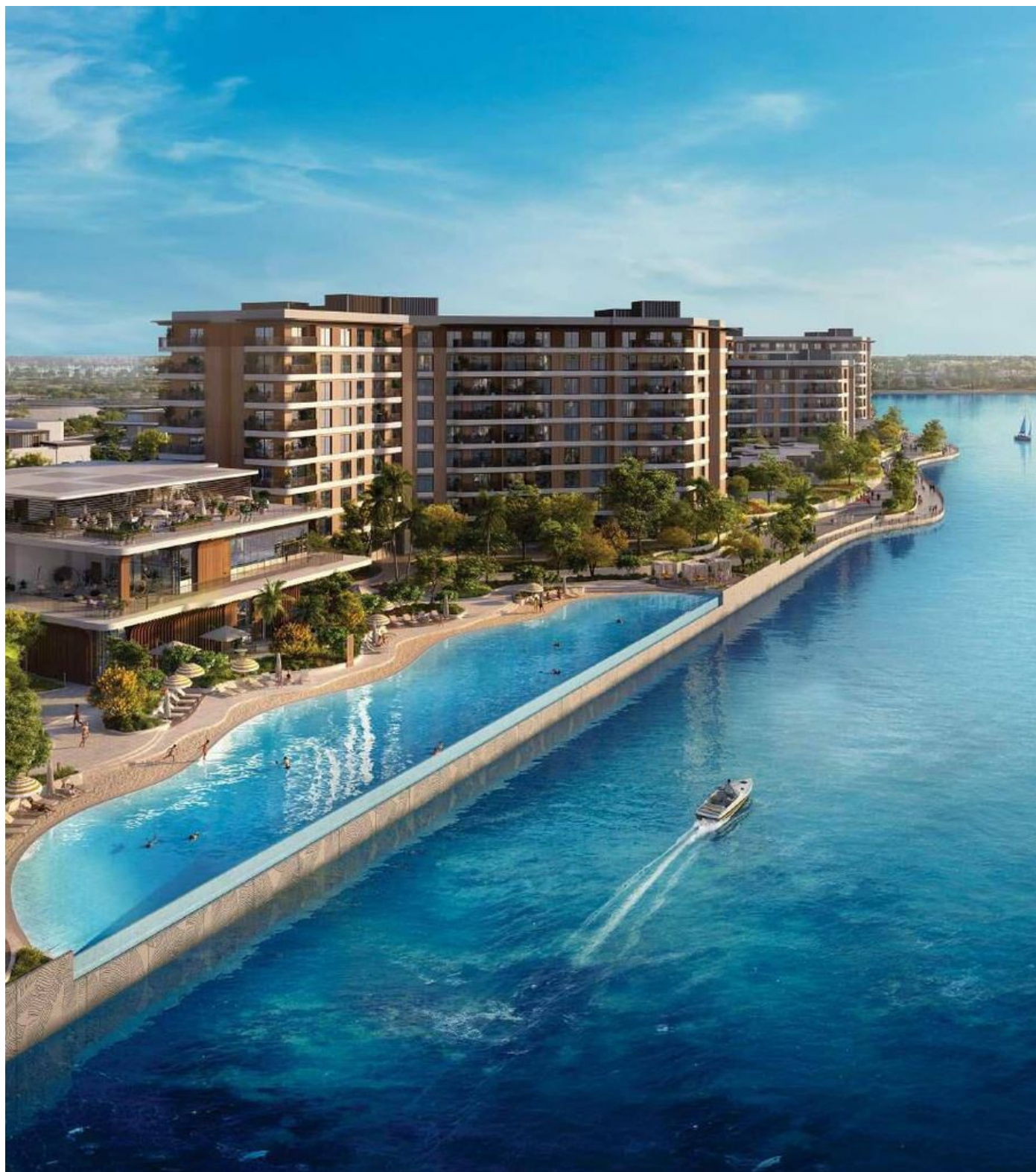



# Modern residential complex on the picturesque Yas Island in Abu Dhabi (017495)





# 257 000 €


 Floor area **44 m<sup>2</sup> - 185 m<sup>2</sup>**


 Number of rooms **Studio**  
**1 bedroom**  
**2 bedrooms**  
**3 bedrooms**

 Furnitures **Partly**

 To the beach: **m**

 Location: **UAE**

 To the airport: **km**

 To the city centre: **km**

## Options

- ✓ Sea view
- ✓ Balcony/ Terrace
- ✓ Swimming pool
- ✓ Private territory
- ✓ Elevator
- ✓ Playground

## Description

**Modern residential complex located on the picturesque Yas Island in Abu Dhabi.**

This project combines modern technology, comfort and design elements.

## **The complex offers a variety of apartments:**

- **Studios:** from 44–46 m<sup>2</sup> from **\$ 270,000**
- **1-bedroom apartments:** 75.27–76 m<sup>2</sup> from **\$ 367,653**
- **2-bedroom apartments:** 120.15–147.55 m<sup>2</sup> from **\$ 566,762**
- **3-bedroom apartments:** 154.73–185.15 m<sup>2</sup> from **\$ 820,060**

The residences are available in two color schemes — light and dark. Laminate flooring, porcelain tiles and high-quality paints have been used in the finishing.

To help preserve the environment, the community will use recycled materials, energy monitoring systems and smart water meters.

## **Amenities include:**

- Panoramic windows overlooking the canal and the complex
- Balconies that fill the home with natural light
- Staff rooms, laundry rooms and cloakrooms (in some layouts)

## **Complex amenities and facilities:**

- Panoramic swimming pools
- Yoga and meditation areas
- Modern fitness rooms and jogging routes
- Co-working spaces and lounge areas
- Beach club and beach access
- Children's play areas
- Cafes, restaurants and a dog park
- Pets are welcome
- Concierge service for residents

## **Location on Yas Island provides access to key facilities:**

- **Entertainment:** Yas Marina Circuit, Ferrari World, Warner Bros. World
- **Retail:** Yas Mall is a short drive away
- **Beach & Leisure:** Beautiful sandy beaches and yacht clubs
- **Transport:** Easy access to major highways and Abu Dhabi Airport

## **Payment Plan:**

## Two flexible payment plans available:

### 50/50:

- 15% down payment
- 85% until completion

### 70/30:

- 30% down payment
- 70% until completion

## Project delivery - Q2 2027.

The development is ideal for families and tourists, thanks to its modern infrastructure, sustainable design and access to the best places on Yas Island.

The investment attractiveness of the complex continues to grow, creating high rental potential and capital growth.

**Information updated: 26.11.2024**

## Photo gallery



