







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



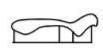
PAYMENT PLAN: 40/60	SIZES RANGE FROM 206M <sup>2</sup> -798M <sup>2</sup>
TOTAL NO. OF UNITS: 312	TOWNHOUSES FROM AED 2.49 MILLION
2-4 BEDROOM TOWNHOUSES; TYPE OF UNITS: 3-4 BEDROOM DUPLEX	VILLAS FROM <b>5.1 MILLION</b>

## **DESTINATION FEATURES**

4-6 BEDROOM VILLAS



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



MOSQUE



TENNIS AND VOLLEYBALL COURT



KIDS PLAY AREAS



COMMUNITY-WIDE



BBQ AND PICNIC AREAS



BASKETBALL COURT

## VILLA SUSTAINABILITY FEATURES



HIGH SOLAR REFLECTANCE MATERIAL ON ROOF



LOCALLY SOURCED MATERIALS



LED LIGHT



EFFICIENT FIXTURES



LOW VOC PAINT



HIGHLY EFFICIENT GLAZING AND INSULATION



SOLAR HOT WATER



RECYCLING WASTE MANAGEMENT



EFFICIENT AC SYSTEM



WATER AND ENERGY CONSUMPTION METER