

GARDENIA BAY

BY ALDAR

The home of balanced living





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.





YAS ISLAND

TO DUBAI
50 MINUTES >

Lea Yas Island

Yas Beach

Yas Acres
The Magnolias

Yas Acres
Golf Club

West Yas

Warner Bros. World™

Yas Mall

Ikea Abu Dhabi

Yas Gateway
Park North

Yas Waterworld

SeaWorld

Ansam

Ferrari World

Water's Edge

GARDENIA BAY

Yas Links Golf Course

Yas Marina Circuit

W Abu Dhabi

Mayan

Yas Plaza

Yas Beach Club

Etihad Arena

Yas Bay

Al Zeina

Al Muneera

Al Bandar

Al Hadeel

Abu Dhabi Airport

< TO DOWNTOWN ABU DHABI
30 MINUTES

Aldar HQ

Al Raha Beach

Khalifa City

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.



Connect and retreat



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

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.



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.

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.



Throughout the apartment:



Doors:
Laminate



Walls & ceiling:
Paint



Apartment floor:
Porcelain tile

Kitchen:



Upper cabinet:
Laminate



Lower cabinet:
Laminate



Counter top:
Engineered stone

Bathroom:



Bathroom wall
Porcelain tile



Shower wall:
Porcelain tile




Sanitary ware
Coffee



Sanitary ware
Coffee

Dark colour scheme





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



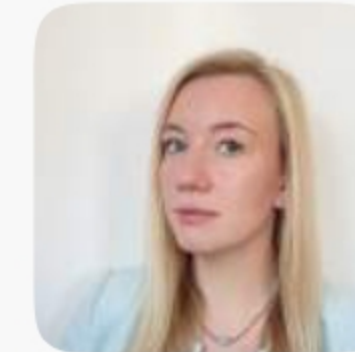


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