

HOMES OF SUBSTANCE



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MUNIR

The villa pays tribute to the name Munir, channeling the notion of enlightenment and illumination through its masterful manipulation of light.

The architecture becomes a canvas upon which the ever-changing interplay of radiance and shadow is choreographed, creating a captivating and thought-provoking spatial experience.

A total floor area of 934m², 6 bedrooms are spread over two levels and offers top-of-the-range features with refined, noble materials.

Saadiyat beach villa

Golf side view

Cultural District

1. Sheikh Zayed National Museum
2. Maritime Museum
3. Performing Art Center
4. Louvre Museum
5. Guggenheim Museum
6. Biennale Park & Pavillion
7. Natural History Museum
8. Abrahamic House
9. teamLab Phenomena

Entertainment

14. Saadiyat Beach
15. Saadiyat Beach Golf Club

Education

10. NYU
11. Berklee Abu Dhabi
12. American Community School of Abu Dhabi
13. Cranleigh Abu Dhabi



Saadiyat Island

Stands out for its concentration of world-class cultural attractions, commitment to sustainability, diversity of lifestyle and leisure offerings, and the sheer scale and ambition of the project.



Ground floor



First floor

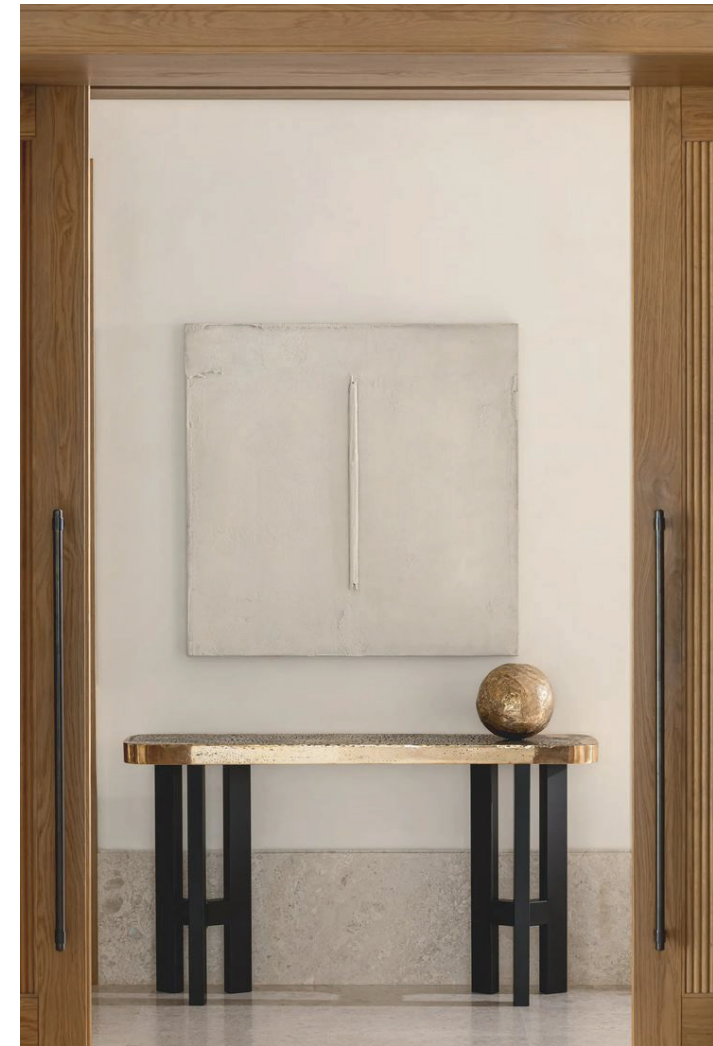




Originally built by TDIC (now part of Aldar), Saadiyat Beach Villas was the first villa community on Saadiyat. While older, the build quality is superior to more recent compounds, and the overall "Californian" look & feel of the community has been well preserved.

Munir has a prime location, facing the golf course, and surrounded with shopping centers, international schools and Saadiyat Island's renowned Cultural District.

Experience the pinnacle of beachfront living at Saadiyat Beach Villas, where luxury and convenience converge. Nestled in a prime location, these exquisite villas are just a short 5-minute drive from some of the world's most prestigious resorts, including the St. Regis, Park Hyatt, Rixos, and Jumeirah. Residents can indulge in an array of exclusive privileges, from membership-based access to private beaches and state-of-the-art fitness centers to rejuvenating spa treatments and gourmet dining at world-class restaurants. Saadiyat Beach Villas offer not just a home, but a lifestyle defined by elegance, tranquility, and unparalleled access to luxury.



Living and dining

The ground floor of the property features a spacious living room that seamlessly flows into an open-concept kitchen, perfect for entertaining and family gatherings.

For more formal or private occasions, a grand majlis provides a refined space for hosting guests, while a private guest suite ensures comfort and privacy for visitors.

The property also includes a back-of-house kitchen, as well as separate quarters for staff and drivers.

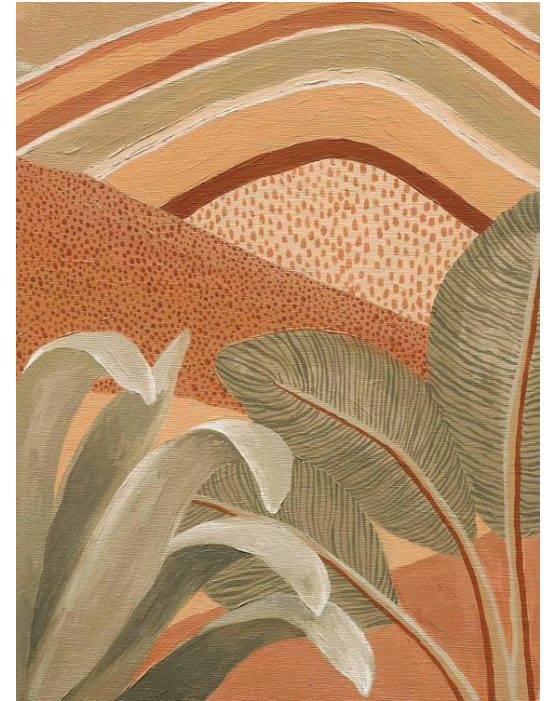




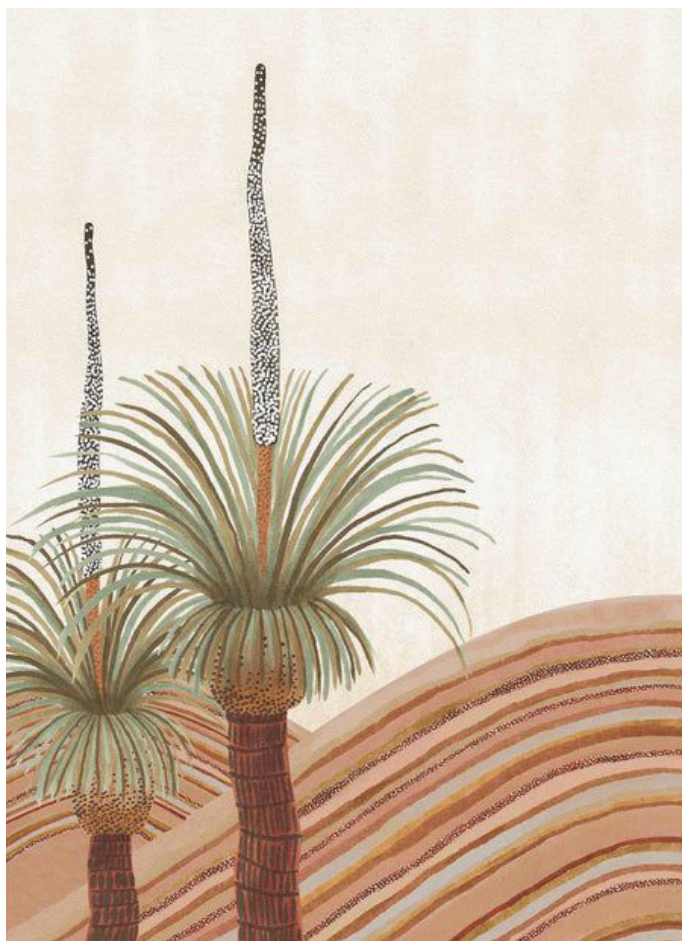






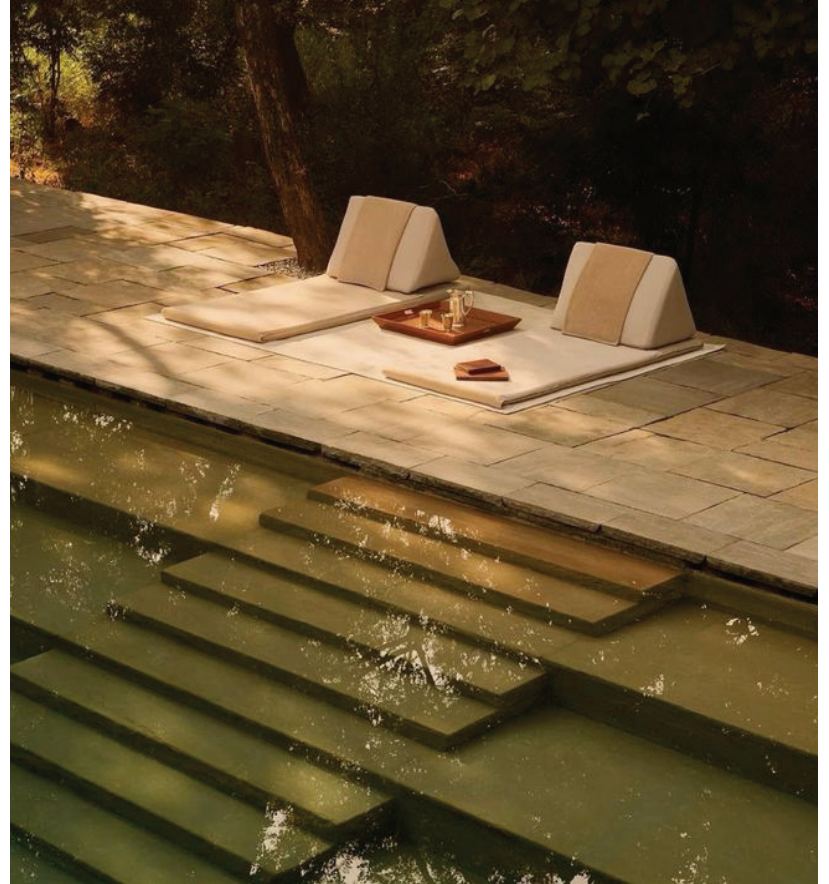


The kitchen



The outdoors

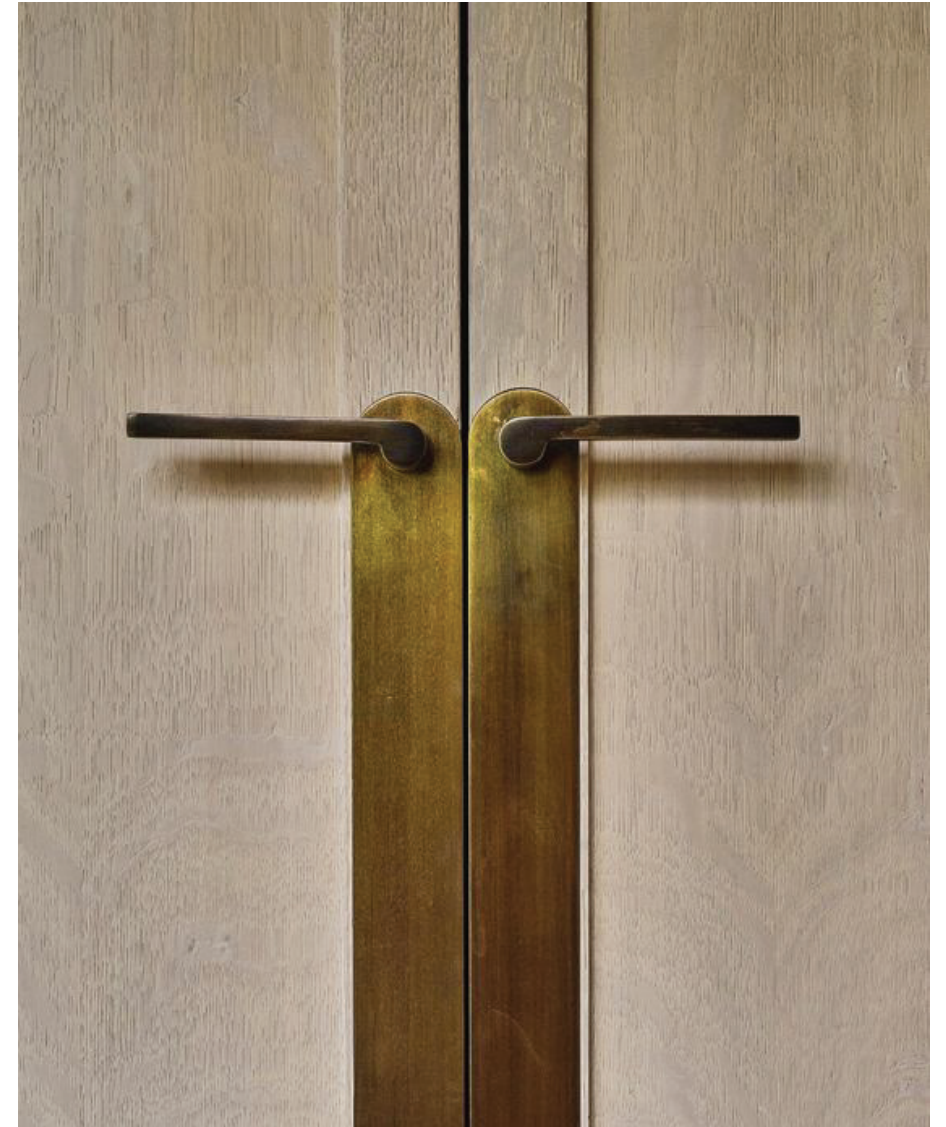
An exercise in preserving intimacy and privacy, this home is nestled within an extensive, dense landscape. The pool area features a sunken lounge with a fire pit, as well as a wellness and home office pavilion that includes a sauna, massage room, and fitness room.



The bedrooms

The villa features six luxurious bedrooms, each thoughtfully designed with its own en-suite bathroom and expansive dressing room. One of the bedrooms is conveniently located on the ground floor, offering privacy and accessibility.

The remaining five bedrooms are situated on the first floor, each providing a private sanctuary with ample space and refined finishes. This layout ensures that every resident enjoys both comfort and exclusivity in their personal living space.





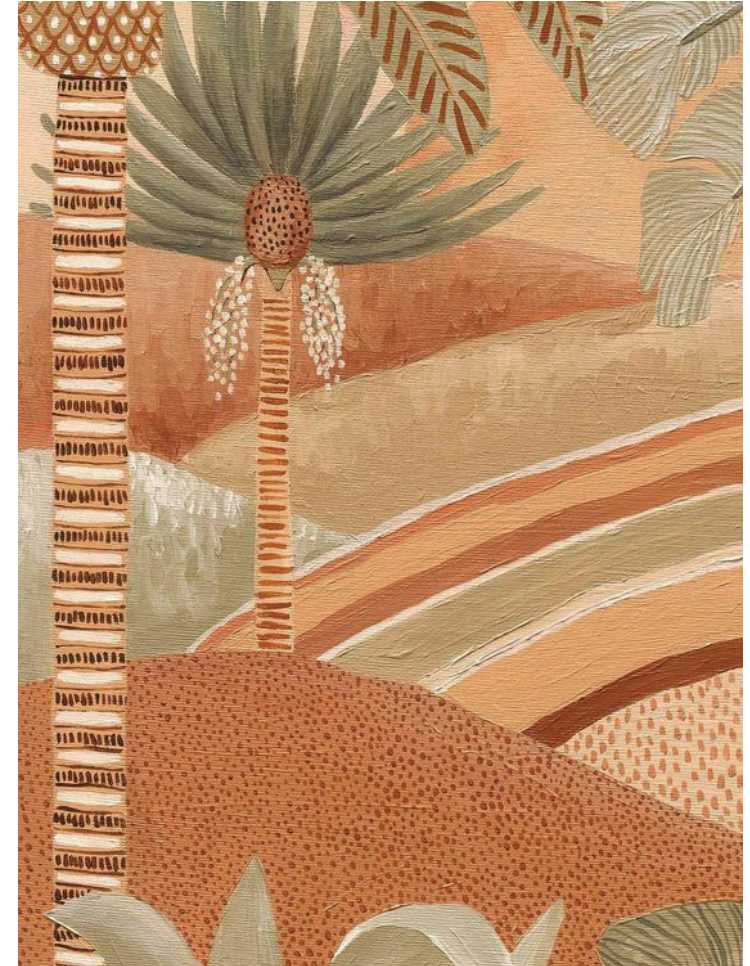
The master

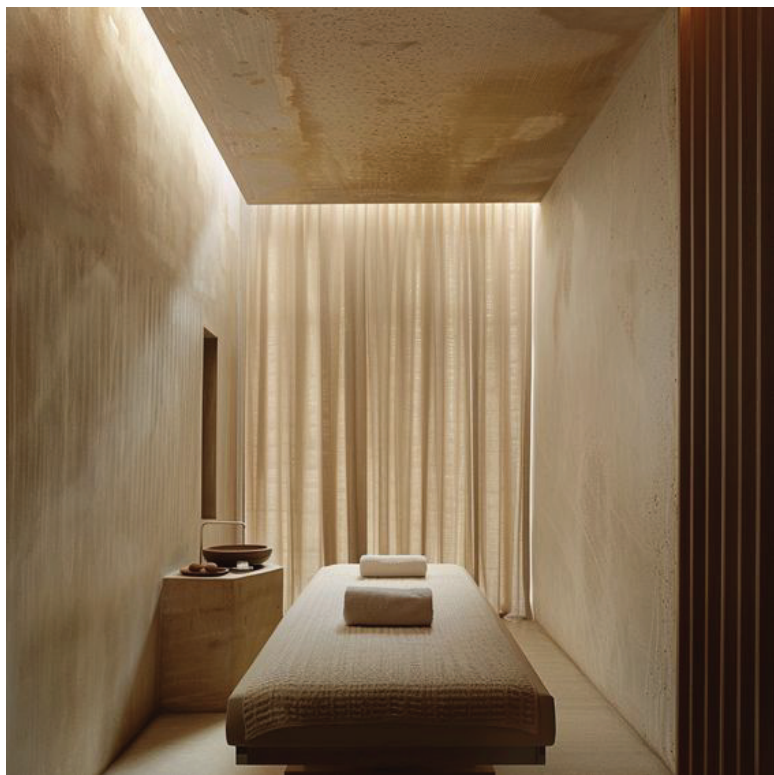


The master bathroom

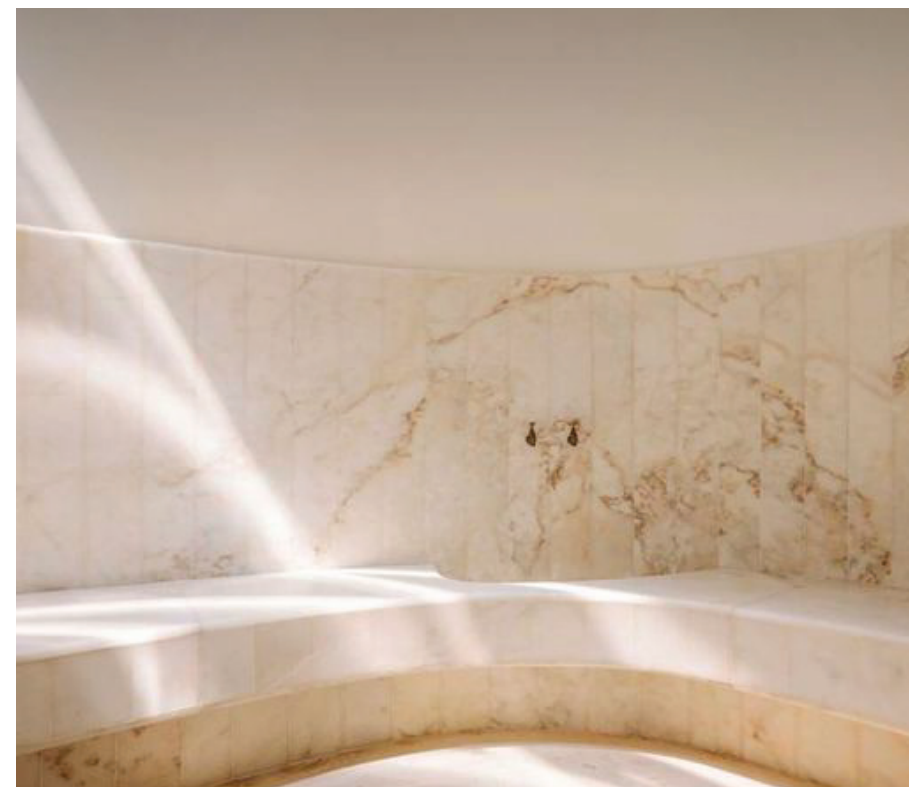
Wellness

A separated pavilion features a fitness room, a massage room, a sauna, a bathroom and an office that can be isolated, with spectacular views on the pool and the golf course.





The spa





The gym

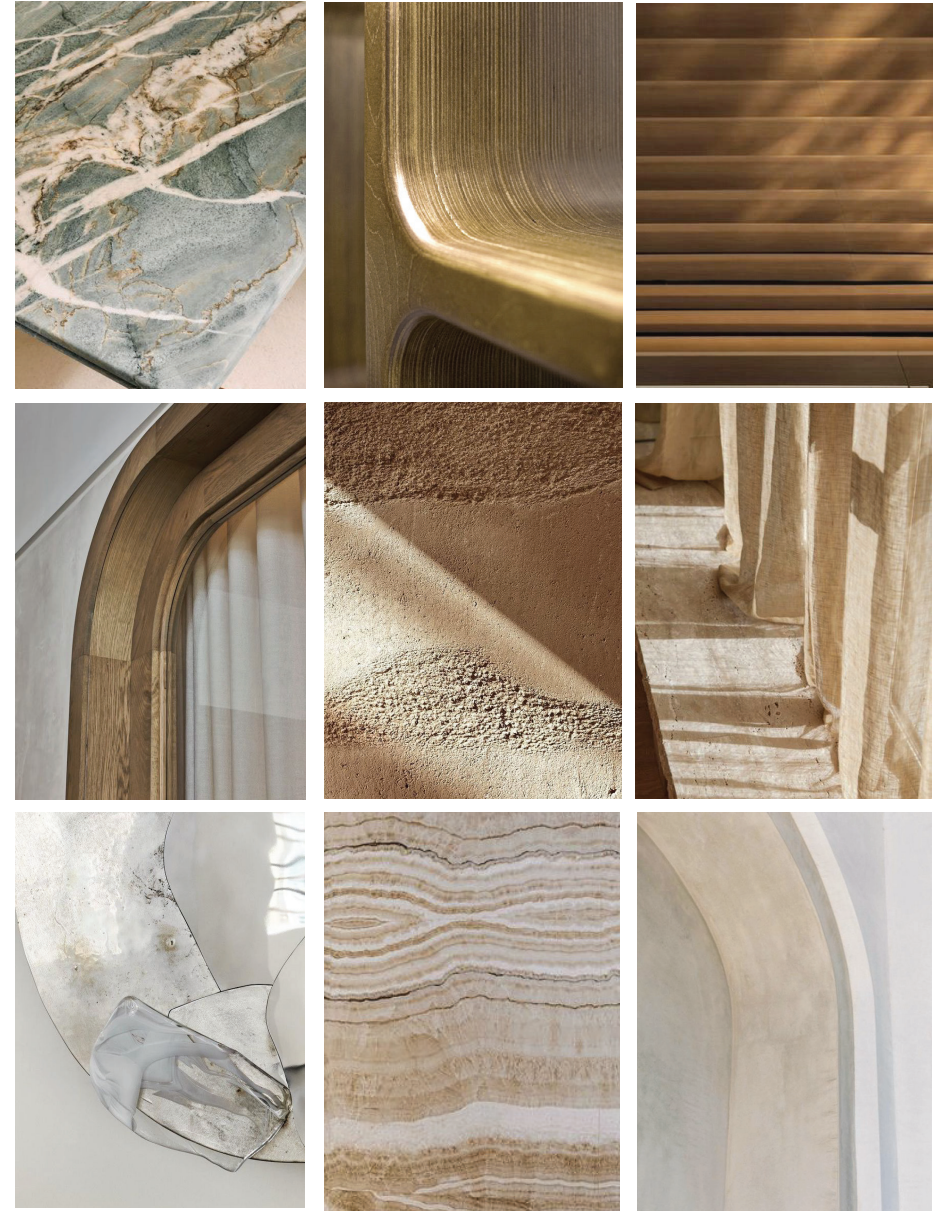


The office

Materiality

With sculptural rigour and unassuming intimacy, Munir showcases a testament to noble and soulful materiality. Carefully selected teak, travertine, marble, brass and linen, harmoniously complement the space, exuding a timeless and lasting quality

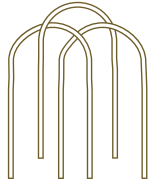
This carefully curated material palette reflects a deep respect for craftsmanship and a commitment to enduring design. The space embodies a refined sensibility, promising to remain a sanctuary of tranquility and beauty for years to come.





Saadiyat beach villa

Street side view



MUNIR

FOR MORE INFORMATION

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