

# YAS PARK *Views*

brochure of the new project  
on Yas Island in Abu Dhabi





Yas Park Views villas

Yas Park Views is a collection  
of 211 villas on Yas Island





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TO SAADIYAT ISLAND  
20 MINUTES

## In the resort part of Abu Dhabi - on the Yas island

Yas Park Views is located on Yas Island, a minute walk from the shopping bazaars. Yas Park Views is a 9-minute drive from IKEA Yas Island, a 12-minute drive from Yas Links Abu Dhabi and a 14-minute drive from Yas Bay Waterfront. Abu Dhabi International Airport is a 17-minute drive away.

TO DOWNTOWN ABU DHABI  
30 MINUTES

AL DAR HQ  
18 MINUTES  
AL RAHA BEACH  
18 MINUTES

KHALIFA CITY  
20 MINUTES



YAS  
PARK  
Views



## Yas Island

Yas is an artificial island in Abu Dhabi. The project was created by Aldar Properties. The island is located 24 km east of the city center of Abu Dhabi near the international airport. Life on the island offers a resort style, away from the hustle and bustle of the city, which is perfect for a seasonal holiday or rental.









## Mediterranean style

Inspired by the allure of the Mediterranean, Yas Park Views combine period architecture and contemporary interior design to offer a vibrant yet laid-back coastal lifestyle.



At Yas Park Views you can choose  
from a villa with 3, 4 and 5 bedrooms







## Finishing from recycled materials

The interiors are finished with premium finishes and two color schemes — rich dark and airy light. Recycled materials are used in the interiors.





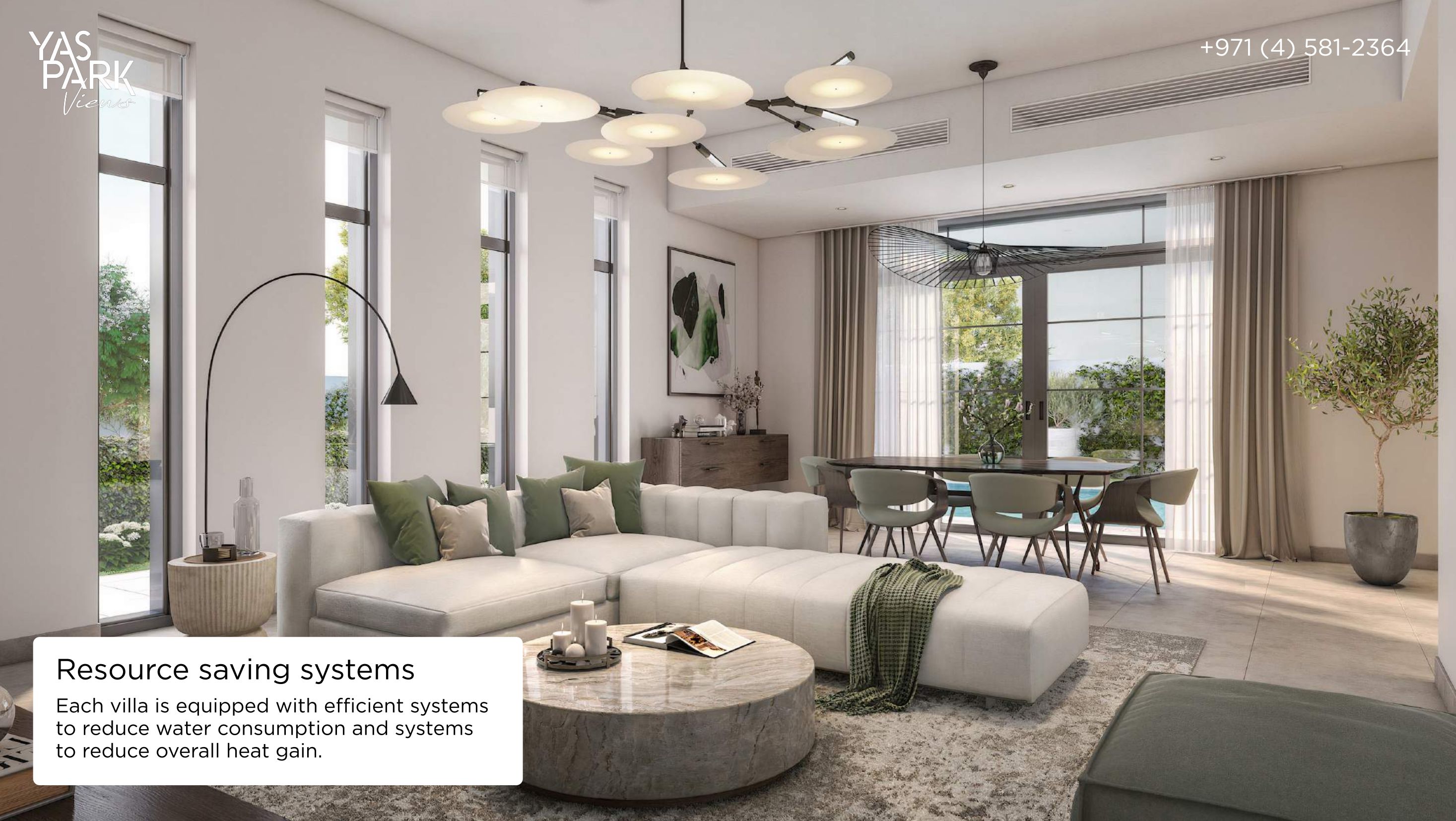
## Stone kitchen

The kitchens are equipped with kitchen cabinets, countertops are made of artificial stone, and the backsplash is lined with porcelain stoneware.



## Resource saving systems

Each villa is equipped with efficient systems to reduce water consumption and systems to reduce overall heat gain.









## 3-bedroom villa layout





## 4-bedroom villa layout





## 5-bedroom villa layout





## Recreation areas and swimming pool

Lunch time can be spent on the terrace or in the nearest cafe - enjoy your favorite dish, treat yourself to a refreshing drink or spend time with friends surrounded by lush greenery and a swimming pool.



## Yas Park

In a few minutes you can walk to the green park Yas Park, on the territory of which there are grounds for invigorating sports, and places for recreation and entertainment are interconnected by a winding promenade.





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## Outdoor areas for sports

Near the project, lawns will be equipped for group yoga and Pilates classes. Also, there will be playgrounds for basketball and football.









## Ferrari World Abu Dhabi

Ferrari World Abu Dhabi, also known as Ferrari World, near the capital of the Emirates, is the world's largest indoor theme park dedicated to the Ferrari brand. In the park, you can fly over Italy on a special simulator, swim along the ocean floor and ride at a speed of 240 km/h on the world's fastest roller coaster.





## Yas Water World

One of the largest water parks in the Middle East has opened 35 km from Abu Dhabi on the artificial island of Yas. Its fantastic design is reminiscent of magical castles from Arabian tales. The water park has several children's areas, high-speed and lazy rivers, pools for surfers.







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Shopping center 5 minutes





## Project developer – Aldar Properties

Aldar Properties is a construction, management and investment company headquartered in Abu Dhabi, United Arab Emirates. She produces and builds such projects as Al Raha Beach, Al Jimi Shopping Centre, Al Raha Gardens, Yas Island



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PARK  
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Construction will end in 2026



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