


# GARDENIA BAY

## BY ALDAR

The home of balanced living





Discover unrivalled waterfront living, immersed in nature and rooted in community, at our new residential development on Yas Island.



# Building the future

Gardenia Bay is brought to you by Aldar:  
the leading real-estate lifestyle developer in Abu Dhabi.





# Creating homes with heart

Our architectural design solutions put people – and the planet – first. Home isn’t just a place, it’s a feeling, and our residences are designed to help you feel better, every single day. That’s why we do more than build properties, we strive to shape communities where people thrive, in homes that brim with everything they love.

Revenue (AED)

6,995 BN

Aldar Development Revenue

38%

YOY increase

Group sales (AED)

14,436 BN

EBITDA (AED)

1,5 BN

Gross profit margin

37%



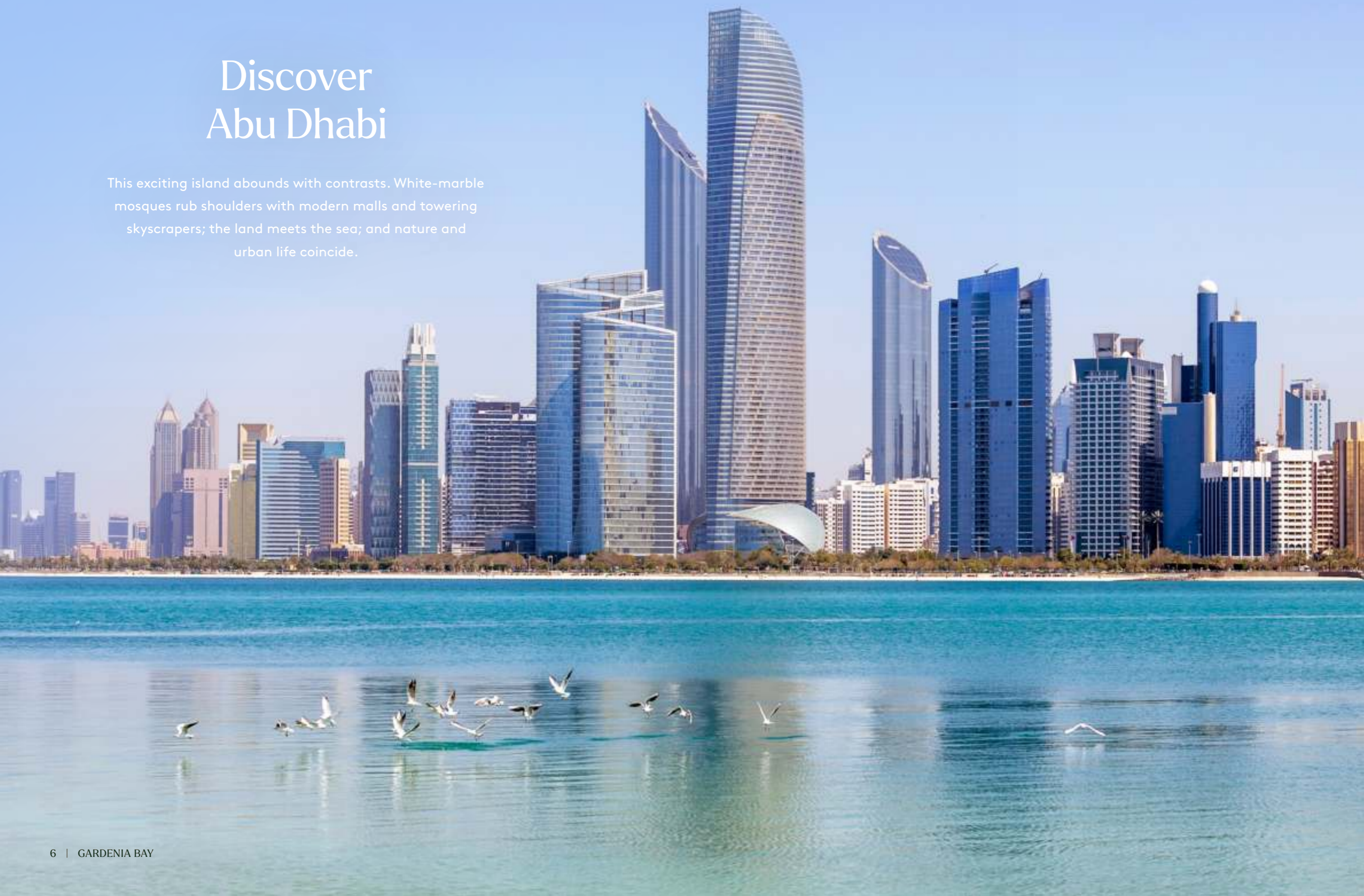
# A place that brings you the world

Abu Dhabi, the capital of the UAE, is vibrant, diverse  
and forward-thinking: a city for modern times.



# Discover Abu Dhabi

This exciting island abounds with contrasts. White-marble mosques rub shoulders with modern malls and towering skyscrapers; the land meets the sea; and nature and urban life coincide.



- Entertainment
- Developments

# YAS ISLAND

TO DUBAI  
50 MINUTES >

Aldar HQ  
Al Raha Beach

Khalifa City

< TO DOWNTOWN ABU DHABI  
30 MINUTES

Al Hadeel

Al Bandar

Al Muneera

Al Zeina

W Abu Dhabi

Yas Plaza

Mayan

Yas Beach Club

Yas Bay

Etihad Arena

Yas Marina Circuit

Yas Links Golf Course

Ansam

Yas Waterworld

Warner Bros. World™

West Yas

Yas Acres  
The Magnolias

Lea Yas Island

Yas Beach

Yas Acres  
Golf Club

Yas Mall

Ikea Abu Dhabi

SeaWorld

Ferrari World

Water's Edge

GARDENIA BAY

Yas Gateway  
Park North

Abu Dhabi Airport

**Yas Waterworld**  
From family fun to daredevil  
slides and rides, make a splash.



Turn up the volume with  
thrill-packed pursuits and  
unforgettable entertainment,  
all on Yas Island, revealing Abu  
Dhabi's world-famous wild side.



**Ferrari World**  
Home to more than 40 rides and attractions  
including the world's fastest rollercoaster.



**SeaWorld**  
Journey from the North Pole  
to the tropics at the region's  
first marine life theme park.

**Warner Bros. World**  
See your favourite cartoons  
and movies brought to life in  
this wacky world of adventure.

**Etihad Arena**  
Check out which global  
superstar will be playing next.



#### Yas Links

This championship 18-hole golf course is the perfect challenge for seasoned golfers.

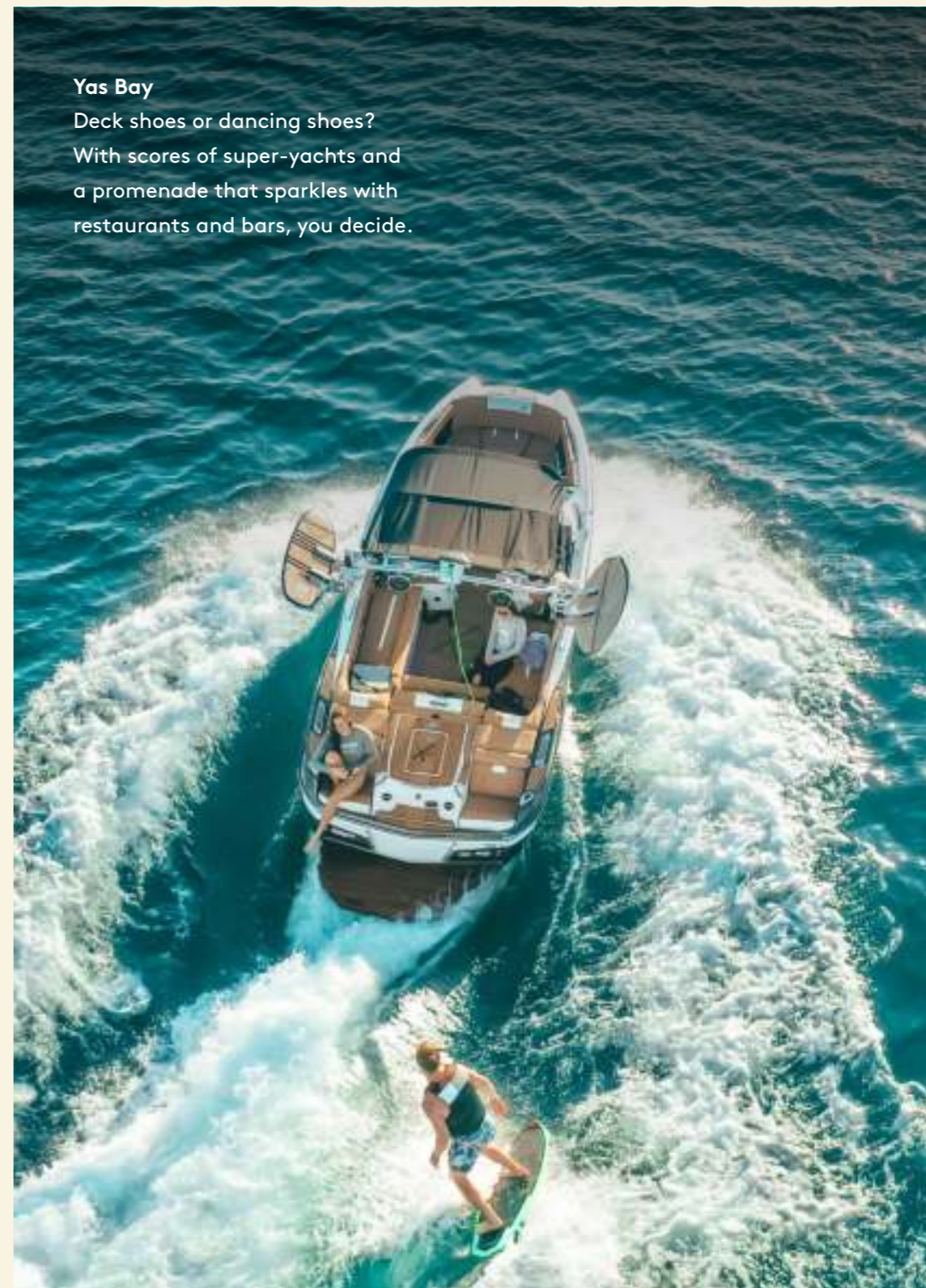


Unwind with leisurely days by the water, soaking up a more slow-paced way of life. Discover Yas Island's quiet side, just steps from home.



#### Yas Bay

Deck shoes or dancing shoes? With scores of super-yachts and a promenade that sparkles with restaurants and bars, you decide.

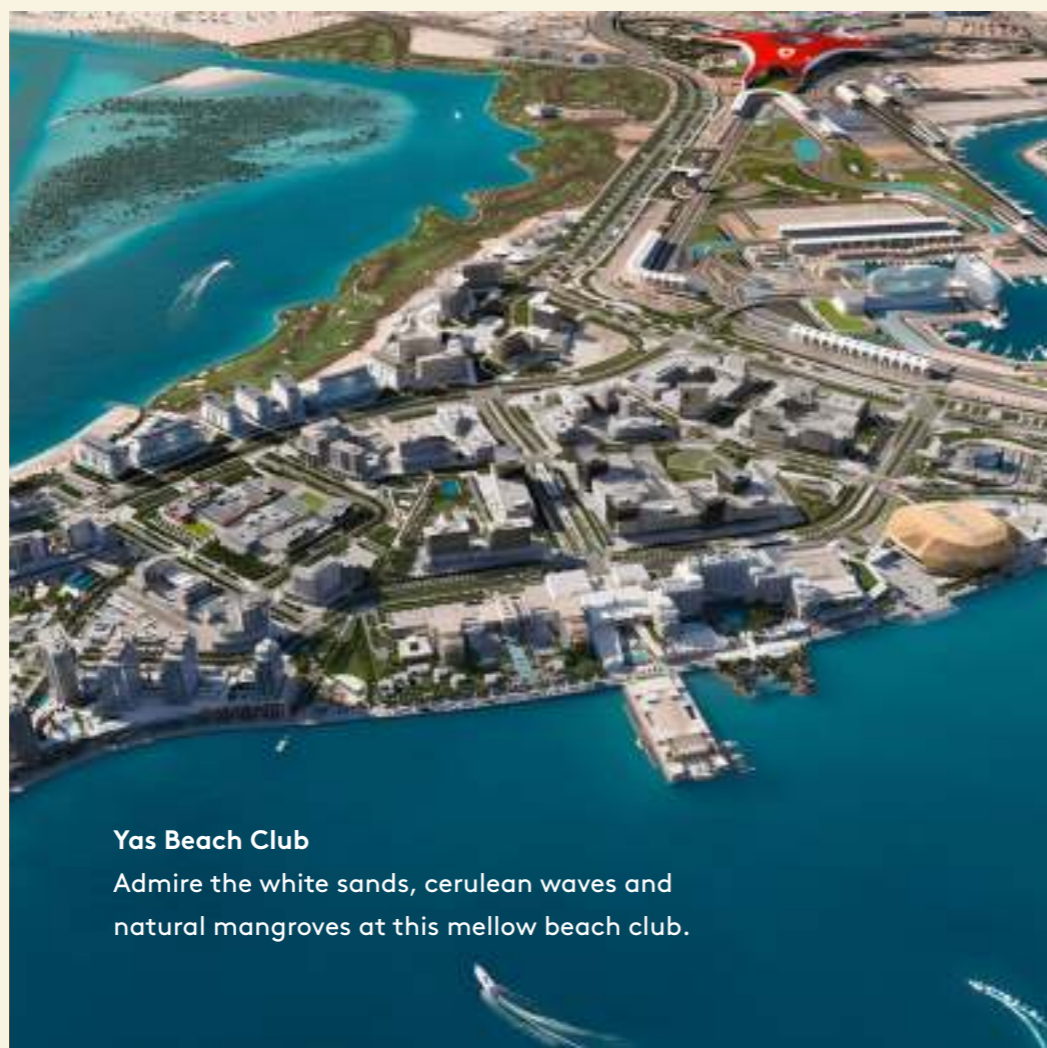


#### Yas Gateway Park

Reconnect with nature in the peaceful park, complete with landscaped paths, covered playgrounds and open fields.

#### Yas Mall

Attention, shopping-addicts: Abu Dhabi's biggest mall is located on Yas Island: more than 400 stores, scores of restaurants, cafés and a 24-screen cinema.




#### Yas Beach Club

Admire the white sands, cerulean waves and natural mangroves at this mellow beach club.

A modern, multi-story apartment building with a curved facade and balconies, surrounded by lush greenery and a swimming pool. The building features large windows and balconies with glass railings. In the foreground, there is a large, clear blue swimming pool. Along the poolside, there are lounge chairs, umbrellas, and a small gazebo. The scene is set against a clear blue sky with a few palm trees in the background.

Balanced living in the  
heart of nature

The image is a high-angle, wide shot of a coastal development. On the left, a modern building with light-colored walls and dark metal railings features several curved balconies. People are seen on these balconies, looking out over the water. Below the balconies, a paved walkway leads to a sandy beach. The beach is dotted with several yellow and white striped umbrellas, and a few people are relaxing. The water is a vibrant turquoise, transitioning to a deeper blue further out. A large, sleek white yacht is anchored in the water on the right. In the foreground, there are lush green plants and a large bush with pink flowers. The overall atmosphere is one of a luxurious, natural lifestyle.

# Enhance the way you live with a natural style

From the moment you arrive, you'll notice how water and nature elements are interwoven through the community as the architecture interacts with the natural environment, creating connection, flow and balance.



## Your home, naturally designed

Because we blossom amid nature, Gardenia Bay's elemental design uses natural materials throughout. Abundant greenery and shaded paths lower the outside temperature, making Gardenia Bay the coolest place (literally) on Yas Island.



Made for an  
exceptional everyday

A pristine waterfront promenade borders  
a community where amenities, nature  
and design entwine.

Beach life  
just for you



# Soundtracked by the sea

A vibrant beach club, located at Bay View, sits at the heart of the community. Relax and enjoy sparkling waterfront views while the kids enjoy the beach and splash in the blue lagoon.



Harmonious work-life balance



## A lifestyle club open to entertain

In the centre of Gardenia Bay, you find Bay View, the main communal and entertainment space, and a range of facilities for the whole family.

These include everything from fitness facilities and a kids' playroom to shared dining spaces, a private cinema for friends, co-working spaces, shops and cafés.



Private theatre to enjoy with friends and family.



Kids' playroom



Workshop spaces



Make your own energy



## Energise and revitalise

For optimal living, areas for movement, dynamism and fun abound. Breath and stretch in a natural environment and exercise indoor or outdoor all year round.

Refresh and work out in  
the fitness areas



Fully-equipped spa



Natural rhythms



## Full of fresh

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Immersed in nature and designed to reset and restore, many areas of Gardenia Bay set a slower pace. The emphasis is on the healing power of the outdoors where escape encourages rest, growth and reconnection.



Bring the outside in





## An open style of living

Our range of apartments are designed to fit with your lifestyle. Choose from a range of finishes and styles. Inviting the outside in, apartments are light, airy and perfect for living.



Family living spaces



Naturally-designed bathrooms



# The details

Choose from tastefully warm or refreshingly light colour schemes:

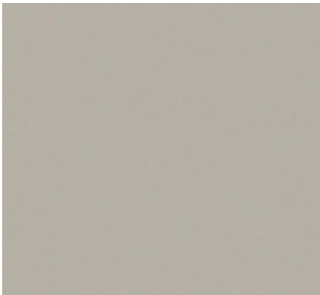


# Light colour scheme

Throughout the apartment:



Doors:  
Laminate



Walls & ceiling:  
Paint

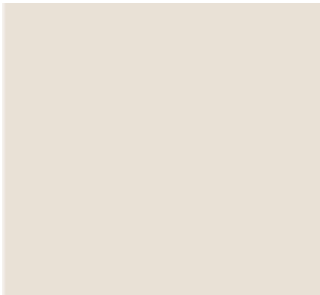


Apartment floor:  
Porcelain tile

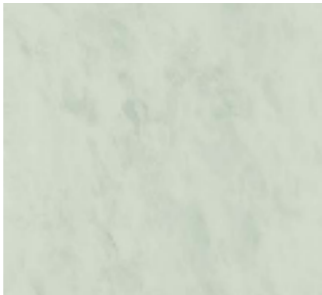
Kitchen:



Upper cabinet:  
Laminate



Lower cabinet:  
Laminate



Counter top:  
Porcelain tile

Bathroom:



Bathroom wall  
Porcelain tile

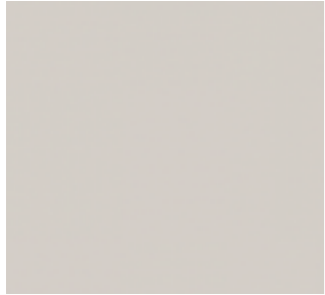


Shower wall:  
Porcelain tile



# Dark colour scheme

Throughout the apartment:



Doors:  
Laminate

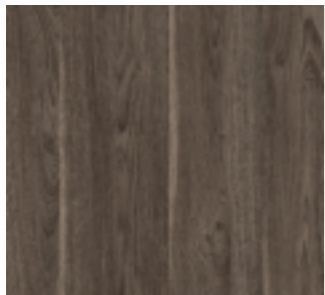


Walls & ceiling:  
Paint

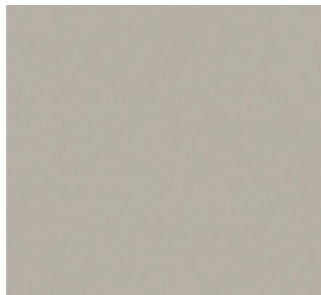


Apartment floor:  
Porcelain tile

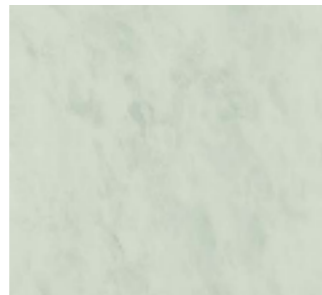
Kitchen:



Upper cabinet:  
Laminate



Lower cabinet:  
Laminate



Counter top:  
Porcelain tile

Bathroom:



Bathroom wall:  
Porcelain tile



Shower wall:  
Porcelain tile

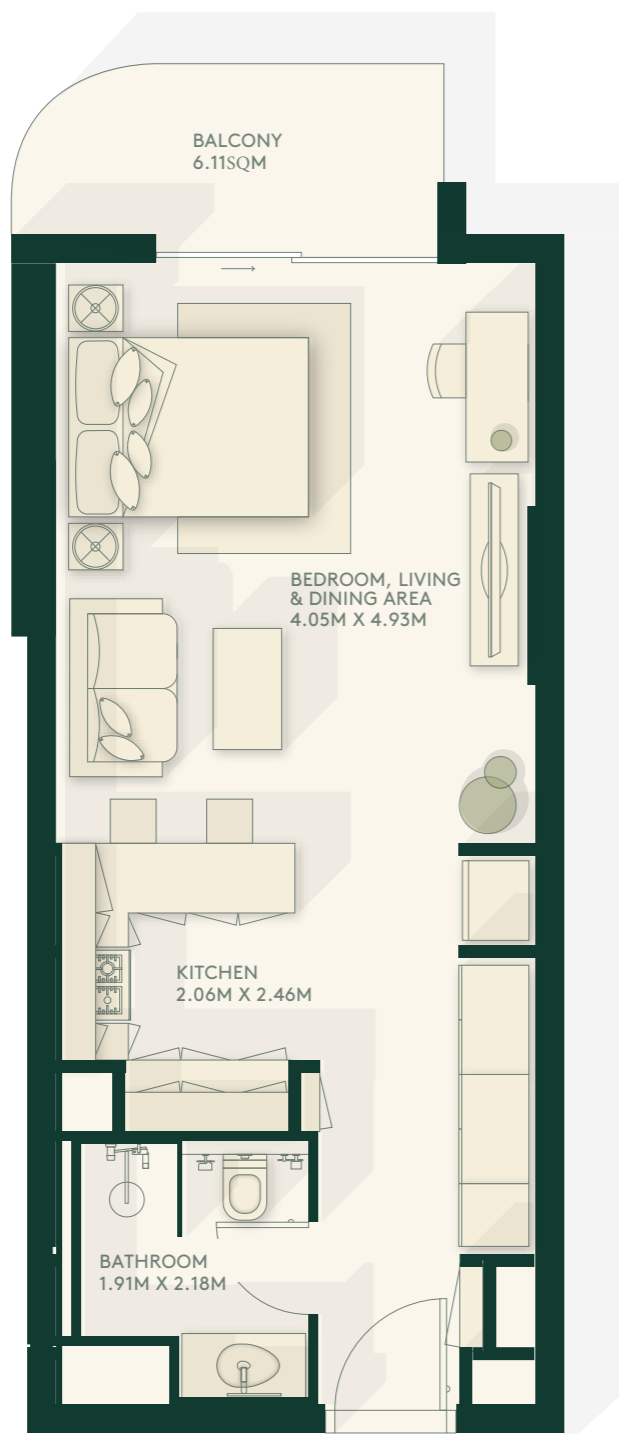




Floorplans

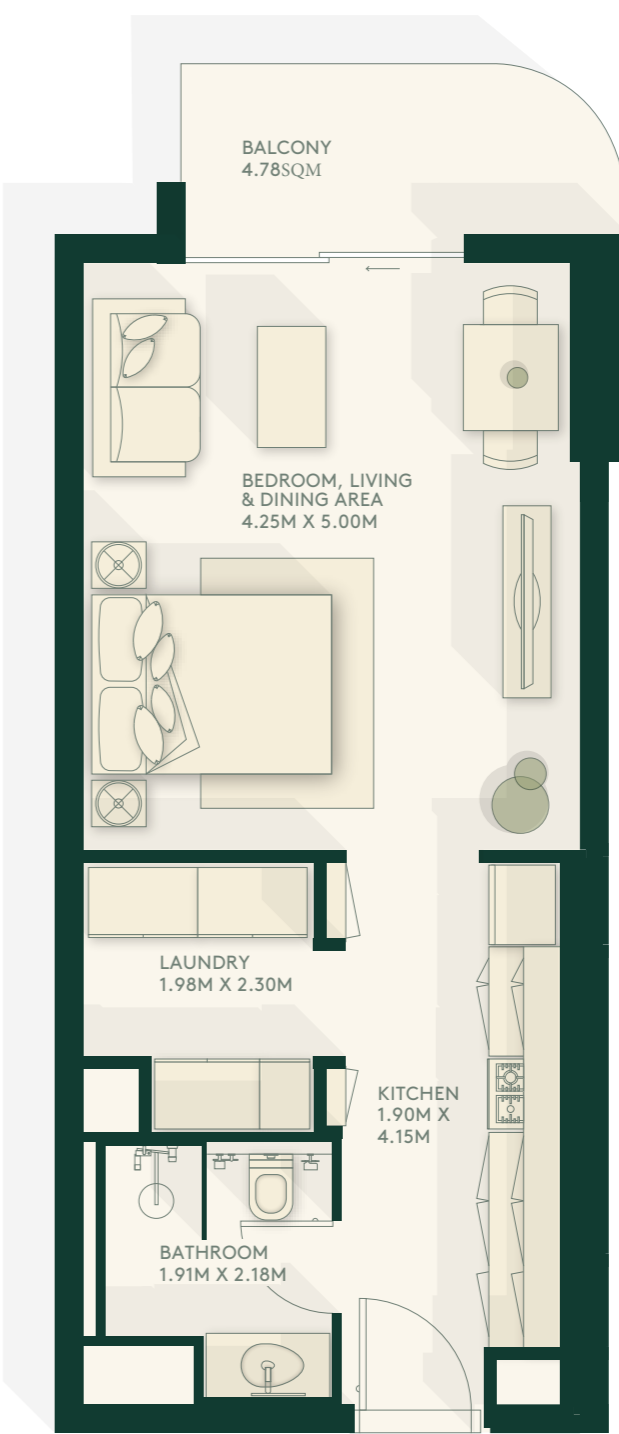
# Studio Type A

43.828 SQM



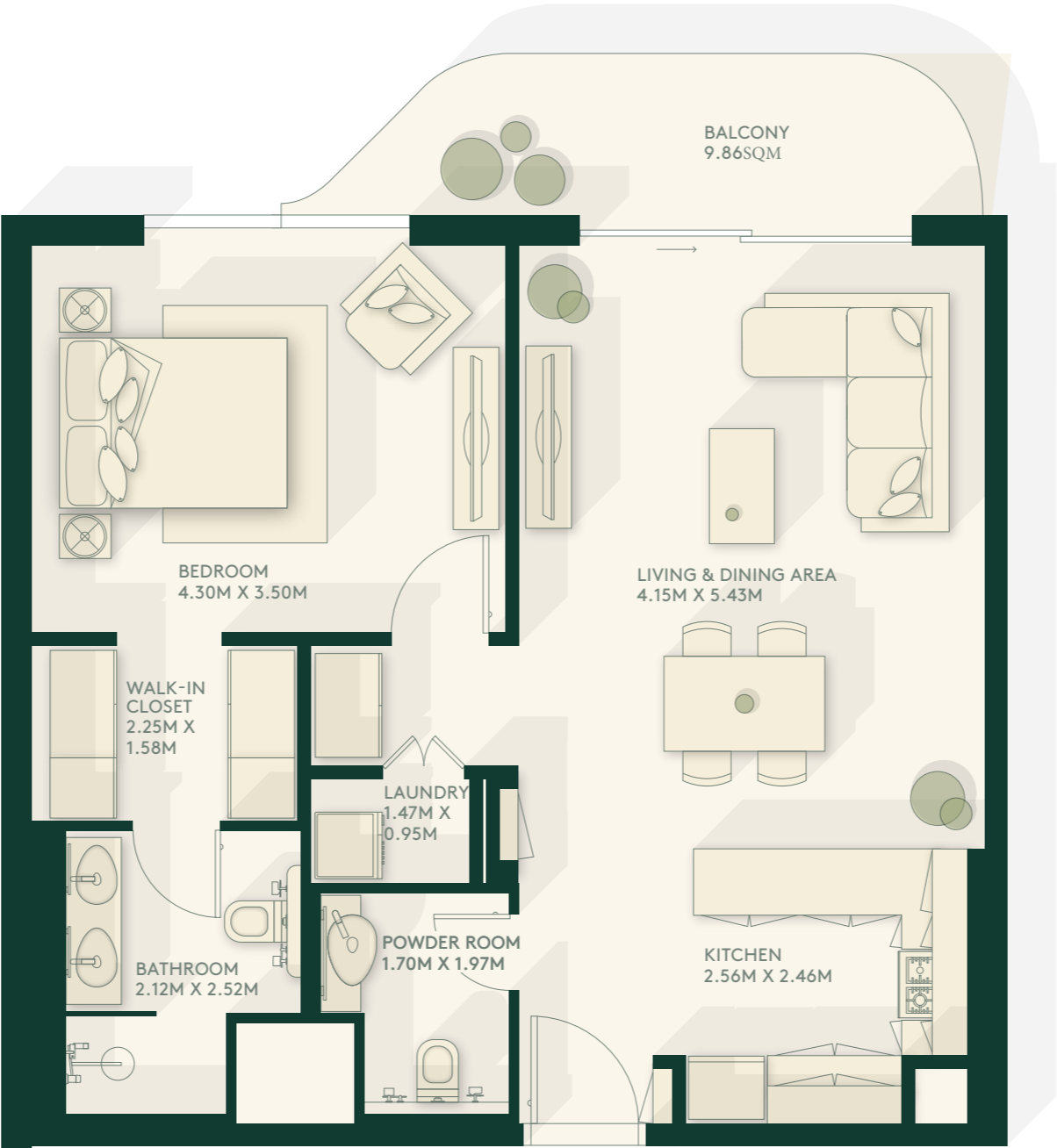
# Studio Type B

45.625 SQM



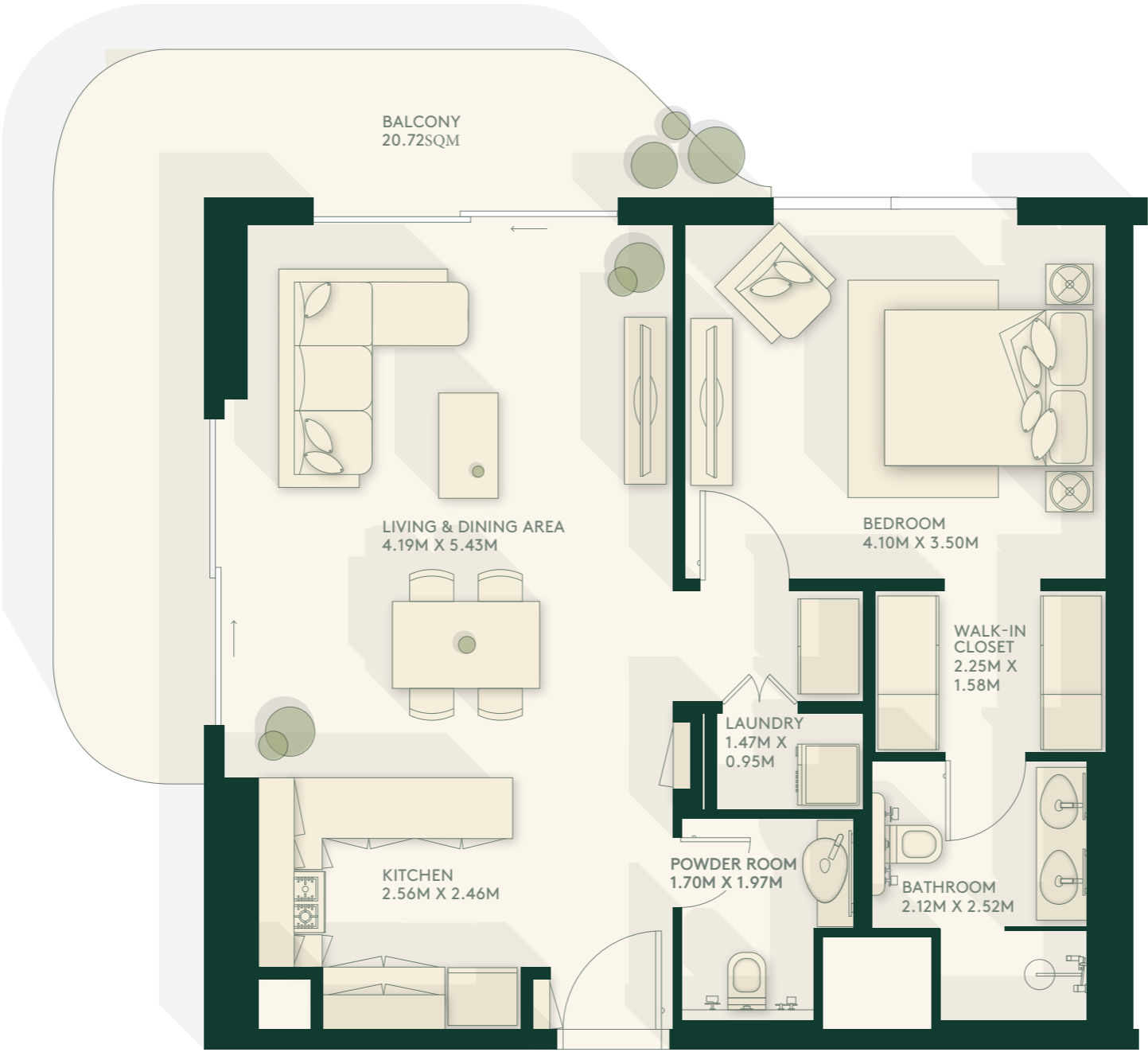
# 1 Bedroom Middle

73.467 SQM



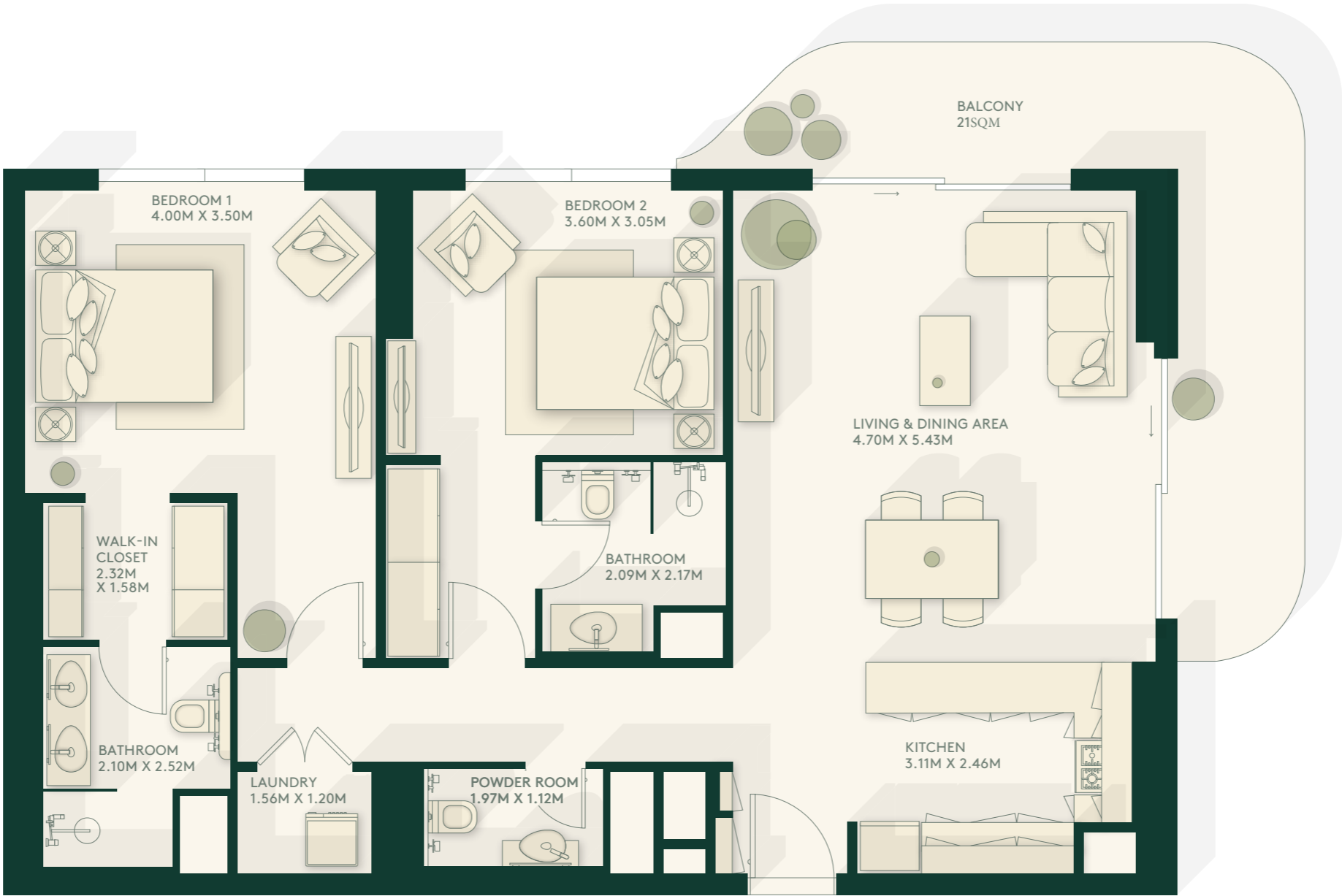
# 1 Bedroom Corner

70.780 SQM



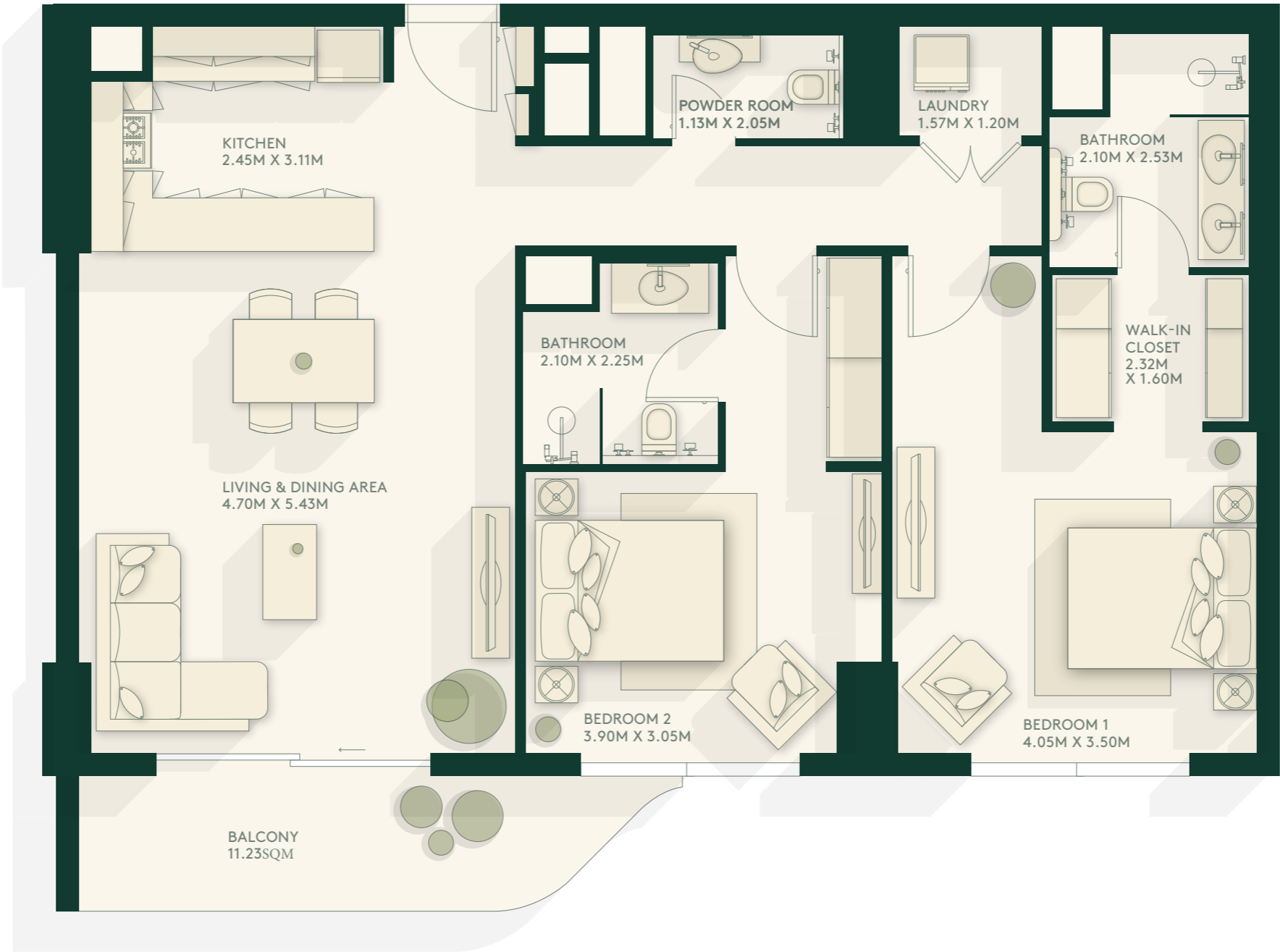
# 2 Bedroom – Type A Corner

109.641 SQM



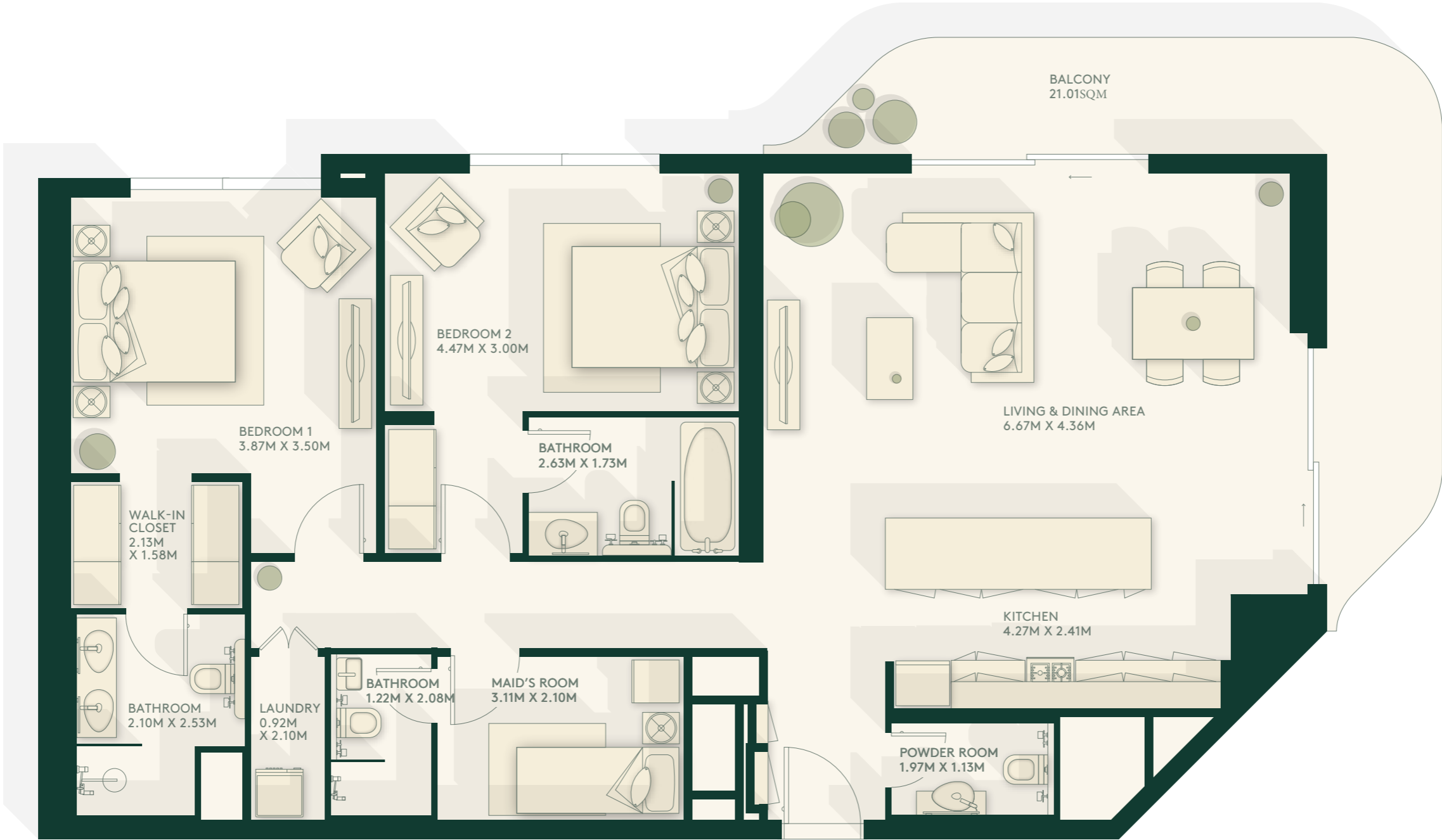
# 2 Bedroom – Type A Middle

106.375 SQM



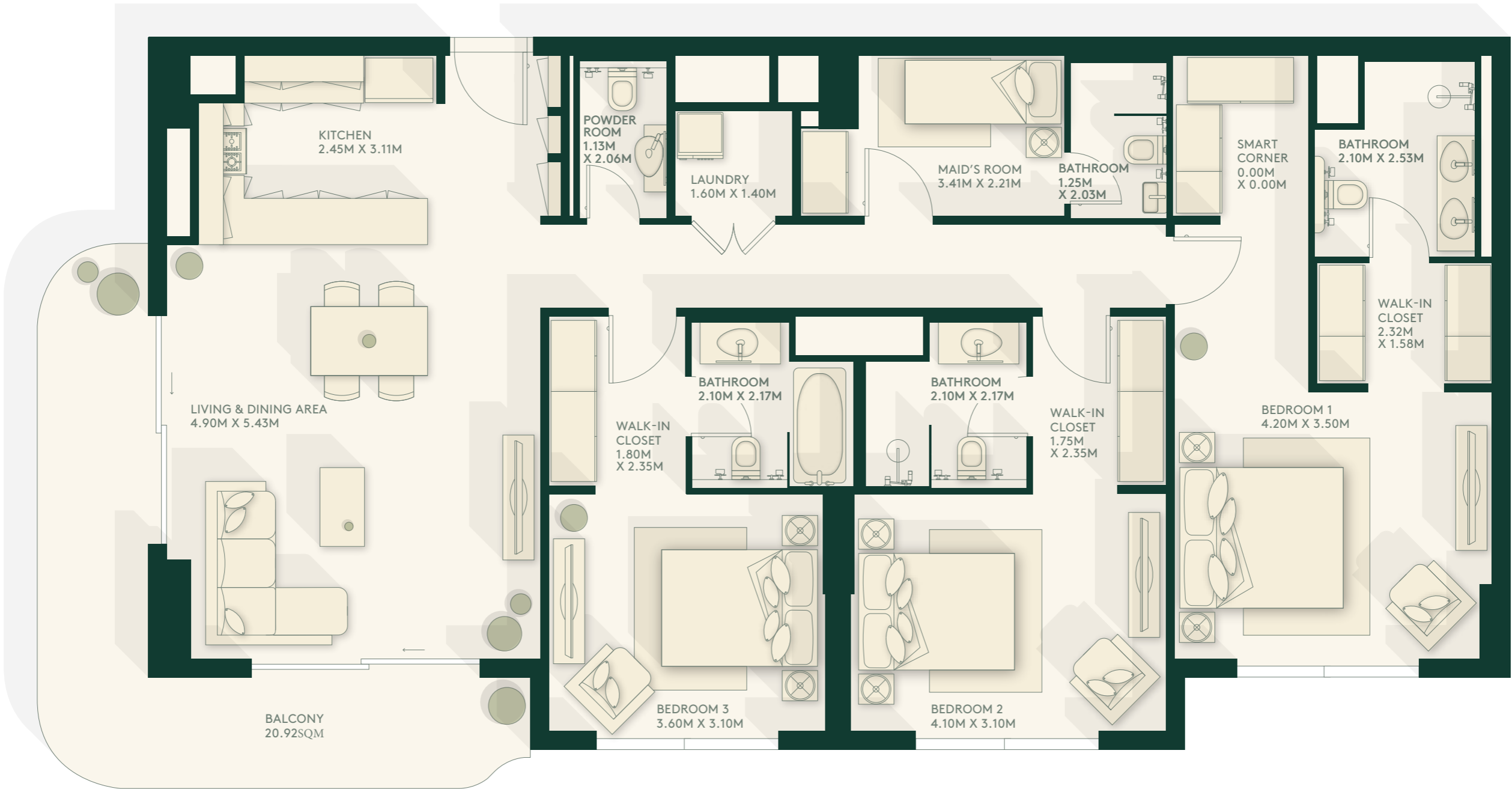
# 2 Bedroom – Type B Corner

132.289 SQM



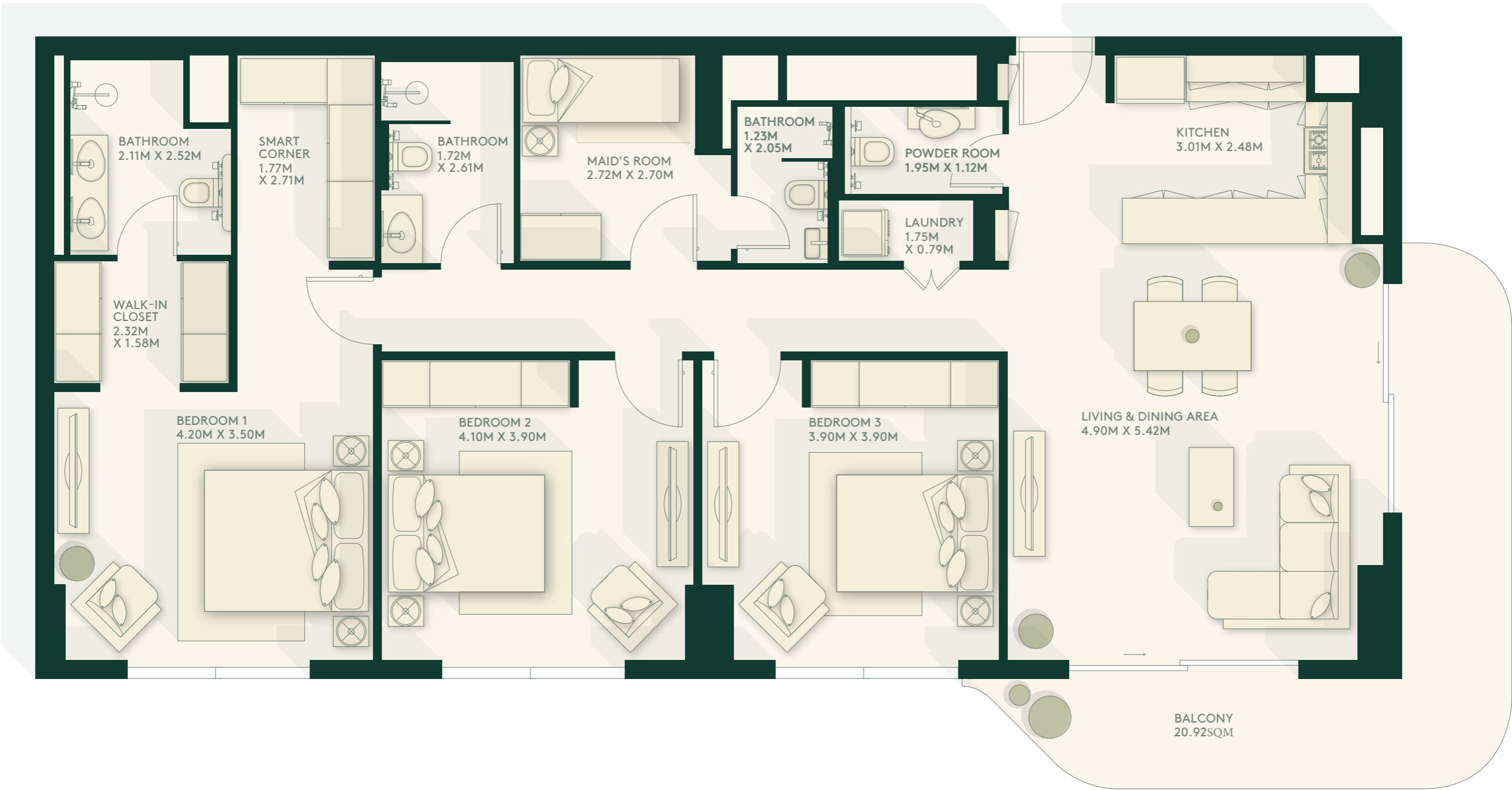
# 3 Bedroom – Type A Corner

153.224 SQM



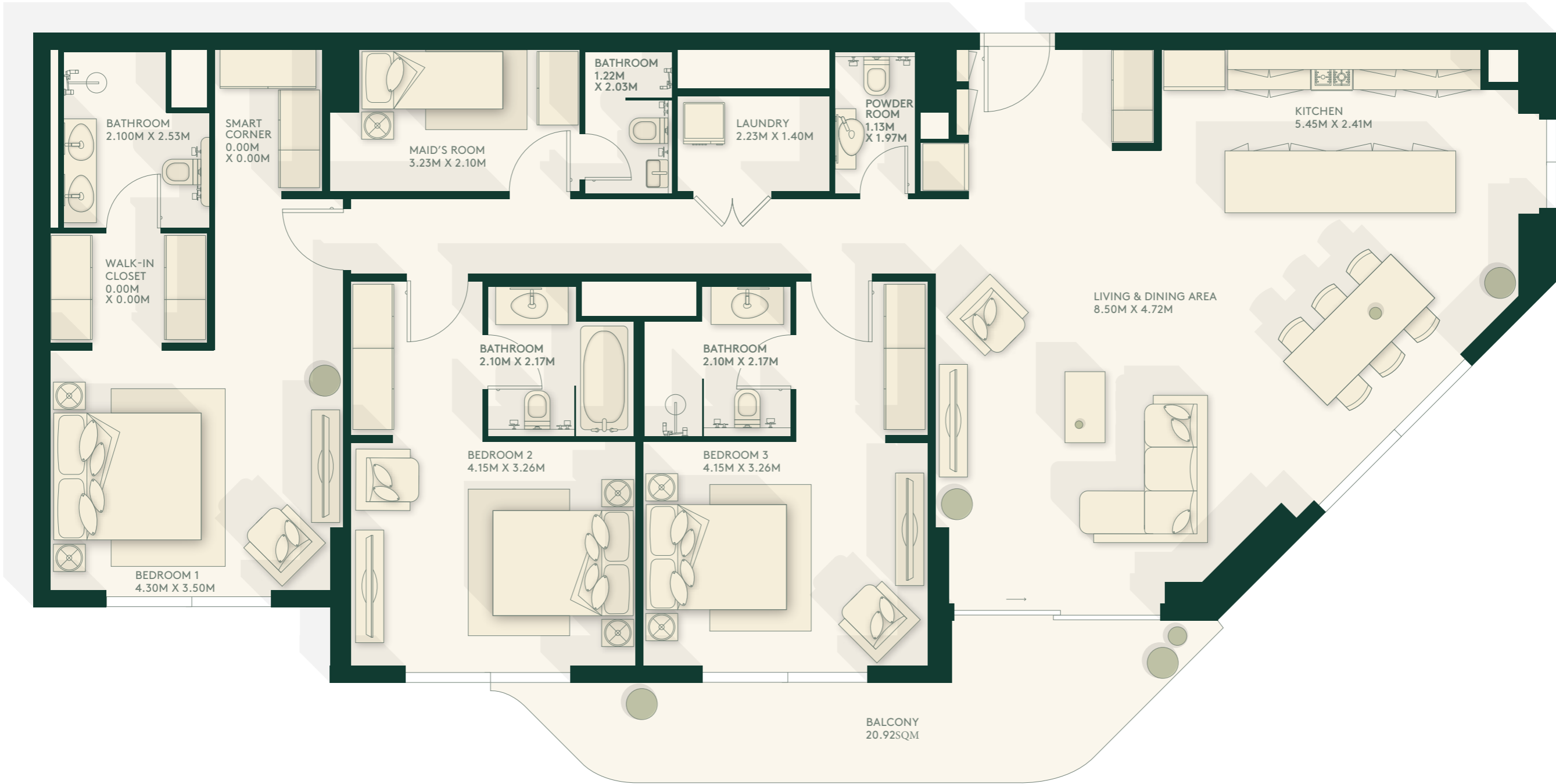
# 3 Bedroom – Type B Corner

145.533 SQM



# 3 Bedroom – Type C Corner

179.719 SQM

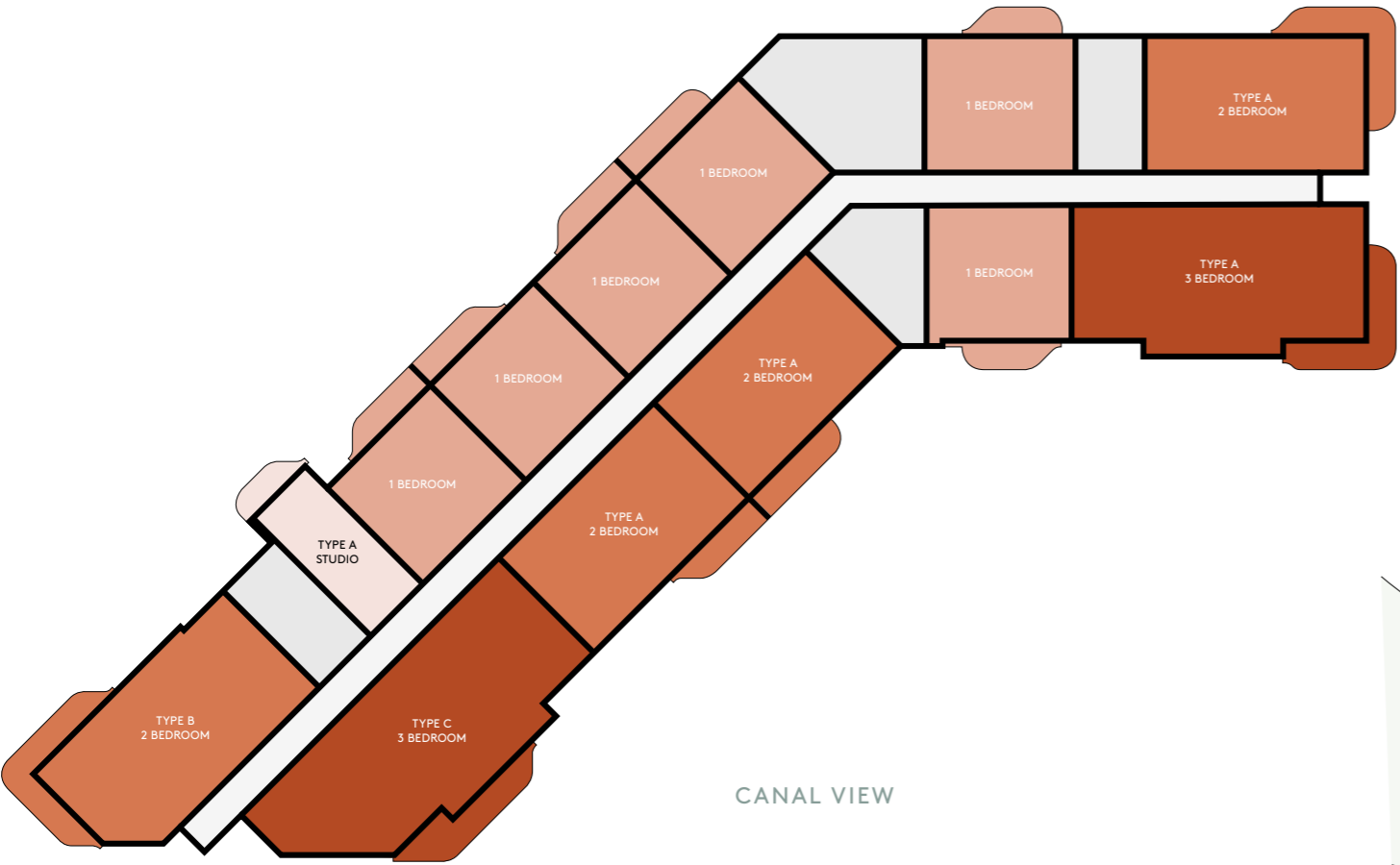


# Rosa

## Typical Layout

1-7 FLOORS

COMMUNITY VIEW



CANAL VIEW

## Ground Floor

COMMUNITY VIEW



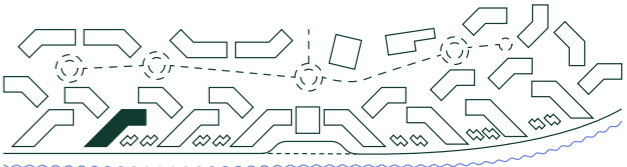
CANAL VIEW



### Key

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

### Site Plan



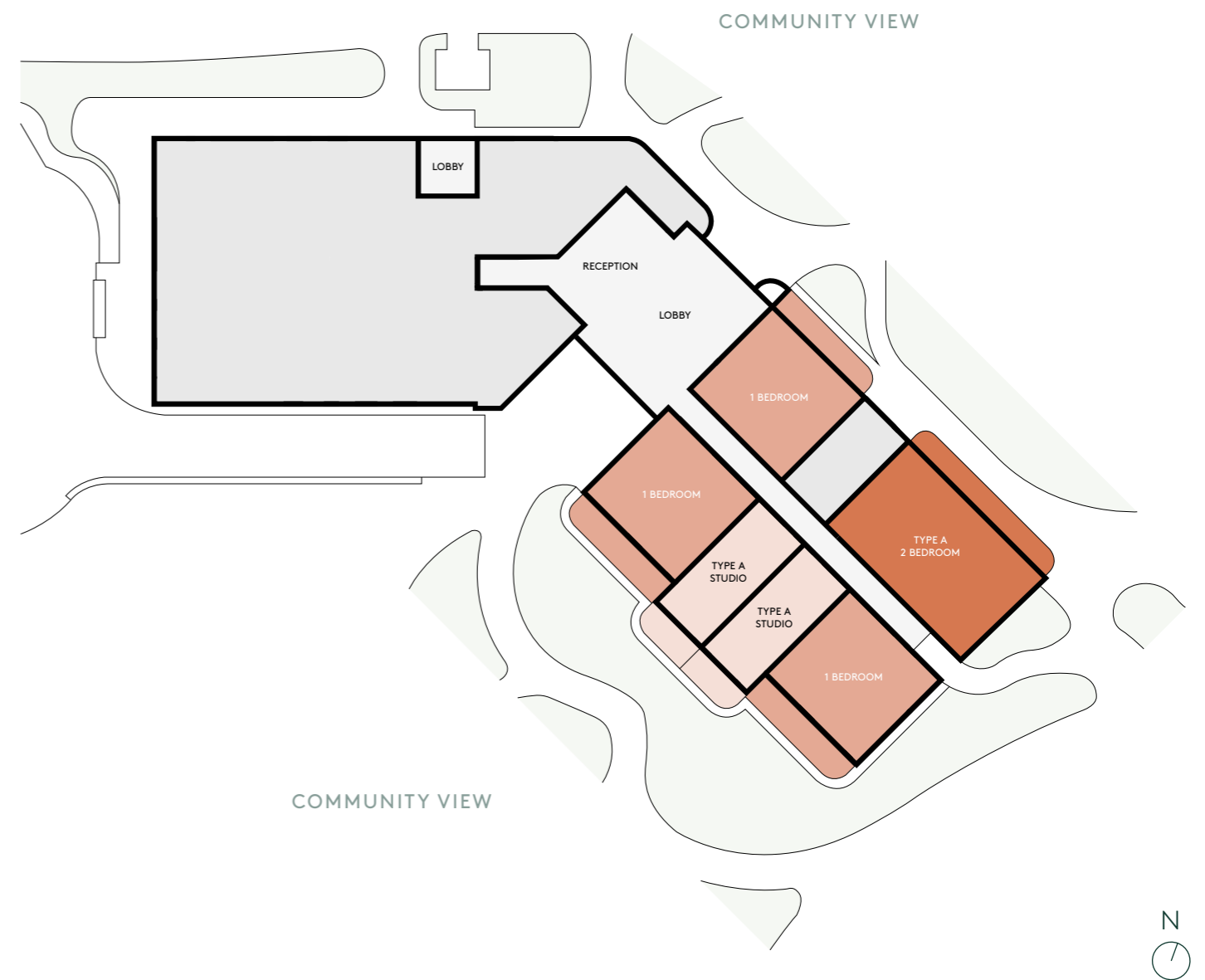
# Orchid

## Typical Layout

1-7 FLOORS



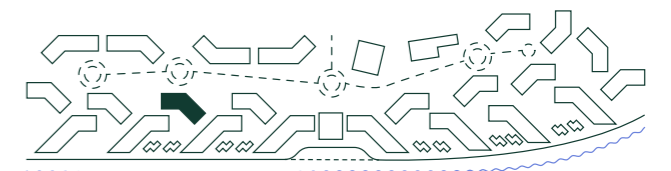
## Ground Floor



### Key

STUDIO 1 BEDROOM 2 BEDROOM 3 BEDROOM COMMUNAL CORE

### Site Plan

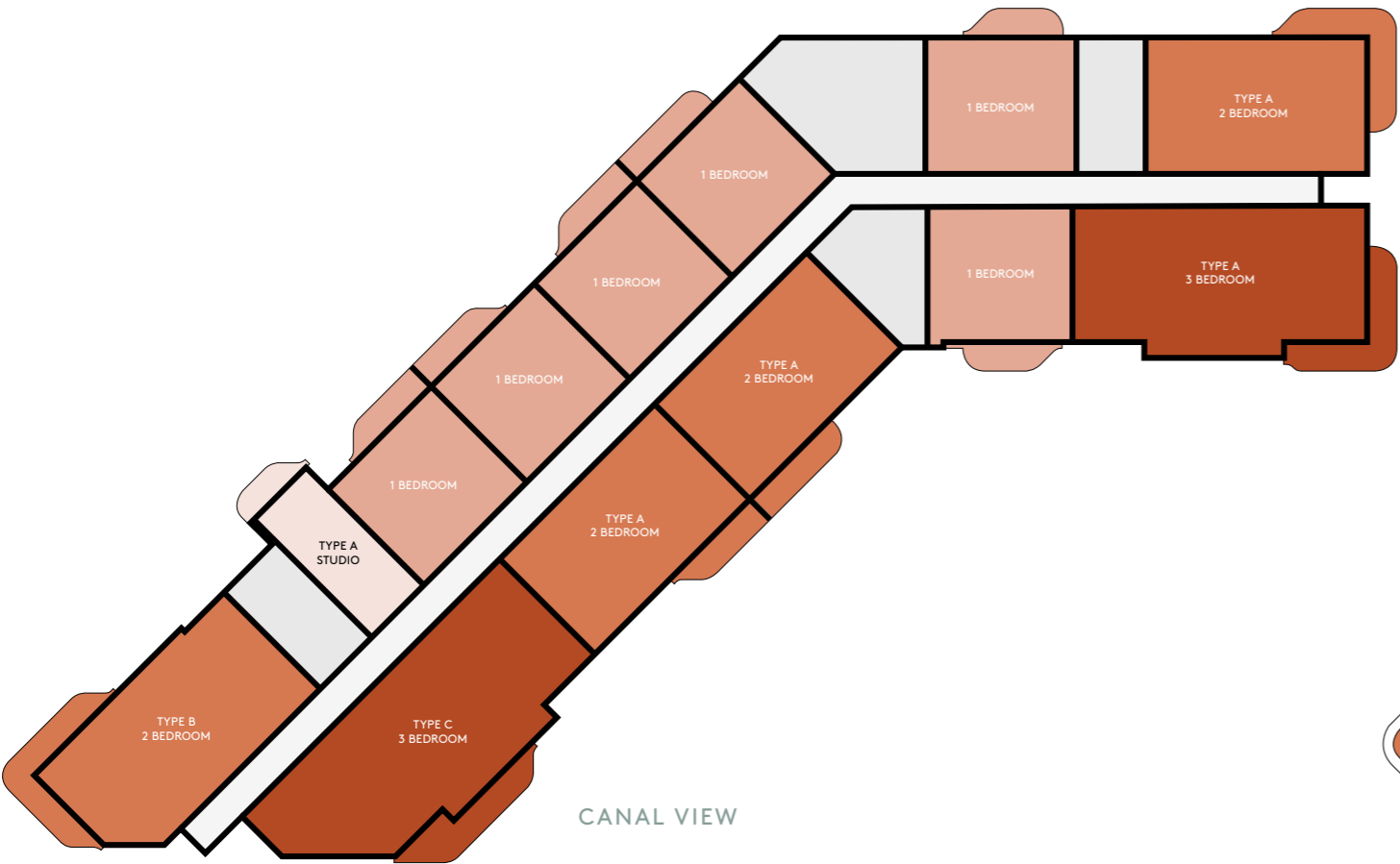


# Ivy

## Typical Layout

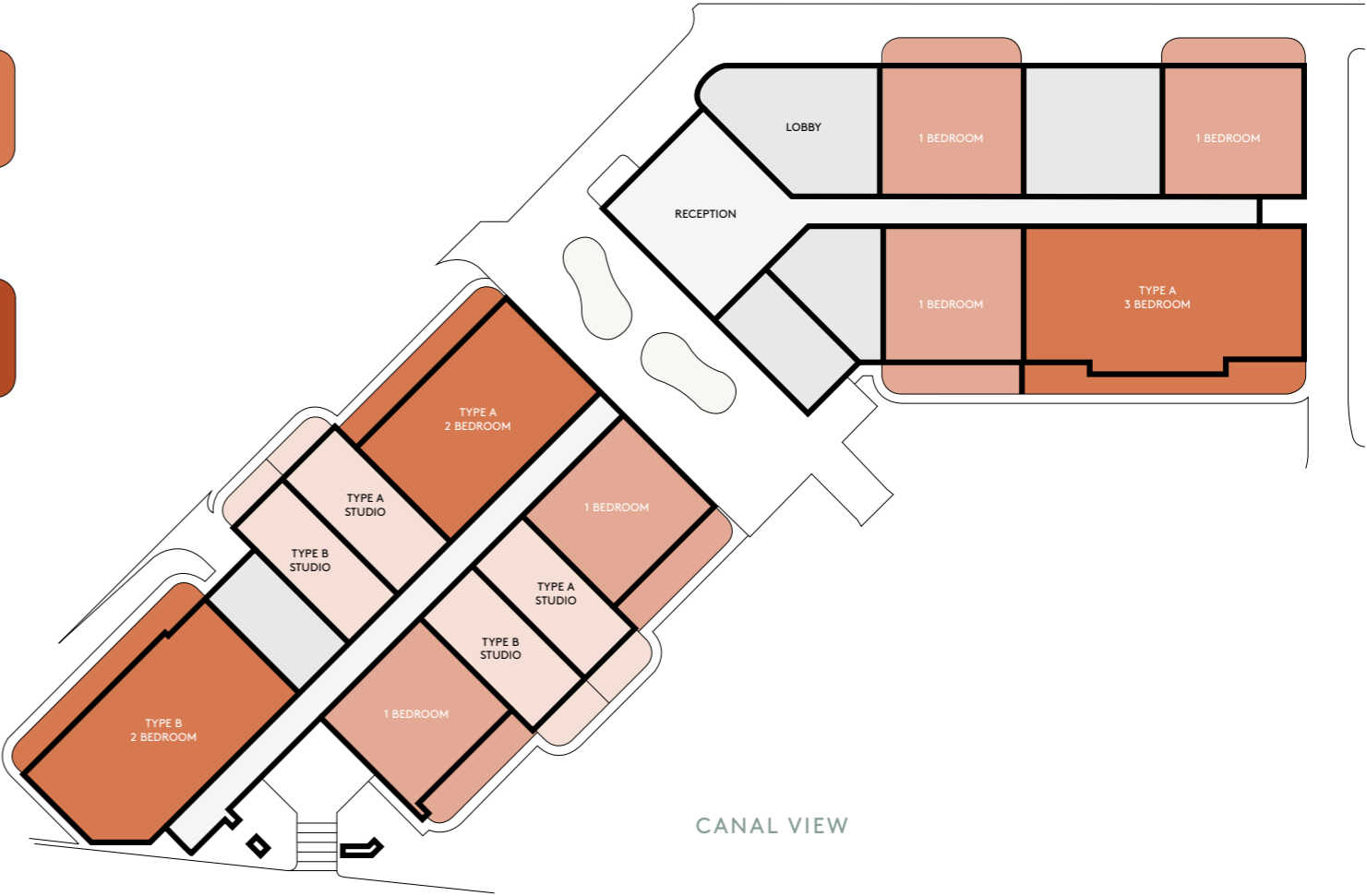
1-6 FLOORS

COMMUNITY VIEW



## Ground Floor

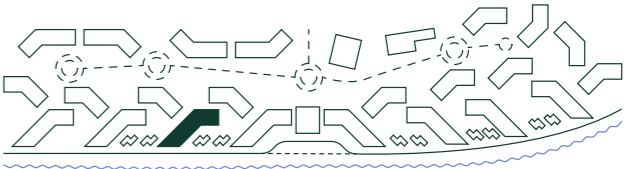
COMMUNITY VIEW



### Key

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

### Site Plan



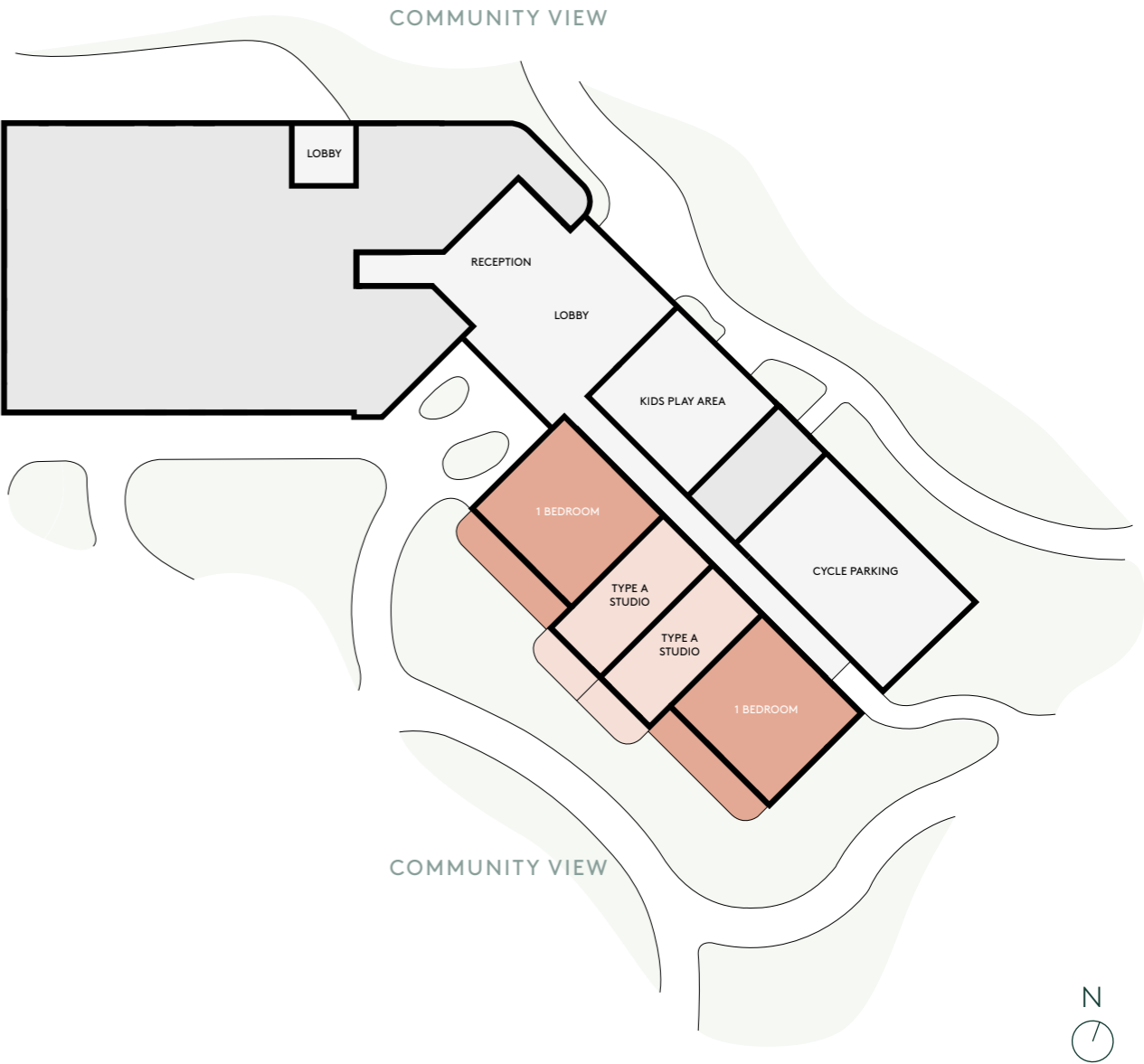
# Iris

## Typical Layout

1-7 FLOORS



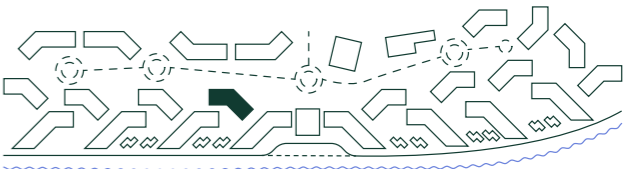
## Ground Floor



### Key

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

### Site Plan





Made for us all



A focus on sustainability improves the way we do business and helps us deliver a positive impact on the economy, the environment and our communities.



Buildings targeting a Pearl 3 rating



Recycled materials used across the development



Irrigation, edible gardens & composting for landscape sustainability



Smart meters and recycled water to reduce water consumption



High number of native and adaptive plant species plus green spaces for landscaping and biodiversity.



Shaded community areas and playgrounds to keep temperatures at comfortable levels



Energy consumption monitoring





Retail



Waterfront living on Yas Island