



PERLA 1

LOCATION: YAS ISLAND COMPLETED: Q3 2025

Perla 1 is one of the two twin towers located on both wings of Yas Bay. The 190 unit complex is strategically located in Abu Dhabi's luxury and entertainment hub right on the waterfront, where residents can enjoy the beautiful scenery and the magnificent sea views. This high-rise building offers a wide range of luxury and high-end living, offering Duplex units and Triplex Townhouses, with equal share of sunlight and sea views.

FACILITIES



SWIMMING POOL



KID'S PLAY AREA



KID'S POOL



BBQ AREAS



ROOFTOP GYM



OUTDOOR AREAS



PARKING

SIZES & PRICES

2 BR 1,007 TO 1,486 SQFT	FROM AED 1,670,000
3 BR 1,247 TO 3,518 SQFT	FROM AED 2,050,000
4 BR TOWNHOUSE 2,264 TO 2487	FROM AED 2,500,000
5 BR FROM 2,299 SQFT	FROM AED 3,000,000

(All units are duplexes, townhouses have 3 floors)

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Spinneys, Allday Market-Ansam, Carrefour Hypermarket, Waitrose, Iris Market

PUBLIC TRANSPORT: BUS – Yas Drive/ Marina Circuit Grandstand

SCHOOLS/NURSERIES: Yas School, West Yas Academy-Aldar Academies, Yellow Submarine Nursery, SABIS International School- Yas Island

RETAIL/F&B: Yas Bay Waterfront, Yas Beach

PETROL STATION: ADNOC – Yas North

MEDICAL FACILITIES: Yas Marina Circuit Medical Center, Burjeel Medical Center Yas Mall, Burjeel Medical Center Al Reina, Yas Marina Circuit Medical Center, HealthPlus Family Clinic- Al Bandar

LANDMARKS: Yas Bay Waterfront, Yas Beach, Etihad Arena, Yas Marina Circuit, Ferrari World Abu Dhabi

LOCATION FACTORS

- LOCATED ON YAS ISLAND IN YAS BAY
- CLOSE TO AL IHTIRAF STREET
- 15 MINUTES TO ABU DHABI INTERNATIONAL AIRPORT
- CREST PARK, WAVE PARK AND YAS ISLAND SKATE PARK ARE ALL WITHIN WALKING DISTANCE
- JUST A 10 MINUTE WALK TO YAS BEACH
- 15 MINUTES TO YAS ISLAND
- LESS THEN 15 MINUTES TO ABU DHABI INTERNATIONAL AIRPORT
- SURROUNDING DESTINATIONS ARE AL RAHA BEACH, MASDAR CITY, SAADIYAT ISLAND, ZAYED CITY
- EXCELLENT SCHOOLS AND AMENITIES LOCATED NEARBY



+7 969 179 97 79



From the high-quality finishings, and the modern facades and balconies, to the perfectly designed spaces and interior art, every bit of space is well-thought of and designed to reflect the very essence of Yas Island. Being the first building in Abu Dhabi with only one elevation, all the Perla units have a direct sea view embracing the different shades of blue.

PITCH POINTS / WHY BUY?

- PERLA 1 IS PART OF A TWO-TOWER PROJECT
- ALL UNITS HAVE AT LEAST 2 FLOORS AND ARE VERY SPACIOUS COMPARED TO SIMILAR DEVELOPMENTS IN THE SAME AREA
- GREAT ROI POTENTIAL
- YAS ISLAND IS A HIGHLY SOUGHT-AFTER AREA OF ABU DHABI- PLENTY OF ENTERTAINMENT OPTIONS NEARBY
- GREAT AREA FOR FAMILIES, COUPLES AND SINGLES
- EXCELLENT FOR PERMANENT LIVING OR HOLIDAY RENTAL

PROMOTION:	Refer to developer available promotions
PAYMENT PLAN:	Refer to developer for available payment plan
ROI:	7% for 2 BR and 6% for 3 BR

DEVELOPER OVERVIEW

Reportage Properties is one of the largest private developers in the United Arab Emirates, with projects in Abu Dhabi, Dubai, and now Egypt. Reportage is one of the most prominent real estate companies in the UAE who develops and provides homes that are cost-effective and that provides owners with a sense of belonging. Other projects by Reportage Properties include Al Raha Lofts One & Two and Oasis Residences.

THINGS TO KNOW

SERVICE CHARGE:	AED APPROX 13 PER SQFT (TBC)
ALLOCATED PARKING:	YES (ADDITIONAL CHARGE 40K)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY - ANYTIME.

IN CLOSE PROXIMITY

- 850m YAS BEACH
- 2km YAS DR STREET
- 2.3km BUS- YAS DRIVE/MARINA CIRCUIT
- 4.8km YAS MARINA CIRCUIT MEDICAL CENTER
- 4.8km WAITROSE SUPERMARKET
- 5.2km YELLOW SUBMARINE NURSERY
- 8km PETROL STATION



KEY FEATURES

- ALL UNITS HAVE A SEA VIEW AND AT LEAST ONE BALCONY
- EACH DUPLEX UNIT HAS 2 FLOORS
- 4 BR TOWNHOUSES CONSIST OF 3 FLOORS
- PLENTY OF STORAGE AND DRESSING AREAS IN 3BR-5BR UNITS
- 190 UNITS IN TOTAL- X83 2BR DUPLEXES, X97 3BR DUPLEXES, X9 4B TOWNHOUSES, X1 5BR DUPLEX