

A woman in a white suit is walking away from the camera on a light-colored path through a lush tropical garden. The garden is filled with various plants, including palm trees and large-leafed plants. The scene is brightly lit, suggesting a sunny day. The path leads towards a building in the background, partially obscured by the dense foliage. The overall atmosphere is serene and inviting.

# 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

MARINA DISTRICT

NYU ABU DHABI

THE BRIDGES

AL MARYAH ISLAND

REEM CENTRAL PARK

MEERA

THE GATE & ARC TOWERS

REEM ISLAND

SARAYA

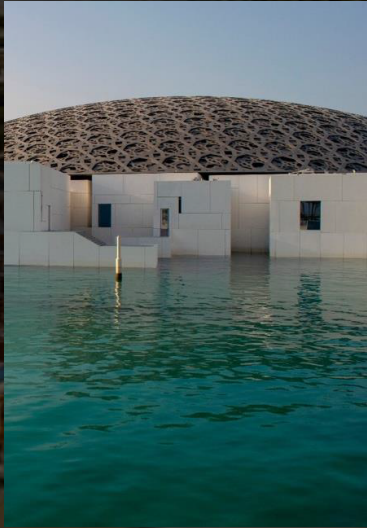
BURJ MOHAMMED BIN RASHID

WORLD TRADE CENTER

KHALIDIYA

# SAADIYAT CULTURAL DISTRICT THE HEART OF CULTURE

01



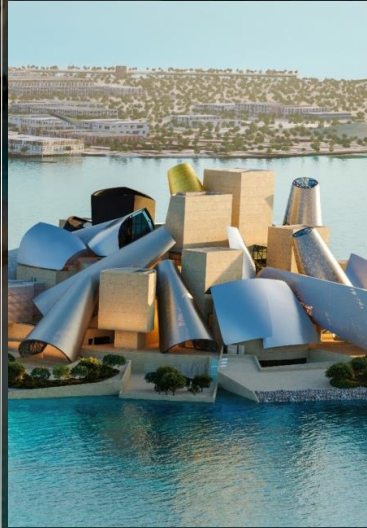
LOUVRE  
ABU DHABI

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.



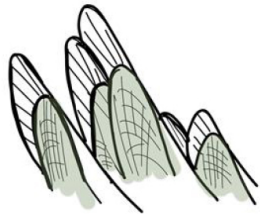
# KEY VIEWS



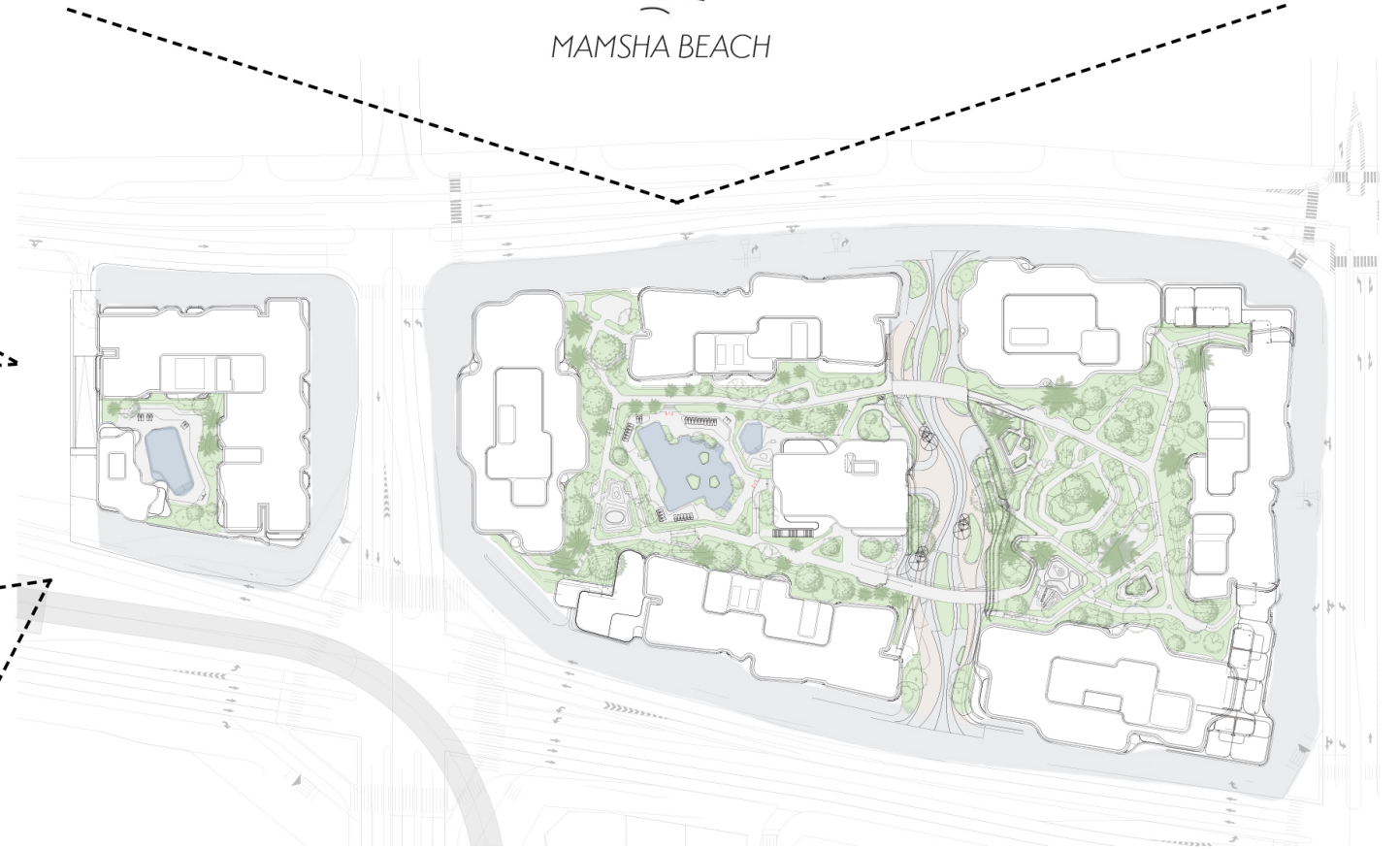
MAMSHA BEACH



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.





# 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

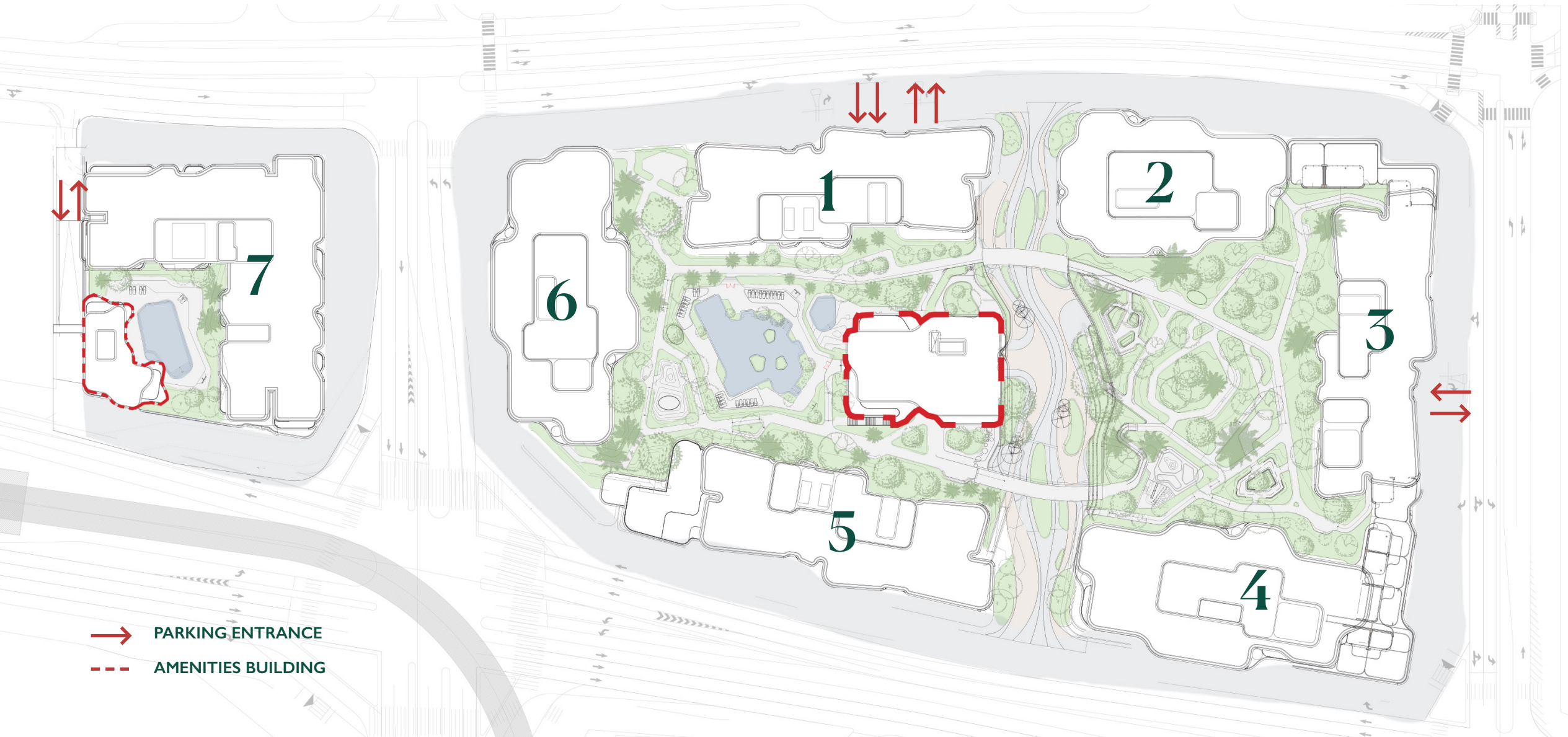
Expected completion Q2, 2028







# AMENITIES BUILDING



-  PARKING ENTRANCE
-  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





## 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**

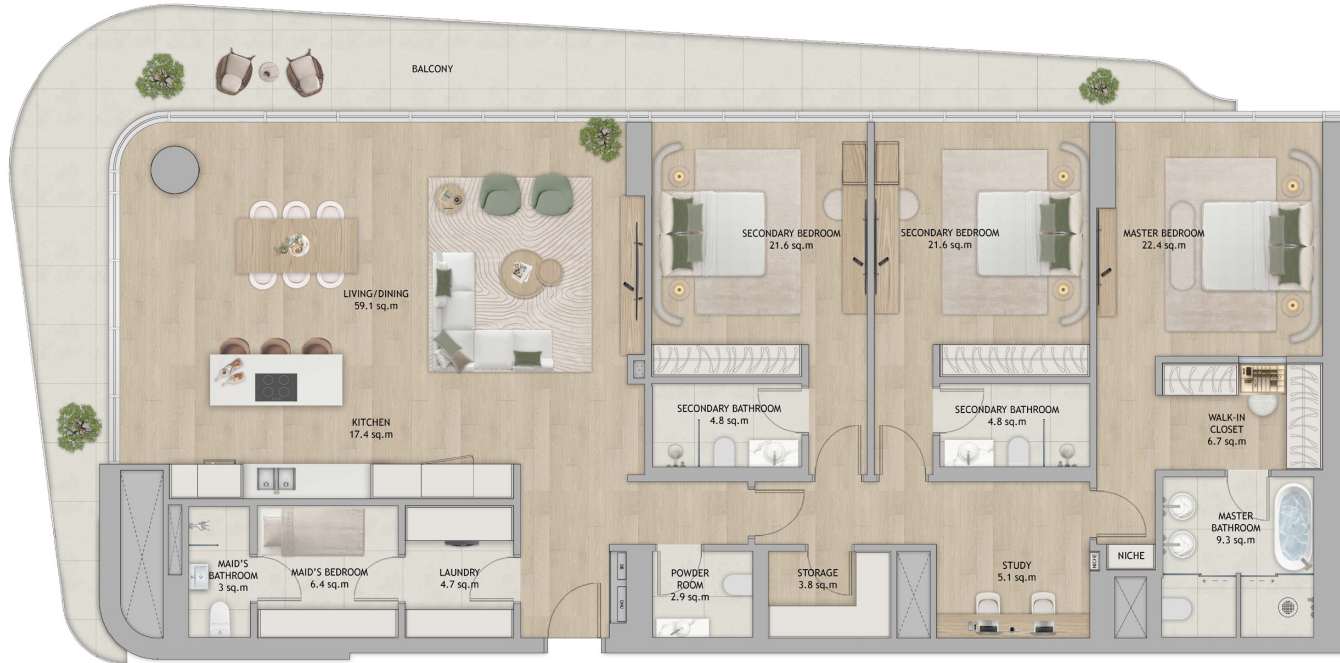


**GSA : 216 SQM**

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# 3-BR TYPE 2 + MAID + STUDY



**GSA : 262 SQM**

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TOWNHOUSES  
FLOORPLANS

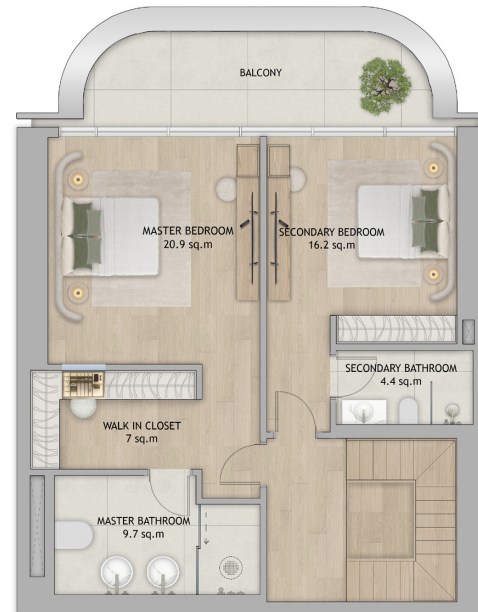


## 2 BR+M TOWNHOUSE

GROUND FLOOR



FIRST FLOOR



ROOF



**GSA : 284 SQM**

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# 3 BR+M TOWNHOUSE

GROUND FLOOR



FIRST FLOOR



ROOF



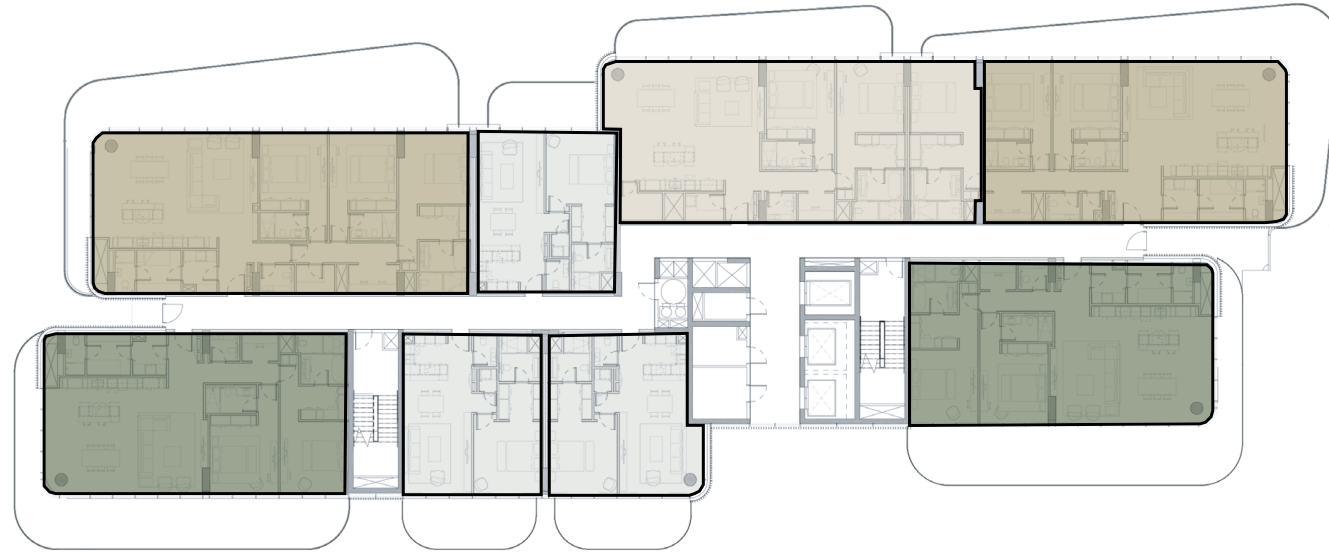
**GSA : 387 SQM**

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FLOORPLATES



**BUILDING TYPE 01**  
**TYPICAL FLOOR**



*1 BED*



*2 BED + MAID + STUDY*



*2 BED + 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

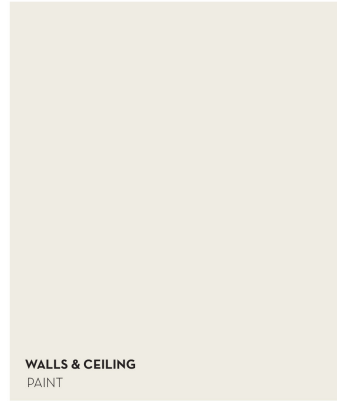


3 BED + MAID + STUDY



FINISHES

# DARK SCHEME



**WALLS & CEILING**  
PAINT



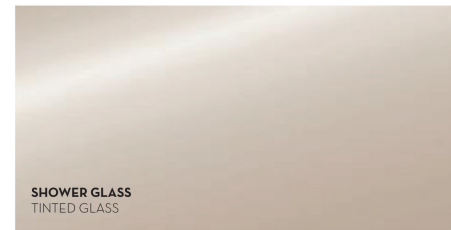
**GENERAL FLOORING**  
PORCELAIN TILE



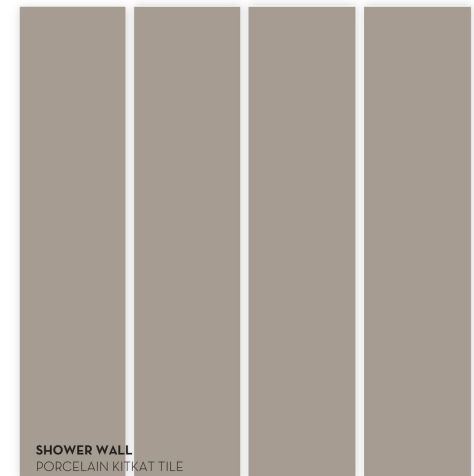
**BATHROOM FLOOR & WALLS**  
PORCELAIN TILE



**MAIN DOOR**  
LAMINATE



**SHOWER GLASS**  
TINTED GLASS



**SHOWER WALL**  
PORCELAIN KITKAT TILE



**EXTERNAL KITCHEN & WARDROBE DOORS**  
LAMINATE



**INTERNAL KITCHEN, CABINET WARDROBE  
CARCASS & INTERNAL DOORS**  
LAMINATE



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



**KITCHEN ISLAND COUNTERTOP**  
ENGINEERED STONE



**SANITARY &  
HARDWARE**  
MATT BLACK



DARK SCHEME

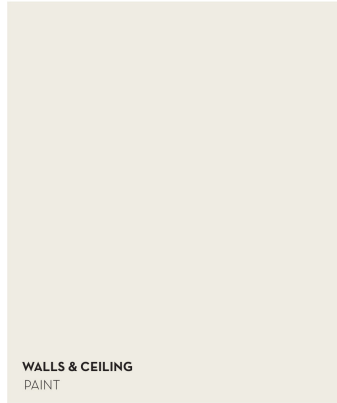


DARK SCHEME



DARK SCHEME

# LIGHT SCHEME



**WALLS & CEILING**  
PAINT



**GENERAL FLOORING**  
PORCELAIN TILE



**BATHROOM FLOOR & WALLS**  
PORCELAIN TILE



**MAIN DOOR**  
LAMINATE



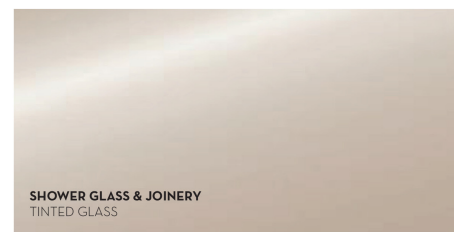
**EXTERNAL KITCHEN & WARDROBE DOORS**  
LAMINATE



**INTERNAL KITCHEN, CABINET WARDROBE  
CARCASS & MAIN AND INTERNAL DOORS**  
LAMINATE



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



**SHOWER GLASS & JOINERY**  
TINTED GLASS



**KITCHEN ISLAND COUNTERTOP**  
ENGINEERED STONE



**SANITARY &  
HARDWARE**  
BRUSHED NICKEL



**SHOWER WALL**  
PORCELAIN KITKAT TILE



LIGHT SCHEME





LIGHT SCHEME



LIGHT SCHEME



## AVAILABILITY

Unit Model	Total Units	Average Area	Average of Balcony/ Terrace (BTSA)
1-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  
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PAYMENT





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