



AL GHADEER

PARKS



LIVE WHERE LIFE CONNECTS

Welcome to the next chapter of Al Ghadeer. Located between Abu Dhabi and Dubai, Al Ghadeer Parks is a community where connection doesn't need an occasion.

Where golden evenings unfold on the lawn, games stretch past sunset, and open spaces belong to every generation.



THE WORLD, WIDE OPEN

16 MIN

FROM AL MAKTOUM
INTERNATIONAL AIRPORT

30 MIN

FROM ZAYED
INTERNATIONAL AIRPORT

The world is at your doorstep.

Moments from two major international airports,
Al Ghadeer Parks connects you to over 265
global destinations.

When you live with freedom in every direction, every
space becomes a playground, and curiosity grows
the moment you step outside.



AL GHADEER

P A R K S





AL GHADEER PARKS 1



AL GHADEER PARKS 2



THE BEST OF BOTH WORLDS

Al Ghadeer is a nature-inspired community set within Seih Al Sedeirah, one of the UAE's most strategically positioned masterplans.

Located precisely between Abu Dhabi and Dubai, with Al Maktoum International Airport minutes away and Expo City on its doorstep, Seih Al Sedeirah places you at the centre of everything, without pulling you in any single direction.

Within it, Al Ghadeer takes shape across manicured parks, feature lakes, and tree-lined pathways. A community designed around everything residents need to live well.



WHERE GROWTH IS HEADED

Seih Al Sedeirah sits at the precise point where two of the world's most dynamic cities are growing towards each other.

As Dubai's southward expansion accelerates, anchored by the transformation of Al Maktoum International Airport into the world's largest, the corridor between the two emirates is fast becoming one of the most strategically significant addresses in the region.

With Aldar's continued investment in the masterplan and successive phases of Al Ghadeer selling out ahead of each new launch, the case has already been made. A masterplan at this stage of its story, with foundations this strong, doesn't come along often.





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THE NEXT CHAPTER OF AL GHADEER

A community of 2- and 3-bedroom townhouses and 4-bedroom villas, Al Ghadeer Parks is where the golden hours belong to everyone and conversations that begin on an ordinary evening last well beyond it. A place where a sense of connection begins from the very first day.

Step outside and the spaces open up around you. Wide, green, and warm with the last light of the day. The parks fill up by late afternoon, neighbours linger longer than they planned, and there's always a reason to take the long way home.





AL GHADEER
BRITISH SCHOOL

**WHERE CURIOUS MINDS
FIND THEIR STRIDE**

Close to home, Al Ghadeer British School sits within the wider Al Ghadeer community. Part of Aldar Education, it completes the vision that shaped Al Ghadeer Parks.





STREETS THAT PRIORITISE PEDESTRIANS

Designed to prioritise pedestrians, every pathway has been planned to encourage movement and the kind of daily connection that turns neighbours into a community.



A modern residential courtyard at dusk. In the foreground, a large swimming pool with a man and a woman swimming. The pool is surrounded by a paved deck with lounge chairs. In the background, a two-story building with large glass windows and a wooden slatted upper floor. The interior of the building is lit up, showing a living area with sofas and a dining area. Two palm trees are on the left, and two more are on the right. The sky is dark blue.

FROM NEIGHBOURS TO COMMUNITY

A welcoming space where neighbourhood life finds its centre and residents come together to celebrate, connect and belong.

*Image is for illustrative purposes only. Final development may vary.



SOAKED IN FUN

The splash pad brings endless hours of water play, giving children a space to cool down, let loose, and simply enjoy being outside.



A full-page photograph of four young men playing basketball on a modern outdoor court. The court has a vibrant, multi-colored surface with sections of red, orange, yellow, and green. One player in a light grey shirt is jumping to shoot the ball, while three others in orange, green, and purple shirts are in defensive stances. In the background, there are modern, multi-story apartment buildings with large windows, some trees, and a clear sky with soft, golden light from the setting or rising sun. The overall atmosphere is one of active lifestyle and community.

EVERY DAY IS GAME DAY

Built for the competitive, the casual, and everyone in between.
The multi-sports area gives you every reason to stay active,
right on your doorstep.



FOR THE MOMENTS THAT BRING US TOGETHER

Whether it is a community movie night, a weekend celebration,
or an impromptu gathering that needs no invitation,
the Events Lawn is where the neighbourhood shows up together.





LAUGHTER ECHOES ACROSS THE NEIGHBOURHOOD

From the first light of morning to the last stretch of evening, children's laughter fills the air. This is a space where children can play freely, grow confidently, and be completely, joyfully themselves.





AMENITIES



Community Centre



Streets that Prioritise Pedestrians



Swimming Pool



Splash Pad



Desert Stargazing Lawns



Multi-sports Area



Events Lawn



General Play Area



Shaded Walkways & Planted Canopies



Al Ghadeer British School



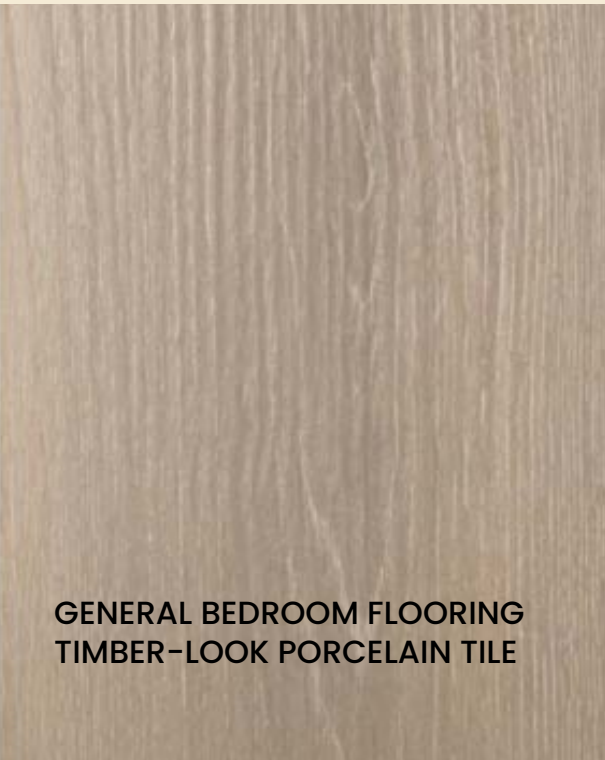
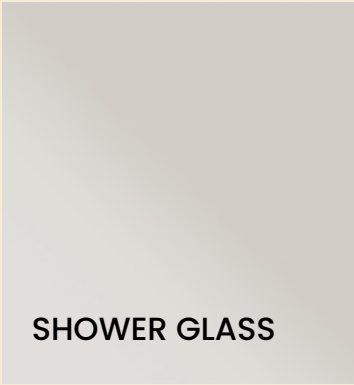
INTERIORS DESIGNED TO YOUR TASTE

2- and 3-bedroom townhouses and 4-bedroom villas
designed around the rhythm of family life.

Open-plan interiors, generous in proportion and thoughtfully
designed, extend into private gardens and shaded terraces,
giving every hour of the day its own setting.



LIGHT SCHEME



GENERAL METAL BRUSHED NICKEL











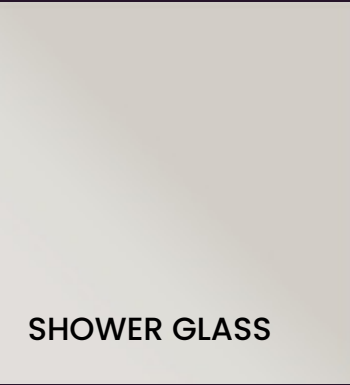
DARK SCHEME



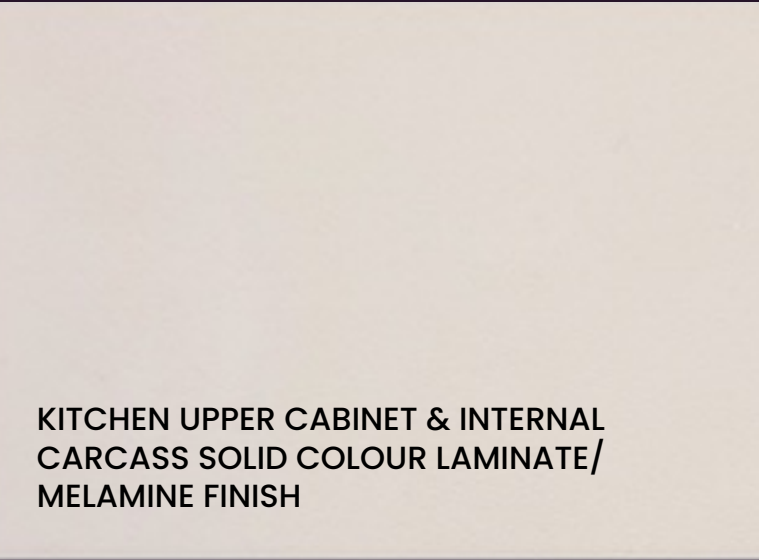
CEILING PAINT



WALL PAINT



SHOWER GLASS



KITCHEN UPPER CABINET & INTERNAL
CARCASS SOLID COLOUR LAMINATE/
MELAMINE FINISH



LOWER KITCHEN CABINET
SHUTTERS & JOINERY TIMBER-
LOOK LAMINATE FINISH



KITCHEN COUNTERTOP & BACKSPLASH,
BATHROOM VANITY COUNTERTOP & SHOWER
ACCENT WALL – PORCELAIN TILE



GENERAL BEDROOM FLOORING
TIMBER-LOOK PORCELAIN TILE



GENERAL FLOOR & STAIRCASE
FLOOR FINISH PORCELAIN TILE

GENERAL METAL
BRUSHED BRONZE



BATHROOM FLOOR & WALL
FINISH PORCELAIN TILE









AL GHADEER PARKS 1

FLOOR PLANS



4-BEDROOM VILLA



GROUND FLOOR



FIRST FLOOR

4-BEDROOM VILLA WITH POOL



GROUND FLOOR



FIRST FLOOR

*Pool shown is for illustrative purposes only.



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Floor plan of the second floor showing various rooms and their dimensions:

- MASTER BEDROOM: 3.95 x 4.80 m
- W.C.: 1.30 x 2.80 m
- MASTER BATH: 1.80 x 2.80 m
- LOBBY: 3.95 x 2.40 m
- BATHROOM: 2.80 x 1.80 m
- W.C.: 1.80 x 1.80 m
- STAIRCASE: 2.30 x 3.65 m
- W.C.: 1.80 x 1.80 m
- BEDROOM 2: 3.05 x 3.70 m
- OPEN TO BELOW

FIRST FLOOR

This architectural floor plan illustrates a 100m² house with a swimming pool and garden. The layout includes the following rooms and features:

- Living Room:** 3.80 x 2.80 m, featuring a large circular coffee table and a sofa.
- Dining Room:** 3.00 x 2.10 m, featuring a round dining table with four chairs.
- Kitchen:** 2.20 x 2.10 m, featuring a U-shaped countertop and a sink.
- Breakfast Room:** 1.50 x 1.70 m, featuring a small table and two chairs.
- Bedroom:** 3.00 x 2.20 m, featuring a large bed.
- Bathroom:** 1.50 x 1.70 m, featuring a toilet, sink, and shower.
- Wardrobe:** 1.50 x 1.70 m, featuring a closet.
- Staircase:** 2.20 x 2.10 m, featuring a staircase leading to the garden.
- Water Tank:** 4 m³, located in the garden area.
- Swimming Pool:** 10.00 x 2.50 m, located in the garden area.
- Garden:** 10.00 x 2.50 m, featuring a lawn and trees.

1ST FLOOR

MASTER BEDROOM
3.85 X 4.85 m

WIC
1.30 X 2.80 m

MASTER BATH
1.80 X 2.80 m

LOBBY
3.95 X 2.40 m

BATHROOM
2.80 X 1.80 m

WIC
1.80 X 1.90 m

STAIRCASE
2.30 X 3.65 m

BEDROOM 2
3.05 X 3.95 m

OPEN TO BELOW

OPEN TO BELOW

FIRST FLOOR

3-BEDROOM TOWNHOUSE CORNER



GROUND FLOOR



FIRST FLOOR

3-BEDROOM TOWNHOUSE MID



GROUND FLOOR



FIRST FLOOR

3-BEDROOM TOWNHOUSE MID TYPE A



GROUND FLOOR



FIRST FLOOR



AL GHADEER PARKS 2

FLOOR PLANS



4-BEDROOM VILLA



GROUND FLOOR



FIRST FLOOR

4-BEDROOM VILLA WITH POOL



GROUND FLOOR



FIRST FLOOR

*Pool shown is for illustrative purposes only.



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2-BEDROOM TOWNHOUSE MID



GROUND FLOOR



FIRST FLOOR

3-BEDROOM TOWNHOUSE MID TYPE A



GROUND FLOOR



FIRST FLOOR

3-BEDROOM TOWNHOUSE MID



GROUND FLOOR



FIRST FLOOR

3-BEDROOM TOWNHOUSE CORNER



GROUND FLOOR



FIRST FLOOR







THE MASTER DEVELOPER

For over two decades, Aldar has shaped the way the UAE lives. From the future of well-being on Fahid Island and the cultural heart of Saadiyat to the shores of Yas Island, Aldar's integrated communities have set international benchmarks for modern living.



SHAPING A BETTER FUTURE

At Aldar, sustainability is woven into every initiative. Through ambitious Net Zero targets, responsible design and long-term environmental stewardship, we are building places that are resilient, efficient and made to thrive for generations.



24% reduction in absolute Scope 1 emissions compared to 2023



19% reduction in absolute Scope 2 emissions compared to 2023



98% of construction sites used green concrete



1st development in the UAE to achieve LEED Platinum certification for community planning and design



100% of suppliers screened against strict ESG criteria



92% of construction and demolition waste recycled



70+ suppliers signed the MOCCA and Aldar Real Estate Climate Pledge



23% of retrofitted buildings achieved LEED Gold or Platinum status

