



# MAMSHA AL SAADIYAT

LOCATION: SAADIYAT ISLAND COMPLETED: Q2 2019

Mamsha Al Saadiyat is set in the heart of the Cultural District of Abu Dhabi on Saadiyat Island. The beautiful beachfront development consists of 461 units, across 9 mid-rise residential buildings with 1-4BR apartments, townhouses and 5BR duplex penthouses. The complex sits along a 1.4km sandy beach, with plenty of restaurants, cafes and entertainment spots all within walking distance.

## FACILITIES

- SWIMMING POOL
- CONCIERGE SERVICES
- BBQ AREAS
- PARKING
- CYCLING TRACKS
- RESTAURANTS & CAFES
- GYM
- DIRECT BEACH ACCESS

## SIZES & PRICES

1 BR FROM 1,460 SQFT	ON REQUEST
2 BR FROM 2,432 SQFT	ON REQUEST
3 BR FROM 3,713 SQFT	ON REQUEST
4 BR FROM 5,737 SQFT	ON REQUEST
5 BR FROM 16,350 SQFT	ON REQUEST
TOWNHOUSES FROM 3,285 SQFT	ON REQUEST

## LOCAL AMENITIES / INFRASTRUCTURE

**SUPERMARKETS:** Carrefour Market, Leen Express, Saadiyat To Go Supermarket, Waitrose

**PUBLIC TRANSPORT:** BUS – Jcques Chirac St/Saadiyat Louvre

**SCHOOLS/NURSERIES:** Cranleigh British International School, Insead Business School, Paris-Sorbonne University, NYU Abu Dhabi

**PETROL STATION:** ADNOC Saadiyat

**MEDICAL FACILITIES:** Consultants Medical Center (CMC), Abu Dhabi Telemedicine Centre, Well Care Medical Center, Basel Medical Center

**RETAIL/F&B:** On-site, Warehouse 421, Aptitude Café, St Regis Saadiyat Hotel

**LANDMARKS:** Louvre Abu Dhabi, Saadiyat Beach Club, Saadiyat Beach Golf Club, Guggenheim

## LOCATION FACTORS

- CLOSE PROXIMITY TO MANY ESSENTIAL AMENITIES AND FACILITIES, INCLUDING SCHOOLS AND MEDICAL CENTERS
- THE SHEIKH KHALIFA BRIDGE CONNECTS THE ISLAND TO THE MAINLAND OF ABU DHABI
- A STONE'S THROW AWAY FROM THE ICONIC LOUVRE ABU DHABI MUSEUM, AND UPCOMING GUGGENHEIM ABU DHABI AND ZAYED NATIONAL MUSEUM
- LOCATED RIGHT ALONG THE COASTLINE OF THE ISLAND
- 5 MINUTES FROM LOUVRE ABU DHABI
- 5 MINUTES FROM GUGGENHEIM ABU DHABI
- 17 MINUTES FROM CORNICHE ROAD
- 30 MINUTES FROM ABU DHABI INTERNATIONAL AIRPORT
- RESIDENTS CAN REACH DUBAI IN 1HR 10 MINUTES



+7 969 179 97 79



Each unit in Mamsha Al Saadiyat is finished to the highest quality, with timber or stone flooring throughout, quartz kitchen counters and bathroom units, as well as direct access to the community podium. Floor to ceiling windows will also allow owners to enjoy the beautiful calmness of the blue waters below.

## PITCH POINTS / WHY BUY?

- FREEHOLD FOR ALL GCC NATIONALS- NON GCC EXPATS CAN BUY ON A 99-YEAR LEASEHOLD
- DAZZLING VIEWS AND LUXURY LIFESTYLE
- SAADIYAT ISLAND IS ONE OF THE MOST SOUGHT-AFTER AREAS OF ABU DHABI, BOTH TO LIVE AND FOR RECREATION
- VERY BEAUTIFUL ISLAND, WITH PLENTY OF ENTERTAINMENT AND DINING OPTIONS
- CULTURAL DISTRICT OF ABU DHABI
- ALL PROPERTIES COME UNFURNISHED
- MAMSHA AL SAADIYAT IS THE FIRST DEVELOPMENT ON THE ISLAND

**PROMOTION:** Refer to developer available promotions

**PAYMENT PLAN:** 40/60

**ROI:** Similar residences on Saadiyat Island 7-7.8%

## DEVELOPER OVERVIEW

Aldar Properties PJSC is the leading real estate developer in Abu Dhabi, and is one of the most well known in the United Arab Emirates. The company began in 2005 and continues to develop exciting and innovative projects, such as the internationally recognized HQ building situated in the Al Raha Beach development, the Gate Towers in Shams Abu Dhabi on Al Reem Island, in addition to Yas Island's F1 circuit.

## THINGS TO KNOW

SERVICE CHARGE:	AED 13 PER SQFT
ALLOCATED PARKING:	YES (1 per unit)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY - ANYTIME.

## IN CLOSE PROXIMITY

- 170m CARREFOUR MARKET
- 1.4km BUS STOP- JACQUES CHIRAC ST
- 2.7km CRANLEIGH BRITISH SCHOOL
- 4km SHEIKH KALIFA BRIDGE
- 7.2km CONSULTANTS MEDICAL CENTER
- 8.3km PETROL STATION
- 14km ABU DHABI



## KEY FEATURES

- SPACIOUS HIGH SPEC ACCOMMODATION WITH FIRST CLASS AMENITIES, INCLUDING 1.4KM BEACHFRONT
- SWIMMING POOLS AND A GYM IN EACH MID-RISE BUILDING
- CHILDREN'S PLAYGROUNDS AND SPORTS AREAS
- WIDE VARIETY OF RETAIL AND F&B OUTLETS WITHIN THE COMMUNITY AND SURROUNDING AREA
- ALL RESIDENCES COME WITH AT LEAST ONE BALCONY
- ALL UNITS COMES WITH BUILT-IN WARDROBES