



N O
Y A

نويـا جزيرة ياس



NOYA, YAS ISLAND

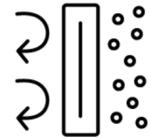
Own a home with room to grow, in a sought-after but accessible destination on the north of Yas Island. Choose from a selection of sustainably designed townhouses and villas, set along wide, leafy streets in a private gated community. With smart fixtures, quality fittings and generous outdoor space, homes are designed to enhance every lifestyle, from the busy professional to the young family. Modern 2 and 3 bed townhouses and 4 bed villas, with a choice of architectural designs and plot locations.



DEVELOPMENT FEATURES



FAMILY ORIENTED COMMUNITY



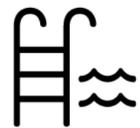
HIGHLY EFFICIENT GLAZING
AND INSULATION



BIKE SHARE SCHEME



COMMUNITY FACILITIES



SWIMMING POOL



BBQ/PICNIC AREAS



GYMNASIUM



PEDESTRIAN AND CYCLE NETWORK



PLAYGROUNDS



EDIBLE GARDENS WHERE RESIDENTS CAN GROW FOOD



MULTI-PURPOSE ROOM



COMMUNITY CENTRE



INTERACTIVE OUTDOOR SPACES



COMMUNITY GARDENS



SPORTS FACILITIES



SPLASH PAD



ADJACENT AMENITIES/ FEATURES



EDUCATION: WEST YAS ACADEMY, YAS SCHOOL, SABIS INTERNATIONAL SCHOOL



RETAIL: YAS MALL, IKEA



LEISURE: YAS MALL, YAS LINKS, YAS MARINA, YAS MARINA CIRCUIT, YAS WATERWORLD, WARNER BROS WORLD ABU DHABI, DU ARENA AND FERRARI WORLD ABU DHABI



HOSPITALITY: CROWNE PLAZA, YAS HOTEL, YAS RADISSON BLU, YAS CENTRO, YAS PARK INN, YAS ROTANA, YAS STAYBRIDGE SUITES

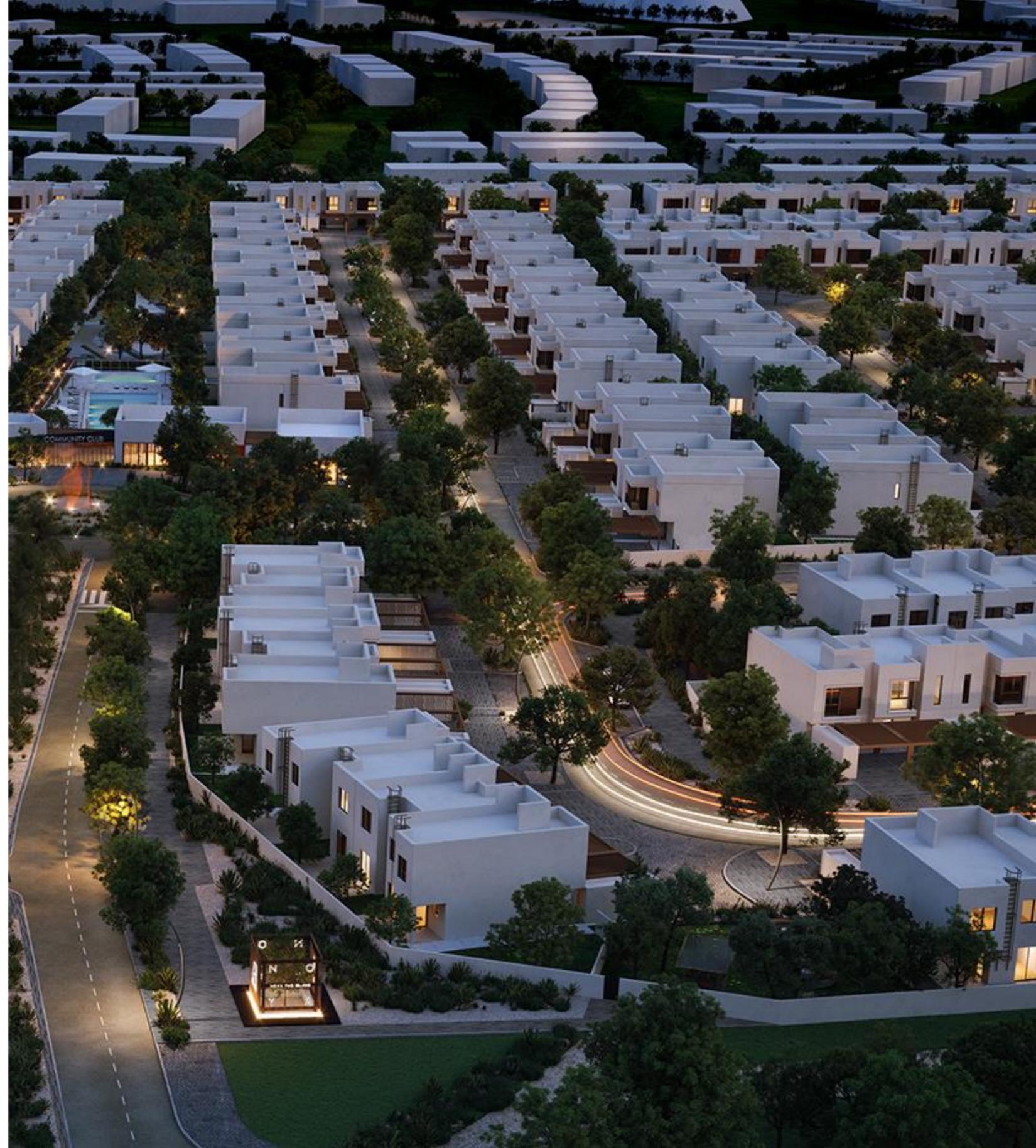


NEARBY CONNECTIONS: SAADIYAT ISLAND, ABU DHABI INTERNATIONAL AIRPORT, E10 & E11 ROADS TO ABU DHABI AND DUBAI



KEY FACTS

No. of units	510
Unit types	Townhouses & Villas
Status	Under construction
Handover date	2023



TO SAADIYAT ISLAND
20 MINUTES

TO DUBAI >
50 MINUTES

YAS AT A GLANCE

TO DOWNTOWN ABU DHABI
30 MINUTES

KHALIFA CITY
20 MINUTES

ABU DHABI
INTERNATIONAL
AIRPORT
20 MINUTES





OVERVIEW OF MASTERPLAN

KEY ELEMENTS & FEATURES


EDIBLE GARDENS
– Strategically placed around the Development. These gardens will be used by the residents to grow food, fruits and vegetables.


COMMUNITY PARK 1
– Playground
– Fitness Area
– BBQ area
– Seating/Picnic
– Lawn Areas
– Bike Racks


COMMUNITY CLUB
– Swimming pool
– Gym
– Multi purpose Room
– Splash Pad




CENTRAL PARK
– Playground
– Fitness Area
– BBQ area
– Seating/Picnic
– Lawn Areas
– Half Court


COMMUNITY PARK 2
– Playground
– Fitness Area
– BBQ area
– Seating/Picnic
– Lawn Areas
– Bike Racks

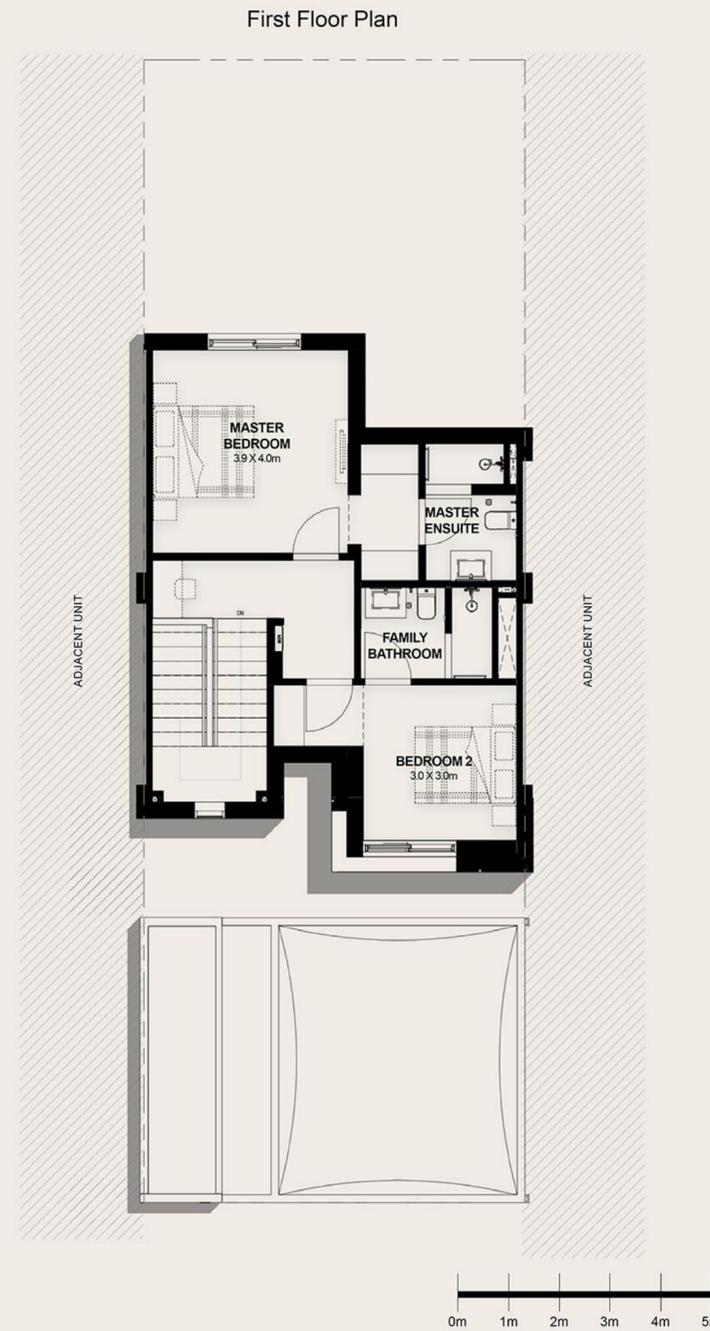
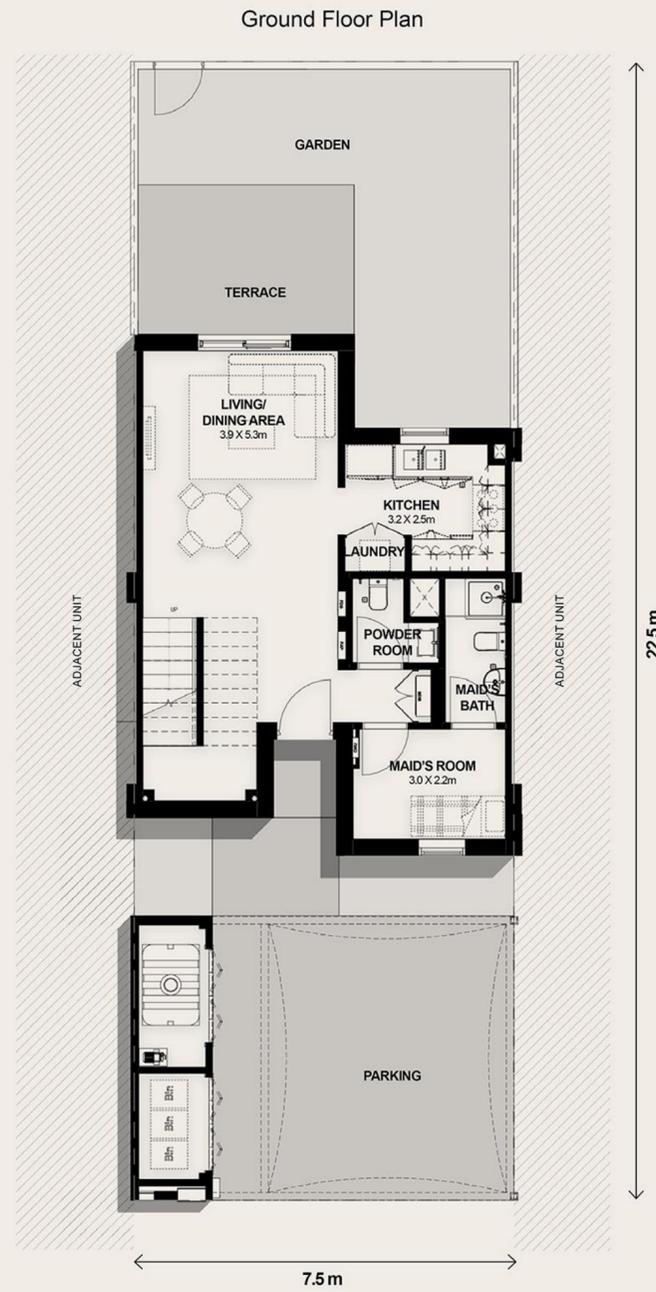

PEDESTRIAN & CYCLE NETWORK
– Integrated cycle and pedestrian network within the community



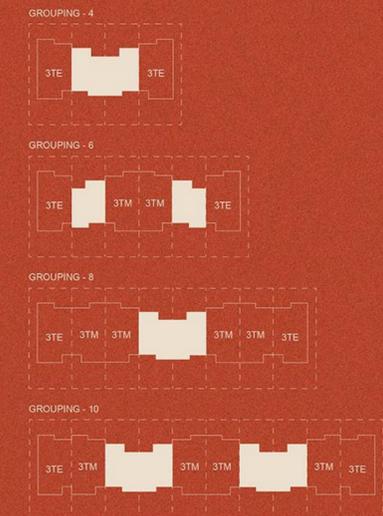


نوياء جزيرة ياس

FLOOR PLANS



Key Plan

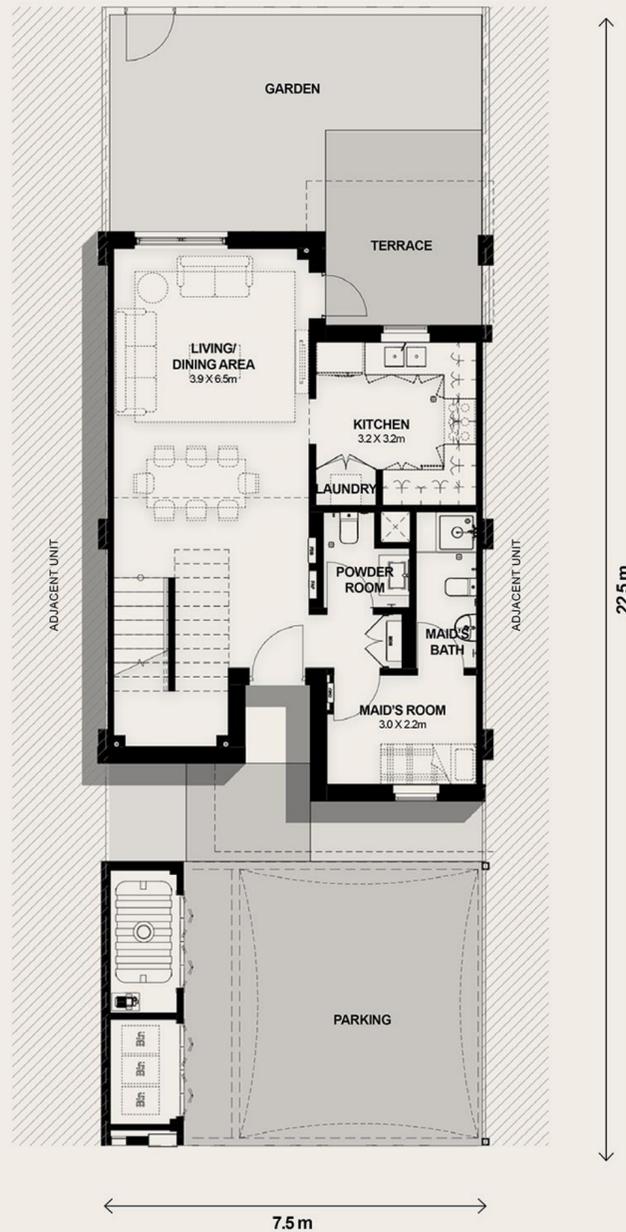


AREA: 124 SQM

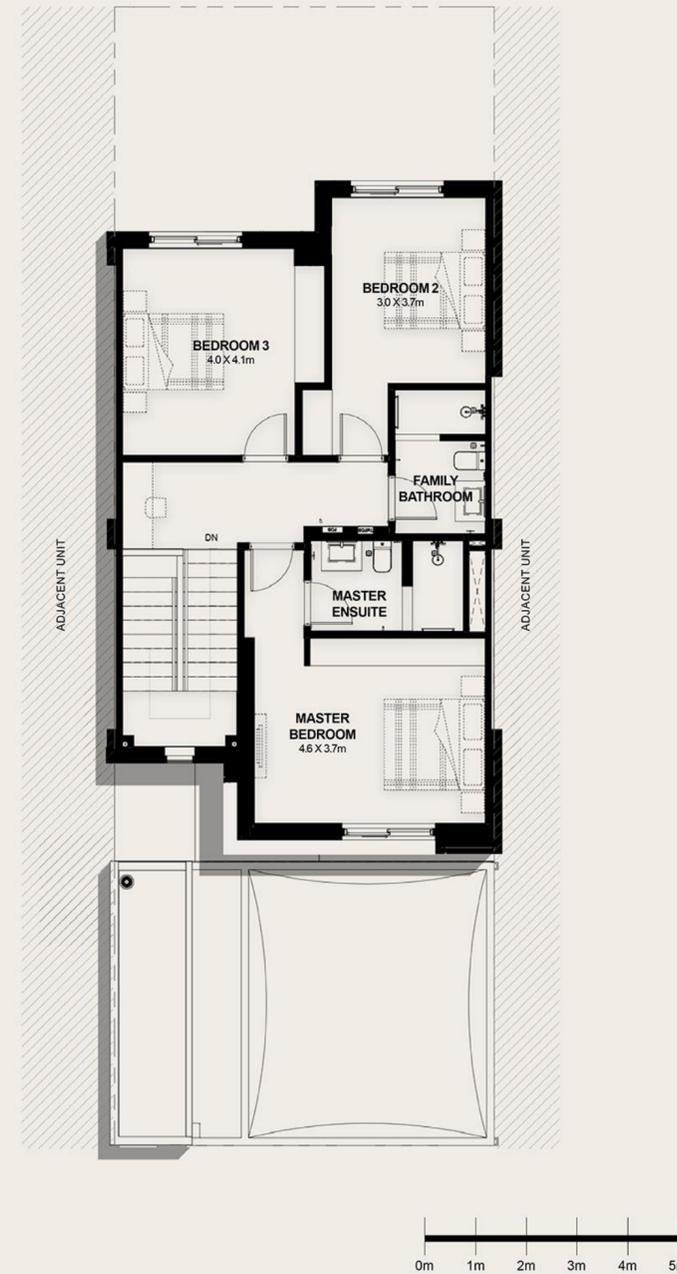
BEDROOMS: 2

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. Bulkheads necessary for services and structure are not depicted.

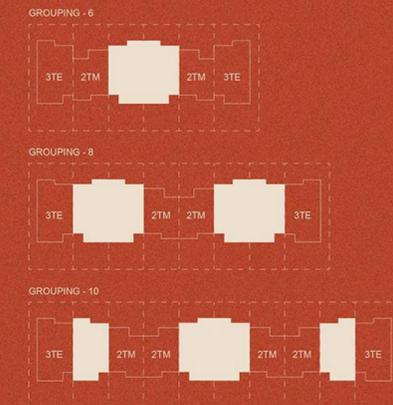
Ground Floor Plan



First Floor Plan



Key Plan

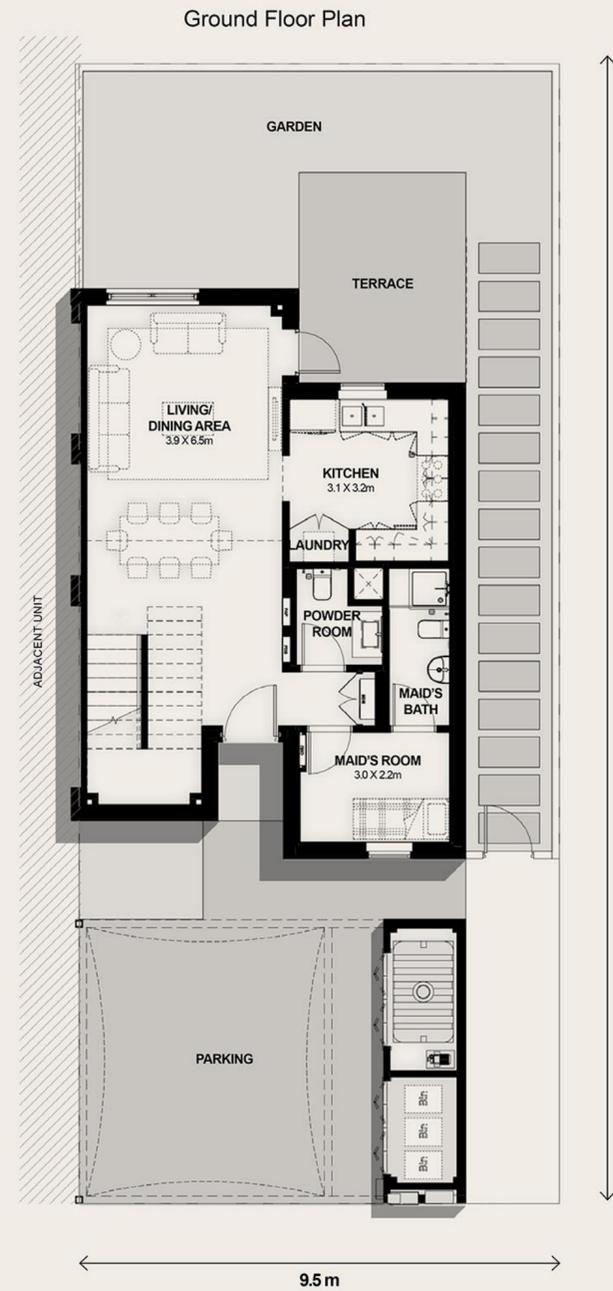


AREA: 163 SQM

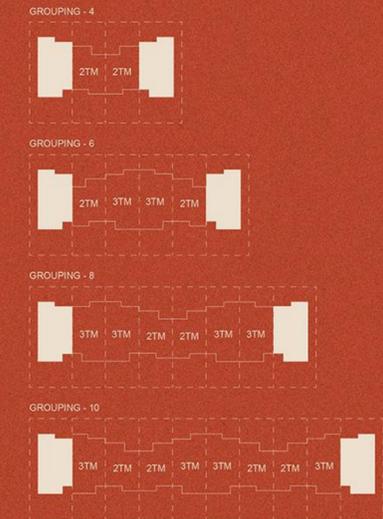
BEDROOMS: 3

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. Bulkheads necessary for services and structure are not depicted.

TOWNHOUSE
3 BED
END UNIT



Key Plan

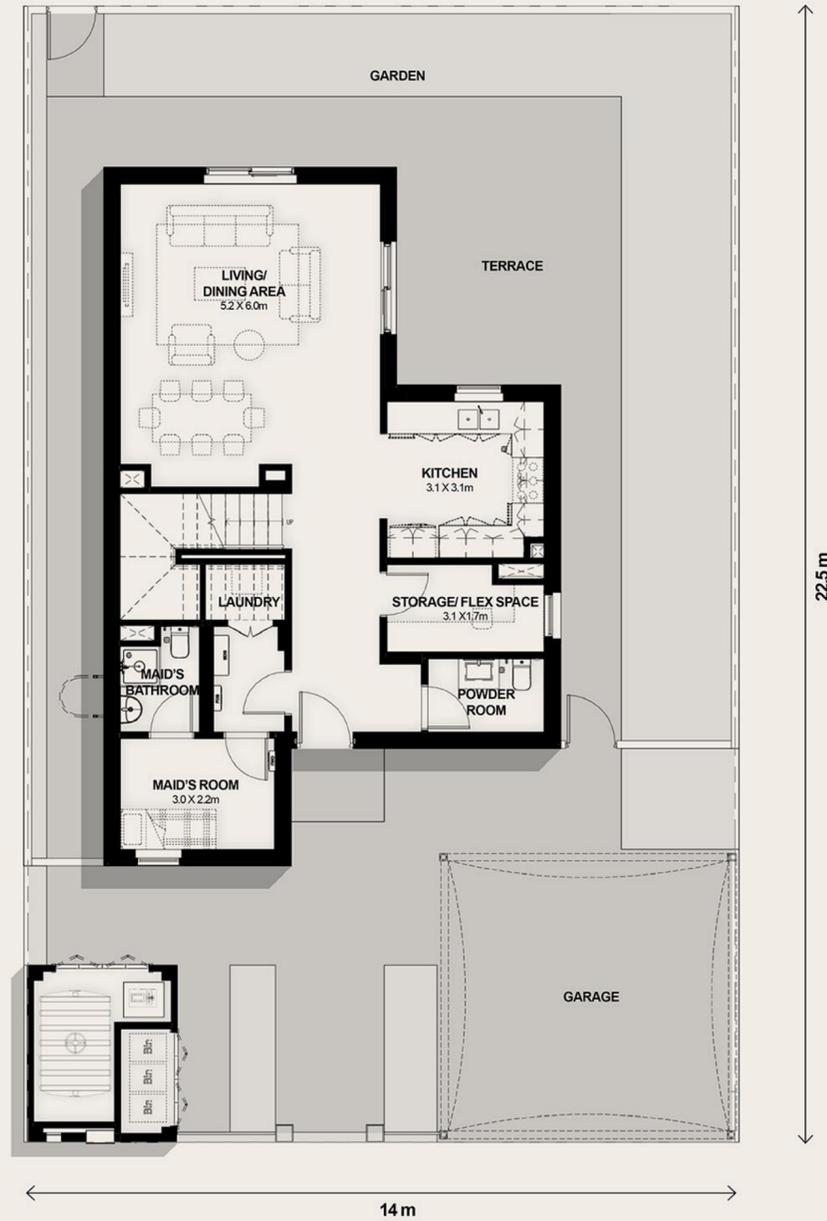


AREA: 166 SQM

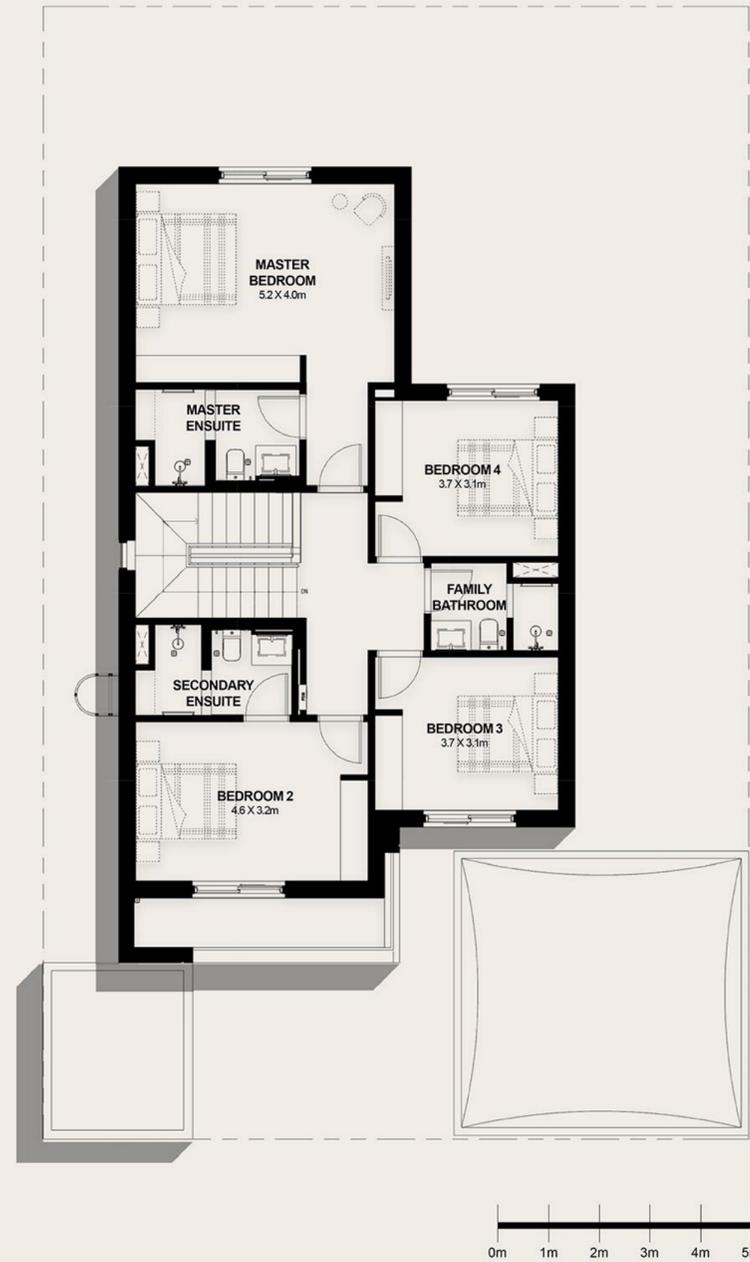
BEDROOMS: 3

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. Bulkheads necessary for services and structure are not depicted.

Ground Floor Plan



First Floor Plan



AREA: 210 SQM

BEDROOMS: 4

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. Bulkheads necessary for services and structure are not depicted.

PAYMENT PLAN

Payment Plan	Instalment #	Payment Date	35 / 65
Upon Signing of SPA	1	Nov-20	5%
Construction Start	2	31-May-21	5%
Sub-structure Completion 50%	3	31-Oct-21	5%
Infrastructure Completion 50%	4	30-Apr-22	10%
Super Structure Completion 100%	5	30-Sep-22	5%
Façade Completion 100%	6	28-Feb-23	5%
Handover	7	Jul-23	65%
TOTAL			100%



نویا جزیرة یاس

FINISHING OPTIONS

Cool Option Kitchen



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. Bulkheads necessary for services and structure are not depicted.

Cool Option

Living room

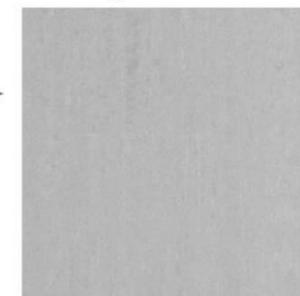


Main Door



Melamine on MDF

Flooring



Ceramics

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 scale. 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. Bulkheads necessary for services and structure are not depicted.

Cool Option Bedroom



Doors & Wardrobes



Melamine on MDF



Melamine on MDF

Flooring



Ceramics

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. Bulkheads necessary for services and structure are not depicted.

Cool Option Bathroom



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. Bulkheads necessary for services and structure are not depicted.

Warm Option Kitchen



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. Bulkheads necessary for services and structure are not depicted.

Warm Option Living room



Main Door



Melamine on MDF

Flooring



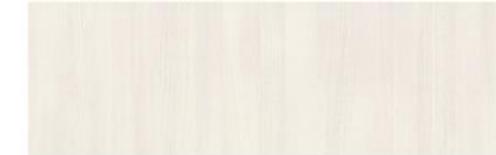
Ceramics

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 scale. 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. Bulkheads necessary for services and structure are not depicted.

Warm Option Bedroom



Doors & Wardrobes



Melamine on MDF

Inside wardrobes laminate



Melamine on MDF

Flooring



Ceramics

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. Bulkheads necessary for services and structure are not depicted.

Warm Option Bathroom



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 scale. 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. Bulkheads necessary for services and structure are not depicted.

050 752 2578

enquiry@fcprop.net

02 445 5574

www.fcprop.net