

**FIRST**  
CHOICE PROPERTIES LLC



المدينة المستدامة - جزيرة ياس  
THE SUSTAINABLE CITY - YAS ISLAND



**DIAMOND  
DEVELOPERS**





**LIFE AS IT SHOULD BE**



# EVERYTHING WE DO COMES FROM THE HEART

Aldar Properties is one of the UAE's most trusted and recognised real-estate lifestyle developers. Our duty is to make Abu Dhabi feel like home for everyone, every day. That's why we do more than build properties, we strive to shape communities where people love to live, in homes that brim with everything they love.

REVENUE

**AED 8.58 BN**

FY 2021

NET PROFIT

**AED 2.3 BN**

FY 2021

NET PROFIT

**AED 2.6 BN**

FY 2021

GROUP SALES

**AED 3.12 BN**

Q2 2022

INVESTMENT

PORTFOLIO INCREASE

**AED 1.0 BN**

FY 2021

REVENUE SALES

**AED 7.2 BN**

FY 2021





# THIS IS ABU DHABI

The capital of the UAE, Abu Dhabi is a city with heart. A place that has drawn people from all over the world with its natural beauty, vibrant cultural scene, inspiring heritage and dynamic business landscape. A place that people love to call home.





An aerial photograph of Yas Island in Abu Dhabi, United Arab Emirates, during sunset. The image captures the Yas Viceroy Hotel with its distinctive white sail-like roof, the Yas Marina Circuit, and the Yas Waterworld theme park. The island's artificial coastline is visible, along with the surrounding cityscape and the Persian Gulf in the background.

## YAS ISLAND LIVING

The heart of the action is just minutes away from home. Countless exciting activities await to satisfy your desires, no matter the day, no matter your mood. 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, you'll find it just a short drive away.

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An aerial, high-angle view of a city master plan. The central focus is a large, rectangular grid of modern, multi-story residential buildings with blue-tinted roofs, interspersed with green spaces and trees. This central area is surrounded by older, more densely packed urban areas with lower-rise buildings. To the right, a curved road or canal separates the central grid from another residential area. In the bottom right corner, there's a body of water with some greenery. The overall scene is presented in a slightly hazy, artistic rendering style.

## MASTER PLAN

Invest in a city that's made for today by the creators of a better tomorrow. Not only will you significantly save on water and electricity bills, but thanks to the circular economy implemented in the city, you will also pay zero maintenance fees.



An aerial photograph showing a vibrant turquoise river meandering through a lush, green mangrove forest. The river winds in a series of loops and curves, creating a complex pattern against the dense vegetation. The water's color is a striking contrast to the deep greens of the mangroves. In the far distance, a thin strip of land with some buildings is visible under a clear blue sky.

## SUSTAINABLE LIVING

Living sustainably is an important practice for saving the environment and using our resources efficiently. A sustainable lifestyle has many benefits. Lower utility bills, fuel costs and food wastage all mean saving on money. Lower air pollution, cleaner eating habits and more exercise improves your health. Reducing environmental damage, carbon footprint and emissions also helps save the planet. Making a few positive changes can make a real difference because sustainable living is all about meeting our needs without compromising on our quality of life.



A woman with long dark hair, wearing a light-colored dress, is smiling and watering a plant with a white watering can. She is on a rooftop garden with a wooden pergola overhead. In the background, a man and a young boy are standing near a wooden dining table and chairs. The scene is lush with green plants and flowers, and the sky is clear and blue.

# WELCOME HOME

Go back to basics in a world-changing development made for today by the creators of a better tomorrow. A lively and close-knit community that beats to the melody of nature, using its resources consciously and smartly. Here, you can run freely, breathing the cleanest air as electric buggies replace cars, you can grow a peaceful relationship with all beings around you and shift to a calm and soothing lifestyle.






## STUNNING SUSTAINABLE TOWNHOUSES & CONDOS

A leading community that spans across 39.5 hectares of land, gathering 864 residential units comprised of 400 townhouses and 464 condos intertwined with nature where sustainability, comfort, and design meet.





## LIFE AS IT SHOULD BE

This is your call to live a sustainable life. Move to a conscious environment that fosters respect towards the earth and all creatures that share it, make the little pleasures your luxuries and start living life as it should be.





## WHAT MAKES US SUSTAINABLE?

We believe in a holistic approach to sustainability, covering the social, environmental and economic pillars. All these elements work in harmony to create a strong community leaving a powerful impact on the world.





## SOCIAL SUSTAINABILITY

The outdoor and indoor facilities are more than just spaces to maintain a healthy lifestyle, they're an opportunity to bond with a conscious community and thrive together.

### COMMUNITY FACILITIES

- Equestrian Center
- Autism Center
- Indoor and outdoor sports and leisure facilities including basketball courts, a football field and paddle tennis court
- Community Center
- Children's playgrounds
- Animal sanctuary
- School & nursery
- Running & cycling tracks
- A green and sustainable mosque
- Community swimming pool
  - Mosque
  - Skate park
  - Dog park
  - Green paths
- Residential pocket gardens





# MASTER PLAN



- |                       |                    |                       |                       |                           |                              |
|-----------------------|--------------------|-----------------------|-----------------------|---------------------------|------------------------------|
| 1 Main Entrance       | 4 Visitors Parking | 7 Central Plaza       | 10 Equestrian Stables | 13 Gym & Swimming Pool    | 16 Green Spine               |
| 2 Secondary Entrance  | 5 Mosque           | 8 School & Nursery    | 11 Outdoor Arena      | 14 Sports Court           | 17 Resident's Pocket Park    |
| 3 Community Ring Road | 6 F & B            | 9 Autism Village - FD | 12 Animal Sanctuary   | 15 Resident's Car Parking | 18 Community's Swimming Pool |





## THE BEATING HEART OF THE CITY

A central green spine that extends 750 meters is home to numerous outdoor and indoor facilities such as green domes, urban farms, playgrounds, sports courts, cycling, jogging and equestrian tracks.





# EQUESTRIAN CENTER

Fall in love with the art of horsemanship





# SANAD

Dedicated to building a strong and lasting foundation for children with autism by optimising the potential of each child, Sanad provides pathways into society for individuals and a support system that focuses on the whole family.





**A HEALTHY COMMUNITY  
FOR A HEALTHY PLANET**

Numerous sports and leisure facilities are at your disposal  
to get those endorphins going.



# COMMUNITY CENTER

Find a versatile mix of commercial outlets just  
meters away from home.





The image is a vertical collage of three photographs. The leftmost photo shows a close-up of a black and white bumblebee on bright orange autumn leaves. The middle photo is a close-up of a large, dark green leaf with prominent veins. The rightmost photo is split horizontally: the top half shows a field of solar panels in a wooded area, and the bottom half shows a close-up of water spraying from a showerhead. The text 'ENVIRONMENTAL SUSTAINABILITY' is centered over the middle photo.

# ENVIRONMENTAL SUSTAINABILITY

The Sustainable City Yas Island is a self-sufficient development, strategically designed to make the best use of natural resources, renewable energies, sustainable materials, and soft mobility.





## CLEAN ENERGY

Our region's climate is an opportunity.  
Rooftop solar panels power the whole city to  
meet most of the community's needs.





## SMART USE OF WATER

Water is a precious resource that's preserved wisely using state-of-the-art techniques.





# WASTE MANAGEMENT

Our goal is to keep waste out of landfills, that's why the city uses an advanced infrastructure of waste separation.





## URBAN FARMS

Enjoy the bounty of your harvest. The city offers different farming alternatives to produce chemical-free fruits and veggies, from biodomes to pocket gardens.





## SOFT MOBILITY

Live in a car-less city where soft mobility is encouraged. Whether you hop into an electric buggy, get on your bike, or just go by foot, you can move around the city with zero carbon emissions.





## SUSTAINABLE MATERIALS

Sustainability comes from the core. All buildings will be designed with high efficiency, using low carbon materials, to reduce emissions.





# FLOOR PLANS AND FINISHES OPTIONS































## HAPPIEST COMMUNITY

Happiness comes easy when you live surrounded by nature, in a harmonious community that leaves a positive footprint on the world. That's why our sister development, The Sustainable City Dubai is a proud holder of the Happiest Community in the GCC award. We can't wait to see what this new community will achieve!





For Inquiry Please Contact Us

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