



WALDORF ASTORIA®
RESIDENCES • YAS



*Where emerald fairways meet turquoise shores,
and the curves of Yas Marina circuit trace the horizon,
each view is a masterpiece,
and every moment is tended to with legendary care.
Welcome to Yas Island's most prestigious address,
and a life of timeless elegance at
Waldorf Astoria Residences Yas.*

A man and a woman are on a modern balcony at sunset. The man is seated in a light-colored armchair, looking out at a vast golf course with rolling green hills and sand traps. The woman stands next to him, leaning against a stone wall, also looking out. In the foreground, a round marble table holds two glasses on a tray and a small vase with flowers. The background features a large body of water under a colorful sky.

A LIFE OF TIMELESS
ELEGANCE



AN ICONIC PARTNERSHIP

Aldar, the UAE's most trusted real estate developer, has partnered with Waldorf Astoria Hotels & Resorts, a name famous for timeless hospitality, to curate an exquisitely furnished residence that elevates everyday living into extraordinary experiences. A legendary collaboration that brings the rare privilege of experiencing the first Waldorf Astoria Residences on Yas, Abu Dhabi.





ALDAR, CREATORS OF EXTRAORDINARY LIFESTYLES

As the UAE's most loved real estate lifestyle developer, Aldar has consistently redefined the landscape of modern living. Through meticulous attention to detail and timeless design, Aldar creates communities that resonate with elegance while respecting the natural landscape and cultural heritage of each unique location.



WALDORF ASTORIA HOTELS & RESORTS

For over a century, Waldorf Astoria Hotels & Resorts has been synonymous with timeless hospitality through impeccable service and elegant design. From the original New York landmark to destinations around the world, Waldorf Astoria has welcomed royalty, world leaders and cultural icons, setting the stage for historic meetings and legendary celebrations.





ABU DHABI A CITY THAT INSPIRES

The capital of the UAE, Abu Dhabi is a symphony of culture, natural beauty and possibility. From stunning architecture and scenic corniches to bustling souks and world-class attractions, it offers a rich tapestry of experiences waiting to be explored. A city of opportunity, and a place people from all over the world proudly call home.



A private horizon of rolling greens
and shimmering blues.



YAS ISLAND LIVING

Yas Island doesn't just offer a lifestyle, it sets the pace for it, all within one exceptional destination. Discover yours in the prestige of the F1® racetracks and championship golf, in world-class dining, iconic entertainment and a coastline alive with every activity under the sun.





From your private terrace to the first tee,
the game has never felt closer.



YAS LINKS — AN UNRIVALLED BACKDROP

Designed by legendary architect Kyle Phillips, Yas Links is the first true links course in the Middle East, shaped by the natural contours of the coastline. Ranked among the world's Top 30 courses, it is home to the prestigious Abu Dhabi HSBC Championship, welcoming the game's greatest players to its rolling fairways each year. Framed by tidal mangroves and the shifting light of the Gulf, Yas Links offers more than a game. It is a stage for global sport, a canvas of natural beauty and a view unlike any other in the region.



YAS MARINA — THE HEARTBEAT OF YAS ISLAND

From your residence, take in the spectacle of speed – as Yas Marina Circuit turns Abu Dhabi into a global capital of motorsport each season. Host to the most dramatic twilight race in Formula 1®, the circuit's distinctive architecture with its sweeping curves stands as a symbol of engineering excellence and competitive spirit.





Where the contours of the coast meet
the curves of the course.





A LIFE OF TIMELESS
ELEGANCE

Welcome to first-ever Waldorf Astoria Residences on the vibrant Yas Island, Abu Dhabi. Embrace a lifestyle of timeless elegance with a limited collection of fully furnished 1 to 3-bedroom apartments, set against the backdrop of Yas Links and Yas Marina Circuit. Enjoy unparalleled views, and Waldorf Astoria's signature service in a residence designed for a life beyond compare.



DISTINCTIVE BY DESIGN

Step into a fully furnished 1 to 3-bedroom home where space is the ultimate expression of individuality. Floor-to-ceiling windows frame spectacular views of Yas Links, the F1® circuit, or the Arabian Gulf. Expansive balconies extend the living space outdoors, offering private retreats for morning coffee or evening entertainment.





A bold new landmark rises on Yas Island,
where every element speaks the language of distinction.



PRIVILEGES BEYOND COMPARE

At Waldorf Astoria Residences Yas, the concept of home extends far beyond your private living space. Enjoy exclusive access to a remarkable collection of amenities and services, each one an expression of life's finest moments. All beautifully complemented by Waldorf Astoria's signature service, refined over a century of serving the world's most discerning guests.



From sunrise over the greens to twilight on the circuit,
every moment here is wrapped in beauty.



A YEAR ON THE GREEN

Residents enjoy one year of complimentary membership at Yas Links Golf Course –
a championship experience just moments from your doorstep.





THE COMPLETE SUITE

World-class facilities and personal service, create a sanctuary where residents enjoy both exclusivity and comfort. At Waldorf Astoria Residences Yas, every amenity reflects a commitment to effortless elegance.



Form inspired by the curves of the course and
the warmth of the coastal light.



EXCEPTIONAL
AMENITIES

One Year Yas Links Membership*	Owners’ Lounge
Cinema	Game room
Meeting / Private dining room	Multi-purpose room
Treatment / Spa room	Simulator room
Kitchen	Pool area
Media room	Gym
Kids’ club	

*Complimentary 1 Year Yas Links Country Club Membership. A Single Country Club membership is valid for one adult. A Family Country Club membership is valid for two adults (spouses) and up to two children under the age of 18. The membership is valid for a duration of 12 months, commencing upon handover.

ELITE
SERVICES

Waldorf Astoria Personal Concierge

Building maintenance services

Concierge laundry services

Kids’ play attendant

Doorman & bellboys

Security manager

Branded pool towels & toiletries

Valet service

Housekeeping*

*À la carte services, available upon request for an additional fee



An address of timeless elegance that elevates not just where
you live, but how you live.



STILLNESS AT THE INFINITY POOL

Take a refreshing dip, soak up the sun from a premium lounge,
or unwind beneath the shade of a private cabana.



High ceilings and elegant detailing create spaces made for both grandeur and intimacy.



A THOUGHTFUL PAUSE IN YOUR DAY

Settle into the social heart of Waldorf Astoria Residences Yas,
in the Owners' Lounge, designed to adapt to every mood and moment.





A welcoming space where performance
meets intention.



AN INVITATION TO ESCAPE

This is cinema reimagined for the discerning few.
Plush seating, state-of-the-art technology and impeccable
service combine to create unforgettable viewing experiences.



THE ART OF WELLNESS

A comprehensive fitness studio complemented by spa treatment rooms offers a holistic approach to wellbeing, nurturing both body and mind.







YOUR WORLD,
EXPERTLY HANDLED

From securing last minute reservations to arranging bespoke experiences,
your personal concierge is always one step ahead.



IMPECCABLE ATTENTION TO DETAIL

The á la carte housekeeping services ensure that your residence remains an immaculate sanctuary without compromising your privacy or personal routines.





RESPONSIBLE LIVING

At Waldorf Astoria Residences Yas, sustainability is woven into every detail, from energy-efficient systems to responsibly sourced materials. Here, thoughtful design harmonises with the environment, ensuring your home nurtures both comfort and the planet.

This is living elegantly, with a lighter footprint.



TIMELESS REFINEMENT

Discover interiors graced with curated finishes, each material chosen for its timeless elegance and tactile warmth. From hand-selected stone to custom metal accents, the finishes exude a dignified luxury that is both contemporary and enduring.





Your private haven with warm, natural finishes and refined details
that bring depth and dimension to every room.



A LEGACY OF QUALITY

Waldorf Astoria Residences Yas celebrates the art of personalisation, offering two design palettes: light and dark. Both palettes have been meticulously developed to complement the architecture and views, ensuring that the interior spaces engage in a dialogue with your personal style.



DARK FACADE



DARK FACADE



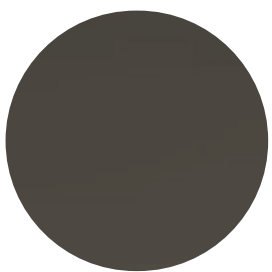
GENERAL
CEILING PAINT
Matt paint



KITCHEN
INTERIOR
Melamine



KITCHEN & WARDROBE
GRAPHITE
Reflective glass



KITCHEN & WARDROBE
EXTERIOR
Embossed lacquer



WARDROBE DRAWERS & SHELF
(MASTER BEDROOM)
Faux leather



GENERAL
WALL PAINT
Matt paint



KITCHEN EXTERIOR
& WARDROBE INTERIOR
Wood effect
melamine



KITCHEN & WARDROBE
DETAILS
Graphite metal



WARDROBE
INTERIOR BACK PANEL
Canvas effect
melamine



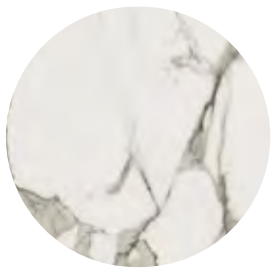
GENERAL
GRAPHITE METAL
Brushed finish



GENERAL FLOOR
Wood effect
tiles in
chevron pattern



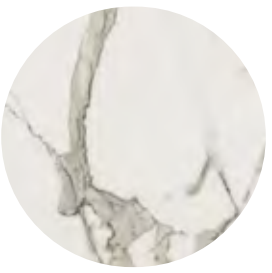
WOOD VENEER
JOINERY & DOORS
Wood veneer



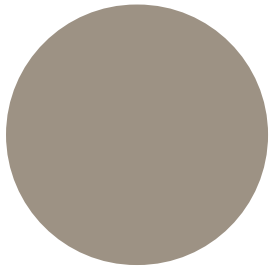
KITCHEN
COUNTER & BACKSPLASH
Engineered stone –
polished finish



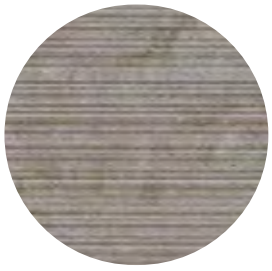
BATHROOM FLOOR
& WALL TILE
Porcelain tile



BATHROOM ACCENT
WALL & VANITY
Engineered
stone – matt finish



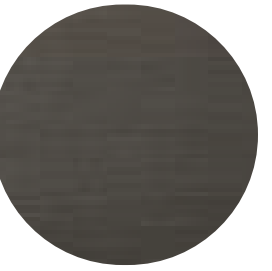
BREAKFAST
TABLE JOINERY
Engineered stone –
natural finish



BATHROOM ACCENT
WALL TILE
Porcelain tile



BATHROOM PARTITION
Graphite reflective glass



SANITARY WARE FIXTURES
Black metal brushed finish



LIGHT FACADE



LIGHT FACADE



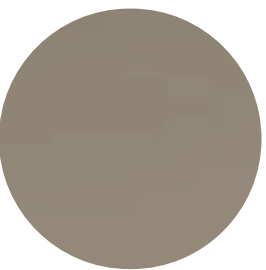
GENERAL
CEILING PAINT
Matt paint



KITCHEN
INTERIOR
Melamine



KITCHEN & WARDROBE
GRAPHITE
Reflective glass



KITCHEN & WARDROBE
EXTERIOR
Embossed lacquer



WARDROBE DRAWERS & SHELF
(MASTER BEDROOM)
Faux leather



GENERAL
WALL PAINT
Matt paint



KITCHEN EXTERIOR
& WARDROBE INTERIOR
Wood effect
melamine



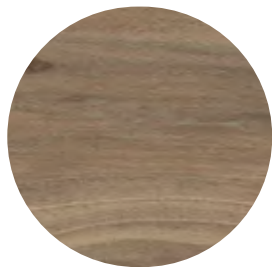
KITCHEN & WARDROBE
DETAILS
Graphite metal



WARDROBE
INTERIOR BACK PANEL
Canvas effect
melamine



GENERAL
GRAPHITE METAL
Brushed finish



GENERAL FLOOR
Wood effect
tiles in
chevron pattern



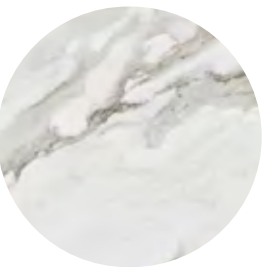
WOOD VENEER
JOINERY & DOORS
Wood veneer



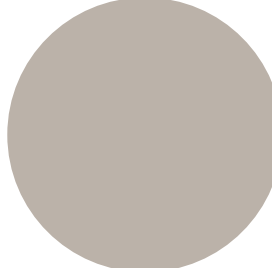
KITCHEN
COUNTER & BACKSPLASH
Engineered stone –
polished finish



BATHROOM FLOOR
& WALL TILE
Porcelain tile



BATHROOM ACCENT
WALL & VANITY
Engineered stone –
matt finish



BREAKFAST
TABLE JOINERY
Engineered stone –
natural finish



BATHROOM ACCENT
WALL TILE
Porcelain tile



BATHROOM PARTITION
Graphite reflective glass



SANITARY WARE FIXTURES
Black metal
brushed finish



DARK WOOD
MAIN DOOR
Dark wood
veneer



FLOOR PLANS



THE PENDULUM COLLECTION
ONE BEDROOM TYPE A



AVG 119 - 155 SQM

THE PENDULUM COLLECTION
ONE BEDROOM TYPE B



AVG 119 - 155 SQM

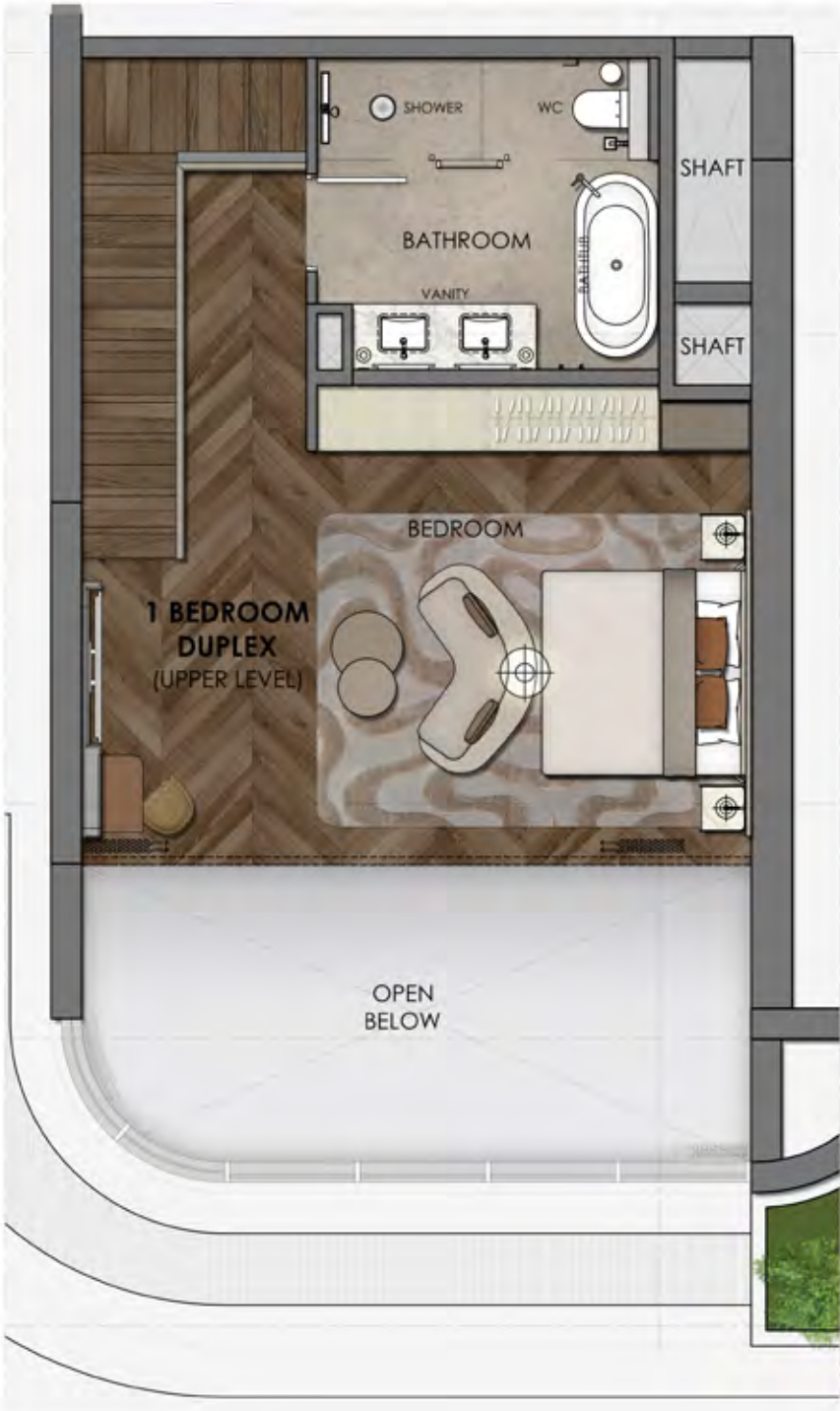
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THE HOROLOGY COLLECTION
DUPLEX LOWER FLOOR



AVG 115 SQM

THE HOROLOGY COLLECTION
DUPLEX UPPER LEVEL



AVG 115 SQM

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THE CHRONOGRAPH COLLECTION
TWO BEDROOM TYPE A



AVG 206 SQM

THE CHRONOGRAPH COLLECTION
TWO BEDROOM TYPE B



AVG 206 SQM

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THE PERPETUAL COLLECTION
THREE BEDROOM TYPE A



AVG 269 SQM

THE PERPETUAL COLLECTION
THREE BEDROOM TYPE B



AVG 267 SQM

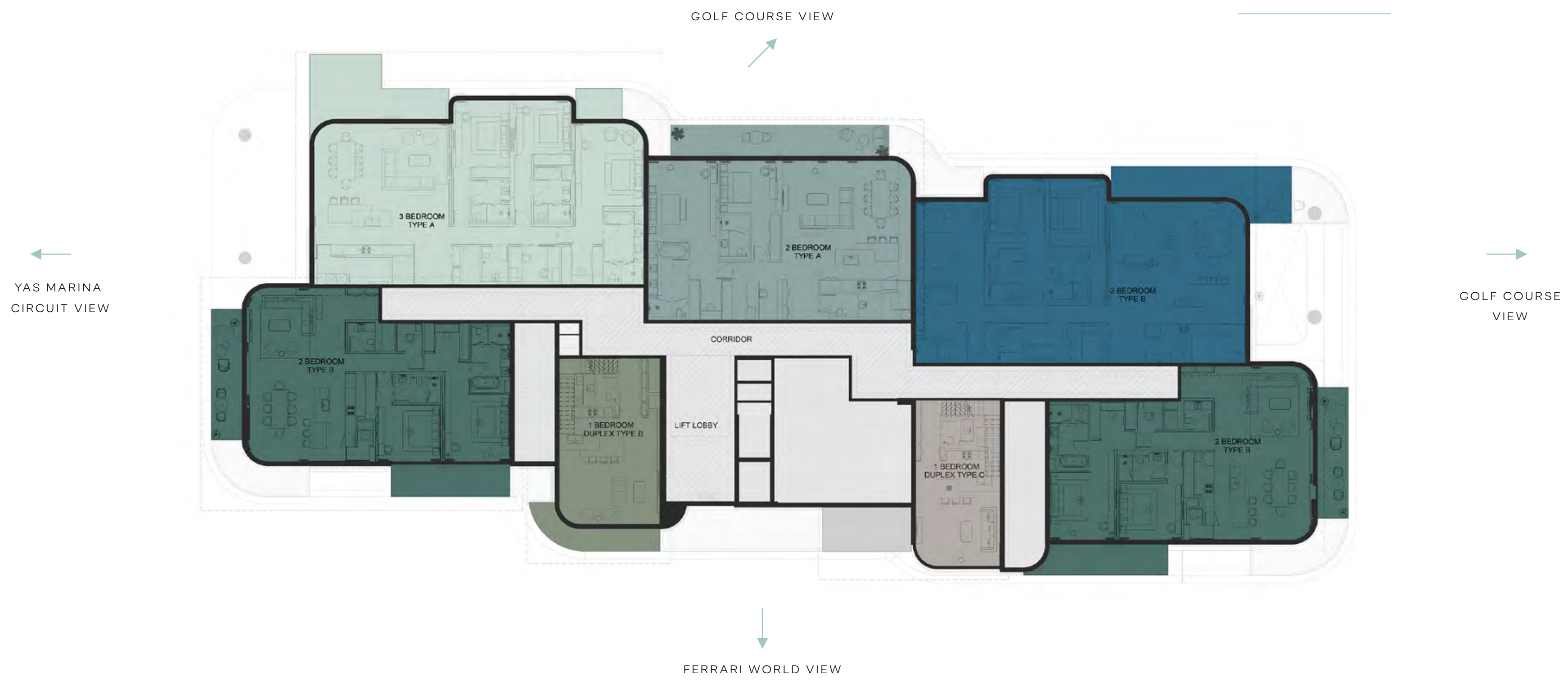
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FLOOR PLATES



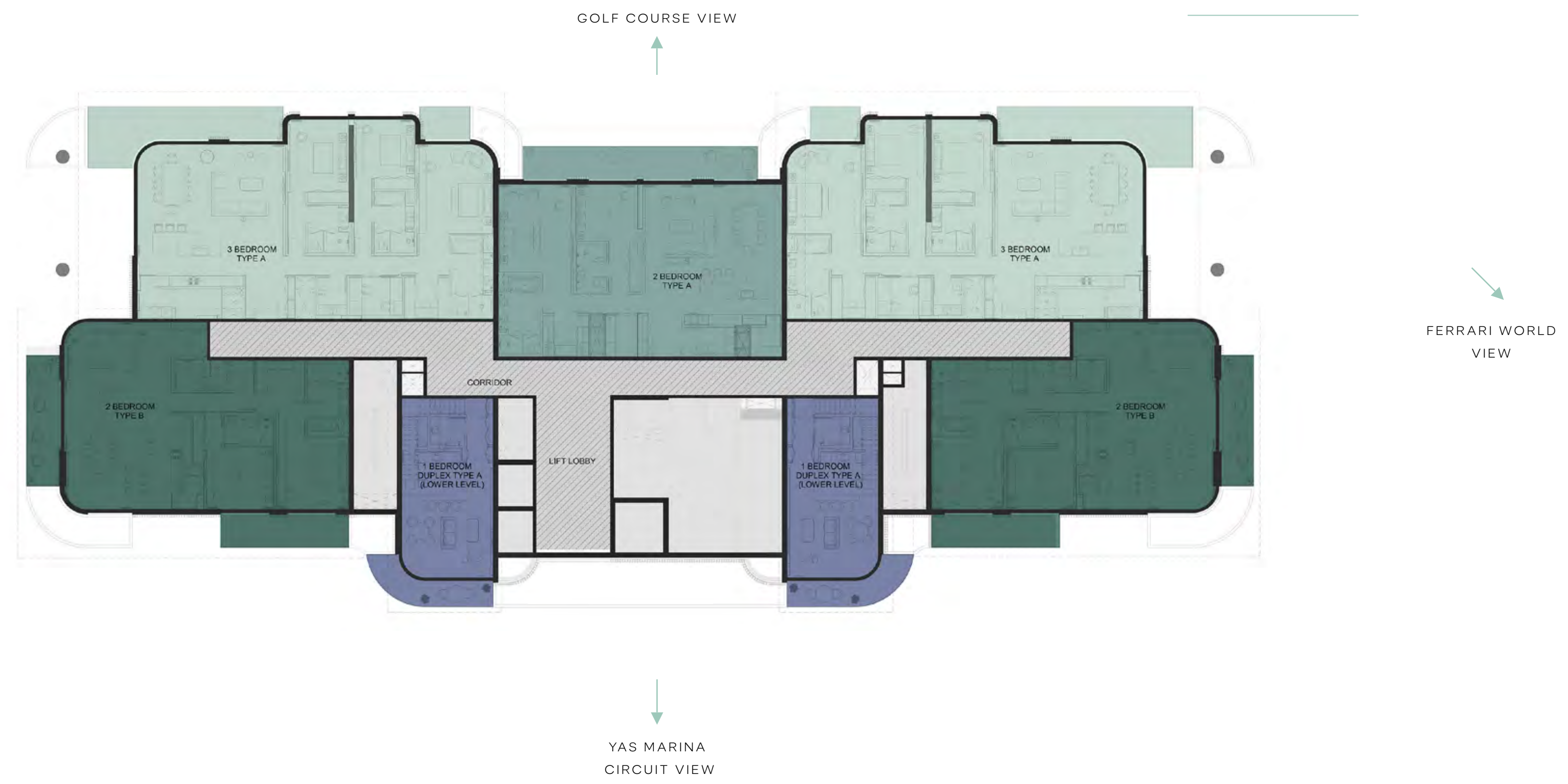
BUILDING A



- | | | |
|---------------------------|---------------------------|--------------------|
| ● 1 Bedroom Type A | ● 1 Bedroom Duplex Type C | ● 3 Bedroom Type A |
| ● 1 Bedroom Type B | ● 2 Bedroom Type A | ● 3 Bedroom Type B |
| ● 1 Bedroom Duplex Type A | ● 2 Bedroom Type B | ● Not in Scope |
| ● 1 Bedroom Duplex Type B | ● 2 Bedroom Type C | |

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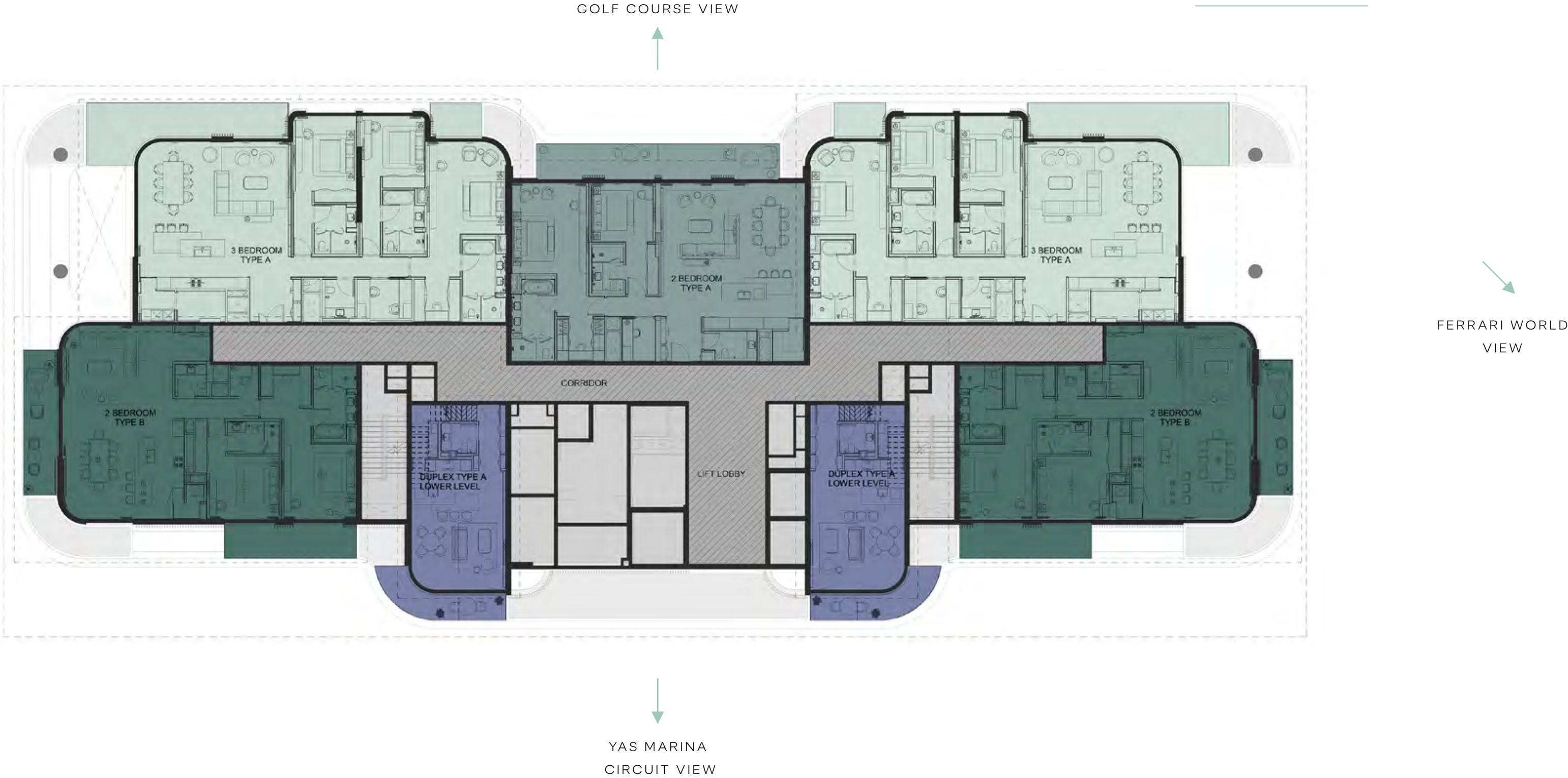
BUILDING B



- 1 Bedroom Type A
- 1 Bedroom Type B
- 1 Bedroom Duplex Type A
- 1 Bedroom Duplex Type B
- 1 Bedroom Duplex Type C
- 2 Bedroom Type A
- 2 Bedroom Type B
- 2 Bedroom Type C
- 3 Bedroom Type A
- 3 Bedroom Type B
- Not in Scope

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BUILDING C



- 1 Bedroom Type A
- 1 Bedroom Type B
- 1 Bedroom Duplex Type A
- 1 Bedroom Duplex Type B
- 1 Bedroom Duplex Type C
- 2 Bedroom Type A
- 2 Bedroom Type B
- 2 Bedroom Type C
- 3 Bedroom Type A
- 3 Bedroom Type B
- Not in Scope

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