

PROJECT READING



Marsa Al Saadiyat - Aldar developer visualisation

Marsa Al Saadiyat

The coastal district.
The home within it.

Marsa Al Saadiyat

A new coastal district on Saadiyat Island. Explore the wider destination, then the Talay and Talay Beach villa collections within it.



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Coastline · ~8 km

Central park · 73,800 sqm

Promenade · 1 km

Talay homes · 4–6 bedrooms

Saadiyat's beaches, museums and established residential communities provide the setting. Marsa adds a new coastal district with its own marina, parks and planned social infrastructure. Talay and Talay Beach are villa collections within that destination, with different sizes and delivery milestones.

Choose the setting as well as the bedroom count.

The supplied Talay schedule puts the five-bedroom AED 2 million above the four-bedroom and adds 80 sqm of GSA. Talay Beach has its own plot and area schedule. Coastal and Horizon are illustrated architectural choices; the exact plot determines orientation and its relationship to the shoreline.

Underlying project references: 1 October 2026. PDF prepared 5 October 2026.

THE HOME AND THE INVESTMENT

Supplied pricing note received 22 September 2026 · floorplan GSA and average plots in square metres

Collection	Bedrooms	Avg plot sqm	GSA sqm	From AED	Approx USD
Talay	4	738	502	13.5M	3.68M
Talay	5	841	582	15.5M	4.22M
Talay	6	883	630	17.2M	4.68M
Talay Beach	4	736	506	TBA	TBA
Talay Beach	5	857	587	TBA	TBA
Talay Beach	6	860	634	TBA	TBA

GSA is the floorplan’s stated measure; it is not relabelled as built-up area. Starting prices are from the September supplied schedule. Talay Beach pricing has not been supplied. USD at AED 3.6725.

What changes the investment case

Marsa combines a new-home opportunity with Saadiyat’s established identity. Its planned infrastructure and amenities add to the destination over time; the specific villa still has to justify its price, outdoor space and surroundings at occupation.

Continue the reading

- [Complete Saadiyat Island study](#)
- [Saadiyat Island area guide](#)
- [Aldar developer guide](#)

Sources

- [Aldar · Marsa Al Saadiyat destination](#)
- [Aldar · Talay launch, 17 September 2026](#)