



LET THE LITTLE ONES FALL IN
LOVE WITH THE OUTDOORS.





FEELING LIKE HOME FROM THE START

CHOOSE FROM A RANGE OF FINISHES THAT SHAPE
YOUR VILLA OR TOWNHOUSE TO LOOK EXACTLY HOW
YOU WANT IT. PERSONAL TOUCHES TURN HOUSES
INTO HOMES, AND AT YAS ACRES, THE DAHLIAS, THAT
BEGINS BEFORE YOU EVEN MOVE IN.



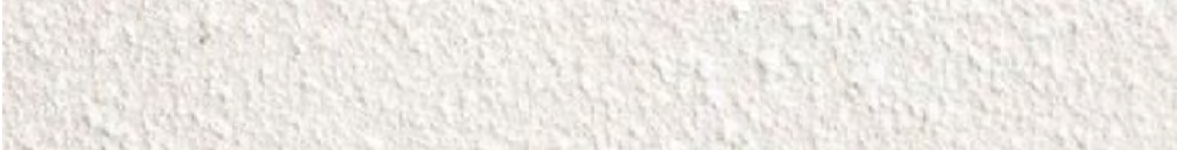


COOL STANDARD

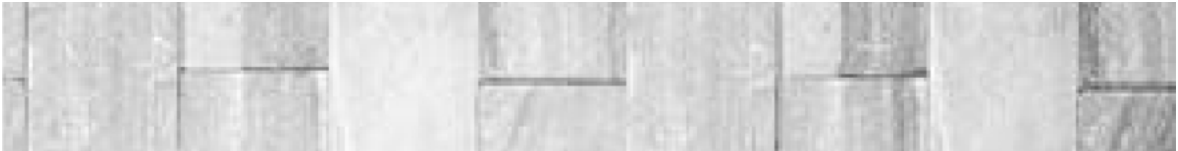
EXTERIOR FINISHES

EXTERNAL WALL TYPES

Render & Paint (General Area)



Natural Stone Cladding

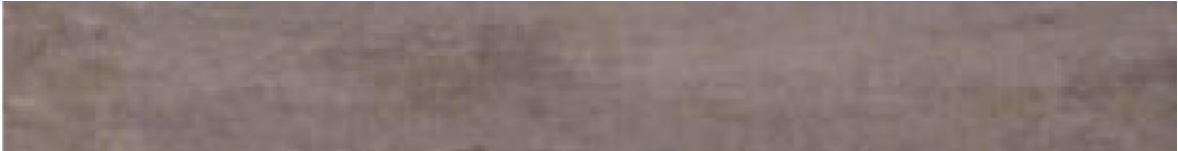


Render & Paint



EXTERNAL PAVERS & ENTRANCE LANDING FLOORING

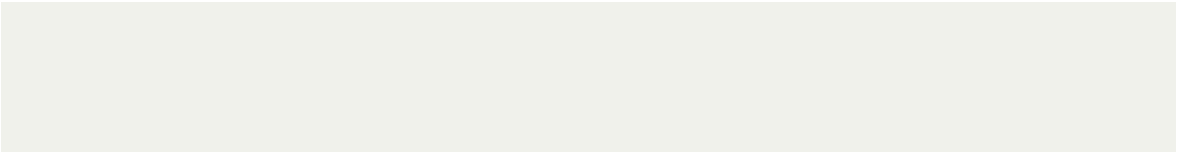
Quartz Tile



THROUGHOUT VILLA

WALL & CEILING

Paint Finish



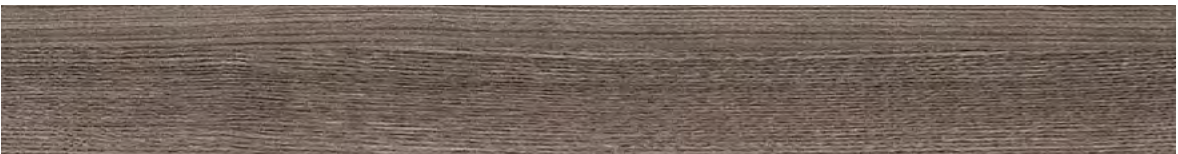
FLOORING

Porcelain Tile



DOOR & WARDROBE

Wood Melamine



STAIRCASE

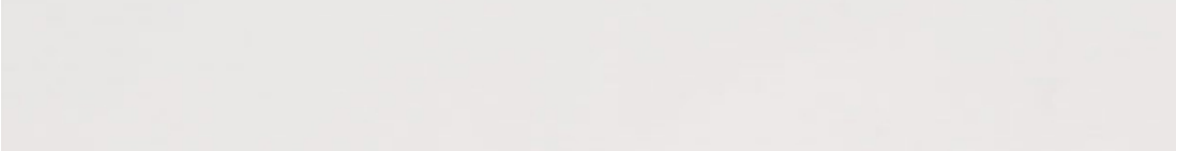
Natural Stone (Marble)



KITCHEN

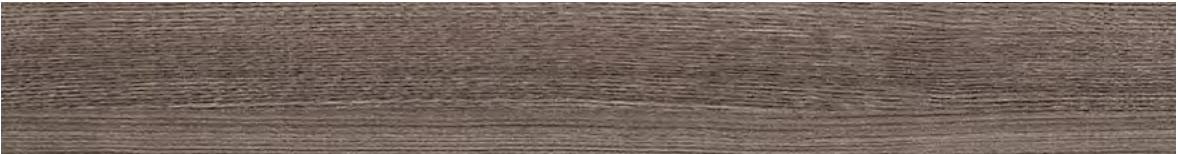
COUNTER-TOP (KITCHEN & BATHROOM)

Quartz Stone



KITCHEN CABINETRY

Wood Melamine



BATHROOMS

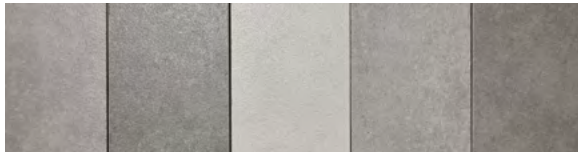
FEATURE WALL

Porcelain Tile



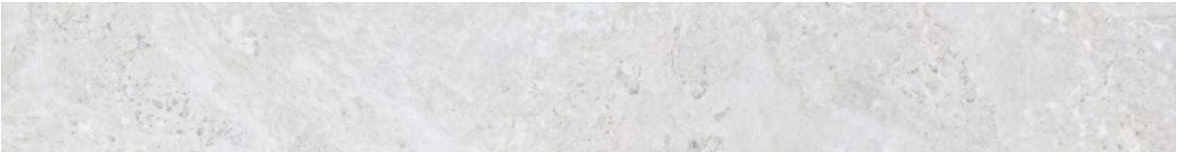
FEATURE WALL

Porcelain Tile



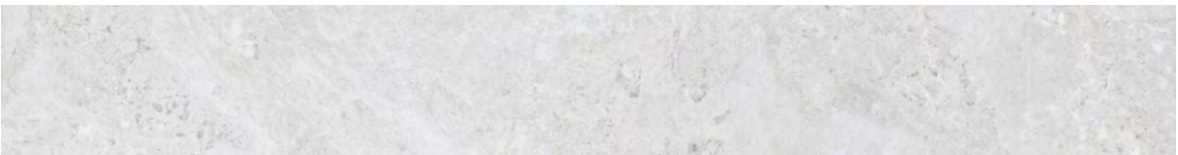
FLOORING

Porcelain Tile



WALL

Porcelain Tile





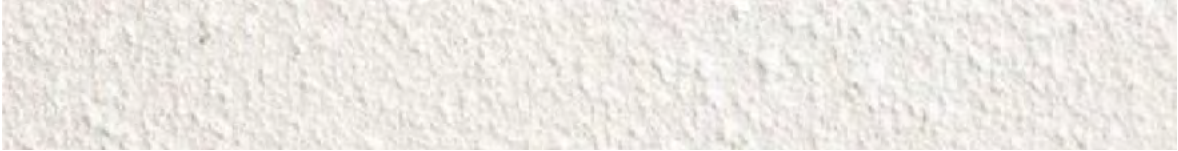


COOL PREMIUM

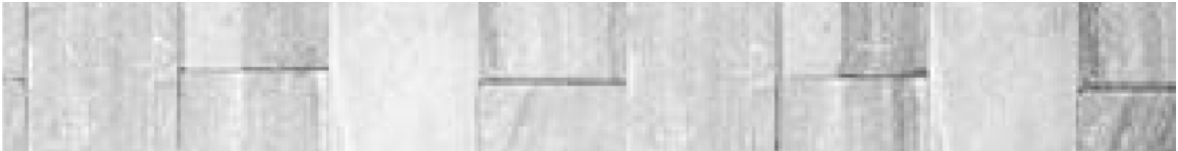
EXTERIOR FINISHES

EXTERNAL WALL TYPES

Render & Paint (General Area)



Natural Stone Cladding

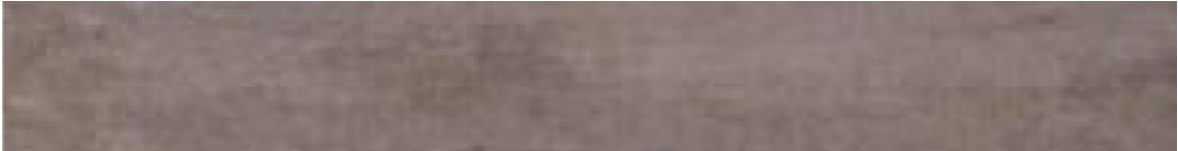


Render & Paint



EXTERNAL PAVERS & ENTRANCE LANDING FLOORING

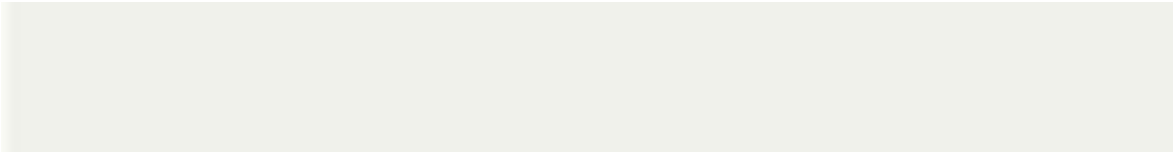
Quartz Tile



THROUGHOUT VILLA

WALL & CEILING

Paint Finish



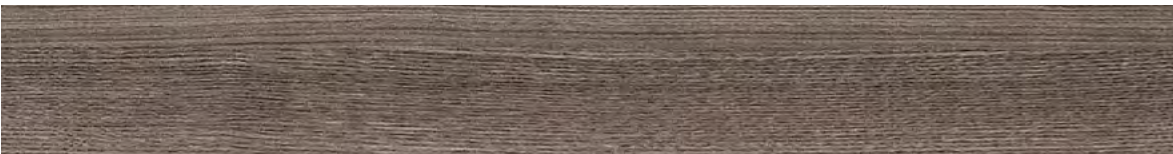
FLOOR & STAIRCASE

Natural Stone (Marble)



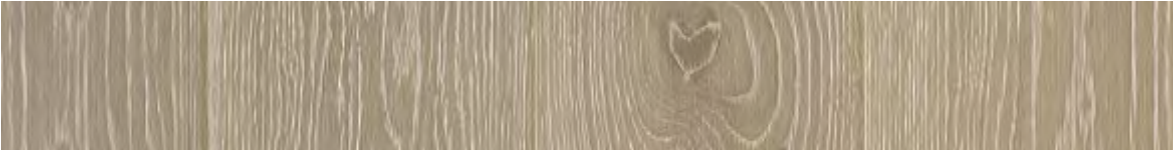
DOOR & WARDROBE

Veneer on MDF



BEDROOM FLOOR

Engineered Natural Wood



KITCHEN

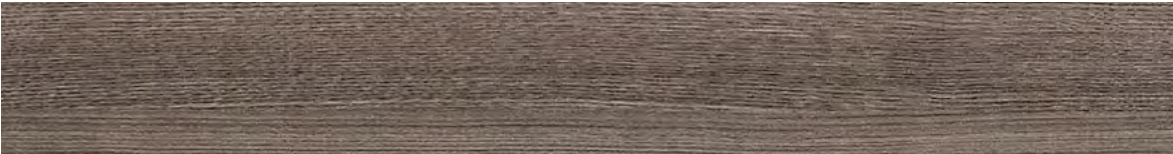
COUNTER-TOP

Quartz Stone



KITCHEN CABINETRY

Veneer on MDF



BATHROOMS

FEATURE WALL

Natural Stone (Marble)

FEATURE WALL

Natural Stone (Marble)



VANITY TOP

Natural Stone (Marble)



FLOORING & WALL

Natural Stone (Marble)





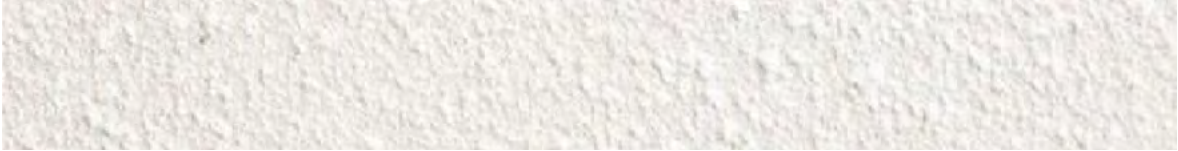


WARM STANDARD

EXTERIOR FINISHES

EXTERNAL WALL TYPES

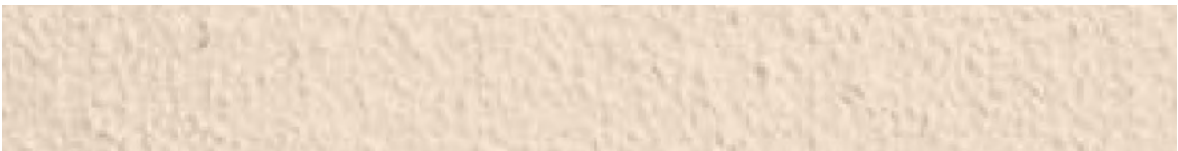
Render & Paint (General Area)



Natural Stone Cladding

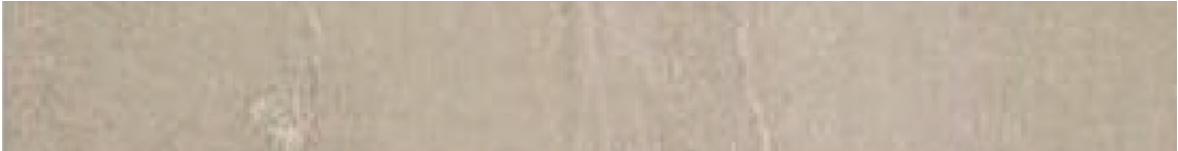


Render & Paint



EXTERNAL PAVERS & ENTRANCE LANDING FLOORING

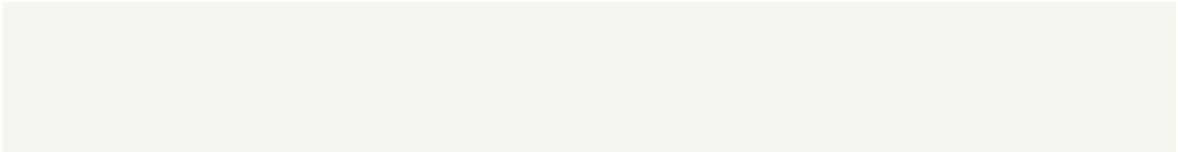
Quartz Tile



THROUGHOUT VILLA

WALL & CEILING

Paint Finish



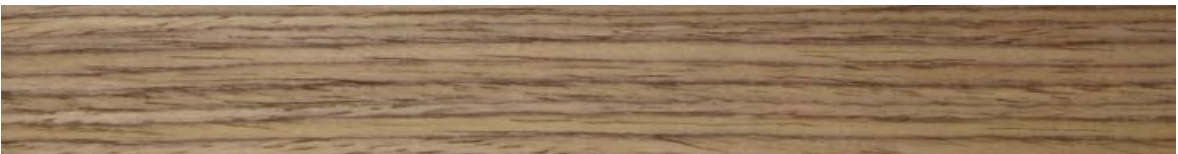
FLOORING

Porcelain Tile



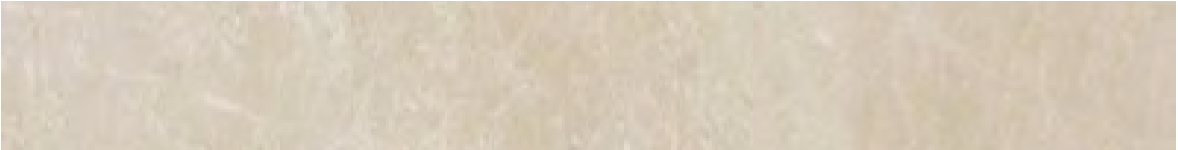
DOOR & WARDROBE

Wood Melamine



STAIRCASE

Stone Tile



KITCHEN

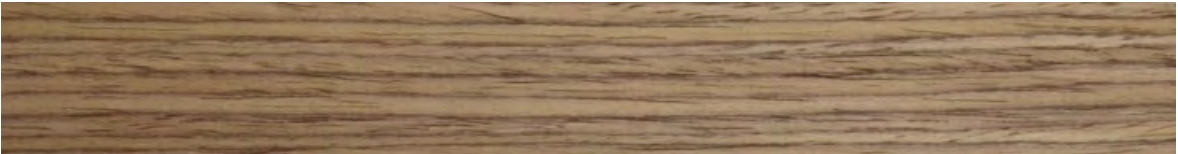
COUNTER-TOP (KITCHEN & BATHROOM)

Quartz Stone



KITCHEN CABINETRY

Wood Melamine



BATHROOMS

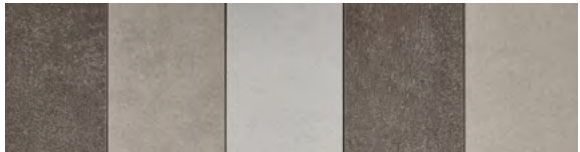
FEATURE WALL

Porcelain Tile



FEATURE WALL

Porcelain Tile



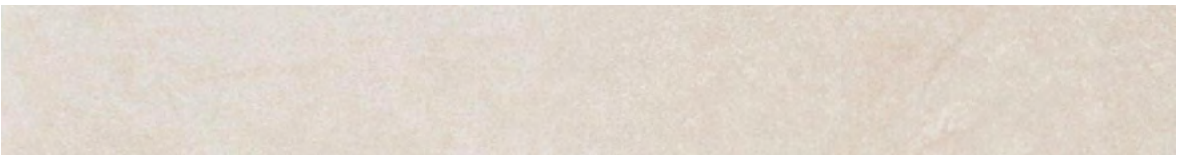
FLOORING

Porcelain Tile



WALL

Porcelain Tile







WARM PREMIUM

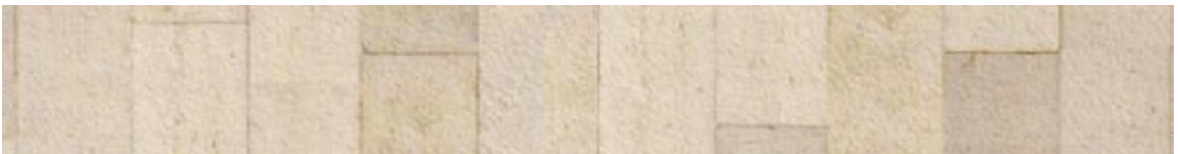
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EXTERNAL WALL TYPES

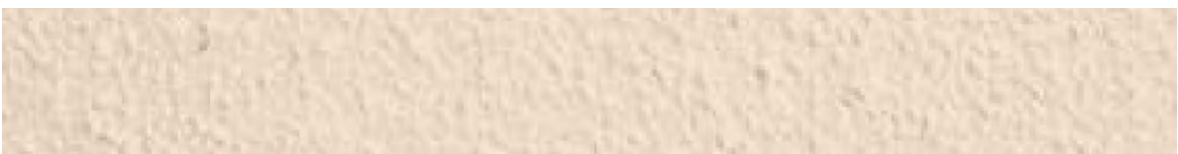
Render & Paint (General Area)



Natural Stone Cladding



Render & Paint



EXTERNAL PAVERS & ENTRANCE LANDING FLOORING

Quartz Tile



THROUGHOUT VILLA

WALL & CEILING

Paint Finish



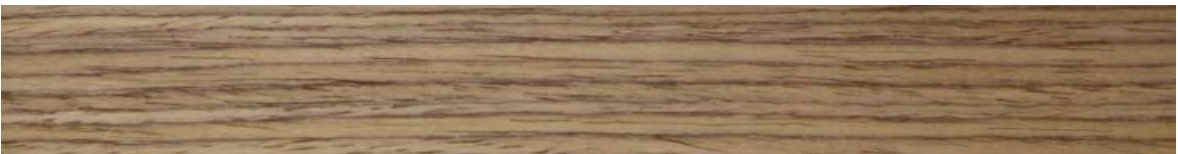
FLOOR & STAIRCASE

Natural Stone (Marble)



DOOR & WARDROBE

Veneer on MDF



BEDROOM FLOOR

Engineered Natural Wood



KITCHEN

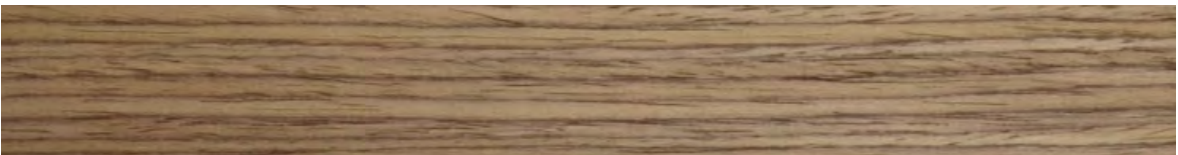
COUNTER-TOP

Quartz Stone



KITCHEN CABINETRY

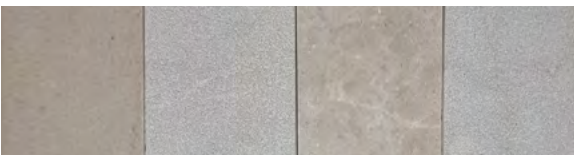
Veneer on MDF



BATHROOMS

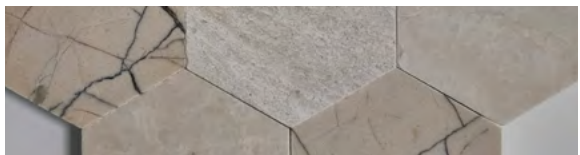
FEATURE WALL

Natural Stone



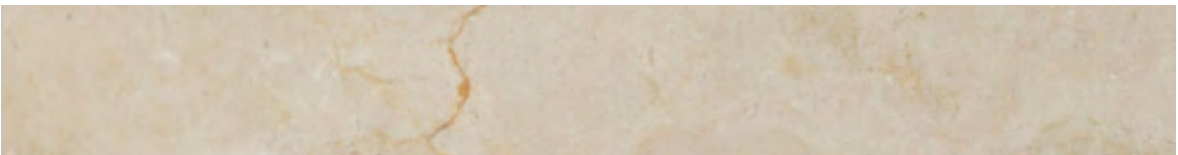
FEATURE WALL

Natural Stone



VANITY TOP

Natural Stone



FLOORING & WALL

Natural Stone









CENTERED AROUND SUSTAINABILITY

YAS ACRES, THE DAHLIAS HAS BEEN DEVELOPED WITH SUSTAINABILITY AT ITS HEART, TO HELP OUR HOMES DELIVER A POSITIVE IMPACT ON THE ENVIRONMENT, THE COMMUNITY, AND THE COUNTRY'S ECONOMY.

WITH 70% OF HOMES POSITIONED TO AVOID SOLAR HEAT, OPEN SPACES AND GREEN PARKS WITHIN 5 MINUTES' WALKING DISTANCE, AND LOCALLY SOURCED MATERIALS, THIS IS A DEVELOPMENT DESIGNED IN HARMONY WITH ITS SURROUNDINGS.

VILLA SUSTAINABILITY FEATURES



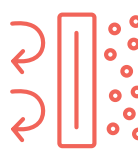
EFFICIENT AC SYSTEM



HIGH SOLAR REFLECTANCE MATERIAL ON ROOF
Reduces heat absorption



LOW VOC PAINT
Promotes better health and well being of occupants



HIGHLY EFFICIENT GLAZING AND INSULATION
Reduces heat gain



WATER AND ENERGY CONSUMPTION METER
Monitors consumption to allow for savings



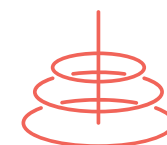
SOLAR HOT WATER



EFFICIENT FIXTURES
Reduces water usage by 22%



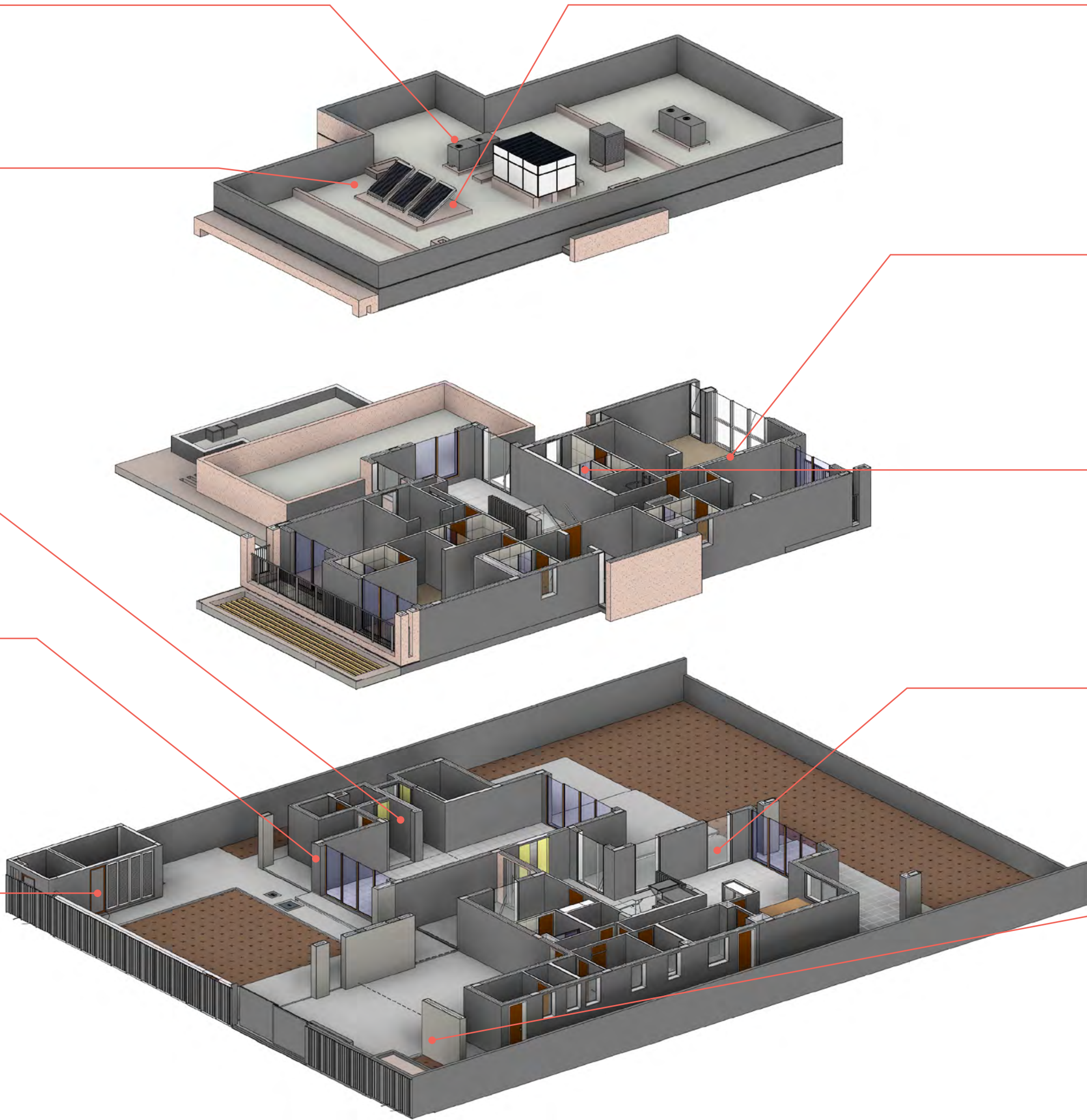
LOCALLY SOURCED MATERIALS
Reduce carbon emissions



LED LIGHT FIXTURES
Reduce energy consumption



WASTE MANAGEMENT SYSTEMS
Promote recycling and environmental responsibility













YAS LINKS GOLF CLUB



Yas
Waterworld
ABU DHABI

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.

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 animated characters.

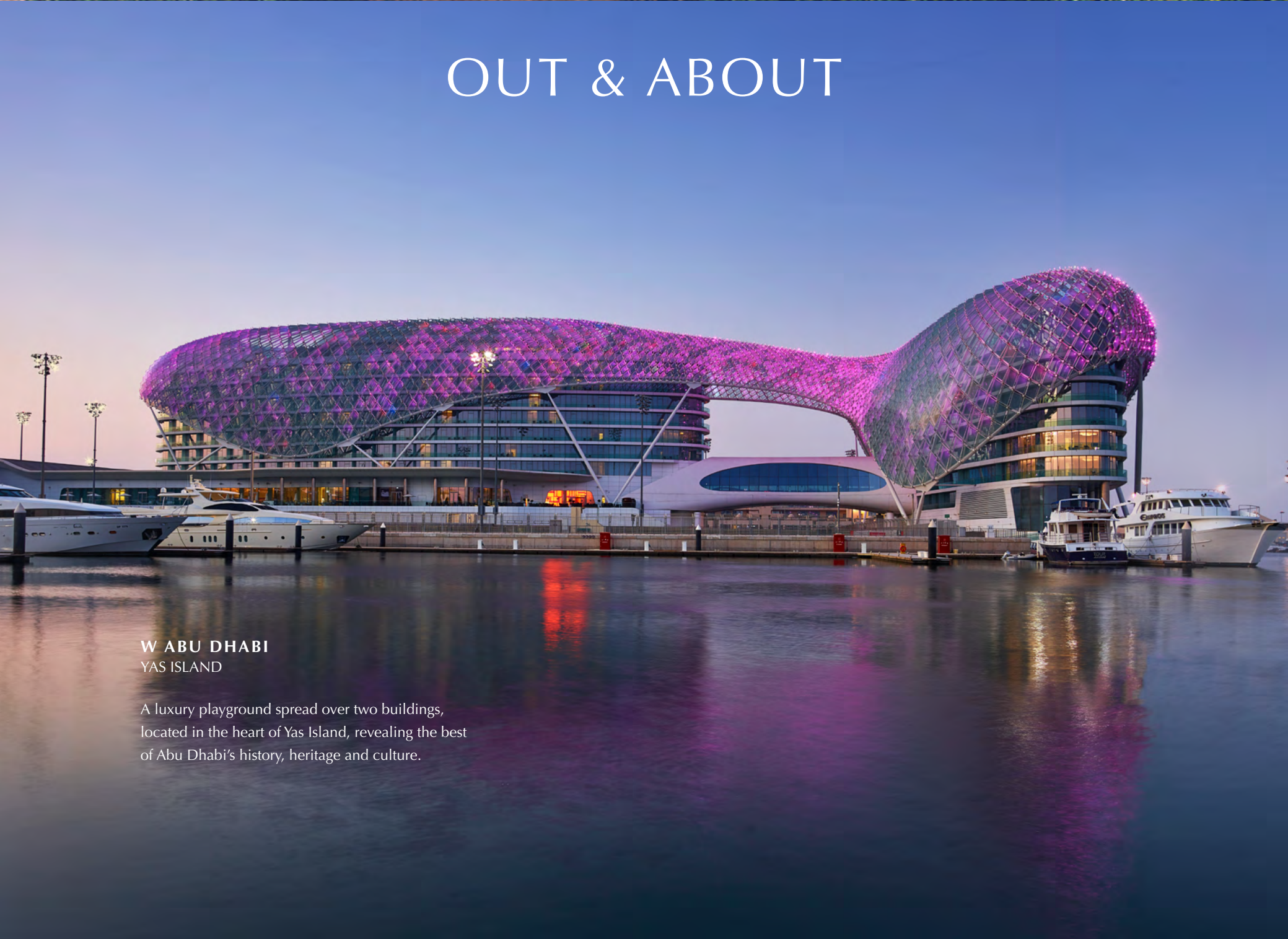
YAS GATEWAY PARK

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

YAS LINKS GOLF CLUB

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

OUT & ABOUT



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.

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, cafes, play centres and cinemas.

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.



YAS SALES CENTRE

Yas Island, Next to Yas Links, Abu Dhabi

800 25327

sales@aldar.com

Working Hours

Sun – Thu

8:00 AM – 4:00 PM

DUBAI SALES CENTRE

Al Manara, Sheikh Zayed Road, Dubai

800 25327

International: **+971 2 810 6400**

sales@aldar.com

Working Hours

Sun – Thu

8:00 AM – 4:00 PM





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