



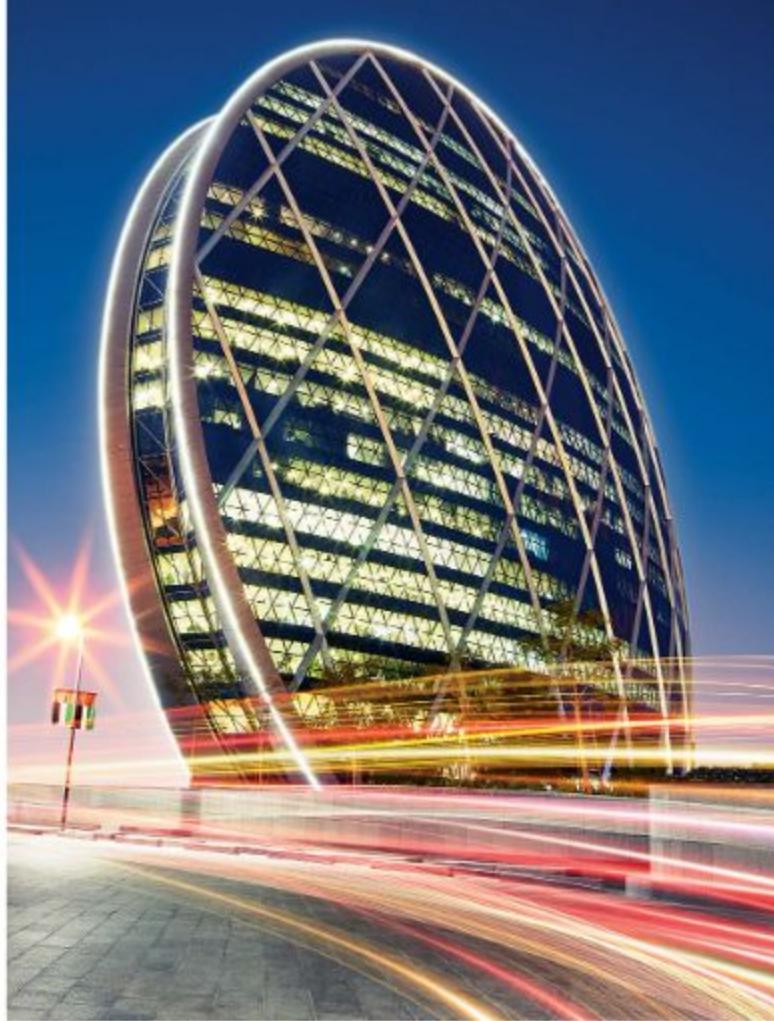
YAH AKAH

HOME IN EVERY DUNE

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.



YAS ISLAND

Take a dip into a retreating lifestyle, with every activity under the sun just moments away. 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 and Ferrari World are just around the corner.



ALDAR

EVERYTHING WE DO COMES FROM THE HEART

We are one of the most trusted and recognized real estate lifestyle developers in the UAE. Our goal isn't simply to build property, but to design communities that people love to live in. Because home isn't just a place, it's a feeling, and that's what we promise to deliver every day.

TO SAADIYET ISLAND
GO WALKING

[TO DUBAI >](#)

YAS AT A GLANCE

TO DOWNTOWN ABU DHABI
20 MINUTES

CALLAWAY
GOLF

**HOME
IN EVERY SENSE**

Wake every day to the quiet beauty of The Cultural Yer Acre; designed with the wide-open spaces in mind; the lifestyle you imagined.



NURTURE IN NATURE

The Cedars is a countryside destination with all the benefits of the city. A self sufficient community of 3 and 4 bedroom townhouses and villas surrounded by nature and in touching distance of world class amenities.



The community is in close proximity to two international schools, ideal for growing families. It will also feature a cycling and jogging track, beautifully landscaped parks perfect for picnics, barbecues and outdoor yoga, as well as retail and community destinations with cafes, restaurants and shops. Essential to any community, mosques are conveniently located along the avenues.

THE VIEW FROM THE TOP

Each home is designed with space, serenity and convenience in mind; with pools, shops, mosques, schools and lush green space waiting right outside.





**YAS ACRES GOLF
& COUNTRY CLUB**

A spectacular addition to the Abu Dhabi golf scene, the world class 18 hole golf course at the heart of Yas Acres will serve up both a challenging game and a breath-taking backdrop for the community. For those wanting to practice a different swing, putting and bunker coats can be found at the Country Club, as well as a leisure lounge, swimming pools and kids activity area.

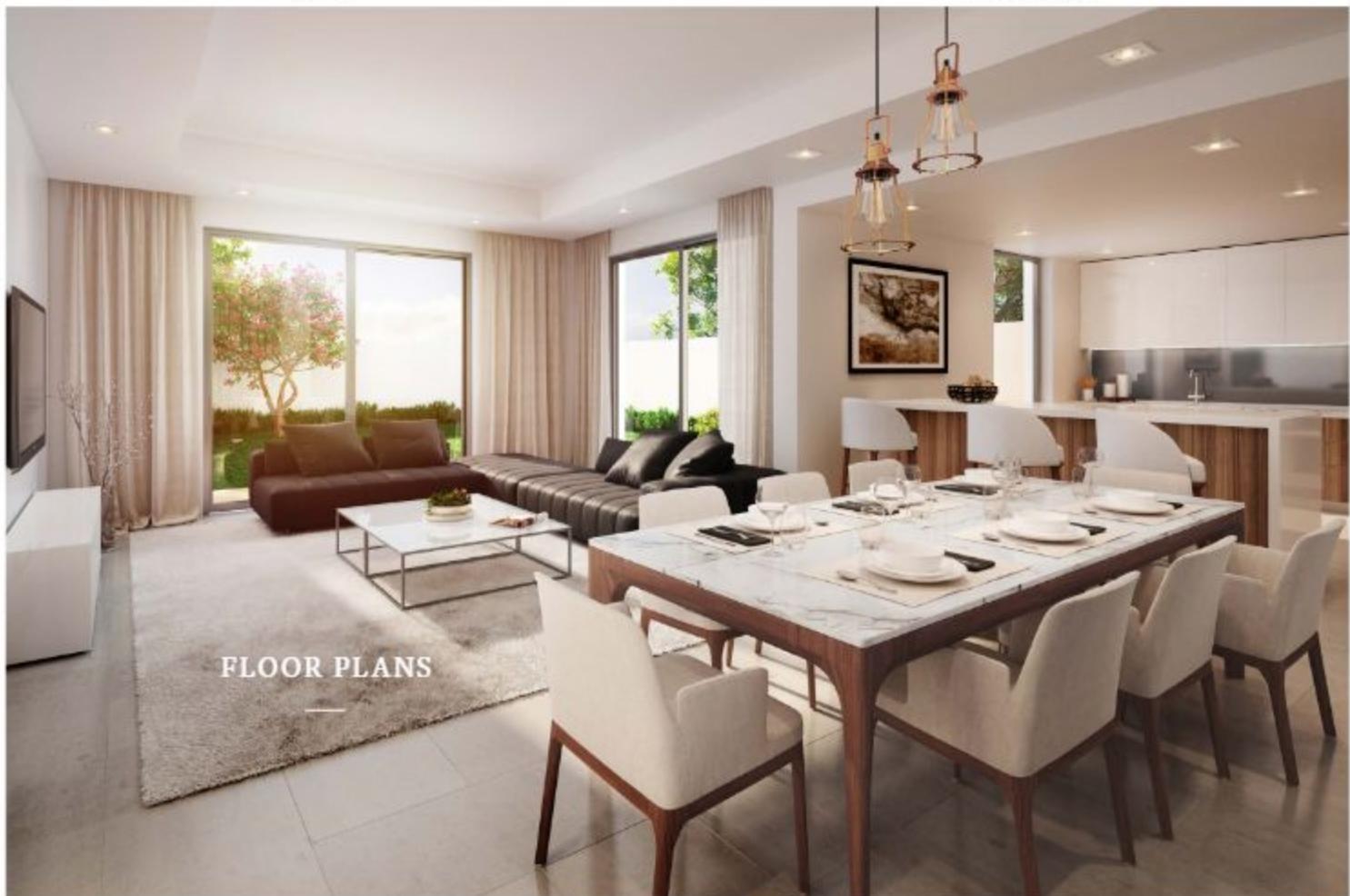


22

YARD ACRES

HOME IN EVERY DENE

23





20

YAC ACRES

HOME IN EVERY DENSE

21

**3
BEDROOM TOWNHOUSE
(MID-UNIT), TYPE A
- 3MA -**



GROUND FLOOR



FIRST FLOOR

**3
BEDROOM TOWNHOUSE
(END-UNIT), TYPE A
- 3EA -**



GROUND FLOOR



FIRST FLOOR



24

YAD ALKAZ

HOME IN EVERY DURR

27

**3
BEDROOM TOWNHOUSE
(MID-UNIT), TYPE B
- 3MB -**



GROUND FLOOR



FIRST FLOOR

**3
BEDROOM TOWNHOUSE
(END-UNIT), TYPE B
- 3EB -**



GROUND FLOOR



FIRST FLOOR



3
BEDROOM SEMI-DETACHED VILLA
TYPE A
- IX -



3
BEDROOM SEMI-DETACHED VILLA
TYPE B
-3Y-

Total Gross Saleable Area: 215 m²

GROUND FLOOR



FIRST FLOOR

RENTAL INFORMATION: This document is not an offer or invitation to make an offer or enter into a contract. It is only a general description of the property and its surroundings. The property is offered for sale or rental by the developer. The developer reserves the right to withdraw or amend the offer or change the terms of the sale or rental without notice. The developer may accept or reject any offer or rental application. The developer may also refuse to sell or rent the property to any person for any reason. The developer may also refuse to sell or rent the property to any person for any reason.

4
BEDROOM SEMI-DETACHED VILLA
TYPE A
-4X-

Total Gross Saleable Area: 247 m²

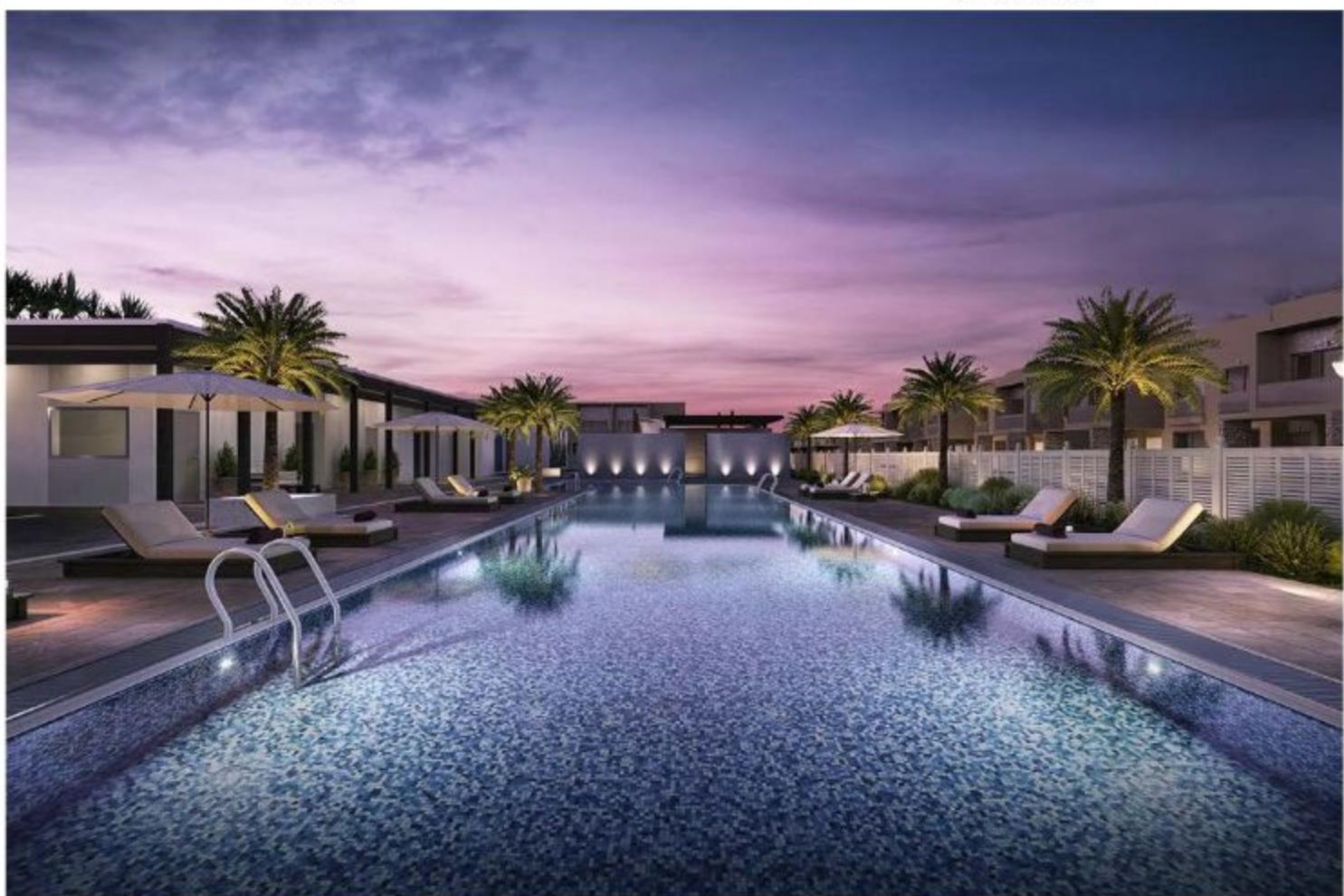
GROUND FLOOR



FIRST FLOOR

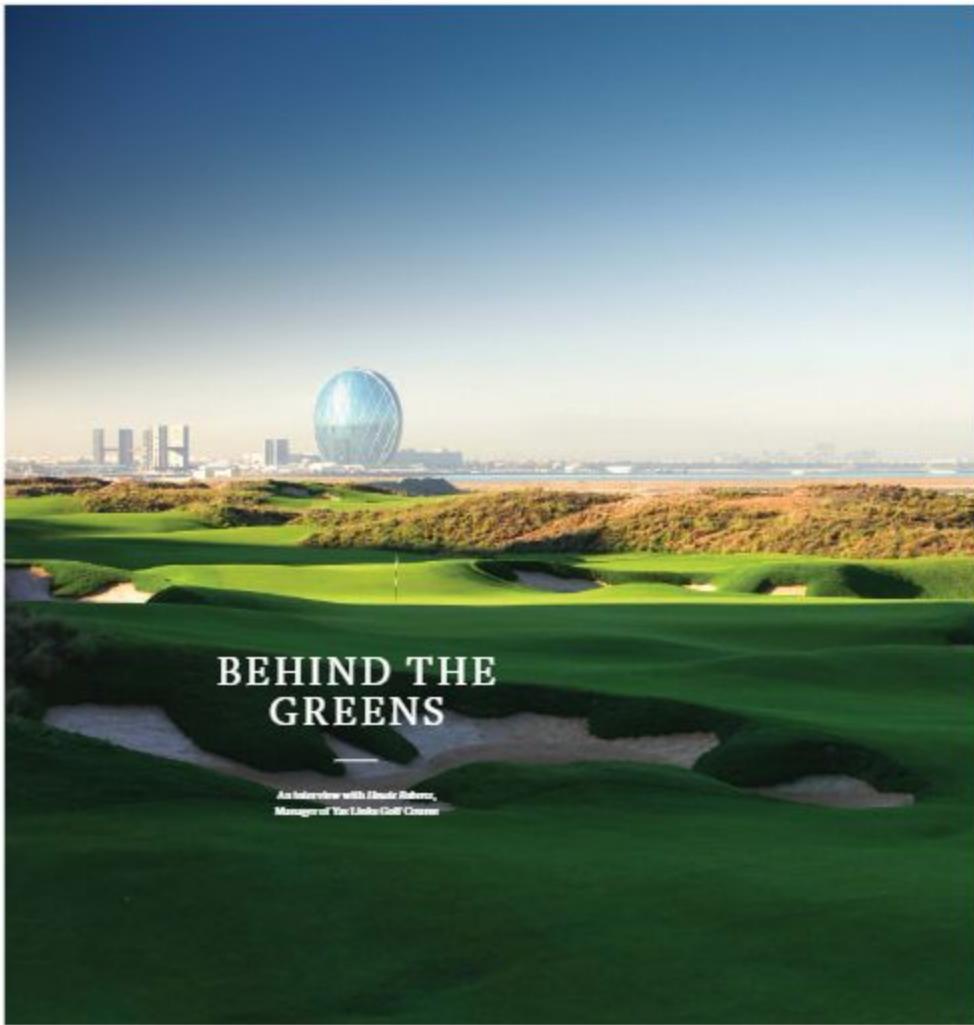
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4
BEDROOM SEMI-DETACHED VILLA
TYPE B
- 4V -









BEHIND THE GREENS

An interview with **Abrar Baheri**,
Manager of Yas Links Golf Course

PLEASE TELL US A BIT ABOUT THE COURSE AND WHAT A 'LINKS' COURSE MEANS.

Opened in 2010 and designed by world renowned designer Kyle Phillips, Yas Links opened to worldwide acclaim, being the first links style course in The Middle East. The term links course comes from describing a piece of land connecting arable land and the sea. This land was usually sand based and lacked the requirements to be good arable land where the land owners could grow crops. The land is usually fine draining due to its sand base, and already acclimated by the winds and the sea providing a landscape different in form and characteristic to normal farm land.

YAS LINKS IS KNOWN AS ONE OF THE REST GOLF COURSES IN THE UAE. WHAT EFFORTS GO INTO MAINTAINING THAT?

A lot of over 100 pieces of machinery and a golf course maintenance team of 50 who start their working day at 4am all contribute to the mammoth effort that goes into presenting the course in the best possible condition every day. The summer months see major renovation works take place to provide the best possible environment for the turf to grow in a healthy aerobic environment.

HAVE ANY TOP PROFESSIONALS PLAYED THE COURSE?

Most of the leading European tour players have appeared at Yas Links at some point. From major champions such as Rory McIlroy, Sergio Garcia and Darren Clarke, to international superstars such as Ricky Fowler, Ian Poulter and Bryson DeChambeau, the feedback from all the players is that Yas Links is one of the top courses in the world.

WHAT FIRST ATTRACTED YOU TO MOVE TO ABU DHABI?

When the opportunity to work at Yas Links arose it was a no brainer considering the calibre of the course and its prime location. To work at a course of this magnitude comes along very seldom.

WHAT DOES A USUAL WEEKEND ON YAS ISLAND LOOK LIKE FOR YOU AND YOUR FAMILY?

The weekend is family time but usually we end up doing whatever my daughter wants to do. A standard weekend for me includes a family breakfast at Yas Links, followed by a golf lesson for my daughter, with a visit to one of the parks - usually the water park and then dinner at my daughter's favourite Cheesecake Factory.

LIVING AND WORKING ON YAS ISLAND, DO YOU FEEL PART OF A COMMUNITY?

There is definitely a community feel on Yas Island and this will only grow as more and more new residential developments complete. You quite often see familiar faces at the Yas Island restaurants, playing golf, walking around the mall or even enjoying the water slides at the water park.

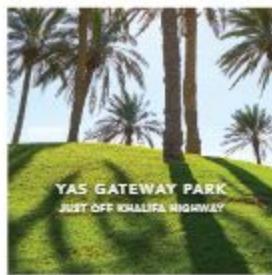
WHAT DO YOU FEEL IS THE BEST THING ABOUT LIVING ON YAS?

Quite simply the list of soil needing to go anywhere else, as Yas Island has everything that we need from weekly grocery shopping, through to full entertainment and all the different food themes we could possibly want.

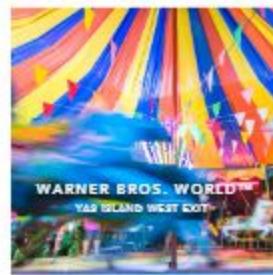
WHICH PLACE OR ATTRACTION ON YAS, WOULD YOU RECOMMEND THAT OTHER PEOPLE LIVING IN ABU DHABI SHOULD TRY TO VISIT?

One of the best investments I make every year is the annual family multi park pass for theme parks on Yas Island. My eight year old daughter Carter, loves the water, so the waterpark is a regular place for us to visit, breaking this up with regular visits to Ferrari World, we always have plenty to do on the island. When Warner Bros open and we further upgrade our annual pass, there simply won't be any reason to leave the island. Yas Mall also has some great fun activities like Pen Zone for my daughter whilst my wife and I stop and visit the cinema.

EXPLORE YAS



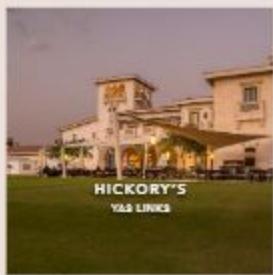
**YAS GATEWAY PARK
JUST OFF KHALIFA HIGHWAY**



The new theme park will feature six different 'lands' to explore, inspired by all your favorite Warner Bros. cartoons and DC superheroes.



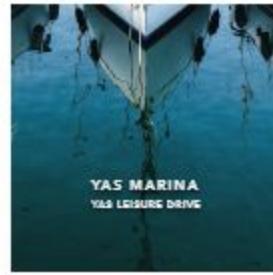
Take dip in the peaceful infinity pool, or splash around in the kids pool. There's something for everyone at this Yas Island beach club.



Indulge in hearty warming comfort food, with a side of golf course views.



Centre your chi with the sand between your toes.



Deck show or dancing show? With lots of superyachts and a promenade lined with restaurants and bars, the choice is yours.



Thrill seeker or max relaxer - there's something for everyone at this iconic waterpark.



With 2.5 million sq ft of world class shopping, leisure and dining, you'll find the right and the occasion.

