

# SAMA YAS

BY ALDAR



## LUXURY LIVING IN THE PARK

SAMA YAS BY ALDAR DEFINES ELEGANCE AND PRECISION IN THE HEART OF ABU DHABI'S VIBRANT YAS ISLAND. A TESTAMENT TO ALDAR'S METICULOUS ARTISTRY, WHERE EVERY FEATURE AMPLIFIES COMFORT AND STYLE.

IT'S THE FIRST LUXURY PARK LIVING EXPERIENCE ON THE ISLAND, PROMOTING WELL-BEING AND AN ACTIVE LIFESTYLE.

### PROPERTY DETAILS

TOTAL NO. OF PROPERTIES:  
234 UNITS

PRICES START FROM:  
AED 1.9M

TYPE OF UNITS:  
1-3 BED APARTMENTS  
2-3 BED DUPLEX APARTMENTS  
2-3 BED GARDEN APARTMENTS

PAYMENT PLAN: 60/40  
10% DOWN PAYMENT

HANDOVER DATE:  
Q3, 2027

### LOCATION

YAS ISLAND, ABU DHABI

LOCATED WITHIN THE NORTH-EASTERN QUADRANT OF YAS ISLAND, AND NESTLED ALONG THE EASTERN EDGE OF THE UPCOMING 100,000 SQM YAS PARK

### AMENITIES

GYM

BOUTIQUE SPA

LOUNGE AREA

CO-WORKING SPACE + LIBRARY AREA

PLAY ROOM

MULTIFUNCTIONAL ROOM

BOUTIQUE THEATRE ROOM

RETAIL / F&B

ADULT AND KIDS' SWIMMING POOLS

### SERVICES

24/7 CONCIERGE SERVICE

24/7 GYM

VALET SERVICE

### SUSTAINABILITY APPROACH

SAMA YAS EMBRACES SUSTAINABILITY WITH THOUGHTFULLY IMPLEMENTED MEASURES DESIGNED TO LOWER UTILITY COSTS AND FOSTER ECO-FRIENDLY LIVING.

TARGETING ESTIDAMA 3 PEARLS

HUMAN-CENTRIC COMMUNITY DESIGN

In line with FITWEL (2 STARS) CERTIFICATION

Targeting LEED GOLD

LOW CONSUMPTION WATER FIXTURES AND APPLIANCES

GENEROUS GREEN SPACES

ACCESS TO PUBLIC TRANSPORT

OPTIMISED HVAC ENERGY EFFICIENT SYSTEMS

NATIVE AND ADAPTIVE SPECIES, INCLUDING EDIBLE GARDENS

SHADED WALKWAYS & BIKEWAYS

WATER CONSERVATION THROUGH MONITORING AND CONTROL

HEALTHY INDOOR AIR QUALITY AND ENVIRONMENT

ECO-FRIENDLY AND LOCALLY SOURCED CONSTRUCTION MATERIALS

SMART WASTE SYSTEMS

EV CHARGING FACILITIES

REUSED AND CERTIFIED TIMBER

5-10 MINUTES WALK TO NEARBY AMENITIES

### SMART COMMUNITY

DIGITAL AMENITIES BOOKING

PROVISION FOR SMART HOME SYSTEM

COMMUNITY ACCESS CONTROL

DEDICATED UNIT DIGITAL ACCESS CARD

INTEGRATED SAFETY AND SECURITY MANAGEMENT

EASY ACCESS TO SERVICES



\*PRICE, PAYMENT, VIEWS AND AVAILABILITY ARE INDICATIVE; THEY ARE SUBJECT TO CHANGE. TERMS & CONDITIONS APPLY.