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SAMA YAS

BY ALDAR

LUXURY LIVING IN YAS PARK

An aerial photograph of the Sama Yas development in Yas Viceroy City, Abu Dhabi. The image shows three modern, multi-story residential buildings with light-colored facades and dark window frames, arranged in a row. They are surrounded by lush greenery, including numerous palm trees and flowering bushes with bright red blossoms. In the foreground, a large, well-maintained green lawn is visible, with a few people walking on it. The sky is blue with scattered white clouds. The overall scene conveys a sense of modern luxury integrated with nature.

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.

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 green, and a red flag is visible in the center. There are several sand traps (bunkers) around the green, with the most prominent one in the lower-left corner. The lighting suggests it's either early morning or late afternoon, with long shadows cast across the grass.

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.”





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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.



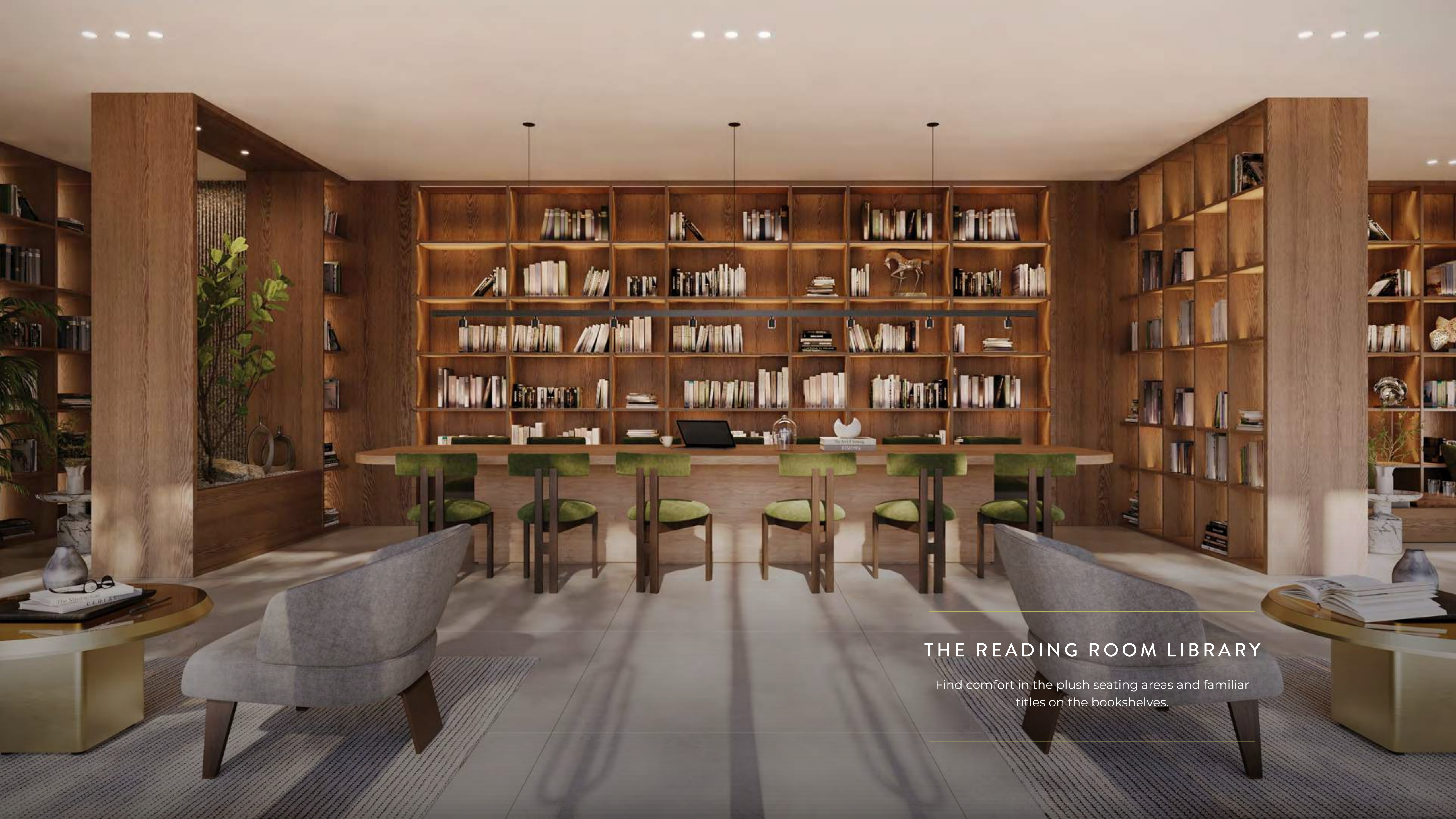
EXERCISE TRACK

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.



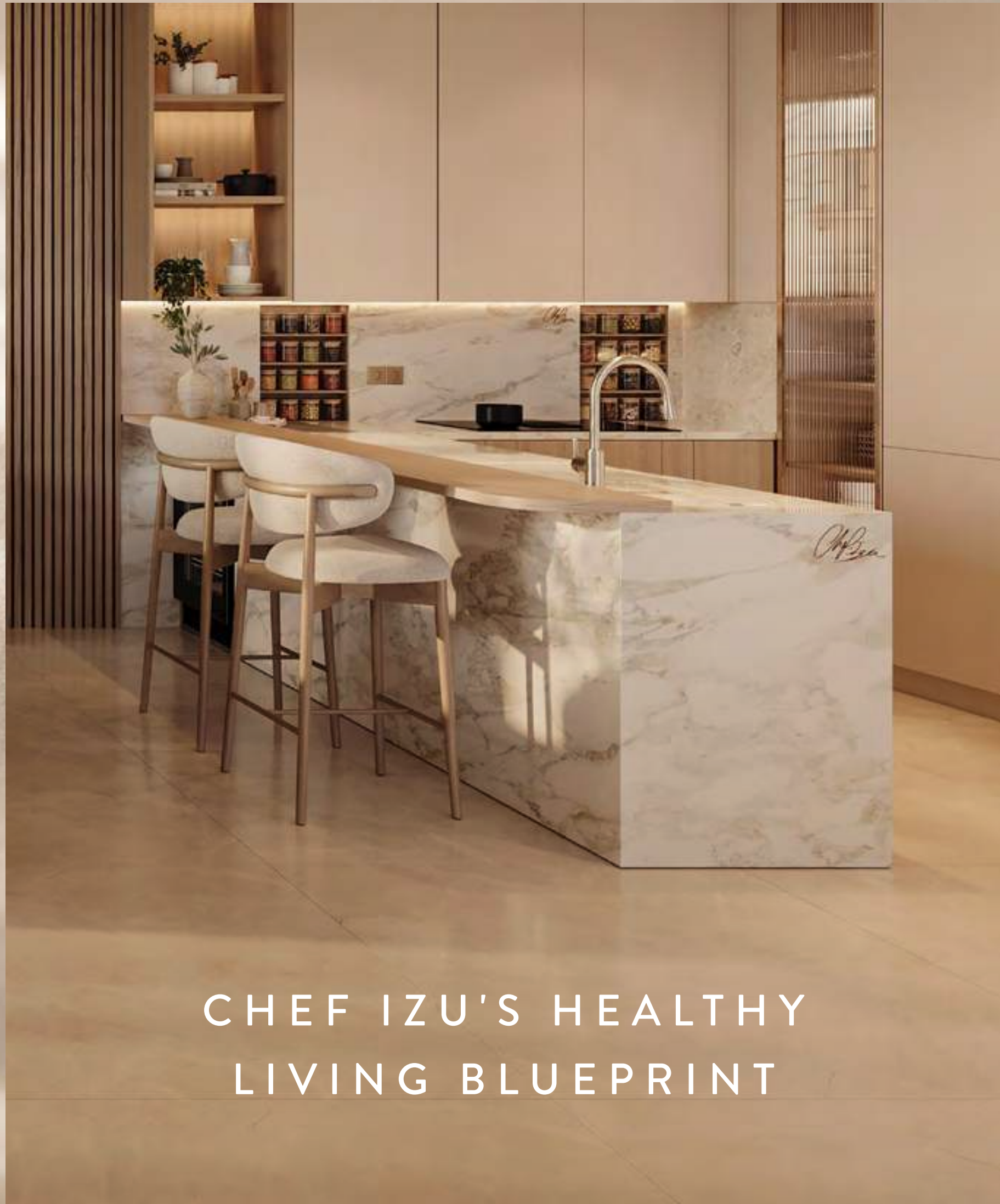


LUXURIOUS
DOWN TO THE
FINEST DETAIL.

FLOOR PLANS

1 BED - TYPE A





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.

Chef Izu

FLOOR PLANS

2 BED





DETAIL #3465

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







DETAIL #4387

MOISTURE-RESISTANT PAINT

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

FLOOR PLANS

2 BED DUPLEX



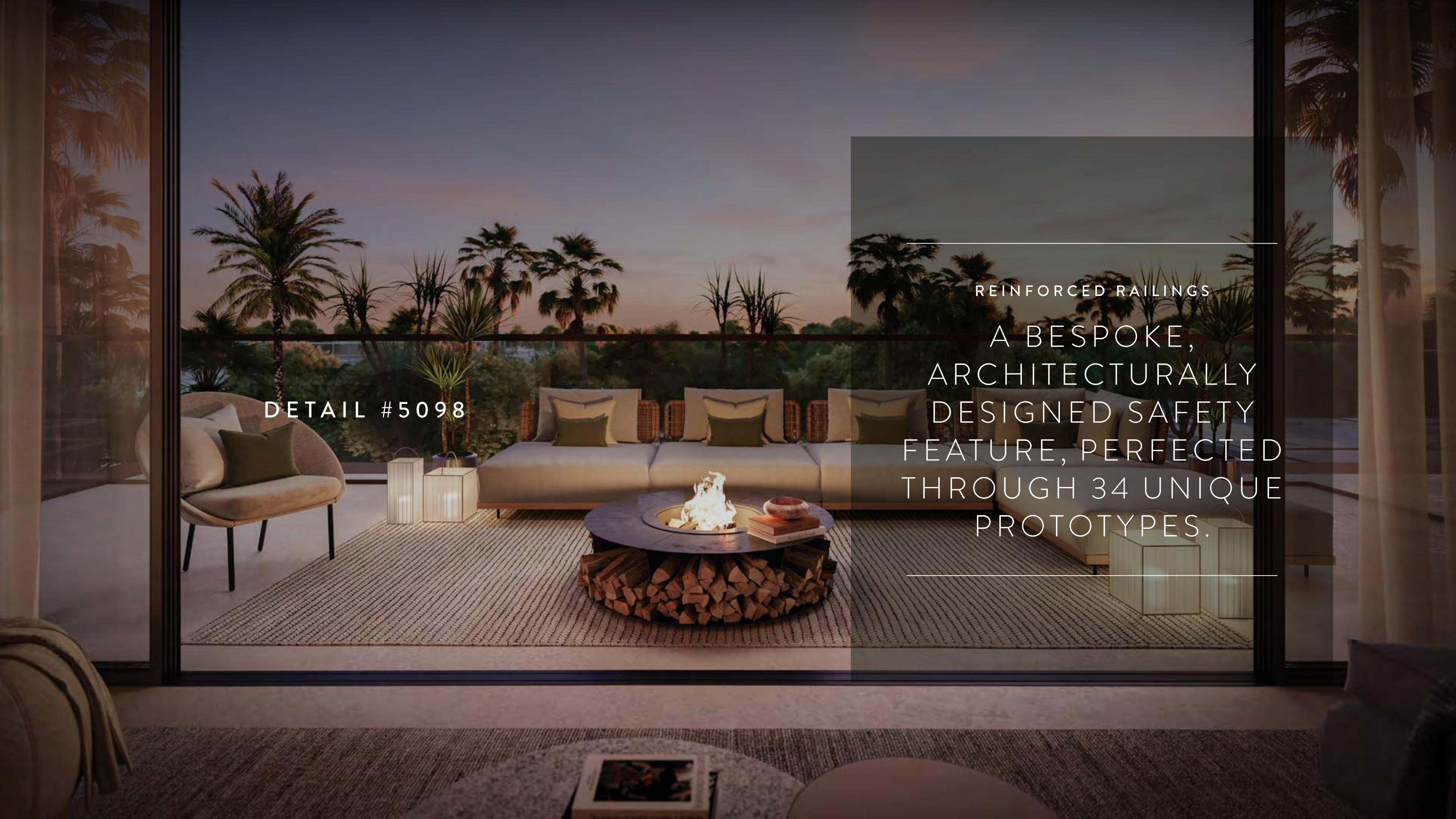
GROUND FLOOR



FIRST FLOOR

A modern bedroom interior featuring a large bed with a beige headboard and several pillows, a desk with a chair, and a large window with sheer curtains. The room is illuminated by warm, ambient lighting, including a vertical light fixture on the left and a circular light fixture on the right. The view outside the window shows a tropical landscape with palm trees and a sunset or sunrise sky.

WAKE TO THE MORNING
LIGHT TEASING
THROUGH THE TREES.

A modern outdoor lounge area at dusk. The scene is viewed through large glass windows. In the foreground, a large, light-colored, textured rug covers the floor. A circular fire pit with a fire burning inside sits on the rug. Behind the fire pit is a long, light-colored sectional sofa with several green and white pillows. To the left of the sofa is a modern armchair with a green pillow. Two small, square, light-colored lanterns are on the rug. In the background, there are palm trees and other tropical plants. The sky is a mix of orange, pink, and blue. The overall atmosphere is warm and relaxing.

DETAIL #5098

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





DETAIL #3122



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

FLOOR PLANS

3 BED + MAID DUPLEX



GROUND FLOOR



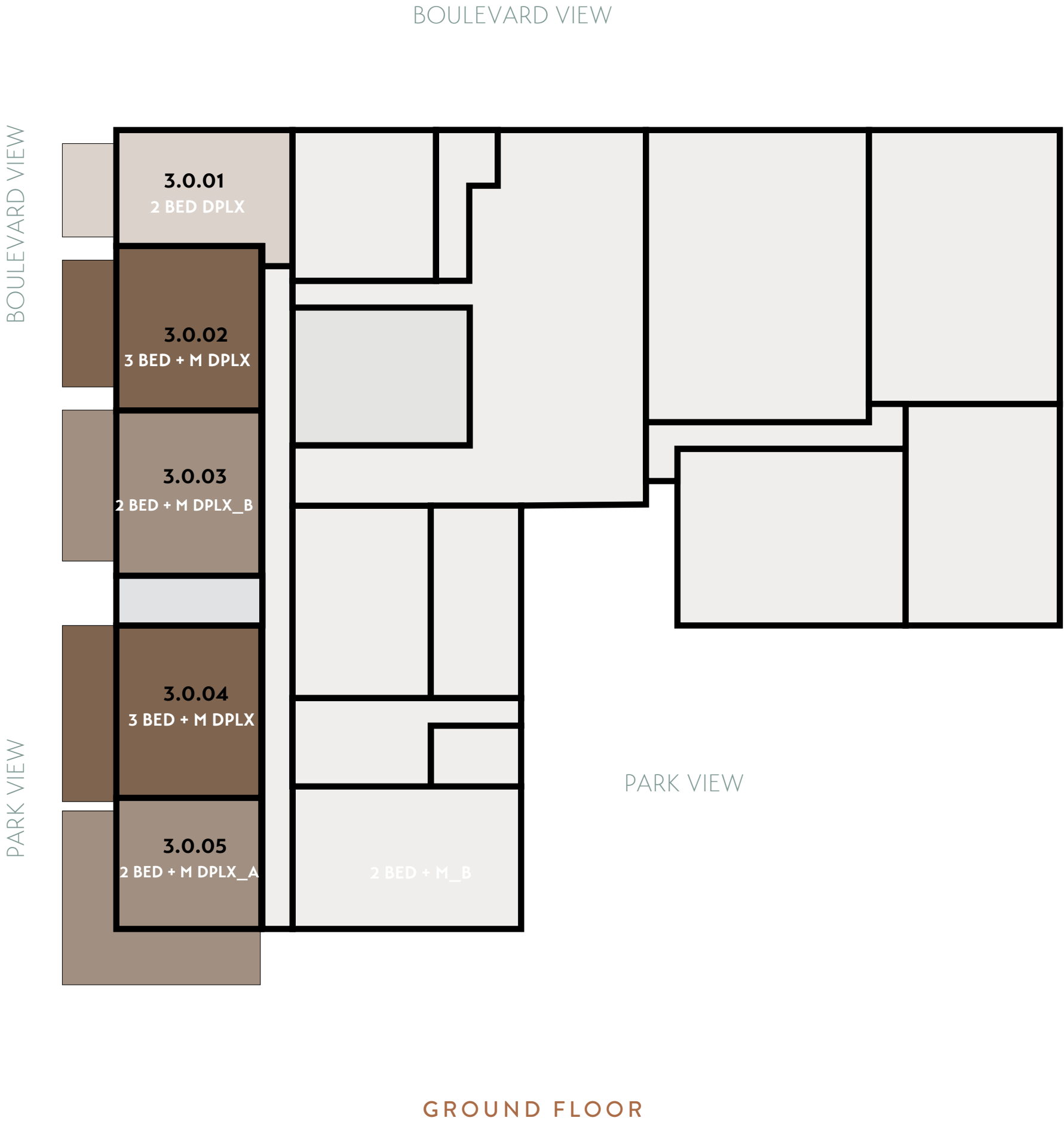
FIRST FLOOR

FLOOR PLATES

SAMA YAS BUILDING 3



FLOOR PLATES



FLOOR PLATES



SECOND FLOOR



THIRD FLOOR

FLOOR PLATES

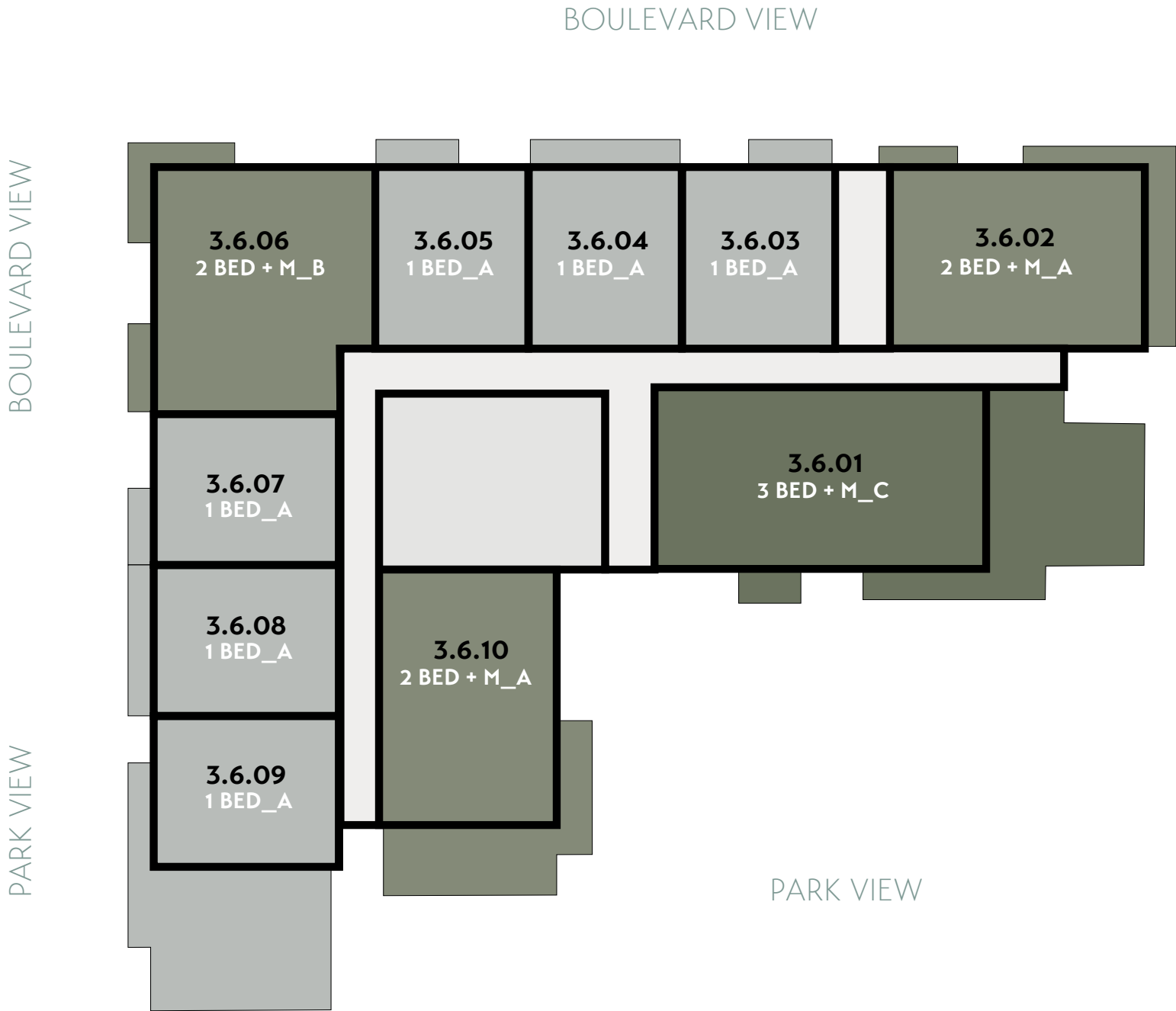


FOURTH FLOOR

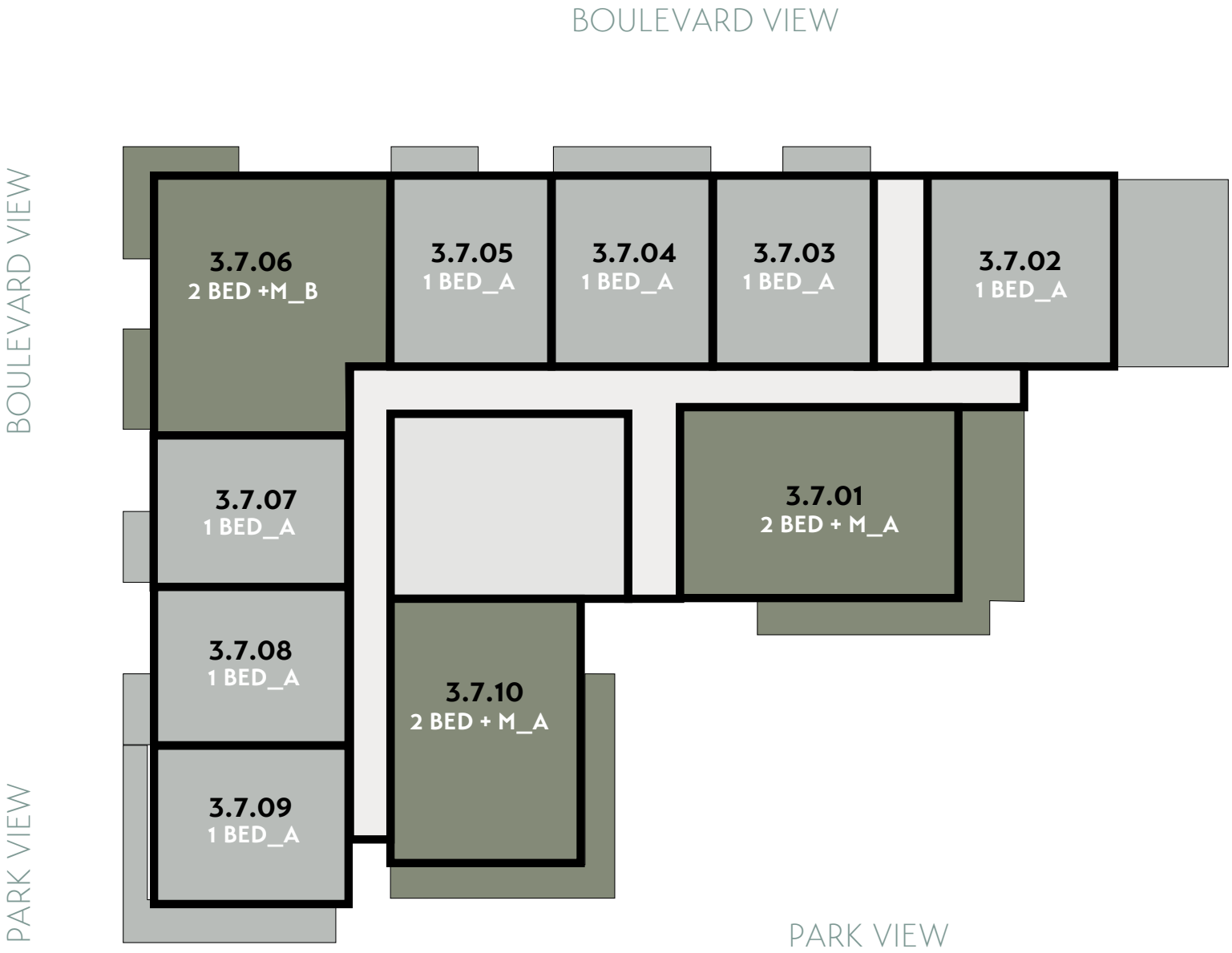


FIFTH FLOOR

FLOOR PLATES



SIXTH FLOOR



SEVENTH FLOOR



DETAIL #7253



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



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