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YAS ISLAND

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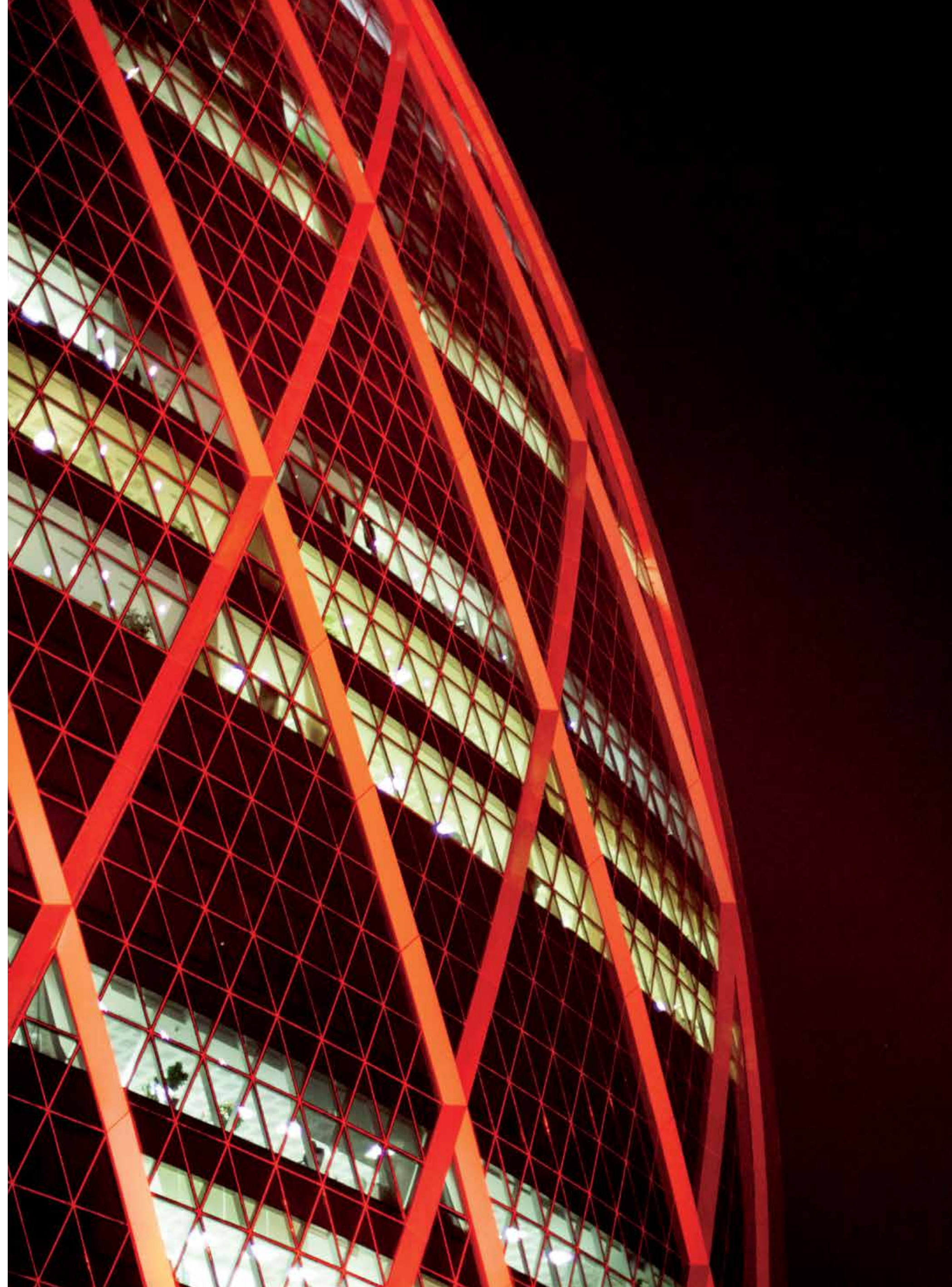
# ABU DHABI

Abu Dhabi, the capital of the UAE, has become home to people from all over the world who are drawn to its natural beauty, vibrant cultural scene, inspiring heritage and dynamic business landscape.



# EVERYTHING WE DO COMES FROM THE HEART

We are 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.





NOYA LUMA

# LIVE IT ALL

Say hello to Noya Luma. A new, villa-only resort lifestyle community that gives everyone the opportunity to live it all. All the adventure from being at the heart of Yas Island. All the fun that comes from living for today. And all the freedom to make new memories, with friends and family. It's life as you want it, from sunrise to sunset.









NOYA LUMA

**NOYA** *Luma*  
**YAS ISLAND**

Own a home and live it all in an exciting, new resort lifestyle destination on the North of Yas Island. Choose from a selection of limited 3-5 stand-alone villas, providing total exclusivity for you and your family in a private gated community, with access to world-class amenities including a resort-style pool and park.



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Y A



















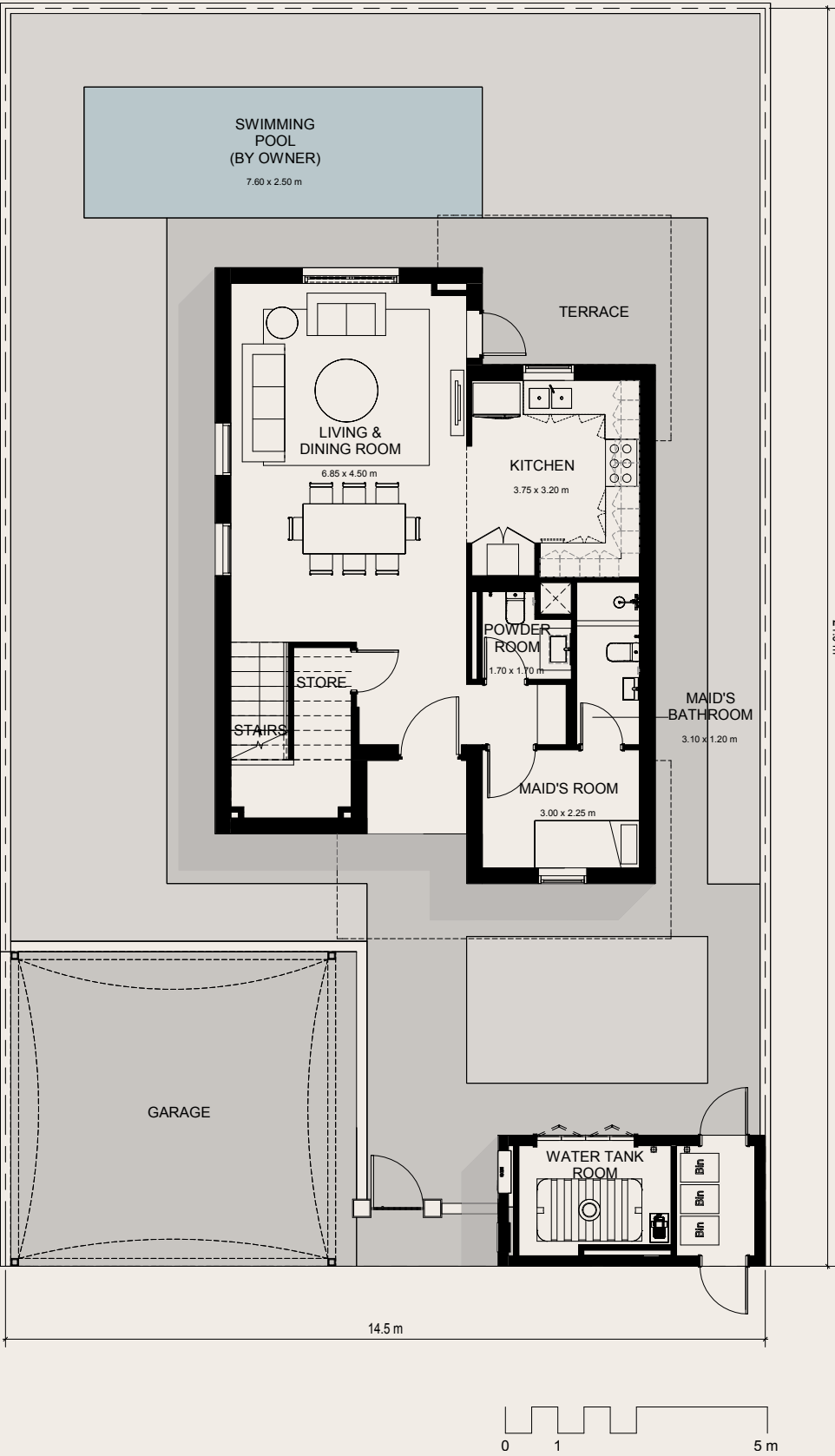




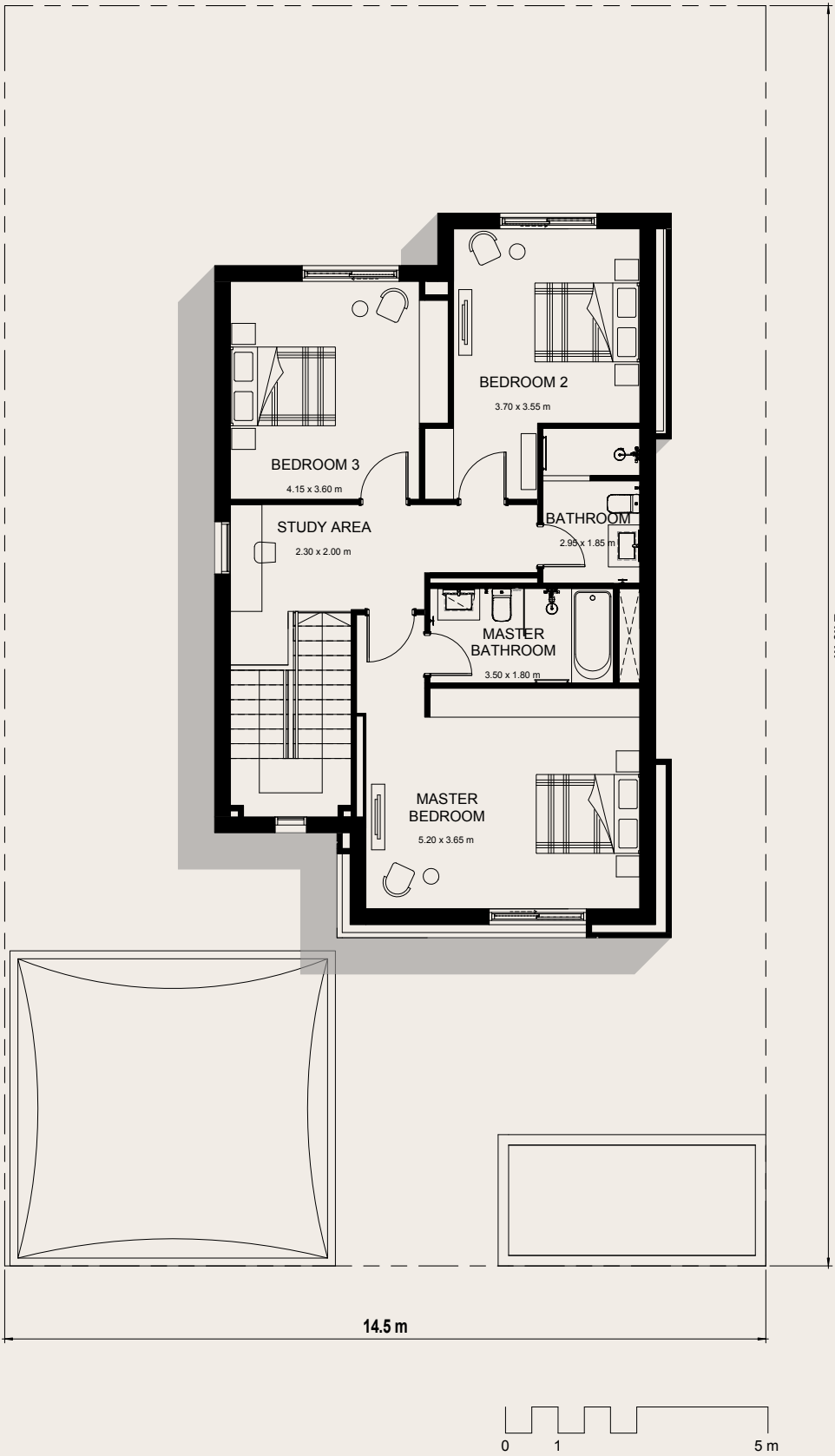




GROUND FLOOR PLAN



FIRST FLOOR PLAN



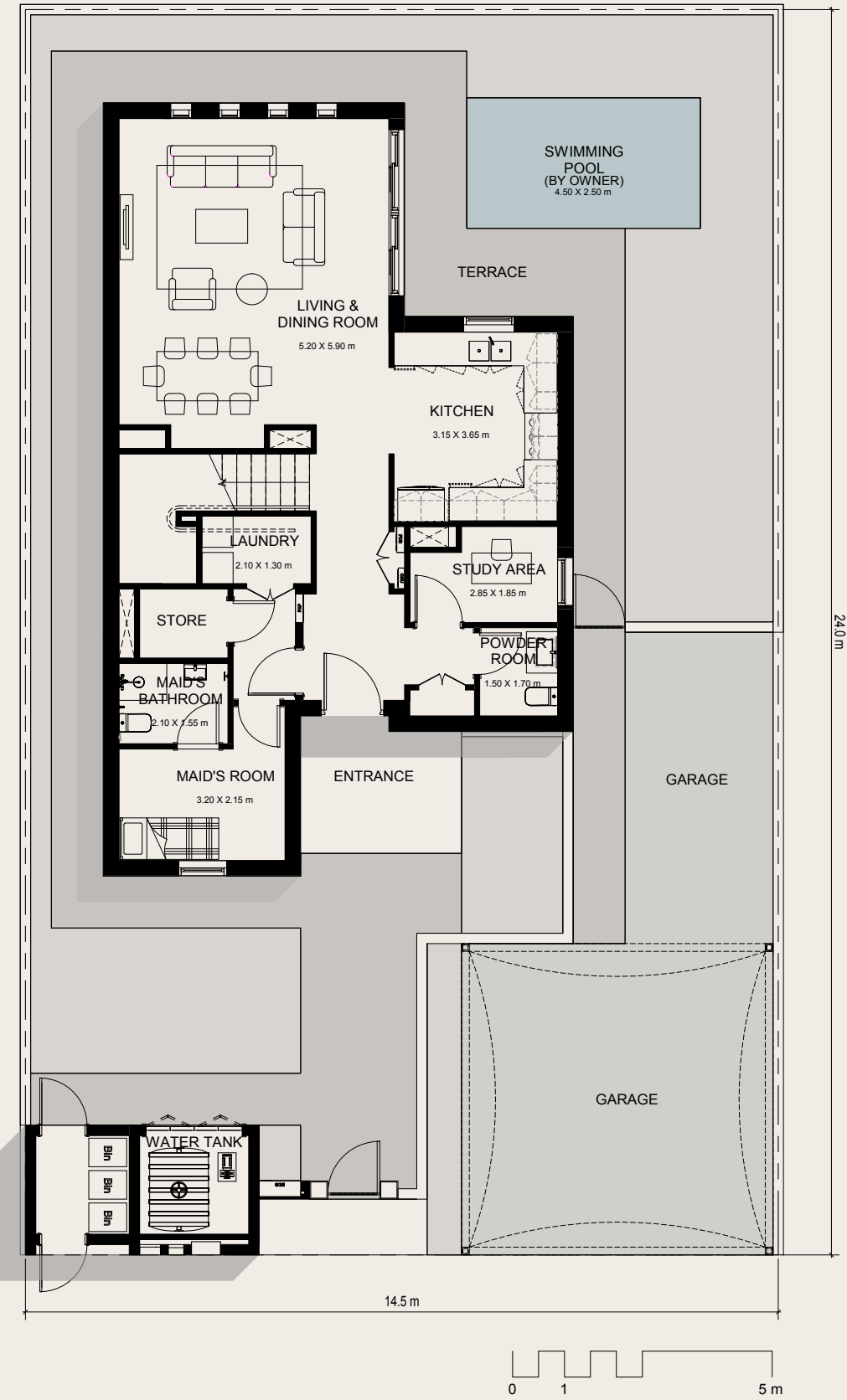
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AREA: 188 SQM

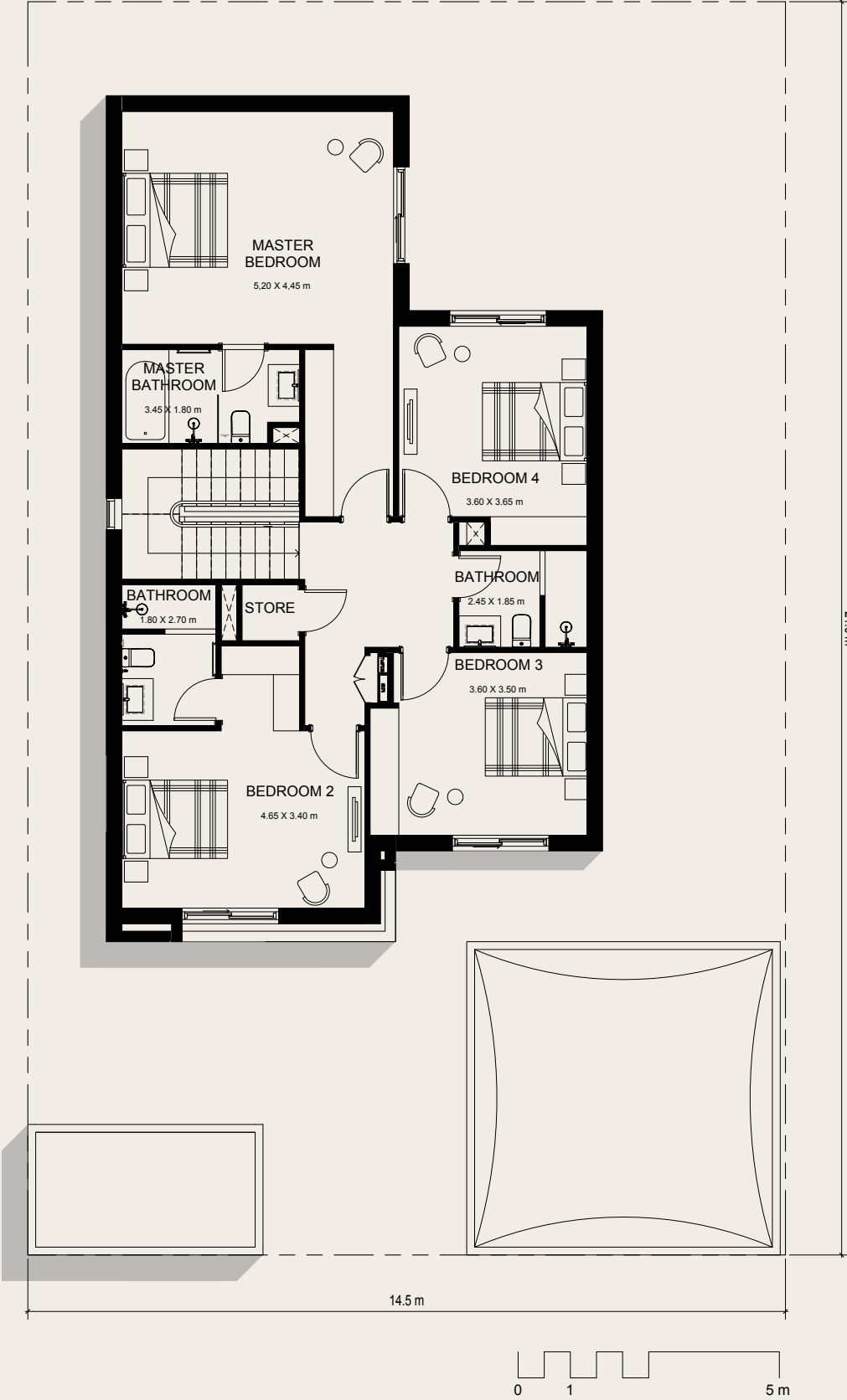
BEDROOMS: 3



GROUND FLOOR PLAN



FIRST FLOOR PLAN



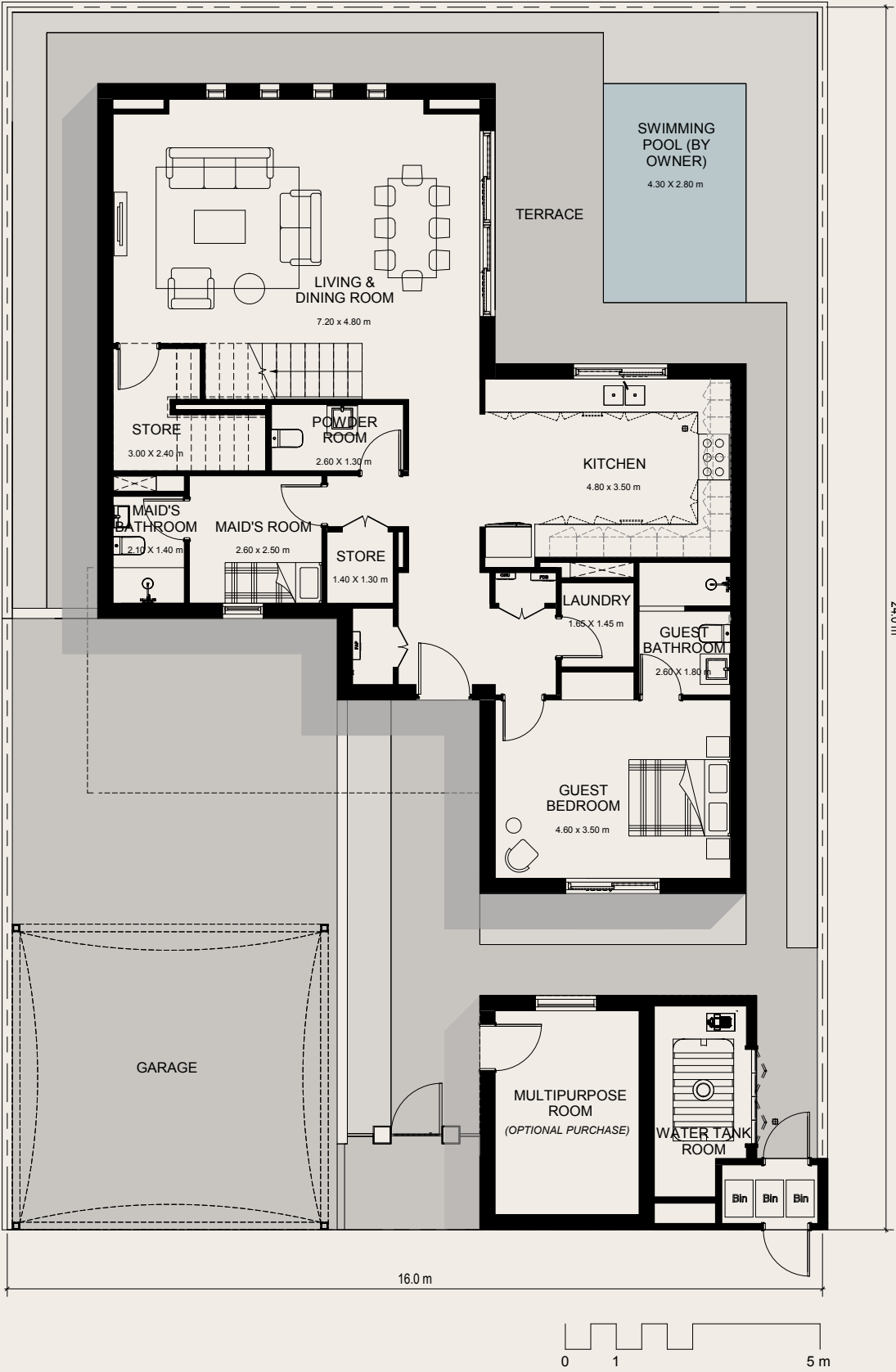
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AREA: **237 SQM**

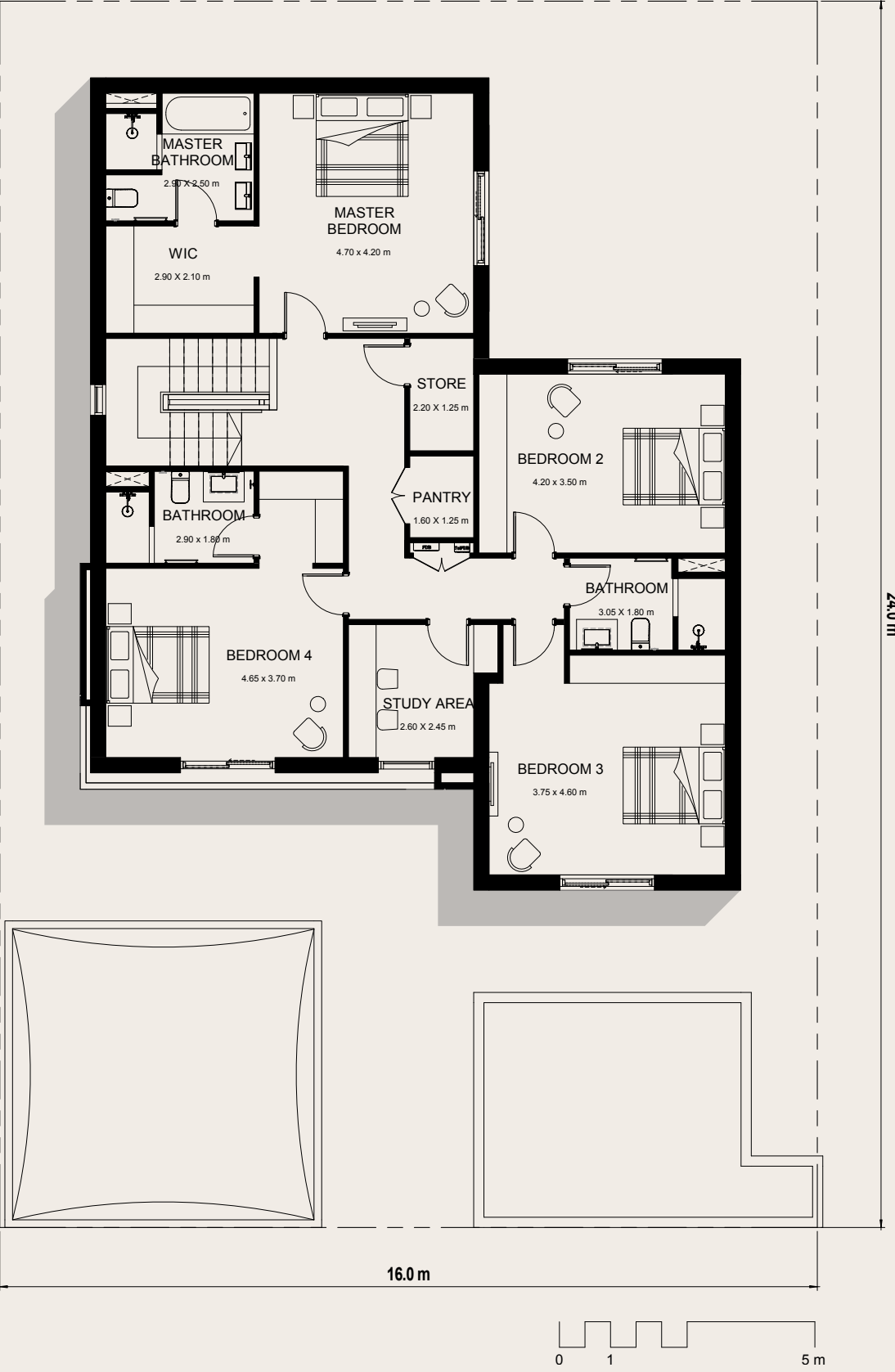
BEDROOMS: **4**



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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AREA: **307 SQM**

BEDROOMS: **5**













# IN THE COMMUNITY

This is where it all happens. Where days start with sprints on the track or a stroll through the park. Where professionals grab coffee before work, and friends catch up over lunch. Where families chase the thrills of Yas Island's theme parks, and couples shop at Yas Mall.

## DEVELOPMENT FEATURES



FAMILY ORIENTED  
COMMUNITY



HIGH SOLAR REFLECTANCE  
ROOF MATERIAL



HIGHLY EFFICIENT  
GLAZING AND INSULATION



LED LIGHT FIXTURES

## COMMUNITY FACILITIES



RESORT-STYLE  
COMMUNITY POOL



COMMUNITY HUB



PLAYGROUNDS



SPORTS CENTRE  
& GYMNASIUM



BBQ AND  
PICNIC AREAS



NEW ALDAR ACADEMIES  
BRITISH SCHOOL



COMMUNITY GARDENS  
& PARKS



KIDS SPLASH PAD



MULTI-PURPOSE ROOM



SKATE PARK



NOYA VILLAGE  
(RETAIL CENTRE)



Dine, shop and take advantage of the endless amenities of the Noya village, and enjoy easy access to the energy of Yas Island whenever your heart desires.





NOVA LUMA

## YAS ISLAND

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. 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.





< TO SAADIYAT ISLAND  
20 MINUTES

TO DUBAI >  
50 MINUTES

# YAS AT A GLANCE

< TO DOWNTOWN ABU DHABI  
30 MINUTES

ABU DHABI  
INTERNATIONAL  
AIRPORT  
20 MINUTES

KHALIFA CITY  
20 MINUTES





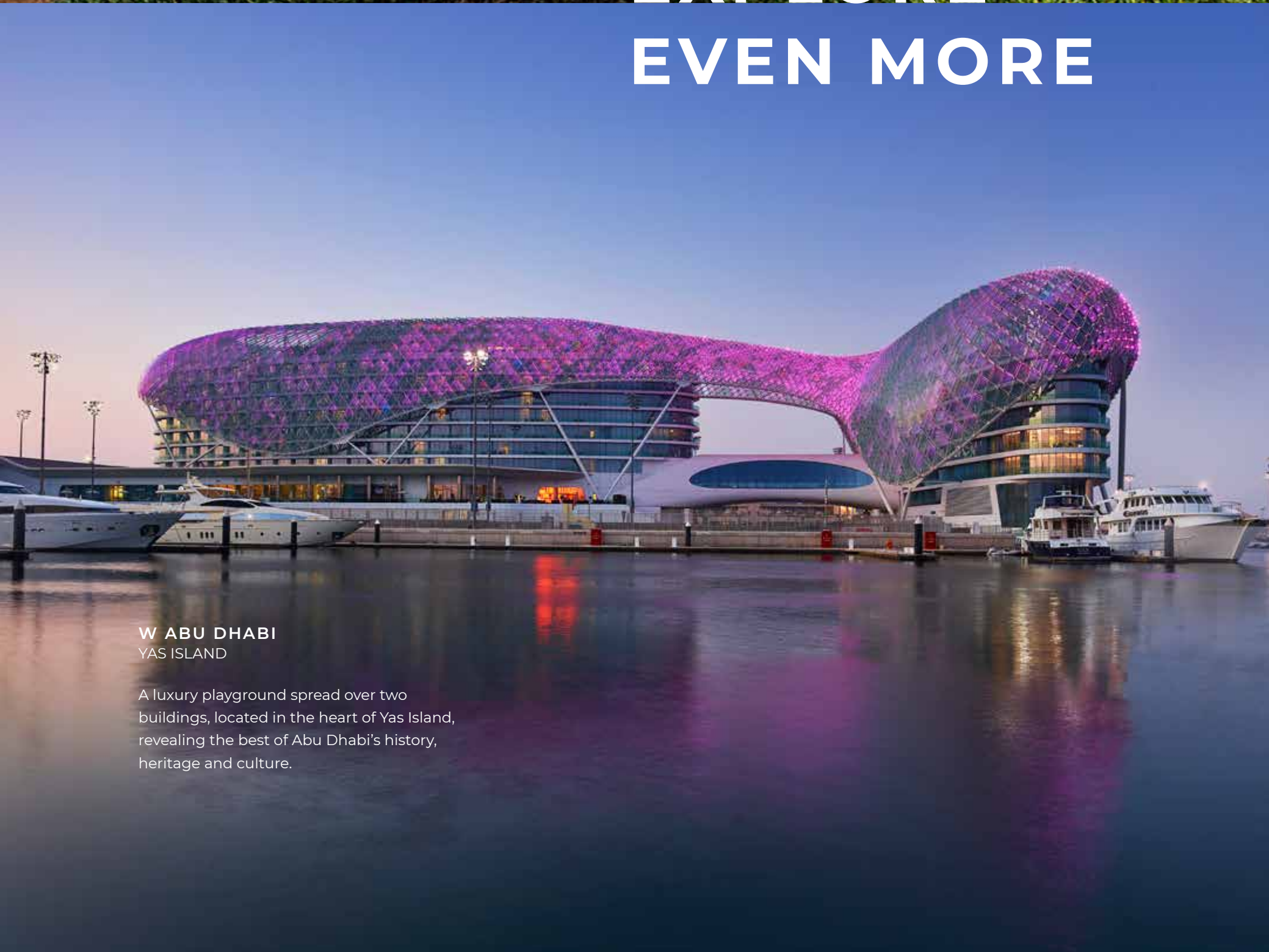






YAS LINKS GOLF CLUB

# EXPLORE EVEN MORE



**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**  
9 MINUTES

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**  
8 MINUTES

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**  
10 MINUTES

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 Animation live characters.

**YAS GATEWAY PARK**  
A MINUTE AWAY

Grab your picnic basket and seek out a shady spot for lunch at this hidden haven, located just a minute from Noya.

## 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 tens 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.

## TWOFOURS4

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.







WARNER BROS.  
WORLD<sup>™</sup>  
ABU DHABI













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NOYA VIVA

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NOYA VIVA

## GET MORE FROM LIFE

This is Noya Viva. A new community on Yas Island with even more to offer. More space to grow and experiences to enjoy. More neighbours turned friends and days turned adventures. More amenities, activities, freedom and fun, and all just minutes from the world's best attractions.









NOYA VIVA

# NOYA *Viva* YAS ISLAND

Own a home perfect for a growing family, in a sought-after but accessible destination on the north of Yas Island. Choose from a selection of sustainably designed townhouses and villas, set along wide, leafy streets in a private gated community. With smart fixtures, quality fittings and generous outdoor space, homes are designed to enhance every lifestyle.













NOYA VIVA







Modern **2 and 3 bed townhouses** and **4 bed villas**, with a choice of architectural designs and plot locations.













NOYA VIVA





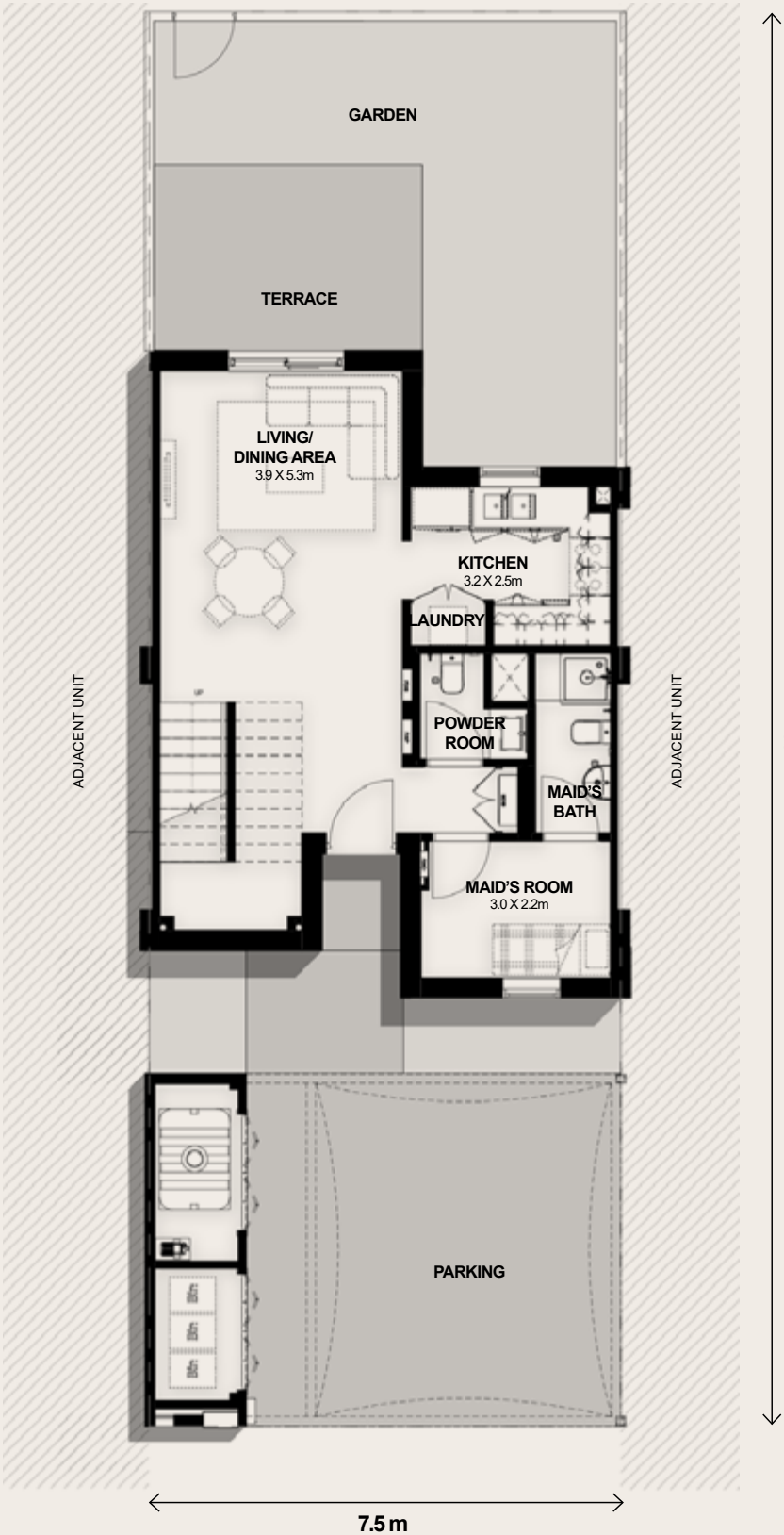
NOYA VIVA



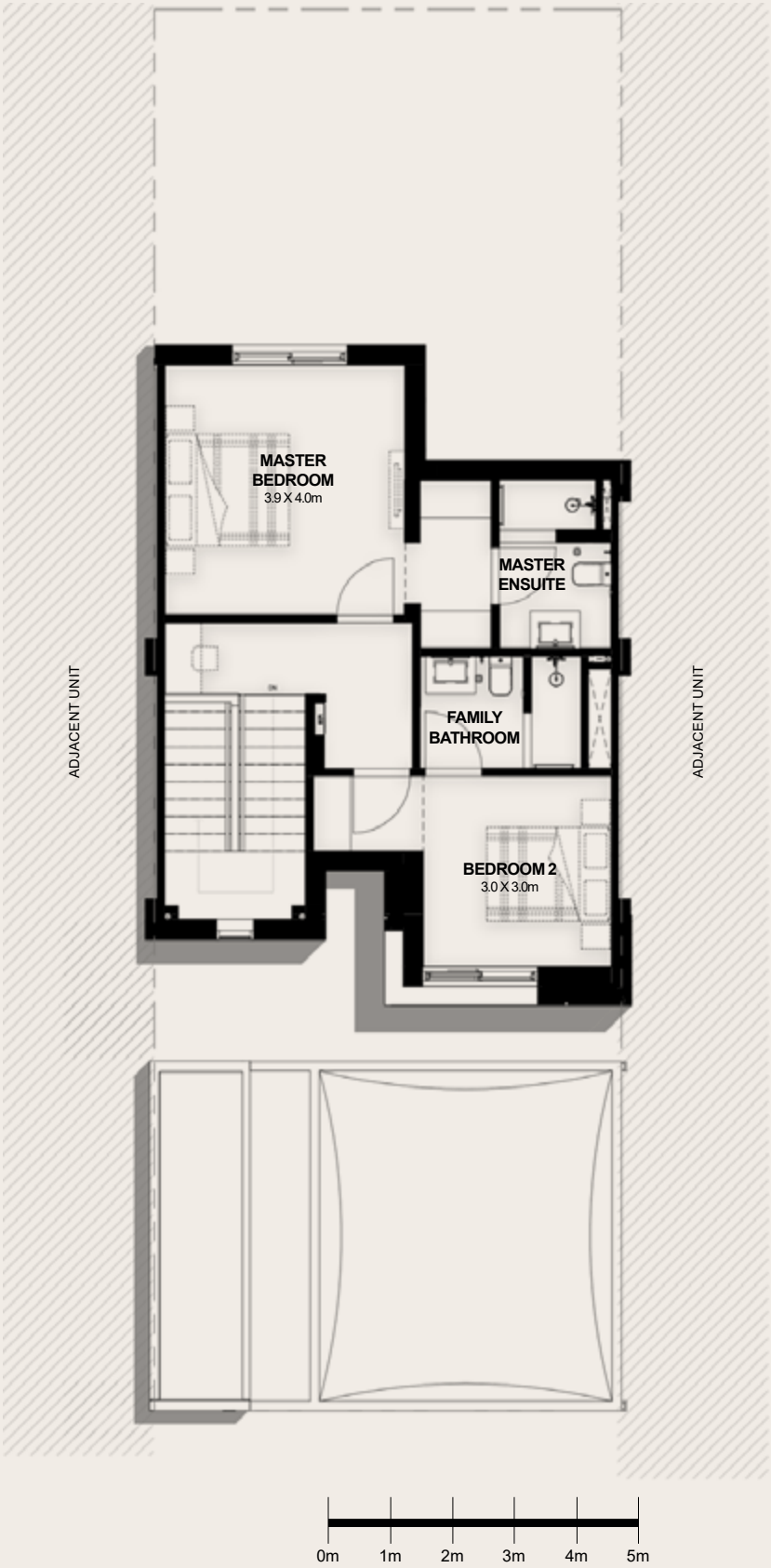


TOWNHOUSE  
2 BED  
MID UNIT

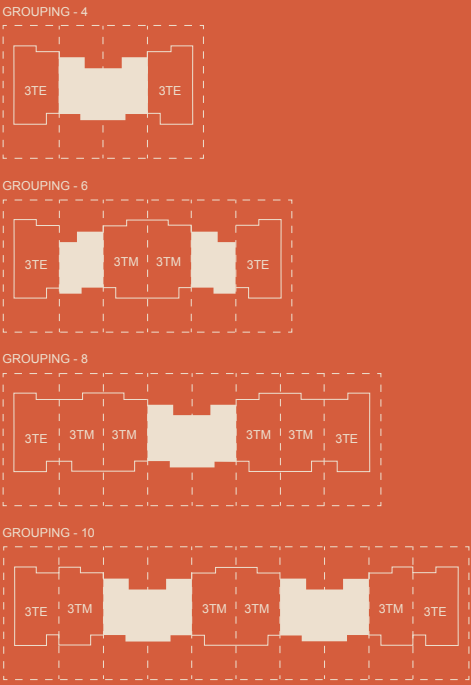
Ground Floor Plan



First Floor Plan



Key Plan



AREA: 124 SQM

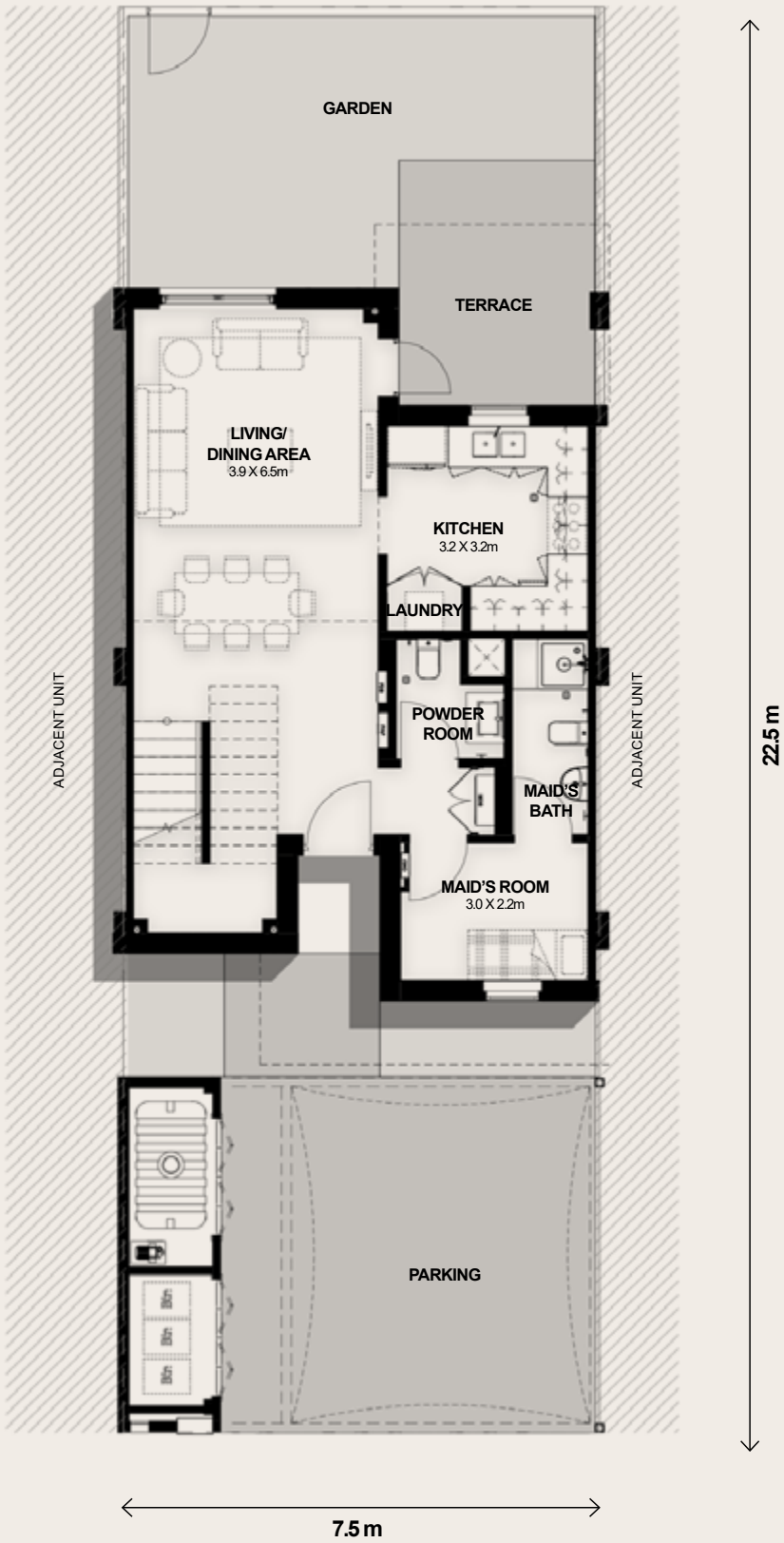
BEDROOMS: 2

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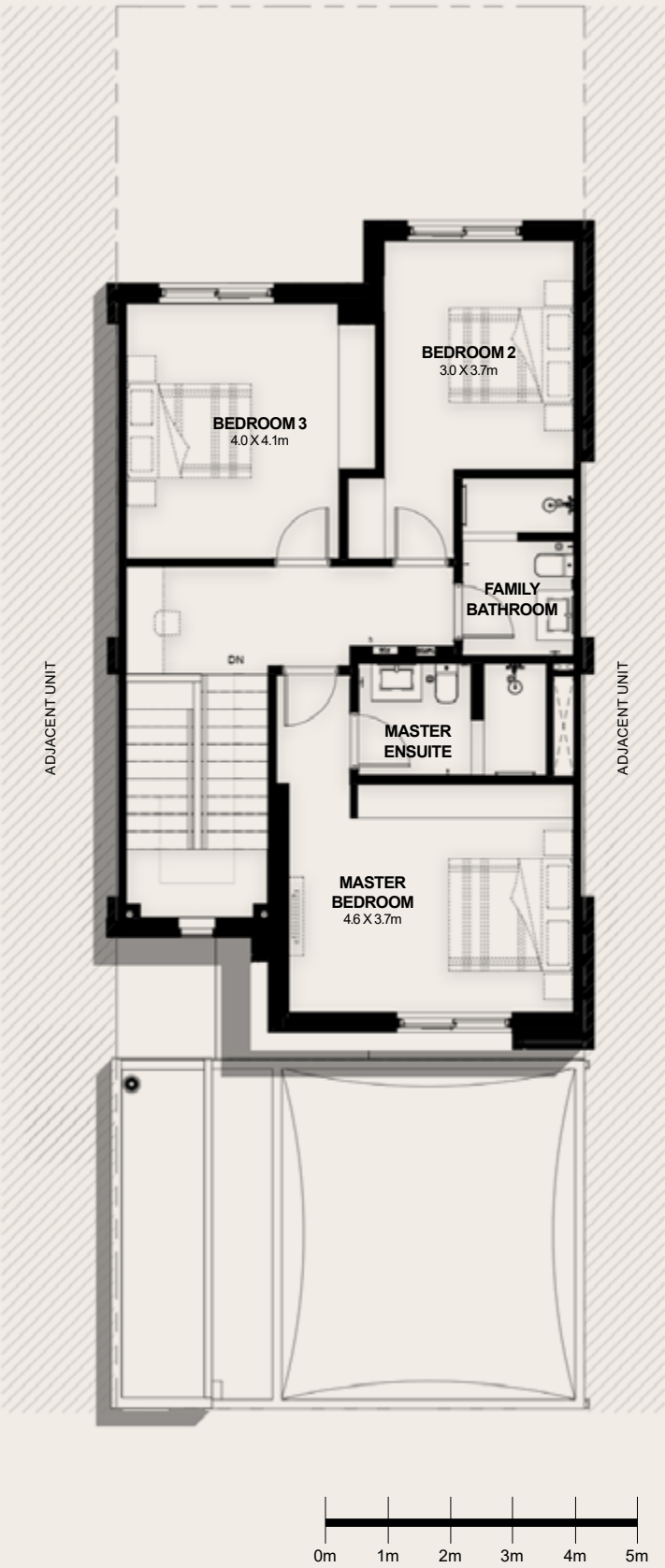


TOWNHOUSE  
3 BED  
MID UNIT

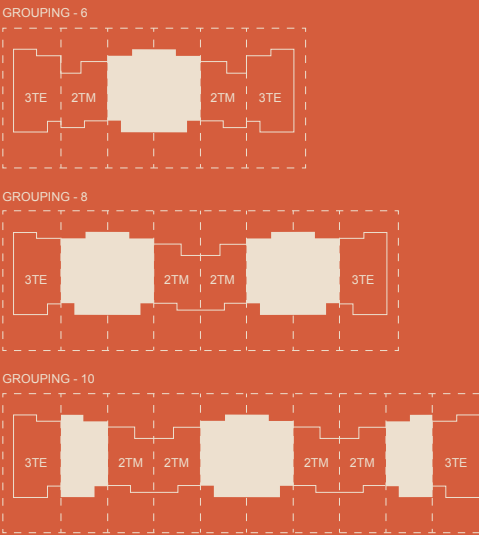
Ground Floor Plan



First Floor Plan



Key Plan



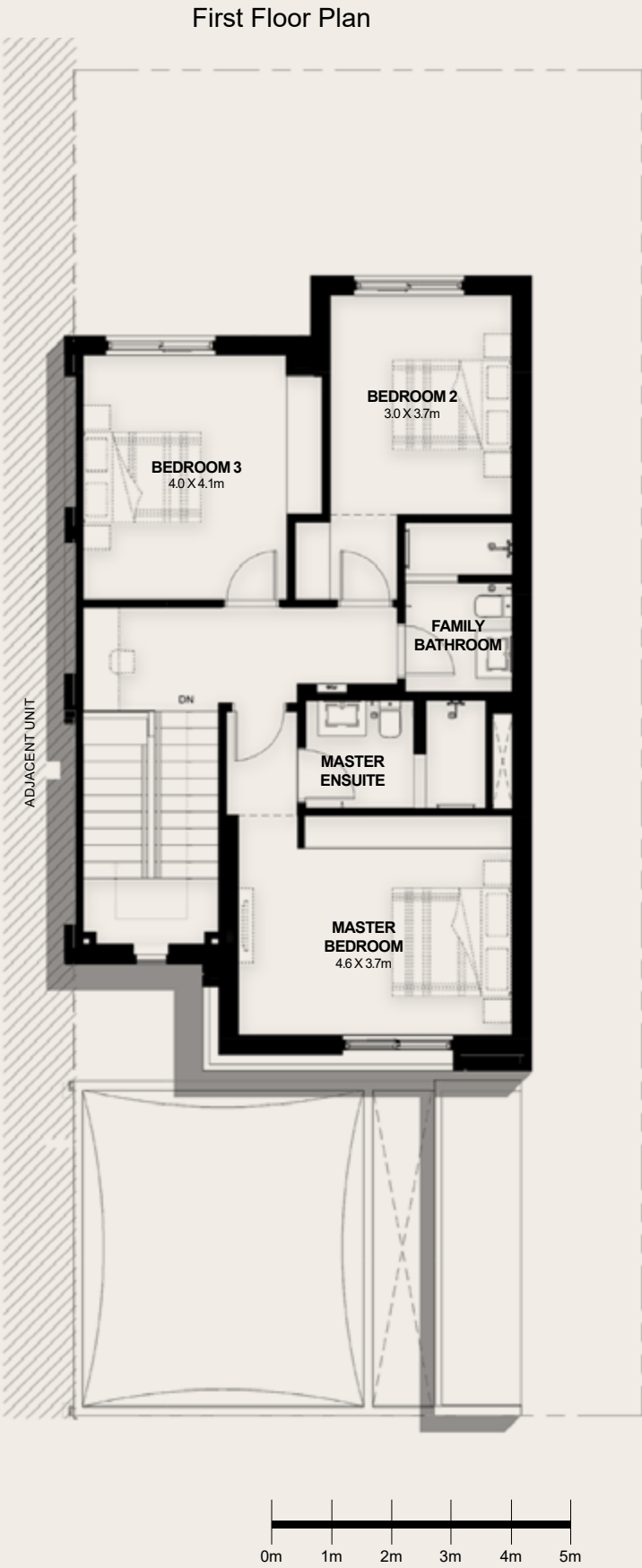
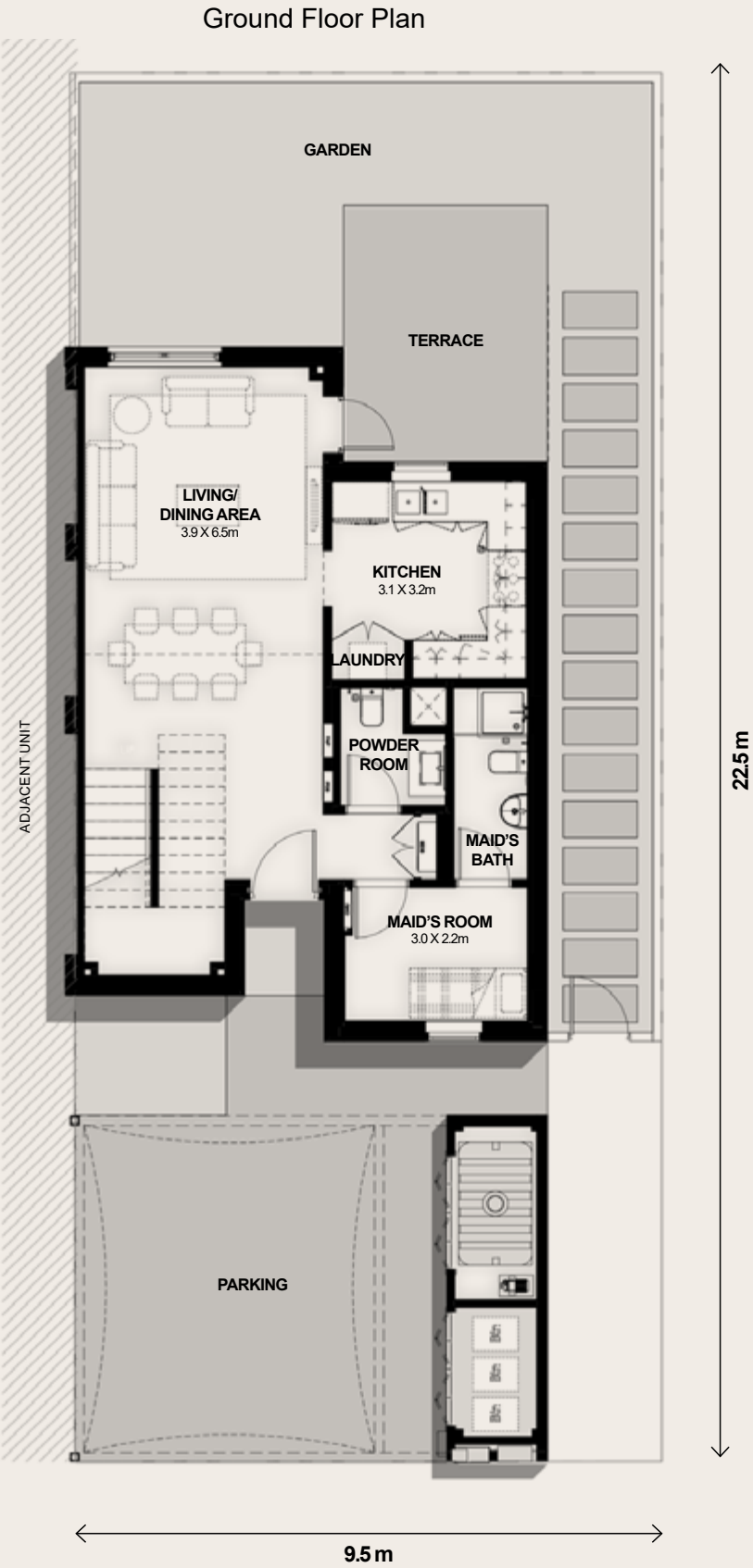
AREA: **163 SQM**

BEDROOMS: **3**

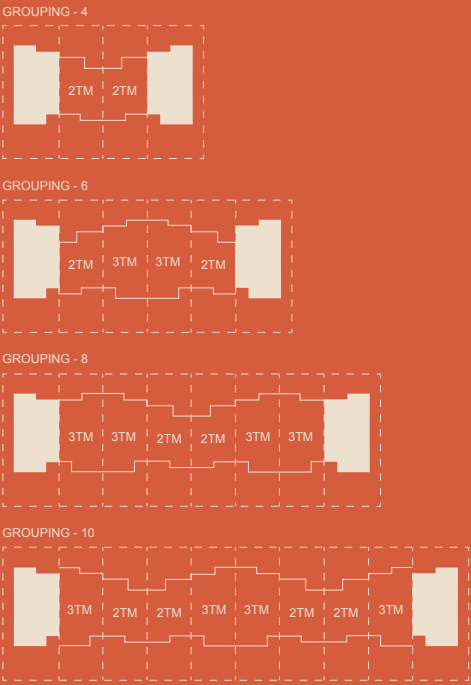
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TOWNHOUSE  
3 BED  
END UNIT



Key Plan



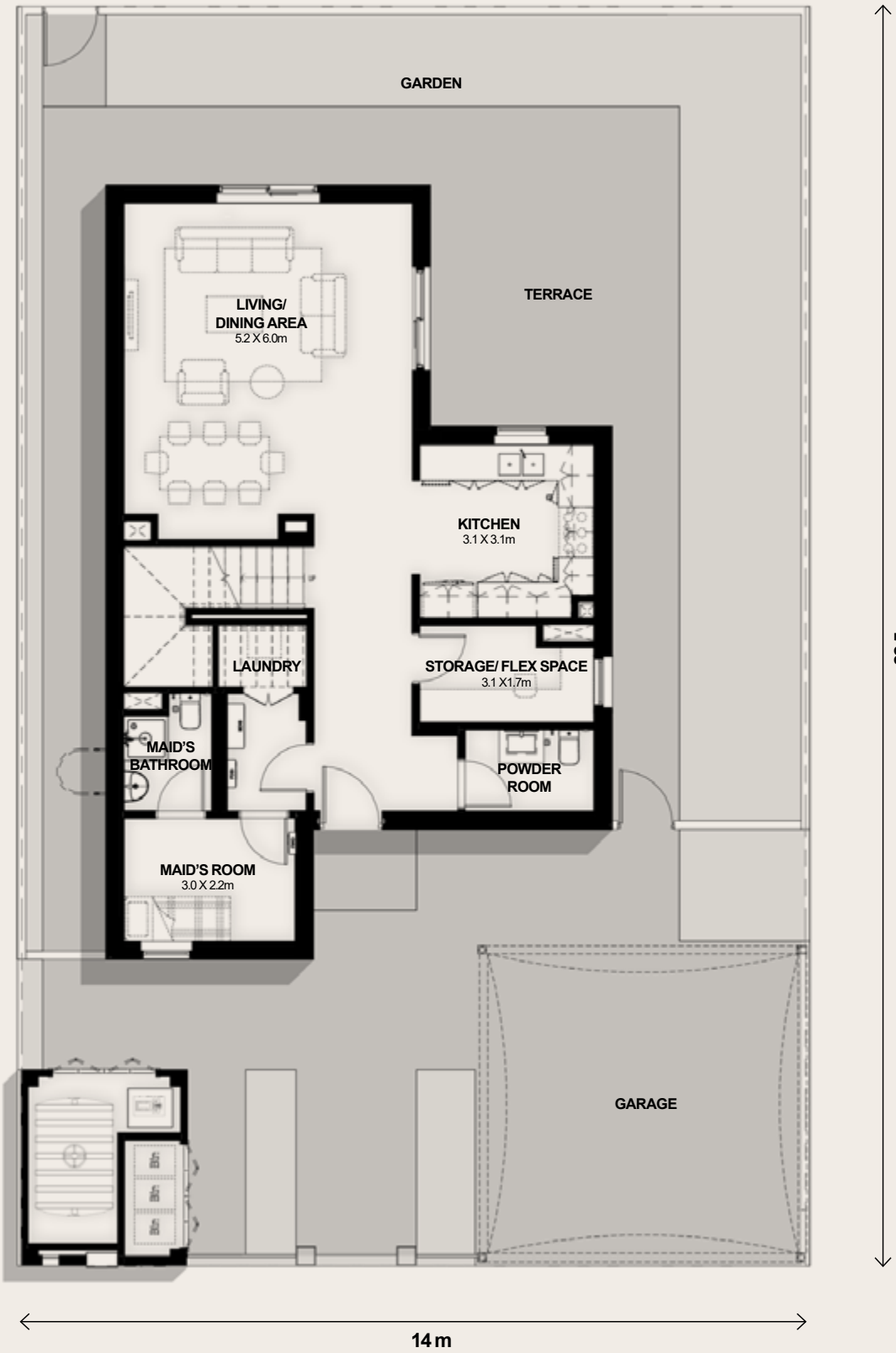
AREA: **166 SQM**

BEDROOMS: **3**

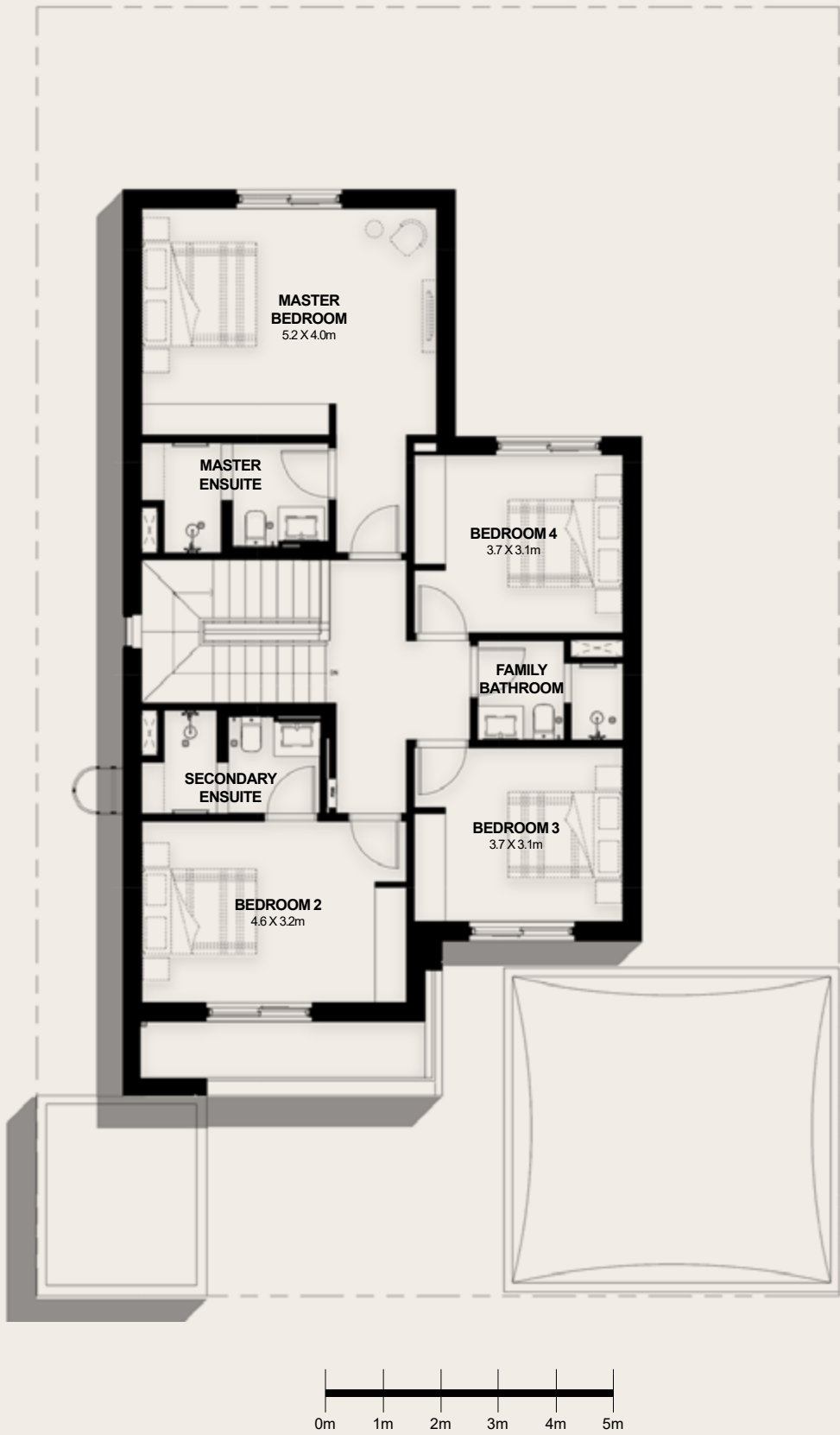
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AREA: 210 SQM

BEDROOMS: 4



NOYA VIVA









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## DEVELOPMENT FEATURES

-  FAMILY ORIENTED COMMUNITY
-  HIGH SOLAR REFLECTANCE ROOF MATERIAL
-  HIGHLY EFFICIENT GLAZING AND INSULATION
-  LED LIGHT FIXTURES

## COMMUNITY FACILITIES

-  ADULT AND CHILDREN'S SWIMMING POOLS
-  COMMUNITY HUB
-  PLAYGROUNDS
-  SPORTS CENTRE & GYMNASIUM
-  BBQ AND PICNIC AREAS
-  NEW ALDAR ACADEMIES BRITISH SCHOOL
-  COMMUNITY GARDENS
-  KIDS SPLASH PAD
-  MULTI-PURPOSE ROOM
-  SKATE PARK
-  NOYA VILLAGE (RETAIL CENTRE)



NOYA VIVA





With pools, gyms, parks and gardens, plus a new community centre, sports hub and easy access to the energy of Yas Island, Noya Viva offers the life you always wanted, and more.





NOYA VIVA









NOYA VIVA

# YAS ISLAND



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. Whenever you're in the mood for an adrenaline rush, Yas Waterworld, Warner Bros. World™ Abu Dhabi and Ferrari World are just around the corner.





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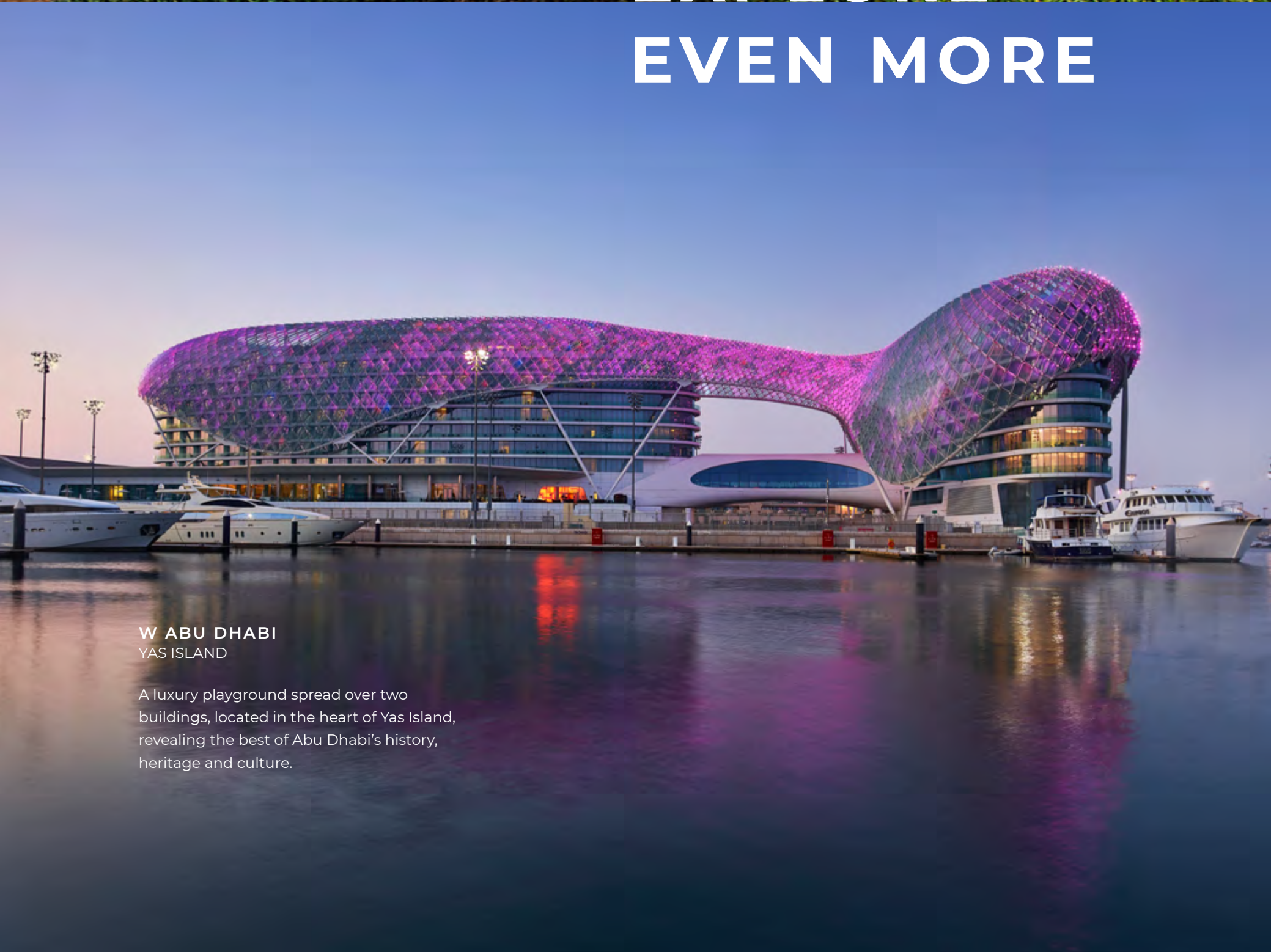






YAS LINKS GOLF CLUB

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

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## ETIHAD ARENA

YAS BAY

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WARNER BROS.  
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ABU DHABI















## HOMESTEAD REAL ESTATE

ABU DHABI



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