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YAS ISLAND

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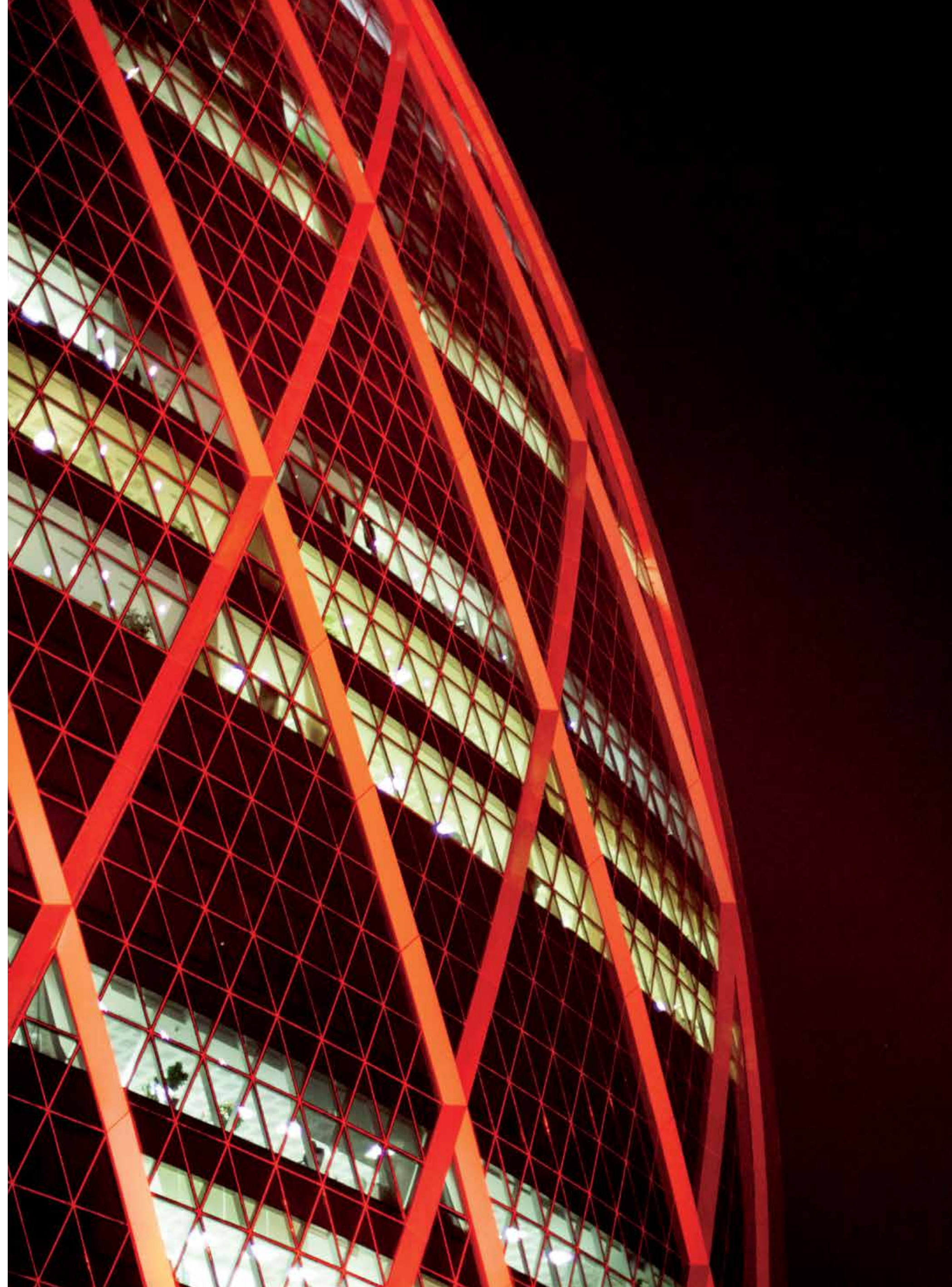


ABU DHABI

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.

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 become 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.



NOYA LUMA

LIVE IT ALL

Say hello to Noya Luma. A new, villa-only resort lifestyle community that gives everyone the opportunity to live it all. All the adventure from being at the heart of Yas Island. All the fun that comes from living for today. And all the freedom to make new memories, with friends and family. It's life as you want it, from sunrise to sunset.





NOYA LUMA

NOYA LUMA

NOYA *Luma*
YAS ISLAND

Own a home and live it all in an exciting, new resort lifestyle destination on the North of Yas Island. Choose from a selection of limited 3-5 bed stand-alone villas, providing total exclusivity for you and your family with access to world-class amenities including a resort-style pool and park.





Perfect for growing families,
each villa in this private gated
community provides you with
all the space you need.

Experience all the fun that comes
with an exclusive resort-style pool
and entertainment area.





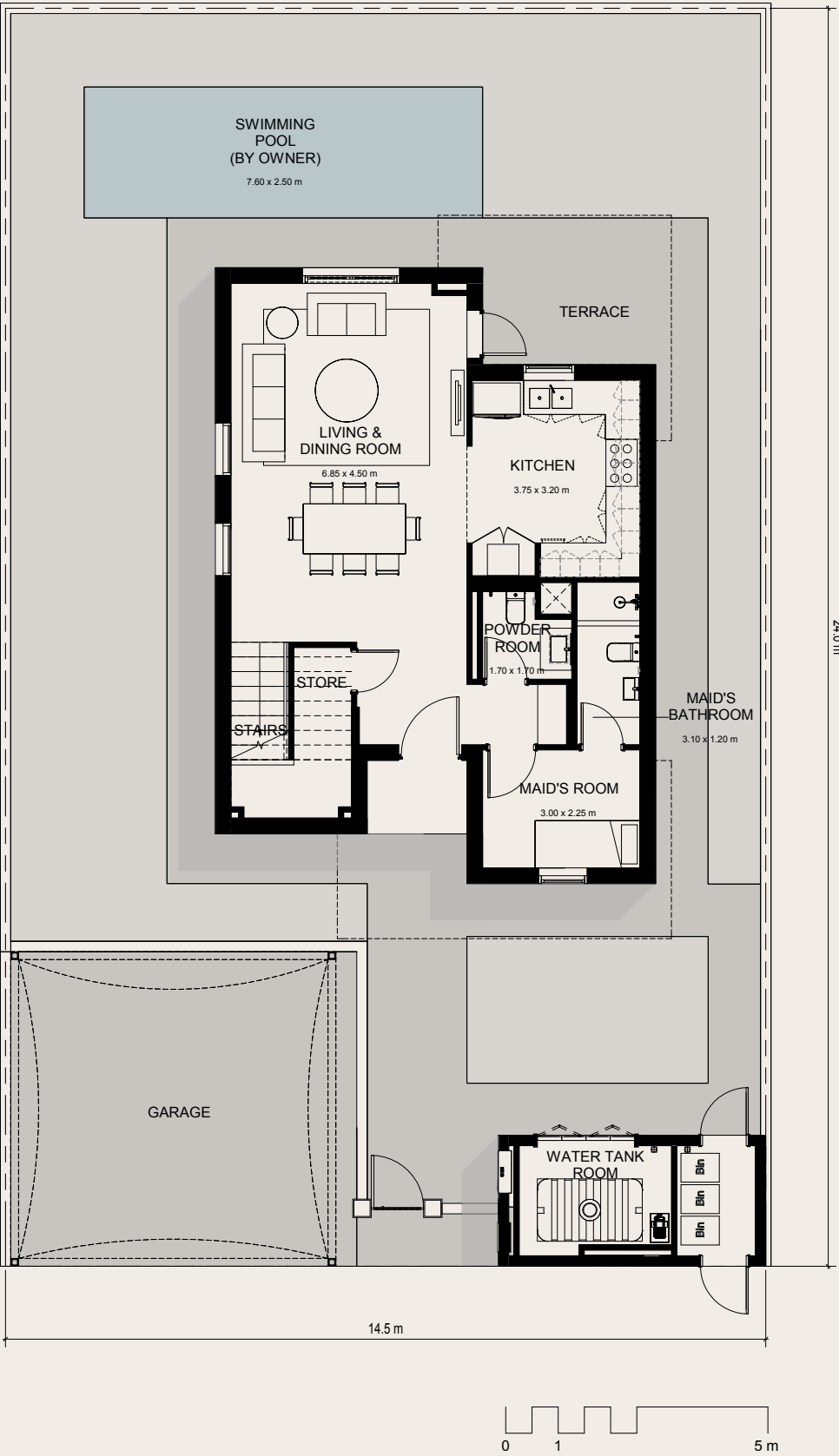




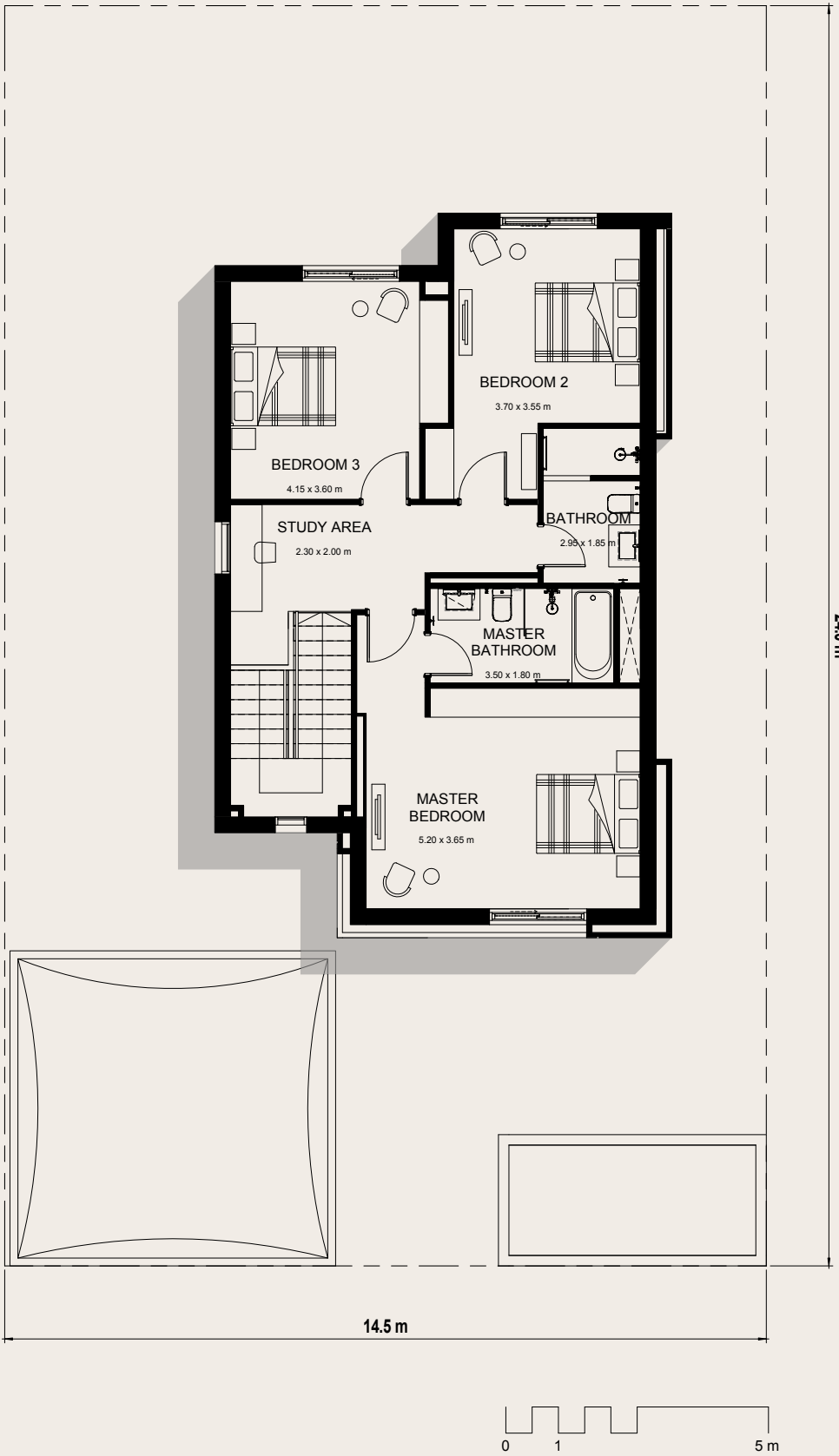


Relax and enjoy the tranquility
of your own private garden.

GROUND FLOOR PLAN



FIRST FLOOR PLAN

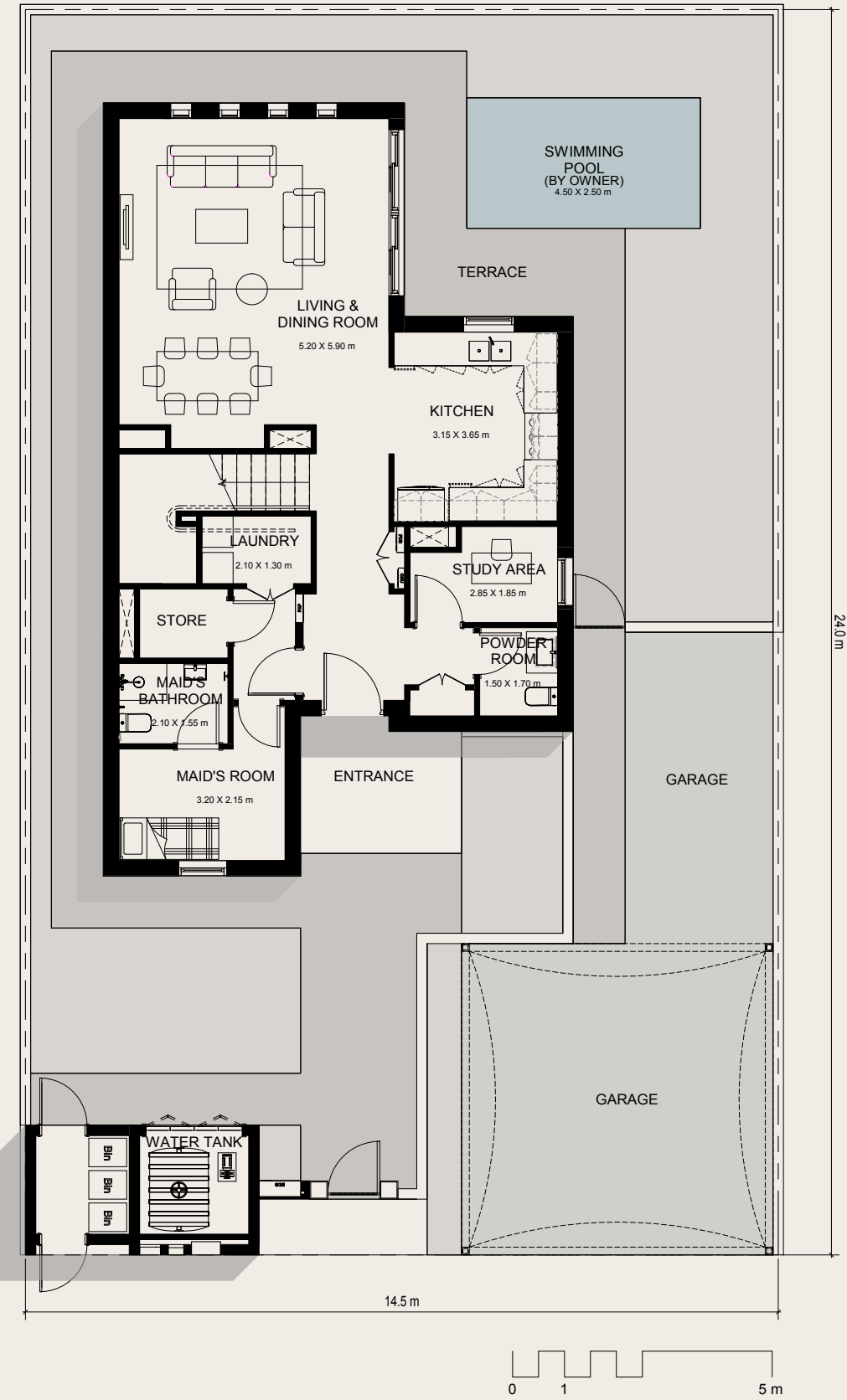


Note that this floor plan was produced prior to the completion of construction and is indicative only and not to scale. Changes may be made during the development and areas, fittings, finishes and specifications are subject to change without notice in accordance with the provision of the contract of 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.

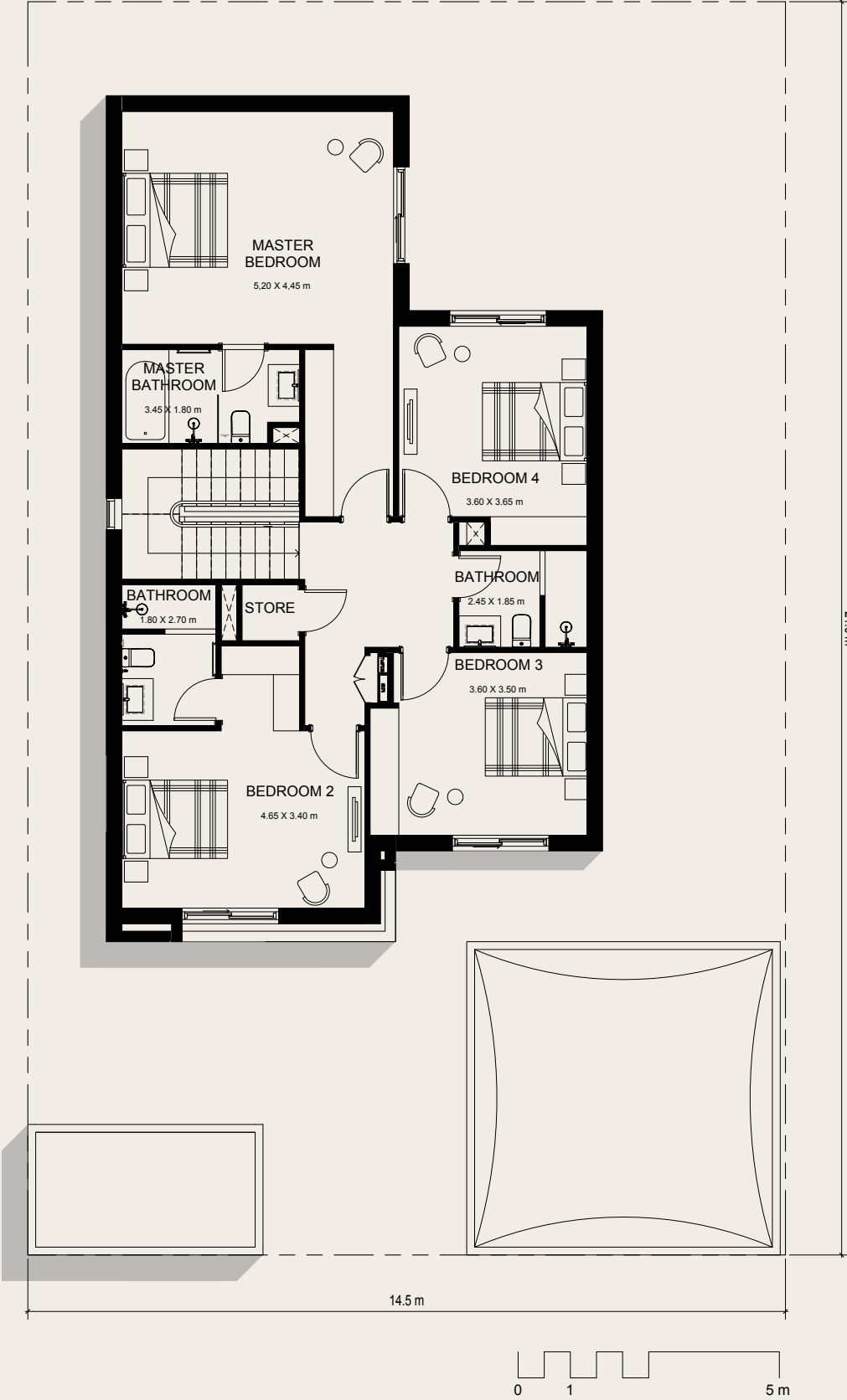
AREA: **188 SQM**

BEDROOMS: **3**

GROUND FLOOR PLAN



FIRST FLOOR PLAN

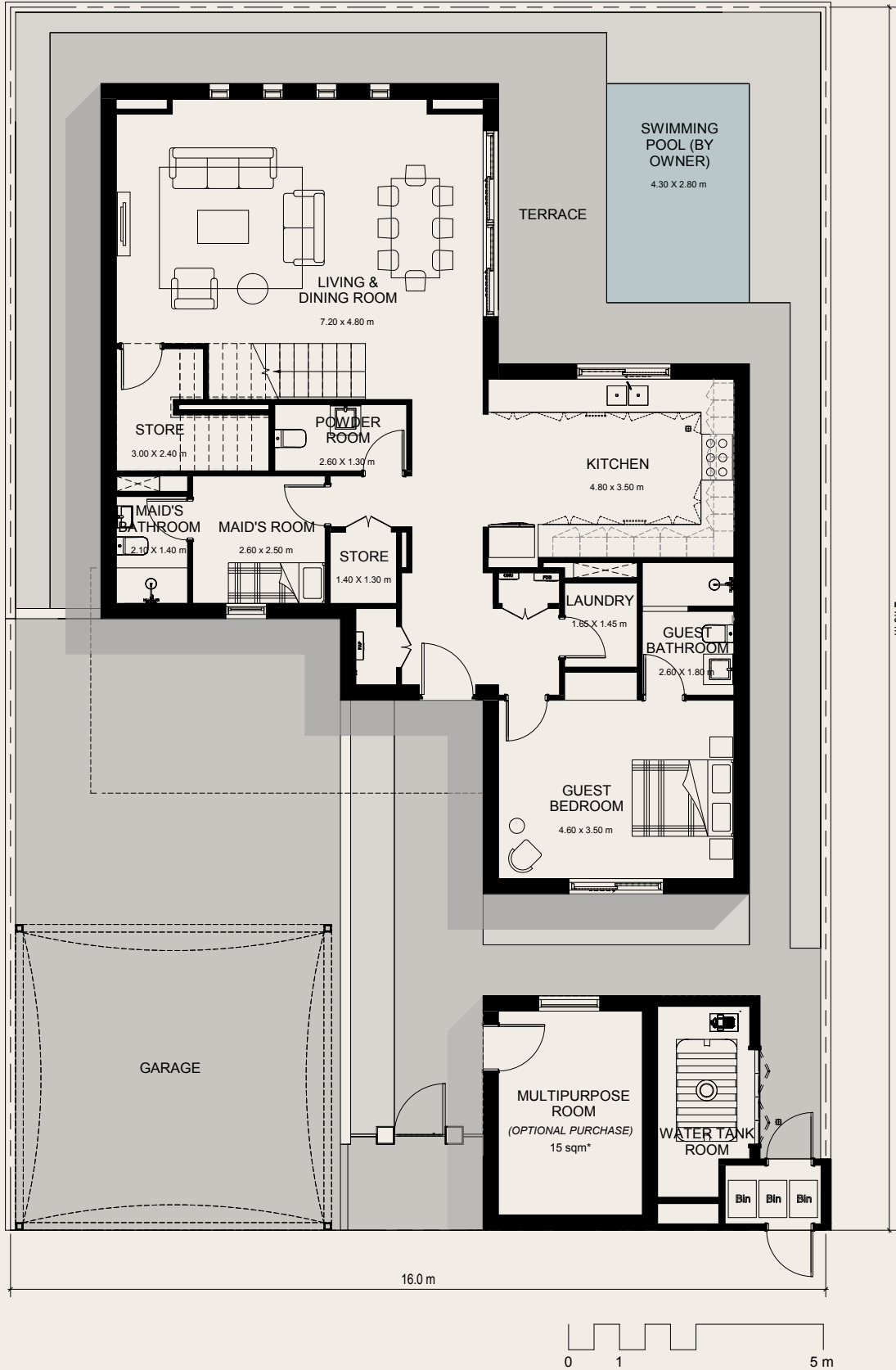


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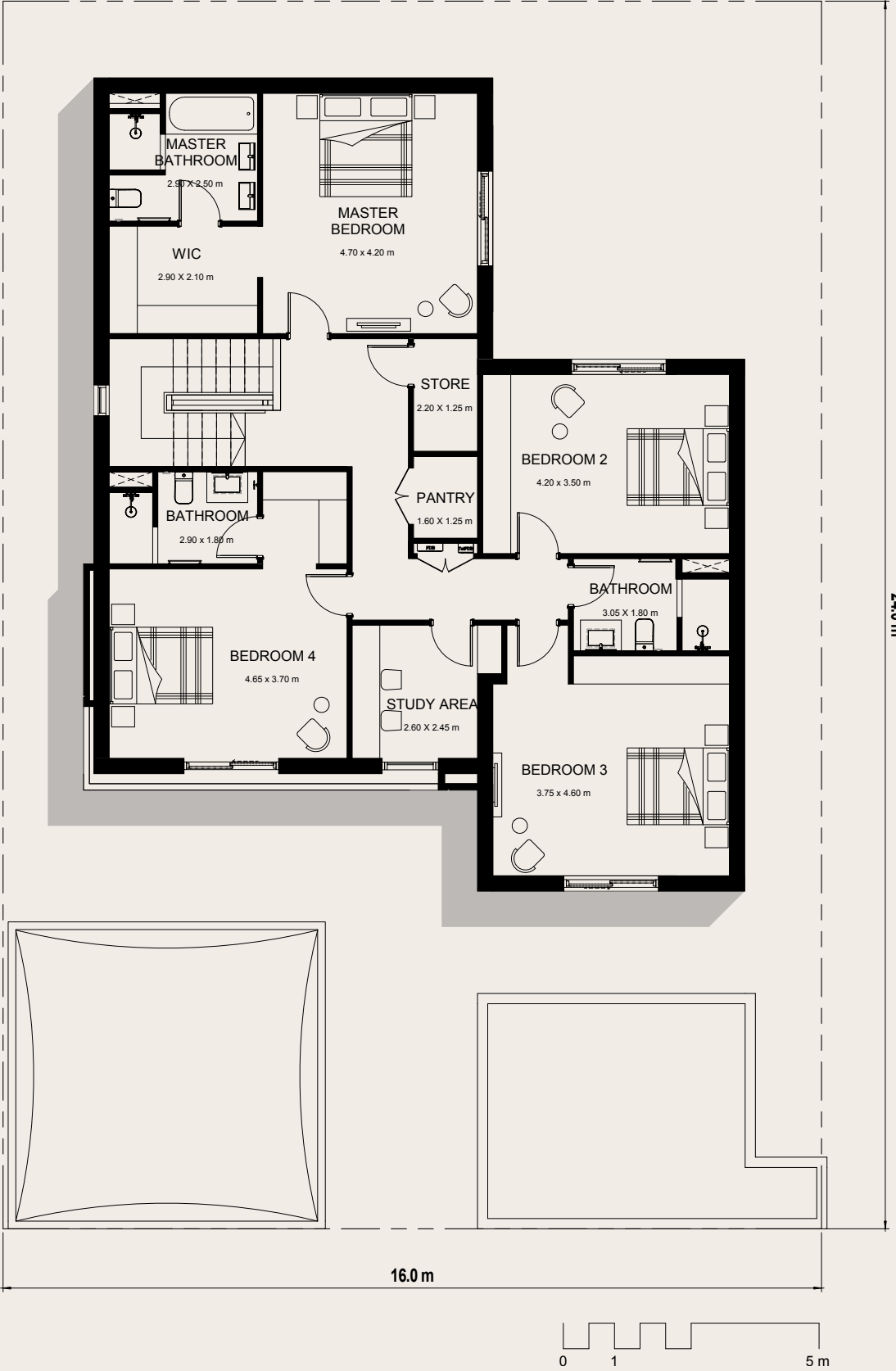
AREA: 227 SQM

BEDROOMS: 4

GROUND FLOOR PLAN



FIRST FLOOR PLAN



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AREA: **289 SQM**

BEDROOMS: **5**

*The above area excludes the optional Multipurpose Room area (15 SQM).





VILLA FEATURES



HIGH SOLAR REFLECTANCE ROOF MATERIAL



HIGHLY EFFICIENT GLAZING AND INSULATION



LED LIGHT FIXTURES



LOW-FLOW FIXTURES



LOW VOC PAINT









IN THE COMMUNITY

This is where it all happens. Where days start with sprints on the track or a stroll through the park. Where professionals grab coffee before work, and friends catch up over lunch. Where families chase the thrills of Yas Island's theme parks, and couples shop at Yas Mall.

COMMUNITY FACILITIES



RESORT-STYLE COMMUNITY POOL



PLAYGROUNDS



COMMUNITY GARDENS & PARKS



MULTI-PURPOSE ROOM



WATER SLIDES



PICNIC AREAS



GYMNASIUM

Dine, shop and take advantage of the endless amenities of the Noya village, and enjoy easy access to the energy of Yas Island whenever your heart desires.



COMMON NOYA FACILITIES

-  COMMUNITY HUB
-  PLAYGROUNDS
-  SPORTS CENTRE & GYMNASIUM
-  BBQ AND PICNIC AREAS
-  NEW ALDAR ACADEMIES BRITISH SCHOOL
-  COMMUNITY GARDENS
-  KIDS SPLASH PAD
-  SKATE PARK
-  NOYA VILLAGE (RETAIL CENTRE)

With green, open spaces to
explore, enjoy a perfect day
out with friends and family.



NOVA LUMA

YAS ISLAND

Step outside the community and 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, Ferrari World Abu Dhabi, Yas Waterworld Abu Dhabi and Warner Bros. World™ Abu Dhabi are just around the corner.



< TO SAADIYAT ISLAND
20 MINUTES

TO DUBAI >
50 MINUTES

YAS AT A GLANCE

< TO DOWNTOWN ABU DHABI
30 MINUTES

ABU DHABI
INTERNATIONAL
AIRPORT
20 MINUTES

KHALIFA CITY
20 MINUTES

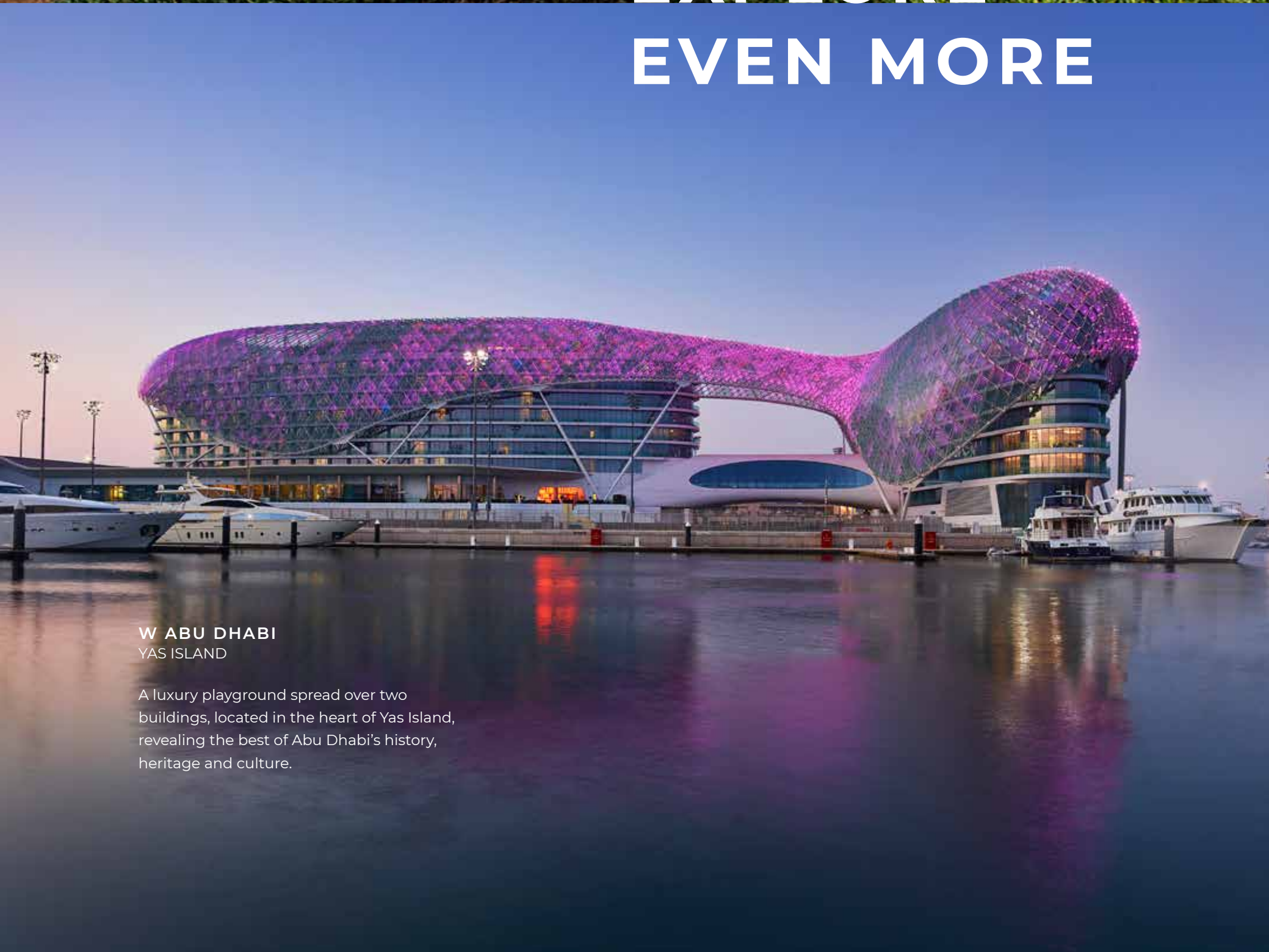






YAS LINKS GOLF CLUB

EXPLORE EVEN MORE



W ABU DHABI
YAS ISLAND

A luxury playground spread over two buildings, located in the heart of Yas Island, revealing the best of Abu Dhabi's history, heritage and culture.



Yas
Waterworld
ABU DHABI

FERRARI WORLD ABU DHABI

9 MINUTES

Find that Ferrari feeling, with 41 thrilling rides and attractions to choose from, in a world full of Ferrari fueled fun.

YAS WATERWORLD ABU DHABI

8 MINUTES

Whether you're after family fun or adrenaline pumping experiences, there's something for everyone at Yas Waterworld Abu Dhabi, Water's Greatest Playground.

Warner Bros. World™ Abu Dhabi

10 MINUTES

Hungry for action? Or after some whimsical fun? You'll find it all at Warner Bros. World Abu Dhabi, plus the chance to meet over 35 DC and Animation live characters.

YAS GATEWAY PARK

A MINUTE AWAY

Grab your picnic basket and seek out a shady spot for lunch at this hidden haven, located just a minute from Noya.

YAS LINKS GOLF CLUB

112 bunkers across an 18 hole course surrounded by mangroves. Yas Links is a beautiful waterfront challenge for experienced golfers.

DU ARENA

YAS LEISURE DRIVE

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

YAS BEACH CLUB

Take dip in the peaceful infinity pool, or splash around in the kids pool. There's something for everyone at Yas Beach Club.

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 MALL

Shopping for fun or fashion is just the beginning at Yas Mall. It's easy to spend the whole day enjoying its huge selection of restaurants, cafes, play centres and cinemas.

TWOFOURS4

YAS BAY

The home of media and entertainment is coming to Yas Island. A campus where over 470 media companies innovate, collaborate, and create.

ETIHAD ARENA

YAS BAY

A new stage is set for the world's best performers. Introducing the region's largest indoor arena to the Yas Bay waterfront.





WARNER BROS.
WORLD™
ABU DHABI





050 752 2578

enquiry@fcprop.net

02 445 5574

www.fcprop.net