



Yas
Golf Collection



PROINVEST

YAS GOLF COLLECTION

📍 LOCATION: YAS ISLAND 🏠 COMPLETED: 2025

Yas Golf Collection is a new development on Yas Island. The 2nd phase consists of 4 buildings which all overlook the Yas Links Golf Course, and most units will come fully furnished. The first 2 buildings which will start construction in 2023 are Souq Furnished Apartments which will have 140 units of studios and 1BR residences, and Residences C which will have 127 units of studios and 1-3BR apartments. Studios and 1BR units in Residences C come fully furnished.

FACILITIES

- SWIMMING POOLS
- OUTDOOR FITNESS AREA
- YOGA & MEDITATION AREAS
- INDOOR GYM
- COMMUNITY CENTER
- RESIDENTIAL LOUNGE
- CHILDREN'S PLAYGROUND
- GARDEN/SEATING AREA
- BICYCLE STORAGE
- PET FRIENDLY

SIZES & PRICES

STUDIO – 452 SQFT TO 674 SQFT	FROM AED 749,000
1 BR – 883 SQFT TO 1,237 SQFT	FROM AED 1,240,000

LOCAL AMENITIES / INFRASTRUCTURE

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

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

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, Yas Mall

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

PETROL STATION: ADNOC – Yas Acres North

LANDMARKS: Yas Waterworld, Yas Beach, Yas Mall, Etihad Arena, Yas Marina Circuit, Ferrari World Abu Dhabi

LOCATION FACTORS

- LOCATED IN THE HEART OF YAS ISLAND
- WALKING DISTANCE 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



+7 969 179 97 79



All studios and 1BR units in both Souq Furnished Apartments and Residences C come fully furnished, whilst 2 & 3BR apartments in Residences C are unfurnished. High end interior finishes are used throughout all residences and both developments have Mediterranean architecture. Buyers of Souq Furnished Apartments will have 3 colour options for interior finishes. Interiors are clean and airy and are neutral in colour which is a perfect base for potential homeowners.

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
- AED 1.7B RESIDENTIAL DEVELOPMENT
- GREAT AREA FOR FAMILIES, COUPLES AND SINGLES
- EXCELLENT FOR PERMANENT LIVING OR HOLIDAY RENTAL
- PART OF A WIDER RESIDENTIAL COMMUNITY WITH EXCELLENT INFRASTRUCTURE
- LOTS OF LOCAL AMENITIES WITHIN WALKING DISTANCE
- HIGH ROI POTENTIAL
- GREAT FOR SHORT-TERM RENTALS
- 15-20% VALUE APPRECIATION EXPECTED BY THE DEVELOPER
- ANNUAL RENTAL PRICE PER YEAR FOR 1BR UNIT – AED 43,000

PROMOTION: bulk buy offers

PAYMENT PLAN: 40/60 or 60/40

ROI: 7-8%

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 & MANAGEMENT FEES:	FROM AED 12.95 PER SQFT
ALLOCATED PARKING:	YES (UNDERGROUND)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

IN CLOSE PROXIMITY

- 250m ALL DAY SUPERMARKET
- 600m BUS- AL MAHA/FERRARI WORLD WEST
- 2km BURJEEL MEDICAL CENTER
- 2.3km WEST YAS ACADEMY SCHOOL
- 3.9km BLOSSOM WATERS EDGE NURSERY
- 5.2 PETROL STATION
- 35km ABU DHABI DOWNTOWN



KEY FEATURES

- ALL STUDIOS AND 1BR UNITS COME FULLY FURNISHED IN BOTH SOUQ FURNISHED APARTMENTS AND RESIDENCES C
- FULL BUILDING IS 35,000 SQFT
- ALL UNITS HAVE EITHER GOLF COURSE VIEWS, SEA VIEWS, VIEWS OF FERRARI WORLD OR THE SOUQ
- PET FRIENDLY DEVELOPMENT
- RESIDENTIAL BUILDINGS WILL HAVE 2 PEARL RATING AND 1 PEARL RATING WILL BE GIVEN TO ALL PUBLIC ZONES