

MAMSHA GARDENS

RESIDENCES







LIFE, FULLY FURNISHED

Embrace a spirited island lifestyle in a lush garden setting. Mamsha Gardens Residences offers you a fully furnished retreat in the heart of Saadiyat's cultural and beachfront oasis, moments away from Mamsha Beach and iconic landmarks.

MAMSHA GARDENS

RESIDENCES



DEVELOPING WITH PURPOSE

Aldar Properties treats each new community as an opportunity to make living more meaningful. As one of the UAE's most trusted developers, we're committed to creating homes where life is as engaging as it is nourishing.



A CITY OF CULTURE

Abu Dhabi offers people from all over the world the chance to live in abundance. Its pristine coastline, diverse cultural scene, inspiring heritage, and dynamic business landscape make the emirate stand out as a prime living destination.





THE SAADIYAT LIFESTYLE

An iconic island destination that blends breathtaking natural beauty with groundbreaking cultural institutions, reinforcing the UAE's global presence while providing residents with exclusive access to art, history, and serene coastal living.

A photograph of two young women walking on a paved path through a lush, green forest. They are both laughing heartily, looking away from the camera. The woman on the left has blonde hair and is wearing a white tank top with a plaid shirt tied around her waist. The woman on the right has long brown hair and is wearing a patterned short-sleeved shirt and denim shorts. Both are holding bright green skateboards. The scene is bathed in warm, golden light, suggesting late afternoon or early morning. The background is filled with dense foliage and trees.

EXPLORE AN EVER-ENRICHING DESTINATION

MAMSHA BEACH

A pristine beach escape with crystal-clear waters, manicured sands, and year-round activities. Mamsha Beach is a haven for pure relaxation.



ZAYED NATIONAL MUSEUM

An iconic tribute to UAE's founding father, its captivating exhibits celebrate the rich historical and cultural legacy of the Emirates.





LOUVRE ABU DHABI

The UAE's own version of the world's most famous museum, Louvre Abu Dhabi is an architectural masterpiece that houses extravagant galleries, showcasing humanity's shared heritage.

GUGGENHEIM ABU DHABI

As aesthetically striking as its New York counterpart, Guggenheim Abu Dhabi is poised to inspire with cutting-edge exhibitions and architecture. A future gathering place for dreamers and creators alike.



LIVE IN THE HEART OF MAMSHA

Mamsha Gardens frames an exclusive natural hideaway at its centre in the blooming beachside neighbourhood of Mamsha Al Saadiyat. Step out from abundantly landscaped gardens onto an extravagant promenade rich in retail and dining experiences, tailored to a refined, relaxed lifestyle.





WHERE ELEGANCE MEETS EFFORTLESS LIVING

Mamsha Gardens Residences introduces fully furnished apartments to Mamsha Gardens. A sanctuary of tranquillity with designer interiors, smart technology, and resort-inspired amenities, this new release offers an elevated lifestyle in one of Abu Dhabi's most prestigious addresses.



Fully furnished
1 to 3-bed
apartments
from

AED 3.9M

65/35
Payment plan

10%
Down payment



COMFORT HAPPENS NATURALLY

Step into a garden sanctuary where every detail celebrates leisure, comfort and sophistication.

At Mamsha Gardens Residences, discover a lifestyle inspired by the world's finest resorts, where the comforts of premium amenities and services make every day feel like a getaway.





GARDEN AMENITIES



FRAGRANCE GARDEN

An open, lush garden that creates a sensory
journey for all who pass through.





OUTDOOR PLAY AREAS

Children can run wild in open-air activity zones scattered throughout the garden, enjoying endless outdoor fun.



SWIMMING POOLS

Crystal-clear waters with serene views
of the surrounding gardens.





OUTDOOR WORKSPACE

Dedicated garden spaces where nature
enhances motivation and productivity.





AMENITIES

Co-working spaces

Outdoor workspaces

Cinema

Lounge

Meditation spaces

Lobby & concierge services

Gym

Kids' club

Adults' and kids' swimming pools

Multi-purpose room with service pantry and garden

Podium garden with seating, kids' play areas,
and wall climbing



Co-working spaces

WHERE IDEAS BLOOM
IN A SERENE ENVIRONMENT



Cinema house

IMMERSE YOURSELF IN CINEMATIC
EXPERIENCES AND SOCIAL CONNECTIONS



Fitness centre

ELEVATE YOUR WELLNESS JOURNEY
WITH GARDEN VIEWS



Kids' club

IMAGINATIVE PLAY TAKES ROOT FOR YOUNG EXPLORERS





SERVICES

Personal Services

Hotel-style card access system

Hotel-style concierge

Short letting platform

Housekeeping

Laundry

Pet sitting

Cooking

Rental management

Spa services

Barber

Salon

Hotel-style kids' club

Community Services

Fitness classes

Swimming classes

Pool services

Valet

Concierge





FINISHES

DARK SCHEME



WALLS & CEILING
PAINT



GENERAL FLOORING
PORCELAIN TILE



BATHROOM FLOOR & WALLS
PORCELAIN TILE



MAIN DOOR
LAMINATE



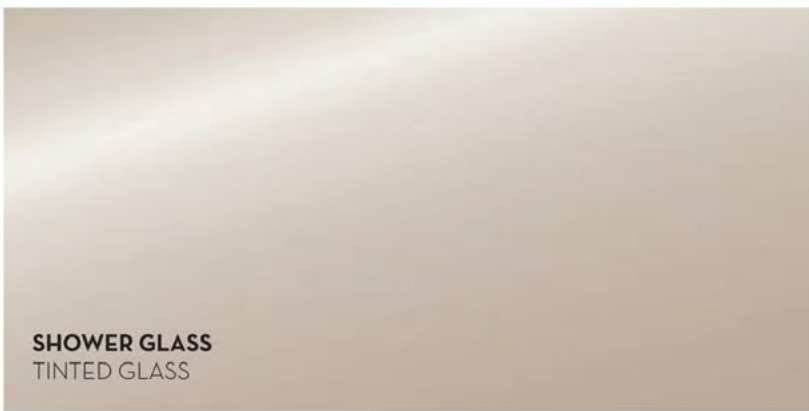
EXTERNAL KITCHEN & WARDROBE DOORS
LAMINATE



INTERNAL KITCHEN, CABINET, WARDROBE
CARCASS & INTERNAL DOORS
LAMINATE



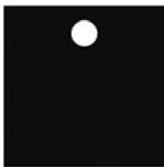
KITCHEN ISLAND BASE (FLUTED), BACKSPLASH,
BATHROOM NICHE, VANITY COUNTERTOP
RECONSTITUTED STONE



SHOWER GLASS
TINTED GLASS



KITCHEN ISLAND COUNTERTOP
ENGINEERED STONE



SANITARY &
HARDWARE
MATT BLACK



SHOWER WALL
PORCELAIN KITKAT TILE



DARK SCHEME

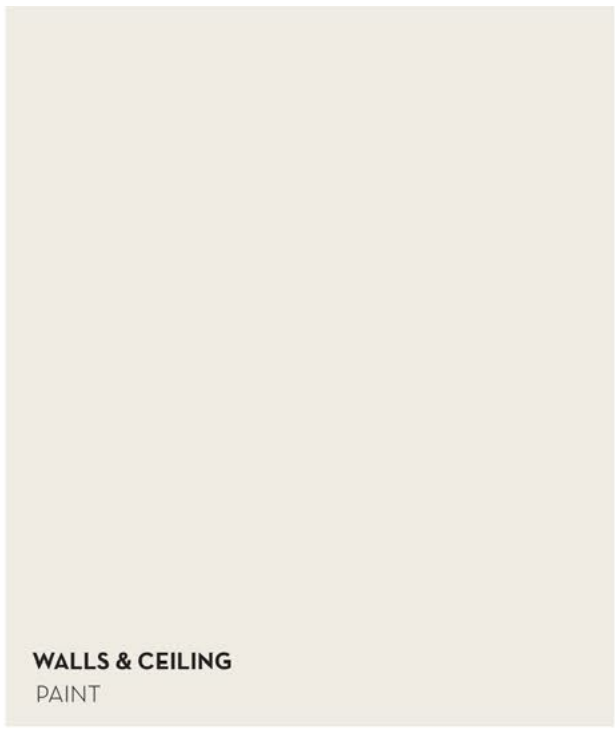


DARK SCHEME



DARK SCHEME

LIGHT SCHEME



WALLS & CEILING
PAINT



GENERAL FLOORING
PORCELAIN TILE



BATHROOM FLOOR & WALLS
PORCELAIN TILE



MAIN DOOR
LAMINATE



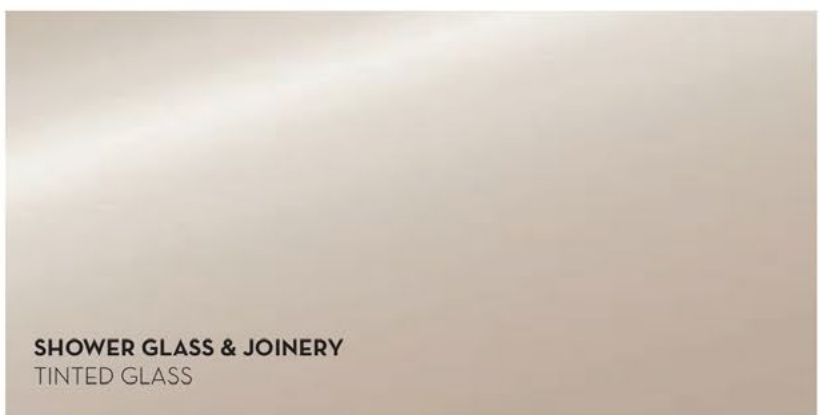
EXTERNAL KITCHEN & WARDROBE DOORS
LAMINATE



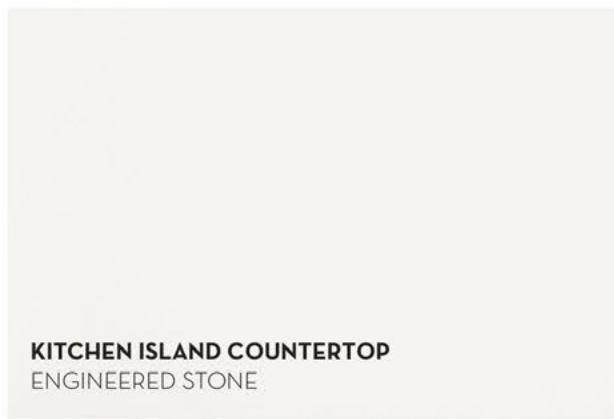
INTERNAL KITCHEN, CABINET WARDROBE
CARCASS & MAIN AND INTERNAL DOORS
LAMINATE



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



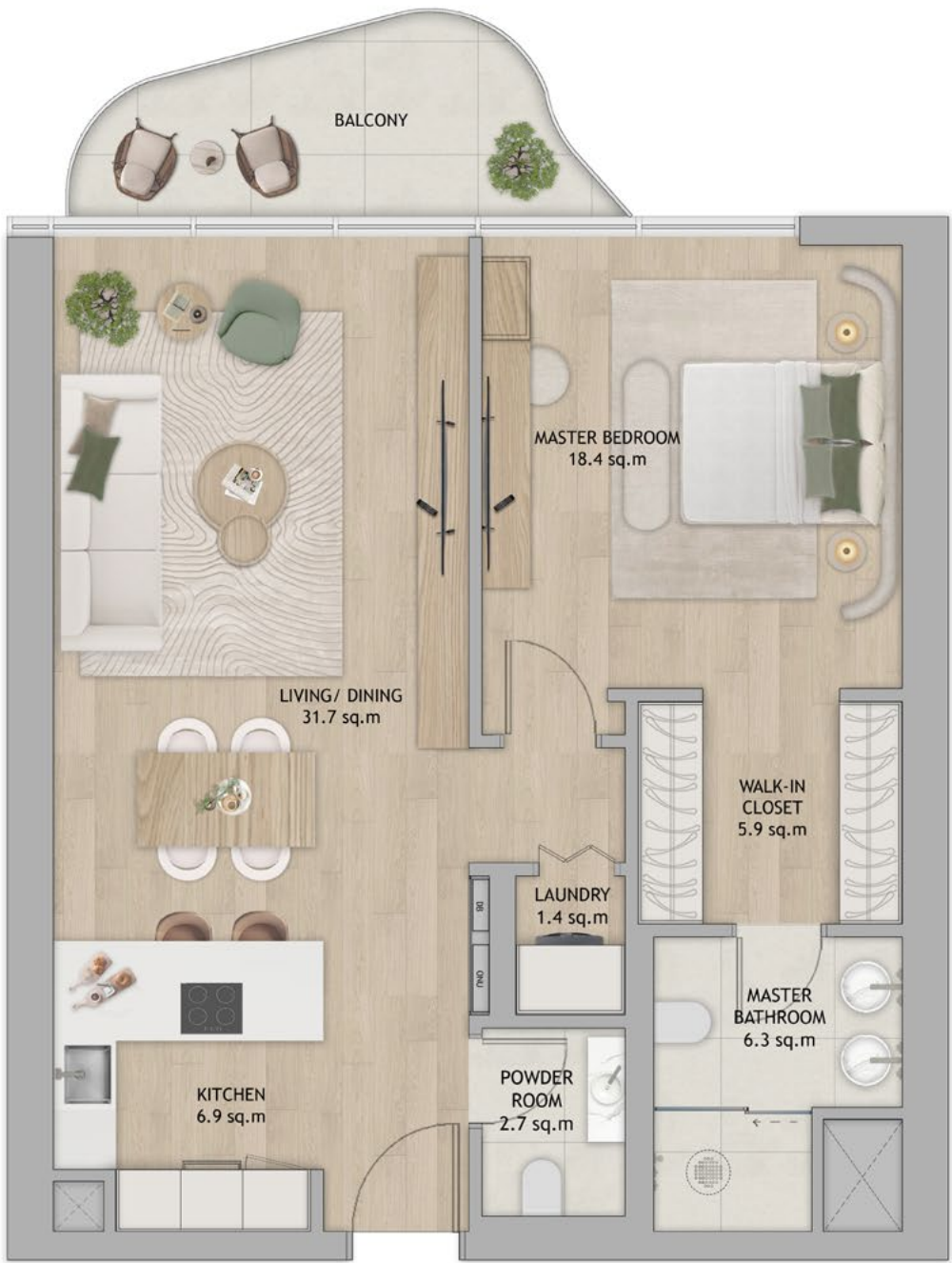
LIGHT SCHEME



LIGHT SCHEME

FLOOR PLANS

1-BR TYPE 1



GSA: 104 SQM

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2-BR TYPE 1
+ STUDY



GSA: 197 SQM

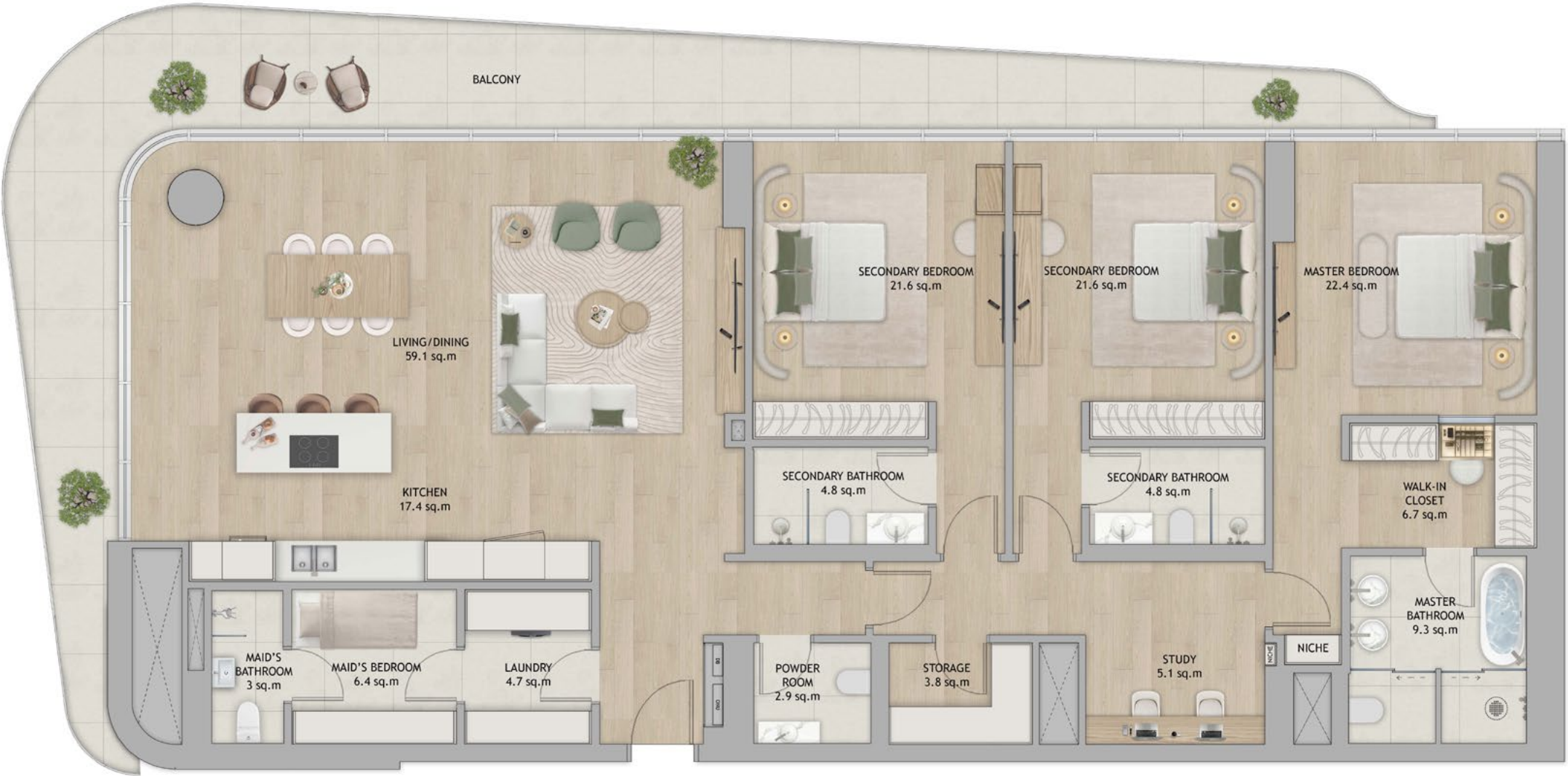
2-BR TYPE 3
+ MAID



GSA: 215 SQM

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3-BR TYPE 2
+ MAID



GSA: 263 SQM

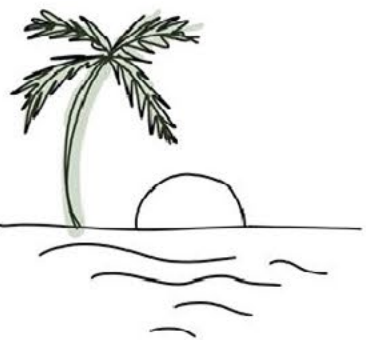
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FLOOR PLATE

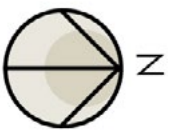
BUILDING 6

TYPICAL FLOORPLATE

LEVEL 01 - 08



MAMSHA BEACH
VIEW



- 1 Bed
- 2 Bed + Study

- 2 Bed + Maid + Study
- 3 Bed + Maid + Study





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