

#### DIVA - THE ART OF THE STAY

DIVA AT THE BAY represent a microcosm of luxury and lifestyle within the world class integrated community at Yas bay. Combined with the utmost privacy, the serene residential spaces offers visitors, tenants and owners the experience of the life time, with a relaxing promenade and wealth of upscale amenities.



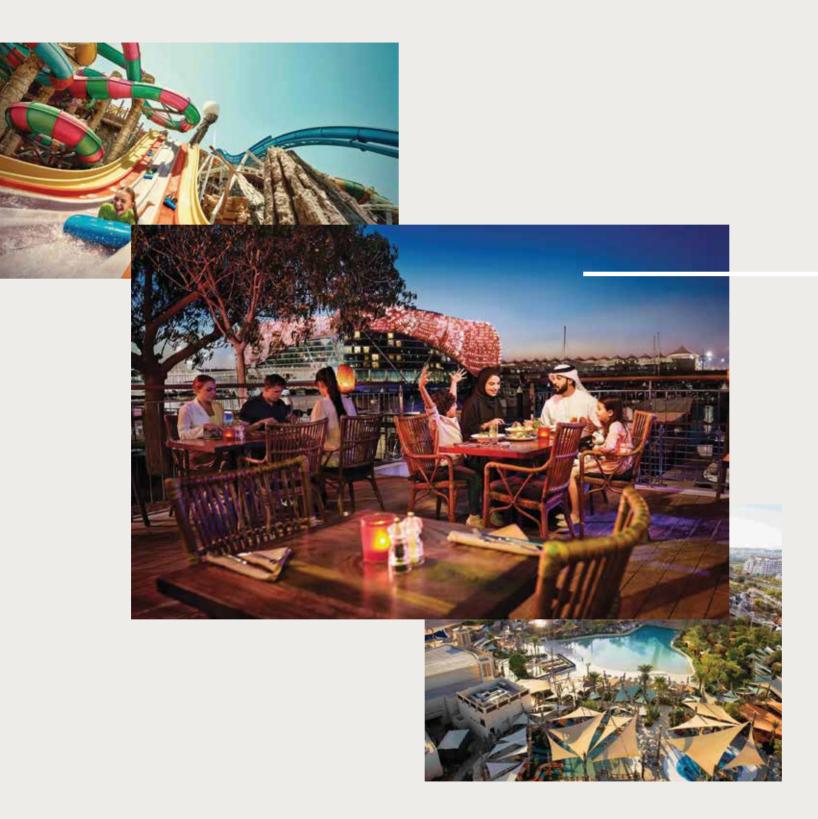


### ABU DHABI THE WORLDS MOST DESIRABLE CITIES

Abu Dhabi – The Capital and the second most populous city within the United Arab Emirates and recognized as the world's wealthiest city by many economists and reports. Abu Dhabi is the hot spot for creative industries. Its central location between Asia and Europe with direct flights to all major cities make it easily accessible and the ideal location for business.

Just shy of 50 years since its birth, Abu Dhabi has made its mark on the world with its inspiring architecture, multi cultural persona and services and convinces making it one of the worlds most desirable cities to work and live in.





#### YAS ISLAND

Yas Island - Abu Dhbai is one of the Middle East's most exciting leisure and entertainment attractions. Situated adjacent to Al Raha Beach, this world-class development is home to an elite motorsports racetrack, the 5-star Yas Links Golf Course, a family-friendly waterpark and Ferrari World Abu Dhabi.

A world within a world located within less than an hour from Dubai and 10 minutes proximity from the Abu Dhabi international airport.





# YAS BAY THE EPICENTER OF NON-STOP FUN

Yas Bay South, the Waterfront makes up the leisure hub of Yas Bay. The unique master development consisting of 3km of pristine, island-edge boardwalk to meander along; 19 entertainment and retail outlets including a boutique cinema and beach club; 37 bars, restaurants, bistros and cafes; two hotels; the Etihad Arena; art galleries; a large botanical central courtyard; art installations; and reaching out in the azul waters of the Gulf, Pier 71.





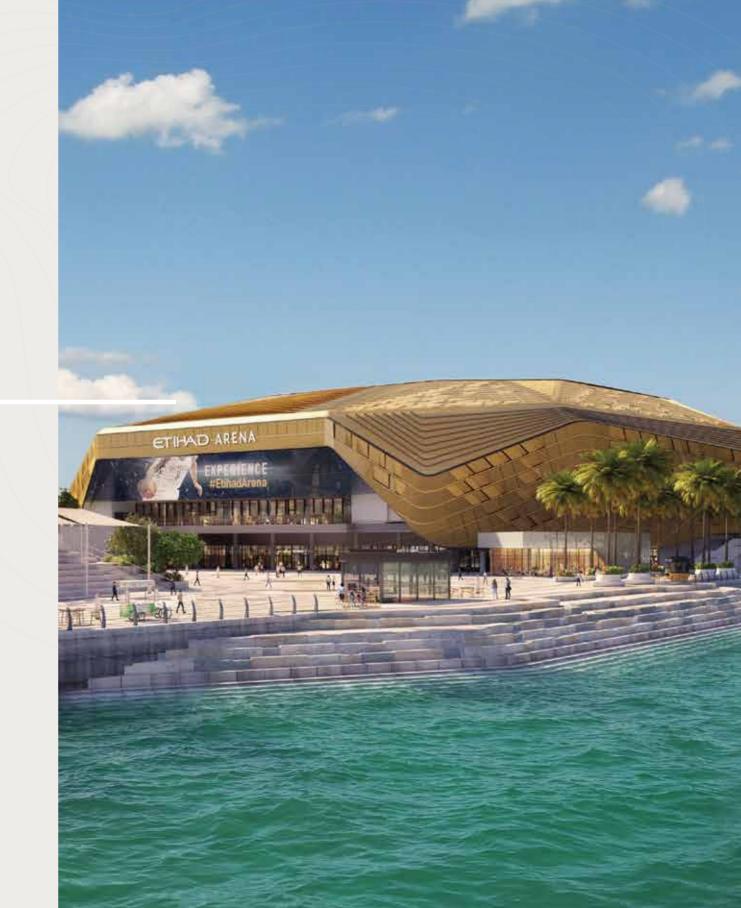
### WATERFRONT LIVING

Over looking the Arabian sea with,
The Water Front boasts a
spectacular retail shopping areas
with Brands from across the globe.
A Destination to consume an entire
day with ample of entertainment.



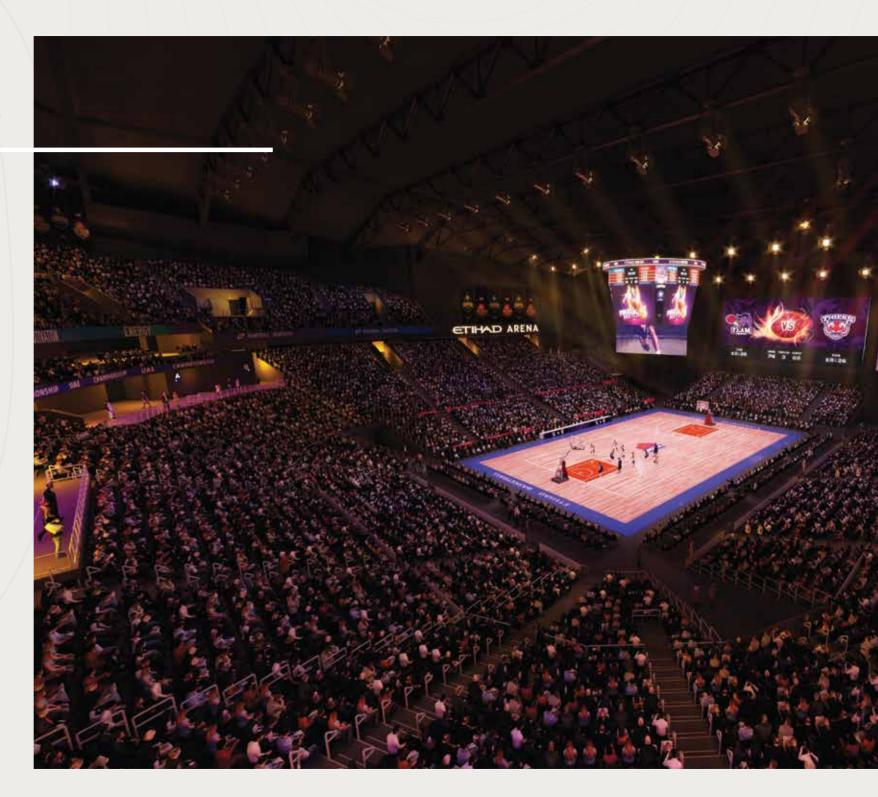
# COMMUNITY NEIGHBORHOOD LIKE NO OTHER

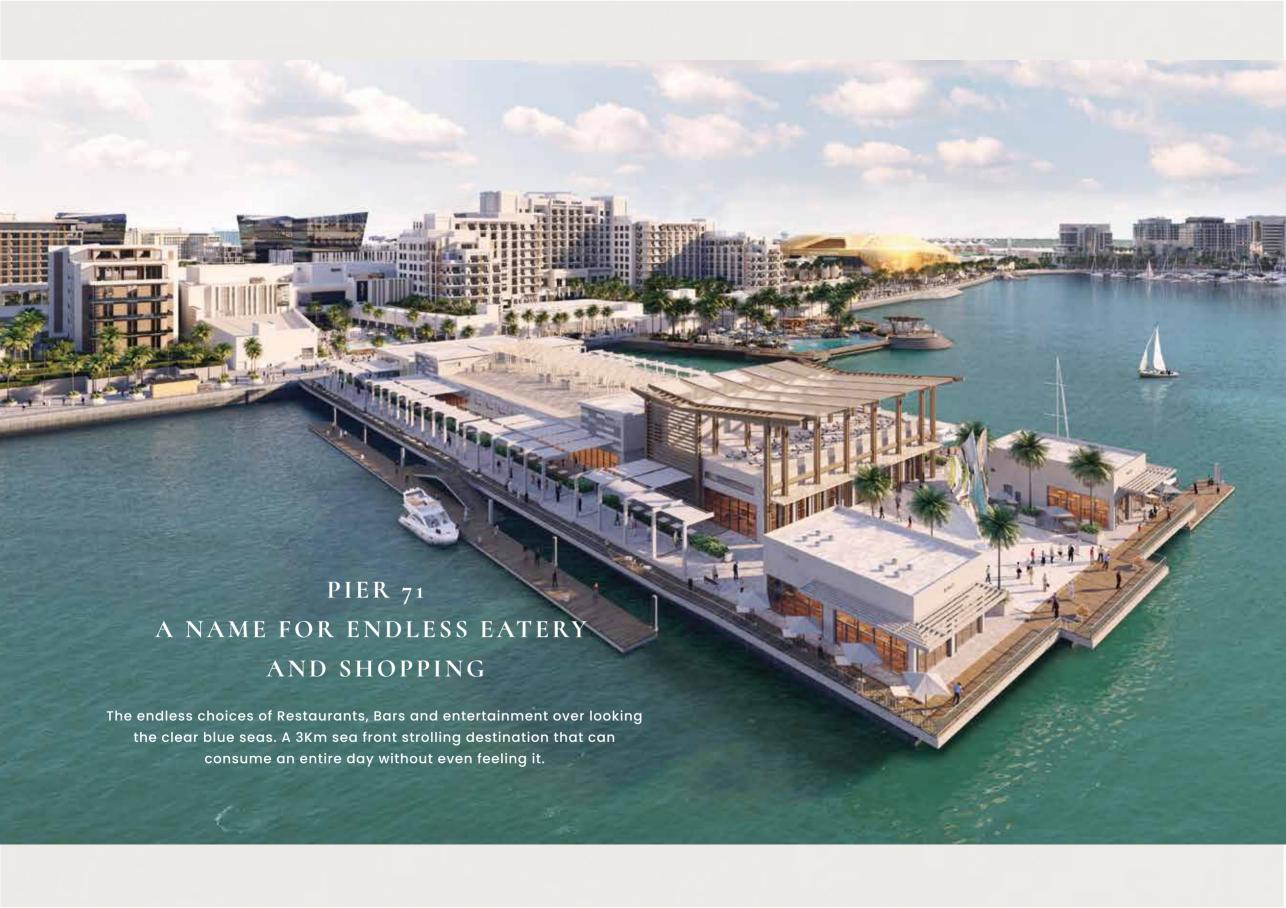
The Waterfront at Yas bay provides the residents at Diva a convenient, walk-able destination with a Verity of choices.



### ETIHAD ARENA

The iconic Etihad Arena, Abu
Dhabi's first-of-its-kind
multi-purpose indoor
entertainment venue, will be
the epicentre of Yas Bay's
Waterfront, and once open
will host UFC and other
world-class events.





# MIDDLE EAST'S HOME OF MEDIA AND ENTERTAINMENT

When it comes to the world of Visual entertainment, media and Big screen productions, there is no other destination in the world that compares to the facilities, innovation and flexibility of Twofour 54

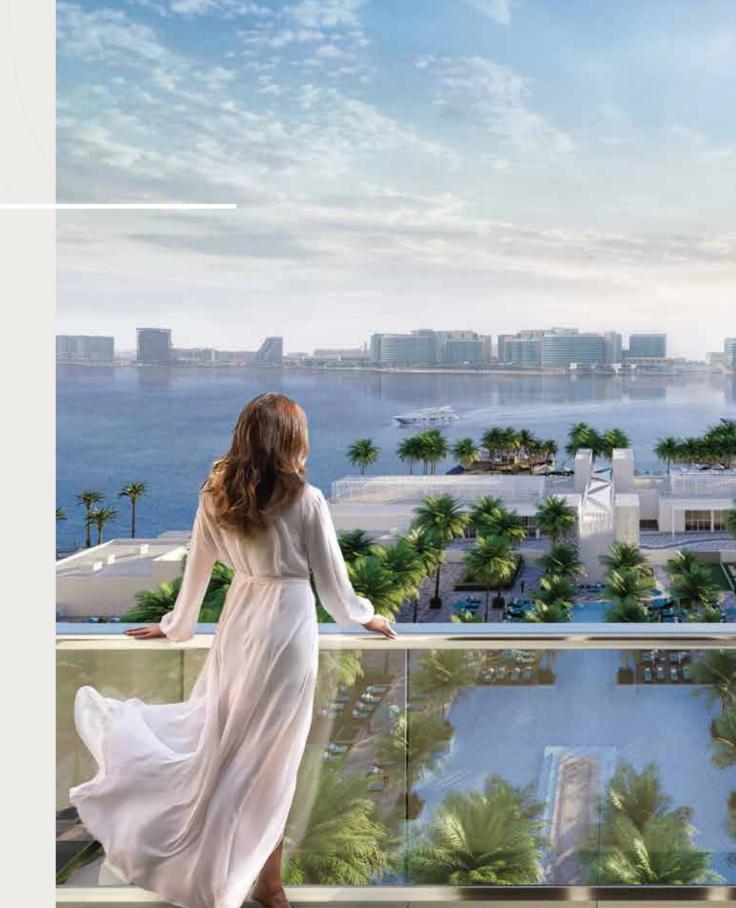


TWOFOUR54



#### HILTON HOTEL

The creation of a world-class family resort at the heart of Yas Bay. Hilton Hotel at Yas Bay waterfront development with 546 keys will provide visitors with a five-star opportunity to extend their leisure and business stays and enjoy the attractions and memorable experiences.



### THE ONLY ADDRESS FOR AFFORDABLE LUXURY

Diva at the Bay is brilliantly located on one of the Top leisure and Entertainment islands of the world. Few minutes from everywhere, be it on the Island or accessing imperative destinations on the main land of Abu Dhabi, Nowhere is too far from your new address. Diva at the Bay nestles amongst restaurants, cafes, schools, parks and mosques.



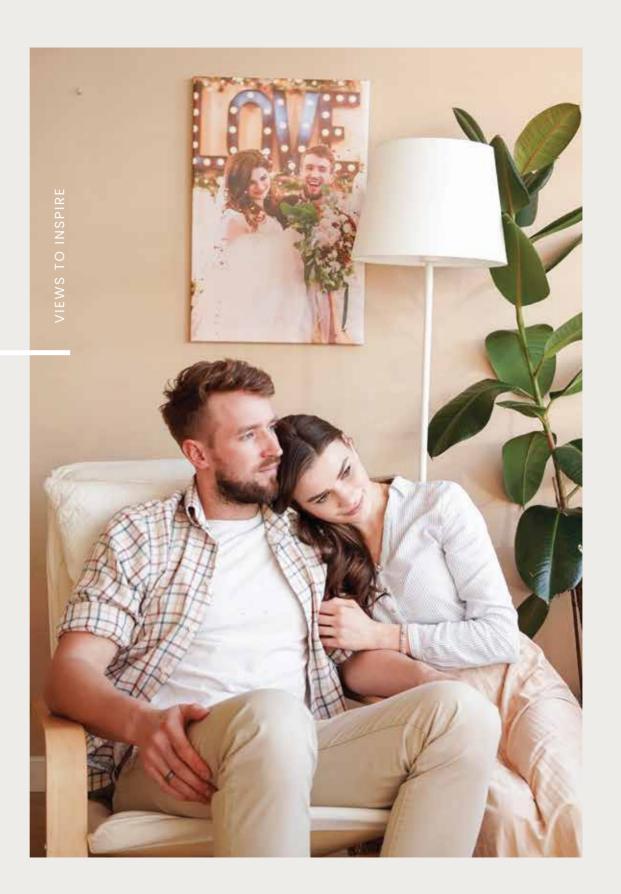


A well designed 13 floor mid sized residential tower featuring DIVA A and a DIVA B, giving tenants separate entrances with its own lobby , lifts and lifestyle facilities. Surrounded by parks and trails steps from the entrances of the buildings. Glass Balconies with expansive views of the Arabian gulf Floor to ceiling double glazed windows allowing generous amounts of sunlight and night sparkles through out the day, everyday.



### STAYING IN JUST GOT MORE EXCITING

Joy comes from the little things around us . And our promise is to deliver Diva with State of the art facilities making way for the most rewarding lifestyle for anyone looking for that extra plush of life

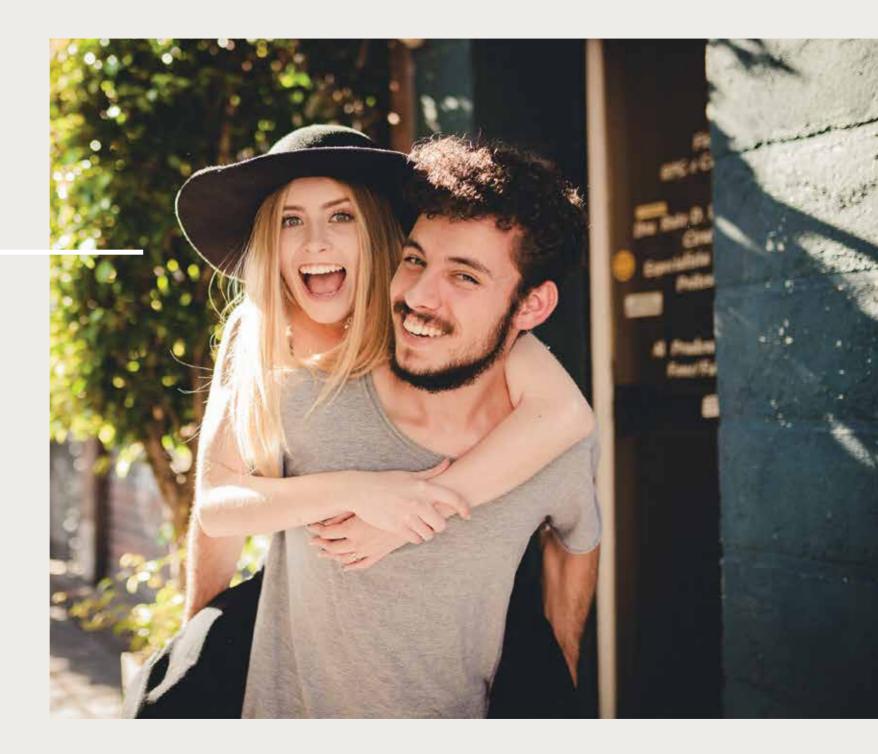






### AMENITIES AT YOUR DOORSTEP

A bouquet selection to choose from of well laid out Studio, 1BR JR., 2 BR, 2 BR Duplex & 3 BR apartments having generous living spaces with expansive views of the Arabian gulf and Yas Island as per the clients preferences and budgets.







Balconies / Terraces as per floor plan

Private pool on terrace area (Limited units only)

Kitchen cabinets and counterparts

Fully tiled bathrooms, in-suites and guest toilets

Double glazed windows

Central air conditioning

Vanity units & mirrors

Shower with handle

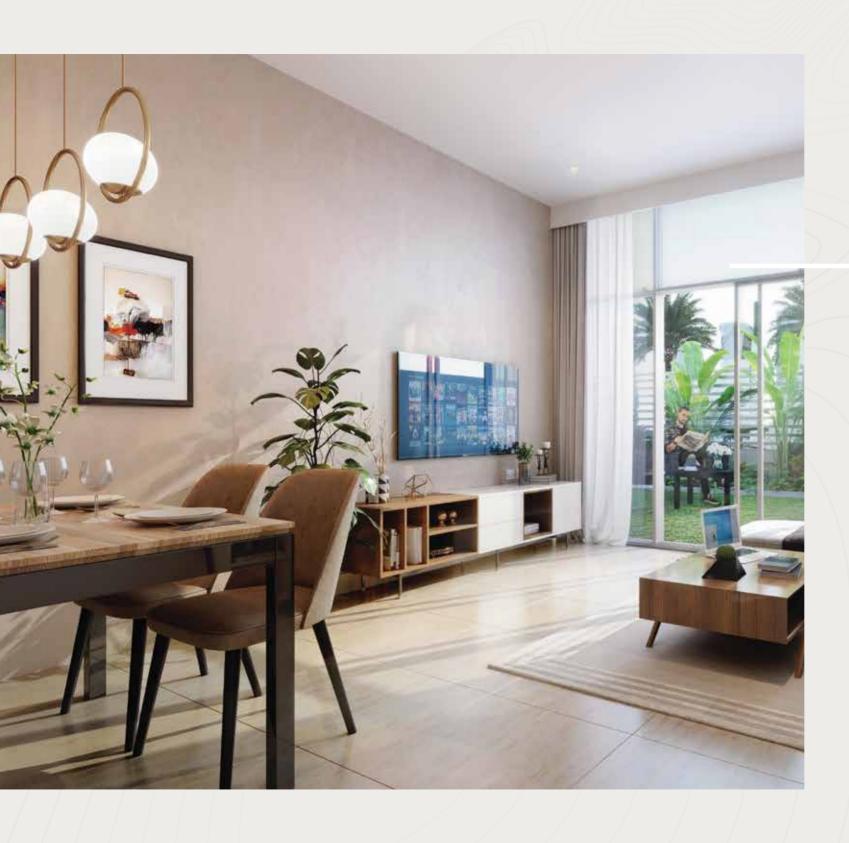
Built-in wardrobes in bedroom



### **BREATHTAKING VIEWS**

Live amidst glittering crystal waters, Bright blue skies and Romantically lit Starry nights. Own a piece of your own paradise. Your paradise of peace, right here in Abu Dhabi.





# STATE OF THE ART FIXTURES AND FITTINGS

State of the art fixtures and fittings giving each room a luxurious feel that makes you think of home every time you are away and makes you want to stay when ever your home.



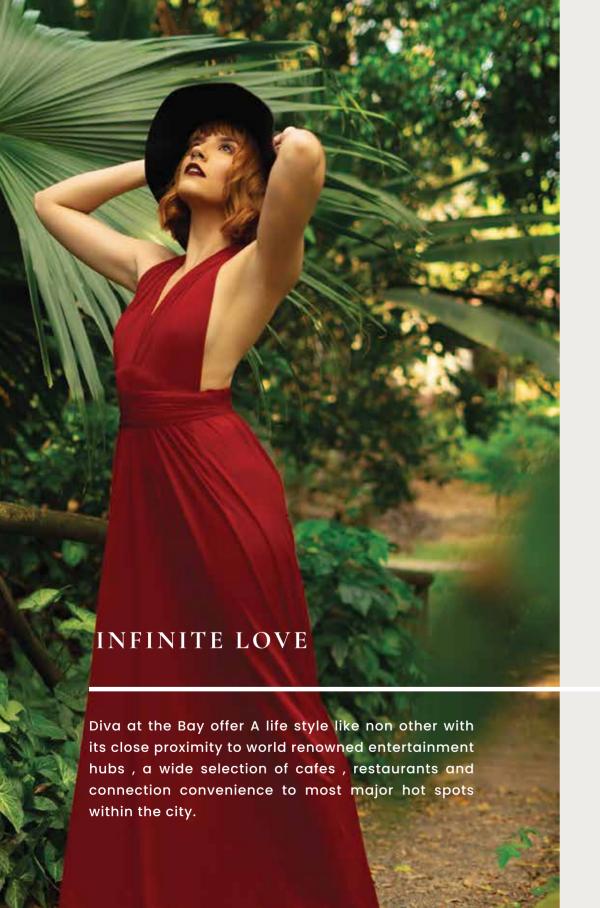
DREAM. OWN. ENJOY

### A WAY OF LIFE

Every apartment has breathtaking views of the Arabian gulf for those who choose to have a serene sea front living.

For those with a bit more of an Urban Flare, DIVA offers apartments over looking the Interiors of the island with the Abu Dhabi Sky line as a back drop.



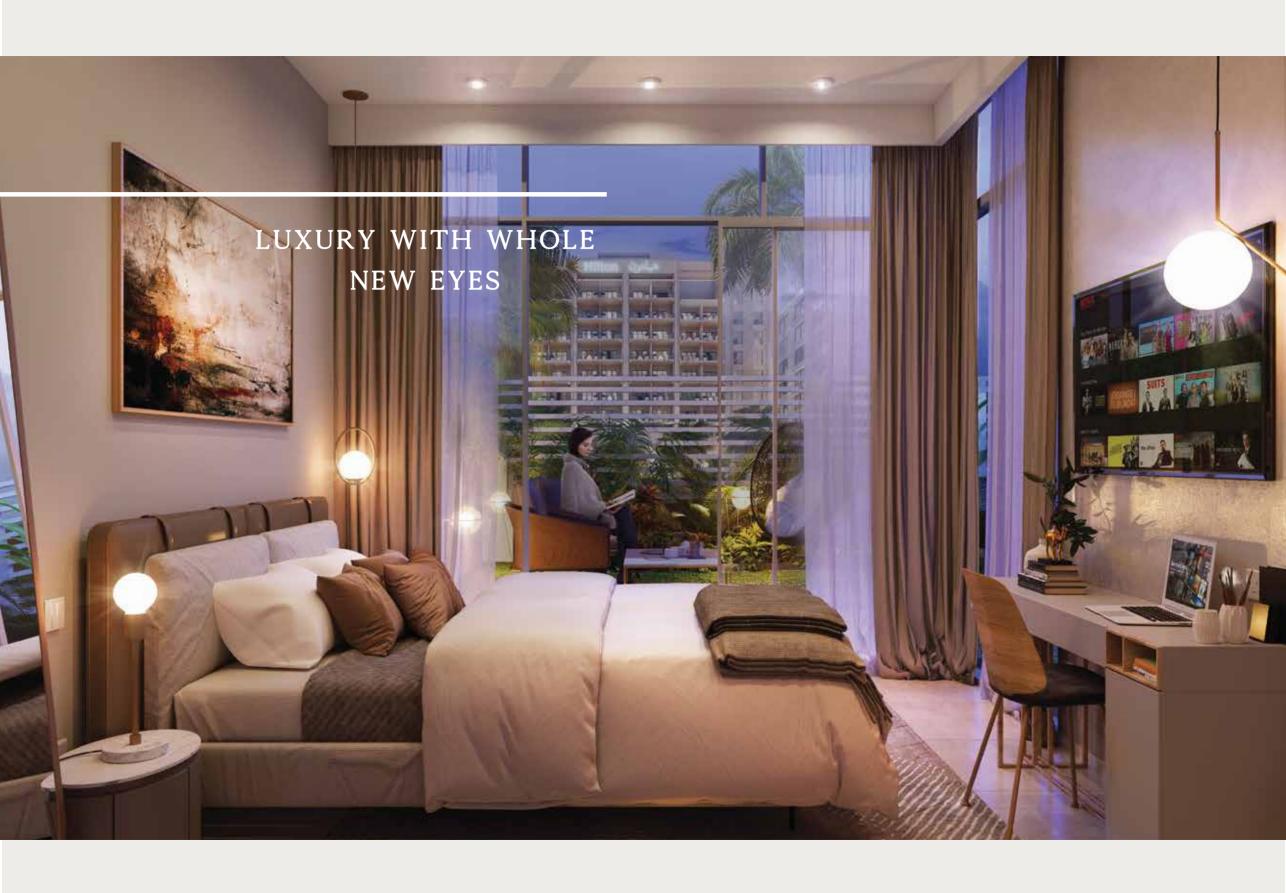


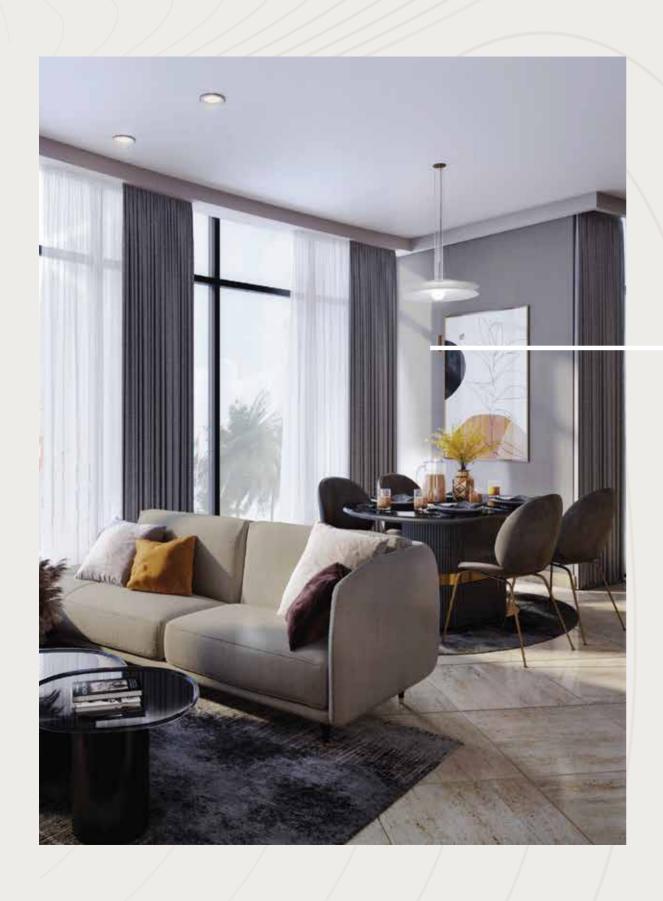


### IMPECCABLE STYLE

Welcome to your home, where minimalist beauty meets an exquisite, staggered layout. Carefully crafted interiors that include built in wardrobes, premium lighting, floorings, central AC, double glazed windows and all other fixtures in a well planned out space giving ample of space for family time and private time all in one place.





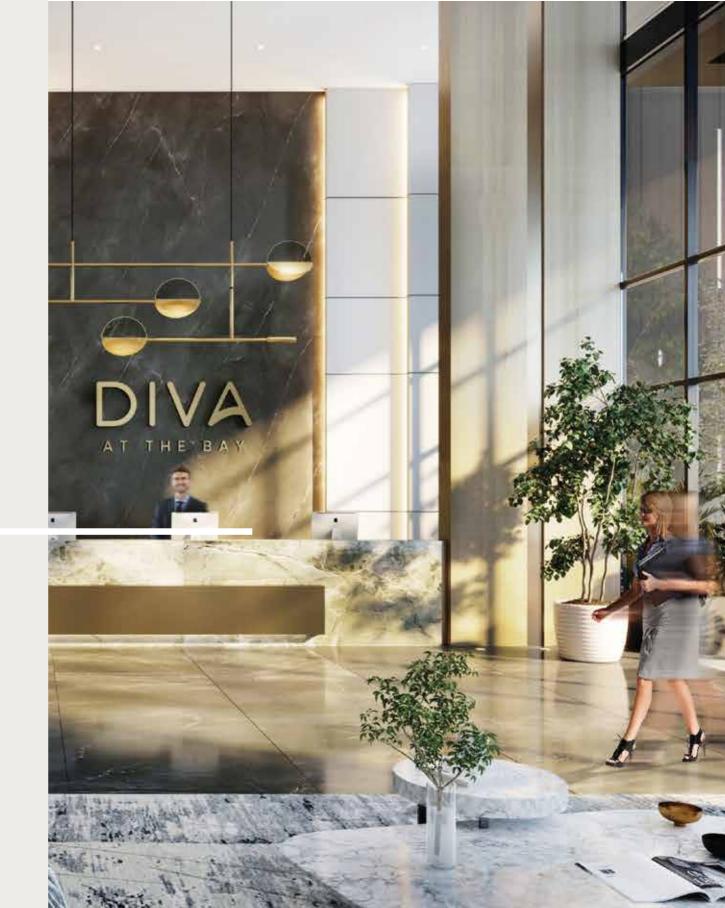


### YOU WONT WANT TO LEAVE

Cutting-edge architecture, exclusively designed luscious interiors, the seamless coherence of privacy and association, make your home at Diva at the bay truly a cut above everything else. But what makes Diva at the bay even more spectacular is the sense of freedom, infinity and true bliss that comes from enjoying daily views that encompass everything on the horizon and beyond.

# ENTER INTO THE WORLD OF OPULENCE

Extravagant lobby areas in Both towers, cuddled with mood lighting, 24 hour securities, guest waiting areas, multiple parking areas for tenants and guests, 3 fast speed elevators in each tower and Lush green gardens and trees welcoming you at the entrance



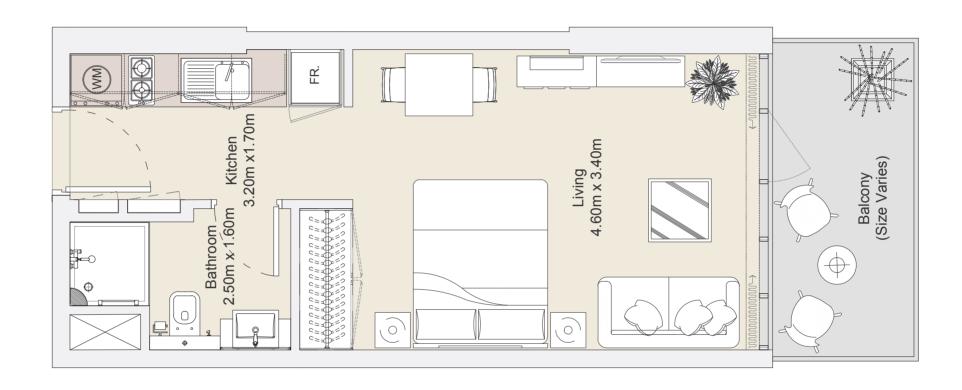


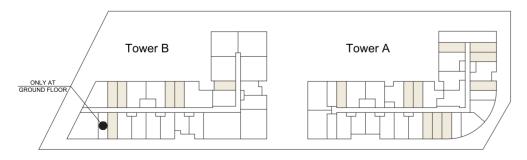


# Floor Plans









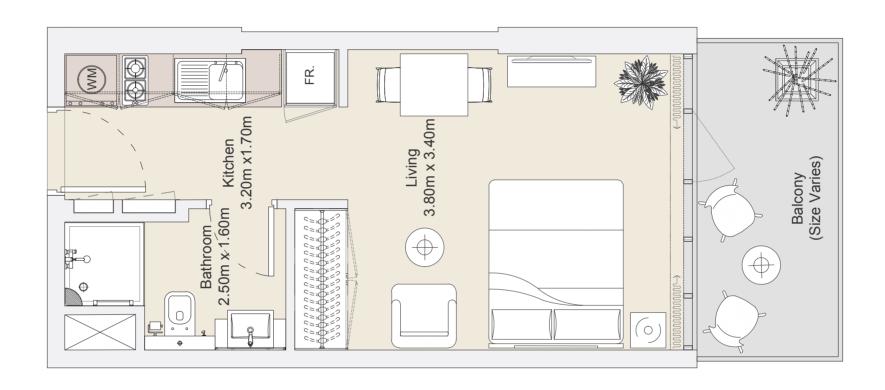
# STD | Type A

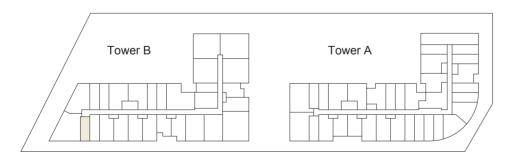
#### Typical Floor Plan from Ground to 12<sup>th</sup> Floors

| Internal Area | 302.65 sq.ft |
|---------------|--------------|
| Outdoor Area  | 66.63 sq.ft  |
| Total Area    | 369.28 sq.ft |









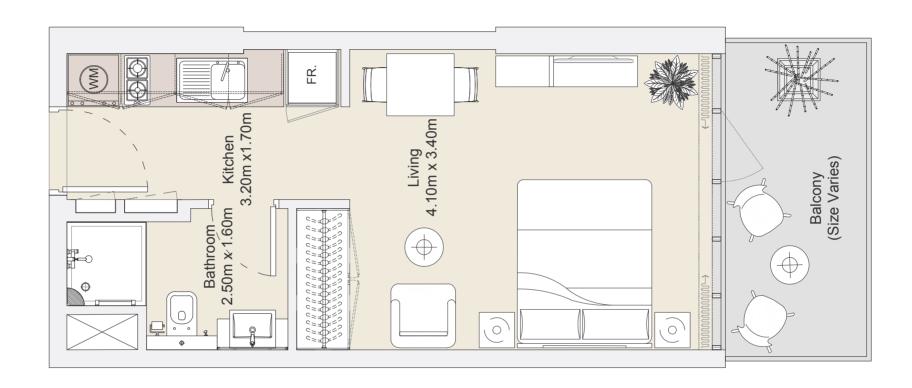
#### STD | Type B

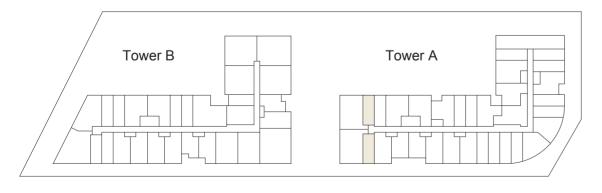
#### Typical Floor Plan from 1st to 12th Floors

| Internal Area | 271.64 sq.ft |
|---------------|--------------|
| Outdoor Area  | 62.93 sq.ft  |
| Total Area    | 334.57 sq.ft |









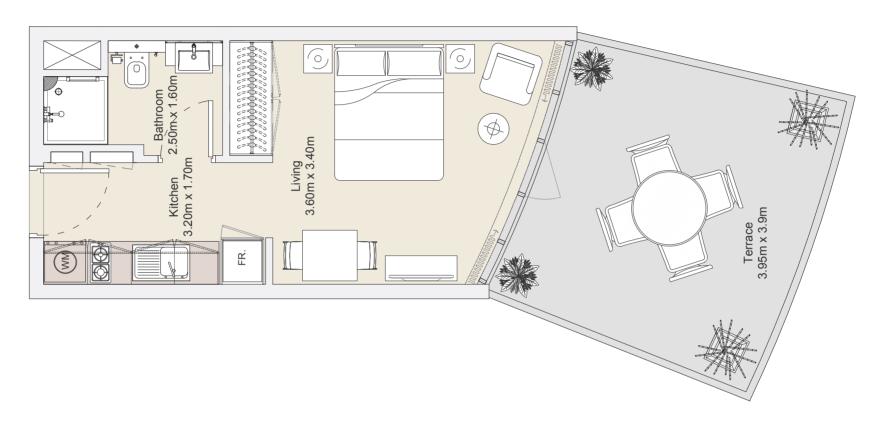
# STD | Type C

#### Typical Floor Plan from Ground to 12<sup>th</sup> Floors

| Internal Area | 282.70 sq.ft |
|---------------|--------------|
| Outdoor Area  | 68.49 sq.ft  |
| Total Area    | 351.19 sq.ft |









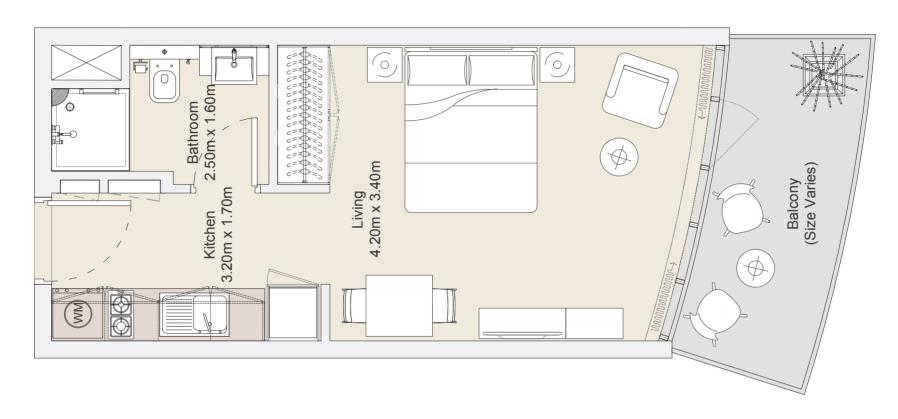
## STD | Type D

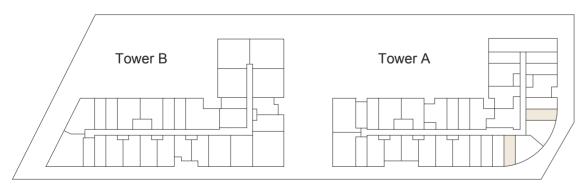
#### **Ground Floor**

| Internal Area | 264.47 sq.ft |
|---------------|--------------|
| Outdoor Area  | 184.14 sq.ft |
| Total Area    | 448.61 sq.ft |









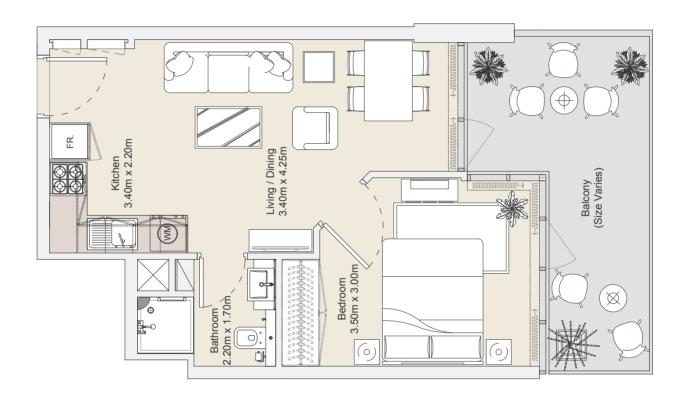
# STD | Type E

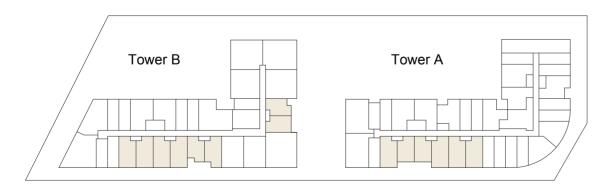
#### Typical Floor Plan from Ground to 12<sup>th</sup> Floors

| Internal Area | 288.88 sq.ft |
|---------------|--------------|
| Outdoor Area  | 72.84 sq.ft  |
| Total Area    | 361.72 sq.ft |









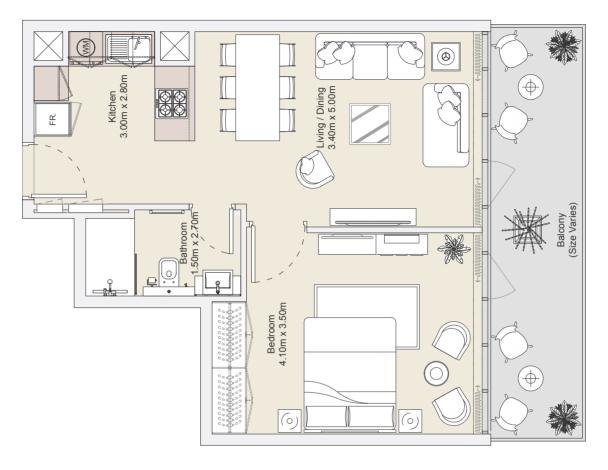
## J1B | Type A

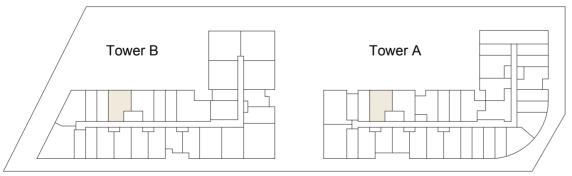
#### Typical Floor Plan from Ground to 12<sup>th</sup> Floors

| Internal Area | 396.55 sq.ft |
|---------------|--------------|
| Outdoor Area  | 127.68 sq.ft |
| Total Area    | 524.23 sq.ft |









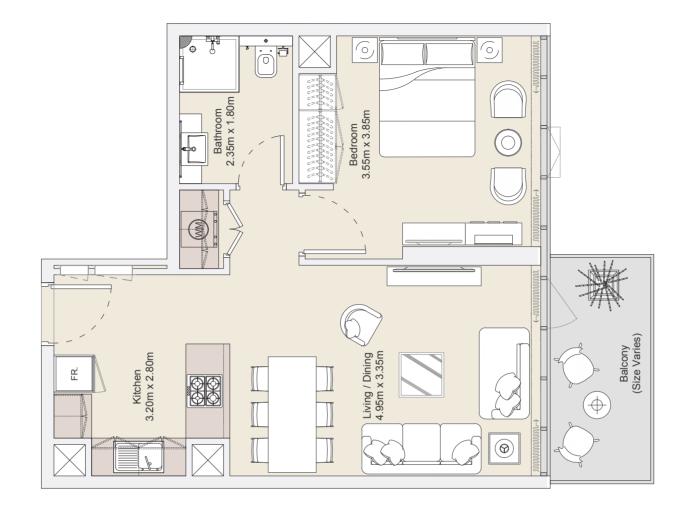
## 1B | Type A

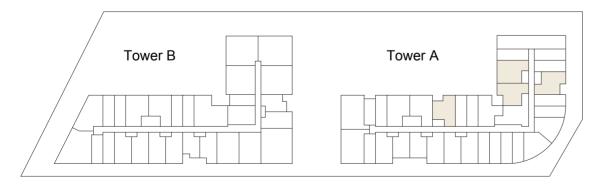
#### Typical Floor Plan from 1st to 12th Floors

| Internal Area | 518.00 sq.ft |
|---------------|--------------|
| Outdoor Area  | 128.67 sq.ft |
| Total Area    | 646.67 sq.ft |









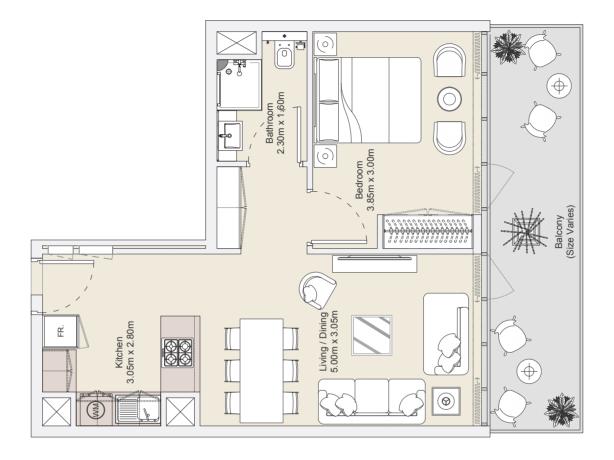
## 1B | Type B

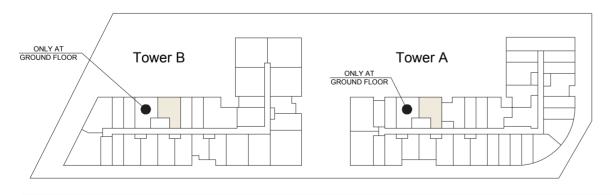
#### Typical Floor Plan from Ground to 12<sup>th</sup> Floors

| Internal Area | 520.70 sq.ft |
|---------------|--------------|
| Outdoor Area  | 62.94 sq.ft  |
| Total Area    | 583.64 sq.ft |









## 1B | Type C

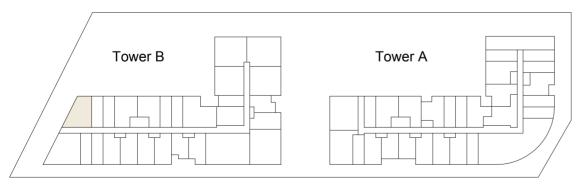
#### Typical Floor Plan from Ground to 12<sup>th</sup> Floors

| Internal Area | 482.68 sq.ft |
|---------------|--------------|
| Outdoor Area  | 129.56 sq.ft |
| Total Area    | 612.24 sq.ft |









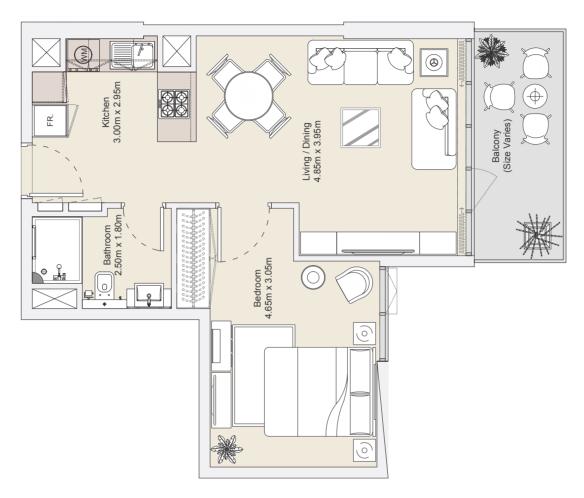
## 1B | Type D

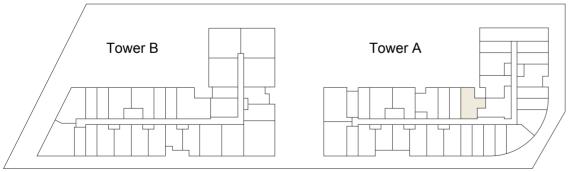
#### **Ground Floor**

| Internal Area | 579.24 sq.ft  |
|---------------|---------------|
| Outdoor Area  | 556.68 sq.ft  |
| Total Area    | 1135.92 sq.ft |









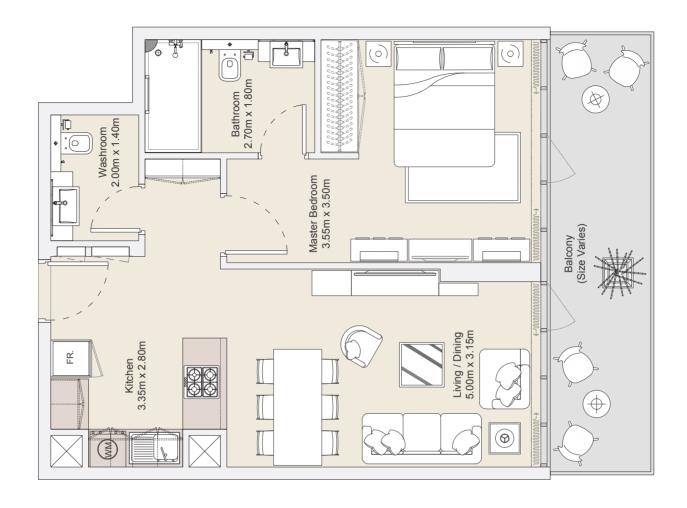
## 1B | Type E

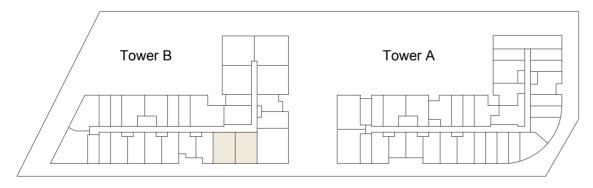
#### Typical Floor Plan from Ground to 12<sup>th</sup> Floors

| Internal Area | 513.47 sq.ft |
|---------------|--------------|
| Outdoor Area  | 78.21 sq.ft  |
| Total Area    | 591.68 sq.ft |









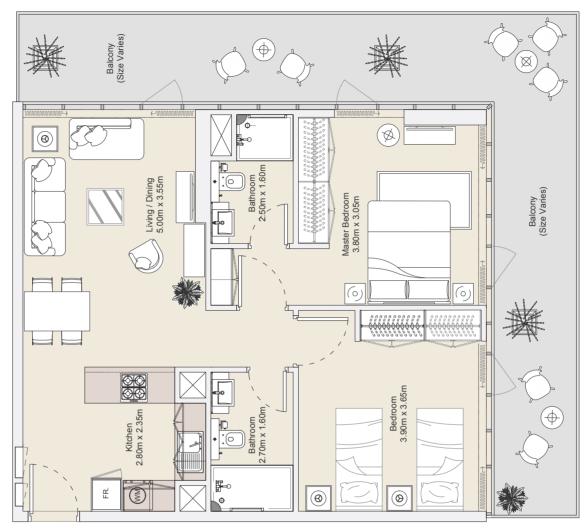
## 1B | Type F

#### Typical Floor Plan from 2<sup>nd</sup> to 12<sup>th</sup> Floors

| Internal Area | 571.28 sq.ft |
|---------------|--------------|
| Outdoor Area  | 125.87 sq.ft |
| Total Area    | 697.15 sq.ft |









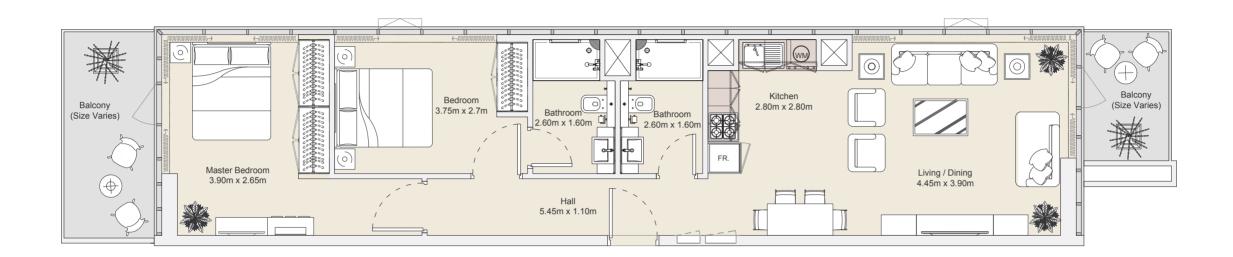
## 2B | Type A

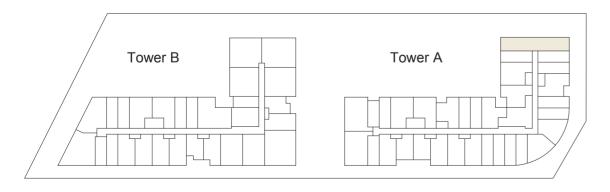
#### Typical Floor Plan from Ground to 12<sup>th</sup> Floors

| Internal Area | 770.48 sq.ft  |
|---------------|---------------|
| Outdoor Area  | 338.34 sq.ft  |
| Total Area    | 1108.82 sq.ft |









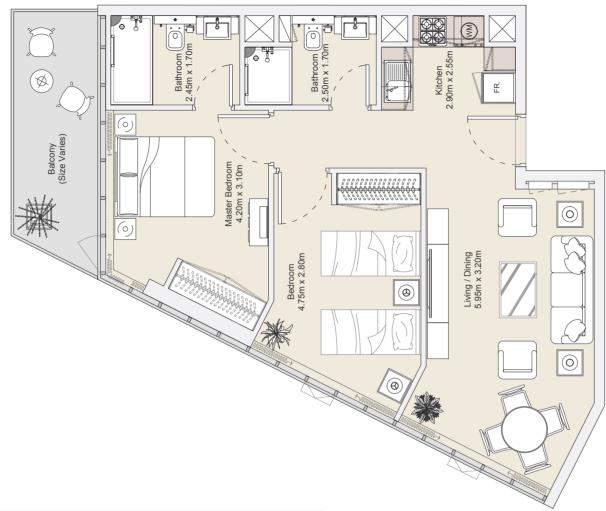
## 2B | Type B

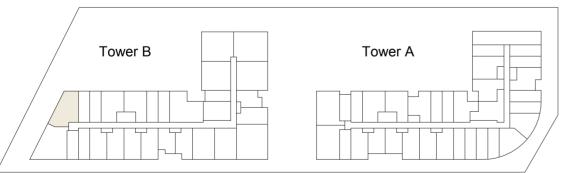
Typical Floor Plan from 1<sup>st</sup> to 12<sup>th</sup> Floors

| Internal Area | 764.56 sq.ft |
|---------------|--------------|
| Outdoor Area  | 129.55 sq.ft |
| Total Area    | 894.11 sq.ft |









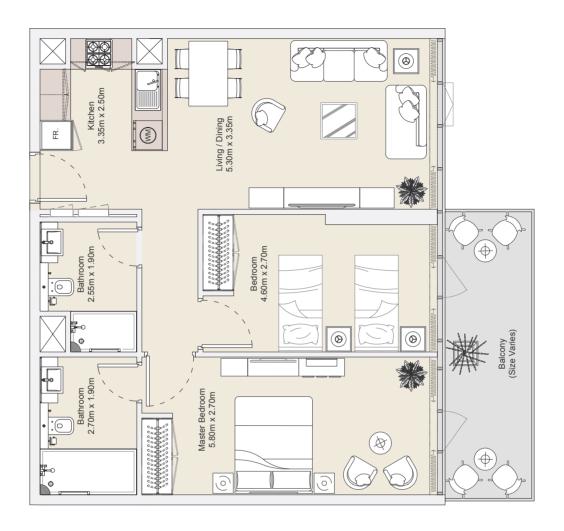
## 2B | Type C

#### Typical Floor Plan from 1st to 12th Floors

| Internal Area | 681.30 sq.ft |
|---------------|--------------|
| Outdoor Area  | 84.42 sq.ft  |
| Total Area    | 765.72 sq.ft |









#### 2B | Type D

Typical Floor Plan from Ground to 12<sup>th</sup> Floors

| Internal Area |   | 764.24 sq.ft |
|---------------|---|--------------|
| Outdoor Area  | а | 171.83 sq.ft |
| Total Area    |   | 936.07 sq.ft |









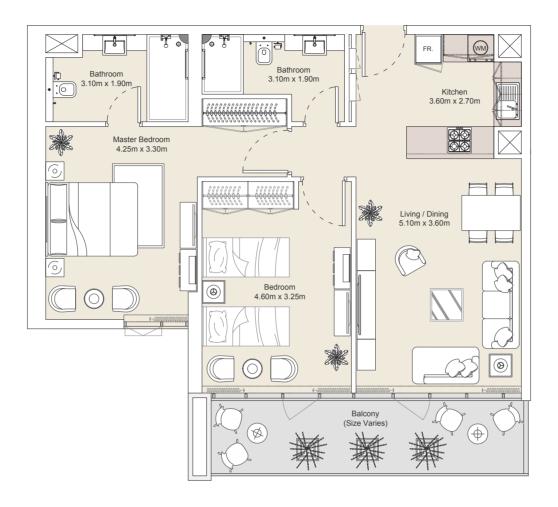
## 2B | Type E

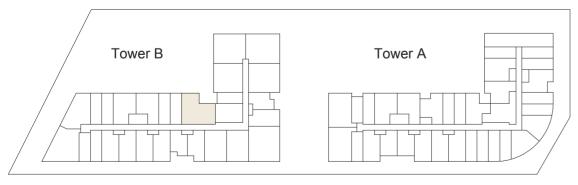
#### Typical Floor Plan from 1st to 12th Floors

| Internal Area | 745.66 sq.ft |
|---------------|--------------|
| Outdoor Area  | 221.82 sq.ft |
| Total Area    | 967.48 sq.ft |









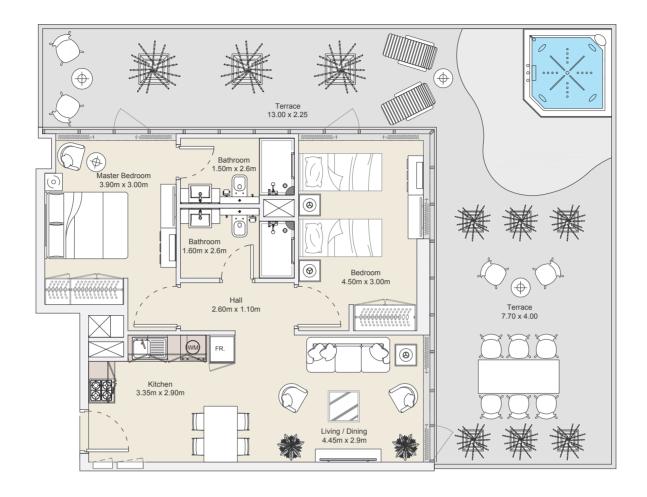
# 2B | Type F

Typical Floor Plan from 1st to 12th Floors

| Internal Area | 835.14 sq.ft |
|---------------|--------------|
| Outdoor Area  | 125.87 sq.ft |
| Total Area    | 961.01 sq.ft |









# 2B | Type G

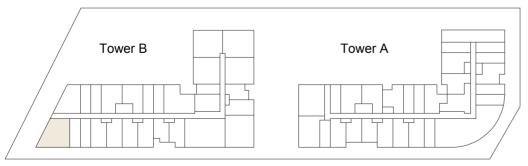
#### **Ground Floor**

| Internal Area | 680.48 sq.ft  |
|---------------|---------------|
| Outdoor Area  | 671.26 sq.ft  |
| Total Area    | 1351.74 sq.ft |









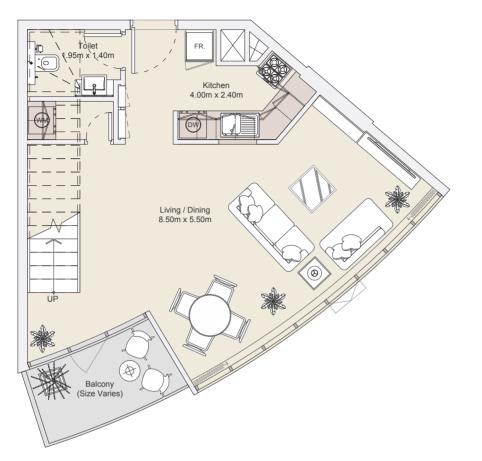
## 2B | Type H

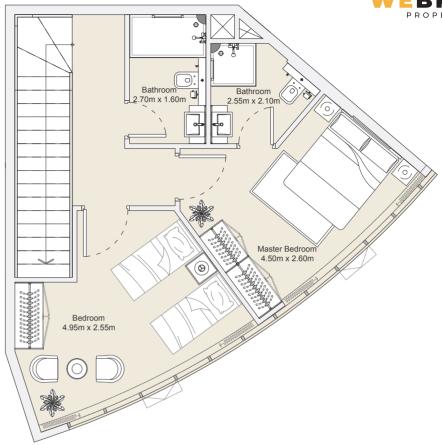
#### **Ground Floor**

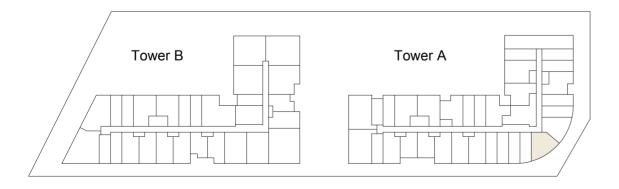
| Internal Area | 709.39 sq.ft  |
|---------------|---------------|
| Outdoor Area  | 757.88 sq.ft  |
| Total Area    | 1467.27 sq.ft |











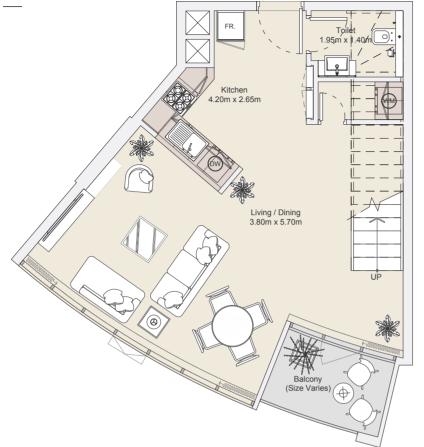
## 2B Duplex | Type A

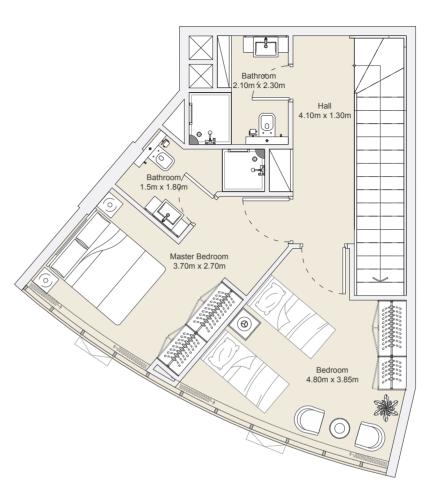
1<sup>st</sup>, 3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup>, 11<sup>th</sup> Duplex Floors

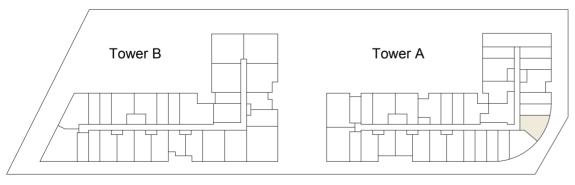
| Internal Area | 1,072.29 sq.ft |
|---------------|----------------|
| Outdoor Area  | 59.98 sq.ft    |
| Total Area    | 1132.27 sq.ft  |











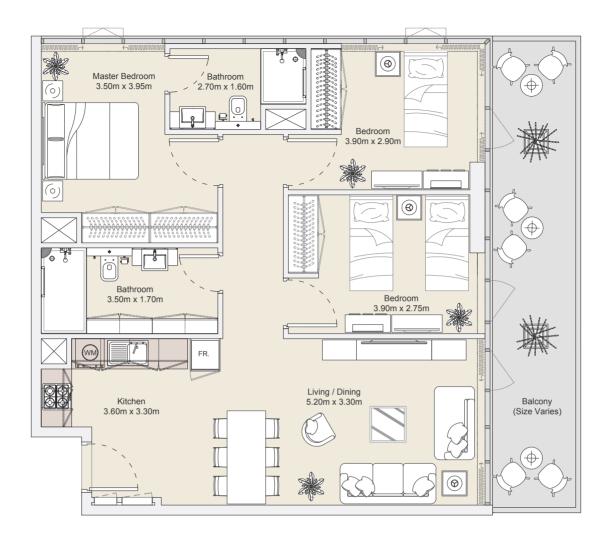
# 2B Duplex | Type B

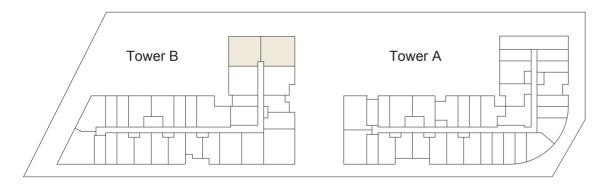
1<sup>st</sup>, 3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup>, 11<sup>th</sup> Duplex Floors

| Internal Area | 1,063.69 sq.ft |
|---------------|----------------|
| Outdoor Area  | 50.02 sq.ft    |
| Total Area    | 1113.71 sq.ft  |









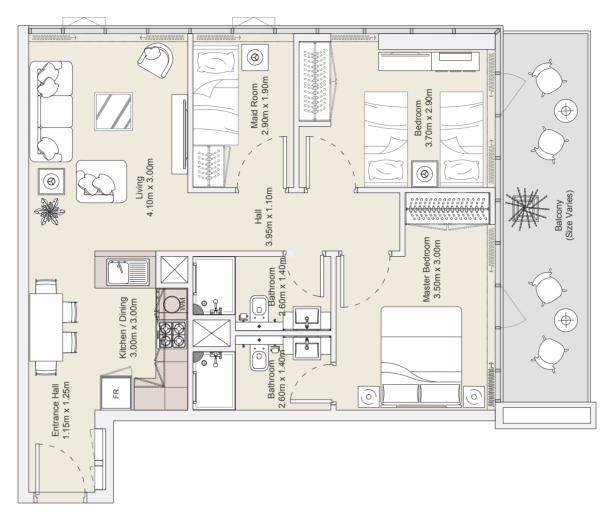
## 3B | Type A

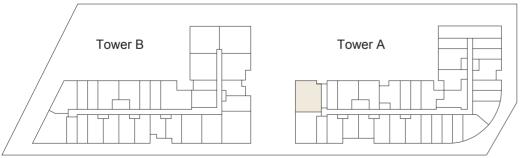
#### Typical Floor Plan from Ground to 12<sup>th</sup> Floors

| Internal Area | 861.32 sq.ft  |
|---------------|---------------|
| Outdoor Area  | 170.18 sq.ft  |
| Total Area    | 1031.50 sq.ft |









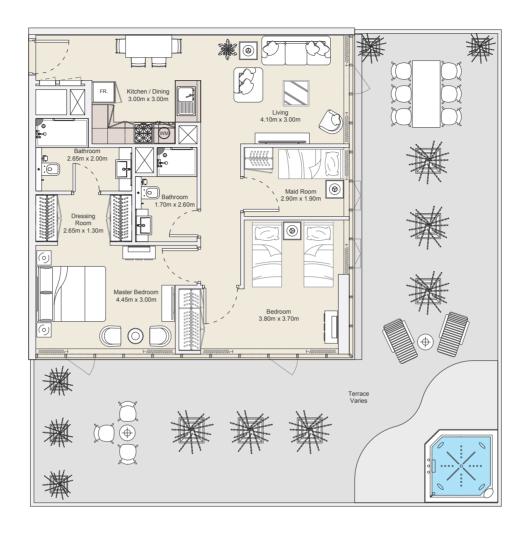
# 3B | Type C

#### Ground Floor Plan

| Internal Area | 823.40 sq.ft  |
|---------------|---------------|
| Outdoor Area  | 962.13 sq.ft  |
| Total Area    | 1785.53 sq.ft |









# 3B | Type C

#### Ground Floor Plan

| Internal Area | 823.40 sq.ft  |
|---------------|---------------|
| Outdoor Area  | 962.13 sq.ft  |
| Total Area    | 1785.53 sq.ft |