



# YAS PARK PLACE



# STEP INTO WONDER AT YAS PARK PLACE

A charming new address within the pulse  
of Yas Island, where every day feels  
extraordinary



# YAS PARK PLACE



# LIVE IN A PLACE OF WONDER

A new residential community on Yas Island.  
Discover sunlit homes set within lush greenery, just moments from the waterfront. Wander through garden paths, pause for quiet moments beneath the stars, or take in the rhythm of the island just beyond your doorstep. All within easy reach of Yas Island's attractions and experiences.



# LIVING IN A WORLD OF WONDER

## YAS TO SAADIYAT

20KM | 20 MINS DRIVE

## YAS TO ZAYED AIRPORT

10KM | 10 MINS DRIVE

## YAS TO CORNICHE

28KM | 30 MINS DRIVE

## YAS TO DUBAI

115KM | 50 MINS DRIVE



YAS PARK PLACE



# A LIMITED COLLECTION OF CHARMING HOMES

## NUMBER OF UNITS

780

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## TYPES OF UNITS

STUDIO

1 BEDROOM

2 BEDROOMS

2 BEDROOMS + MAID DUPLEX

3 BEDROOMS + MAID

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## HANDOVER

Q1 2030



WITHIN THE HEART OF YAS, A COLLECTION OF SIX CONTEMPORARY BUILDINGS SET WITHIN A LANDSCAPE OF GARDENS THAT COME TO LIFE AROUND YOU



# DESIGN PHILOSOPHY

Yas Park Place is designed as a place of wonder, where architecture and landscape come together to create a living environment that feels alive.




GARDENS ALIVE WITH CONNECTION,  
PLAY, AND MOMENTS OF WONDER




JALDA

A WORLD OF RETAIL AND DINING,  
WAITING TO BE DISCOVERED

# CURATED EXPERIENCES

 Adult's Only  
Infinity Pool

 Outdoor Cinema


 Family Pool

 Retail and F&B Facilities to Service  
both Residents and Yas Public


 Kids Pool  
Splash Pad area

 Kids Experiential  
Play Zone


 Community  
Pavilion

 Gym, Yoga, and  
Wellness Facilities

 Wellness  
Gardens

 Indoor & Outdoor  
Co-working Spaces

 Multi-purpose  
Room

 Dog Off Leash Areas and  
Segregated Dog Walking Paths

 Sensory  
Garden





# OUTDOOR CINEMA

A place to watch the Stars  
under the stars



# GYM SURROUNDED BY NATURE

Workout at the state-of-the-art fitness centre set within landscaped gardens and open green spaces.

A family consisting of a man, a woman, and a young boy are sitting on a patterned blanket on a lush green lawn. A golden retriever is sitting next to them. In the background, there are modern apartment buildings, trees, and a fountain with multiple water jets. The scene is set during sunset, with a warm, golden glow.

# DOG PARK & WALKING TRAILS

Dedicated walking trails and a dog park offer space for daily walks and outdoor activity.



# KIDS' PLAY ZONE

A place where life breathes and blooms





# WELLNESS GARDENS

Peaceful landscaped gardens designed for relaxation, reflection, and wellbeing.





INFINITY POOL THAT FLOW  
ABOVE A WORLD OF GREEN



# KIDS' PLAY AREA

Where children explore,  
create, and dream





# SERVICES



24/7 Security



24/7 Maintenance

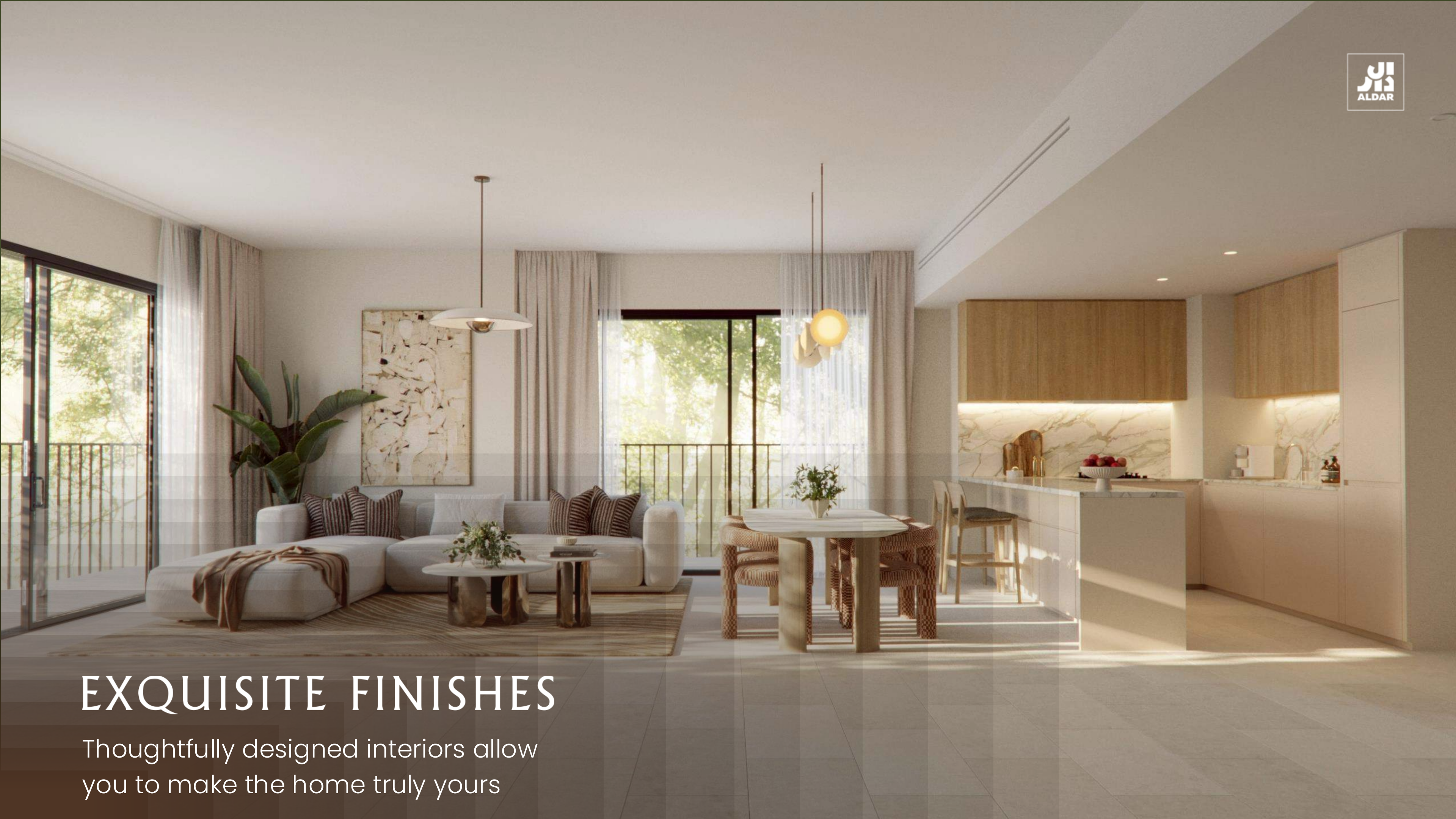


24/7 Concierge



Community Events & Engagement





# EXQUISITE FINISHES

Thoughtfully designed interiors allow you to make the home truly yours



# LIGHT SCHEME



GENERAL FLOOR TILE  
PORCELAIN TILE



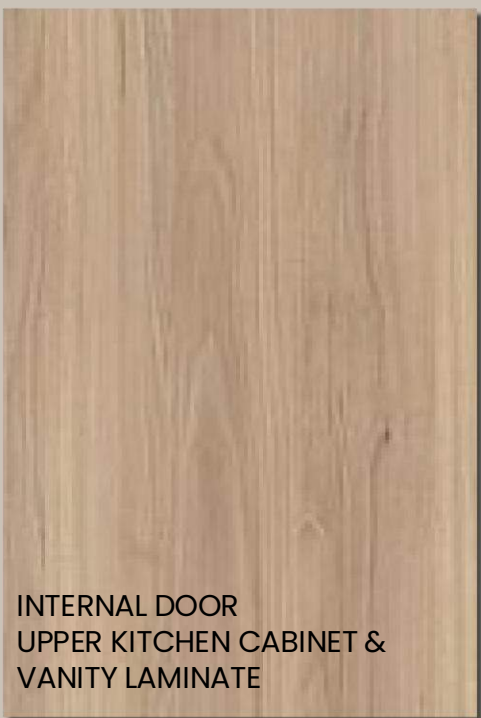
BEDROOM FLOOR TILE  
PORCELAIN TILE



BATHROOM FLOOR TILE  
PORCELAIN TILE



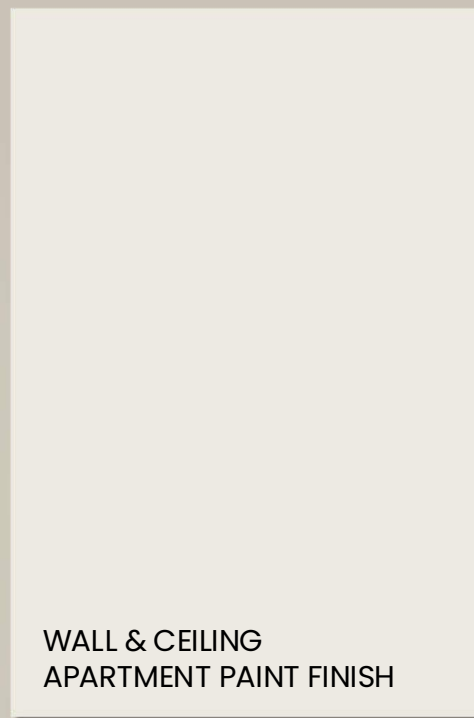
EXTERNAL DOOR  
LAMINATE



INTERNAL DOOR  
UPPER KITCHEN CABINET &  
VANITY LAMINATE



LOWER KITCHEN CABINET &  
WARDROBE EXTERIOR  
LAMINATE

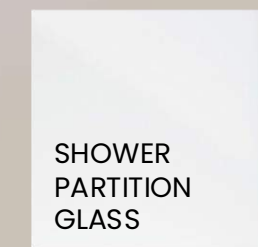


WALL & CEILING  
APARTMENT PAINT FINISH

BATHROOM  
ACCENT TILE  
PORCELAIN TILE



KITCHEN COUNTER &  
BACKSPLASH AND  
VANITY COUNTER  
ENGINEERED STONE



SHOWER  
PARTITION  
GLASS



SANITARYWARE  
BRUSHED NICKEL

# DARK SCHEME



GENERAL FLOOR TILE  
PORCELAIN TILE



BEDROOM FLOOR TILE  
PORCELAIN TILE



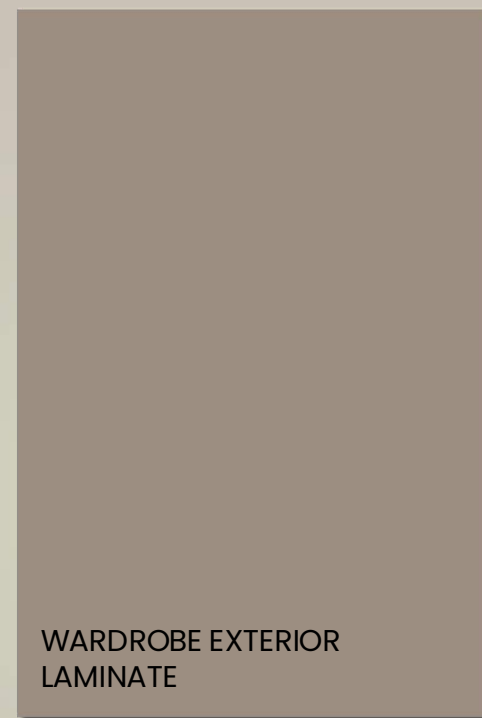
BATHROOM FLOOR TILE  
PORCELAIN TILE



INTERNAL & EXTERNAL DOOR  
UPPER KITCHEN & VANITY  
CABINET LAMINATE



LOWER KITCHEN CABINET  
LAMINATE



WARDROBE EXTERIOR  
LAMINATE

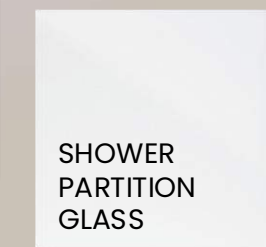


WALL & CEILING  
APARTMENT PAINT finish

BATHROOM  
ACCENT TILE  
PORCELAIN TILE



KITCHEN COUNTER &  
BACKSPLASH AND  
VANITY COUNTER  
ENGINEERED STONE



SHOWER  
PARTITION  
GLASS



SANITARYWARE  
BRUSHED NICKEL



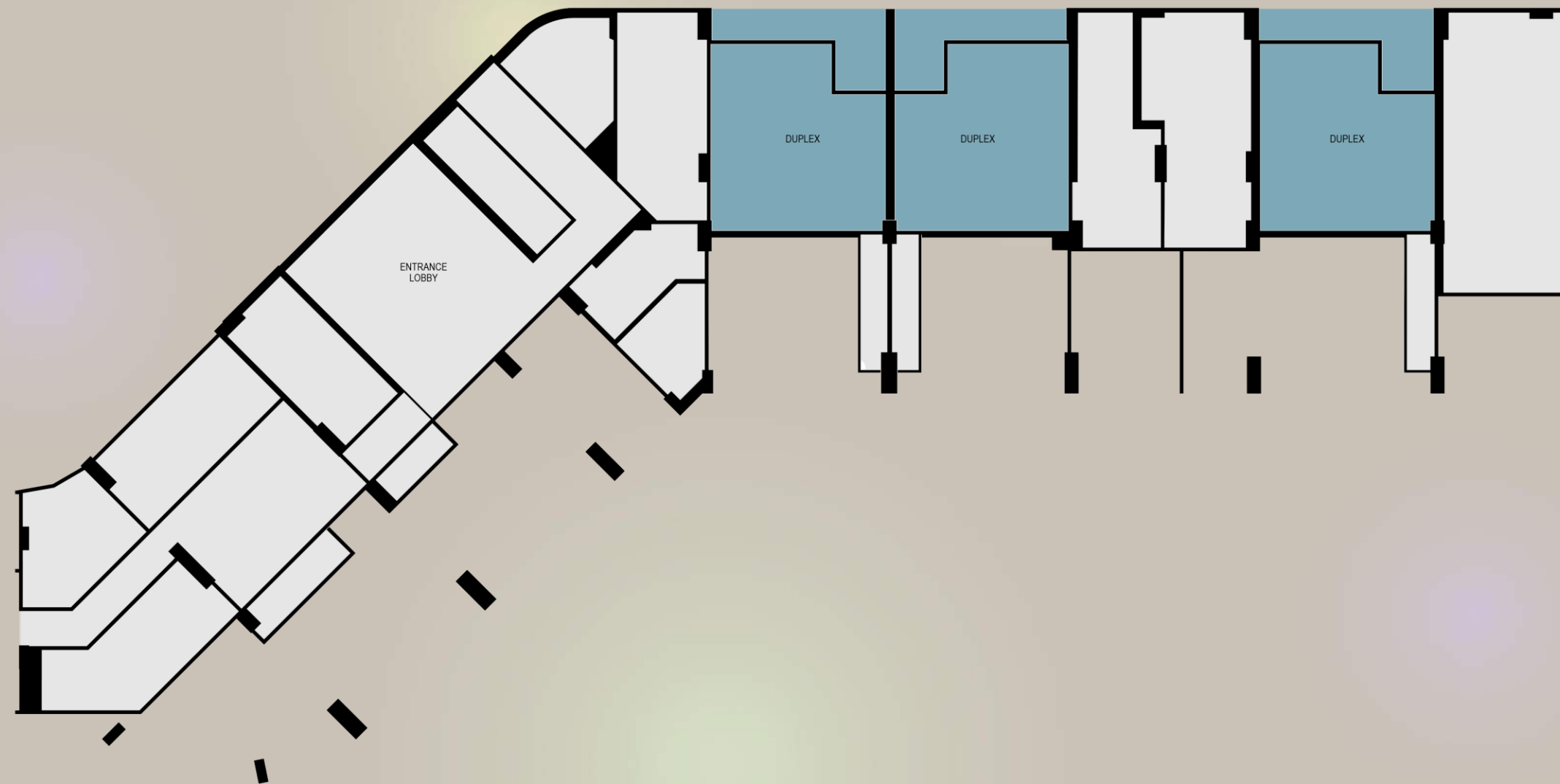




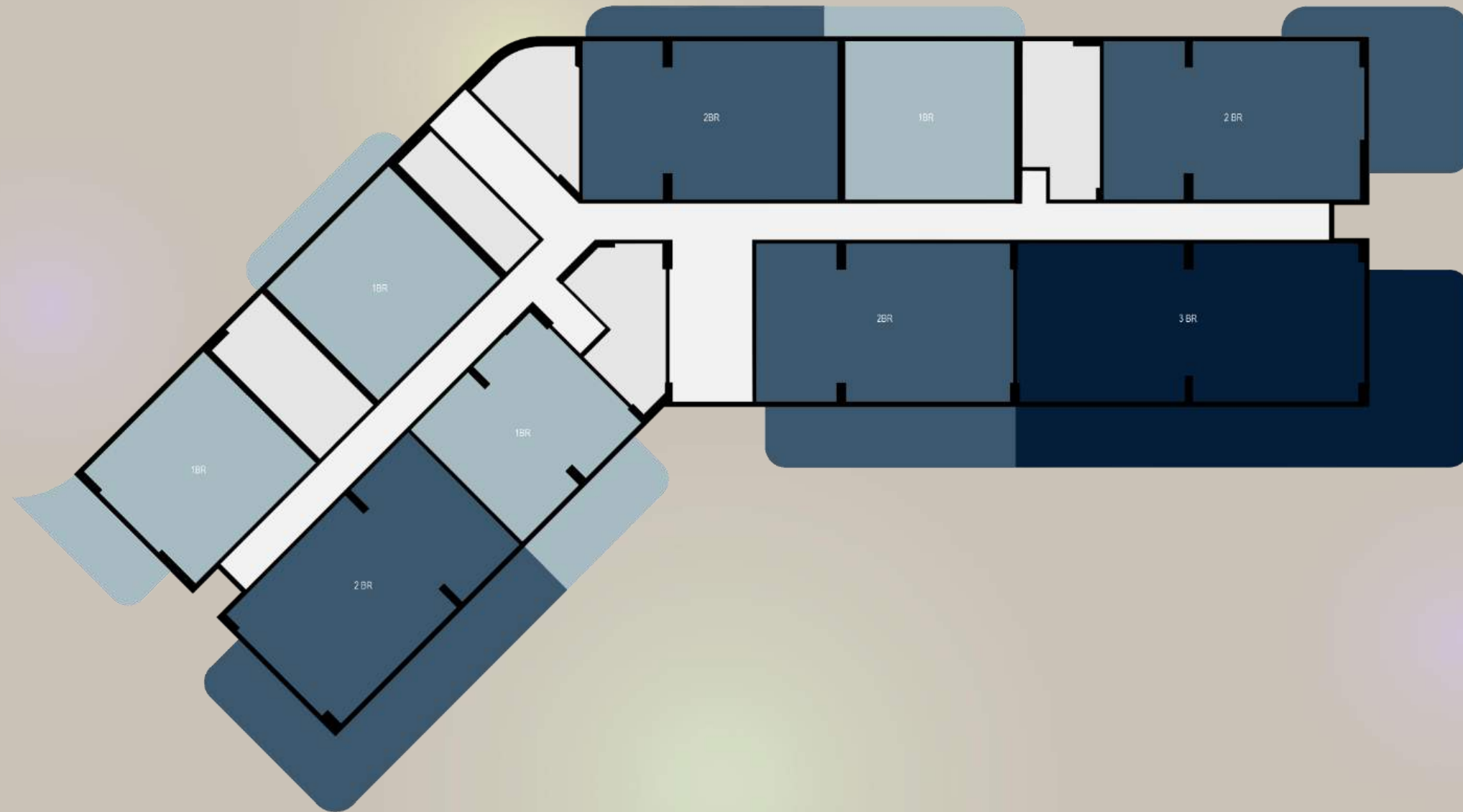
# FLOOR PLATES

Basement + Ground Floor + 11 Floors

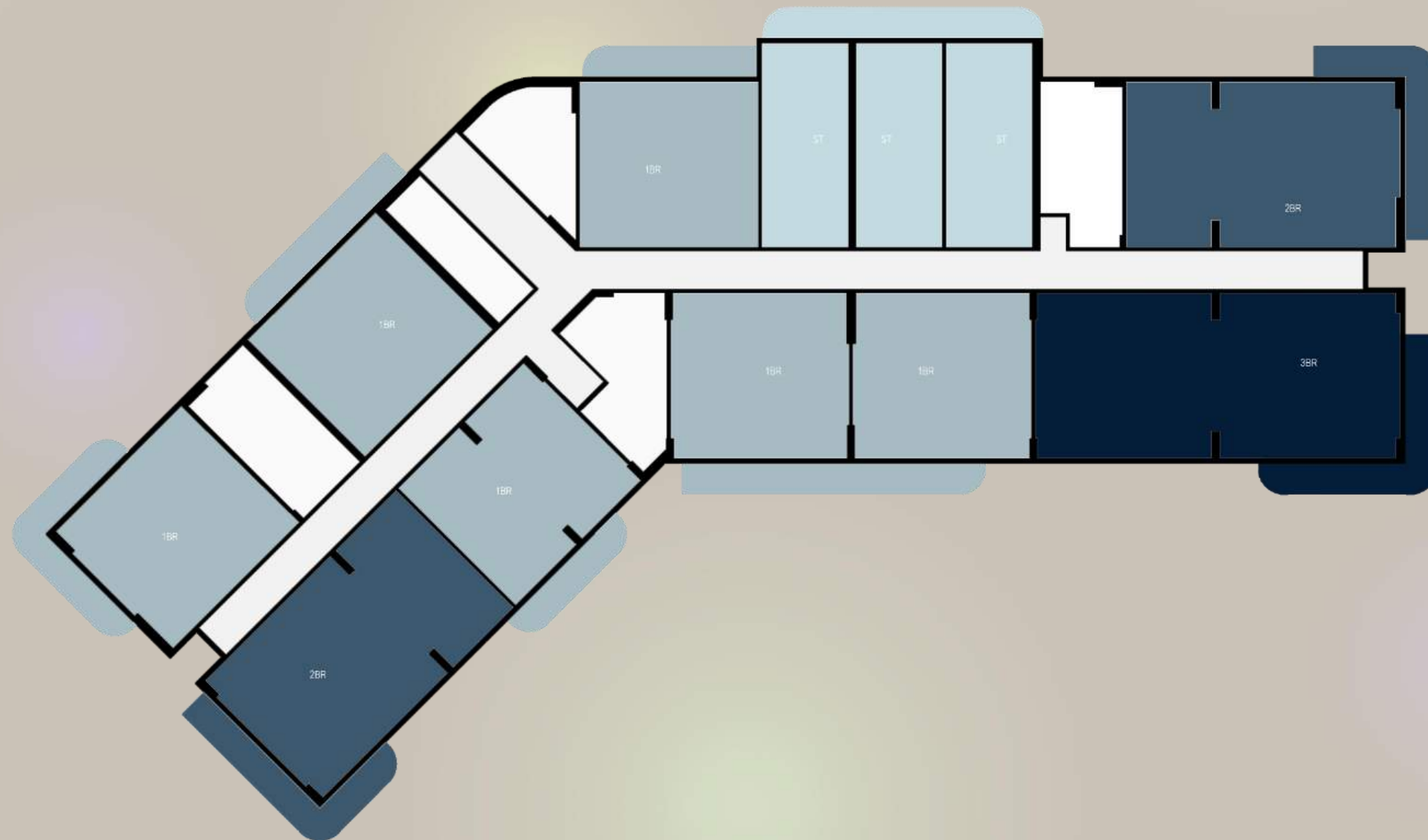




GROUND LEVEL FLOOR PLATE



LEVEL 1 FLOOR PLATE



LEVEL 2-11 FLOOR PLATE



# FLOOR PLANS & PRICING



# AVAILABILITY

UNIT MODEL	PARKING	TOTAL UNITS	AVG AREA (SQM)
STUDIO	1	180	45.15
1 BEDROOM	1	384	80.86
2 BEDROOMS	1	143	130.10
2 BEDROOMS DUPLEX + MAID	2	9	225.07
3 BEDROOMS + MAID	2	64	163.05
<b>TOTAL</b>		<b>780</b>	<b>—</b>



# STUDIO



# 1 BEDROOM



## 2 BEDROOMS



LOWER



UPPER

# 2 BEDROOMS + MAID DUPLEX



3 BEDROOMS + MAID

# PRICING

UNIT MODEL	PRICE (M AED)
STUDIO	1.39
1 BEDROOM	1.90
2 BEDROOM	2.95
3 BEDROOM + MAID	5.00



# PAYMENT PLAN

50\50

5% DOWN PAYMENT

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SERVICE CHARGE: AED 23.45/SQ.FT

# A LIMITED-TIME LAUNCH EXPERIENCE

As part of our launch week, a limited number of buyers will receive a selection of exclusive privileges designed to enhance the Yas Park Place experience.

- ADM waiver applicable on selected residences (1 bedroom, 2 bedrooms, 2-bedrooms + maid, and 3-bedrooms)
- Three-night stay at a Yas Island Hotel (full board), together with daily access to a Yas Island theme park of your choice, for two adults and two children (up to 12 years of age)



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