

GARDENIA BAY

BY ALDAR

EVERYTHING BUT ORDINARY



GARDENIA BAY INTRODUCES A UNIQUE YAS ISLAND LIFESTYLE, WHERE EVERY DAY IS PACKED WITH A LOT MORE FLAVOUR. DISCOVER AN URBAN BEACH THAT FLOWS INTO A POOL, A FULL-SCALE GYM, SOCIABLE SPACES TO WORK, PLAY AND PRACTICE YOUR SWING—EXPERIENCES AND AMENITIES DESIGNED TO SURPRISE.

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| PROPERTY DETAILS | TOTAL NO. OF UNITS: 225 Units | PRICES: Apartments from AED 900k Townhouses from AED 5.5m |
| | TYPE OF UNITS: Studio to 3-bed apartments 4-bed townhouses | PAYMENT PLAN: Apartments 40/60 payment plan 5% down payment Townhouses 50/50 payment plan 10% down payment |
| | HANDOVER DATE: Q3 2028 | |

LOCATION

YAS ISLAND
YAS GATEWAY

AMENITIES

- Co-working spaces
- Full-scale gym
- Urban beach
- Adult and kids' swimming pools
- Pool cabanas
- Kids' playroom
- Lounge & library
- Juice bar
- Coffee station
- Communal dining & seating
- Skate park
- Outdoor kitchen
- Walking trail
- Fitness trail
- Padel court
- Basketball court
- Dog park
- Community park
- Outdoor yoga
- Fire pit
- House cinema

HOMES DESIGNED WITH FLAIR

- Dark colour scheme
- Sustainable materials
- Green Building Technology
- Efficient Water Fixtures

NEARBY ACTIVITIES

- FERRARI WORLD
- SEAWORLD
- ETIHAD ARENA
- YAS MALL
- WARNER BROS. WORLD
- YAS WATERWORLD
- YAS MARINA CIRCUIT



*Price, payment, views and availability are indicative; they are subject to change. Terms & Conditions apply.