



المدينة المستدامة - جزيرة ياس  
THE SUSTAINABLE CITY - YAS ISLAND



DIAMOND  
DEVELOPERS





**LIFE AS IT SHOULD BE**



# EVERYTHING WE DO COMES FROM THE HEART

Aldar Properties is one of the UAE's most trusted and recognised real-estate lifestyle developers. Our duty is to make Abu Dhabi feel like home for everyone, every day. That's why we do more than build properties, we strive to shape communities where people love to live, in homes that brim with everything they love.

REVENUE  
**AED 8.58 BN**  
FY 2021

NET PROFIT  
**AED 2.3 BN**  
FY 2021

NET PROFIT  
**AED 2.6 BN**  
FY 2021

GROUP SALES  
**AED 3.12 BN**  
Q2 2022

INVESTMENT  
PORTFOLIO INCREASE  
**AED 1.0 BN**  
FY 2021

REVENUE SALES  
**AED 7.2 BN**  
FY 2021





# THIS IS ABU DHABI

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








## YAS ISLAND LIVING

The heart of the action is just minutes away from home. Countless exciting activities await to satisfy your desires, no matter the day, no matter your mood. 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, you'll find it just a short drive away.







An aerial, high-angle view of a city master plan. The central focus is a large, rectangular grid of residential blocks, each containing numerous small, uniform houses with blue roofs. This central area is surrounded by more established urban areas with larger buildings, parking lots, and green spaces. The overall scene is depicted with a soft, hazy atmosphere, suggesting a vision or blueprint for future development.

## MASTER PLAN

Invest in a city that's made for today by the creators of a better tomorrow. Not only will you significantly save on water and electricity bills, but thanks to the circular economy implemented in the city, you will also pay zero maintenance fees.



An aerial photograph showing a vibrant turquoise river meandering through a vast, dense mangrove forest. The forest is a deep green, with the river's path creating a complex, winding pattern. In the far distance, a thin strip of land with some buildings is visible, followed by a clear blue horizon line.

## SUSTAINABLE LIVING

Living sustainably is an important practice for saving the environment and using our resources efficiently. A sustainable lifestyle has many benefits. Lower utility bills, fuel costs and food wastage all mean saving on money. Lower air pollution, cleaner eating habits and more exercise improves your health. Reducing environmental damage, carbon footprint and emissions also helps save the planet. Making a few positive changes can make a real difference because sustainable living is all about meeting our needs without compromising on our quality of life.



A woman with long dark hair, wearing a light-colored dress, is smiling and watering a plant with a white watering can. She is on a rooftop garden with a wooden pergola overhead. In the background, a man and a young boy are standing near a wooden dining table and chairs. The garden is filled with various green plants and flowers. The sky is clear and blue.

## WELCOME HOME

Go back to basics in a world-changing development made for today by the creators of a better tomorrow. A lively and close-knit community that beats to the melody of nature, using its resources consciously and smartly. Here, you can run freely, breathing the cleanest air as electric buggies replace cars, you can grow a peaceful relationship with all beings around you and shift to a calm and soothing lifestyle.





## STUNNING SUSTAINABLE TOWNHOUSES & CONDOS

A leading community that spans across 39.5 hectares of land, gathering 864 residential units comprised of 400 townhouses and 464 condos intertwined with nature where sustainability, comfort, and design meet.





## LIFE AS IT SHOULD BE

This is your call to live a sustainable life. Move to a conscious environment that fosters respect towards the earth and all creatures that share it, make the little pleasures your luxuries and start living life as it should be.





## WHAT MAKES US SUSTAINABLE?

We believe in a holistic approach to sustainability, covering the social, environmental and economic pillars. All these elements work in harmony to create a strong community leaving a powerful impact on the world.





## SOCIAL SUSTAINABILITY

The outdoor and indoor facilities are more than just spaces to maintain a healthy lifestyle, they're an opportunity to bond with a conscious community and thrive together.

### COMMUNITY FACILITIES

- Equestrian Center
- Autism Center
- Indoor and outdoor sports and leisure facilities including basketball courts, a football field and paddle tennis court
- Community Center
- Children's playgrounds
- Animal sanctuary
- School & nursery
- Running & cycling tracks
- A green and sustainable mosque
- Community swimming pool
  - Mosque
  - Skate park
  - Dog park
  - Green paths
- Residential pocket gardens



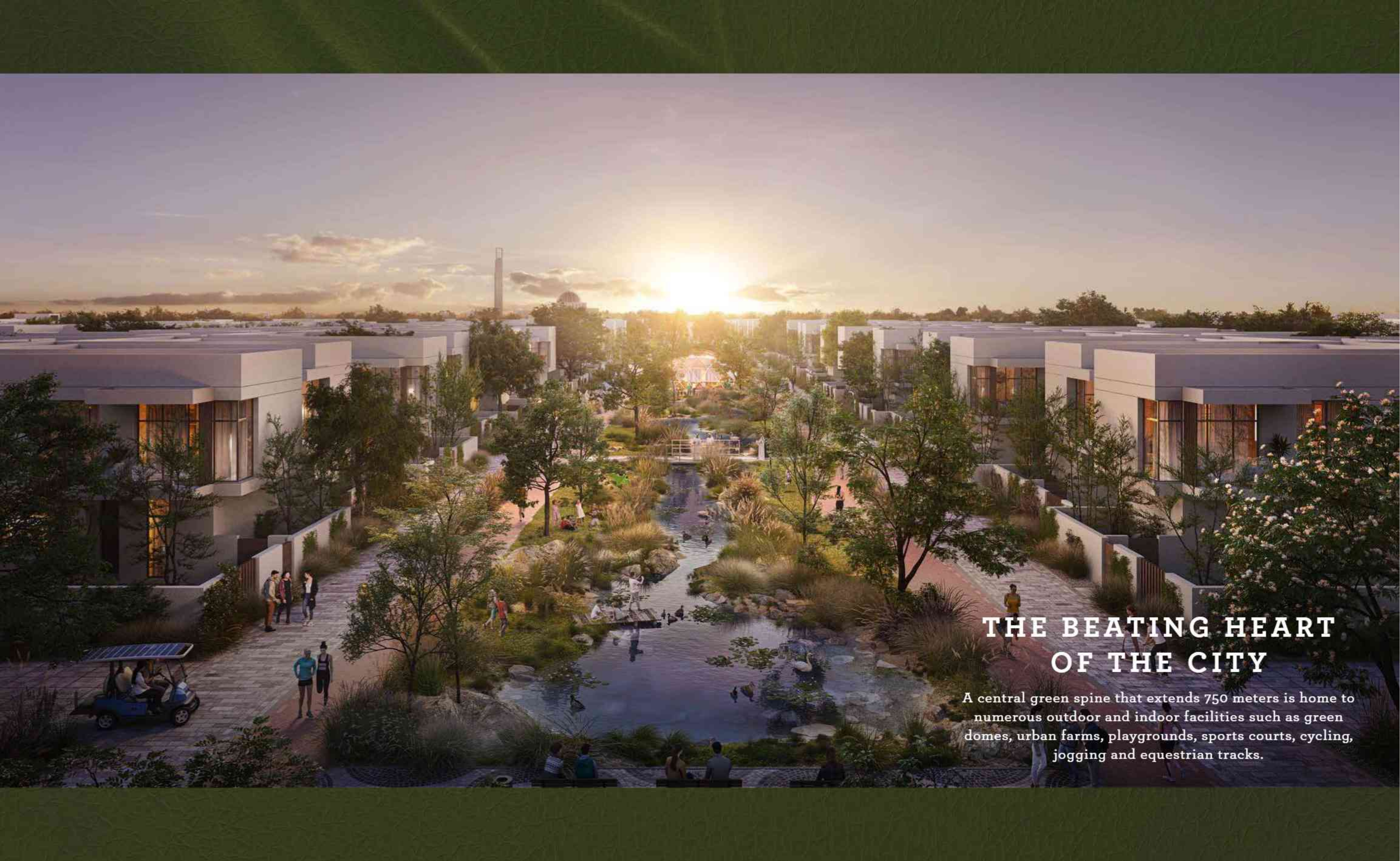


# MASTER PLAN



- |                       |                    |                       |                       |                           |                              |
|-----------------------|--------------------|-----------------------|-----------------------|---------------------------|------------------------------|
| 1 Main Entrance       | 4 Visitors Parking | 7 Central Plaza       | 10 Equestrian Stables | 13 Gym & Swimming Pool    | 16 Green Spine               |
| 2 Secondary Entrance  | 5 Mosque           | 8 School & Nursery    | 11 Outdoor Arena      | 14 Sports Court           | 17 Resident's Pocket Park    |
| 3 Community Ring Road | 6 F & B            | 9 Autism Village - FD | 12 Animal Sanctuary   | 15 Resident's Car Parking | 18 Community's Swimming Pool |





## THE BEATING HEART OF THE CITY

A central green spine that extends 750 meters is home to numerous outdoor and indoor facilities such as green domes, urban farms, playgrounds, sports courts, cycling, jogging and equestrian tracks.





# EQUESTRIAN CENTER

Fall in love with the art of horsemanship





# SANAD

Dedicated to building a strong and lasting foundation for children with autism by optimising the potential of each child, Sanad provides pathways into society for individuals and a support system that focuses on the whole family.





## A HEALTHY COMMUNITY FOR A HEALTHY PLANET

Numerous sports and leisure facilities are at your disposal  
to get those endorphins going.



# COMMUNITY CENTER

Find a versatile mix of commercial outlets just  
meters away from home.





The image is a vertical collage of four photographs. The top-left photo shows a close-up of a black and white bumblebee on a bright orange flower. The top-right photo shows a field of solar panels installed in a wooded area. The bottom-left photo is a close-up of a large, dark green leaf with prominent veins. The bottom-right photo shows a water fountain with a spray of water droplets. The text is centered over the large green leaf in the middle of the collage.

# ENVIRONMENTAL SUSTAINABILITY

The Sustainable City Yas Island is a self-sufficient development, strategically designed to make the best use of natural resources, renewable energies, sustainable materials, and soft mobility.





## CLEAN ENERGY

Our region's climate is an opportunity.  
Rooftop solar panels power the whole city to  
meet most of the community's needs.





## SMART USE OF WATER

Water is a precious resource that's preserved wisely  
using state-of-the-art techniques.



An aerial photograph of a dense green forest. In the center, a large cutout in the shape of a universal recycling symbol (three chasing arrows forming a triangle) reveals a clear blue sky. Wispy white clouds are visible around the edges of the forest canopy.

## WASTE MANAGEMENT

Our goal is to keep waste out of landfills, that's why the city uses an advanced infrastructure of waste separation.





## URBAN FARMS

Enjoy the bounty of your harvest. The city offers different farming alternatives to produce chemical-free fruits and veggies, from biodomes to pocket gardens.





## SOFT MOBILITY

Live in a car-less city where soft mobility is encouraged. Whether you hop into an electric buggy, get on your bike, or just go by foot, you can move around the city with zero carbon emissions.







# FLOOR PLANS AND FINISHES OPTIONS





## 1 BEDROOM CONDO



GROUND FLOOR  
TYPE 1A

GSA AREA= 67.71 SQ.M

## 1 BEDROOM CONDO



GROUND FLOOR  
TYPE 1B

GSA AREA= 69.78 SQ.M







## 1 BEDROOM CONDO



FIRST FLOOR  
TYPE 1C

GSA AREA= 75.45 SQ.M

## 1 BEDROOM CONDO



FIRST FLOOR  
TYPE 1E

GSA= 67.18 SQ.M







## 1 BEDROOM CONDO



FIRST FLOOR  
TYPE 1F

GSA AREA= 69.34 SQ.M

## 2 BEDROOM CONDO + MAID



GROUND FLOOR  
TYPE 2A

GSA= 100.28 SQ.M







## 2 BEDROOM CONDO



FIRST FLOOR  
TYPE 2B

GSA= 102.14 SQ.M

## 3 BEDROOM CONDO



GROUND FLOOR

GSA= 144.25 SQ.M







## 3 BEDROOM TOWNHOUSE



GSA = 272.69 SQ.M

## 3 BEDROOM TOWNHOUSE



GSA = 272.69 SQ.M







## 4 BEDROOM TOWNHOUSE



GSA = 312.38 SQ.M

## 4 BEDROOM TOWNHOUSE



GSA = 312.38 SQ.M







ATTENTION TO DETAIL IN  
EVERY CORNER



MATERIAL FINISHES: KITCHEN, BEDROOM, BATHROOM,  
WARDROBES, AND INTERNAL DOORS

Light Theme - Townhouse

VILLA



Porcelain Tile Flooring



Main Door - Laminate  
Wood Finish

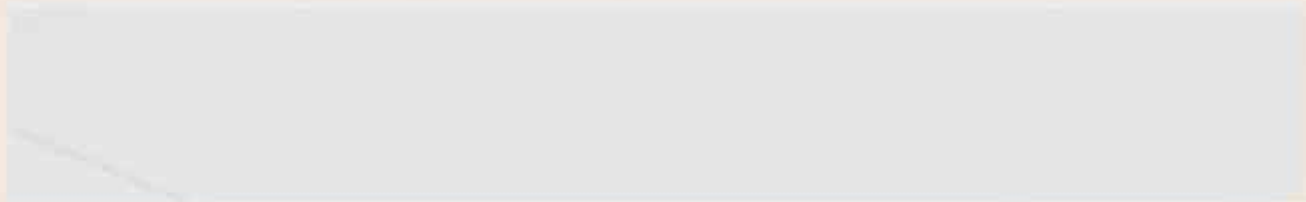
KITCHENS



Countertop & Backsplash -  
Corian Quartz



Porcelain Tile Flooring



Cabinets and Wardrobes -  
White Laminate

BATHROOMS



Accent Wall - Porcelain



Bathroom Wall & Floor -  
Porcelain Tile Ivory



Joinery Internal Doors -  
Laminate Wood Finish



Bathroom Vanity -  
Corian Sparkling Wite



# ATTENTION TO DETAIL IN EVERY CORNER



## MATERIAL FINISHES: KITCHEN, BEDROOM, BATHROOM, WARDROBES, AND INTERNAL DOORS

Light Theme - Condos

### CONDO



Porcelain Tile Flooring



Main Door -  
Laminate Wood Finish

### KITCHENS



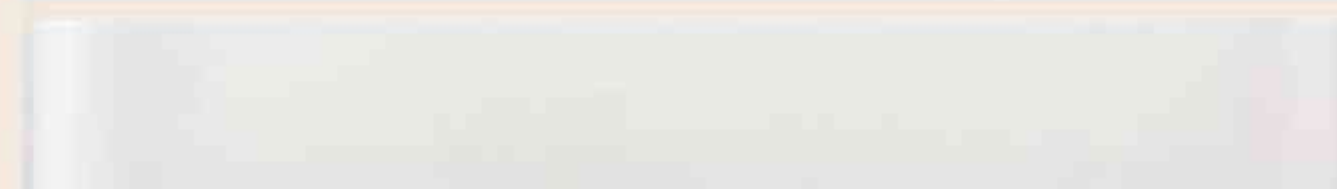
Countertop - Corian



Porcelain Tile Flooring



Cabinets & Wardrobes -  
White Laminate



Backsplash - Back Painted  
White Glass

### BATHROOMS



Accent Wall - Porcelain



Bathroom Wall & Floor -  
Porcelain Tile Ivory



Joinery Internal Doors -  
Laminate Wood Finish



Bathroom Vanity -  
Corian Sparkling White



# ATTENTION TO DETAIL IN EVERY CORNER



## MATERIAL FINISHES: KITCHEN, BEDROOM, BATHROOM, WARDROBES, AND INTERNAL DOORS

Dark Theme - Condos

### VILLA



Porcelain Tile Flooring



Main Door -  
Laminate Wood Finish

### KITCHENS



Countertop - Corian



Porcelain Tile Flooring

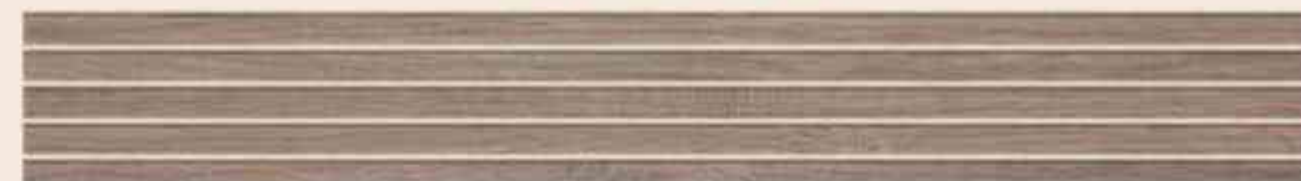


Cabinets & Wardrobes -  
Laminate Solid Color



Backsplash - Back Painted  
White Glass

### BATHROOMS



Accent Wall - Porcelain



Bathroom Wall & Floor -  
Porcelain Tile



Joinery Internal Doors -  
Laminate Wood Finish



Bathroom Vanity-  
Corian Sparkling White



ATTENTION TO DETAIL IN  
EVERY CORNER



MATERIAL FINISHES: KITCHEN, BEDROOM, BATHROOM,  
WARDROBES, AND INTERNAL DOORS

Dark Theme - Townhouse

VILLA



Porcelain Tile Flooring



Main Door -  
Laminate Wood Finish

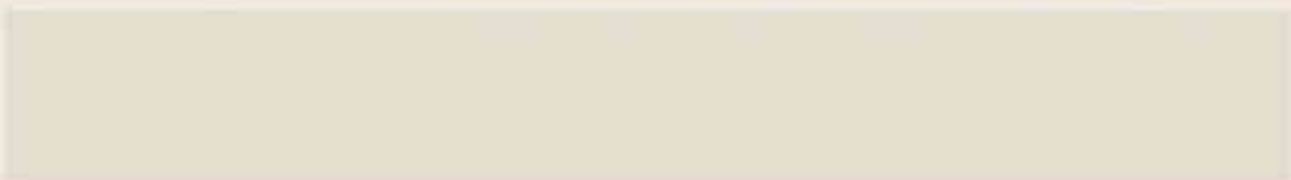
KITCHENS



Countertop & Backsplash -  
Corian Quartz



Porcelain Tile Flooring



Cabinets and Wardrobes -  
Laminate Solid Color

BATHROOMS



Accent Wall - Porcelain



Bathroom Wall & Floor -  
Porcelain Tile Ivory



Joinery Internal Doors -  
Laminate Wood



Bathroom Vanity -  
Corian Sparkling White



Jack & Jill Bath -  
Vanity Corian Carrara Crema





# YAS LINKS GOLF CLUB, ABU DHABI

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

18-hole course

9-hole academy course

Toptracer Range

2 restaurants







# W ABU DHABI, YAS MARINA

A luxury playground for the day or the weekend, right at the  
buzzing heart of Yas Island.

7 restaurants & cafés

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W Spa

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FIT Gym

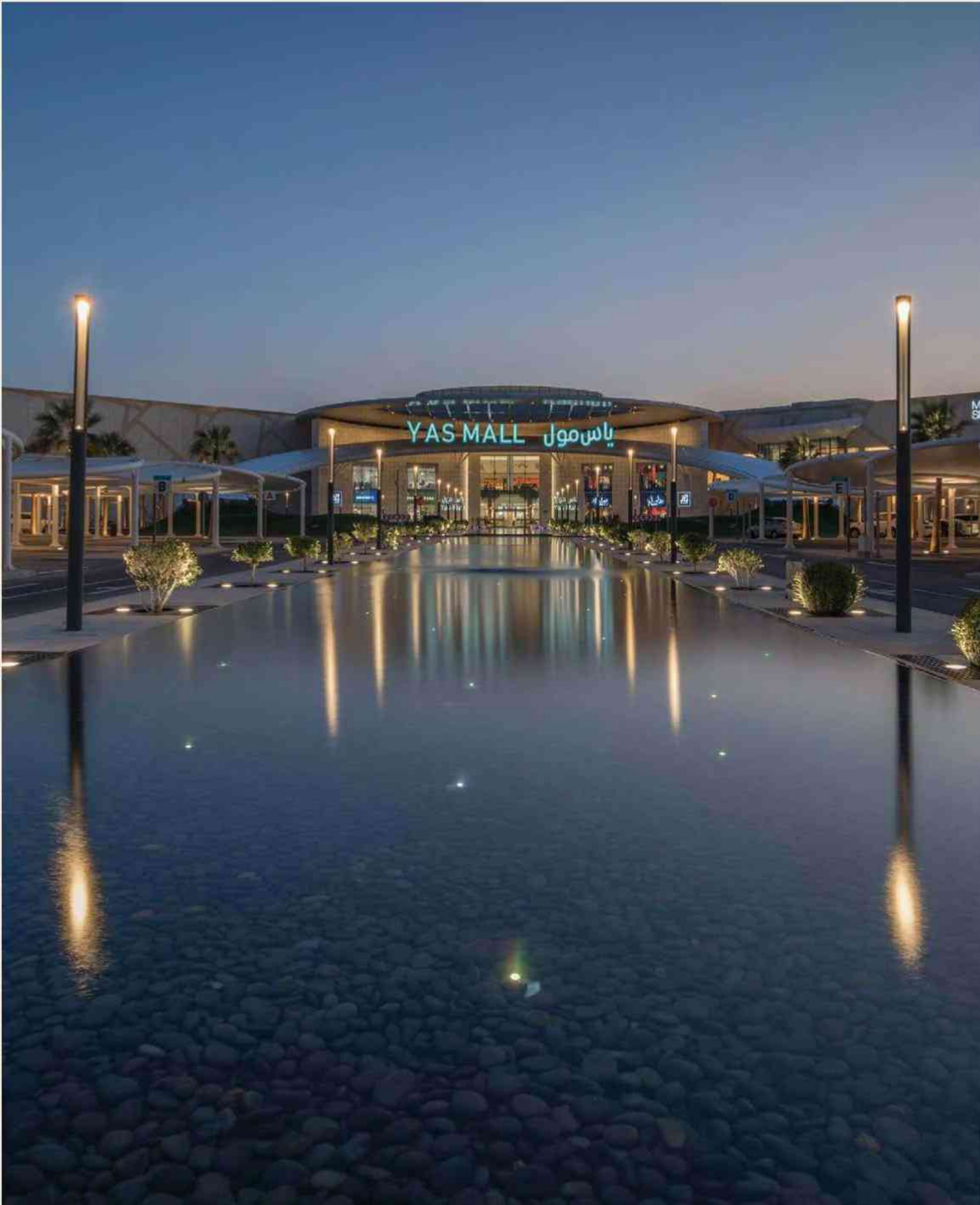
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Kids Zone

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# YAS MALL, ABU DHABI

Shopping 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.

250 stores

65 restaurants & cafés

VOX Cinema

Kidzania







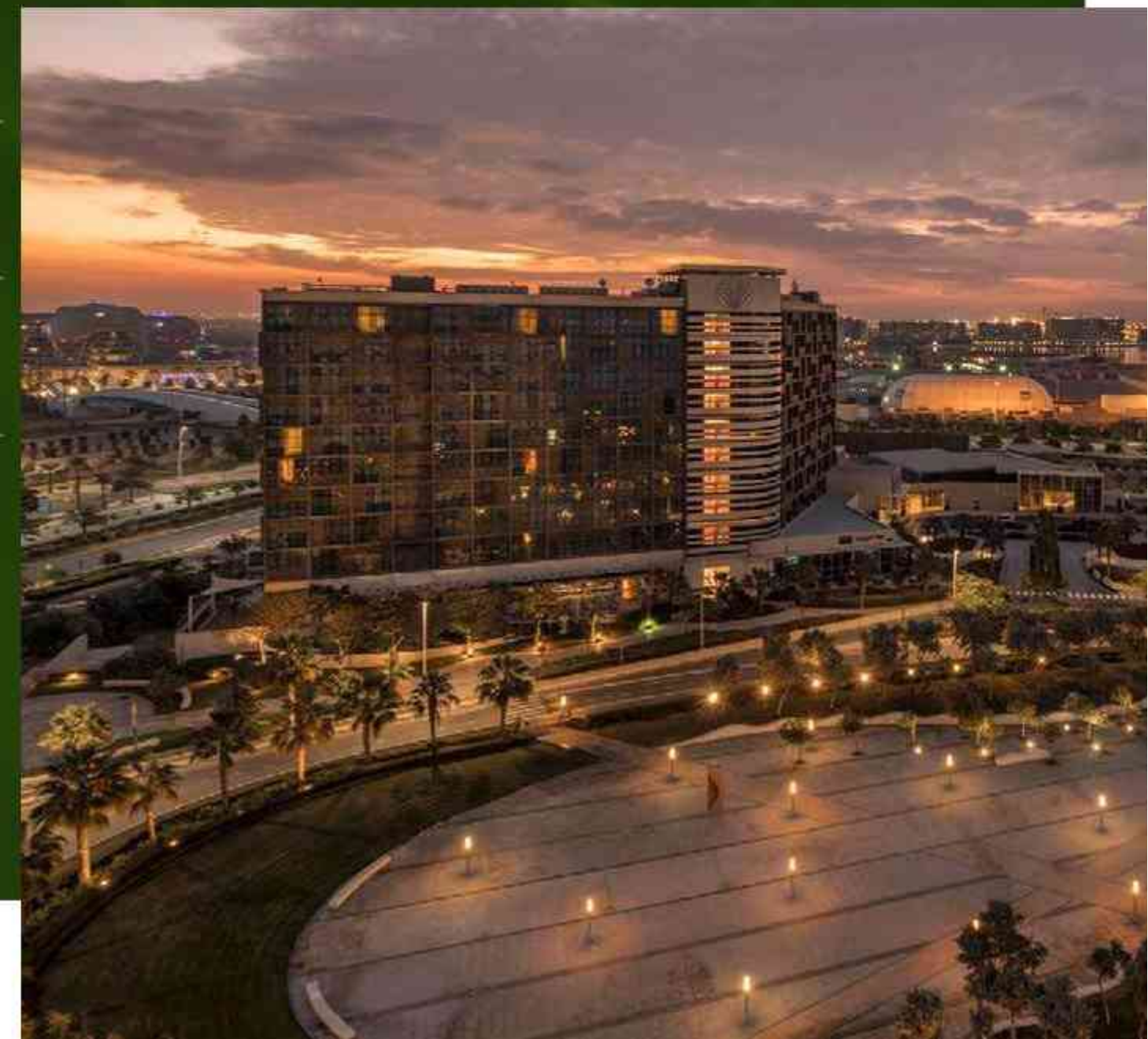
# YAS PLAZA HOTELS, YAS ISLAND

Stay connected at one of six international hotels at the heart of Yas Island, just minutes from the UAE's biggest global attractions.

6 hotels

10 restaurants

Yas Island attraction offers







# YAS PARK

A NATURAL HAVEN FOR THE  
YOUNG AND YOUNG AT HEART.

Sports courts

Bike tracks

Interactive area  
with bounce parks

Oasis adventure

Cafe and restaurant space

Tranquil green spaces

Basketball courts

Short golf course







# CONNECTED TO EVERYTHING

Discover 25km<sup>2</sup> of pure entertainment on Yas Island, where a morning in the mall can turn into an afternoon at a waterpark, followed by dinner at an F1 racetrack.

## **YAS BAY**

A new waterfront destination that transports you to an instant holiday. Hotels, restaurants, events and entertainment—where will it take you?

## **ETIHAD ARENA**

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

## **YAS MARINA**

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

## **YAS BEACH CLUB**

Take a dip in the peaceful infinity pool or let the little ones loose in the kids pool. There's something for everyone at Yas Beach Club.

## **DU ARENA**

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

## **TWOFOUR54**

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

## **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.

## **YAS GATEWAY PARK**

Grab your picnic basket and seek out a shaded spot for lunch at this hidden haven, located just minutes from Yas Acres.

## **CLYMB ABU DHABI**

Gear up for the region's ultimate adventure hub, complete with the world's tallest indoor skydiving flight chamber and climbing walls.

## **IKEA ABU DHABI**

Your favourite one-stop destination for all things home and garden. But don't leave without a trip to the café for some famous Swedish meatballs.

## **THE FOUNTAINS**

Next to Yas Mall, you'll find The Fountains. A spectacular musical water and light show that sets the perfect backdrop to dinner.





## HAPPIEST COMMUNITY

Happiness comes easy when you live surrounded by nature, in a harmonious community that leaves a positive footprint on the world. That's why our sister development, The Sustainable City Dubai is a proud holder of the Happiest Community in the GCC award. We can't wait to see what this new community will achieve!