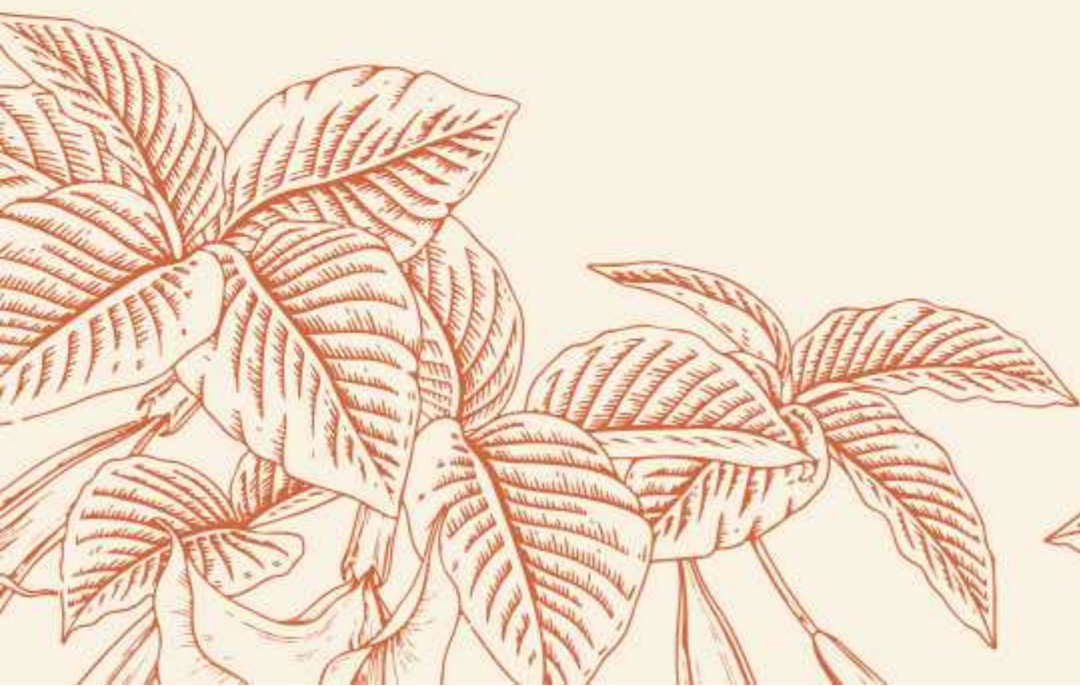



GARDENIA BAY

BY ALDAR

The home of balanced living





Discover unrivalled waterfront living, immersed in nature and rooted in community, at our new residential development on Yas Island.



Building the future

Gardenia Bay is brought to you by Aldar:
the leading real-estate lifestyle developer in Abu Dhabi.





Creating homes with heart

Our architectural design solutions put people – and the planet – first. Home isn't just a place, it's a feeling, and our residences are designed to help you feel better, every single day. That's why we do more than build properties, we strive to shape communities where people thrive, in homes that brim with everything they love.

Revenue (AED)

6,995 BN

Aldar Development Revenue

38%

YOY increase

Group sales (AED)

14,436 BN

EBITDA (AED)

1,5 BN

Gross profit margin

37%



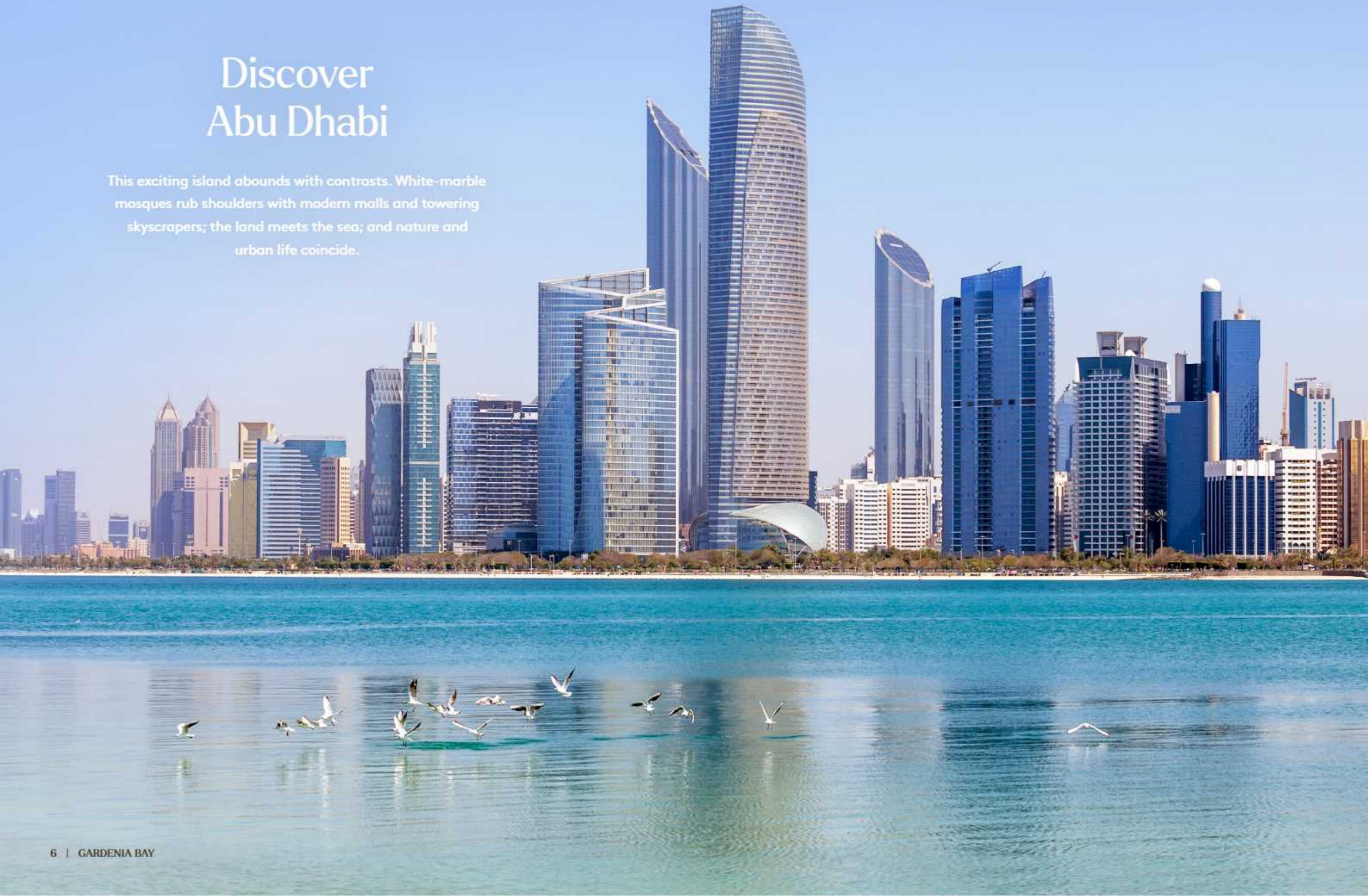
A place that brings you the world

Abu Dhabi, the capital of the UAE, is vibrant, diverse
and forward-thinking: a city for modern times.



Discover Abu Dhabi

This exciting island abounds with contrasts. White-marble mosques rub shoulders with modern malls and towering skyscrapers; the land meets the sea; and nature and urban life coincide.



YAS ISLAND

- Entertainment
- Developments

TO DUBAI
50 MINUTES >



Lea Yas Island
Yas Beach

Yas Acres
The Magnolias

West Yas

Yas Acres
Golf Club

Warner Bros. World™

Ikea Abu Dhabi

Yas Gateway
Park North

Yas Waterworld

Yas Mall

SeaWorld

Ansam

Ferrari World

Water's Edge

Yas Links Golf Course

GARDENIA BAY

Yas Marina Circuit

W Abu Dhabi

Mayan

Yas Plaza

Yas Beach Club

Etihad Arena

Yas Bay

Al Zeina

Abu Dhabi Airport

Al Muneera

Al Bandar

Al Hadeel

< TO DOWNTOWN ABU DHABI
30 MINUTES

Aldar HQ

Al Raha Beach

Khalifa City

Entertain the everyday

Yas Waterworld
From family fun to daredevil slides and rides, make a splash.



Turn up the volume with thrill-packed pursuits and unforgettable entertainment, all on Yas Island, revealing Abu Dhabi's world-famous wild side.



Ferrari World
Home to more than 40 rides and attractions including the world's fastest rollercoaster.



SeaWorld
Journey from the North Pole to the tropics at the region's first marine life theme park.

Warner Bros. World
See your favourite cartoons and movies brought to life in this wacky world of adventure.

Etihad Arena
Check out which global superstar will be playing next.



Yas Links

This championship 18-hole golf course is the perfect challenge for seasoned golfers.

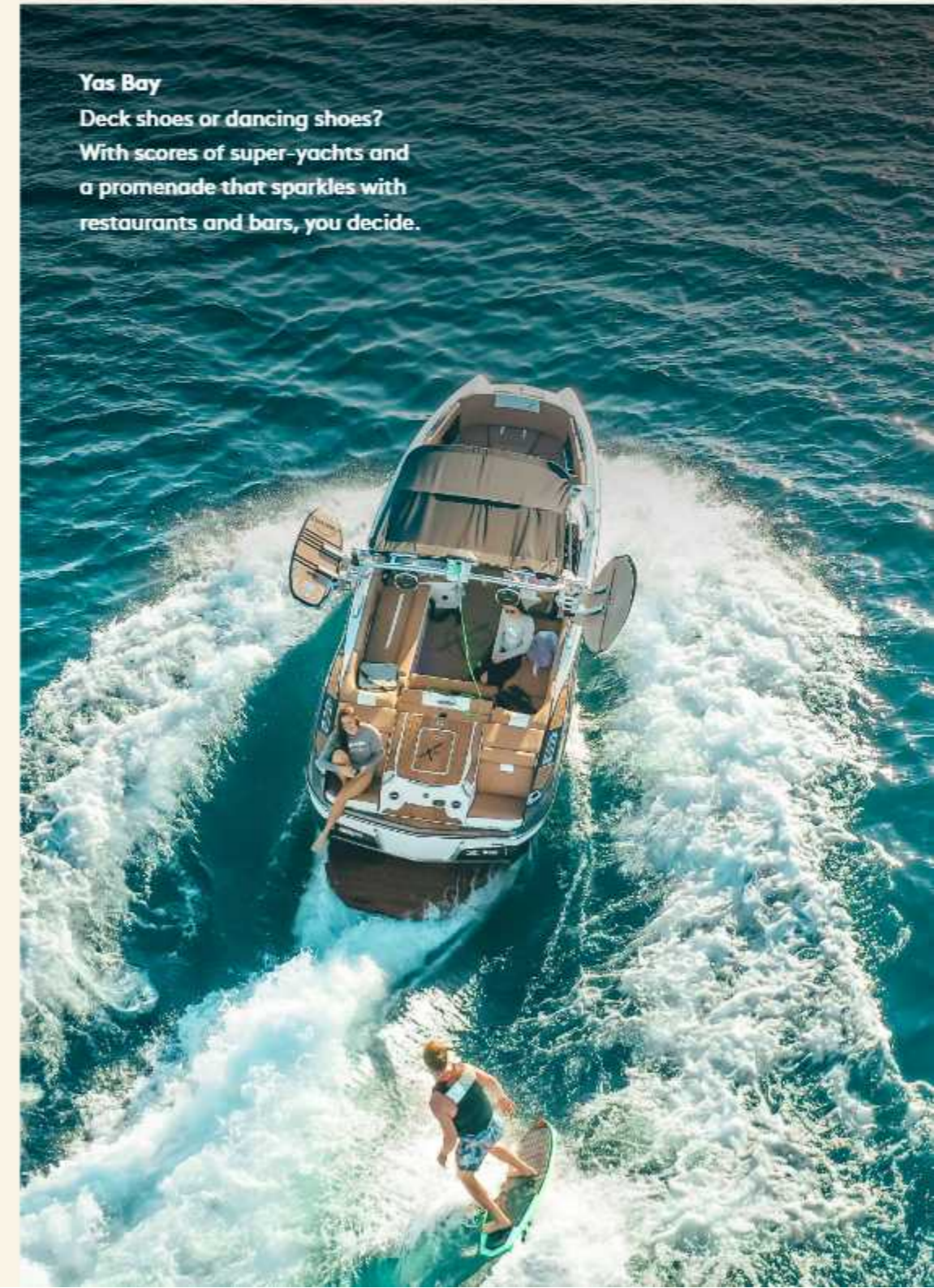


Unwind with leisurely days by the water, soaking up a more slow-paced way of life. Discover Yas Island's quiet side, just steps from home.

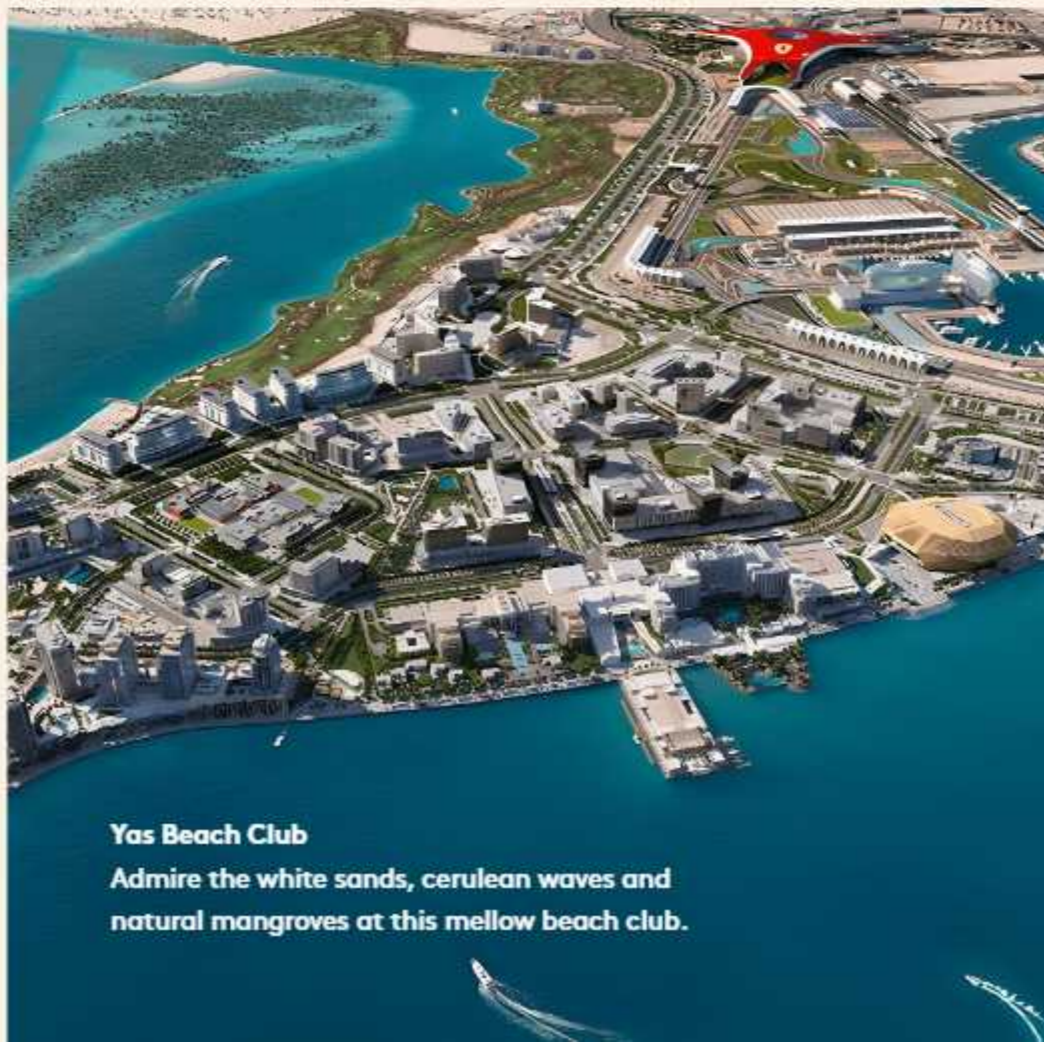


Yas Bay

Deck shoes or dancing shoes? With scores of super-yachts and a promenade that sparkles with restaurants and bars, you decide.



Connect and retreat



Yas Beach Club

Admire the white sands, cerulean waves and natural mangroves at this mellow beach club.

Yas Gateway Park

Reconnect with nature in the peaceful park, complete with landscaped paths, covered playgrounds and open fields.

Yas Mall

Attention, shopping-addicts: Abu Dhabi's biggest mall is located on Yas Island: more than 400 stores, scores of restaurants, cafés and a 24-screen cinema.

A modern, curved apartment building with a swimming pool and lounge area. The building features multiple floors with balconies and large windows. In the foreground, there is a large, clear blue swimming pool. Along the pool's edge, there are lounge chairs, several large yellow and white striped umbrellas, and a row of white cabanas. The scene is set against a clear blue sky with a few palm trees and other greenery. The overall atmosphere is bright and inviting, suggesting a high-quality residential development.

Balanced living in the
heart of nature



Enhance the way you live with a natural style

From the moment you arrive, you'll notice how water and nature elements are interwoven through the community as the architecture interacts with the natural environment, creating connection, flow and balance.



Your home, naturally designed

Because we blossom amid nature, Gardenia Bay's elemental design uses natural materials throughout. Abundant greenery and shaded paths lower the outside temperature, making Gardenia Bay the coolest place (literally) on Yas Island.



Made for an
exceptional everyday

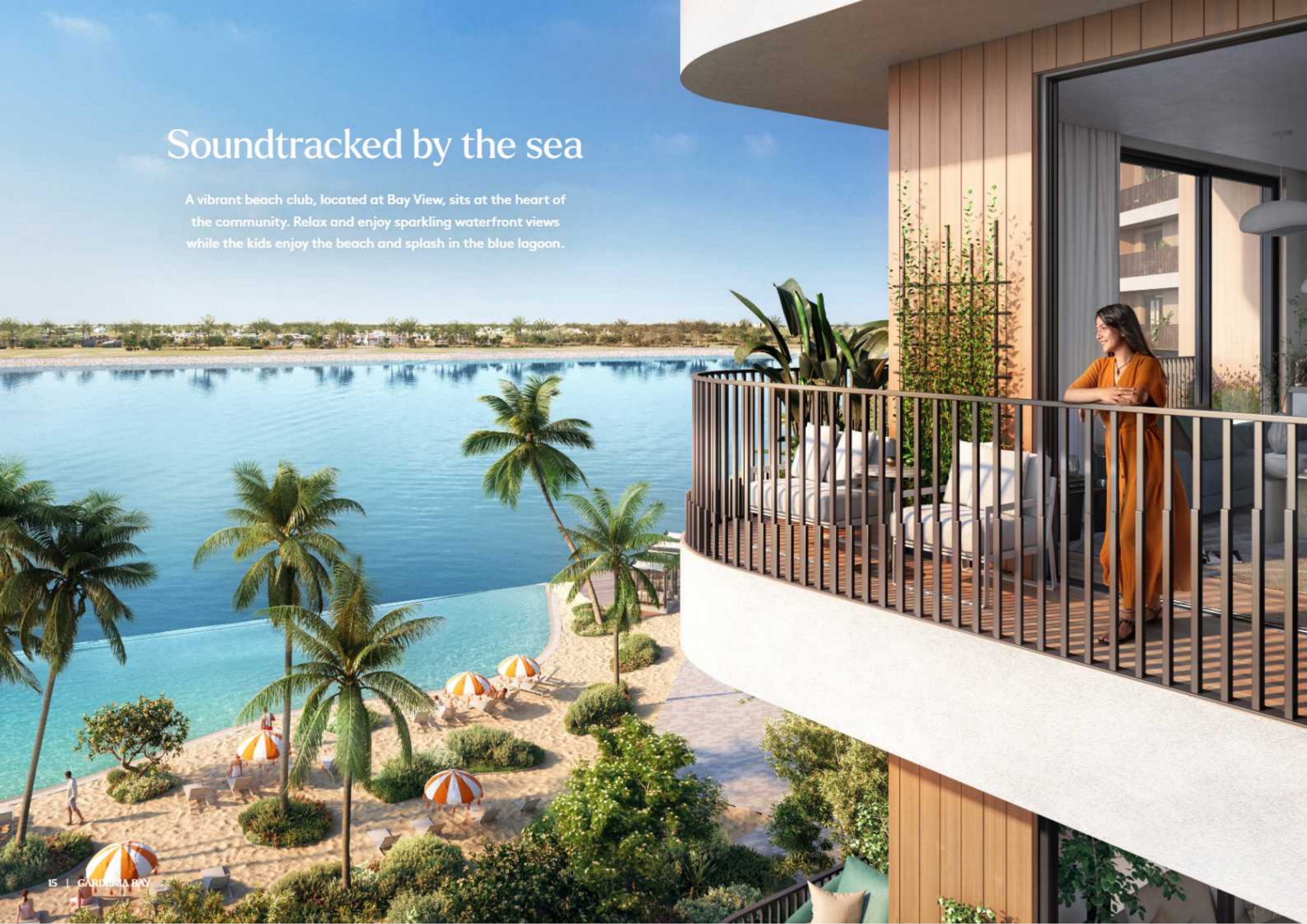
A pristine waterfront promenade borders
a community where amenities, nature
and design entwine.

Beach life
just for you



Soundtracked by the sea

A vibrant beach club, located at Bay View, sits at the heart of the community. Relax and enjoy sparkling waterfront views while the kids enjoy the beach and splash in the blue lagoon.





Harmonious work-life balance



A lifestyle club open to entertain

In the centre of Gardenia Bay, you find Bay View, the main communal and entertainment space, and a range of facilities for the whole family.

These include everything from fitness facilities and a kids' playroom to shared dining spaces, a private cinema for friends, co-working spaces, shops and cafés.



YOU DON'T HAVE TO BE
PERFECT TO BE HERE

Private theatre to enjoy with friends and family.



Kids' playroom



Workshop spaces



Make your own energy



Energise and revitalise

For optimal living, areas for movement, dynamism and fun abound. Breath and stretch in a natural environment and exercise indoor or outdoor all year round.

Refresh and work out in
the fitness areas



Fully-equipped spa



Natural rhythms



Full of fresh

Immersed in nature and designed to reset and restore, many areas of Gardenia Bay set a slower pace. The emphasis is on the healing power of the outdoors where escape encourages rest, growth and reconnection.



Bring the outside in



An open style of living

Our range of apartments are designed to fit with your lifestyle. Choose from a range of finishes and styles. Inviting the outside in, apartments are light, airy and perfect for living.



Family living spaces



Naturally-designed bathrooms



The details

Choose from tastefully warm or refreshingly light colour schemes:



Light colour scheme

Throughout the apartment:



Doors:
Laminate



Walls & ceiling:
Paint

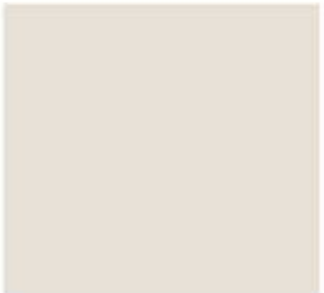


Apartment floor:
Porcelain tile

Kitchen:



Upper cabinet:
Laminate



Lower cabinet:
Laminate



Counter top:
Porcelain tile

Bathroom:



Bathroom wall
Porcelain tile



Shower wall:
Porcelain tile



Dark colour scheme

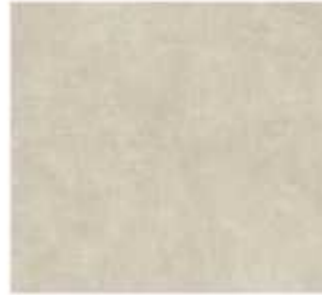
Throughout the apartment:



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





Floorplans

Studio Type A

43.828 SQM



Studio Type B

45.625 SQM



1 Bedroom Middle

73.467 SQM



1 Bedroom Corner

70.780 SQM



2 Bedroom - Type A Corner

109.641 SQM



2 Bedroom - Type A Middle

106.375 SQM



2 Bedroom - Type B Corner

132.289 SQM



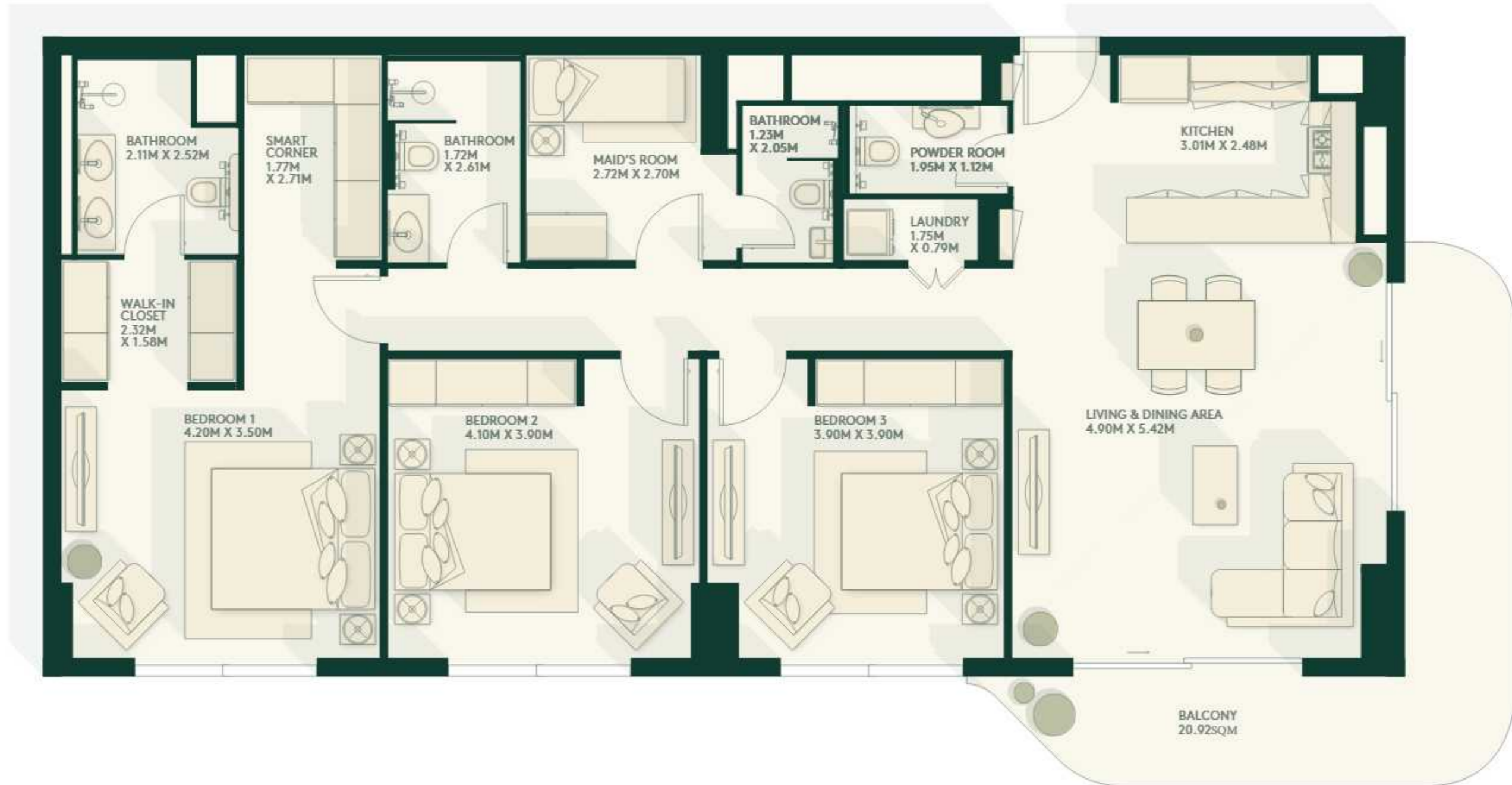
3 Bedroom - Type A Corner

153.224 SQM



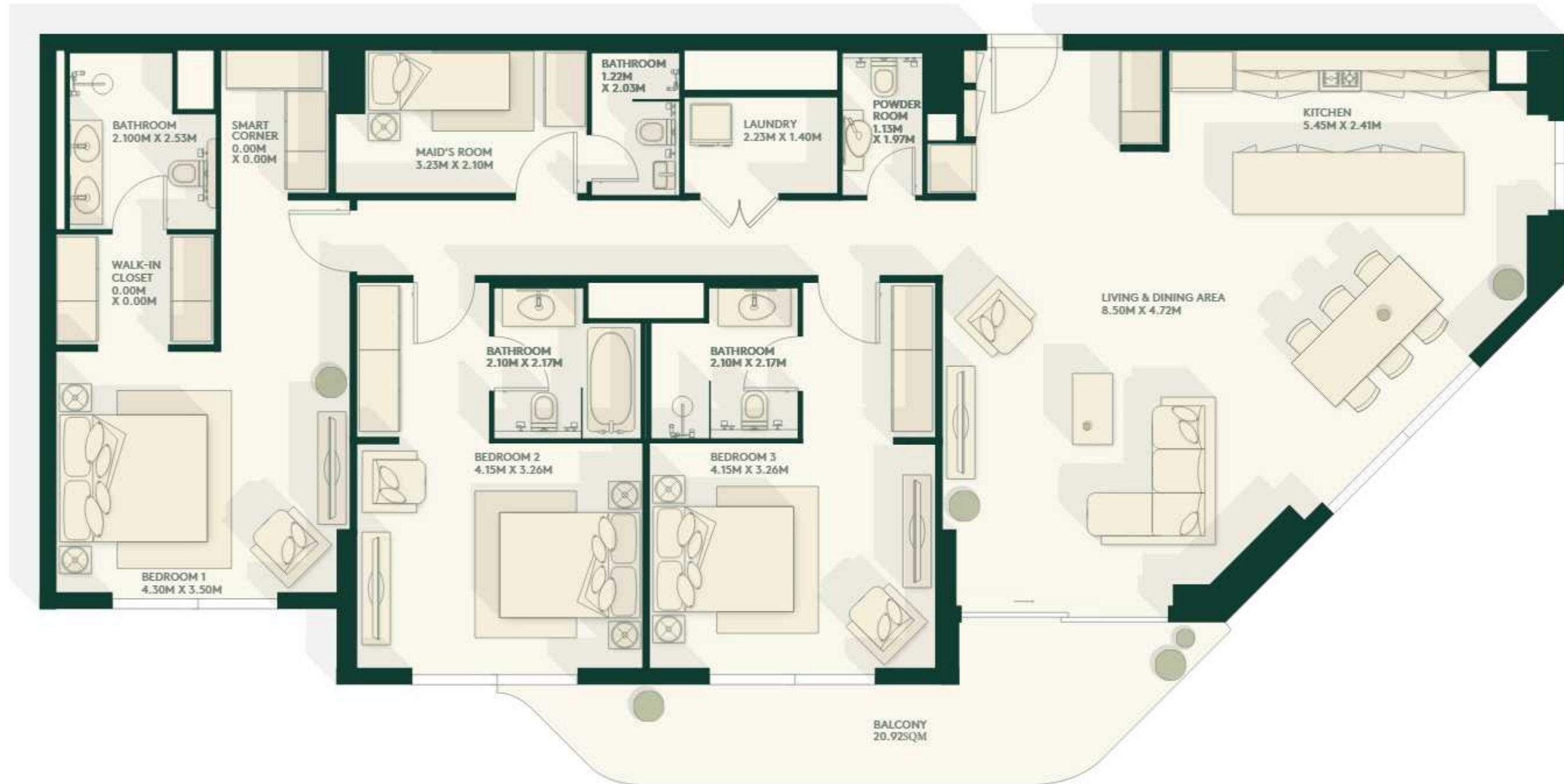
3 Bedroom – Type B Corner

145.533 SQM



3 Bedroom - Type C Corner

179.719 SQM



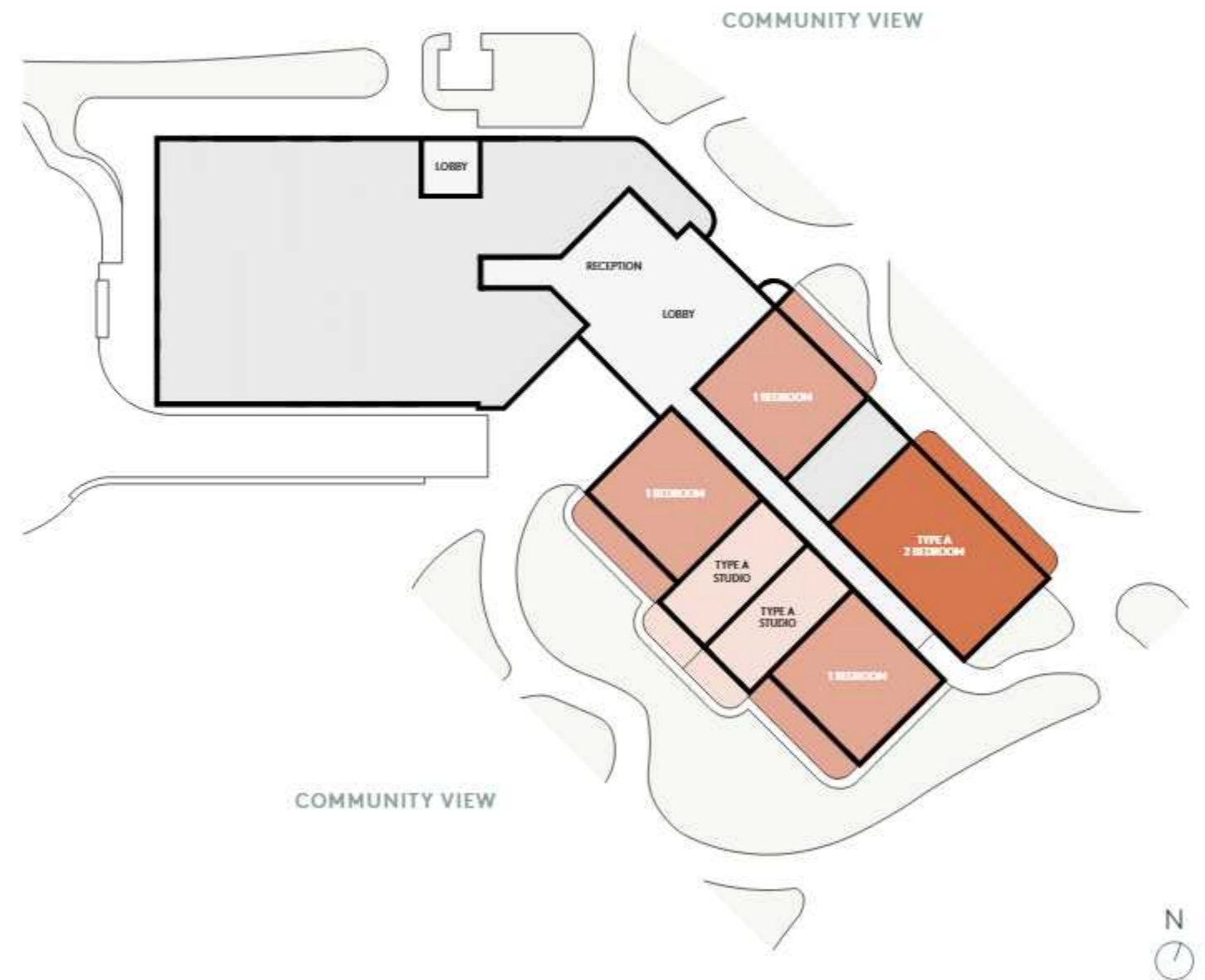
Orchid

Typical Layout

1-7 FLOORS



Ground Floor



Key

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

Site Plan

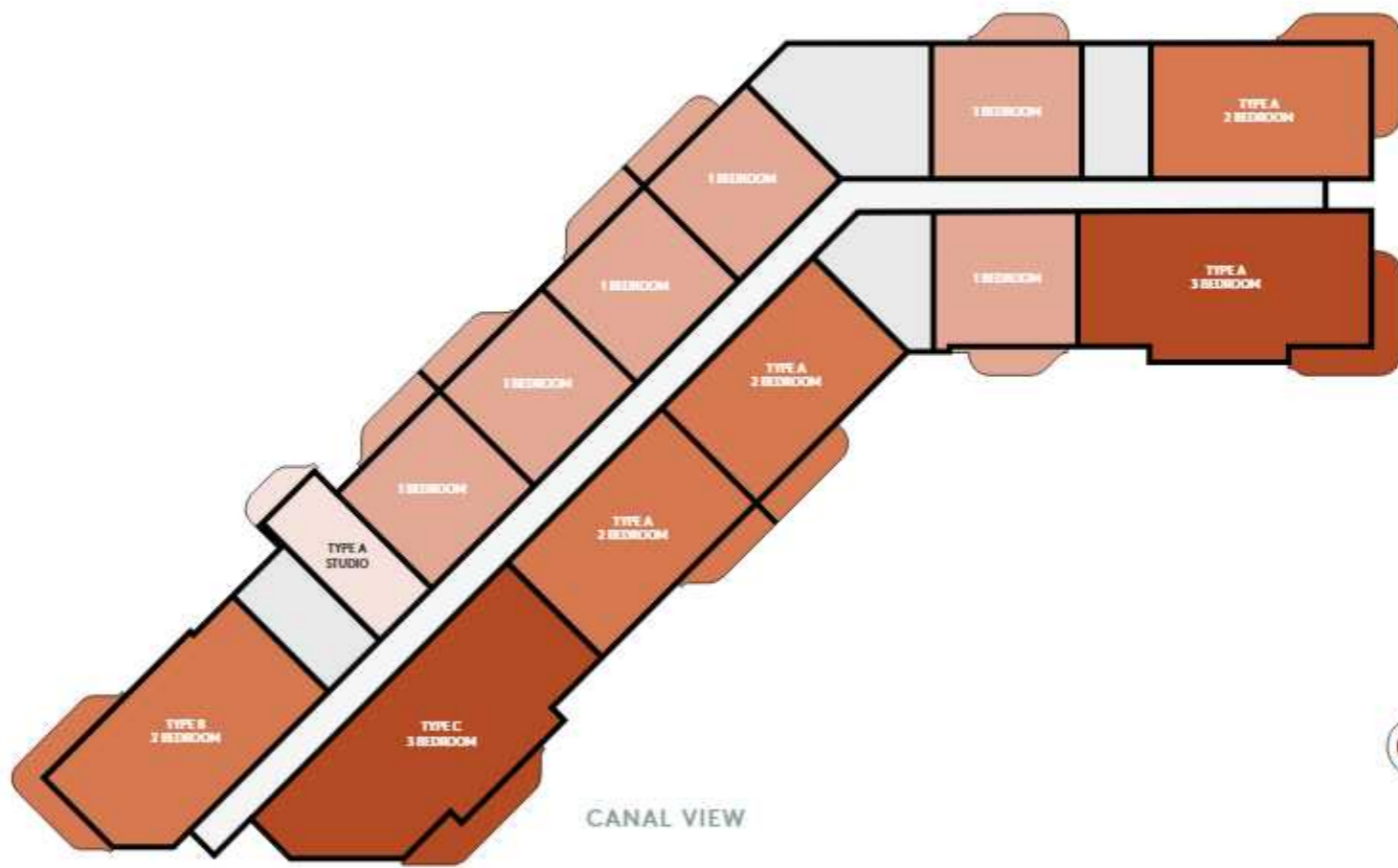


Ivy

Typical Layout

1-6 FLOORS

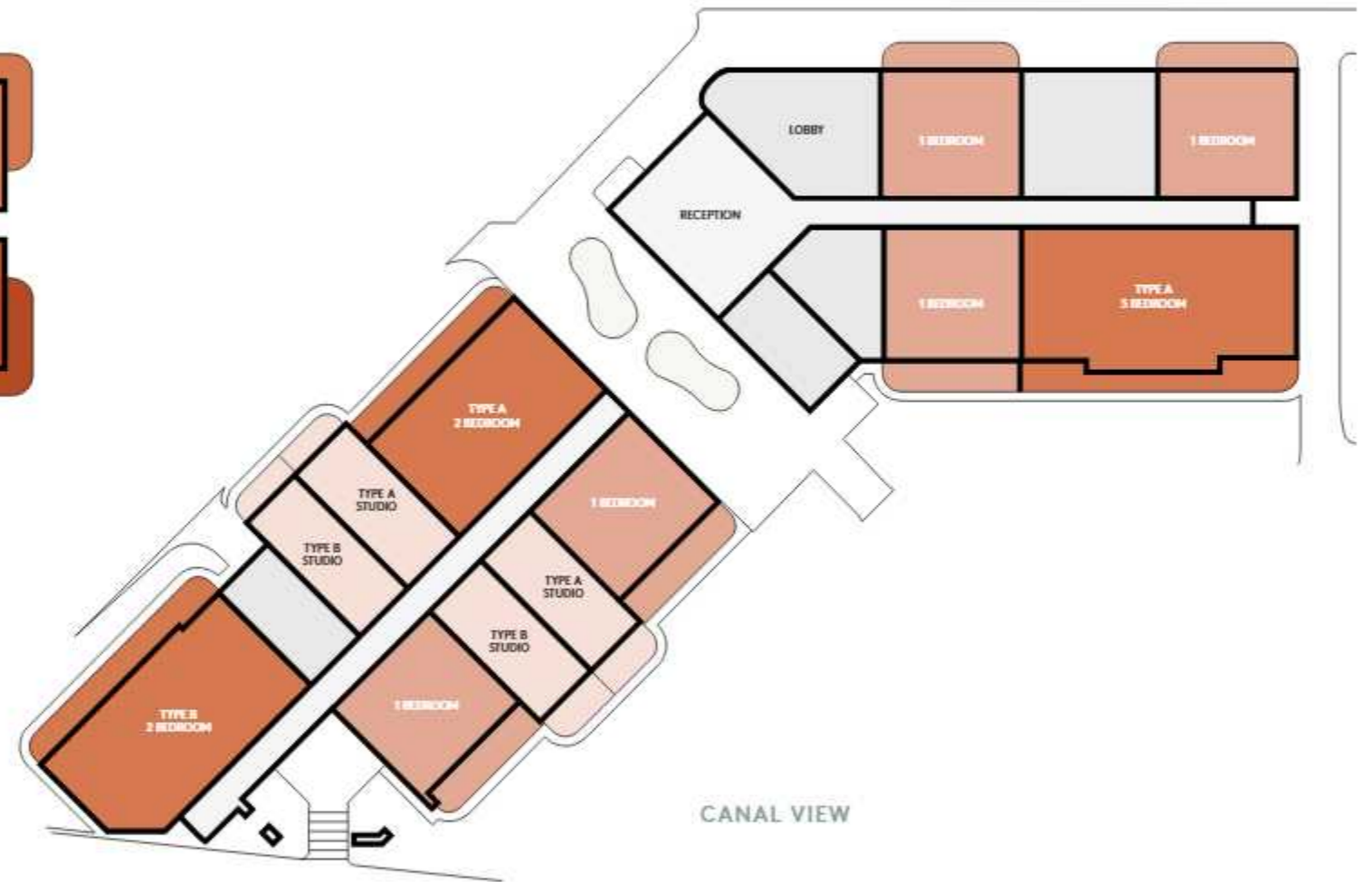
COMMUNITY VIEW



CANAL VIEW

Ground Floor

COMMUNITY VIEW



CANAL VIEW



Key

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

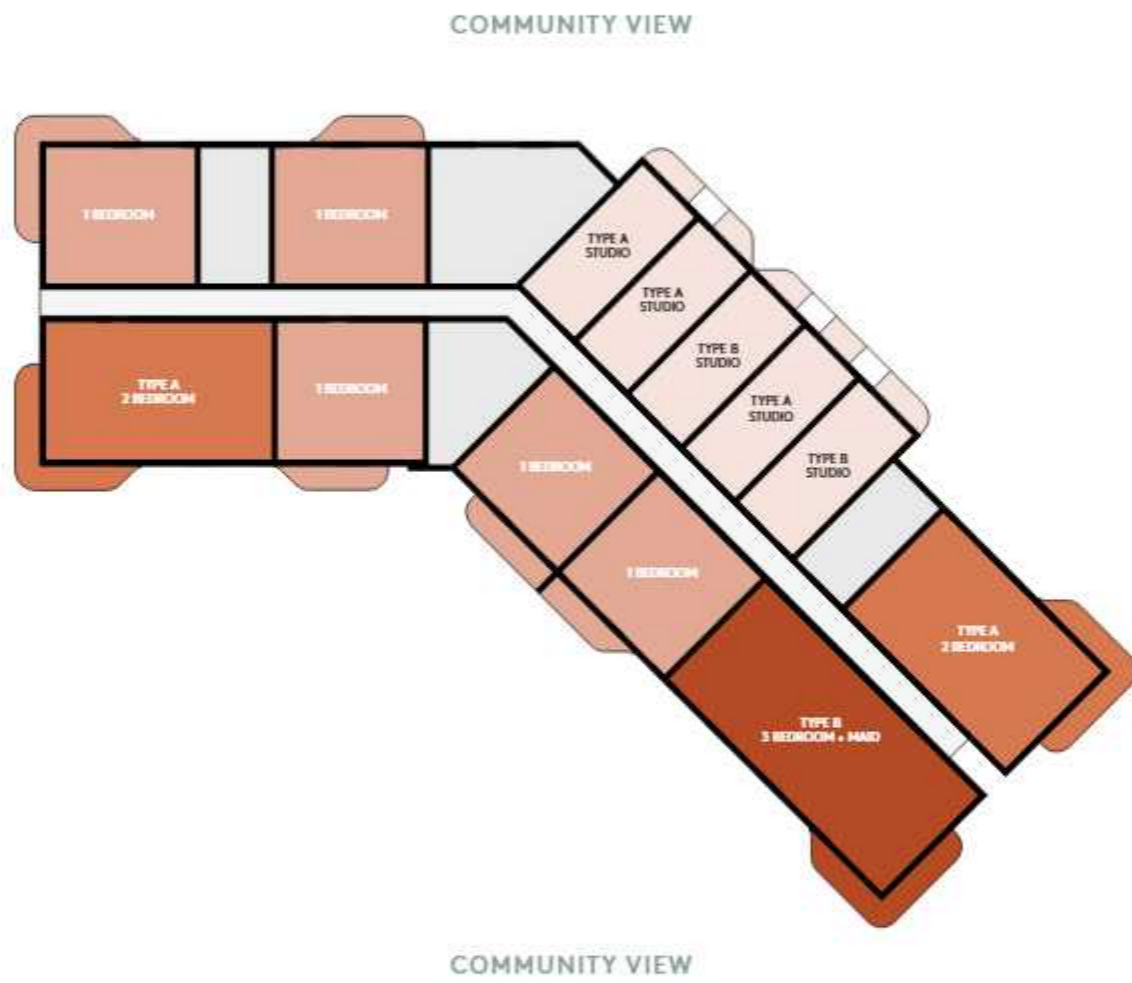
Site Plan



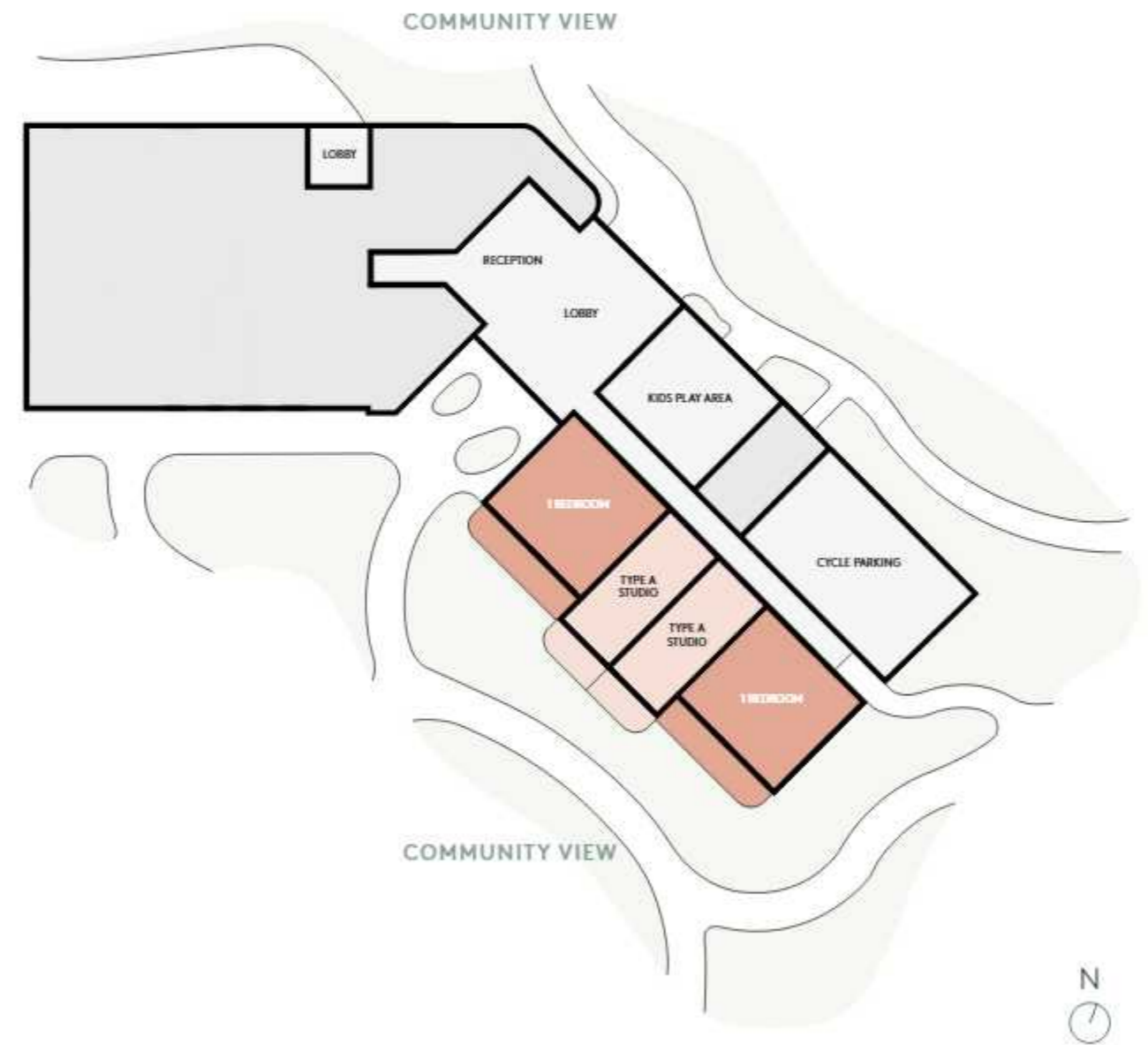
Iris

Typical Layout

1-7 FLOORS



Ground Floor



Key

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

Site Plan





EMIRATIA BAY
ALDAR

Made for us all





A focus on sustainability improves the way we do business and helps us deliver a positive impact on the economy, the environment and our communities.



Buildings targeting a Pearl 3 rating



Recycled materials used across the development



Irrigation, edible gardens & composting for landscape sustainability



Smart meters and recycled water to reduce water consumption



High number of native and adaptive plant species plus green spaces for landscaping and biodiversity.



Shaded community areas and playgrounds to keep temperatures at comfortable levels



Energy consumption monitoring





Retail



Waterfront living on Yas Island



Get in touch:

800 25327

International: +971 2 810 6400
sales@aldar.com

Aldar Square

Next to Yas Mall, Abu Dhabi
Monday – Friday, 9:00 am – 7:00 pm
Saturday, 9:00 am – 5:00 pm

Dubai Sales Centre

Al Manara, Sheikh Zayed Road, Dubai
Monday – Friday, 9:00 am – 7:00 pm
Saturday & Sunday, 9:00 am – 5:00 pm

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