



YAS ACRES  
THE  
MAGNOLIAS



## ABU DHABI

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ABU DHABI IS A CITY WITH HEART. PEOPLE FROM ALL OVER THE WORLD HAVE BEEN DRAWN TO ITS NATURAL BEAUTY, VIBRANT CULTURAL SCENE, INSPIRING HERITAGE AND DYNAMIC BUSINESS LANDSCAPE. IT IS THE CAPITAL OF THE UAE AND A PLACE THAT PEOPLE LOVE TO CALL HOME.



## EVERYTHING WE DO COMES FROM THE HEART

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ALDAR IS ONE OF THE MOST TRUSTED AND RECOGNISED REAL ESTATE LIFESTYLE DEVELOPERS IN THE UAE. OUR GOAL ISN'T SIMPLY TO BUILD PROPERTIES. WE STRIVE TO SHAPE COMMUNITIES THAT PEOPLE LOVE TO LIVE IN. COMMUNITIES THAT BECOME HOMES, BRIMMING WITH LIFE AND EVERYTHING WE LOVE. BECAUSE HOME ISN'T JUST A PLACE, IT'S A FEELING. AND THAT'S WHAT WE PROMISE TO DELIVER TO YOU EVERY DAY.

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REVENUE

**AED 8.39BN**

FY 2020

NET PROFIT

**AED 1.93BN**

FY 2020

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DIVESTMENT VALUE

**AED 8.39BN**

FY 2020

INVESTMENT PORTFOLIO INCREASE

**AED 1.93BN**

FY 2020

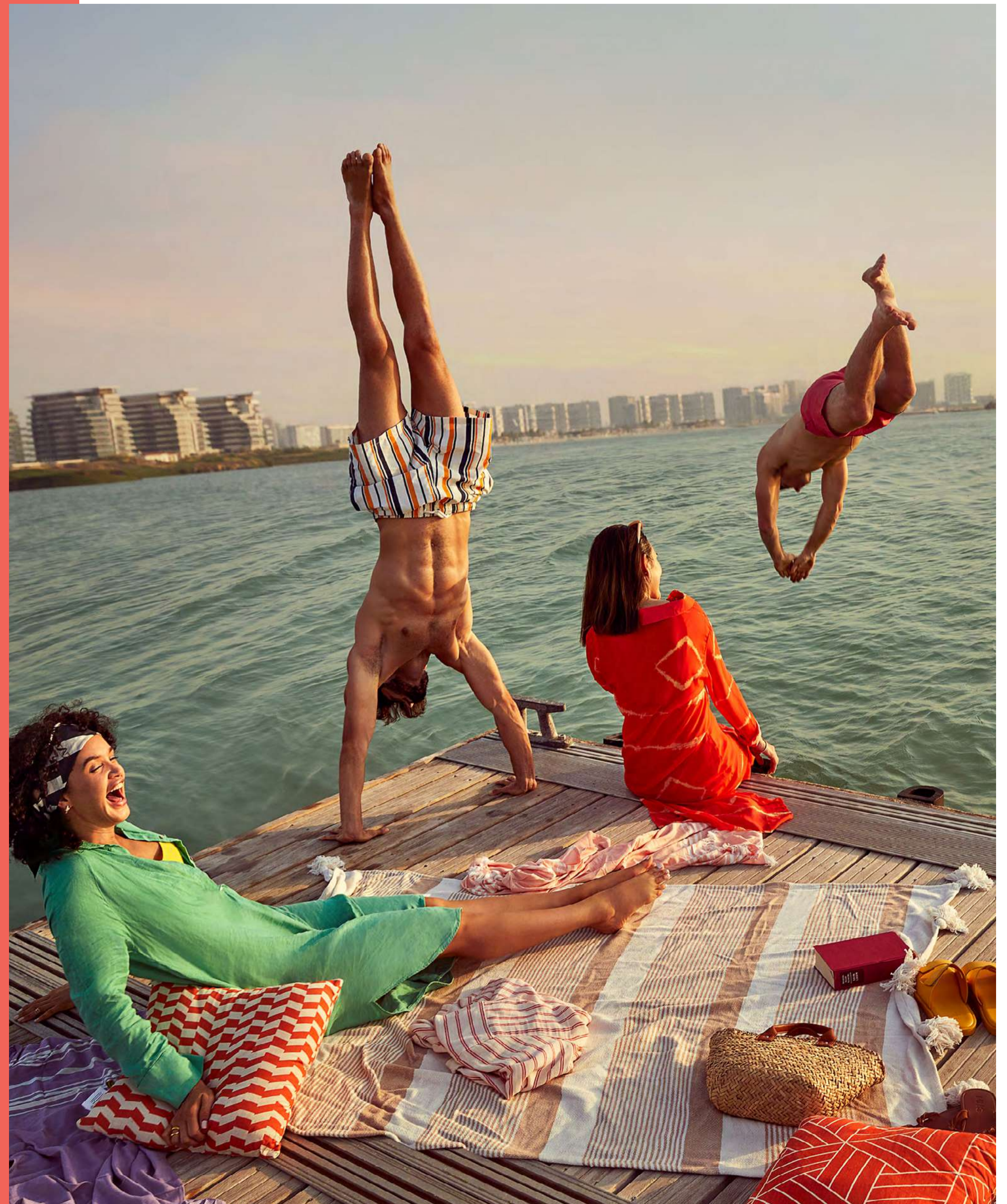
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## YAS ISLAND

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LIVE WHAT YOU FEEL, WITH EVERY ACTIVITY JUST MOMENTS AWAY. FROM THE SHEER EXHILARATION OF FERRARI WORLD ABU DHABI, TO THE WILD REFRESHMENT OF YAS WATERWORLD ABU DHABI. NOT TO MENTION WARNER BROS. WORLD™ ABU DHABI OF COLOURFUL CHARACTERS.

THERE ARE INTERNATIONAL BOUTIQUES AND WORLD-FAMOUS BRANDS AT YAS MALL TO INSPIRE, WHILE THE BUZZ OF YAS MARINA IS AN UNMISSABLE ATTRACTION. AS IS THE ISLAND'S MAJESTIC NATURAL BEAUTY, WITH MANGROVES GENTLY WINDING THEIR WAY OUT INTO THE PERSIAN GULF.

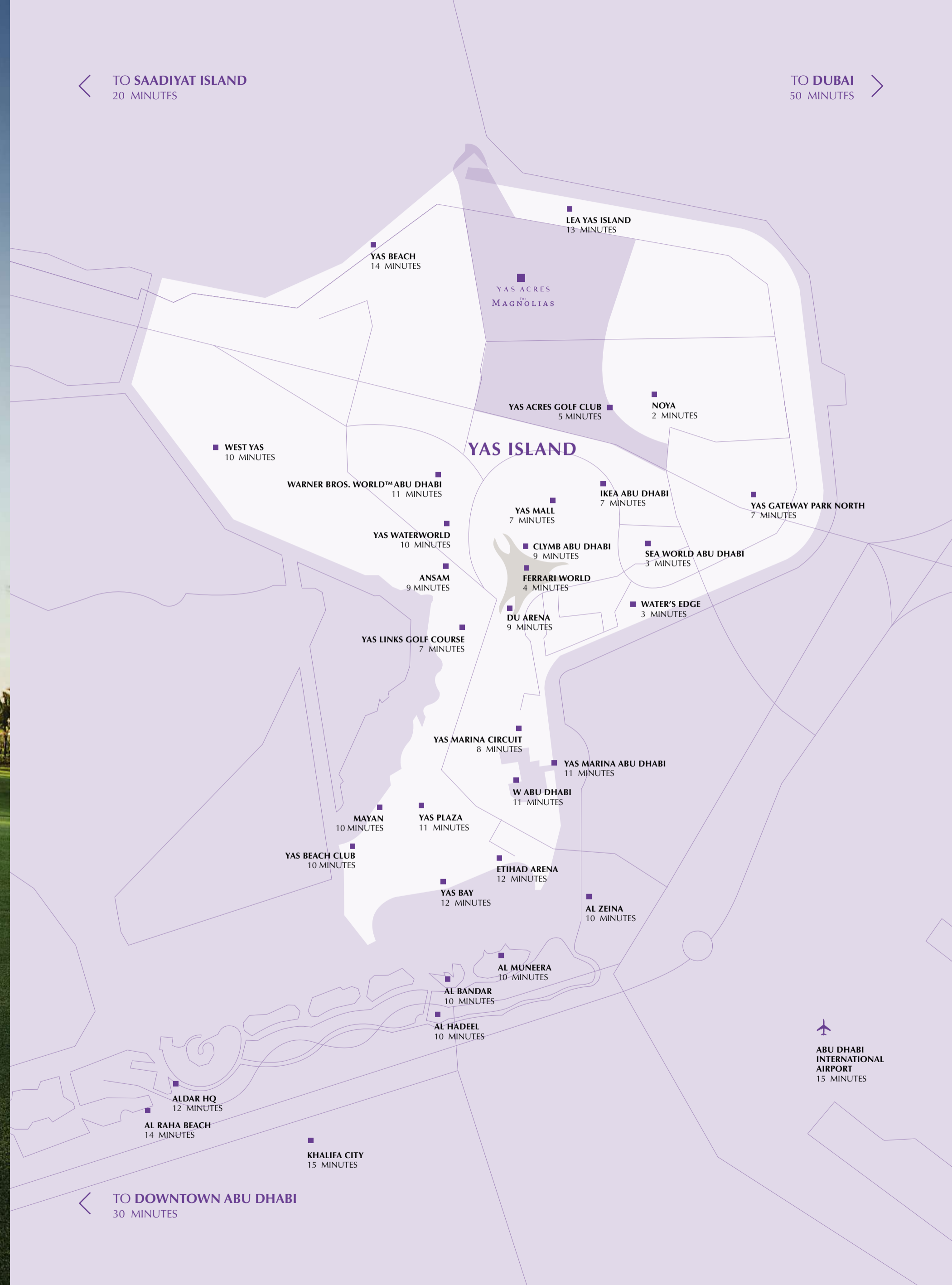




# BRING THE FAMILY

YAS ACRES, THE MAGNOLIAS OFFERS FAMILY LIFE WITH A DIFFERENCE. TASTEFUL ARCHITECTURE, SPACIOUS INTERIORS, AND INVIGORATING GARDENS—ALL WRAPPED UP IN THE UNMISTAKABLE BEAUTY OF YAS ISLAND LIVING. THERE'S A WORLD-CLASS GOLF COURSE ON THE DOORSTEP AND THE ENERGY OF YAS THEME PARKS JUST DOWN THE ROAD, RIGHT NEXT-DOOR TO YAS MALL. THIS IS A HOME WHERE A FAMILY CAN FEEL INSPIRED AND STAY CONNECTED.





BRING THE FAMILY  
TO A HOME FOR LIFE.





WHERE SPACIOUS INTERIORS  
STRETCH OUT INTO THE GARDEN.





LET THE LITTLE ONES FALL IN  
LOVE WITH THE OUTDOORS.



## A LIFESTYLE FOR EVERYONE

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EVERY FAMILY IS MADE UP OF SEVERAL UNIQUE INDIVIDUALS. SO TO BRING EVERYONE TOGETHER, A COMMUNITY HAS TO BE ABLE TO INSPIRE IN A NUMBER OF DIFFERENT WAYS. AND OUR NEW DEVELOPMENT ON YAS ISLAND DOES EXACTLY THAT.

AS WELL AS AN EXPANSIVE COMMUNITY GOLF COURSE, YAS ACRES, THE MAGNOLIAS OFFERS SWIMMING POOLS, BASKETBALL COURTS, AND INDOOR & OUTDOOR GYMS FOR THE ACTIVE.

THERE ARE NEIGHBORHOOD CAFES AND SHOPS FOR SEAMLESS CONVENIENCE, WHILE PLAY AREAS AND OPEN LAWNS PROVIDE SPACE FOR KIDS TO UNLEASH THEIR ENERGY.

AND BEYOND THE COMMUNITY ITSELF, THE ENDLESS ACTIVITIES OF YAS ISLAND ARE WAITING, JUST MOMENTS AWAY. THIS IS WHERE FAMILY LIFE COMES TOGETHER.



BLUR THE LINES BETWEEN  
LIFE AND LEISURE.





WATCH AS THE DAY DIPS  
INTO A DREAM WORLD.



## SPACES DESIGNED AROUND YOU

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YAS ACRES, THE MAGNOLIAS OFFERS A VARIETY OF LIVING OPTIONS, FROM 2-4 BED TOWNHOUSES TO 3-4 BED DUPLEXES AND 3-6 BED VILLAS. IT'S A PLACE WITH SPACE FOR EVERY FAMILY TO CONNECT, GROW, AND LIVE LIFE TO THE FULL.

FILL YOUR AFTERNOONS WITH  
THE TASTE OF EXTRAORDINARY.



SO MANY PLACES TO GO;  
SO MANY REASONS TO STAY IN.





OPEN UP TO  
NATURAL SPLENDOUR.





TOWNHOUSE – 2 BED MID/ END UNIT



TOWNHOUSE - 3 BED MID UNIT/ 4 BED END UNIT



DUPLEX – 3 BED X SMALL



DUPLEX – 3 BED Y SMALL



DUPLEX – 4 BED X SMALL/ Y SMALL



VILLA - 4 BED GARDEN



VILLA – 4 BED GOLF SECOND ROW A



VILLA – 4 BED GOLF SECOND ROW B



VILLA – 4 BED GOLF FRONT ROW



VILLA – 6 BED GOLF FRONT ROW



A WORLD OF EXCITEMENT AT  
YOUR DOORSTEP.



## FEELING LIKE HOME FROM THE START

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CHOOSE FROM A RANGE OF FINISHES THAT SHAPE YOUR VILLA OR TOWNHOUSE TO LOOK EXACTLY HOW YOU WANT IT. PERSONAL TOUCHES TURN HOUSES INTO HOMES, AND AT YAS ACRES, THE MAGNOLIAS, THAT BEGINS BEFORE YOU EVEN MOVE IN.





## COOL STANDARD

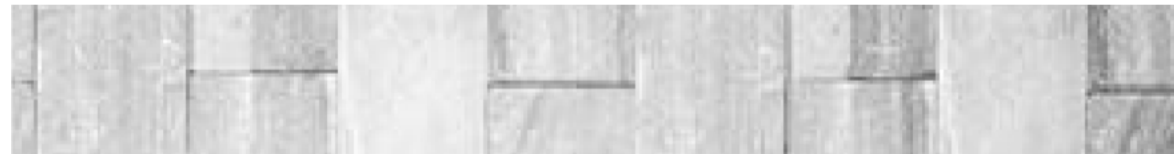
### EXTERIOR FINISHES

#### EXTERNAL WALL TYPES

Render & Paint (General area)



Natural Stone Cladding



Render & Paint



#### EXTERNAL PAVERS & ENTRANCE LANDING FLOORING

Quartz Tile



### THROUGHOUT VILLA

#### WALL & CEILING

Paint Finish



#### FLOORING

Porcelain Tile



#### DOOR & WARDROBE

Wood Melamine



#### STAIRCASE (LANDING, STEPS & SIDE WALL)

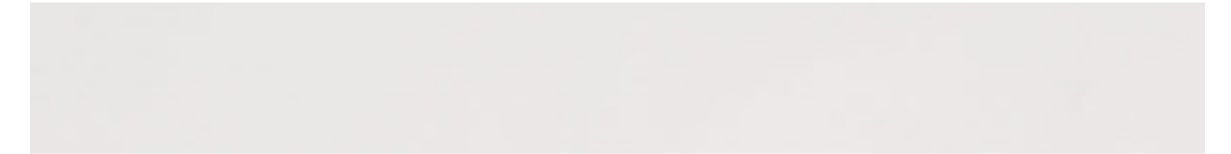
Stone Tile



### KITCHEN

#### COUNTER-TOP (KITCHEN & BATHROOM)

Quartz Stone



#### KITCHEN CABINTRY

Wood Melamine



### BATHROOMS

#### FEATURE WALL

Natural Stone Tile

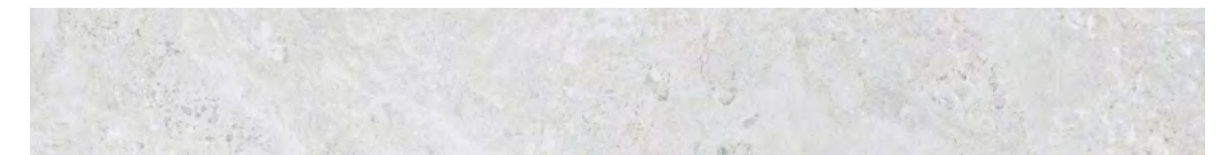
#### FEATURE WALL

Natural Stone Tile



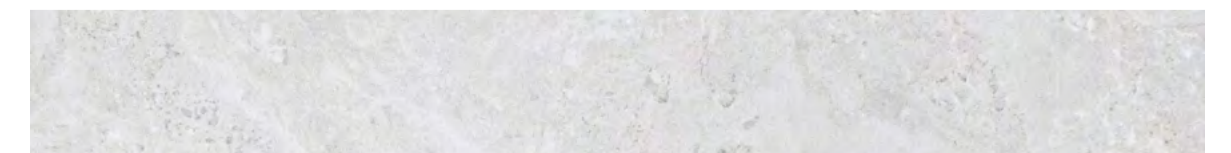
#### FLOORING

Porcelain Tile



#### WALL

Porcelain Tile





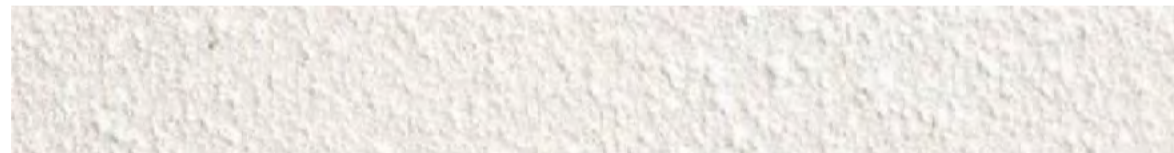


## COOL PREMIUM

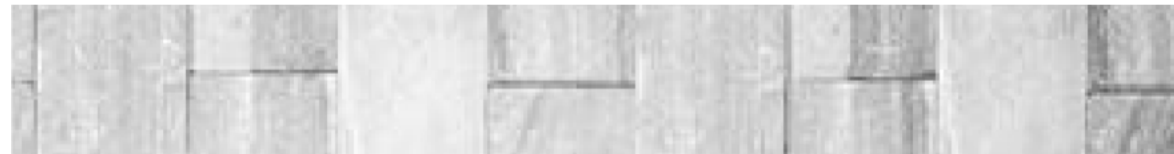
### EXTERIOR FINISHES

#### EXTERNAL WALL TYPES

Render & Paint (General area)



Natural Stone Cladding



Render & Paint



#### EXTERNAL PAVERS & ENTRANCE LANDING FLOORING

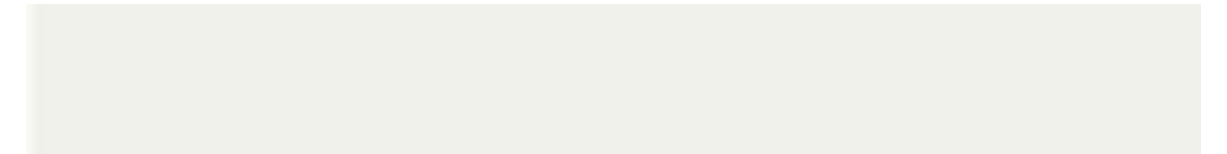
Quartz Tile



### THROUGHOUT VILLA

#### WALL & CEILING

Paint Finish



#### FLOOR & STAIRCASE

Natural Stone Tile



#### DOOR & WARDROBE

Veneer on MDF



#### BEDROOM FLOOR

Engineered Natural Wood



### KITCHEN

#### COUNTER-TOP

Quartz Stone



#### KITCHEN CABINETRY

Veneer on MDF



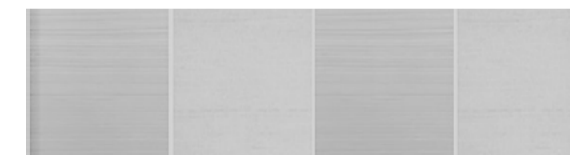
### BATHROOMS

#### FEATURE WALL

Natural Stone Tile

#### FEATURE WALL

Natural Stone Tile



#### VANITY TOP

Natural Stone



#### FLOORING & WALL

Natural Stone Tile







## WARM STANDARD

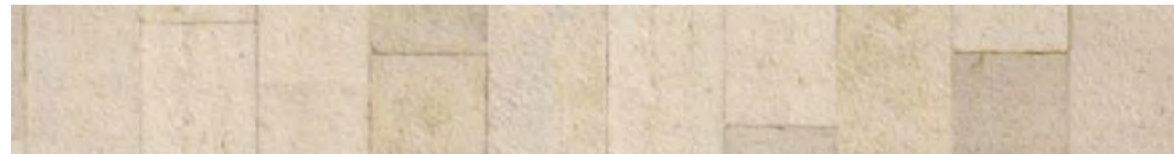
### EXTERIOR FINISHES

#### EXTERNAL WALL TYPES

Render & Paint (General area)



Natural Stone Cladding

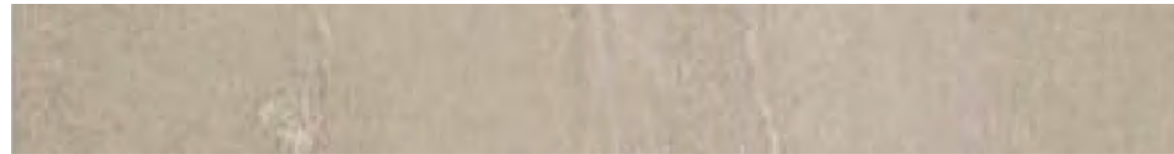


Render & Paint



#### EXTERNAL PAVERS & ENTRANCE LANDING FLOORING

Quartz Tile



### THROUGHOUT VILLA

#### WALL & CEILING

Paint Finish



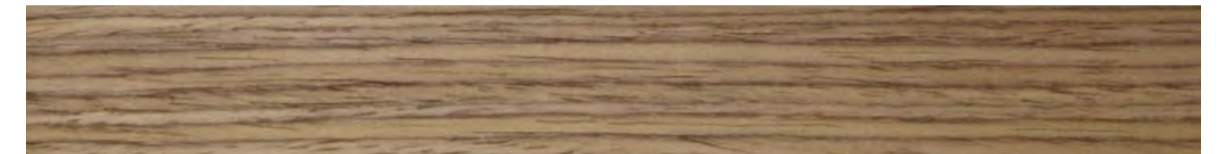
#### FLOORING

Porcelain Tile



#### DOOR & WARDROBE

Wood Melamine



#### STAIRCASE (LANDING, STEPS & SIDE WALL)

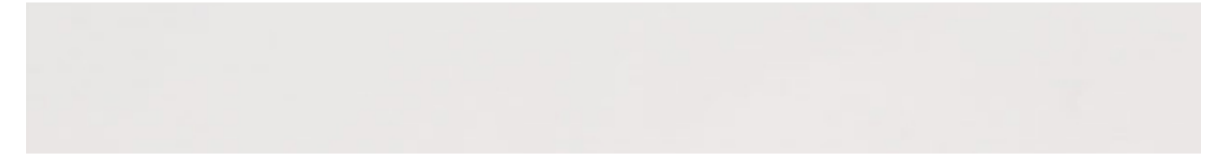
Stone Tile



### KITCHEN

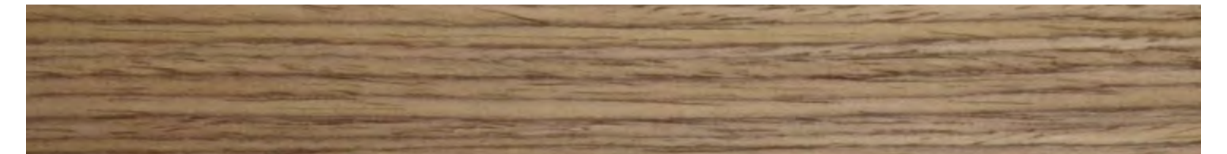
#### COUNTER-TOP (KITCHEN & BATHROOM)

Quartz Stone



#### KITCHEN CABINTRY

Wood Melamine



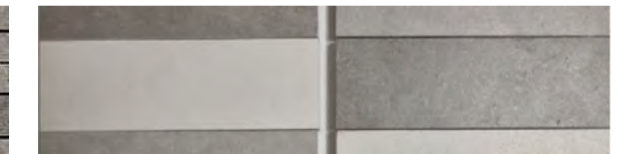
### BATHROOMS

#### FEATURE WALL

Natural Stone Tile

#### FEATURE WALL

Natural Stone Tile



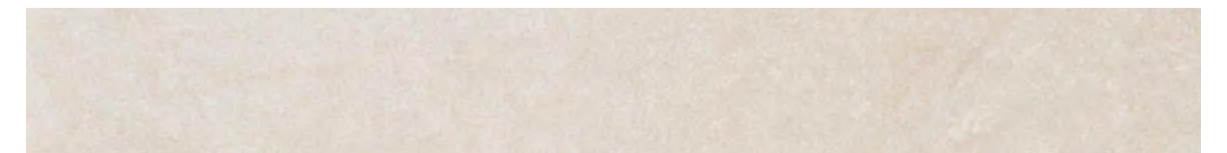
#### FLOORING

Porcelain Tile



#### WALL

Porcelain Tile







## WARM PREMIUM

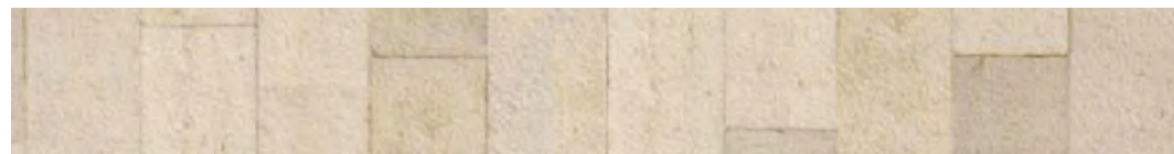
### EXTERIOR FINISHES

#### EXTERNAL WALL TYPES

Render & Paint (General area)



Natural Stone Cladding

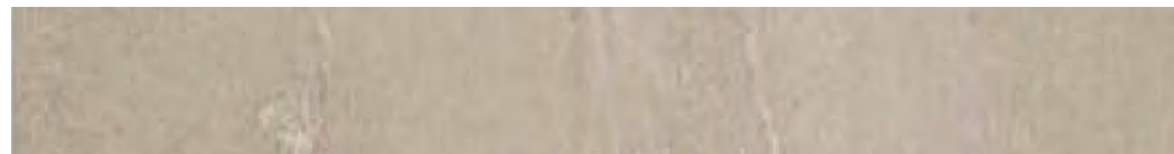


Render & Paint



#### EXTERNAL PAVERS & ENTRANCE LANDING FLOORING

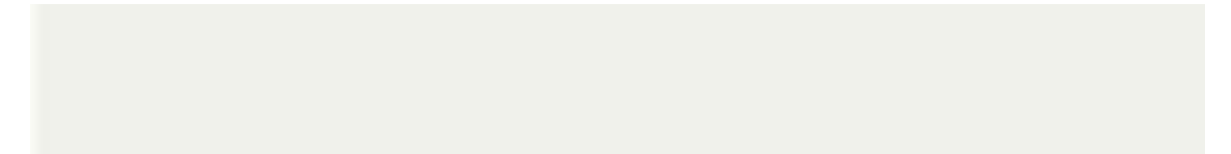
Quartz Tile



### THROUGHOUT VILLA

#### WALL & CEILING

Paint Finish



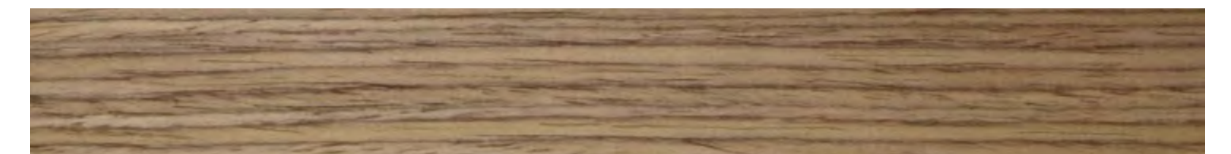
#### FLOOR & STAIRCASE

Natural Stone Tile



#### DOOR & WARDROBE

Veneer on MDF



#### BEDROOM FLOOR

Engineered Natural Wood



### KITCHEN

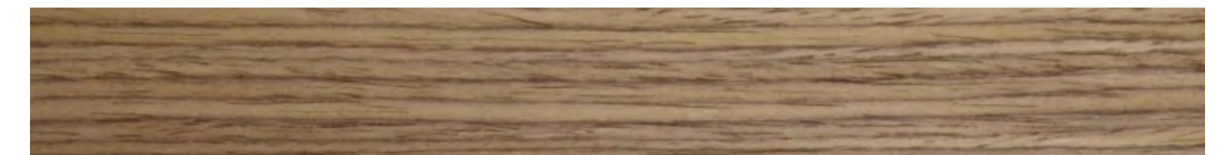
#### COUNTER-TOP

Quartz Stone



#### KITCHEN CABINETRY

Veneer on MDF



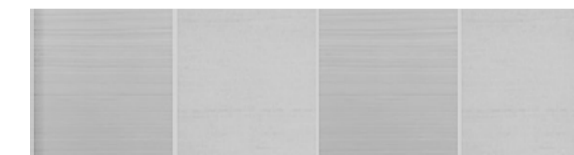
### BATHROOMS

#### FEATURE WALL

Natural Stone Tile

#### FEATURE WALL

Natural Stone Tile



#### VANITY TOP

Natural Stone



#### FLOORING & WALL

Natural Stone Tile





# CENTERED AROUND SUSTAINABILITY

YAS ACRES, THE MAGNOLIAS HAS BEEN DEVELOPED WITH SUSTAINABILITY AT ITS HEART, TO HELP OUR HOMES DELIVER A POSITIVE IMPACT ON THE COMMUNITY AND THE ENVIRONMENT. IT'S A FUNDAMENTAL PART OF MODERN LIVING AND THERE ARE SEVERAL WAYS IN WHICH WE BRING SUSTAINABILITY TO LIFE.

## VILLA SUSTAINABILITY FEATURES



**HIGH SOLAR REFLECTANCE MATERIAL ON ROOF**  
Reduces heat absorption



**LED LIGHT FIXTURES**  
Reduce energy consumption



**LOW VOC PAINT**  
Promotes better health and well being of occupants



**LOCALLY SOURCED MATERIALS**  
Reduce carbon emissions



**HIGHLY EFFICIENT GLAZING AND INSULATION**  
Reduces heat gain



**EFFICIENT FIXTURES**  
Reduce water usage



**WASTE MANAGEMENT SYSTEMS**  
Promote recycling and environmental responsibility



**WATER AND ENERGY CONSUMPTION METER**  
Monitors consumption to allow for savings



**SOLAR HOT WATER**



**EFFICIENT AC SYSTEM**



