



AL GHADEER

G A R D E N S

L I V E W H E R E

L I F E G R O W S





MASTERPLAN

THE NAME BEHIND THE NEIGHBOURHOOD

As one of the UAE's most trusted and recognised real estate developers, Aldar creates communities that do more than provide an address, they give life room to breathe.

For over two decades, we've been building neighbourhoods with a pulse, communities with a story, and places families take genuine pride in. Not just buildings, but the spaces where something meaningful becomes possible.

From the communities we design to the experiences we shape, every detail is crafted to make life a little richer. Because at Aldar, it's never just about where you live. It's about what becomes possible there.



A SPACE BUILT

TO BREATHE





AL GHADEER

G A R D E N S

Introducing a new community shaped by open skies,
and a more grounded rhythm of life. Thoughtfully
positioned between Dubai and Abu Dhabi, Al Ghadeer
Gardens brings nature, community, and everyday ease
together in one place.

BETWEEN TWO WORLDS. BEYOND BOTH.

16 minutes from Maktoum International Airport.

35 minutes from Zayed International Airport.

And yet, a world apart.

Al Ghadeer sits at the meeting point of two of the world's great cities. Close enough to reach them, far enough to breathe.

Under open skies, life moves at a different pace. One that leaves room for the things that matter most.





THE FIRST CHAPTER OF SOMETHING GREATER

Al Ghadêer is already an established address between Dubai and Abu Dhabi. It's the first expression of Seih Sedeirah, a bold vision for a community that will keep growing long after you move in.

A rich wellness-focused community with a heartbeat, amenities in place, and shaped for people who want more from where they live.

This is where a new era of living begins, and where you have the chance to be part of something special from day one.

*Image is for visual reference only and final development may change

WHERE STARS

OUTNUMBER

STREETLIGHTS



AL GHADEER GARDENS

Wide open, green, and full of reasons to step outside, Al Ghadeer Gardens is the new neighbourhood taking shape within Al Ghadeer.

A setting where shaded walkways all lead somewhere worth going, the gardens are full of energy, and laughter is never far away. A rare combination of belonging, and breathing room, to live life on your own terms.

From the moment you move in, everything is already here. Al Ghadeer British School, the café, the open sky. And as Al Ghadeer keeps growing, so does the value of being first.





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WHERE THE SKY CHANGES EVERYTHING

Discover space so open it changes how you breathe.

Dunes contrast with green gardens, and stargazing lawns invite you to lie back, look up, and simply be. No city glow. No noise. Just you, the sand, and more stars than you thought possible.

At Al Ghadeer Gardens, nature isn't the backdrop. It's the point.





Introducing **Al Ghadeer British School**, the newest chapter of community life, taking shape within the neighbourhood.

THE SCHOOL RUN IS NOW A SCHOOL WALK

At Al Ghadeer Gardens, your kids can walk to school on pedestrianised roads, through a neighbourhood that knows their name. Past the gardens they play in, to an Aldar-run Al Ghadeer British School at the heart of their own community.

You don't just want a home for your children. You want a childhood for them. Friends on the same street. A school they can walk to. Space to run, explore, and come back safely even when it gets dark.

Al Ghadeer Gardens is where your children grow up, not away.



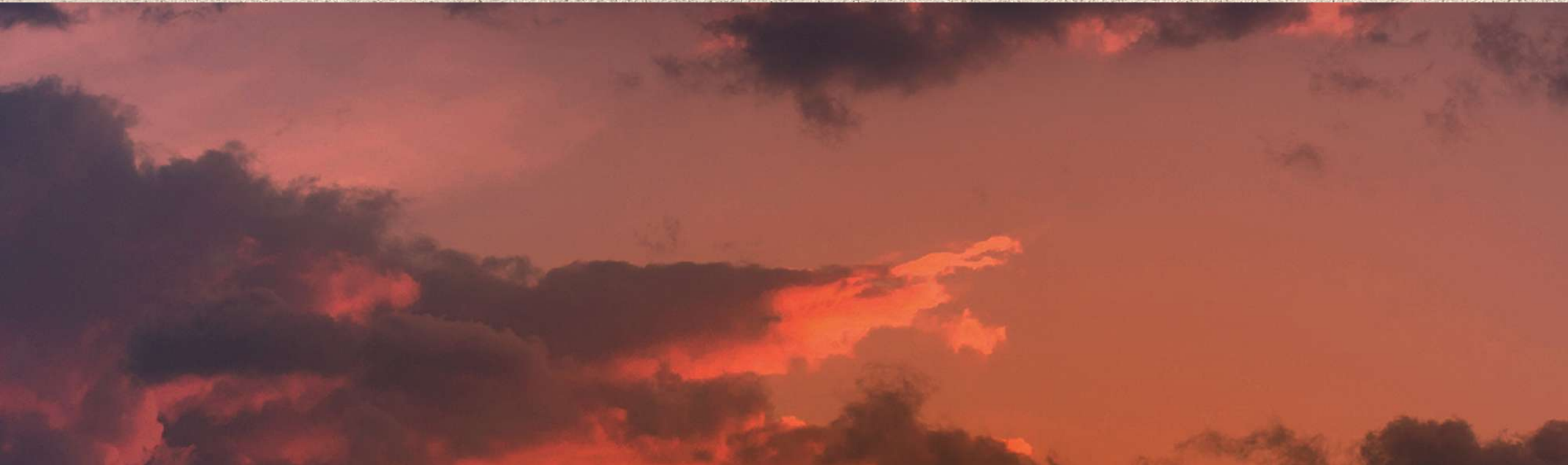
BUILT FOR THE RITUAL OF COMING TOGETHER

Imagine a community where your neighbours are also your Friday plans. Where children run between gardens and adults linger long after the last bite is gone.

Where the last ember of the fire is the only reason the night ends.

With BBQ pavilions, shaded picnic lawns and a community Hub, there's always a reason to gather.

From activated public spaces to the morning school run on streets designed for people, not cars, every detail here is designed around bringing people together.





A HOME THAT GROWS WITH YOUR FAMILY

This is a place you grow into, and grow with. Al Ghadeer Gardens offers a choice of townhouses and villas with room for every stage of family life. Whether you are starting out, building something lasting, or putting down deeper roots, each home is designed for the full arc of life.

Smart living, modern comfort, and a self-sufficient environment make everyday life feel effortless, while nature keeps it open, calm, and alive.





DIFFERENT WORLDS AT YOUR DOORSTEP

Perfectly placed between Abu Dhabi and Dubai, minutes from Maktoum International Airport, and yet completely rooted in a tight-knit community.

Al Ghadeer Gardens offers the rare combination of global access and genuine belonging, connected living that never asks you to trade calm for convenience.





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WHERE LIFE GROWS

IN EVERY CORNER

LIFE BEGINS OUTSIDE

At Al Ghadeer Gardens, home extends beyond your front door; in a place that weaves play, movement, relaxation, and connection into the rhythm of every day. A place where every corner is designed to bring people together and give residents more ways to enjoy life, and more reasons to.

Community Centre

Swimming Pool

Splash Pad and Water Slide

General Play Area

Basketball Court

Padel Court

Events Lawn

Edible Garden

Desert Stargazing Lawns

Pedestrianised Streets

Al Ghadeer British School

Shaded Walkways



A young boy in a blue helmet and dark blue t-shirt is smiling broadly while riding a scooter on a paved path. Behind him, two other children, a girl in a yellow helmet and a boy in a green helmet, are also riding scooters. The path is lined with green hedges and leads towards a modern, multi-story residential building with a covered entrance. The scene is captured in a dynamic, slightly blurred style, suggesting movement and a bright, sunny day.

STREETS THAT PRIORITISE PEDESTRIANS

Where your commute is a walk through the neighbourhood.
Shaded paths lead everywhere worth going and back home again.



COMMUNITY CENTRE

The heart of the neighbourhood, where connection, comfort, and belonging come together, and the reasons to gather are infinite.

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EDIBLE GARDEN

Communal gardens that feed the neighbourhood.
Grow, gather, and grill your way to a closer, healthier community.



FOOTBALL FIELD

A pitch for pick-up games, kids' kickabouts, and the kind of friendly matches that bring a neighbourhood together.

A woman with blonde hair, wearing a white long-sleeved top and black pants, is pushing a metal shopping cart filled with brown paper grocery bags. She is smiling and looking towards another woman walking alongside her. The second woman has dark hair and is wearing a white top and blue jeans. They are walking on a paved sidewalk next to a modern building with large glass windows. In the background, three children are playing on the sidewalk. The scene is set during sunset, with long shadows cast on the ground and a warm, golden light. Trees are visible on the left side of the frame.

GROCERY STORE

Your essentials are always around the corner. With shops woven into the neighbourhood, a quick grocery run is just part of the walk home.



SWIMMING POOL

Leisure flows naturally here. From quiet morning laps to lazy afternoons by the water, every day finds its own rhythm of ease.



GENERAL PLAY AREA

Room for kids to roam, imagine, and play freely. Where childhood feels fuller, and every moment opens up into something more.



WHERE LIFE THRIVES SUSTAINABLY

Al Ghadeer Gardens is designed to nurture a healthier, more comfortable way of life. With **Pearl 3** and **Fitwel -2Star** certifications, it offers cleaner air, more natural light, thoughtful energy and water use, and spaces that genuinely support everyday wellbeing.

A place that feels good to live in and does good by design, you can also grow, gather, and grill your way to a closer, healthier community, with communal gardens that feed the neighbourhood.

A NEW HORIZON

OF LIVING



A HOME THAT NURTURES YOU TODAY & GROWS WITH YOU TOMORROW

Every detail has been considered. Every finish chosen with intention.

Natural light moves through generously proportioned rooms, drawn in by full-height windows that blur the line between inside and out. Beneath your feet and against your fingertips, layered premium finishes bring warmth, depth, and quiet luxury to every surface.

Two distinct interior palettes, light and dark, let you shape a home that feels unmistakably yours. Concealed storage dissolves the clutter of daily life, leaving only the beauty of the space itself.

In spacious bathrooms, the pace slows entirely. Spa-inspired in design and feeling, they are conceived as a private sanctuary, a place to begin and end the day with complete calm.





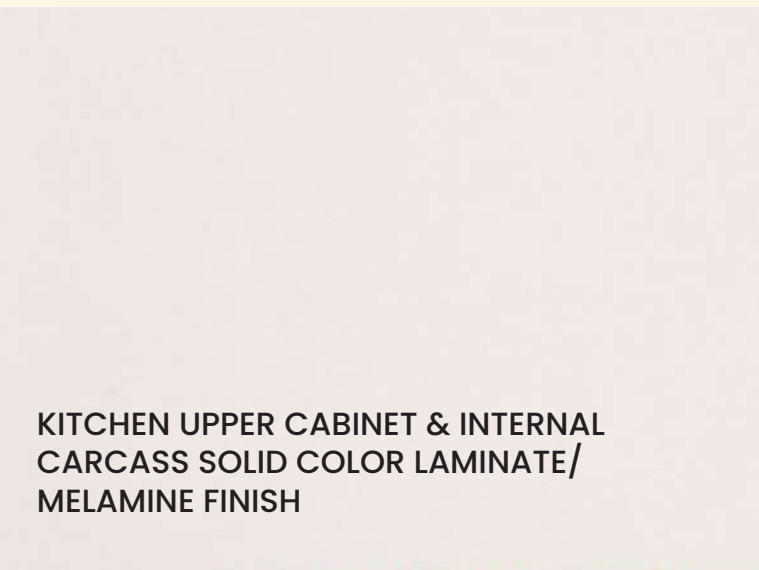
CEILING PAINT



WALL PAINT



SHOWER GLASS



KITCHEN UPPER CABINET & INTERNAL CARCASS SOLID COLOR LAMINATE/ MELAMINE FINISH



LOWER KITCHEN CABINET SHUTTERS & JOINERY TIMBER-LOOK LAMINATE FINISH



KITCHEN COUNTERTOP & BACKSPLASH, BATHROOM VANITY COUNTERTOP & SHOWER ACCENT WALL - PORCELAIN TILE



GENERAL BEDROOM FLOORING TIMBER-LOOK PORCELAIN TILE



BATHROOM FLOOR & WALL FINISH PORCELAIN TILE

GENERAL METAL BRUSHED SILVER



BATHROOM FLOOR & WALL FINISH PORCELAIN TILE

LIGHT

SCHEME









A vanity unit with a white marble countertop and a wooden cabinet. It features a white rectangular sink, a modern faucet, and two bottles of soap. A small potted plant is on the left side of the counter.



A white toilet with a bidet attachment. Above the toilet is a wall-mounted bidet control panel with two circular buttons. To the right is a toilet paper holder with a roll of paper. To the left is a bidet sprayer. On the countertop above the toilet are a candle, a perfume bottle, and a vase with reeds.

A shower area with a rainfall showerhead and a handheld showerhead. The walls are covered in light-colored, textured tiles. A small wooden stool with a white towel and bottles of soap is in the corner.



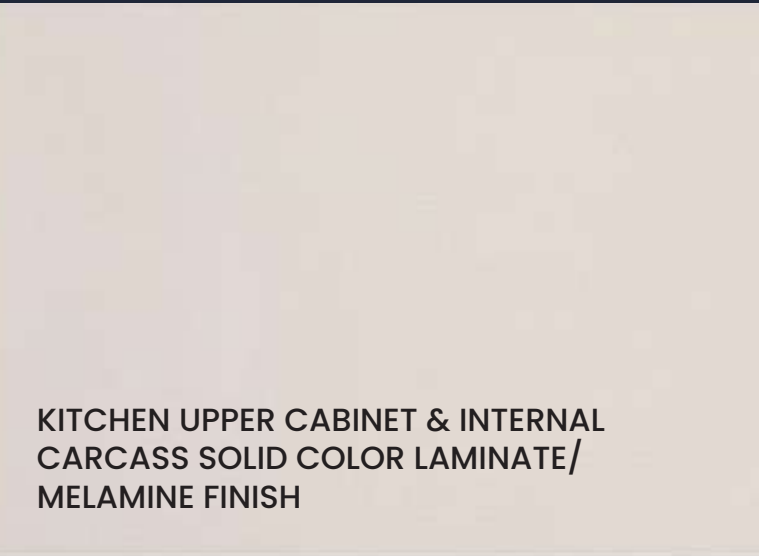
CEILING PAINT



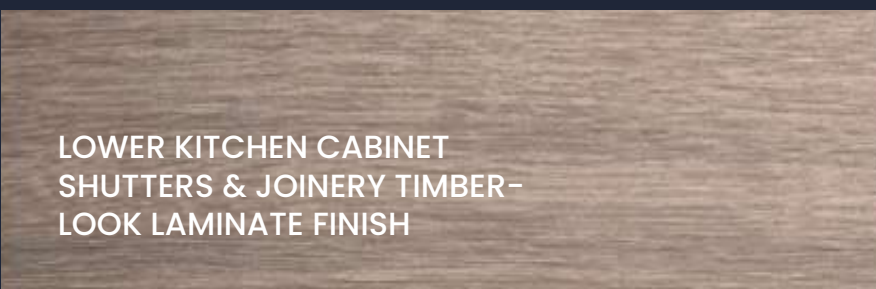
WALL PAINT



SHOWER GLASS



KITCHEN UPPER CABINET & INTERNAL CARCASS SOLID COLOR LAMINATE/ MELAMINE FINISH



LOWER KITCHEN CABINET SHUTTERS & JOINERY TIMBER-LOOK LAMINATE FINISH



KITCHEN COUNTERTOP & BACKSPLASH, BATHROOM VANITY COUNTERTOP & SHOWER ACCENT WALL - PORCELAIN TILE



GENERAL BEDROOM FLOORING TIMBER-LOOK PORCELAIN TILE



GENERAL FLOOR & STAIRCASE FLOOR FINISH PORCELAIN TILE

GENERAL METAL BRUSHED BRONZE



BATHROOM FLOOR & WALL FINISH PORCELAIN TILE

DARK

SCHEME









2 BEDROOM TOWNHOUSE



GROUND FLOOR



FIRST FLOOR

3 BEDROOM TOWNHOUSE MIDDLE



GROUND FLOOR



FIRST FLOOR

3 BEDROOM TOWNHOUSE CORNER

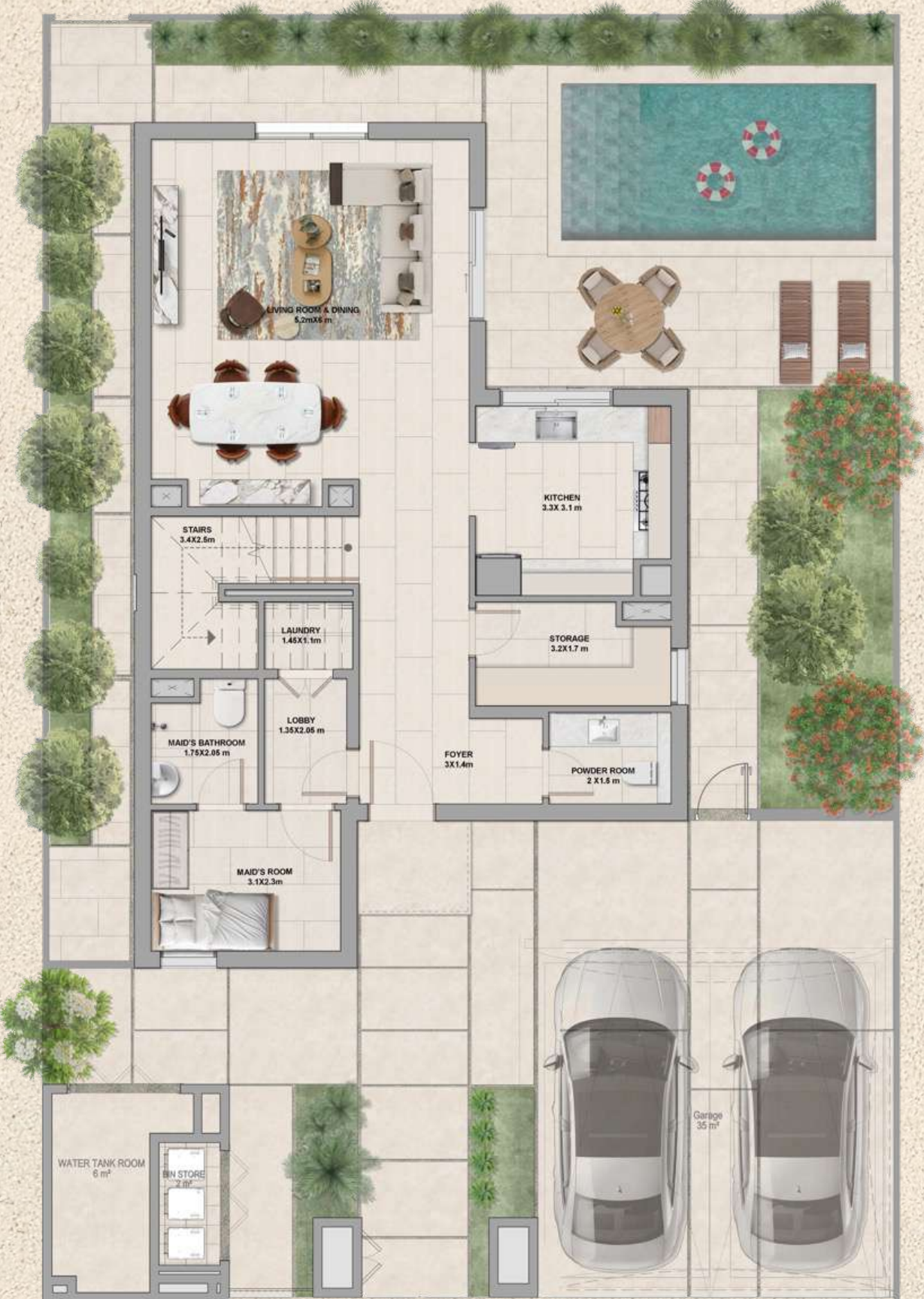


GROUND FLOOR



FIRST FLOOR

4 BEDROOM VILLA



GROUND FLOOR



FIRST FLOOR



L I V E W H E R E

L I F E G R O W S

This is your invitation to be part of something that's only just beginning.

To register your interest or find out more about Al Ghadeer Gardens:

Visit [ALDAR.COM](https://www.aldar.com) | Call 800 ALDAR

