



The Magnolias are the newest addition to the Yas Acres community, with 312 new homes. It's a place with space for every family to connect, grow, and life life to the full.

PROPERTY TYPE	TOWNHOUSES, DUPLEXES AND VILLAS
LOCATION	YAS ISLAND, ABU DHABI
DEVELOPMENT STATUS	LAUNCHED IN SEPTEMBER 2021

PROPERTY DETAILS



PAYMENT PLAN: 40/60	SIZES RANGE FROM 206M² -798M²
TOTAL NO. OF UNITS: 312	TOWNHOUSES FROM AED 2.49 MILLION
TYPE OF UNITS: 2-4 BEDROOM TOWNHOUSES; 3-4 BEDROOM DUPLEX 4-6 BEDROOM VILLAS	VILLAS FROM 5.1 MILLION

DESTINATION FEATURES



MINUTES FROM
YAS ISLAND'S
ATTRACTIONS



CLOSE TO LEADING
YAS ISLAND HOTELS



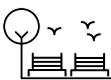
ACCESS TO LEADING
EDUCATIONAL
INSTITUTES



COMMUNITY FACILITIES



COMMUNITY
POOL



COMMUNITY
GARDENS



COMMUNITY HUB



GYMNASIUM



GOLF COURSE



COMMUNITY RETAIL



MULTIPURPOSE
ROOM



SCHOOL



FAMILY ORIENTED
COMMUNITY



MOSQUE



TENNIS AND
VOLLEYBALL COURT



KIDS PLAY AREAS



COMMUNITY-WIDE
CYCLE TRACK



BBQ AND
PICNIC AREAS



BASKETBALL
COURT

VILLA SUSTAINABILITY FEATURES



HIGH SOLAR
REFLECTANCE
MATERIAL ON ROOF



LOCALLY SOURCED
MATERIALS



LED LIGHT
FIXTURES



EFFICIENT
FIXTURES



LOW VOC PAINT



HIGHLY EFFICIENT
GLAZING AND
INSULATION



SOLAR
HOT WATER



RECYCLING
WASTE MANAGEMENT



EFFICIENT
AC SYSTEM



WATER AND ENERGY
CONSUMPTION METER