



YAS ACRES
THE
ORCHIDS

Disclaimer

SCREENSHOTS OF THIS EVENT ARE NOT ALLOWED
TO BE TAKEN OR SHARED. KINDLY COMPLY.

A new chapter *at Yas Acres*

Introducing The Orchids, a limited collection of villas and townhouses at Yas Acres. Crafted for growing families, The Orchids brings together spacious homes, private gardens and spaces that encourage connection. A place to settle in, grow together and become part of a community where families feel right at home.



A photograph of three young women sitting at a round wooden table outdoors, laughing and talking. They are under a large beige patio umbrella. The woman on the left has curly hair and is wearing a light-colored t-shirt. The woman in the middle has long hair with a purple headband and is wearing a maroon long-sleeved shirt. The woman on the right has long hair and is wearing a denim jacket over a yellow shirt. There are two insulated water bottles on the table, one purple and one blue. The background shows a sunny outdoor setting with other patio furniture, plants, and a clear blue sky. The image is framed by a dark maroon border on the left and bottom, and a white, textured border on the right and top.

Bring the family home
One last time

Connected *to the Best* of Yas Island

Positioned alongside Yas Acres, The Orchids combines the convenience of an established neighbourhood with seamless access to Yas Island's leading attractions, leisure destinations and everyday amenities.



Where Family Life *Meets Island Life*

Beyond the community lies the very best of Yas Island. Marina strolls. Championship golf. World-famous attractions. Waterfront experiences and unforgettable weekends. The kind of lifestyle most people travel to experience, now moments from home.



Project Info

Number of units

217

Types of units

2 Bedroom Townhouse
3 Bedroom Townhouse
4 Bedroom Villa
5 Bedroom Villa

Handover

Q3 2030





Room *for every chapter*

Discover a collection of 2 to 3-bedroom townhouses and 4 to 5-bedroom villas designed to evolve with every stage of family life.



Each townhouse and villa has been thoughtfully planned to maximise natural light, flexibility, and comfort. Open-plan interiors, private outdoor spaces, and seamless connections between indoor and outdoor living provide the setting for families to grow, gather, and create lasting memories.



Every element has been carefully considered to support modern family life while fostering the sense of belonging that defines Yas Acres.

Spaces to play, *unwind and connect*

Thoughtfully integrated into everyday life, the amenities at The Orchids create opportunities for families to stay active, spend time together and enjoy every moment. Whether it's an afternoon by the pool, a workout at the gym or time spent with friends and neighbours, every space is intended to bring people together.

Exclusive Community Amenities



Community pool



Paddle court



Kids play area



Gym



Splash pad



Multipurpose room

General Yas Acres Amenities



School



Community retail



Cycle tracks



Mosque



Designed around *everyday life*

Life feels easier when everything you need is close at hand. From education and leisure to community amenities and everyday conveniences, The Orchids is connected to the places, services and experiences that support modern family living.



The best of Yas at your doorstep

Floorplan

2 Bedroom Townhouse



GROUND FLOOR



FIRST FLOOR



3 Bedroom Townhouse (Mid)



FIRST FLOOR



Floorplan

3 Bedroom Townhouse (End)

GROUND FLOOR



FIRST FLOOR

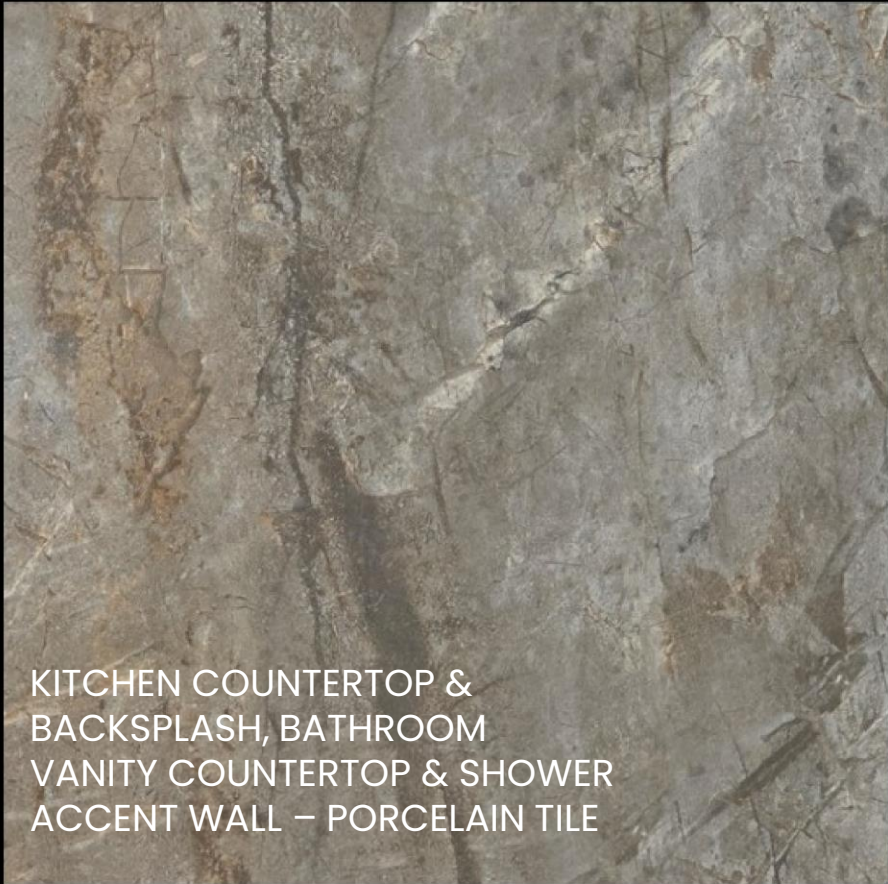


Material Board

Designed to balance warmth and sophistication, the contrasting material palette gives The Orchids a modern identity while complementing the greenery and open spaces that surround it.

Material Board

Dark



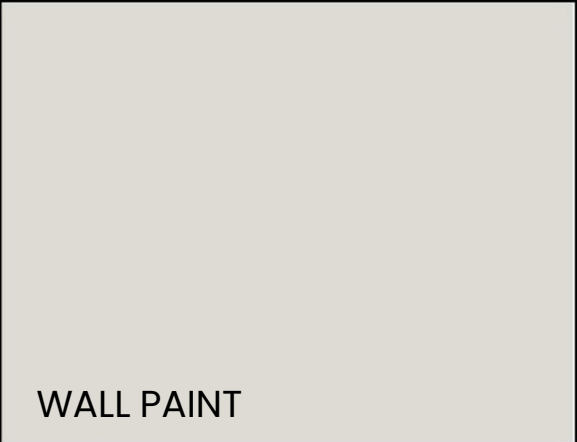
KITCHEN COUNTERTOP &
BACKSPLASH, BATHROOM
VANITY COUNTERTOP & SHOWER
ACCENT WALL – PORCELAIN TILE



CEILING PAINT



KITCHEN UPPER CABINET & INTERNAL
CARCASS SOLID COLOR
LAMINATE/MELAMINE FINISH



WALL PAINT



LOWER KITCHEN CABINET SHUTTERS &
JOINERY TIMBER-LOOK LAMINATE
FINISH



GENERAL BEDROOM FLOORING
TIMBER-LOOK – PORCELAIN TILE



BATHROOM FLOOR & WALL
FINISH – PORCELAIN TILE



GENERAL FLOOR & STAIRCASE
FLOOR FINISH – PORCELAIN TILE



GENERAL METAL
BRUSHED BRONZE



SHOWER GLASS

Material Board

Light



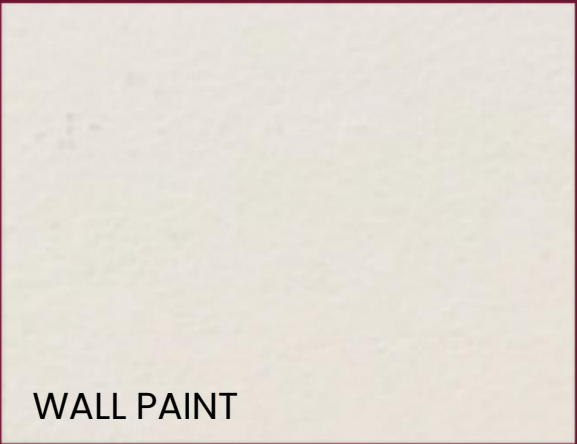
KITCHEN COUNTERTOP &
BACKSPLASH, BATHROOM
VANITY COUNTERTOP & SHOWER
ACCENT WALL – PORCELAIN TILE



CEILING PAINT



KITCHEN UPPER CABINET & INTERNAL
CARCASS SOLID COLOR
LAMINATE/MELAMINE FINISH



WALL PAINT



LOWER KITCHEN CABINET SHUTTERS &
JOINERY TIMBER-LOOK LAMINATE
FINISH



GENERAL BEDROOM FLOORING
TIMBER-LOOK – PORCELAIN TILE



BATHROOM FLOOR & WALL
FINISH – PORCELAIN TILE



GENERAL FLOOR & STAIRCASE
FLOOR FINISH – PORCELAIN TILE



GENERAL METAL
BRUSHED NICKEL



SHOWER GLASS







Availability

UNIT MODEL	TOTAL UNITS	AVG AREA GSA (SQM)
2 BR TH – Mid	56	126
3 BR TH – Mid	82	160
3 BR TH – End	56	162
4 BR Villa	14	365
5 BR Villa	9	466
TOTAL	217	–

PRICING

UNIT MODEL	PRICE (M AED)
2 BR TH – Mid	3.35
3 BR TH – Mid	3.67
3 BR TH – End	3.95



PAYMENT PLAN

55/45

5% DOWN PAYMENT



YAS ACRES
THE
ORCHIDS