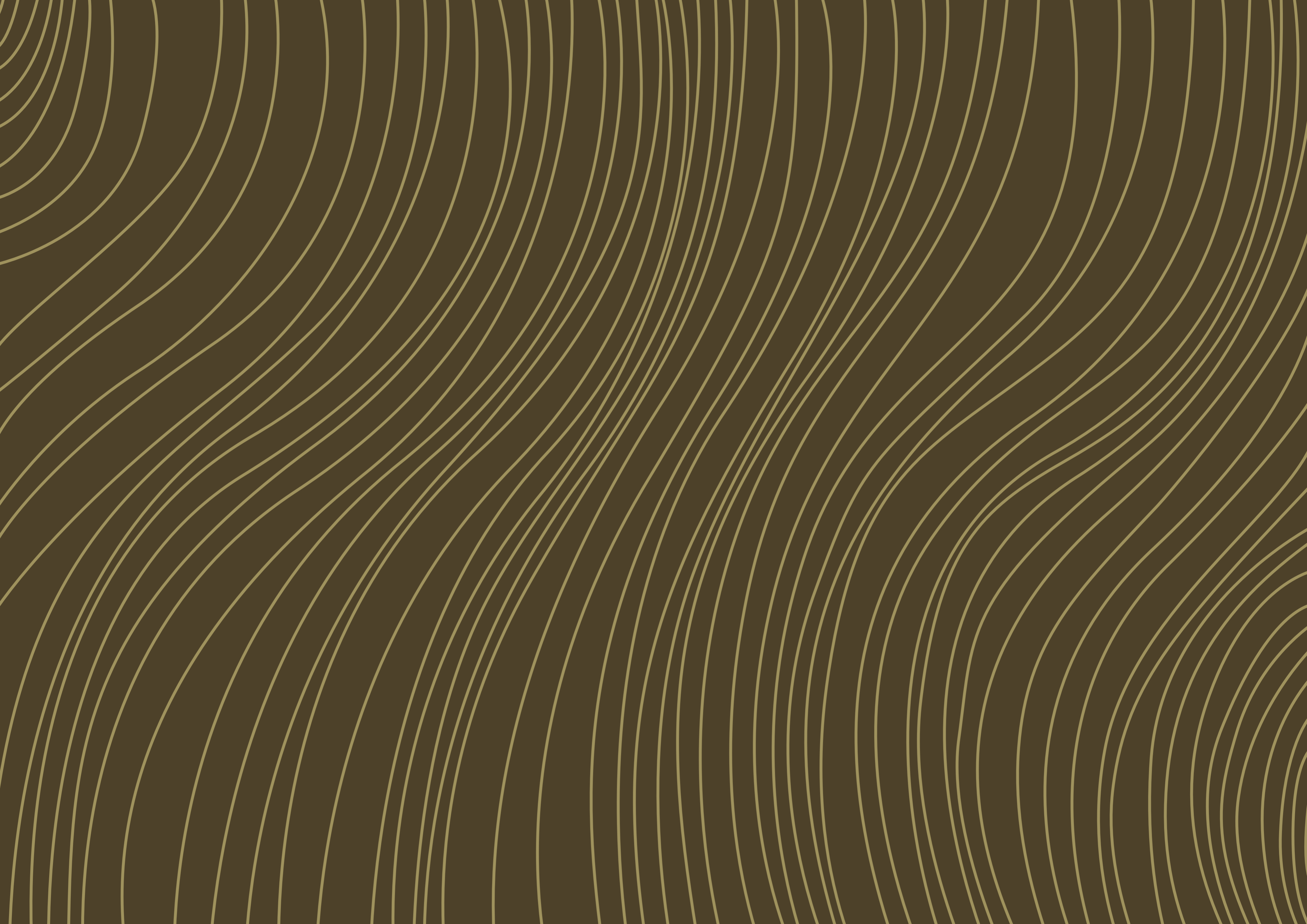


# وست ياس WEST YAS

المطور الدار Developed by Aldar





# Yas Island Living

Welcome to your new home, in one of Yas Island's most exclusive communities – West Yas. Offering four and five bedroom villas, set in generous plots, and with easy access to an array of green open space, West Yas homes have been designed to offer a luxurious family life. All villas have been designed to be sleek and modern, yet are sympathetic to the Emirati heritage from which West Yas draws its inspiration.



## Yas Island Living

Yas Island is the centerpiece of Aldar's destination development strategy, and is a major landmark for Abu Dhabi. It is a multi-purpose hub for entertainment, shopping and tourism, connected to the mainland through a comprehensively linked road network.

It is already home to the Yas Marina Circuit, which hosts the Abu Dhabi Formula 1 Grand Prix each year. It boasts major retail in the form of Yas Mall and IKEA. Two theme parks are in operation – Yas Waterworld and Ferrari World – with more marked out for development in the future. Yas Island is home to exceptional hospitality and leisure venues such as Yas Links, Yas Marina, Yas Plaza, The Viceroy and du Arena.

Looking to the future, the population is expected to grow significantly with many more projects planned and under development.



## West Yas

Located in one of Yas Island's most exclusive and beautiful enclaves – straddling a picturesque mangrove waterfront – the development embraces its stunning natural environment while serving up the finest experiences of the capital. Set within premium recreational facilities and sheltered private gardens, West Yas offers an array of contemporary architectural styles to enhance the character and synergy of the overall neighbourhood.

These four and five bedroom villas are designed and built to the highest of standards, with bespoke touches, and premium materials.

West Yas features an impressive array of community facilities, including a mosque built for 2,000 worshippers, two schools, a retail centre, sports facilities, a petrol station, and extensive landscaping and greenery in its wide, open public spaces. The first school, operated by Aldar Academies, has been handed over and operational since 31 August 2016.



## Features and Design

West Yas seeks to seamlessly integrate its private residences with its recreational facilities and amenities. Featuring well thought out design that helps to distinguish each West Yas neighbourhood, Aldar is bringing a sense of harmony to the community.

High standards of construction ensure that whether you are purchasing a four or a five bedroom villa, all your home needs will be met when you move into West Yas.





4 Bedroom Villa



5 Bedroom Villa



Facilities



Shops



Recreational Facilities



Your world

Model 1A  
(4B-T1-1C)



(4B-T1-IC)



Ground Floor

Model 1A

(4B-T1-IC)



First Floor

Model 1A

Model 1B  
(4B-T1-2C)



(4B-T1-2C)



Model 1B

Ground Floor

(4B-T1-2C)



First Floor

Model 1B



Model 2A  
(4B-T2-1C)



(4B-T2-IC)



Ground Floor

Model 2A

(4B-T2-IC)



First Floor

Model 2A

Model 2B  
(4B-T2-2C)



(4B-T2-2C)



Ground Floor

Model 2B

(4B-T2-2C)



First Floor

Model 2B



36

37

Model 3A  
(5B-T3-1C)



(5B-T3-IC)



Ground Floor

Model 3A

(5B-T3-IC)



First Floor

Model 3A

Model 3B  
(5B-T3-2C)



(5B-T3-2C)



Ground Floor

Model 3B

(5B-T3-2C)



First Floor

Model 3B



Model 4A  
(5B-T4-1C)



(5B-T4-IC)



Ground Floor

Model 4A

(5B-T4-IC)



First Floor

Model 4A

Model 4B  
(5B-T4-2C)



(5B-T4-2C)



Ground Floor

Model 4B

(5B-T4-2C)



First Floor

Model 4B



Miele

A key landmark within West Yas, the 2,000 worshipper capacity mosque rises from the ground with a contemporary style that is in tune with the aesthetic of the community's villas.

- West Yas
- Ansam
- Yas Waterworld
- Ferrari world
- Yas Mall
- Yas Links Golf Course
- Yas Marina Circuit
- Yas Viceroy
- Yas Marina
- Yas Beach
- IKEA
- Ace Hardware
- Yas Staybridge Suites
- Yas Crowne Plaza
- Yas Centro
- Park Inn by Radisson
- Du Forum
- Yas Rotana



