

yas beach

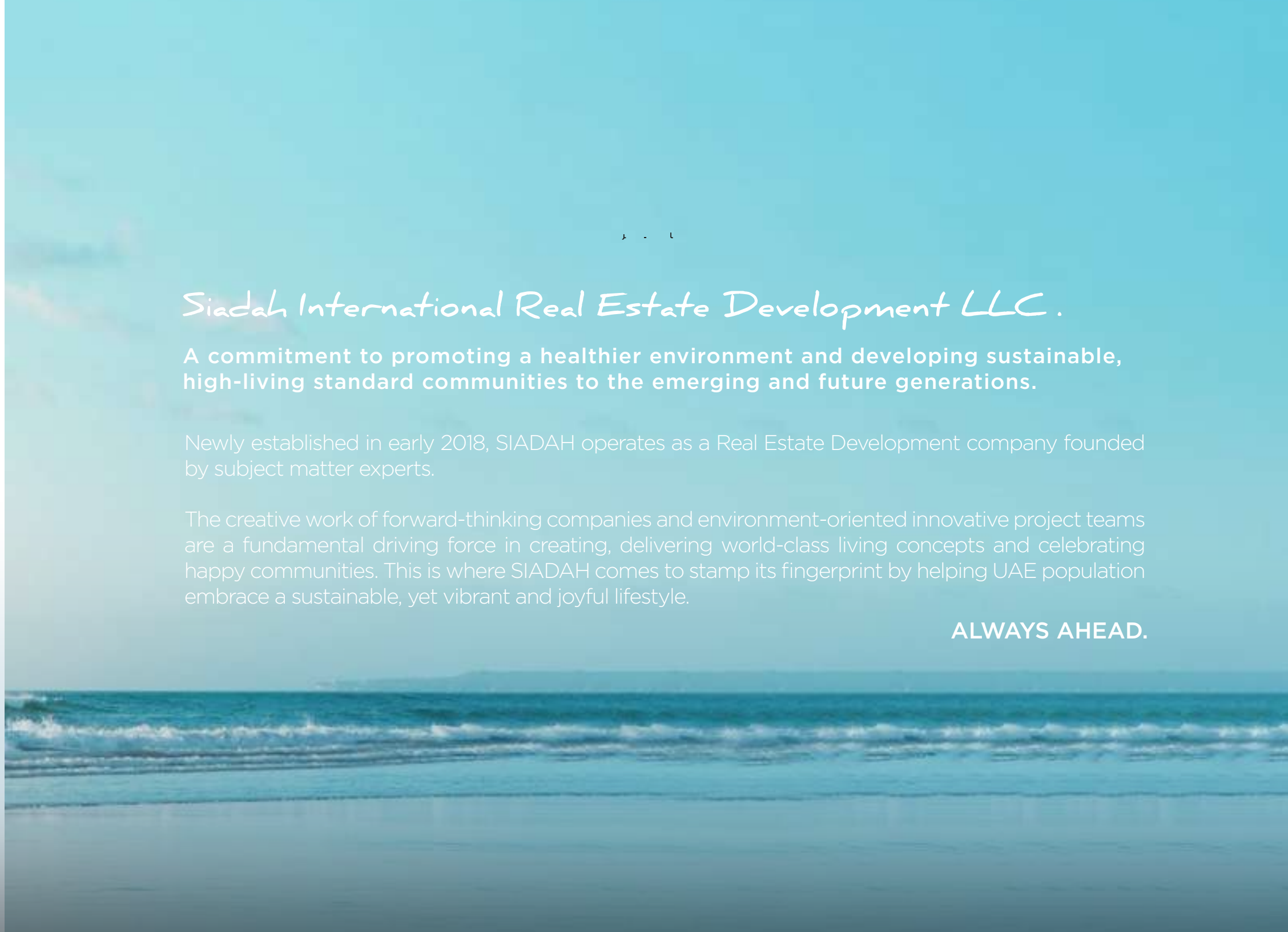
RESIDENCE



A jolt of vitality coming
on yas island to celebrate life.







Siadah International Real Estate Development LLC.

A commitment to promoting a healthier environment and developing sustainable, high-living standard communities to the emerging and future generations.

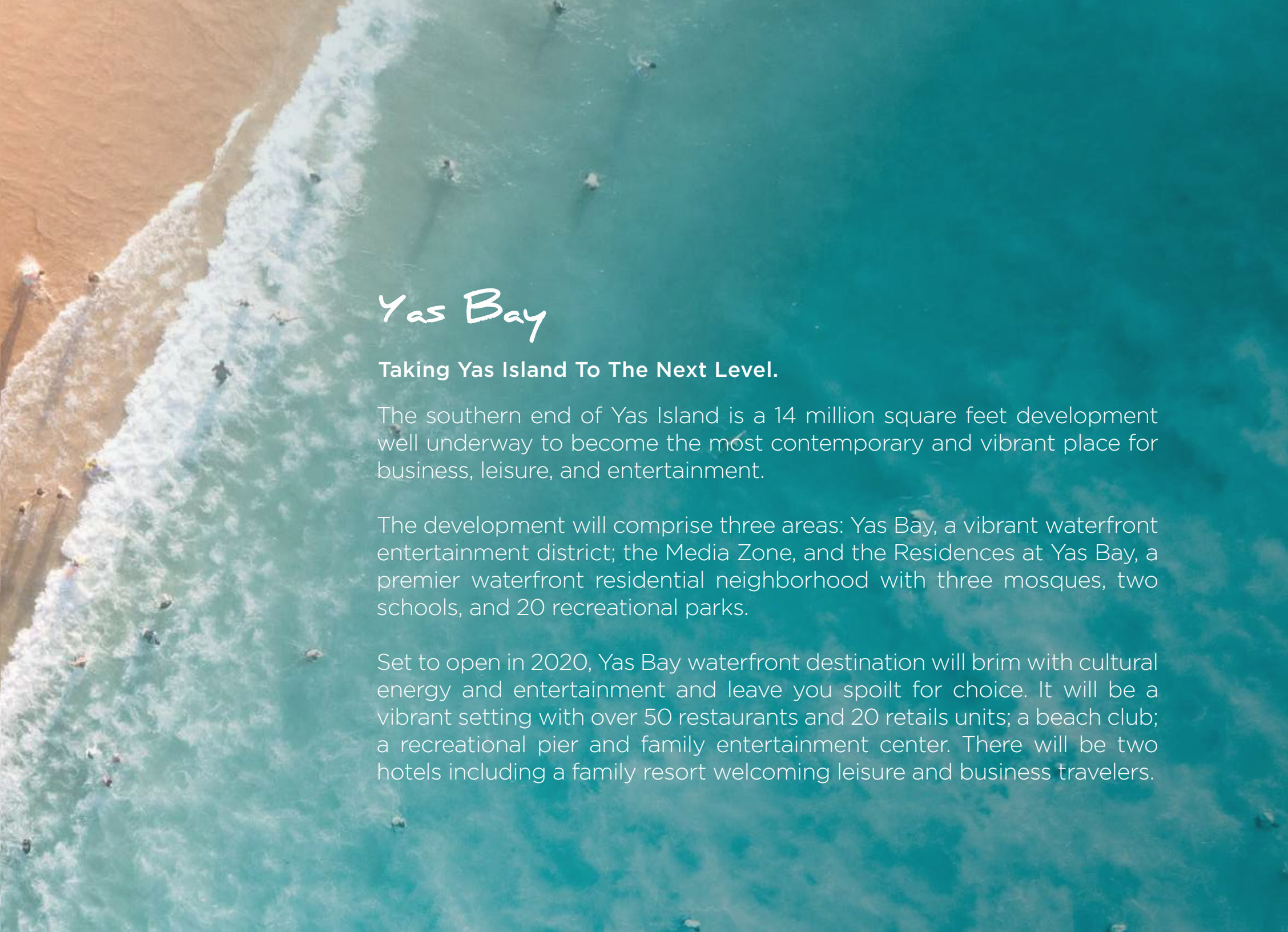
Newly established in early 2018, SIADAH operates as a Real Estate Development company founded by subject matter experts.

The creative work of forward-thinking companies and environment-oriented innovative project teams are a fundamental driving force in creating, delivering world-class living concepts and celebrating happy communities. This is where SIADAH comes to stamp its fingerprint by helping UAE population embrace a sustainable, yet vibrant and joyful lifestyle.

ALWAYS AHEAD.

An aerial photograph of a sandy beach. Numerous people are scattered across the sand, some sitting, some standing. Long, dark shadows are cast by the people, indicating a low sun position. The beach is bordered by the ocean on the right side, where white waves are visible. The overall tone is warm and golden, typical of a sunset or sunrise scene.

Perfect for family living
Relax. Breathe. Live.

An aerial photograph of a beach and turquoise water. The sandy beach is on the left, and the water is a vibrant blue-green. Several people are visible swimming in the water, and the waves are breaking near the shore.

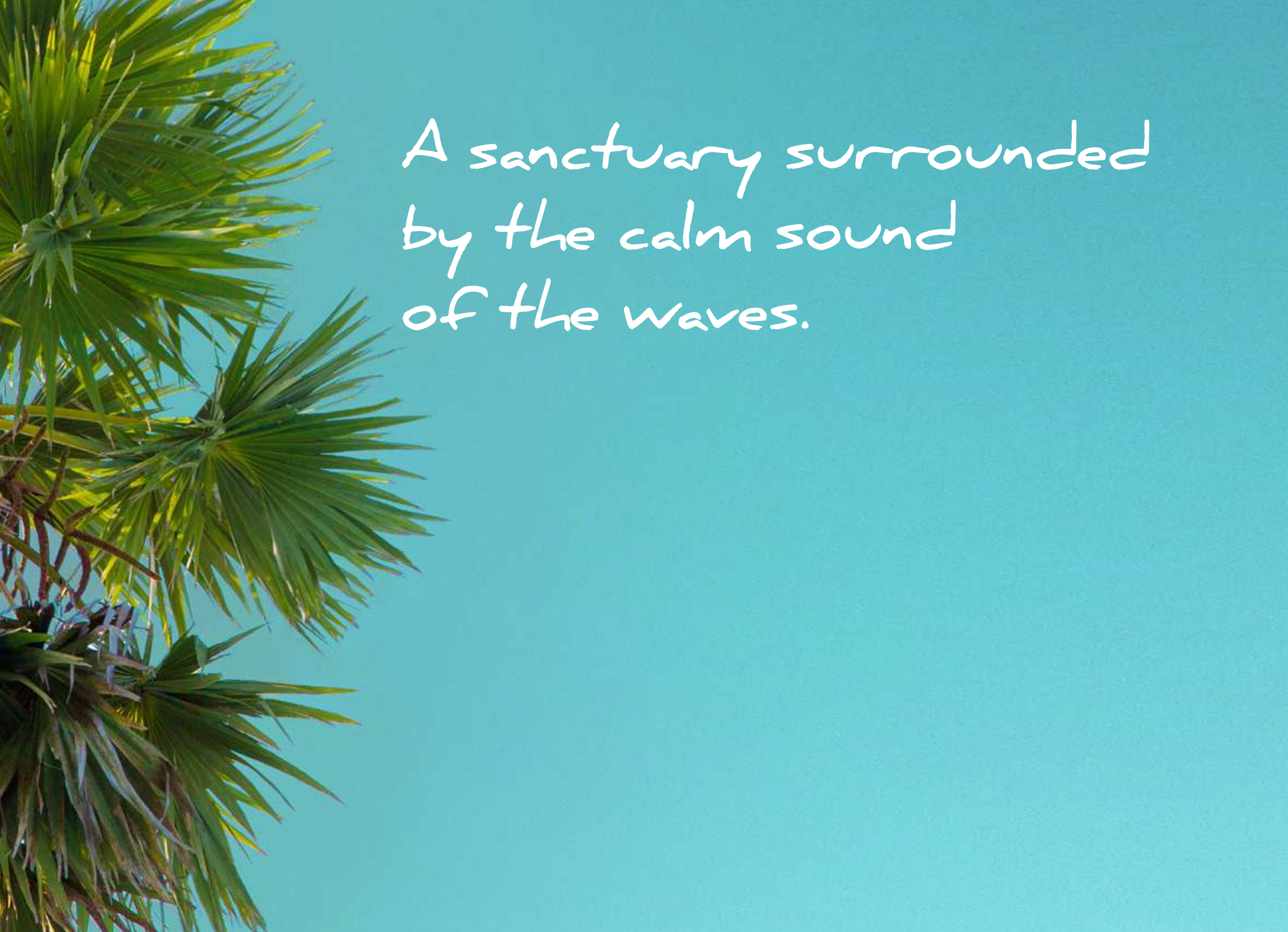
Yas Bay

Taking Yas Island To The Next Level.

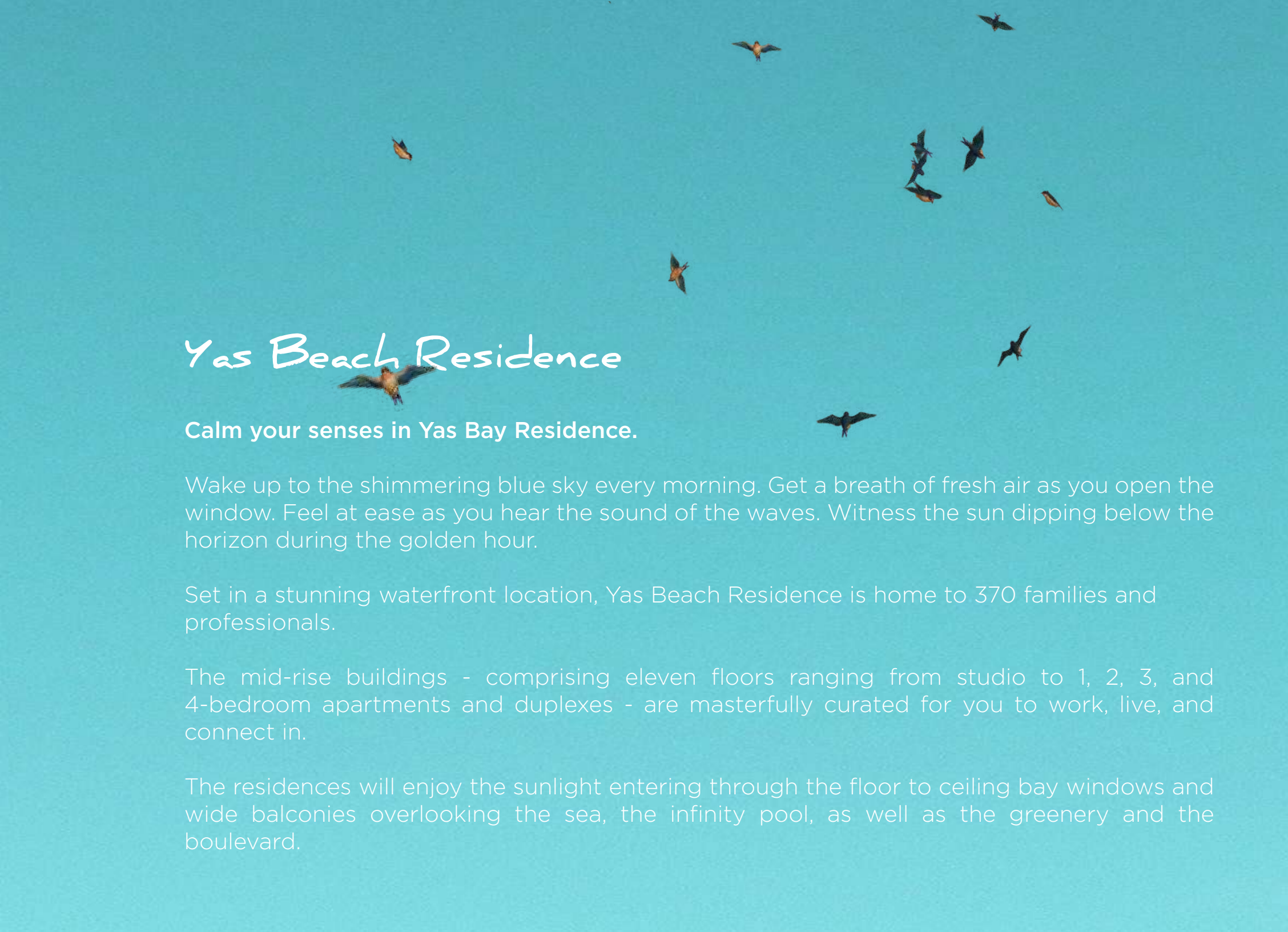
The southern end of Yas Island is a 14 million square feet development well underway to become the most contemporary and vibrant place for business, leisure, and entertainment.

The development will comprise three areas: Yas Bay, a vibrant waterfront entertainment district; the Media Zone, and the Residences at Yas Bay, a premier waterfront residential neighborhood with three mosques, two schools, and 20 recreational parks.

Set to open in 2020, Yas Bay waterfront destination will brim with cultural energy and entertainment and leave you spoilt for choice. It will be a vibrant setting with over 50 restaurants and 20 retail units; a beach club; a recreational pier and family entertainment center. There will be two hotels including a family resort welcoming leisure and business travelers.

A low-angle photograph of a palm tree, showing its fronds and trunk against a clear, bright blue sky. The palm tree is on the left side of the frame, and its fronds are spread out, some catching the light. The sky is a uniform, vibrant blue, occupying the right two-thirds of the image.

A sanctuary surrounded
by the calm sound
of the waves.

A clear, vibrant blue sky serves as the background for the entire page. Scattered across the sky are approximately 12 birds, likely terns, in various stages of flight. Some are seen from below, showing their white underbellies and dark wings, while others are seen from the side or top. The birds are positioned at different heights and locations, adding a sense of movement and life to the scene.

Yas Beach Residence

Calm your senses in Yas Bay Residence.

Wake up to the shimmering blue sky every morning. Get a breath of fresh air as you open the window. Feel at ease as you hear the sound of the waves. Witness the sun dipping below the horizon during the golden hour.

Set in a stunning waterfront location, Yas Beach Residence is home to 370 families and professionals.

The mid-rise buildings - comprising eleven floors ranging from studio to 1, 2, 3, and 4-bedroom apartments and duplexes - are masterfully curated for you to work, live, and connect in.

The residences will enjoy the sunlight entering through the floor to ceiling bay windows and wide balconies overlooking the sea, the infinity pool, as well as the greenery and the boulevard.

Your fantasies of relaxation
and well-being can be found here.





Capture happy moments with your family members enjoying life. Choose from spending quality times with direct access to the beach or crawling at the infinity pool or even having fun with kids at the playground area, or just relaxing at the resident's lounge.





Unwind and escape from
the hustle and bustle.





No matter how you choose to unwind, there's no better place than the Yas Beach Residence to embark on luxury yet a vibrant and stress-free lifestyle.



Witness the sun dipping
below the horizon during
the golden hour.

Facilities & Amenities.





Infinity pool



Children's pool



Resident's lounge



Children's play area



Commercial F&B



2 Basements catering 505

Parking slots





Live in style, comfort,
and convenience.







*Experience the finest
paradise you can call home.*



Nearby

- Beach Access
- In-house Gymnasium
- Mosque
- Hotels & Hospitality (Less than 1km)
- Theme Parks (In 1km)
- Formula 1 Track (In 200m)
- Restaurants (Available in Complex)
- Schools (Less than 5km)
- Shopping Malls (Available in 1km)



Location Map

yas beach
RESIDENCE



Prestige. Serene. Welcoming

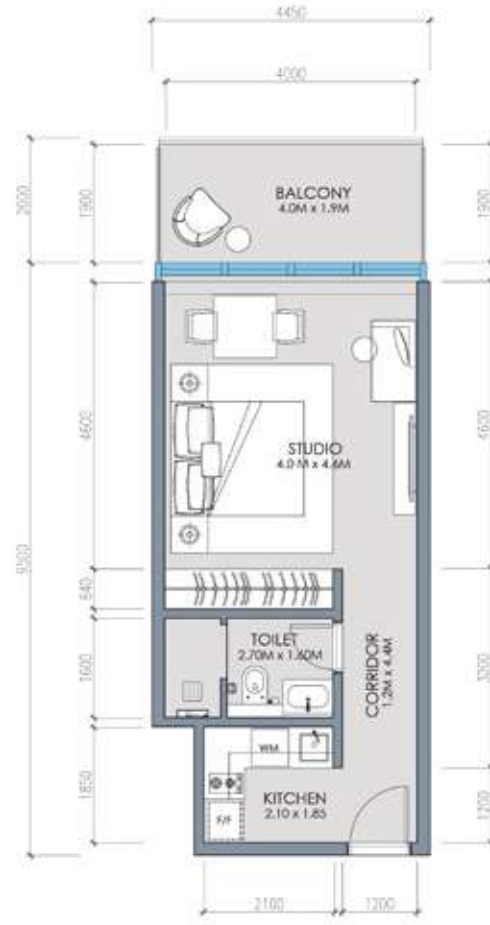








Indulge yourself in
complete relaxation.



Studio

SUITE	39.87 m2
BALCONY	8.50 m2
TOTAL	48.37 m2

استوديو

غرفة ماستر
شرفة
المجموع

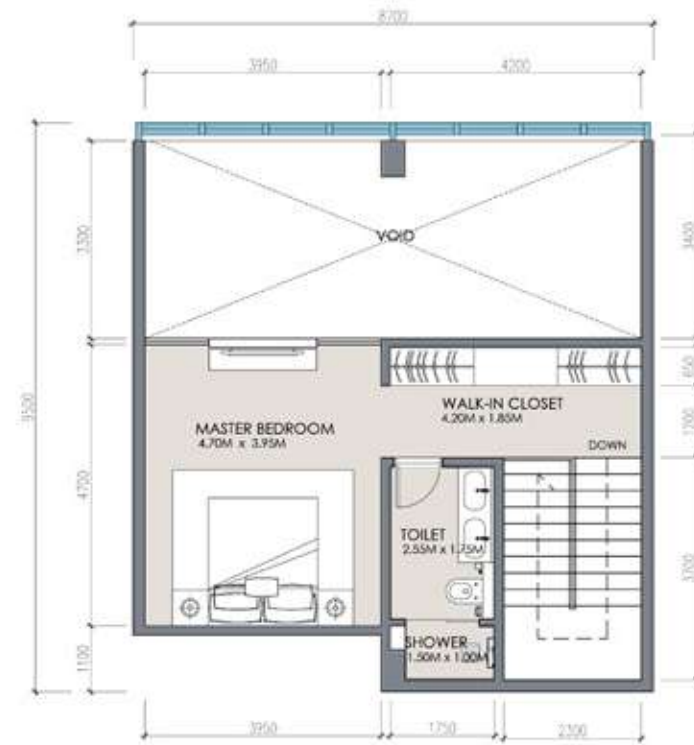


Bedroom 1

SUITE	57.84 m2
BALCONY	12.75 m2
TOTAL	70.59 m2

غرفة نوم

غرفة ماستر
شرفة
المجموع



1 Bedroom Duplex

LOWER LEVEL		المستويات الدنيا
SUITE	128.370 m2	غرفة ماستر
BALCONY	17.00 m2	شرفة
TOTAL	145.37 m2	المجموع

دوبليكس 1 غرف

UPPER LEVEL		المستوى العلوي
SUITE	128.370 m2	غرفة ماستر
BALCONY	17.00 m2	شرفة
TOTAL	145.37 m2	المجموع

TOTAL 290.74 m2 المجموع



2 Bedroom + M

2 غرف + غرفة خادمة

SUITE

117.79 m2

غرفة ماستر

BALCONY

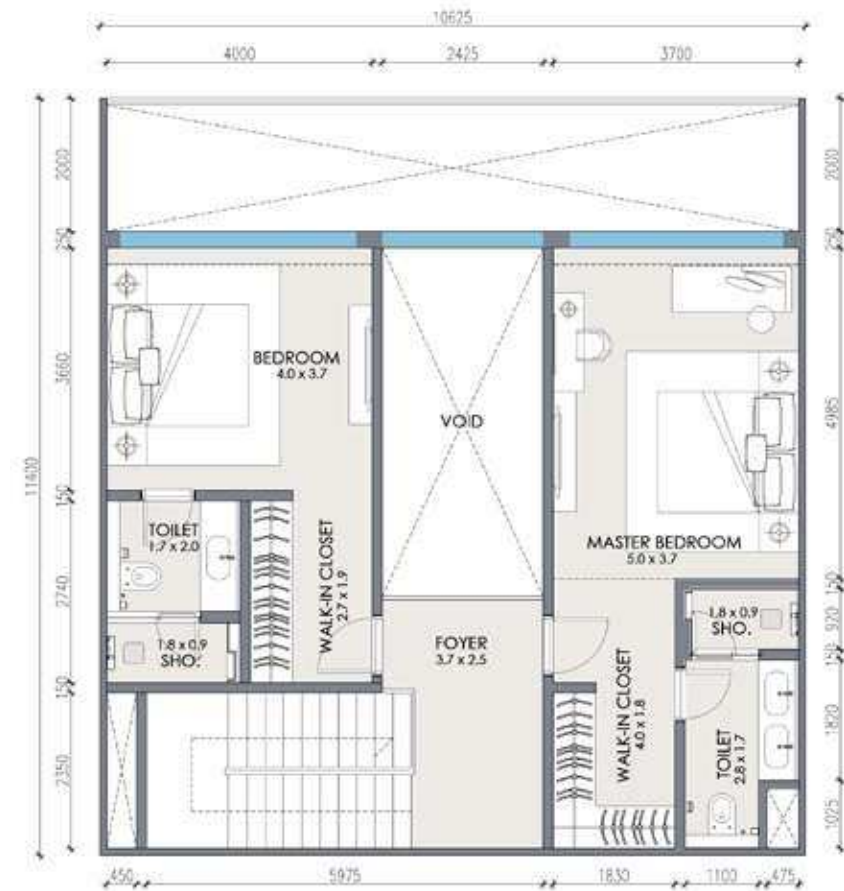
25.50 m2

شرفة

TOTAL

143.29 m2

المجموع



2 Bedroom Duplex

LOWER LEVEL

SUITE	179.74 m2
BALCONY	21.25 m2
TOTAL	200.99 m2

المستويات الدنيا

غرفة ماستر
شرفة
المجموع

دوبليكس 2 غرف

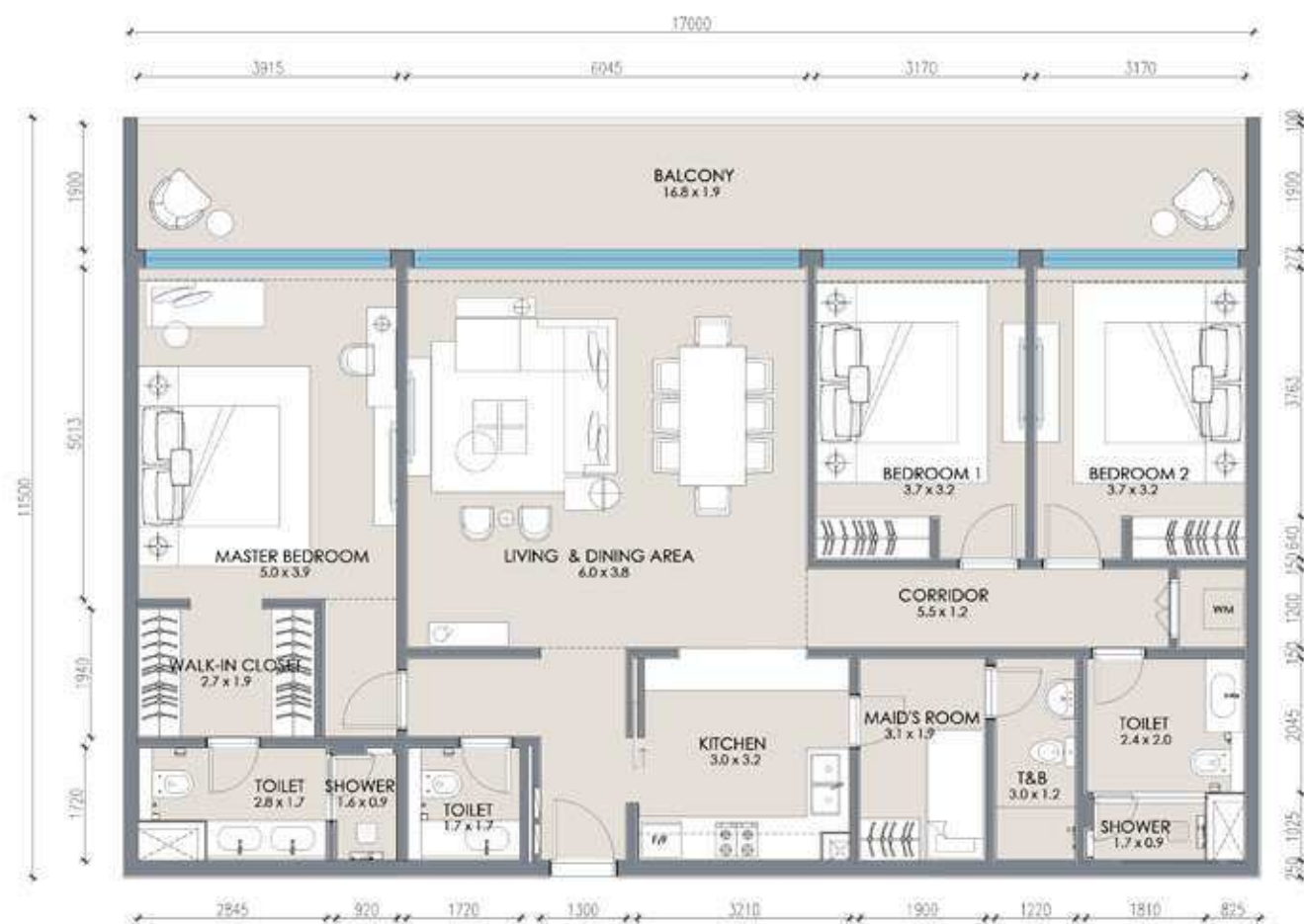
UPPER LEVEL

SUITE	179.74 m2
BALCONY	21.25 m2
TOTAL	200.99 m2

المستوى العلوي

غرفة ماستر
شرفة
المجموع

TOTAL 401.98 m2 المجموع



Bedrooms 3

TYPE 1

SUITE

BALCONY

TOTAL

157.55 m2

34.00 m2

191.55 m2

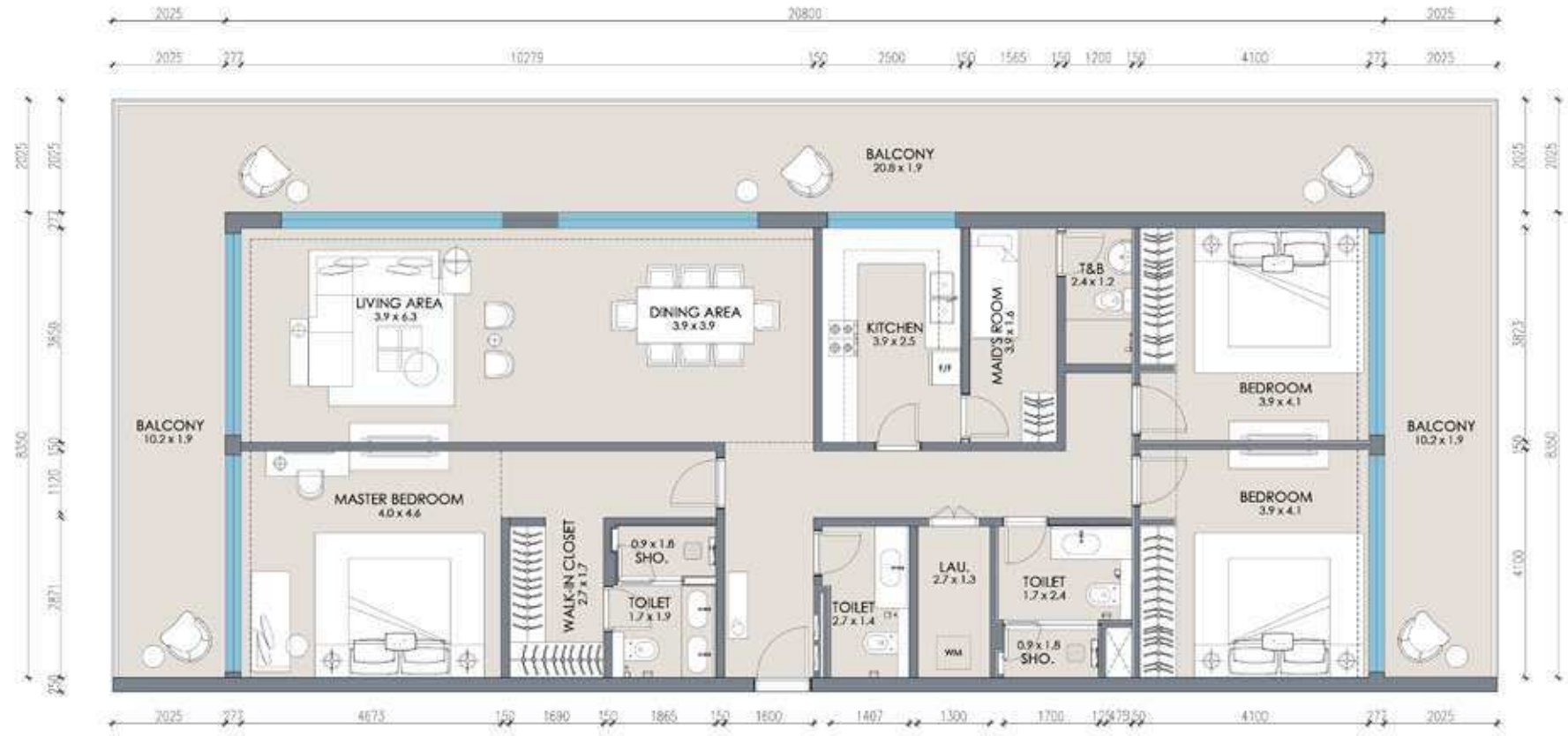
غرفة نوم

نوع 1

غرفة ماستر

شرفة

المجموع



Bedrooms 3

TYPE 2

SUITE

BALCONY

TOTAL

185.47 m2

83.63 m2

271.90 m2

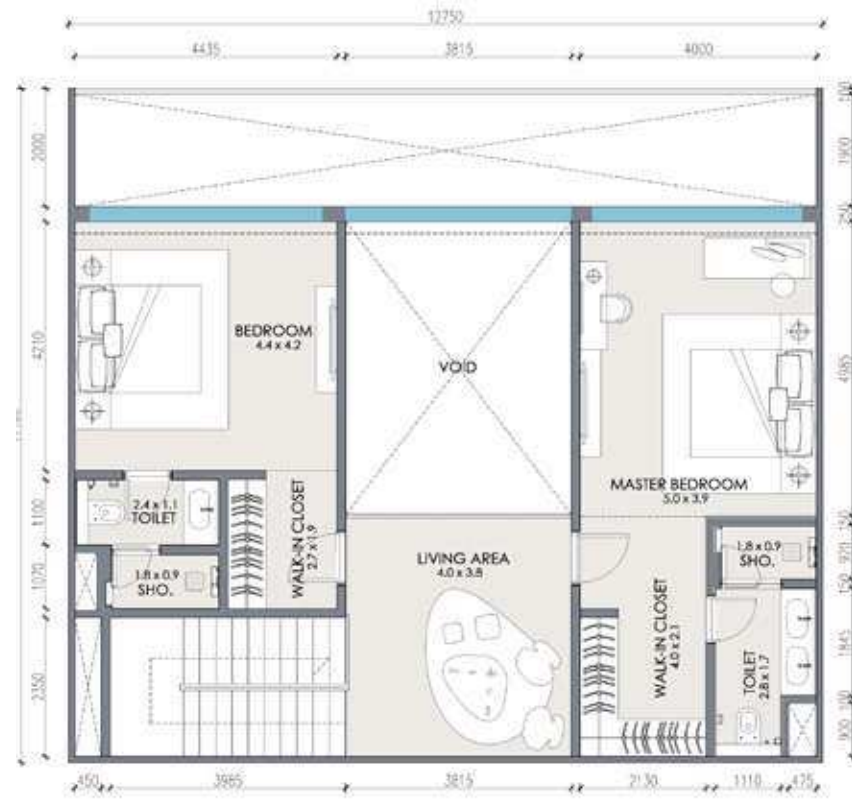
غرفة نوم

نوع 2

غرفة ماستر

شرفة

المجموع



3 Bedroom Duplex

LOWER LEVEL

SUITE	214.57 m2
BALCONY	25.50 m2
TOTAL	240.70 m2

المستويات الدنيا

غرفة ماستر
شرفة
المجموع

دوبليكس 3 غرف

UPPER LEVEL

SUITE	214.57 m2
BALCONY	25.50 m2
TOTAL	240.70 m2

المستوى العلوي

غرفة ماستر
شرفة
المجموع

TOTAL 481.40 m2 المجموع







