

NOURAN LIVING

BROCHURE OF THE NEW PROJECT
ON THE SAADIYAT ISLAND



**NOURAN
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PROJECT FOR OPEN AND ACTIVE PEOPLE

Nouran Living is a 12-story complex with 372 apartments, located on Saadiyat Island.

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SAADIYAT ISLAND — THE CULTURAL CENTER OF ABU DHABI.

This premium island district has become a new cultural and investment hub in Abu Dhabi. With its sandy beaches, mangrove forests, luxury hotels, golf courses, and stunning museums, Saadiyat Island is a true paradise in Abu Dhabi. The island offers a wide range of attractions, from wildlife observations to experiences with high art.

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**8 MINUTES TO LOUVRE ABU DHABI
9 MINUTES TO SOUL BEACH
18 MINUTES TO YAS ISLAND**

EXIT TO SHEIKH KHALIFA BIN ZAYED ROAD

Nouran Living offers easy access to Sheikh Khalifa Bin Zayed Road, which connects directly to Abu Dhabi's city center in one direction and the airport in the other. This prime location ensures swift travel to key destinations across the emirate.



EXPRESSIVE ARCHITECTURE

The residential complex is seamlessly integrated into the surrounding landscape, featuring a neutral color palette and smooth facade lines. Vertical decorative elements and lattice balcony railings add depth and expressiveness to the building.

smooth lines

vertical elements

TWO-STORY LOBBY

The designer lobby in light tones complemented by vibrant decor and loft-style elements. It includes a reception desk and cozy areas with coffee tables, providing a comfortable space for socializing and meeting new people.

Walls made of tiles

Spiral staircase and decoration on the entranceways are crafted from red metal mesh

Light stone



**THE PROJECT FEATURES STUDIOS
AND APARTMENTS WITH 1-3 BEDROOMS**

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TWO OPTIONS OF FINISHINGS

Future residents can choose between two interior design options: light or dark tones. Both feature various textures of porcelain stoneware, quartz, and wood finishes. The kitchens are fitted with cabinetry, and the bathrooms are equipped with modern fixtures.

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THE STUDIO LAYOUT



THE ONE-BEDROOM APARTMENTS LAYOUT



THE TWO-BEDROOM APARTMENTS LAYOUT



THE THREE-BEDROOM APARTMENTS LAYOUT



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Whitewill

outdoor children's
playground

sport court

adults' and children's pools

INNER COURTYARD WITH POOL AND LEISURE AREAS

The heart of the complex's social life is its lush inner courtyard. It features swimming pools for both children and adults, a padel tennis court, an outdoor fitness area, and a children's playground.

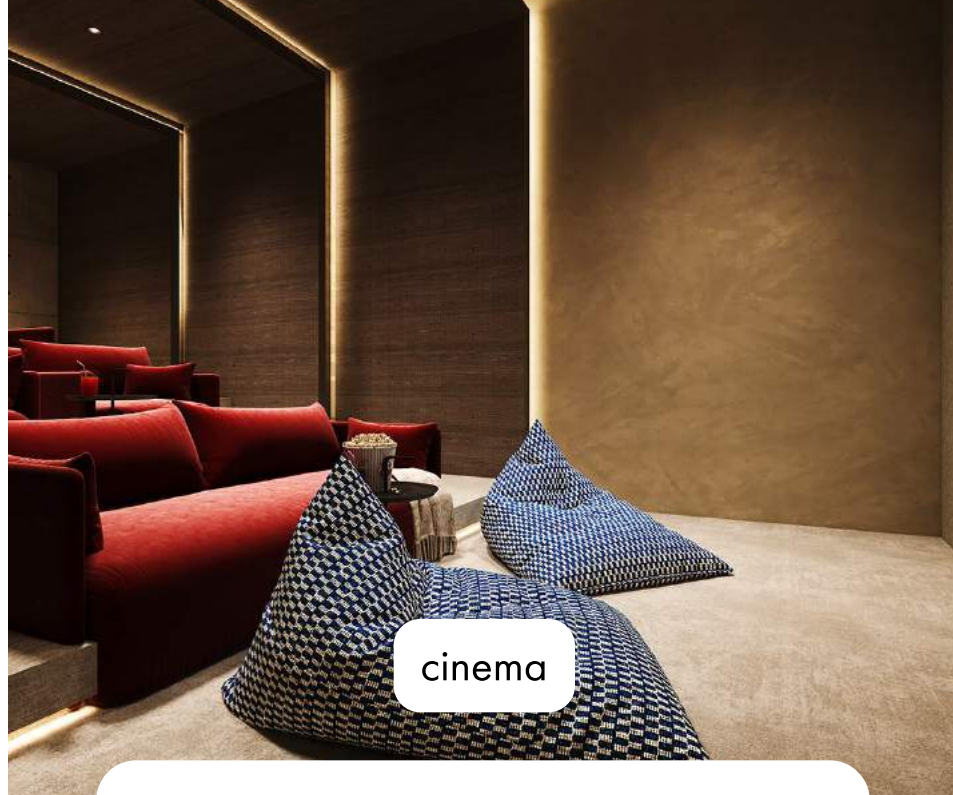
jogging track

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cycle vault



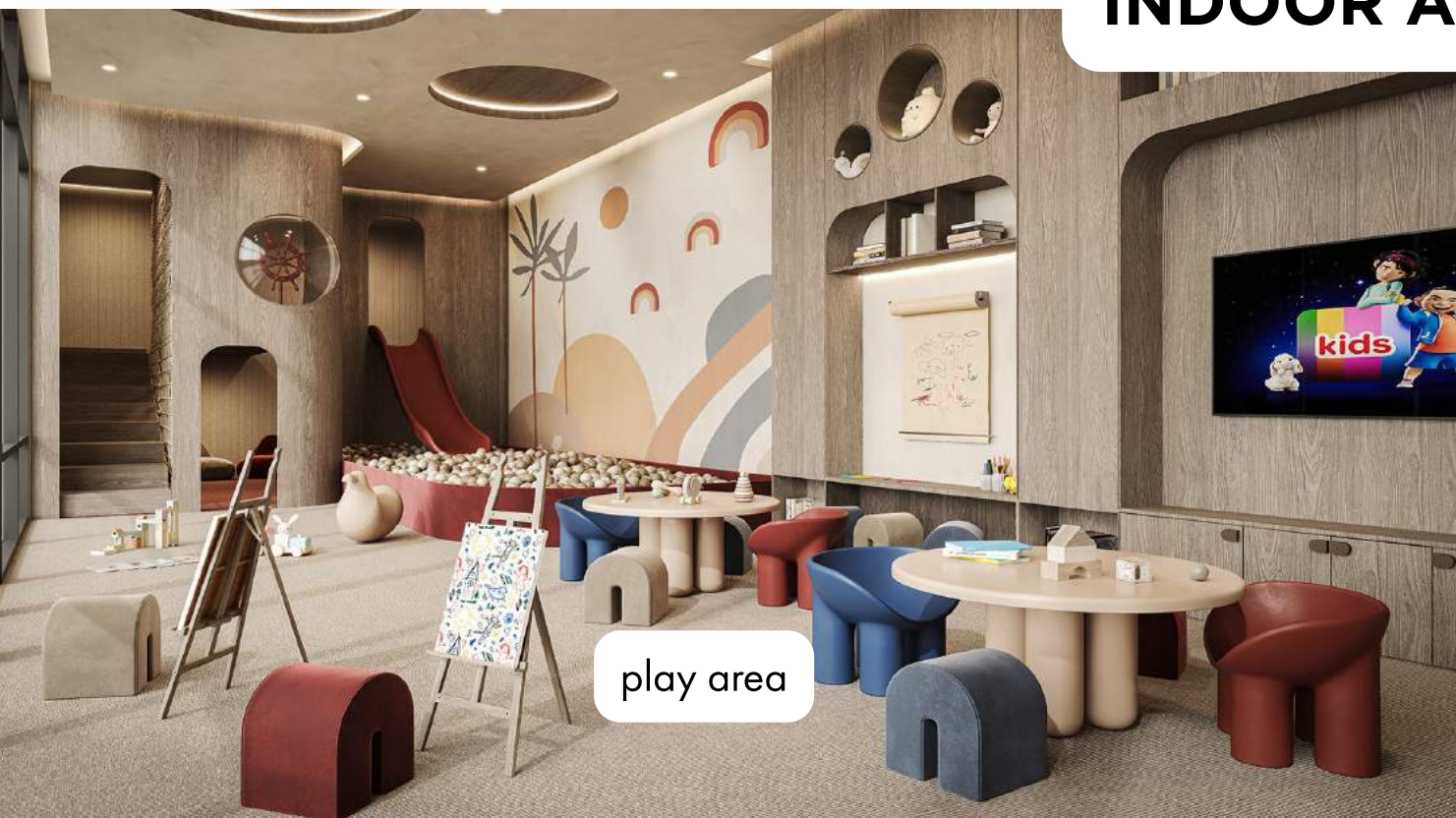
cinema



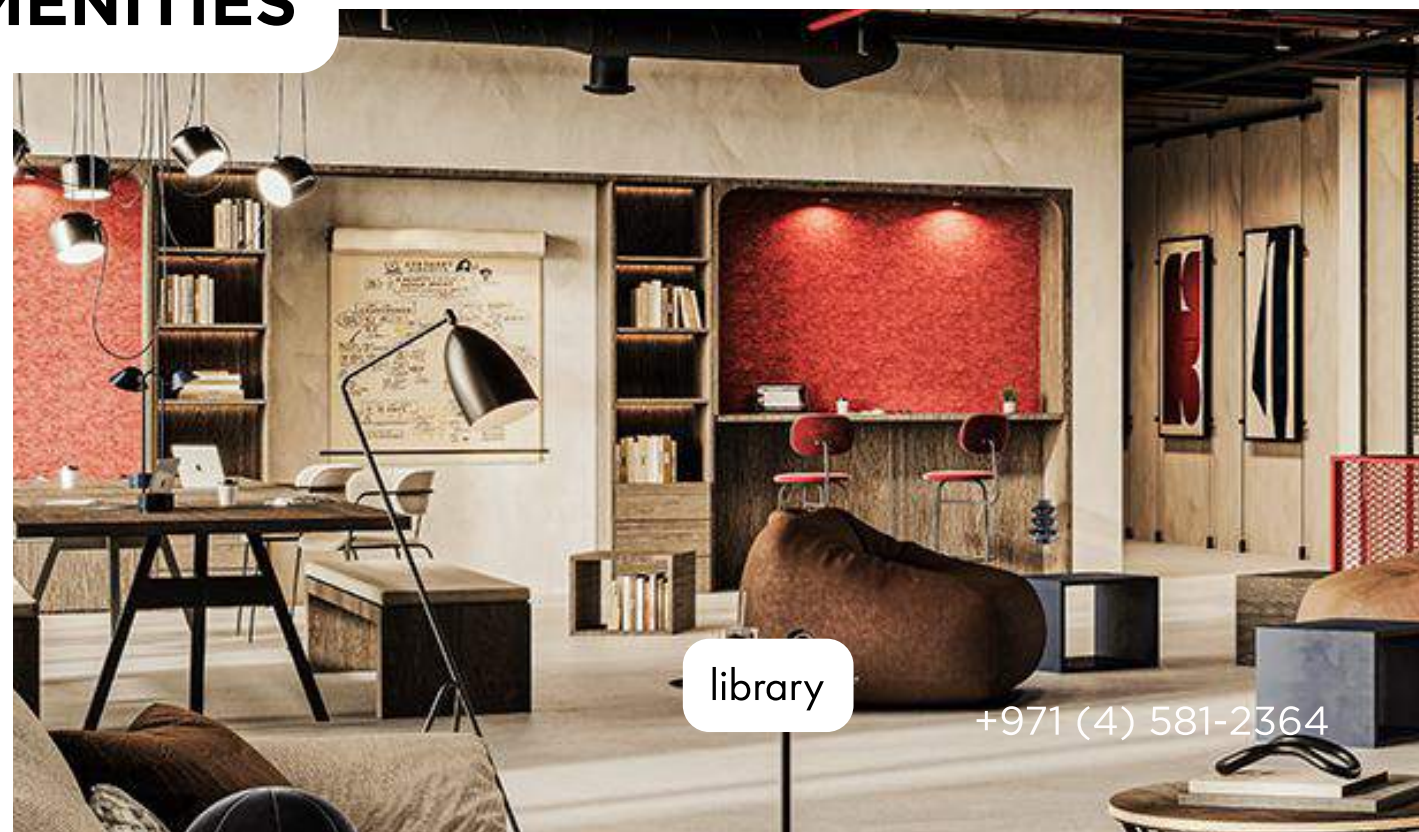
gym

Whitewill

INDOOR AMENITIES



play area



library

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MULTIPURPOSE ROOM

For cozy gatherings with friends and family, a multifunctional space is provided, featuring a ping-pong table, a compact basketball court, and comfortable seating areas with sofas. Special attention is given to a musical corner with vinyl records, creating a pleasant atmosphere for socializing.

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MODERN LOUNGE AREA



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10 min by car

ZAYED NATIONAL MUSEUM

The Zayed National Museum is an exceptional cultural landmark dedicated to the legacy and achievements of Sheikh Zayed bin Sultan Al Nahyan, the founder and the first president of the United Arab Emirates. It is divided into two parts: Ethnic History and Archaeological History, allowing visitors to follow the remnants of the land that lived in the UAE 7500 years ago and get a general idea of the traditions and culture of the UAE.



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7 min by car

ABRAHAMIC FAMILY HOUSE

The Abrahamic Family House in Abu Dhabi is a unique cultural and religious complex symbolizing unity and dialogue between the three major world religions. This architectural project brings together a mosque, a church, and a synagogue in one space, emphasizing the values of mutual understanding and tolerance.



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8 min by car

GUGGENHEIM MUSEUM IN ABU DHABI

It is a projected branch of the world famous American Museum of Modern Art, the Solomon R. Guggenheim Museum. This museum will be located on the natural island of Saadiyat near Abu Dhabi and will be the fifth — the largest — branch of the New York Museum

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PROJECT DEVELOPER — ALDAR PROPERTIES

Aldar Properties is a leading property development and investment company, established in 2004 in Abu Dhabi. The company's portfolio includes major developments and re-developments in Yas Island, Al Raha Beach, World Trade Centre Abu Dhabi, Al Falah, and Noor Al Ain. Each project is provided with residential, commercial, retail, leisure, hospitality, education and medical facilities.



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PAYMENT PLAN



10%
on SPA signing

55%
during construction

35%
upon completion

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**THE PROJECT WILL BE READY
IN THE Q4 OF 2027**

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A modern interior design studio with a high ceiling featuring exposed red-painted steel beams and black ductwork. The walls are made of large, light-colored concrete panels. On the left, a large window with a black frame looks out onto green trees. The floor is a mix of light grey concrete and large, irregularly shaped area rugs in shades of grey, beige, and red. In the foreground, there are several pieces of modern furniture: a white armchair with a black metal frame and a striped cushion, a round dark wood coffee table, and a striped armchair. In the background, there is a long wooden console table with a large television mounted on the wall above it. The TV screen displays a streaming service interface with the word 'Dune' visible. To the right of the TV, there is a red metal shelving unit with a grid pattern, holding various decorative items like vinyl records, books, and a small plant. A large potted plant is also visible on the right side of the room.

**BOOK A VIEWING BY PHONE
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