

# 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



# 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.

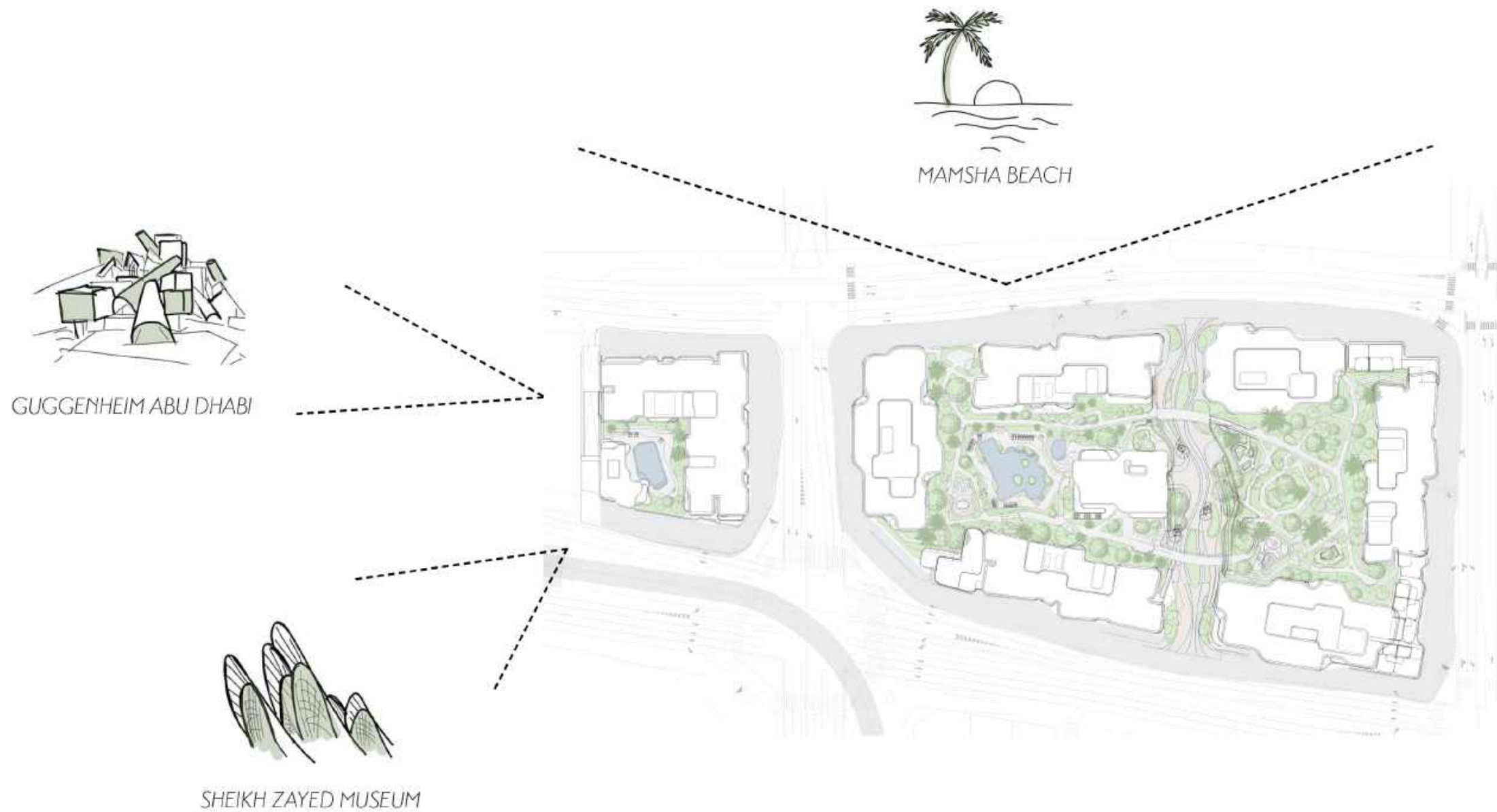


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## KEY VIEWS





An architectural rendering of the Mamsha Gardens development on Saadiyat Island. The image shows two large, modern apartment buildings with distinctive curved, tiered balconies and integrated greenery. The buildings are set in a landscaped environment with palm trees, flowering plants, and a paved walkway. The sky is clear and blue, suggesting a bright, sunny day. The overall aesthetic is one of modern, nature-inspired architecture.

# 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.

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# 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

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## 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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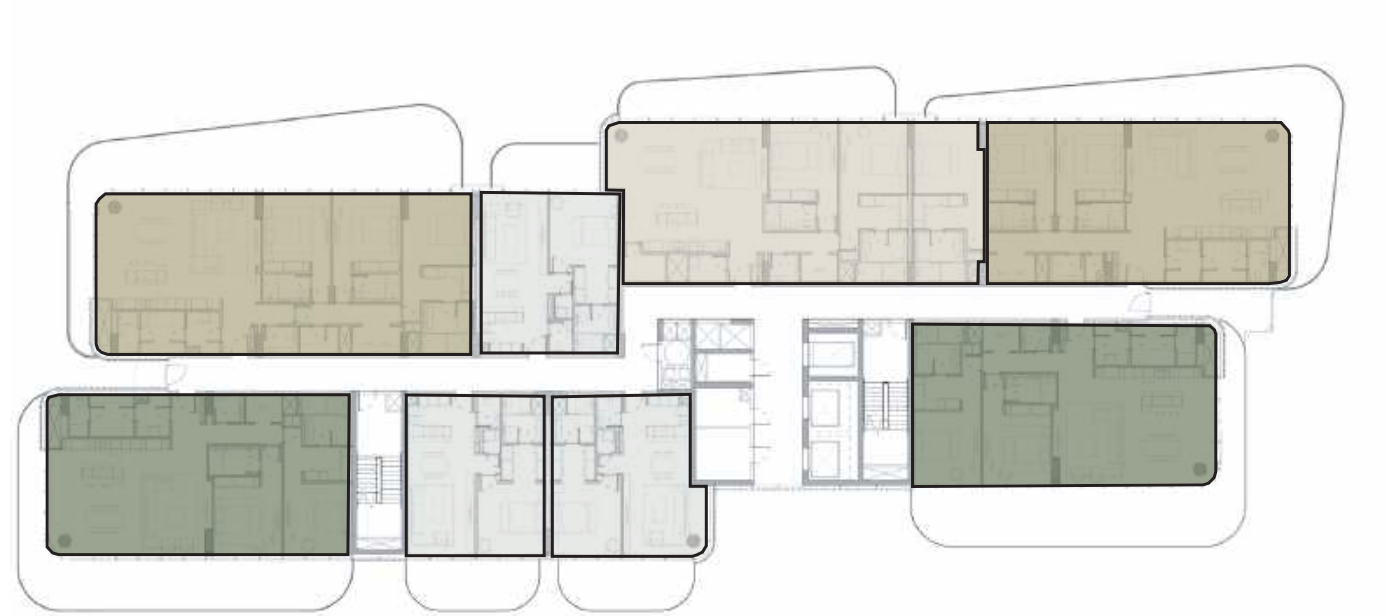
# FLOORPLATES





## 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 + MAID + STUDY
- 2 BED + 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





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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