

mangrove

V I L L A G E

Brochure of the collection of villas
in the Abu Dhabi Gate City area

Mangrove Village is a collection of 312 elegant villas situated in the gated community of Abu Dhabi Gate City.



Premium waterfront community

Abu Dhabi Gate City is a coastal area near the Mussafah Bridge in Abu Dhabi. Homes here are surrounded by prestigious schools, landmarks, shopping centers, medical facilities, and restaurants. With top-notch amenities like private gardens and beaches, the villas in this area are among the most sought-after properties in Abu Dhabi.

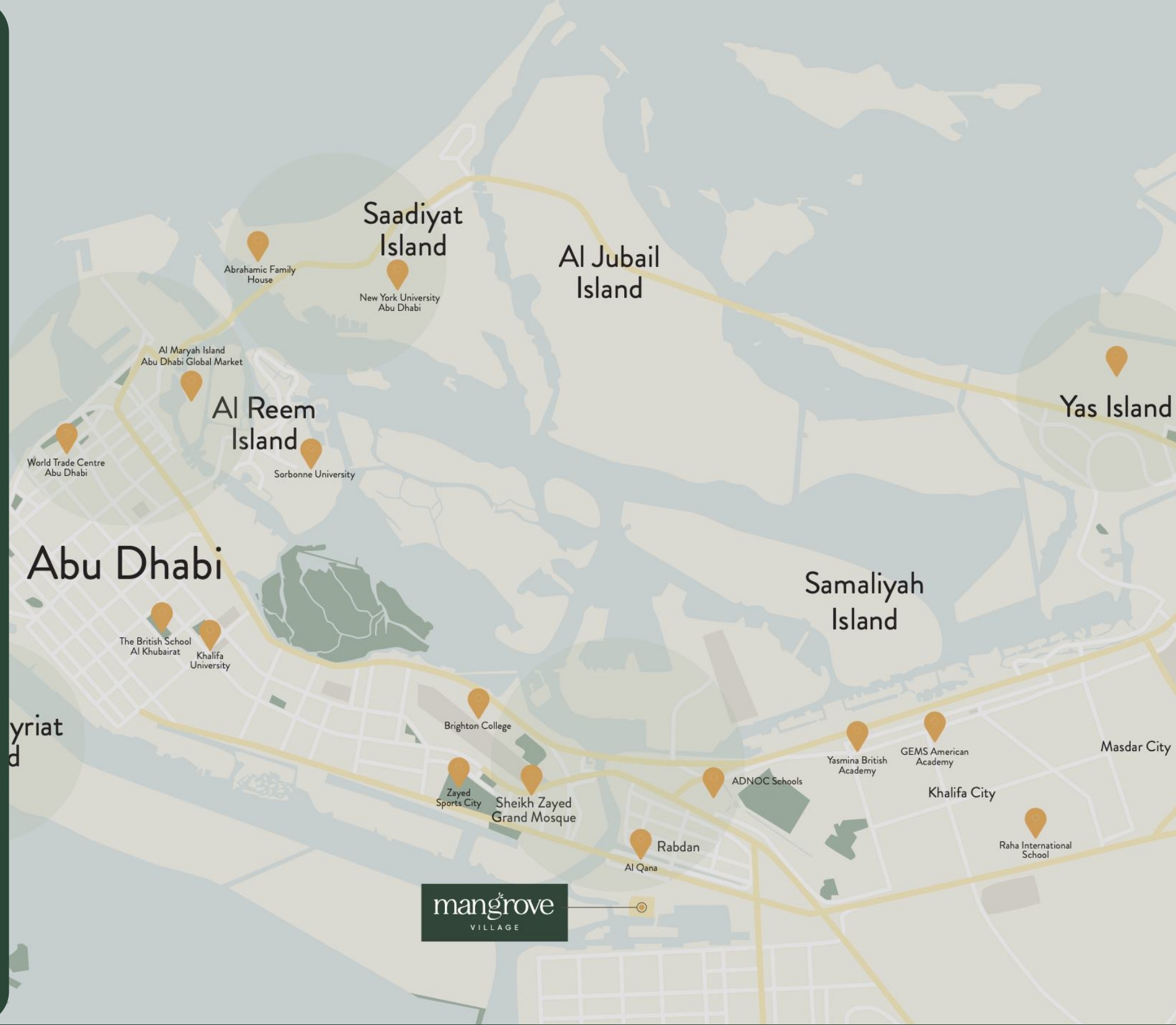


20 minutes to center of Abu Dhabi

The strategic location offers a tranquil and secluded living experience away from the city's hustle and bustle, while still being close to the heart of the capital. Convenient exit to Al Ain Road and Al Khaleej Al Arabi Street ensures easy access to other areas of Abu Dhabi.

4 minutes to Al Maqtaa Mall Shopping Center
9 minutes to Zayed Sports City Stadium
30 minutes to Yas Island

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warm colors

open balconies

Arabic-Style Architecture

The villas' facades are designed in warm sandy tones, elegantly combining Arabic patterns with modern elements. Panoramic windows enhance the buildings' contemporary appeal while emphasizing their sophisticated design.

The project features two-story villas with 4 to 5 bedrooms.

area: 326 m² – 436 m²

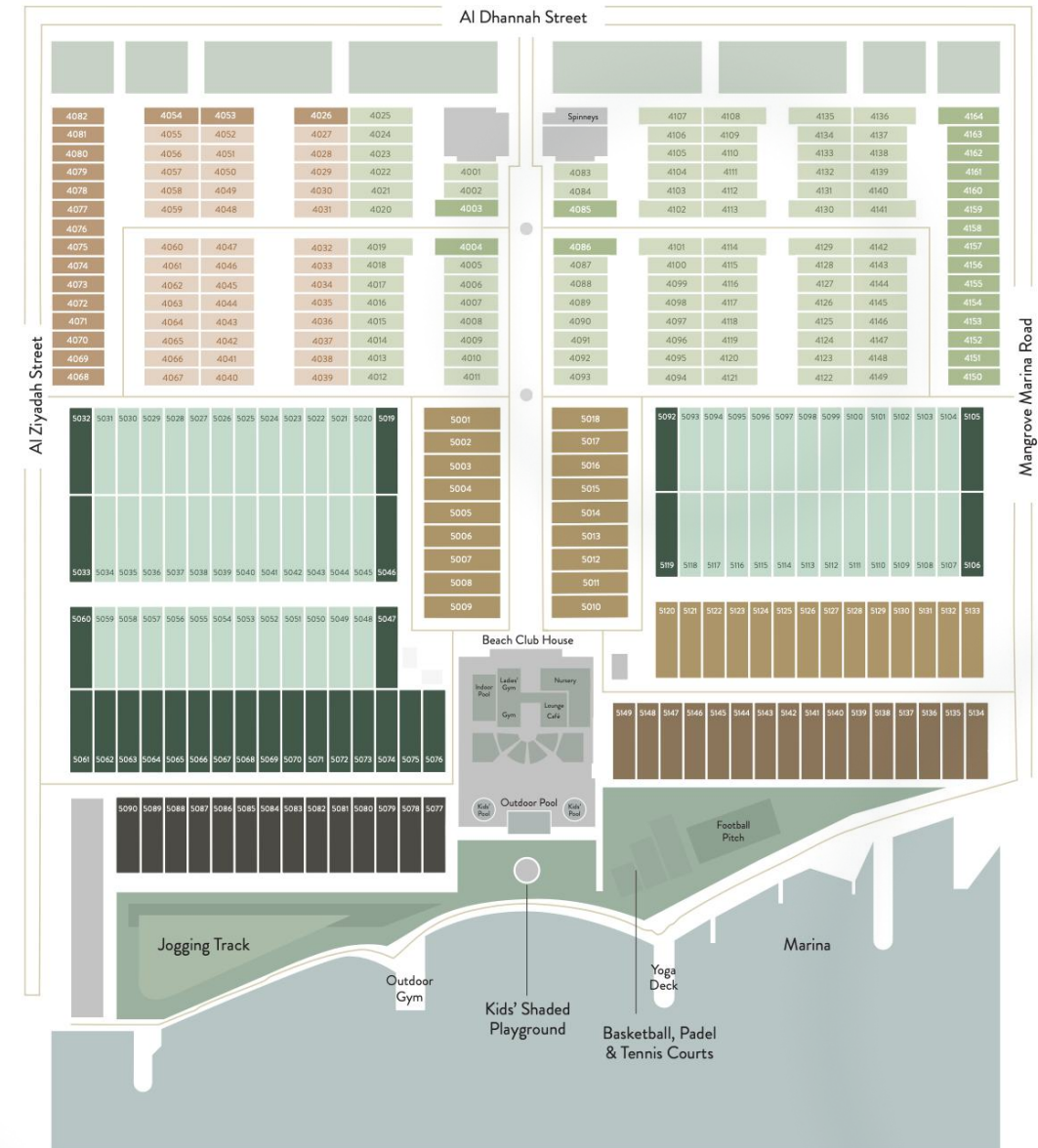
separate laundry rooms

maid's room

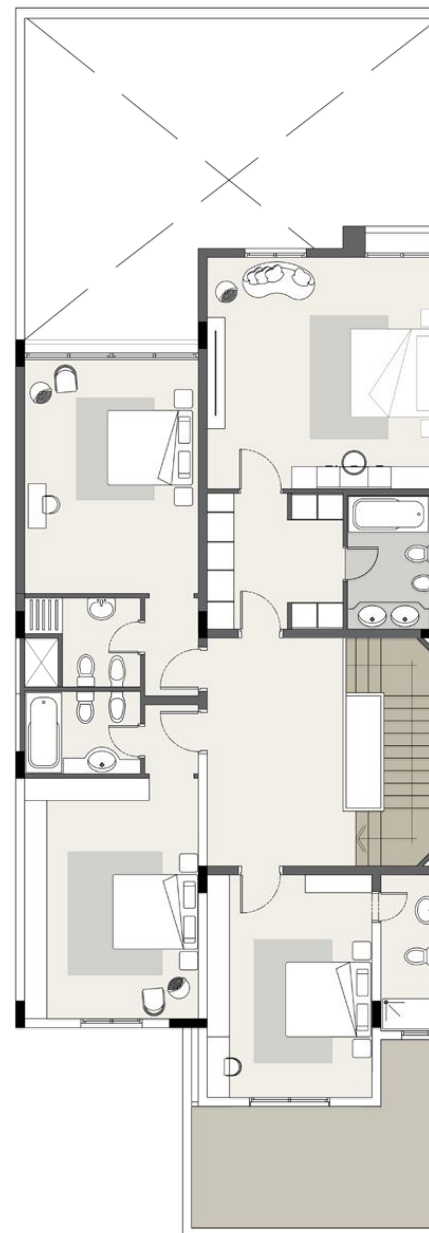
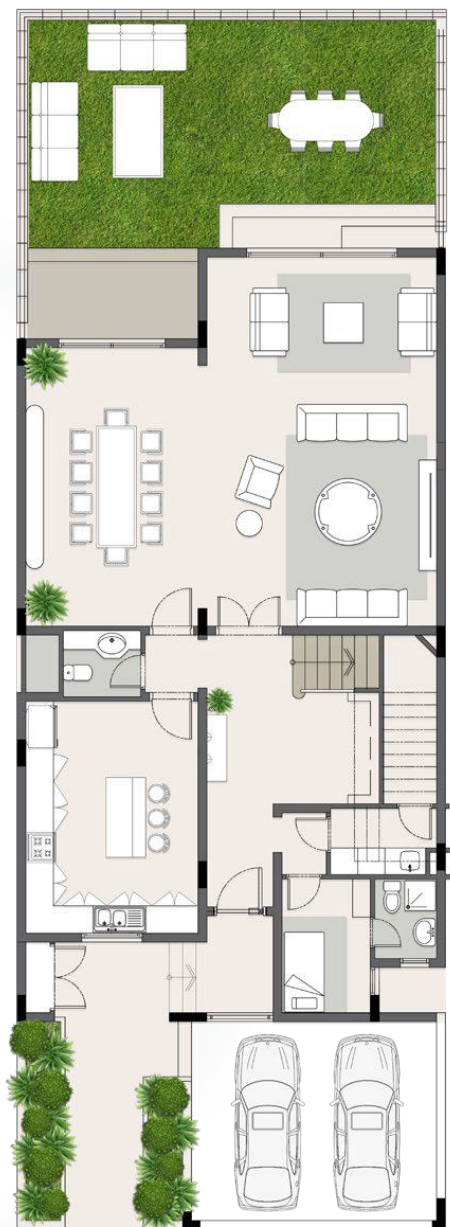
ample storage



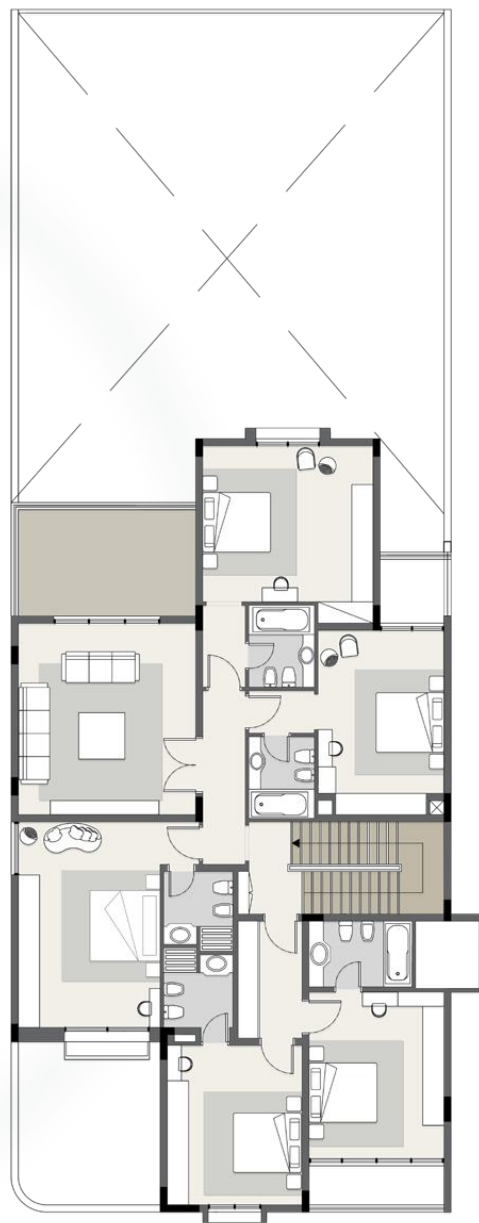
- Four Bedroom - Standard
- Four Bedroom - Premium*
- Four Bedroom Large - Standard
- Four Bedroom Large - Premium*
- Five Bedroom - Standard
- Five Bedroom - Premium*
- Five Bedroom with Pool - Premium*
- Five Bedroom with Pool and Park View - Premium*
- Five Bedroom with Pool and Sea View - Premium*



The four-bedroom villa layout



The five-bedroom villa layout



Enjoy picturesque views of the community and the serene waters of the Persian Gulf from private verandas.

Private courtyard with pool in each villa

Each villa includes a backyard, perfect for relaxing by your private pool on sunny days. You can also create a dining area here, making it an ideal spot for enjoying meals and spending quality time with family and friends.



Wide range of amenities

Residents of Mangrove Village can enjoy a range of premium amenities, including yacht marinas, both covered and open-air swimming pools, a state-of-the-art fitness center, as well as supermarkets and waterfront restaurants. For sports enthusiasts, there are sports courts and running trails available.



Direct beach access

Residents of Mangrove Village have exclusive access to a private beach, allowing them to enjoy a secluded seaside retreat without leaving the community.

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The community features a well-maintained playground where children can enjoy hours of fun and play.

26 min by car

Warner Bros. World Abu Dhabi

The largest covered theme park in the world owned by the company Miral, cost 1 billion dollars to build. The park features characters from franchises such as Warner Bros, Looney Tunes, DC Comics, Hanna-Barbera and more.

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26 min by car

Ferrari World

Visit the largest covered theme park in the world, dedicated to the Ferrari brand, where you can take a flight over Italy on a special simulator, swim through the ocean floor, and ride at a speed of 240 km/h on American roller coasters.



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9 min by car

Zayed Sports City

Spend your weekends with loved ones enjoying a match at the largest sports complex in the UAE — Zayed Sports City. The arena hosts regular large-scale events that will satisfy the sports passion of any athlete.

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Yas Beach

9 min by car

This is a spotless beach with crystal-clear water and mangrove thickets, where you can not only relax on the white sand, but also try various water sports.

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Project developer — Al Ain Properties

Al Ain Properties is a dynamically developing investment company in Abu Dhabi, founded in 1996 by Sheikh Hamdan Bin Zayed Al Nahyan. The company specializes in residential real estate, hotels and educational institutions.



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