



وترز أڤ  
**WATER'S EDGE**

YAS ISLAND LIVING

A nighttime photograph of the Abu Dhabi skyline. The city is illuminated with various lights, and the lights are reflected in the water in the foreground. The sky is dark blue. The text 'ABU DHABI' is written in white capital letters in the upper right quadrant.

# ABU DHABI

Abu Dhabi, the capital of the UAE, is home to people from all over the world who are drawn to its natural beauty, vibrant cultural scene, inspiring heritage and dynamic business landscape.

## ALDAR

### EVERYTHING WE DO COMES FROM THE HEART

We are one of the most trusted and recognised real estate lifestyle developers in the UAE. Our goal isn't simply to build property, but to design communities that people love to live in. Because home isn't just a place, it's a feeling, and that's what we promise to deliver every day.





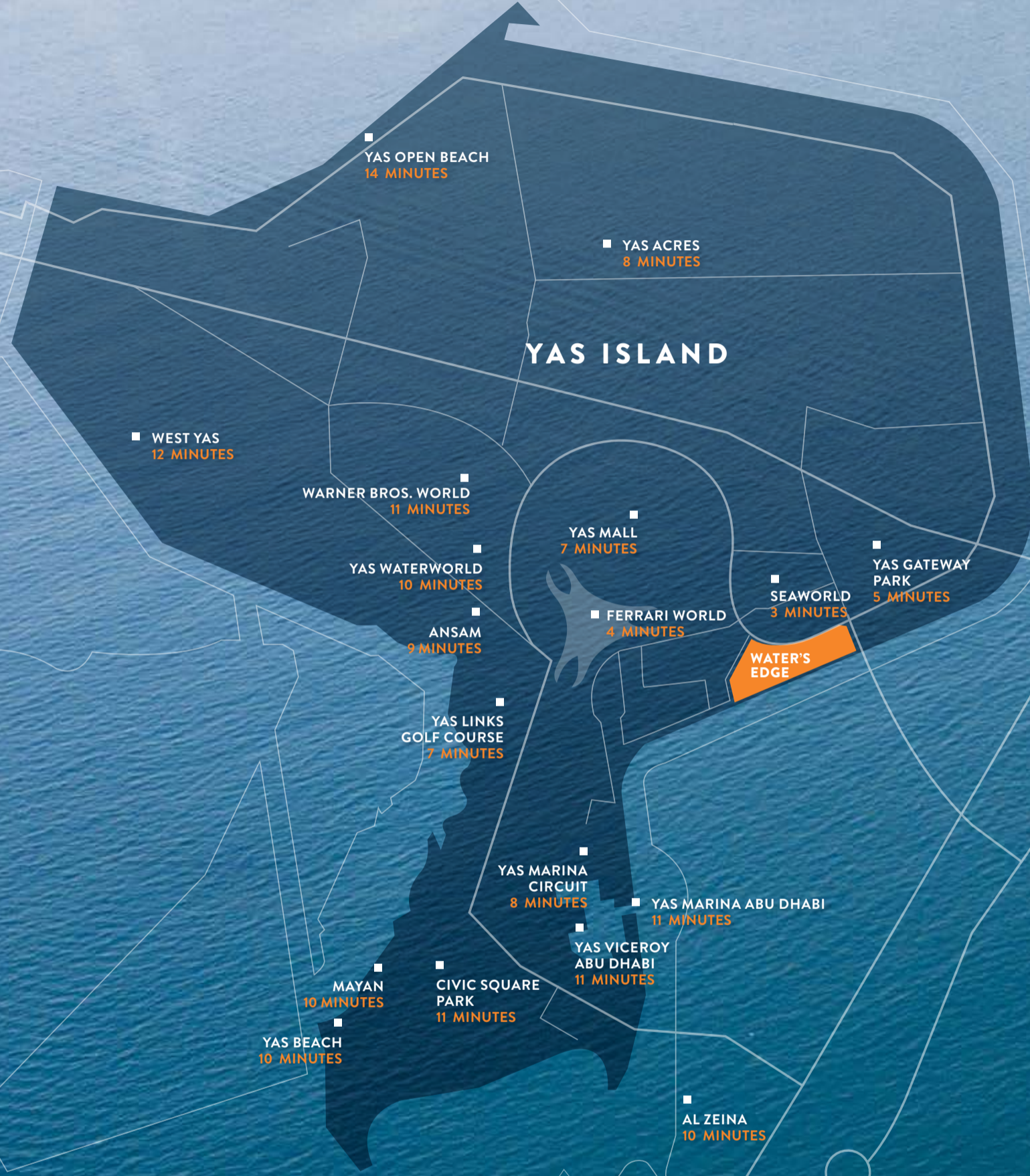
# YAS ISLAND

Welcome to a natural island where every activity under the sun is just moments away. Walk with powdery white sand between your toes, kayak through winding mangroves and try on the latest collections at Yas Mall. Then sit back with a sundowner at the marina, all without ever leaving Yas' turquoise shores. Whenever you're in the mood for an adrenaline rush, Yas Waterworld and Ferrari World are just a loop-the-loop away.

TO SAADIYAT ISLAND  
20 MINUTES

TO DUBAI  
50 MINUTES

# YAS AT A GLANCE



ABU DHABI INTERNATIONAL AIRPORT  
15 MINUTES

TO DOWNTOWN ABU DHABI  
30 MINUTES



## YAS BEACH

ONLY 10 MINUTES AWAY

Sail, kayak, windsurf, paddle board, or simply kick back with friends in your cabana. Whatever 'beach day' means to you, Yas Beach serves it up on a chilled platter.



IMAGE PROVIDED BY ABU DHABI TOURISM & CULTURE AUTHORITY

## SAADIYAT BEACH CLUB

ONLY 20 MINUTES AWAY

A natural playground where grassy dunes blend into blue waters, this is the perfect spot to lay back and enjoy life to the rhythm of the DJ's mellow tunes. The infinity pool, gym, spa and selection of chic restaurants allow you to spend the day just the way you like it – with everything at your fingertips and the waves lapping at your toes.





## WELCOME TO WATER'S EDGE

Move to your rhythm; between the rush of Yas Marina and the pulse of the promenade.





## WATERFRONT LIVING ON YOUR TERMS

Water's Edge is ideally situated on its own canal and 800m promenade, in the heart of Yas Island. From modern studios to spacious three bedroom apartments, every home brings you the best of Yas at affordable prices, with beautiful views over the canal and beyond.

An aerial photograph of a coastline. The top half of the image is dominated by clear, turquoise water with visible ripples. A dark, rocky shoreline runs diagonally from the top left towards the bottom right. To the left of the rocks is a lush, green lawn. In the middle of the lawn, a person is sitting on the grass with a dog. The bottom left corner shows a portion of a green, circular area, possibly a golf course green.

The destination will feature landscaped gardens, fully equipped gyms, pools and a jogging track. Residents can also enjoy a waterfront boardwalk lined with cafes, restaurants and shops.

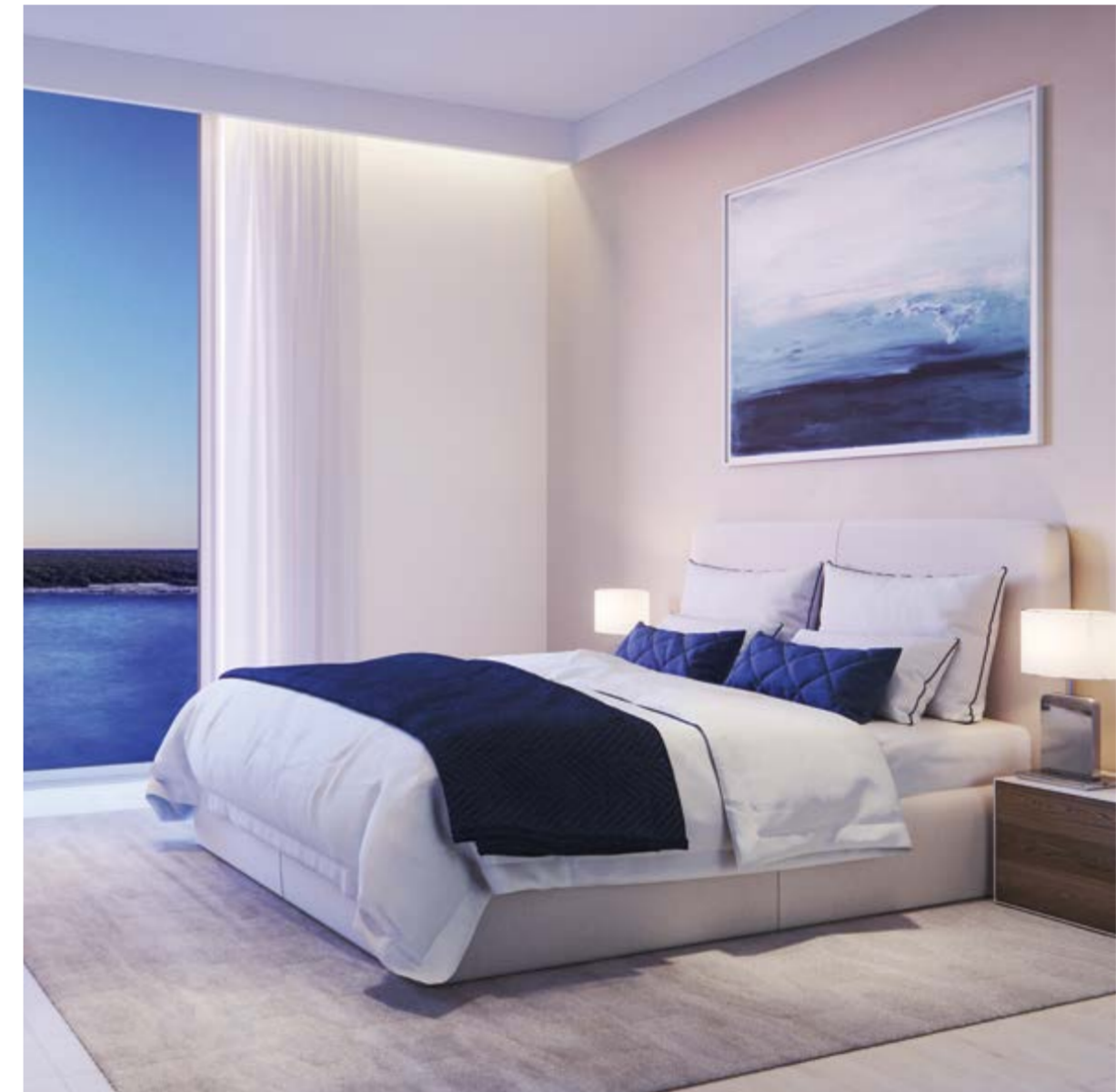


## THE VIEW FROM THE TOP

All of the waterfront apartments are designed around private courtyards with pools. Just steps away is Yas Park, where residents can find the perfect shaded spot for picnics and barbecues.

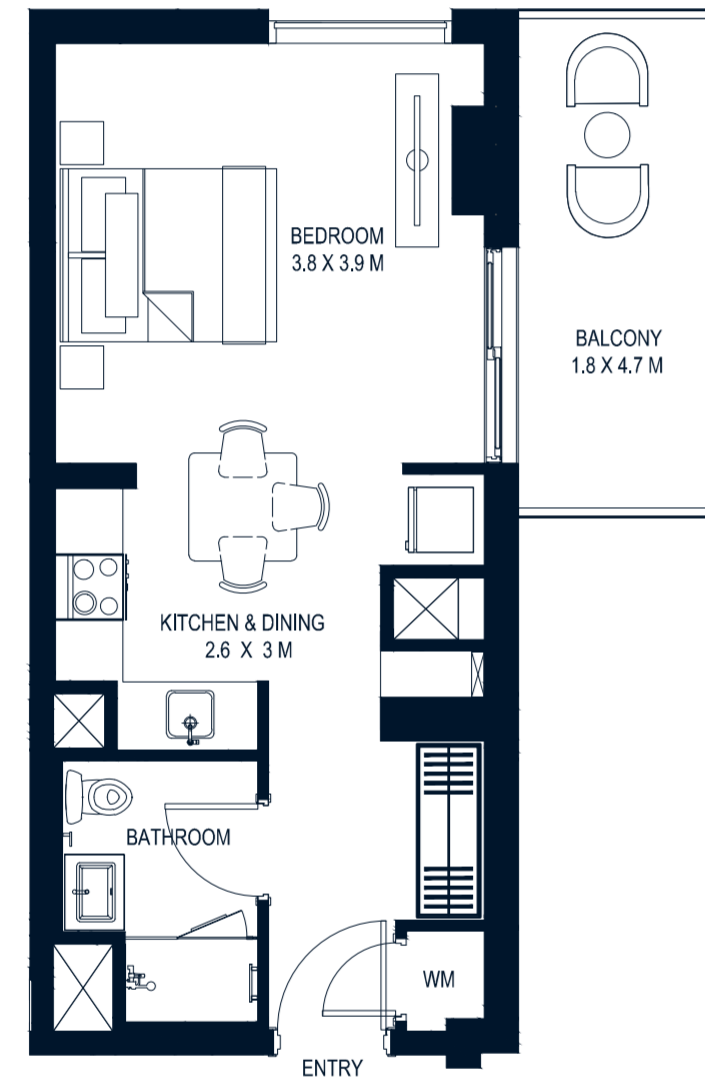


FLOOR PLANS



AVERAGE AREA: 43m<sup>2</sup>\*

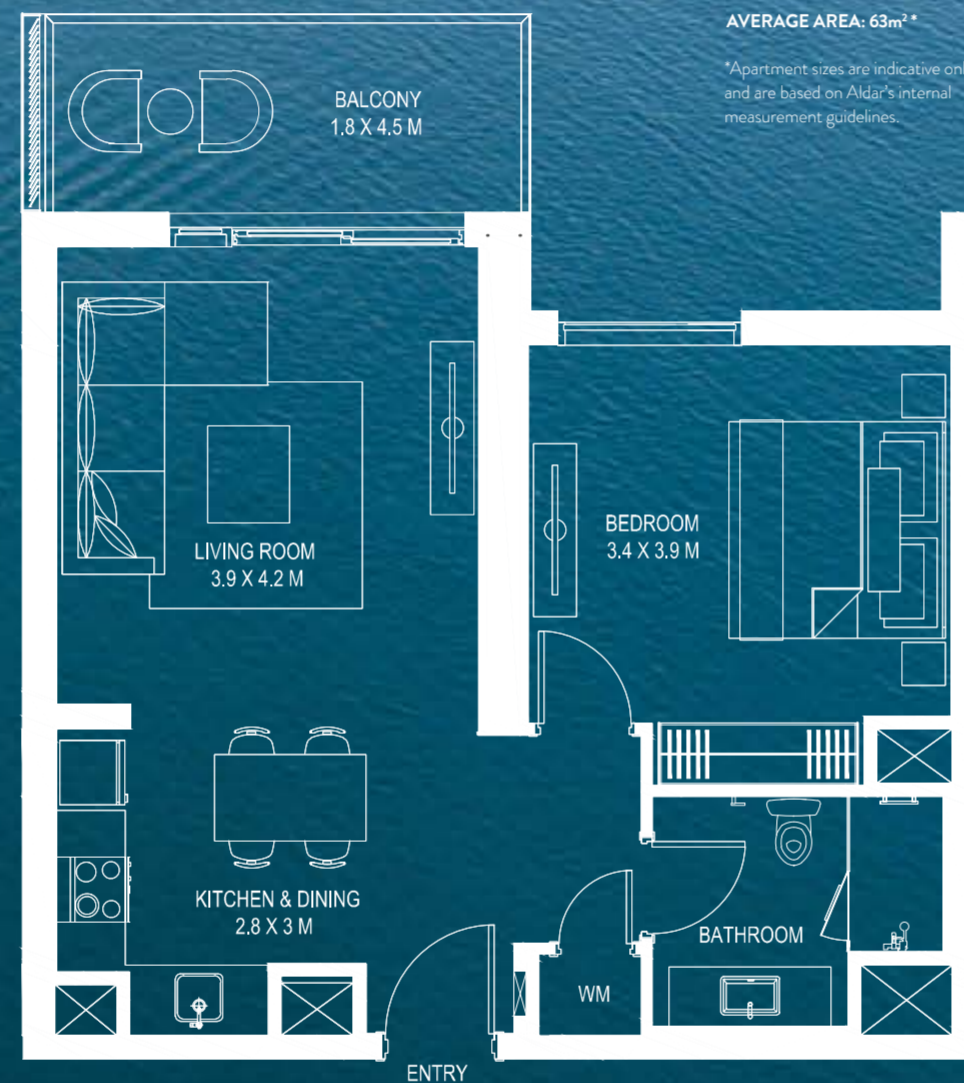
\*Apartment sizes are indicative only and are based on Aldar's internal measurement guidelines.



**S**  
STUDIO

AVERAGE AREA: 63m<sup>2</sup>\*

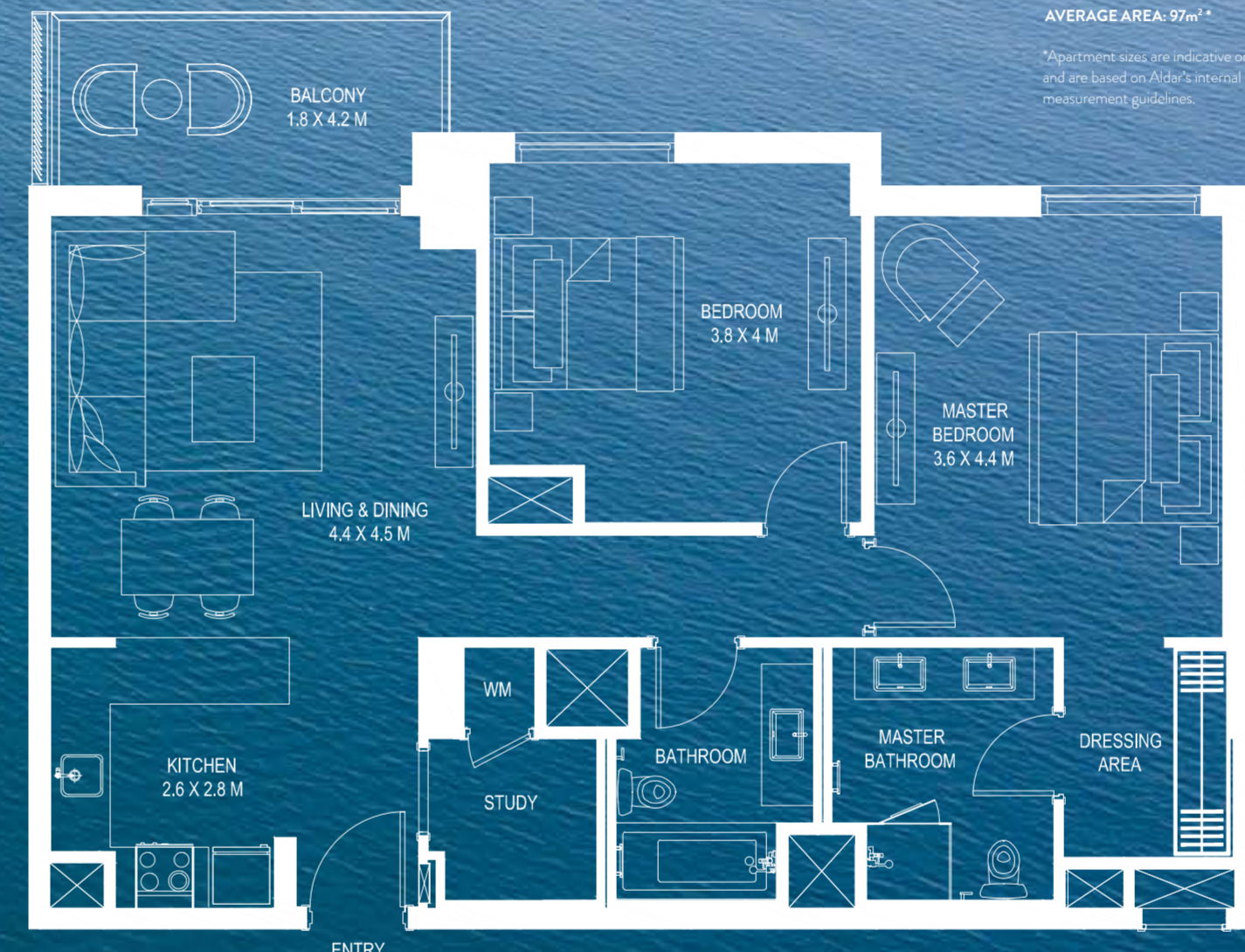
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**1**  
BEDROOM

AVERAGE AREA: 97m<sup>2</sup>\*

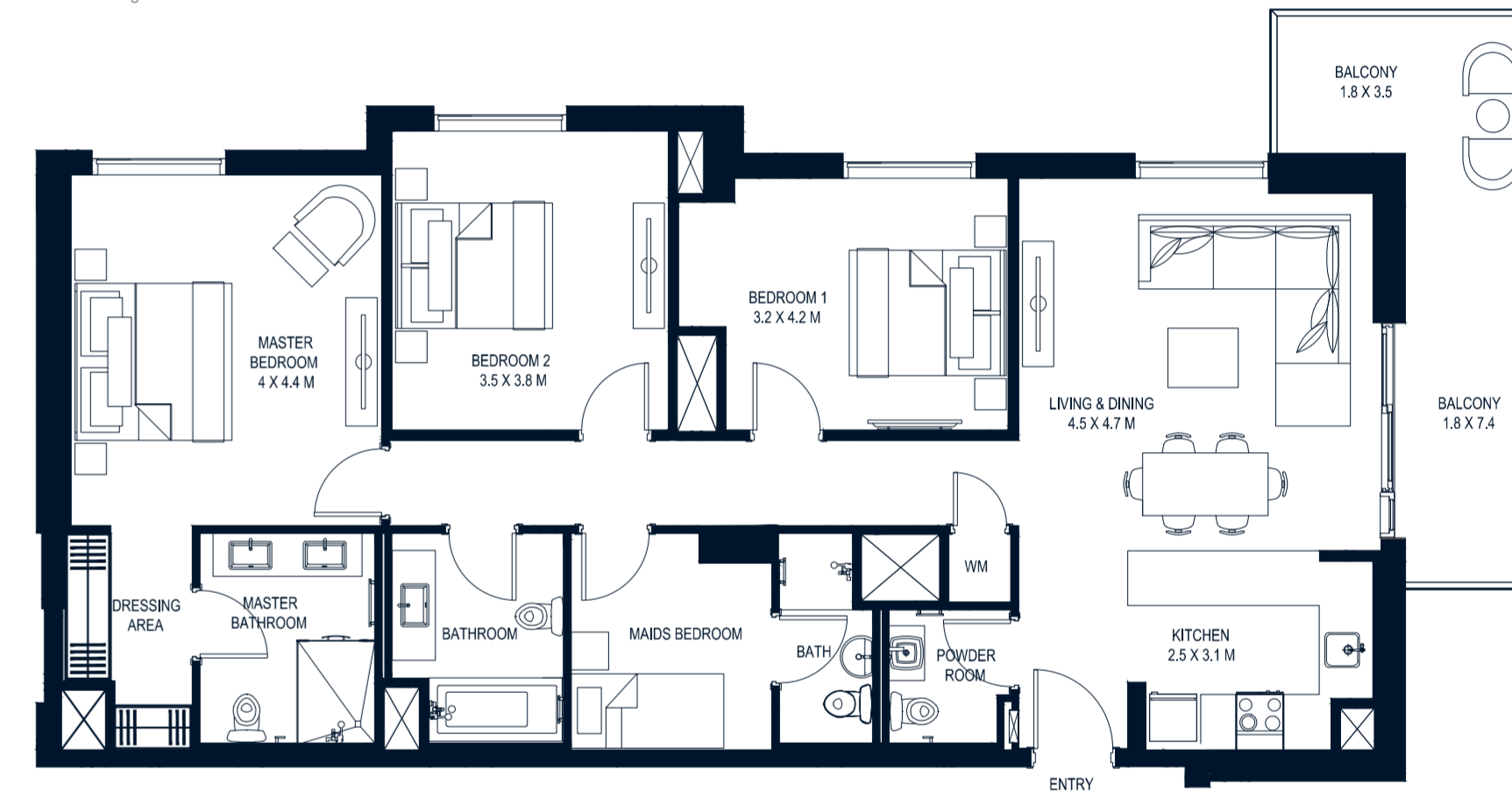
\*Apartment sizes are indicative only and are based on Aldar's internal measurement guidelines.



**2**  
BEDROOM

AVERAGE AREA: 140m<sup>2</sup>\*

\*Apartment sizes are indicative only and are based on Aldar's internal measurement guidelines.



**3**  
BEDROOM

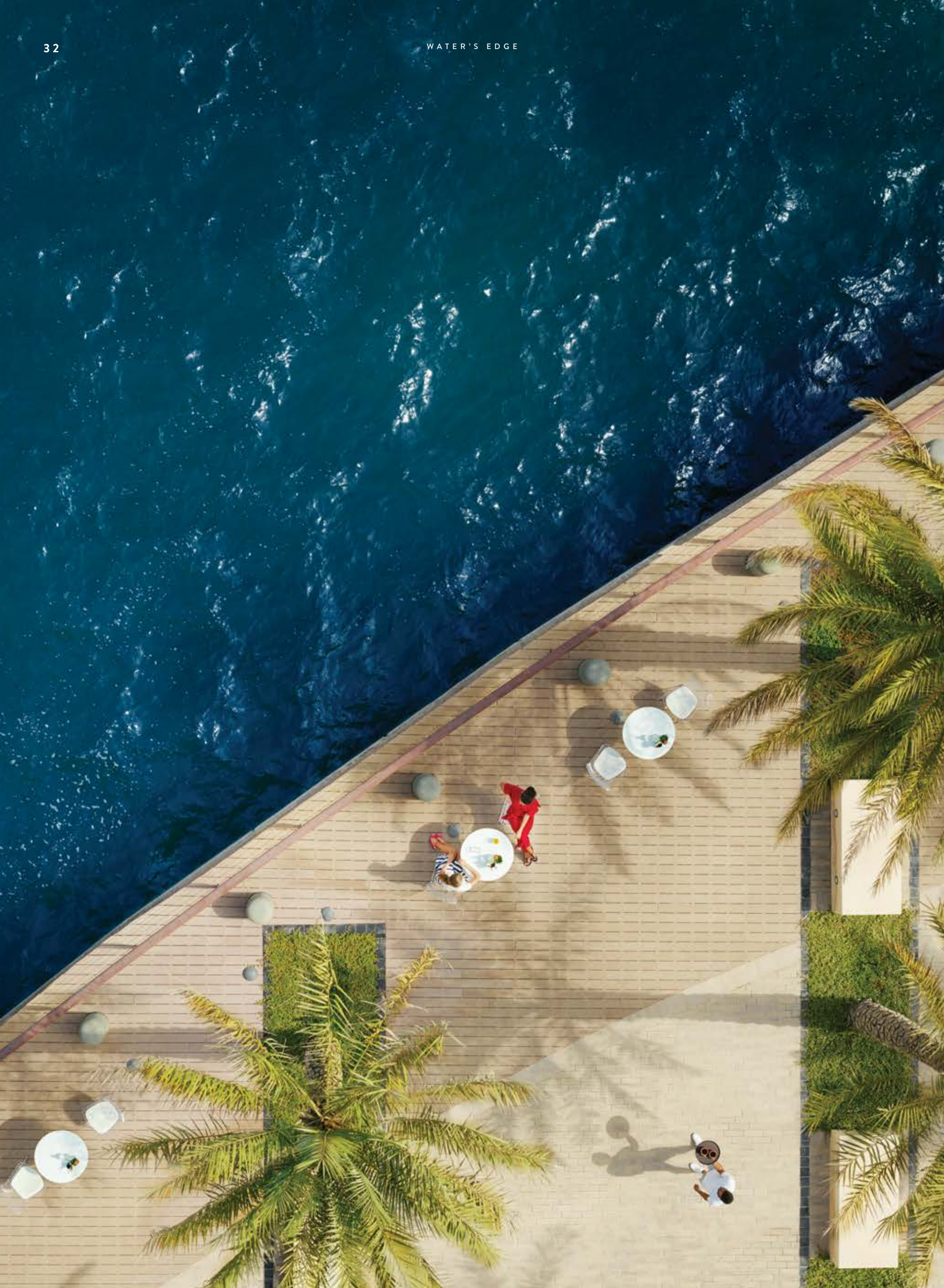
**Disclaimer:** Note that this floor plan was produced prior to the completion of construction and is indicative only and not to scale. Changes may be made during the development and areas, fittings, finishes and specifications are subject to change without notice in accordance with the provision of the Contract of Sale. The furniture depicted is not included with any sale and should not be taken to indicate the final positions of power points, TV connections and the like. Prospective purchasers must rely on their own enquiries from time to time. Bulkheads necessary for services and structure are not depicted.











## GO WITH YOUR FLOW

At Water's Edge, you set the pace. So for those who enjoy action, the jogging and cycling trails, sport pitches and pools are ideal for getting your heart pumping. While the waterfront promenade brings a relaxed taste of the Med with its stylish selection of cafes and restaurants.



## A SIP OF WATER'S EDGE

Cool down with a tall glass of our signature thirst-quencher, created by an expert mixologist at Yas Viceroy. The beverage is inspired by Yas Island's calm turquoise waters with a splash of contemporary sophistication. Pause for a moment and take in its minty aroma, before letting its citrusy flavour rehydrate and refresh you.

### RECIPE

5ml Blue Curacao  
30 ml freshly squeezed lemon juice  
300 ml fizzy lemonade  
Mint leaves  
Ice cubes

### PREPARATION NOTES

Pour Blue Curacao into a mixer  
Add lemon juice  
Fill mixer with ice cubes  
Shake the mixer well for 20 seconds  
Pour the liquid into the glass filled with ice cubes  
Top up the glass with fizzy lemonade  
Garnish with mint leaves

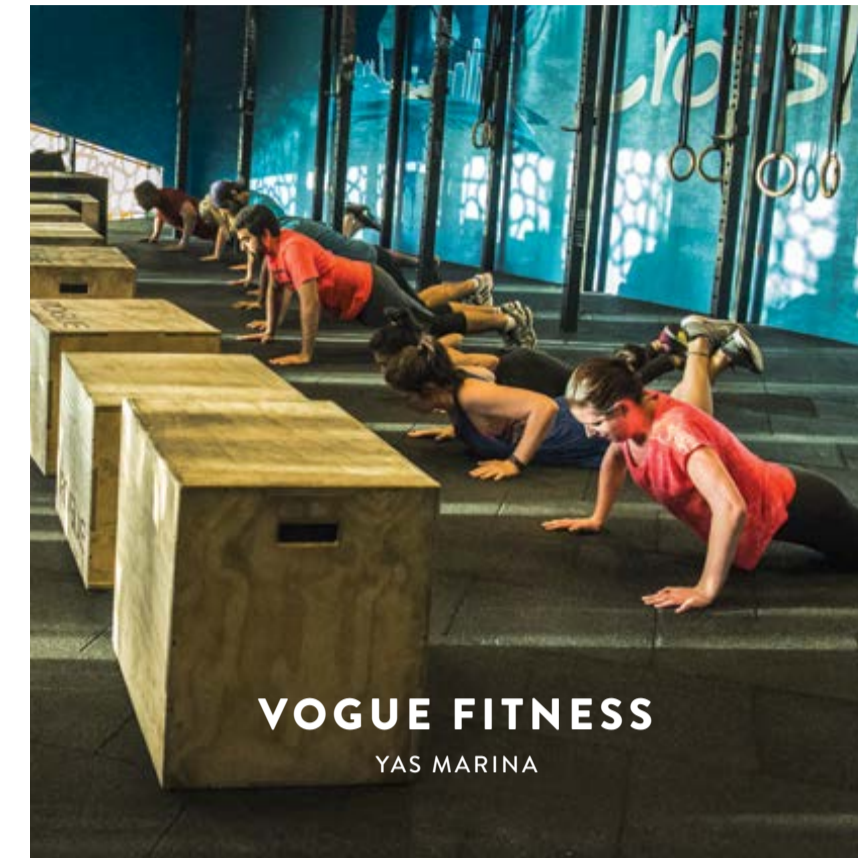




Thrill-seeker or max-relaxer, there's something for everyone at this Emirati-themed waterpark.



Shopping for fun or fashion is just the beginning at Yas Mall. It's easy to spend the whole day enjoying its huge selection of restaurants, cafes, play centres and cinemas.



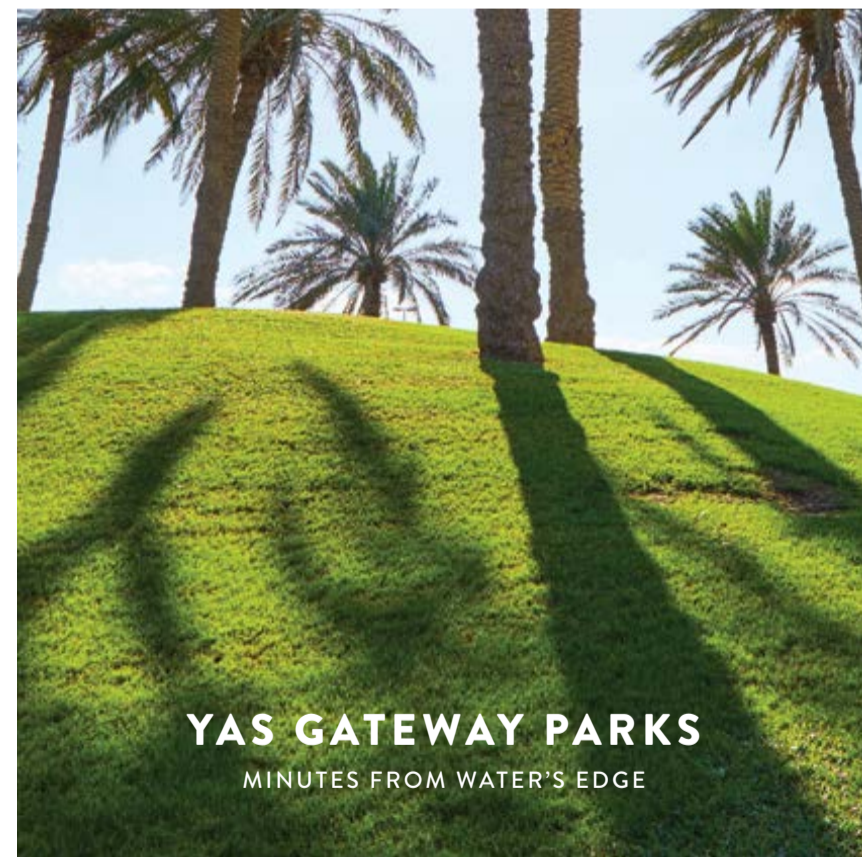
Feel great and look amazing, with personal training sessions featuring a sea view.



112 bunkers across an 18 hole course surrounded by mangroves. Yas Links is a beautiful waterfront challenge for experienced golfers.



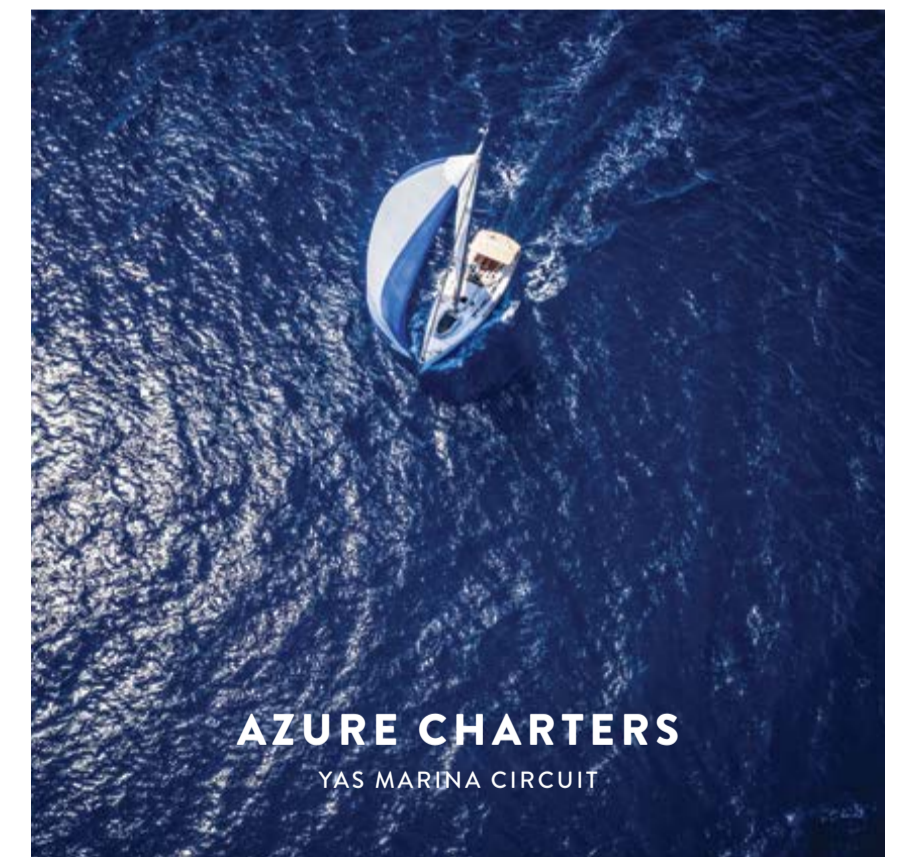
Follow in the footsteps of F1's best and break your own personal record on the 5.5km track. Open to walkers, runners and cyclists every Tuesday.



Find a shaded picnic spot and chill out with friends in sprawling parks just minutes from Water's Edge.

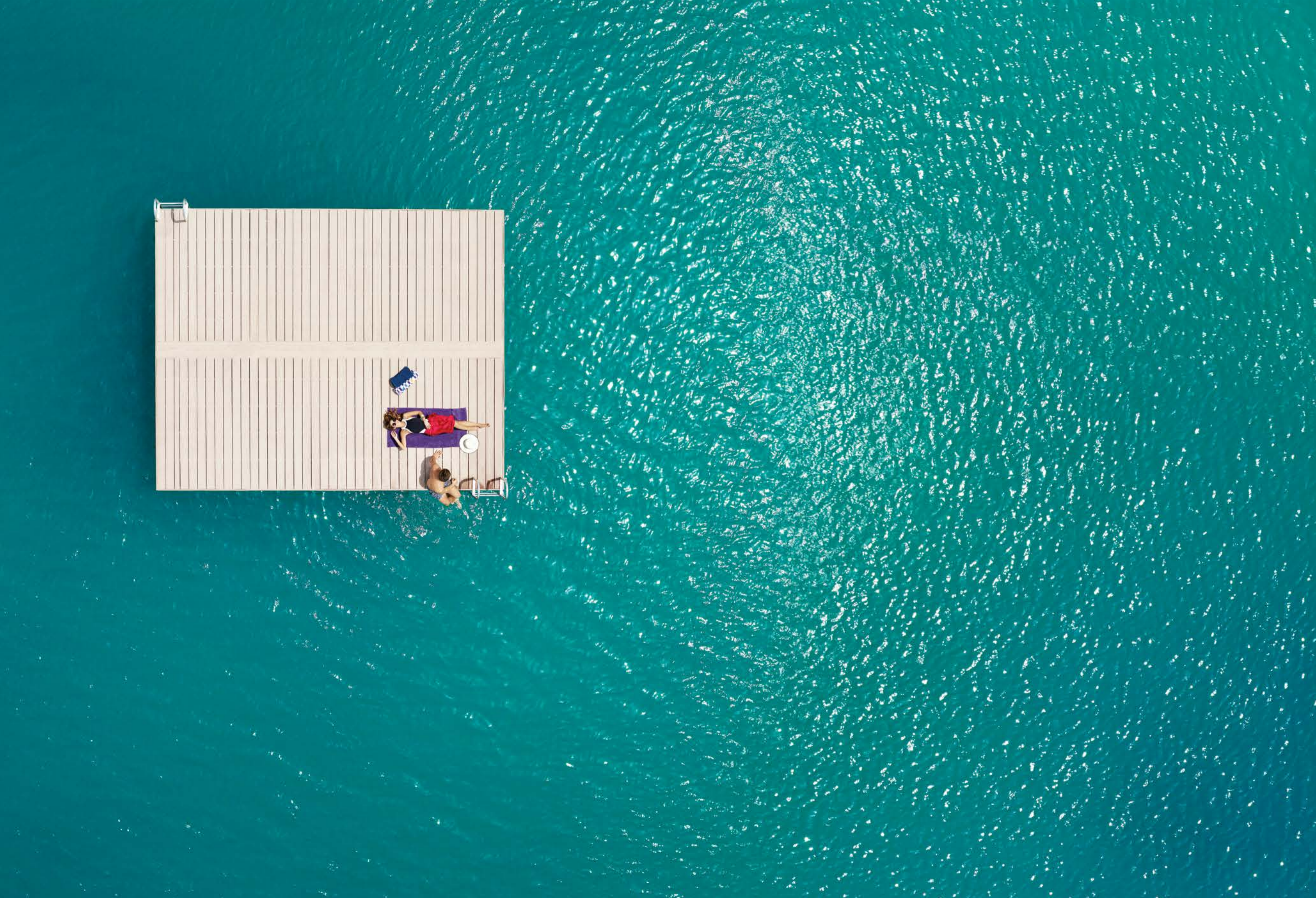


Enjoy a chic, modern twist to Indian cuisine with lots of style and spice.



Set sail for fun under the sun in 5-star comfort aboard a chartered yacht.







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