



MAYAN

YAS ISLAND LIVING



ABU DHABI

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

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.

REVENUE
AED 8.39BN
FY 2020

NET PROFIT
AED 1.93BN
FY 2020

DIVESTMENT VALUE
AED 1.2M
FY 2020

INVESTMENT PORTFOLIO INCREASE
AED 826M
FY 2020



HAVE IT ALL AT MAYAN

Life is full of compromises. Unless you live at Mayan. Here, there's action, luxury and relaxation, right on your doorstep. Enjoy a round at Yas Links Golf Course, or just kick back, relax and live your best life at your exclusive pool. And did we mention you live on the beach? So you can soak up the sun, or take a stroll through the nearby park. Whatever your heart desires, you can have it all.

Live an extraordinary Yas Island life.





WHERE SEA VIEWS AND A
GOLF-COURSE VIEWS MEET.

YAS ISLAND LIVING

Feel like shaking things up a bit? Step outside the community and into every activity under the sun. Dive into the cool Arabian Gulf, navigate the winding mangroves, browse the collections at Yas Mall and sip a sundowner in the buzzing Yas Marina, all without ever leaving the island. There's an extensive array of action, entertainment, leisure and adventure - whatever your heart desires. And whenever you're in the mood for an adrenaline rush, Ferrari World Abu Dhabi, Yas Waterworld Abu Dhabi and Warner Bros. World Abu Dhabi are just around the corner.





EXCLUSIVE ACCESS TO MODERN AMENITIES

Swimming pools
Sun decks
Gym
Kids' playground
Underground parking
24-hour concierge
Access to beach
Retail outlets

A FAMILY HOME IN THE HEART
OF THE ACTION.



EXCITEMENT EVERYWHERE
ON THE ISLAND... OR OFF IT.



TO SAADIYAT ISLAND
25 MINUTES

TO DUBAI
50 MINUTES





LET MORNINGS WEAVE
THROUGH MANGROVES...



... OR GET A GLAMOROUS START
TO THE DAY.

CHOOSE FROM STUDIOS, 1-3 BED APARTMENTS & BEACH HOUSES

Move into a luxurious golf and beachfront home, surrounded by nature and in the heart of the action. Live in a community with world-class facilities all around you and world-famous attractions on your doorstep. This is the place where you can have it all.





EXQUISITE TASTE EVEN WHEN
NOBODY'S COOKING.

An aerial photograph of a beach scene. In the foreground, a grid of numerous beach umbrellas is arranged in a pattern. The umbrellas have dark brown frames and are topped with either red and white or purple and white striped canopies. Beyond the umbrellas, the sandy beach meets the ocean. A massive, curling wave is captured in mid-motion, its face a bright, textured greenish-blue. The sky above is a clear, pale blue.

TAKE IN ALL THE OPTIONS
UNDER THE SUN.

A LIFESTYLE DESIGNED
TO SUIT YOUR MOOD.

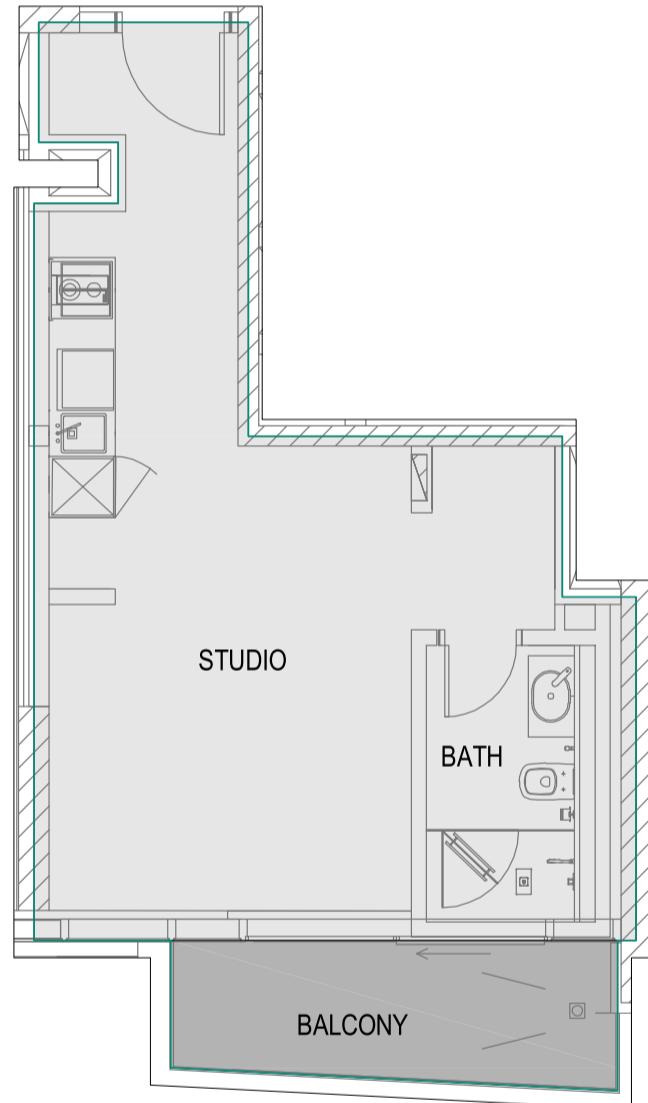


THE BEAUTY BEGINS BEFORE
YOU LOOK OUT THE WINDOW.

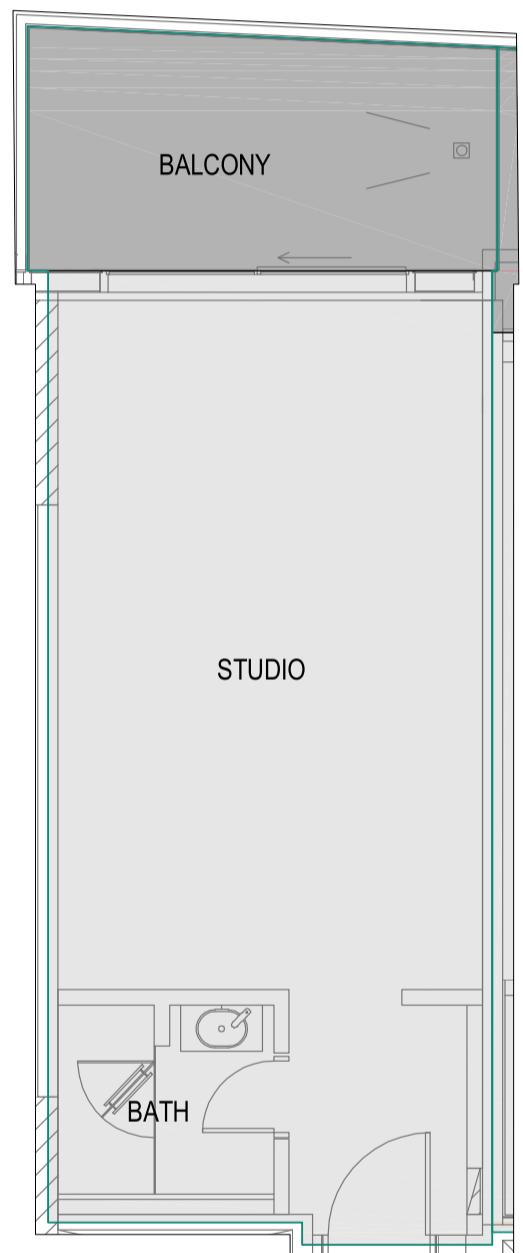


STUDIO APARTMENT

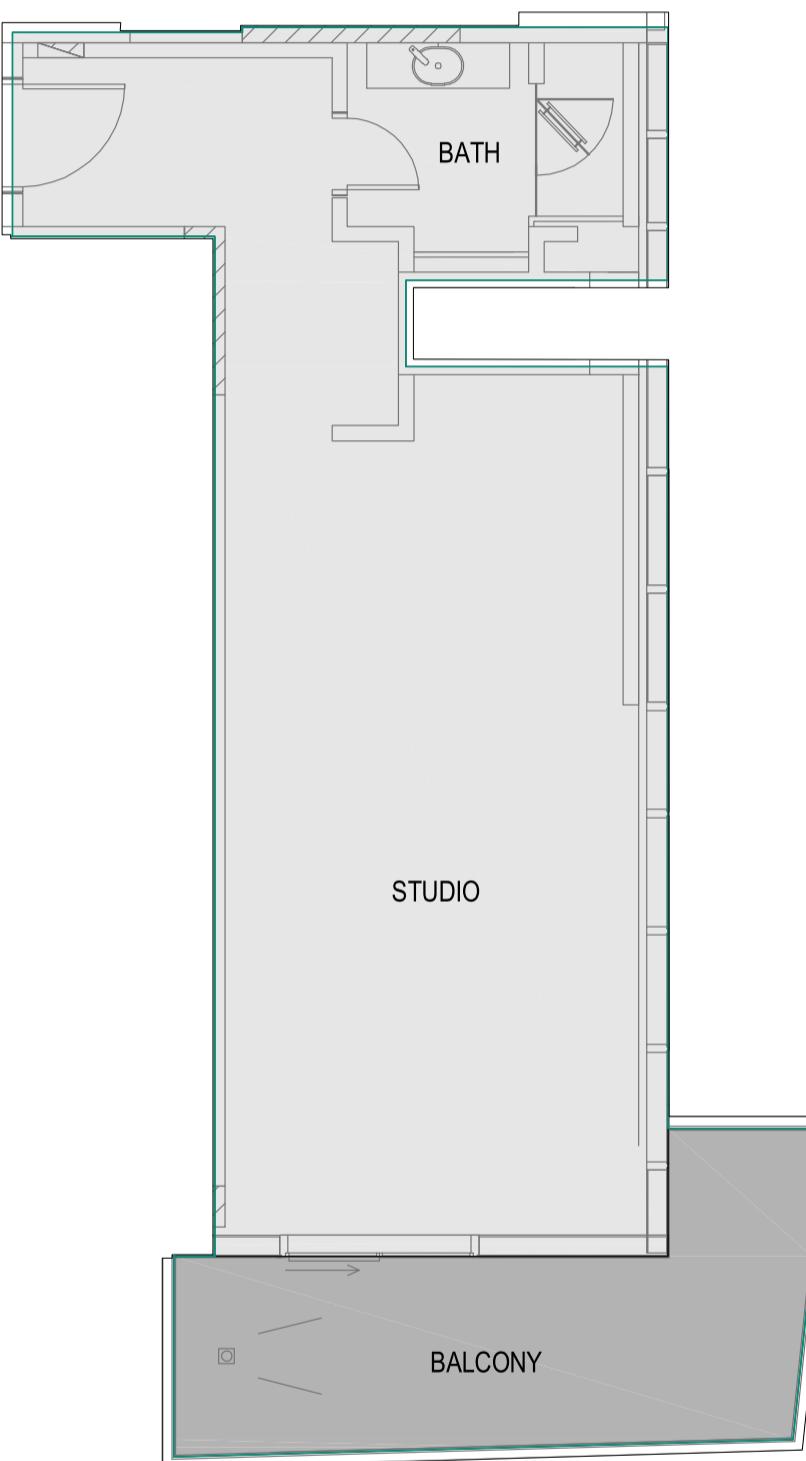
[1] STUDIO S1



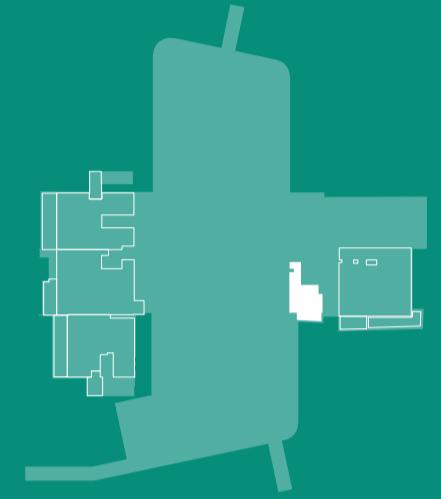
[2] STUDIO S-11



[3] STUDIO S-11.2

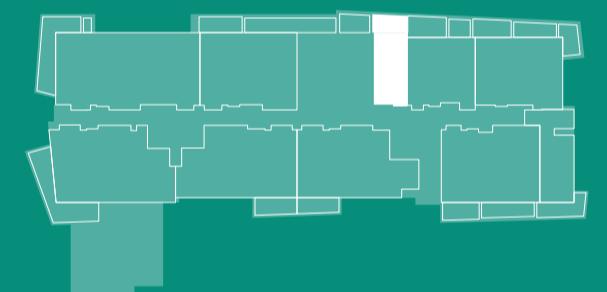


[1]



APPROXIMATE TOTAL AREA **41.91 SQ.M**

[2]



APPROXIMATE TOTAL AREA **51.49 SQ.M**

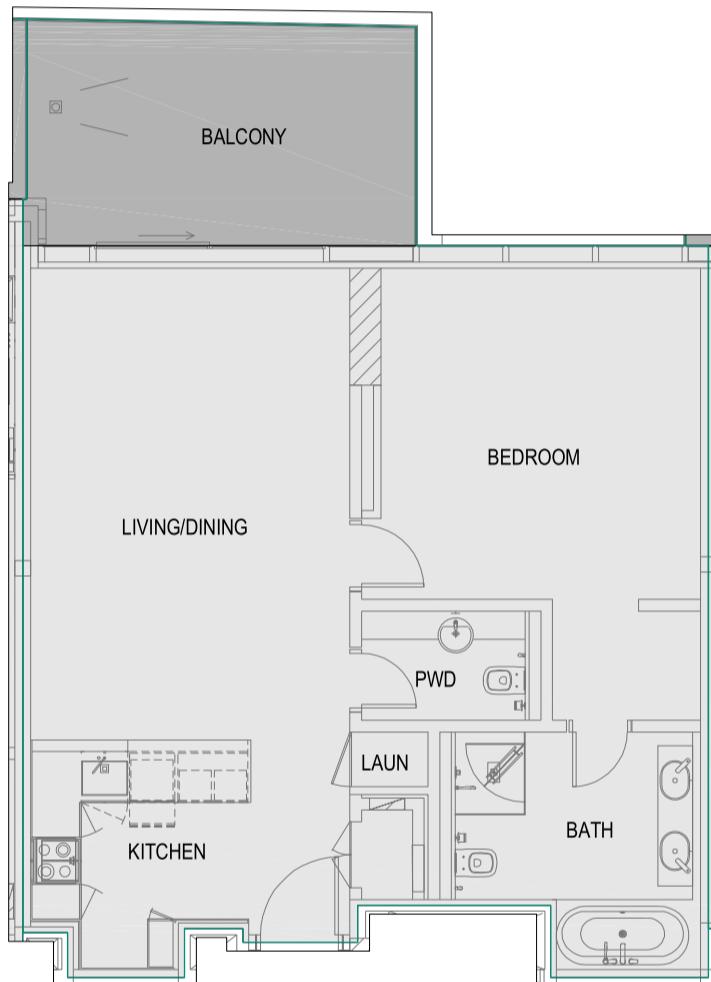
[3]



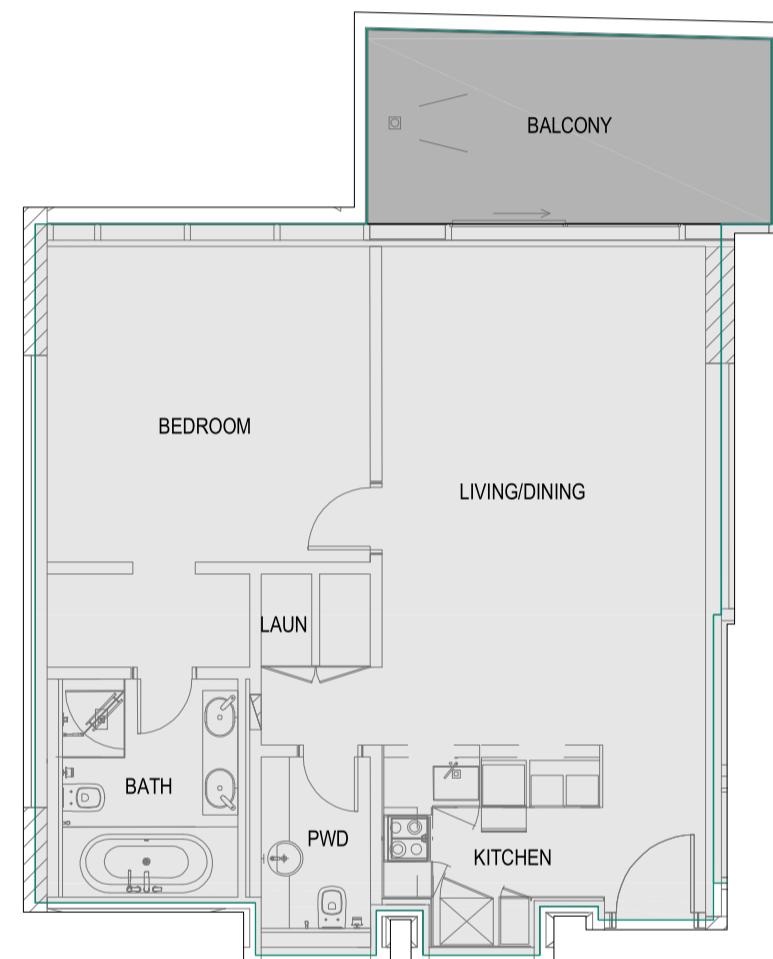
APPROXIMATE TOTAL AREA **68.59 SQ.M**

1-BED APARTMENT

[1] 1-BED D



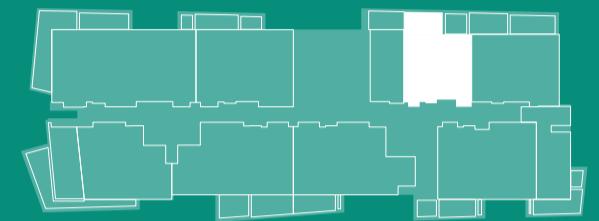
[2] 1-BED F



[3] 1-BED G



[1]



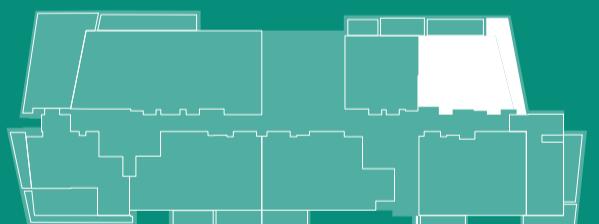
APPROXIMATE TOTAL AREA **93.20 SQ.M**

[2]



APPROXIMATE TOTAL AREA **91.48 SQ.M**

[3]



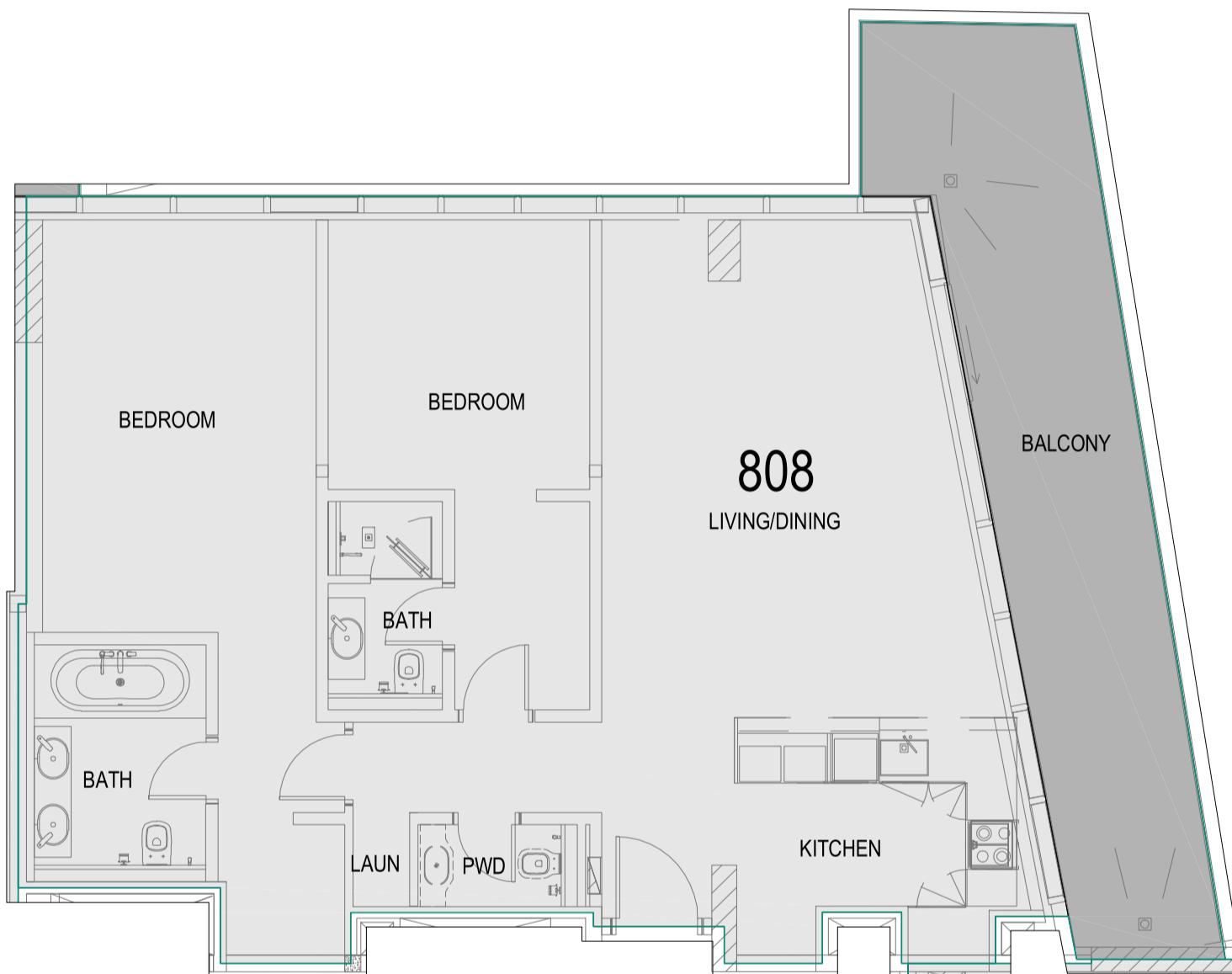
APPROXIMATE TOTAL AREA **112.48 SQ.M**

EASE IN TO THE EVENING OR
RECHARGE FOR THE NIGHT.

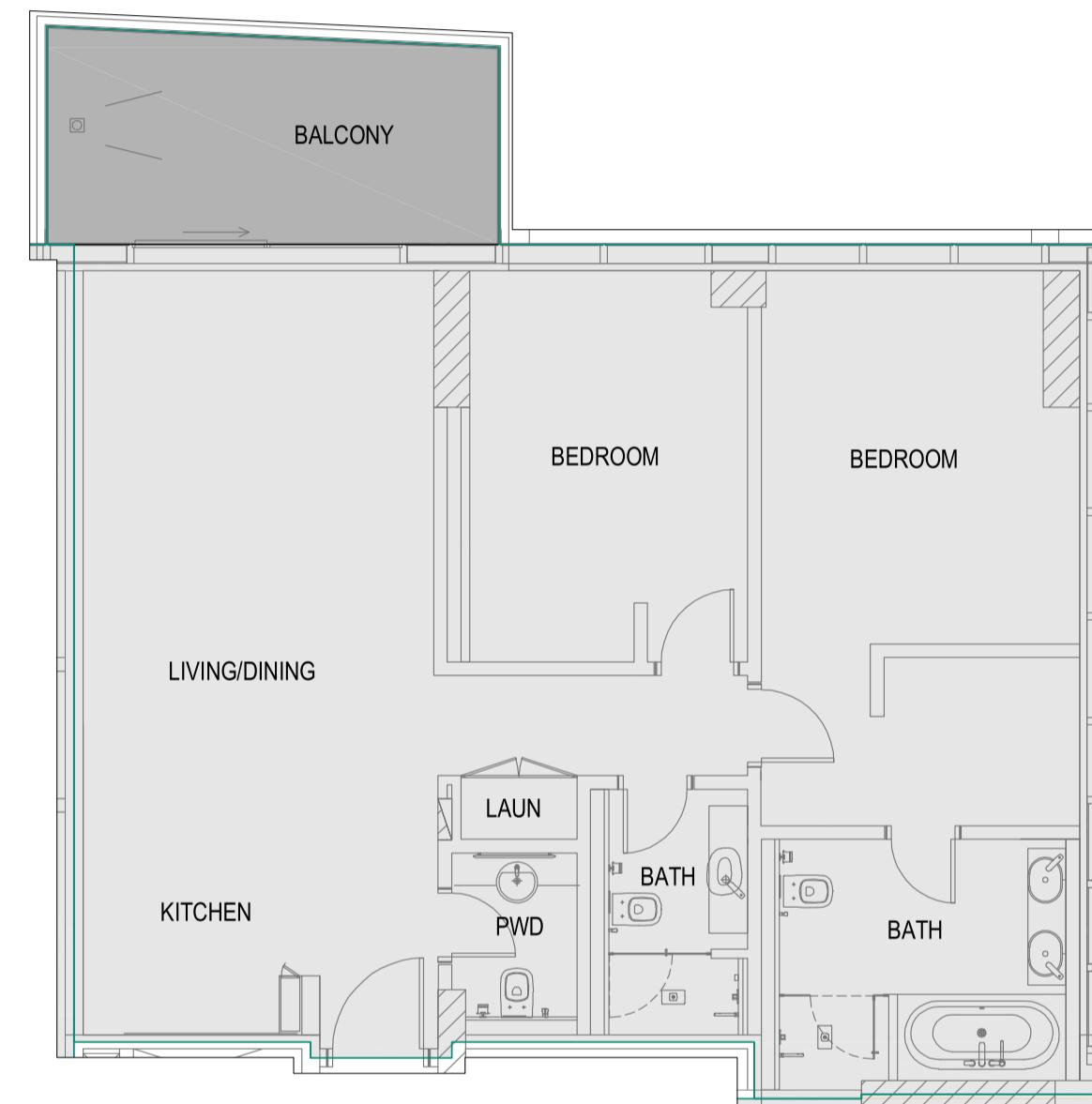


2-BED APARTMENT

[1] 2-BED A



[2] 2-BED C

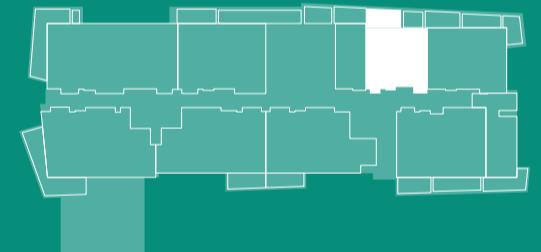


[1]



APPROXIMATE TOTAL AREA **131.09 SQ.M**

[2]



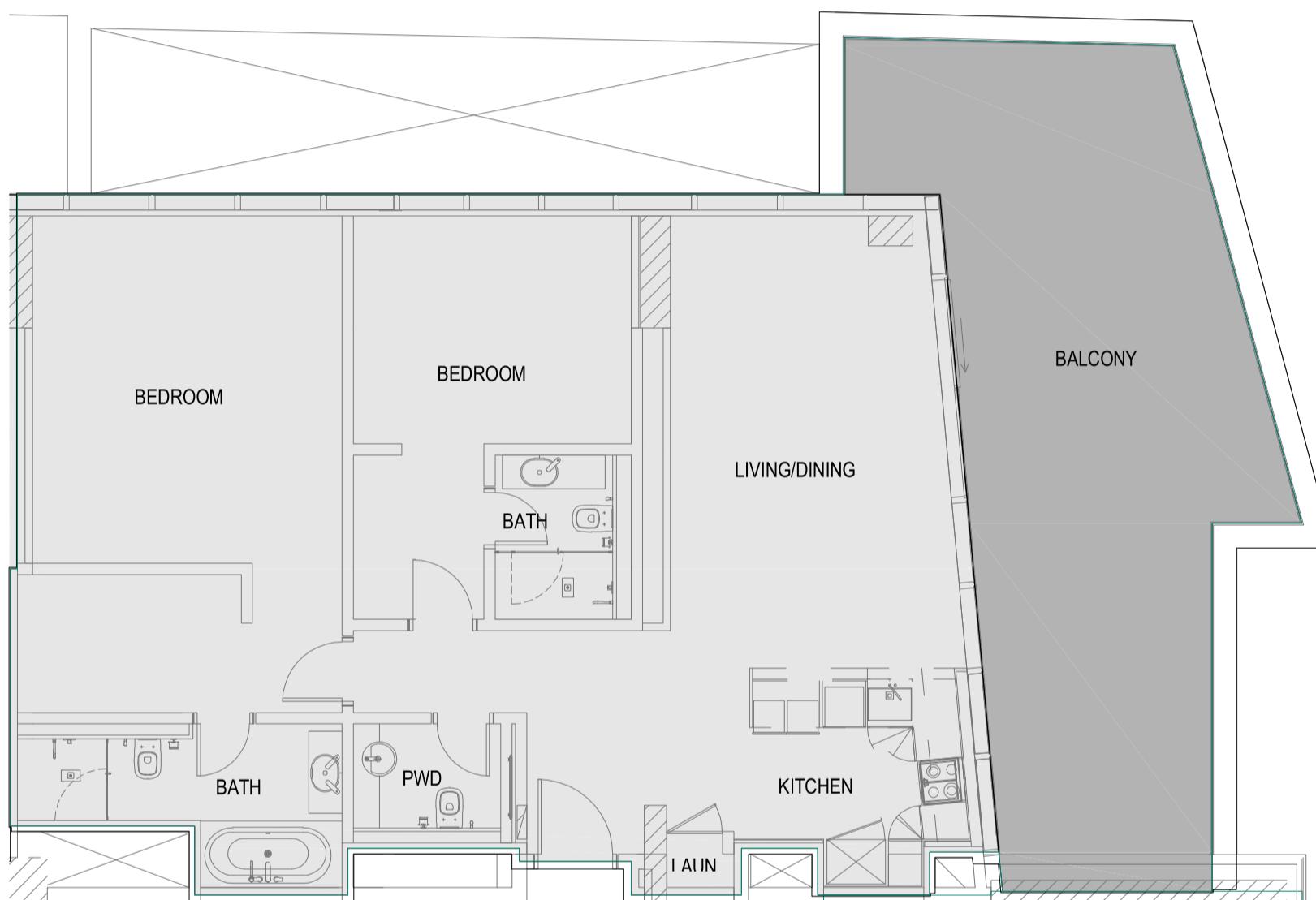
APPROXIMATE TOTAL AREA **113.25 SQ.M**

2-BED APARTMENT

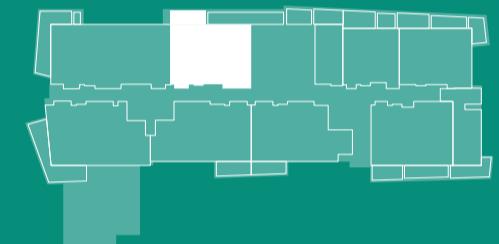
[1] 2-BED I



[2] 2-BED F

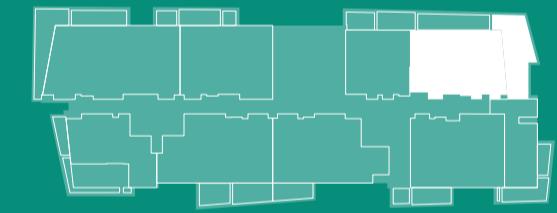


[1]



APPROXIMATE TOTAL AREA **134.00 SQ.M**

[2]



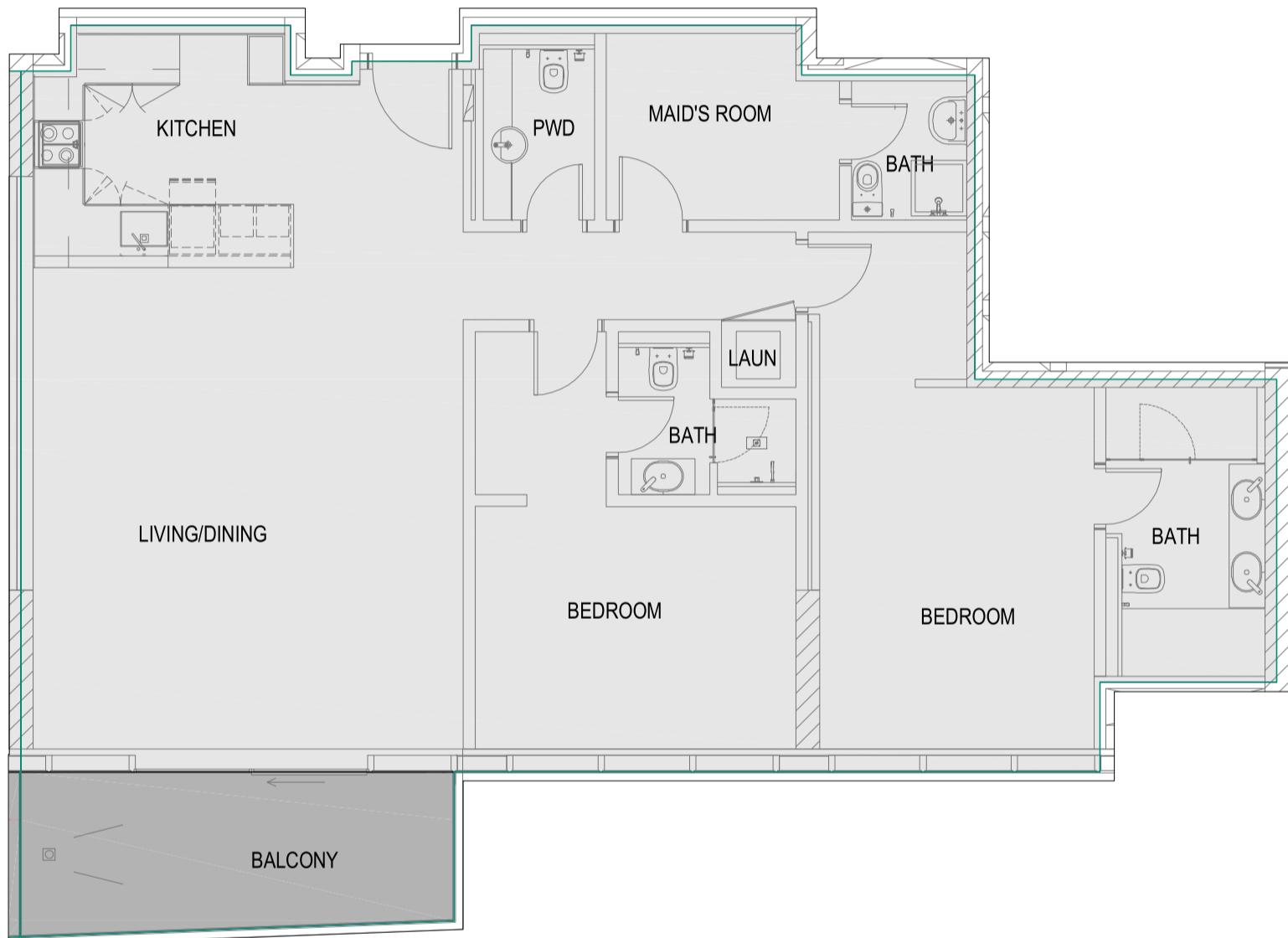
APPROXIMATE TOTAL AREA **157.27 SQ.M**



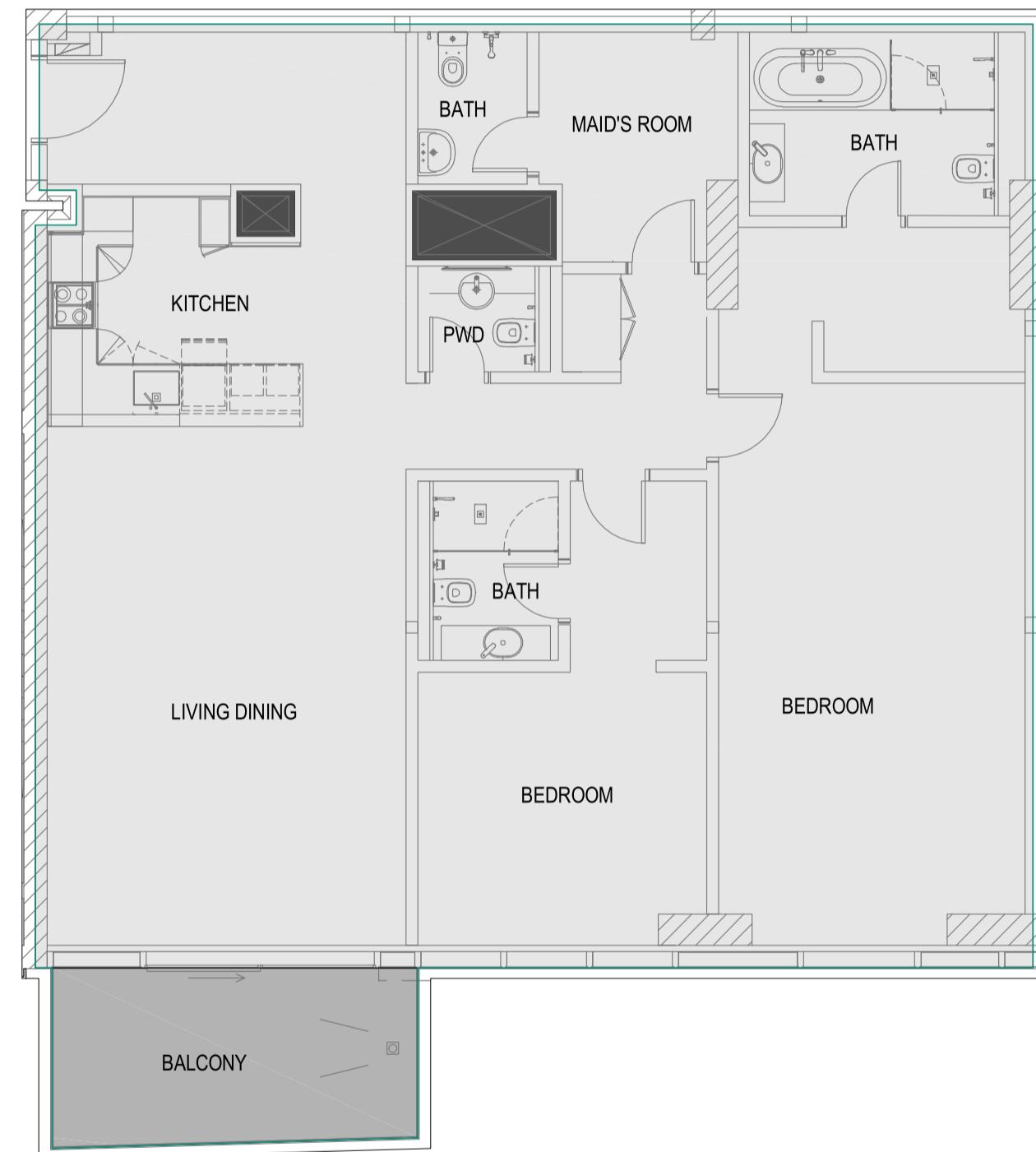
A PLACE WHERE INSPIRATION
SURROUNDS YOU.

2-BED APARTMENT

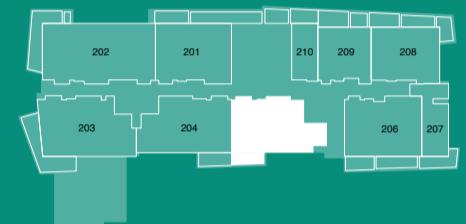
[1] 2-BED K



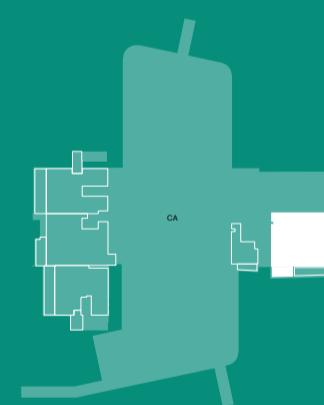
[2] 2-BED L



[1]



[2]

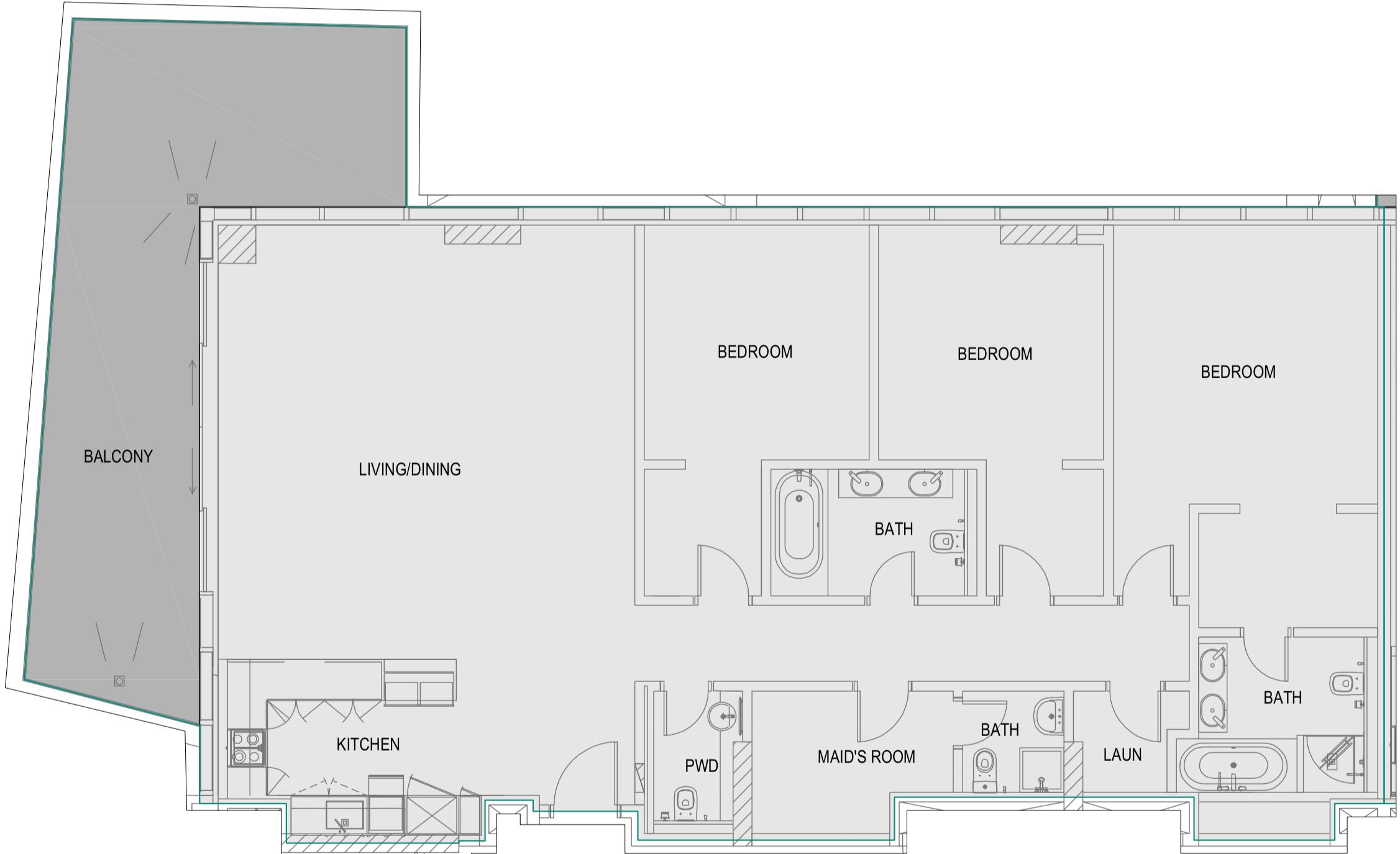


APPROXIMATE TOTAL AREA **136.78 SQ.M**

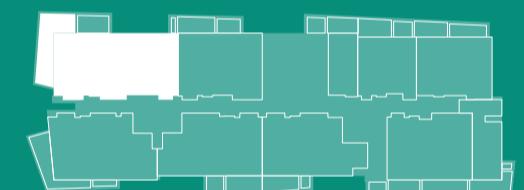
APPROXIMATE TOTAL AREA **162.56 SQ.M**

3-BED APARTMENT

[1] 3-BED D



[1]



APPROXIMATE TOTAL AREA **216.37 SQ.M**

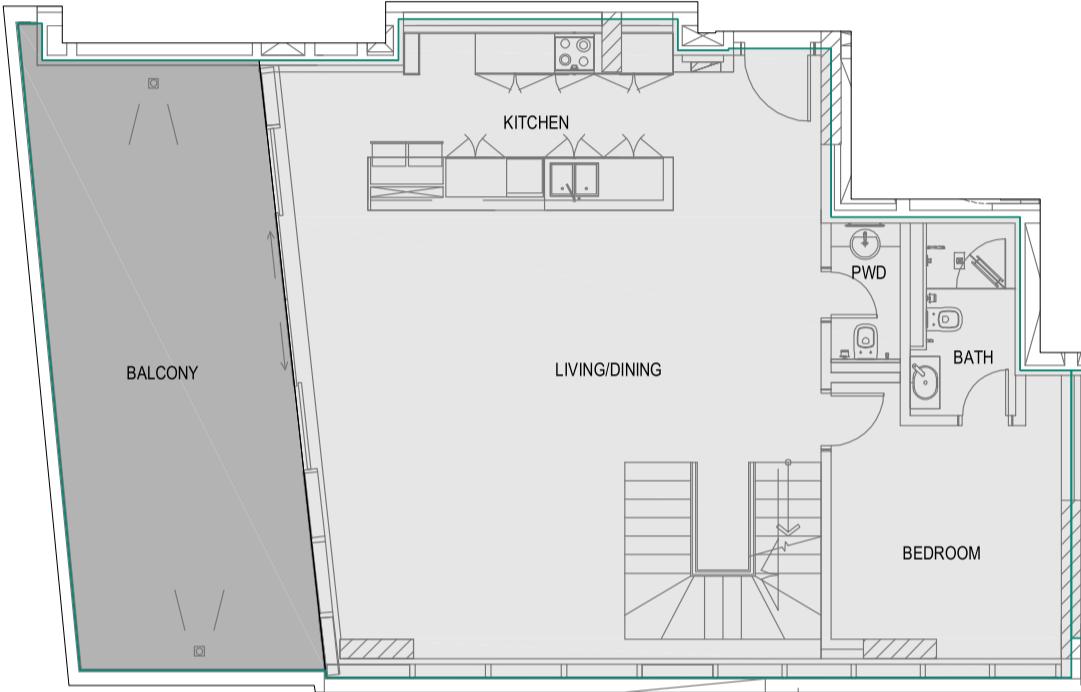


WHERE THE GREENS STRETCH
ALL THE WAY TO THE BLUE.

3-BED APARTMENT

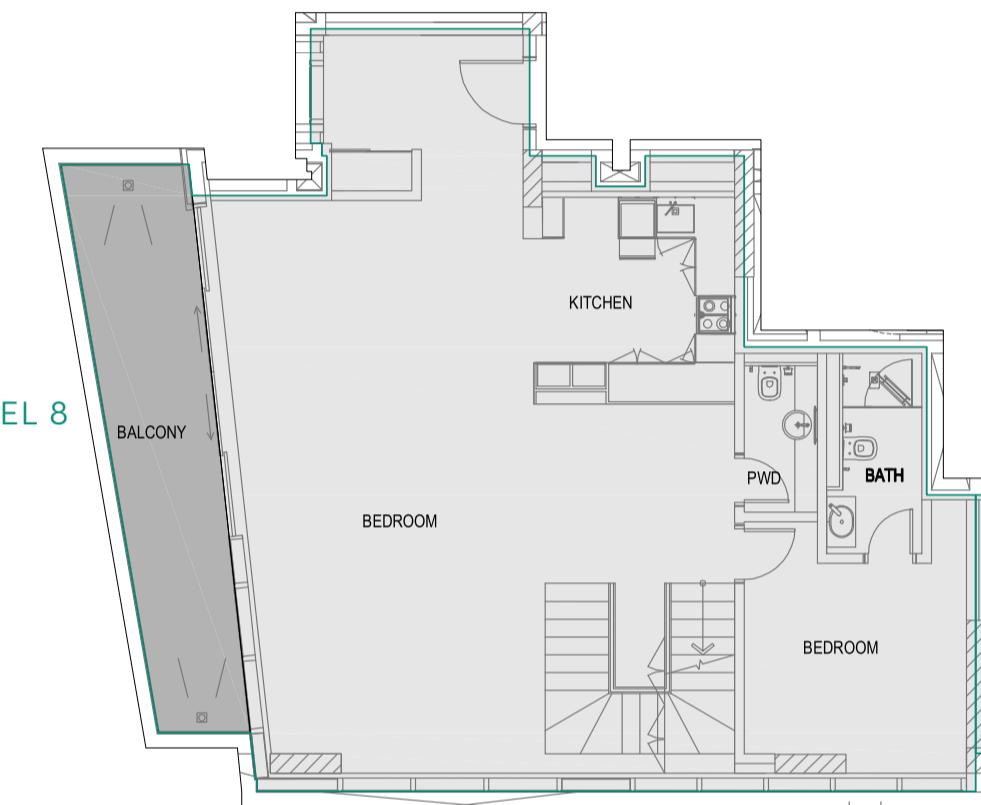
[1] 3-BED P

LEVEL 6

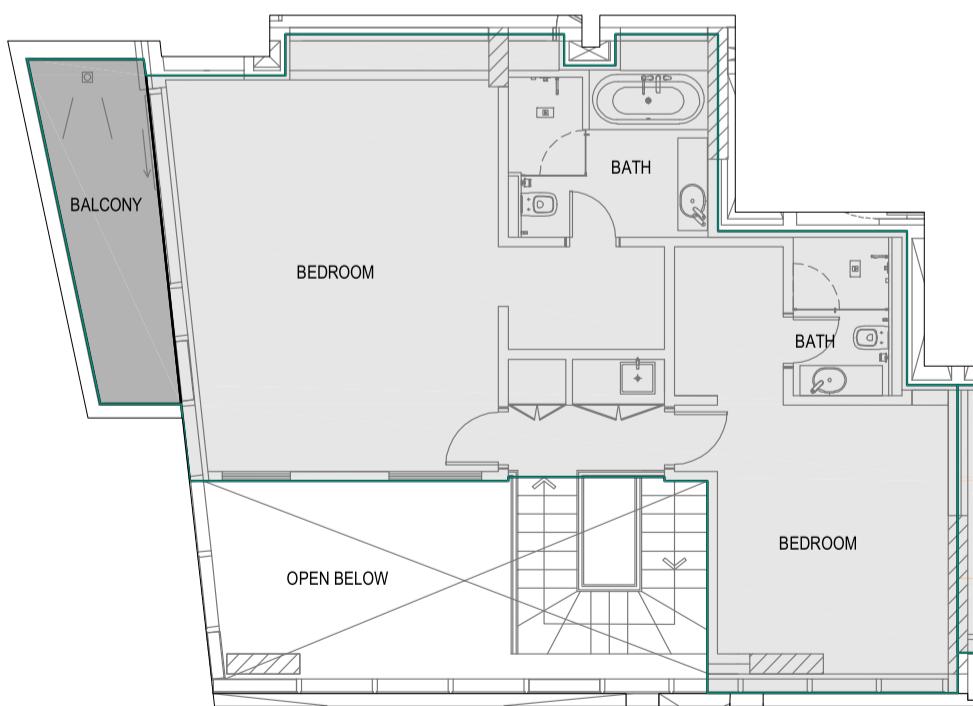


[2] 3-BED P2

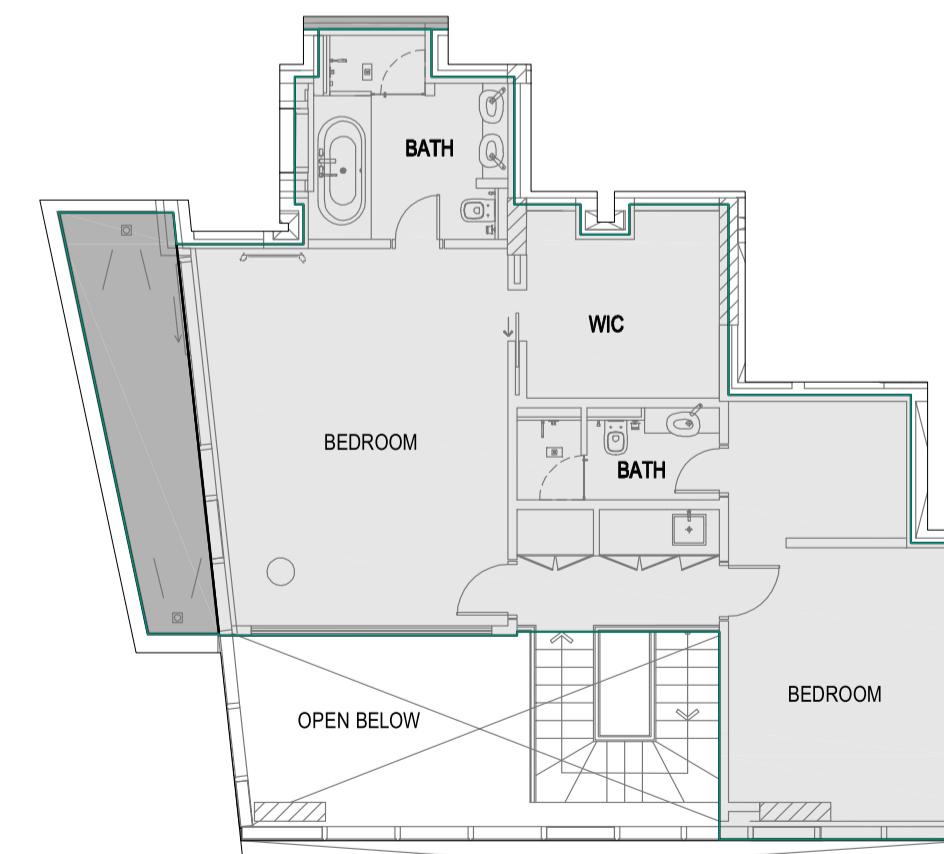
LEVEL 8



LEVEL 7



LEVEL 9

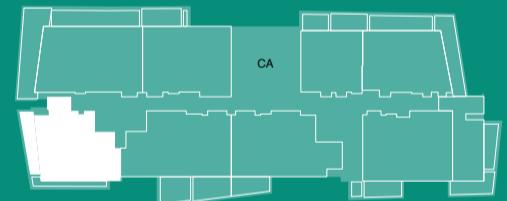


[1]



APPROXIMATE TOTAL AREA **224.40 SQ.M**

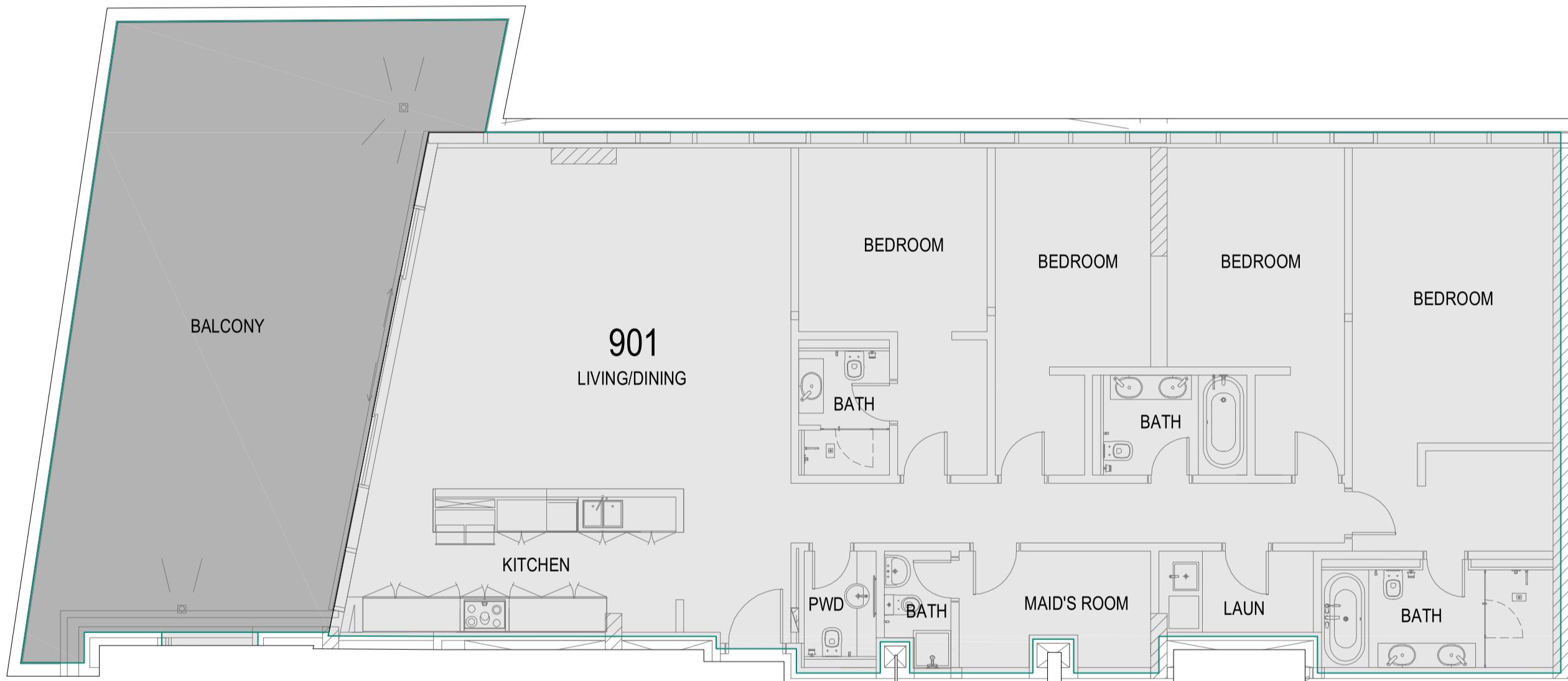
[2]



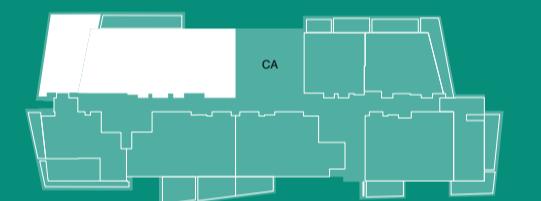
APPROXIMATE TOTAL AREA **223.31 SQ.M**

4-BED APARTMENT

[1] 4-BED D



[1]



APPROXIMATE TOTAL AREA **279.71 SQ.M**

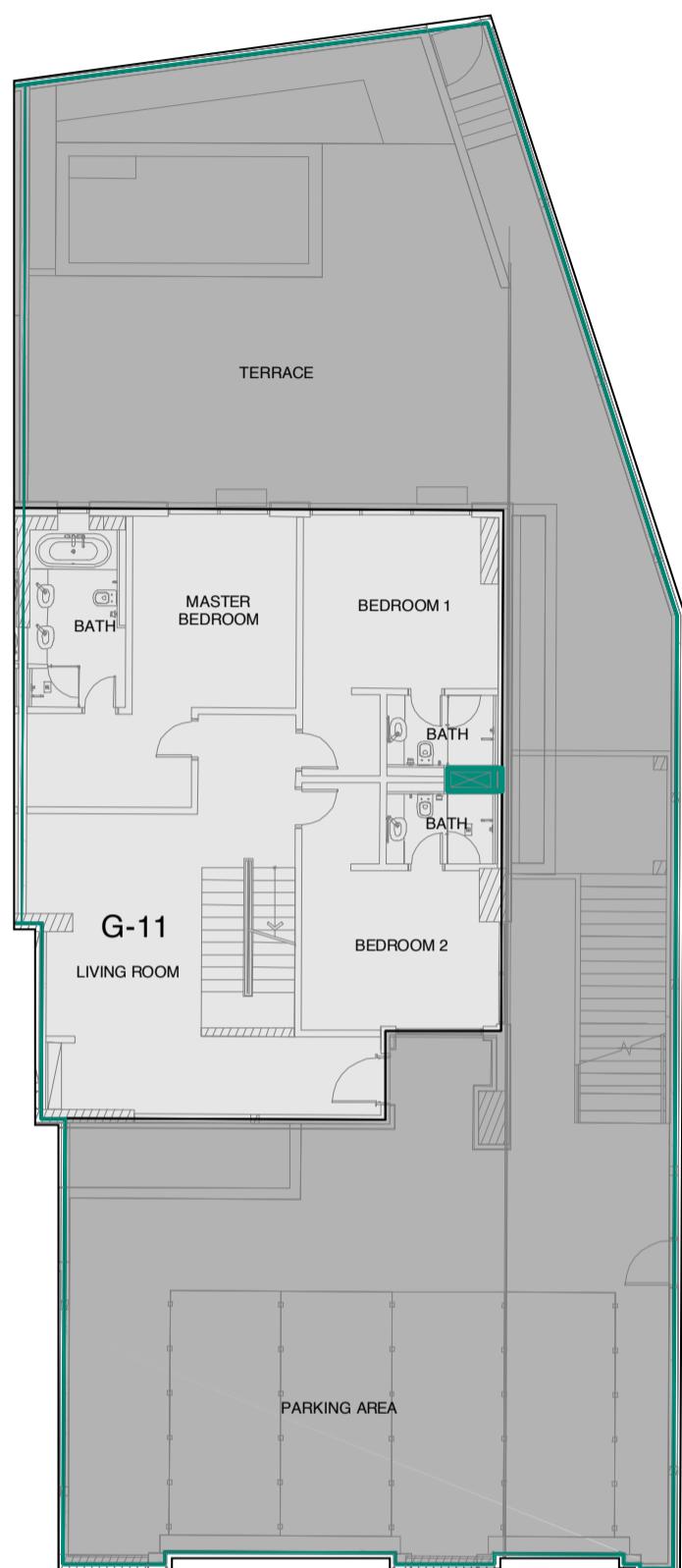


LET THE SEA MEET YOU
AT YOUR DOORSTEP.

BEACH HOUSE - G11

[1] BEACH HOUSE - G11

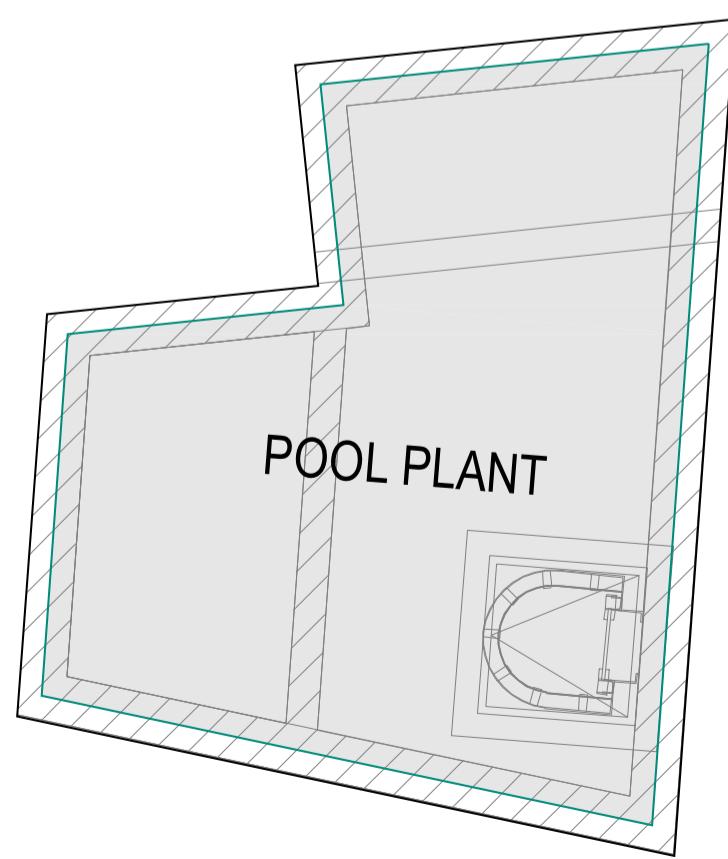
LEVEL 7



GROUND FLOOR



FIRST FLOOR



BASEMENT 1

[1]



UNIT AREA: **284.80 SQ.M**
BALCONY AREA: **358.71 SQ.M**
APPROXIMATE TOTAL AREA: **643.51 SQ.M**

Disclaimer: This plan is reproduced for illustrative purposes as an example of unit layouts and Aldar makes no representation or warranty in relation to any of the information shown. Unit sizes and layouts will vary depending on the location and the masterplan for each building and unit type.

BEACH HOUSE - G17

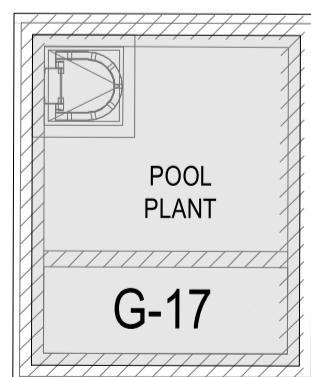
[1] BEACH HOUSE - G17



GROUND FLOOR

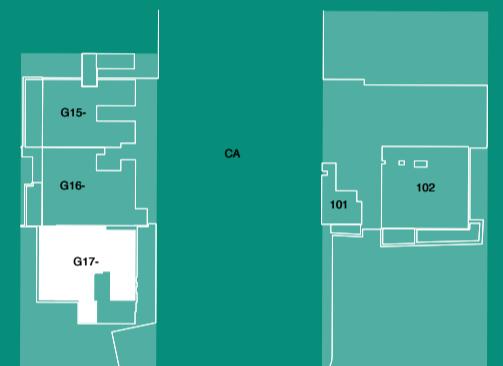


LEVEL 1



BASEMENT

[1]

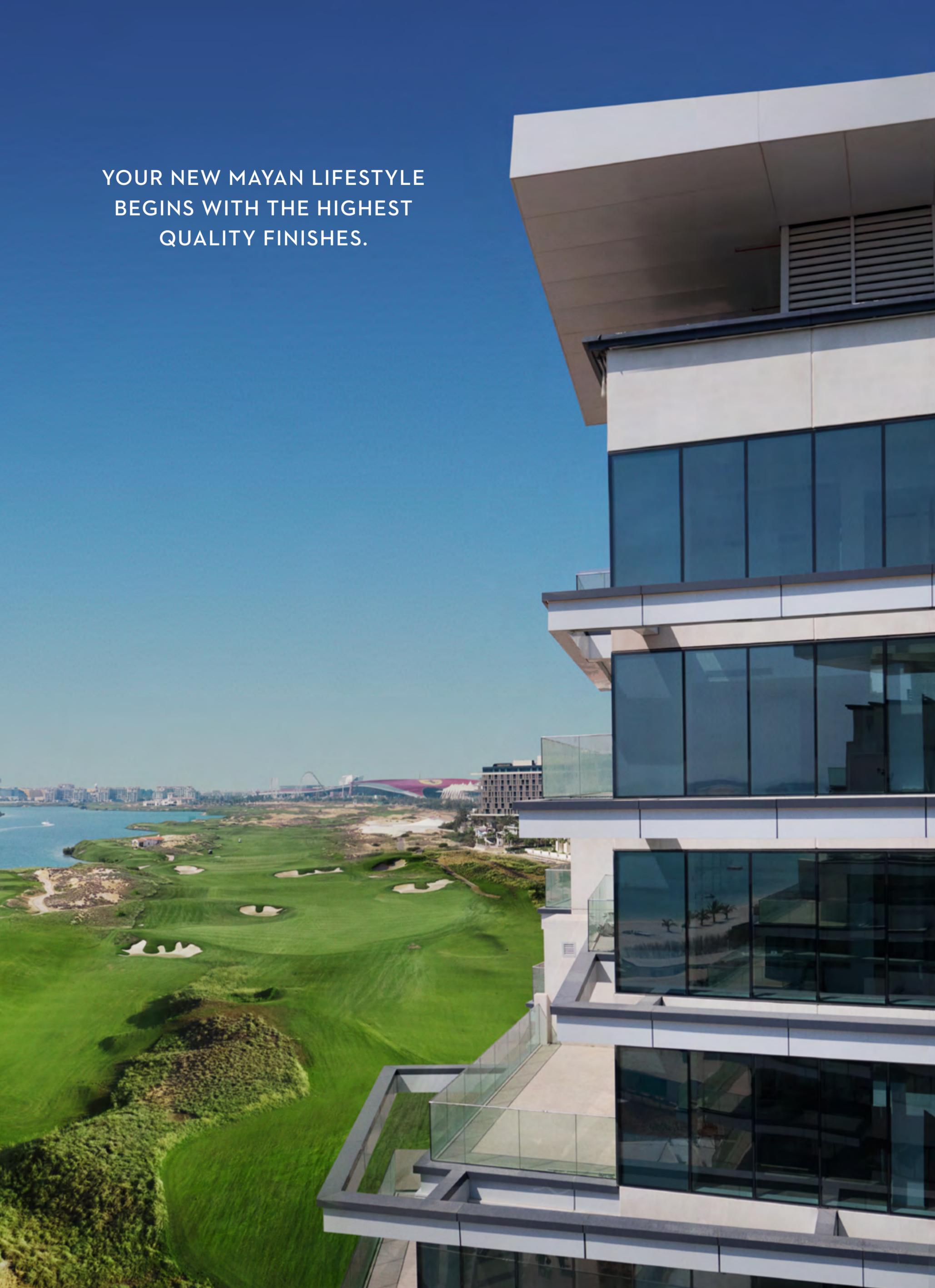


UNIT AREA: **263.35 SQ.M**
 BALCONY AREA: **579.72 SQ.M**
 APPROXIMATE TOTAL AREA: **843.07 SQ.M**

THIS IS THE HOME WHERE
YOU CAN HAVE IT ALL.



YOUR NEW MAYAN LIFESTYLE
BEGINS WITH THE HIGHEST
QUALITY FINISHES.



BUILDING FAÇADE

EXTERIOR FINISHES

EXTERNAL WALL TYPES

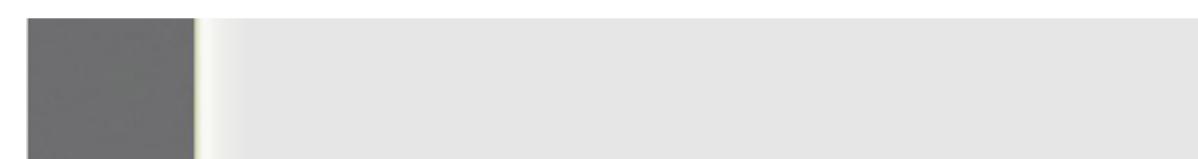
Render & Paint (General area)



Natural Stone Cladding



ACP Cladding



Curtain Wall



BUILDING ENTRANCE

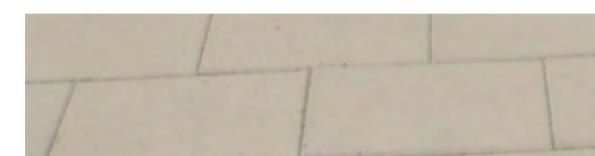
ENTRY FINISHES

EXTERIOR TILES

POLISHED BLACK GRAVEL



EXTERIOR INTERLOCK



ENTRANCE LOBBY, LIFT & CORRIDORS

WALL

Wallpaper

FLOORING

Porcelain Tile



CEILING

Perforated Gypsum Ceiling



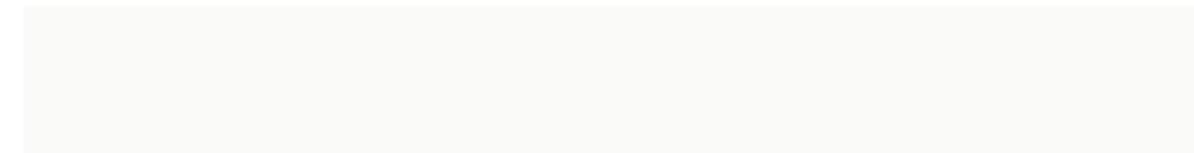


BEACH HOUSES

THROUGHOUT VILLA

WALL

Paint Finish



CEILING

Paint Finish

Wood Panels



FLOORING

Porcelain Tile



DOOR & WARDROBE

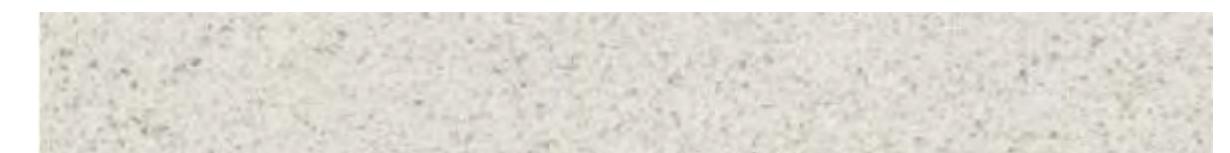
Wood Effect Melamine on Particle Chipboard



KITCHEN

COUNTER-TOP KITCHEN

Quartz Stone



Ceramic Tile at Back Splash



KITCHEN CABINET

High Pressure White Laminate



FLOORING

Porcelain Tile



BATHROOMS

WALL

Paint Finish

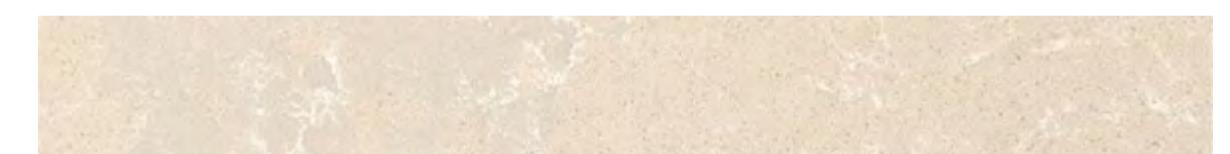


Porcelain Tile



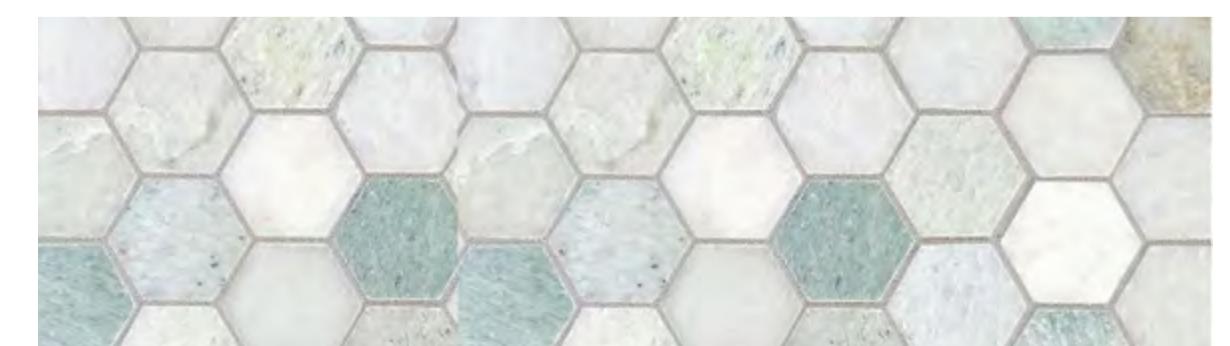
COUNTER-TOP VANITY

Quartz Stone



FEATURE WALL

Natural Stone Tile





APARTMENTS

THROUGHOUT VILLA

WALL

Paint Finish

CEILING

Paint Finish

FLOORING

Porcelain Tile

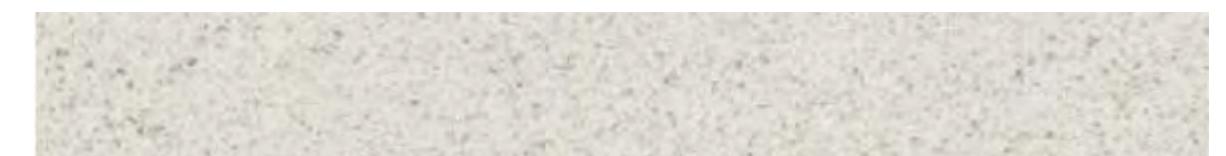
DOOR & WARDROBE

Wood Effect Melamine on Particle Chipboard

KITCHEN

COUNTER-TOP KITCHEN

Quartz Stone



Ceramic Tile at Back Splash



KITCHEN CABINET

High Pressure White Laminate



BATHROOMS

WALL

Paint Finish

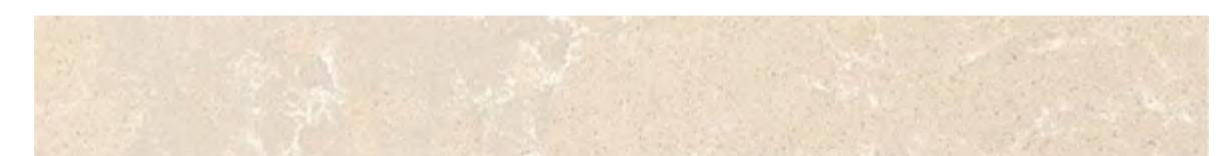


Porcelain Tile



COUNTER-TOP VANITY

Quartz Stone



Natural Stone Tile



FLOORING

Porcelain Tile



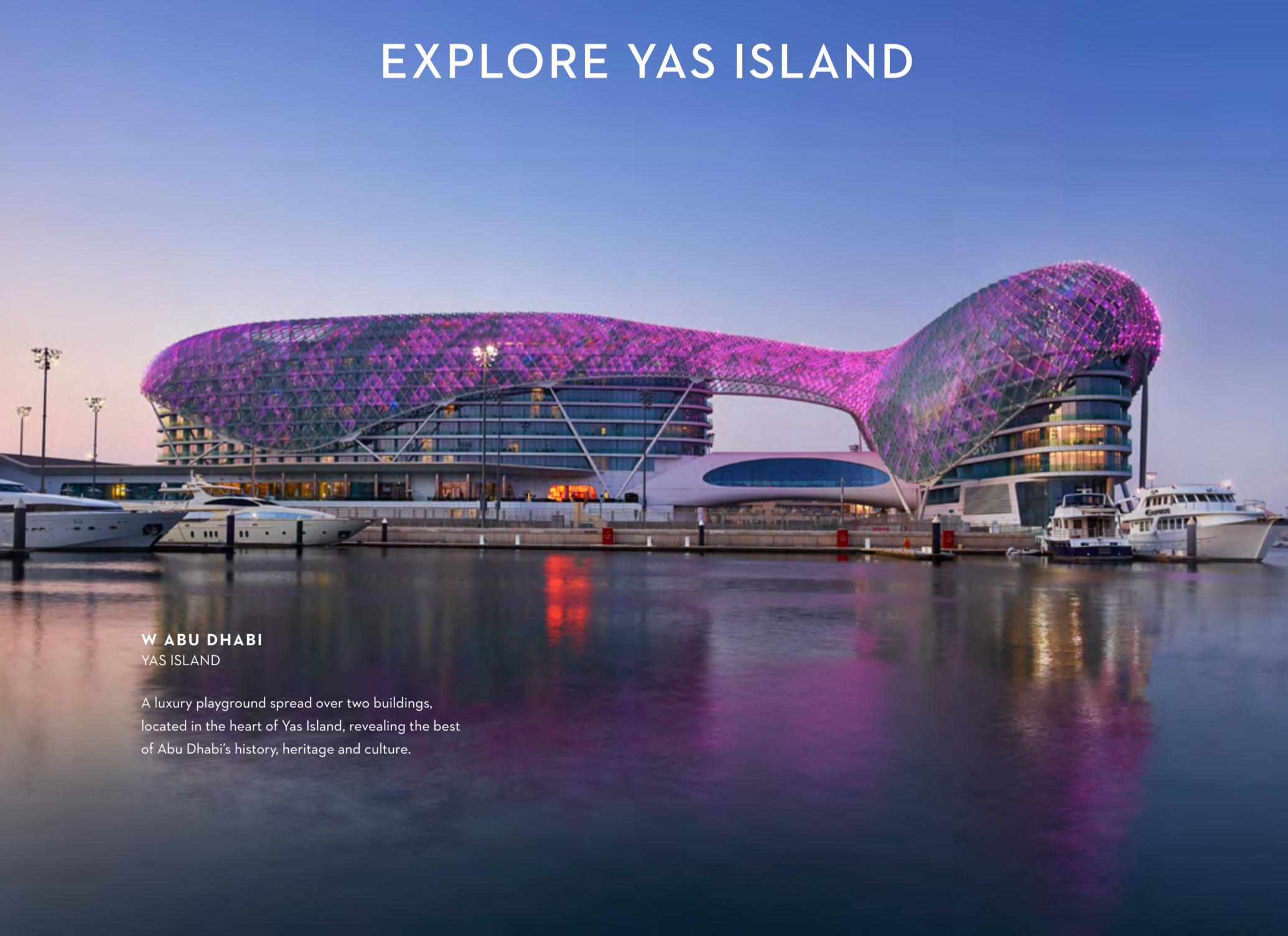


WHERE FUN IS ALWAYS
EASY TO FIND.



YAS LINKS GOLF CLUB

EXPLORE YAS ISLAND



W ABU DHABI
YAS ISLAND

A luxury playground spread over two buildings, located in the heart of Yas Island, revealing the best of Abu Dhabi's history, heritage and culture.



Yas
Waterworld
ABU DHABI

FERRARI WORLD ABU DHABI

Find that Ferrari feeling, with 41 thrilling rides and attractions to choose from, in a world full of Ferrari fueled fun.

YAS WATERWORLD ABU DHABI

Whether you're after family fun or adrenaline pumping experiences, there's something for everyone at Yas Waterworld Abu Dhabi, Water's Greatest Playground.

WARNER BROS. WORLD™
ABU DHABI

Hungry for action? Or after some whimsical fun? You'll find it all at Warner Bros. World Abu Dhabi, plus the chance to meet over 35 DC and live Animation characters.

YAS GATEWAY PARK

If you're looking for a picnic, grab a shady spot for lunch at this hidden haven on Yas Island.

YAS LINKS GOLF CLUB

112 bunkers across an 18 hole course surrounded by mangroves. Yas Links is a beautiful waterfront challenge for experienced golfers.



DU ARENA
YAS LEISURE DRIVE

All your favourite global superstars have graced the stage at the largest open-air venue in the Middle East.

YAS BEACH CLUB

Take dip in the peaceful infinity pool, or splash around in the kids pool. There's something for everyone at Yas Beach Club.

YAS MARINA
YAS LEISURE DRIVE

Deck shoes or dancing shoes? With scores of superyachts and a promenade lined with restaurants and bars, the choice is yours.

YAS MALL

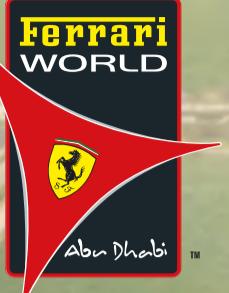
Shopping for fun or fashion is just the beginning at Yas Mall. It's easy to spend the whole day enjoying its huge selection of restaurants, cafes, play centres and cinemas.

TWOFOUR54
YAS BAY

The home of media and entertainment is coming to Yas Island. A campus where over 470 media companies innovate, collaborate, and create.

ETIHAD ARENA
YAS BAY

A new stage is set for the world's best performers. Introducing the region's largest indoor arena to the Yas Bay waterfront.





HOMESTEAD REAL ESTATE

ABU DHABI

 +971 5561 127 08

 +971 5228 096 12

 +971 5223 392 69

 info@homestead-ae.com
www.homestead-ae.com

 Al Gaith tower - Hamdan Bin Mohammed St
Abu Dhabi - United Arab Emirates





ALDAR.COM
800 ALDAR