



YAS ACRES
NORTH BAY



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LOCATION: YAS ISLAND – YAS ACRES COMPLETED: JAN 2025

Yas Acres North Bay is set to be a beautiful waterfront community that will house residential buildings, offices, retail spaces and hotels. Aldar Properties are offering just 18 exclusive land plots in the popular Yas Acres community, all with sea or park views. This is the last project in the Yas Acres neighbourhood and will be one of the best investment opportunities in the capital.

FACILITIES

- SWIMMING POOLS
- 8 COMMUNITY CLUBS
- PARKS
- RETAIL
- NURSERIES
- BBQ AREA
- CONCIERGE SERVICES
- DIRECT BEACH ACCESS
- LEISURE CENTER
- SCHOOLS
- MEDICAL CLINIC
- CHILDREN'S PLAYGROUNDS
- PETROL STATION
- MOSQUES

SIZES & PRICES

33,368 SQFT TO 42,000 SQFT (GFA 73,194 TO 112,590 SQFT) FROM AED 15,000,000

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 Acadamies, 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 PROXIMITY TO YAS MALL
- OVERLOOKING WATERFRONT AND SURROUNDING PARKS
- SURROUNDING DESTINATIONS INCLUDE FERRARI WORLD, SEAWORLD, WARNER BROS. WORLD
- EXCELLENT SCHOOLS AND AMENITIES LOCATED WITHIN THE COMMUNITY, ONCE COMPLETED
- 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



+7 969 179 97 79



The architecture and design of all buildings within the North Bay community must be agreed with Aldar Properties. All owners will receive guidelines that they will need to follow to make the residential community in-keeping with the rest of the area.

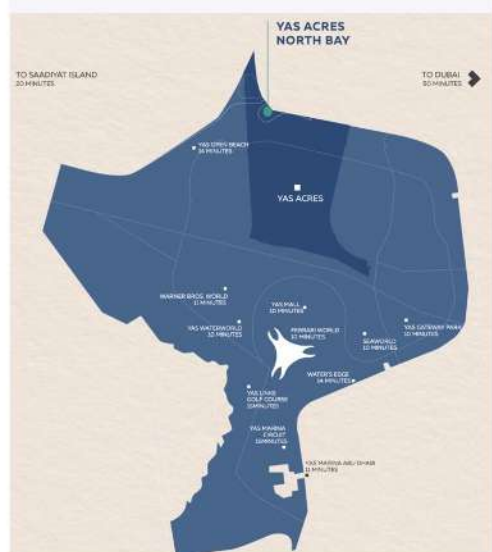
Certificate of Ownership will be handed over once 100% payment is complete.

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
- ADJACENT TO YAS CREATIVE HUB – OVER 16K PROFESSIONALS
- EXCELLENT INVESTMENT OPPORTUNITY TO RE-SELL INDIVIDUAL UNITS OR ENTIRE BUILDING(S) AT A HIGHER PRICE
- MASTERPLAN INCLUDES MOSQUES, NURSERIES, SCHOOLS AND A PETROL STATION

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



PROMOTION: 2% discount depending on chosen payment plan

ROI: 7%

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 0.91 PER SQFT of GFA
ALLOCATED PARKING:	N/A
RESALE POLICY:	INVESTMENT PURPOSES ONLY – FOR RE-SALE ONCE PROJECT IS COMPLETE.

KEY FEATURES

- 5 CANALFRONT PLOTS G+5
- 8 PARKVIEW PLOTS G+8
- 5 MAIN ROAD PLOTS G+8
- LAND PLOTS ARE FOR THE USE OF RESIDENTIAL, COMMERCIAL, RETAIL AND HOTELS
- ALL PROPERTIES WILL HAVE EITHER A SEA VIEW OR PARK VIEW
- LAST PROJECT IN THE YAS ACRES NEIGHBOURHOOD
- MAIN ENTERTAINMENT HUB OF THE CAPITAL