

وترز اء
WATER'S EDGE

YAS ISLAND LIVING

A nighttime photograph of the Abu Dhabi skyline. The city is illuminated with various lights, and the lights are reflected in the water in the foreground. The sky is dark blue. The text 'ABU DHABI' is written in white capital letters in the upper right quadrant of the image.

ABU DHABI

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

ALDAR

EVERYTHING WE DO COMES FROM THE HEART

We are one of the most trusted and recognised real estate lifestyle developers in the UAE. Our goal isn't simply to build property, but to design communities that people love to live in. Because home isn't just a place, it's a feeling, and that's what we promise to deliver every day.





YAS BEACH

ONLY 10 MINUTES AWAY

Sail, kayak, windsurf, paddle board, or simply kick back with friends in your cabana. Whatever 'beach day' means to you, Yas Beach serves it up on a chilled platter.



IMAGE PROVIDED BY ABU DHABI TOURISM & CULTURE AUTHORITY

SAADIYAT BEACH CLUB

ONLY 20 MINUTES AWAY

A natural playground where grassy dunes blend into blue waters, this is the perfect spot to lay back and enjoy life to the rhythm of the DJ's mellow tunes. The infinity pool, gym, spa and selection of chic restaurants allow you to spend the day just the way you like it – with everything at your fingertips and the waves lapping at your toes.





WELCOME TO WATER'S EDGE

Move to your rhythm; between the rush of Yas Marina and the pulse of the promenade.

An aerial photograph of a coastline. The top half of the image is dominated by clear, turquoise water. A dark, rocky shoreline runs diagonally from the top left towards the bottom right. Below the rocks is a large, vibrant green lawn. In the lower-left quadrant of the lawn, a person is sitting on the grass with a dog. The overall scene is bright and scenic, suggesting a high-quality waterfront living environment.

The destination will feature landscaped gardens, fully equipped gyms, pools and a jogging track. Residents can also enjoy a waterfront boardwalk lined with cafes, restaurants and shops.



THE VIEW FROM THE TOP

All of the waterfront apartments are designed around private courtyards with pools. Just steps away is Yas Park, where residents can find the perfect shaded spot for picnics and barbecues.



FLOOR PLANS



AVERAGE AREA: 43m²*

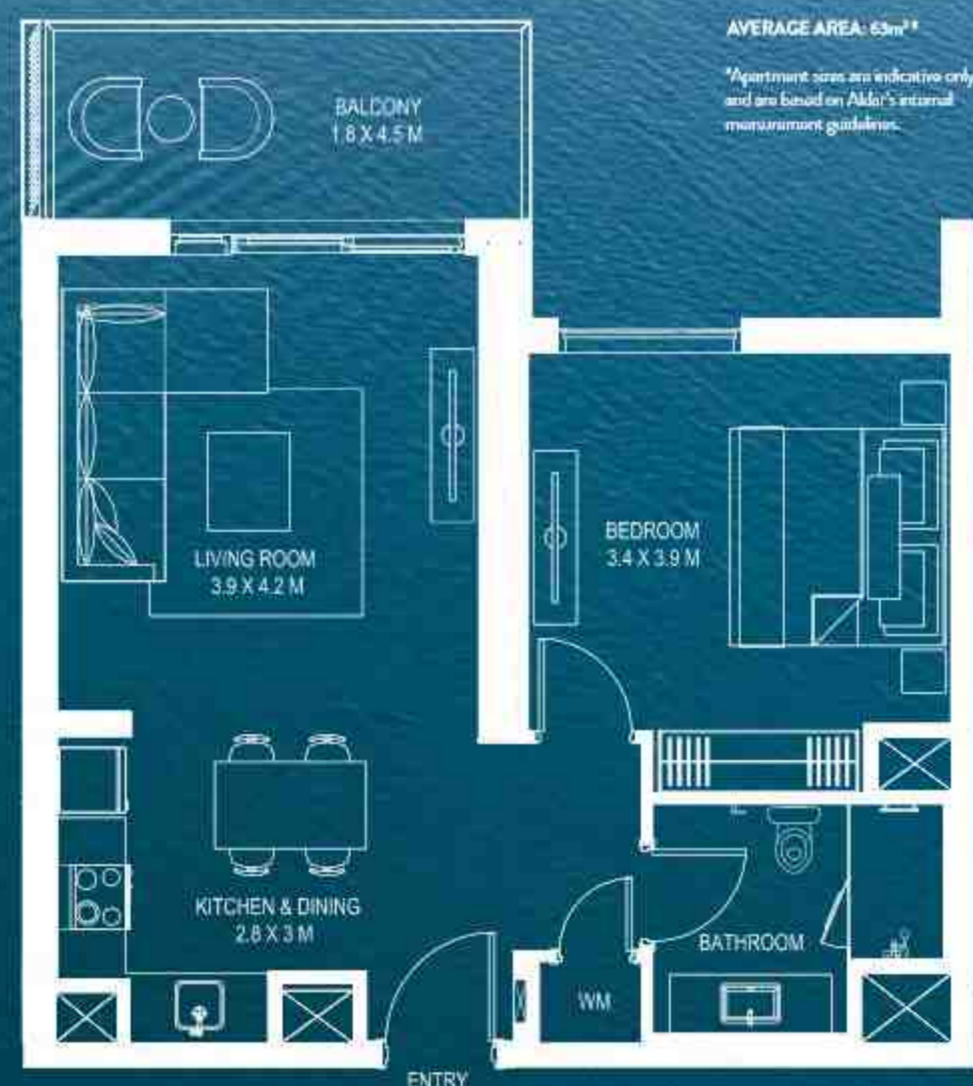
*Apartment sizes are indicative only and are based on Abla's internal measurement guidelines.



S
STUDIO

AVERAGE AREA: 65m²*

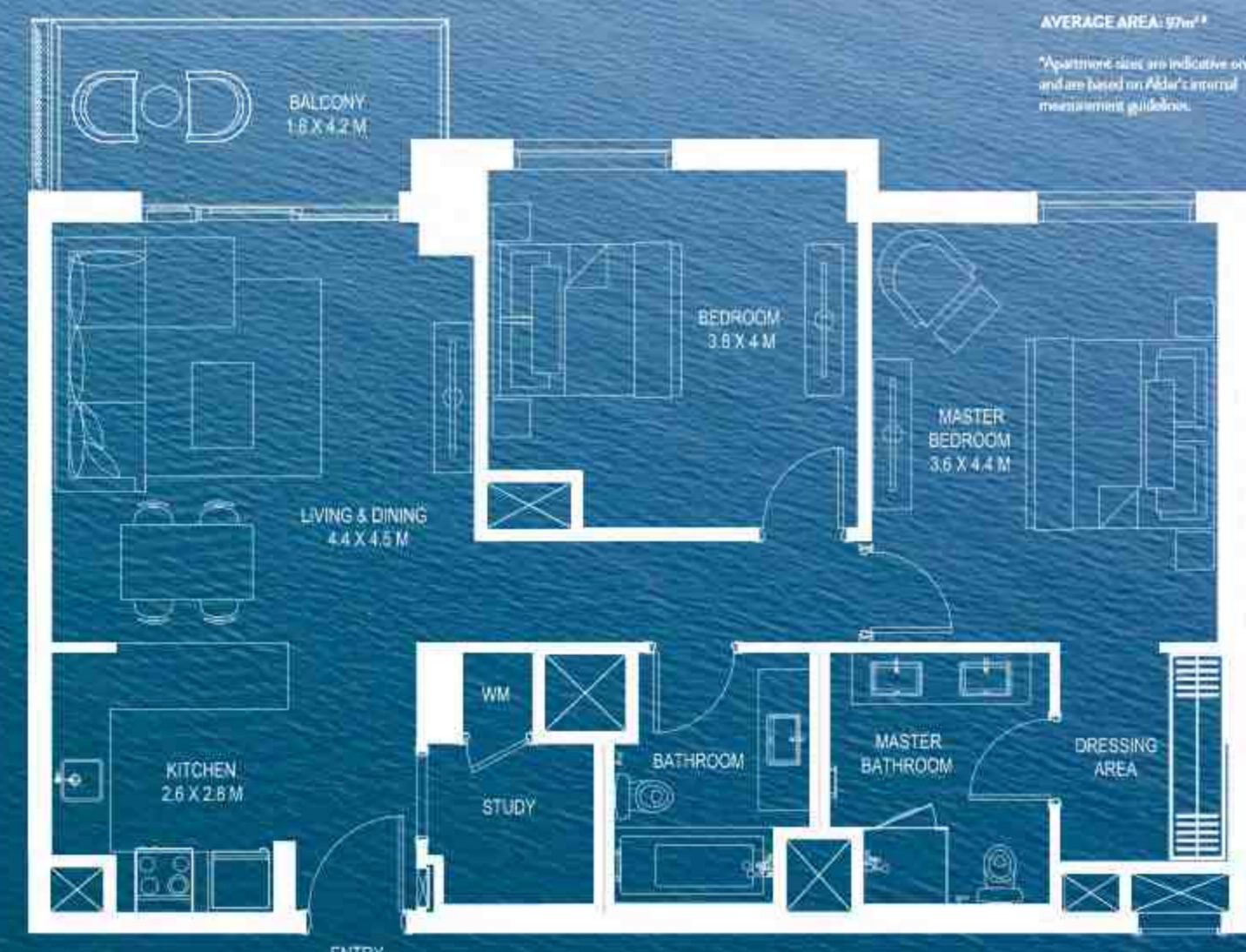
*Apartment sizes are indicative only and are based on Abla's internal measurement guidelines.



1
BEDROOM

AVERAGE AREA: 97m²*

*Apartment sizes are indicative only and are based on Abla's internal measurement guidelines.



2
BEDROOM

AVERAGE AREA: 140m²*

*Apartment sizes are indicative only and are based on Abla's internal measurement guidelines.



3
BEDROOM

Disclaimer: 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 provisions of the Contract of Sale. The furniture depicted is not included with any sale and should not be taken to indicate the final position of power points, TV connections and the like. Prospective purchasers must rely on their own enquiries from time to time. Bulkheads necessary for services and structure are not depicted.





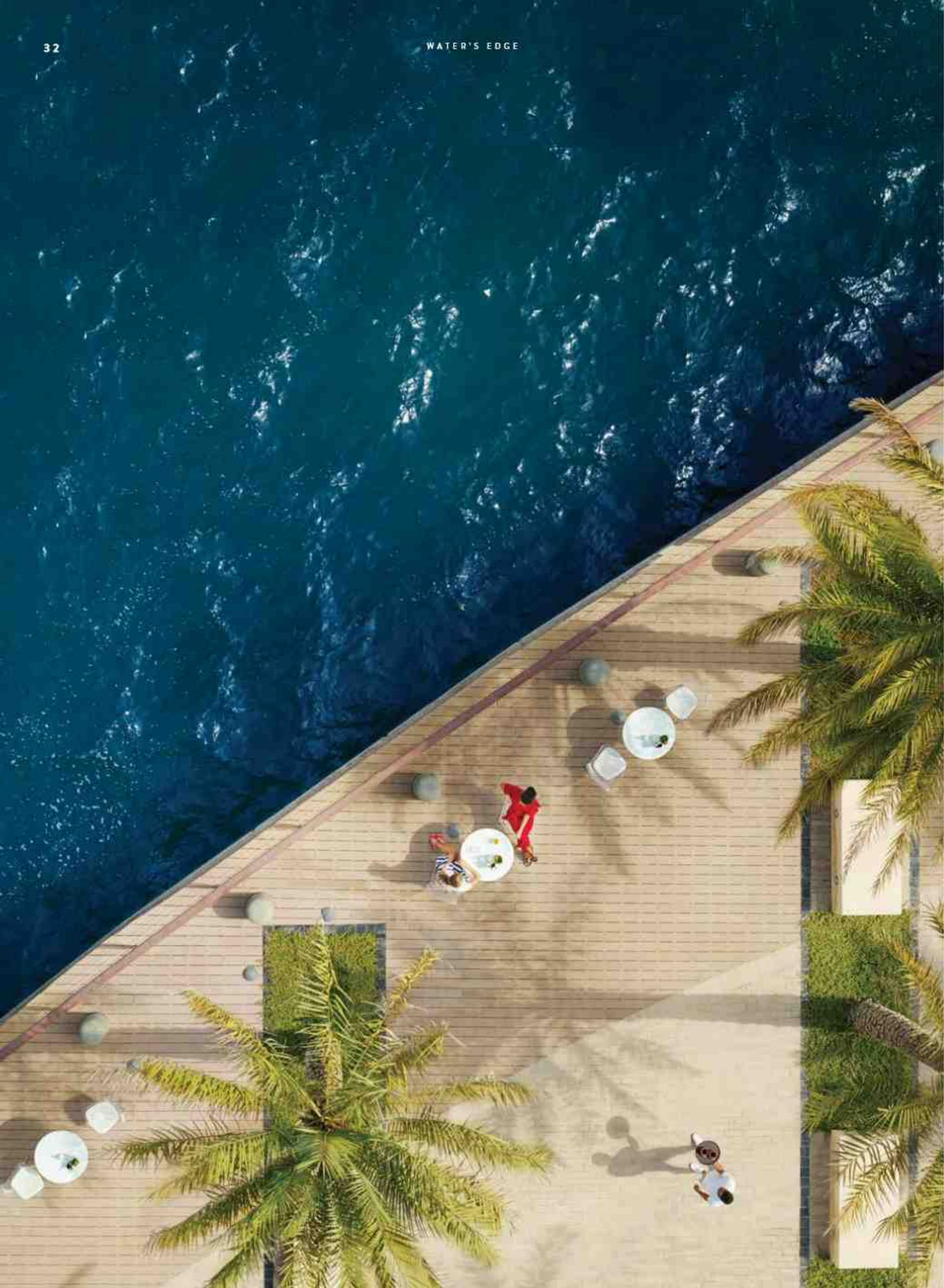


عاشق الحياة
WATER'S EDGE

Water's Edge Cafe

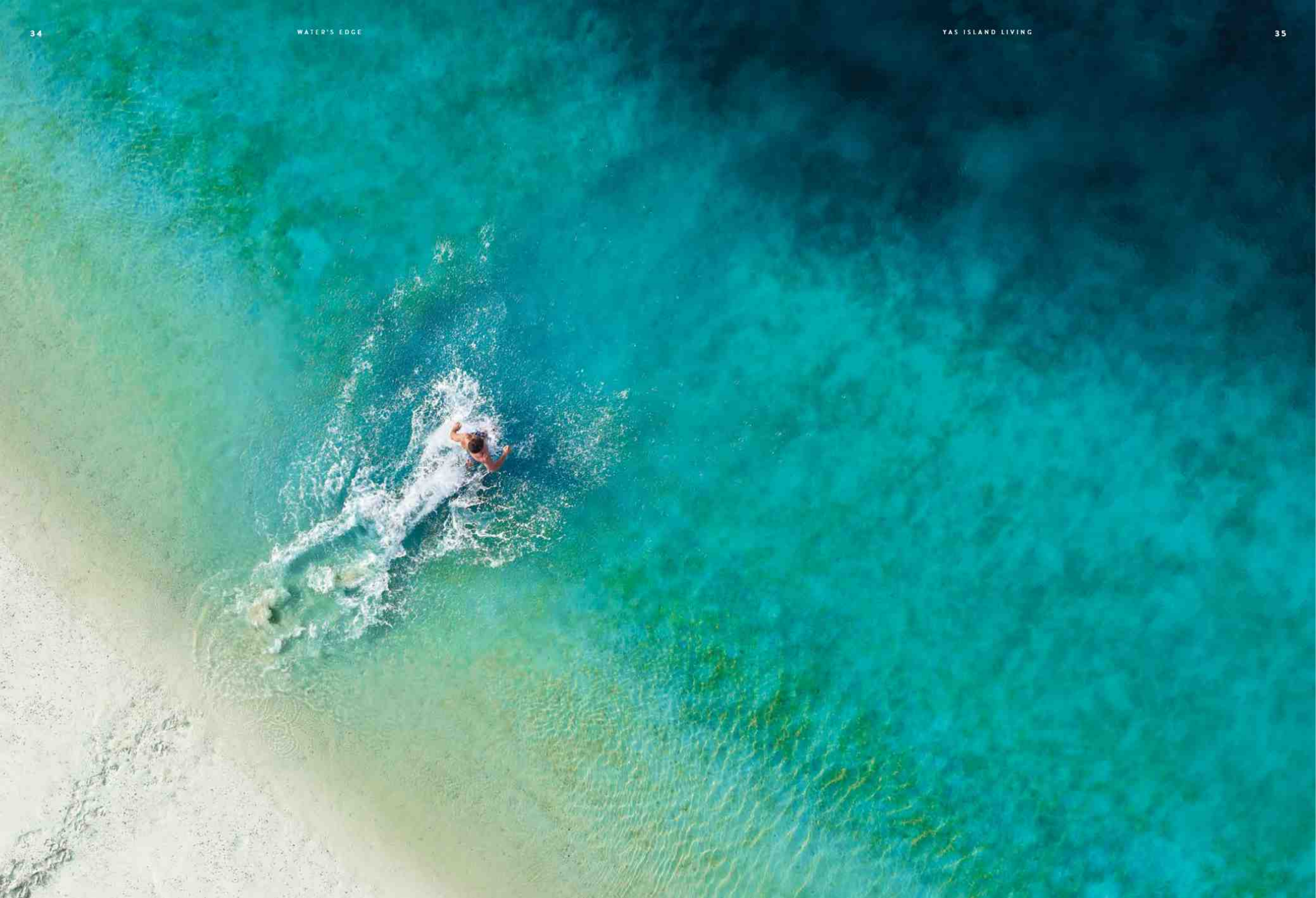
عاشق الحياة
WATER'S EDGE

WATER'S EDGE



GO WITH YOUR FLOW

At Water's Edge, you set the pace. So for those who enjoy action, the jogging and cycling trails, sport pitches and pools are ideal for getting your heart pumping. While the waterfront promenade brings a relaxed taste of the Med with its stylish selection of cafes and restaurants.



A SIP OF WATER'S EDGE

Cool down with a tall glass of our signature thirst-quencher, created by an expert mixologist at Yas Viceroy. The beverage is inspired by Yas Island's calm turquoise waters with a splash of contemporary sophistication. Pause for a moment and take in its minty aroma, before letting its citrusy flavour rehydrate and refresh you.

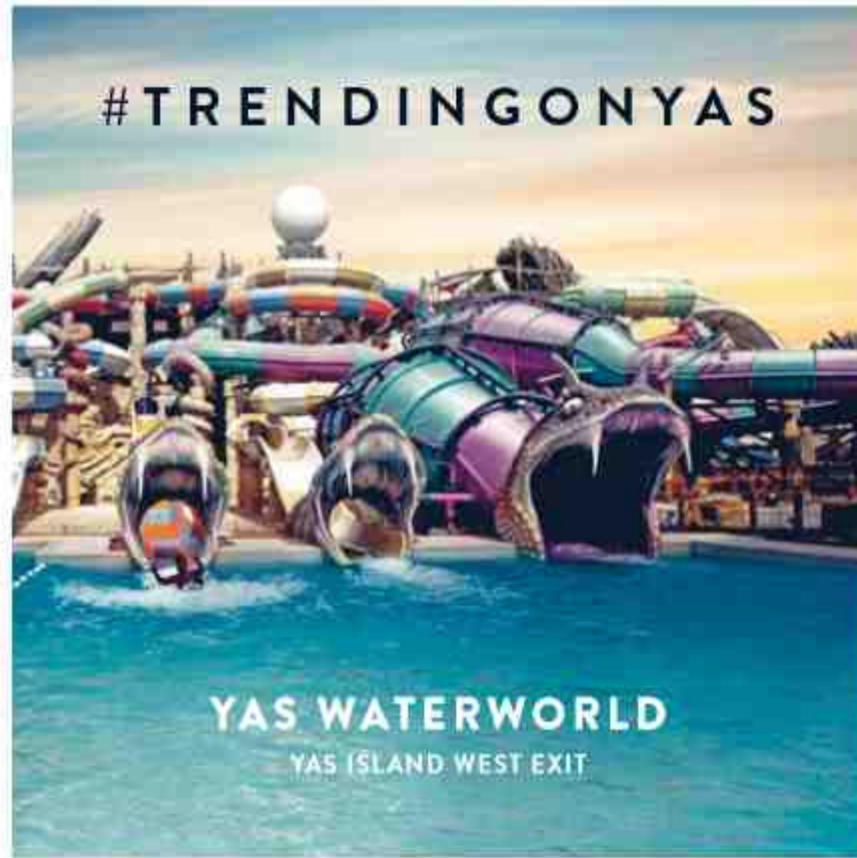
RECIPE

5ml Blue Curacao
 30 ml freshly squeezed lemon juice
 300 ml fizzy lemonade
 Mint leaves
 Ice cubes

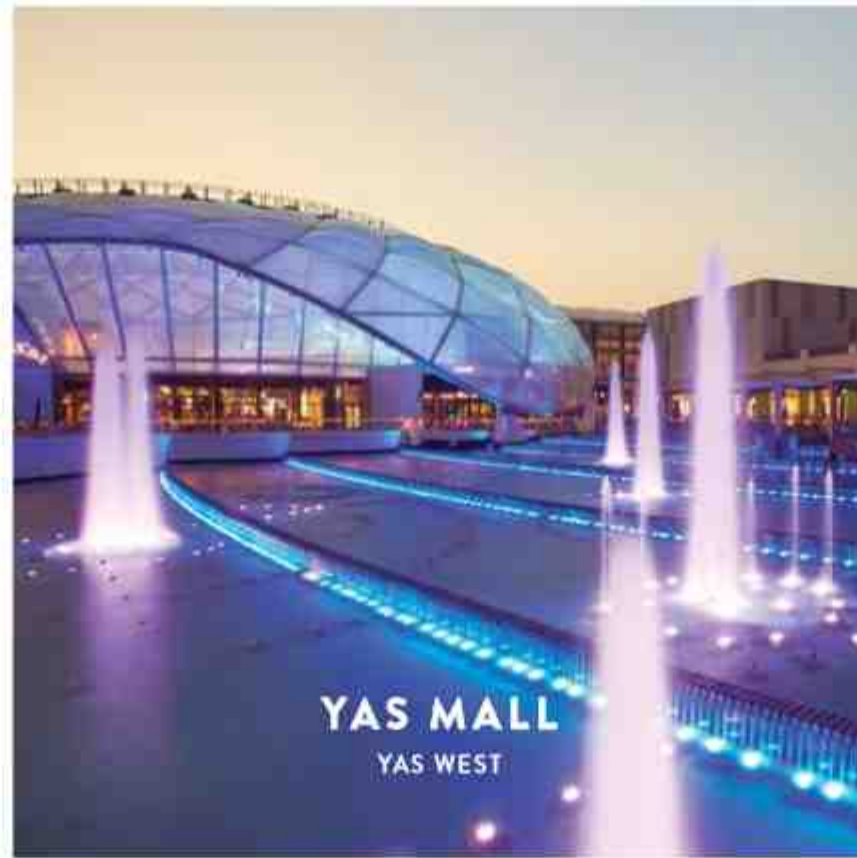
PREPARATION NOTES

Pour Blue Curacao into a mixer
 Add lemon juice
 Fill mixer with ice cubes
 Shake the mixer well for 20 seconds
 Pour the liquid into the glass filled with ice cubes
 Top up the glass with fizzy lemonade
 Garnish with mint leaves

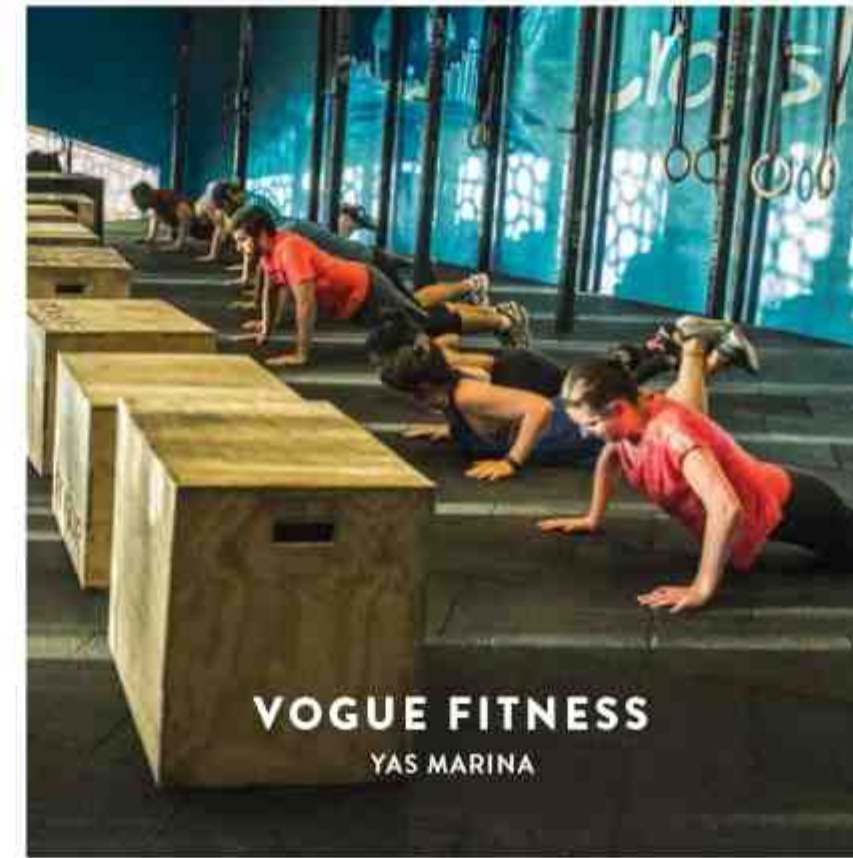




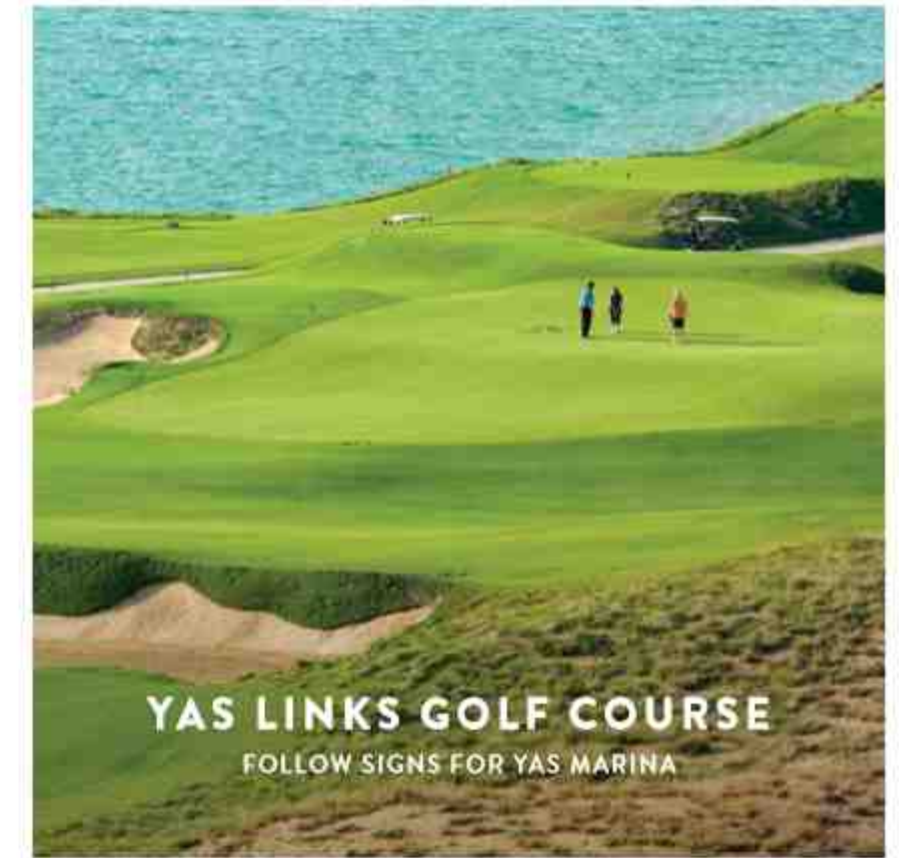
Thrill-seeker or max-relaxer, there's something for everyone at this Emirati-themed waterpark.



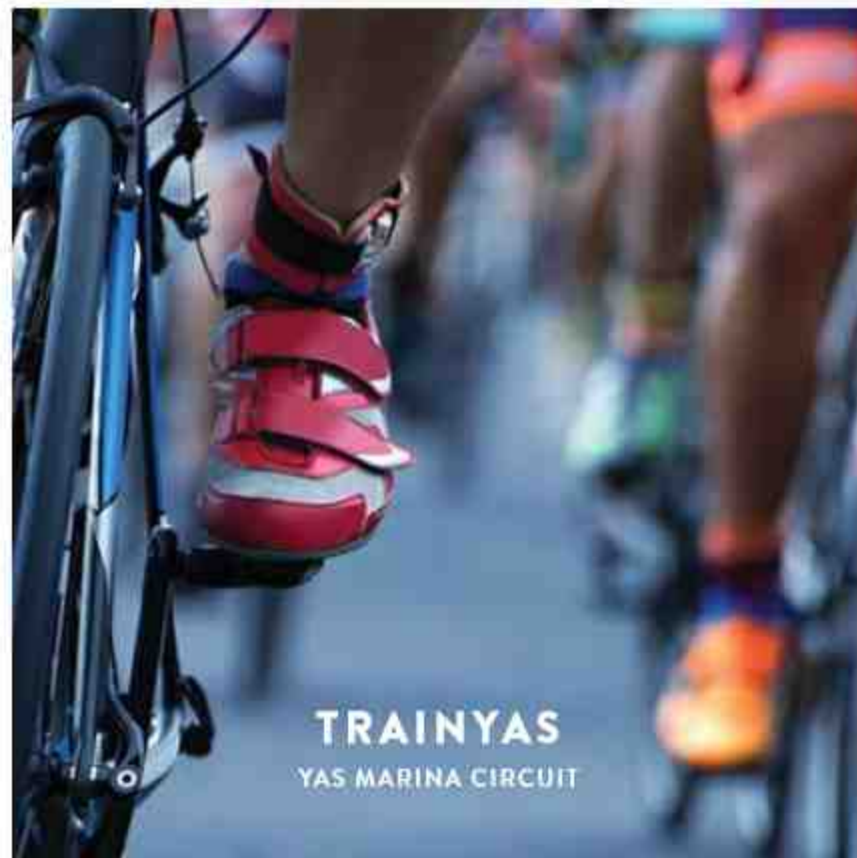
Shopping for fun or fashion is just the beginning at Yas Mall. It's easy to spend the whole day enjoying its huge selection of restaurants, cafes, play centres and cinemas.



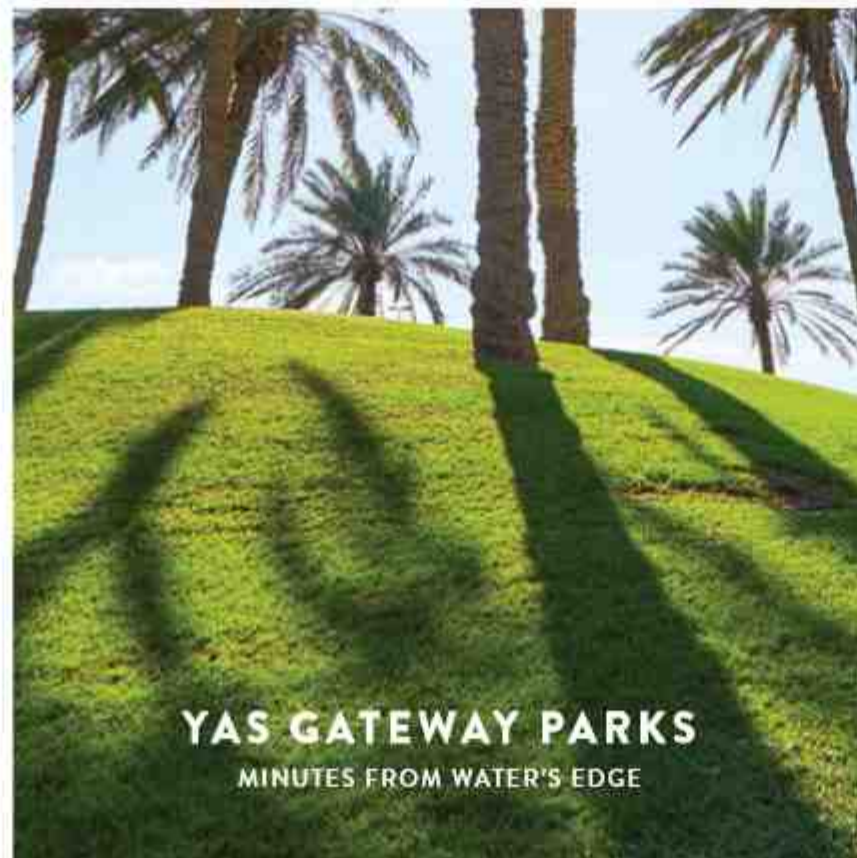
Feel great and look amazing, with personal training sessions featuring a sea view.



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



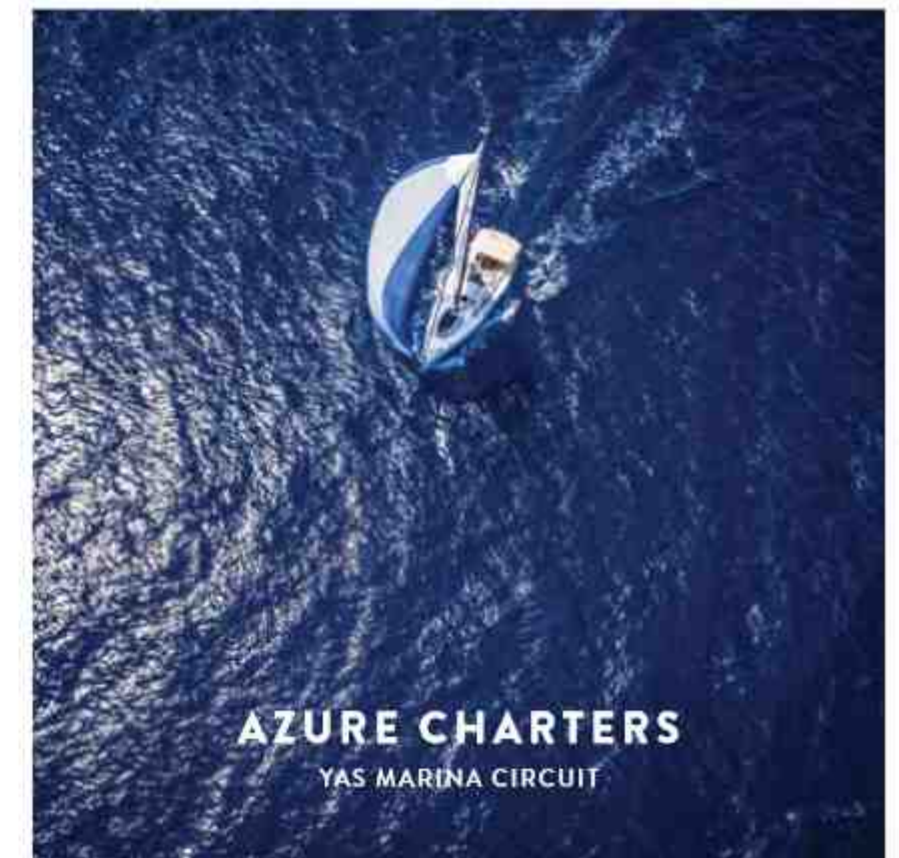
Follow in the footsteps of F1's best and break your own personal record on the 5.5km track. Open to walkers, runners and cyclists every Tuesday.



Find a shaded picnic spot and chill out with friends in sprawling parks just minutes from Water's Edge.

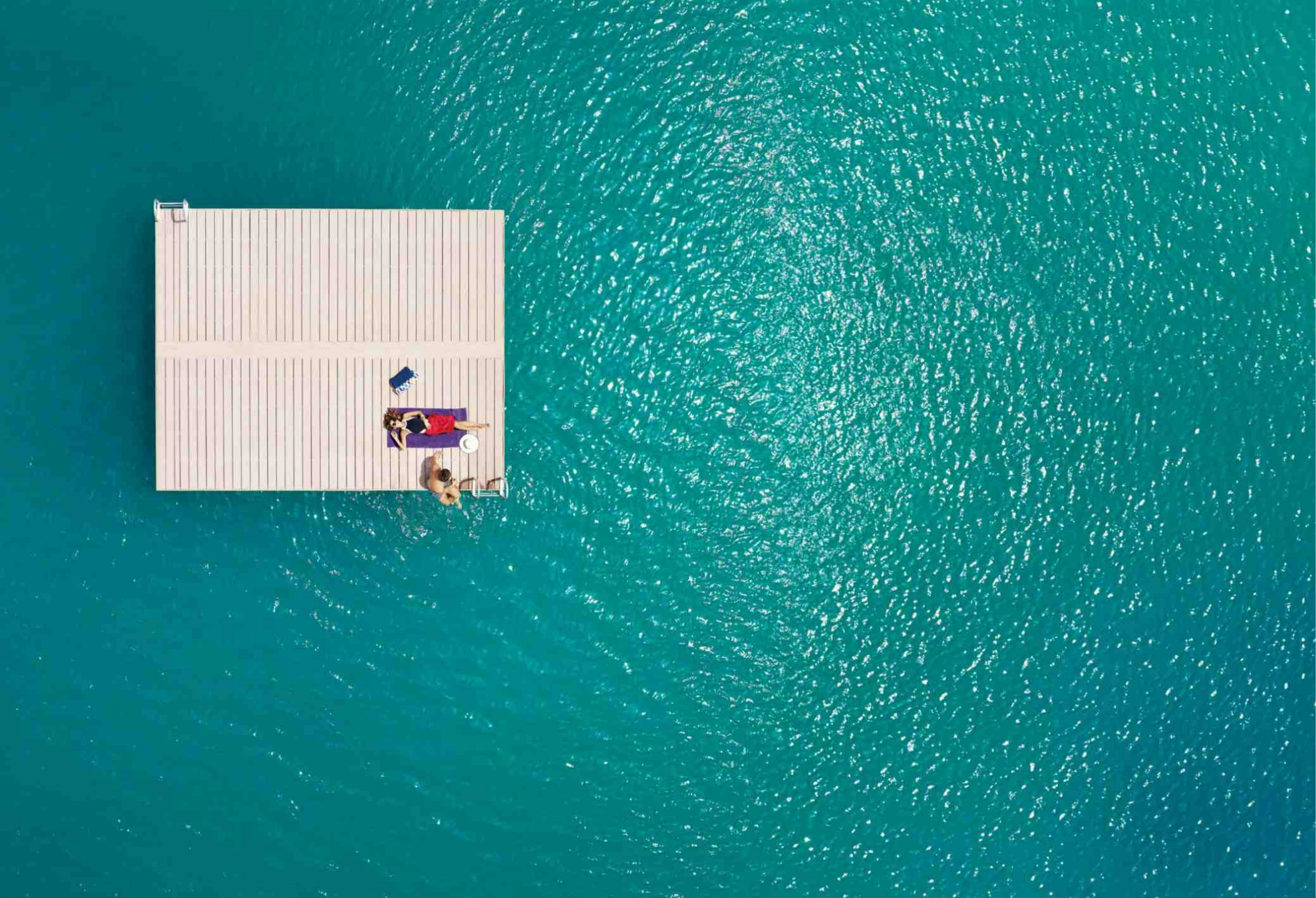


Enjoy a chic, modern twist to Indian cuisine with lots of style and spice.



Set sail for fun under the sun in 5-star comfort aboard a chartered yacht.







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