



The Magnolias are the newest addition to the Yas Acres community, with 312 new homes. It's a place with space for every family to connect, grow, and life life to the full.

PROPERTY TYPE	TOWNHOUSES, DUPLEXES AND VILLAS
LOCATION	YAS ISLAND, ABU DHABI
DEVELOPMENT STATUS	LAUNCHED IN SEPTEMBER 2021

## PROPERTY DETAILS



PAYMENT PLAN: <b>40/60</b>	SIZES RANGE FROM <b>206M<sup>2</sup> -798M<sup>2</sup></b>
TOTAL NO. OF UNITS: <b>312</b>	TOWNHOUSES FROM <b>AED 2.49 MILLION</b>
TYPE OF UNITS: <b>2-4 BEDROOM TOWNHOUSES; 3-4 BEDROOM DUPLEX 4-6 BEDROOM VILLAS</b>	VILLAS FROM <b>5.1 MILLION</b>

## DESTINATION FEATURES



MINUTES FROM  
YAS ISLAND'S  
ATTRACTIONS



CLOSE TO LEADING  
YAS ISLAND HOTELS



ACCESS TO LEADING  
EDUCATIONAL  
INSTITUTES



## COMMUNITY FACILITIES



COMMUNITY  
POOL



COMMUNITY  
GARDENS



COMMUNITY HUB



GYMNASIUM



GOLF COURSE



COMMUNITY RETAIL



MULTIPURPOSE  
ROOM



SCHOOL



FAMILY ORIENTED  
COMMUNITY



MOSQUE



TENNIS AND  
VOLLEYBALL COURT



KIDS PLAY AREAS



COMMUNITY-WIDE  
CYCLE TRACK



BBQ AND  
PICNIC AREAS



BASKETBALL  
COURT

## VILLA SUSTAINABILITY FEATURES



HIGH SOLAR  
REFLECTANCE  
MATERIAL ON ROOF



LOCALLY SOURCED  
MATERIALS



LED LIGHT  
FIXTURES



EFFICIENT  
FIXTURES



LOW VOC PAINT



HIGHLY EFFICIENT  
GLAZING AND  
INSULATION



SOLAR  
HOT WATER



RECYCLING  
WASTE MANAGEMENT



EFFICIENT  
AC SYSTEM



WATER AND ENERGY  
CONSUMPTION METER