



YAS BEACH RESIDENCE Real Estate Development LLC.

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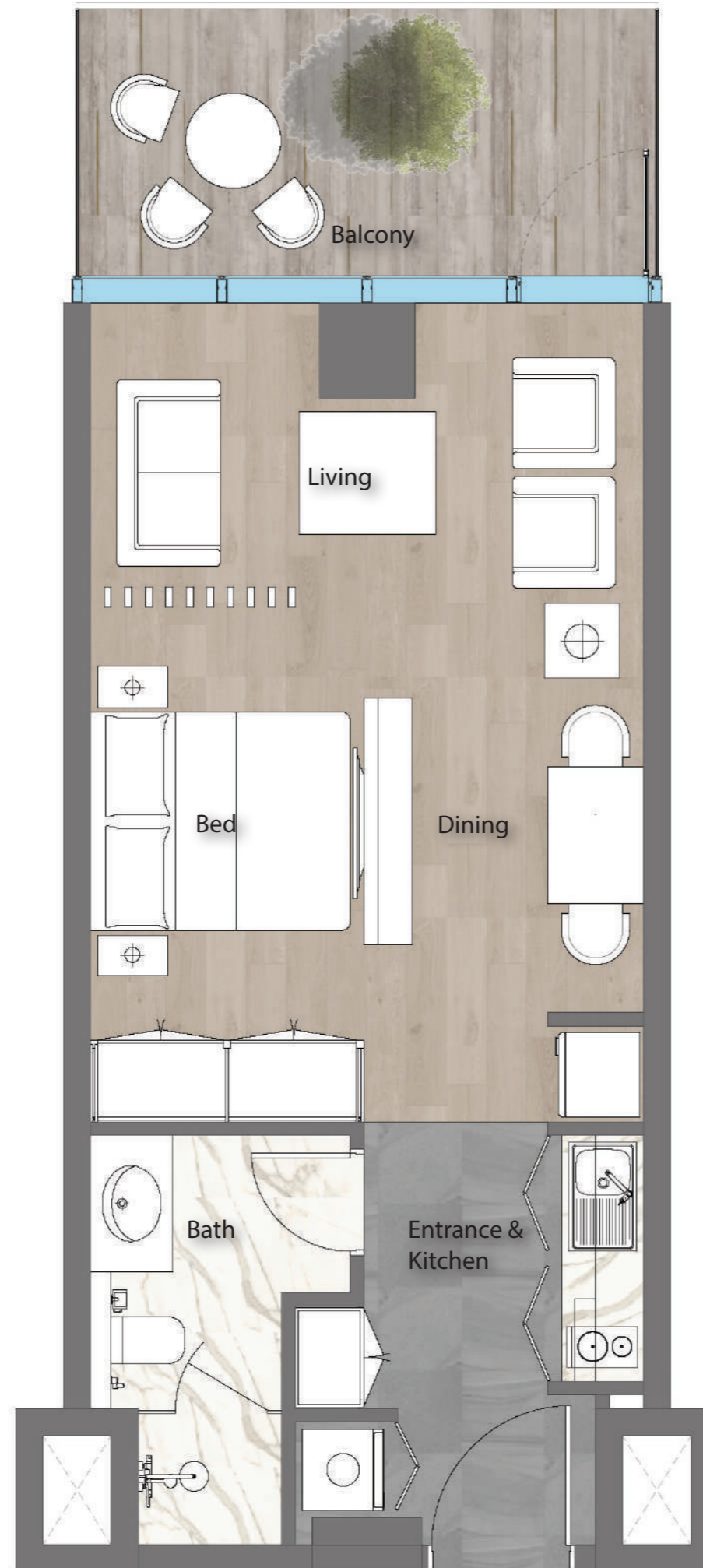
Address: Accelerator Building,  
Office No1 Masdar City. Abu Dhabi.



## YAS BEACH RESIDENCE FLOOR PLAN

REV. 7

2nd JUNE 2022



### STUDIO A

Gross Floor Area:

Suite Area 37.43 sqm / 402.90 sqft

Balcony Area 9.43 sqm / 101.50 sqft

Total Area 46.86 sqm / 504.40 sqft



### STUDIO B

Gross Floor Area:

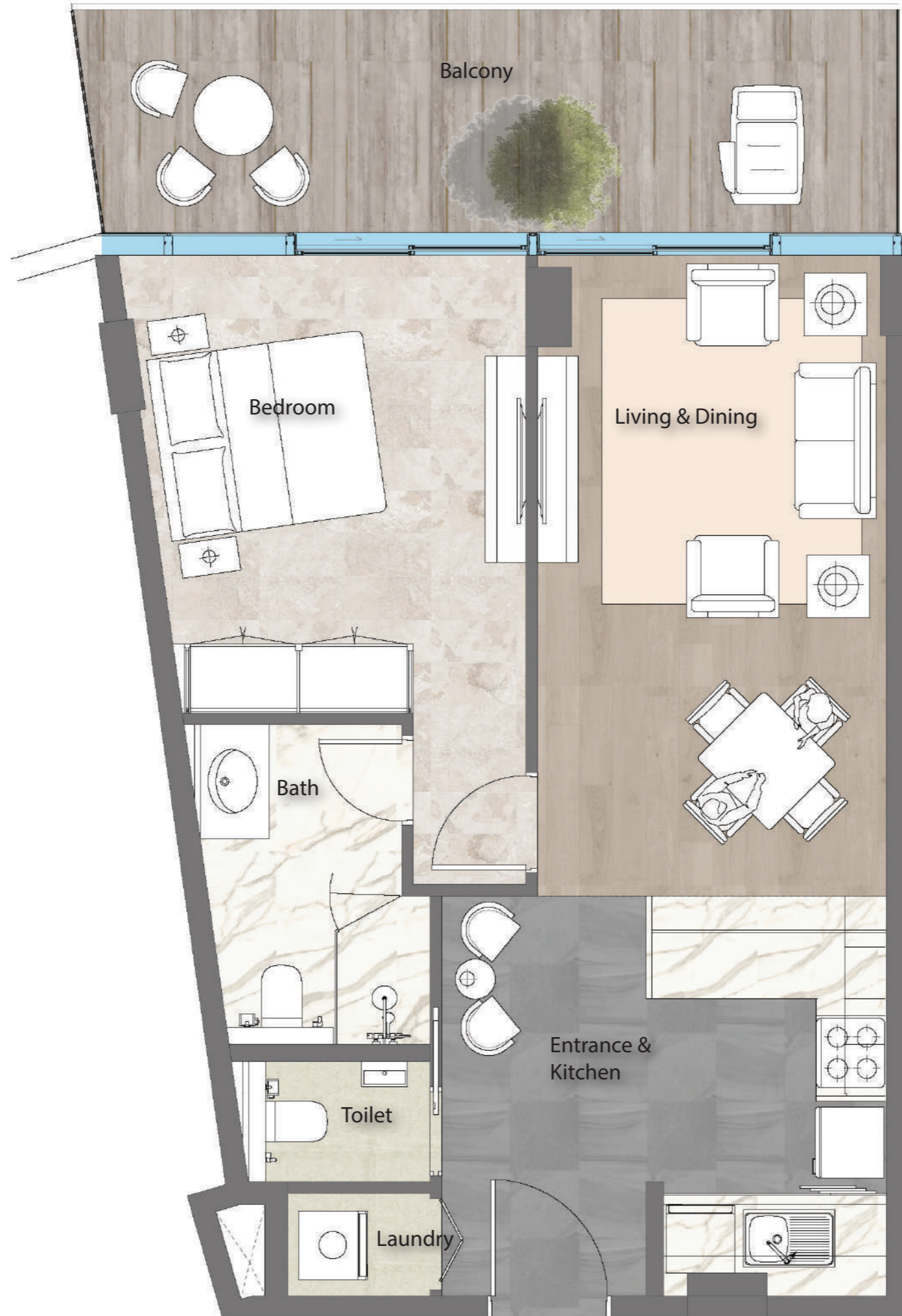
Suite Area	40.67 sqm / 437.77 sqft
Balcony Area	7.54 sqm / 81.16 sqft
Total Area	48.21 sqm / 518.93 sqft



### ONEBEDROOM A

Gross Floor Area:

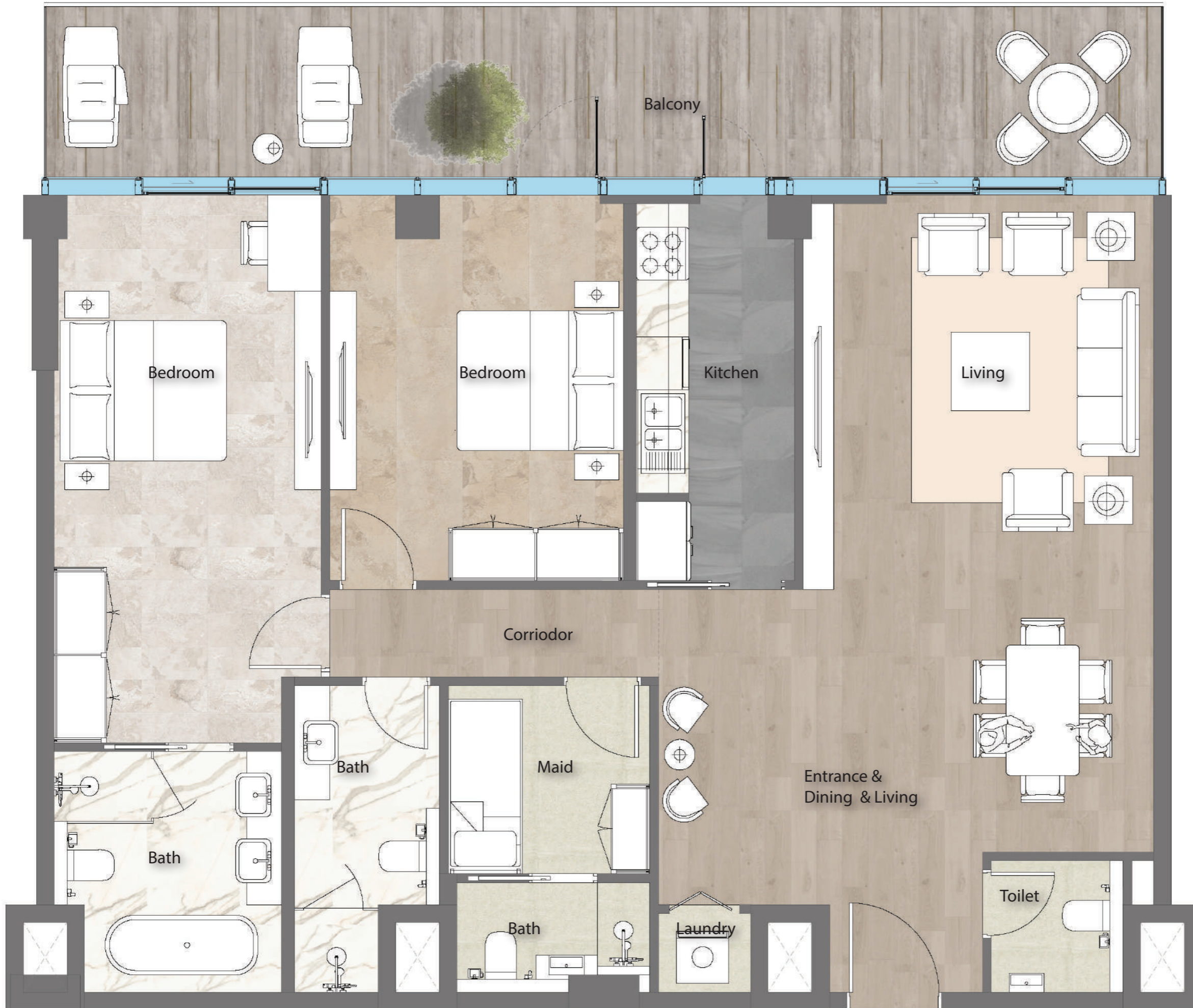
Suite Area	57.00 sqm / 613.55 sqft
Balcony Area	12.87 sqm / 138.53 sqft
Total Area	69.87 sqm / 752.08 sqft



### ONEBEDROOM B

Gross Floor Area:

Suite Area	56.37 sqm / 606.77 sqft
Balcony Area	13.95 sqm / 150.16 sqft
Total Area	70.32 sqm / 756.92 sqft



**TWO BEDROOM A1**

Gross Floor Area:

Suite Area	114.92 sqm / 1,237.00 sqft
Balcony Area	29.00 sqm / 312.16 sqft
Total Area	143.92 sqm / 1,549.15 sqft



**TWOBEDROOM A1-GL**

**Gross Floor Area:**

Suite Area	123.50 sqm / 1,329.35 sqft
Balcony Area	89.49 sqm / 963.27 sqft
<b>Total Area</b>	<b>212.99 sqm / 2,292.62 sqft</b>



**TWOBEDROOM A2**

Gross Floor Area:

Suite Area	114.60 sqm / 1,233.55 sqft
Balcony Area	25.40 sqm / 273.41 sqft
<b>Total Area</b>	<b>140.00 sqm / 1,506.96 sqft</b>





**TWOBEDROOM A2-GL**

**Gross Floor Area:**

Suite Area	128.67 sqm / 1,385.00 sqft
Balcony Area	74.90 sqm / 806.22 sqft
<b>Total Area</b>	<b>203.57 sqm / 2,191.23 sqft</b>

## TWOBEDROOM B Duplex

### Gross Floor Area:

Suite Area 189.55 sqm / 2,040.32 sqft

Balcony Area 21.19sqm / 228.09 sqft

Total Area 210.74 sqm / 2,268.41 sqft



## TWOBEDROOM C Duplex

### Gross Floor Area:

Suite Area 151.82 sqm / 1,634.19 sqft

Balcony Area 21.50 sqm / 231.43 sqft

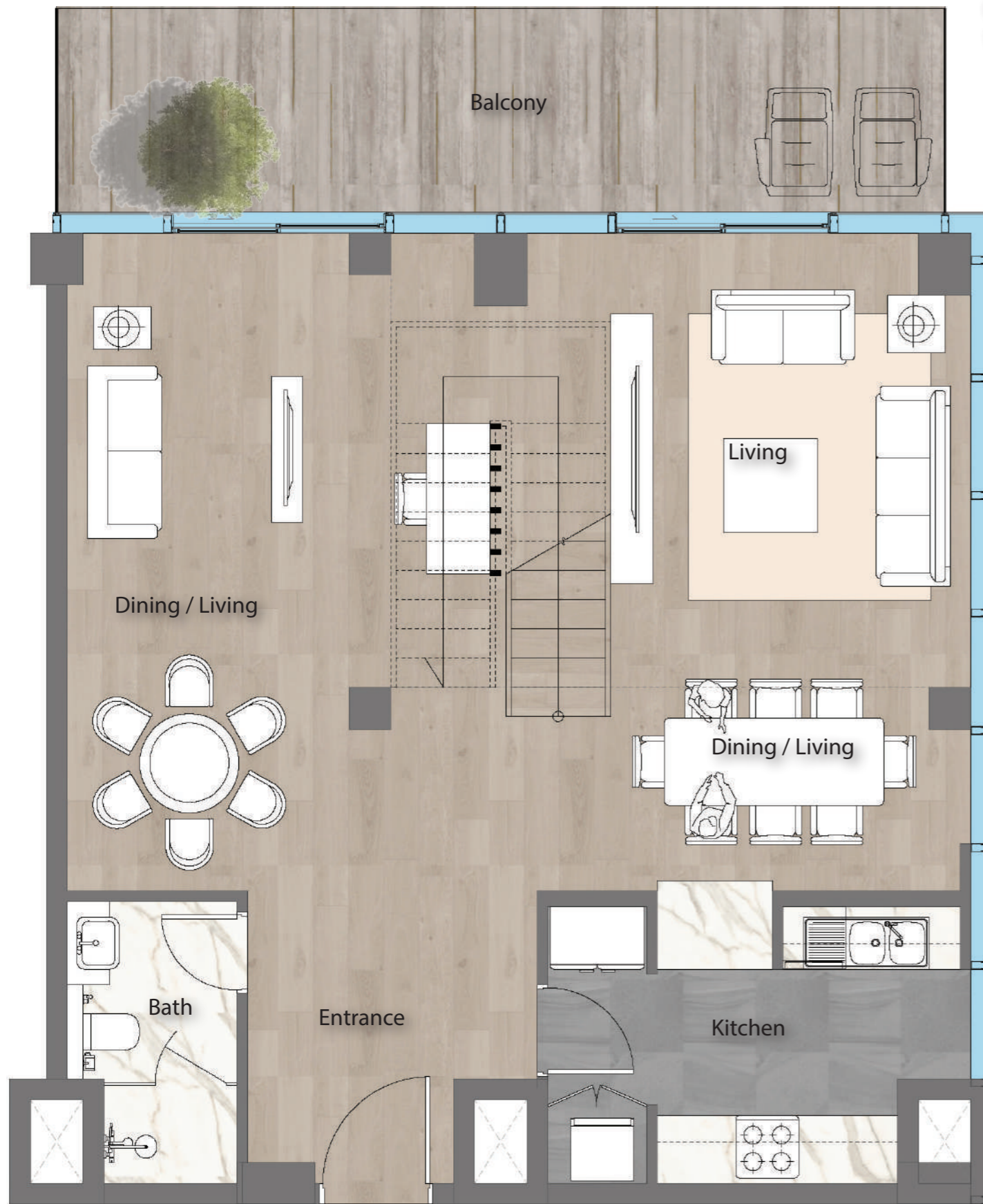
Total Area 173.32 sqm / 1,865.62 sqft



## TWOBEDROOM C-GL Duplex

### Gross Floor Area:

Suite Area	158.65 sqm / 1,707.71 sqft
Balcony Area	23.24 sqm / 250.16 sqft
Total Area	181.89 sqm / 1,957.86 sqft



### THREEBEDROOM A1

Gross Floor Area:

Suite Area 153.15 sqm / 1,648.51 sqft

Balcony Area 34.05 sqm / 366.51 sqft

Total Area 187.20 sqm / 2,015.02 sqft



### THREEBEDROOM A1-GL

Gross Floor Area:

Suite Area 162.25 sqm / 1,746.46 sqft

Balcony Area 79.0 sqm / 850.36 sqft

Total Area 241.25 sqm / 2,596.82 sqft



### THREEBEDROOM A2

Gross Floor Area:

Suite Area 152.90 sqm / 1,45.82 sqft  
Balcony Area 34.0 sqm / 365.98 sqft  
Total Area 186.90 sqm / 2,011.79 sqft



### THREEBEDROOM A2-GL

Gross Floor Area:

Suite Area 163.03 sqm / 1,754.85 sqft  
Balcony Area 83.17 sqm / 895.24 sqft  
Total Area 246.20 sqm / 2,650.10 sqft





### THREEBEDROOM B1

Gross Floor Area:

Suite Area 185.90 sqm / 2,001.03 sqft

Balcony Area 135.80 sqm / 1,461.75 sqft

Total Area 321.70 sqm / 3,462.78 sqft



### THREEBEDROOM B2

Gross Floor Area:

Suite Area 186.60 sqm / 2,008.56 sqft

Balcony Area 131.50 sqm / 1,415.47 sqft

Total Area 318.10 sqm / 3,424.03 sqft



### THREEBEDROOM C1

Gross Floor Area:

Suite Area 187.00 sqm / 2,012.87 sqft

Balcony Area 134.30 sqm / 1,445.61 sqft

Total Area 321.30 sqm / 3,458.47 sqft



### THREEBEDROOM C2

Gross Floor Area:

Suite Area 186.80 sqm / 2,010.72 sqft

Balcony Area 130.00 sqm / 1,399.32 sqft

Total Area 316.80 sqm / 3,410.04 sqft



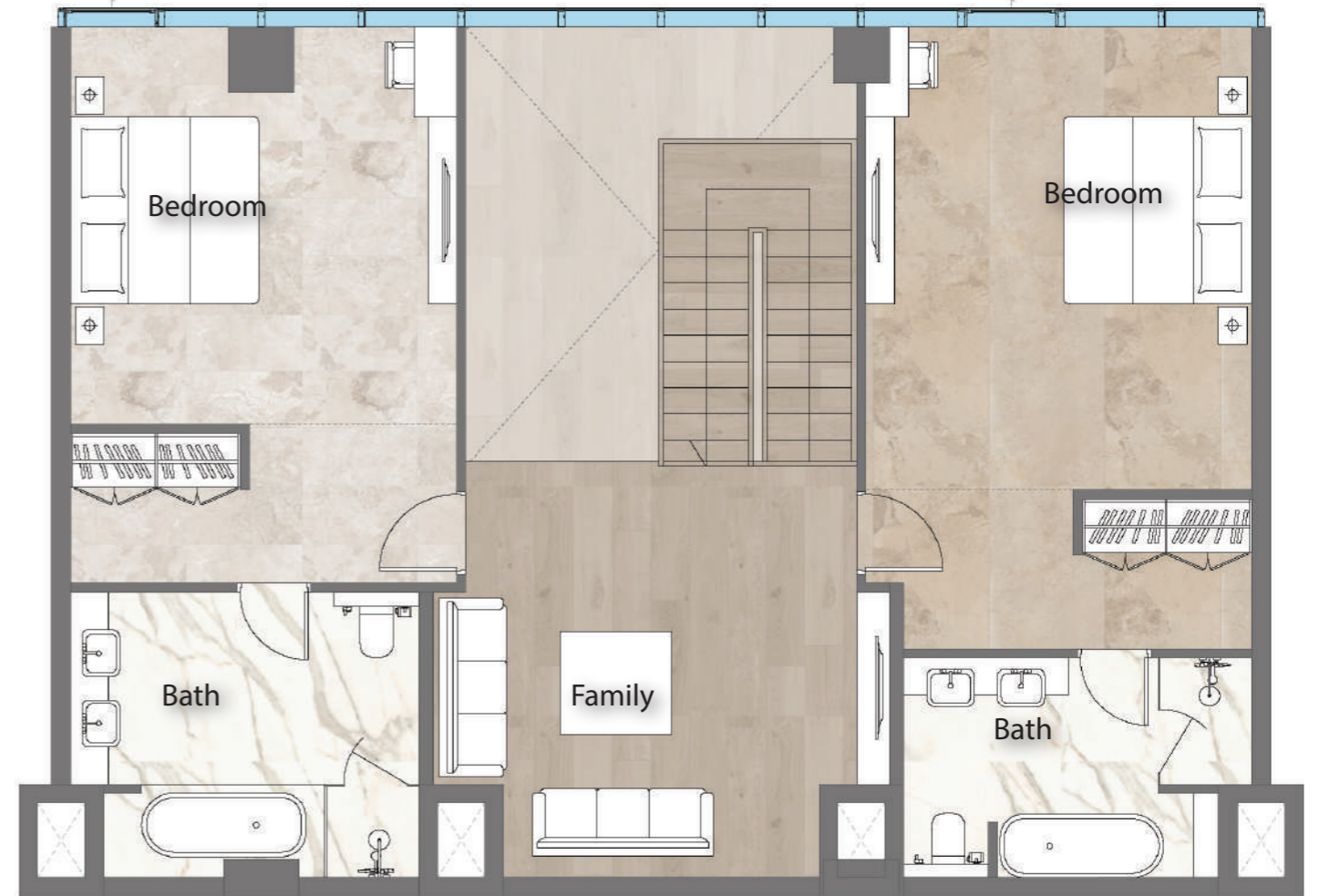
### THREEBEDROOM D Duplex

Gross Floor Area:

Suite Area 228.35 sqm / 2,456.88 sqft

Balcony Area 24.82 sqm / 267.18 sqft

Total Area 253.07 sqm / 2,724.05 sqft



### THREEBEDROOM D-GL Duplex

Gross Floor Area:

Suite Area 237.14 sqm / 2,552.57 sqft

Balcony Area 81.20 sqm / 874.04 sqft

Total Area 318.34 sqm / 3,426.61 sqft



# FOURBEDROOM A duplex

## LEVEL 01

### Gross Floor Area:

Suite Area lev01 152.68 sqm / 1,643.44 sqft

Suite Area lev02 152.8 sqm / 1,643.44 sqft

Balcony Area 33.96 sqm / 365.55 sqft

Terrace top roof 145.65 sqm / 1,567.78 sqft

Total Area 484.95 sqm / 5,220.00 sqft



# FOURBEDROOM A duplex

## LEVEL 02

### Gross Floor Area:

Suite Area lev01 152.68 sqm / 1,643.44 sqft

Suite Area lev02 152.8 sqm / 1,643.44 sqft

Balcony Area 33.96 sqm / 365.55 sqft

Terrace top roof 145.65 sqm / 1,567.78 sqft

Total Area 484.95 sqm / 5,220.00 sqft





## FOURBEDROOM A duplex

### LEVEL 03

#### Gross Floor Area:

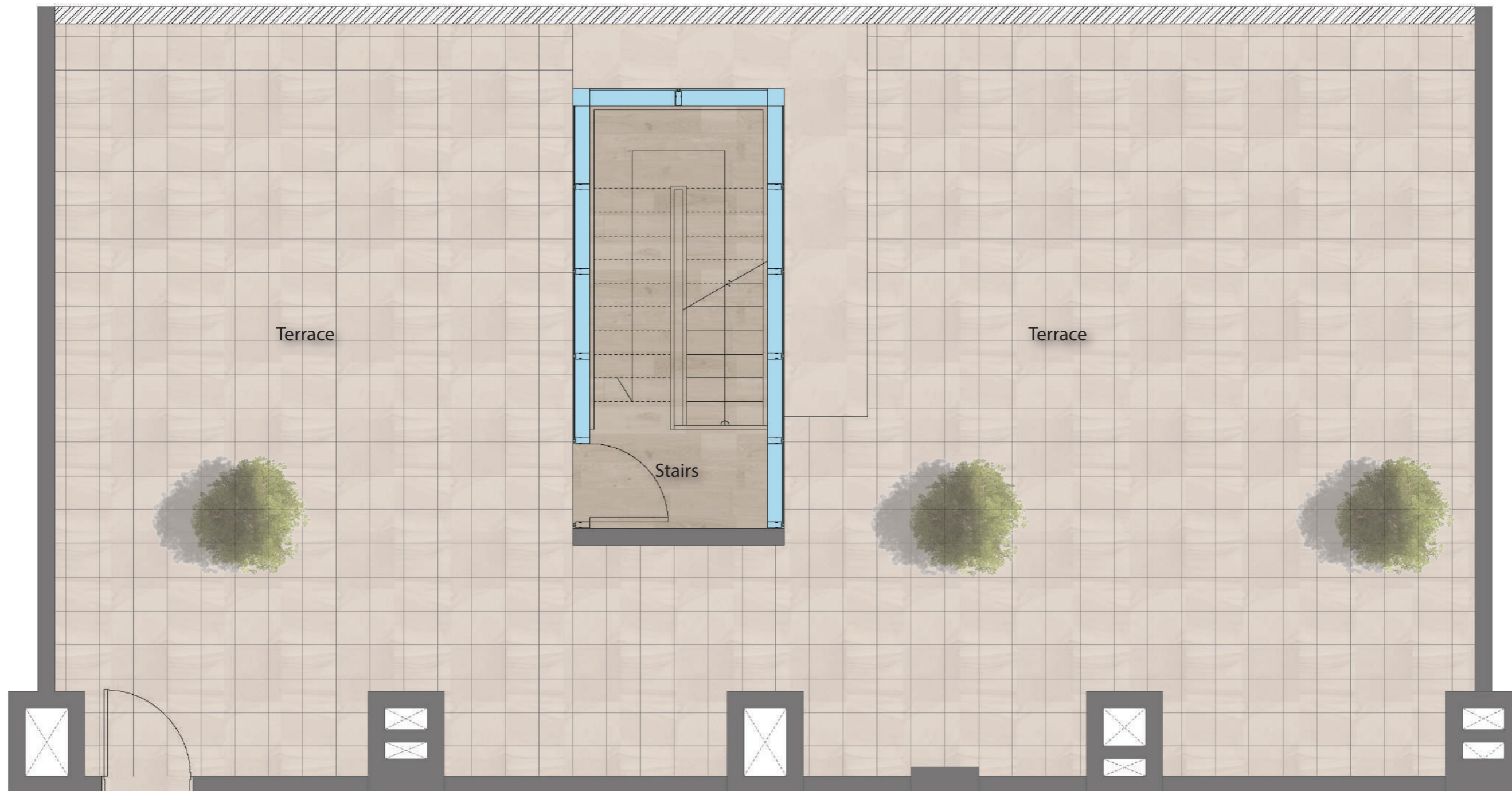
Suite Area lev01 152.68 sqm / 1,643.44 sqft

Suite Area lev02 152.8 sqm / 1,643.44 sqft

Balcony Area 33.96 sqm / 365.55 sqft

Terrace top roof 145.65 sqm / 1,567.78 sqft

Total Area 484.95 sqm / 5,220.00 sqft



Access from  
the common  
corridor

# FOURBEDROOM B duplex

## LEVEL 01

### Gross Floor Area:

Suite Area lev01 198.08 sqm / 2,132.13 sqft

Suite Area lev02 209.63sqm / 2,256.45 sqft

Balcony Area 142.67 sqm / 1,535.70 sqft

Terrace top roof 181.43 sqm / 1,952.91sqft

Total Area 731.82 sqm / 7,877.31 sqft



## FOURBEDROOM B duplex

### LEVEL 02

#### Gross Floor Area:

Suite Area lev01 198.08 sqm / 2,132.13 sqft

Suite Area lev02 209.63sqm / 2,256.45 sqft

Balcony Area 142.67 sqm / 1,535.70 sqft

Terrace top roof 181.43 sqm / 1,952.91sqft

Total Area 731.82 sqm / 7,877.31 sqft



# FOURBEDROOM B duplex

## LEVEL 03

### Gross Floor Area:

Suite Area lev01 198.08 sqm / 2,132.13 sqft

Suite Area lev02 209.63sqm / 2,256.45 sqft

Balcony Area 142.67 sqm / 1,535.70 sqft

Terrace top roof 181.43 sqm / 1,952.91sqft

Total Area 731.82 sqm / 7,877.31 sqft

