



DIAMOND
DEVELOPERS



المدينة المستدامة - جزيرة ياس
THE SUSTAINABLE CITY - YAS ISLAND



DISCLAIMER:

*SCREENSHOTS OF THIS
WEBINAR IS NOT ALLOWED TO
BE TAKEN AND SHARED.*

KINDLY COMPLY.



M A S T E P L A N



TO SAADIYAT ISLAND

TO DUBAI

YAS AT GLANCE

TO DOWNTOWN ABU DHABI



Sustainability Pillars

3 pearl rating



Environment

- Powered by clean renewable energy.
- High efficiency water systems.
- Waste management infrastructure.

Social

- Live - Work - Thrive.
- Walkable City maximum walking distance 90meters.
- Deploy facilities that enhance Social Infrastructure.

Economic

- Creating 250 jobs.
- Reduced living costs compared to conventional developments.

SUSTAINABILITY FEATURES



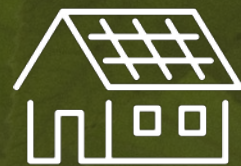
HIGH ENERGY EFFICIENCY
WITH UP TO 50% SAVINGS ON
ELECTRICITY BILLS



A PRODUCTIVE URBAN
LANDSCAPE WITH SMART
IRRIGATION SYSTEMS TO
REDUCE WATER DEMAND



USE OF RECYCLED
MATERIALS AND LOW
CARBON PRODUCTS



SOLAR PANELS ON HOMES
AND PARKING ROOFTOPS



SHARED ELECTRIC BUGGIES
AND EV CHARGING STATIONS



WASTE SEPARATION AT
SOURCE AND OVER 85%
LANDFILL DIVERSION
RATE



LOW-FLOW WATER
FIXTURES WITH 40%
LOWER CONSUMPTION



CAR-FREE RESIDENTIAL
CLUSTERS TO ENCOURAGE
WALKABILITY



ACCESSIBILITY
THROUGHOUT
COMMUNITY



ALL WASTEWATER IS
TREATED AND REUSED
FOR IRRIGATION



UNIQUE PROJECT ATTRIBUTES



Location

Being on Yas Island adjacent to other residential communities with close proximity to the leisure areas and attractions



Reduced utility bills

With up to 50% savings on energy bills and reduced water consumption



Exclusive amenities

The first Autism and Equestrian centres on Yas Island

UNIQUE PROJECT ATTRIBUTES



Service charge

5 YEARS FREE SERVICE CHARGE

offered to residents with the aim to keep it as minimal subject to terms & conditions



Local farming

Biodomes for growing vegetables and private farming lands



Car free community

Encouraging walkability, cycling, electric mobility providing safe place for families and kids

UNIQUE PROJECT ATTRIBUTES



Animal Sanctuary

Engagement with
nature and kids



Additional
sustainability
measures

Including recycling and
efficient systems

KEY FACTS

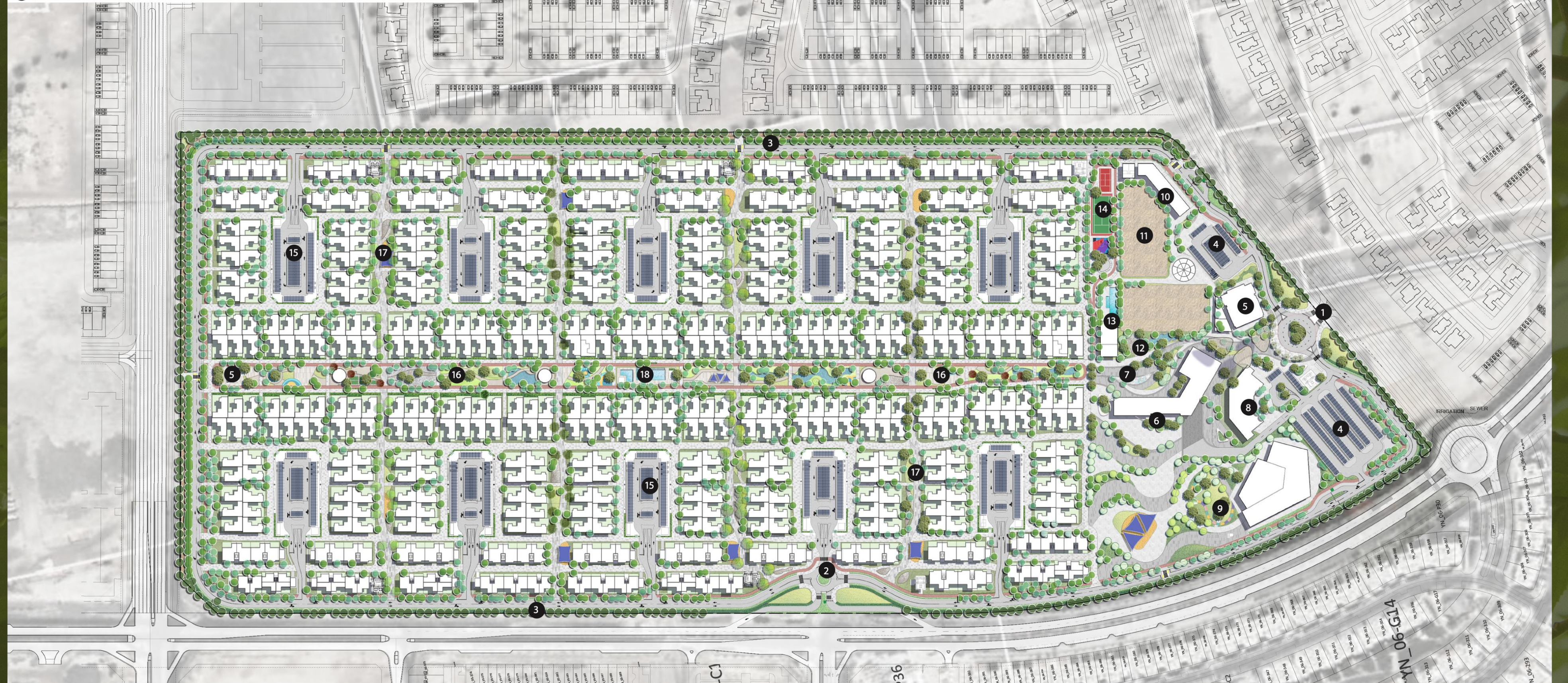
No. of units	864 units
Types	1-3 BED CONDOMINIUMS 3-4 BED TOWNHOUSES
Status	248 Available For January Sale
Handover date	Q4 2025 - Q1 2026



The Sustainable City Yas Island, Abu Dhabi, UAE

Legend

- 1 Main entrance - Access to Mixed Use
- 2 Secondary entrance - Access to Residential Clusters
- 3 Community Ring Road
- 4 Visitors Parking
- 5 Mosque
- 6 F & B
- 7 Central Plaza
- 8 School & Nursery
- 9 Autism Village - Future development
- 10 Equestrian Stables
- 11 Outdoor Arena
- 12 Animal Sanctuary
- 13 Gym & Swimming Pool
- 14 Sports Court
- 15 Resident's Car Parking
- 16 Green Spine
- 17 Resident's Pocket Park
- 18 Community's Swimming Pool





A M E N I T I E S



CENTRAL GREEN SPINE



BIODOMES AND POCKET GARDENS FOR RESIDENTS



LAKES



CYCLING & JOGGING TRACKS



DOG PARK & ANIMAL SANCTUARY



PARKS



SKATE PARK



EQUESTRIAN CENTER AND HORSE TRACK



PLAY AREAS



AUTISM CENTRE



NURSERY



MULTIPLE POOLS



PADEL COURT



BASKETBALL COURT



FOOTBALL FIELD



GYM



RETAIL AND F&B OUTLETS



MOSQUE



PLOT LOCATION

Phase 1



January launch





A V A I L A B I L I T Y
Phase 1 (January launch)

Unit Model	Total Units	GSA (SQM)	Average plot area (SQM)
1 BED CONDOMINIUMS	64	66-75	-
2 BED CONDOMINIUMS	40	101	-
3 BED CONDOMINIUMS	24	144	-
3 BED TOWNHOUSES	60	272	237-262
4 BED TOWNHOUSES	60	311	237-265
Total	248		





THE SUSTAINABLE CITY

FINISHES

ATTENTION TO DETAIL IN EVERY CORNER



LIGHT THEME TOWNHOUSE

VILLA



Porcelain Tile flooring



Main door - Laminate

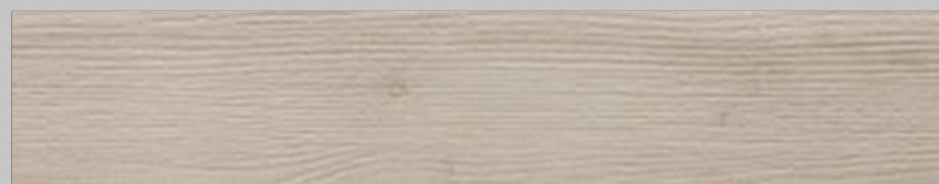
Wood Finish

KITCHENS

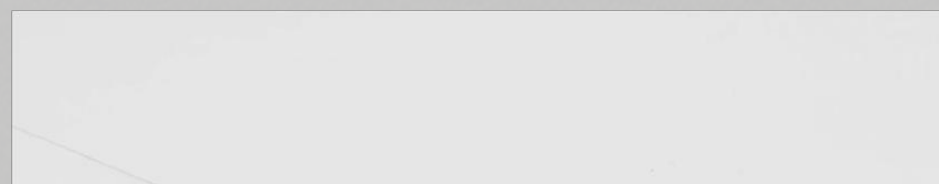


Countertop & Backsplash -

Corian Quartz



Porcelain Tile Flooring



Cabinets and Wardrobes -

White Laminate

BATHROOMS



Accent Wall - Porcelain



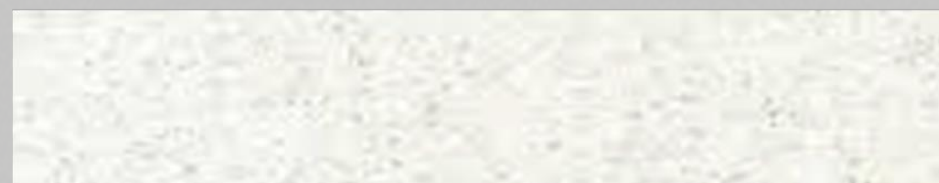
Bathroom Wall & Floor -

Porcelain Tile Ivory



Joinery Internal Doors -

Laminate Wood Finish



Bathroom Vanity -

Corian Sparkling

White

Classification : Internal
Confidential

Classification : Internal Confidential



The kitchen features white cabinetry and a marble countertop. A stainless steel refrigerator with a digital display is positioned in the center. To the left, there is a microwave and a sink area with a window. The lighting is provided by several pendant lights hanging over the island.

The central island has a white marble countertop and is surrounded by three wooden bar stools with grey upholstered seats. On the island, there is a plate of oranges and a glass pitcher of lemonade. The floor is made of light-colored tiles.

The kitchen includes a sink area with a window, a dishwasher, and a built-in shelf with various kitchen items. A bag of groceries is placed on the counter near the window. The overall aesthetic is clean and modern.





LIGHT THEME CONDOS

VILLA



Porcelain Tile Flooring



Main door -

KITCHENS

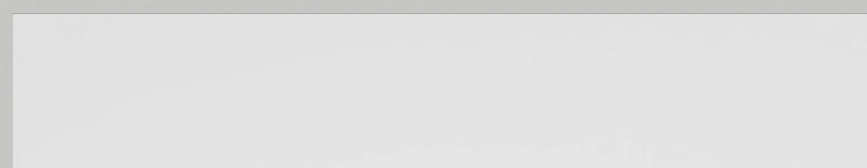


Laminate Wood Finish

Countertop - Corian

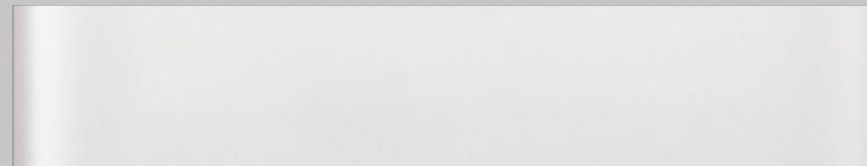


Porcelain Tile Flooring



Cabinets and Wardrobes -

White Laminate



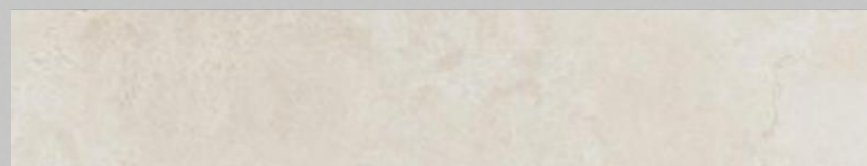
Backspalsh - Back Painted

White Glass

BATHROOMS



Accent Wall - Porcelain



Bathroom Wall & Floor -

Porcelain Tile Ivory



Joinery Internal Doors -

Laminate Wood Finish

Bathroom Vanity -



Corian Sparkling

White
Classification : Internal
Confidential





DARK THEME CONDOS

VILLA



Porcelain Tile flooring



Main door - Laminate

Wood Finish

KITCHENS



Countertop - Corian

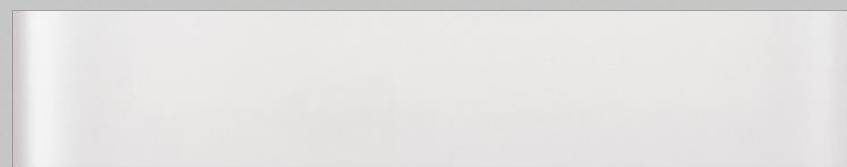


Porcelain Tile Flooring



Cabinets and Wardrobes -

Laminate Solid Color



Backsplash -

BATHROOMS



Back Painted White Glass

Accent Wall - Porcelain



Bathroom Wall & Floor -

Porcelain Tile



Joinery Internal Doors -

Laminate Wood Finish

Bathroom Vanity -



Corian Sparkling White





DARK THEME TOWNHOUSE

VILLA



Porcelain Tile flooring



Main door -

Laminate Wood Finish

KITCHENS

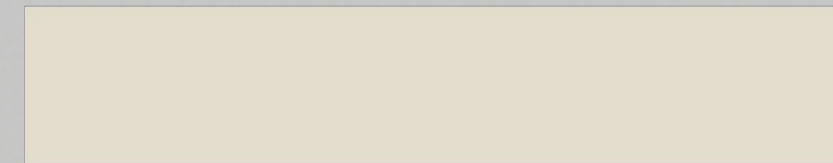


Countertop & Backsplash -

Corian Quartz



Porcelain Tile Flooring



Cabinets and Wardrobes -

Laminate Solid Color

BATHROOMS



Accent Wall - Porcelain



Bathroom Wall & Floor -

Porcelain Tile Ivory
Joinery Internal Doors -

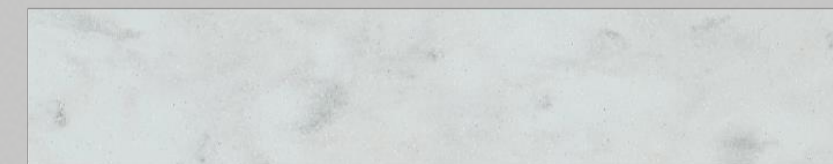


Laminate Wood



Bathroom Vanity -

Corian Sparkling White



Jack & Jill Bath -

Vanity Corian Carrara Crema

Classification : Internal
Confidential



THE SUSTAINABLE CITY

FLOORPLANS

ATTENTION TO DETAIL IN EVERY CORNER



1 BEDROOM CONDO



GROUND FLOOR
TYPE AII

LIGHT THEME / SCANDINAVIAN

2 BEDROOM CONDO



GROUND FLOOR
TYPE A

DARK THEME / SCANDINAVIAN



3 BEDROOM CONDO



GROUND FLOOR

DARK THEME / SCANDINAVIAN





3 BEDROOM TOWNHOUSE



FIRST FLOOR

LIGHT THEME / SCANDINAVIAN

3 BEDROOM TOWNHOUSE



GROUND FLOOR

LIGHT THEME / SCANDINAVIAN



4 BEDROOM TOWNHOUSE



FIRST FLOOR

DARK THEME / SCANDINAVIAN

4 BEDROOM TOWNHOUSE



GROUND FLOOR

DARK THEME / SCANDINAVIAN





LEMONADE

FRESH FARM PRODUCE

the mobile Gelato cart

Gelato cart

LOCALLY GROWN

Handwritten menu on a chalkboard sign next to the gelato cart.













Service charge

Free service charge for the first 5 years with the aim to keep the service charge at minimal subject to terms & conditions







A L D A R . C O M

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