



YAS ACRES  
THE  
DAHLIAS







**BRING THE FAMILY 2**



# PROJECT LOCATION









# KEY FACTS

**No. of units**

120 UNITS

**Unit types**

Standard and Premium – Townhouse / Duplex  
Villas

**Status**

Available for sale

**Handover**

Q3 2024







# DESTINATION FEATURES

An aerial rendering of a modern residential development. The scene shows a large, organized community of light-colored, multi-story houses arranged in neat rows. A prominent feature is a large, lush green golf course with a winding water channel and several ponds. In the background, there are more green spaces, palm trees, and a mosque with a white dome and minaret. The overall atmosphere is bright and sunny, with a clear blue sky and scattered clouds.

- Minutes from Yas Mall & Yas Theme Parks
- Close to leading Yas Island hotels

- Access to leading educational institutes
- Golf course







# THE DAHLIAS COMMUNITY FACILITIES



COMMUNITY CLUB



COMMUNITY-WIDE  
CYCLETRACK



FITNESS AREA



SWIMMING POOLS  
- KIDS POOL  
- ADULTS POOL



BASKETBALL COURT



MOSQUE



GYMNASIUM



BBQ & PICNIC AREAS



KIDS PLAY AREAS



TENNIS AND  
VOLLEYBALL  
COURTS



POCKET PARKS



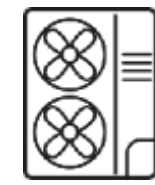








# VILLA FEATURES



**AC SYSTEM**  
VRF DX, high efficiency inverter units



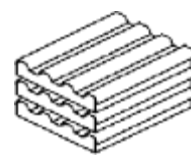
**ROOFING MATERIAL**  
High solar reflectance material  
to reduce heat absorption



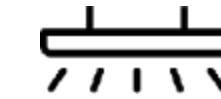
**SOLAR HOT WATER**  
Efficient hot water system



**INTERIOR WATER**  
22% reduction in water usage  
through use of efficient fixtures



**BUILDING MATERIALS**  
Locally sourced materials, reduction  
in carbon emissions



**LIGHTING**  
LED light fixtures, reduction  
in energy



**PAINT & ADHESIVES**  
Low VOC for occupant health  
and well-being



**ENVELOPE**  
Highly efficient glazing and  
insulation,  
reduction in heat gain



**WATER & ENERGY METERS**  
Monitor electricity and water  
consumption, to provide savings



**WASTE MANAGEMENT**  
Waste bins provided for recycling





# YAS ACERS AMENITIES



GOLF COURSE BISECTS  
THE TWO PRECINCTS



SCHOOL



RETAIL



GREEN SPACES



MOSQUES



COMMUNITY  
GOLF



POOLS



GYM







# ADJACENT AMENITIES / FEATURES

## Education

West Yas  
Academy  
  
Yas School  
  
Sabis  
Internationa  
l School

## Retail

Yas Mall  
  
IKEA

## Leisure

Yas Mall  
  
Yas Links  
  
Yas Marina  
  
Yas Marina Circuit  
  
Yas Waterworld  
  
Warner Bros World  
  
du Arena  
  
Ferrari World

## Hospitality

Crowne Plaza  
  
Yas Hotel  
  
Yas Radisson  
Blu  
  
Yas Centro  
  
Yas Park inn  
  
Yas Rotana  
  
Yas Staybridge  
Suites

## Nearby connections

Saadiyat  
Island  
  
Abu Dhabi  
International  
Airport  
  
E10 & E11  
roads to  
Abu Dhabi  
and Dubai



# 2 BED TOWNHOUSE MID UNIT







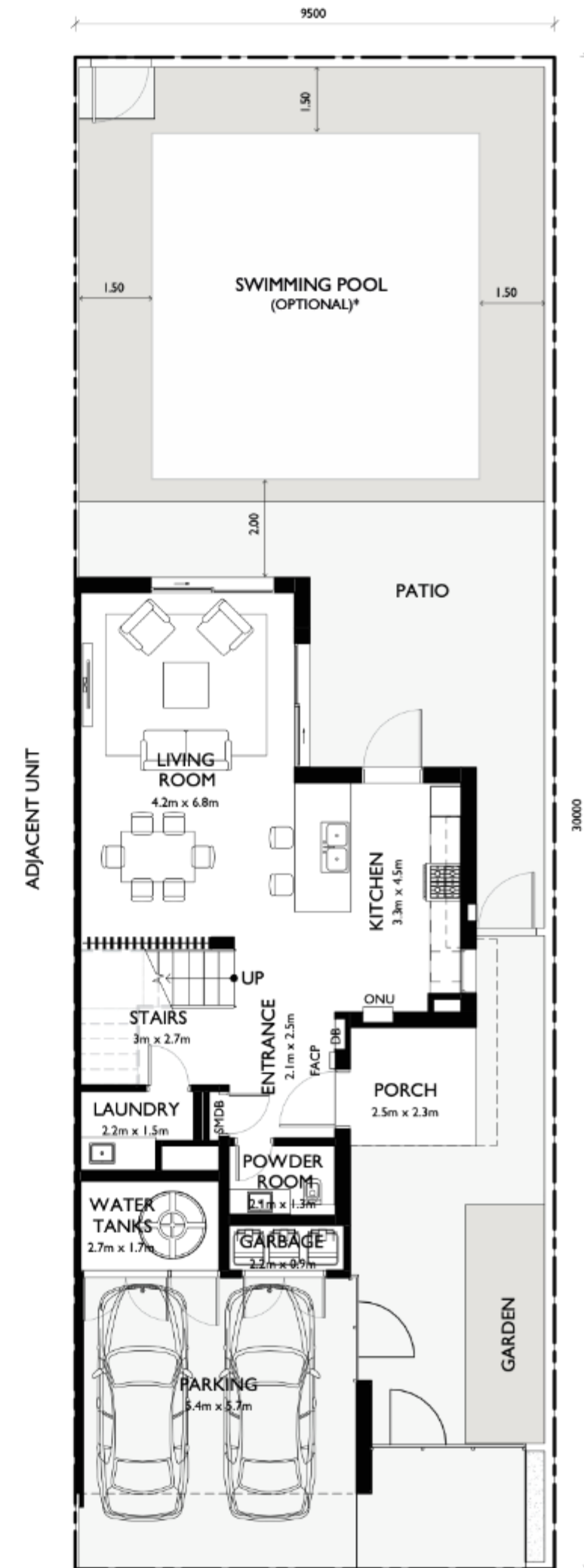


2 BED TOWNHOUSE  
END UNIT





## 2 BED TOWNHOUSE – END UNIT



Ground Floor Facade Y



First Floor Facade Y

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.  
 \*Homeowners will need to build their own swimming pool, the floor plan is indicative of the permitted placement and maximum pool size.

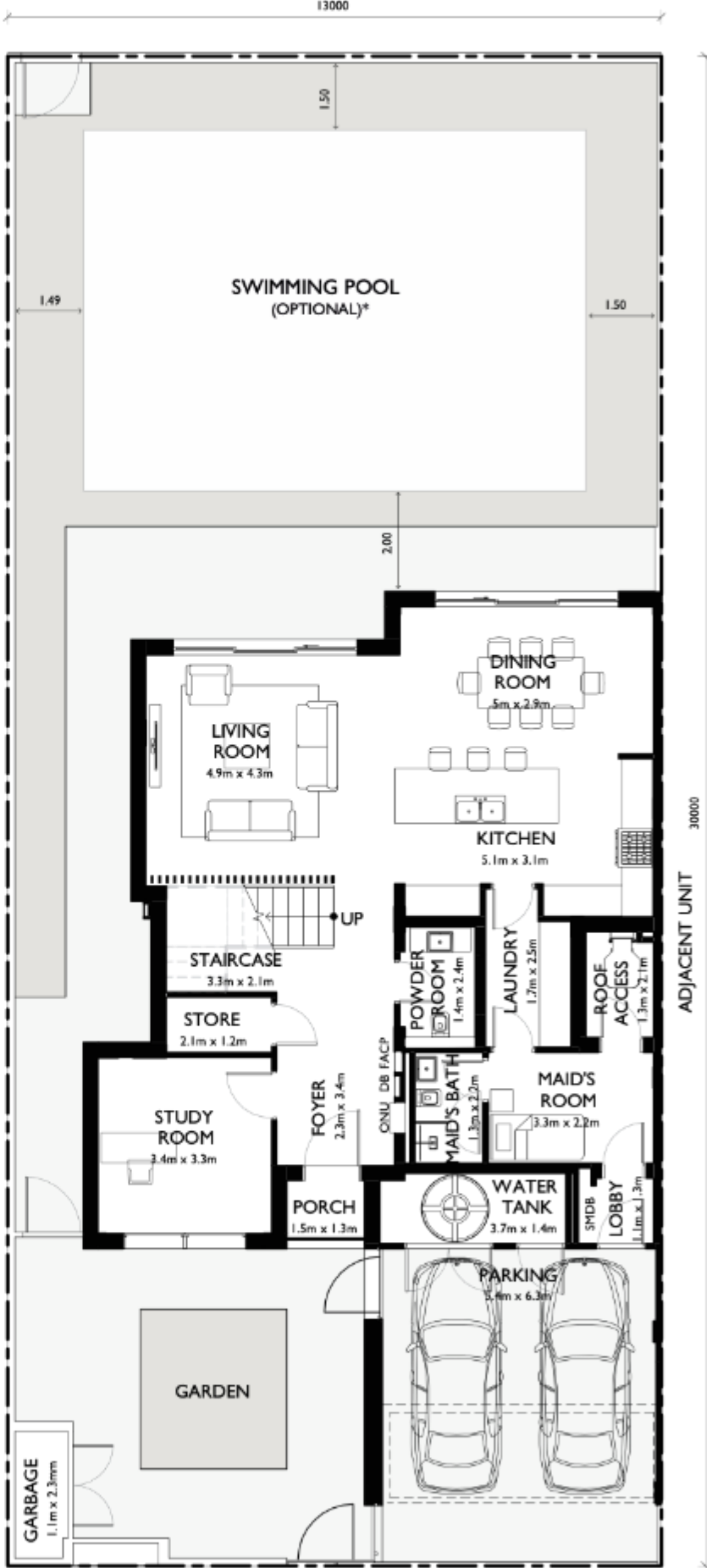


# 3 BED DUPLEX X SMALL

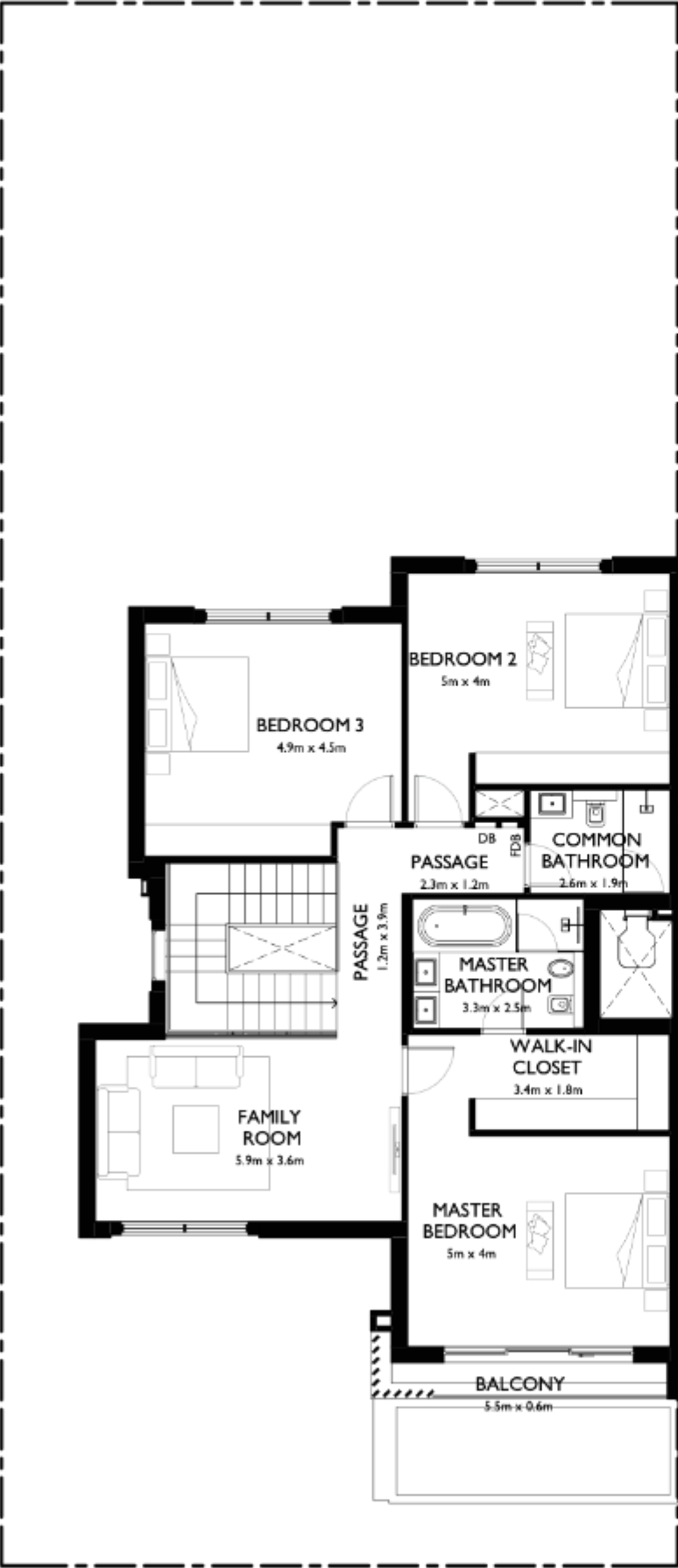




# 3 BED DUPLEX – X SMALL



Ground Floor Facade Z



First Floor Facade Z

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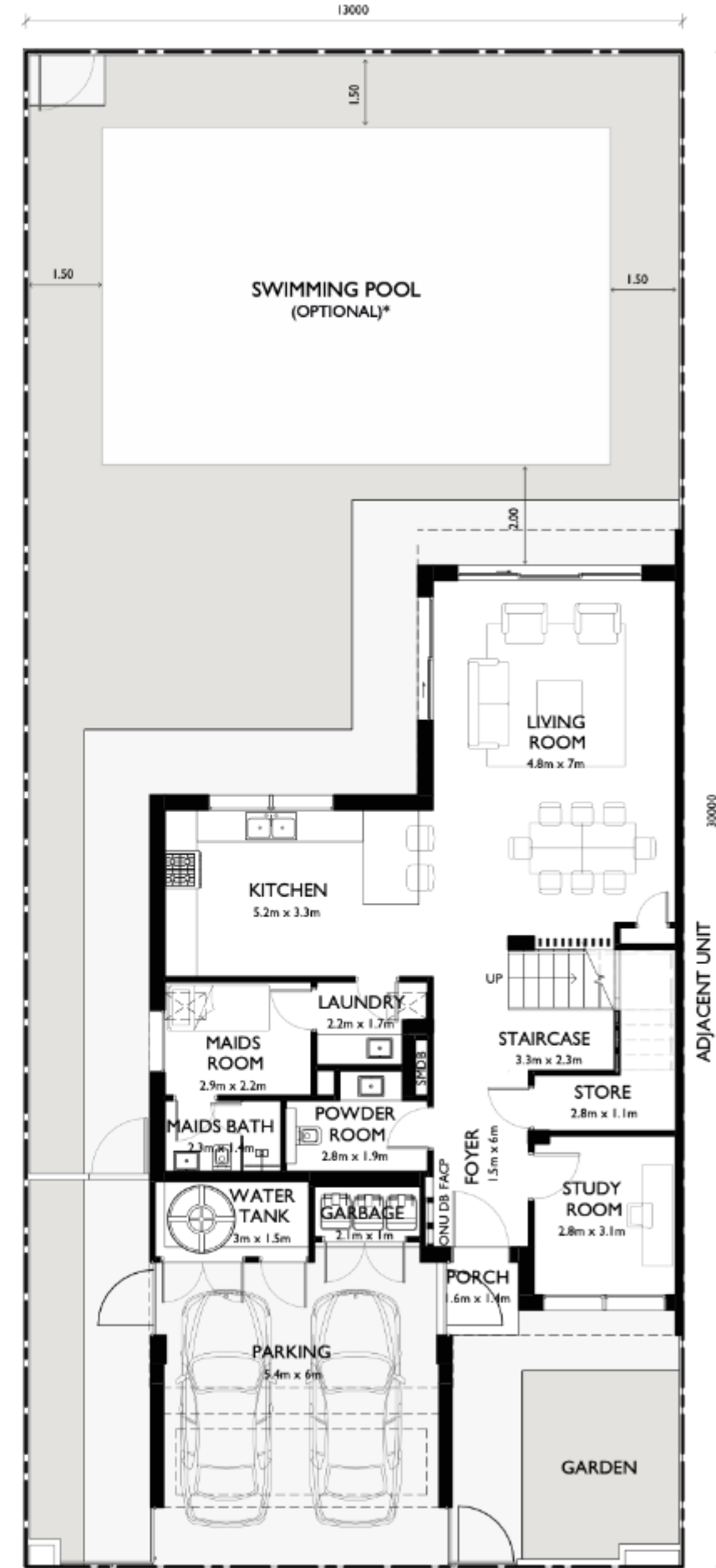




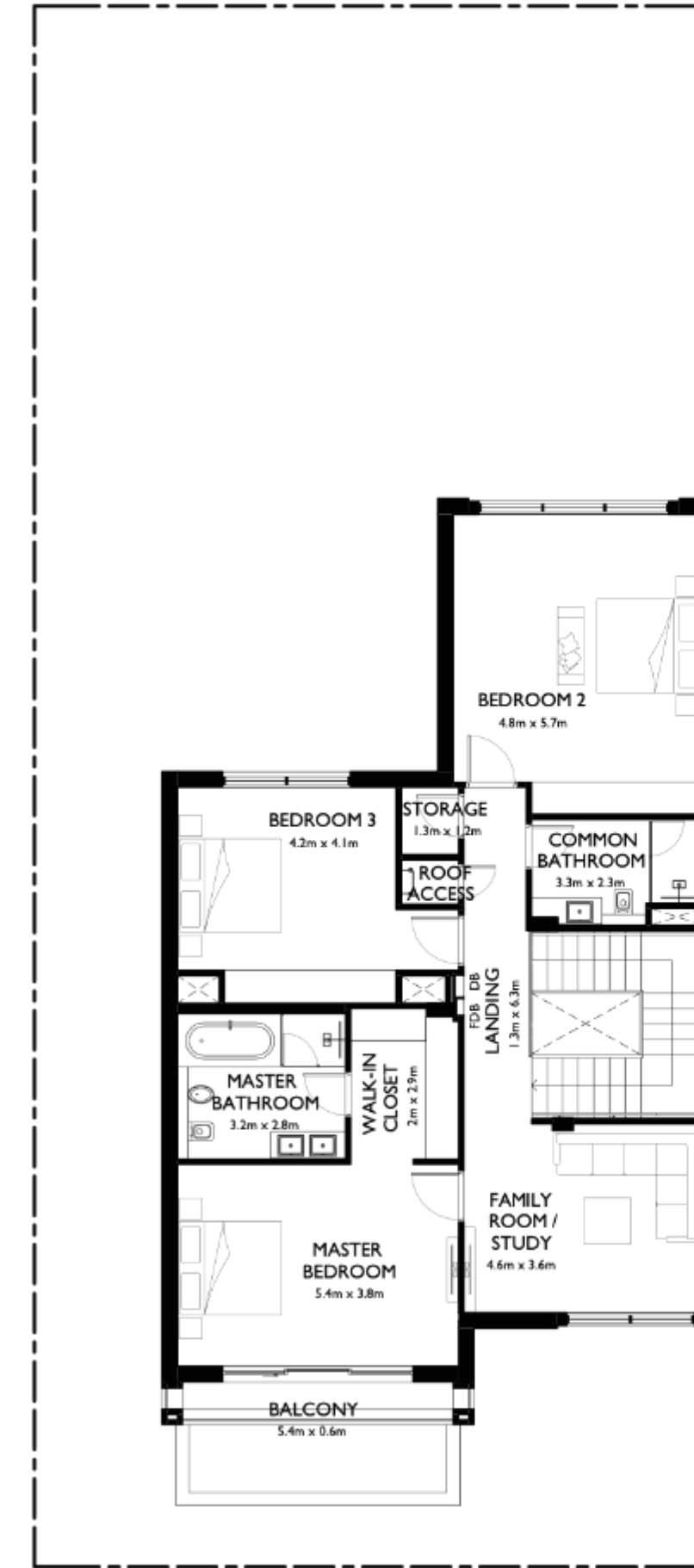
# 3 BED DUPLEX Y SMALL



# 3 BED DUPLEX – Y SMALL



Ground Floor Facade Y



First Floor Facade Y

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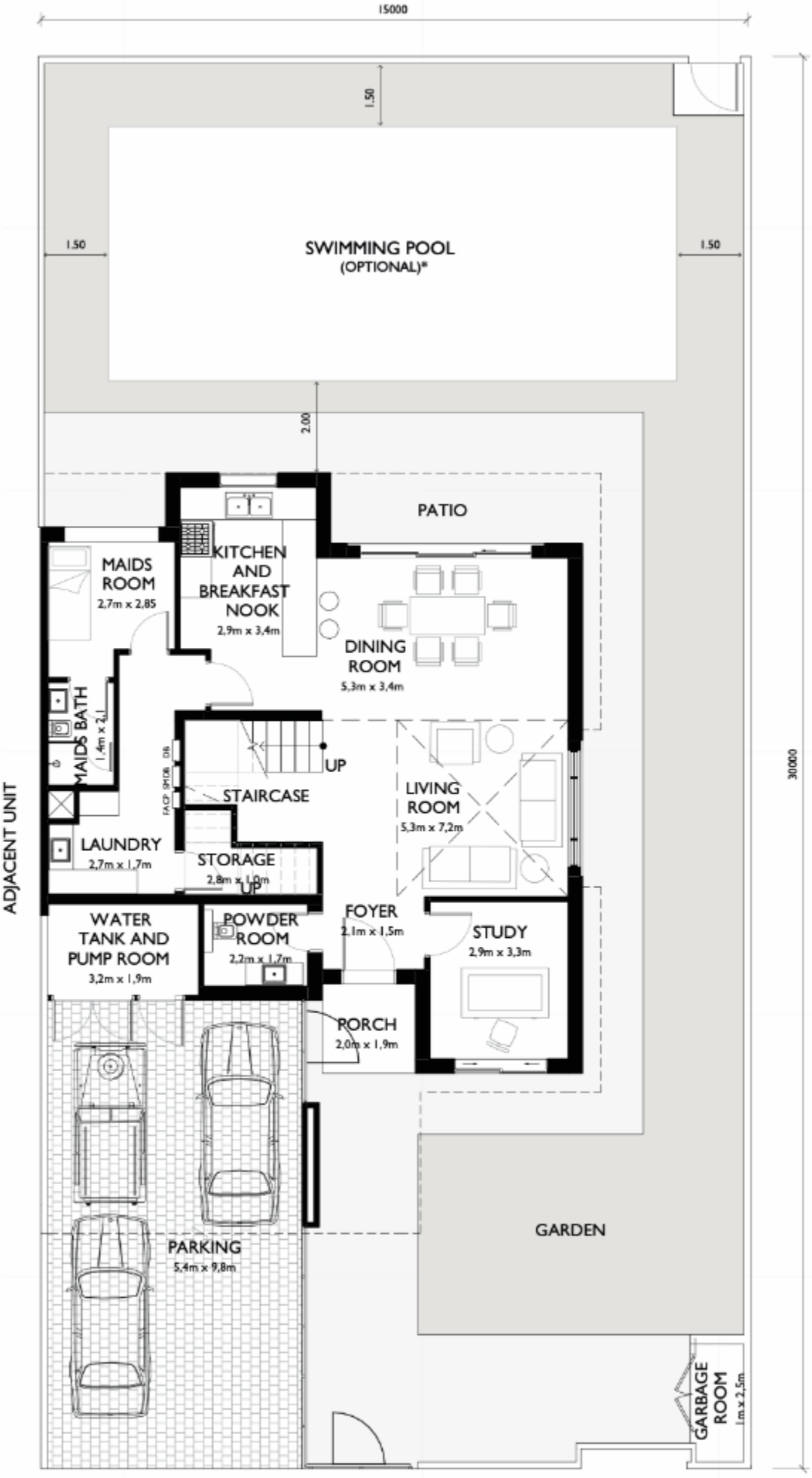


# 4 BED DUPLEX X SMALL

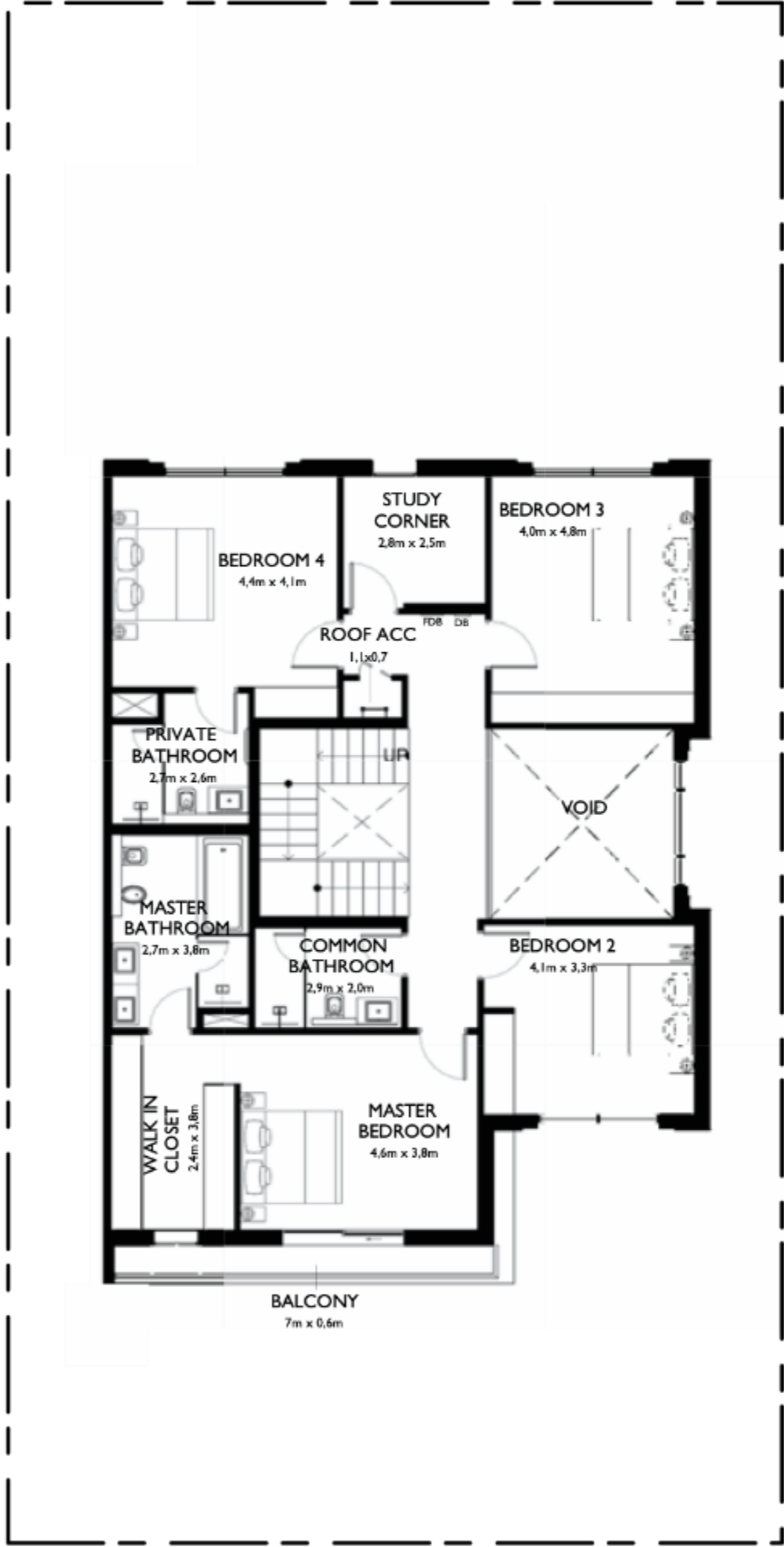




# 4 BED DUPLEX –X SMALL



Ground Floor Facade Za



Ground Floor Facade Za

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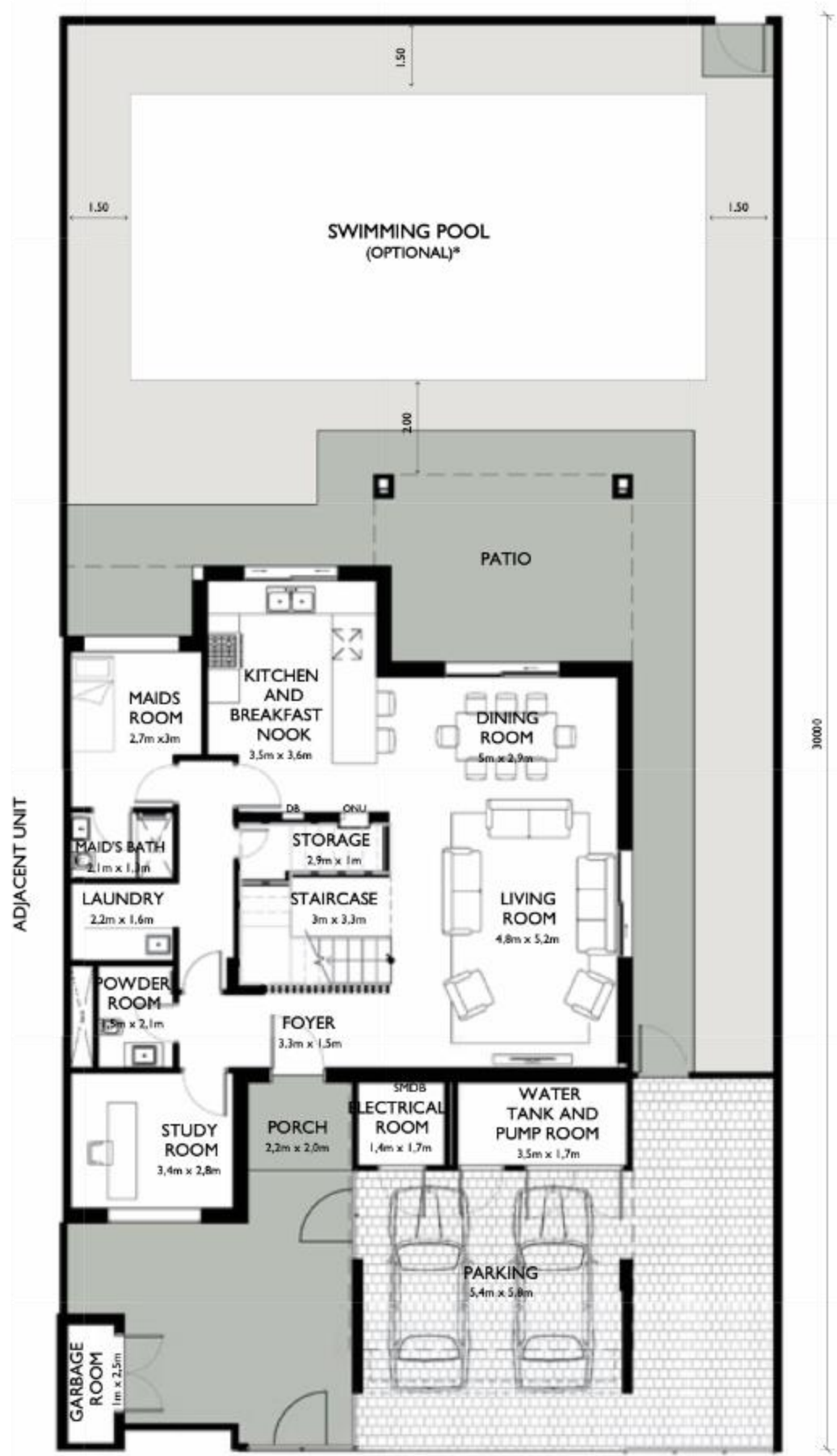


# 4 BED DUPLEX Y SMALL





# 4 BED DUPLEX –Y SMALL



Ground Floor Facade Y



First Floor Facade Y

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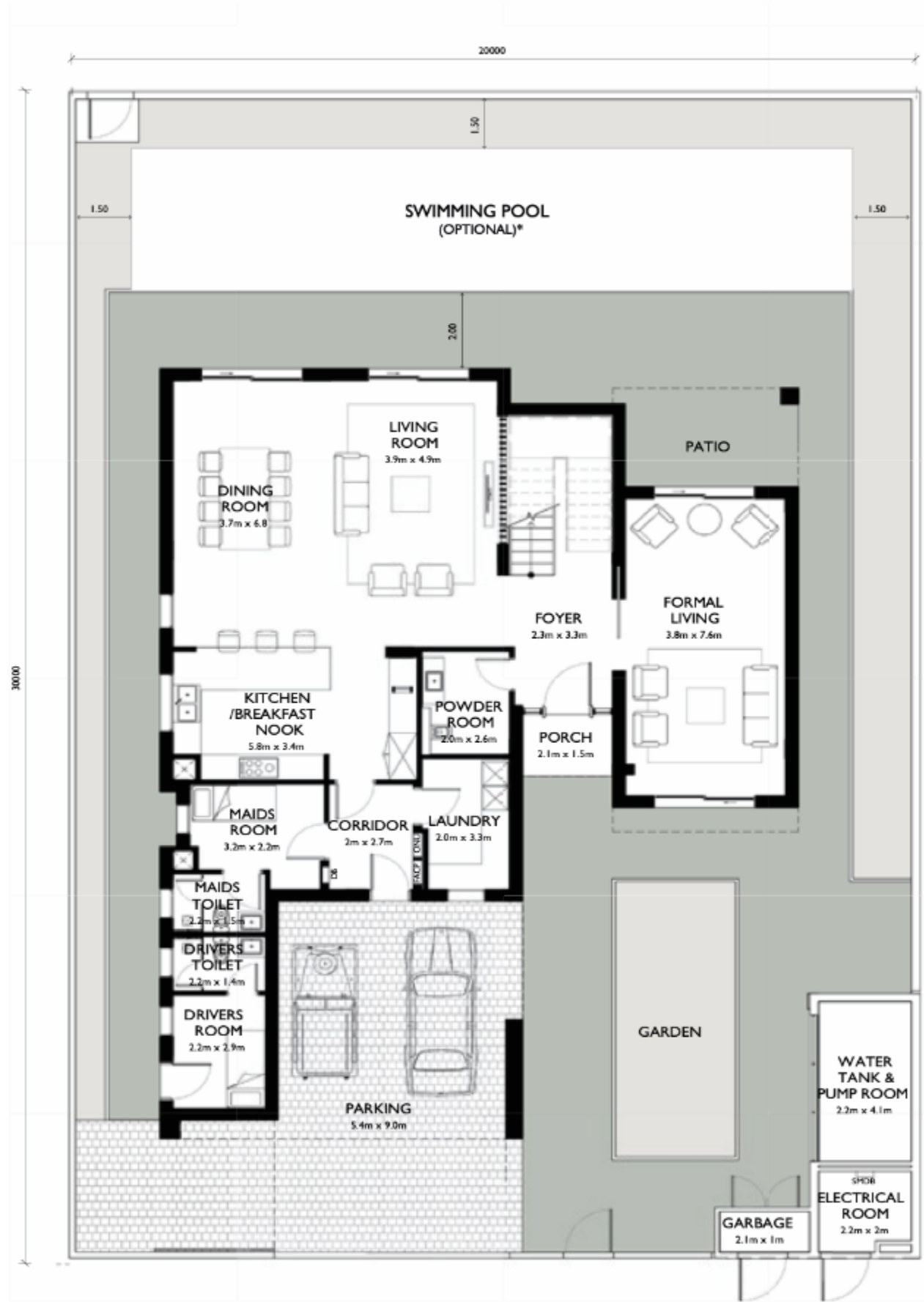


# 4 BED VILLA GOLF SECOND ROW A

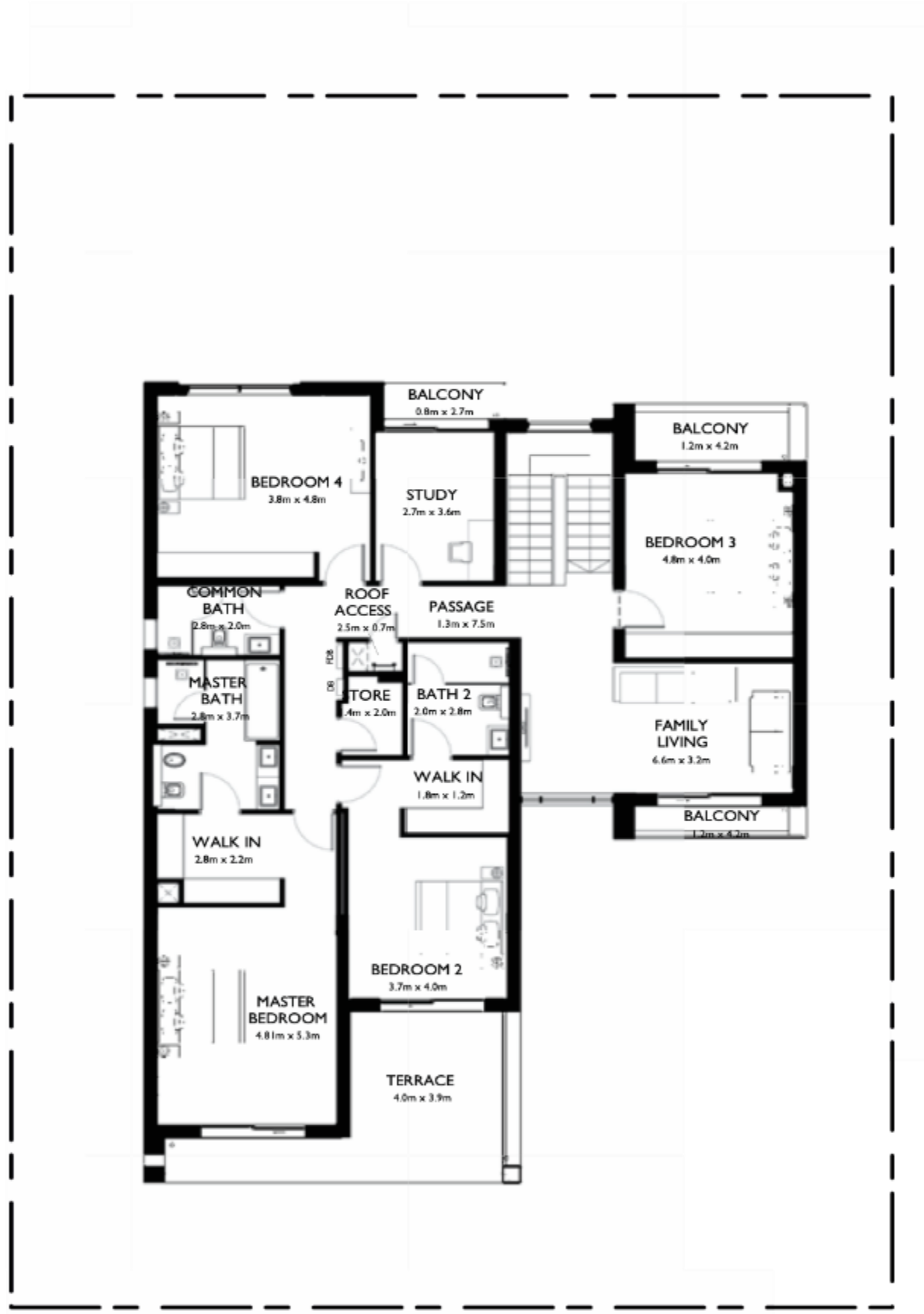




# 4 BED VILLA GOLF – SECOND ROW A



Ground Floor Facade Y



First Floor Facade Y

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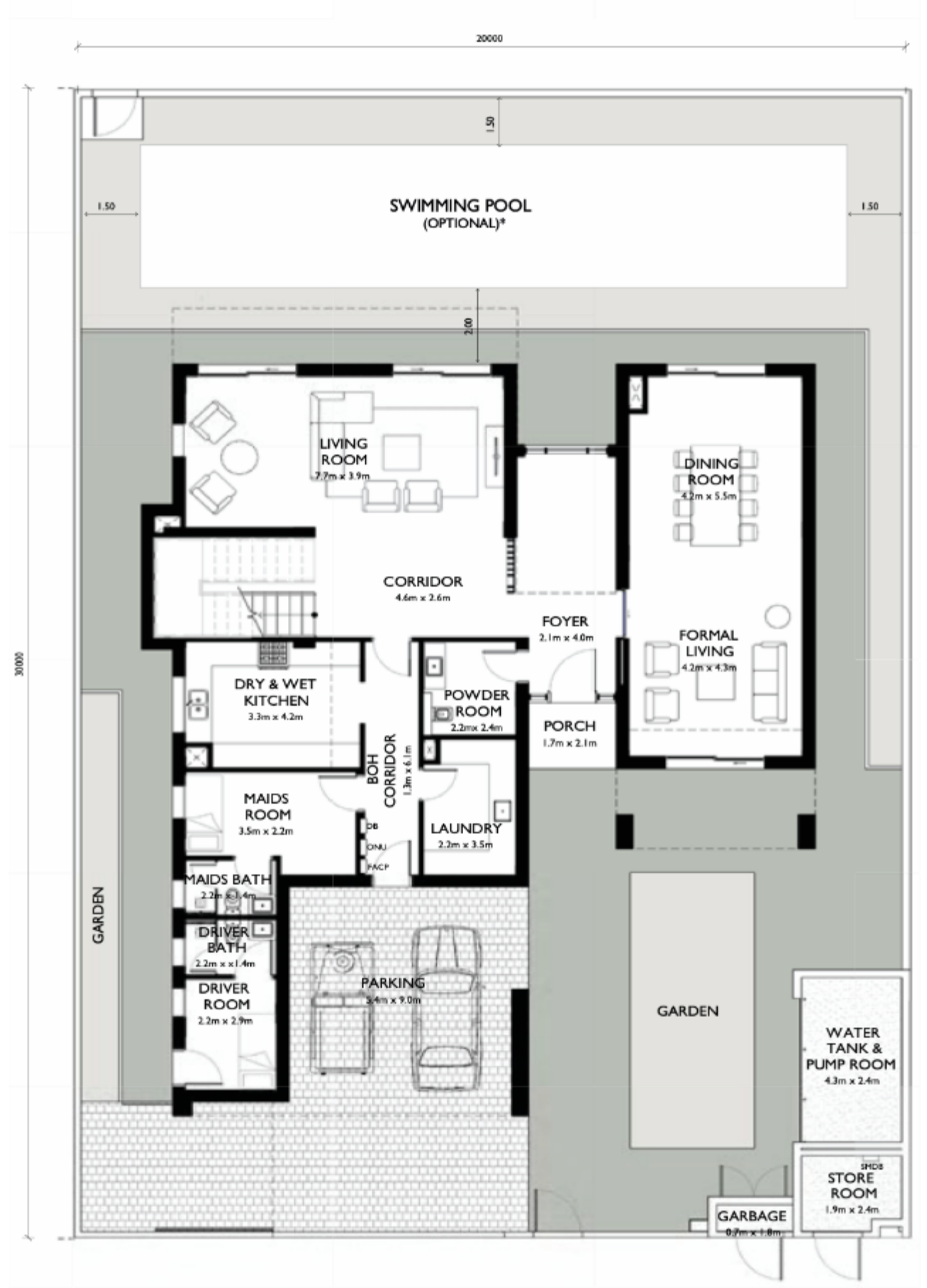




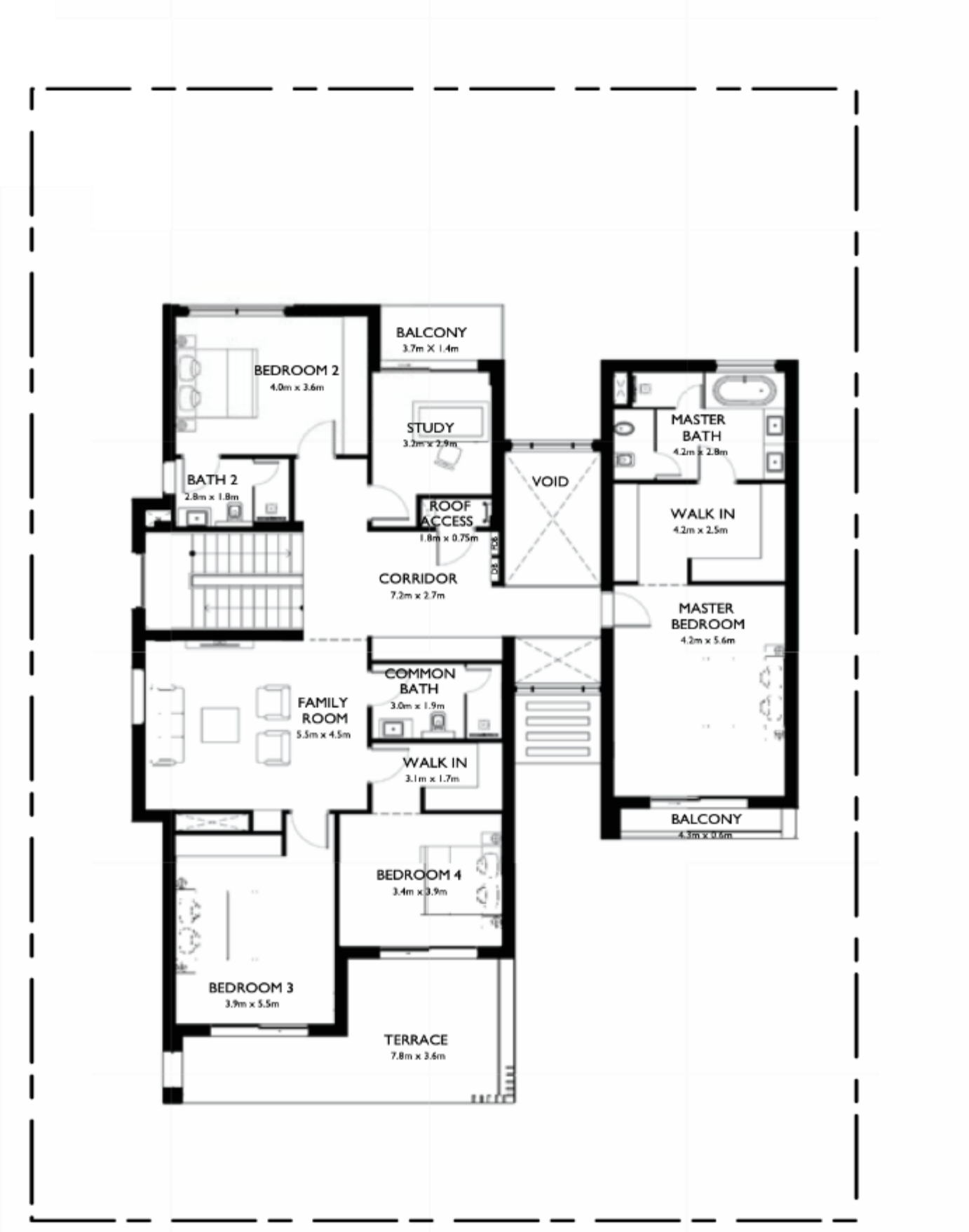
## 4 BED VILLA GOLF SECOND ROW B



# 4 BED VILLA GOLF – SECOND ROW B



Ground Floor Facade Z



First Floor Facade Z

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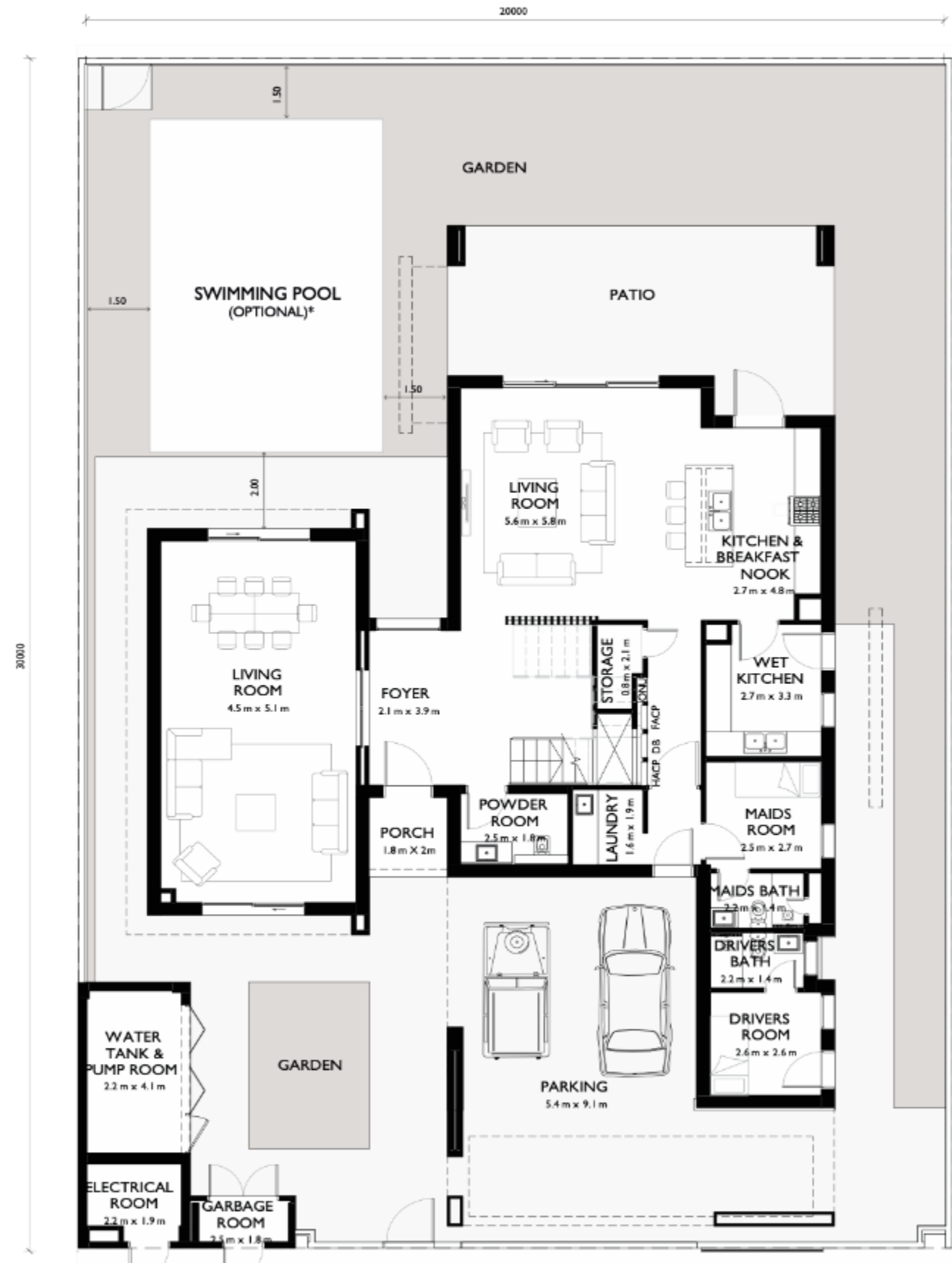


# 4 BED VILLA GOLF FRONT ROW

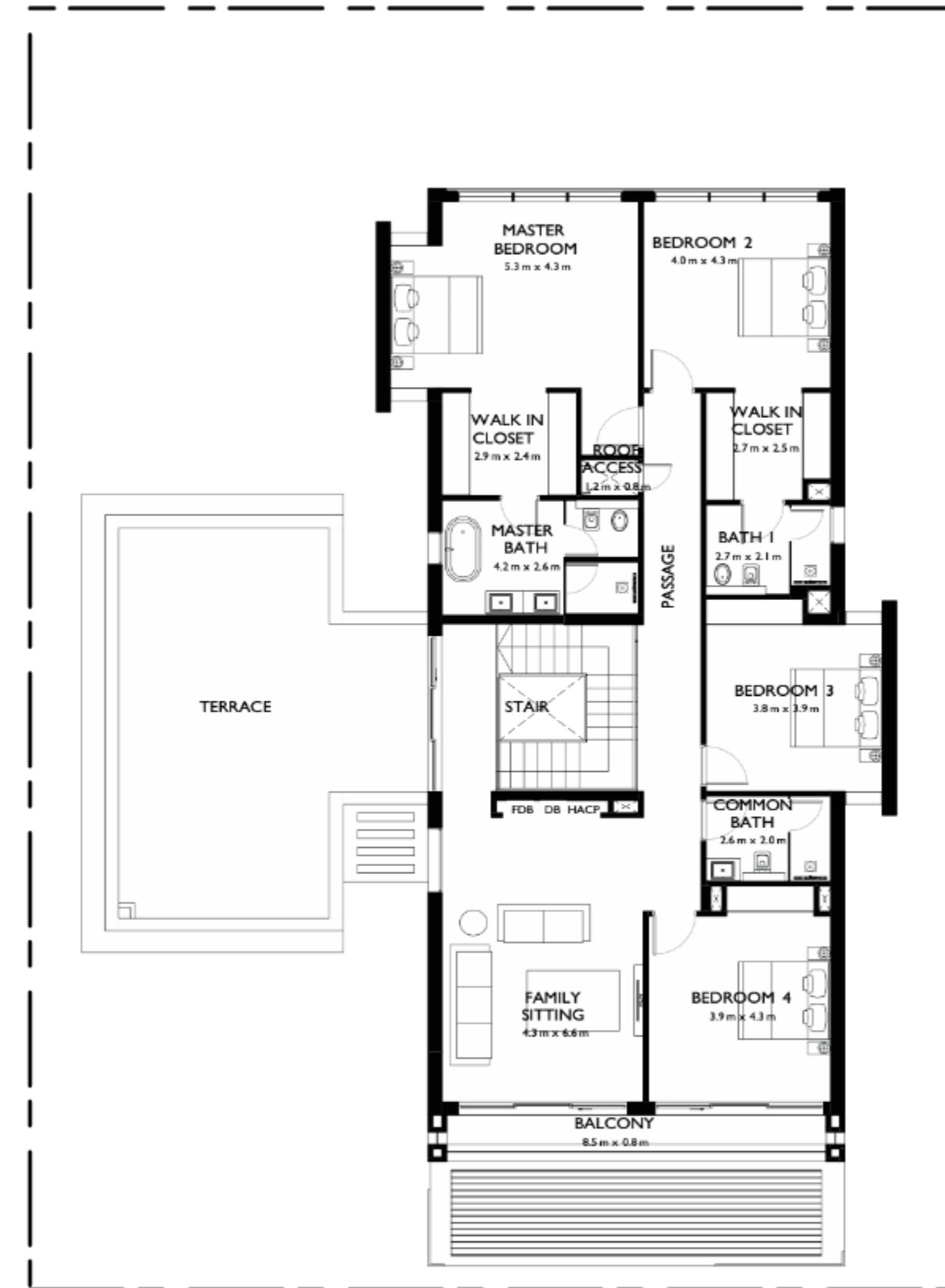




# 4 BED VILLA – GOLF FRONT ROW



Ground Floor Facade Y



First Floor Facade Y

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.  
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# 5 BED VILLA GOLF FRONT ROW

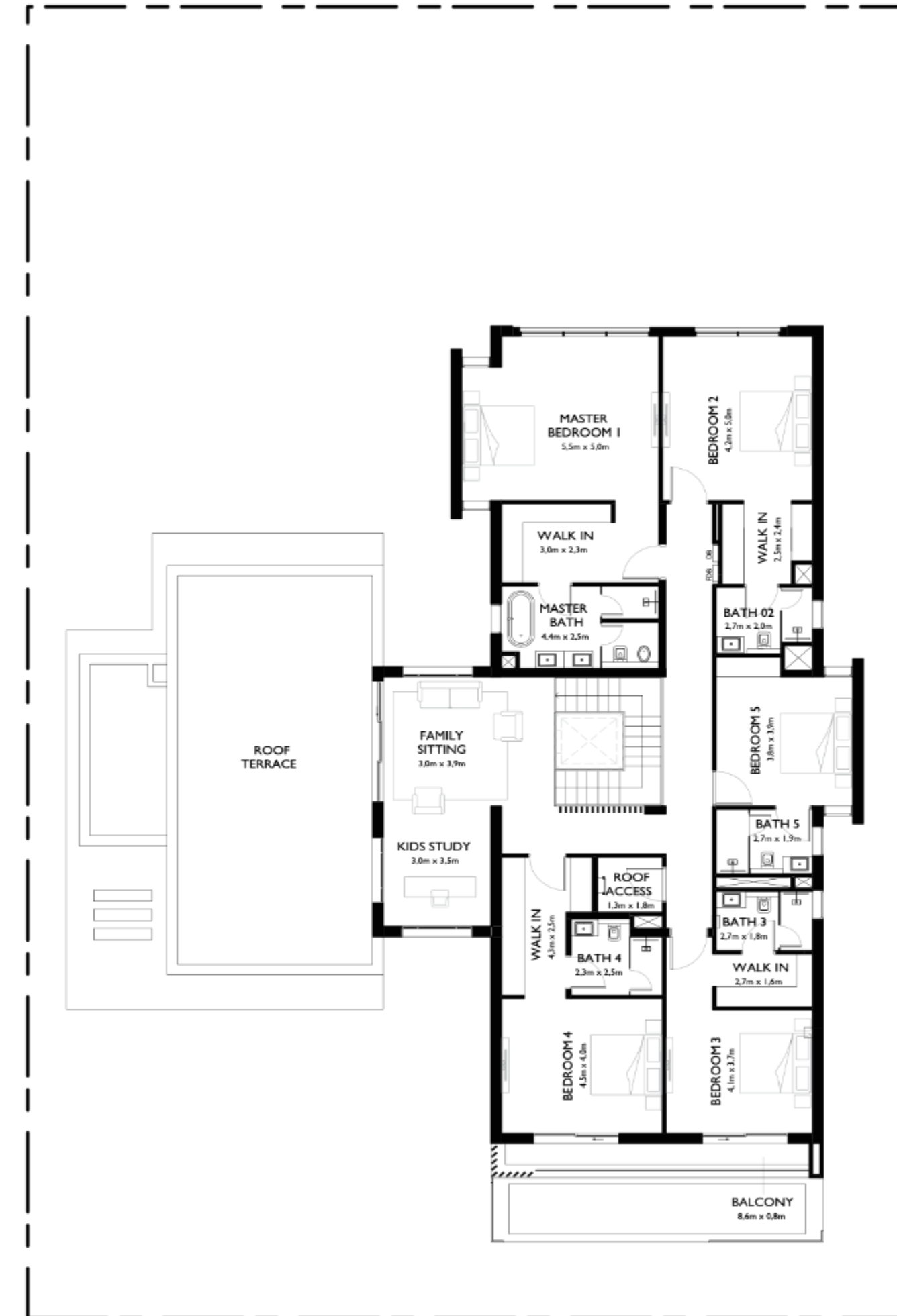




# 5 BED VILLA – GOLF FRONT ROW



Ground Floor Facade Z



First Floor Facade Z

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# 6 BED VILLA GOLF FRONT ROW













# AVAILABILITY

Unit Type	The Dahlias Number of Units
2 Bed Townhouse Mid Unit	30
2 Bed Townhouse End Unit	10
3 Bed Duplex X Small	12
3 Bed Duplex Y Small	14
4 Bed Duplex X Small	14
4 Bed Duplex Y Small	4
4 Bed Villa Golf Second Row A	6
4 Bed Villa Golf Second Row B	7
4 Bed Villa Golf Front Row	17
5 Bed Villa Golf Front Row	4
6 Bed Villa Golf Front Row	2
Total	120









# PAYMENT PLAN

## THE DAHLIAS

#	Milestone	Date	2%	1%	NO
			DISCOUNT	DISCOUNT	DISCOUNT
			60/40	50/50	40/60
1	SPA Sign Date	NA	10%	10%	5%
2	Construction Start	6-May-22	10%	10%	10%
3	Infra. deep services 50%	5-Nov-22	10%	5%	5%
4	Superstructure 50%	5-Apr-23	10%	10%	5%
5	Superstructure 100%	5-Sep-23	10%	10%	5%
6	Façade completion	6-Mar-24	10%	5%	10%
7	Handover	5-Sep-24	40%	50%	60%











# FINISHING

Cool



# Cool contemporary

## Exterior finishes Summary (Premium and Standard)

### External wall types



Render and paint  
(General area)



Natural stone cladding



Render and paint

### External Pavers & Entrance landing flooring



Quartz tiles





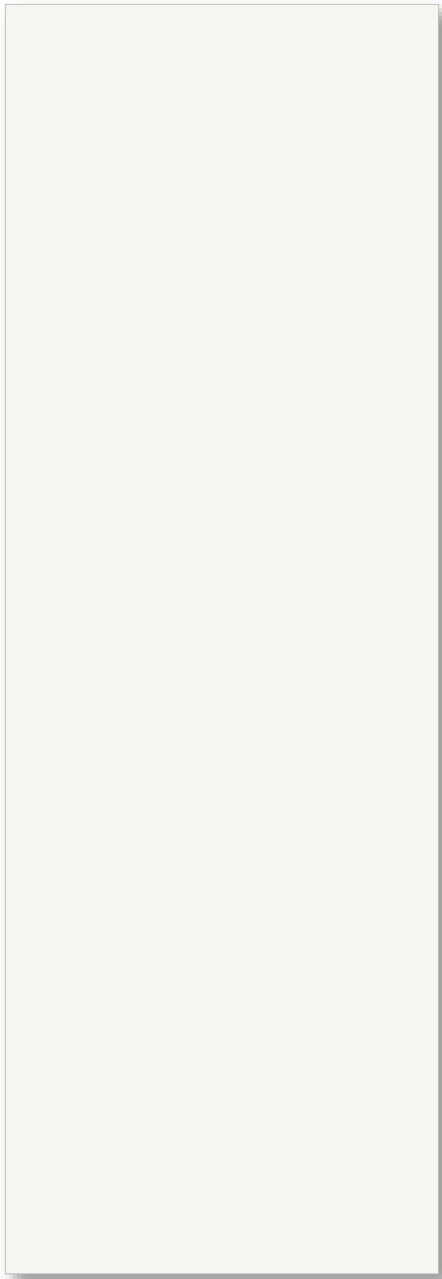
300 SL



# Premium villa – Cool contemporary

## Interior finishes Summary

### Throughout Villa



**Wall & Ceiling:**  
Paint finish



**Floor & Staircase:**  
Natural stone tile

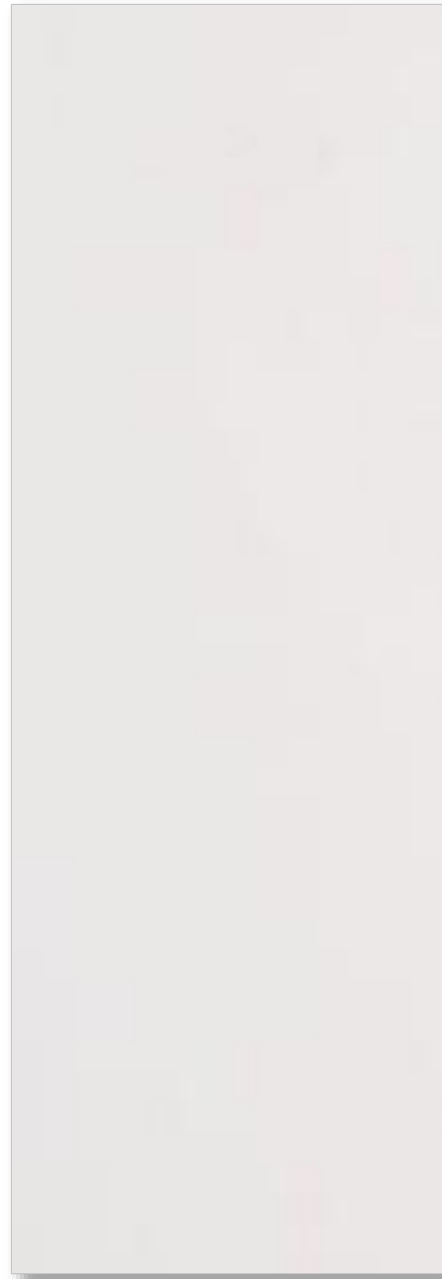


**Door & Wardrobe:**  
Veneer on MDF



**Bedroom floor:**  
Engineered natural wood

### Kitchen



**Counter-top:**  
Quartz stone

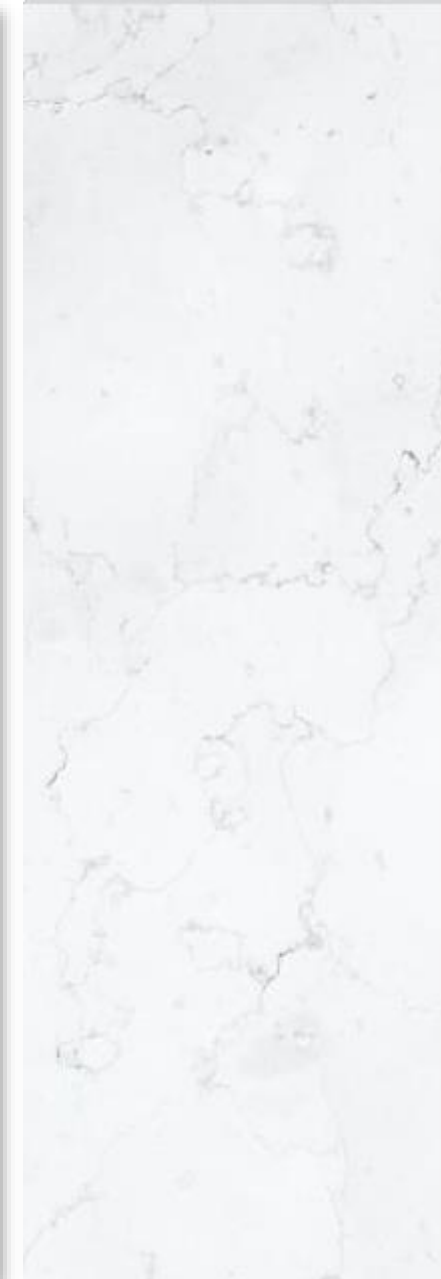


**Kitchen Cabinet:**  
Veneer on MDF

### Bathrooms



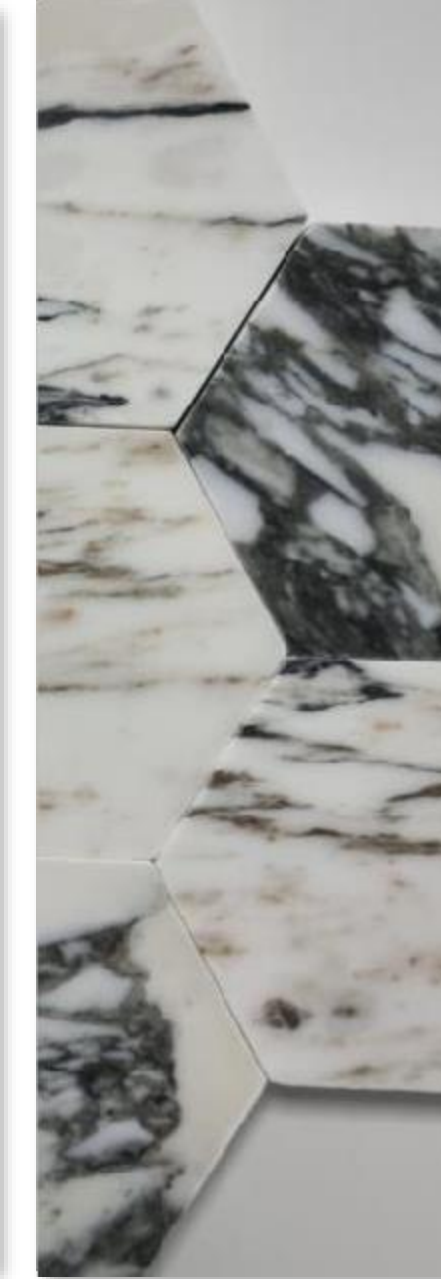
**Vanity top:**  
Natural stone



**Floor & Wall:**  
Natural stone tile



**Wall feature:**  
Natural stone tile



**Wall feature:**  
Natural stone tile





5F - Premium Unit  
Cool Contemporary





4F - Premium Unit  
Cool Contemporary









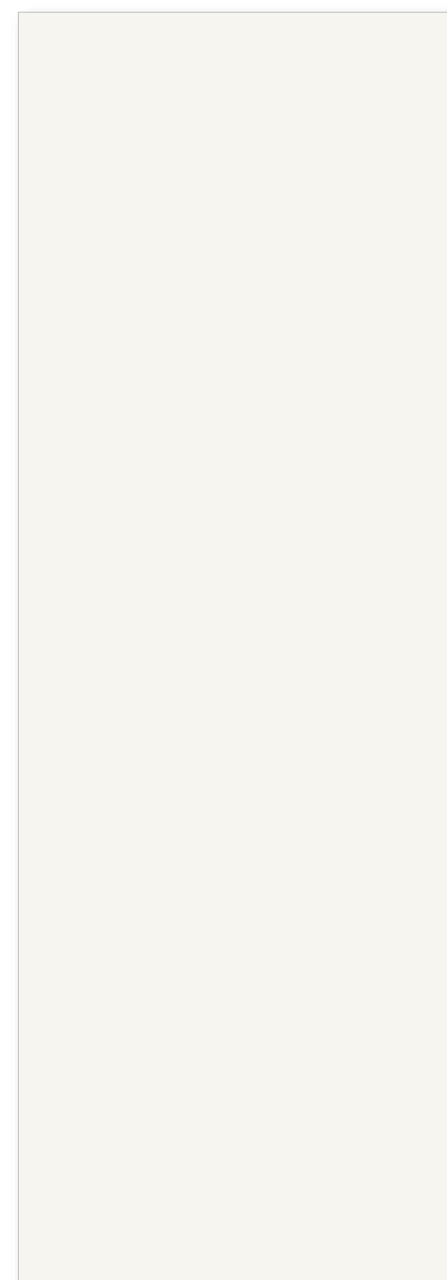
4F - Premium Unit  
Cool Contemporary



# Standard villa – Cool contemporary

## Interior finishes Summary

### Throughout Villa



**Wall & Ceiling:**  
Paint finish



**Floor:**  
Porcelain tile

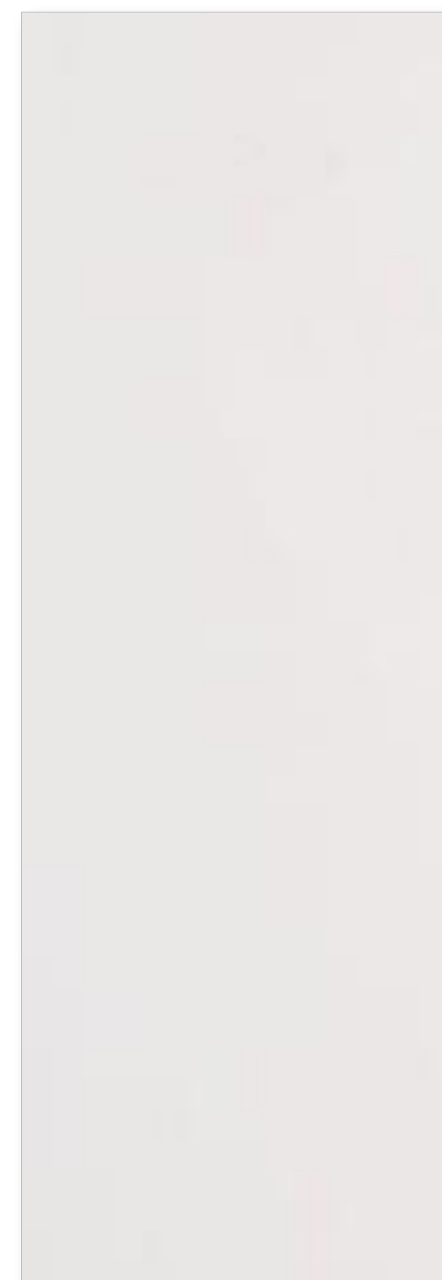


**Door & Wardrobe:**  
Wood effect melamine on particle chipboard



**Staircase (Landing, steps & side wall):**  
Stone floor tile

### Kitchen



**Counter-top Kitchen and Bathroom:**  
Quartz stone

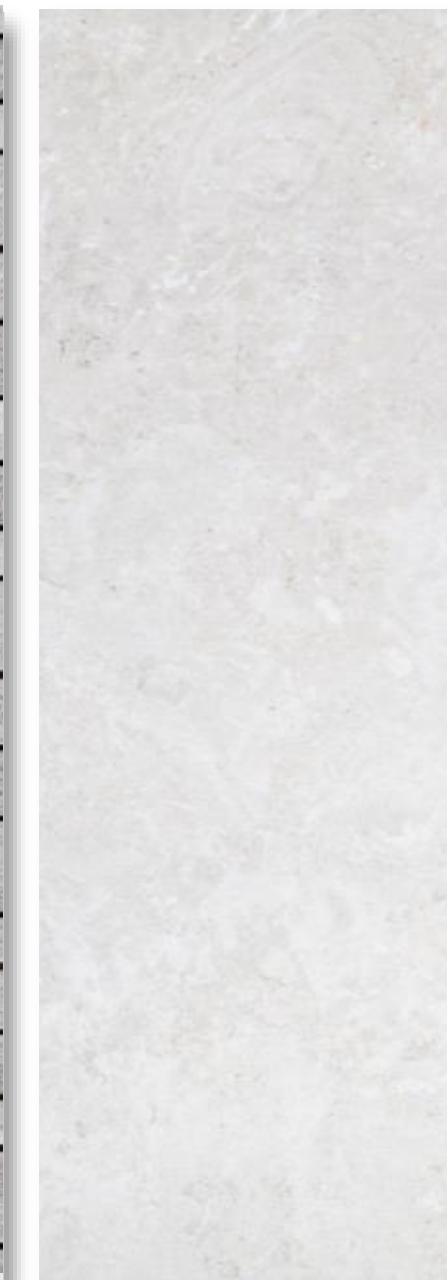


**Kitchen Cabinet:**  
Wood effect melamine on particle chipboard



**Feature Wall:**  
Natural stone tile

### Bathrooms



**Flooring:**  
Porcelain tile



**Wall:**  
Porcelain tile



**Feature Wall:**  
Natural stone tile





4XS - Standard Unit  
Cool Contemporary





3XS - Standard Unit  
Cool Contemporary





# FINISHING

Warm



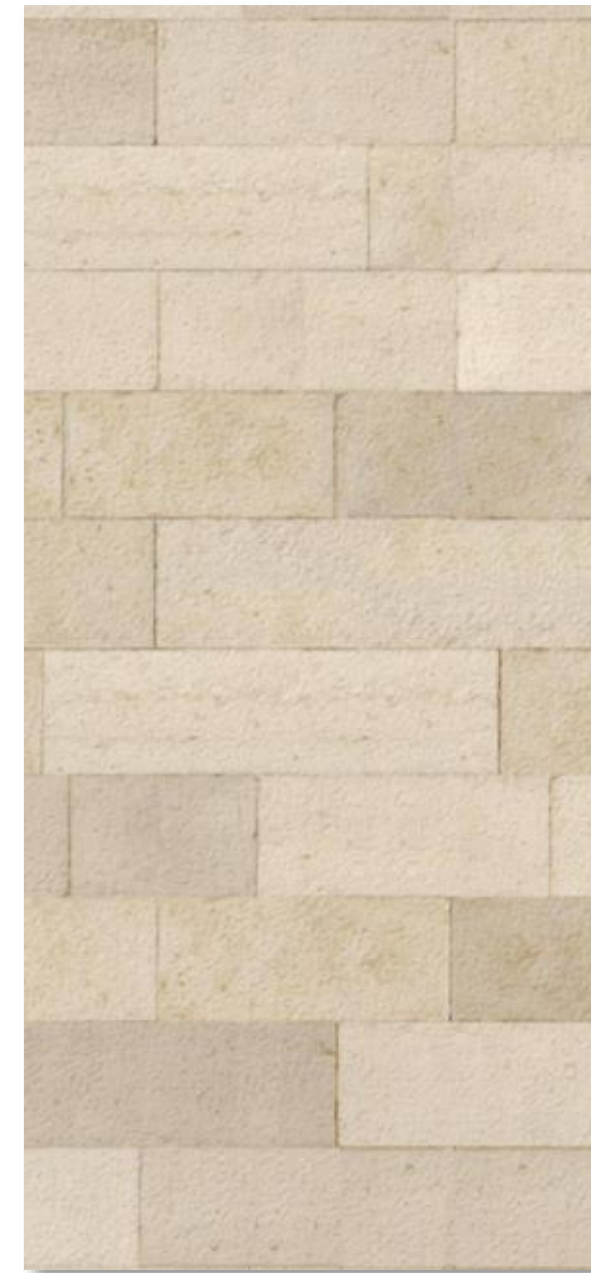
# Warm contemporary

## Exterior finishes Summary (Premium and Standard)

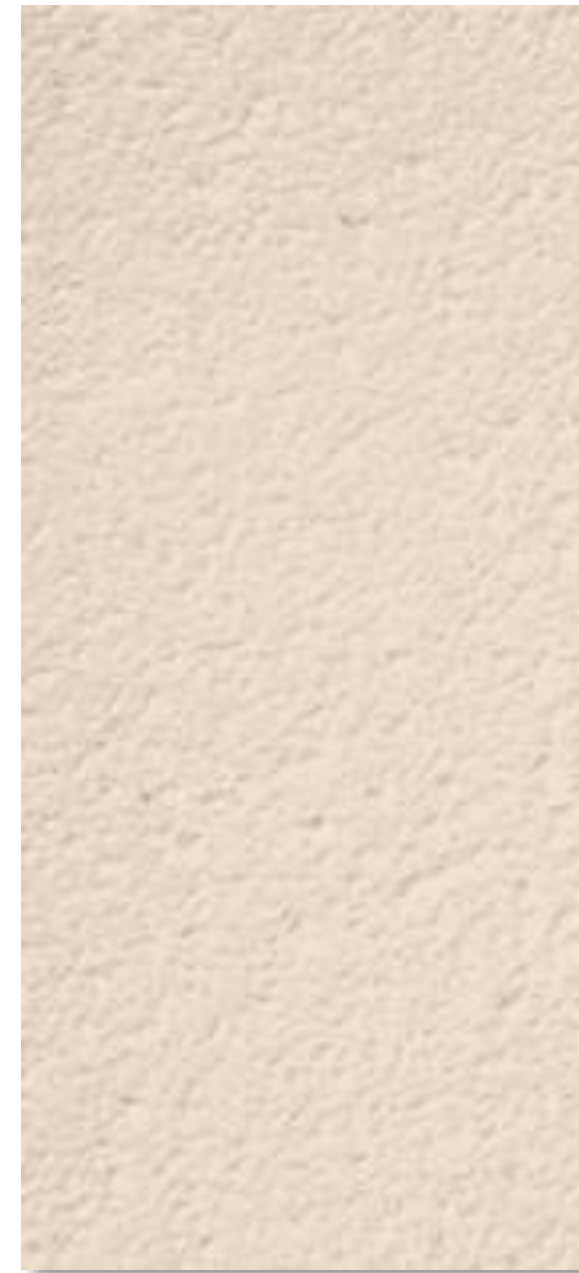
### External wall types



Render and paint  
(General area)



Natural stone cladding



Render and paint

### External Pavers & Entrance landing flooring



Quartz tiles



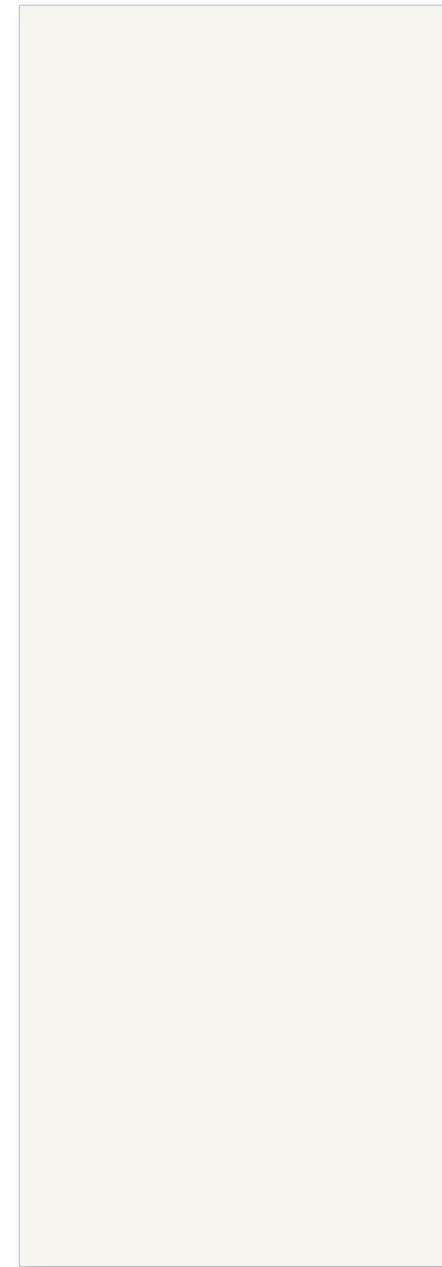




# Premium villa – Warm contemporary

## Interior finishes Summary

### Throughout Villa



**Wall & Ceiling:**

Paint finish

**Floor & Staircase:**

Natural stone tile

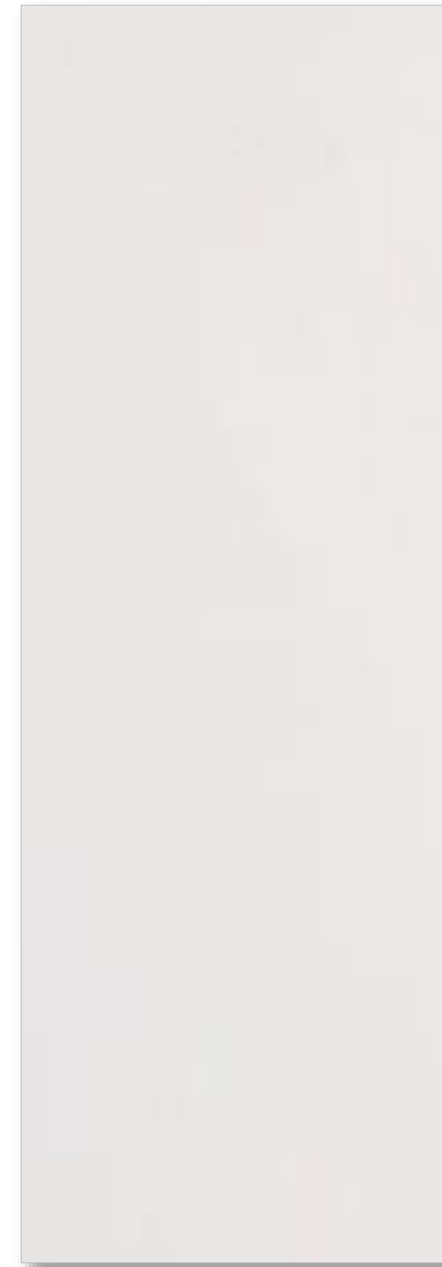
**Door & Wardrobe:**

Veneer on MDF

**Bedroom floor:**

Engineered natural wood

### Kitchen



**Counter-top:**

Quartz stone

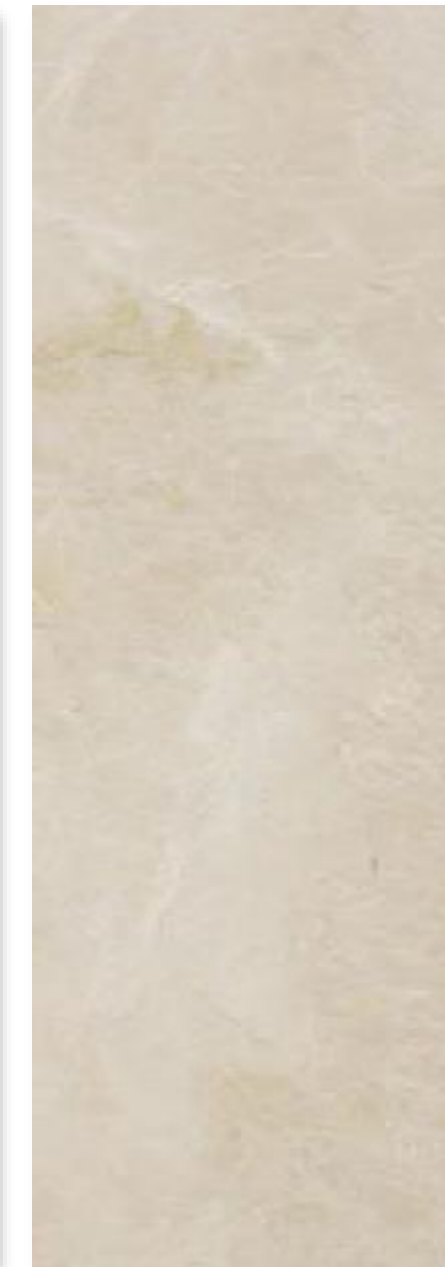
**Kitchen Cabinet: Vanity top:**

Veneer on MDF



Natural stone

### Bathrooms



**Floor & Wall:**

Natural stone tile



**Feature Wall:**

Natural stone tile



**Feature Wall:**

Natural stone tile





4F - Premium Unit  
Warm Contemporary





6F - Premium Unit  
Warm Contemporary





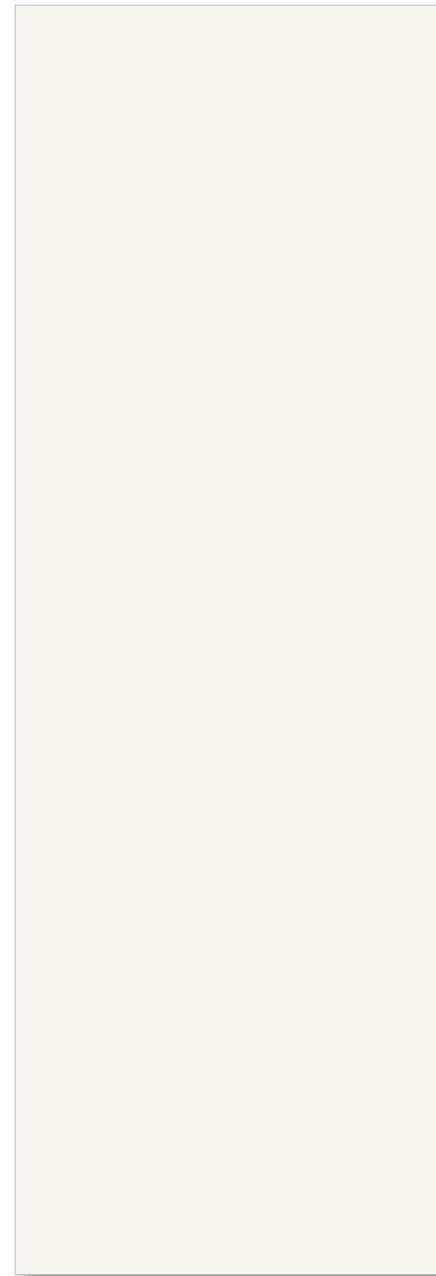
4F - Premium Unit  
Warm Contemporary



# Standard villa – Warm contemporary

## Interior finishes Summary

### Throughout Villa



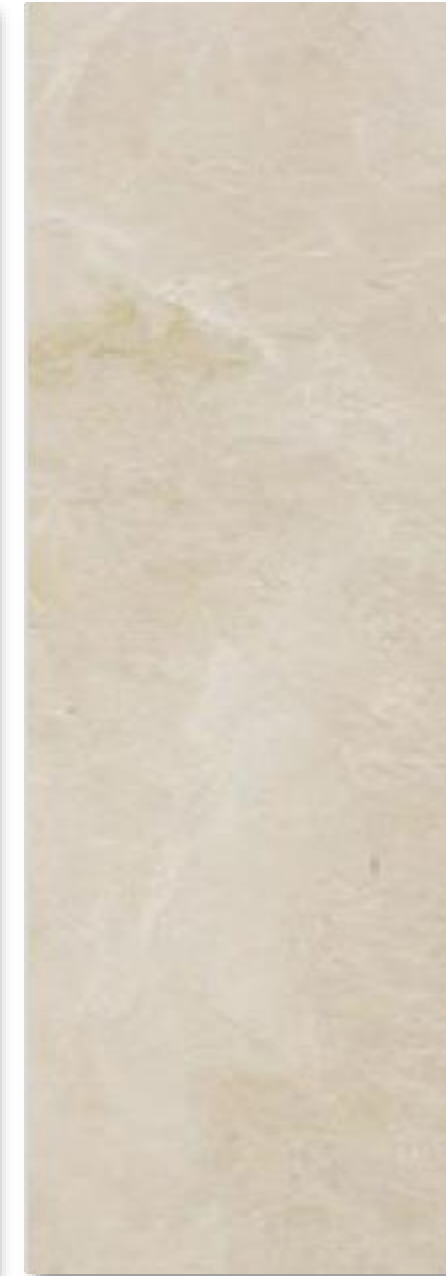
**Wall & Ceiling:**  
Paint finish



**Floor:**  
Porcelain tile

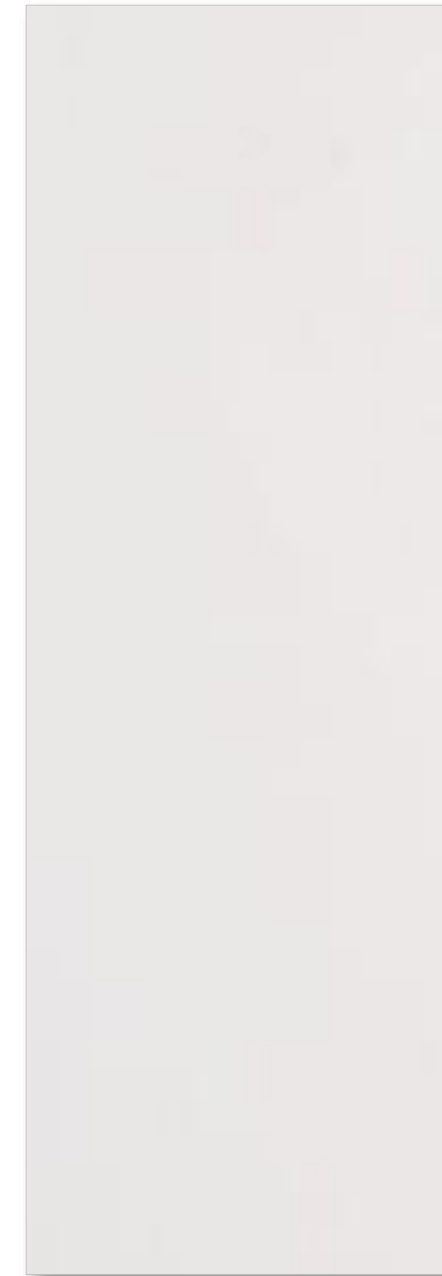


**Door & Wardrobe:**  
Wood effect melamine on particle chipboard



**Staircase (Landing, steps & side wall):**  
Stone floor tile

### Kitchen



**Counter-top Kitchen and Bathroom:**  
Quartz stone

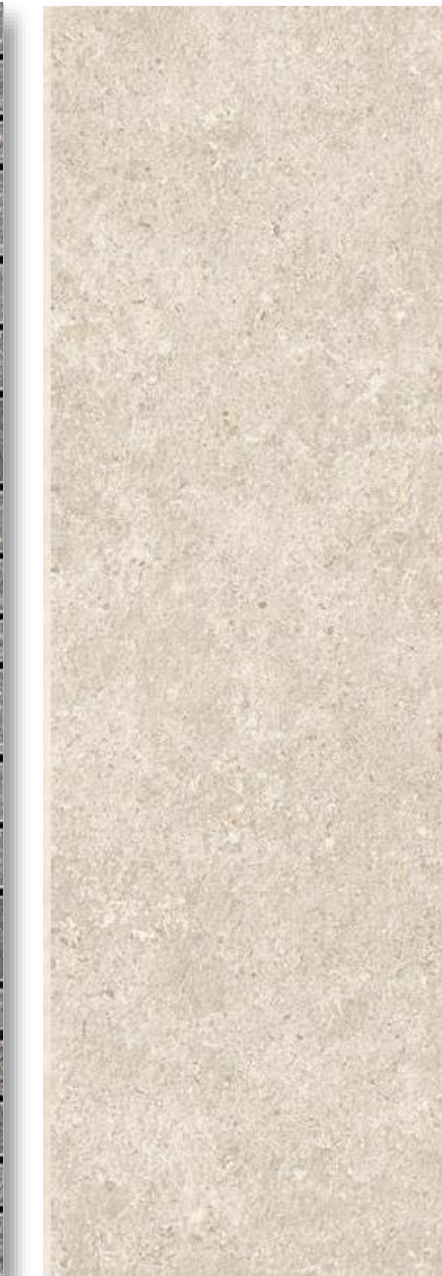


**Kitchen Cabinet:**  
Wood effect melamine on particle chipboard



**Feature Wall:**  
Natural stone tile

### Bathrooms



**Flooring:**  
Porcelain tile



**Wall:**  
Porcelain tile



**Feature Wall:**  
Natural stone tile





4SA - Standard Unit  
Warm Contemporary





Standard Unit  
Warm Contemporary





Standard Unit  
Warm Contemporary









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