
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 MINS	15 MINS	10 MINS
Abu Dhabi Airport	Warner Brothers	Ferrari World
09 MINS	15 MINS	16 MINS
Etihad Arena	Yas Mall	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.

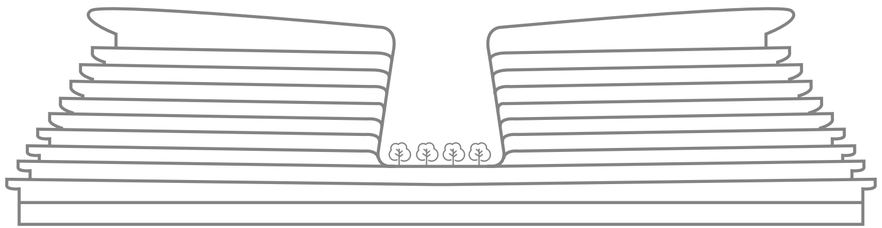
Situated within reach are countless places to dine at, intimate coffee shops, and a selection of retail outlets that add to the development's charm. Mosques, schools and recreational parks allow for an exceptional family-friendly environment.

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.

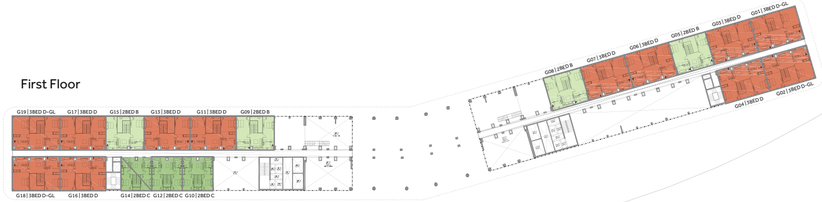


APARTMENT KEY PLANS



BEACH VIEW

First Floor



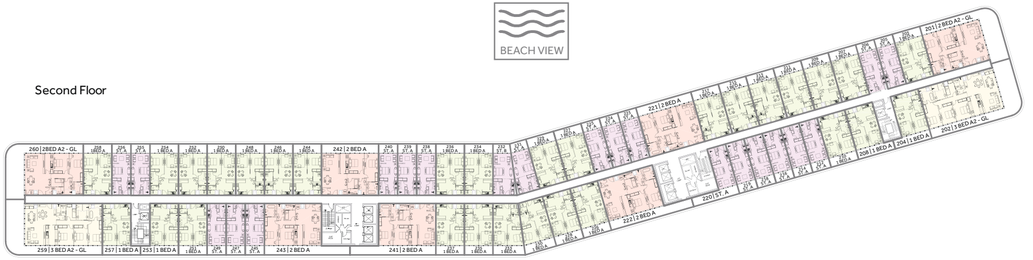
Ground Floor



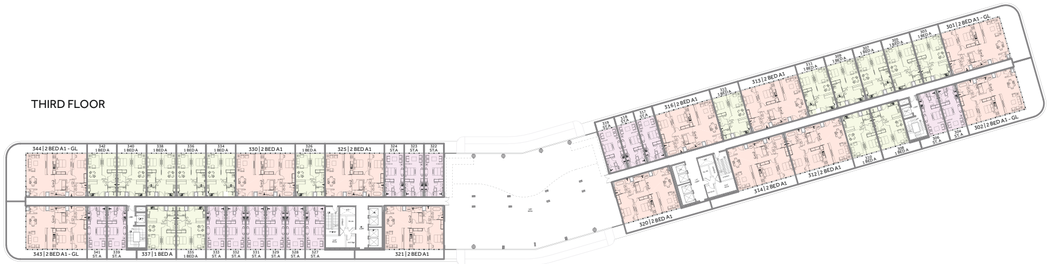
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BEACH VIEW

Second Floor

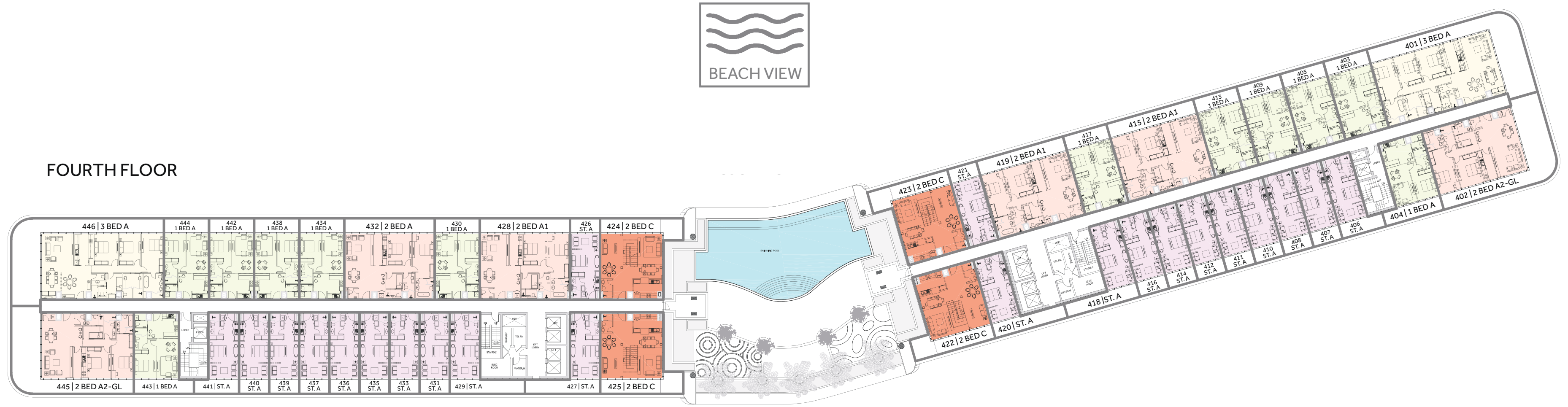


THIRD FLOOR



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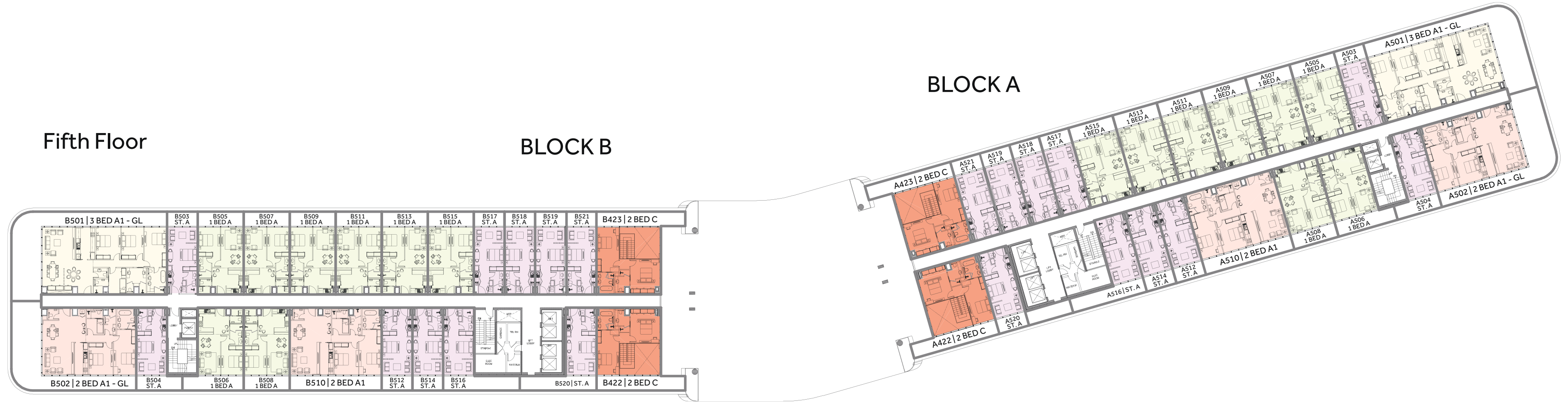
FOURTH FLOOR



Fifth Floor

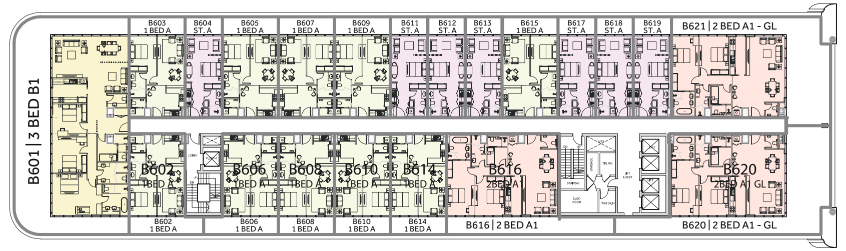
BLOCK B

BLOCK A



Sixth Floor

BLOCK B

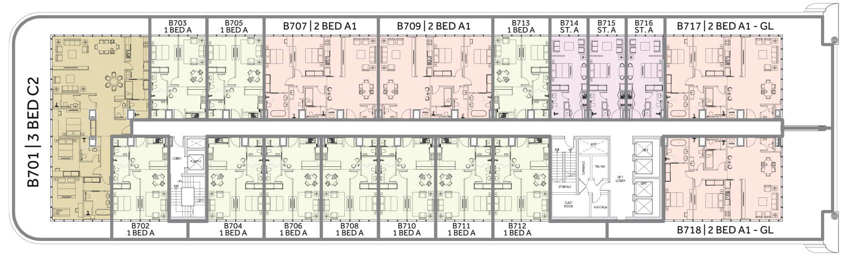


BLOCK A



Seventh Floor

BLOCK B



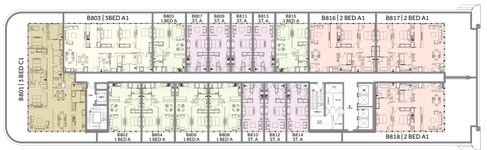
BLOCK A



BEACH VIEW

Eighth Floor

BLOCK B

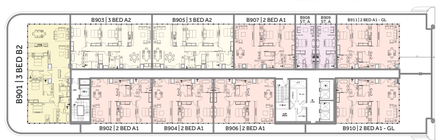


BLOCK A

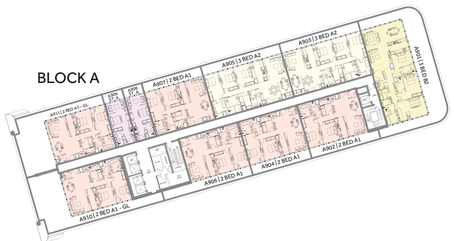


Ninth Floor

BLOCK B

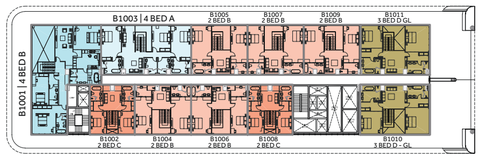


BLOCK A



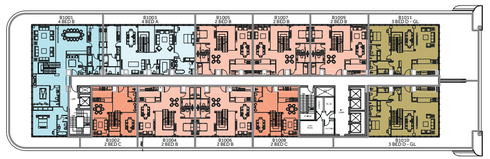


TENTH FLOOR

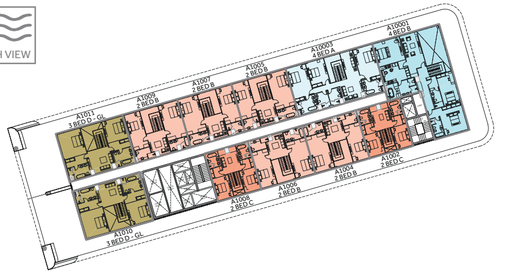


ELEVENTH FLOOR

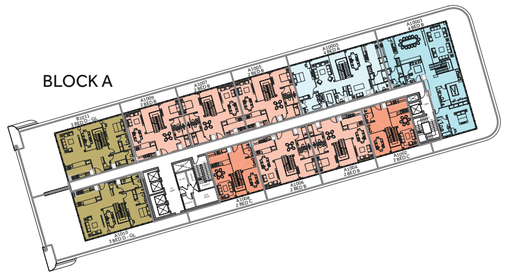
BLOCK B



BEACH VIEW



BLOCK A







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

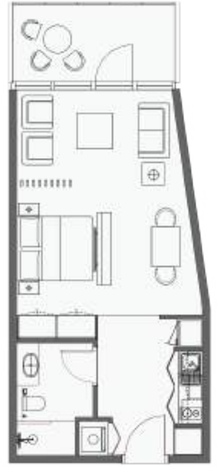


Gross Floor Area:

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


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



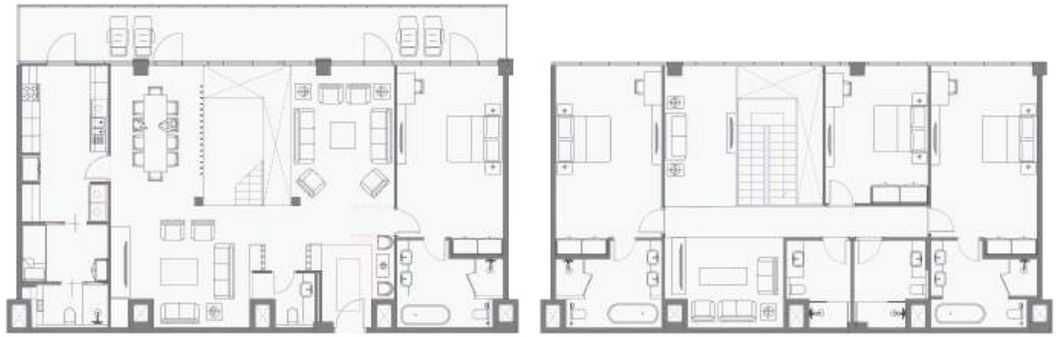
APARTMENT TYPE

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



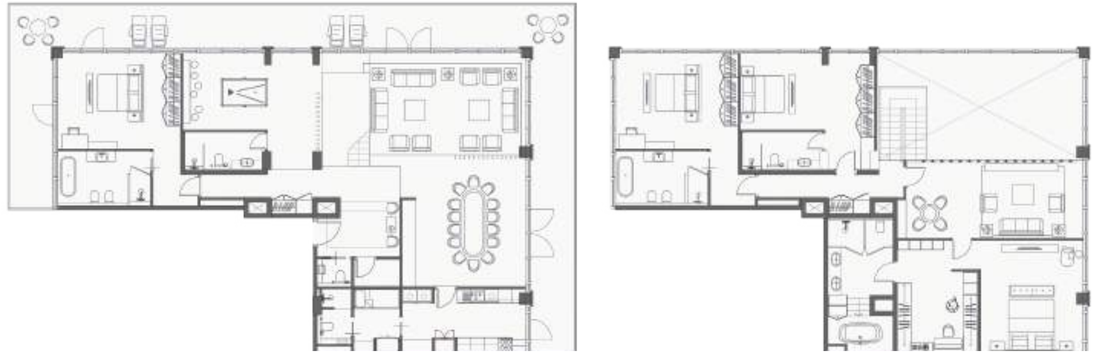
APARTMENT TYPE

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

SIADAH
DEVELOPMENT
سيادة للتطوير

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

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