



# AL MAHRA RESIDENCE

MASDAR CITY



## **Siadah International Real Estate Development LLC.**

Newly established in early 2018, SIADAH operates as a Real Estate development company founded by subject matter experts.

The creative work of forward-thinking companies and environment oriented innovative project teams are a fundamental driving force in the green building movement, this is where SIADAH comes to stamp its fingerprint in the sustainable community world by helping future generations embrace a healthier and a more sustainable lifestyle, and ensuring integration among the three pillars of sustainability: environmental, economic and social vision.

**ALWAYS AHEAD.**

Abu Dhabi, the capital and home to the President of the United Arab Emirates founded on the 2nd of December 1971 is the second most populous city and wealthiest of the seven emirates. It contributes nearly 60% of the UAE's GDP and the second highest per capita income globally.

The safest city in the world to live in for the third consecutive year, Abu Dhabi is a metropolis fast becoming one of the world's major global cities.

The Abu Dhabi Economic Vision 2030 government initiative is set to create a competitive advantage and offering, to enhance foreign direct investment, affordability and attractiveness to become the destination for the region

Abu Dhabi aims to break away from its reliance on hydrocarbon income by introducing an array of initiatives, established on four main pillars:



Business & investment



Society



Knowledge & Innovation



Lifestyle



## INVEST IN ABU DHABI



Competitive Residential Real Estate Prices



High Rental Yields



Home To Over 200 Nationalities



International Connectivity

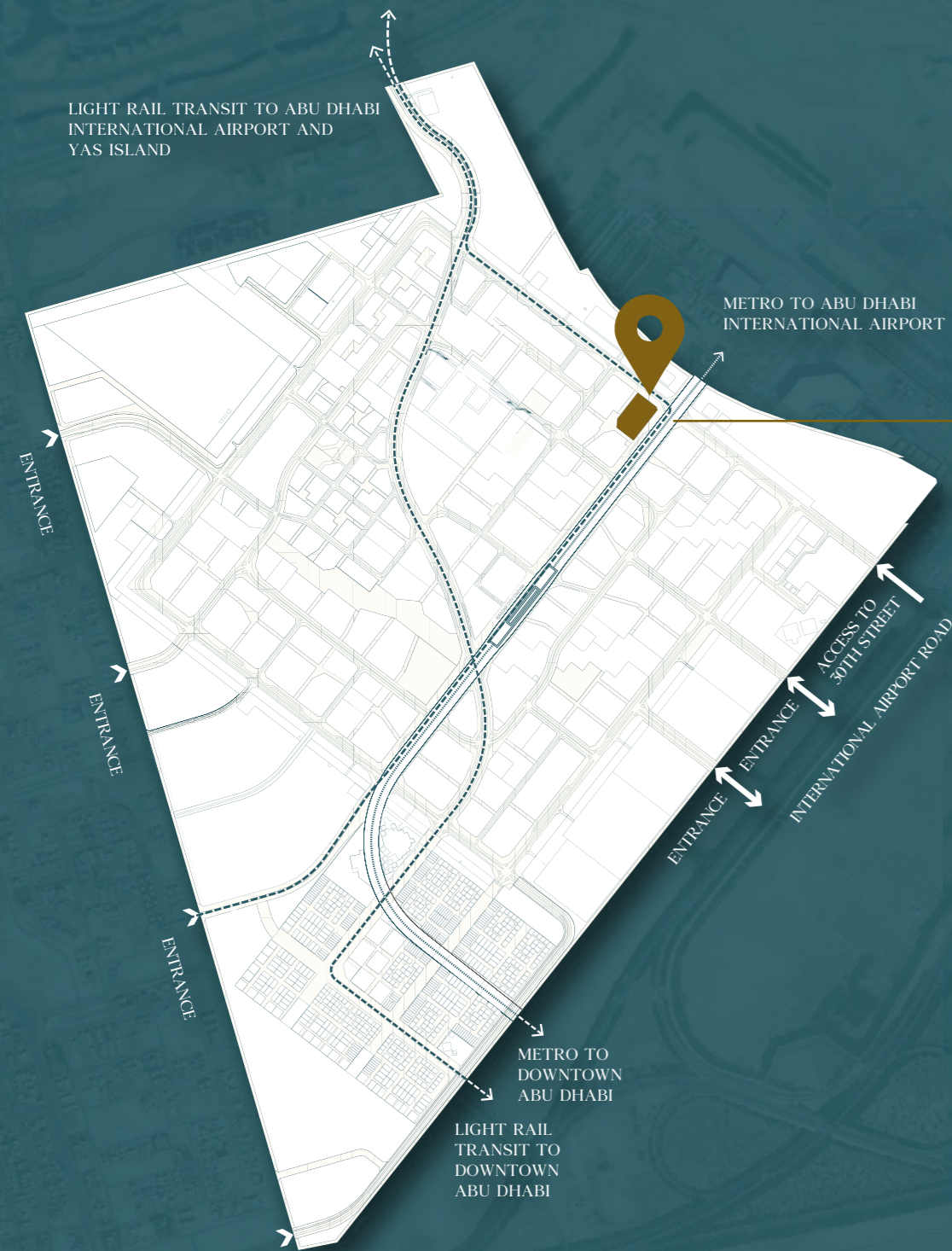


Safest City in the World

ECOLOGICAL

SUSTAINABLE

DEVELOPMENT



Al Mahra Residence - Plot B20  
 Masdar City, Abu Dhabi,  
 United Arab Emirates



## DESIGNED TO BECOME THE MOST SOUGHT-AFTER PROJECT IN MASDAR

**05** MINS

Abu Dhabi  
 International Airport

**10** MINS

YAS Island

**25** MINS

Saadiyat Island

**30** MINS

Emirates Palace  
 Corniche Beach

**55** MINS

Dubai Marina

**90** MINS

Al Ain



# THE PULSE OF WELL-BEING BEATS HERE

The location has been carefully destined to become the most influential driver of change.

These include the:



Global Green Growth Institute



The Mohamed Bin Zayed University of Artificial Intelligence



Sustainable Agriculture projects



Purpose-built architecture to ensure 40% less energy and water consumption compared to other similar buildings



Some of the largest clusters of low carbon buildings in the world



Shaded paths to promote walking and active living



A 5.6 km running and cycling track





## SUSTAINABLE LIVING

We are in the process of carefully crafting a dynamic marvel of modern day architecture that will contribute to the highly coveted Masdar City eco-system in function, value and aesthetics. The two mid-rise buildings of the Al Mahra Residence have been envisioned to deliver sustainable living with unmatched comfort, complete with all the amenities and a variety of options to choose from:



Two small public plazas positioned at the gateway for owner occupied pedestrian access only into the community courtyard



Children's playground



Visitor Parking



Bicycle Storage



Gym



Covered Swimming Pool



## AL MAHRA RESIDENCE

From the luxurious interiors of the three hundred residential terraced apartments to the state-of-the-art community amenities, Al Mahra Residence will stand proud as a wonder of sustainable architecture and design.

The mixed-use project will boast two distinguished mid-rise buildings, of nine stories.. Residents will be able to choose from stylish studios, refined three-bedroom apartments and ultra-modern duplexes, to find their forever homes. To ensure unmatched sustainability from the ground up, every detail of the Al Mahra Residence project is a carefully curated selection - made from the knowledge and experience accumulated from green living across the world.



# LUXURY MEETS SUSTAINABILITY

A masterpiece of sustainable architecture  
and luxury living - designed to guarantee  
extraordinary efficiency, viability and returns.

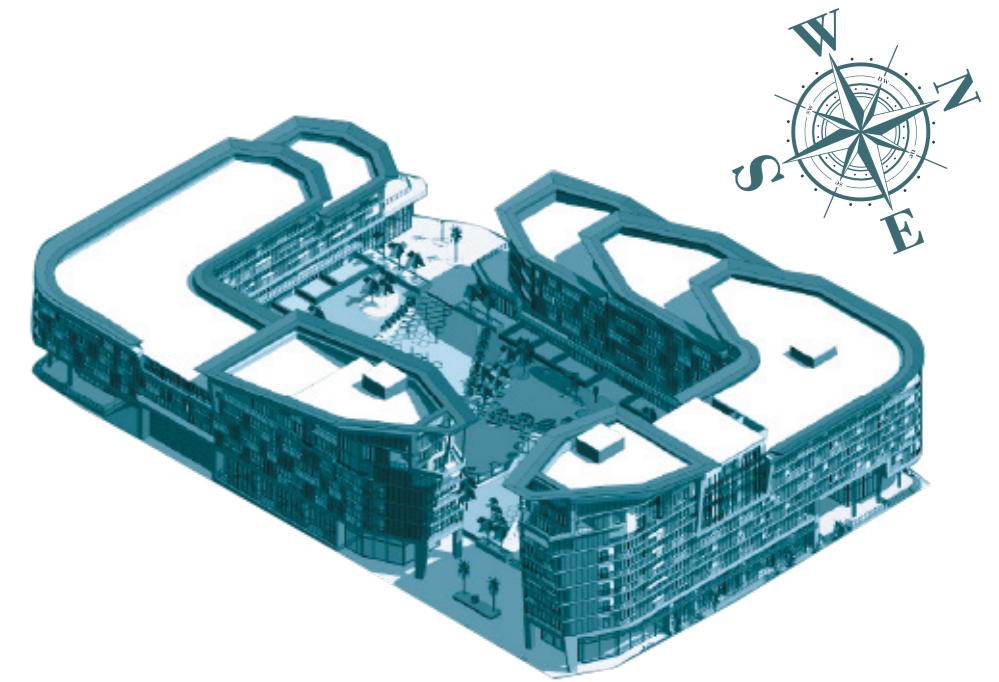


# STUDIO

S

## STUDIO استوديو

Apartment Area	393 sqft	36.5 sqm	مساحة الشقة
Balcony Area	105 sqft	9.75 sqm	مساحة الشرفة
Total Area	598 sqft	46.25 sqm	المساحة الكاملة



AL MAHRA RESIDENCE  
MASDAR CITY

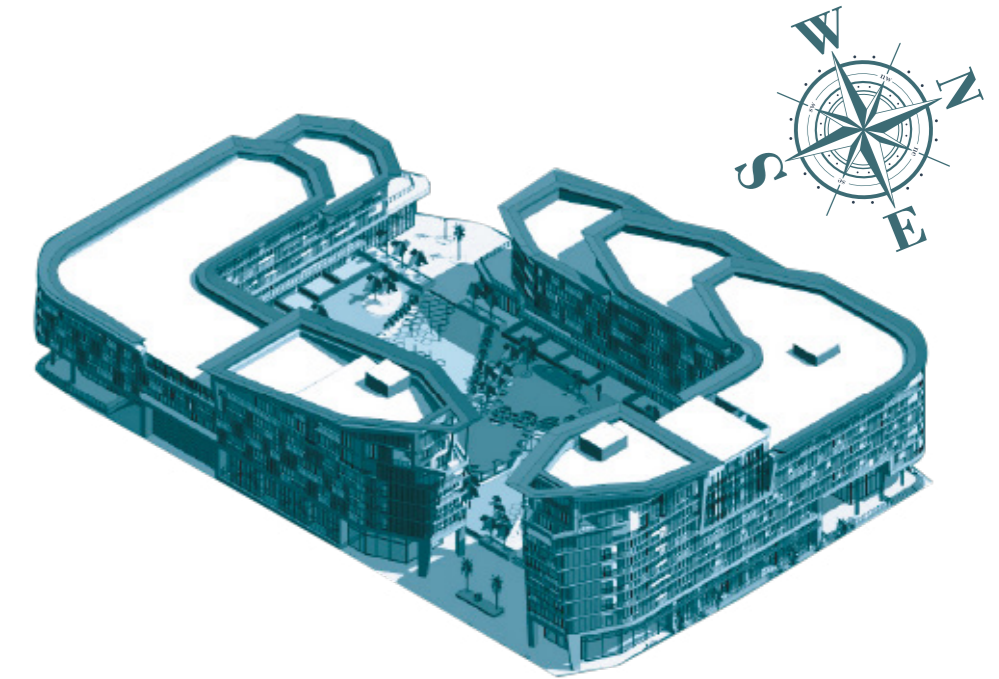
Disclaimer: Plans, Details And Unit Orientation Included Are Indicative Only And Are Subject to Change By the Developer At Its Sole Discretion Without Notice And/Or Liability.  
All Images Including Features, Finishes, Furnishings View and Scale Are Illustrative Only.

# ONE BEDROOM

1

## BEDROOM غرفة نوم

Apartment Area	641 sqft	59.5 sqm	مساحة الشقة
Balcony Area	82 sqft	7.6 sqm	مساحة الشرفة
Total Area	723 sqft	67.1 sqm	المساحة الكاملة



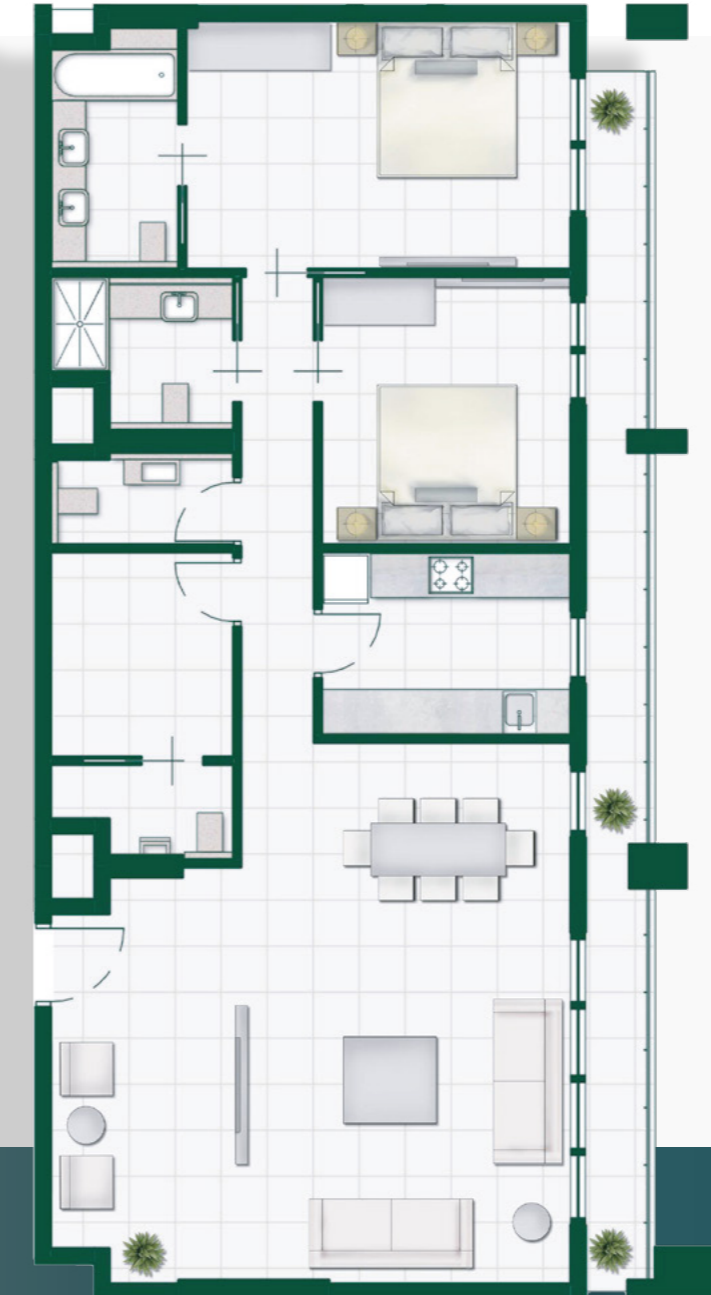
AL MAHRA RESIDENCE

MASDAR CITY

Disclaimer: Plans, Details And Unit Orientation Included Are Indicative Only And Are Subject To Change By the Developer At Its Sole Discretion Without Notice And/Or Liability.

All Images Including Features, Finishes, Furnishings View and Scale Are Illustrative Only.

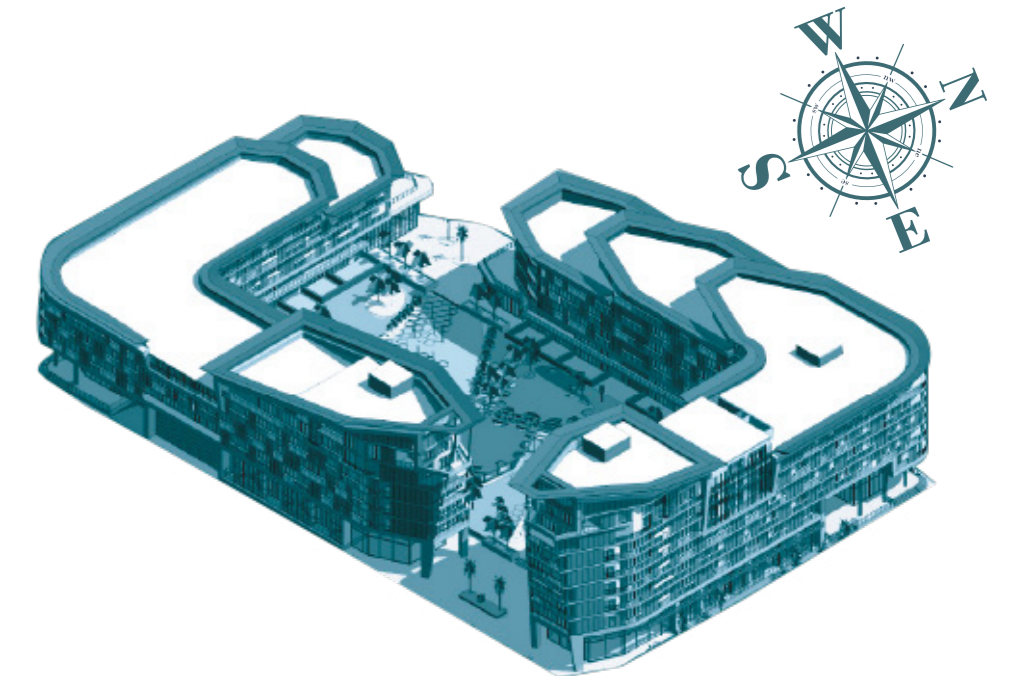
# TWO BEDROOM



2

## BEDROOM غرفة نوم

Apartment Area	1,111 sqft	103 sqm	مساحة الشقة
Balcony Area	197 sqft	18.3 sqm	مساحة الشرفة
Total Area	1,308 sqft	121.3 sqm	المساحة الكاملة



AL MAHRA RESIDENCE  
MASDAR CITY

Disclaimer: Plans, Details And Unit Orientation Included Are Indicative Only And Are Subject to Change By the Developer At Its Sole Discretion Without Notice And/Or Liability.  
All Images Including Features, Finishes, Furnishings View and Scale Are Illustrative Only.

# THREE BEDROOM



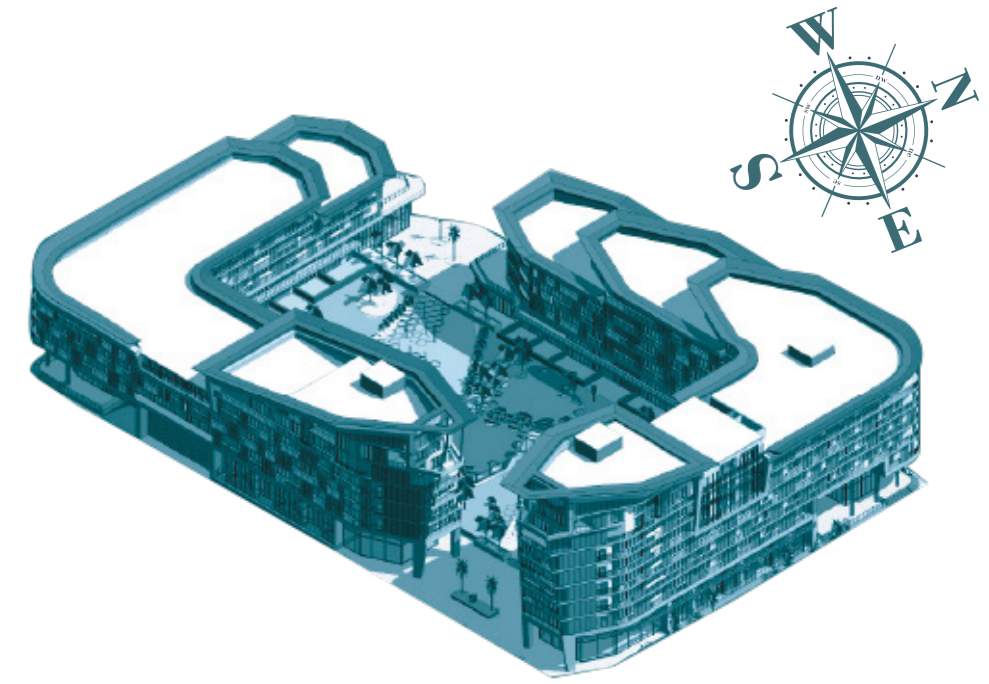
3

## BEDROOM DUPLEX

غرفة نوم  
دوبليكس

Apartment Area	1,779 sqft	165 sqm
Balcony Area	299 sqft	27.7 sqm
Total Area	2,078 sqft	192.7 sqm

مساحة الشقة  
مساحة الشرفة  
المساحة الكاملة



AL MAHRA RESIDENCE  
MASDAR CITY

Disclaimer: Plans, Details And Unit Orientation Included Are Indicative Only And Are Subject to Change By the Developer At Its Sole Discretion Without Notice And/Or Liability.  
All Images Including Features, Finishes, Furnishings View and Scale Are Illustrative Only.



☎ +971 2 888 2211 ✉ [sales@siadah.com](mailto:sales@siadah.com) 🌐 [www.siadah.com](http://www.siadah.com)

📍 Accelerator Building, Masdar City, Abu Dhabi - UAE