

A woman in a white suit is walking away from the camera on a light-colored path that winds through a dense, lush tropical garden. The garden is filled with various types of palm trees and other tropical plants. The lighting is bright, suggesting a sunny day, and the overall atmosphere is serene and natural. The path is flanked by tall palm trees and other greenery, creating a sense of being in a secluded, beautiful outdoor space. The woman's shadow is cast on the path ahead of her.

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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NO PHOTOS



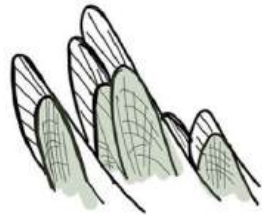
KEY VIEWS



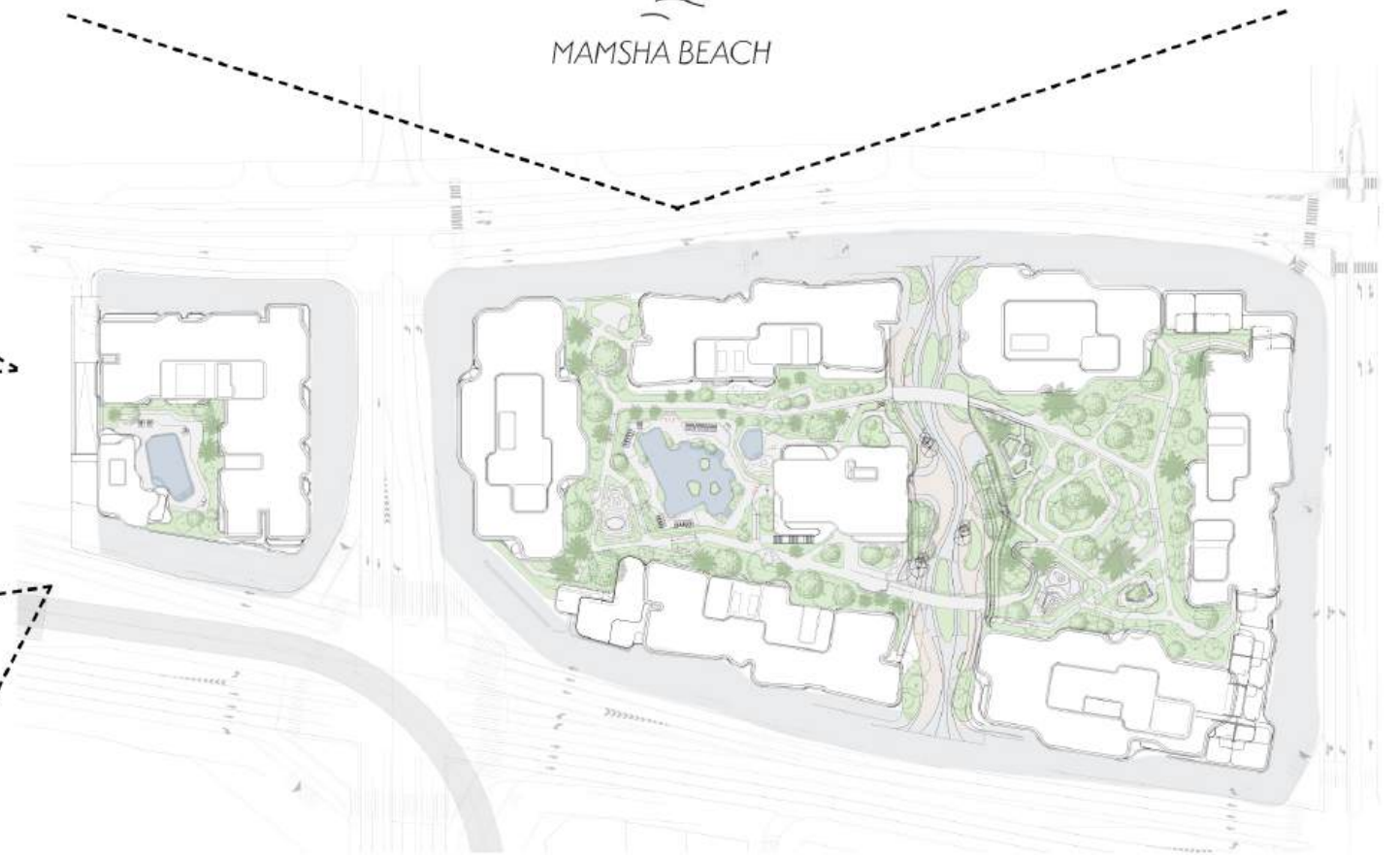
MAMSHA BEACH



GUGGENHEIM ABU DHABI



SHEIKH ZAYED MUSEUM



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

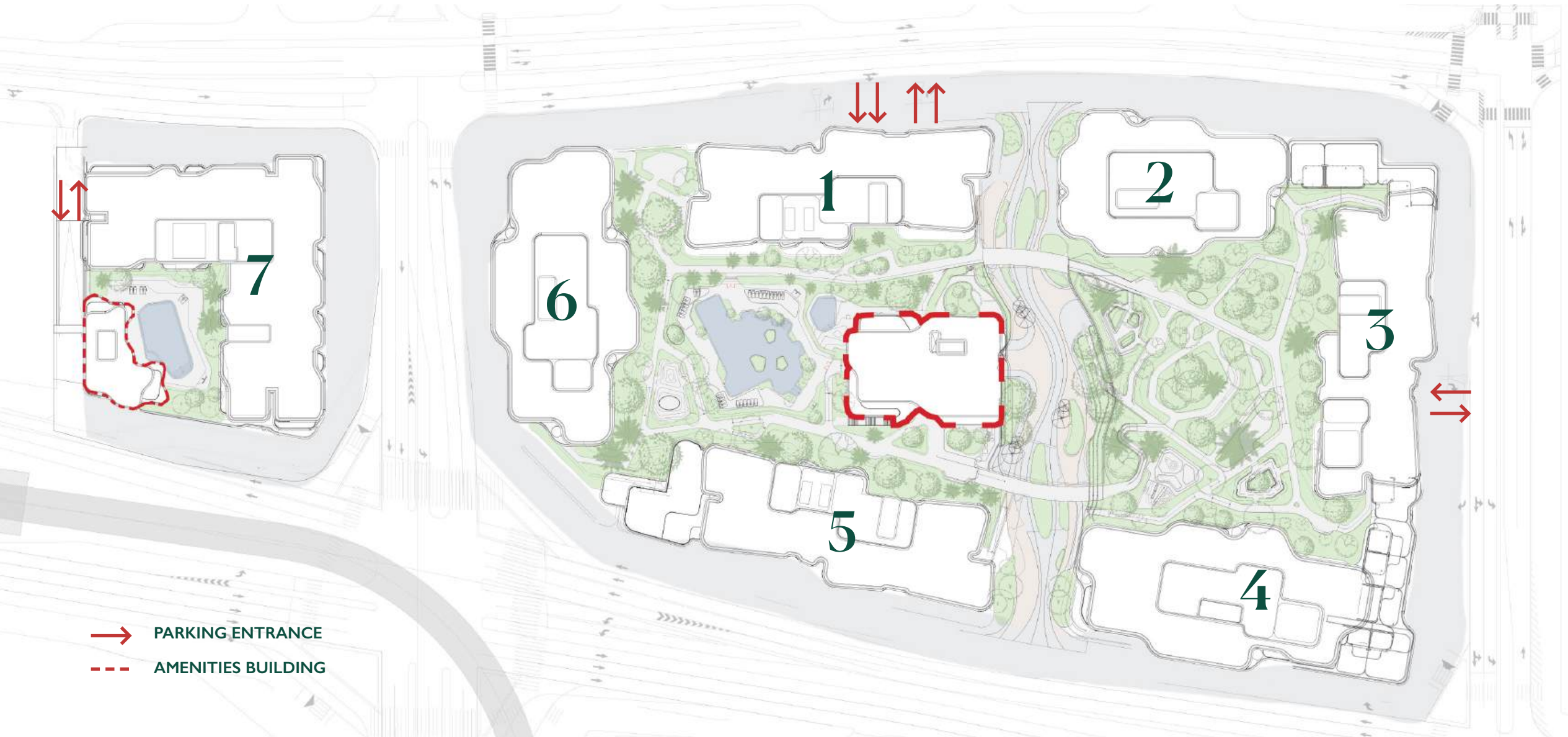
HANDBOVER

Expected completion Q2, 2028

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AMENITIES BUILDING



- PARKING ENTRANCE
- - - 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.





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 + MAID + STUDY



2 BED + 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



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



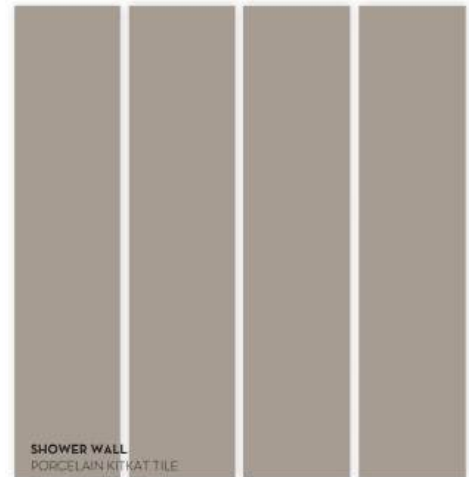
SHOWER GLASS
TINTED GLASS



KITCHEN ISLAND COUNTERTOP
ENGINEERED STONE



SANITARY &
HARDWARE
MATT BLACK



SHOWER WALL
PORCELAIN KIT-KAT TILE



DARK SCHEME



DARK SCHEME



DARK SCHEME

LIGHT SCHEME



WALLS & CEILING
PAINT



GENERAL FLOORING
PORCELAIN TILE



BATHROOM FLOOR & WALLS
PORCELAIN TILE



MAIN DOOR
LAMINATE



SHOWER GLASS & JOINERY
TINTED GLASS



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



KITCHEN ISLAND COUNTERTOP
ENGINEERED STONE



SANITARY &
HARDWARE
BRUSHED NICKEL



SHOWER WALL
PORCELAIN KITKAT TILE



LIGHT SCHEME



LIGHT SCHEME



LIGHT SCHEME

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AVAILABILITY

Unit Model	Total Units	Average Area	Average of Balcony/ Terrace (BTSA)
1-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



CONCEPT
NO PHOTOS

MAMSHA GARDENS

SAADIYAT ISLAND

LAUNCH JOURNEY

