

MAMSHA GARDENS

RESIDENCES



WHERE NATURAL LIVING MEETS FURNISHED EASE

Introducing Mamsha Gardens Residences—a sanctuary of tranquillity 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.

TYPE OF UNITS:	FULLY FURNISHED 1 to 3 bed apartments	PRICES: FROM AED 3.9M
	NUMBER OF UNITS: 90 units	
	HANDOVER: Q1, 2029	PAYMENT PLAN: 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
- Gym
- Co-working space
- Outdoor workspace / classrooms
- Multi-purpose room with service pantry and garden
- Meditation spaces
- Lounge
- Cinema
- Kids' club
- Lobby and concierge services
- Podium garden with seating, kids' play areas, and wall climbing

SERVICES

- Personal services**
 - Rental management
 - Housekeeping
 - Laundry
 - Pet sitting
 - Cooking
 - Spa services
 - Barber
 - Salon
 - Manned kids' club
 - Shortletting support
- Community services**
 - Fitness classes
 - Swimming classes
 - Pool services
- Leisure services**
 - Valet
 - Concierge

*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.

