ROYAL
DEVELOPMENT HOLDING

AN ESG COMPANY

ساس
SAAS

BETWEEN

Seamont

AUTOGRAPH COLLECTION®

RESIDENCES

SEA & SKY

Seamont

AUTOGRAPH COLLECTION®
RESIDENCES

ROYAL
DEVELOPMENT HOLDING

AN ESG COMPANY

سـاس
SAAS

THE SEAMONT STORY:

A LIFE IN

flow

FROM THE GRACE
OF NAUTICAL
LIVING

At the rare meeting point of sea and sky stands Seamont, Autograph Collection Residences, a sanctuary of balance, beauty, and quiet power. Set along the tranquil coast of Shams Al Reem Island, this is more than a residence, it is a return to rhythm, presence, and peace.

This visionary development is a collaboration between Royal Development Holding and SAAS Properties, blending innovation, trust, and design empathy. Seamont Residences rises as a refined coastal sanctuary shaped by the calm of nature and the prestige of Autograph Collection living, where the elegance of maritime heritage meets contemporary serenity.

Seamont Autograph Collection Residences

IN THE HEART OF IT ALL

5 Minutes
Downtown Reem Island

7 Minutes
Maryah Island

5 Minutes
Saadiyat Beach Club

30 Minutes
Yas Island

15 Minutes
Louvre Abu Dhabi

25 Minutes
Abu Dhabi International Airport

Set on the edge of **Shams, Al Reem Island, Seamont Autograph Collection** occupies a rare position where serenity meets connectivity. With the Arabian Gulf at your doorstep and Abu Dhabi's most vibrant destinations just minutes away, every day begins in calm and ends in possibility.

From morning walks by the sea to evenings immersed in culture or cuisine, Seamont Residences places you at the center of it all, yet gently removed from the noise.

WATERFRONT
LIVING
experience

ARCHITECTURE FLOWS LIKE THE SEA ITSELF

Two elegantly sculpted towers rising from a shared podium, seamlessly connected to the promenade and panoramic ocean views.

Balconies ripple like waves. Curved silhouettes echo the horizon. Every detail is guided by the rhythms of nature.

HOME WITH THE GRACE OF HOTEL LIVING

LIFESTYLE PROMISE

As part of Marriott International's Autograph Collection, Seamont promises elevated living at home, with every residence thoughtfully composed for calm, clarity, and curated luxury.

PRIVILEGES & SERVICES

Each unit includes elevated Marriott Bonvoy Membership, unlocking personalized concierge services, valet parking, à la carte amenities, wellness services, and a hospitality standard that carries into every detail.

DAY-TO-DAY LIVING

From seamless service to tranquil design, every aspect of daily life at Seamont, Autograph Collection Residences is composed for presence, wellness, and ease- the truest form of premium living.

KEY FEATURES

Adult & Kids Outdoor Swimming Pools

Gymnasium

Steam & Sauna Rooms

Outdoor & Indoor Yoga

Indoor Kids Club & Outdoor Kids Play Area

À la Carte Services

Outdoor Seating and Landscape Areas

BBQ Area

Outdoor Fitness Area

Media/Cinema Room

Business Lounge & Boardroom

Concierge Service

Residents Lounge

Padel Court

Games Room

Marriott Bonvoy Membership upgraded to Gold Elite

AMENITIES

Where design soothes, light flows, and every experience is crafted with care. At Seamont Residences, amenities are not just features, they are rituals of daily life, each space reflects a philosophy of quiet inspiration, where hospitality meets intention, and everyday moments are elevated.

PRIVATE CINEMA SUITE

A personal theatre beneath the stars, where curated film nights unfold in plush, acoustically tuned comfort. Designed for small gatherings, shared stories, and quiet escapes.

THE
SERENITY
LOUNGE

Your quiet retreat above
the tide. Step into a calming
space curated for slow living
where soft textures, warm
tones, and ocean views
cradle conversation or
stillness. Ideal for reading,
catching up, or simply being.

ELEVATED FITNESS CENTER

Flooded with natural light and equipped with state-of-the-art features, the gym is designed to support both movement and mindset. Whether for focused training or quiet restoration, it's a place to reconnect with your body and elevate your routine.

CHILDREN'S DISCOVERY ZONE
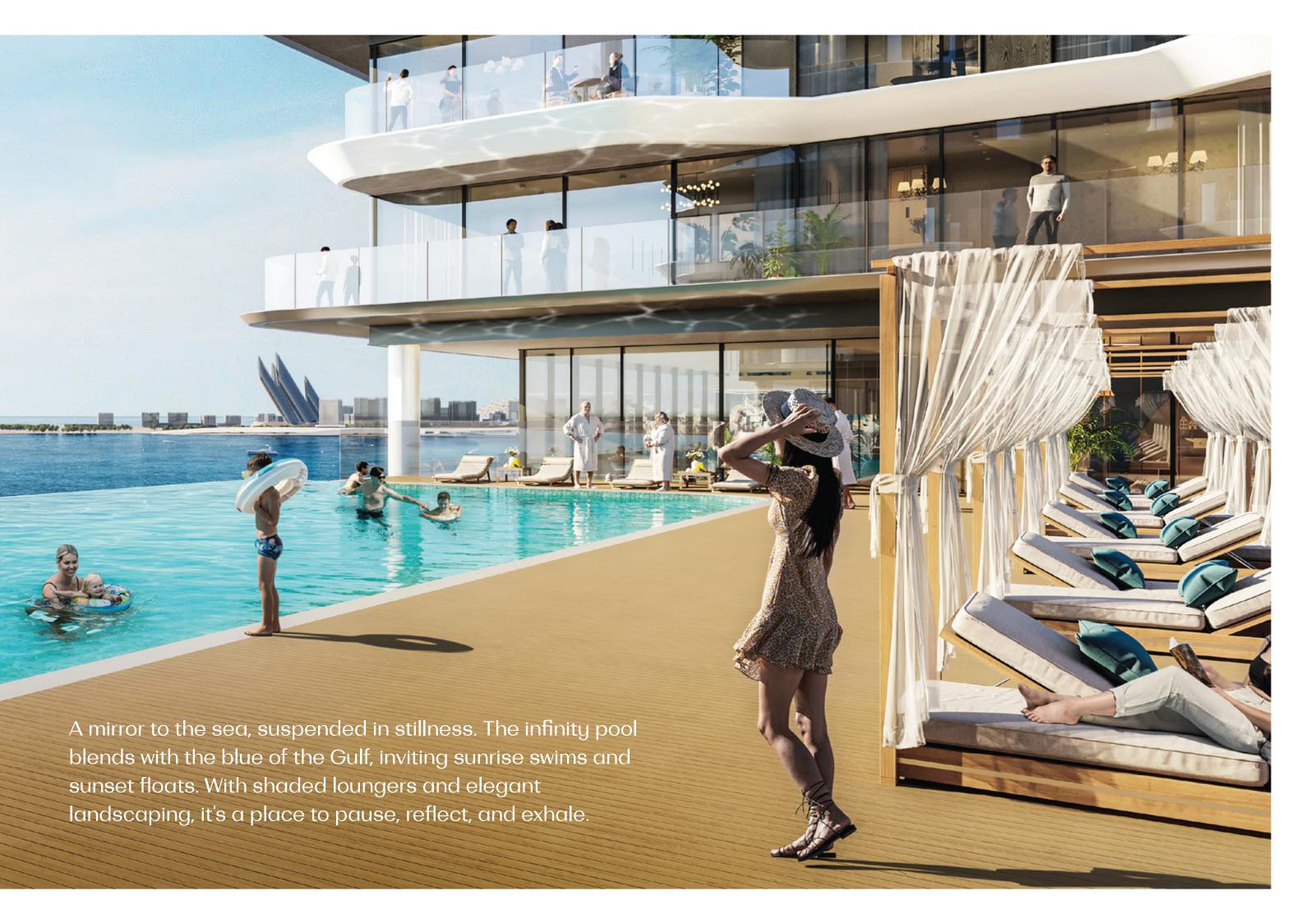
The play area of Seamont Residences is crafted with natural light, soft materials, and purposeful design, a safe, joyful space where young minds explore freely.

Every element is considered to spark creativity, comfort, and a sense of wonder.

INFINITY
POOL WITH
HORIZON VIEWS

A mirror to the sea, suspended in stillness. The infinity pool blends with the blue of the Gulf, inviting sunrise swims and sunset floats. With shaded loungers and elegant landscaping, it's a place to pause, reflect, and exhale.

SEAMONT INTERIORS

Each residence at Seamont is more than a space, it's an experience of light, flow, and calm. Inspired by the natural rhythm of sea and sky, the interiors are shaped by soft materials, curated tones, and panoramic openness. Every detail, from textures underfoot to views that stretch horizon to horizon, is composed for ease, stillness, and quiet luxury. This is design you feel before you even notice it.

A SANCTUARY
in the sky

MASTER BEDROOM

A private retreat of calm and clarity.

Thoughtfully proportioned and wrapped in soft light, the master bedroom offers a space to slow down, recharge, and reconnect, with views that greet you each morning and design that soothes at night.

DINING ROOM

Where meals become memories.

Refined and welcoming, the dining area
bridges functionality with intimacy.
Whether it's a gathering of many or a
dinner for two, its openness and
elegance set the tone.

LIVING ROOM

The heart of home and horizon.

Open yet grounded, the living room invites flow and connection, a space where natural light, ocean views, and quiet textures shape moments both shared and personal.

DINING & KITCHEN

Distinct in purpose, united in refinement.

The kitchen is a space of clarity and craft, streamlined, efficient, and quietly elevated for daily rituals. Just steps away, the dining room offers a more grounded rhythm, inviting warmth, conversation, and the simple elegance of shared meals. Together, they reflect a lifestyle that values both precision and presence.

MASTER BATHROOM

Elevated in every detail.

From elegant surfaces to seamless functionality, the master bathroom is crafted for comfort and refinement, a space where materials, mood, and design come together effortlessly.
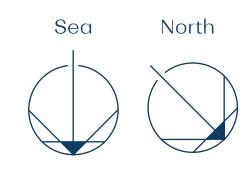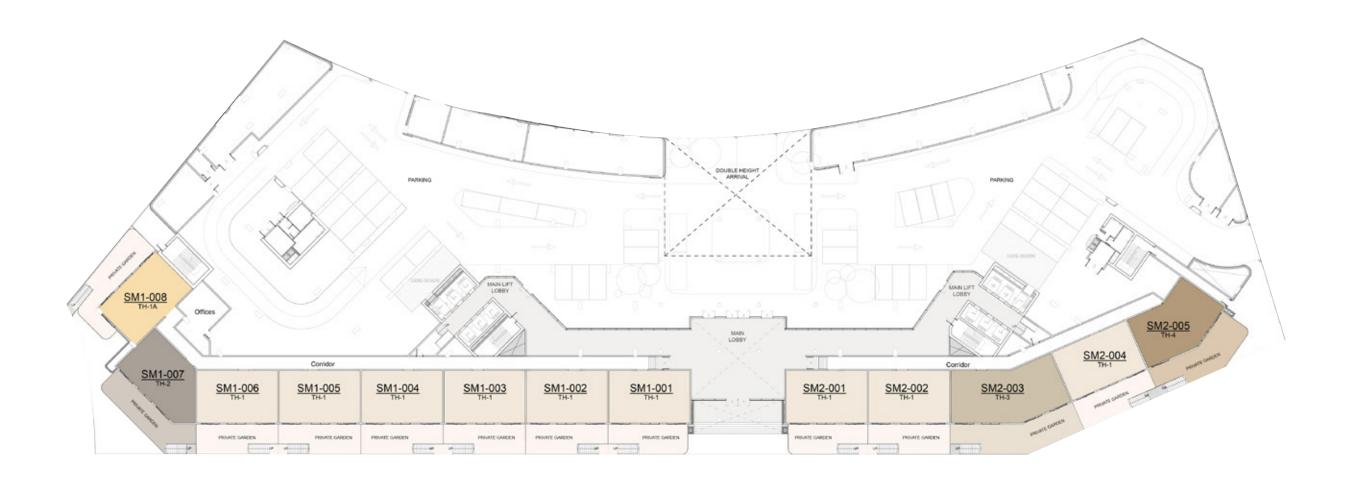
FOUNDATIONS OF QUIET LIVING

Each floor plan begins as a quiet gesture, a line, a curve. Crafted to hold the rhythm of daily life. Proportions are generous yet precise, flowing with natural light and intention. These are not just plans on paper, but quiet foundations for a life of rhythm and ease—spaces to move through gently and dwell in deeply.

GROUND FLOOR PLAN

Sea   North

DESCRIPTION

	TH – TYPE 1
	TH – TYPE 1A
	TH – TYPE 2
	TH – TYPE 3
	TH – TYPE 4

TH: Duplex Townhouse   **PH:** Duplex Penthouse
1BR: One Bedroom **2BR:** Two Bedroom   **3BR:** Three Bedroom

Disclaimer: Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.

1ST PODIUM
FLOOR PLAN

Sea   North

PARKING

PARKING

SM1-008
TH-1A

SM2-005
TH-4

SM1-007
TH-2

SM2-004
TH-1

SM1-006
TH-1

SM1-005
TH-1

SM1-004
TH-1

SM1-003
TH-1

SM1-002
TH-1

SM1-001
TH-1

SM2-001
TH-1

SM2-002
TH-1

SM2-003
TH-3

BALCONY   BALC BALC   BALCONY   BALCONY   BALC BALC   BALCONY   BALCONY   BALC BALC   BALCONY   BALCONY   BALC BALC   BALCONY   BALCONY   BALCONY

DESCRIPTION

☐ TH – TYPE 1

☐ TH – TYPE 1A

☐ TH – TYPE 2

☐ TH – TYPE 3

☐ TH – TYPE 4

TH: Duplex Townhouse   **PH:** Duplex Penthouse
1BR: One Bedroom **2BR:** Two Bedroom   **3BR:** Three Bedroom

Disclaimer: Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.

2ND TO 4TH PODIUM FLOOR PLAN

Sea North

PARKING

PARKING

SM1-207
2BR-7

SM2-207
2BR-8

SM2-206
2BR-1

SM1-206
3BR-6

SM1-205
2BR-1

SM1-204
2BR-1

SM1-203
2BR-1

SM1-202
2BR-1

SM1-201
2BR-1

SM2-201
2BR-1B

SM2-202
2BR-1B

SM2-203
2BR-1

SM2-204
2BR-1

SM2-205
2BR-9

BALCONY

DESCRIPTION

■ 2BR – TYPE 1
■ 2BR – TYPE 1B
■ 2BR – TYPE 7
■ 2BR – TYPE 8
■ 2BR – TYPE 9
■ 3BR – TYPE 6

TH: Duplex Townhouse   **PH:** Duplex Penthouse
1BR: One Bedroom **2BR:** Two Bedroom   **3BR:** Three Bedroom

Disclaimer: Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.

5TH FLOOR PLAN

Sea   North

SM1-507
1BR-4

SM1-508
1BR-1

SM1-506
1BR-1

SM1-509
1BR-1

SM1-505
1BR-1

SM1-510
2BR-1

SM1-504
2BR-7

SM1-502
2BR-1

SM1-501
2BR-1

SM1-503
3BR-2

SM2-504
2BR-10

SM2-505
2BR-1

SM2-503
1BR-1

SM2-506
1BR-1

SM2-502
1BR-2

SM2-501
3BR-3

VIEWING DECK
VIEW POINT
PADEL COURT
VIEWING DECK
VIEW POINT
THE LAWNS
FLEXIBLE DECK
UPPER DECK
KIDS PLAY AREA
SPA, STEAM & CHANGING ROOMS
POOL DECK
KIDS POOL
KIDS CLUB
RESIDENTS LOUNGE
RESIDENTS CINEMA
YOGA STUDIO
GYMNASIUM
INFINITY POOL
GAMES ROOM
BOARD ROOM
OUTDOOR LOUNGE
OUTDOOR LOUNGE & CO WORKING SPACE
Staircase

DESCRIPTION

1BR – TYPE 1		2BR – TYPE 7	
1BR – TYPE 2		2BR – TYPE 10	
1BR – TYPE 4		3BR – TYPE 2	
2BR – TYPE 1		3BR – TYPE 3	

TH: Duplex Townhouse   **PH:** Duplex Penthouse
1BR: One Bedroom **2BR:** Two Bedroom   **3BR:** Three Bedroom

Disclaimer: Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.

6TH TO 10TH FLOOR PLAN

Sea   North

SM1-613 1BR-4
SM1-614 1BR-1
SM1-612 1BR-1
SM1-615 1BR-1
SM1-611 1BR-1
SM1-616 2BR-1
SM1-607 2BR-4
SM1-610 2BR-7
SM1-606 2BR-1
SM1-608 1BR-1
SM1-601 1BR-2
SM1-602 1BR-3
SM1-609 2BR-8
SM1-605 2BR-12
SM1-604 1BR-1
SM1-603 3BR-7

SM2-610 2BR-10
SM2-611 2BR-1
SM2-609 1BR-1
SM2-612 1BR-1
SM2-608 1BR-2
SM2-606 2BR-3
SM2-607 2BR-5
SM2-602 1BR-3
SM2-601 1BR-2
SM2-605 2BR-13
SM2-603 3BR-7
SM2-604 1BR-1

DESCRIPTION

1BR – TYPE 1	2BR – TYPE 1	2BR – TYPE 6	2BR – TYPE 13
1BR – TYPE 2	2BR – TYPE 3	2BR – TYPE 7	3BR – TYPE 7
1BR – TYPE 3	2BR – TYPE 4	2BR – TYPE 10	
1BR – TYPE 4	2BR – TYPE 5	2BR – TYPE 12	

TH: Duplex Townhouse **PH:** Duplex Penthouse
1BR: One Bedroom **2BR:** Two Bedroom **3BR:** Three Bedroom

Disclaimer: Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.

11TH TO 12TH FLOOR PLAN

Sea   North

DESCRIPTION

1BR – TYPE 1	2BR – TYPE 2	2BR – TYPE 10	3BR – TYPE 7
1BR – TYPE 2	2BR – TYPE 3	2BR – TYPE 13	
2BR – TYPE 1	2BR – TYPE 4	3BR – TYPE 4	
2BR – TYPE 1A	2BR – TYPE 7	3BR – TYPE 5	

TH: Duplex Townhouse   **PH:** Duplex Penthouse
1BR: One Bedroom **2BR:** Two Bedroom   **3BR:** Three Bedroom

Disclaimer: Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.

13TH TO 20TH FLOOR PLAN

Sea North

DESCRIPTION

- 1BR – TYPE 1
- 1BR – TYPE 3
- 2BR – TYPE 1
- 2BR – TYPE 2
- 2BR – TYPE 3
- 2BR – TYPE 4
- 2BR – TYPE 7
- 2BR – TYPE 10
- 2BR – TYPE 11
- 2BR – TYPE 12
- 2BR – TYPE 13
- 3BR – TYPE 5
- 3BR – TYPE 7
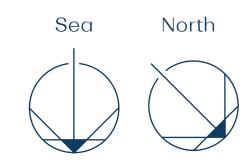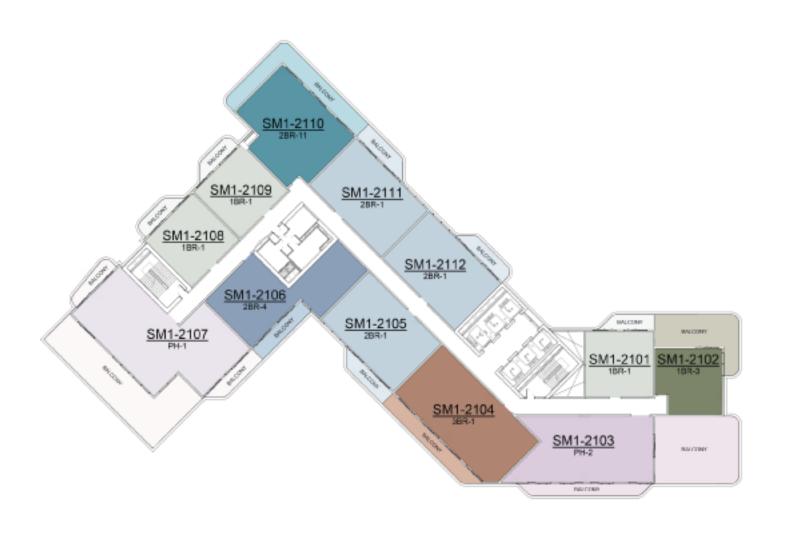
TH: Duplex Townhouse **PH:** Duplex Penthouse
1BR: One Bedroom **2BR:** Two Bedroom **3BR:** Three Bedroom

Disclaimer: Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.

SM1-1312 2BR-11
SM1-1311 1BR-1
SM1-1313 2BR-1
SM1-1310 1BR-1
SM1-1314 2BR-1
SM1-1307 2BR-4
SM1-1309 2BR-7
SM1-1306 2BR-1
SM1-1308 3BR-7
SM1-1301 1BR-1
SM1-1302 1BR-3
SM1-1305 2BR-12
SM1-1304 1BR-1
SM1-1303 3BR-7
Lift Lobby

SM2-1309 2BR-10
SM2-1310 2BR-1
SM2-1308 2BR-2
SM2-1311 1BR-1
SM2-1306 2BR-3
SM2-1307 3BR-5
SM2-1302 1BR-3
SM2-1301 1BR-1
SM2-1305 2BR-13
SM2-1303 3BR-7
SM2-1304 1BR-1
Lift Lobby

BALCONY

21ST TO 22ND FLOOR PLAN

Sea   North

SM1-2110 2BR-11

SM1-2109 1BR-1

SM1-2108 1BR-1

SM1-2111 2BR-1

SM1-2112 2BR-1

SM1-2106 2BR-4

SM1-2107 PH-1

SM1-2105 2BR-1

SM1-2101 1BR-1

SM1-2102 1BR-3

SM1-2104 3BR-1

SM1-2103 PH-2

SM2-2108 2BR-10

SM2-2109 2BR-1

SM2-2107 1BR-1

SM2-2110 1BR-1

SM2-2106 PH-3

SM2-2105 1BR-1A

SM2-2102 1BR-3

SM2-2101 1BR-1

SM2-2104 3BR-1

SM2-2103 PH-2

BALCONY

DESCRIPTION

1BR – TYPE 1	2BR – TYPE 4	PH – TYPE 1
1BR – TYPE 1A	2BR – TYPE 10	PH – TYPE 2
1BR – TYPE 3	2BR – TYPE 11	PH – TYPE 3
2BR – TYPE 1	3BR – TYPE 1	

TH: Duplex Townhouse **PH:** Duplex Penthouse
1BR: One Bedroom **2BR:** Two Bedroom **3BR:** Three Bedroom

Disclaimer: Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.

BUILT
FOR
BALANCE

Layouts are the foundation of a well-lived home, defining the rhythm of space, flow, and light, and guiding how life unfolds from room to room. Thoughtfully arranged yet effortlessly functional, they shape how mornings ease in and evenings wind down. Every detail, every transition, is intentional—balancing practicality with quiet elegance. These aren't just schematics, they're the spatial blueprint for comfort, clarity, and presence.

ONE (TYPE 1)
BEDROOM

Total Area: 808 Sq. FT*

(*) Starting from

LVL 5

LVL 6 -10

LVL 11 - 12

LVL 13 - 20

LVL 21 - 22

BALCONY
9.10 x 2.20 m

M. BEDROOM
3.80 x 3.90 m

LIVING & DINING
4.45 x 5.80 m

M. DRESSING
1.10 x 1.80 m

LAUNDRY
& STORE
1.25 x 1.40 m

WM

M. BATHROOM
2.20 x 2.50 m

POWDER
ROOM
1.55 x 1.50 m

KITCHEN
2.80 x 2.20 m

Disclaimer: Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. Furniture shown is for illustration purpose only.

ONE (TYPE 1A)
BEDROOM

Total Area: 1,038 Sq. FT*

(*) Starting from

BALCONY
8.10 X 2.20 m

M. BEDROOM
4.20 x 3.70 m

LIVING & DINING
5.60 x 5.70 m

M. DRESSING
2.30 x 1.60 m

LAUNDRY & STORE
2.0 x 1.40 m

WM

M. BATHROOM
2.50 x 2.30 m

POWDER ROOM
2.30 x 1.50 m

KITCHEN
3.00 x 2.60 m

LVL 21 - 22

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ONE (TYPE 2)
BEDROOM

Total Area: 731 Sq. FT*

(*) Starting from

LVL 5

LVL 6 -10

LVL 11 - 12

BALCONY
4.45 x 1.90 m

LIVING & DINING
4.15 x 5.60 m

M. BEDROOM
4.05 x 3.70 m

M. DRESSING
1.10 x 1.30 m

WM

KITCHEN
2.35 x 2.50 m

POWDER ROOM
1.60 x 1.80 m

M. BATHROOM
2.45 x 1.80 m

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ONE (TYPE 3)
BEDROOM
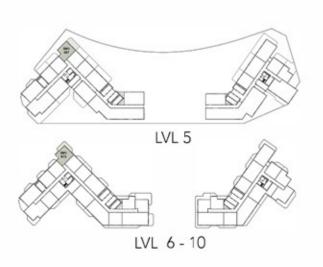
Total Area: 1,020 Sq. FT*

(*) Starting from

LVL 6 - 10

LVL 13 - 20

LVL 21 - 22

BALCONY
10.25 x 7.25 m

KITCHEN
2.50 x 2.80 m

LIVING & DINING
6.00 x 4.05 m

POWDER
ROOM
1.85 x 1.60 m

M. BEDROOM
3.55 x 4.15 m

WM

M. BATHROOM
1.85 x 2.45 m

M. DRESSING
1.30 x 2.30 m

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ONE (TYPE 4)
BEDROOM
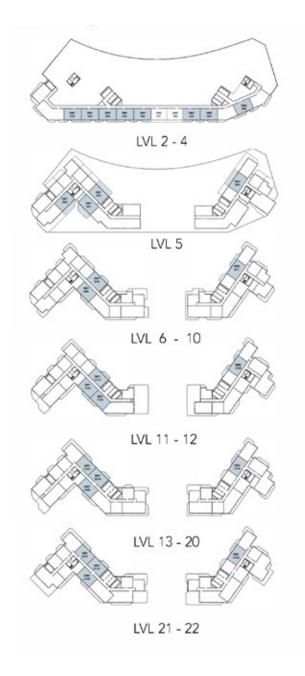
Total Area: 1,157 Sq. FT*

(*) Starting from

BALCONY
9.70 x 2.20 m

BALCONY
2.20 x 5.80 m

KITCHEN
2.50 x 3.00 m

WM

LIVING & DINING
6.00 x 4.40 m

M. BEDROOM
3.70 x 3.80 m

M. DRESSING
3.00 x 1.70 m

M. BATHROOM
2.90 x 2.55 m

POWDER
ROOM
2.70 x 1.55 m

LVL 5

LVL 6 - 10

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during subsequent design development stages. Furniture shown is for illustration purpose only.

TWO (TYPE 1)
BEDROOM
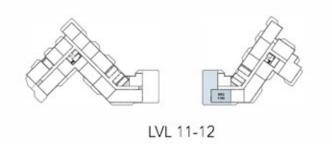
Total Area: 1,273.Sq. FT*

(*) Starting from

LVL 2 - 4

LVL 5

LVL 6 - 10

LVL 11 - 12

LVL 13 - 20

LVL 21 - 22

BALCONY
8.20 x 1.90 m

LIVING & DINING
4.40 x 5.80 m

BEDROOM
4.30 x 3.50 m

M. BEDROOM
3.70 x 3.90m

BATHROOM
2.95 x 1.60m

DRESSING
1.10 x 2.30 m

M. DRESSING
3.30 x 1.20 m

KITCHEN
3.90 x 2.50 m

M.BATHROOM
2.40 x 2.40m

LAUNDRY
1.60 x 0.90 m

POWDER ROOM
2.25 x 1.20 m

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TWO (TYPE 1A)
BEDROOM

Total Area: 3,311 Sq. FT*

(*) Starting from

LVL 11-12

BALCONY
23.00 x 10.00

KITCHEN
3.90 x 2.50 m

POWDER ROOM
2.25 x 1.20 m

LAUNDRY
1.60 x 0.90 m

M. BATHROOM
2.40 x 2.40 m

M. DRESSING
3.30 x 1.20 m

BATHROOM
2.95 x 1.60 m

DRESSING
1.10 x 2.30 m

LIVING & DINING
4.40 x 5.80 m

BEDROOM
4.30 x 3.50 m

M. BEDROOM
3.70 x 3.90 m

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during subsequent design development stages. Furniture shown is for illustration purpose only.

TWO (TYPE 1B)
BEDROOM

Total Area: 1,237 Sq. FT*

(*) Starting from

BALCONY
4.60 x 1.80 m

BALCONY
4.60 x 1.80 m

LIVING & DINING
4.00 x 5.60 m

BEDROOM
4.00 x 3.30 m

M. BEDROOM
3.60 x 3.70 m

BATHROOM
2.95 x 1.60m

DRESSING
1.70 x 2.30 m

M. DRESSING
3.50 x 1.80 m

KITCHEN
4.00 x 2.50 m

LAUNDRY
1.60 x 0.90 m

M.BATHROOM
2.40 x 2.40m

POWDER ROOM
2.25 x 1.20 m

LVL 2 - 4

Disclaimer: Dimensions, apartment areas & layouts are indicative and may differ slightly
during subsequent design development stages. Furniture shown is for illustration purpose only.

TWO (TYPE 2)
BEDROOM

Total Area: 1,284 Sq. FT*

(*) Starting from

BALCONY
11.00 x 1.90 m

BEDROOM
4..05 x 3.70 m

M. BEDROOM
3.95 x 4.10 m

LIVING & DINING
4.40 x 6.00 m

DRESSING
2.30 x 1.70 m

BATHROOM
2.75 x 1.60 m

M. DRESSING
3.95 x 1.90 m

M. BATHROOM
2.40 x 2.40 m

LAUNDRY
1.60 x 0.90 m

KITCHEN
3.90 x 2.50 m

POWDER ROOM
2.25 x 1.20 m

LVL 11 - 12

LVL 13 - 20

Disclaimer: Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. Furniture shown is for illustration purpose only.

TWO (TYPE 3)
BEDROOM

Total Area: 1,326 Sq. FT*

(*) Starting from

BATHROOM
3.25 x 1.70 m

LAUNDRY & STORE
2.60 x 1.35 m

POWDER ROOM
1.70 x 1.35 m

DRESSING
2.90 x 1.60 m

KITCHEN
4.50 x 2.50 m

BEDROOM
3.25 x 4.80 m

LIVING & DINING
6.45 x 4.35 m

BALCONY
8.20 x 1.90 m

M. BEDROOM
4.75 x 4.15 m

M. DRESSING
1.70 x 3.20 m

M. BATHROOM
1.70 x 4.15 m

LVL 6 - 10

LVL 11 - 12

LVL 13 - 20

Disclaimer: Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. Furniture shown is for illustration purpose only.

TWO (TYPE 4)
BEDROOM

Total Area: 1,428 Sq.

(*) Starting from

LVL 6 - 10

LVL 11 - 12

LVL 13 - 20

LVL 21 - 22

BATHROOM
3.25 x 1.70m

LAUNDRY
& STORE
1.60 x 1.40m

POWDER
ROOM
1.70 x 1.40m

KITCHEN & DINING
5.10 x 2.30 m

DRESSING
2.85 x 1.70 m

LIVING AREA
5.10 x 4.55 m

BEDROOM
3.30 x 4.80m

M. DRESSING
6.50 x 1.80 m

M. BEDROOM
6.50 x 3.50m

M. BATHROOM
1.90 x 5.10 m

BALCONY
8.60 x 1.90 m

Disclaimer: Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. Furniture shown is for illustration purpose only.

TWO (TYPE 5)
BEDROOM

Total Area: 1,488 Sq. FT*

(*) Starting from

BALCONY
7.70 x 2.20 m

LIVING & DINING
5.60 x 4.10 m

M. BEDROOM
4.50 x 3.40 m

M. DRESSING
2.40 x 2.30 m

M. BATHROOM
2.50 x 3.10 m

BALCONY
1.90 x 7.10 m

KITCHEN
3.80 x 2.50 m

POWDER ROOM
2.60 x 1.60 m

BEDROOM
3.20 x 4.00 m

BATHROOM
1.90 x 2.70 m

LVL 6 - 10

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TWO (TYPE 6) BEDROOM

Total Area: 1,499 Sq. FT*

(*) Starting from

KITCHEN
4.55 x 2.50 m

POWDER ROOM
2.30 x 1.50 m

MAID'S TOILET
1.90 x 1.50 m

MAID'S ROOM
3.90 x 1.90 m

LIVING & DINING
4.40 x 5.30 m

BATHROOM
1.60 x 2.40 m

DRESSING
1.70 x 2.40 m

M. BATHROOM
2.60 x 1.65 m

M. DRESSING
2.60 x 1.05 m

BALCONY
2.30 x 8.40 m

BALCONY
6.45 x 2.50 m

BEDROOM
3.70 x 3.10 m

M. BEDROOM
4.30 x 3.50 m

LVL 6 - 10

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TWO (TYPE 7)
BEDROOM

Total Area: 1,354 Sq. FT*

(*) Starting from

LVL 2 - 4

LVL 5

LVL 6 - 10

LVL 11 - 12

LVL 13 - 20

BALCONY
7.10 x 1.80 m

BALCONY
7.40 x 4.00 m

LIVING & DINING
4.00 x 5.60 m

BEDROOM
4.30 x 3.50 m

M. BEDROOM
3.90 x 3.90 m

BATHROOM
3.00 x 1.60 m

DRESSING
1.70 x 2.30 m

M. DRESSING
2.70 x 1.90 m

KITCHEN
4.40 x 2.50 m

LAUNDRY
1.30 x 0.90 m

M. BATHROOM
3.90 x 2.40 m

POWDER ROOM
2.50 x 1.20 m

WM

TWO (TYPE 8)
BEDROOM

Total Area: 1,450 Sq. FT*

(*) Starting from

KITCHEN
3.50 x 2.70 m

LAUNDRY & STORE
1.30 x 1.30 m

WM

M. BATHROOM
3.60 x 2.40 m

LIVING & DINING
5.00 x 5.60 m

M. DRESSING
3.00 x 1.80 m

DRESSING
1.65 x 2.20 m

POWDER ROOM
1.80 x 2.60 m

M. BEDROOM
4.10 x 3.90 m

BEDROOM
3.50 x 3.50 m

BATHROOM
2.90 x 3.50 m

BALCONY
10.00 x 1.80 m

BALCONY
6.20 x 1.90 m

LVL 2 - 4

TWO (TYPE 9)
BEDROOM

Total Area: 1,366 Sq. FT*

(*) Starting from

KITCHEN
3.90 x 3.20 m

POWDER ROOM
1.90 x 1.20 m

M. BATHROOM
3.00 x 2.40 m

LAUNDRY
1.80 x 0.90 m

LIVING & DINING
5.80 x 5.10 m

M. DRESSING
2.80 x 1.80 m

DRESSING
1.70 x 2.70 m

BATHROOM
2.20 x 2.40 m

M. BEDROOM
3.90 x 3.90 m

BEDROOM
5.20 x 3.05 m

BALCONY
6.85 x 1.70 m

BALCONY
4.30 x 1.70 m

LVL 2 - 4

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during subsequent design development stages. Furniture shown is for illustration purpose only.

TWO (TYPE 10) BEDROOM

Total Area: 1,476 Sq. FT*

(*) Starting from

LVL 5

LVL 6 - 10

LVL 11 - 12

LVL 13 - 20

LVL 21 - 22

BALCONY
4.00 x 1.90 m

BALCONY
7.10 x 2.00 m

BEDROOM
4.30 x 3.50 m

M. BEDROOM
3.80 x 3.90 m

LIVING & DINING
4.40 x 5.30 m

DRESSING
1.70 x 2.20 m

M. DRESSING
2.80 x 1.80 m

BATHROOM
2.50 x 2.20 m

KITCHEN
4.40 x 3.00 m

M. BATHROOM
3.80 x 2.40 m

LAUNDRY
1.20 x 1.20 m

POWDER ROOM
2.30 x 1.20 m

WM

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TWO (TYPE 11)
BEDROOM

Total Area: 1,644 Sq. FT*

(*) Starting from

BALCONY
15.30 x 2.20 m

BALCONY
4.00 x 1.90 m

LIVING & DINING
4.30 x 5.20 m

BEDROOM
4.30 x 4.10 m

M. BEDROOM
3.95 x 4.10 m

BATHROOM
3.100 x 1.70 m

M. DRESSING
2.80 x 1.70 m

KITCHEN
3.90 x 3.00 m

M. BATHROOM
3.70 x 2.30 m

POWDER ROOM
1.90 x 2.50 m

LAUNDRY
2.10 x 0.90 m

LVL 13 - 20

LVL 21 - 22

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TWO (TYPE 12)
BEDROOM

Total Area: 1,666 Sq. FT*

(*) Starting from

MAID'S
TOILET
2.00 x 1.20 m

BATHROOM
1.60 x 2.70 m

MAID'S ROOM
2.00 x 3.25 m

DRESSING
1.10 x 1.50 m

LAUNDRY &
STORE
2.00 x 1.60 m

BEDROOM
3.60 x 4.70 m

POWDER ROOM
2.00 x 1.75 m

KITCHEN &
DINING
5.20 x 2.60

LIVING AREA
5.20 x 4.80 m

M.BATHROOM
1.80 x 3.60 m

BALCONY
1.90 x 8.10 m

M. DRESSING
2.30 x 1.40 m

M. BEDROOM
4.75 x 4.10 m

TERRACE
4.40 x 1.40 m

LVL 6 - 10

LVL 13 - 20

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during subsequent design development stages. Furniture shown is for illustration purpose only.

TWO (TYPE 13)
BEDROOM

Total Area: 1,735 Sq. FT*

(*) Starting from

LVL 6 - 10

LVL 11 - 12

LVL 13 - 20

MAID'S TOILET
1.40 x 2.30 m

MAID'S ROOM
3.30 x 2.30 m

BATHROOM 1
1.80 x 3.30 m

LAUNDRY & STORE
1.60 x 1.90 m

BEDROOM 1
4.30 x 5.10 m

POWDER ROOM
1.50 x 1.90 m

LIVING AREA
5.10 x 3.70 m

M. DRESSING
4.90 x 1.80 m

KITCHEN & DINING
3.30 x 4.50 m

BALCONY
15.45 x 1.80 m

M. BATHROOM
1.60 x 3.70 m

M. BEDROOM
5.90 x 4.95 m

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THREE (TYPE 1)
BEDROOM

Total Area: 1,878 Sq. FT*

(*) Starting from

POWDER ROOM
2.55 x 1.10 m

MAID'S BATH
2.50 x 1.10 m

WM

LAUNDRY & STORAGE
1.40 X 1.10 m

KITCHEN
4.50 x 3.10 m

MAID'S ROOM
3.70 x 2.35 m

M. BATHROOM
2.40 x 2.50 m

M. DRESSING
1.20 X 2.50 m

BATHROOM 1
1.85 x 2.25 m

DRESSING 1
1.70 x 2.25 m

DRESSING 2
1.70 x 2.25 m

BATHROOM 2
1.85 x 2.25 m

LIVING & DINING
4.55 x 5.80 m

M. BEDROOM
5.05 x 3.45 m

BEDROOM 1
3.65 x 3.45 m

BEDROOM 2
3.65 x 3.45 m

BALCONY
16.60 x 2.20 m

LVL 21 - 22

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THREE (TYPE 2) BEDROOM

Total Area: 2,679 Sq. FT*

(*) Starting from

KITCHEN
4.45 x 2.40 m

POWDER ROOM
1.15 x 2.50 m

MAID'S ROOM
2.30 x 2.00 m

MAID'S BATHROOM
1.80 x 1.40 m

LAUNDRY & STORE
1.30 x 1.50 m

M. BATHROOM
3.50 X 2.40 m

LIVING & DINING
5.30 x 6.05 m

M. DRESSING
2.70 X 1.70 m

BATHROOM 1
2.00 x 2.30 m

DRESSING 1
1.70 x 2.30 m

DRESSING 2
1.70 x 2.30 m

BATHROOM 2
2.00 x 2.30 m

M. BEDROOM
3.90 x 3.90 m

BALCONY
1.90 x 13.00 m

BEDROOM 1
4.65 x 3.20 m

BEDROOM 2
3.90 x 3.20 m

BALCONY
17.70 x 5.80 m

LVL 5

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THREE (TYPE 3)
BEDROOM

Total Area: 2,664 Sq. FT*

(*) Starting from

BALCONY
10.00 x 6.00 m

MAID'S BATHROOM
2.25 x 1.00 m

LAUNDRY & STORE
2.00 x 1.40 m

KITCHEN
3.40 x 2.70 m

MAID'S ROOM
2.25 x 2.20 m

POWDER ROOM
1.80 x 1.60 m

M. BATHROOM
3.55 x 2.20 m

M. DRESSING
3.20 X 1.80 m

LIVING & DINING
4.60 x 6.95 m

DRESSING 1
2.15 x 1.70 m

BATHROOM 1
2.15 x 1.80 m

BATHROOM 2
1.80 x 2.15 m

DRESSING 2
1.80 x 2.15 m

M. BEDROOM
4.25 X 4.10 m

BEDROOM 1
3.95 x 3.80 m

BEDROOM 2
3.80 x 3.30 m

BALCONY
16.50 x 2.60 m

LVL 5

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THREE (TYPE 4)
BEDROOM

Total Area: 4,514 Sq. FT*

(*) Starting from

POWDER ROOM
2.50 x 1.20 m

LAUNDRY
& STORE
2.50 x 1.20 m

WM

KITCHEN
5.40 x 2.40 m

BALCONY
21.30 x 10.60 m

M. DRESSING
3.40 X 3.60 m

DRESSING 2
1.70 x 1.85 m

BATHROOM 2
1.85 x 2.25 m

BATHROOM 1
1.85 x 2.25 m

DRESSING 1
1.70 x 2.25 m

MAID'S
BATHROOM
1.45 x 2.30 m

LIVING & DINING
5.30 x 4.20 m

M. BATHROOM
1.70 x 4.60 m

MAID'S ROOM
2.10 x 3.40 m

M. BEDROOM
5.60 x 4.70 m

BEDROOM 2
3.65 x 3.45 m

BEDROOM 1
3.65 x 3.45 m

BALCONY
16.40 x 1.50 m

LVL 11 - 12

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THREE (TYPE 5) BEDROOM

Total Area: 1,861 Sq. FT*

(*) Starting from

MAID'S
BATHROOM
1.80 x 1.05 m

POWDER
ROOM
2.30 x 1.05 m

WM

MAID'S ROOM
4.00 x 2.15 m

LAUNDRY
& STORE
1.70 x 1.15 m

DRESSING 2
2.35 x 1.70 m

M. BATHROOM
3.70 x 2.20 m

KITCHEN
3.50 x 2.20 m

BATHROOM 2
2.25 x 2.15 m

BEDROOM 2
3.60 x 4.15 m

M. DRESSING
2.90 x 1.70 m

BATHROOM 1
2.00 x 2.10 m

BALCONY
3.60 x 1.90 m

LIVING & DINING
4.05 x 6.25 m

DRESSING 1
1.70 x 2.20 m

M. BEDROOM
4.00 x 3.80 m

BALCONY
5.30 x 1.30 m

BEDROOM 1
3.80 x 3.90 m

BALCONY
11.00 x 1.90 m

LVL 11 - 12

LVL 13 - 20

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THREE (TYPE 6)
BEDROOM

Total Area: 2,233 Sq. FT*
(*) Starting from

M. BATHROOM
2.65 x 3.10 m

M. DRESSING
1.70 X 3.30 m

LAUNDRY & STORE
1.40 x 1.65 m

WM

M. BEDROOM
3.95 x 4.30 m

BATHROOM 1
2.25 x 2.10 m

MAID'S
BATHROOM
1.40 x 2.80 m

MAID'S ROOM
3.30 x 2.14 m

GUEST
TOILET
2.10 x 2.15 m

DRESSING 1
2.25 x 1.70 m

BALCONY
8.50 x 1.50 m

BEDROOM 1
3.40 x 3.90 m

DRESSING 2
1.80 x 4.00 m

LIVING & DINING
6.40 x 6.05 m

BEDROOM 2
3.90 x 4.00 m

KITCHEN
2.50 x 6.05 m

BATHROOM 2
3.20 x 1.65 m

BALCONY
6.50 x 1.75 m

BALCONY
4.40 x 1.70 m

LVL 2 - 4

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during subsequent design development stages. Furniture shown is for illustration purpose only.

THREE (TYPE 7)
BEDROOM

Total Area: 1,740 Sq. FT*

(*) Starting from

KITCHEN
4.70 x 2.60 m

POWDER ROOM
2.05 x 1.20 m

LAUNDRY
& STORE
2.65 x 1.20 m

MAID'S BATHROOM
2.50 x 1.00 m

MAID'S ROOM
1.65 x 2.10 m

BALCONY
1.30 x 8.60 m

DRESSING 2
1.70 x 2.25 m

BATHROOM 2
1.85 x 2.25 m

DRESSING 1
1.70 x 2.25 m

BATHROOM 1
1.85 x 2.25 m

M. DRESSING
1.35 X 2.25 m

M. BATHROOM
2.35 x 2.15 m

LIVING & DINING
4.70 x 5.70 m

BEDROOM 2
3.65 x 3.45 m

BEDROOM 1
3.65 x 3.45 m

M. BEDROOM
4.85 x 3.75 m

BALCONY
10.20 x 1.50 m

BALCONY
4.30 X 1.50 m

LVL 6 - 10

LVL 11 - 12

LVL 13 - 20

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during subsequent design development stages. Furniture shown is for illustration purpose only.

4-BED (TYPE 1)
PENTHOUSE

Total Area: 6,233 Sq. FT*

(*) Starting from

BALCONY
8.30 X 1.80 m

LIVING AREA
4.25 x 4.00 m

BALCONY
4.20 x 4.25 m

GUEST
BEDROOM
3.65 x 4.50 m

GUEST
BATHROOM
3.66 x 4.50 m

DRESSING
2.35 x 2.35 m

POWDER
ROOM
1.65 x 1.65 m

ENTRANCE LOBBY
3.00 x 3.65 m

BALCONY
14.70 x 4.10 m

LIVING & DINING
3.95 x 14.65 m

MAID'S ROOM
4.00 x 2.00 m

LAUNDRY
& STORE
2.30 x 2.30 m

MAID'S BATH
1.20 x 2.00 m

KITCHEN
3.40 x 4.40 m

BALCONY
1.80 x 7.60 m

LOWER LEVEL

M. BATHROOM
3.30 x 3.85 m

M. BEDROOM
5.40 x 4.25 m

BALCONY
4.35 x 4.35 m

M. DRESSING
3.20 x 4.15 m

OPEN TO BELOW

LIVING AREA
7.40 x 4.00 m

BALCONY
15.00 x 4.60 m

BATHROOM 2
1.65 x 3.25 m

BATHROOM 1
2.15 x 2.05 m

DRESSING 2
1.60 x 3.25 m

BEDROOM 1
6.00 x 4.00 m

BEDROOM 2
4.00 x 4.45 m

BALCONY
1.90 x 8.40 m

UPPER LEVEL

LVL 21 - 22

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during subsequent design development stages. Furniture shown is for illustration purpose only.

4-BED (TYPE 2) PENTHOUSE

Total Area: 5,038 Sq. FT*

(*) Starting from

LVL 21 - 22

LOWER LEVEL

BALCONY
10.40 x 8.70 m

ENTRANCE LOBBY
2.80 x 2.00 m

POWDER ROOM
6.80 x 1.60 m

TOILET
4.35 x 2.20 m

MAID'S ROOM
4.35 x 2.20 m

LIVING & DINING
6.00 x 8.40 m

BALCONY
17.20 x 1.50 m

KITCHEN
3.40 x 4.80 m

GUEST BEDROOM
4.75 x 3.30 m

GUEST BATHROOM
1.70 x 2.60 m

LAUNDRY & STORE
5.50 x 2.20 m

UPPER LEVEL

BALCONY
10.40 x 10.00 m

M. BATHROOM
3.00 x 2.70 m

M. BEDROOM
4.15 x 5.50 m

M. DRESSING
2.70 x 1.60 m

OPEN TO BELOW

LIVING AREA
4.00 x 4.50 m

DRESSING 1
3.30 x 3.40 m

BEDROOM 1
3.30 x 3.40 m

BATHROOM 1
1.40 x 2.50 m

BEDROOM 2
4.75 x 3.30 m

BATHROOM 2
1.70 x 2.60 m

BALCONY
6.80 x 1.50 m

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4-BED (TYPE 3)
PENTHOUSE

Total Area: 4,987 Sq. FT*
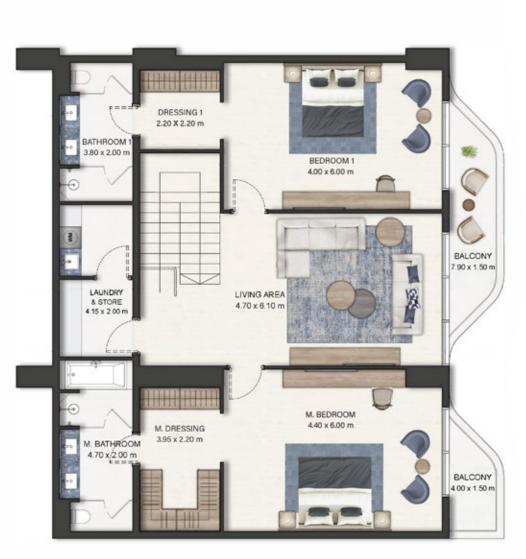
(*) Starting from

BEDROOM 2
3.80 x 4.20 m

LVL 21 - 22

3 BED (TYPE 1)
TOWNHOUSE

Total Area: 3,287 Sq. FT*

(*) Starting from

GROUND LEVEL

KITCHEN
2.80 x 4.30 m

LIVING & DINING
4.80 x 8.30 m

PRIVATE GARDEN
13.15 x 4.50 m

ENTRANCE LOBBY
2.00 x 1.95 m

MAID'S ROOM
2.80 x 2.20 m

POWDER ROOM
1.40 x 1.80 m

GUEST BEDROOM
3.95 x 3.40 m

MAID'S BATHROOM
1.40 x 2.20 m

GUEST BATHROOM
2.00 x 2.25 m

FIRST LEVEL

BATHROOM 1
3.80 x 2.00 m

DRESSING 1
2.20 X 2.20 m

BEDROOM 1
4.00 x 6.00 m

LAUNDRY & STORE
4.15 x 2.00 m

LIVING AREA
4.70 x 6.10 m

BALCONY
7.90 x 1.50 m

M. BATHROOM
4.70 x 2.00 m

M. DRESSING
3.95 x 2.20 m

M. BEDROOM
4.40 x 6.00 m

BALCONY
4.00 x 1.50 m

LVL G - 1

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3 BED (TYPE 1A)
TOWNHOUSE

Total Area: 3,745 Sq. FT*

(*) Starting from

PRIVATE GARDEN
4.60 x 2.70 m

BALCONY
5.80 x 2.00 m

KITCHEN
2.80 x 4.30 m

LIVING & DINING
4.80 x 8.30 m

BEDROOM
5.80 X 4.00 m

DRESSING 1
2.20 X 2.20 m

BATHROOM 1
3.80 x 2.00 m

PRIVATE GARDEN
5.50 x 15.90 m

BALCONY
1.50 x 7.60 m

ENTRANCE LOBBY
2.00 x 1.95 m

LAUNDRY & STORE
4.15 x 2.00 m

LIVING AREA
5.86 X 4.20 m

MAID'S ROOM
2.80 x 2.20 m

POWDER ROOM
1.40 x 1.60 m

GUEST BEDROOM
3.95 x 3.40 m

M. BEDROOM
4.40 x 6.00 m

M. DRESSING
3.95 x 2.20 m

M. BATHROOM
4.70 x 2.00 m

BALCONY
1.90 x 4.00 m

MAID'S BATHROOM
1.40 x 2.20 m

GUEST BATHROOM
2.00 x 2.25 m

GROUND LEVEL

FIRST LEVEL
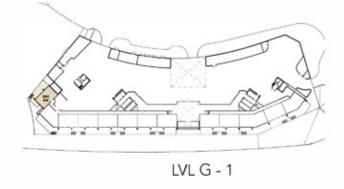
LVL G - 1

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3 BED (TYPE 2) TOWNHOUSE

Total Area: 3,188 Sq. FT*

(*) Starting from

GROUND LEVEL

GUEST BATHROOM
3.40 x 3.50 m

GUEST DRESSING
1.60 X 2.00 m

GUEST BEDROOM
3.60 x 3.95 m

POWDER ROOM
1.60 x 2.35 m

ENTRANCE LOBBY
2.00 x 2.45 m

PRIVATE GARDEN
17.70 x 4.00 m

LIVING & DINING
4.55 x 8.5 m

KITCHEN
3.10 x 4.90 m

FIRST LEVEL

M. DRESSING
1.50 X 4.40 m

M. BEDROOM
5.35 x 4.40 m

M. BATHROOM
3.40 x 2.80 m

LAUNDRY
1.65 x 2.85 m

LIVING AREA
3.40 x 5.65 m

MAID'S ROOM
2.80 x 2.10 m

STORAGE
2.90 x 1.70 m

BALCONY
6.45 x 1.50 m

MAID'S TOILET
1.10 x 2.10 m

BEDROOM 1
3.00 x 4.45 m

DRESSING 1
2.10 x 1.60 m

BATHROOM 1
2.00 x 2.40 m

LVL G - 1

4 BED (TYPE 3)
TOWNHOUSE

Total Area: 4,722 Sq. FT*

(*) Starting from

LVL G - 1

GROUND LEVEL

MAID'S BATHROOM
1.10 x 2.00 m

GUEST BATHROOM
2.20 x 2.30 m

GUEST BEDROOM
4.50 x 3.75 m

PRIVATE GARDEN
8.80 x 4.50 m

MAID'S ROOM
3.30 x 2.00 m

GUEST DRESSING
1.70 x 2.40 m

STORE
1.20 X 2.00 m

LAUNDRY & STORE
2.30 x 1.70 m

POWDER ROOM
2.90 X 1.60 m

LIVING & DINING
4.80 x 14.40 m

PRIVATE GARDEN
11.30 x 4.50 m

ENTRANCE LOBBY
2.10 x 3.70 m

KITCHEN
3.80 x 4.30 m

FIRST LEVEL

DRESSING 1
3.30 x 3.00 m

BEDROOM 1
4.50 x 4.80 m

BATHROOM 1
4.50 x 2.50 m

BALCONY
7.10 x 1.50 m

BEDROOM 2
5.90 x 5.20 m

BATHROOM 2
2.30 x 3.20 m

LIVING AREA
4.20 x 4.25 m

BALCONY
6.60 x 1.50 m

M. BATHROOM
4.50 x 2.50 m

M. BEDROOM
4.50 x 4.80 m

M. DRESSING
3.40 X 3.00 m

3 BED (TYPE 4)
TOWNHOUSE

Total Area: 3,767 Sq. FT*

(*) Starting from

GROUND LEVEL

KITCHEN
2.60 x 4.50 m

LIVING & DINING
4.80 x 8.70 m

PRIVATE GARDEN
6.60 x 5.10 m

POWDER ROOM
1.40 X 2.50 m

PRIVATE GARDEN
9.00 x 4.50 m

ENTRANCE LOBBY
2.20 x 3.40 m

MAID'S ROOM
2.55 x 2.20 m

GUEST BEDROOM
4.20 x 4.70 m

MAID'S BATHROOM
1.40 x 2.20 m

GUEST BATHROOM
2.00 x 2.25 m

FIRST LEVEL

M. DRESSING
3.90 x 2.30 m

M. BEDROOM
3.90 x 5.60 m

BALCONY
6.60 x 1.25 m

M. BATHROOM
3.90 x 2.50 m

PANTRY
1.80 x 3.10

LIVING AREA
3.10 x 4.80 m

BALCONY
8.60 x 1.50 m

LAUNDRY & STORE
3.30 x 2.00

BATHROOM 1
3.80 x 2.00 m

DRESSING 1
4.20 X 2.20 m

BEDROOM 1
4.20 x 6.00 m

LVL G - 1

Disclaimer: Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. Furniture shown is for illustration purpose only.

WHERE LIVING TAKES FORM

In every line drawn and every space shaped, there is intention. A quiet pursuit of harmony between architecture and life. These layouts are not just about where walls stand; they are about where light lingers, where conversations unfold, where days take shape. Thoughtful in design, generous in spirit, they offer more than structure, they offer a way to dwell, to breathe, to belong.

OUR WALLS
HOLD
serenity

About

Royal Development Holding is an innovative real estate developer launched in 2025 under the umbrella of the UAE-based conglomerate ESG Emirates Stallions Group. Aiming to evolve spaces and elevate lives, the company is committed to building lifestyle-driven communities that redefine the future of living through excellence, innovation and comprehensive real estate solutions.

SAAS Properties is a distinguished luxury property developer headquartered in the UAE. The company has built a strong reputation for excellence in commercial, residential, and retail real estate development. Renowned for its ability to create thoughtfully designed spaces and driven by a vision to craft unparalleled living and working environments, SAAS Properties is committed to redefining luxury real estate, offering innovative architectural solutions that set new standards for quality and sophistication.

ROYAL
DEVELOPMENT HOLDING

AN ESG COMPANY

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SAAS

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