

THE  
CLUBHOUSE

YAS GOLF COLLECTION



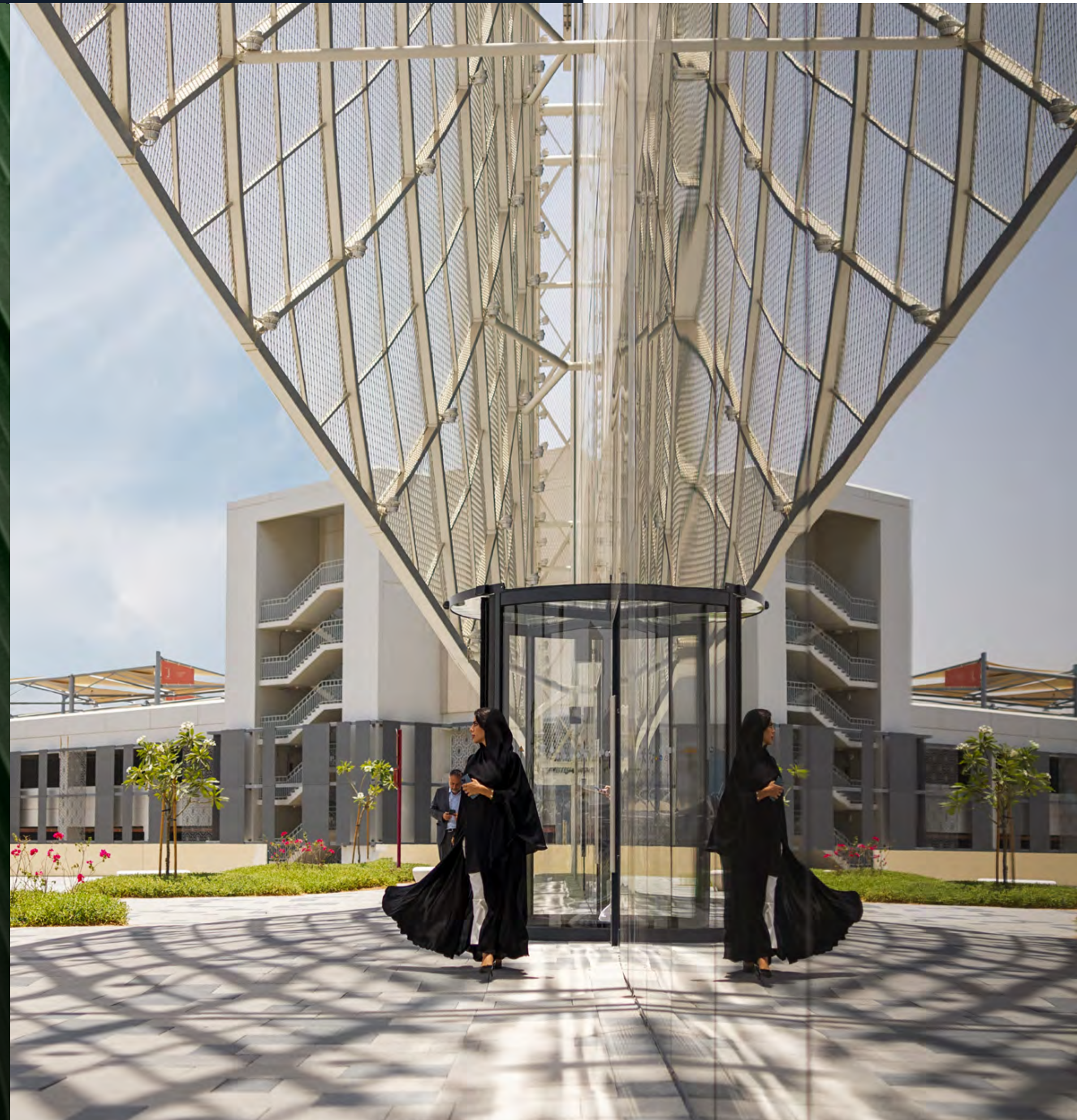
WELCOME  
TO THE  
INNER CIRCLE

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# LIFE CURATED BY ALDAR

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As one of the most trusted and recognised real estate lifestyle developers in the UAE, it's our duty to keep evolving the meaning of 'home'; with exceptional communities purposefully planned to enrich people's lives, and luxury properties designed to elevate their every day.



An aerial photograph of Abu Dhabi, United Arab Emirates, showcasing a blend of modern and traditional architecture. On the left, several tall, glass-clad skyscrapers with unique, curved designs stand prominently. In the center, a large, ornate building with a prominent dome and intricate facade, likely the Yas Viceroy Hotel, is visible. The city extends to the coast, where a sandy beach and turquoise waters meet. The sky is clear and bright, suggesting a sunny day.

# THE CITY WE CALL HOME

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Abu Dhabi is the capital of the UAE, a city known for its warmth and vibrant spirit. People from all over the world are drawn to its natural beauty, vibrant cultural scene, inspiring heritage, and dynamic business landscape.

- ALDAR COMMUNITIES
- ENTERTAINMENT
- HOTELS
- SHOPPING
- LANDMARKS
- NEARBY AREAS

TO DUBAI  
50 MINUTES

# YAS ISLAND

## THE CLUBHOUSE YAS GOLF COLLECTION



TO DOWNTOWN ABU DHABI  
30 MINUTES

Abu Dhabi Airport

Aldar HQ

Al Raha Beach

Khalifa City

# YAS ISLAND LIVING

Dive into the cool waters of the Arabian Gulf, navigate the winding mangroves, browse the extensive collections at Yas Mall, and sip a sundowner in the vibrant Yas Marina — all without ever leaving Yas Island.

As Abu Dhabi's most exciting leisure destination, it offers an extensive array of action, entertainment, and adventure to fulfill whatever your heart desires.



# ONE HOME, MANY LIFESTYLES

From their beautiful apartments overlooking the golf course, mangroves and Yas Theme Parks, residents of this connected community enjoy the very best of Yas Island Living, and the lifestyle they've always wanted.



# BE PART OF AN EXCLUSIVE YAS ISLAND COMMUNITY

Beside the pristine greens of Yas Links Abu Dhabi nestles an intimate collection of two-storey suites. This exclusive community heralds a new way of living on Yas Island.





# THIS IS WHERE LUXURY PLAYS

Enjoy access to amenities and services curated for those who seek a luxuriously active lifestyle. Engage in an electrifying match on the state-of-the-art padel court. Elevate your golfing skills with an exclusive membership at Yas Links Abu Dhabi. Or indulge in a tailor-made workout at the Athletics Club.





# AMENITIES EXCLUSIVE TO THE CLUBHOUSE COMMUNITY

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Private Entrance

Athletics Club

Aqua Deck

Kids' Plunge Pool

Beach Membership

Club Membership

Reflexology Path

The Courtyard (Padel Court)

The Greens (Boules Area)

The Greens (Activation Lawn)

Giant Chess

Lounge Area

Private Drop-Off Area





# VIP GOLF MEMBERSHIP

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Your home comes complete with year-long  
access to Yas Links Abu Dhabi course and club.

# VIP BEACH MEMBERSHIP

Residents enjoy complimentary access  
to the inviting sands of nearby Yas Beach.



A person's hands are shown holding a black and white pickleball paddle. The paddle has a black face with a grid of black dots. The person is wearing a light-colored, short-sleeved shirt. The background is a bright blue sky with a sun flare in the upper left corner and scattered white clouds. The overall mood is bright and energetic.

# ATHLETICS CLUB

State-of-the-art of equipment,  
expert personal trainers, all tied  
up in an exquisite space.

# AQUA DECK

Relax by the pool sipping refreshments served straight to your lounge.



# THE COURTYARD

Raise your game or start a community  
tournament on the padel courts.



An aerial photograph of a golf course. The image shows a well-manicured green lawn with several palm trees scattered across it. Long, dark shadows of the palm trees are cast across the grass, indicating it is either early morning or late afternoon. The overall scene is serene and tropical.

# THE GREENS

Try your hand at the beloved French sport of Boules, enjoyed on the manicured lawn.



# CURATING EVERY DETAIL OF YOUR DAY

## EXCLUSIVE SERVICES AT THE CLUBHOUSE

Experience living redefined by luxury, with a selection of services designed for an unrivalled blend of comfort and exclusivity.



24/7 Concierge

Valet Parking

Pool Refreshments

Housekeeping

Laundry & Dry Cleaning

Pet Sitting

Pre-Arrival Services

Babysitting

Grocery Stocking

House Carts

Maintenance Services

\* Sign-in privileges are on demand and subject to additional payment.

# 24/7 CONCIERGE

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A warm welcome and attentive support  
whenever you need it, making your  
luxurious abode even more exceptional.





# VALET PARKING

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Drive in, step out and the rest is done for you.





# PRE-ARRIVAL SERVICES

A clean home and well-stocked fridge will greet you on your return home from a trip.



# LUXURIOUS AMENITIES

In The Yas Golf Collection Community

Community Centre & Lounge

Yoga & Meditation Spaces

Outdoor Fitness Nodes

Jogging Track around the Community

Reflexology Paths

Swimming Pools & Splash Pads

Indoor Gym

Smart Home & Smart Community Features

Wi-Fi In All Common Areas & Elevators

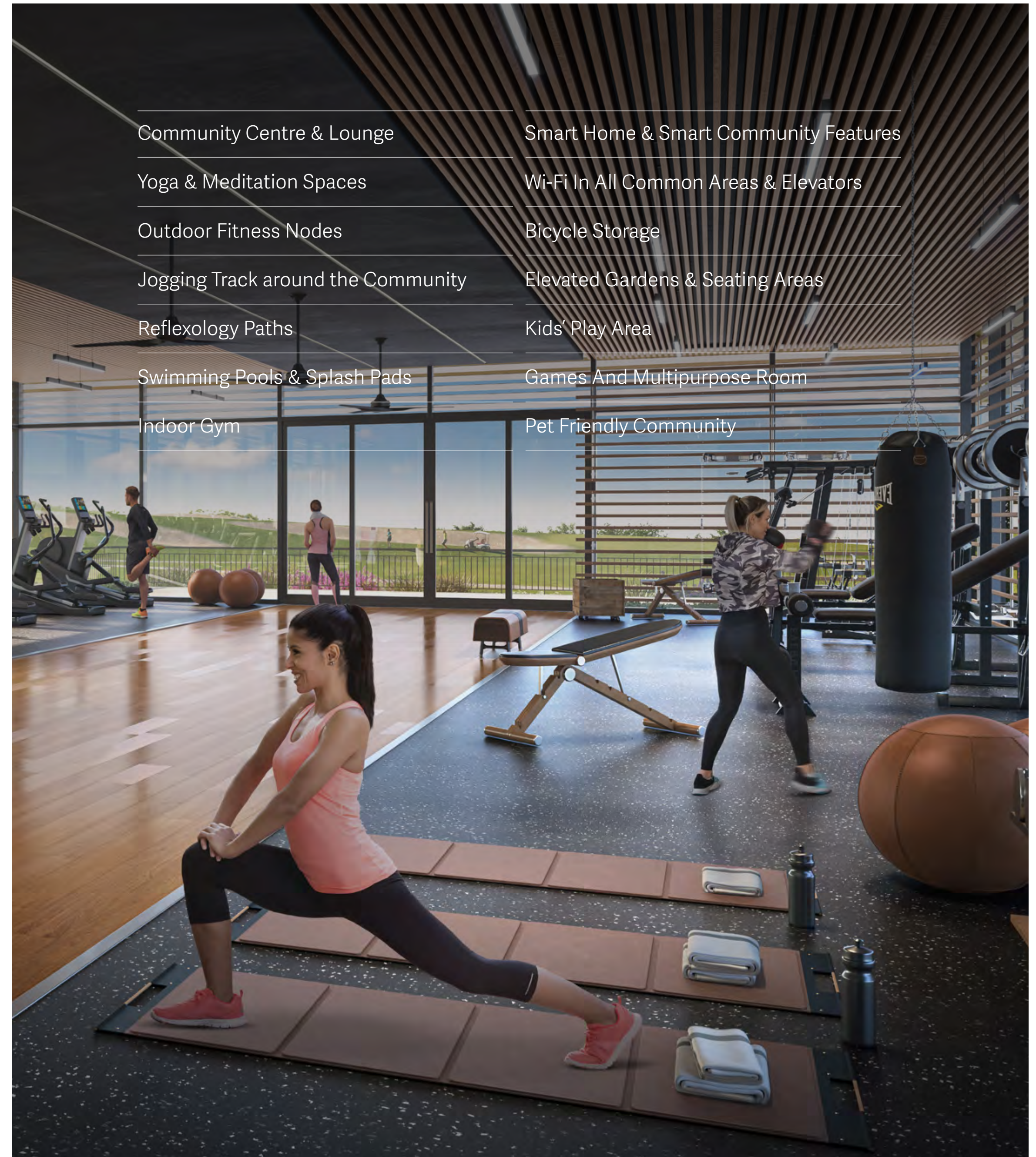
Bicycle Storage

Elevated Gardens & Seating Areas

Kids' Play Area

Games And Multipurpose Room

Pet Friendly Community











# STYLISH SUITES WITH BREATH-TAKING VIEWS

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From your 2 or 3-bed, two-storey home, hear the putter of sprinklers on the lawns; smell the tumbling bougainvillea outside the window; take in the immaculate fairway views and the tangle of mangroves beyond. Embrace Mediterranean-style luxury living.





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YAS GOLF COLLECTION





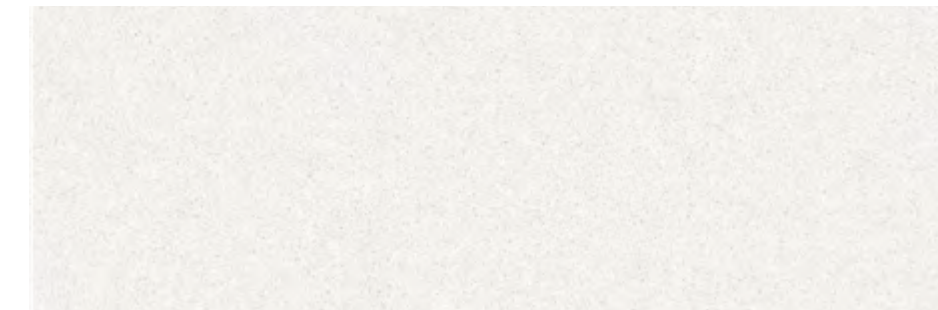


**Material Finishes:** Kitchen, bedroom, bathroom, wardrobes, and internal doors

Studio & 1-bedroom kitchen back splash / Bathroom flooring & wall



Kitchen & bathroom countertop



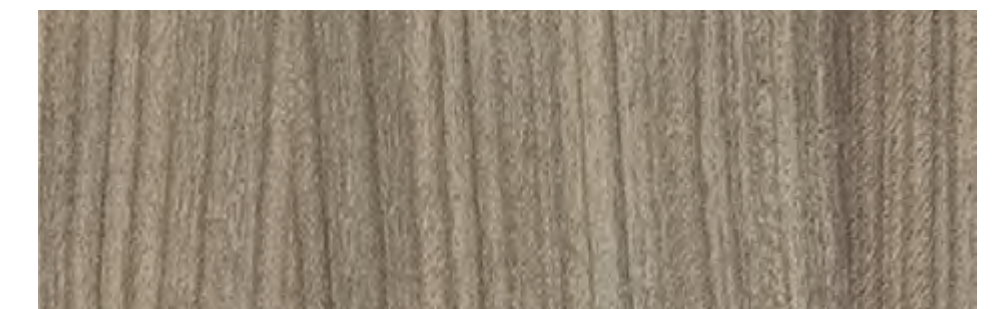
2-3-bedroom kitchen back splash



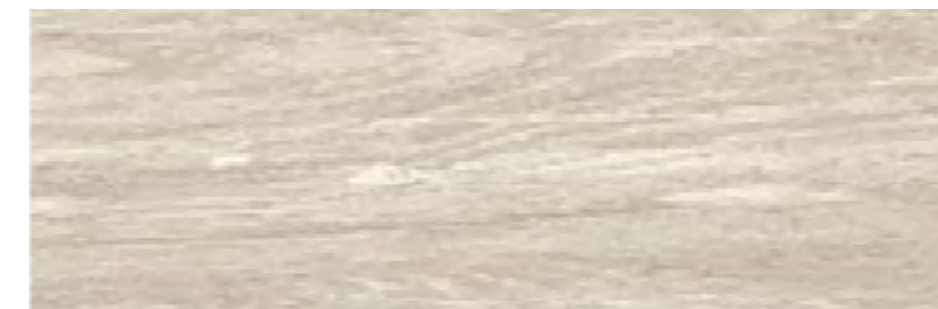
Bathroom accent wall



Kitchen joinery



Bedroom flooring

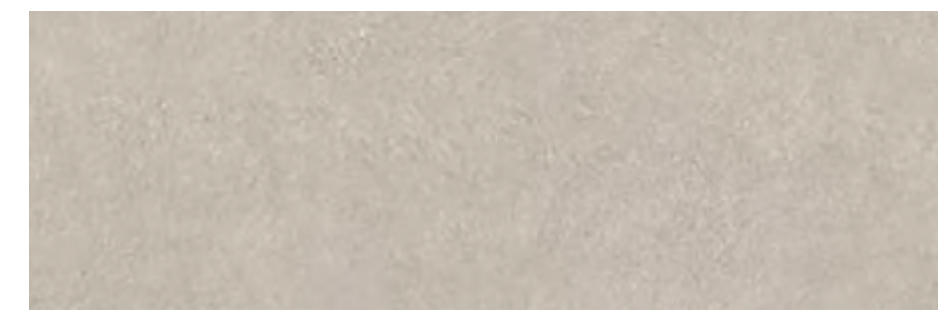


Wardrobes & internal doors



**Material Finishes:** General and entrance

General flooring

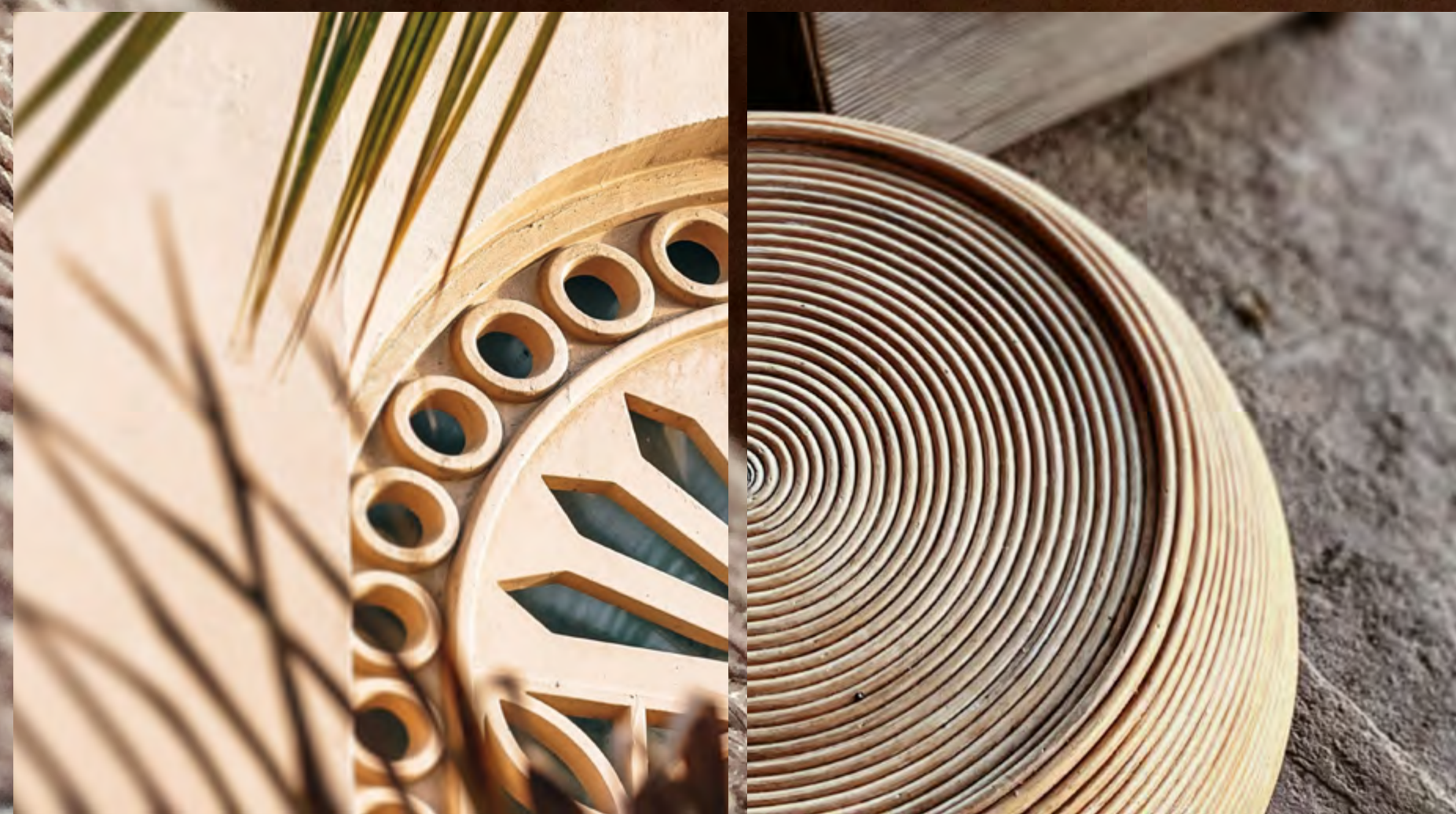


Entrance door



# INSPIRED BY THE FINEST HOMES IN THE MEDITERRANEAN

The warmth of European style meets the sophistication of the UAE, in a collection of suites where every detail meets the highest standards of design, materials and finishes.





# FLOOR PLANS

## 2 BEDROOMS DUPLEX -A1



LOWER LEVEL



UPPER LEVEL

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical layout and Aldar makes no representation of warranty in relation to any of the information shown.

# FLOOR PLANS

## 2 BEDROOMS DUPLEX -A2



LOWER LEVEL



UPPER LEVEL

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# FLOOR PLANS

## 3 BEDROOMS DUPLEX -B1



LOWER LEVEL



UPPER LEVEL

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# FLOOR PLANS

## 3 BEDROOMS DUPLEX -B2



LOWER LEVEL

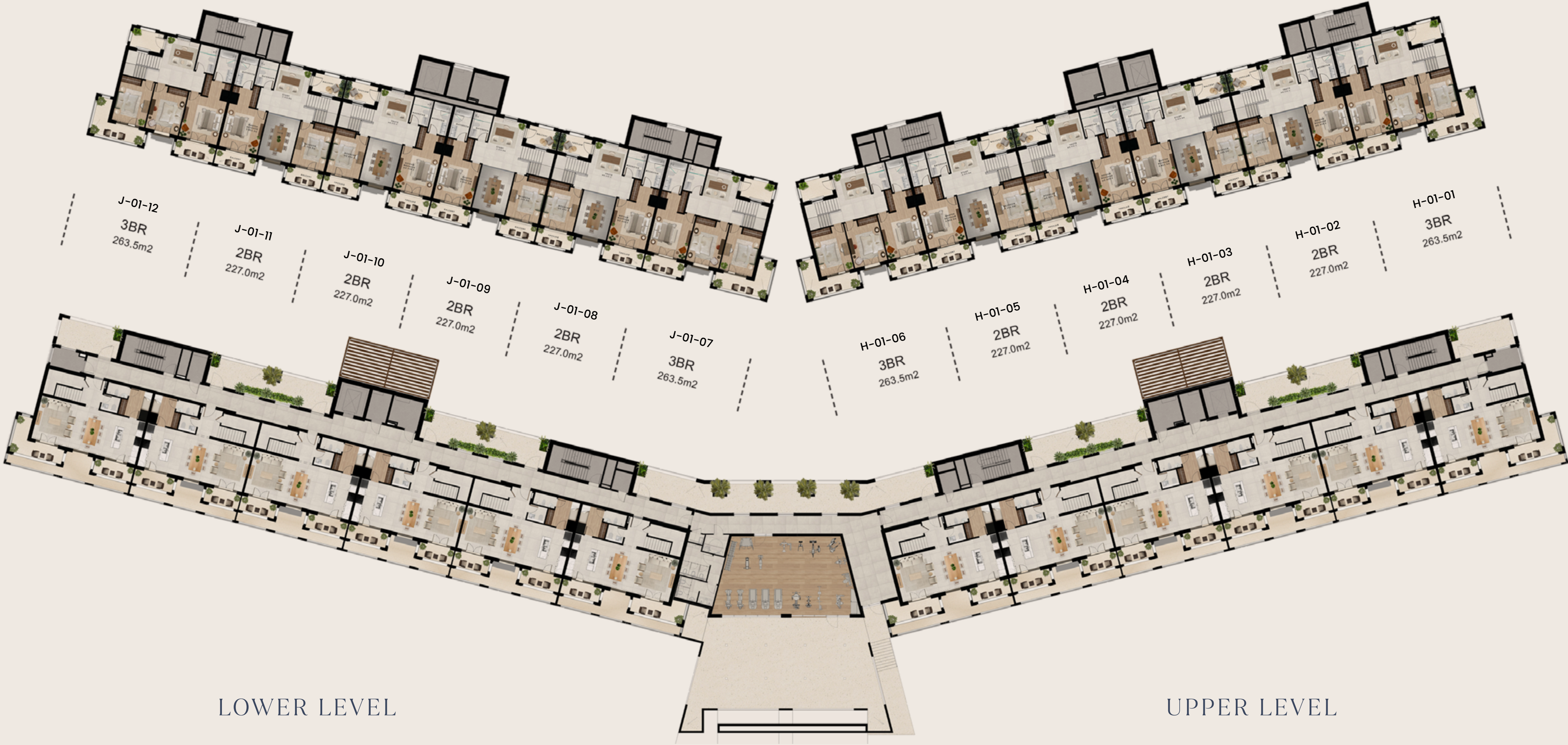


UPPER LEVEL

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# FLOOR PLATES

## 1<sup>ST</sup> & 2<sup>ND</sup> LEVEL



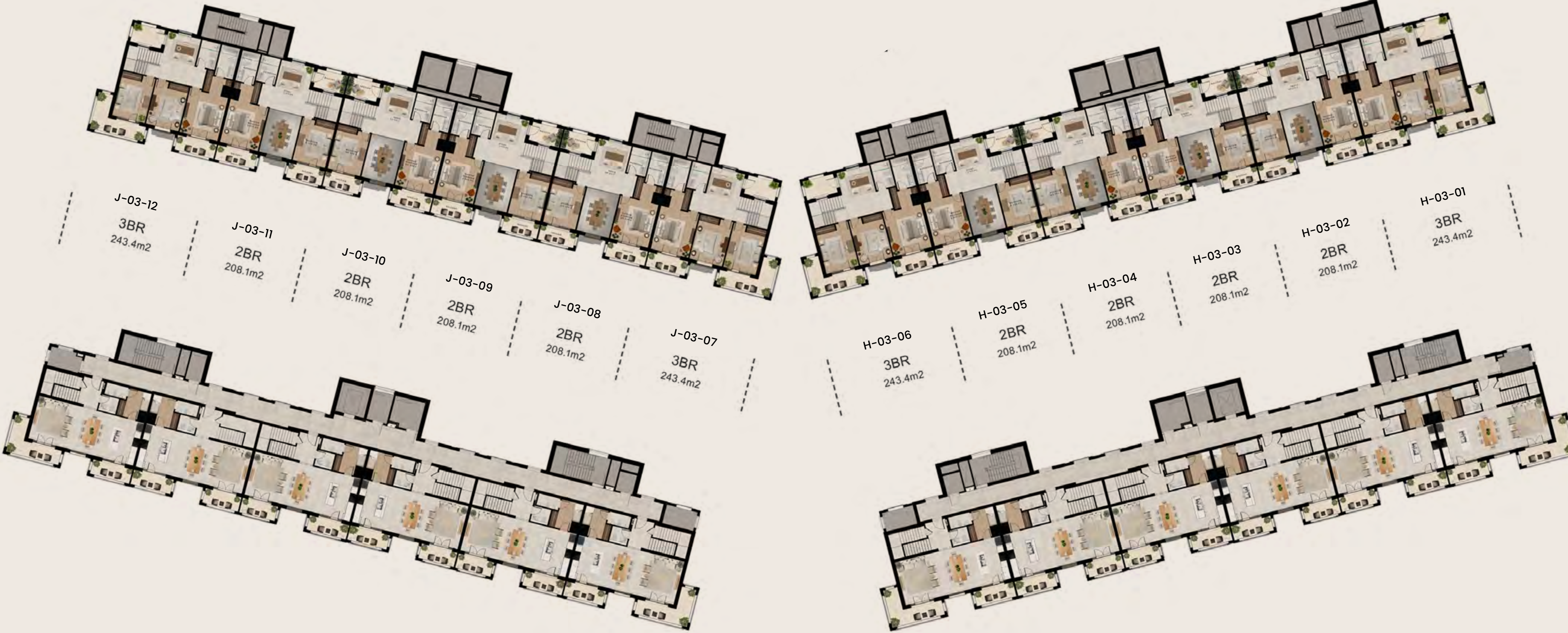
LOWER LEVEL

UPPER LEVEL

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# FLOOR PLATES

## 3<sup>RD</sup> & 4<sup>TH</sup> LEVEL



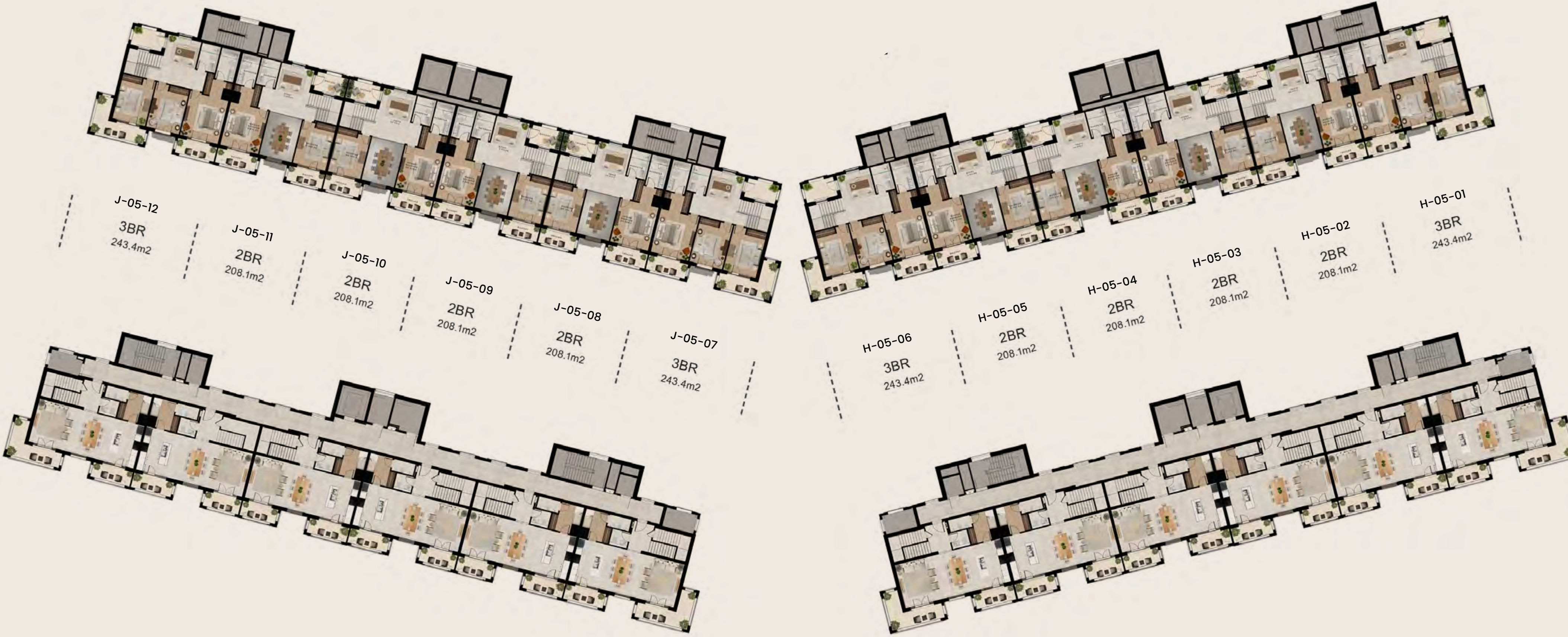
LOWER LEVEL

UPPER LEVEL

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# FLOOR PLATES

## 5<sup>TH</sup> & 6<sup>TH</sup> LEVEL



LOWER LEVEL

UPPER LEVEL

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