

# YAS PARK GATE







Yas Park Gate offers residents the incredible amenities and a range of tranquil experiences of Yas Park while being in the center of action-packed Yas island. Mediterranean-style homes ranging from 2 to 4 bedrooms are a perfect offering for people searching for the betterverse.

## PROPERTY DETAILS

PROPERTY TYPE

TOWN HOMES & VILLAS

LOCATION

YAS ISLAND, ABU DHABI

DEVELOPMENT STATUS

LAUNCH DATE : TBD

PAYMENT PLANS:

40/60 and 60/40

TOTAL NUMBER OF UNITS:

508

TYPE OF UNITS:

2-3 BR TOWN HOMES | 4 BR VILLAS

GSA RANGE FROM:

124-232 SQM

PRICES START FROM:

AED 1.780 M



# Starting Price

| Bedroom | Type        | Plot Size (SQM) | BUA (SQM) | Price (AED) |
|---------|-------------|-----------------|-----------|-------------|
| 2       | Townhouse   | 169             | 124       | 1,780,117   |
| 3       | Townhouse-M | 169             | 163       | 2,050,857   |
| 3       | Townhouse-E | 214             | 166       | 2,394,903   |
| 4       | Villa       | 315             | 210       | 3,289,982   |



# Payment Plan

| <i>Status</i>      |           | <i>60/40</i> | <i>40/60</i> |
|--------------------|-----------|--------------|--------------|
| Booking            | TBC       | <b>10%</b>   | <b>10%</b>   |
| Start Construction | 31-JAN-23 | <b>10%</b>   | <b>5%</b>    |
| 50% Construction   | 31-AUG-23 | <b>10%</b>   | <b>10%</b>   |
| 50% Construction   | 31-MAR-24 | <b>10%</b>   | <b>5%</b>    |
| 100% Completion    | 31-OCT-24 | <b>10%</b>   | <b>5%</b>    |
| Façade Completion  | 31-MAY-25 | <b>10%</b>   | <b>5%</b>    |
| On Handover        | 31-JAN-26 | <b>40%</b>   | <b>60%</b>   |





# COMMUNITY FACILITIES

- YAS PARK
- BBQ & PICNIC AREAS
- SKATE PARK
- PICNIC AREAS
- COMMUNITY HUB
- KIDS SPLASH PAD
- JOGGING TRACK
- EVENT LAWN
- PLAYGROUND
- OUTDOOR SPORTS FACILITIES
- BICYCLE FACILITIES
- GYMNASIUMS
- DOG PARK
- GYMANISIUM
- COMMUNITY GARDENS
- RESORT-STYLE POOL



# VILLA FEATURES



MEDITERRANEAN FACADE  
& TWO INTERIOR  
FINISHES OPTIONS



HIGH SOLAR REFLECTANCE  
ROOF MATERIAL



LOW-FLOW FIXTURES



IMPROVED ENERGY  
PERFORMANCE



LOW VOC PAINT



SUSTAINABLY SOURCED  
MATERIALS



LED LIGHT FIXTURES



IMPROVED VENTILATION



PEARL 2 RATING



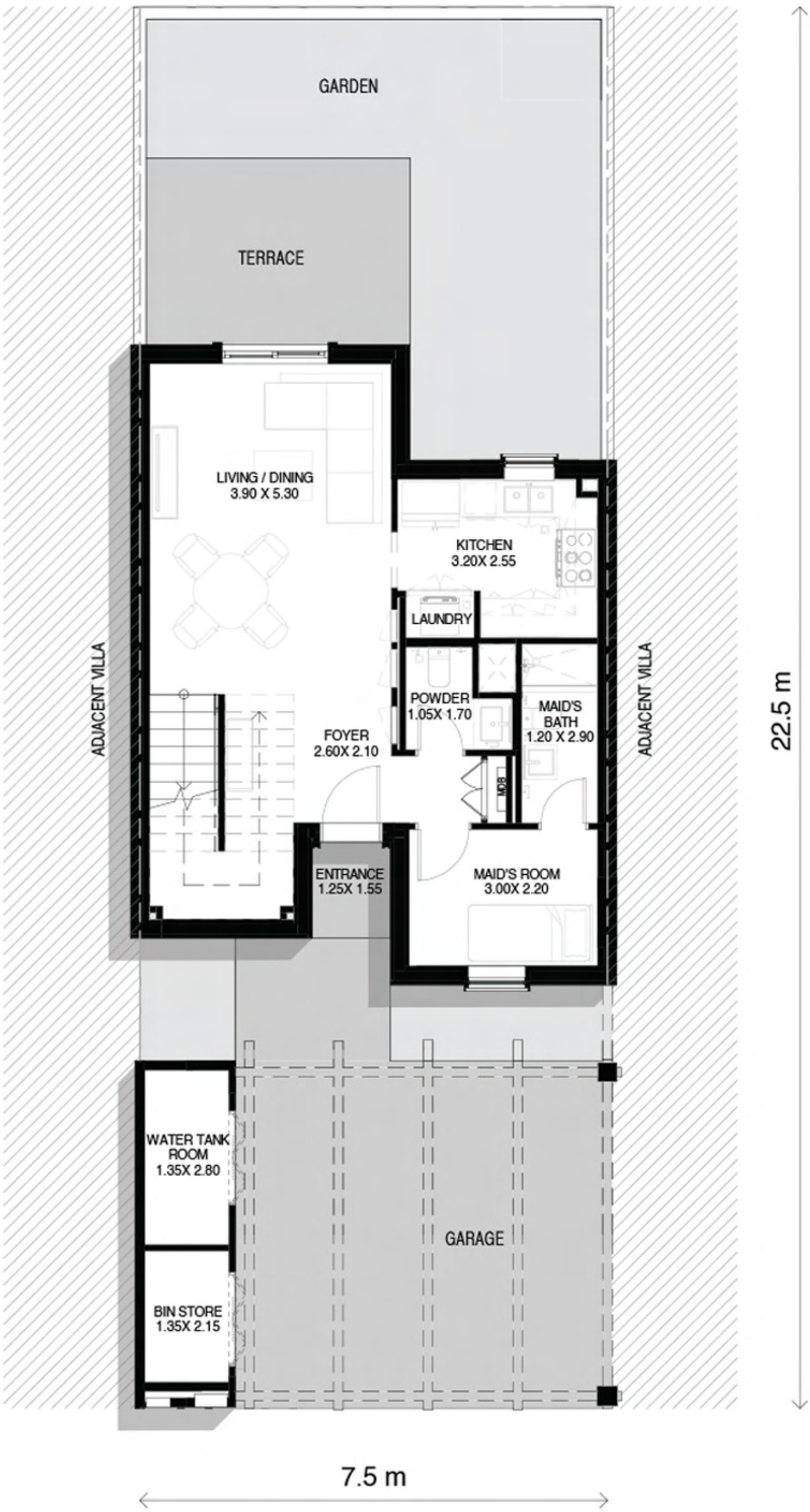




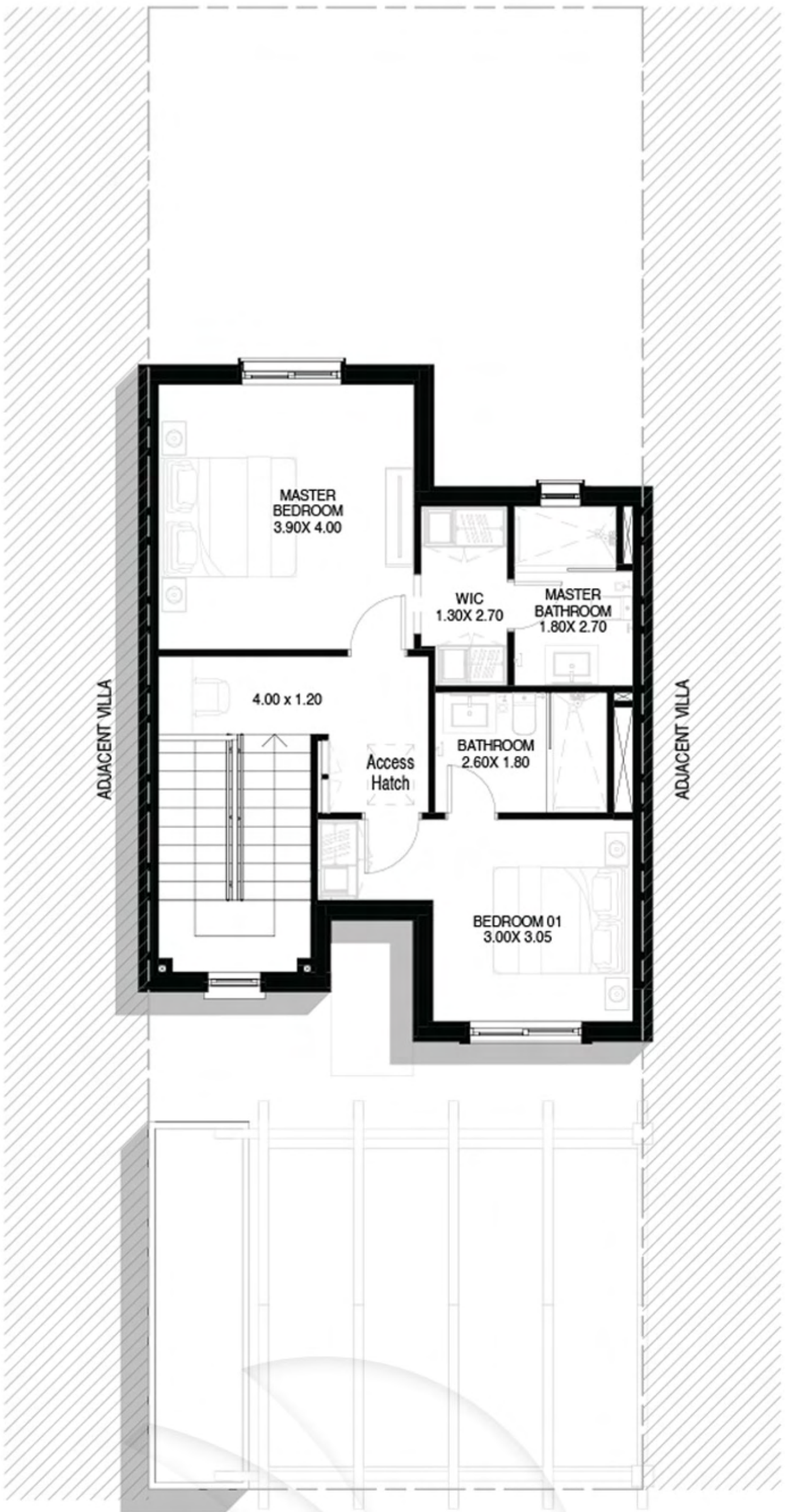


# 2BR-M *Townhouses*

GROUND FLOOR PLAN

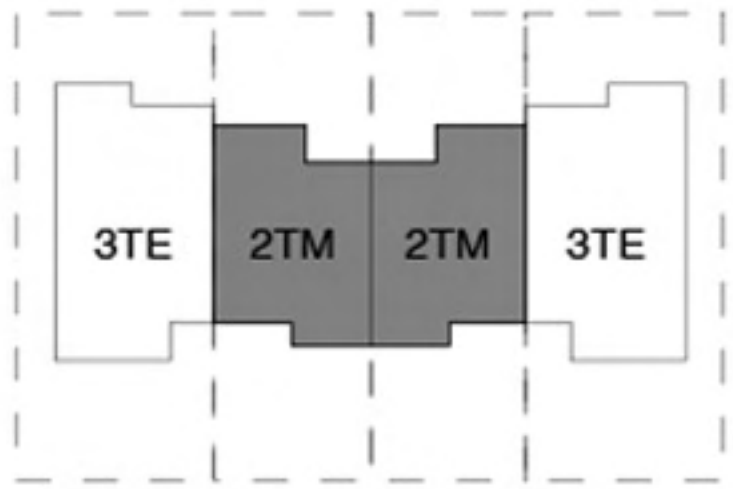


FIRST FLOOR PLAN

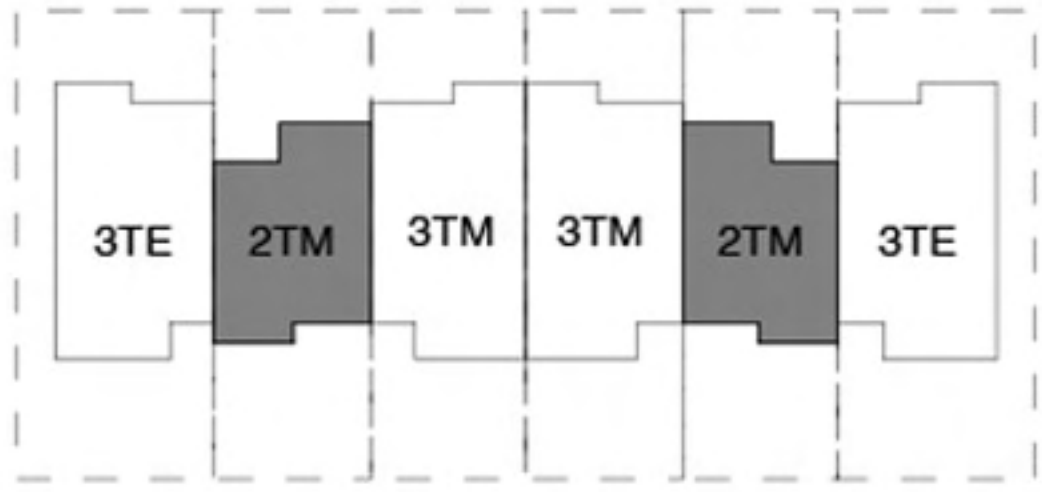


KEY PLANS

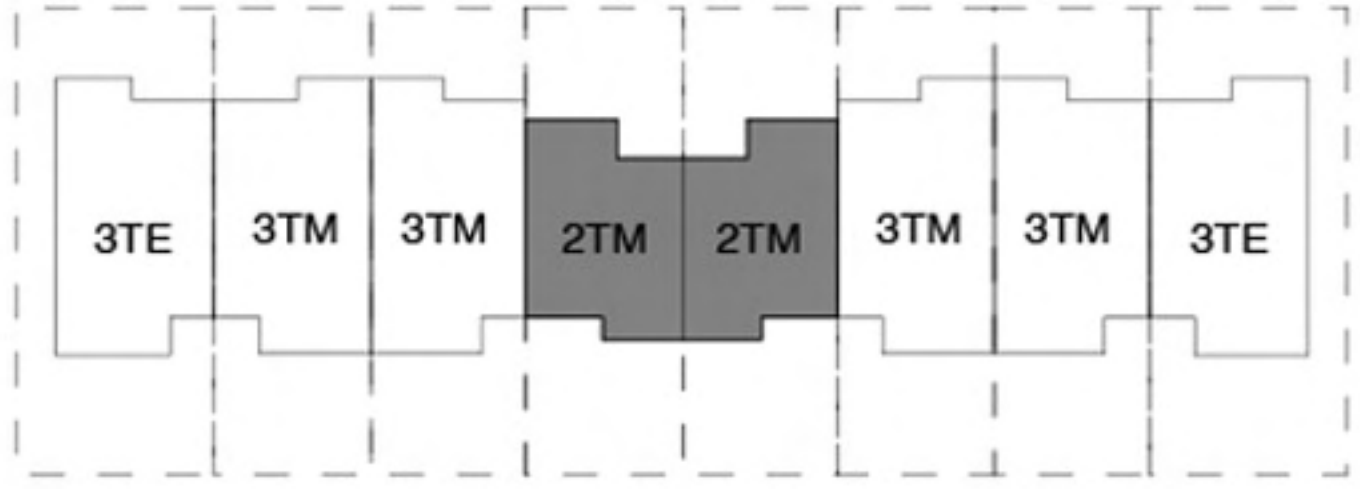
GROUPING - 4



GROUPING - 6



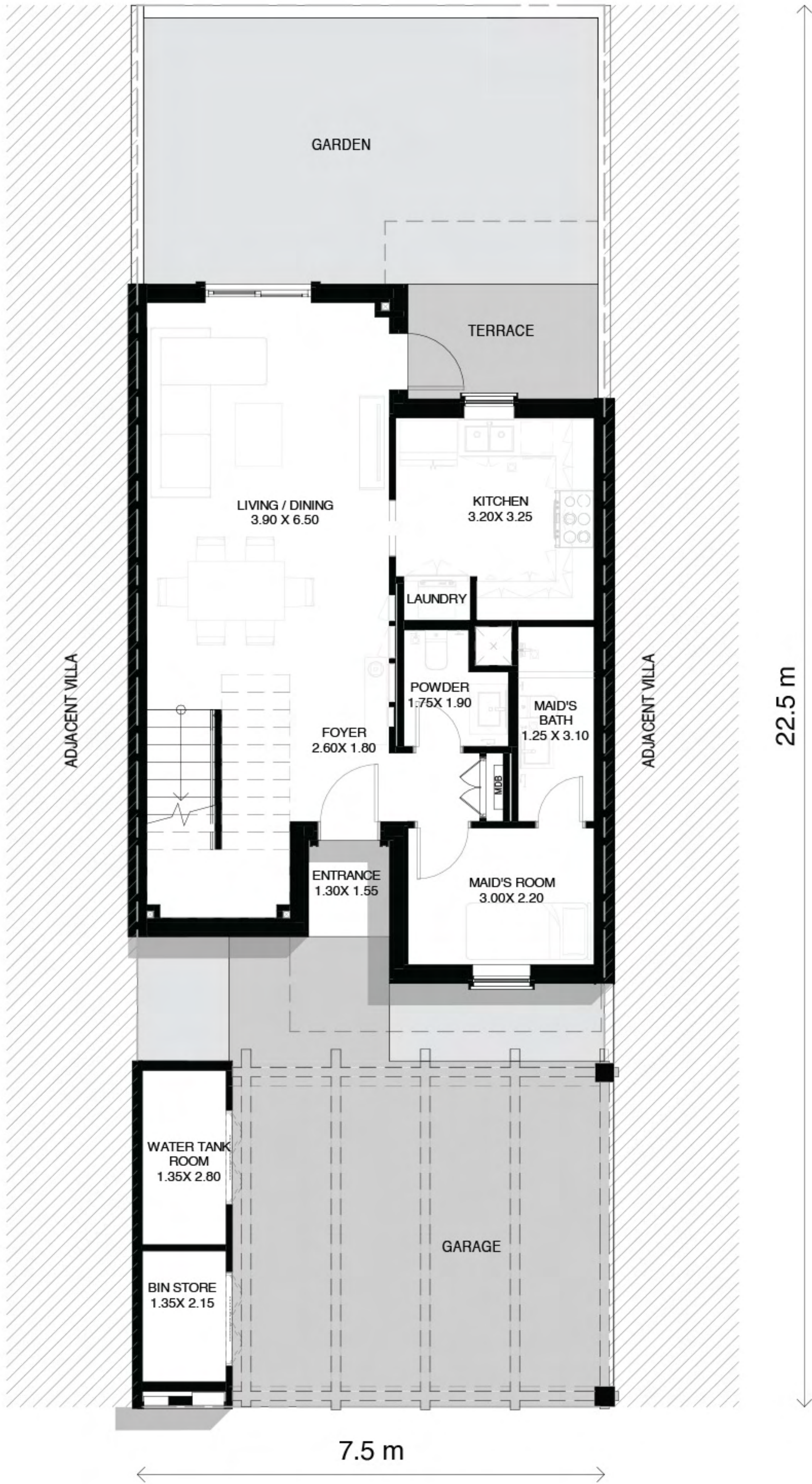
GROUPING - 8



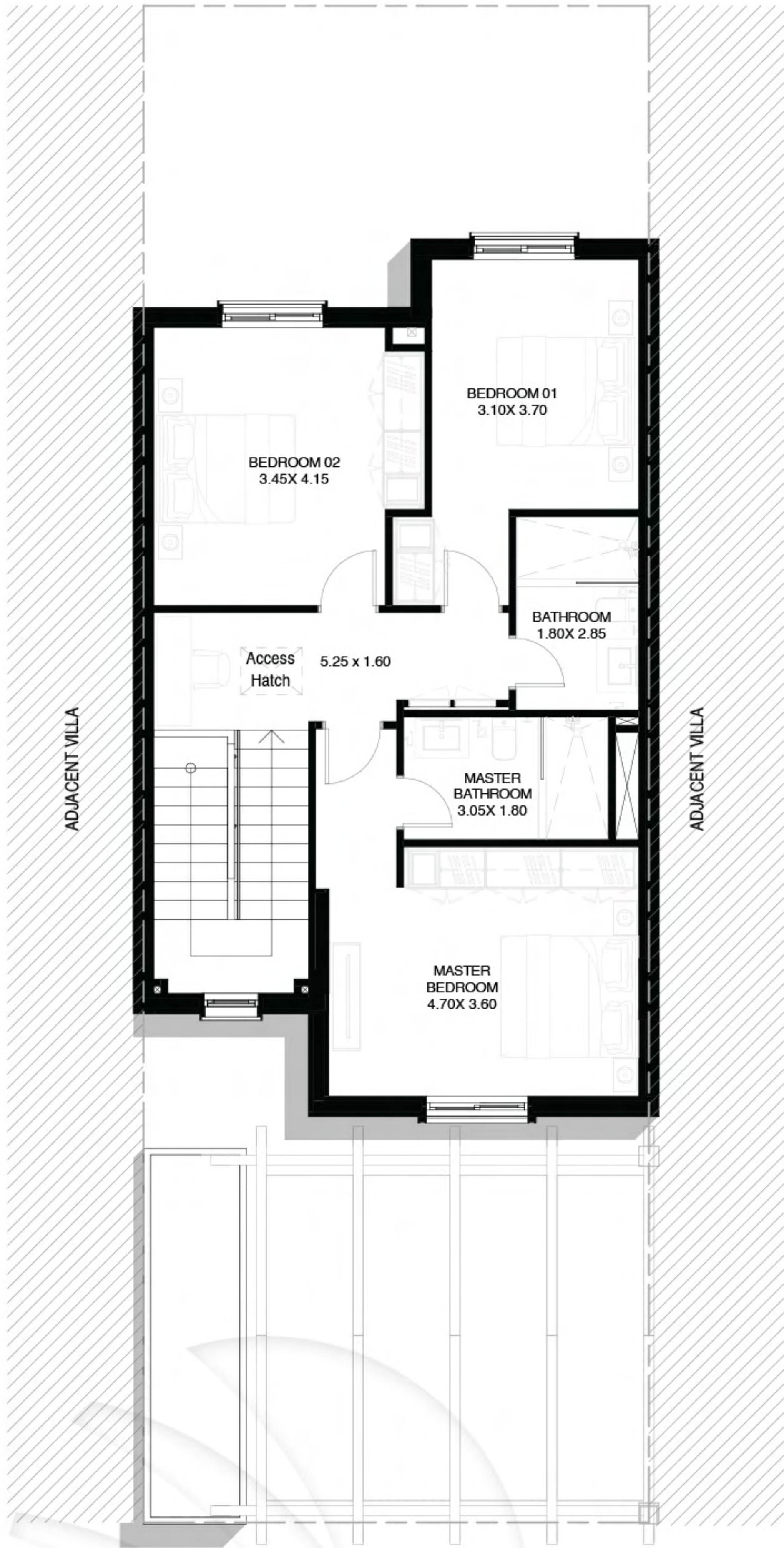


# 3BR-M Townhouses

GROUND FLOOR PLAN

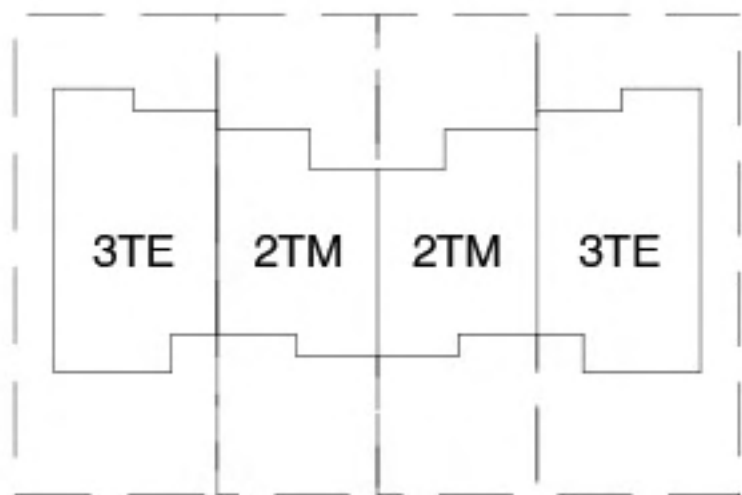


FIRST FLOOR PLAN

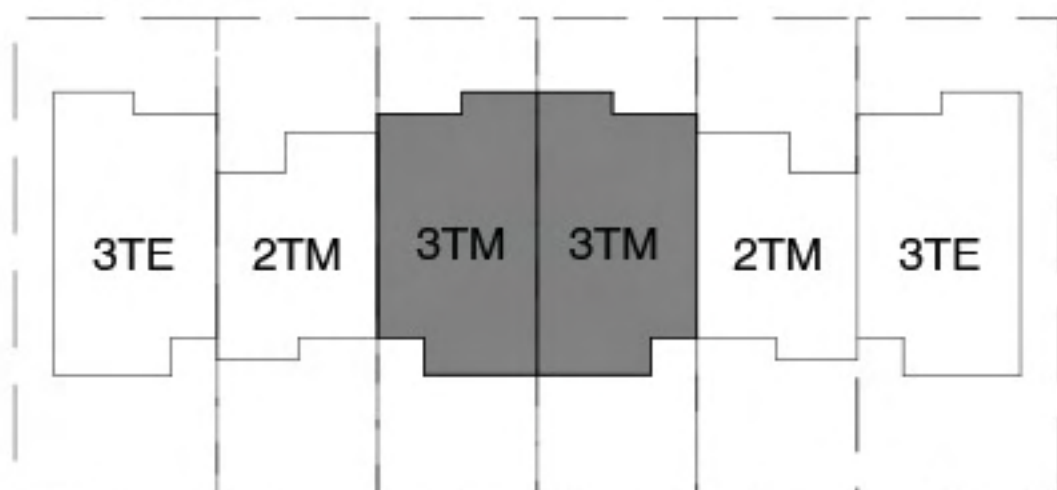


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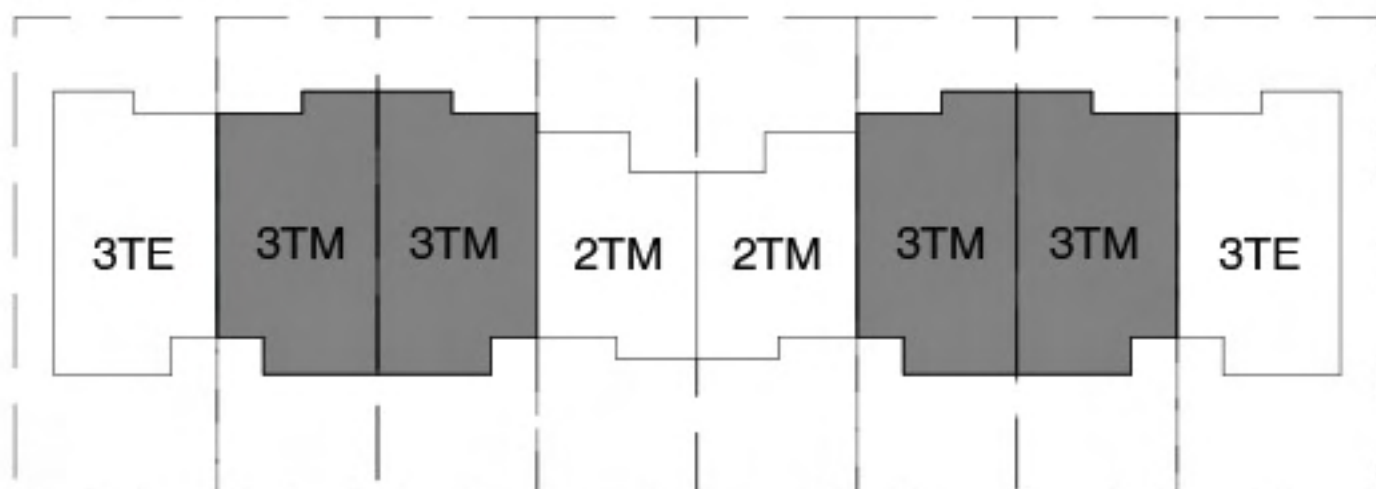
GROUPING - 4



GROUPING - 6



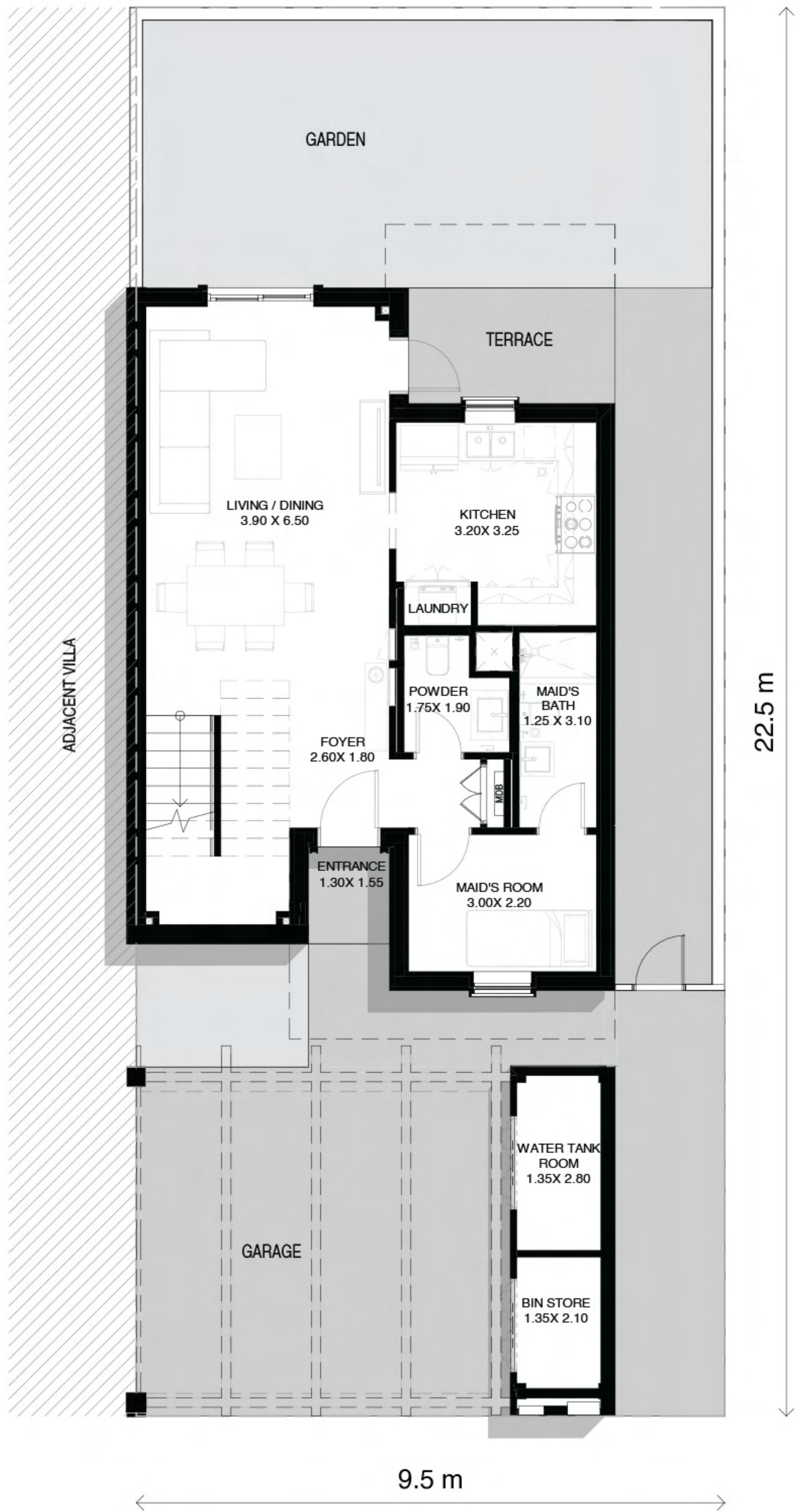
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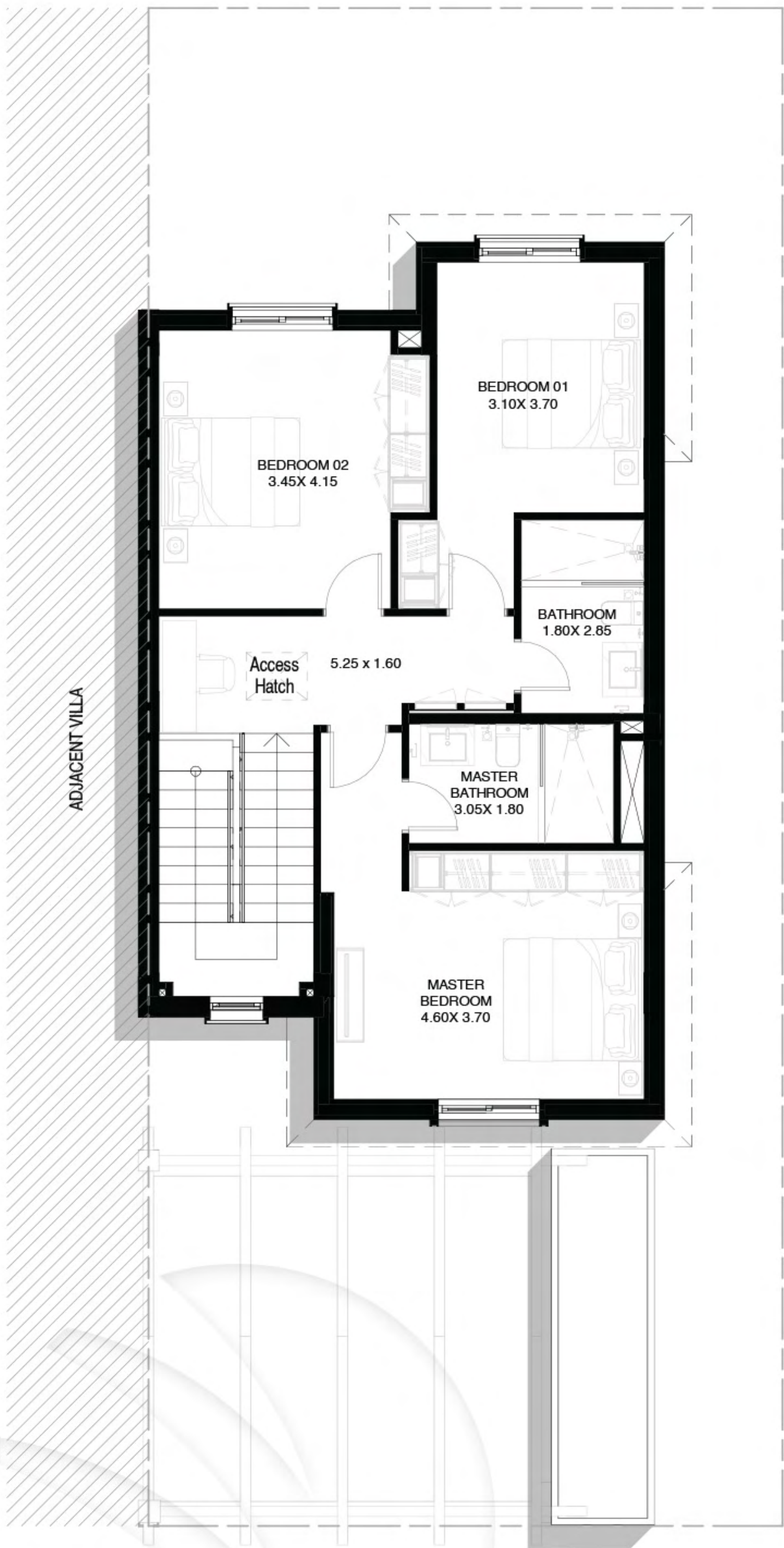


# 3BR-E Townhouses

GROUND FLOOR PLAN

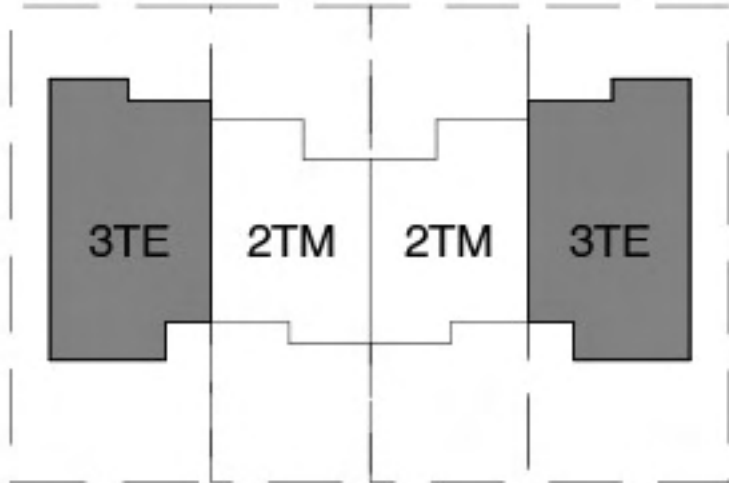


FIRST FLOOR PLAN

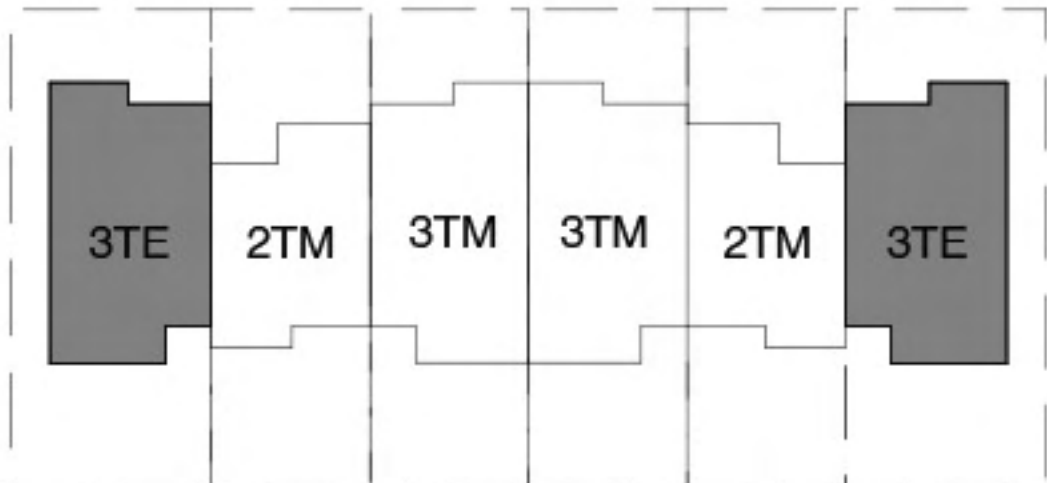


KEY PLANS

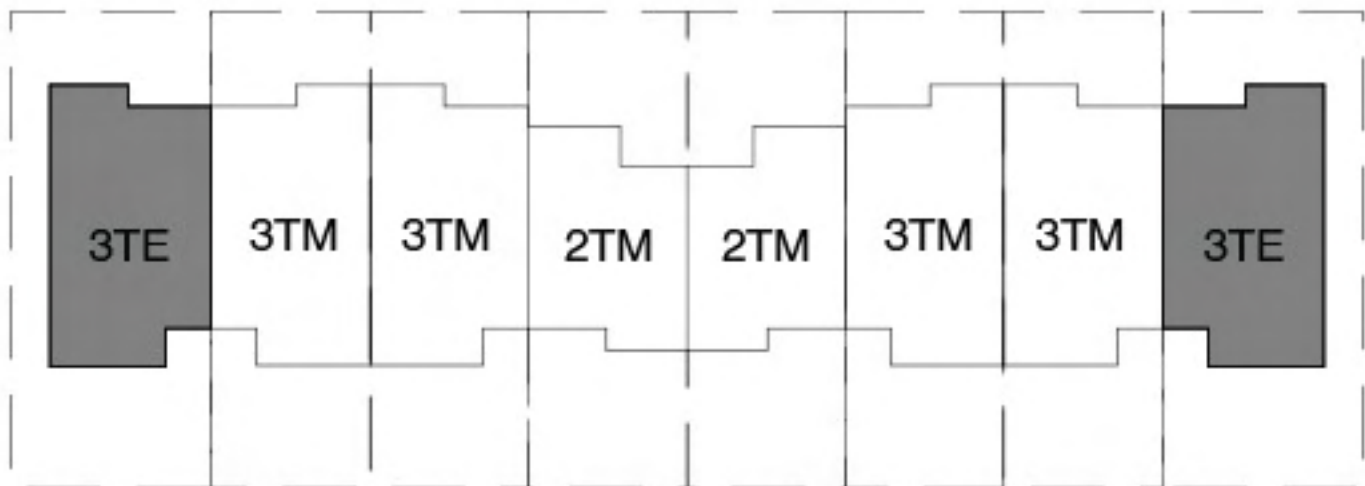
GROUPING - 4



GROUPING - 6



GROUPING - 8



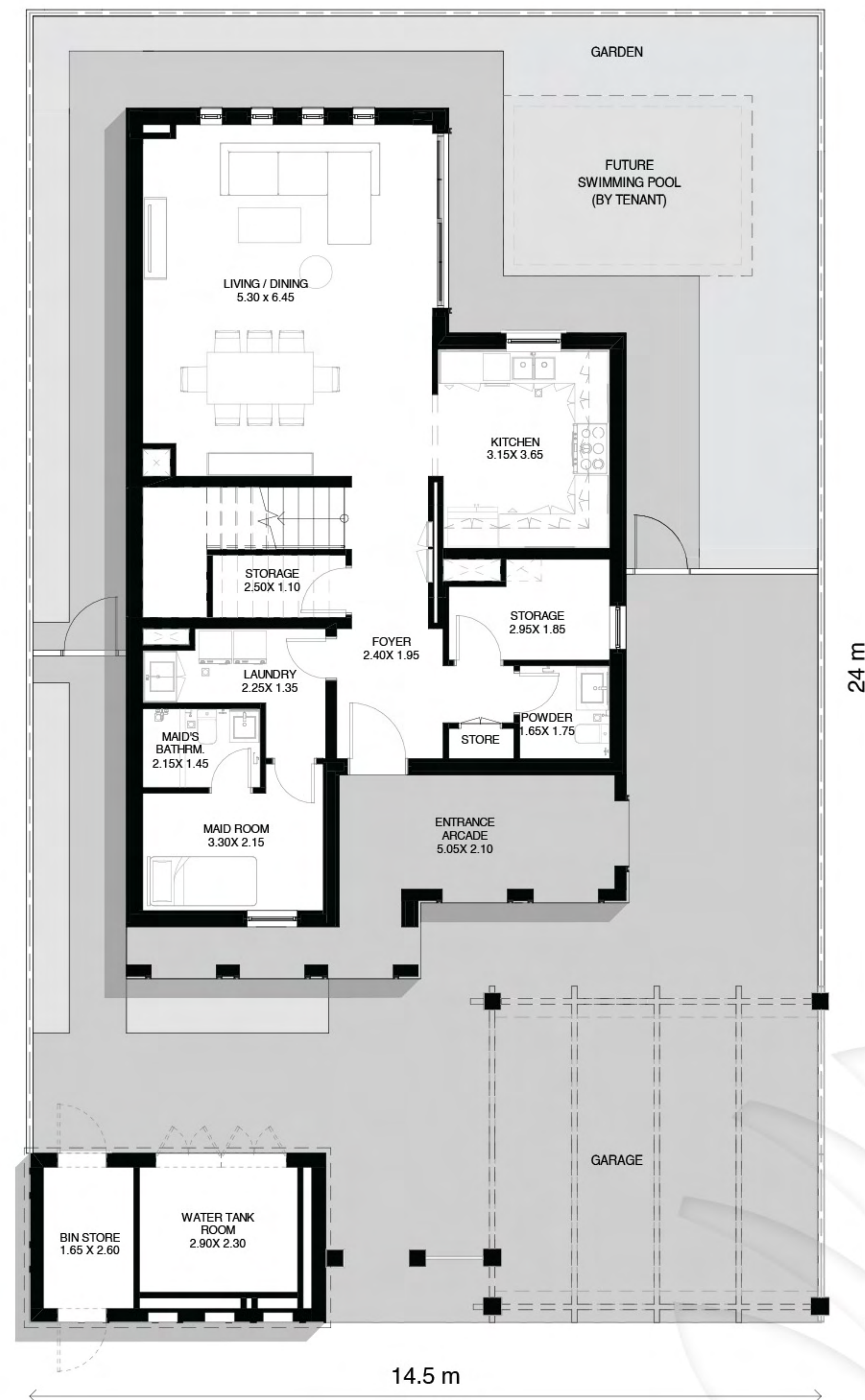






# 4BR *Stand Alone Villa*

GROUND FLOOR PLAN



FIRST FLOOR PLAN





# Finishing

## Dark Scheme



**Main Door,**  
HPL on solid  
core door leaf



**Interior Doors,**  
HPL finished  
door leaf



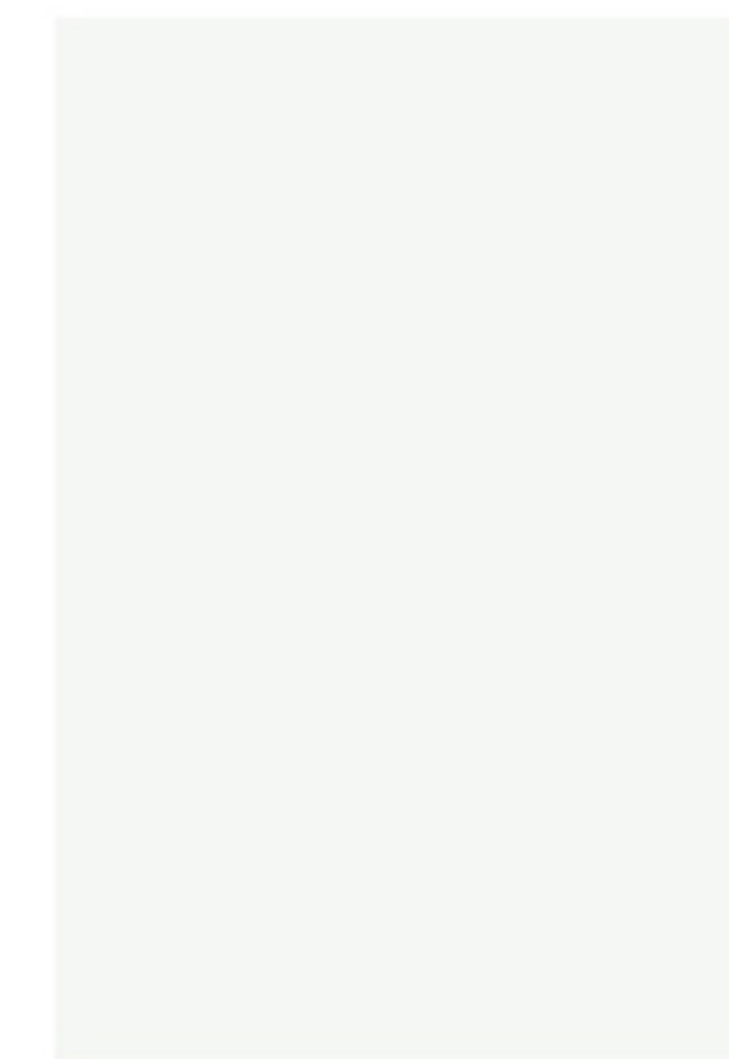
**Wardrobes,**  
HPL on MDF  
Panels



**Upper Floor, Bedrooms &  
Stairs,**  
Porcelain tiles



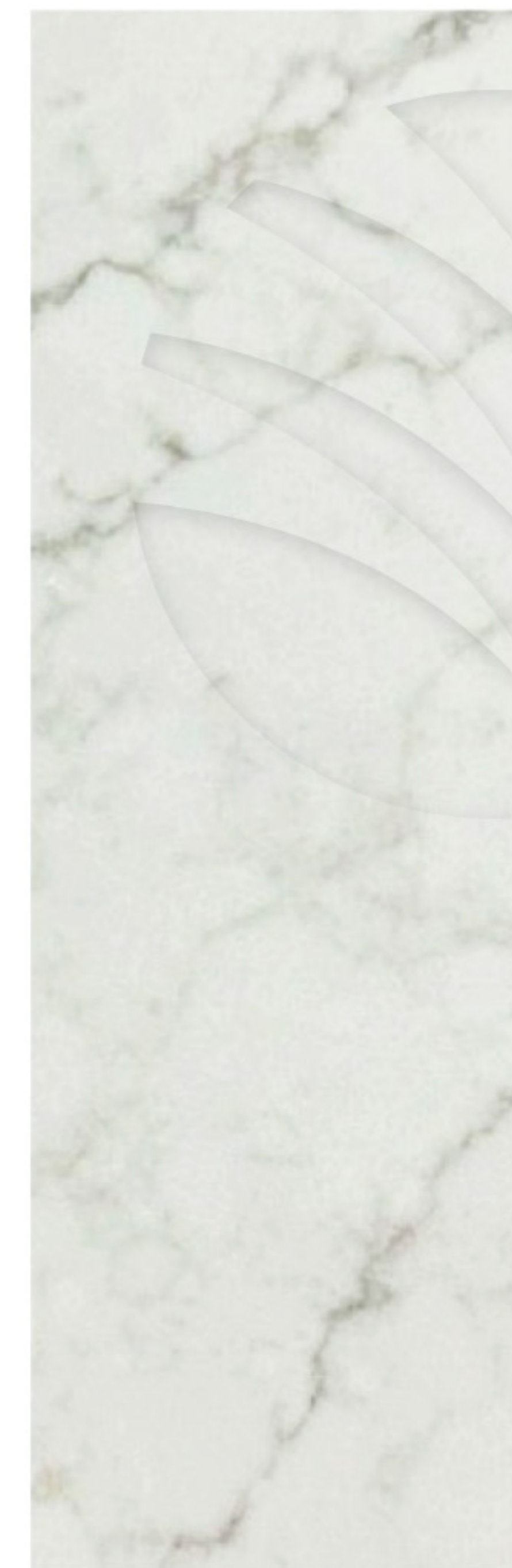
**Kitchen Countertop,**  
Engineered Stone



**Kitchen Upper  
Cabinets,**  
HPL on MDF  
Panels



**Kitchen Lower  
Cabinets,**  
HPL on MDF  
Panels



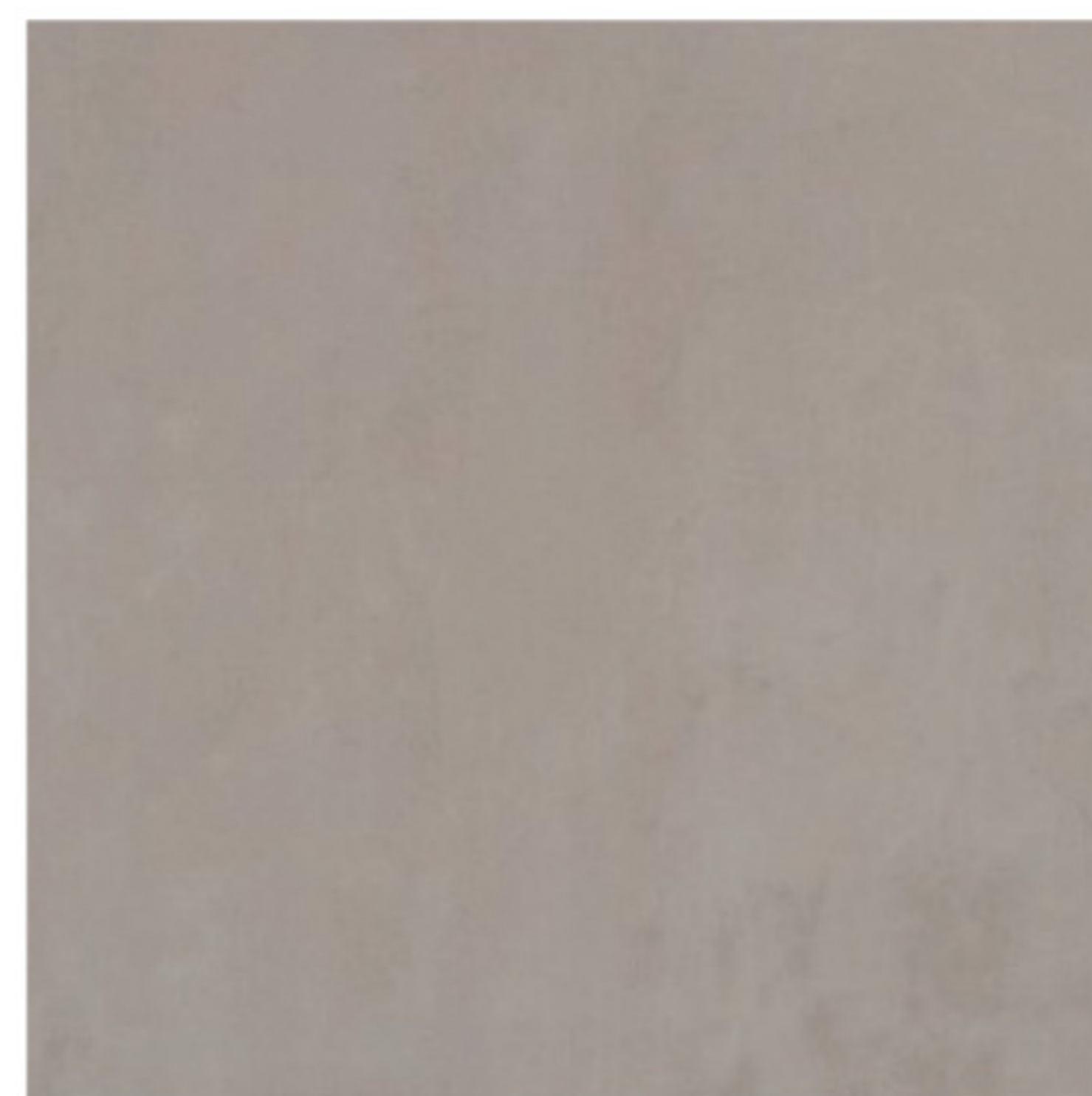
**Bath Vanity  
Counter,**  
Engineered Stone



**Vanity,**  
HPL on MDF  
Panels



**General Flooring**  
Porcelain tiles



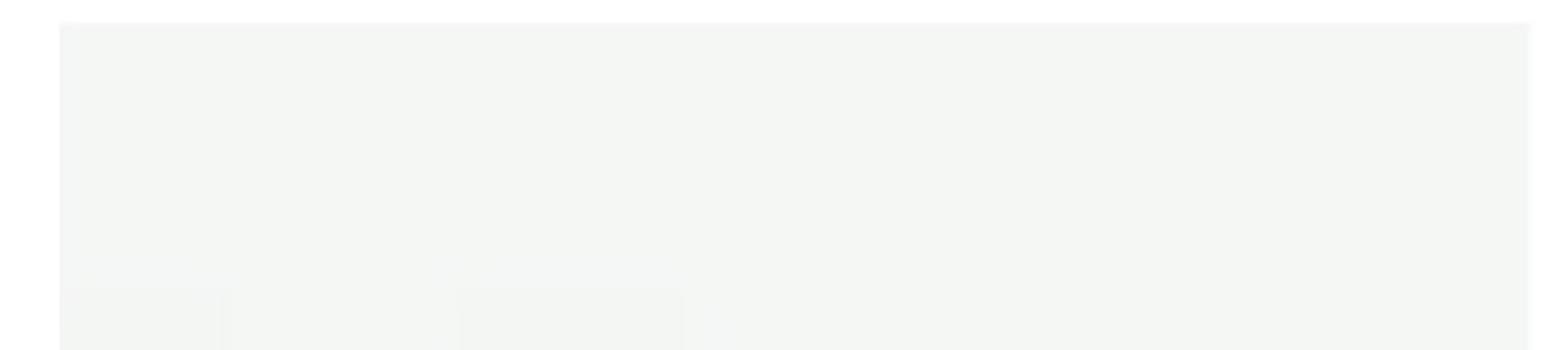
**Bath + Powder Room  
Wall & Floor**  
Porcelain tiles



**Service Floor**  
Porcelain tiles



**Kitchen Backsplash**  
Porcelain tiles



**Walls & Ceilings**  
Emulsion Paint



# Finishing

## Light Scheme



**Main Door,**  
HPL on solid  
core door leaf



**Interior Doors,**  
HPL finished  
door leaf



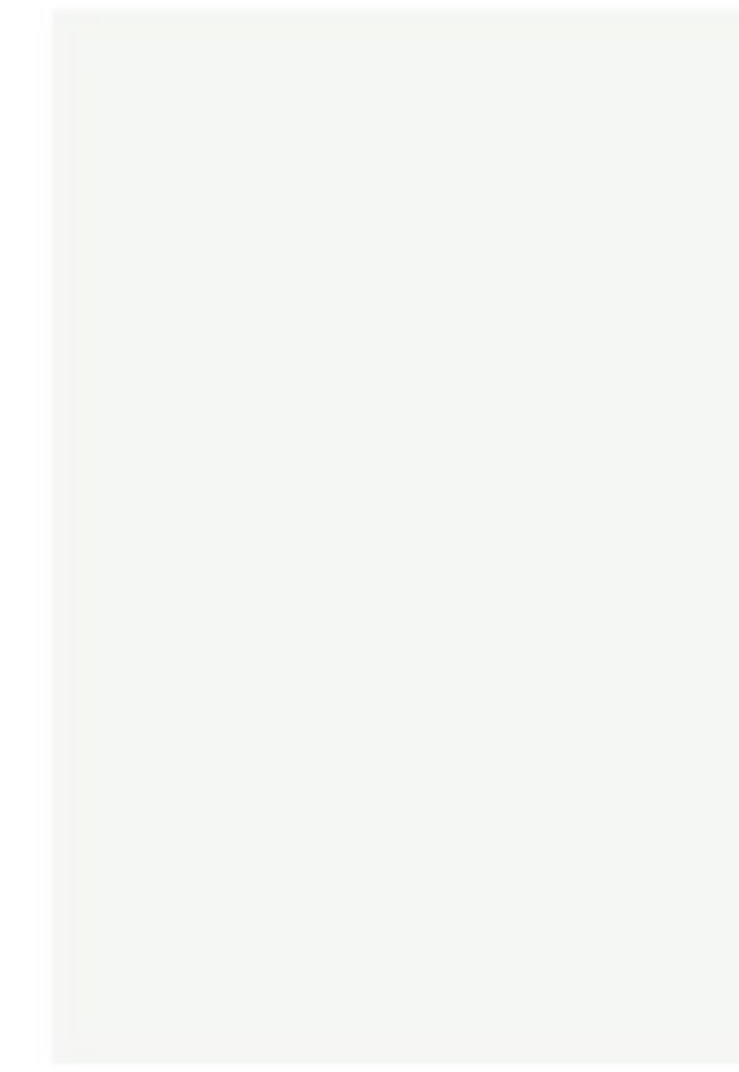
**Wardrobes,**  
HPL on MDF  
Panels



**Upper Floor, Bedrooms &  
Stairs,**  
Porcelain tiles



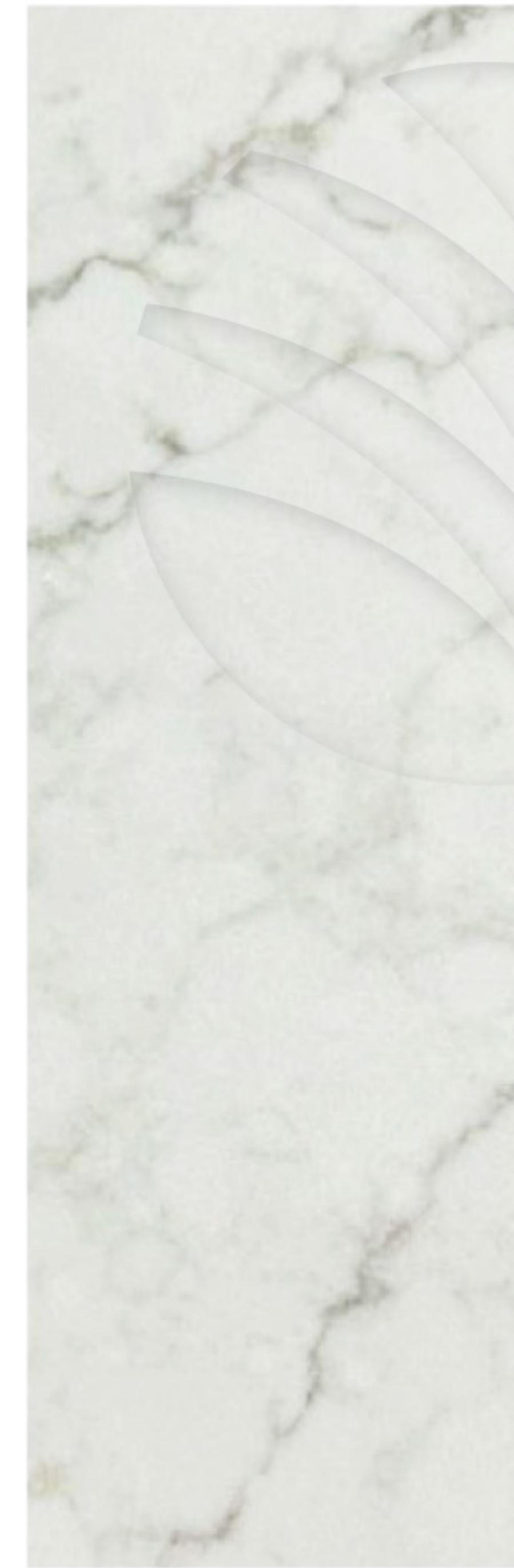
**Kitchen Countertop,**  
Engineered Stone



**Kitchen Upper  
Cabinets,**  
HPL on MDF  
Panels



**Kitchen Lower  
Cabinets,**  
HPL on MDF  
Panels



**Bath Vanity  
Counter,**  
Engineered Stone



**Vanity,**  
HPL on MDF  
Panels



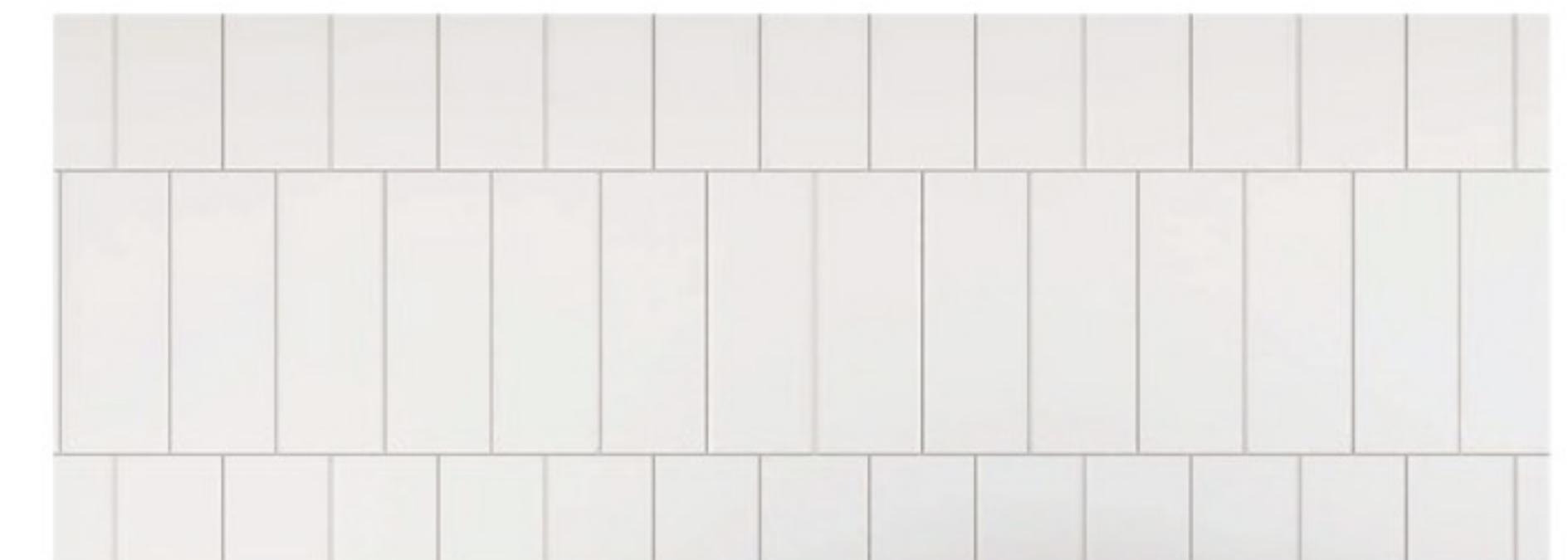
**General Flooring,**  
Porcelain tiles



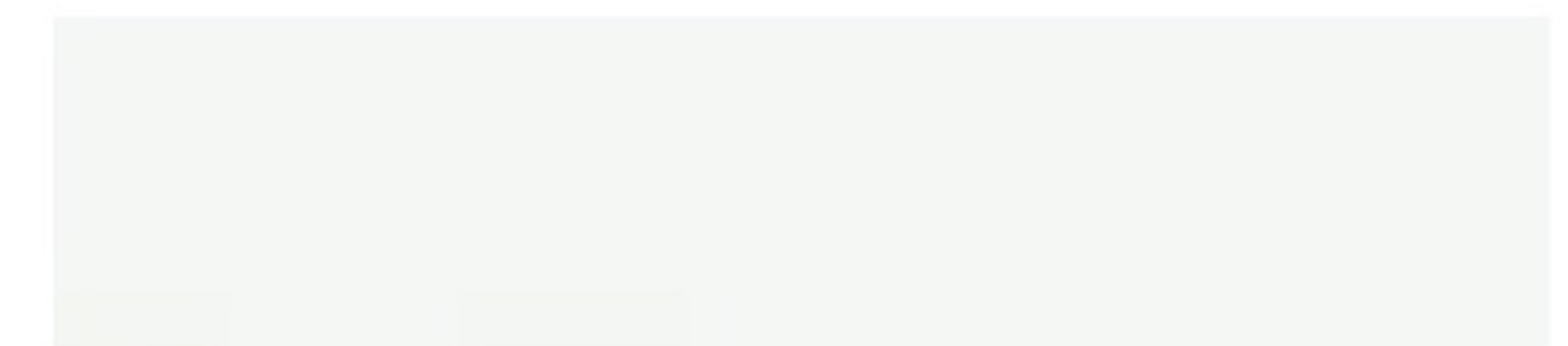
**Bath + Powder Room Wall &  
Floor,**  
Porcelain tiles



**Service Floor,**  
Porcelain tiles



**Kitchen Backsplash,**  
Porcelain tiles



**Walls & Ceilings**  
Emulsion Paint









**ALZAEEM**

