



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.



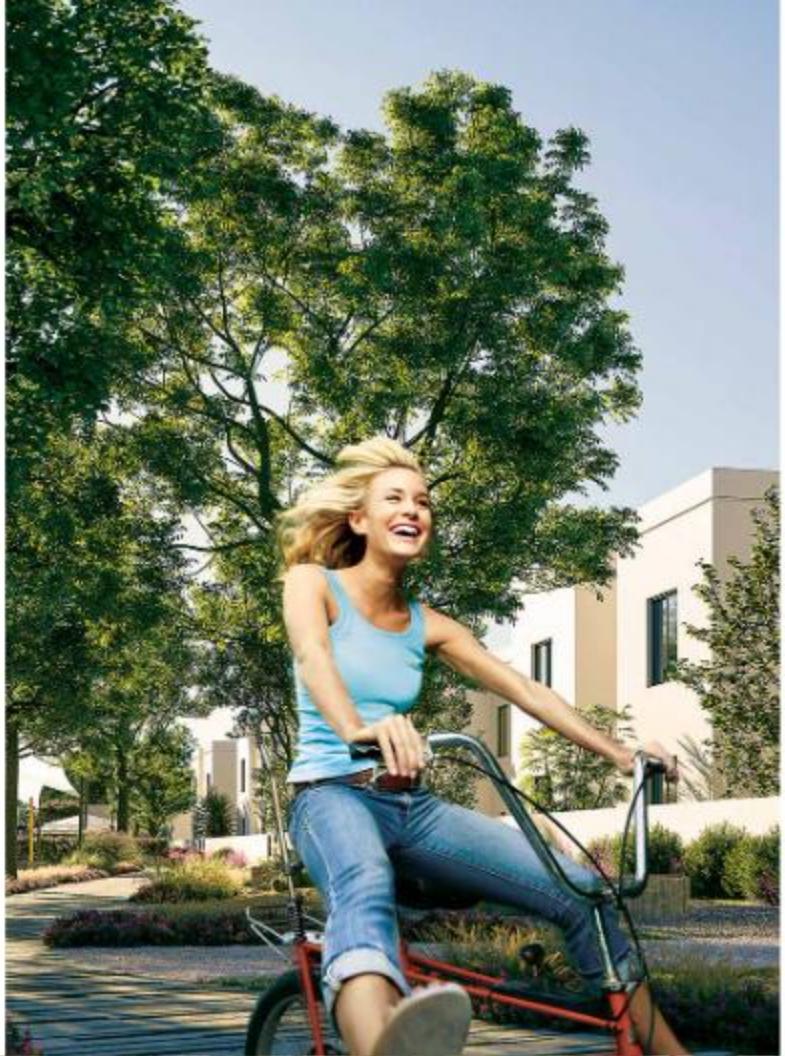
NOVA VIVA

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.

GET MORE FROM LIFE

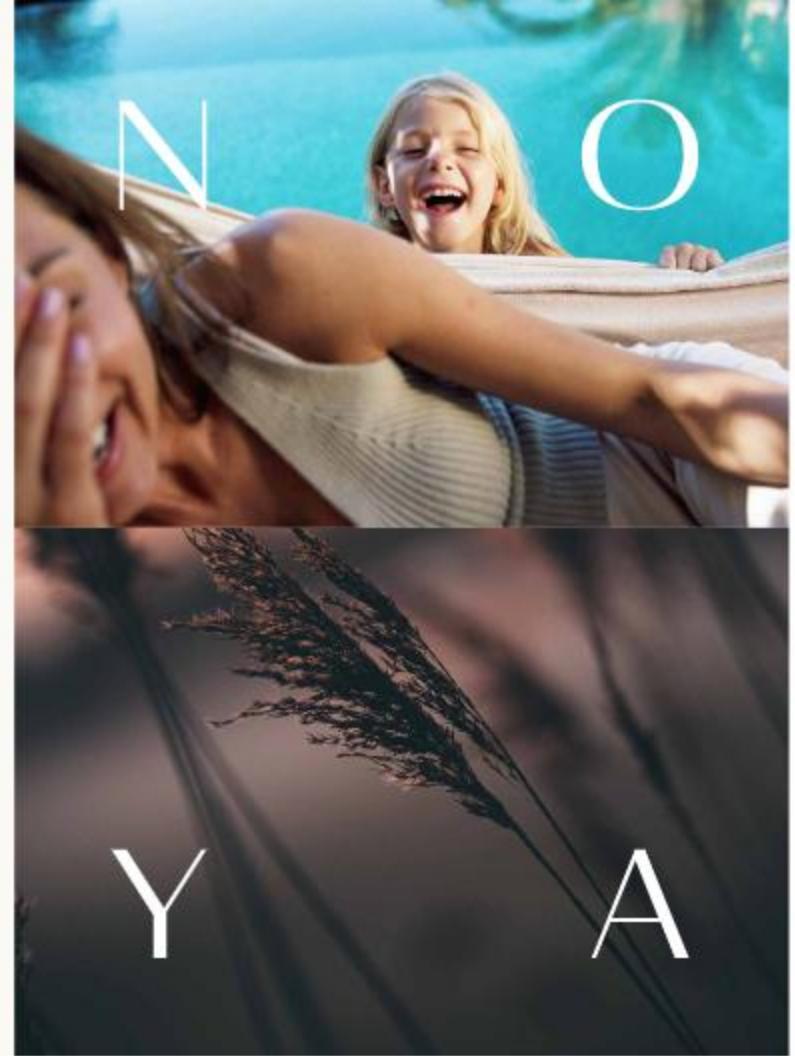
This is Noya Viva. A new community on Yas Island with even more to offer. More space to grow and experiences to enjoy. More neighbours turned friends and days turned adventures. More amenities, activities, freedom and fun, and all just minutes from the world's best attractions.



NOYA VIVA

NOYA *Viva* YAS ISLAND

Own a home perfect for a growing family, in a sought-after but accessible destination on the north of Yas Island. Choose from a selection of sustainably designed townhouses and villas, set along wide, leafy streets in a private gated community. With smart fixtures, quality fittings and generous outdoor space, homes are designed to enhance every lifestyle.



NOYA VIVA



NOYA VIVA



NOYA VIVA





Modern 2 and 3 bed townhouses and
4 bed villas, with a choice of architectural
designs and plot locations.



NOYA VIVA



NOYA VIVA



NOYA VIVA



NOYA VIVA

TOWNHOUSE
2 BED
MID UNIT

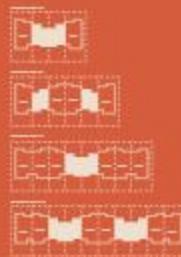
Ground Floor Plan



First Floor Plan



Key Plan



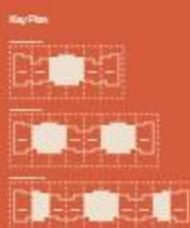
AREA: 124 SQM

BEDROOMS: 2

Subject to final design approval and the discretion of the developer and relevant authorities. Changes may be made during the development process. Prices, terms and conditions are subject to change. Details in these brochures are subject to the terms of the purchase of plots. The Developer reserves the right to make changes and alterations to the designs and features of the plots. The Developer reserves the right to withdraw the plots if the plots are not sold within the specified period.

NOYA VIVA

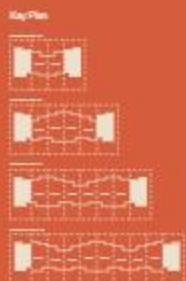
TOWNHOUSE
3 BED
MID UNIT



AREA: 163 SQM

BEDROOMS: 3

TOWNHOUSE
3 BED
END UNIT



AREA: 166 SQM

BEDROOMS: 3

Designs and floor plans are subject to the discretion of developer and may be changed at any time. Changes may be made during the development process. Design, Plans and layout are subject to change at any time. Please refer to the latest version of the plans for the latest information. The developer reserves the right to make changes to the design, layout and features of the property without prior notice. The developer reserves the right to make changes to the design, layout and features of the property without prior notice.

NOYA VIVA

VILLA
4 BED

Ground Floor Plan



First Floor Plan



AREA: 210 SQM

BEDROOMS: 4

Subject to final design and planning permission. All dimensions are approximate. Drawing may be modified during the development process. Planning, Building and other permissions required before completion of the building. The developer reserves the right to make changes to the design without prior notice. Indication of the position of exterior stairs. This is a marketing material. The Developer is not bound by the information contained herein. All prices are subject to change.

NOYA VIVA



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 the island's theme park, and couples shop at Vie Mall.

DEVELOPMENT FEATURES

-  FAMILY ORIENTED COMMUNITY
-  HIGH SOLAR REFLECTANCE ROOF MATERIAL
-  HIGHLY EFFICIENT GLAZING AND INSULATION
-  LED LIGHT FIXTURES

COMMUNITY FACILITIES

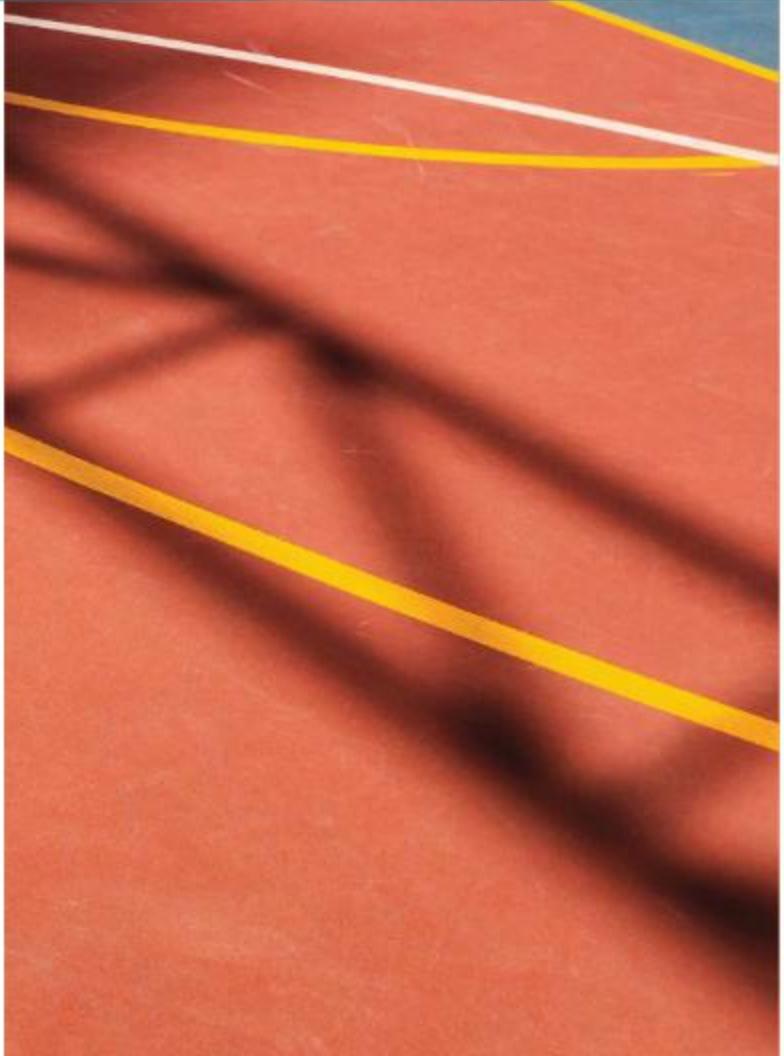
-  ADULT AND CHILDREN'S SWIMMING POOLS
-  COMMUNITY HUB
-  PLAYGROUNDS
-  SPORTS CENTRE & GYMNASIUM
-  BBQ AND PICNIC AREAS
-  NEW ALDAR ACADEMIES BRITISH SCHOOL
-  COMMUNITY GARDENS
-  KIDS SPLASH PAD
-  MULTI-PURPOSE ROOM

NOYA VIVA





NOYA VIVA



With pools, gyms, parks and gardens, plus a new community centre, sports hub and easy access to the energy of Yas Island, Noya Viva offers the life you always wanted, and more.



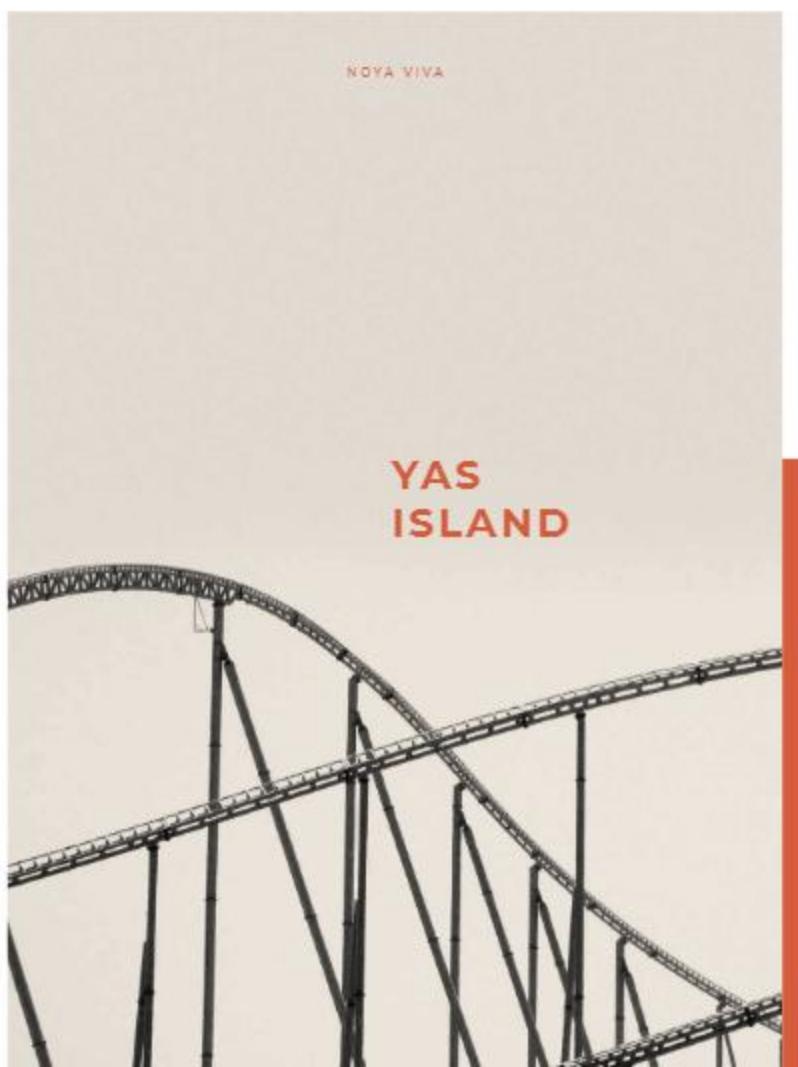
NOYA VIVA





NOVA VIVA

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, Yas Waterworld, Warner Bros. World™ Abu Dhabi and Ferrari World are just around the corner.



[TO SAADIYAT ISLAND
IN 10 MINUTES](#)

TO DUBAI
55 MINUTES ➤

YAS AT A GLANCE





YAS LINKS GOLF CLUB

EXPLORE EVEN MORE



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.



FERRARI WORLD ABU DHABI
2 MINUTES

Find your Ferrari feeling with 47 thrilling rides and attractions to choose from, in a world full of Ferrari-themed fun.

YAS WATERWORLD ABU DHABI
5 MINUTES

Whether you're after family fun or adrenaline-pumping experiences, there's something for everyone at Yas Waterworld Abu Dhabi, Yas's Greatest Playground.

WARNER BROS. WORLD™
ABU DHABI
10 MINUTES

Hungry for action? Create some whimsical fun! You'll find bars, Warner Bros. World Abu Dhabi, plus the chance to meet over 50 DC and Animation life characters.

YAS GATEWAY PARK
A MINUTE AWAY

Catch your plane earlier and seek out a shady spot for lunch at this hidden haven, located just a minute from Yas.

YAS LINKS GOLF CLUB
12 courses across 18-hole courses surrounded by mangroves, Yas Links has beautiful routes that challenge for experienced golfers.

DU ARENA
YAS LEISURE DRIVE

All your favorite global superstars have graced the stage at the largest open-air venue in the Middle East.

YAS BEACH CLUB

Take a dip in the peaceful infinity pool, or relax around the kids pool. There's something for everyone at Yas Beach Club.

YAS MARINA
YAS LEISURE DRIVE

Dock shows or dancing shows? With tons of superyachts and a promenade lined with restaurants and bars, the choice is yours.

YAS MALL
Shopping for fun fashion is just the beginning at Yas Mall; it's easy to spend the whole day enjoying the huge selection of restaurants, cafes, play zones and cinemas.

TWO FOURS
YAS CITY

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 CITY

A new stage is set for the world's best performers, introducing the region's largest indoor arena to the Yas Bay waterfront.



WARNER BROS.
WORLD™
ABU DHABI



