Talay buyer summary

Prepared by Knownable. Sources reviewed 14 October 2026.

Aldar’s first residential community at Marsa Al Saadiyat, with 351 standalone villas.

Talay and Talay Beach are separate villa collections. The official brochure gives gross saleable area and average plot area separately.

Bedrooms: 4 to 6

Published sizes: Talay: 502 to 630 m² GSA

Starting price: AED 13.5 million

Published starting price; current quotation not available.

Payment plan: 50/50

Handover: Date unresolved

The listing gives Q4 2029 for Talay and Q4 2030 for Talay Beach, but also uses Q4 2030 in its headline. The developer announcement does not resolve this.

Talay villa: 4 bedrooms; 502 m²; average plot 736 m²

Talay villa: 5 bedrooms; 582 m²; average plot 841 m²

Talay villa: 6 bedrooms; 630 m²; average plot 883 m²

Talay Beach villa: 4 bedrooms; 506 m²; average plot 736 m²

Talay Beach villa: 5 bedrooms; 587 m²; average plot 857 m²

Talay Beach villa: 6 bedrooms; 634 m²; average plot 860 m²

Location

Talay sits within Marsa Al Saadiyat. Aldar presents Talay and Talay Beach as separate gated villa communities; Talay Beach is positioned closer to the beach.

Current quotation and charges: Obtain the selected property's dated quotation, payment calendar, service charges and contractual documents.

Before buying

Obtain the selected unit or plot drawing, dated quotation, area definitions, payment calendar, service charges and contractual delivery obligations. Current inventory and construction progress are not independently confirmed.

Sources

Aldar project information, checked 14 October 2026

Talay official brochure

Talay project information

Original launch announcement

Interactive Talay tour