



The Dahlias are the newest and final addition to the Yas Acres community, with 120 new homes. It's a place with space for every family to connect, grow, and live life to the full.

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

## PROPERTY DETAILS



|                                                                                                   |                                                             |
|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| PAYMENT PLAN: <b>40/60</b>                                                                        | SIZES RANGE FROM <b>206M<sup>2</sup> - 798M<sup>2</sup></b> |
| TOTAL NO. OF UNITS: <b>120</b>                                                                    | TOWNHOUSES FROM <b>AED 2.49 MILLION</b>                     |
| TYPE OF UNITS: <b>2 BEDROOM TOWNHOUSES;<br/>3-4 BEDROOM DUPLEX<br/>4,5 &amp; 6 BEDROOM VILLAS</b> | VILLAS FROM <b>5.6 MILLION</b>                              |

## DESTINATION FEATURES



MINUTES FROM  
YAS ISLAND'S  
ATTRACTIONS



CLOSE TO LEADING  
YAS ISLAND HOTELS



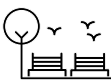
ACCESS TO LEADING  
EDUCATIONAL  
INSTITUTES



## COMMUNITY FACILITIES



COMMUNITY  
POOL



COMMUNITY  
GARDENS



COMMUNITY HUB



GYMNASIUM



GOLF COURSE



SCHOOL



FAMILY ORIENTED  
COMMUNITY



MOSQUE



TENNIS 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 AND  
WASTE MANAGEMENT



EFFICIENT  
AC SYSTEM



WATER AND ENERGY  
CONSUMPTION METER