



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 woman with dark hair, wearing a light blue button-down shirt and reddish-brown trousers, lies on her back in a field of tall green grass. She is looking up at the sky and holding a thin, white, branch-like object in her right hand. In the background, a row of modern, two-story houses with large windows and balconies is visible. The houses are illuminated from within, and palm trees are scattered around them. The sky is a deep blue with a hint of orange from the setting or rising sun. The overall mood is peaceful and serene.

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.





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.

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

WHERE STARS

OUTNUMBER

STREETLIGHTS

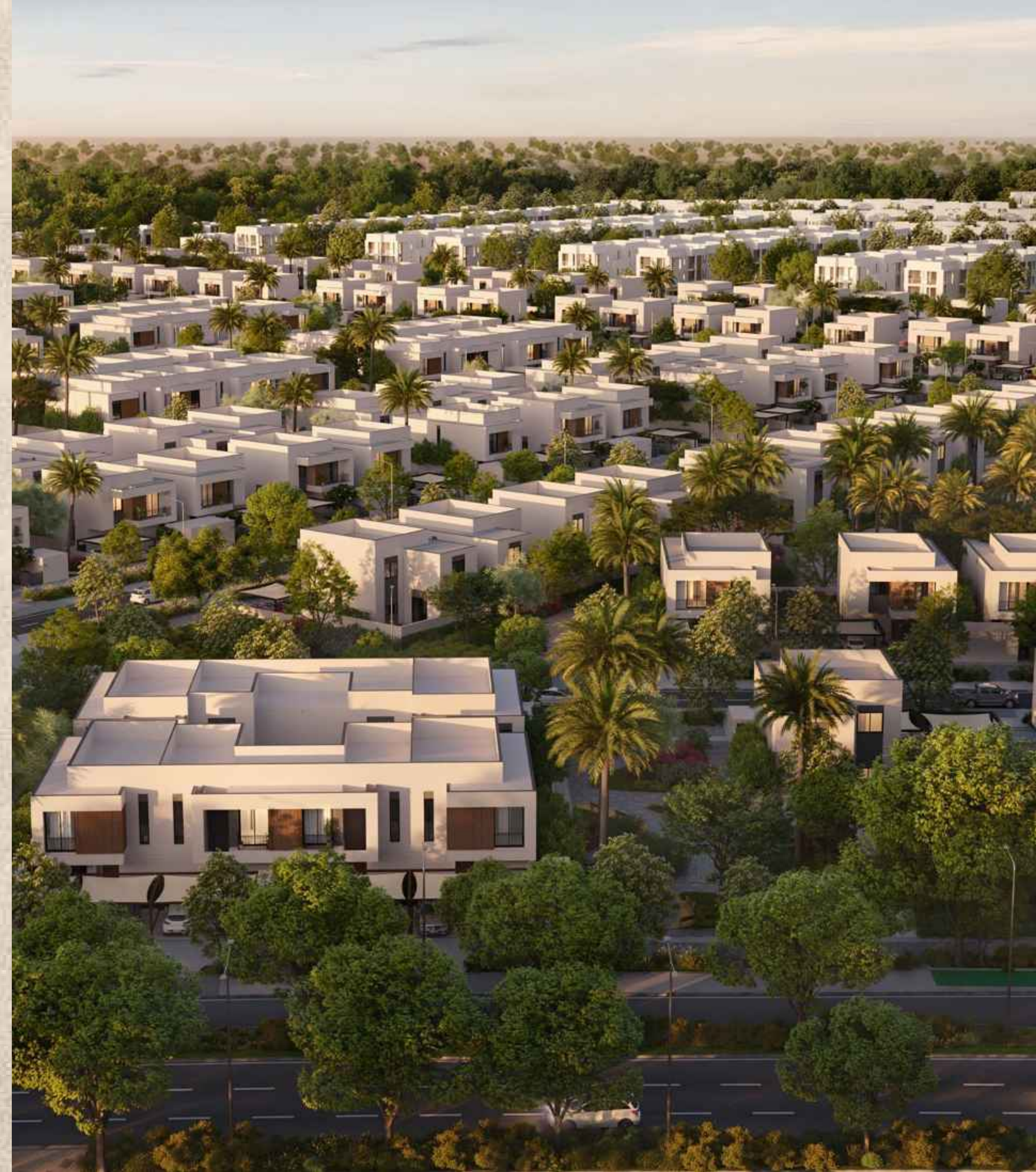


AL GHADEER GARDENS

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 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.





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A man in a blue shirt, white shorts, and a white cap is running on a blue tennis court, holding a tennis racket. A yellow tennis ball is in the air near the net. In the background, another player is visible on the opposite side of the net. The scene is set at sunset, with long shadows and a warm glow from the sun behind a chain-link fence and trees.

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 t-shirt, smiling at the camera. Behind them are two other children, one in a yellow helmet and one in a green helmet, also riding scooters. The path is lined with green hedges and trees, and a modern, multi-story house is visible in the background. The scene is captured in a cinematic style with warm, golden-hour lighting.

STREETS THAT PRIORITISE PEDESTRIANS

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

A modern community center at dusk. The building features large glass windows and doors, illuminated from within, showing people inside. A large swimming pool is in the foreground, with two people swimming. The pool is surrounded by a paved deck with lounge chairs. Several tall palm trees are planted around the pool and building. The sky is a deep blue with some clouds. The overall atmosphere is relaxed and modern.

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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A young girl and a young boy are in a garden. The girl, on the left, is wearing a striped shirt and blue overalls, and is smiling while looking at her hands. The boy, on the right, is wearing a striped polo shirt and blue shorts, and is smiling while holding a small 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 fence and some buildings.

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 shirt and black pants, is pushing a metal shopping cart filled with several brown cardboard grocery bags. She is walking on a paved sidewalk next to a modern building with large glass windows. In the background, two young children, a girl in a pink skirt and a boy in a red shirt, are playing on the sidewalk. The scene is set during sunset, with long shadows cast across the pavement and a warm, golden light illuminating the scene. The building's interior lights are visible through the glass doors.

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 low-angle, first-person perspective shot of a young child with brown hair, wearing a dark blue t-shirt, laughing joyfully with their mouth wide open. Two adult hands are visible, one on each side, holding the child's hands. They are standing on a large, well-maintained green lawn. In the background, there are modern houses and trees, with long shadows cast across the grass, indicating it is late afternoon or sunset. The overall mood is warm and joyful.

GENERAL PLAY AREA

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



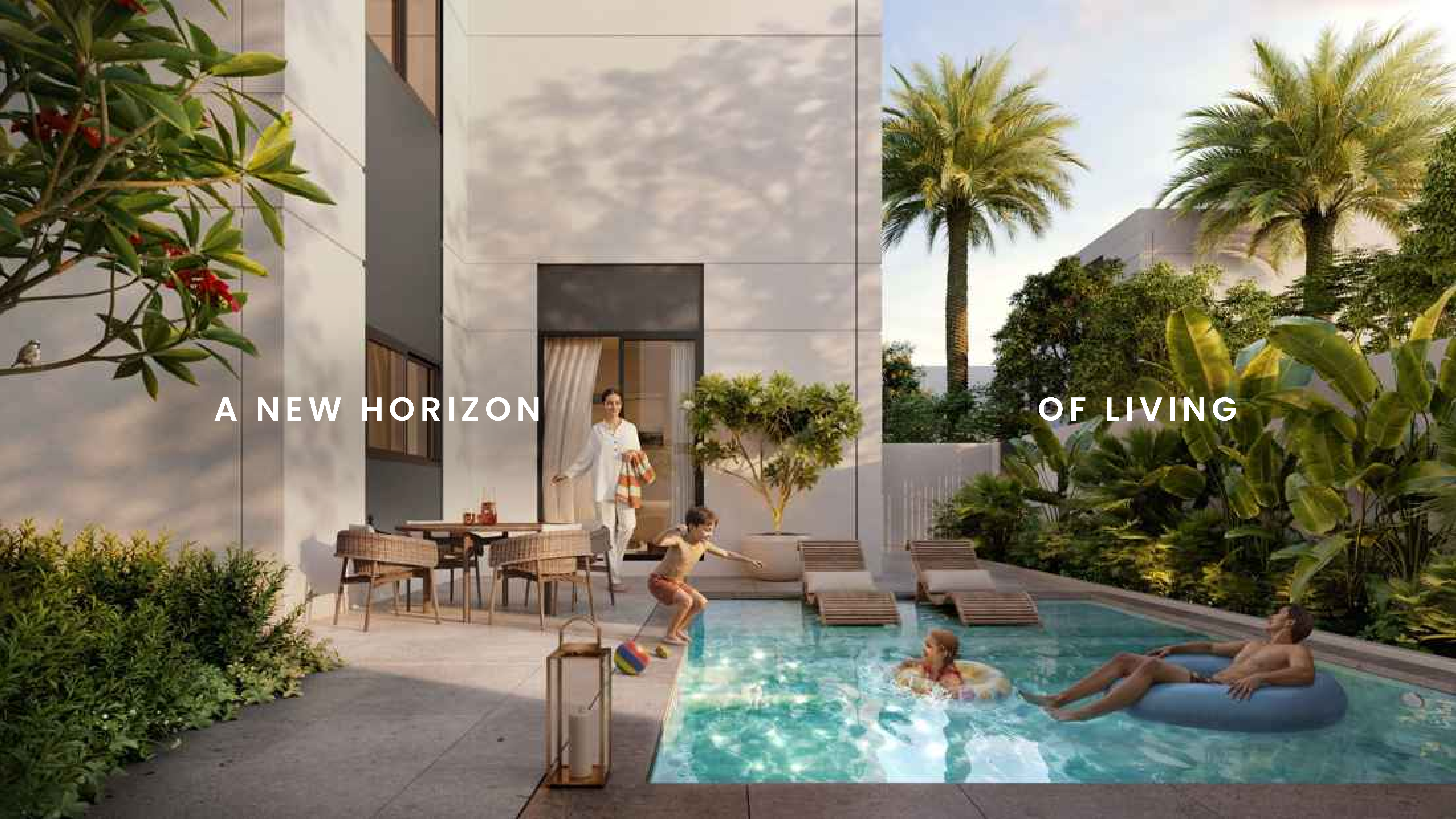
WHERE LIFE THRIVES SUSTAINABLY

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.



















2 BEDROOM TOWNHOUSE MIDDLE



GROUND FLOOR



FIRST FLOOR

2 BEDROOM TOWNHOUSE CORNER

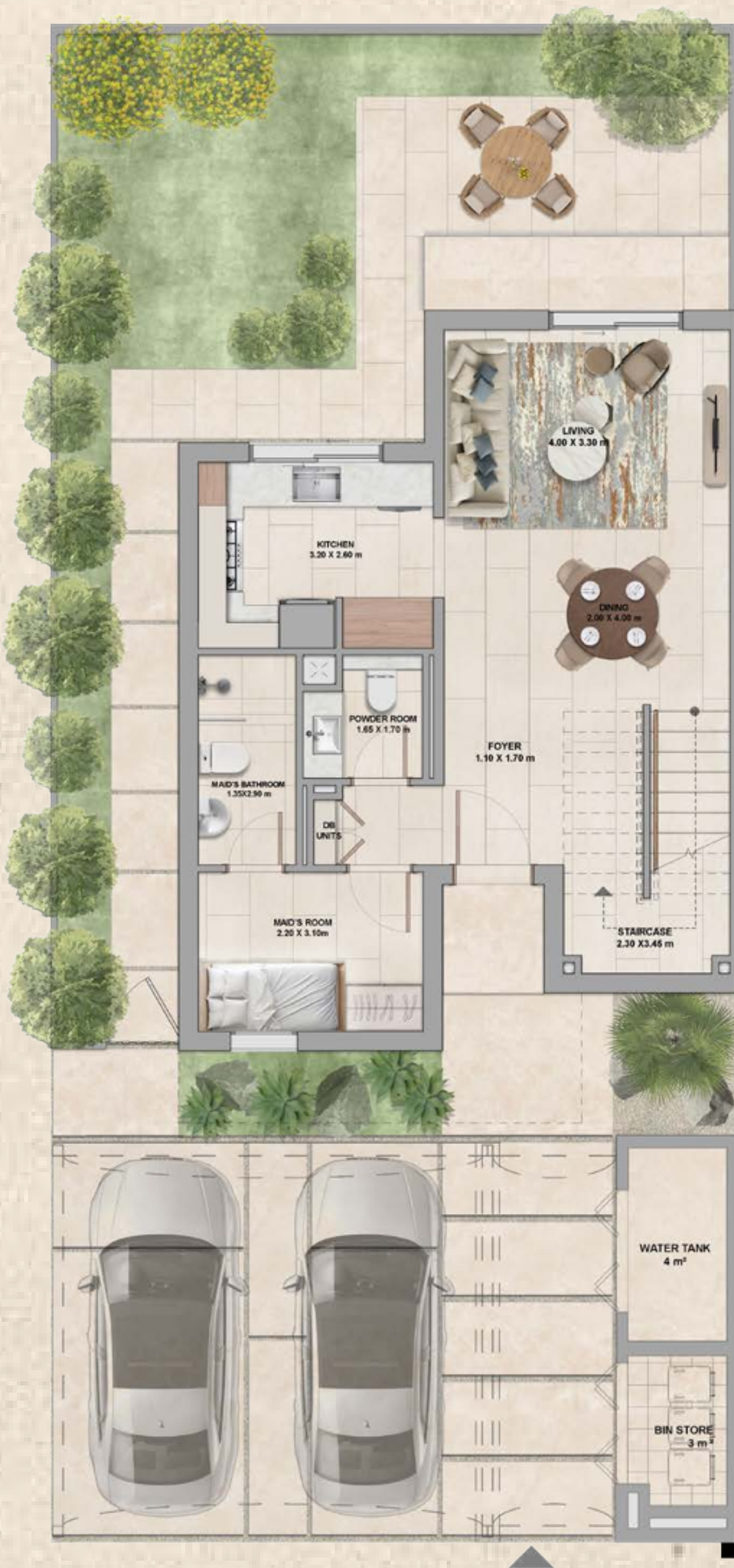


GROUND FLOOR



FIRST FLOOR

3 BEDROOM TOWNHOUSE CORNER



GROUND FLOOR



FIRST FLOOR

4 BEDROOM VILLA



GROUND FLOOR



FIRST FLOOR

A family consisting of a man in a white thobe and ghutra, a woman in a beige abaya and hijab, and a young boy in a white t-shirt and khaki pants are walking along a paved path in a modern garden at night. The garden is illuminated by warm, low-lying lights, and the sky is dark with a visible moon. In the background, there are modern buildings and a playground area.

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** | Call **800 ALDAR**

