

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



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.



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493 TRANQUIL UNITS

TYPES OF UNITS

1 to 3- bed apartments
and townhouses.

NO. OF UNITS

480 apartments
13 townhouses

STATUS

Available for sale

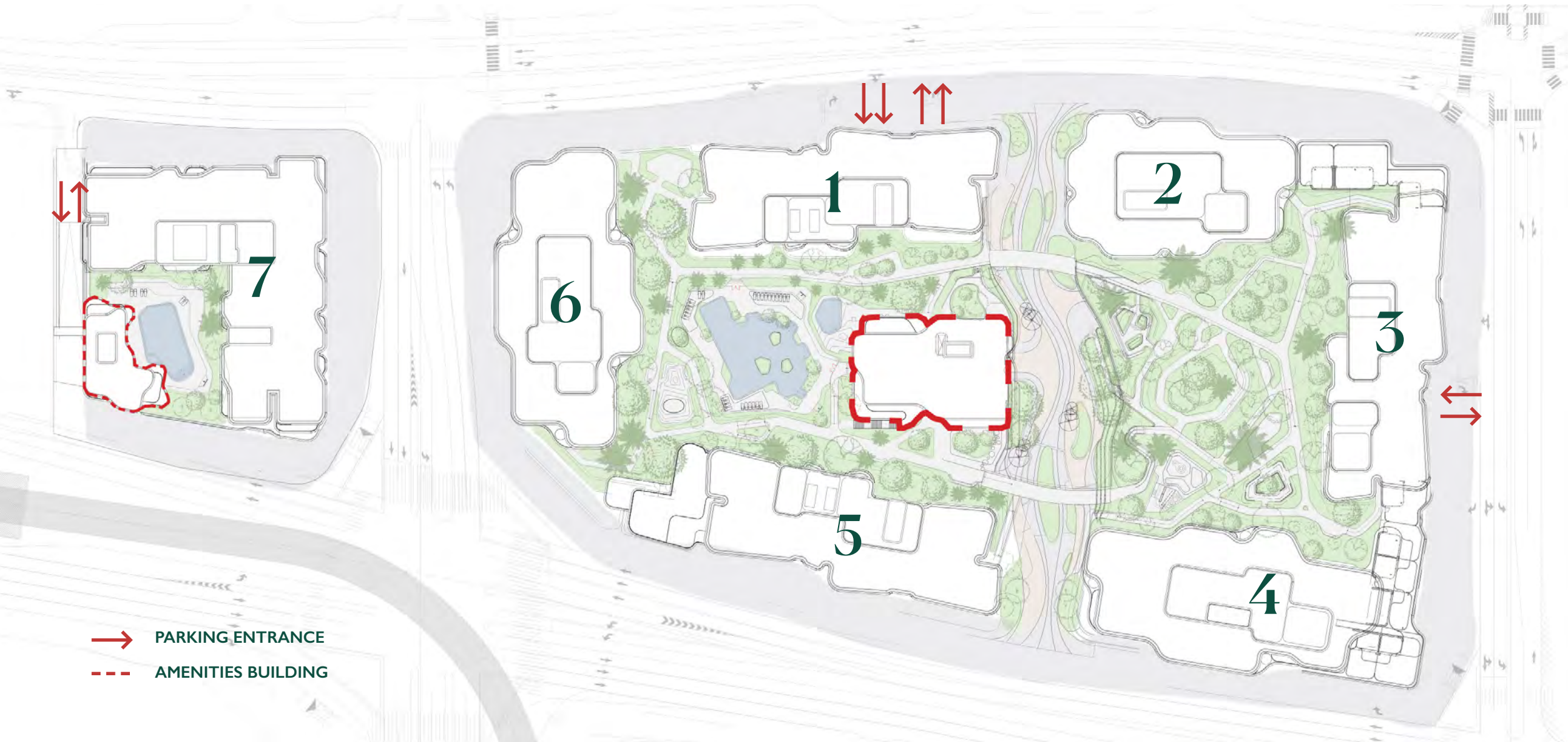
HANDOVER

Expected completion Q2, 2028

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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

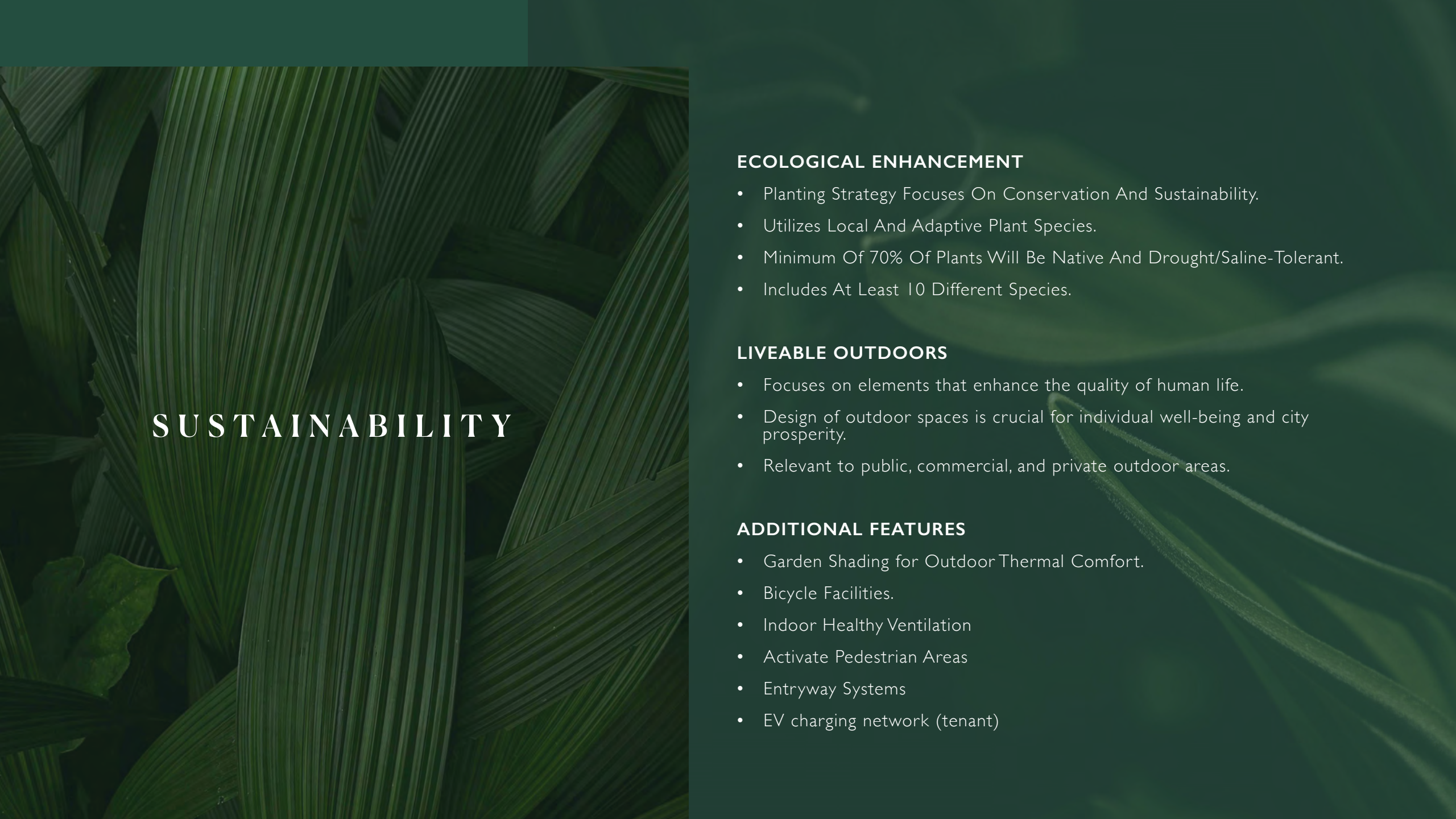
Pool Services

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)



FINISHES

DARK SCHEME



WALLS & CEILING
PAINT



GENERAL FLOORING
PORCELAIN TILE



BATHROOM FLOOR & WALLS
PORCELAIN TILE



MAIN DOOR
LAMINATE



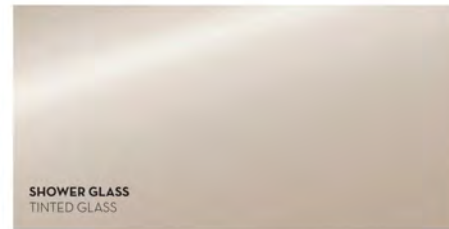
EXTERNAL KITCHEN & WARDROBE DOORS
LAMINATE



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
MATT BLACK



SHOWER WALL
PORCELAIN KITKat TILE



DARK SCHEME



DARK SCHEME



DARK SCHEME

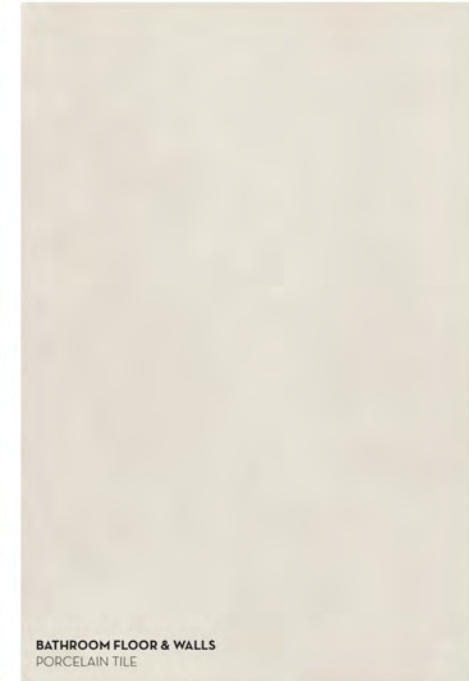
LIGHT SCHEME



WALLS & CEILING
PAINT



GENERAL FLOORING
PORCELAIN TILE



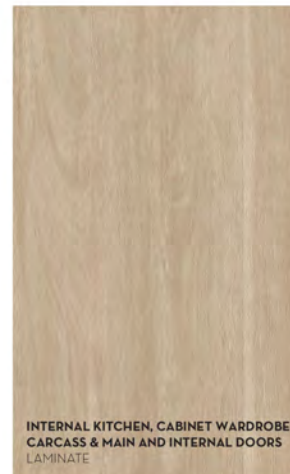
BATHROOM FLOOR & WALLS
PORCELAIN TILE



MAIN DOOR
LAMINATE



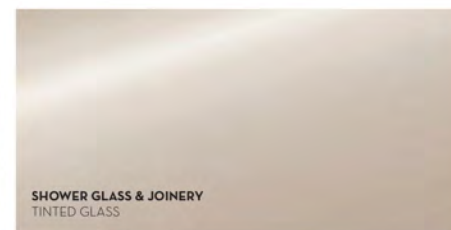
EXTERNAL KITCHEN & WARDROBE DOORS
LAMINATE



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



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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:

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.

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.

