



*Lea*

LEA YAS ISLAND

**FIRST**  
CHOICE PROPERTIES LLC









## A B U   D H A B I

The capital of the UAE has become home to people from all over the world who are drawn to its natural beauty, vibrant cultural scene, inspiring heritage and dynamic business landscape.





## EVERYTHING WE DO COMES FROM THE HEART

We are one of the most trusted and recognised real estate lifestyle developers in the UAE.  
Our goal isn't simply to build properties. We strive to shape communities that people love to live in.  
Communities that becomes homes, brimming with life and everything we love.  
Because home isn't just a place, it's a feeling. And that's what we promise to deliver to you every day.



## YAS ISLAND



Step into every activity under the sun. Dive into the cool Arabian Gulf, navigate the winding mangroves, browse the collections at Yas Mall and sip a sundowner in the buzzing Yas Marina, all without ever leaving the island. Whenever you're in the mood for an adrenaline rush, Yas Waterworld, Warner Bros. World™ Abu Dhabi and Ferrari World are just around the corner.





TO SAADIYAT ISLAND  
20 MINUTES

TO DUBAI  
50 MINUTES

YAS AT A GLANCE

TO DOWNTOWN ABU DHABI  
30 MINUTES





LIFE FROM A FRESH PERSPECTIVE







See a different side to life, every day if you like.  
Lay down roots in a master-planned community on Yas Island.



## LEA, YAS ISLAND

Own a piece of land at Lea and build your dream home. Pick your view. Design your villa. Embrace the quiet of nature, the energy of Yas Island, or both. This is your space to create the lifestyle you imagined.









Every villa will be entirely unique, with a variety of plot sizes and contemporary designs to choose from.









## THE BEST OF IT ALL

Retreat to the fresh air and open space of Lea. Wander along the waterfront promenade. Browse the weekend markets and dine alfresco on the lawn. Perfect your serve on the court, or your swing on the course. Or simply watch the world go by from a peaceful spot in the park.













You can also make the most of a community pool, indoor and outdoor gymnasiums, children's play areas, an amphitheatre on the waterfront promenade and two international schools, ideal for growing families.







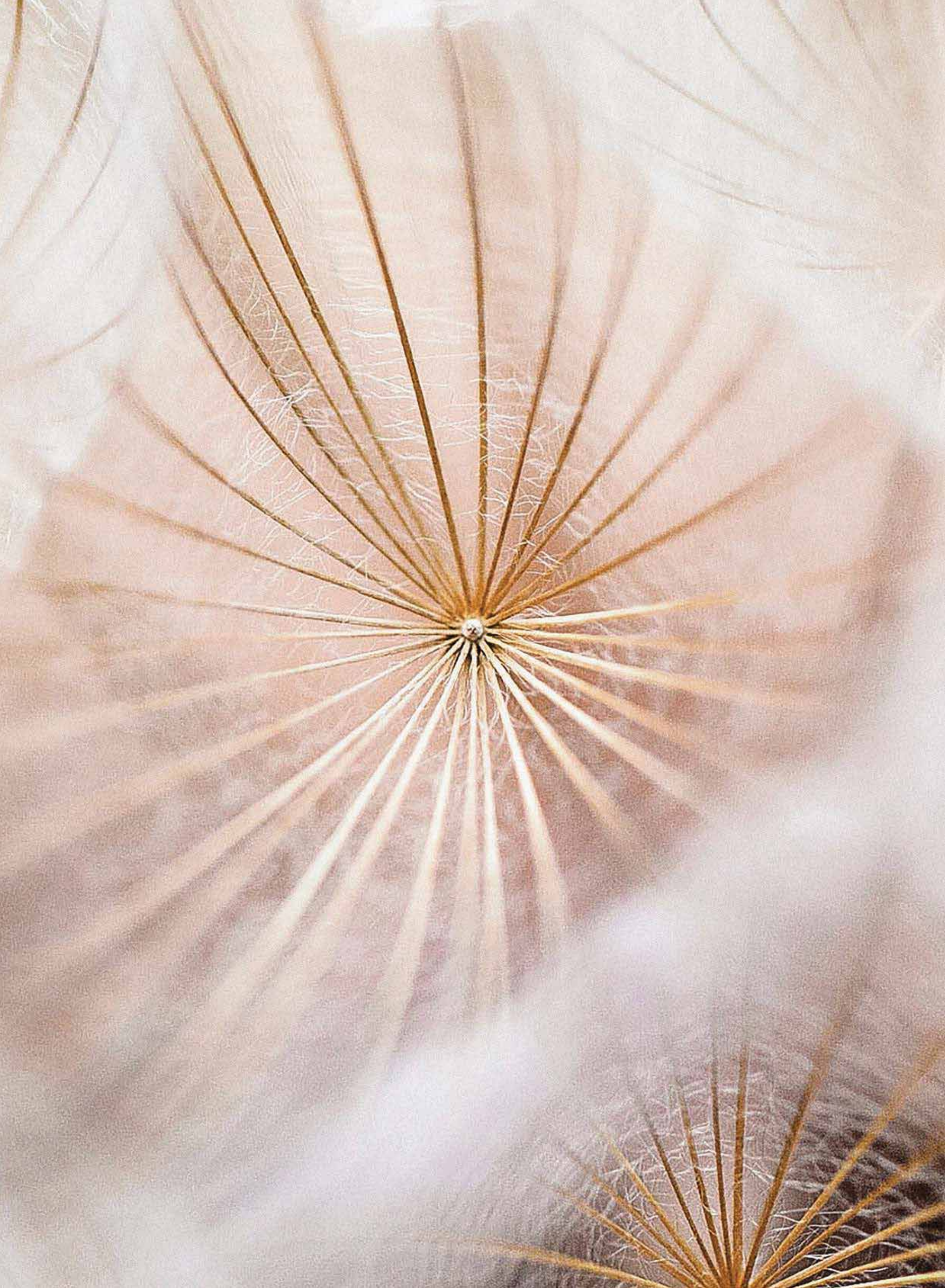
















## YAS ACRES GOLF AND COUNTRY CLUB

A spectacular addition to the Abu Dhabi golf scene, the course at the heart of neighbouring Yas Acres will serve up a challenging game for the Lea community who will enjoy direct access. For those wanting to practice a different swing, squash and tennis courts can be found at the Country Club, as well as a luxurious spa, swimming pools and kids activity area.

















## YOUR LIVING SPACE



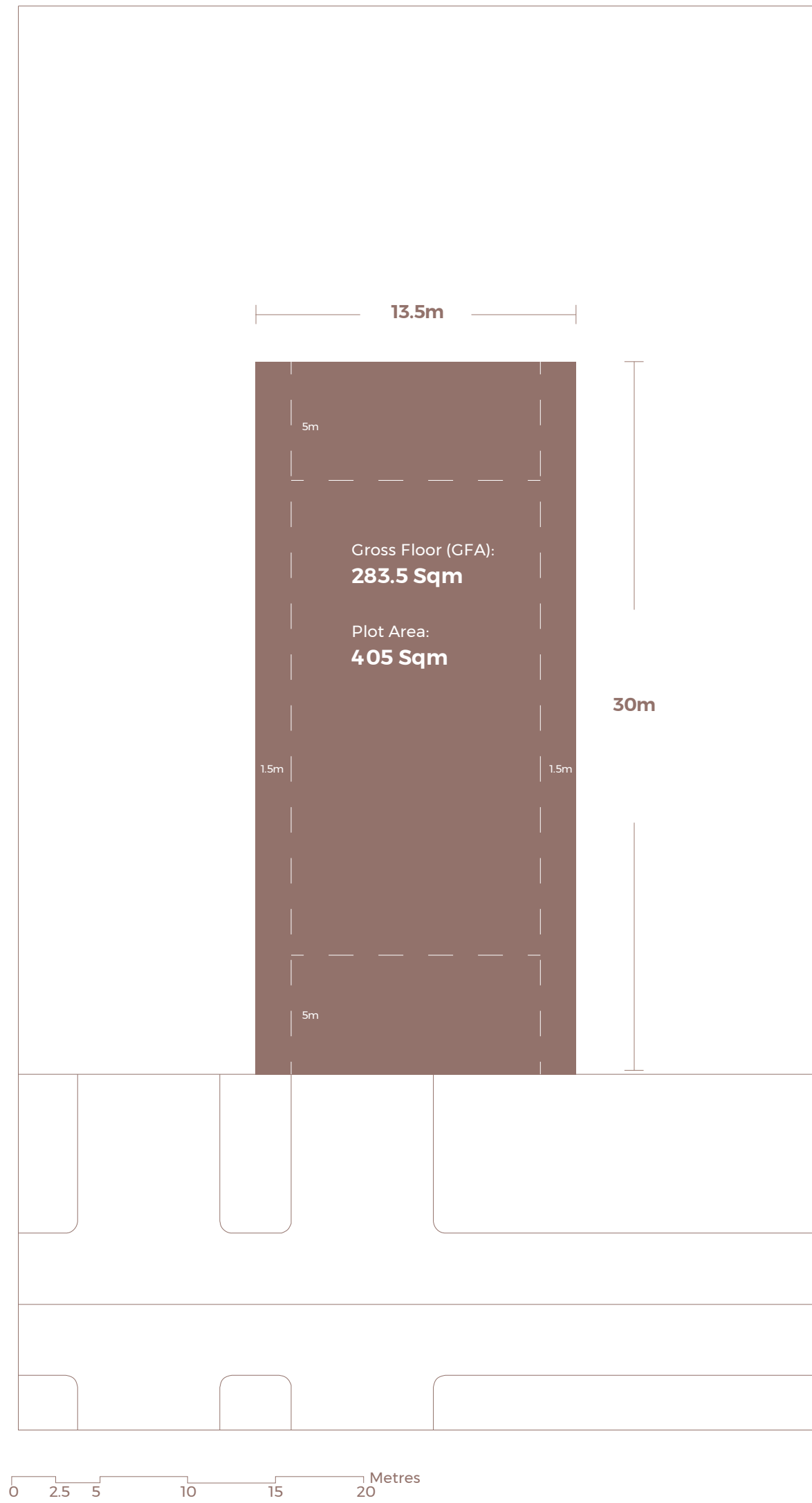
This is a unique opportunity to build your villa just the way you like it. Design and customise your home from the ground up, with a choice of plot sizes, architectural designs and nature-inspired views.



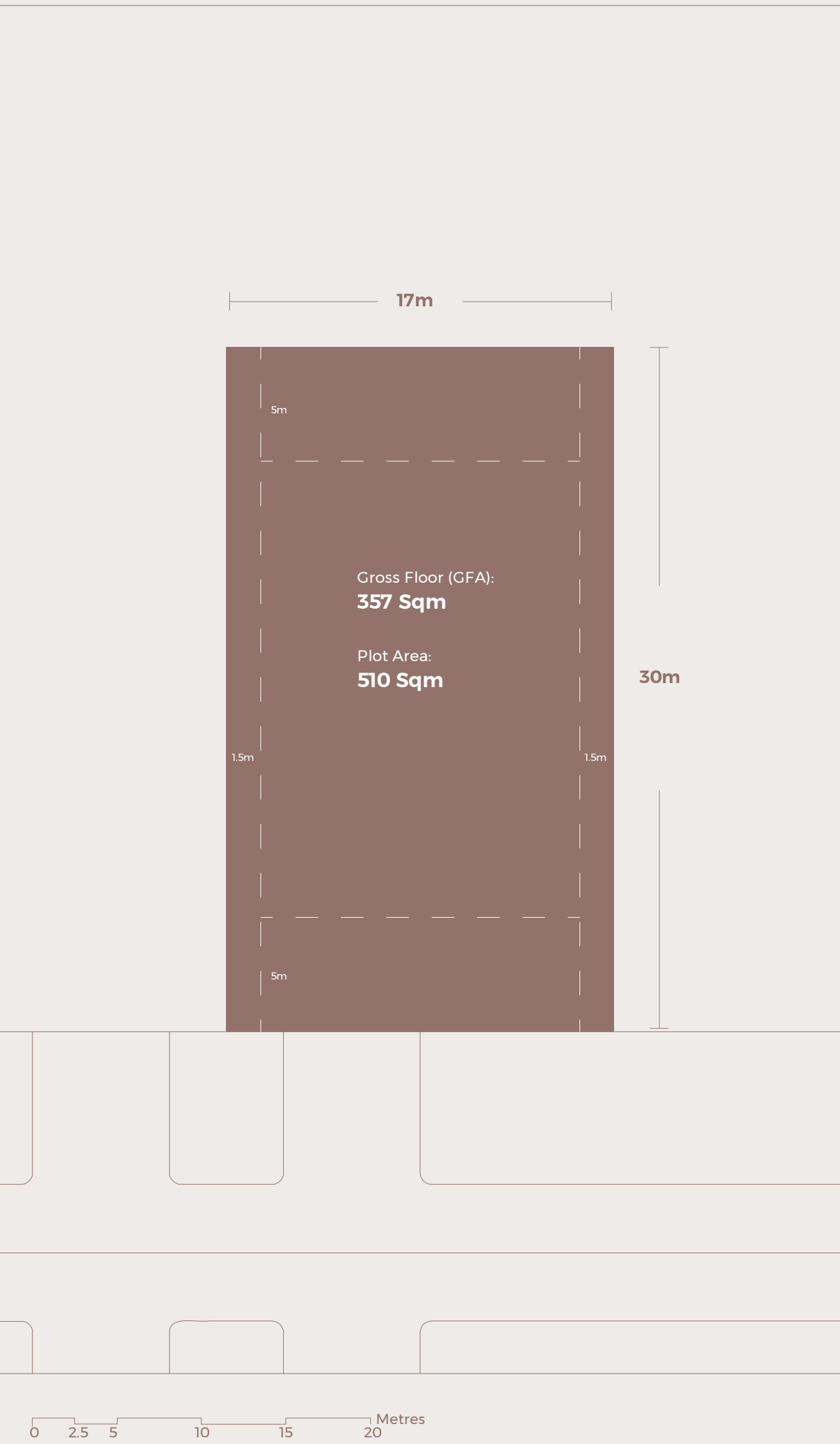




PLOT PLAN TYPE 1



PLOT PLAN TYPE 2



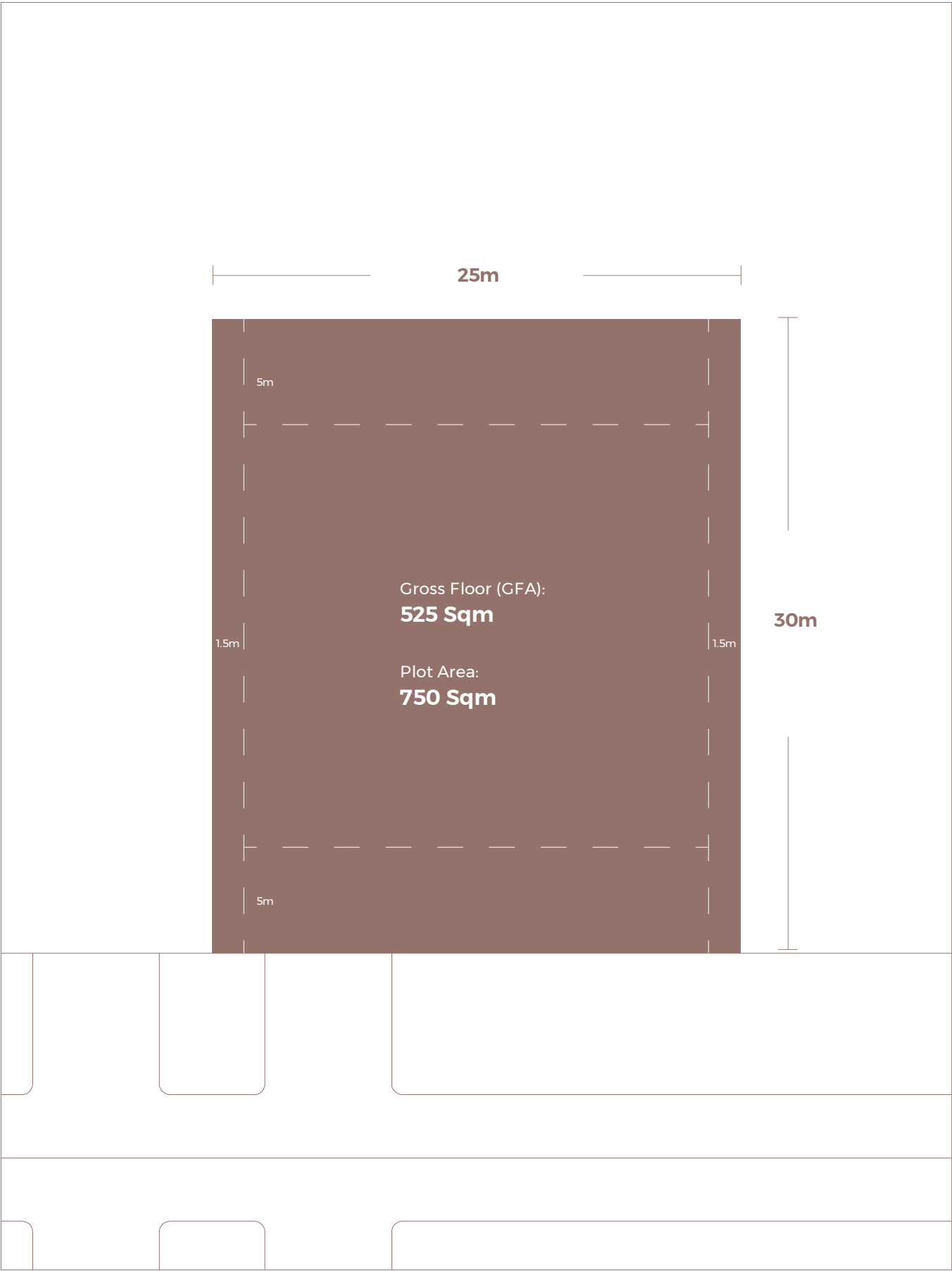
Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical plot layout and Aldar makes no representation of warranty in relation to any of the information shown.





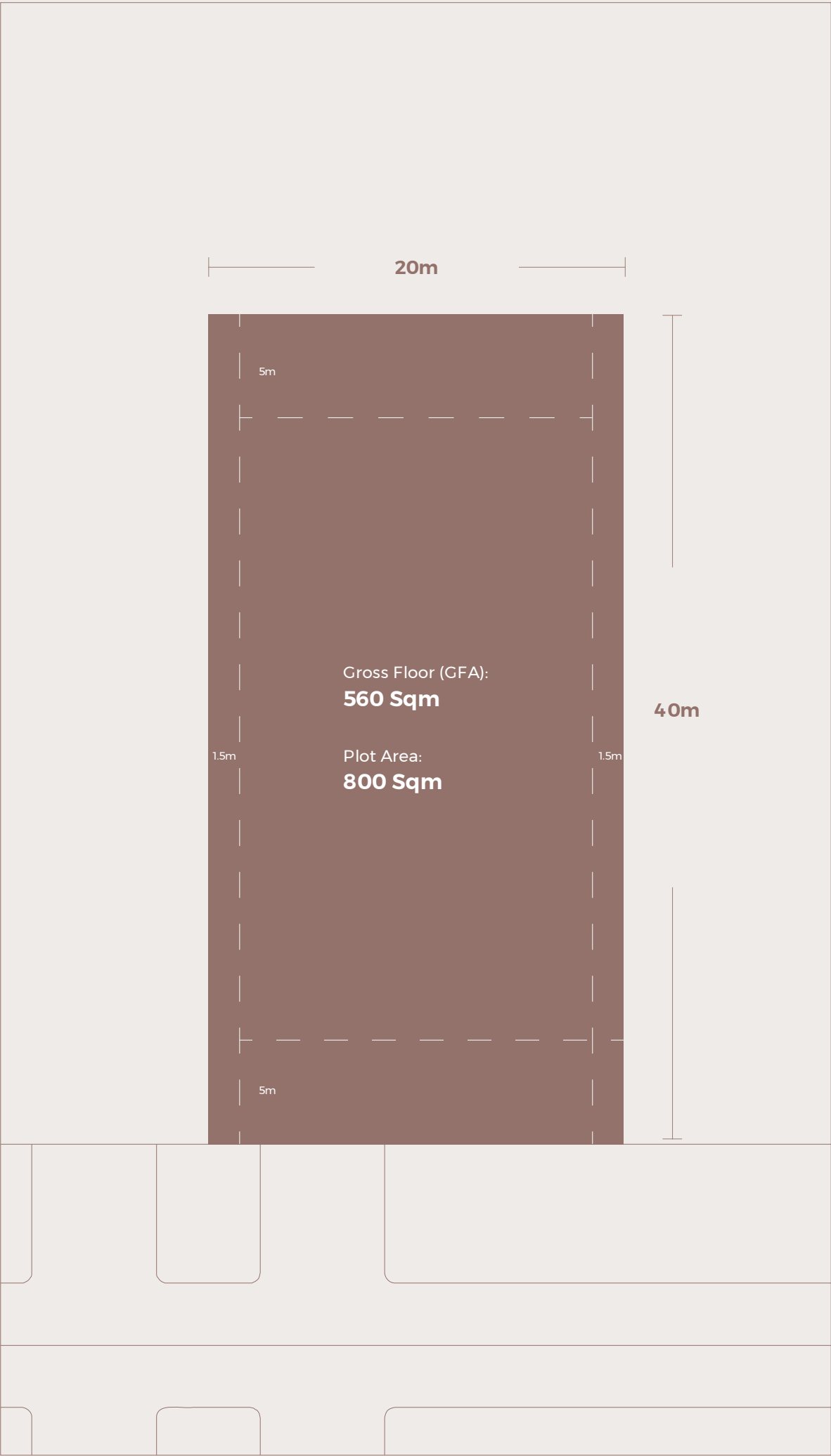


PLOT PLAN TYPE 3 A



0 2.5 5 10 15 20 Metres

PLOT PLAN TYPE 3 B



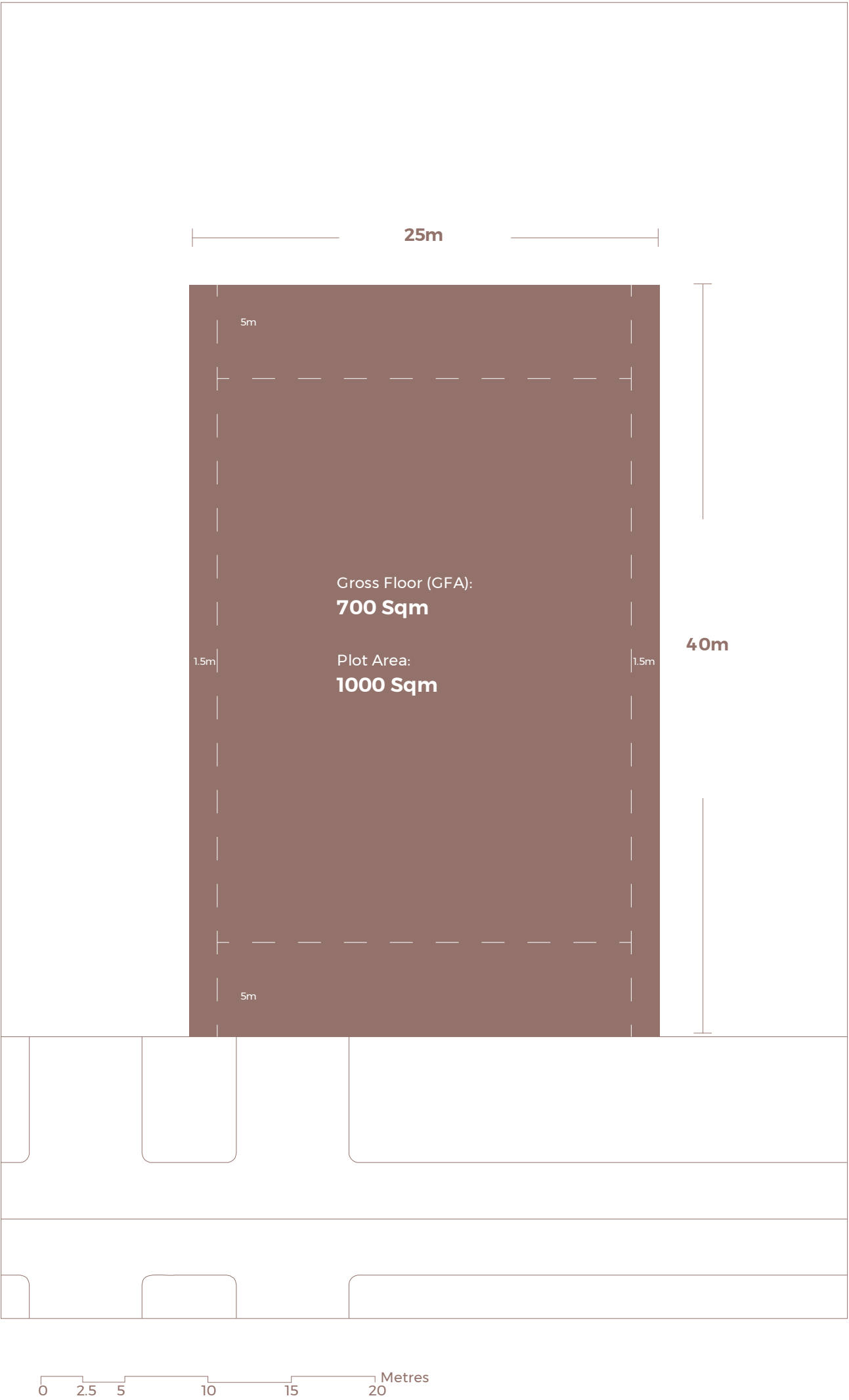
0 2.5 5 10 15 20 Metres



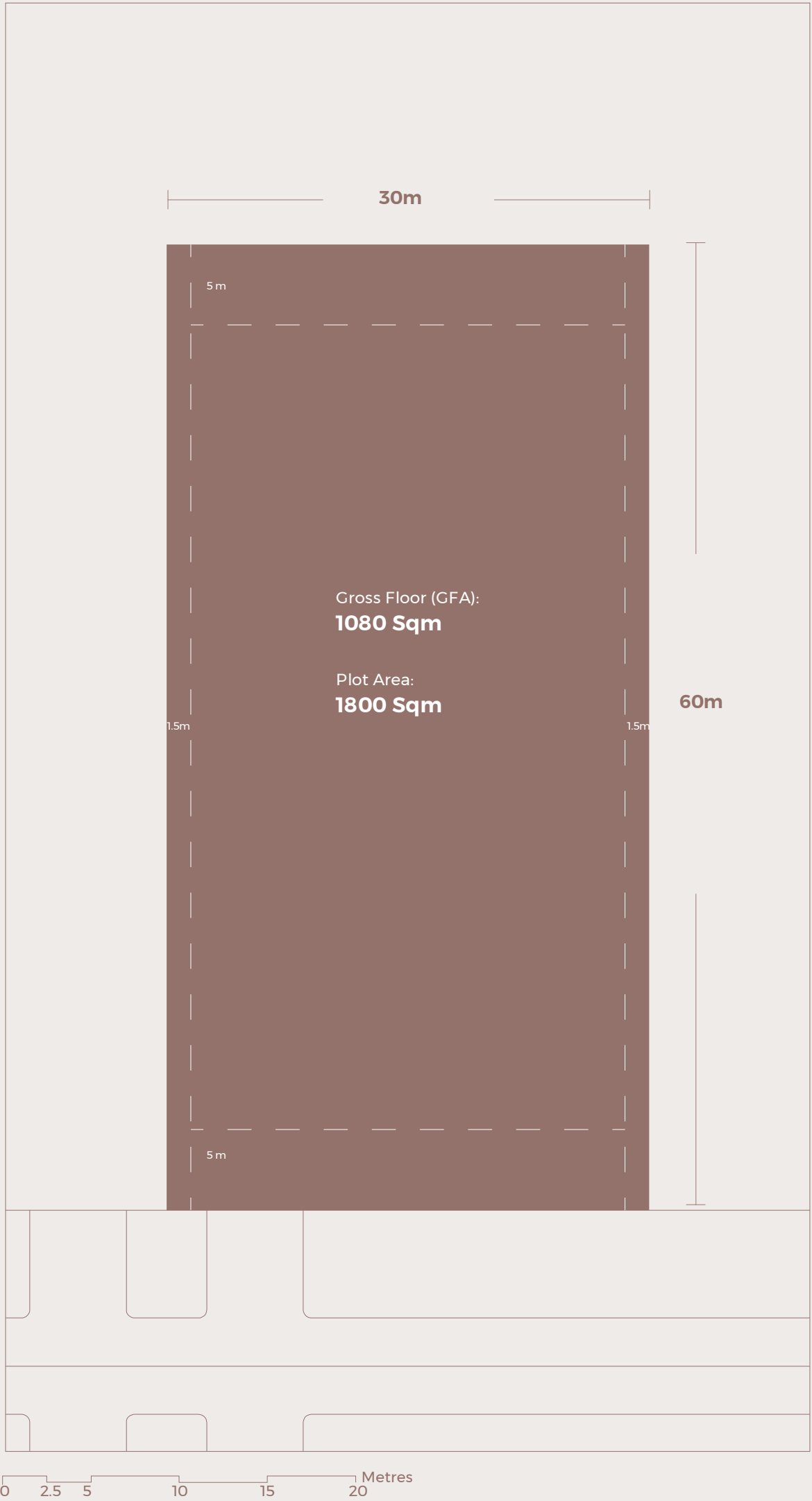




PLOT PLAN TYPE 4



PLOT PLAN TYPE 5



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OUTSIDE POSSIBILITIES

**YAS MARINA**  
Yas Leisure Drive

Deck shoes or dancing shoes?  
With tens of superyachts and a  
promenade lined with restaurants  
and bars, the choice is yours.



**LOUVRE ABU DHABI**  
The Cultural District, Saadiyat Island

The first museum of its kind in the world.  
Walk beneath 8,000 metal stars and  
discover the stories of humanity through art.

**WARNER BROS. WORLD™  
ABU DHABI**  
Yas Island West Exit

The new theme park will feature six  
different lands to explore, inspired  
by all your favourite Warner Bros.  
cartoons and DC superheroes.

**YAS MARINA CIRCUIT**  
Yas Leisure Drive

Feel the power of the F1 track  
from the stands. Or experience  
it on your own two wheels with  
the TrainYAS cycling experience.

**YAS GATEWAY PARK**  
Just Off Khalifa Highway

Grab your picnic basket and seek  
out a shady spot for lunch at this  
hidden haven.

**ZAYA NURAI ISLAND**  
10 minute boat ride From Saadiyat Island  
Your own slice of paradise is just a  
boat ride away.

**YAS WATERWORLD**  
Yas Island West Exit  
Rush down the rapids or relax in the  
shallows – there's something for everyone  
at this Emirati-themed waterpark.

**DU ARENA**  
Yas Leisure Drive

All your favourite global superstars have  
graced the stage at the largest open-air  
venue in the Middle East.

**SAADIYAT BEACH CLUB**  
Exit 14, Saadiyat Island  
A natural playground where grassy dunes  
blend into blue waters, this is the perfect  
spot to lay back in a poolside cabana.

**SAADIYAT GROVE**  
The Cultural District, Saadiyat Island  
Designer retail therapy for the  
discerning shopper.









**050 752 2578** | **02 445 5574**  
enquiry@fcprop.net | www.fcprop.net