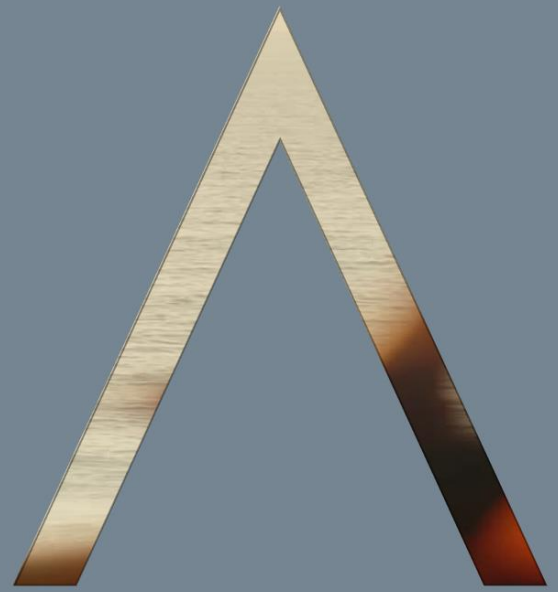
ADDRESS
RESIDENCES
AL MARYAH ISLAND



ADDRESS RESIDENCES

AL MARYAH ISLAND

DEVELOPED BY

ALAIN

WHERE *life* HAPPENS

Address Hotels + Resorts brings its hospitality expertise to residential living, with an emphasis on welcoming spaces, refined design and attentive service. At Address Residences Al Maryah Island, that approach shapes both the private homes and the spaces residents share.



DIRECT CONNECTION TO GALLERIA MALL





ABU DHABI, EFFORTLESSLY CONNECTED

An air-conditioned walkway connects the residences directly to The Galleria, with its shops, restaurants and entertainment. Abu Dhabi Global Market and Cleveland Clinic Abu Dhabi are close by, while Saadiyat Cultural District is within easy reach.

At the foot of the tower, Al Maryah Promenade offers a waterfront setting for a walk or time outdoors.

3 MINS. *Walking distance*	The Galleria *Direct access via an air-conditioned walkway*
5 MINS. *Walking distance*	Abu Dhabi Global Market (ADGM)
7 MINS. *Walking distance*	Cleveland Clinic Abu Dhabi
8 MINS.	Cranleigh Abu Dhabi
12 MINS.	Corniche Beach
14 MINS.	Saadiyat Beach Golf Club
16 MINS.	New York University Abu Dhabi
30 MINS.	Zayed International Airport
60 MINS.	Dubai

CONTEMPORARY LIVING, THOUGHTFULLY DESIGNED

1

BEDROOM RESIDENCES

SIZE RANGE

98 – 112 SQM

1,057 - 1,208 SQ. FT.

No. of units: 182

2

BEDROOM RESIDENCES

SIZE RANGE

169 – 173 SQM

1,816 - 1,863 SQ. FT.

No. of units: 184

3

BEDROOM RESIDENCES

SIZE RANGE

209 – 229 SQM

2,245 - 2,472 SQ. FT.

No. of units: 56

4

BEDROOM RESIDENCES

SIZE RANGE

273 – 275 SQM

2,939 - 2,962 SQ. FT.

No. of units: 28

AMENITIES AND SERVICES



INFINITY POOL



CHILDREN'S POOL



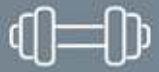
ROOFTOP POOL DECK & OUTDOOR BAR



SPA TREATMENT ROOM AND JACUZZI



CHILDREN'S PLAY AREA



FITNESS CENTRE



PADEL COURT



RUNNING TRACK



SKY GARDEN



PRIVATE CINEMA



OWNER'S LOUNGE



LIBRARY



CO-WORKING SPACE



CONCIERGE



LAUNDRY SERVICES



EXTERIOR FAÇADE



TERRACE VIEW



LIVING ROOM



MASTER BEDROOM



MASTER BATHROOM



LIVING KITCHEN



CO-WORKING SPACE



MULTIPURPOSE ROOM



INDOOR PLAY AREA



FITNESS STUDIO





SPA TREATMENT ROOM



EXTERIOR FAÇADE

1-BEDROOM
TYPE A

INTERNAL SUITE AREA	79 SQM | 850 SQ. FT.
BALCONY AREA	19 SQM | 208 SQ. FT.
TOTAL AREA	98 SQM | 1,057 SQ. FT.

ODD FLOORS



LEVELS: 1 – 19



LEVELS: 23 – 27

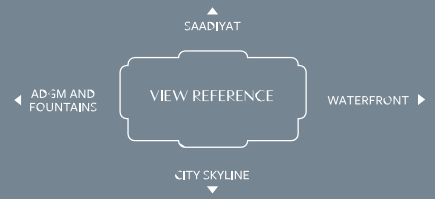
EVEN FLOORS



LEVELS: 2 – 20



LEVELS: 22 – 26







ADDRESS
RESIDENCES
AL MARYAH ISLAND

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ALAIN

1-BEDROOM
TYPE B

INTERNAL SUITE AREA	84 SQM | 899 SQ. FT.
BALCONY AREA	23 SQM | 246 SQ. FT.
TOTAL AREA	106 SQM | 1,145 SQ. FT.

ODD FLOORS



LEVELS: 1 – 19

EVEN FLOORS



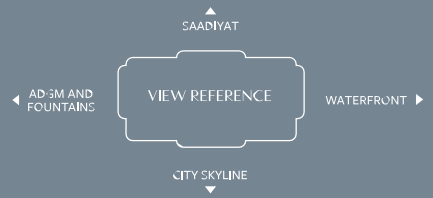
LEVELS: 2 – 20



LEVELS: 23 – 27



LEVELS: 22 – 26





ADDRESS RESIDENCES AL MARYAH ISLAND

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ALAIN

1-BEDROOM
TYPE C1

INTERNAL SUITE AREA	85 SQM | 919 SQ. FT.
BALCONY AREA	27 SQM | 290 SQ. FT.
TOTAL AREA	112 SQM | 1,209 SQ. FT.

ODD FLOORS



LEVELS: 1 – 19

EVEN FLOORS



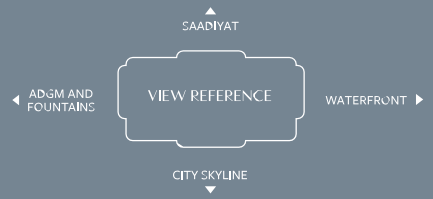
LEVELS: 2 – 20



LEVELS: 23 – 27



LEVELS: 22 – 26





ADDRESS
RESIDENCES
AL MARYAH ISLAND

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ALAIN

1-BEDROOM
TYPE C2

INTERNAL SUITE AREA	87 SQM | 932 SQ. FT.
BALCONY AREA	23 SQM | 246 SQ. FT.
TOTAL AREA	109 SQM | 1,178 SQ. FT.

ODD FLOORS



LEVELS: 1 – 19



LEVELS: 23 – 27

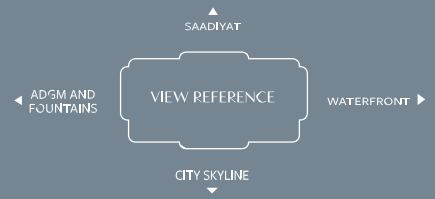
EVEN FLOORS



LEVELS: 2 – 20



LEVELS: 22 – 26







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ALAIN

1-BEDROOM
TYPE C3

INTERNAL SUITE AREA	85 SQM | 918 SQ. FT.
BALCONY AREA	19 SQM | 208 SQ. FT.
TOTAL AREA	104 SQM | 1,125 SQ. FT.

ODD FLOORS



LEVELS: 1 – 19

EVEN FLOORS



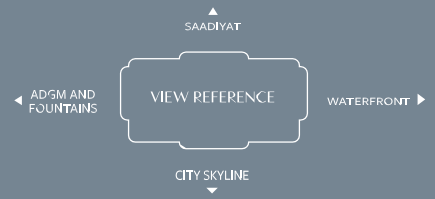
LEVELS: 2 – 20



LEVELS: 23 – 27



LEVELS: 22 – 26



N



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ALAIN

1-BEDROOM
TYPE C4

INTERNAL SUITE AREA	86 SQM | 930 SQ. FT.
BALCONY AREA	18 SQM | 199 SQ. FT.
TOTAL AREA	105 SQM | 1,128 SQ. FT.

ODD FLOORS



LEVELS: 1 – 19



LEVELS: 23 – 27

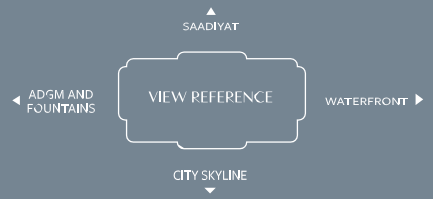
EVEN FLOORS



LEVELS: 2 – 20



LEVELS: 22 – 26





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ALAIN

1-BEDROOM
TYPE C5

INTERNAL SUITE AREA	88 SQM | 952 SQ. FT.
BALCONY AREA	18 SQM | 199 SQ. FT.
TOTAL AREA	107 SQM | 1,149 SQ. FT.

ODD FLOORS



LEVELS: 1 – 19



LEVELS: 23 – 27

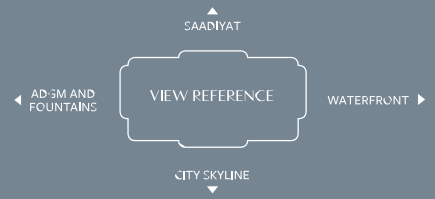
EVEN FLOORS



LEVELS: 2 – 20



LEVELS: 22 – 26







ADDRESS
RESIDENCES
AL MARYAH ISLAND

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ALAIN

2-BEDROOM
TYPE A1, A2, A3, A4

INTERNAL SUITE AREA	108 SQM | 1,164 SQ. FT.
BALCONY AREA	62 SQM | 664 SQ. FT.
TOTAL AREA	169 SQM | 1,823 SQ. FT.

ODD FLOORS



LEVELS: 1 – 19

EVEN FLOORS



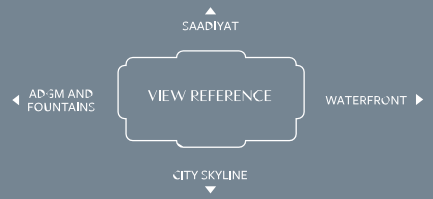
LEVELS: 2 – 20



LEVELS: 23 – 27



LEVELS: 22 – 26





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ALAIN

2-BEDROOM
TYPE B

INTERNAL SUITE AREA	128 SQM | 1,383 SQ. FT.
BALCONY AREA	45 SQM | 483 SQ. FT.
TOTAL AREA	173 SQM | 1,863 SQ. FT.

ODD FLOORS



LEVELS: 1 – 19



LEVELS: 23 – 27



LEVELS: 29 – 41

EVEN FLOORS



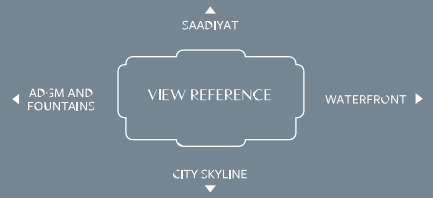
LEVELS: 2 – 20



LEVELS: 22 – 26



LEVELS: 28 – 40



N



ADDRESS RESIDENCES AL MARYAH ISLAND

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ALAIN

2-BEDROOM
TYPE C

INTERNAL SUITE AREA	127 SQM | 1,372 SQ. FT.
BALCONY AREA	45 SQM | 483 SQ. FT.
TOTAL AREA	172 SQM | 1,852 SQ. FT.

ODD FLOORS



LEVELS: 1 – 19



LEVELS: 23 – 27



LEVELS: 29 – 41

EVEN FLOORS



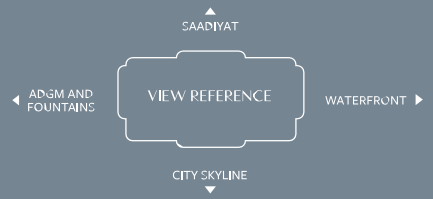
LEVELS: 2 – 20



LEVELS: 22 – 26



LEVELS: 28 – 40





ADDRESS RESIDENCES AL MARYAH ISLAND

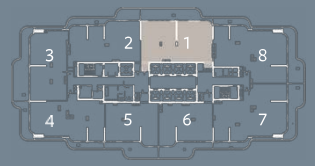
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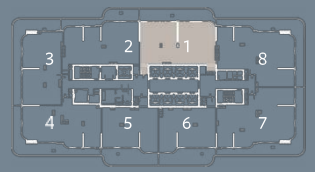
ALAIN

3-BEDROOM
TYPE A

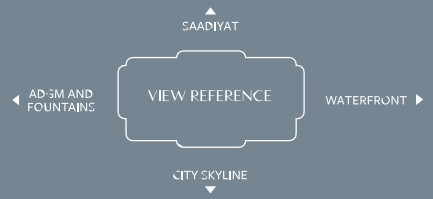
INTERNAL SUITE AREA	180 SQM | 1,937 SQ. FT.
BALCONY AREA	50 SQM | 543 SQ. FT.
TOTAL AREA	230 SQM | 2,472 SQ. FT.



LEVELS: 28 – 40



LEVELS: 29 – 41





ADDRESS RESIDENCES AL MARYAH ISLAND

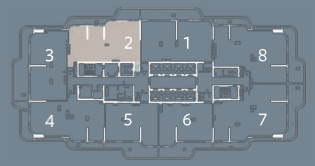
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ALAIN

3-BEDROOM
TYPE B

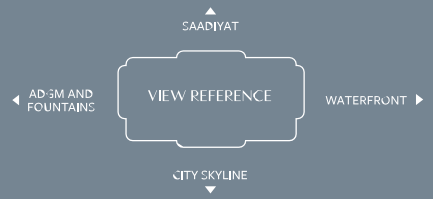
INTERNAL SUITE AREA	167 SQM | 1,799 SQ. FT.
BALCONY AREA	42 SQM | 450 SQ. FT.
TOTAL AREA	209 SQM | 2,245 SQ. FT.



LEVELS: 28 – 40



LEVELS: 29 – 41





ADDRESS
RESIDENCES
AL MARYAH ISLAND



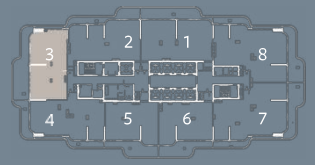
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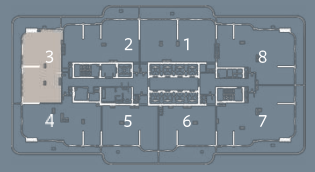
ALAIN

3-BEDROOM
TYPE C

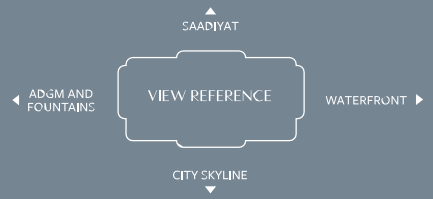
INTERNAL SUITE AREA	151 SQM | 1,627 SQ. FT.
BALCONY AREA	69 SQM | 741 SQ. FT.
TOTAL AREA	219 SQM | 2,362 SQ. FT.



LEVELS: 28 – 40



LEVELS: 29 – 41





ADDRESS RESIDENCES AL MARYAH ISLAND

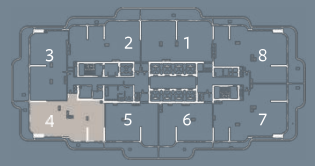
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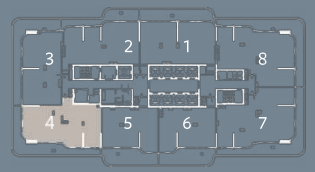
ALAIN

3-BEDROOM
TYPE D

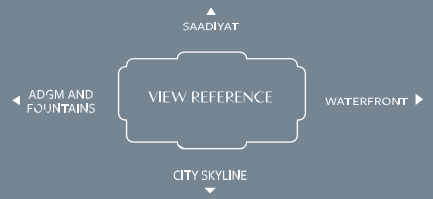
INTERNAL SUITE AREA	169 SQM | 1,814 SQ. FT.
BALCONY AREA	58 SQM | 629 SQ. FT.
TOTAL AREA	225 SQM | 2,422 SQ. FT.



LEVELS: 28 – 40



LEVELS: 29 – 41





ADDRESS
RESIDENCES
AL MARYAH ISLAND



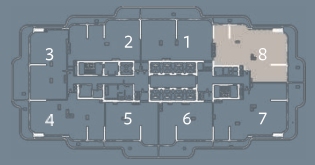
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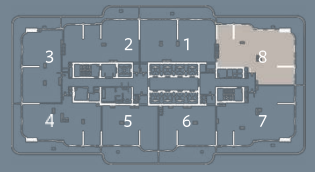
ALAIN

4-BEDROOM
TYPE A1

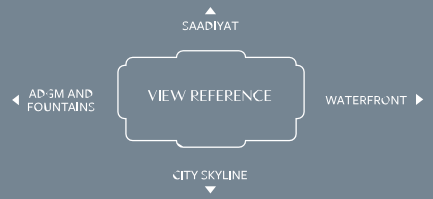
INTERNAL SUITE AREA	201 SQM | 2,161 SQ. FT.
BALCONY AREA	73 SQM | 791 SQ. FT.
TOTAL AREA	273 SQM | 2,939 SQ. FT.



LEVELS: 28 – 40



LEVELS: 29 – 41





ADDRESS
RESIDENCES
AL MARYAH ISLAND



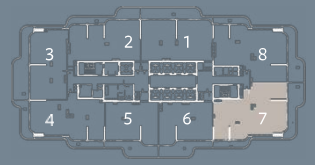
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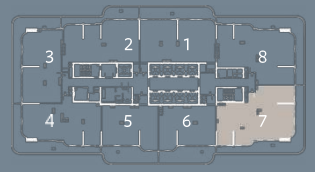
ALAIN

4-BEDROOM
TYPE A2

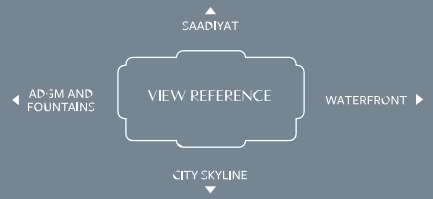
INTERNAL SUITE AREA	204 SQM | 2,191 SQ. FT.
BALCONY AREA	73 SQM | 783 SQ. FT.
TOTAL AREA	275 SQM | 2,962 SQ. FT.



LEVELS: 28 – 40



LEVELS: 29 – 41





ADDRESS
RESIDENCES
AL MARYAH ISLAND



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ALAIN

Developer

ALAIN

ALAIN is a diversified investment group active across capital investments, real estate, hospitality and education. Established in 1996, ALAIN contributes to the social and economic growth of the communities it serves through sustainable and culturally aware development.

Headquartered in Abu Dhabi, ALAIN delivers long-term value through partnerships and projects that enhance quality of life across the region. Guided by integrity, innovation and operational excellence, ALAIN creates enduring financial and social impact for its people, partners, shareholders, and communities.

Partners

Address Hotels + Resorts

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Design Tomorrow

Design Tomorrow is an architecture, interior design and urban design studio with offices in Dubai and London. Founded by Dara John Towhidi, the practice brings together an international team to create thoughtful, innovative and sustainable projects across diverse scales and sectors. Its collaborative approach combines a deep understanding of place with a focus on human experience, environmental responsibility and enduring design quality. From individual buildings to urban masterplans, Design Tomorrow creates spaces that inspire, enhance wellbeing and contribute to a better collective future.

KCA International

KCA International is a global interior design practice founded by Khuan Chew, with offices in Dubai, London, Hong Kong and Singapore. With more than three decades of experience, the studio is recognised for its work in luxury hospitality, creating distinctive interiors for landmark hotels and destinations worldwide. Its multicultural team combines creative vision, international expertise and meticulous attention to detail to deliver thoughtful, innovative spaces. Through close collaboration with clients and a commitment to responsible design, KCA International creates interiors that inspire and leave a lasting impression.

Mirage

Founded in Dubai in 1997, Mirage is an international multidisciplinary consultancy providing development management, project management, design, cost consultancy and construction supervision services. With experience spanning hospitality, leisure and mixed-use developments, the firm brings together technical expertise, commercial insight and a collaborative approach to delivering projects from initial vision through to completion. As the project's lead consultant, Mirage draws on this integrated expertise to support the development's design and delivery, with a focus on quality, efficiency and lasting value.

WHY ADDRESS RESIDENCES AL MARYAH ISLAND?

A PRIME WATERFRONT LOCATION. CONNECTED CONVENIENCE. ADDRESS-BRANDED LIVING.

01

THE MOST EXCLUSIVE ADDRESS IN ABU DHABI

Positioned within Abu Dhabi's financial district, appealing to professionals, residents and investors

02

DIRECT ACCESS TO THE GALLERIA MALL

Climate-controlled connectivity to luxury shopping and dining, bringing everyday convenience to residents' doorstep

03

PRIME WATERFRONT POSITIONING

Direct frontage onto Al Maryah Promenade, with views across the city skyline and towards Saadiyat Cultural District

04

SERVICE WITH NO COMPROMISE

Award-winning, 5-star hospitality-led design and service that enhance the residential experience and set the project apart

05

5-STAR RESORT-LEVEL AMENITIES

Sky gardens, a sky pool, co-working spaces, wellness and leisure facilities designed for contemporary urban living

06

A BROAD BUYER AND TENANT AUDIENCE

Intelligently planned one- to four-bedroom apartments and penthouses that make the most of every space and suit different lifestyles

General Disclaimer: All plans, drawings, and illustrations contained in this brochure are provided for illustrative purposes only and should not be construed as representations or warranties of the final design, details or exact specifications of the properties described. While every effort has been made to accurately represent the features and layouts of the proposed development based on preliminary development plans, variations may occur, and all plans, drawings and illustrations are subject to change without notice. No guarantee or representation is made regarding any existing or future views or the surrounding areas depicted or described in this brochure, as such views and surroundings may change and may differ from those shown. ALAIN reserves the right, at its sole discretion and without prior notice, to modify, revise or withdraw any information contained in this brochure. This brochure does not constitute an offer to sell or a solicitation of an offer to purchase any property. In the event of any discrepancy between this brochure and the final sale and purchase agreement, the terms of the sale and purchase agreement shall prevail.

ALAIN

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