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

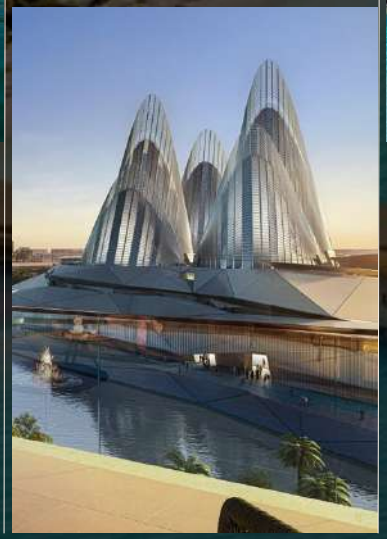
THE HEART OF CULTURE

01

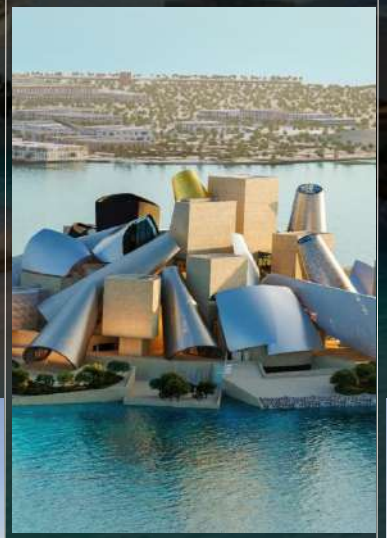
LOUVRE
ABU DHABI

02

ZAYED NATIONAL
MUSEUM



03

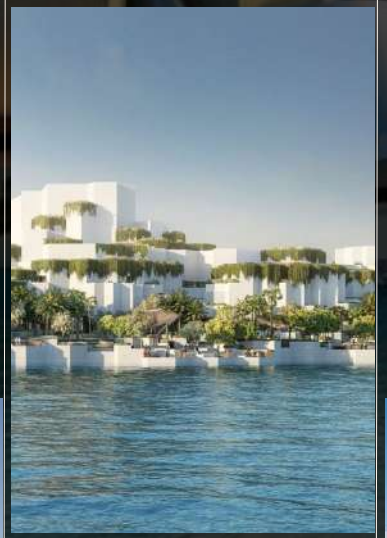


GUGGENHEIM
ABU DHABI

04

THE ABRAHAMIC
FAMILY HOUSE

05



NATURAL
HISTORY MUSEUM
ABU DHABI

06

TEAMLAB PHENOMENA
ABU DHABI

SAADIYAT ISLAND
ON NATURE'S FAVOURED ISLAND

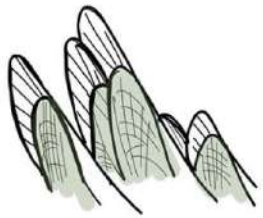
An ever-evolving, ever-invigorating destination at the heart of the island, Saadiyat Grove makes art and culture a part of life. Interactive artworks and digital murals surround you, while exquisite style is reflected through every window.

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.

CONFIDENTIAL
NO PHOTOS

493 TRANQUIL UNITS

TYPES OF UNITS

1 to 3- bed apartments
and townhouses.

NO. OF UNITS

480 apartments
13 townhouses

STATUS

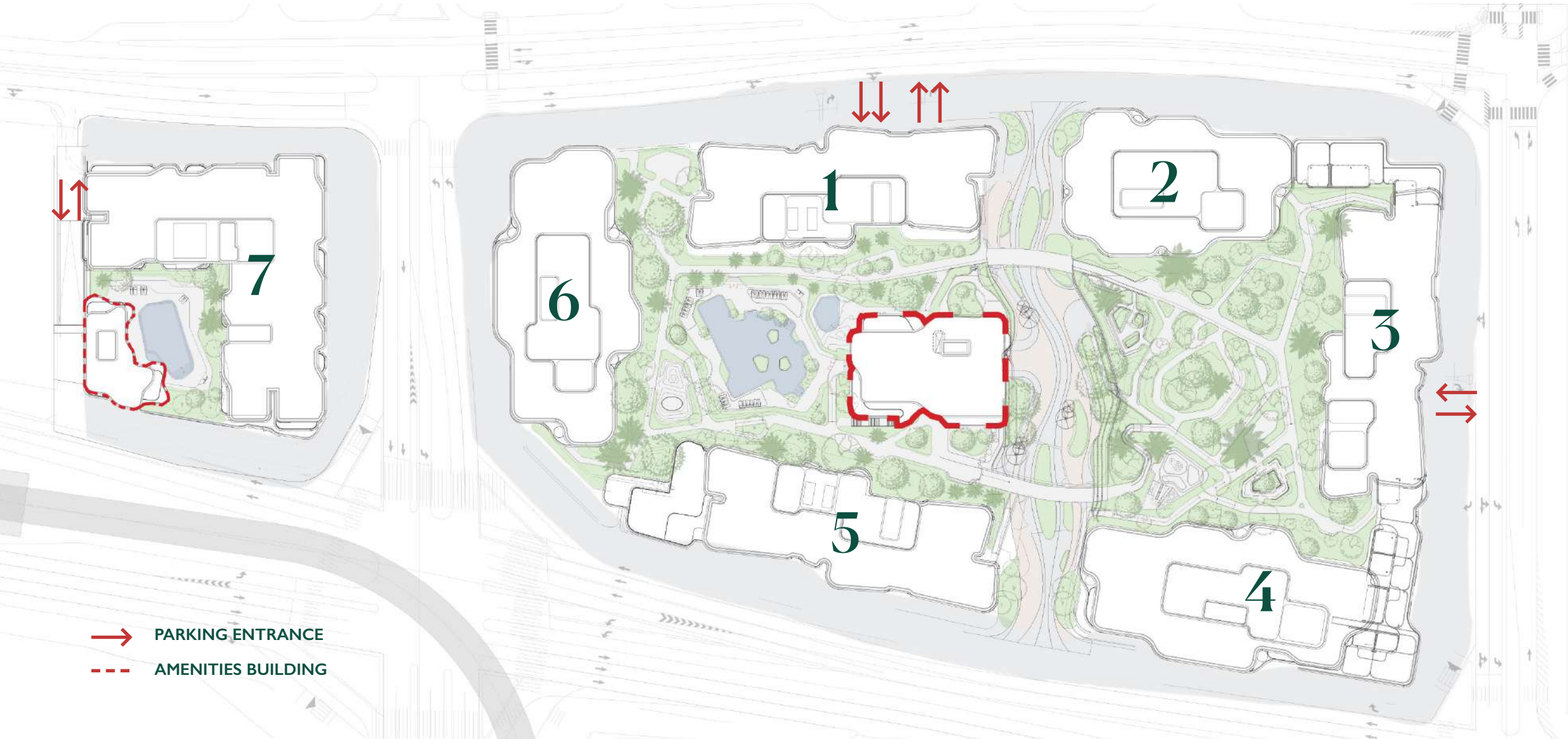
Available for sale

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

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

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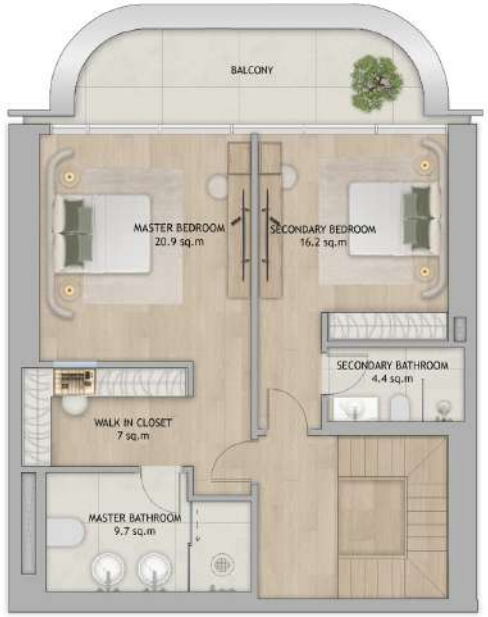
TOWNHOUSES FLOORPLANS

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 + STUDY

2 BED + MAID + STUDY

3 BED + MAID + STUDY

BUILDING TYPE 01
PODIUM 01

1 BED

2 BED + STUDY

2 BED + MAID + 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 + STUDY

2 BED + MAID + STUDY

3 BED + MAID + STUDY

FINISHES

DARK SCHEME

WALLS & CEILING
PAINT

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 KITKAT TILE

DARK SCHEME

DARK SCHEME

DARK SCHEME

LIGHT SCHEME

WALLS & CEILING
PAINT

MAIN DOOR
LAMINATE

GENERAL FLOORING
PORCELAIN TILE

BATHROOM FLOOR & WALLS
PORCELAIN TILE

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

AVAILABILITY

Unit Model	Total Units	Average Area	Average of Balcony/ Terrace (BTSA)
1-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

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

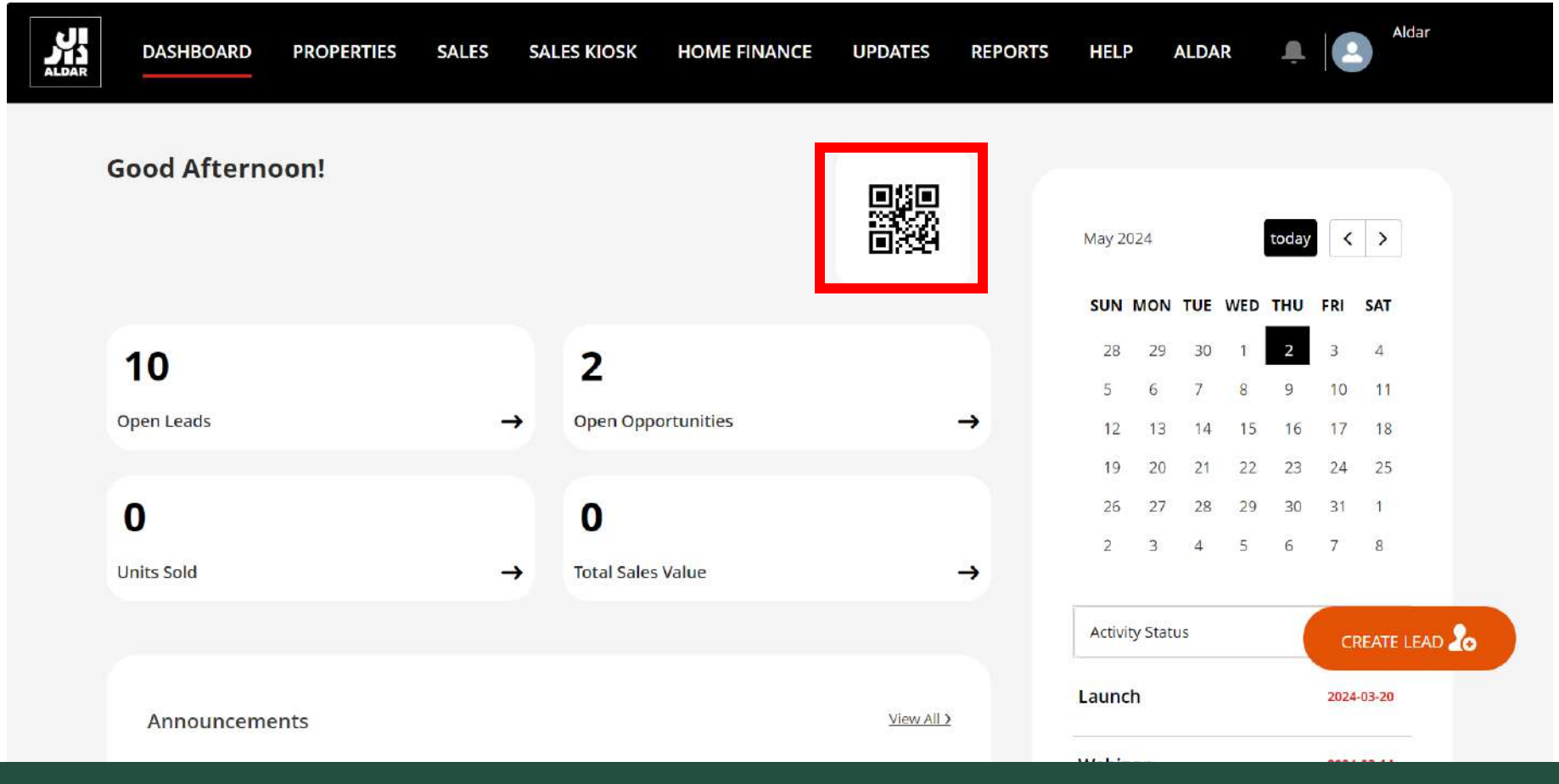
BROKER QR CODE / UNIQUE ID

- 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.

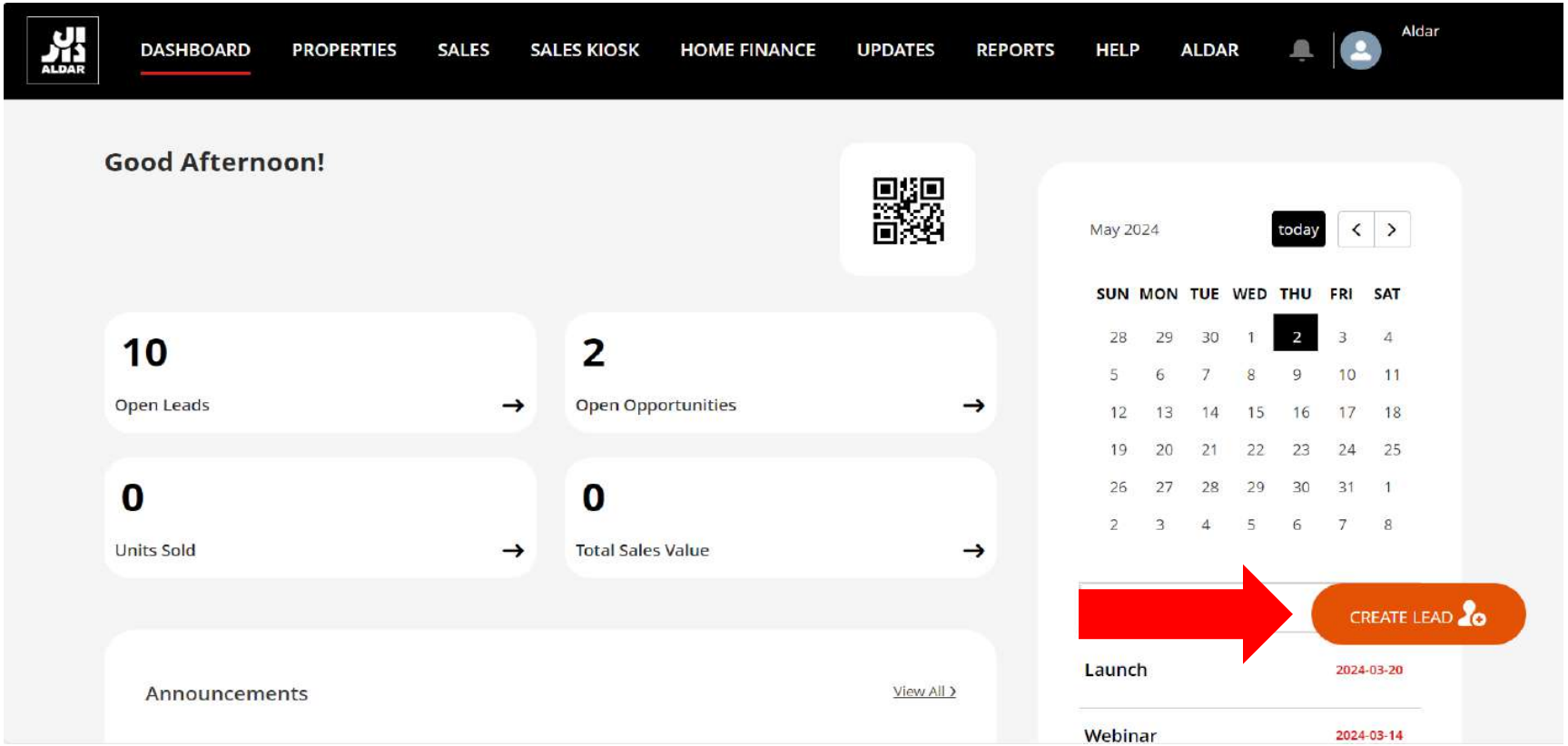
- Brokerage can register in Broker Portal only agents who are fully employed under their business license.

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

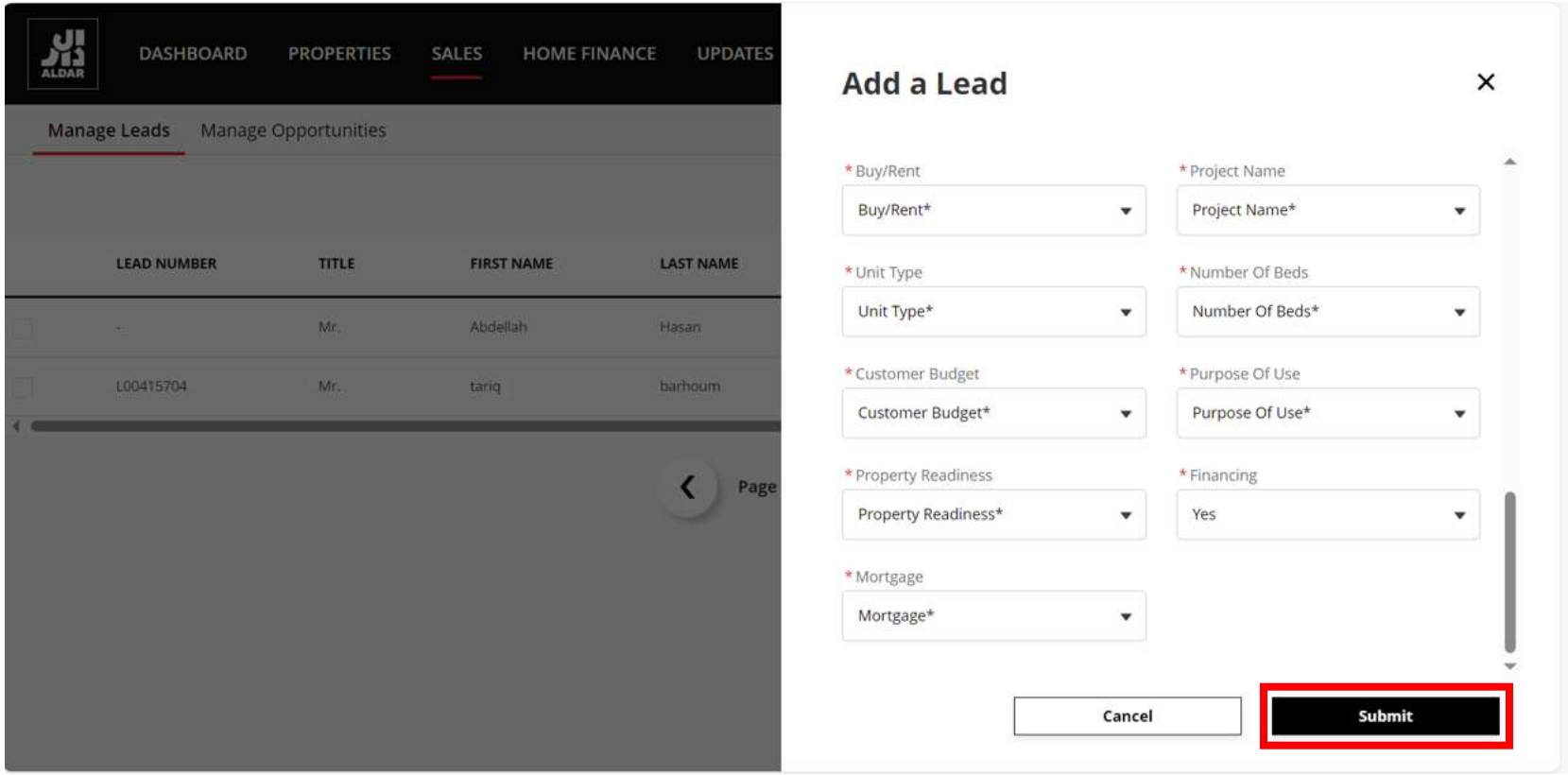


CREATING
LEADS

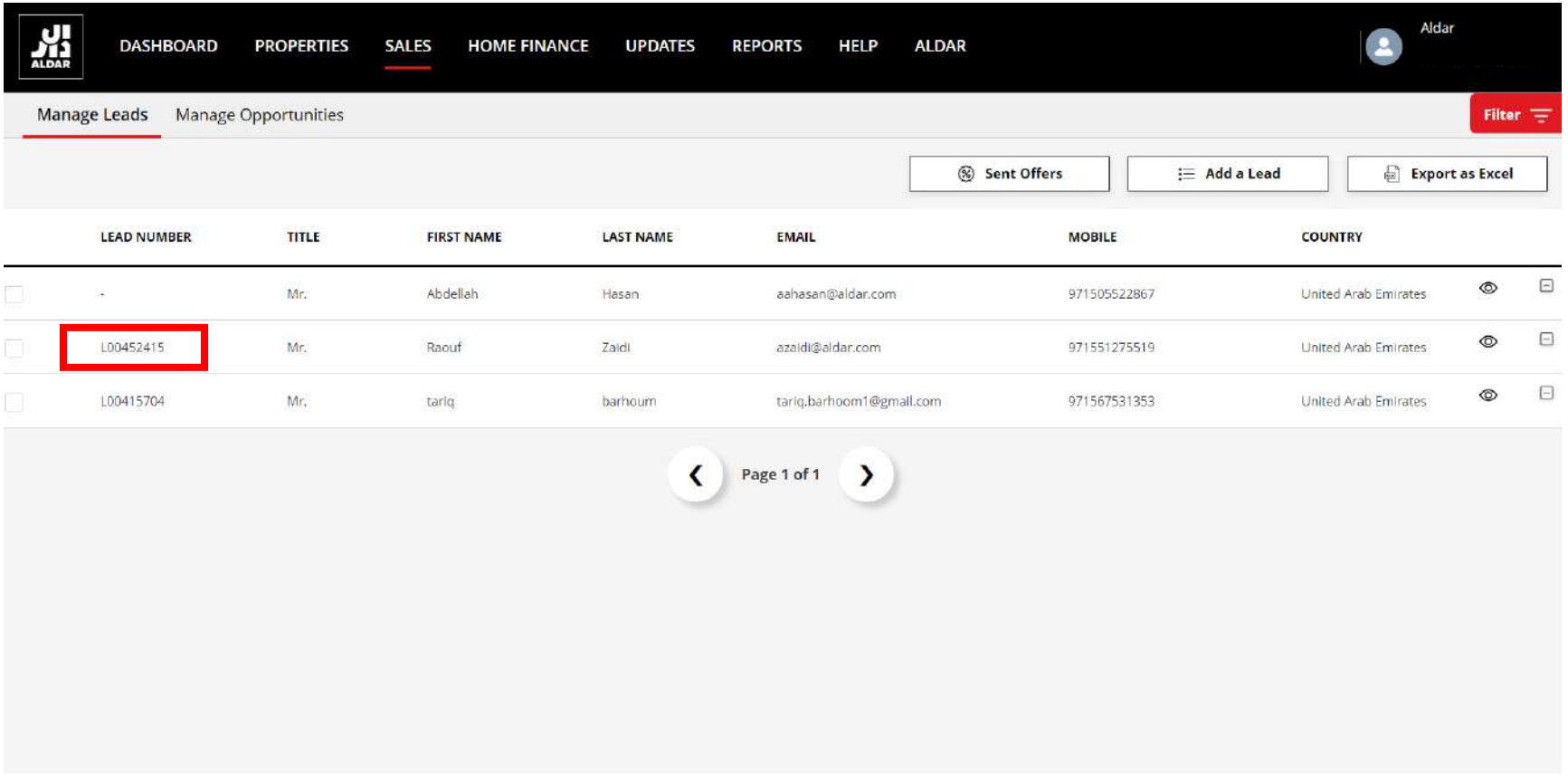
Once logged in to the Broker Portal, you will find the new “Create Lead” tab on the dashboard which will take you directly to the lead registration form page on the portal.



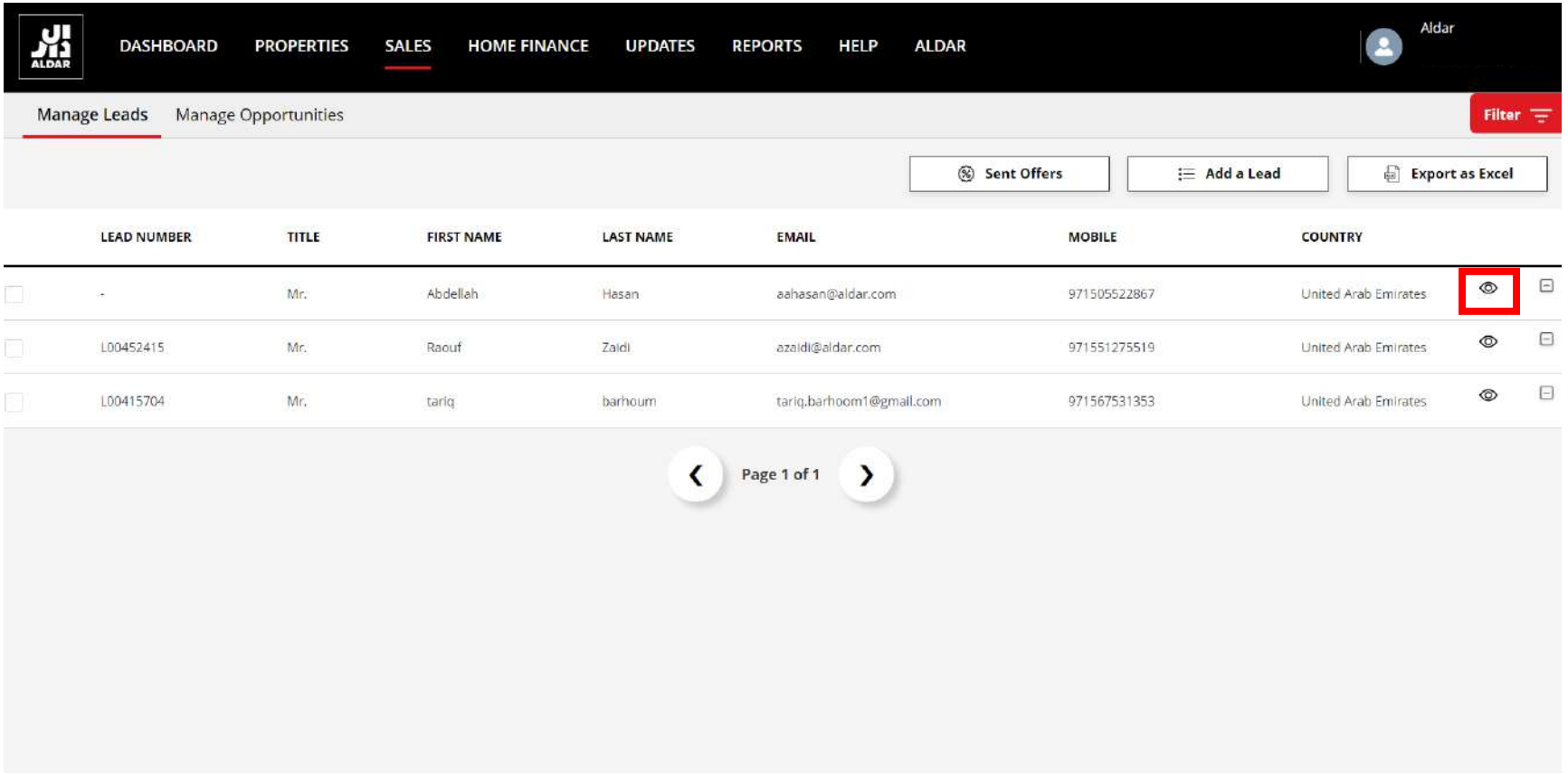
Fill in required Client details and click on ‘Submit’.



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



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



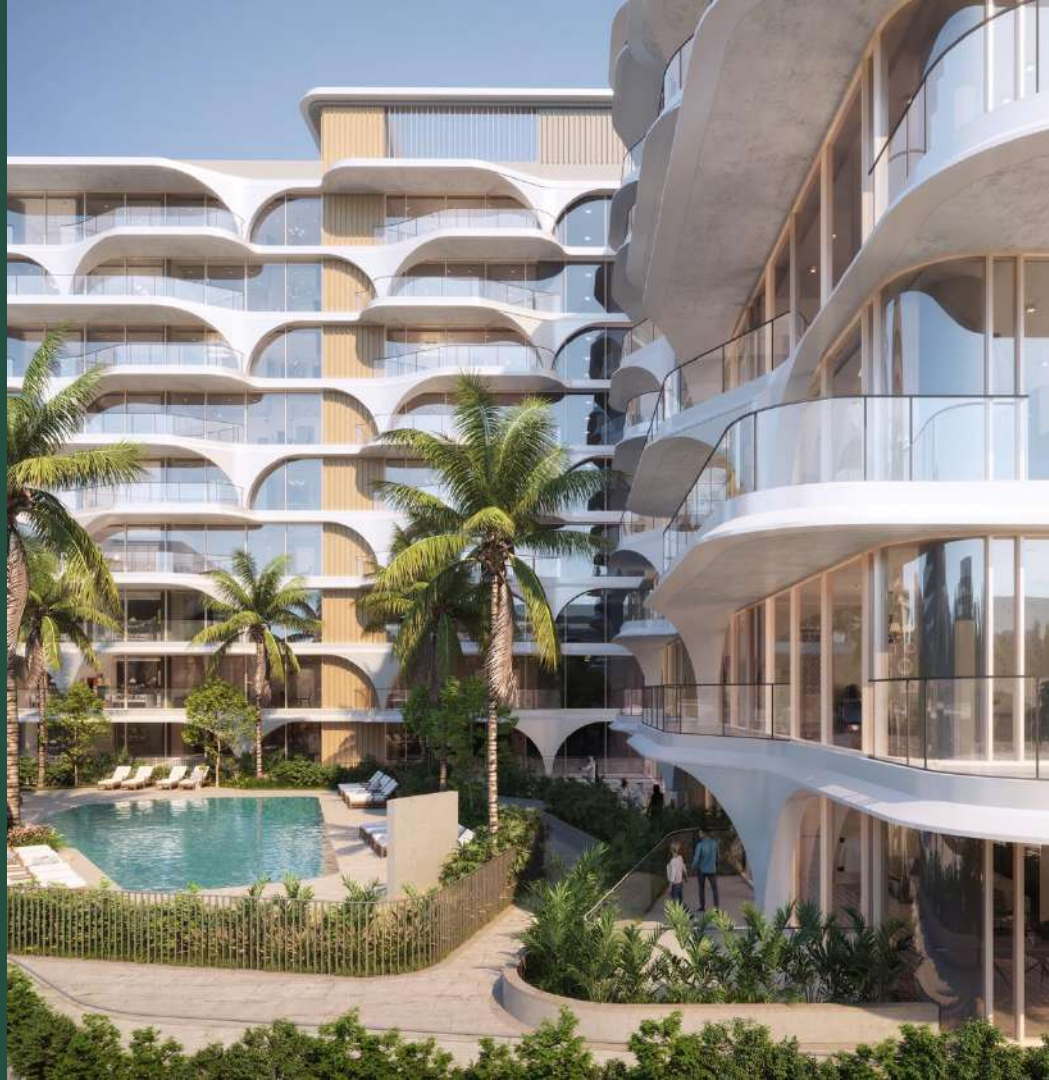
LEADS OVERVIEW

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.

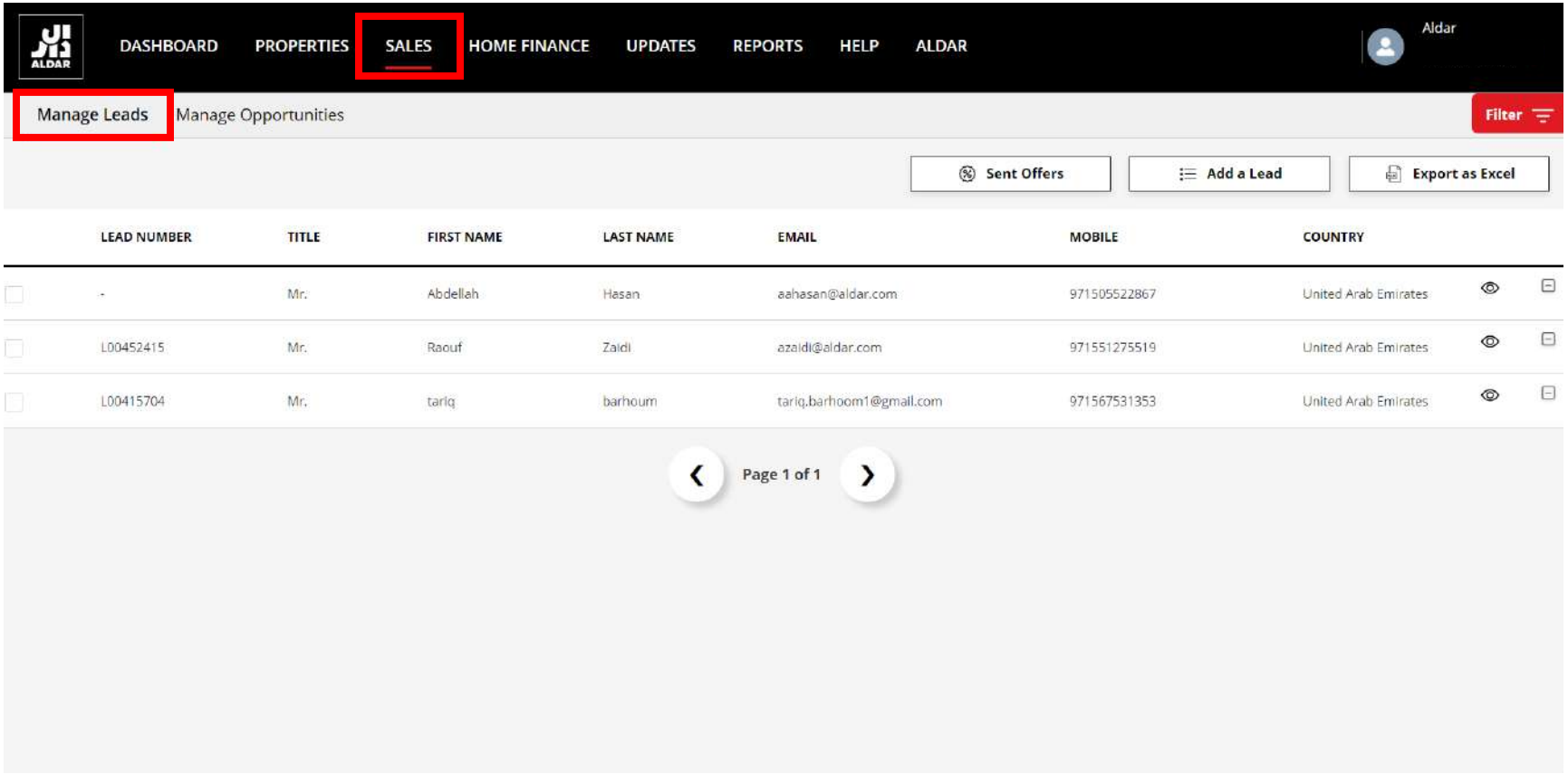
DOCUMENT CHECKLIST:

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:

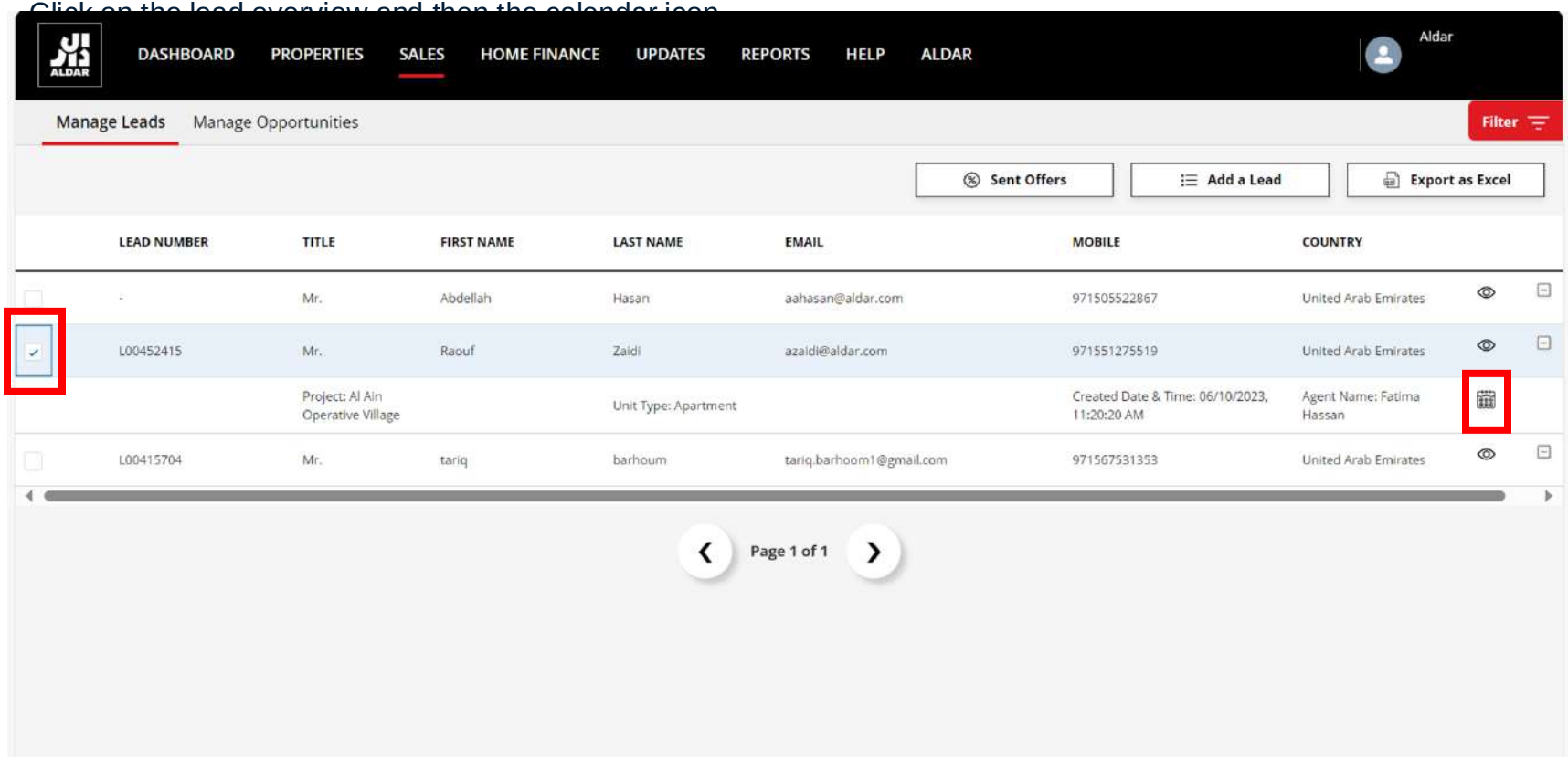
- ❑ Original Passport
- ❑ Emirates ID (for residents only)
- ❑ Cheque Book/Credit Card
- ❑ Power of Attorney (if applicable)

BOOKING
APPOINTMENTS

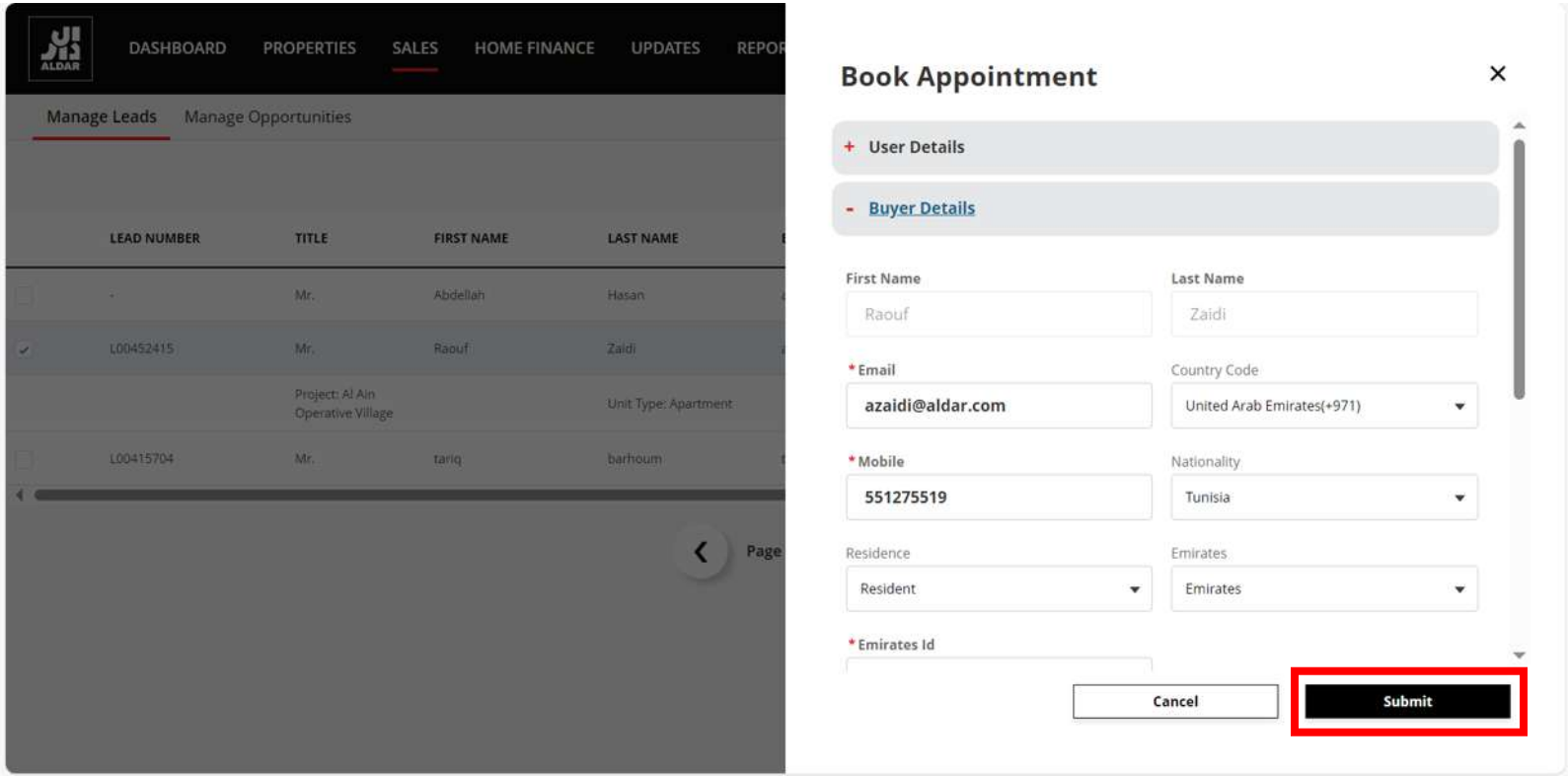
Once logged in, navigate to the "Sales" section and click on "Manage Leads."



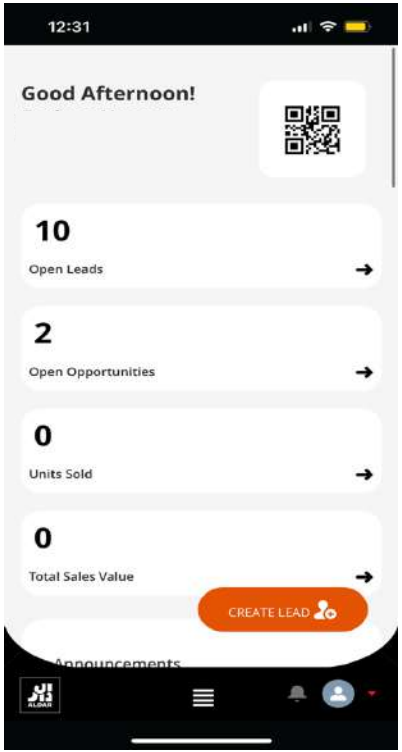
Select the lead for whom you want to schedule an appointment.
Click on the lead overview and then the calendar icon



The appointment details will be auto-populated with agent and buyer information. To proceed, you'll only need to select the project, appointment location, date, and your preferred time slot then click on submit.



You can now conveniently Add Leads and Schedule Appointments using the Aldar Experts App on your phone, as previously announced.



Available on the App Store and Google Play

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.

UNIT BOOKING
PAYMENT PROTOCOL &

BOOKING PROCESS:

- Upon selection & booking of a unit in our system, the client will receive the "UNIT BOOKING FORM" which outlines the terms and conditions of the booking.
- The client can sign the form digitally through an online platform or provide a wet signature if preferred.

PAYMENT PROCESS:

On the launch day, the client is required to make the following payments:

- Down payment: 10%.
- Government fees: This includes the ADM Fees

PAYMENT METHODS:

Clients have the flexibility to choose from various payment methods:

- Cheque: Payment by cheque is accepted, subject to clearance.
- Credit card: Clients may use their credit card to make the payment.
- Online payment link: An online payment link will be provided for convenient and secure payment processing.

Q&A

ALDAR