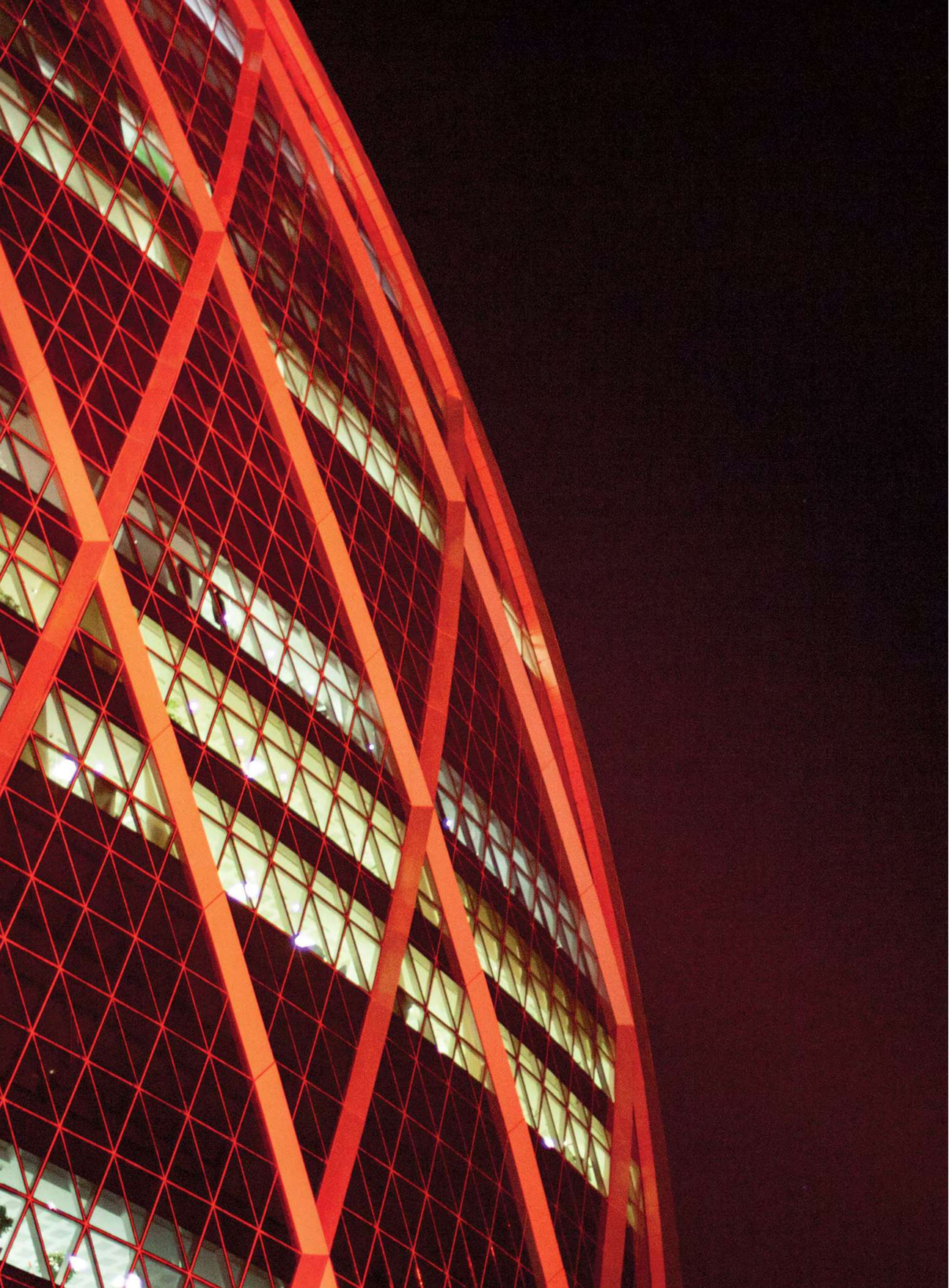
YAS ACRES

The Magnolias

ABU DHABI

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 AND DYNAMIC BUSINESS LANDSCAPE. IT IS THE CAPITAL OF THE UAE AND A PLACE THAT PEOPLE LOVE TO CALL HOME.



EVERYTHING WE DO COMES FROM THE HEART

ALDAR IS ONE OF THE MOST TRUSTED AND RECOGNISED REAL ESTATE LIFESTYLE DEVELOPERS IN THE UAE. OUR GOAL ISN'T SIMPLY TO BUILD PROPERTIES. WE STRIVE TO SHAPE COMMUNITIES THAT PEOPLE LOVE TO LIVE IN. COMMUNITIES THAT BECOME HOMES, BRIMMING WITH LIFE AND EVERYTHING WE LOVE. BECAUSE HOME ISN'T JUST A PLACE, IT'S A FEELING. AND THAT'S WHAT WE PROMISE TO DELIVER TO YOU EVERY DAY.

REVENUE	NET PROFIT
AED 8.39BN	**AED 1.93BN**
FY 2020	FY 2020
DIVESTMENT VALUE	INVESTMENT PORTFOLIO INCREASE
AED 8.39BN	**AED 1.93BN**
FY 2020	FY 2020

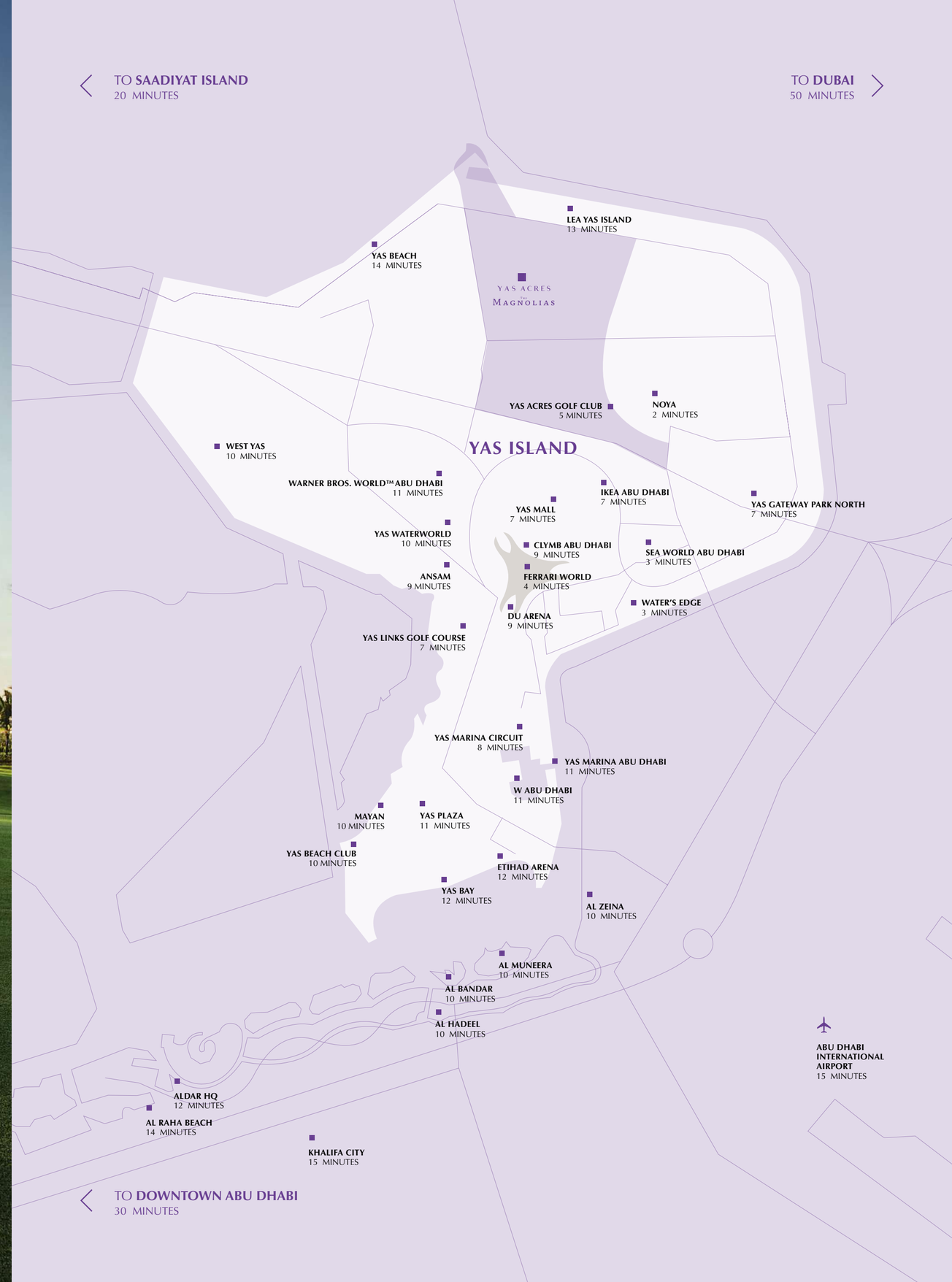
YAS ISLAND

LIVE WHAT YOU FEEL, WITH EVERY ACTIVITY JUST MOMENTS AWAY. FROM THE SHEER EXHILARATION OF FERRARI WORLD ABU DHABI, TO THE WILD REFRESHMENT OF YAS WATERWORLD ABU DHABI. NOT TO MENTION WARNER BROS. WORLD™ ABU DHABI OF COLOURFUL CHARACTERS.

THERE ARE INTERNATIONAL BOUTIQUES AND WORLD-FAMOUS BRANDS AT YAS MALL TO INSPIRE, WHILE THE BUZZ OF YAS MARINA IS AN UNMISSABLE ATTRACTION. AS IS THE ISLAND'S MAJESTIC NATURAL BEAUTY, WITH MANGROVES GENTLY WINDING THEIR WAY OUT INTO THE PERSIAN GULF.

BRING THE FAMILY

YAS ACRES, THE MAGNOLIAS OFFERS FAMILY LIFE WITH A DIFFERENCE. TASTEFUL ARCHITECTURE, SPACIOUS INTERIORS, AND INVIGORATING GARDENS—ALL WRAPPED UP IN THE UNMISTAKABLE BEAUTY OF YAS ISLAND LIVING. THERE'S A WORLD-CLASS GOLF COURSE ON THE DOORSTEP AND THE ENERGY OF YAS THEME PARKS JUST DOWN THE ROAD, RIGHT NEXT-DOOR TO YAS MALL. THIS IS A HOME WHERE A FAMILY CAN FEEL INSPIRED AND STAY CONNECTED.


TO SAADIYAT ISLAND
20 MINUTES
TO DUBAI
50 MINUTES
LEA YAS ISLAND
13 MINUTES
YAS BEACH
14 MINUTES
YAS ACRES
MAGNOLIAS
YAS ACRES GOLF CLUB
5 MINUTES
NOYA
2 MINUTES
WEST YAS
10 MINUTES
YAS ISLAND
WARNER BROS. WORLD™ ABU DHABI
11 MINUTES
IKEA ABU DHABI
7 MINUTES
YAS GATEWAY PARK NORTH
7 MINUTES
YAS MALL
7 MINUTES
YAS WATERWORLD
10 MINUTES
CLYMB ABU DHABI
9 MINUTES
SEA WORLD ABU DHABI
3 MINUTES
ANSAM
9 MINUTES
FERRARI WORLD
4 MINUTES
WATER'S EDGE
3 MINUTES
DU ARENA
9 MINUTES
YAS LINKS GOLF COURSE
7 MINUTES
YAS MARINA CIRCUIT
8 MINUTES
YAS MARINA ABU DHABI
11 MINUTES
W ABU DHABI
11 MINUTES
MAYAN
10 MINUTES
YAS PLAZA
11 MINUTES
YAS BEACH CLUB
10 MINUTES
ETIHAD ARENA
12 MINUTES
YAS BAY
12 MINUTES
AL ZEINA
10 MINUTES
AL MUNEERA
10 MINUTES
AL BANDAR
10 MINUTES
AL HADEEL
10 MINUTES
ABU DHABI INTERNATIONAL AIRPORT
15 MINUTES
ALDAR HQ
12 MINUTES
AL RAHA BEACH
14 MINUTES
KHALIFA CITY
15 MINUTES
TO DOWNTOWN ABU DHABI
30 MINUTES

BRING THE FAMILY
TO A HOME FOR LIFE.

WHERE SPACIOUS INTERIORS
STRETCH OUT INTO THE GARDEN.

LET THE LITTLE ONES FALL IN
LOVE WITH THE OUTDOORS.

A LIFESTYLE FOR EVERYONE

EVERY FAMILY IS MADE UP OF SEVERAL UNIQUE INDIVIDUALS. SO TO BRING EVERYONE TOGETHER, A COMMUNITY HAS TO BE ABLE TO INSPIRE IN A NUMBER OF DIFFERENT WAYS. AND OUR NEW DEVELOPMENT ON YAS ISLAND DOES EXACTLY THAT.

AS WELL AS AN EXPANSIVE COMMUNITY GOLF COURSE, YAS ACRES, THE MAGNOLIAS OFFERS SWIMMING POOLS, BASKETBALL COURTS, AND INDOOR & OUTDOOR GYMS FOR THE ACTIVE.

THERE ARE NEIGHBORHOOD CAFES AND SHOPS FOR SEAMLESS CONVENIENCE, WHILE PLAY AREAS AND OPEN LAWNS PROVIDE SPACE FOR KIDS TO UNLEASH THEIR ENERGY.

AND BEYOND THE COMMUNITY ITSELF, THE ENDLESS ACTIVITIES OF YAS ISLAND ARE WAITING, JUST MOMENTS AWAY. THIS IS WHERE FAMILY LIFE COMES TOGETHER.

BLUR THE LINES BETWEEN
LIFE AND LEISURE.

WATCH AS THE DAY DIPS
INTO A DREAM WORLD.

SPACES DESIGNED AROUND YOU

YAS ACRES, THE MAGNOLIAS OFFERS A VARIETY OF LIVING OPTIONS, FROM 2–4 BED TOWNHOUSES TO 3-4 BED DUPLEXES AND 3–6 BED VILLAS. IT'S A PLACE WITH SPACE FOR EVERY FAMILY TO CONNECT, GROW, AND LIVE LIFE TO THE FULL.

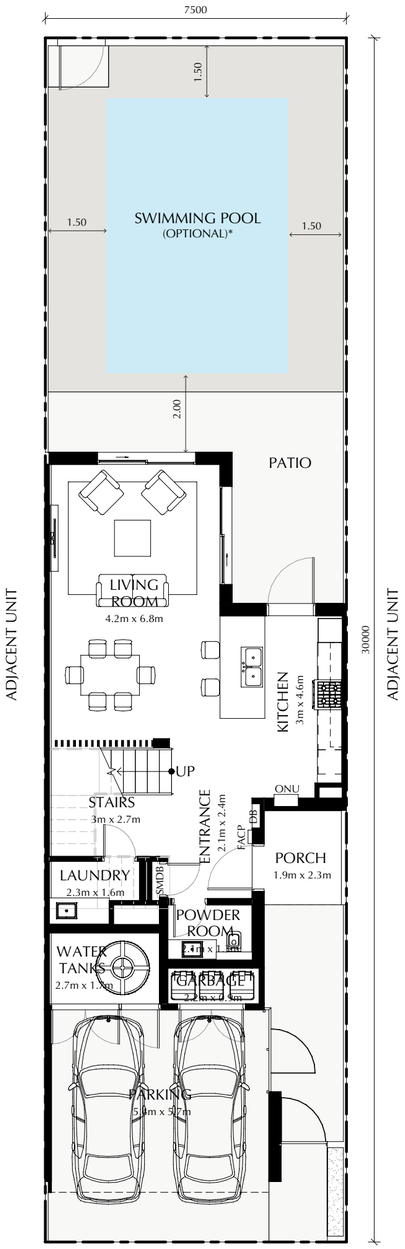
FILL YOUR AFTERNOONS WITH
THE TASTE OF EXTRAORDINARY.

SO MANY PLACES TO GO;
SO MANY REASONS TO STAY IN.

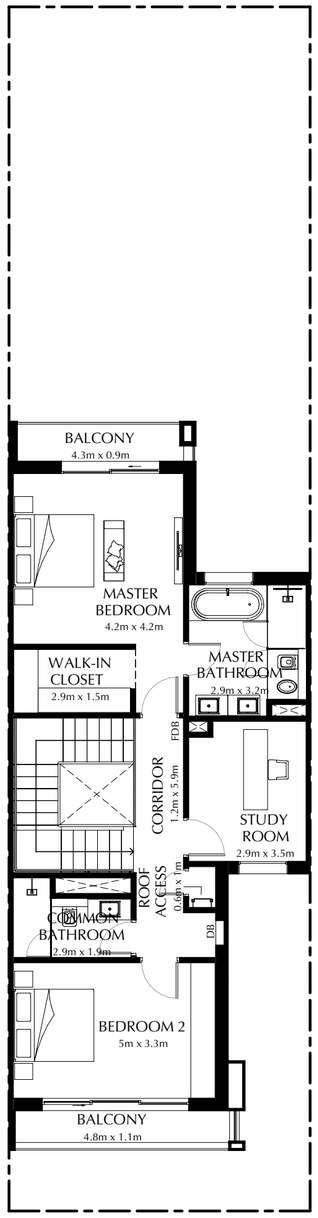
OPEN UP TO
NATURAL SPLENDOUR.

2 BED TOWNHOUSE – MID UNIT

Total Gross Sellable Area: **206.95 m²**



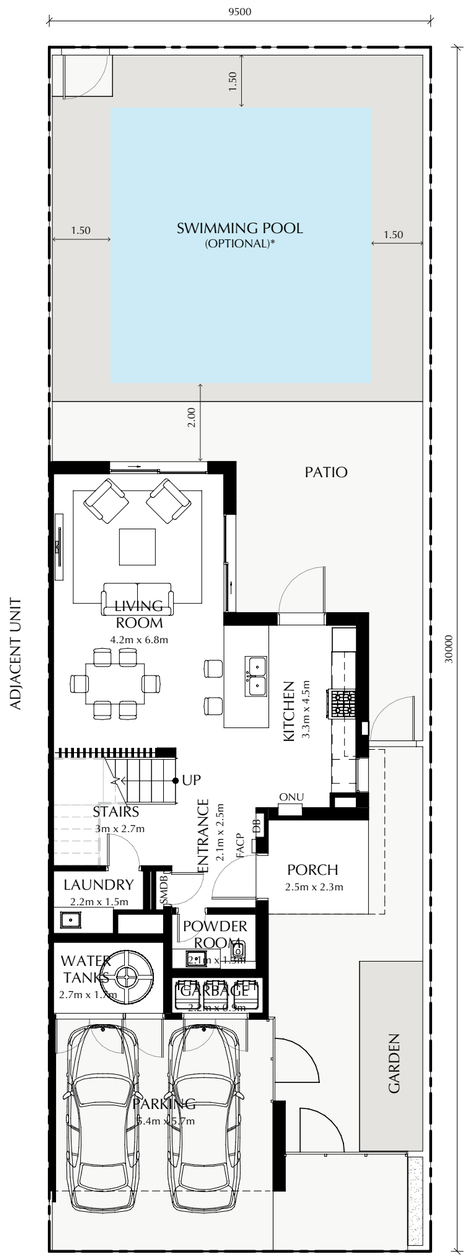
Ground Floor



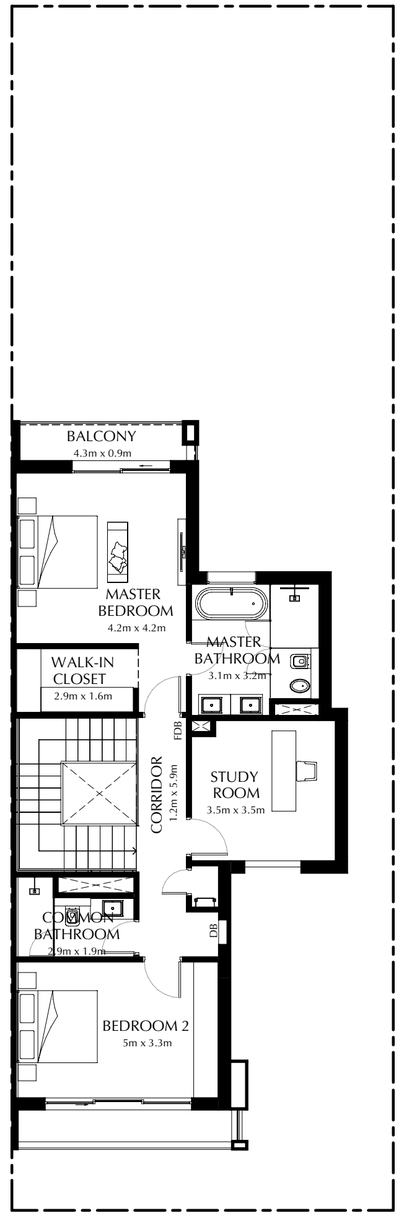
First Floor

2 BED TOWNHOUSE – END UNIT

Total Gross Sellable Area: **214.11 m²**



Ground Floor



First Floor

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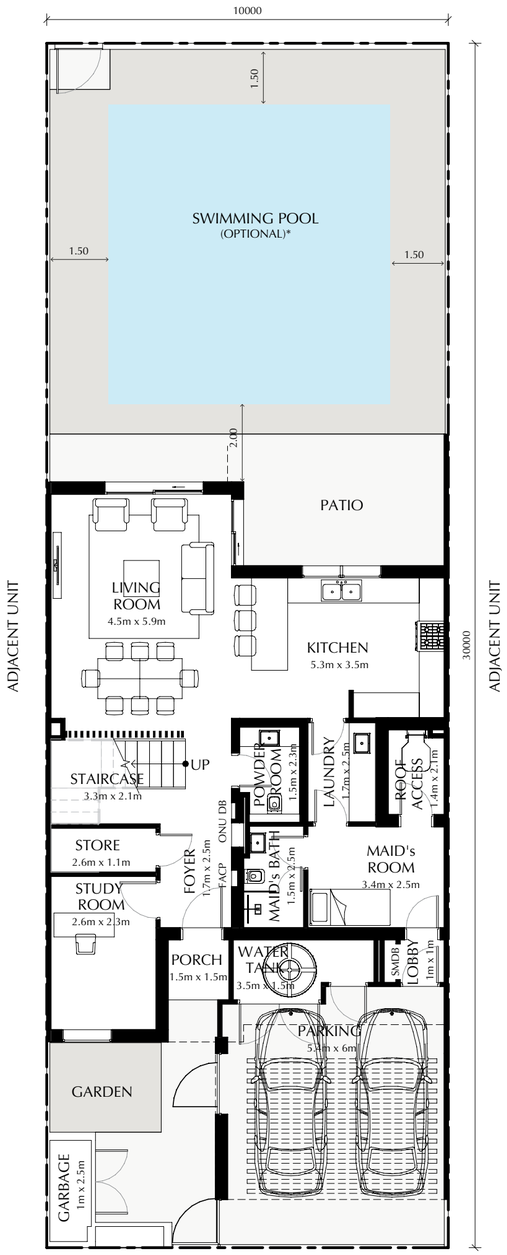
Plot sizes may vary depending on the location and the masterplan. *Homeowners will need to build their own swimming pool, the floor plan is indicative of the permitted placement and maximum pool size.

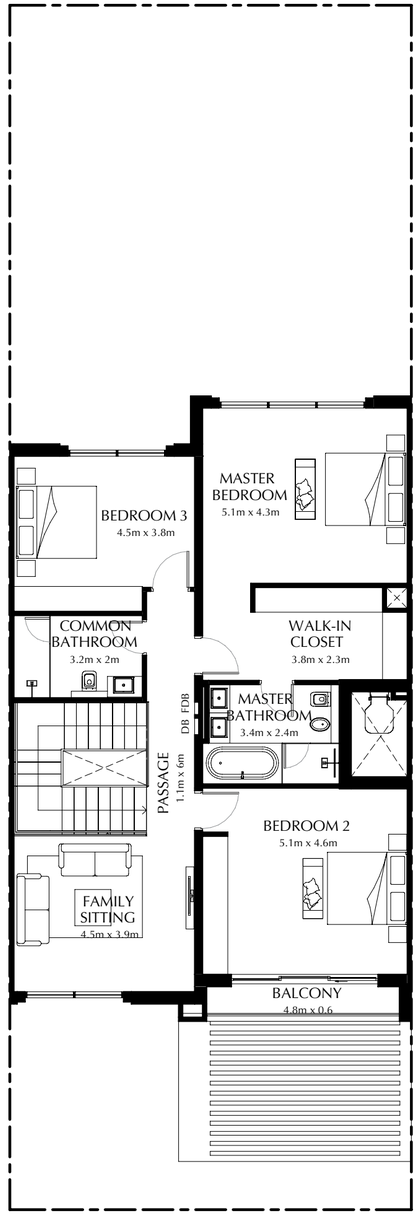
TOWNHOUSE – 2 BED MID/ END UNIT

3 BED TOWNHOUSE – MID UNIT



Ground Floor

Total Gross Sellable Area: **262.54 m²**



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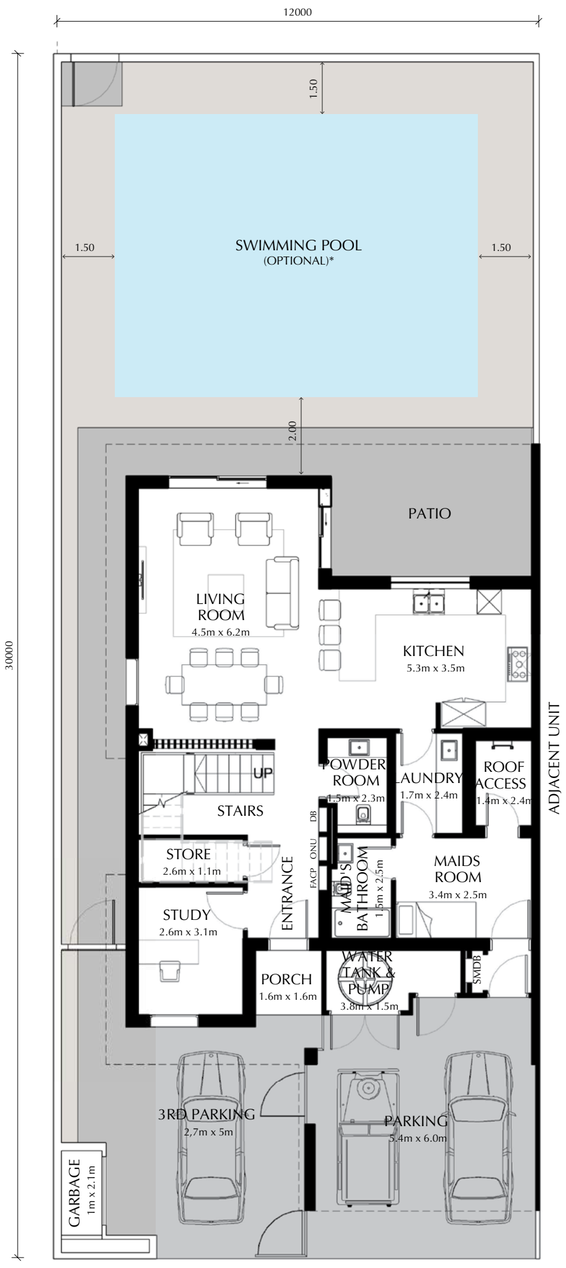
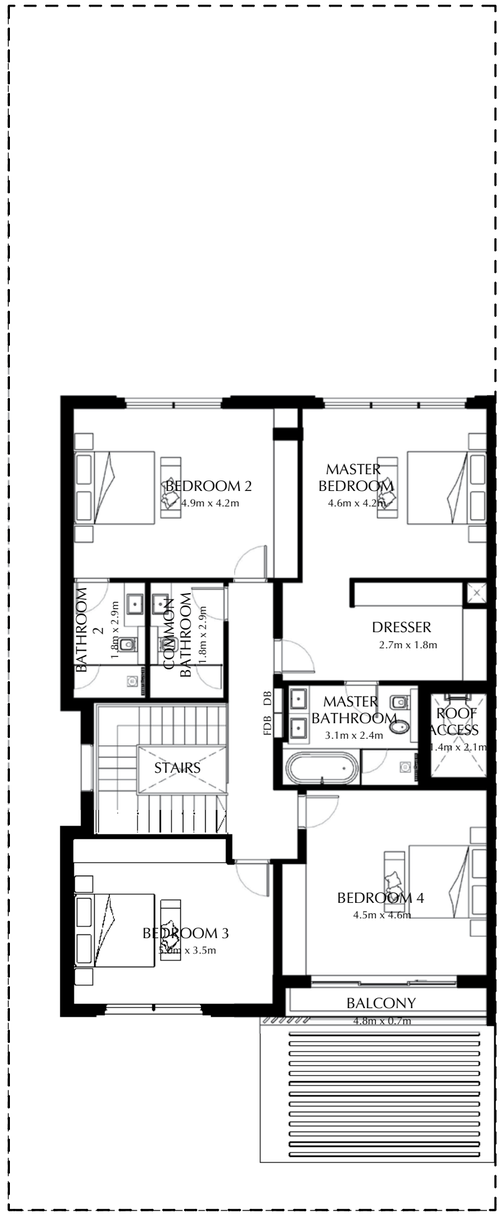
TOWNHOUSE – 3 BED MID UNIT/ 4 BED END UNIT

4 BED TOWNHOUSE – END UNIT



Ground Floor

Total Gross Sellable Area: **297.32 m²**



First Floor

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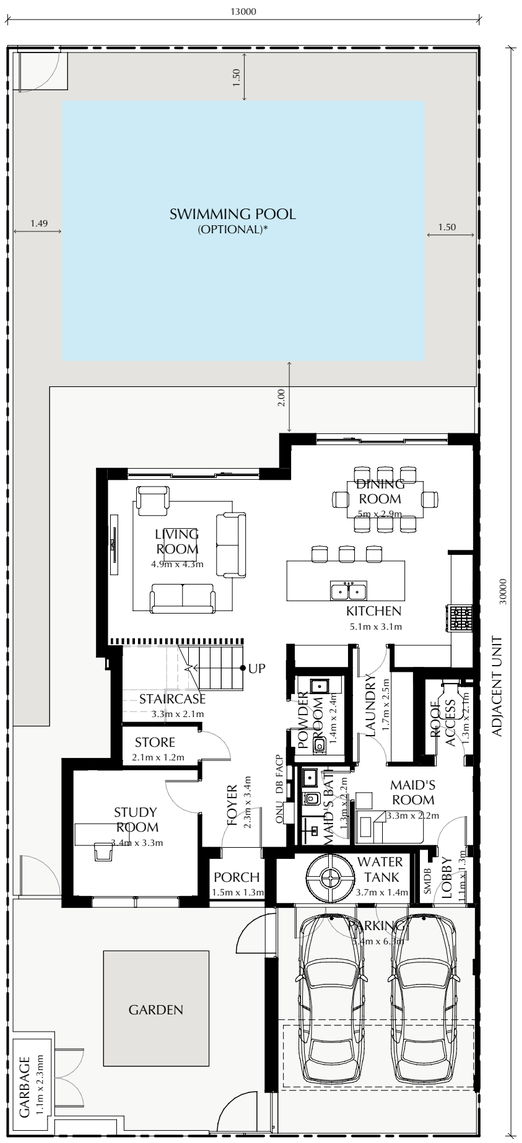
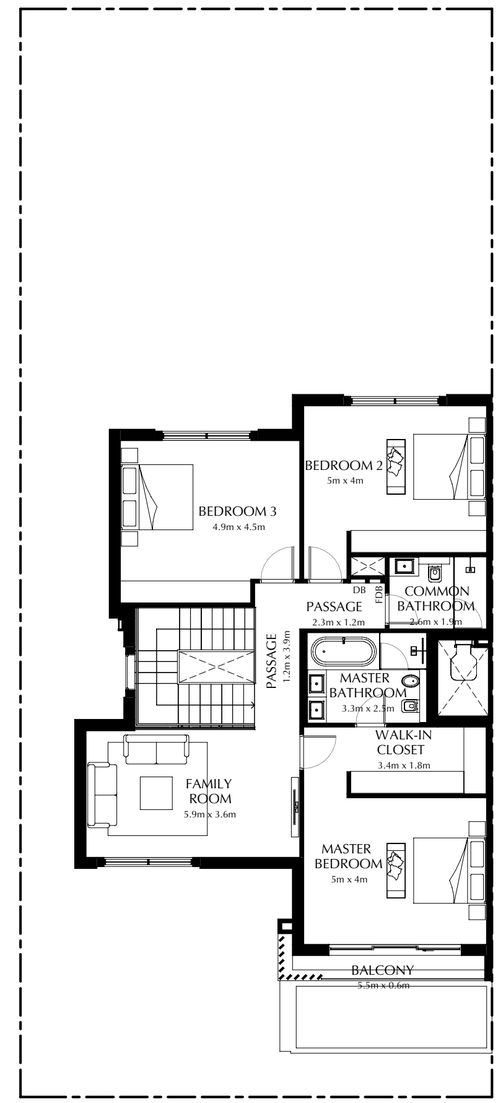
SUSYLLE

3 BED DUPLEX – X SMALL



Ground Floor

Total Gross Sellable Area: **292.42 m²**



First Floor

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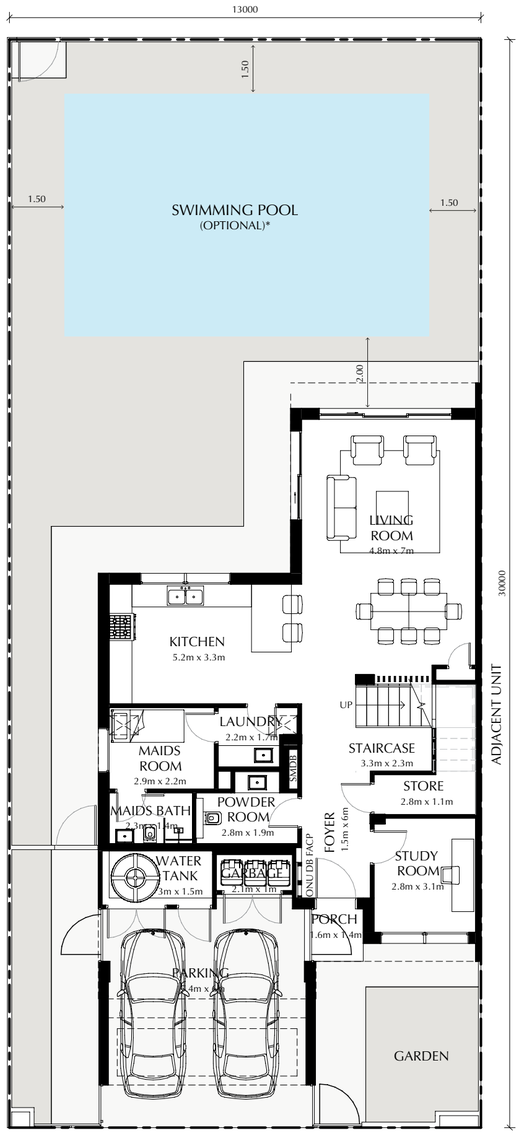
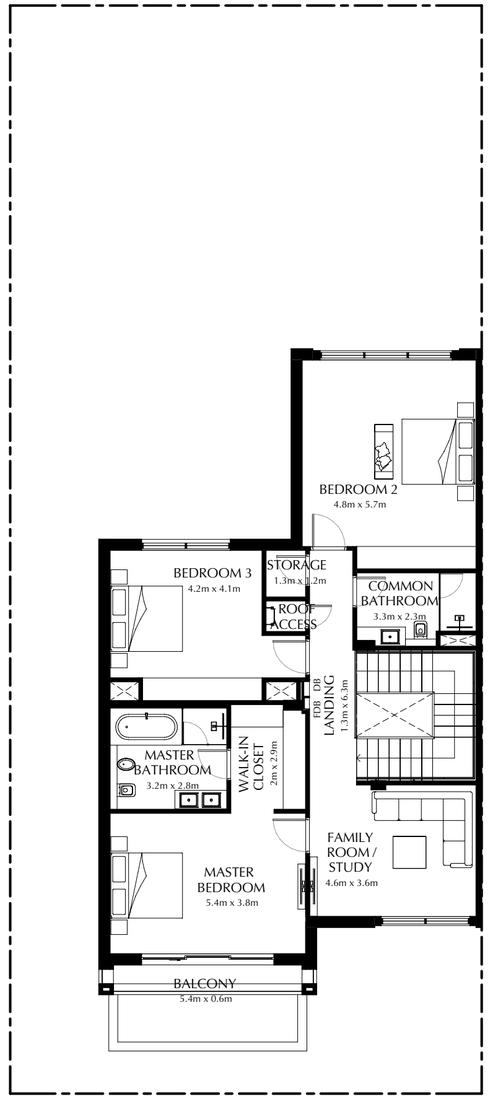
DUPLEX – 3 BED X SMALL

3 BED DUPLEX – Y SMALL



Ground Floor

Total Gross Sellable Area: **282.87 m²**



First Floor

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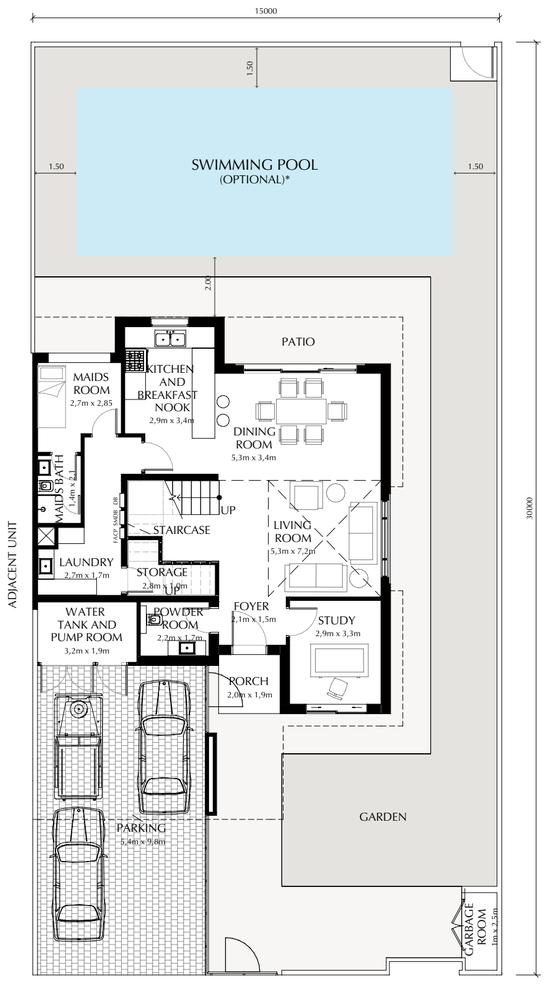
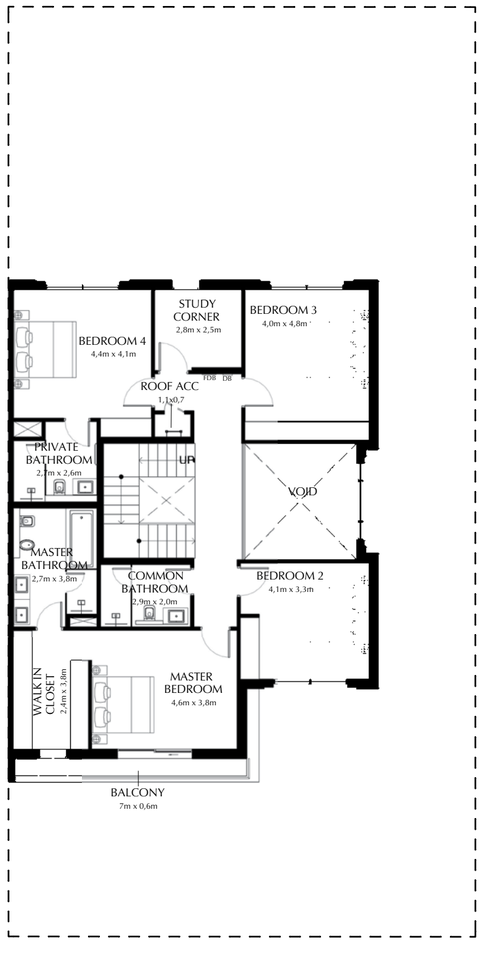
DUPLEX – 3 BED Y SMALL

4 BED DUPLEX – X SMALL



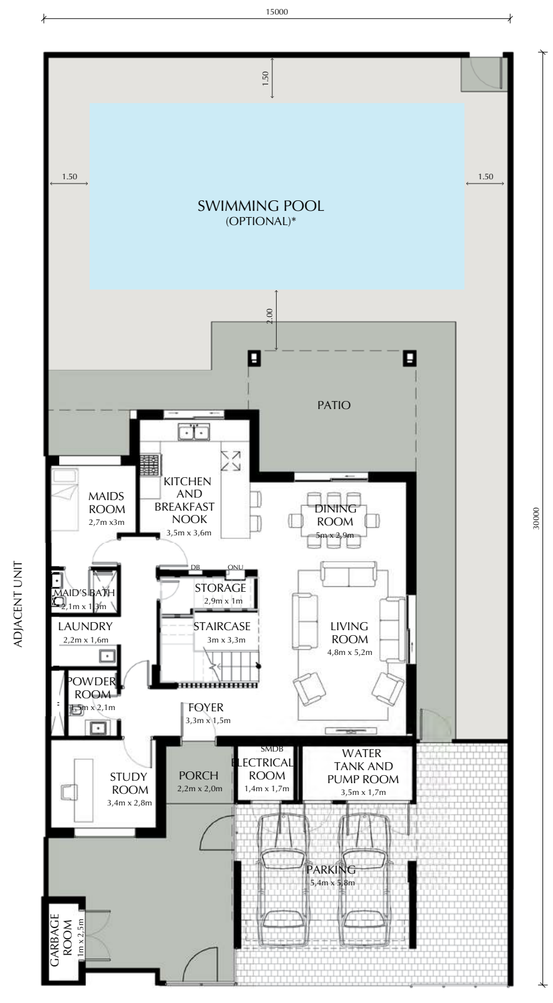
Ground Floor

Total Gross Sellable Area: **314.88 m²**



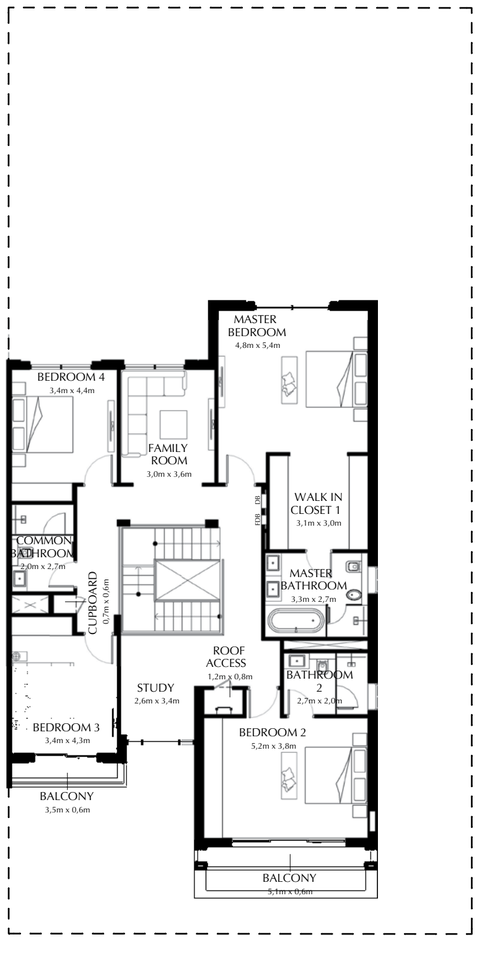
First Floor

4 BED DUPLEX – Y SMALL



Ground Floor

Total Gross Sellable Area: **334.49 m²**



First Floor

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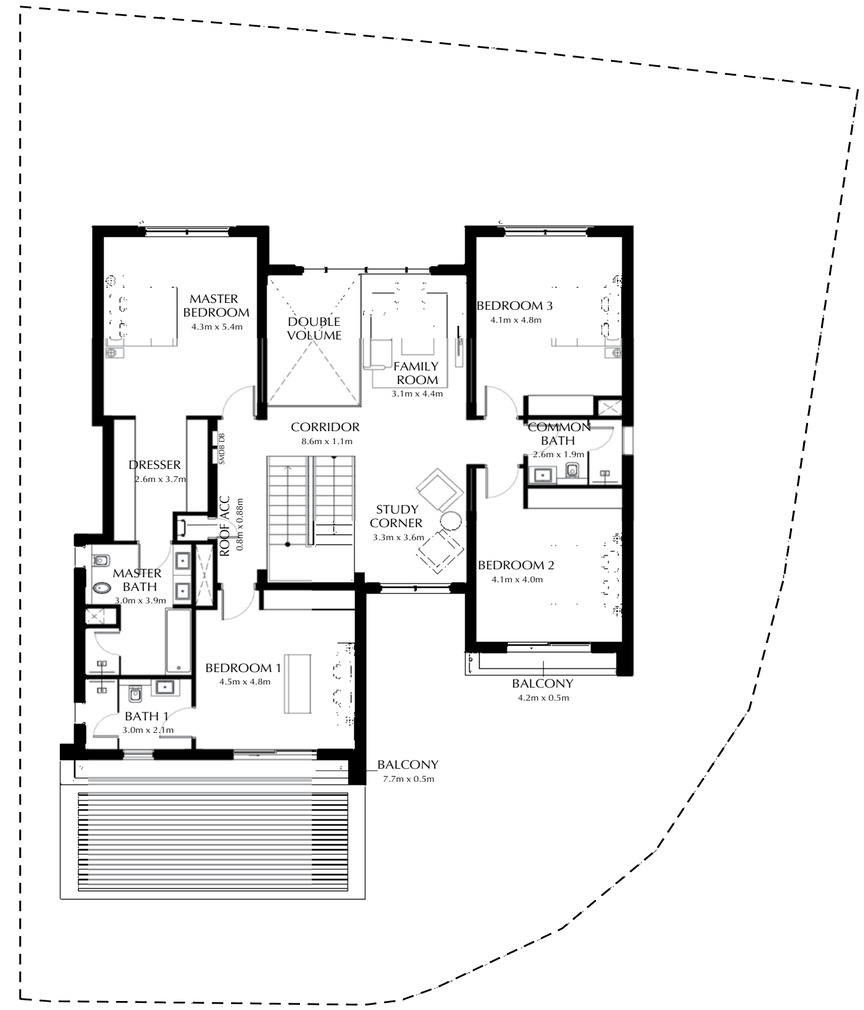
DUPLEX – 4 BED X SMALL/ Y SMALL

4 BED VILLA – GARDEN

Total Gross Sellable Area: **401.75 m²**

Ground Floor



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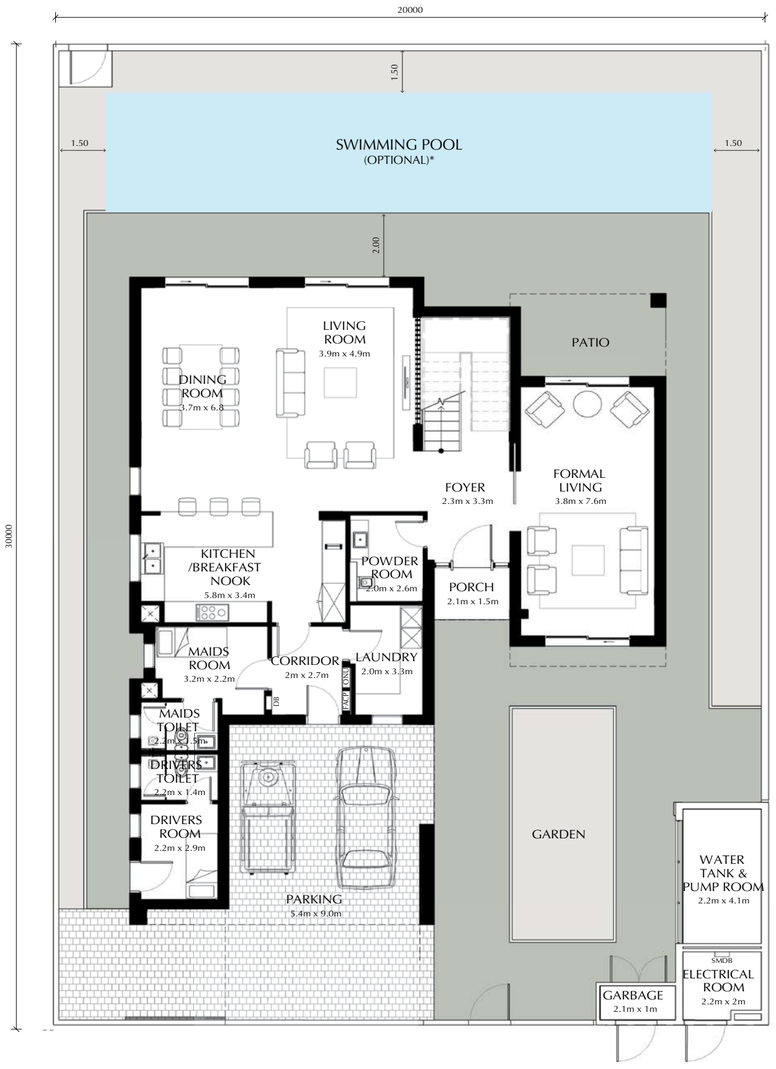
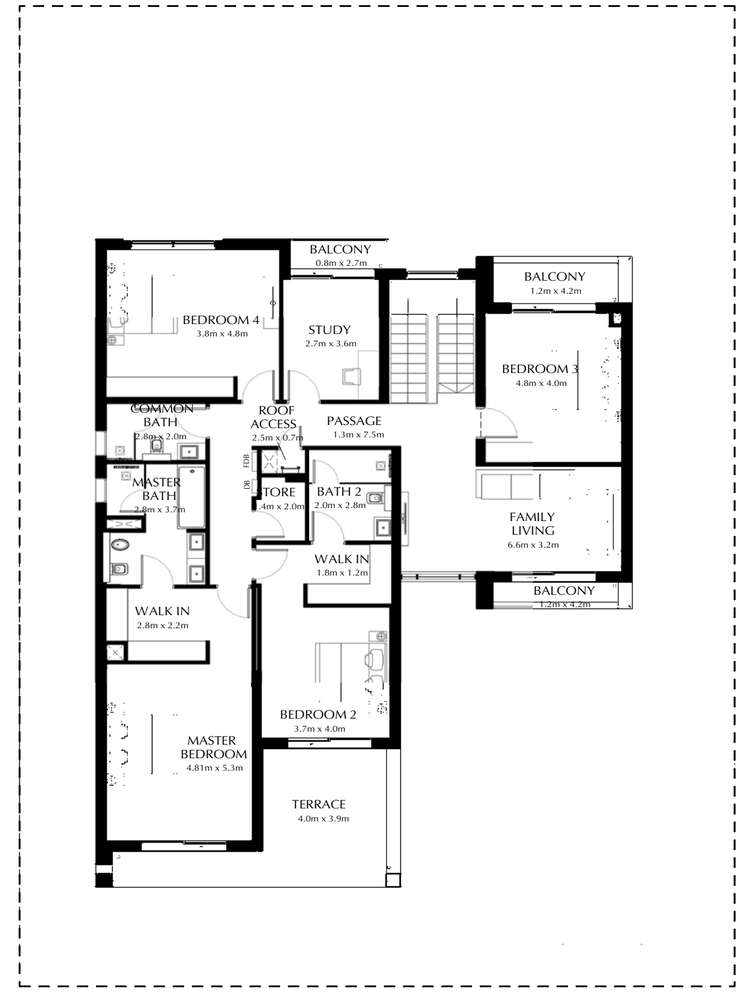
VILLA – 4 BED GARDEN

4 BED VILLA GOLF – SECOND ROW A



Ground Floor

Total Gross Sellable Area: **454.87 m²**



First Floor

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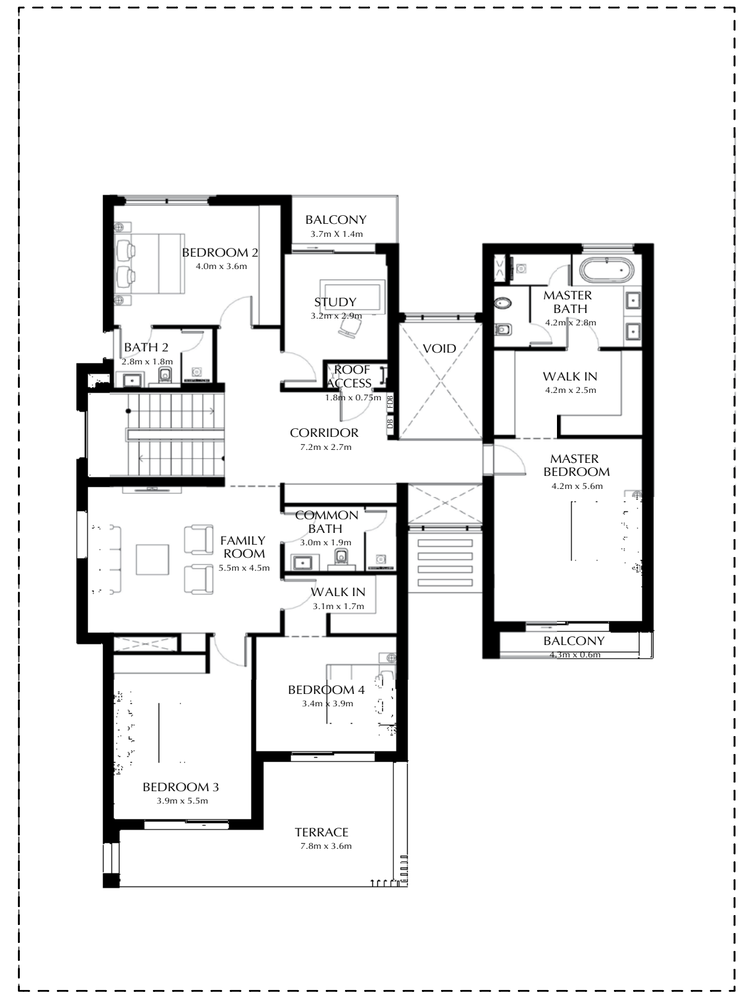
VILLA – 4 BED GOLF SECOND ROW A

4 BED VILLA GOLF – SECOND ROW B

Ground Floor

Total Gross Sellable Area: **475.03 m²**



First Floor

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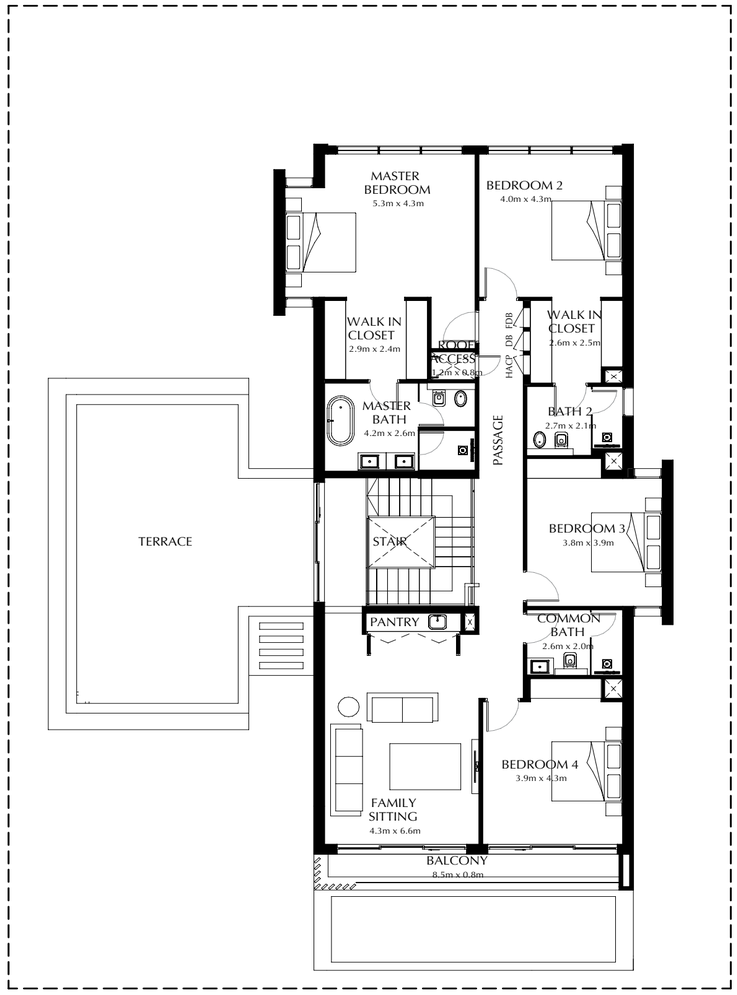
VILLA – 4 BED GOLF SECOND ROW B

4 BED VILLA – GOLF FRONT ROW

Ground Floor

Total Gross Sellable Area: **516.51 m²**



First Floor

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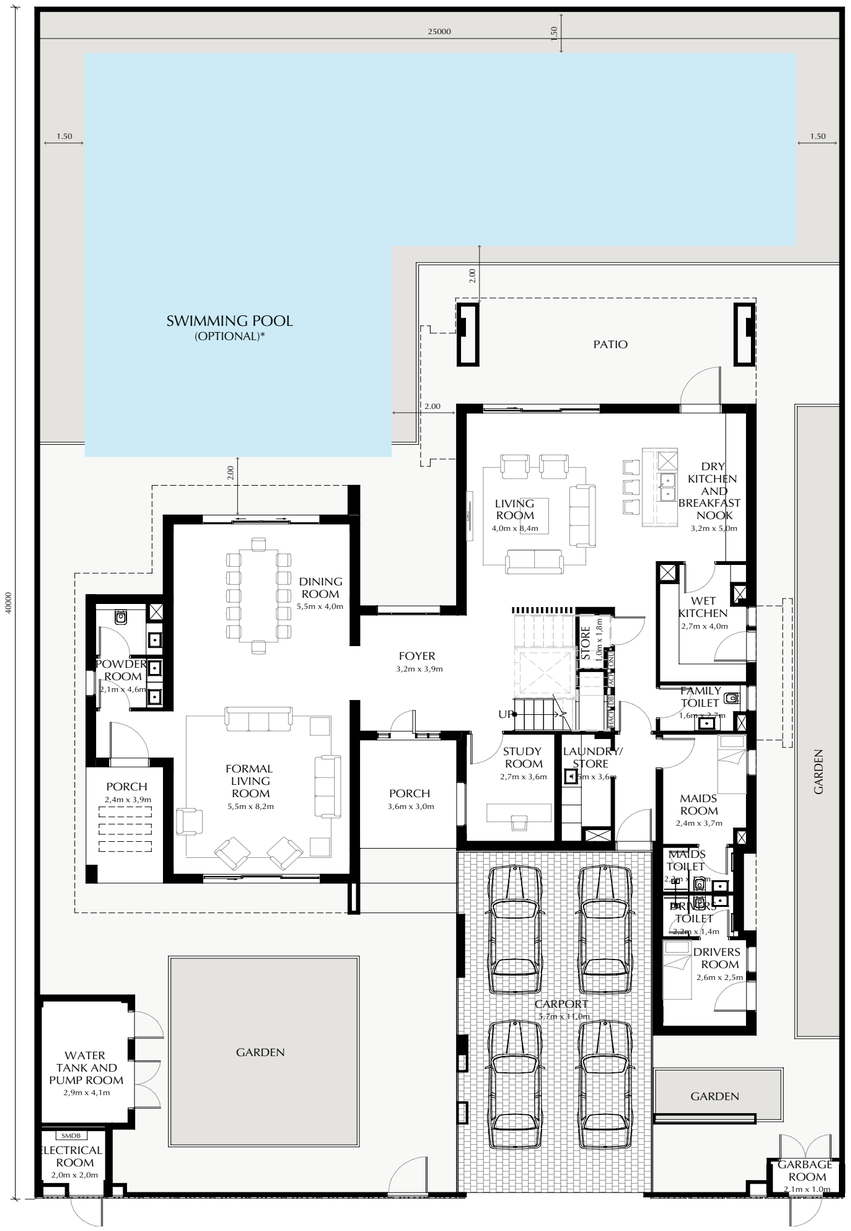
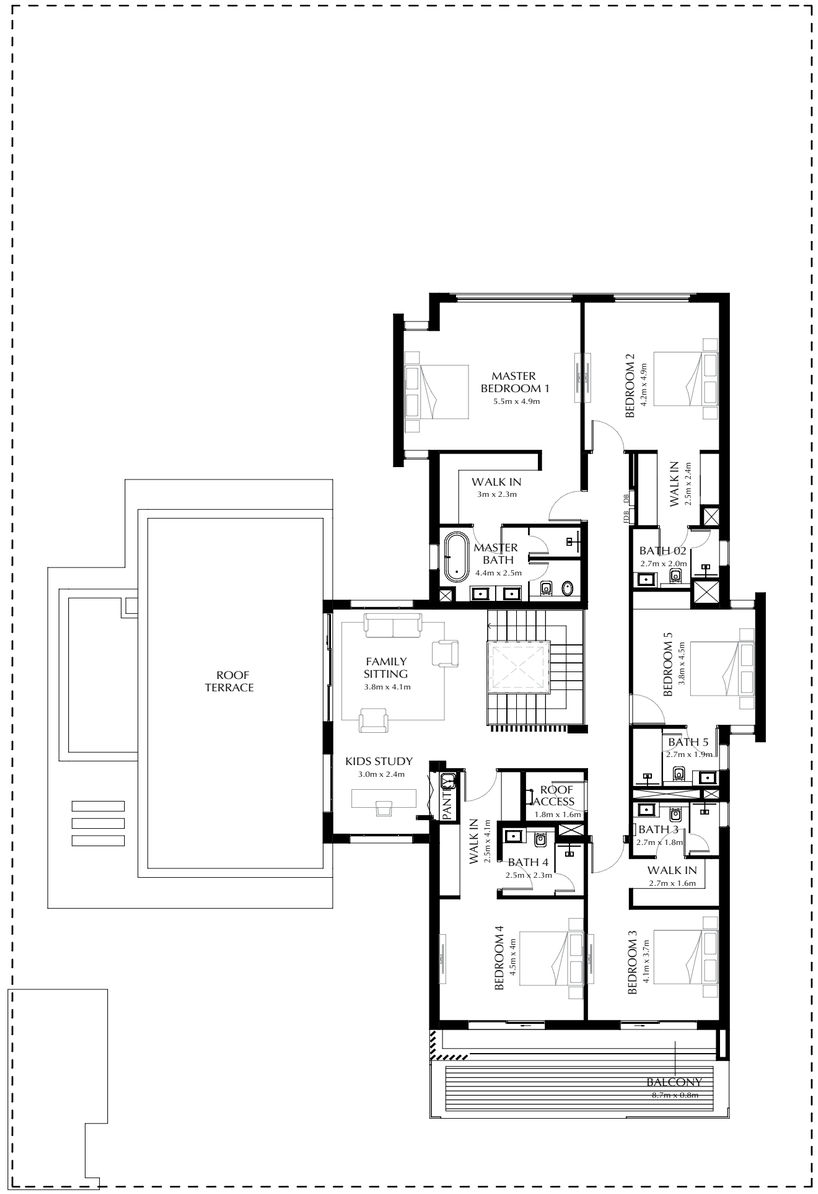
VILLA – 4 BED GOLF FRONT ROW

5 BED VILLA – GOLF FRONT ROW

Total Gross Sellable Area: **669.93 m²**



Ground Floor



First Floor

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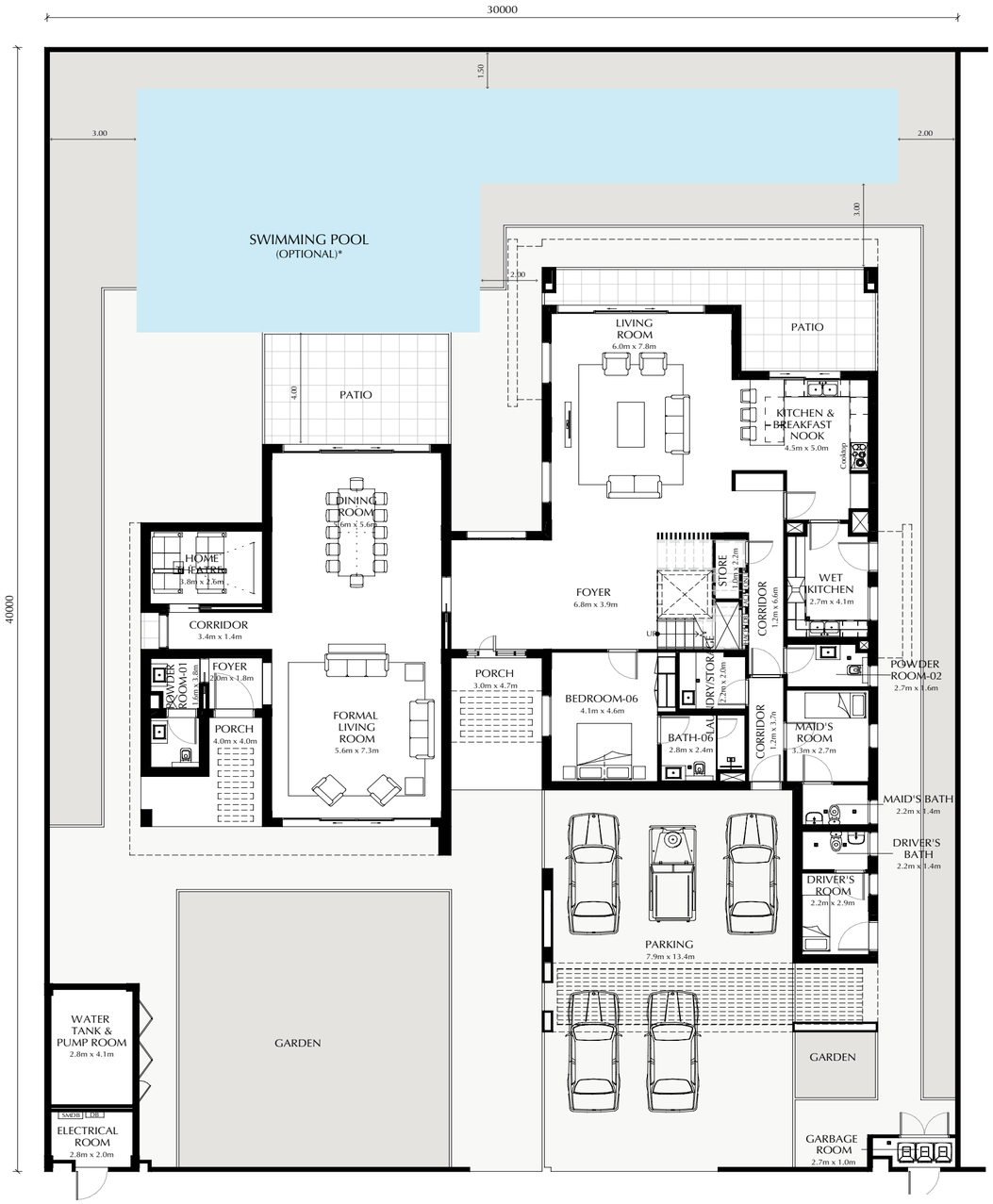
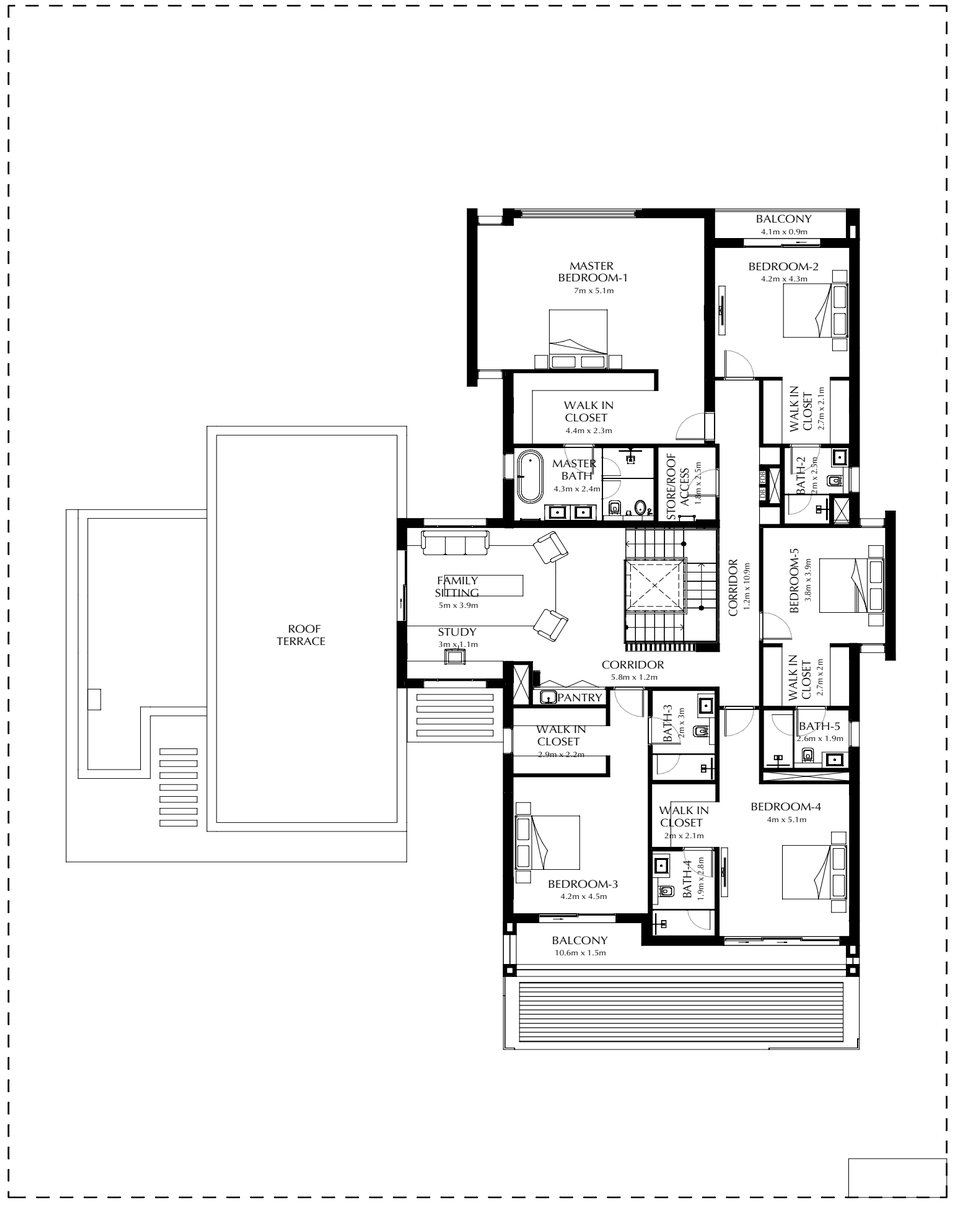
VILLA – 5 BED GOLF FRONT ROW

6 BED VILLA – GOLF FRONT ROW



Ground Floor

Total Gross Sellable Area: **798.26 m²**



First Floor

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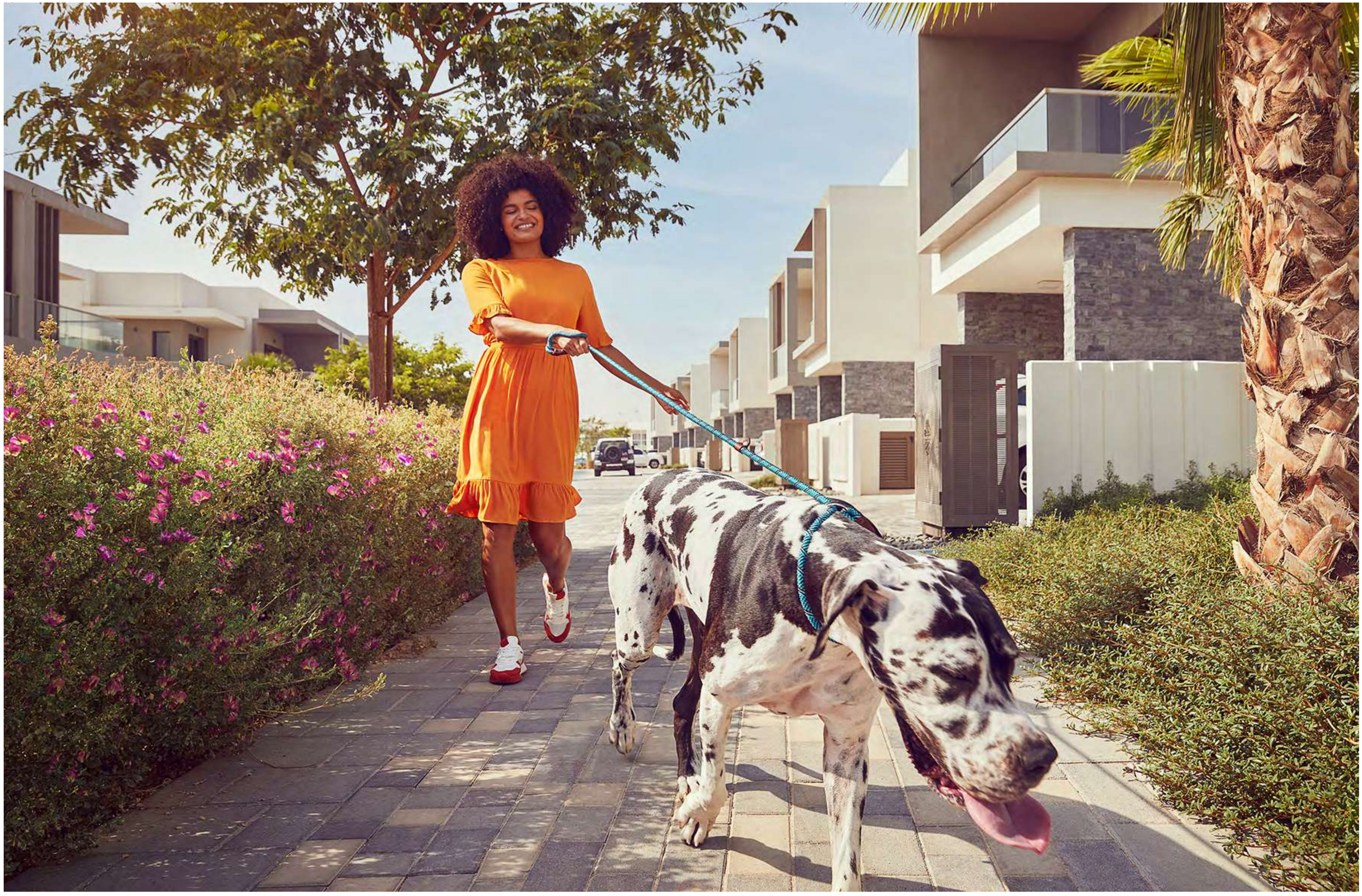
VILLA – 6 BED GOLF FRONT ROW

A WORLD OF EXCITEMENT AT
YOUR DOORSTEP.



FEELING LIKE HOME FROM THE START

CHOOSE FROM A RANGE OF FINISHES THAT SHAPE YOUR VILLA OR TOWNHOUSE TO LOOK EXACTLY HOW YOU WANT IT. PERSONAL TOUCHES TURN HOUSES INTO HOMES, AND AT YAS ACRES, THE MAGNOLIAS, THAT BEGINS BEFORE YOU EVEN MOVE IN.

COOL STANDARD

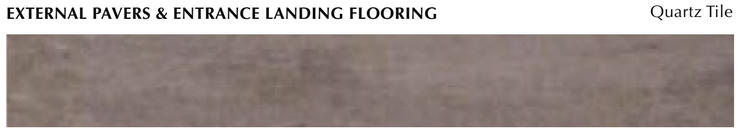
EXTERIOR FINISHES

EXTERNAL WALL TYPES — Render & Paint (General area)

Natural Stone Cladding

Render & Paint

EXTERNAL PAVERS & ENTRANCE LANDING FLOORING — Quartz Tile



THROUGHOUT VILLA

WALL & CEILING — Paint Finish

FLOORING — Porcelain Tile

DOOR & WARDROBE — Wood Melamine

STAIRCASE (LANDING, STEPS & SIDE WALL) — Stone Tile

KITCHEN

COUNTER-TOP (KITCHEN & BATHROOM — Quartz Stone

KITCHEN CABINETRY — Wood Melamine

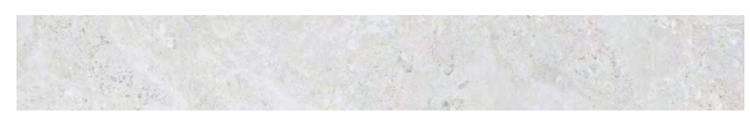
BATHROOMS

FEATURE WALL — Natural Stone Tile

FEATURE WALL — Natural Stone Tile

FLOORING — Porcelain Tile

WALL — Porcelain Tile



COOL PREMIUM

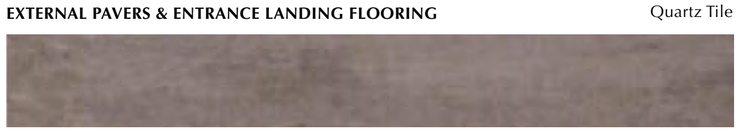
EXTERIOR FINISHES

EXTERNAL WALL TYPES — Render & Paint (General area)

Natural Stone Cladding

Render & Paint

EXTERNAL PAVERS & ENTRANCE LANDING FLOORING — Quartz Tile



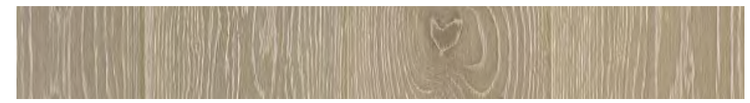
THROUGHOUT VILLA

WALL & CEILING — Paint Finish

FLOOR & STAIRCASE — Natural Stone Tile

DOOR & WARDROBE — Veneer on MDF

BEDROOM FLOOR — Engineered Natural Wood



KITCHEN

COUNTER-TOP — Quartz Stone

KITCHEN CABINETRY — Veneer on MDF

BATHROOMS

FEATURE WALL — Natural Stone Tile

FEATURE WALL — Natural Stone Tile

VANITY TOP — Natural Stone

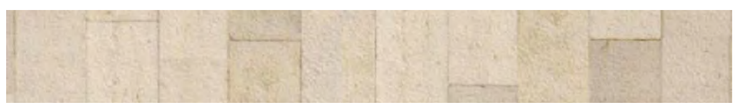
FLOORING & WALL — Natural Stone Tile

WARM STANDARD

EXTERIOR FINISHES

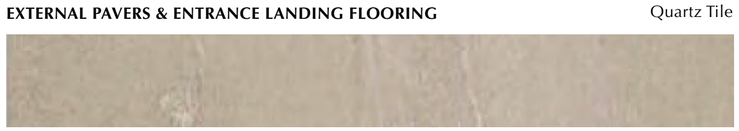
EXTERNAL WALL TYPES — Render & Paint (General area)

Natural Stone Cladding



Render & Paint

EXTERNAL PAVERS & ENTRANCE LANDING FLOORING — Quartz Tile

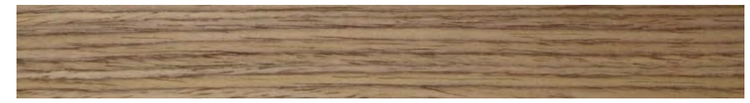


THROUGHOUT VILLA

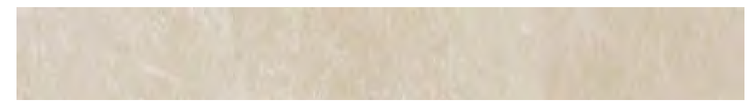
WALL & CEILING — Paint Finish

FLOORING — Porcelain Tile

DOOR & WARDROBE — Wood Melamine



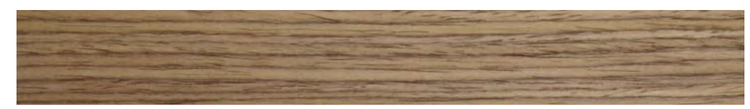
STAIRCASE (LANDING, STEPS & SIDE WALL) — Stone Tile



KITCHEN

COUNTER-TOP (KITCHEN & BATHROOM — Quartz Stone

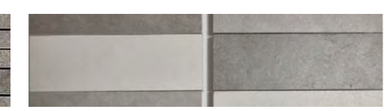
KITCHEN CABINETRY — Wood Melamine



BATHROOMS

FEATURE WALL — Natural Stone Tile

FEATURE WALL — Natural Stone Tile



FLOORING — Porcelain Tile

WALL — Porcelain Tile

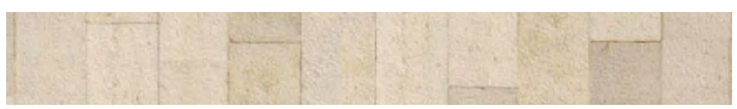
Willson Staf

WARM PREMIUM

EXTERIOR FINISHES

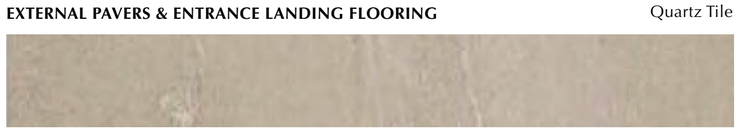
EXTERNAL WALL TYPES — Render & Paint (General area)

Natural Stone Cladding



Render & Paint

EXTERNAL PAVERS & ENTRANCE LANDING FLOORING — Quartz Tile

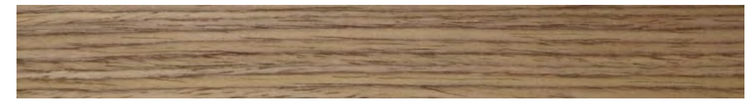


THROUGHOUT VILLA

WALL & CEILING — Paint Finish

FLOOR & STAIRCASE — Natural Stone Tile

DOOR & WARDROBE — Veneer on MDF

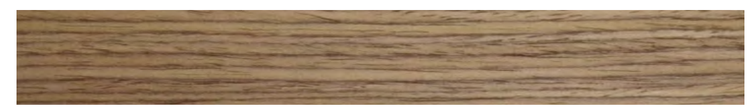


BEDROOM FLOOR — Engineered Natural Wood

KITCHEN

COUNTER-TOP — Quartz Stone

KITCHEN CABINETRY — Veneer on MDF



BATHROOMS

FEATURE WALL — Natural Stone Tile

FEATURE WALL — Natural Stone Tile

VANITY TOP — Natural Stone

FLOORING & WALL — Natural Stone Tile

CENTERED AROUND SUSTAINABILITY

YAS ACRES, THE MAGNOLIAS HAS BEEN DEVELOPED WITH SUSTAINABILITY AT ITS HEART, TO HELP OUR HOMES DELIVER A POSITIVE IMPACT ON THE COMMUNITY AND THE ENVIRONMENT. IT'S A FUNDAMENTAL PART OF MODERN LIVING AND THERE ARE SEVERAL WAYS IN WHICH WE BRING SUSTAINABILITY TO LIFE.

VILLA SUSTAINABILITY FEATURES

HIGH SOLAR REFLECTANCE MATERIAL ON ROOF
Reduces heat absorption

LED LIGHT FIXTURES
Reduce energy consumption

LOW VOC PAINT
Promotes better health and well being of occupants

LOCALLY SOURCED MATERIALS
Reduce carbon emissions

HIGHLY EFFICIENT GLAZING AND INSULATION
Reduces heat gain

EFFICIENT FIXTURES
Reduce water usage

WASTE MANAGEMENT SYSTEMS
Promote recycling and environmental responsibility

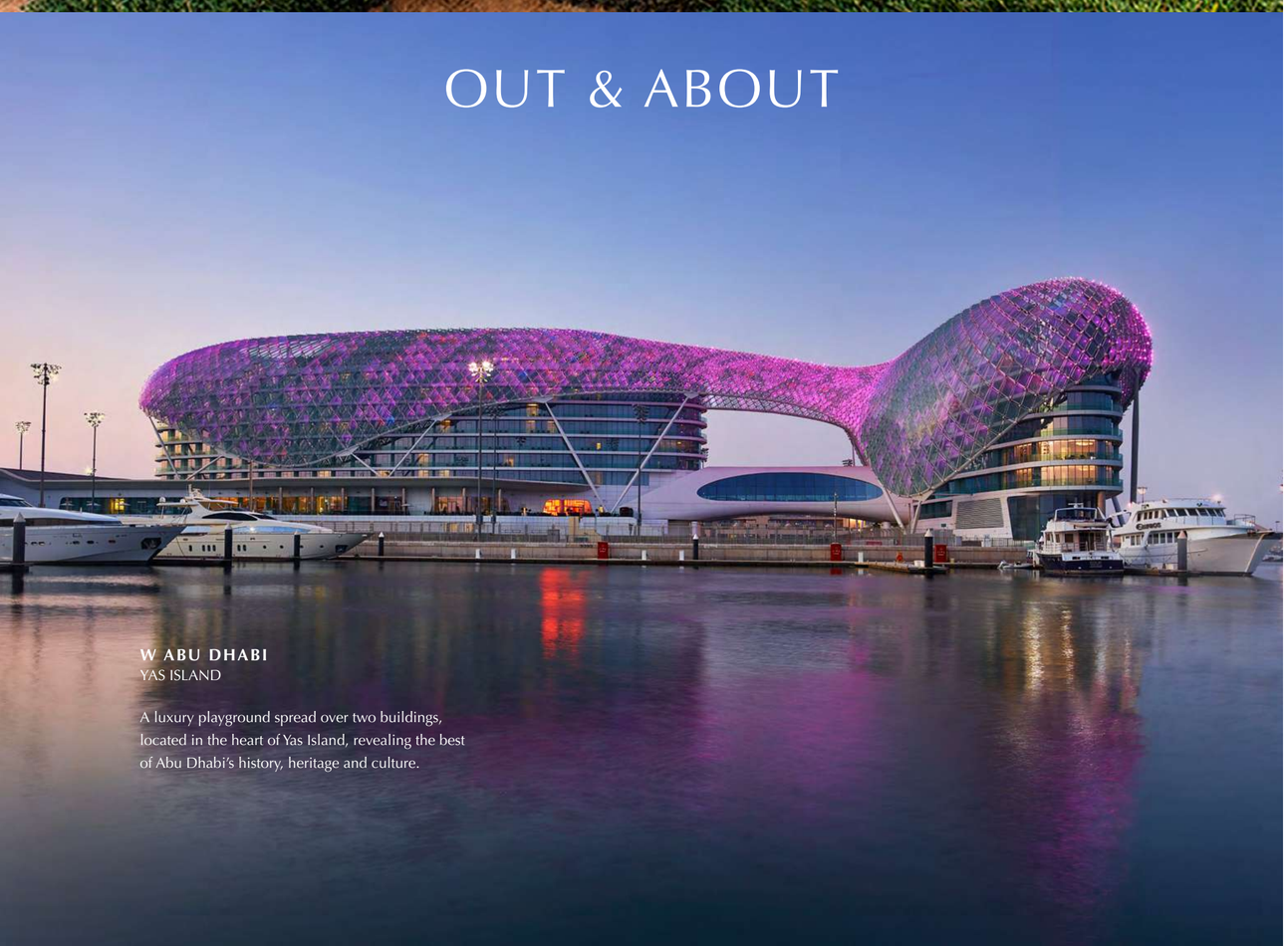
WATER AND ENERGY CONSUMPTION METER
Monitors consumption to allow for savings

SOLAR HOT WATER

EFFICIENT AC SYSTEM

YAS LINKS GOLF CLUB

OUT & ABOUT



W ABU DHABI
YAS ISLAND

A luxury playground spread over two buildings, located in the heart of Yas Island, revealing the best of Abu Dhabi's history, heritage and culture.

FERRARI WORLD ABU DHABI

Find that Ferrari feeling, with 41 thrilling rides and attractions to choose from, in a world full of Ferrari fueled fun.

YAS WATERWORLD ABU DHABI

Whether you're after family fun or adrenaline pumping experiences, there's something for everyone at Yas Waterworld Abu Dhabi, Water's Greatest Playground.

WARNER BROS. WORLD™
ABU DHABI

Hungry for action? Or after some whimsical fun? You'll find it all at Warner Bros. World Abu Dhabi, plus the chance to meet over 35 DC and Animation live characters.

YAS GATEWAY PARK

Grab your picnic basket and seek out a shady spot for lunch at this hidden haven, located just minutes from Yas Acres.

YAS LINKS GOLF CLUB

112 bunkers across an 18 hole course surrounded by mangroves. Yas Links is a beautiful waterfront challenge for experienced golfers.

DU ARENA
YAS LEISURE DRIVE

All your favourite global superstars have graced the stage at the largest open-air venue in the Middle East.

YAS BEACH CLUB

Take dip in the peaceful infinity pool, or splash around in the kids pool. There's something for everyone at Yas Beach Club.

YAS MARINA
YAS LEISURE DRIVE

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

YAS MALL

Shopping for fun or fashion is just the beginning at Yas Mall. It's easy to spend the whole day enjoying its huge selection of restaurants, cafes, play centres and cinemas.

TWOFOUR54
YAS BAY

The home of media and entertainment is coming to Yas Island. A campus where over 470 media companies innovate, collaborate, and create.

ETIHAD ARENA
YAS BAY

A new stage is set for the world's best performers. Introducing the region's largest indoor arena to the Yas Bay waterfront.

ALDAR