

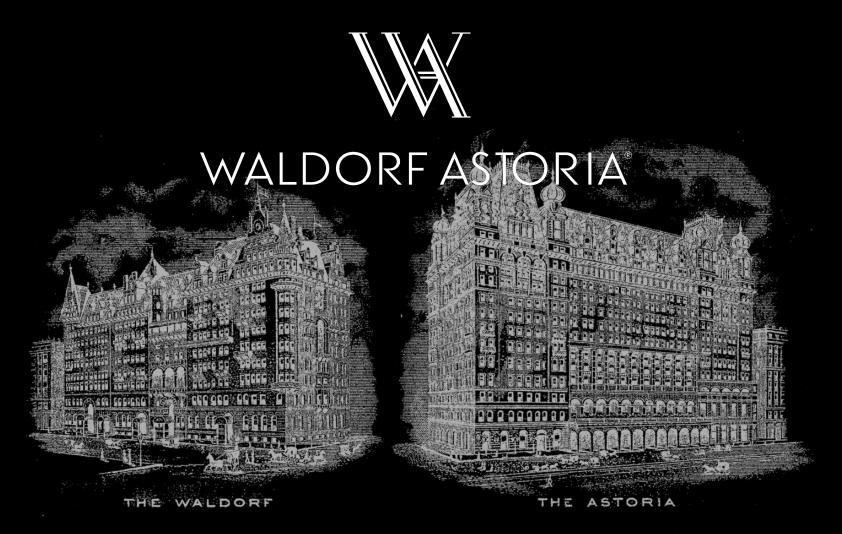


# AN ICONIC PARTNERSHIP

Aldar, the UAE's most trusted real estate developer, has partnered with Waldorf Astoria, a *130-year-old* name synonymous with *timeless hospitality*, to curate an exquisitely furnished residence.

A legendary collaboration that brings the rare privilege of experiencing the *first* Waldorf Astoria Residences in Abu Dhabi.





DEFINING ICONIC LUXURY
THROUGH HISTORY AND SERVICE

## A RESIDENCE Like No Other

From the moment it opened its doors, the *Waldorf Astoria* embodied the grandeur of a true palace in New York City. Its halls welcomed cultural icons, political leaders, musicians, and global dignitaries, all drawn to its opulent suites and iconic spaces. With service that defined excellence, the *Waldorf Astoria* set the gold standard for American hospitality.



# THE Global Standard IN PRIVATE LIVING

Waldorf Astoria offers a global portfolio of residences that blend the privacy and comfort of home with exceptional amenities and attentive, personalized service. As part of Hilton's portfolio of 22 world-class brands, Waldorf Astoria reflects the excellence of a global hospitality leader.

# A LEGACY OF EXCELLENCE, NOW BROUGHT TO Yas Island

The Waldorf Astoria's unwavering commitment to luxury, personalized service, and world-class amenities sets the stage for an extraordinary new chapter in Yas Island's residential offerings.

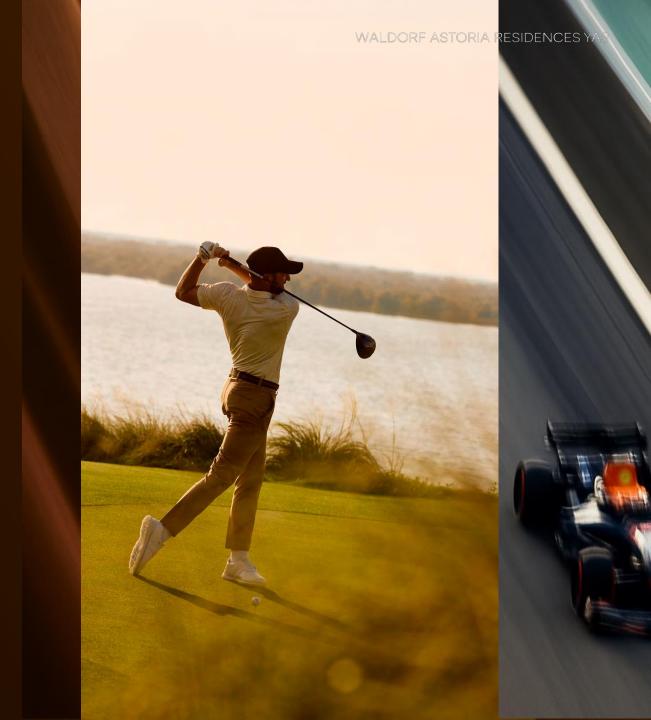




## A WORLD-CLASS LIFESTYLE, Yas Island

Yas Island is not merely a lifestyle destination — it defines the rhythm of extraordinary living, all within one unparalleled setting.

Discover your place amid the prestige of the F1® racetrack, championship golf courses, world-class dining, iconic entertainment, and a vibrant coastline where every moment is alive with possibility.



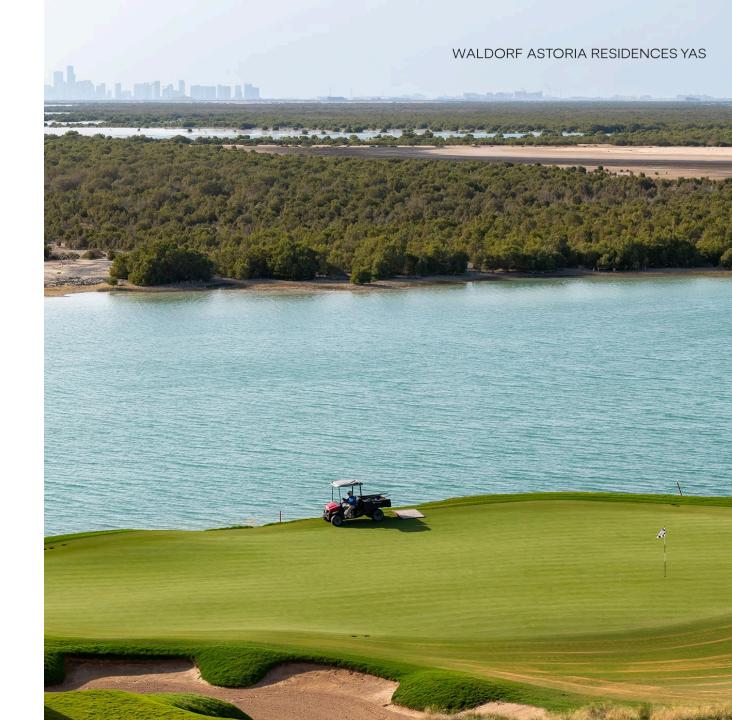




## ABOUT YAS LINKS

Designed by legendary course architect *Kyle Phillips*, Yas Links is the first true links course in the Middle East, shaped by the natural contours of the coastline. Ranked among the *world's Top 30 golf courses* and host to the *European Tour*, its lush fairways and tidal mangroves form a living canvas that evolves with the shifting light of day.

From your residence, every day unfolds with a view that is truly unrivaled in the region.



# TIMELESS ELEGANCE

Welcome to first-ever Waldorf Astoria Residences Yas on the dynamic Yas Island, Abu Dhabi. Embrace a lifestyle of timeless elegance in a limited collection of fully furnished 1 to 3-bedroom apartments, set against the backdrop of Yas Links and Yas Marina Circuit.

Enjoy unparalleled views, and the Waldorf Astoria's signature service in a residence designed for a life beyond compare.





24/7 HOTEL STYLE CONCIERGE SERVICE

**DOORMEN & BELLBOYS** 

VALET SERVICE

**CONCIERGE LAUNDRY SERVICES** 

BRANDED POOL TOWELS & TOILETRIES

HOUSEKEEPING (ADDITIONAL CHARGE)

CHILDREN PLAY ATTENDANTS



types of residences fully furnished 1-3 bedroom residences

TOTAL RESIDENCES

123 RESIDENCES

STATUS AVAILABLE FOR SALE

HANDOVER EXPECTED COMPLETION Q4, 2028



# DISTINCTIVE BY DESIGN

#### ONE

The plot sits directly on Yas Links golf course and offers uninterrupted waterfront views.

#### TWO

Three interconnected buildings linked by a central bridge that houses all key amenities.

#### THREE

The development features floor-to-ceiling windows that frame spectacular views of  $Yas\ Links$ , the  $F1^{\tiny{(R)}}$  circuit, and the *Arabian Gulf*, complemented by expansive balconies that extend the living space outdoors.

# PRIVILEGES BEYOND COMPARE

At Waldorf Astoria Residences Yas, home is more than a private space – it's a gateway to a curated collection of amenities, each crafted to elevate life's finest moments.

 $\it 1.$  Owners Lounge,  $\it 2.$  Pool area,  $\it 3.$  treatment/spa room,  $\it 4.$  Gym,  $\it 5.$  cinema,  $\it 6.$  media room,  $\it 7.$  game room,  $\it 8.$  golf simulator room,  $\it 9.$  kids club,  $\it 10.$  multi-purpose room,  $\it 11.$  meeting/private dining room,  $\it 12.$  kitchen.

























LEGE	NDS:		
APARTMENT			
	3 BEDROOM		
	2 BEDROOM		
	2 BEDROOM .		
	1 BEDROOM DUPLEX		

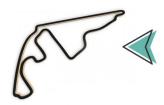


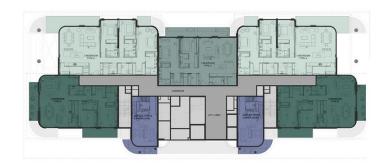
**Golf Course View** 

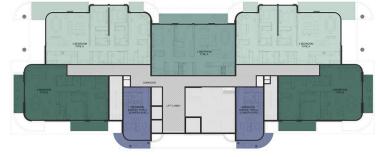




#### Yas Marina Circuit View



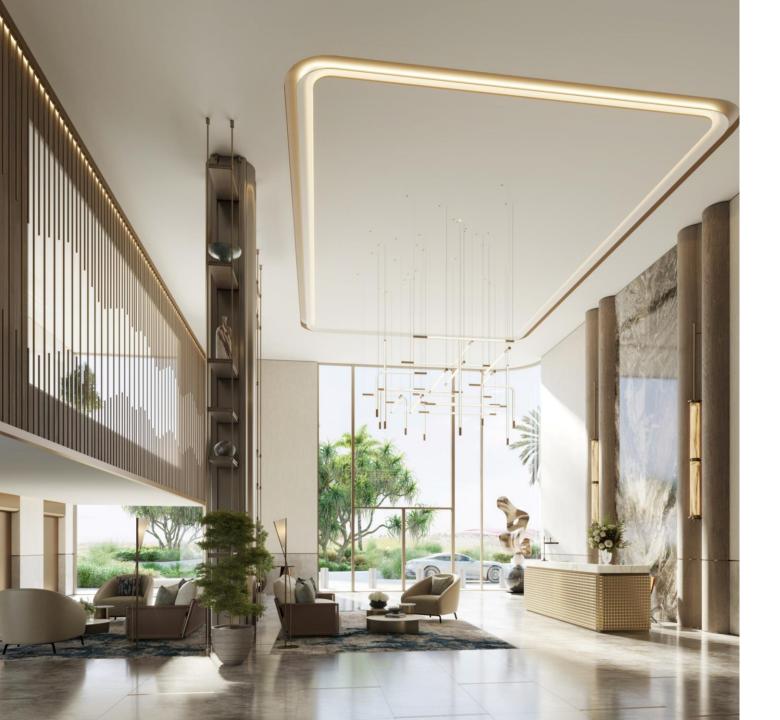






Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical unit plan and Aldar makes no representation or warranty in relation to any of the information shown.





#### TIMELESS REFINEMENT

Waldorf Astoria Residences Yas celebrates the art of personalisation, offering two design palettes: light and dark. Both palettes have been meticulously developed to complement the architecture and views. From hand-selected stone to bespoke metal accents, every finish reflects a dignified luxury that feels distinctly contemporary.

### LIGHT



MATT PAINT



KITCHEN INTERIOR MELAMINE



KITCHEN & WARDROBE BRONZE REFLECTIVE **GLASS** 



KITCHEN & WARDROBE EXTERIOR EMBOSSED LACQUER



WARDROBE DRAWERS & SHELF (MASTER BEDROOM) LEATHER LOOK AND FEEL



KITCHEN EXTERIOR & WARDROBE INTERIOR WOOD LOOK MELAMINE



KITCHEN & WARDROBE **DETAILS** CHAMPAGNE METAL



WARDROBE IINTERIOR BACK PANEL CANVAS LOOK MELAMINE



GENERAL NICKEL METAL BRUSHED FINISH



**GENERAL FLOOR** PORCELAIN TILE IN WOOD LOOK CHEVRON PATTERN



WOOD VENEER JOINERY & INTERNAL DOORS - WOOD VENEER



DARK WOOD MAIN DOOR DARK WOOD VENEER



KITCHEN COUNTER & BACKSPLASH ENGINEERED STONE – MATT FINISH PORCELAIN TILE



BREAKFAST TABLE JOINERY ENGINEERED STONE – NATURAL FINISH





BATHROOM GROOVED ACCENT WALL TILE PORCELAIN TILE



BATHROOM ACCENT WALL & VANITY ENGINEERED STONE – POLISHED FINISH



BATHROOM PARTITION BRONZE TINTED GLASS

SANITARY WARE FIXTURES BRUSHED NICKEL FINISH







### DARK







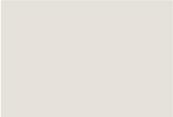


KITCHEN INTERIOR MELAMINE

KITCHEN & WARDROBE GRAPHITE REFLECTIVE GLASS

KITCHEN & WARDROBE EXTERIOR EMBOSSED LACQUER

WARDROBE DRAWERS & SHELF (MASTER BEDROOM) LEATHER LOOK AND FEEL











GENERAL WALL PAINT

KITCHEN EXTERIOR & WARDROBE INTERIOR WOOD LOOK MELAMINE

KITCHEN & WARDROBE **DETAILS** GRAPHITE METAL

WARDROBE INTERIOR BACK PANEL CANVAS LOOK MELAMINE

GENERAL GRAPHITE METAL **BRUSHED FINISH** 











KITCHEN COUNTER & BACKSPLASH
ENGINEERED STONE – MATT FINISH
BATHROOM FLOOR & WALL TILE
PORCELAIN TILE

BATHROOM ACCENT WALL & VANITY ENGINEERED STONE - POLISHED FINISH

BREAKFAST TABLE JOINERY





GENERAL FLOOR PORCELAIN TILE IN WOOD LOOK CHEVRON PATTERN

WOOD VENEER JOINERY & DOORS WOOD VENEER

ENGINEERED STONE -NATURAL FINISH

BATHROOM GROOVED ACCENT WALL TILE PORCELAIN TILE

BATHROOM PARTITION GRAPHITE TINTED GLASS

SANITARY WARE FIXTURES BLACK METAL BRUSHED FINISH







# PAYMENT PLAN

## 5% downpayment

STANDARD

MILESTONE	PAYMENT DATE	INSTALLMENT #	PP1 - 60/40	
PAYMENT 1	ON BOOKING	1	5%	
PAYMENT 2	15-DEC-25	2	10%	
PAYMENT 3	15-JUL-26	3	10%	
PAYMENT 4	15-FEB-27	4	10%	
PAYMENT 5	15-SEP-27	5	10%	
PAYMENT 6	15-APR-28	6	15%	
HANDOVER	20-DEC-28	7	40%	
			100%	

Classification: Internal General Purpose

# AVAILABILITY

UNIT MODEL	TOTAL UNITS	TOTAL AREA	INTERNAL AREA	BALCONY AREA  SQM
1 BED	5	137	112	25
1 BED — DUPLEX	18	115	99	15
2 BED + STUDY	59	206	170	35
3 BED + MAID ROOM	7	267	229	37
3 BED + STUDY	34	269	228	40

TOTAL UNITS 123

# PRICING

UNITS <i>Typology</i>	Starting Price*
1 BED	3.8 M
$\it 2$ BED + STUDY	5.8 M
$\it 3$ BED + STUDY	8.0 M

