



Yas Park Views offers residents the incredible amenities and a range of tranquil experiences of Yas Park while being in the center of action-packed Yas Island. Mediterranean-style stand-alone villas ranging from 3 to 5 bedrooms are a perfect offering for people searching for reconnection to nature.

PROPERTY TYPE	<b>STAND-ALONE VILLAS</b>
LOCATION	<b>ABU DHABI, YAS ISLAND</b>
DEVELOPMENT STATUS	<b>LAUNCH DATE: NOVEMBER 2022</b>

## PROPERTY DETAILS



PAYMENT PLANS: <b>40/60 AND 60/40</b>	GSA RANGE FROM: <b>193 SQM - 296 SQM</b>
TOTAL NUMBER OF UNITS: <b>341</b>	PRICES START FROM: <b>2.92 M</b>
TYPE OF UNITS: <b>3 BED - 5 BED STAND-ALONE VILLAS</b>	

## DESTINATION FEATURES



**MINUTES FROM YAS MALL & YAS THEME PARKS**



**ICONIC YAS PARK**



**PROXIMITY TO LEADING EDUCATIONAL INSTITUTES**

## COMMON COMMUNITY FACILITIES



**MOSQUE**



**COMMUNITY HUB**



**PLAYGROUNDS**



**BBQ & PICNIC AREAS**



**KIDS SPLASH PAD**



**OUTDOOR SPORTS FACILITIES**



**SKATE PARK**



**JOGGING TRACK**



**BICYCLE FACILITIES**



**PICNIC AREAS**



**EVENT LAWN**

## YAS PARK GATE COMMUNITY FACILITIES



**COMMUNITY CLUB**



**GYMNASIUM**



**COMMUNITY GARDENS**



**DOG PARK**



**MULTI-PURPOSE ROOM**



**RESORT-STYLE SWIMMING POOL**



**GATE HOUSE**



**BIKING & RUNNING SPACES**

## YAS PARK GATE VILLA FEATURES



**MEDITERRANEAN FACADE AND TWO INTERIOR FINISHES OPTIONS**



**PEARL 2 RATING**



**LOW-FLOW FIXTURES**



**IMPROVED ENERGY PERFORMANCE**



**LOW VOC PAINT**



**SUSTAINABLY SOURCED MATERIALS**



**LED LIGHT FIXTURES**



**IMPROVED VENTILATION**



**HIGH SOLAR REFLECTANCE ROOF MATERIAL**



\*Price, payment and availability are indicative and subject to change. Terms & Conditions apply.