

# MAMSHA GARDENS

RESIDENCES



## WHERE NATURAL LIVING MEETS FURNISHED EASE

Introducing Mamsha Gardens Residences—a sanctuary of tranquility in Saadiyat Cultural District, offering beautifully furnished homes with hotel-style amenities and curated services. Embrace a resort-inspired lifestyle just steps away from Mamsha Beach and iconic destinations like the Louvre Abu Dhabi, with flexible short-term leasing options that bring together wellness and convenience.

<b>TYPE OF UNITS:</b>	<b>FULLY FURNISHED</b> 1 to 3 bed apartments	<b>PRICES:</b> FROM AED 3.9M
	<b>NUMBER OF UNITS:</b> 90 units	
	<b>HANDBOVER:</b> Q1, 2029	<b>PAYMENT PLAN:</b> 65/35 10% down payment

## NEARBY ACTIVITIES

- Mamsha Beach
- Zayed National Museum
- The Grove
- Guggenheim Abu Dhabi
- Louvre Abu Dhabi

## AMENITIES

- Adults' and kids' swimming pools
- Lounge
- Gym
- Cinema
- Co-working space
- Kids' club
- Outdoor workspace / classrooms
- Lobby and concierge services
- Multi-purpose room with service pantry and garden
- Podium garden with seating, kids' play areas, and wall climbing
- Meditation spaces

## SERVICES

- |   |   |
|---|---|
| <b>Personal services</b> <ul style="list-style-type: none"> <li>Rental management</li> <li>Housekeeping</li> <li>Laundry</li> <li>Pet sitting</li> <li>Cooking</li> <li>Spa services</li> <li>Barber</li> <li>Salon</li> <li>Manned kids' club</li> <li>Shortletting support</li> </ul> | <b>Community services</b> <ul style="list-style-type: none"> <li>Fitness classes</li> <li>Swimming classes</li> <li>Pool services</li> </ul> <b>Leisure services</b> <ul style="list-style-type: none"> <li>Valet</li> <li>Concierge</li> </ul> |
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\*Price, payment, views and availability are indicative; they are subject to change. Terms & Conditions apply.



## MAMSHA GARDENS RESIDENCES: A SMART INVESTMENT IN BEACHFRONT LIVING



**Leadership Vision**

“The Tourism Strategy 2030 marks a pivotal moment in Abu Dhabi’s transformative journey, representing a vital lever in our ongoing evolution... we are laying the foundation for a vibrant and prosperous future that transcends generations.”

– H.E. Mohamed Khalifa Al Mubarak, Chairman of the Department of Culture and Tourism – Abu Dhabi

Source: DCT Abu Dhabi

## KEY MARKET DRIVERS

### 1. Growing Demand

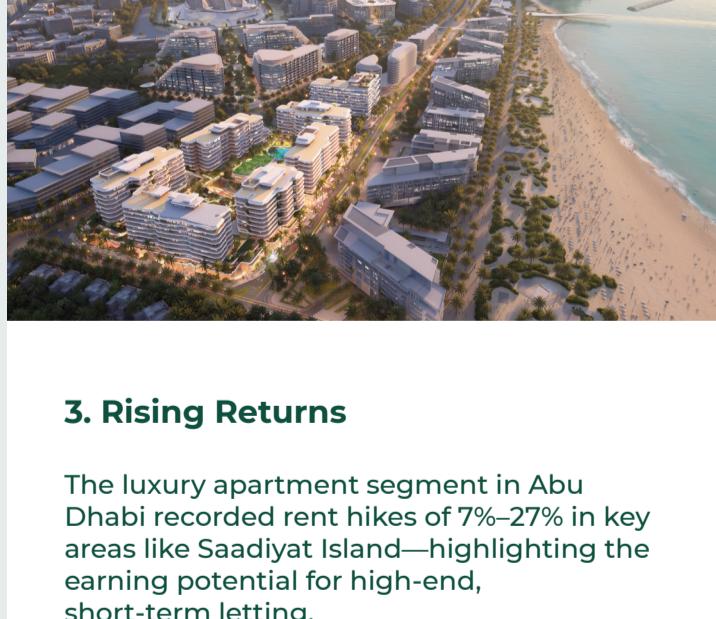
With a 26% increase in international guests year-to-date (YTD) as of October 2024, Abu Dhabi continues to evolve into a global cultural and tourism centre. The Tourism Strategy 2030 charts a bold course to attract 39.3 million visitors.

Source: Arabia Travel News



### 2. Caters to Customer Preferences

- Abu Dhabi's short-term rental market skews toward luxury and flexible stays.
  - Saadiyat Island is among the leading destinations for luxury apartment rentals in 2024.
  - Mamsha Gardens Residences, on Saadiyat's prized shoreline, offers strategic beachfront living, close to cultural and commercial hubs.
- Source: Bayut Annual Rental Market Report 2024



### 3. Rising Returns

The luxury apartment segment in Abu Dhabi recorded rent hikes of 7%–27% in key areas like Saadiyat Island—highlighting the earning potential for high-end, short-term letting.

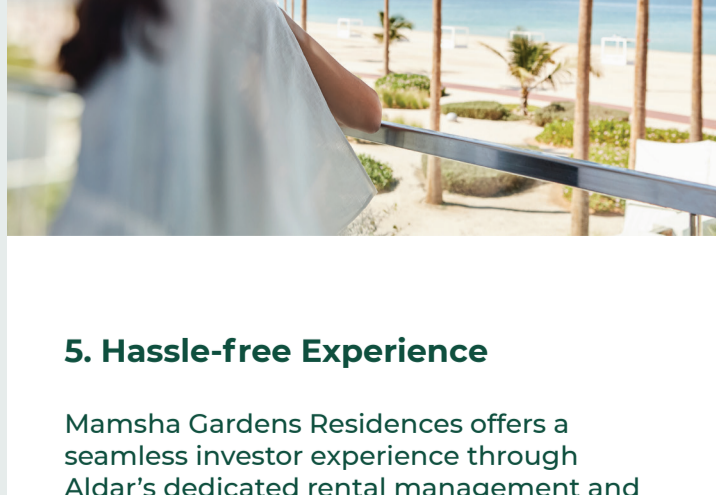
Source: Bayut Annual Rental Market Report 2024



“The short-term rental market provides on average 20% higher returns than long-term – over a two to five-year basis.”

– Anna Skigin, Co-founder and CEO of Frank Porter, an Airbnb Management Services company.

Source: Khaleej Times | Why UAE homeowners are listing properties for short-term rentals



### 4. Favourable Government Regulations

The UAE's strong support for tourism and hospitality is evident through initiatives like the Golden Visa, aimed at attracting high-net-worth individuals—further boosting demand for premium real estate.

Source: Property Finder

### 5. Hassle-free Experience

Mamsha Gardens Residences offers a seamless investor experience through Aldar's dedicated rental management and a short-term letting platform that simplifies the leasing process. All tasks are handled on your behalf.

