



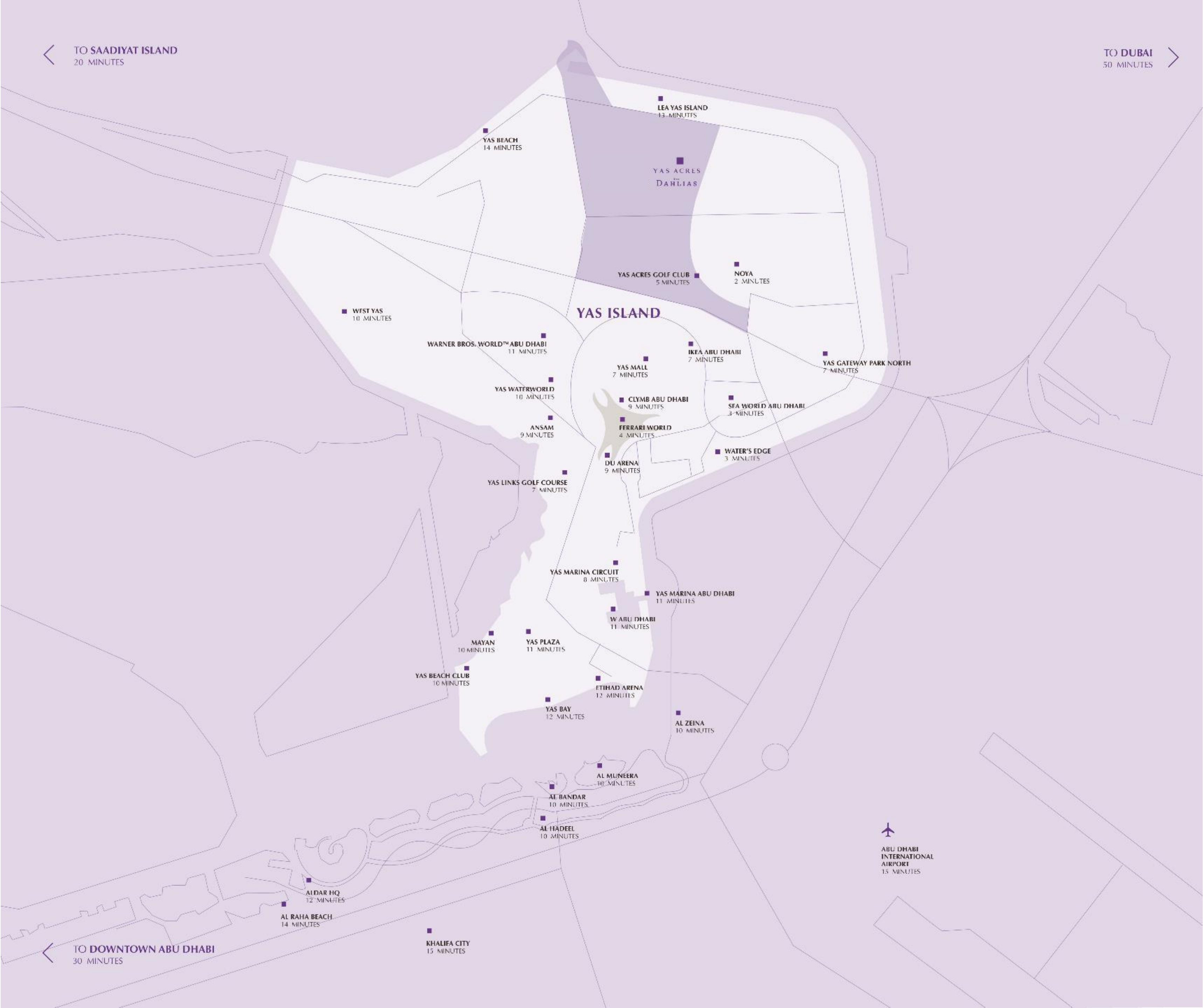
YAS ACRES
THE
DAHLIAS



A family of five is gathered outdoors for a meal. A man in a white thobe and ghutra stands behind a wooden dining table, serving food. A woman in a green hijab and abaya sits at the table, smiling. Another woman in a brown hijab and abaya sits in the foreground, looking towards the man. A young boy in a red t-shirt and khaki shorts is running away from the camera. The setting is a paved patio with a swimming pool to the right, lush greenery, and a large white umbrella in the background.

BRING THE FAMILY 2

PROJECT LOCATION





KEY FACTS

No. of units

120 UNITS

Unit types

Standard and Premium – Townhouse / Duplex
Villas

Status

Available for sale

Handover

Q3 2024



DESTINATION FEATURES



- Minutes from Yas Mall & Yas Theme Parks
- Close to leading Yas Island hotels
- Access to leading educational institutes
- Golf course



THE DAHLIAS COMMUNITY FACILITIES



COMMUNITY CLUB



SWIMMING POOLS
- KIDS POOL
- ADULTS POOL



GYMNASIUM



TENNIS AND
VOLLEYBALL
COURTS



COMMUNITY-WIDE
CYCLETRACK



BASKETBALL COURT



BBQ & PICNIC AREAS



POCKET PARKS



FITNESS AREA



MOSQUE



KIDS PLAY AREAS







VILLA FEATURES



AC SYSTEM
VRF DX, high efficiency inverter units



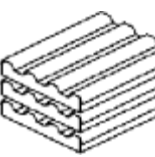
ROOFING MATERIAL
High solar reflectance material
to reduce heat absorption



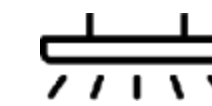
SOLAR HOT WATER
Efficient hot water system



INTERIOR WATER
22% reduction in water usage
through use of efficient fixtures



BUILDING MATERIALS
Locally sourced materials, reduction
in carbon emissions



LIGHTING
LED light fixtures, reduction
in energy



PAINT & ADHESIVES
Low VOC for occupant health
and well-being



ENVELOPE
Highly efficient glazing and
insulation,
reduction in heat gain



WATER & ENERGY METERS
Monitor electricity and water
consumption, to provide savings



WASTE MANAGEMENT
Waste bins provided for recycling



YAS ACERS AMENITIES



GOLF COURSE BISECTS
THE TWO PRECINCTS



SCHOOL



RETAIL



GREEN SPACES



MOSQUES



COMMUNITY
GOLF



POOLS



GYM



ADJACENT AMENITIES / FEATURES

Education

West Yas
Academy

Yas School

Sabis
Internationa
l School

Retail

Yas Mall

IKEA

Leisure

Yas Mall

Yas Links

Yas Marina

Yas Marina Circuit

Yas Waterworld

Warner Bros World

du Arena

Ferrari World

Hospitality

Crowne Plaza

Yas Hotel

Yas Radisson
Blu

Yas Centro

Yas Park inn

Yas Rotana

Yas Staybridge
Suites

Nearby connections

Saadiyat
Island

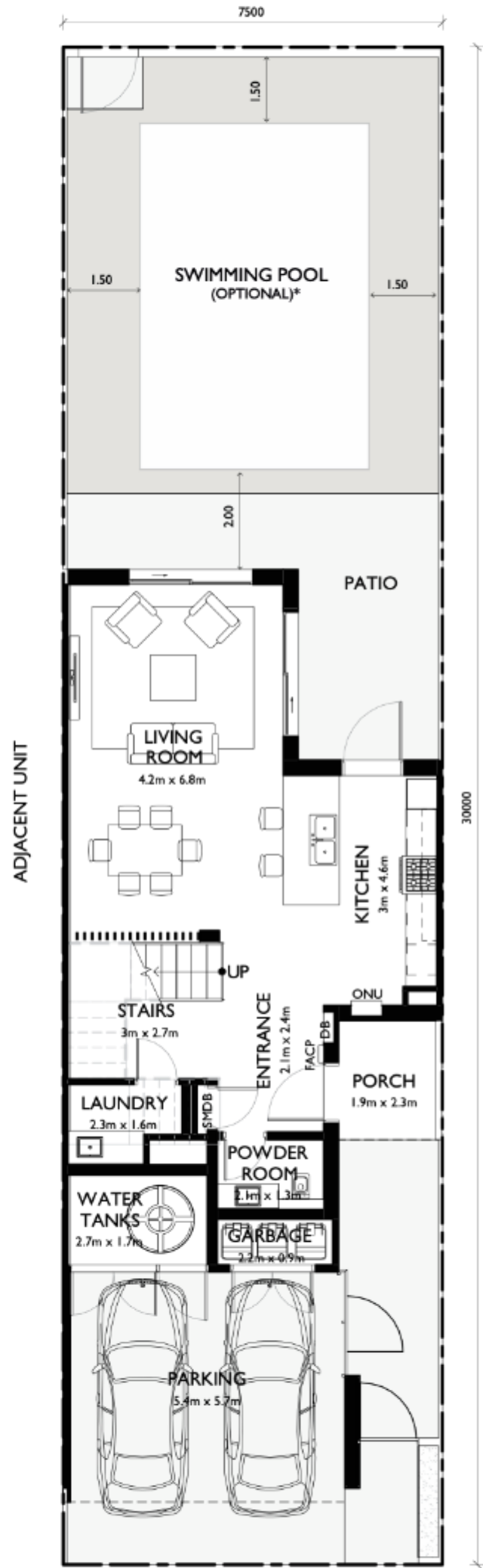
Abu Dhabi
International
Airport

E10 & E11
roads to
Abu Dhabi
and Dubai

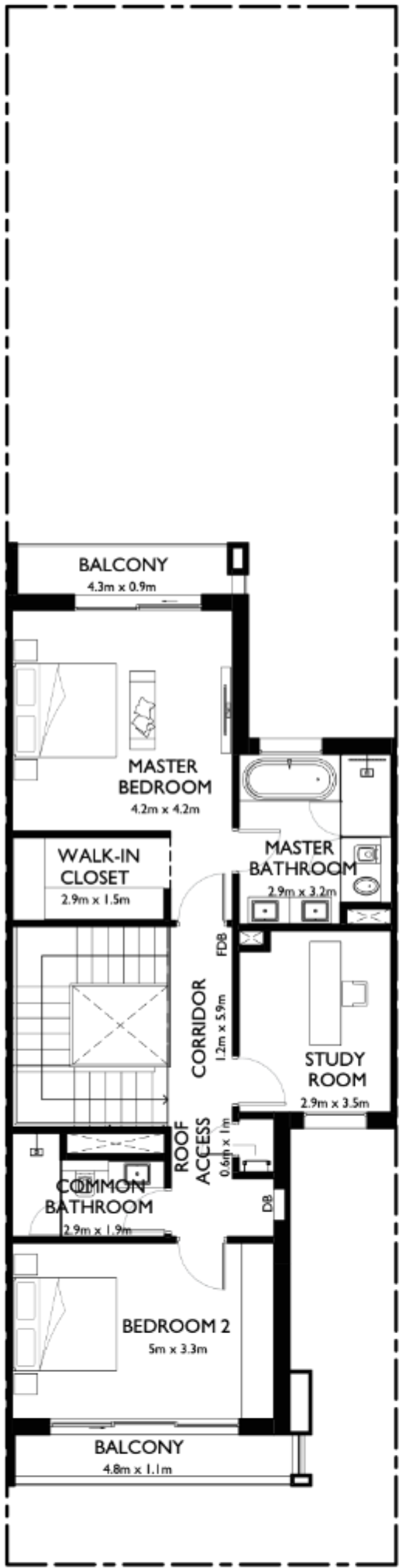
2 BED TOWNHOUSE MID UNIT



2 BED TOWNHOUSE – MID UNIT



Ground Floor Facade Y



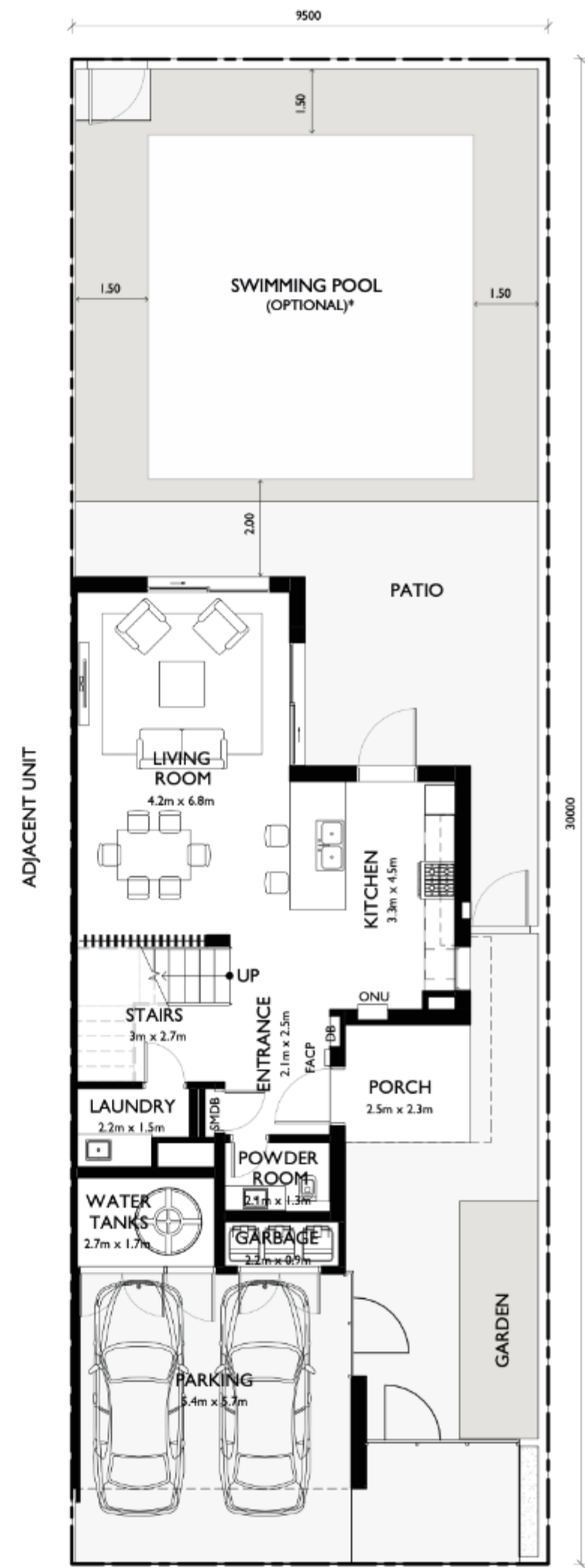
First Floor Facade Y

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical plot layout and Aldar makes no representation of warranty in relation to any of the information shown.
*Homeowners will need to build their own swimming pool, the floor plan is indicative of the permitted placement and maximum pool size.

2 BED TOWNHOUSE END UNIT



2 BED TOWNHOUSE – END UNIT



Ground Floor Facade Y



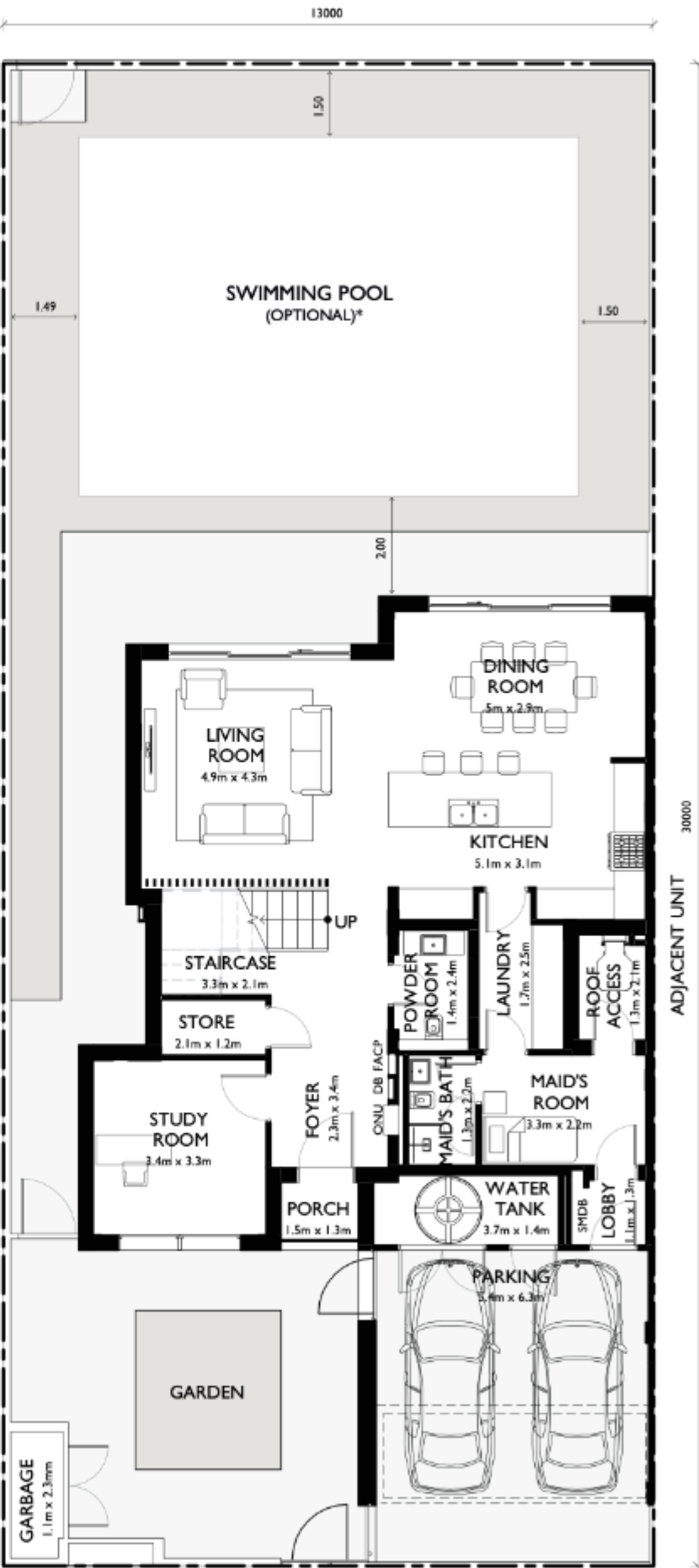
First Floor Facade Y

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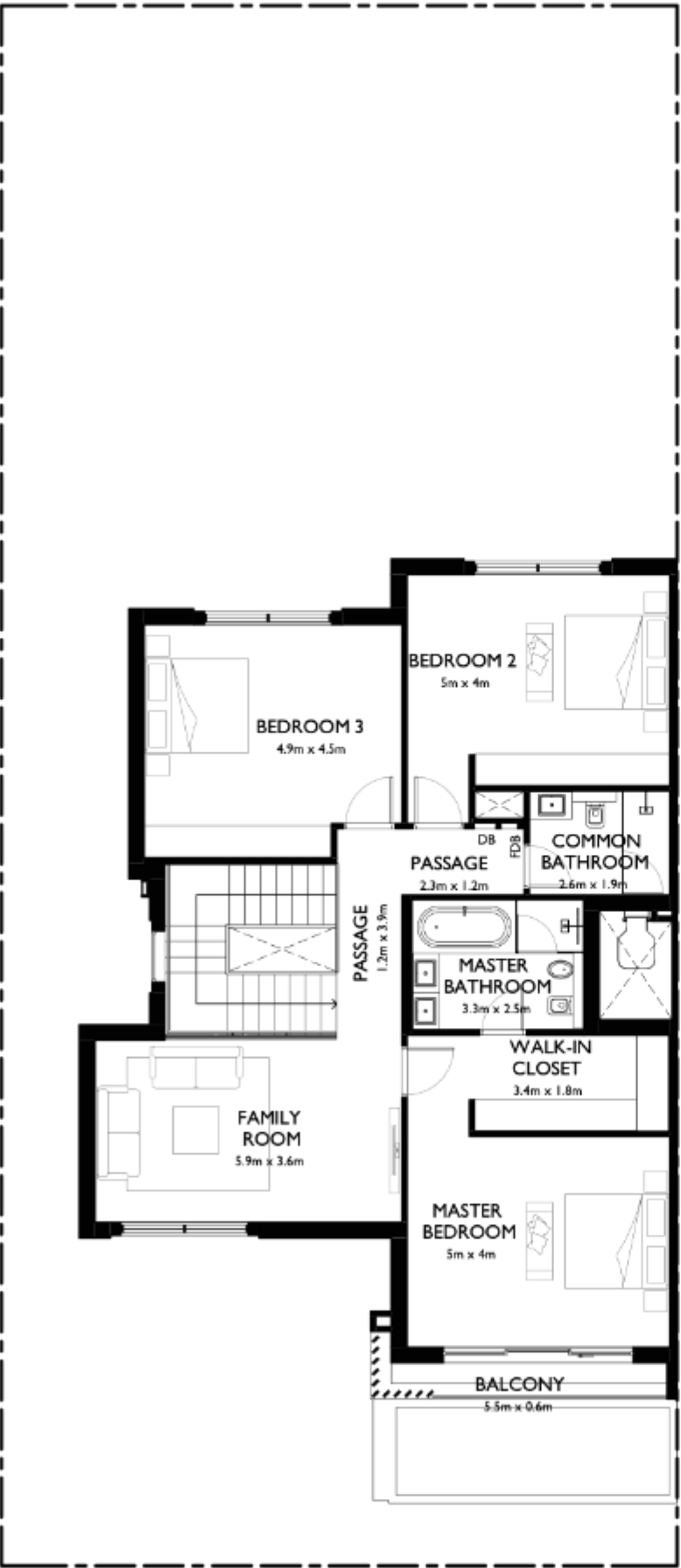
3 BED DUPLEX X SMALL



3 BED DUPLEX – X SMALL



Ground Floor Facade Z



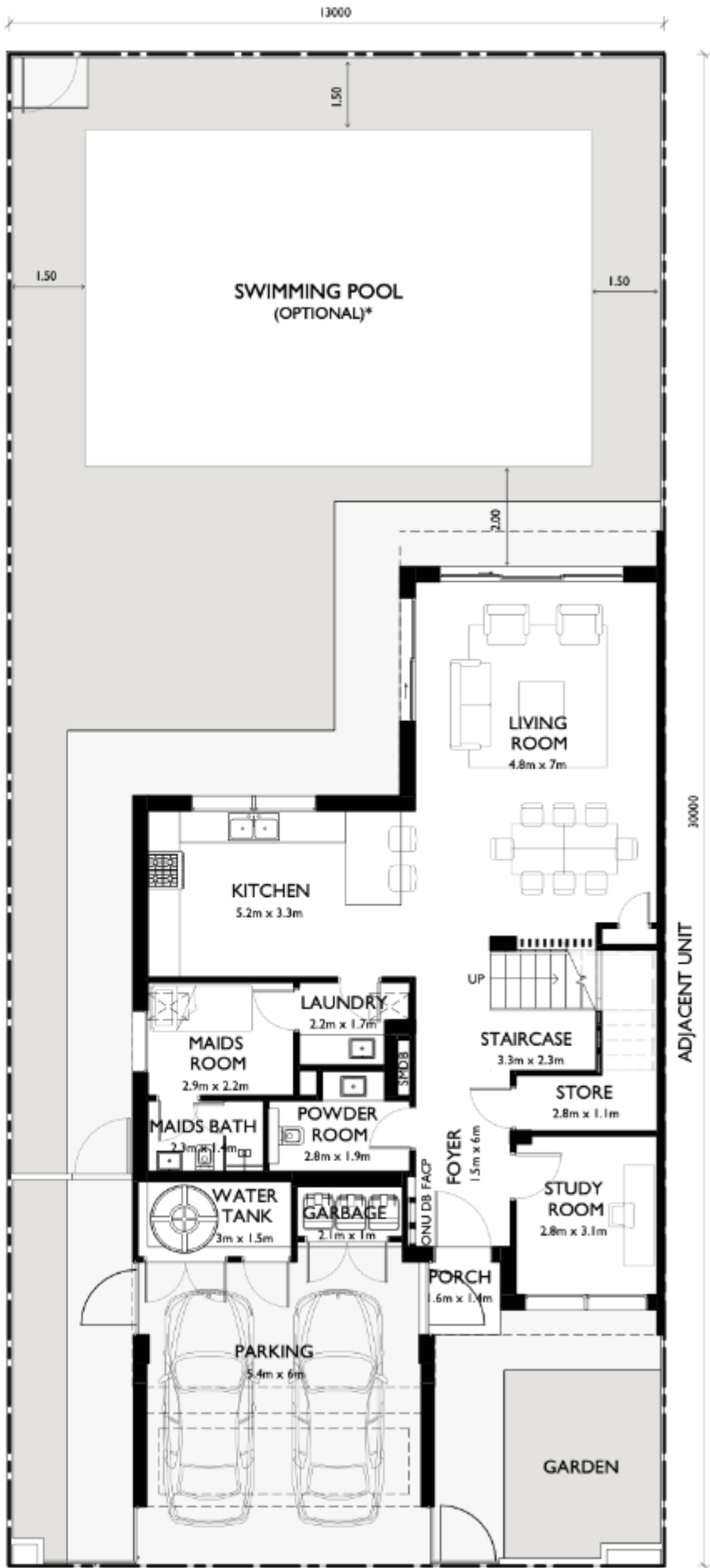
First Floor Facade Z

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3 BED DUPLEX Y SMALL

3 BED DUPLEX –Y SMALL



Ground Floor Facade Y



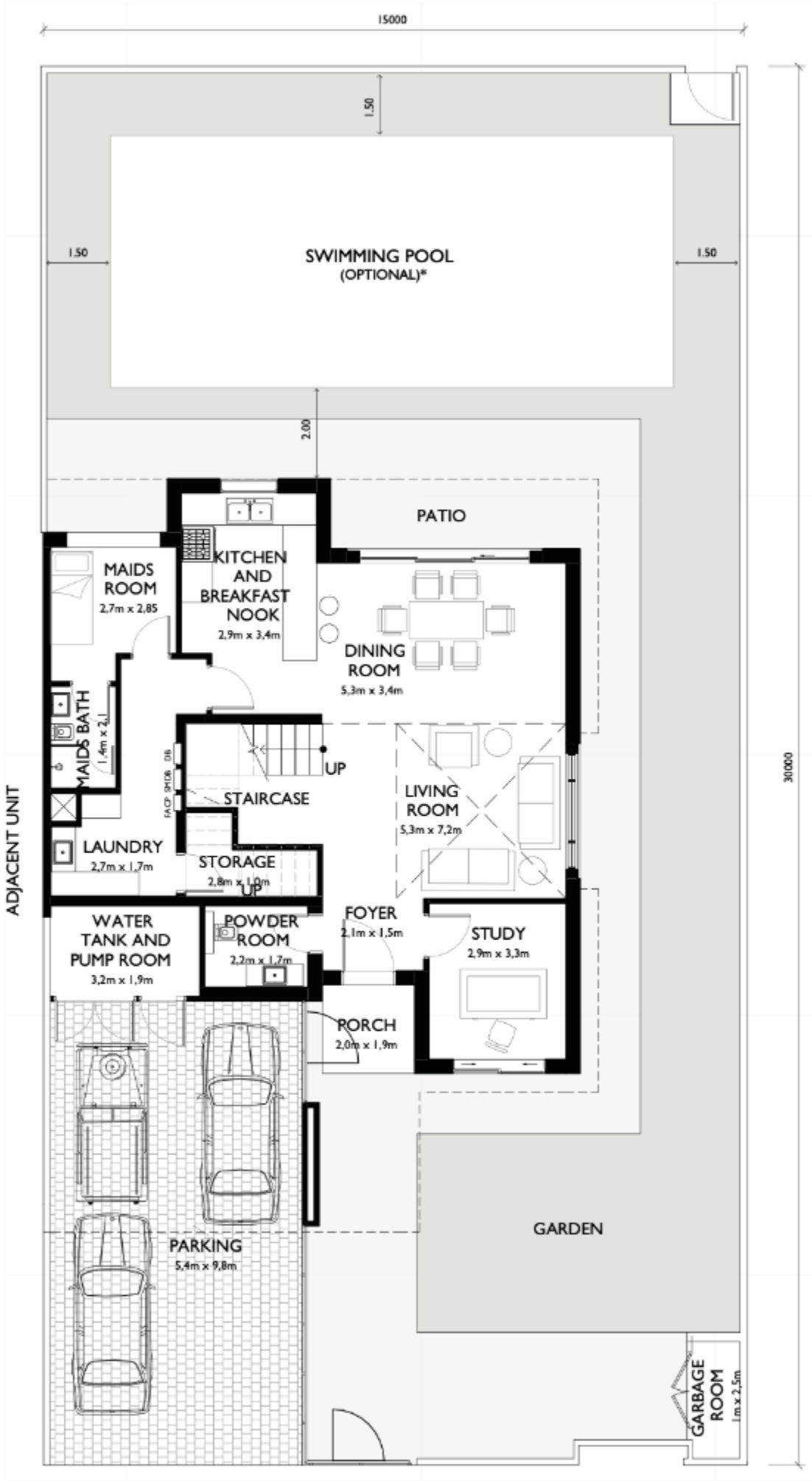
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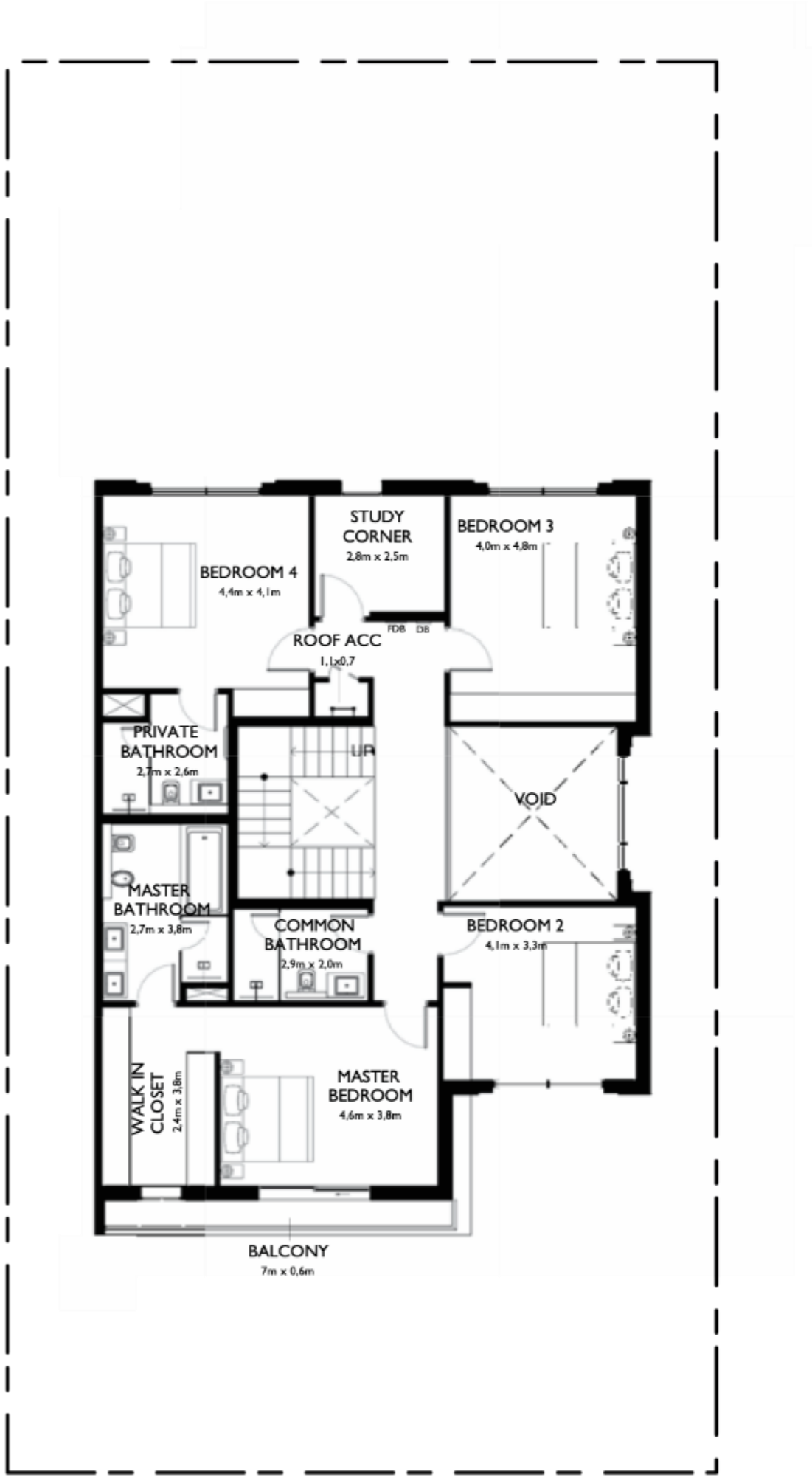
4 BED DUPLEX X SMALL



4 BED DUPLEX –X SMALL



Ground Floor Facade Za



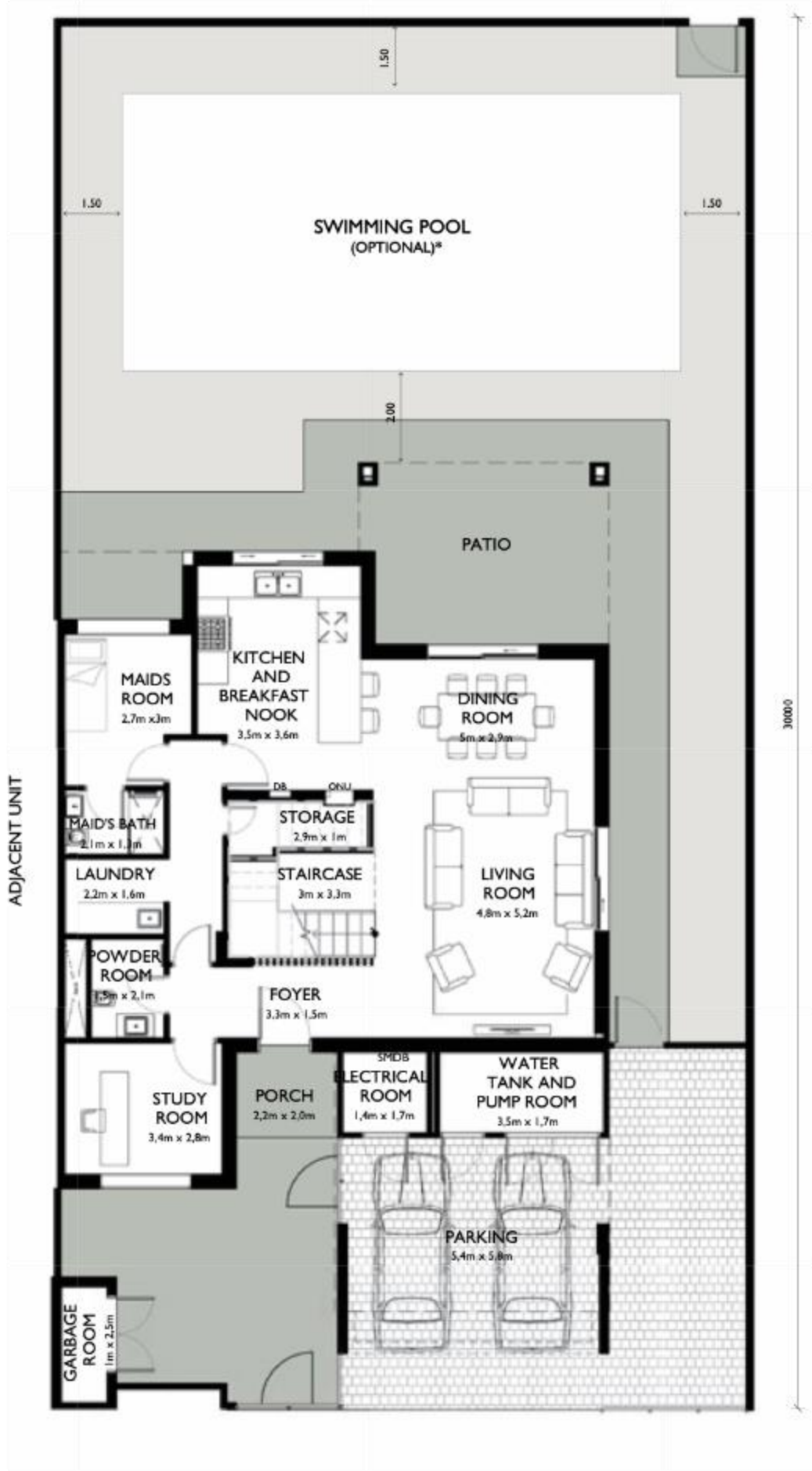
Ground Floor Facade Za

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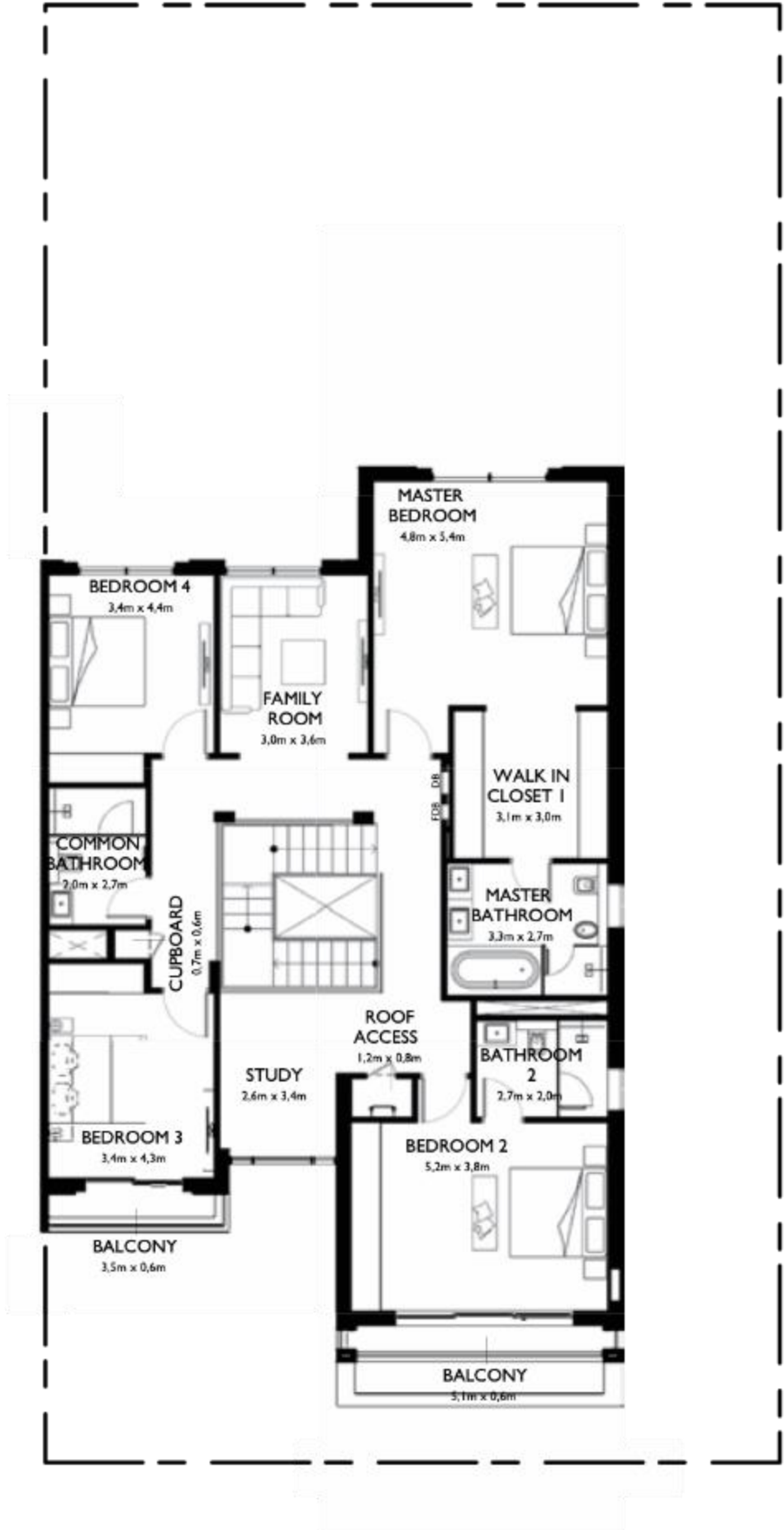
4 BED DUPLEX Y SMALL



4 BED DUPLEX –Y SMALL



Ground Floor Facade Y



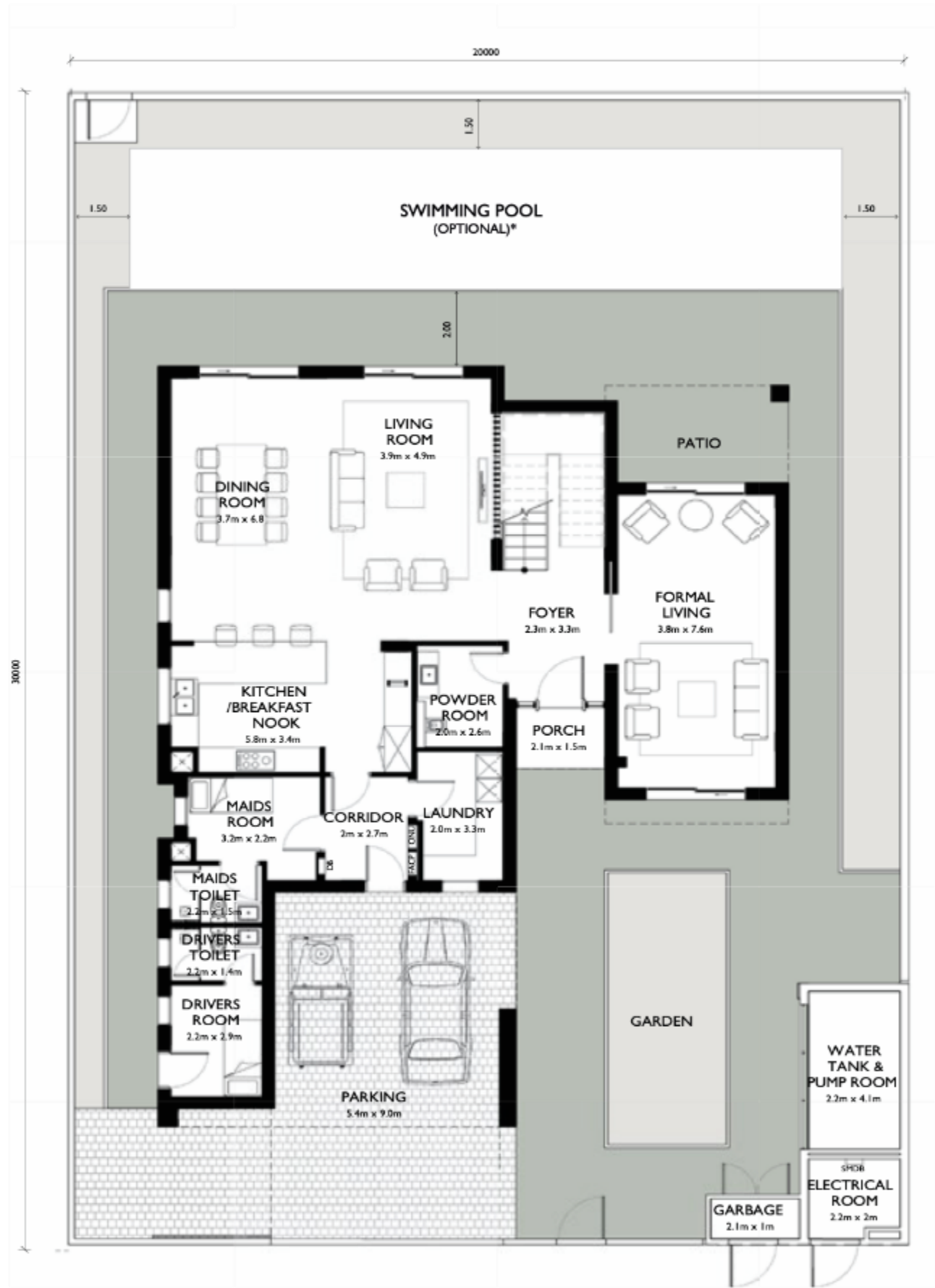
First Floor Facade Y

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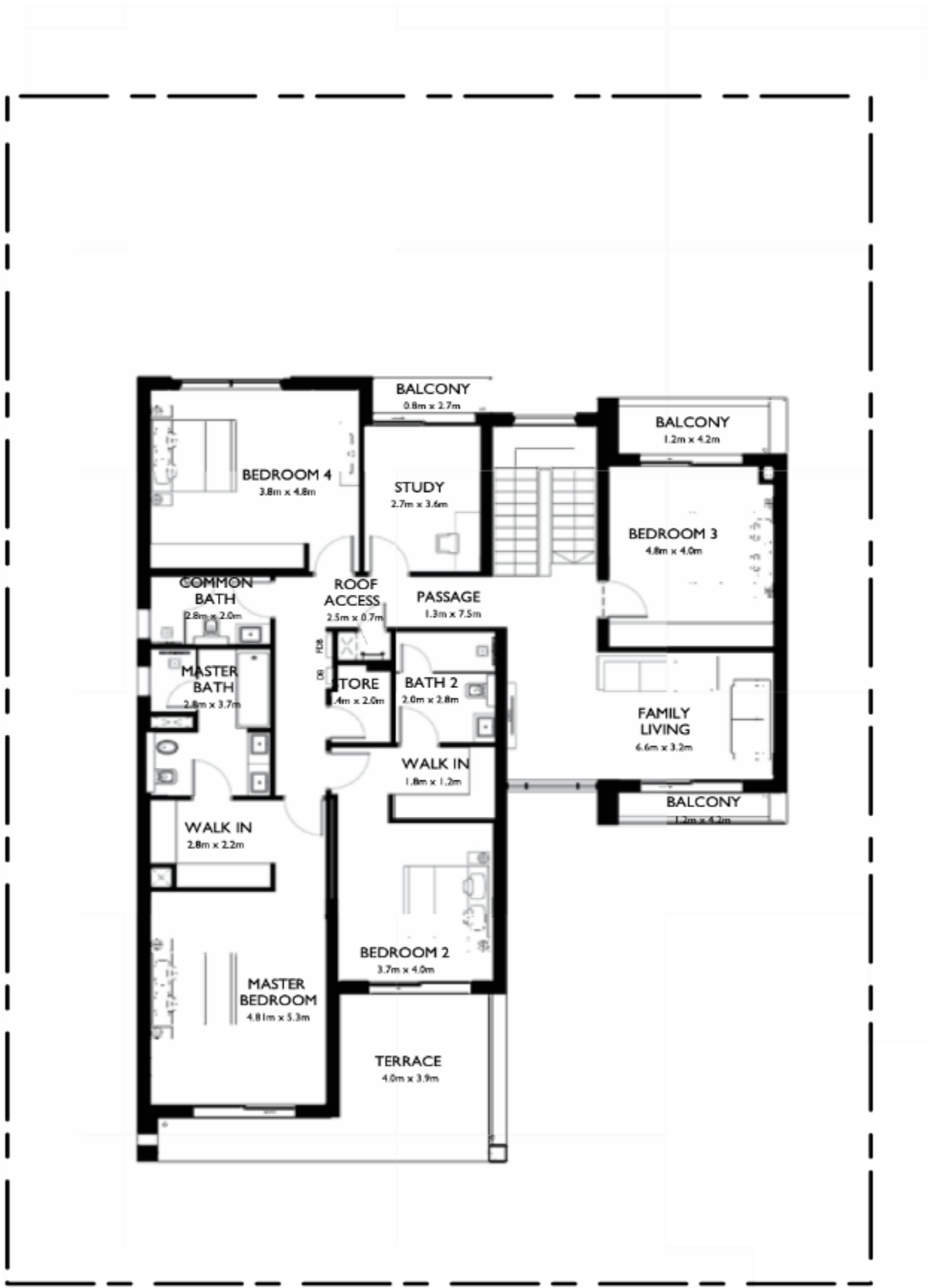
4 BED VILLA GOLF SECOND ROW A



4 BED VILLA GOLF – SECOND ROW A



Ground Floor Facade Y



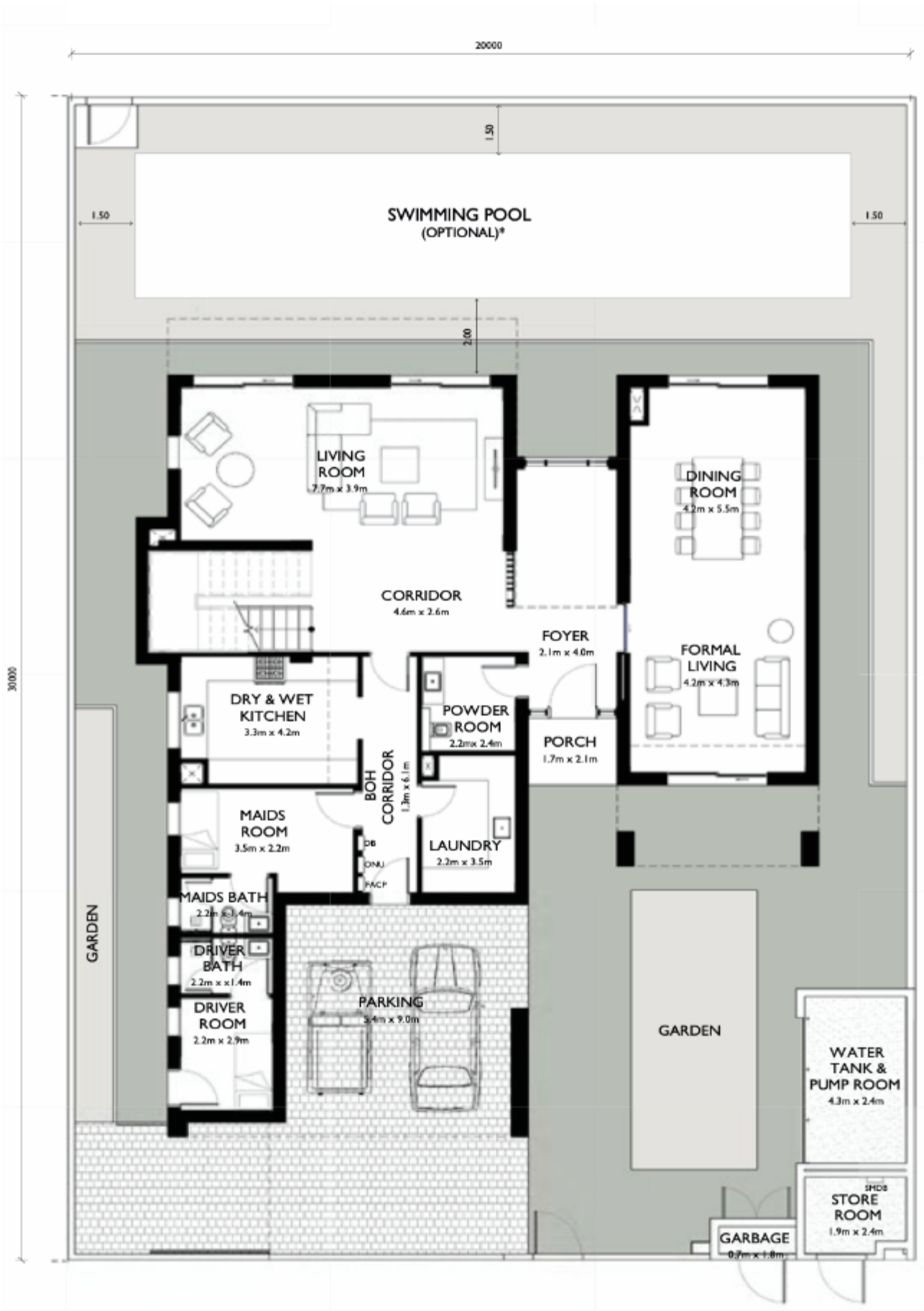
First Floor Facade Y

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4 BED VILLA GOLF SECOND ROW B

4 BED VILLA GOLF – SECOND ROW B



Ground Floor Facade Z



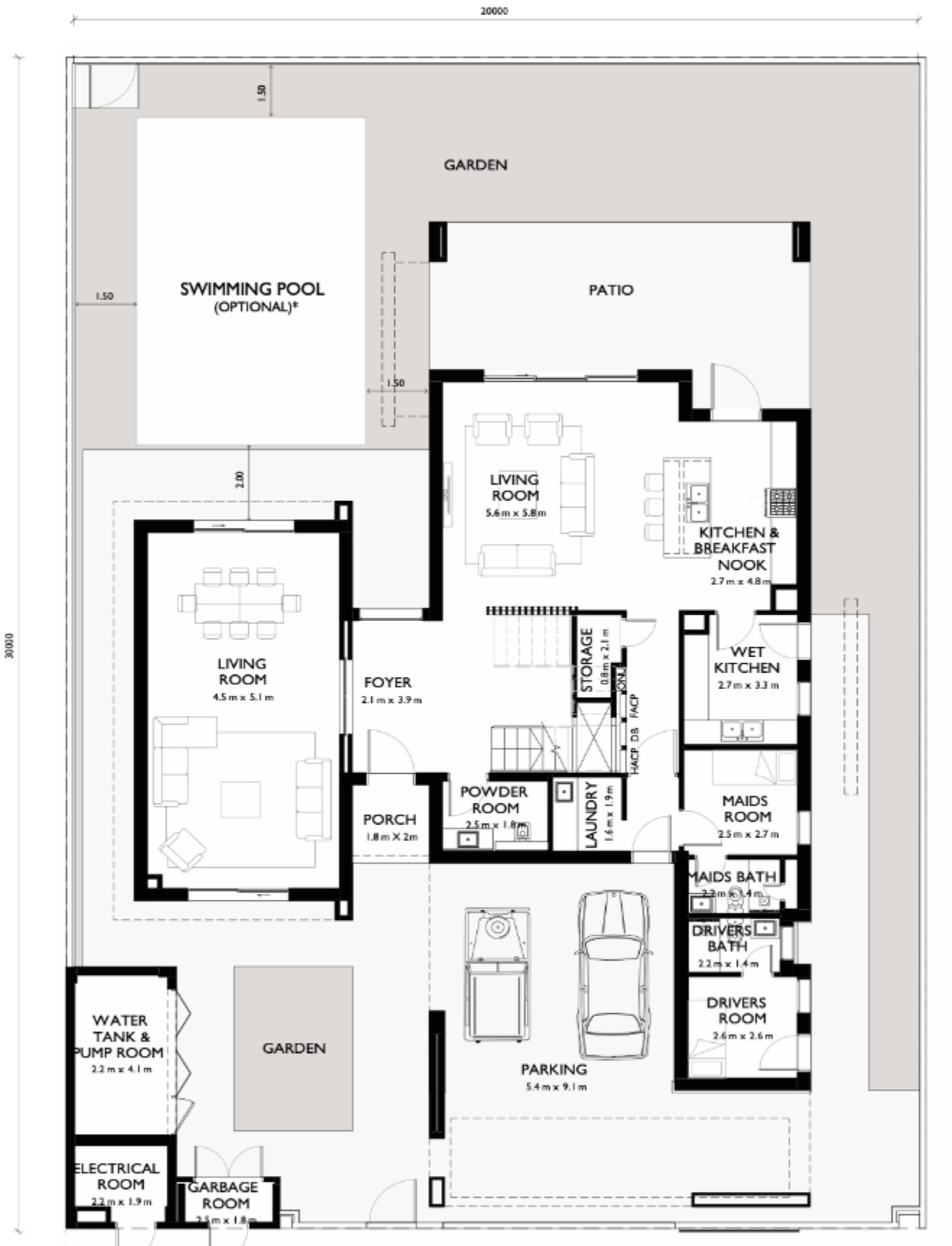
First Floor Facade Z

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4 BED VILLA GOLF FRONT ROW



4 BED VILLA – GOLF FRONT ROW



Ground Floor Facade Y



First Floor Facade Y

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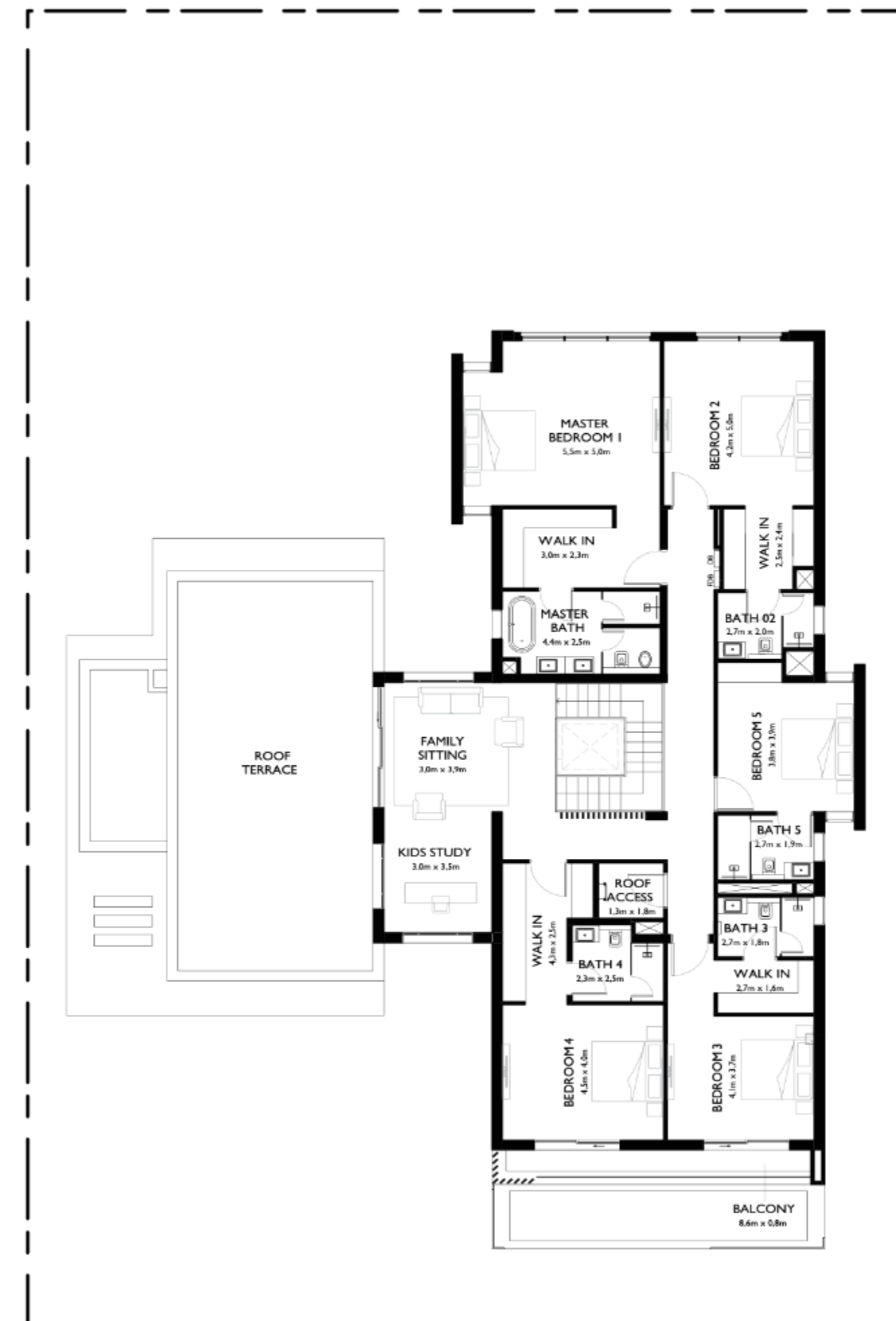
5 BED VILLA GOLF FRONT ROW



5 BED VILLA – GOLF FRONT ROW



Ground Floor Facade Z



First Floor Facade Z

^aHomeowners will need to build their own swimming pool, the floor plan is indicative of the permitted placement and maximum pool size.

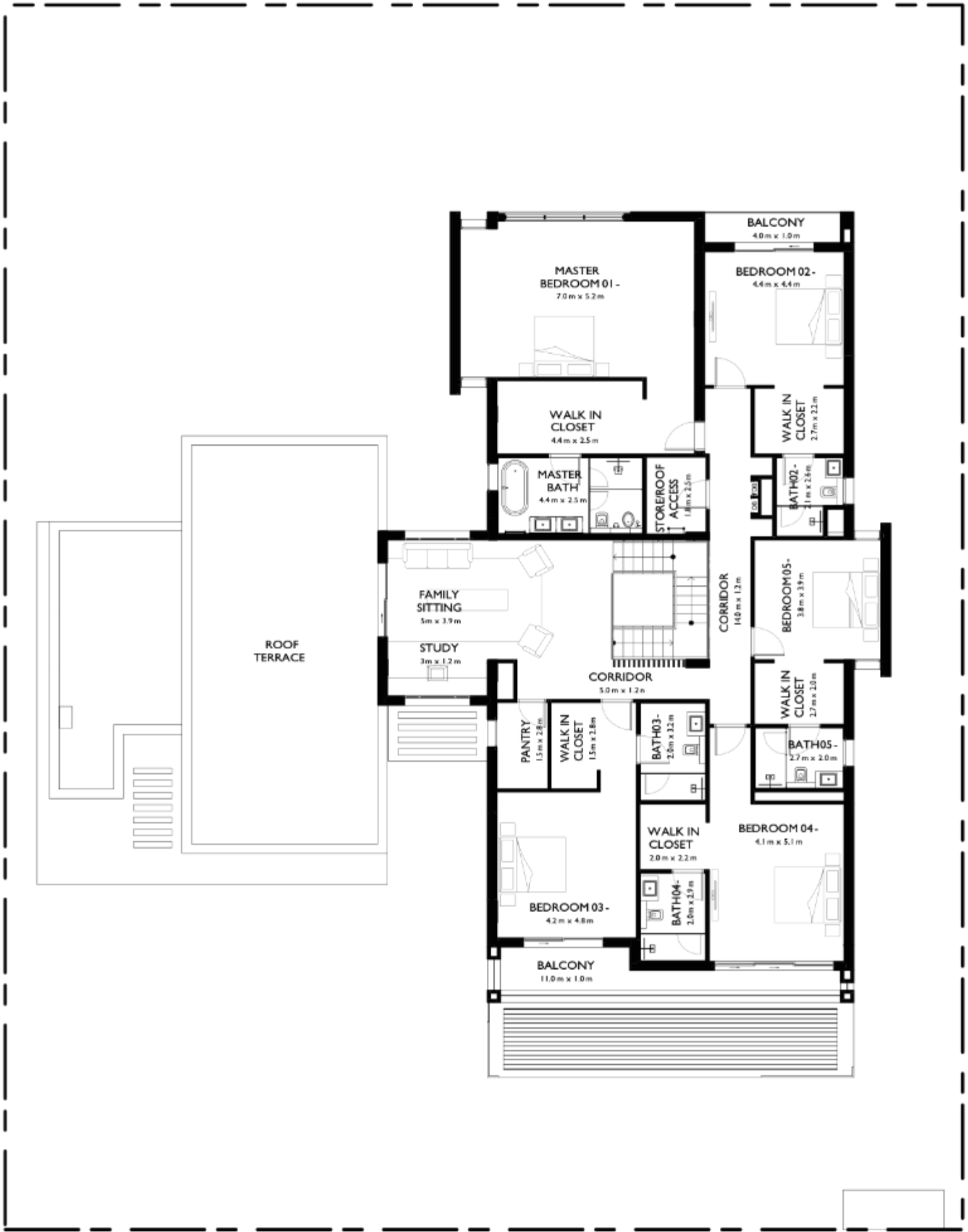
6 BED VILLA GOLF FRONT ROW



6 BED VILLA – GOLF FRONT ROW



Ground Floor Facade Y



First Floor Facade Y

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AVAILABILITY

Unit Type	The Dahlias Number of Units
2 Bed Townhouse Mid Unit	30
2 Bed Townhouse End Unit	10
3 Bed Duplex X Small	12
3 Bed Duplex Y Small	14
4 Bed Duplex X Small	14
4 Bed Duplex Y Small	4
4 Bed Villa Golf Second Row A	6
4 Bed Villa Golf Second Row B	7
4 Bed Villa Golf Front Row	17
5 Bed Villa Golf Front Row	4
6 Bed Villa Golf Front Row	2
Total	120





PAYMENT PLAN

THE DAHLIAS

			2% DISCOUNT	1% DISCOUNT	NO DISCOUNT
#	Milestone	Date	60/40	50/50	40/60
1	SPA Sign Date	NA	10%	10%	5%
2	Construction Start	6-May-22	10%	10%	10%
3	Infra. deep services 50%	5-Nov-22	10%	5%	5%
4	Superstructure 50%	5-Apr-23	10%	10%	5%
5	Superstructure 100%	5-Sep-23	10%	10%	5%
6	Façade completion	6-Mar-24	10%	5%	10%
7	Handover	5-Sep-24	40%	50%	60%





FINISHING

Cool

Cool contemporary

Exterior finishes Summary (Premium and Standard)

External wall types



Render and paint
(General area)



Natural stone cladding



Render and paint

External Pavers & Entrance landing flooring



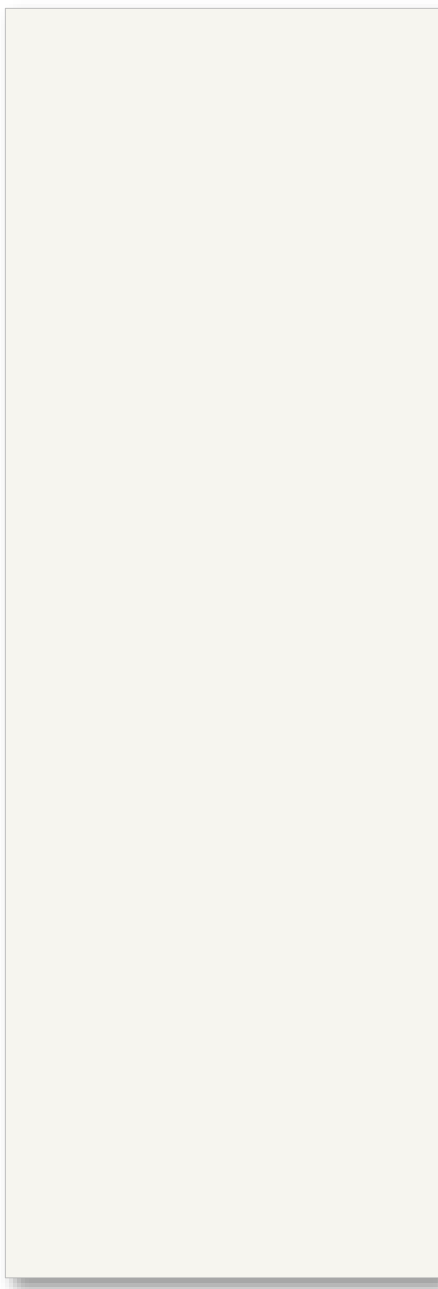
Quartz tiles



Premium villa – Cool contemporary

Interior finishes Summary

Throughout Villa



Wall & Ceiling:
Paint finish



Floor & Staircase:
Natural stone tile

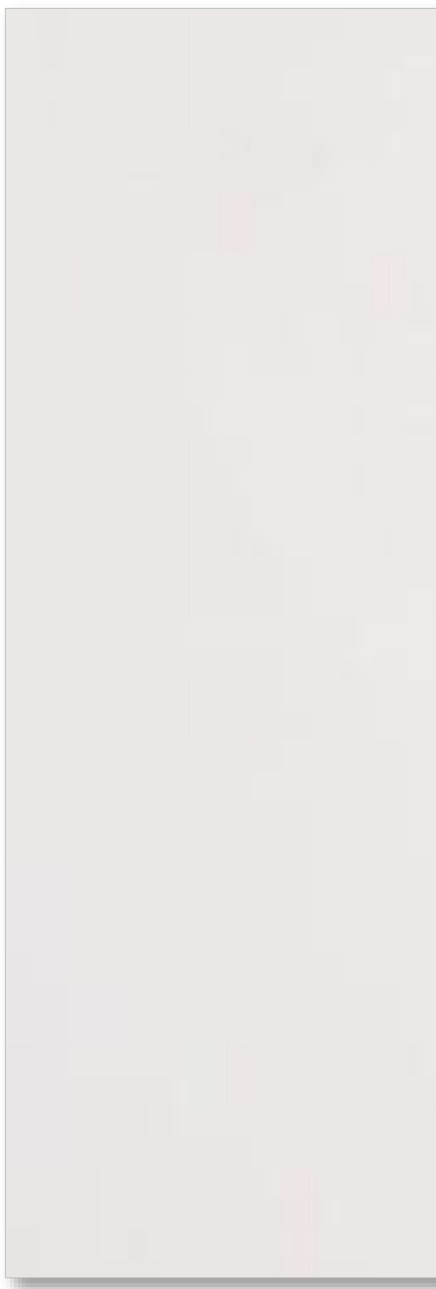


Door & Wardrobe:
Veneer on MDF



Bedroom floor:
Engineered natural wood

Kitchen



Counter-top:
Quartz stone



Kitchen Cabinet:
Veneer on MDF

Bathrooms



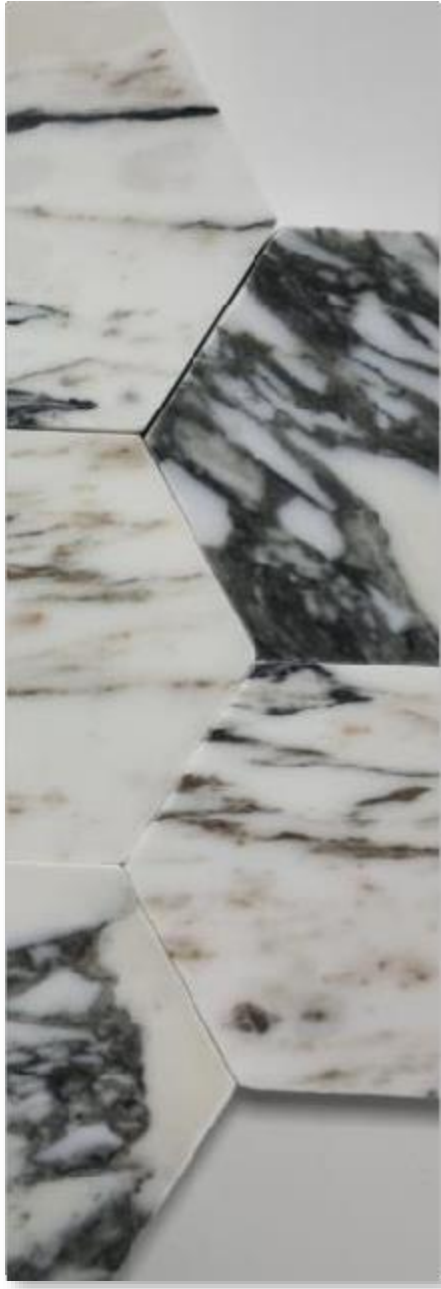
Vanity top:
Natural stone



Floor & Wall:
Natural stone tile



Wall feature:
Natural stone tile



Wall feature:
Natural stone tile



5F - Premium Unit
Cool Contemporary



4F - Premium Unit
Cool Contemporary



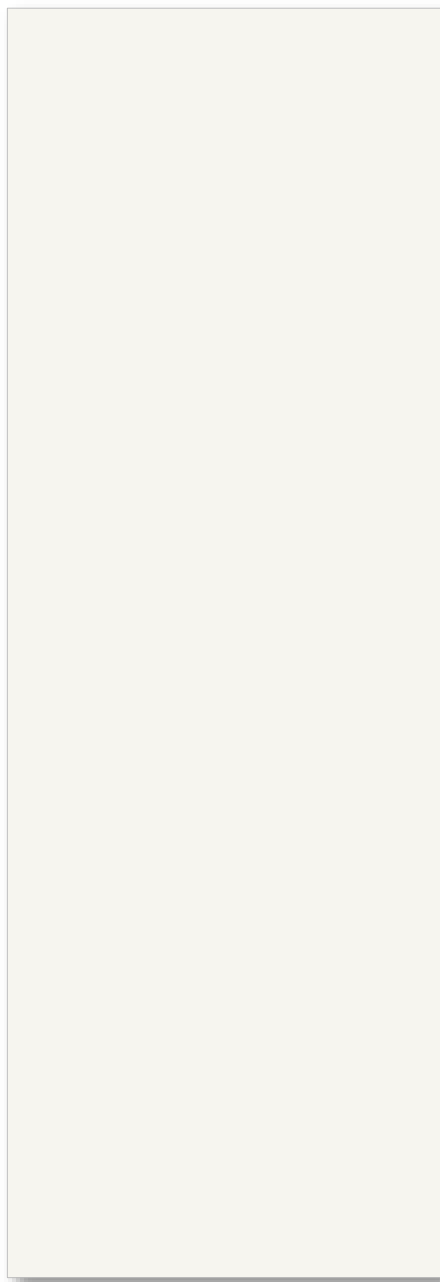


4F - Premium Unit
Cool Contemporary

Standard villa – Cool contemporary

Interior finishes Summary

Throughout Villa



Wall & Ceiling:
Paint finish



Floor:
Porcelain tile

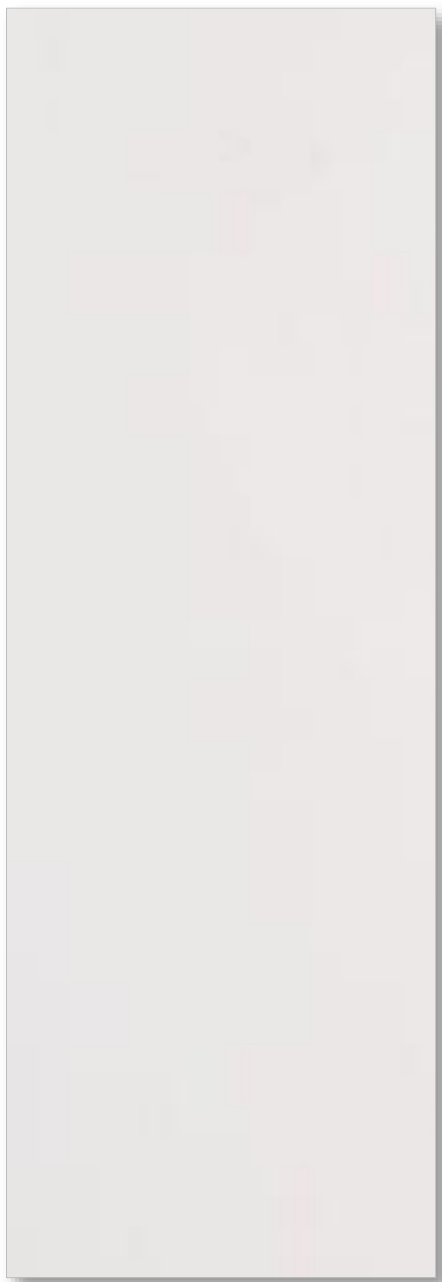


Door & Wardrobe:
Wood effect melamine on particle chipboard



Staircase (Landing, steps & side wall):
Stone floor tile

Kitchen



Counter-top Kitchen and Bathroom:
Quartz stone



Kitchen Cabinet:
Wood effect melamine on particle chipboard

Bathrooms



Feature Wall:
Natural stone tile



Flooring:
Porcelain tile



Wall:
Porcelain tile



Feature Wall:
Natural stone tile



4XS - Standard Unit
Cool Contemporary



3XS - Standard Unit
Cool Contemporary



FINISHING

Warm

Warm contemporary

Exterior finishes Summary
(Premium and Standard)

External wall types



Render and paint
(General area)



Natural stone cladding



Render and paint

External Pavers & Entrance landing flooring



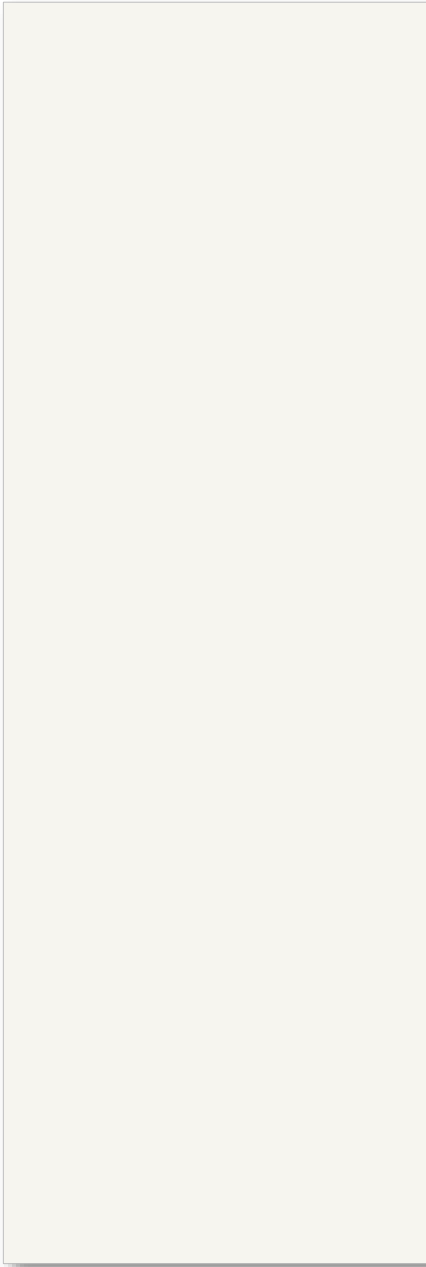
Quartz tiles



Premium villa – Warm contemporary

Interior finishes Summary

Throughout Villa



Wall & Ceiling:

Paint finish



Floor & Staircase:

Natural stone tile



Door & Wardrobe:

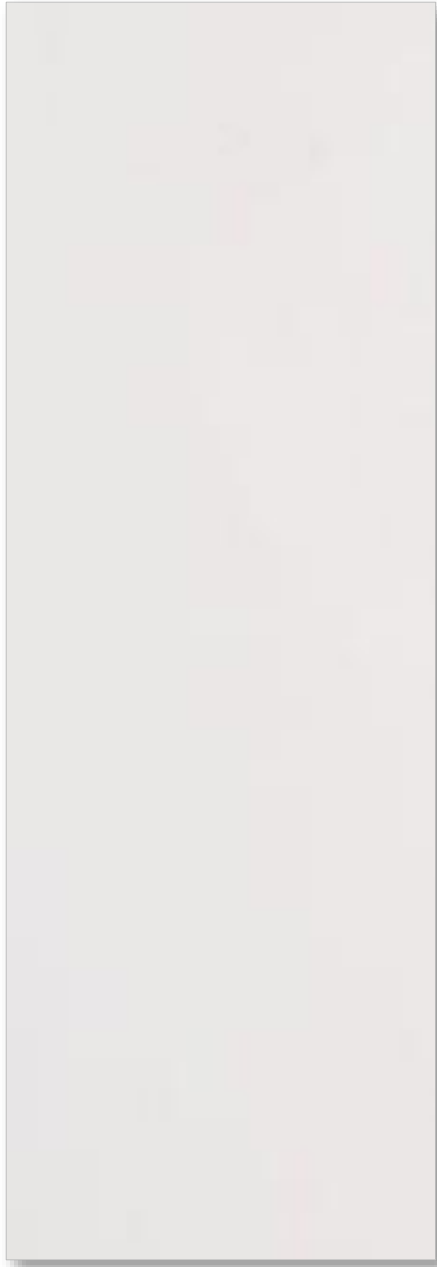
Veneer on MDF



Bedroom floor:

Engineered natural wood

Kitchen



Counter-top:

Quartz stone



Kitchen Cabinet:

Veneer on MDF



Vanity top:

Natural stone

Bathrooms



Floor & Wall:

Natural stone tile



Feature Wall:

Natural stone tile



Feature Wall:

Natural stone tile



4F - Premium Unit
Warm Contemporary



6F - Premium Unit
Warm Contemporary

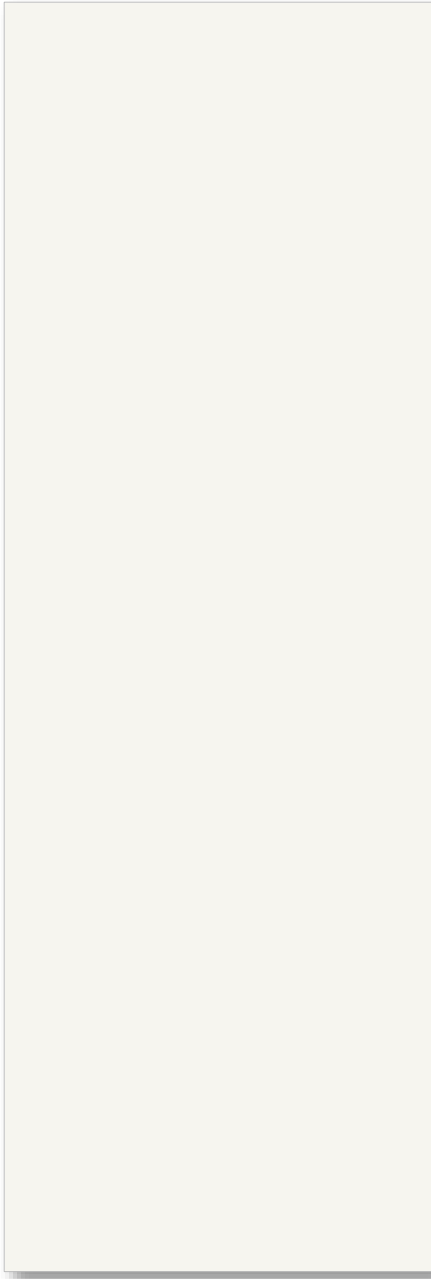


4F - Premium Unit
Warm Contemporary

Standard villa – Warm contemporary

Interior finishes Summary

Throughout Villa



Wall & Ceiling:
Paint finish



Floor:
Porcelain tile

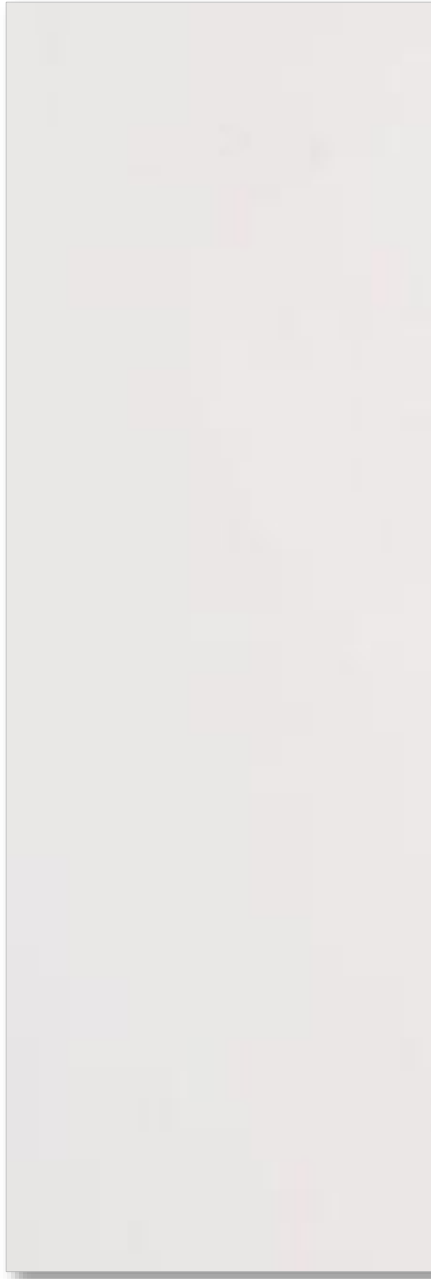


Door & Wardrobe:
Wood effect melamine on particle chipboard



Staircase (Landing, steps & side wall):
Stone floor tile

Kitchen



Counter-top Kitchen and Bathroom:
Quartz stone



Kitchen Cabinet:
Wood effect melamine on particle chipboard

Bathrooms



Feature Wall:
Natural stone tile



Flooring:
Porcelain tile



Wall:
Porcelain tile



Feature Wall:
Natural stone tile



4SA - Standard Unit
Warm Contemporary



Standard Unit
Warm Contemporary



Standard Unit
Warm Contemporary





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