



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 young girl with dark hair is lying on her back in a field of tall grass at dusk. She is wearing a light blue button-down shirt and reddish-brown pants. She is holding a thin, dry plant stem in her right hand, reaching it up towards the sky. The background features a row of modern, two-story houses with large windows and balconies, some of which are lit up. Palm trees are scattered among the houses. The sky is a deep blue with many stars visible, and the horizon shows a soft orange glow from the setting sun.

A SPACE BUILT

TO BREATHE



AL GHADEER

G A R D E N S

Following the complete sell-out of its first release, the new release at Al Ghadeer Gardens is now open. Set between Abu Dhabi and Dubai, a growing family community brings nature, connection, and everyday ease together in one place.

BETWEEN TWO WORLDS. BEYOND BOTH.

16 minutes from Al 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

PART OF SOMETHING GREATER

Al Ghadeer is already an established address between Dubai and Abu Dhabi. It's part 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 as it continues to grow.

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 part of it.







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.







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
- Desert Stargazing Lawns
- Pedestrianised Streets
- Al Ghadeer British School
- Shaded Walkways



A photograph of three children riding scooters on a paved path in a modern residential neighborhood. The child in the foreground is wearing a blue helmet and a dark blue shirt, smiling at the camera. Behind them are two other children, one in a yellow helmet and one in a green helmet. The path is lined with green hedges and trees, and modern houses are visible in the background. The scene is captured in a motion-blurred style, suggesting movement.

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.

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

A photograph of two children, a girl and a boy, in a garden setting. The girl, on the left, is wearing a striped shirt and blue overalls, and is smiling while looking down at her hands. The boy, on the right, is wearing a striped polo shirt and blue shorts, and is smiling while holding a tomato plant. They are both crouching next to large, cylindrical planters filled with soil. A basket of tomatoes is on the ground near the boy. The background shows a residential area with houses and trees.

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 dark pants, is pushing a metal shopping cart filled with brown paper grocery bags. She is smiling and looking towards the right. Next to her, another woman with dark hair, also in a white top, is walking. In the background, two children, a girl in a pink skirt and a boy in a red shirt, are walking away from the camera. The scene is set on a paved walkway next to a modern building with large glass windows. The sun is low on the horizon, creating a warm, golden glow and long shadows. 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.

A young child with dark hair, wearing a dark blue t-shirt, is laughing joyfully while being held by two adults. The adults' hands are visible, gripping the child's arms. They are standing on a large, green lawn. In the background, there are modern houses and trees, with a warm, golden light from the setting or rising sun creating a soft glow and long shadows across the grass.

GENERAL PLAY AREA

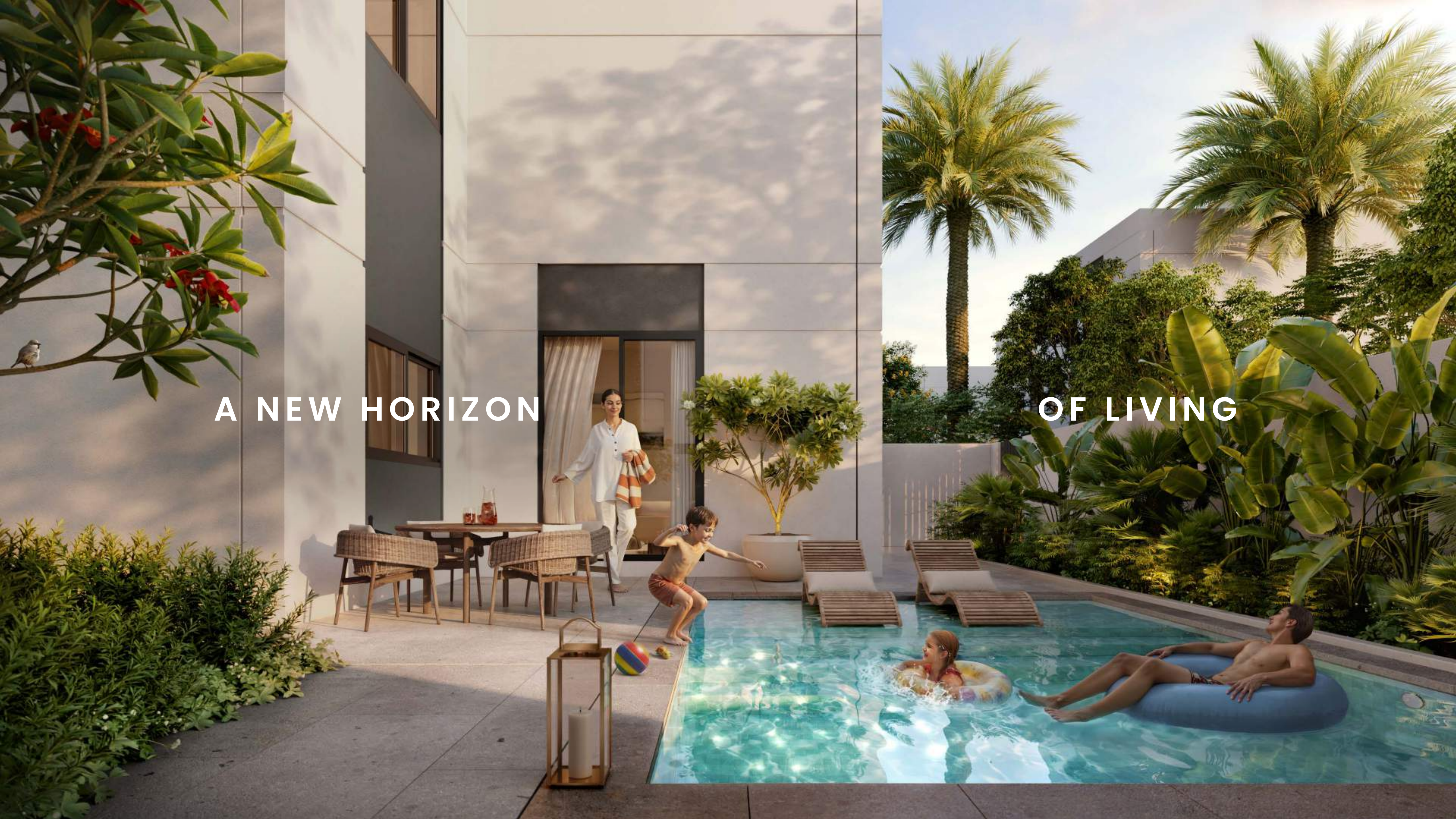
Room for kids to roam, imagine, and play freely. Where childhood feels fuller, and every moment opens up into something more.



WHERE LIFE THRIVES SUSTAINABLY

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

It's a place that feels good to live in and does good by design, where communal gardens feed the neighbourhood and bring people together for a closer, healthier community.



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.

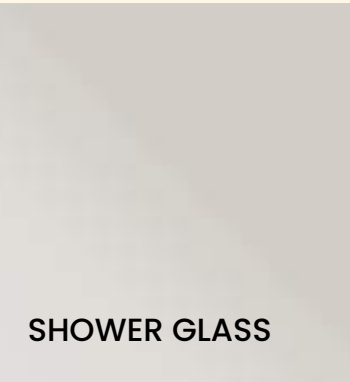




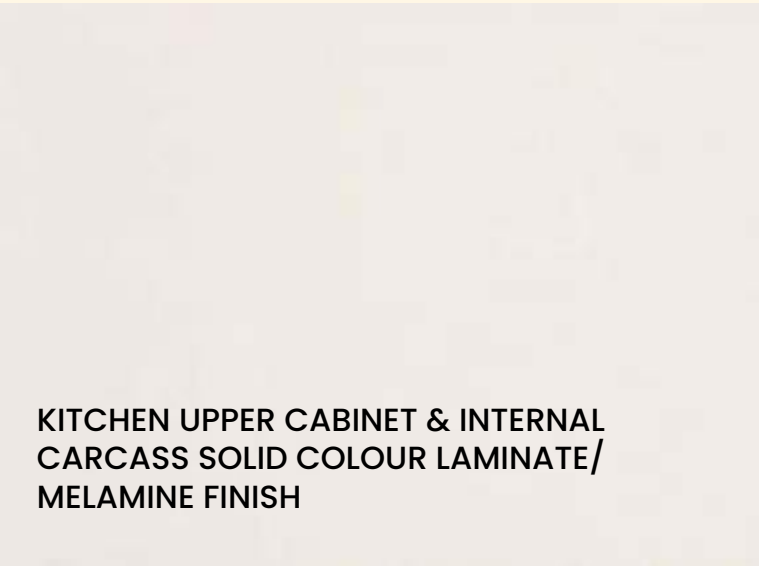
CEILING PAINT



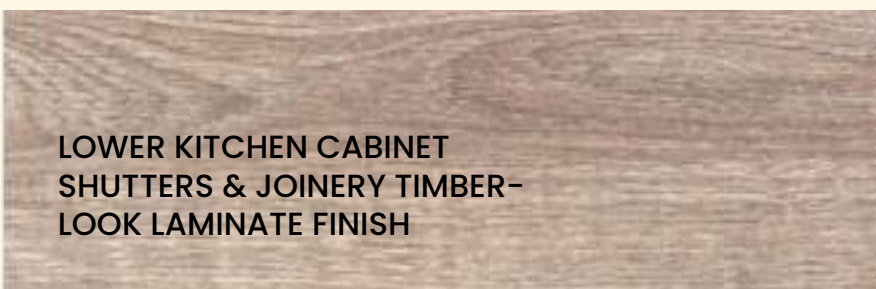
WALL PAINT



SHOWER GLASS



KITCHEN UPPER CABINET & INTERNAL
CARCASS SOLID COLOUR 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

L I G H T

S C H E M E











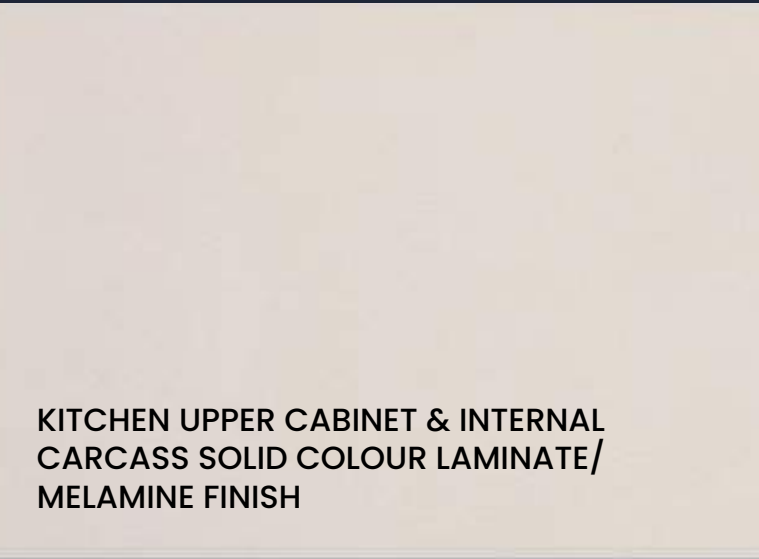
CEILING PAINT



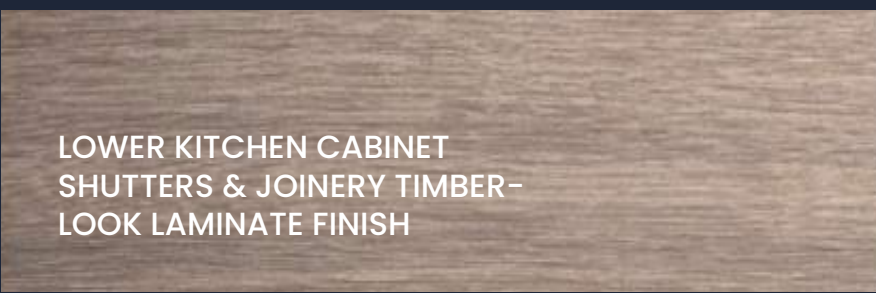
WALL PAINT



SHOWER GLASS



KITCHEN UPPER CABINET & INTERNAL
CARCASS SOLID COLOUR 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











housebook

international real estate
IT-platform for agents

WhatsApp for communication 

Managers of partnerships



Alevtina
Kapustina



Svetlana
Guseva

housebook.deals

partner@housebook.deals