
LIFE BEYOND ORDINARY.
IT STARTS HERE
ALDAR
YAS
LIVING

THIS IS ALDAR LIVING

Aldar Living is all about creating thriving communities where life feels connected, meaningful, and full of possibility. These are not just residential developments. They’re places with purpose, designed for those who live life on their own terms.

With unique design concepts, contemporary finishes, incredible amenities, and the freedom to make it your own, Aldar Living redefines modern urban living. Here, sustainability meets style, offering spaces that inspire healthier, more balanced lifestyles while fostering real connections and a true sense of belonging.



BROUGHT TO YOU BY ALDAR

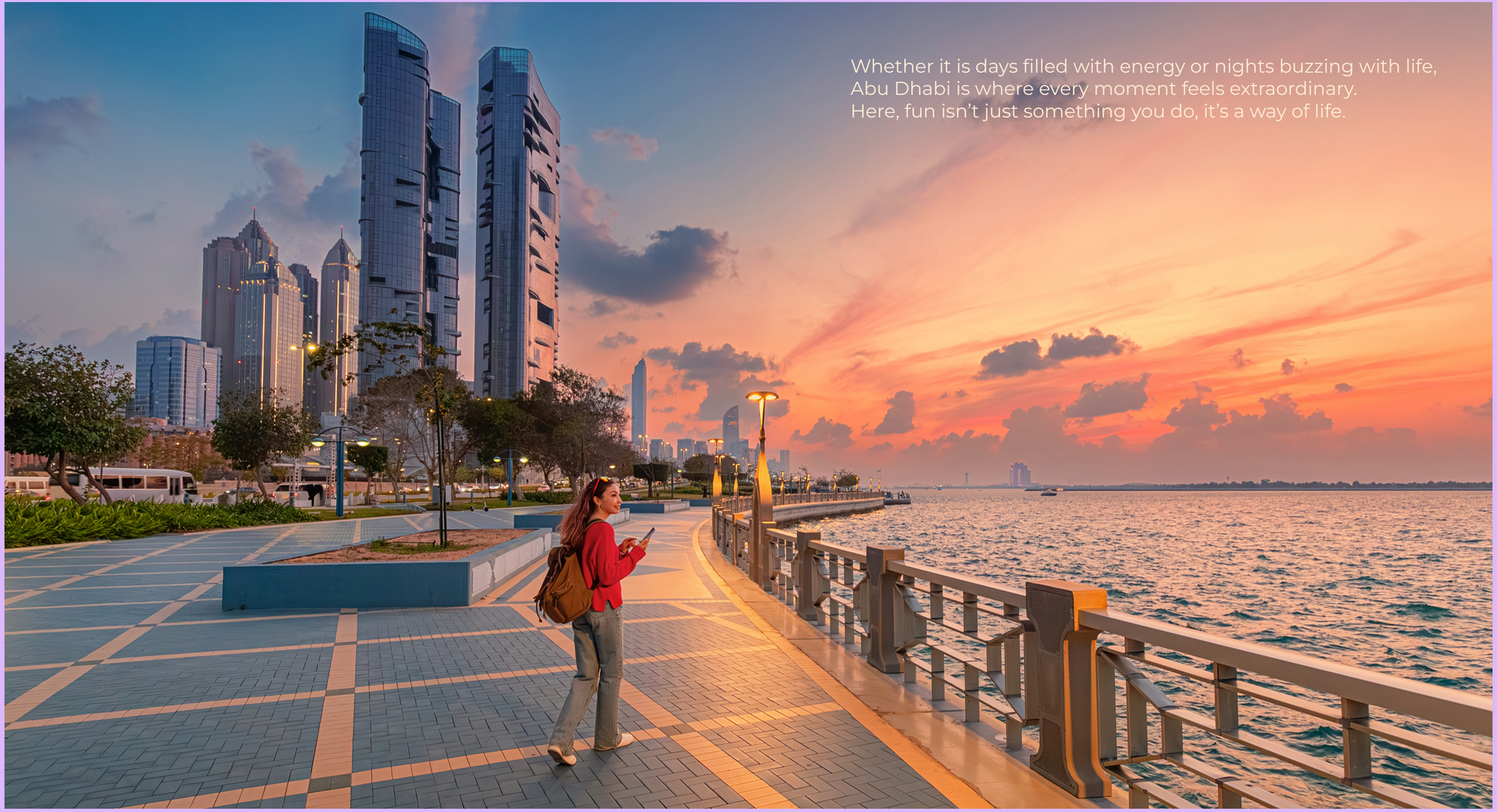
We don’t just build properties, we create places that feel like home, every single day.

As one of the UAE’s most trusted and recognised real estate lifestyle developers, we believe everyone deserves a community where they can truly thrive. Every detail is crafted to make life easier, healthier, and more joyful. We redefine what it means to live well by creating communities full of life, for people who love to live surrounded by everything they value.



THE CAPITAL OF ADVENTURE

Abu Dhabi is a city that knows exactly what it is to have fun. From thrilling adventures to world-class attractions and vibrant entertainment, this is where excitement meets unforgettable experiences.


Whether it is days filled with energy or nights buzzing with life,
Abu Dhabi is where every moment feels extraordinary.
Here, fun isn’t just something you do, it’s a way of life.

THIS IS YAS ISLAND LIVING

Welcome to Yas Island, the most playful island in the world! Home to iconic landmarks and experiences like SeaWorld, Warner Bros. World, Ferrari World, Etihad Arena, Yas Mall, and the adrenaline-pumping Yas F1 Circuit, this is where fun knows no limits.

Whether you’re soaking up the sun at Yas Beach or exploring world-class attractions, living here means feeling the thrill of being where others come to play. On Yas Island, every day feels like the weekend, and life is nothing short of extraordinary.



WHERE
THE WORLD
COMES TO PLAY

FERRARI WORLD YAS ISLAND, ABU DHABI

Feel the rush at Ferrari World Yas Island, Abu Dhabi, the world's first Ferrari-branded theme park and home to the fastest roller coaster, Formula Rossa!

Here, every moment is packed with adrenaline, from conquering the world's highest non-inverted loop to experiencing a zero-gravity fall. With 40 thrilling rides and experiences, this is where Ferrari passion meets pure fun.



YAS WATERWORLD YAS ISLAND, ABU DHABI

Yas Waterworld Yas Island, Abu Dhabi is the pearl of Yas Island and the world's leading waterpark. It draws inspiration from the UAE's pearl diving heritage offering families fun-packed adventures, the warmest welcome, and the most engaging themed experience.

The waterpark is home to more than 60 exhilarating rides, slides, and experiences in addition to a diversity of seasonal events and shows providing guests with an experience unlike anything else.



WARNER BROS. WORLD™ YAS ISLAND, ABU DHABI

Step into a world of endless adventure at Warner Bros. World Yas Island, Abu Dhabi, the region's largest indoor theme park. Whether you're chasing thrills, keeping little ones entertained, or enjoying family fun, this is where your favourite stories come to life.

Meet all your favourite Warner Bros. and DC Comics characters like Superman, Batman, Bugs Bunny and Tom and Jerry, as you explore six immersive lands packed with exciting rides and experiences. From action-packed rollercoasters to events and live shows, every moment here is made to spark joy, laughter, and unforgettable memories.



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SEAWORLD® YAS ISLAND, ABU DHABI

Dive into a world of wonder at SeaWorld Abu Dhabi, the world's largest indoor marine life theme park! With over 100 animal experiences and presentations, this is where you can connect with the magic of the One Ocean that unites us all.

Get up close with dolphins and penguins, enjoy interactive encounters, and explore thrilling rides that bring the underwater world to life. From live characters and performances to unforgettable animal moments, every corner of SeaWorld Abu Dhabi is designed to inspire, educate, and make you smile.

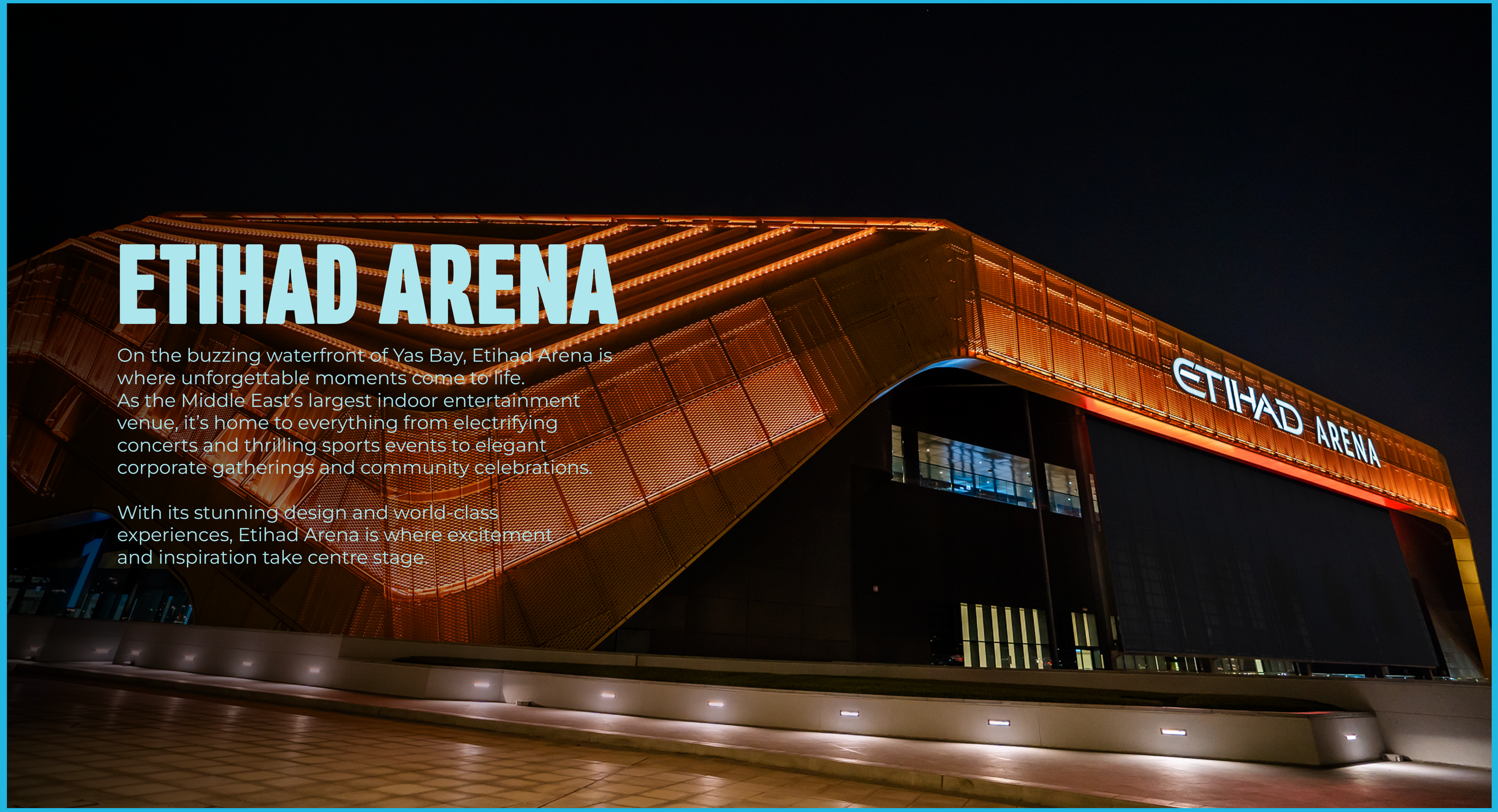


YAS MARINA CIRCUIT

Feel the thrill of speed and precision at Yas Marina Circuit, the iconic home of the season-ending Formula One Abu Dhabi Grand Prix since 2009. As one of the Middle East's premier racing destinations, this world-class track is where champions are crowned, and history is made.

Whether you're watching the final race of the season or simply soaking in the electric atmosphere, Yas Marina Circuit is a place where adrenaline meets amazing moments.





ETIHAD ARENA

On the buzzing waterfront of Yas Bay, Etihad Arena is where unforgettable moments come to life. As the Middle East's largest indoor entertainment venue, it's home to everything from electrifying concerts and thrilling sports events to elegant corporate gatherings and community celebrations.

With its stunning design and world-class experiences, Etihad Arena is where excitement and inspiration take centre stage.

YAS MALL

Yas Mall is more than just a shopping destination. It’s an experience like no other! Spanning an impressive 235,000 square meters, it brings together the best in shopping, dining, and entertainment, all under one roof.

Whether you’re hunting for the latest trends, indulging in world-class cuisine, or catching a blockbuster movie, Yas Mall has something for everyone.




YAS
LIVING
WARNER BROS. WORLD™ YAS ISLAND
ABU DHABI
FERRARI WORLD YAS ISLAND
ABU DHABI
YAS WATERWORLD YAS ISLAND
ABU DHABI
SEAWORLD® YAS ISLAND
ABU DHABI
YAS LINKS
ABU DHABI
YAS MARINA
CIRCUIT
ABU DHABI
SURROUNDED
BY ICONIC FUN

WHERE EXTRAORDINARY SPILLS INTO YOUR EVERYDAY



THE START OF SOMETHING EXTRAORDINARY, ALONG THE CANAL

Welcome to a life beyond ordinary, where every day feels alive with possibility. Set on the northeast side of Yas Island, this distinctive community is perfectly positioned near the canal, offering tranquil views and vibrant promenades just steps from your door.

Stroll through open spaces in a walkable community that balances energy and escape, all while being just 2 kilometers away from Yas Island's world-class attractions. Here, independence feels energising, with a lifestyle charged with endless fun. This is more than a home; it's where your next adventure begins – It starts here.





FIND YOUR SPARK IN A VIBRANT COMMUNITY

This vibrant community is surrounded by some of the area's most exciting destinations, including Sama YAS, ALKASER, Yas Gateway Park North, Noya, and Central Park.

Designed to bring people together, it blends sustainable urban design with open spaces, active zones, and opportunities to connect. Whether you're exploring the walkable streets, enjoying curated experiences, or simply soaking in the energy of a dynamic, social community, life here feels joyful and inspiring. It's a community built for living, thriving, and connecting. It's where you truly belong.

WHERE STYLE MEETS SUSTAINABILITY

THOUGHTFUL DESIGN, BUILT INTO EVERY DETAIL



إستدامة
estidama

- High solar reflectance cool roofs
- Low-voc paints & adhesives
- Efficient water fixtures (low-flow)
- Ecological enhancement
- Envelope enhancement
- Waste management
- Smart water & energy meters
- Indoor noise reduction (acoustic solutions)
- Outdoor thermal comfort features
- Energy-efficient lighting (LED/CFL)
- Preferred parking with charging stations

WHERE
LIFE HAPPENS,
ALL UNDER ONE ROOF



A REGULAR TUESDAY.

A THRILLING ADVENTURE.

As the first single-community development on Yas Island, Yas Living is designed to give you more than just a home. It’s a lifestyle.
Each building comes with its own exclusive set of amenities, dedicated solely to its residents.

That means your pool, your gym, your spaces to relax and connect are all yours to enjoy, creating a community that’s as unique as you are.
It’s community living, but with a little extra sparkle.

LOBBY LOUNGE

Step into style the moment you arrive. The Lobby Lounge at Yas Living welcomes you with an effortlessly cool, industrial-inspired design. Think sleek lines, raw textures, and a vibe that's both modern and inviting. It's more than just a place to pass through; it's a space to meet, mingle, or simply take a moment before heading out into your day.



POWER ROOM

Your daily dose of energy. Chase personal bests, or just move for the joy of it, in this state-of-the-art gym designed to keep your workouts as inspiring as your surroundings. Packed with the latest equipment and bathed in natural light, it’s a space that energises every rep, every stretch, every stride.





POOL

Cool off, kick back, or dive into fun at the pool. Whether you’re soaking up the sun on a lounger, taking a refreshing dip, or enjoying time with friends and family, this is where relaxation meets energy.

GAMES DEN

Play your way in your go-to spot for friendly competition and laid-back fun. This is where laughter gets loud and friendly rivalries are born. Challenge your neighbours to a ping pong match, gather friends for a board game marathon, or fire up the big screen for an epic gaming session. It’s the perfect place to kick back, unwind, and connect.



IMAGINARIUM

A world made just for the little ones, where little minds get to dream big. It’s a place to explore, create, and let their imaginations run free, to discover new talents, dive into playful learning, and turn curiosity into confidence. Here, imagination isn’t just encouraged, it’s the star of the show.



CINEMA SPACE



Escape into a world of stories in the cozy cinema room, where every night feels like movie night. Whether you're catching the latest blockbuster, hosting a private screening with friends, or enjoying a family favorite, this is your personal ticket to entertainment, right at home.



A PLACE FOR EVERY PART OF YOUR DAY.

Amenities

- Pool
- Cinema Space
- Zen Garden
- Lobby Lounge
- Games Den
- Imaginarium Playroom
- Outdoor Play Area
- Parking Space
- Kids Pool
- Cycle Racks
- Power Room
- Yoga Spaces

STEP INTO YOUR HAPPY PLACE



A HOME THAT TAKES YOU PLACES

From chic studios to stylish 3-bedroom apartments, choose the space that fits your vibe. Fill it with colour, keep it cool and minimal, or mix it up to match your mood. Your home, your rules.

Life Beyond Ordinary starts the moment you walk through the door.

AMENITIES


LOBBY/RECEPTION AREA


LOUNGE AREA


ELEVATOR LOBBY


GENERAL WALL
DECORATIVE PAINT

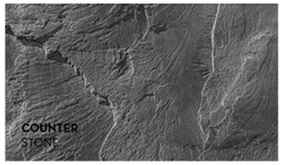

GENERAL WALL
DECORATIVE PAINT


GENERAL FLOOR
MICROCEMENT


WALL
PAINT


BULKHEAD
DECORATIVE METAL PAINT

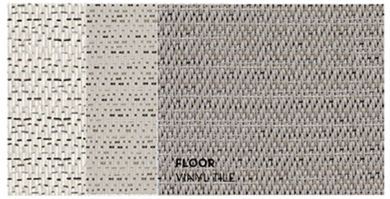

WALL
PAINT


COUNTER
STONE


JOINERY
LAMINATE


FLOOR
VINYL TILE


BAR
CORIAN


FLOOR
VINYL TILE


PARTITION
BRICK


WALL
CEMENT TILE


GYM


KIDS PLAY AREA


GALLERY HUB

FINISHES

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LIGHT SCHEME



APARTMENT FLOOR
PORCELAIN TILE



BEDROOM FLOOR
PORCELAIN TILE



MASTER BEDROOM



BATHROOM FLOOR
PORCELAIN TILE



LIVING ROOM/KITCHEN AREA



MASTER BATHROOM

SHOWER WALL
PORCELAIN TILE



BACKSPLASH
PORCELAIN TILE

COUNTERTOP
QUARTZ



LOWER CABINET
LACQUER PAINT



UPPER CABINET
LACQUER PAINT



DOORS, WARDROBES & VANITY
LAMINATE



BATHROOM WALL
PORCELAIN TILE

FINISHES

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DARK SCHEME









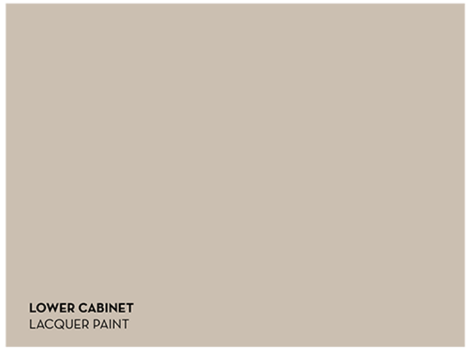


















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FINISHES





FLOOR PLANS



STUDIO TYPE 1



STUDIO TYPE 2



STUDIO TYPE 3

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STUDIO TYPE 4



STUDIO TYPE 5

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1-BEDROOM TYPE 1



1-BEDROOM TYPE 2

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1-BEDROOM TYPE 3



1-BEDROOM TYPE 4

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2-BEDROOM TYPE 1

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2-BEDROOM TYPE 2

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2-BEDROOM TYPE 3

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2-BEDROOM+MAID TYPE 1

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2 BEDROOMS



2-BEDROOM+MAID TYPE 2

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3-BEDROOM TYPE 1

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FLOOR PLATES

GROUND FLOOR YAS LIVING I



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GROUND FLOOR YAS LIVING II & III



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LEVEL 1



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FLOOR PLATES

LEVEL 2



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LEVEL 3



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LEVEL 4



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LEVEL 5



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LEVEL 6



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LEVEL 7



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LEVEL 8



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LEVEL 9



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LEVEL 10



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LEVEL 11



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FLOOR PLATES

LEVEL 12



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FLOOR PLATES



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