



ياس ايكرز
YAS ACRES

THE CEDARS

YAS ISLAND LIVING

FIRST
CHOICE PROPERTIES LLC



ABU DHABI

Abu Dhabi, 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.





ALDAR

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 property, but to design communities that people love to live in. Because home isn't just a place, it's a feeling, and that's what we promise to deliver every day.

YAS ISLAND

Take a dip into a refreshing lifestyle, with every activity under the sun just moments away. 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 and Ferrari World are just around the corner.





TO SAADIYAT ISLAND
20 MINUTES



TO DUBAI
50 MINUTES

YAS AT A GLANCE

YAS OPEN BEACH
14 MINUTES

YAS ACRES

YAS ISLAND

WEST YAS
12 MINUTES

WARNER BROS. WORLD
11 MINUTES

YAS WATERWORLD
10 MINUTES

ANSAM
9 MINUTES

YAS MALL
7 MINUTES

FERRARI WORLD
4 MINUTES

SEAWORLD
3 MINUTES

YAS GATEWAY PARK
5 MINUTES

YAS LINKS
GOLF COURSE
7 MINUTES

WATER'S EDGE
3 MINUTES

YAS MARINA
CIRCUIT
8 MINUTES

YAS MARINA ABU DHABI
11 MINUTES

MAYAN
10 MINUTES

YAS VICEROY ABU DHABI
11 MINUTES

CIVIC SQUARE PARK
11 MINUTES

YAS BEACH
10 MINUTES

AL ZEINA
10 MINUTES

AL MUNEERA
10 MINUTES

AL BANDAR
10 MINUTES

AL HADEEL
10 MINUTES

ALDAR HQ
12 MINUTES

AL RAHA BEACH
14 MINUTES

KHALIFA CITY
15 MINUTES



ABU DHABI
INTERNATIONAL
AIRPORT
15 MINUTES



TO DOWNTOWN ABU DHABI
30 MINUTES

A person is seen from behind, standing on a grassy hill. They are holding a large, open umbrella with a vibrant rainbow pattern. The umbrella's handle is a bright blue, and a long blue streamer is attached to it, trailing off to the left. The person is wearing a grey hoodie and light-colored shorts. The background is a clear blue sky with some light clouds.

HOME IN EVERY SENSE

Wake every day to the quiet beauty of The Cedars at Yas Acres; designed with the wide-open spaces to nurture the lifestyle you imagined.



NURTURE IN NATURE



The Cedars is a countryside destination with all the benefits of the city. A self-sufficient community of 3 and 4 bedroom townhouses and villas surrounded by nature and in touching distance of world-class amenities.



The community is in close proximity to two international schools, ideal for growing families. It will also feature a cycling and jogging track, beautifully landscaped parks perfect for picnics, barbecues and outdoor yoga, as well as retail and community centres dotted with cafes, restaurants and shops. Essential to any community, mosques are conveniently located along the avenues.

THE VIEW FROM THE TOP



Each home is designed with space, serenity and convenience in mind; with pools, shops, mosques, schools and lush green space waiting right outside.









YAS ACRES GOLF & COUNTRY CLUB

A spectacular addition to the Abu Dhabi golf scene, the world class 9 hole golf course at the heart of Yas Acres will serve up both a challenging game and a breathtaking backdrop for the community. 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.





FLOOR PLANS





3

BEDROOM TOWNHOUSE

(MID-UNIT), TYPE A

- 3MA -

Total Gross Sellable Area: 312 m²



GROUND FLOOR



FIRST FLOOR

DISCLAIMER: Note that this floor plan was produced prior to the completion of construction and is indicative only and not to scale. Changes may be made during the development and areas, fittings, finishes and specifications are subject to change without notice in accordance with the provision of the Sale and Purchase Agreement. The furniture, pools and landscaping depicted within the villas and plots are not included with any sale and the positioning of furniture should not be taken to indicate the final positions of power points, TV connections and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted.

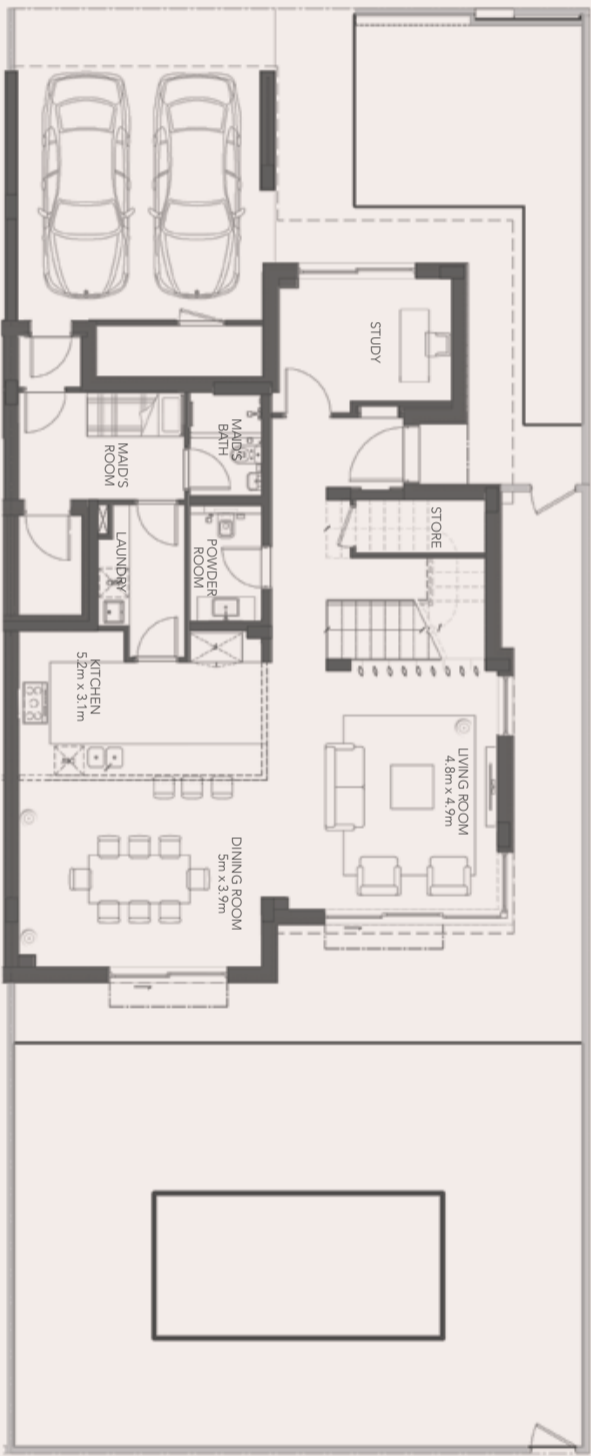
3

BEDROOM TOWNHOUSE

(END-UNIT), TYPE A

- 3EA -

Total Gross Sellable Area: 333 m²



GROUND FLOOR



FIRST FLOOR

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3

BEDROOM TOWNHOUSE

(MID-UNIT), TYPE B

- 3MB -

Total Gross Sellable Area: 315 m²



GROUND FLOOR



FIRST FLOOR

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3

BEDROOM TOWNHOUSE

(END-UNIT), TYPE B

- 3EB -

Total Gross Sellable Area: 333 m²



GROUND FLOOR



FIRST FLOOR

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3

BEDROOM SEMI-DETACHED VILLA

TYPE A

- 3X -



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3

BEDROOM SEMI-DETACHED VILLA

TYPE B

- 3Y -



Total Gross Sellable Area: 314 m²



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4

BEDROOM SEMI-DETACHED VILLA

TYPE A

- 4X -



Total Gross Sellable Area: 347 m²



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4

BEDROOM SEMI-DETACHED VILLA

TYPE B

- 4Y -



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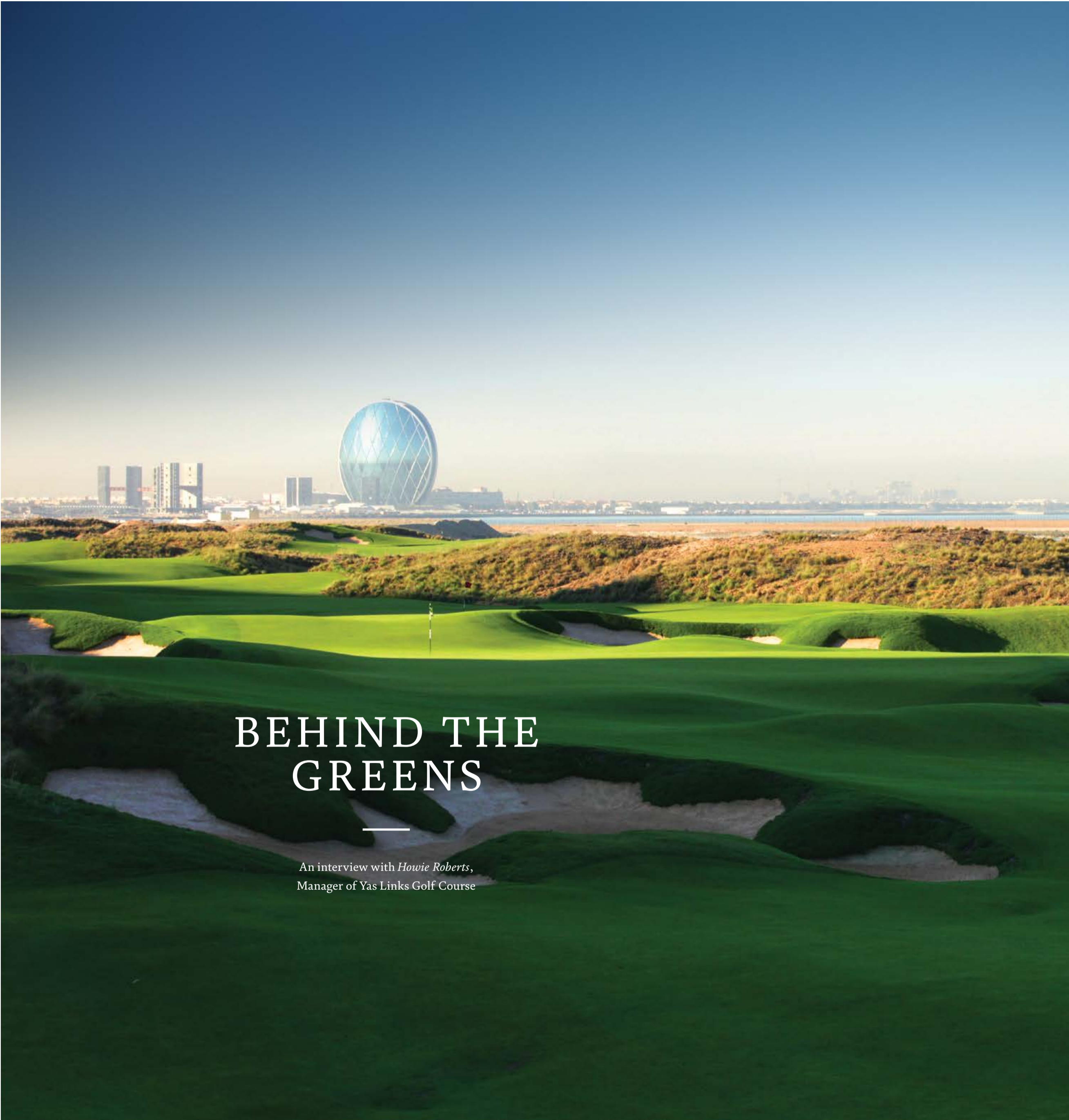


A LIFE OF LEISURE

Whether it is on the golf course, at the mall, by the pool
or at home with family, Yas Acres abounds with options
to keep you active and entertained.







BEHIND THE GREENS

An interview with *Howie Roberts*,
Manager of Yas Links Golf Course

PLEASE TELL US A BIT ABOUT THE COURSE AND WHAT A ‘LINKS’ COURSE MEANS.

Opened in 2010 and designed by world renowned designer Kyle Phillips, Yas Links opened to worldwide acclaim being the first links style course in The Middle East. The term links comes from describing a piece of land connecting arable land and the sea. This land was usually sand based and lacked the requirements to be good arable land where the land owners could grow crops. The land is usually free draining due to its sand base, and already sculptured by the winds and the sea providing a landscape different in form and characteristic to normal farm land.

YAS LINKS IS KNOWN AS ONE OF THE BEST GOLF COURSES IN THE UAE. WHAT EFFORTS GO INTO MAINTAINING THAT?

A list of over 100 pieces of machinery and a golf course maintenance team of 40 who start their working day at 4am all contribute to the mammoth effort that goes into presenting the course in the best possible condition every day. The summer season sees major renovation works take place to provide the best possible environment for the turf to grow in a healthy aerobic environment.

HAVE ANY TOP PROFESSIONALS PLAYED THE COURSE?

Most of the leading European tour players have appeared at Yas Links at some point. From major champions such as Rory McIlroy, Sergio Garcia and Darren Clarke, to international superstars such as Ricky Fowler, Ian Poulter and Bryson DeChambeau, the feedback from all the players is that Yas Links is one of the top courses in the world.

WHAT FIRST ATTRACTED YOU TO MOVE TO ABU DHABI?

When the opportunity to work at Yas Links arose it was a no brainer considering the calibre of the course and its prime location. To work at a course of this magnitude comes along very seldom.

WHAT DOES A USUAL WEEKEND ON YAS ISLAND LOOK LIKE FOR YOU AND YOUR FAMILY?

The weekend is family time but usually we end up doing whatever my daughter wants to do. A standard weekend for me includes a family breakfast at Yas Links, followed by a golf lesson for my daughter, with a visit to one of the parks – usually the water park and then dinner at my daughters favourite Cheesecake Factory.

LIVING AND WORKING ON YAS ISLAND, DO YOU FEEL PART OF A COMMUNITY?

There is definitely a community feel on Yas Island and this will only grow as more and more new residential developments complete. You quite often see familiar faces at the Yas hotel restaurants, playing golf, walking around the mall or even enjoying the water slides at the water park.

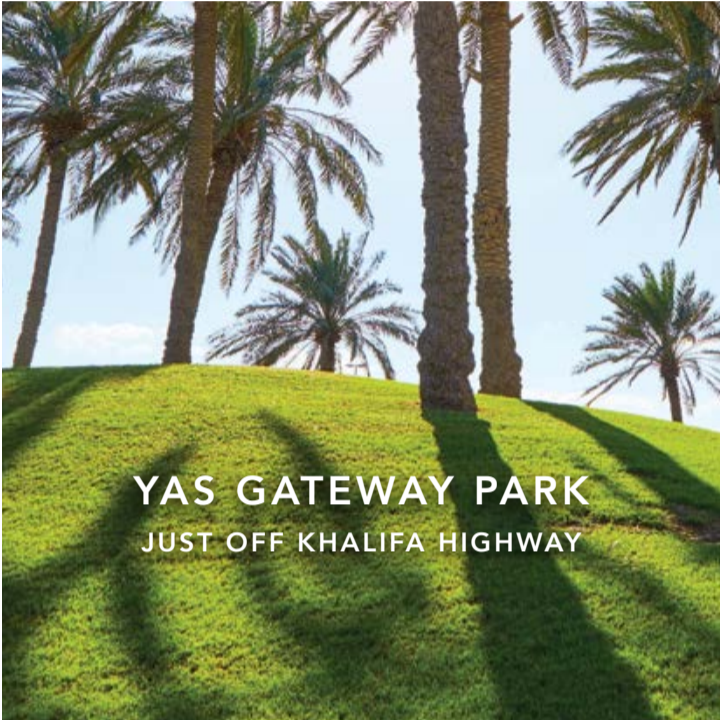
WHAT DO YOU FEEL IS THE BEST THING ABOUT LIVING ON YAS?

Quite simply the feel of not needing to go anywhere else, as Yas Island has everything that we need from weekly grocery shopping, through to full on entertainment and all the different food themes we could possibly want.

WHICH PLACE OR ATTRACTION ON YAS, WOULD YOU RECOMMEND THAT OTHER PEOPLE LIVING IN ABU DHABI SHOULD TRY TO VISIT?

One of the best investments I make every year is the annual family multi park pass for theme parks on Yas Island. My eight year old daughter Cariad, loves the water, so the waterpark is a regular place for us to visit, breaking this up with regular visits to Ferrari World, we always have plenty to do on the island. When Warner Bros opens and we further upgrade our annual pass, there simply won’t be any reason to leave the island. Yas Mall also has some great fun activities like Fun Zone for my daughter whilst my wife and I shop or visit the cinema.

EXPLORE YAS



YAS GATEWAY PARK
JUST OFF KHALIFA HIGHWAY

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



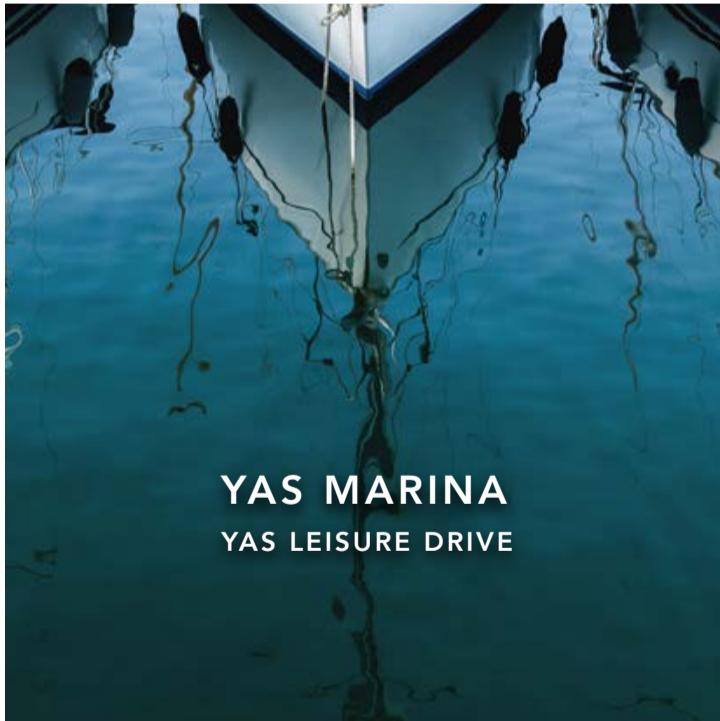
WARNER BROS. WORLD™
YAS ISLAND WEST EXIT

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



YAS BEACH YOGA
YAS BEACH

Centre your chi with the sand between your toes.



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.



YAS BEACH CLUB
YAS BEACH

Take dip in the peaceful infinity pool, or splash around in the kids pool. There’s something for everyone at this Yas Island beach club.



HICKORY’S
YAS LINKS

Indulge in heart-warming comfort food, with a side of golf course views.



YAS WATERWORLD
YAS ISLAND WEST EXIT

Thrill-seeker or max-relaxer – there’s something for everyone at this iconic waterpark.



YAS MALL
YAS ISLAND WEST EXIT

With 2.5 million sq ft of world-class shopping, leisure and dining, you’ll find the outfit and the occasion.



050 752 2578

enquiry@fcprop.net

02 445 5574

www.fcprop.net