

Golf Collection SOUQ FURNISHED APARTMENTS



## ONE HOME. MANY LIFESTYLES.

# A PLACE WHERE YOU CAN ENJOY A DIFFERENT LIFESTYLE, EVERY DAY.



# EVERYTHING WE DO COMES FROM THE HEART

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.

Net Profit **AED 688 MN** Q1 2022

Revenue AED 2.60 BN Q1 2022

Revenue Sales **AED 7.2 BN**FY 2021

Net Profit **AED 2.33 BN** FY 2021

Revenue AED 8.58 BN FY 2021

Investment Portfolio Increase **AED 1.0 BN**FY 2021



## A CITY WITH A **COSMOPOLITAN HEART**

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.

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## A PROMISING FUTURE AWAITS AT ABU DHABI

The city has been named the safest city in the world for the last six years

Abu Dhabi is the 2nd city in the region in terms of quality of living

Abu Dhabi is the UAE's capital and the largest emirate; its contribution to the country's gdp exceeds AED 840 billion

It has been ranked as the most innovative city in the middle east

In 2021, Abu Dhabi topped the charts of property transactions with over AED 69 billion

Abu Dhabi is the UAE's thriving capital with one of the most diverse populations in the world. Residents from over 200 nationalities are proud to call the city home

Abu Dhabi is a hub of international travel. 33% Of the world is just a swift 4-hour flight away

LIVING THE YAS ISLAND WAY Step out of your home and head towards countless exciting activities. No matter your mood, there's always something to satisfy your desires. So whether you're on the lookout for an adrenaline rush at Ferrari World Abu Dhabi, Yas Waterworld Abu Dhabi, and Warner Bros, or a tranquil evening, relaxing under a beautiful sunset by the beach, everything is just around the corner.



(7)



🔵 West Yas

# YAS ISLAND MAP

ENTERTAINMENT





SHOPPING

SCHOOLS

LANDMARKS 







To Downtown Abu Dhabi 30 Minutes

# YAS GOLF COLLECTION

The life you've dreamed of starts here.



# YAS GOLF COLLECTION SOUQ FURNISHED APARTMENTS





# ONE HOME. MANY LIFESTYLES.

When you own a furnished apartment at Yas Golf Collection, you can enjoy the lifestyle you've always wanted. Practice your swing at Yas Links, unwind by the beach, discover new trends at Yas Mall, or satisfy your thrill for adventure at Yas Theme Parks.



# A PLACE TO CALL HOME

AWE-INSPIRING VIEWS

Enjoy views of Yas Theme Parks, Yas Links, and beautiful gardens

BUILT WITH SUSTAINABILITY IN MIND

A community designed to meet 2 Pearl Rating



### CLOSE TO IT ALL

A short drive away from Abu Dhabi, Dubai, and world-famous attractions

### **RESORT-STYLE AMENITIES**

Swimming pools, meditation lawns, and wellness centers are all within the community

## WORLD-CLASS EDUCATION NEARBY

The best international schools are close by

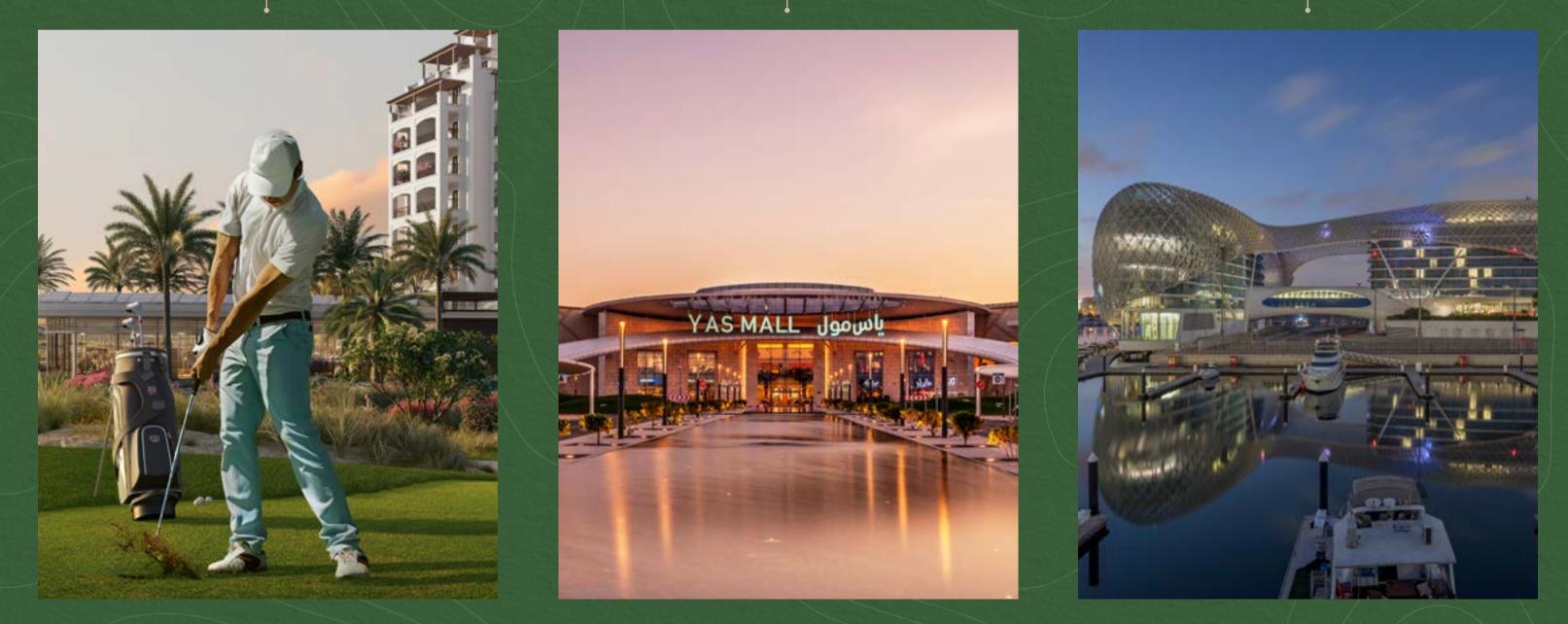
# IN THE HEART OF IT ALL

The fun, the thrills, and the excitement are just minutes away from you. No matter what kind of day you're looking for, everything that matters is just a short drive from home.



SOUQ FURNISHED





2 MIN Yas Waterworld Abu Dhabi

**4 MIN** Yas Links

APARTMENTS

**6 MIN** Yas Mall

7 MIN W Abu Dhabi - Yas Island

# WHERE THE CITY MEETS LUSH GREENERY



# FURNITURE THAT MAKES A STATEMENT

# EXPLORE THE SOUQ WITHIN THE COMMUNITY

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There's nothing like knowing that you can find whatever you're looking for in the souq situated just below the community. With 1500 sqm of premium retail spaces, a supermarket, shops, and restaurants, you can be sure to find what you have in mind and much more.

# THERE'S ALWAYS SOMETHING NEW TO DISCOVER AT THE SOUQ









# FITNESS CENTER

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A resort-style fitness center within the community.



# AQUA LOUNGE

Gaze into the sunset and get lost in the moment.



# GARDEN DECK

Surround yourself with greenery, nature, and positive energy.

# PREMIUM SERVICES THAT MAKE LIFE EASIER

24

Pre-arrival provisioning, grocery shopping, delivery and refrigerator stocking

Branded furnishing options

Smart home solutions

Laundry & dry-cleaning services

Maintenance services

Pet sitting

Housekeeping services

Other services like babysitting, personal trainer, personal shopper, personal interior designer, package and courier services

\* Some of the above services are subject to additional costs

# PET FRIENDLY COMMUNITY

Home to you and your best friends.



# WELLNESS IS ALL AROUND YOU

Fitness pavilion and gym with direct view to the sea

Outdoor fitness nodes

Multi-use spaces (yoga & pilates)

Direct access to green loop - a semi-public landscape space with a jogging track

Multi-use sports court

Meditation lawns

Reflexology pathways







# ZEN AREA

AND DECOMPANY

- Contrain

Start your day with some al fresco yoga in an inspiring space.



# BASKETBALL COURT

Jump, dunk, and make the players go wild.



# WEEKEND VIBES EVERY DAY!

### Private cinema room

Community center, including a game room, coffee station, table tennis, and billiards

Yas Golf Collection deck - elevated gardens with uninterrupted views to the sea and Abu Dhabi skyline

### Library

Resident lounges



# CINEMA ROOM

Your favorite blockbusters at your favorite community.



# **RESIDENCE LOUNGE**

The room is set, just bring the good times.





# CONVENIENCE AT YOUR BECK AND CALL

# SUSTAINABILITY INSPIRES US

Every piece of architecture has been designed and constructed to meet 2 Pearl Rating – the green building rating system, part of Abu Dhabi's sustainable development initiative, Estidama. Built from ethically sourced, natural materials, our homes positively impact our environment.



# SUSTAINABILITY INSPIRES US

Aldar is also contributing to a more sustainable lifestyle by implementing the latest industry trends to reduce our carbon footprint by:

Promoting open spaces for biodiversity

Reducing urban heat among the island and increasing storm water infiltration

Shading community areas and playgrounds to keep temperatures at comfortable levels

Prohibiting smoking and installing CO2 sensors

Managing and reducing indoor and outdoor water usage

Replacing incandescent lighting with high-efficiency LED lighting

Constantly monitoring energy consumption





# FUN STARTS AT HOME





## SERENITY INDOORS AND OUTDOORS



## CRAFTED TO PERFECTION

### HALL & INTERNAL CORRIDORS

**FLOORS:** Porcelain tiles WALLS: Emulsion paint CEILING: Gypsum board SKIRTING: Porcelain tile to match primary floor tiles

### STAIRCASE

FLOORS: Porcelain tile WALLS: Emulsion paint **CEILING: Emulsion paint** RAILING: Solid Wood

### WINDOWS & FAÇADE TREATMENT

WINDOWS: Thermally broken double-glazing with a PPC aluminium frame FAÇADE: Insulated render and paint

### A/C SYSTEM

Chilled water system with fan coil units within the apartments

### LIVING / DINING AREA

**FLOORS:** Porcelain tiles WALLS: Emulsion paint **CEILING:** Paint SKIRTING: Porcelain to match primary floor tiles



Pendants light provisions to all living / dining and bedrooms Low voltage down lights for kitchen, shower rooms, corridors, & lobby areas



### BALCONIES & TERRACES

**FLOORS:** Porcelain tiles

WALLS: Paint to match external finishes

SKIRTING: Porcelain tiles to match floor tiles

### LIGHT FITTINGS

#### **ENTRANCE DOOR:**

MDF with veneer finish on solid wood, with veneer finish door frame

#### INTERNAL DOORS:

MDF with plastic laminate on engineered wood, with plastic laminate door frame



## CRAFTED TO PERFECTION

### KITCHEN

FLOORS: Porcelain tiles
WALLS: Paint / Porcelain tiles for Backsplash
CEILING: Paint on moisture resistant gypsum board with gypsum board access panels
COUNTERTOP: Quartz countertop and stainless-steel sink
CABINET BASE UNIT: Laminated moisture resistant MDF shutters with white melamine carcass
CABINET WALL UNIT: Laminated moisture resistant MDF shutters with white melamine carcass

### WHITE GOODS

STUDIO-1BR Apartments: Built- in Hob and Pull-out Hood 600mm Built- in Oven 600mm

### BATHROOMS & SANITARY WARE

FLOORS: Porcelain tiles WALLS: Moisture resistant paint+ Porcelain tiles in shower and vanity areas CEILING: Paint on moisture resistant gypsum board with gypsum board access panels SKIRTING: Porcelain tiles to match main floor tile VANITIES: Ceramic countertop / wall mounted vanity basin unit with one pull-out drawer White sanitary fixtures with chrome mixers Bathtub / Built-in shower

### BEDROOMS

FLOORS: Porcelain tiles WALLS: Emulsion paint CEILING: Paint SKIRTING: Porcelain tiles to match floor tile WARDROBES: Laminated MDF shutters with melamine carcass

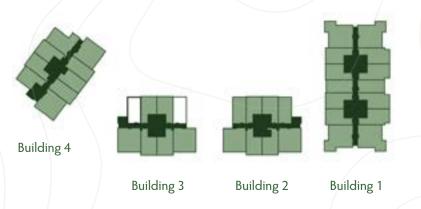
## FLOOR PLANS AND FINISHES OPTIONS



### STUDIO TYPE A-3A

TOTAL AREA (GSA) 59.4M<sup>2</sup>



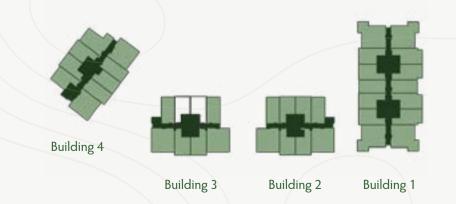


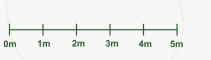
DISCLAIMER: Note that this floor plan was produced prior to the completion of construction and is indicative only and not to scale. The wardrobe and specifications are subject to change without notice in accordance with the provision of the contract of scale. The wardrobe and furniture depicted are not 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.

### STUDIO TYPE B-1D

TOTAL AREA (GSA) 61.0M<sup>2</sup>







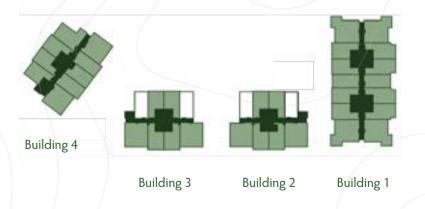
## **STUDIO - SCHEME 1**



### STUDIO TYPE A-3

TOTAL AREA (GSA) 48.4M<sup>2</sup>



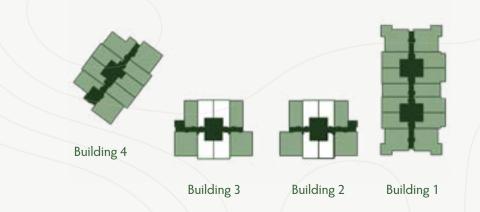


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### STUDIO TYPE B-1

TOTAL AREA (GSA) 42.1M<sup>2</sup>







46

## **STUDIO - SCHEME 2**

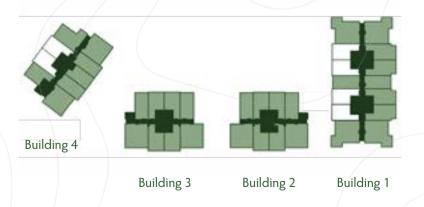
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### STUDIO TYPE B-4

TOTAL AREA (GSA) 47.4M<sup>2</sup>



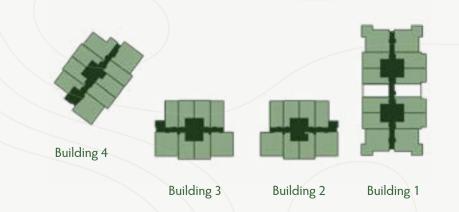


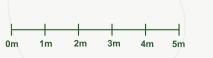
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### STUDIO TYPE A-1

TOTAL AREA (GSA) 43.4M<sup>2</sup>







## **STUDIO - SCHEME 3**

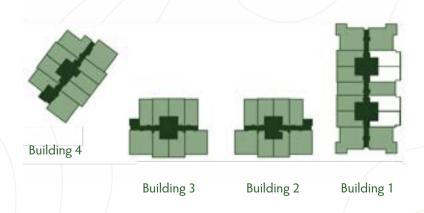
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### STUDIO TYPE B-3

TOTAL AREA (GSA) 54.3 M<sup>2</sup>



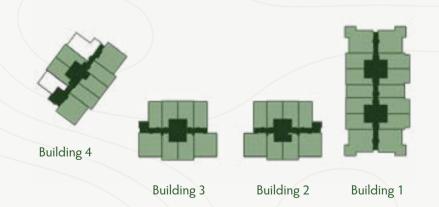


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### STUDIO TYPE B-5

TOTAL AREA (GSA) 46.6M<sup>2</sup>







50

## 1 BEDROOM - LIVING ROOM SCHEME 1

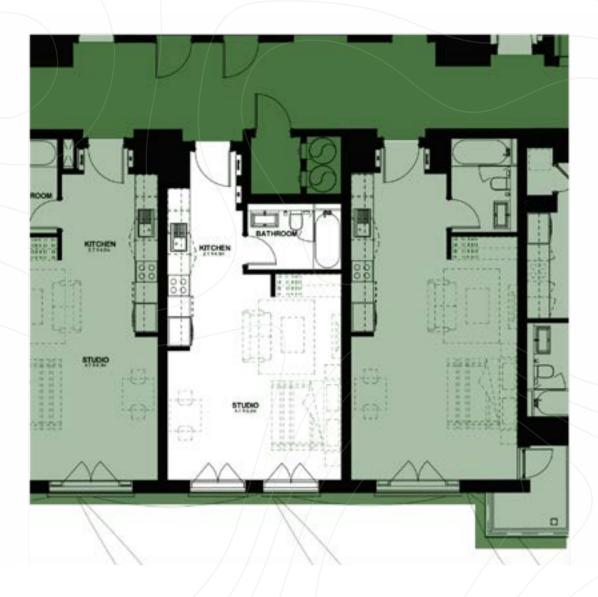
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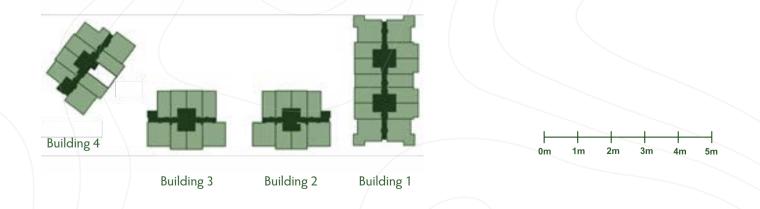




#### STUDIO TYPE D-1

TOTAL AREA (GSA) 42.34M<sup>2</sup>



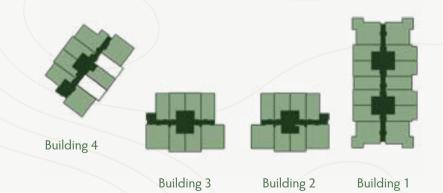


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### STUDIO TYPE A-4

TOTAL AREA (GSA) 50.8M<sup>2</sup>







52

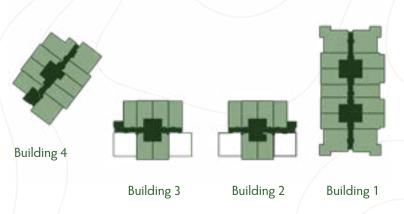
## 1 BEDROOM - LIVING ROOM SCHEME 2



#### 1 BEDROOM TYPE A-3

TOTAL AREA (GSA) 74.1M<sup>2</sup>

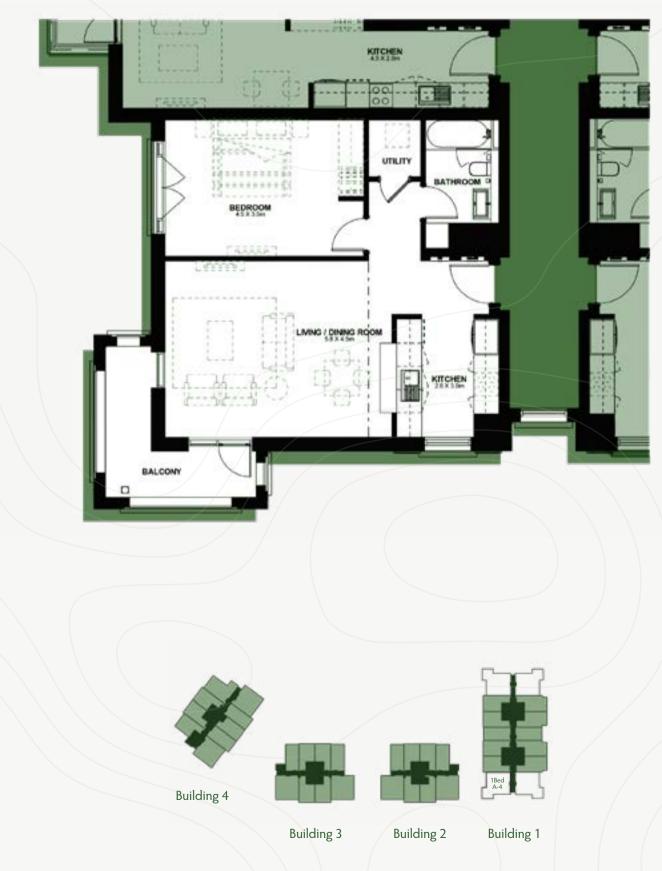




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#### 1 BEDROOM TYPE A-4

TOTAL AREA (GSA) 82.6M<sup>2</sup>





54

## 1 BEDROOM - LIVING ROOM SCHEME 3

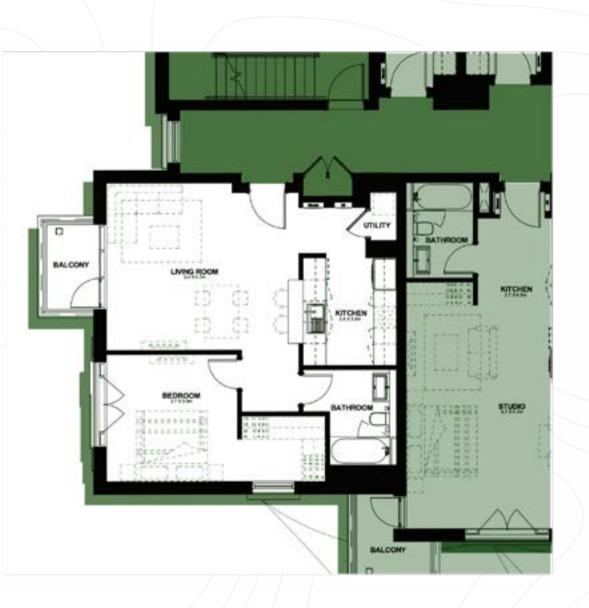


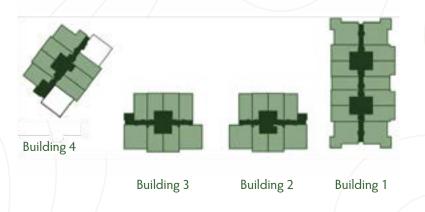




#### 1 BEDROOM TYPE F-1

TOTAL AREA (GSA) 71.6M<sup>2</sup>





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## 1 BEDROOM -SCHEME 1

. 2

# YOUR DREAM LIFESTYLE AND YOUR DREAM HOME IN THE SAME PLACE



## ATTENTION TO DETAIL IN EVERY CORNER



Studio & 1-bedroom kitchen back splash / Bathroom flooring & wall

Bathroom accent wall



Bedroom flooring



General flooring



Material Finishes: Kitchen, bedroom, bathroom, wardrobes, and internal doors

#### Kitchen & bathroom countertop





#### Material Finishes: General and entrance

2-3-bedroom kitchen back splash

Kitchen joinery



Wardrobes & internal doors



Entrance door

# SPECIAL MOMENTS, A LA CARTE



## AT YAS ISLAND, ENTERTAINMENT IS JUST A MATTER OF CHOOSING

#### 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.\*

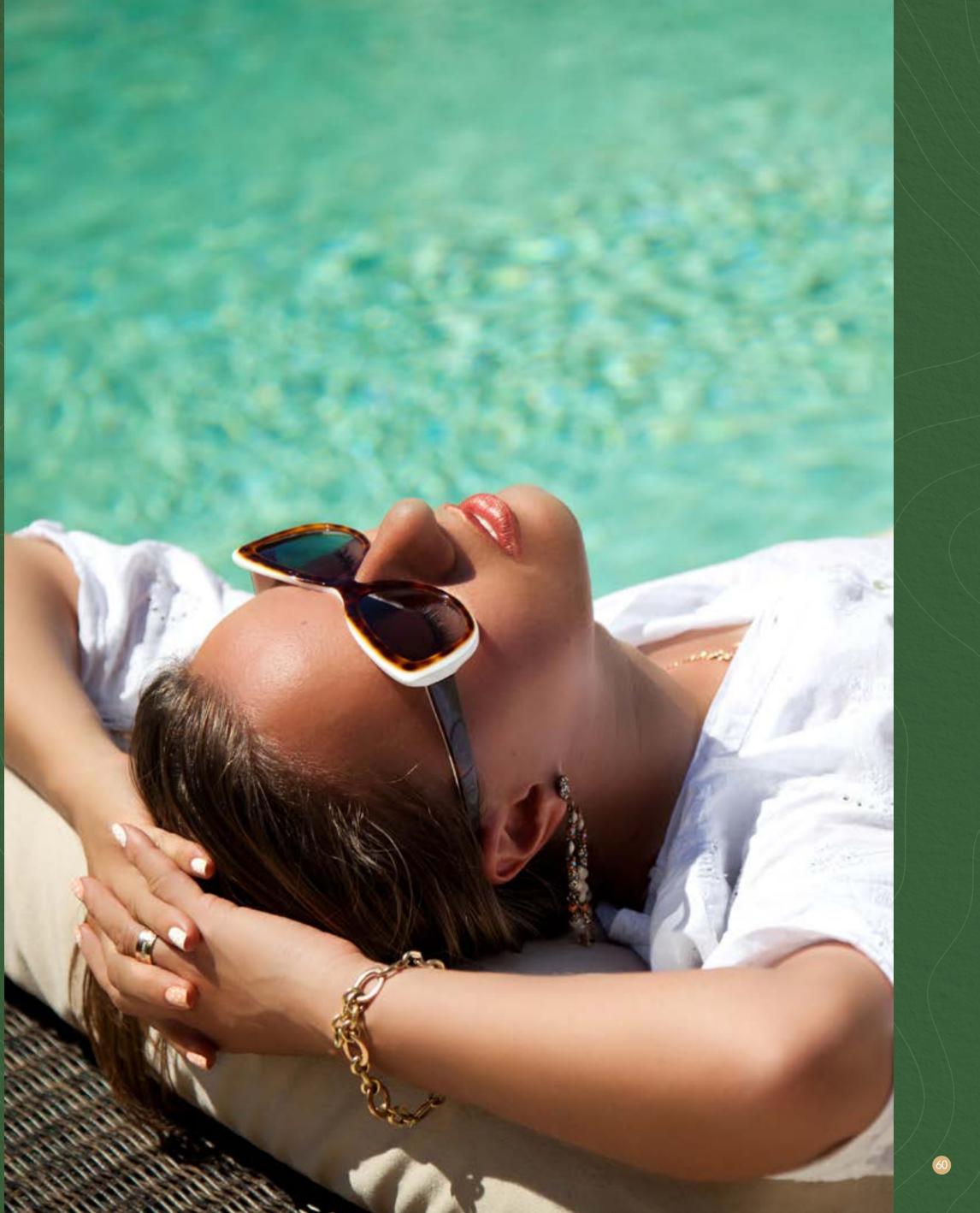
#### YAS MARINA - YAS LEISURE DRIVE

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.

\* Own an apartment at Yas Golf Collection and benefit from 1 year access to Yas Beach.



## AT YAS ISLAND, ENTERTAINMENT IS JUST A MATTER OF CHOOSING

#### 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.

#### 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.



## AT YAS ISLAND, ENTERTAINMENT IS JUST A MATTER OF CHOOSING

#### WARNER BROS. WORLD<sup>™</sup> 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 live Animation characters.

#### YAS GATEWAY PARK

If you're looking for a picnic, grab a shady spot for lunch at this hidden haven on Yas Island.

#### YAS LINKS GOLF CLUB

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





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