

YAS PARK GATE



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LOCATION: YAS NORTH
 COMPLETED: Q1 2026

Yas Park Gate is the 2nd phase of the Yas North development. The new community will have 508 two-storey Mediterranean-inspired homes with 2 & 3BR townhouses and 4BR villas. All residences are designed with sustainability elements, including fixtures to reduce energy by up to 18%. Owners can choose from 2 interior colour schemes: Dark and Light.

FACILITIES

- COMMUNITY SWIMMING POOLS
- GARDENS
- GYM
- SPORTS COURTS
- CHILDREN'S PLAY AREAS
- BIKE TRACK
- DOG PARK
- CAFES & RESTAURANTS
- SHORT GOLF COURSE
- COMMUNITY CENTER

SIZES & PRICES

| | |
|----------------------------------|--------------------|
| 2 BR TOWNHOUSE – FROM 1,335 SQFT | FROM AED 1,740,000 |
| 3 BR TOWNHOUSE – FROM 1,744 SQFT | FROM AED 2,143,792 |
| 4 BR VILLAS - FROM 2,260 SQFT | FROM AED 3,200,000 |

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: On-site, Yas Grocery, Hala Asia Grocery, Baqala Zamzam, Baqala

PUBLIC TRANSPORT: BUS – Al Maha St/Ferrari World West

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

PETROL STATION: On-site, ADNOC – Yas Acres North

MEDICAL FACILITIES: On-site, 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

RETAIL/F&B: On-site, Yas Bay Waterfront, Yas Beach, Yas Mall

LANDMARKS: Yas Waterworld, Yas Beach, Yas Mall, Etihad Arena, Yas Marina Circuit, Ferrari World Abu Dhabi, Yas Acres Golf & Country Club

LOCATION FACTORS

- LOCATED IN THE HEART OF YAS ISLAND
- VERY CLOSE TO YAS MALL AND YAS WATERWORLD
- OVERLOOKING YAS LINKS GOLF COURSE
- SURROUNDING DESTINATIONS INCLUDE FERRARI WORLD, SEAWORLD, WARNER BROS. WORLD
- EXCELLENT SCHOOLS AND AMENITIES LOCATED NEARBY
- CAFES AND RESTAURANTS LOCATED WITHIN THE COMMUNITY
- SEAWORLD ABU DHABI, FERRARI WORLD AND YAS MARINA CIRCUIT ARE ALL WITHIN VERY CLOSE PROXIMITY
- 30 MINUTES TO DOWNTOWN ABU DHABI
- 20 MINUTES TO SAADIYAT ISLAND
- 15 MINUTES TO ABU DHABI INTERNATIONAL AIRPORT



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Owners of either townhouses or villas can choose from 2 design colour schemes: Dark or Light. Light colour schemes have grey and light brown interiors and dark interiors include warm tones and neutral elements. The development is designed with sustainable fixtures to reduce energy consumption by up to 18%, including recycled water and high solar-reflective roofing.

PITCH POINTS / WHY BUY?

- ALDAR IS THE BIGGEST DEVELOPER IN ABU DHABI
- YAS ISLAND IS A HIGHLY SOUGHT-AFTER AREA OF ABU DHABI- PLENTY OF ENTERTAINMENT OPTIONS NEARBY
- OCCUPYING RATES FOR YAS ACRES IS 95%
- GREAT AREA FOR FAMILIES, COUPLES AND SINGLES
- EXCELLENT FOR PERMANENT LIVING OR HOLIDAY RENTAL
- HIGH ROI POTENTIAL
- PART OF A WIDER RESIDENTIAL COMMUNITY WITH EXCELLENT INFRASTRUCTURE
- LOTS OF LOCAL AMENITIES WITHIN WALKING DISTANCE
- SUSTAINABLE ELEMENTS USED THROUGHOUT THE ENTIRE DEVELOPMENT WHICH WILL SAVE UP TO 18% ENERGY CONSUMPTION
- RENTAL PRICE FOR 2BR TOWNHOUSE IN YAS ACRES IS AED 280K P/A

PAYMENT PLAN: 40/60 or 60/40

ROI: 7.3% 2BR townhouse in Yas Acres

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

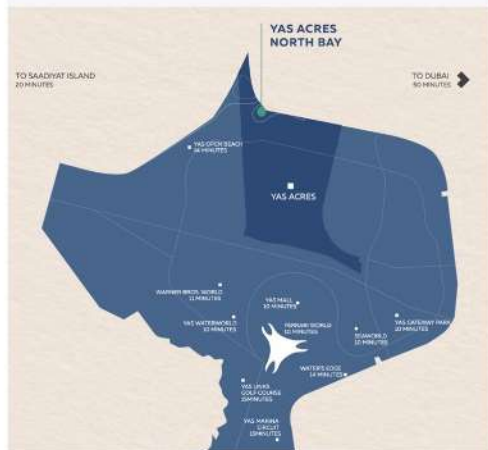
SERVICE CHARGE: AED APPROX. 4.75 PER SQFT

ALLOCATED PARKING: YES (GARAGE)

RESALE POLICY: PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME

IN CLOSE PROXIMITY

- 1.6km BUS – AL ATHARI ST/AL MAHA
- 2km BURJEEL MEDICAL CENTER
- 2.2km PETROL STATION
- 2.9km SABIS INTERNATIONAL SCHOOL
- 3km ALL DAY SUPERMARKET
- 3.9km BLOSSOM WATERS EDGE NURSERY
- 35km ABU DHABI DOWNTOWN



KEY FEATURES

- ALL UNITS COME WITH 2 FLOORS
- BOTH TOWNHOUSES AND VILLAS COME WITH A PRIVATE GARDEN, OFFICE, MAID'S ROOM AND EN-SUITE, A LAUNDRY AND POWDER ROOM, WALK-IN-CLOSETS IN THE MASTER BEDROOM AND A GARAGE
- 4 BR VILLAS ALSO INCLUDE A SWIMMING POOL
- OPEN-PLAN LIVING, FLOOR-TO-CEILING WINDOWS AND DOORS
- 2 TYPES OF COLOUR SCHEME INTERIORS: DARK OR LIGHT