

N

O



Yas Viceroy

Y

YAS ISLAND

A



ABU DHABI

Abu Dhabi, the capital of the UAE, has become home to people from all over the world who are drawn to its natural beauty, vibrant cultural scene, inspiring heritage and dynamic business landscape.



NOYA VIVA

EVERYTHING WE DO COMES FROM THE HEART

We are 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.

NOYA VIVA

GET MORE FROM LIFE

This is Noya Viva. A new community on Yas Island with even more to offer. More space to grow and experiences to enjoy. More neighbours turned friends and days turned adventures. More amenities, activities, freedom and fun, and all just minutes from the world's best attractions.





NOYA VIVA

NOYA *Viva* YAS ISLAND

Own a home perfect for a growing family, in a sought-after but accessible destination on the north of Yas Island. Choose from a selection of sustainably designed townhouses and villas, set along wide, leafy streets in a private gated community. With smart fixtures, quality fittings and generous outdoor space, homes are designed to enhance every lifestyle.



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NOYA VIVA





Modern **2 and 3 bed townhouses** and **4 bed villas**, with a choice of architectural designs and plot locations.







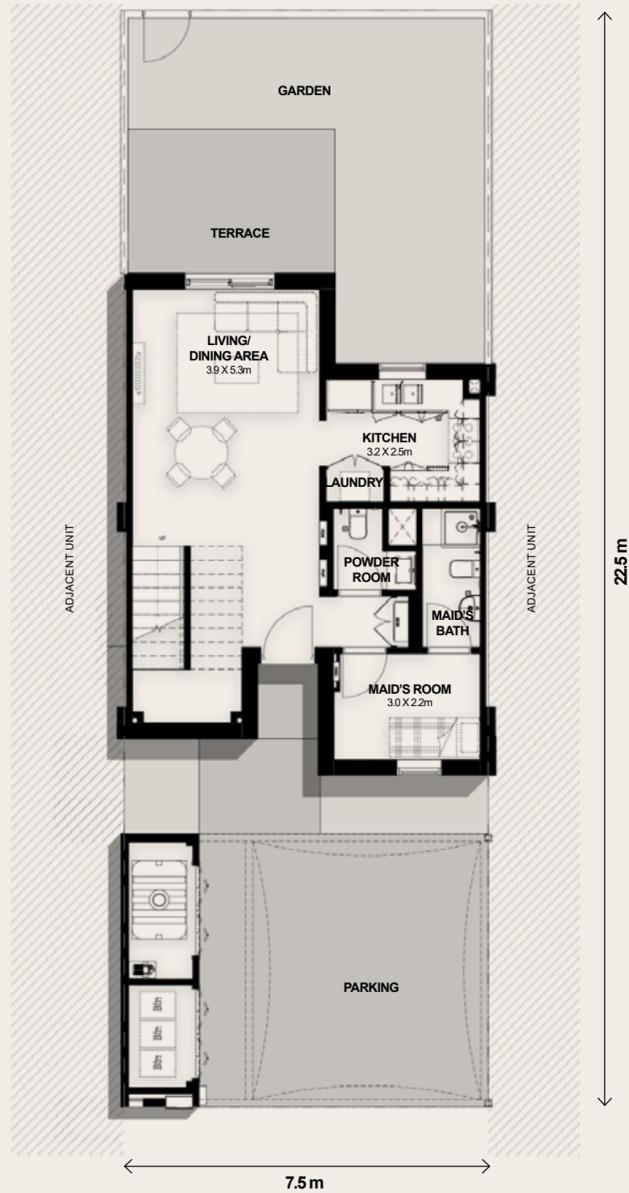


NOYA VIVA

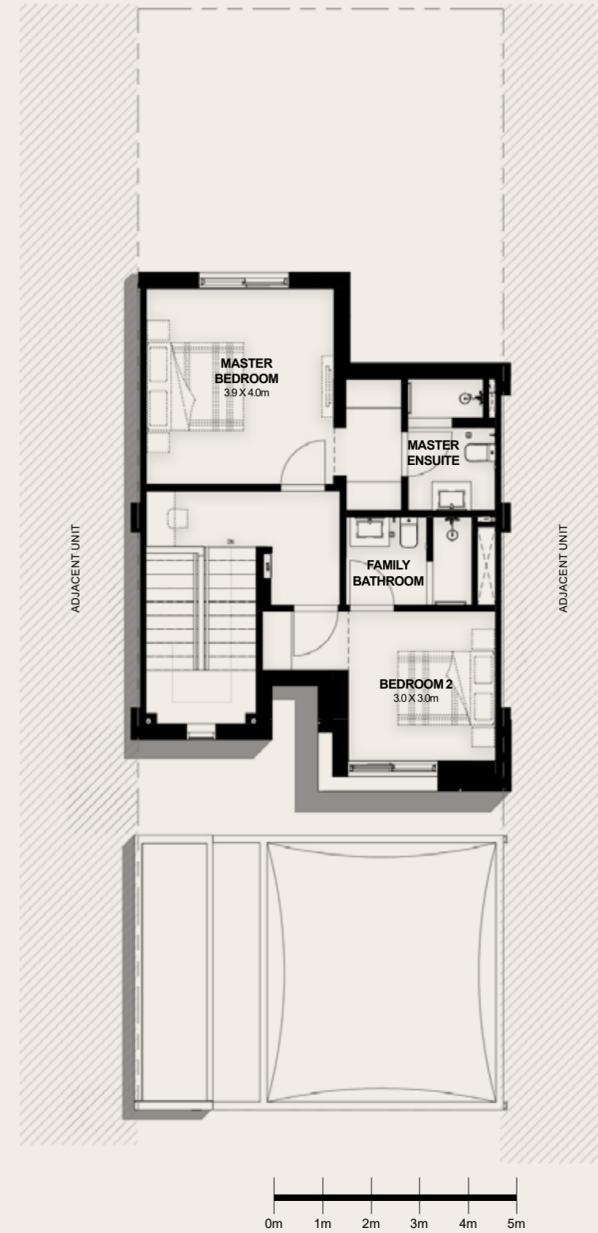


TOWNHOUSE
2 BED
MID UNIT

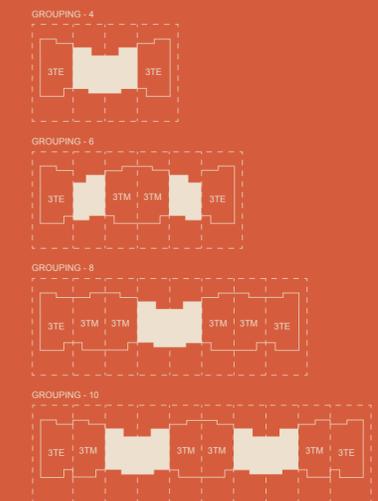
Ground Floor Plan



First Floor Plan



Key Plan



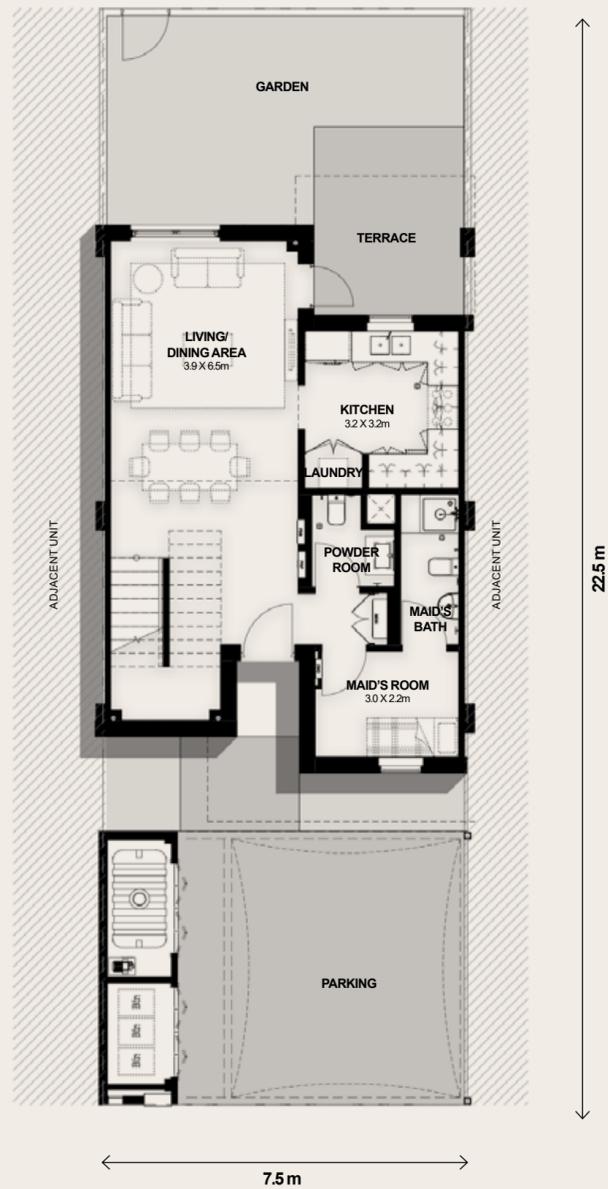
AREA: **124 SQM**

BEDROOMS: **2**

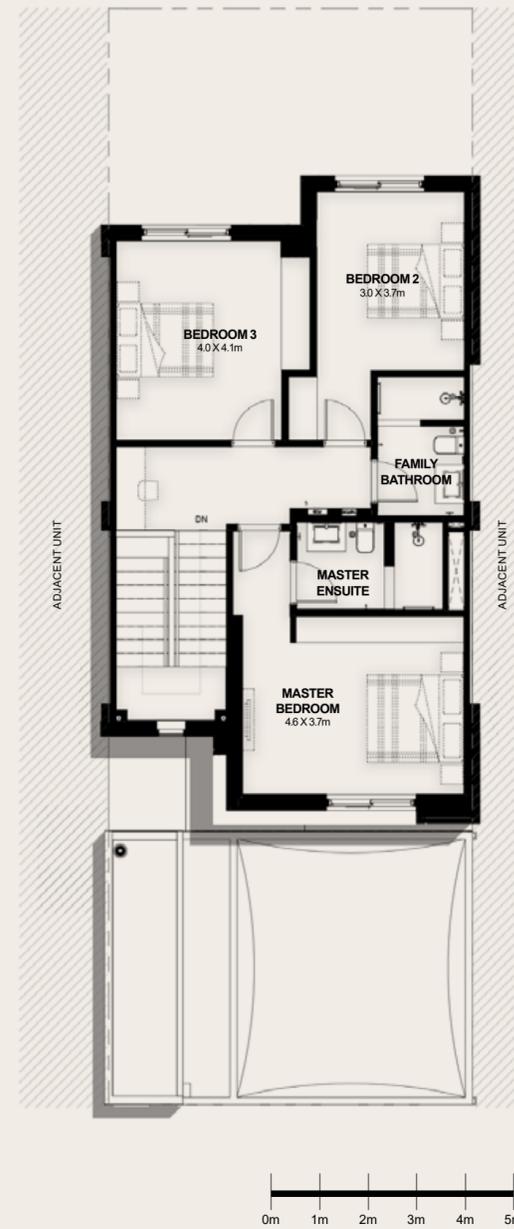
Note that this floor plan was produced prior to the completion of construction and is indicative only and not to scale. Changes may be made during the development and areas, fittings, finishes and specifications are subject to change without notice in accordance with the provision of the contract of sale. The furniture depicted is not included with any sale and should not be taken to indicate the final positions of power points, TV connections and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted.

TOWNHOUSE
3 BED
MID UNIT

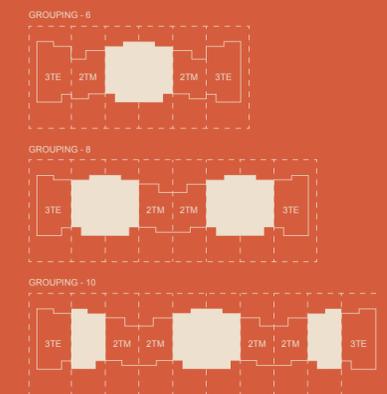
Ground Floor Plan



First Floor Plan



Key Plan



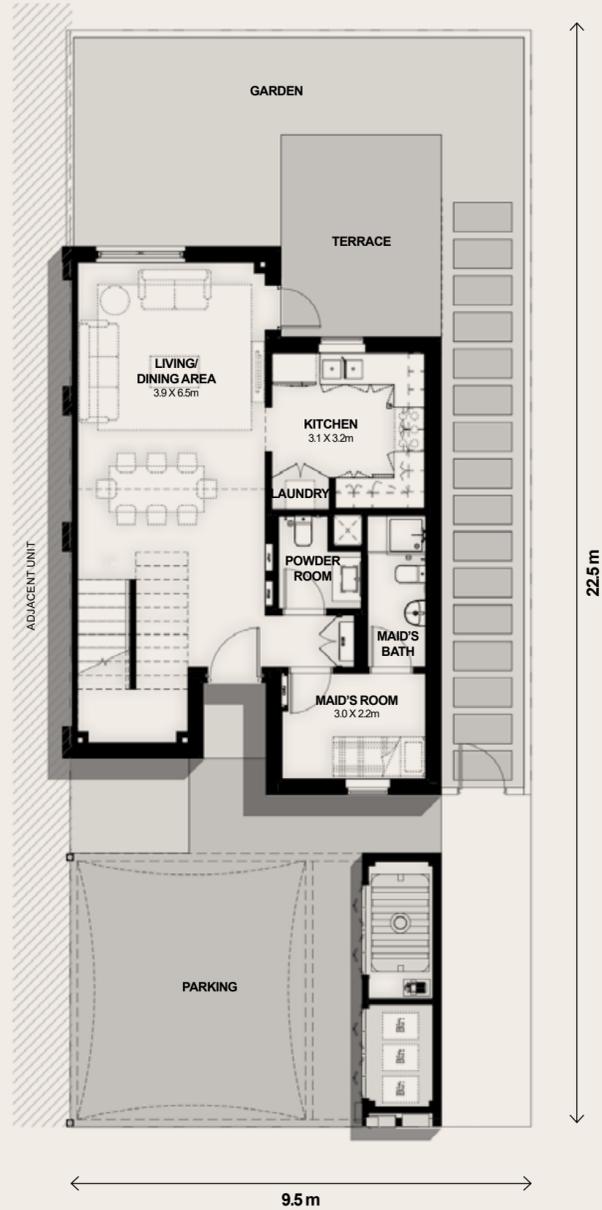
AREA: **163 SQM**

BEDROOMS: **3**

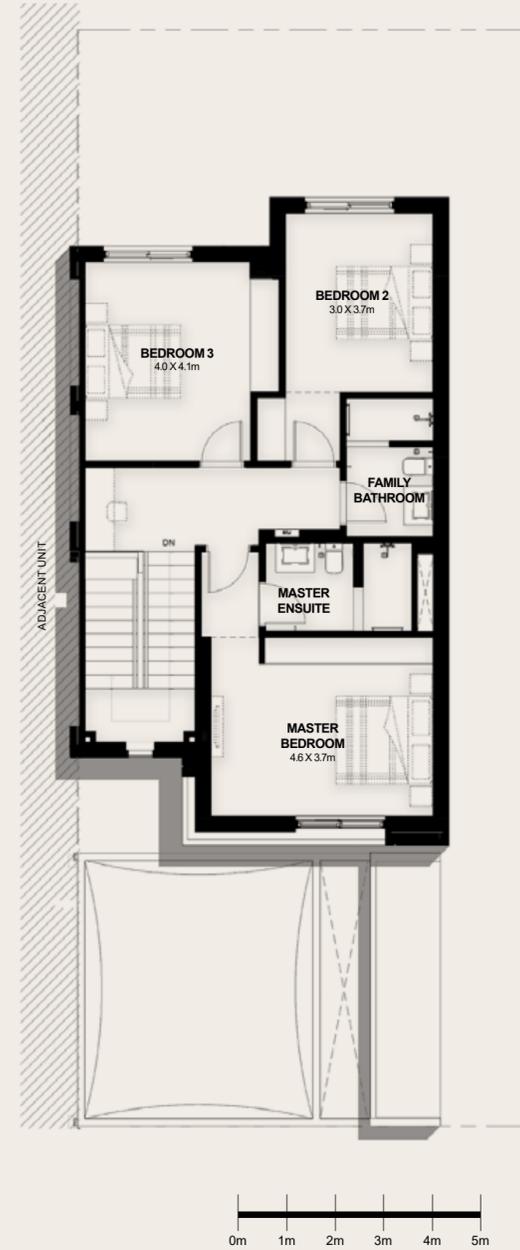
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TOWNHOUSE
3 BED
END UNIT

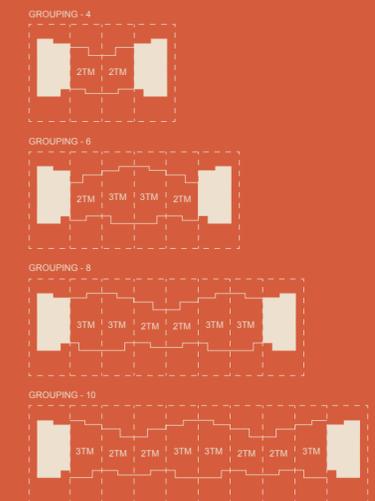
Ground Floor Plan



First Floor Plan



Key Plan

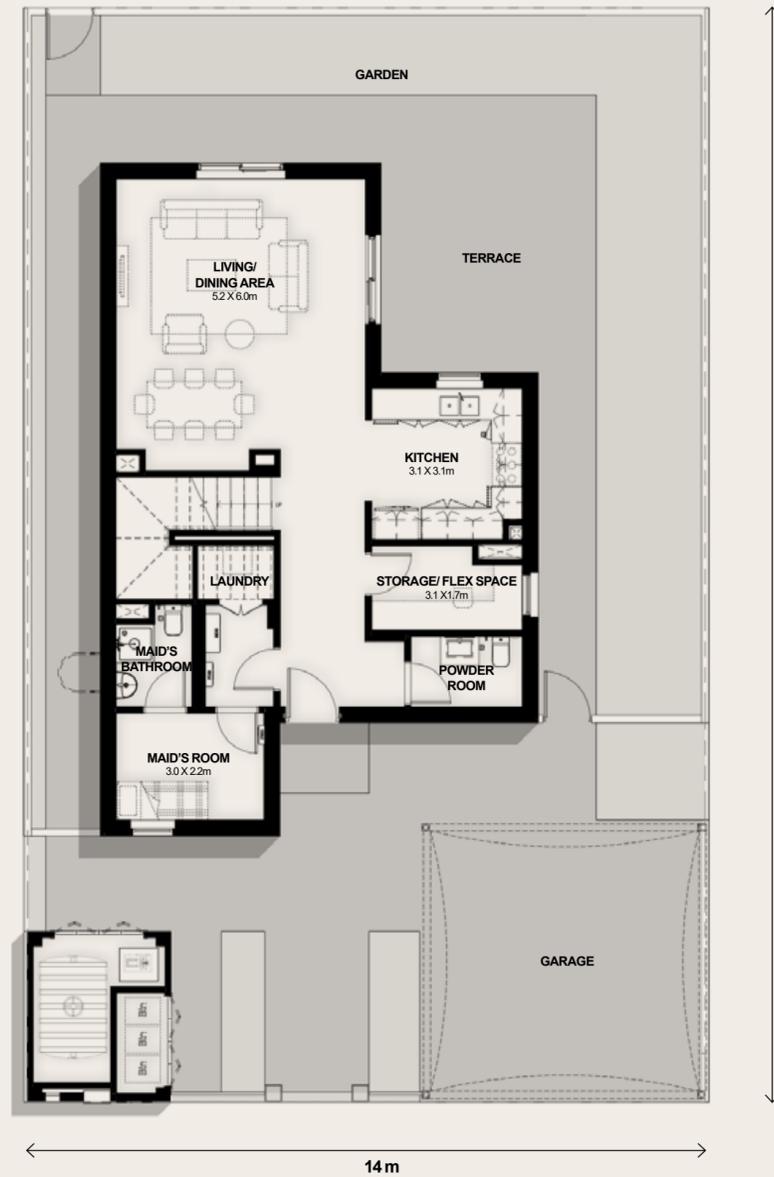


AREA: **166 SQM**

BEDROOMS: **3**

Note that this floor plan was produced prior to the completion of construction and is indicative only and not to scale. Changes may be made during the development and areas, fittings, finishes and specifications are subject to change without notice in accordance with the provision of the contract of sale. The furniture depicted is not included with any sale and should not be taken to indicate the final positions of power points, TV connections and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted.

Ground Floor Plan



First Floor Plan



Note that this floor plan was produced prior to the completion of construction and is indicative only and not to scale. Changes may be made during the development and areas, fittings, finishes and specifications are subject to change without notice in accordance with the provision of the contract of sale. The furniture depicted is not included with any sale and should not be taken to indicate the final positions of power points, TV connections and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted.

AREA: 210 SQM

BEDROOMS: 4



IN THE COMMUNITY

This is where it all happens. Where days start with sprints on the track or a stroll through the park. Where professionals grab coffee before work, and friends catch up over lunch. Where families chase the thrills of Yas Island's theme parks, and couples shop at Yas Mall.

DEVELOPMENT FEATURES



FAMILY ORIENTED
COMMUNITY



HIGH SOLAR REFLECTANCE
ROOF MATERIAL



HIGHLY EFFICIENT
GLAZING AND INSULATION



LED LIGHT FIXTURES

COMMUNITY FACILITIES



ADULT AND CHILDREN'S
SWIMMING POOLS



COMMUNITY HUB



PLAYGROUNDS



SPORTS CENTRE
& GYMNASIUM



BBQ AND
PICNIC AREAS



NEW ALDAR ACADEMIES
BRITISH SCHOOL



COMMUNITY GARDENS



KIDS SPLASH PAD



MULTI-PURPOSE ROOM



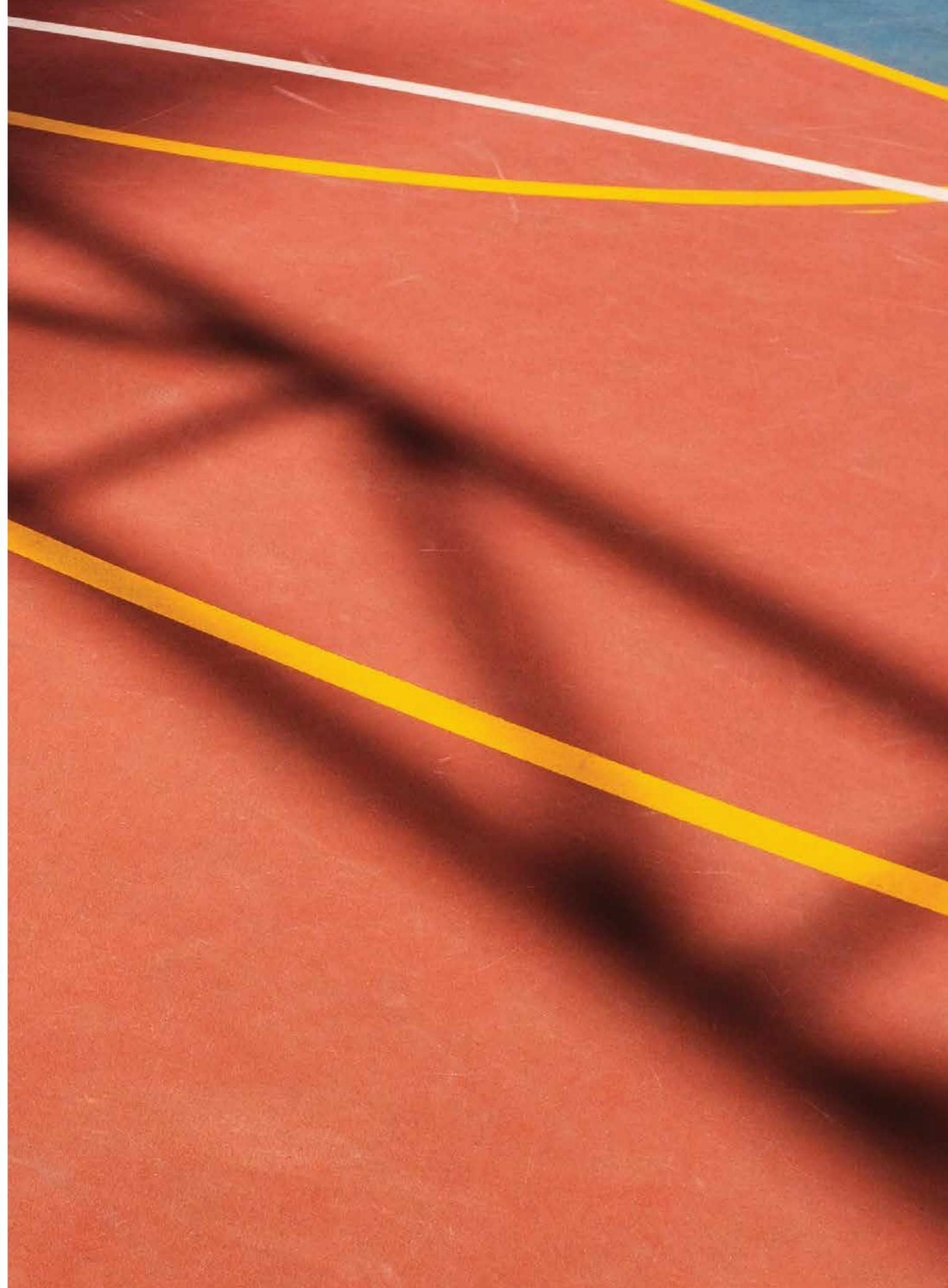


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YAS ISLAND

CLUB HOUSE

NOYA VIVA



With pools, gyms, parks and gardens, plus a new community centre, sports hub and easy access to the energy of Yas Island, Noya Viva offers the life you always wanted, and more.



NOYA VIVA





NOYA VIVA

YAS ISLAND



Step outside the community and into every activity under the sun. 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. Whenever you're in the mood for an adrenaline rush, Yas Waterworld, Warner Bros. World™ Abu Dhabi and Ferrari World are just around the corner.

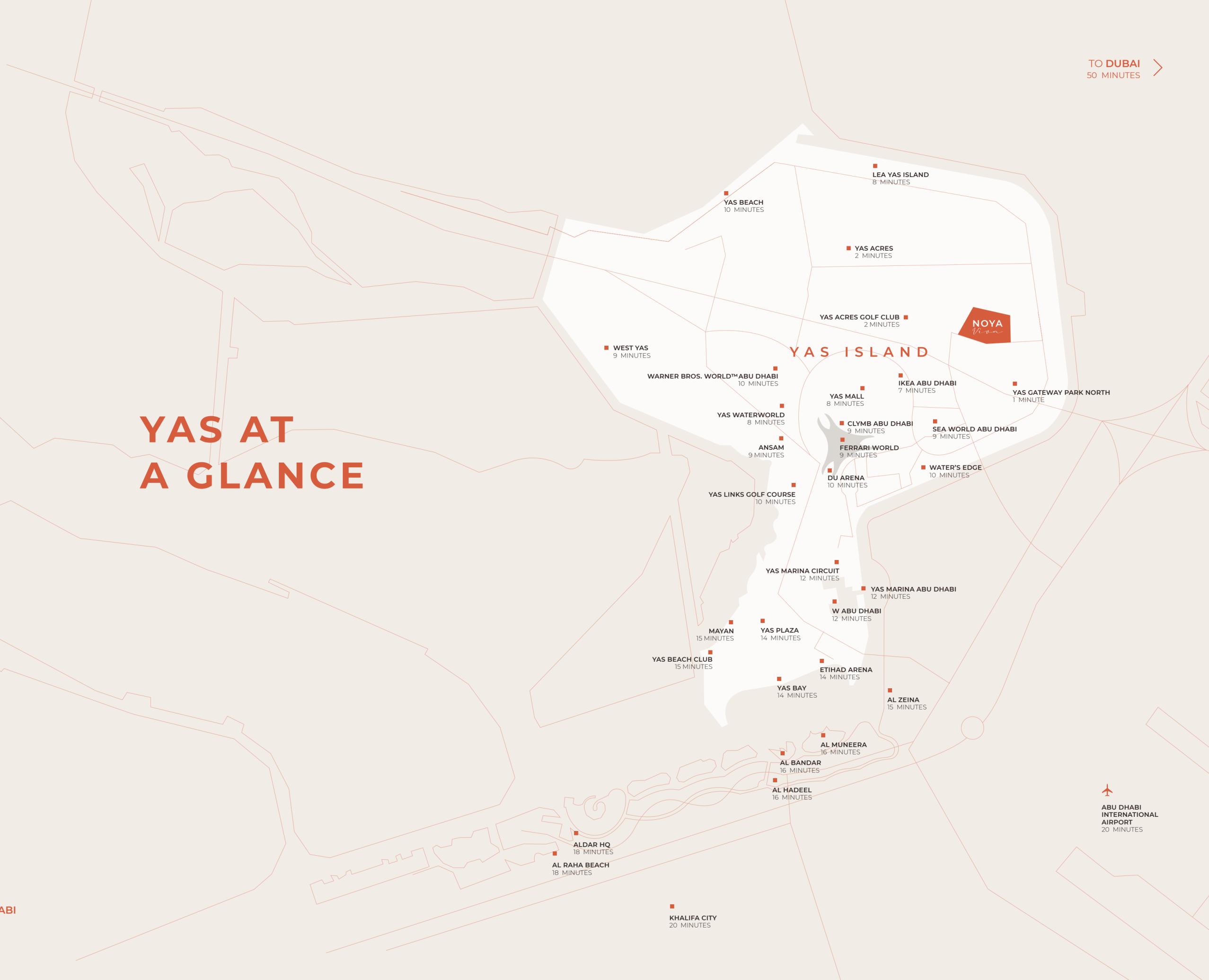


TO SAADIYAT ISLAND
20 MINUTES

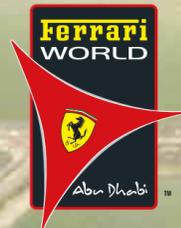
TO DUBAI
50 MINUTES

YAS AT A GLANCE

TO DOWNTOWN ABU DHABI
30 MINUTES



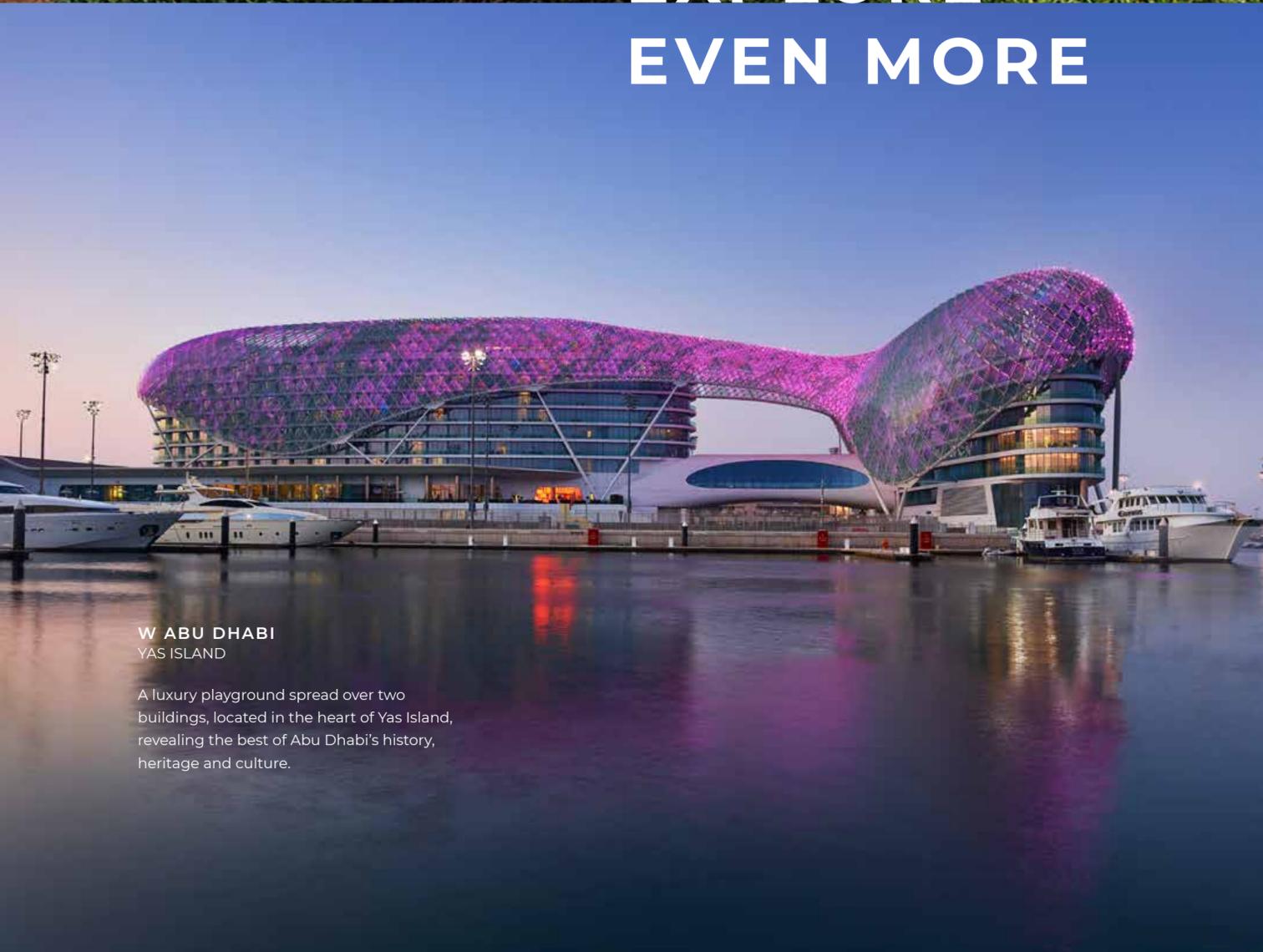
ABU DHABI INTERNATIONAL AIRPORT
20 MINUTES





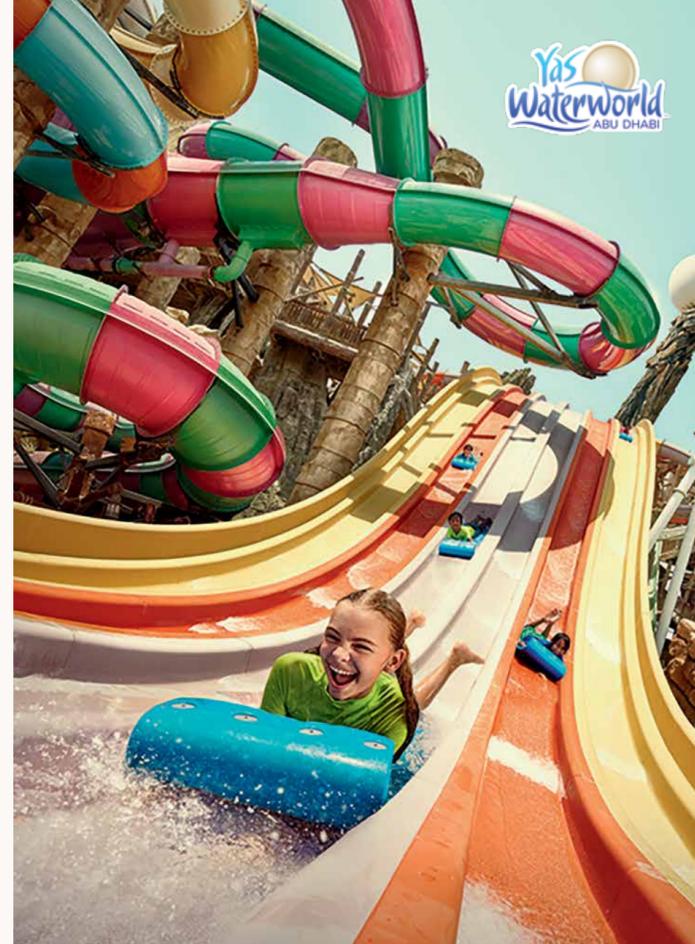
YAS LINKS GOLF CLUB

EXPLORE EVEN MORE



YAS Viceroy
YAS ISLAND

A luxury playground spread over two buildings, located in the heart of Yas Island, revealing the best of Abu Dhabi's history, heritage and culture.



FERRARI WORLD ABU DHABI
9 MINUTES

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
8 MINUTES

Whether you're after family fun or adrenaline pumping experiences, there's something for everyone at Yas Waterworld Abu Dhabi, Water's Greatest Playground.

WARNER BROS. WORLD™
ABU DHABI
10 MINUTES

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 Animation live characters.

YAS GATEWAY PARK
A MINUTE AWAY

Grab your picnic basket and seek out a shady spot for lunch at this hidden haven, located just a minute from Noya.

YAS LINKS GOLF CLUB

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

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 tens 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, cafes, play centres and cinemas.

TWOFOURS4

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.





WARNER BROS.
WORLD
ABU DHABI







