



# THE SUSTAINABLE CITY

LOCATION: YAS ISLAND

COMPLETED: Q4 2025 – Q1 2026

The Sustainable City is a project by Aldar and Diamond Developers. The master community will be over 4M sq.ft and will be located in Yas North, next to the Yas Acres communities. This is the first phase of The Sustainable City, which will be a phased development, and will consist of 1-3BR apartments and 3 & 4BR townhouses. The development is special, as everything will be designed to achieve net-zero, in which every unit will be powered by renewable energy, and it will be the first fully-operational sustainable community in the Middle East. There will be car-free residential clusters, vertical farming, recycling facilities, biodomes and pocket gardens.

## FACILITIES

- SWIMMING POOLS
- CYCLE & JOGGING TRACK
- DOG PARK
- SKATE PARK
- RETAIL
- EQUESTRAIN CENTER
- NURSERIES
- LANDSCAPED AREAS
- GYM
- MOSQUES
- CENTRAL GREEN SPINE
- PADEL COURTS

## SIZES & PRICES

1 BR – FROM 729 SQFT TO 712 SQFT	FROM AED 892,000
2 BR – FROM 1,079 SQFT TO 1,099 SQFT	FROM AED 1,247,000
3 BR – 1,553 SQFT	FROM AED 1,838,000
3 BR TOWNHOUSE – 2,935 SQFT	FROM AED 3,244,000
4 BR TOWNHOUSE – 3,362 SQFT	FROM AED 3,670,000

## 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

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

**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

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

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

المدينة المستدامة  
YAS ISLAND



DIAMOND DEVELOPERS

## LOCATION FACTORS

- LOCATED IN YAS NORTH, NEXT TO YAS ACRES DEVELOPMENT
- VERY CLOSE PROXIMITY TO YAS MALL
- SURROUNDING DESTINATIONS INCLUDE FERRARI WORLD, SEAWORLD, WARNER BROS. WORLD
- EXCELLENT NURSERIES AND AMENITIES LOCATED WITHIN THE COMMUNITY, ONCE COMPLETED
- CAFES, RESTAURANTS AND RETAIL 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



Interiors in all units come in either a Light or Dark theme. Light interiors come with porcelain tile floors, Corian quartz countertops and backsplash in the kitchen, and white laminate cabinets and wardrobe doors. There will also be porcelain ivory tiles in the bathrooms. The Dark theme comes with darker wooden finishes and painted white glass backsplash in the kitchens. All living spaces will come in neutral tones and a warm, yet bright colour palette. The master community will include solar panels on top of homes and the parking rooftops, shared electric buggies, and will consist of green, energy-efficient designs.

## PITCH POINTS / WHY BUY?

- ALDAR IS THE BIGGEST DEVELOPER IN ABU DHABI
- AED 1B PROJECT
- THIS IS A PHASED DEVELOPMENT ROLL-OUT
- 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
- FIRST AUTISM AND EQUESTRIAN CENTER WITHIN THE MASTER COMMUNITY
- MASTERPLAN INCLUDES MOSQUES, NURSERIES AND RETAIL SPACE
- RESIDENTS CAN SAVE UP TO 100% ON THEIR ENERGY BILLS

## 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

- CONDOS INCLUDE A PRIVATE GARDEN AND A PRIVATE TERRACE
- ALL UNITS COME WITH A BALCONY
- ALL BEDROOMS COME WITH A BATHROOM, APART FROM 4BR TOWNHOUSES
- SELECT 2BR UNITS ALSO COME WITH A MAID'S ROOM AND BATHROOM
- 3 & 4BR TOWNHOUSES INCLUDE A MAID'S ROOM AND BATHROOM, LAUNDRY AND A STORAGE ROOM
- TOWNHOUSES COME WITH A PRIVATE GARDEN, BALCONIES AND A TERRACE AND EXTRA SEATING/LIVING AREA ON THE FIRST FLOOR
- BUILT-IN WARDROBES IN ALL BEDROOMS AND A DRESSING AREA IN MASTER BEDROOMS

**PROMOTION:** 2% rebate for using payment plan & 5yrs free service charge (Limited offer / Check with Developer)

**PAYMENT PLAN:** 60/40

**ROI:** 1BR 5.6%

## 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 FI circuit

## THINGS TO KNOW

SERVICE CHARGE:	AED 3.67 PER SQFT
ALLOCATED PARKING:	YES (1BR X1, 2BR X2, 3BR X3)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT