

# GARDENIA BAY

BY ALDAR



# YAS ISLAND

TO DUBAI  
50 MINUTES



Yas Beach

Lea Yas Island

Yas Acres  
The Magnolias

West Yas

Yas Acres  
Golf Club

Yas Gateway  
Park North

Warner Bros. World™

Yas Mall

Ikea Abu Dhabi

Yas Waterworld

SeaWorld

Ansam

Ferrari World

Water's Edge

GARDENIA BAY

Yas Links Golf Course

Yas Marina Circuit

W Abu Dhabi

Mayan

Yas Plaza

Yas Beach Club

Yas Bay

Etihad Arena

Al Zeina

Al Muneera

Al Bandar

Abu Dhabi Airport

SeaWorld  
YAS ISLAND, ABU DHABI

TO YAS MALL

وترز اچ  
WATER'S  
EDGE

Gateway  
Park

TO ABU DHABI

TO DUBAI



Sport Areas



Canal Parqour



Kids Park



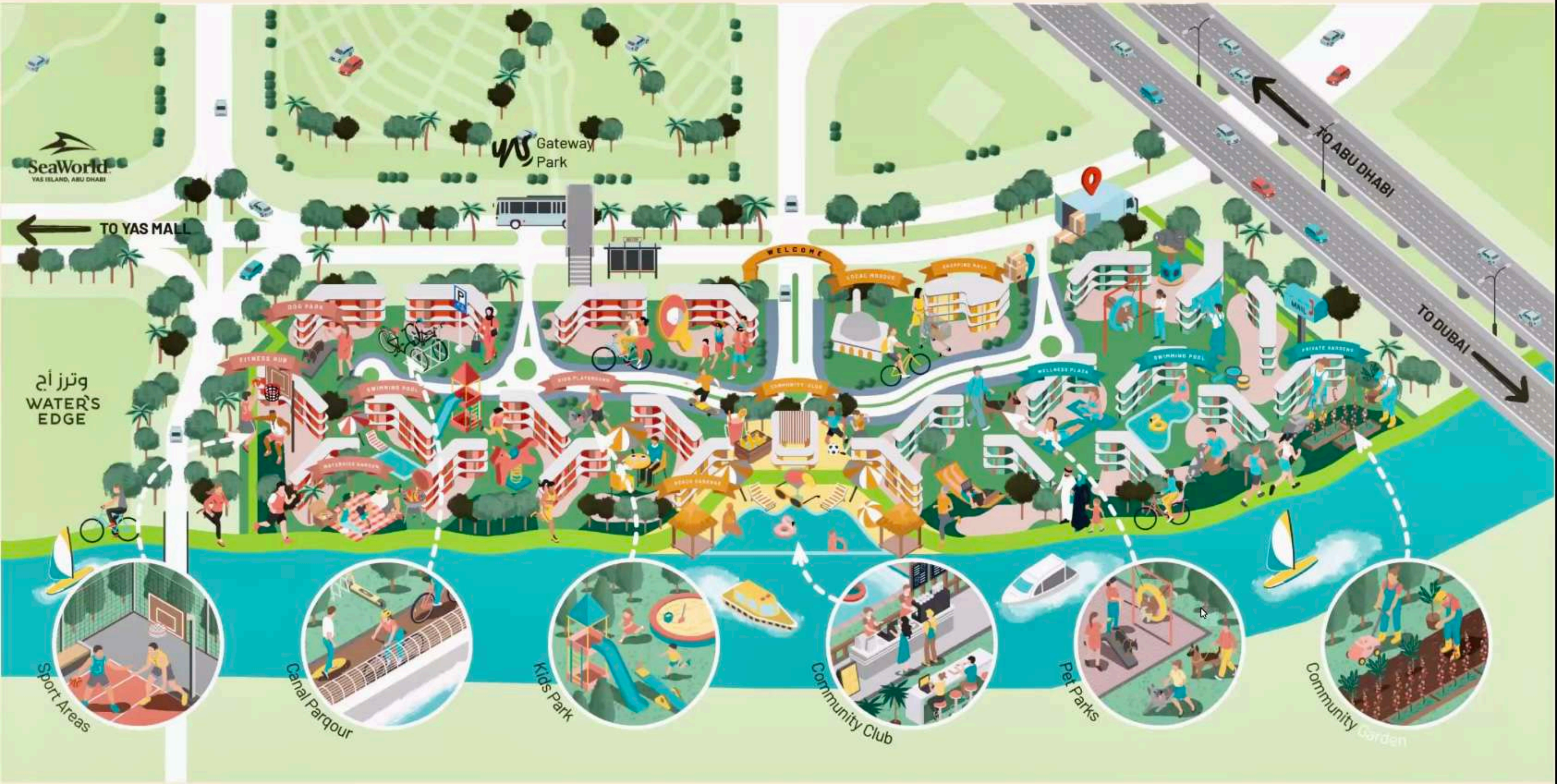
Community Club



Pet Parks



Community Garden



# MASTERPLAN



# AMENITIES



Beach &  
beach club



Swimming  
pools



Co-working  
spaces



Meeting  
rooms



Yoga  
pods



Cafes &  
restaurants



Shared  
dining spaces



Dog park



Fitness  
trail



Mosque



Private  
cinema



Facilities  
management  
office



BBQ &  
fire pits



Community  
gardens



Gym



Nature  
play



Concierge  
services



Retail








GARDENIA BAY  
BY ALDAR

MAKE YOUR  
OWN ENERGY



DISCOVER UNRIVALLED  
WATERFRONT LIVING,  
IMMERSED IN NATURE AND  
ROOTED IN COMMUNITY

# UNIT INFORMATION

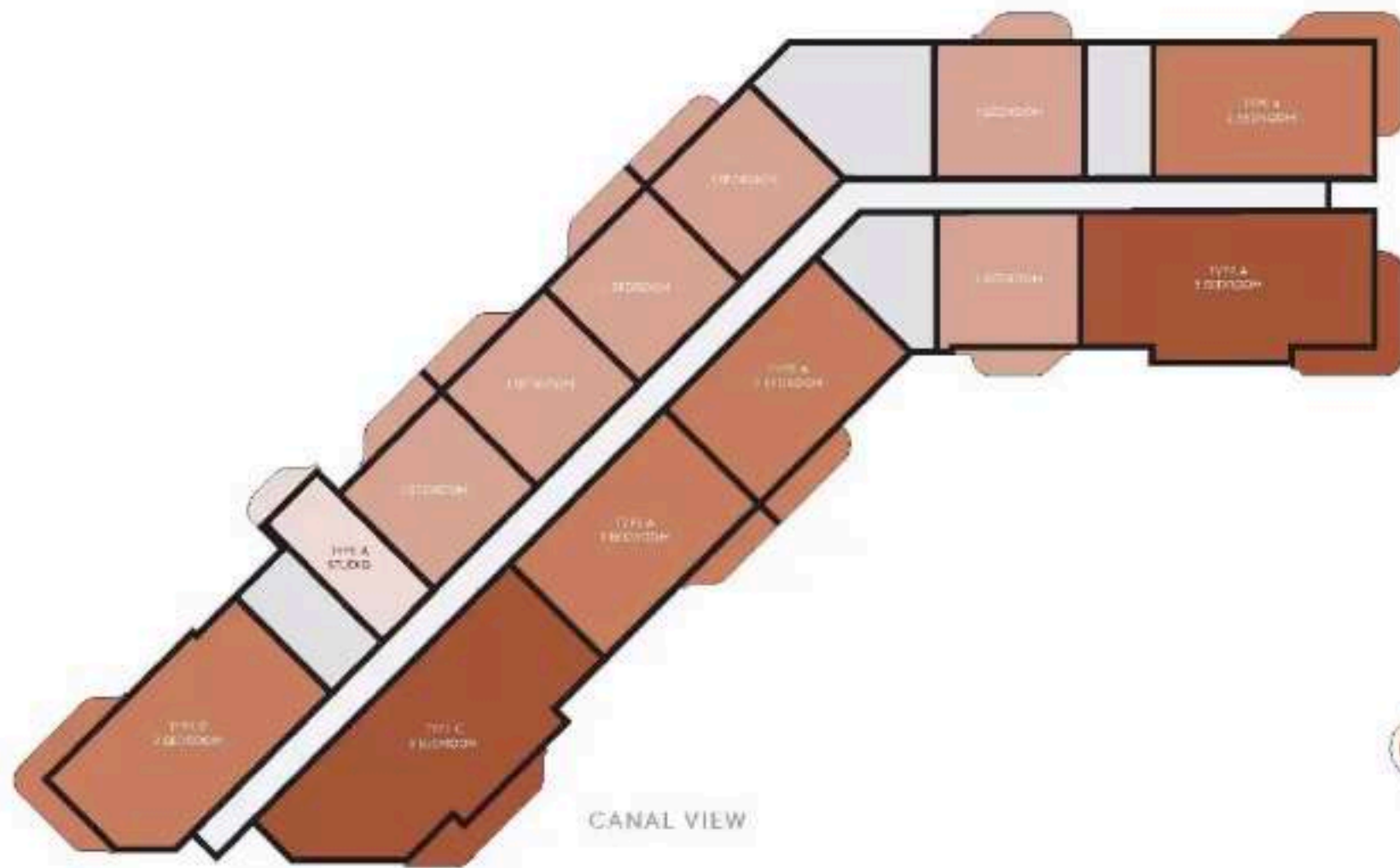


# Ivy

## Typical Layout

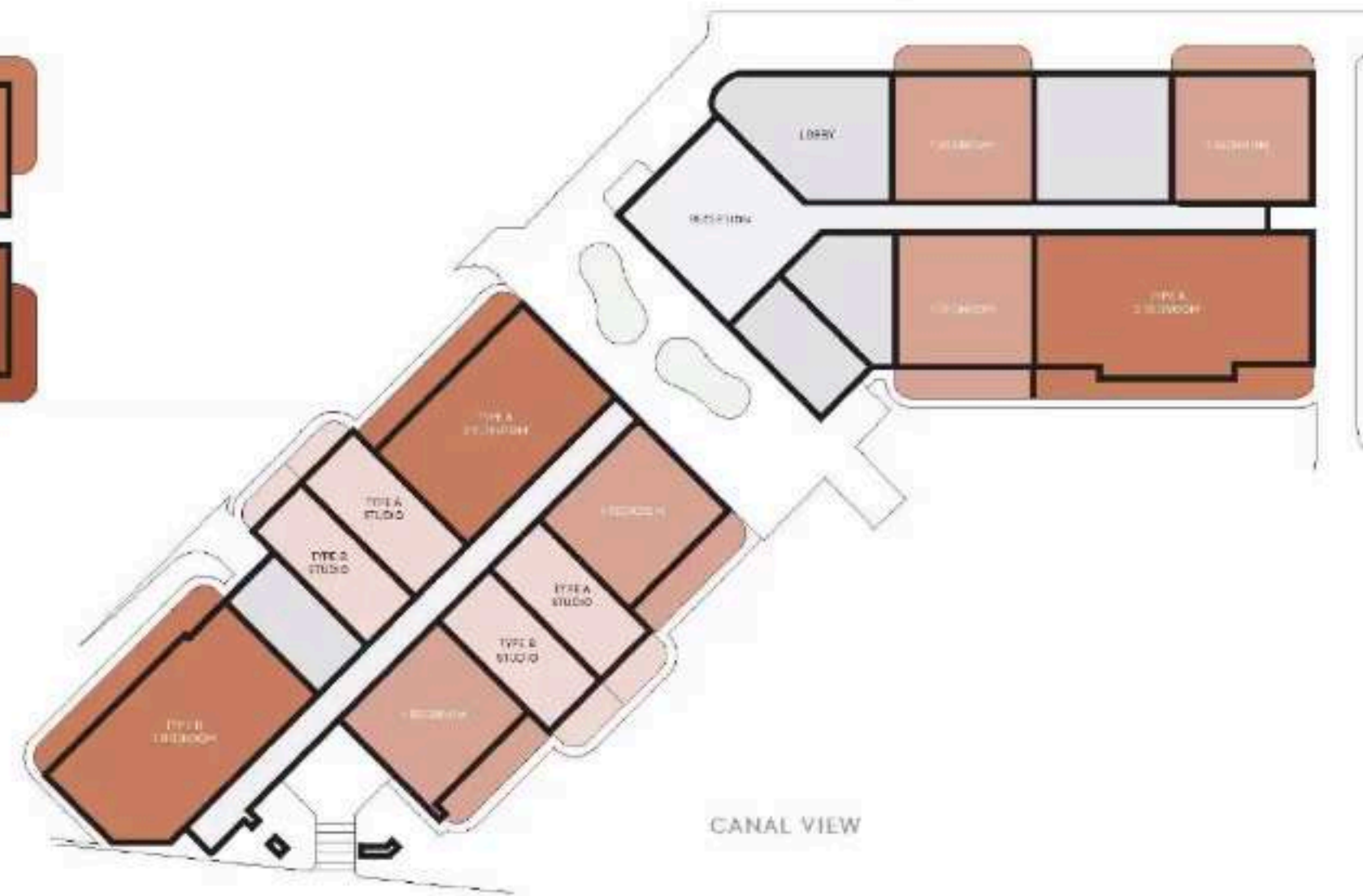
1-5 FLOORS

COMMUNITY VIEW



## Ground Floor

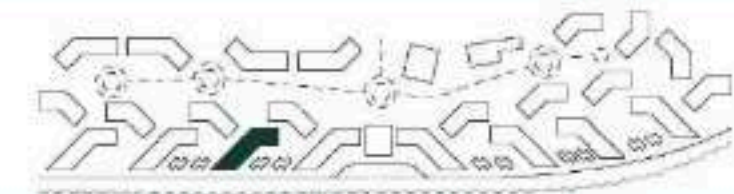
COMMUNITY VIEW



### Key

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- COMMUNAL
- CORE

### Site Plan

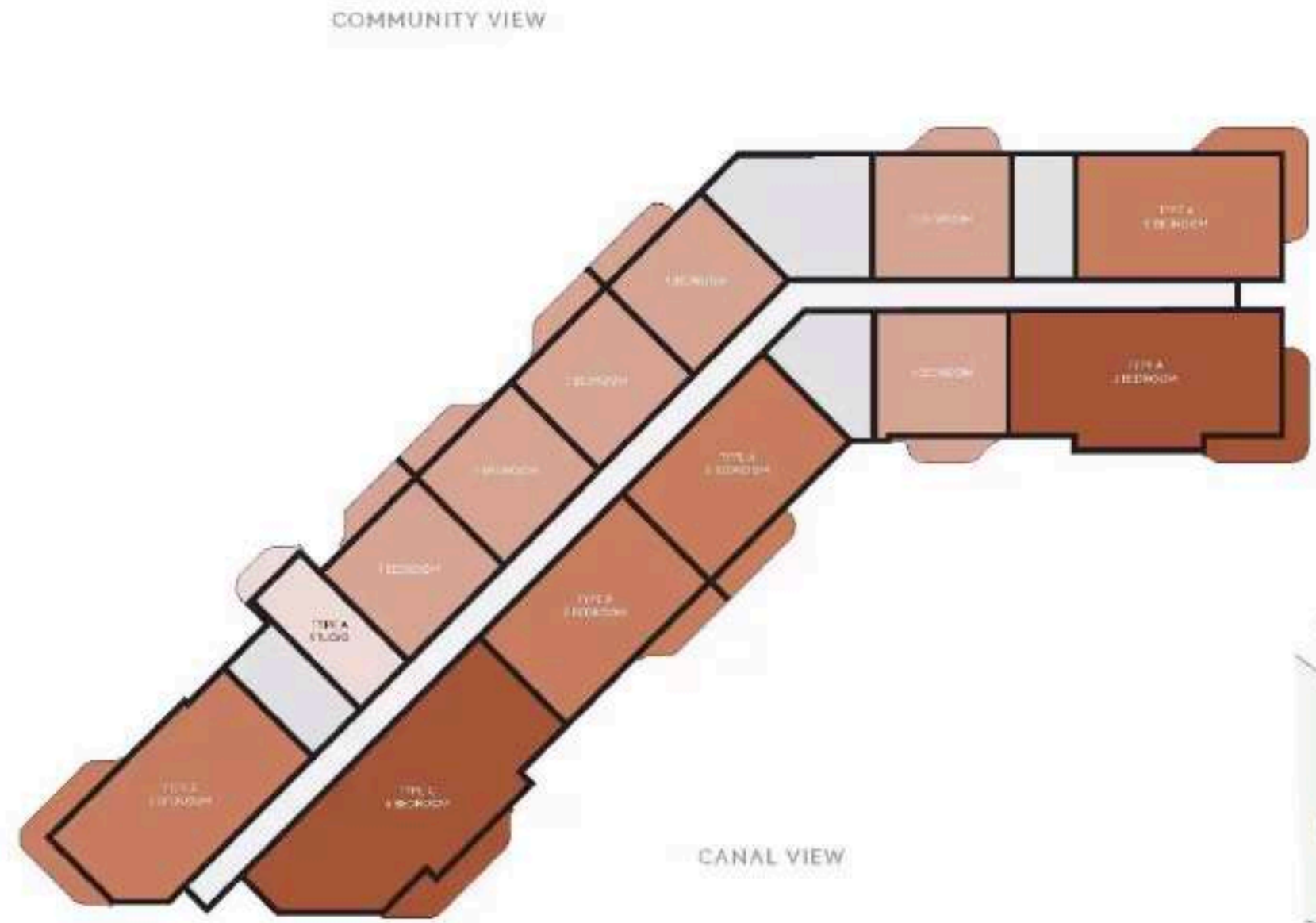




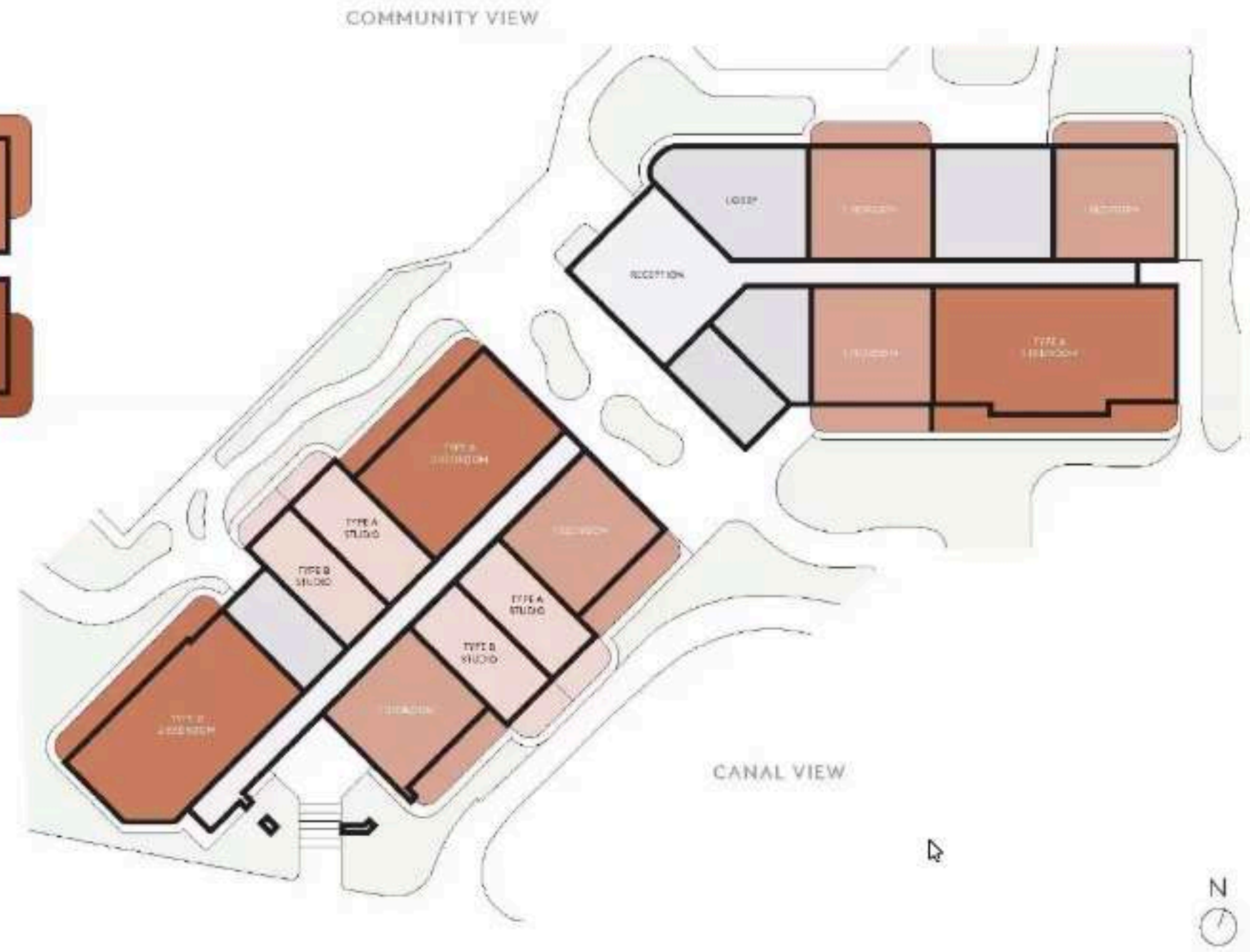


# Rosa

## Typical Layout 1-7 FLOORS



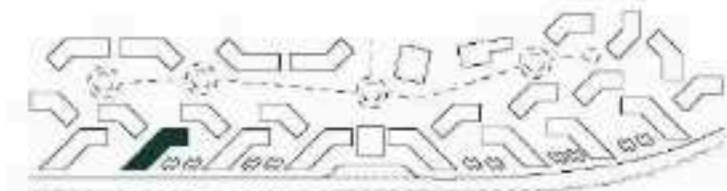
## Ground Floor



### Key

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- COMMUNAL
- CORE

### Site Plan



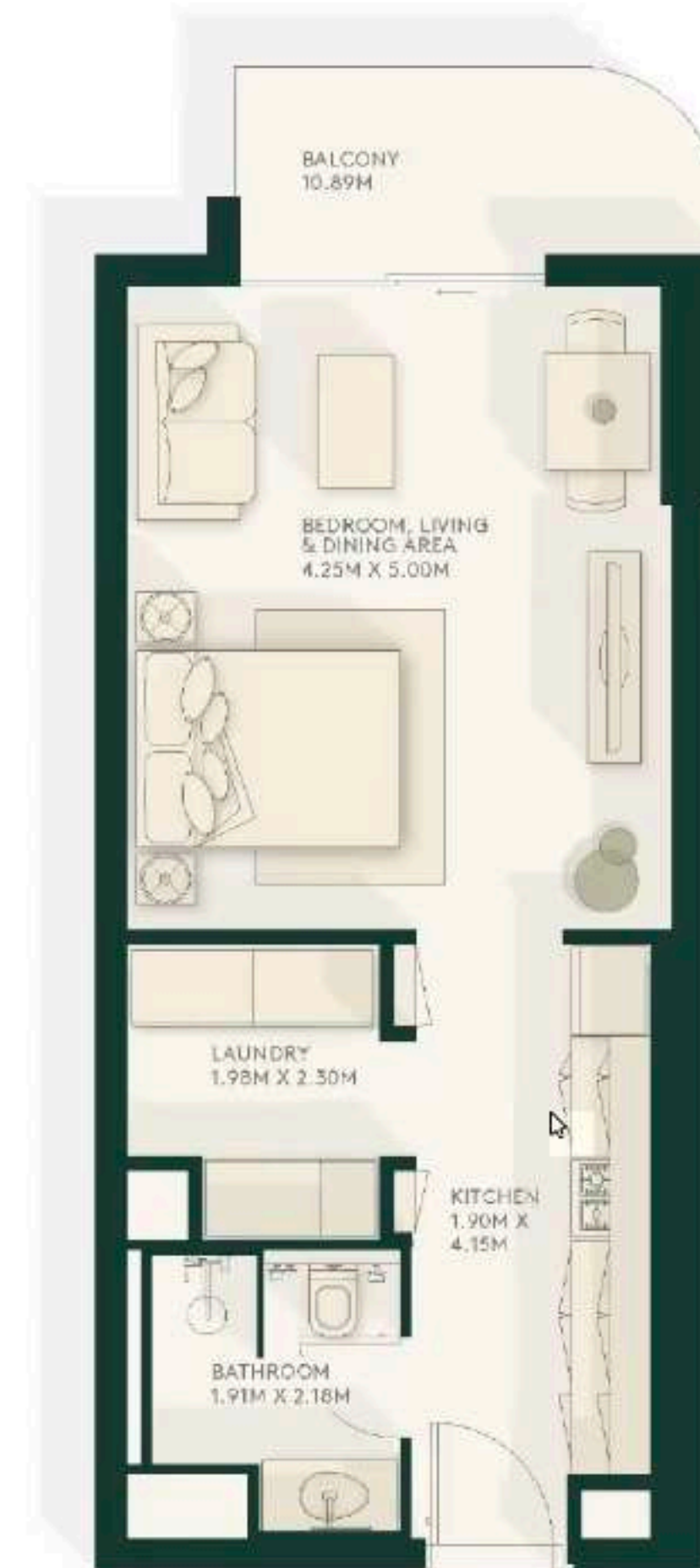
# Studio Type A

43.828 SQM



# Studio Type B

45.625 SQM





# 1 Bedroom Corner

70.780 SQM



# 2 Bedroom - Type A Middle

106.375 SQM



4

# 2 Bedroom - Type B Corner

132.289 SQM



# 2 Bedroom - Type A Corner

109.641 SQM



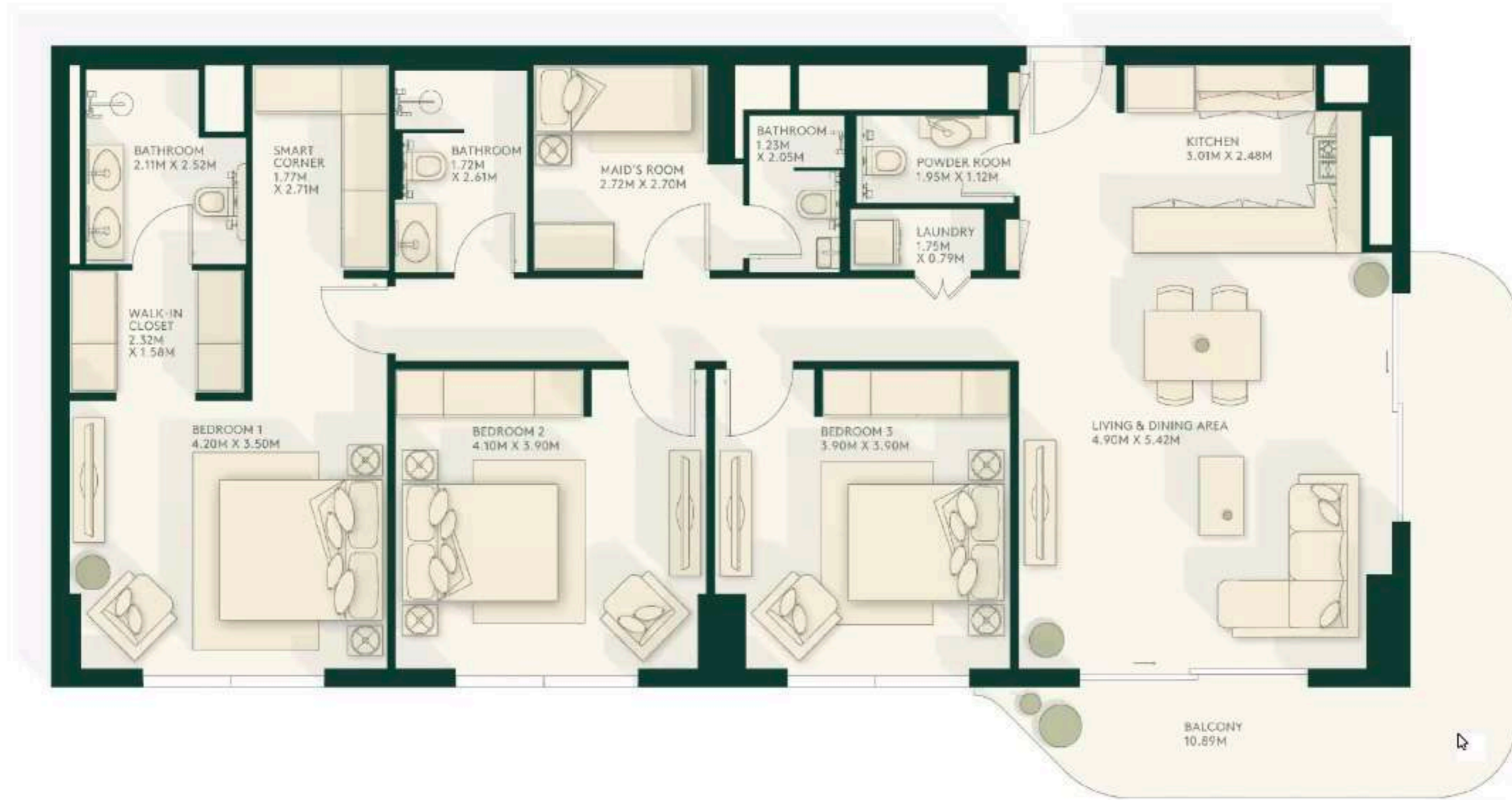
# 3 Bedroom - Type A Corner

153.224 SQM



# 3 Bedroom - Type B Corner

145.533 SQM



# 3 Bedroom - Type C Corner

179.719 SQM



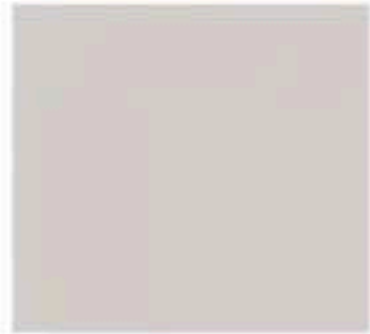
# The details

Choose from tastefully warm or refreshingly light colour schemes:

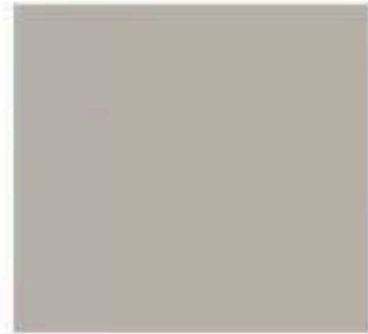


# Dark colour scheme

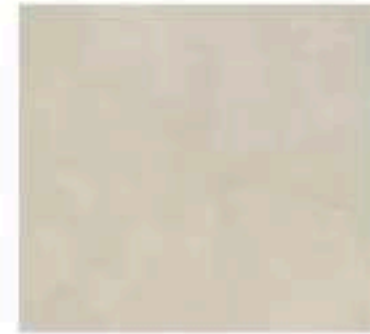
## Throughout the apartment:



Doors:  
Laminate

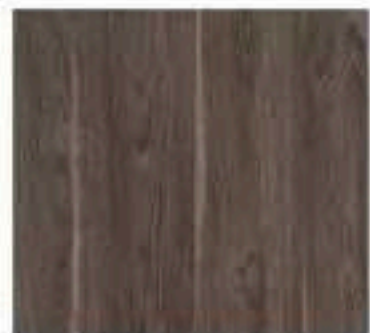


Walls & ceiling:  
Paint



Apartment floor:  
Porcelain tile

## Kitchen:



Upper cabinet:  
Laminate

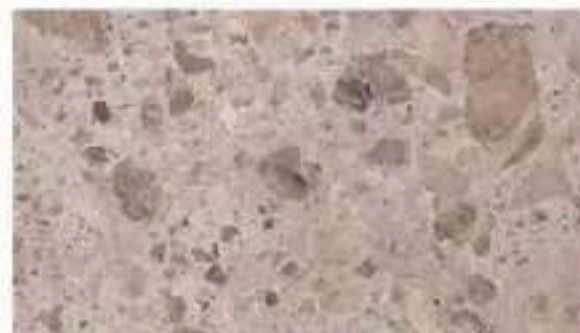


Lower cabinet:  
Laminate



Counter top:  
Porcelain tile

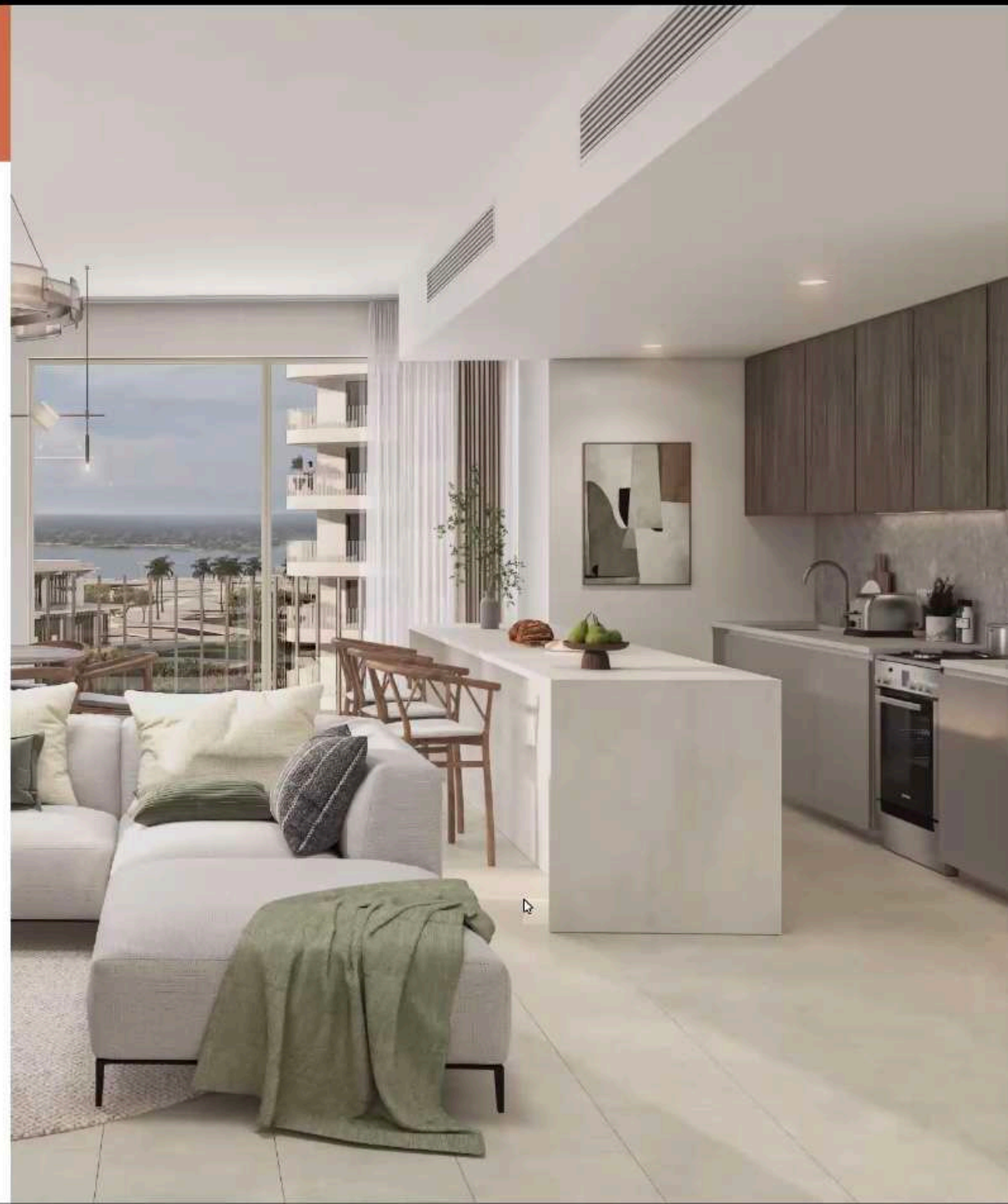
## Bathroom:



Bathroom wall:  
Porcelain tile

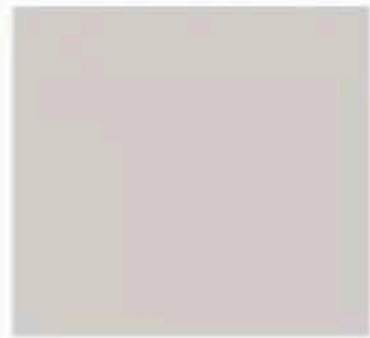


Shower wall:  
Porcelain tile

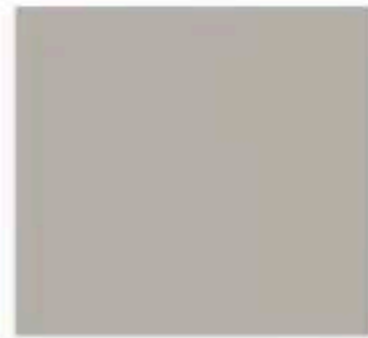


# Light colour scheme

## Throughout the apartment:



Doors:  
Laminate



Walls & ceiling:  
Paint



Apartment floor:  
Porcelain tile

## Kitchen:



Upper cabinet:  
Laminate



Lower cabinet:  
Laminate



Counter top:  
Porcelain tile

## Bathroom:



Bathroom wall:  
Porcelain tile



Shower wall:  
Porcelain tile



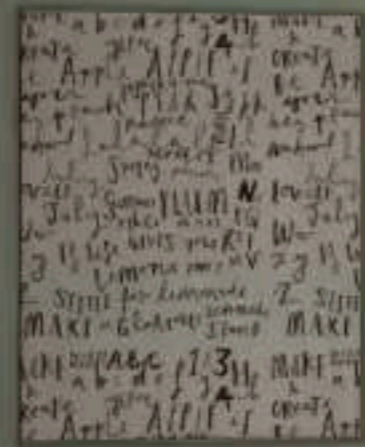
BALANCED LIVING IN THE  
HEART OF NATURE







PRIVATE THEATRE



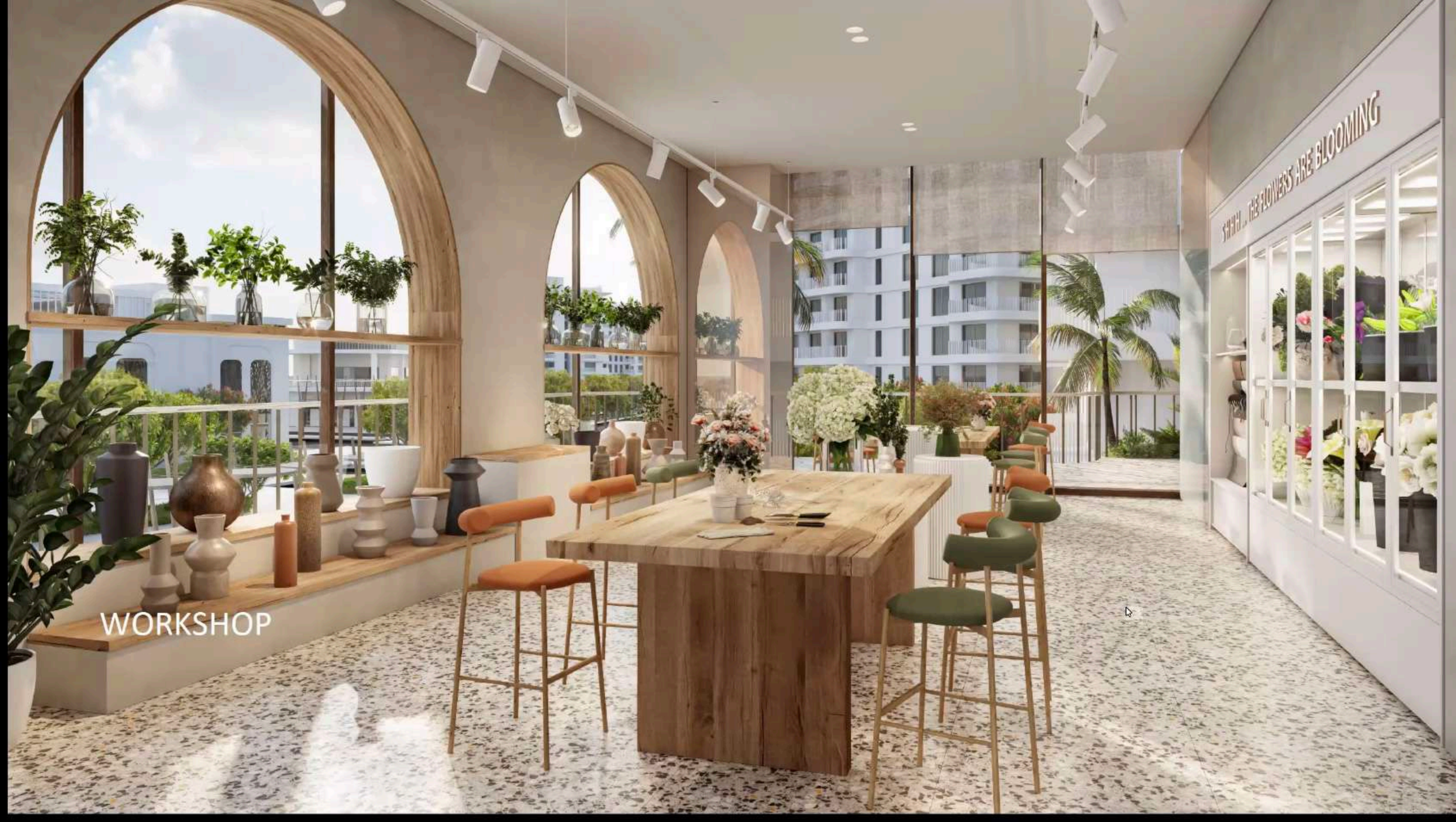
YOU DON'T HAVE TO BE  
PERFECT TO BE HERE





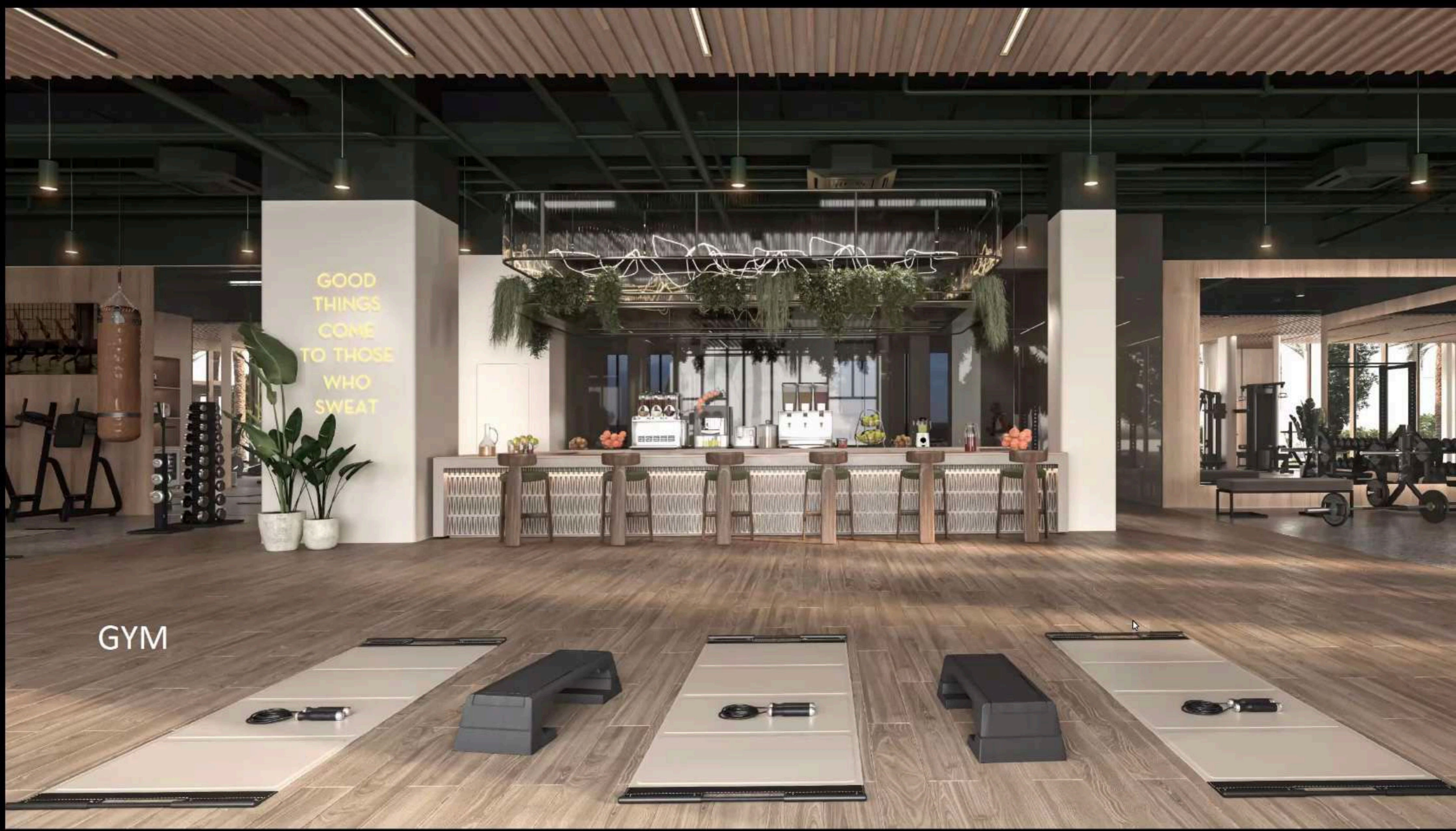






WORKSHOP

SHOW THE POWERS ARE BLOOMING

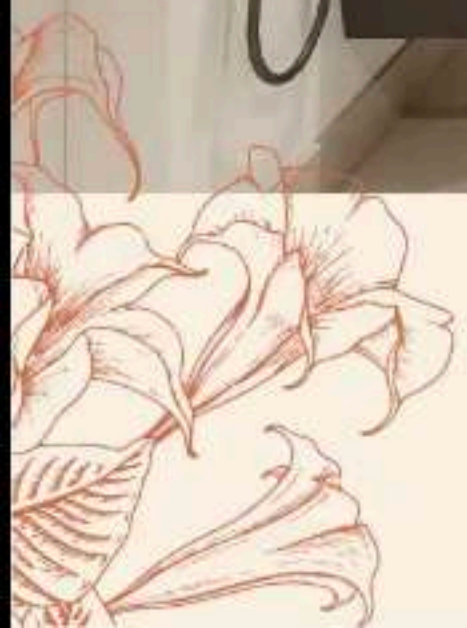
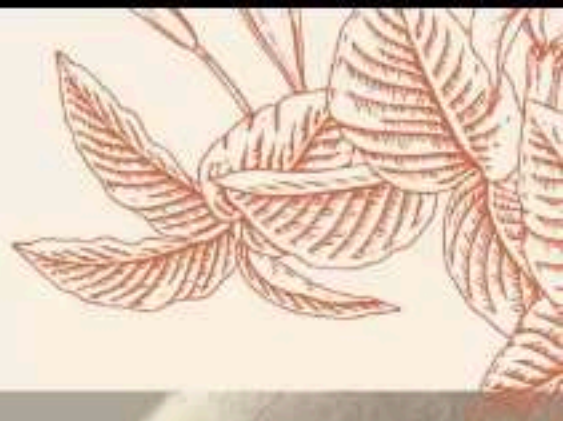


GOOD THINGS  
COME  
TO THOSE  
WHO  
SWEAT

GYM



MADE FOR AN  
EXCEPTIONAL EVERYDAY





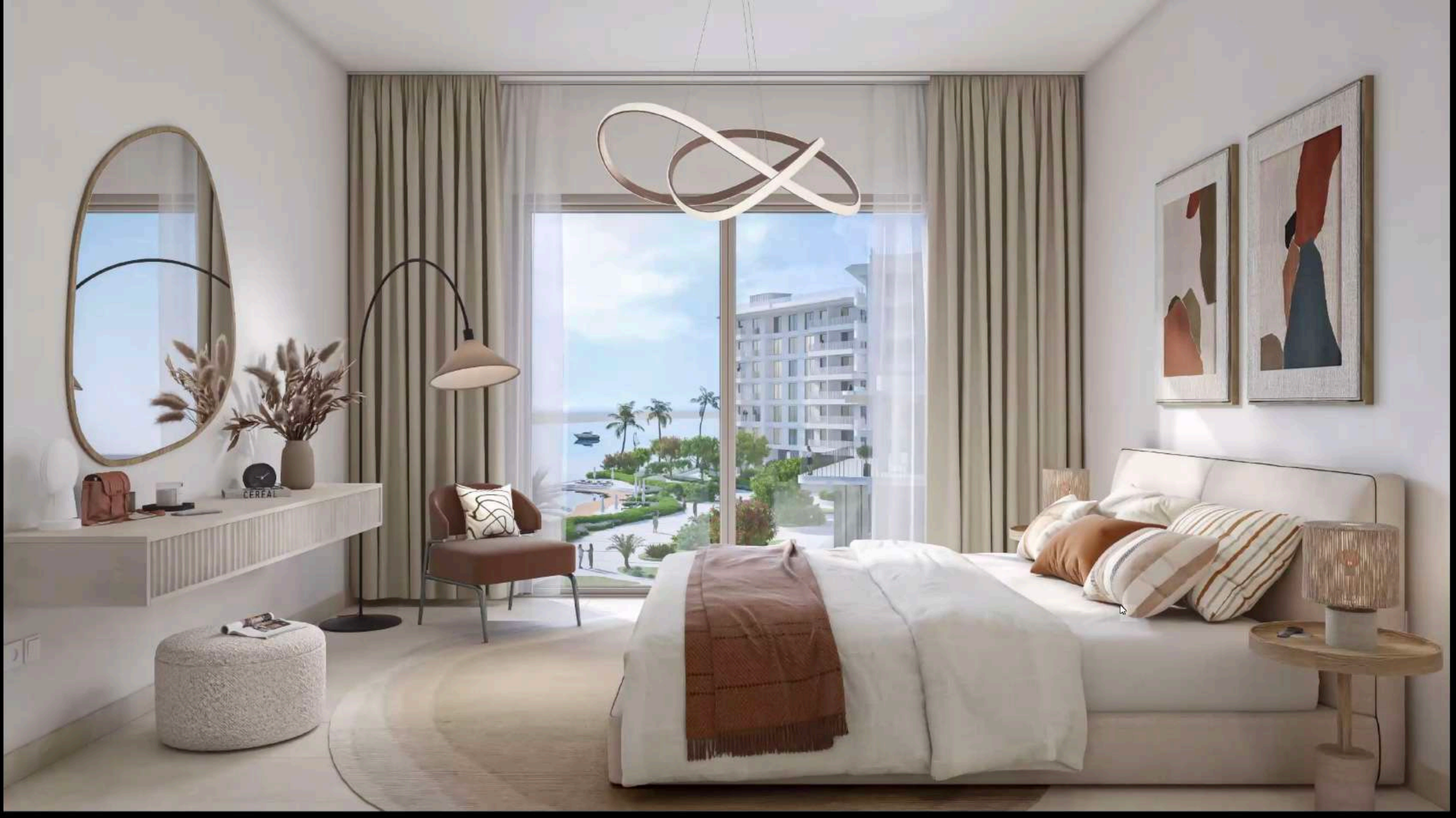
KIDS' PLAYROOM



BRING THE  
OUTSIDE IN



SPA



WORK-LIFE  
BALANCE



# DETAILS



# KEY FACTS | UNIT PRICING

Unit Model	Avg Price (AED)
Studio	805,000
1 BHK	1,357,000
2 BHK	2,076,000
2 BHK + M	2,463,000
3 BHK	3,103,000



## KEY FACTS | GENERAL

- All residential apartment buildings range from G+5 to G+8
- All units include the following appliances:
  - Cooker & range hood
  - Fridge
  - Dishwasher
- AC chilled water system with fan coil units



# KEY FACTS | SERVICE CHARGES & PARKING

- Service charge calculated at:
  - AED 15.70 per sqft
  - AED 168.96 per sqm
  - Applicable to all residential units
- All residential units have basement parking
  - 1 space for studios, 1BHK, 2BHK
  - 2 spaces for 3BHK, 4BHK (private)
  - Additional spaces available for purchase (subject to availability) at handover



# KEY FACTS | PAYMENT PLAN

#	Milestone	Date	50/50
1	SPA Sign Date	Upon signing	5%
2	Contractor appointment	31 March 2024	10%
3	Piling works completion	30 November 2024	10%
4	Superstructure 50%	30 June 2025	10%
5	Superstructure 100%	31 January 2026	10%
6	Façade Completion	31 October 2026	5%
7	Handing Over (H/O)	30 June 2027	50%

**HANDOVERS TO COMMENCE MID 2027**

