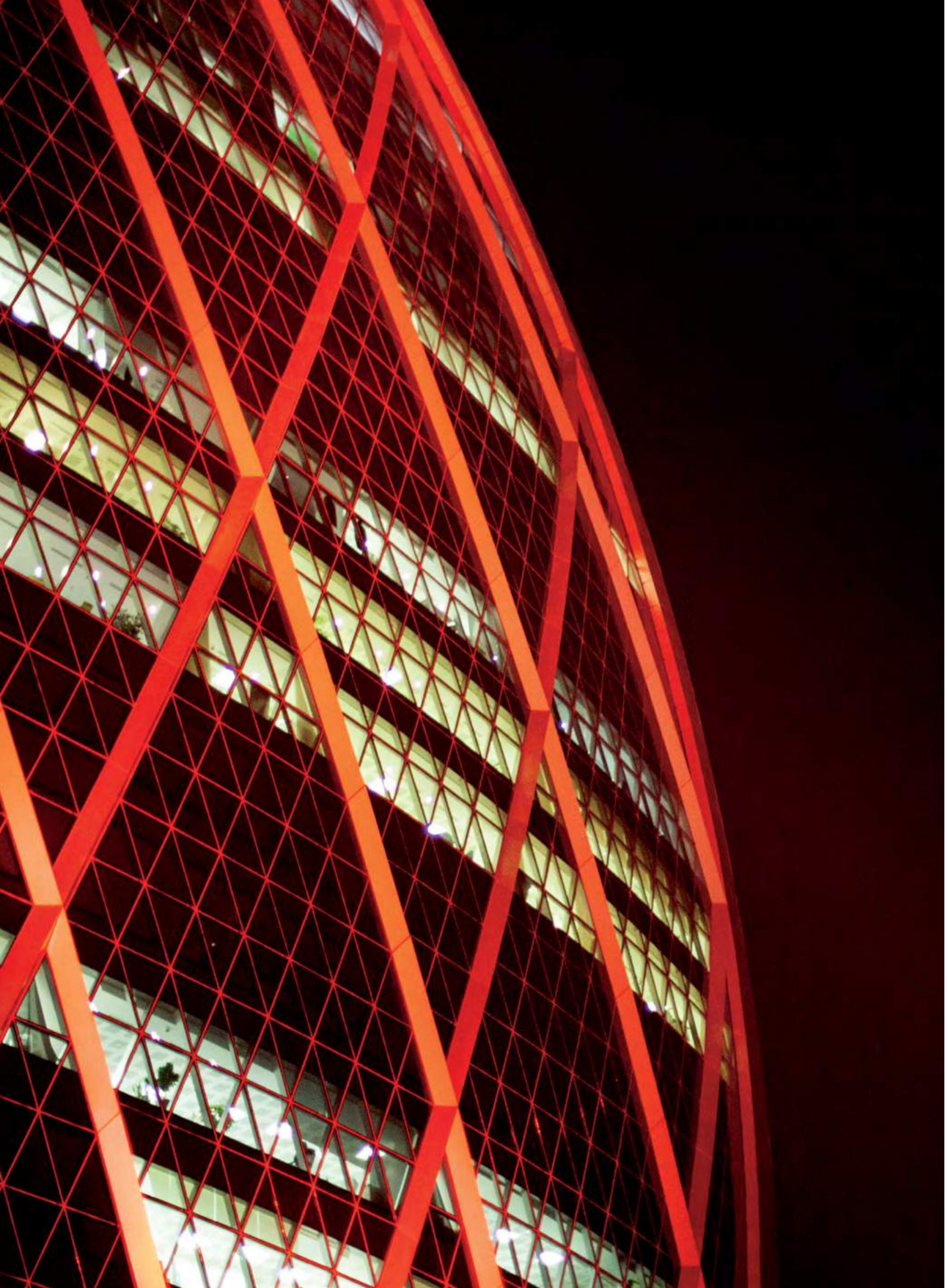

N O
NOYA YAS ISLAND
Y A



ABU DHABI

Abu Dhabi, the capital of the UAE, has become home to people from all over the world who are drawn to its natural beauty, vibrant cultural scene, inspiring heritage and dynamic business landscape.



EVERYTHING WE DO COMES FROM THE HEART

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.

RIGHT WHERE YOU BELONG

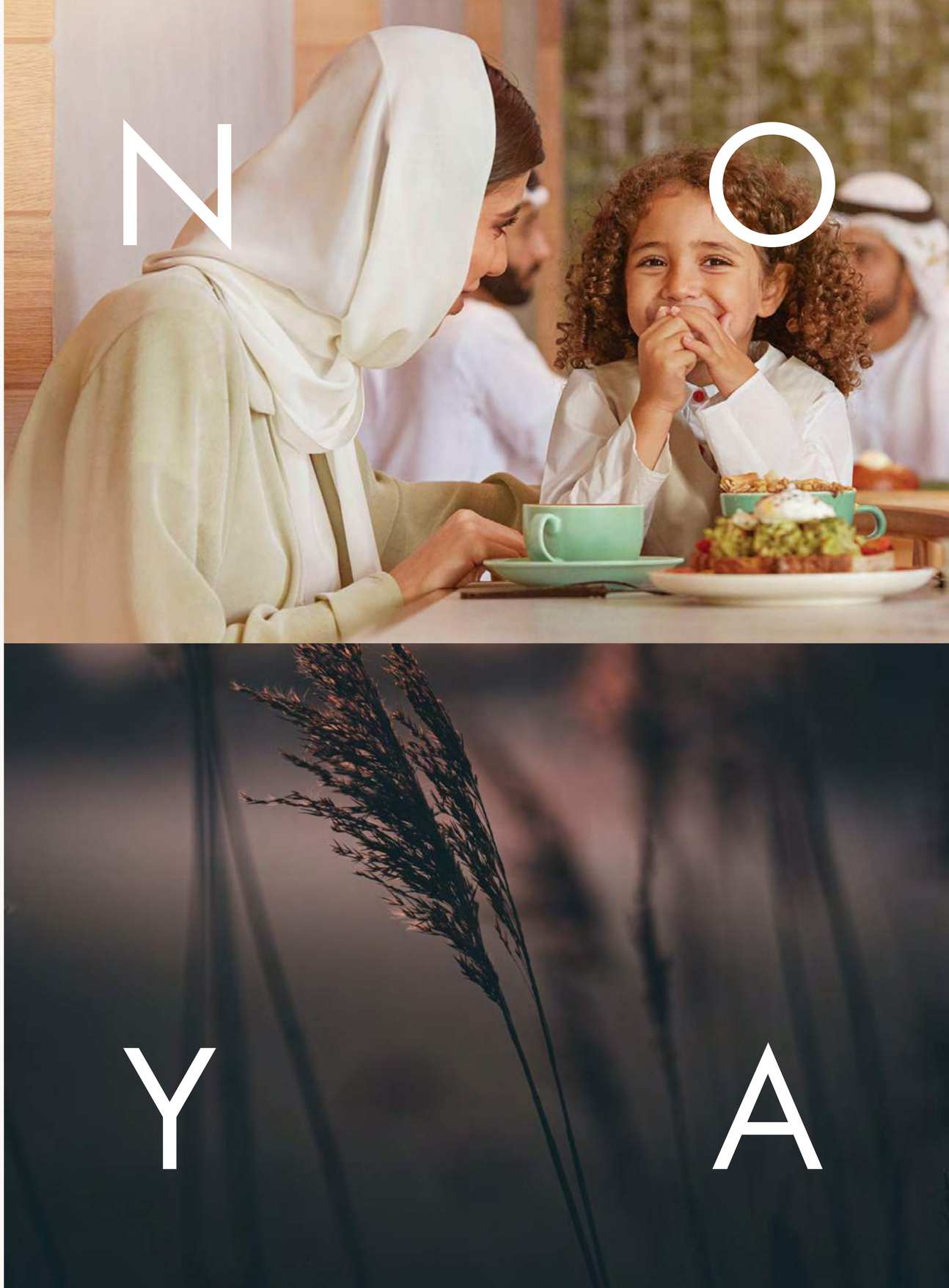
This is everything you wanted for your family. A vibrant community in the sweet spot between city and nature; energy and quiet; world-class leisure & entertainment and wide-open space. This is a once in a lifetime opportunity to access the best of Yas Island Living.





NOYA, YAS ISLAND

Own a home with room to grow, in a sought-after but accessible destination on the north of Yas Island. Choose from a selection of sustainably designed townhouses and villas, set along wide, leafy streets in a private gated community. With smart fixtures, quality fittings and generous outdoor space, homes are designed to enhance every lifestyle, from the busy professional to the young family.




H04
H06

ROOM TO GROW

Choose from modern 2-3 bed townhouses and 4 bed villas, with a selection of interior colour schemes.




LOST FISH



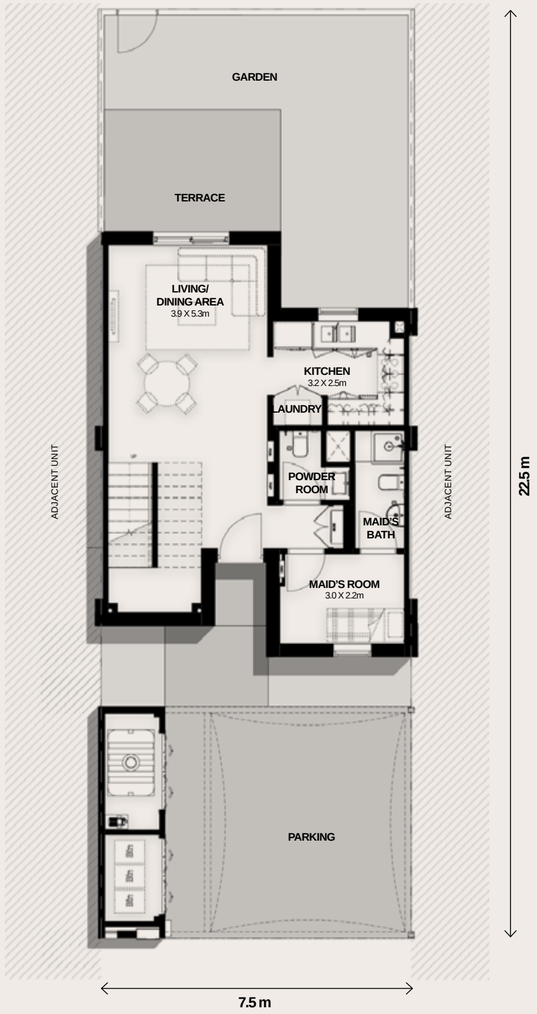




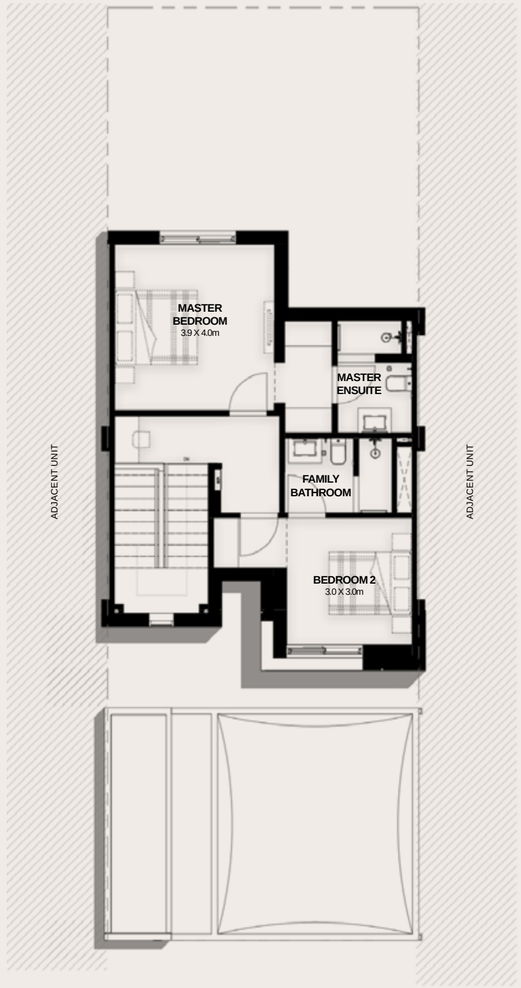


TOWNHOUSE
2 BED
MID UNIT

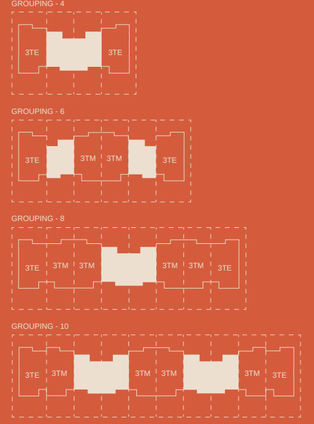
Ground Floor Plan



First Floor Plan



Key Plan



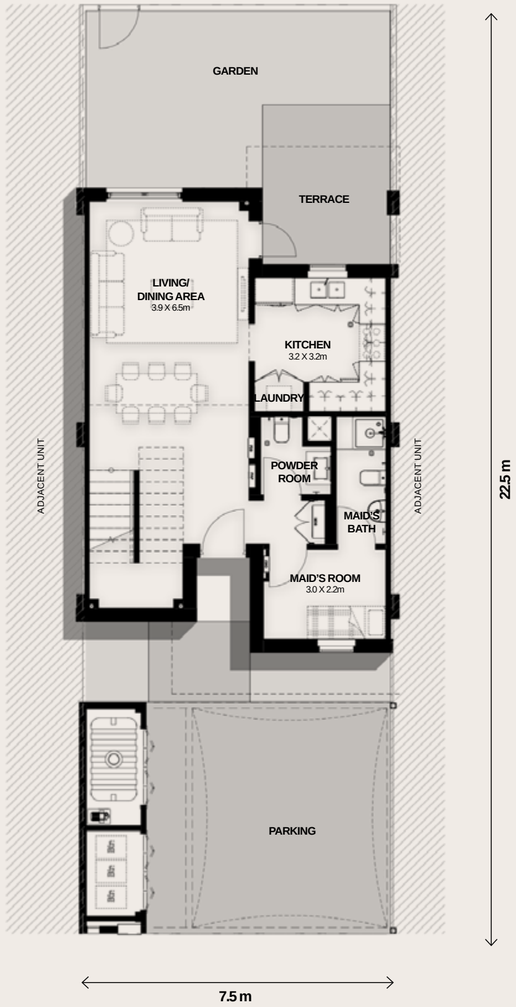
AREA: **124 SQM**

BEDROOMS: **2**

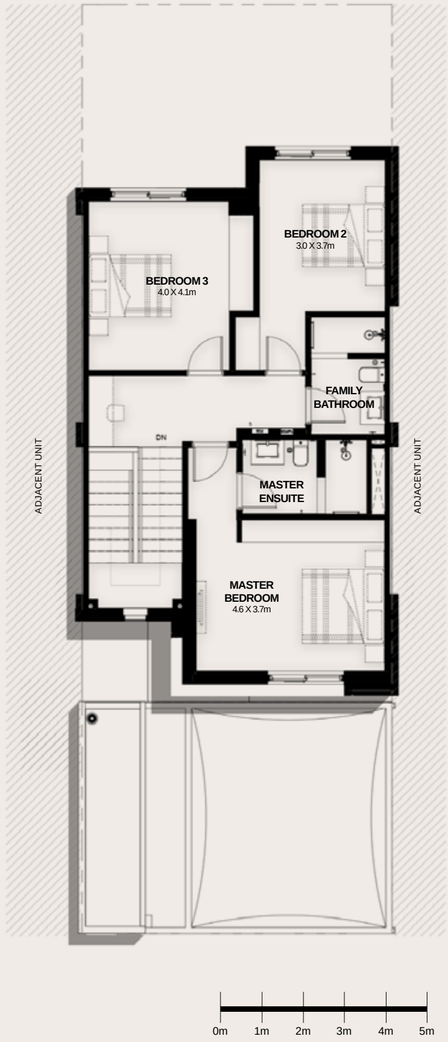
Note that this floor plan was produced prior to the completion of construction and is indicative only and not to scale. Changes may be made during the development and areas, fittings, finishes and specifications are subject to change without notice in accordance with the provision of the contract of scale. The furniture depicted is not included with any sale and should not be taken to indicate the final positions of power points, TV connections and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted.

TOWNHOUSE
3 BED
MID UNIT

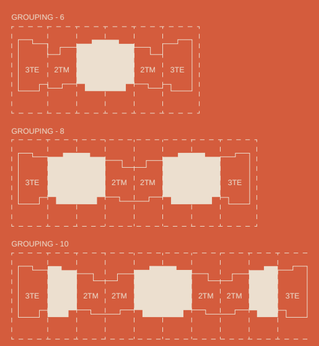
Ground Floor Plan



First Floor Plan



Key Plan



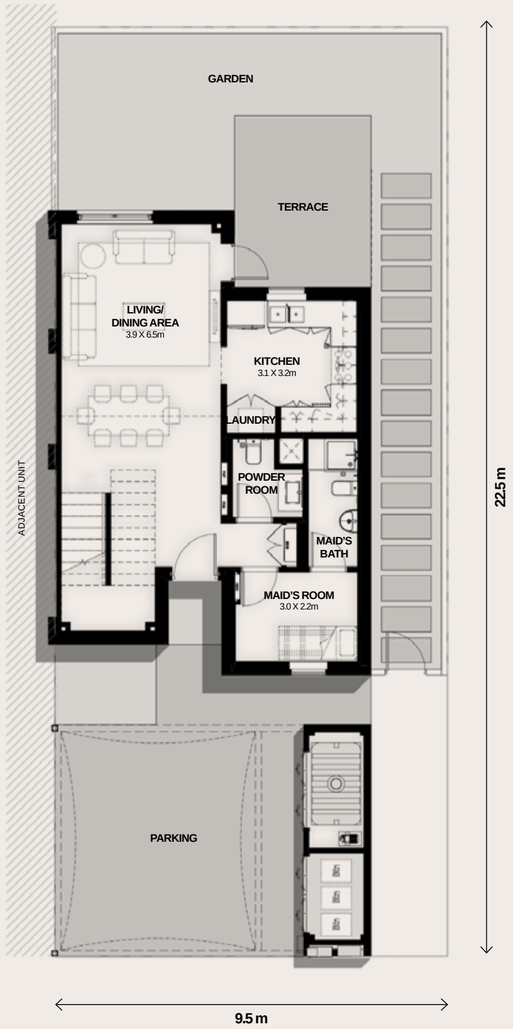
AREA: **163 SQM**

BEDROOMS: **3**

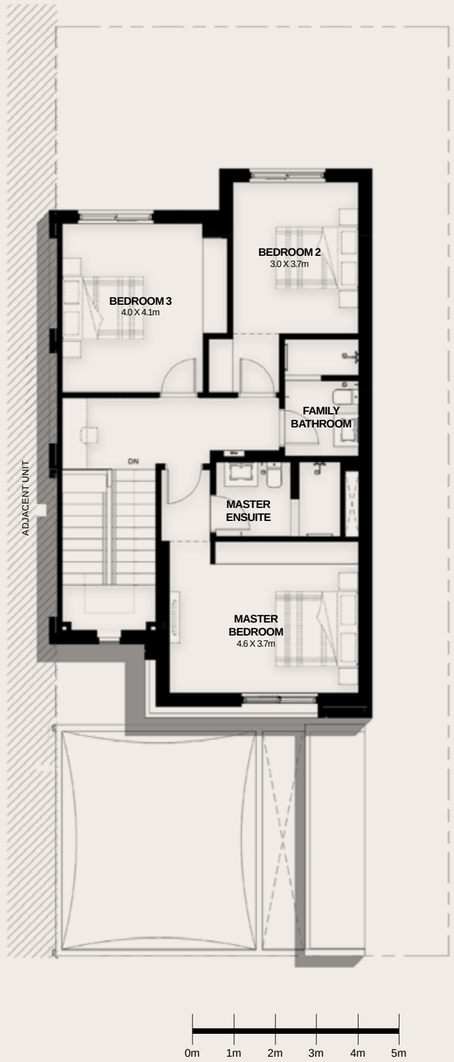
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TOWNHOUSE
3 BED
END UNIT

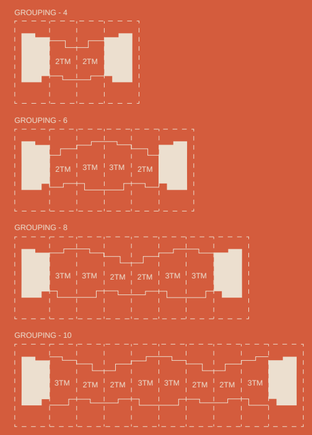
Ground Floor Plan



First Floor Plan



Key Plan



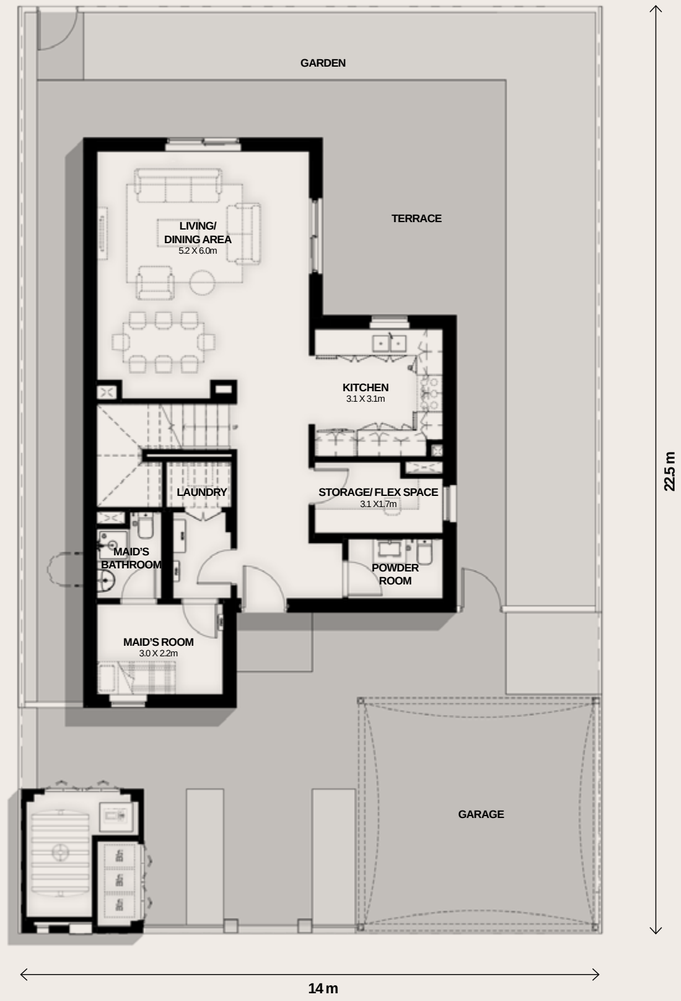
AREA: **166 SQM**

BEDROOMS: **3**

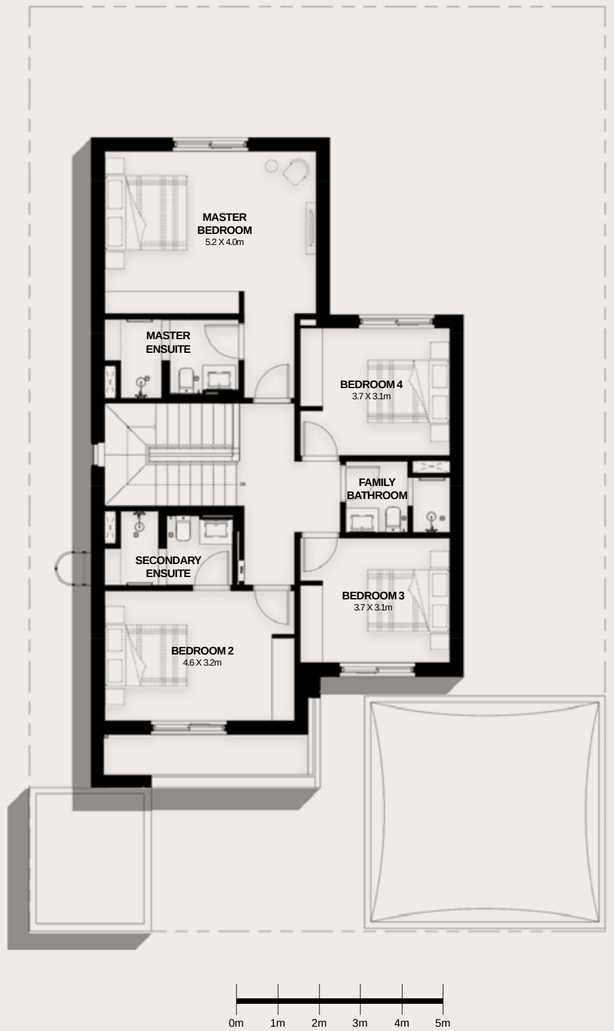
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VILLA
4 BED

Ground Floor Plan



First Floor Plan



AREA: **210 SQM**

BEDROOMS: **4**

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IN THE COMMUNITY

This is where it all happens. Where days start with sprints on the track or a stroll through the park. Where professionals grab coffee before work, and friends catch up over lunch. Where families chase the thrills of Yas Island's theme parks, and couples shop at Yas Mall. With pools and gyms, parks and gardens, an exercise track and easy access to the energy of Yas Island, Noya is away from it all but still full of life.

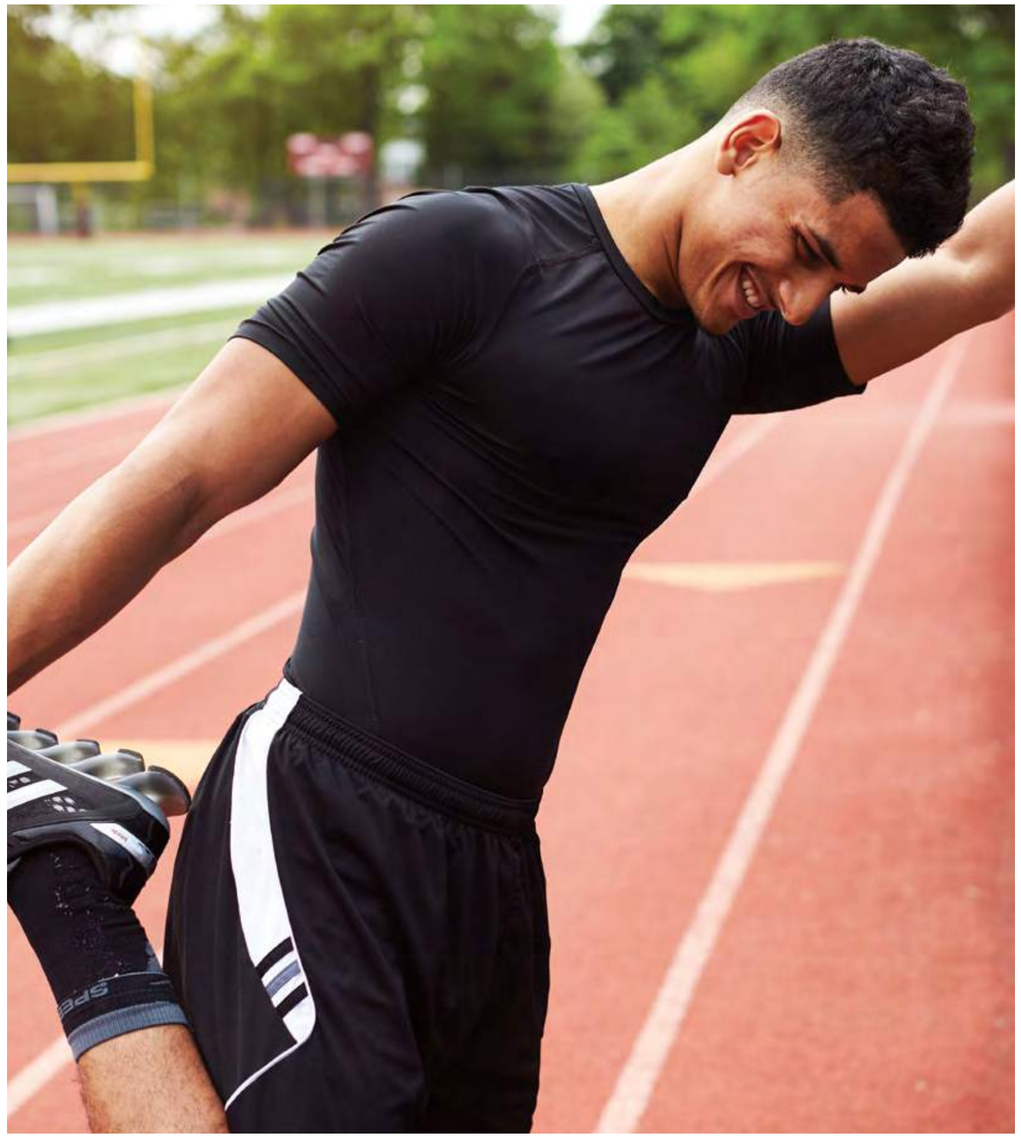
DEVELOPMENT FEATURES

- Family oriented community
- High solar reflectance roof material
- Highly efficient glazing and insulation
- LED light fixtures

COMMUNITY FACILITIES

- Swimming pool
- Gymnasium
- Playgrounds
- Multi purpose courts
- BBQ and picnic areas
- Pedestrian and cycle network
- Edible gardens where residents can grow food
- Kids splash pad
- Multi-purpose room


Promark





Reps in the clubhouse gym, laps in the community pool, or birthday celebrations in the multi-purpose room – spend the day your own way.

NOYA YAS ISLAND



At the gated park, little ones are free to meet, play and make childhood memories to last a lifetime.

YAS ISLAND



Step outside the community and into every activity under the sun. Dive into the cool Arabian Gulf, navigate the winding mangroves, browse the collections at Yas Mall 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, Ferrari World Abu Dhabi, Yas Waterworld Abu Dhabi and Warner Bros. World™ Abu Dhabi are just around the corner.



YAS AT A GLANCE

TO **SAADIYAT ISLAND**
20 MINUTES

TO **DUBAI**
50 MINUTES

TO **DOWNTOWN ABU DHABI**
30 MINUTES

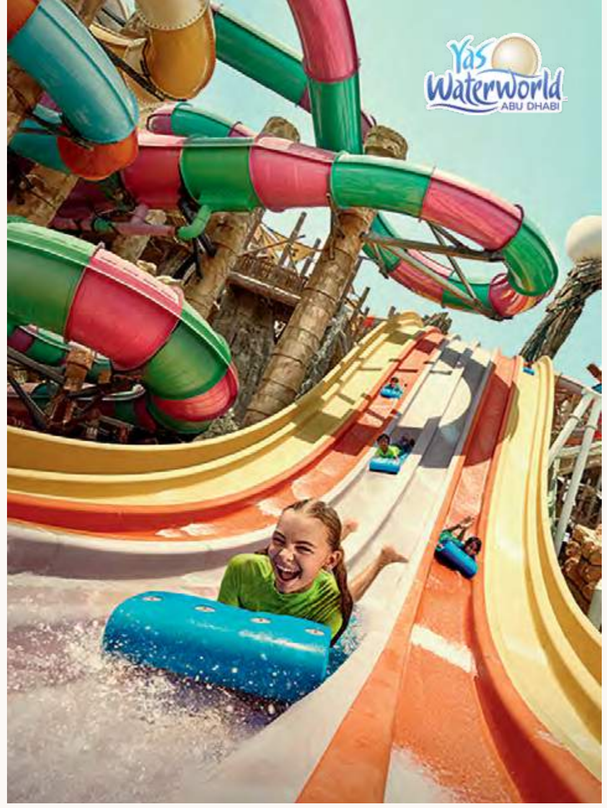



Ferrari
WORLD
10
YEARS
Abu Dhabi

CLOSE TO EVERYTHING

LOUVRE ABU DHABI
THE CULTURAL DISTRICT, SAADIYAT ISLAND

The first museum of its kind in the world. Walk beneath 8,000 metal stars and discover the stories of humanity through art.



FERRARI WORLD ABU DHABI
9 MINUTES

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
8 MINUTES

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
10 MINUTES

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
A MINUTE AWAY

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

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 tens 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.

SAADIYAT GROVE
A destination built for eyes that have seen it all, with retail, dining, entertainment and art reimagined.





A BALANCED LIFE

A good work/life balance is key to a happy home. Located just outside the city, away from it all but still close enough, Noya can offer just that.

With wide open spaces and access to nature, the leafy community provides plenty of ways to unwind in the evenings and weekends. Such as picnicking in the park, strolling through the gardens or exercising outdoors. Or, if an adrenaline rush is in order, some of Yas Island's most exciting experiences are only minutes away. Kayaking in the mangroves, golf at Yas Links, and adventures at Ferrari World Abu Dhabi, Yas Waterworld Abu Dhabi and Warner Bros. World™ Abu Dhabi, just to name a few.

During the working week, the close proximity of Abu Dhabi Global Market and the new TwoFour54 campus provide residents with an easy morning commute, as well as a peaceful haven to return home to. While Cranleigh School, Sorbonne University and NYU Abu Dhabi just short drive away make the school run and extra-curricular activities a breeze. With both sides of the coin considered, here you can enjoy the life you imagined.

ALDAR