



NOYA LUMA

LOCATION: YAS ISLAND COMPLETED: 2024



This is the third phase of the Noya Luma community which consists of 189 standalone villas, featuring 3-5 bedrooms, located on Yas Island. The new phase has strong sustainability elements with sustainable fixtures and high solar reflective roofs, and have 2 design colour schemes called Cool and Warm. The overall community has excellent residential amenities and facilities, and is very close to some of the best destinations within the entertainment hub of the emirate.

FACILITIES

- COMMUNITY SWIMMING POOLS
- COMMUNITY PARKS
- GYM
- CHILDREN'S PLAYGROUND
- CYCLING TRACK
- SPORTS CENTER
- SKATE PARK
- PICNIC AREAS
- GARDENS
- COMMUNITY CLUB
- MULTI PURPOSE ROOM

SIZES & PRICES

3 BR – FROM 2,023 SQFT	FROM AED 2,505,046
4 BR – FROM 2,443SQFT	FROM AED 2,923,442
5 BR – FROM 3,110 SQFT	FROM AED 3,548,280

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

PETROL STATION: ADNOC – Yas Acres 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

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

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
- 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 the Noya Luma standalone villas have 2 interior design colour scheme options called Cool or Warm. All residences have open-plan layouts and floor-to-ceiling windows and doors. The Cool design will have grey ceramic flooring throughout, light wood interior doors and a light wood external main door. The Warm option comes with a dark wood exterior door and neutral ceramic flooring in the kitchen and bathrooms.

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
- NOYA LUMA IS PART OF A BIGGER RESIDENTIAL DEVELOPMENT THAT INCLUDES NOYA AND NIYA VIVA
- 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 AND CLOSEBY
- HIGH ROI POTENTIAL
- ATTRACTIVE PAYMENT PLANS AND PROMOTION OFFER

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
- 5.2km PETROL STATION
- 35km DOWNTOWN ABU DHABI



PROMOTION:	2% ADM fee waiver (1% discount 50/50 pp, 2% discount 60/40 pp)
PAYMENT PLAN:	60/40 (10% booking fee), 40/60 or 50/50 (5% booking fee)
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:	AED APPROX. 4.75 PER SQFT
ALLOCATED PARKING:	YES (GARAGE)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY - ANYTIME.

KEY FEATURES

- THERE IS AN OPTIONAL MULTIPURPOSE ROOM OF 161 SQFT THAT CAN BE PURCHASED FOR AN ADDITIONAL AED 102K
- ALL UNITS COME WITH A GARAGE, POWDER ROOM, STORAGE ROOM, MAID'S ROOM AND STUDY AREA
- 4 & 5BR UNITS INCLUDE A LAUNDRY ROOM AND MAID'S BATHROOM
- 5BR HOMES COME WITH A GUEST BEDROOM AND BATHROOM ON THE GF
- ALL UNITS COME WITH LED FIXTURES, LOW FLOW FIXTURES AND A HIGH SOLAR REFLECTIVE ROOF