



# وتر ايج WATER'S EDGE



## WATERS EDGE

📍 LOCATION: YAS ISLAND 📅 COMPLETED: Q2 2021

Water's Edge by Aldar Properties is a new residential community, located in the heart of the prestigious Yas Island. Water's Edge consists of 13 residential buildings with 2,258 units, including 1-3 bedrooms apartments, with beautiful views over the canal. Waters Edge No 7 includes studios and 1-3 BR residences which all include balconies. This is a family friendly community with plenty of local amenities, just a few steps away.

### FACILITIES

- SWIMMING POOL
- WATERFRONT BOARDWALK
- LANDSCAPED GARDENS
- GYM
- PARKING
- CYCLING & RUNNING TRACKS
- PRIVATE COURTYARD
- MULTI-PURPOSE SPORTS COURTS

### SIZES & PRICES

STUDIO 480 SQFT TO 575 SQFT	RESALE MARKET
1 BR 671 SQFT TO 806 SQFT	RESALE MARKET
2 BR 1,070 SQFT TO 1,231 SQFT	RESALE MARKET
3 BR 1,409 SQFT TO 1,500 SQFT	RESALE MARKET

### LOCAL AMENITIES / INFRASTRUCTURE

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

**PUBLIC TRANSPORT:** BUS – Al Maha St/ Marina Circuit East

**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 North

**LANDMARKS:** Yas Bay Waterfront, Yas Beach, Etihad Arena, Yas Marina Circuit, Ferrari World Abu Dhabi

### LOCATION FACTORS

- LOCATED IN THE HEART OF YAS ISLAND
- JUST A 14 MINUTE WALK TO YAS BEACH
- 7 MINUTES TO YAS MALL
- 8 MINUTES TO YAS ACRES
- 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
- CAFES AND RESTAURANTS LOCATED WITHIN THE COMMUNITY, ALONG THE CANAL
- SEAWORLD ABU DHABI, FERRARI WORLD AND YAS MARINA CIRCUIT ARE ALL WITHIN VERY CLOSE PROXIMITY



+7 969 179 97 79



Each apartment in Waters Edge No 7 has an open plan layout with neutral interior design throughout. Two and three bedroom apartments come with a dressing area and 3BR units include a maid's room and en-suite. All residences have gorgeous views of the purpose-built canal which can be enjoyed from the balcony of every unit.

## PITCH POINTS / WHY BUY?

- 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
- PART OF A WIDER RESIDENTIAL COMMUNITY WITH EXCELLENT INFRASTRUCTURE
- LOTS OF LOCAL AMENITIES WITHIN WALKING DISTANCE
- DEVELOPMENT HAS INCREASED IN PRICE SINCE HANDOVER IN 2021
- HIGH ROI POTENTIAL

**PAYMENT PLAN:** N/A

**ROI:** 7% for 2 BR and 6% for 3 BR

## 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 13.5 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	SECONDARY MARKET – ANYTIME.

## IN CLOSE PROXIMITY

- 650m AL MAHA ST BUS STATION
- 1.6km SPINNEYS SUPERMARKET
- 1.7km BURJEEL MEDICAL CENTER
- 2.5km YAS MALL
- 4.8km YELLOW SUBMARINE NURSERY
- 5.9km WEST YAS ACADEMY SCHOOL
- 33km ABU DHABI DOWNTOWN



## KEY FEATURES

- ALL UNITS COME WITH A BALCONY
- 3BR UNITS INCLUDE A MAID'S ROOM AND BATHROOM
- 2 & 3BR APARTMENTS COME WITH A DRESSING AREA
- FLOOR-TO-CEILING WINDOWS
- OPEN PLAN LAYOUT
- WATERFRONT VIEWS FROM EVERY BALCONY