



WALDORF ASTORIA®

RESIDENCES • YAS





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*COMPUTER GENERATED IMAGES

AN ICONIC PARTNERSHIP

Aldar, the UAE's most trusted real estate developer, has partnered with Waldorf Astoria, a 130-year-old name synonymous with *timeless hospitality*, to curate an exquisitely furnished residence.

A legendary collaboration that brings the rare privilege of experiencing the *first* Waldorf Astoria Residences in Abu Dhabi.





WALDORF ASTORIA®



THE WALDORF



THE ASTORIA

DEFINING ICONIC LUXURY
THROUGH HISTORY AND SERVICE

A RESIDENCE *Like No Other*

From the moment it opened its doors, the *Waldorf Astoria* embodied the grandeur of a true palace in New York City. Its halls welcomed cultural icons, political leaders, musicians, and global dignitaries, all drawn to its opulent suites and iconic spaces. With service that defined excellence, the *Waldorf Astoria* set the gold standard for American hospitality.



THE *Global Standard* IN PRIVATE LIVING

Waldorf Astoria offers a global portfolio of residences that blend the privacy and comfort of home with exceptional amenities and attentive, personalized service. As part of Hilton's portfolio of 22 world-class brands, Waldorf Astoria reflects the excellence of a global hospitality leader.

A LEGACY OF EXCELLENCE,
NOW BROUGHT TO *Yas Island*

The *Waldorf Astoria*'s unwavering commitment to luxury, personalized service, and world-class amenities sets the stage for an extraordinary new chapter in Yas Island's residential offerings.





FAHID ISLAND

YAS ISLAND

WEST YAS

YAS ACRES GOLF CLUB

YAS GATEWAY PARK NORTH

WARNER BROS. WORLD™

YAS MALL

YAS WATERWORLD

CLYMB

SEAWORLD

FERRARI WORLD

YAS LINKS GOLF COURSE

W
WALDORF ASTORIA®
RESIDENCES · YAS

YAS MARINA CIRCUIT

YAS PLAZA

YAS BEACH CLUB

ETIHAD ARENA

AL ZEINA


ZAYED INTERNATIONAL AIRPORT

TO DOWNTOWN ABU DHABI
30 MINUTES

ALDAR HQ

KHALIFA CITY

AL RAHA BEACH

AL HADEEL

AL QUNEERA

AL BANDAR

AL HADEEL

TO DUBAI
50 MINUTES
>



A WORLD-CLASS LIFESTYLE, *Yas Island*

Yas Island is not merely a lifestyle destination – it defines the rhythm of extraordinary living, all within one unparalleled setting.

Discover your place amid the prestige of the F1® racetrack, championship golf courses, world-class dining, iconic entertainment, and a vibrant coastline where every moment is alive with possibility.



YAS MARINA THE HEARTBEAT OF YAS ISLAND

From your residence, witness the stage of speed as motorsport history unfold at the iconic Yas Marina Circuit that transforms Abu Dhabi into a global racing capital every season. Host to the most dramatic twilight race in Formula 1™, the circuit's distinctive architecture with its sweeping curves stands as a symbol of engineering excellence and competitive spirit.



ABOUT YAS LINKS

Designed by legendary course architect *Kyle Phillips*, Yas Links is the first true links course in the Middle East, shaped by the natural contours of the coastline. Ranked among the *world's Top 30 golf courses* and host to the *European Tour*, its lush fairways and tidal mangroves form a living canvas that evolves with the shifting light of day.

From your residence, every day unfolds with a view that is truly unrivaled in the region.

WALDORF ASTORIA RESIDENCES YAS



A LIFE OF *TIMELESS ELEGANCE*

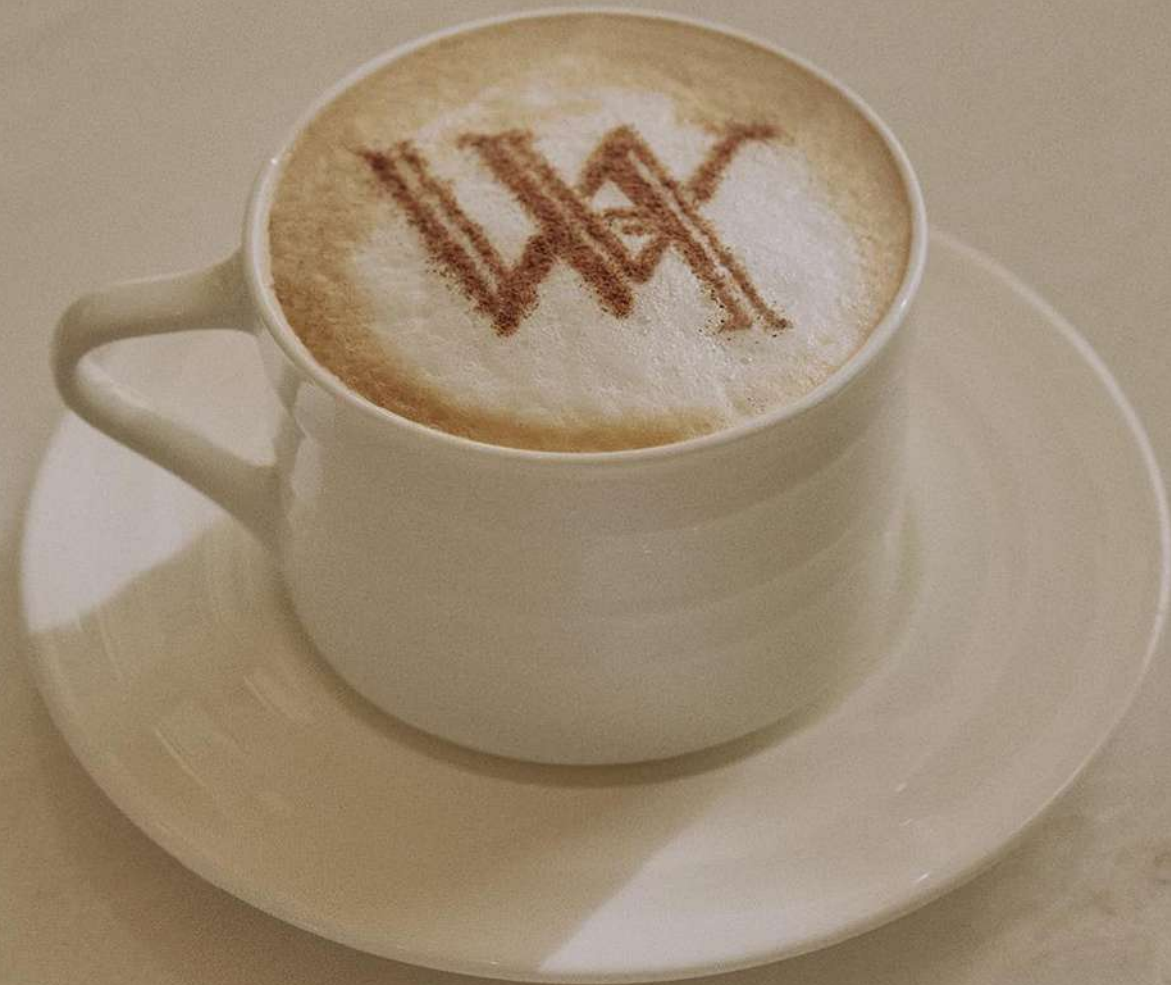
Welcome to first-ever Waldorf Astoria Residences Yas on the dynamic Yas Island, Abu Dhabi. Embrace a lifestyle of *timeless elegance* in a limited collection of fully furnished 1 to 3-bedroom apartments, set against the backdrop of Yas Links and Yas Marina Circuit.

Enjoy unparalleled views, and the Waldorf Astoria's signature service in a residence designed for a life beyond compare.



EXQUISITE LIVING,
REFINED BY *Waldorf Astoria*

Every element of your residence is elevated by *Waldorf Astoria's* legendary service—refined over a century of serving the world's most discerning guests—creating an exceptional experience that extends well beyond your home.



TIMELESS SERVICES



24/7 HOTEL STYLE CONCIERGE SERVICE

DOORMEN & BELLBOYS

VALET SERVICE

CONCIERGE LAUNDRY SERVICES

BRANDED POOL TOWELS & TOILETRIES

HOUSEKEEPING (ADDITIONAL CHARGE)

CHILDREN PLAY ATTENDANTS

KEY FACTS

TYPES OF RESIDENCES
FULLY FURNISHED
1-3 BEDROOM RESIDENCES

TOTAL RESIDENCES
123 RESIDENCES

STATUS
AVAILABLE FOR SALE

HANDOVER
EXPECTED COMPLETION *Q4, 2028*

*DISTINCTIVE
BY DESIGN*



DISTINCTIVE BY DESIGN

ONE

The plot sits directly on Yas Links golf course and offers uninterrupted waterfront views.

TWO

Three interconnected buildings linked by a central bridge that houses all key amenities.

THREE

The development features floor-to-ceiling windows that frame spectacular views of *Yas Links*, the *F1*[®] circuit, and the *Arabian Gulf*, complemented by expansive balconies that extend the living space outdoors.

PRIVILEGES BEYOND COMPARE

At Waldorf Astoria Residences Yas, home is more than a private space – it's a gateway to a curated collection of amenities, each crafted to elevate life's finest moments.

- 1. OWNERS LOUNGE,*
- 2. POOL AREA,*
- 3. TREATMENT/SPA ROOM,*
- 4. GYM,*
- 5. CINEMA,*
- 6. MEDIA ROOM,*
- 7. GAME ROOM,*
- 8. GOLF SIMULATOR ROOM,*
- 9. KIDS CLUB,*
- 10. MULTI-PURPOSE ROOM,*
- 11. MEETING/PRIVATE DINING ROOM,*
- 12. KITCHEN.*



TREATMENT/SPA ROOM

*COMPUTER-GENERATED IMAGES

WALDORF ASTORIA RESIDENCES YAS





GYM

*COMPUTER-GENERATED IMAGES

WALDORF ASTORIA RESIDENCES YAS



CINEMA

*COMPUTER-GENERATED IMAGES

WALDORF ASTORIA RESIDENCES YAS





POOL AREA

*COMPUTER GENERATED IMAGES



POOL AREA

*COMPUTER-GENERATED IMAGES

WALDORF ASTORIA RESIDENCES YAS



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*COMPUTER GENERATED IMAGES

WALDORF ASTORIA RESIDENCES YAS

FLOOR PLANS

THOUGHTFULLY DESIGNED SPACES

Discover fully furnished homes crafted for both beauty and functionality, where every square inch serves a purpose while maintaining an aesthetic of effortless elegance.



The clock as it appeared at the Chicago World's Fair, 1893.

The *Waldorf Astoria* has a storied history tied to precision and grandeur (famously housing the Waldorf Clock in every lobby). Each unit honours the Waldorf heritage while evoking the mastery of fine timepieces—symbolising permanence, craftsmanship, and an unwavering standard of excellence.



WALDORF ASTORIA®



AVG Unit Size
GSA

119 – 155 SQM

THE *Pendulum* COLLECTION

1 BED — TYPE A



DARK



LIGHT

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



AVG Unit Size
GSA

119 – 155 SQM

THE *Pendulum* COLLECTION 1 BED — TYPE B



DARK



LIGHT

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THE *Horology* COLLECTION

1 BED — DUPLEX

AVG Unit Size
GSA

115 SQM



DARK



LIGHT

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AVG Unit Size
GSA

206 SQM

THE *Chronograph* COLLECTION

2 BED + STUDY — TYPE A



DARK



LIGHT

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AVG Unit Size
GSA

206 SQM

THE *Chronograph* COLLECTION

2 BED + STUDY — TYPE B



DARK



LIGHT

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AVG Unit Size
GSA

269 SQM

THE *Perpetual* COLLECTION

3 BED + STUDY — TYPE A



DARK



LIGHT

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AVG Unit Size
GSA

267 SQM

THE *Perpetual* COLLECTION 3 BED + MAID — TYPE B



DARK







LIGHT

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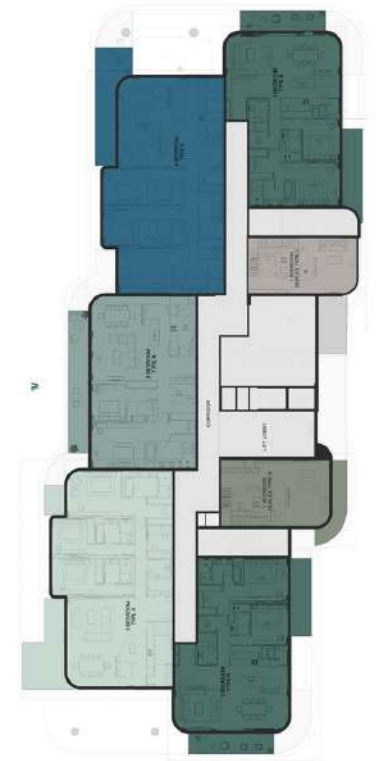
FLOOR PLATES

*COMPUTER-GENERATED IMAGES

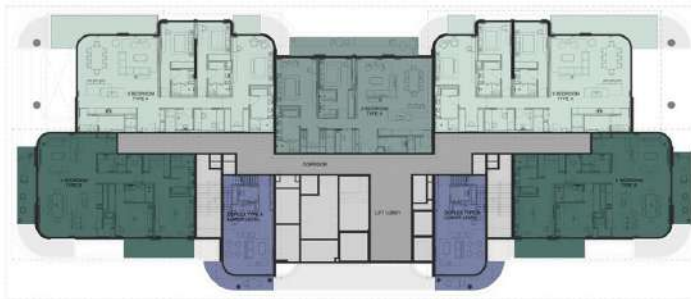
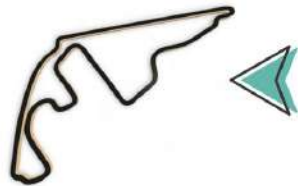
LEGENDS:	
APARTMENT	
	3 BEDROOM
	2 BEDROOM
	2 BEDROOM
	1 BEDROOM DUPLEX



Golf Course View



Yas Marina Circuit View



Ferrari World View

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TIMELESS REFINEMENT

Waldorf Astoria Residences Yas celebrates the art of personalisation, offering two design palettes: light and dark. Both palettes have been meticulously developed to complement the architecture and views. From hand-selected stone to bespoke metal accents, every finish reflects a dignified luxury that feels distinctly contemporary.

LIGHT



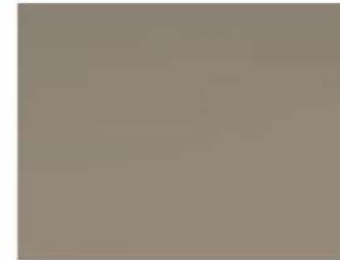
GENERAL CEILING PAINT
MATT PAINT



KITCHEN INTERIOR
MELAMINE



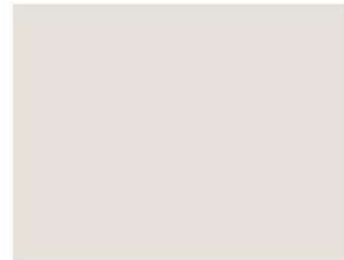
KITCHEN & WARDROBE
BRONZE REFLECTIVE
GLASS



KITCHEN & WARDROBE EXTERIOR
EMBOSSED LACQUER



WARDROBE DRAWERS & SHELF
(MASTER BEDROOM) LEATHER
LOOK AND FEEL



GENERAL WALL
PAINT MATT PAINT



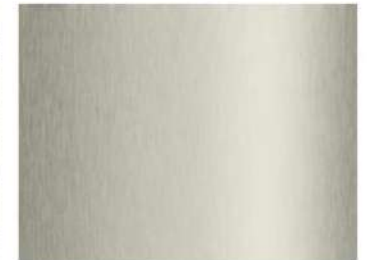
KITCHEN EXTERIOR &
WARDROBE INTERIOR
WOOD LOOK MELAMINE



KITCHEN & WARDROBE
DETAILS
CHAMPAGNE METAL



WARDROBE INTERIOR BACK
PANEL CANVAS LOOK MELAMINE



GENERAL NICKEL
METAL BRUSHED FINISH



GENERAL FLOOR
PORCELAIN TILE IN WOOD LOOK
CHEVRON PATTERN



WOOD VENEER JOINERY &
INTERNAL DOORS - WOOD
VENEER



DARK WOOD MAIN
DOOR DARK WOOD
VENEER



KITCHEN COUNTER & BACKSPLASH
ENGINEERED STONE - MATT FINISH



BREAKFAST TABLE JOINERY
ENGINEERED STONE -
NATURAL FINISH



BATHROOM FLOOR & WALL TILE
PORCELAIN TILE



BATHROOM GROOVED
ACCENT WALL TILE
PORCELAIN TILE



BATHROOM ACCENT WALL &
VANITY ENGINEERED STONE -
POLISHED FINISH



BATHROOM
PARTITION
BRONZE TINTED
GLASS



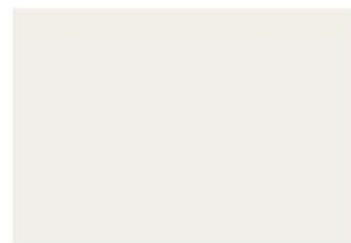
SANITARY
WARE
FIXTURES
BRUSHED
NICKEL
FINISH







DARK



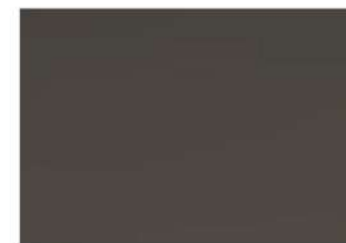
GENERAL CEILING PAINT
MATT PAINT



KITCHEN INTERIOR
MELAMINE



KITCHEN & WARDROBE
GRAPHITE REFLECTIVE
GLASS



KITCHEN & WARDROBE EXTERIOR
EMBOSSED LACQUER



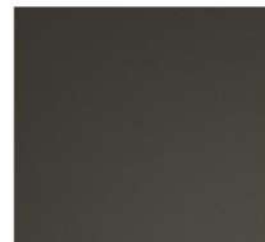
WARDROBE DRAWERS & SHELF
(MASTER BEDROOM) LEATHER
LOOK AND FEEL



GENERAL WALL PAINT
MATT PAINT



KITCHEN EXTERIOR & WARDROBE
INTERIOR
WOOD LOOK MELAMINE



KITCHEN & WARDROBE
DETAILS
GRAPHITE METAL



WARDROBE INTERIOR BACK PANEL
CANVAS LOOK MELAMINE



GENERAL GRAPHITE METAL
BRUSHED FINISH



GENERAL FLOOR
PORCELAIN TILE IN WOOD LOOK
CHEVRON PATTERN



WOOD VENEER JOINERY
& DOORS WOOD VENEER



KITCHEN COUNTER & BACKSPLASH
ENGINEERED STONE - MATT FINISH



BATHROOM FLOOR & WALL TILE
PORCELAIN TILE



BATHROOM ACCENT WALL
& VANITY ENGINEERED
STONE - POLISHED FINISH



BREAKFAST TABLE JOINERY
ENGINEERED STONE -
NATURAL FINISH



BATHROOM GROOVED
ACCENT WALL TILE
PORCELAIN TILE



BATHROOM
PARTITION
GRAPHITE TINTED
GLASS



SANITARY
WARE
FIXTURES
BLACK
METAL
BRUSHED
FINISH







PAYMENT PLAN

5% DOWNPAYMENT

STANDARD

MILESTONE	PAYMENT DATE	INSTALLMENT #	PP1 – 60/40
PAYMENT 1	ON BOOKING	1	5%
PAYMENT 2	15-DEC-25	2	10%
PAYMENT 3	15-JUL-26	3	10%
PAYMENT 4	15-FEB-27	4	10%
PAYMENT 5	15-SEP-27	5	10%
PAYMENT 6	15-APR-28	6	15%
HANDOVER	20-DEC-28	7	40%
			100%

AVAILABILITY

UNIT MODEL	TOTAL UNITS	TOTAL AREA <i>SQM</i>	INTERNAL AREA <i>SQM</i>	BALCONY AREA <i>SQM</i>
1 BED	5	137	112	25
1 BED — DUPLEX	18	115	99	15
2 BED + STUDY	59	206	170	35
3 BED + MAID ROOM	7	267	229	37
3 BED + STUDY	34	269	228	40

TOTAL UNITS***123***

PRICING

UNITS
Typology

*Starting Price**
(AED)

1 BED

3.8 M

2 BED + STUDY

5.8 M

3 BED + STUDY

8.0 M

A YEAR ON THE GREEN
Exclusive Offer FOR RESIDENTS

Residents enjoy a full year of complimentary membership at Yas Links Abu Dhabi Golf Club—a world-class championship course just moments from home.

*OFFER VALID FOR 12 MONTHS FROM THE DATE OF HANDOVER.



ALDAR.COM
800 ALDAR