

yas beach



RESIDENCE

## YAS BEACH RESIDENCE

at Yas Bay, Yas Island







## WELCOME TO YAS BEACH RESIDENCE

Yas Beach Residence is a stunning waterfront development situated on Yas Bay, a subset of Abu Dhabi's iconic Yas Island. The glamorous 11 storey building features an impressive selection of studios, apartments and duplex penthouses overlooking a panorama of calm, blue waters from whichever level you gaze out. Through its premium facilities and amenities, this development reaches endless horizons.





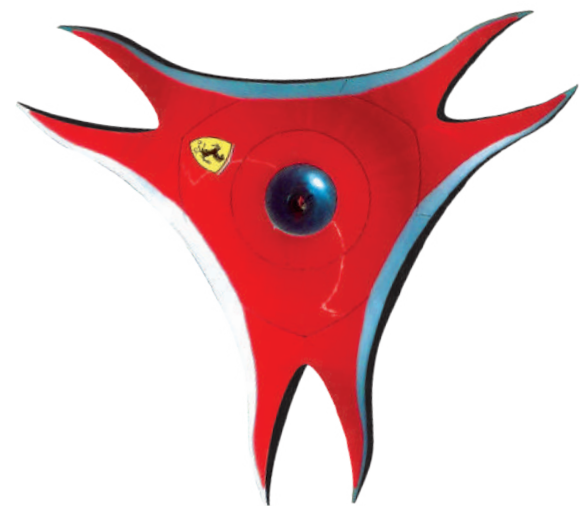


# YAS BAY

Situated on Yas Bay, Yas Beach Residence offers residents a luxurious escape where they can retreat into the rhythm of the ocean. Away from the hustle and bustle of the city, the Yas Bay Waterfront captures a sense of exuberance and passion with extraordinary destinations. This waterfront development is home to experiences larger than life alongside the glistening waters of Yas Island.







## YAS ISLAND

Yas Island is a renowned destination with an array of attractions that captivate residents and visitors alike. World-class retail, gourmet restaurants, engaging nightlife and exhilarating leisurely pursuits highlight the island as an unparalleled environment to live, work and play.

13<sup>MINS</sup>  
Abu Dhabi Airport

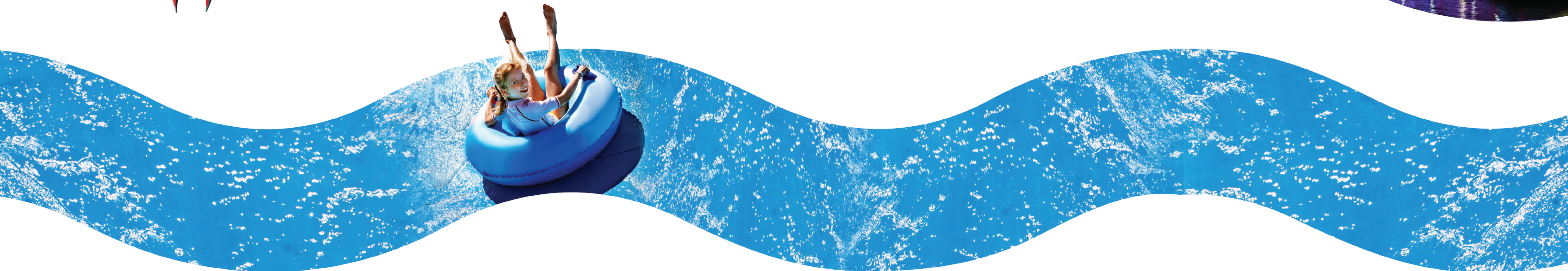
15<sup>MINS</sup>  
Warner Brothers

10<sup>MINS</sup>  
Ferrari World

09<sup>MINS</sup>  
Etihad Arena

15<sup>MINS</sup>  
Yas Mall

16<sup>MINS</sup>  
Masdar City







## ABU DHABI

Unquestionably the largest of the UAE's seven Emirates, Abu Dhabi, has been singled out as one of the world's most culturally diverse cities. The emirate has emerged as one of the country's finest tourist destinations with its immersive events, excellent infrastructure, growing economy and GDP.

From being named the safest city in the world to being home to some of the finest and most prestigious infrastructures and events, Abu Dhabi has proven to be an ideal destination for an experiential living.

With no capital gain tax and income tax, the Emirate offers individuals' some of the finest investment opportunities.

From sand dunes, traditional and modern destinations to city beaches and endless entertainment hubs - the UAE's capital is a culturally diverse haven like no other.





## VIBRANT LIFESTYLE

The development is well underway to become a vibrant spot for business, leisure, and entertainment.

Direct access to the bay opens up a world of adventure. Residents who appreciate an active lifestyle will enjoy jogging by the edge of the crystal clear sea, riding a bike along the promenade, or visiting a golf course nearby.


Situated within reach are countless places to dine at, intimate coffee shops, and a selection of retail outlets that add to the development's charm. Mosques, schools and recreational parks allow for an exceptional family-friendly environment.

With a prime combination of location, luxury and lifestyle, Yas Beach Residence defines bay living as a class of its own.







# FACILITIES & AMENITIES




11 FLOORS  
+ GROUND




INFINITY  
POOL




LOBBY  
AREA




ROOFTOP  
GYM



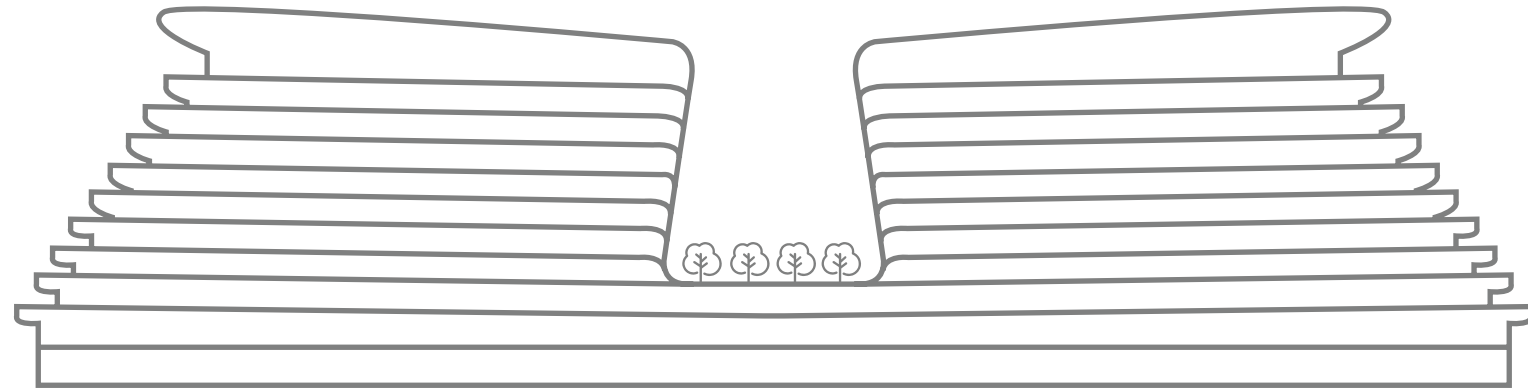
CHILDREN'S  
PLAY AREA



RETAIL  
OUTLETS



PANORAMIC  
BEACH VIEWS



Yas Beach Residence combines the comfort of home with the refined amenities of a luxurious retreat. Every detail has been taken care of to ensure residents are provided with the best of facilities, including:

- A sophisticated lounge, ideal for hosting guests
- A spectacular infinity pool, the perfect place to relax and unwind
- A state-of-the-art rooftop gymnasium overlooking the bay and featuring the latest fitness equipment
- A children's play area to keep the little ones entertained

Life at the heart of one of Yas Bay's most coveted locations is the epitome of comfort.





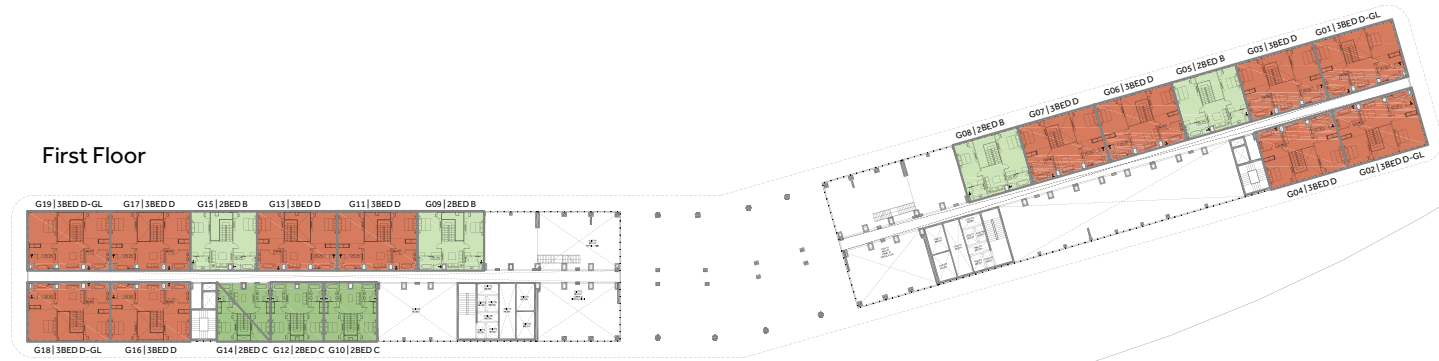
# APARTMENT KEY PLANS







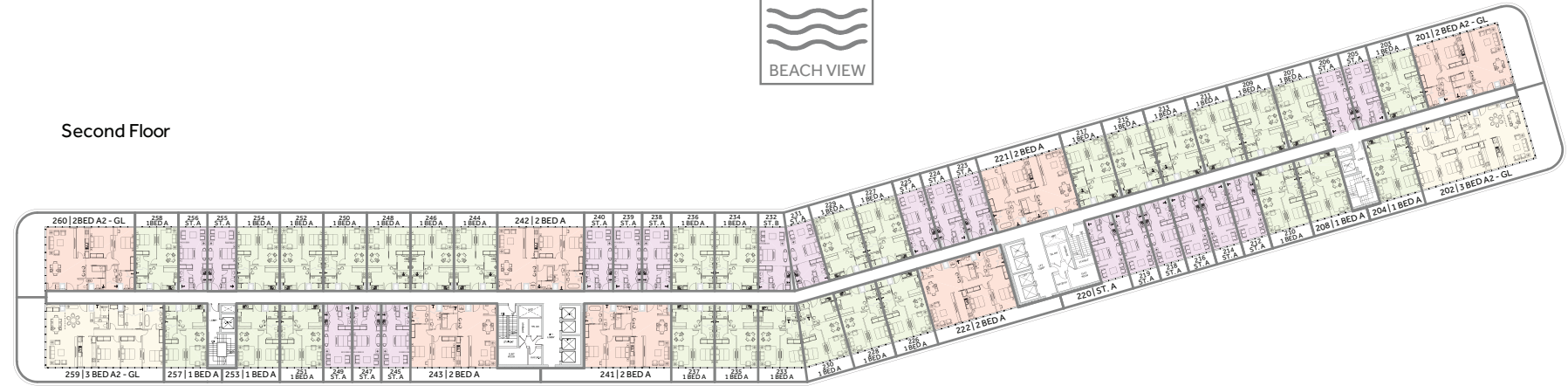
First Floor



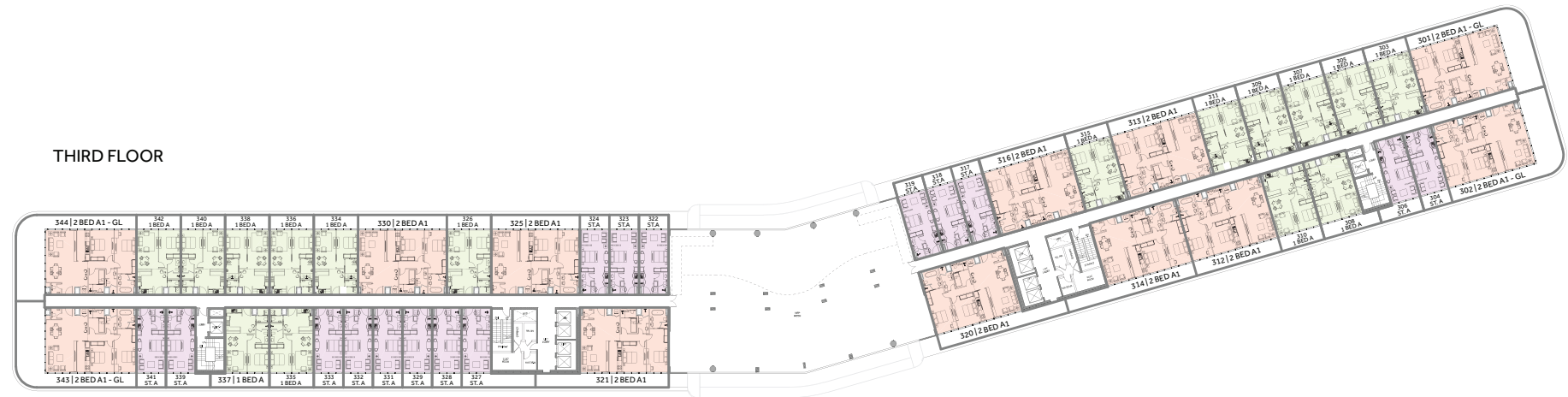
Ground Floor



Second Floor



THIRD FLOOR





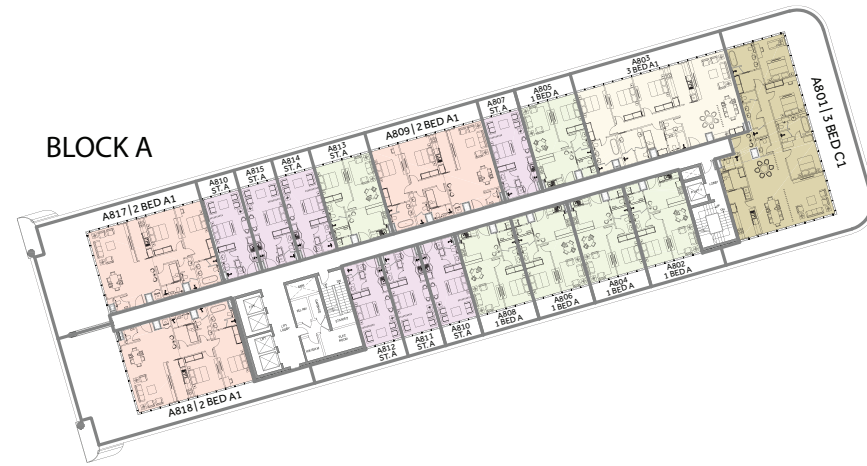


**3RD FLOOR**

Room types and counts shown on the floor plan:

- B805 1 BED A1
- B807 ST A
- B809 ST A
- B811 ST A
- B813 ST A
- B815 1 BED A1
- B816 2 BED A1
- B817 2 BED A1
- B801 3 BED C1
- B802 1 BED A
- B804 1 BED A
- B806 1 BED A
- B808 1 BED A
- B810 ST A
- B812 ST A
- B814 ST A
- B818 2 BED A1

BLOCK A



BLOCK B



BLOCK A

**B1001 | 4 BED B**

**B1002 | 2 BED C**

**B1003 | 4 BED A**

**B1004 | 2 BED B**

**B1005 | 2 BED B**

**B1006 | 2 BED B**

**B1007 | 2 BED B**

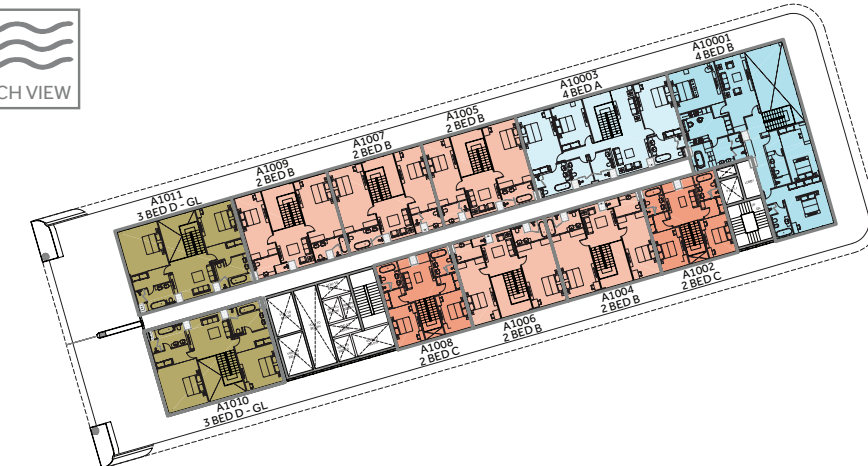
**B1008 | 2 BED C**

**B1009 | 2 BED B**

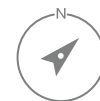
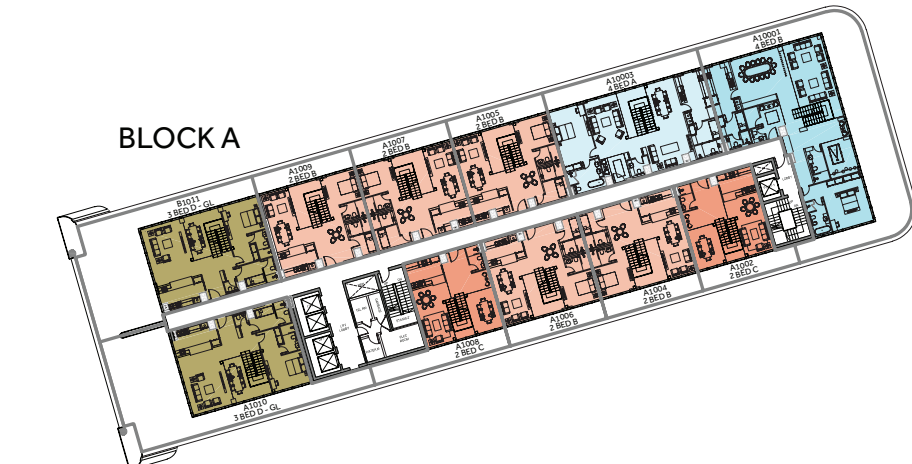
**B1010 | 3 BED D - GL**

**B1011 | 3 BED D GL**

BLOCK A



BLOCK B







UNIT LAYOUTS





Apartments that offer tranquillity a few steps away from Yas Island's endless thrills.

Each Yas Beach Residence apartment features optimised interior space with a sense of proportion and scale.

Floor-to-ceiling windows ensure rooms are bathed in natural light with unobstructed views of the beach, canal or glittering streetscapes of Yas Bay along with generous outdoor spaces.

Smartly fitted kitchens with dedicated spaces for branded appliances, living quarters designed to host and entertain with fitted out bedroom quarters splashed with warm colour materials left untouched for your personal design to call it your home.



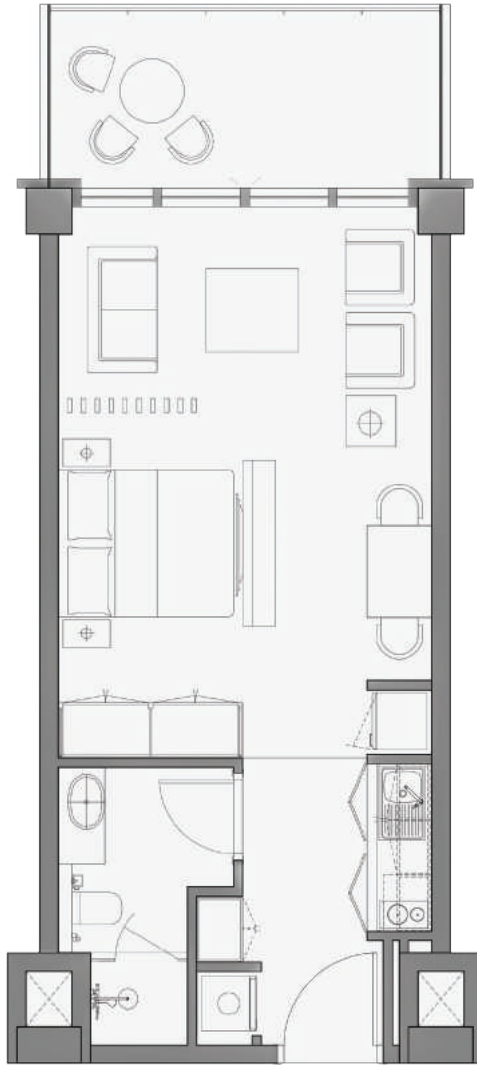
# RESIDENTIAL APARTMENTS





APARTMENT TYPE

**STUDIO A**

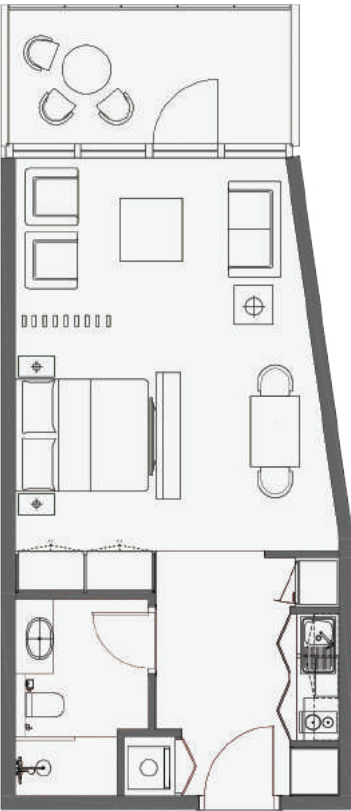


Gross Floor Area:

Suite Area		36.13 sqm		389 sqft
Balcony Area		8.19 sqm		88 sqft
Total Area		44.32 sqm		477 sqft

APARTMENT TYPE

**STUDIO B**



Gross Floor Area:

Suite Area		39.57 sqm		426 sqft
Balcony Area		8.59 sqm		93 sqft
Total Area		48.16 sqm		519 sqft



APARTMENT TYPE

# ONE BEDROOM A



Gross Floor Area:

Suite Area		56.57 sqm		609 sqft
Balcony Area		12.36 sqm		133 sqft
Total Area		68.93 sqm		742 sqft

APARTMENT TYPE

# ONE BEDROOM B



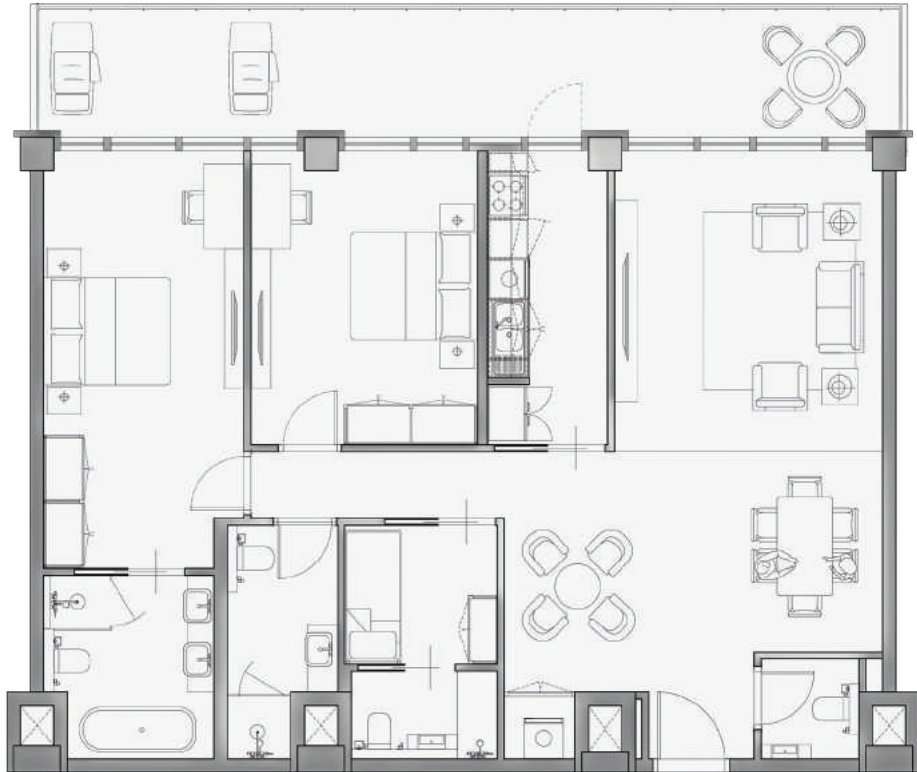
Gross Floor Area:

Suite Area		56.11 sqm		604 sqft
Balcony Area		14.21 sqm		153 sqft
Total Area		70.32 sqm		757 sqft



APARTMENT TYPE

**TWO BEDROOM A1**

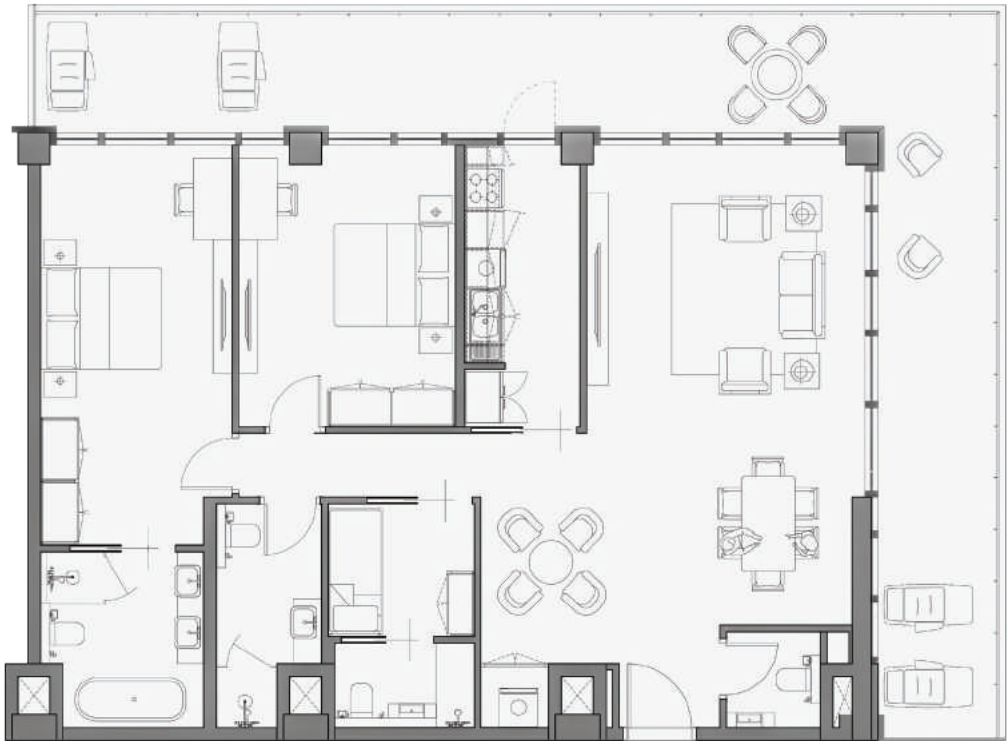


Gross Floor Area:

Suite Area		113.43 sqm		1,221 sqft
Balcony Area		25.46 sqm		274 sqft
Total Area		138.89 sqm		1,495 sqft

APARTMENT TYPE

**TWO BEDROOM A1-GL**



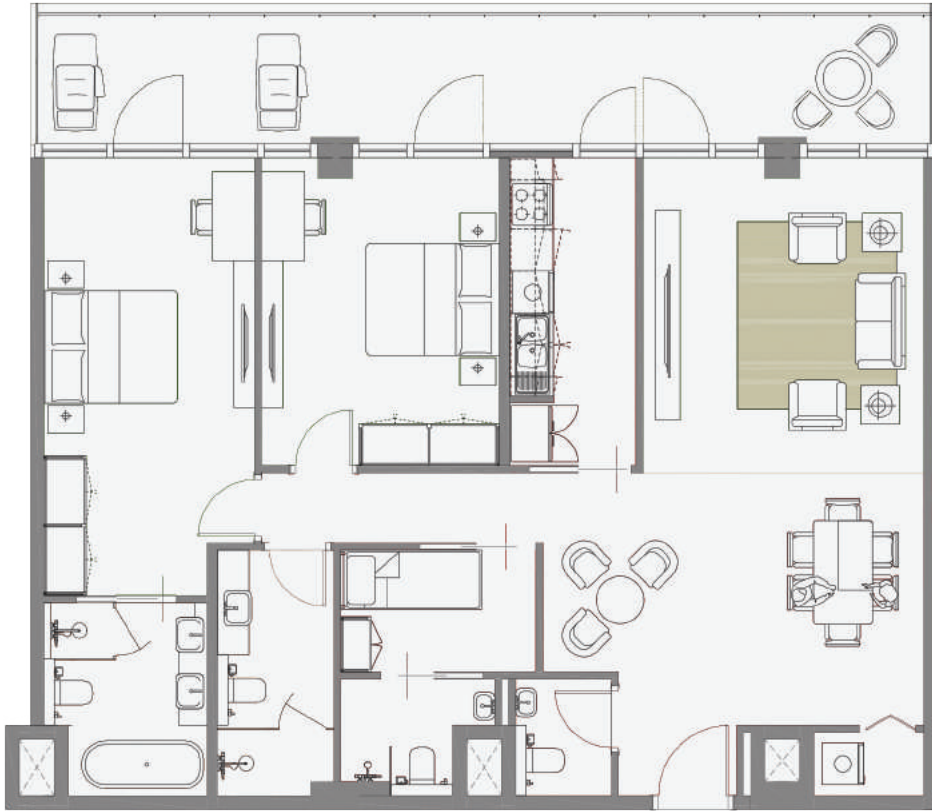
Gross Floor Area:

Suite Area		122.53 sqm		1,319 sqft
Balcony Area		71.82 sqm		773 sqft
Total Area		194.35 sqm		2,092 sqft



APARTMENT TYPE

# TWO BEDROOM A2



Gross Floor Area:

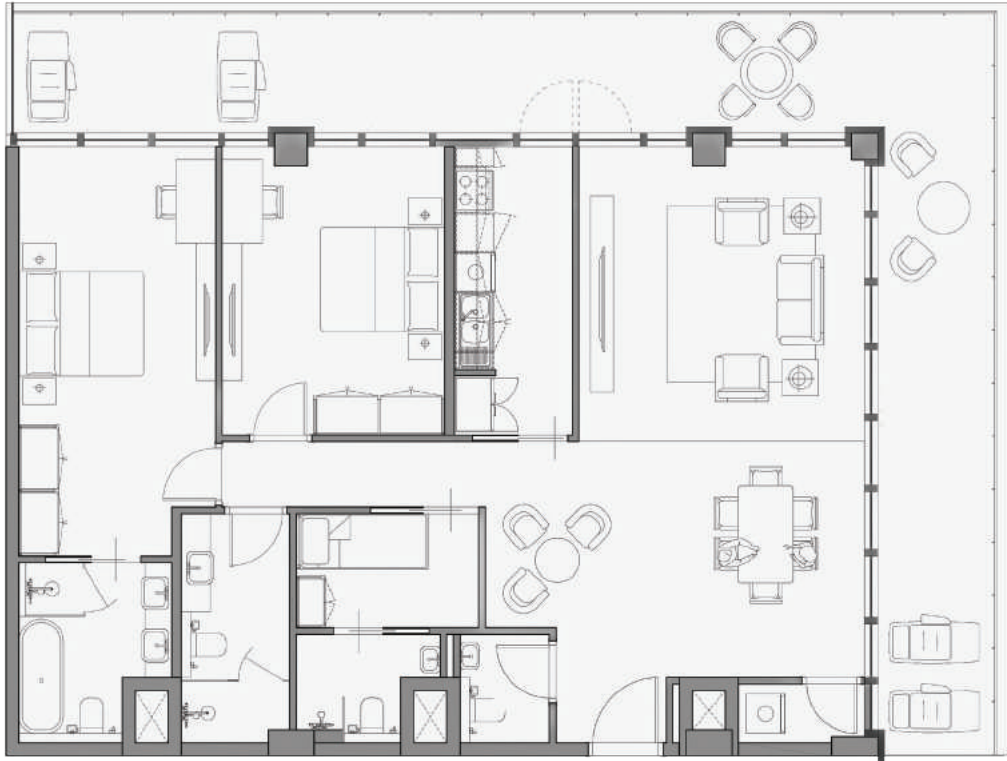
Suite Area | 114.64 sqm | 1,234 sqft

Balcony Area | 25.36 sqm | 273 sqft

Total Area | 140 sqm | 1,507 sqft

APARTMENT TYPE

# TWO BEDROOM A2-GL



Gross Floor Area:

Suite Area | 122.63 sqm | 1,320 sqft

Balcony Area | 72.09 sqm | 776 sqft

Total Area | 194.72 sqm | 2,096 sqft

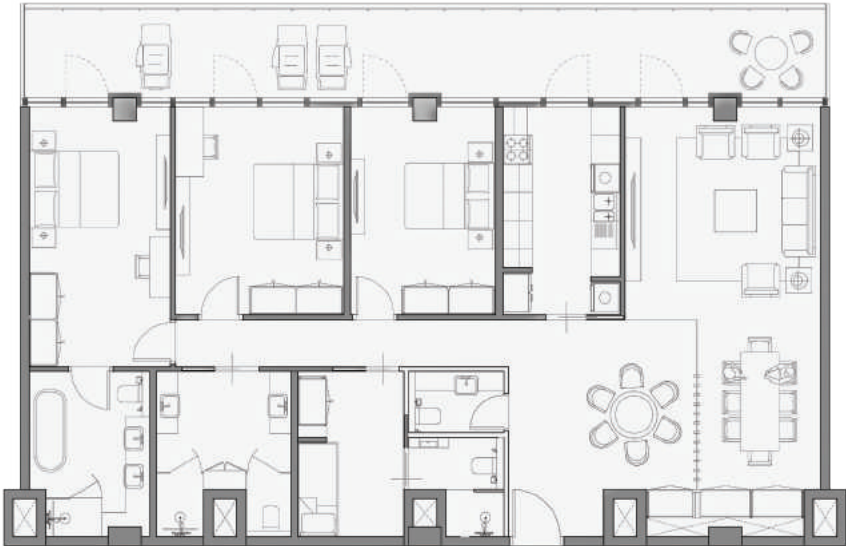


APARTMENT TYPE

# THREE BEDROOM A1

Gross Floor Area:

Suite Area		153.10 sqm		1,648 sqft
Balcony Area		34 sqm		366 sqft
Total Area		187.10 sqm		2,014 sqft



APARTMENT TYPE

# THREE BEDROOM A1-GL

Gross Floor Area:

Suite Area		161.93 sqm		1,743 sqft
Balcony Area		79.33 sqm		854 sqft
Total Area		241.26 sqm		2,597 sqft

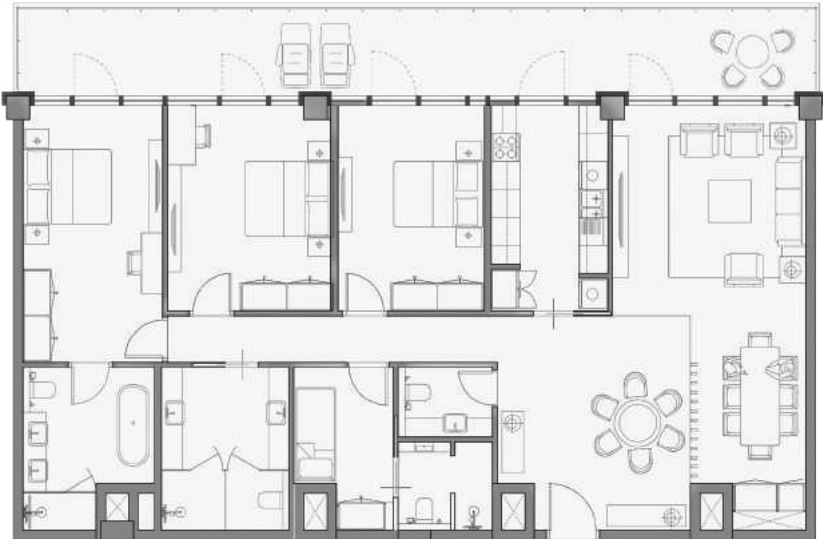


APARTMENT TYPE

# THREE BEDROOM A2

Gross Floor Area:

Suite Area		152.63 sqm		1,643 sqft
Balcony Area		34.01 sqm		366 sqft
Total Area		186.64 sqm		2,009 sqft

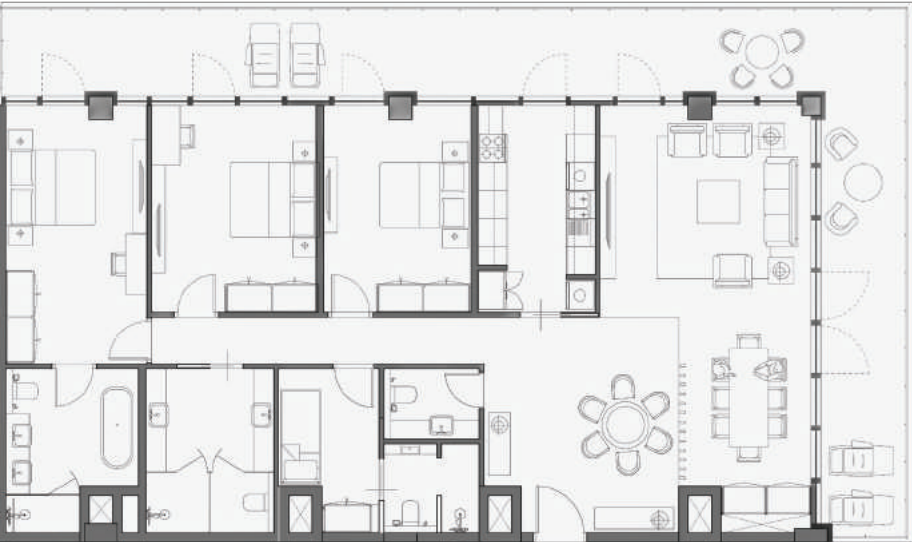


APARTMENT TYPE

# THREE BEDROOM A2-GL

Gross Floor Area:

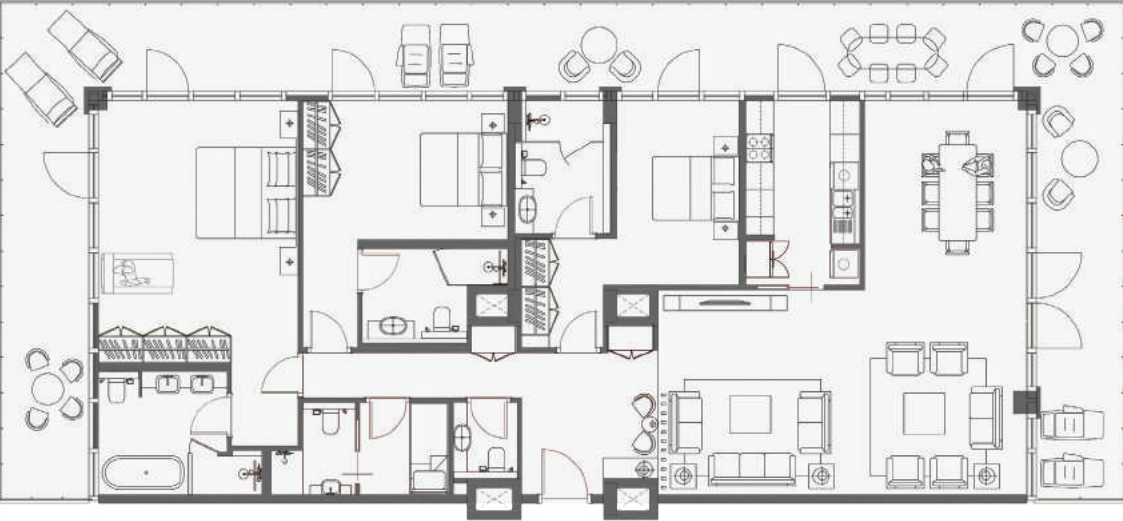
Suite Area		162.21 sqm		1,746 sqft
Balcony Area		79.52 sqm		856 sqft
Total Area		241.73 sqm		2,602 sqft





APARTMENT TYPE

# THREE BEDROOM B1

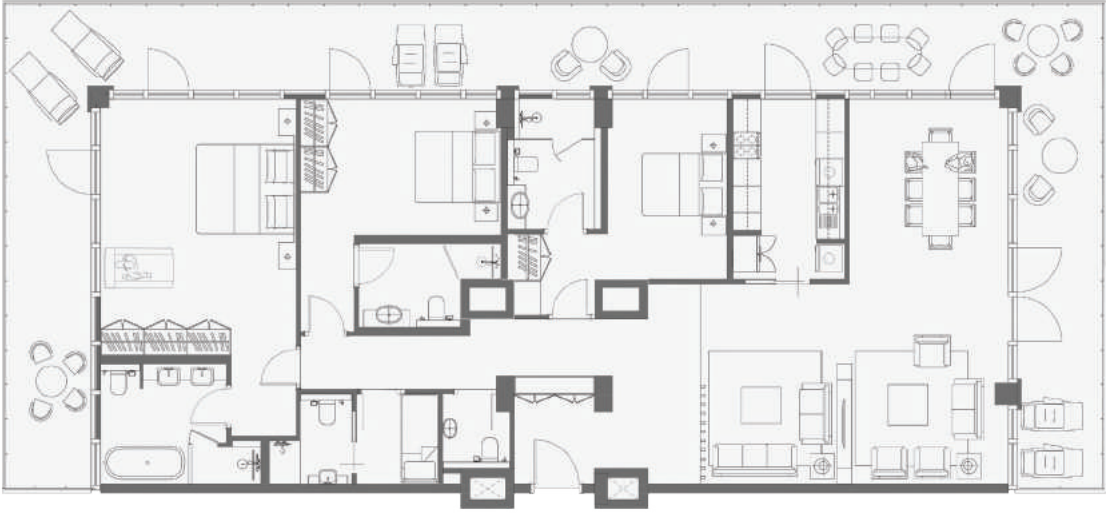


Gross Floor Area:

Suite Area		186.83 sqm		2,011 sqft
Balcony Area		131.45 sqm		1,415 sqft
Total Area		318.28 sqm		3,426 sqft

APARTMENT TYPE

# THREE BEDROOM B2



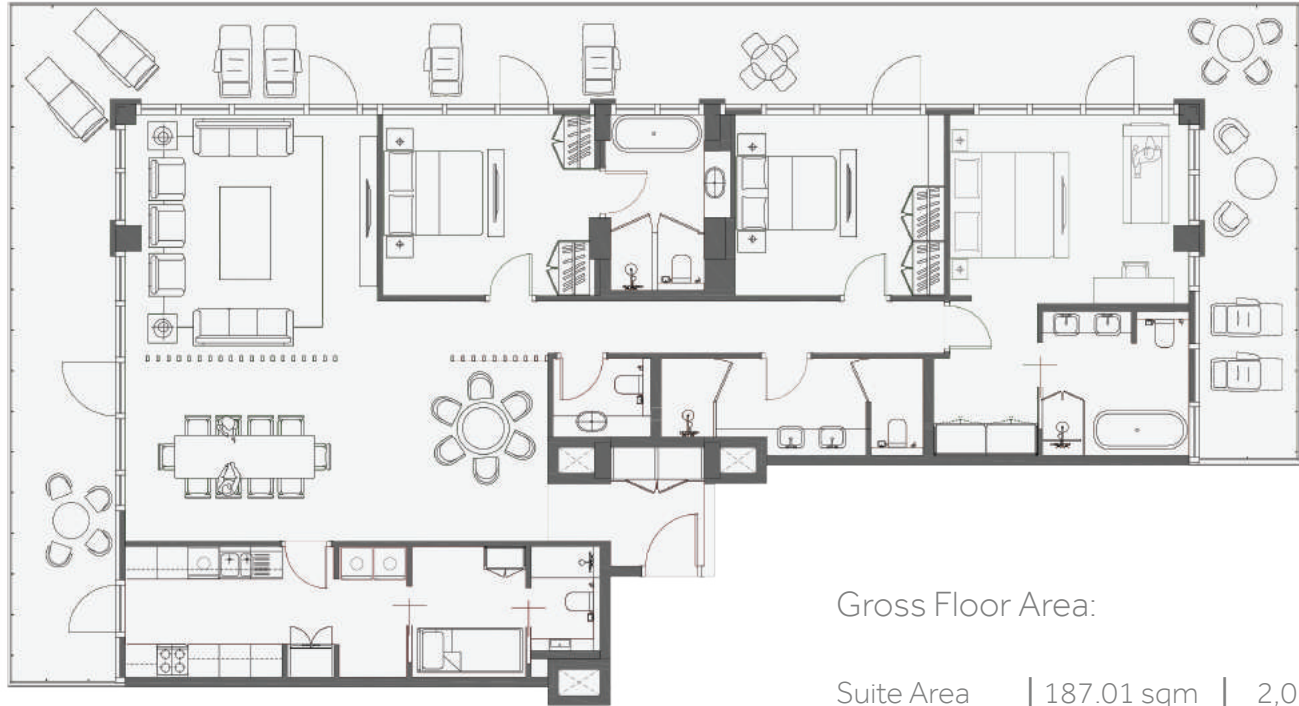
Gross Floor Area:

Suite Area		185.89 sqm		2,001 sqft
Balcony Area		135.74 sqm		1,461 sqft
Total Area		321.63 sqm		3,462 sqft



APARTMENT TYPE

THREE BEDROOM C1

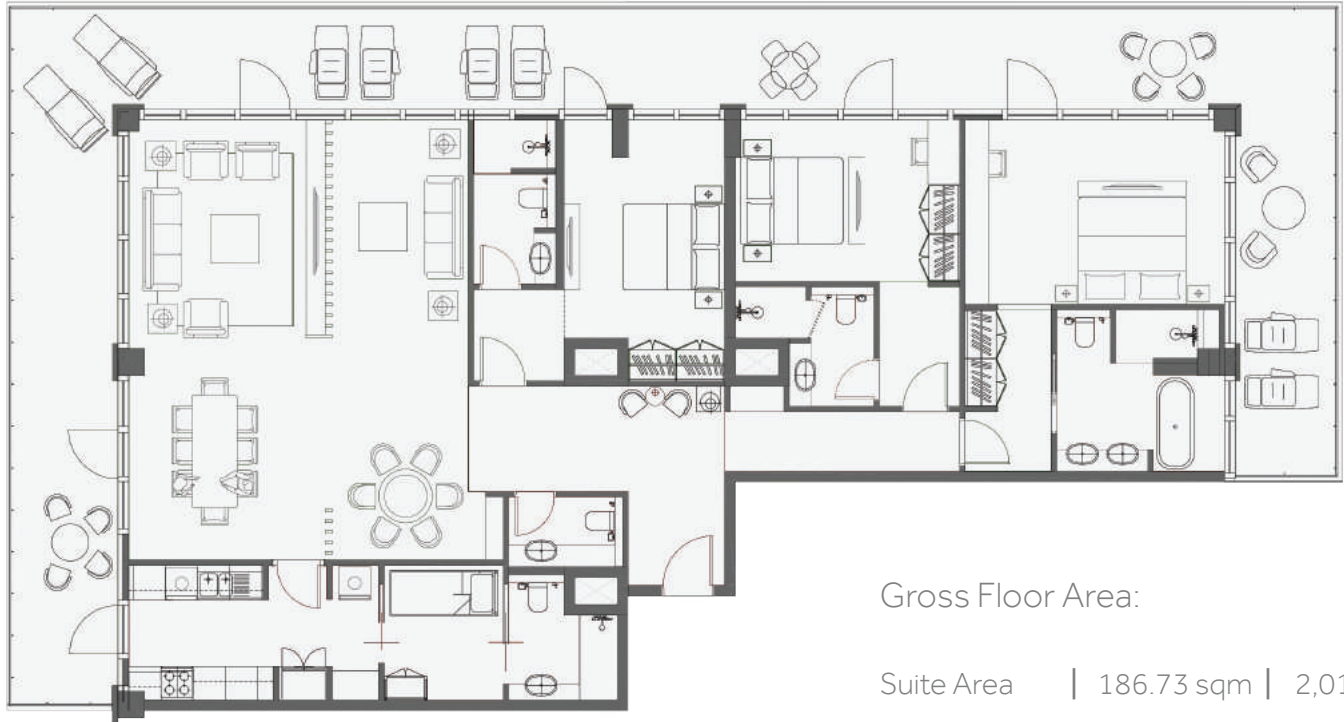


Gross Floor Area:

Suite Area	187.01 sqm	2,013 sqft
Balcony Area	134.34 sqm	1,446 sqft
Total Area	321.35 sqm	3,459 sqft

APARTMENT TYPE

THREE BEDROOM C2



Gross Floor Area:

Suite Area	186.73 sqm	2,010 sqft
Balcony Area	130.07 sqm	1,400 sqft
Total Area	316.80 sqm	3,410 sqft



An aerial architectural rendering of a modern duplex apartment complex. The complex consists of two large, multi-story buildings with white facades and numerous balconies. They are situated on a curved plot of land. To the left of the buildings is a wide, paved road with several cars. To the right is a sandy beach with many white beach umbrellas and lounge chairs. Further right is a body of water with a few boats. The buildings have flat roofs with some greenery and outdoor seating areas. The surrounding landscape includes green lawns, trees, and a curved road in the foreground.

## DUPLEX APARTMENTS



APARTMENT TYPE

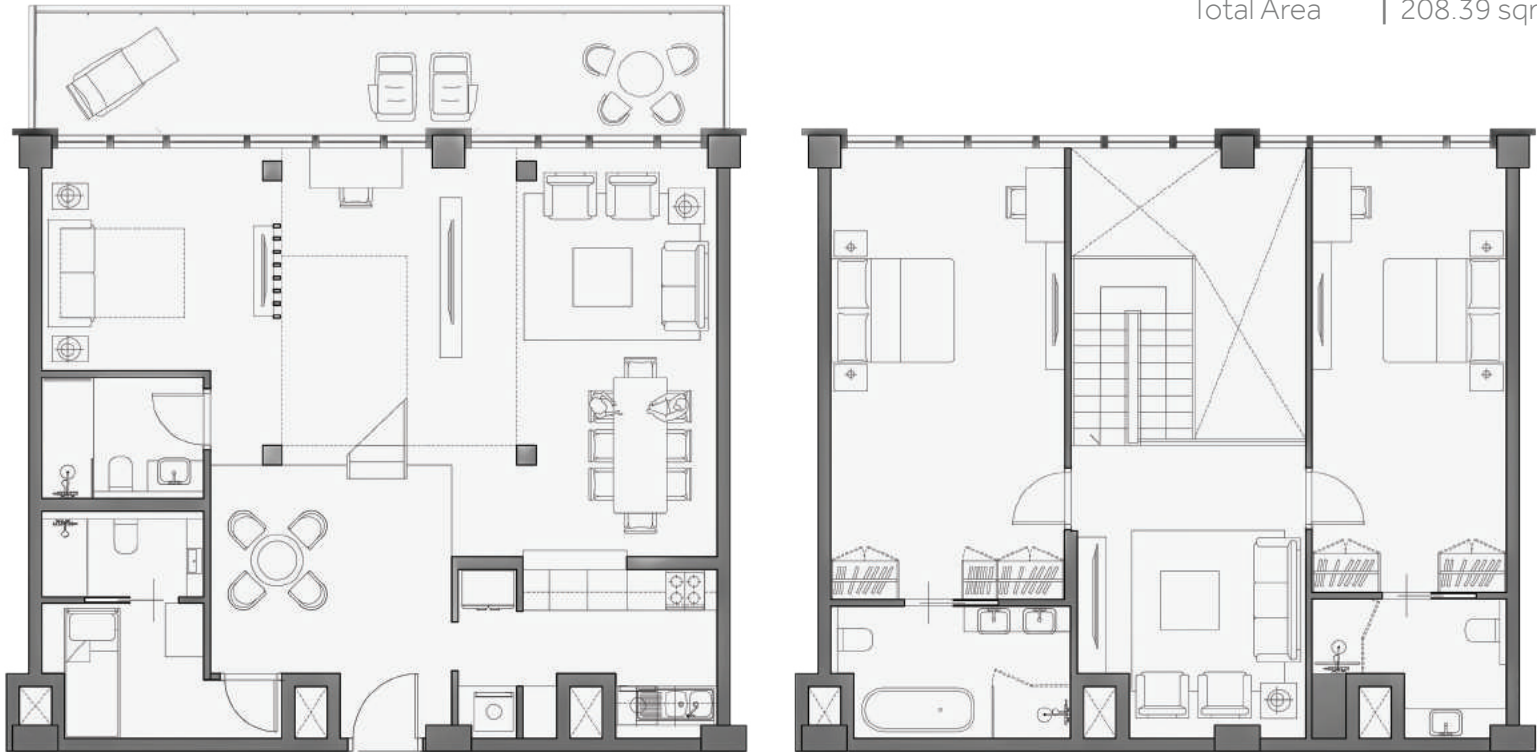
# TWO BEDROOM B DUPLEX

Gross Floor Area:

Suite Area | 187.47 sqm | 2,018 sqft

Balcony Area | 20.92 sqm | 231 sqft

Total Area | 208.39 sqm | 2,249 sqft



APARTMENT TYPE

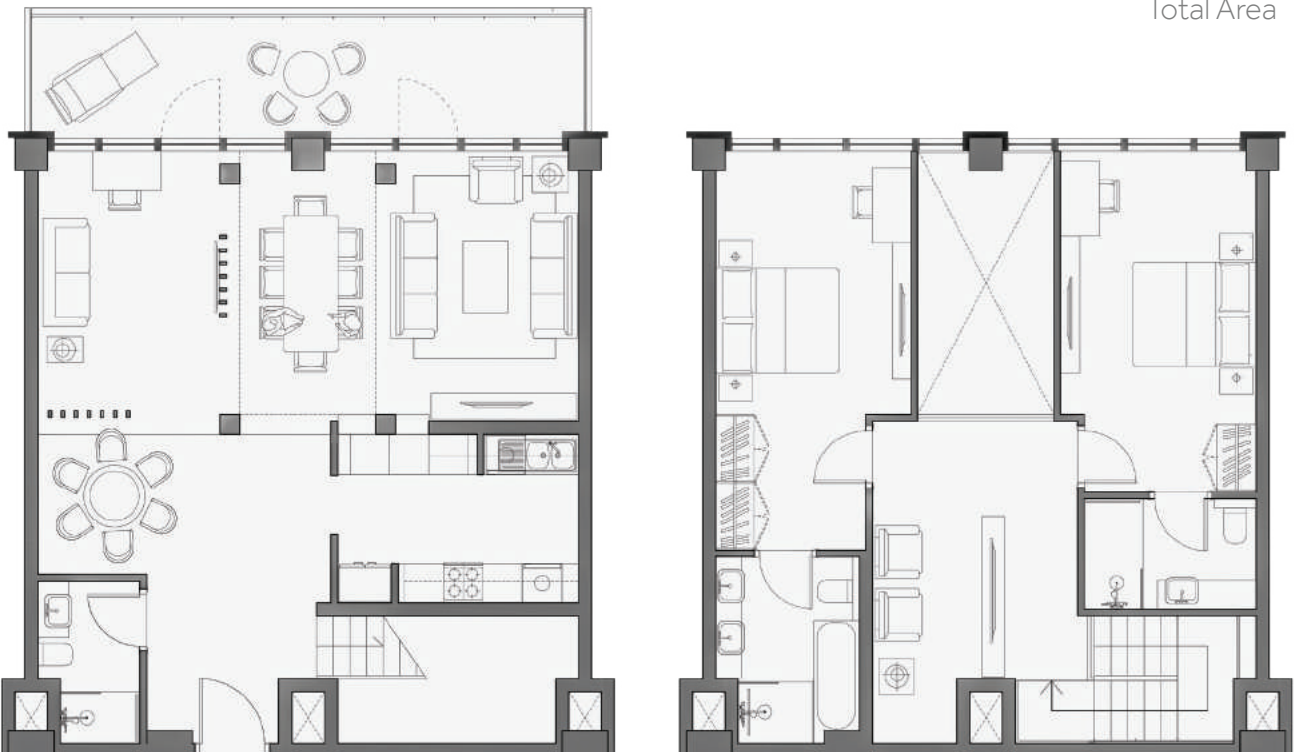
# TWO BEDROOM C DUPLEX

Gross Floor Area:

Suite Area | 150.69 sqm | 1,622 sqft

Balcony Area | 17 sqm | 183 sqft

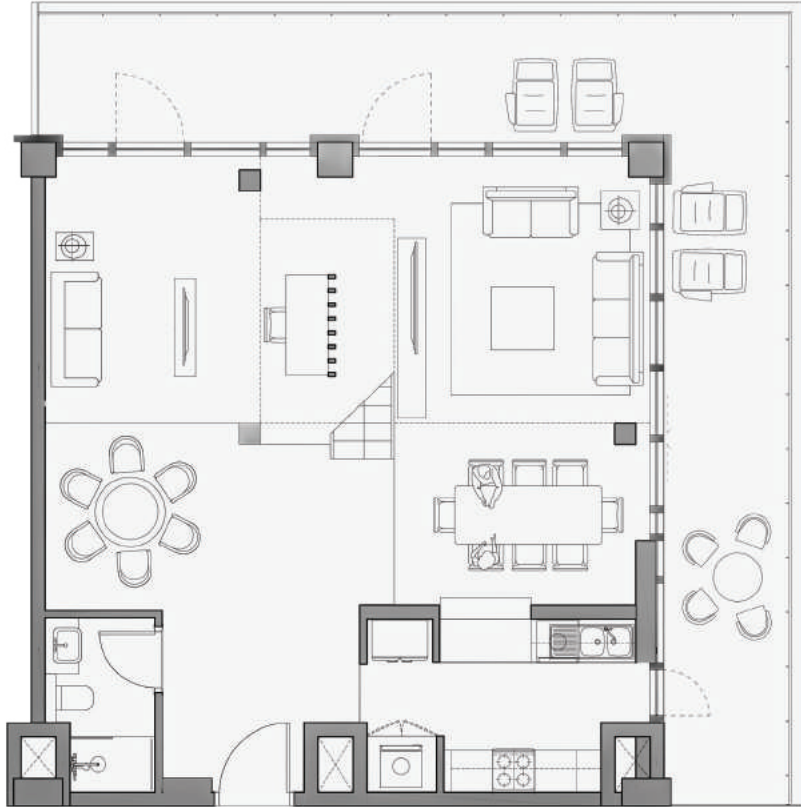
Total Area | 167.69 sqm | 1,805sqft





APARTMENT TYPE

# TWO BEDROOM C-GL DUPLEX



Gross Floor Area:

Suite Area	144.18 sqm	1,552 sqft
Balcony Area	56.02 sqm	603 sqft
Total Area	200.20 sqm	2,155 sqft



APARTMENT TYPE

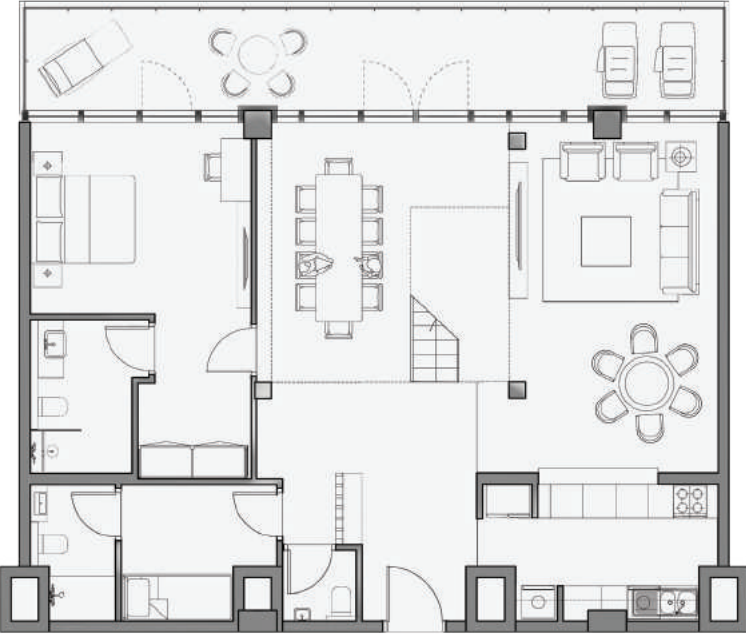
# THREE BEDROOM D DUPLEX

Gross Floor Area:

Suite Area | 227.79 sqm | 2,452 sqft

Balcony Area | 25.27 sqm | 272 sqft

Total Area | 253.06 sqm | 2,724 sqft



APARTMENT TYPE

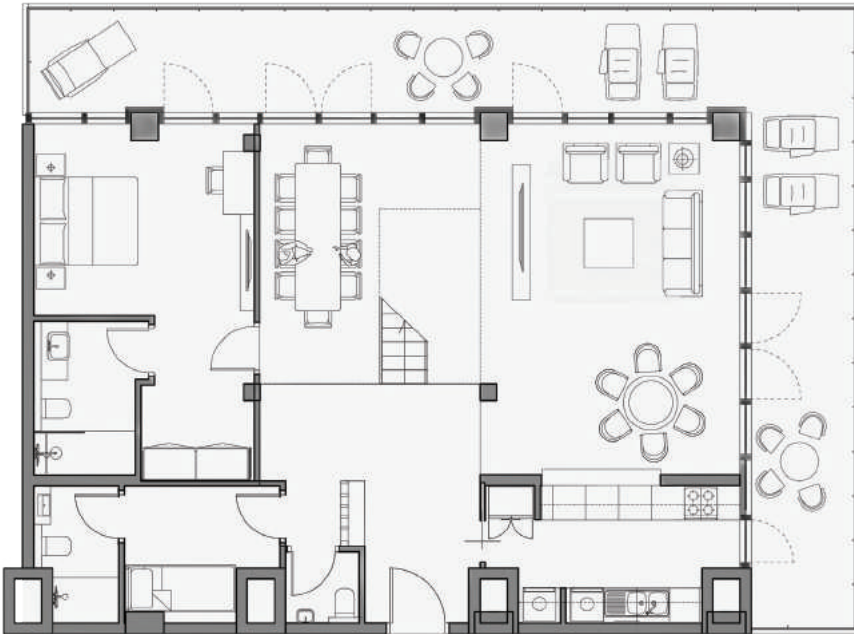
# THREE BEDROOM D-GL DUPLEX

Gross Floor Area:

Suite Area | 234.77 sqm | 2,527 sqft

Balcony Area | 48.86 sqm | 526 sqft

Total Area | 283.63 sqm | 3,053 sqft





APARTMENT TYPE

# FOUR BEDROOM A DUPLEX

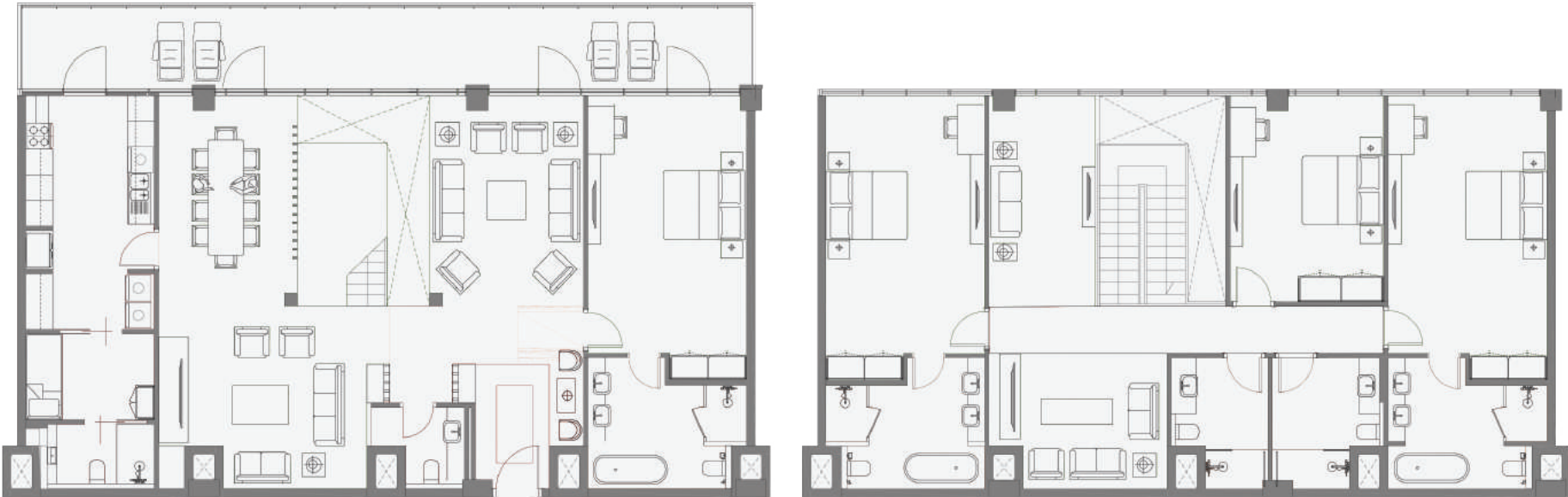
LEVEL 01 & LEVEL 02

Gross Floor Area:

Suite Area | 305.27 sqm | 3,286 sqft

Balcony Area | 34.01 sqm | 366 sqft

Total Area | 339.28 sqm | 3,652 sqft



APARTMENT TYPE

# FOUR BEDROOM B DUPLEX

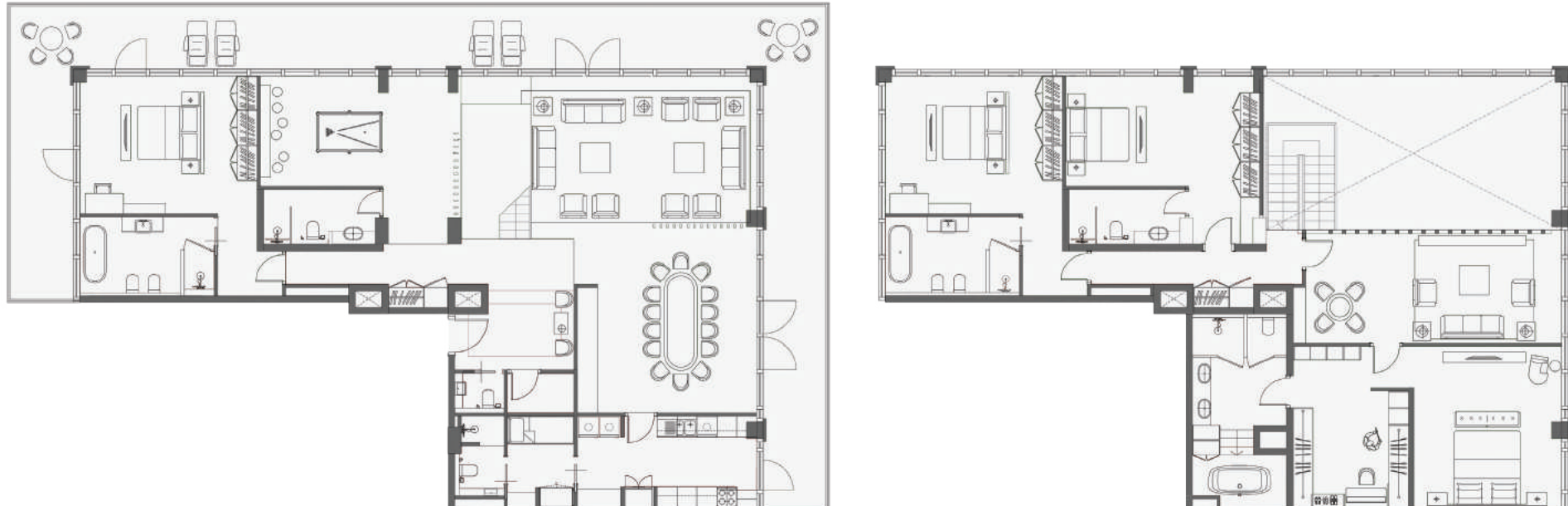
LEVEL 01 & LEVEL 02

Gross Floor Area:

Suite Area | 370.87 sqm | 3,992 sqft

Balcony Area | 179.84 sqm | 1,932 sqft

Total Area | 550.35 sqm | 5,924 sqft







## TWO-YEAR PAYMENT PLAN

### Percentage

### Milestone

3%

On Signing of Reservation

7%

Signing of the Sale & Purchase Agreement

6.25%

120 days later (4 months from Reservation)

6.25%

240 days later (8 months from Reservation)

6.25%

360 days later (12 months from Reservation)

6.25%

480 days later (16 months from Reservation)

65%

Anticipated Completion by Q4 2022





Since 2018, SIADAH Development has been an industry leader in its commitment to promoting a healthy environment and developing high-standard communities for emerging generations. Through its endeavor to generate sustainable real estate and investment opportunities, SIADAH encourages the people of the UAE to embrace a vibrant lifestyle.

The creative work of forward-thinking companies and environmentally-conscious project teams is a driving force in delivering world-class living concepts and celebrating happy communities.

This is where SIADAH leaves its mark.

***Always ahead.***

A development by







**SIADAH**  
DEVELOPMENT  
سيادة للتطوير

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[www.yasbeachresidence.com](http://www.yasbeachresidence.com)