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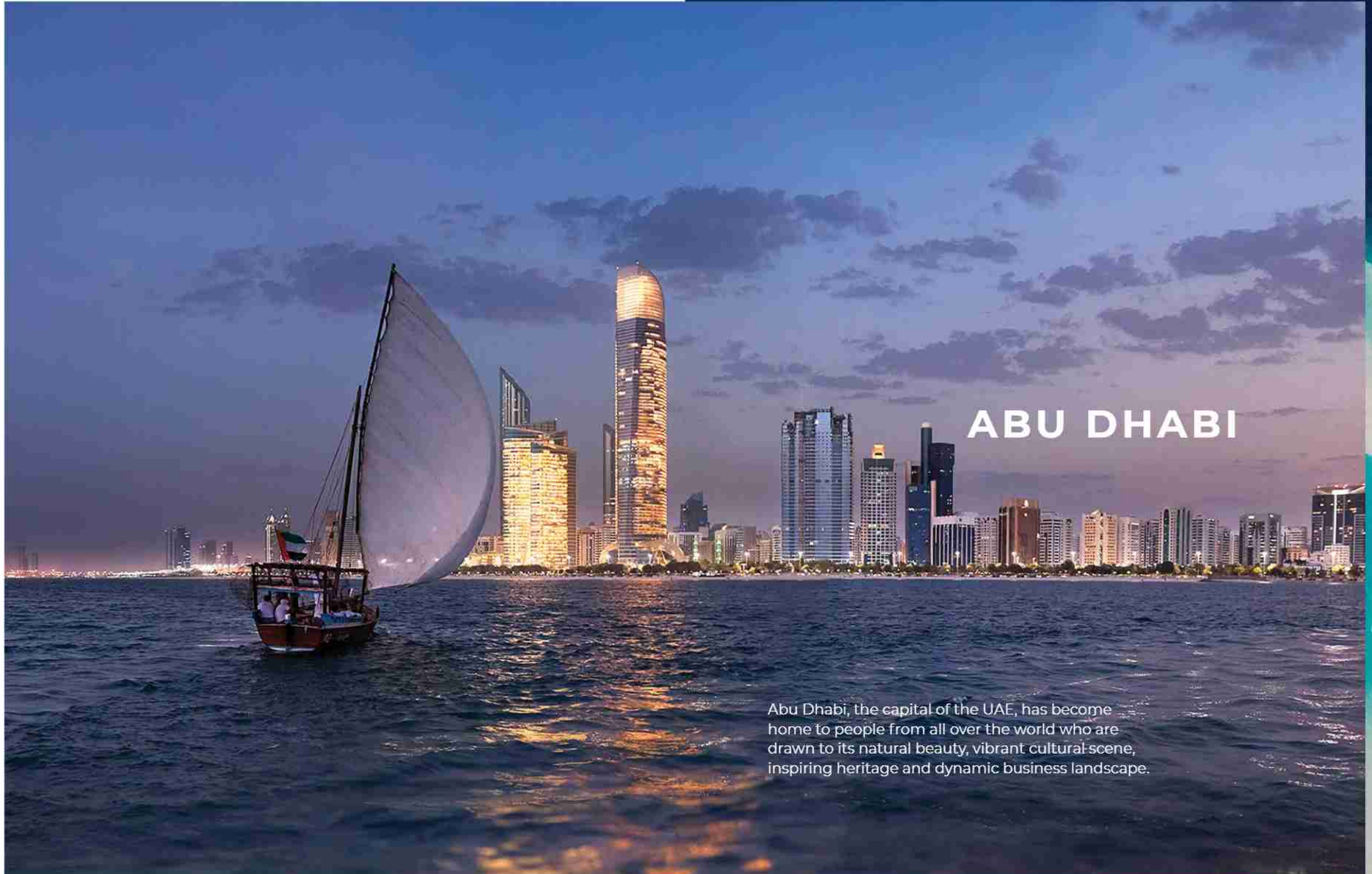
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YAS ISLAND

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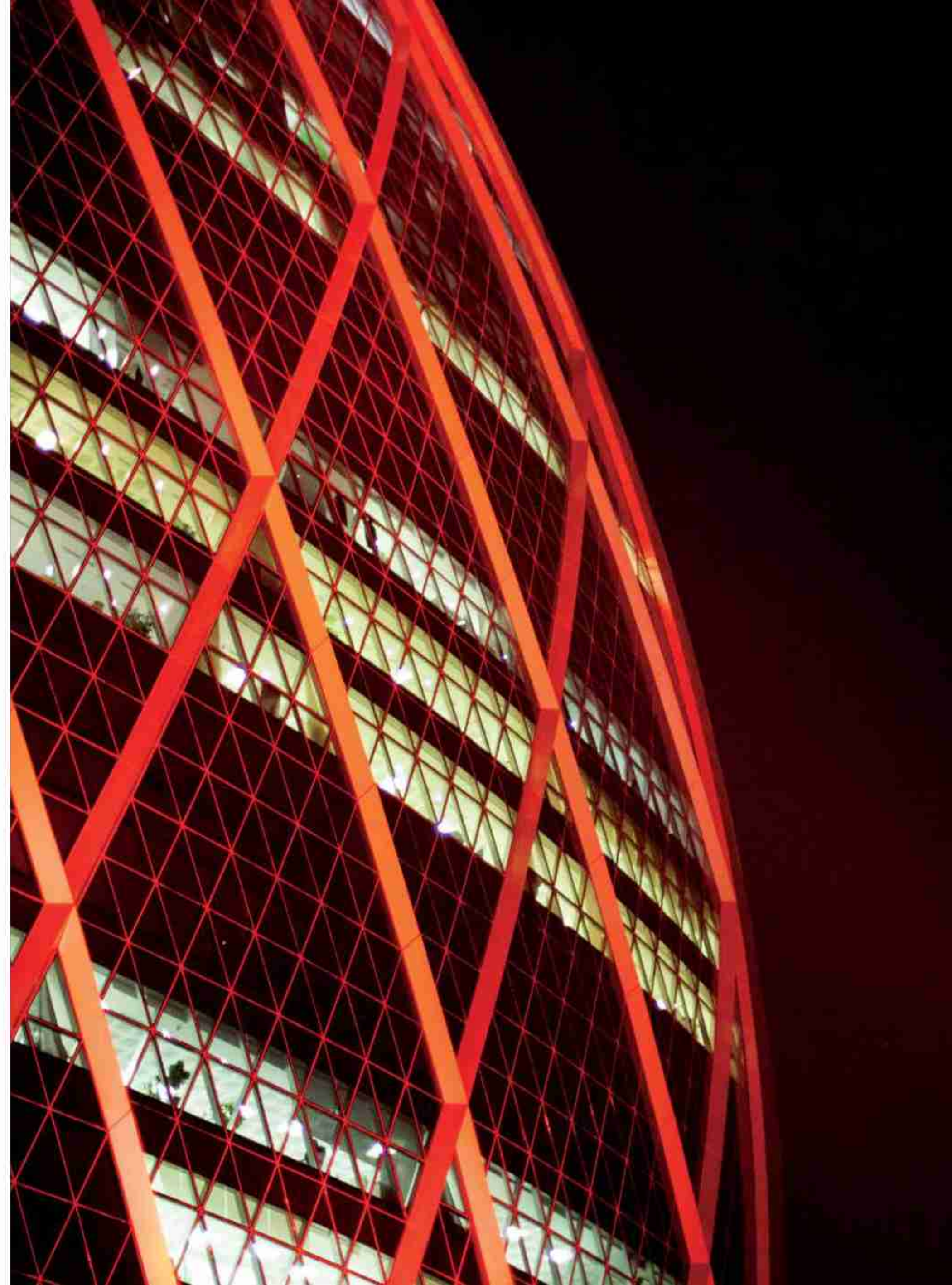


ABU DHABI

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.



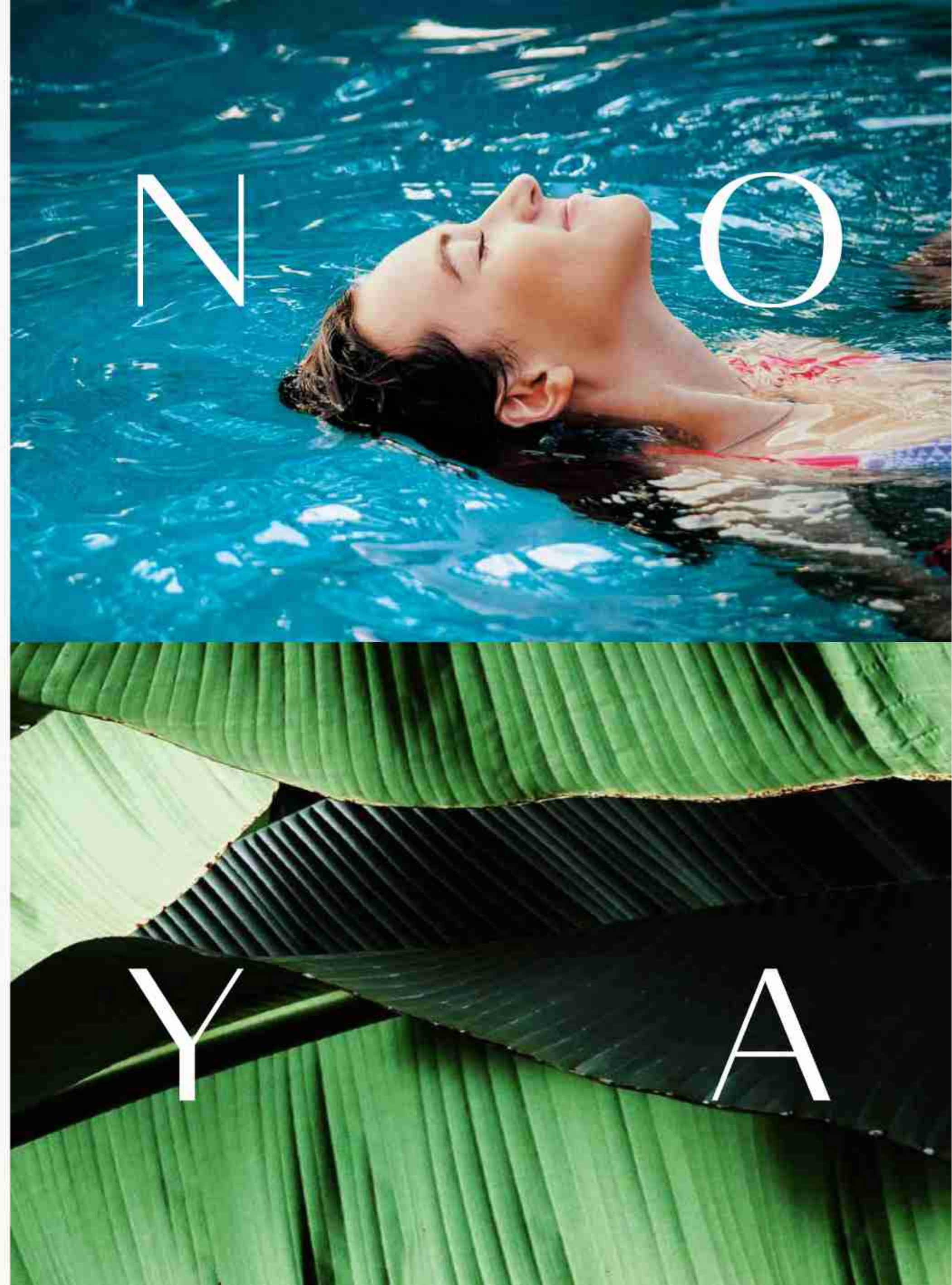


NOYA LUMA

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.





VILLA FEATURES



HIGH SOLAR REFLECTANCE ROOF MATERIAL



HIGHLY EFFICIENT GLAZING AND INSULATION



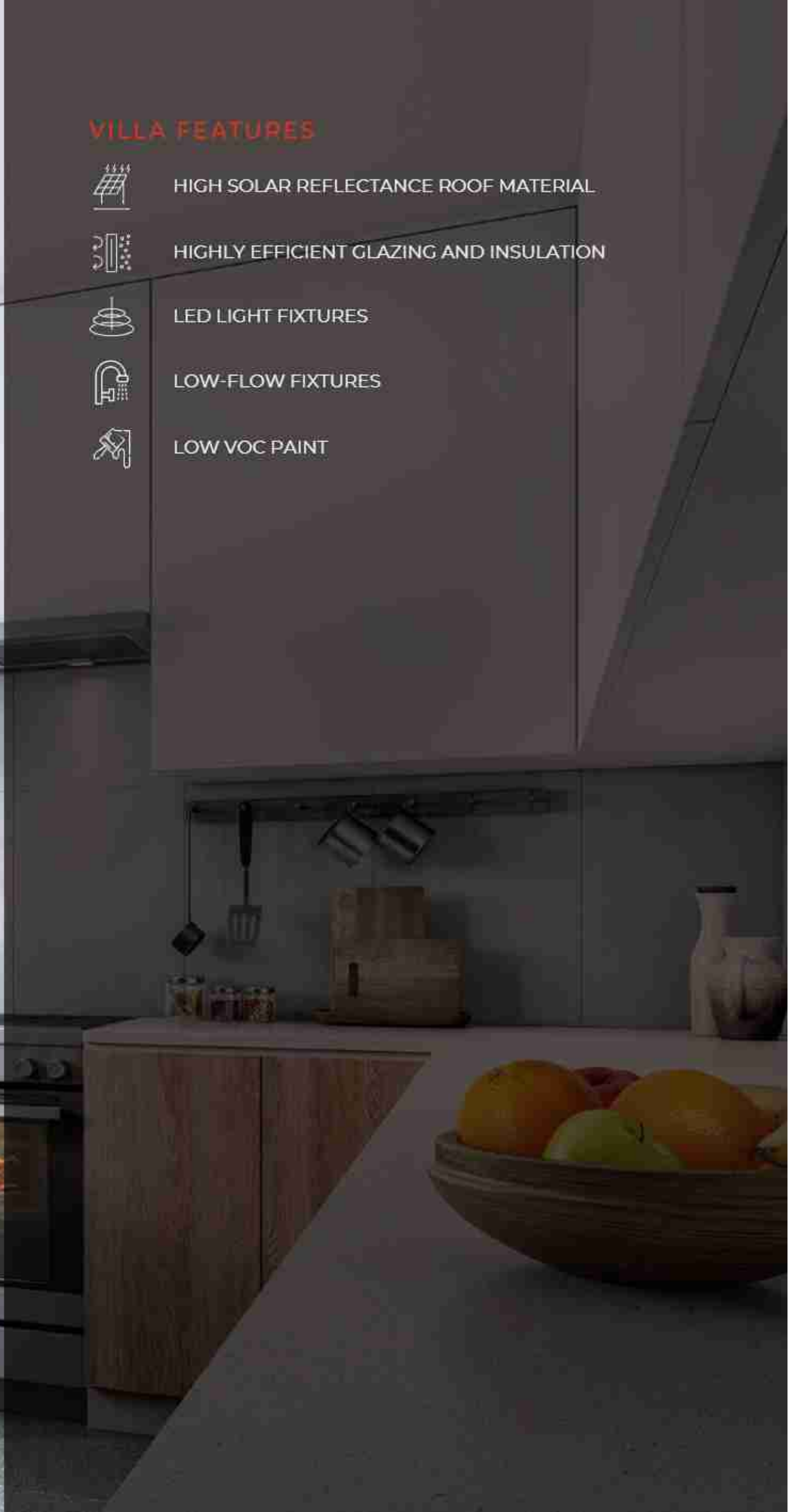
LED LIGHT FIXTURES



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



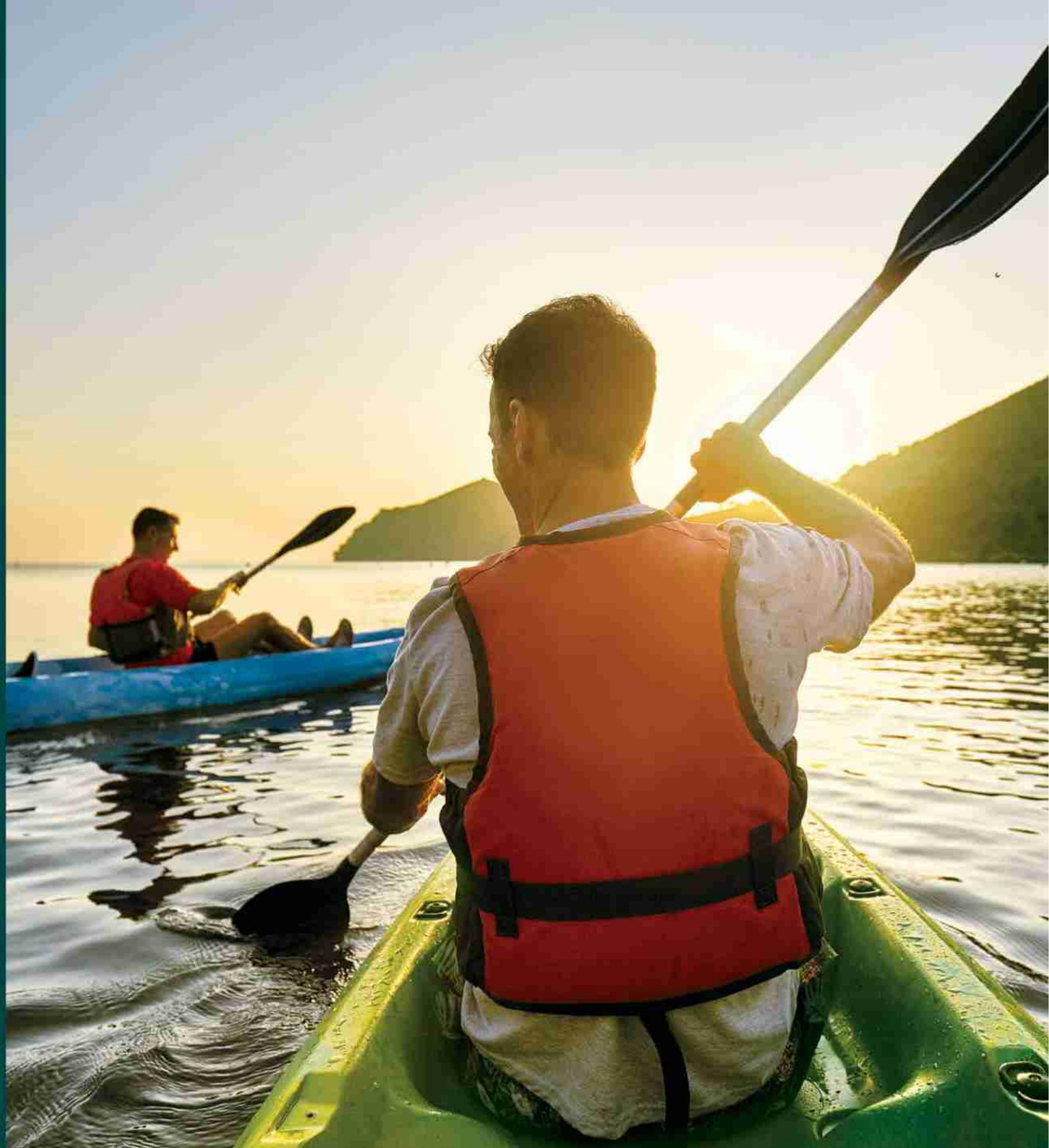
NOYA VILLAGE (RETAIL CENTRE)

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



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



ABU DHABI
INTERNATIONAL
AIRPORT
20 MINUTES

< TO DOWNTOWN ABU DHABI
30 MINUTES

KHALIFA CITY
20 MINUTES