








YOU ARE A GUIDE TO THE
WORLD OF LUXURY

 www.svrealstate.agency

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Yas
Golf Collection

VIEWS



HOME, AS YOU DREAMED IT

WHERE LIFE HAPPENS AT YOUR DOORSTEP



EVERYTHING WE DO COMES FROM THE HEART

Aldar is one of the most trusted and recognised real-estate lifestyle developers in the UAE. Our goal isn't simply to build properties. We strive to shape communities that people love to live in.

Communities that become homes, brimming with life and everything we love. Because home isn't just a place, it's a feeling. And that's what we promise to deliver to you every day.

Revenue
AED 11.2 BN
FY 2022

Net Profit
AED 3.1 BN
FY 2022

Aldar Development Revenue
AED 7 BN
FY 2022

Aldar Investment Revenue
AED 4.1 BN
FY 2022

Development Sales
AED 14.4 BN
FY 2022



A CITY WITH A COSMOPOLITAN HEART

Abu Dhabi is a city with heart. People from all over the world have been drawn to its natural beauty, vibrant cultural scene, inspiring heritage and dynamic business landscape. It is the capital of the UAE and a place that people love to call home.





A PROMISING FUTURE AWAITS AT ABU DHABI

The city has been named the safest city in the world

Abu Dhabi currently has 452 private and public schools, and 28 higher education institutions, including various internationality recognized academic institutions such as Sorbonne and New York universities

Abu Dhabi is the UAE's capital and the largest emirate; its contribution to the country's gdp is around \$820 BN

Abu Dhabi's economy shows the fastest growth rates in the MENA region at 10.5%

Abu Dhabi leads the global real estate sector in terms of investment locations among major cities with returns averaging 6.4% in 2022 per annum, compared to the best performing cities in the world

Abu Dhabi is the UAE's thriving capital with one of the most diverse populations in the world. Residents from over 200 nationalities are proud to call the city home

Abu Dhabi is a hub of international travel. 33% Of the world is just a swift 4-hour flight away

Abu Dhabi is undoubtedly a top tourist destination, as demonstrated by the impressive 4.1 million hotel guests registered in 2022



LIVING THE YAS ISLAND WAY

Step out of your home and head towards countless exciting activities. No matter your mood, there's always something to satisfy your desires. So whether you're on the lookout for an adrenaline rush at Ferrari World Abu Dhabi, Yas Waterworld Abu Dhabi, and Warner Bros, or a tranquil evening, relaxing under a beautiful sunset by the beach, everything is just around the corner.

YAS ISLAND MAP

YAS ISLAND MAP

- ENTERTAINMENT
- COMMUNITIES
- HOTELS
- SHOPPING
- SCHOOLS
- LANDMARKS

◀ To Saadiyat Island
20 Minutes

To Dubai ▶
50 Minutes

◀ To Downtown Abu Dhabi
30 Minutes



Yas
Golf Collection
VIEWS

YAS GOLF COLLECTION

The life you've dreamed of starts here.



YAS GOLF COLLECTION VIEWS

A curated collection of fully furnished apartments with breathtaking views and keyless units made for Airbnb hosting.







HOME, AS YOU DREAMED IT

This is the residence of your dreams - where home becomes everything you've ever imagined it to be. A premium community that offers the perfect balance of luxury, convenience, and variety thanks to its prime location and access to a wide range of amenities. The perfect blend of urban living and comfortable elegance.

Where everyone's dreams become a reality.





A HOME THAT FEELS LIKE A RESORT



A PLACE TO CALL HOME

1

AWE-INSPIRING VIEWS

Enjoy views of Yas Theme Parks, Yas Links, and beautiful gardens

2

BUILT WITH SUSTAINABILITY IN MIND

A community designed to meet 2 Pearl Rating

3

CLOSE TO IT ALL

A short drive away from Abu Dhabi, Dubai, and world-famous attractions

4

RESORT-STYLE AMENITIES

Swimming pools, meditation lawns, wellness centers and an enhanced podium garden with exciting outdoor areas are all within the community

5

WORLD-CLASS EDUCATION NEARBY

The best international schools are close by

IN THE HEART OF IT ALL

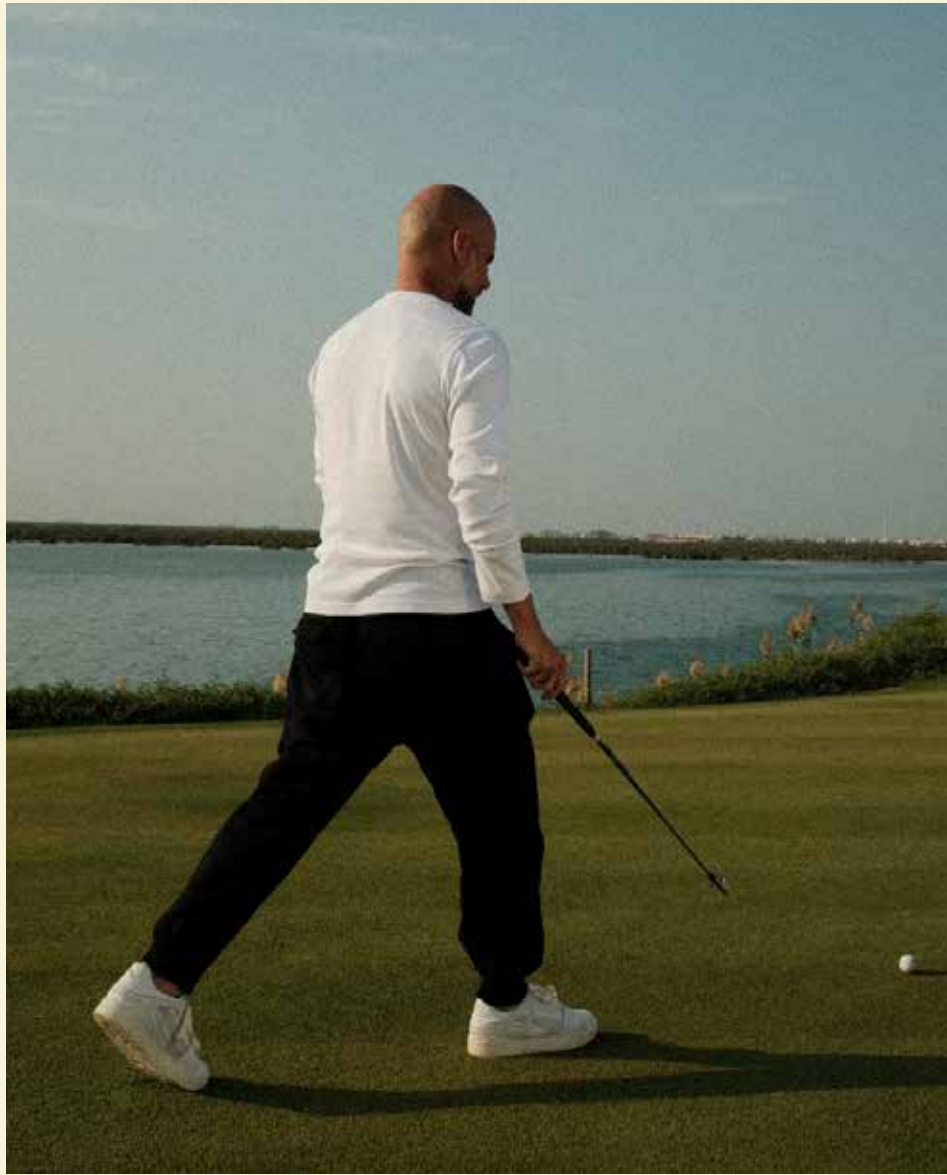
The fun, the thrills, and the excitement are just minutes away from you. No matter what kind of day you're looking for, everything that matters is just a short drive from home.

Yas
Golf Collection

VIEWS



2 MIN
Yas Waterworld
Abu Dhabi



4 MIN
Yas Links

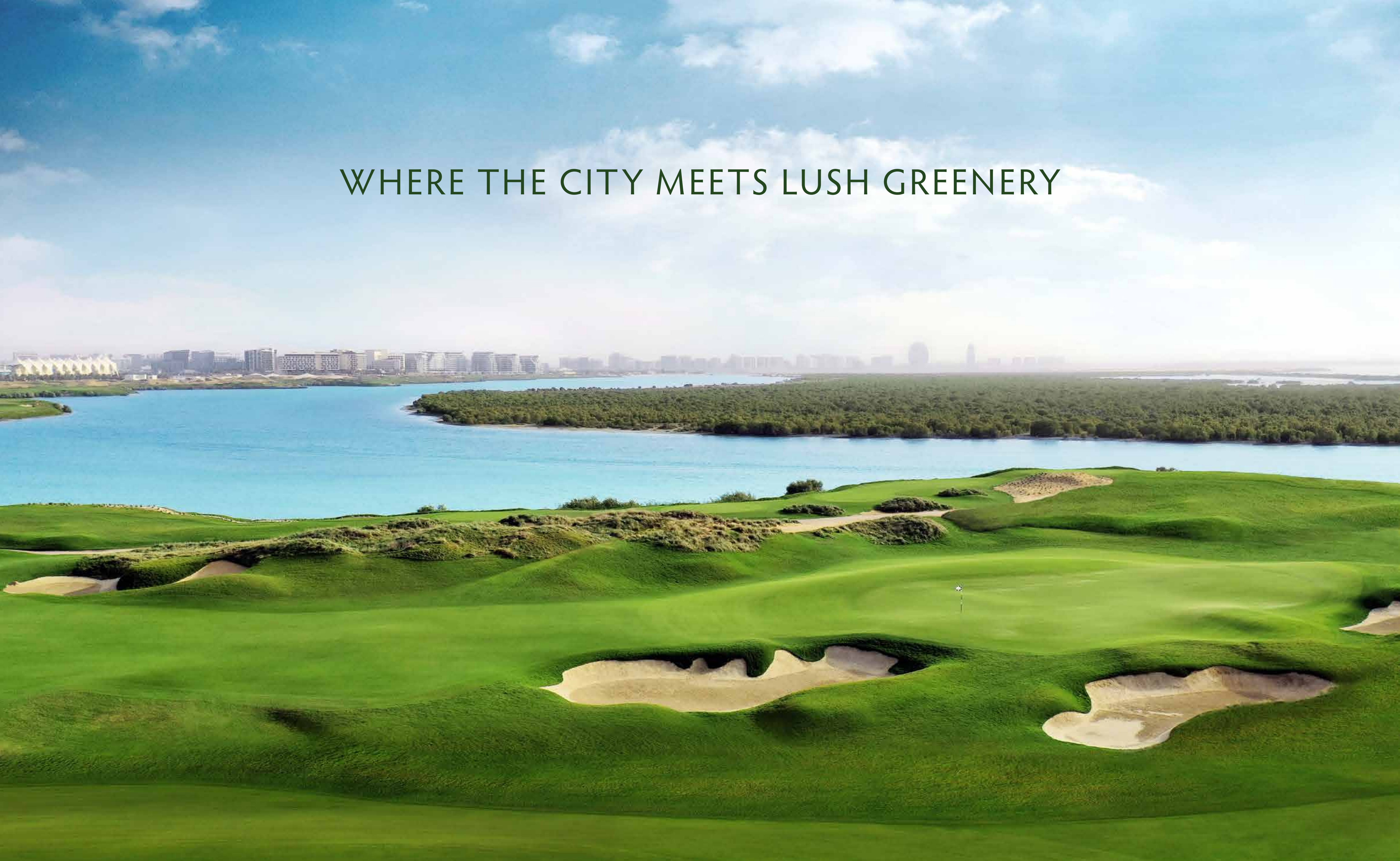


6 MIN
Yas Mall



7 MIN
W Abu Dhabi - Yas Island

WHERE THE CITY MEETS LUSH GREENERY



A NEW AND VIBRANT COMMUNITY THAT STANDS OUT

- Enhanced family friendly podium garden with exciting open-air facilities:

Padel court

Splash pad

Outdoor cinema area

Shaded exercise space

Stunning green areas

- An Airbnb friendly development with keyless units designed to provide hassle-free access for guests.



ENHANCED PODIUM GARDEN

A captivating outdoor retreat that caters to all ages and lifestyles.



SPLASH PAD

Watch the hours go by and let the fun unwind





GO BEYOND
AND DISCOVER
EVERYTHING YAS
GOLF COLLECTION
HAS TO OFFER

AMENITIES TO ENJOY ALL YEAR ROUND

Access to the souq within the community, including
a supermarket, retail, and F&B spaces

Gym

Communal podiums and gardens

Access to an award-winning golf course

Access to swimming pools

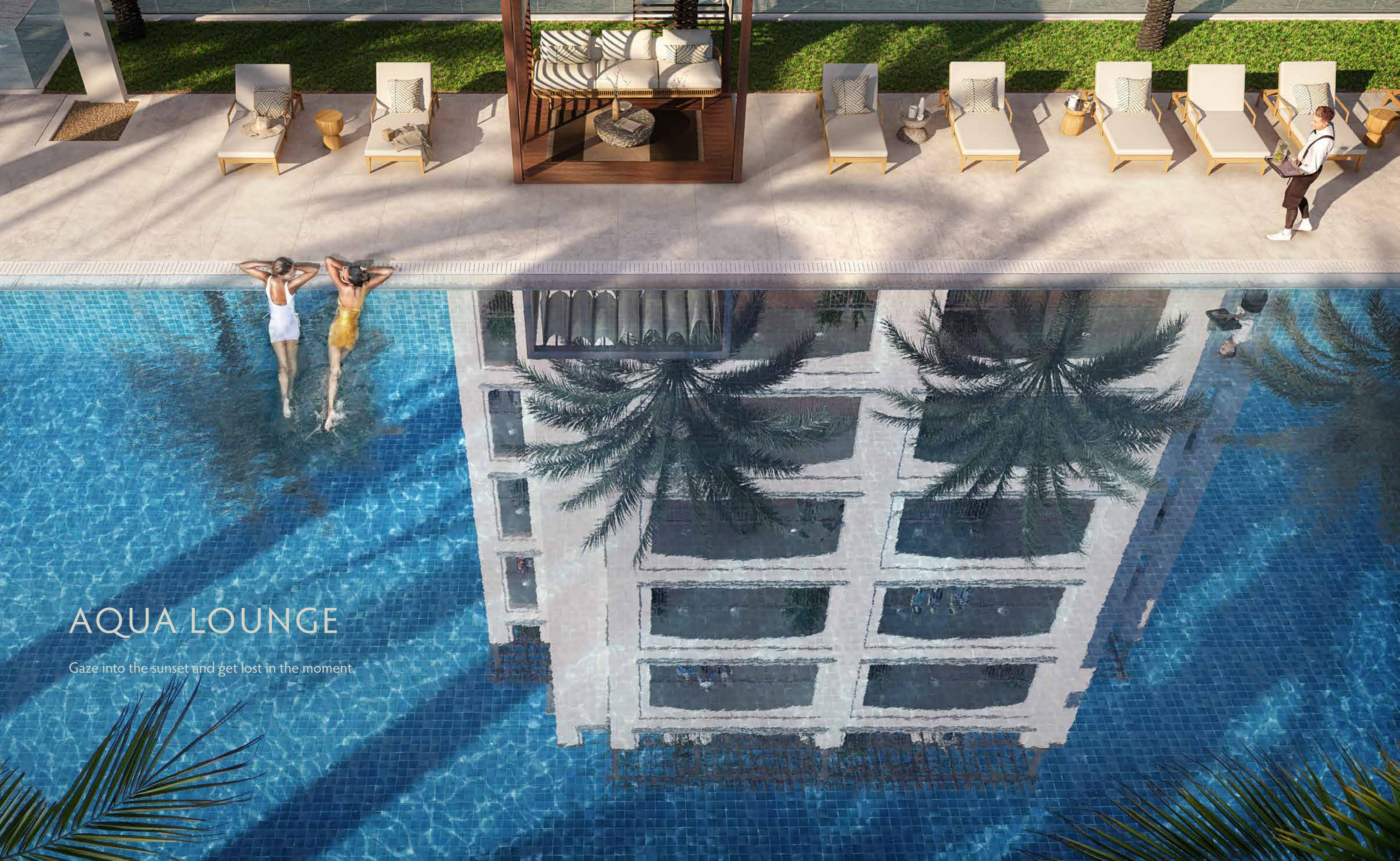
Access to Yas Beach





FITNESS CENTER

A resort-style fitness center within the community.



AQUA LOUNGE

Gaze into the sunset and get lost in the moment.

GARDEN DECK

Surround yourself with greenery, nature, and positive energy.



PREMIUM SERVICES THAT MAKE LIFE EASIER

Pre-arrival provisioning, grocery shopping, delivery and refrigerator stocking

Branded furnishing options

Smart home solutions

Laundry & dry-cleaning services

Maintenance services

Pet sitting

Housekeeping services

Other services like babysitting, personal trainer, personal shopper, personal interior designer, package and courier services

* Some of the above services are subject to additional costs

PET FRIENDLY COMMUNITY

Home to you and your best friends.



WELLNESS IS ALL AROUND YOU

Fitness pavilion and gym with direct view to the sea

Outdoor fitness nodes

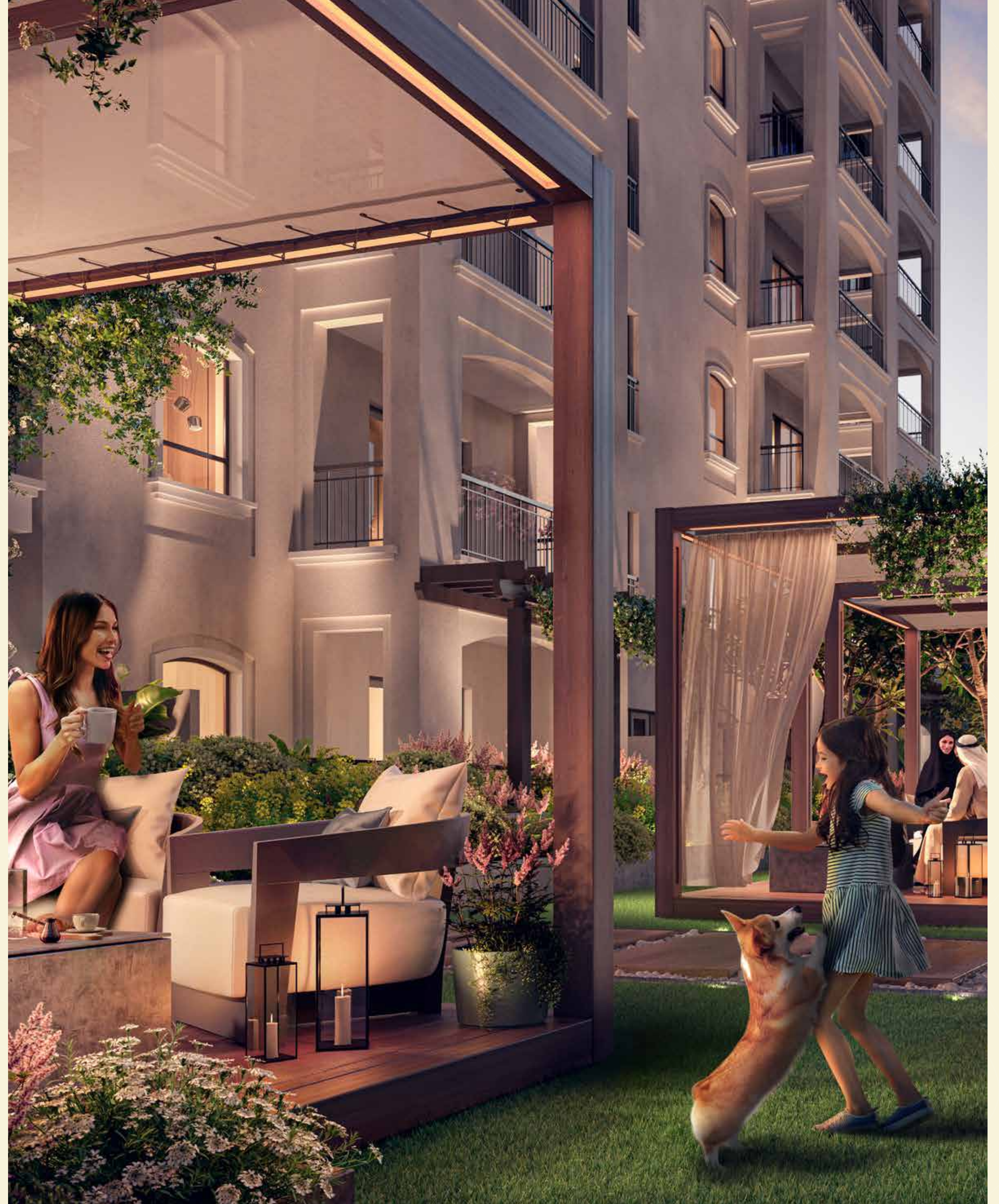
Multi-use spaces (yoga & pilates)

Direct access to green loop - a semi-public landscape
space with a jogging track

Multi-use sports court

Meditation lawns

Reflexology pathways



GREEN LOOP

Enjoy a scenic jog around the community.



ZEN AREA

Start your day with some al fresco yoga in an inspiring space.





BASKETBALL COURT

Jump, dunk, and make the players go wild.

WEEKEND VIBES EVERY DAY!

Private cinema room

Community center, including a game room, coffee station, table tennis, and billiards

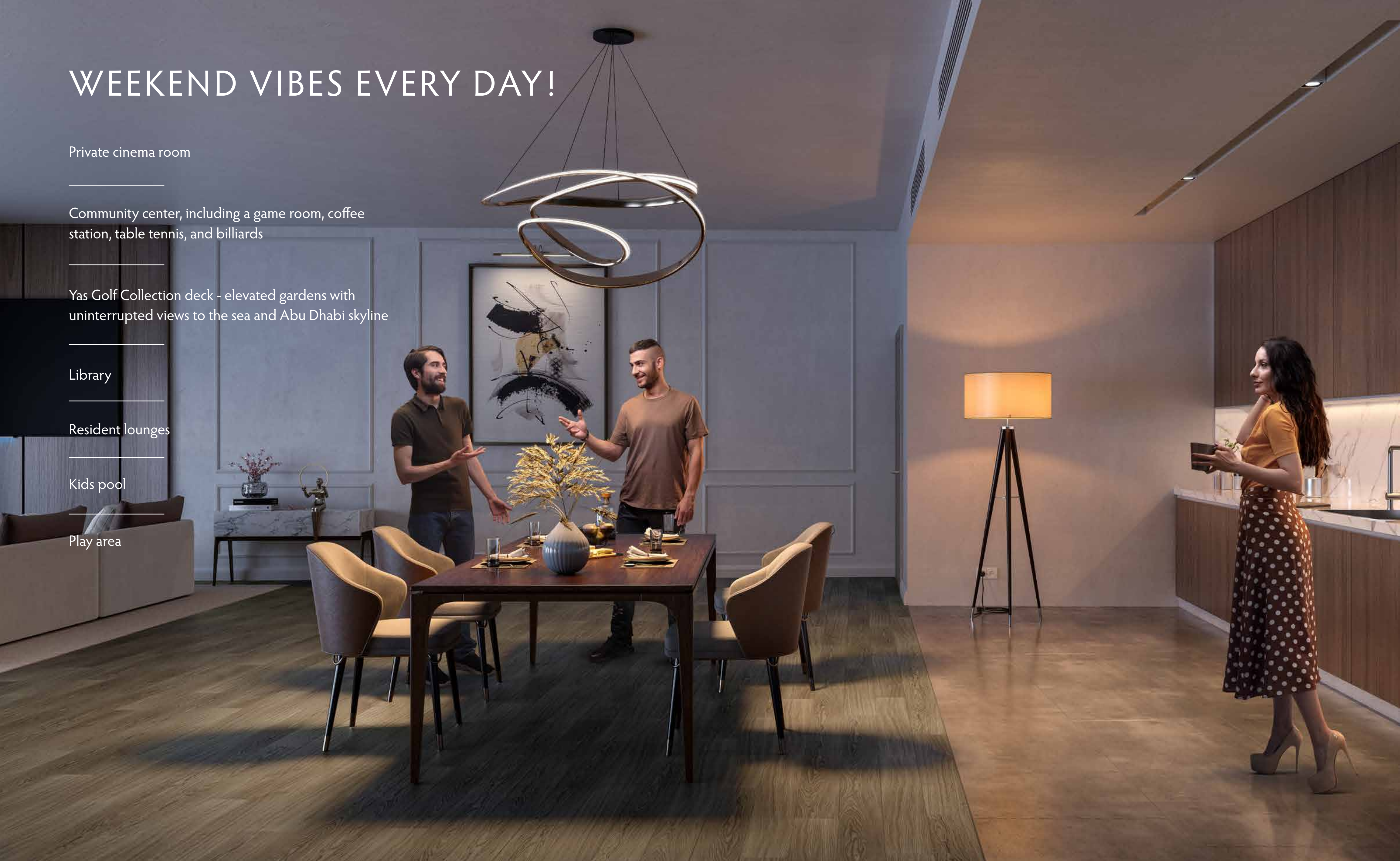
Yas Golf Collection deck - elevated gardens with uninterrupted views to the sea and Abu Dhabi skyline

Library

Resident lounges

Kids pool

Play area



RESIDENCE LOUNGE

The room is set, just bring the good times.



THE HIDEOUT

A place for kids to explore, imagine and play.





CONVENIENCE
AT YOUR BECK
AND CALL

SUSTAINABILITY INSPIRES US

Every piece of architecture has been designed and constructed to meet 2 Pearl Rating – the green building rating system, part of Abu Dhabi's sustainable development initiative, Estidama. Built from ethically sourced, natural materials, our homes positively impact our environment.



SUSTAINABILITY INSPIRES US

Aldar is also contributing to a more sustainable lifestyle by implementing the latest industry trends to reduce our carbon footprint by:

Promoting open spaces for biodiversity

Reducing urban heat among the island and increasing storm water infiltration

Shading community areas and playgrounds to keep temperatures at comfortable levels

Prohibiting smoking and installing CO2 sensors

Managing and reducing indoor and outdoor water usage

Replacing incandescent lighting with high-efficiency LED lighting

Constantly monitoring energy consumption





FUN STARTS AT HOME





SERENITY
INDOORS AND
OUTDOORS



Yas
Golf Collection

CRAFTED TO PERFECTION

HALL & INTERNAL CORRIDORS

- FLOORS: Porcelain tiles
- WALLS: Emulsion paint
- CEILING: Gypsum board
- SKIRTING: Porcelain tile to match primary floor tiles

STAIRCASE

- FLOORS: Porcelain tile
- WALLS: Emulsion paint
- CEILING: Emulsion paint
- RAILING: Solid Wood

WINDOWS & FAÇADE TREATMENT

- WINDOWS: Thermally broken double-glazing with a PPC aluminium frame
- FAÇADE: Insulated render and paint

A/C SYSTEM

- Chilled water system with fan coil units within the apartments

LIVING / DINING AREA

- FLOORS: Porcelain tiles
- WALLS: Emulsion paint
- CEILING: Paint
- SKIRTING: Porcelain to match primary floor tiles

BALCONIES & TERRACES

- FLOORS: Porcelain tiles
- WALLS: Paint to match external finishes
- SKIRTING: Porcelain tiles to match floor tiles

LIGHT FITTINGS

- Pendants light provisions to all living / dining and bedrooms
- Low voltage down lights for kitchen, shower rooms, corridors, & lobby area

DOORS

- ENTRANCE DOOR:
 - MDF with veneer finish on solid wood, with veneer finish door frame
- INTERNAL DOORS:
 - MDF with plastic laminate on engineered wood, with plastic laminate door frame



CRAFTED TO PERFECTION

KITCHEN

- FLOORS: Porcelain tiles
- WALLS: Paint / Porcelain tiles for Backsplash
- CEILING: Paint on moisture resistant gypsum board with gypsum board access panels
- COUNTERTOP: Quartz countertop and stainless-steel sink
- CABINET BASE UNIT: Laminated moisture resistant MDF shutters with white melamine carcass
- CABINET WALL UNIT: Laminated moisture resistant MDF shutters with white melamine carcass

WHITE GOODS

- STUDIO-1BR -2BR Apartments:
 - Built- in Hob and Pull-out Hood 600mm
 - Built- in Oven 600mm

- 3BR Apartments & Duplex Units:
 - Built- in Hob and Pull-out Hood 900mm
 - Built- in Oven 900mm

BATHROOMS & SANITARY WARE

- FLOORS: Porcelain tiles
- WALLS: Moisture resistant paint+ Porcelain tiles in shower and vanity areas
- CEILING: Paint on moisture resistant gypsum board with gypsum board access panels
- SKIRTING: Porcelain tiles to match main floor tile
- VANITIES: Ceramic countertop / wall mounted vanity basin unit with one pull-out drawer
- White sanitary fixtures with chrome mixers
- Bathtub / Built-in shower

BEDROOMS

- FLOORS: Porcelain tiles
- WALLS: Emulsion paint
- CEILING: Paint
- SKIRTING: Porcelain tiles to match floor tile
- WARDROBES: Laminated MDF shutters with melamine carcass

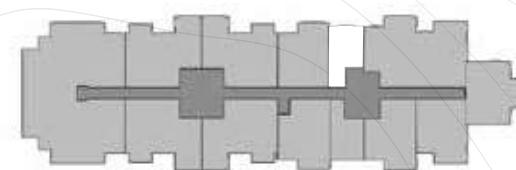
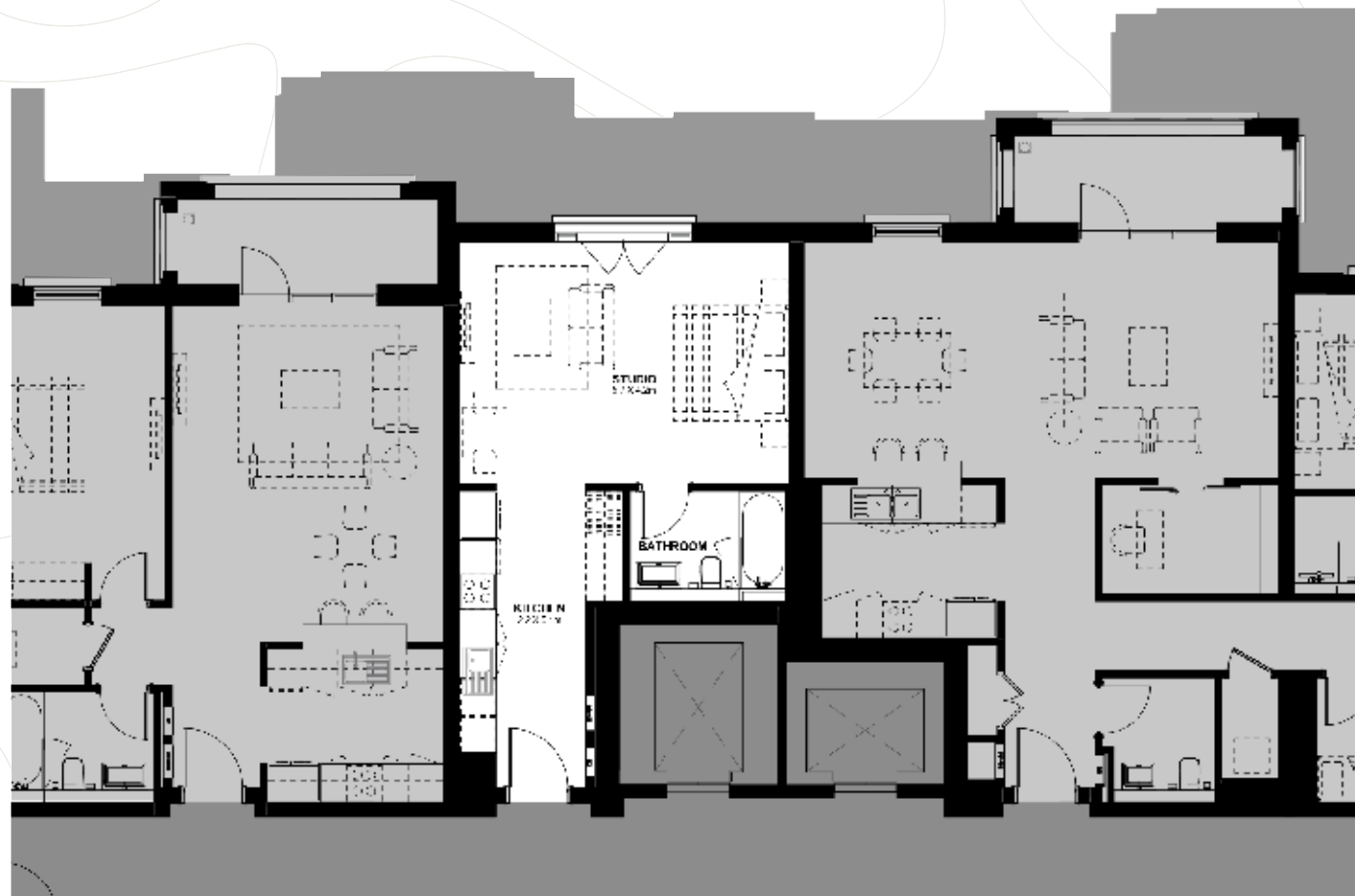
FLOOR PLANS AND FLOOR PLATES



*All renders used in the brochure are for display purposes only

STUDIO TYPE B-1A

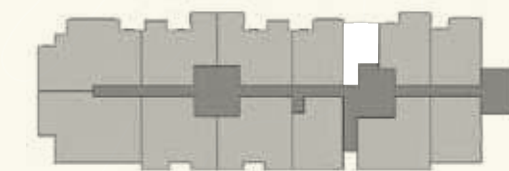
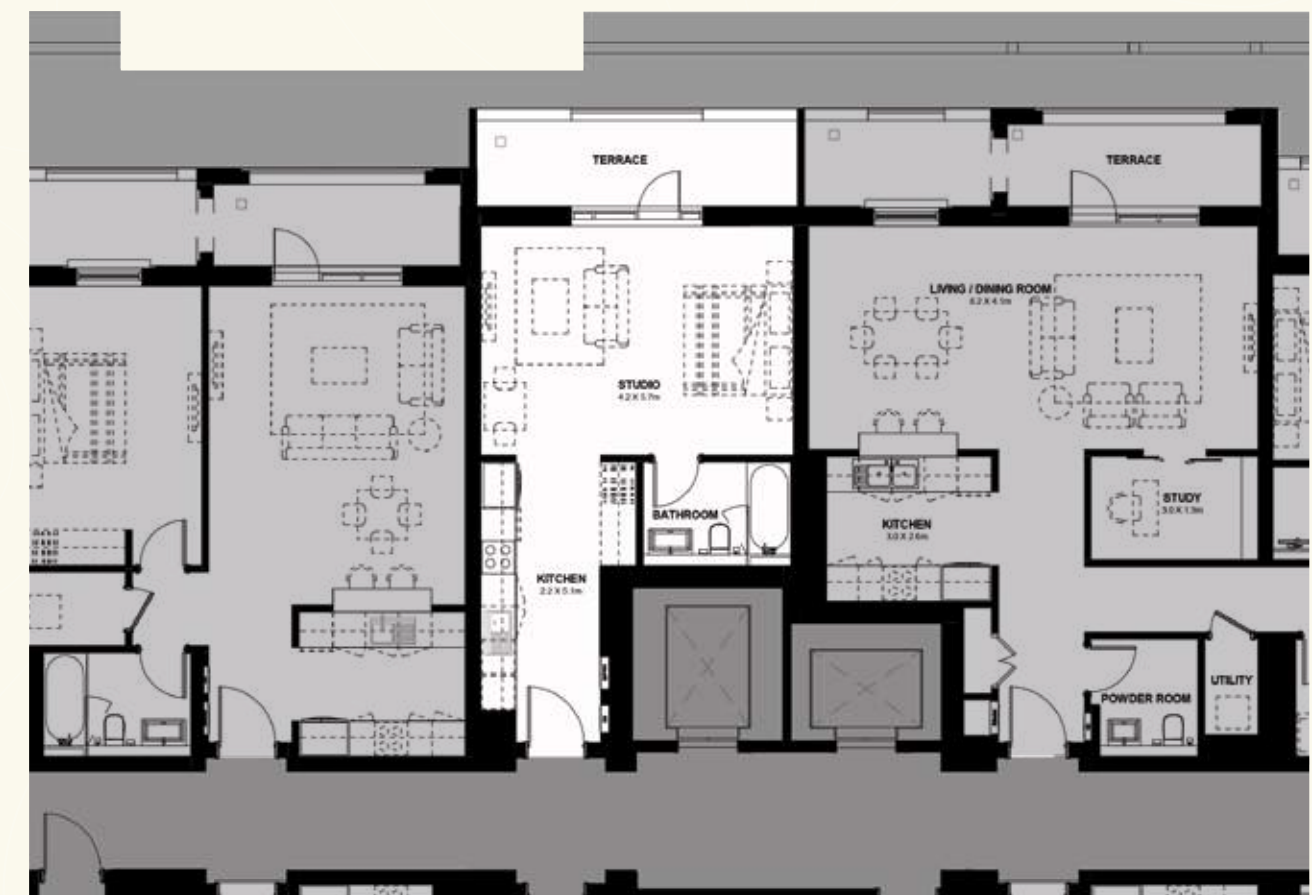
TOTAL AREA (GSA) 42.8M².



Key Plan

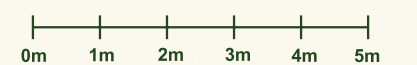
STUDIO TYPE B-1B

TOTAL AREA (GSA) 55.6M².



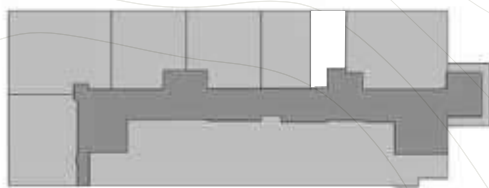
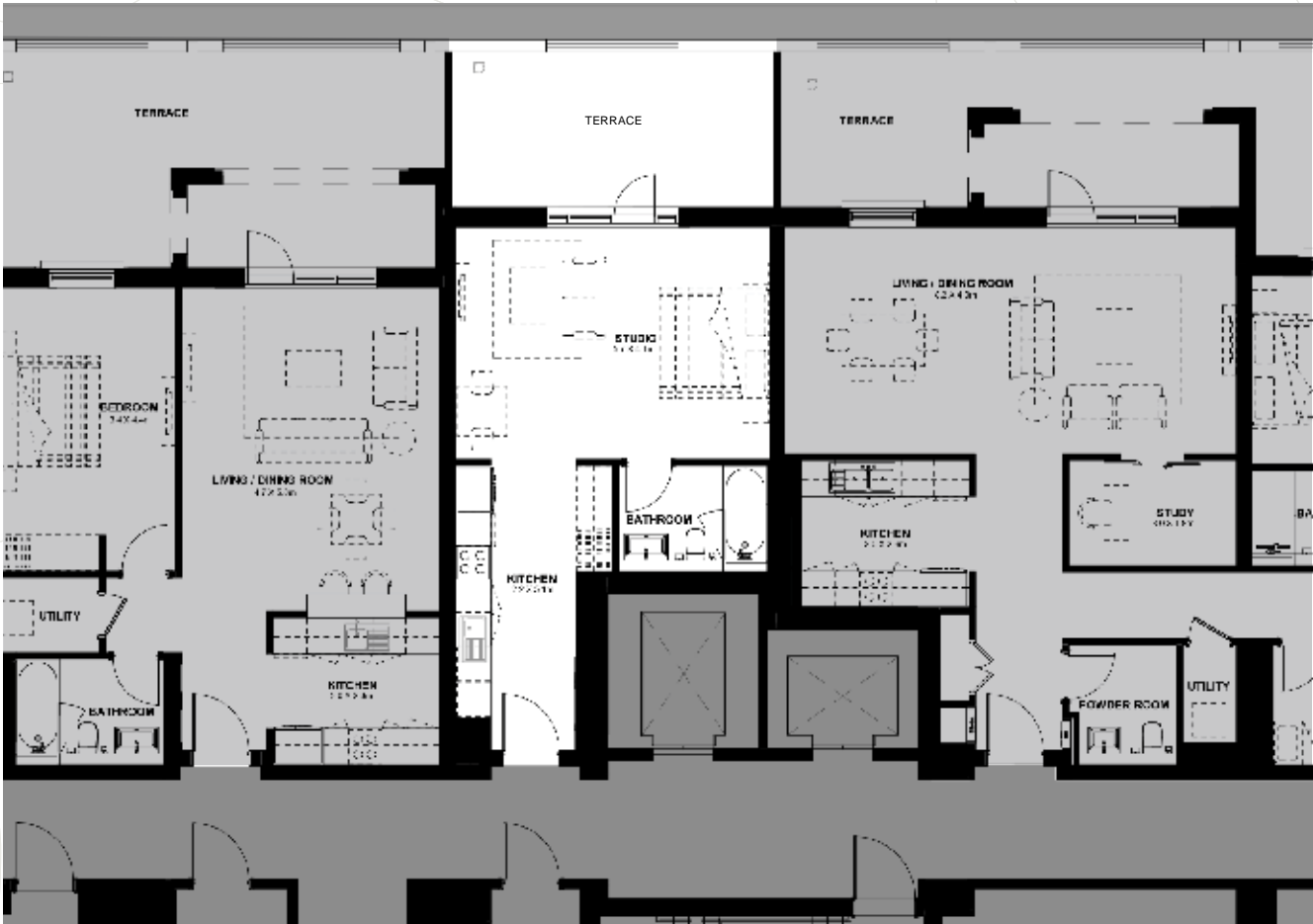
Key Plan

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STUDIO TYPE B-1c

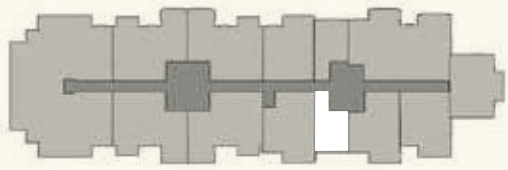
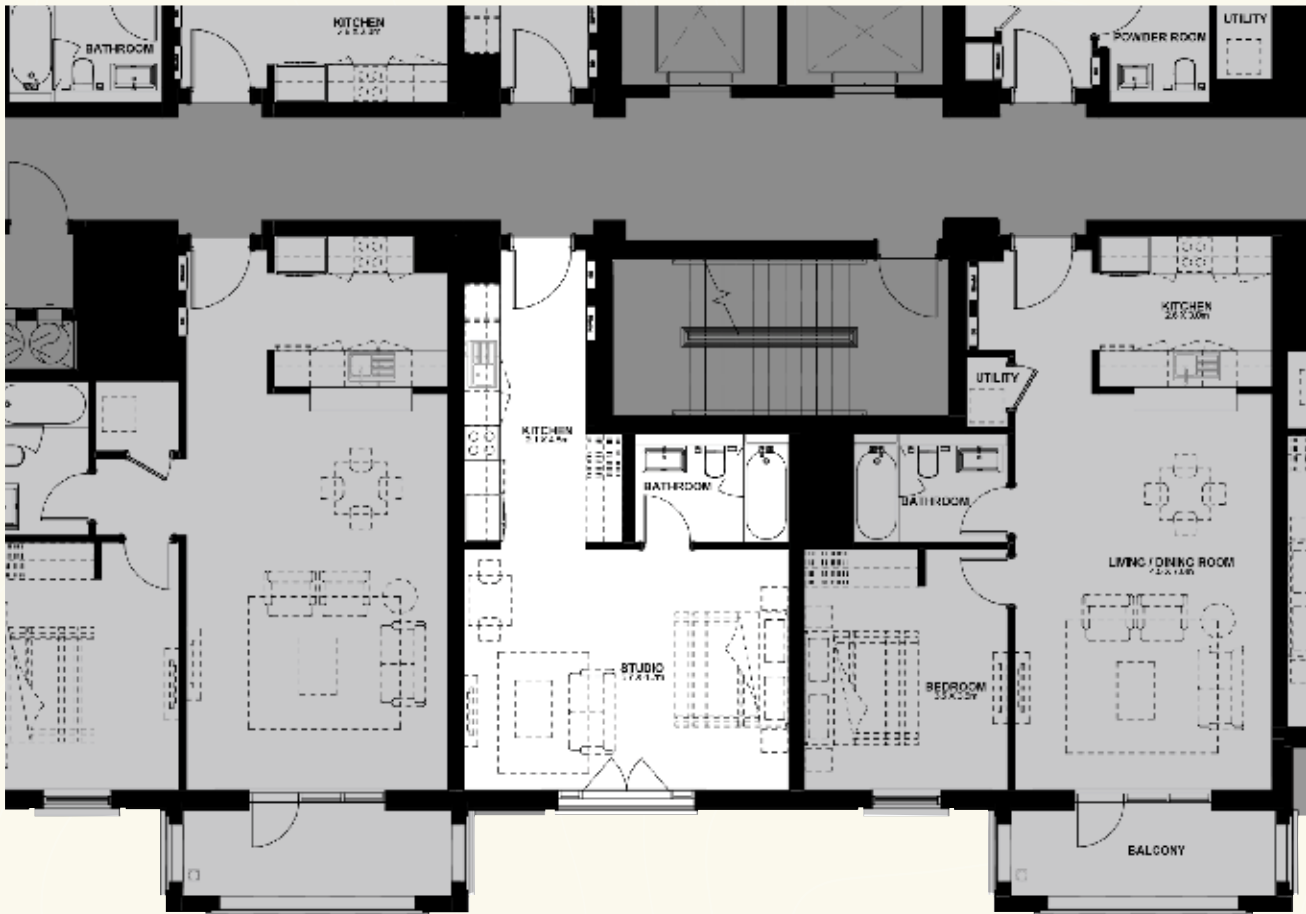
TOTAL AREA (GSA) 62.7M².



Key Plan

STUDIO TYPE B-2A

TOTAL AREA (GSA) 42.8M².



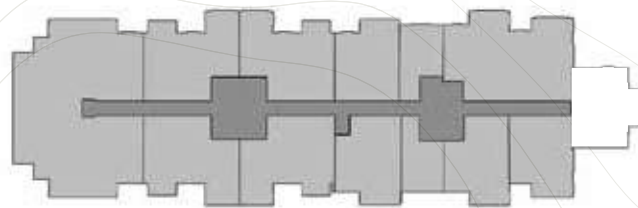
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1 BEDROOM TYPE E

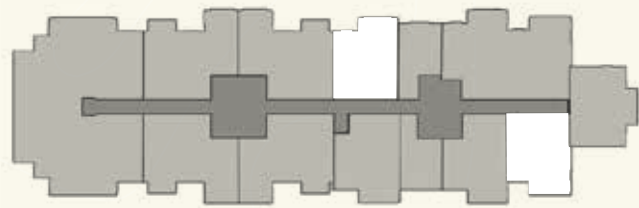
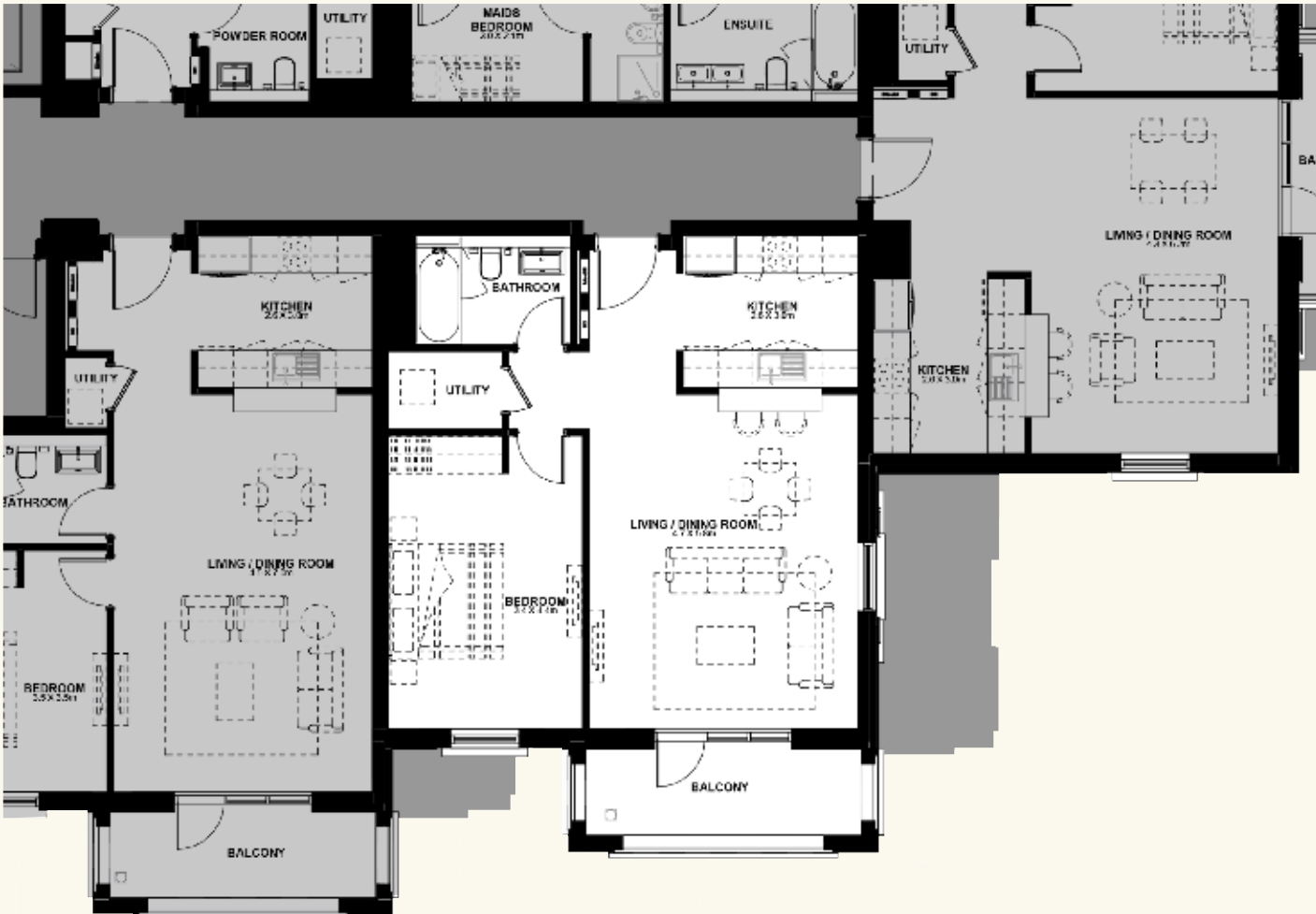
TOTAL AREA (GSA) 78.0M².



Key Plan

1 BEDROOM TYPE A-1

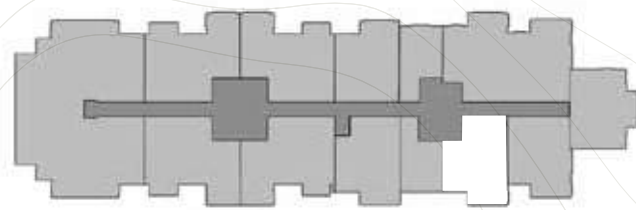
TOTAL AREA (GSA) 81.0M².



Key Plan

1 BEDROOM
TYPE G

TOTAL AREA (GSA) 78.8M².

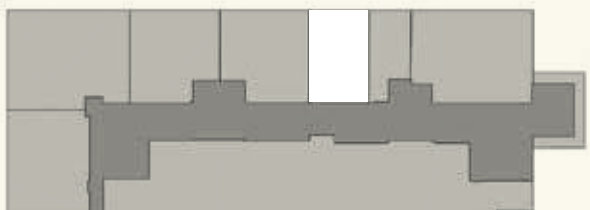
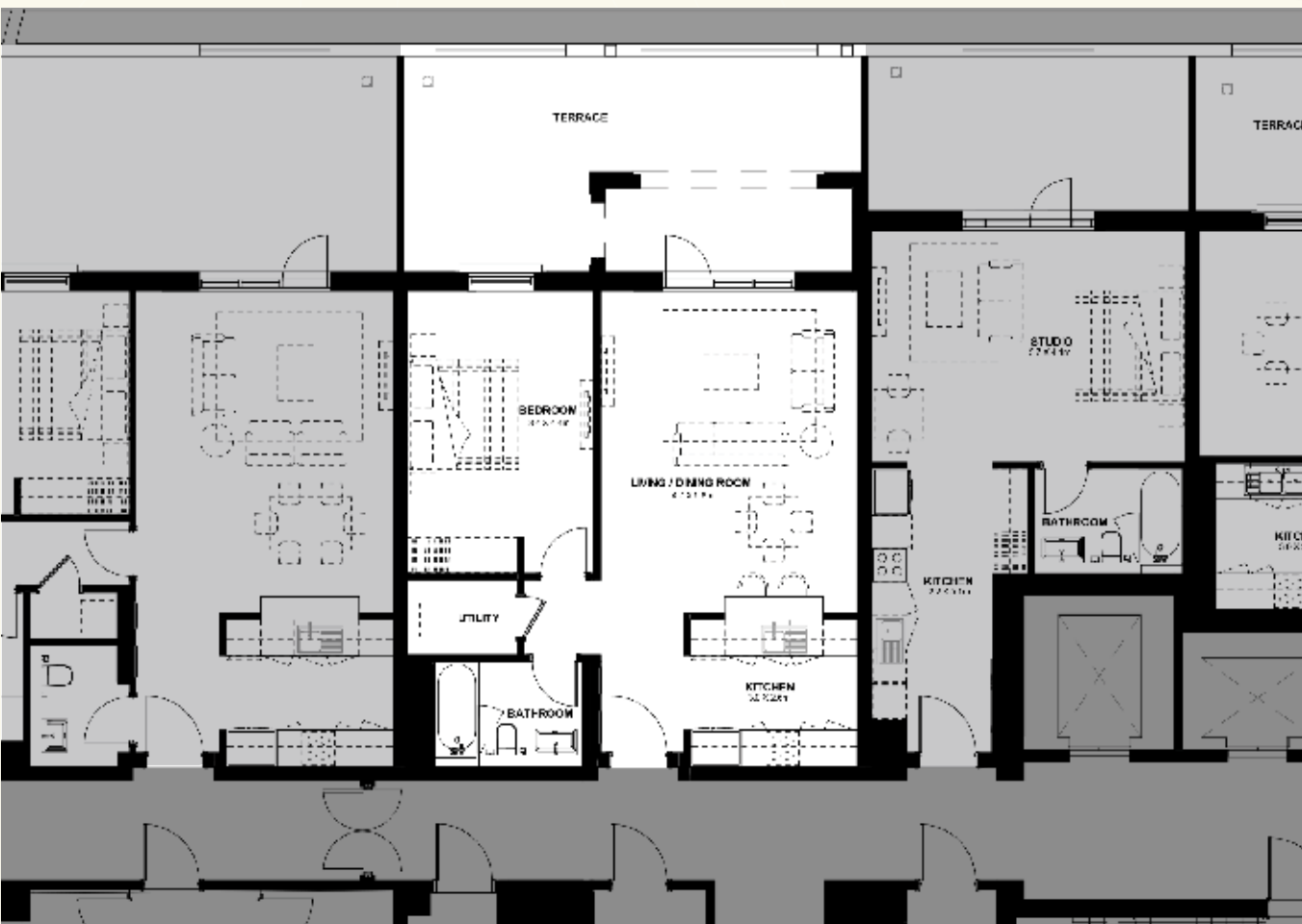


Key Plan

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1 BEDROOM
TYPE A-2A

TOTAL AREA (GSA) 106.9M².

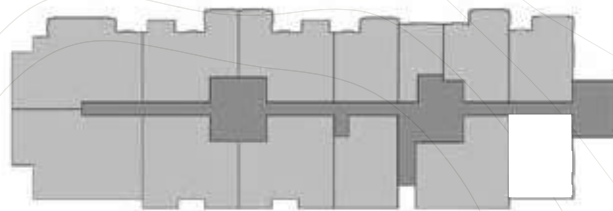


Key Plan



1 BEDROOM
TYPE A-2

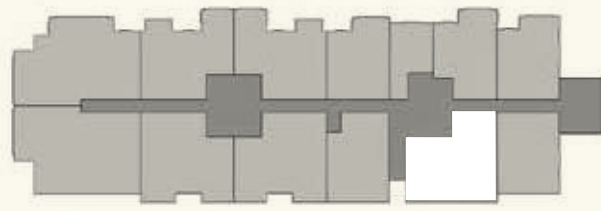
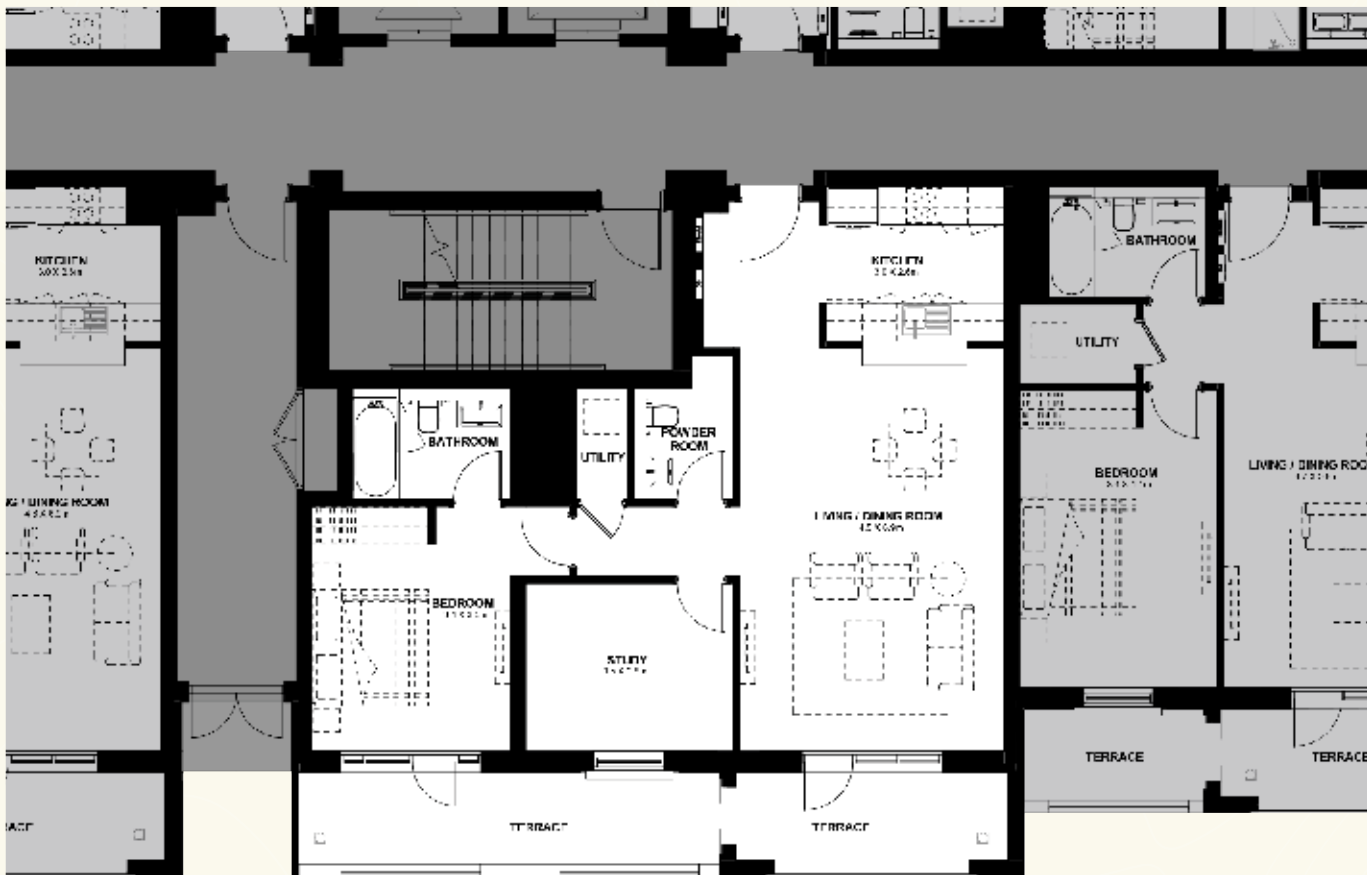
TOTAL AREA (GSA) 87.7M².



Key Plan

1 BEDROOM PLUS STUDY
TYPE H

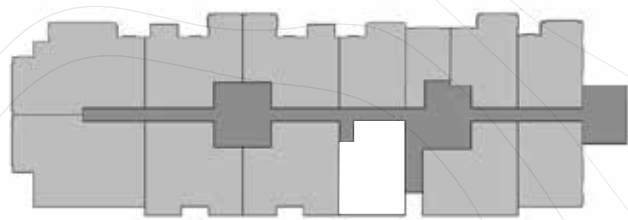
TOTAL AREA (GSA) 115.4M².



Key Plan

1 BEDROOM
TYPE B-2

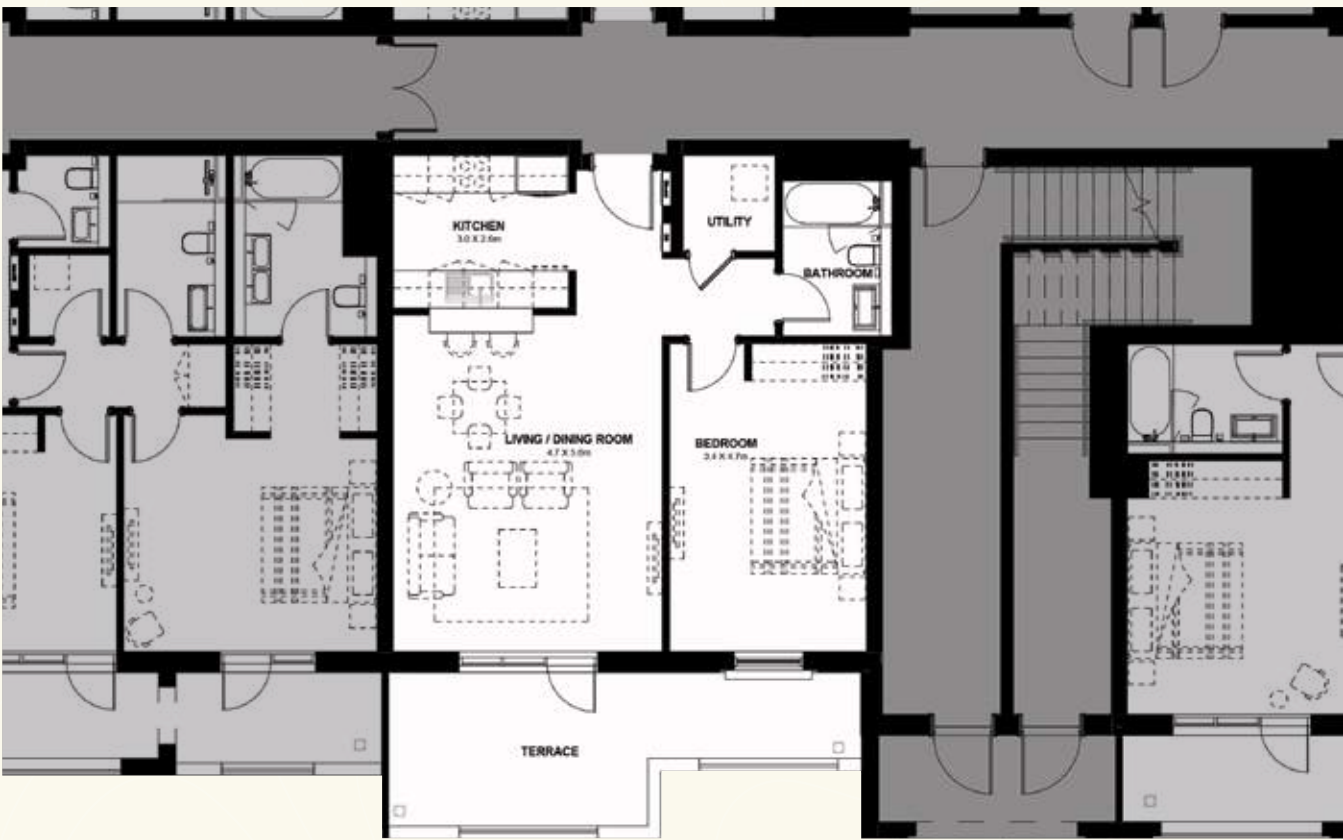
TOTAL AREA (GSA) 89.4M².



Key Plan

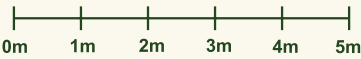
1 BEDROOM
TYPE D

TOTAL AREA (GSA) 93.4M².



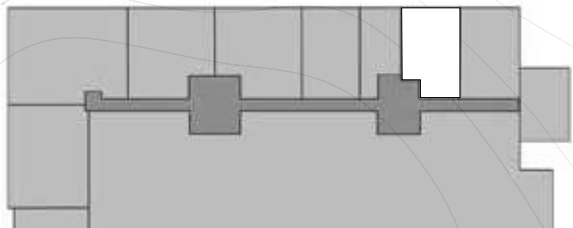
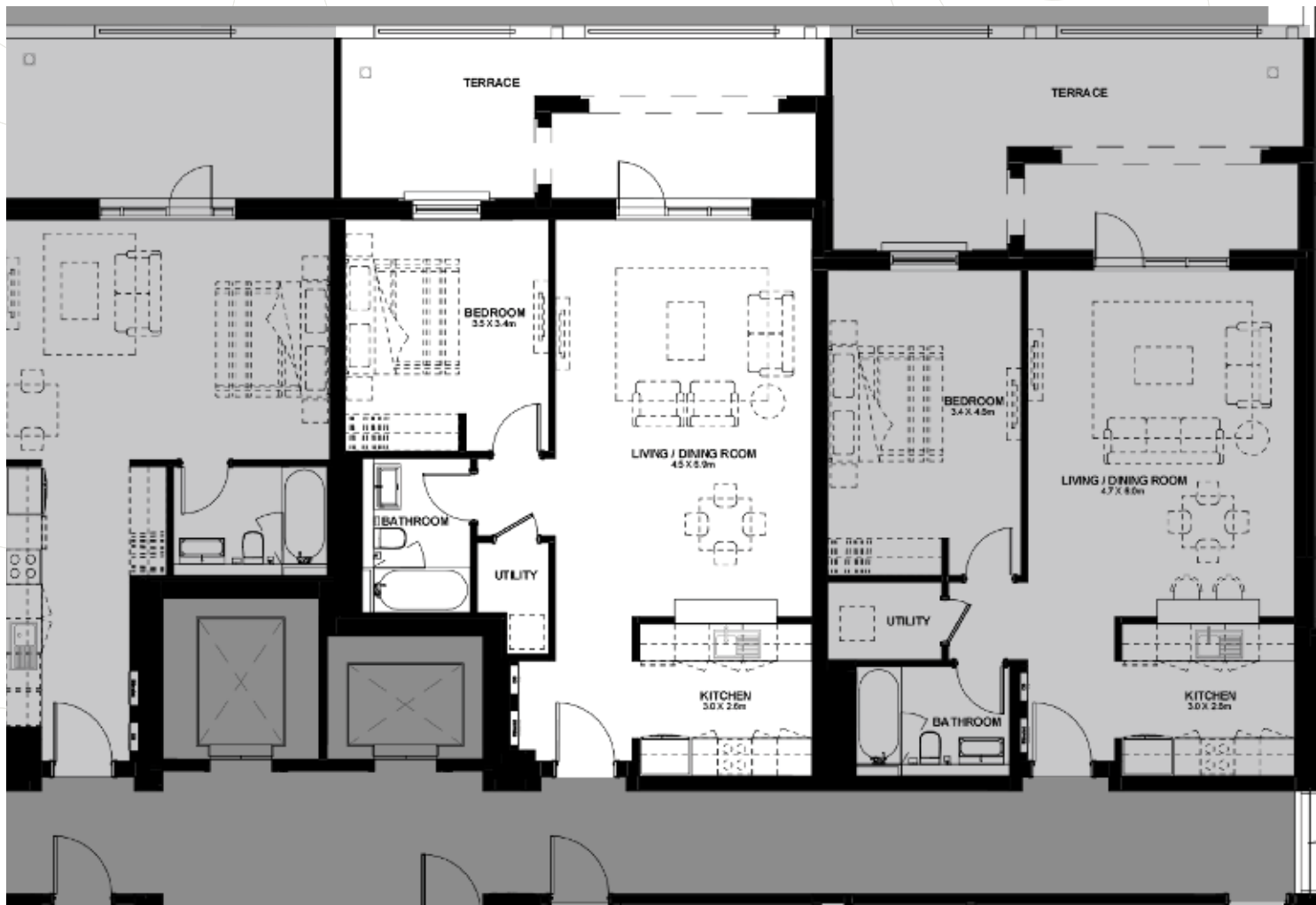
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1 BEDROOM
TYPE C-2A

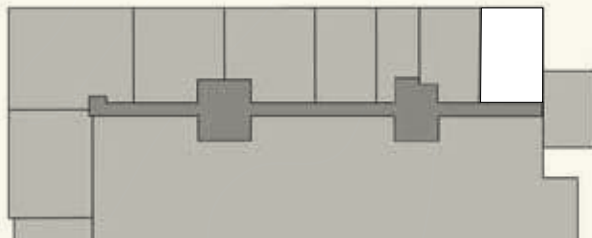
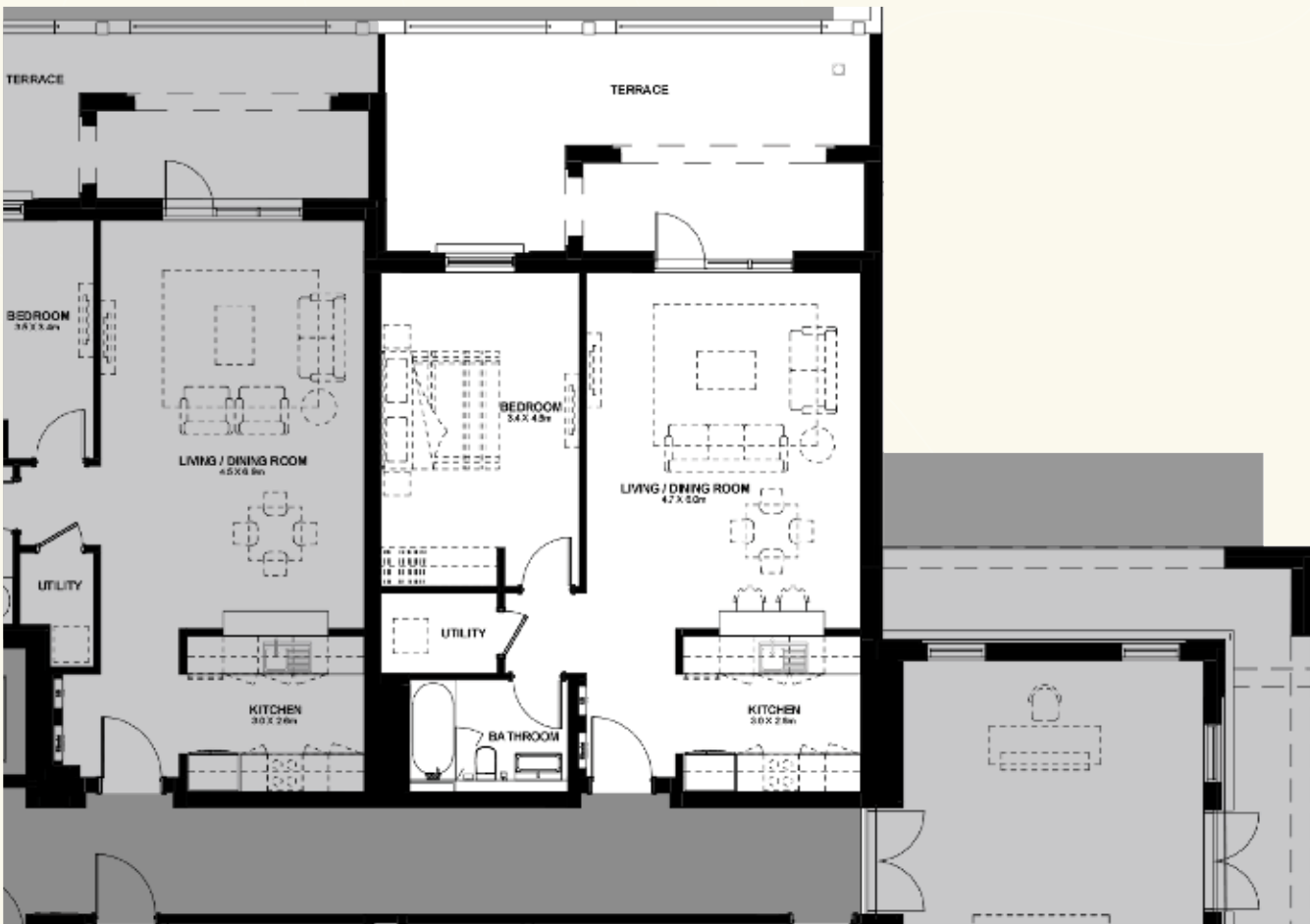
TOTAL AREA (GSA) 99.3M².



Key Plan

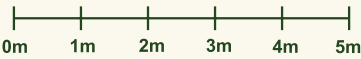
1 BEDROOM
TYPE A-5A

TOTAL AREA (GSA) 107.5M².



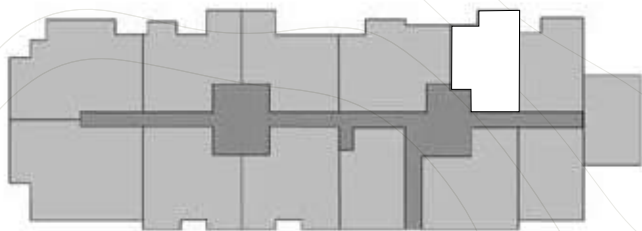
Key Plan

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1 BEDROOM
TYPE C-1

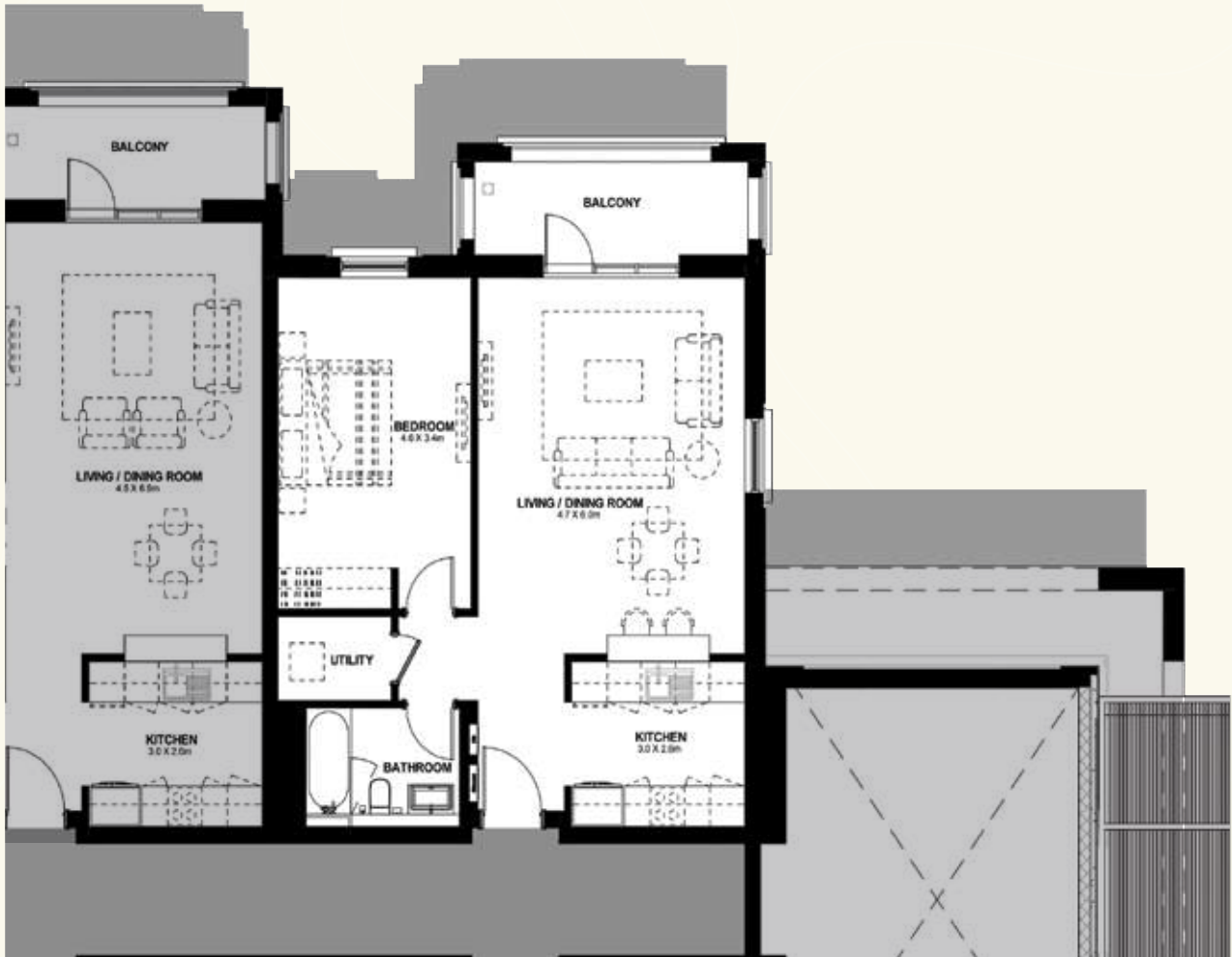
TOTAL AREA (GSA) 81.7M².



Key Plan

1 BEDROOM
TYPE A-5

TOTAL AREA (GSA) 82.8M².



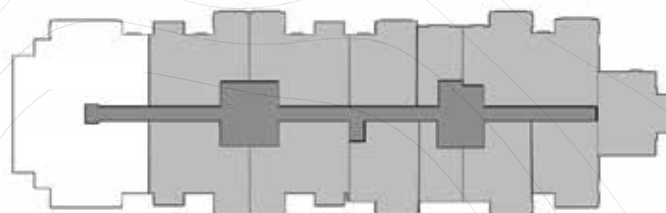
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2 BEDROOM PLUS MAID
TYPE A-1

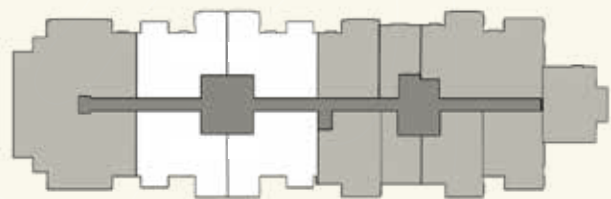
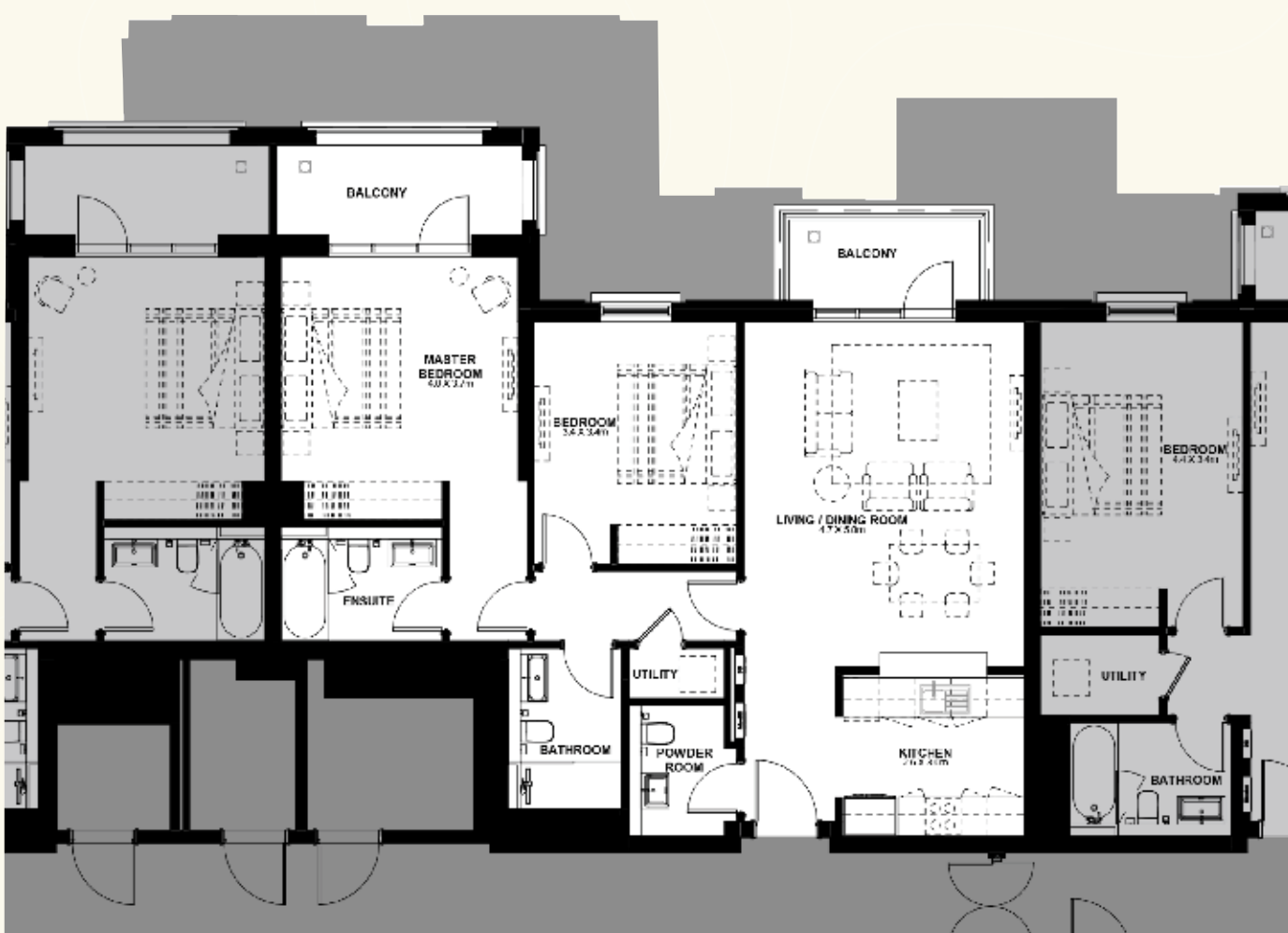
TOTAL AREA (GSA) 167.0M².



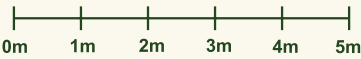
Key Plan

2 BEDROOM
TYPE B-1

TOTAL AREA (GSA) 113.7M².

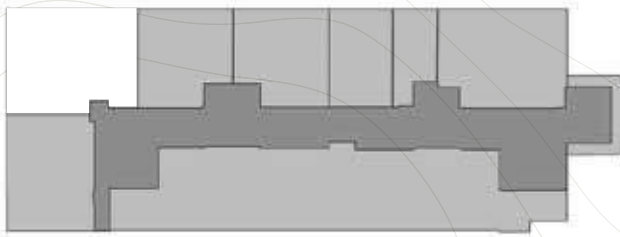


Key Plan



2 BEDROOM PLUS MAID
TYPE A-2A

TOTAL AREA (GSA) 232.5M².

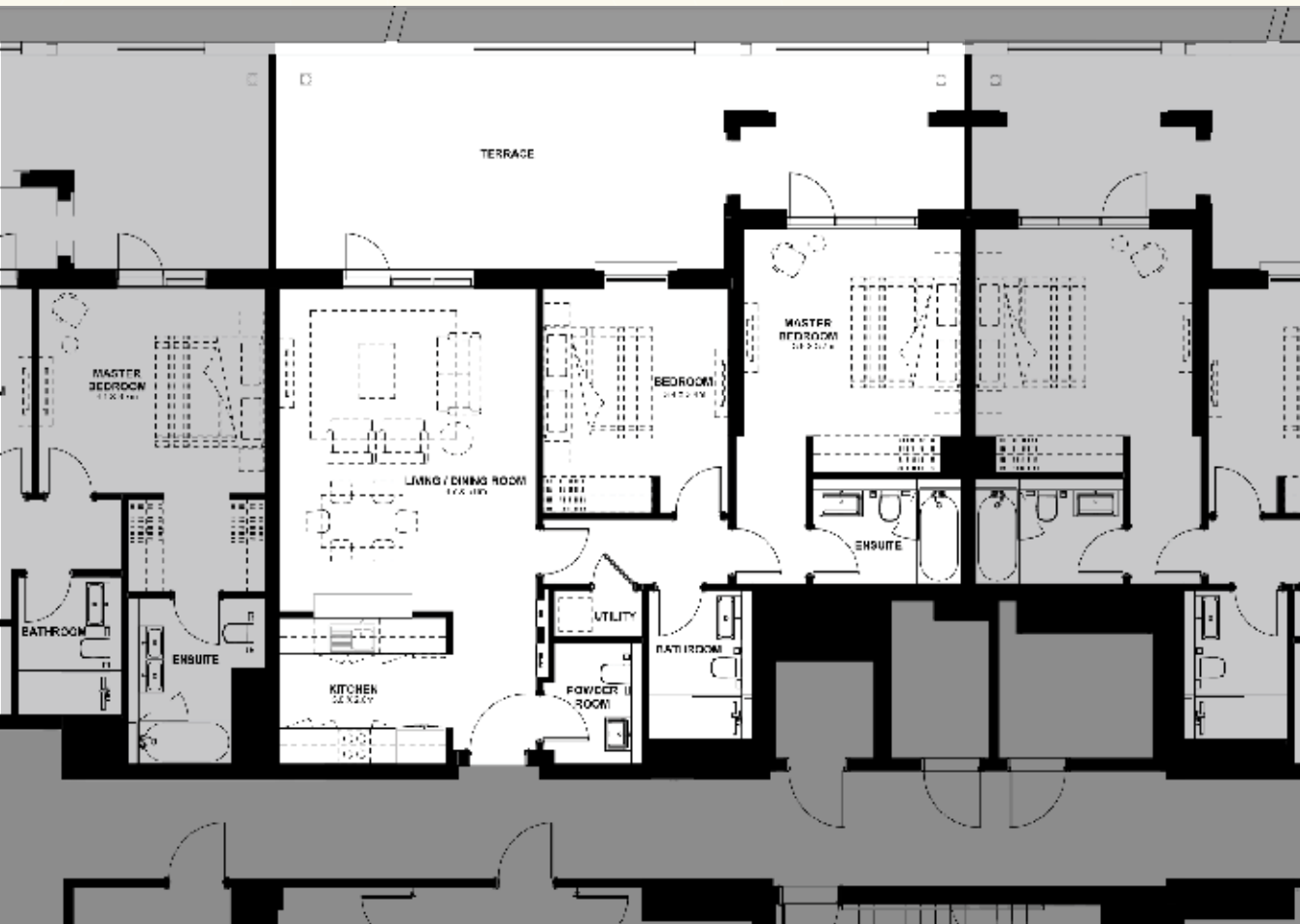


Key Plan

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2 BEDROOM
TYPE B-2A

TOTAL AREA (GSA) 149.7M².

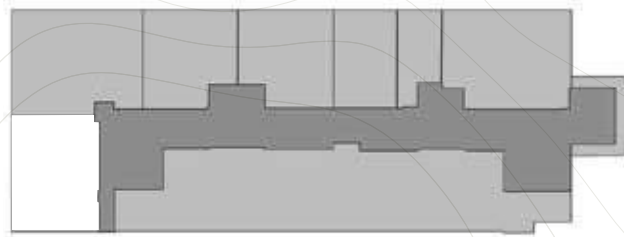


Key Plan



2 BEDROOM PLUS MAID
TYPE C

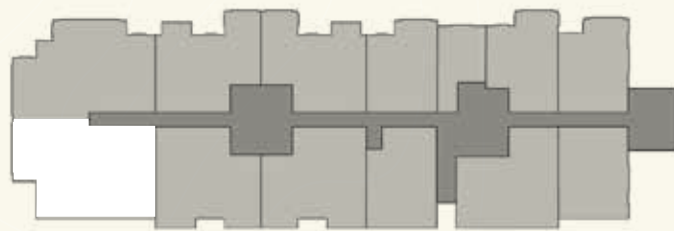
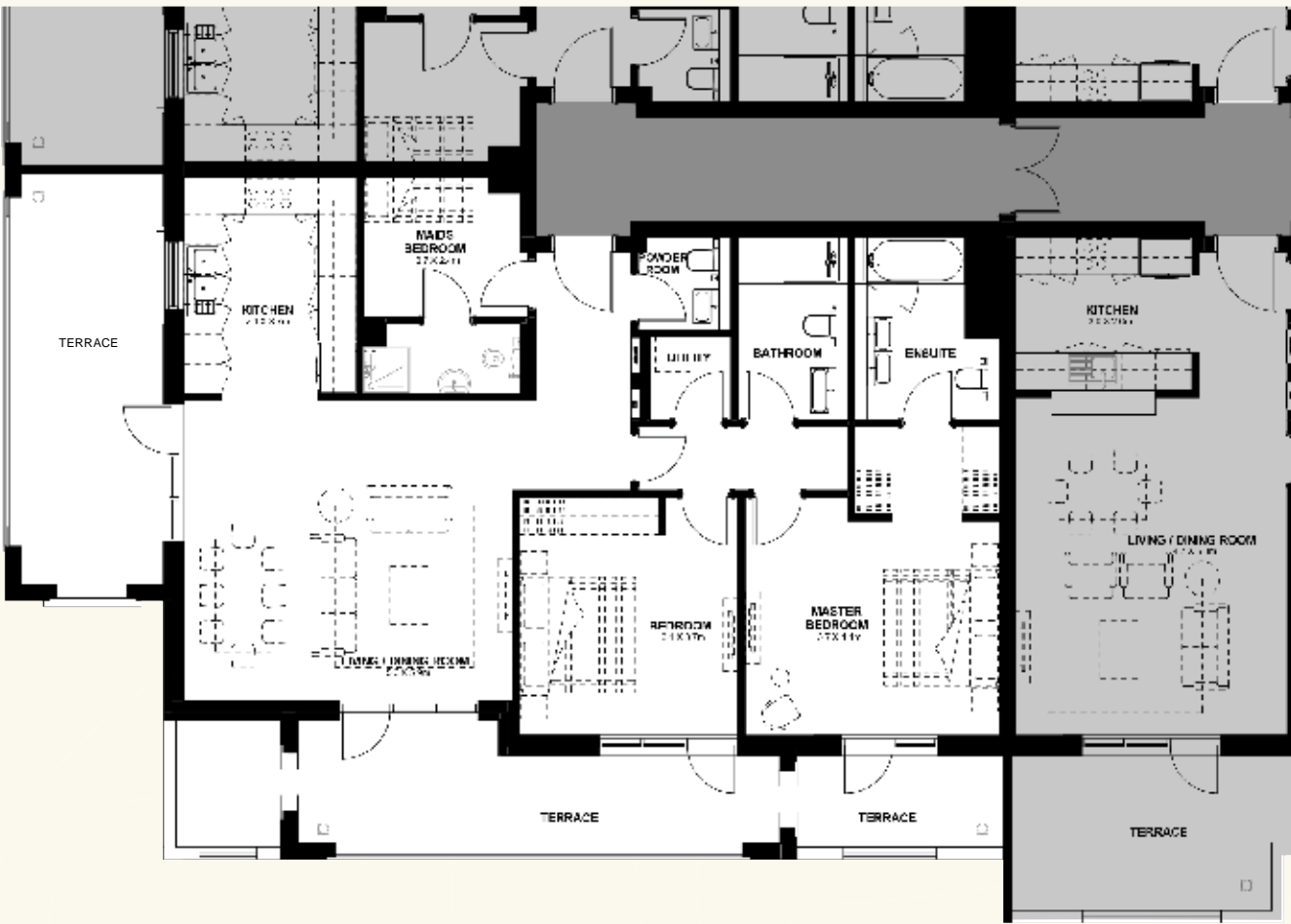
TOTAL AREA (GSA) 168.5M².



Key Plan

2 BEDROOM PLUS MAID
TYPE A-2

TOTAL AREA (GSA) 180.3M².



Key Plan



2 BEDROOM
TYPE B-2

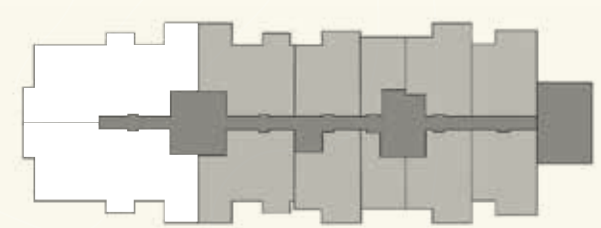
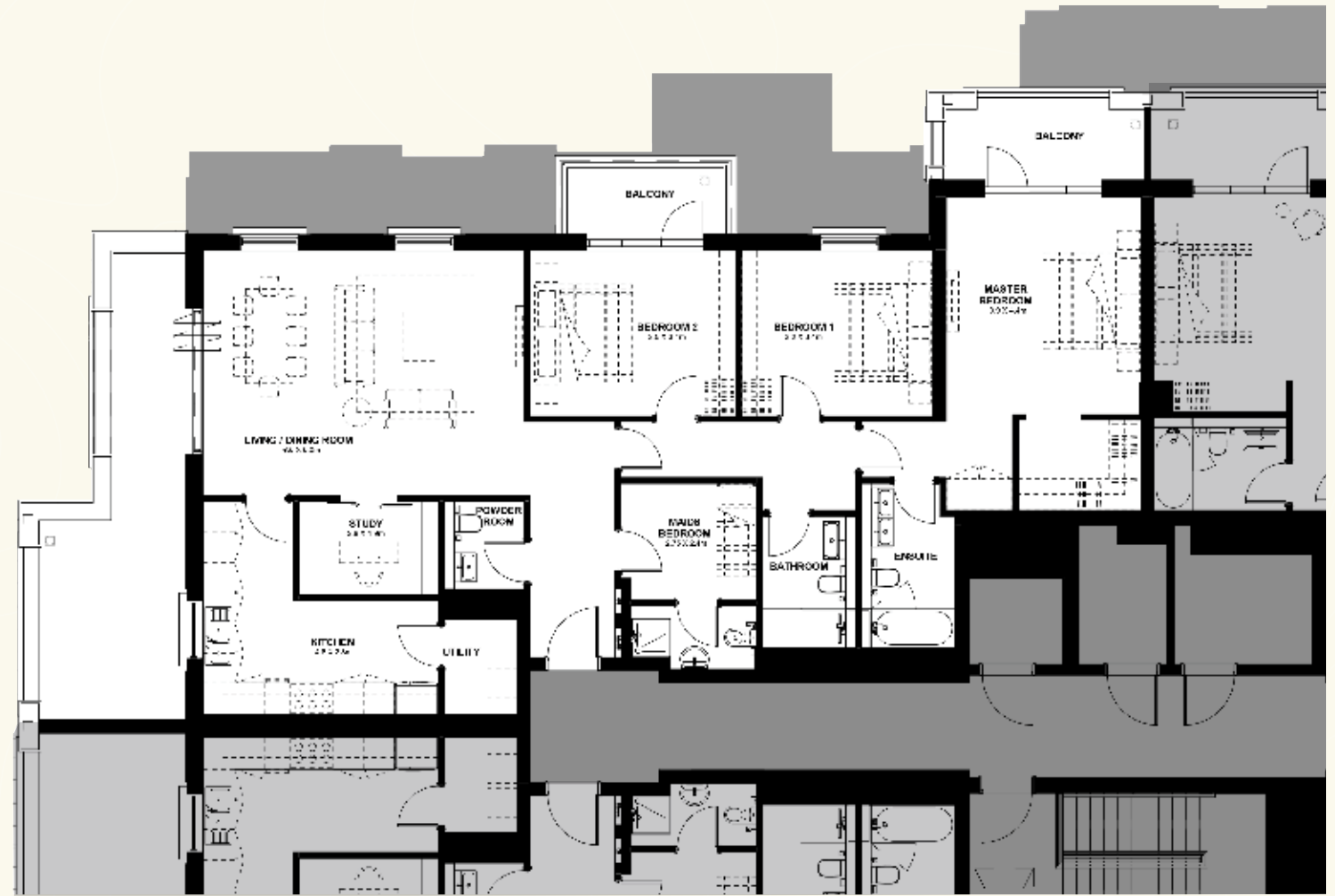
TOTAL AREA (GSA) 129.8M².



Key Plan

3 BEDROOM PLUS MAID
TYPE B

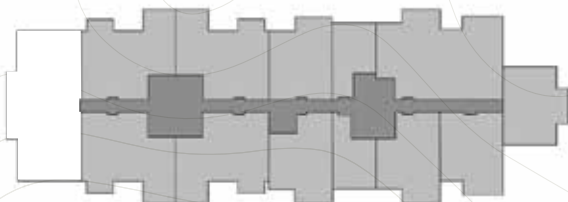
TOTAL AREA (GSA) 204.2M².



Key Plan

3 BEDROOM PLUS MAID TYPE A

TOTAL AREA (GSA) 277.1M².



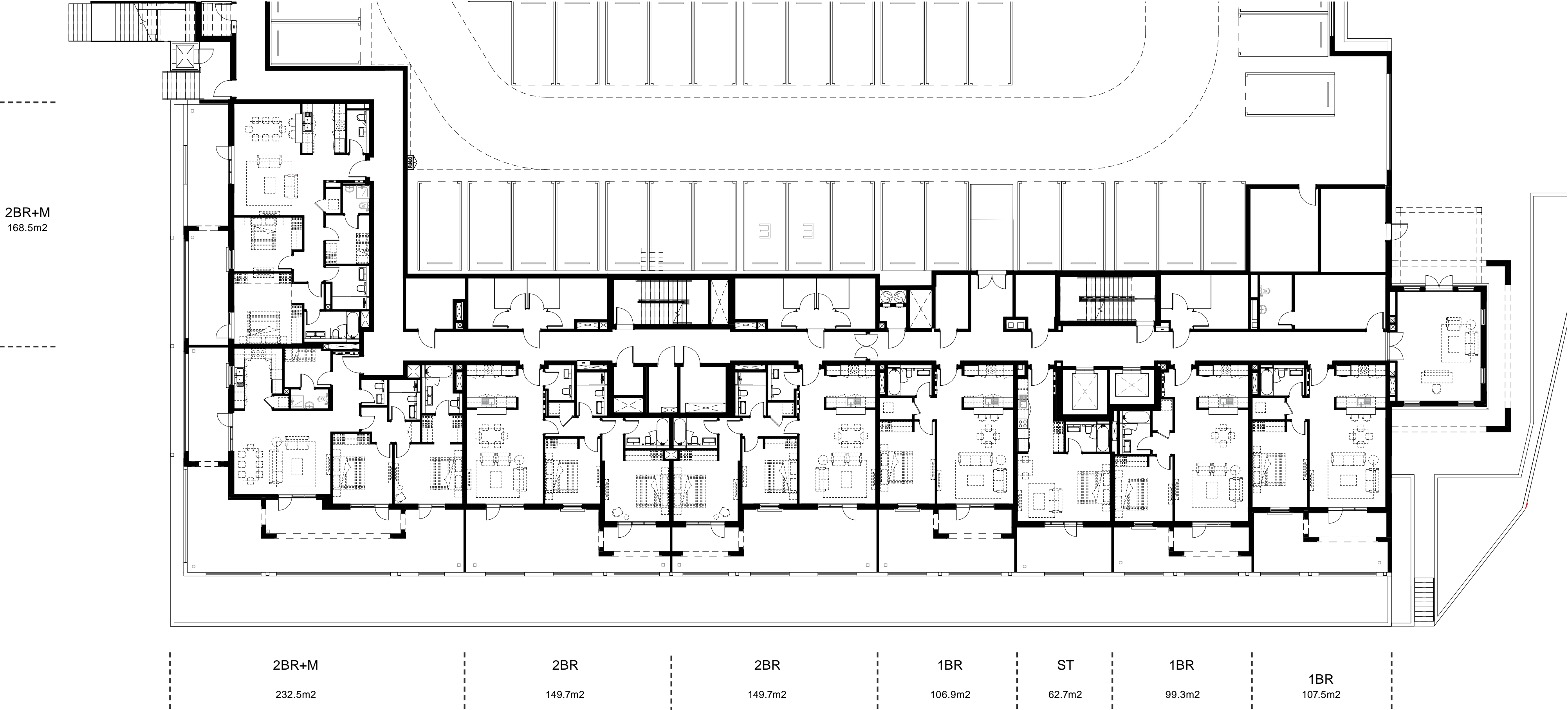
Key Plan



DISCLAIMER: Note that this floor plan was produced prior to the completion of construction and is indicative only and not to scale. Changes may be made during the development and areas, fittings, finishes and specifications are subject to change without notice in accordance with the provision of the contract of sale. The wardrobe and furniture depicted are not included with any sale and should not be taken to indicate the final positions of power points, TV connections and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted.



TOWER A, LEVEL 00



DISCLAIMER: This plan is produced for illustrative purposes as an example of a typical unit layout and Aldar makes no representation of warranty in relation to any of the information shown.

TOWER A, LEVEL 01



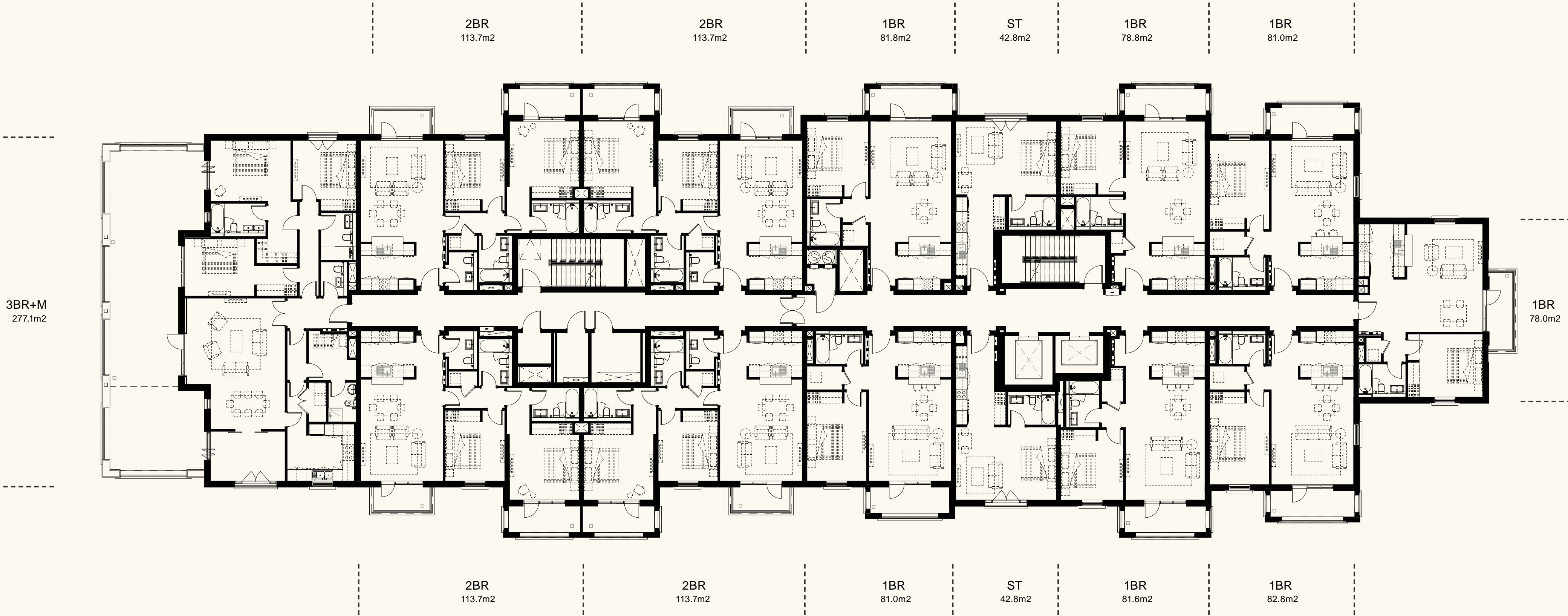
DISCLAIMER: This plan is produced for illustrative purposes as an example of a typical unit layout and Aldar makes no representation of warranty in relation to any of the information shown.

TOWER A, LEVEL 02 - 06



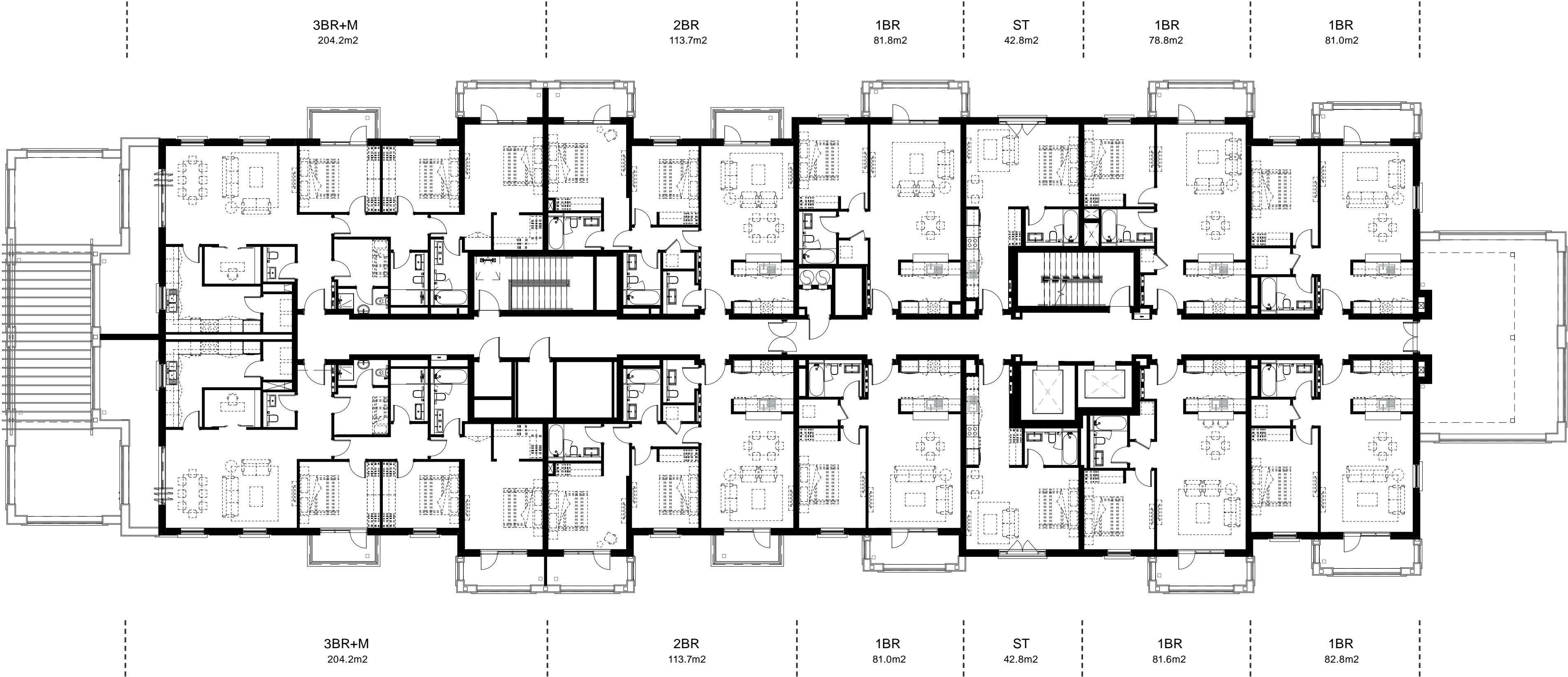
DISCLAIMER: This plan is produced for illustrative purposes as an example of a typical unit layout and Aldar makes no representation of warranty in relation to any of the information shown.

TOWER A, LEVEL 07



DISCLAIMER: This plan is produced for illustrative purposes as an example of a typical unit layout and Aldar makes no representation of warranty in relation to any of the information shown.

TOWER A, LEVEL 08



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TOWER B , LEVEL 00



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TOWER B, LEVEL 01



DISCLAIMER: This plan is produced for illustrative purposes as an example of a typical unit layout and Aldar makes no representation of warranty in relation to any of the information shown.

TOWER B, LEVEL 02 - 07



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TOWER B, LEVEL 08



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TOWER B, LEVEL 09



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STUDIO - DARK SCHEME



1 BEDROOM - DARK SCHEME



2 BEDROOM - DARK SCHEME



3 BEDROOM - DARK SCHEME



3 BEDROOM STUDY - DARK SCHEME



STUDIO - LIGHT SCHEME



1 BEDROOM - LIGHT SCHEME



2 BEDROOM - LIGHT SCHEME



3 BEDROOM - LIGHT SCHEME



3 BEDROOM STUDY - LIGHT SCHEME



YOUR DREAM LIFESTYLE AND YOUR
DREAM HOME IN THE SAME PLACE



ATTENTION TO DETAIL IN EVERY CORNER



Material Finishes: Kitchen, bedroom, bathroom, wardrobes, and internal doors

Studio & 1-bedroom kitchen back splash / Bathroom flooring & wall



Kitchen & bathroom countertop



2-3-bedroom kitchen back splash



Bathroom accent wall



Kitchen joinery



Bedroom flooring



Wardrobes & internal doors



Material Finishes: General and entrance

General flooring



Entrance door



SPECIAL MOMENTS,
À LA CARTE



AT YAS ISLAND, ENTERTAINMENT IS JUST A MATTER OF CHOOSING

DU ARENA - YAS LEISURE DRIVE

All your favourite global superstars have graced the stage at the largest open-air venue in the Middle East.

YAS BEACH CLUB

Take dip in the peaceful infinity pool, or splash around in the kids pool. There's something for everyone at Yas Beach Club.*

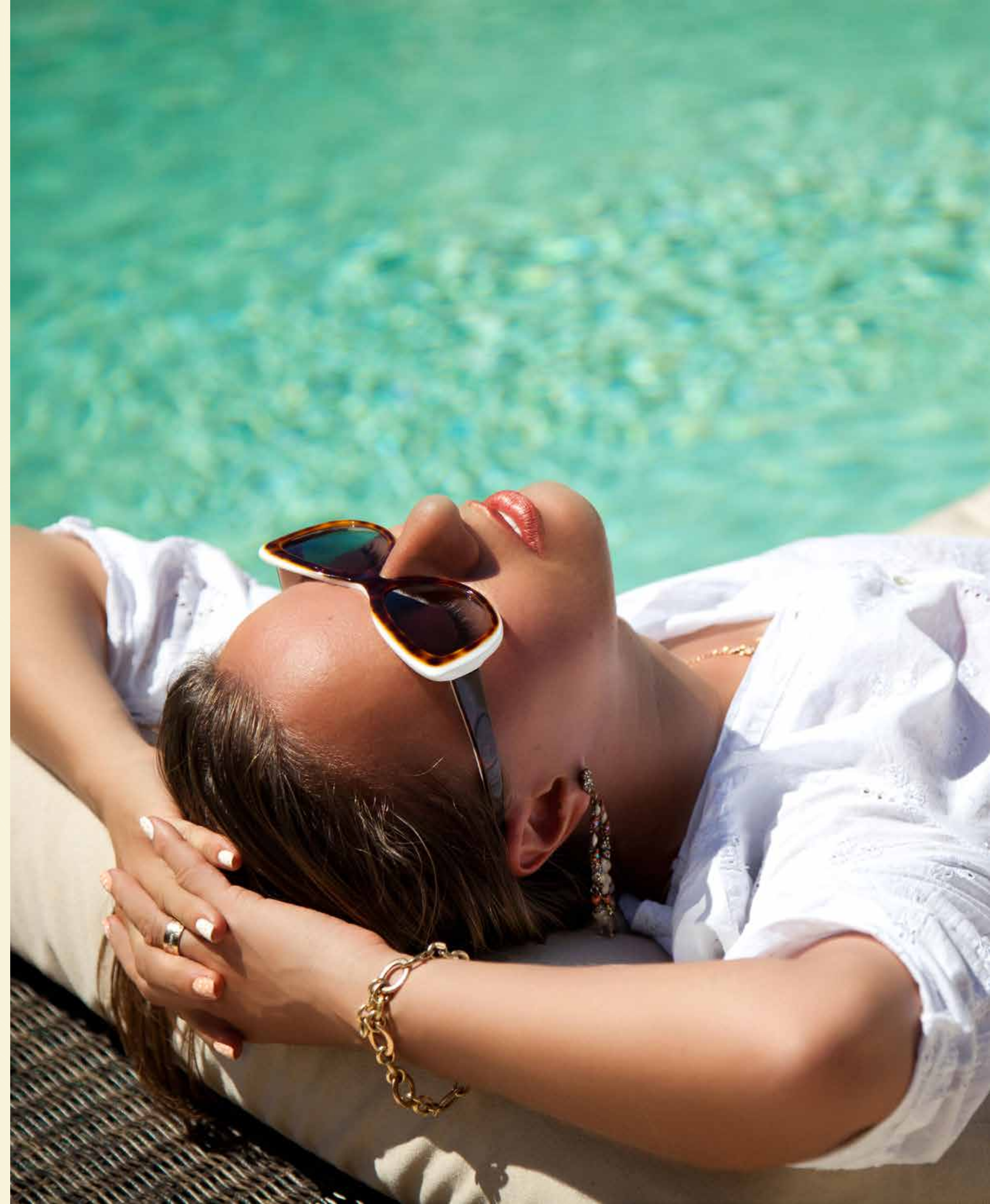
YAS MARINA - YAS LEISURE DRIVE

Deck shoes or dancing shoes? With scores of superyachts and a promenade lined with restaurants and bars, the choice is yours.

YAS MALL

Shopping for fun or fashion is just the beginning at Yas Mall. It's easy to spend the whole day enjoying its huge selection of restaurants, cafés, play centres and cinemas.

* Own an apartment at Yas Golf Collection and benefit from 1 year access to Yas Beach.



AT YAS ISLAND, ENTERTAINMENT IS JUST A MATTER OF CHOOSING

twofour54 - YAS BAY

The home of media and entertainment is coming to Yas Island. A campus where over 470 media companies innovate, collaborate, and create.

ETIHAD ARENA - YAS BAY

A new stage is set for the world's best performers. Introducing the region's largest indoor arena to the Yas Bay waterfront.*

FERRARI WORLD ABU DHABI

Find that Ferrari feeling, with 41 thrilling rides and attractions to choose from, in a world full of Ferrari fueled fun.

YAS WATERWORLD ABU DHABI

Whether you're after family fun or adrenaline pumping experiences, there's something for everyone at Yas Waterworld Abu Dhabi, Water's Greatest Playground.

*Own an apartment at Yas Golf Collection Views and benefit from an Etihad Arena pass for a one-time event.



AT YAS ISLAND, ENTERTAINMENT IS JUST A MATTER OF CHOOSING

WARNER BROS. WORLD™ ABU DHABI

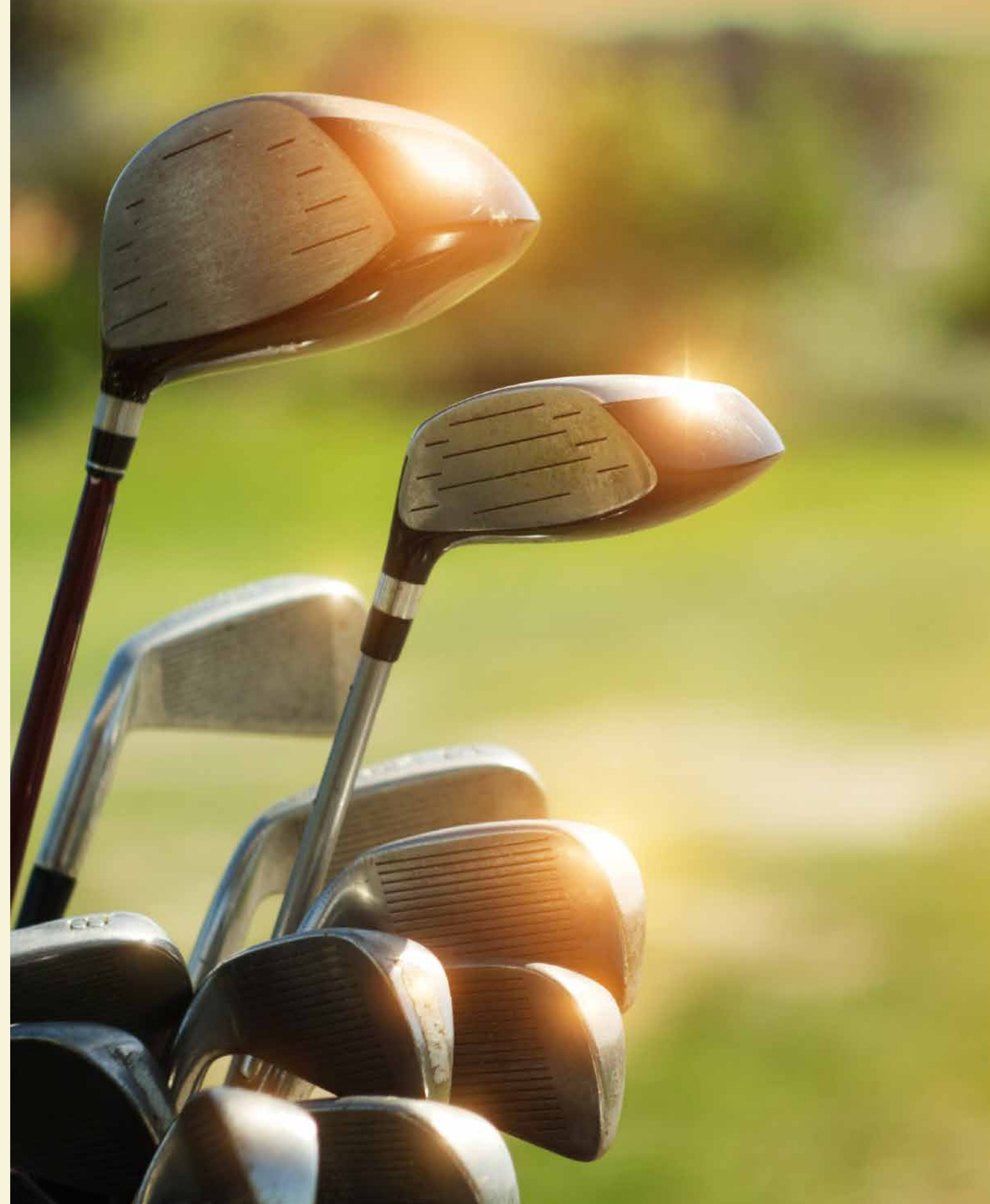
Hungry for action? Or after some whimsical fun? You'll find it all at Warner Bros. World Abu Dhabi, plus the chance to meet over 35 DC and live Animation characters.

YAS GATEWAY PARK

If you're looking for a picnic, grab a shady spot for lunch at this hidden haven on Yas Island.

YAS LINKS GOLF CLUB

112 bunkers across an 18 hole course surrounded by mangroves. Yas Links is a beautiful waterfront challenge for experienced golfers.






ALDAR.COM
800 ALDAR



THANKS FOR WATCHING

CONTACT US FOR MORE INFORMATION

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