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yas beach



RESIDENCE

## YAS BEACH RESIDENCE

at Yas Bay, Yas Island







## WELCOME TO YAS BEACH RESIDENCE

Yas Beach Residence is a stunning waterfront development situated on Yas Bay, a subset of Abu Dhabi's iconic Yas Island. The glamorous 11 storey building features an impressive selection of studios, apartments and duplex penthouses overlooking a panorama of calm, blue waters from whichever level you gaze out. Through its premium facilities and amenities, this development reaches endless horizons.





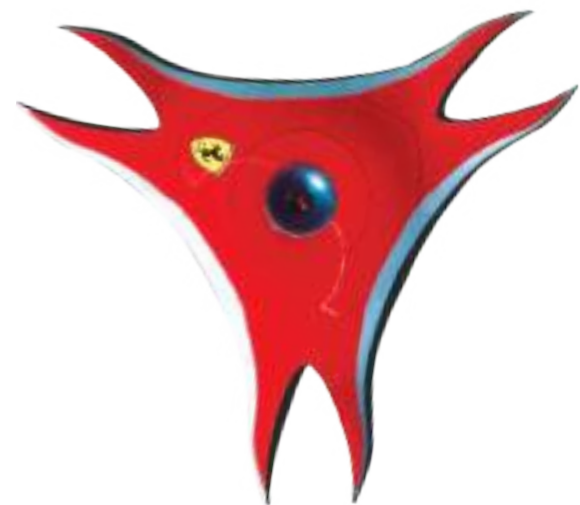


# YAS BAY

Situated on Yas Bay, Yas Beach Residence offers residents a luxurious escape where they can retreat into the rhythm of the ocean. Away from the hustle and bustle of the city, the Yas Bay Waterfront captures a sense of exuberance and passion with extraordinary destinations. This waterfront development is home to experiences larger than life alongside the glistening waters of Yas Island.







## YAS ISLAND

Yas Island is a renowned destination with an array of attractions that captivate residents and visitors alike. World-class retail, gourmet restaurants, engaging nightlife and exhilarating leisurely pursuits highlight the island as an unparalleled environment to live, work and play.

13<sup>MINS</sup>  
Abu Dhabi Airport

15<sup>MINS</sup>  
Warner Brothers

10<sup>MINS</sup>  
Ferrari World

09<sup>MINS</sup>  
Etihad Arena

15<sup>MINS</sup>  
Yas Mall

16<sup>MINS</sup>  
Masdar City







## ABU DHABI

Unquestionably the largest of the UAE's seven Emirates, Abu Dhabi, has been singled out as one of the world's most culturally diverse cities. The emirate has emerged as one of the country's finest tourist destinations with its immersive events, excellent infrastructure, growing economy and GDP.

From being named the safest city in the world to being home to some of the finest and most prestigious infrastructures and events, Abu Dhabi has proven to be an ideal destination for an experiential living.

With no capital gain tax and income tax, the Emirate offers individuals' some of the finest investment opportunities.

From sand dunes, traditional and modern destinations to city beaches and endless entertainment hubs - the UAE's capital is a culturally diverse haven like no other.





## VIBRANT LIFESTYLE

The development is well underway to become a vibrant spot for business, leisure, and entertainment.

Direct access to the bay opens up a world of adventure. Residents who appreciate an active lifestyle will enjoy jogging by the edge of the crystal clear sea, riding a bike along the promenade, or visiting a golf course nearby.

Situated within reach are countless places to dine at, intimate coffee shops, and a selection of retail outlets that add to the development's charm. Mosques, schools and recreational parks allow for an exceptional family-friendly environment.

With a prime combination of location, luxury and lifestyle, Yas Beach Residence defines bay living as a class of its own.





# FACILITIES & AMENITIES



11 FLOORS  
+ GROUND



INFINITY  
POOL



LOBBY  
AREA



ROOFTOP  
GYM



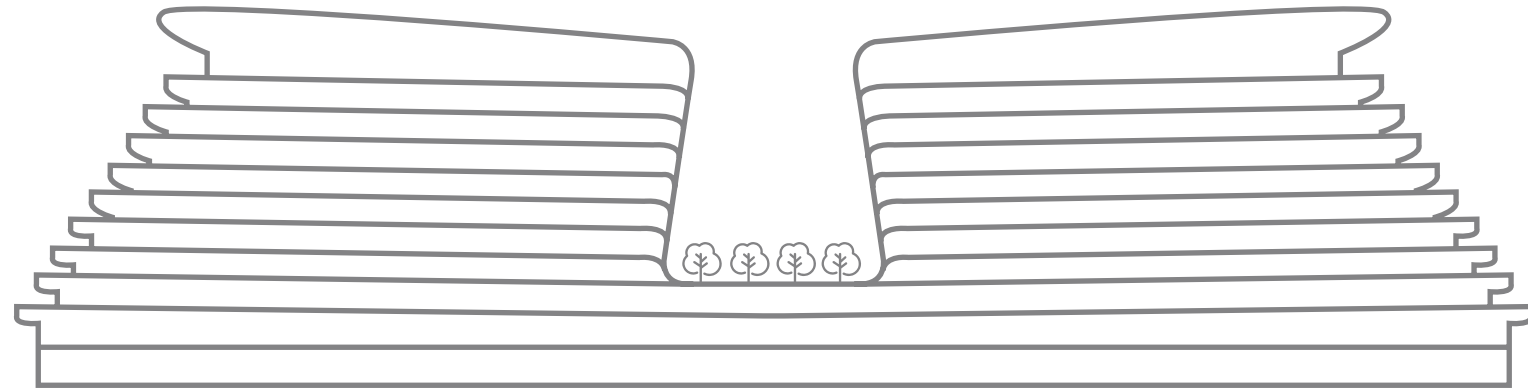
CHILDREN'S  
PLAY AREA



RETAIL  
OUTLETS



PANORAMIC  
BEACH VIEWS



Yas Beach Residence combines the comfort of home with the refined amenities of a luxurious retreat. Every detail has been taken care of to ensure residents are provided with the best of facilities, including:

- A sophisticated lounge, ideal for hosting guests
- A spectacular infinity pool, the perfect place to relax and unwind
- A state-of-the-art rooftop gymnasium overlooking the bay and featuring the latest fitness equipment
- A children's play area to keep the little ones entertained

Life at the heart of one of Yas Bay's most coveted locations is the epitome of comfort.





# APARTMENT KEY PLANS



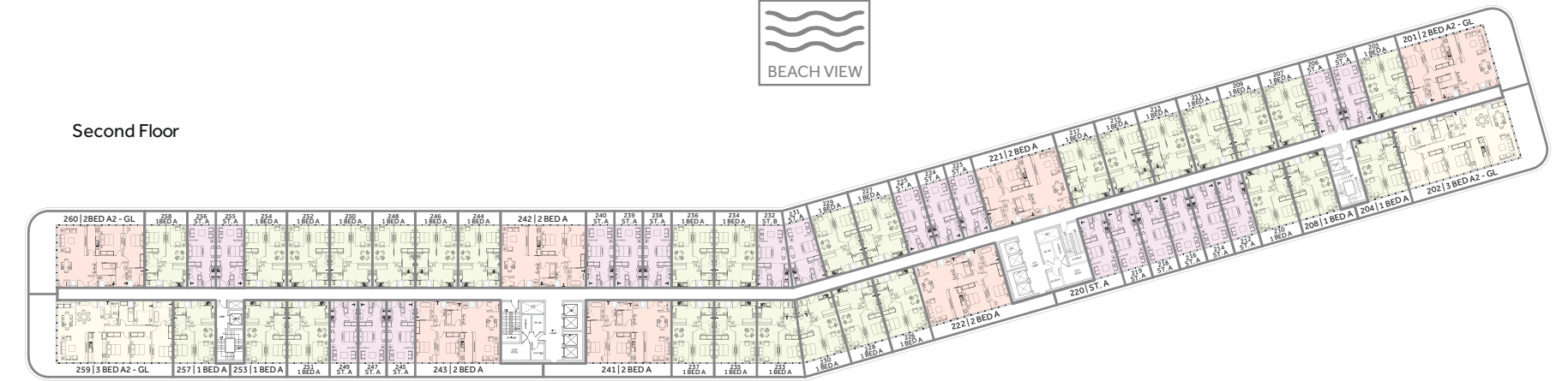




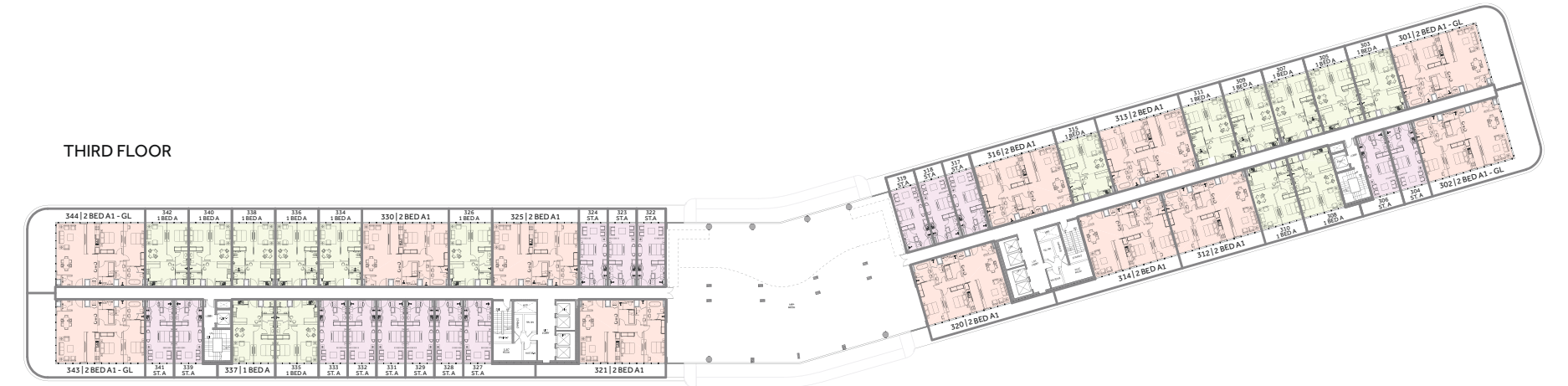
### First Floor



## Second Floor



THIRD FLOOR

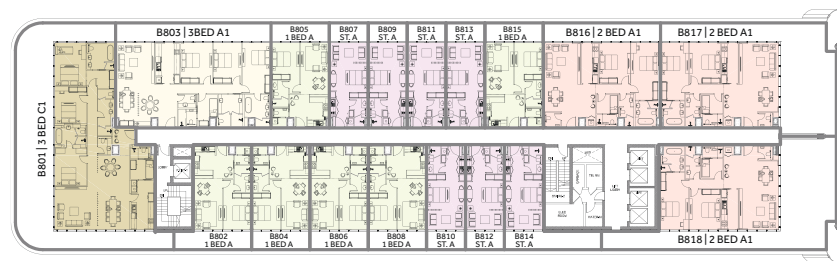








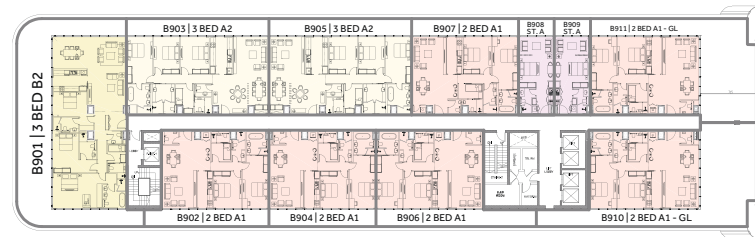
Eighth Floor



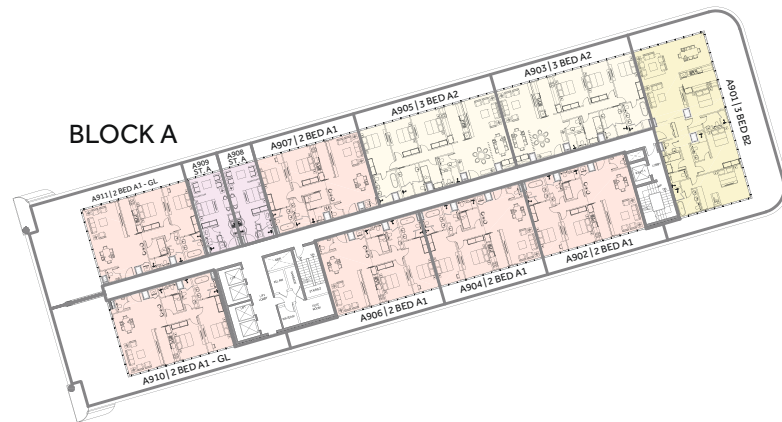
BLOCK A



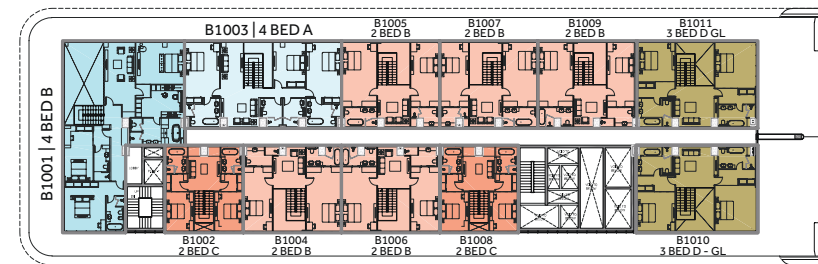
Ninth Floor



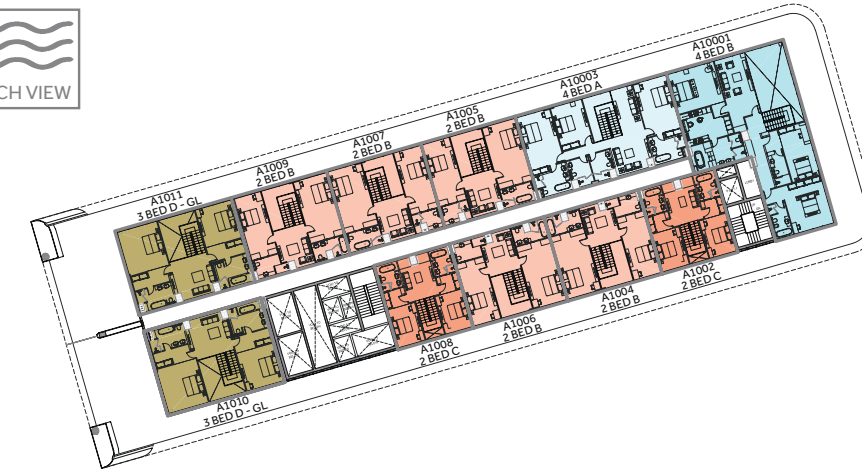
BLOCK A



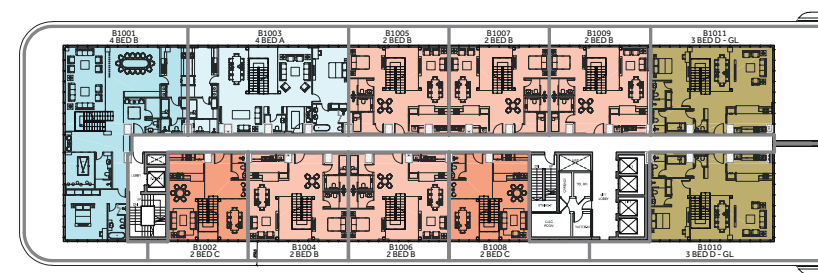
TENTH FLOOR



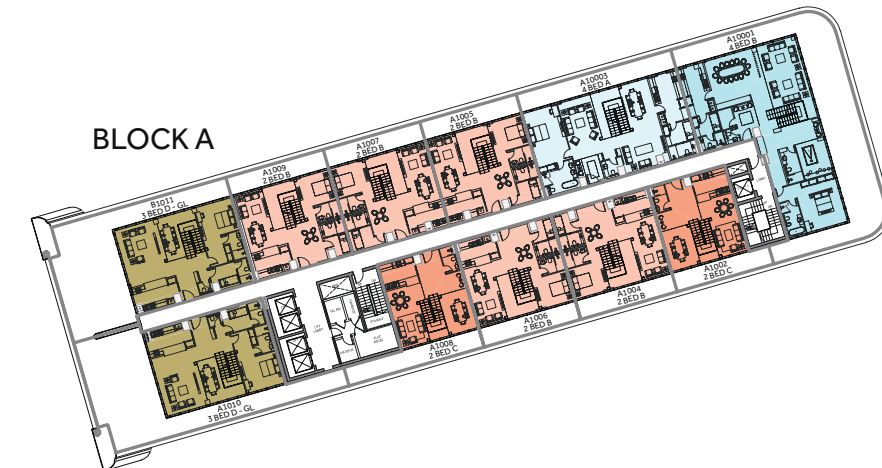
BLOCK A



ELEVENTH FLOOR



BLOCK B





## UNIT LAYOUTS







Apartments that offer tranquillity a few steps away from Yas Island's endless thrills.

Each Yas Beach Residence apartment features optimised interior space with a sense of proportion and scale.

Floor-to-ceiling windows ensure rooms are bathed in natural light with unobstructed views of the beach, canal or glittering streetscapes of Yas Bay along with generous outdoor spaces.

Smartly fitted kitchens with dedicated spaces for branded appliances, living quarters designed to host and entertain with fitted out bedroom quarters splashed with warm colour materials left untouched for your personal design to call it your home.



# RESIDENTIAL APARTMENTS





APARTMENT TYPE

STUDIO A



Gross Floor Area:

|              |  |           |  |          |
|--------------|--|-----------|--|----------|
| Suite Area   |  | 36.13 sqm |  | 389 sqft |
| Balcony Area |  | 8.19 sqm  |  | 88 sqft  |
| Total Area   |  | 44.32 sqm |  | 477 sqft |

APARTMENT TYPE

STUDIO B



Gross Floor Area:

|              |  |           |  |          |
|--------------|--|-----------|--|----------|
| Suite Area   |  | 39.57 sqm |  | 426 sqft |
| Balcony Area |  | 8.59 sqm  |  | 93 sqft  |
| Total Area   |  | 48.16 sqm |  | 519 sqft |



APARTMENT TYPE

# ONE BEDROOM A



Gross Floor Area:

|              |  |           |  |          |
|--------------|--|-----------|--|----------|
| Suite Area   |  | 56.57 sqm |  | 609 sqft |
| Balcony Area |  | 12.36 sqm |  | 133 sqft |
| Total Area   |  | 68.93 sqm |  | 742 sqft |

APARTMENT TYPE

# ONE BEDROOM B



Gross Floor Area:

|              |  |           |  |          |
|--------------|--|-----------|--|----------|
| Suite Area   |  | 56.11 sqm |  | 604 sqft |
| Balcony Area |  | 14.21 sqm |  | 153 sqft |
| Total Area   |  | 70.32 sqm |  | 757 sqft |



APARTMENT TYPE

# TWO BEDROOM A1



Gross Floor Area:

|              |  |            |  |            |
|--------------|--|------------|--|------------|
| Suite Area   |  | 113.43 sqm |  | 1,221 sqft |
| Balcony Area |  | 25.46 sqm  |  | 274 sqft   |
| Total Area   |  | 138.89 sqm |  | 1,495 sqft |

APARTMENT TYPE

# TWO BEDROOM A1-GL



Gross Floor Area:

|              |  |            |  |            |
|--------------|--|------------|--|------------|
| Suite Area   |  | 122.53 sqm |  | 1,319 sqft |
| Balcony Area |  | 71.82 sqm  |  | 773 sqft   |
| Total Area   |  | 194.35 sqm |  | 2,092 sqft |



APARTMENT TYPE

# TWO BEDROOM A2

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Gross Floor Area:

|              |  |            |  |            |
|--------------|--|------------|--|------------|
| Suite Area   |  | 114.64 sqm |  | 1,234 sqft |
| Balcony Area |  | 25.36 sqm  |  | 273 sqft   |
| Total Area   |  | 140 sqm    |  | 1,507 sqft |

APARTMENT TYPE

# TWO BEDROOM A2-GL

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Gross Floor Area:

|              |  |            |  |            |
|--------------|--|------------|--|------------|
| Suite Area   |  | 122.63 sqm |  | 1,320 sqft |
| Balcony Area |  | 72.09 sqm  |  | 776 sqft   |
| Total Area   |  | 194.72 sqm |  | 2,096 sqft |



APARTMENT TYPE

# THREE BEDROOM A1

Gross Floor Area:

|              |  |            |  |            |
|--------------|--|------------|--|------------|
| Suite Area   |  | 153.10 sqm |  | 1,648 sqft |
| Balcony Area |  | 34 sqm     |  | 366 sqft   |
| Total Area   |  | 187.10 sqm |  | 2,014 sqft |



APARTMENT TYPE

# THREE BEDROOM A1-GL

Gross Floor Area:

|              |  |            |  |            |
|--------------|--|------------|--|------------|
| Suite Area   |  | 161.93 sqm |  | 1,743 sqft |
| Balcony Area |  | 79.33 sqm  |  | 854 sqft   |
| Total Area   |  | 241.26 sqm |  | 2,597 sqft |



APARTMENT TYPE

# THREE BEDROOM A2

Gross Floor Area:

|              |  |            |  |            |
|--------------|--|------------|--|------------|
| Suite Area   |  | 152.63 sqm |  | 1,643 sqft |
| Balcony Area |  | 34.01 sqm  |  | 366 sqft   |
| Total Area   |  | 186.64 sqm |  | 2,009 sqft |



APARTMENT TYPE

# THREE BEDROOM A2-GL

Gross Floor Area:

|              |  |            |  |            |
|--------------|--|------------|--|------------|
| Suite Area   |  | 162.21 sqm |  | 1,746 sqft |
| Balcony Area |  | 79.52 sqm  |  | 856 sqft   |
| Total Area   |  | 241.73 sqm |  | 2,602 sqft |





APARTMENT TYPE

# THREE BEDROOM B1



Gross Floor Area:

|              |  |            |  |            |
|--------------|--|------------|--|------------|
| Suite Area   |  | 186.83 sqm |  | 2,011 sqft |
| Balcony Area |  | 131.45 sqm |  | 1,415 sqft |
| Total Area   |  | 318.28 sqm |  | 3,426 sqft |

APARTMENT TYPE

# THREE BEDROOM B2



Gross Floor Area:

|              |  |            |  |            |
|--------------|--|------------|--|------------|
| Suite Area   |  | 185.89 sqm |  | 2,001 sqft |
| Balcony Area |  | 135.74 sqm |  | 1,461 sqft |
| Total Area   |  | 321.63 sqm |  | 3,462 sqft |



APARTMENT TYPE

# THREE BEDROOM C1



Gross Floor Area:

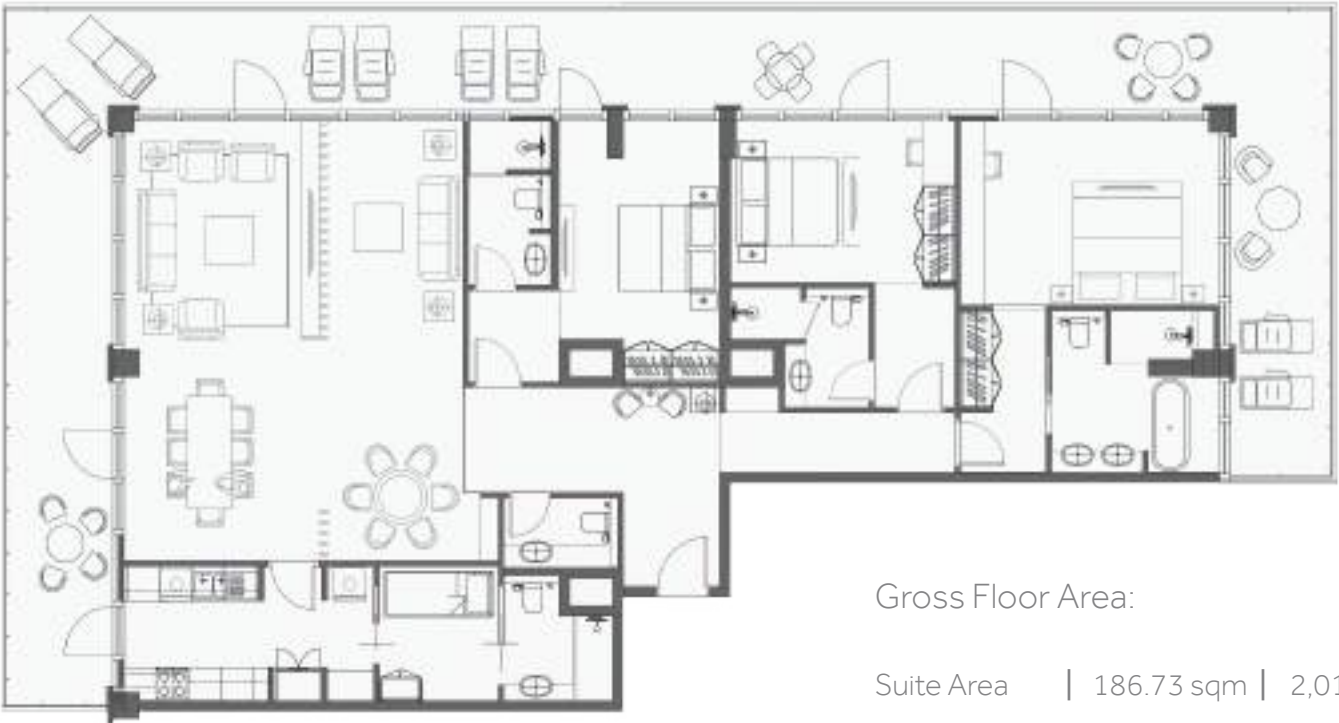
Suite Area | 187.01 sqm | 2,013 sqft

Balcony Area | 134.34 sqm | 1,446 sqft

Total Area | 321.35 sqm | 3,459 sqft

APARTMENT TYPE

# THREE BEDROOM C2



Gross Floor Area:

Suite Area | 186.73 sqm | 2,010 sqft

Balcony Area | 130.07 sqm | 1,400 sqft

Total Area | 316.80 sqm | 3,410 sqft



An aerial architectural rendering of a modern duplex apartment complex. The complex consists of two main rectangular buildings with white facades and dark window frames, connected by a curved walkway. They are situated on a landscaped plot with green lawns, trees, and a winding road. To the right of the buildings is a sandy beach with numerous white beach umbrellas and lounge chairs. Further right is a deep blue marina or harbor with several white yachts. The overall scene is bright and sunny, suggesting a coastal or tropical location.

## DUPLEX APARTMENTS



APARTMENT TYPE

# TWO BEDROOM B DUPLEX

Gross Floor Area:

|              |  |            |  |            |
|--------------|--|------------|--|------------|
| Suite Area   |  | 187.47 sqm |  | 2,018 sqft |
| Balcony Area |  | 20.92 sqm  |  | 231 sqft   |
| Total Area   |  | 208.39 sqm |  | 2,249 sqft |



APARTMENT TYPE

# TWO BEDROOM C DUPLEX

Gross Floor Area:

|              |  |            |  |            |
|--------------|--|------------|--|------------|
| Suite Area   |  | 150.69 sqm |  | 1,622 sqft |
| Balcony Area |  | 17 sqm     |  | 183 sqft   |
| Total Area   |  | 167.69 sqm |  | 1,805sqft  |





APARTMENT TYPE

# TWO BEDROOM C-GL DUPLEX



Gross Floor Area:

|              |            |            |
|--------------|------------|------------|
| Suite Area   | 144.18 sqm | 1,552 sqft |
| Balcony Area | 56.02 sqm  | 603 sqft   |
| Total Area   | 200.20 sqm | 2,155 sqft |

APARTMENT TYPE

THREE BEDROOM D DUPLEX

Gross Floor Area:

Suite Area | 227.79 sqm | 2,452 sqft

Balcony Area | 25.27 sqm | 272 sqft

Total Area | 253.06 sqm | 2,724 sqft



APARTMENT TYPE

THREE BEDROOM D-GL DUPLEX

Gross Floor Area:

Suite Area | 234.77 sqm | 2,527 sqft

Balcony Area | 48.86 sqm | 526 sqft

Total Area | 283.63 sqm | 3,053 sqft





APARTMENT TYPE

# FOUR BEDROOM A DUPLEX

LEVEL 01 & LEVEL 02

Gross Floor Area:

Suite Area | 305.27 sqm | 3,286 sqft

Balcony Area | 34.01 sqm | 366 sqft

Total Area | 339.28 sqm | 3,652 sqft



APARTMENT TYPE

# FOUR BEDROOM B DUPLEX

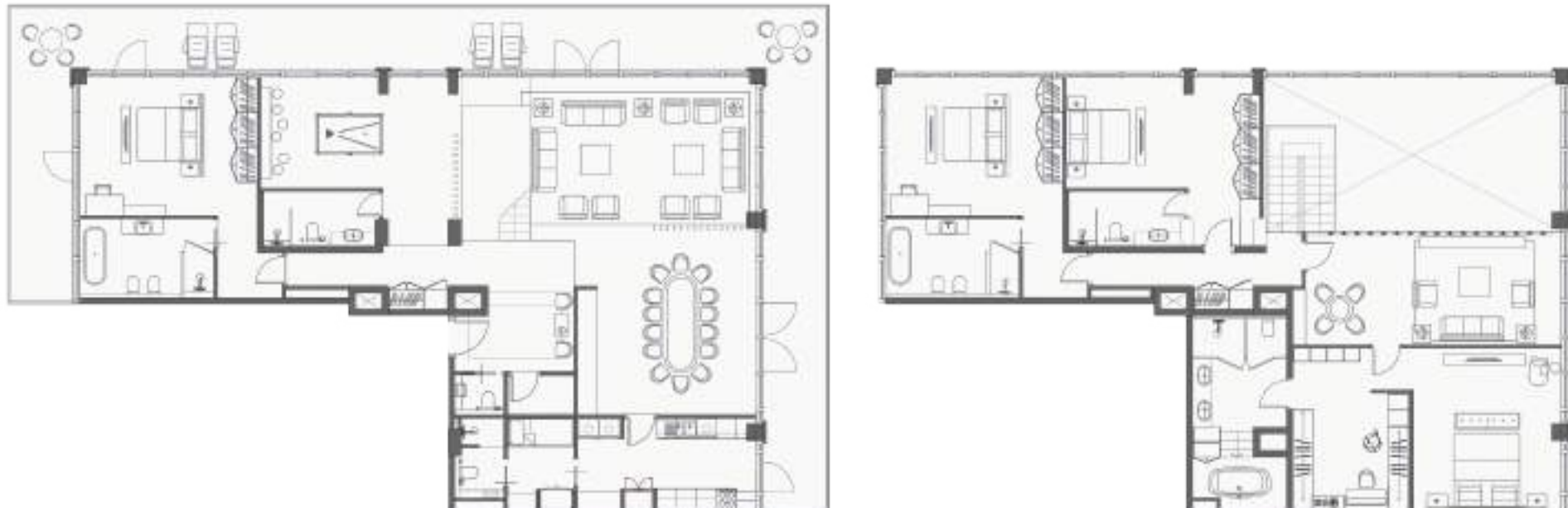
LEVEL 01 & LEVEL 02

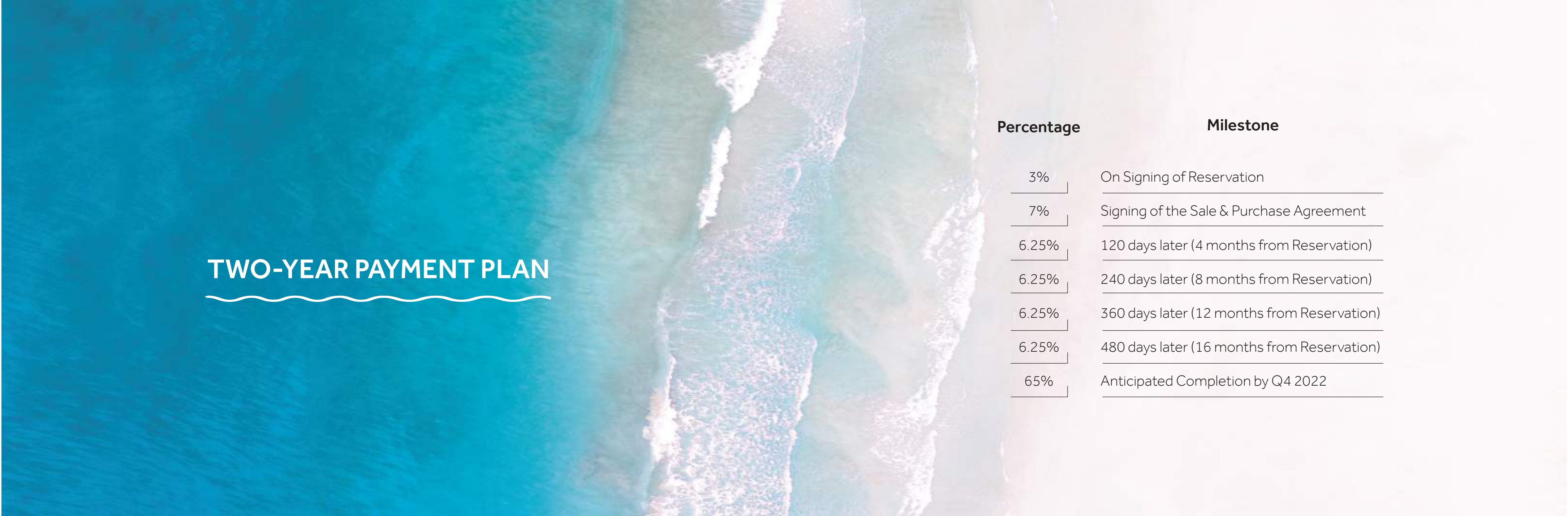
Gross Floor Area:

Suite Area | 370.87 sqm | 3,992 sqft

Balcony Area | 179.84 sqm | 1,932 sqft

Total Area | 550.35 sqm | 5,924 sqft





## TWO-YEAR PAYMENT PLAN

### Percentage

### Milestone

3%

On Signing of Reservation

7%

Signing of the Sale & Purchase Agreement

6.25%

120 days later (4 months from Reservation)

6.25%

240 days later (8 months from Reservation)

6.25%

360 days later (12 months from Reservation)

6.25%

480 days later (16 months from Reservation)

65%

Anticipated Completion by Q4 2022





Since 2018, SIADAH Development has been an industry leader in its commitment to promoting a healthy environment and developing high-standard communities for emerging generations. Through its endeavor to generate sustainable real estate and investment opportunities, SIADAH encourages the people of the UAE to embrace a vibrant lifestyle.

The creative work of forward-thinking companies and environmentally-conscious project teams is a driving force in delivering world-class living concepts and celebrating happy communities.

This is where SIADAH leaves its mark.

***Always ahead.***

A development by





**SIADAH**  
DEVELOPMENT  
سيادة للتطوير

+971 2 888 2211

[www.yasbeachresidence.com](http://www.yasbeachresidence.com)