المدينة المستدامة - جزيرة ياس
THE SUSTAINABLE CITY - YAS ISLAND
ALDAR
DIAMOND DEVELOPERS

LIFE AS IT SHOULD BE

EVERYTHING WE DO COMES FROM THE HEART

Aldar Properties is one of the UAE's most trusted and recognised real-estate lifestyle developers. Our duty is to make Abu Dhabi feel like home for everyone, every day. That's why we do more than build properties, we strive to shape communities where people love to live, in homes that brim with everything they love.

REVENUE
AED 8.58 BN
FY 2021

NET PROFIT
AED 2.3 BN
FY 2021

NET PROFIT
AED 2.6 BN
FY 2021

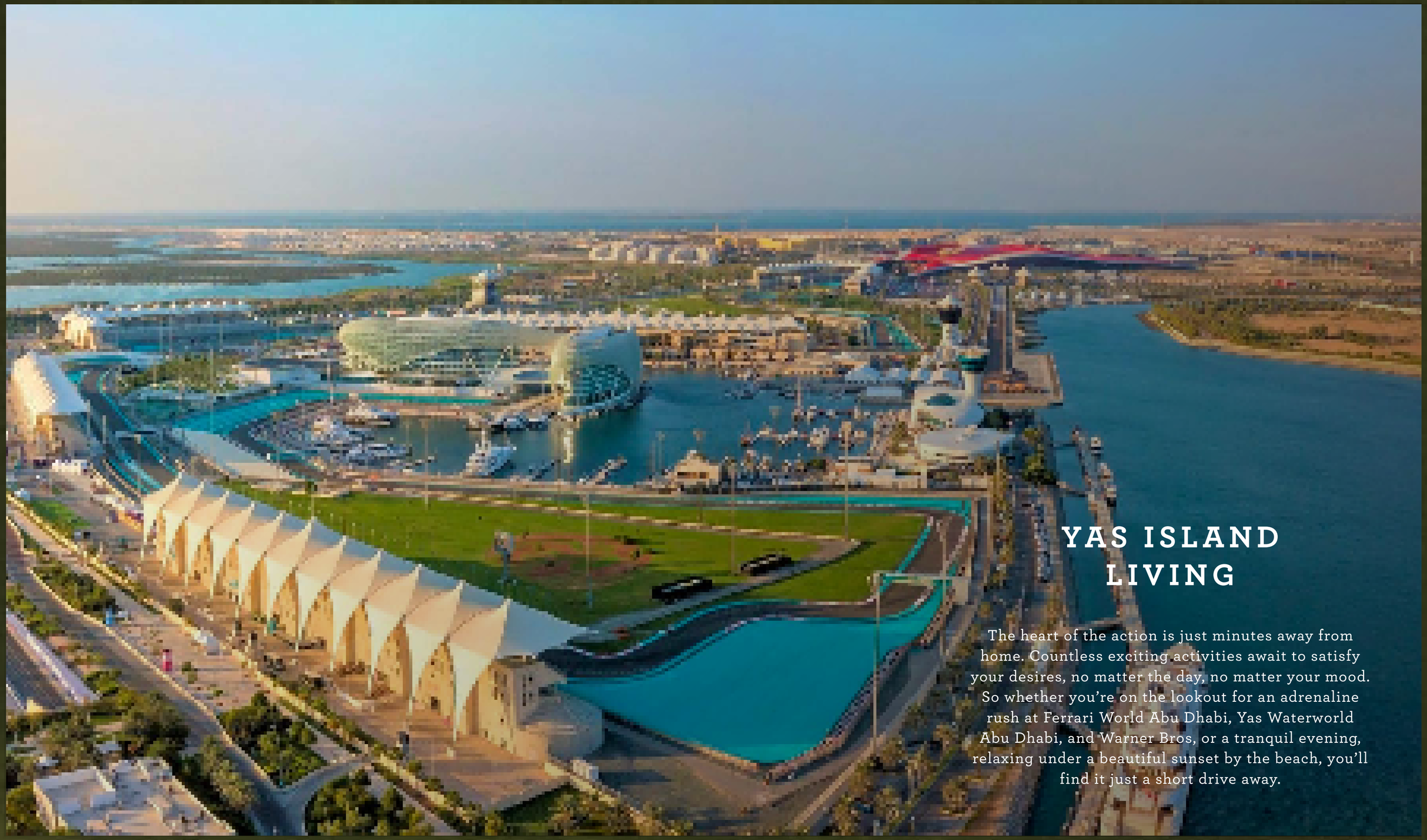
GROUP SALES
AED 3.12 BN
Q2 2022

INVESTMENT PORTFOLIO INCREASE
AED 1.0 BN
FY 2021

REVENUE SALES
AED 7.2 BN
FY 2021

THIS IS ABU DHABI

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



YAS ISLAND LIVING

The heart of the action is just minutes away from home. Countless exciting activities await to satisfy your desires, no matter the day, no matter your mood. 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, you'll find it just a short drive away.

LEA YAS ISLAND
YAS BEACH
YAS ACRES THE MAGNOLIAS
YAS ACRES THE DAHLIAS
YAS PARK VIEWS
YAS SCHOOL
YAS ACRES
THE SUSTAINABLE CITY
ADNOC SERVICE STATION
YAS FAMILY PARK
YAS PARK GATE
NOYA LUMA
NOYA VIVA
YAS ACRES GOLF CLUB
NOYA
ADNOC SERVICE STATION
WEST YAS
YAS ISLAND
YAS PARK NORTH
YAS PARK 2
WARNER BROS WORLD™ ABU DHABI
IKEA ABU DHABI
YAS GATEWAY PARK NORTH
WEST YAS WATERFRONT PARK
YAS MALL
YAS PARK 1
YAS WATERWORLD ABU DHABI
CLYMB ABU DHABI
SEA WORLD ABU DHABI
ANSAM
FERRARI WORLD ABU DHABI
YAS GOLF COLLECTION
WATER'S EDGE
DU ARENA
YAS LINKS GOLF COURSE
YAS MARINA CIRCUIT
W ABU DHABI
YAS MARINA ABU DHABI
MAYAN
YAS PLAZA
YAS BEACH CLUB
ETIHAD ARENA
YAS BAY
AL ZEINA
AL MUNEERA
AL BANDAR
AL HADEEL
ABU DHABI INTERNATIONAL AIRPORT
15 MINUTES
ALDAR HQ
AL RAHA BEACH
KHALIFA CITY

MASTER PLAN

Invest in a city that's made for today by the creators of a better tomorrow. Not only will you significantly save on water and electricity bills, but thanks to the circular economy implemented in the city, you will also pay zero maintenance fees.

SUSTAINABLE LIVING

Living sustainably is an important practice for saving the environment and using our resources efficiently. A sustainable lifestyle has many benefits. Lower utility bills, fuel costs and food wastage all mean saving on money. Lower air pollution, cleaner eating habits and more exercise improves your health. Reducing environmental damage, carbon footprint and emissions also helps save the planet. Making a few positive changes can make a real difference because sustainable living is all about meeting our needs without compromising on our quality of life.

WELCOME HOME

Go back to basics in a world-changing development made for today by the creators of a better tomorrow. A lively and close-knit community that beats to the melody of nature, using its resources consciously and smartly. Here, you can run freely, breathing the cleanest air as electric buggies replace cars, you can grow a peaceful relationship with all beings around you and shift to a calm and soothing lifestyle.

STUNNING SUSTAINABLE TOWNHOUSES & CONDOS

A leading community that spans across 39.5 hectares of land, gathering 864 residential units comprised of 400 townhouses and 464 condos intertwined with nature where sustainability, comfort, and design meet.

LIFE AS IT SHOULD BE

This is your call to live a sustainable life. Move to a conscious environment that fosters respect towards the earth and all creatures that share it, make the little pleasures your luxuries and start living life as it should be.

WHAT MAKES US SUSTAINABLE?

We believe in a holistic approach to sustainability, covering the social, environmental and economic pillars. All these elements work in harmony to create a strong community leaving a powerful impact on the world.

SOCIAL SUSTAINABILITY

The outdoor and indoor facilities are more than just spaces to maintain a healthy lifestyle, they're an opportunity to bond with a conscious community and thrive together.

COMMUNITY FACILITIES

- Equestrian Center
- Autism Center
- Indoor and outdoor sports and leisure facilities including basketball courts, a football field and paddle tennis court
- Community Center
- Children's playgrounds
- Animal sanctuary
- School & nursery
- Running & cycling tracks
- A green and sustainable mosque
- Community swimming pool
- Mosque
- Skate park
- Dog park
- Green paths
- Residential pocket gardens

MASTER PLAN

1 Main Entrance
2 Secondary Entrance
3 Community Ring Road
4 Visitors Parking
5 Mosque
6 F & B
7 Central Plaza
8 School & Nursery
9 Autism Village - FD
10 Equestrian Stables
11 Outdoor Arena
12 Animal Sanctuary
13 Gym & Swimming Pool
14 Sports Court
15 Resident's Car Parking
16 Green Spine
17 Resident's Pocket Park
18 Community's Swimming Pool

THE BEATING HEART OF THE CITY

A central green spine that extends 750 meters is home to numerous outdoor and indoor facilities such as green domes, urban farms, playgrounds, sports courts, cycling, jogging and equestrian tracks.

EQUESTRIAN CENTER

Fall in love with the art of horsemanship

SANAD

Dedicated to building a strong and lasting foundation for children with autism by optimising the potential of each child, Sanad provides pathways into society for individuals and a support system that focuses on the whole family.

A HEALTHY COMMUNITY FOR A HEALTHY PLANET

Numerous sports and leisure facilities are at your disposal to get those endorphins going.

COMMUNITY CENTER

Find a versatile mix of commercial outlets just meters away from home.

ENVIRONMENTAL SUSTAINABILITY

The Sustainable City Yas Island is a self-sufficient development, strategically designed to make the best use of natural resources, renewable energies, sustainable materials, and soft mobility.

CLEAN ENERGY

Our region's climate is an opportunity. Rooftop solar panels power the whole city to meet most of the community's needs.

SMART USE OF WATER

Water is a precious resource that's preserved wisely using state-of-the-art techniques.

WASTE MANAGEMENT

Our goal is to keep waste out of landfills, that's why the city uses an advanced infrastructure of waste separation.

URBAN FARMS

Enjoy the bounty of your harvest. The city offers different farming alternatives to produce chemical-free fruits and veggies, from biodomes to pocket gardens.

SOFT MOBILITY

Live in a car-less city where soft mobility is encouraged. Whether you hop into an electric buggy, get on your bike, or just go by foot, you can move around the city with zero carbon emissions.

SUSTAINABLE MATERIALS

Sustainability comes from the core. All buildings will be designed with high efficiency, using low carbon materials, to reduce emissions.

FLOOR PLANS AND FINISHES OPTIONS

1 BEDROOM CONDO

GROUND FLOOR
TYPE 1A

GSA AREA= 67.71 SQ.M

1 BEDROOM CONDO

GROUND FLOOR
TYPE 1B

GSA AREA= 69.78 SQ.M

1 BEDROOM CONDO

FIRST FLOOR
TYPE 1C

GSA AREA= 75.45 SQ.M

1 BEDROOM CONDO

FIRST FLOOR
TYPE 1E

GSA= 67.18 SQ.M

1 BEDROOM CONDO

FIRST FLOOR
TYPE 1F

GSA AREA= 69.34 SQ.M

2 BEDROOM CONDO + MAID

GROUND FLOOR
TYPE 2A

GSA= 100.28 SQ.M

2 BEDROOM CONDO

FIRST FLOOR
TYPE 2B

GSA= 102.14 SQ.M

3 BEDROOM CONDO

GROUND FLOOR

GSA= 144.25 SQ.M

3 BEDROOM TOWNHOUSE

GROUND FLOOR

GSA = 272.69 SQ.M

3 BEDROOM TOWNHOUSE

FIRST FLOOR

GSA = 272.69 SQ.M

4 BEDROOM TOWNHOUSE

GROUND FLOOR

GSA = 312.38 SQ.M

4 BEDROOM TOWNHOUSE

FIRST FLOOR

GSA = 312.38 SQ.M

ATTENTION TO DETAIL IN EVERY CORNER

MATERIAL FINISHES: KITCHEN, BEDROOM, BATHROOM, WARDROBES, AND INTERNAL DOORS

Light Theme - Townhouse

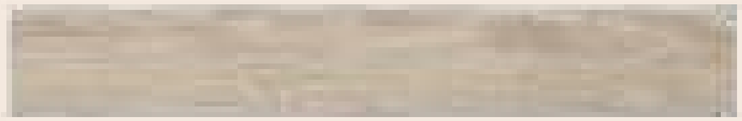
VILLA

Porcelain Tile Flooring

Main Door - Laminate Wood Finish

KITCHENS

Countertop & Backsplash - Corian Quartz

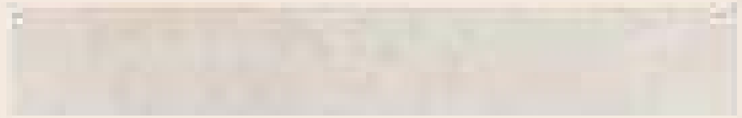


Porcelain Tile Flooring

Cabinets and Wardrobes - White Laminate

BATHROOMS

Accent Wall - Porcelain



Bathroom Wall & Floor - Porcelain Tile Ivory

Joinery Internal Doors - Laminate Wood Finish

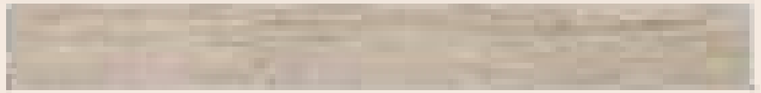
Bathroom Vanity - Corian Sparkling Wite

ATTENTION TO DETAIL IN EVERY CORNER

MATERIAL FINISHES: KITCHEN, BEDROOM, BATHROOM, WARDROBES, AND INTERNAL DOORS

Light Theme - Condos

CONDO



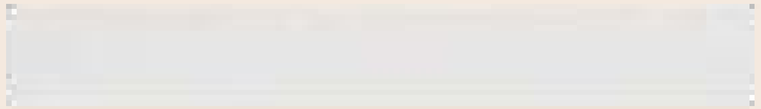
Porcelain Tile Flooring

Main Door -
Laminate Wood Finish

KITCHENS

Countertop - Corian

Porelain Tile Flooring

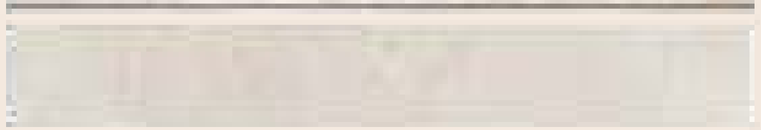


Cabinets & Wardrobes -
White Laminate

Backspalsh - Back Painted
White Glass

BATHROOMS

Accent Wall - Porcelain



Bathroom Wall & Floor -
Porcelain Tile Ivory

Joinery Internal Doors -
Laminate Wood Finish

Bathroom Vanity -
Corian Sparkling Wite

ATTENTION TO DETAIL IN EVERY CORNER

MATERIAL FINISHES: KITCHEN, BEDROOM, BATHROOM, WARDROBES, AND INTERNAL DOORS

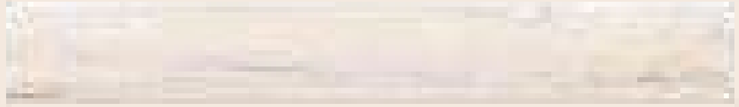
Dark Theme - Condos

VILLA

Porcelain Tile Flooring

Main Door -
Laminate Wood Finish

KITCHENS



Countertop - Corian

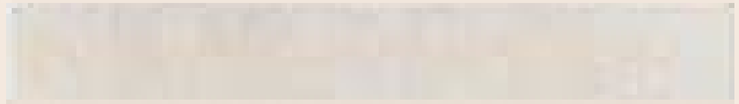
Porcelain Tile Flooring

Cabinets & Wardrobes -
Laminate Solid Color

Backsplash - Back Painted
White Glass

BATHROOMS

Accent Wall - Porcelain



Bathroom Wall & Floor -
Porcelain Tile

Joinery Internal Doors -
Laminate Wood Finish

Bathroom Vanity-
Corian Sparkling Wite

ATTENTION TO DETAIL IN EVERY CORNER

MATERIAL FINISHES: KITCHEN, BEDROOM, BATHROOM, WARDROBES, AND INTERNAL DOORS

Dark Theme - Townhouse

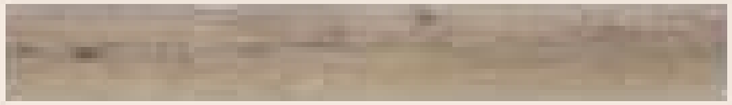
VILLA

Porcelain Tile Flooring

Main Door -
Laminate Wood Finish

KITCHENS

Countertop & Backsplash -
Corian Quartz

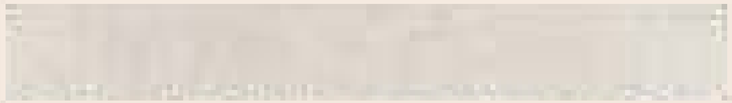


Porcelain Tile Flooring

Cabinets and Wardrobes -
Laminate Solid Color

BATHROOMS

Accent Wall - Porcelain



Bathroom Wall & Floor -
Porcelain Tile Ivory

Joinery Internal Doors -
Laminate Wood

Bathroom Vanity -
Corian Sparkling White

Jack & Jill Bath -
Vanity Corian Carrara Crema

YAS LINKS GOLF CLUB, ABU DHABI

W ABU DHABI, YAS MARINA

A luxury playground for the day or the weekend, right at the buzzing heart of Yas Island.

7 restaurants & cafés

W Spa

FIT Gym

Kids Zone

YAS MALL, ABU DHABI

Shopping 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.

250 stores

65 restaurants & cafés

VOX Cinema

Kidzania

YAS PLAZA HOTELS, YAS ISLAND

Stay connected at one of six international hotels at the heart of Yas Island, just minutes from the UAE's biggest global attractions.

6 hotels

10 restaurants

Yas Island attraction offers

YAS PARK

A NATURAL HAVEN FOR THE
YOUNG AND YOUNG AT HEART.

- Sports courts
- Bike tracks
- Interactive area with bounce parks
- Oasis adventure
- Cafe and restaurant space
- Tranquil green spaces
- Basketball courts
- Short golf course

CONNECTED TO EVERYTHING

Discover 25km² of pure entertainment on Yas Island, where a morning in the mall can turn into an afternoon at a waterpark, followed by dinner at an F1 racetrack.

YAS BAY
A new waterfront destination that transports you to an instant holiday. Hotels, restaurants, events and entertainment–where will it take you?

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

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

YAS BEACH CLUB
Take a dip in the peaceful infinity pool or let the little ones loose in the kids pool. There's something for everyone at Yas Beach Club.

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

TWOFOUR54
The home of media and entertainment is now on Yas Island. A campus where over 470 media companies innovate, collaborate, and create.

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.

YAS GATEWAY PARK
Grab your picnic basket and seek out a shaded spot for lunch at this hidden haven, located just minutes from Yas Acres.

CLYMB ABU DHABI
Gear up for the region's ultimate adventure hub, complete with the world's tallest indoor skydiving flight chamber and climbing walls.

IKEA ABU DHABI
Your favourite one-stop destination for all things home and garden. But don't leave without a trip to the café for some famous Swedish meatballs.

THE FOUNTAINS
Next to Yas Mall, you'll find The Fountains. A spectacular musical water and light show that sets the perfect backdrop to dinner.

HAPPIEST COMMUNITY

Happiness comes easy when you live surrounded by nature, in a harmonious community that leaves a positive footprint on the world. That's why our sister development, The Sustainable City Dubai is a proud holder of the Happiest Community in the GCC award. We can't wait to see what this new community will achieve!

ALDAR SQUARE
Next to Yas Mall, Abu Dhabi

800 25327
International: +971 2 810 6400
sales@aldar.com

Working Hours
Mon–Fri
8:00 AM–4:00 PM

DUBAI SALES CENTRE
Al Manara, Sheikh Zayed Road, Dubai

800 25327
International: +971 2 810 6400
sales@aldar.com

Working Hours
Mon–Fri
8:00 AM–4:00 PM

800ALDAR | ALDAR.COM

ALDAR