


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.



YAS ISLAND

- Entertainment
- Developments

TO DUBAI
50 MINUTES >



Entertain the everyday

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.

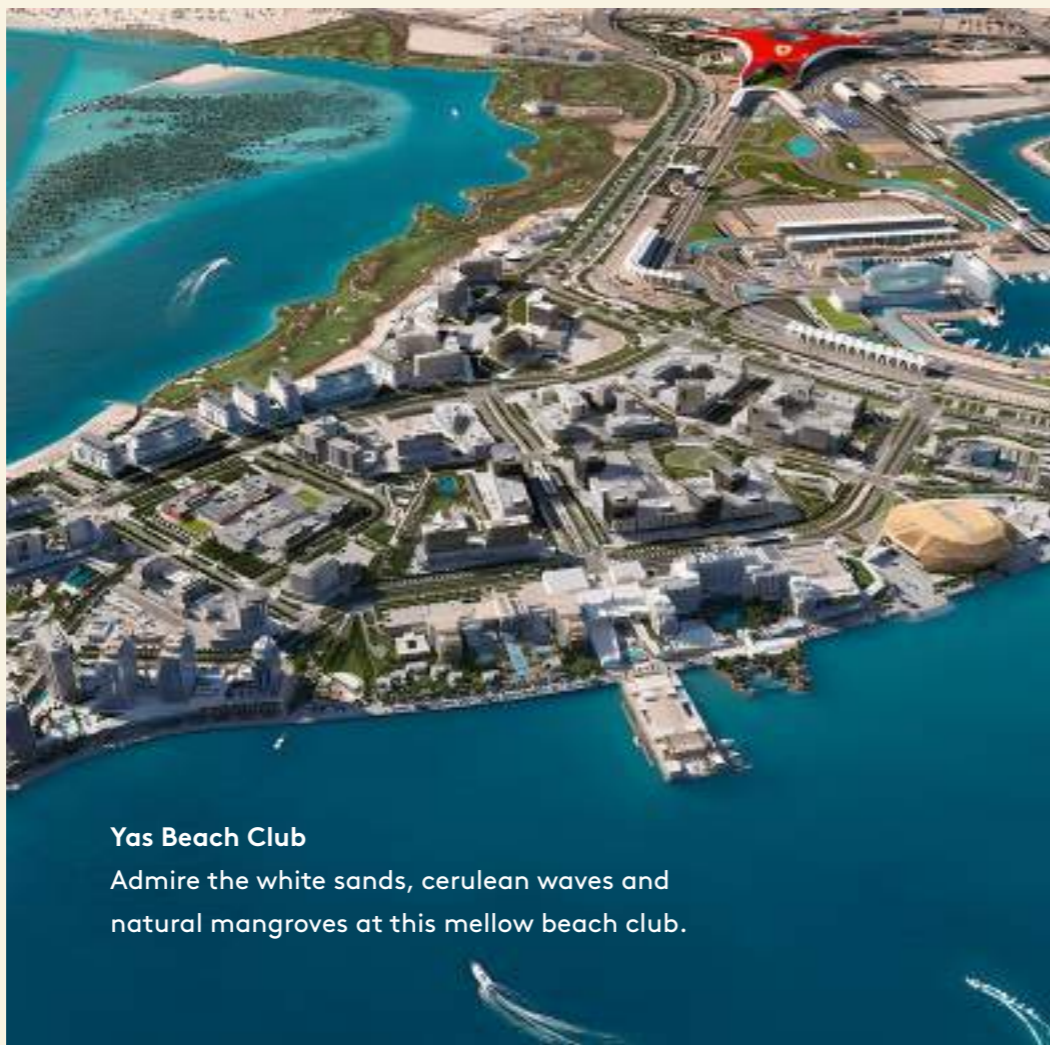


Yas Bay

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

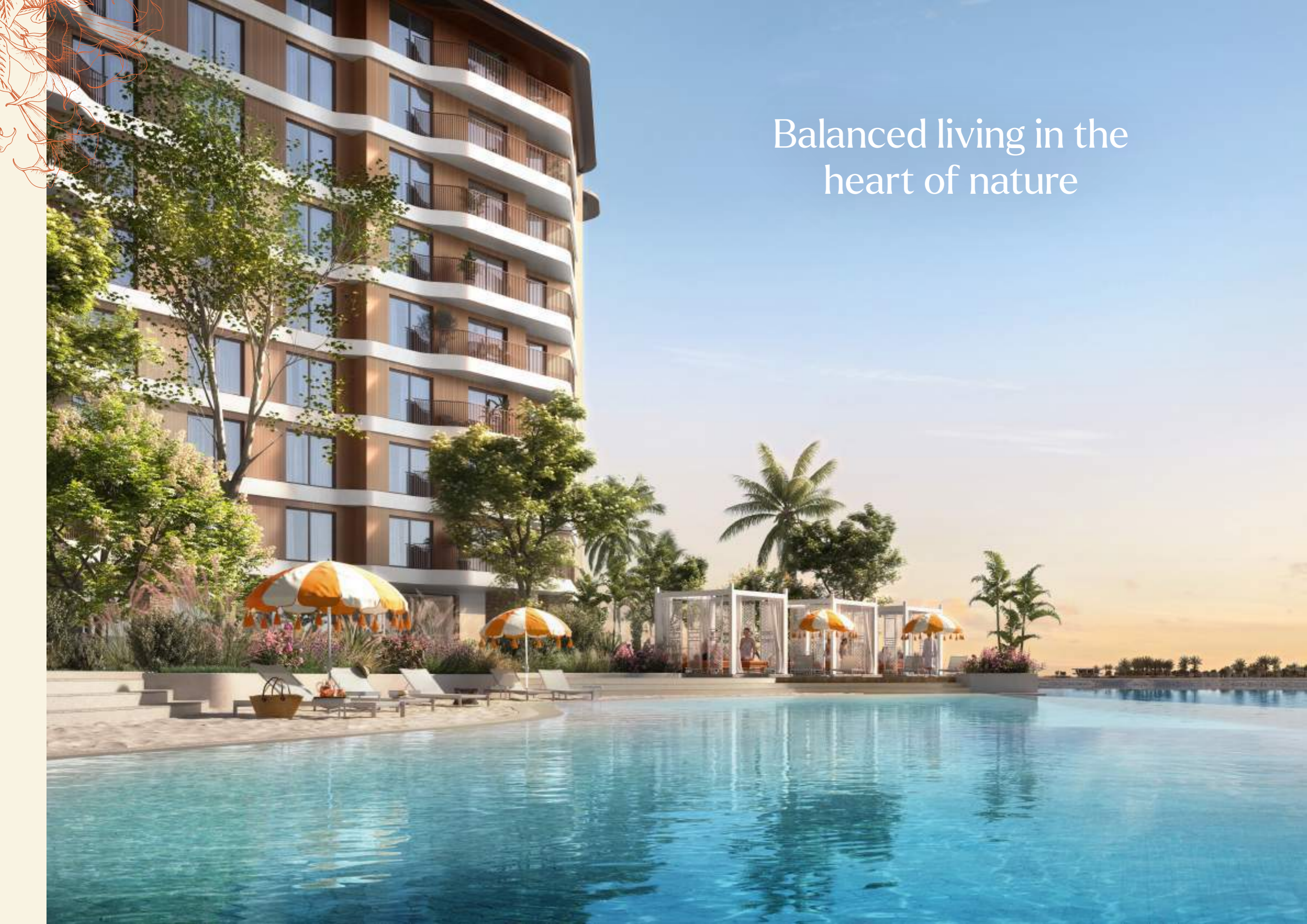
Admire the white sands, cerulean waves and natural mangroves at this mellow beach club.

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.



Balanced living in the
heart of nature



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.



YOU DON'T HAVE TO BE
PERFECT TO BE HERE

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

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.