



MAYAN



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LOCATION: YAS ISLAND COMPLETED: Q1 2021

Located on Yas Island, Mayan is a luxury residential complex from the leading UAE developer, Aldar Properties. The development consists of five 10-storey buildings with 512 premium residential units in total. The secondary market properties range from studios, 1-4 bedroom apartments and 3-bedroom beach houses with stunning views of the Arabian Gulf, mangroves and the Yas Links golf course.

FACILITIES

- SWIMMING POOLS
- DIRECT BEACH ACCESS
- INDOOR & OUTDOOR PLAYGROUNDS
- BBQ AREAS
- KID'S POOL
- LANDSCAPED GARDENS
- SUN DECKS
- SAUNA & STEAM ROOM
- UNDERGROUND PARKING
- COMMUNITY ROOM
- CONCIERGE SERVICES

SIZES & PRICES

STUDIOS FROM 452 SQFT	SECONDARY MARKET
1 BR FROM 1,005 SQFT	SECONDARY MARKET
2 BR FROM 1,216 SQFT	SECONDARY MARKET
3 BR FROM 2,325 SQFT	SECONDARY MARKET
4 BR FROM 3,003 SQFT	SECONDARY MARKET
BEACH HOUSES FROM 6,921 SQFT	SECONDARY MARKET

LOCAL AMENITIES / INFRASTRUCTURE

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

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

PUBLIC TRANSPORT: BUS – Yas Drive/Marina Circuit Grandstand

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 Dhab

LOCATION FACTORS

- LOCATED ON YAS ISLAND
- RESIDENCES LOOK OUT ONTO YAS LINKS GOLF COURSE AND THE BEACH
- 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



Each residence boasts a fully equipped kitchen, a spacious living/dining area, a built-in dressing room, panoramic windows and a balcony. In addition, beach house owners will be able to benefit from a large terrace, a maid's room with a bathroom, a private parking area and a provision for a swimming pool. Maid's rooms can also be found in 2-4 bedroom apartments.

PITCH POINTS / WHY BUY?

- ALL UNITS COME WITH DIRECT BEACH ACCESS
- GREAT SEA VIEWS
- DEVELOPMENT IS FREEHOLD
- SPACIOUS BEDROOMS COMPARED WITH OTHER DEVELOPMENTS
- ALL PRICES HAVE INCREASED IN VALUE SINCE COMPLETION DATE IN 2021
- 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

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 SPACIOUS BALCONY AND A POWDER AND LAUNDRY ROOM
- ALL 3 & 4 BR UNITS, AND SOME 2 BR UNITS COME WITH A MAID'S ROOM AND EN SUITE
- ALL MASTER BEDROOMS COME WITH A WALK-IN CLOSET AND EN-SUITE
- BEACH HOUSES COME WITH A BASEMENT, GF AND FIRST FLOOR AND SPACE FOR A SWIMMING POOL
- ALL RESIDENCES COME WITH AMAZING VIEWS OF YAS LINKS GOLF COURSE AND THE BEACH

PROMOTION: SECONDARY MARKET

PAYMENT PLAN: SECONDARY MARKET

ROI: 7% (as of 2021)

DEVELOPER OVERVIEW

Aldar Properties PJSC is the leading real estate developer in Abu Dhabi, and is one of the most well known in the United Arab Emirates. The company began in 2005 and continues to develop exciting and innovative projects, such as the internationally recognized HQ building situated in the Al Raha Beach development, the Gate Towers in Shams Abu Dhabi on Al Reem Island, in addition to Yas Island's F1 circuit.

THINGS TO KNOW

SERVICE CHARGE: APPROX AED 17 PER SQFT (APARTMENTS), 12 PER SQFT (TH)

ALLOCATED PARKING: YES

RESALE POLICY: ANYTIME.