



جزيرة ياس  
**YAS ISLAND**  
أبوظبي ABU DHABI

## Project Summury

The plot is located in Yas West in Yas Island in Abu Dhabi. A vibrant Yas Island townhouses & Apartments community in the sweet spot between city and nature, energy and quiet, freedom and belonging

The Project is unique and contemporary high-end residential buildings, offering the complete Yas Island lifestyle and near to canal views.

The Community is surrounded by parks, schools, mosques, and community retails, all within walking distance from The Waterfront.

The residential floors are located starting from Ground Floor up to Level 16. Part of the Roof Floor is dedicated for the amenities of the building. There are mix of units between Apartments & Townhouses.

## Project Details

- Type: Residential
- Plot Area : 75,000.00 sq.m
- Total Height : 64.00 m
- Levels : 2 Basment + Ground + 16 Floors

## Amenities & Services

- 594 Private Parkings for unit
- Large Swimming Pool
- Kids' Swimming Pool
- Gymnasium
- Kids Play Areas
- 6 Large Elevators
- Shaded Seating Areas
- Landscape Areas
- BBQ Areas
- 2 Large Lobbies
- Pets Area

## Location Features

- 10 minutes walking to Yas Beach
- 05 minutes driving to Etihad Arena
- 05 minutes driving to Ferrari World
- 10 minutes driving to Yas Mall
- 10 minutes driving to Yas Water World
- 10 minutes driving to Warner Bros World
- 15 minutes driving to Abu Dhabi International Airport
- 25 minutes driving to Louvre Museum
- 25 minutes driving to Saadiyat Island



## Unit Features

- Private Balconies / Terraces as per unit plan
- Kitchen cabinets and countertops
- Fully tiled bathrooms, in-suites and guest toilets wherever applicable
- Built-in wardrobes in bedrooms
- Double glazed windows
- Satellite master antenna and fibre optic conection for high speed internet access.
- Central air conditioning
- Vanity units & Mirrors
- Some bedrooms with private bathroom





جزيرة ياس  
**YAS ISLAND**  
أبوظبي ABU DHABI

## Unit Mix

Contains different types:

- 16 Four Bedroom Townhouses (G+2)
- 101 Studio Apartments
- 173 One Bedroom + Dining Room
- 132 Two Bedroom + Dining Room
- 76 Three Bedroom + Dining Room
- 9 Four Bedroom Penhouses + Maid Room

**Total No. of Units : 507 units**

