



TOP 10 Abu Dhabi Projects

New launches and key releases

Source-bound market brief • Data checked 08 September 2026

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Projects at a glance

The shortlist before unit-level due diligence

#	PROJECT	DEVELOPER	LOCATION
01	Marsa Al Saadiyat	Aldar	Saadiyat Island waterfront, Abu Dhabi
02	Sobha City Abu Dhabi	Sobha Realty	Abu Dhabi
03	Sei Saadiyat	Aldar	Saadiyat Cultural District, Abu Dhabi
04	Bloom Living — Alhambra	Bloom Holding	Bloom Living, Zayed City, Abu Dhabi
05	Yas Park Place	Aldar	Northern Yas Island, overlooking Yas Central Park, Abu Dhabi
06	Ramhan Island	Eagle Hills Properties UAE	Abu Dhabi
07	Radisson Residences — Release 2	Royal Development Holding • Radisson-branded	City of Lights, Al Reem Island, Abu Dhabi
08	The Canopies at Yas Point	Aldar	Yas Point, Yas Island, Abu Dhabi
09	Al Ghadeer Gardens	Aldar	Al Ghadeer, Abu Dhabi
10	BAYN	ORA Developers	Ghantoot, Abu Dhabi Emirate

Commercial terms reflect the latest project information available for this edition.
Confirm exact unit availability and the current price sheet before reservation.

Marsa Al Saadiyat

Aldar · Saadiyat Island waterfront, Abu Dhabi



PRICE FROM

Price on request

PAYMENT PLAN

50/50 • 5% down

LAUNCH / SALES

Unveiled 22 Jul 2026 • First sales H2 2026

WHY IT'S IN THE TOP 10

Aldar's AED 100bn Saadiyat waterfront destination, unveiled with a defined first-sales window.

KEY SELLING POINTS

- 6.4 million sqm masterplan with 8km of coastline and 5.6km of beaches.
- More than 350 planned marina berths, plus mansions, villas, waterfront apartments and branded residences.
- Aldar states a planned resident population of more than 58,000; enabling and infrastructure works are due to start in Q3 2026.

Sobha City Abu Dhabi

Sobha Realty · Abu Dhabi



PRICE FROM

From AED 4.96m

PAYMENT PLAN

10/40/50 • 10% booking

HANDOVER

December 2029

WHY IT'S IN THE TOP 10

Sobha Realty's first master-planned Abu Dhabi community, as presented in its official master brochure.

KEY SELLING POINTS

- Villas from AED 4.96m. The Orchard 4BR Estate Villa is listed from AED 9.048m.
- Payment schedule: 10% booking, 40% during construction and 50% on completion.
- Approximately 60% of the plan is allocated to open and green space.
- The developer describes an approximately 20km wellness loop across waterfront, beach-inspired and forest-led neighbourhoods.
- The masterplan includes 1–2BR residences, 4–6BR villas and a planned executive Par-3 golf course.

Sei Saadiyat

Aldar · Saadiyat Cultural District, Abu Dhabi



PRICE FROM

From AED 2.95m

HANDOVER

Q4 2030

LAUNCH / SALES

Announced 7 Sep 2026 • Phase-one sales from 16 Sep

WHY IT'S IN THE TOP 10

Aldar's defined new release in Saadiyat Cultural District, with phase-one sales timing publicly stated.

KEY SELLING POINTS

- 778 homes across six residential towers. Phase one comprises 265 homes across two buildings.
- 1–2BR apartments, 3BR Kanso Residences and 2BR Kanso Lofts.
- Aldar lists hot and cold pools, a Zen garden, yoga decks, three indoor gyms, outdoor fitness and sports courts.

Bloom Living — Alhambra

Bloom Holding · Bloom Living, Zayed City, Abu Dhabi



PRICE FROM

From AED 865k

PAYMENT PLAN

40/60 or 70/30

HANDOVER

Q3 2030

WHY IT'S IN THE TOP 10

Bloom Holding's final Bloom Living release, with a defined home mix and Souk Alhambra convenience offer.

KEY SELLING POINTS

- Prices: studio AED 865k, 1BR AED 1.4m, 2BR AED 2.1m, 3BR AED 3.2m, townhouse AED 4.5m and penthouse AED 8.3m.
- Studios, 1–3BR apartments, limited 3BR townhouses and 4BR penthouses.
- Payment option 1: 40/60 with 5% signing, 35% during construction and 60% at handover.
- Payment option 2: 70/30 with 10% signing, 60% during construction and 30% at handover.
- Souk Alhambra includes dining, supermarket, clinic, nursery and veterinary services, according to Bloom.

Yas Park Place

Aldar · Northern Yas Island, overlooking Yas Central Park, Abu Dhabi



PRICE FROM

From AED 1.39m

PAYMENT PLAN

50/50 • 5% down

HANDOVER

Q1 2030

LAUNCH / SALES

Announced 14 Apr 2026 •
First-phase sales from 16

WHY IT'S IN THE TOP 10

Aldar's six-building, park-facing Yas Island release overlooking Yas Central Park.

KEY SELLING POINTS

- Indicative market launch prices: Studio AED 1.39m, 1BR AED 1.90m, 2BR AED 2.95m–3.0m, 3BR plus maid AED 5.0m.
- Studios, 1–3BR homes and 2BR duplexes across six mid-rise buildings.
- Aqua, Reflective and Zen gardens, pools, play areas and an indoor sports facility.
- A retail promenade with access to Yas Acres roads, walking and cycling paths, and E11.

Ramhan Island

Eagle Hills Properties UAE · Abu Dhabi



PRICE FROM

Price on request

PAYMENT PLAN

10/40/50

HANDOVER

December 2026

WHY IT'S IN THE TOP 10

A naturally shaped Abu Dhabi island development presented by Eagle Hills Properties UAE.

KEY SELLING POINTS

- Waterfront villas, a marina and yacht club, hotel and serviced residences, shopping, dining and wellness facilities.
- Infinity, Views, Cove, Breeze and Marine are the named island communities.
- The developer distinguishes beachfront and private-beachfront villa collections.

Radisson Residences — Release 2

Royal Development Holding • Radisson-branded • City of Lights, Al Reem Island, Abu Dhabi



PRICE FROM

From AED 800k

PAYMENT PLAN

40/60

HANDOVER

Q4 2027

WHY IT'S IN THE TOP 10

A branded-residences and retail project in City of Lights, with Release 2 described by RDH as coming soon.

KEY SELLING POINTS

- The overall project comprises three interconnected towers with a shared waterfront podium.
- RDH identifies Release 2 as studios, 1BR apartments and a limited selection of 2BR townhouses.
- The overall project page lists a gym, outdoor pool, children's play area, lounge and games room.

The Canopies at Yas Point

Aldar · Yas Point, Yas Island, Abu Dhabi



PRICE FROM

From AED 1.65m

PAYMENT PLAN

55/45 • 5% down

HANDOVER

2030

LAUNCH / SALES

Sales from 29 Jul 2026

WHY IT'S IN THE TOP 10

Aldar's first residential community to launch within the Yas Point waterfront destination.

KEY SELLING POINTS

- 592 apartments across six mid-rise buildings, from studios to 3BR residences.
- Waterfront promenade, dining, retail, pools, gyms, co-working spaces and a private residents' lounge.
- Aldar reported AED 1.5bn in launch sales. This is a dated July 2026 launch result, not current availability.

Al Ghadeer Gardens

Aldar · Al Ghadeer, Abu Dhabi



PRICE FROM

From AED 1.7m

PAYMENT PLAN

55/45 • 5% down

HANDOVER

Q4 2029

WHY IT'S IN THE TOP 10

Aldar's family-focused Al Ghadeer community, positioned around open landscapes and walkable surroundings.

KEY SELLING POINTS

- 2–3BR townhouses and 4BR villas.
- 437 homes in the first release, within a 30,000+ sqm landscaped-open-space plan.
- Community centre, pool, splash pad and water slide, play area, basketball and padel courts, events lawn and edible garden.
- Aldar reported more than AED 1bn in sold-out launch sales. This is a dated May 2026 result, not current availability.

BAYN

ORA Developers · Ghantoot, Abu Dhabi Emirate



PRICE FROM

From AED 2.75m

PAYMENT PLAN

60/40 • 10% down

HANDOVER

Q4 2028

LAUNCH / SALES

Phase 1 launched 24 Apr 2025

WHY IT'S IN THE TOP 10

ORA Developers' Ghantoot coastal masterplan, with an evidence-backed Phase 1 construction update.

KEY SELLING POINTS

- 4.8 million sqm masterplan with 55% open space and 1.2km of beachfront.
- ORA's December 2025 update describes Phase 1 as approximately 805 villas and townhouses across four gated clusters.
- ORA reported AED 142m of enabling works and a Q2 2026 vertical-construction target. Phase 1 delivery is planned to start by December 2028.



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Commercial details appear only where a reviewed public source stated them.

Project releases, pricing and payment terms can change after this brief is issued.

SOHO SQUARE, BUILDING B, G09 • SAADIYAT ISLAND • ABU DHABI