



GARDENIA BAY

BY ALDAR





EVERYTHING
BUT ORDINARY



EXPLORE THE LAST COLLECTION OF
WATERFRONT HOMES AT GARDENIA BAY. WITH
RESORT-INSPIRED EXPERIENCES AND AMENITIES
DESIGNED TO SURPRISE, YOUR EVERY DAY IS
PACKED WITH A LOT MORE EXCITEMENT.



LIVE INSPIRED WITH ALDAR

AS ONE OF THE MOST TRUSTED AND RECOGNISED REAL ESTATE DEVELOPERS IN THE UAE, IT'S OUR DUTY TO CREATE LIFESTYLES THAT CONSISTENTLY EXCEED EXPECTATIONS. WHICH IS WHY WE DO MORE THAN BUILD PROPERTIES. WE STRIVE TO SHAPE COMMUNITIES THAT SURPRISE AND INSPIRE PEOPLE, IN HOMES BRIMMING WITH FUN, HAPPINESS AND EVERYTHING THEY LOVE.

EMIRATE OF OPPORTUNITY



THE CAPITAL OF LIMITLESS POSSIBILITIES, ABU DHABI IS A CITY WHERE HERITAGE, ART, CULTURE, EDUCATION, AND INNOVATION THRIVE. PEOPLE FROM ALL OVER THE WORLD HAVE BEEN DRAWN TO ITS STUNNING SHORES IN SEARCH OF A PLACE THAT TRANSCENDS THE ORDINARY, A PLACE THEY CAN BE PROUD TO CALL HOME.

YAS ISLAND LIVING

ON YAS ISLAND, ABU DHABI'S PREMIER ENTERTAINMENT DESTINATION, HEART-RACING EXCITEMENT MEETS SERENE RELAXATION, WITH EVERY ACTIVITY UNDER THE SUN. DIVE INTO THE COOL ARABIAN GULF, NAVIGATE THE WINDING MANGROVES, BROWSE THE LATEST FASHION COLLECTIONS OR CONQUER THE WORLD'S FASTEST ROLLERCOASTER, WITHOUT EVER LEAVING THE ISLAND.

- YAS LINKS GOLF CLUB
- YAS MARINA CIRCUIT
- YAS BAY
- YAS GATEWAY PARK
- YAS BEACH CLUB
- YAS MALL
- FERRARI WORLD ABU DHABI
- YAS WATERWORLD ABU DHABI
- SEAWORLD ABU DHABI
- WARNER BROS. WORLD ABU DHABI
- ETIHAD ARENA



RESORT LIVING WITH FLAIR

WELCOME TO A NEW KIND OF COMMUNITY ON YAS ISLAND, WHERE HOMES ARE WORTHY OF A RESORT, AND EVERY DAY IS FILLED WITH A LOT MORE EXCITEMENT. WAKE UP TO INSPIRING WATERFRONT VIEWS, EXQUISITELY FINISHED INTERIORS AND A WORLD OF SURPRISING EXPERIENCES WAITING JUST OUTSIDE.



EXPERIENCES & AMENITIES DESIGNED TO SURPRISE

DISCOVER AN URBAN BEACH WITH INFINITY VIEWS, A FULL-SCALE GYM AND FITNESS TRAIL, SOCIALE SPACES TO WORK, PLAY AND PRACTICE YOUR SWING, AMENITIES THAT CREATE CONNECTIONS, DRIVE CREATIVITY AND PROMISE ADVENTURE.

URBAN BEACH CLUB	SKATE PARK
KIDS' NURSERY	OUTDOOR KITCHEN
PROMENADE WALK	WALKING TRAIL
CO-WORKING SPACES	FITNESS TRAIL
FULL-SCALE GYM	PADEL TENNIS
URBAN BEACH WITH INFINITY VIEWS	BASKETBALL COURT
ADULT AND KIDS' SWIMMING POOL	DOG PARK
HOUSE CINEMA	FIRE PIT
KIDS' PLAYROOM	CABANAS
LOUNGE & LIBRARY	COFFEE STATION
OUTDOOR YOGA	JUICE BAR
COMMUNAL DINING & SEATING	COMMUNITY PARK



SWIMMING POOL

SLIP INTO THE COOL TURQUOISE THAT FLOWS INTO THE HORIZON



URBAN BEACH

LOUNGE IN YOUR PRIVATE SLICE OF PARADISE WITH INFINITY VIEWS



FULL-SCALE GYM

PUSH YOUR LIMITS THEN REFUEL WITH FRIENDS AT THE JUICE COUNTER



CO-WORKING SPACE

WHERE THE MODERN PROFESSIONAL CONNECTS, COLLABORATES AND CREATES



SOON... THE FLOWERS ARE BLOOMING

HOUSE CINEMA

CATCH UP OVER PLOTS TWISTS AND POPCORN IN FRONT OF THE BIG SCREEN



YOU DON'T HAVE TO BE
PERFECT TO BE HERE

SPORTS COURT

END THE DAY WITH A FRIENDLY GAME OF YOUR FAVOURITE RACKET SPORT



FITNESS TRAIL

EXPLORE THE COMMUNITY ON TWO WHEELS OR TWO FEET





WATERFRONT HOMES WORTHY OF A RESORT

**EXPLORE MODERN STUDIO TO
3-BED APARTMENTS.**

HOMES INSPIRED BY THE BEAUTY OF
NATURE, AND INFUSED WITH THE
ENERGY OF YAS ISLAND.



FINISHES



DARK SCHEME



APARTMENT PAINT
WALLS & CEILING



LOWER CABINET
LAMINATE



BATHROOM WALL
& KITCHEN BACKSPLASH
PORCELAIN



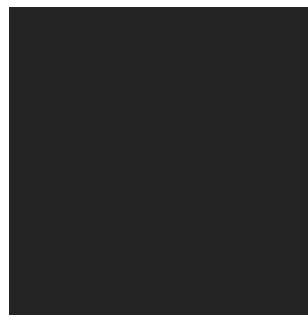
UPPER CABINET,
WARDROBE,
VANITY,
INTERNAL DOORS,
EXTERNAL DOORS
LAMINATE



COFFEE SANITARY WARE



SHOWER WALL
PORCELAIN TILE



MATTE BLACK
SANITARY WARE



APARTMENT FLOOR
PORCELAIN TILE



COUNTER TOP
ENGINEERED STONE











SUSTAINABLE LIVING

IT ISN'T JUST A FEATURE – IT'S A WAY OF LIFE THAT COMPLEMENTS THE VIBRANT ECOSYSTEM OF YAS ISLAND. GARDENIA BAY WEAVES ECO-FRIENDLY PRACTICES INTO EVERY CORNER, CREATING HOMES THAT ARE AS GENTLE ON THE PLANET AS THEY ARE COMFORTABLE FOR RESIDENTS.

NATURAL MATERIALS

BUILDINGS TARGET A PEARL 3 RATING

SUSTAINABLE LANDSCAPING

USE OF RECYCLED MATERIALS

REDUCED WATER CONSUMPTION

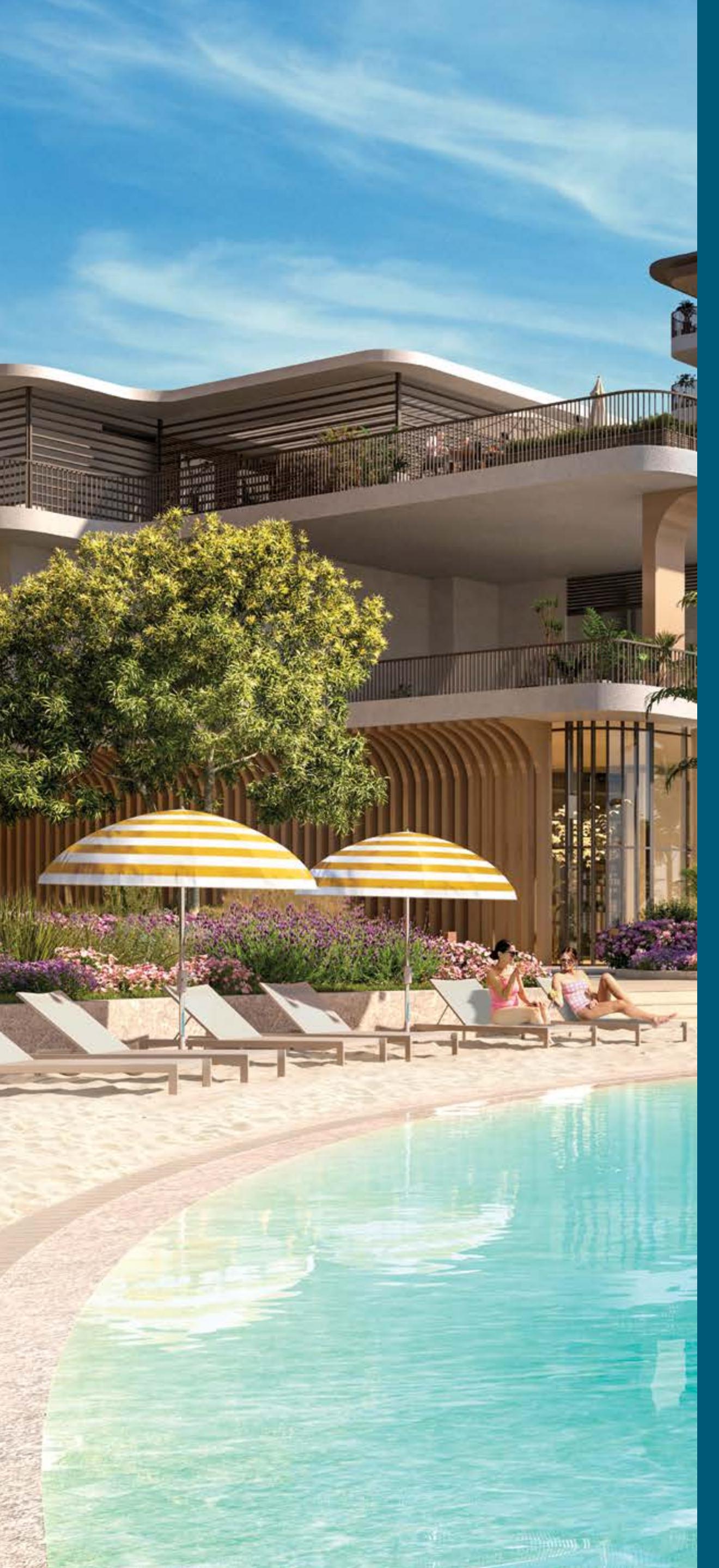
HIGH LEVEL OF PLANT BIODIVERSITY

SHADED AREAS TO LOWER TEMPERATURES

ENERGY CONSUMPTION MONITORING

INTIMATE PATHWAYS PROVIDING SHADE ALL YEAR LONG

FLOOR PLATES

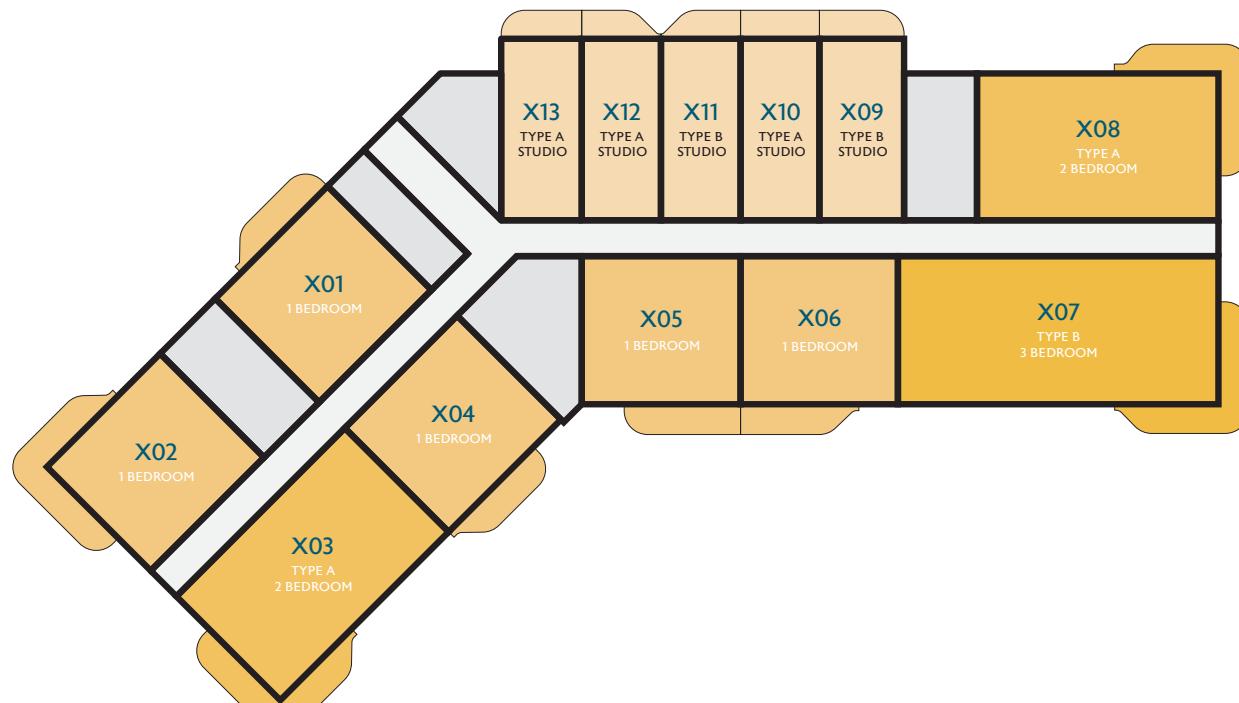


Begonia

Typical Layout

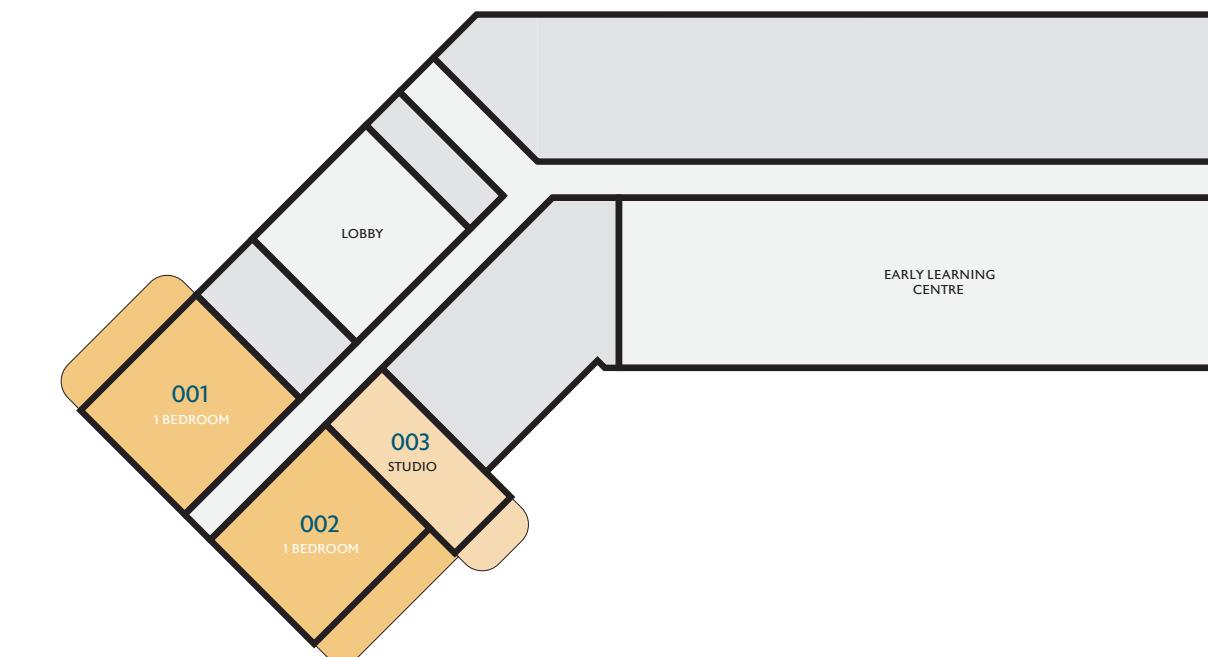
1-7 FLOORS

PARK VIEW



Ground Floor

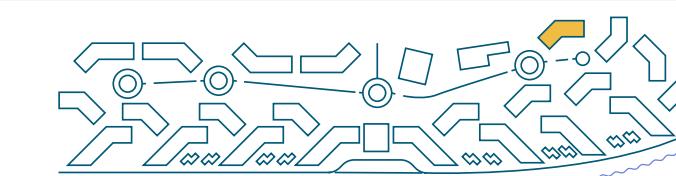
PARK VIEW



Key

STUDIO 1 BEDROOM 2 BEDROOM 3 BEDROOM COMMUNAL CORE

Site Plan



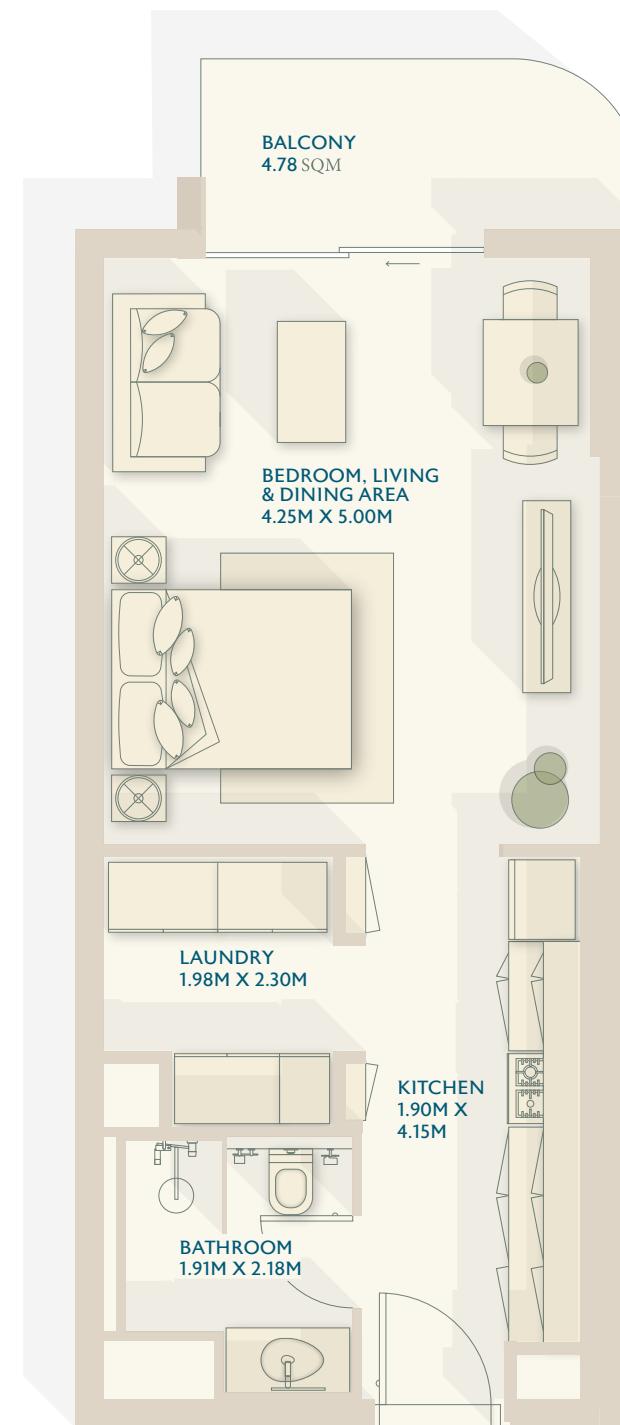
NOT TO SCALE. INDICATIVE ONLY.

FLOOR PLANS



Studio Type B

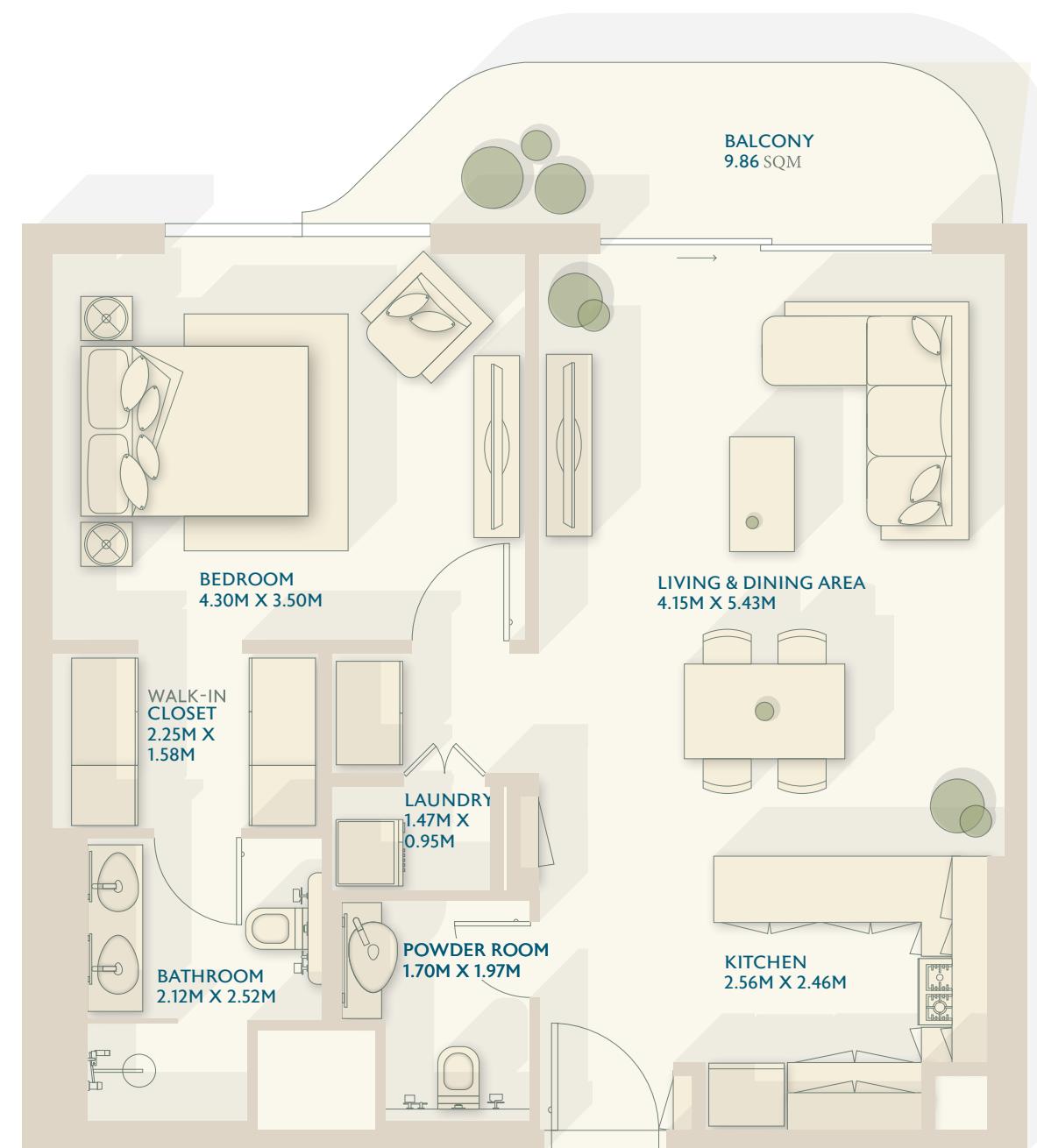
45.625 SQM



AREAS SHOWN WITHIN EACH APARTMENT REFLECT THE SELLABLE AREA
NOT GFA. NOT TO SCALE. INDICATIVE ONLY.

1 Bedroom Middle

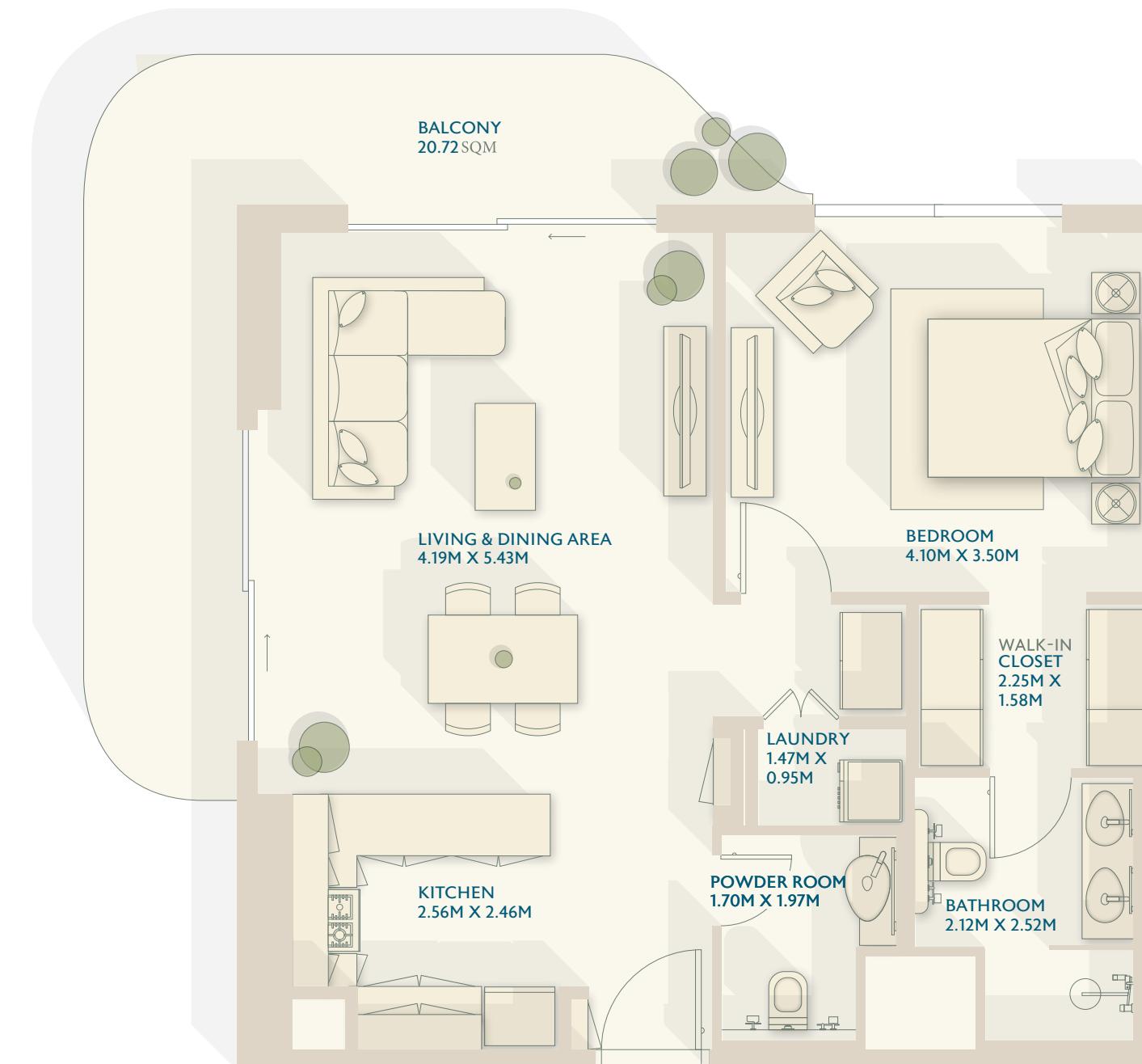
73.467 SQM



AREAS SHOWN WITHIN EACH APARTMENT REFLECT THE SELLABLE AREA
NOT GFA. NOT TO SCALE. INDICATIVE ONLY.

1 Bedroom Corner

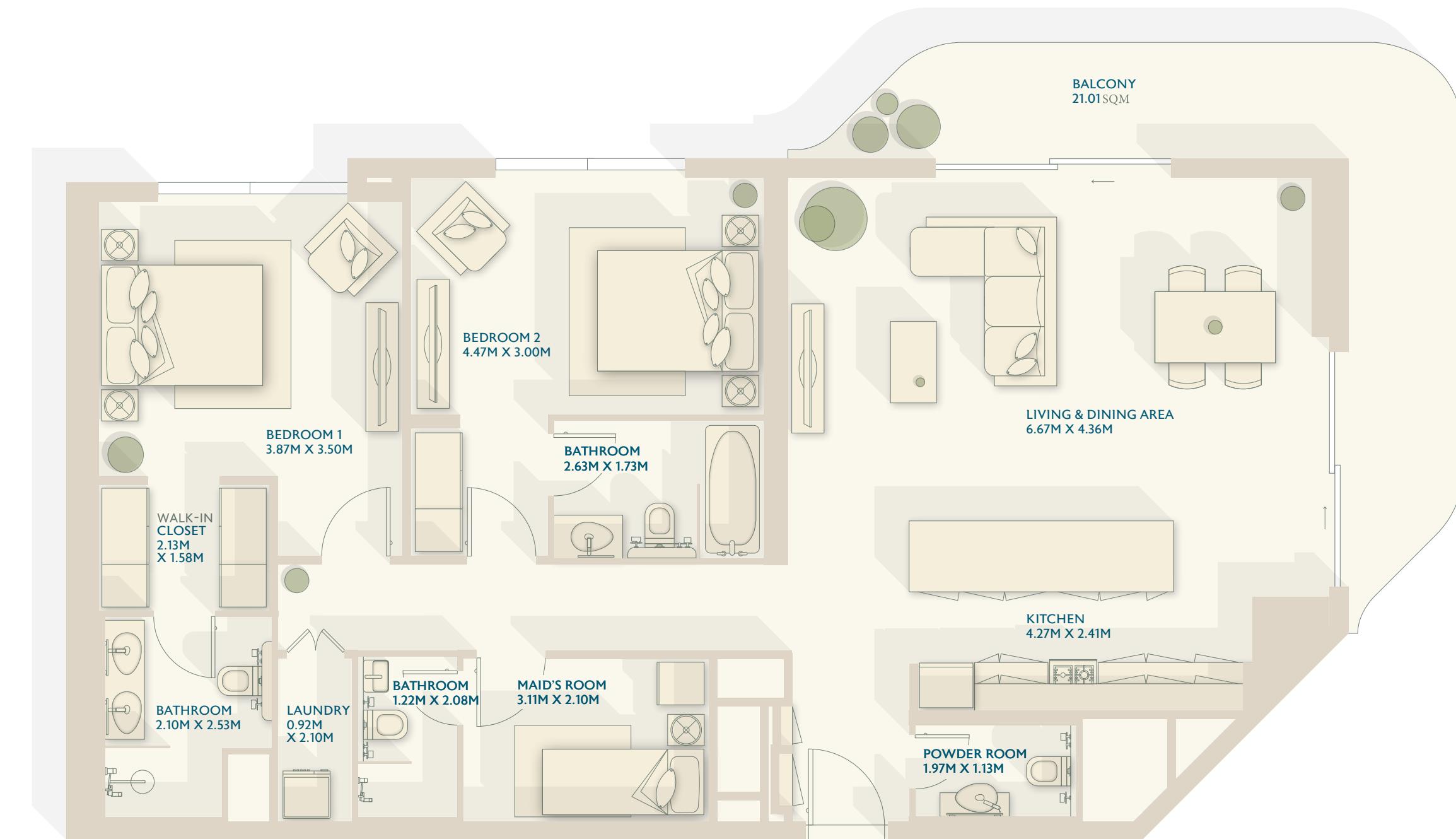
70.780 SQM



AREAS SHOWN WITHIN EACH APARTMENT REFLECT THE SELLABLE AREA
NOT GFA. NOT TO SCALE. INDICATIVE ONLY.

2 Bedroom - Type B Corner

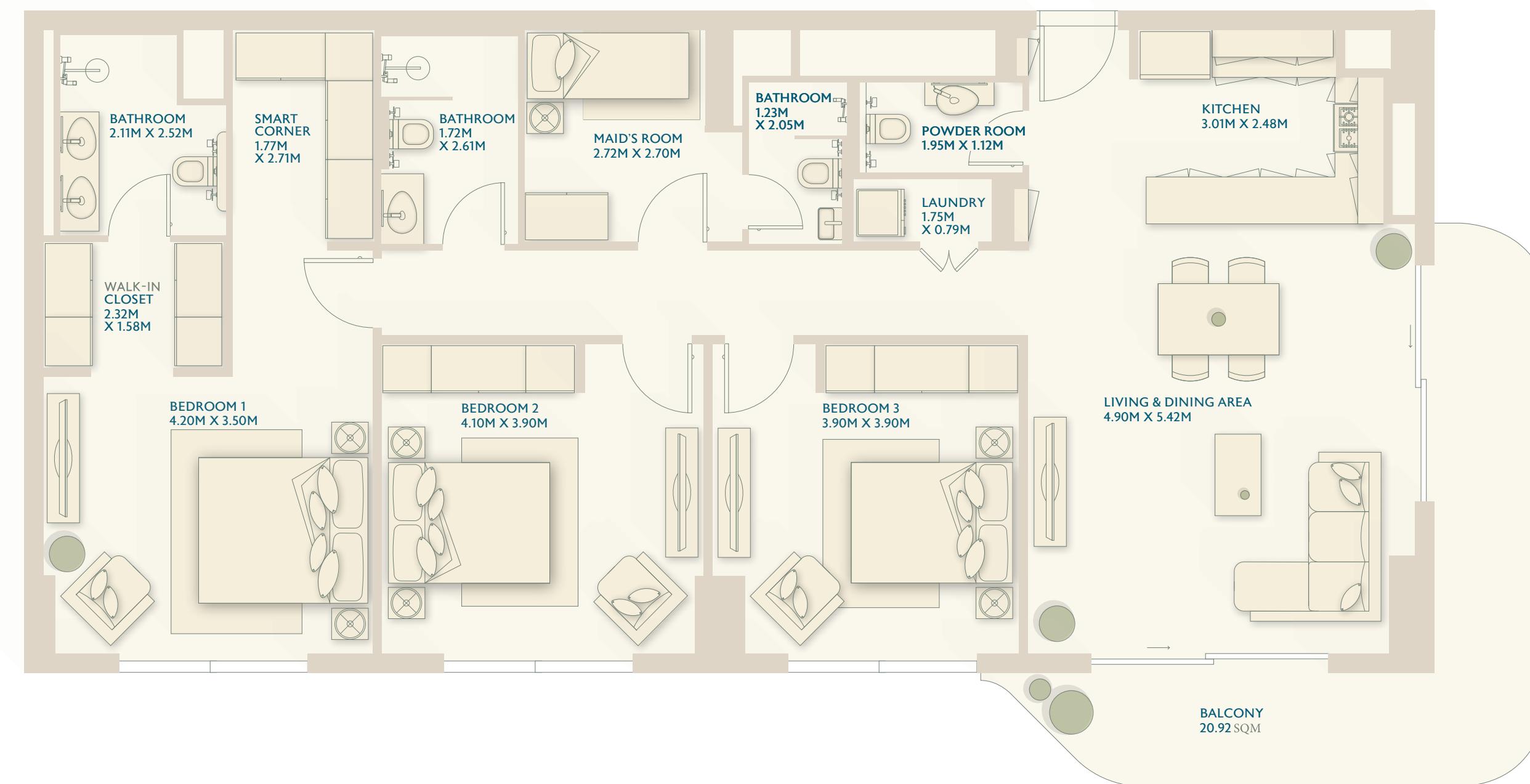
132.289 SQM



AREAS SHOWN WITHIN EACH APARTMENT REFLECT THE SELLABLE AREA
NOT GFA. NOT TO SCALE. INDICATIVE ONLY.

3 Bedroom - Type B Corner

145.533 SQM



AREAS SHOWN WITHIN EACH APARTMENT REFLECT THE SELLABLE AREA
NOT GFA. NOT TO SCALE. INDICATIVE ONLY.



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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)	Gross profit margin 37%



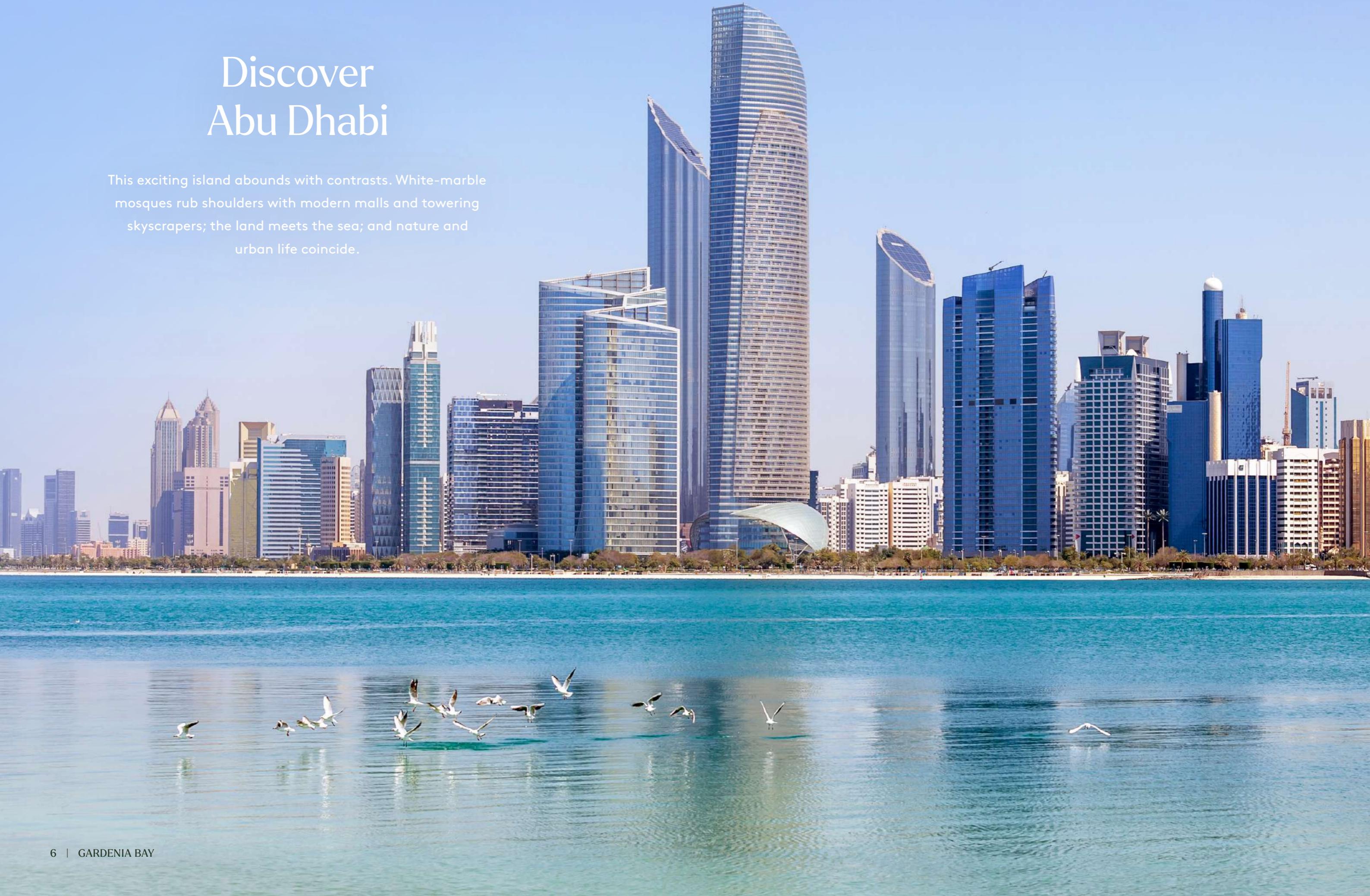


A place that brings
you the world

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.





Entertain the everyday

Yas Waterworld

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



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.



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

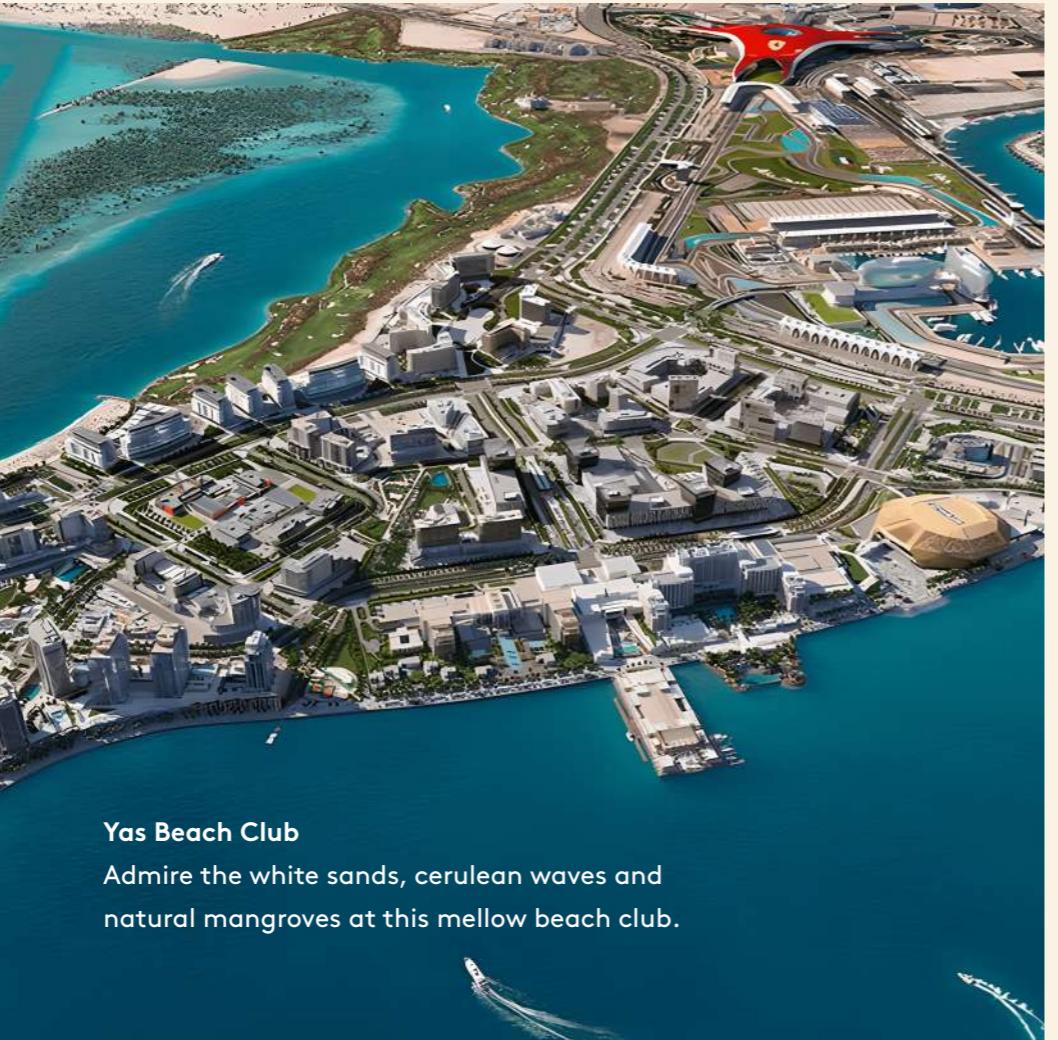


Connect and retreat



Yas Links

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



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.

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.



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.

A couple is relaxing on a beach. They are sitting in white deck chairs on a sandy beach, facing each other. The man is on the left, wearing a light-colored shirt, and the woman is on the right, wearing a green top. They are both holding orange cocktails with straws. Between them is a small white side table with a large orange pitcher of juice and a small bowl. The beach is in front of a large, clear blue lagoon. In the background, there is a distant shoreline with palm trees and buildings under a blue sky with white clouds.

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.



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

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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

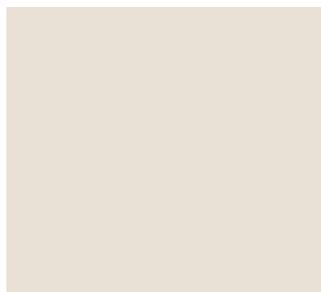


Apartment floor:
Porcelain tile

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

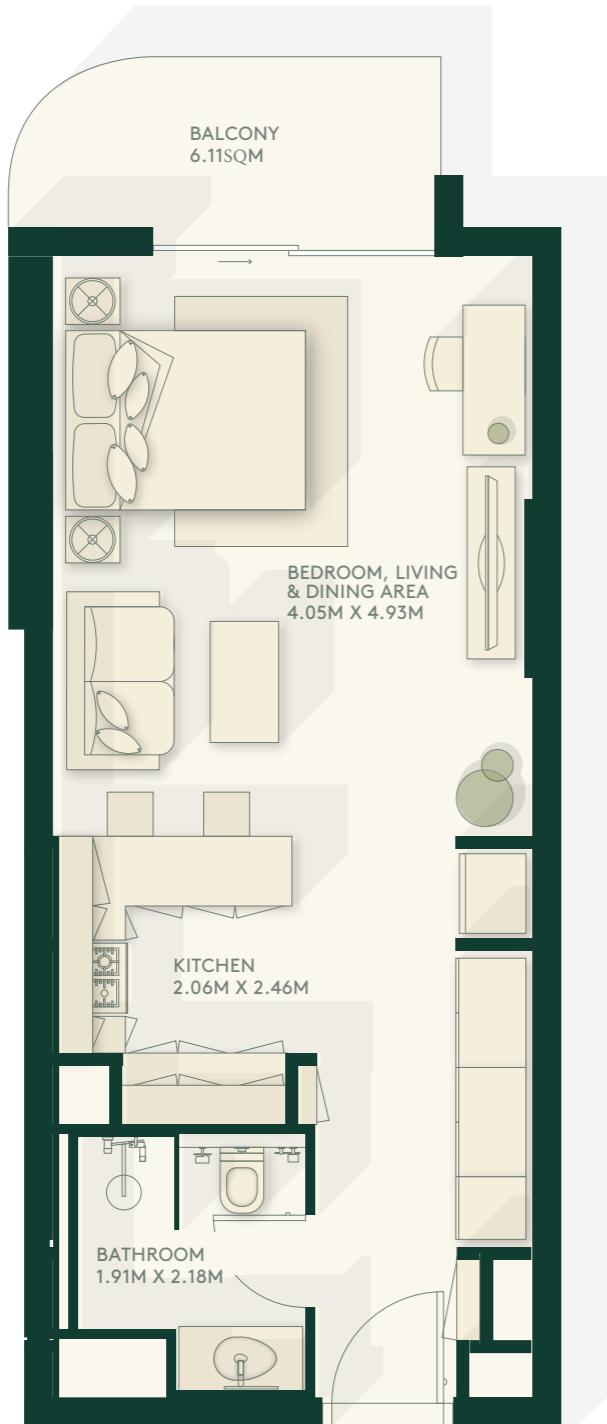




Floorplans

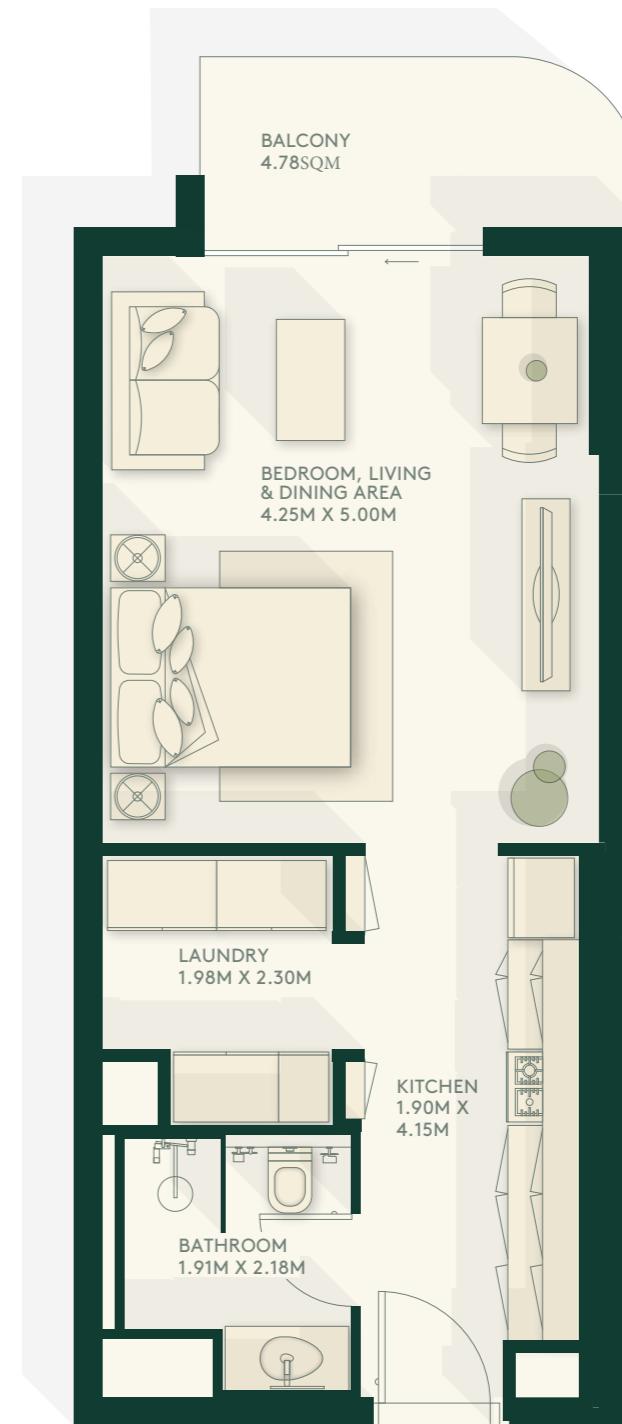
Studio Type A

43.828 SQM



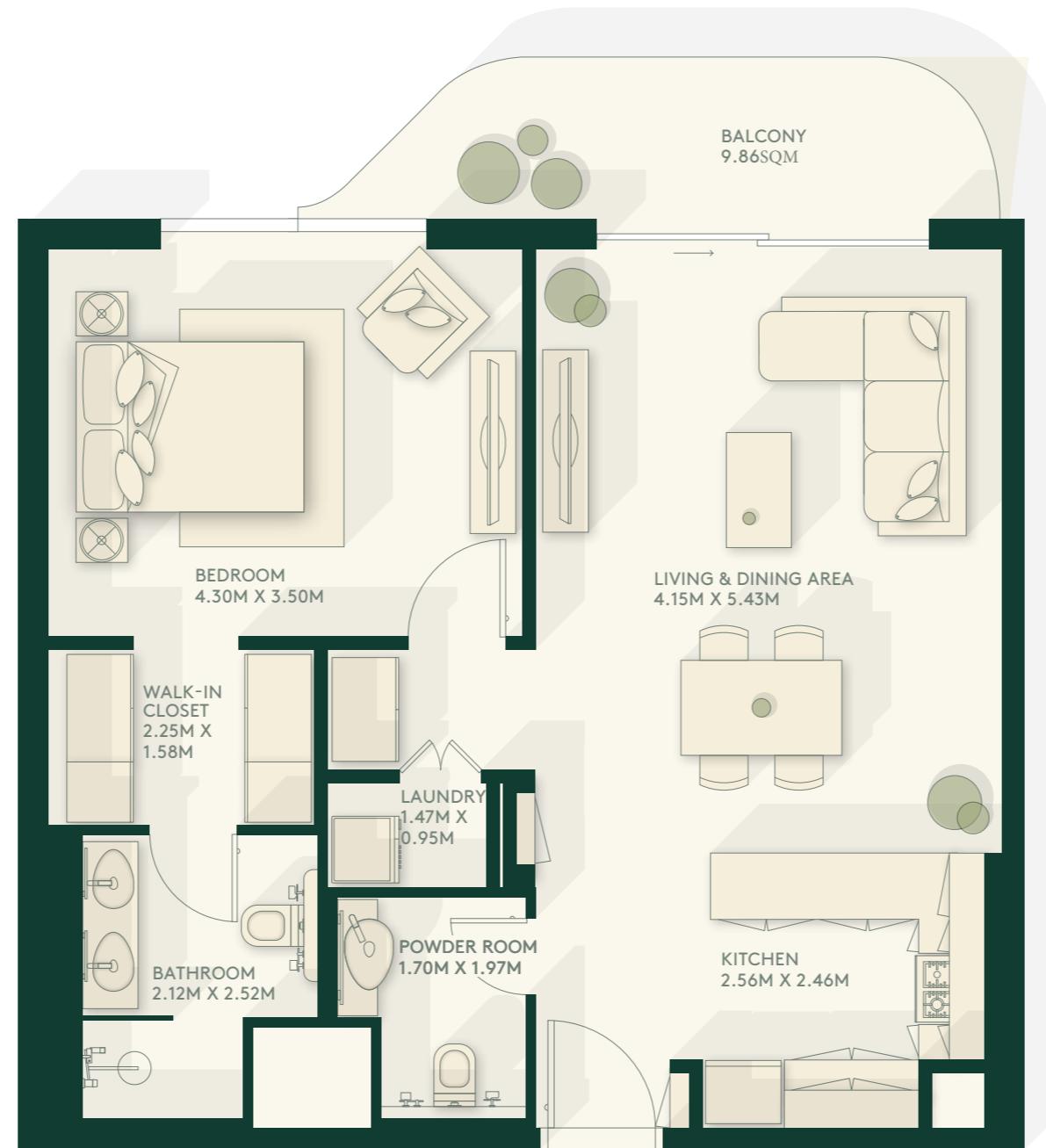
Studio Type B

45.625 SQM



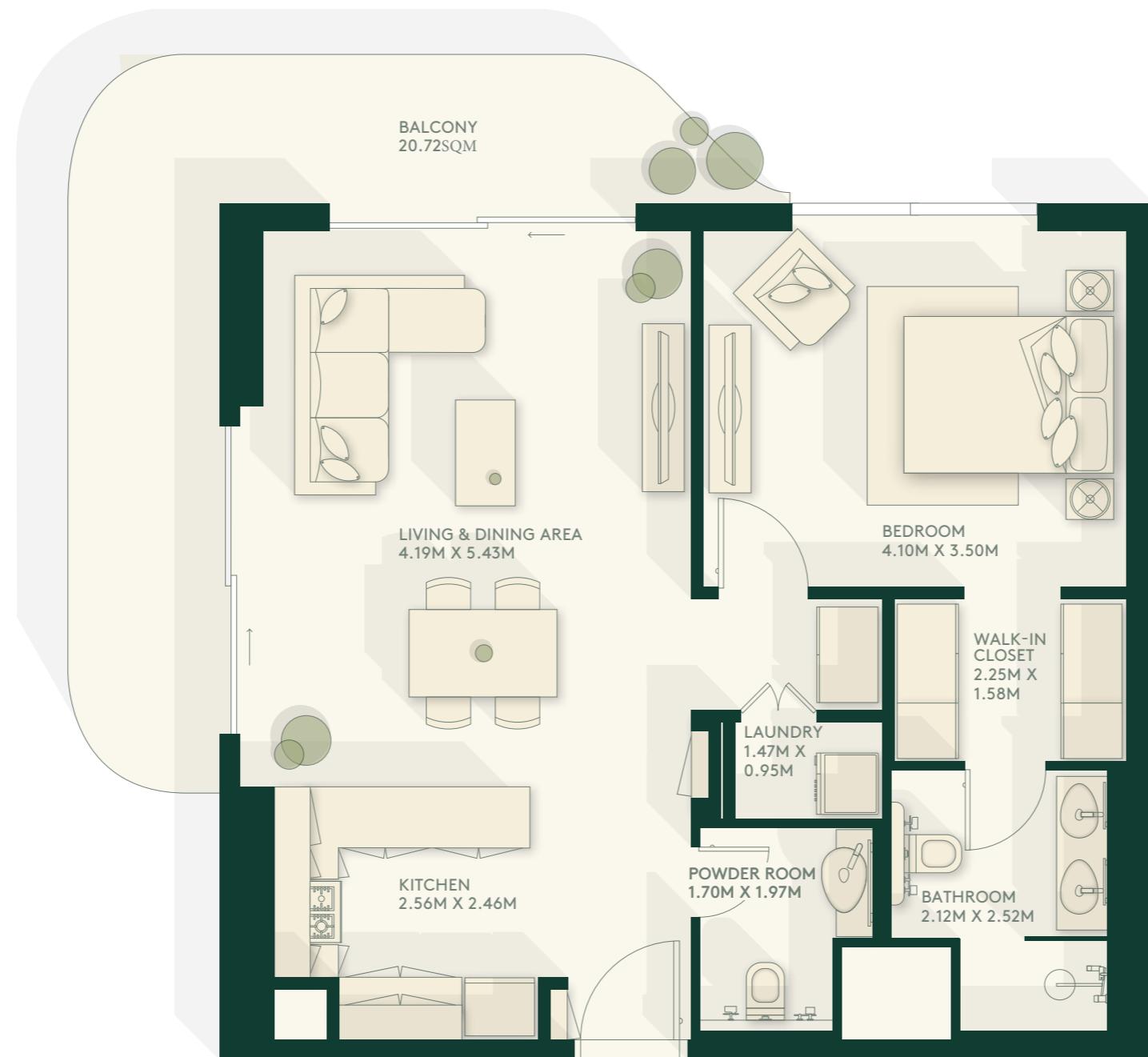
1 Bedroom Middle

73.467 SQM



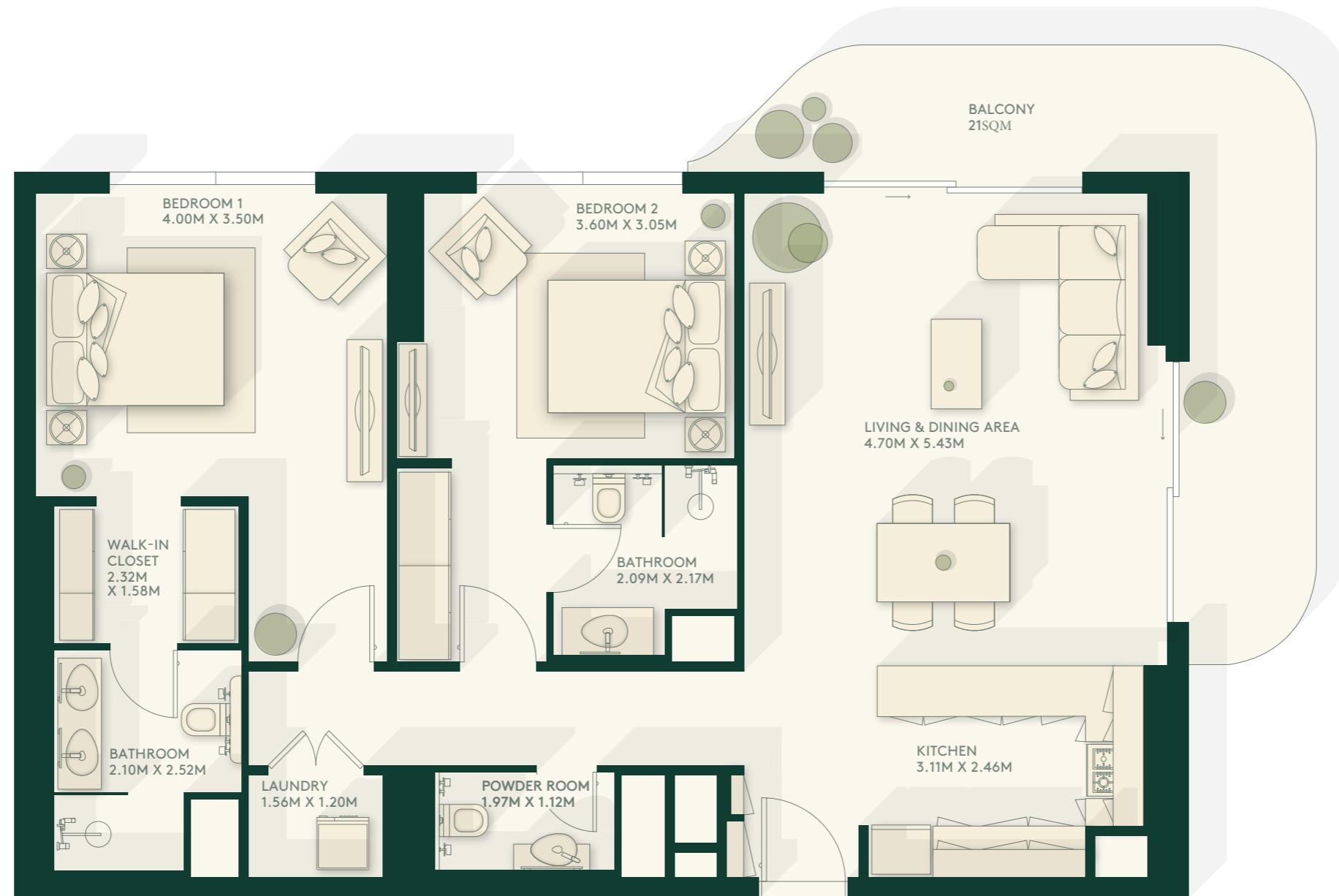
1 Bedroom Corner

70.780 SQM



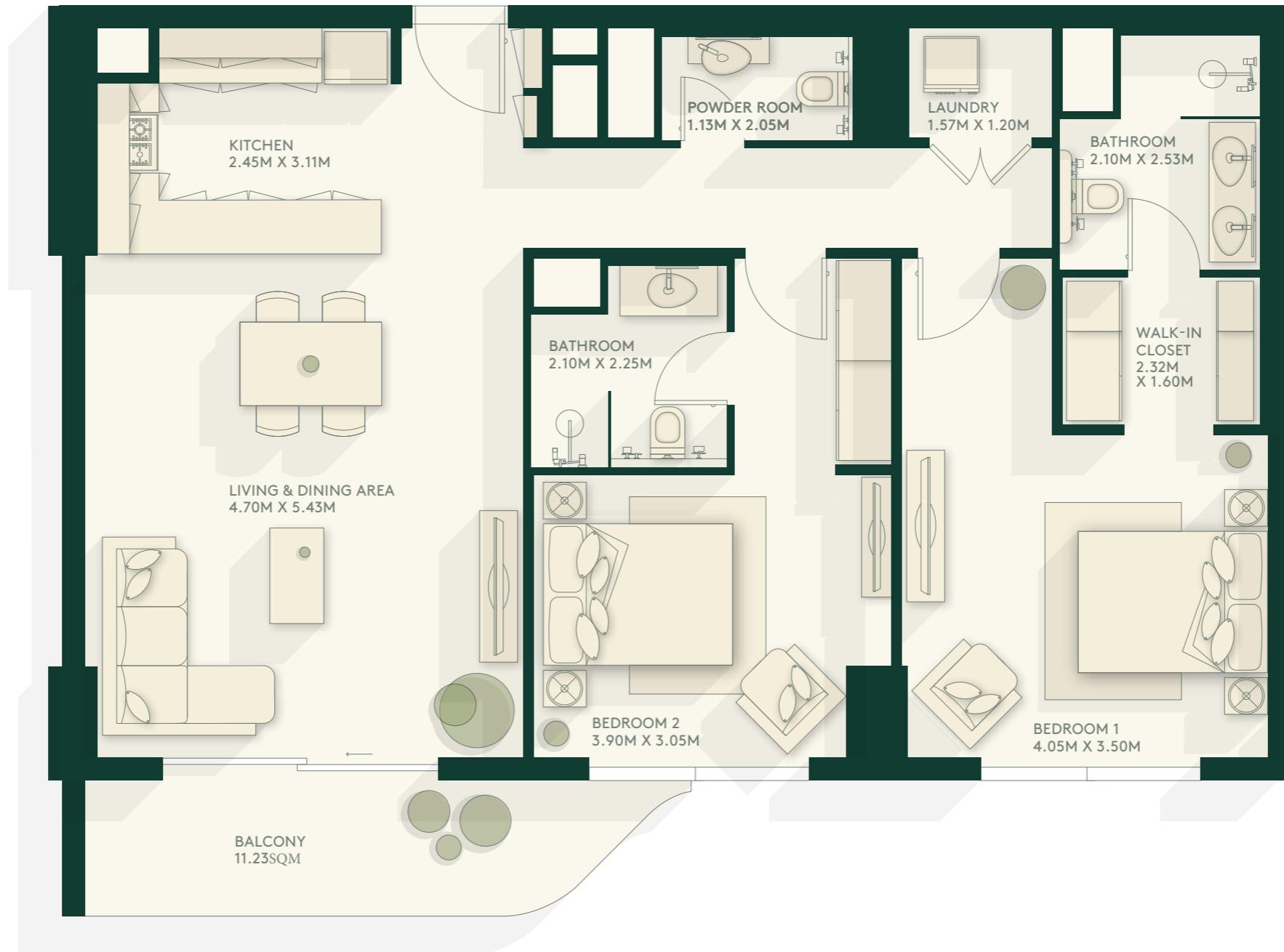
2 Bedroom – Type A Corner

109.641 SQM



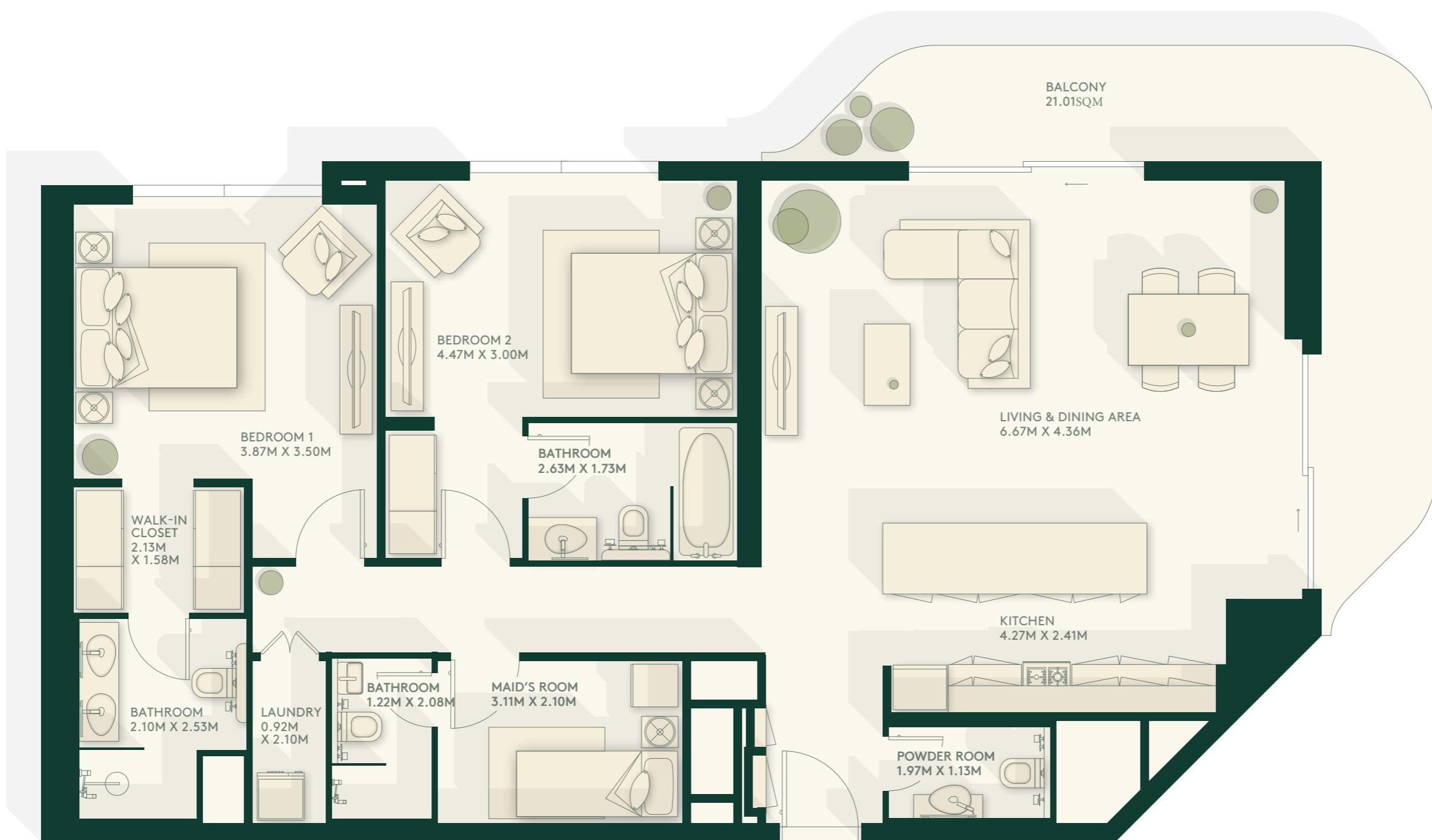
2 Bedroom – Type A Middle

106.375 SQM



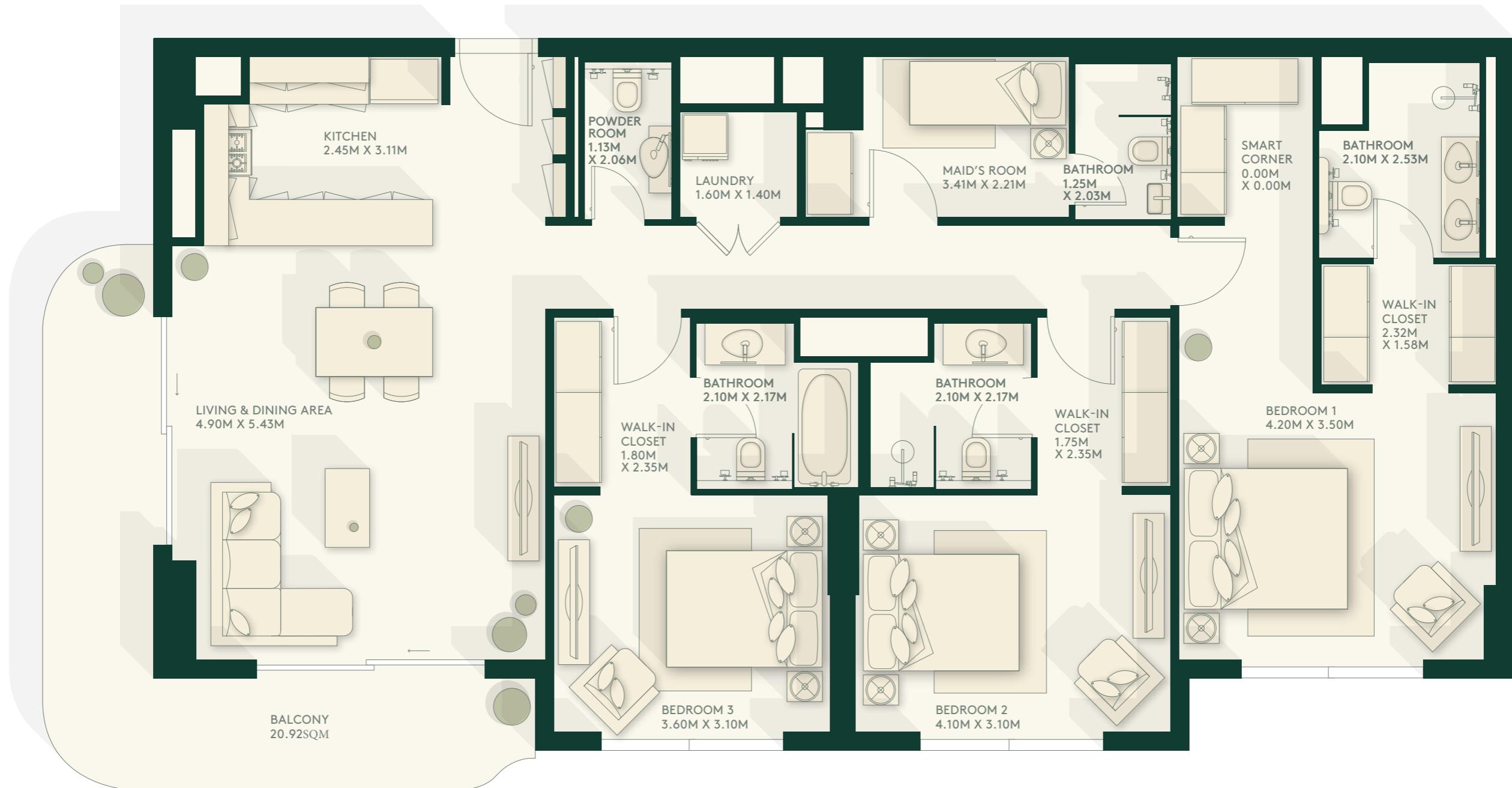
2 Bedroom – Type B Corner

132.289 SQM



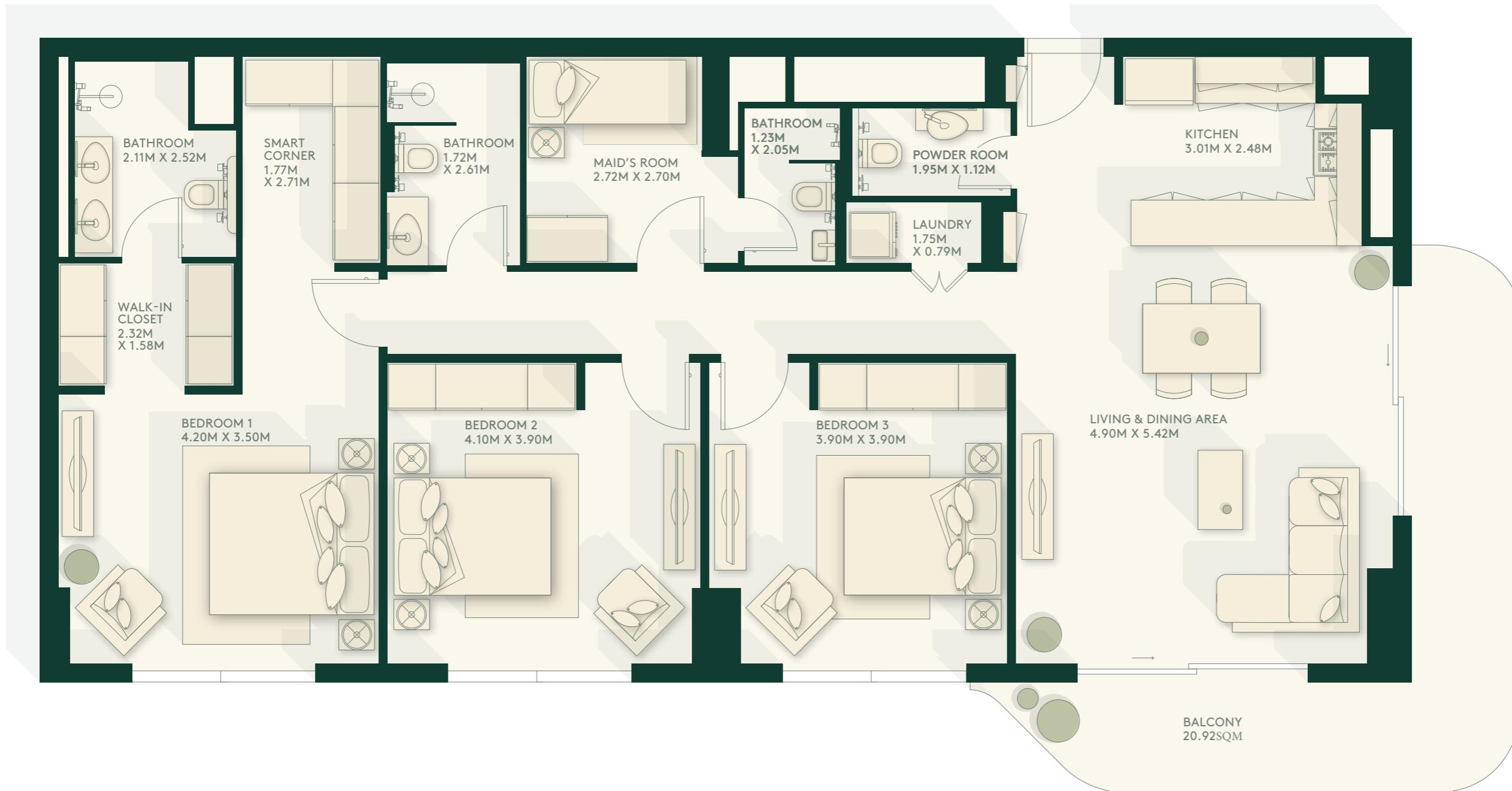
3 Bedroom - Type A Corner

153.224 SQM



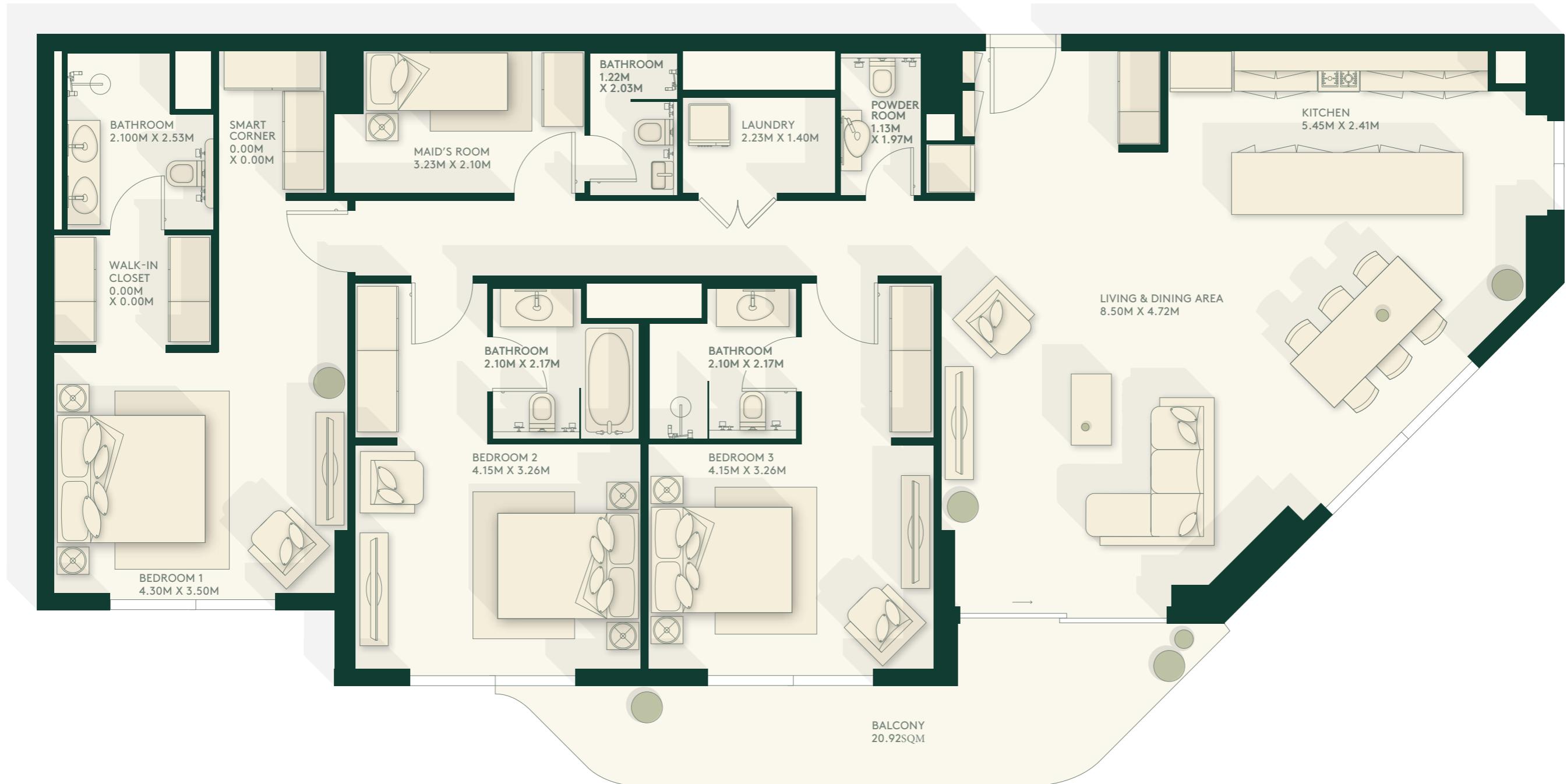
3 Bedroom - Type B Corner

145.533 SQM



3 Bedroom - Type C Corner

179.719 SQM

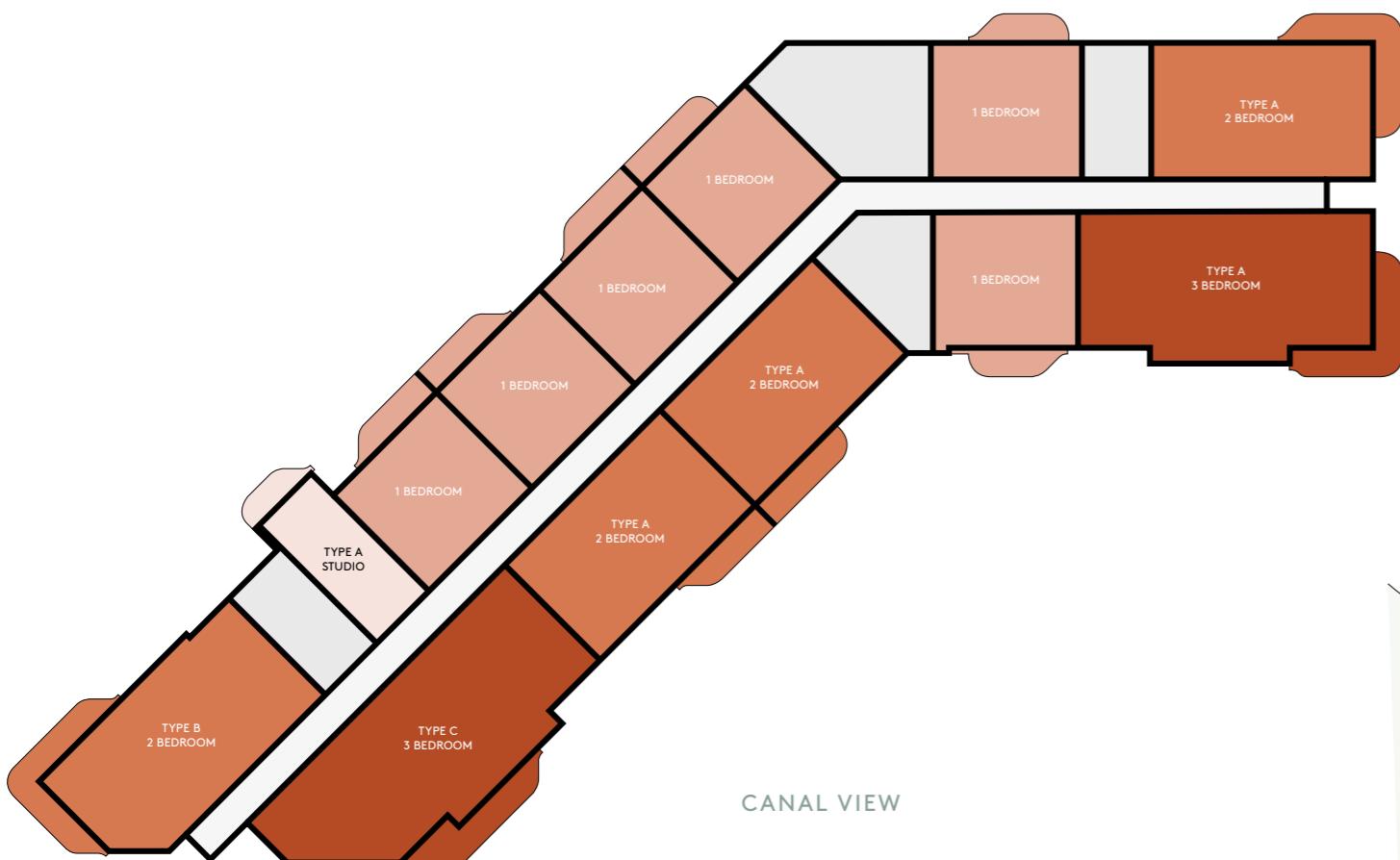


Rosa

Typical Layout

1-7 FLOORS

COMMUNITY VIEW



CANAL VIEW

Ground Floor

COMMUNITY VIEW

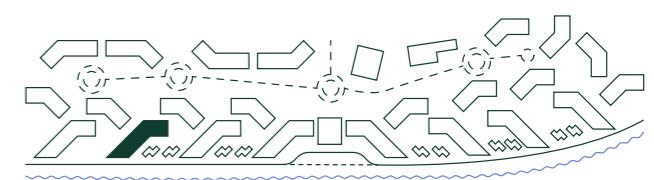


N

Key

STUDIO 1 BEDROOM 2 BEDROOM 3 BEDROOM COMMUNAL CORE

Site Plan

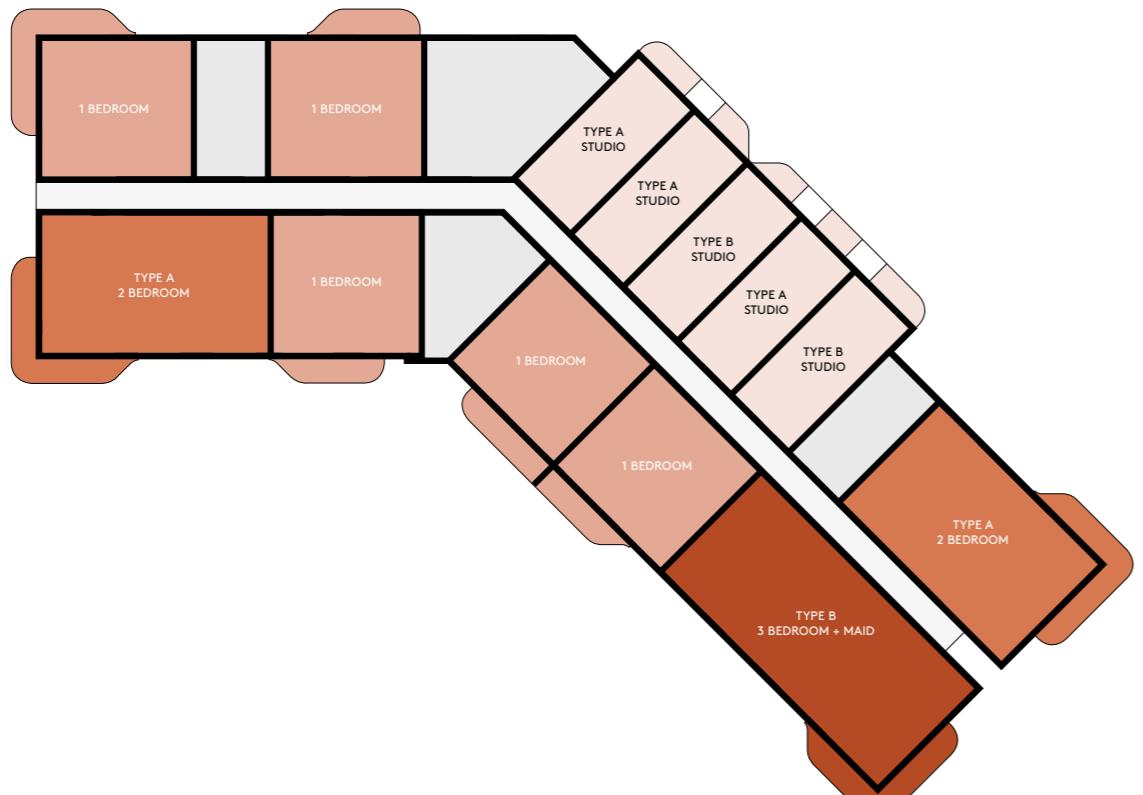


Orchid

Typical Layout

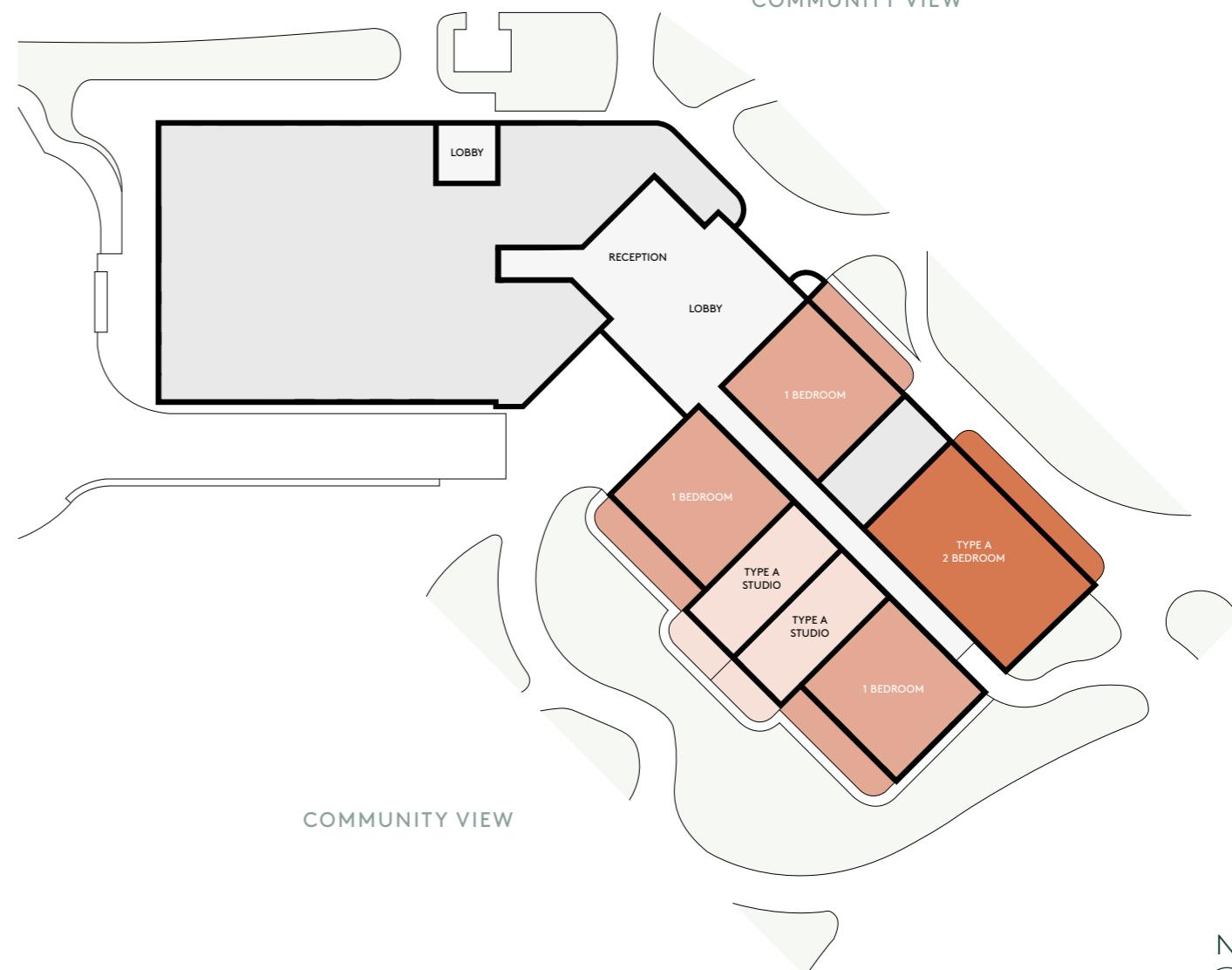
1-7 FLOORS

COMMUNITY VIEW



Ground Floor

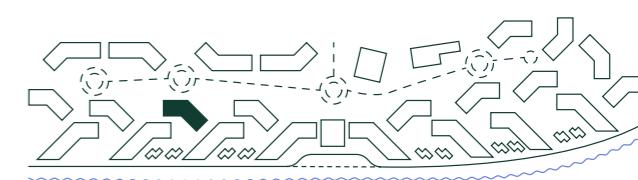
COMMUNITY VIEW



Key

STUDIO 1 BEDROOM 2 BEDROOM 3 BEDROOM COMMUNAL CORE

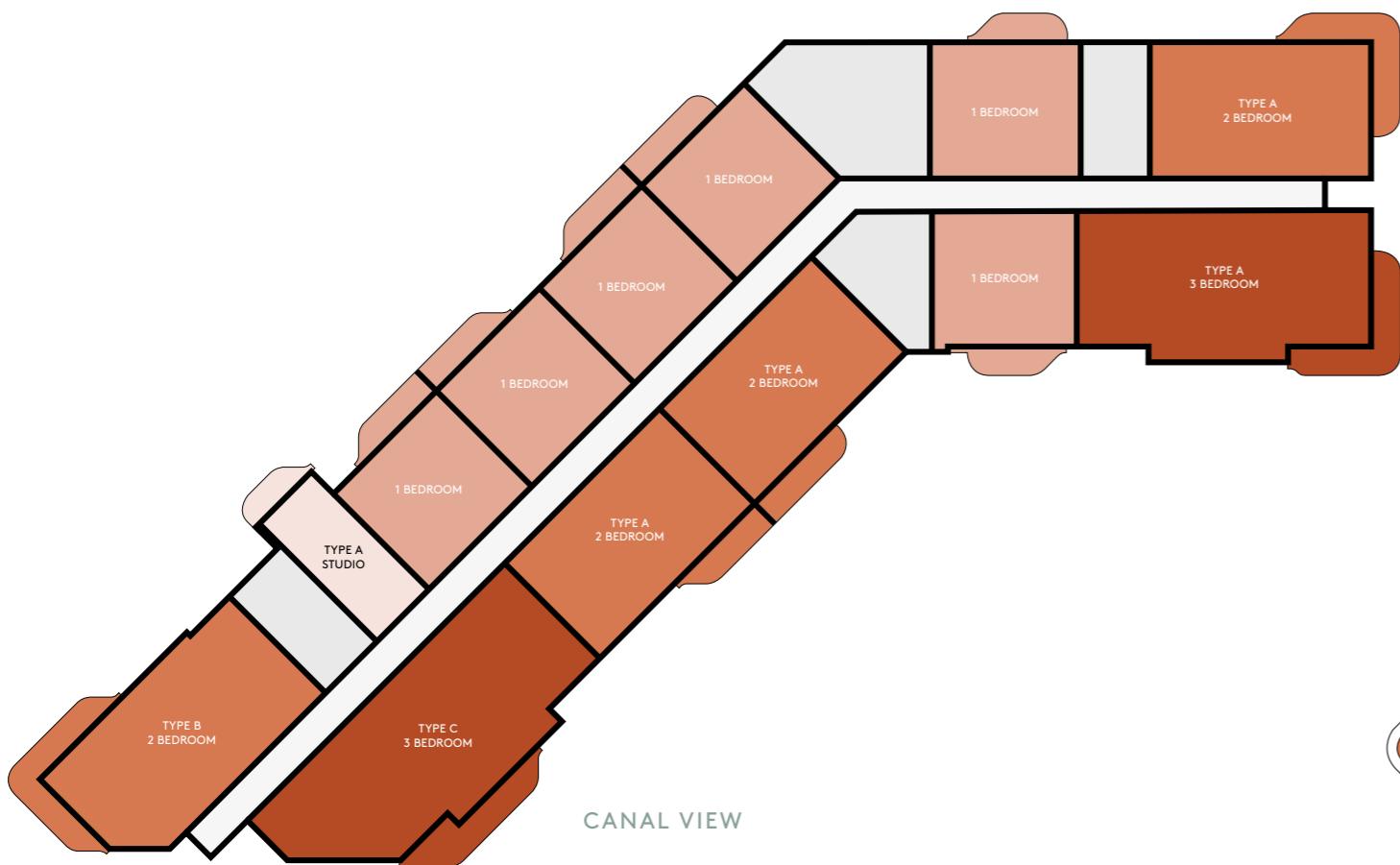
Site Plan



Typical Layout

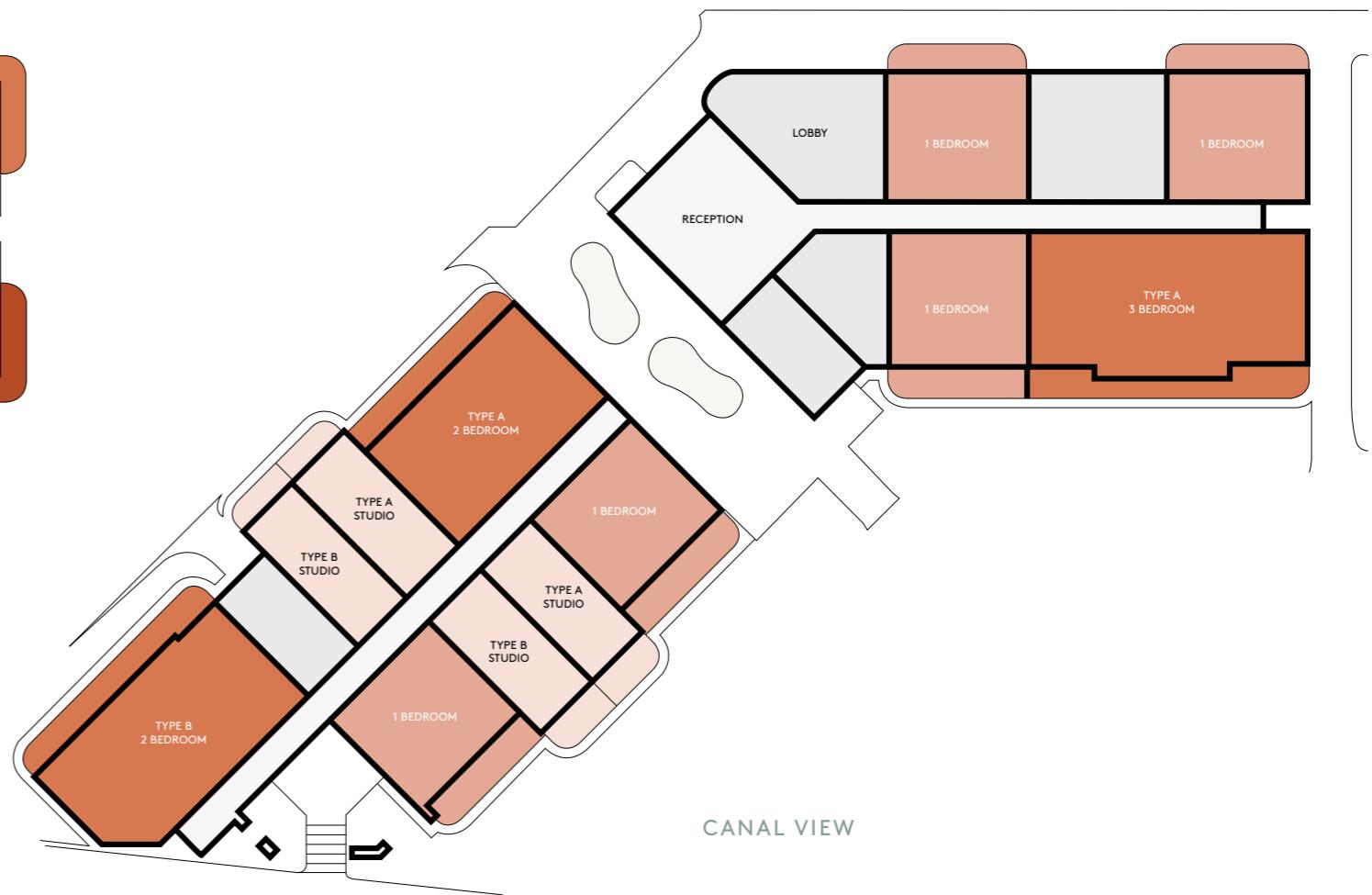
1-6 FLOORS

COMMUNITY VIEW



Ground Floor

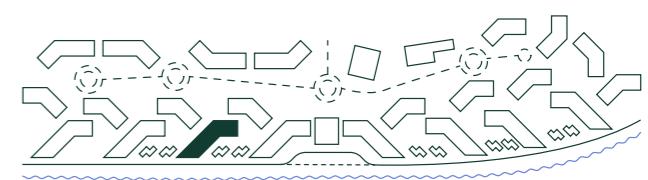
COMMUNITY VIEW



Key

STUDIO 1 BEDROOM 2 BEDROOM 3 BEDROOM COMMUNAL CORE

Site Plan

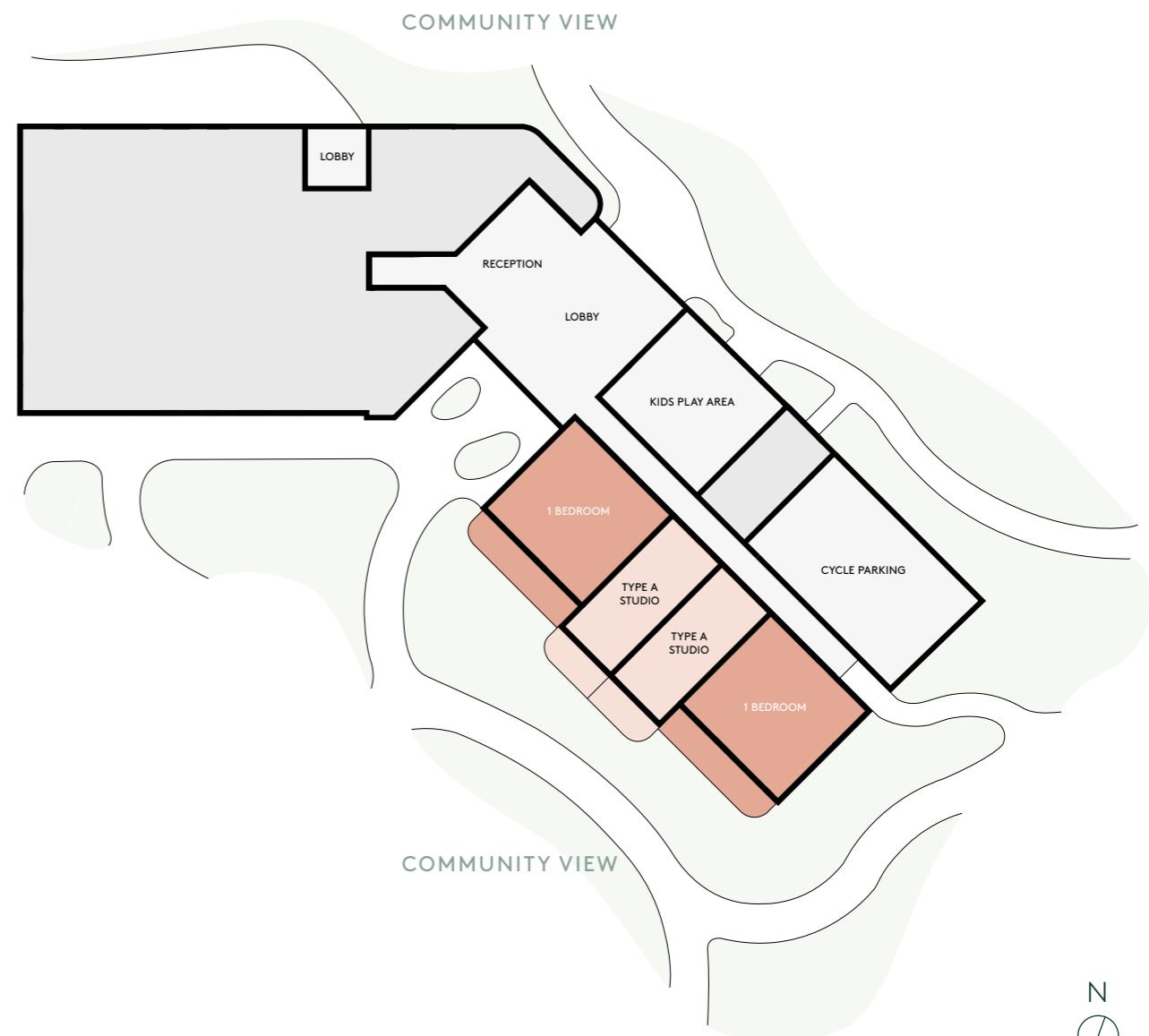


Typical Layout

1-7 FLOORS



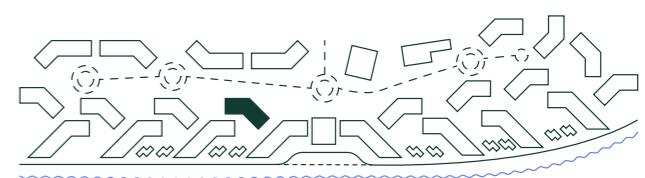
Ground Floor



Key

STUDIO 1 BEDROOM 2 BEDROOM 3 BEDROOM COMMUNAL CORE

Site Plan





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



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