



Prop971

Off Plan Projects in the UAE. Curated Opportunities.



- **FEATURED PROJECTS:**

Access a curated list of top-tier off plan developments across Dubai, Abu Dhabi, and beyond.



- **INVESTMENT INSIGHTS:**

Receive market data and yield potential analysis for your selected properties.



- **TRUSTED DEVELOPERS:**

Connect only with verified and highly-rated UAE property developers.

Visit Us: www.prop971.com

Prop971 is a curated data platform for UAE off plan properties.

GARDENIA BAY

BY ALDAR



YAS ISLAND

TO DUBAI
50 MINUTES



Yas Beach

Lea Yas Island

Yas Acres
The Magnolias

Yas Acres
Golf Club

West Yas

Warner Bros. World™

Yas Gateway
Park North

Ikea Abu Dhabi

Yas Mall

Yas Waterworld

SeaWorld

Ansam

Ferrari World

Water's Edge

GARDENIA BAY

Yas Links Golf Course

Yas Marina Circuit

W Abu Dhabi

Mayan

Yas Plaza

Yas Beach Club

Yas Bay

Etihad Arena

Al Zeina

Al Muneera

Al Bandar

Abu Dhabi Airport



SeaWorld
YAS ISLAND, ABU DHABI

TO YAS MALL

وترز اچ
WATER'S
EDGE

Gateway
Park

WELCOME

LOCAL MARKET

SHOPPING AREA

WELLNESS PLAZA

SWIMMING POOL

PRIVATE GARDENS

MAIL

TO ABU DHABI

TO DUBAI

Sport Areas

Canal Parqour

Kids Park

Community Club

Pet Parks

Community Garden

MASTERPLAN



AMENITIES



Beach &
beach club



Swimming
pools



Co-working
spaces



Meeting
rooms



Yoga
pods



Cafes &
restaurants



Shared
dining spaces



Dog park



Fitness
trail



Mosque



Private
cinema



Facilities
management
office



BBQ &
fire pits



Community
gardens



Gym



Nature
play



Concierge
services



Retail







GARDENIA BAY
BY ALDAR

MAKE YOUR
OWN ENERGY



DISCOVER UNRIVALLED
WATERFRONT LIVING,
IMMERSED IN NATURE AND
ROOTED IN COMMUNITY

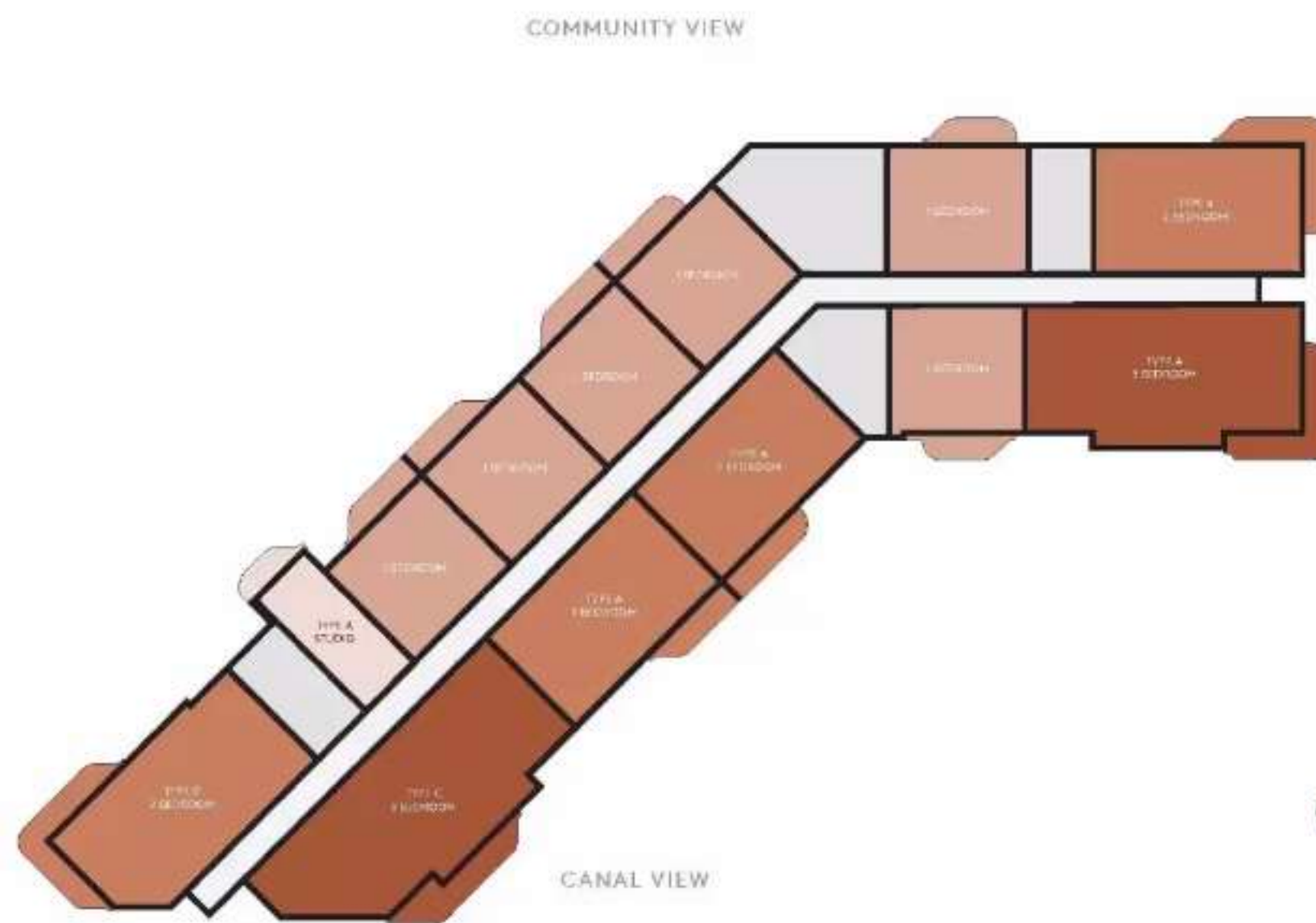
UNIT INFORMATION



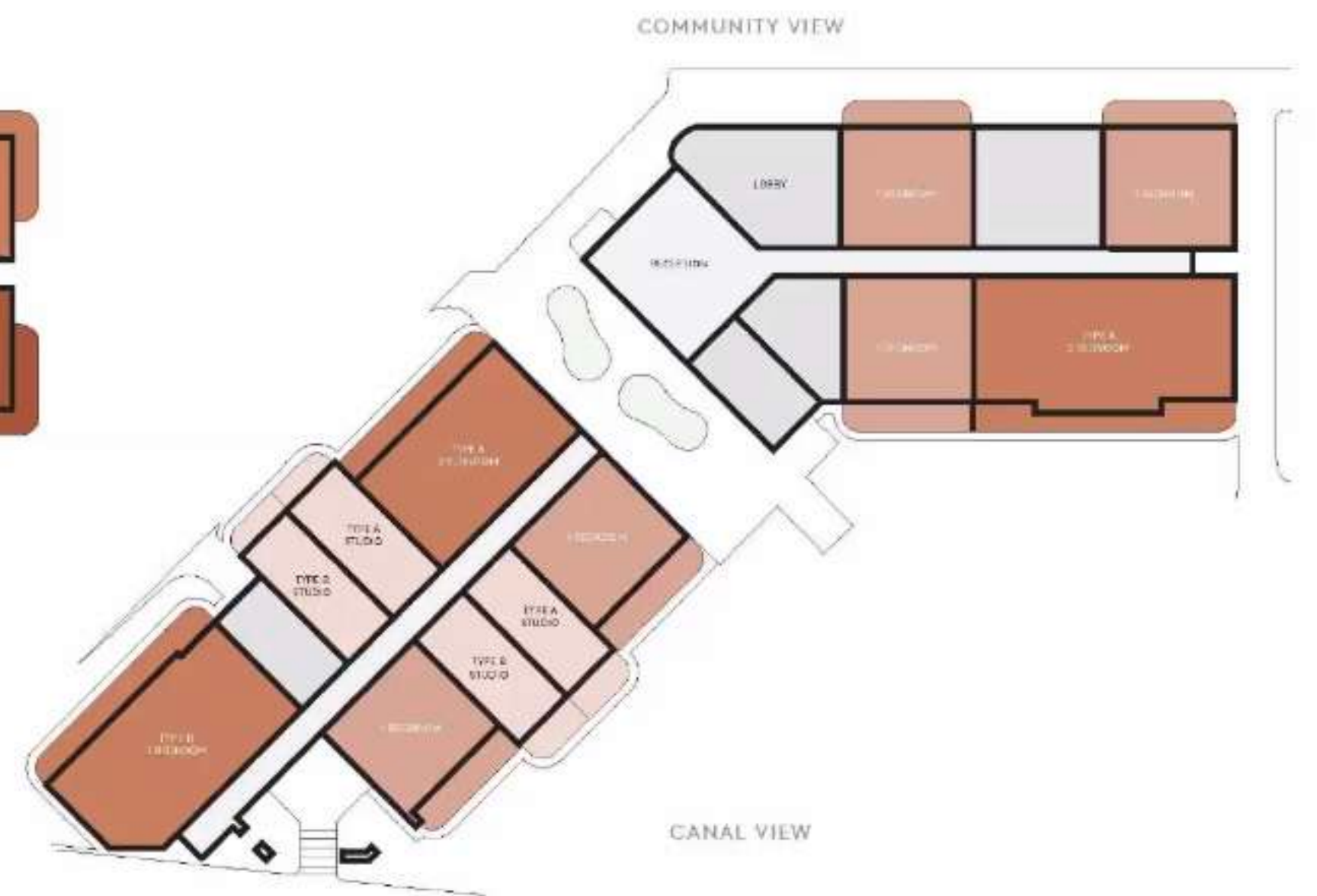
Ivy

Typical Layout

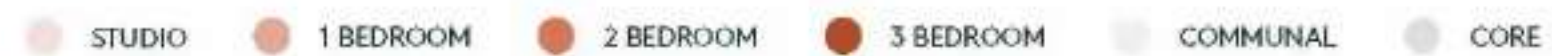
1-5 FLOORS



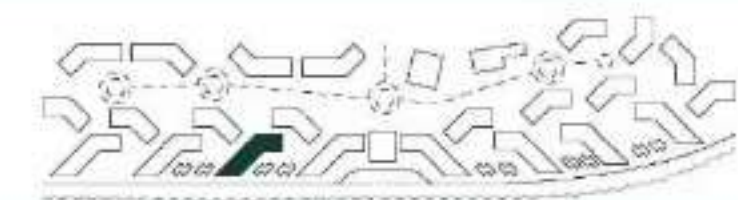
Ground Floor



Key



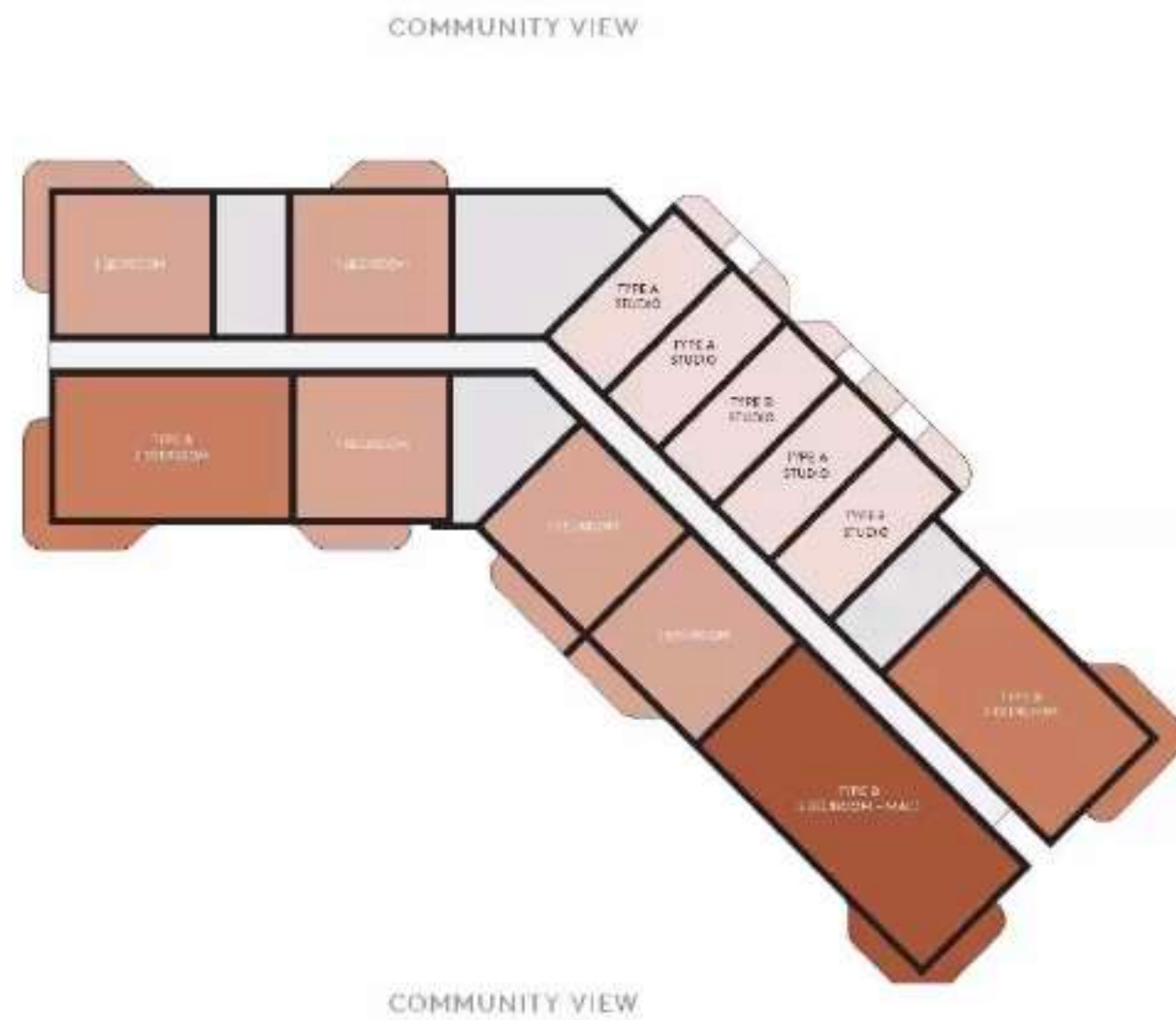
Site Plan



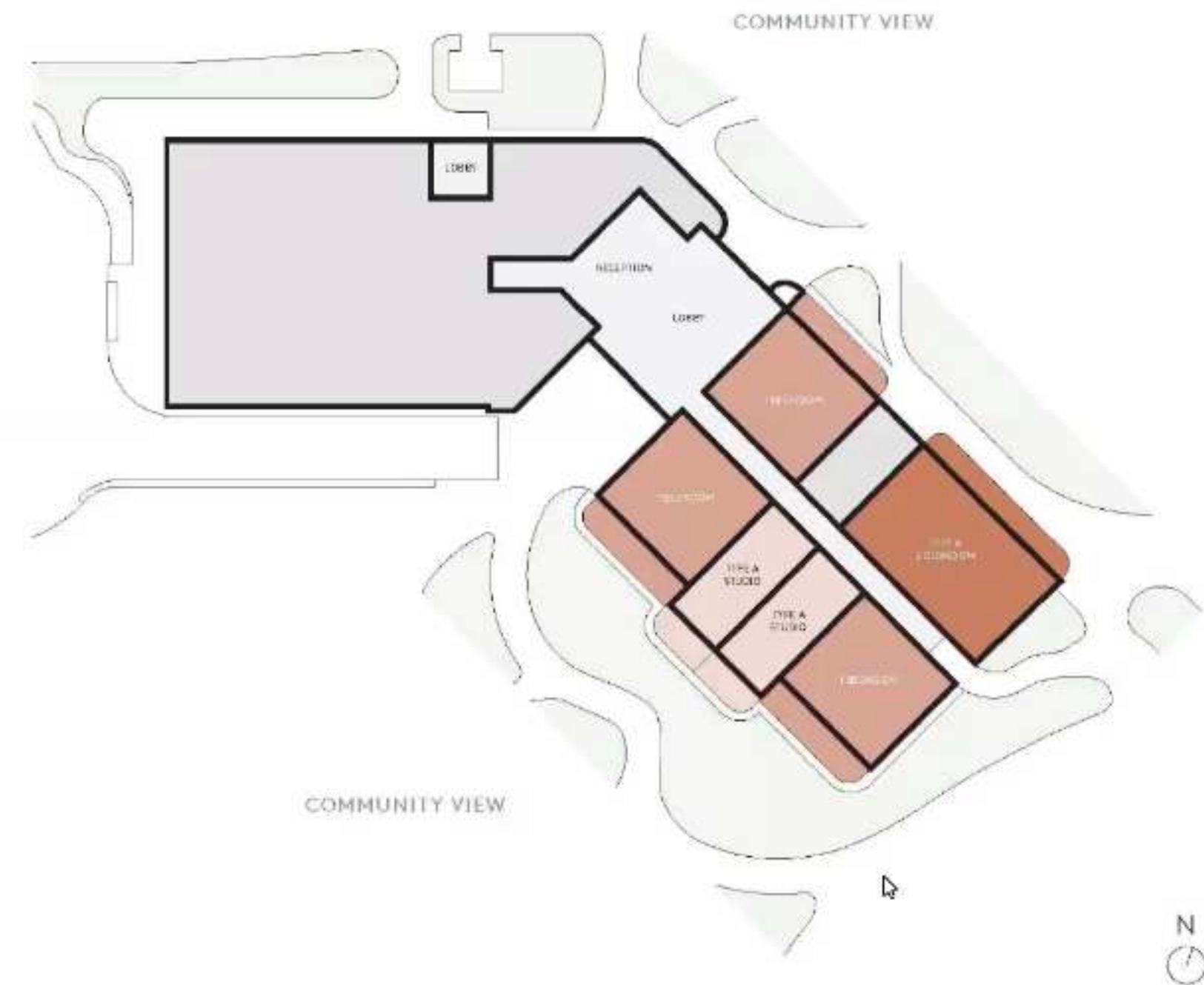
Orchid

Typical Layout

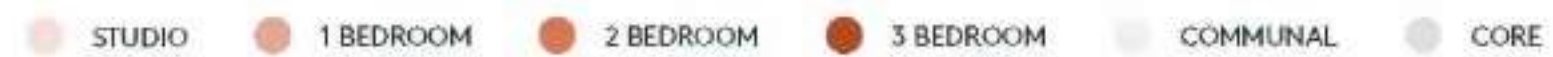
1-6 FLOORS



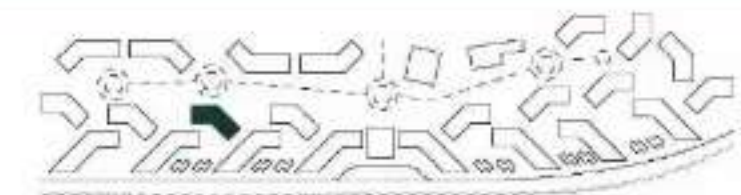
Ground Floor



Key

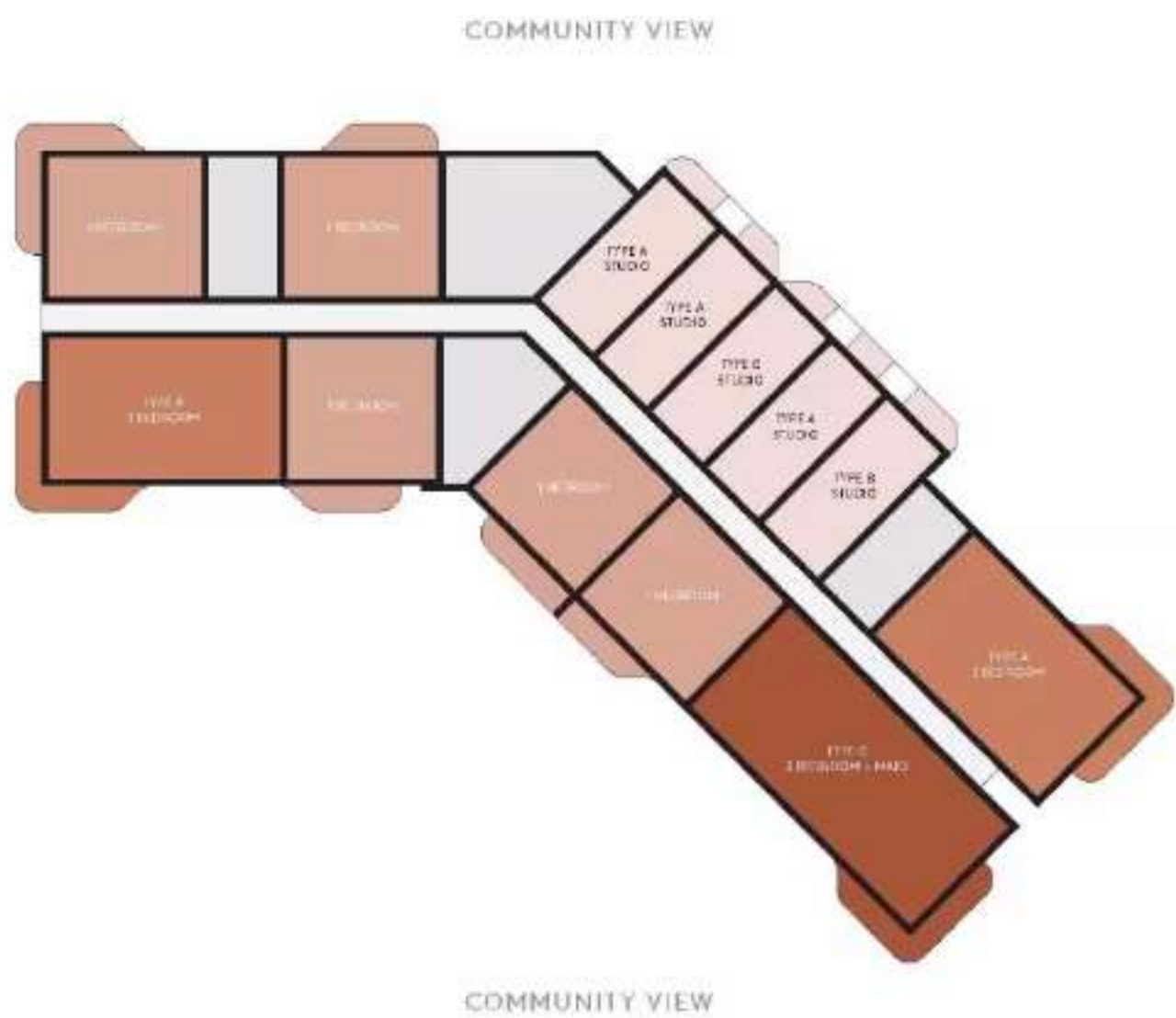


Site Plan

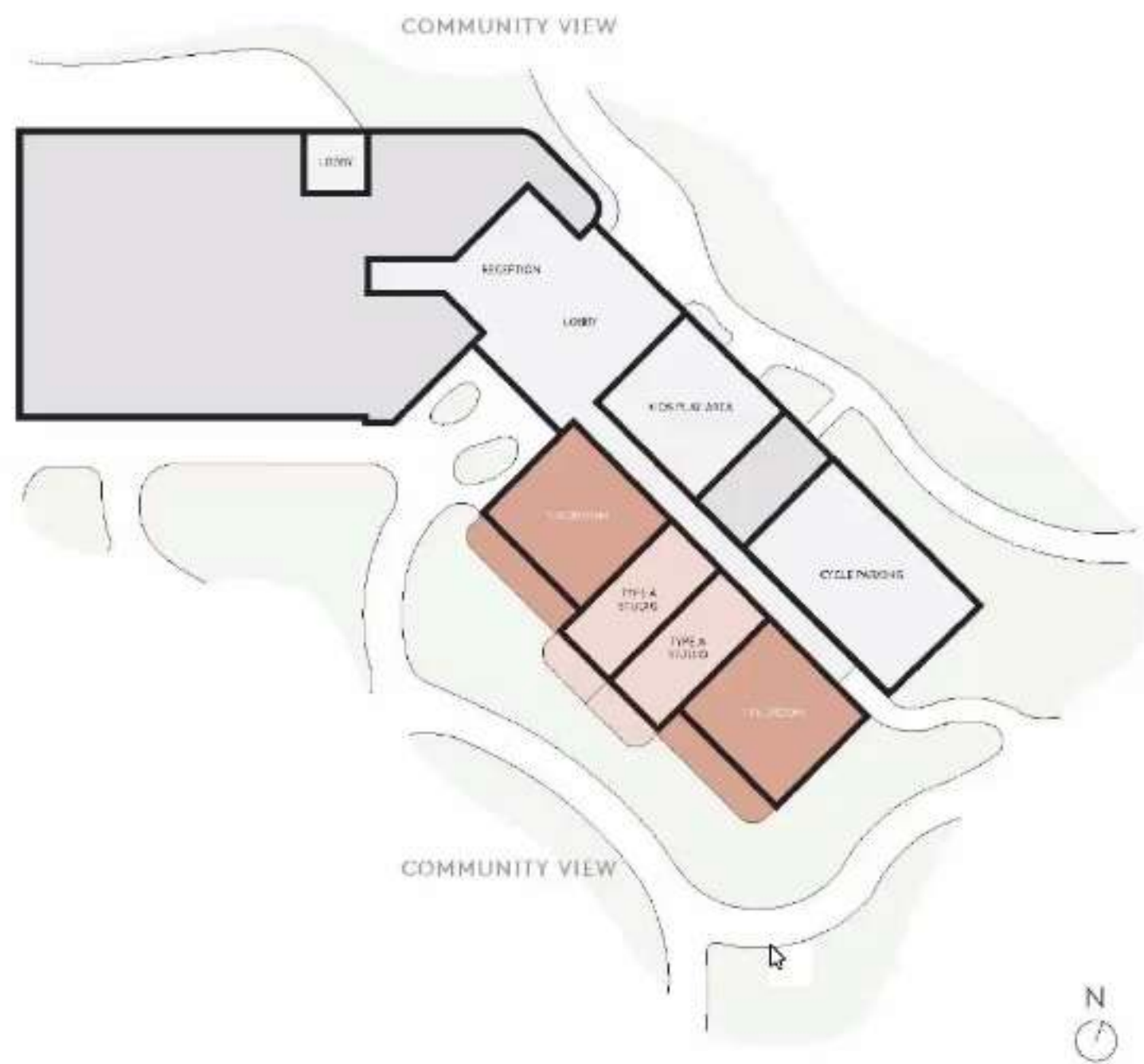


Iris

Typical Layout
1-7 FLOORS



Ground Floor



Key

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- COMMUNAL
- CORE

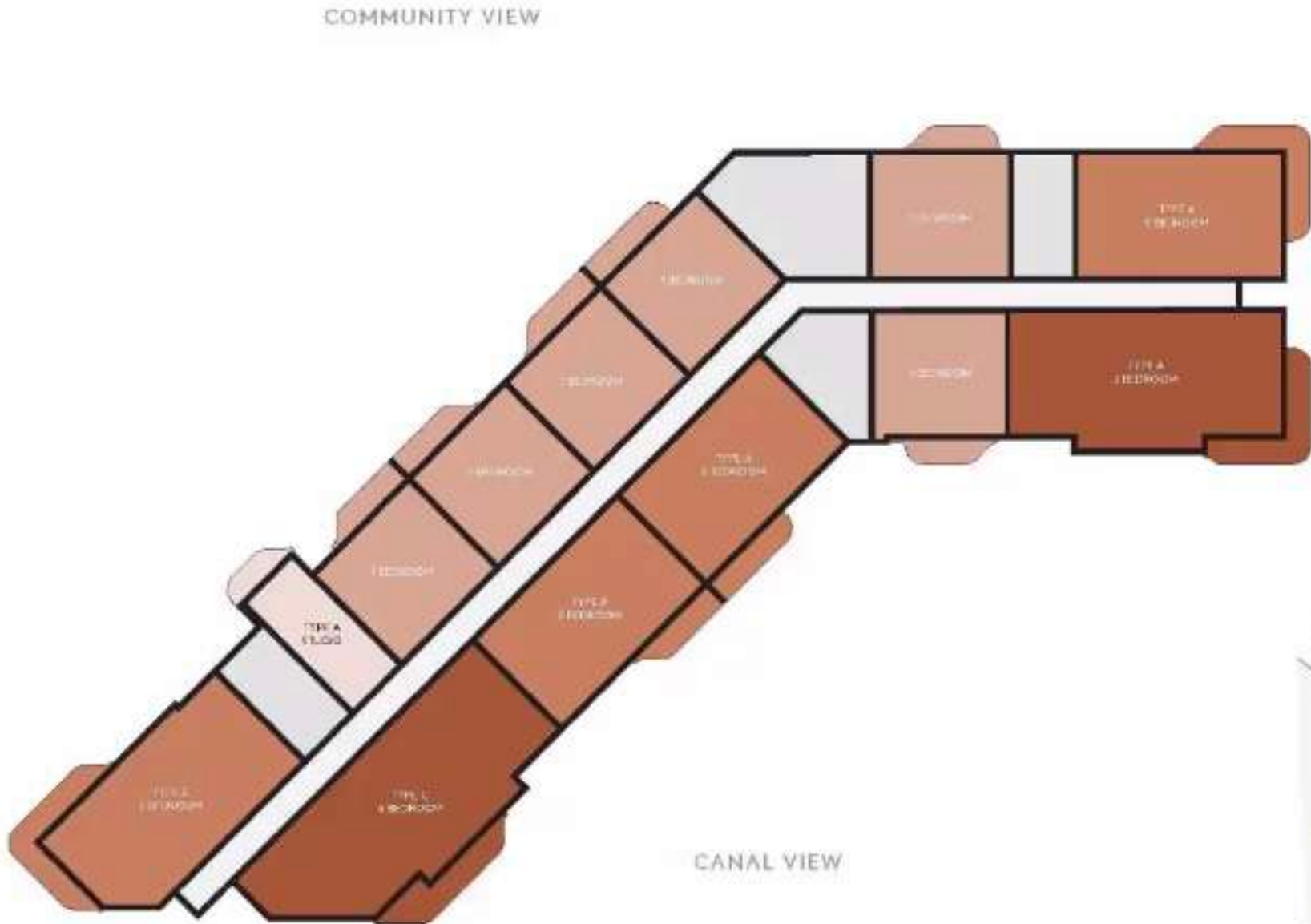
Site Plan



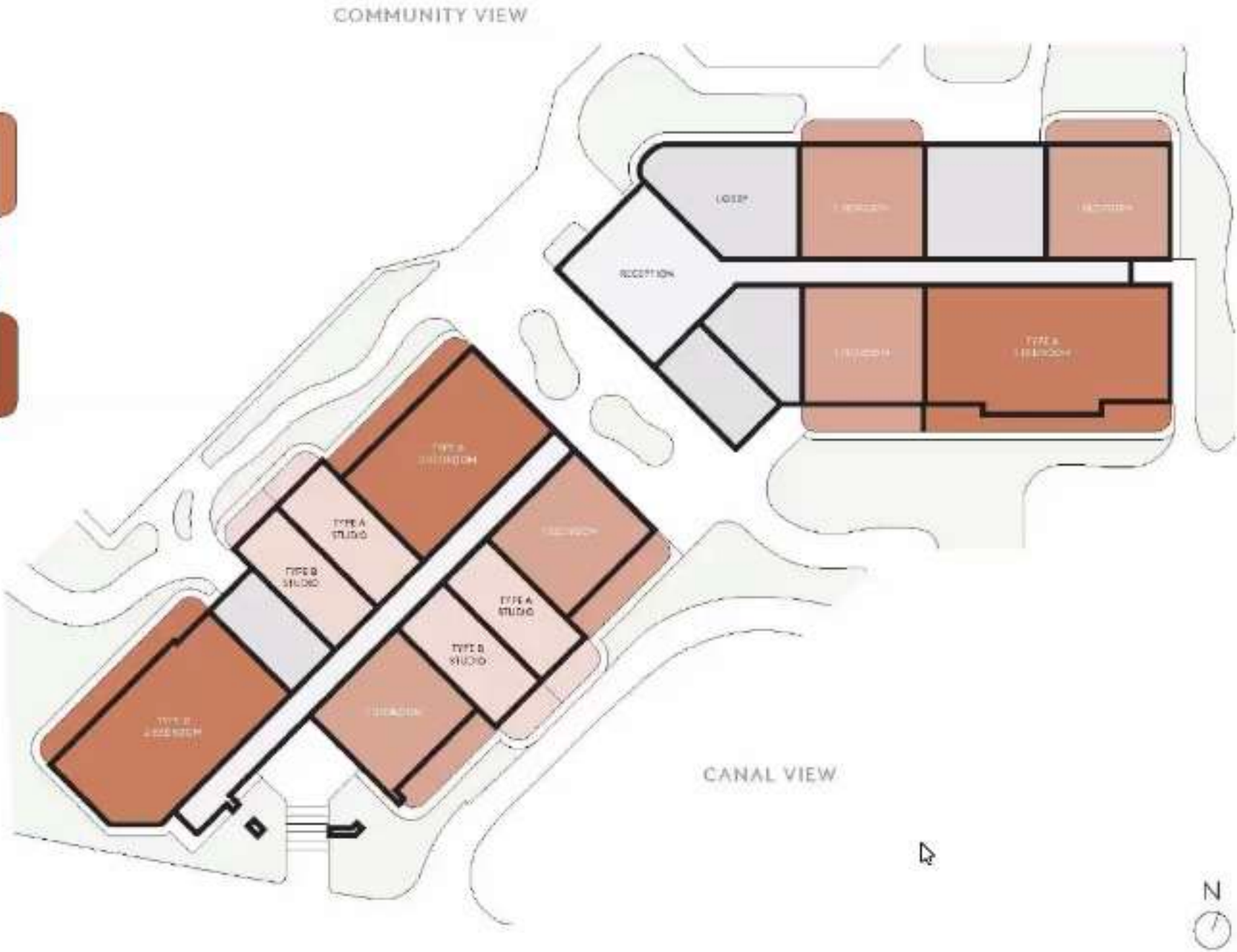
Rosa

Typical Layout

1-7 FLOORS



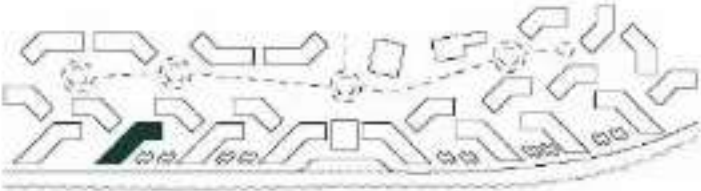
Ground Floor



Key

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- COMMUNAL
- CORE

Site Plan



Studio Type A

43.828 SQM



Studio Type B

45.625 SQM



1 Bedroom Corner

70.780 SQM



4

2 Bedroom – Type A Middle

106.375 SQM



2 Bedroom – Type B Corner

132.289 SQM



2 Bedroom – Type A Corner

109.641 SQM



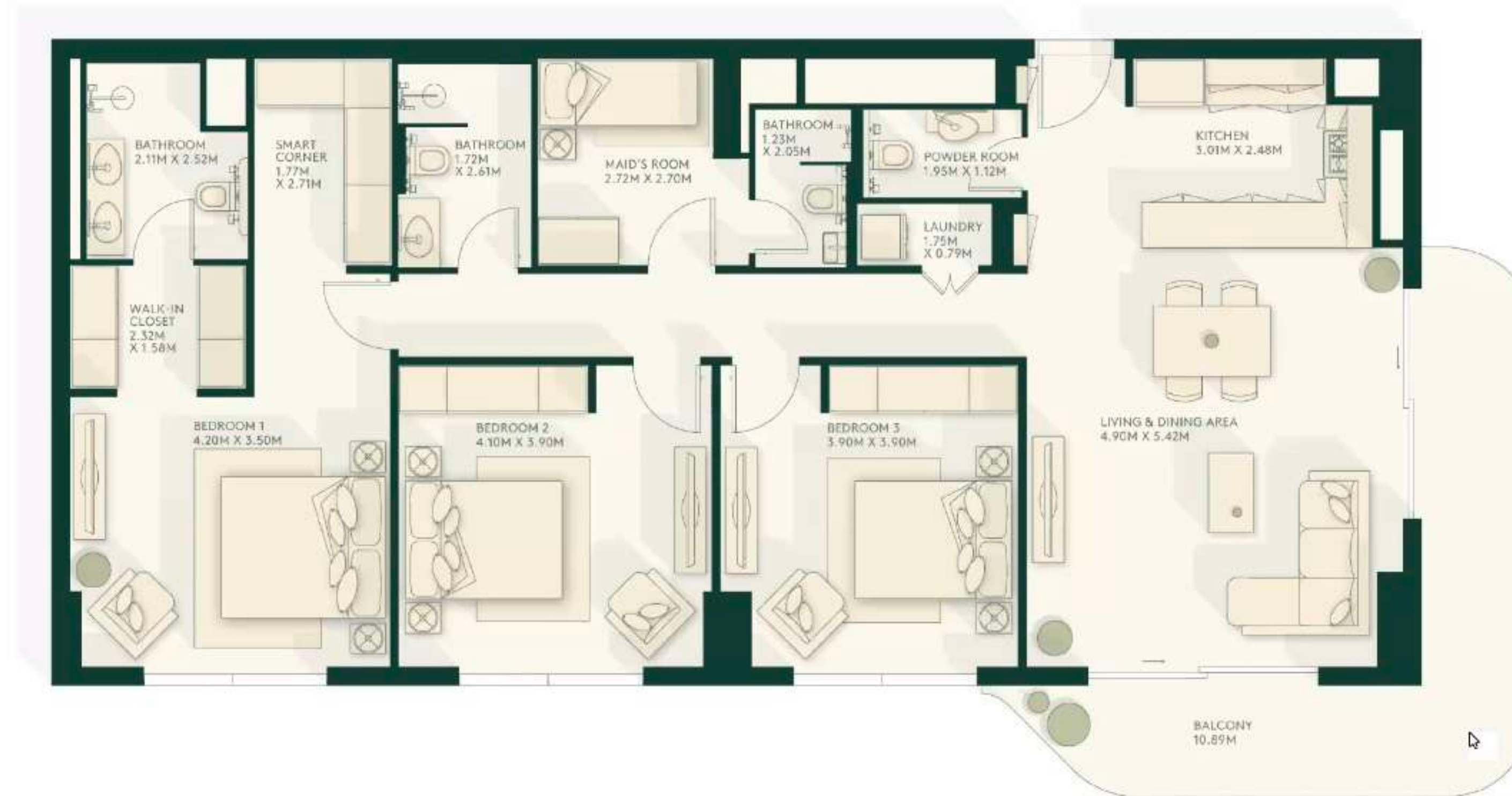
3 Bedroom – Type A Corner

153.224 SQM



3 Bedroom - Type B Corner

145.533 SQM



3 Bedroom – Type C Corner

179.719 SQM



The details

Choose from tastefully warm or refreshingly light colour schemes:



Dark colour scheme

Throughout the apartment:



Doors:
Laminate



Walls & ceiling:
Paint



Apartment floor:
Porcelain tile

Kitchen:



Upper cabinet:
Laminate



Lower cabinet:
Laminate



Counter top:
Porcelain tile

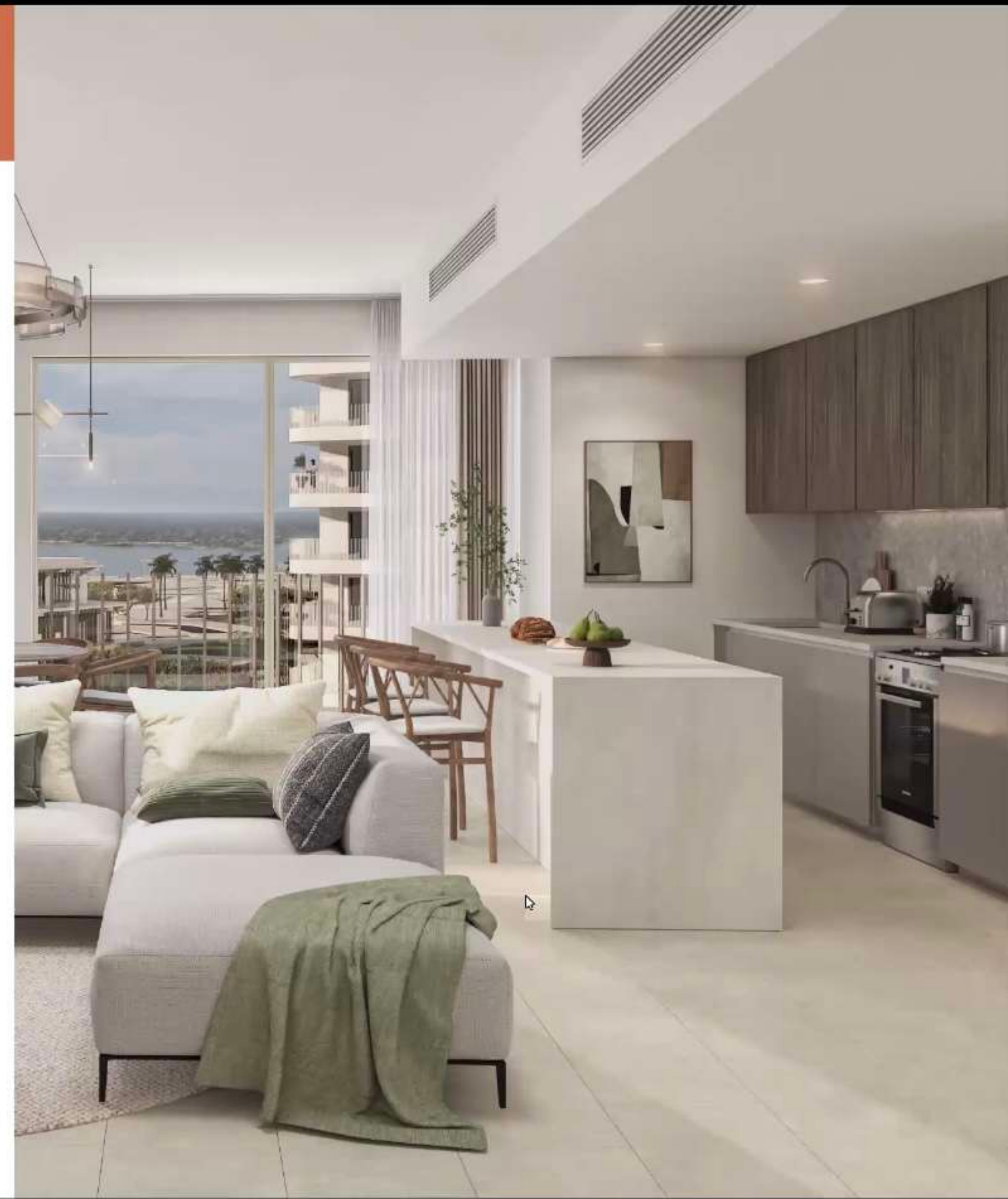
Bathroom:



Bathroom wall
Porcelain tile



Shower wall:
Porcelain tile



Light colour scheme

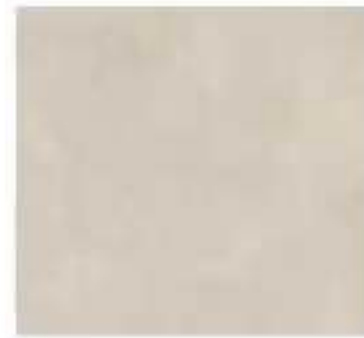
Throughout the apartment:



Doors:
Laminate



Walls & ceiling:
Paint



Apartment floor:
Porcelain tile

Kitchen:



Upper cabinet:
Laminate



Lower cabinet:
Laminate



Counter top:
Porcelain tile

Bathroom:



Bathroom wall
Porcelain tile



Shower wall:
Porcelain tile





BALANCED LIVING IN THE
HEART OF NATURE





PRIVATE THEATRE



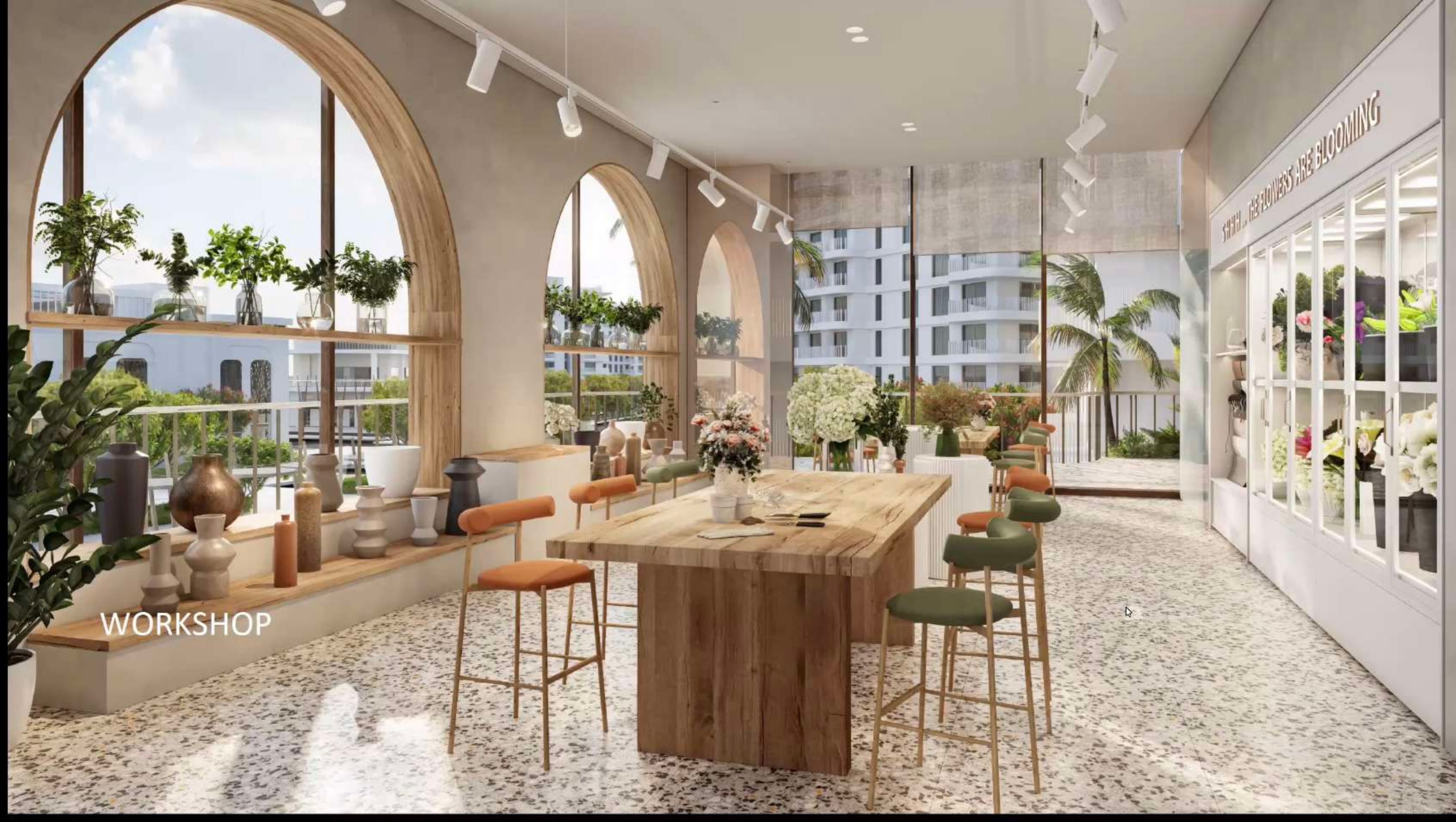
YOU DON'T HAVE TO BE
PERFECT TO BE HERE





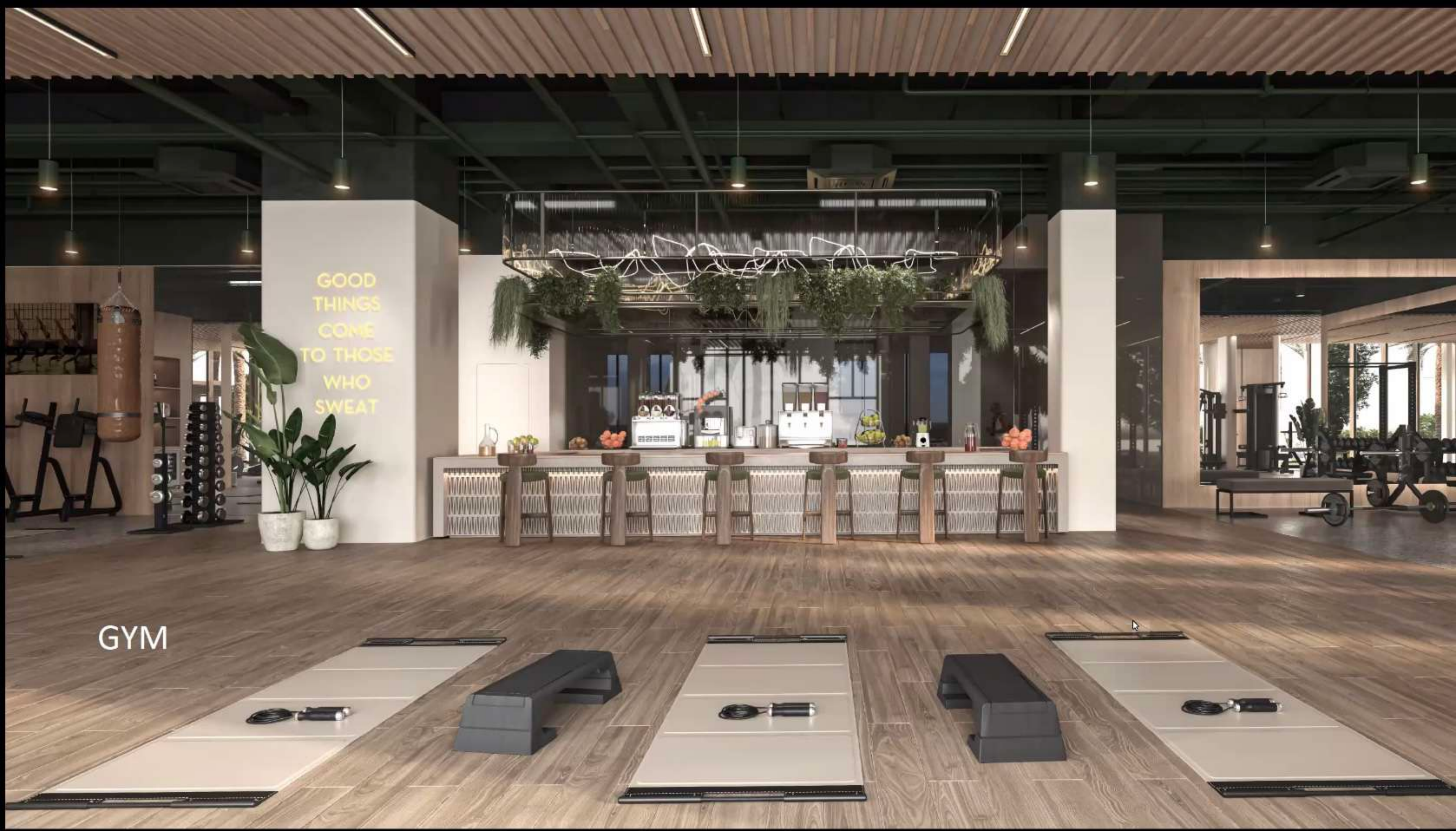






WORKSHOP

THE POWERS ARE BLOOMING



GOOD
THINGS
COME
TO THOSE
WHO
SWEAT

GYM



MADE FOR AN
EXCEPTIONAL EVERYDAY



KIDS' PLAYROOM





BRING THE
OUTSIDE IN



SPA





WORK-LIFE
BALANCE



DETAILS



KEY FACTS | UNIT PRICING

Unit Model	Avg Price (AED)
Studio	805,000
1 BHK	1,357,000
2 BHK	2,076,000
2 BHK + M	2,463,000
3 BHK	3,103,000



KEY FACTS | GENERAL

- All residential apartment buildings range from G+5 to G+8
- All units include the following appliances:
 - Cooker & range hood
 - Fridge
 - Dishwasher
- AC chilled water system with fan coil units



KEY FACTS | SERVICE CHARGES & PARKING

- Service charge calculated at:
 - AED 15.70 per sqft
 - AED 168.96 per sqm
 - Applicable to all residential units
- All residential units have basement parking
 - 1 space for studios, 1BHK, 2BHK
 - 2 spaces for 3BHK, 4BHK (private)
 - Additional spaces available for purchase (subject to availability) at handover



KEY FACTS | PAYMENT PLAN

#	Milestone	Date	50/50
1	SPA Sign Date	Upon signing	5%
2	Contractor appointment	31 March 2024	10%
3	Piling works completion	30 November 2024	10%
4	Superstructure 50%	30 June 2025	10%
5	Superstructure 100%	31 January 2026	10%
6	Façade Completion	31 October 2026	5%
7	Handing Over (H/O)	30 June 2027	50%

HANDOVERS TO COMMENCE MID 2027

