Golf Collection

SOUQ FURNISHED APARTMENTS





# EVERYTHING WE DO COMES FROM THE HEART

Aldar is 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.

Net Profit

**AED 688 MN**Q1 2022 \_\_\_\_\_

Net Profit

**AED 2.33 BN** FY 2021

Revenue

**AED 2.60 BN**Q1 2022 ———

Revenue

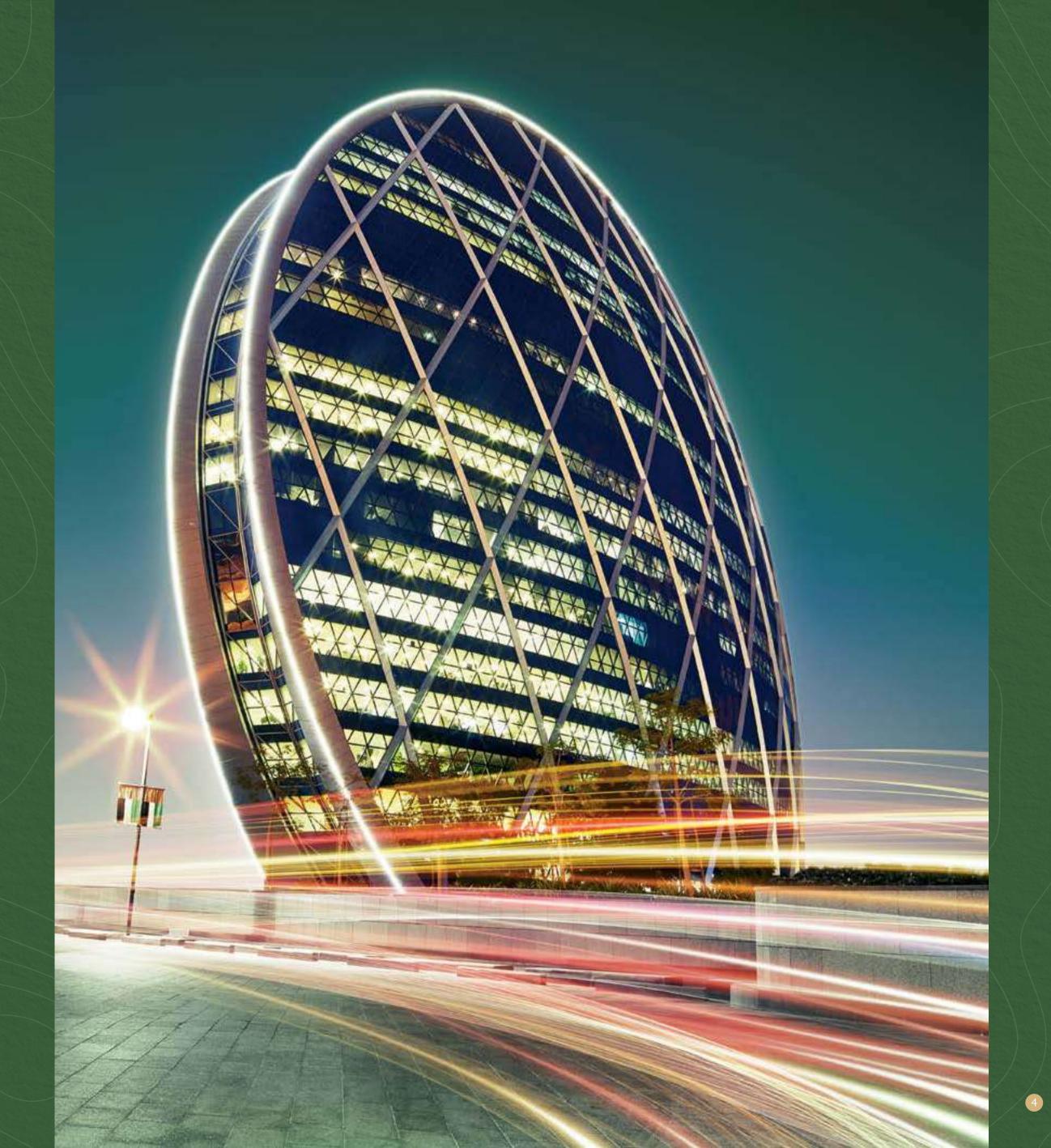
**AED 8.58 BN**FY 2021 \_\_\_\_\_

Revenue Sales

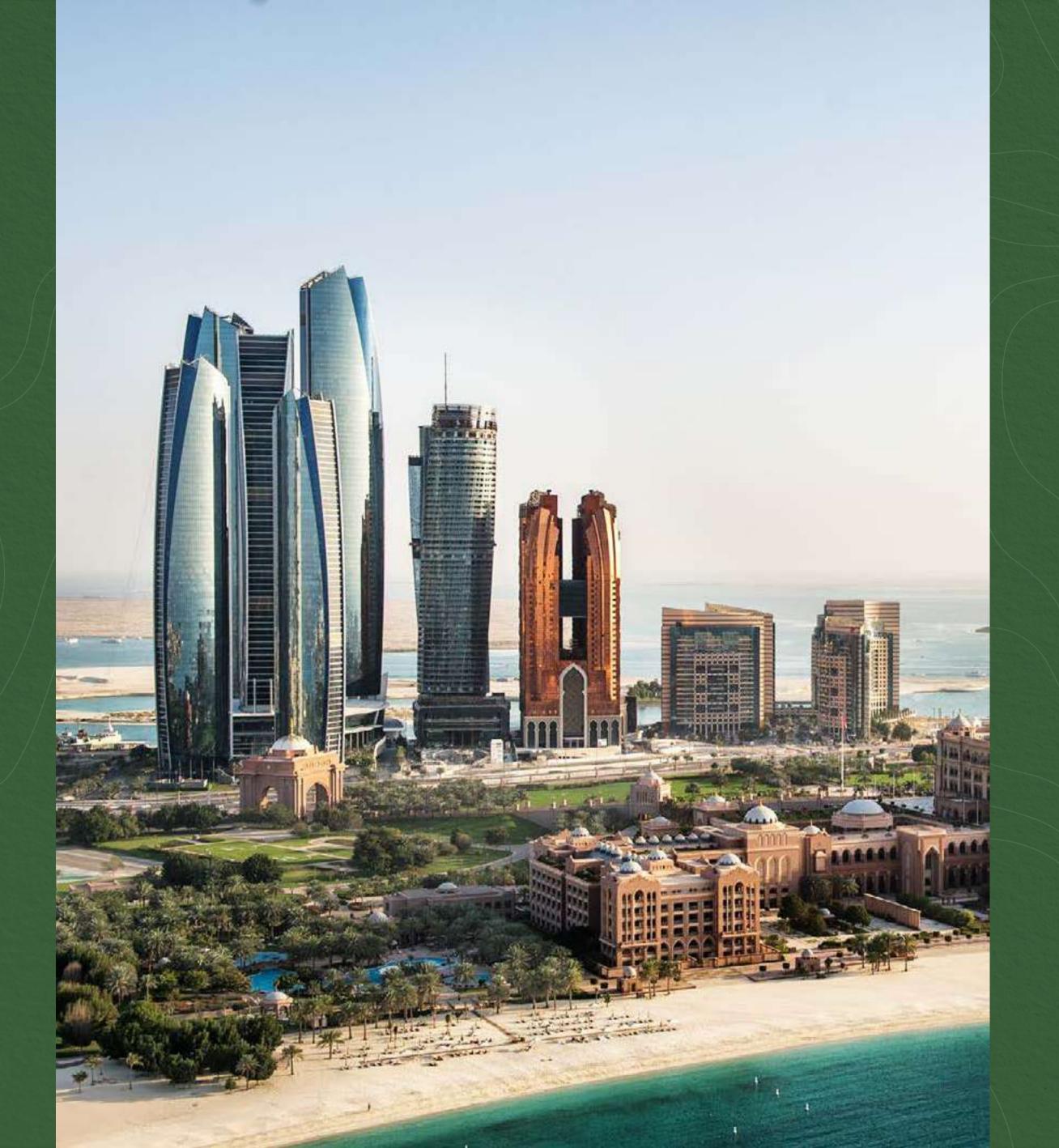
**AED 7.2 BN** FY 2021 \_\_\_\_\_

Investment Portfolio Increase

**AED 1.0 BN** FY 2021 \_\_\_\_\_







#### A PROMISING FUTURE AWAITS AT ABU DHABI

The city has been named the safest city in the world for the last six years

Abu Dhabi is the 2nd city in the region in terms of quality of living

Abu Dhabi is the UAE's capital and the largest emirate; its contribution to the country's gdp exceeds AED 840 billion

It has been ranked as the most innovative city in the middle east

In 2021, Abu Dhabi topped the charts of property transactions with over AED 69 billion

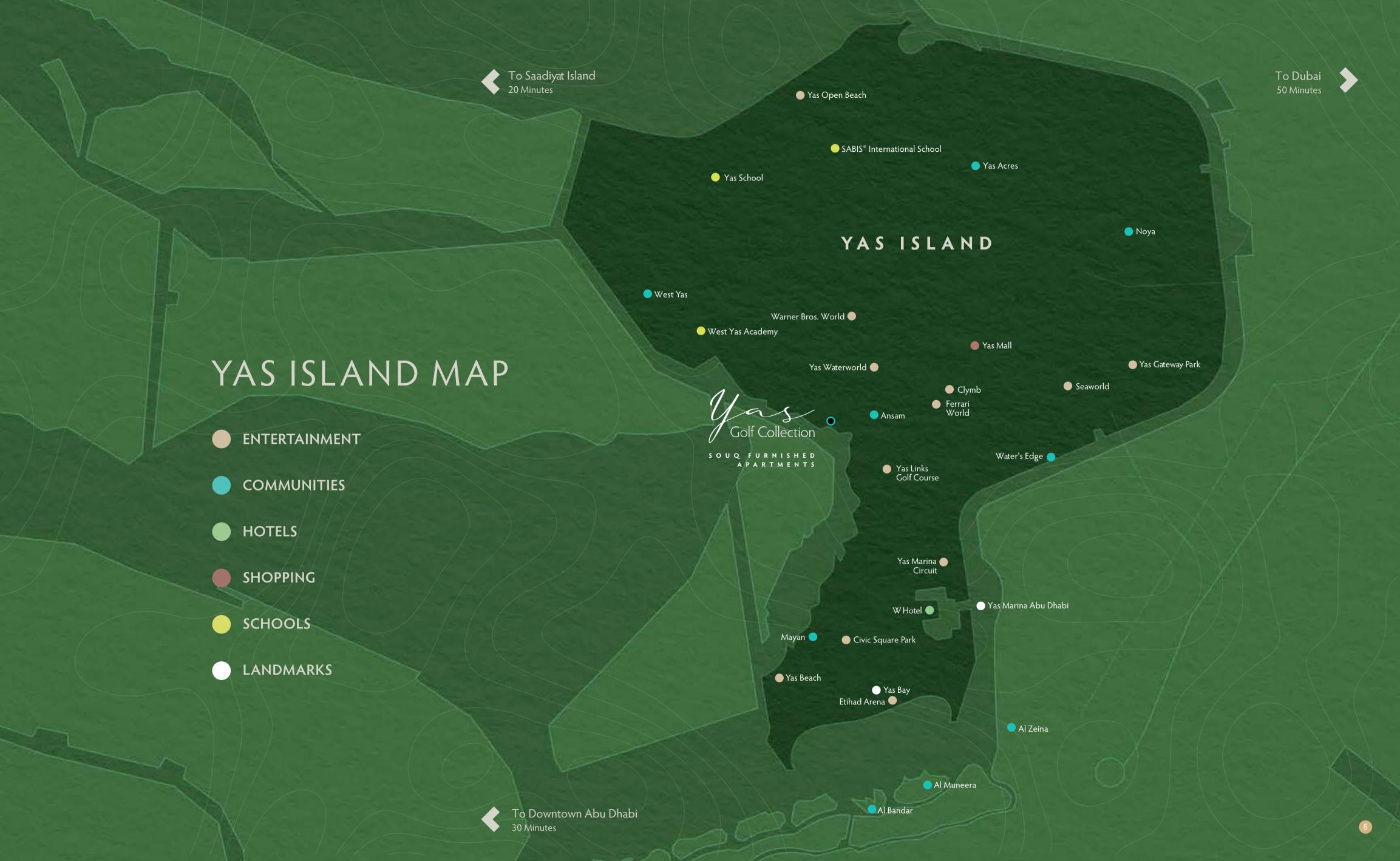
Abu Dhabi is the UAE's thriving capital with one of the most diverse populations in the world. Residents from over 200 nationalities are proud to call the city home

Abu Dhabi is a hub of international travel. 33% Of the world is just a swift 4-hour flight away



LIVING THE YAS
ISLAND WAY

Step out of your home and head towards countless exciting activities. No matter your mood, there's always something to satisfy your desires. So whether you're on the lookout for an adrenaline rush at Ferrari World Abu Dhabi, Yas Waterworld Abu Dhabi, and Warner Bros, or a tranquil evening, relaxing under a beautiful sunset by the beach, everything is just around the corner.





# YAS GOLF COLLECTION SOUQ FURNISHED APARTMENTS

A curated collection of beautiful, fully furnished apartments. Enjoy breathtaking garden views and a souq within the community.





ONE HOME.
MANY LIFESTYLES.

When you own a furnished apartment at Yas Golf Collection, you can enjoy the lifestyle you've always wanted. Practice your swing at Yas Links, unwind by the beach, discover new trends at Yas Mall, or satisfy your thrill for adventure at Yas Theme Parks.





#### A PLACE TO CALL HOME

- AWE-INSPIRING VIEWS

  Enjoy views of Yas Theme Parks, Yas Links, and beautiful gardens
- BUILT WITH SUSTAINABILITY IN MIND
  A community designed to meet 2 Pearl Rating

#### CLOSE TO IT ALL

A short drive away from Abu Dhabi, Dubai, and world-famous attractions

#### RESORT-STYLE AMENITIES

Swimming pools, meditation lawns, and wellness centers are all within the community

#### WORLD-CLASS EDUCATION NEARBY

The best international schools are close by

### IN THE HEART OF IT ALL

The fun, the thrills, and the excitement are just minutes away from you. No matter what kind of day you're looking for, everything that matters is just a short drive from home.

Golf Collection

SOUQ FURNISHED APARTMENTS



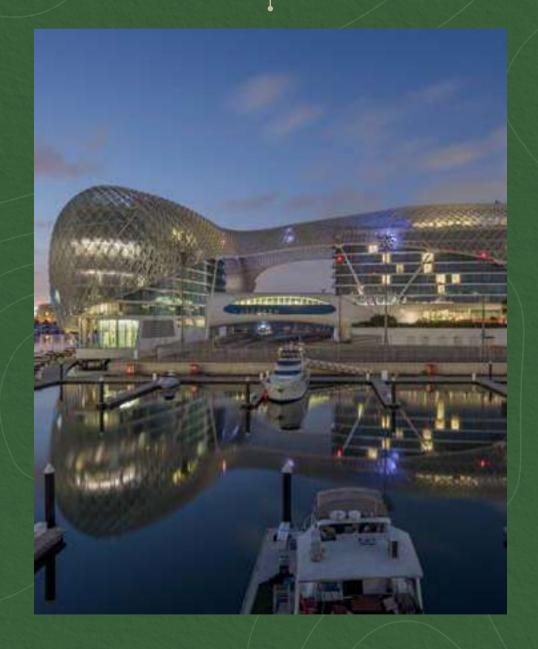
**2 MIN**Yas Waterworld
Abu Dhabi



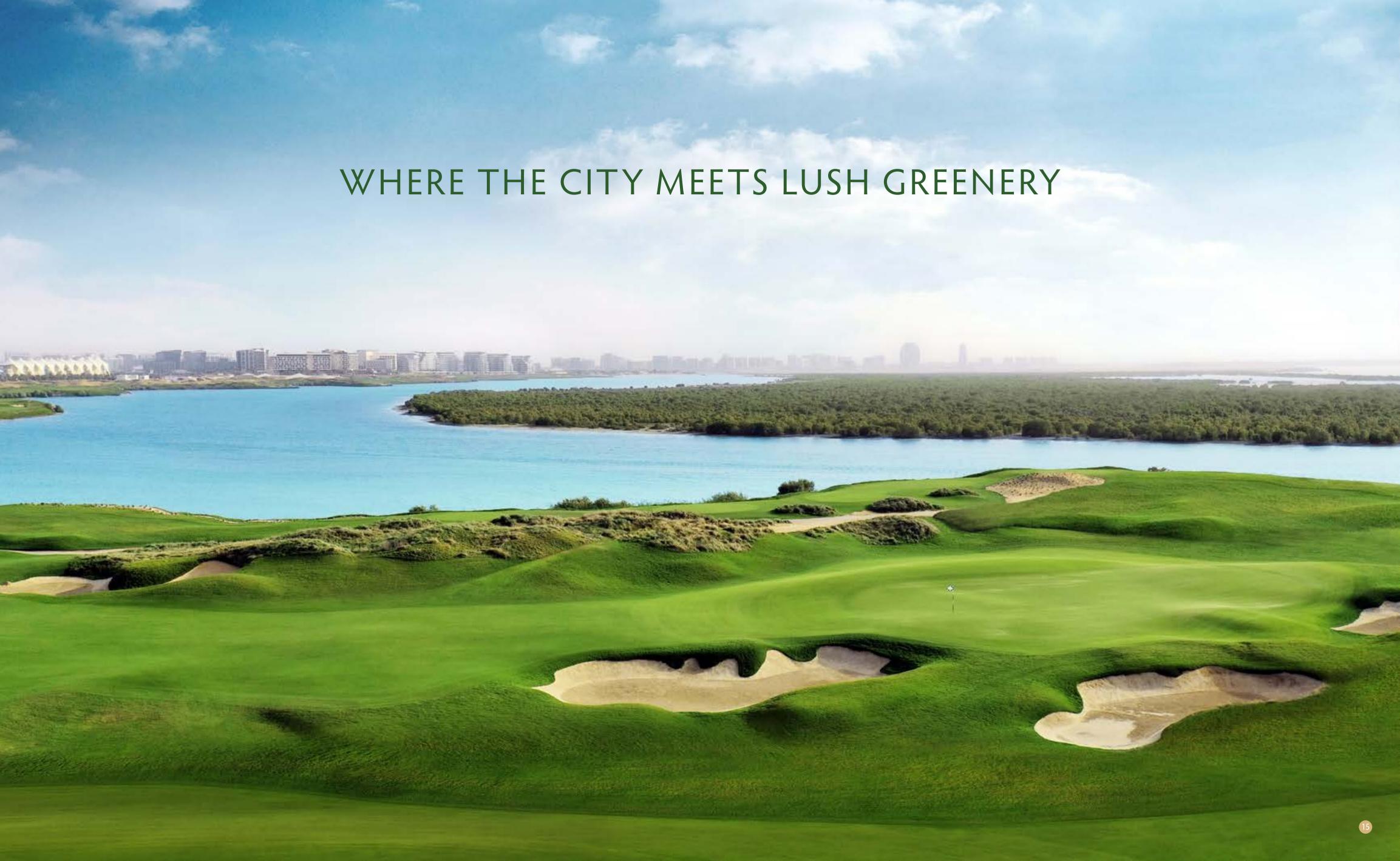
**4 MIN** Yas Links



6 MIN Yas Mall



**7 MIN** W Abu Dhabi - Yas Island









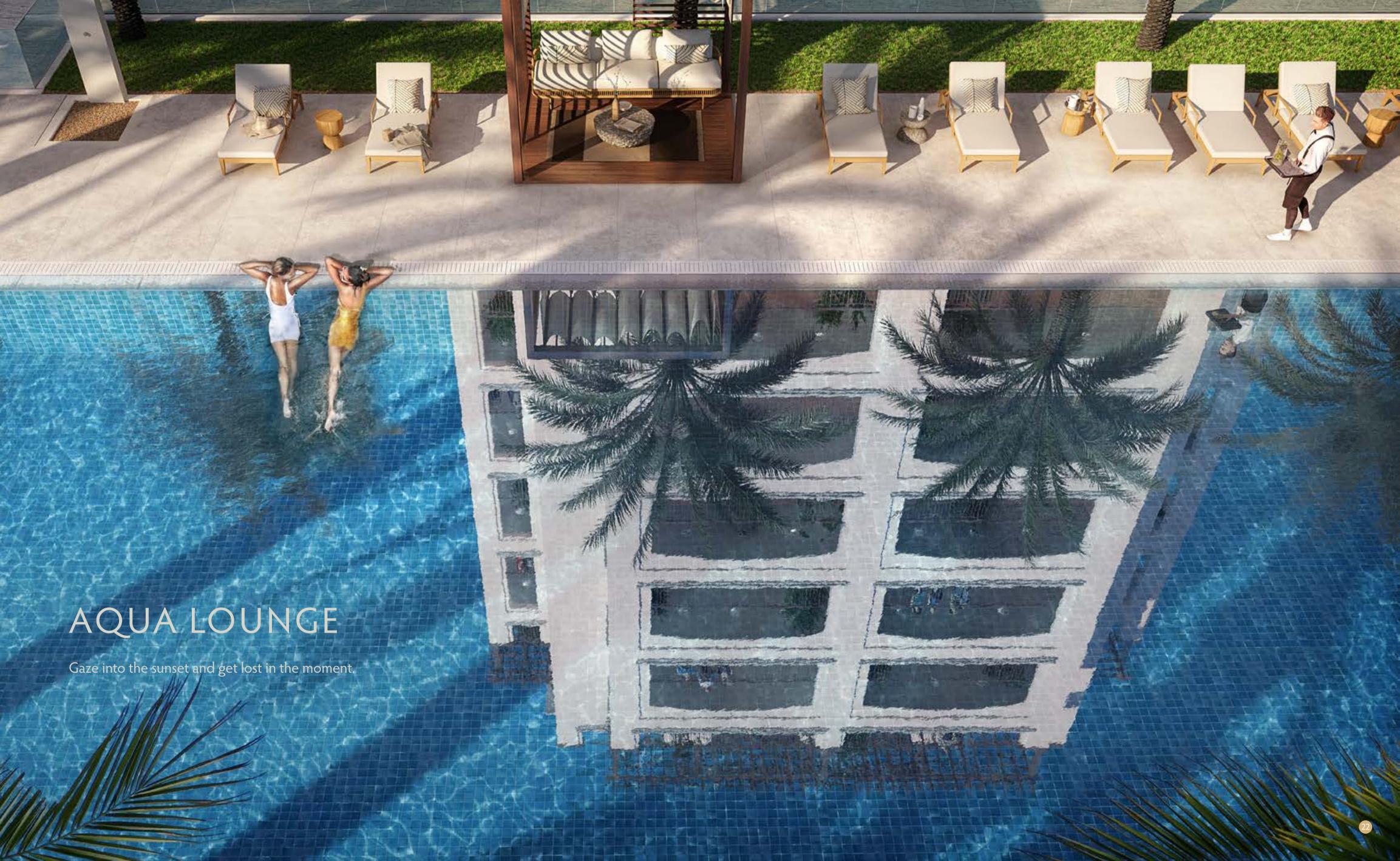


## AMENITIES TO ENJOY ALL YEAR ROUND

Souq within the community, including a supermarket, retail, and F&B spaces









#### PREMIUM SERVICES THAT MAKE LIFE EASIER

\* Some of the above services are subject to additional costs





# WELLNESS IS ALL AROUND YOU

Fitness pavilion and gym with direct view to the sea

Outdoor fitness nodes

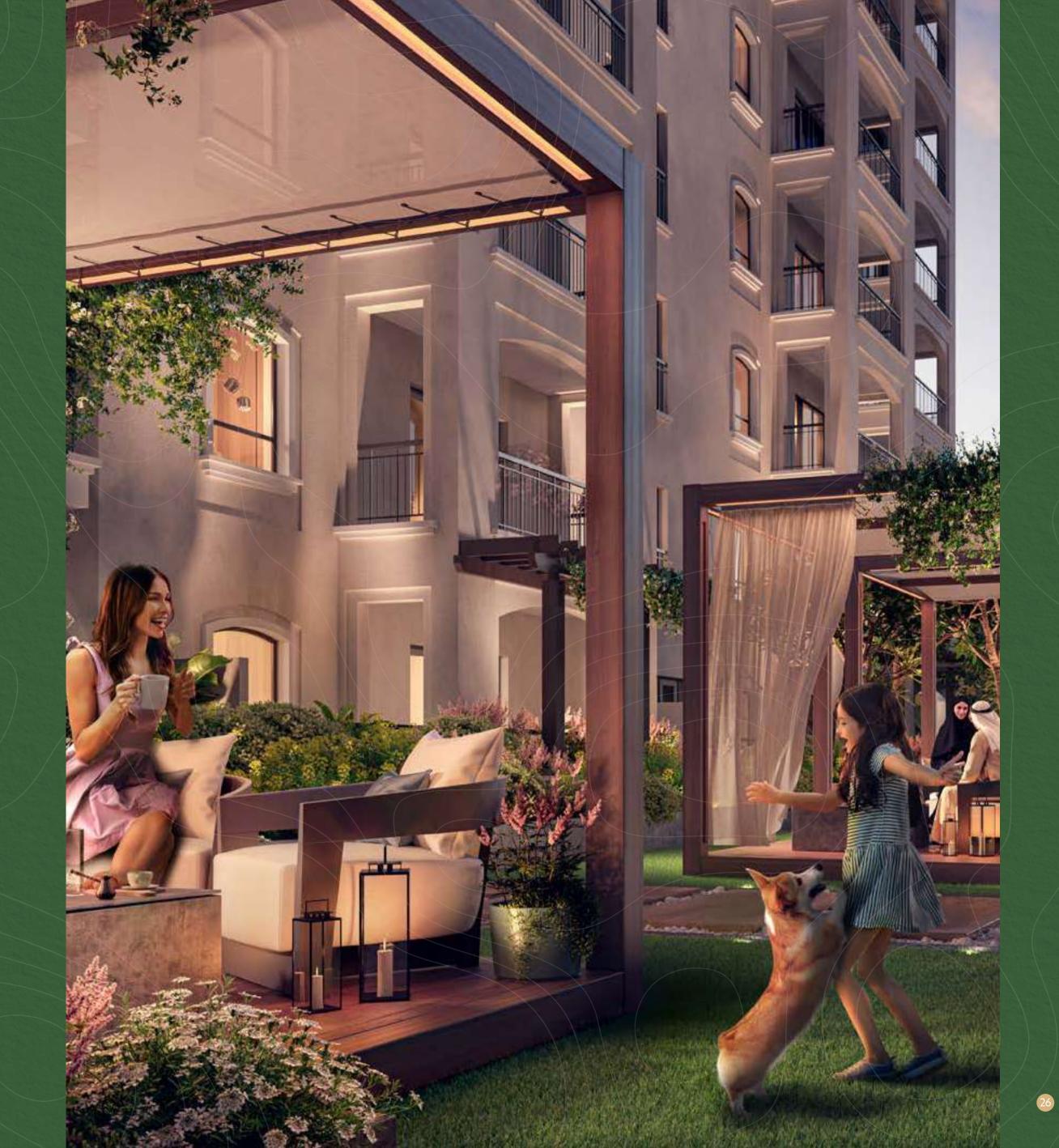
Multi-use spaces (yoga & pilates)

Direct access to green loop - a semi-public landscape space with a jogging track

Multi-use sports court

Meditation lawns

Reflexology pathways





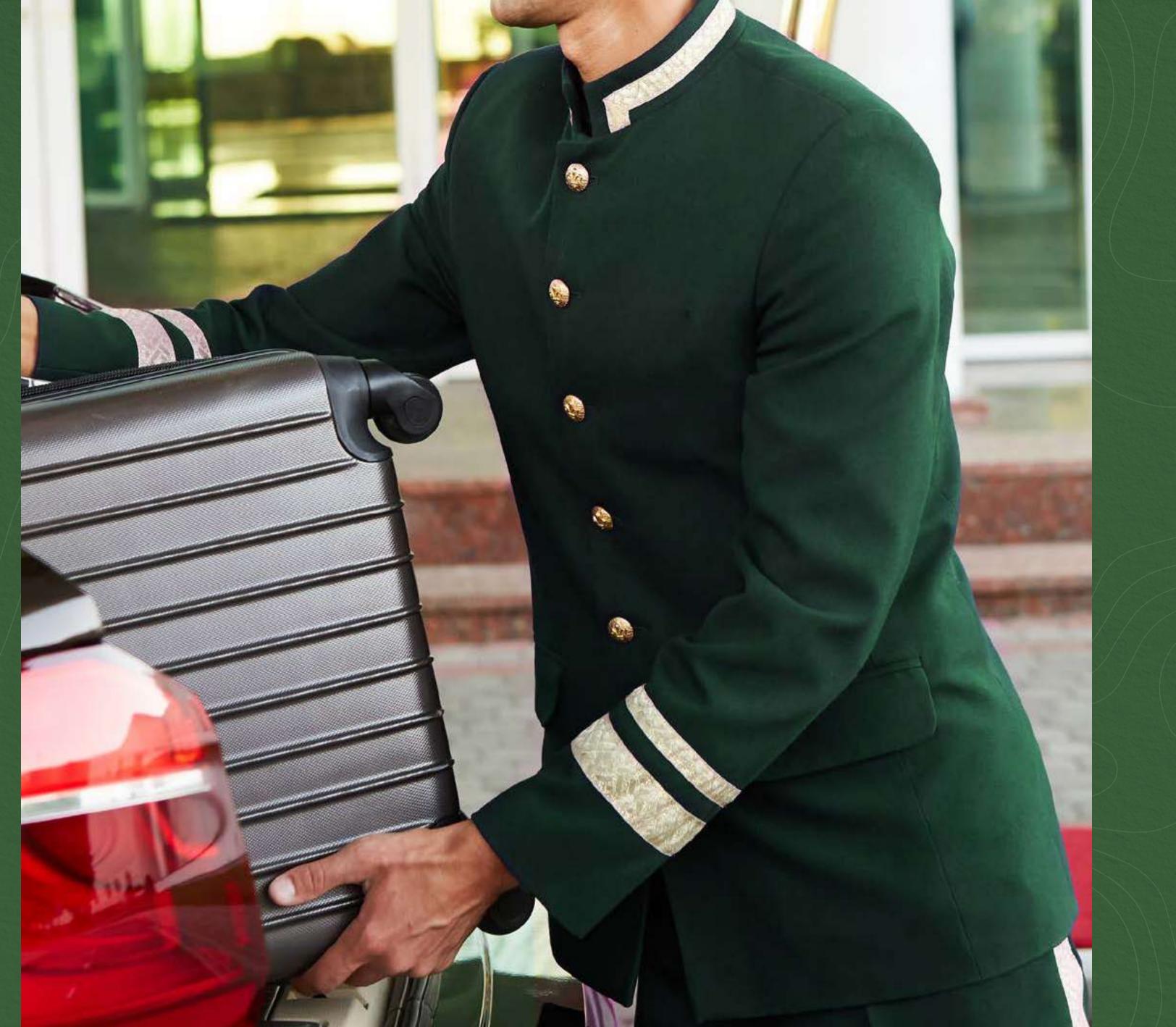












CONVENIENCE AT YOUR BECK AND CALL

### SUSTAINABILITY INSPIRES US

Every piece of architecture has been designed and constructed to meet 2 Pearl Rating – the green building rating system, part of Abu Dhabi's sustainable development initiative, Estidama. Built from ethically sourced, natural materials, our homes positively impact our environment.



#### SUSTAINABILITY INSPIRES US

Aldar is also contributing to a more sustainable lifestyle by implementing the latest industry trends to reduce our carbon footprint by:

Promoting open spaces for biodiversity

Reducing urban heat among the island and increasing storm water infiltration

Shading community areas and playgrounds to keep temperatures at comfortable levels

Prohibiting smoking and installing CO2 sensors

Managing and reducing indoor and outdoor water usage

Replacing incandescent lighting with high-efficiency LED lighting

Constantly monitoring energy consumption









SERENITY INDOORS AND OUTDOORS



# CRAFTED TO PERFECTION

#### HALL & INTERNAL CORRIDORS

FLOORS: Porcelain tiles

WALLS: Emulsion paint

CEILING: Gypsum board

SKIRTING: Porcelain tile to match primary floor tiles

#### STAIRCASE

FLOORS: Porcelain tile

WALLS: Emulsion paint

CEILING: Emulsion paint

RAILING: Solid Wood

# WINDOWS & FAÇADE TREATMENT

WINDOWS: Thermally broken double-glazing with a PPC aluminium frame

FAÇADE: Insulated render and paint

#### A/C SYSTEM

Chilled water system with fan coil units within the apartments

#### LIVING / DINING AREA

FLOORS: Porcelain tiles

WALLS: Emulsion paint

**CEILING:** Paint

SKIRTING: Porcelain to match primary floor tiles

#### BALCONIES & TERRACES

FLOORS: Porcelain tiles

WALLS: Paint to match external finishes

SKIRTING: Porcelain tiles to match floor tiles

#### LIGHT FITTINGS

Pendants light provisions to all living / dining and bedrooms

Low voltage down lights for kitchen, shower rooms, corridors, & lobby areas

#### DOORS

#### **ENTRANCE DOOR:**

MDF with veneer finish on solid wood, with veneer finish door frame

#### INTERNAL DOORS:

MDF with plastic laminate on engineered wood, with plastic laminate door frame



# CRAFTED TO PERFECTION

#### KITCHEN

FLOORS: Porcelain tiles

WALLS: Paint / Porcelain tiles for Backsplash

CEILING: Paint on moisture resistant gypsum board with gypsum board access panels

COUNTERTOP: Quartz countertop and stainless-steel sink

CABINET BASE UNIT: Laminated moisture resistant MDF shutters with white melamine carcass

CABINET WALL UNIT: Laminated moisture resistant MDF shutters with white melamine carcass

# WHITE GOODS

STUDIO-1BR Apartments:

Built- in Hob and Pull-out Hood 600mm

Built- in Oven 600mm

#### BATHROOMS & SANITARY WARE

FLOORS: Porcelain tiles

WALLS: Moisture resistant paint+ Porcelain tiles in shower and vanity areas

CEILING: Paint on moisture resistant gypsum board with gypsum board access panels

SKIRTING: Porcelain tiles to match main floor tile

VANITIES: Ceramic countertop / wall mounted vanity basin unit with one pull-out drawer

White sanitary fixtures with chrome mixers

Bathtub / Built-in shower

#### BEDROOMS

FLOORS: Porcelain tiles

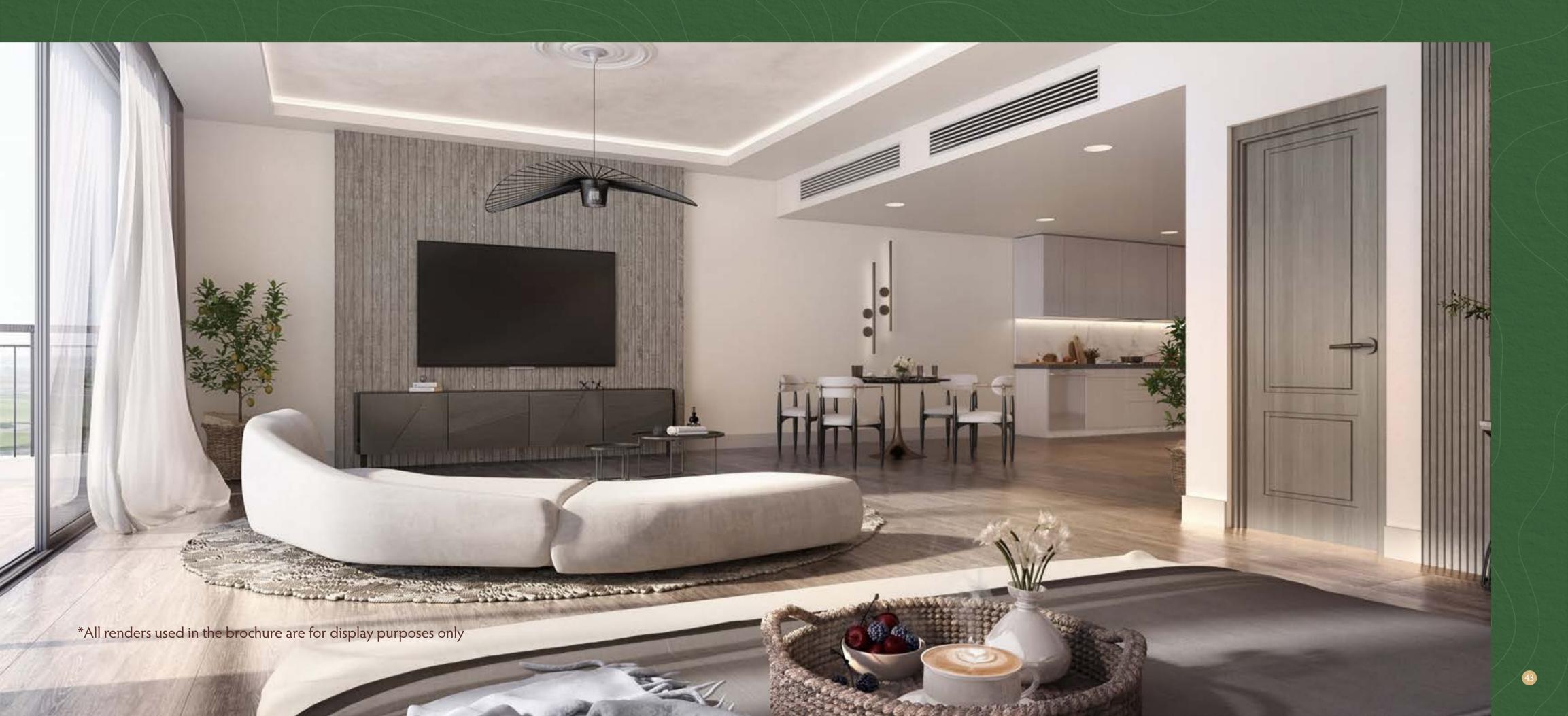
WALLS: Emulsion paint

**CEILING:** Paint

SKIRTING: Porcelain tiles to match floor tile

WARDROBES: Laminated MDF shutters with melamine carcass

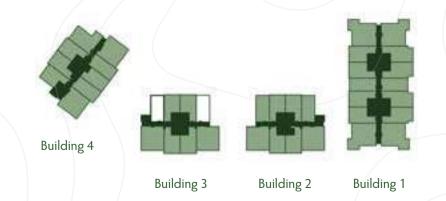
# FLOOR PLANS AND FINISHES OPTIONS



## STUDIO TYPE A-3A

TOTAL AREA (GSA) 59.4M<sup>2</sup>

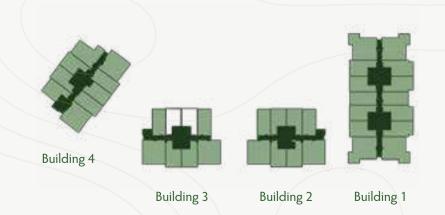




## STUDIO TYPE B-1D

TOTAL AREA (GSA) 61.0M<sup>2</sup>



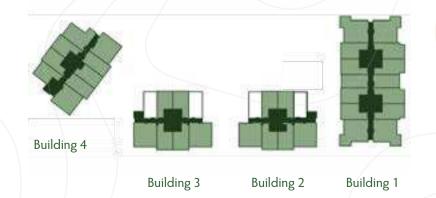




#### STUDIO TYPE A-3

TOTAL AREA (GSA) 48.4M<sup>2</sup>

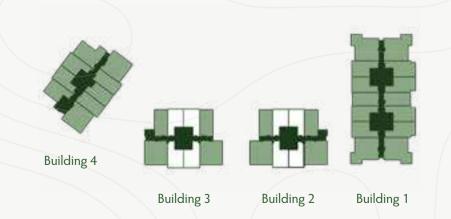




## STUDIO TYPE B-1

TOTAL AREA (GSA) 42.1M<sup>2</sup>



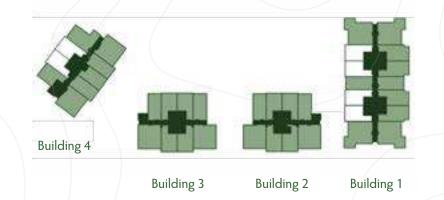




## STUDIO TYPE B-4

TOTAL AREA (GSA) 47.4M<sup>2</sup>

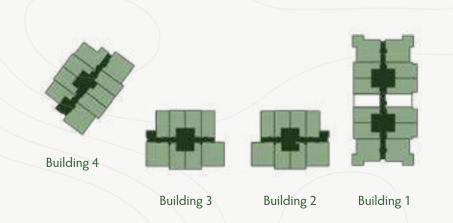




## STUDIO TYPE A-1

TOTAL AREA (GSA) 43.4M<sup>2</sup>



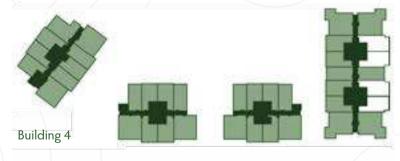




## STUDIO TYPE B-3

TOTAL AREA (GSA) 54.3M<sup>2</sup>





Building 3

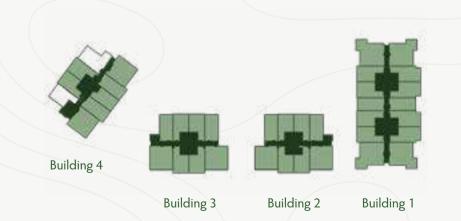
Building 2

Building 1

## STUDIO TYPE B-5

TOTAL AREA (GSA) 46.6M<sup>2</sup>



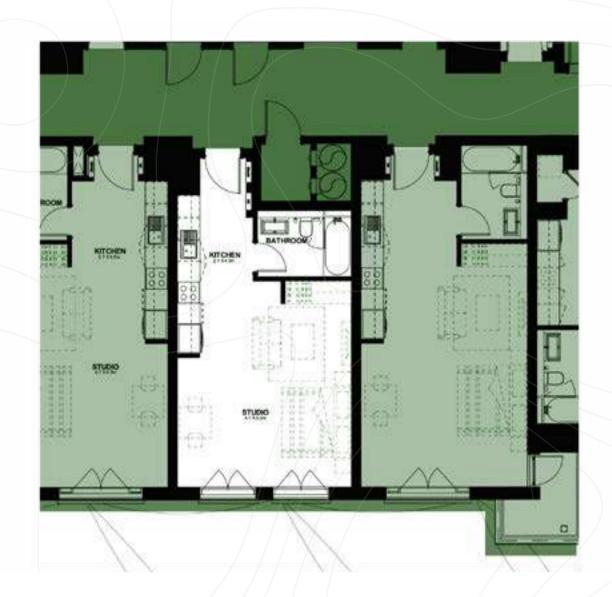


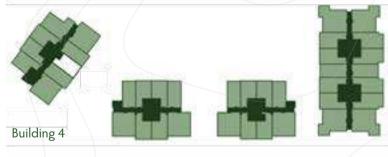




## STUDIO TYPE D-1

TOTAL AREA (GSA) 42.34M<sup>2</sup>





Building 3 Building 2

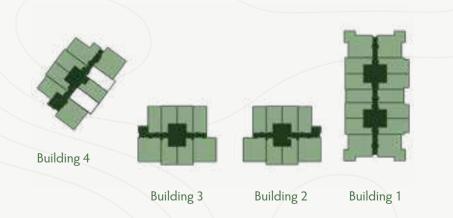
0m 1m 2m 3m 4m 5m

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 contract of scale. The wardrobe and furniture depicted are 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.

#### STUDIO TYPE A-4

TOTAL AREA (GSA) 50.8M<sup>2</sup>





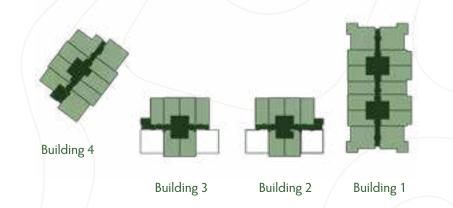




# 1 BEDROOM TYPE A-3

TOTAL AREA (GSA) 74.1M<sup>2</sup>

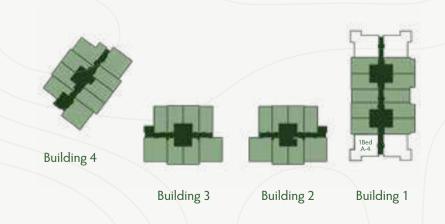




# 1 BEDROOM TYPE A-4

TOTAL AREA (GSA) 82.6M<sup>2</sup>





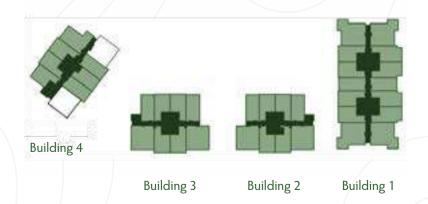


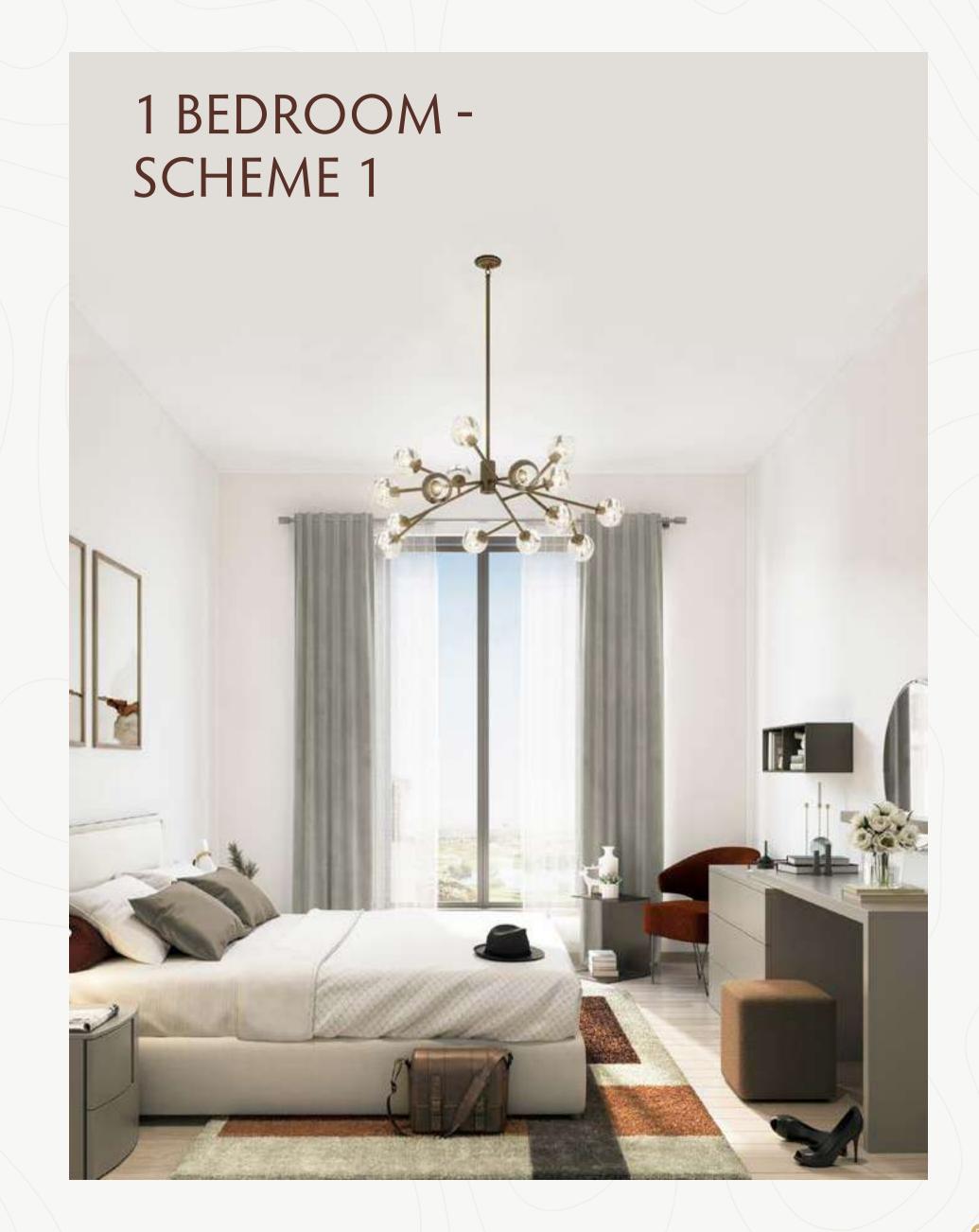


# 1 BEDROOM TYPE F-1

TOTAL AREA (GSA) 71.6M<sup>2</sup>









# ATTENTION TO DETAIL IN EVERY CORNER

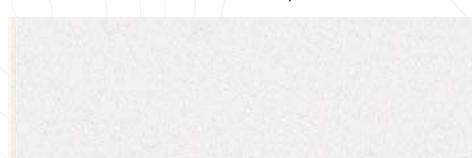


Material Finishes: Kitchen, bedroom, bathroom, wardrobes, and internal doors

Studio & 1-bedroom kitchen back splash / Bathroom flooring & wall



Kitchen & bathroom countertop



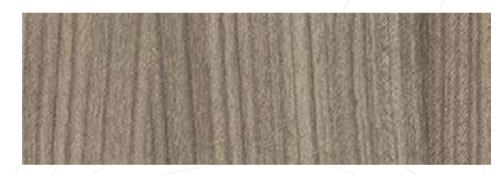
2-3-bedroom kitchen back splash



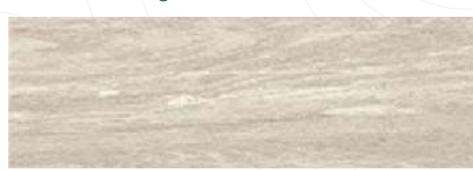
Bathroom accent wall



Kitchen joinery



Bedroom flooring



Wardrobes & internal doors



Material Finishes: General and entrance



Entrance door





# AT YAS ISLAND, ENTERTAINMENT IS JUST A MATTER OF CHOOSING

#### 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

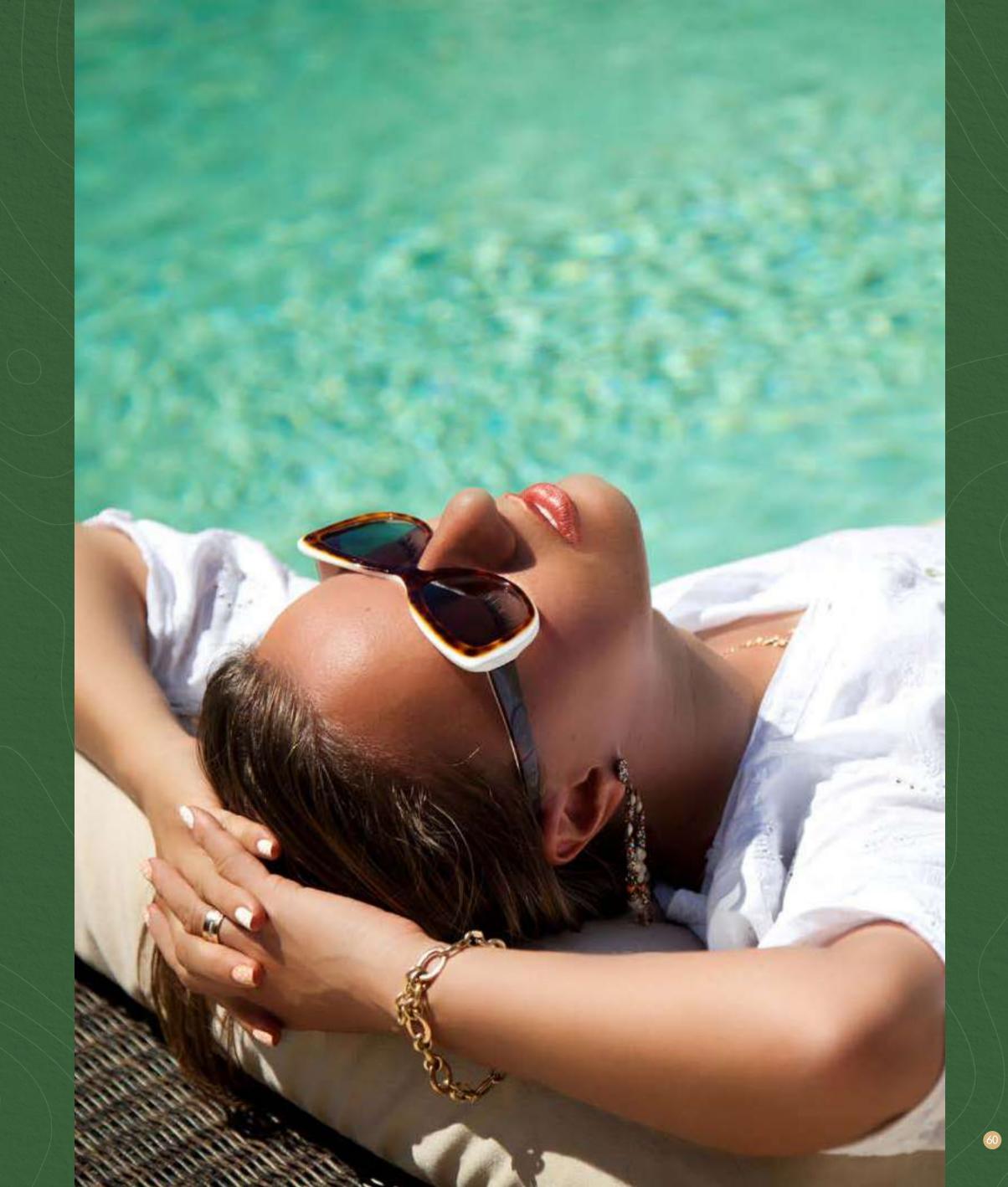
Take dip in the peaceful infinity pool, or splash around in the kids pool. There's something for everyone at Yas Beach Club.\*

#### YAS MARINA - YAS LEISURE DRIVE

Deck shoes or dancing shoes? With scores 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, cafés, play centres and cinemas.



<sup>\*</sup> Own an apartment at Yas Golf Collection and benefit from 1 year access to Yas Beach.

# AT YAS ISLAND, ENTERTAINMENT IS JUST A MATTER OF CHOOSING

twofour54 - 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

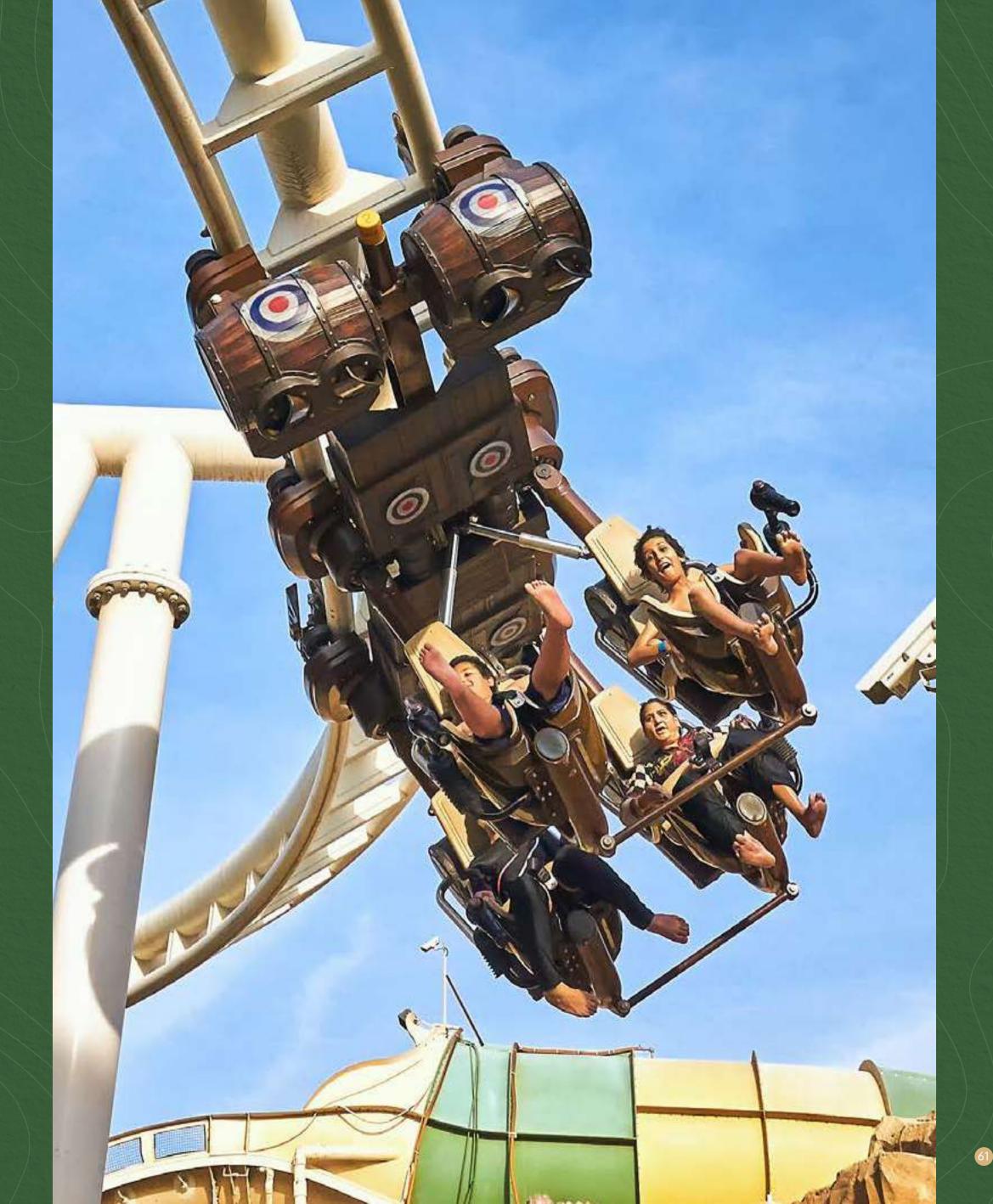
A new stage is set for the world's best performers. Introducing the region's largest indoor arena to the Yas Bay waterfront.

#### FERRARI WORLD ABU DHABI

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

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



# AT YAS ISLAND, ENTERTAINMENT IS JUST A MATTER OF CHOOSING

#### WARNER BROS. WORLD™ ABU DHABI

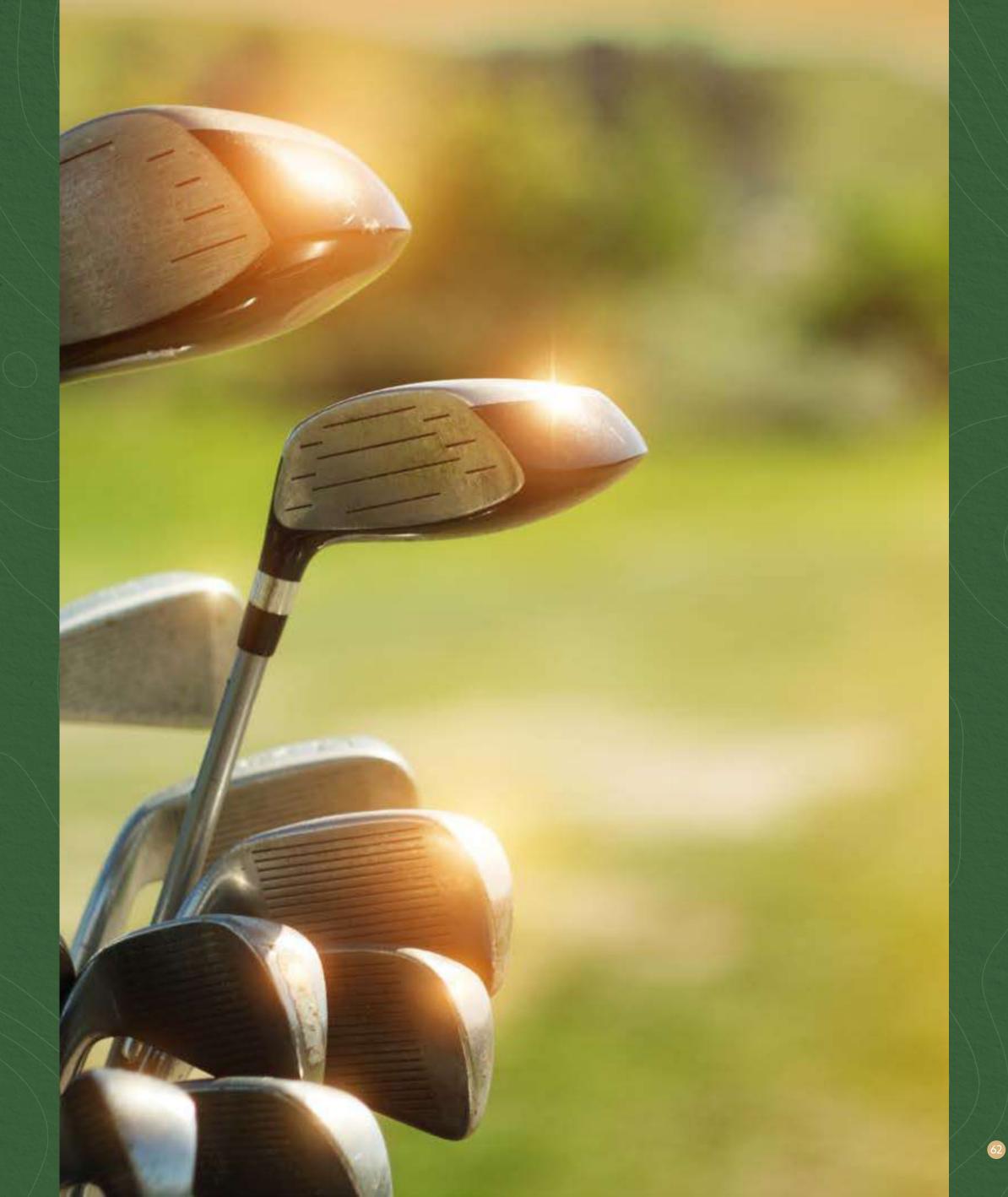
Hungry for action? Or after some whimsical fun? You'll find it all at Warner Bros. World Abu Dhabi, plus the chance to meet over 35 DC and live Animation characters.

#### YAS GATEWAY PARK

If you're looking for a picnic, grab a shady spot for lunch at this hidden haven on Yas Island.

#### YAS LINKS GOLF CLUB

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





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