ALDAR
YAS PARK
Views

EVERYTHING WE DO COMES FROM THE HEART

As one of the most trusted and recognised real estate lifestyle developers in the UAE, it's our duty to make Abu Dhabi feel like home for everyone, every day. Which is 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 841 M
Q2 2022

NET PROFIT
AED 2.33 BN
FY 2021

NET PROFIT
AED 1.53 BN
H1 2022

INVESTMENT PORTFOLIO INCREASE
AED 1.0 BN
FY 2021

GROUP SALES
AED 3.12 BN
Q2 2022

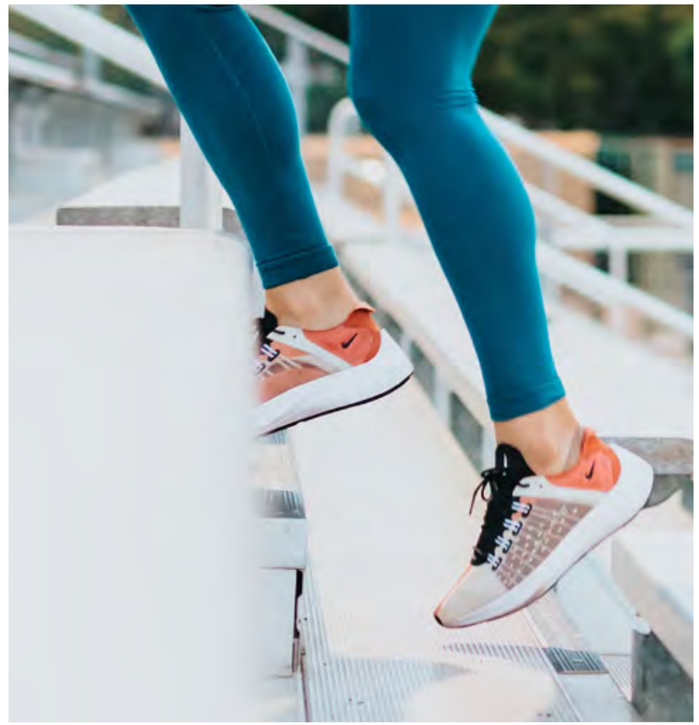
REVENUE SALES
AED 7.2 BN
FY 2021

Aldar HQ, Abu Dhabi

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.

RECONNECT TO WHAT MATTERS AT YAS PARK VIEWS



Welcome to your Yas Island oasis. A serene community in the north of the island, overlooking a lush park filled with experiences that add meaning to every moment. A morning dip in the pool, a dance through the fountain plaza, or a game or two on the court, just to name a few. When you need a quiet moment, there's plenty of space to just sit and watch the world go by.

Filled with unforgettable moments.

The meaningful moments extend beyond the leafy limits of the community. Every activity under the sun awaits just beyond your doorstep. Dive into the cool Arabian Gulf, navigate the winding mangroves, browse the collections at Yas Mall and sip a sundowner in the buzzing Yas Marina, all without ever leaving the island. And when you're in the mood for an adrenaline rush, Yas Waterworld Abu Dhabi and Yas Marina Circuit are ready and waiting.

YAS ISLAND LIVING

A world of experiences at your front door.

A home made for memories.

GET BACK TO YOU

Reignite your interests in the verdant Yas Park. 130,000 sqm of invigorating sport, leisure and entertainment experiences, all connected by a winding promenade.

YAS PARK

There's a cycle track where you can beat your personal best, a fountain plaza for spontaneous refreshment, and a variety of sports courts to get the heart racing. When lunchtime beckons, the café's terrace is the perfect spot to refresh and reset.

OASIS ADVENTURE

A natural haven, perfect for exploring.

FOUNTAIN PLAZA

Duck, dive and delight in this water wonderland.

EXHIBITION LAWN

Space to invite the whole neighbourhood.

FAMILY POOL

Swim, slide or sunbathe. Recharge your way.

You'll love the space in the heart of your community.

EXCLUSIVE ACCESS TO MODERN AMENITIES

COMMUNITY AMENITIES

- Gardens
- Swimming Pool
- Green Pathways
- Play Area
- Dog Park
- Community Centre
- Gymnasium

PARK AMENITIES

- Sports Courts
- Bike Track
- Basketball Courts
- Short Golf Course
- TOPO Play
- Interactive Area with Bounce Parks
- Oasis Adventure
- Café and Restaurant Green Spaces

Where your cares float away.

YOUR PERSONAL OASIS

Find the contentment you've been looking for, in a Mediterranean-style home at one with nature. Choose from 3 to 5-bed villas, with each one built to the highest standards.

Access nature in your backyard.

Let joy bubble over into everyday life.

FINISHING OPTIONS

Your new lifestyle starts with premium quality finishes,
in a choice of dark and rich, or light and airy colour schemes.

Dark Scheme

THROUGHOUT VILLA

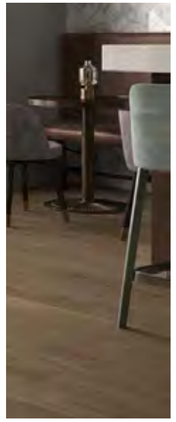
MAIN DOOR — HPL ON SOLID CORE DOOR LEAF

INTERIOR DOORS, WARDROBES — HPL ON MDF PANELS

WALLS & CEILINGS — EMULSION PAINT

GENERAL & SERVICE FLOORING — PORCELAIN TILES

UPPER FLOOR, BEDROOMS & STAIRS



PORCELAIN TILES

KITCHEN

KITCHEN COUNTERTOP — ENGINEERED STONE

KITCHEN UPPER CABINETS

KITCHEN LOWER CABINETS

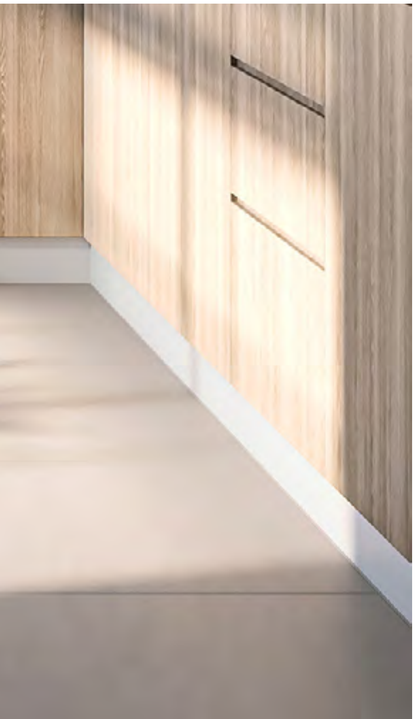
KITCHEN BACKSPLASH — PORCELAIN TILES

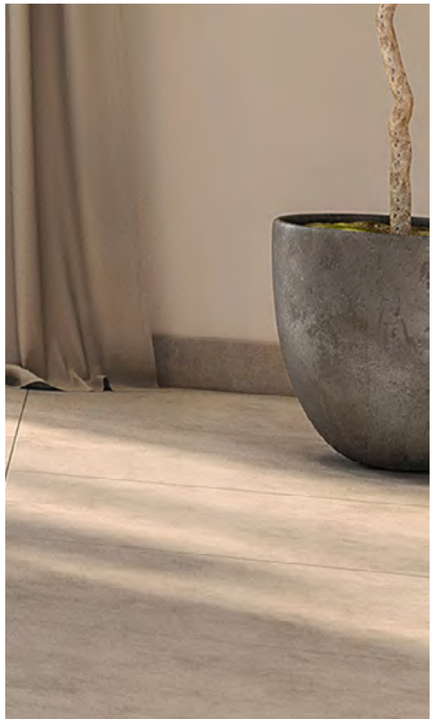
BATHROOMS

VANITY — HPL ON MDF PANELS

BATH + POWDER ROOM WALL & FLOOR — PORCELAIN TILES

BATH VANITY — ENGINEERED STONE





Light Scheme

THROUGHOUT VILLA

MAIN DOOR — HPL ON SOLID CORE DOOR LEAF

WARDROBES — HPL ON MDF PANELS

WALLS & CEILINGS — EMULSION PAINT

GENERAL & SERVICE FLOORING — PORCELAIN TILES

UPPER FLOOR, BEDROOMS & STAIRS

PORCELAIN TILES

KITCHEN

KITCHEN COUNTERTOP — ENGINEERED STONE

KITCHEN UPPER CABINETS

KITCHEN LOWER CABINETS

KITCHEN BACKSPLASH — PORCELAIN TILES

BATHROOMS

VANITY — HPL ON MDF PANELS

BATH + POWDER ROOM WALL & FLOOR — PORCELAIN TILES

BATH VANITY — ENGINEERED STONE

Designed in harmony with the whole family.

Come home to style and serenity.

DESIGNED FOR SUSTAINABLE LIVING

Built using more sustainable materials and features, your home will allow you to live lightly and make a positive impact on the environment.

High solar-reflectance roofing
Reduces overall heat gain and annual external heat gain by 10%

Improved energy performance
25% baseline improvement on energy consumption

Improved ventilation
Villa designed to promote natural ventilation within the homes

Efficient fixtures
Reduces water usage & utility bills

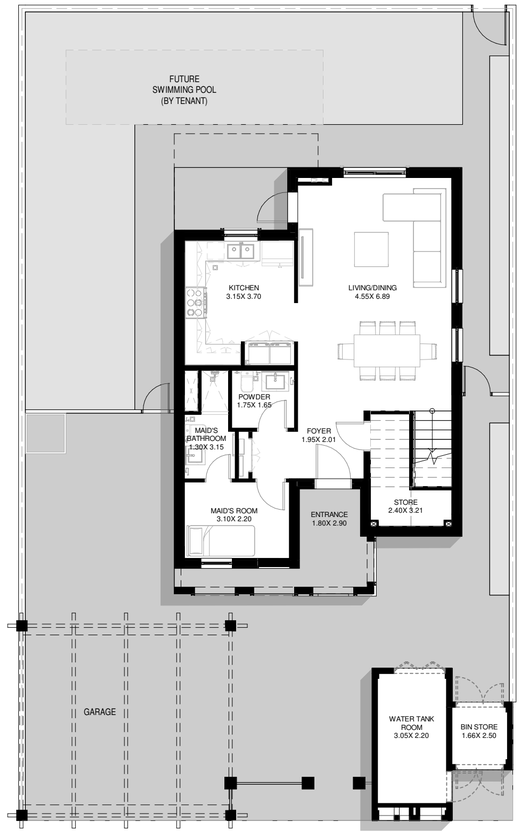
Recycled materials
Replacement of aggregate materials with recyclable resources

A home you can’t wait to rush into.

A community with spirit.

FLOOR PLANS

3-BEDROOM VILLA
GROUND FLOOR



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3-BEDROOM VILLA
FIRST FLOOR

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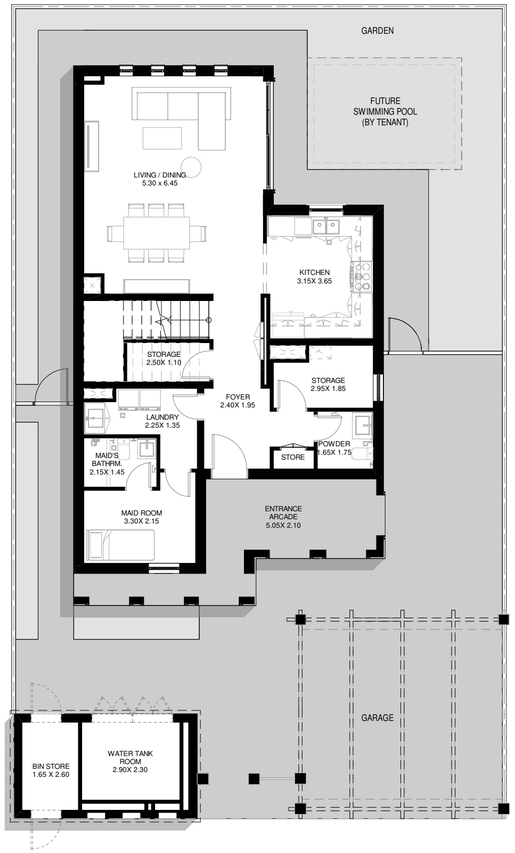
4-BEDROOM VILLA
GROUND FLOOR



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4-BEDROOM VILLA
FIRST FLOOR

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5-BEDROOM VILLA

GROUND FLOOR

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5-BEDROOM VILLA

FIRST FLOOR

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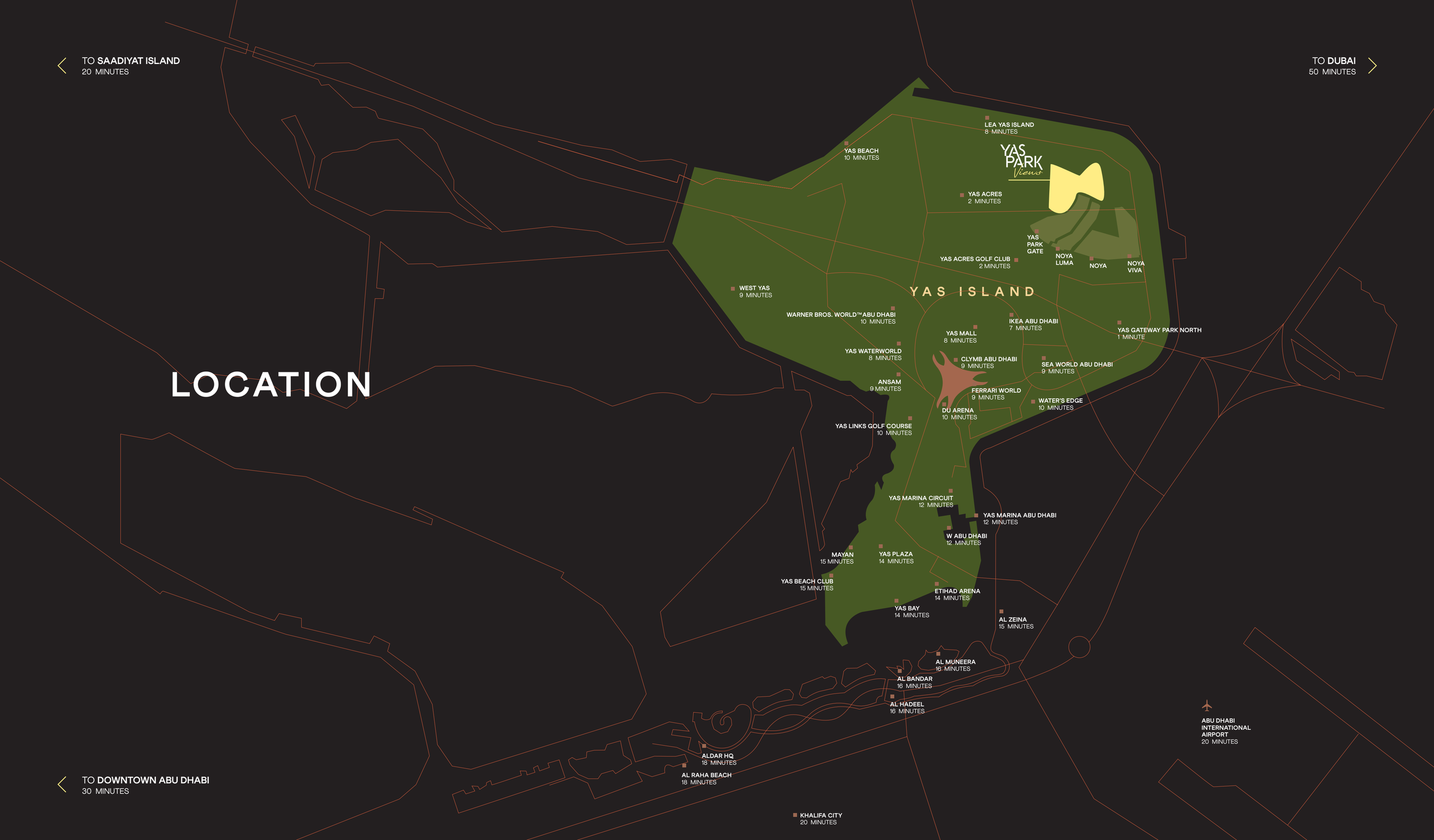
LOCATION

TO **SAADIYAT ISLAND**
20 MINUTES

TO **DUBAI**
50 MINUTES



TO **DOWNTOWN ABU DHABI**
30 MINUTES

YAS LINKS GOLF CLUB, ABU DHABI

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

18-hole course

9-hole academy course

Toptracer Range

2 restaurants

W ABU DHABI, YAS MARINA

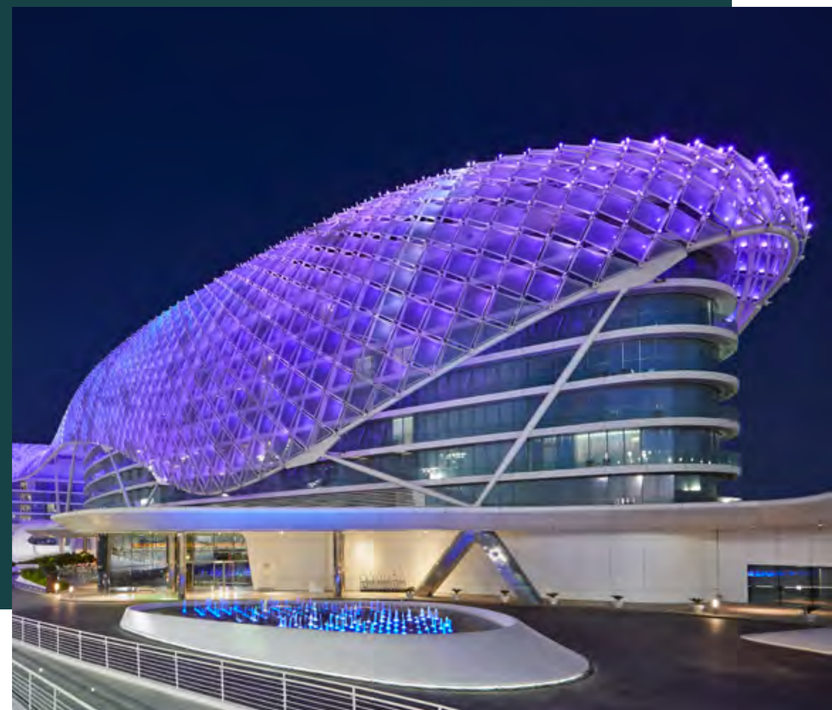
A luxury playground for the day or the weekend, right at the buzzing heart of Yas Island.

7 restaurants & cafés

W Spa

FIT Gym

Kids Zone



YAS PLAZA HOTELS, YAS ISLAND

Stay connected at one of the 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 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

CONNECTED TO EVERYTHING

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