
AL GHADEER
GARDENS
LIVE WHERE
LIFE GROWS


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
GARDENS
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.





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

THE FIRST CHAPTER OF SOMETHING GREATER

Al Ghadeer 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.

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.

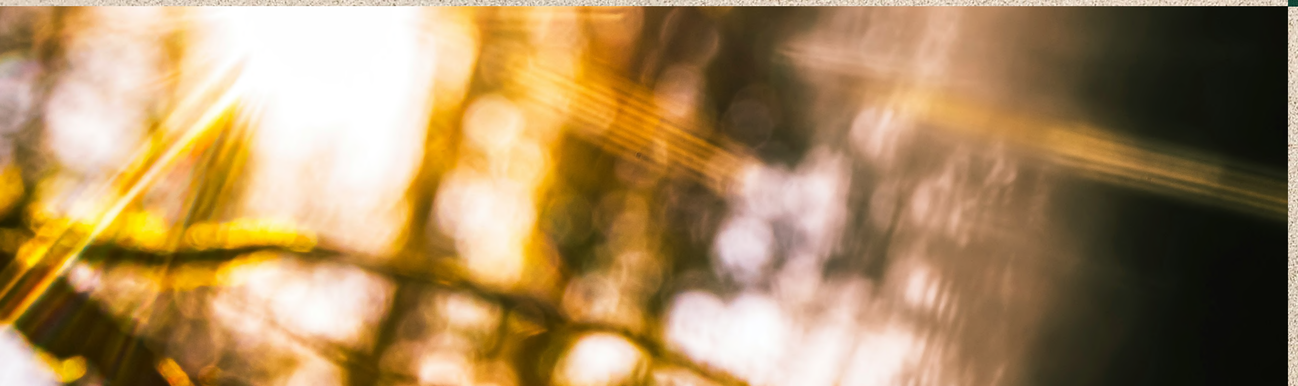
THE SCHOOL RUN IS NOW A SCHOOL WALK

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.





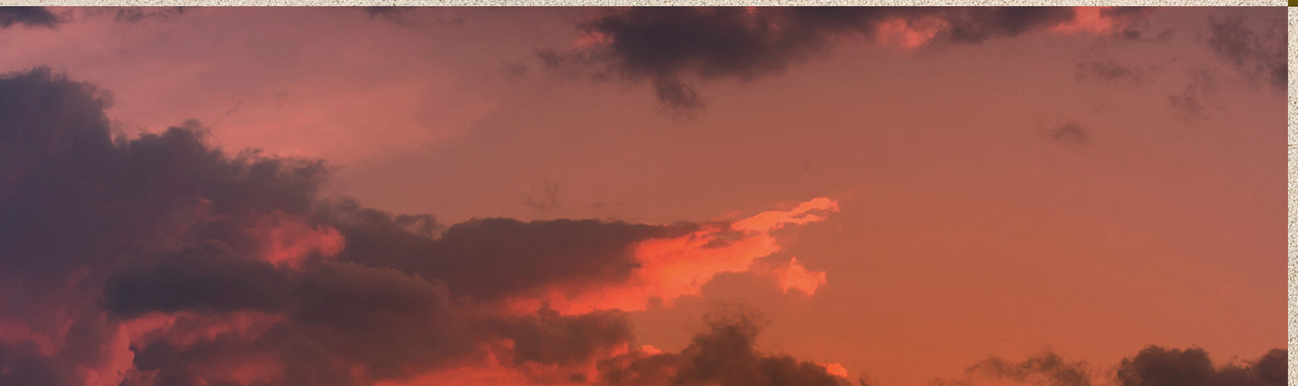
BUILT FOR THE RITUAL OF COMING TOGETHER

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	Events Lawn
Swimming Pool	Edible Garden
Splash Pad and Water Slide	Desert Stargazing Lawns
General Play Area	Pedestrianised Streets
Basketball Court	Al Ghadeer British School
Padel Court	Shaded Walkways





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.



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






EAT DRINK NAP
BOSCH


Aesop
Aesop
Aesop.

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











GENERAL FLOOR & STAIRCASE FLOOR FINISH PORCELAIN TILE

GENERAL METAL BRUSHED BRONZE





DARK SCHEME

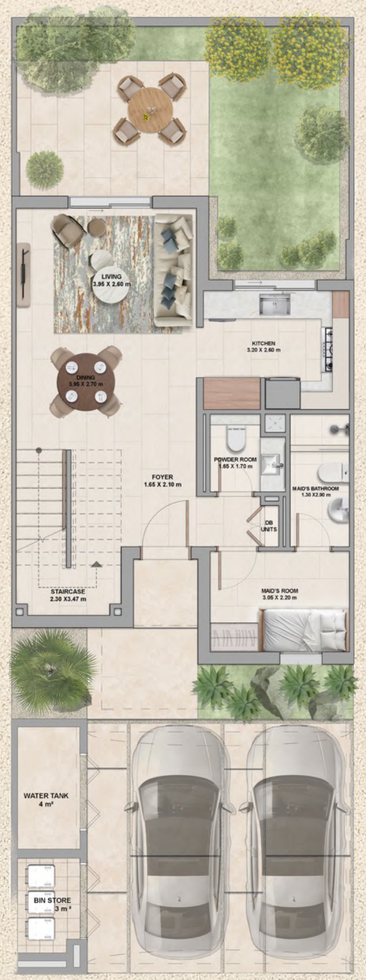





DADAISM
EAT DRINK NAP
BOSCH


Aesop
Aesop

2 BEDROOM TOWNHOUSE



GROUND FLOOR

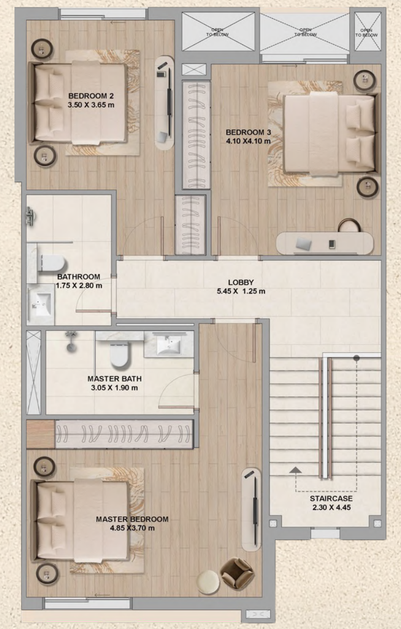


FIRST FLOOR

3 BEDROOM TOWNHOUSE MIDDLE



GROUND FLOOR



FIRST FLOOR

3 BEDROOM TOWNHOUSE CORNER

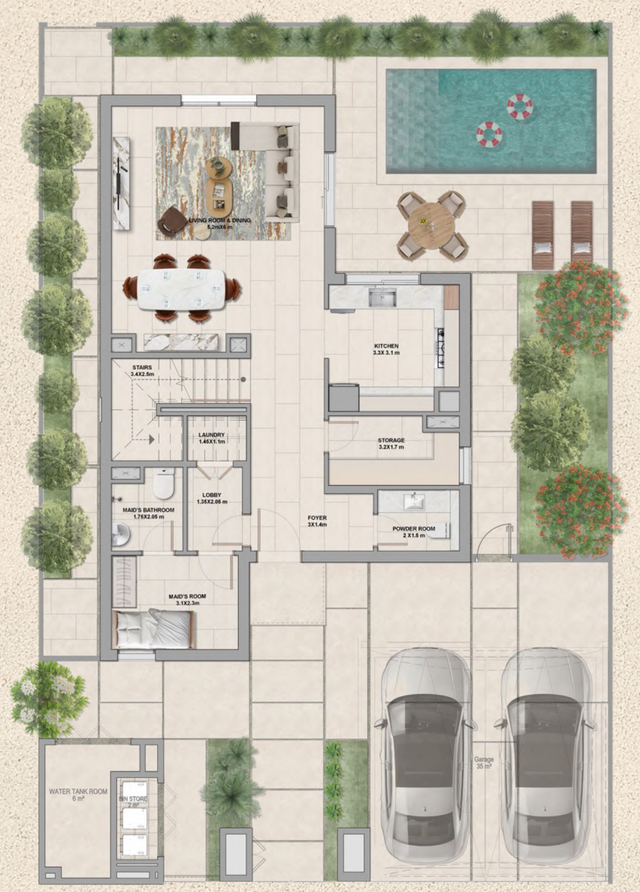


GROUND FLOOR



FIRST FLOOR

4 BEDROOM VILLA



GROUND FLOOR



FIRST FLOOR


LIVE WHERE
LIFE GROWS

PROPERTY SHOP
INVESTMENT