SAMA YAS

BY ALDAR

LUXURY LIVING IN THE PARK

INTRICATELY DESIGNED WITH UNPARALLELED ATTENTION TO **DETAIL**

THE LUXE CAPITAL

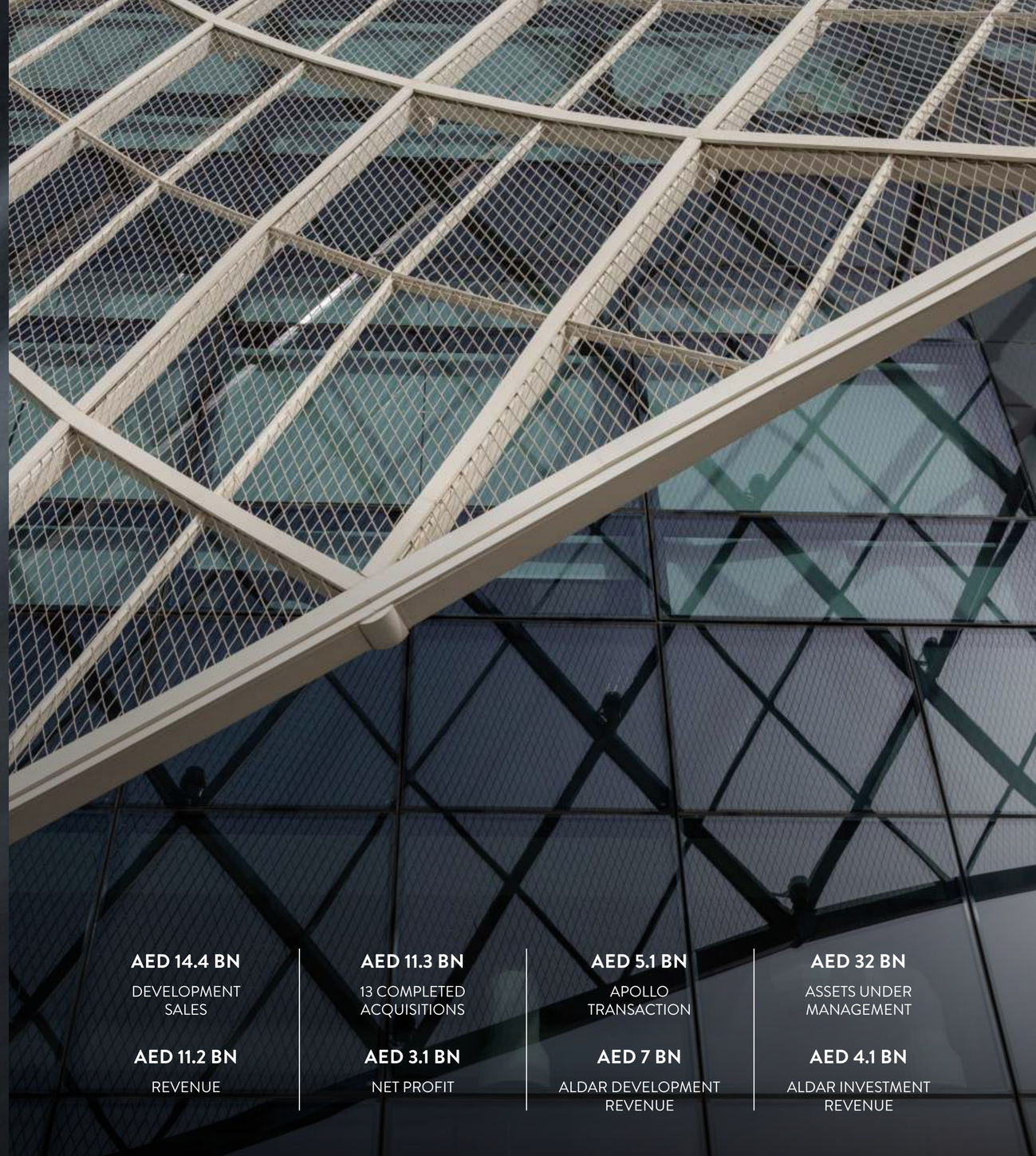
The famed capital of the UAE, Abu Dhabi is a city with heart. People from all over the world have been drawn to its natural beauty, vibrant cultural scene, inspiring heritage, lavish lifestyles, and dynamic business landscape. It is a place people love to call home.

YAS ISLAND LIVING

The unmatched experiences extend beyond the park boundaries of the development. Step out and into every activity under the sun. Dive into the cool Arabian Gulf, navigate the winding mangroves, browse the collections at Yas Mall, play with the Dolphins at SeaWorld, 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 Abu Dhabi and Yas Marina Circuit are ready and waiting.

ACCELERATING INTO THE FUTURE

As one of the most trusted and recognised real estate lifestyle developers in the UAE, it's our duty to keep evolving the meaning of home; with exceptional communities purposely planned to enrich people's lives, and luxury properties designed to elevate their every day.



AED 14.4 BN
DEVELOPMENT SALES

AED 11.2 BN
REVENUE

AED 11.3 BN
13 COMPLETED ACQUISITIONS

AED 3.1 BN
NET PROFIT

AED 5.1 BN
APOLLO TRANSACTION

AED 7 BN
ALDAR DEVELOPMENT REVENUE

AED 32 BN
ASSETS UNDER MANAGEMENT

AED 4.1 BN
ALDAR INVESTMENT REVENUE

INTRODUCING

SAMA YAS BY ALDAR

Aldar's newest development presents a new standard of luxury living in Yas Island, crafted to the finest detail. Set in a lush park bustling with beautiful flowers, birds and trees; every detail here has been meticulously designed to elevate your comfort, style and elegance.

A COMMUNITY
EMBRACED BY NATURE.

CHEF IZU

Aldar Ambassador

Chef Izu Ani, the British-Nigerian culinary force behind Dubai's renowned dining destinations like Gaia and Carine, is poised to infuse Sama Yas by Aldar with his signature zest. Anticipate a kitchen designed with meticulous care and the hallmark quality that shines through all his ventures, accompanied by a restaurant destined to be a pinnacle of culinary artistry.

His philosophy that "food is the exchange of joy, happiness, and love" promises to imbue Sama Yas by Aldar with an unmatched spirit of community and delight.

At Sama Yas by Aldar, Chef Izu's arrival signals more than the introduction of a master chef; it heralds the arrival of a living ethos, ensuring that each meal transcends nourishment to become a jubilant celebration of life.

"IT IS NOT ABOUT THE RESULT, BUT ABOUT YOU BEING THERE."

JULIAN CROSS

Principal and European Design Lead, **Woods Bagot**

With a distinguished 25-year career dedicated to reshaping the luxury landscape of London's high-end residential market, Julian Cross of Woods Bagot, serves as the Principal and European Design Lead. His expertise, which masterfully blends elements of hospitality and residential design, is evident throughout Sama Yas by Aldar. Cross' influence at Sama Yas by Aldar is a testament to his strategic and thoughtful approach to architecture, solidifying the development's standing as a symbol of luxury and innovation.

"WE'RE NOT DESIGNING STRUCTURES, BUT LUXURY LIFESTYLES."

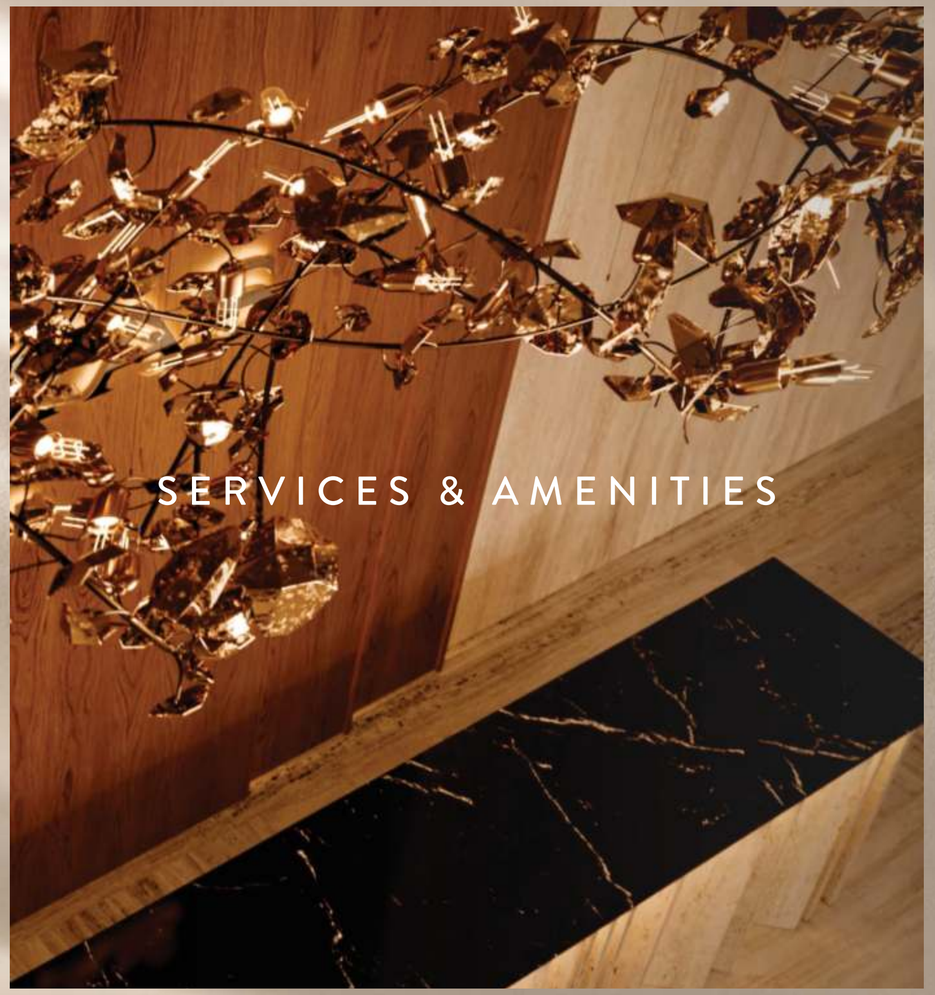
ITSASO BARTOLOMÉ YARZA

Senior Interior Designer, Mustard&Linen

Itsaso Bartolomé Yarza's role in the evolution of Sama Yas by Aldar is as diverse as her professional background. As a Senior Interior Designer for Mustard & Linen, with an extensive educational foundation that spans from interior design to pedagogy, Yarza's influence on Sama Yas by Aldar is a harmonious blend of artistic and practical design principles.

Her involvement in Sama Yas by Aldar has seen her use her expertise in residential and event design to create spaces that are not only visually captivating but also rich in narrative depth—reflective of her impactful work ranging from DDZ Studio's restaurant designs to the storytelling essence in Norway's Fuggibaggi Design projects.

"INFUSING EVERY SPACE WITH A STORY, MY DESIGNS ARE CONVERSATIONS BETWEEN ART, TRADITION AND INNOVATION."



SERVICES & AMENITIES

- THE CANOPY CLUB
- MAISON MOCHA COFFEE SHOP
- CURZON LOUNGE CINEMA
- 360-DEGREE CONCIERGE
- 24/7 ROOM SERVICE
- CATERED PICNICS IN THE PARK
- THE READING ROOM LIBRARY
- SERENITY SUITE SPA
- CLUB GYM
- PET CONCIERGE DOG WALKERS
- EXCLUSIVE HOUSE CAR
- EXERCISE TRACK
- PLAYROOM

360-DEGREE CONCIERGE

Enjoy 24 / 7 access to your own concierge,
committed to helping raise the bar of luxury living.

EXCLUSIVE HOUSE CAR

Offering residents bespoke chauffeured travel, ready at a moment's notice.

24/7 ROOM SERVICE

Feeling peckish after a day at the spa, or after a late night movie marathon? Order room service round-the-clock. Expect white glove service and 5-star indulgence, nothing less would be acceptable at Sama Yas.

CATERED PICNICS IN THE PARK

Indulge in luxury right outside your door at Sama Yas by Aldar, where we orchestrate the perfect picnic experience for you.

CURZON LOUNGE CINEMA

Enjoy a world of entertainment in the privacy of the 5-star cinema theatre, reserved exclusively for the residents.

SERENITY SUITE SPA

A private refuge for some relaxing indulgence.

THE CANOPY CLUB

Working, watching, reading; this inviting residents' lounge welcomes it all.

CLUB GYM

State-of-the-art equipment paired with an exquisite environment equals the perfect recipe for success.

EXERCISE TRACK

Explore the park at pace, on the looping track that winds through the greenery.

INFINITY POOL

Blues flow into greens, and cares float away.

THE READING ROOM LIBRARY

Find comfort in the plush seating areas and familiar titles on the bookshelves.

PLAYROOM

A space designed to spark the imaginations of our littlest residents.

CHEF IZU SETS NEW BAR FOR LUXURY KITCHENS

Chef Izu personally designed the kitchens at Sama Yas by Aldar. He was inspired to create a space that promotes a holistic, healthy lifestyle around contemporary park living. Every detail, down to the spice rack, has been crafted with care with that goal in mind—raising the standard of healthy cooking and luxury living.

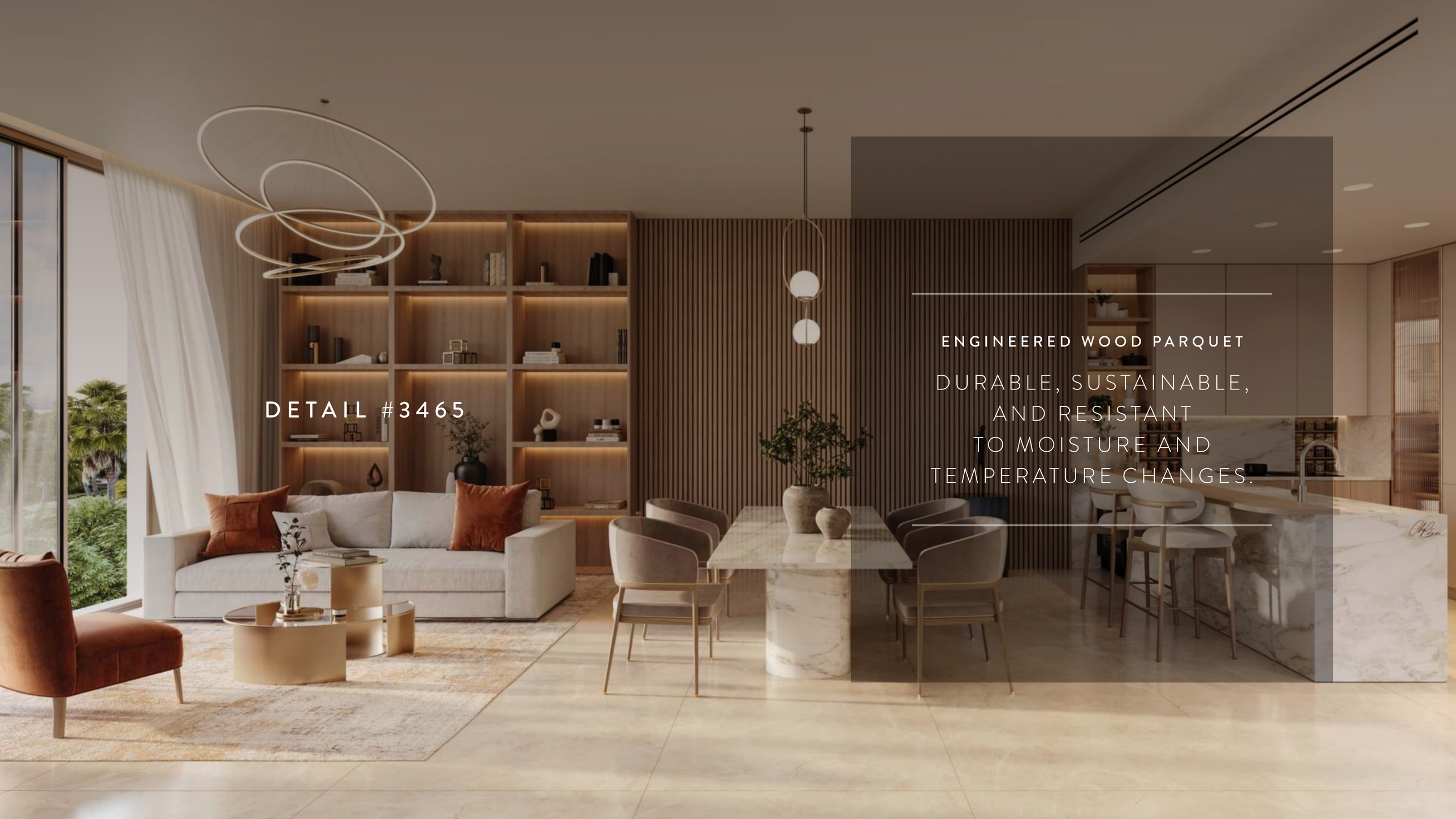
FLOOR PLANS

CRAFTING THE
EXTRAORDINARY DEMANDS
A MINDSET OBSESSED WITH
THE TINIEST DETAILS.

LUXURIOUS
DOWN TO THE
FINEST DETAIL

CHEF IZU'S HEALTHY LIVING BLUEPRINT

The celebrated Chef Izu came onboard to personally design the kitchens at Sama Yas. Every detail, down to the spice rack, has been crafted with care with that goal in mind—raising the standard of healthy cooking and luxury living.



DETAIL #3465

ENGINEERED WOOD PARQUET

DURABLE, SUSTAINABLE, AND RESISTANT TO MOISTURE AND TEMPERATURE CHANGES.

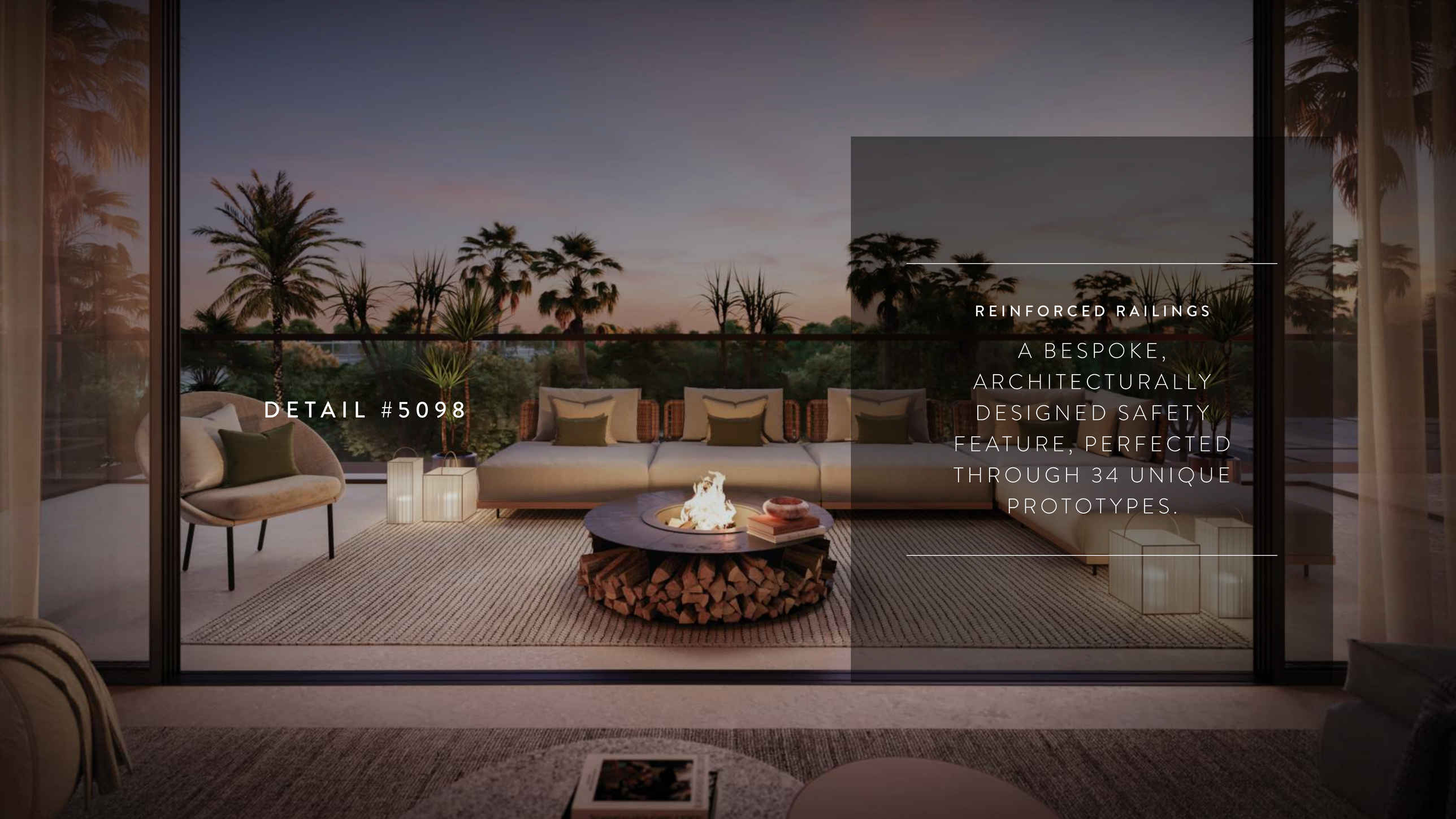
INVITING SPACES
BATHED IN
NATURAL LIGHT

DETAIL #4387

MOISTURE-RESISTANT PAINT

ENSURING ZERO VOC EMISSIONS AND MAINTAINING THE HIGHEST STANDARDS OF INDOOR AIR PURITY.

WAKE TO THE MORNING
LIGHT TEASING
THROUGH THE TREES.



DETAIL #5098

REINFORCED RAILINGS

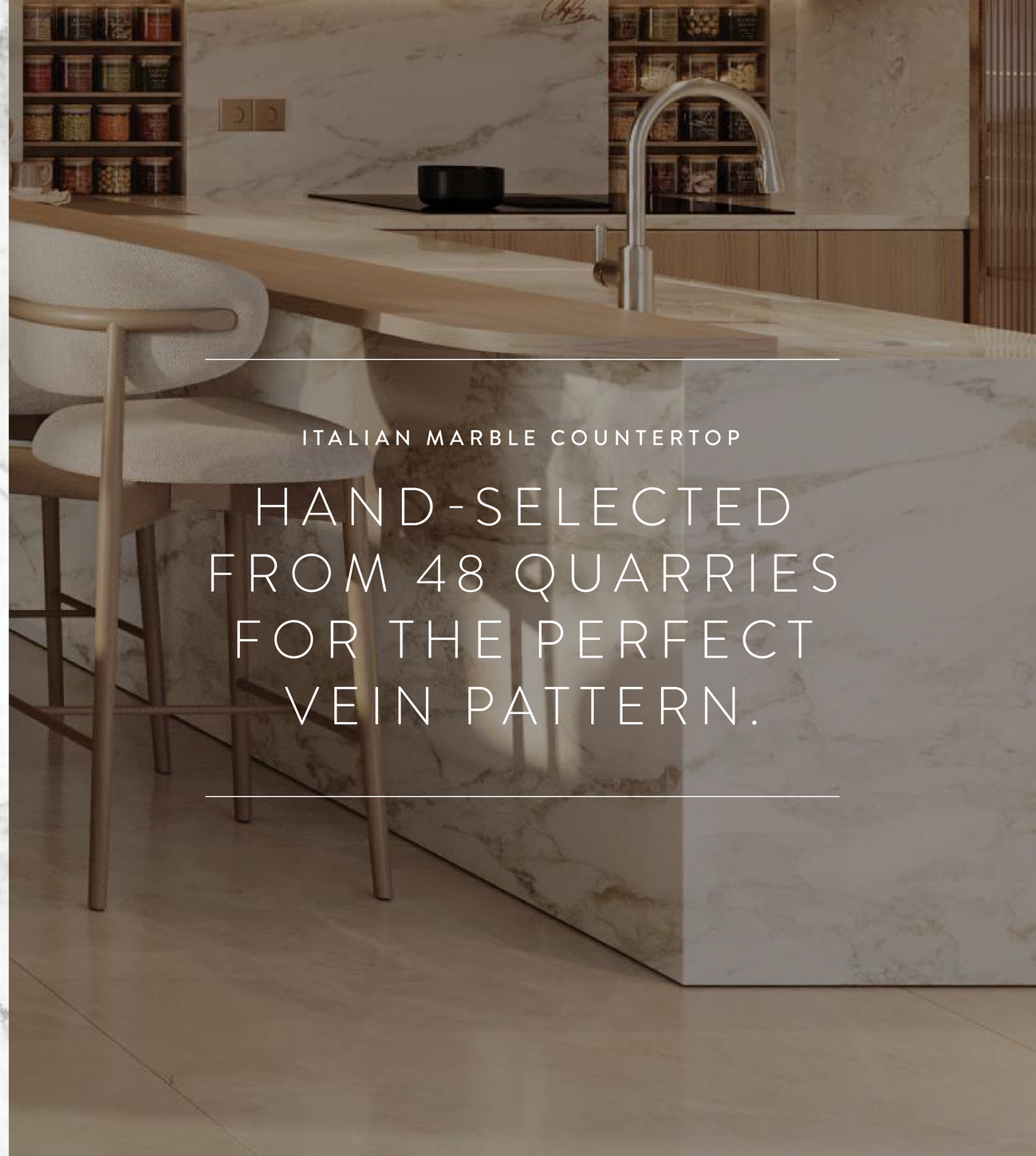
A BESPOKE, ARCHITECTURALLY DESIGNED SAFETY FEATURE, PERFECTED THROUGH 34 UNIQUE PROTOTYPES.

HANDMADE PORCELAIN TILES

HAND-GLAZED PORCELAIN TILES BY ITALIAN ARTISANAL MASTERS FOR A LUXURIOUS FINISH.

DESIGN THAT
REDEFINES ELEGANCE
AND PRECISION.

DETAIL #3122



ITALIAN MARBLE COUNTERTOP

HAND-SELECTED FROM 48 QUARRIES FOR THE PERFECT VEIN PATTERN.

VISUALLY
CAPTIVATING,
SUSTAINABLY SOURCED

SUSTAINABILITY FEATURES

- TARGETING ESTIDAMA 3 PEARLS
- HUMAN-CENTRIC COMMUNITY DESIGN
- IN LINE WITH FITWEL (2 STARS) CERTIFICATION
- TARGETING LEED GOLD
- LOW CONSUMPTION WATER FIXTURES & APPLIANCES
- GENEROUS GREEN SPACES
- ACCESS TO PUBLIC TRANSPORT
- OPTIMISED HVAC ENERGY EFFICIENT SYSTEMS
- NATIVE & ADAPTIVE SPECIES, INCLUDING EDIBLE GARDENS
- SHADED WALKWAYS & BIKEWAYS
- WATER CONSERVATION THROUGH MONITORING & CONTROL
- HEALTHY INDOOR AIR QUALITY & ENVIRONMENT
- ECO-FRIENDLY & LOCALLY-SOURCED CONSTRUCTION MATERIALS
- SMART WASTE SYSTEMS
- EV CHARGING FACILITIES
- REUSED AND CERTIFIED TIMBER
- 5-10 MINUTES WALK TO NEARBY AMENITIES