

A rendering of the Waldorf Astoria Residences Yas building, a modern, multi-story structure with a curved facade and extensive greenery on its balconies. The building is set against a backdrop of palm trees and a clear sky. In the foreground, a man and a young girl are walking on a paved path, and a woman is standing nearby. The building features large glass windows and doors, and a prominent entrance with a sign that reads 'WALDORF ASTORIA' and 'RESIDENCES · YAS'.

WALDORF ASTORIA®  
RESIDENCES · YAS



WA  
WALDORF ASTORIA®  
RESIDENCES • YAS

\*COMPUTER GENERATED IMAGES

# AN ICONIC PARTNERSHIP

Aldar, the UAE's most trusted real estate developer, has partnered with Waldorf Astoria, a *130-year-old* name synonymous with *timeless hospitality*, to curate an exquisitely furnished residence.

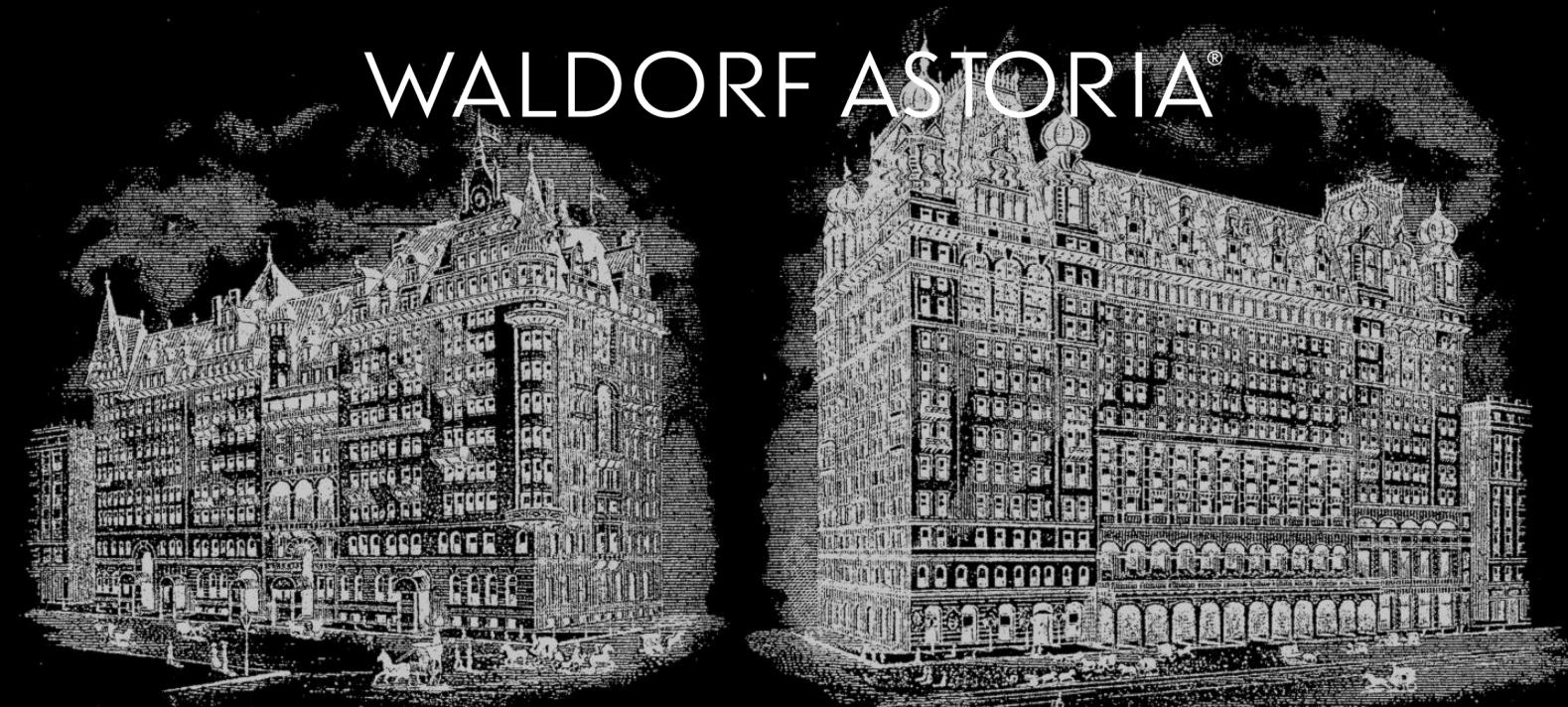
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A legendary collaboration that brings the rare privilege of experiencing the *first* Waldorf Astoria Residences in Abu Dhabi.





WALDORF ASTORIA®



THE WALDORF

THE ASTORIA

DEFINING ICONIC LUXURY  
THROUGH HISTORY AND SERVICE

# A RESIDENCE *Like No Other*

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From the moment it opened its doors, the *Waldorf Astoria* embodied the grandeur of a true palace in New York City. Its halls welcomed cultural icons, political leaders, musicians, and global dignitaries, all drawn to its opulent suites and iconic spaces. With service that defined excellence, the *Waldorf Astoria* set the gold standard for American hospitality.



## THE *Global Standard* IN PRIVATE LIVING

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Waldorf Astoria offers a global portfolio of residences that blend the privacy and comfort of home with exceptional amenities and attentive, personalized service. As part of Hilton's portfolio of 22 world-class brands, Waldorf Astoria reflects the excellence of a global hospitality leader.

# A LEGACY OF EXCELLENCE, NOW BROUGHT TO *Yas Island*

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The *Waldorf Astoria*'s unwavering commitment to luxury, personalized service, and world-class amenities sets the stage for an extraordinary new chapter in Yas Island's residential offerings.





**WALDORF ASTORIA®**  
RESIDENCES • YAS

TO DUBAI  
50 MINUTES  
>

ZAYED INTERNATIONAL  
AIRPORT

TO DOWNTOWN ABU DHABI  
30 MINUTES  
<

## A WORLD-CLASS LIFESTYLE, *Yas Island*

Yas Island is not merely a lifestyle destination – it defines the rhythm of extraordinary living, all within one unparalleled setting.

*Discover your place* amid the prestige of the F1® racetrack, championship golf courses, world-class dining, iconic entertainment, and a vibrant coastline where every moment is alive with possibility.



# YAS MARINA THE HEARTBEAT OF YAS ISLAND

From your residence, witness the stage of speed as motorsport history unfold at the iconic Yas Marina Circuit that transforms Abu Dhabi into a global racing capital every season. Host to the most dramatic twilight race in Formula 1™, the circuit's distinctive architecture with its sweeping curves stands as a symbol of engineering excellence and competitive spirit.



# ABOUT YAS LINKS

Designed by legendary course architect *Kyle Phillips*, Yas Links is the first true links course in the Middle East, shaped by the natural contours of the coastline.

Ranked among the *world's Top 30 golf courses* and host to the *European Tour*, its lush fairways and tidal mangroves form a living canvas that evolves with the shifting light of day.

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*From your residence, every day unfolds with a view that is truly unrivaled in the region.*

WALDORF ASTORIA RESIDENCES YAS



# A LIFE OF TIMELESS ELEGANCE

Welcome to first-ever Waldorf Astoria Residences Yas on the dynamic Yas Island, Abu Dhabi. Embrace a lifestyle of *timeless elegance* in a limited collection of fully furnished 1 to 3-bedroom apartments, set against the backdrop of Yas Links and Yas Marina Circuit.

*Enjoy unparalleled views, and the Waldorf Astoria's signature service in a residence designed for a life beyond compare.*



EXQUISITE LIVING,  
REFINED BY *Waldorf Astoria*

Every element of your residence is elevated by  
*Waldorf Astoria*'s legendary service—refined over a  
century of serving the world's most discerning guests—  
creating an exceptional experience that extends well  
beyond your home.



Courtesy of Waldorf Astoria New York

# TIMELESS SERVICES



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24/7 HOTEL STYLE CONCIERGE SERVICE  
DOORMEN & BELLBOYS  
VALET SERVICE  
CONCIERGE LAUNDRY SERVICES  
BRANDED POOL TOWELS & TOILETRIES  
HOUSEKEEPING (ADDITIONAL CHARGE)  
CHILDREN PLAY ATTENDANTS

# KEY FACTS

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TYPES OF RESIDENCES  
FULLY FURNISHED  
1-3 BEDROOM RESIDENCES

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TOTAL RESIDENCES  
123 RESIDENCES

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STATUS  
AVAILABLE FOR SALE

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HANOVER  
EXPECTED COMPLETION *Q4, 2028*



WALDORF ASTORIA RESIDENCES YAS

*DISTINCTIVE*  
BY DESIGN

\* COMPUTER GENERATED IMAGES

# *DISTINCTIVE* BY DESIGN

## ONE

The plot sits directly on Yas Links golf course and offers uninterrupted waterfront views.

## TWO

Three interconnected buildings linked by a central bridge that houses all key amenities.

## THREE

The development features floor-to-ceiling windows that frame spectacular views of *Yas Links*, the *F1®* circuit, and the *Arabian Gulf*, complemented by expansive balconies that extend the living space outdoors.

# PRIVILEGES BEYOND COMPARE

At *Waldorf Astoria Residences Yas*, home is more than a private space – it's a gateway to a curated collection of amenities, each crafted to elevate life's finest moments.

1. OWNERS LOUNGE
2. POOL AREA
3. TREATMENT/SPA ROOM
4. GYM
5. CINEMA
6. MEDIA ROOM
7. GAME ROOM
8. GOLF SIMULATOR ROOM
9. KIDS CLUB
10. MULTI-PURPOSE ROOM
11. MEETING/PRIVATE DINING ROOM
12. KITCHEN



TREATMENT/SPA ROOM

\* COMPUTER GENERATED IMAGES



WALDORF ASTORIA RESIDENCES YAS



GYM

\* COMPUTER GENERATED IMAGES



WALDORF ASTORIA RESIDENCES YAS



## CINEMA

\* COMPUTER GENERATED IMAGES

WALDORF ASTORIA RESIDENCES YAS





## POOL AREA

\*COMPUTER GENERATED IMAGES



## POOL AREA

\* COMPUTER-GENERATED IMAGES

WALDORF ASTORIA RESIDENCES YAS



\*COMPUTER GENERATED IMAGES

WALDORF ASTORIA RESIDENCES YAS

JI  
ALDAR



\*COMPUTER GENERATED IMAGES

WALDORF ASTORIA RESIDENCES YAS



\* COMPUTER GENERATED IMAGES



WALDORF ASTORIA RESIDENCES YAS



\*COMPUTER GENERATED IMAGES

WALDORF ASTORIA RESIDENCES YAS



\*COMPUTER GENERATED IMAGES

WALDORF ASTORIA RESIDENCES YAS

# *FLOOR PLANS*

THOUGHTFULLY DESIGNED SPACES

Discover fully furnished homes crafted for both beauty and functionality, where every square inch serves a purpose while maintaining an aesthetic of effortless elegance.



The clock as it appeared at the Chicago World's Fair, 1893.

The *Waldorf Astoria* has a storied history tied to precision and grandeur (famously housing the Waldorf Clock in every lobby). Each unit honours the Waldorf heritage while evoking the mastery of fine timepieces—symbolising permanence, craftsmanship, and an unwavering standard of excellence.



WALDORF ASTORIA®



# THE *Pendulum* COLLECTION

## 1 BED – TYPE A

## *AVG Unit Size*

119 - 155 SQM



DARK

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



## LIGHT

WALDORF ASTORIA RESIDENCES YAS



# THE *Pendulum* COLLECTION

## 1 BED – TYPE B

## *AVG Unit Size*

119 - 155 SQM



DARK



## LIGHT

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WALDORF ASTORIA RESIDENCES YAS

## Classification : Internal General Purpose

# THE *Horology* COLLECTION

## 1 BED — DUPLEX

AVG Unit Size  
GSA

115 SQM



DARK

LIGHT

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WALDORF ASTORIA RESIDENCES YAS

Classification : Internal General Purpose

AVG Unit Size  
GSA

206 SQM



DARK

## THE *Chronograph* COLLECTION 2 BED + STUDY — TYPE A



LIGHT

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WALDORF ASTORIA RESIDENCES YAS



## *AVG Unit Size*

206 SQM



DARK

# THE *Chronograph* COLLECTION

## 2 BED + STUDY — TYPE B



## LIGHT

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WALDORF ASTORIA RESIDENCES YAS

## Classification : Internal General Purpose

AVG Unit Size  
GSA

269 SQM



DARK

## THE *Perpetual* COLLECTION 3 BED + STUDY — TYPE A



LIGHT

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WALDORF ASTORIA RESIDENCES YAS

AVG Unit Size  
GSA

267 SQM



DARK

## THE *Perpetual* COLLECTION 3 BED + MAID — TYPE B



LIGHT

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WALDORF ASTORIA RESIDENCES YAS

# FLOOR PLATES

\*COMPUTER GENERATED IMAGES



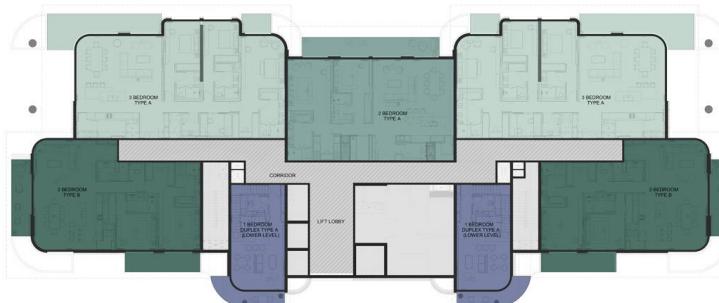
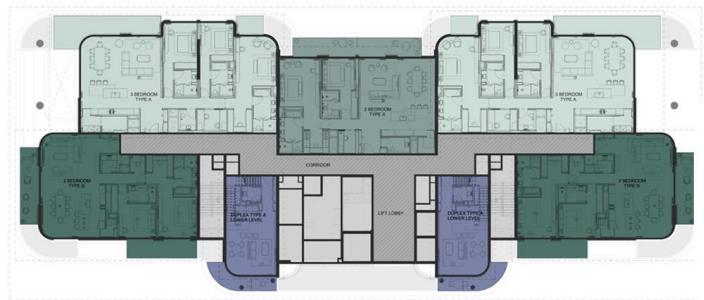
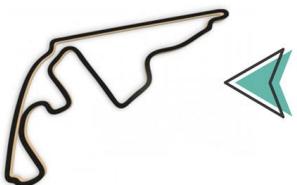
LEGENDS:	
APARTMENT	
3 BEDROOM	
2 BEDROOM	
2 BEDROOM	
1 BEDROOM DUPLEX	



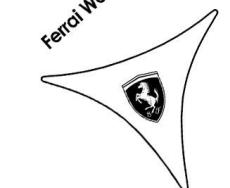
Golf Course View



Yas Marina Circuit View



Ferrari World View



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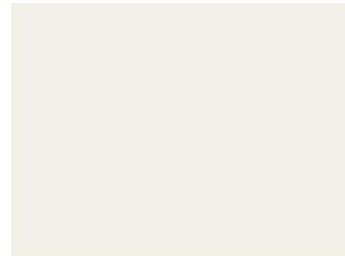




#### TIMELESS REFINEMENT

*Waldorf Astoria Residences Yas* celebrates the art of personalisation, offering two design palettes: light and dark. Both palettes have been meticulously developed to complement the architecture and views. From hand-selected stone to bespoke metal accents, every finish reflects a dignified luxury that feels distinctly contemporary.

## LIGHT



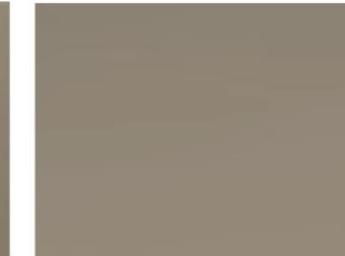
GENERAL CEILING PAINT  
MATT PAINT



KITCHEN INTERIOR  
MELAMINE



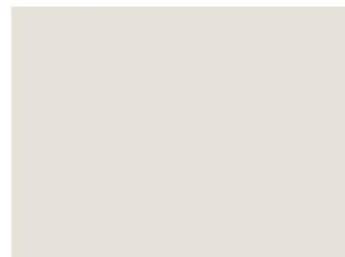
KITCHEN & WARDROBE  
BRONZE REFLECTIVE  
GLASS



KITCHEN & WARDROBE EXTERIOR  
EMBOSSED LACQUER



WARDROBE DRAWERS & SHELF  
(MASTER BEDROOM) LEATHER  
LOOK AND FEEL



GENERAL WALL  
PAINT MATT PAINT



KITCHEN EXTERIOR &  
WARDROBE INTERIOR  
WOOD LOOK MELAMINE



KITCHEN & WARDROBE  
DETAILS  
CHAMPAGNE METAL



WARDROBE IINTERIOR BACK  
PANEL CANVAS LOOK MELAMINE



GENERAL NICKEL  
METAL BRUSHED FINISH



GENERAL FLOOR  
PORCELAIN TILE IN WOOD LOOK  
CHEVRON PATTERN



WOOD VENEER JOINERY &  
INTERNAL DOORS - WOOD  
VENEER



KITCHEN COUNTER & BACKSPLASH  
ENGINEERED STONE - MATT FINISH



BATHROOM FLOOR & WALL TILE  
PORCELAIN TILE



BATHROOM ACCENT WALL &  
VANITY ENGINEERED STONE -  
POLISHED FINISH



BATHROOM  
PARTITION  
BRONZE TINTED  
GLASS



SANITARY  
WARE  
FIXTURES  
BRUSHED  
NICKEL  
FINISH



BREAKFAST TABLE JOINERY  
ENGINEERED STONE -  
NATURAL FINISH



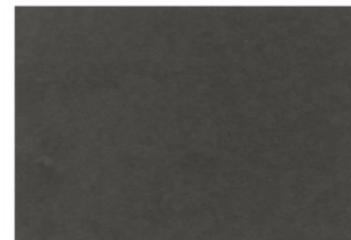
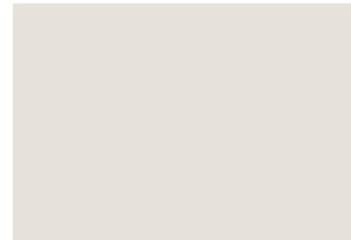
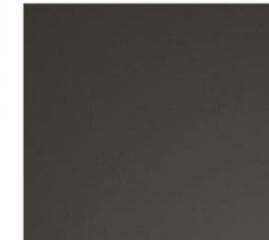
BATHROOM GROOVED  
ACCENT WALL TILE  
PORCELAIN TILE







## DARK

GENERAL CEILING PAINT  
MATT PAINTKITCHEN INTERIOR  
MELAMINEKITCHEN & WARDROBE  
GRAPHITE REFLECTIVE  
GLASSKITCHEN & WARDROBE EXTERIOR  
EMBOSSSED LACQUERWARDROBE DRAWERS & SHELF  
(MASTER BEDROOM) LEATHER  
LOOK AND FEELGENERAL WALL PAINT  
MATT PAINTKITCHEN EXTERIOR & WARDROBE  
INTERIOR  
WOOD LOOK MELAMINEKITCHEN & WARDROBE  
DETAILS  
GRAPHITE METALWARDROBE INTERIOR BACK PANEL  
CANVAS LOOK MELAMINEGENERAL GRAPHITE METAL  
BRUSHED FINISHGENERAL FLOOR  
PORCELAIN TILE IN WOOD LOOK  
CHEVRON PATTERNWOOD VENEER JOINERY  
& DOORS WOOD VENEERKITCHEN COUNTER & BACKSPLASH  
ENGINEERED STONE - MATT FINISHBATHROOM FLOOR & WALL TILE  
PORCELAIN TILEBATHROOM ACCENT WALL  
& VANITY ENGINEERED  
STONE - POLISHED FINISHBREAKFAST TABLE JOINERY  
ENGINEERED STONE -  
NATURAL FINISHBATHROOM GROOVED  
ACCENT WALL TILE  
PORCELAIN TILEBATHROOM  
PARTITION  
GRAPHITE TINTED  
GLASSSANITARY  
WARE  
FIXTURES  
BLACK  
METAL  
BRUSHED  
FINISH







# PAYMENT PLAN

## 5% DOWNPAYMENT

STANDARD

MILESTONE	PAYMENT DATE	INSTALLMENT #	PP1 – 60/40
PAYMENT 1	ON BOOKING	1	5%
PAYMENT 2	15-DEC-25	2	10%
PAYMENT 3	15-JUL-26	3	10%
PAYMENT 4	15-FEB-27	4	10%
PAYMENT 5	15-SEP-27	5	10%
PAYMENT 6	15-APR-28	6	15%
HANOVER	20-DEC-28	7	40%
			100%

# AVAILABILITY

UNIT MODEL	TOTAL UNITS	TOTAL AREA SQM	INTERNAL AREA SQM	BALCONY AREA SQM
1 BED	5	137	112	25
1 BED — DUPLEX	18	115	99	15
2 BED + STUDY	59	206	170	35
3 BED + MAID ROOM	7	267	229	37
3 BED + STUDY	34	269	228	40

TOTAL UNITS

123

# PRICING

UNITS <i>Typology</i>	<i>Starting Price*</i> (AED)
1 BED	3.8 M
2 BED + STUDY	5.8 M
3 BED + STUDY	8.0 M

A YEAR ON THE GREEN  
*Exclusive Offer* FOR RESIDENTS

Residents enjoy a full year of complimentary membership at Yas Links Abu Dhabi Golf Club—a world-class championship course just moments from home.

\* OFFER VALID FOR 12 MONTHS FROM THE DATE OF HANDOVER.



ALDAR.COM  
800 ALDAR