

Yas
Golf Collection

S O U Q F U R N I S H E D
A P A R T M E N T S



ONE HOME. MANY LIFESTYLES.

A PLACE WHERE YOU CAN ENJOY A DIFFERENT
LIFESTYLE, EVERY DAY.



EVERYTHING WE DO COMES FROM THE HEART

Aldar is one of the most trusted and recognised real-estate lifestyle developers in the UAE. Our goal isn't simply to build properties. We strive to shape communities that people love to live in.

Communities that become homes, brimming with life and everything we love. Because home isn't just a place, it's a feeling. And that's what we promise to deliver to you every day.

Net Profit

AED 688 MN

Q1 2022

Net Profit

AED 2.33 BN

FY 2021

Revenue

AED 2.60 BN

Q1 2022

Revenue

AED 8.58 BN

FY 2021

Revenue Sales

AED 7.2 BN

FY 2021

Investment Portfolio Increase

AED 1.0 BN

FY 2021



A CITY WITH A COSMOPOLITAN HEART

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





A PROMISING FUTURE AWAITS AT ABU DHABI

The city has been named the safest city in the world for the last six years

Abu Dhabi is the 2nd city in the region in terms of quality of living

Abu Dhabi is the UAE's capital and the largest emirate; its contribution to the country's gdp exceeds AED 840 billion

It has been ranked as the most innovative city in the middle east

In 2021, Abu Dhabi topped the charts of property transactions with over AED 69 billion

Abu Dhabi is the UAE's thriving capital with one of the most diverse populations in the world. Residents from over 200 nationalities are proud to call the city home

Abu Dhabi is a hub of international travel. 33% Of the world is just a swift 4-hour flight away



LIVING THE YAS ISLAND WAY

Step out of your home and head towards countless exciting activities. No matter your mood, there's always something to satisfy your desires. 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, everything is just around the corner.

YAS ISLAND MAP

- ENTERTAINMENT
- COMMUNITIES
- HOTELS
- SHOPPING
- SCHOOLS
- LANDMARKS

◀ To Saadiyat Island
20 Minutes

To Dubai ▶
50 Minutes

◀ To Downtown Abu Dhabi
30 Minutes



Yas
Golf Collection
SOUQ FURNISHED
APARTMENTS

YAS GOLF COLLECTION

The life you've dreamed of starts here.



YAS GOLF COLLECTION SOUQ FURNISHED APARTMENTS

A curated collection of beautiful, fully furnished apartments.
Enjoy breathtaking garden views and a souq within the community.





ONE HOME. MANY LIFESTYLES.

When you own a furnished apartment at Yas Golf Collection, you can enjoy the lifestyle you've always wanted. Practice your swing at Yas Links, unwind by the beach, discover new trends at Yas Mall, or satisfy your thrill for adventure at Yas Theme Parks.



A HOME THAT FEELS LIKE A RESORT



A PLACE TO CALL HOME

- 1 AWE-INSPIRING VIEWS
Enjoy views of Yas Theme Parks, Yas Links, and beautiful gardens
- 2 BUILT WITH SUSTAINABILITY IN MIND
A community designed to meet 2 Pearl Rating

- 3 CLOSE TO IT ALL
A short drive away from Abu Dhabi, Dubai, and world-famous attractions
- 4 RESORT-STYLE AMENITIES
Swimming pools, meditation lawns, and wellness centers are all within the community
- 5 WORLD-CLASS EDUCATION NEARBY
The best international schools are close by

IN THE HEART OF IT ALL

Yas Golf Collection

S O U Q F U R N I S H E D
A P A R T M E N T S

The fun, the thrills, and the excitement are just minutes away from you. No matter what kind of day you're looking for, everything that matters is just a short drive from home.



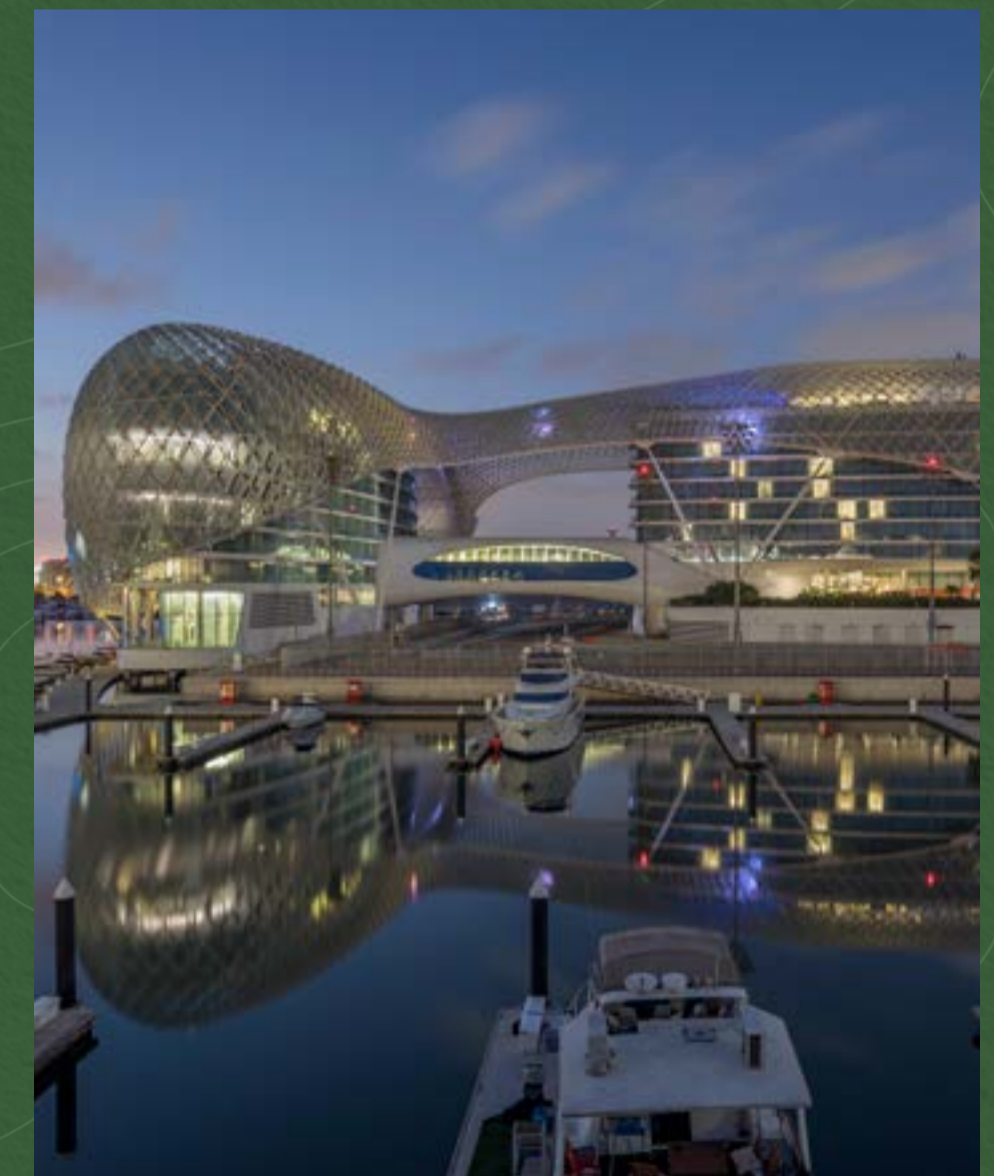
2 MIN
Yas Waterworld
Abu Dhabi



4 MIN
Yas Links

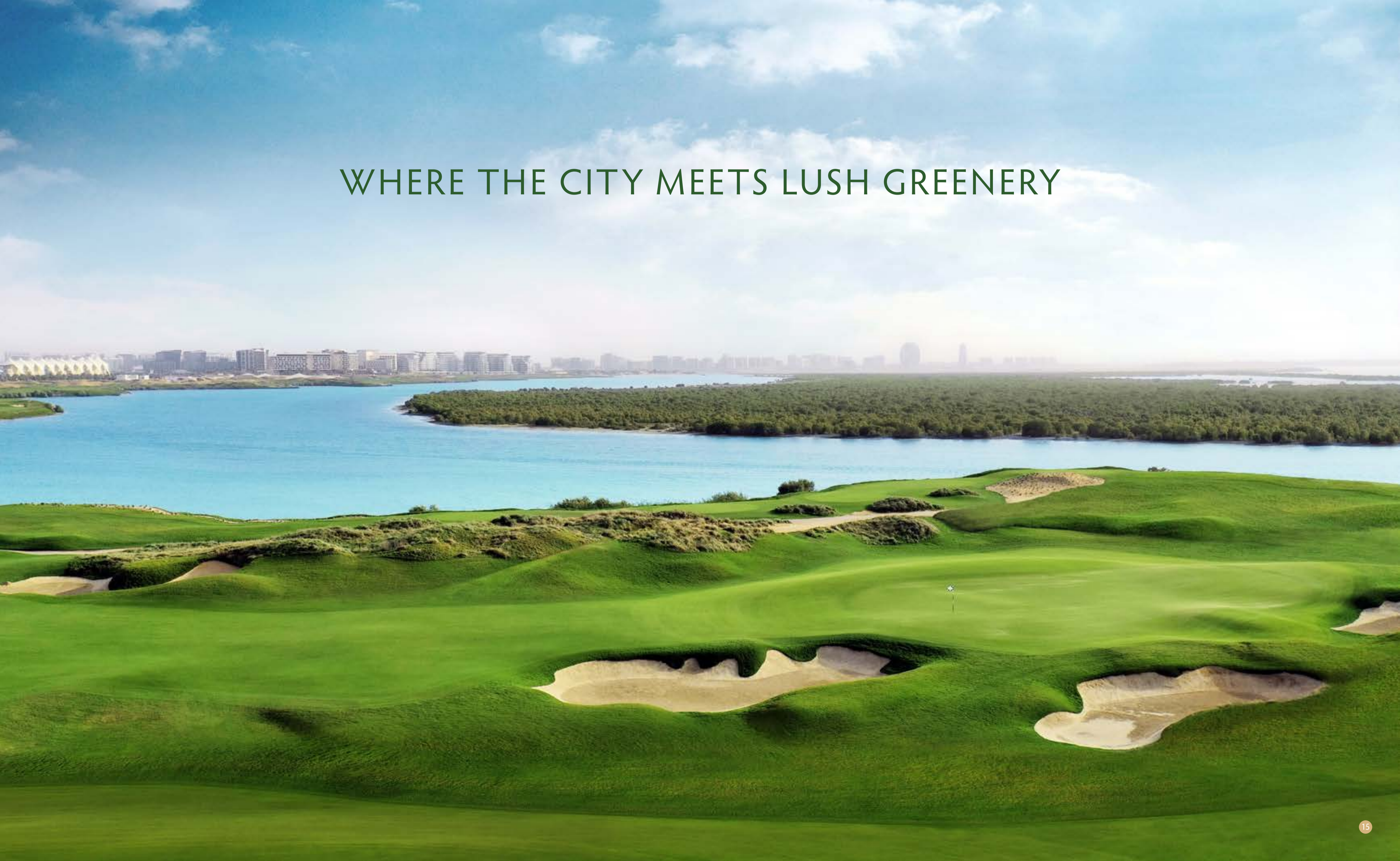


6 MIN
Yas Mall



7 MIN
W Abu Dhabi - Yas Island

WHERE THE CITY MEETS LUSH GREENERY



FURNITURE THAT MAKES
A STATEMENT



EXPLORE THE SOUQ WITHIN THE COMMUNITY

There's nothing like knowing that you can find whatever you're looking for in the souq situated just below the community. With 1500 sqm of premium retail spaces, a supermarket, shops, and restaurants, you can be sure to find what you have in mind and much more.



THERE'S ALWAYS SOMETHING NEW
TO DISCOVER AT THE SOUQ





Yas Souq

WILD TREE

WILD TREE

WILD TREE

WILD TREE

AMENITIES TO ENJOY ALL YEAR ROUND

Souq within the community, including a supermarket, retail, and F&B spaces

Gym

Communal podiums and gardens

Access to an award-winning golf course

Access to swimming pools

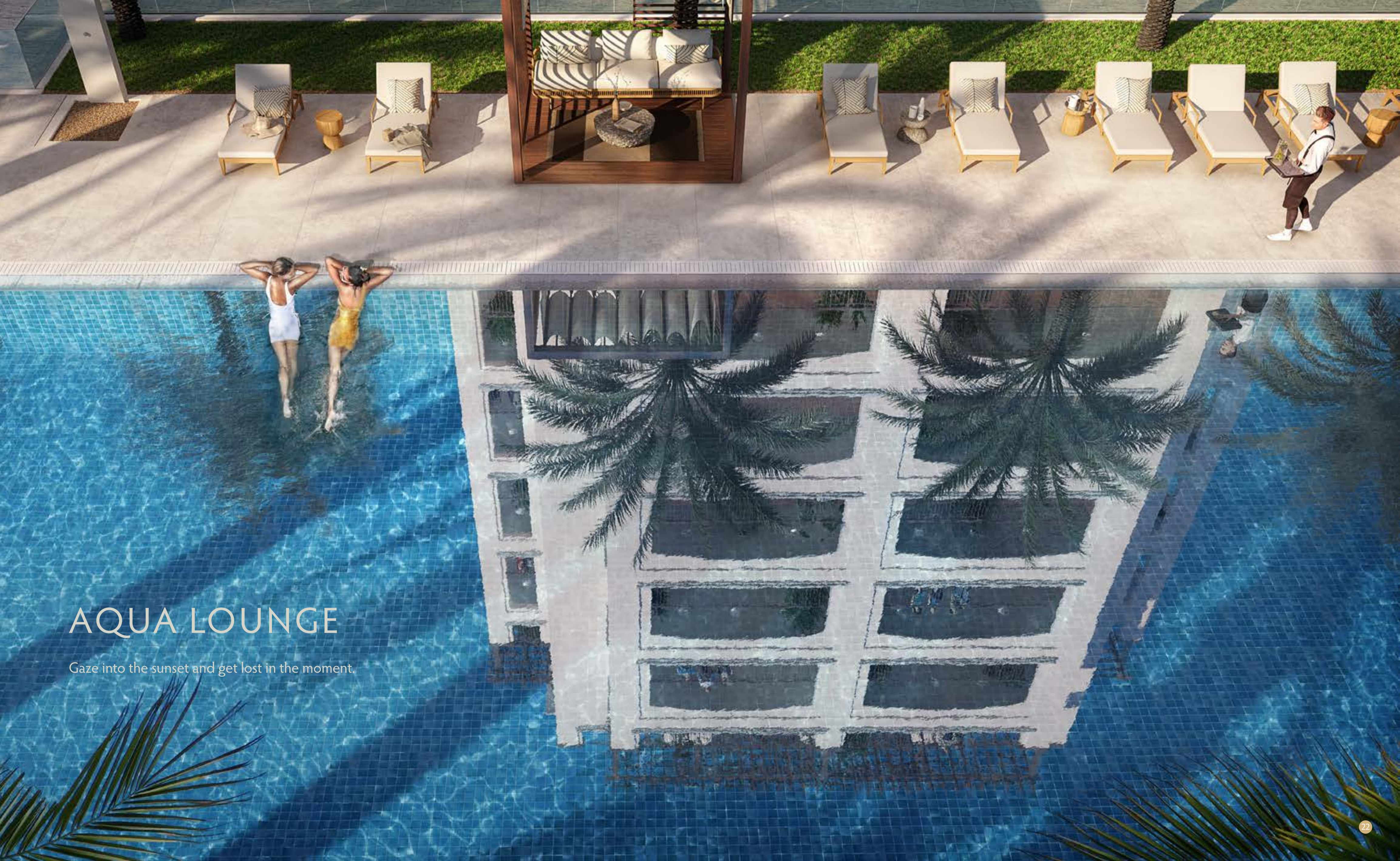
Access to Yas Beach





FITNESS CENTER

A resort-style fitness center within the community.



AQUA LOUNGE

Gaze into the sunset and get lost in the moment.

GARDEN DECK

Surround yourself with greenery, nature, and positive energy.



PREMIUM SERVICES THAT MAKE LIFE EASIER

Pre-arrival provisioning, grocery shopping, delivery and refrigerator stocking

Branded furnishing options

Smart home solutions

Laundry & dry-cleaning services

Maintenance services

Pet sitting

Housekeeping services

Other services like babysitting, personal trainer, personal shopper, personal interior designer, package and courier services

* Some of the above services are subject to additional costs

PET FRIENDLY COMMUNITY

Home to you and your best friends.



WELLNESS IS ALL AROUND YOU

Fitness pavilion and gym with direct view to the sea

Outdoor fitness nodes

Multi-use spaces (yoga & pilates)

Direct access to green loop - a semi-public landscape space with a jogging track

Multi-use sports court

Meditation lawns

Reflexology pathways



GREEN LOOP

Enjoy a scenic jog around the community.



ZEN AREA

Start your day with some al fresco yoga in an inspiring space.





BASKETBALL COURT

Jump, dunk, and make the players go wild.

WEEKEND VIBES EVERY DAY!

Private cinema room

Community center, including a game room, coffee station, table tennis, and billiards

Yas Golf Collection deck - elevated gardens with uninterrupted views to the sea and Abu Dhabi skyline

Library

Resident lounges



CINEMA ROOM

Your favorite blockbusters at your favorite community.



RESIDENCE LOUNGE

The room is set, just bring the good times.





CONVENIENCE
AT YOUR BECK
AND CALL

SUSTAINABILITY INSPIRES US

Every piece of architecture has been designed and constructed to meet 2 Pearl Rating – the green building rating system, part of Abu Dhabi's sustainable development initiative, Estidama. Built from ethically sourced, natural materials, our homes positively impact our environment.



SUSTAINABILITY INSPIRES US

Aldar is also contributing to a more sustainable lifestyle by implementing the latest industry trends to reduce our carbon footprint by:

Promoting open spaces for biodiversity

Reducing urban heat among the island and increasing storm water infiltration

Shading community areas and playgrounds to keep temperatures at comfortable levels

Prohibiting smoking and installing CO₂ sensors

Managing and reducing indoor and outdoor water usage

Replacing incandescent lighting with high-efficiency LED lighting

Constantly monitoring energy consumption





FUN STARTS AT HOME





SERENITY
INDOORS AND
OUTDOORS



Yas
Golf Collection

CRAFTED TO PERFECTION

HALL & INTERNAL CORRIDORS

FLOORS: Porcelain tiles

WALLS: Emulsion paint

CEILING: Gypsum board

SKIRTING: Porcelain tile to match primary floor tiles

STAIRCASE

FLOORS: Porcelain tile

WALLS: Emulsion paint

CEILING: Emulsion paint

RAILING: Solid Wood

WINDOWS & FAÇADE TREATMENT

WINDOWS: Thermally broken double-glazing with a PPC aluminium frame

FAÇADE: Insulated render and paint

A/C SYSTEM

Chilled water system with fan coil units within the apartments

LIVING / DINING AREA

FLOORS: Porcelain tiles

WALLS: Emulsion paint

CEILING: Paint

SKIRTING: Porcelain to match primary floor tiles

BALCONIES & TERRACES

FLOORS: Porcelain tiles

WALLS: Paint to match external finishes

SKIRTING: Porcelain tiles to match floor tiles

LIGHT FITTINGS

Pendants light provisions to all living / dining and bedrooms

Low voltage down lights for kitchen, shower rooms, corridors, & lobby areas

DOORS

ENTRANCE DOOR:

MDF with veneer finish on solid wood, with veneer finish door frame

INTERNAL DOORS:

MDF with plastic laminate on engineered wood, with plastic laminate door frame



CRAFTED TO PERFECTION

KITCHEN

FLOORS: Porcelain tiles

WALLS: Paint / Porcelain tiles for Backsplash

CEILING: Paint on moisture resistant gypsum board with gypsum board access panels

COUNTERTOP: Quartz countertop and stainless-steel sink

CABINET BASE UNIT: Laminated moisture resistant MDF shutters with white melamine carcass

CABINET WALL UNIT: Laminated moisture resistant MDF shutters with white melamine carcass

WHITE GOODS

STUDIO-1BR Apartments:

Built- in Hob and Pull-out Hood 600mm

Built- in Oven 600mm

BATHROOMS & SANITARY WARE

FLOORS: Porcelain tiles

WALLS: Moisture resistant paint+ Porcelain tiles in shower and vanity areas

CEILING: Paint on moisture resistant gypsum board with gypsum board access panels

SKIRTING: Porcelain tiles to match main floor tile

VANITIES: Ceramic countertop / wall mounted vanity basin unit with one pull-out drawer

White sanitary fixtures with chrome mixers

Bathtub / Built-in shower

BEDROOMS

FLOORS: Porcelain tiles

WALLS: Emulsion paint

CEILING: Paint

SKIRTING: Porcelain tiles to match floor tile

WARDROBES: Laminated MDF shutters with melamine carcass

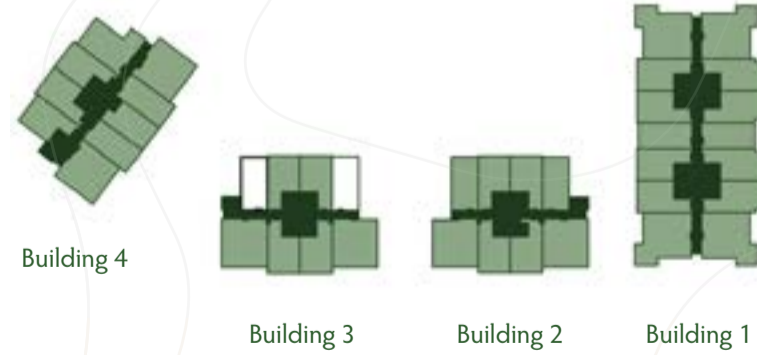
FLOOR PLANS AND FINISHES OPTIONS



*All renders used in the brochure are for display purposes only

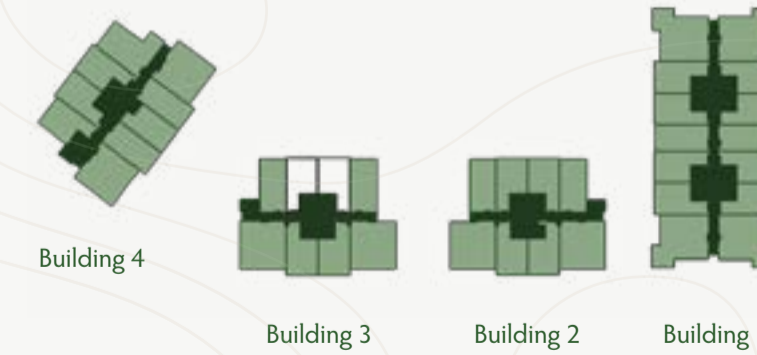
STUDIO TYPE A-3A

TOTAL AREA (GSA) 59.4M²

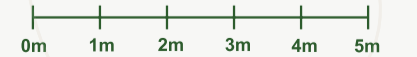


STUDIO TYPE B-1D

TOTAL AREA (GSA) 61.0M²



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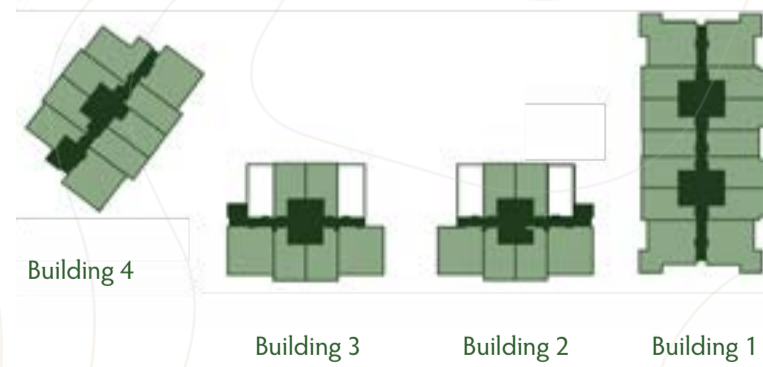


STUDIO - SCHEME 1



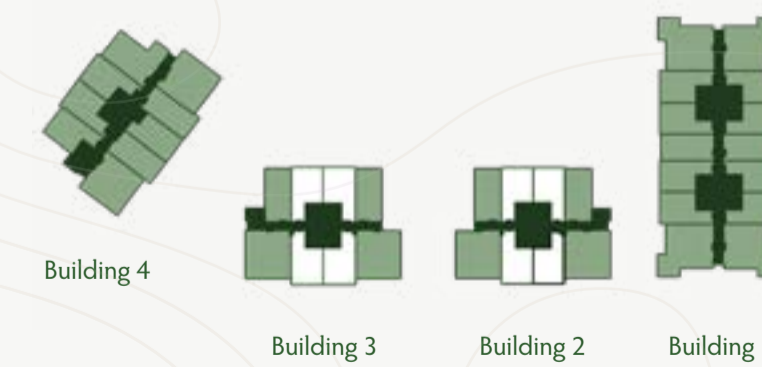
STUDIO TYPE A-3

TOTAL AREA (GSA) 48.4M²

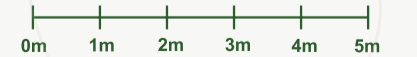


STUDIO TYPE B-1

TOTAL AREA (GSA) 42.1M²



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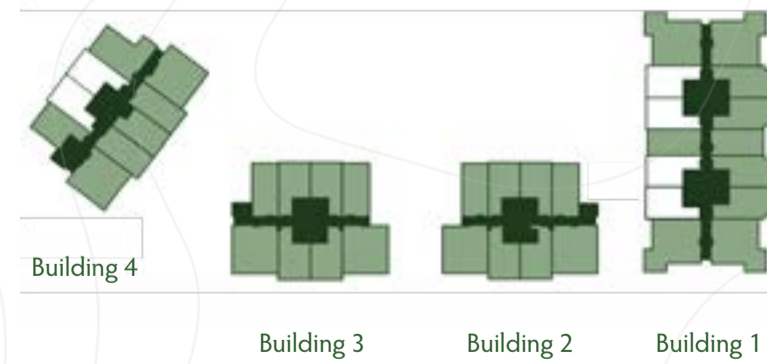


STUDIO - SCHEME 2



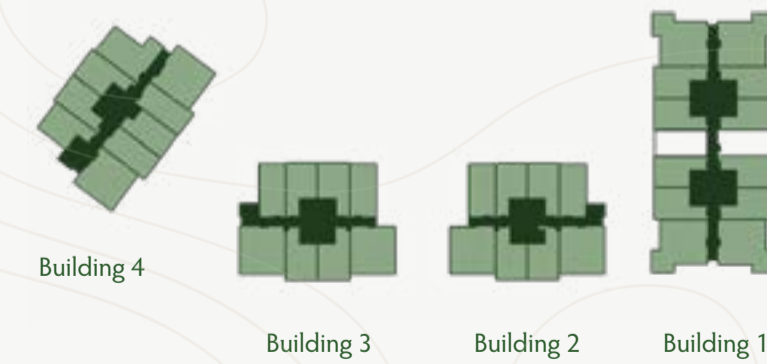
STUDIO TYPE B-4

TOTAL AREA (GSA) 47.4M²



STUDIO TYPE A-1

TOTAL AREA (GSA) 43.4M²



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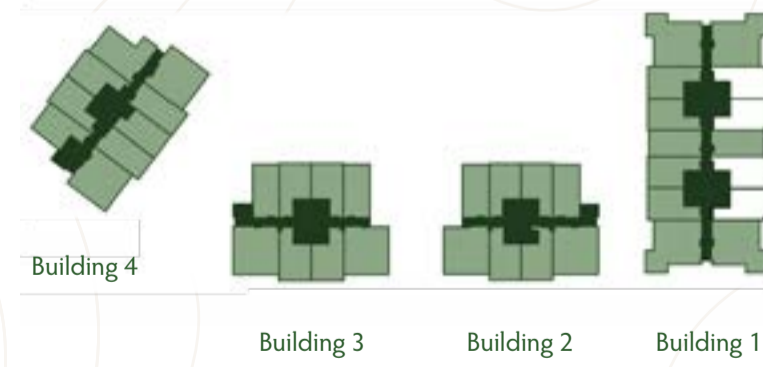


STUDIO - SCHEME 3



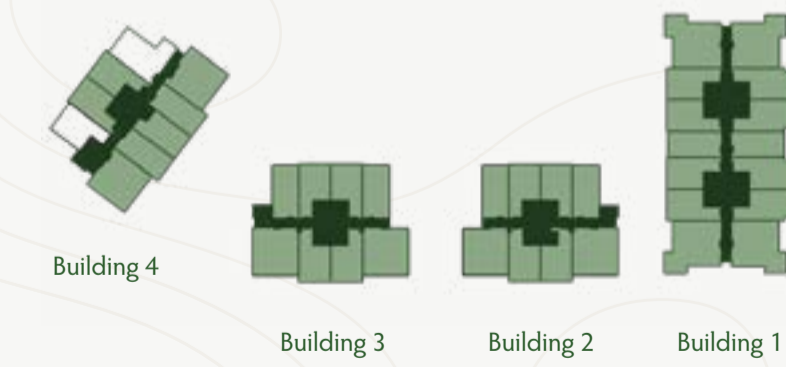
STUDIO TYPE B-3

TOTAL AREA (GSA) 54.3M²



STUDIO TYPE B-5

TOTAL AREA (GSA) 46.6M²



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1 BEDROOM - LIVING ROOM SCHEME 1



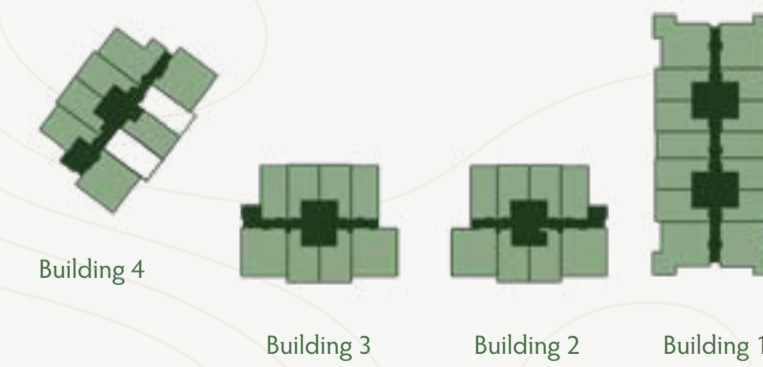
STUDIO TYPE D-1

TOTAL AREA (GSA) 42.34M²



STUDIO TYPE A-4

TOTAL AREA (GSA) 50.8M²



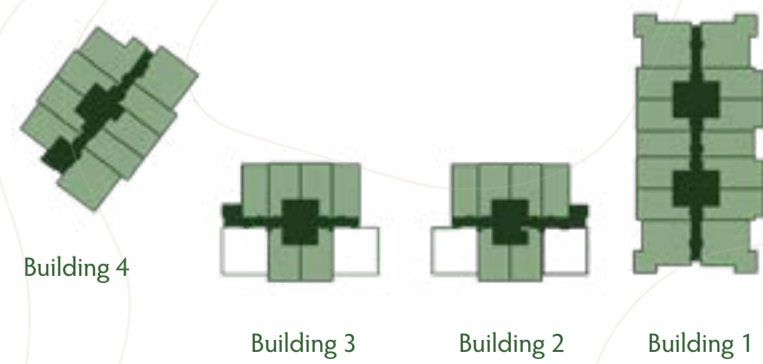
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1 BEDROOM - LIVING ROOM SCHEME 2



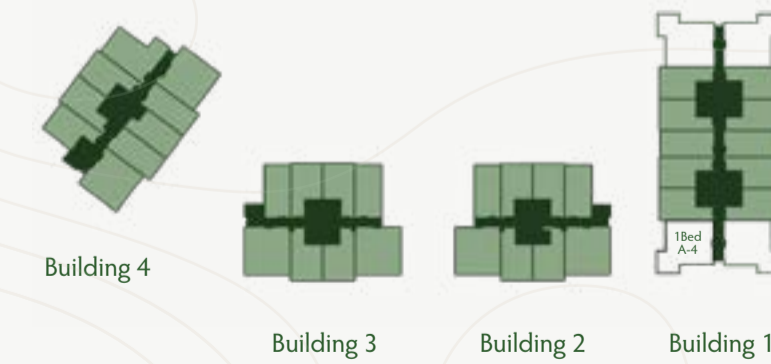
1 BEDROOM TYPE A-3

TOTAL AREA (GSA) 74.1M²



1 BEDROOM TYPE A-4

TOTAL AREA (GSA) 82.6M²



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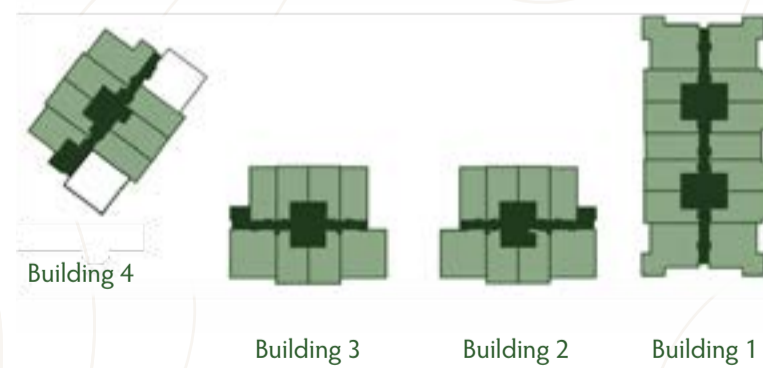


1 BEDROOM - LIVING ROOM SCHEME 3

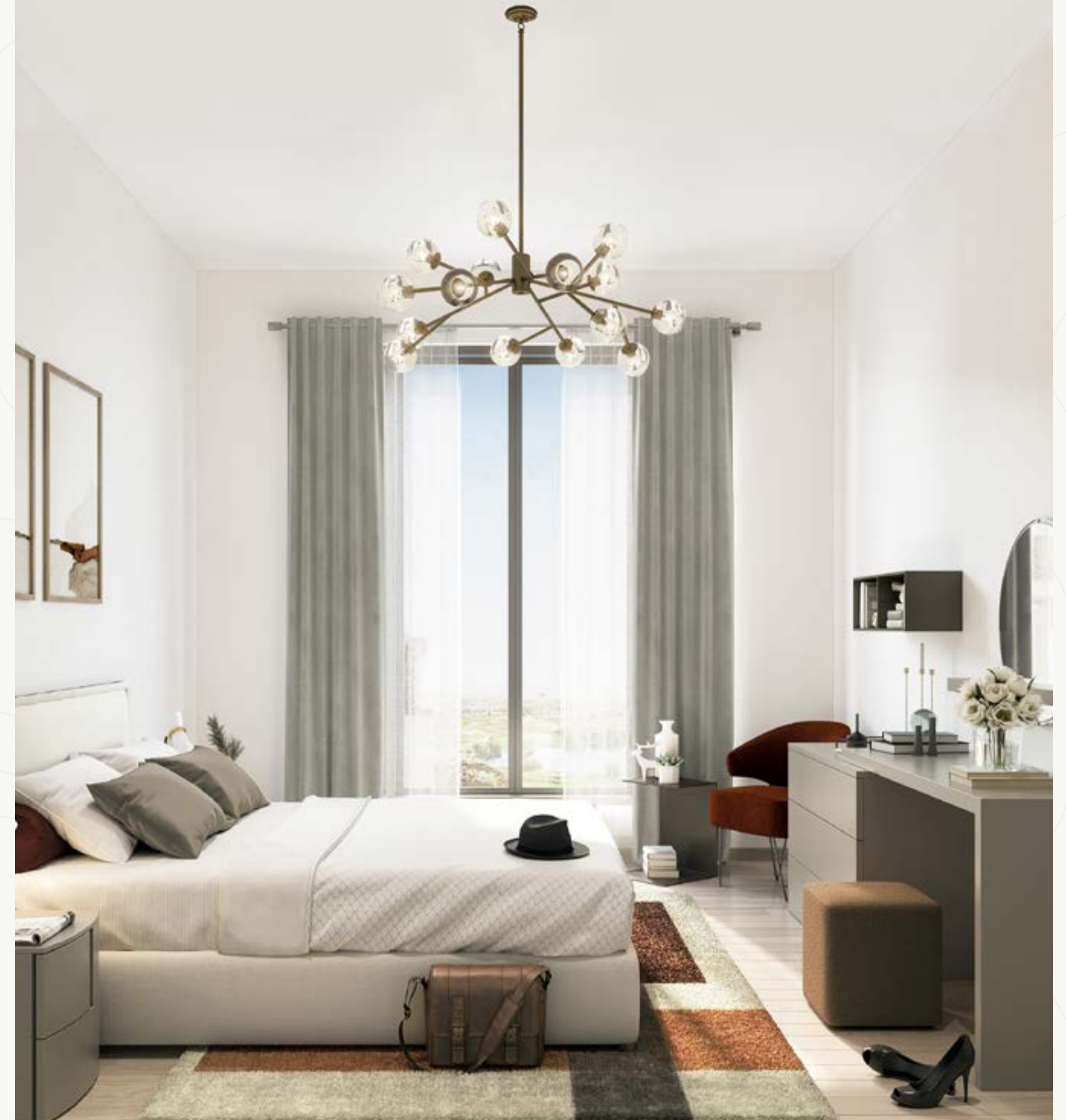


1 BEDROOM TYPE F-1

TOTAL AREA (GSA) 71.6M²



1 BEDROOM - SCHEME 1



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YOUR DREAM LIFESTYLE AND YOUR
DREAM HOME IN THE SAME PLACE



ATTENTION TO DETAIL IN EVERY CORNER



Material Finishes: Kitchen, bedroom, bathroom, wardrobes, and internal doors

Studio & 1-bedroom kitchen back splash / Bathroom flooring & wall



Kitchen & bathroom countertop



2-3-bedroom kitchen back splash



Bathroom accent wall



Kitchen joinery



Bedroom flooring

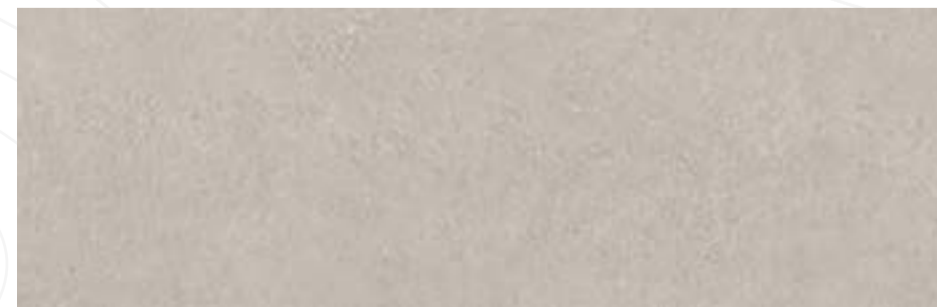


Wardrobes & internal doors



Material Finishes: General and entrance

General flooring



Entrance door



SPECIAL MOMENTS,
A LA CARTE



AT YAS ISLAND, ENTERTAINMENT IS JUST A MATTER OF CHOOSING

DU ARENA - YAS LEISURE DRIVE

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

YAS BEACH CLUB

Take dip in the peaceful infinity pool, or splash around in the kids pool. There's something for everyone at Yas Beach Club.*

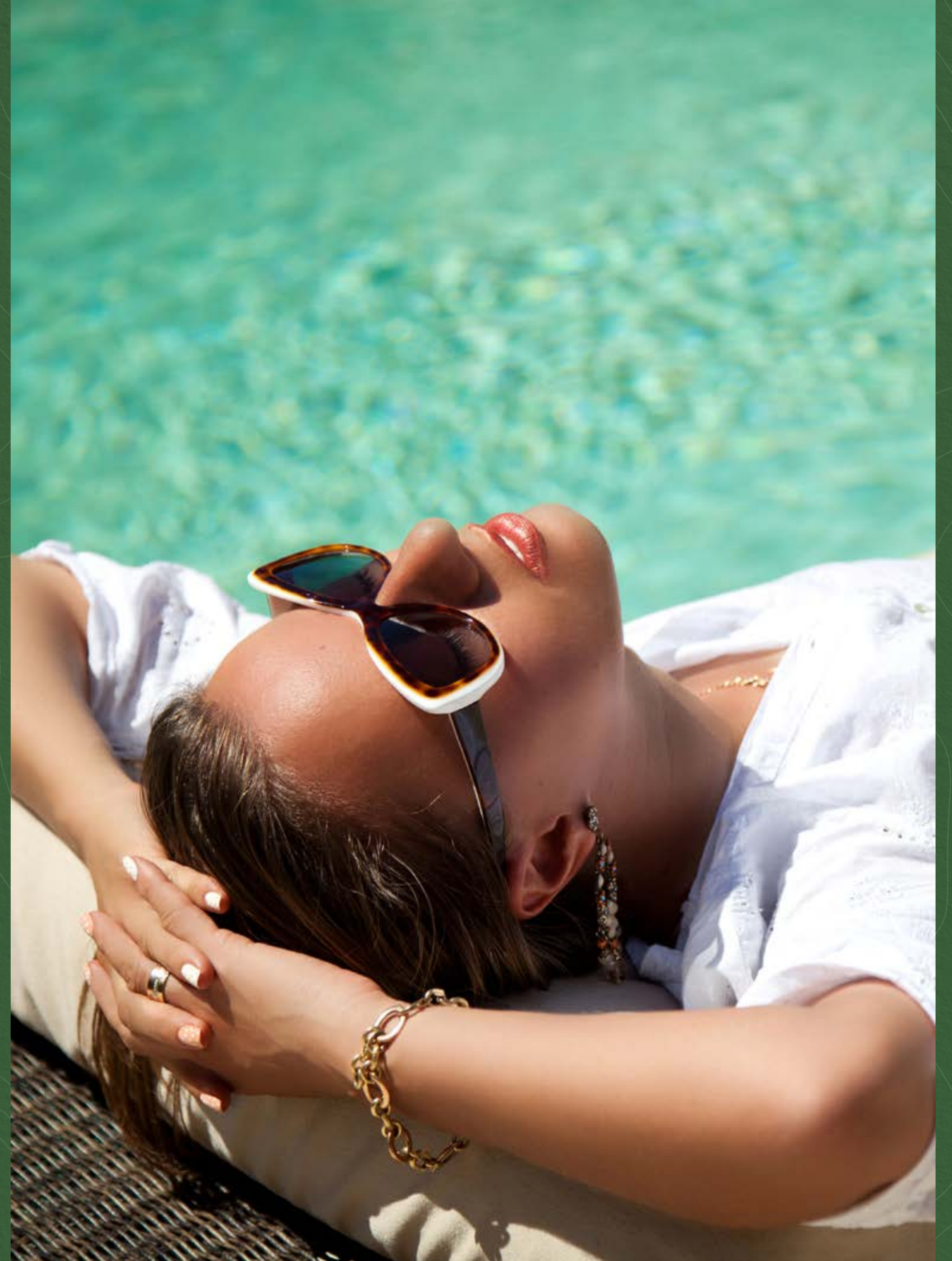
YAS MARINA - YAS LEISURE DRIVE

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

YAS MALL

Shopping for fun or fashion 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.

* Own an apartment at Yas Golf Collection and benefit from 1 year access to Yas Beach.



AT YAS ISLAND, ENTERTAINMENT IS JUST A MATTER OF CHOOSING

twofour54 - YAS BAY

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

ETIHAD ARENA - YAS BAY

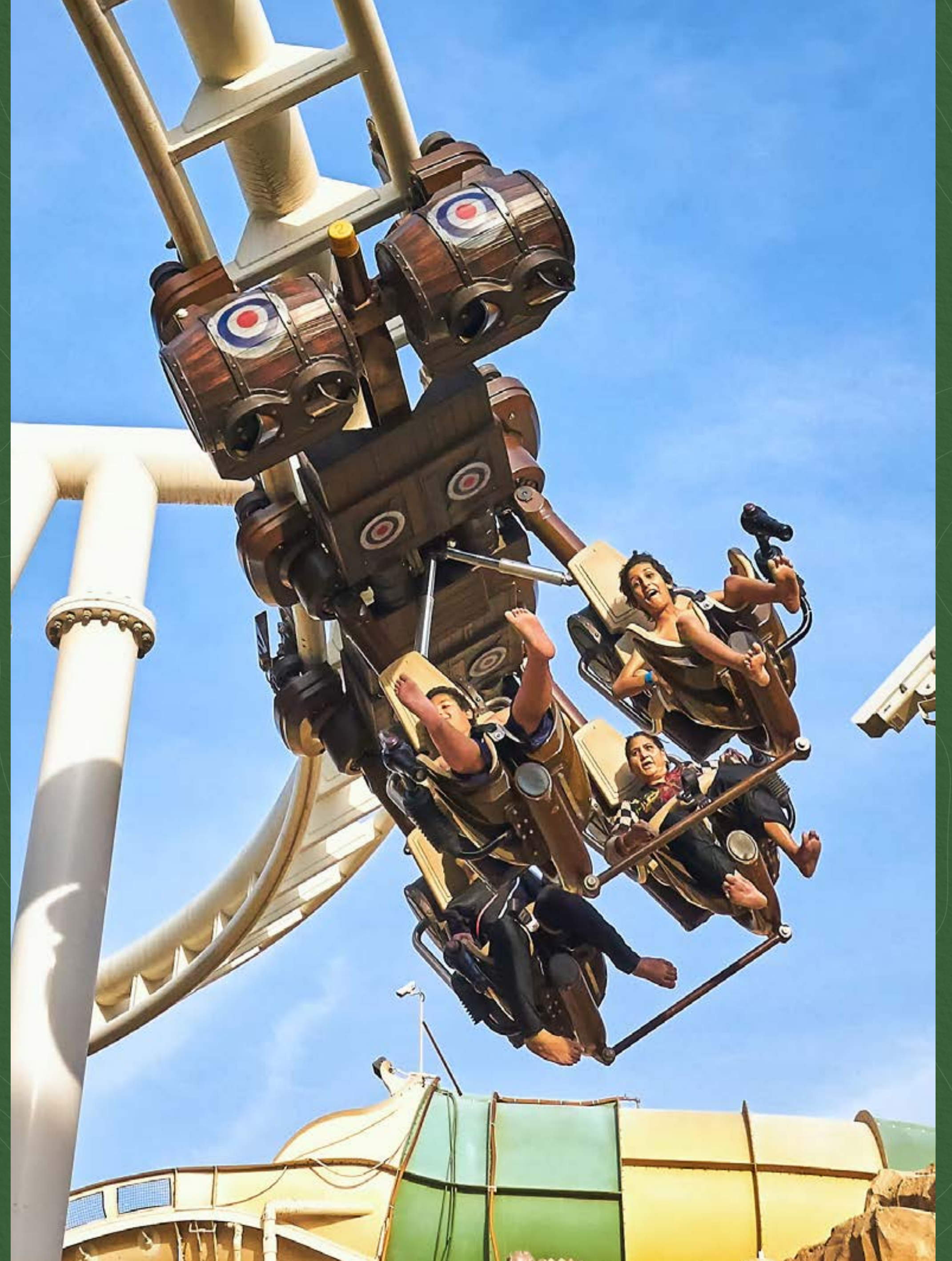
A new stage is set for the world's best performers. Introducing the region's largest indoor arena to the Yas Bay waterfront.

FERRARI WORLD ABU DHABI

Find that Ferrari feeling, with 41 thrilling rides and attractions to choose from, in a world full of Ferrari fueled fun.

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.



AT YAS ISLAND, ENTERTAINMENT IS JUST A MATTER OF CHOOSING

WARNER BROS. WORLD™ ABU DHABI

Hungry for action? Or after some whimsical fun? You'll find it all at Warner Bros. World Abu Dhabi, plus the chance to meet over 35 DC and live Animation characters.

YAS GATEWAY PARK

If you're looking for a picnic, grab a shady spot for lunch at this hidden haven on Yas Island.

YAS LINKS GOLF CLUB

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

