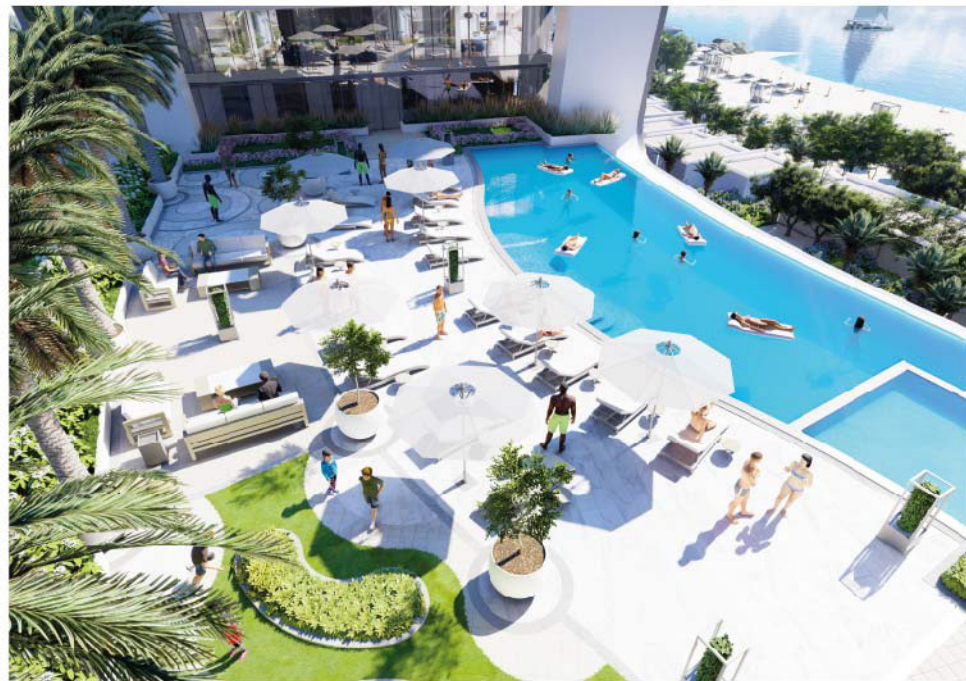


yas beach

RESIDENCE





WELCOME TO YAS BEACH RESIDENCE

Yas Beach Residence is a stunning waterfront development situated at Yas Bay, in the iconic Yas Island, Abu Dhabi.

The glamorous 11 storey building features an impressive selection of studio, apartments, duplex apartments and duplex penthouses overlooking a panorama of calm, blue waters from whichever level you gaze out. Through its premium facilities and amenities, this development reaches endless horizons.





YAS BAY

Situated at Yas Bay, Yas Beach Residence offers residents a luxurious escape where they can retreat into the rhythm of the sea. Away from the hustle and bustle of the city, the Yas Bay Waterfront captures a sense of exuberance and passion with extraordinary destinations. This waterfront development is home to experiences larger than life alongside the glistening waters of Yas Island.



YAS ISLAND

Yas Island is a renowned destination with an array of attractions that captivate residents and visitors alike. World-class retail, gourmet restaurants, engaging nightlife and exhilarating leisurely pursuits highlight the island as an unparalleled environment to live, work and play.



13^{MINS}
Abu Dhabi Airport

06^{MINS}
Warner Brothers

05^{MINS}
Ferrari World

20^{MINS}
Sheikh Zayed
Grand Mosque

03^{MINS}
Etihad Arena

06^{MINS}
Yas Mall

07^{MINS}
Masdar City

45^{MINS}
Dubai

VIBRANT LIFESTYLE

The development is well underway to become a vibrant spot for business, leisure, and entertainment.

Direct access to the bay opens up a world of adventure. Residents who appreciate an active lifestyle will enjoy jogging by the edge of the crystal clear sea, riding a bike along the promenade, or visiting a golf course nearby.

Situated within reach are countless places to dine at, intimate coffee shops, and a selection of retail outlets that add to the development's charm. Mosques, schools and recreational parks allow for an exceptional family-friendly environment.

With a prime combination of location, luxury and lifestyle, Yas Beach Residence defines bay living as a class of its own.



FACILITIES & AMENITIES


11 FLOORS
+ GROUND


INFINITY
POOL


LOBBY
AREA


ROOFTOP
GYM

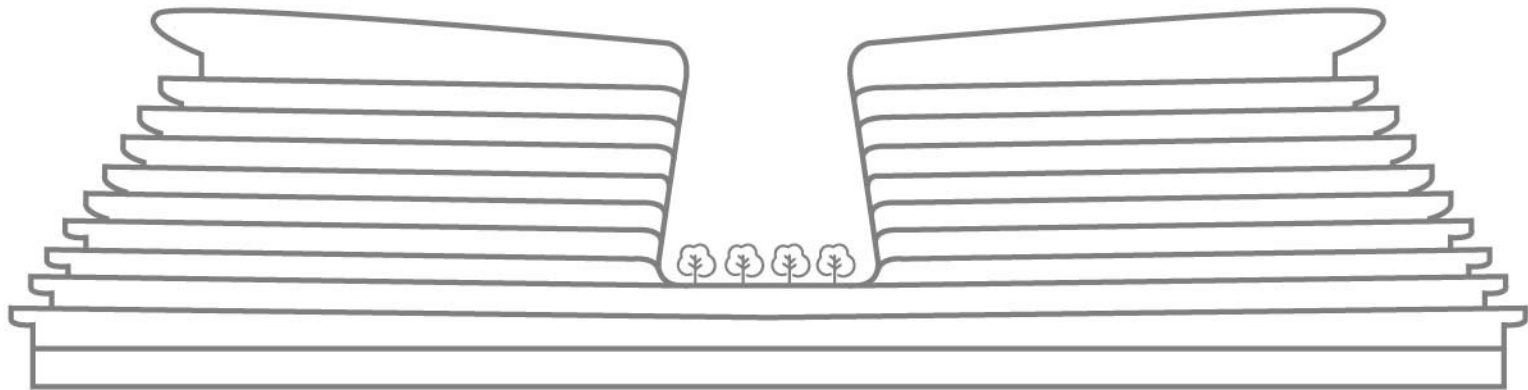

CHILDREN'S
PLAY AREA


RETAIL
OUTLETS


PANORAMIC
BEACH VIEWS


UNDERGROUND
PARKING


24 HOURS
SECURITY



Yas Beach Residence comprises of 11 story with 371 of uniquely designed units that combines the comfort of home with the refined amenities of a luxurious retreat and 2 basement parking floors that can accomodate 413 cars. Every detail has been taken care of to ensure residents are provided with the best of facilities, including:

- A sophisticated lounge, ideal for hosting guests
- A spectacular infinity pool, the perfect place to relax and unwind
- A state-of-the-art rooftop gymnasium overlooking the bay and featuring the latest fitness equipment
- A children's play area to keep the little ones entertained
- Underground parking
- 24 hours security

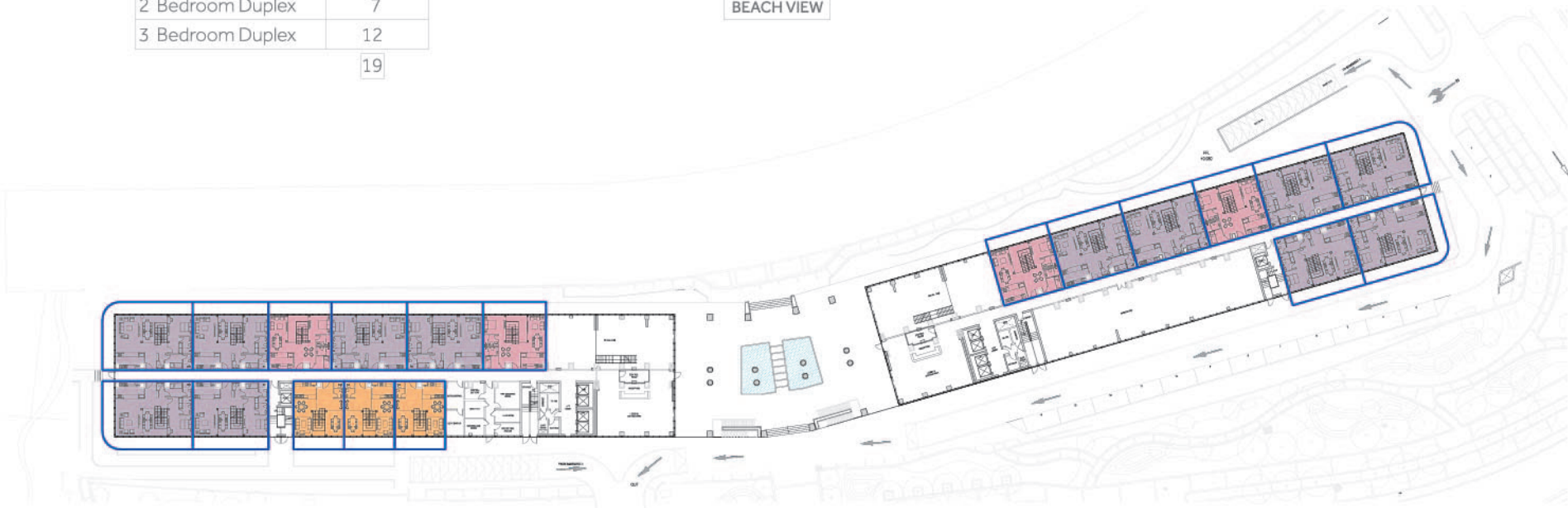
Life at the heart of one of Yas Bay's most coveted locations is the epitome of comfort.



KEY PLANS

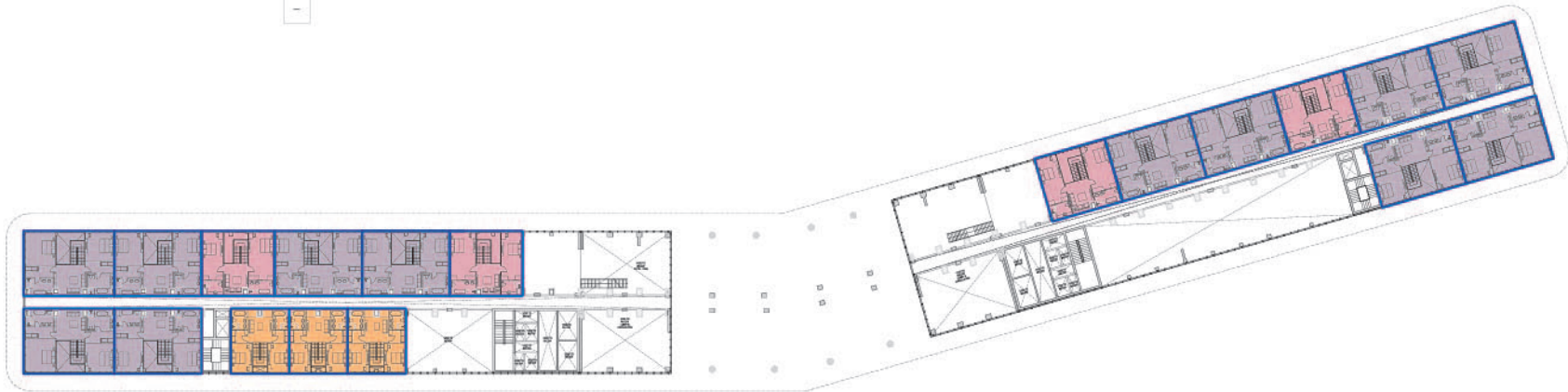
GROUND FLOOR

100-00	
2 Bedroom Duplex	7
3 Bedroom Duplex	12
	19



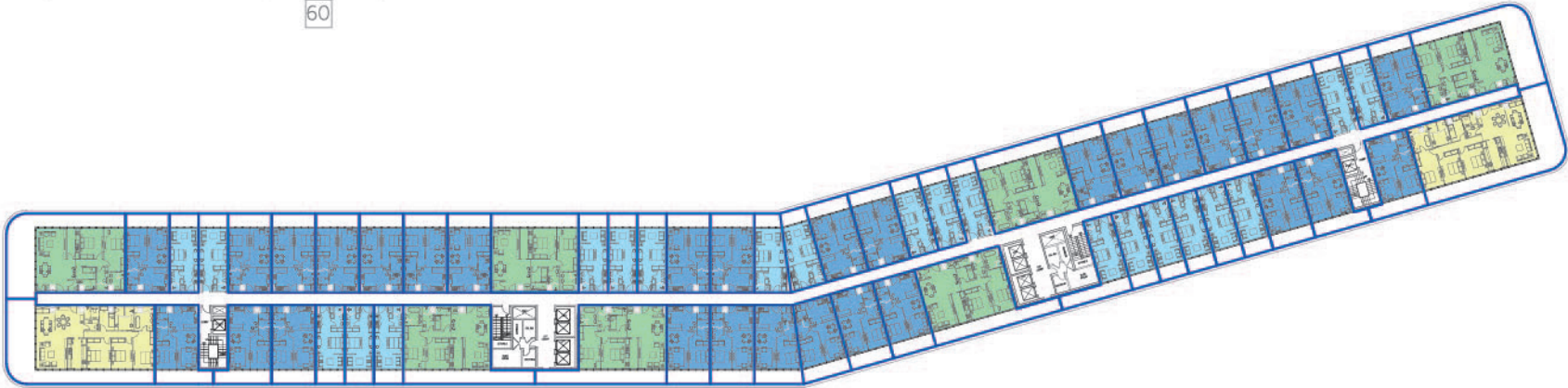
FIRST FLOOR

100-00	
2 Bedroom Duplex	-
3 Bedroom Duplex	-
	-



SECOND FLOOR

102-00	
1 Bedroom	30
2 Bedroom	7
Studio	21
3 Bedroom	2
60	



THIRD FLOOR

103-00	
1 Bedroom	16
2 Bedroom	12
Studio	16
44	



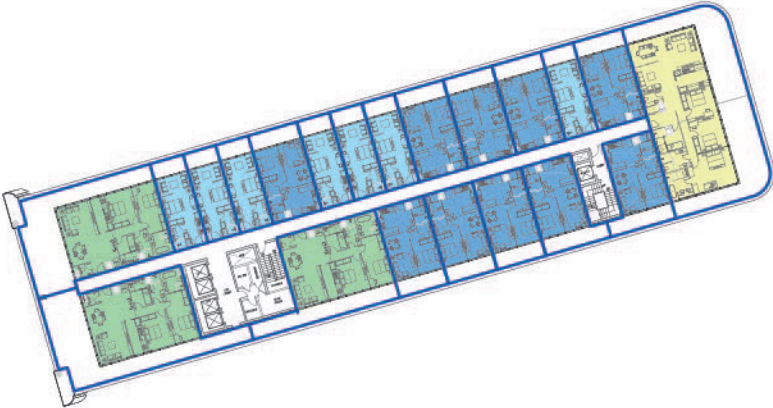
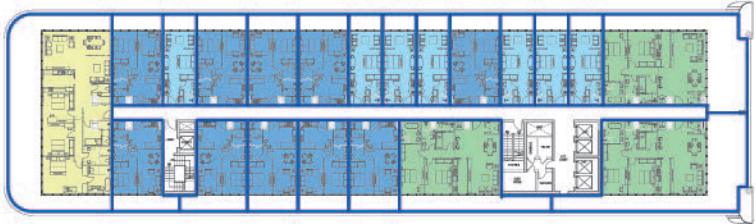


SIXTH FLOOR

106-00

1 Bedroom	20
2 Bedroom	6
3 Bedroom	2
Studio	14

42

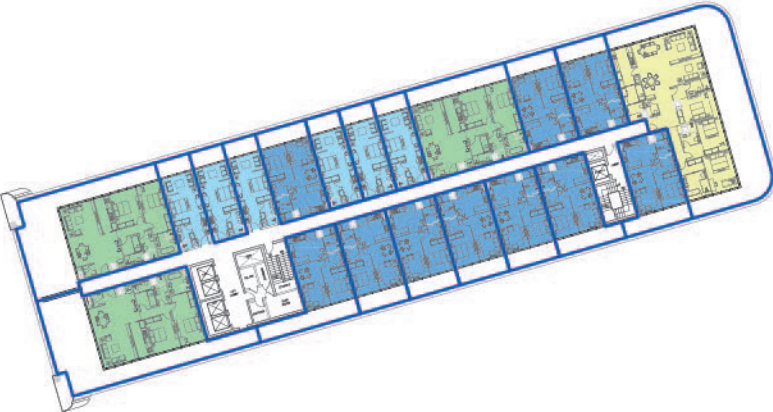
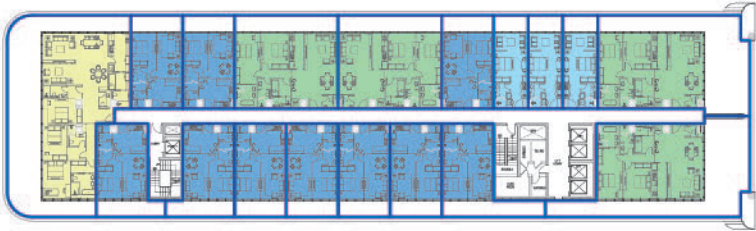


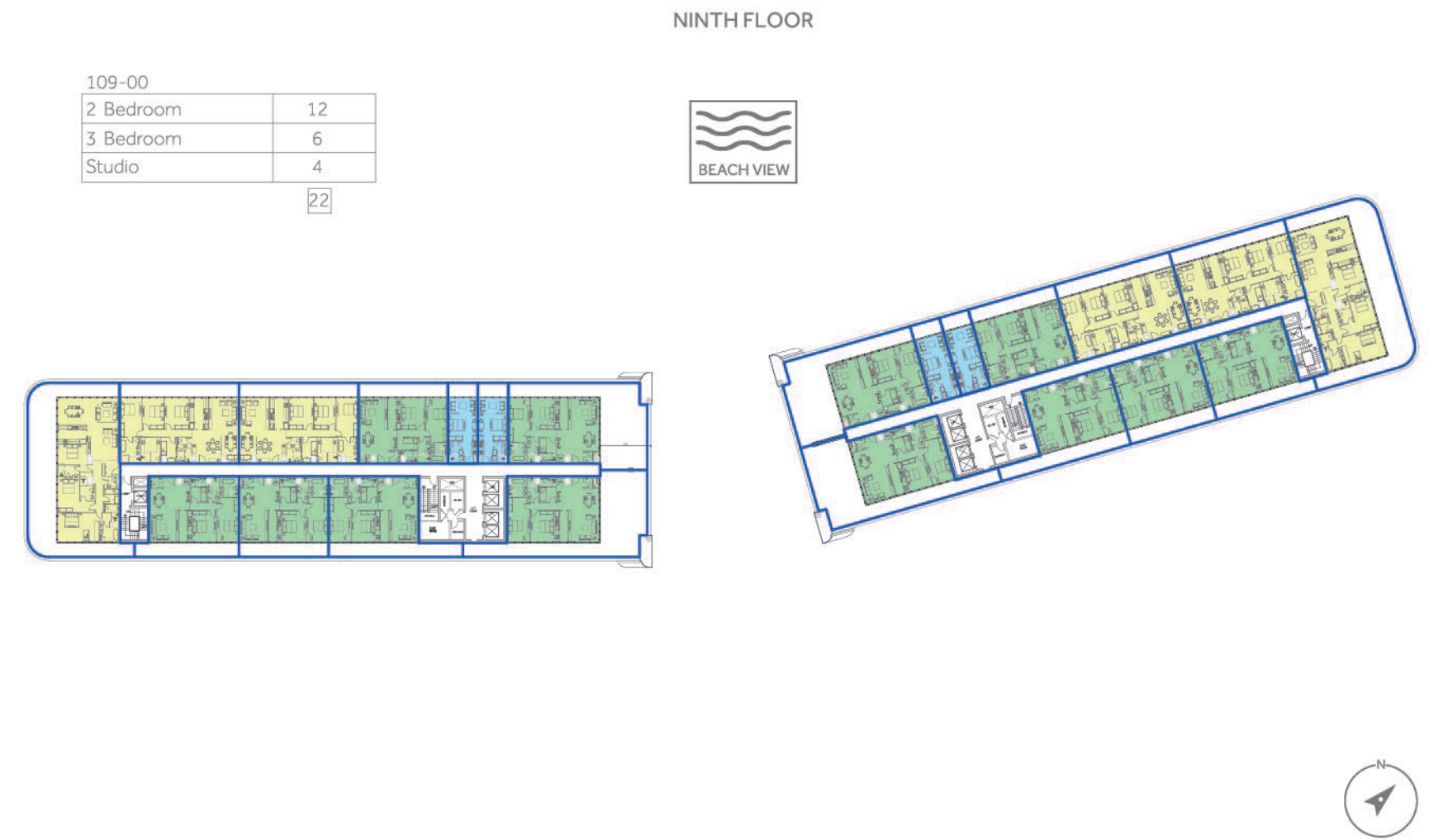
SEVENTH FLOOR

107-00

1 Bedroom	20
2 Bedroom	7
3 Bedroom	2
Studio	9

38









UNITS LAYOUT

Apartments that offer tranquillity a few steps away from Yas Island's endless thrills.

Each Yas Beach Residence apartment features optimised interior space with a sense of proportion and scale.

Floor-to-ceiling windows ensure rooms are bathed in natural light with unobstructed views of the beach, canal or glittering streetscapes of Yas Bay along with generous outdoor spaces.

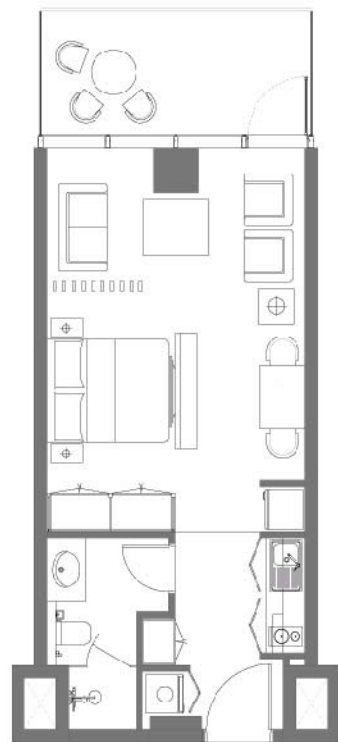
Smartly fitted kitchens with dedicated spaces for branded appliances, living quarters designed to host and entertain with fitted out bedroom quarters splashed with warm colour materials left untouched for your personal design to call it your home.





APARTMENT TYPE

STUDIO A

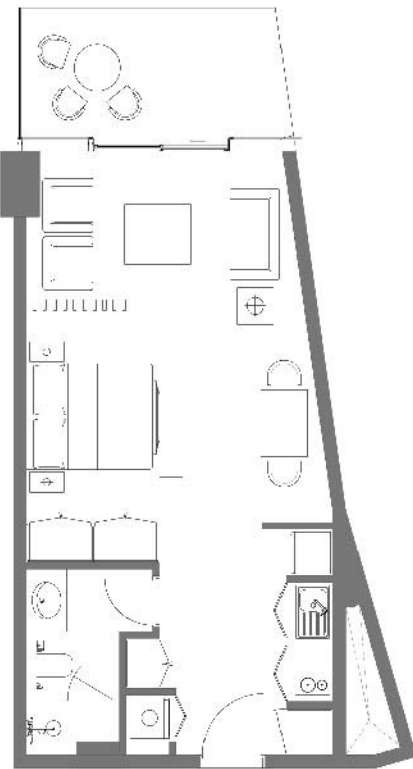


Gross Floor Area:

Suite Area		36 sqm		388 sqft
Balcony Area		8 sqm		86 sqft
Total Area		44 sqm		474 sqft

APARTMENT TYPE

STUDIO B

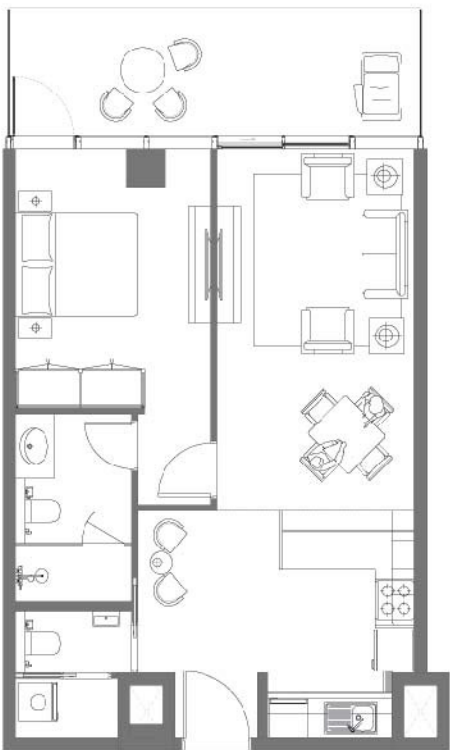


Gross Floor Area:

Suite Area		40 sqm		431 sqft
Balcony Area		9 sqm		97 sqft
Total Area		49 sqm		527 sqft

APARTMENT TYPE

ONE BEDROOM A

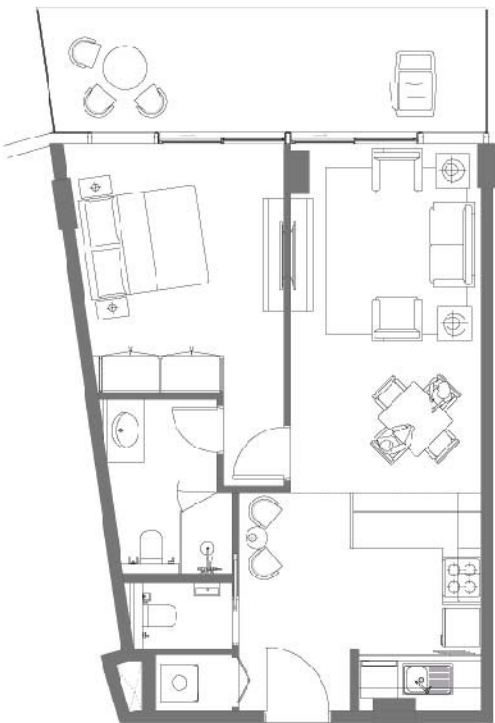


Gross Floor Area:

Suite Area		57 sqm		614 sqft
Balcony Area		12 sqm		129 sqft
Total Area		69 sqm		743 sqft

APARTMENT TYPE

ONE BEDROOM B

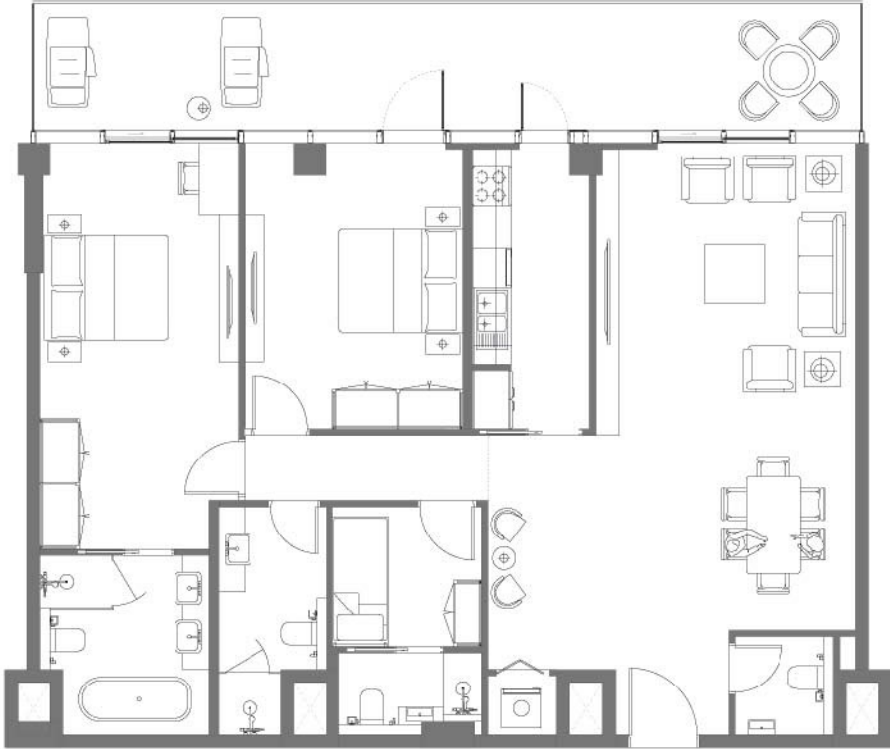


Gross Floor Area:

Suite Area		56 sqm		603 sqft
Balcony Area		14 sqm		151 sqft
Total Area		70 sqm		753 sqft

APARTMENT TYPE

TWO BEDROOM A1



Gross Floor Area:

Suite Area		113 sqm		1,216 sqft
Balcony Area		25 sqm		269 sqft
Total Area		138 sqm		1,485 sqft

APARTMENT TYPE

TWO BEDROOM A1-GL



Gross Floor Area:

Suite Area		123 sqm		1,324 sqft
Balcony Area		72 sqm		775 sqft
Total Area		195 sqm		2,099 sqft

APARTMENT TYPE

THREE BEDROOM A

Gross Floor Area:

Suite Area		153 sqm		1,647 sqft
Balcony Area		34 sqm		366 sqft
Total Area		187 sqm		2,013 sqft



APARTMENT TYPE

THREE BEDROOM A-GL

Gross Floor Area:

Suite Area		162 sqm		1,744 sqft
Balcony Area		79 sqm		850 sqft
Total Area		241 sqm		2,594 sqft



APARTMENT TYPE

THREE BEDROOM

Gross Floor Area:

Suite Area		187 sqm		2,013 sqft
Balcony Area		21 sqm		226 sqft
Total Area		208 sqm		2,239 sqft



APARTMENT TYPE

THREE BEDROOM C

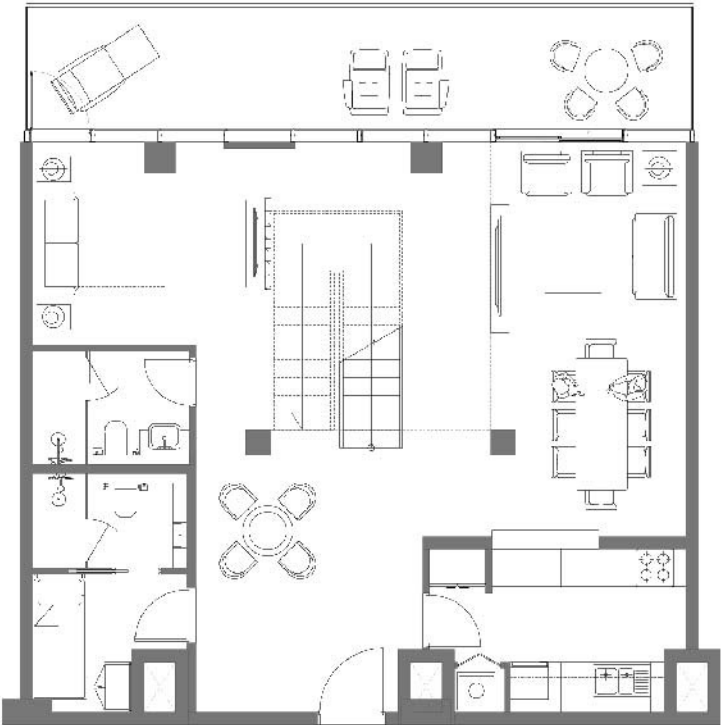


Gross Floor Area:

Suite Area		187 sqm		2,013 sqft
Balcony Area		134 sqm		1,442 sqft
Total Area		321 sqm		3,455 sqft

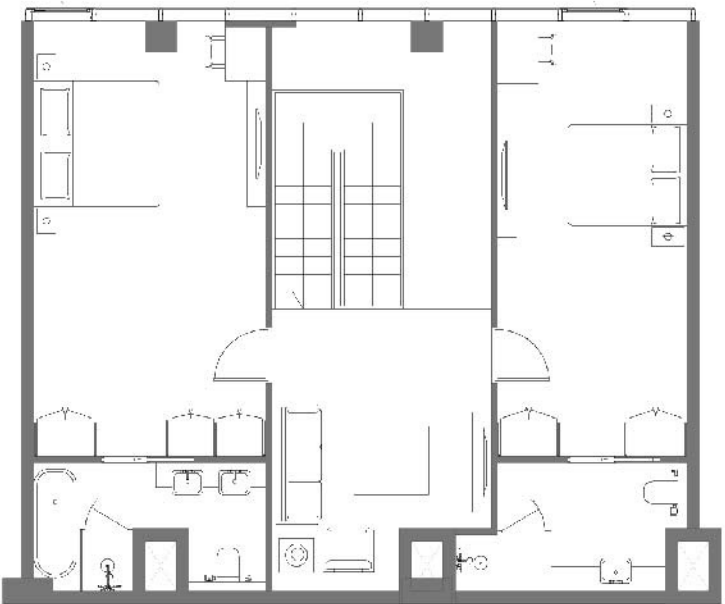
APARTMENT TYPE

TWO BEDROOM B DUPLEX



Gross Floor Area:

Suite Area		187 sqm		2,013 sqft
Balcony Area		21 sqm		226 sqft
Total Area		208 sqm		2,239 sqft

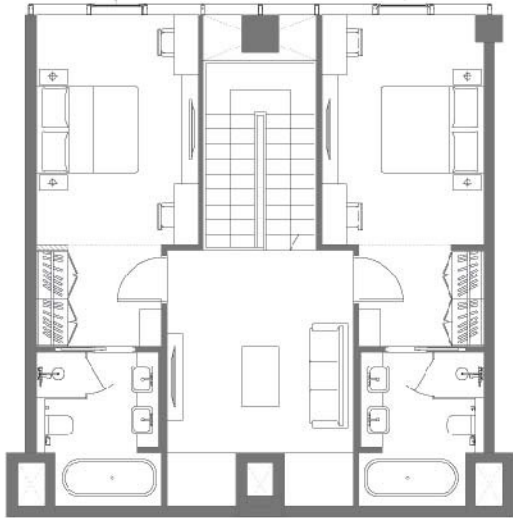
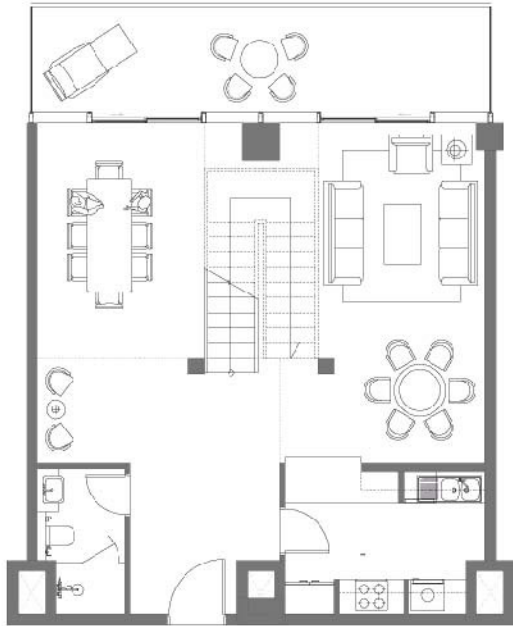


APARTMENT TYPE

TWO BEDROOM C DUPLEX

Gross Floor Area:

Suite Area		151 sqm		1,625 sqft
Balcony Area		17 sqm		183 sqft
Total Area		168 sqm		1,808sqft

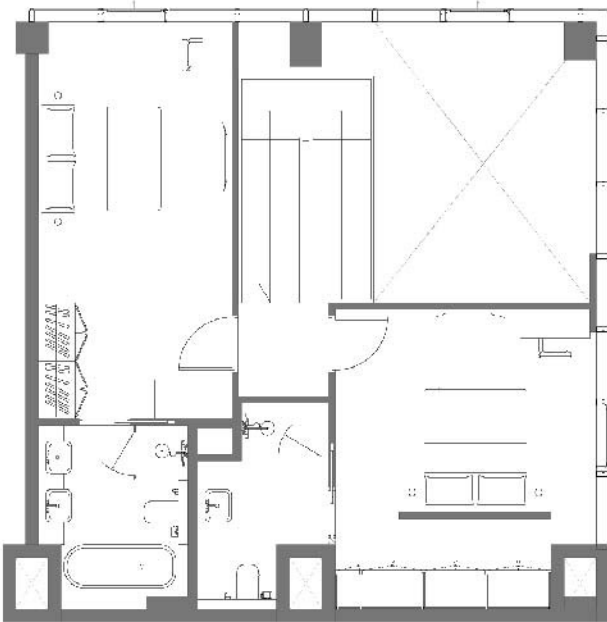
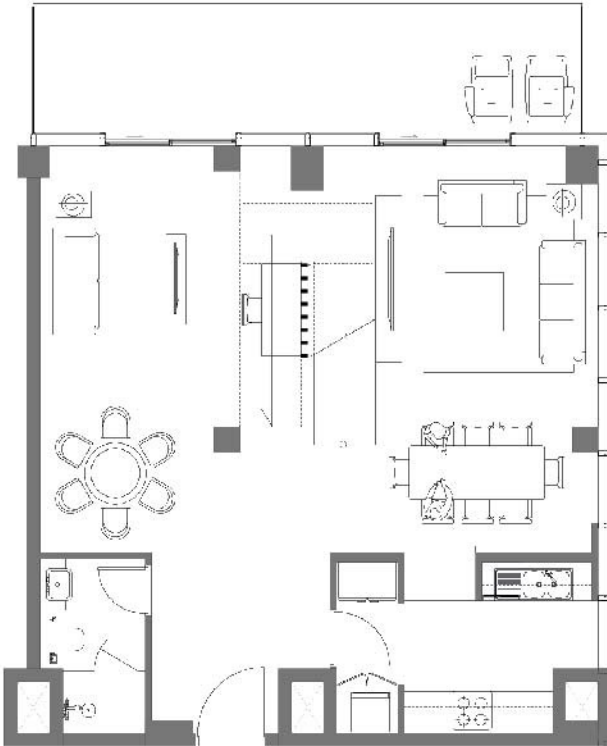


APARTMENT TYPE

TWO BEDROOM C-GL DUPLEX

Gross Floor Area:

Suite Area		144 sqm		1,550 sqft
Balcony Area		56 sqm		603 sqft
Total Area		200 sqm		2,153 sqft

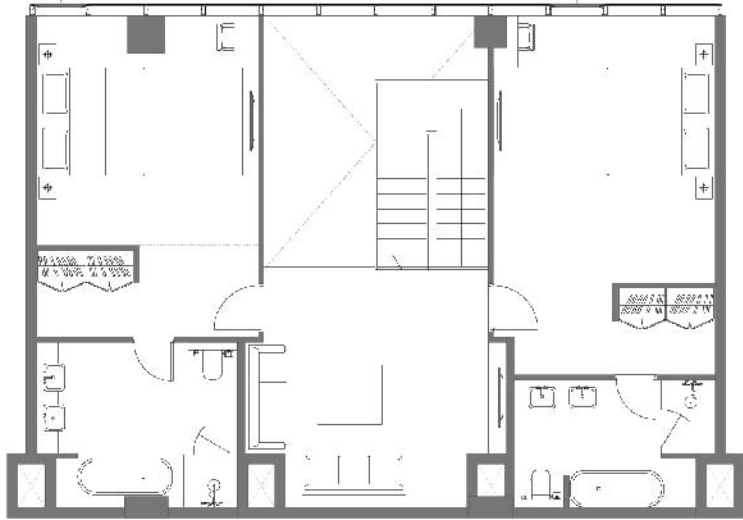
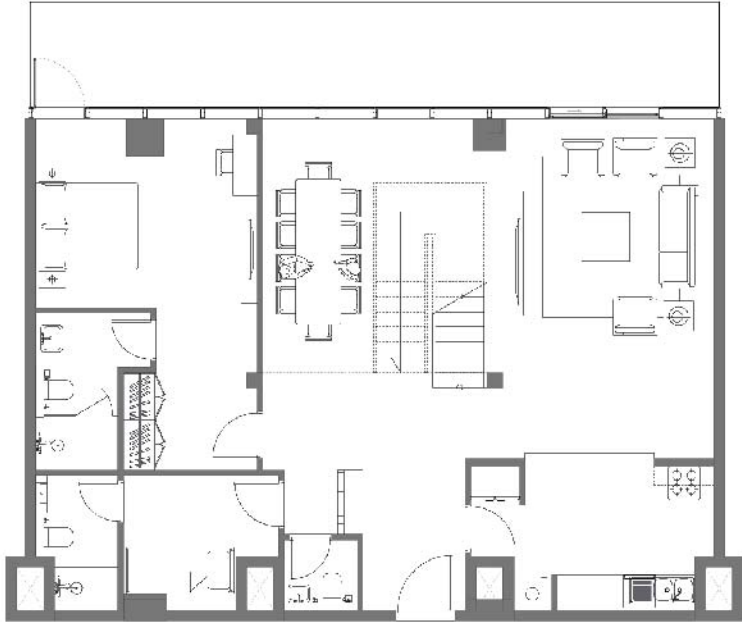


APARTMENT TYPE

THREE BEDROOM D DUPLEX

Gross Floor Area:

Suite Area		228 sqm		2,454 sqft
Balcony Area		25 sqm		269 sqft
Total Area		253 sqm		2,723 sqft

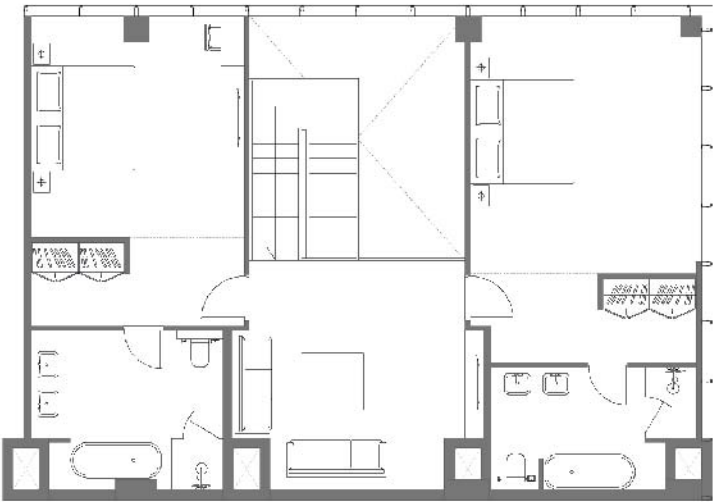
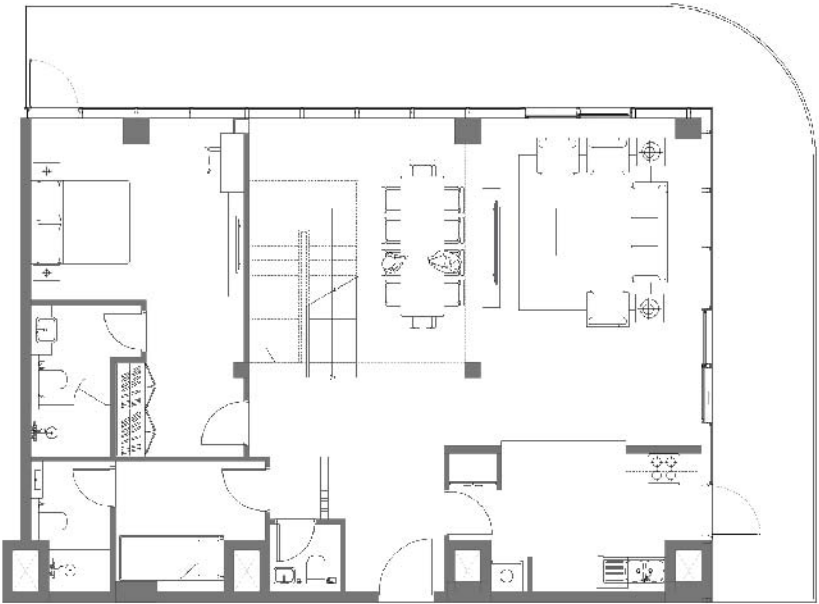


APARTMENT TYPE

THREE BEDROOM D-GL DUPLEX

Gross Floor Area:

Suite Area		234 sqm		2,519 sqft
Balcony Area		49 sqm		527 sqft
Total Area		283 sqm		3,046 sqft



APARTMENT TYPE

FOUR BEDROOM A DUPLEX

LEVEL 01, LEVEL 02 & LEVEL 03

Gross Floor Area:

Suite Area		299.7 sqm		3,225.9 sqft
Balcony Area		34.0 sqm		366.0 sqft
Terrace top roof		146.0 sqm		1,571.0 sqf
Total Area		479.7 sqm		5,132.9 sqft



APARTMENT TYPE

FOUR BEDROOM B DUPLEX

LEVEL 01, LEVEL 02 & LEVEL 03

Gross Floor Area:

Suite Area		407.71 sqm		4,388.58 sqft
Balcony Area		142.67 sqm		1,535.70 sqft
Terrace top roof		181.43 sqm		1,952.91sqft
Total Area		731.82 sqm		7,877.31 sqft





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Developed by

