



SAAS  
HEIGHTS

DESIGNED FOR HARMONY. BUILT FOR LIFE

SAAS HEIGHTS

A WATERFRONT HAVEN.



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# DESIGNED FOR DISTINCTION. MADE FOR YOU.

With a legacy of delivering exceptional luxury living, SAAS Properties has consistently set the standard for elegance and quality in the UAE.

We are proud to highlight our prestigious portfolio, which includes all of our Abu Dhabi projects, including our flagship One Reem Island, Reem Five, Reem Nine, Reem Eight, and Reem Eleven.



# LUXURY REDEFINED UNMATCHED SEA VIEW LIVING

Experience the pinnacle of opulence and exclusivity at SAAS Heights, where every residence is a masterpiece, and every view is a breathtaking canvas of the sea.

Ideally located in the heart of Al Reem Island, Abu Dhabi, SAAS Heights offers an exclusive collection of sea-view residences, meticulously designed to embody the ultimate in luxury, privacy, and sophistication. With only five residences per floor, this prestigious address guarantees an unparalleled sense of exclusivity. The development features two iconic towers, connected by an exclusive bridge, redefining elevated coastal living. Designed for discerning residents, SAAS Heights offers resort-style amenities, pristine waterfront views, and seamless access to retail, entertainment, education, and wellness facilities, all just fifteen minutes from Downtown Abu Dhabi.

Here, every sunrise and sunset paints a masterpiece, inviting you to embrace the allure of seafront living. Whether you're unwinding on pristine sands, taking a refreshing dip in the azure waters, or simply basking in the warm glow of the sun, SAAS Heights ensures that every day feels like a vacation.



# PRIME LOCATION HIGHLIGHTS

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HEIGHTS

AL DANA STREET

AL REEMA STREET

AL OUD STREET



**5 Mins**

CLEVELAND CLINIC



**3 Mins**

SORBONNE UNIVERSITY



**5 Mins**

GALLERIA MALL



**4 Mins**

REPTON SCHOOL



**20 Mins**

INTERNATIONAL AIRPORT



**7 Mins**

REEM MALL

# CRAFTED FOR COMFORT, DESIGNED FOR LIFE

No matter your lifestyle or family size, the exquisite residences at SAAS Heights offer the perfect blend of luxury, convenience, and privacy. With only five residences per floor, each boasting full sea views, every home enjoys an unparalleled sense of space and tranquillity. Each tower is home to 134 units, connected by an exclusive bridge. In addition, each tower features three elegant two bedroom duplex residences and a magnificent four bedroom penthouse with an 8x4-meter private pool, BBQ area, Jacuzzi, outdoor sauna, ice tank, outdoor gym, and outdoor staircase.



# UNIT MIX

- ONE BEDROOM APARTMENTS
- TWO BEDROOM APARTMENTS
- THREE BEDROOM APARTMENTS
- DUPLEX RESIDENCES
- PENTHOUSE



Escape the city's hustle and immerse yourself in the refreshing scent of the sea. SAAS Heights offers the perfect balance of urban energy and coastal tranquility. Discover a world of resort-style amenities that elevate your everyday living.



# WHERE CRAFTSMANSHIP MEETS TIMELESS SOPHISTICATION

Indulge in the finest craftsmanship, with interiors adorned with exceptional furnishings. Every detail speaks of sophistication, blending timeless design with unparalleled functionality.





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# PIONEERING WELLNESS WITH VORTEX BIOTECH TECHNOLOGY

Experience unparalleled air quality and a healthier living environment with Vortex Biotech's groundbreaking VLED technology. The first of its kind in the world, it inactivates viruses, bacteria, and mold, ensuring optimal wellness for you and your loved ones.



# WALLS OF GLASS, INFINITE VIEWS

Floor-to-ceiling glass windows encased in sleek European aluminum frames redefine the concept of luxury. With a ceiling height of 3.2 meters, these expansive windows offer uninterrupted panoramic views and effortlessly blend indoor and outdoor living in perfect harmony.



# A KITCHEN BEYOND COMPARE

Experience a state-of-the-art kitchen equipped with premium appliances and a versatile multifunction sink, perfectly designed to cater to the needs of culinary enthusiasts and modern lifestyles.





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# TIMELESS ELEGANCE UNDERFOOT

Immerse yourself in the warmth of wooden-effect flooring, combining the beauty of natural wood with durability and ease of maintenance.



# WHERE TECHNOLOGY MEETS SOPHISTICATION

Transform your lifestyle with a fully integrated smart home system. From climate control to lighting, and safety features such as water and gas leak detectors, every detail is designed for ultimate convenience and peace of mind.

Experience the future of home living with smart water heaters that optimize energy usage and ensure the perfect temperature every time. Elevate your home's efficiency and comfort with seamless automation that adapts to your needs.



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# THE SKYWALK OF PRESTIGE

A striking architectural masterpiece, the bridge connecting the two buildings offers more than convenience - it's a symbol of innovation and elegance, providing a breathtaking walkway with panoramic views.



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# EFFORTLESS LUXURY AT YOUR SERVICE

Enjoy the exclusivity of dedicated concierge and valet services, ensuring that your every need is met with impeccable care and attention to detail.



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# POOLS DESIGNED FOR EVERY DESIRE

Dive into a meticulously designed indoor pool that caters to every mood, from serene relaxation to invigorating swims.



# LUXURY FLOWS HERE

For those who prefer the open air, our stunning outdoor pools invite you to swim beneath blue skies, surrounded by nature.



# A 500M<sup>2</sup> WELLNESS HAVEN

Step into a world-class mixed gym spanning 500 square meters, offering cutting-edge equipment and ample space for a superior fitness experience.



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# A SANCTUARY OF SERENITY

Unwind in the sauna and steam rooms, paired with a luxurious Jacuzzi, a perfect spa-like experience that restores and relaxes.



# A RETREAT FOR MIND AND BODY

Find your inner balance in the serene yoga and stretching spaces, designed to inspire mindfulness and promote holistic well-being.



# TAILORED FITNESS FOR EVERY RESIDENT

For those seeking privacy and comfort, enjoy the flexibility of an exclusive ladies-only fitness center, thoughtfully designed to cater to diverse lifestyles and preferences.



# CELEBRATE IN GRAND STYLE

The elegant event hall is the perfect venue designed to accommodate a range of celebrations and gatherings, with versatile spaces designed to leave a lasting impression.



# CULINARY CONNECTIONS AWAIT

The community kitchen offers a sophisticated space for residents to connect over shared culinary experiences, fostering a sense of belonging and collaboration.



# THE ART OF PRIVATE ENTERTAINMENT

Experience the magic of cinema in an opulent private theater, equipped with cutting-edge technology and plush seating for an unparalleled entertainment experience.



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# PLAY, RELAX, REPEAT

The gaming zone combines entertainment and leisure with the latest consoles and games, creating the ultimate fun escape for all ages.



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# A LOUNGE WORTHY OF PRESTIGE

Immerse yourself in the refined elegance of the lounge, a space thoughtfully curated for moments of relaxation and meaningful conversations.



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# BOARDROOM PRECISION, HOME CONVENIENCE

The professional meeting room offers a seamless blend of sophistication and utility, ideal for brainstorming sessions and business discussions in the comfort of your home.



# A WORLD OF WONDER FOR LITTLE ONES

The children's area is a vibrant, interactive space, designed to spark imagination and keep young minds engaged in a safe and secure environment.

