



yas beach



RESIDENCE



YAS BEACH RESIDENCE

Yas Bay, Yas Island, Abu Dhabi



WELCOME TO YAS BEACH RESIDENCE

Yas Beach Residence is a stunning waterfront development situated at Yas Bay, in the iconic Yas Island, Abu Dhabi. The glamorous 11 storey building features an impressive selection of studio, apartments, duplex apartments and duplex penthouses overlooking a panorama of calm, blue waters from whichever level you gaze out. Through its premium facilities and amenities, this development reaches endless horizons.





YAS BAY

Situated at Yas Bay, Yas Beach Residence offers residents a luxurious escape where they can retreat into the rhythm of the sea. Away from the hustle and bustle of the city, the Yas Bay Waterfront captures a sense of exuberance and passion with extraordinary destinations. This waterfront development is home to experiences larger than life alongside the glistening waters of Yas Island.



YAS BEACH RESIDENCE

- 1 West Waterfront
- 2 Skate Park
- 3 School Plots
- 4 Twofour54 Plaza
- 5 Waterfront Entrance
- 6 Hilton Hotel
- 7 Etihad Arena
- 8 Beach Club
- 9 Pier71
- 10 Waterfront East
- 11 Yas Marina Circuit

YAS ISLAND

Yas Island is a renowned destination with an array of attractions that captivate residents and visitors alike. World-class retail, gourmet restaurants, engaging nightlife and exhilarating leisurely pursuits highlight the island as an unparalleled environment to live, work and play.



13 MINS
Abu Dhabi Airport

06 MINS
Warner Brothers

05 MINS
Ferrari World

20 MINS
Sheikh Zayed
Grand Mosque

03 MINS
Etihad Arena

06 MINS
Yas Mall

07 MINS
Masdar City

45 MINS
Dubai

VIBRANT LIFESTYLE

The development is well underway to become a vibrant spot for business, leisure, and entertainment.

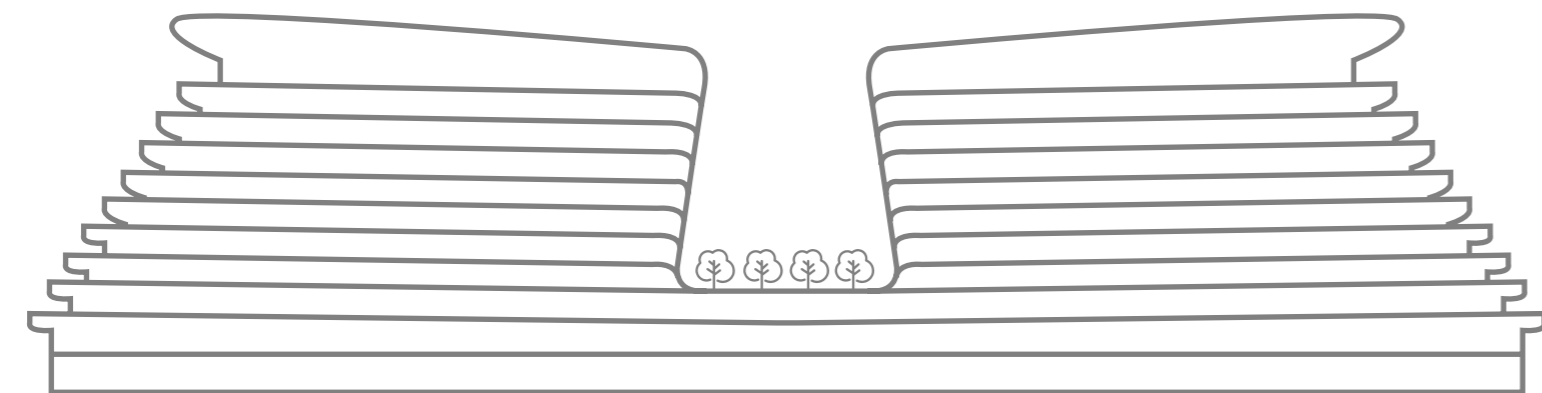
Direct access to the bay opens up a world of adventure. Residents who appreciate an active lifestyle will enjoy jogging by the edge of the crystal clear sea, riding a bike along the promenade, or visiting a golf course nearby.

Situated within reach are countless places to dine at, intimate coffee shops, and a selection of retail outlets that add to the development's charm. Mosques, schools and recreational parks allow for an exceptional family-friendly environment.

With a prime combination of location, luxury and lifestyle, Yas Beach Residence defines bay living as a class of its own.



FACILITIES & AMENITIES



Yas Beach Residence comprises of 11 story with 371 of uniquely designed units that combines the comfort of home with the refined amenities of a luxurious retreat and 2 basement parking floors that can accommodate 413 cars. Every detail has been taken care of to ensure residents are provided with the best of facilities, including:

- A sophisticated lounge, ideal for hosting guests
- A spectacular infinity pool, the perfect place to relax and unwind
- A state-of-the-art rooftop gymnasium overlooking the bay and featuring the latest fitness equipment
- A children's play area to keep the little ones entertained
- Underground parking
- 24 hours security

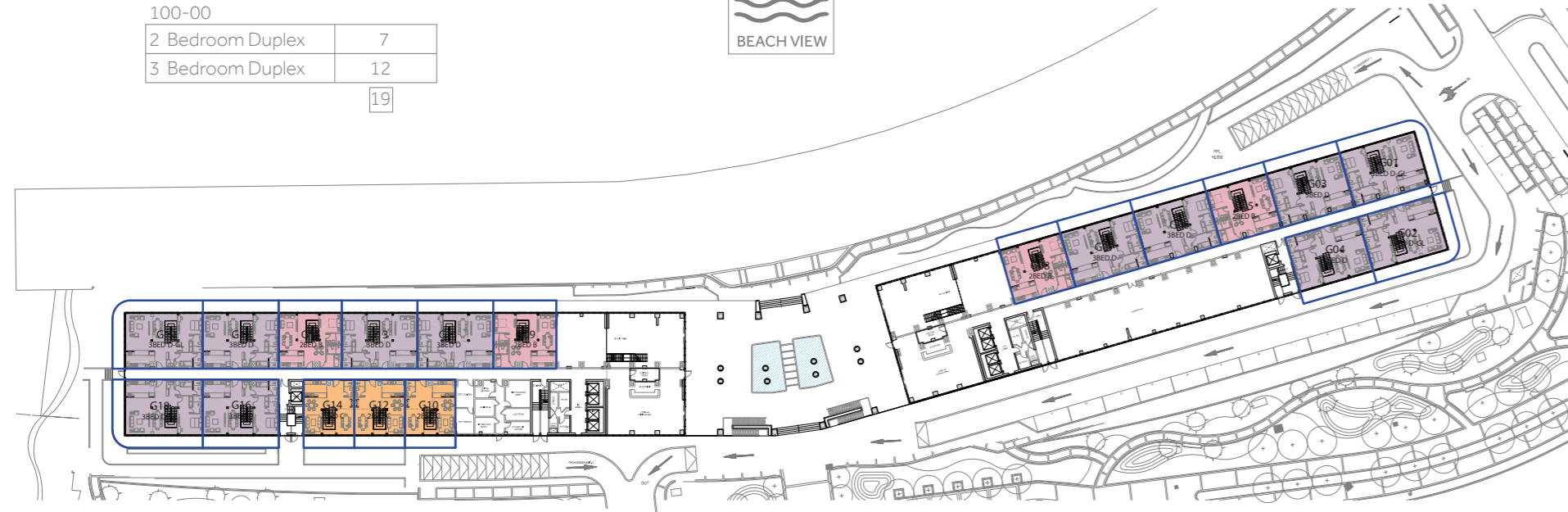
Life at the heart of one of Yas Bay's most coveted locations is the epitome of comfort.



KEY PLANS

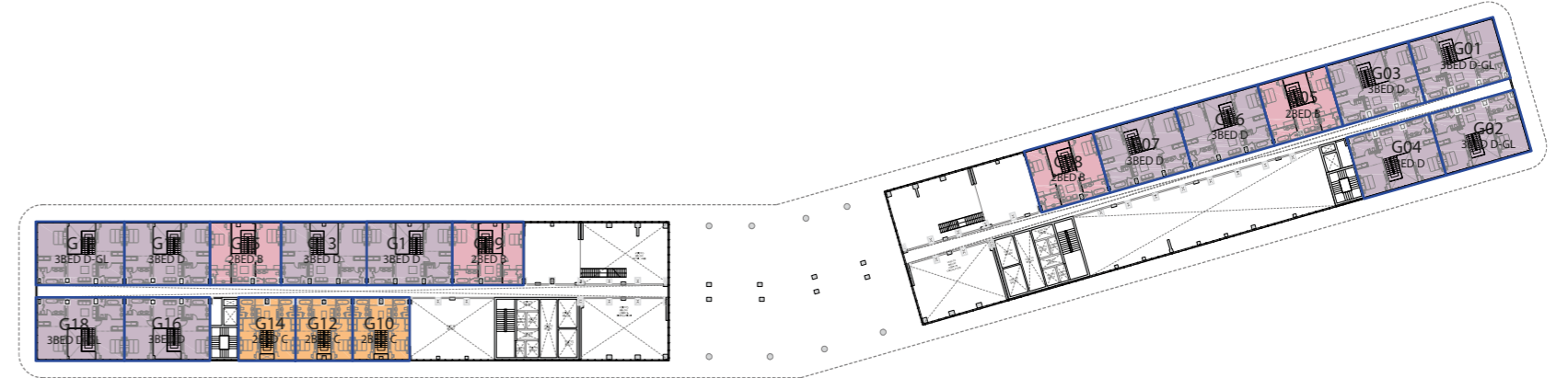
GROUND FLOOR

100-00	
2 Bedroom Duplex	7
3 Bedroom Duplex	12
	19



FIRST FLOOR

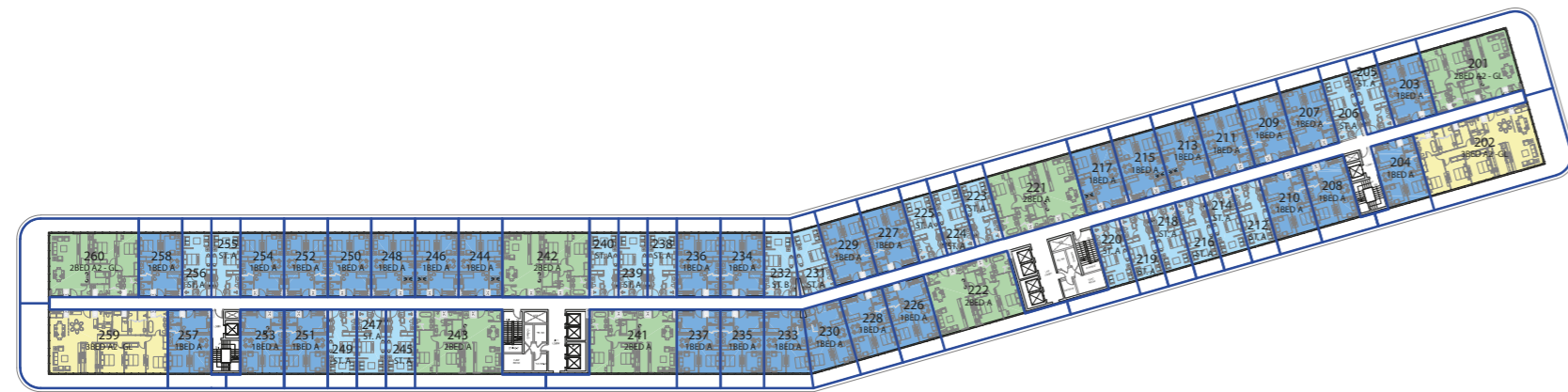
100-00	
2 Bedroom Duplex	-
3 Bedroom Duplex	-
	-



SECOND FLOOR

102-00	
1 Bedroom	30
2 Bedroom	7
Studio	21
3 Bedroom	2

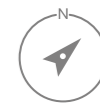
60



THIRD FLOOR

103-00	
1 Bedroom	16
2 Bedroom	12
Studio	16

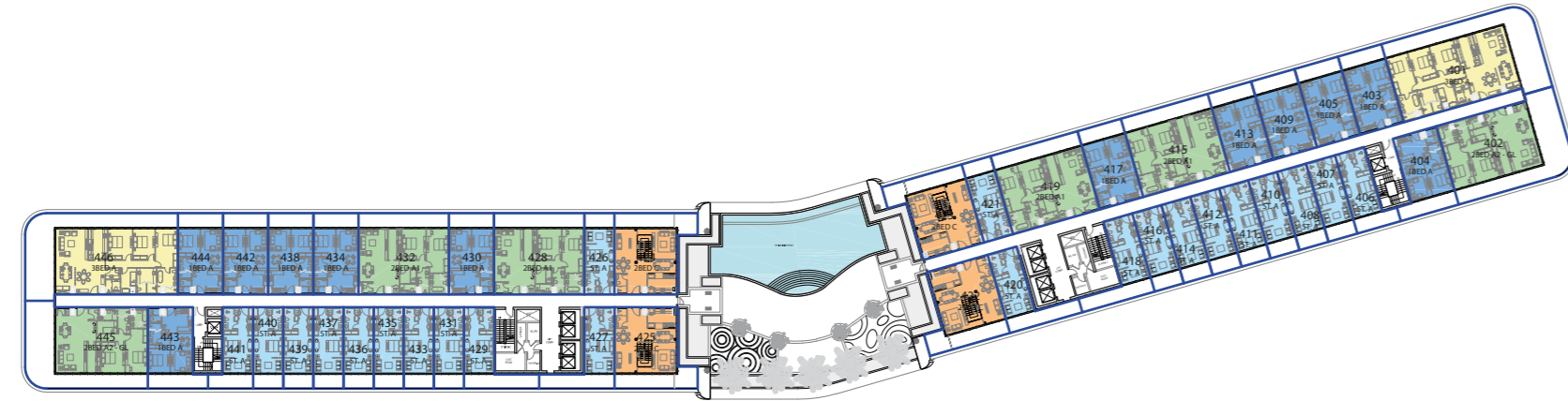
44



104-00	
1 Bedroom	12
2 Bedroom	6
2 Bedroom Duplex	4
3 Bedroom	2
Studio	22

46

FOURTH FLOOR



105-00	
1 Bedroom	12
2 Bedroom	4
2 Bedroom Duplex	-
3 Bedroom	2
Studio	20

42

FIFTH FLOOR

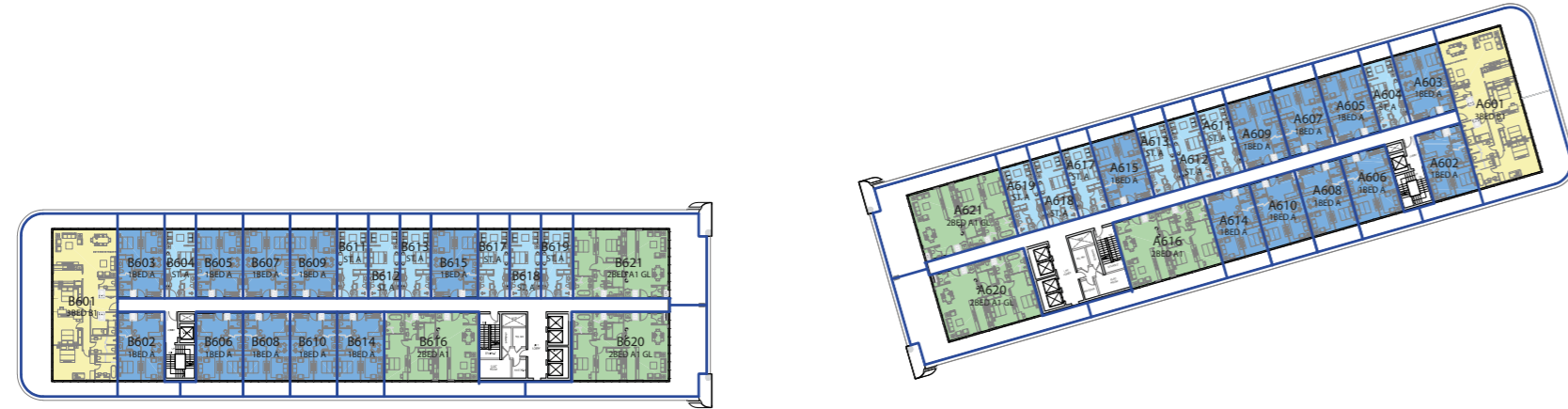


106-00

1 Bedroom	20
2 Bedroom	6
3 Bedroom	2
Studio	14

42

SIXTH FLOOR

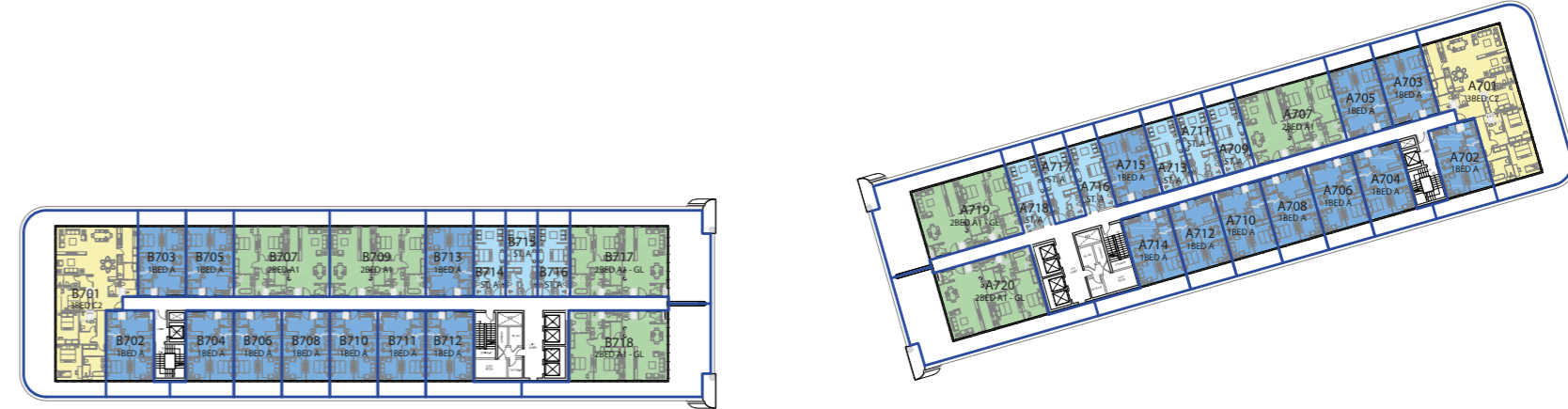


107-00

1 Bedroom	20
2 Bedroom	7
3 Bedroom	2
Studio	9

38

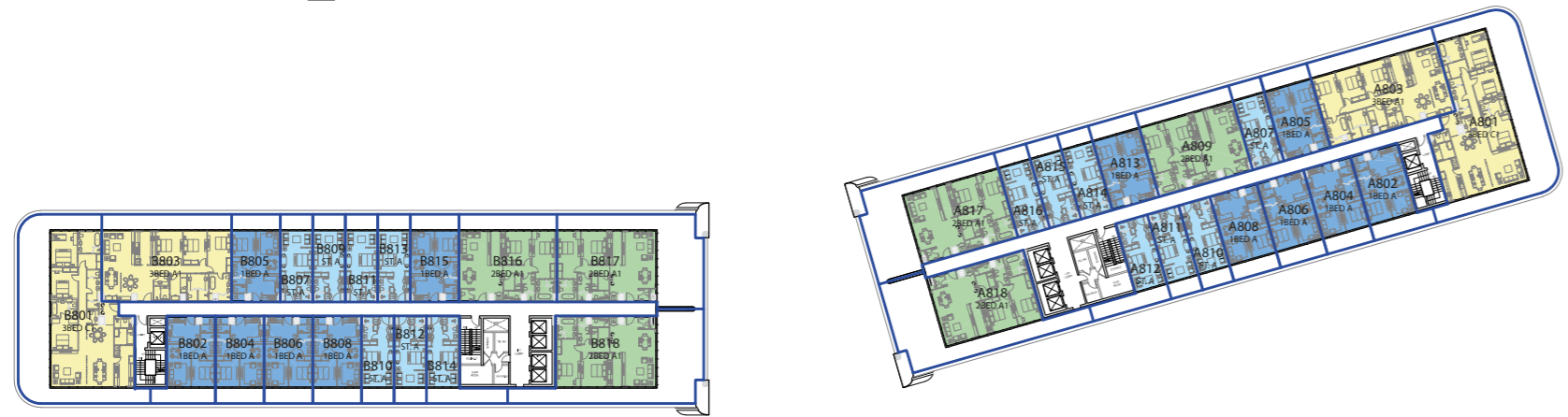
SEVENTH FLOOR



EIGHTH FLOOR

108-00	
1 Bedroom	12
2 Bedroom	6
3 Bedroom	4
Studio	14

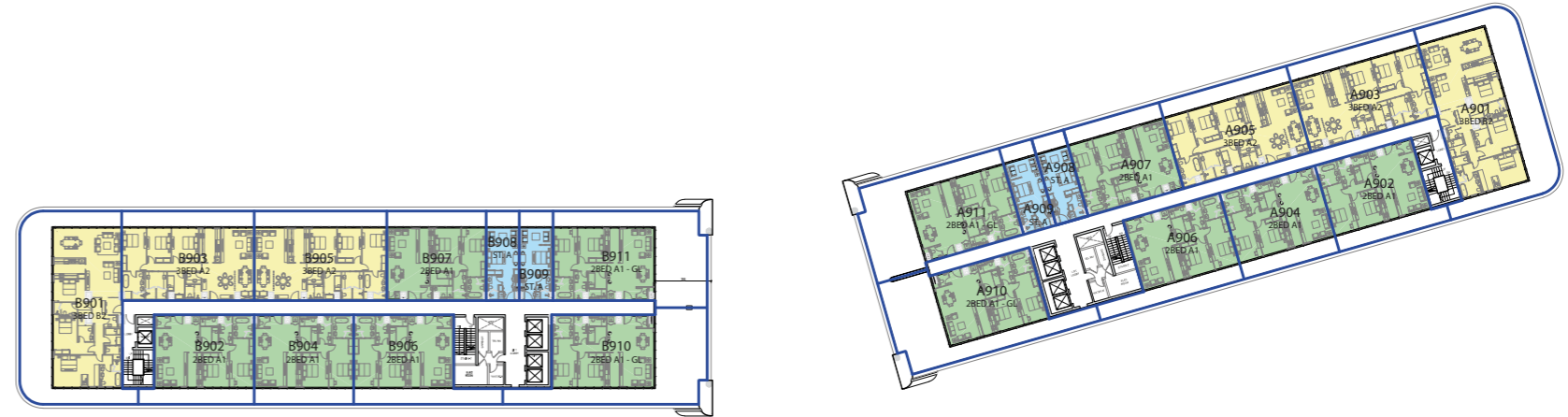
36



NINTH FLOOR

109-00	
2 Bedroom	12
3 Bedroom	6
Studio	4

22

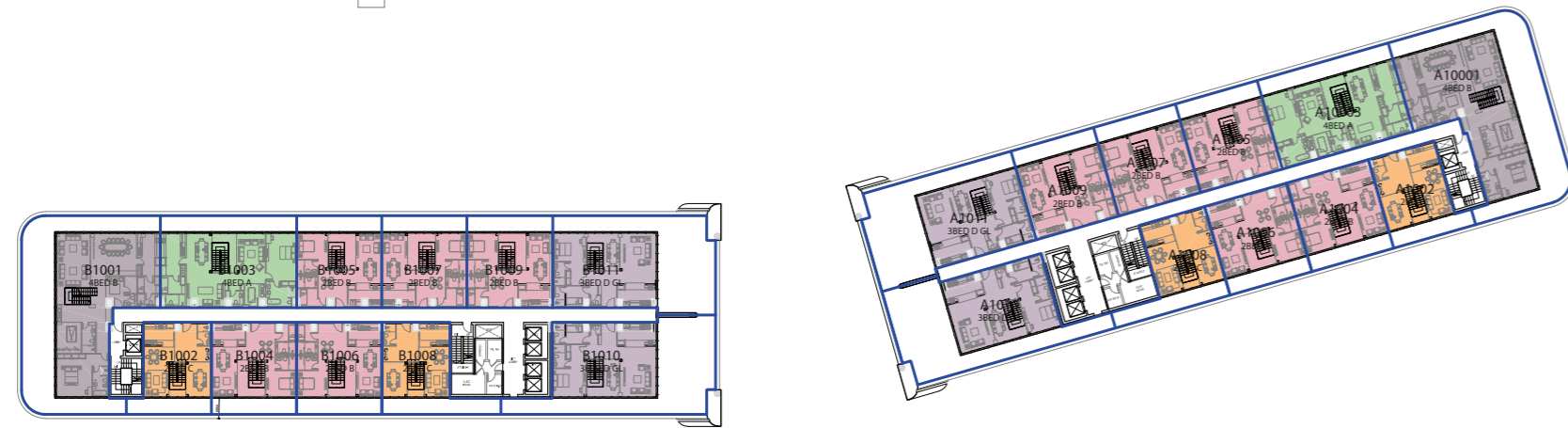


110-00

2 Bedroom Duplex	10
2 Bedroom Duplex type 2	4
3 Bedroom Duplex	4
4 Bedroom Duplex	4

22

TENTH FLOOR

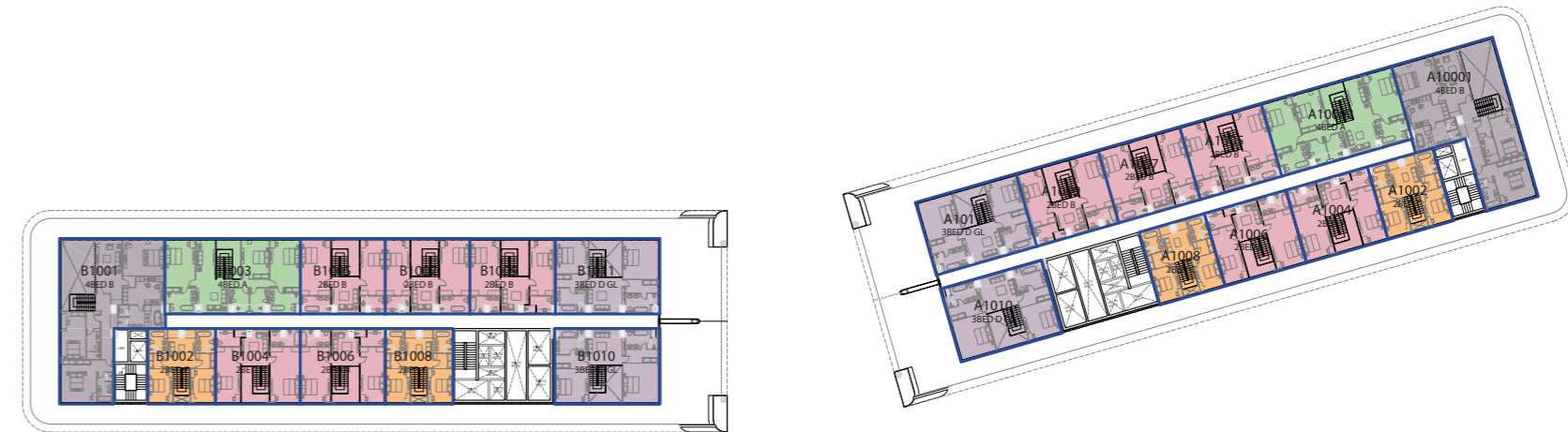


ELEVENTH FLOOR



111-00

2 Bedroom Duplex	-
2 Bedroom Duplex type 2	-
3 Bedroom Duplex	-
4 Bedroom Duplex	-





UNITS LAYOUT

Apartments that offer tranquillity a few steps away from Yas Island's endless thrills.

Each Yas Beach Residence apartment features optimised interior space with a sense of proportion and scale.

Floor-to-ceiling windows ensure rooms are bathed in natural light with unobstructed views of the beach, canal or glittering streetscapes of Yas Bay along with generous outdoor spaces.

Smartly fitted kitchens with dedicated spaces for branded appliances, living quarters designed to host and entertain with fitted out bedroom quarters splashed with warm colour materials left untouched for your personal design to call it your home.





RESIDENTIAL APARTMENTS

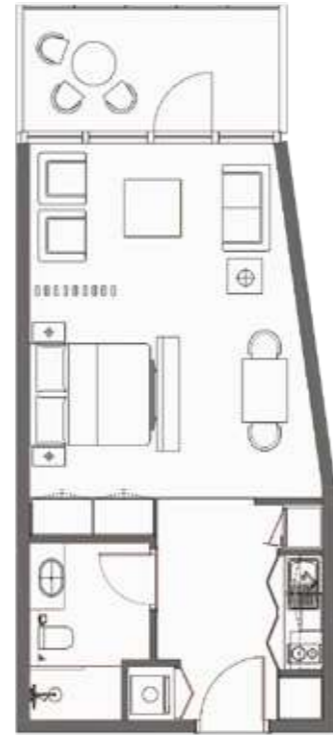
APARTMENT TYPE
STUDIO A



Gross Floor Area:

Suite Area		36 sqm		388 sqft
Balcony Area		8 sqm		86 sqft
Total Area		44 sqm		474 sqft

APARTMENT TYPE
STUDIO B



Gross Floor Area:

Suite Area		40 sqm		431 sqft
Balcony Area		9 sqm		97 sqft
Total Area		49 sqm		527 sqft

APARTMENT TYPE
ONE BEDROOM A



Gross Floor Area:

Suite Area		57 sqm		614 sqft
Balcony Area		12 sqm		129 sqft
Total Area		69 sqm		743 sqft

APARTMENT TYPE
ONE BEDROOM B



Gross Floor Area:

Suite Area		56 sqm		603 sqft
Balcony Area		14 sqm		151 sqft
Total Area		70 sqm		753 sqft

APARTMENT TYPE

TWO BEDROOM A1



Gross Floor Area:

Suite Area | 113 sqm | 1,216 sqft

Balcony Area | 25 sqm | 269 sqft

Total Area | 138 sqm | 1,485 sqft

APARTMENT TYPE

TWO BEDROOM A1-GL



Gross Floor Area:

Suite Area | 123 sqm | 1,324 sqft

Balcony Area | 72 sqm | 775 sqft

Total Area | 195 sqm | 2,099 sqft

APARTMENT TYPE

THREE BEDROOM A

Gross Floor Area:

Suite Area | 153 sqm | 1,647 sqft

Balcony Area | 34 sqm | 366 sqft

Total Area | 187 sqm | 2,013 sqft



APARTMENT TYPE

THREE BEDROOM A-GL

Gross Floor Area:

Suite Area | 162 sqm | 1,744 sqft

Balcony Area | 79 sqm | 850 sqft

Total Area | 241 sqm | 2,594 sqft



APARTMENT TYPE

THREE BEDROOM

Gross Floor Area:

Suite Area | 187 sqm | 2,013 sqft

Balcony Area | 21 sqm | 226 sqft

Total Area | 208 sqm | 2,239 sqft



APARTMENT TYPE

THREE BEDROOM C



Gross Floor Area:

Suite Area | 187 sqm | 2,013 sqft

Balcony Area | 134 sqm | 1,442 sqft

Total Area | 321 sqm | 3,455 sqft

APARTMENT TYPE

TWO BEDROOM B DUPLEX



Gross Floor Area:

Suite Area | 187 sqm | 2,013 sqft

Balcony Area | 21 sqm | 226 sqft

Total Area | 208 sqm | 2,239 sqft

APARTMENT TYPE

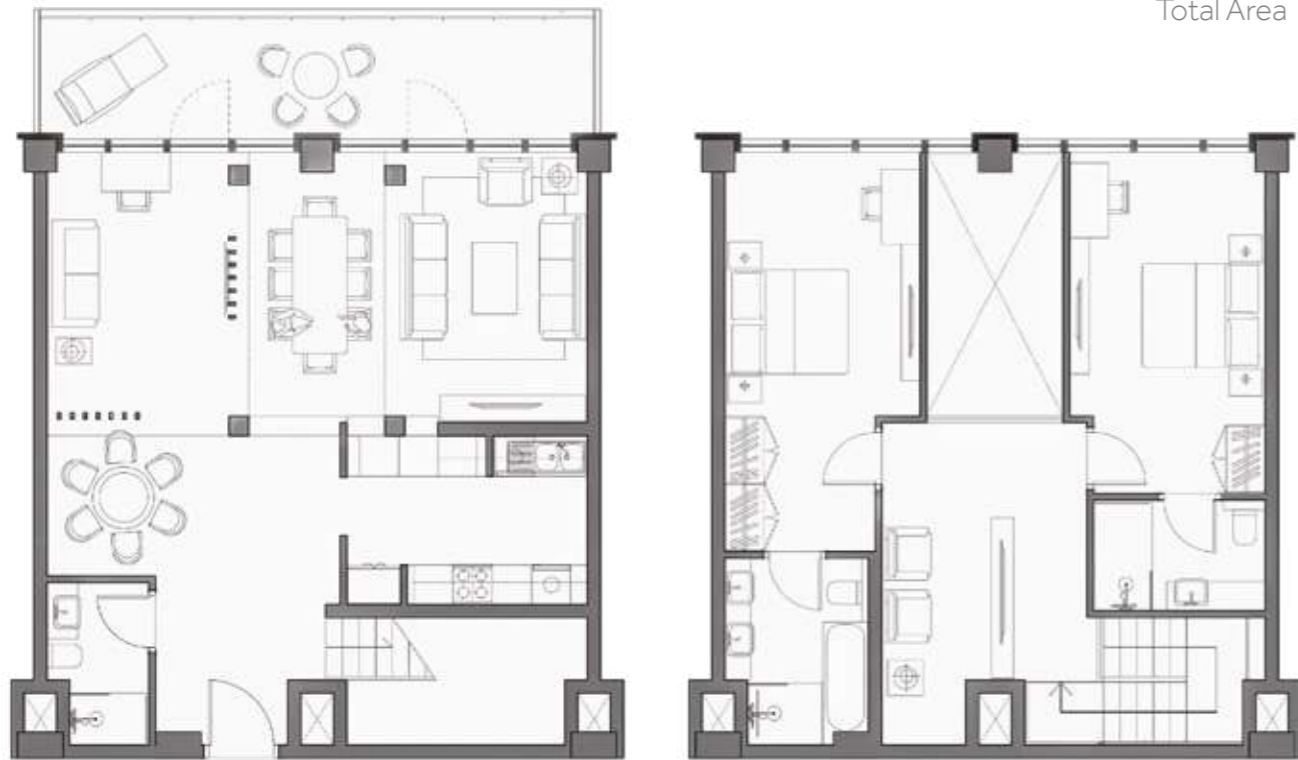
TWO BEDROOM C DUPLEX

Gross Floor Area:

Suite Area | 151 sqm | 1,625 sqft

Balcony Area | 17 sqm | 183 sqft

Total Area | 168 sqm | 1,808sqft



APARTMENT TYPE

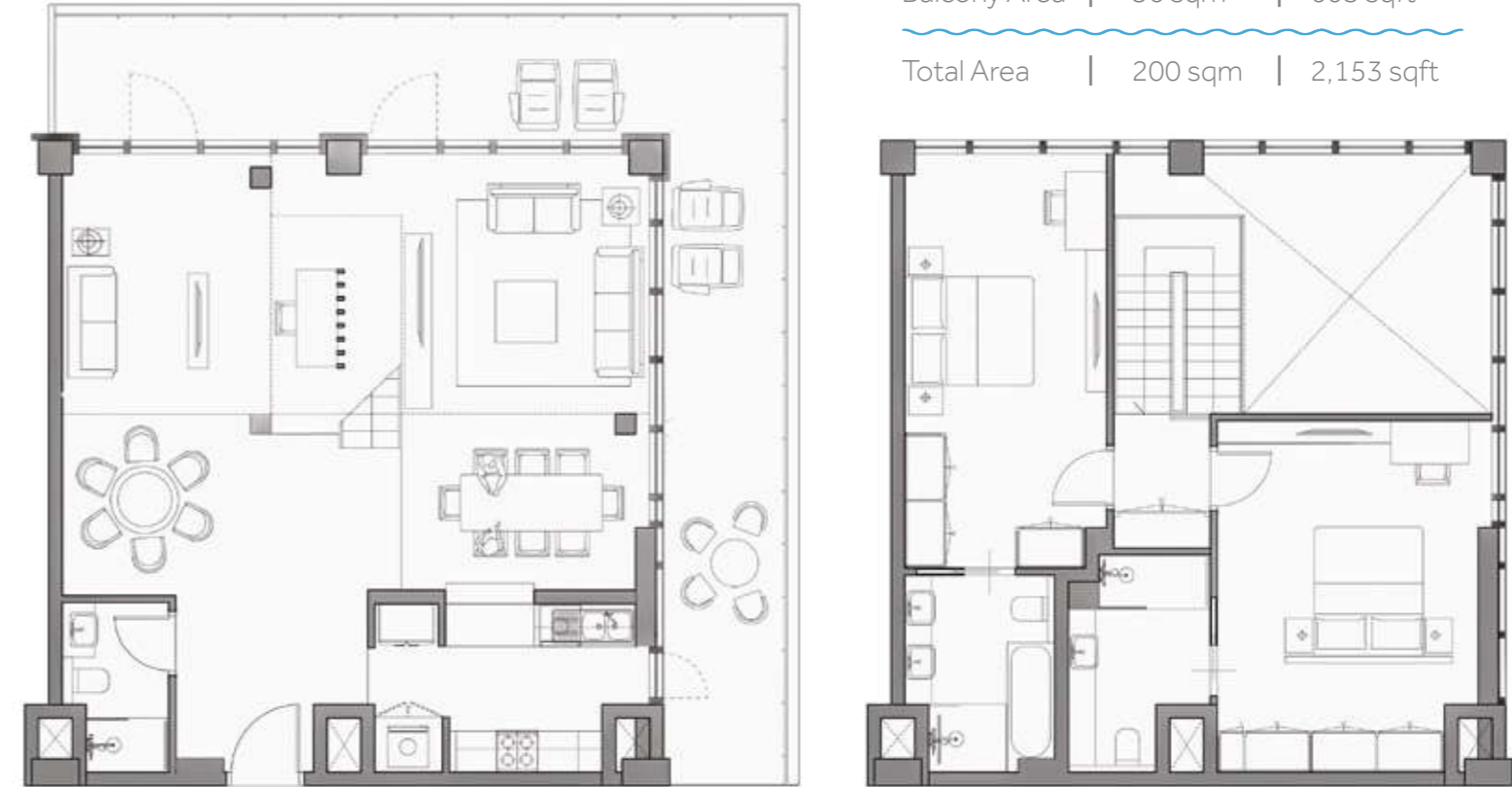
TWO BEDROOM C-GL DUPLEX

Gross Floor Area:

Suite Area | 144 sqm | 1,550 sqft

Balcony Area | 56 sqm | 603 sqft

Total Area | 200 sqm | 2,153 sqft



APARTMENT TYPE

THREE BEDROOM D DUPLEX

Gross Floor Area:

Suite Area | 228 sqm | 2,454 sqft

Balcony Area | 25 sqm | 269 sqft

Total Area | 253 sqm | 2,723 sqft



APARTMENT TYPE

THREE BEDROOM D-GL DUPLEX

Gross Floor Area:

Suite Area | 234 sqm | 2,519 sqft

Balcony Area | 49 sqm | 527 sqft

Total Area | 283 sqm | 3,046 sqft



APARTMENT TYPE

FOUR BEDROOM A DUPLEX

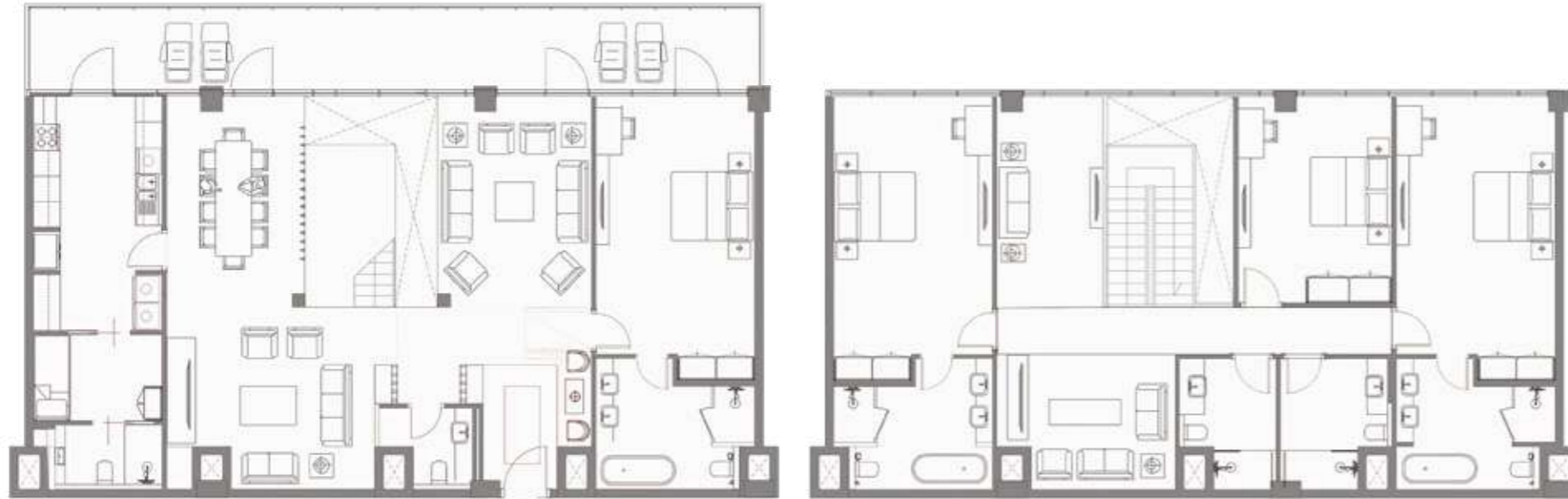
LEVEL 01 & LEVEL 02

Gross Floor Area:

Suite Area | 305 sqm | 3,283 sqft

Balcony Area | 34 sqm | 366 sqft

Total Area | 339 sqm | 3,649 sqft



APARTMENT TYPE

FOUR BEDROOM B DUPLEX

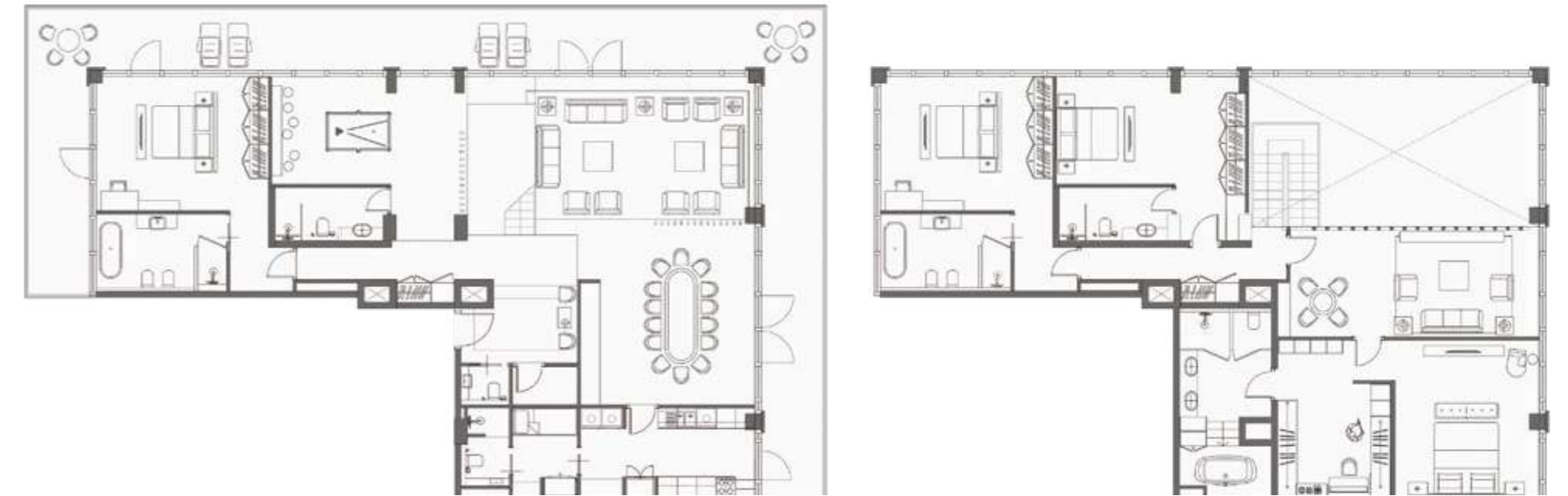
LEVEL 01 & LEVEL 02

Gross Floor Area:

Suite Area | 371 sqm | 3,993 sqft

Balcony Area | 180 sqm | 1,938 sqft

Total Area | 551 sqm | 5,931 sqft





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Developed by

