

# GARDENIA BAY

## BY ALDAR

# EVERYTHING BUT ORDINARY



## INTRODUCING THE LAST PHASE OF RESORT LIVING ON YAS ISLAND

EXPLORE THE LAST COLLECTION OF WATERFRONT HOMES AT GARDENIA BAY WITH RESORT-INSPIRED EXPERIENCES AND AMENITIES DESIGNED TO SURPRISE. IMMERSE YOURSELF IN THE URBAN BEACH WITH INFINITY VIEWS, A SHIMMERING POOL, FITNESS FACILITIES, A BUZZING COMMUNITY HUB, KIDS' NURSERY AND SPACES TO WORK, PLAY, AND TRAIN.

### PROPERTY DETAILS

TOTAL NO. OF UNITS:  
94 Units

APARTMENTS  
from AED 950K

TYPE OF UNITS:  
Studio to 3-bed apartments

PAYMENT PLAN:  
40/60 payment plan  
5% down payment

HANDOVER DATE:  
Q4, 2028

### LOCATION



YAS ISLAND  
YAS GATEWAY

### AMENITIES



Urban beach club



Kids' nursery



Promenade walk



Co-working spaces



Full-scale gym



Urban beach  
with infinity views



Adult and kids'  
swimming pool



House cinema



Kids' playroom



Lounge & library



Juice bar



Coffee station



Communal dine & seating



Skate park



Outdoor kitchen



Walking trail



Fitness trail



Padel tennis



Basketball



Dog park



Community park



Outdoor yoga



Fire pit



Cabanas

### HOMES DESIGNED WITH FLAIR



Dark  
colour scheme



Sustainable  
materials



Green building  
technology



Efficient  
water fixtures



### NEARBY ACTIVITIES

FERRARI WORLD

SEAWORLD

ETIHAD ARENA

YAS MALL

WARNER BROS. WORLD

YAS WATERWORLD

YAS MARINA CIRCUIT



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\*Price, payment, views and availability are indicative; they are subject to change.  
Terms & Conditions apply.