



YAS ACRES

THE  
DAHLIAS

ABU DHABI



## EVERYTHING WE DO COMES FROM THE HEART

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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.

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REVENUE

**AED 8.39BN**

FY 2020

NET PROFIT

**AED 1.93BN**

FY 2020

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DIVESTMENT VALUE

**AED 1.2M**

FY 2020

INVESTMENT PORTFOLIO INCREASE

**AED 826M**

FY 2020

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## YAS ISLAND

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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 ALL THE COLOURFUL CHARACTERS OF WARNER BROS. WORLD™ ABU DHABI.

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 ARABIAN GULF.

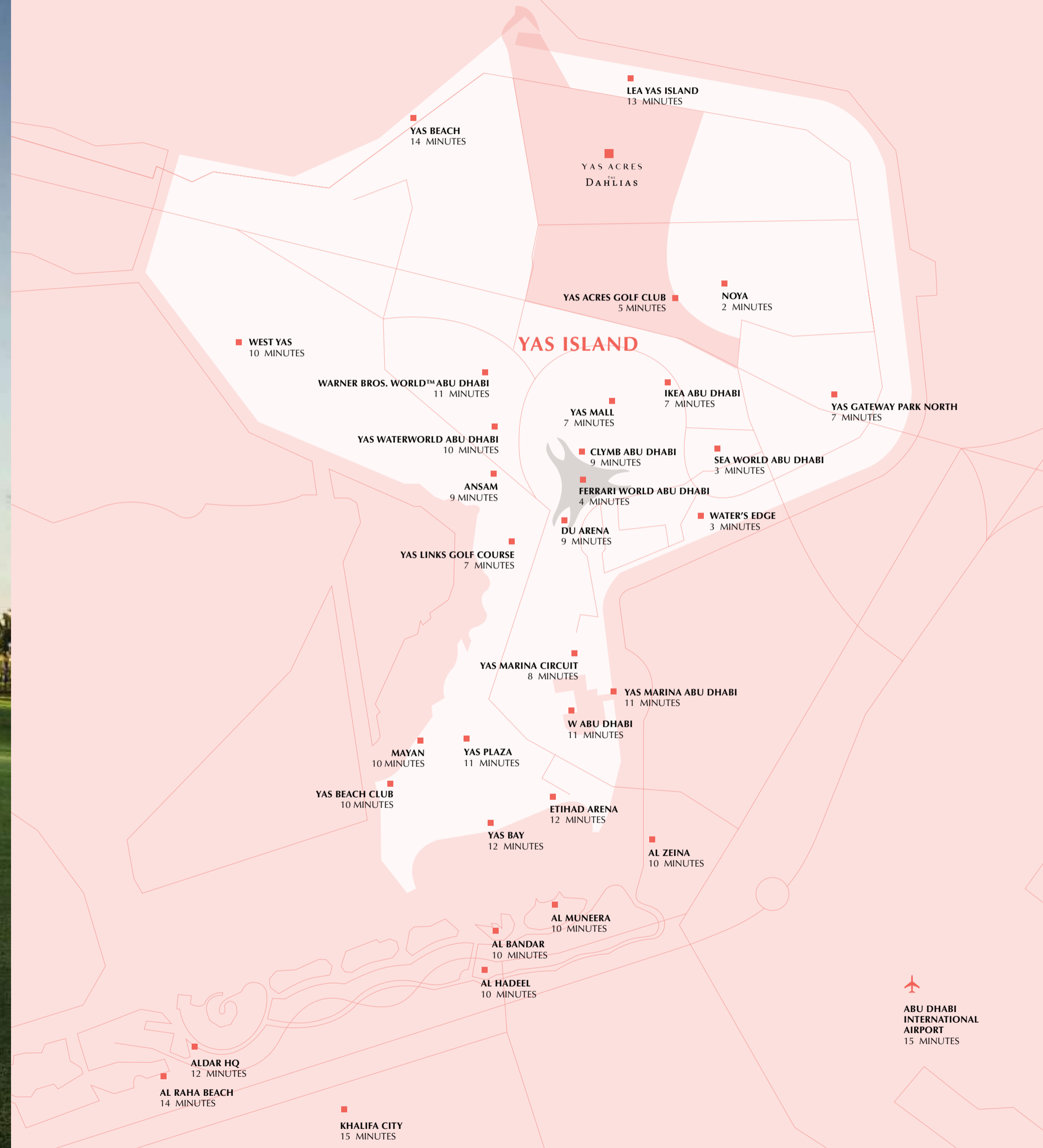






TO SAADIYAT ISLAND  
20 MINUTES

TO DUBAI  
50 MINUTES



TO DOWNTOWN ABU DHABI  
30 MINUTES

BRING THE FAMILY  
TO A HOME FOR LIFE.





WHERE SPACIOUS INTERIORS  
STRETCH OUT INTO THE GARDEN.



## A LIFESTYLE FOR EVERYONE

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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 DAHLIAS 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.





## SPACES DESIGNED AROUND YOU

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YAS ACRES, THE DAHLIAS OFFERS A VARIETY OF LIVING OPTIONS, FROM 2 BED TOWNHOUSES TO 3-4 BED DUPLEXES AND 4-6 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.



OPEN UP TO  
NATURAL SPLENDOUR.





VILLA – 4 BED GOLF SECOND ROW B



LET THE LITTLE ONES FALL IN  
LOVE WITH THE OUTDOORS.

## FEELING LIKE HOME FROM THE START

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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 DAHLIAS, THAT BEGINS BEFORE YOU EVEN MOVE IN.





## COOL STANDARD

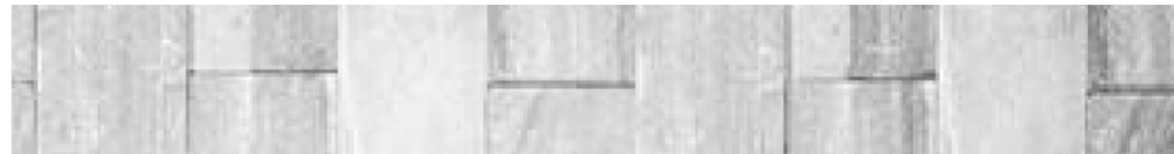
### EXTERIOR FINISHES

#### 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

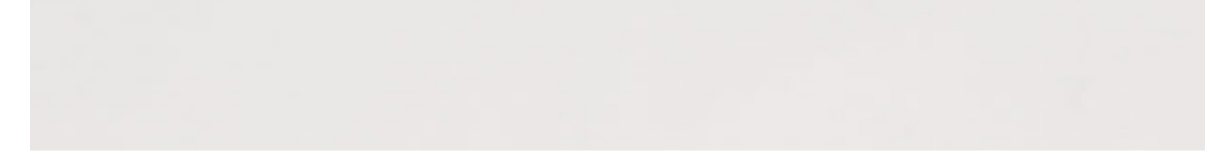
Natural Stone (Marble)



### KITCHEN

#### COUNTER-TOP (KITCHEN & BATHROOM)

Quartz Stone



#### KITCHEN CABINTRY

Wood Melamine



### BATHROOMS

#### FEATURE WALL

Porcelain Tile

#### FEATURE WALL

Porcelain Tile



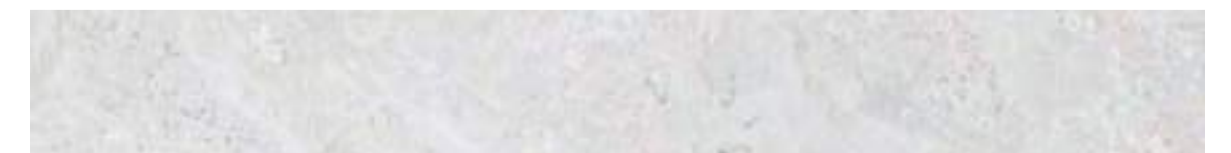
#### FLOORING

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

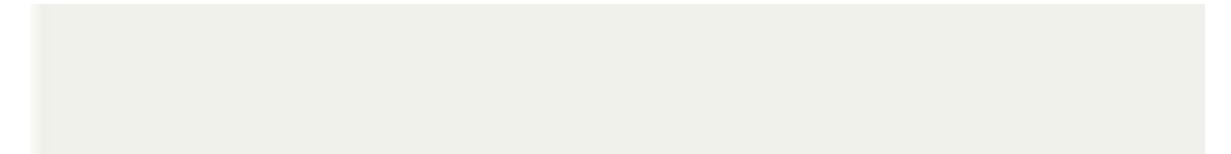
Quartz Tile



### THROUGHOUT VILLA

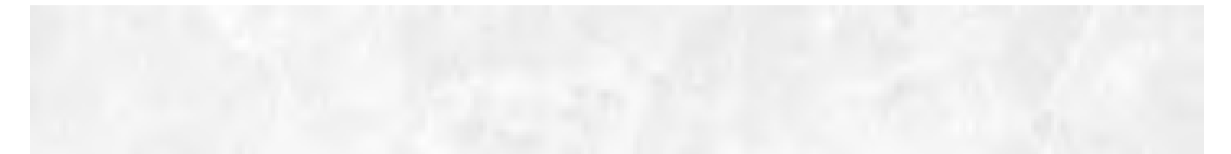
#### WALL & CEILING

Paint Finish



#### FLOOR & STAIRCASE

Natural Stone (Marble)



#### DOOR & WARDROBE

Veneer on MDF



#### BEDROOM FLOOR

Engineered Natural Wood



### KITCHEN

#### COUNTER-TOP

Quartz Stone



#### KITCHEN CABINETRY

Veneer on MDF



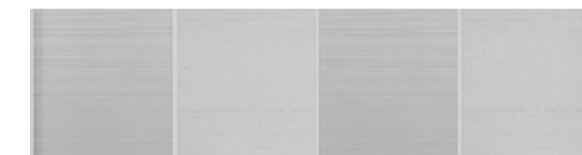
### BATHROOMS

#### FEATURE WALL

Natural Stone (Marble)

#### FEATURE WALL

Natural Stone (Marble)



#### VANITY TOP

Natural Stone (Marble)



#### FLOORING & WALL

Natural Stone (Marble)









## WARM STANDARD

### EXTERIOR FINISHES

#### EXTERNAL WALL TYPES

Render & Paint (General Area)



Natural Stone Cladding

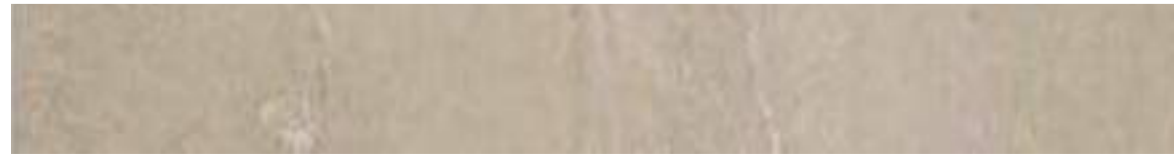


Render & Paint



#### EXTERNAL PAVERS & ENTRANCE LANDING FLOORING

Quartz Tile



### THROUGHOUT VILLA

#### WALL & CEILING

Paint Finish



#### FLOORING

Porcelain Tile



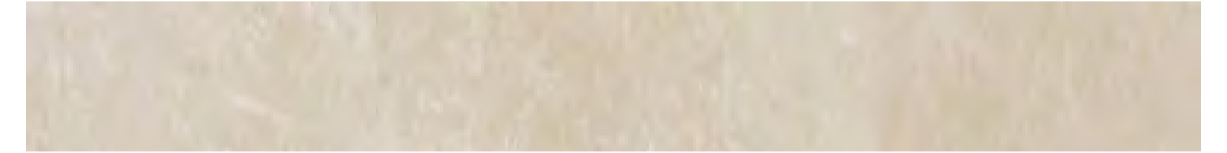
#### DOOR & WARDROBE

Wood Melamine



#### STAIRCASE

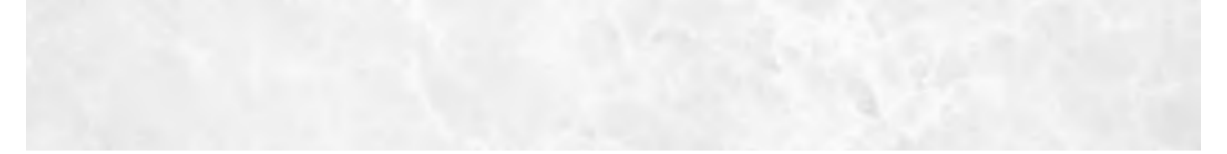
Stone Tile



### KITCHEN

#### COUNTER-TOP (KITCHEN & BATHROOM)

Quartz Stone



#### KITCHEN CABINetry

Wood Melamine



### BATHROOMS

#### FEATURE WALL

Porcelain Tile

#### FEATURE WALL

Porcelain Tile



#### FLOORING

Porcelain Tile



#### WALL

Porcelain Tile





## WARM PREMIUM

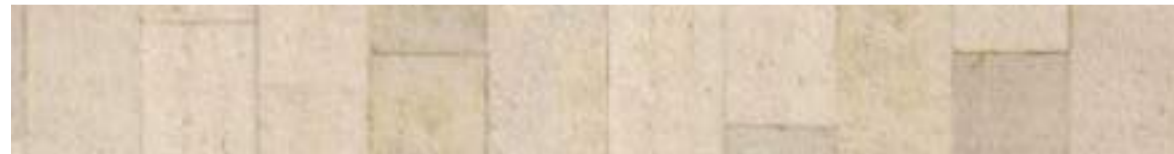
### EXTERIOR FINISHES

#### EXTERNAL WALL TYPES

Render & Paint (General Area)



Natural Stone Cladding

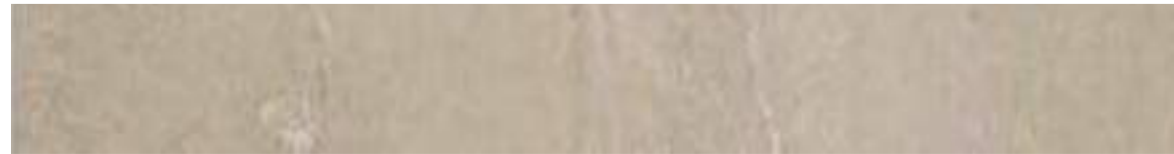


Render & Paint



#### EXTERNAL PAVERS & ENTRANCE LANDING FLOORING

Quartz Tile



### THROUGHOUT VILLA

#### WALL & CEILING

Paint Finish



#### FLOOR & STAIRCASE

Natural Stone (Marble)



#### 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

#### FEATURE WALL

Natural Stone



#### VANITY TOP

Natural Stone



#### FLOORING & WALL

Natural Stone



