



*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

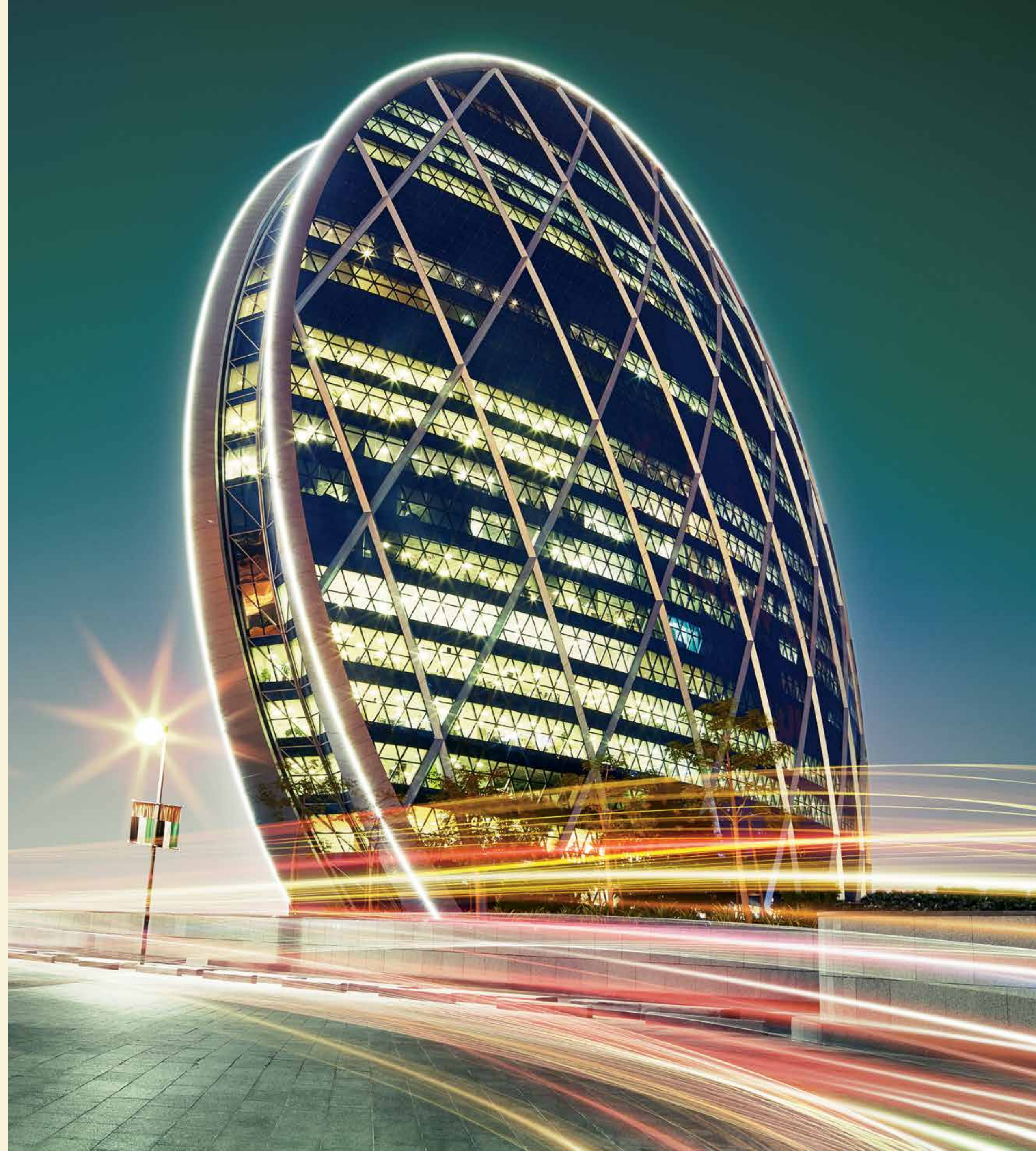
**AED 4.1 BN**

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

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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

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

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

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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

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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

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

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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



● Aldar Hq

● Al Raha Beach

YAS ISLAND

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

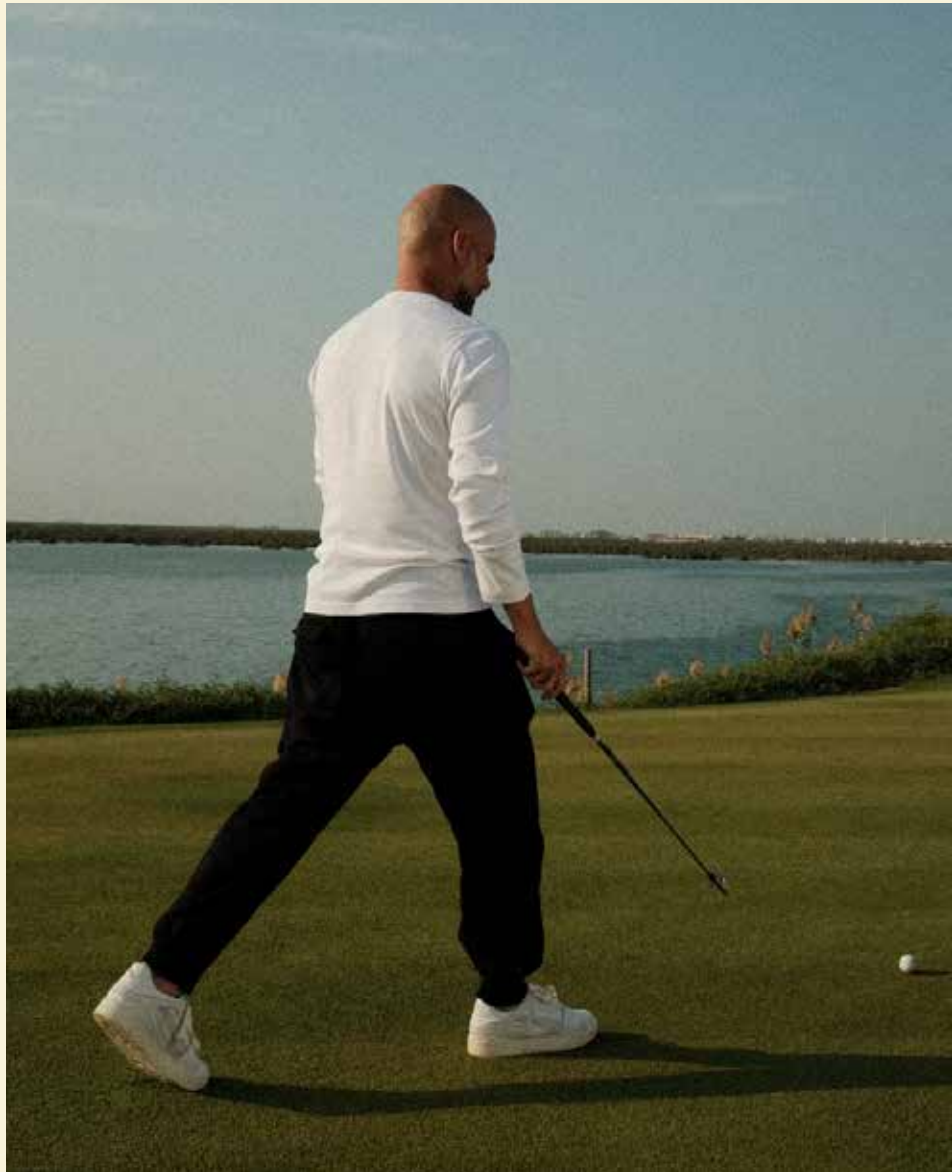
The fun, the thrills, and the excitement are just minutes away from you. No matter what kind of day you're looking for, everything that matters is just a short drive from home.

*Yas*  
Golf Collection

## VIEWS



**2 MIN**  
Yas Waterworld  
Abu Dhabi



**4 MIN**  
Yas Links



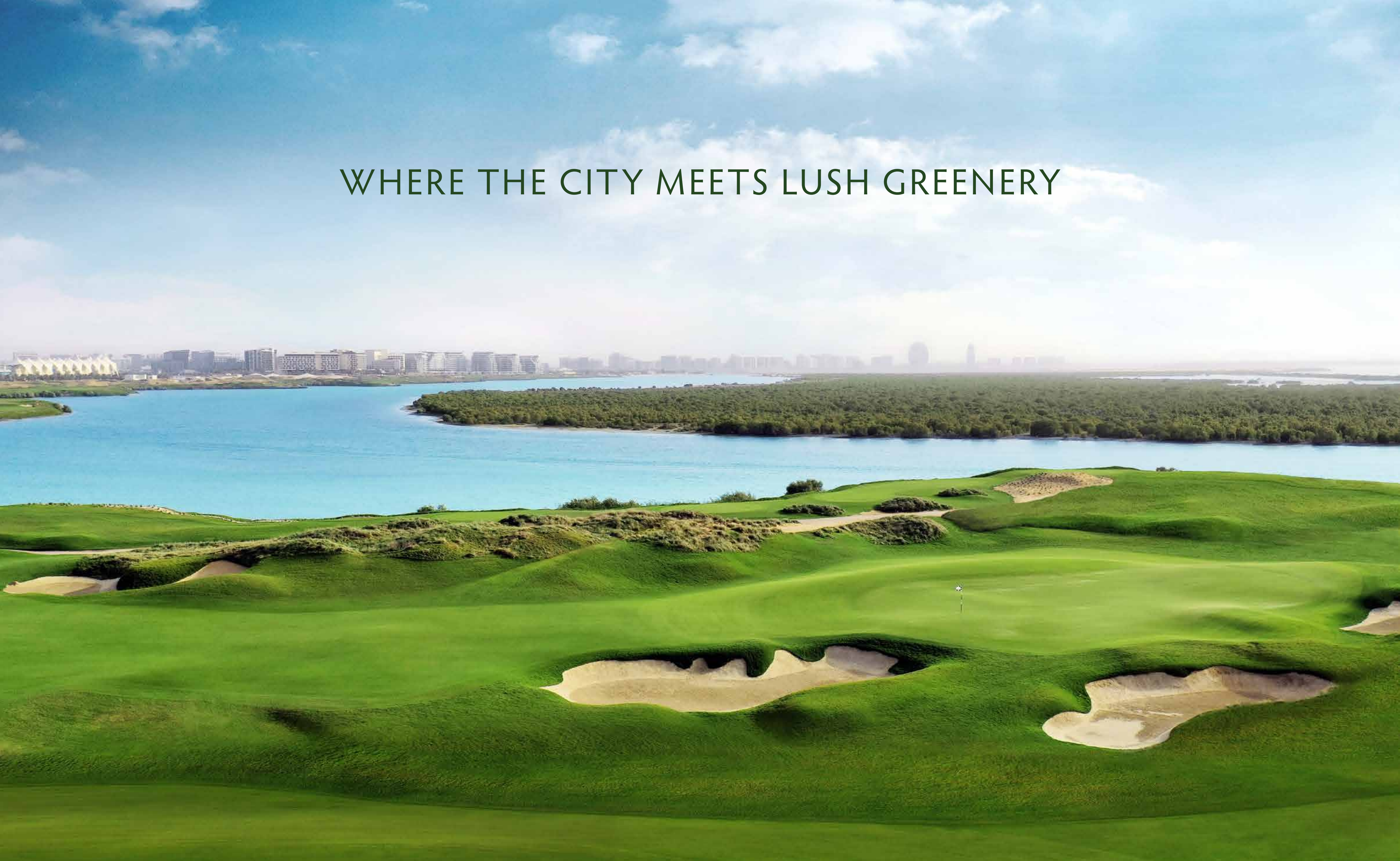
**6 MIN**  
Yas Mall



**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

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Splash pad

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Outdoor cinema area

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Shaded exercise space

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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

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Gym

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Communal podiums and gardens

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Access to an award-winning golf course

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Access to swimming pools

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Access to Yas Beach



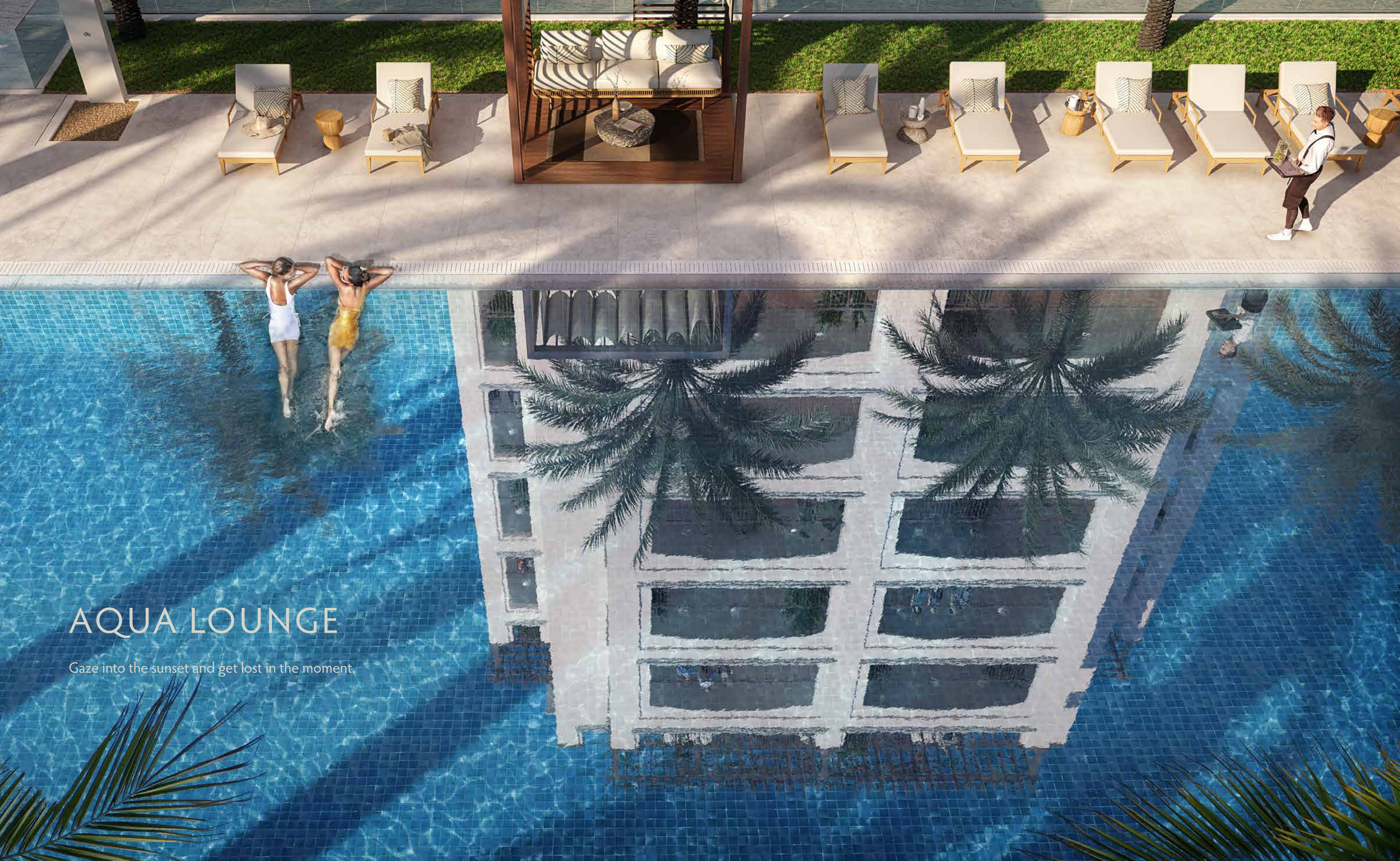




## FITNESS CENTER

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

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Branded furnishing options

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Smart home solutions

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Laundry & dry-cleaning services

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Maintenance services

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Pet sitting

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Housekeeping services

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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

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Outdoor fitness nodes

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Multi-use spaces (yoga & pilates)

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

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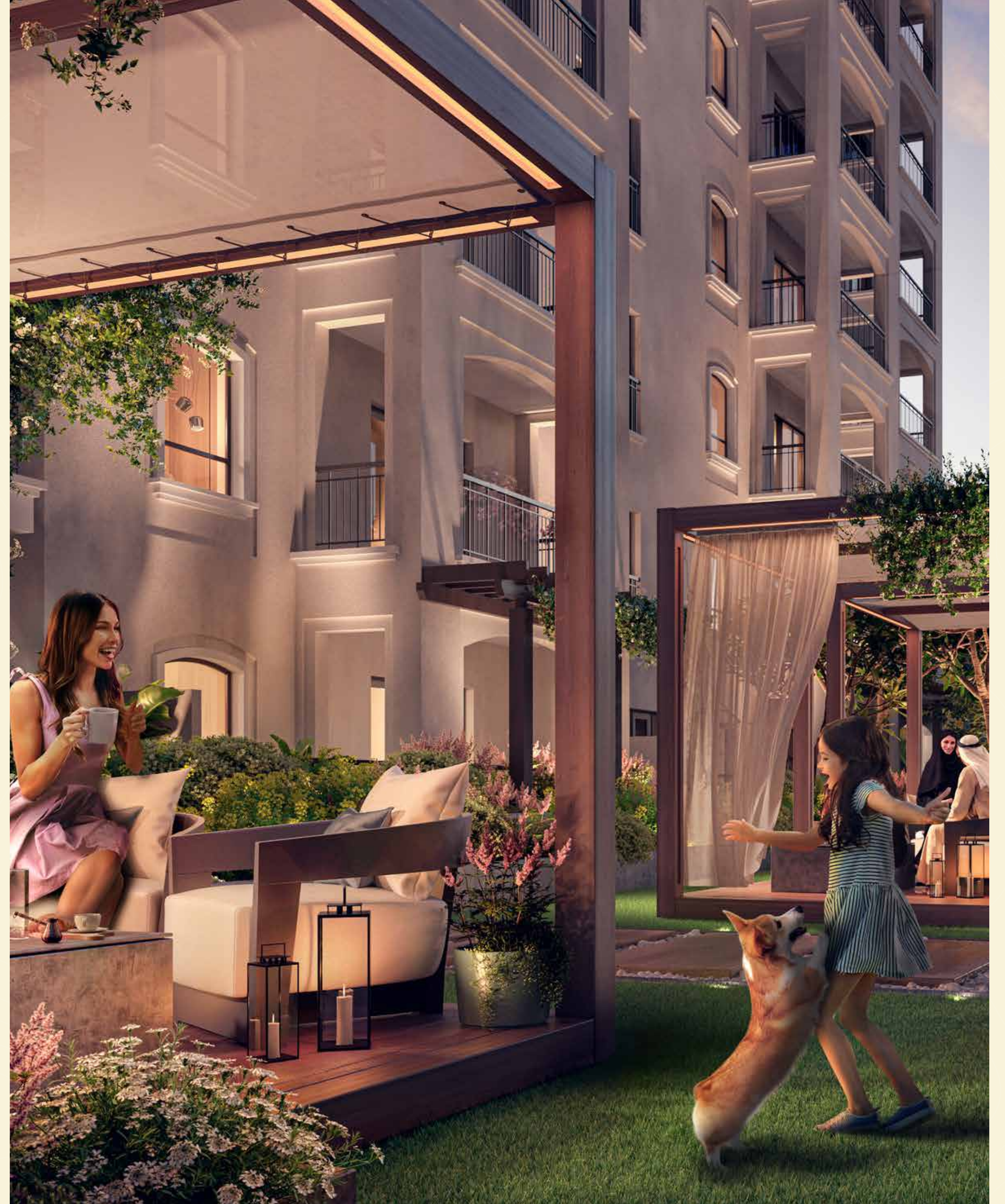
Multi-use sports court

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Meditation lawns

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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

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

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

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Library

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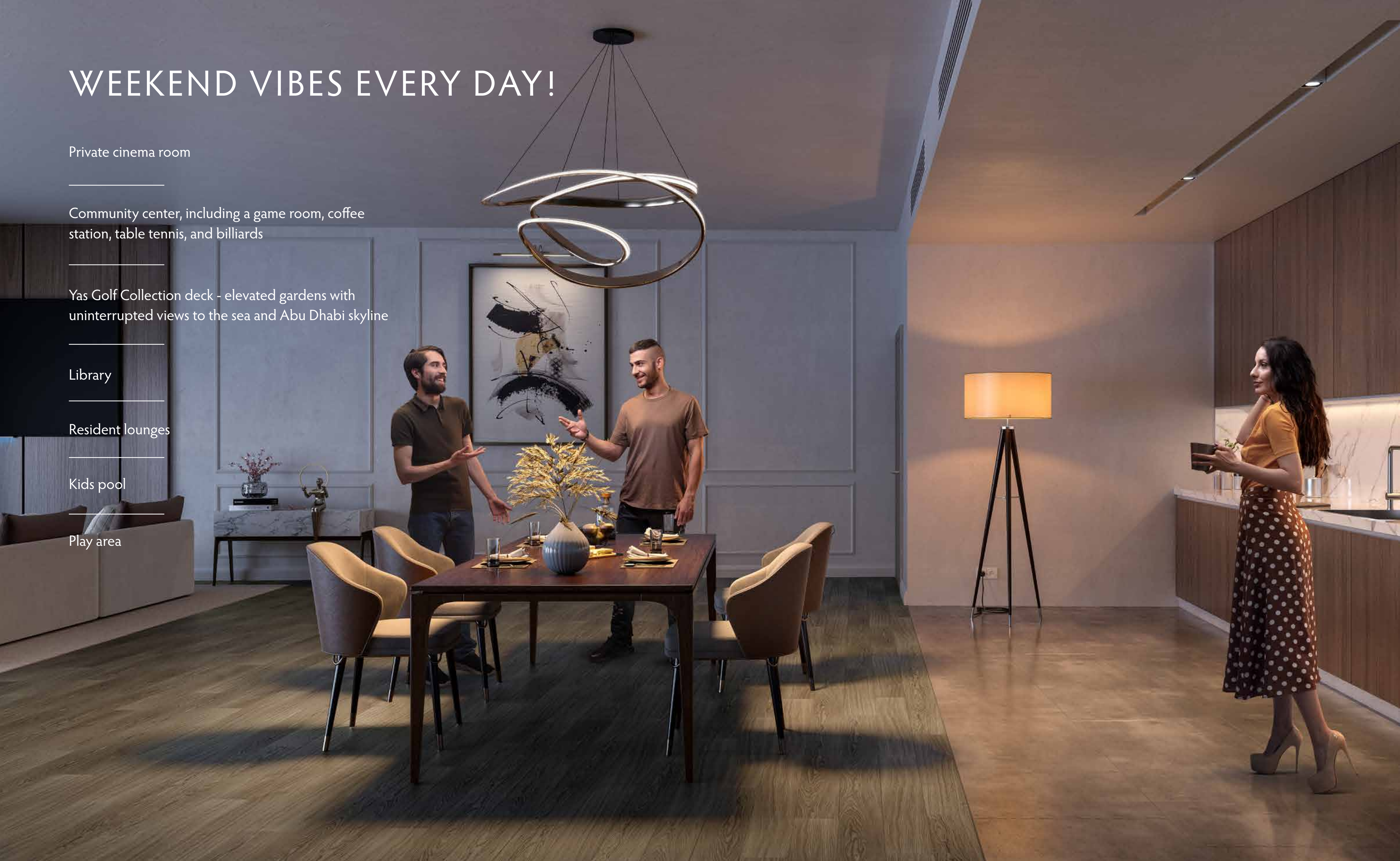
Resident lounges

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Kids pool

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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

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Reducing urban heat among the island and increasing storm water infiltration

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Shading community areas and playgrounds to keep temperatures at comfortable levels

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Prohibiting smoking and installing CO<sub>2</sub> sensors

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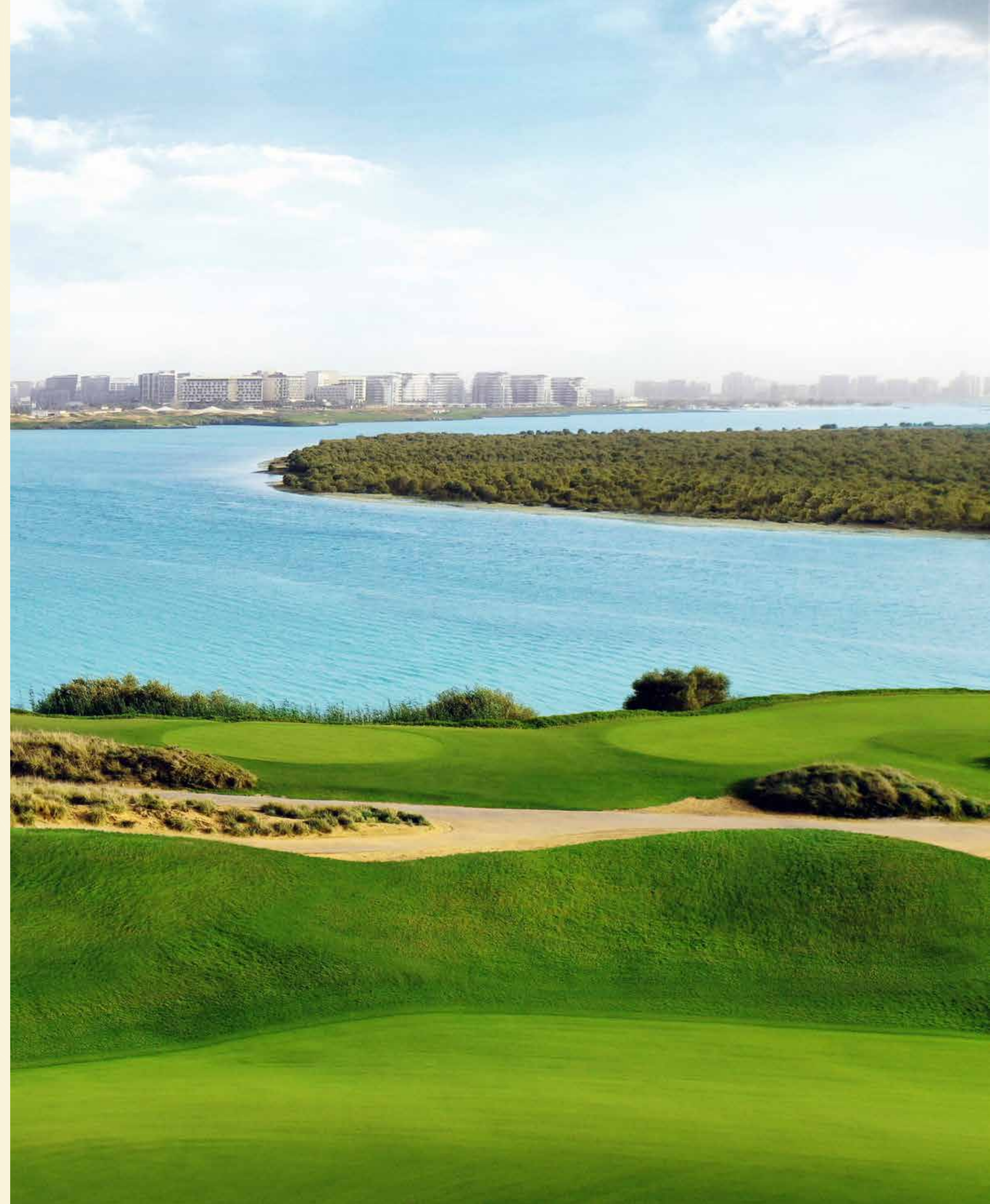
Managing and reducing indoor and outdoor water usage

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Replacing incandescent lighting with high-efficiency LED lighting

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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

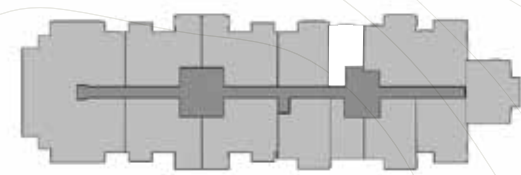
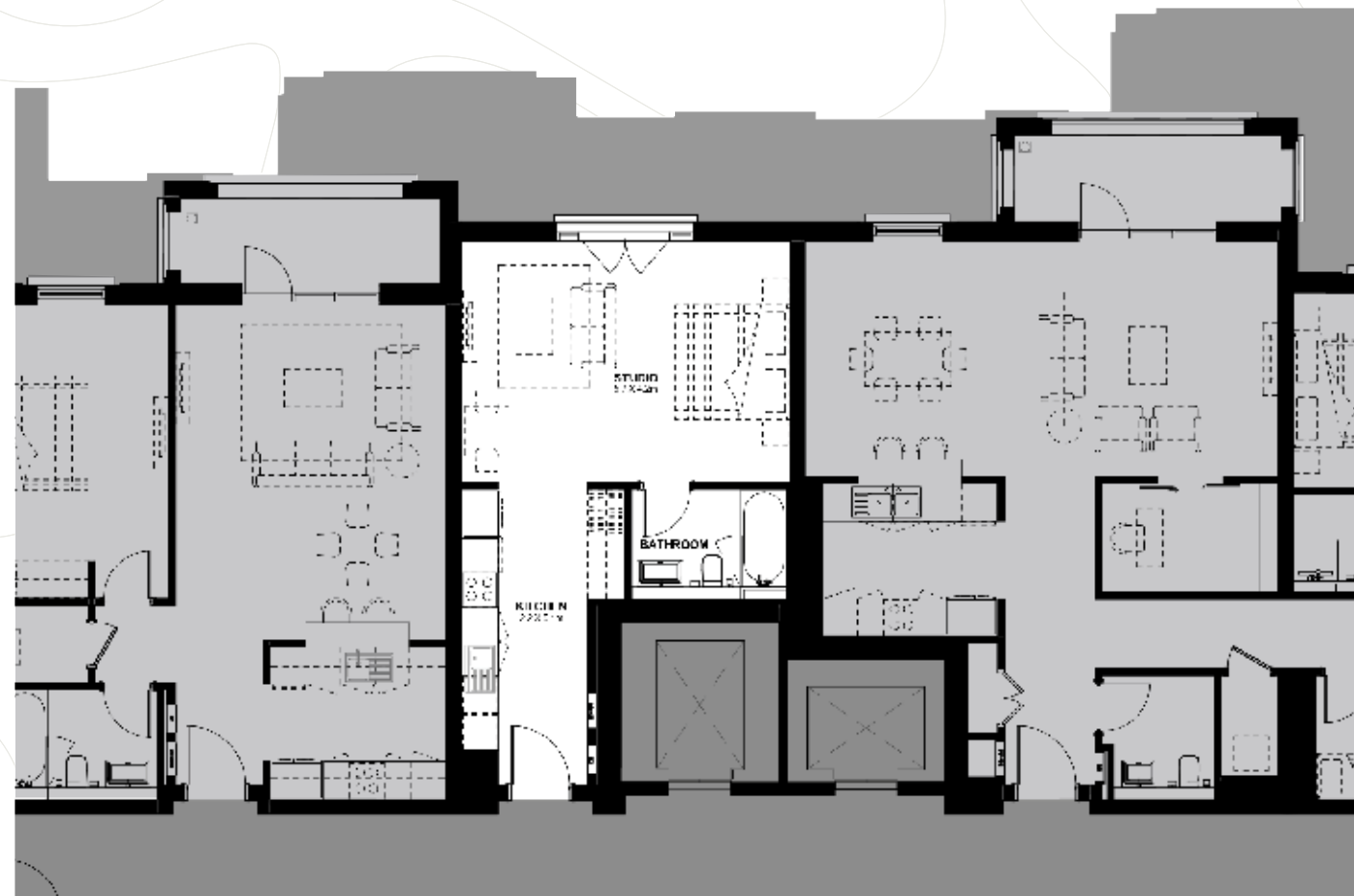


\*All renders used in the brochure are for display purposes only



# STUDIO TYPE B-1A

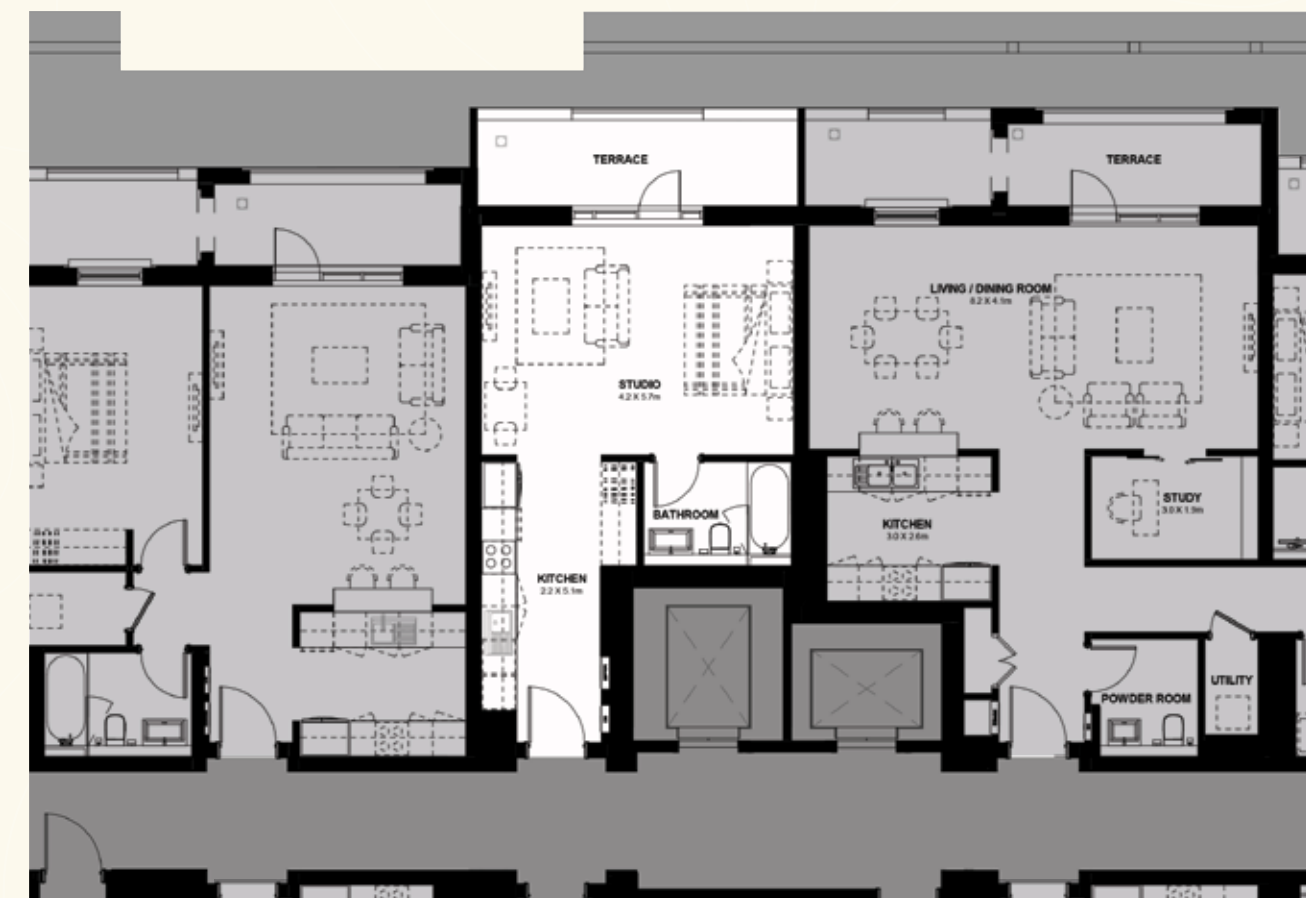
TOTAL AREA (GSA) 42.8M<sup>2</sup>.



Key Plan

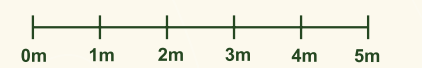
# STUDIO TYPE B-1B

TOTAL AREA (GSA) 55.6M<sup>2</sup>.



Key Plan

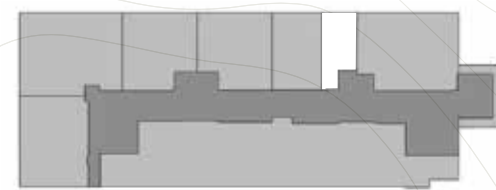
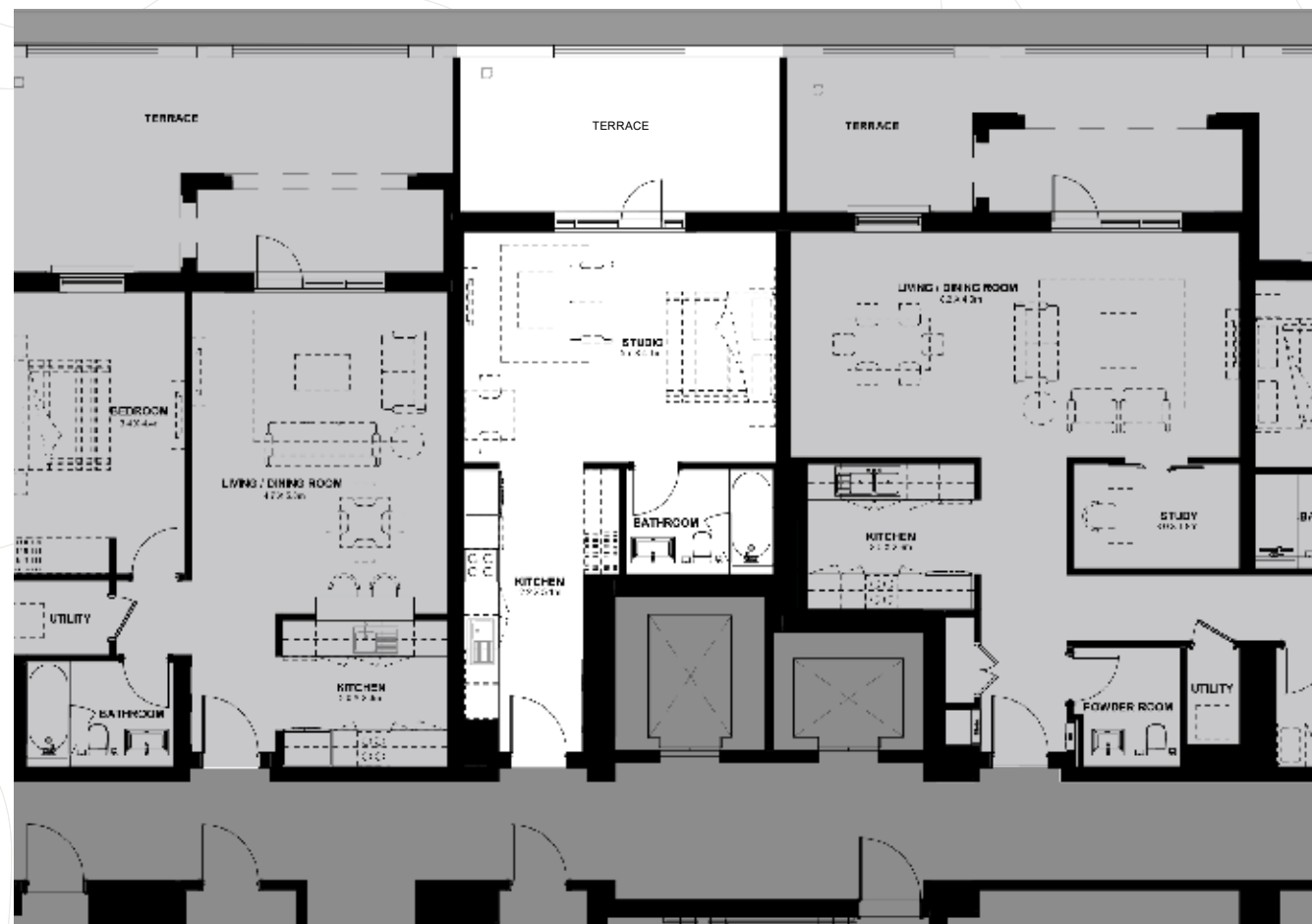
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# STUDIO TYPE B-1c

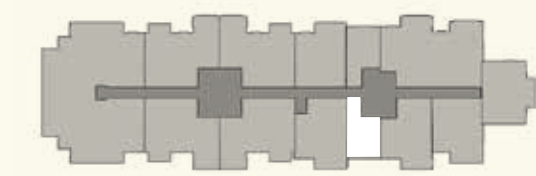
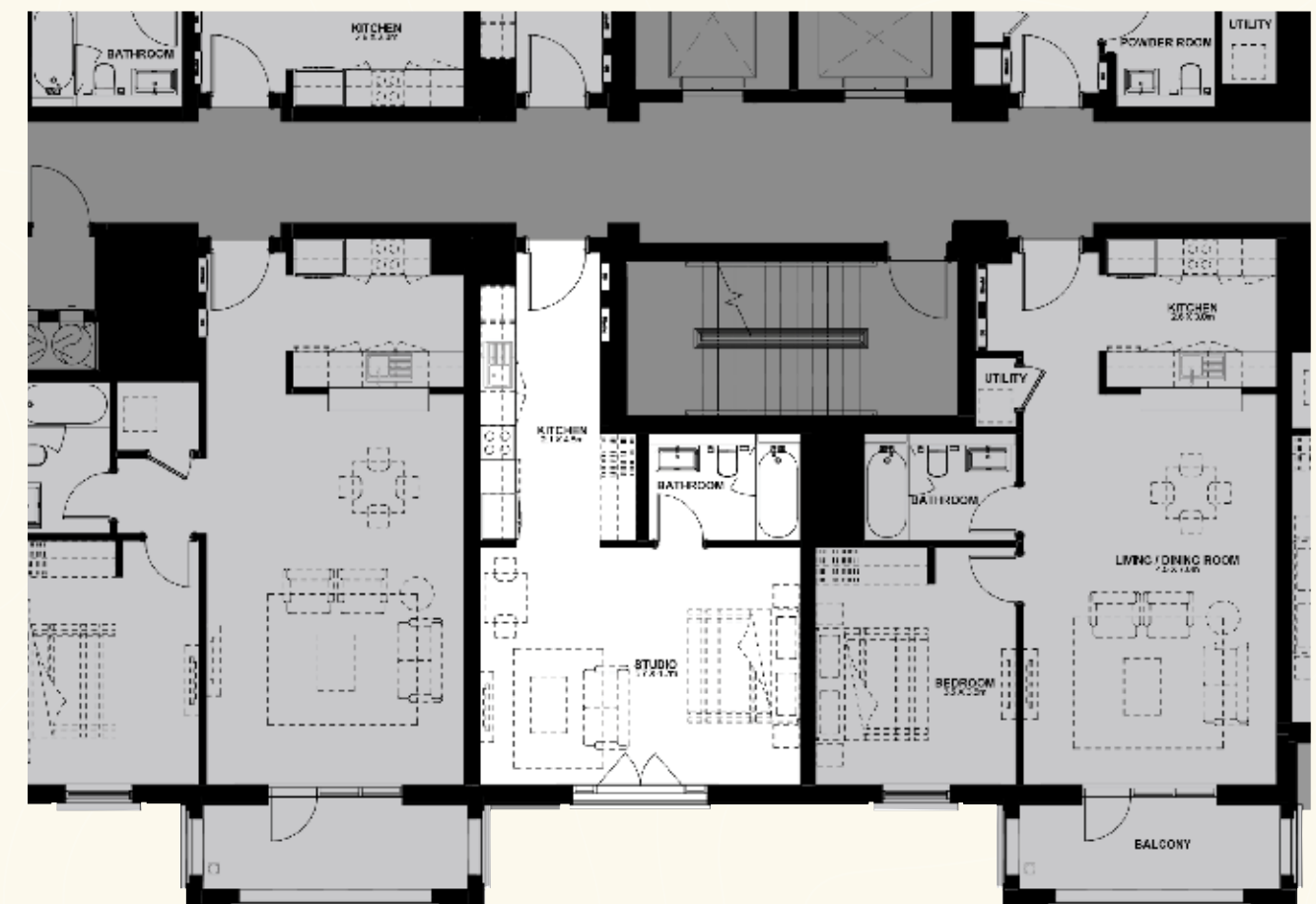
TOTAL AREA (GSA) 62.7M<sup>2</sup>.



Key Plan

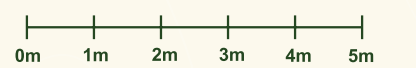
# STUDIO TYPE B-2A

TOTAL AREA (GSA) 42.8M<sup>2</sup>.



Key Plan

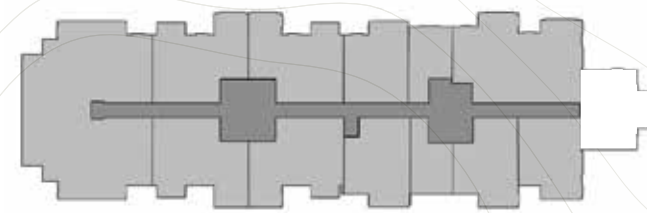
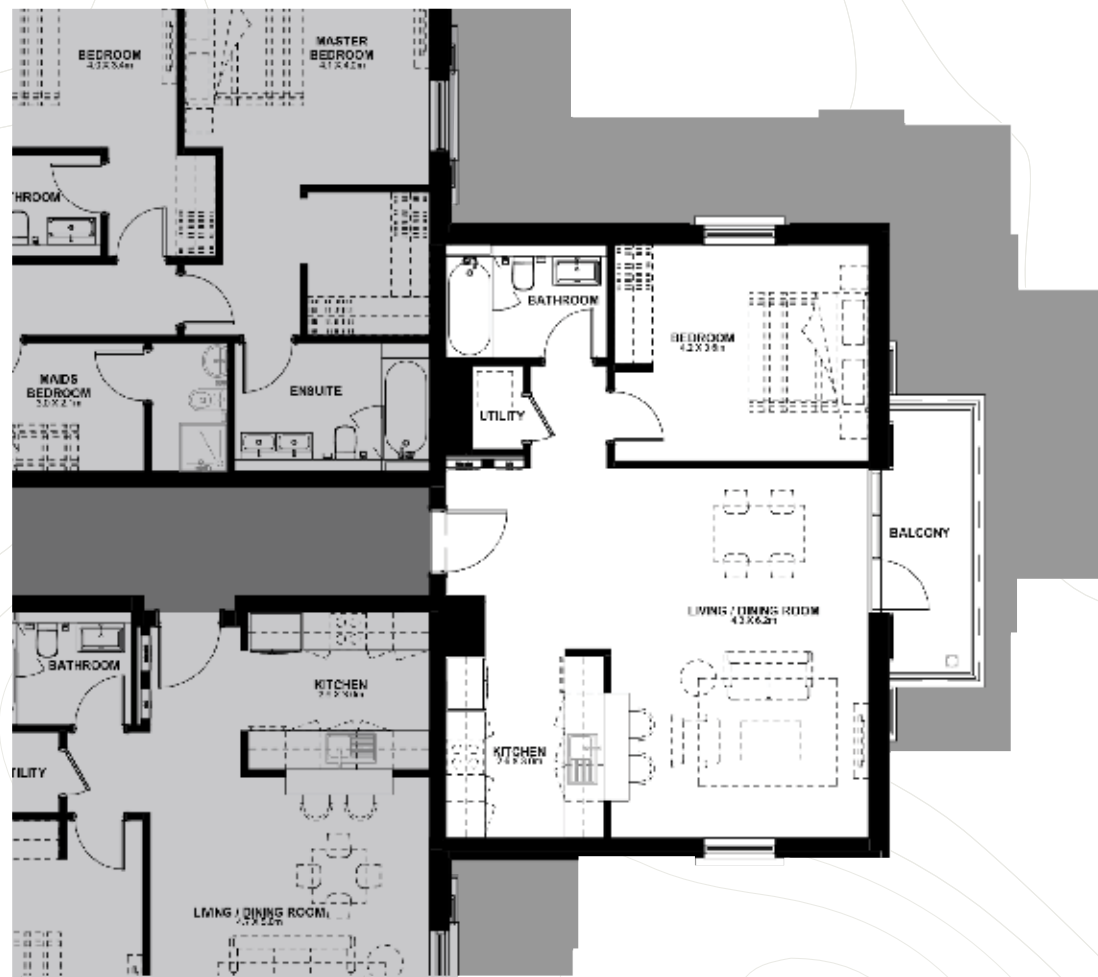
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# 1 BEDROOM TYPE E

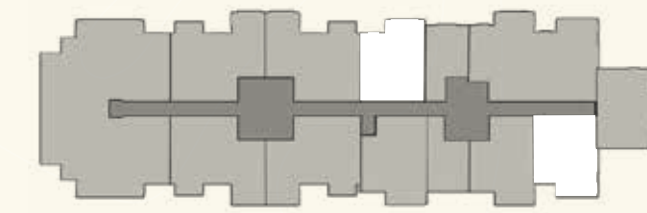
TOTAL AREA (GSA) 78.0M<sup>2</sup>.



Key Plan

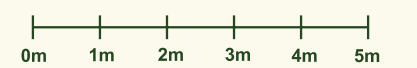
# 1 BEDROOM TYPE A-1

TOTAL AREA (GSA) 81.0M<sup>2</sup>.



Key Plan

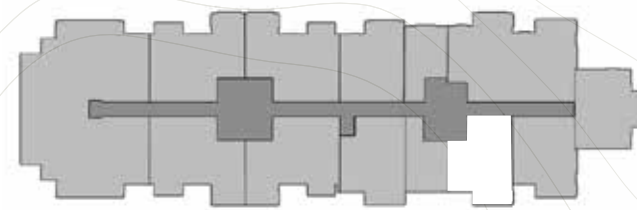
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# 1 BEDROOM TYPE G

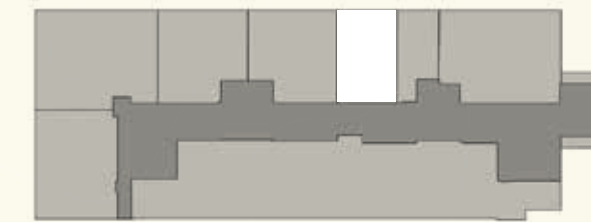
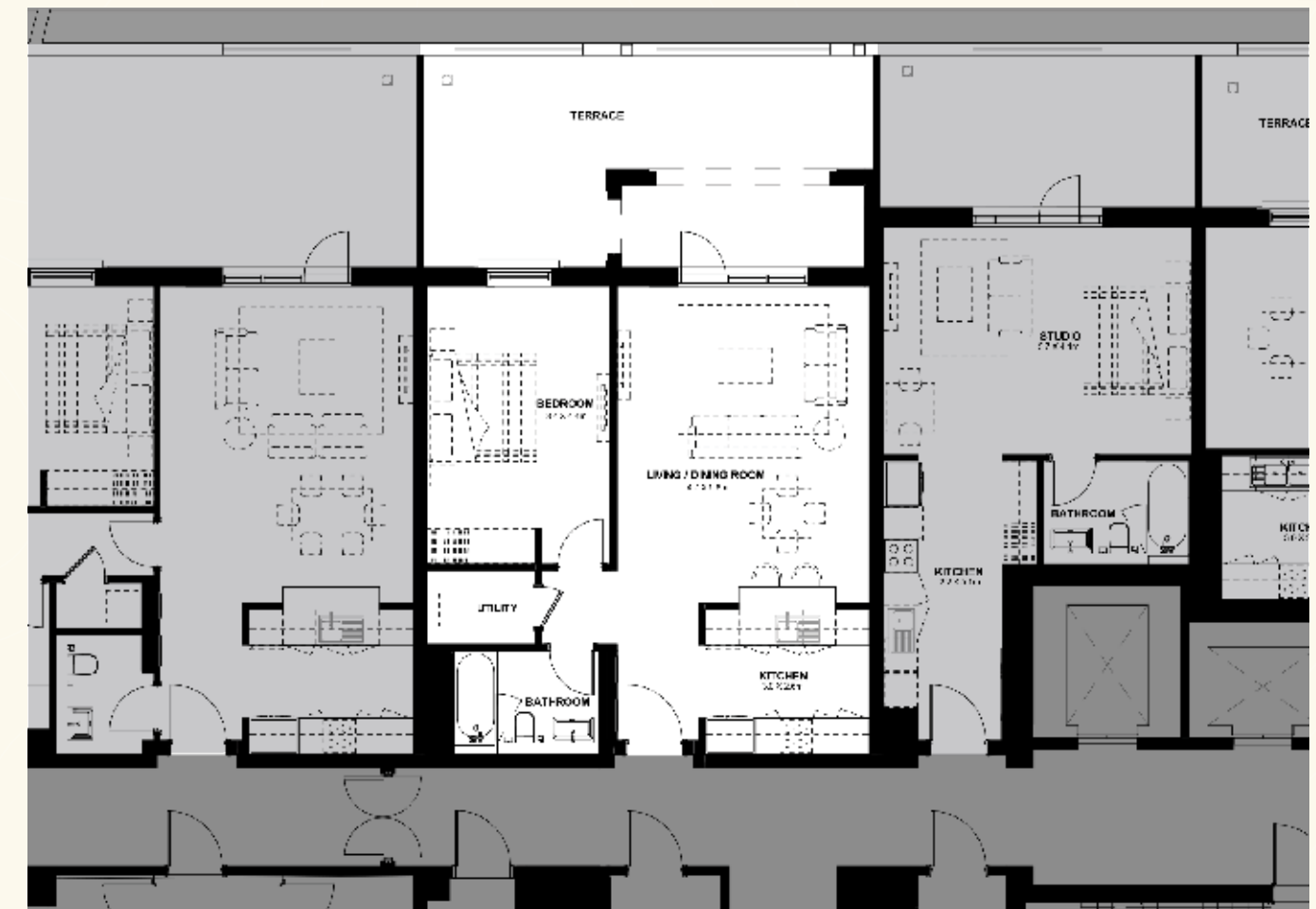
TOTAL AREA (GSA) 78.8M<sup>2</sup>.



Key Plan

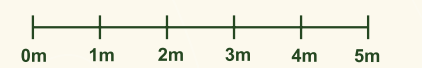
# 1 BEDROOM TYPE A-2A

TOTAL AREA (GSA) 106.9M<sup>2</sup>.



Key Plan

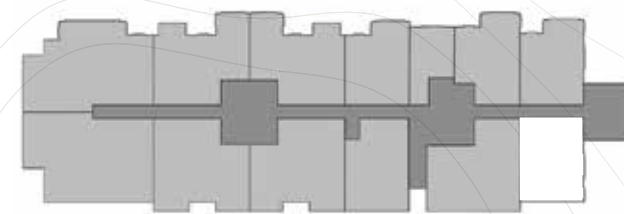
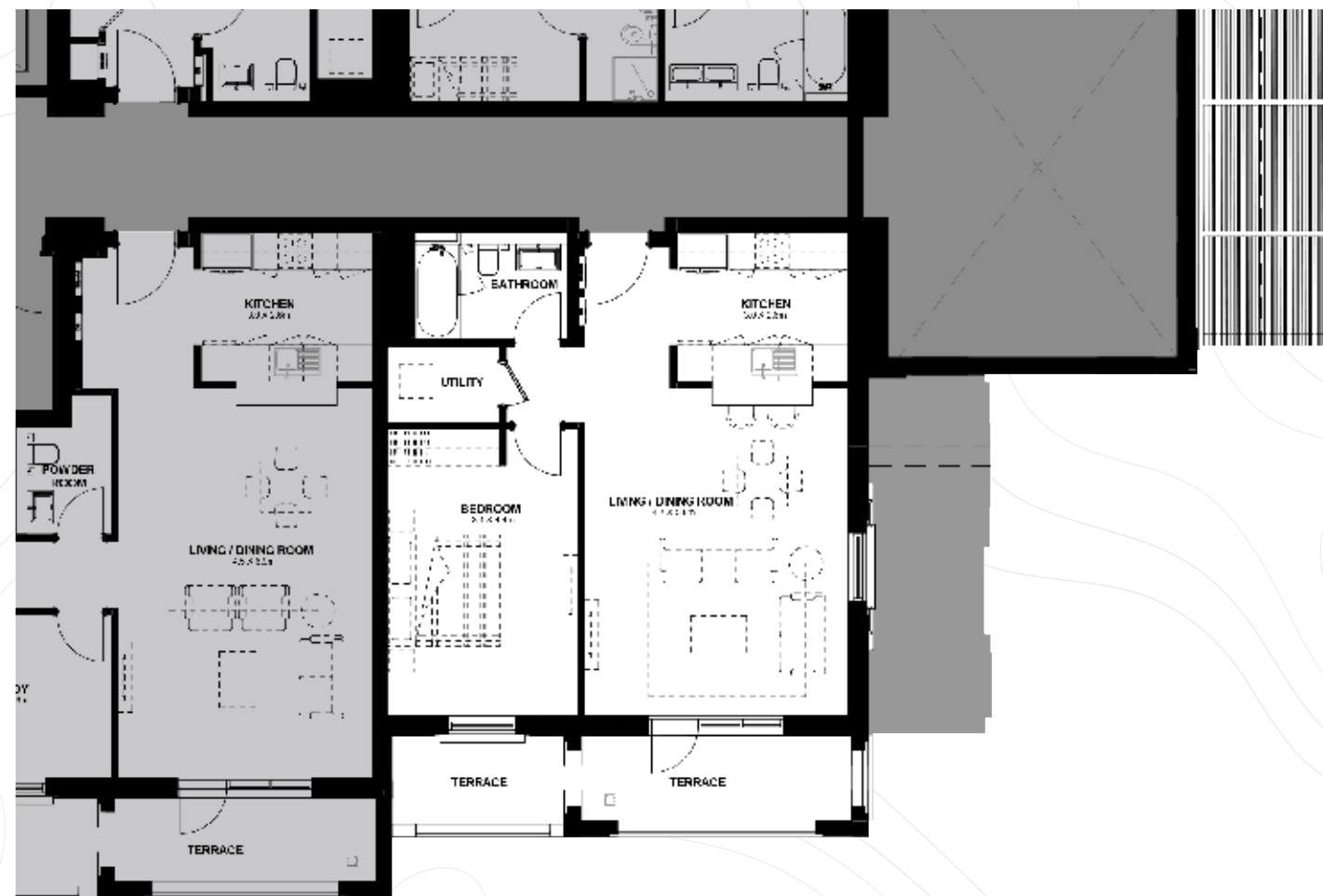
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# 1 BEDROOM TYPE A-2

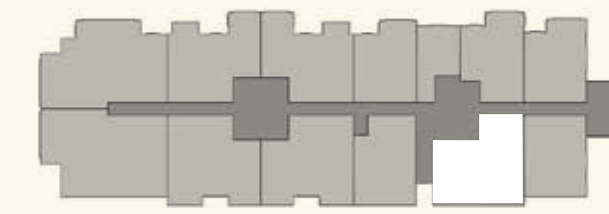
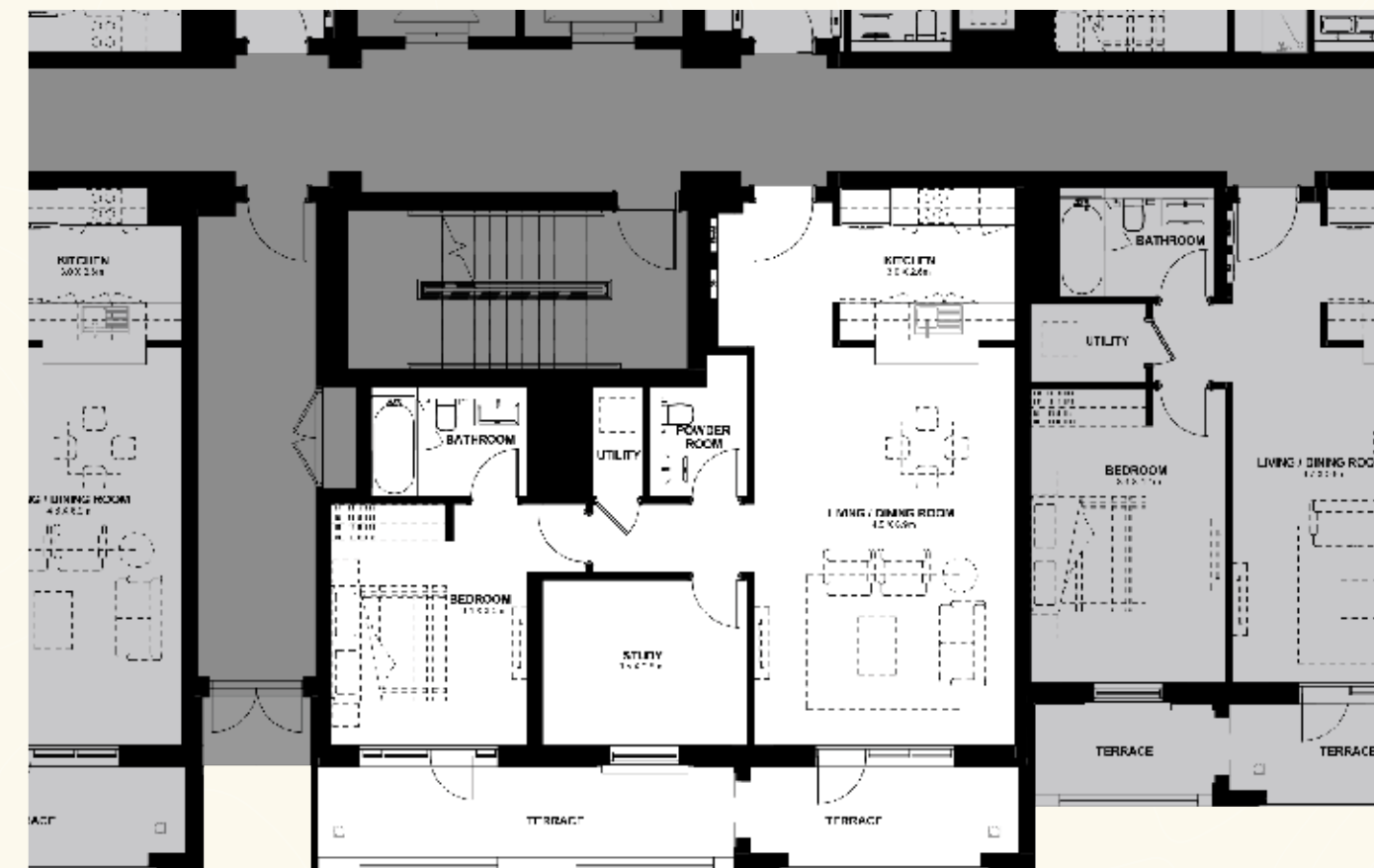
TOTAL AREA (GSA) 87.7M<sup>2</sup>.



Key Plan

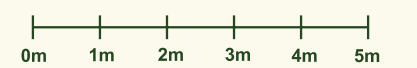
# 1 BEDROOM PLUS STUDY TYPE H

TOTAL AREA (GSA) 115.4M<sup>2</sup>.



Key Plan

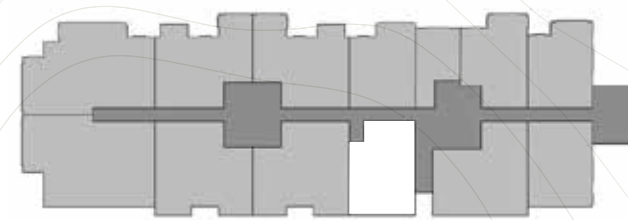
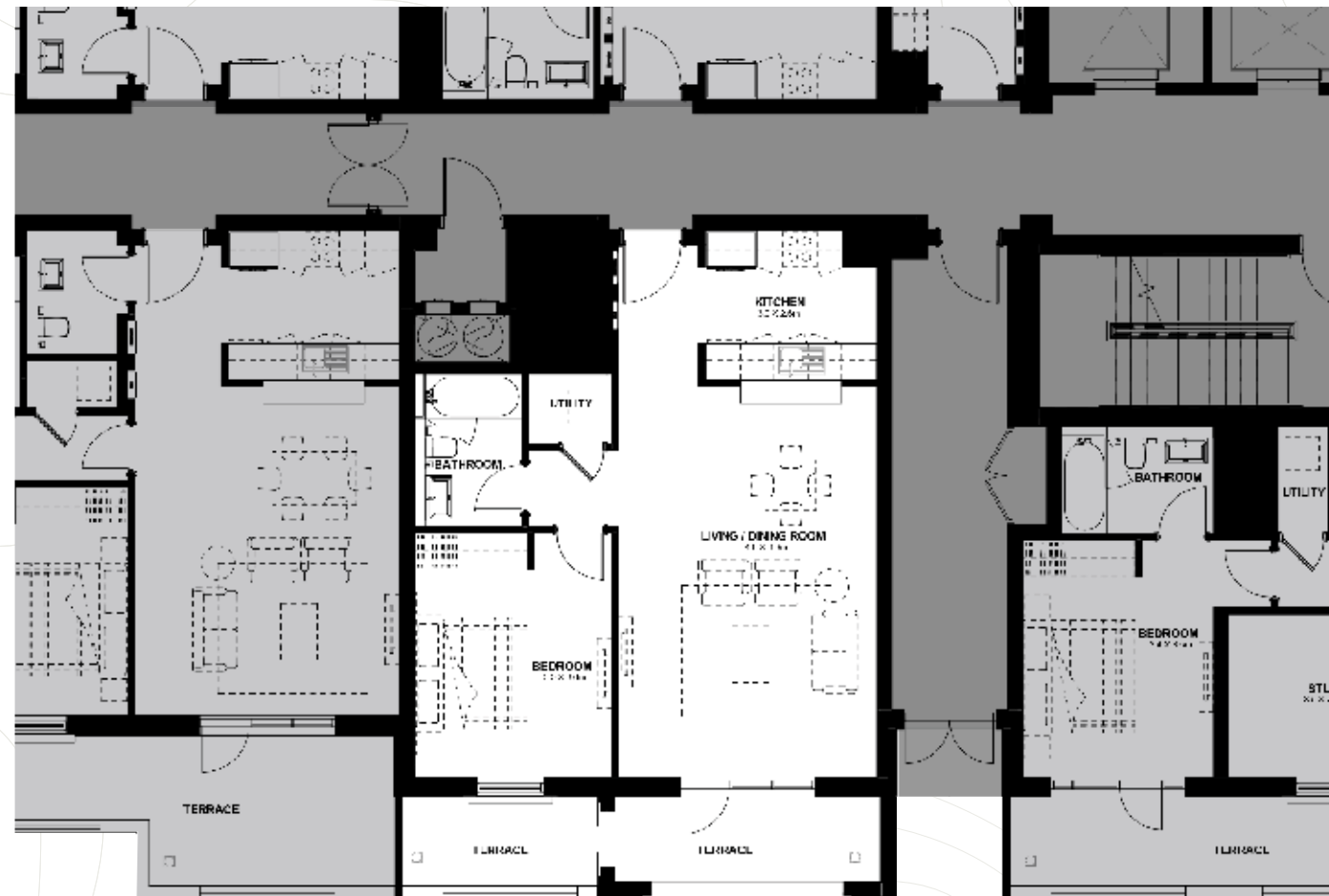
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# 1 BEDROOM TYPE B-2

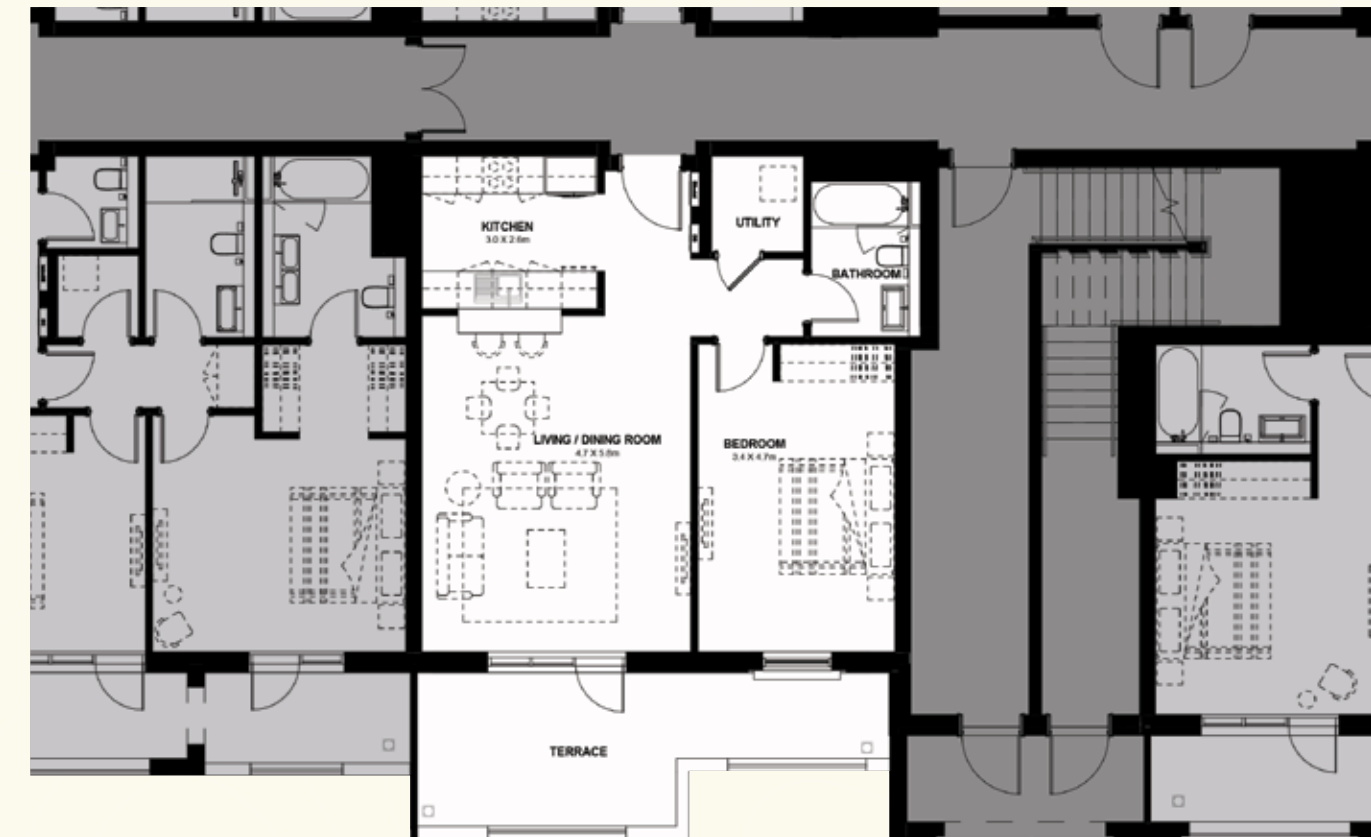
TOTAL AREA (GSA) 89.4M<sup>2</sup>.



Key Plan

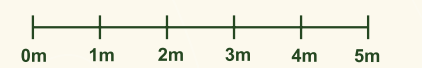
# 1 BEDROOM TYPE D

TOTAL AREA (GSA) 93.4M<sup>2</sup>.



Key Plan

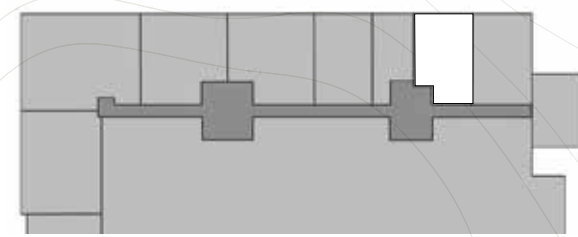
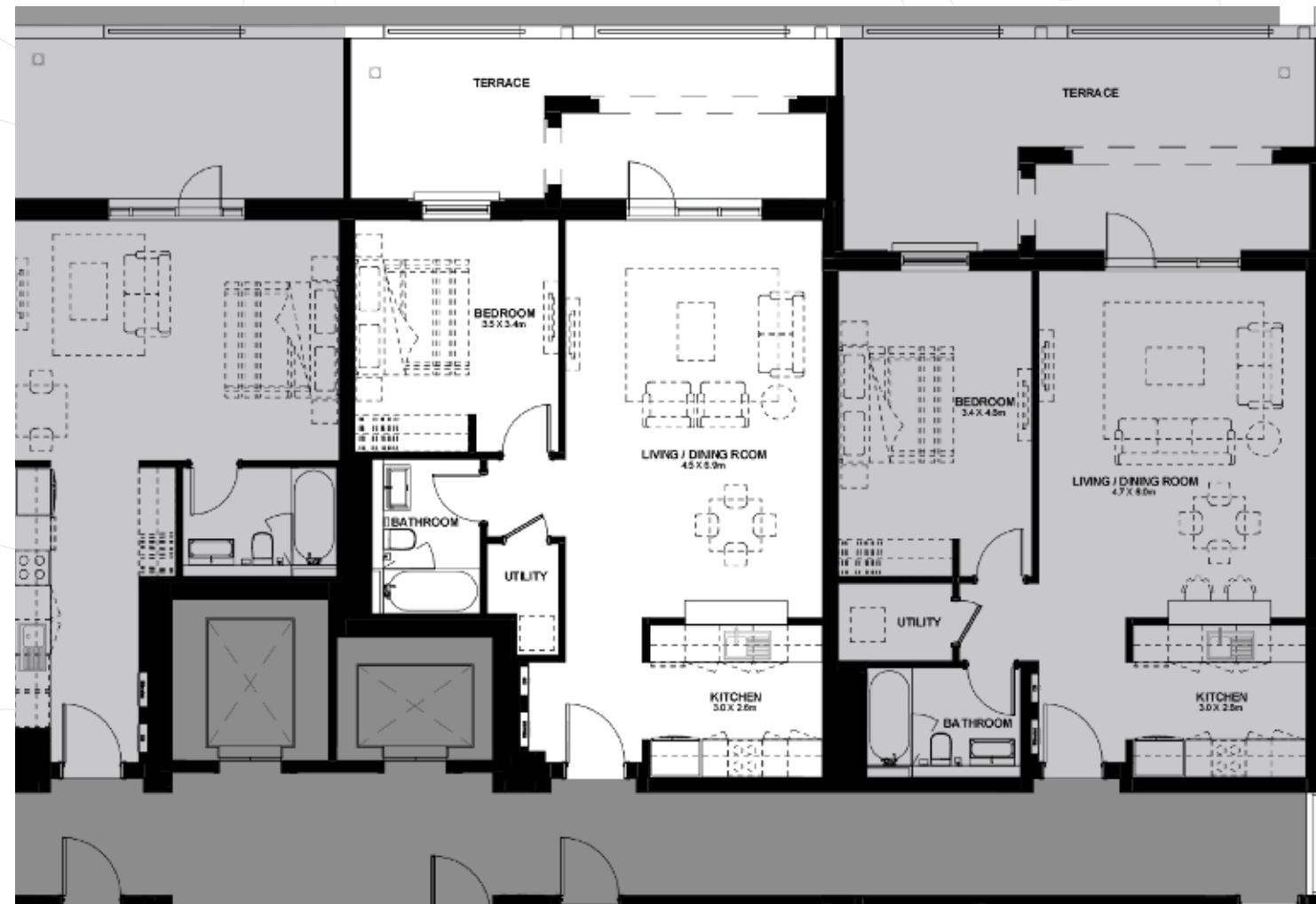
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# 1 BEDROOM TYPE C-2A

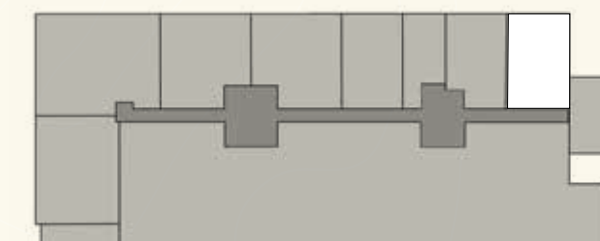
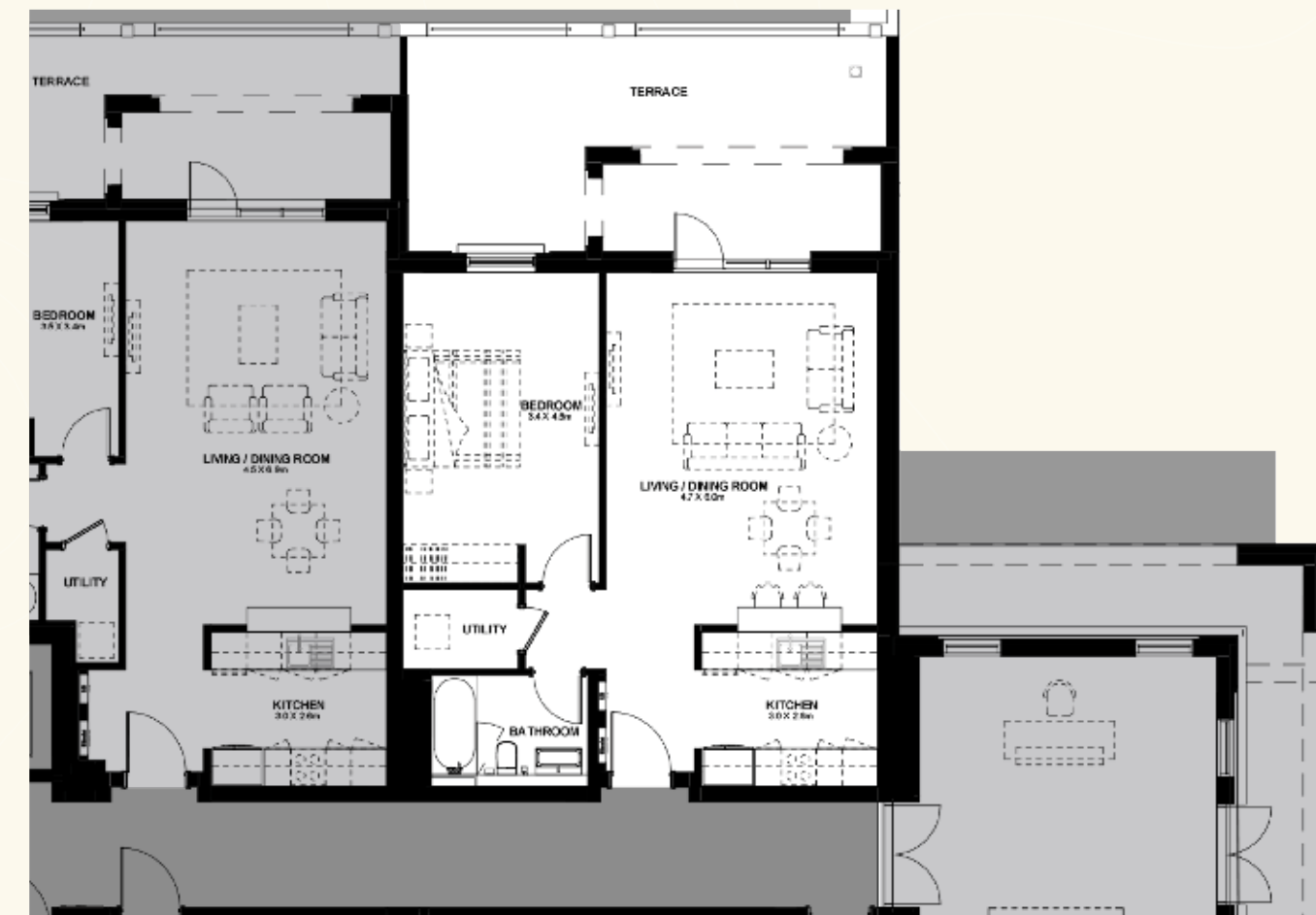
TOTAL AREA (GSA) 99.3M<sup>2</sup>.



Key Plan

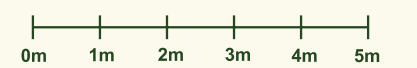
# 1 BEDROOM TYPE A-5A

TOTAL AREA (GSA) 107.5M<sup>2</sup>.



Key Plan

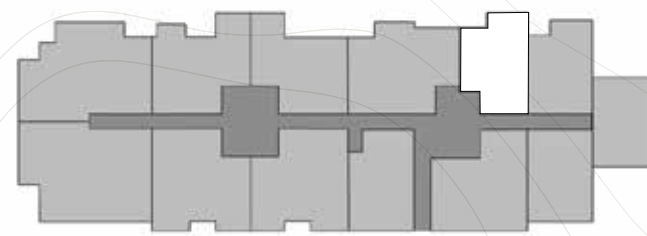
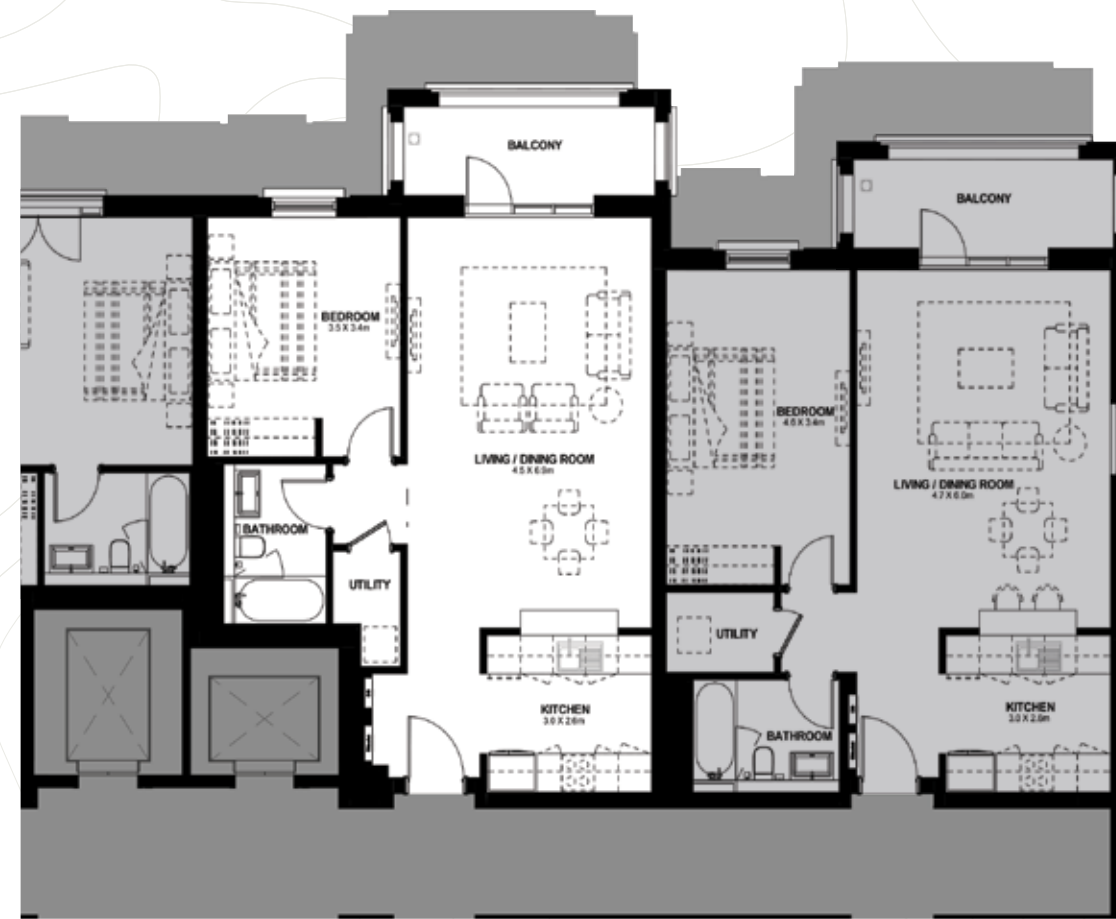
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# 1 BEDROOM TYPE C-1

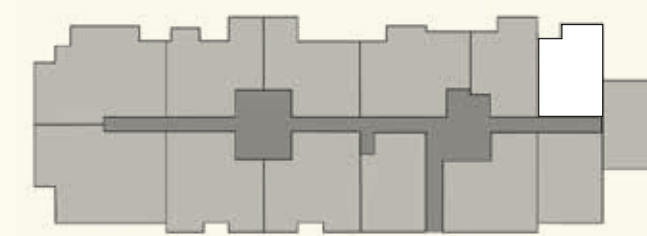
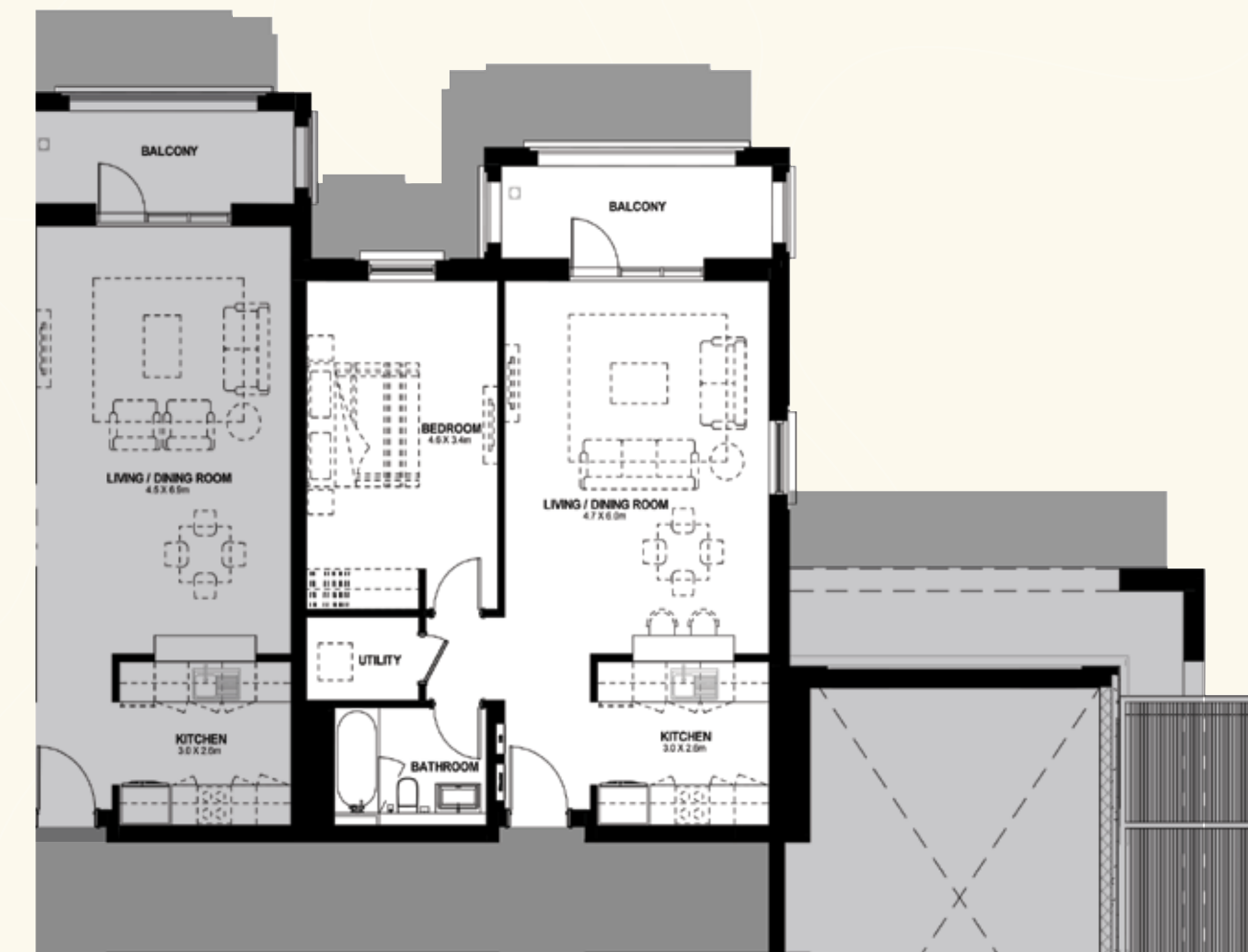
TOTAL AREA (GSA) 81.7M<sup>2</sup>.



Key Plan

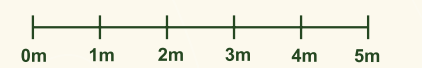
# 1 BEDROOM TYPE A-5

TOTAL AREA (GSA) 82.8M<sup>2</sup>.



Key Plan

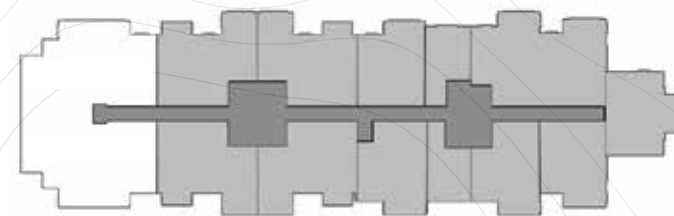
DISCLAIMER: Note that this floor plan was produced prior to the completion of construction and is indicative only and not to scale. Changes may be made during the development and areas, fittings, finishes and specifications are subject to change without notice in accordance with the provision of the 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.





## 2 BEDROOM PLUS MAID TYPE A-1

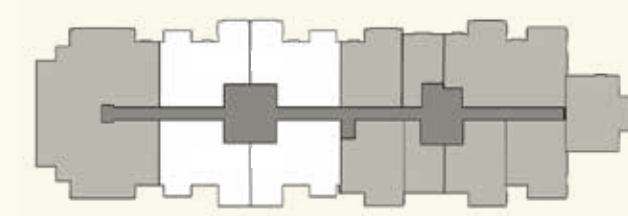
TOTAL AREA (GSA) 167.0M<sup>2</sup>.



Key Plan

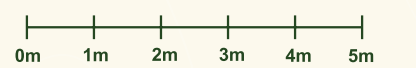
## 2 BEDROOM TYPE B-1

TOTAL AREA (GSA) 113.7M<sup>2</sup>.



Key Plan

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## 2 BEDROOM PLUS MAID TYPE A-2A

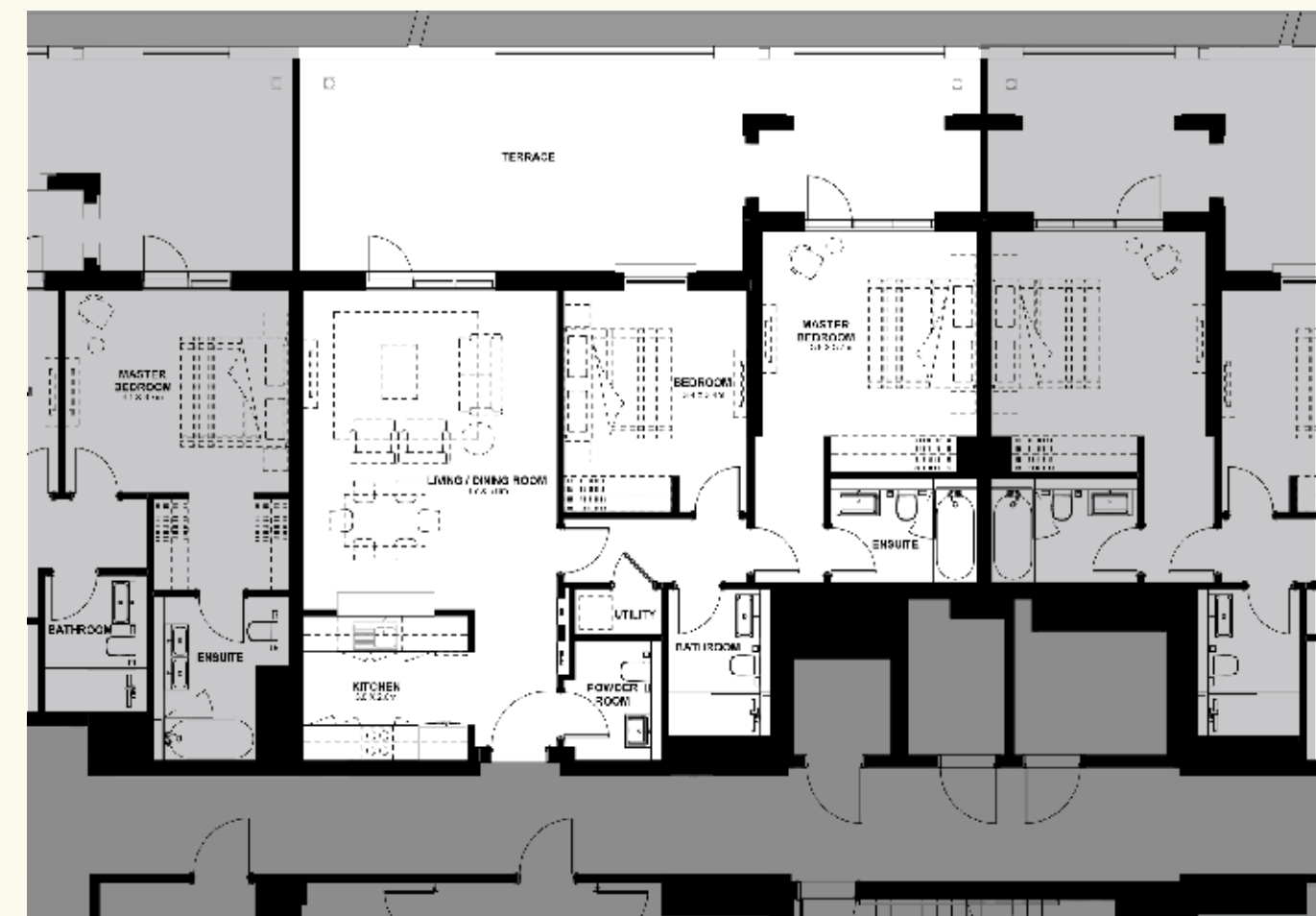
TOTAL AREA (GSA) 232.5M<sup>2</sup>.



Key Plan

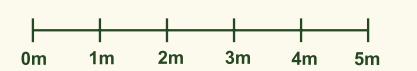
## 2 BEDROOM TYPE B-2A

TOTAL AREA (GSA) 149.7M<sup>2</sup>.



Key Plan

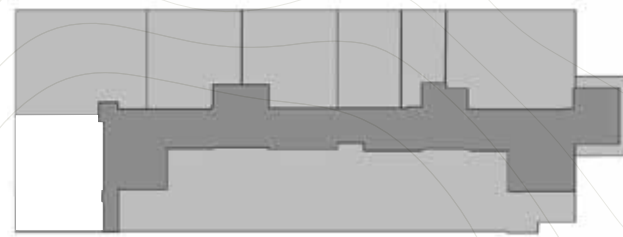
DISCLAIMER: Note that this floor plan was produced prior to the completion of construction and is indicative only and not to scale. Changes may be made during the development and areas, fittings, finishes and specifications are subject to change without notice in accordance with the provision of the 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.





## 2 BEDROOM PLUS MAID TYPE C

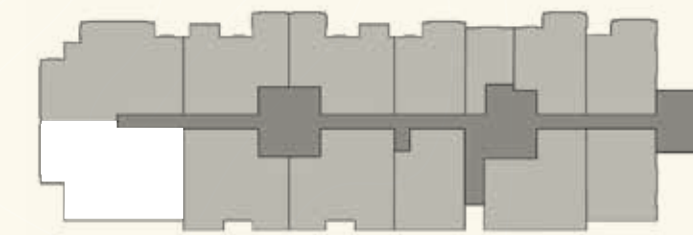
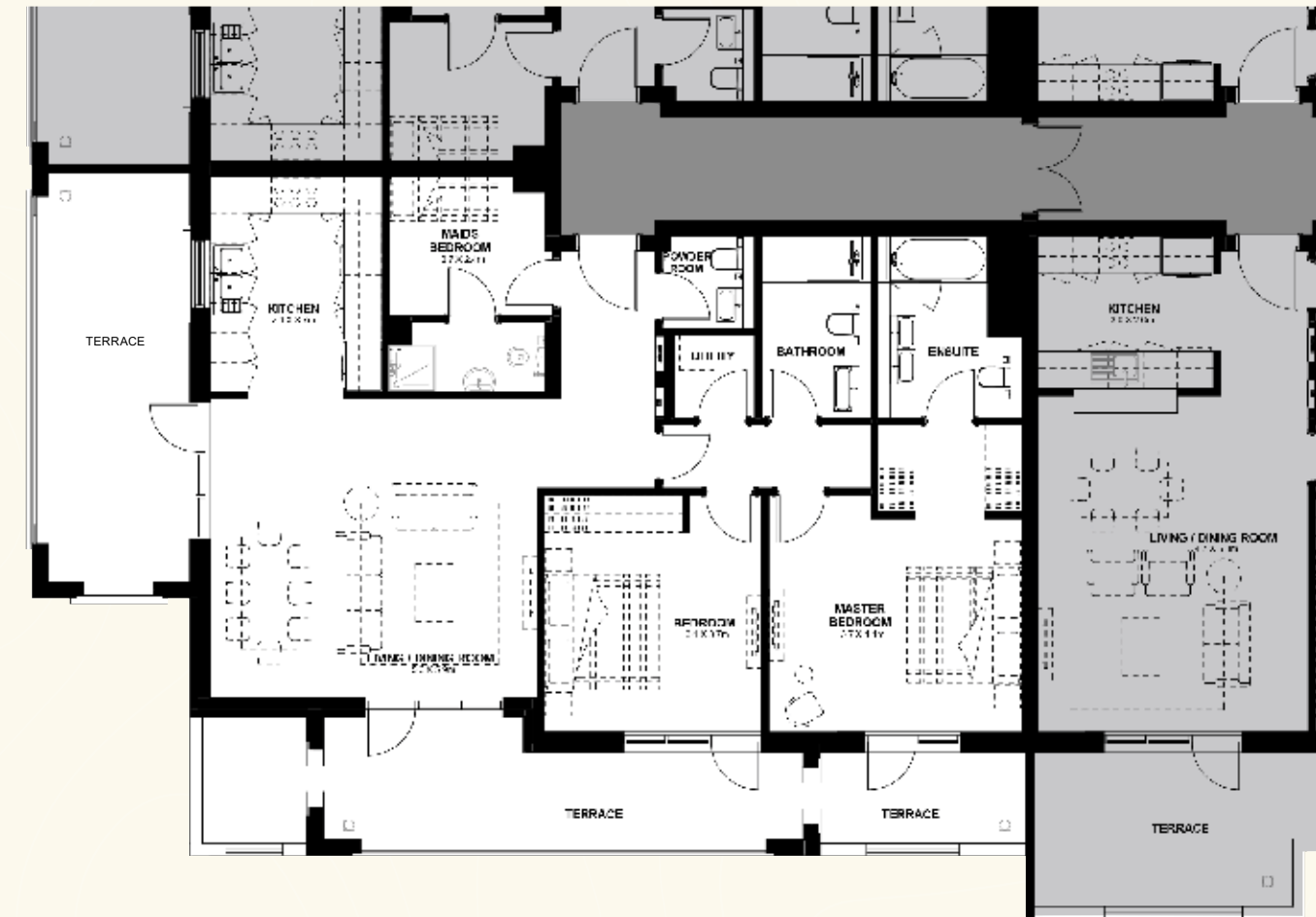
TOTAL AREA (GSA) 168.5M<sup>2</sup>.



Key Plan

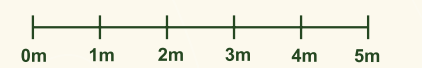
## 2 BEDROOM PLUS MAID TYPE A-2

TOTAL AREA (GSA) 180.3M<sup>2</sup>.



Key Plan

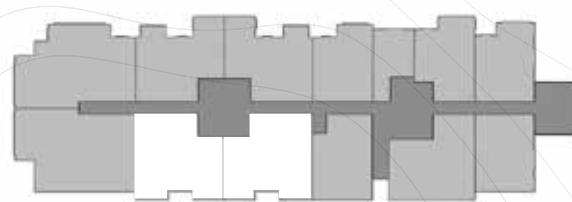
DISCLAIMER: Note that this floor plan was produced prior to the completion of construction and is indicative only and not to scale. Changes may be made during the development and areas, fittings, finishes and specifications are subject to change without notice in accordance with the provision of the 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.





## 2 BEDROOM TYPE B-2

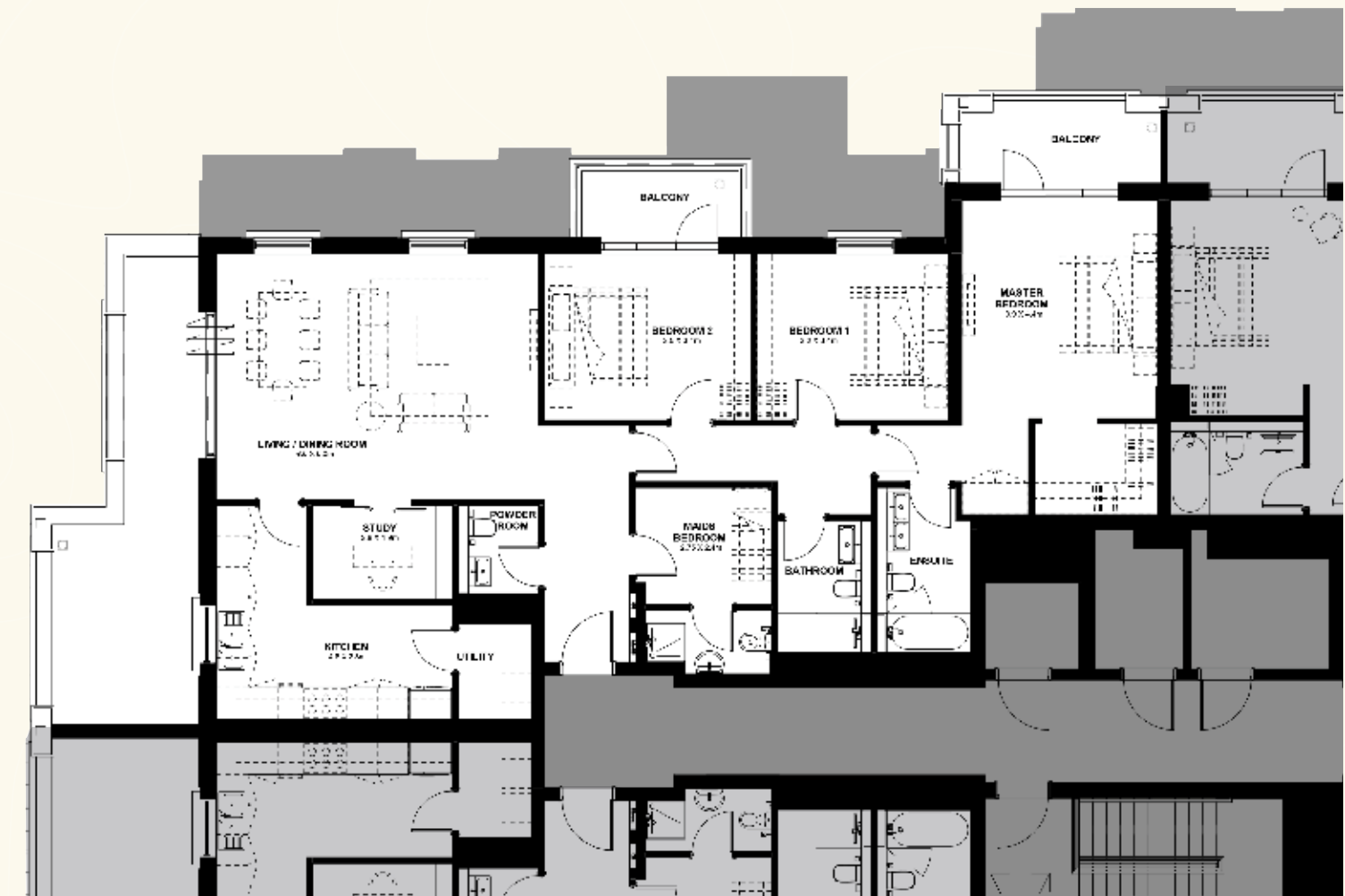
TOTAL AREA (GSA) 129.8M<sup>2</sup>.



Key Plan

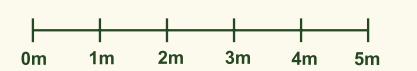
## 3 BEDROOM PLUS MAID TYPE B

TOTAL AREA (GSA) 204.2M<sup>2</sup>.



Key Plan

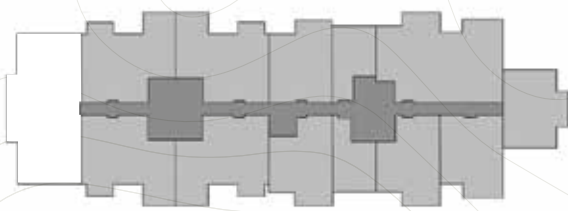
DISCLAIMER: Note that this floor plan was produced prior to the completion of construction and is indicative only and not to scale. Changes may be made during the development and areas, fittings, finishes and specifications are subject to change without notice in accordance with the provision of the 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.





# 3 BEDROOM PLUS MAID TYPE A

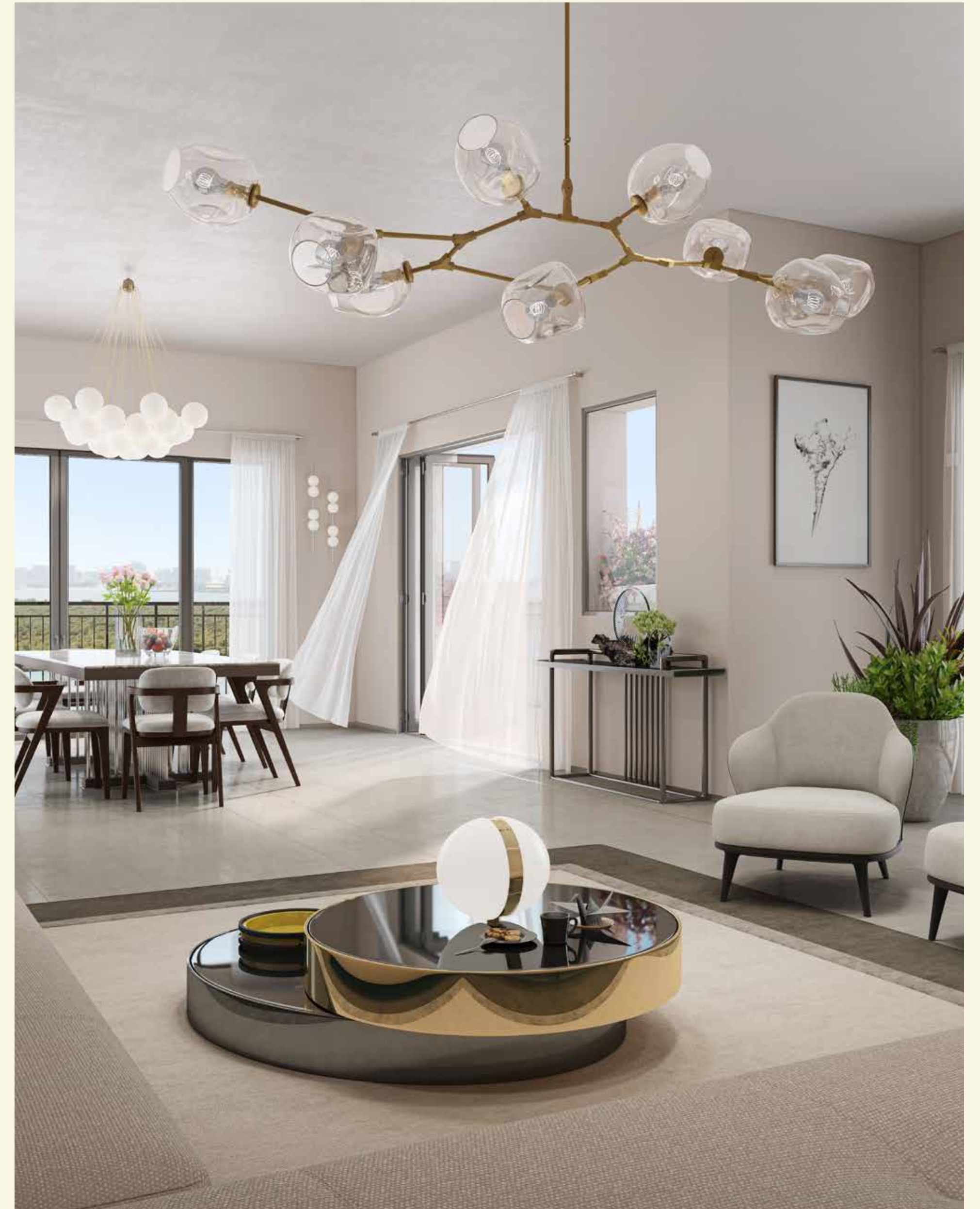
TOTAL AREA (GSA) 277.1M<sup>2</sup>.



Key Plan

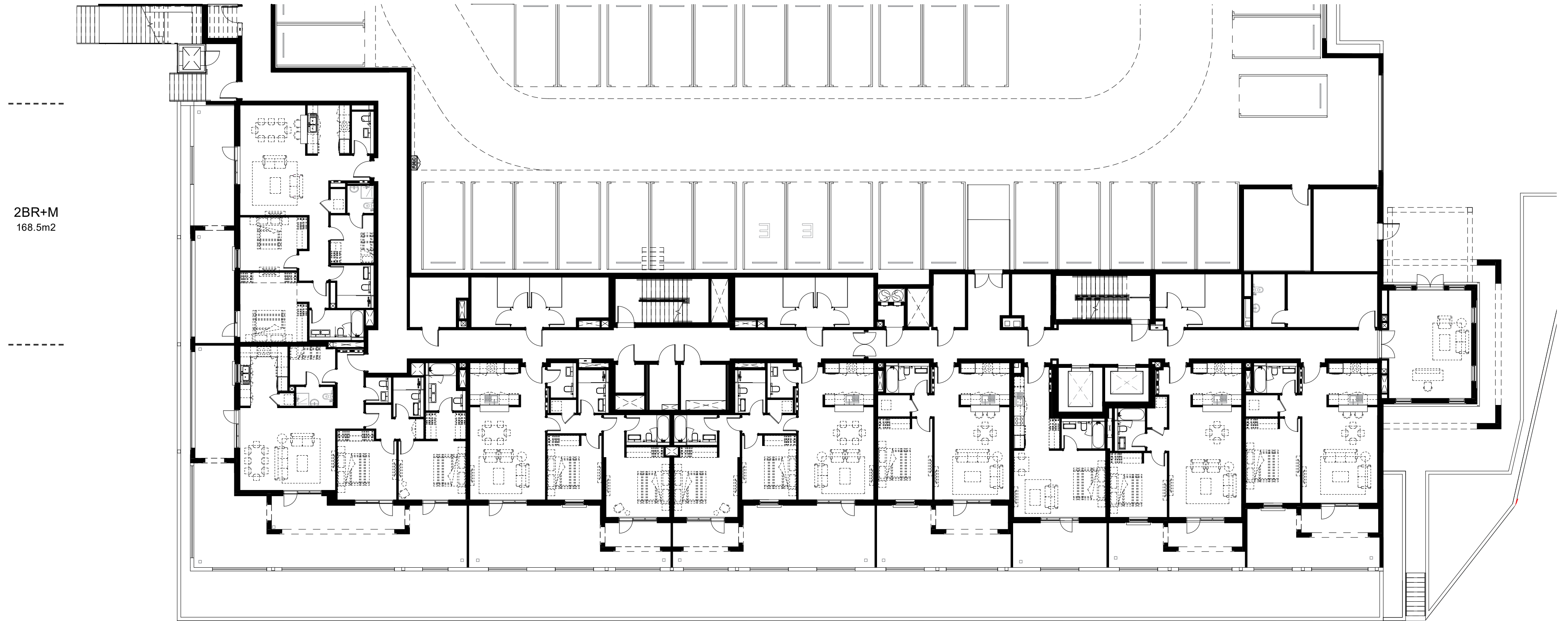


DISCLAIMER: Note that this floor plan was produced prior to the completion of construction and is indicative only and not to scale. Changes may be made during the development and areas, fittings, finishes and specifications are subject to change without notice in accordance with the provision of the 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



2BR+M  
168.5m2

2BR+M  
232.5m2

2BR  
149.7m2

2BR  
149.7m2

1BR  
106.9m2

ST  
62.7m2

1BR  
99.3m2

1BR  
107.5m2

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.



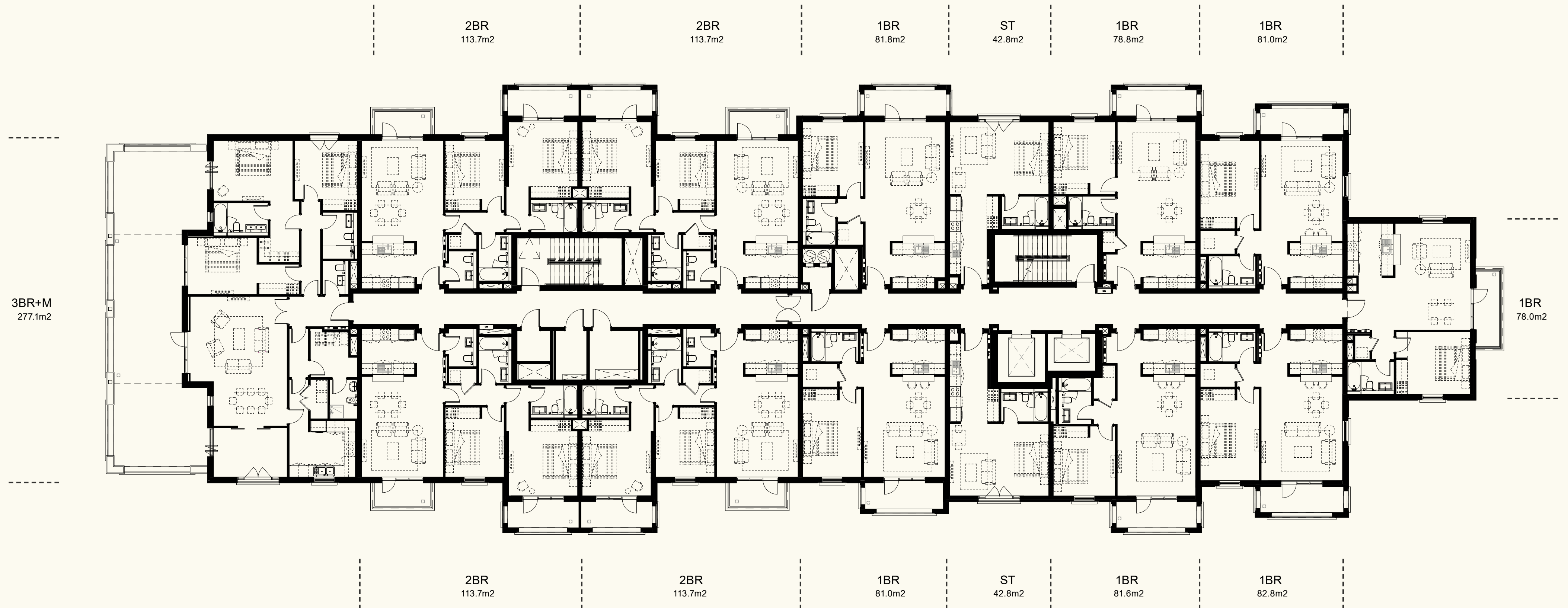
# TOWER A, LEVEL 02 - 06



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# 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



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# TOWER B, LEVEL 02 - 07



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# TOWER B, LEVEL 08



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 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



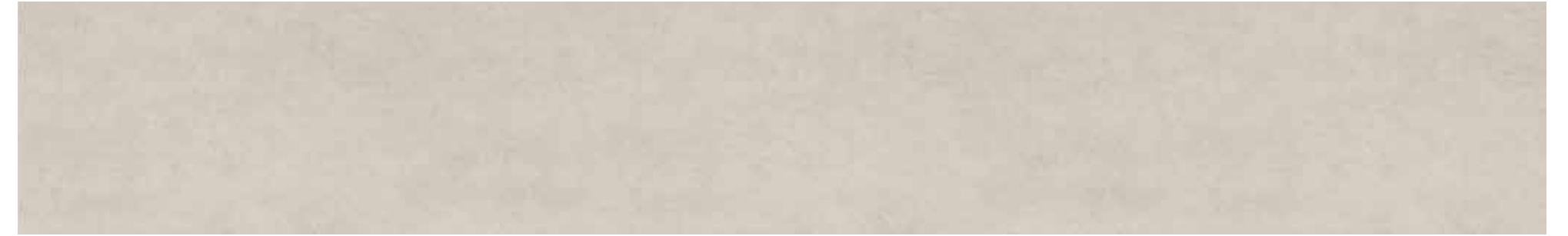


# ATTENTION TO DETAIL IN EVERY CORNER

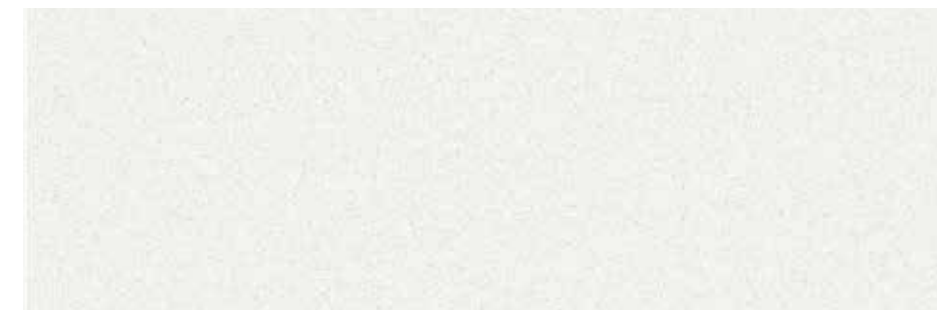


**Material Finishes:** Kitchen, bedroom, bathroom, wardrobes, and internal doors

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.

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## 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

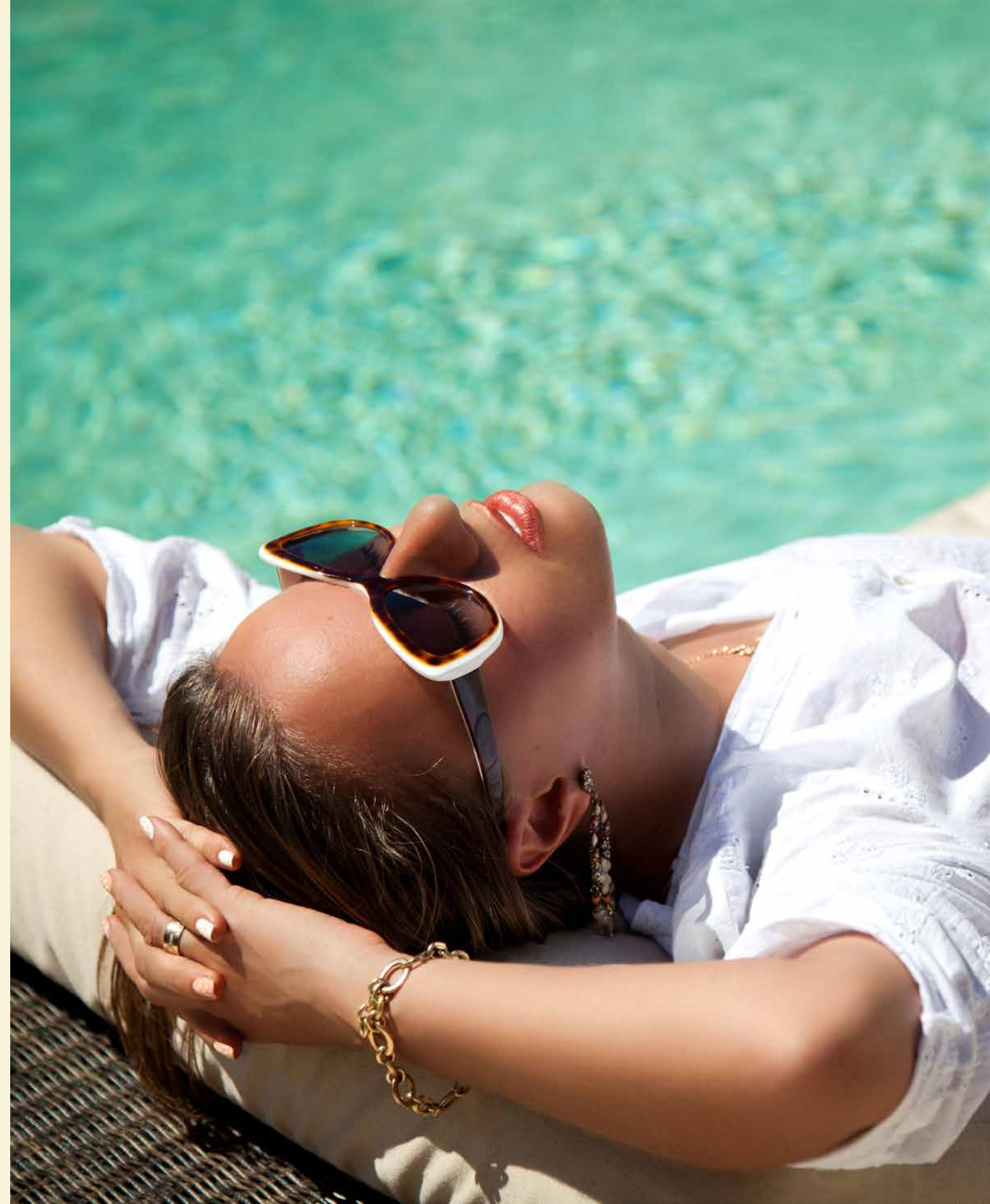
Deck shoes or dancing shoes? With scores of superyachts and a promenade lined with restaurants and bars, the choice is yours.

---

## 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

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## 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

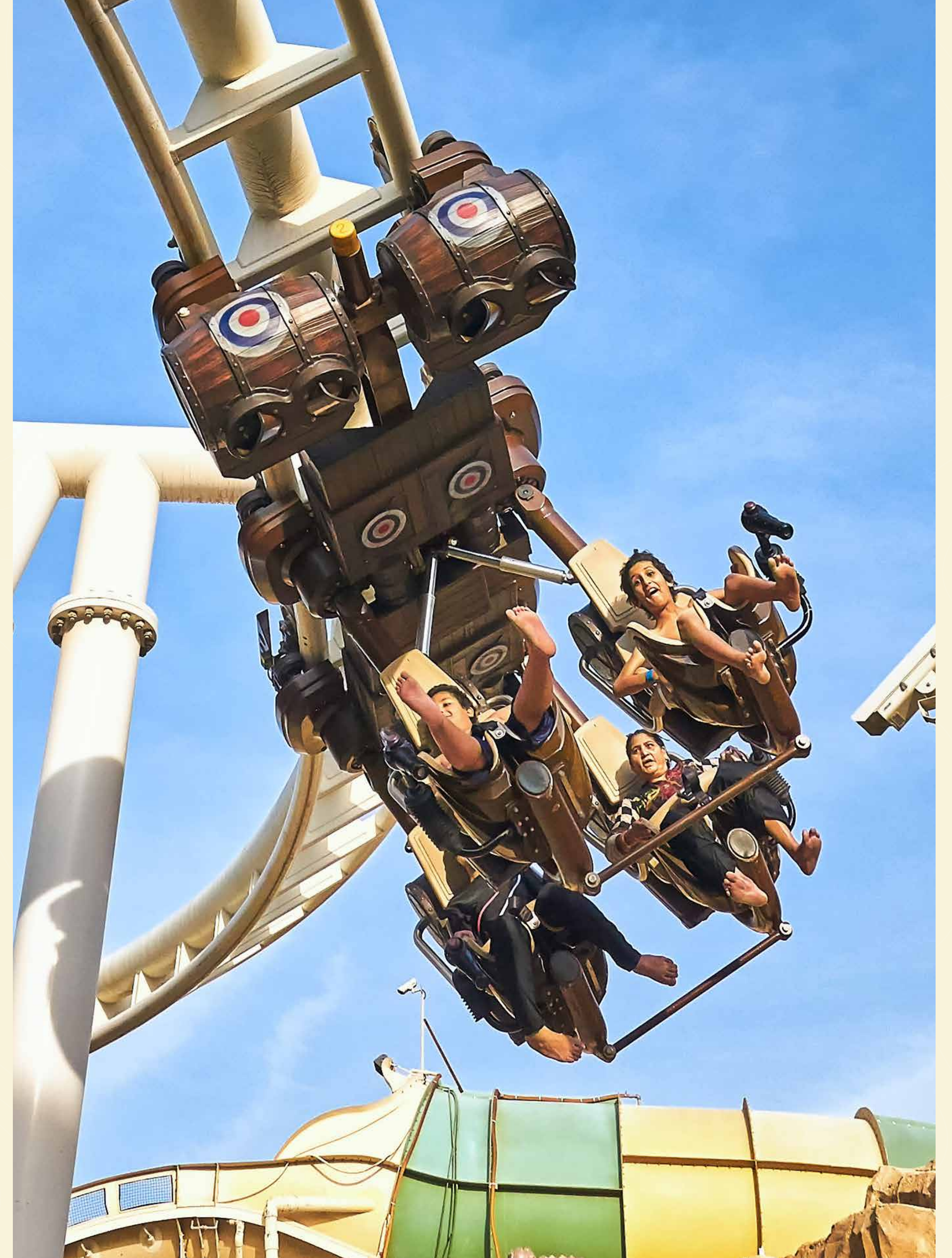
Find that Ferrari feeling, with 41 thrilling rides and attractions to choose from, in a world full of Ferrari fueled fun.

---

## 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

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## 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.

---

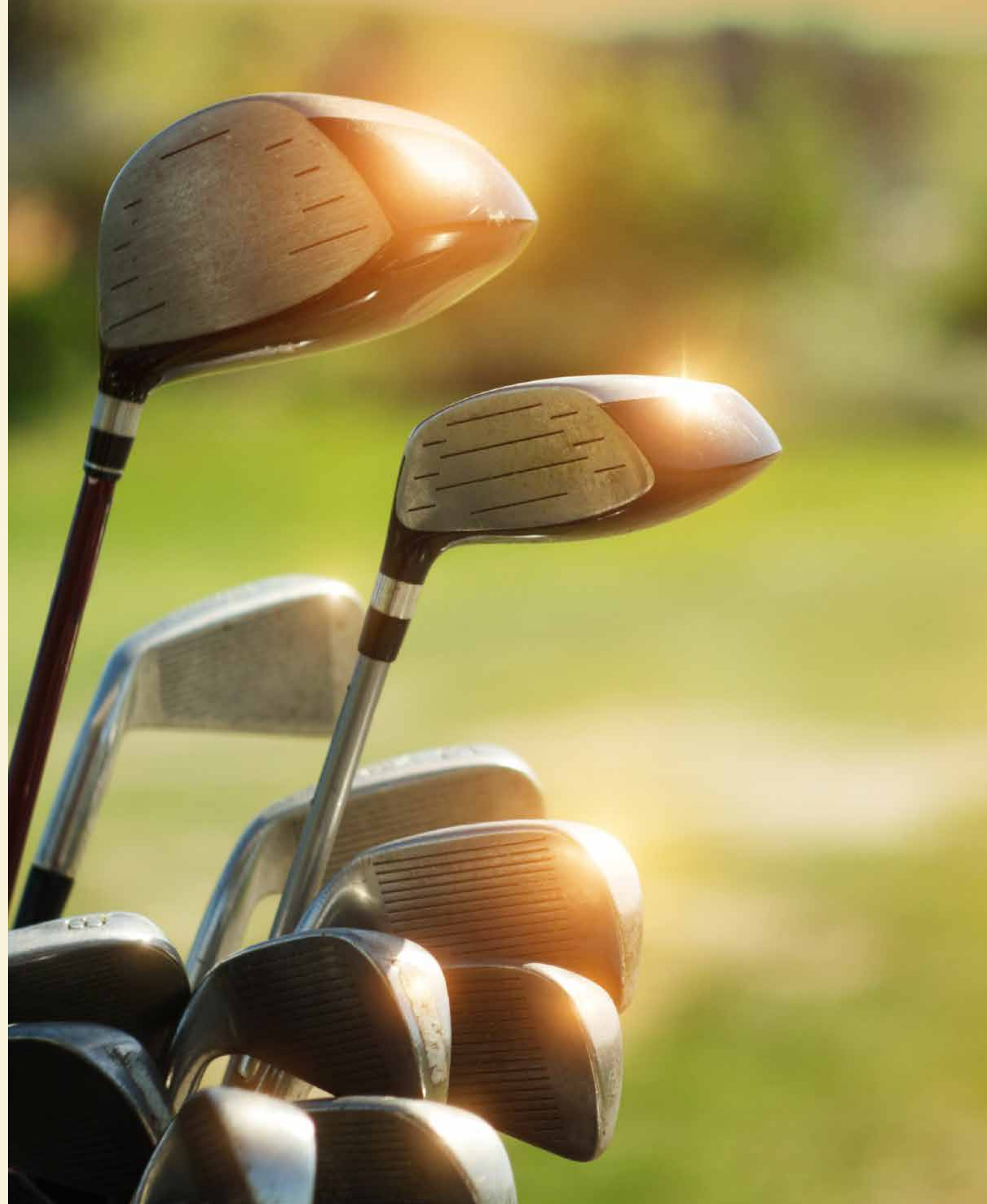
## YAS GATEWAY PARK

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.





The background of the entire image is a dark green color with a subtle, light green topographic map pattern consisting of various irregular, concentric contour lines.

# Rst.

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