

MAMSHA GARDENS

SAADIYAT ISLAND



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

SAADIYAT BEACH CLUB

SAADIYAT BEACH GOLF CLUB

GUGGENHEIM
ABU DHABI

MAMSHA
SAADIYAT AL SAADIYAT
GROVE

JAWAHER SAADIYAT

LOUVRE ABU DHABI

ZAYED NATIONAL
MUSEUM

MANARAT AL SAADIYAT

CULTURAL
DISTRICT

SAADIYAT ISLAND

NYU ABU DHABI

MARINA
DISTRICT

THE BRIDGES

REEM CENTRAL PARK

MEERA

THE GATE &
ARC TOWERS

REEM ISLAND

SARAYA

BURJ
MOHAMMED
BIN RASHID

WORLD
TRADE CENTER

KHALIDIYA

AL MARYAH
ISLAND

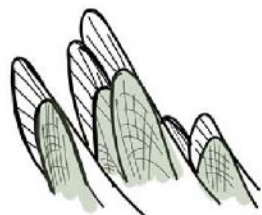
KEY VIEWS



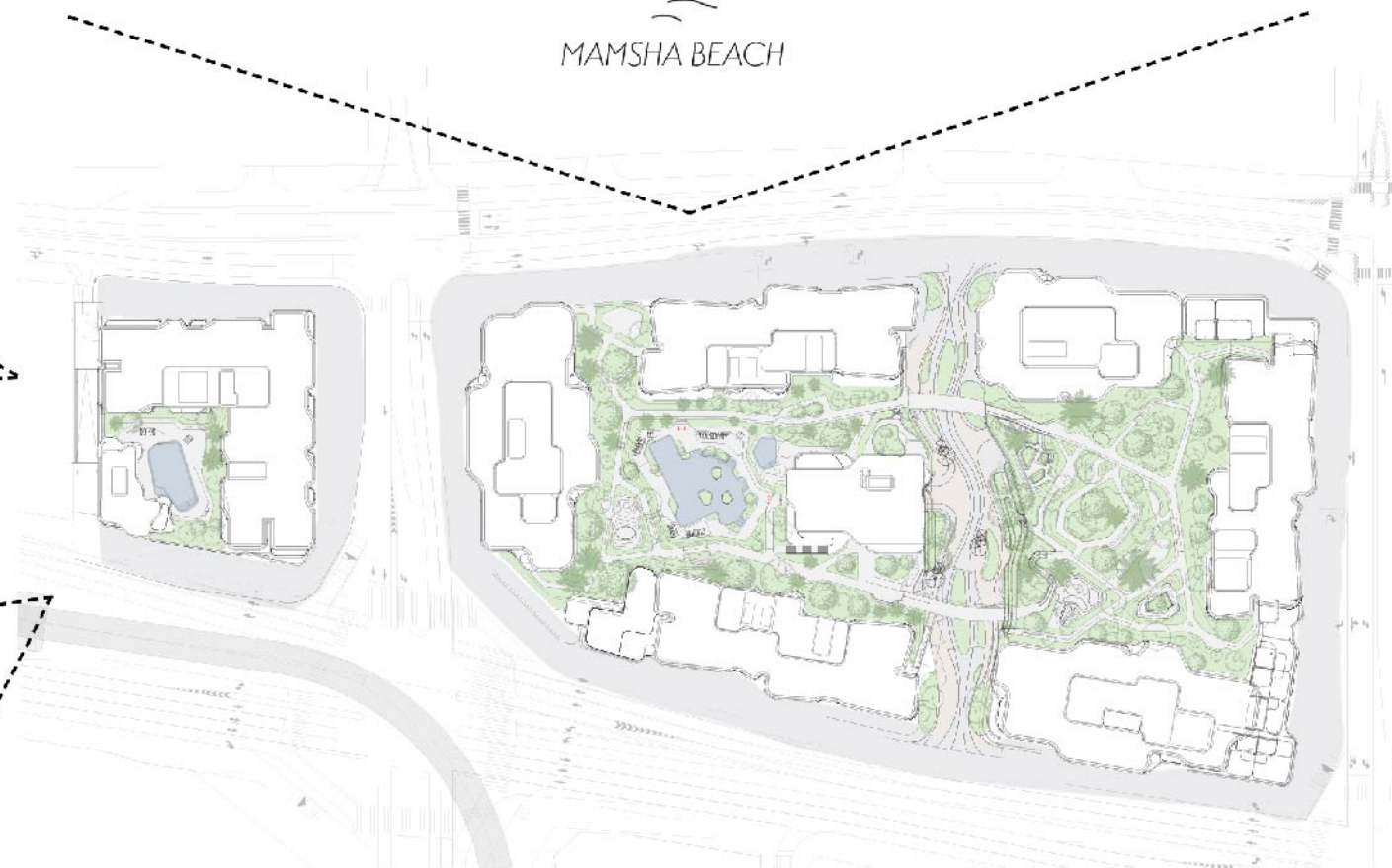
MAMSHA BEACH



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.



CONFIDENTIAL
NO PHOTOS

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

CONFIDENTIAL
NO PHOTOS



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



TOWNHOUSES FLOORPLANS



FLOORPLATES





FINISHES



DARK SCHEME



DARK SCHEME



DARK SCHEME



LIGHT SCHEME



LIGHT SCHEME



LIGHT SCHEME



CONFIDENTIAL
NO PHOTOS

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



MAMSHA GARDENS

SAADIYAT ISLAND

LAUNCH JOURNEY



BROKERS
COMMISSION
4%



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



BROKER QR CODE / UNIQUE ID

- It is mandatory for each agent to present their Unique ID along with QR code when attending Aldar Launch or Sales Center.
- The Unique ID is linked with the name of the agent and cannot be used by anyone else.
- Brokerage can register in Broker Portal only agents who are fully employed under their business license.



LEADS OVERVIEW

AGENCY ADMINS:

1. Can view all leads within their agency.
2. Cannot create client leads.

SALES AGENTS:

1. Can create client leads and generate lead numbers.
2. Access a list of leads they've created.
3. Book appointment slots through their agent portal account when the appointment system is live.

