



YAS ACRES  
THE  
MAGNOLIAS





## ABU DHABI

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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.





## EVERYTHING WE DO COMES FROM THE HEART

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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.

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REVENUE

**AED 8.39BN**

FY 2020

NET PROFIT

**AED 1.93BN**

FY 2020

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DIVESTMENT VALUE

**AED 8.39BN**

FY 2020

INVESTMENT PORTFOLIO INCREASE

**AED 1.93BN**

FY 2020

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## YAS ISLAND

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LIVE WHAT YOU FEEL, WITH EVERY ACTIVITY JUST MOMENTS AWAY. FROM THE SHEER EXHILARATION OF FERRARI WORLD ABU DHABI, TO THE WILD REFRESHMENT OF YAS WATERWORLD ABU DHABI. NOT TO MENTION WARNER BROS. WORLD™ ABU DHABI OF COLOURFUL CHARACTERS.

THERE ARE INTERNATIONAL BOUTIQUES AND WORLD-FAMOUS BRANDS AT YAS MALL TO INSPIRE, WHILE THE BUZZ OF YAS MARINA IS AN UNMISSABLE ATTRACTION. AS IS THE ISLAND'S MAJESTIC NATURAL BEAUTY, WITH MANGROVES GENTLY WINDING THEIR WAY OUT INTO THE PERSIAN GULF.









# BRING THE FAMILY

YAS ACRES, THE MAGNOLIAS OFFERS FAMILY LIFE WITH A DIFFERENCE. TASTEFUL ARCHITECTURE, SPACIOUS INTERIORS, AND INVIGORATING GARDENS—ALL WRAPPED UP IN THE UNMISTAKABLE BEAUTY OF YAS ISLAND LIVING. THERE'S A WORLD-CLASS GOLF COURSE ON THE DOORSTEP AND THE ENERGY OF YAS THEME PARKS JUST DOWN THE ROAD, RIGHT NEXT-DOOR TO YAS MALL. THIS IS A HOME WHERE A FAMILY CAN FEEL INSPIRED AND STAY CONNECTED.









BRING THE FAMILY  
TO A HOME FOR LIFE.







WHERE SPACIOUS INTERIORS  
STRETCH OUT INTO THE GARDEN.









LET THE LITTLE ONES FALL IN  
LOVE WITH THE OUTDOORS.





## A LIFESTYLE FOR EVERYONE

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EVERY FAMILY IS MADE UP OF SEVERAL UNIQUE INDIVIDUALS. SO TO BRING EVERYONE TOGETHER, A COMMUNITY HAS TO BE ABLE TO INSPIRE IN A NUMBER OF DIFFERENT WAYS. AND OUR NEW DEVELOPMENT ON YAS ISLAND DOES EXACTLY THAT.

AS WELL AS AN EXPANSIVE COMMUNITY GOLF COURSE, YAS ACRES, THE MAGNOLIAS OFFERS SWIMMING POOLS, BASKETBALL COURTS, AND INDOOR & OUTDOOR GYMS FOR THE ACTIVE.

THERE ARE NEIGHBORHOOD CAFES AND SHOPS FOR SEAMLESS CONVENIENCE, WHILE PLAY AREAS AND OPEN LAWNS PROVIDE SPACE FOR KIDS TO UNLEASH THEIR ENERGY.

AND BEYOND THE COMMUNITY ITSELF, THE ENDLESS ACTIVITIES OF YAS ISLAND ARE WAITING, JUST MOMENTS AWAY. THIS IS WHERE FAMILY LIFE COMES TOGETHER.





BLUR THE LINES BETWEEN  
LIFE AND LEISURE.









WATCH AS THE DAY DIPS  
INTO A DREAM WORLD.









## SPACES DESIGNED AROUND YOU

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YAS ACRES, THE MAGNOLIAS OFFERS A VARIETY OF LIVING OPTIONS, FROM 2-4 BED TOWNHOUSES TO 3-4 BED DUPLEXES AND 3-6 BED VILLAS. IT'S A PLACE WITH SPACE FOR EVERY FAMILY TO CONNECT, GROW, AND LIVE LIFE TO THE FULL.



FILL YOUR AFTERNOONS WITH  
THE TASTE OF EXTRAORDINARY.





SO MANY PLACES TO GO;  
SO MANY REASONS TO STAY IN.







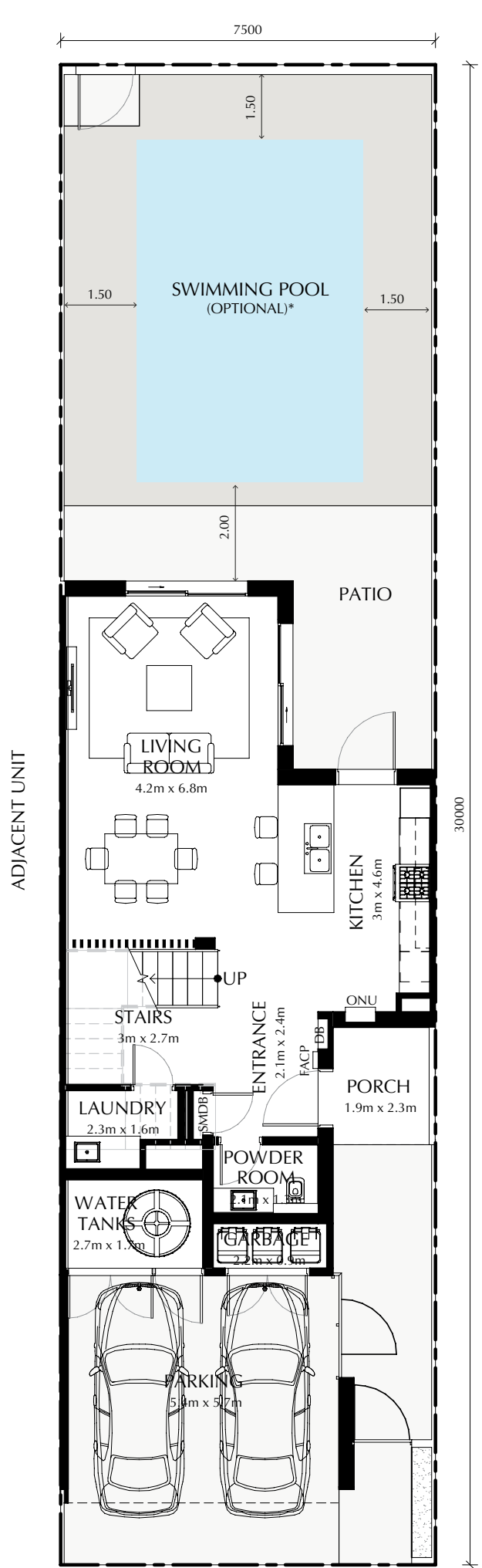


OPEN UP TO  
NATURAL SPLENDOUR.



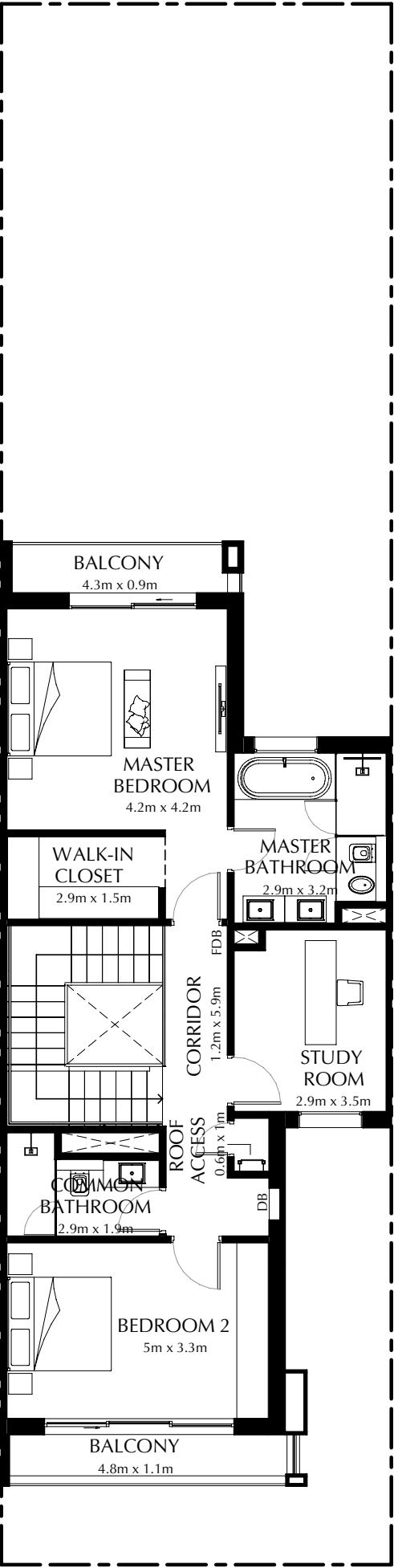


2 BED TOWNHOUSE – MID UNIT



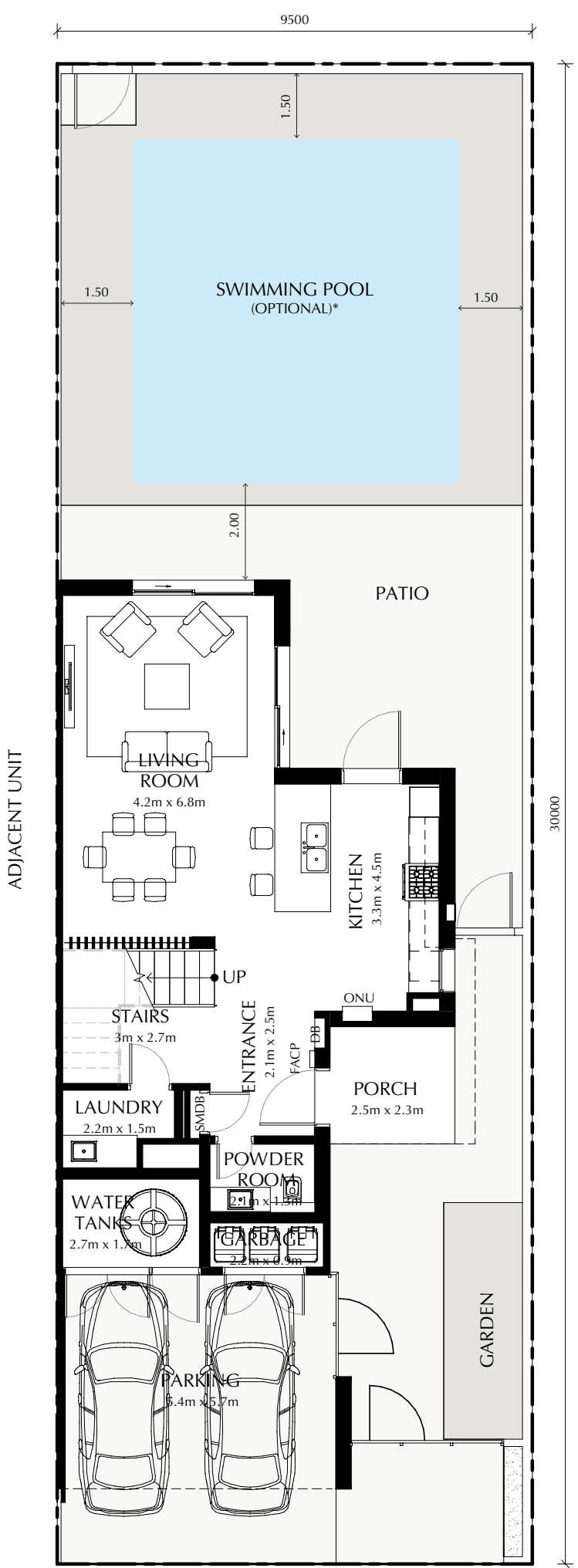
Ground Floor

Total Gross Sellable Area: 206.95 m²



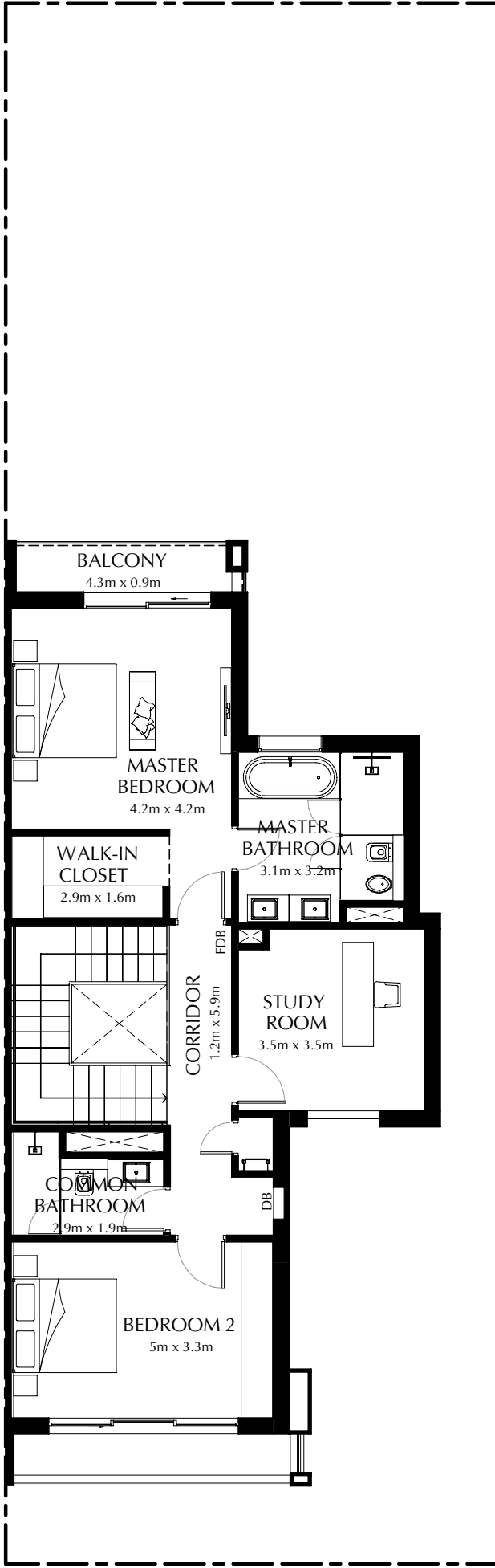
First Floor

2 BED TOWNHOUSE – END UNIT



Ground Floor

Total Gross Sellable Area: 214.11 m²



First Floor

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical plot layout and Aldar makes no representation of warranty in relation to any of the information shown. Plot sizes may vary depending on the location and the masterplan. \*Homeowners will need to build their own swimming pool, the floor plan is indicative of the permitted placement and maximum pool size.

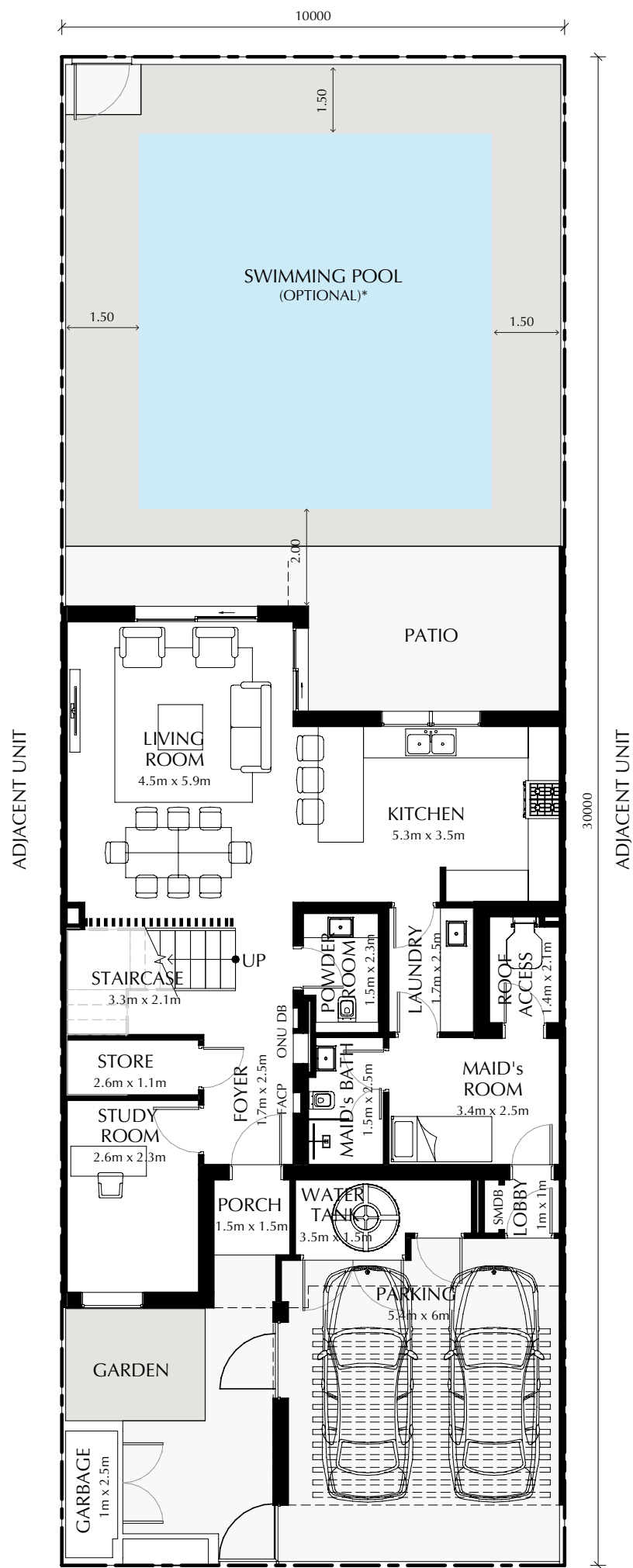




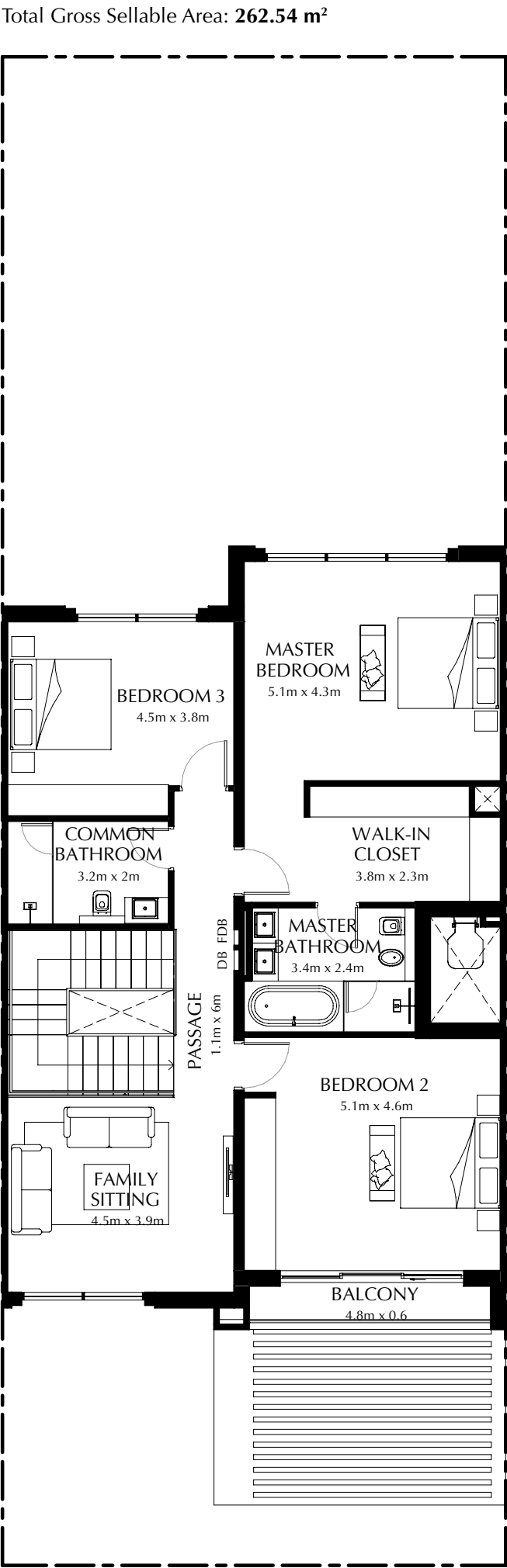
TOWNHOUSE – 2 BED MID/ END UNIT



3 BED TOWNHOUSE – MID UNIT



Ground Floor



First Floor

Total Gross Sellable Area: 262.54 m²

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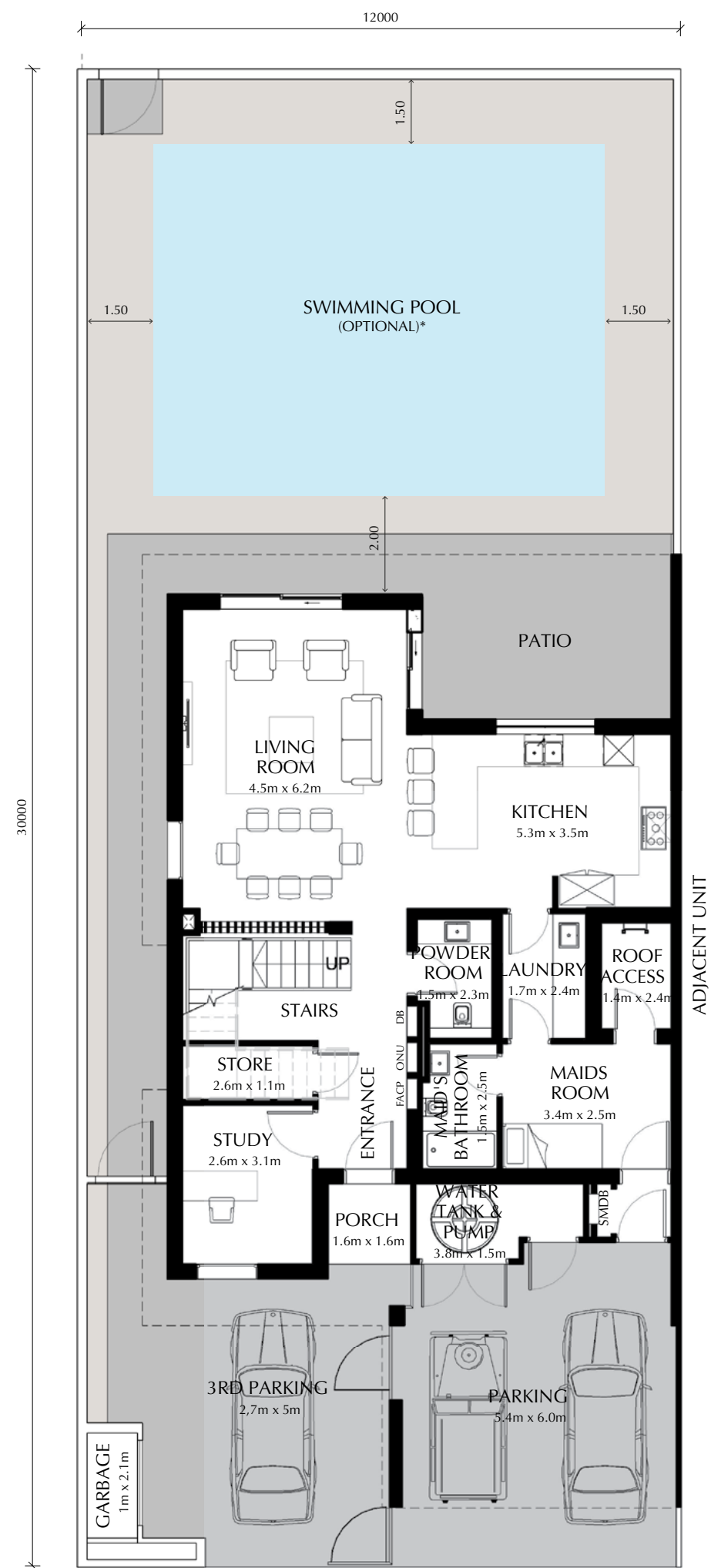




TOWNHOUSE – 3 BED MID UNIT/ 4 BED END UNIT

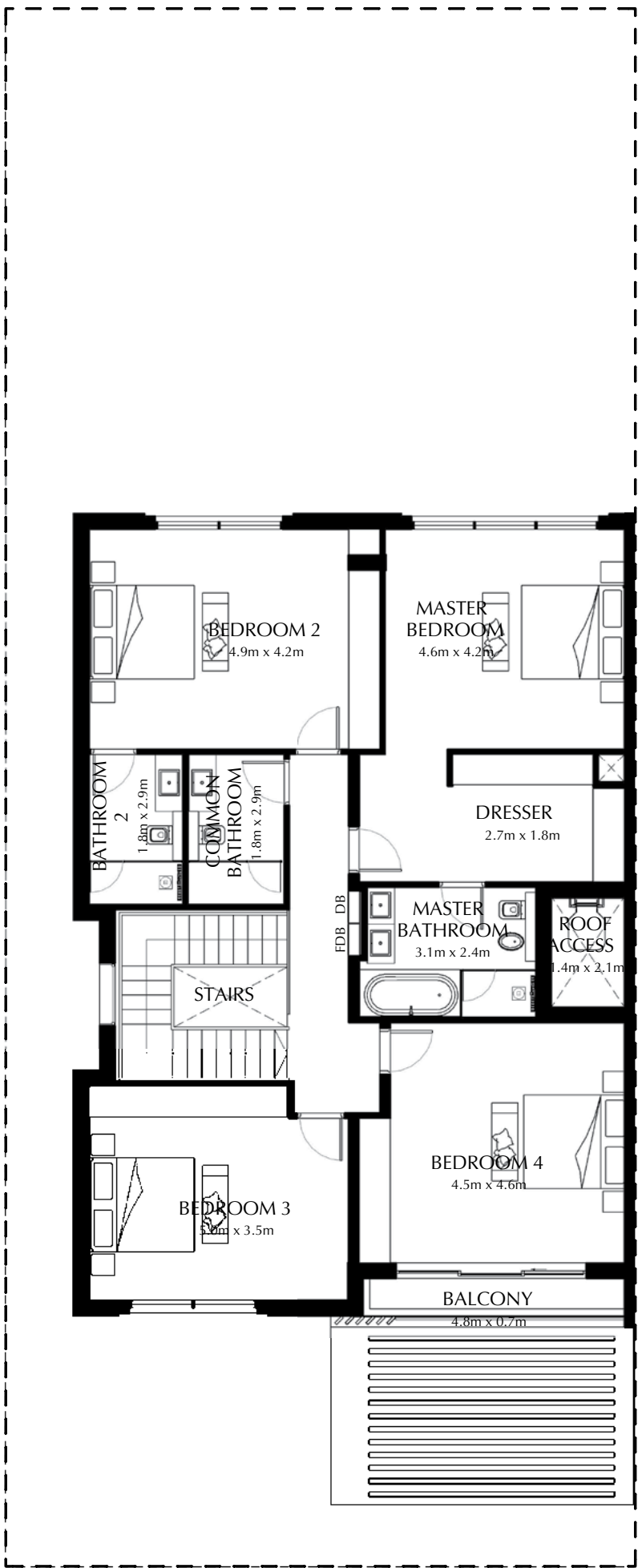


4 BED TOWNHOUSE – END UNIT



Ground Floor

Total Gross Sellable Area: 297.32 m<sup>2</sup>



First Floor

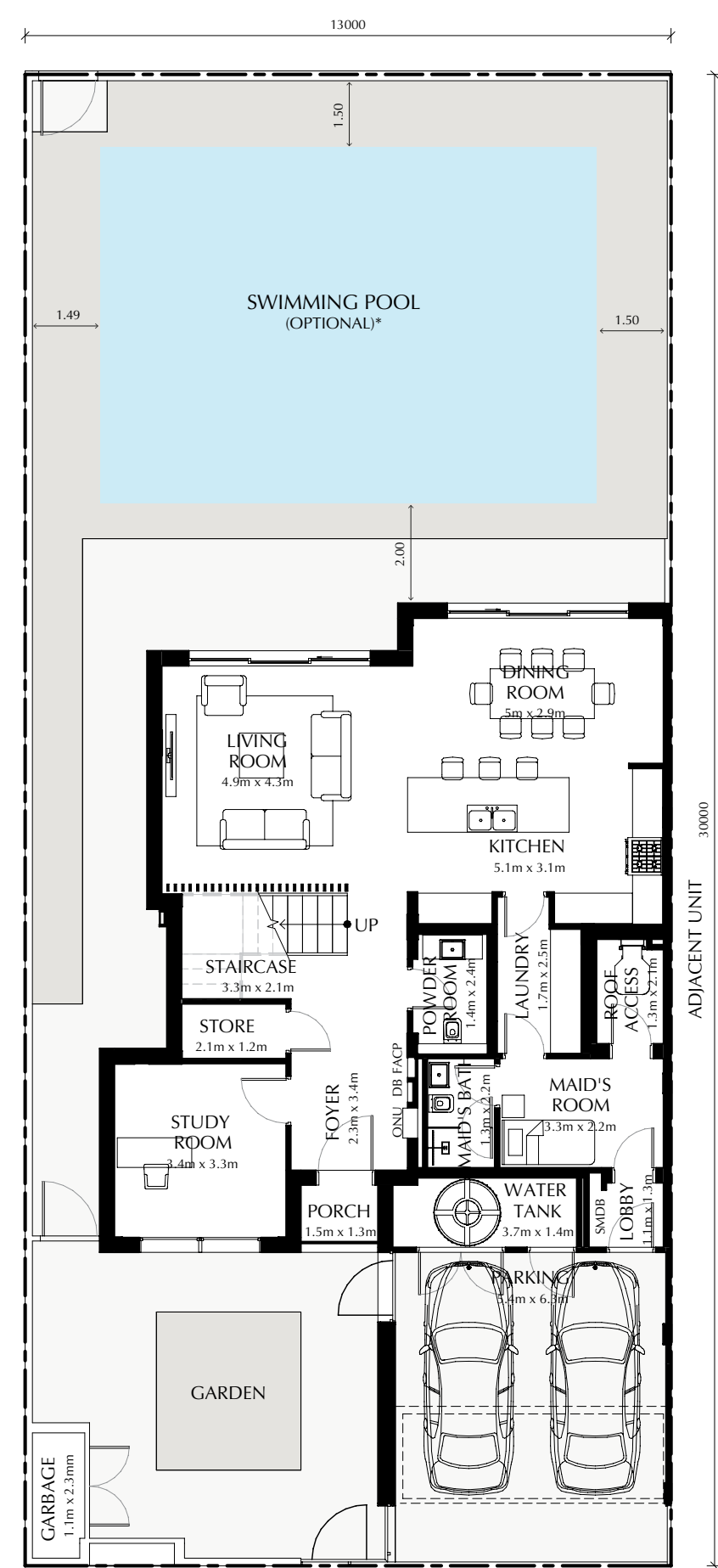
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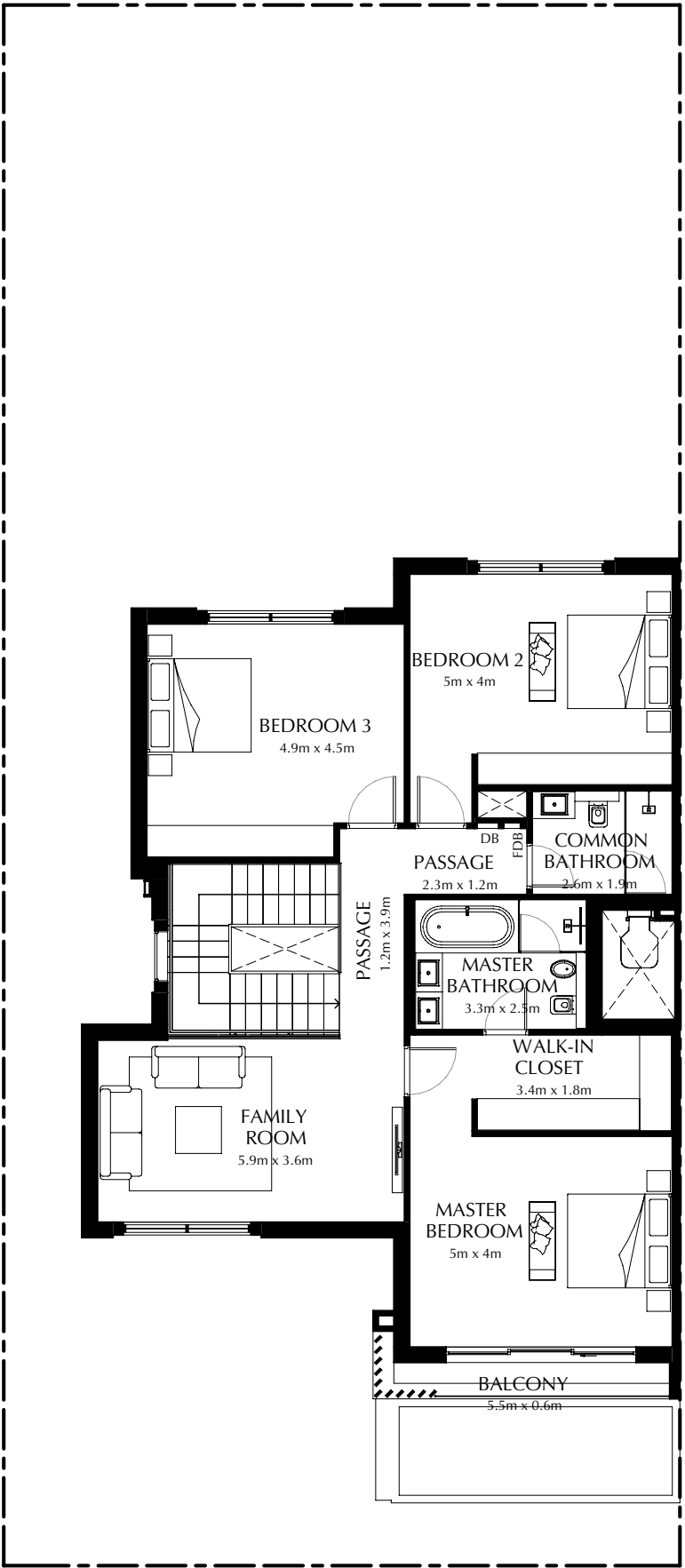


3 BED DUPLEX – X SMALL



Ground Floor

Total Gross Sellable Area: 292.42 m²



First Floor

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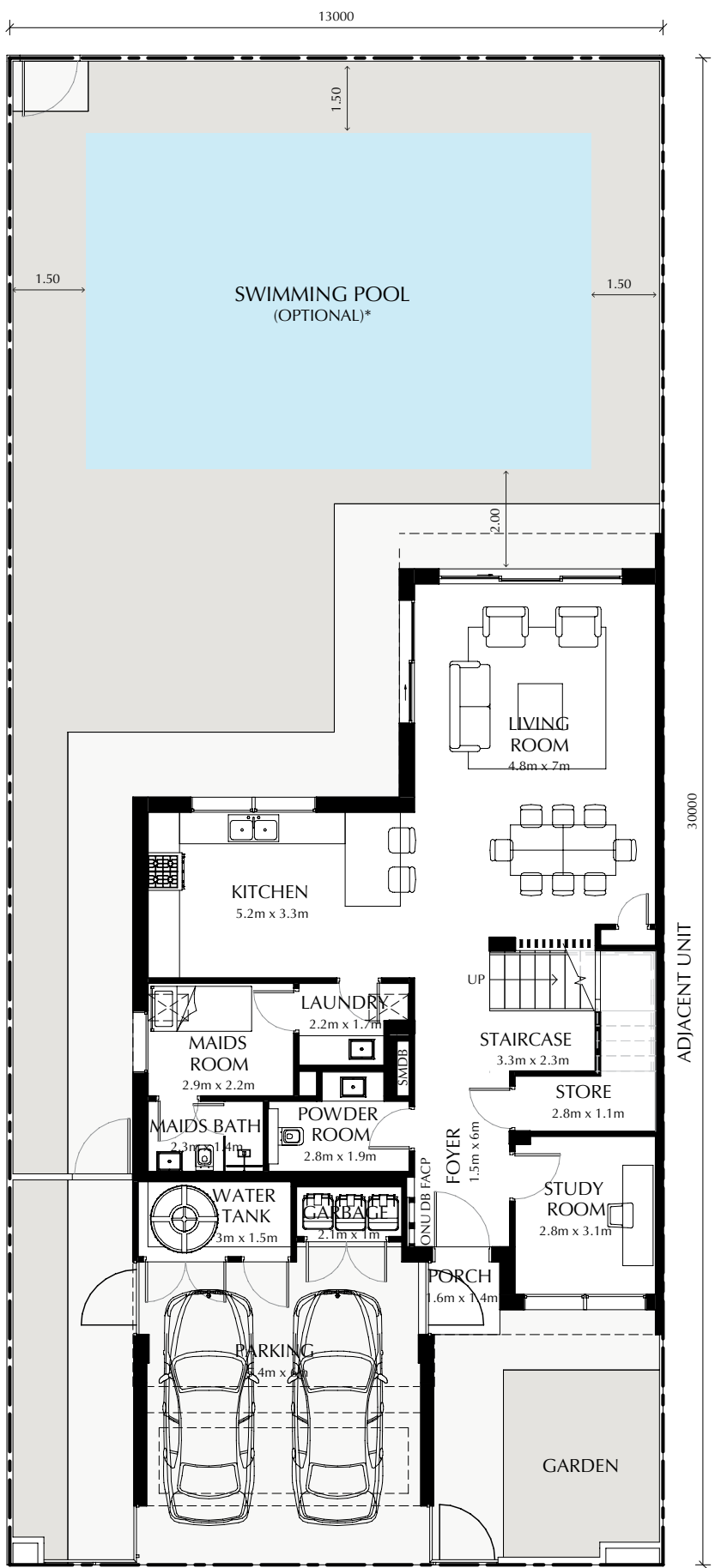




DUPLEX – 3 BED X SMALL

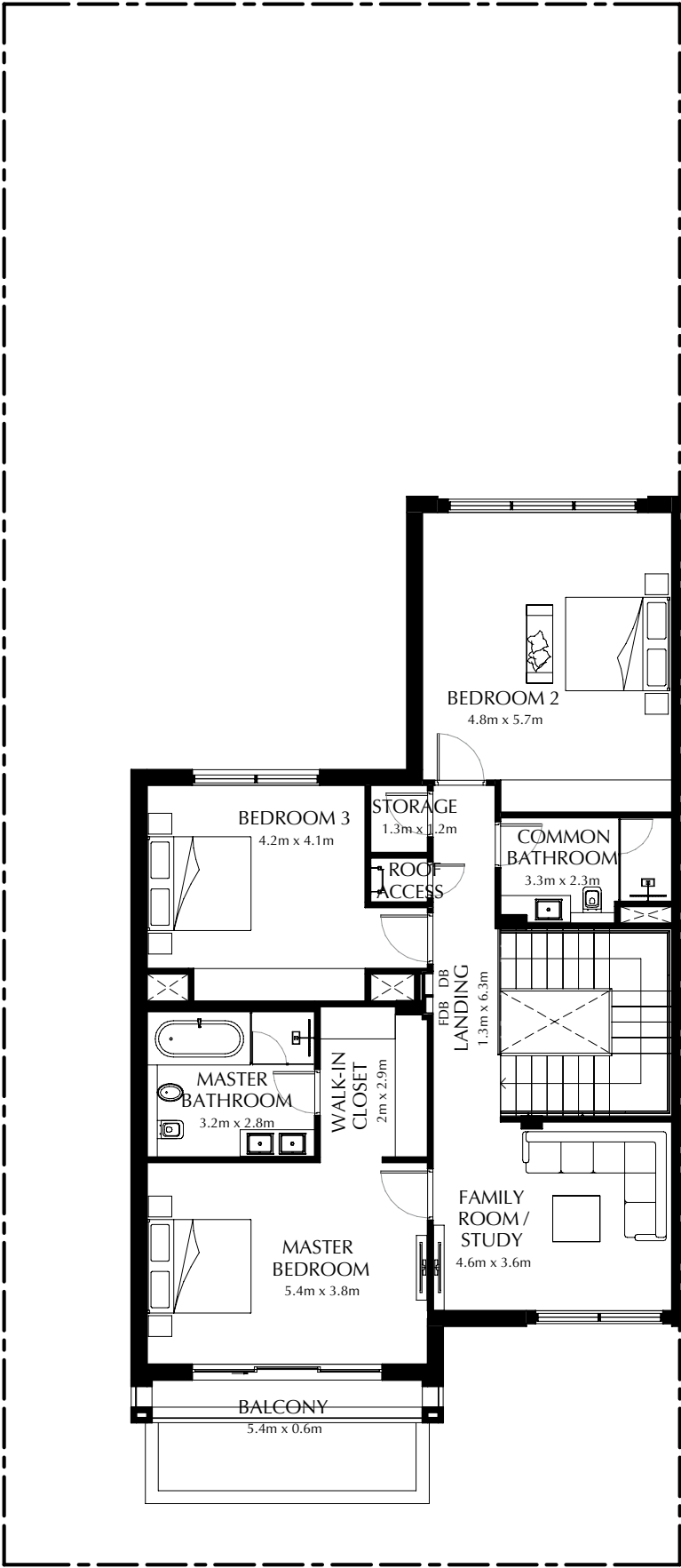


3 BED DUPLEX – Y SMALL



Ground Floor

Total Gross Sellable Area: 282.87 m²



First Floor

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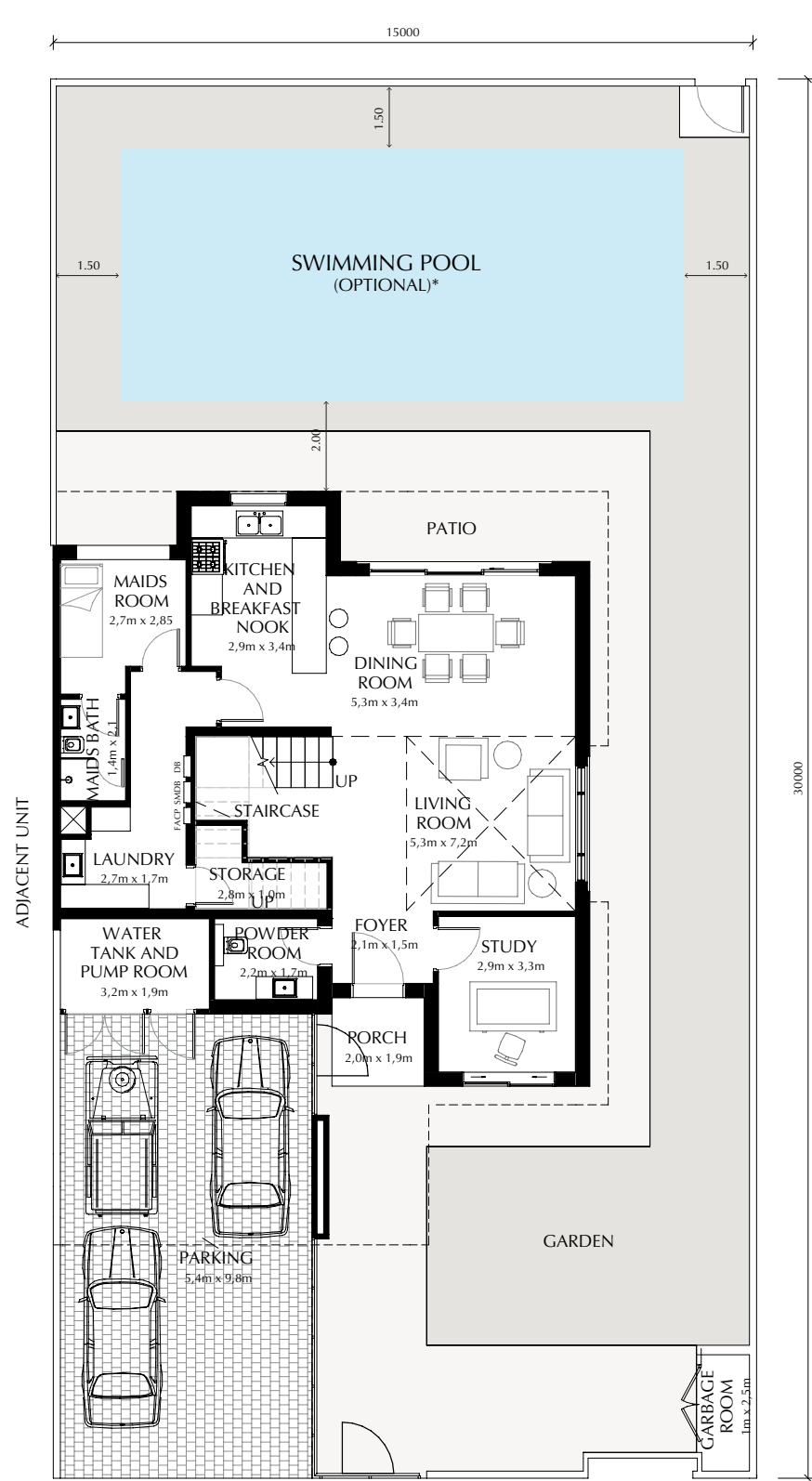




DUPLEX – 3 BED Y SMALL

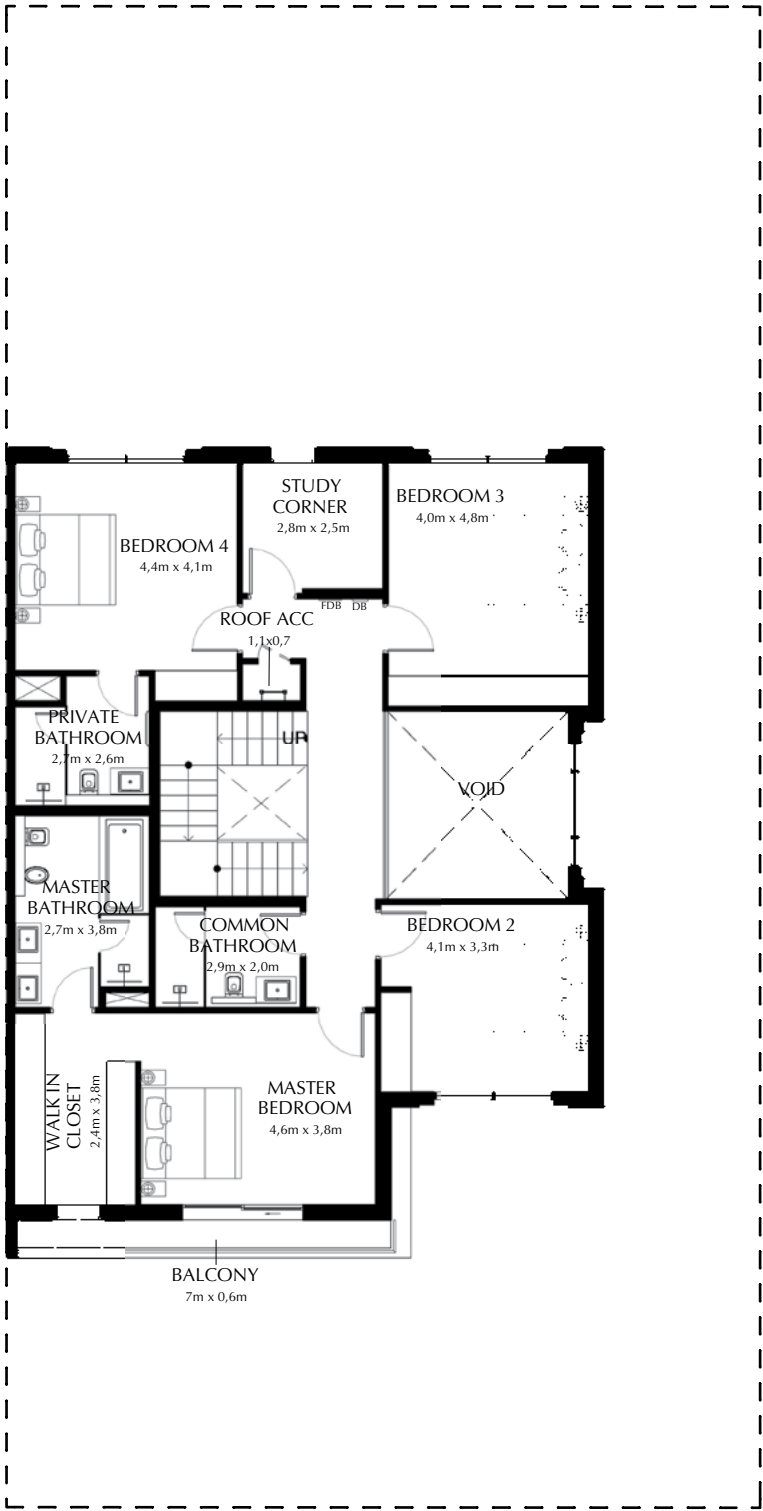


4 BED DUPLEX – X SMALL



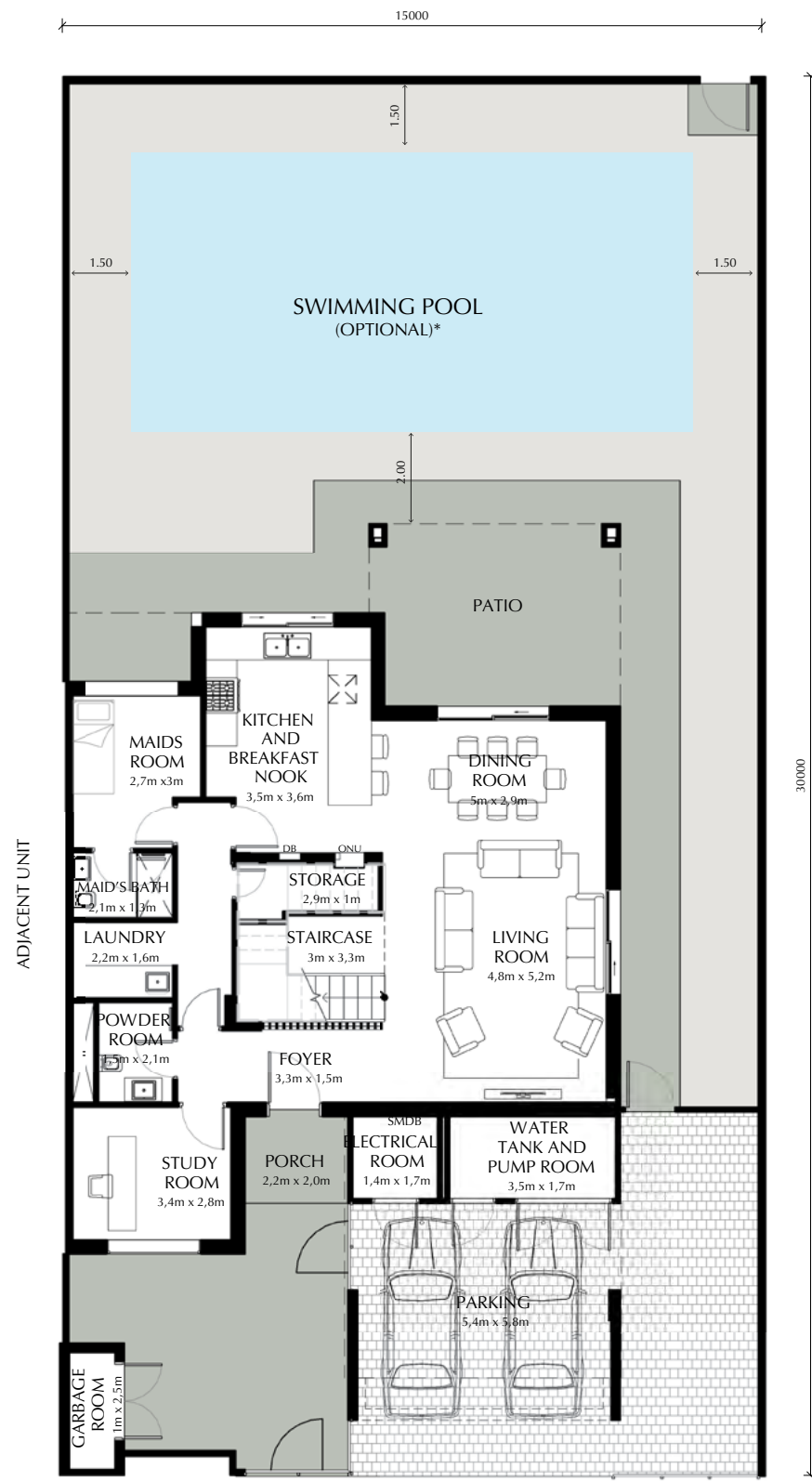
Ground Floor

Total Gross Sellable Area: 314.88 m²



First Floor

4 BED DUPLEX – Y SMALL



Ground Floor

Total Gross Sellable Area: 334.49 m²



First Floor





DUPLEX – 4 BED X SMALL/ Y SMALL

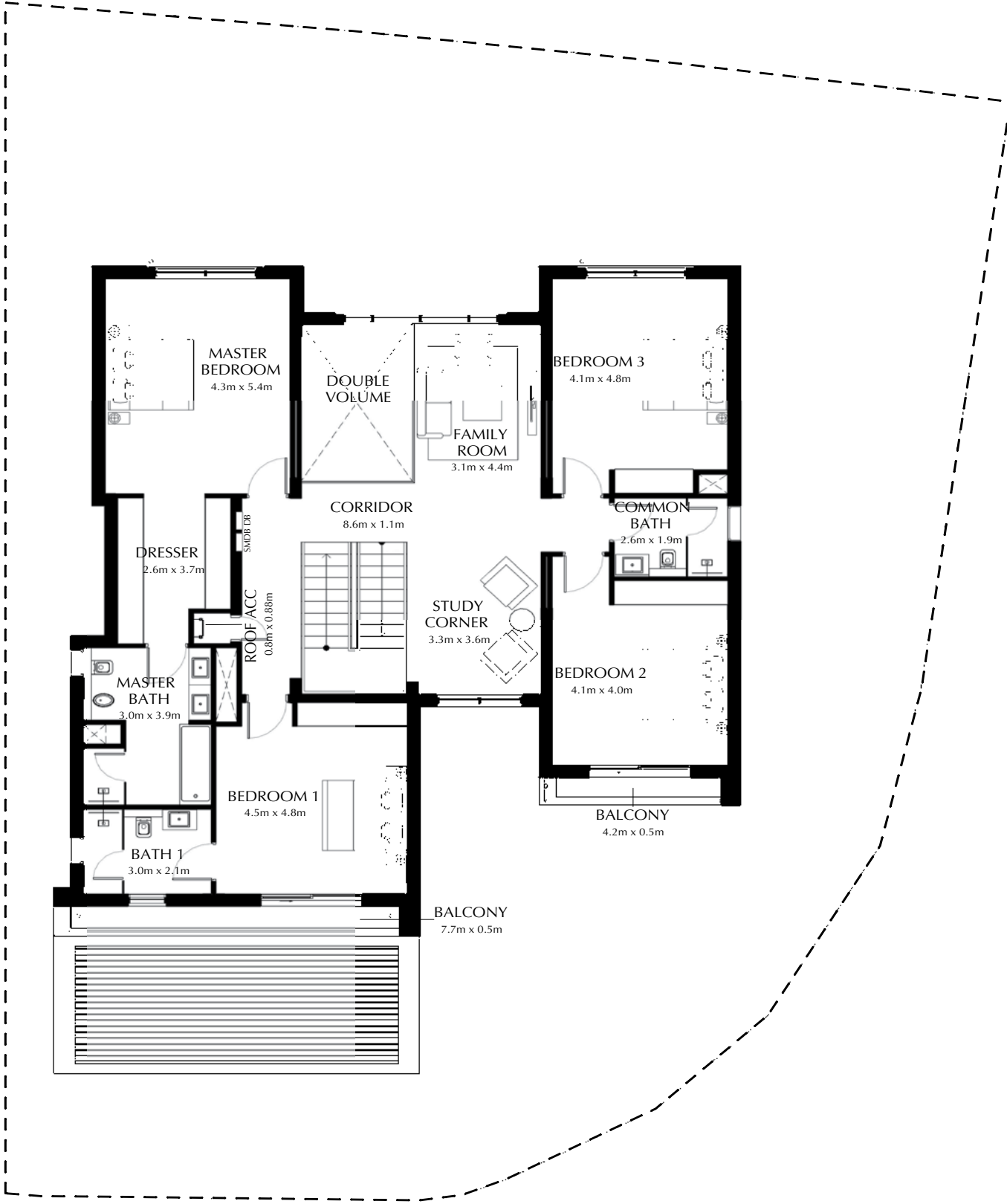


# 4 BED VILLA – GARDEN

Total Gross Sellable Area: **401.75 m²**



Ground Floor



First Floor

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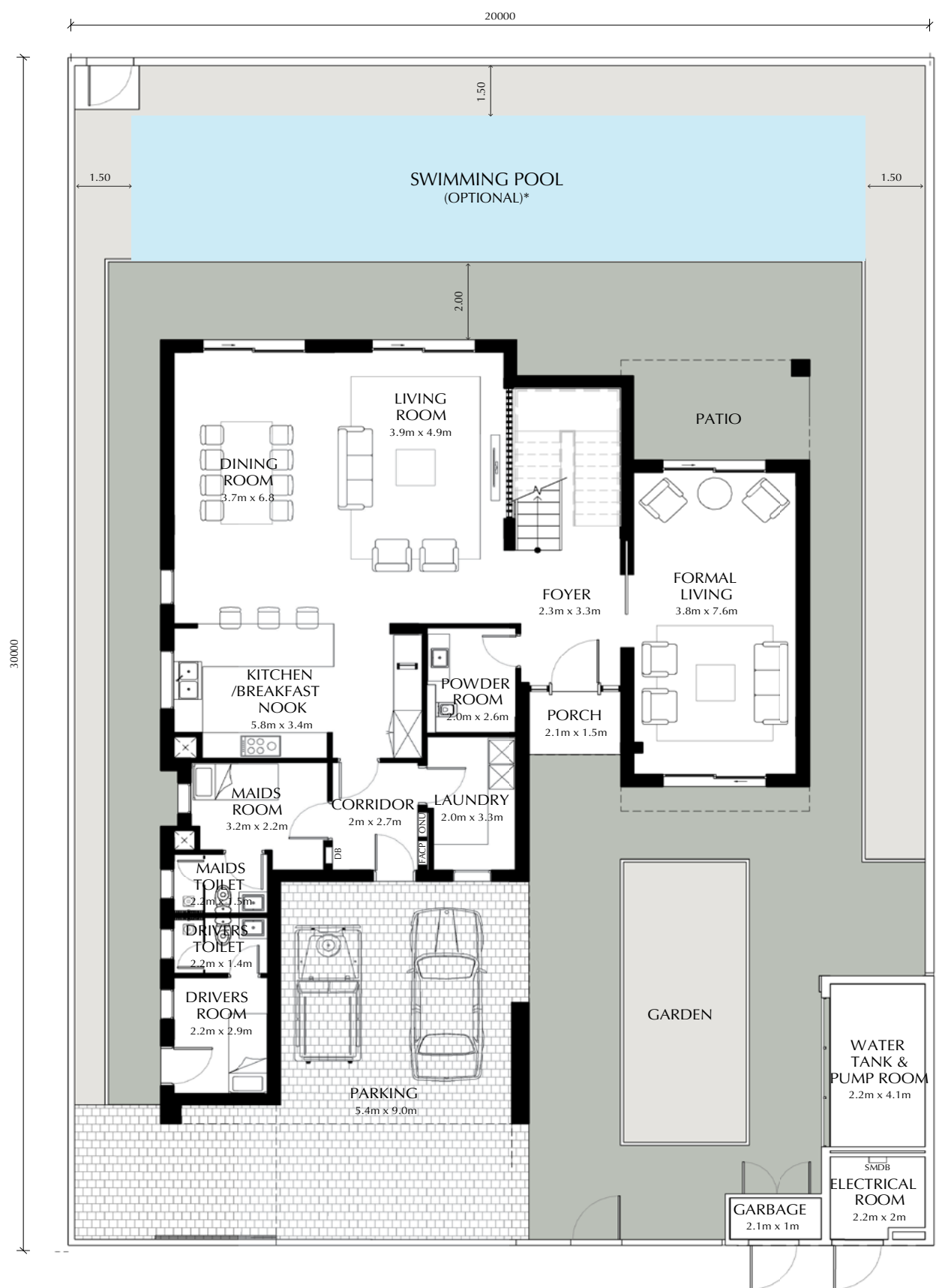




VILLA – 4 BED GARDEN

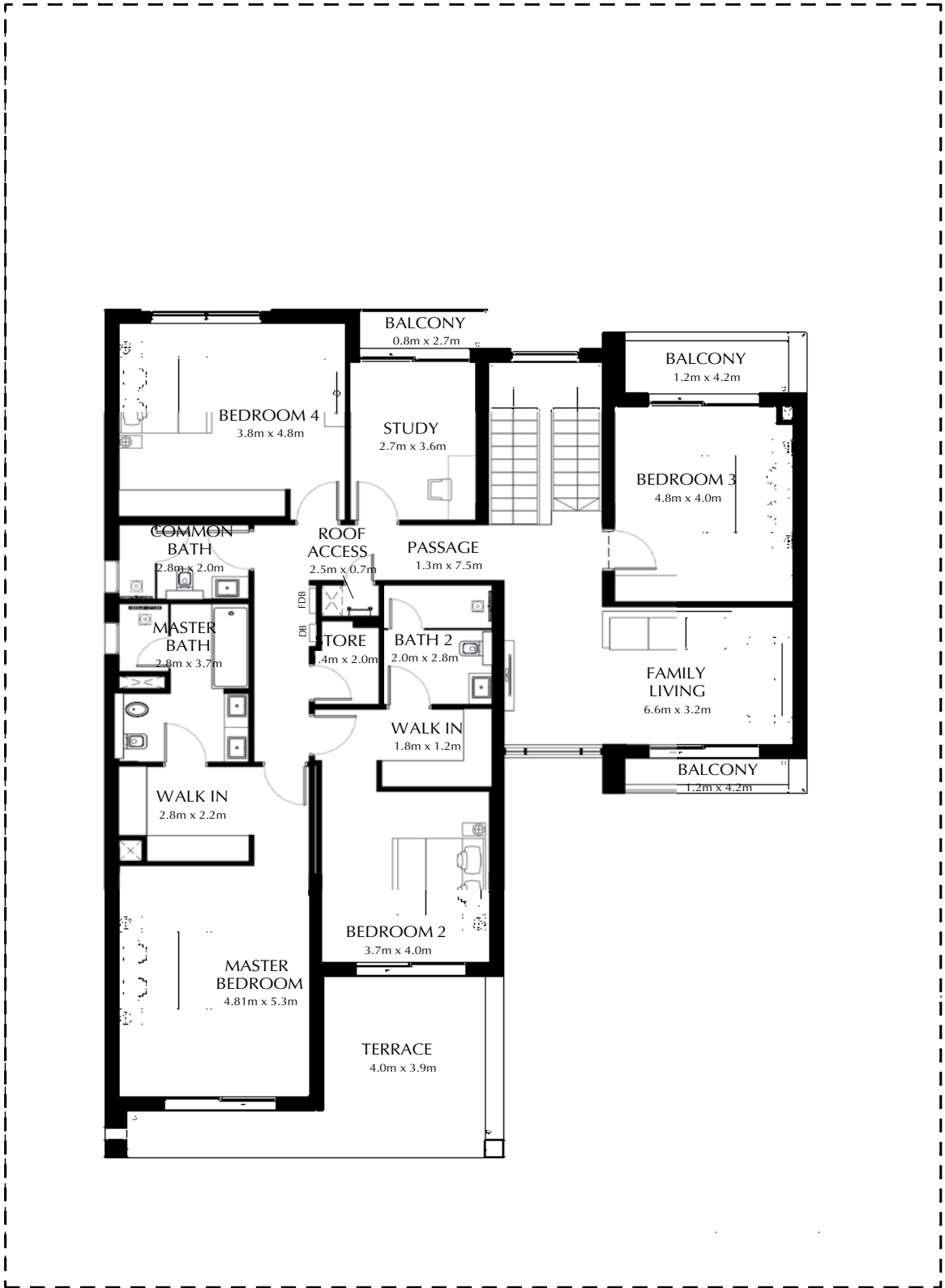


4 BED VILLA GOLF – SECOND ROW A



Ground Floor

Total Gross Sellable Area: 454.87 m<sup>2</sup>



First Floor

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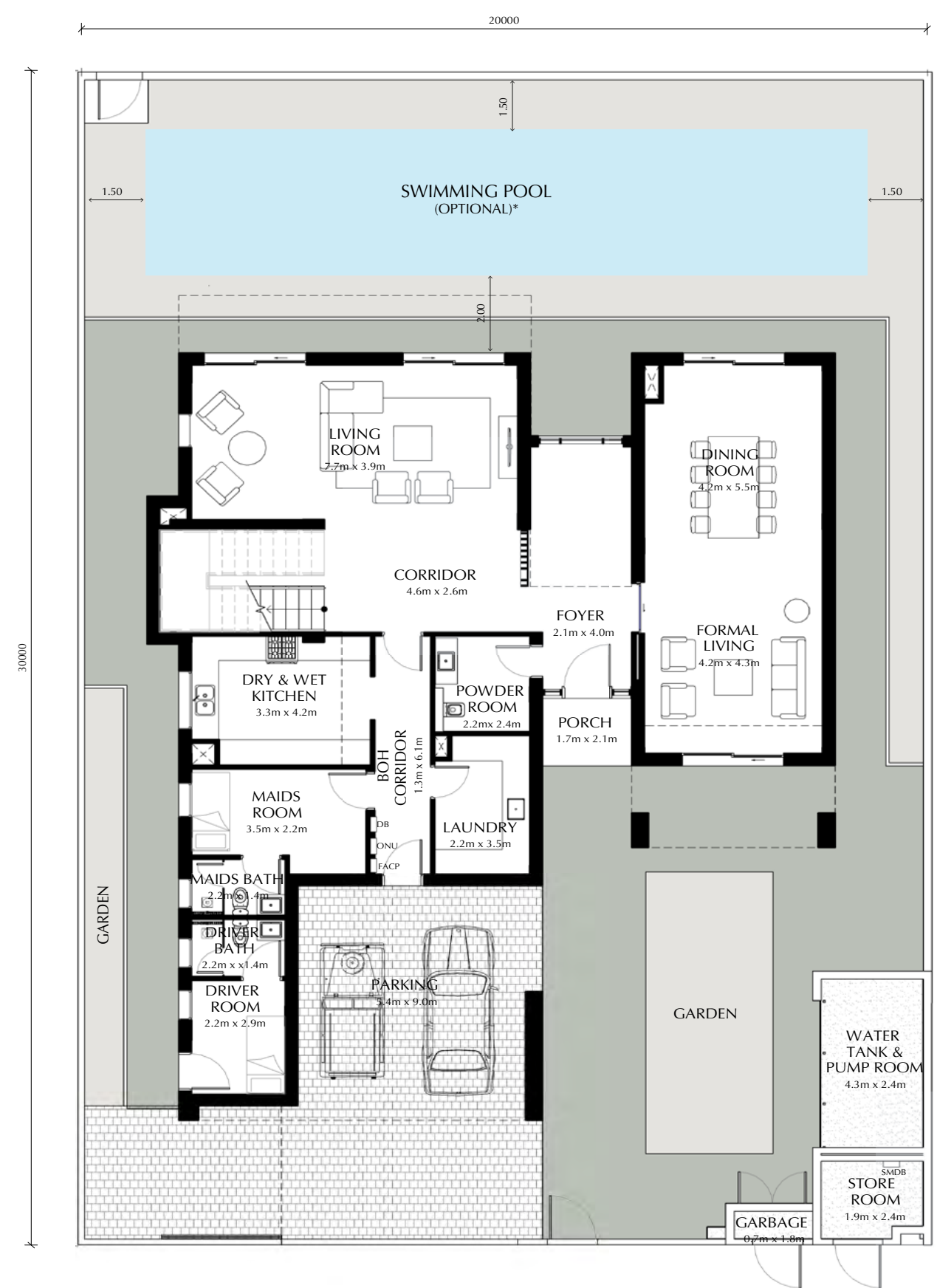




VILLA – 4 BED GOLF SECOND ROW A

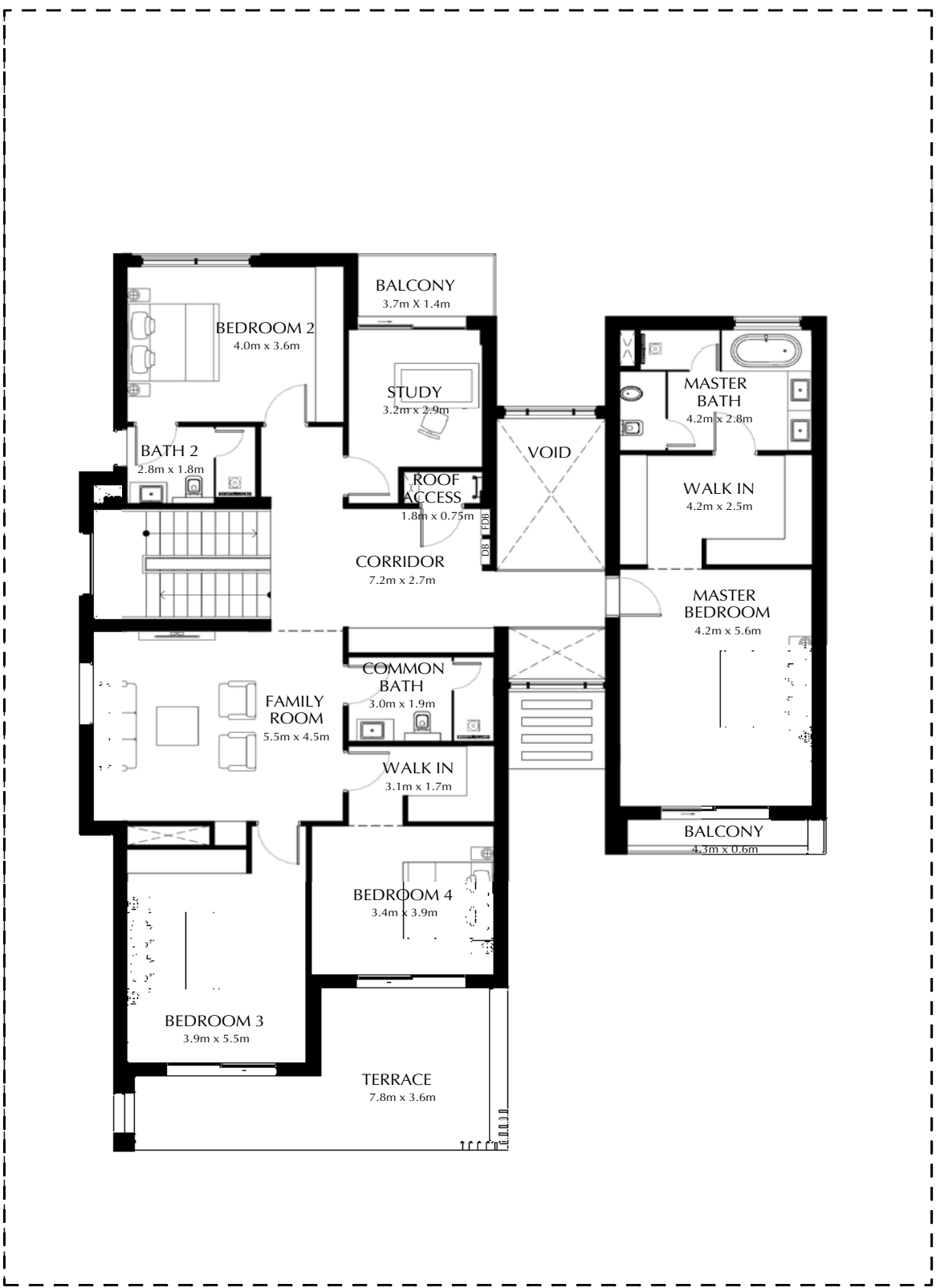


4 BED VILLA GOLF – SECOND ROW B



Ground Floor

Total Gross Sellable Area: 475.03 m<sup>2</sup>



First Floor

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VILLA – 4 BED GOLF SECOND ROW B

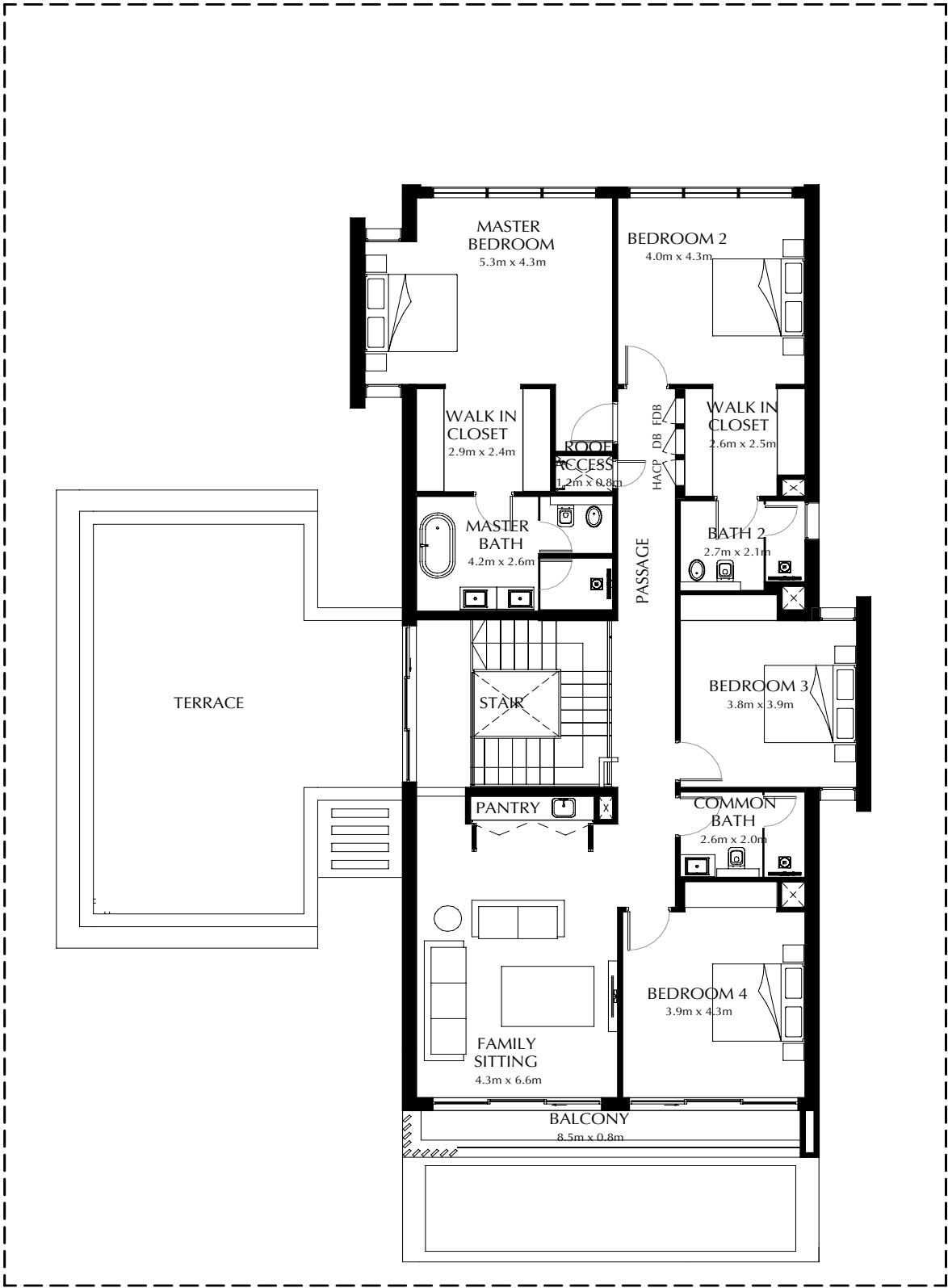


4 BED VILLA – GOLF FRONT ROW



Ground Floor

Total Gross Sellable Area: **516.51 m<sup>2</sup>**



First Floor

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VILLA – 4 BED GOLF FRONT ROW



5 BED VILLA – GOLF FRONT ROW

Total Gross Sellable Area: 669.93 m²



Ground Floor



First Floor

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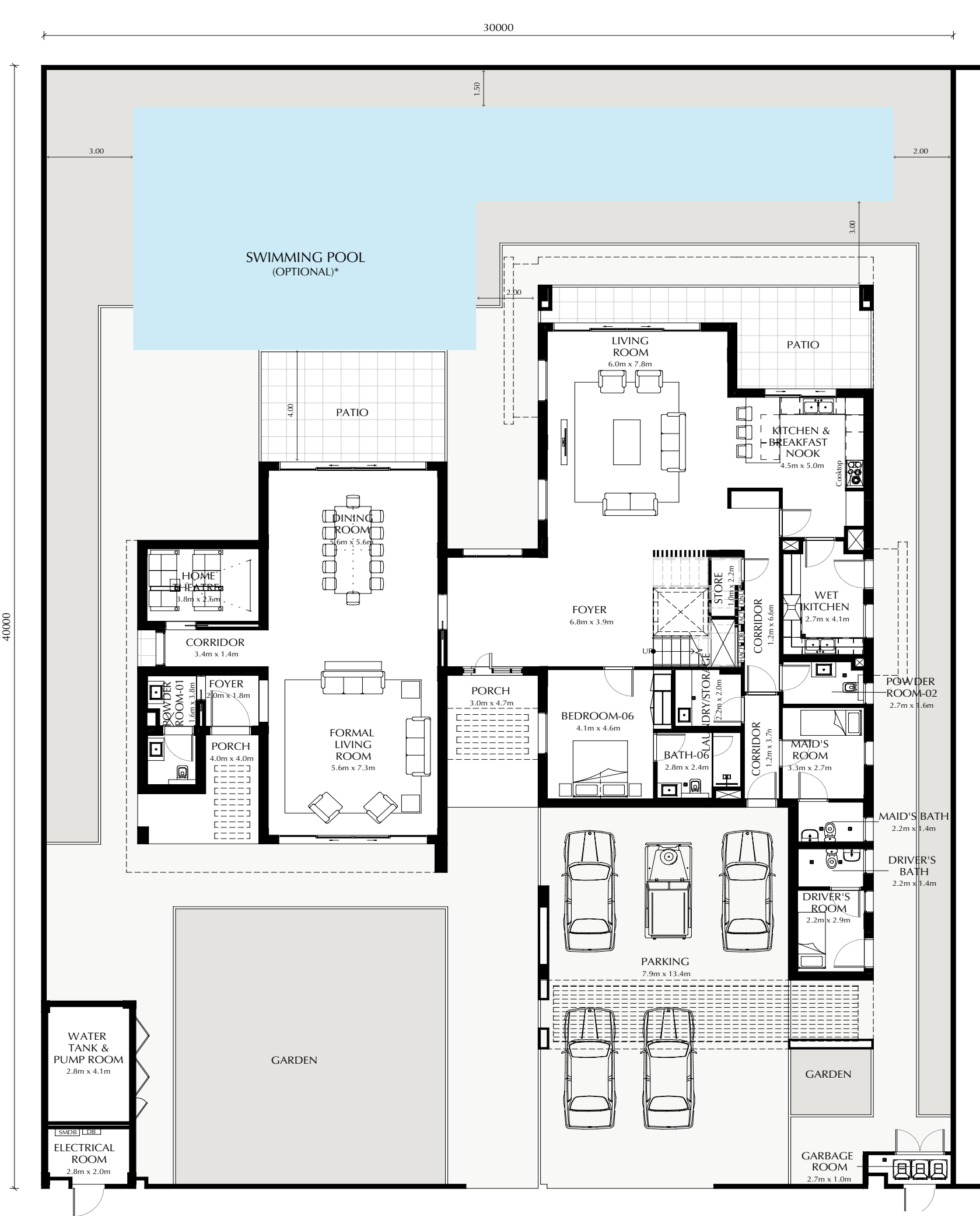




VILLA – 5 BED GOLF FRONT ROW

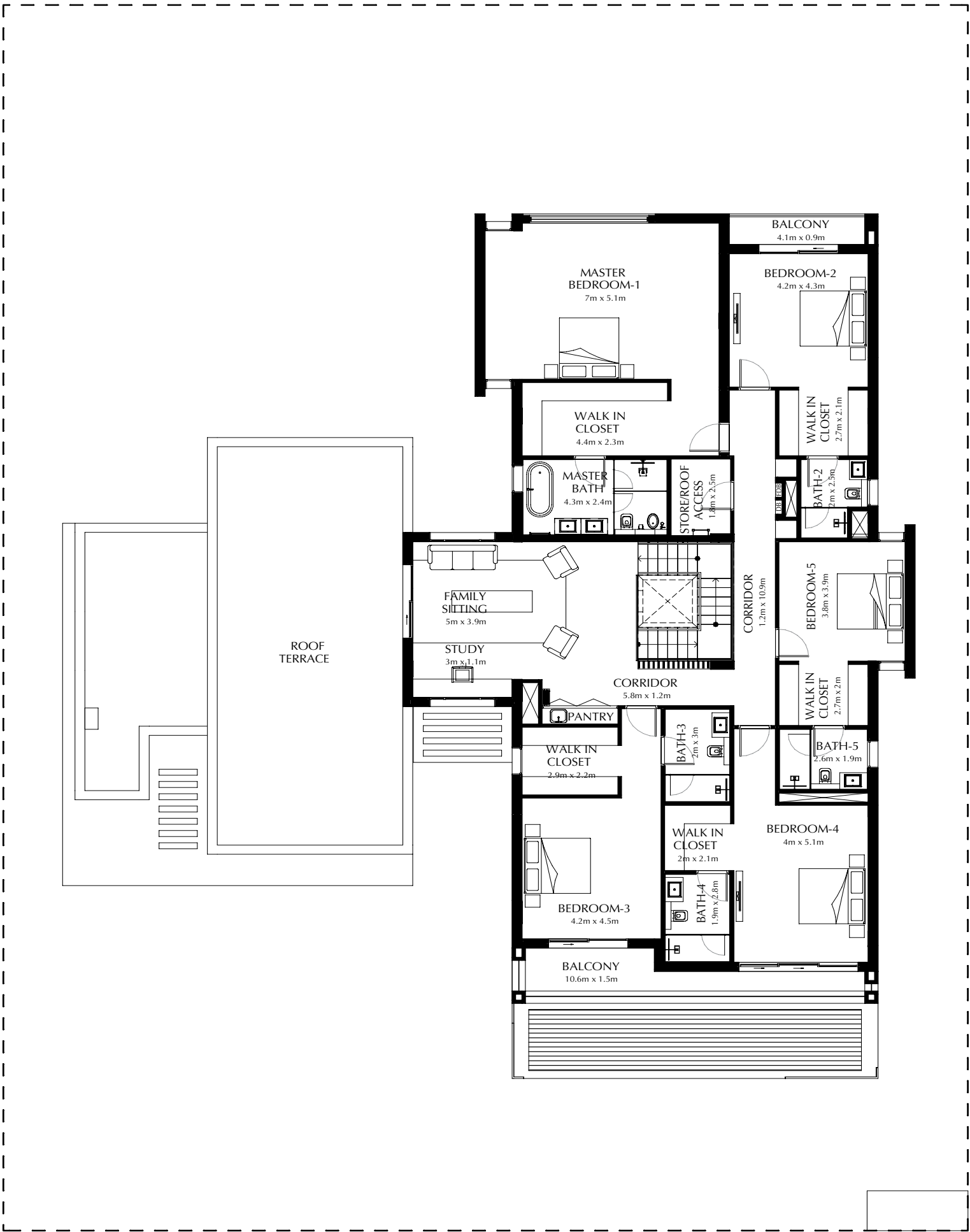


6 BED VILLA – GOLF FRONT ROW



Ground Floor

Total Gross Sellable Area: 798.26 m<sup>2</sup>



First Floor

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VILLA – 6 BED GOLF FRONT ROW





A WORLD OF EXCITEMENT AT  
YOUR DOORSTEP.







## FEELING LIKE HOME FROM THE START

CHOOSE FROM A RANGE OF FINISHES THAT SHAPE  
YOUR VILLA OR TOWNHOUSE TO LOOK EXACTLY HOW  
YOU WANT IT. PERSONAL TOUCHES TURN HOUSES  
INTO HOMES, AND AT YAS ACRES, THE MAGNOLIAS,  
THAT BEGINS BEFORE YOU EVEN MOVE IN.





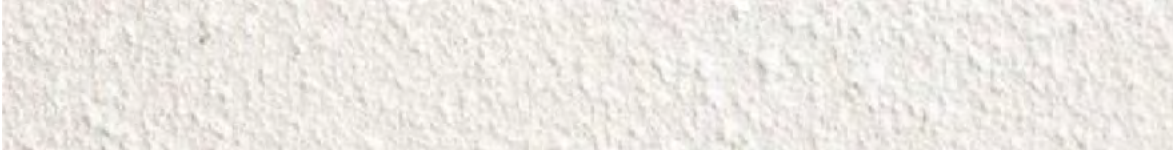


COOL STANDARD

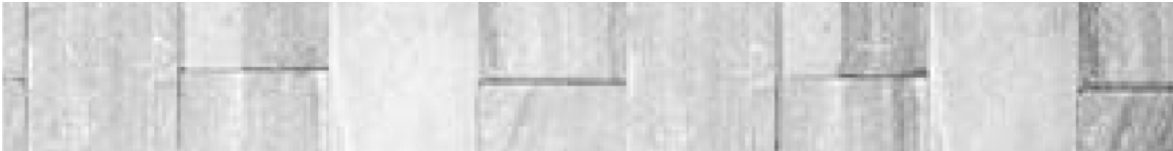
EXTERIOR FINISHES

EXTERNAL WALL TYPES

Render & Paint (General area)



Natural Stone Cladding



Render & Paint



EXTERNAL PAVERS & ENTRANCE LANDING FLOORING

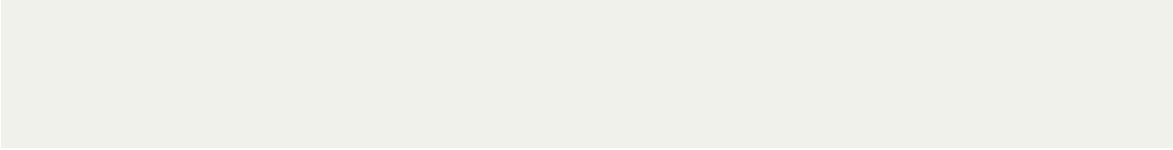
Quartz Tile



THROUGHOUT VILLA

WALL & CEILING

Paint Finish



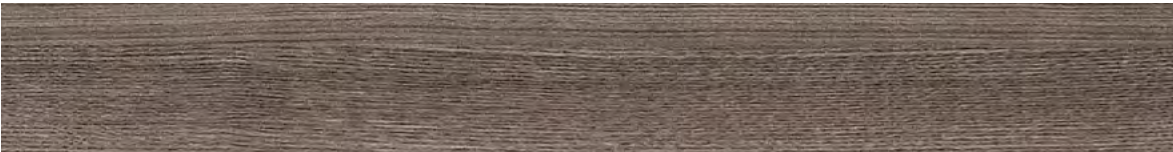
FLOORING

Porcelain Tile



DOOR & WARDROBE

Wood Melamine



STAIRCASE (LANDING, STEPS & SIDE WALL)

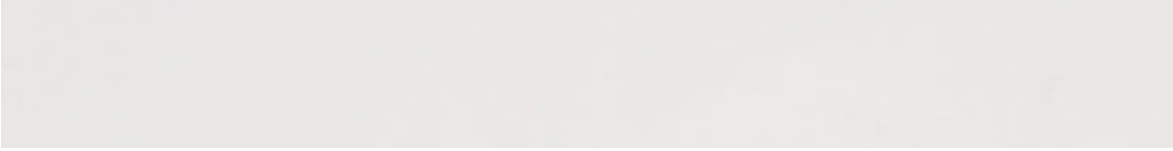
Stone Tile



KITCHEN

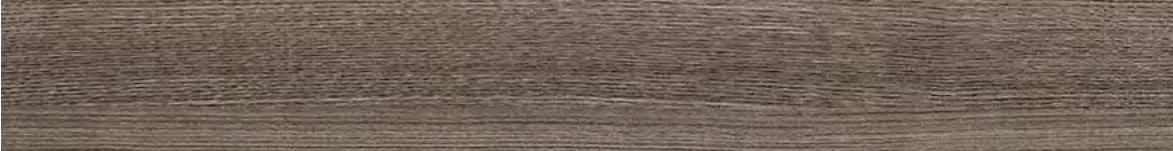
COUNTER-TOP (KITCHEN & BATHROOM)

Quartz Stone



KITCHEN CABINTRY

Wood Melamine



BATHROOMS

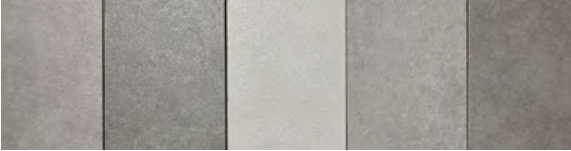
FEATURE WALL

Natural Stone Tile



FEATURE WALL

Natural Stone Tile



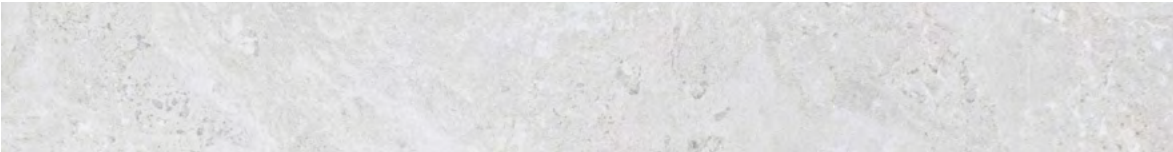
FLOORING

Porcelain Tile



WALL

Porcelain Tile











COOL PREMIUM

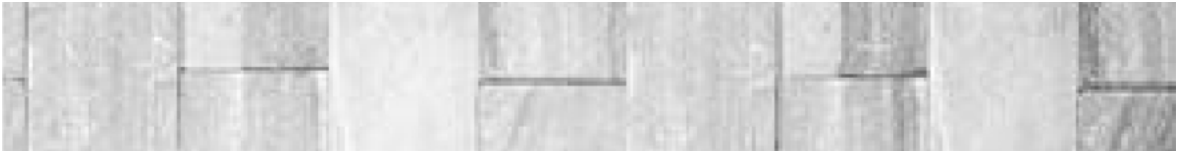
EXTERIOR FINISHES

EXTERNAL WALL TYPES

Render & Paint (General area)



Natural Stone Cladding



Render & Paint



EXTERNAL PAVERS & ENTRANCE LANDING FLOORING

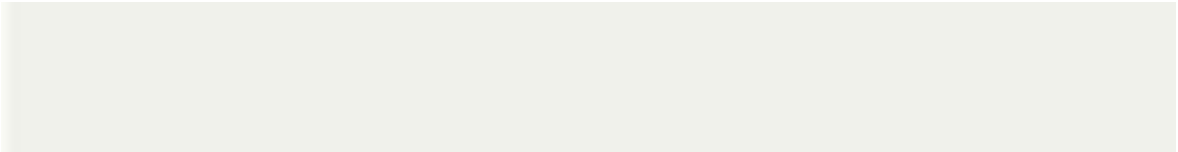
Quartz Tile



THROUGHOUT VILLA

WALL & CEILING

Paint Finish



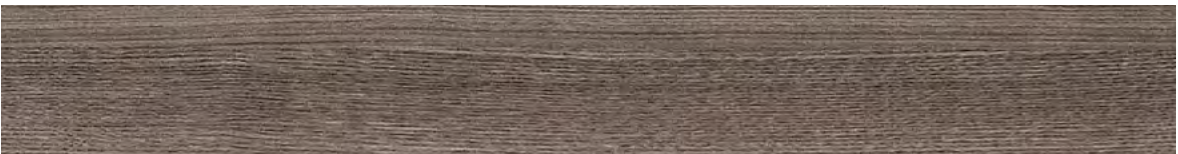
FLOOR & STAIRCASE

Natural Stone Tile



DOOR & WARDROBE

Veneer on MDF



BEDROOM FLOOR

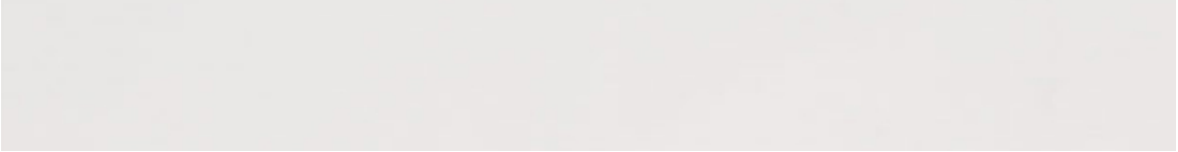
Engineered Natural Wood



KITCHEN

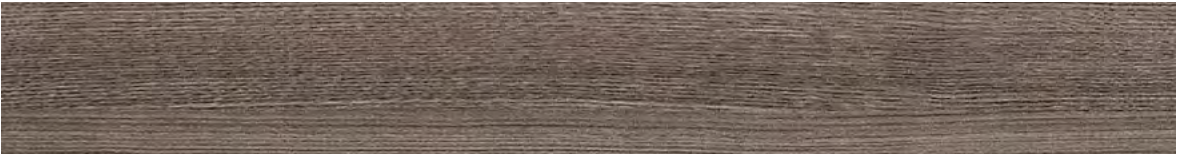
COUNTER-TOP

Quartz Stone



KITCHEN CABINETRY

Veneer on MDF



BATHROOMS

FEATURE WALL

Natural Stone Tile

FEATURE WALL

Natural Stone Tile



VANITY TOP

Natural Stone



FLOORING & WALL

Natural Stone Tile











WARM STANDARD

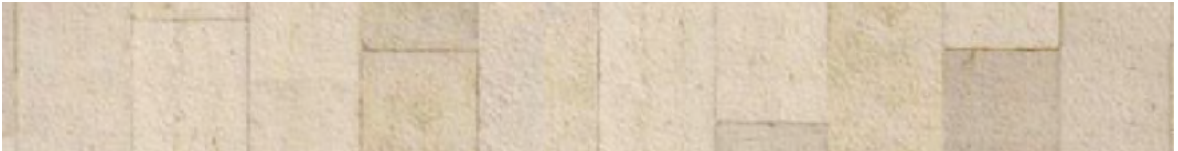
EXTERIOR FINISHES

EXTERNAL WALL TYPES

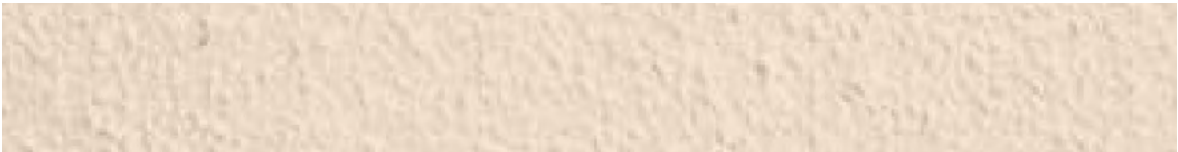
Render & Paint (General area)



Natural Stone Cladding

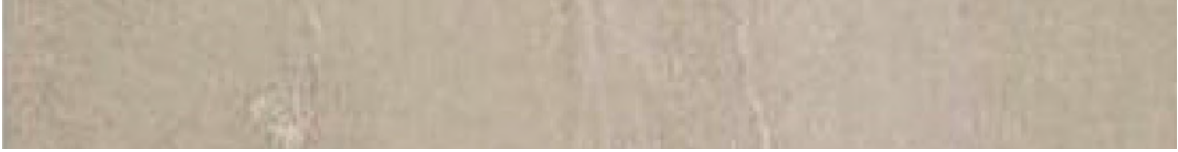


Render & Paint



EXTERNAL PAVERS & ENTRANCE LANDING FLOORING

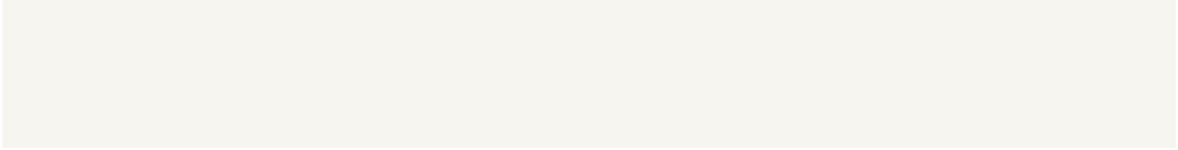
Quartz Tile



THROUGHOUT VILLA

WALL & CEILING

Paint Finish



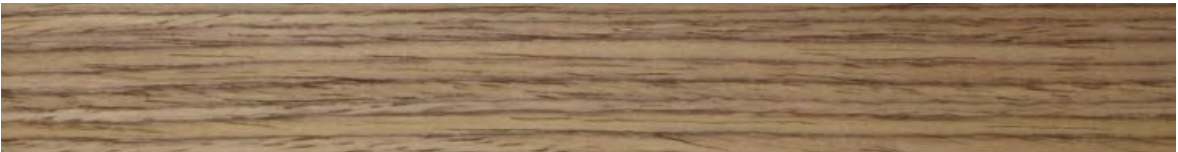
FLOORING

Porcelain Tile



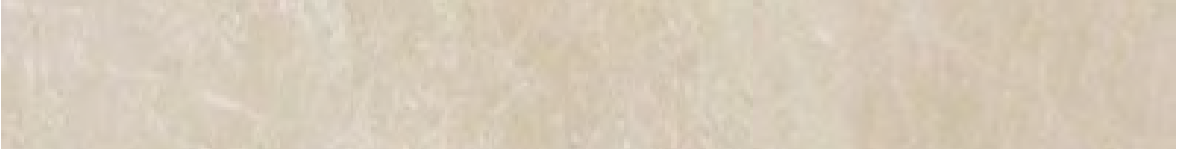
DOOR & WARDROBE

Wood Melamine



STAIRCASE (LANDING, STEPS & SIDE WALL)

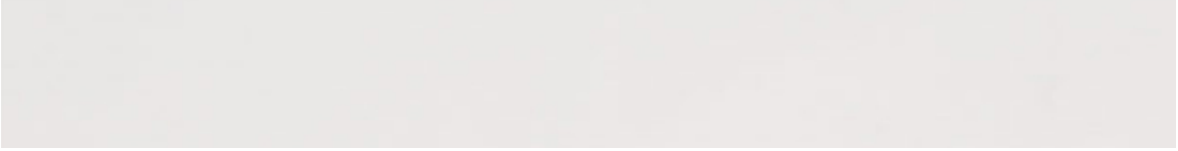
Stone Tile



KITCHEN

COUNTER-TOP (KITCHEN & BATHROOM)

Quartz Stone



KITCHEN CABINETRY

Wood Melamine



BATHROOMS

FEATURE WALL

Natural Stone Tile



FEATURE WALL

Natural Stone Tile



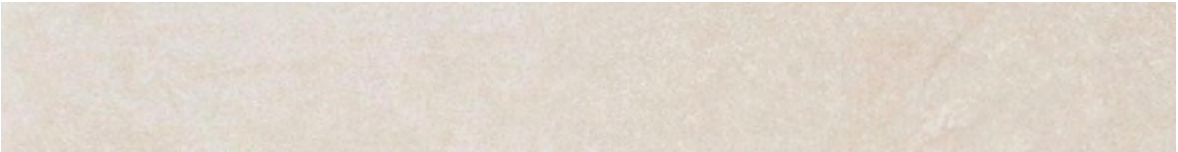
FLOORING

Porcelain Tile



WALL

Porcelain Tile











WARM PREMIUM

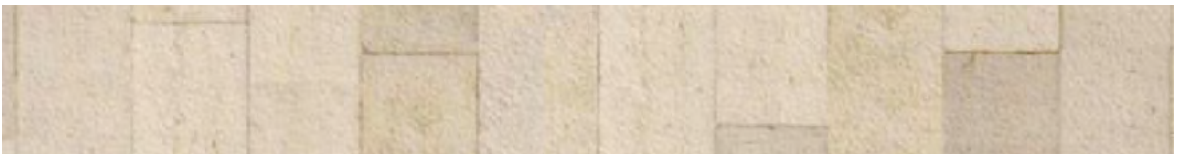
EXTERIOR FINISHES

EXTERNAL WALL TYPES

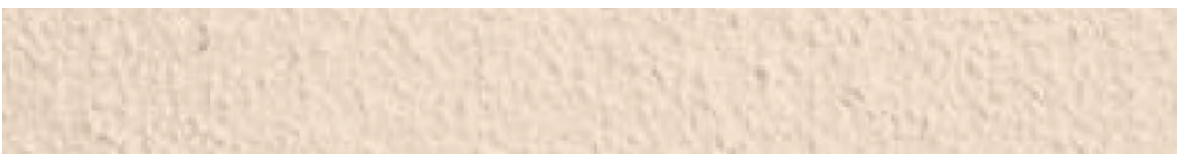
Render & Paint (General area)



Natural Stone Cladding



Render & Paint



EXTERNAL PAVERS & ENTRANCE LANDING FLOORING

Quartz Tile



THROUGHOUT VILLA

WALL & CEILING

Paint Finish



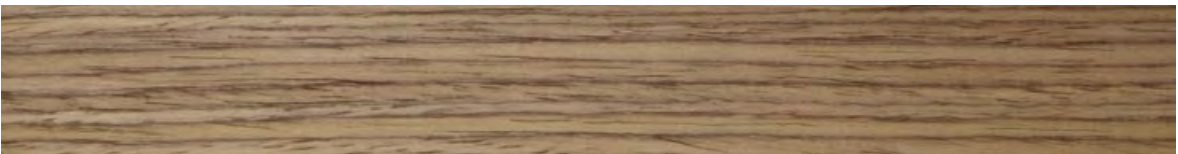
FLOOR & STAIRCASE

Natural Stone Tile



DOOR & WARDROBE

Veneer on MDF



BEDROOM FLOOR

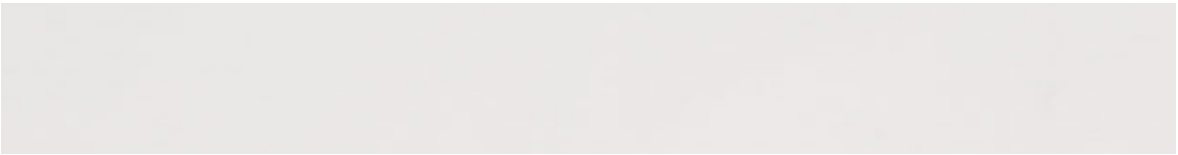
Engineered Natural Wood



KITCHEN

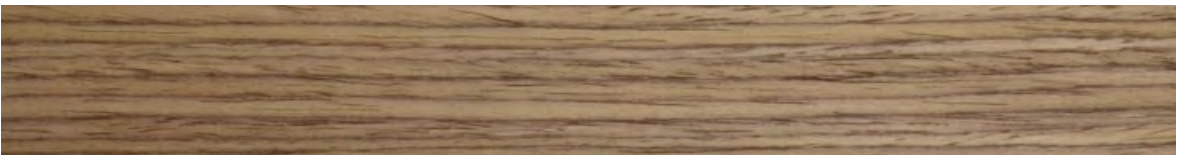
COUNTER-TOP

Quartz Stone



KITCHEN CABINETRY

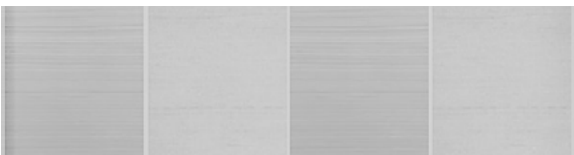
Veneer on MDF



BATHROOMS

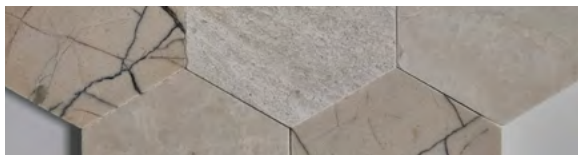
FEATURE WALL

Natural Stone Tile



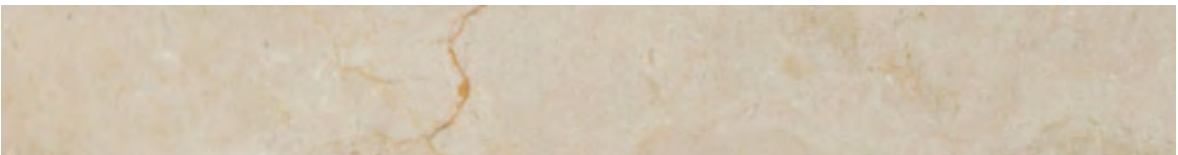
FEATURE WALL

Natural Stone Tile



VANITY TOP

Natural Stone



FLOORING & WALL

Natural Stone Tile









CENTERED AROUND  
SUSTAINABILITY

YAS ACRES, THE MAGNOLIAS HAS BEEN DEVELOPED WITH SUSTAINABILITY AT ITS HEART, TO HELP OUR HOMES DELIVER A POSITIVE IMPACT ON THE COMMUNITY AND THE ENVIRONMENT. IT'S A FUNDAMENTAL PART OF MODERN LIVING AND THERE ARE SEVERAL WAYS IN WHICH WE BRING SUSTAINABILITY TO LIFE.

VILLA SUSTAINABILITY FEATURES



**HIGH SOLAR REFLECTANCE MATERIAL ON ROOF**  
Reduces heat absorption



**LED LIGHT FIXTURES**  
Reduce energy consumption



**LOW VOC PAINT**  
Promotes better health and well being of occupants



**LOCALLY SOURCED MATERIALS**  
Reduce carbon emissions



**HIGHLY EFFICIENT GLAZING AND INSULATION**  
Reduces heat gain



**EFFICIENT FIXTURES**  
Reduce water usage



**WASTE MANAGEMENT SYSTEMS**  
Promote recycling and environmental responsibility



**WATER AND ENERGY CONSUMPTION METER**  
Monitors consumption to allow for savings



**SOLAR HOT WATER**



**EFFICIENT AC SYSTEM**

















YAS LINKS GOLF CLUB



Yas  
Waterworld  
ABU DHABI

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.

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 Animation live characters.

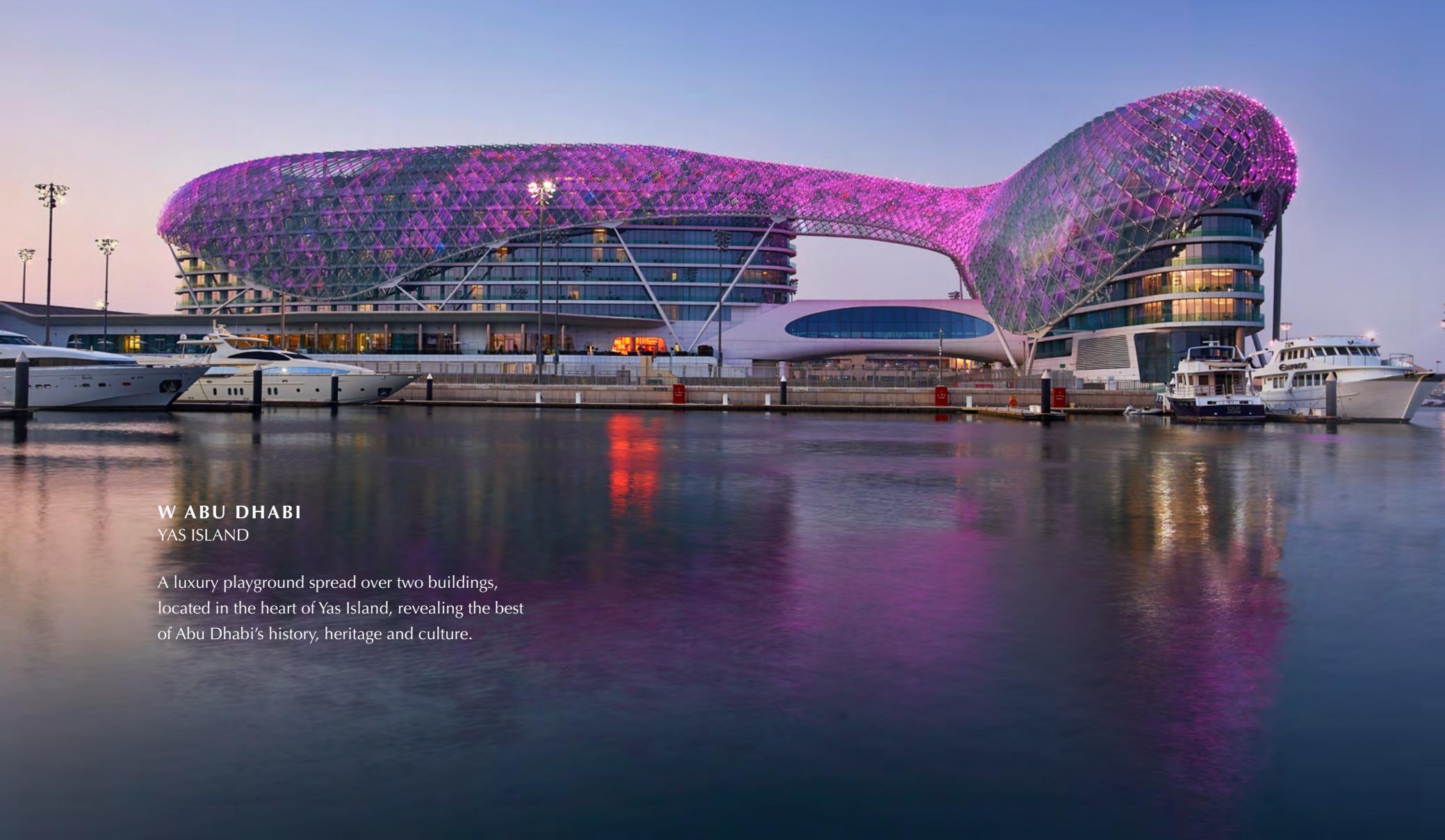
YAS GATEWAY PARK

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

YAS LINKS GOLF CLUB

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

# OUT & ABOUT



W ABU DHABI  
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.

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.

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.





**YAS SALES CENTRE**

Yas Island, Next to Yas Links, Abu Dhabi

**800 25327**  
sales@aldar.com

Working Hours  
**Sun – Thu**  
**8:00 AM – 4:00 PM**

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**DUBAI SALES CENTRE**

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Working Hours  
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