

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

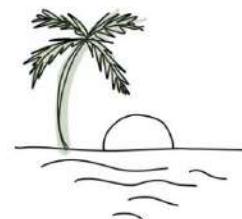
SAADIYAT ISLAND ON NATURE'S FAVOURED ISLAND

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.

CONFIDENTIAL
NO PHOTOS



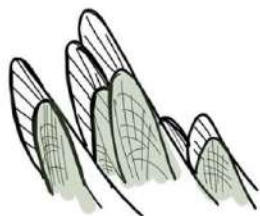
KEY VIEWS



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.

CONFIDENTIAL
NO PHOTOS

493 TRANQUIL UNITS

TYPES OF UNITS

1 to 3- bed apartments
and townhouses.

NO. OF UNITS

480 apartments
13 townhouses

STATUS

Available for sale

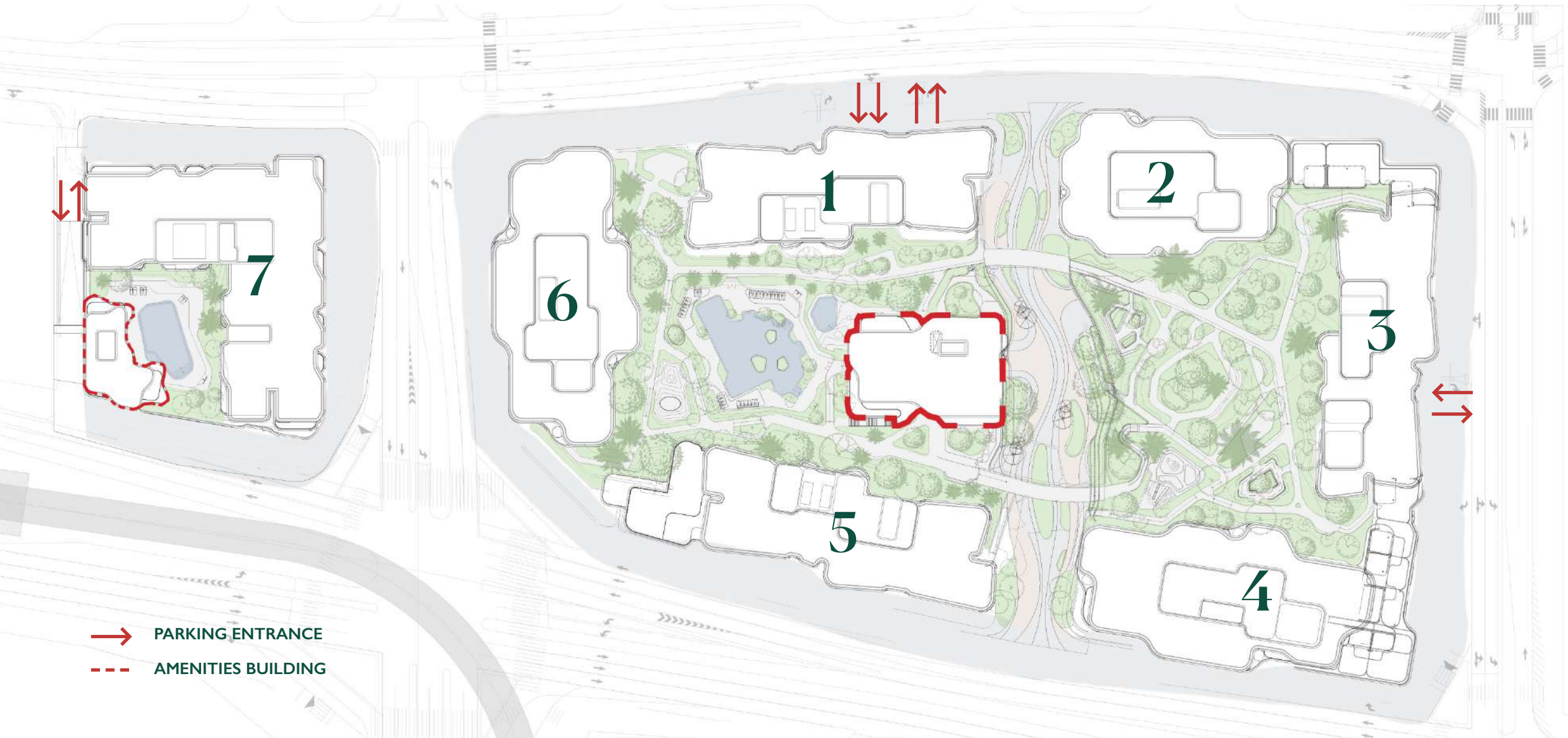
HANDOVER

Expected completion Q2, 2028

CONFIDENTIAL
NO PHOTOS



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

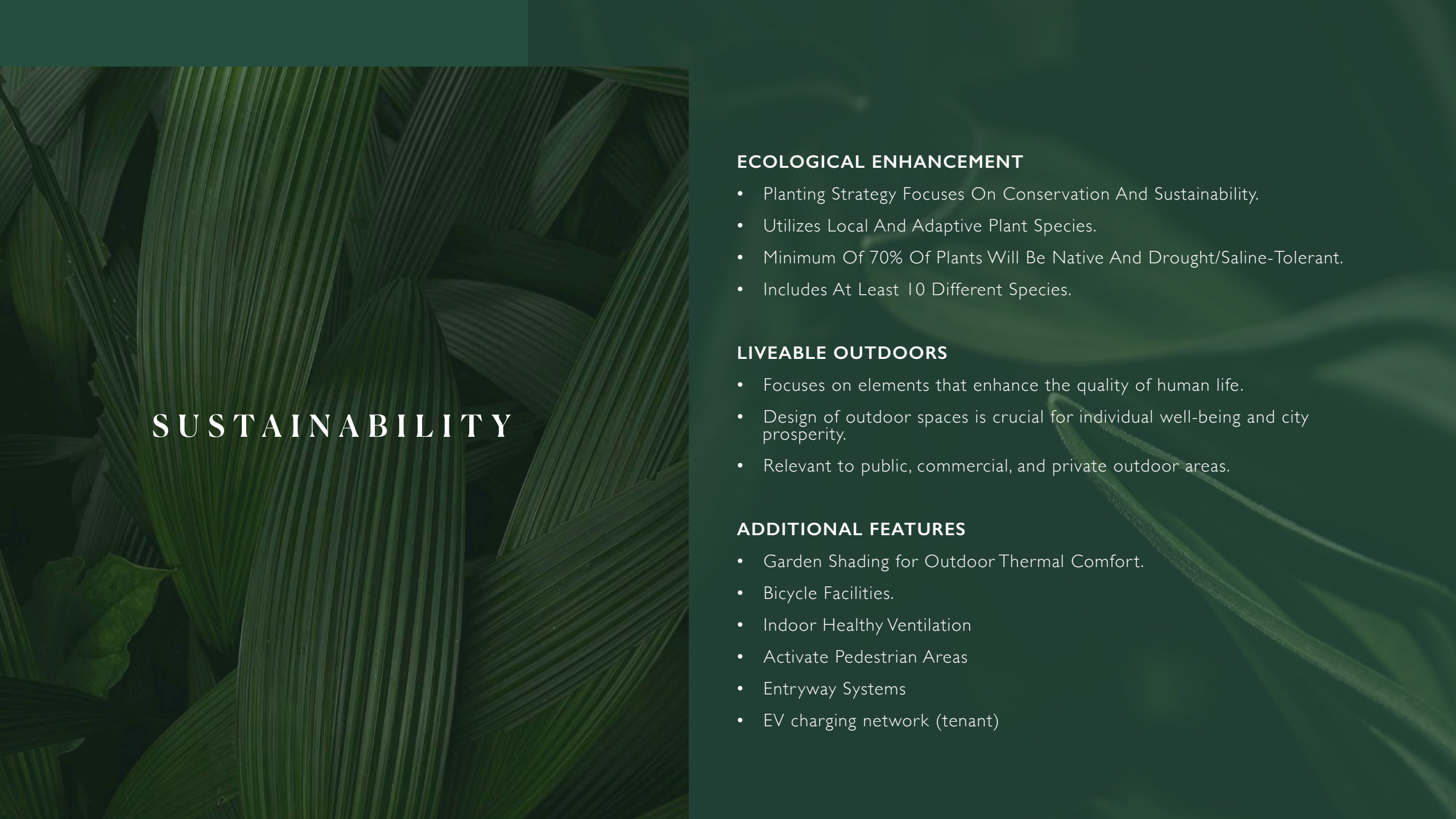
Pool Services

Valet

Concierge

*Some of the services are subject to additional payment.





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)

APARTMENTS FLOORPLANS



CONFIDENTIAL
NO PHOTOS



1-BR TYPE 1



GSA : 99 SQM

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical plot layout and Aldar makes no representation or warranty in relation to any of the information shown.

2-BR TYPE 1 + STUDY



GSA : 195 SQM

2-BR TYPE 3 + MAID + STUDY



GSA : 216 SQM

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical plot layout and Aldar makes no representation or warranty in relation to any of the information shown.

3-BR TYPE 2
+ MAID + STUDY



GSA : 262 SQM

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical plot layout and Aldar makes no representation or warranty in relation to any of the information shown.

CONFIDENTIAL
NO PHOTOS



TOWNHOUSES FLOORPLANS



2 BR+M TOWNHOUSE

GROUND FLOOR



FIRST FLOOR



ROOF



GSA : 284 SQM

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical plot layout and Aldar makes no representation or warranty in relation to any of the information shown.

3 BR+M TOWNHOUSE

GROUND FLOOR



FIRST FLOOR



ROOF



GSA : 387 SQM

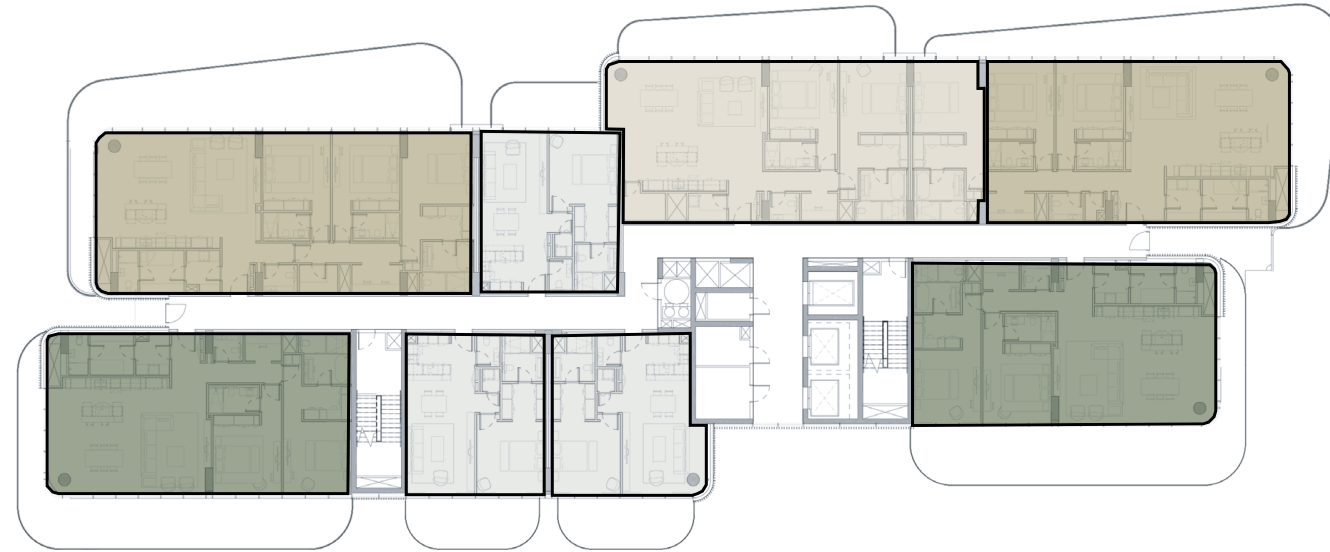
Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical plot layout and Aldar makes no representation or warranty in relation to any of the information shown.

FLOORPLATES



BUILDING TYPE 01

TYPICAL FLOOR



- 1 BED
- 2 BED + MAID + STUDY
- 2 BED + STUDY
- 3 BED + MAID + STUDY

BUILDING TYPE 01

PODIUM 01



- 1 BED
- 2 BED + MAID + STUDY
- 2 BED + STUDY
- 3 BED + MAID + STUDY

BUILDING TYPE 02
TYPICAL FLOOR



- 1 BED
- 2 BED + STUDY
- 2 BED + MAID + STUDY
- 3 BED + MAID + STUDY

BUILDING TYPE 02
PODIUM 01



- 1 BED
- 2 BED + MAID + STUDY
- 2 BED + STUDY
- 3 BED + MAID + STUDY



FINISHES

DARK SCHEME



WALLS & CEILING
PAINT



MAIN DOOR
LAMINATE



GENERAL FLOORING
PORCELAIN TILE



MAIN DOOR
LAMINATE



GENERAL FLOORING
PORCELAIN TILE



BATHROOM FLOOR & WALLS
PORCELAIN TILE



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
MATT BLACK



SHOWER WALL
PORCELAIN KITCHEN TILE



DARK SCHEME



DARK SCHEME



DARK SCHEME

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 & MAIN AND INTERNAL DOORS**
LAMINATE



**KITCHEN ISLAND BASE (FLUTED), BACKSPLASH,
BATHROOM NICHE, VANITY COUNTERTOP**
RECONSTITUTED STONE



SHOWER GLASS & JOINERY
TINTED GLASS



KITCHEN ISLAND COUNTERTOP
ENGINEERED STONE



**SANITARY &
HARDWARE**
BRUSHED NICKEL



SHOWER WALL
PORCELAIN KITKAT TILE



LIGHT SCHEME



LIGHT SCHEME



LIGHT SCHEME



CONFIDENTIAL
NO PHOTOS

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		

1 BEDROOM
STARTING FROM

AED 3.1M

PAYMENT PLAN
65/35

10% DOWN
PAYMENT



CONFIDENTIAL
NO PHOTOS

MAMSHA GARDENS

SAADIYAT ISLAND

LAUNCH JOURNEY



BROKERS
COMMISSION
4%



MAMSHA GARDENS PUBLIC LAUNCH

DATE & TIME:

9th 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.



BROKER QR CODE
/ UNIQUE ID

BROKER QR CODE / UNIQUE ID

- It is mandatory for each agent to present their Unique ID along with QR code when attending Aldar Launch or Sales Center.
- The Unique ID is linked with the name of the agent and cannot be used by anyone else.
- Brokerage can register in Broker Portal only agents who are fully employed under their business license.



Brokers can view their QR Code/Unique ID on the Home Page of the Broker Portal.



DASHBOARD

PROPERTIES

SALES

SALES KIOSK

HOME FINANCE

UPDATES

REPORTS

HELP

ALDAR



Aldar

Good Afternoon!



10

Open Leads

→

0

Units Sold

→

2

Open Opportunities

→

0

Total Sales Value

→

Announcements

[View All >](#)

May 2024

today

<

>

SUN	MON	TUE	WED	THU	FRI	SAT
28	29	30	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1
2	3	4	5	6	7	8

Activity Status

CREATE LEAD 

Launch

2024-03-20



CREATING
LEADS

Once logged in to the Broker Portal, you will find the new “Create Lead” tab on the dashboard which will take you directly to the lead registration form page on the portal.



DASHBOARD

PROPERTIES

SALES

SALES KIOSK

HOME FINANCE

UPDATES

REPORTS

HELP

ALDAR





Aldar

Good Afternoon!



10

Open Leads

→

2

Open Opportunities

→

0

Units Sold

→

0

Total Sales Value

→

Announcements

[View All >](#)

May 2024

today

<

>

SUN	MON	TUE	WED	THU	FRI	SAT
28	29	30	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1
2	3	4	5	6	7	8

Launch

2024-03-20

Webinar

2024-03-14

CREATE LEAD



Fill in required Client details and click on 'Submit'.

DASHBOARDPROPERTIESSALES (active)HOME FINANCEUPDATES

Manage Leads (active)Manage Opportunities

	LEAD NUMBER	TITLE	FIRST NAME	LAST NAME
☐	-	Mr.	Abdellah	Hasan
☐	L00415704	Mr.	tariq	barhoum

Page

Add a Lead

×

* Buy/Rent

Buy/Rent*

▼

* Unit Type

Unit Type*

▼

* Customer Budget

Customer Budget*

▼

* Property Readiness

Property Readiness*

▼

* Mortgage

Mortgage*

▼

* Project Name

Project Name*

▼

* Number Of Beds

Number Of Beds*

▼

* Purpose Of Use

Purpose Of Use*

▼

* Financing

Yes

▼

Cancel

Submit

After submission, the system assigns a unique Lead number for tracking on the lead overview page.

DASHBOARDPROPERTIESSALESHOME FINANCEUPDATESREPORTSHELPALDAR

Aldar

Manage LeadsManage OpportunitiesFilter

Sent OffersAdd a LeadExport as Excel

	LEAD NUMBER	TITLE	FIRST NAME	LAST NAME	EMAIL	MOBILE	COUNTRY		
☐	-	Mr.	Abdellah	Hasan	aahasan@aldar.com	971505522867	United Arab Emirates		
☐	L00452415	Mr.	Raouf	Zaidi	azaidi@aldar.com	971551275519	United Arab Emirates		
☐	L00415704	Mr.	tariq	barhoom	tariq.barhoom1@gmail.com	971567531353	United Arab Emirates		

Page 1 of 1

You can access the lead overview page by clicking on the 'Eye Icon'.

DASHBOARDPROPERTIESSALESHOME FINANCEUPDATESREPORTSHELPALDAR

Aldar

Manage LeadsManage OpportunitiesFilter

Sent OffersAdd a LeadExport as Excel

	LEAD NUMBER	TITLE	FIRST NAME	LAST NAME	EMAIL	MOBILE	COUNTRY		
☐	-	Mr.	Abdellah	Hasan	aahasan@aldar.com	971505522867	United Arab Emirates		
☐	L00452415	Mr.	Raouf	Zaidi	azaidi@aldar.com	971551275519	United Arab Emirates		
☐	L00415704	Mr.	tariq	barhoun	tariq.barhoom1@gmail.com	971567531353	United Arab Emirates		

Page 1 of 1

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.



FAST TRACK PROCESS

Once the lead is created by the brokers on Broker Portal, respective customer will receive an automated email titled "Mandatory Aldar Digital Onboarding Process".

This email will guide them through updating personal information, uploading the necessary documents, and digitally signing KYC information in advance before entering the event venue to save the time and complete the onboarding process for booking the unit.

FAST TRACK PROCESS FLOW:

- Ensure that the lead is created with the customer's registered email address to enable completion of the Fast Track journey.

Resident Customers: Can register through UAE Pass.

International Customers: Need to complete the registration process with Fast Track using the email address registered with Aldar.

- After logging in, customers should complete personal details, address information, employment and wealth details, and upload all mandatory documents.
- Upon completion, a KYC document will be generated, which needs to be digitally signed on the same screen. This will conclude the Fast Track process, and the customer will receive confirmation email.

DOCUMENT CHECKLIST:

Ensure that your clients have uploaded all necessary documents and bring the originals to the sales venue for the booking process. The required documents include:

- ☐ Original Passport
- ☐ Emirates ID (for residents only)
- ☐ Cheque Book/Credit Card
- ☐ Power of Attorney (if applicable)



BOOKING
APPOINTMENTS