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SAMA YAS

BY ALDAR

LUXURY LIVING IN YAS PARK

INTRODUCING SAMA YAS

BY ALDAR

In the heart of the UAE's vibrant Yas Island, set amongst the natural beauty of Yas Park, Sama Yas by Aldar defines elegance and quiet luxury. This development is a testament to Aldar's meticulous artistry, where every feature amplifies comfort and style.



TO SAADIYAT ISLAND
20 MINUTES

TO DUBAI
50 MINUTES

LOCATION

TO DOWNTOWN ABU DHABI
30 MINUTES

ABU DHABI
INTERNATIONAL
AIRPORT
20 MINUTES



THE LUXE CAPITAL

The famed capital of the UAE, Abu Dhabi is a city with heart. People from all over the world have been drawn to its natural beauty, vibrant cultural scene, inspiring heritage, lavish lifestyles, and dynamic business landscape. It is a place people love to call home.



An aerial photograph of a golf course green. The green is a vibrant, well-maintained grass. In the center, a red flag is planted in the grass. To the left and bottom of the green are large, irregular sand traps. The sand is light-colored and shows some texture from footprints or wind. Long shadows of palm trees and other vegetation are cast across the green from the left, indicating it is either early morning or late afternoon. The overall scene is peaceful and scenic.

YAS ISLAND LIVING

The unmatched experiences extend beyond the park boundaries of the development. Step out and into every activity under the sun. Dive into the cool Arabian Gulf, navigate the winding mangroves, browse the collections at Yas Mall, play with the Dolphins at SeaWorld, and sip a sundowner in the buzzing Yas Marina, all without ever leaving the island. Whenever you're in the mood for an adrenaline rush, Yas Waterworld Abu Dhabi and Yas Marina Circuit are ready and waiting.

ACCELERATING INTO THE FUTURE

As one of the most trusted and recognised real estate lifestyle developers in the UAE, it's our duty to keep evolving the meaning of home; with exceptional communities purposely planned to enrich people's lives, and luxury properties designed to elevate their every day.





THE FINAL COLLECTION OF LUXURY HOMES IN THE PARK

Step into the lush, green Yas Park straight from your ground-floor duplex balcony or take in the panoramic views from your elegantly spacious apartment. While you're not admiring the park's beautiful flowers, birds and trees, indulge in a host of bespoke amenities and services, along with the culinary mastery of Chef Izu's exclusive in-house restaurant.

A COMMUNITY
EMBRACED BY NATURE



CHEF IZU

Chef Izu Ani, the British-Nigerian culinary force behind Dubai’s renowned dining destinations like Gaia and Carine, is poised to infuse Sama Yas by Aldar with his signature zest. Anticipate a kitchen designed with meticulous care and the hallmark quality that shines through all his ventures, accompanied by a restaurant destined to be a pinnacle of culinary artistry.

His philosophy that “food is the exchange of joy, happiness, and love” promises to imbue Sama Yas by Aldar with an unmatched spirit of community and delight.

At Sama Yas by Aldar, Chef Izu’s arrival signals more than the introduction of a master chef; it heralds the arrival of a living ethos, ensuring that each meal transcends nourishment to become a jubilant celebration of life.



“ANTICIPATE
A KITCHEN
DESIGNED WITH
METICULOUS
CARE.”



JULIAN CROSS

Principal and European Design Lead, **Woods Bagot**

With a distinguished 25-year career dedicated to reshaping the luxury landscape of London's high-end residential market, Julian Cross of Woods Bagot, serves as the Principal and European Design Lead. His expertise, which masterfully blends elements of hospitality and residential design, is evident throughout Sama Yas by Aldar. Cross' influence at Sama Yas by Aldar is a testament to his strategic and thoughtful approach to architecture, solidifying the development's standing as a symbol of luxury and innovation.



“WE’RE NOT
DESIGNING
STRUCTURES,
BUT LUXURY
LIFESTYLES.”



ITSASO BARTOLOMÉ YARZA

Senior Interior Designer, **Mustard&Linen**

Itsaso Bartolomé Yarza’s role in the evolution of Sama Yas by Aldar is as diverse as her professional background. As a Senior Interior Designer for Mustard & Linen, with an extensive educational foundation that spans from interior design to pedagogy, Yarza’s influence on Sama Yas by Aldar is a harmonious blend of artistic and practical design principles.

Her involvement in Sama Yas by Aldar has seen her use her expertise in residential and event design to create spaces that are not only visually captivating but also rich in narrative depth—reflective of her impactful work ranging from DDZ Studio’s restaurant designs to the storytelling essence in Norway’s Fuggibaggi Design projects.



“INFUSING EVERY SPACE WITH A STORY, MY DESIGNS ARE CONVERSATIONS BETWEEN ART, TRADITION AND INNOVATION.”





و

THE CANOPY CLUB

MAISON MOCHA COFFEE SHOP

CURZON LOUNGE CINEMA

THE READING ROOM LIBRARY

SERENITY SUITE SPA

CLUB GYM

EXCLUSIVE HOUSE CAR

EXERCISE TRACK

PLAYROOM

360-DEGREE CONCIERGE

24/7 ROOM SERVICE

VALET SERVICE

24/7 PARK ACCESS

CATERED PICNICS IN THE PARK

PET CONCIERGE DOG WALKERS

PRIORITY BOOKING FOR PARK FACILITIES

SPECIAL PARK MEMBERSHIP RATES

360-DEGREE CONCIERGE

Enjoy 24 / 7 access to your own concierge, committed to helping raise the bar of luxury living.



EXCLUSIVE HOUSE CAR

Offering residents bespoke chauffeured travel, ready at a moment's notice.





24/7 ROOM SERVICE

Feeling peckish after a day at the spa, or after a late night movie marathon? Order room service round-the-clock. Expect white glove service and 5-star indulgence, nothing less would be acceptable at Sama Yas.

CATERED PICNICS IN THE PARK

Indulge in luxury right outside your door at Sama Yas by Aldar, where we orchestrate the perfect picnic experience for you.



CURZON LOUNGE CINEMA

Enjoy a world of entertainment in the privacy of the 5-star cinema theatre, reserved exclusively for the residents.

SERENITY SUITE SPA

A private refuge for some relaxing indulgence.



THE CANOPY CLUB

Working, watching, reading; this inviting residents' lounge welcomes it all.





CLUB GYM

State-of-the-art equipment paired with an exquisite environment equals the perfect recipe for success.

A wide-angle photograph of a modern park at sunset. In the foreground, a blue exercise track with white directional arrows and the word 'RUN' curves through the scene. To the left of the track is a paved walkway. The park is filled with lush greenery, including numerous tall palm trees and various shrubs. In the background, several modern, multi-story buildings with large glass windows and balconies are visible, some with interior lights glowing. A few people are seen walking on the track and sitting on the grass. The sky is a mix of soft orange and blue, with a faint rainbow visible on the left side.

EXERCISE TRACK

Explore the park at pace, on the looping track that winds through the greenery.



INFINITY POOL

Blues flow into greens, and cares float away.



THE READING ROOM LIBRARY

Find comfort in the plush seating areas and familiar titles on the bookshelves.

PLAYROOM

A space designed to spark the imaginations of our littlest residents.



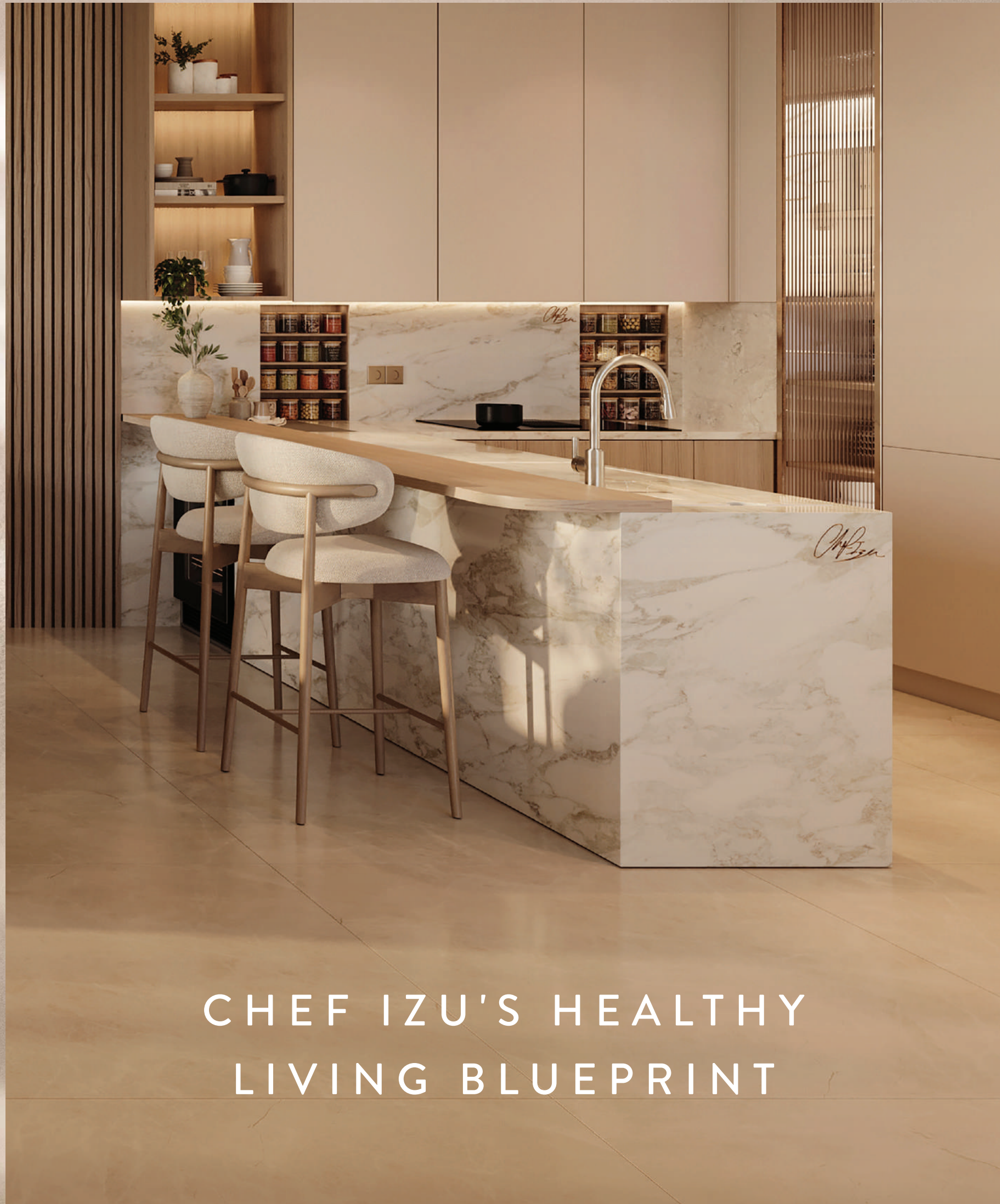
FLOOR PLANS

Crafting the extraordinary demands a mindset obsessed with the tiniest details.





LUXURIOUS
DOWN TO THE
FINEST DETAIL.



CHEF IZU'S HEALTHY
LIVING BLUEPRINT

The celebrated Chef Izu came onboard to personally design the kitchens at Sama Yas. Every detail, down to the spice rack, has been crafted with care with that goal in mind—raising the standard of healthy cooking and luxury living.



FLOOR PLANS
1 BED



LUXURIOUS DOWN TO THE FINEST DETAIL



FLOOR PLANS

2 BED





ENGINEERED WOOD PARQUET

DURABLE,
SUSTAINABLE,
AND RESISTANT
TO MOISTURE AND
TEMPERATURE
CHANGES.

FLOOR PLANS

2 BED + MAID TYPE A





INVITING SPACES
BATHED IN
NATURAL LIGHT.

FLOOR PLANS

2 BED + MAID TYPE B







MOISTURE-RESISTANT PAINT

ENSURING ZERO
VOC EMISSIONS
AND MAINTAINING
THE HIGHEST
STANDARDS OF
INDOOR AIR PURITY.

FLOOR PLANS

2 BED DUPLEX



GROUND FLOOR



FIRST FLOOR



WAKE TO THE MORNING
LIGHT TEASING
THROUGH THE TREES.



REINFORCED RAILINGS

A BESPOKE,
ARCHITECTURALLY
DESIGNED SAFETY
FEATURE, PERFECTED
THROUGH 34 UNIQUE
PROTOTYPES.

FLOOR PLANS

2 BED + MAID DUPLEX TYPE A



GROUND FLOOR



FIRST FLOOR



FLOOR PLANS

2 BED + MAID DUPLEX TYPE B



GROUND FLOOR



FIRST FLOOR



EXPANSIVE GROUND-
FLOOR BALCONIES
THAT LEAD DIRECTLY
INTO NATURE.

FLOOR PLANS

3 BED + MAID TYPE A





ITALIAN MARBLE COUNTERTOP

HAND-SELECTED
FROM 48 QUARRIES
FOR THE PERFECT
VEIN PATTERN.

FLOOR PLANS

3 BED + MAID DUPLEX



GROUND FLOOR



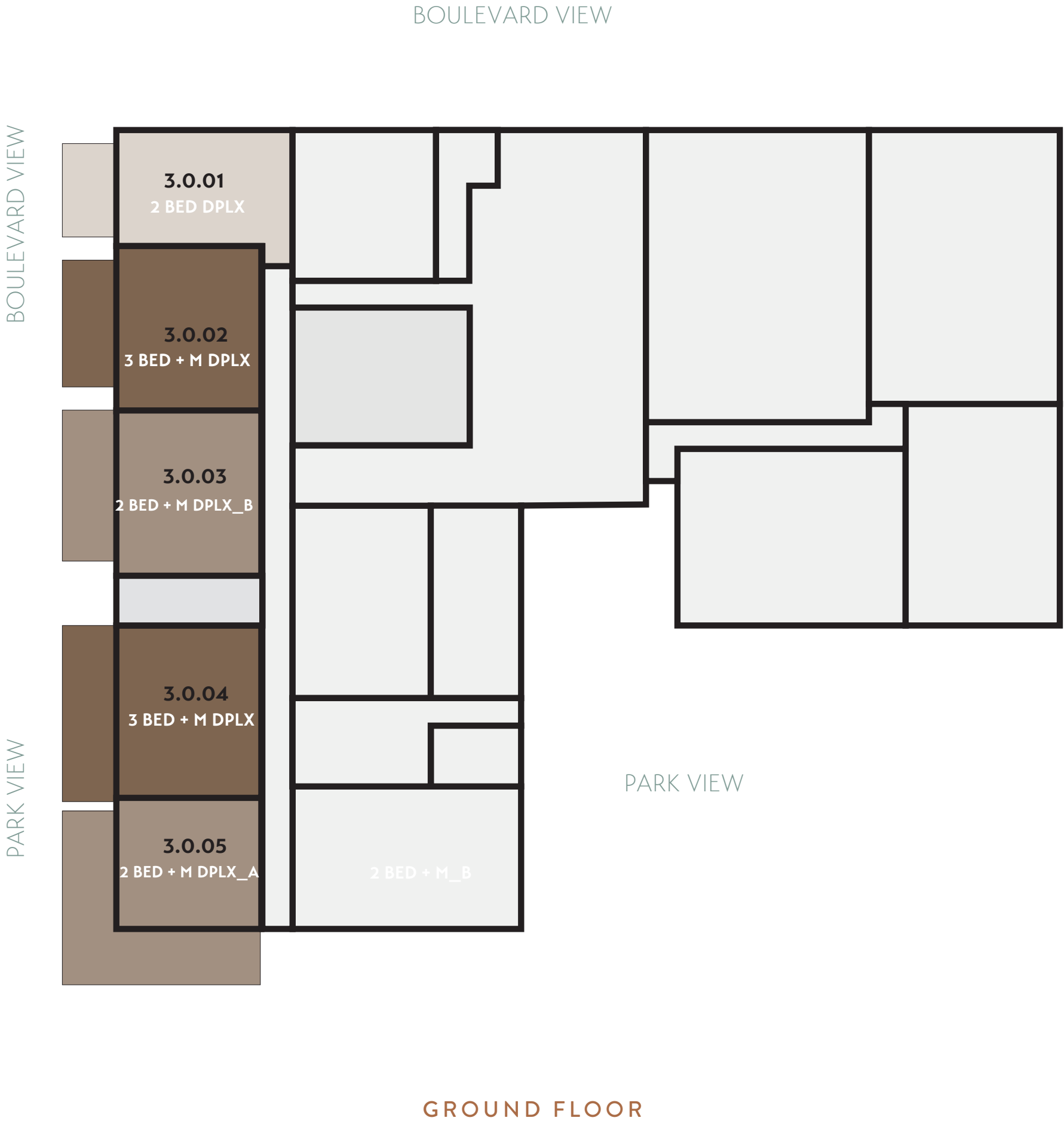
FIRST FLOOR

FLOOR PLATES

SAMA YAS BUILDING 3



FLOOR PLATES



FLOOR PLATES



SECOND FLOOR



THIRD FLOOR

FLOOR PLATES

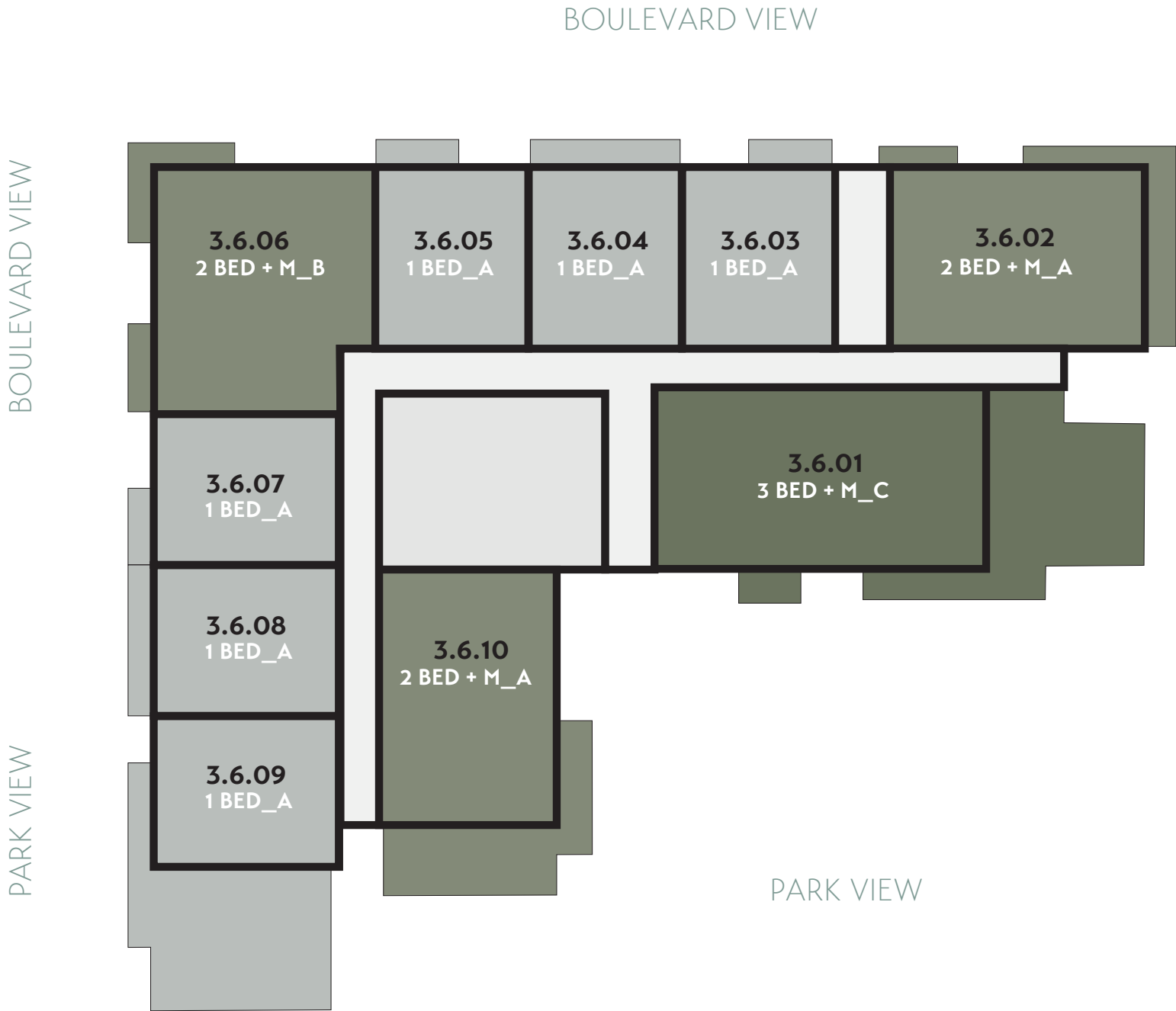


FOURTH FLOOR

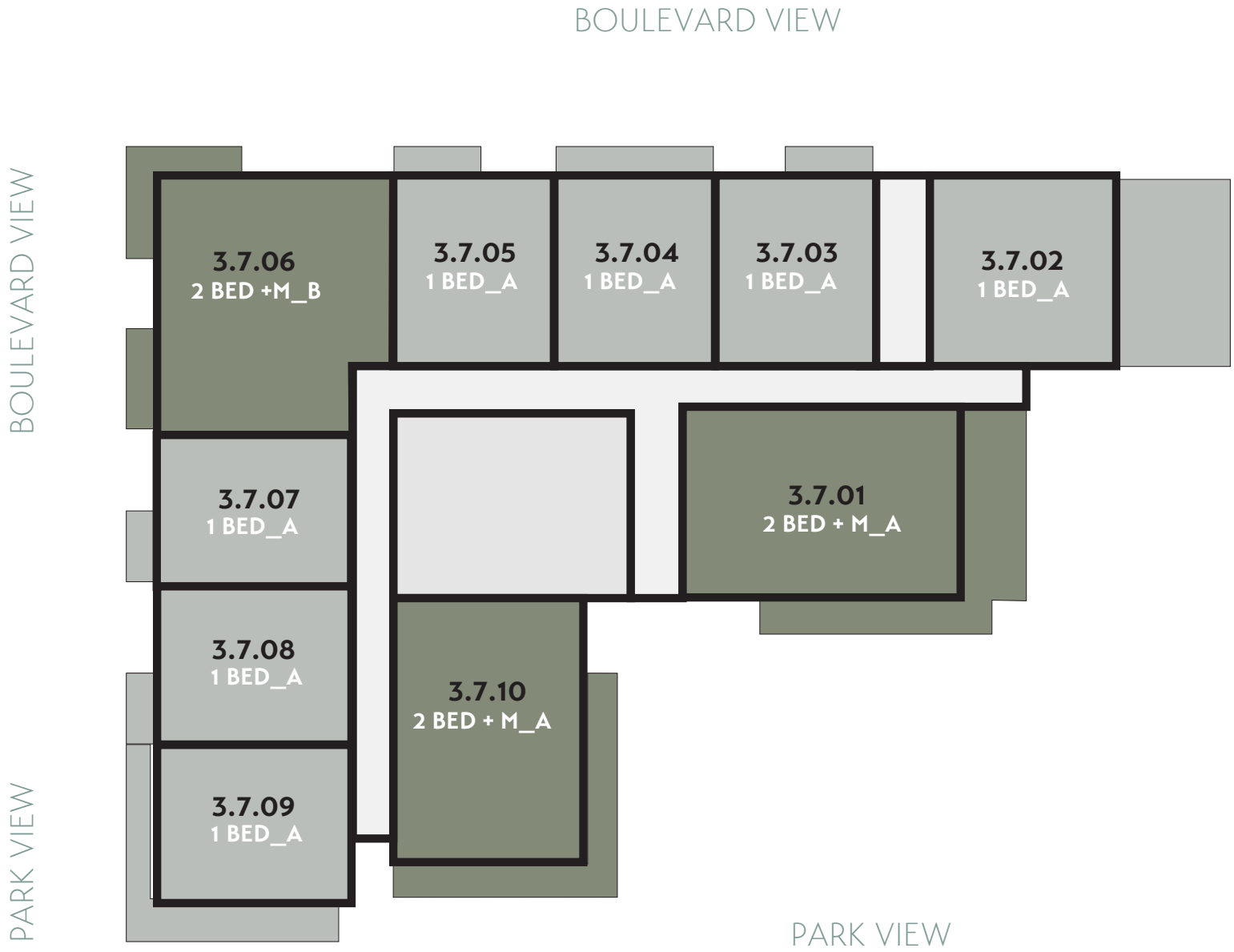


FIFTH FLOOR

FLOOR PLATES



SIXTH FLOOR



SEVENTH FLOOR



HANDMADE PORCELAIN TILES

HAND-GLAZED
PORCELAIN TILES BY
ITALIAN ARTISANAL
MASTERS FOR A
LUXURIOUS FINISH.



VISUALLY CAPTIVATING,
SUSTAINABLY SOURCED.



SUSTAINABILITY FEATURES

TARGETING ESTIDAMA 3 PEARLS

HUMAN-CENTRIC COMMUNITY DESIGN

IN LINE WITH FITWEL (2 STARS) CERTIFICATION

TARGETING LEED GOLD

LOW CONSUMPTION WATER FEATURES

HIGH-PERFORMANCE APPLIANCES

GENEROUS FREEN SPACES

ACCESS TO PUBLIC TRANSPORT

OPTIMISED HVAC ENERGY EFFICIENT SYSTEMS

NATIVE AND ADAPTIVE PLANT SPECIES.

EDIBLE GARDEN CONCEPT.

SHADED WALKWAYS, BIKE CIRCUITS & BIKE STORAGE

WATER CONSERVATION THROUGH MONITORING & CONTROL

HEALTHY INDOOR AIR QUALITY & ENVIRONMENT

ECO-FRIENDLY & LOCALLY-SOURCED CONSTRUCTION MATERIALS

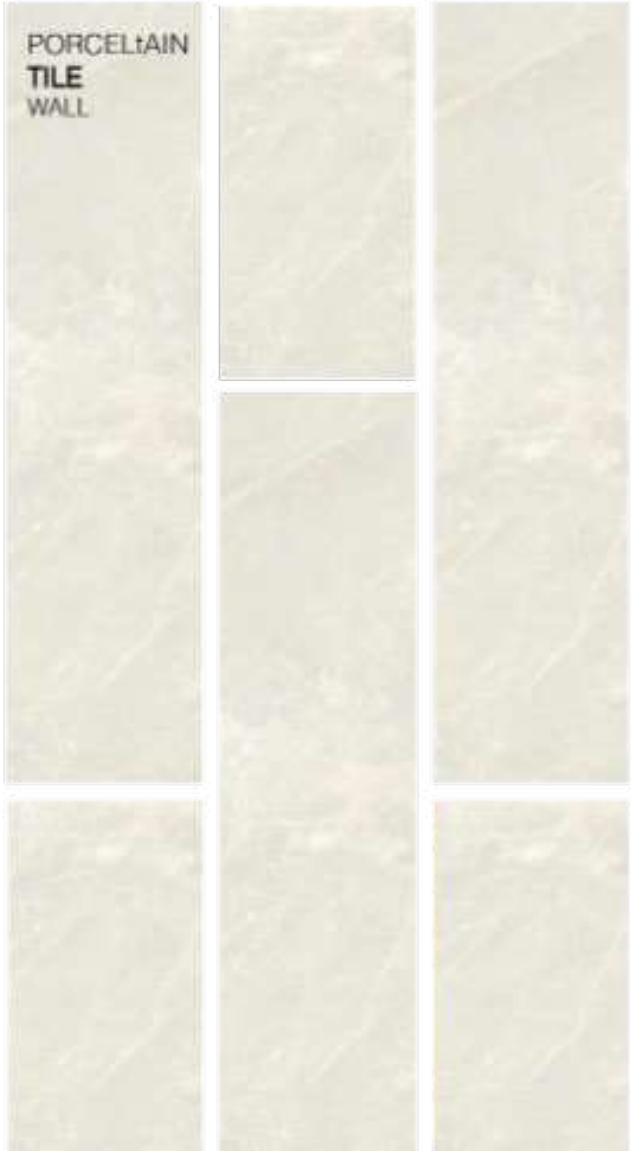
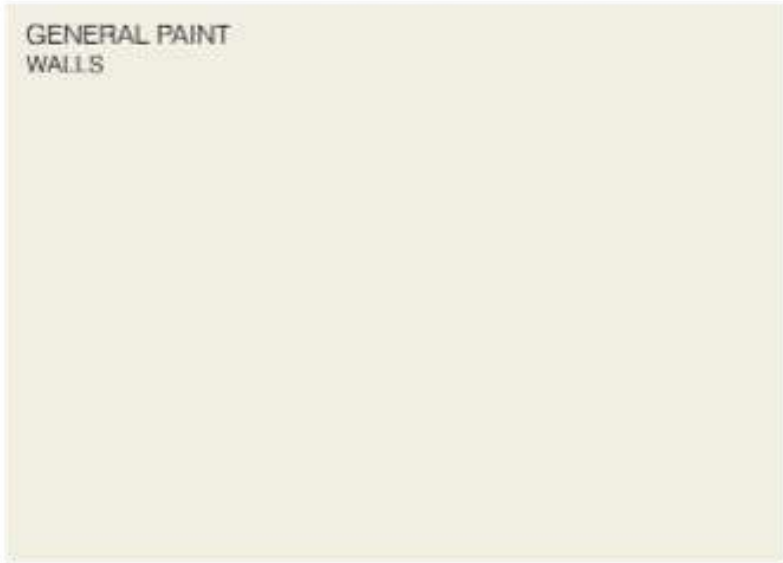
SMART WASTE SYSTEMS

EV CHARGING FACILITIES

REUSED TIMBER

5-10 MINUTES WALK TO NEARBY AMENITIES

LIGHT SCHEME



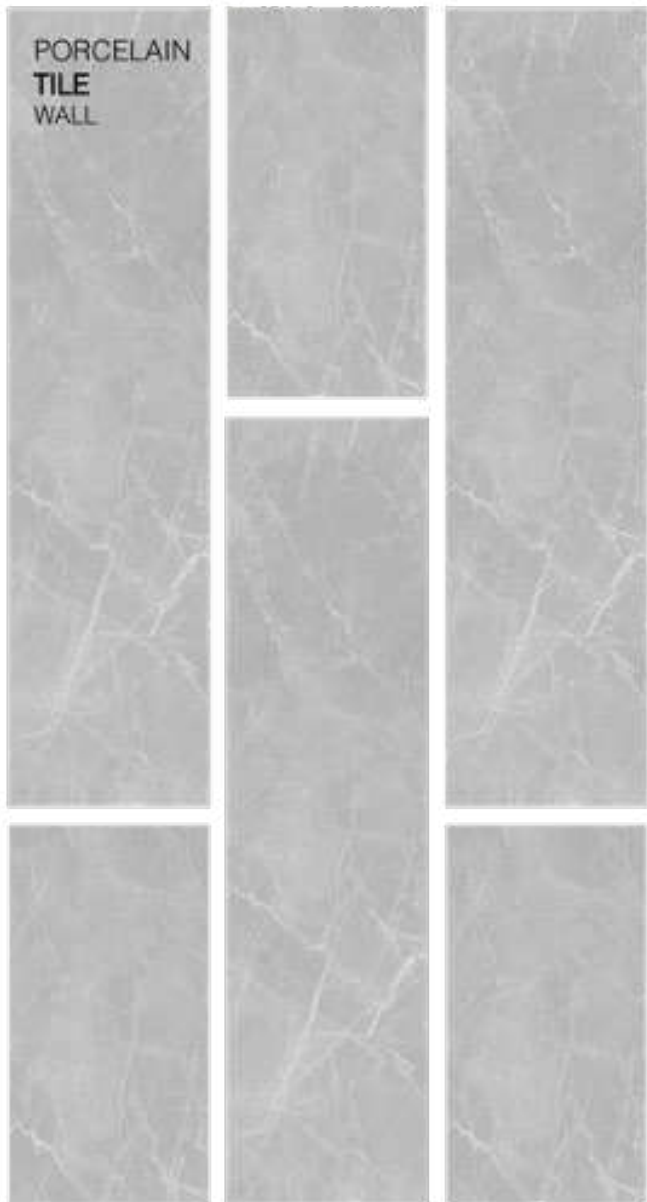
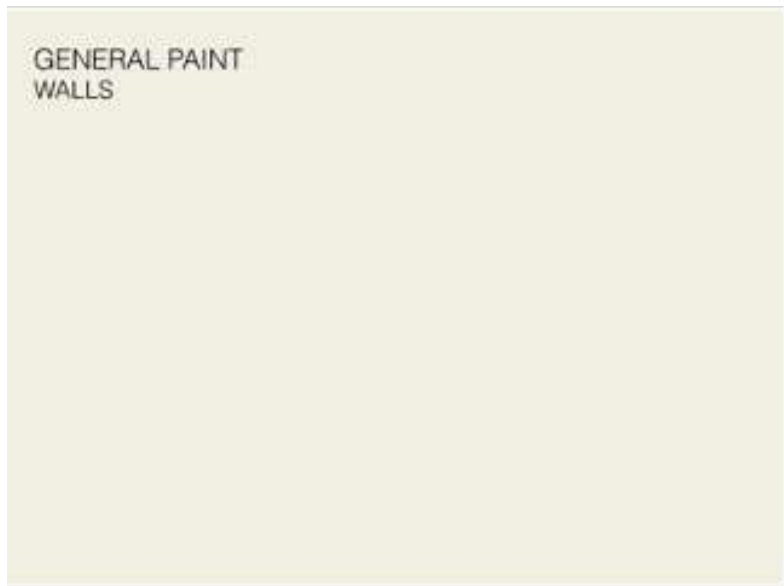




FINISHES

DARK SCHEME

DARK SCHEME





AVAILABILITY

Unit Model	Total Units	Avg Area (SQM)
1 BR	54	104
2 BR	10	188
2 BR + M	16	200
3 BR + M	4	276
2 BR Duplex	1	227
2 BR Duplex + M	2	268
3 BR Duplex + M	2	289
TOTAL	89	



PRICING

Unit Type	AED Starting Price (M)
1 BR	1.9
2 BR	3.4
2 BR + M	4.0
3 BR + M	5.2
2 BR Duplex	5.8
2 BR Duplex + M	6.8
3 BR Duplex + M	7.3

PAYMENT PLAN

PAYMENT PLAN – 50/50

DOWNPAYMENT – 10%



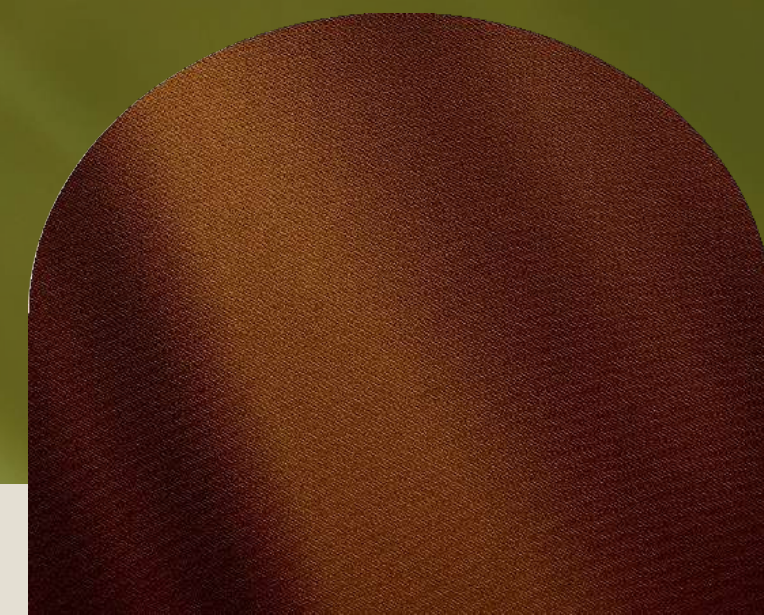
SAMA YAS LAUNCH

BROKER MANAGEMENT



BROKER
COMMISSION 5%

PUBLIC LAUNCH



Wednesday
6th of
November
2024

12:00AM- 6:00PM

LOCATIONS:

Abu Dhabi: Yas Island, Aldar Square
Applicable only for Abu Dhabi real estate licensed brokers

Dubai : Jumeirah, Dubai Sales Office
Applicable only for Dubai, & Northern emirates real estate licensed brokers.

Appointments system: TBC

SAMA YAS LAUNCH JOURNEY

DUBAI OFFICE & ALDAR SQUARE PROTOCOL

Entry Points:

Agents and clients will go through 3 verification points:

- Queue 1: Upon arrival at the entrance of the venue, our team will conduct a verification process for your appointment timing, QR codes, IDs, and chosen payment methods. Following this, guests will be directed to Queue 2. Please note: Only brokers possessing a QR code will be allowed to proceed from Queue 1 to Queue 2.
- Queue 2: Once in Queue 2, guests are guided to queue according to their appointment timings for a secondary verification process.
- Queue 3: Following Queue 2, guests will receive a token. They are then required to wait until their token number is called. At that point, guests may proceed to the designated sales manager.

Launch Protocols:

- Early Appointments: First queue starts at 11:00 AM.
- No Walk-ins: Only confirmed appointments allowed.
- No Queuing Outside: No assembling or overnight queuing permitted.
- Authorization Required: Brokers need to present an official authorization letter in cases where the client is not present at the venue. Additionally, an approved NOC from Aldar is required for third-party payments.
- No Appointment Swaps: Appointments cannot be swapped or replaced.
- No Multiple Bookings: Brokers should avoid booking multiple appointments at the same time.
- No Changes Allowed: Appointments cannot be edited or changed once booked.

BROKER UNIQUE ID / QR CODE

- It is mandatory for each agent to present their Unique ID along with QR code when attending Aldar Launch or Sales Center.
- The Unique ID is linked with the name of the agent and cannot be used by anyone else.
- Brokerage can register in Broker Portal only agents who are fully employed under their business license.

Brokers can view their QR Code/Unique ID on the Home Page of the Broker Portal.



DASHBOARD

PROPERTIES

SALES

SALES KIOSK

HOME FINANCE

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HELP

ALDAR



 Aldar

Good Afternoon!



10

Open Leads

→

2

Open Opportunities

→

0

Units Sold

→

0

Total Sales Value

→

Announcements

View All >

May 2024

today

<

>

SUN	MON	TUE	WED	THU	FRI	SAT
28	29	30	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1
2	3	4	5	6	7	8

Activity Status

CREATE LEAD 

Launch

2024-03-20

Webinar

2024-03-14

CREATING LEADS

Once logged in to the Broker Portal, you will find the new “Create Lead” tab on the dashboard which will take you directly to the lead registration form page on the portal.



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SALES KIOSK

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Aldar

Fatima Hassan

Good Afternoon!

Fatima Hassan

Welcome to the Broker Portal



10

Open Leads

→

2

Open Opportunities

→

0

Units Sold

→

0

Total Sales Value

→

Announcements

View All >

May 2024

today

<

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19	20	21	22	23	24	25
26	27	28	29	30	31	1
2	3	4	5	6	7	8

Activity Stat

→

CREATE LEAD

Launch

2024-03-20

Webinar

2024-03-11

YAS ISLAND

2024

Fill in required Client details and click on ‘Submit’.



DASHBOARD

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SALES

HOME FINANCE

UPDATES

Manage Leads

Manage Opportunities

LEAD NUMBER	TITLE	FIRST NAME	LAST NAME
-	Mr.	Abdellah	Hasan
L00415704	Mr.	tariq	barhoum

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Page

Add a Lead

X

* Buy/Rent

Buy/Rent*

* Project Name

Project Name*

* Unit Type

Unit Type*

* Number Of Beds

Number Of Beds*

* Customer Budget

Customer Budget*

* Purpose Of Use

Purpose Of Use*

* Property Readiness

Property Readiness*

* Financing

Yes

* Mortgage

Mortgage*

Cancel

Submit

After submission, the system assigns a unique Lead number for tracking on the lead overview page.



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Manage Leads

Manage Opportunities

Sent Offers

Add a Lead

Export as Excel

	LEAD NUMBER	TITLE	FIRST NAME	LAST NAME	EMAIL	MOBILE	COUNTRY		
☐	-	Mr.	Abdellah	Hasan	aahasan@aldar.com	971505522867	United Arab Emirates		
☐	L00452415	Mr.	Raouf	Zaidi	azaidi@aldar.com	971551275519	United Arab Emirates		
☐	L00415704	Mr.	tariq	barhoum	tariq.barhoom1@gmail.com	971567531353	United Arab Emirates		

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You can access the lead overview page by clicking on the 'Eye Icon'.



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Manage Leads

Manage Opportunities

Filter

 Sent Offers

 Add a Lead

 Export as Excel

	LEAD NUMBER	TITLE	FIRST NAME	LAST NAME	EMAIL	MOBILE	COUNTRY	
☐	-	Mr.	Abdellah	Hasan	aahasan@aldar.com	971505522867	United Arab Emirates	
☐	L00452415	Mr.	Raouf	Zaidi	azaidi@aldar.com	971551275519	United Arab Emirates	
☐	L00415704	Mr.	tariq	barhoum	tariq.barhoom1@gmail.com	971567531353	United Arab Emirates	

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LEADS OVERVIEW

Agency Admins:

- Can view all leads within their agency.
- Cannot create client leads.

Sales Agents:

- Can create client leads and generate lead numbers.
- Access a list of leads they've created.
- Book appointment slots through their agent portal account when the appointment system is live.

FAST TRACK PROCESS

Once the lead is created by the brokers on Broker Portal, respective customer will receive an automated email titled "Mandatory Aldar Digital Onboarding Process".

This email will guide them through updating personal information, uploading the necessary documents, and digitally signing KYC information in advance before entering the event venue to save the time and complete the onboarding process for booking the unit.

Fast Track Process Flow:

- Ensure that the lead is created with the customer's registered email address to enable completion of the Fast Track journey.

Resident Customers: Can register through UAE Pass.

International Customers: Need to complete the registration process with Fast Track using the email address registered with Aldar.

- After logging in, customers should complete personal details, address information, employment and wealth details, and upload all mandatory documents.
- Upon completion, a KYC document will be generated, which needs to be digitally signed on the same screen. This will conclude the Fast Track process, and the customer will receive confirmation email.

Document Checklist:

Ensure that your clients have uploaded all necessary documents and bring the originals to the sales venue for the booking process. The required documents include:

- Original Passport
- Emirates ID (for residents only)
- Cheque Book/Credit Card
- Power of Attorney (if applicable)

BOOKING APPOINTMENTS

Once logged in, navigate to the "Sales" section and click on "Manage Leads."



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Manage Opportunities

Filter

Sent Offers

Add a Lead

Export as Excel

	LEAD NUMBER	TITLE	FIRST NAME	LAST NAME	EMAIL	MOBILE	COUNTRY		
☐	-	Mr.	Abdellah	Hasan	aahasan@aldar.com	971505522867	United Arab Emirates		
☐	L00452415	Mr.	Raouf	Zaidi	azaidi@aldar.com	971551275519	United Arab Emirates		
☐	L00415704	Mr.	tariq	barhoum	tariq.barhoom1@gmail.com	971567531353	United Arab Emirates		

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select the lead for whom you want to schedule an appointment. Click on the lead overview and then the calendar icon.



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	LEAD NUMBER	TITLE	FIRST NAME	LAST NAME	EMAIL	MOBILE	COUNTRY		
☐	-	Mr.	Abdellah	Hasan	aahasan@aldar.com	971505522867	United Arab Emirates		
☒	L00452415	Mr.	Raouf	Zaidi	azaidi@aldar.com	971551275519	United Arab Emirates		
		Project: Al Ain Operative Village		Unit Type: Apartment		Created Date & Time: 06/10/2023, 11:20:20 AM	Agent Name: Fatima Hassan		
☐	L00415704	Mr.	tariq	barhoum	tariq.barhoom1@gmail.com	971567531353	United Arab Emirates		

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The appointment details will be auto-populated with agent and buyer information. To proceed, you'll only need to select the project, appointment location, date, and your preferred time slot then click on submit.

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Manage Opportunities

LEAD NUMBER	TITLE	FIRST NAME	LAST NAME
☐	-	Abdellah	Hasan
☒	L00452415	Raouf	Zaidi
Project: Al Ain Operative Village		Unit Type: Apartment	
☐	L00415704	tariq	barhoum

Book Appointment

+ User Details

- Buyer Details

First Name

Raouf

Last Name

Zaidi

*Email

azaidi@aldar.com

Country Code

United Arab Emirates(+971)

*Mobile

551275519

Nationality

Tunisia

Residence

Resident

Emirates

Emirates

*Emirates Id

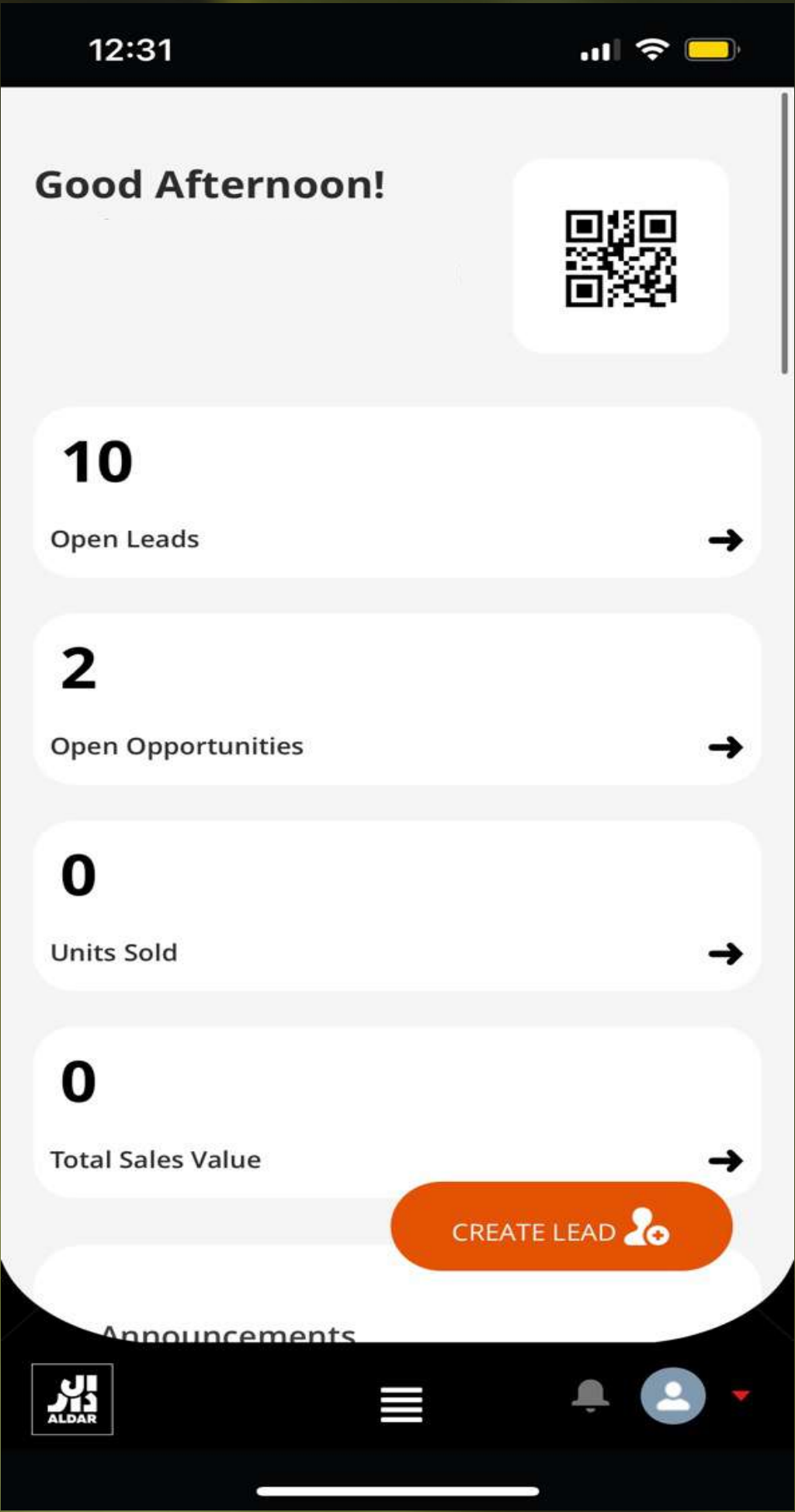
Cancel

Submit

You can now conveniently Add Leads and Schedule Appointments using the Aldar Experts App on your phone, as previously announced.



Available on the App Store and Google Play



LAUNCH PROTOCOL -

Appointments:

- Lead must be filled with the correct customer information and registered by the agent, not the Agency Admin.
- Lead details should not contain third party or broker agency mobile number and email address as per the standard protocol.
- Brokers must have the lead number at the time of booking.
- Appointments are booked through the broker portal.
- Brokers must book appointments according to their trade license.
- Brokers must attend the venue on the time as per your appointment booking, early entry will not be allowed.
- Appointment slots booking is based on ‘first come first serve’.
- Booked slot cannot be exchange or swapped with a different client.

Tokens:

- To receive a token at the venue the appointment QR code information must match the customer entering the venue.
- One token is equivalent to one customer, sales team will not accept transactions without the presentation of a token.

Dispute:

- If different brokers register same customer there will be no mediation who register first during launch period.
- Brokers or Buyers purchasing the units under their name cannot transfer or change the name unless registration is paid and processed as a resale.
- Make sure the customer has enough cheques to book the property, a transaction will not be accepted with a down payment only.
- Customers with UAE residency will be required to sign DDA form “Direct Debit Authorization form” to complete their purchase.
- Clients with UAE residency must have a working UAE PASS application.
- Any non-compliance towards launch protocol will result in immediate suspension.

LAUNCH PROCESS & DOCUMENTS REQUIRED AT VENUE

When the Client is Present at the venue:

- Clients must present Appointment Confirmation email with QR code.
- Valid ID documents required for clients: Passport, Emirates ID, Visa (if applicable), or GCC ID for GCC nationals.
- For Company Bookings: Company Trade licenses, Power of Attorney (POA), and Valid NOC from the company authorizing a particular party.
-

When the Broker is representing the Client:

- Brokers must present QR Code and Client Appointment Confirmation email with QR code.
- Valid Authorization letter signed by the client.
- Valid ID documents required for both client and broker: Passport, Emirates ID, Visa (if applicable), or GCC ID.
-

Third Party Payment:

Required documents for third-party payments:

- Valid, duly signed NOC by the third-party payer.
- Passport/Emirates ID copy of the third-party payer.

Q & A

