Yas Golf Collection

VIEWS

HOME, AS YOU DREAMED IT

WHERE LIFE HAPPENS AT YOUR DOORSTEP

EVERYTHING WE DO COMES FROM THE HEART

Aldar is one of the most trusted and recognised real-estate lifestyle developers in the UAE. Our goal isn't simply to build properties. We strive to shape communities that people love to live in.

Communities that become homes, brimming with life and everything we love. Because home isn't just a place, it's a feeling. And that's what we promise to deliver to you every day.

Revenue

AED 11.2 BN

FY 2022

Net Profit

AED 3.1 BN

FY 2022

Aldar Development Revenue

AED 7 BN

FY 2022

Aldar Investment Revenue

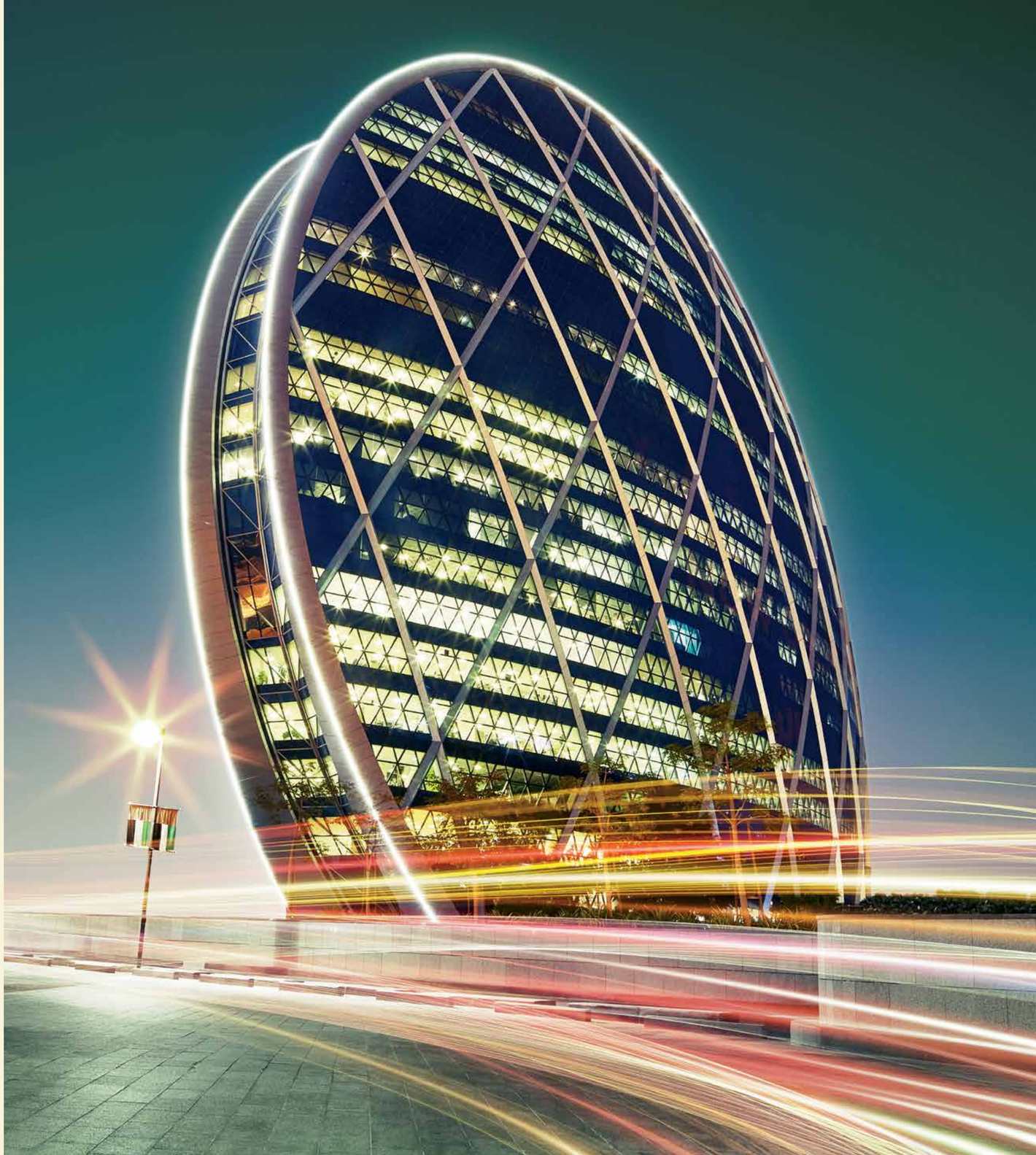
AED 4.1 BN

FY 2022

Development Sales

AED 14.4 BN

FY 2022



A CITY WITH A COSMOPOLITAN HEART

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

A PROMISING FUTURE AWAITS AT ABU DHABI

The city has been named the safest city in the world

Abu Dhabi currently has 452 private and public schools, and 28 higher education institutions, including various internationality recognized academic institutions such as Sorbonne and New York universities

---

Abu Dhabi is the UAE's capital and the largest emirate; its contribution to the country's gdp is around $820 BN

Abu Dhabi's economy shows the fastest growth rates in the MENA region at 10.5%

Abu Dhabi leads the global real estate sector in terms of investment locations among major cities with returns averaging 6.4% in 2022 per annum, compared to the best performing cities in the world

---

Abu Dhabi is the UAE's thriving capital with one of the most diverse populations in the world. Residents from over 200 nationalities are proud to call the city home

---

Abu Dhabi is a hub of international travel. 33% Of the world is just a swift 4-hour flight away

---

Abu Dhabi is undoubtedly a top tourist destination, as demonstrated by the impressive 4.1 million hotel guests registered in 2022

LIVING THE YAS ISLAND WAY

Step out of your home and head towards countless exciting activities. No matter your mood, there's always something to satisfy your desires. 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, everything is just around the corner.

YAS ISLAND MAP

YAS ISLAND MAP

- ENTERTAINMENT
- COMMUNITIES
- HOTELS
- SHOPPING
- SCHOOLS
- LANDMARKS

To Saadiyat Island
20 Minutes

To Dubai
50 Minutes

To Downtown Abu Dhabi
30 Minutes

YAS ISLAND

Lea Yas Island
Yas Open Beach
Yas Acres
The Magnolias
SABIS® International School
Yas Acres
The Dahlias
Yas Acres
Yas School
Yas Park Gate
Noya Luma
Adnoc Service Station
Noya Viva
Yas Acress Golf Club
Yas Family Park
Noya
Adnoc Service Station
West Yas
Yas Park North
Warner Bros. World
Yas Park 2
IKEA Abu Dhabi
West Yas Waterfront Park
Yas Mall
Yas Park 1
Yas Waterworld
Yas Gateway Park North
Clymb
Seaworld
Yas Golf Collection
VIEWS
Ansam
Ferrari
World
DU Arena
Water's Edge
Yas Links
Golf Course
Yas Marina
Circuit
W Hotel
Yas Marina Abu Dhabi
Mayan
Yas Plaza
Yas Beach Club
Etihad Arena
Yas Bay
Al Zeina
Al Muneera
Al Bandar
Aldar Hq
Al Raha Beach

YAS GOLF COLLECTION

The life you've dreamed of starts here.

YAS GOLF COLLECTION VIEWS

A curated collection of fully furnished apartments with breathtaking views and keyless units made for Airbnb hosting.

C. BECHSTEIN

HOME, AS YOU DREAMED IT

This is the residence of your dreams - where home becomes everything you've ever imagined it to be. A premium community that offers the perfect balance of luxury, convenience, and variety thanks to its prime location and access to a wide range of amenities. The perfect blend of urban living and comfortable elegance.

Where everyone's dreams become a reality.

A HOME THAT FEELS LIKE A RESORT

A PLACE TO CALL HOME

1 AWE-INSPIRING VIEWS

Enjoy views of Yas Theme Parks, Yas Links, and beautiful gardens

2 BUILT WITH SUSTAINABILITY IN MIND

A community designed to meet 2 Pearl Rating

3 CLOSE TO IT ALL

A short drive away from Abu Dhabi, Dubai, and world-famous attractions

4 RESORT-STYLE AMENITIES

Swimming pools, meditation lawns, wellness centers and an enhanced podium garden with exciting outdoor areas are all within the community

5 WORLD-CLASS EDUCATION NEARBY

The best international schools are close by

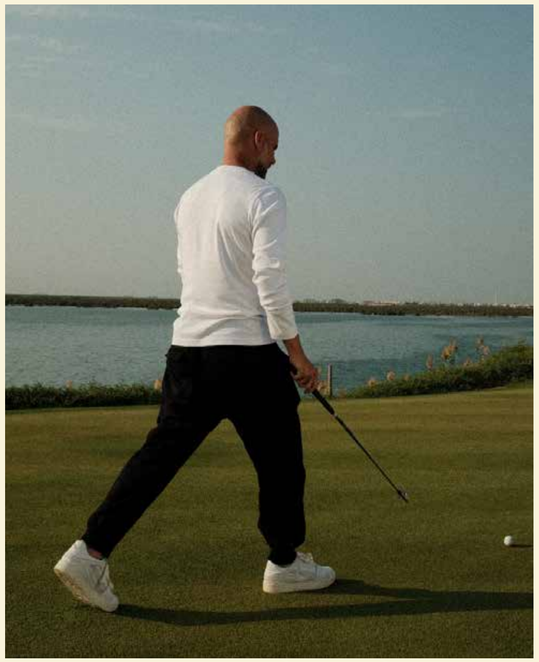
IN THE HEART OF IT ALL

The fun, the thrills, and the excitement are just minutes away from you. No matter what kind of day you're looking for, everything that matters is just a short drive from home.

Yas Golf Collection

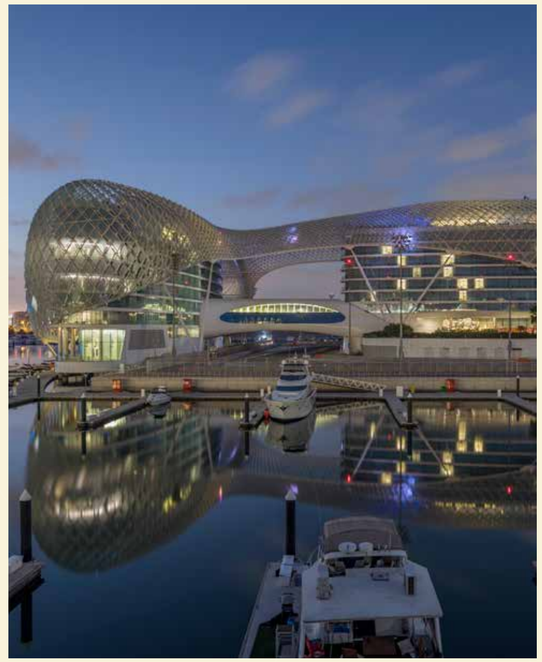
VIEWS

2 MIN
Yas Waterworld
Abu Dhabi



4 MIN
Yas Links

6 MIN
Yas Mall



7 MIN
W Abu Dhabi - Yas Island

WHERE THE CITY MEETS LUSH GREENERY

A NEW AND VIBRANT COMMUNITY THAT STANDS OUT

- Enhanced family friendly podium garden with exciting open-air facilities:

Padel court

Splash pad

Outdoor cinema area

Shaded exercise space

Stunning green areas

- An Airbnb friendly development with keyless units designed to provide hassle-free access for guests.

ENHANCED PODIUM GARDEN

A captivating outdoor retreat that caters to all ages and lifestyles.

SPLASH PAD

Watch the hours go by and let the fun unwind

GO BEYOND AND DISCOVER EVERYTHING YAS GOLF COLLECTION HAS TO OFFER

AMENITIES TO ENJOY ALL YEAR ROUND

Access to the souq within the community, including a supermarket, retail, and F&B spaces

Gym

Communal podiums and gardens

Access to an award-winning golf course

Access to swimming pools

Access to Yas Beach

FITNESS CENTER

A resort-style fitness center within the community.

AQUA LOUNGE

Gaze into the sunset and get lost in the moment.

GARDEN DECK

Surround yourself with greenery, nature, and positive energy.

PREMIUM SERVICES THAT MAKE LIFE EASIER

Pre-arrival provisioning, grocery shopping, delivery and refrigerator stocking

Branded furnishing options

Smart home solutions

Laundry & dry-cleaning services

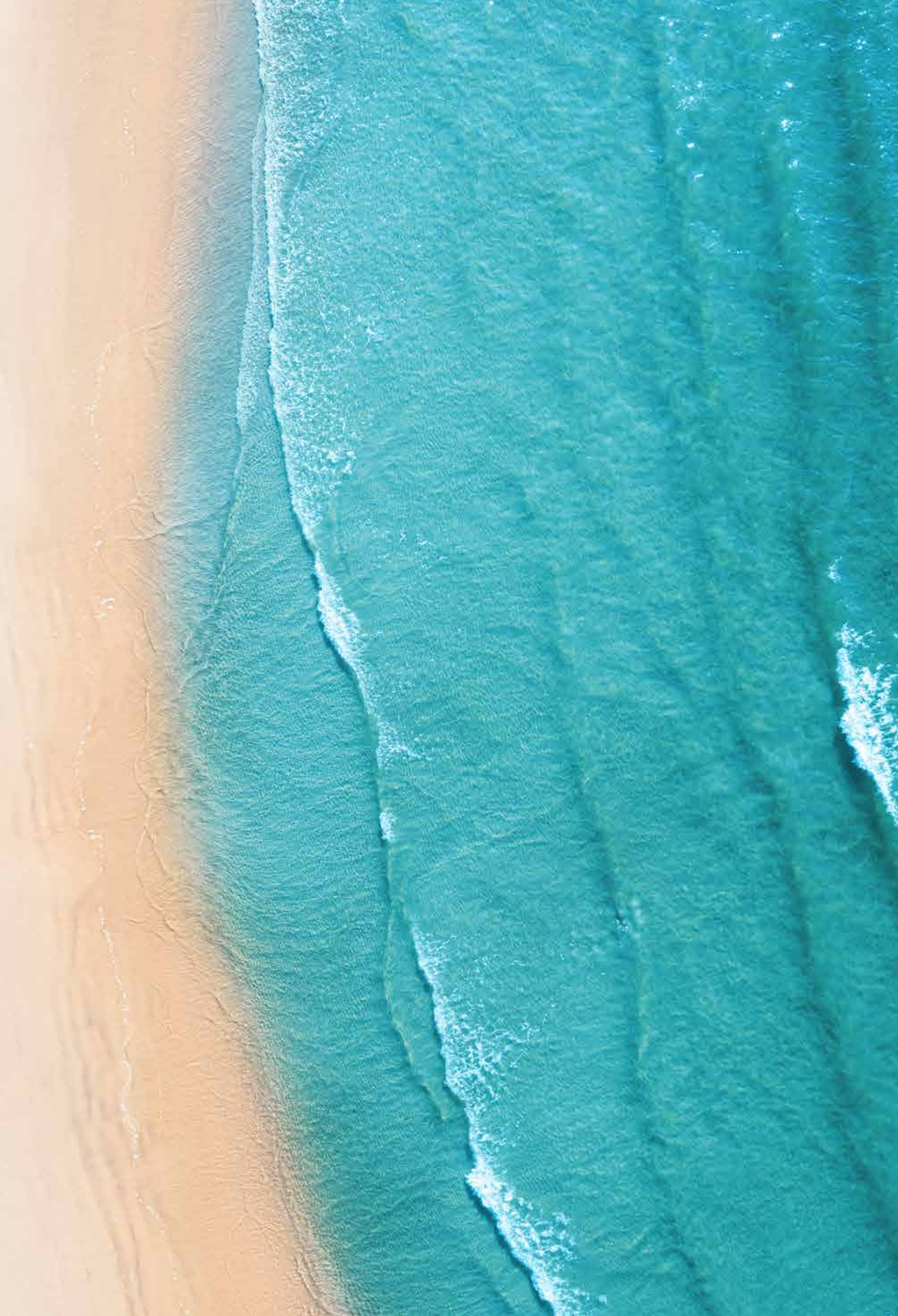
Maintenance services

Pet sitting

Housekeeping services

Other services like babysitting, personal trainer, personal shopper, personal interior designer, package and courier services

* Some of the above services are subject to additional costs



PET FRIENDLY COMMUNITY

Home to you and your best friends.

WELLNESS IS ALL AROUND YOU

Fitness pavilion and gym with direct view to the sea

Outdoor fitness nodes

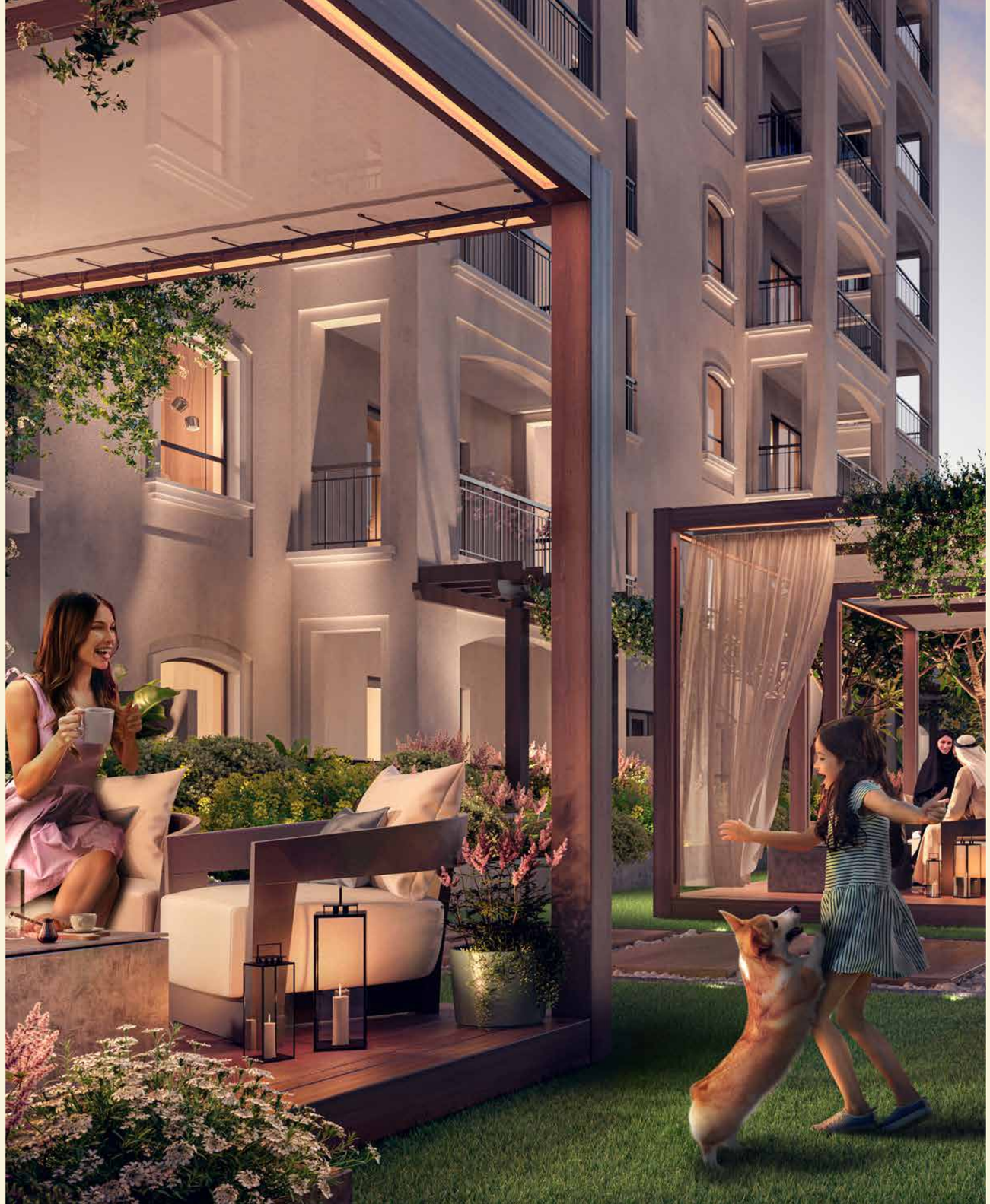
Multi-use spaces (yoga & pilates)

Direct access to green loop - a semi-public landscape space with a jogging track

Multi-use sports court

Meditation lawns

Reflexology pathways



GREEN LOOP

Enjoy a scenic jog around the community.

ZEN AREA

Start your day with some al fresco yoga in an inspiring space.

BASKETBALL COURT

Jump, dunk, and make the players go wild.

WEEKEND VIBES EVERY DAY!

Private cinema room

Community center, including a game room, coffee station, table tennis, and billiards

Yas Golf Collection deck - elevated gardens with uninterrupted views to the sea and Abu Dhabi skyline

Library

Resident lounges

Kids pool

Play area

RESIDENCE LOUNGE

The room is set, just bring the good times.

THE HIDEOUT

A place for kids to explore, imagine and play.

CONVENIENCE AT YOUR BECK AND CALL

SUSTAINABILITY INSPIRES US

Every piece of architecture has been designed and constructed to meet 2 Pearl Rating – the green building rating system, part of Abu Dhabi's sustainable development initiative, Estidama. Built from ethically sourced, natural materials, our homes positively impact our environment.

SUSTAINABILITY INSPIRES US

Aldar is also contributing to a more sustainable lifestyle by implementing the latest industry trends to reduce our carbon footprint by:

Promoting open spaces for biodiversity

Reducing urban heat among the island and increasing storm water infiltration

Shading community areas and playgrounds to keep temperatures at comfortable levels

Prohibiting smoking and installing CO_2 sensors

Managing and reducing indoor and outdoor water usage

Replacing incandescent lighting with high-efficiency LED lighting

Constantly monitoring energy consumption

FUN STARTS AT HOME

SERENITY INDOORS AND OUTDOORS

Yas
Golf Collection

CRAFTED TO PERFECTION

HALL & INTERNAL CORRIDORS

FLOORS: Porcelain tiles

WALLS: Emulsion paint

CEILING: Gypsum board

SKIRTING: Porcelain tile to match primary floor tiles

STAIRCASE

FLOORS: Porcelain tile

WALLS: Emulsion paint

CEILING: Emulsion paint

RAILING: Solid Wood

WINDOWS & FAÇADE TREATMENT

WINDOWS: Thermally broken double-glazing with a PPC aluminium frame

FAÇADE: Insulated render and paint

A/C SYSTEM

Chilled water system with fan coil units within the apartments

LIVING / DINING AREA

FLOORS: Porcelain tiles

WALLS: Emulsion paint

CEILING: Paint

SKIRTING: Porcelain to match primary floor tiles

BALCONIES & TERRACES

FLOORS: Porcelain tiles

WALLS: Paint to match external finishes

SKIRTING: Porcelain tiles to match floor tiles

LIGHT FITTINGS

Pendants light provisions to all living / dining and bedrooms

Low voltage down lights for kitchen, shower rooms, corridors, & lobby area

DOORS

ENTRANCE DOOR:

MDF with veneer finish on solid wood, with veneer finish door frame

INTERNAL DOORS:

MDF with plastic laminate on engineered wood, with plastic laminate door frame

CRAFTED TO PERFECTION

KITCHEN

FLOORS: Porcelain tiles
WALLS: Paint / Porcelain tiles for Backsplash
CEILING: Paint on moisture resistant gypsum board with gypsum board access panels
COUNTERTOP: Quartz countertop and stainless-steel sink
CABINET BASE UNIT: Laminated moisture resistant MDF shutters with white melamine carcass
CABINET WALL UNIT: Laminated moisture resistant MDF shutters with white melamine carcass

WHITE GOODS

STUDIO-1BR -2BR Apartments:

Built- in Hob and Pull-out Hood 600mm
Built- in Oven 600mm

3BR Apartments & Duplex Units:

Built- in Hob and Pull-out Hood 900mm
Built- in Oven 900mm

BATHROOMS & SANITARY WARE

FLOORS: Porcelain tiles
WALLS: Moisture resistant paint+ Porcelain tiles in shower and vanity areas
CEILING: Paint on moisture resistant gypsum board with gypsum board access panels
SKIRTING: Porcelain tiles to match main floor tile
VANITIES: Ceramic countertop / wall mounted vanity basin unit with one pull-out drawer
White sanitary fixtures with chrome mixers
Bathtub / Built-in shower

BEDROOMS

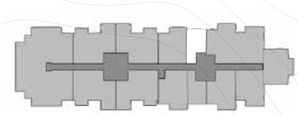
FLOORS: Porcelain tiles
WALLS: Emulsion paint
CEILING: Paint
SKIRTING: Porcelain tiles to match floor tile
WARDROBES: Laminated MDF shutters with melamine carcass

FLOOR PLANS AND FLOOR PLATES

*All renders used in the brochure are for display purposes only

STUDIO
TYPE B-1A

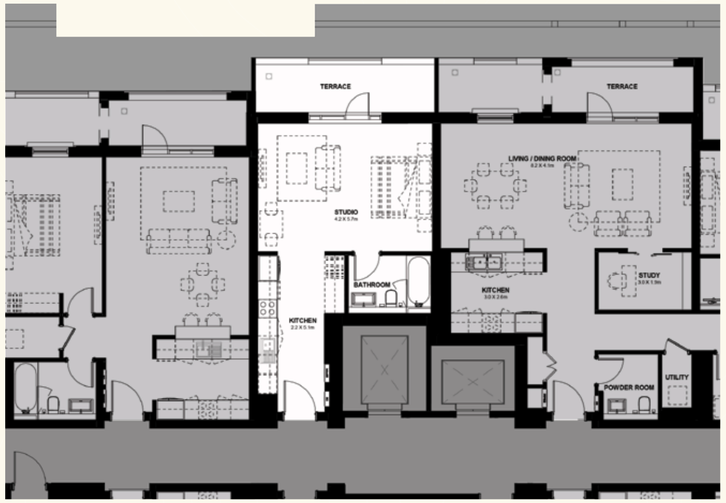
TOTAL AREA (GSA) 42.8M².



Key Plan

STUDIO
TYPE B-1B

TOTAL AREA (GSA) 55.6M².



Key Plan

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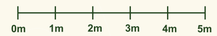
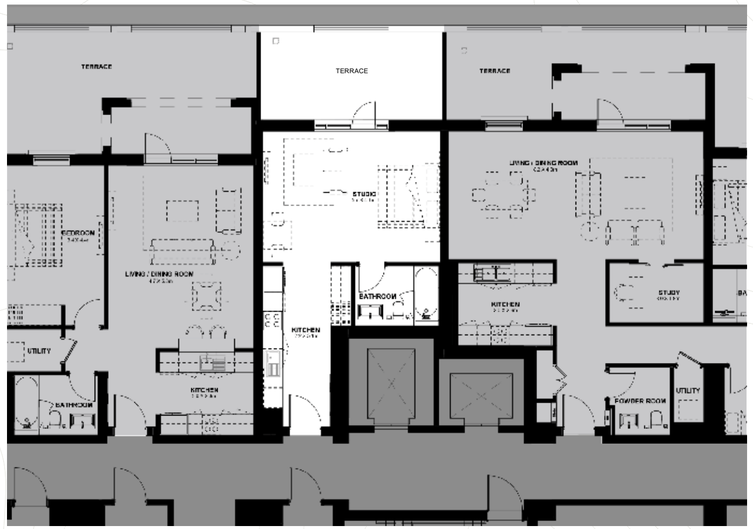


STUDIO
TYPE B-1c

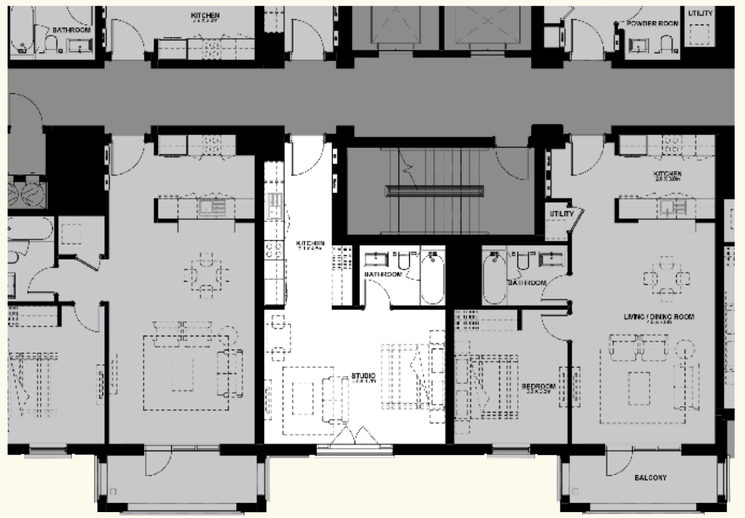
TOTAL AREA (GSA) 62.7M².



Key Plan

STUDIO
TYPE B-2A

TOTAL AREA (GSA) 42.8M².



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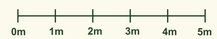
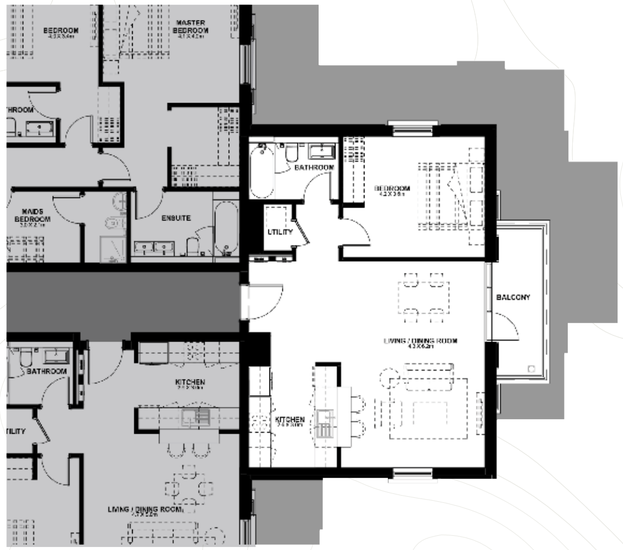
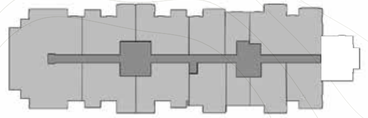


1 BEDROOM
TYPE E

TOTAL AREA (GSA) 78.0M².

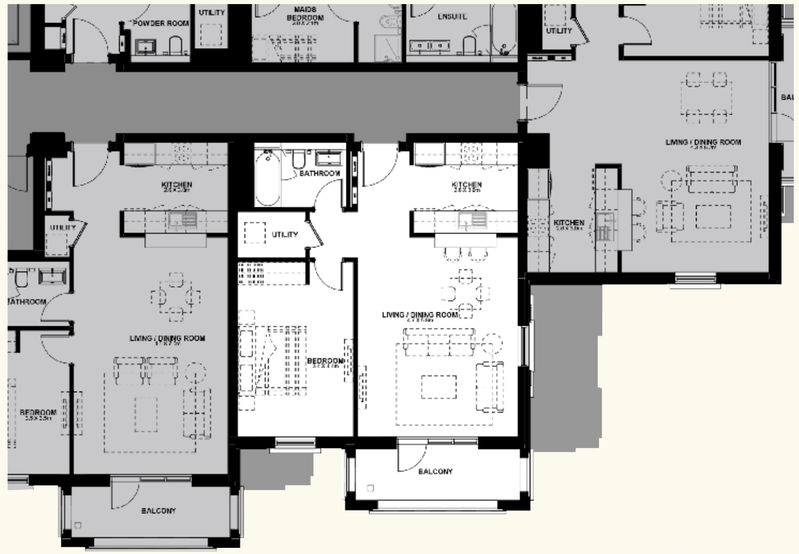




Key Plan

1 BEDROOM
TYPE A-1

TOTAL AREA (GSA) 81.0M².



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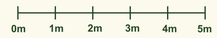
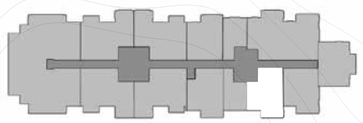


1 BEDROOM
TYPE G

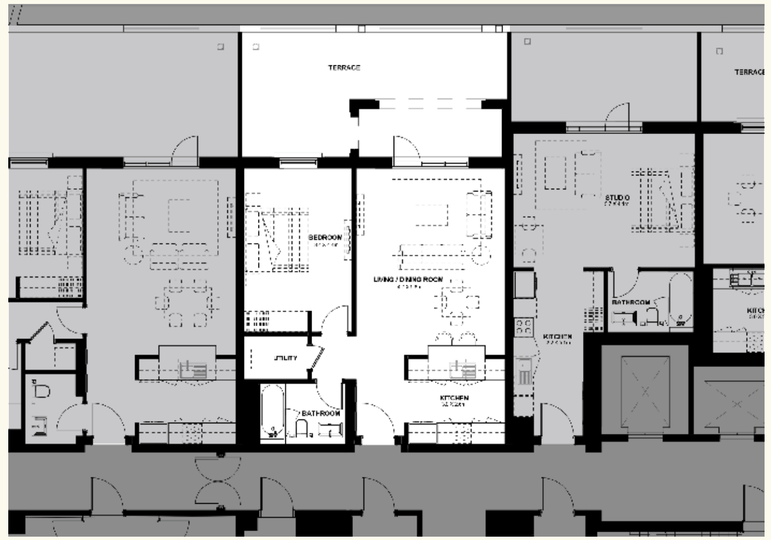
TOTAL AREA (GSA) 78.8M².

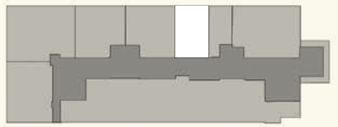


Key Plan

1 BEDROOM
TYPE A-2A

TOTAL AREA (GSA) 106.9M².





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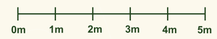
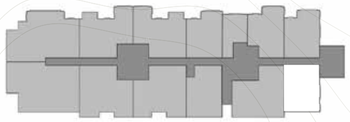


1 BEDROOM
TYPE A-2

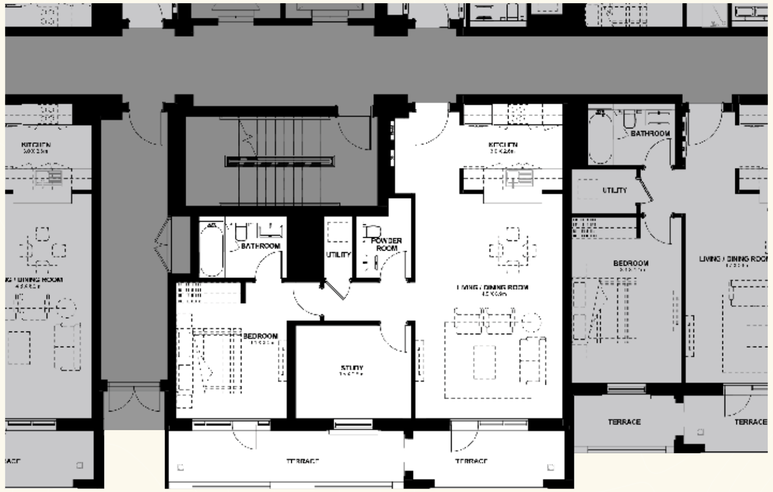
TOTAL AREA (GSA) 87.7M².



Key Plan

1 BEDROOM PLUS STUDY
TYPE H

TOTAL AREA (GSA) 115.4M².



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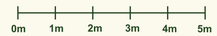
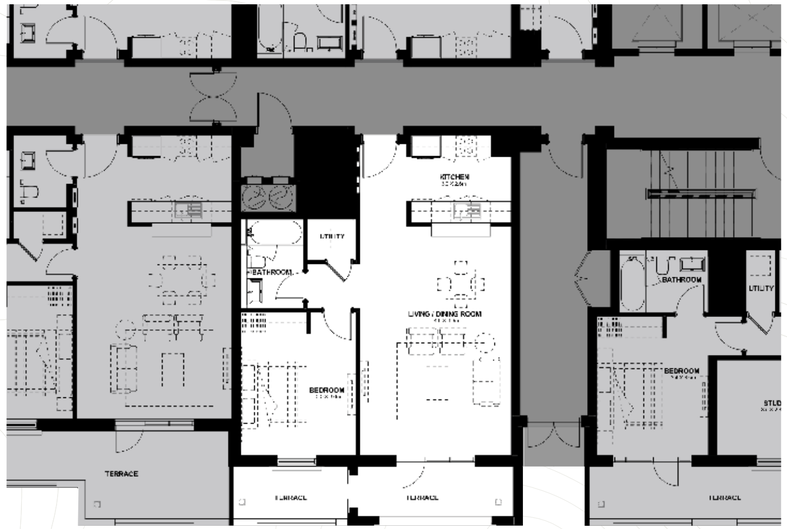
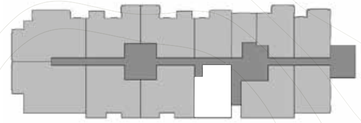


1 BEDROOM
TYPE B-2

TOTAL AREA (GSA) 89.4M².

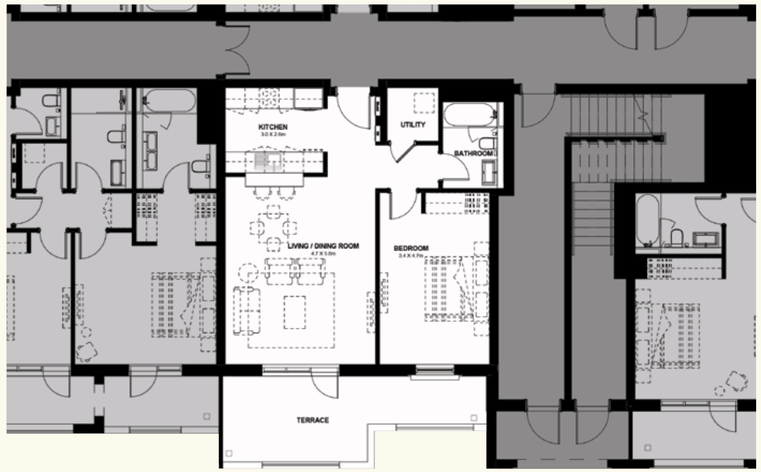




Key Plan

1 BEDROOM
TYPE D

TOTAL AREA (GSA) 93.4M².



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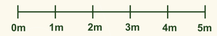
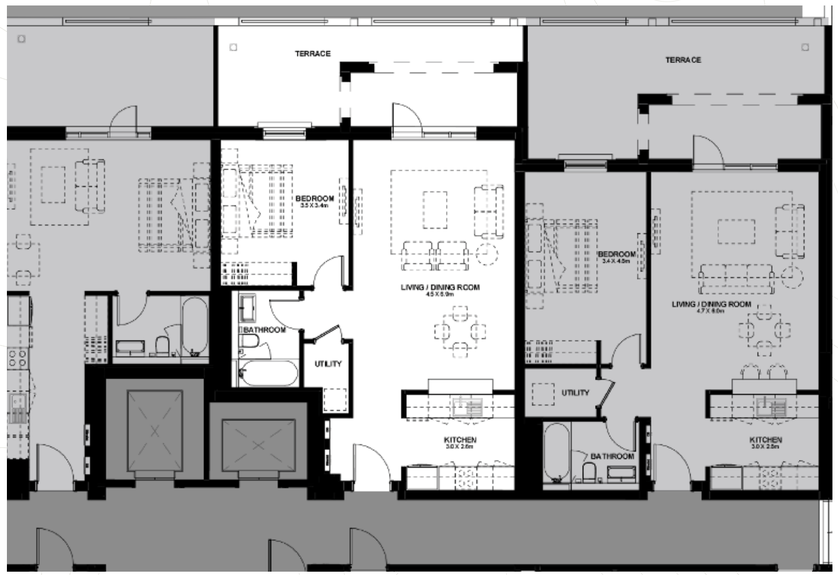
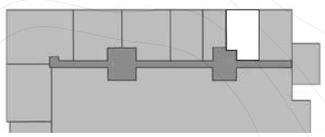


1 BEDROOM
TYPE C-2A

TOTAL AREA (GSA) 99.3M².

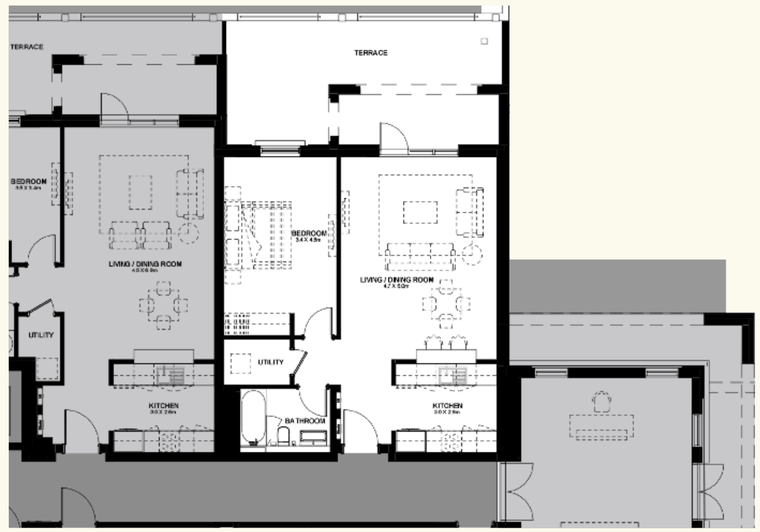


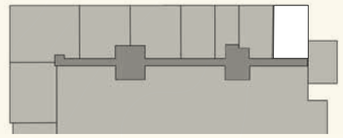


Key Plan

1 BEDROOM
TYPE A-5A

TOTAL AREA (GSA) 107.5M².





Key Plan

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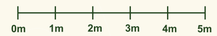


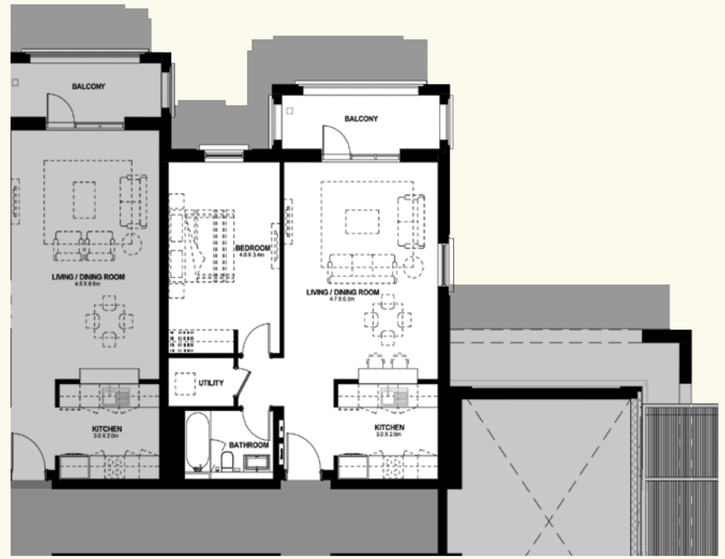
1 BEDROOM
TYPE C-1

TOTAL AREA (GSA) 81.7M².

Key Plan

1 BEDROOM
TYPE A-5

TOTAL AREA (GSA) 82.8M².



Key Plan

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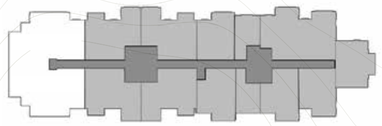
2 BEDROOM PLUS MAID
TYPE A-1

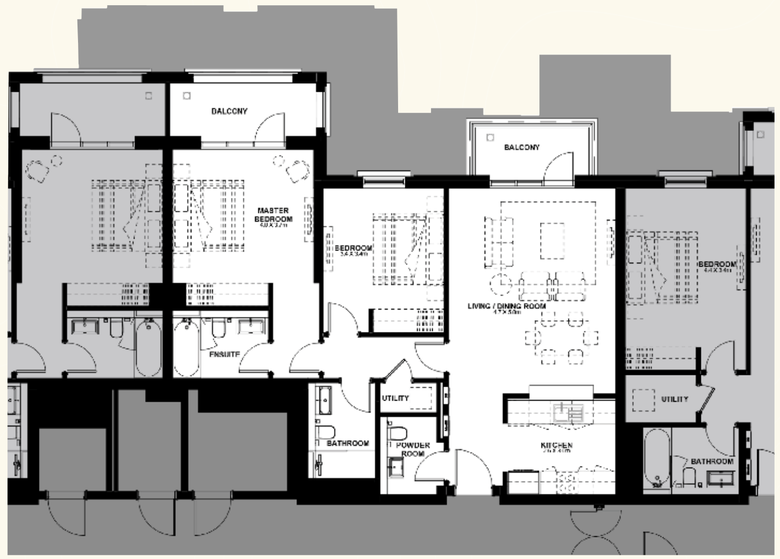
TOTAL AREA (GSA) 167.0M².

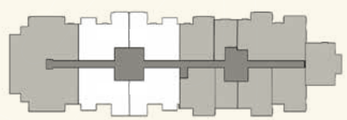


Key Plan

2 BEDROOM
TYPE B-1

TOTAL AREA (GSA) 113.7M².





Key Plan

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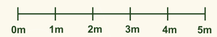
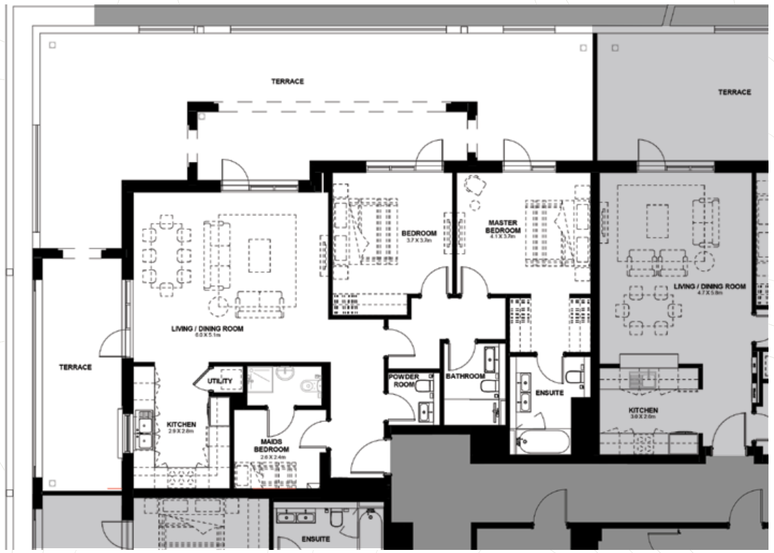
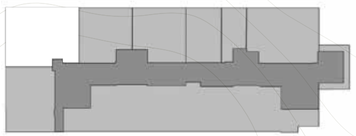


2 BEDROOM PLUS MAID
TYPE A-2A

TOTAL AREA (GSA) 232.5M².

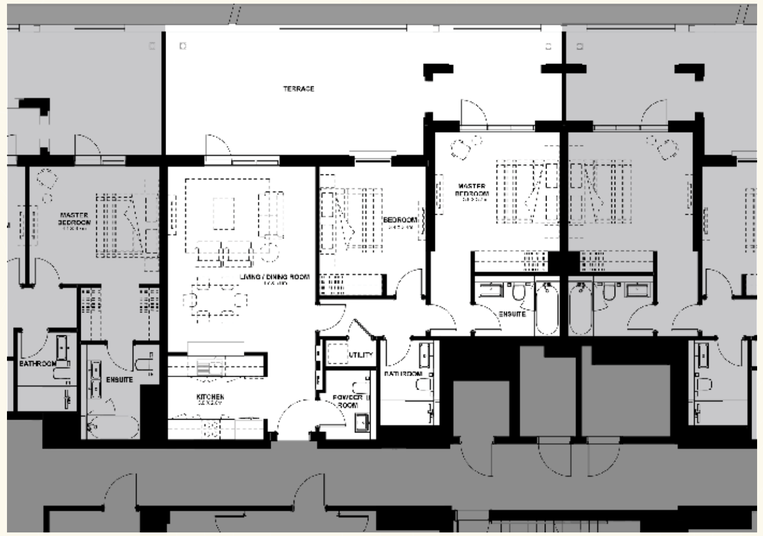




Key Plan

2 BEDROOM
TYPE B-2A

TOTAL AREA (GSA) 149.7M².



Key Plan

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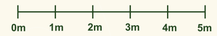
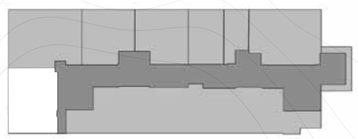


2 BEDROOM PLUS MAID
TYPE C

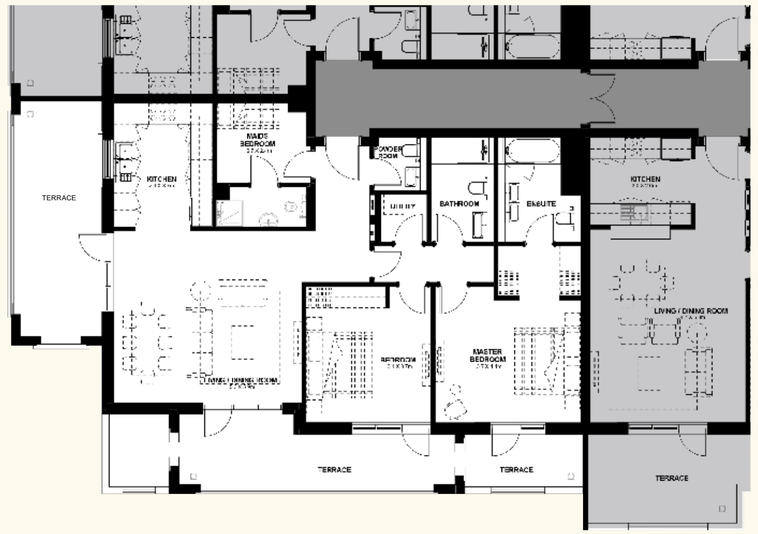
TOTAL AREA (GSA) 168.5M².

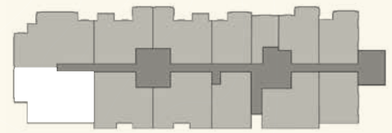


Key Plan

2 BEDROOM PLUS MAID
TYPE A-2

TOTAL AREA (GSA) 180.3M².





Key Plan

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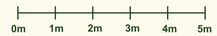
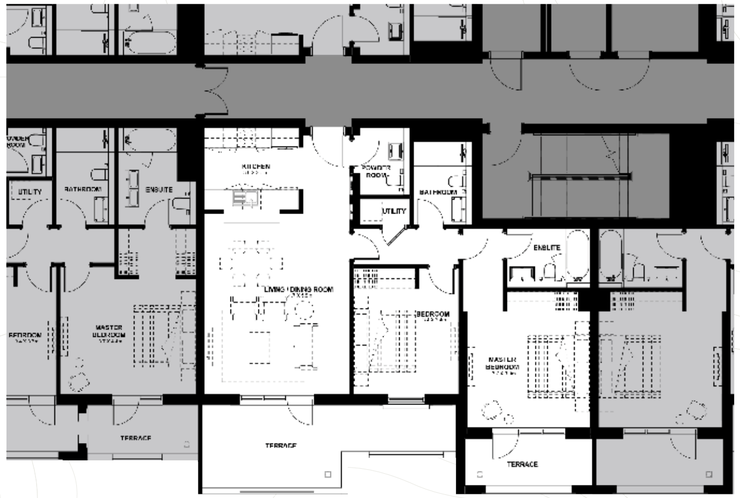


2 BEDROOM
TYPE B-2

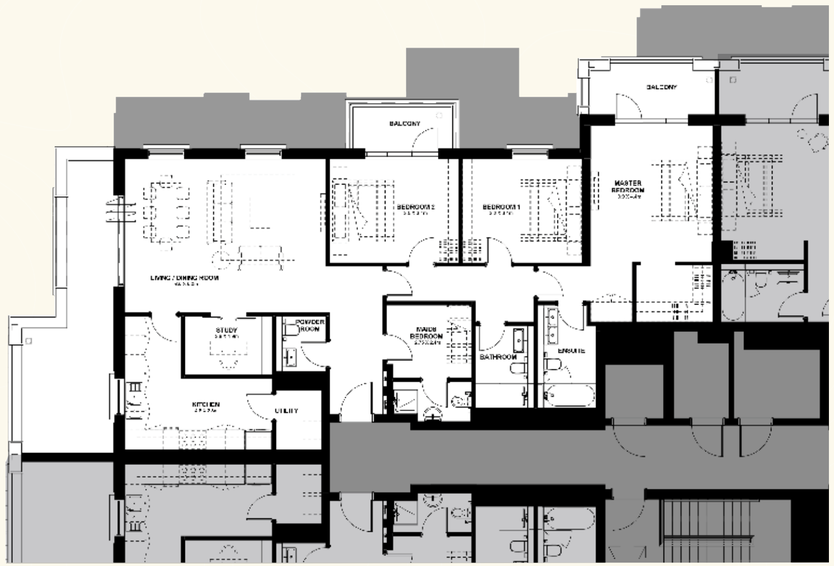
TOTAL AREA (GSA) 129.8M².

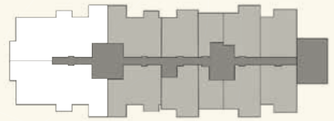


Key Plan

3 BEDROOM PLUS MAID
TYPE B

TOTAL AREA (GSA) 204.2M².





Key Plan

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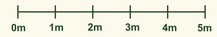
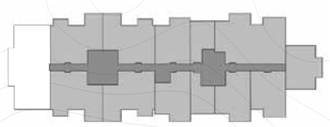


3 BEDROOM PLUS MAID
TYPE A

TOTAL AREA (GSA) 277.1M².



Key Plan

0m 1m 2m 3m 4m 5m

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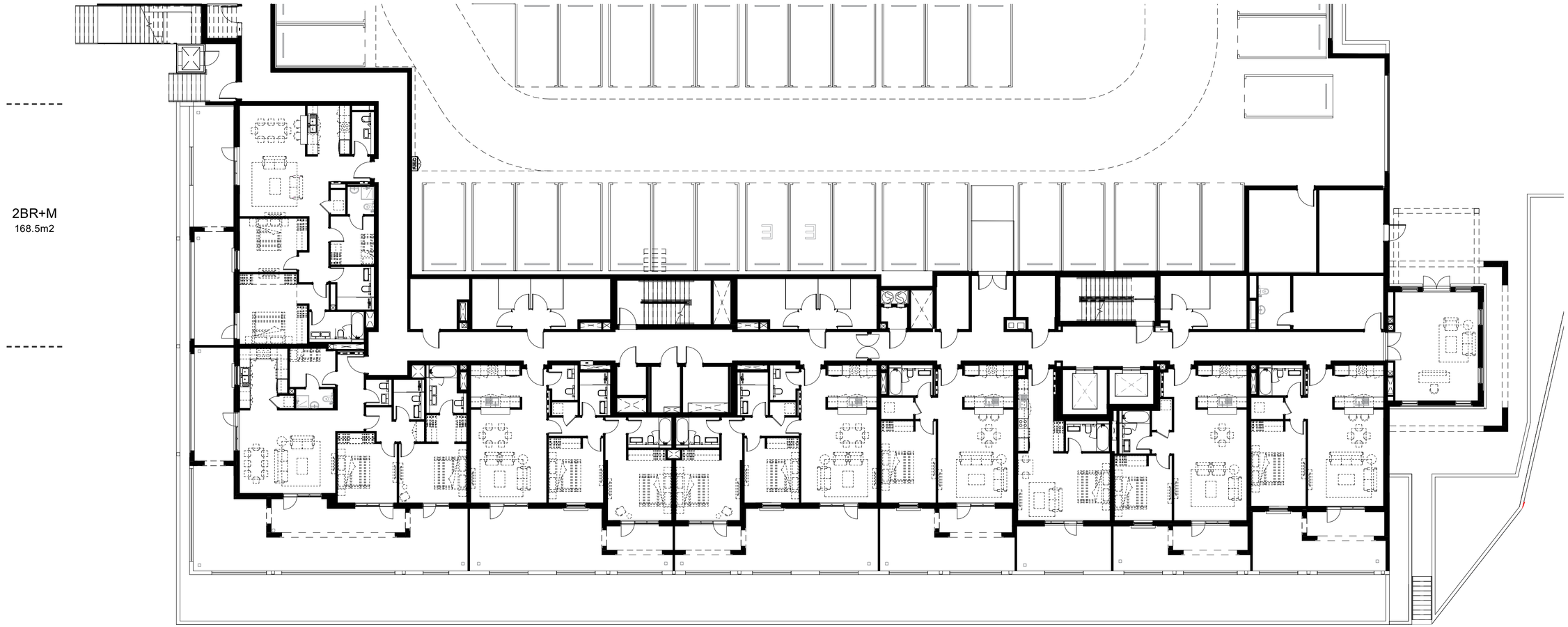
TOWER A, LEVEL 00



2BR+M
168.5m2

2BR+M	2BR	2BR	1BR	ST	1BR	1BR
232.5m2	149.7m2	149.7m2	106.9m2	62.7m2	99.3m2	107.5m2

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TOWER A, LEVEL 01

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TOWER A, LEVEL 02 - 06

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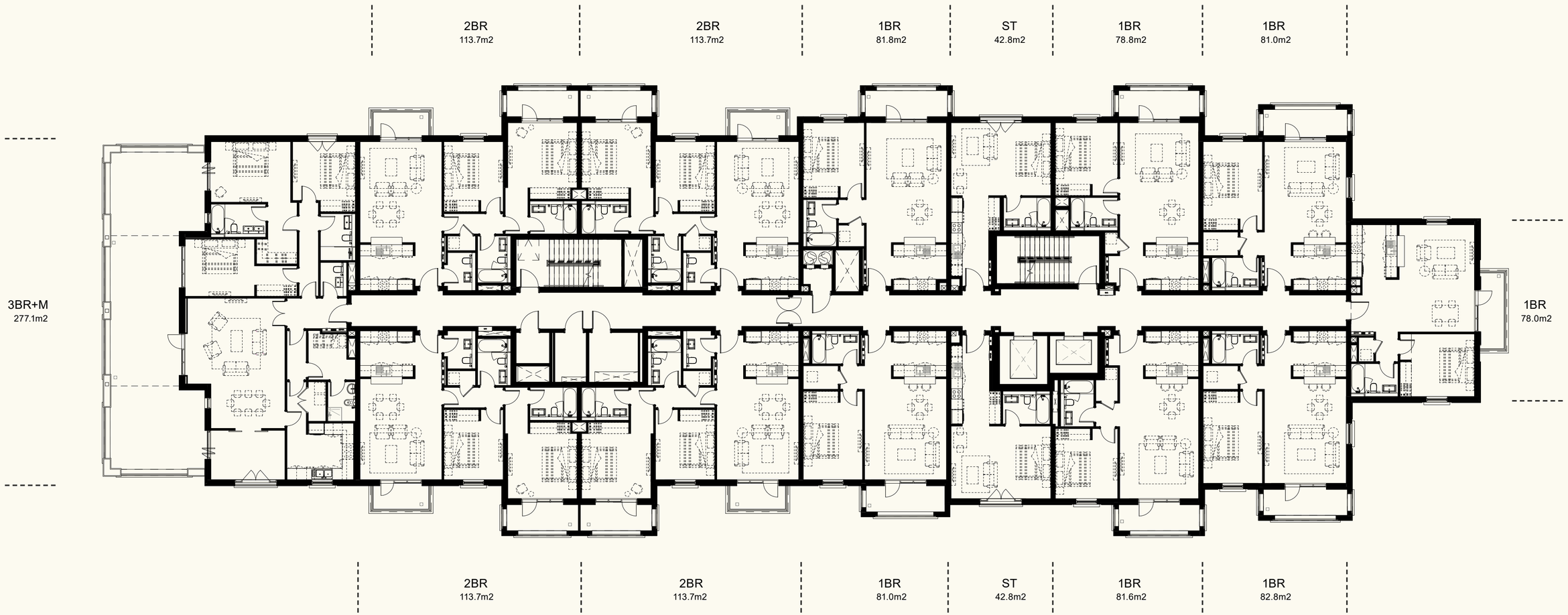
TOWER A, LEVEL 07



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

TOWER A, LEVEL 08

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

TOWER B , LEVEL 00

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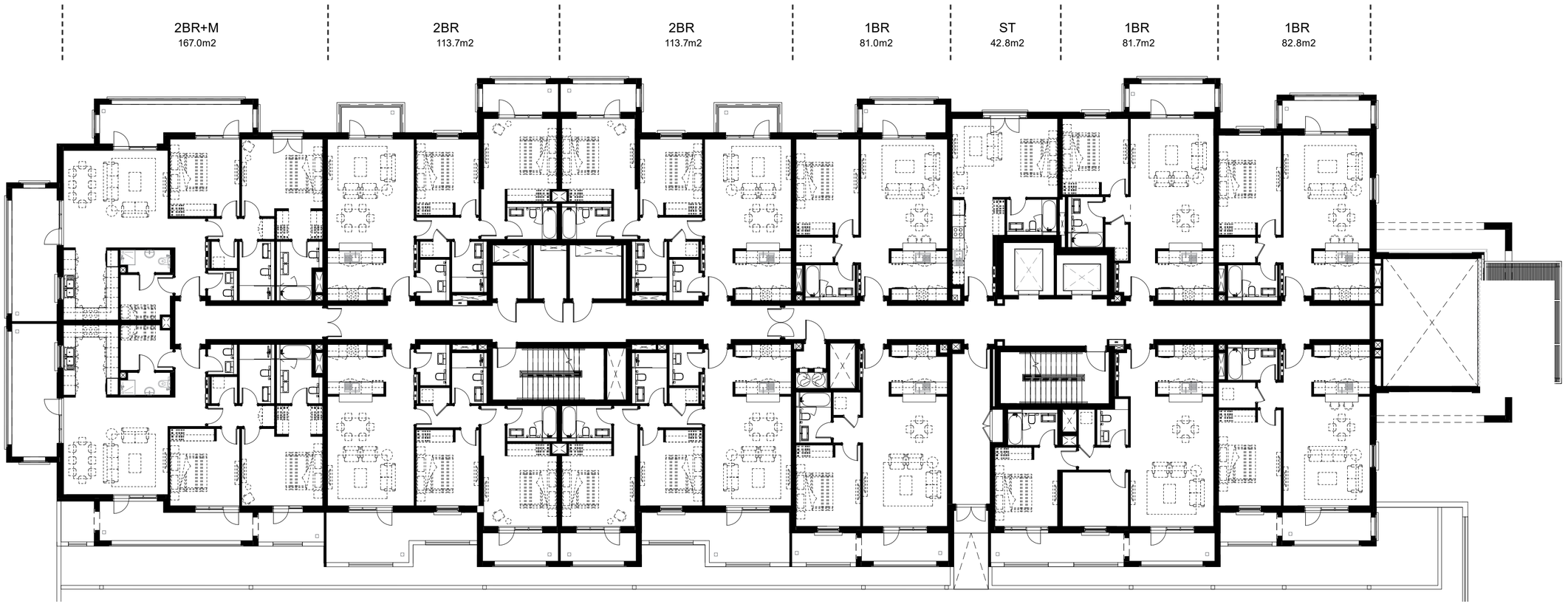
TOWER B, LEVEL 01



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TOWER B, LEVEL 02 - 07

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TOWER B, LEVEL 08

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TOWER B, LEVEL 09

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STUDIO - DARK SCHEME

1 BEDROOM - DARK SCHEME

2 BEDROOM - DARK SCHEME

3 BEDROOM - DARK SCHEME

3 BEDROOM STUDY - DARK SCHEME

STUDIO - LIGHT SCHEME

1 BEDROOM - LIGHT SCHEME

2 BEDROOM - LIGHT SCHEME

3 BEDROOM - LIGHT SCHEME

3 BEDROOM STUDY - LIGHT SCHEME

YOUR DREAM LIFESTYLE AND YOUR
DREAM HOME IN THE SAME PLACE

ATTENTION TO DETAIL IN EVERY CORNER

Material Finishes: Kitchen, bedroom, bathroom, wardrobes, and internal doors

Studio & 1-bedroom kitchen back splash / Bathroom flooring & wall

Kitchen & bathroom countertop

2-3-bedroom kitchen back splash

Bathroom accent wall

Kitchen joinery

Bedroom flooring

Wardrobes & internal doors

Material Finishes: General and entrance

General flooring

Entrance door

SPECIAL MOMENTS, À LA CARTE

AT YAS ISLAND, ENTERTAINMENT IS JUST A MATTER OF CHOOSING

DU ARENA - YAS LEISURE DRIVE

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

YAS BEACH CLUB

Take dip in the peaceful infinity pool, or splash around in the kids pool. There's something for everyone at Yas Beach Club.*

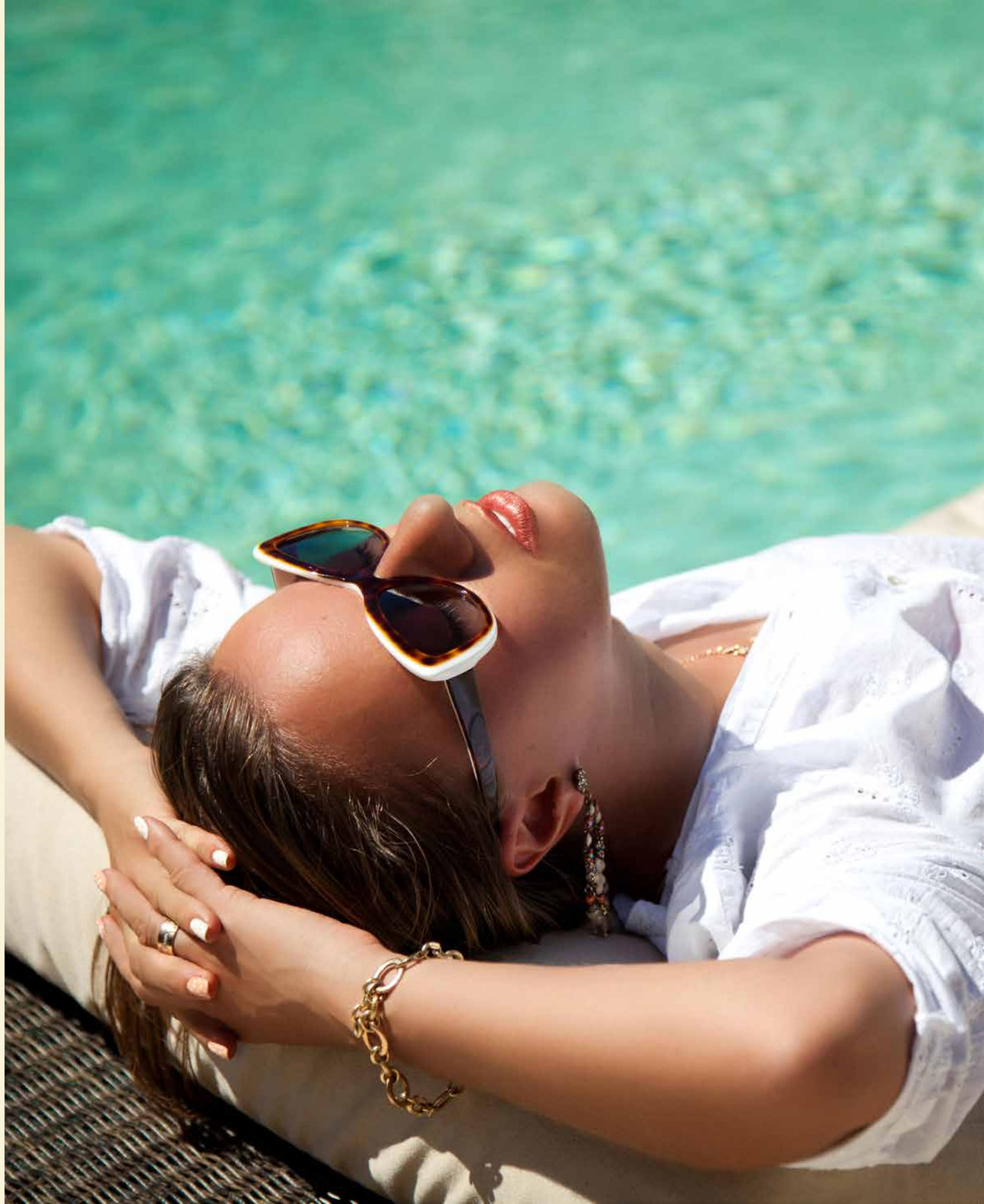
YAS MARINA - YAS LEISURE DRIVE

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

YAS MALL

Shopping for fun or fashion 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.

* Own an apartment at Yas Golf Collection and benefit from 1 year access to Yas Beach.



AT YAS ISLAND, ENTERTAINMENT IS JUST A MATTER OF CHOOSING

twofour54 - YAS BAY

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

ETIHAD ARENA - YAS BAY

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

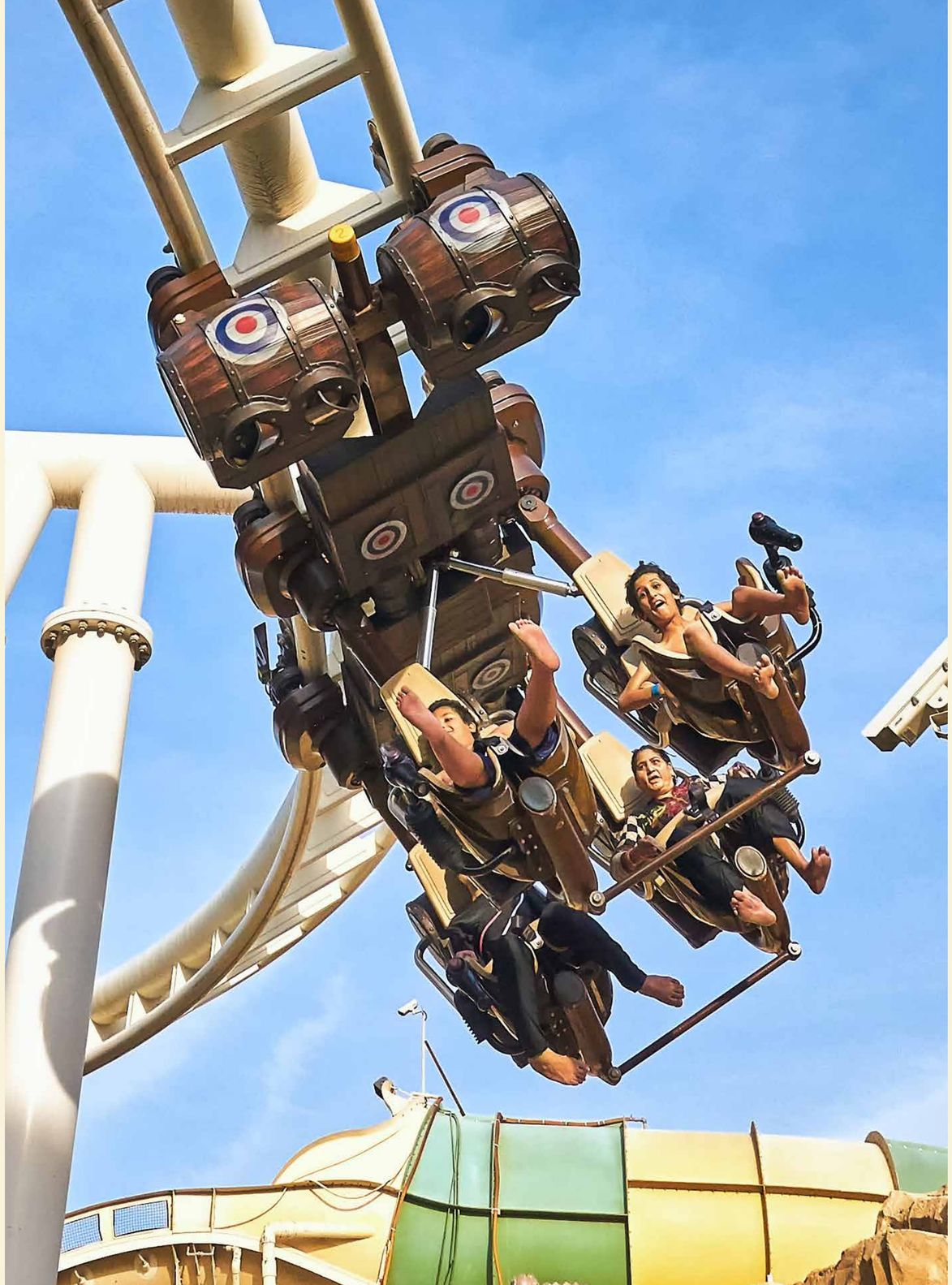
FERRARI WORLD ABU DHABI

Find that Ferrari feeling, with 41 thrilling rides and attractions to choose from, in a world full of Ferrari fueled fun.

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.

*Own an apartment at Yas Golf Collection Views and benefit from an Etihad Arena pass for a one-time event.



AT YAS ISLAND, ENTERTAINMENT IS JUST A MATTER OF CHOOSING

WARNER BROS. WORLD™ ABU DHABI

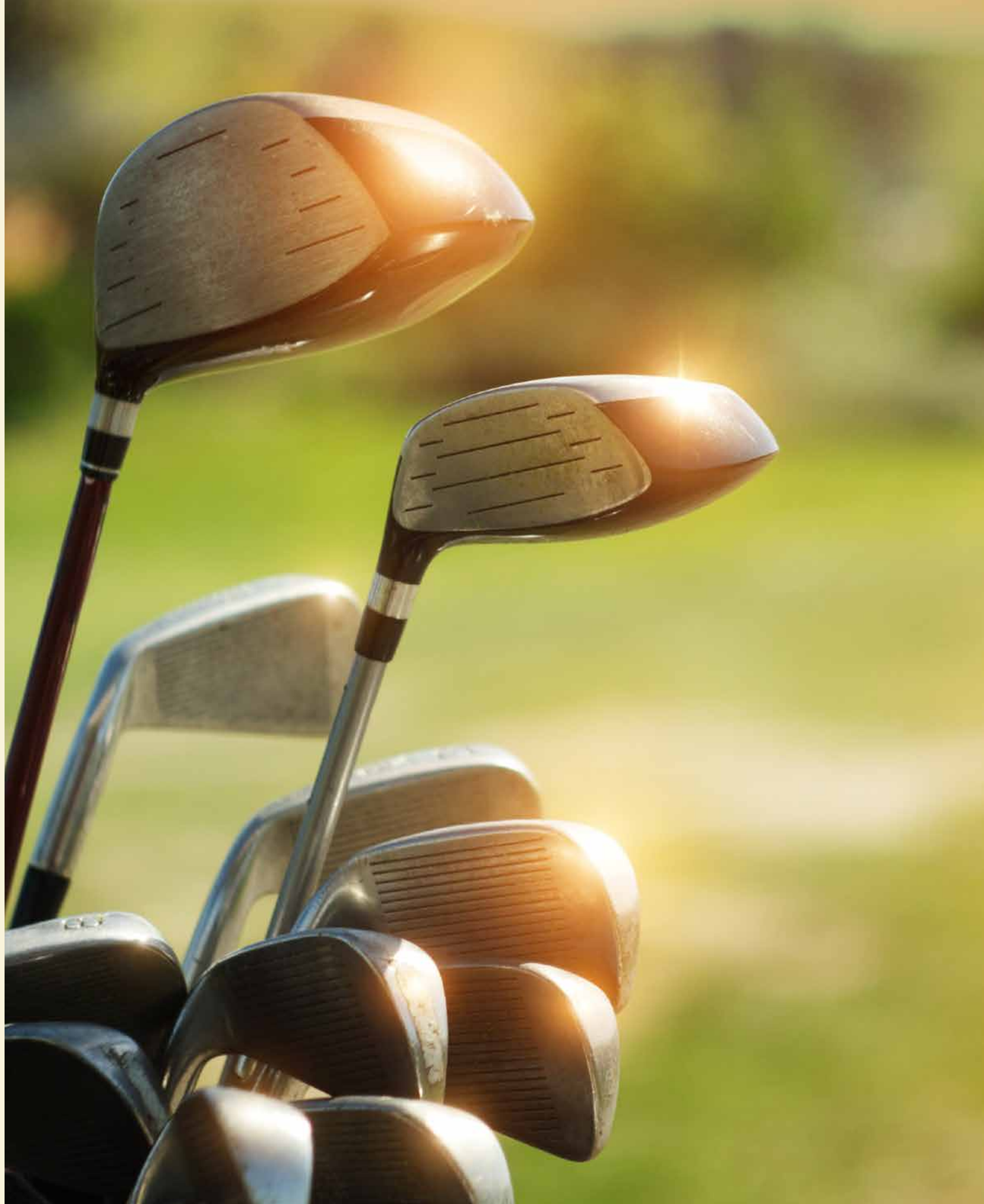
Hungry for action? Or after some whimsical fun? You'll find it all at Warner Bros. World Abu Dhabi, plus the chance to meet over 35 DC and live Animation characters.

YAS GATEWAY PARK

If you're looking for a picnic, grab a shady spot for lunch at this hidden haven on Yas Island.

YAS LINKS GOLF CLUB

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



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