

STELLAR

BY ELIE SAAB

ستلر

ايلي صعب

YOUR
Signature
STELLAR ADDRESS



PROJECT DEVELOPER

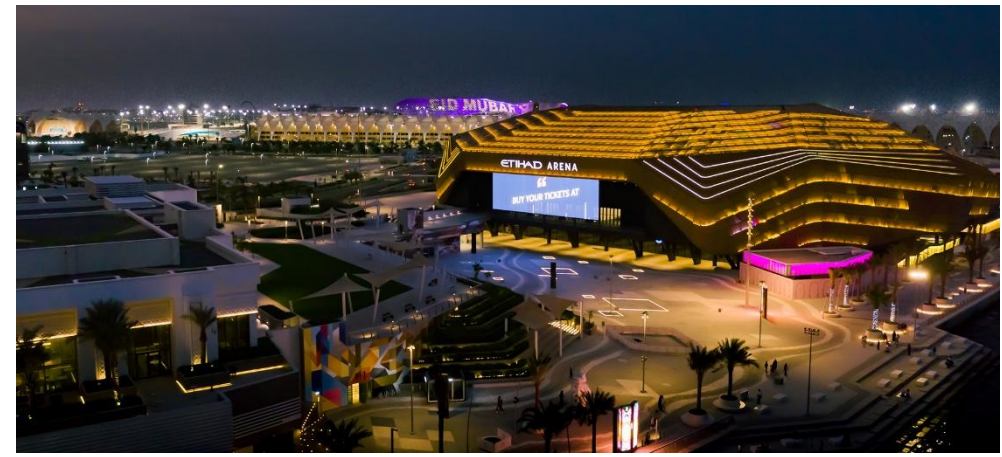


DEVELOPMENT MANAGER





- 1 YAS WATER FRONT
10 min Walk
- 2 ETIHAD ARENA
5 min
- 3 HILTON YAS ISLAND
5 min
- 4 YAS MARINA (F1 CIRCUIT)
7 min
- 5 FERRARI WORLD YAS ISLAND
10 min
- 6 WARNER BROS. WORLD
10 min
- 7 DISNEY
10 min
- 8 SEA WORLD
10 min
- 9 BURJEEL MEDICAL CENTRE AL ZEINA
11 min
- 10 YAS MALL
12 min
- 11 YAS AMERICAN ACADEMY
12 min
- 12 ZAYED INTERNATIONAL AIROPORT
13 min
- 13 AL RAHA BEACH
15 min
- 14 SAADIYAT CULTURAL DISTRICT
25 min
- 15 NEW YORK UNIVERSITY ABU DHABI
30 min



Key Features

- Breathtaking Park, sea, pool, garden, and community views
- Exclusive access to Crest Park
- Dedicated parking for residents and visitors
- Proximity to Yas Island's entertainment epicenter
- Luxury lifestyle amenities
- Branded residences with couture sophistication



Development Summary

Residences

- Number of units: 144
- Unit Types: 1BR, 2BR and 3BR Simplex Apartments
3BR and 4BR Garden Villas
5BR Penthouses – duplex
- Building Configuration:
 - 2 Basements
 - Ground Floor & First Floor with indoor amenities
 - Second floor with outdoor amenities
 - 3rd to 17th Typical floors
 - 18th to Roof Floor Penthouse units



Development Summary



TYPE	Total units	Min Area (Sqft)	Max Area (Sqft)	Avg Area (Sqft)
1BR	57	775	1,417	1,037
2BR	61	1,221	1,951	1,556
3BR	15	2,074	2,306	2,227
Garden villa	9	2,372	4,725	2,936
Penthouse	2	7,801	7,844	7,822
Grand Total	144	758	7,844	1,593

USPs

Project Identity – Stellar is the first fashion-branded residences on Yas Island, fusing couture design with contemporary island living

Prime Location – Situated in Yas Bay, at the heart of Yas Island’s leisure and cultural hub, with seamless access to entertainment, retail, dining, and waterfront attractions.

Design & Lifestyle – Couture-inspired interiors, panoramic sea and park views, lush landscapes, and premium wellness-oriented amenities.

Unique Selling Proposition – limited, exclusive residences crafted with high-end finishes and timeless elegance. A lifestyle of prestige and sophistication for discerning buyers and investors



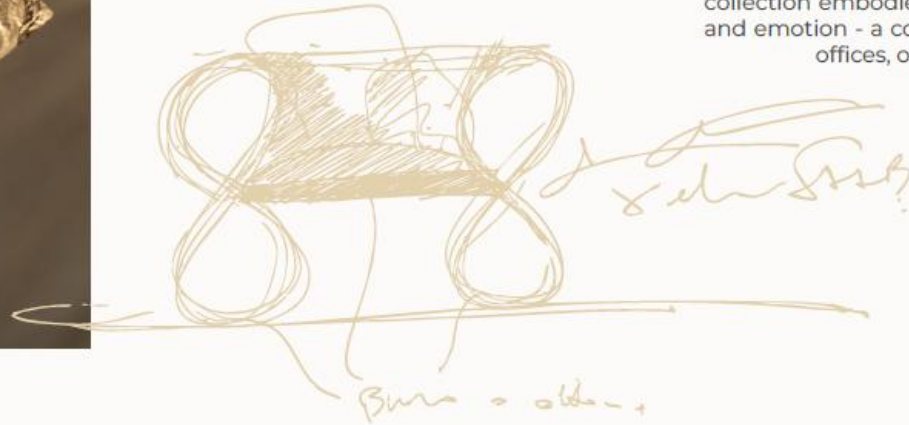


ELIE SAAB

MAISON

The ELIE SAAB Maison furniture collection is the result of the creative collaboration between Elie Saab and Carlo Colombo, brought to life under license by Corporate Brand - A++ Group. It translates the Maison's distinctive aesthetic into the world of interiors, blending cultural heritage with contemporary design to create a refined and global vision of living.

Crafted in Italy, every piece reflects a continuous pursuit of excellence in craftsmanship, fabrics, textures, and finishes. With its organic shapes and harmonious proportions, the collection embodies ELIE SAAB's vision of the home as a living expression of elegance and emotion - a complete interior world that spans living and dining areas, bedrooms, offices, outdoor spaces, kitchens, wardrobes, rugs, and home décor.





















THE AMENITIES



Signature Amenities

A thoughtfully curated collection of lifestyle amenities designed to enrich everyday living with comfort and connection.

-  Residents Lounge
-  Conference room
-  Gym
-  Outdoor Swimming Pool
-  Kids Swimming Pool
-  BBQ Area
-  Indoor & Outdoor Cinema
-  Indoor & Outdoor Kids Play Area
-  Outdoor Pickleball court
-  Outdoor Yoga & Stretching Area
-  Landscape Area & Water Feature
-  Pool Side Sitting Area
-  Drop off Area & Valet Parking
-  EV Charging spaces
-  Exclusive access to Crest Park
-  Dedicated parking for residents and visitors



POOL

- Swimming Pool
- Pickleball court
- Yoga & Stretching Area
- Landscape Area
- Pool Side Sitting Area
- Kids Swimming Pool
- BBQ Area
- Outdoor Cinema
- Outdoor Kids Play Area



GYM

SAUNA
&
CHANGING ROOMS



CINEMA



KIDS' LOUNGE



RESIDENTS' LOUNGE

INDOOR



RESIDENTS' LOUNGE
OUTDOOR



CONFERENCE ROOM



FLOOR PLANS & UNIT LAYOUTS

GARDEN VILLAS

Ground Floor



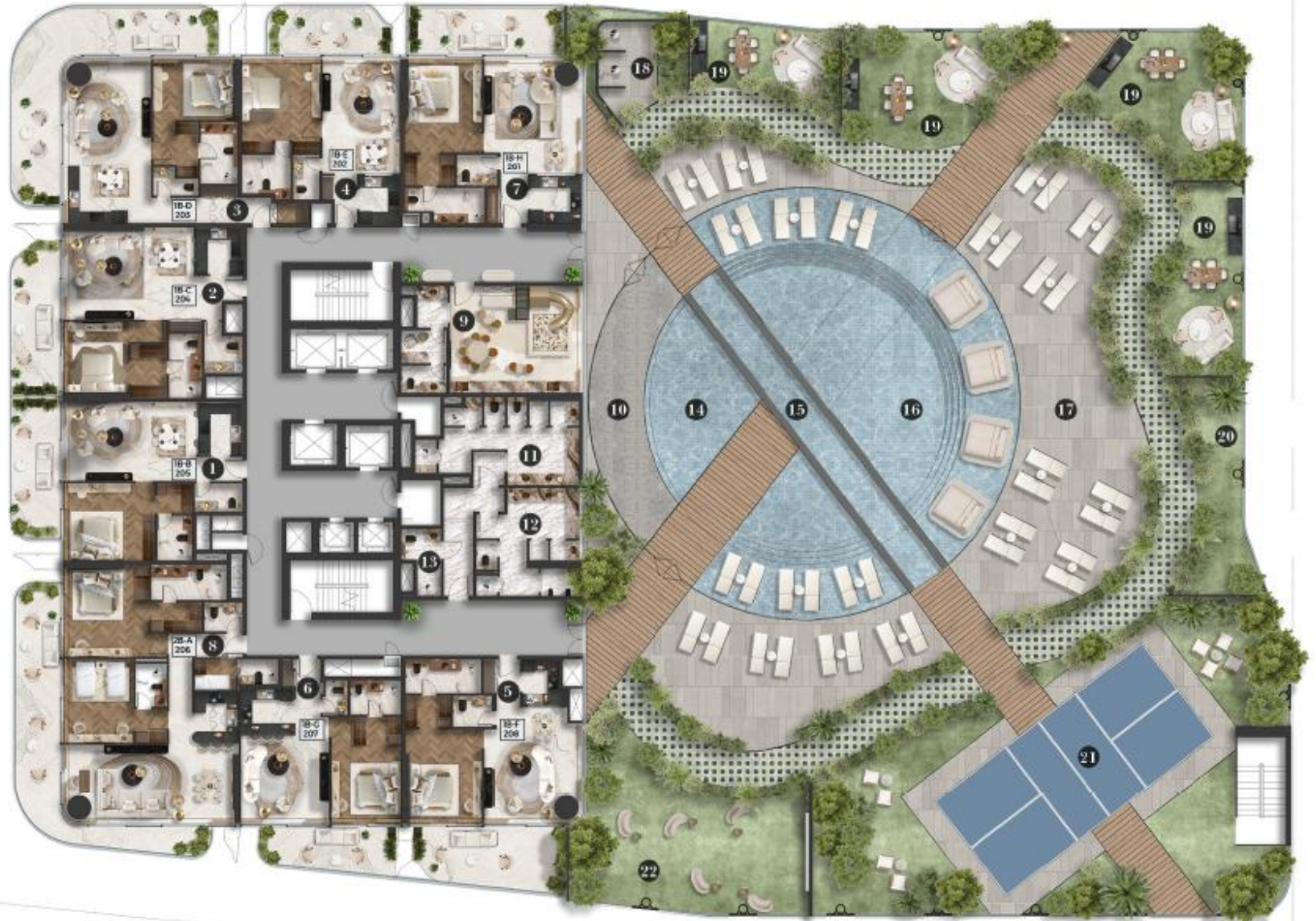
GARDEN VILLAS

First Floor



APARTMENTS

2nd Floor





GARDEN VILLAS
3 - 4 Bedrooms







GARDEN VILLA

4 Bedroom



Ground Floor

No. of Units = 1

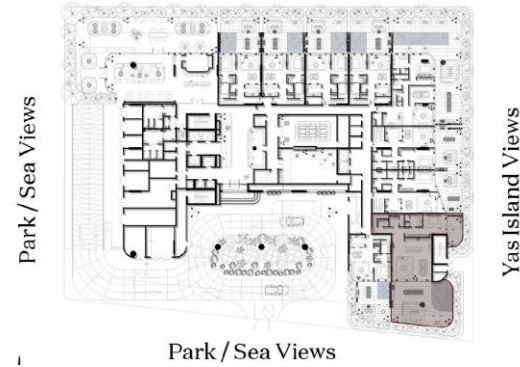
Total Area = 3774 ft²



First Floor

Key Plan

Community View



Park / Sea Views

Yas Island Views

Park / Sea Views



GARDEN VILLA

3 Bedroom



Ground Floor

No. of Units = 1

Total Area = 2400.5 ft²



First Floor

Key Plan



Park / Sea Views

Yas Island Views

Park / Sea Views



APARTMENTS
1 - 3 Bedrooms



APARTMENTS

Typical





APARTMENT

1 Bedroom

No. of Units = 1

Total Area = 1417.4 ft²



APARTMENT

2 Bedroom

No. of Units = 7

Total Area = 1367 ft²




APARTMENT

3 Bedroom

No. of Units = 7

Total Area = 2303 ft²

A modern bathroom with a large, curved, white marble bathtub in the foreground. To the right, there is a white vanity with a round mirror above it and a gold-colored sink. A large window on the left side of the room offers a view of a city skyline, including a prominent tower. A potted plant is visible in the lower-left corner. The overall aesthetic is clean and contemporary.

DUPLEX PENTHOUSES

5-Bedroom



PENTHOUSES

18th & Roof Floor







PRICES STARTING FROM

Apartments

1 Bedroom

2.2M AED

2 Bedroom

3.9M AED

3 Bedroom

Upon Request

Garden Villas

3 Bedroom
Garden Villa

5.3M AED

4 Bedroom
Garden Villa

7.5M AED

Penthouses

5 Bedroom

Upon Request

Payment Plan

40:60

Till completion

ON-SIGNING

5%

CONSTRUCTION

35%

ON COMPLETION

60%

INSTALLMENTS

DUE DATE

PERCENTAGE

Downpayment	On Booking 2025	5%
SPA Signing	SPA	5%
Installment 1	June 2026	5%
Installment 2	December 2026	5%
Installment 3	June 2027	5%
Installment 4	December 2027	5%
Installment 5	June 2028	5%
Installment 6	September 2028	5%
Handover	On Handover Date	60%

Expected Service
Charge

AED 22 / SQFT

Brokers Commissions

5%

Client Registration Process

- CIF form filled and signed by client and broker with client information (EID and passport)
- 50,000 AED cheque UNDER buyer's name
- International buyers transfer to bank account
- Eoi will then be shared with the broker and client via the sales team
- For more information, kindly liaise with **Royal Development Company** sales agents.

PROJECT DEVELOPER



DEVELOPMENT MANAGER



THANK YOU

A sunset over the ocean with a sailboat on the horizon. The sky is filled with soft, golden clouds, and the sun is low on the horizon, creating a warm, golden glow. The ocean is dark with gentle waves. A small sailboat is visible on the horizon line, positioned between the 'L' and 'A' of the word 'STELLAR'.

STELLAR

BY ELIE SAAB

Q&A

www.thestellarresidences.com