



MAYAN

YAS ISLAND LIVING





## ABU DHABI

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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 and dynamic business landscape. It is the capital of the UAE and a place that people love to call home.



## EVERYTHING WE DO COMES FROM THE HEART

Aldar is one of the most trusted and recognised real estate lifestyle developers in the UAE. Our goal isn't simply to build properties. We strive to shape communities that people love to live in. Communities that become homes, brimming with life and everything we love. Because home isn't just a place, it's a feeling. And that's what we promise to deliver to you every day.

REVENUE  
**AED 8.39BN**  
FY 2020

NET PROFIT  
**AED 1.93BN**  
FY 2020

DIVESTMENT VALUE  
**AED 1.2M**  
FY 2020

INVESTMENT PORTFOLIO INCREASE  
**AED 826M**  
FY 2020





# HAVE IT ALL AT MAYAN

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Life is full of compromises. Unless you live at Mayan. Here, there's action, luxury and relaxation, right on your doorstep. Enjoy a round at Yas Links Golf Course, or just kick back, relax and live your best life at your exclusive pool. And did we mention you live on the beach? So you can soak up the sun, or take a stroll through the nearby park. Whatever your heart desires, you can have it all. Live an extraordinary Yas Island life.







WHERE SEA VIEWS AND A  
GOLF-COURSE VIEWS MEET.



## YAS ISLAND LIVING

Feel like shaking things up a bit? Step outside the community and into every activity under the sun. Dive into the cool Arabian Gulf, navigate the winding mangroves, browse the collections at Yas Mall and sip a sundowner in the buzzing Yas Marina, all without ever leaving the island. There's an extensive array of action, entertainment, leisure and adventure – whatever your heart desires. And whenever you're in the mood for an adrenaline rush, Ferrari World Abu Dhabi, Yas Waterworld Abu Dhabi and Warner Bros. World Abu Dhabi are just around the corner.







## EXCLUSIVE ACCESS TO MODERN AMENITIES

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- Swimming pools
- Sun decks
- Gym
- Kids' playground
- Underground parking
- 24-hour concierge
- Access to beach
- Retail outlets



A FAMILY HOME IN THE HEART  
OF THE ACTION.







EXCITEMENT EVERYWHERE  
ON THE ISLAND... OR OFF IT.









LET MORNINGS WEAVE  
THROUGH MANGROVES...



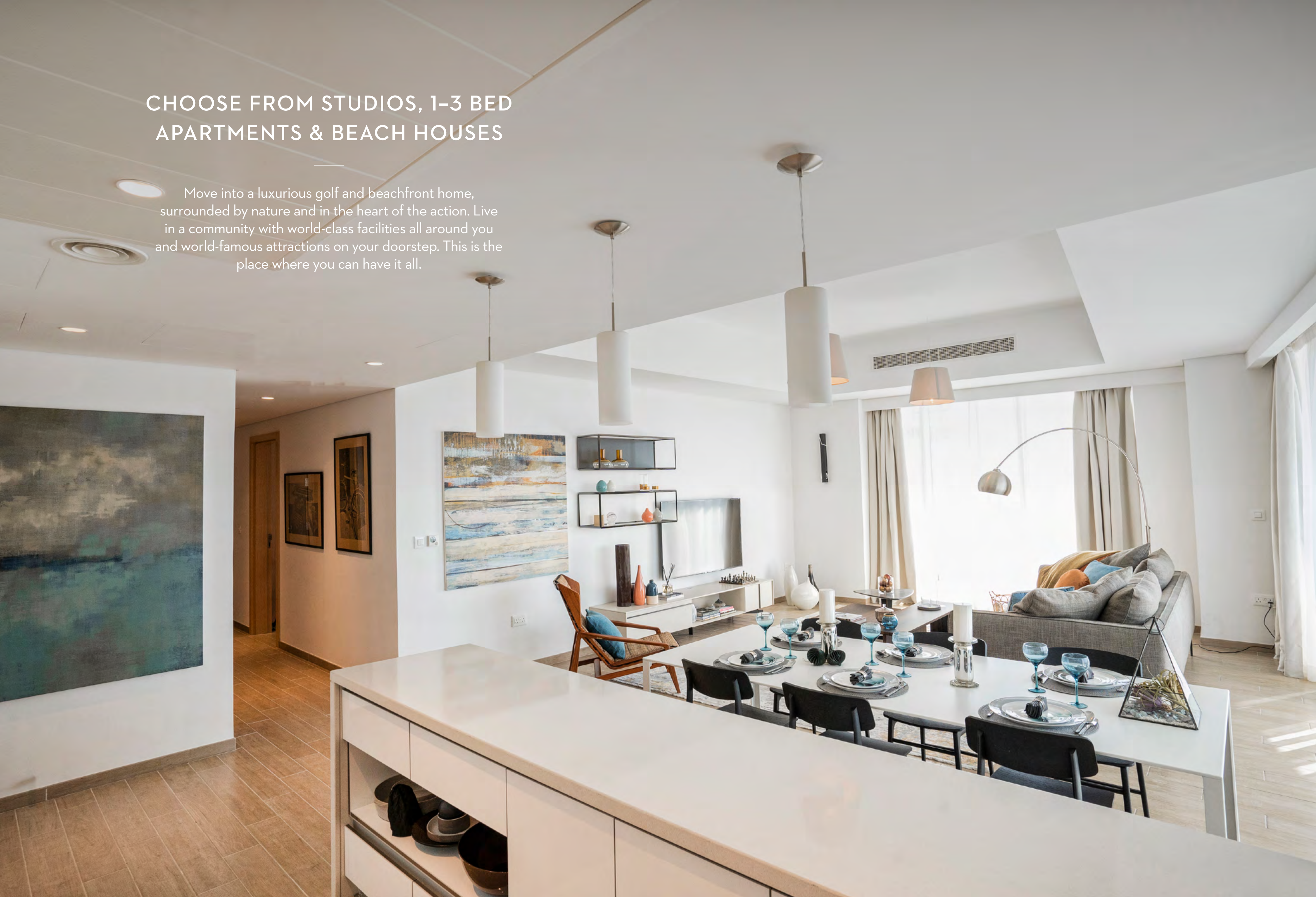


... OR GET A GLAMOROUS START  
TO THE DAY.



## CHOOSE FROM STUDIOS, 1-3 BED APARTMENTS & BEACH HOUSES

Move into a luxurious golf and beachfront home, surrounded by nature and in the heart of the action. Live in a community with world-class facilities all around you and world-famous attractions on your doorstep. This is the place where you can have it all.





EXQUISITE TASTE EVEN WHEN  
NOBODY'S COOKING.





TAKE IN ALL THE OPTIONS  
UNDER THE SUN.





A LIFESTYLE DESIGNED  
TO SUIT YOUR MOOD.





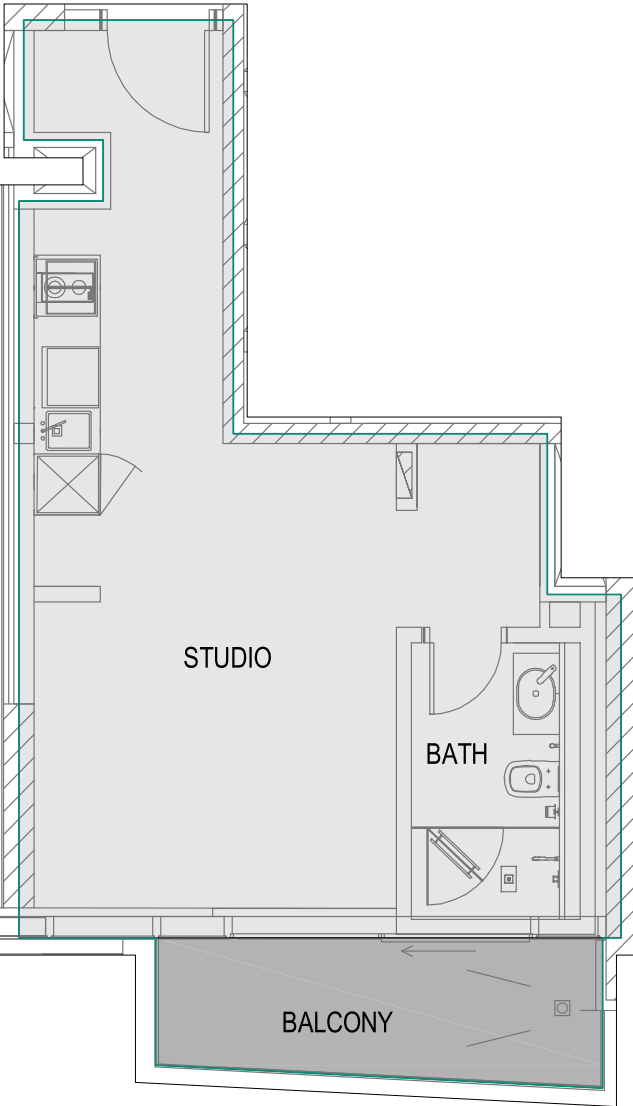
THE BEAUTY BEGINS BEFORE  
YOU LOOK OUT THE WINDOW.



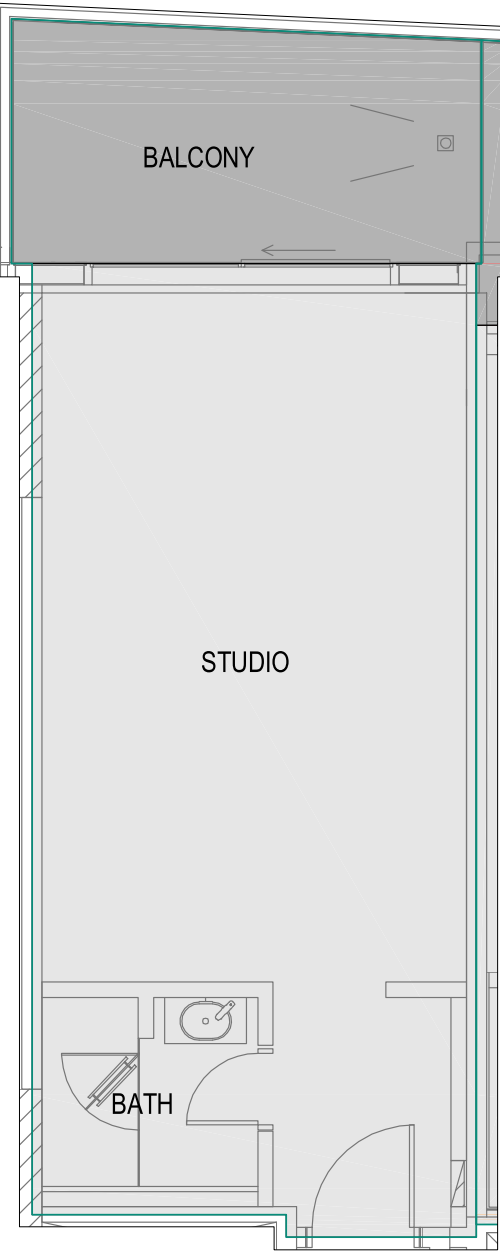


# STUDIO APARTMENT

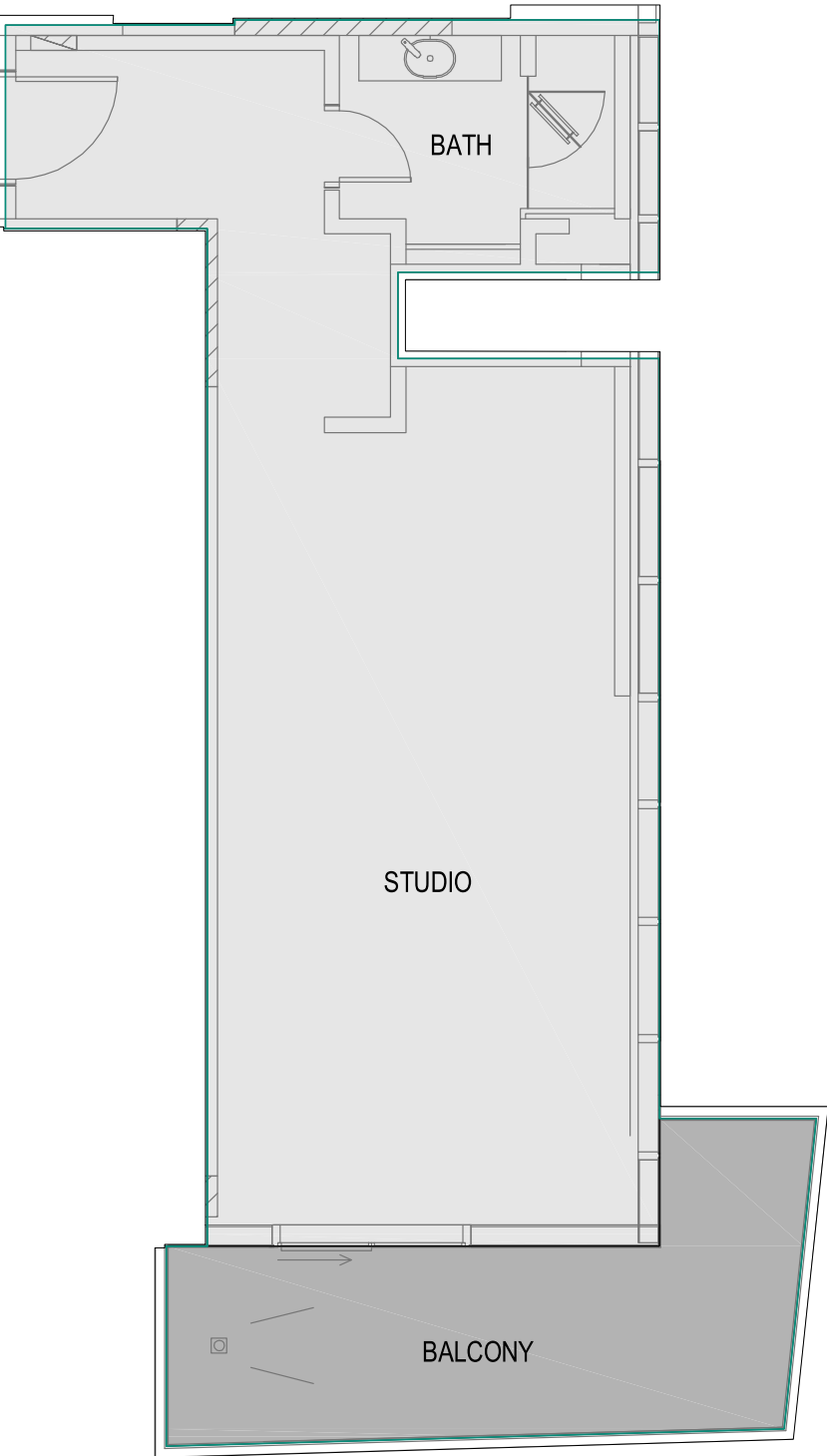
[1] STUDIO S1



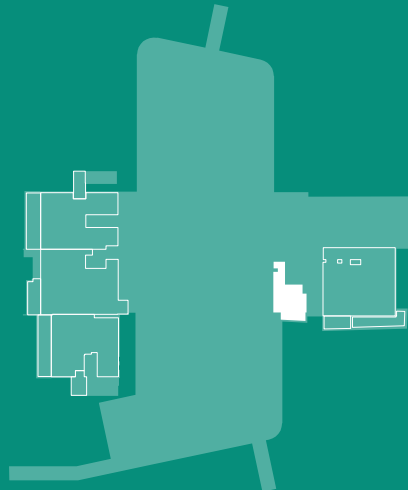
[2] STUDIO S-11



[3] STUDIO S-11.2

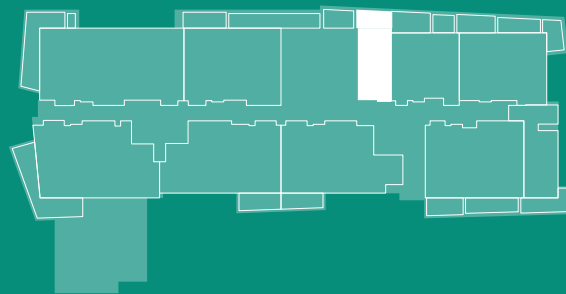


[1]



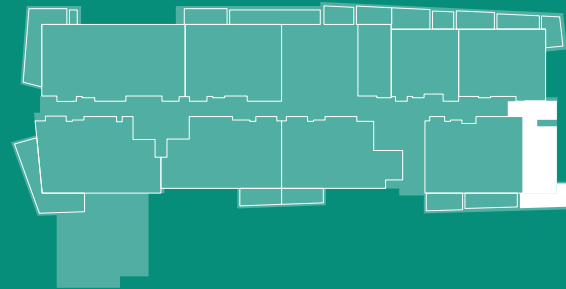
APPROXIMATE TOTAL AREA **41.91 SQ.M**

[2]



APPROXIMATE TOTAL AREA **51.49 SQ.M**

[3]



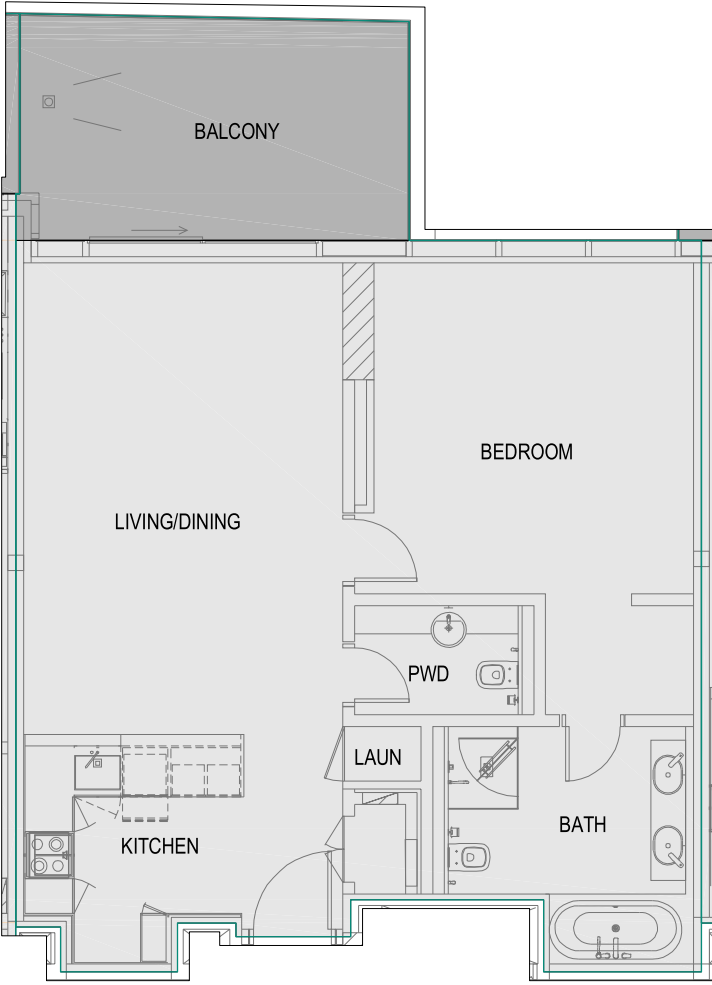
APPROXIMATE TOTAL AREA **68.59 SQ.M**

Disclaimer: This plan is reproduced for illustrative purposes as an example of unit layouts and Aldar makes no representation of warranty in relation to any of the information shown. Unit sizes and layouts will vary depending on the location and the masterplan for each building and unit type.

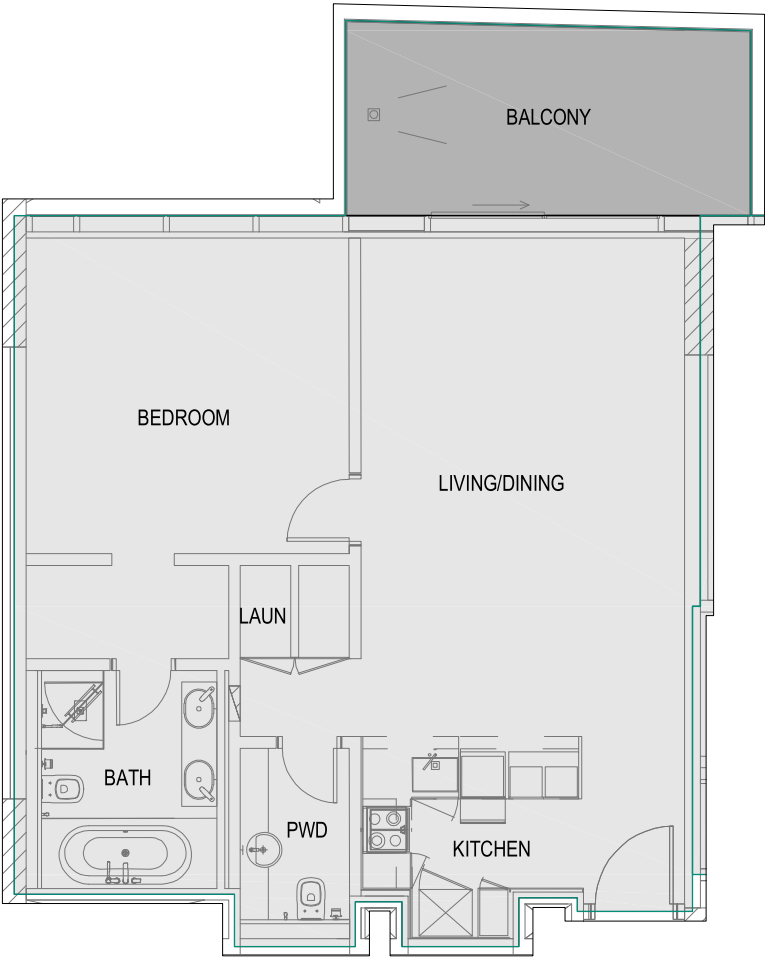


# 1-BED APARTMENT

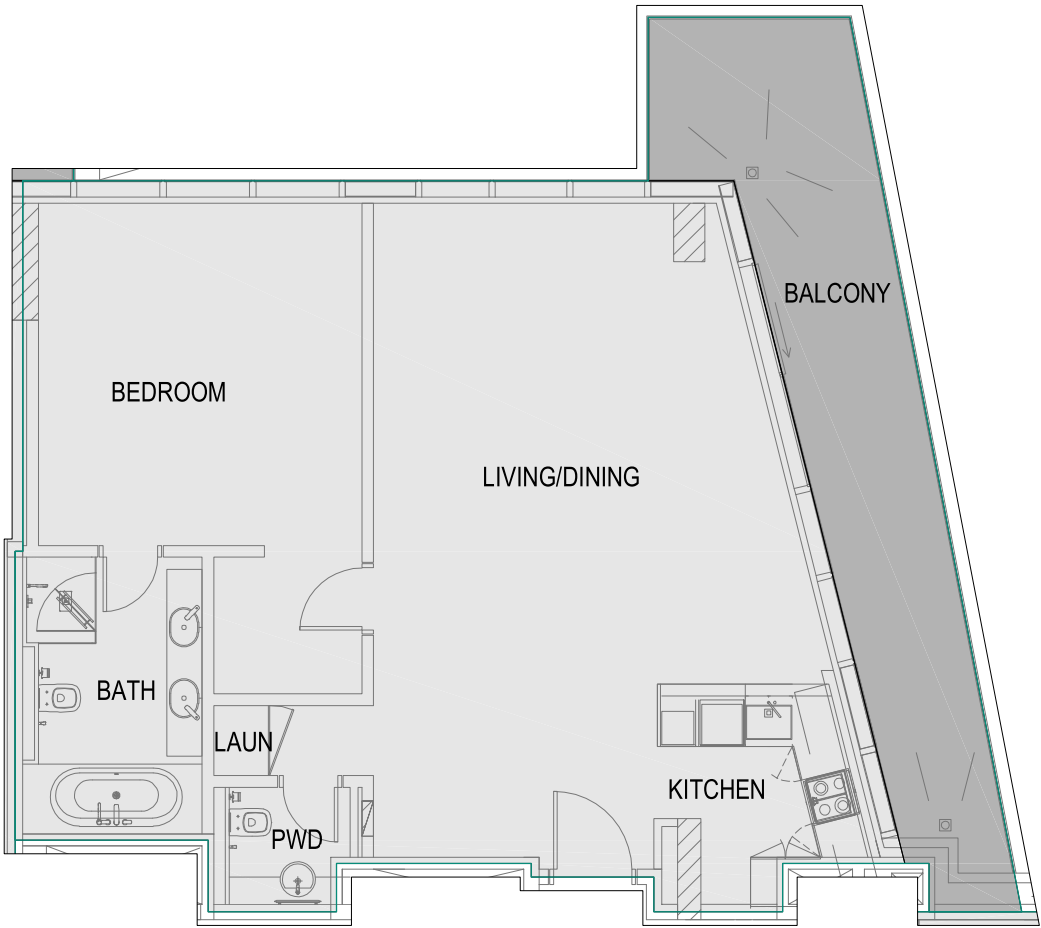
[1] 1-BED D



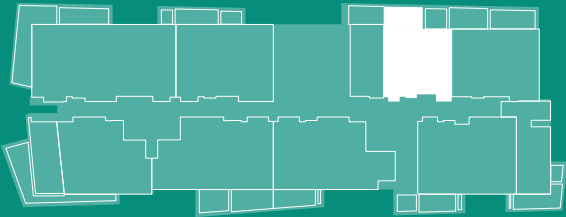
[2] 1-BED F



[3] 1-BED G

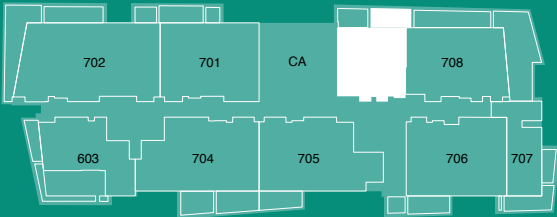


[1]



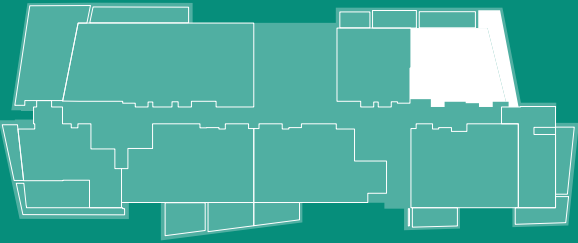
APPROXIMATE TOTAL AREA **93.20 SQ.M**

[2]



APPROXIMATE TOTAL AREA **91.48 SQ.M**

[3]



APPROXIMATE TOTAL AREA **112.48 SQ.M**

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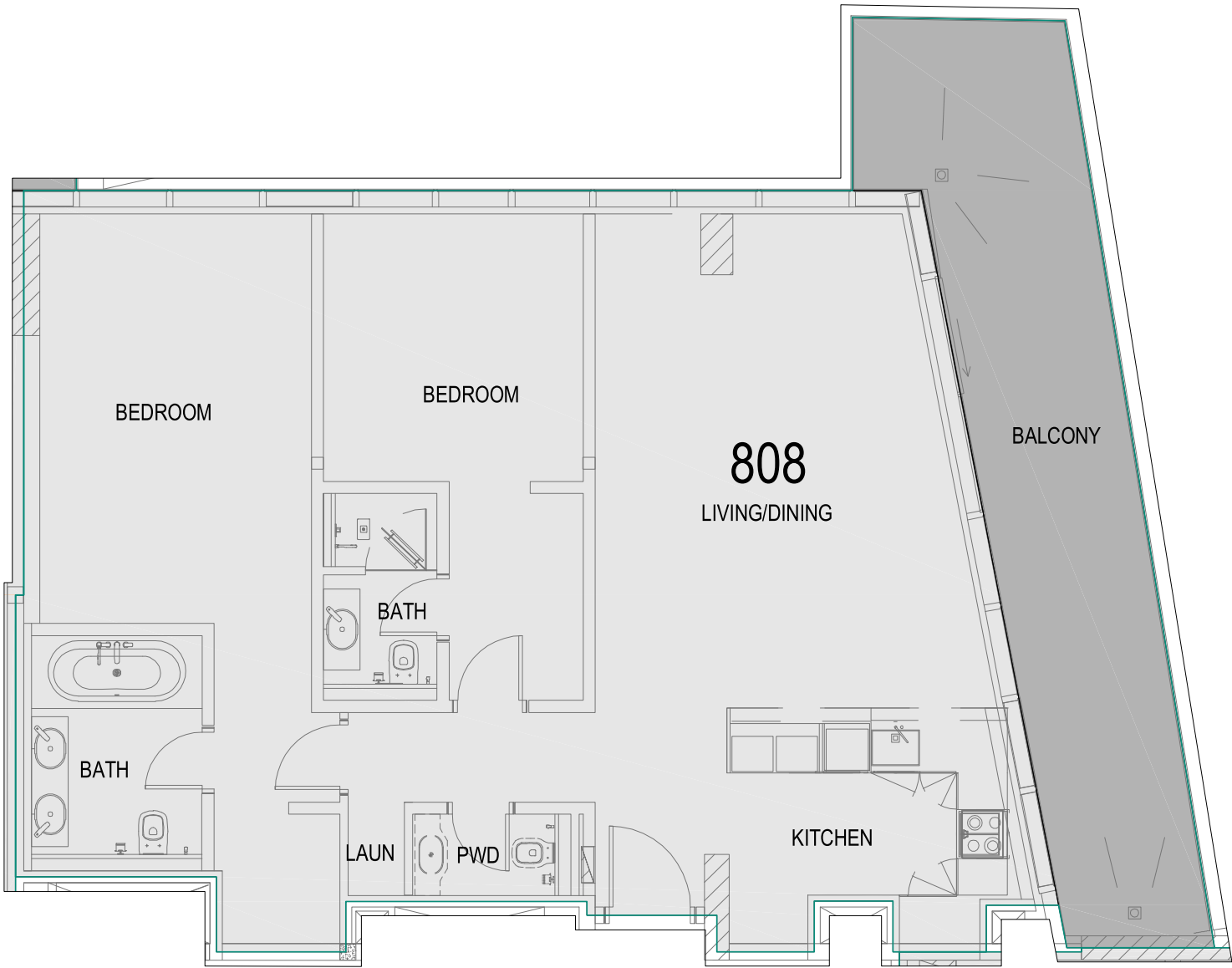
EASE IN TO THE EVENING OR  
RECHARGE FOR THE NIGHT.



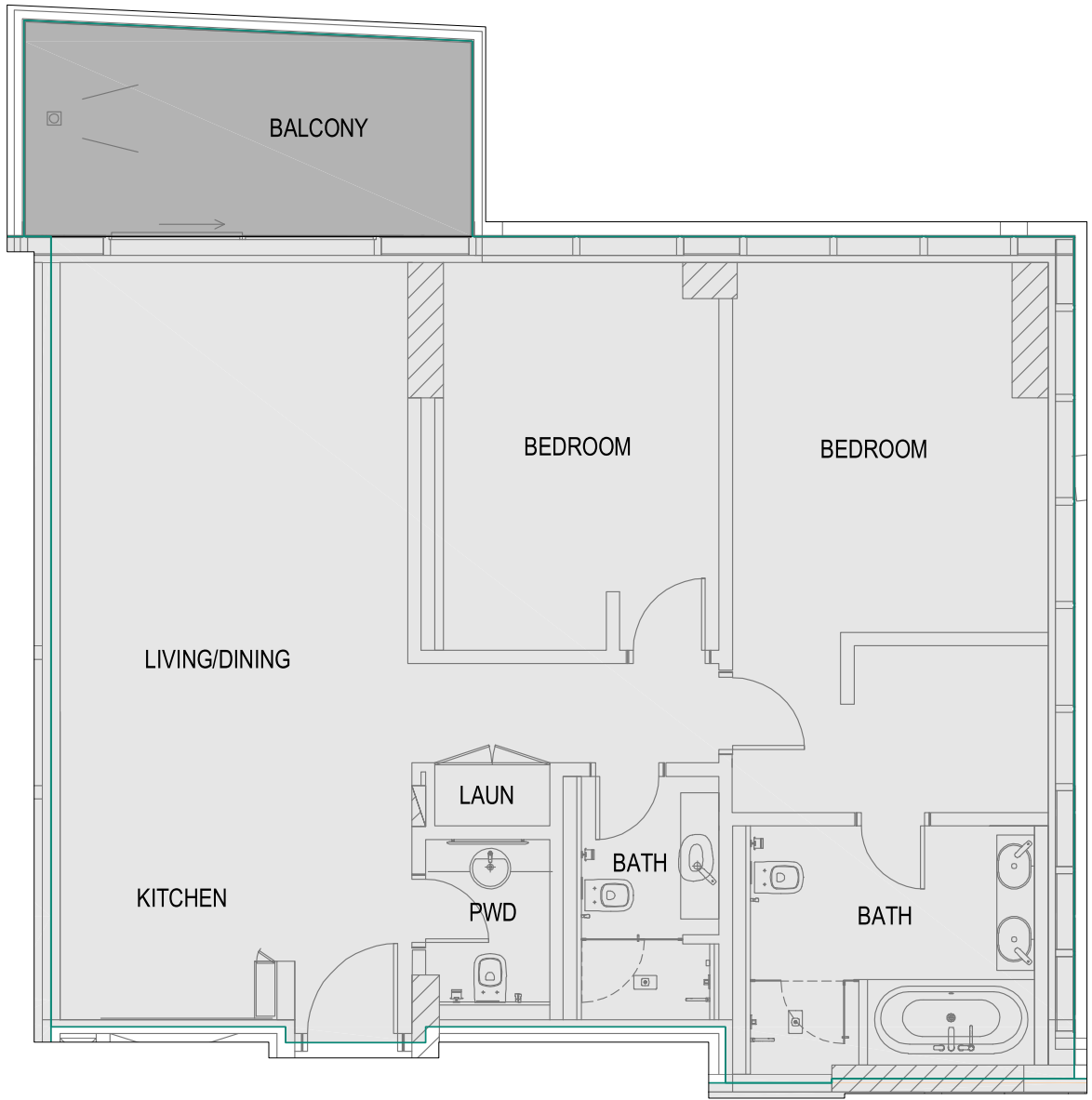


# 2-BED APARTMENT

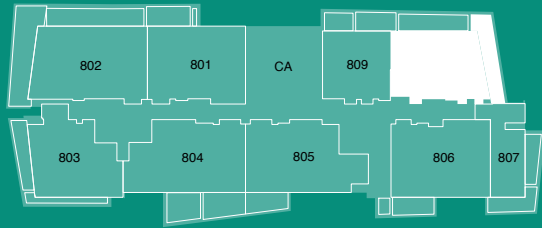
[1] 2-BED A



[2] 2-BED C



[1]



APPROXIMATE TOTAL AREA 131.09 SQ.M

[2]



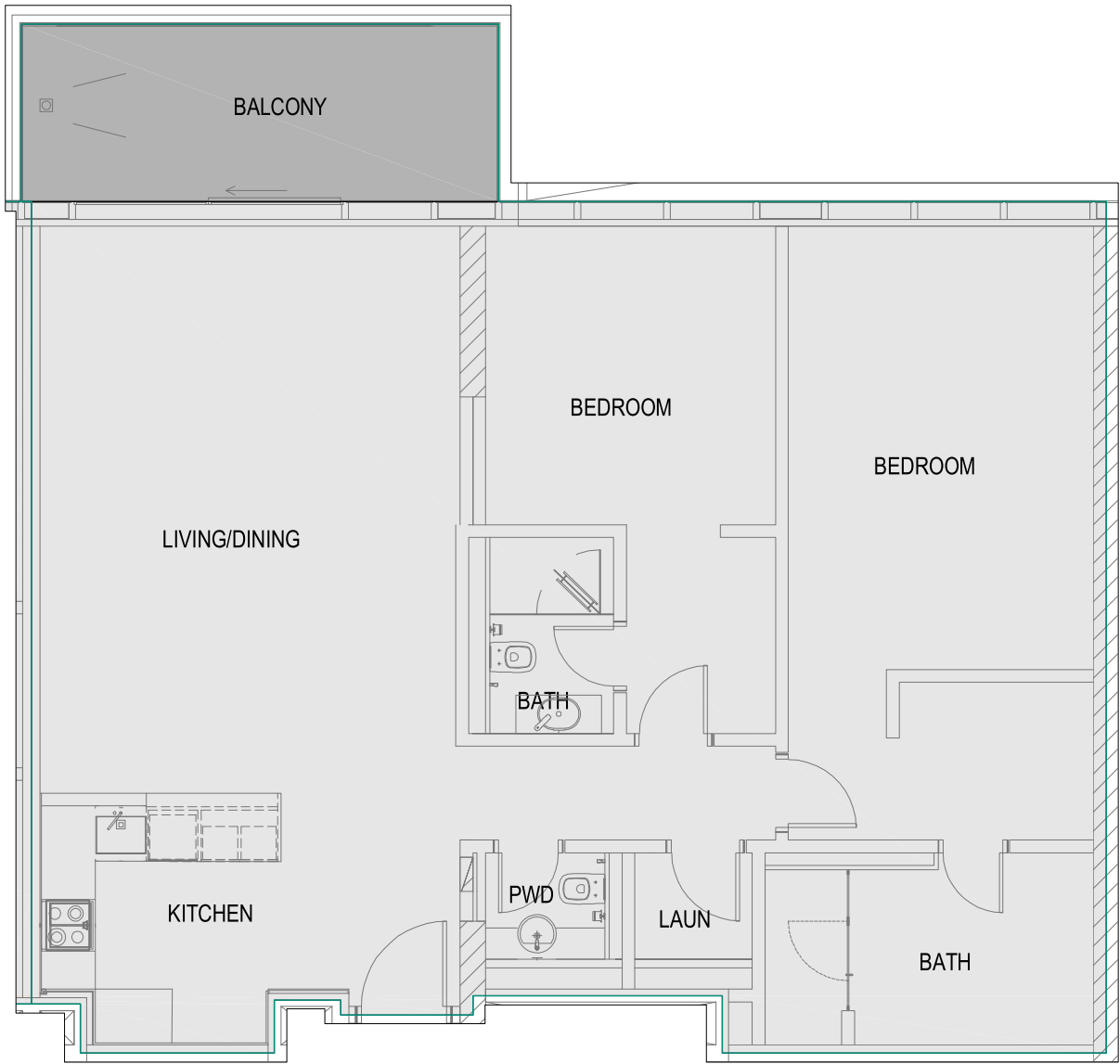
APPROXIMATE TOTAL AREA 113.25 SQ.M

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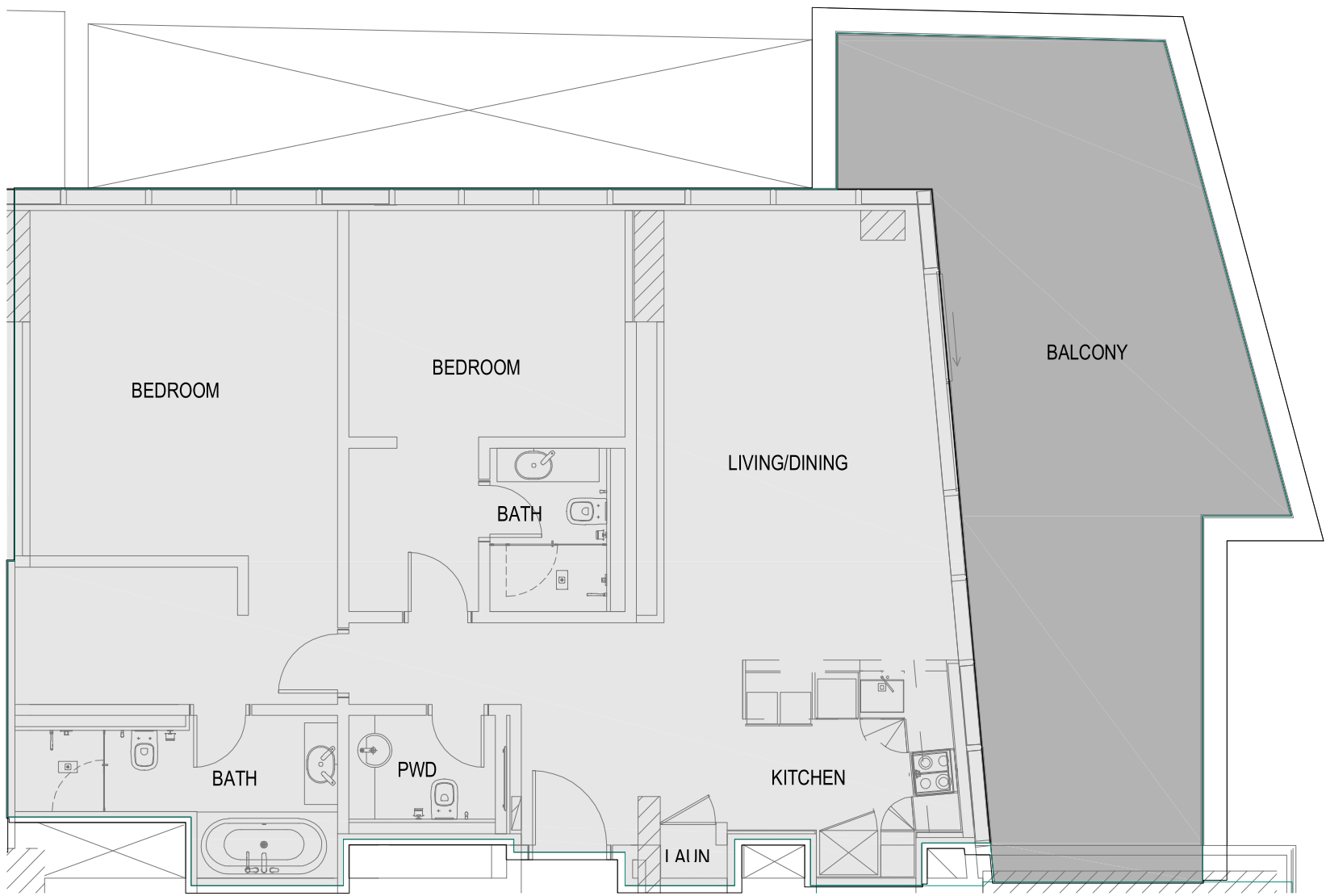


# 2-BED APARTMENT

[1] 2-BED I



[2] 2-BED F

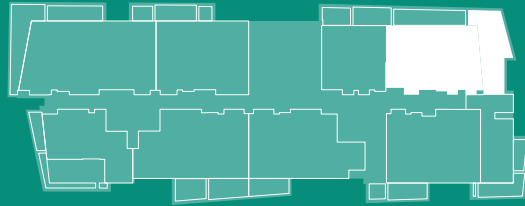


[1]



APPROXIMATE TOTAL AREA 134.00 SQ.M

[2]



APPROXIMATE TOTAL AREA 157.27 SQ.M

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A PLACE WHERE INSPIRATION  
SURROUNDS YOU.

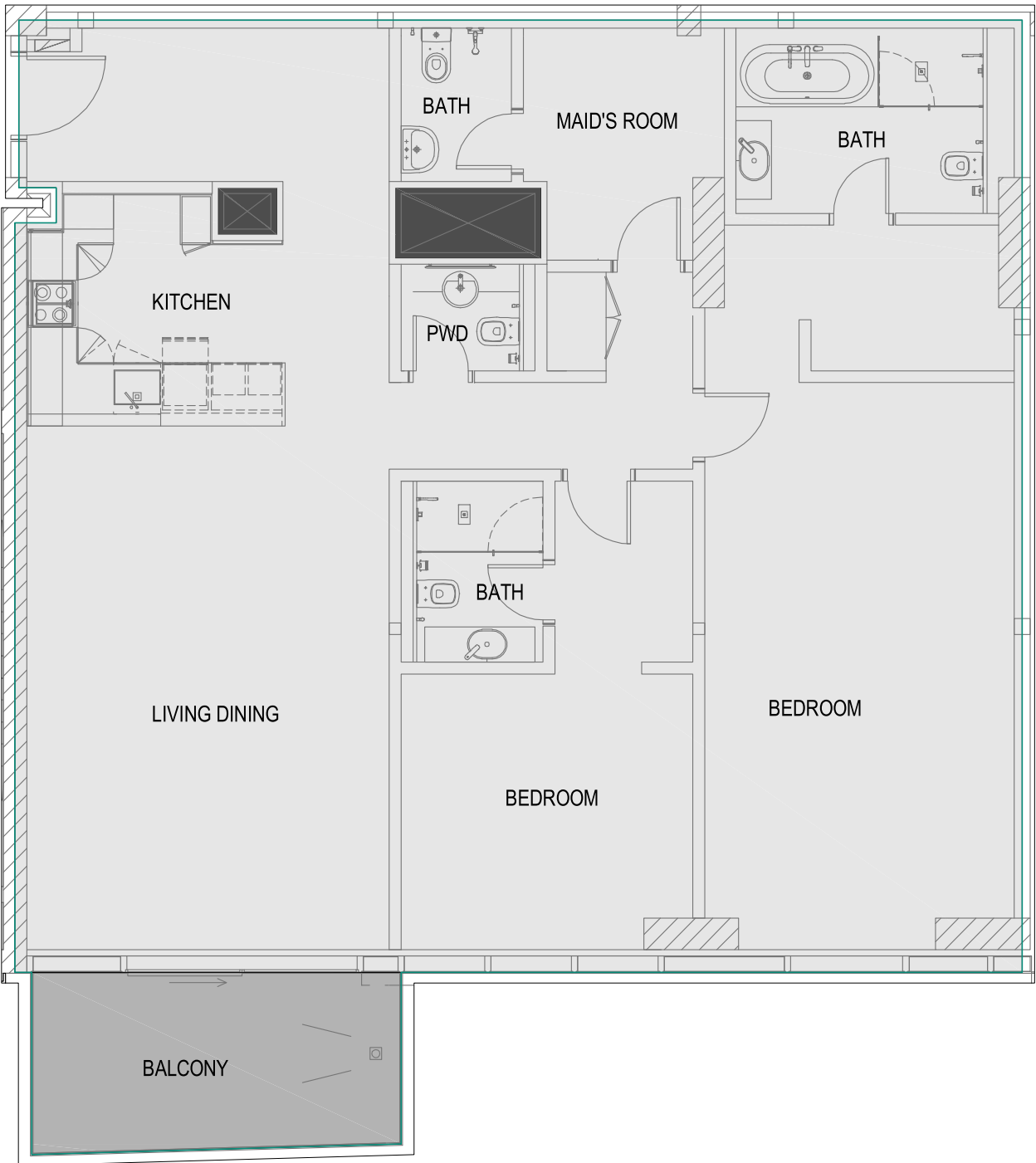


# 2-BED APARTMENT

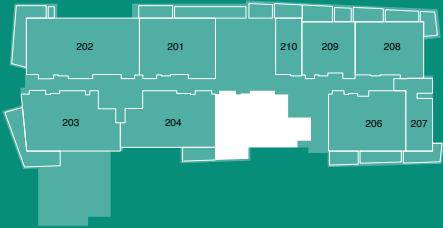
[1] 2-BED K



[2] 2-BED L

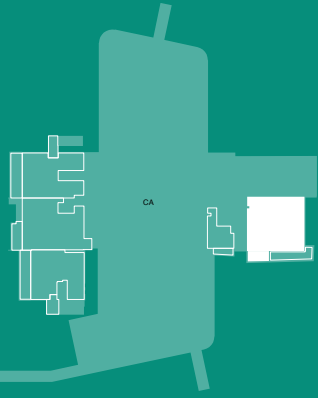


[1]



APPROXIMATE TOTAL AREA 136.78 SQ.M

[2]



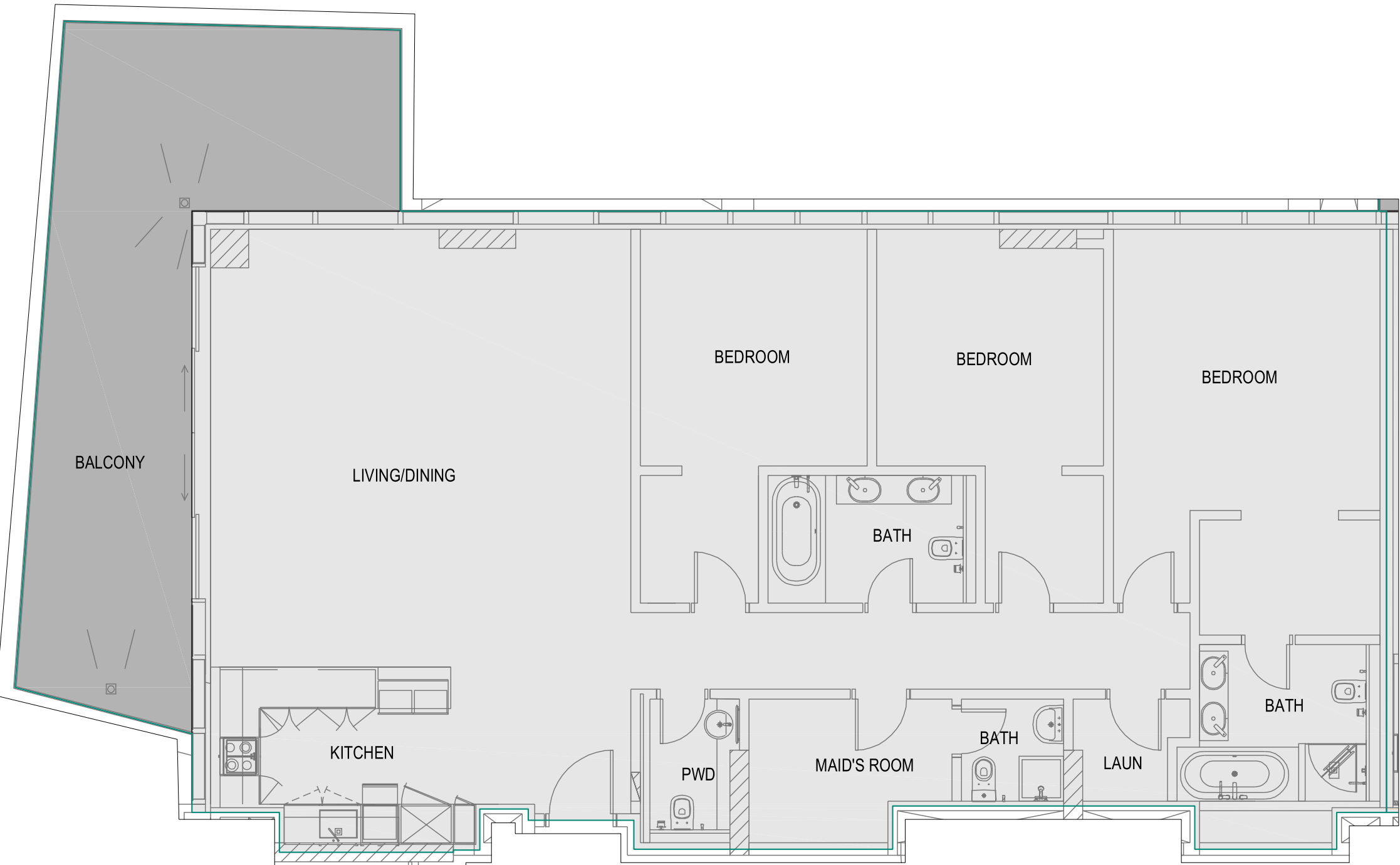
APPROXIMATE TOTAL AREA 162.56 SQ.M

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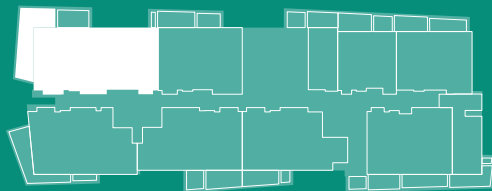


# 3-BED APARTMENT

[1] 3-BED D



[1]



APPROXIMATE TOTAL AREA **216.37 SQ.M**

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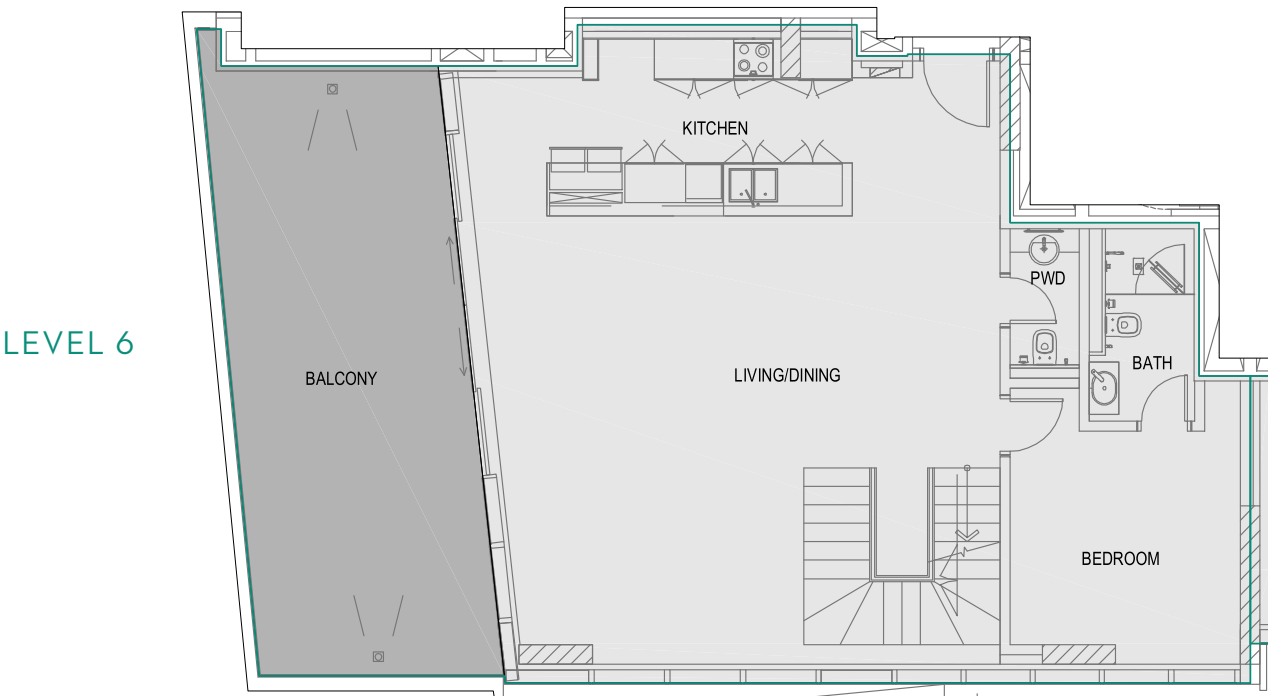
WHERE THE GREENS STRETCH  
ALL THE WAY TO THE BLUE.



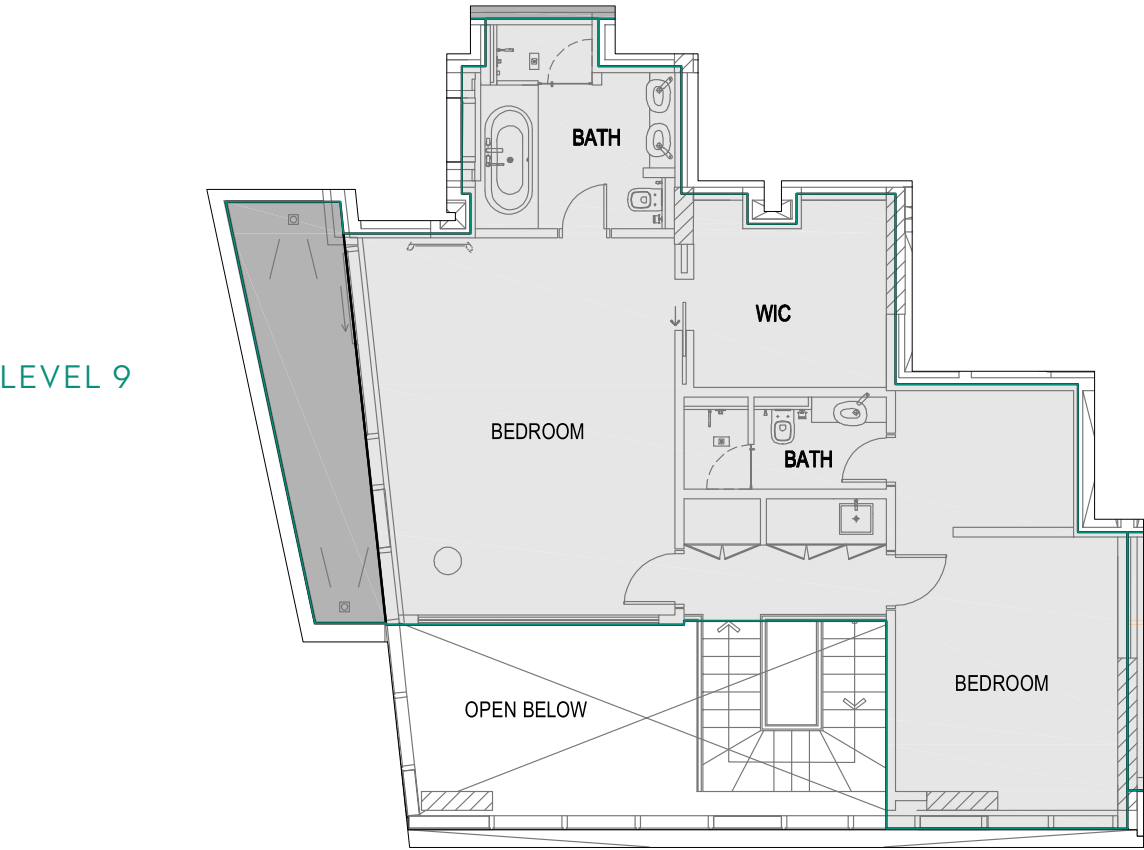
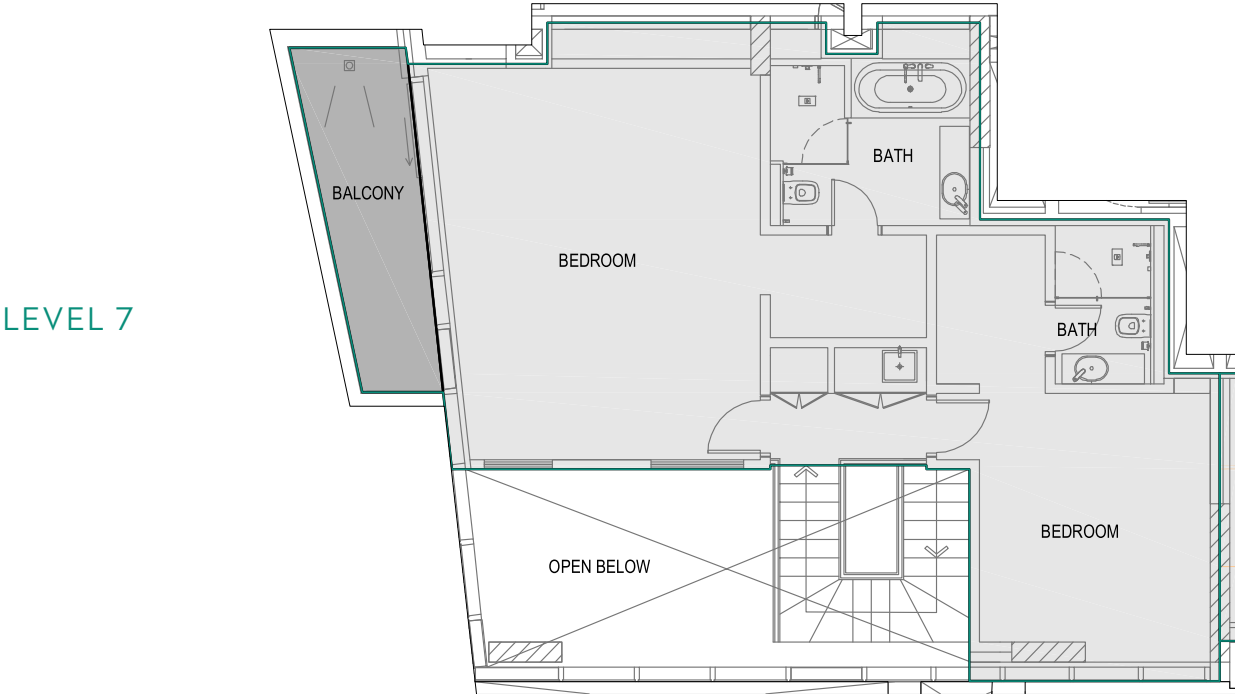
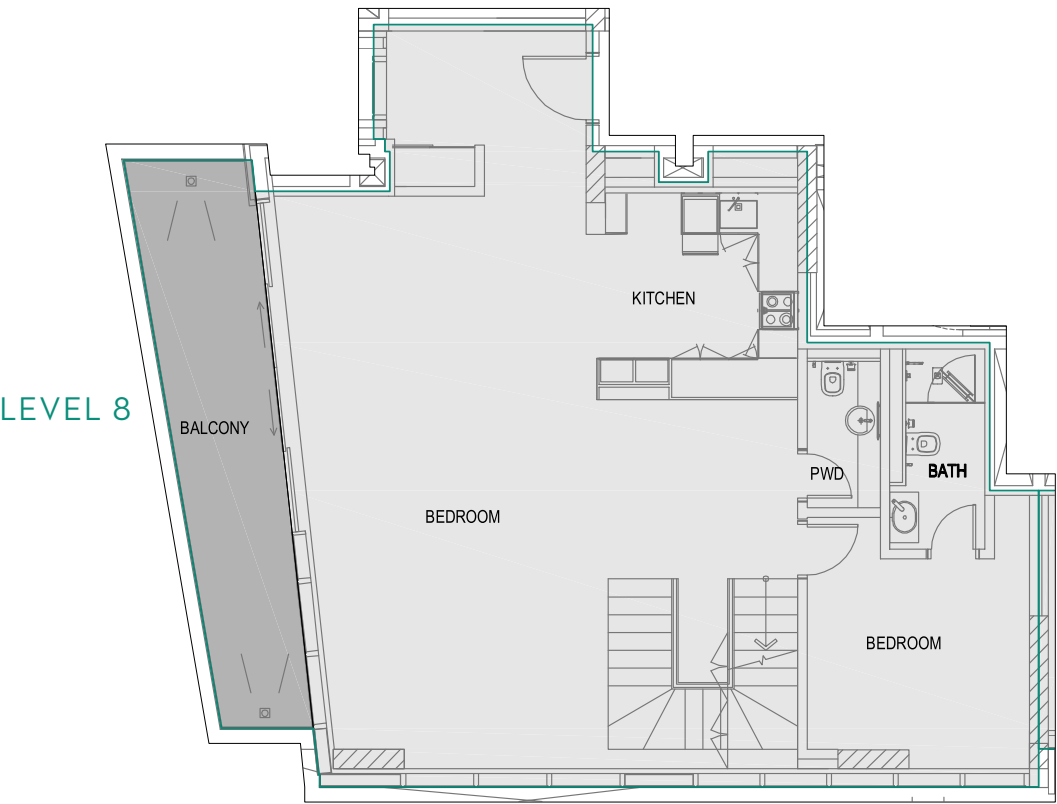


# 3-BED APARTMENT

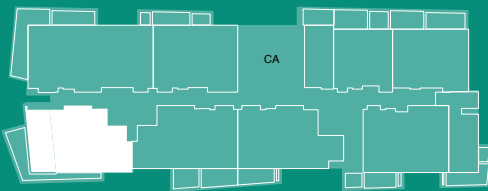
[1] 3-BED P



[2] 3-BED P2

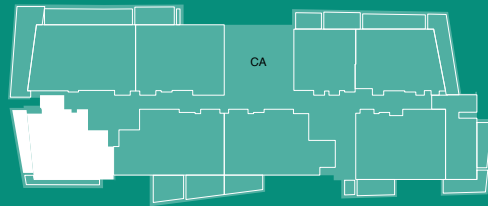


[1]



APPROXIMATE TOTAL AREA 224.40 SQ.M

[2]



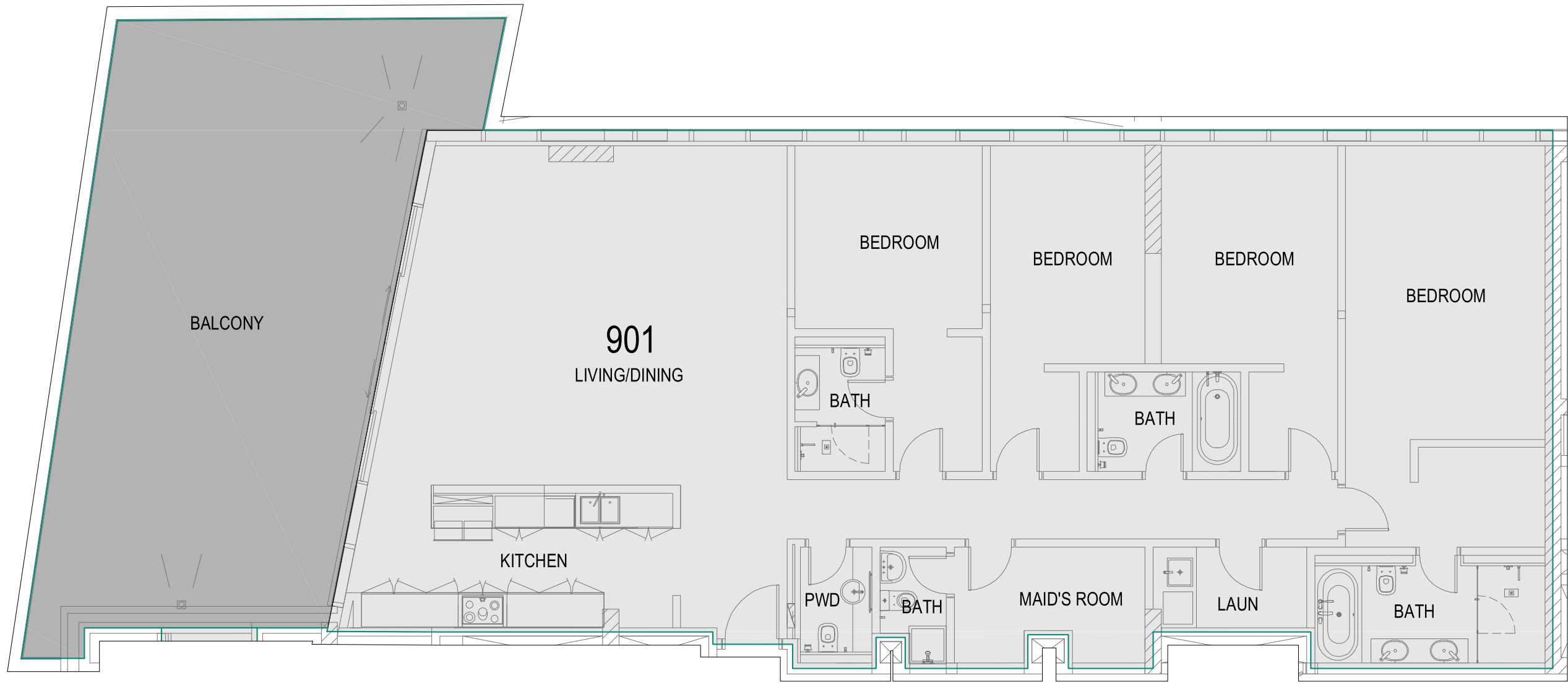
APPROXIMATE TOTAL AREA 223.31 SQ.M

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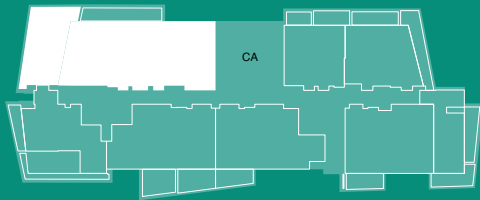


# 4-BED APARTMENT

[1] 4-BED D



[1]



APPROXIMATE TOTAL AREA **279.71 SQ.M**

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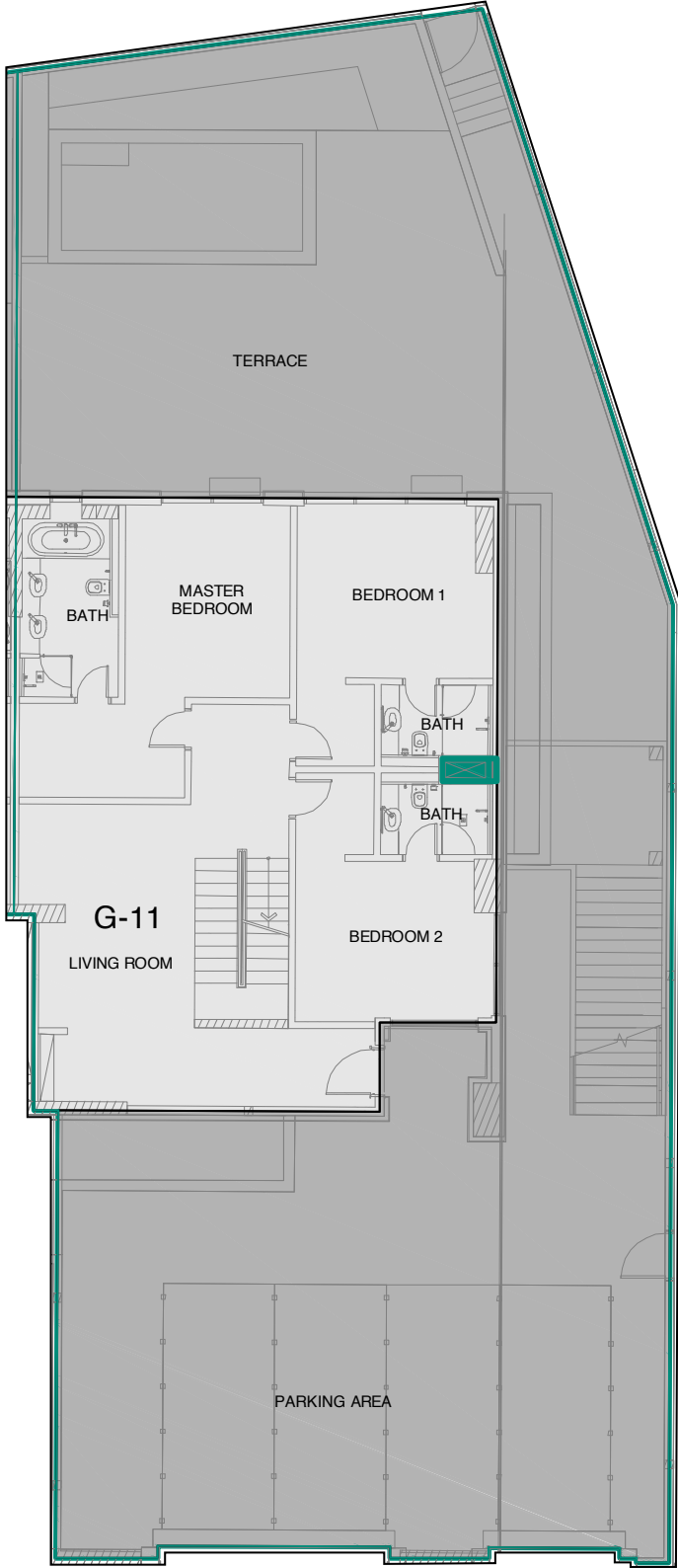
LET THE SEA MEET YOU  
AT YOUR DOORSTEP.



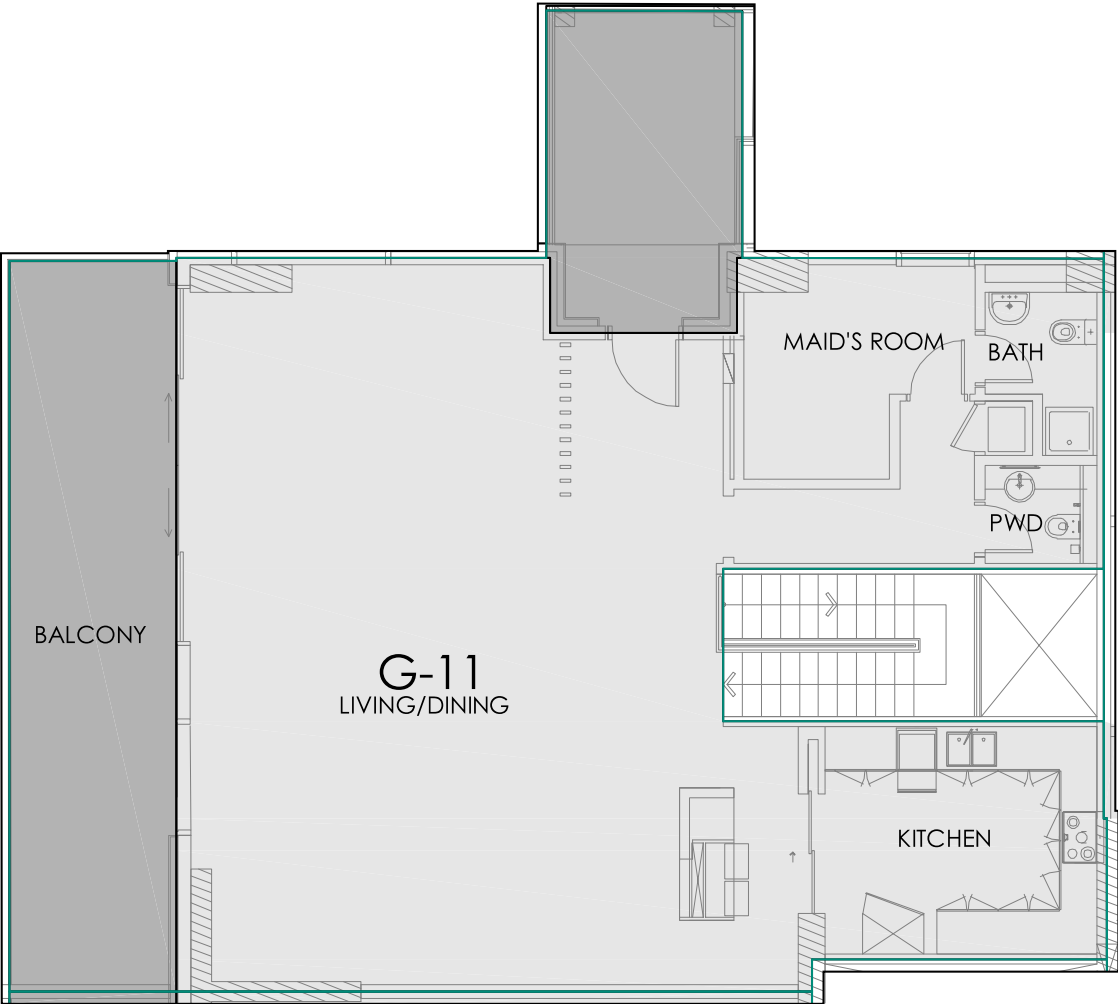


# BEACH HOUSE - G11

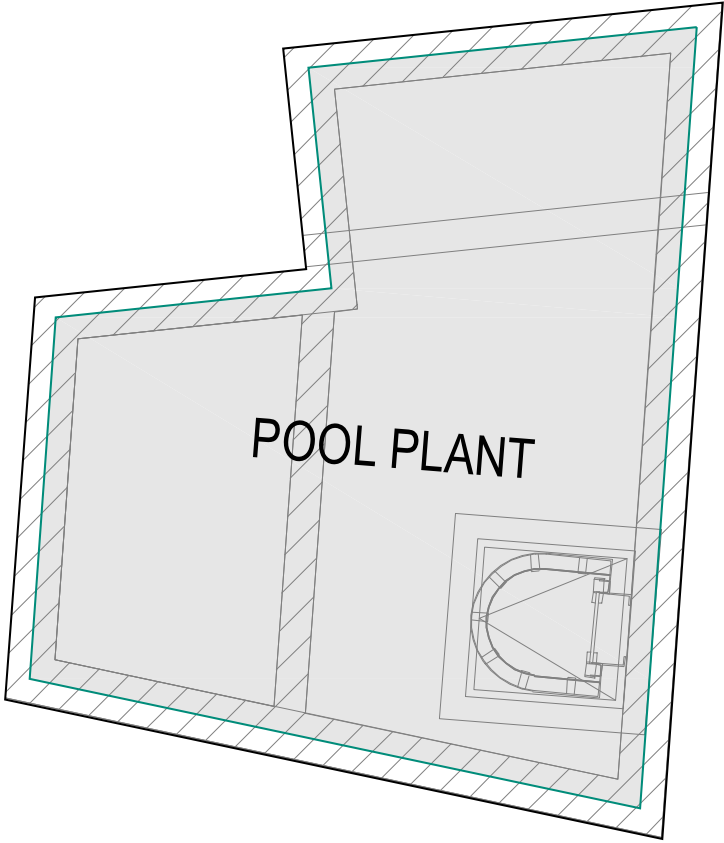
[1] BEACH HOUSE - G11



GROUND FLOOR



FIRST FLOOR



BASEMENT 1

[1]



UNIT AREA: **284.80 SQ.M**  
BALCONY AREA: **358.71 SQ.M**  
APPROXIMATE TOTAL AREA: **643.51 SQ.M**

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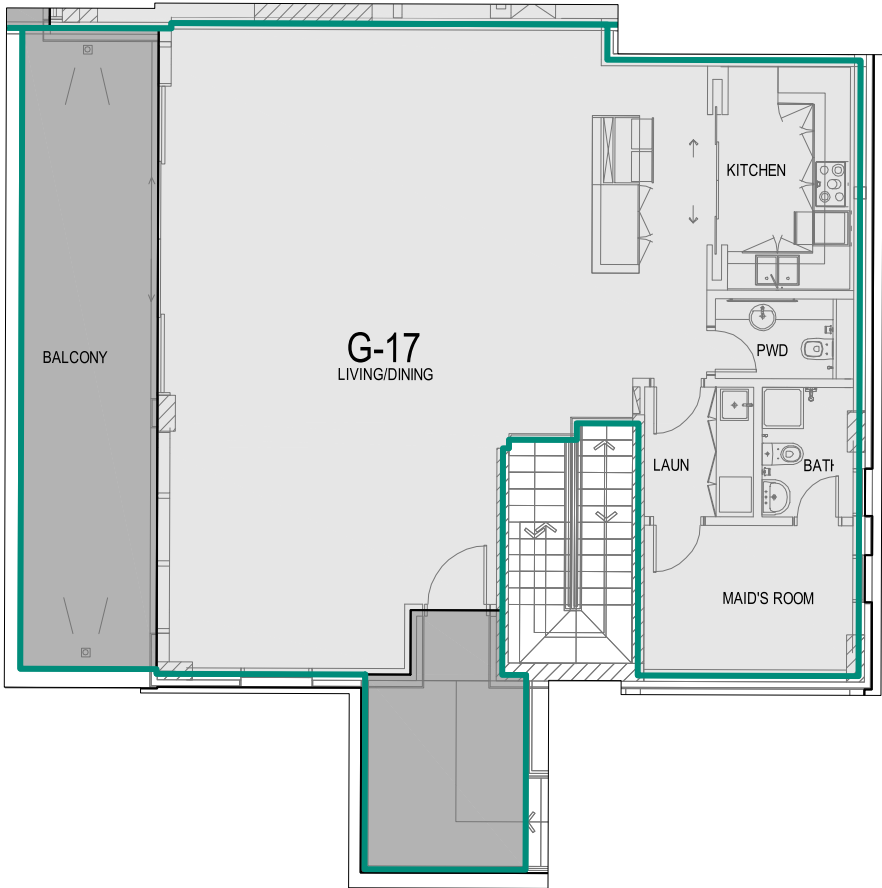


# BEACH HOUSE - G17

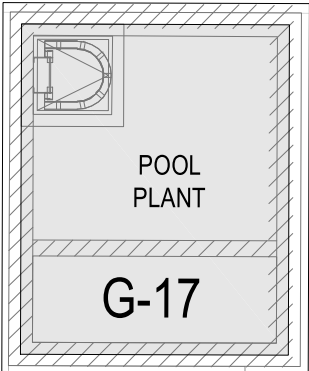
[1] BEACH HOUSE - G17



GROUND FLOOR



LEVEL 1



BASEMENT

[1]



UNIT AREA: **263.35 SQ.M**  
BALCONY AREA: **579.72 SQ.M**  
APPROXIMATE TOTAL AREA: **843.07 SQ.M**

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THIS IS THE HOME WHERE  
YOU CAN HAVE IT ALL.





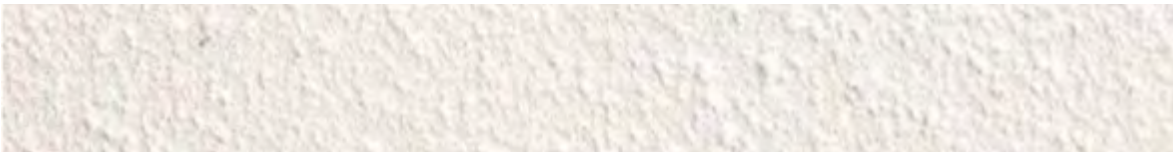
YOUR NEW MAYAN LIFESTYLE  
BEGINS WITH THE HIGHEST  
QUALITY FINISHES.

BUILDING FACADE

EXTERIOR FINISHES

EXTERNAL WALL TYPES

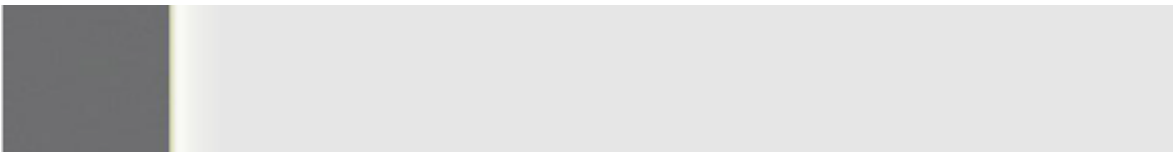
Render & Paint (General area)



Natural Stone Cladding



ACP Cladding



Curtain Wall



BUILDING ENTRANCE

ENTRY FINISHES

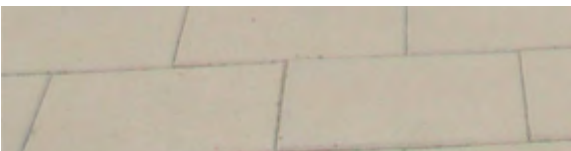
EXTERIOR TILES



POLISHED BLACK GRAVEL



EXTERIOR INTERLOCK



ENTRANCE LOBBY, LIFT & CORRIDORS

WALL

Wallpaper



FLOORING

Porcelain Tile



CEILING

Perforated Gypsum Ceiling







BEACH HOUSES

THROUGHOUT VILLA

WALL

Paint Finish

CEILING

Paint Finish

Wood Panels

FLOORING

Porcelain Tile

DOOR & WARDROBE

Wood Effect Melamine on Particle Chipboard

KITCHEN

COUNTER-TOP KITCHEN

Quartz Stone

Ceramic Tile at Back Splash

KITCHEN CABINET

High Pressure White Laminate

FLOORING

Porcelain Tile

BATHROOMS

WALL

Paint Finish

Porcelain Tile

COUNTER-TOP VANITY

Quartz Stone

FEATURE WALL

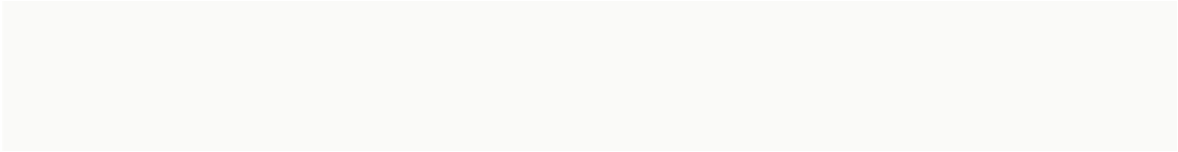
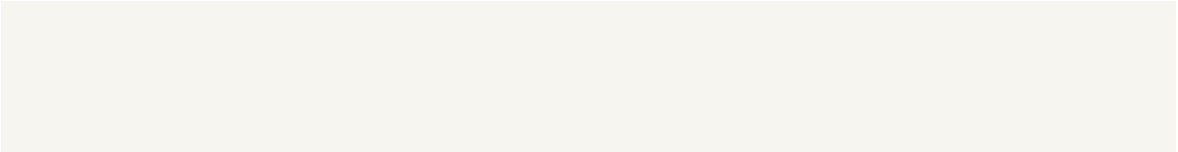


Natural Stone Tile



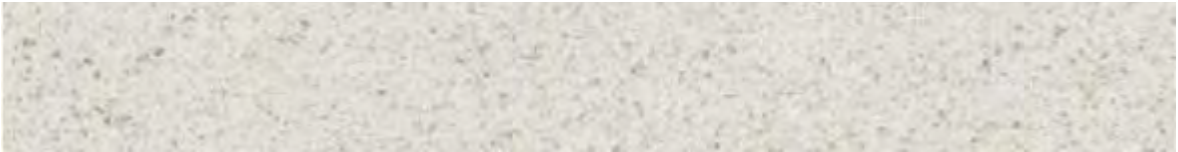




APARTMENTS

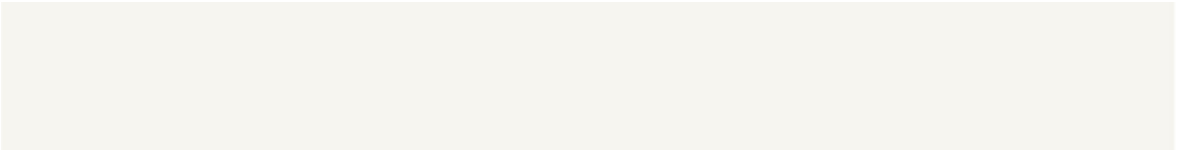




THROUGHOUT VILLA

WALL	Paint Finish
	
CEILING	Paint Finish
	
FLOORING	Porcelain Tile
	
DOOR & WARDROBE	Wood Effect Melamine on Particle Chipboard
	

KITCHEN

COUNTER-TOP KITCHEN	Quartz Stone
	
	Ceramic Tile at Back Splash
	
KITCHEN CABINET	High Pressure White Laminate
	

BATHROOMS

WALL	Paint Finish
	
	Porcelain Tile
	
COUNTER-TOP VANITY	Quartz Stone
	
FEATURE WALL	Natural Stone Tile
	
FLOORING	Porcelain Tile
	





WHERE FUN IS ALWAYS  
EASY TO FIND.





YAS LINKS GOLF CLUB



FERRARI WORLD ABU DHABI

Find that Ferrari feeling, with 41 thrilling rides and attractions to choose from, in a world full of Ferrari fueled fun.

YAS WATERWORLD ABU DHABI

Whether you're after family fun or adrenaline pumping experiences, there's something for everyone at Yas Waterworld Abu Dhabi, Water's Greatest Playground.

WARNER BROS. WORLD™ ABU DHABI

Hungry for action? Or after some whimsical fun? You'll find it all at Warner Bros. World Abu Dhabi, plus the chance to meet over 35 DC and live Animation characters.

YAS GATEWAY PARK

If you're looking for a picnic, grab a shady spot for lunch at this hidden haven on Yas Island.

YAS LINKS GOLF CLUB

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



W ABU DHABI  
YAS ISLAND

A luxury playground spread over two buildings, located in the heart of Yas Island, revealing the best of Abu Dhabi's history, heritage and culture.

DU ARENA  
YAS LEISURE DRIVE

All your favourite global superstars have graced the stage at the largest open-air venue in the Middle East.

YAS BEACH CLUB

Take dip in the peaceful infinity pool, or splash around in the kids pool. There's something for everyone at Yas Beach Club.

YAS MARINA  
YAS LEISURE DRIVE

Deck shoes or dancing shoes? With scores of superyachts and a promenade lined with restaurants and bars, the choice is yours.

YAS MALL

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.

TWOFOUR54  
YAS BAY

The home of media and entertainment is coming to Yas Island. A campus where over 470 media companies innovate, collaborate, and create.

ETIHAD ARENA  
YAS BAY

A new stage is set for the world's best performers. Introducing the region's largest indoor arena to the Yas Bay waterfront.





