



GARDENIA BAY

BY ALDAR



A high-angle photograph of a person walking away from the camera on a sandy path. The person is wearing a bright yellow dress and a large, wide-brimmed yellow hat. They are walking between two large, circular, thatched umbrellas made of dried palm fronds. The scene is brightly lit, casting a long shadow of the person onto the sand. The overall composition is symmetrical and minimalist.

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.



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, SOCIABLE SPACES TO WORK, PLAY AND
PRACTICE YOUR SWING, AMENITIES THAT
CREATE CONNECTIONS, DRIVE CREATIVITY AND
PROMISE ADVENTURE.

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

OUTDOOR YOGA

COMMUNAL DINING & SEATING

SKATE PARK

OUTDOOR KITCHEN

WALKING TRAIL

FITNESS TRAIL

PADEL TENNIS

BASKETBALL COURT

DOG PARK

FIRE PIT

CABANAS

COFFEE STATION

JUICE BAR

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

GOOD
THINGS
COME
TO THOSE
WHO
SWEAT



CO-WORKING SPACE

WHERE THE MODERN PROFESSIONAL CONNECTS, COLLABORATES AND CREATES



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



The image is a promotional graphic for a waterfront apartment development. It features a large architectural rendering of a modern, multi-story apartment building with curved balconies and large windows. In the foreground, there is a large, curved swimming pool with a decorative wall on one side. People are shown relaxing in the pool and on the surrounding deck, which is furnished with lounge chairs and umbrellas. The background shows a clear blue sky and a body of water. The text is overlaid on a textured yellow background on the right side of the image.

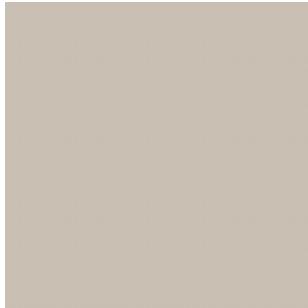
WATERFRONT HOMES WORTHY OF A RESORT

**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



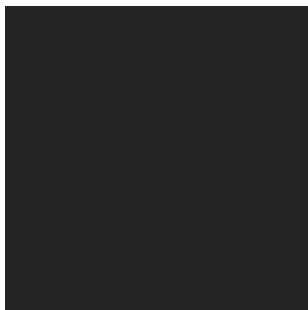
**UPPER CABINET,
WARDROBE,
VANITY,
INTERNAL DOORS,
EXTERNAL DOORS**
LAMINATE



COFFEE SANITARY WARE



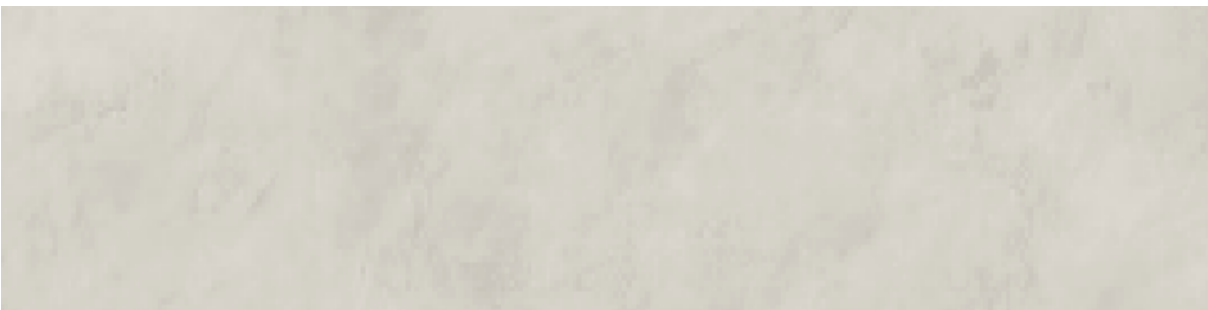
SHOWER WALL
PORCELAIN TILE



**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



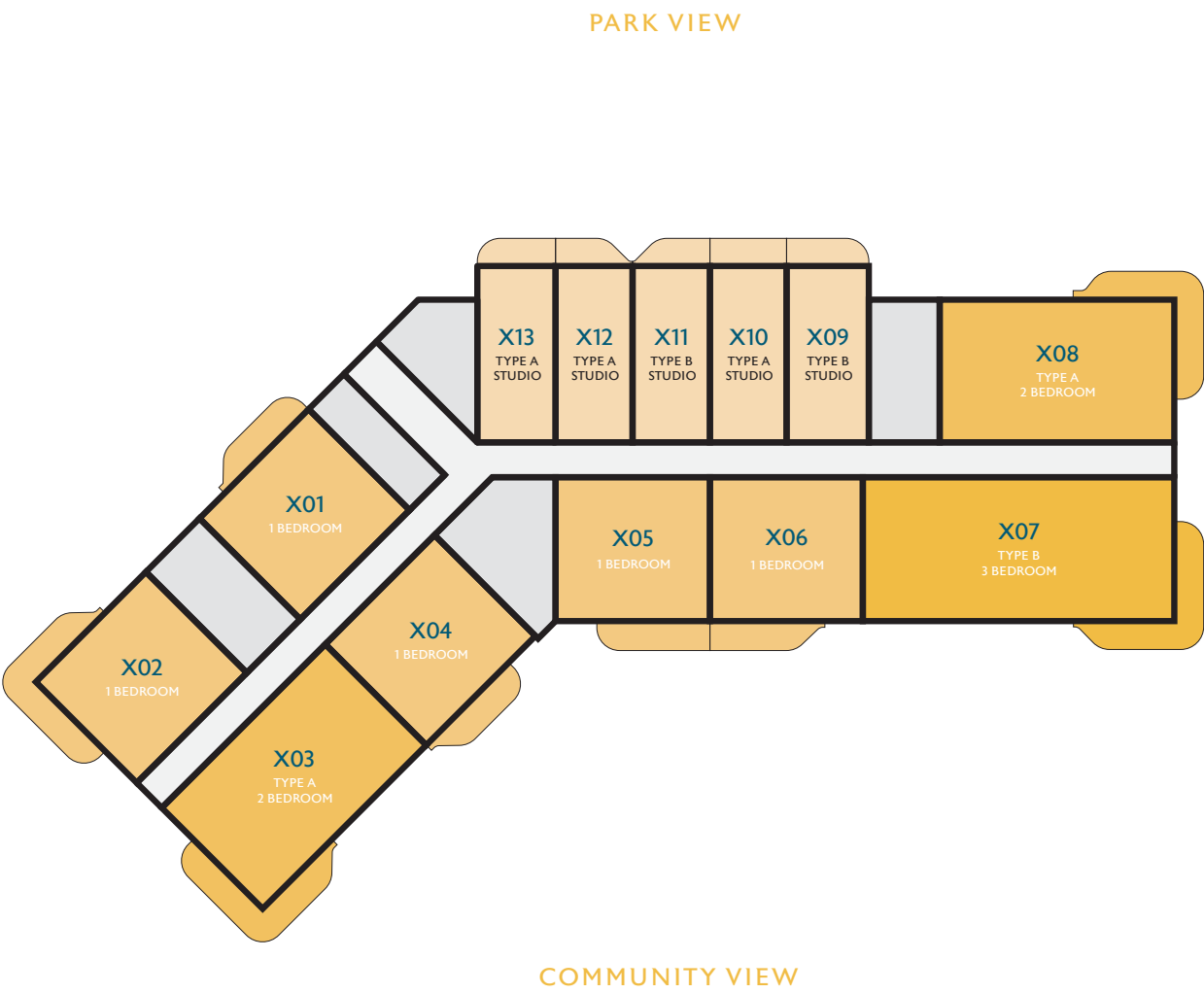
FLOOR PLATES



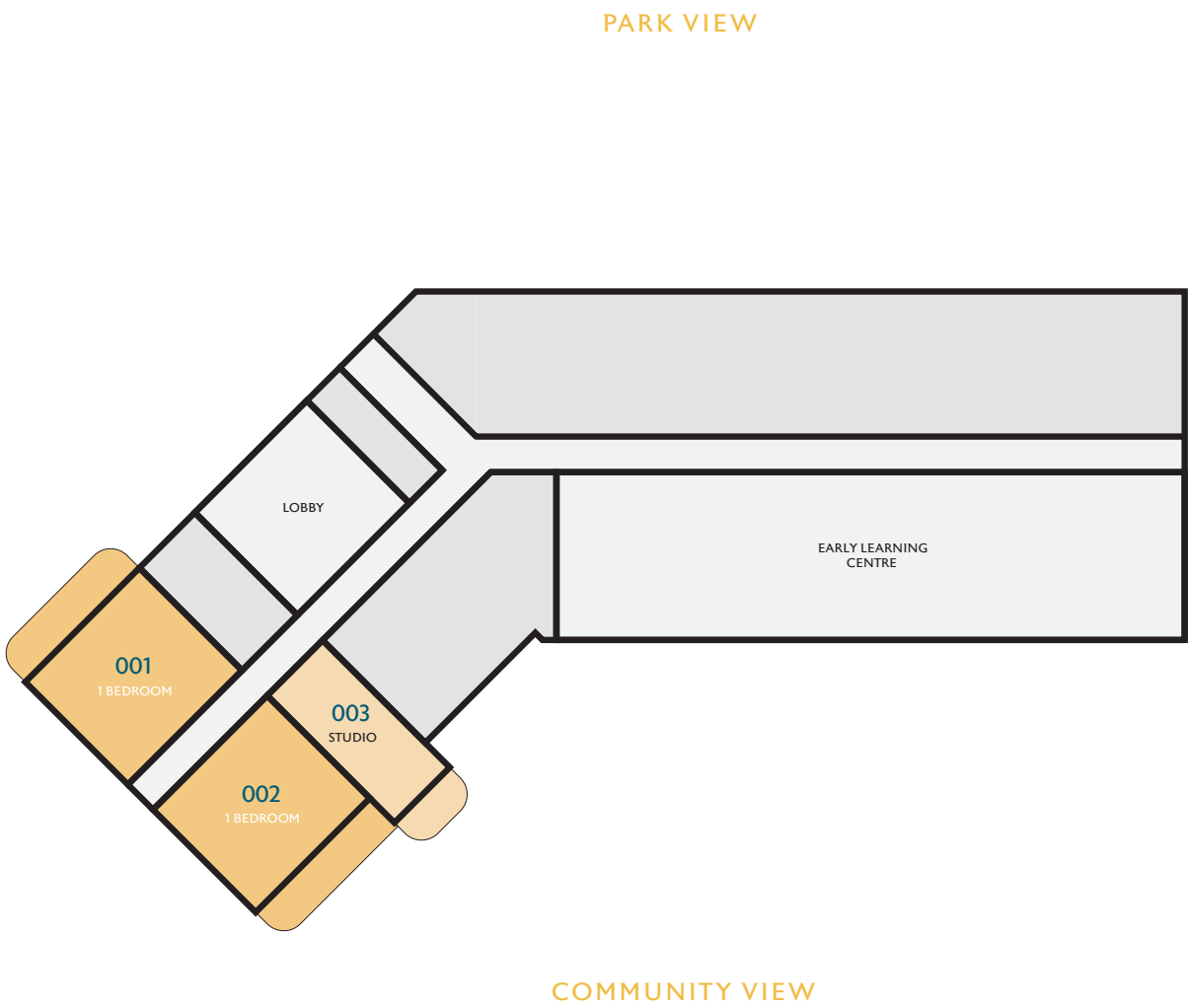
Begonia

Typical Layout

1-7 FLOORS



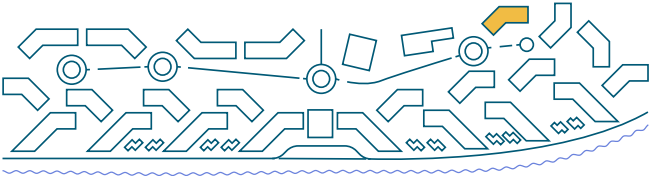
Ground Floor



Key

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

Site Plan



NOT TO SCALE. INDICATIVE ONLY.

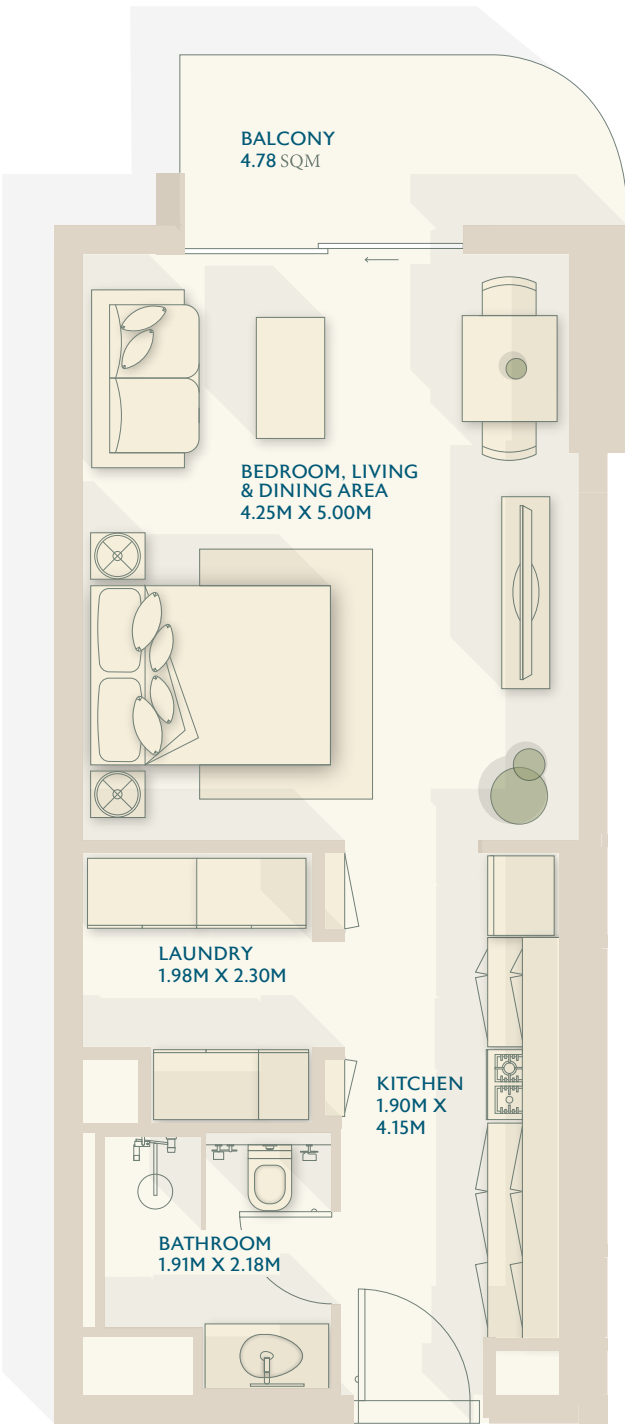


FLOOR PLANS



Studio Type B

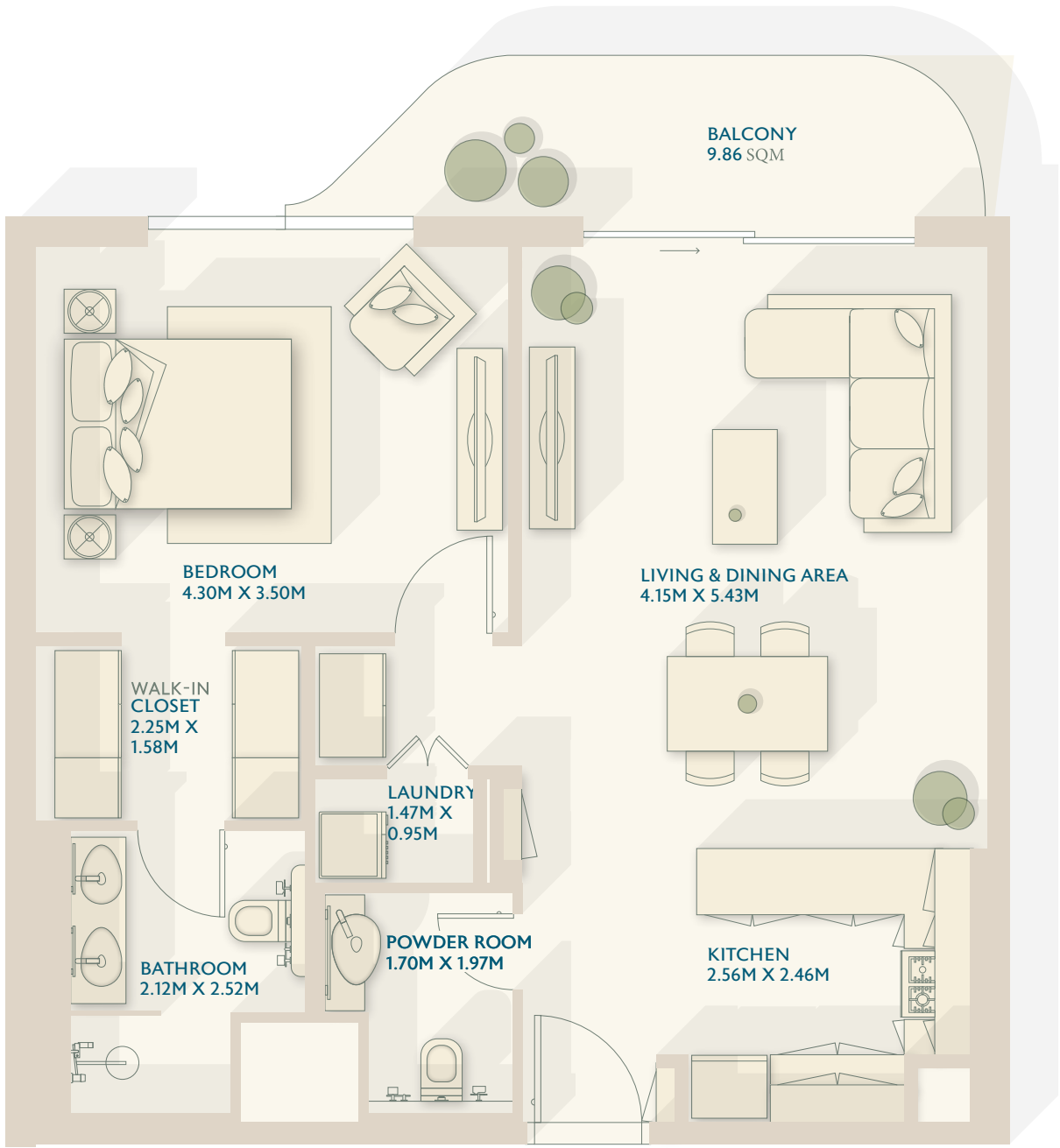
45.625 SQM



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

1 Bedroom Middle

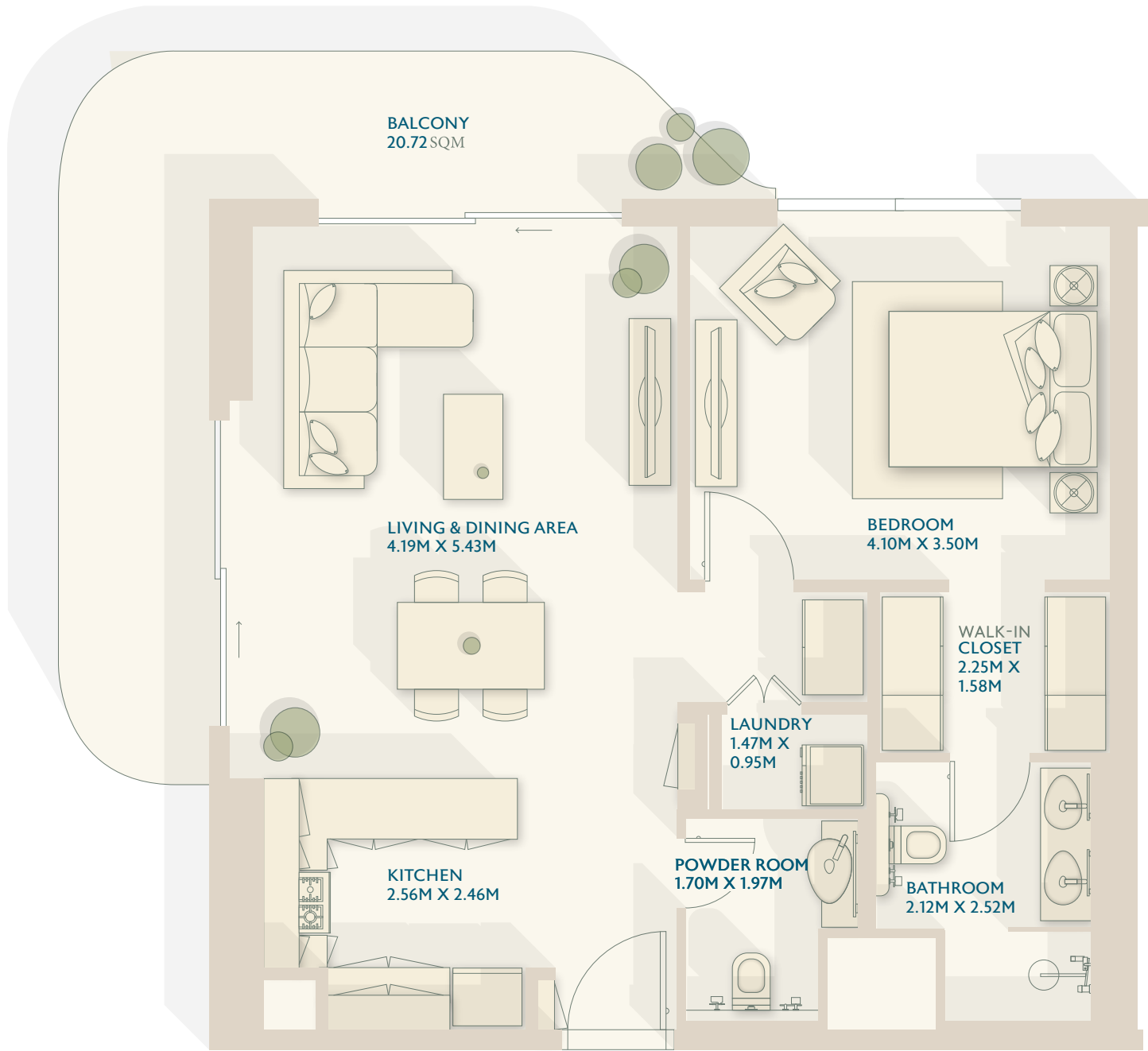
73.467 SQM



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1 Bedroom Corner

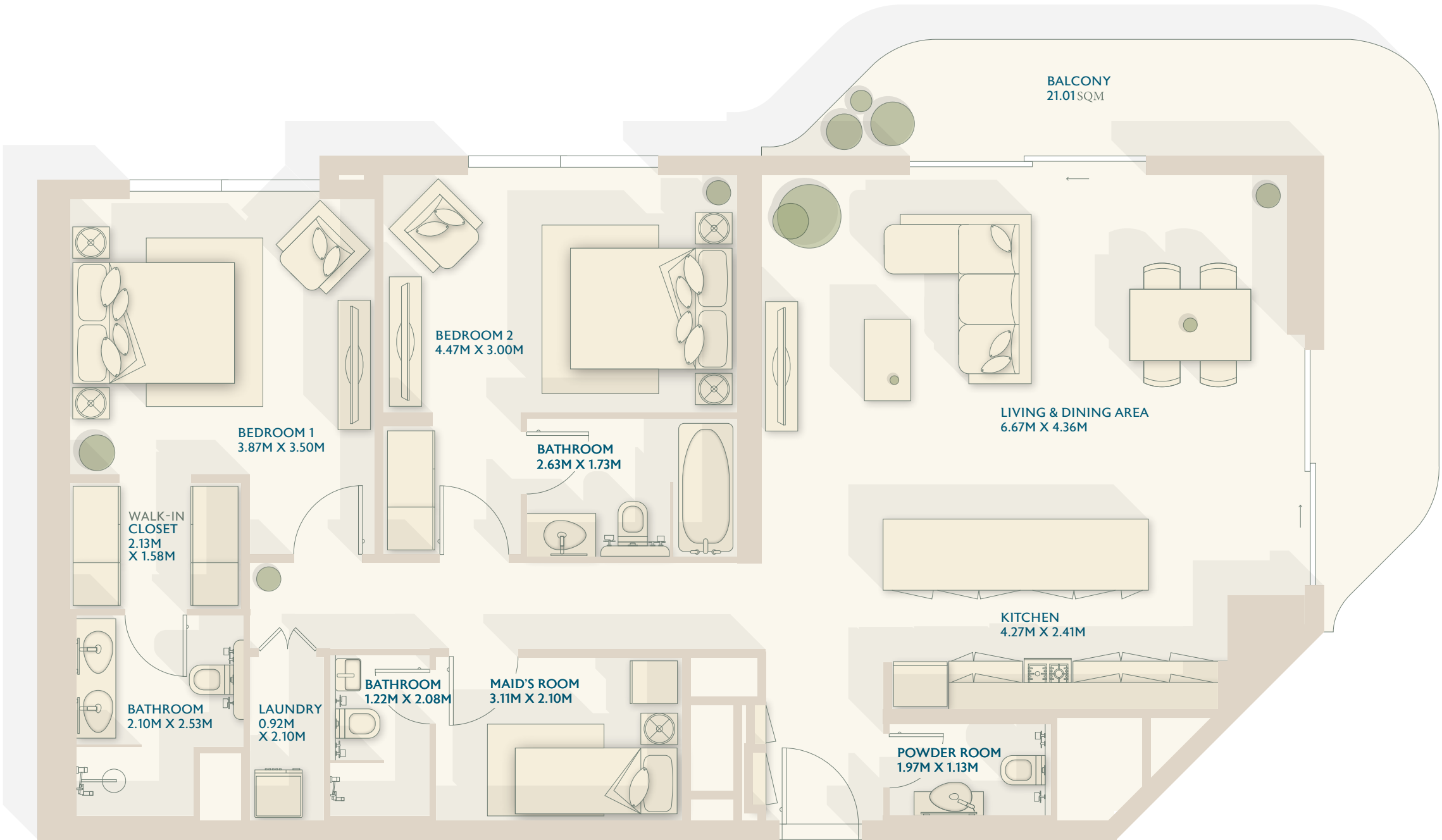
70.780 SQM



AREAS SHOWN WITHIN EACH APARTMENT REFLECT THE SELLABLE AREA
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2 Bedroom - Type B Corner

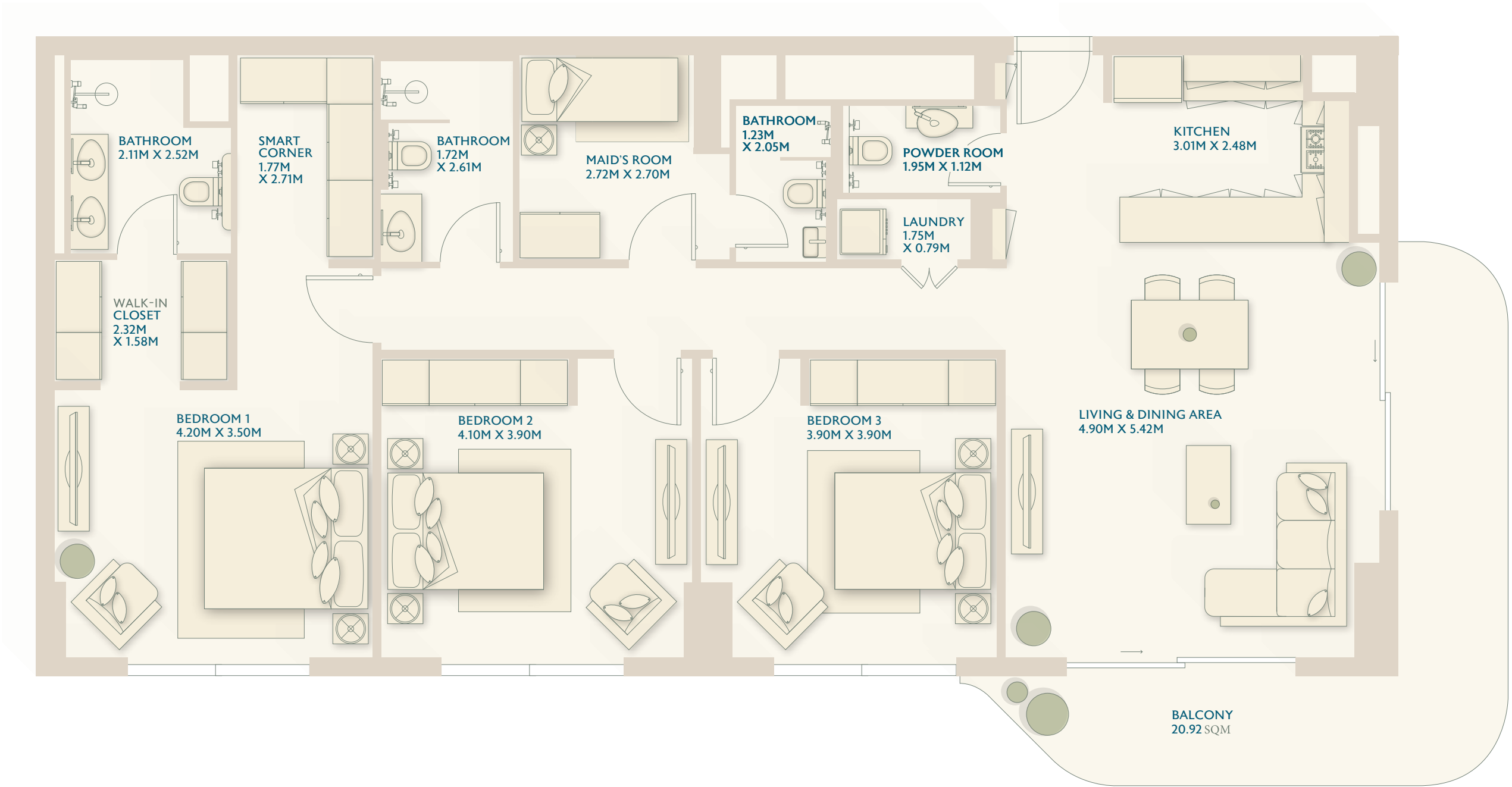
132.289 SQM



AREAS SHOWN WITHIN EACH APARTMENT REFLECT THE SELLABLE AREA
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3 Bedroom - Type B Corner

145.533 SQM



AREAS SHOWN WITHIN EACH APARTMENT REFLECT THE SELLABLE AREA
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An architectural rendering of the Gardenia Bay residential development by Aldar. The scene is set at dusk, with a vibrant orange and yellow sunset sky transitioning into a deep blue twilight. Two large, modern apartment buildings with curved facades and numerous balconies are the central focus. The balconies are filled with lush greenery, and the interior lights of the buildings are glowing. In the foreground, a large, rectangular swimming pool reflects the sky and the buildings. The pool is surrounded by a landscaped area with palm trees, other tropical plants, and lounge chairs. The water in the foreground is calm, reflecting the lights from the pool and the buildings. The overall atmosphere is serene and luxurious.

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BY ALDAR



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