



وترز اُج WATER'S EDGE

WHY ABU DHABI

- Capital of the UAE, is home to people from all over the world who are drawn to its natural beauty, vibrant cultural scene, inspiring heritage and dynamic business landscape.
- World's number 1 city for tourism security & safety, UAE is the second safest country in the world to visit
- High-Quality Infrastructure
- World Class Culture & Entertainment
- International Schools & Universities
- One of the best Medical Services Globally



WHY ALDAR

- Abu Dhabi's **largest real estate developer** 29,000 Units
- Asset value of **AED 40 billion**
- **5,621 residential units** in asset management portfolio
- **2,930** hotel rooms
- **480,000 sqm** of retail and commercial space
- A partnership between Aldar and Abu Dhabi government to deliver three projects worth **AED 5 billion**



WATER'S EDGE

Move to your own rhythm; between the rush of Yas Marina and the pulse of the promenade at Water's Edge on Yas Island.

Located at the heart of Yas Island, this waterfront community offers modern studios to spacious 3-bedroom apartments.



DEVELOPMENT FEATURES



Situated on its
own canal



Family oriented
community



Terrace/
balcony



Close to world-
class attractions



10 minutes
from Yas Beach



Waterfront
views



COMMUNITY FACILITIES

Cycling &
Jogging Paths



Private courtyard
with pool



Waterfront
boardwalk



Landscaped
Gardens



Multi-purpose
sports courts



Fully equipped
gyms



KEY FACTS

No. of units	111
Unit types	Studios, 1, 2 and 3 bedroom apartments
Status	Expected Completion June 2021
Handover date	June 2021
Expected net rental yield	8-9%



TO SAADIYAT ISLAND
20 MINUTES

TO DUBAI
50 MINUTES

YAS AT A GLANCE



ABU DHABI
INTERNATIONAL
AIRPORT
15 MINUTES

TO DOWNTOWN ABU DHABI
30 MINUTES

KHALIFA CITY
15 MINUTES

ALDAR HQ: 12 MINUTES
AL RAHA BEACH: 14 MINUTES

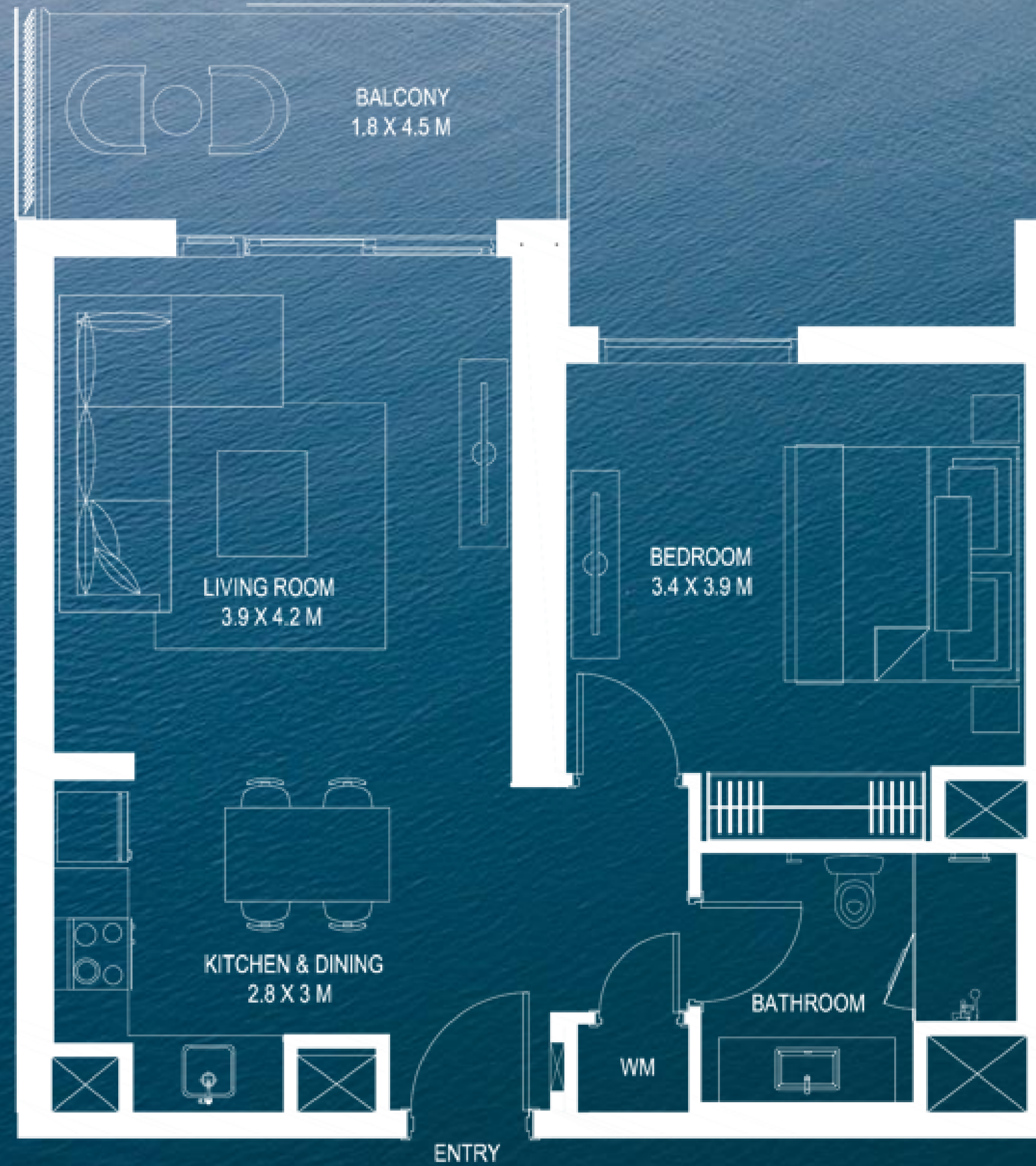
AL MUNEERA: 10 MINUTES
AL BANDAR: 10 MINUTES
AL HADEEL: 10 MINUTES



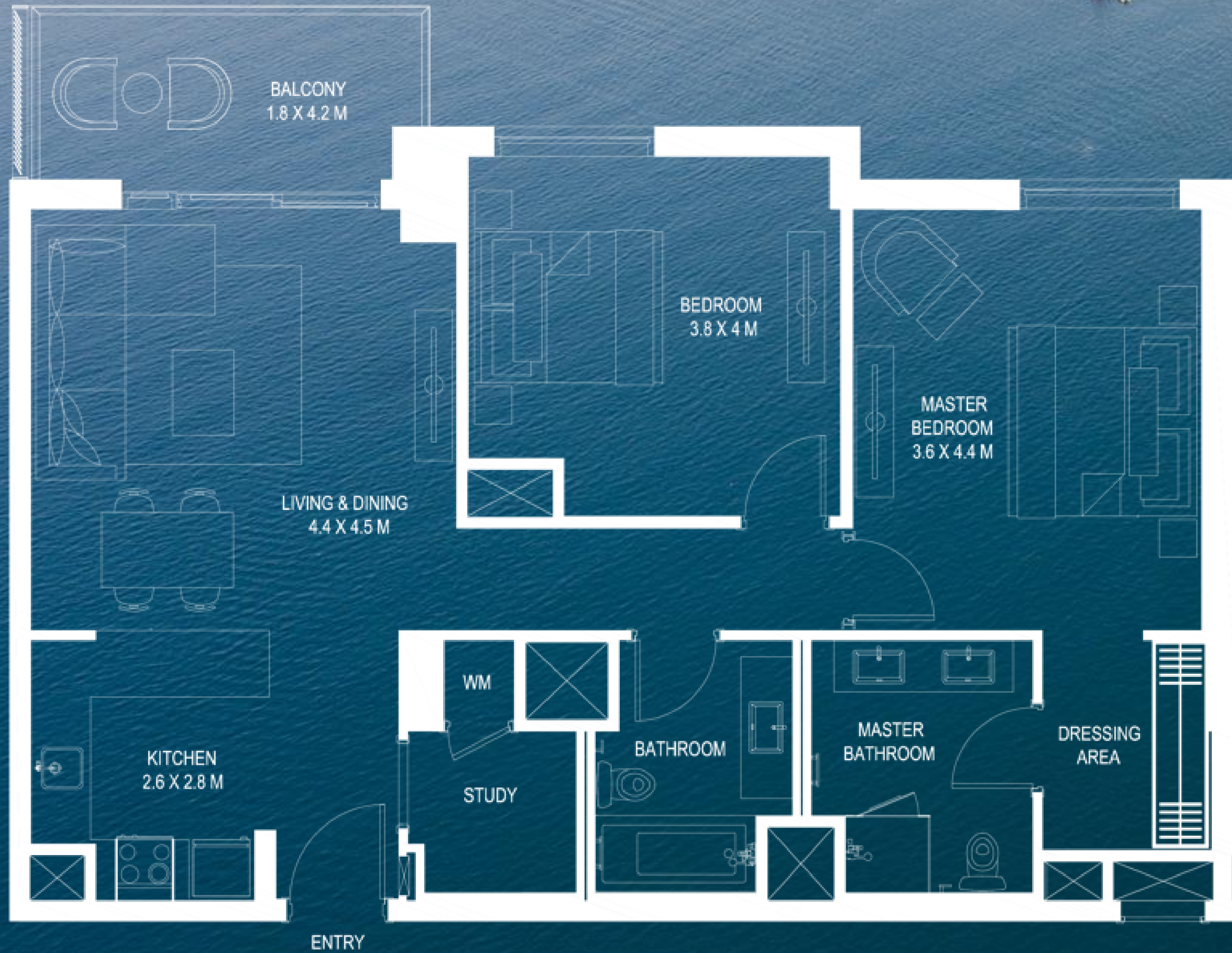
STUDIO



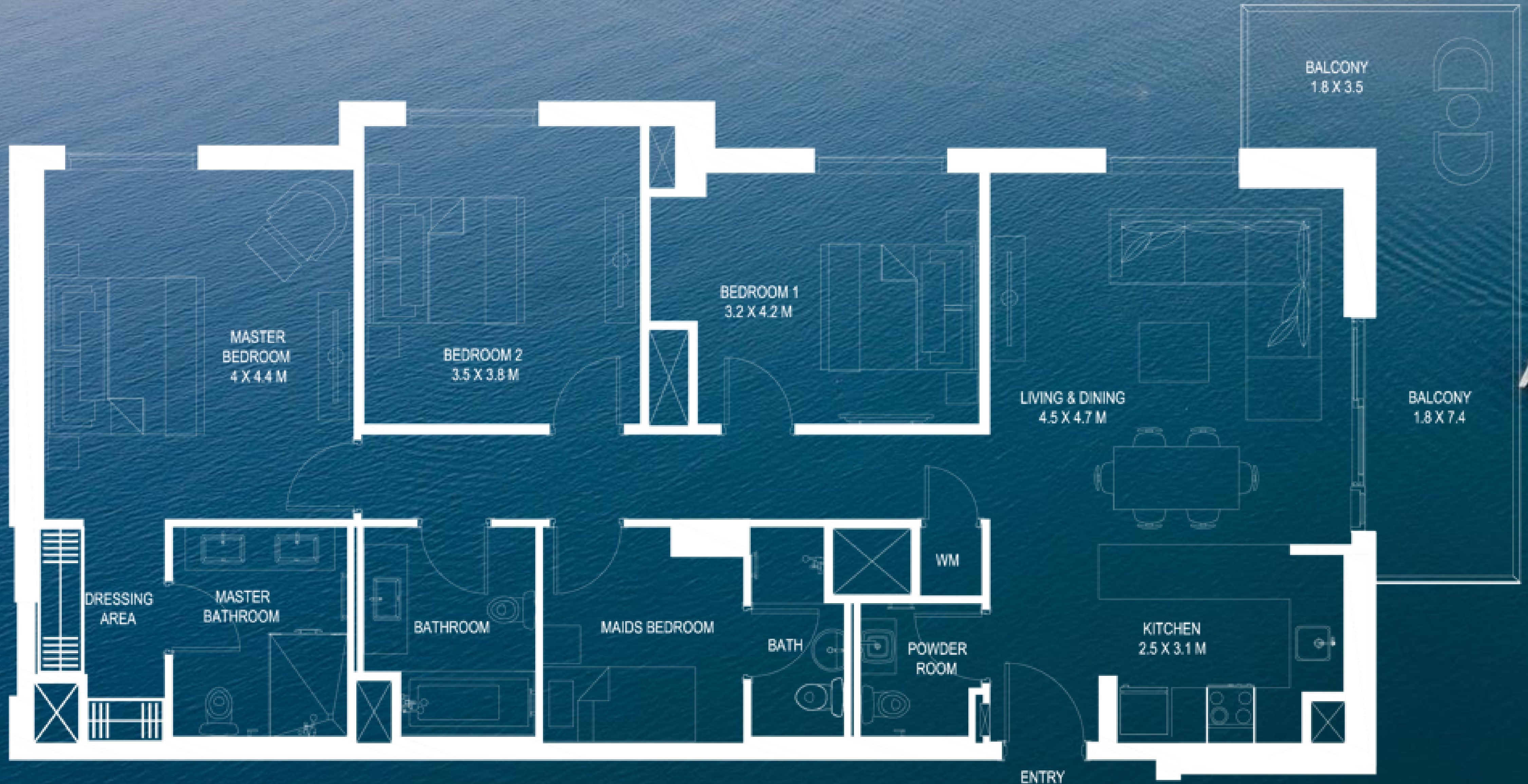
1 BEDROOM



2 BEDROOM



3 BEDROOM



AVAILABILITY

Unit type	Number of rooms	Total area (average)	Starting price AED
Apartment	1 BHK	66	812,794
Apartment	2 BHK	101	1,113,169
Apartment	3 BHK	131	1,618,553
Expected Service Charges		AED 13.5 Per Square Foot	

PAYMENT PLAN

Payment plan based on progress in construction	Payment date	Proposed
Upon signing of SPA	Immediate	10%
Handover	June 2021	90%

SALES PITCH

- **Affordable Prices**; starting from AED 521K
- Ideal for End Users and Investors
- Payment Plan: 10/90
- Handover: June 2021
- Balconies with Water Views
- 10 Minutes away from Yas Beach
- 30 minutes away from Carnleigh School, NYU & Sorbonne University.
- Expected ROI : 8-9%
- Close Proximity to YAS MALL, FERRARI WORLD, YAS WATERWORLD, WARNER BROS



SUMMER SPECIAL

4% REBATE
ON PURCHASE

3 YEARS FREE
OF SERVICE CHARGES

3 YEARS FREE
OF HOME MAINTENANCE FEES

ACROSS 9
DESIRABLE DESTINATIONS



800 ALDAR
ALDAR.COM