



ALKASER

YAS ISLAND

# Yas Island— *feel* the energy, soak up the *vibe*.

Welcome to the many pleasures of life on Yas Island. Enjoy browsing international brands at Yas Mall, Abu Dhabi's biggest mall, before a delicious meal with canal views at Yas Bay.

When it's time for thrills, head to Ferrari World for the world's fastest rollercoaster, try new SeaWorld – the region's first marine life theme park – or aim for a hole-in-one at Yas Links.

Whatever you're in the mood for, there's always something to do on award-winning Yas Island.



TO SAADIYAT ISLAND  
22 MINUTES

TO DUBAI  
1HR 25 MINUTES



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## The gateway to Yas Island.

Located at the island's north entrance, Alkaser offers direct connections to Yas Island's ever-growing range of leisure and entertainment attractions.

A stunning promenade links Alkaser to other waterfront developments, while Abu Dhabi and Dubai are in easy reach.

ABU DHABI  
INTERNATIONAL  
AIRPORT  
15 MINUTES

TO DOWNTOWN ABU DHABI  
30 MINUTES



# An *opportunity* to invest in Yas *waterfront.*

With almost 800m of prime canal frontage, Alkaser offers Yas Island's last waterfront investment opportunity. Positioned at the gateway to Yas Island, Alkaser is located minutes from a dazzling array of entertainment, dining and lifestyle attractions.



6 Canal View *Plots*  
4 Park View *Plots*

# Desirable waterfront *living* for the future.

Positioned in a sought-after location between the canal and Gateway Park, Alkaser is a vibrant new waterfront destination on Yas Island.

This residential development is a superb opportunity to invest in a site that offers true community living.

With direct connections to the island's attractions and a host of on-site amenities, Alkaser is a destination that brings it all together.





No. of Plots  
10

Type  
Residential & mixed use  
plots

Plot Range  
3,542 - 4,029 Sqm

GFA Range  
10,626 - 12,087 Sqm

Handover  
Q2 2026

# Project *Features*



Canal view

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Easy access to Yas Gateway Park

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Parks and open spaces within the community

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Co-located retail opportunities

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Mosque

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Proximity to Yas Island leisure and entertainment attractions



# Master Plan



- Site Boundary
- Mixed Use Residential
- Residential

# Availability

Plot ID	Plot area (m <sup>2</sup> )	Total GFA (m <sup>2</sup> )	Residential GFA (m <sup>2</sup> )	Retail GFA (m <sup>2</sup> )	No. of Floors	View
A1A	3,823	11,470	11,470	0	2B+G+7	CANAL FACING
A1B	4,029	12,087	11,927	160	2B+G+7	CANAL FACING
A2A	3,810	11,429	11,269	160	2B+G+9	CANAL FACING
A2B	3,876	11,628	11,628	0	2B+G+9	CANAL FACING
A3A	3,600	10,800	10,640	160	2B+G+10	PARK FACING
A3B	3,608	10,824	10,824	0	2B+G+6	PARK FACING
A4A	3,589	10,768	10,608	160	2B+G+6	PARK FACING
A4B	3,542	10,626	10,466	160	2B+G+9	PARK FACING
A5A	3,880	11,639	11,639	0	2B+G+7	CANAL FACING
A5B	3,899	11,696	11,536	160	2B+G+10	CANAL FACING
Total	37,656	112,968	112,008	960		

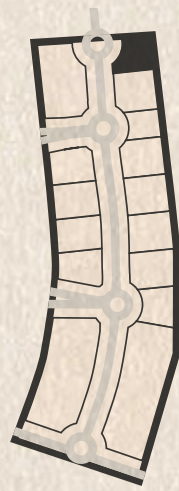
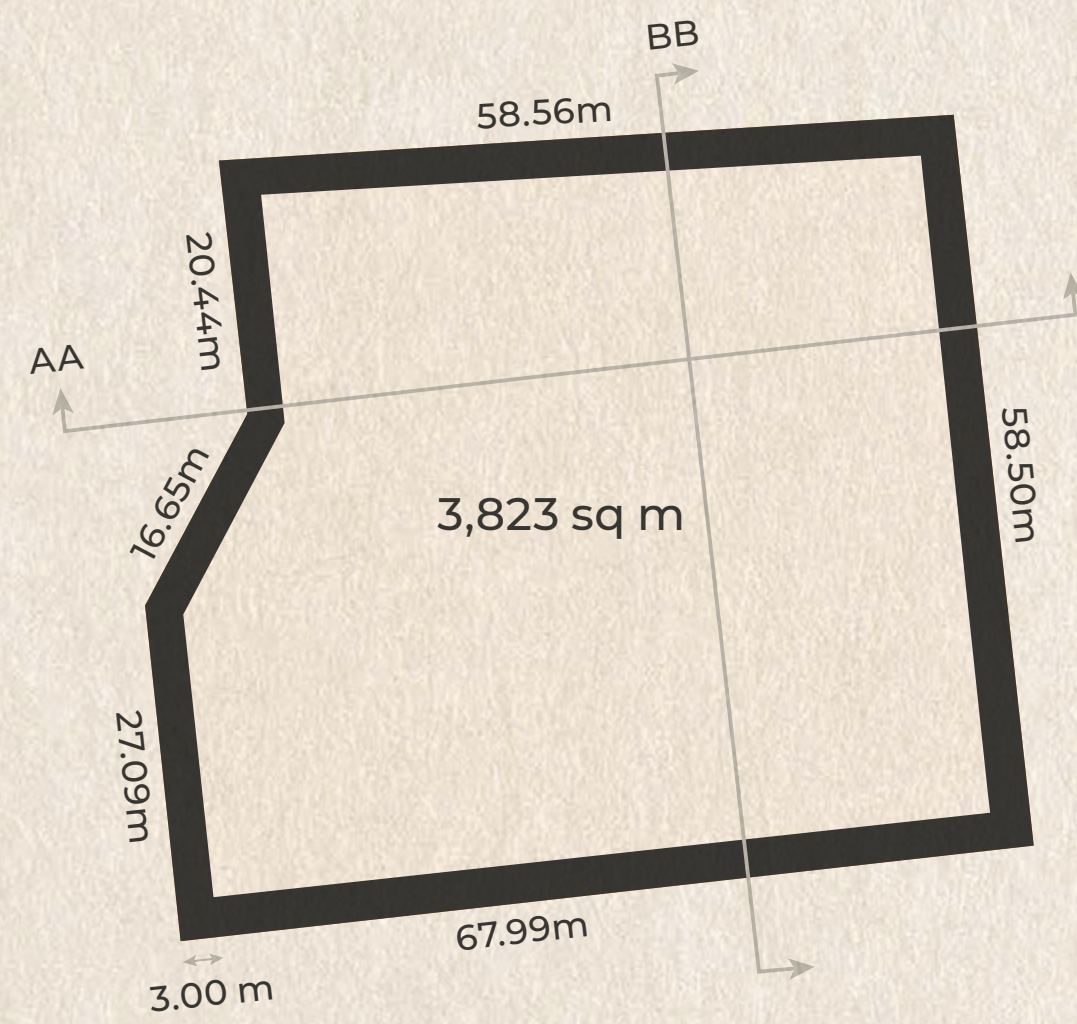
# Payment *plan*

#	Milestone	Date	PP1 40/60	PP2 50/50	PP3 60/40
1	Upon signing of SPA	Apr 2023	10%	10%	10%
2	Construction Start	Sep 2023	10%	10%	10%
3	Completion of enabling works	Mar 2024	5%	5%	10%
4	Completion of 25% deep utilities	Sep 2024	5%	10%	10%
5	Completion of 100% deep utilities	Mar 2025	5%	10%	10%
6	Completion of all utilities installations	Sep 2025	5%	5%	10%
7	Upon Handover	Apr 2026	60%	50%	40%

# *Plot Plans*

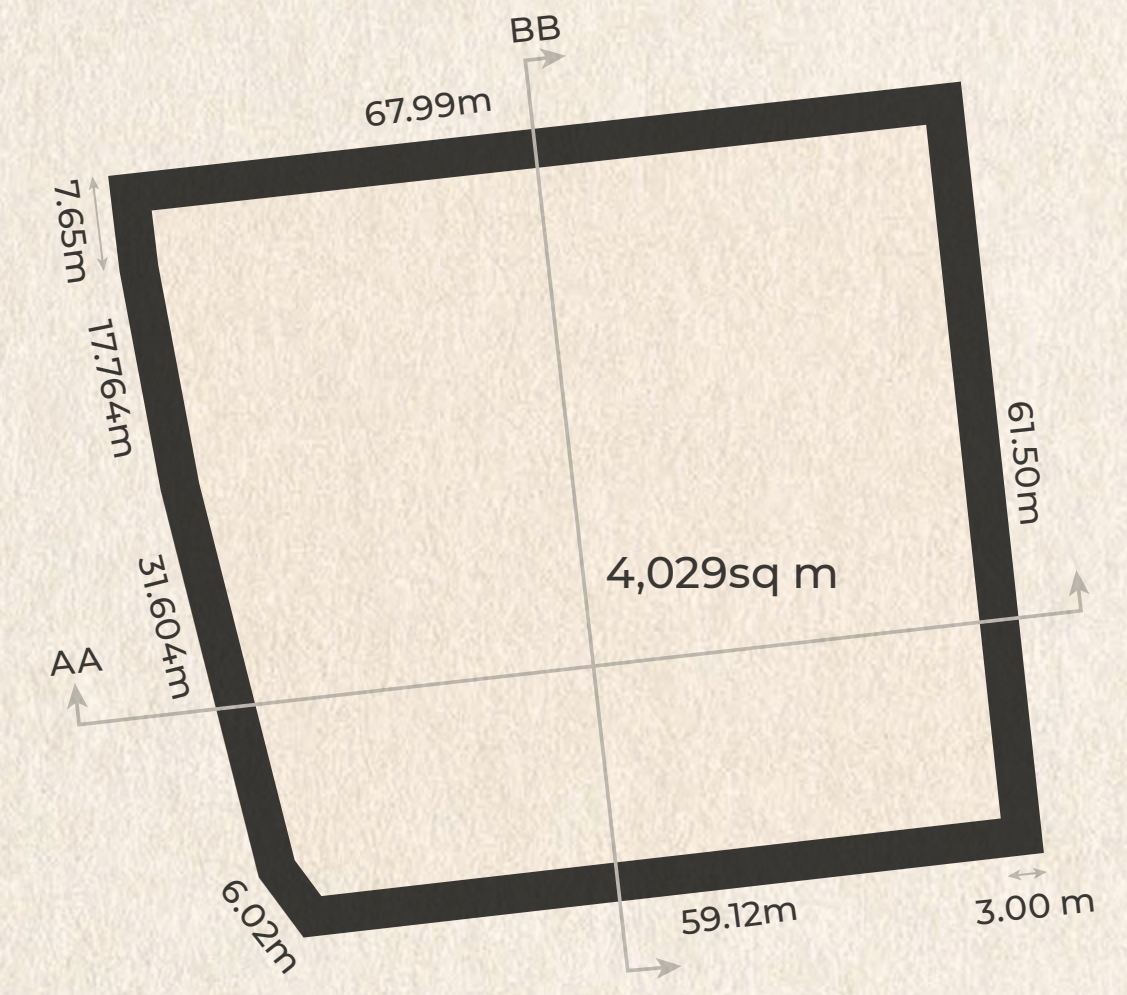


# Plot A1A



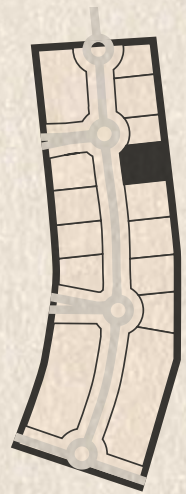
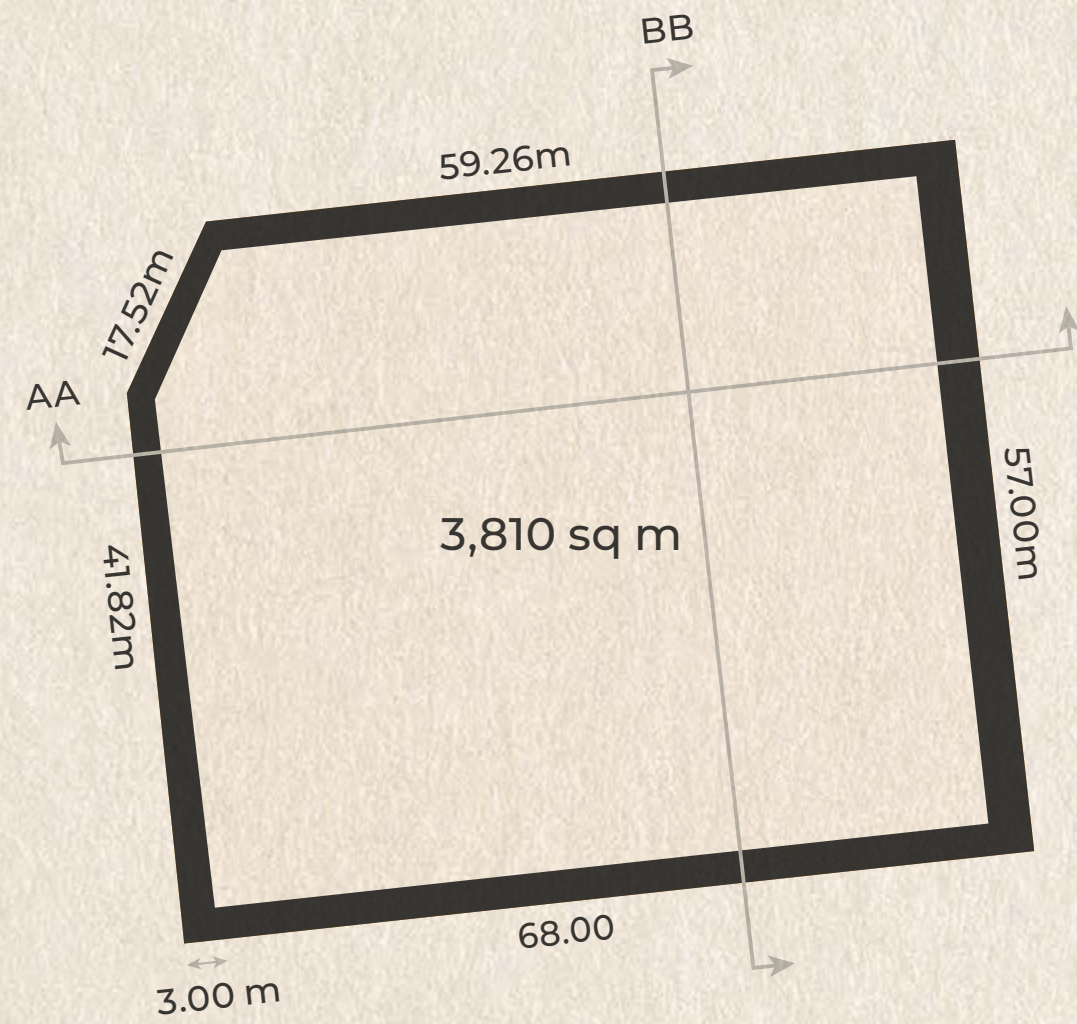
Plot area (m <sup>2</sup> )	3,823
Total GFA (m <sup>2</sup> )	11,470
Residential GFA (m <sup>2</sup> )	11,470
Retail GFA (m <sup>2</sup> )	-

# Plot A1B



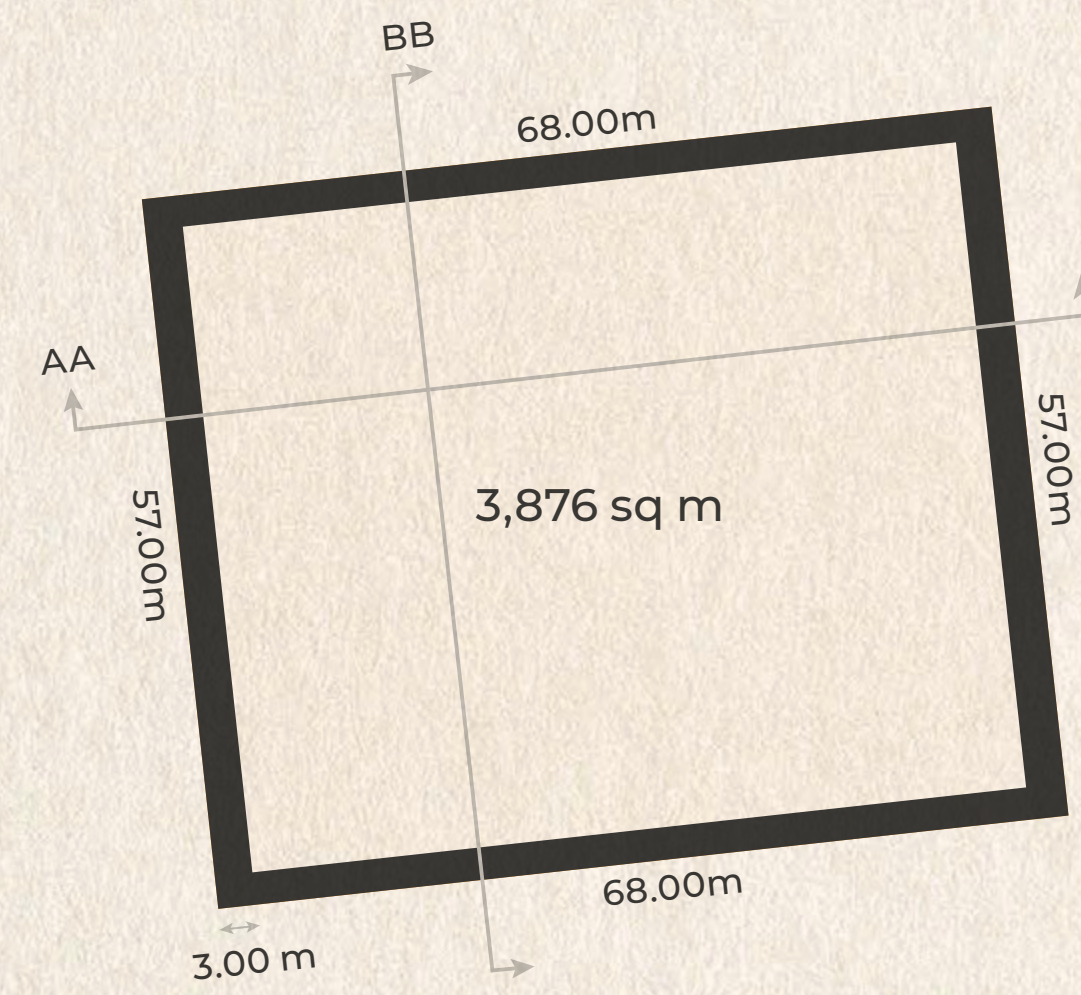
Plot area (m <sup>2</sup> )	4,029
Total GFA (m <sup>2</sup> )	12,087
Residential GFA (m <sup>2</sup> )	11,927
Retail GFA (m <sup>2</sup> )	160

# Plot A2A



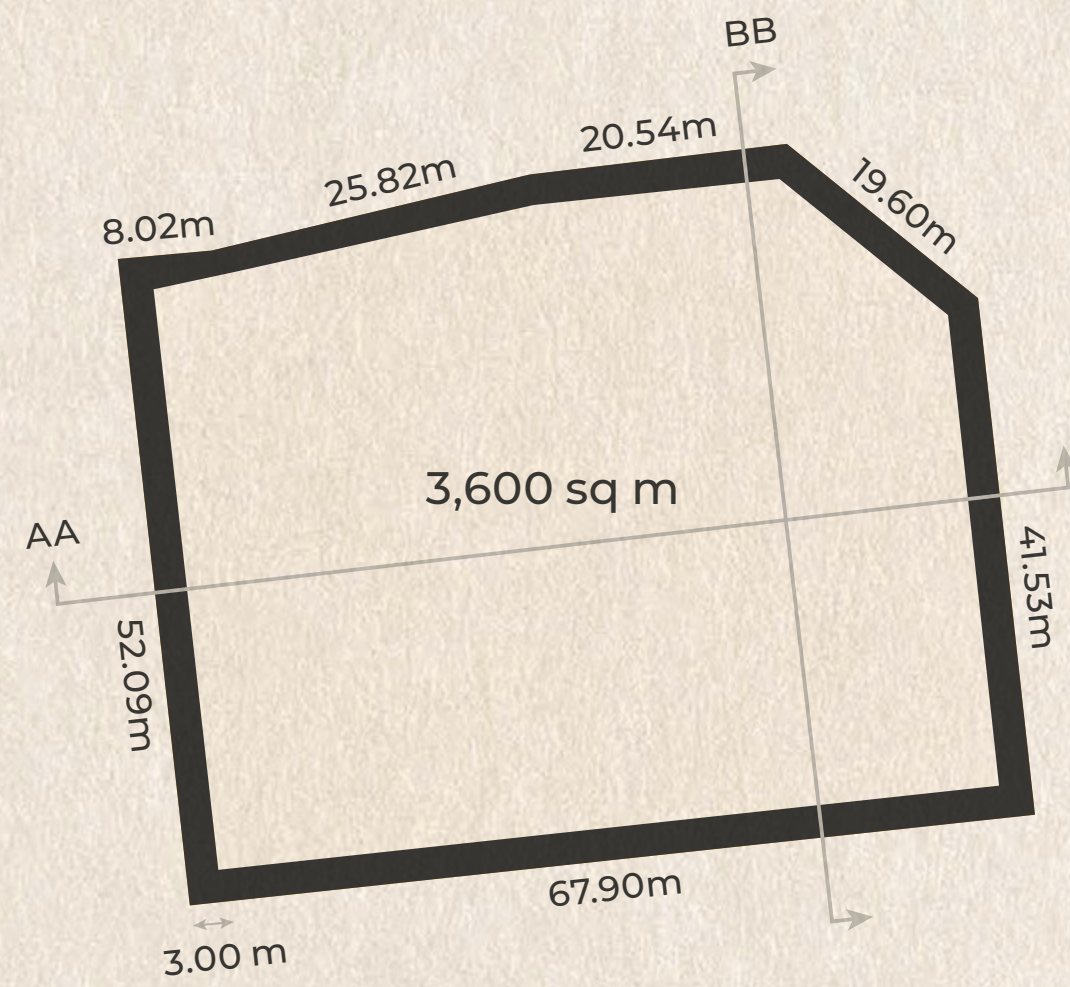
Plot area (m <sup>2</sup> )	3,801
Total GFA (m <sup>2</sup> )	11,429
Residential GFA (m <sup>2</sup> )	11,269
Retail GFA (m <sup>2</sup> )	160

# Plot A2B



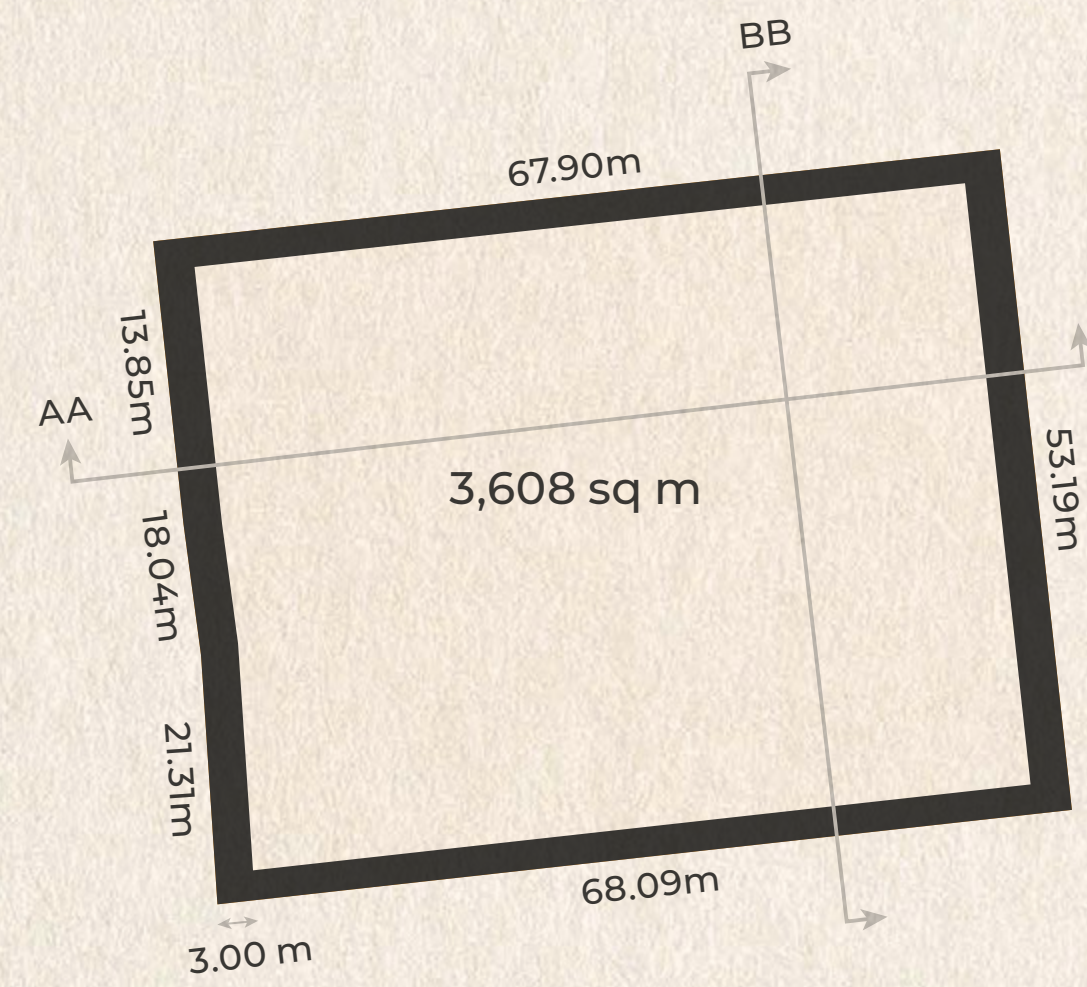
Plot area (m <sup>2</sup> )	3,876
Total GFA (m <sup>2</sup> )	11,628
Residential GFA (m <sup>2</sup> )	11,628
Retail GFA (m <sup>2</sup> )	-

# Plot A3A



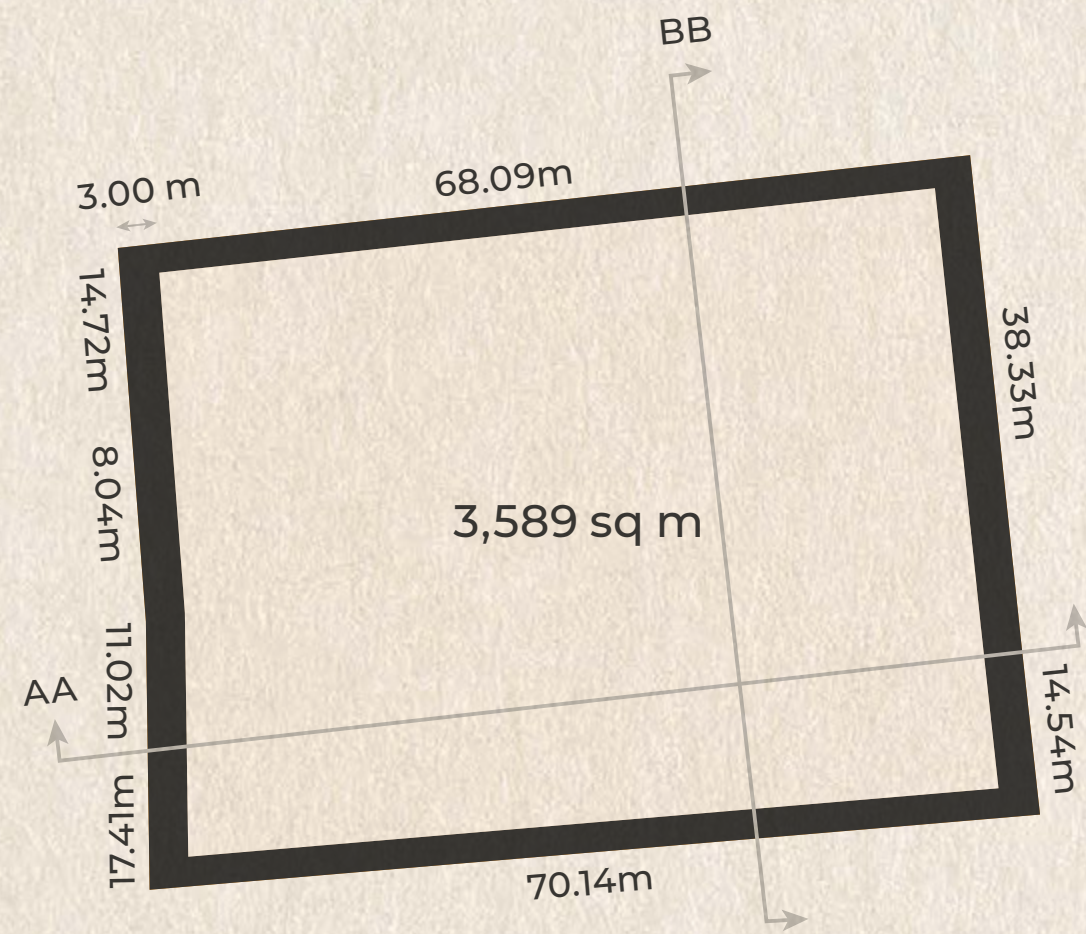
Plot area (m <sup>2</sup> )	3,600
Total GFA (m <sup>2</sup> )	10,800
Residential GFA (m <sup>2</sup> )	10,640
Retail GFA (m <sup>2</sup> )	160

# Plot A3B



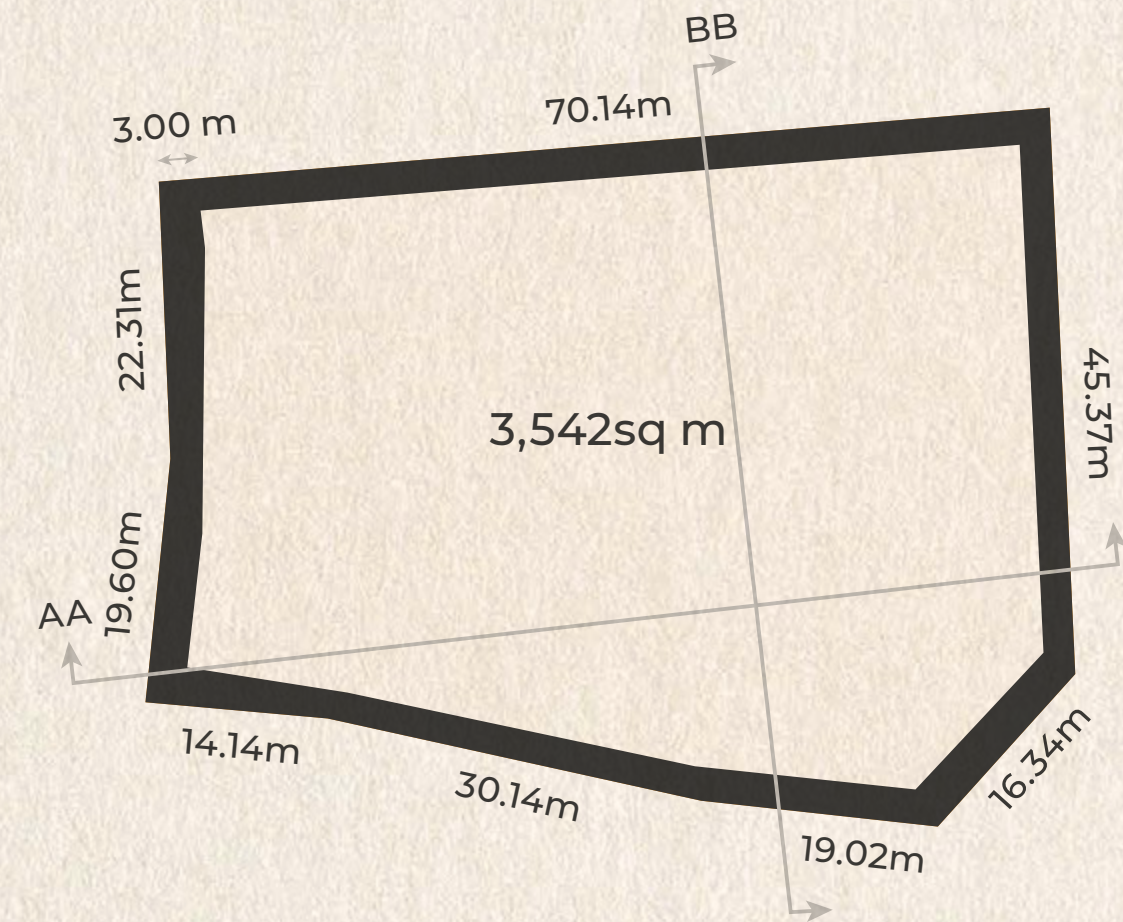
Plot area (m <sup>2</sup> )	3,608
Total GFA (m <sup>2</sup> )	10,824
Residential GFA (m <sup>2</sup> )	10,824
Retail GFA (m <sup>2</sup> )	-

# Plot A4A



Plot area (m <sup>2</sup> )	3,589
Total GFA (m <sup>2</sup> )	10,768
Residential GFA (m <sup>2</sup> )	10,608
Retail GFA (m <sup>2</sup> )	160

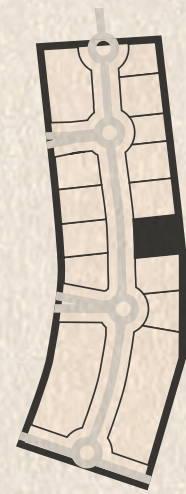
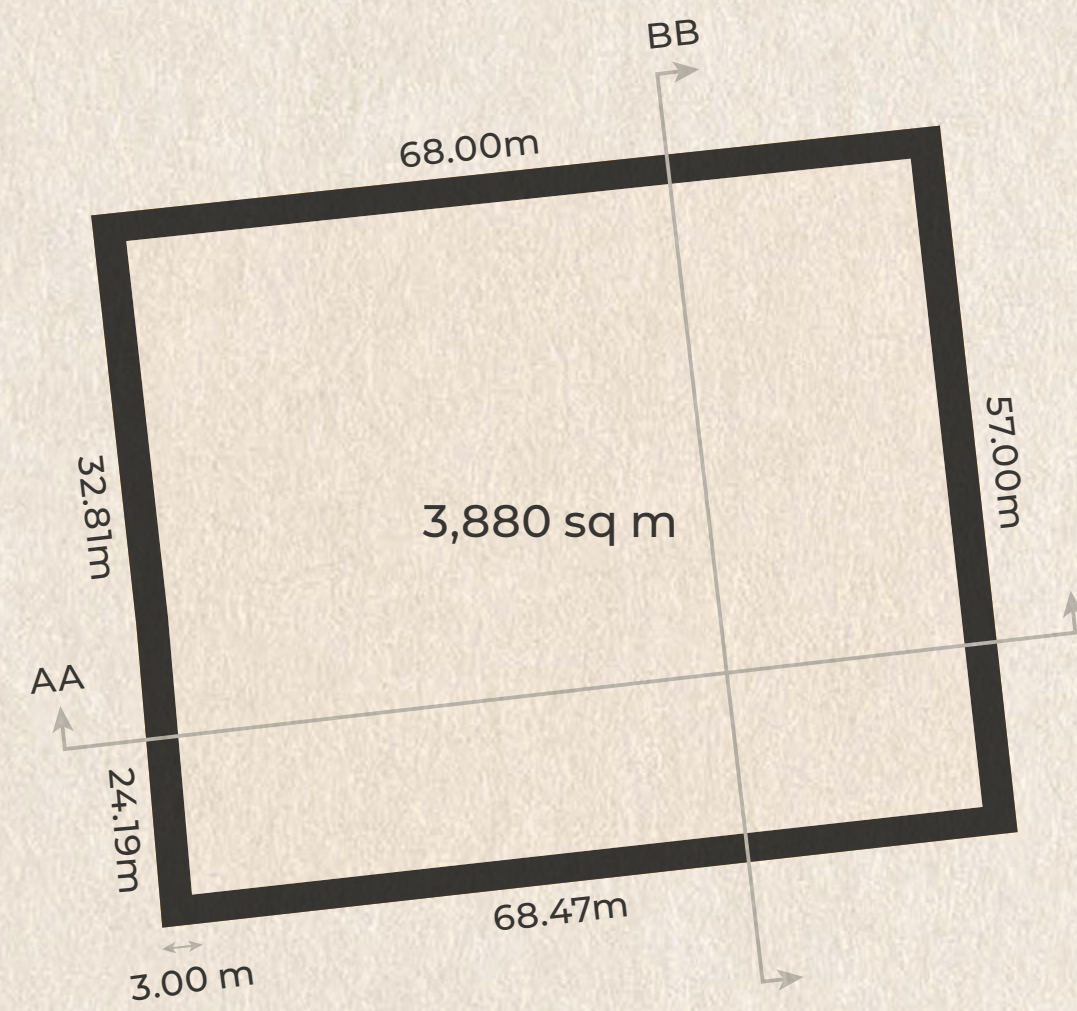
# Plot A4B



Plot area (m <sup>2</sup> )	3,542
Total GFA (m <sup>2</sup> )	10,626
Residential GFA (m <sup>2</sup> )	10,466
Retail GFA (m <sup>2</sup> )	160

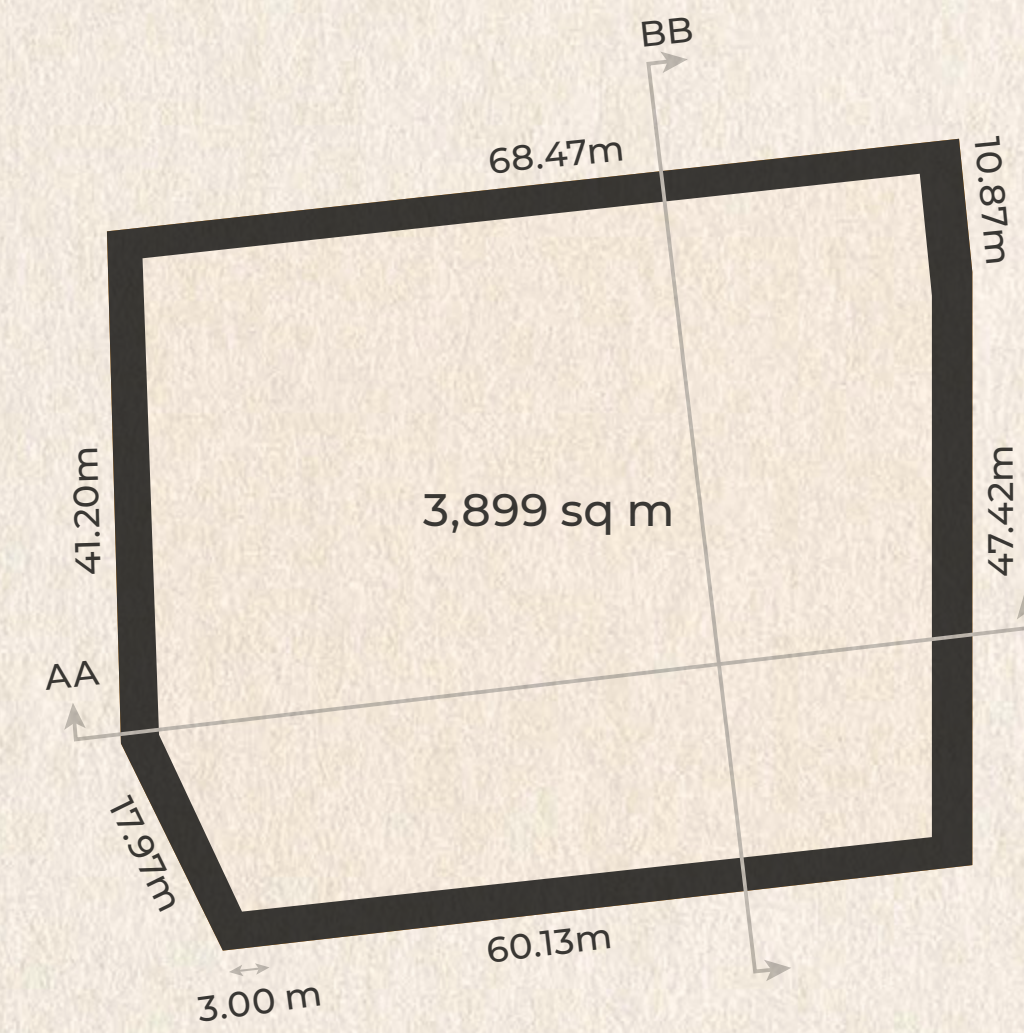


# Plot A5A



Plot area (m <sup>2</sup> )	3,880
Total GFA (m <sup>2</sup> )	11,639
Residential GFA (m <sup>2</sup> )	11,639
Retail GFA (m <sup>2</sup> )	-

# Plot A5B



Plot area (m <sup>2</sup> )	3,899
Total GFA (m <sup>2</sup> )	11,696
Residential GFA (m <sup>2</sup> )	11,536
Retail GFA (m <sup>2</sup> )	160