

MAMSHA GARDENS

SAADIYAT ISLAND





DISCLAIMER:

SCREENSHOTS ARE NOT ALLOWED TO BE TAKEN OR
SHARED. KINDLY COMPLY.

LOCATION MAP



Located in Saadiyat Cultural District, Saadiyat Island



Close to Zayed National Museum



Close to Soul Beach and Mamsha promenade



MAMSHA GARDENS

SAADIYAT ISLAND

GUGGENHEIM
ABU DHABI

MAMSHA
SAADIYAT AL SAADIYAT
GROVE

LOUVRE ABU DHABI

ZAYED NATIONAL
MUSEUM

CULTURAL
DISTRICT

MANARAT AL SAADIYAT

SAADIYAT ISLAND

SAADIYAT BEACH GOLF CLUB

SAADIYAT BEACH
CLUB

NYU ABU DHABI

MARINA
DISTRICT

THE BRIDGES

AL MARYAH
ISLAND

REEM CENTRAL PARK

MEERA

THE GATE &
ARC TOWERS

REEM ISLAND

SARAYA

BURJ
MOHAMMED
BIN RASHID

WORLD
TRADE CENTER

KHALIDIYA

SAADIYAT CULTURAL DISTRICT

THE HEART OF CULTURE

01



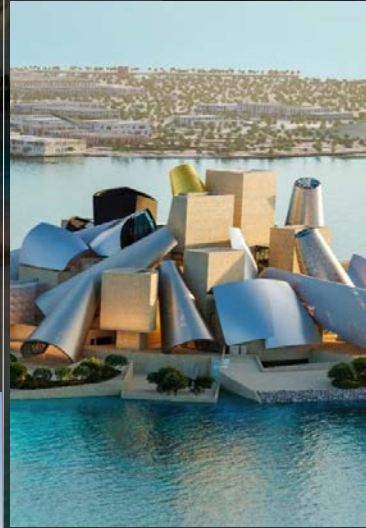
LOUVRE
ABU DHABI

02

ZAYED NATIONAL
MUSEUM



03



GUGGENHEIM
ABU DHABI

04

THE ABRAHAMIC
FAMILY HOUSE



05



NATURAL
HISTORY MUSEUM
ABU DHABI

06

TEAMLAB PHENOMENA
ABU DHABI





MAMSHA GARDENS

SAADIYAT ISLAND

SAADIYAT ISLAND ON NATURE'S FAVOURED ISLAND

An ever-evolving, ever-invigorating destination at the heart of the island, Saadiyat Grove makes art and culture a part of life. Interactive artworks and digital murals surround you, while exquisite style is reflected through every window.

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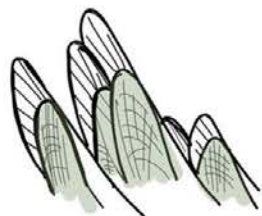
KEY VIEWS



MAMSHA BEACH



GUGGENHEIM ABU DHABI



SHEIKH ZAYED MUSEUM



MAMSHA GARDENS

SAADIYAT ISLAND

Nature-inspired resort-style living at the centre of Saadiyat's cultural scene. Mamsha Gardens offers tranquil 1 to -3 bed apartments and townhouses.

Minutes away from Soul Beach and iconic landmarks like Louvre Abu Dhabi, Zayed National Museum, and the upcoming Guggenheim Abu Dhabi.



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493 TRANQUIL UNITS

TYPES OF UNITS

1 to 3- bed apartments
and townhouses.

NO. OF UNITS

480 apartments
13 townhouses

STATUS

Available for sale

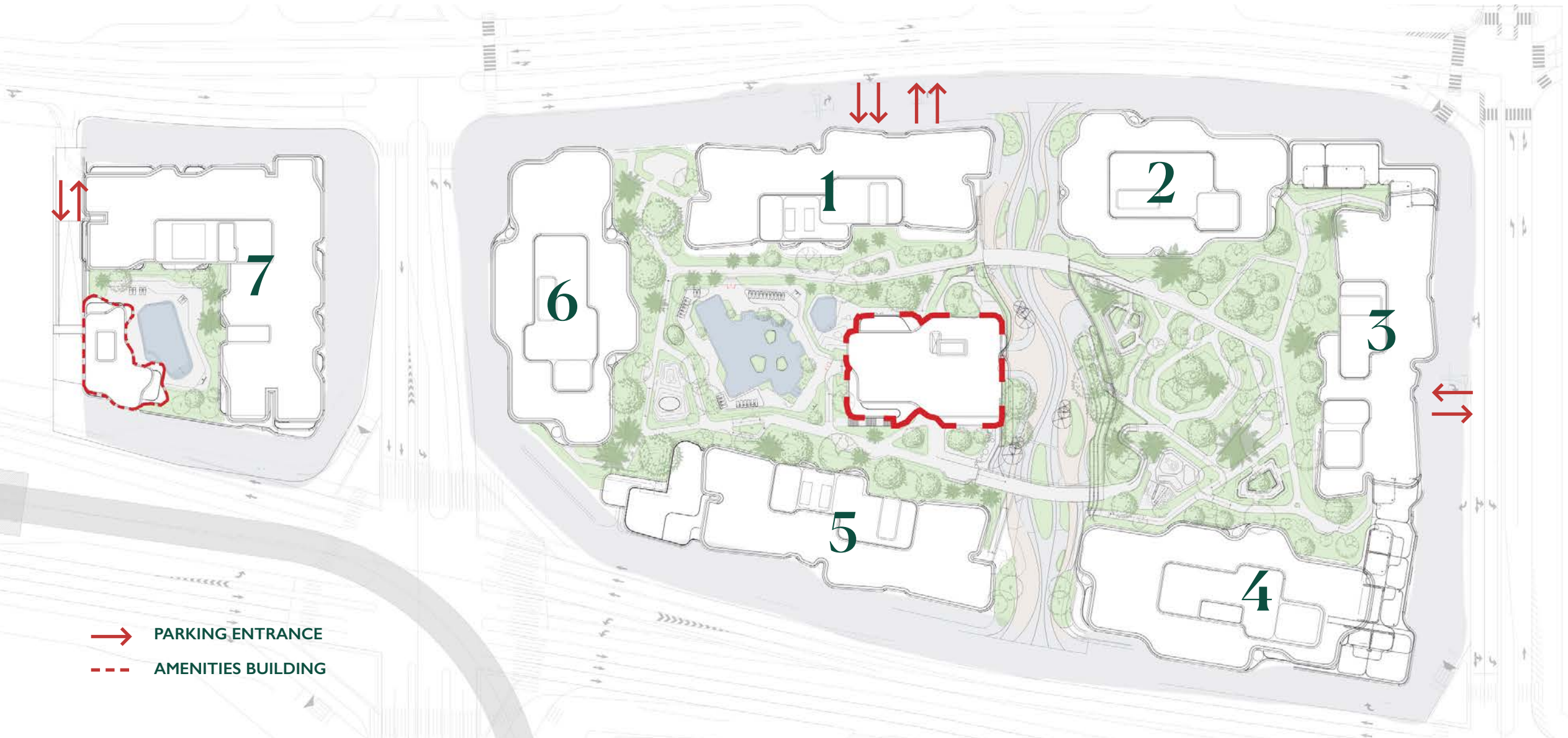
HANDOVER

Expected completion Q2, 2028

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AMENITIES BUILDING



AMENITIES



Coworking space

Outdoor workspace / classrooms

Cinema

Lounge

Meditation spaces

Lobby and Concierge services

Gym

Adults and kids swimming pools

Kids Club

Multi-purpose room with service pantry and garden

Podium garden with seating, kids' play areas, and wall climbing

Roof gardens with seating and lawn (buildings 5 and 7 only)

SERVICES

PERSONAL SERVICES

Housekeeping

Laundry

Pet sitting

Cooking

Rental Management

Spa Services

Barber

Salon

COMMUNITY SERVICES

Fitness classes

Swimming classes

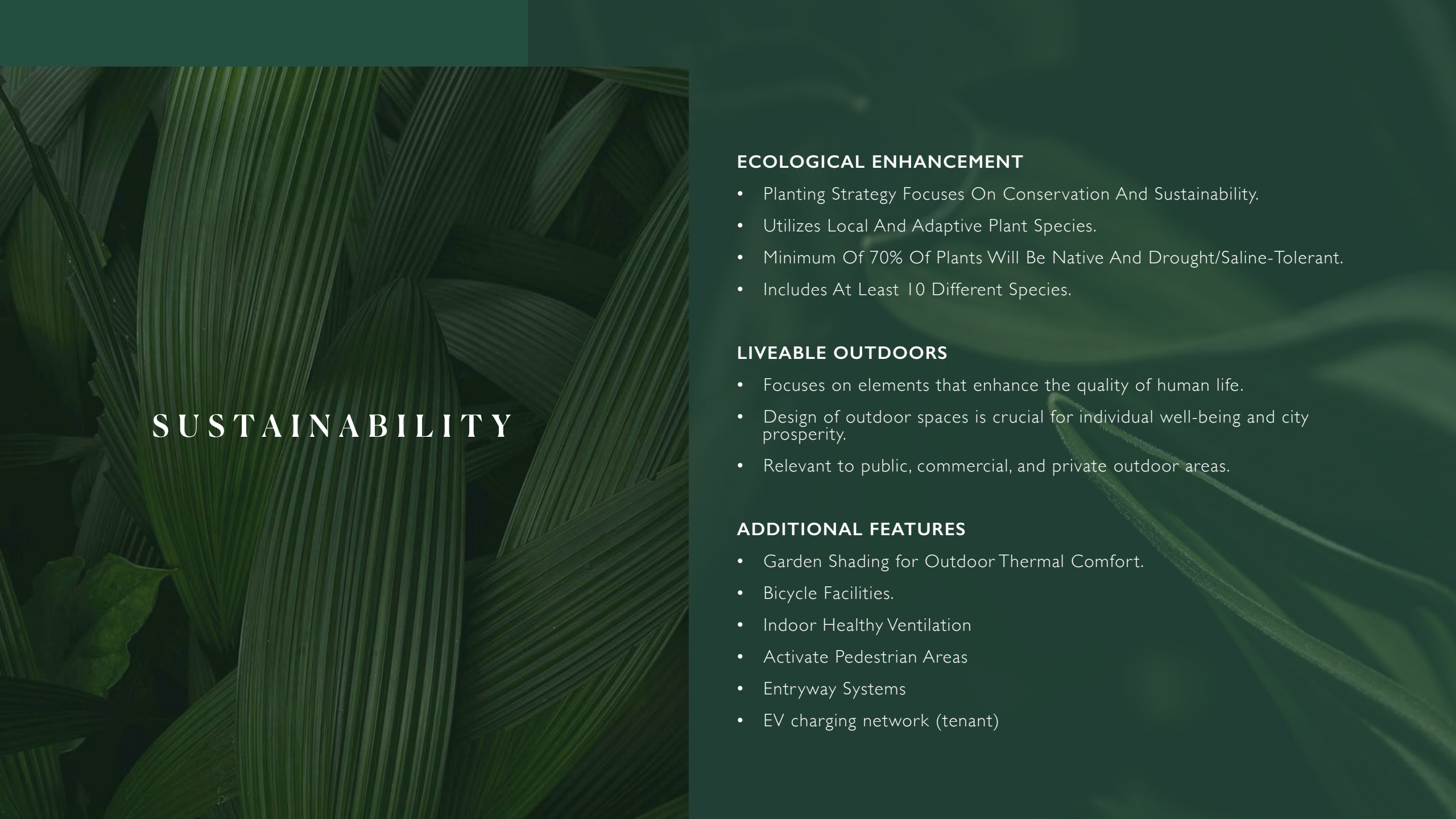
Pool Services

Valet

Concierge

*Some of the services are subject to additional payment.





SUSTAINABILITY

ECOLOGICAL ENHANCEMENT

- Planting Strategy Focuses On Conservation And Sustainability.
- Utilizes Local And Adaptive Plant Species.
- Minimum Of 70% Of Plants Will Be Native And Drought/Saline-Tolerant.
- Includes At Least 10 Different Species.

LIVEABLE OUTDOORS

- Focuses on elements that enhance the quality of human life.
- Design of outdoor spaces is crucial for individual well-being and city prosperity.
- Relevant to public, commercial, and private outdoor areas.

ADDITIONAL FEATURES

- Garden Shading for Outdoor Thermal Comfort.
- Bicycle Facilities.
- Indoor Healthy Ventilation
- Activate Pedestrian Areas
- Entryway Systems
- EV charging network (tenant)

APARTMENTS FLOORPLANS



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1-BR TYPE 1



GSA : 99 SQM

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical plot layout and Aldar makes no representation or warranty in relation to any of the information shown.

2-BR TYPE 1 + STUDY



GSA : 195 SQM

2-BR TYPE 3 + MAID + STUDY



GSA : 216 SQM

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3-BR TYPE 2
+ MAID + STUDY



GSA : 262 SQM

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TOWNHOUSES FLOORPLANS



2 BR+M TOWNHOUSE

GROUND FLOOR



FIRST FLOOR



ROOF



GSA : 284 SQM

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3 BR+M TOWNHOUSE

GROUND FLOOR



FIRST FLOOR



ROOF



GSA : 387 SQM

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FLOORPLATES



BUILDING TYPE 01

TYPICAL FLOOR



- 1 BED
- 2 BED + STUDY
- 2 BED + MAID + STUDY
- 3 BED + MAID + STUDY

BUILDING TYPE 01

PODIUM 01



- 1 BED
- 2 BED + STUDY
- 2 BED + MAID + STUDY
- 3 BED + MAID + STUDY

BUILDING TYPE 02

TYPICAL FLOOR



- 1 BED
- 2 BED + MAID + STUDY
- 2 BED + STUDY
- 3 BED + MAID + STUDY

BUILDING TYPE 02
PODIUM 01



- | | | | |
|---|---------------|---|----------------------|
|  | 1 BED |  | 2 BED + MAID + STUDY |
|  | 2 BED + STUDY |  | 3 BED + MAID + STUDY |



FINISHES

DARK SCHEME



WALLS & CEILING
PAINT



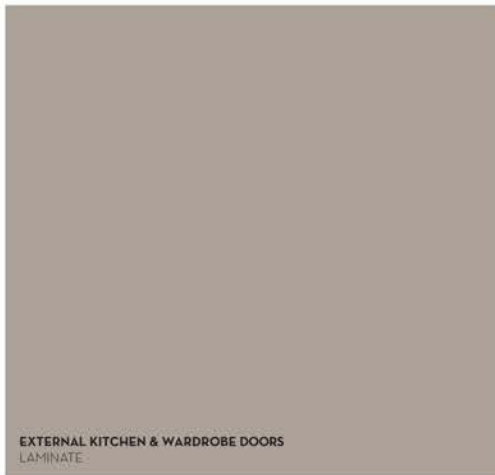
GENERAL FLOORING
PORCELAIN TILE



BATHROOM FLOOR & WALLS
PORCELAIN TILE



MAIN DOOR
LAMINATE



EXTERNAL KITCHEN & WARDROBE DOORS
LAMINATE



INTERNAL KITCHEN, CABINET, WARDROBE
CARCASS & INTERNAL DOORS
LAMINATE



KITCHEN ISLAND BASE (FLUTED), BACKSPLASH,
BATHROOM NICHE, VANITY COUNTERTOP
RECONSTITUTED STONE



SHOWER GLASS
TINTED GLASS



KITCHEN ISLAND COUNTERTOP
ENGINEERED STONE



SANITARY &
HARDWARE
MATT BLACK



SHOWER WALL
PORCELAIN KITKAT TILE



DARK SCHEME



DARK SCHEME



DARK SCHEME

LIGHT SCHEME





LIGHT SCHEME



LIGHT SCHEME



LIGHT SCHEME



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AVAILABILITY

Unit Model	Total Units	Average Area	Average of Balcony/ Terrace (BTSA)
I-BR	141	99	16
2BR + ST	59	195	30
2BR+M+ST	117	216	45
3BR+M+ST	163	262	51
2BR+M-TH	11	284	108
3BR+M-TH	2	387	125
Grand Total	493		

1 BEDROOM
STARTING FROM

AED 3.1M

PAYMENT PLAN
65/35

10% DOWN
PAYMENT



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MAMSHA GARDENS

SAADIYAT ISLAND

LAUNCH JOURNEY



MAMSHA GARDENS PUBLIC LAUNCH

DATE & TIME:

9th of November 2024

12:00 PM till 6:00 PM

LOCATIONS:

Abu Dhabi: Yas Island, Aldar Square

Applicable only for Abu Dhabi real estate
licensed brokers.

Dubai : Jumeirah, Dubai Sales Office

Applicable only for Dubai, & Northern emirates
real estate licensed brokers.

Appointments system TBC



Q&A



