

N O

Y A

نويـا جزيرة ياس

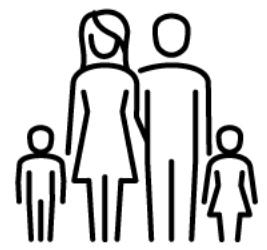


NOYA, YAS ISLAND

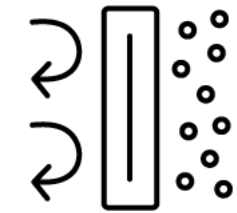
Own a home with room to grow, in a sought-after but accessible destination on the north of Yas Island. Choose from a selection of sustainably designed townhouses and villas, set along wide, leafy streets in a private gated community. With smart fixtures, quality fittings and generous outdoor space, homes are designed to enhance every lifestyle, from the busy professional to the young family. Modern 2 and 3 bed townhouses and 4 bed villas, with a choice of architectural designs and plot locations.



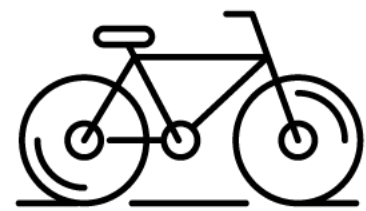
DEVELOPMENT FEATURES



FAMILY ORIENTED COMMUNITY



HIGHLY EFFICIENT GLAZING
AND INSULATION



BIKE SHARE SCHEME



COMMUNITY FACILITIES

	SWIMMING POOL		BBQ/PICNIC AREAS
	GYMNASIUM		PEDESTRIAN AND CYCLE NETWORK
	PLAYGROUNDS		EDIBLE GARDENS WHERE RESIDENTS CAN GROW FOOD
	MULTI-PURPOSE ROOM		COMMUNITY CENTRE
	INTERACTIVE OUTDOOR SPACES		COMMUNITY GARDENS
	SPORTS FACILITIES		SPLASH PAD



ADJACENT AMENITIES/ FEATURES



EDUCATION: WEST YAS ACADEMY, YAS SCHOOL,
SABIS INTERNATIONAL SCHOOL



RETAIL: YAS MALL, IKEA



LEISURE: YAS MALL, YAS LINKS, YAS MARINA, YAS MARINA CIRCUIT, YAS
WATERWORLD, WARNER BROS WORLD ABU DHABI, DU ARENA AND FERRARI
WORLD ABU DHABI



HOSPITALITY: CROWNE PLAZA, YAS HOTEL, YAS RADISSON BLU, YAS CENTRO,
YAS PARK INN, YAS ROTANA, YAS STAYBRIDGE SUITES



NEARBY CONNECTIONS: SAADIYAT ISLAND, ABU DHABI INTERNATIONAL
AIRPORT, E10 & E11 ROADS TO ABU DHABI AND DUBAI



KEY FACTS

No. of units	510
Unit types	Townhouses & Villas
Status	Under construction
Handover date	2023



TO SAADIYAT ISLAND
20 MINUTES

TO DUBAI
50 MINUTES

YAS AT A GLANCE



ABU DHABI
INTERNATIONAL
AIRPORT
20 MINUTES

TO DOWNTOWN ABU DHABI
30 MINUTES



OVERVIEW OF MASTERPLAN

KEY ELEMENTS & FEATURES



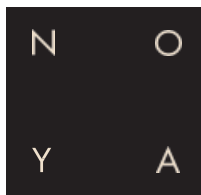
EDIBLE GARDENS

- Strategically placed around the Development. These gardens will be used by the residents to grow food, fruits and vegetables.



COMMUNITY PARK 1

- Playground
- Fitness Area
- BBQ area
- Seating/Picnic
- Lawn Areas
- Bike Racks



COMMUNITY CLUB

- Swimming pool
- Gym
- Multi purpose Room
- Splash Pad



CENTRAL PARK

- Playground
- Fitness Area
- BBQ area
- Seating/Picnic
- Lawn Areas
- Half Court



COMMUNITY PARK 2

- Playground
- Fitness Area
- BBQ area
- Seating/Picnic
- Lawn Areas
- Bike Racks



PEDESTRIAN & CYCLE NETWORK

- Integrated cycle and pedestrian network within the community

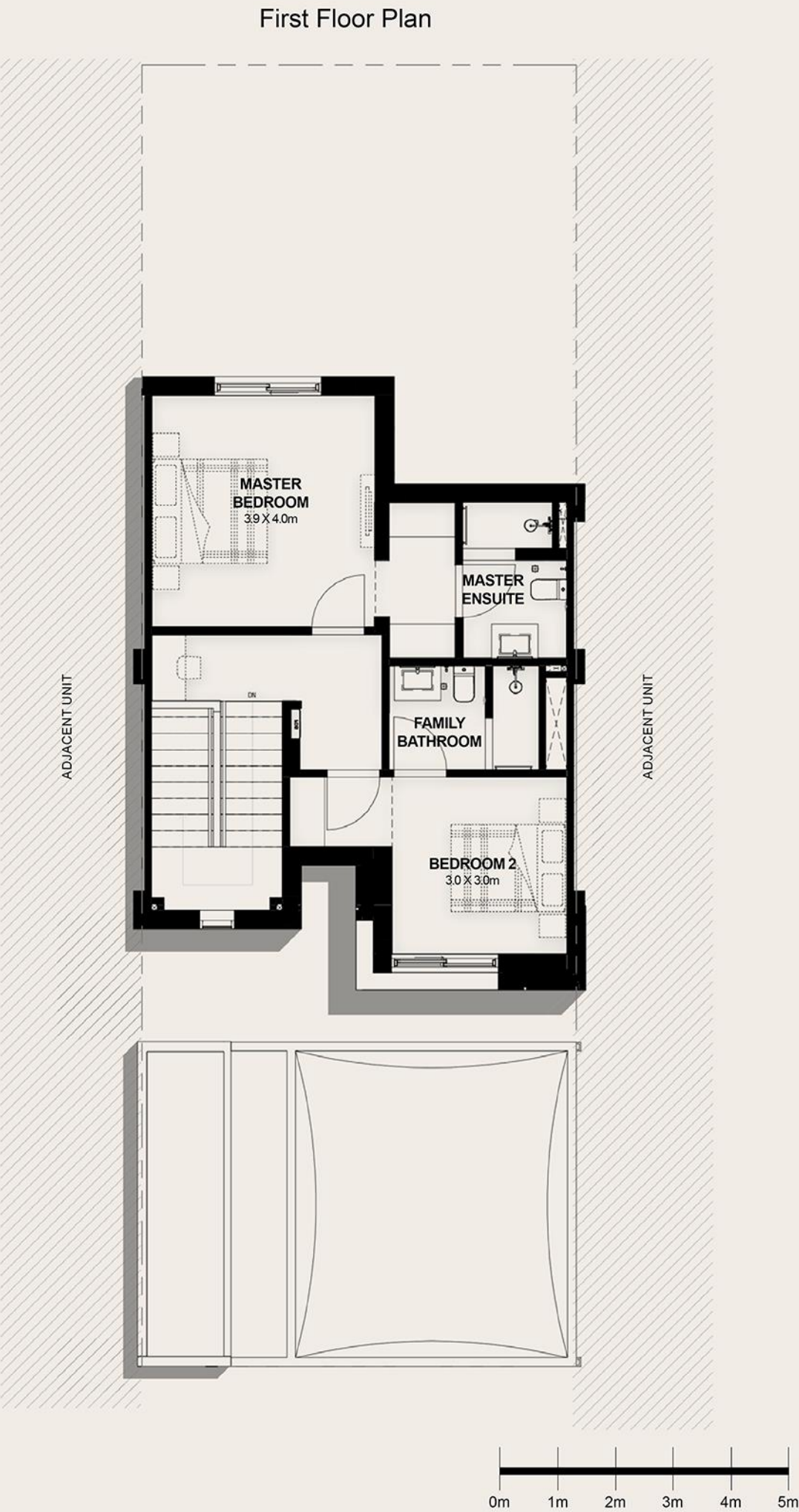
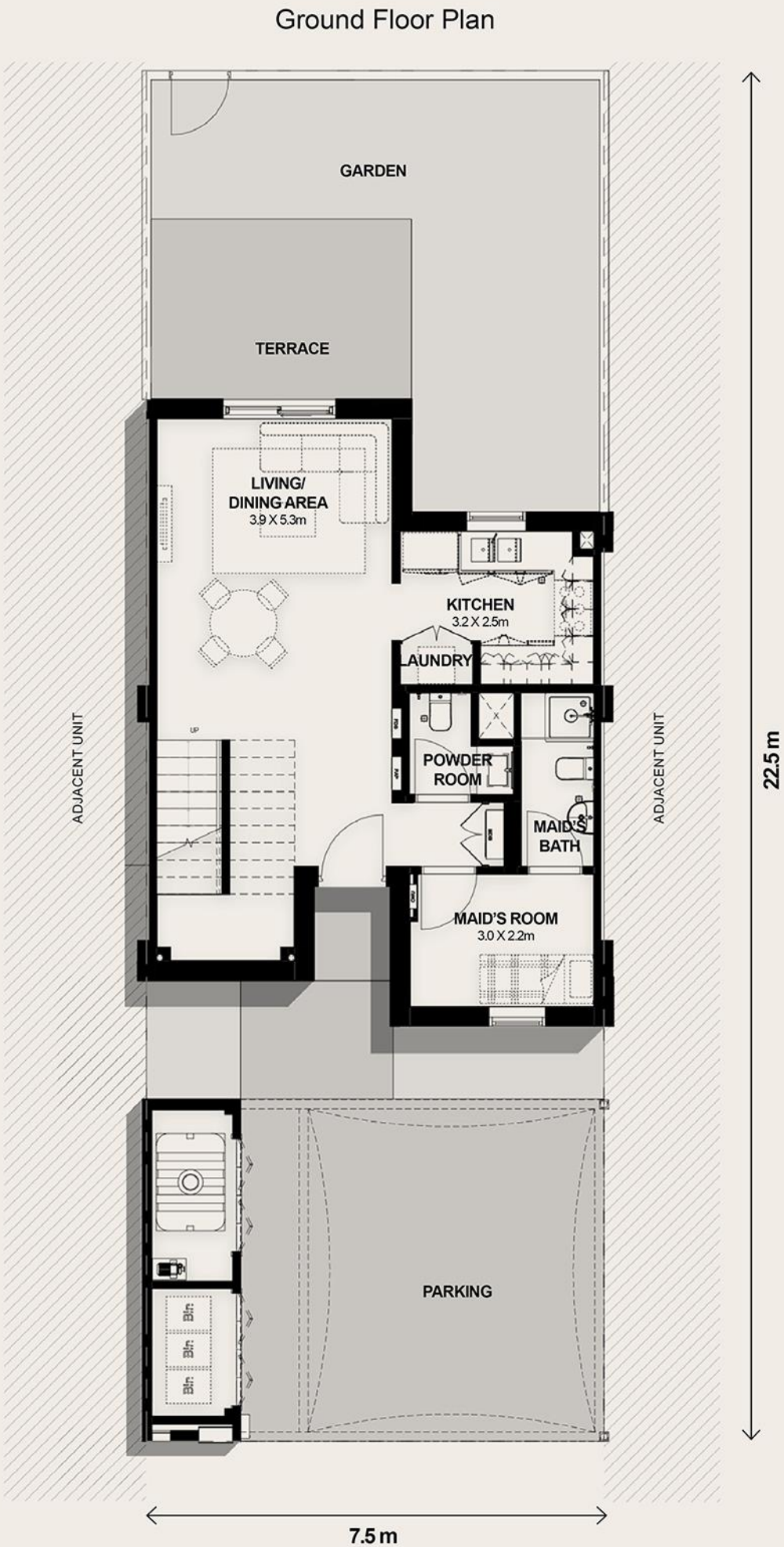




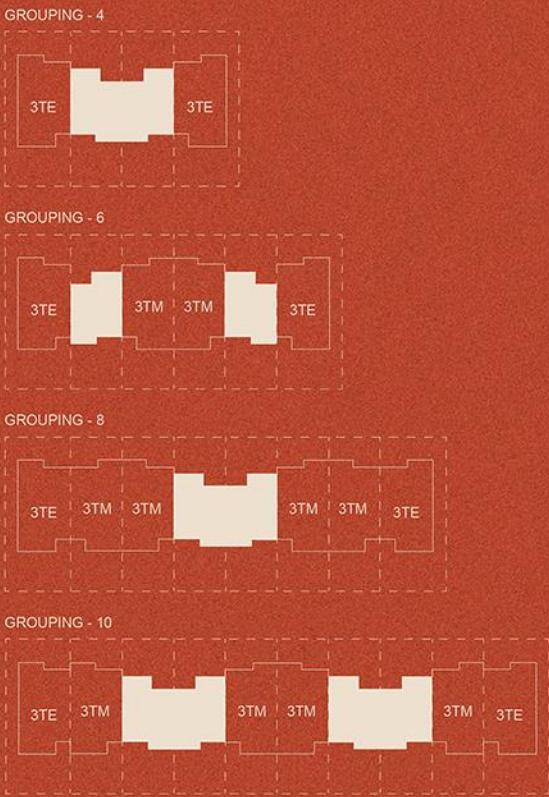
نویا جزیرة یاس

FLOOR PLANS

TOWNHOUSE
2 BED
MID UNIT



Key Plan

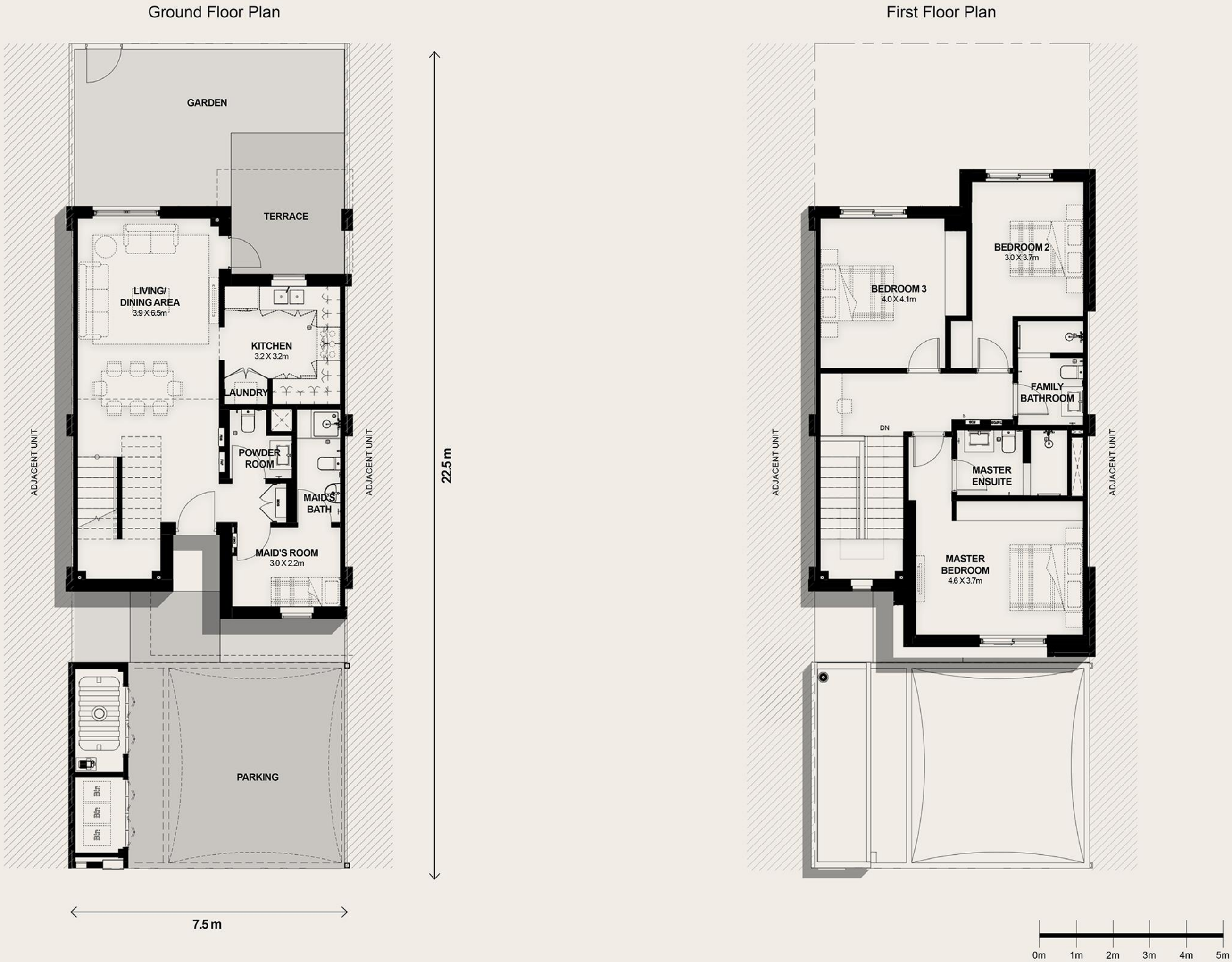


AREA: 124 SQM

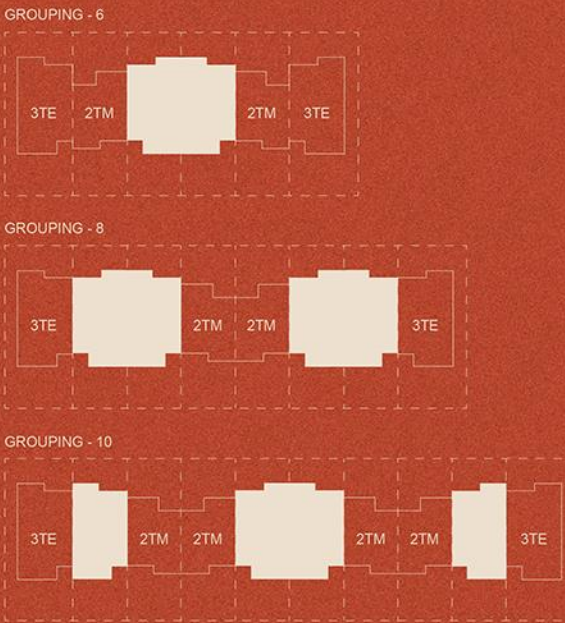
BEDROOMS: 2

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 contract of sale. The furniture depicted is not included with any sale and 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.

TOWNHOUSE
3 BED
MID UNIT



Key Plan

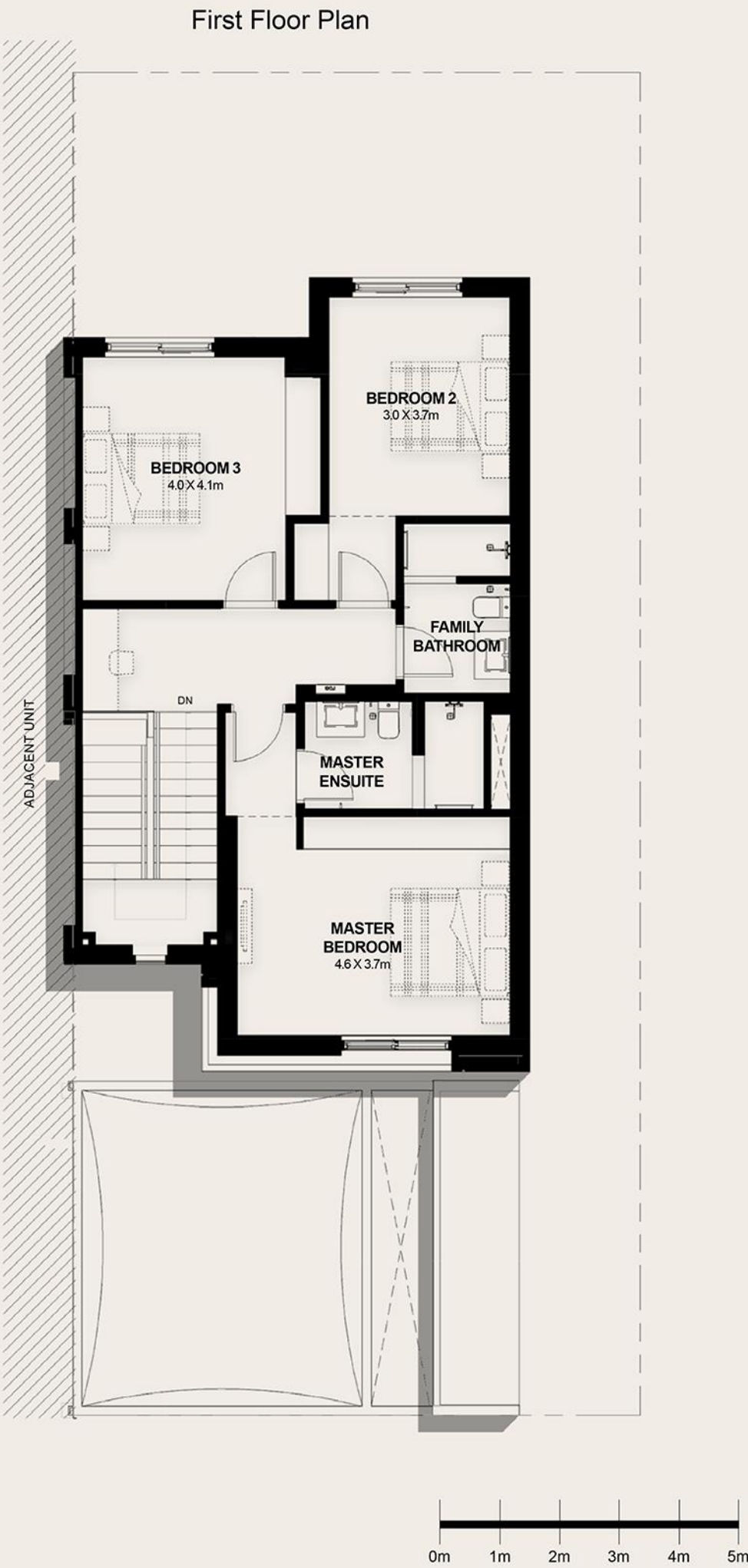
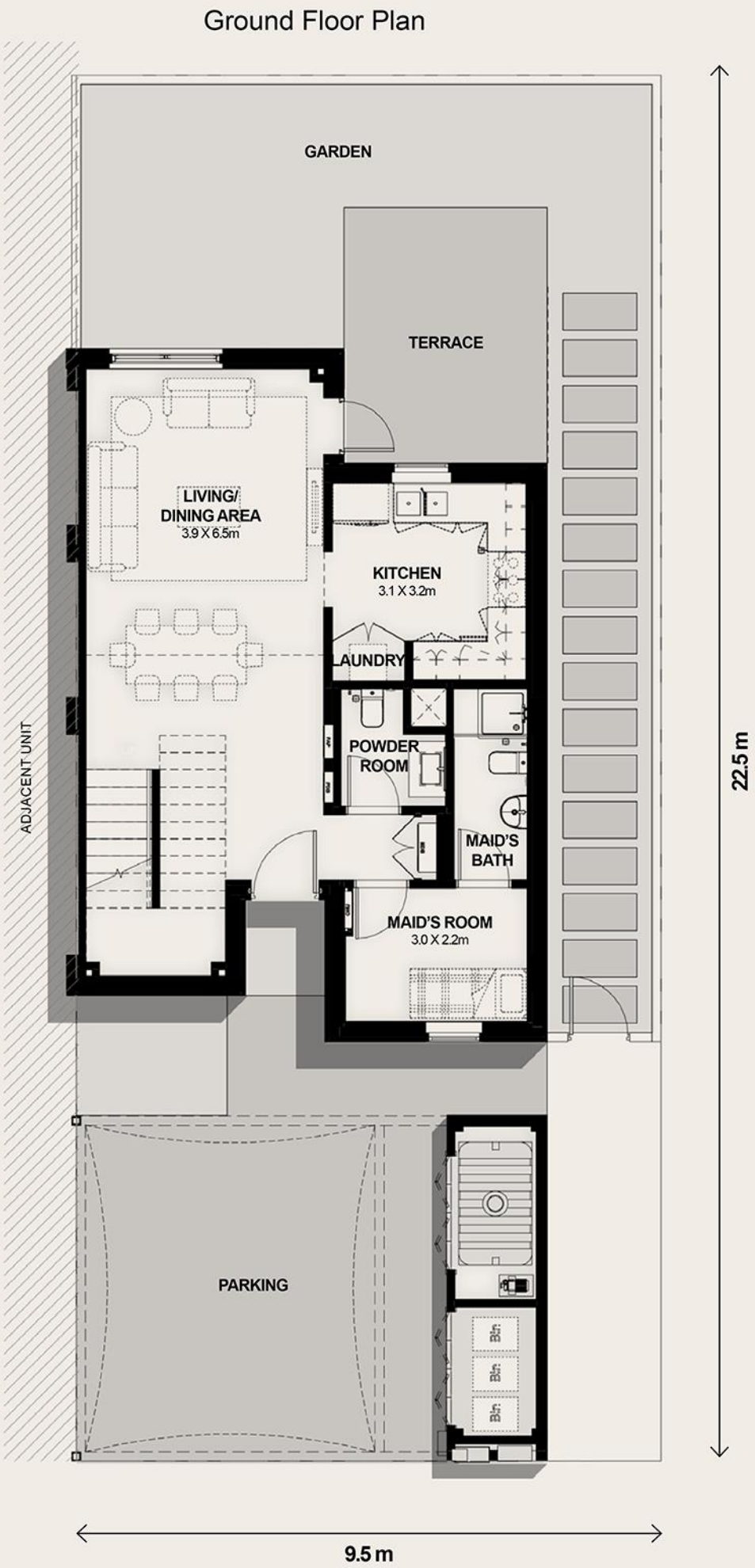


AREA: **163 SQM**

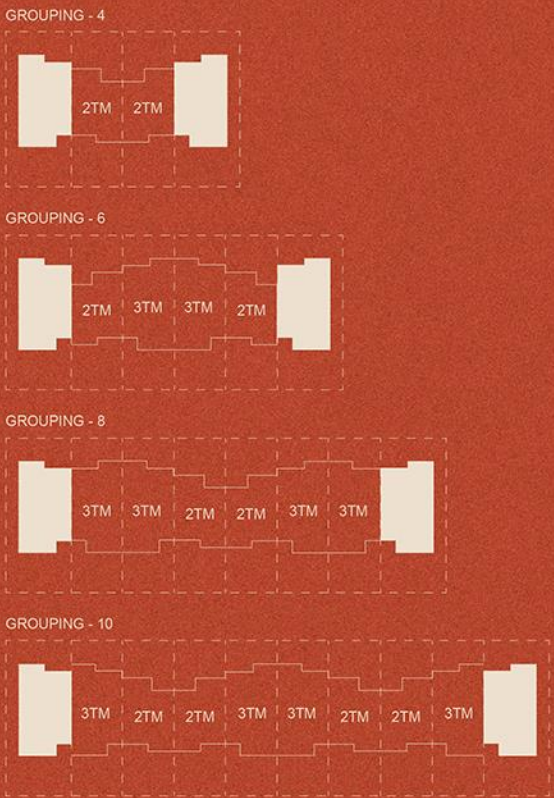
BEDROOMS: **3**

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TOWNHOUSE
3 BED
END UNIT



Key Plan

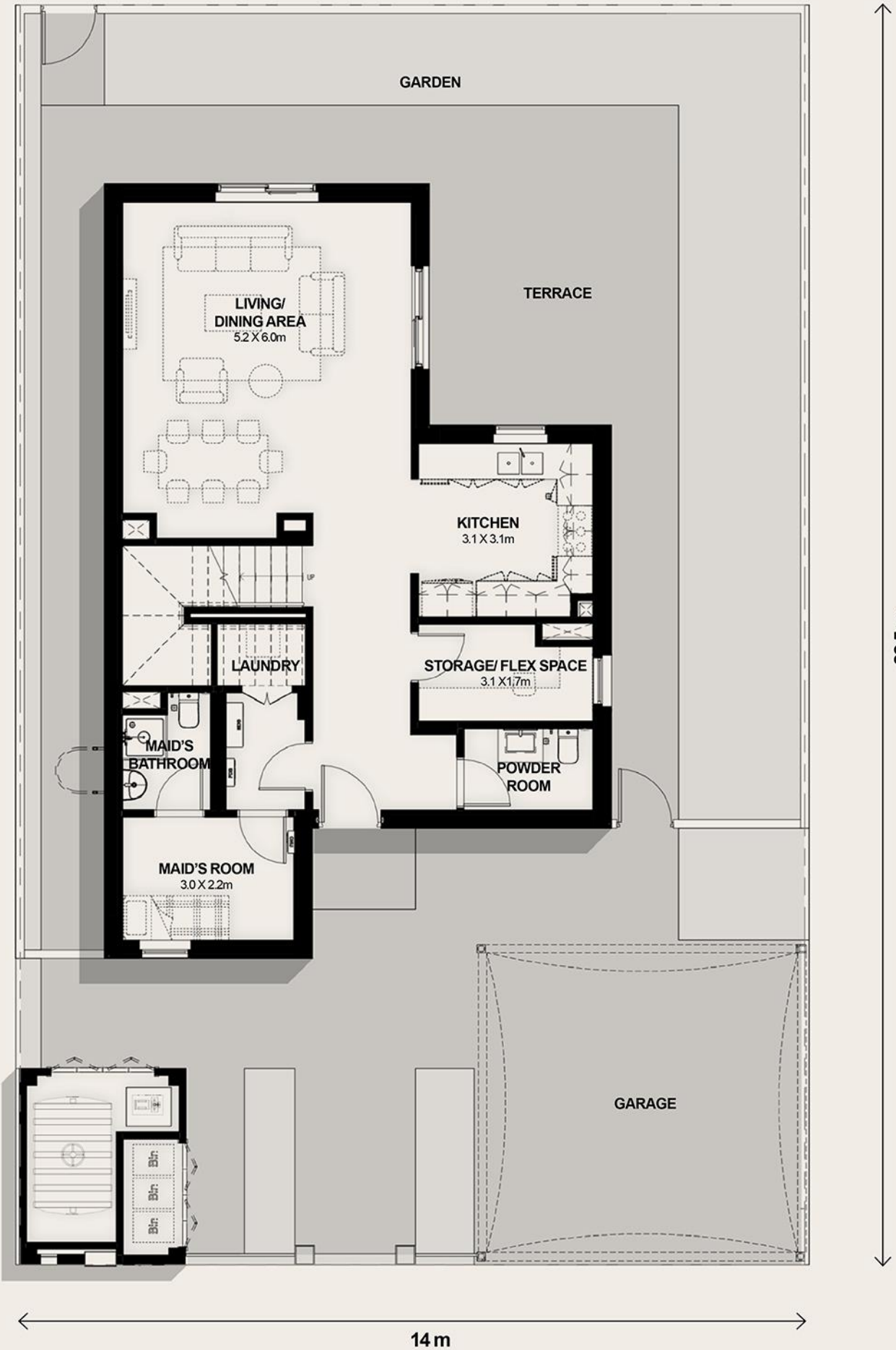


AREA: **166 SQM**

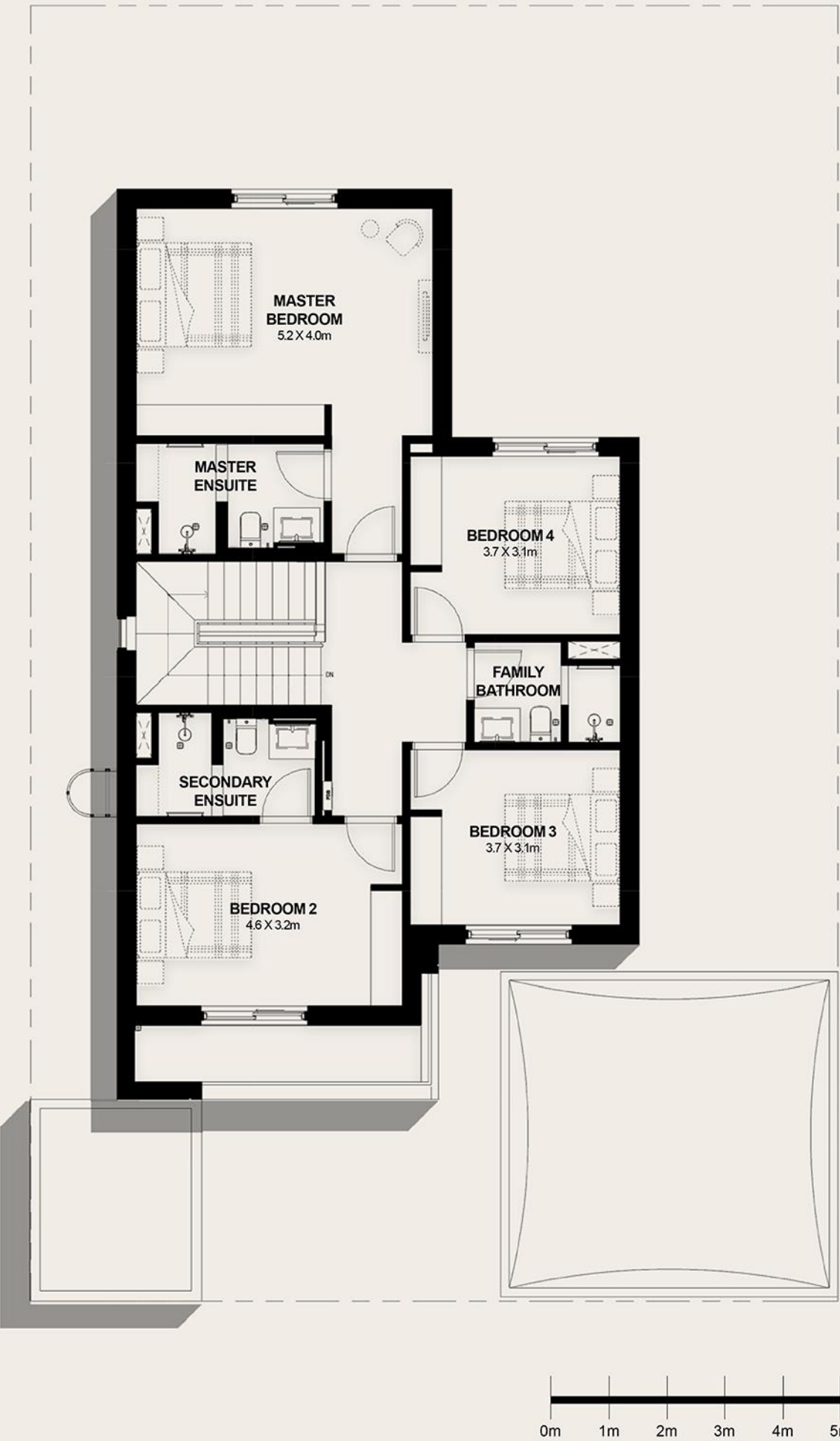
BEDROOMS: **3**

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Ground Floor Plan



First Floor Plan



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AREA: 210 SQM

BEDROOMS: 4

PAYMENT PLAN

Payment Plan	Instalment #	Payment Date	35 / 65
Upon Signing of SPA	1	Nov-20	5%
Construction Start	2	31-May-21	5%
Sub-structure Completion 50%	3	31-Oct-21	5%
Infrastructure Completion 50%	4	30-Apr-22	10%
Super Structure Completion 100%	5	30-Sep-22	5%
Façade Completion 100%	6	28-Feb-23	5%
Handover	7	Jul-23	65%
TOTAL			100%



نويا جزيرة ياس

FINISHING OPTIONS

Cool Option Kitchen



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Cool Option

Living room

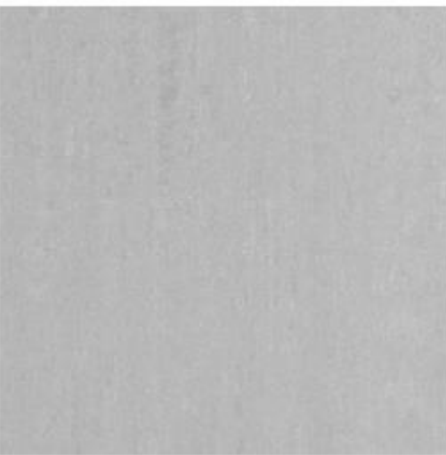


Main Door



Melamine on MDF

Flooring



Ceramics

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Cool Option Bedroom



Doors & Wardrobes



Melamine on MDF



Melamine on MDF

Flooring



Ceramics

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Cool Option Bathroom



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Warm Option Kitchen



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Warm Option

Living room



Main Door



Melamine on MDF

Flooring



Ceramics

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Warm Option
Bedroom



Doors & Wardrobes



Melamine on MDF

Inside wardrobes laminate



Melamine on MDF

Flooring



Ceramics

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Warm Option Bathroom



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