OPULA

RESIDENCES | YAS BAY

AJYAL

مجموعة ذهب للتطوير

THE DHB GROUP

INTRODUCING A NEW LIVING *EXPERIENCE*

Opula places you at the heart of Yas Bay's vibrant lifestyle, blending luxury living with unmatched access to a dynamic world of leisure and entertainment. Set against serene waterfront views, this refined residence immerses you in a neighborhood alive with energy—from the thrill of theme parks to the chic promenades, dining hotspots, and cultural venues just steps away. The building's sleek, minimalist design, highlighted by expansive glass facades, invites abundant natural light, while carefully crafted outdoor spaces connect you with nature. Here, you'll find tranquility and excitement in perfect harmony—a truly unique living experience.

Opula represents a balance of affordable luxury, comfort, and modern living, perfect for those seeking a sophisticated yet understated lifestyle at Yas Bay.

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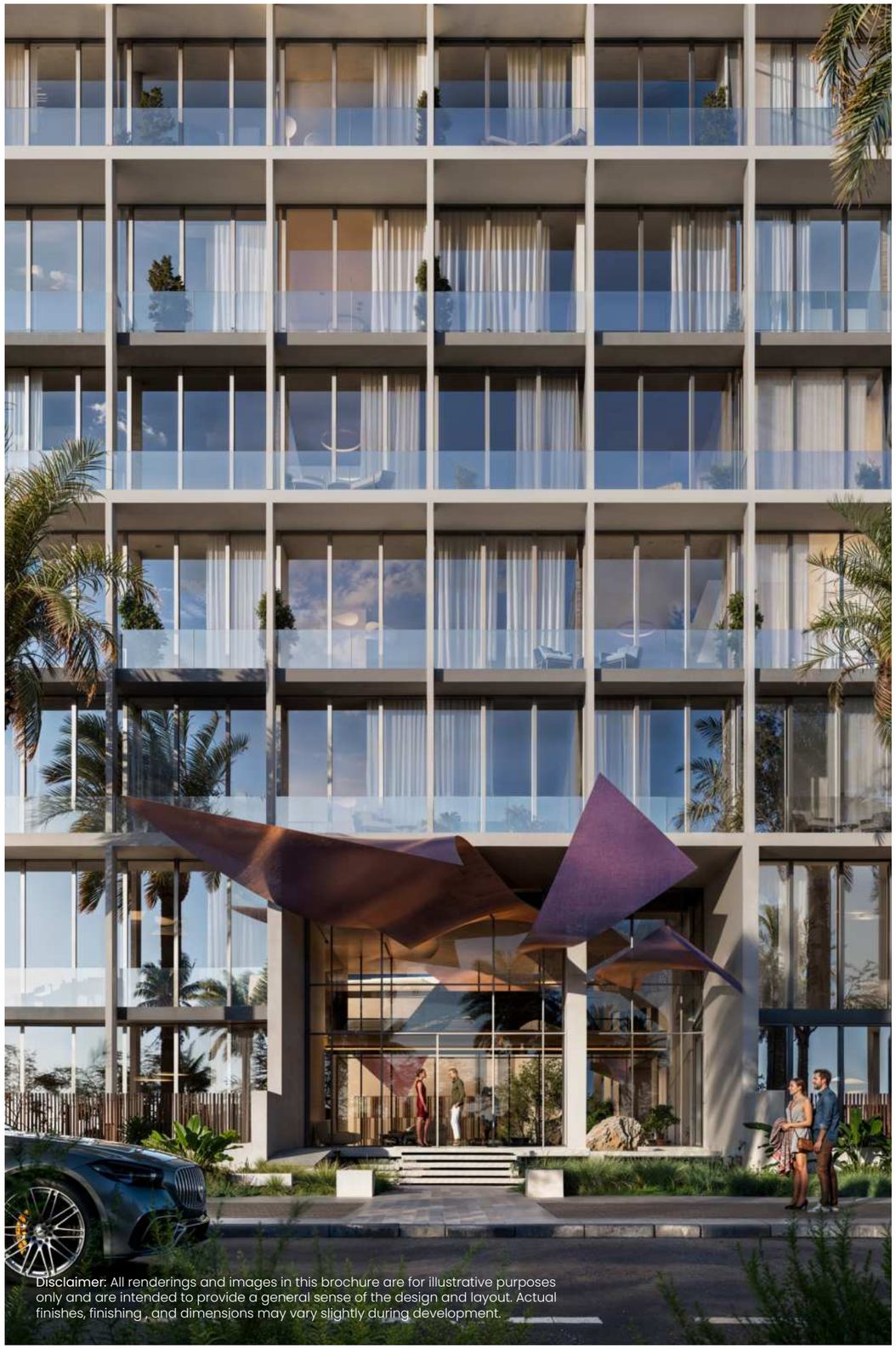

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About the Project

AT THE CENTRE OF OPULA IS THOUGHTFUL & *INSPIRED LIVING*

Opula sets a new benchmark for living standards through its creative design and thoughtful layouts. Opula offers a carefully curated living experience, blending sophistication and practicality. With 192 apartments, including 3 exclusive penthouses and 5 elegant townhouses, the project provides a variety of options tailored to different lifestyles. Residents can enjoy breathtaking views of the ocean and parks, while an infinity pool offers a serene retreat. The development features 109 simplex units and 83 duplexes, ranging from 1 to -4bedroom layouts, offering the flexibility to suit diverse needs—whether it's the efficiency of a simplex or the spaciousness of a duplex. Opula offers a lifestyle that blends comfort, sophistication and functionality.

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Prime Proximity

1	Waterfront West	1 Min 0.5 km
2	Mosque	1 Min 0.3 km
3	Yas Beach	3 Min 1.2 km
4	School Plots	3 Min 1.2 km
5	Twofour54	5 Min 1.8 km
6	Waterfront Center	3 Min 1 km
7	Hilton Hotel	4 Min 1.2 km
8	Beach Club	4 Min 1.2 km
9	Pier 71	3 Min 1.1 km
10	Etihad Arena	4 Min 1.5 km
11	Waterfront East	6 Min 3.1 km
12	Yas Marina Circuit	10 Min 4.8 km
13	Ferrari World	9 Min 5.2 km
14	Yas Mall	11 Min 6.6 km

Landmarks

Yas Waterworld	8 Min 5 km
CLYMB	9 Min 5.5 km
Warner Bros. World	10 Min 7.1 km
Zayed International Airport	11 Min 7.6 km
Sea World	13 Min 6.4 km
Abu Dhabi	29 Min 32.1 km
Expo City Dubai	55 Min 88 km

The Location

PERFECTLY *LOCATED*

Experience life at Yas Bay, a destination that offers everything for everyone. With top-tier amenities, stunning views, and a thoughtfully designed environment, it's a place that combines convenience with quality living.

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Design Concept:

DESIGN *PHILOSOPHY*

At the heart of our architectural vision lies a seamless harmony between living, design, and the surrounding environment. This apartment building reflects a bold yet thoughtful dialogue between modern innovation and timeless principles. The double-skin façade, a cornerstone of the design, embodies both form and function—ensuring thermal efficiency, acoustic comfort, and visual elegance.

Our approach embraces sharp, precise lines and modern geometry, symbolizing clarity, simplicity, and progress. Each element is carefully curated to enhance the living experience, creating spaces that are as functional as they are inspiring.

Natural light, ventilation, and spatial flow are meticulously orchestrated to bridge the indoors with the outdoors, nurturing a sense of well-being and connection to the environment.

Beyond architecture, the building integrates effortlessly into its context, respecting its surroundings while setting a new benchmark for contemporary urban living. It is a design that not only serves its residents but enriches the cityscape—a structure that balances aesthetics, sustainability, and the human experience in perfect synergy.

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PROJECT *OVERVIEW*

Ocean Views

Park Views

Beach Access

Infinity Pool

Sky Lounge & Rooftop Terrace

Gym & Outdoor Yoga

Cinema

Smart Package & Mailroom Lockers

3 Penthouses

5 Townhouses

38
Studios

67
1 Bedroom

48
2 Bedrooms

29
3 Bedrooms

10
4 Bedrooms

109
Simplexes

83
Duplexes

Discover Opula

THOUGHTFUL DESIGN, *ELEVATED LIVING.*

Opula offers thoughtfully designed living spaces where floor-to-ceiling windows welcome natural light and capture stunning views of the sea and lush surroundings. Each residence features spacious, open-plan interiors that connect living, dining, and kitchen areas in a seamless flow, perfect for comfortable living and effortless entertaining. For an elevated experience, majority of our residences feature two-floor layouts, providing an added sense of privacy and grandeur.

High-end finishes and modern design elements bring a refined, minimalist aesthetic to every room. Amenities include a grand, welcoming lobby that radiates sophistication, private terraces with breathtaking views, and tranquil outdoor areas for moments of relaxation. Blending elegance with practical functionality, Opula delivers a truly deluxe living experience.

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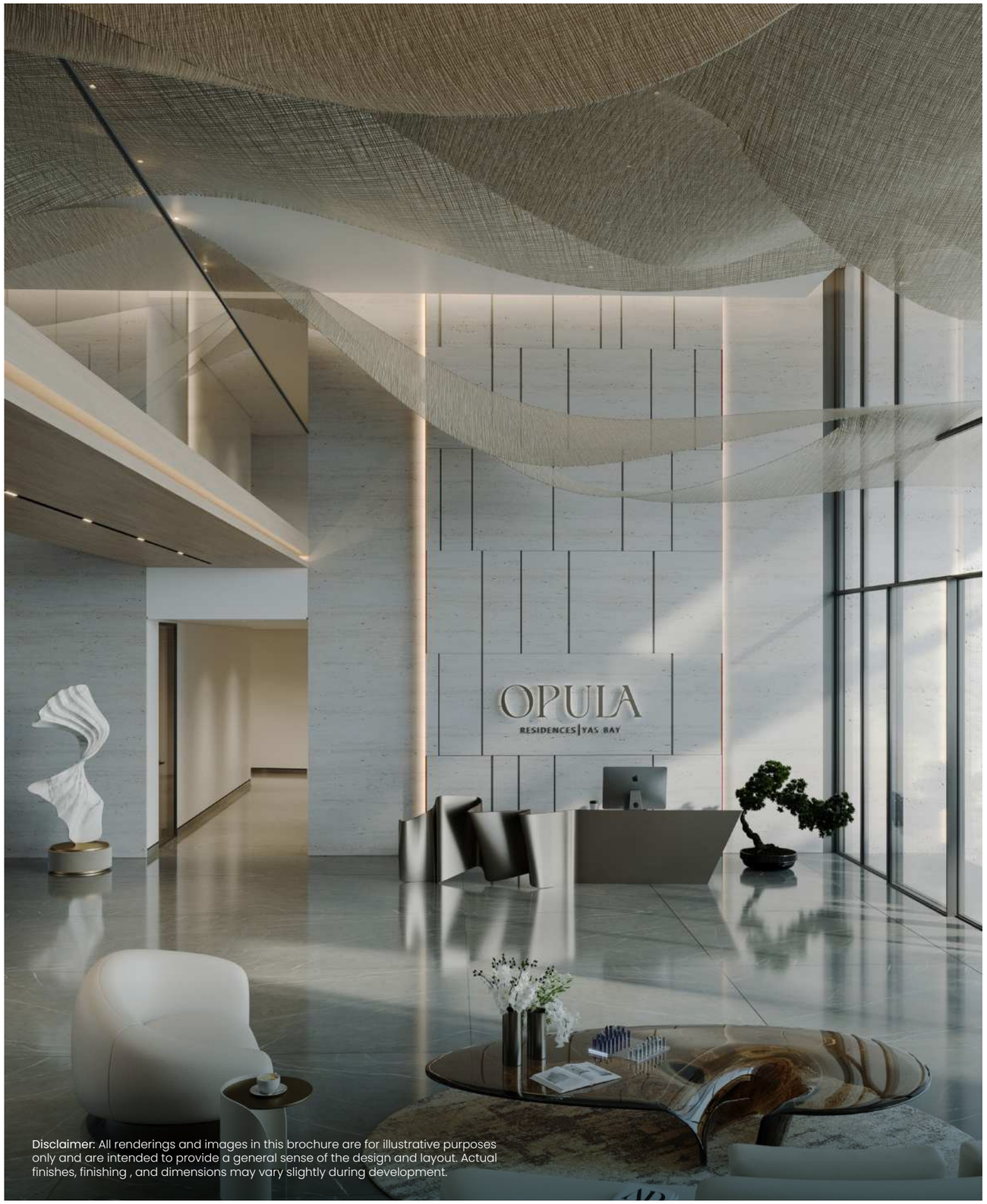
MAIN
ENTRANCE



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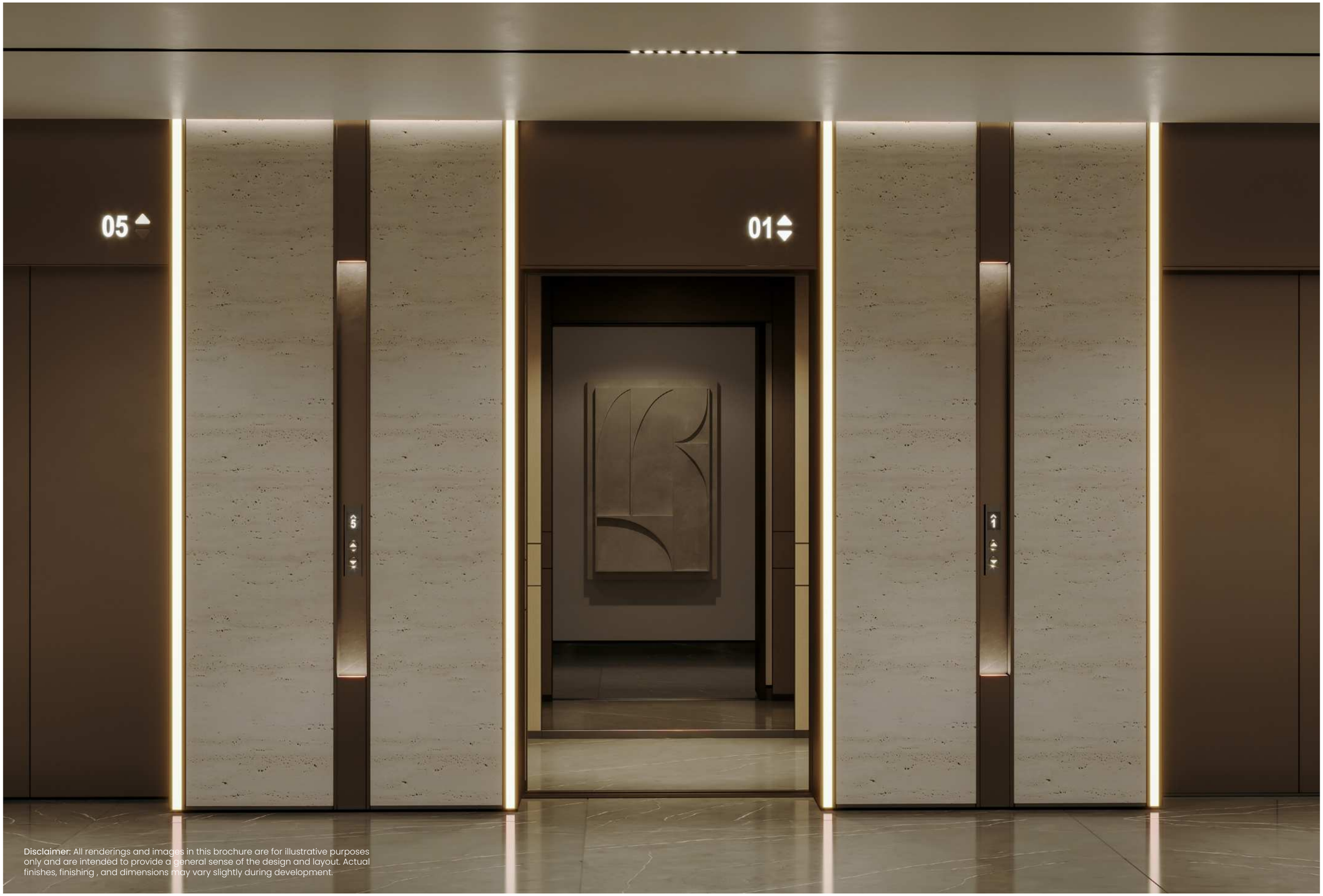

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Duplex | Living Area

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Townhouse | Living & Dining Area

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Townhouse | Kitchen

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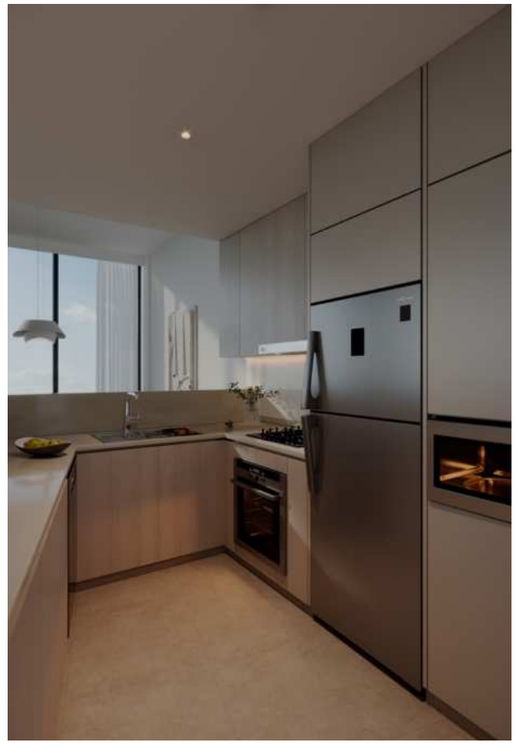
THE *KITCHEN*

Studio | Kitchen

3DR Kitchen



Master Bedroom

THE *BEDROOM*

Studio Bedroom

Typical Bedroom

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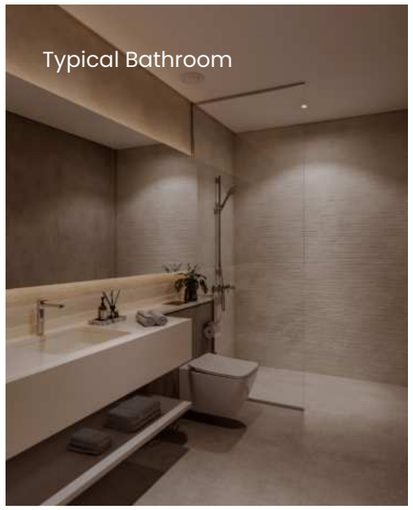
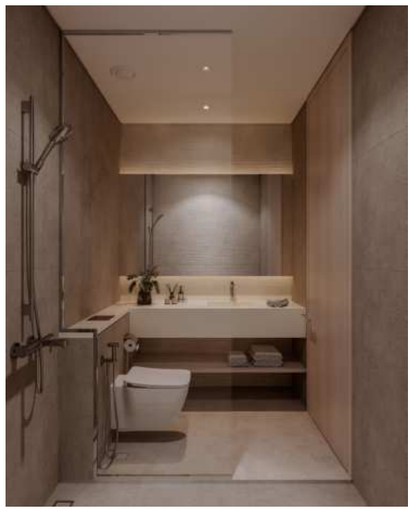
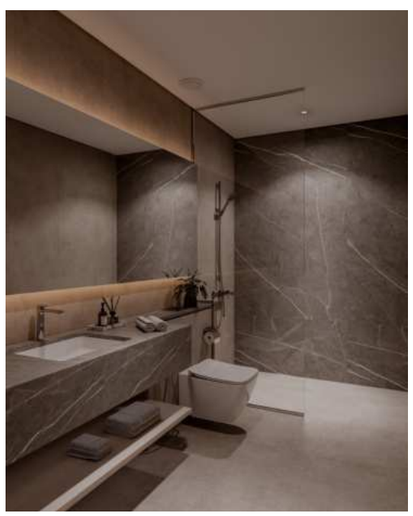
THE *BATHROOM*


Typical Bathroom





Townhouse | Master Bathroom

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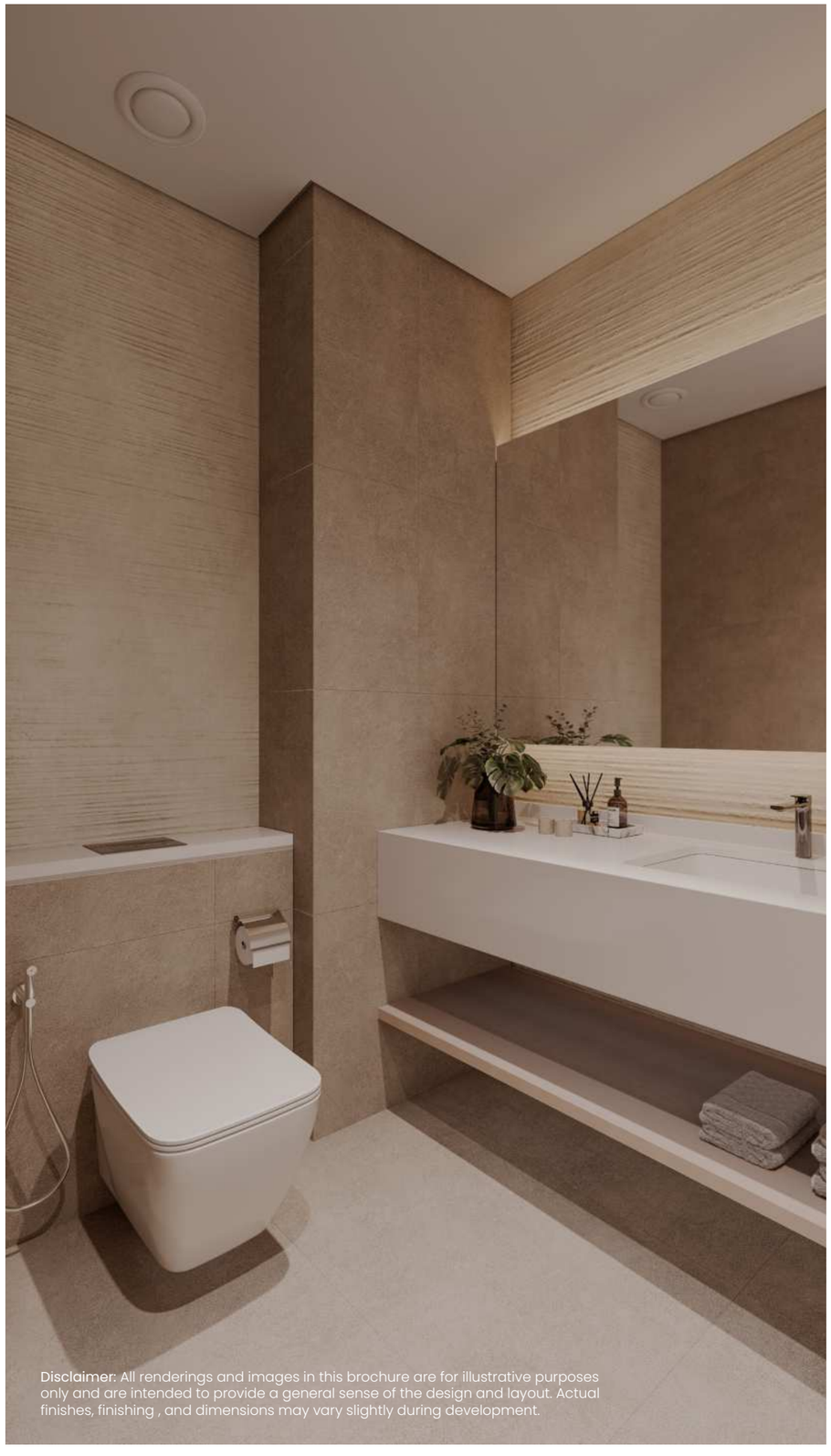

THE *POWDER ROOM*

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INFINITY
POOL

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ABOUT *THE DEVELOPER*

We are a leading real estate developer specializing in crafting new living experiences that enhance the overall quality of life. Our focus is on creating thoughtfully designed spaces that prioritize comfort, functionality, and aesthetic appeal. Each project is driven by a vision to set new benchmarks in the industry, providing residents with homes that go beyond expectations. By blending innovation and a deep understanding of what makes a community thrive, we aim to deliver developments that benefit not just our residents but also contribute positively to the broader community, leaving a lasting impact for generations to come.

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Betterhomes.