

# Studio Apartment for Sale in Gardenia Bay, Yas Island, Laurel – | 38.86 SQM | Balcony | 50/50 Payment Plan

**\$940,000**

📍 Gardenia Bay - Yas Island



## Contact Information



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## Description

**SUPER HOT DEAL | Studio Apartment for Sale in Gardenia Bay, Yas Island, Laurel | 940k**

Own a piece of Yas Island's newest lifestyle community with this elegant **studio apartment in Laurel Building, Gardenia Bay**. Perfectly designed for modern living and investment, this unit offers high

functionality, natural light, and access to wellness-driven amenities—alongside a flexible **50/50 post-handover payment plan**.

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## Property Details:

- **Location:** Laurel Building – Gardenia Bay, Yas Island, Abu Dhabi
  - **Type:** Studio Apartment
  - **Size:** 38.86 SQM (**418 SQFT**)
  - **Balcony:** Yes
  - **View:** Community-facing
  - **Status:** Off-plan
  - **Handover:** Q2 2027
  - **Payment Plan:** 50% during construction / 50% on handover
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## Unit Highlights:

- Contemporary open-plan layout
  - Natural light with floor-to-ceiling windows
  - Private balcony with peaceful community view
  - Sleek kitchenette and modern bathroom
  - Excellent entry-point into Yas Island living
- 

## Community Amenities:

- Crystal lagoon and beachfront promenade
- Pools, gyms, yoga & wellness zones
- Co-working lounges and community spaces
- Pet-friendly parks and green courtyards
- Proximity to Yas Mall, Yas Park, and major attractions

## About Gardenia Bay – Where Nature Meets the Waterfront

**Gardenia Bay** is a vibrant waterfront community on **Yas Island**, designed to blend **sustainable living** with modern luxury. Developed by **Aldar**, one of Abu Dhabi’s most trusted names in real estate, the project offers a unique lifestyle surrounded by lush greenery, tranquil lagoons, and expansive open spaces.

# Project Highlights:

- **Prime Yas Island Location** – Minutes away from Yas Mall, SeaWorld, Ferrari World, Yas Marina Circuit, and Abu Dhabi International Airport
- **Stunning Water Views** – Waterfront apartments designed to offer uninterrupted sea and canal views
- **Modern Architecture** – Sleek, open-plan layouts with high-end finishes and floor-to-ceiling windows
- **Sustainable Design** – Energy-efficient homes, landscaped parks, and community gardens
- **World-Class Amenities**
  - Infinity pools & state-of-the-art gyms
  - Jogging & cycling tracks
  - Co-working spaces, cafes & retail
  - Community clubhouse & wellness centers
  - Children’s play areas and open green parks

## Why Invest in Gardenia Bay?

- Ideal for both **end users and investors** seeking value and long-term returns
- Part of **Abu Dhabi’s Vision 2030** with rising demand for Yas Island properties
- High potential for **rental income** due to its iconic location and facilities
- Flexible payment plans and original pricing available for a limited time

 **Book a consultation with XIS Real Estate today** to learn more about this investment opportunity in **Gardenia Bay**—where wellness meets waterfront luxury.

### Details

|               |                                    |                 |                                      |
|---------------|------------------------------------|-----------------|--------------------------------------|
| Property ID   | Gardenia Bay-Yas 03                | Price           | \$940,000                            |
| Property Size | 418 m²                             | Bathroom        | 1                                    |
| Garage        | 1                                  | Year Built      | 2027                                 |
| Property Type | Apartments, Hot Deals, Residential | Property Status | For Sale, Handover Q4 2027, Off Plan |

### Additional details

|       |             |                   |                                                                 |
|-------|-------------|-------------------|-----------------------------------------------------------------|
| PRICE | Low Premuim | SustainableDesign | Energy-efficient homes, landscaped parks, and community gardens |
|-------|-------------|-------------------|-----------------------------------------------------------------|

Modern Architecture

Sleek, open-plan layouts with high-end finishes and floor-to-ceiling windows

Stunning Water Views

Waterfront apartments designed to offer uninterrupted sea and canal views

Features

- ✓

Barbeque
- ✓

Lawn
- ✓

WiFi

Prime Yas Island Location

Minutes away from Yas Mall, SeaWorld, Ferrari World, Yas Marina Circuit, and Abu Dhabi International Airport

- ✓

Gym
- ✓

Swimming Pool

Energy Class

Energetic class:

A+



Images



# Gardenia Bay Launch Journey



## MASTERPLAN



# MASTERPLAN

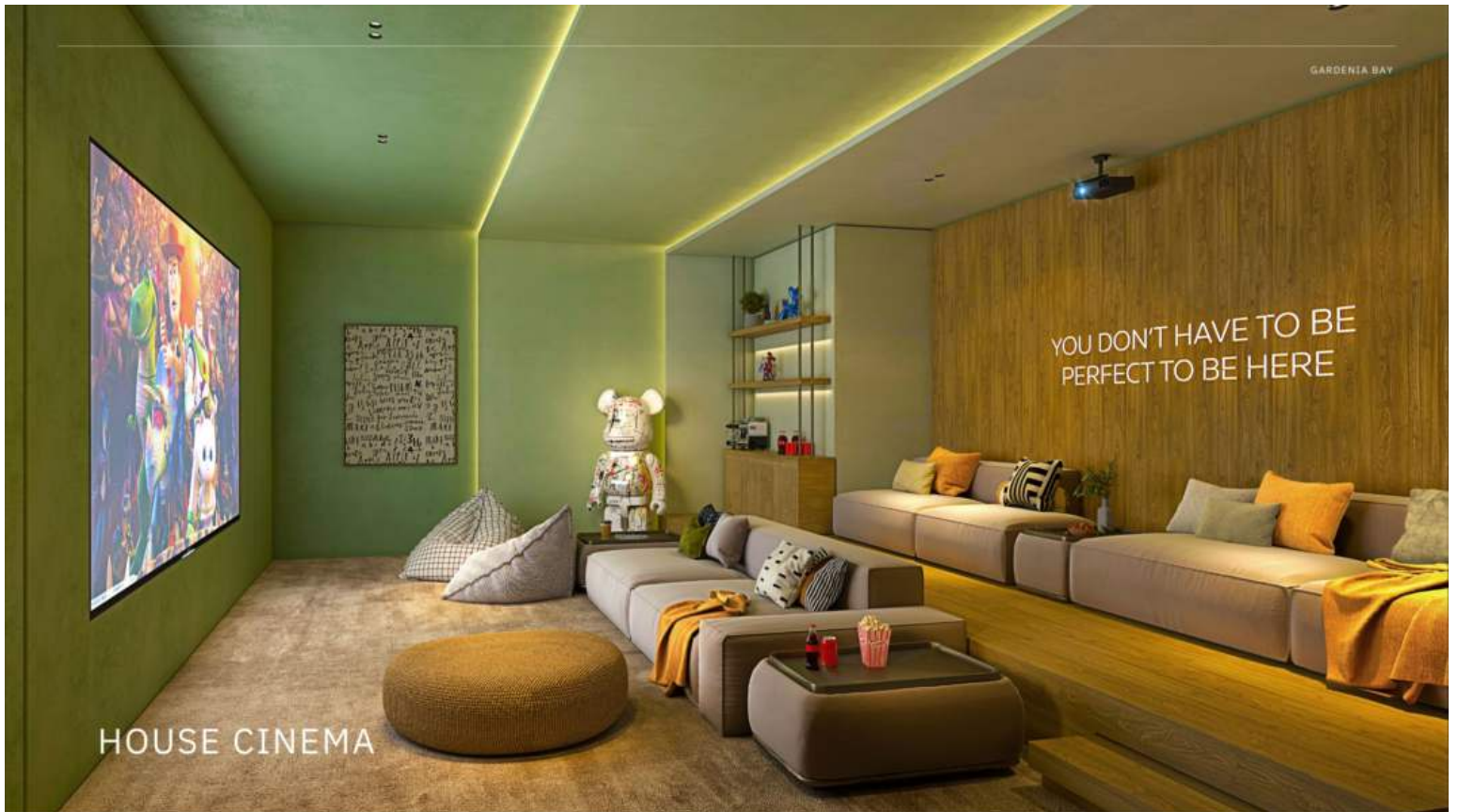


## Gardenia Bay Launch Journey





GYM



HOUSE CINEMA





