سما

SAMA YAS

BY ALDAR

LUXURY LIVING IN YAS PARK



INTRODUCING

SAMA YAS

BY ALDAR

In the heart of the UAE’s vibrant Yas Island, set amongst the natural beauty of Yas Park, Sama Yas by Aldar defines elegance and quiet luxury. This development is a testament to Aldar's meticulous artistry, where every feature amplifies comfort and style.



THE LUXE CAPITAL

The famed capital of the UAE, Abu Dhabi is a city with heart. People from all over the world have been drawn to its natural beauty, vibrant cultural scene, inspiring heritage, lavish lifestyles, and dynamic business landscape. It is a place people love to call home.



YAS ISLAND LIVING

The unmatched experiences extend beyond the park boundaries of the development. Step out and into every activity under the sun. Dive into the cool Arabian Gulf, navigate the winding mangroves, browse the collections at Yas Mall, play with the Dolphins at SeaWorld, 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 Abu Dhabi and Yas Marina Circuit are ready and waiting.



ACCELERATING INTO THE FUTURE

As one of the most trusted and recognised real estate lifestyle developers in the UAE, it’s our duty to keep evolving the meaning of home; with exceptional communities purposely planned to enrich people’s lives, and luxury properties designed to elevate their every day.



THE FINAL COLLECTION OF LUXURY HOMES IN THE PARK

Step into the lush, green Yas Park straight from your ground-floor duplex balcony or take in the panoramic views from your elegantly spacious apartment. While you're not admiring the park's beautiful flowers, birds and trees, indulge in a host of bespoke amenities and services, along with the culinary mastery of Chef Izu's exclusive in-house restaurant.

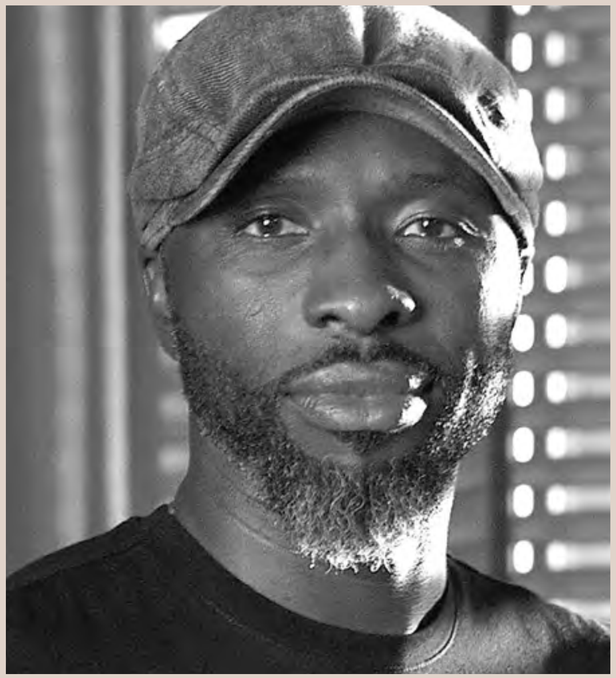

A COMMUNITY
EMBRACED BY NATURE

CHEF IZU

Chef Izu Ani, the British-Nigerian culinary force behind Dubai's renowned dining destinations like Gaia and Carine, is poised to infuse Sama Yas by Aldar with his signature zest. Anticipate a kitchen designed with meticulous care and the hallmark quality that shines through all his ventures, accompanied by a restaurant destined to be a pinnacle of culinary artistry.

His philosophy that "food is the exchange of joy, happiness, and love" promises to imbue Sama Yas by Aldar with an unmatched spirit of community and delight.

At Sama Yas by Aldar, Chef Izu's arrival signals more than the introduction of a master chef; it heralds the arrival of a living ethos, ensuring that each meal transcends nourishment to become a jubilant celebration of life.



"ANTICIPATE A KITCHEN DESIGNED WITH METICULOUS CARE."





JULIAN CROSS

Principal and European Design Lead, **Woods Bagot**

With a distinguished 25-year career dedicated to reshaping the luxury landscape of London's high-end residential market, Julian Cross of Woods Bagot, serves as the Principal and European Design Lead. His expertise, which masterfully blends elements of hospitality and residential design, is evident throughout Sama Yas by Aldar. Cross' influence at Sama Yas by Aldar is a testament to his strategic and thoughtful approach to architecture, solidifying the development's standing as a symbol of luxury and innovation.



"WE'RE NOT DESIGNING STRUCTURES, BUT LUXURY LIFESTYLES."





ITSASO BARTOLOMÉ YARZA

Senior Interior Designer, **Mustard&Linen**

Itsaso Bartolomé Yarza's role in the evolution of Sama Yas by Aldar is as diverse as her professional background. As a Senior Interior Designer for Mustard & Linen, with an extensive educational foundation that spans from interior design to pedagogy, Yarza's influence on Sama Yas by Aldar is a harmonious blend of artistic and practical design principles.

Her involvement in Sama Yas by Aldar has seen her use her expertise in residential and event design to create spaces that are not only visually captivating but also rich in narrative depth—reflective of her impactful work ranging from DDZ Studio's restaurant designs to the storytelling essence in Norway's Fuggibaggi Design projects.



"INFUSING EVERY SPACE WITH A STORY, MY DESIGNS ARE CONVERSATIONS BETWEEN ART, TRADITION AND INNOVATION."







AMENITIES & SERVICES

يلا

- THE CANOPY CLUB
- MAISON MOCHA COFFEE SHOP
- CURZON LOUNGE CINEMA
- THE READING ROOM LIBRARY
- SERENITY SUITE SPA
- CLUB GYM
- EXCLUSIVE HOUSE CAR
- EXERCISE TRACK
- PLAYROOM
- 360-DEGREE CONCIERGE
- 24/7 ROOM SERVICE
- VALET SERVICE
- 24/7 PARK ACCESS
- CATERED PICNICS IN THE PARK
- PET CONCIERGE DOG WALKERS
- PRIORITY BOOKING FOR PARK FACILITIES
- SPECIAL PARK MEMBERSHIP RATES



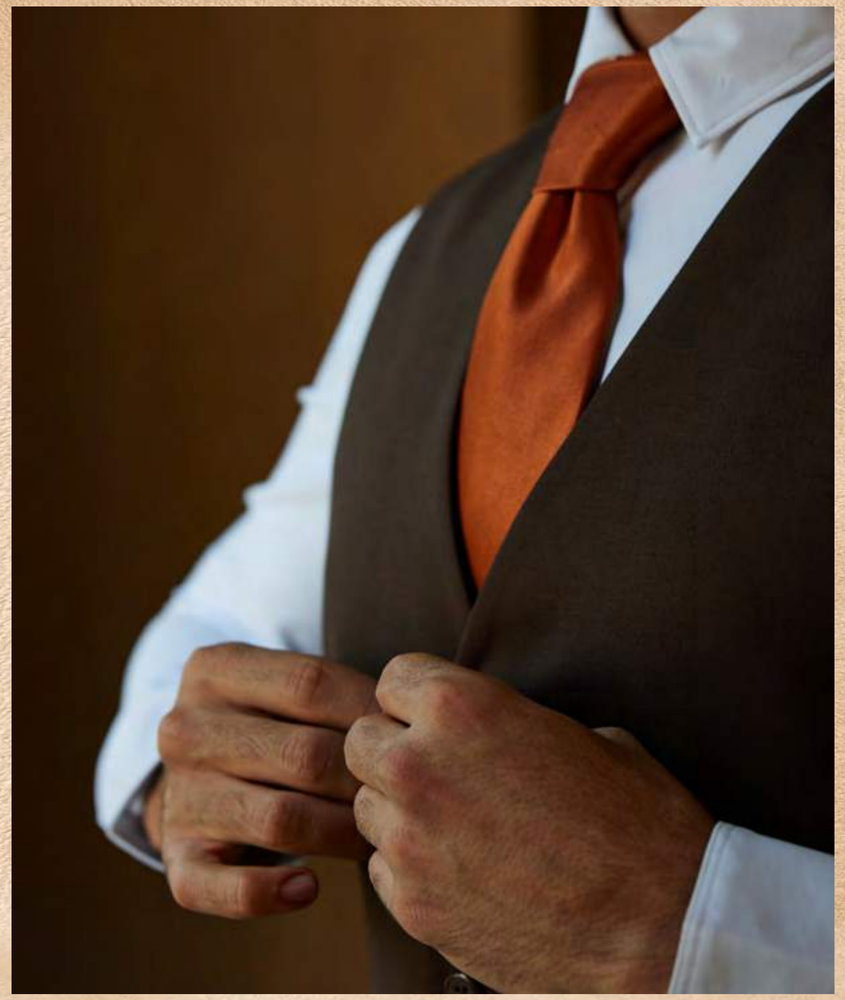
360-DEGREE CONCIERGE

Enjoy 24 / 7 access to your own concierge, committed to helping raise the bar of luxury living.

EXCLUSIVE HOUSE CAR

Offering residents bespoke chauffeured travel, ready at a moment's notice.







24/7 ROOM SERVICE

Feeling peckish after a day at the spa, or after a late night movie marathon? Order room service round-the-clock. Expect white glove service and 5-star indulgence, nothing less would be acceptable at Sama Yas.



CATERED PICNICS IN THE PARK

Indulge in luxury right outside your door at Sama Yas by Aldar, where we orchestrate the perfect picnic experience for you.



CURZON LOUNGE CINEMA

Enjoy a world of entertainment in the privacy of the 5-star cinema theatre, reserved exclusively for the residents.



SERENITY SUITE SPA

A private refuge for some relaxing indulgence.

THE CANOPY CLUB

Working, watching, reading; this inviting residents' lounge welcomes it all.





CLUB GYM

State-of-the-art equipment paired with an exquisite environment equals the perfect recipe for success.



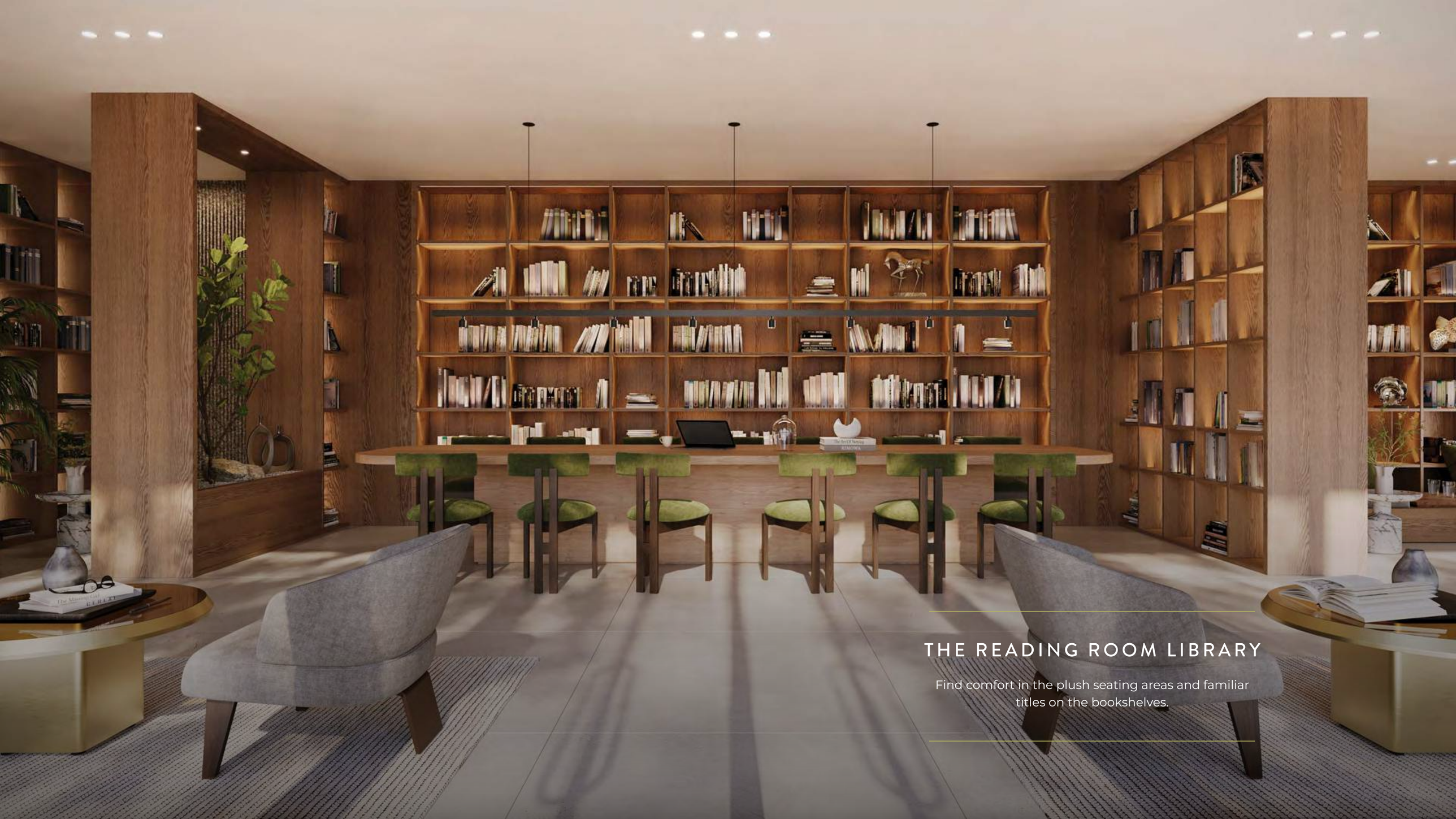
EXERCISE TRACK

Explore the park at pace, on the looping track that winds through the greenery.



INFINITY POOL

Blues flow into greens, and cares float away.



THE READING ROOM LIBRARY

Find comfort in the plush seating areas and familiar titles on the bookshelves.

PLAYROOM

A space designed to spark the imaginations of our littlest residents.

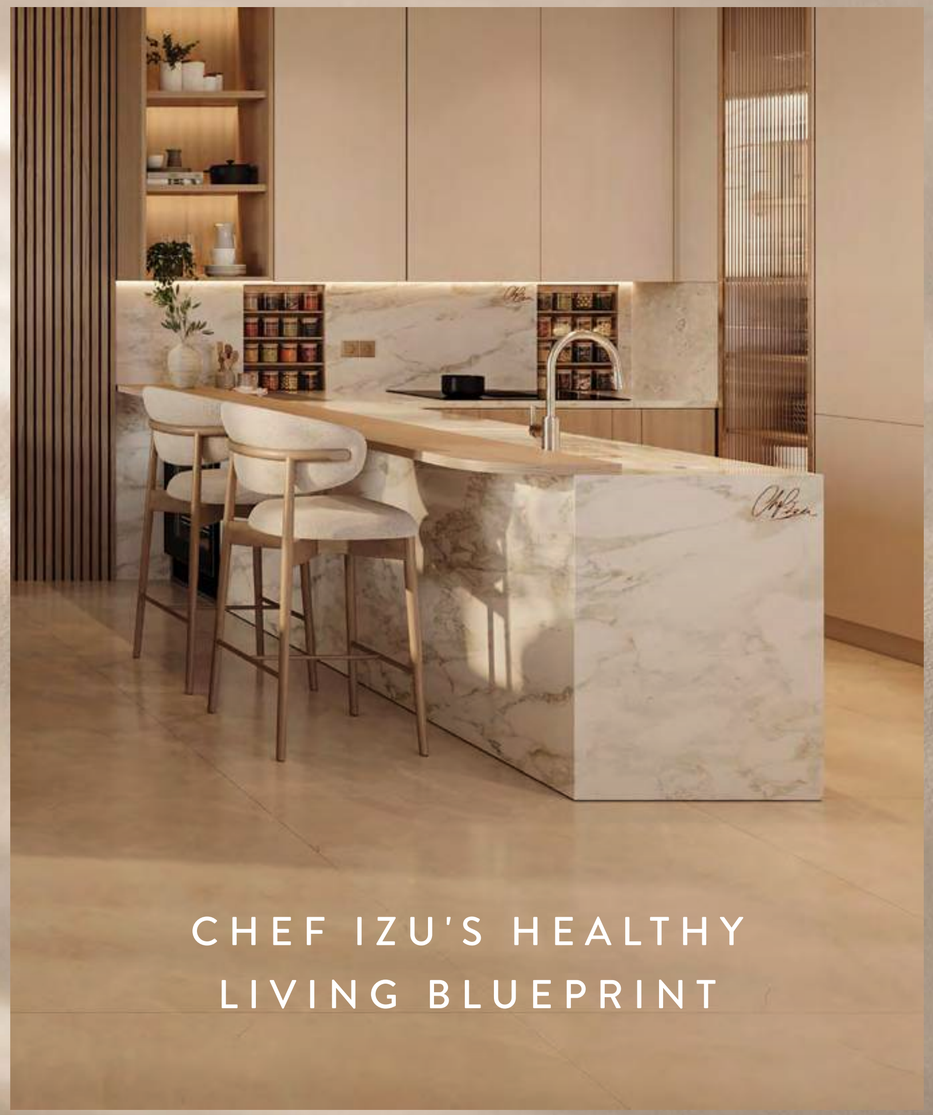


FLOOR PLANS

Crafting the extraordinary demands a mindset obsessed with the tiniest details.




LUXURIOUS
DOWN TO THE
FINEST DETAIL.



CHEF IZU'S HEALTHY LIVING BLUEPRINT

The celebrated Chef Izu came onboard to personally design the kitchens at Sama Yas. Every detail, down to the spice rack, has been crafted with care with that goal in mind—raising the standard of healthy cooking and luxury living.



ENGINEERED WOOD PARQUET

DURABLE, SUSTAINABLE, AND RESISTANT TO MOISTURE AND TEMPERATURE CHANGES.


INVITING SPACES
BATHED IN
NATURAL LIGHT.



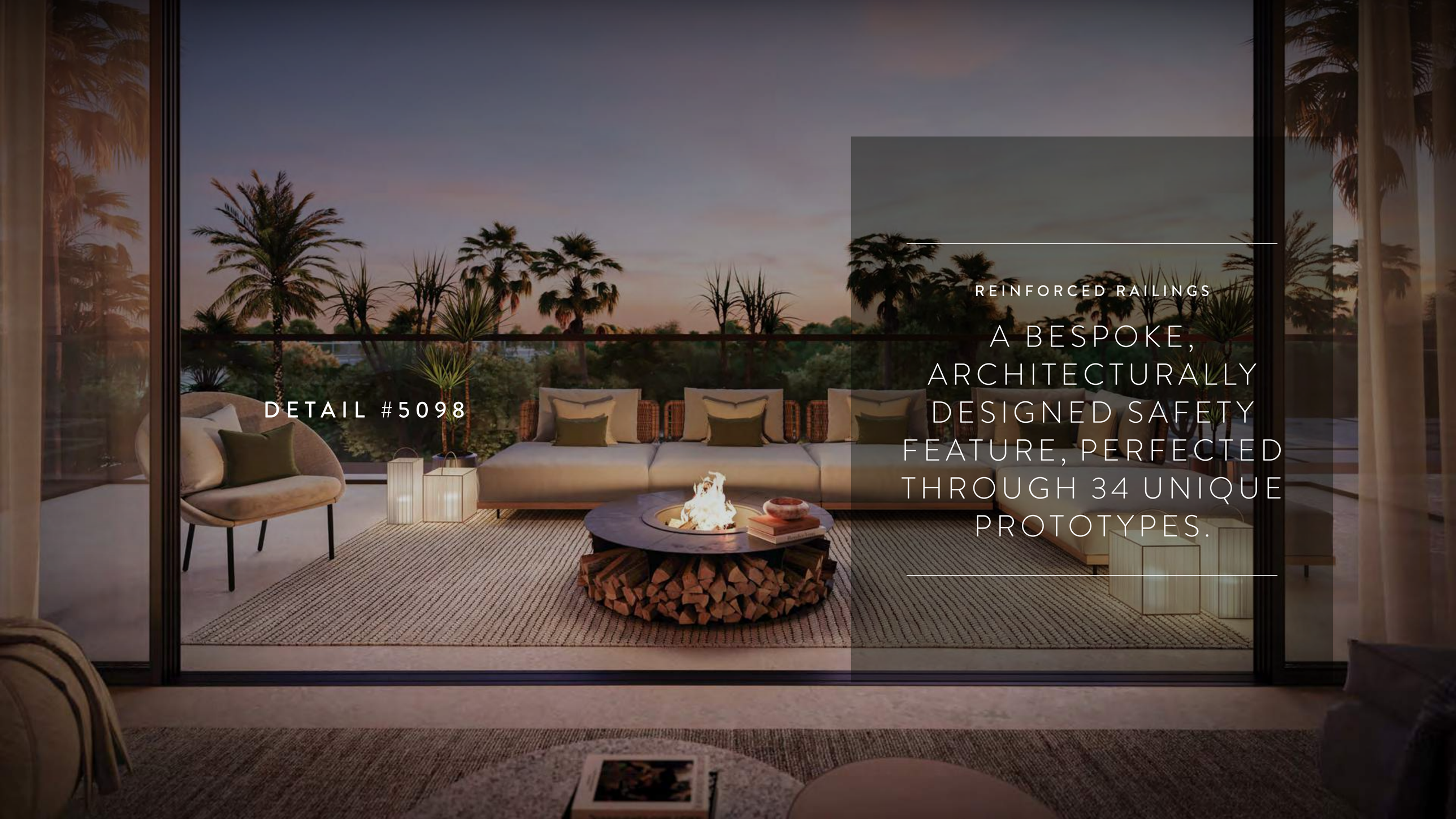


DETAIL #4387

MOISTURE-RESISTANT PAINT

ENSURING ZERO VOC EMISSIONS AND MAINTAINING THE HIGHEST STANDARDS OF INDOOR AIR PURITY.


WAKE TO THE MORNING
LIGHT TEASING
THROUGH THE TREES.



DETAIL #5098

REINFORCED RAILINGS

A BESPOKE, ARCHITECTURALLY DESIGNED SAFETY FEATURE, PERFECTED THROUGH 34 UNIQUE PROTOTYPES.




EXPANSIVE GROUND-
FLOOR BALCONIES
THAT LEAD DIRECTLY
INTO NATURE.

DETAIL #3122



ITALIAN MARBLE COUNTERTOP

HAND-SELECTED FROM 48 QUARRIES FOR THE PERFECT VEIN PATTERN.

FLOOR PLATES

SAMA YAS BUILDING 3



DETAIL #7253

HANDMADE PORCELAIN TILES

HAND-GLAZED PORCELAIN TILES BY ITALIAN ARTISANAL MASTERS FOR A LUXURIOUS FINISH.


VISUALLY CAPTIVATING,
SUSTAINABLY SOURCED.



SUSTAINABILITY FEATURES

- TARGETING ESTIDAMA 3 PEARLS
- HUMAN-CENTRIC COMMUNITY DESIGN
- IN LINE WITH FITWEL (2 STARS) CERTIFICATION
- TARGETING LEED GOLD
- LOW CONSUMPTION WATER FEATURES
- HIGH-PERFORMANCE APPLIANCES
- GENEROUS FREEN SPACES
- ACCESS TO PUBLIC TRANSPORT
- OPTIMISED HVAC ENERGY EFFICIENT SYSTEMS
- NATIVE AND ADAPTIVE PLANT SPECIES.
- EDIBLE GARDEN CONCEPT.
- SHADED WALKWAYS, BIKE CIRCUITS & BIKE STORAGE
- WATER CONSERVATION THROUGH MONITORING & CONTROL
- HEALTHY INDOOR AIR QUALITY & ENVIRONMENT
- ECO-FRIENDLY & LOCALLY-SOURCED CONSTRUCTION MATERIALS
- SMART WASTE SYSTEMS
- EV CHARGING FACILITIES
- REUSED TIMBER
- 5-10 MINUTES WALK TO NEARBY AMENITIES


ALDAR