

# 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.







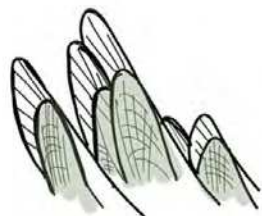
## KEY VIEWS



MAMSHA BEACH



GUGGENHEIM ABU DHABI



SHEIKH ZAYED MUSEUM





An architectural rendering of the Mamsha Gardens development on Saadiyat Island. The image shows two large, modern apartment buildings with distinctive curved, tiered balconies and integrated greenery. The buildings are set in a landscaped environment with palm trees, flowering plants, and a paved walkway. The sky is a clear, bright blue.

# 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.





# 493 TRANQUIL UNITS

## TYPES OF UNITS

1 to 3- bed apartments  
and townhouses.

## NO. OF UNITS

480 apartments  
13 townhouses

## STATUS

Available for sale

## HANDOVER

Expected completion Q2, 2028









## 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.





A close-up photograph of several green palm fronds, showing their characteristic fan-like shape and ribbed texture. The fronds are layered, creating a sense of depth. The lighting is soft, highlighting the natural green color of the leaves.

# 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)





FINISHES



# DARK SCHEME







DARK SCHEME





DARK SCHEME





DARK SCHEME



# LIGHT SCHEME







LIGHT SCHEME





LIGHT SCHEME





LIGHT SCHEME





## AVAILABILITY

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



# MAMSHA GARDENS

SAADIYAT ISLAND

LAUNCH JOURNEY





# MAMSHA GARDENS PUBLIC LAUNCH

## DATE & TIME:

9<sup>th</sup> of November 2024

12:00 PM till 6:00 PM

## LOCATIONS:

Abu Dhabi: Yas Island, Aldar Square

Applicable only for Abu Dhabi real estate  
licensed brokers.

Dubai : Jumeirah, Dubai Sales Office

Applicable only for Dubai, & Northern emirates  
real estate licensed brokers.

Appointments system TBC





# ALDAR SQUARE & DUBAI OFFICE PROTOCOL

## ENTRY POINTS:

Agents and clients will go through 3 verification points:

- Queue 1: Upon arrival at the entrance of the venue, our team will conduct a verification process for your appointment timing, QR codes, IDs, and chosen payment methods. Following this, guests will be directed to Queue 2. Please note: Only brokers possessing a QR code will be allowed to proceed from Queue 1 to Queue 2.
- Queue 2: Once in Queue 2, guests are guided to queue according to their appointment timings for a secondary verification process.
- Queue 3: Following Queue 2, guests will receive a token. They are then required to wait until their token number is called. At that point, guests may proceed to the designated sales manager.

## LAUNCH PROTOCOLS:

1. Early Appointments: First queue starts at 11:00 AM.
2. No Walk-ins: Only confirmed appointments allowed.
3. No Queuing Outside: No assembling or overnight queuing permitted.
4. Authorization Required: Brokers need to present an official authorization letter in cases where the client is not present at the venue. Additionally, an approved NOC from Aldar is required for third-party payments.
5. No Appointment Swaps: Appointments cannot be swapped or replaced.
6. No Multiple Bookings: Brokers should avoid booking multiple appointments at the same time.
7. No Changes Allowed: Appointments cannot be edited or changed once booked.



# LEADS OVERVIEW

## AGENCY ADMINS:

1. Can view all leads within their agency.
2. Cannot create client leads.

## SALES AGENTS:

1. Can create client leads and generate lead numbers.
2. Access a list of leads they've created.
3. Book appointment slots through their agent portal account when the appointment system is live.





# MAMSHA GARDENS - LAUNCH PROTOCOL

## **APPOINTMENTS:**

- Lead must be filled with the correct customer information and registered by the agent, not the Agency Admin.
- Lead details should not contain third party or broker agency mobile number and email address as per the standard protocol.
- Brokers must have the lead number at the time of booking.
- Appointments are booked through the broker portal.
- Brokers must book appointments according to their trade license.
- Brokers must attend the venue on the time as per your appointment booking, early entry will not be allowed.
- Appointment slots booking is based on 'first come first serve'.
- Booked slot cannot be exchange or swapped with a different client.

## **TOKENS:**

- To receive a token at the venue the appointment QR code information must match the customer entering the venue.
- One token is equivalent to one customer, sales team will not accept transactions without the presentation of a token.

## **DISPUTE:**

- If different brokers register same customer there will be no mediation who register first during launch period.
- Brokers or Buyers purchasing the units under their name cannot transfer or change the name unless registration is paid and processed as a resale.
- Make sure the customer has enough cheques to book the property, a transaction will not be accepted with a down payment only.
- Customers with UAE residency will be required to sign DDA form "Direct Debit Authorization form" to complete their purchase.
- Clients with UAE residency must have a working UAE PASS application.
- Any non-compliance towards launch protocol will result in immediate suspension.



# LAUNCH PROCESS & DOCUMENTS REQUIRED AT VENUE

## **WHEN THE CLIENT IS PRESENT AT THE VENUE:**

- Clients must present Appointment Confirmation email with QR code.
- Valid ID documents required for clients: Passport, Emirates ID, Visa (if applicable), or GCC ID for GCC nationals.
- For Company Bookings: Company Trade licenses, Power of Attorney (POA), and Valid NOC from the company authorizing a particular party.

## **WHEN THE BROKER IS REPRESENTING THE CLIENT:**

- Brokers must present QR Code and Client Appointment Confirmation email with QR code.
- Valid Authorization letter signed by the client.
- Valid ID documents required for both client and broker: Passport, Emirates ID, Visa (if applicable), or GCC ID.

## **THIRD PARTY PAYMENT:**

Required documents for third-party payments:

- Valid, duly signed NOC by the third-party payer.
- Passport/Emirates ID copy of the third-party payer.



