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HOTELS & RESORTS

BVLGARI HOTELS & RESORTS TO OPEN A NEW RESORT WITH 90 PRIVATE MANSIONS IN ABU DHABI IN 2030 IN PARTNERSHIP WITH EAGLE HILLS



About the Partnership

Eagle Hills, an Abu Dhabi-based private real estate development company, serves as estate owner and project partner. Founded by Mr. Mohamed Alabbar, whose 30-year career has brought to life some of the world's most iconic landmarks and lifestyle destinations, Eagle Hills has extended its operations in over 18 countries, with dynamic developments in Eastern Europe as well as transformative projects throughout Africa. Famous for building communities that transform and enrich the livelihoods of its residents globally, Eagle Hills now proudly brings its knowledge and expertise home once again to Abu Dhabi for this momentous partnership.

About the Development

Bulgari Resort & Mansions Abu Dhabi will be nestled on a private island, characterized by its horseshoe-shape, and offering breathtaking views of the open sea, a sunset view on one side, and the majestic Presidential Palace and city skyline on the other.

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The project will include a resort featuring 60 elegantly designed rooms and suites, along with 30 villas, each offering spectacular views of the sea, city, or tranquil coves, as well as 90 exceptional residential units of different sizes and with unique characteristics, paired with meticulously curated landscaping that offer an unparalleled blend of Italian elegance and Arabian heritage.

Bulgari Resort & Mansions Abu Dhabi will be a unique beachfront sanctuary in the heart of the Middle East in Abu Dhabi, redefining the urban landscape. The ultimate luxury retreat will extend Abu Dhabi's iconic corniche and will be accessible via a purpose-built bridge or by sea, ensuring a seamless arrival experience and enhancing its secluded and exclusive character.

Designed as a seaside haven, it will feature marine activities and water sports, allowing esteemed patrons to explore some of the region's most pristine beaches and islands. The Emirate's flourishing art scene, prestigious institutions, and natural beauty provide an inspiring backdrop for this extraordinary project.

The construction and design project of the resort, which will be compliant with the best sustainability practices, will be curated by the Milanese architectural firm ACPV ARCHITECTS Antonio Citterio Patricia Viel. A vision shaped by Abu Dhabi's rich cultural tapestry, the architecture will embody a symbolic metaphor of glass and gold emerging from the sand— with the interplay of materials and forms that reflect the emirate's unique identity and heritage of craftsmanship and luxury.

The landscape design, entrusted to the Milanese firm LAND SRL, will feature a visionary landscape—crafted with precision, inspired by culture, and immersed in nature. Spanning across the private island, the design will be a living canvas—where lush gardens, and crafted forms converge in harmony, each element shaped to reflect the essence of luxury. The landscape will transition from the sculptural to the organic, from varied geometries to soft natural forms, echoing both Italian artistry and Arabian tradition. More than a setting, it will be a living, breathing experience—where tranquillity meets vibrancy, elegance meets identity, and every detail reflects a commitment to beauty, meaning, and a sense of place.

About the Resort

The Resort will comprise a main building that features 60 guest rooms on various floor levels, including 2 Bulgari Suites and a Bulgari Penthouse, and 30 distinct beachside villas, each with a private pool. The five-bedroom, approx. 1,500 sqm Bulgari Villa, set within its own private park that leads to its private beach with a 25-meters pool, will be the cornerstone of what will become the new class of worldwide luxury hospitality.

An extensive range of luxury facilities for wellness, recreation, entertainment, and dining will be available throughout the entire destination to ensure a rich lifestyle experience to the guests.

The main building will feature Bulgari's signature *Il Caffè*, the casual Italian restaurant, Bulgari *Dolci* boutique, offering renowned 'chocolate gem' creations and Italian pastries and *La Galleria*, the Resort's concept store that offer a wide selection of items from hand-picked local and international designers.

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The destination will feature an exquisite, purpose-built Bvlgari Spa, spanning across 2,000 sqm within the hotel premises and offering world class and state of the art wellness amenities. The spa will feature a 25-meter-long lap pool, a 1,000 sqm fitness center, and an outdoor deck studded with mesmerising views of the sea. Streaming through the center of the hotel, a landscaped sanctuary will pay an ode to the region's historical mastery of conservation and craftsmanship.

Other signature outlets across the resort will include *Il Ristorante - Niko Romito*, serving contemporary Italian cuisine and curated by Italian 3 Michelin-star chef Niko Romito, the intimate and exclusive Japanese dining concept *Hōseki*, a refined Turkish restaurant offering a suite of mediterranean flavours, *La Spiaggia* restaurant, and the spirited *Bvlgari Bar*. Additionally, the resort will also be a base to a state-of-the-art Yacht Club, featuring its own private beach, exclusive membership program, and a 40-berth marina that will accommodate the docking needs of the island's residents. The Yacht Club will serve as the starting point of extensive water sports and a rich variety of local area experiences, including unparalleled sea excursions. Situated on the city-side, a Ballroom dedicated to events and banqueting will complete the guest experience.

About the Mansions

The residential component of the project, entrusted to leading global architects and design studios SAOTA, AEDAS Architects, BMA Studio Architects and interior design specialist STRANG (Miami Based), will include 90 private residences, comprising Mansions and Estates, whose sizes will range between 3,660 and 7,120 sqm. All Mansions and Estates will feature direct beach frontage, floor-to-ceiling windows, expansive terraces, and serene gardens offering spectacular views of the sea, city, or private cove, with a design blending contemporary international architecture with local influences.

Ranging from six to eight bedrooms — each fully en-suite — the residences are configured over multiple levels, including a private basement and a rooftop terrace with its own lounge, dining & kitchenette. They offer a rare degree of flexibility to suit a range of lifestyles, with adaptable rooms that can serve as a study, a majlis, or additional living spaces. The largest Estates are complemented by a standalone guest house and a dedicated wellness pavilion.

What further distinguishes the residences is their setting within the wider destination: owners are moments from the Bvlgari Spa, the resort's signature restaurants — including *Il Ristorante - Niko Romito* — and the Yacht Club and its private marina. Occupying a private island reached by a purpose-built bridge or by sea, every residence faces the water, with sunset views on one side and the Presidential Palace and city skyline on the other — a rare balance of seclusion and proximity to central Abu Dhabi.

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Silvio Ursini, Bvlgari Group Executive Vice President, commented: *"Bvlgari Resort & Mansions Abu Dhabi represents a significant addition to the Bvlgari Hotels & Resorts collection. This project embodies Bvlgari's distinctive elegance and craftsmanship, bringing its unique blend of Italian sophistication and modern luxury to one of the world's most remarkable destinations. In partnership with Eagle Hills, we are confident this landmark project will set a new milestone in Haute Hospitality and unparalleled residential experience, enriching Abu Dhabi's unique cultural identity with a fusion of heritage and contemporary design."*

Mohamed Alabbar, Founder and Chairman of Eagle Hills commented: *"Abu Dhabi has always stood for vision and grace. This partnership with Bvlgari reaffirms our commitment to placing the Emirate at the epicenter of luxury living — where exceptional design, exclusivity, and Arabian soul converge."*

Patricia Viel, CEO of ACPV ARCHITECTS the architectural firm responsible for the design of Bvlgari Resort & Mansions Abu Dhabi said: *"The project captures the best aspects of its location—secluded and immersed in nature and the sea—while remaining within easy reach of central Abu Dhabi. Life on the island is enriched by a diverse landscape, carefully designed environments, and sweeping views of both the sea and the city. The Bvlgari Resort & Mansions offers a thoughtfully curated setting that fosters a strong sense of place. The interplay of architecture, natural surroundings, and exceptional amenities creates a distinctive and refined living environment."*

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For further information, please follow this link to the official website:
https://www.bulgarihotels.com/en_US/abu-dhabi

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About Bvlgari Hotels & Resorts

Unique locations in harmony with the surrounding areas, the blend of traditional design with dramatic contemporary Italian architecture by the architectural firm ACPV Architects Antonio Citterio Patricia Viel and superior service crafted with the same attention to quality that has always distinguished Bvlgari creations. These are the key elements that characterize the Bvlgari Hotels & Resorts collection.

For all the hotels, the approach is the same: the design of the interiors is strongly rooted in the traditions of the place, and careful attention is paid to every detail in a tribute to absolute luxury. The Bvlgari Hotels & Resorts collection features the distinctive, bold Italian style typical of Bvlgari, reflected in its unique design, its contemporary Italian cuisine, and its lavish spas. It conveys the excitement of the Bvlgari brand, its timeless glamour, and its magnificent Italian jewelry heritage. Bvlgari Hotels & Resorts collection includes properties in Milan, London, Bali, Beijing, Dubai, Shanghai, Paris and the recently added ones in Rome and Tokyo.

Five additional hotels and resorts are coming soon to the Maldives, Bodrum, Miami, Cave Cay and Abu Dhabi between 2027 and 2030.

About Bvlgari

Part of the LVMH Group, Bvlgari was founded in the heart of Rome in 1884. Over the decades, the Brand has established a worldwide reputation as magnificent Roman High Jeweler and icon of Italian art of living thanks to its exquisite craftsmanship, visionary design and audacious color combinations. Through a pioneering vision intrinsic in the brand's DNA since its founding, the company's international success has evolved into a global and diversified luxury purveyor of products and services, ranging from fine jewels and high-end watches to accessories and perfumes, and featuring an extended network of boutiques and hotels in the world's most exclusive shopping areas. Demonstrated through its numerous philanthropic partnerships, Bvlgari deeply believes in innovating the present for a sustainable future through its commitment to Social & Environmental Responsibility and giving back – to nature and to the community.

About Eagle Hills:

Eagle Hills was founded by Mr. Mohamed Alabbar, who is also recognized as the founder of Emaar Properties.

The company specializes in large-scale urban development, regeneration, and mixed-use destinations. Eagle Hills focuses on the planning and delivery of integrated city hubs and flagship developments that support economic diversification, job creation, and long-term urban sustainability. Our portfolio includes developments and operations in: United Arab Emirates, Serbia, Jordan, Morocco, Albania, Croatia, Italy, Latvia, Ethiopia, Bahrain, Egypt, Oman, and Georgia. Eagle Hills manages 38 hotels across 6 countries, with a strong pipeline of new openings in additional markets and leverages cutting-edge technologies and smart innovations to create sustainable communities designed for future generations.