MAMSHA GARDENS

SAADIYAT ISLAND



LIVE IN A LUSH SECRET GARDEN
... AND BREATHE

Secure your private garden retreat in the final release of Mamsha Gardens homes in Saadiyat Island. Embrace spirited, nature-inspired living in 1 to 3-bedroom apartments & townhouses in Abu Dhabi's beachfront and cultural oasis, moments from Mamsha Beach, Guggenheim Abu Dhabi and iconic landmarks.

MAMSHA GARDENS

SAADIYAT ISLAND





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

At the Centre of the Cultural Capital. Just steps from the Louvre Abu Dhabi, Guggenheim Abu Dhabi (opening soon), and Zayed National Museum, Mamsha Gardens places you at the heart of Saadiyat's world-class arts and heritage trail.


EXPLORE AN
EVER-ENRICHING
DESTINATION

MAMSHA BEACH

Just minutes away from Mamsha Gardens is a beach escape with crystal-clear waters, pristine sands, and vibrant year-round experiences. Mamsha Beach is a haven for pure relaxation.



© Department of Culture and Tourism - Abu Dhabi

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 is an exclusive natural sanctuary at the heart of Saadiyat's beachfront promenade. 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 ELEVATED LIVING

Mamsha Gardens introduces the final phase of nature-inspired homes in Saadiyat Island. A sanctuary of tranquillity with green spaces, smart technology, and resort-style amenities, these 1 to 3-bedroom apartments & townhouses offer a world-class lifestyle in one of Abu Dhabi's most prestigious addresses.

COMFORT HAPPENS NATURALLY

Step into a garden sanctuary where every detail celebrates leisure, comfort, and effortless sophistication. At Mamsha Gardens, 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

A world of adventure awaits in our open-air activity zones scattered all throughout the garden, offering 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

Immerse yourself in resort-inspired
living with world-class facilities

SERVICES

Lobby & concierge services

Co-working spaces

Outdoor workspaces

WELLNESS

Gym

Adults’ & kids’ swimming pools

Meditation spaces

LIFESTYLE

Cinema

Lounge

Kids’ club

Podium garden with seating

Kids’ play areas

Multi-purpose room
with service pantry & garden



Co-working spaces

WHERE IDEAS BLOOM IN A SERENE ENVIRONMENT



Cinema

IMMERSE YOURSELF IN UNFORGETTABLE EXPERIENCES AND SOCIAL CONNECTIONS



Fitness centre

ELEVATE YOUR WELLNESS JOURNEY WITH GARDEN VIEWS



Kids' club

TRANSFORM PLAY INTO AN IMAGINATIVE ADVENTURE





Multi-purpose room

A SPACE THAT TRANSFORMS WITH YOUR NEEDS, FROM PERSONAL GATHERINGS TO PROFESSIONAL MEETINGS

Welcome Atrium

A GRAND ENTRANCE HALL THAT EXUDES THE ESSENCE OF REFINED LIVING





SERVICES

Beyond Ownership. Beyond Expectations.
With resort-style services at your fingertips, life at Mamsha Gardens feels like a permanent retreat.

Personal Services

- Hotel-style card access system
- Hotel-style concierge
- Short letting platform
- Housekeeping
- Laundry
- Pet sitting
- A home cooking service
- Rental management
- Spa services
- Barber
- Salon
- Hotel-style kids' club

Community Services

- Fitness classes
- Swimming classes
- Pool services
- Valet
- Concierge

À la carte services available upon request for an additional fee



Rental Management

SMART RENTAL MANAGEMENT SERVICE WITH GUARANTEED RETURNS, FLEXIBLE STAYS AND CURATED LISTINGS





FULLY FURNISHED RESIDENCES

UNFURNISHED APARTMENTS

TOTAL 493

EXPERIENCE VERSATILE LIVING

Mamsha Gardens offers the perfect blend of choice and convenience with our selection of fully furnished residences and customisable unfurnished apartments. Experience the freedom to choose a home that reflects your lifestyle.



FINISHES

Explore bespoke materials and harmonious tones that seamlessly blend beauty and comfort

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
MATTE BLACK



SHOWER WALL
PORCELAIN KITKAT TILE



LIVING LOUNGE



BOUTIQUE BATHROOM



MASTER HAVEN

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 & 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
MATTE BLACK

SHOWER WALL
PORCELAIN KITKAT TILE





BOUTIQUE BATHROOM



MASTER HAVEN





MAMSHA GARDENS

SAADIYAT ISLAND

Where nature nurtures. Where culture inspires. Where life slows down. Embrace the final chapter of Mamsha Gardens, a serene retreat nestled between Saadiyat's cultural icons and Abu Dhabi's pristine shoreline.



800 ALDAR | ALDAR.COM