

STELLAR

BY ELIE SAAB

ستلر

ايلي صعب

YOUR
signature
STELLAR ADDRESS



PROJECT DEVELOPER



DEVELOPMENT MANAGER



ELIE SAAB

Founded in Lebanon in 1982, ELIE SAAB is one of the world's leading Haute Couture lifestyle brands. As one of the first international members of France's prestigious Chambre Syndicale, the House has established a global presence with flagship boutiques in major fashion capitals including Paris, London, Milan, Dubai, Beirut and other key cities around the world.

Sought after by A-list celebrities and royalty around the globe, the house offers Haute Couture, Ready-to-Wear, and Bridal collections, complemented by accessories, eyewear, childrenswear, watches, fragrances and furniture. The brand has also expanded into interior design partnering with leading developers worldwide.





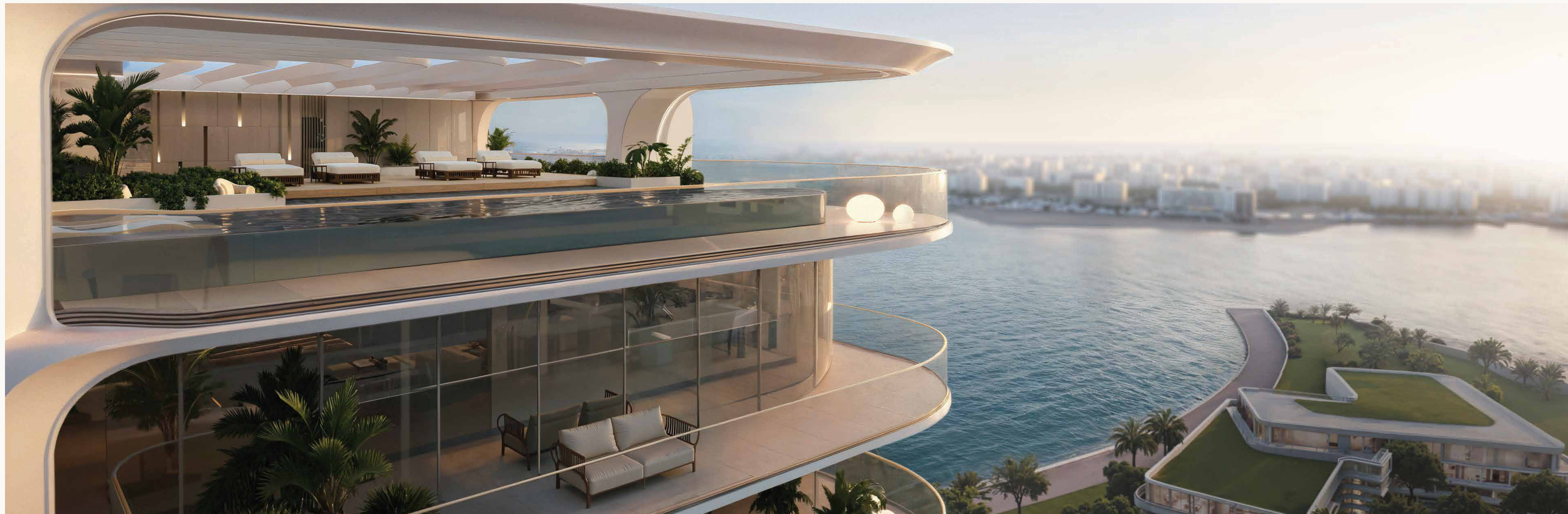


LOCATION

Set within the dynamic landscape of Yas Island, Abu Dhabi, STELLAR by ELIE SAAB rises as an expression of refined contemporary living. Surrounded by the calm of the sea and the island's lush natural scenery, it stands at the intersection of architecture and nature, a place where serenity and sophistication coexist.

With captivating views over the Pearl Sea, pool, gardens, and community spaces, and exclusive access to Crest Park, STELLAR by ELIE SAAB translates ELIE SAAB's vision of timeless elegance into interiors that evoke emotion through balance, texture, and light.

- | | | | | | |
|---|------------------------------------|----|---|----|---------------------------------------|
| 1 | YAS WATER FRONT
10 min Walk | 6 | WARNER BROS. WORLD
10 min | 11 | YAS AMERICAN ACADEMY
12 min |
| 2 | ETIHAD ARENA
5 min | 7 | DISNEY
10 min | 12 | ZAYED INTERNATIONAL AIRPORT
13 min |
| 3 | HILTON YAS ISLAND
5 min | 8 | SEA WORLD
10 min | 13 | AL RAHA BEACH
15 min |
| 4 | YAS MARINA (F1 CIRCUIT)
7 min | 9 | BURJEEL MEDICAL CENTRE AL ZEINA
11 min | 14 | SAADIYAT CULTURAL DISTRICT
25 min |
| 5 | FERRARI WORLD YAS ISLAND
10 min | 10 | YAS MALL
12 min | 15 | YAS LINKS
8 min |





A SIGNATURE LANDMARK

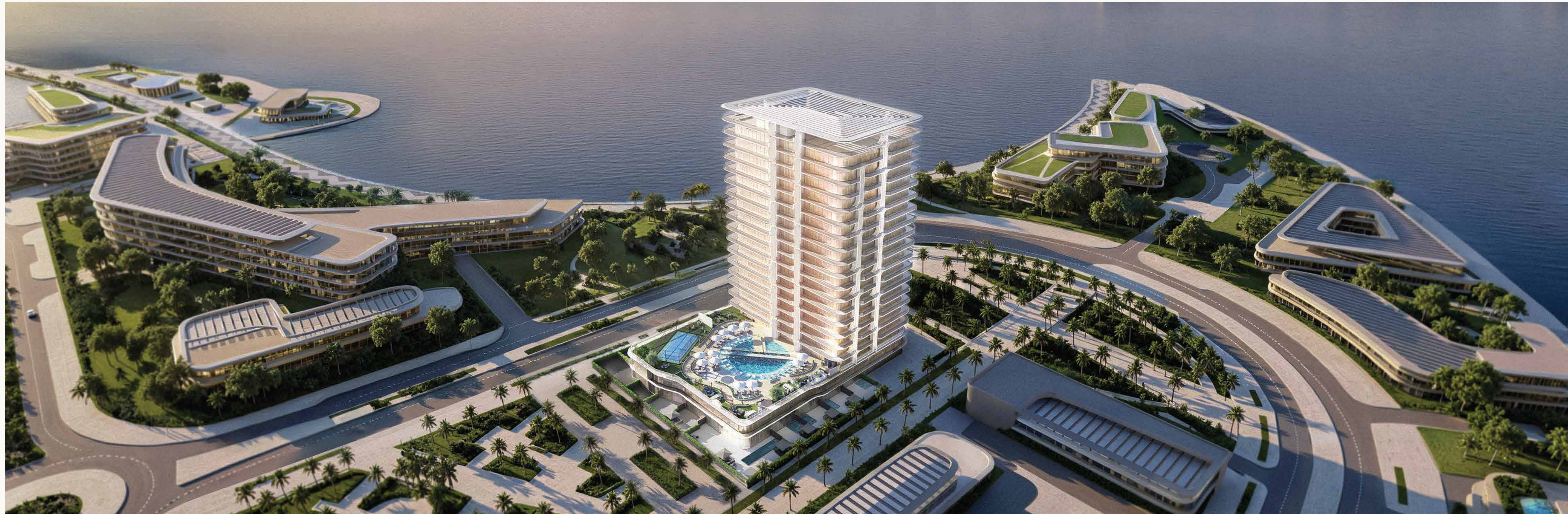


Bathed in the golden light of Abu Dhabi, STELLAR by ELIE SAAB reveals a sculpted silhouette of fluid lines and graceful geometry. The architecture flows effortlessly into its natural surroundings, creating a continuous harmony between interior and exterior.

Comprising elegant Garden Villas and signature apartments, each residence reflects a dialogue of architecture and light within the vibrant landscape of Yas Island, a place where form and light define a new sense of balance, enriching the island's landscape and growing allure as a destination.









REFINED INTERIORS



The interiors of STELLAR by ELIE SAAB reflect ELIE SAAB's vision of elegance and harmony, defined by purity of line, proportion, and craft. Conceived with the House's distinctive sense of style, the common spaces feature furniture and décor from the ELIE SAAB Maison collection, bringing depth, comfort, and enduring beauty to each room.

Rooted in Mediterranean spirit and enriched by Parisian allure, the interiors express a contemporary sophistication - fluid layouts, soft tones, and sculpted forms that create an atmosphere both serene and inherently glamorous.



STELLAR

BY ELIE SAAB

← BAR
← INDOOR LOUNGE
← OUTDOOR LOUNGE

CONFERENCE ROOM →
CINEMA ROOM →





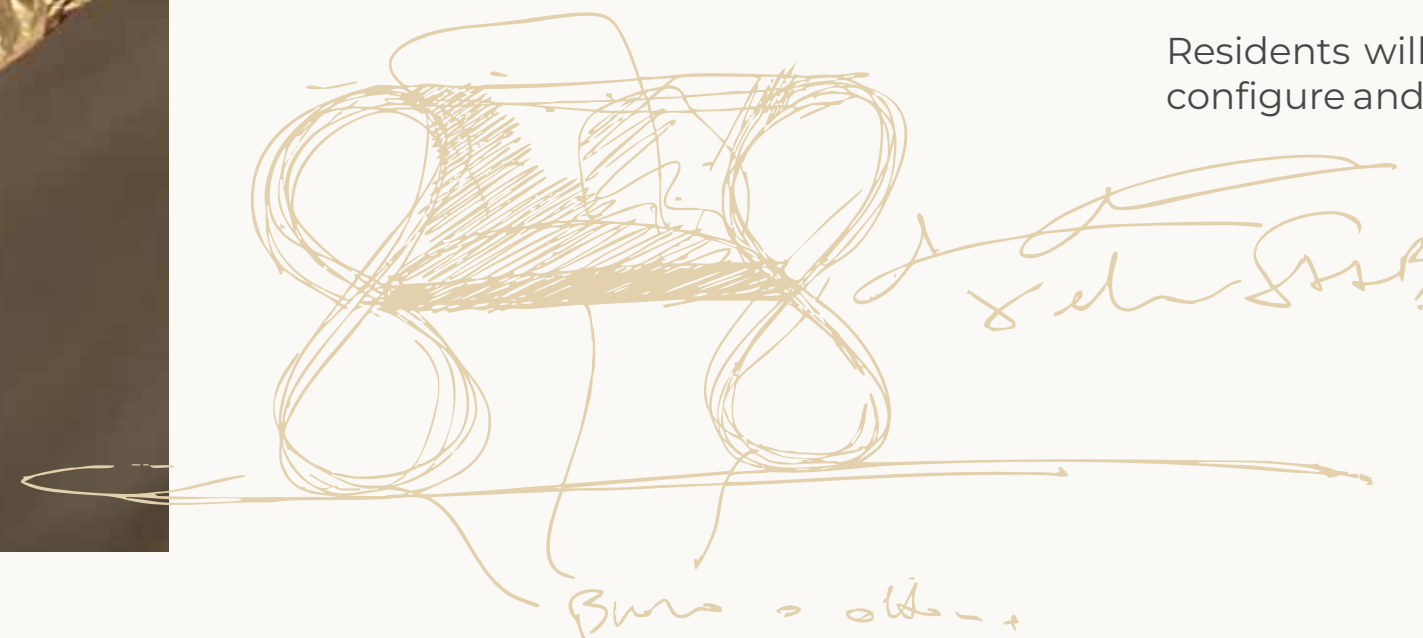
ELIE SAAB

MAISON

The ELIE SAAB Maison furniture collection is the result of the creative collaboration between Elie Saab and Carlo Colombo, brought to life under license by Corporate Brand – A++ Group. It translates the Maison's distinctive aesthetic into the world of interiors, blending cultural heritage with contemporary design to create a refined and global vision of living.

Crafted in Italy, every piece reflects a continuous pursuit of excellence in craftsmanship, fabrics, textures, and finishes. With its organic shapes and harmonious proportions, the collection embodies ELIE SAAB's vision of the home as a living expression of elegance and emotion - a complete interior world that spans living and dining areas, bedrooms, offices, outdoor spaces, kitchens, wardrobes, rugs, and home décor.

Residents will have the privilege of working alongside the ELIE SAAB Maison team to configure and personalise their interiors, with dedicated access to the collection, bespoke consultation, and exclusive terms reserved for owners.





GARDEN VILLA

LIVING

LOREM IPSUM

Within the Garden Villas of STELLAR by ELIE SAAB, generous proportions and floor-to-ceiling glass façades dissolve the boundary between interior and exterior, allowing the landscape to flow seamlessly into the living space. The interiors reveal a composition of flowing lines and balanced volumes, where light becomes an essential design element, enhancing the dialogue between form and atmosphere.

Finishes, textures, and bespoke details reflect ELIE SAAB's distinctive sensibility, creating interiors that embody strength and elegance, defined by timeless beauty and contemporary precision.



The kitchen and dining areas form a seamless composition defined by clean geometries and refined contrasts. Surfaces in light oak and white travertine create a sense of continuity, while bronzed accents and precise detailing reflect ELIE SAAB's vision of contemporary sophistication. Designed for both daily life and convivial gatherings, these spaces combine function and elegance with a sculptural clarity that defines the character of the home.



GARDEN VILLA

KITCHEN
DINING



GARDEN VILLA

MASTER BEDROOM

The master bedroom combines architectural balance with a sense of refined intimacy. Soft palettes, tactile fabrics, and subtle lighting create an atmosphere of comfort and distinction.

White travertine and light oak details echo the home's material language, while curated ELIE SAAB Maison pieces introduce an unmistakable signature of style. The space embodies ELIE SAAB's vision of timeless elegance, where design and emotion coexist in perfect equilibrium.



The master bathroom is designed around balance and light. White travertine surfaces, bronzed accents, and soft illumination shape a spacious and meticulously detailed environment. Every line and finish conveys ELIE SAAB's sense of precision and style, creating a space where functionality and beauty are perfectly aligned.



GARDEN VILLA

MASTER BATHROOM



GARDEN VILLA

TERRACE

The terrace extends the living experience into the open air, blurring the line between interior and landscape. Generous layouts create a setting for relaxation and gathering under the Abu Dhabi light.

Designed with ELIE SAAB's distinctive sense of proportion and style, it combines comfort, elegance, and a fluid connection to the surrounding views.



Perched above the island, the penthouses of STELLAR by ELIE SAAB open to sweeping views of Yas Island and the sea beyond. Expansive layouts and fluid geometries frame interiors bathed in natural light, defining a living experience of openness and grace. The living area is conceived as the heart of the home, framed by full-height glazing that draws the horizon indoors. Balanced proportions, sculptural forms, and refined finishes convey ELIE SAAB's unmistakable aesthetic, creating an atmosphere that feels both grand and intimately connected to its surroundings.



PENTHOUSE

LIVING



PENTHOUSE

KITCHEN AND DINING

The kitchen and dining areas are designed as a single flowing environment that unites form and function. Generous surfaces, sculptural volumes, and a restrained material palette create a setting both sophisticated and welcoming.

Natural light accentuates every texture and contour, while subtle bronzed details recall ELIE SAAB's signature aesthetic, bringing a sense of continuity and distinction to the space.



The master bedroom combines panoramic views with an atmosphere of composure and style. Soft tones, tactile fabrics, and carefully balanced proportions define a space that feels both expansive and intimate. Details in light oak and bronzed accents continue the home's material language, creating a setting that embodies understated sophistication and enduring allure.



PENTHOUSE

MASTER BEDROOM

PENTHOUSE

MASTER BATHROOM

The master bathroom continues the sense of openness and light that defines the penthouse. Travertine surfaces, bronzed detailing, and expansive mirrors enhance the feeling of space and reflection.

Framed by floor-to-ceiling windows, the space opens to panoramic views over Yas Island, offering a rare balance of privacy and perspective.



The terrace crowns the penthouse with uninterrupted views across Yas Island and the sea beyond. Expansive yet refined, it is designed for both relaxation and entertaining, featuring a private pool and generous seating areas that extend the interior's sense of flow. Open to the horizon, it offers a unique vantage point where contemporary design meets the serenity of island living.



PENTHOUSE

TERRACE



AMENITIES



The amenities at STELLAR by ELIE SAAB extend the living experience beyond the private residence, creating spaces that engage emotion, light, and form. Each environment is shaped with the same precision and artistry that define ELIE SAAB's vision of living, where beauty, comfort, and balance coexist in harmony.

Designed as places to unwind, connect, and experience a true sense of belonging, these shared spaces embody a lifestyle of distinction and contemporary sophistication.



POOL

At the heart of the amenities lies an expansive, round pool terrace that opens toward the sea, framed by landscaped surroundings and views of Yas Island. The design emphasizes fluid lines and natural light, creating a tranquil yet dynamic setting for leisure and relaxation. The circular geometry enhances the visual harmony of the space, offering a distinctive focal point within the residential landscape.





FITNESS CENTER

The fitness center is designed as a contemporary wellness space, where light, proportion, and materiality define the atmosphere. Large windows frame views of the surrounding landscape, creating a sense of openness and connection to the outdoors.

Equipped with state-of-the-art technology and finished with tactile surfaces, it offers an environment conceived for balance, movement, and wellbeing.

CINEMA

The cinema area offers a private setting dedicated to entertainment and relaxation. Designed with soft acoustics, plush seating, and subtle lighting, it combines comfort with an immersive atmosphere.

The layout promotes an intimate viewing experience, creating a space where leisure is shaped through thoughtful design.





KIDS' LOUNGE

The kids room is designed as a bright and engaging environment that encourages creativity and play. Natural light, soft materials, and balanced colors create a welcoming atmosphere, while adaptable Layouts ensure both comfort and functionality.

The result is a space that feels joyful and contemporary, thoughtfully integrated within the overall residential design.



RESIDENTS' LOUNGE

The resident's lounge offers an elegant environment designed for productivity and exchange. Natural light, refined finishes, and furniture from the ELIE SAAB Maison collection define the atmosphere, combining professional function with the distinctive elegance of the House.

Meeting areas and workspaces are composed with the same precision and artistry, making this space a unique expression of the interior world of ELIE SAAB.





CONFERENCE ROOM

The conference room offers a sophisticated environment for meetings and presentations.

Defined by clean lines, natural light, and a balanced material palette, it conveys a sense of clarity and professionalism. Carefully balanced proportions and crafted details give the room a distinct sense of identity and presence.



FLOORPLANS AND UNIT LAYOUTS



144 units:
1BR, 2BR and 3BR Apartments
3BR and 4BR Garden Villas
5BR Duplex Penthouses

GROUND FLOOR

Unit zones

Garden Villa Type A	1
Garden Villa Type B	2
Garden Villa Type C	3
Garden Villa Type D	4
Garden Villa Type E	5
Garden Villa Type F	6
Garden Villa Type G	7
Garden Villa Type H	8
Garden Villa Type I	9
Residents Lounge	10
Outdoor Lounge	11
Male Restrooms	12
Female Restrooms	13
ADA Restrooms	14
Main Lobby	15
Conference Room	16
Indoor & Outdoor Cinema	17
Drop off Area & Valet Parking	18



Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.

1ST FLOOR

Unit zones

Bed room Type A	1
1 Bedroom Type B	2
1 Bed room Type C	3
1 Bed room Type D	4
1 Bedroom Type E	5
Garden Villa Type I	6
Garden Villa Type H	7
Garden Villa Type G	8
Garden Villa Type F	9
Garden Villa Type E	10
Garden Villa Type D	11
Garden Villa Type C	12
Garden Villa Type B	13
Garden Villa Type A	14
Cym	15
Sauna	16
Female Changing Room	17
Male Changing Room	18
ADA Restroom	19



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GARDEN VILLA

TYPE A

Ground and First Floor

Unit zones

Entrance	1
Kitchen	2
Laundry	3
Powder Room	4
Dining Area	5
Living Area	6
Bedroom 01	7
Walk-in Closet 01	8
En-suite 01	9
Garden Terrace	10
Bedroom 02	11
Walk-in Closet 02	12
En-suite 02	13
Bedroom 03	14
En-suite 03	15
Storage	16
Office	17
Maid's Room	18
Maid's Bathroom	19
Terrace	20



Ground Floor

No. of Units = 1
Total Area = 2372.5 ft²

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.



First Floor

Key Plan



GARDEN VILLA

TYPE B

Ground and First Floor

Unit zones

Entrance	1
Guest Bathroom	2
Maid's Bedroom	3
Maid's Bathroom	4
Bedroom 01	5
Built-in Closet 01	6
En-suite 01	7
Kitchen	8
Dining Area	9
Living Area	10
Garden Terrace	11
Bedroom 01	12
En-suite 01	13
Bedroom 02	14
Walk-in Closet	15
En-suite 02	16
Bedroom 03	17
Built-in Closet 03	18
En-suite 03	19
Storage	20
Terrace	21



Ground Floor

No. of Units = 1
Total Area = 3447.1 ft²

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.



First Floor

Key Plan



GARDEN VILLA

TYPE C

Ground and First Floor

Unit zones

Entrance	1
Laundry	2
Kitchen	3
Dining Area	4
Living Area	5
Bedroom 01	6
En-suite 01	7
Powder Room	8
Maid's Bedroom	9
Maid's Bathroom	10
Storage	11
Garden Terrace	12
Office	13
Bedroom 01	14
Walk-in Closet	15
En-suite 01	16
Bedroom 02	17
Walk-in Closet	18
En-suite 02	19



Ground Floor



First Floor

No. of Units = 1
Total Area = 3076.2 ft²

Key Plan



Park / Sea Views

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.

GARDEN VILLA

TYPE D

Ground and First Floor

Unit zones

Entrance	1
Laundry	2
Kitchen	3
Dining Area	4
Living Area	5
Bedroom 01	6
Built-in Closet 01	7
En-suite 01	8
Powder Room	9
Maid's Bedroom	10
Maid's Bathroom	11
Storage	12
Garden Terrace	13
Bedroom 02	14
Walk-in Closet 02	15
En-suite 02	16
Bedroom 03	17
En-suite 03	18
Storage	19
Terrace	20



Ground Floor



First Floor

No. of Units = 1
Total Area = 2801.2 ft²

Key Plan



Park / Sea Views

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GARDEN VILLA

TYPE E

Ground and First Floor

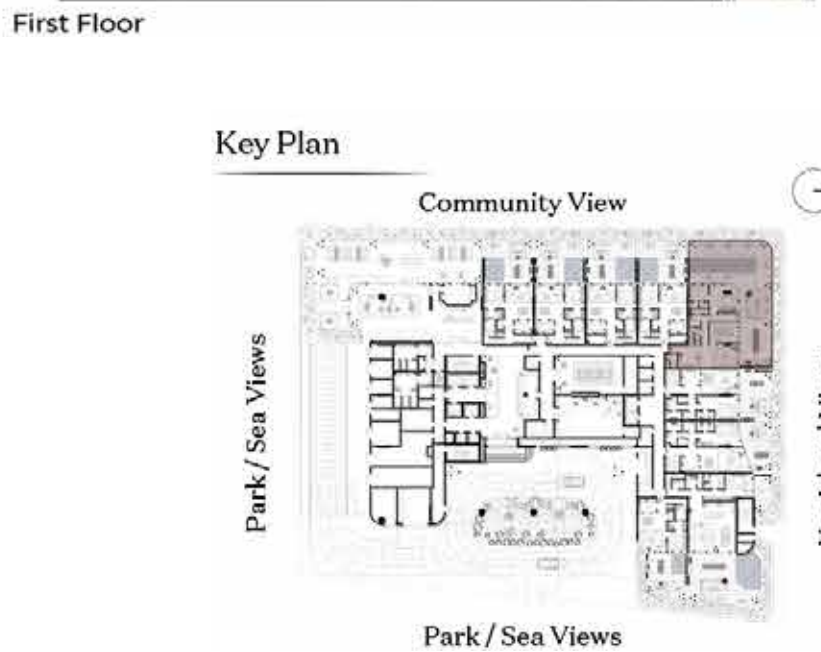
Unit zones

Entrance	1
Storage	2
Kitchen	3
Living Area	4
Dining Area	5
Laundry	6
Powder Room	7
Maid's Bedroom	8
Maid's Bathroom	9
Bedroom 01	10
Walk-in Closet 01	11
En-suite 01	12
Garden Terrace	13
Bedroom 02	14
Walk-in Closet 02	15
En-suite 02	16
Bedroom 03	17
Bedroom 04	18
Walk-in Closet 04	19
En-suite 04	20
Bathroom	21
Storage	22
Terrace	23



No. of Units = 1
Total Area = 4724.6 ft²

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.



GARDEN VILLA

TYPE F

Ground and First Floor

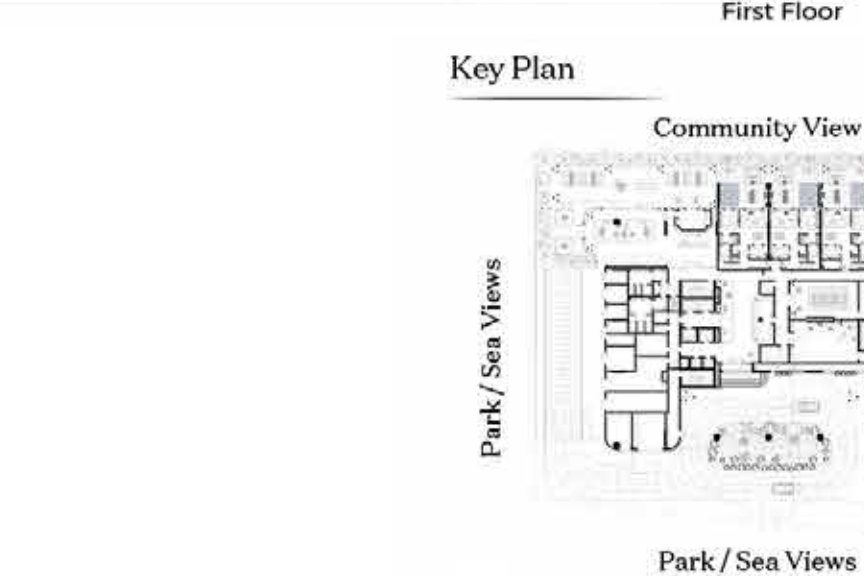
Unit zones

Entrance	1
Laundry	2
Powder Room	3
Kitchen	4
Dining Area	5
Living Area	6
Bedroom 01	7
Walk-in Closet 01	8
En-suite 01	9
Garden Terrace	10
Storage	11
Bedroom 02	12
Walk-in Closet 02	13
En-suite 02	14
Bedroom 03	15
En-suite 03	16
Maid's Bedroom	17
Maid's Bathroom	18
Storage	19
Terrace	20



No. of Units = 1
Total Area = 2382 ft²

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.



GARDEN VILLA

TYPE G

Ground and First Floor

Unit zones

Entrance	1
Laundry	2
Storage	3
Powder Room	4
Kitchen	5
Dining Area	6
Living Area	7
Master Bedroom 01	8
Walk-in Closet	9
Master En-suite	10
Garden Terrace	11
Storage	12
Bedroom 01	13
Walk-in Closet	14
En-suite 01	15
Bedroom 02	16
En-suite 02	17
Storage	18
Terrace	19



No. of Units = 1
Total Area = 2400.5 ft²

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.



GARDEN VILLA

TYPE H

Ground and First Floor

Unit zones

Entrance	1
Laundry	2
Powder Room	3
Kitchen	4
Dining Area	5
Living Area	6
Bedroom 01	7
Walk-in Closet 01	8
En-suite 01	9
Garden Terrace	10
Storage	11
Bedroom 02	12
Walk-in Closet 02	13
En-suite 02	14
Bedroom 03	15
En-suite 03	16
Maid's Bedroom	17
Maid's Bathroom	18
Terrace	19



No. of Units = 1
Total Area = 2415 ft²

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.



GARDEN VILLA

TYPE I
Ground and First Floor

Unit zones

Entrance	1
Laundry	2
Powder Room	3
Kitchen	4
Dining Area	5
Living Area	6
Bedroom 01	7
Walk-in Closet 01	8
En-suite 01	9
Garden Terrace	10
Storage	11
Bedroom 02	12
Walk-in Closet 02	13
En-suite 02	14
Bedroom 03	15
En-suite 03	16
Maid's Bedroom	17
Maid's Bathroom	18
Terrace	19



ONE BEDROOM

TYPE E
First Floor

Unit zones

Entrance	1
Powder Room	2
Kitchen	3
Laundry	4
Dining Area	5
Living Area	6
Bedroom	7
En-suite	8
Terrace	9



ONE BEDROOM

TYPE D
First Floor

Unit zones

Entrance	1
Storage	2
Laundry	3
Powder Room	4
Kitchen / Dining Area	5
Living Area	6
Bedroom	7
Walk-in Closet	8
En-suite	9
Terrace	10



No. of Units = 1
Total Area = 1361.8 ft²

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.



ONE BEDROOM

TYPE C
First Floor

Unit zones

Entrance	1
Powder Room	2
Kitchen	3
Dining Area	4
Living Area	5
Laundry	6
Bedroom	7
Walk-in Closet	8
En-suite	9
Terrace	10



No. of Units = 1
Total Area = 1018.8 ft²

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.



ONE BEDROOM

TYPE B
First Floor

Unit zones

Entrance	1
Powder Room	2
Kitchen	3
Dining Area	4
Living Area	5
Bedroom	6
Walk-in Closet	7
En-suite	8
Terrace	9



No. of Units = 1
Total Area = 969.6 ft²

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.



ONE BEDROOM

TYPE A
First Floor

Unit zones

Entrance	1
Powder Room	2
Kitchen	3
Laundry	4
Dining Area	5
Living Area	6
Bedroom	7
Walk-in Closet	8
En-suite	9
Terrace	10



No. of Units = 1
Total Area = 758.2 ft²

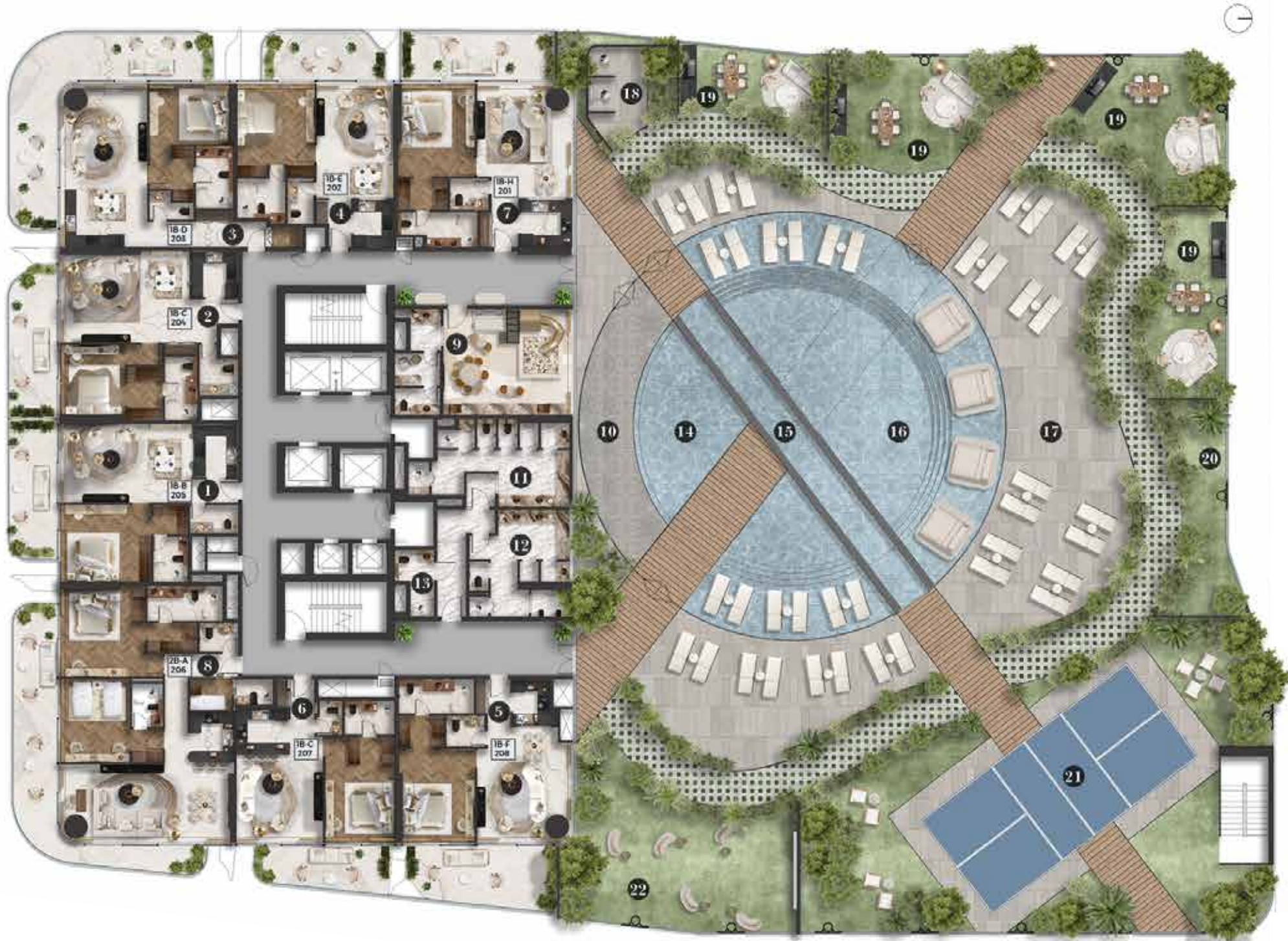
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2ND FLOOR

Unit zone

1 Bedroom Type B	1
1 Bedroom Type C	2
1 Bedroom Type D	3
1 Bedroom Type E	4
1 Bedroom Type F	5
1 Bedroom Type C	6
1 Bedroom Type H	7
2 Bedroom Type A	8
Kid's Club	9
Indoor & Outdoor Kids Play Area	10
Female Changing Room	11
Male Changing Room	12
ADA W.C & Shower	13
Kids Swimming Pool	14
Lap Pool	15
Outdoor Swimming Pool	16
Pool Side Sitting Area	17
Outdoor Showers	18
BBQ Area	19
Outdoor Yoga & Stretching Area	20
Outdoor Pickle Ball Court	21
Outdoor Cinema	22



Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.

ONE BEDROOM

TYPE H
Second Floor

Unit zones

Entrance	1
Storage	2
Kitchen	3
Powder Room	4
Dining Area	5
Living Area	6
Bedroom	7
Walk-in Closet	8
En-suite	9
Terrace	10

Key Plan



No. of Units = 1
Total Area = 1417.4 ft²

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.



TWO BEDROOM

TYPE A
Second Floor

Unit zones

Entrance	1
Powder Room	2
Maid's bedroom	3
Maid's Bathroom	4
Kitchen	5
Dining Area	6
Living Area	7
Bedroom 02	8
Walk-in Closet 02	9
En-suite 02	10
Bedroom 01	11
Walk-in Closet 01	12
En-suite 01	13
Terrace	14



No. of Units = 1
Total Area = 1810 ft²

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.



ONE BEDROOM

TYPE G
Second Floor

Unit zones

Entrance	1
Storage	2
Kitchen	3
Powder Room	4
Living Area	5
Bedroom	6
Walk-in Closet	7
En-suite	8
Terrace	9



No. of Units = 1
Total Area = 774.5 ft²

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.



ONE BEDROOM

TYPE F
Second Floor

Unit zones

Entrance	1
Storage	2
Kitchen	3
Powder Room	4
Dining Area	5
Living Area	6
Bedroom	7
Walk-in Closet	8
En-suite	9
Terrace	10



No. of Units = 1
Total Area = 1223.85 ft²

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.

FIRST TYPICAL

Floors 3, 5, 6, 8, 9, 10, 13, 15, 16

Unit zones

1 Bedroom Type I	1
1 Bedroom Type J	2
1 Bedroom Type K	3
2 Bedroom Type B	4
2 Bedroom Type C	5
2 Bedroom Type D	6
2 Bedroom Type E	7
3 Bedroom Type A	8



Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.

ONE BEDROOM

TYPE I
Floors 3, 5, 6, 8, 9, 10, 13, 15, 16

Unit zones

Entrance	1
Kitchen	2
Powder Room	3
Dining Area	4
Living Area	5
Bedroom	6
Walk-in Closet	7
En-suite	8
Terrace	9

Key Plan

Community View

Park / Sea Views

Yas Island Views



No. of Units = 7
Total Area = 860 ft²

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.

ONE BEDROOM

TYPE J
Floors 3, 5, 6, 8, 9, 10, 13, 15, 16

Unit zones

Entrance	1
Kitchen	2
Powder Room	3
Dining Area	4
Living Area	5
Bedroom	6
Walk-in Closet	7
En-suite	8
Terrace	9

Key Plan

Community View

Park / Sea Views

Yas Island Views



No. of Units = 7
Total Area = 1015 ft²

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.

ONE BEDROOM

TYPE K
Floors 3, 5, 6, 8, 9, 10, 13, 15, 16

Unit zones

Entrance	1
Powder Room	2
Kitchen	3
Storage	4
Dining Area	5
Living Area	6
Bedroom	7
Walk-in Closet	8
En-suite	9
Terrace	10

Key Plan

Community View

Park / Sea Views

Yas Island Views

No. of Units = 7
Total Area = 1205.5 ft²

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.



TWO BEDROOM

TYPE B
Floors 3, 5, 6, 8, 9, 10, 13, 15, 16

Unit zones

Entrance	1
Kitchen	2
Dining Area	3
Living Area	4
Powder Room	5
Maid's Bedroom	6
Maid's Bathroom	7
Bedroom 02	8
En-suite 02	9
Bedroom 01	10
Walk-in Closet 01	11
En-suite 01	12
Terrace	13

Key Plan

Community View

Park / Sea Views

Yas Island Views

No. of Units = 7
Total Area = 1485 ft²

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.



TWO BEDROOM

TYPE C

Floors 3, 5, 6, 8, 9, 10, 13, 15, 16

Unit zones

Entrance	1
Maid's Bedroom	2
Maid's Bathroom	3
Powder Room	4
Kitchen	5
Dining Area	6
Living Area	7
Bedroom 02	8
Built-in Closet 02	9
En-suite 02	10
Bedroom 01	11
Walk-in Closet 01	12
En-suite 01	13
Terrace	14

Key Plan

Community View

Park / Sea Views

Yas Island Views



No. of Units = 7
Total Area = 1557 ft²

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.

TWO BEDROOM

TYPE D

Floors 3, 5, 6, 8, 9, 10, 13, 15, 16

Unit zones

Entrance	1
Maid's Bedroom	2
Maid's Bathroom	3
Powder Room	4
Storage	5
Kitchen	6
Dining Area	7
Living Area	8
Bedroom 02	9
En-suite 02	10
Bedroom 01	11
Walk-in Closet 01	12
En-suite 01	13
Terrace	14

Key Plan

Community View

Park / Sea Views

Yas Island Views



No. of Units = 7
Total Area = 1950 ft²

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.

TWO BEDROOM

TYPE E

Floors 3, 5, 6, 8, 9, 10, 13, 15, 16

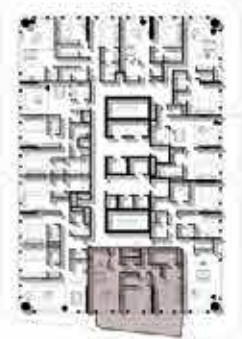
Unit zones

Entrance	1
Powder Room	2
Storage	3
Kitchen	4
Dining Area	5
Living Area	6
Bedroom 02	7
Built-in Closet 02	8
En-suite 02	9
Bedroom 01	10
Walk-in Closet 01	11
En-suite 01	12
Terrace	13

Key Plan

Community View

Park / Sea Views



Park / Sea Views

Yas Island Views





No. of Units = 7
Total Area = 1367 ft²

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.

THREE BEDROOM

TYPE A

Floors 3, 5, 6, 8, 9, 10, 13, 15, 16

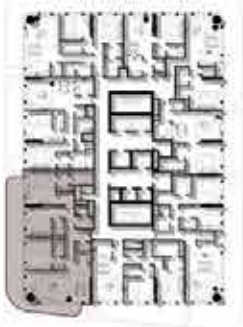
Unit zones

Entrance	1
Maid's Bedroom	2
Maid's Bathroom	3
Powder Room	4
Kitchen	5
Dining Area	6
Living Area	7
Bedroom 03	8
Built-in Closet 03	9
En-suite 03	10
Bedroom 02	11
En-suite 02	12
Bedroom 01	13
Walk-in Closet 01	14
En-suite 01	15
Terrace	16

Key Plan

Community View

Park / Sea Views



Park / Sea Views

Yas Island Views





No. of Units = 7
Total Area = 2303 ft²

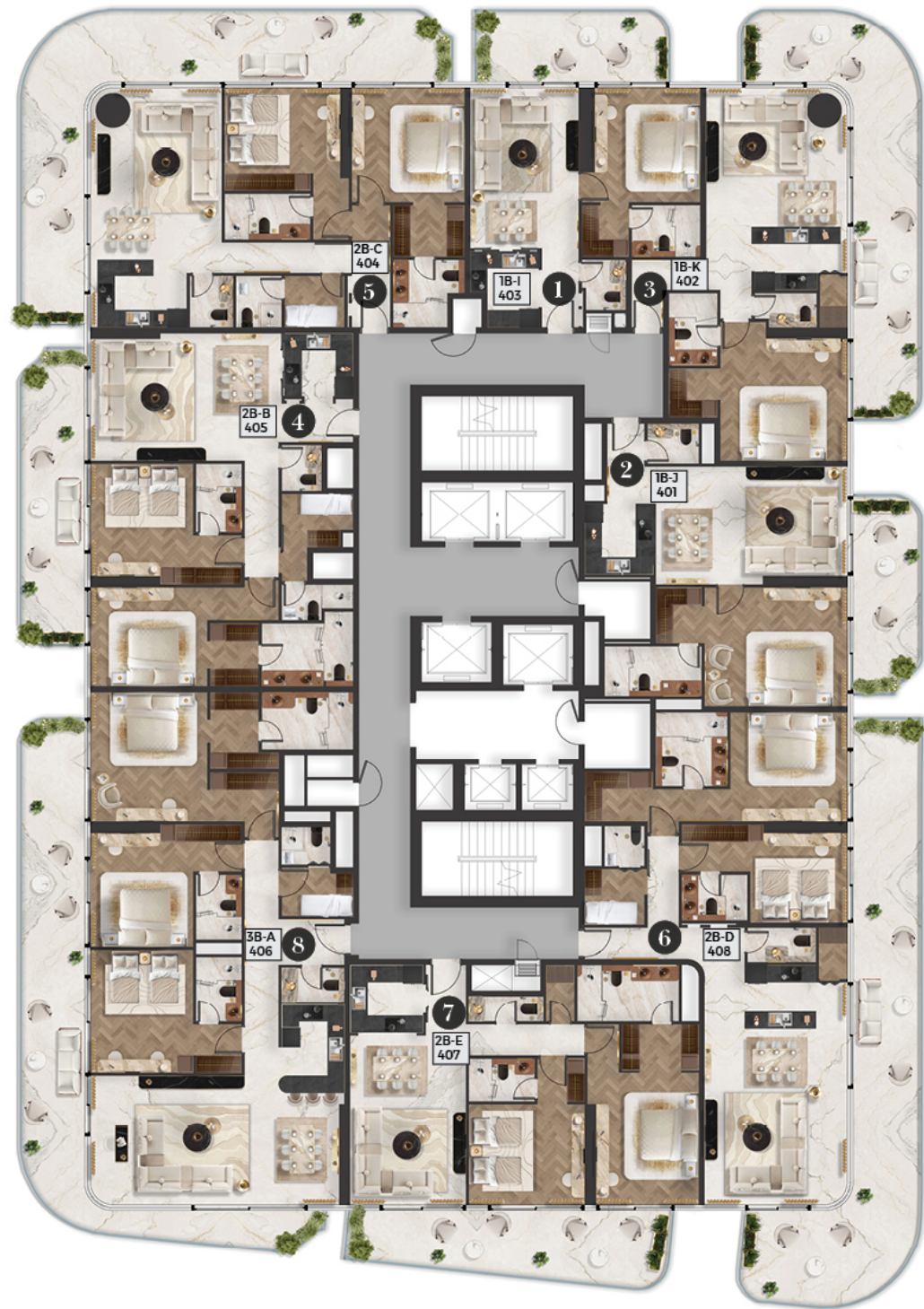
Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.

SECOND TYPICAL

Floors 4, 7, 11, 12, 14, 17

Unit zones

1 Bedroom Type I	1
1 Bedroom Type J	2
1 Bedroom Type K	3
2 Bedroom Type B	4
2 Bedroom Type C	5
2 Bedroom Type D	6
2 Bedroom Type E	7
3 Bedroom Type A	8



Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.

ONE BEDROOM

TYPE I
Floors 4, 7, 11, 12, 14, 17

Unit zones

Entrance	1
Kitchen	2
Powder Room	3
Dining Area	4
Living Area	5
Bedroom	6
Walk-in Closet	7
En-suite	8
Terrace	9

Key Plan



No. of Units = 6
Total Area = 813 ft²

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.



ONE BEDROOM

TYPE J
Floors 4, 7, 11, 12, 14, 17

Unit zones

Entrance	1
Kitchen	2
Powder Room	3
Dining Area	4
Living Area	5
Bedroom	6
Walk-in Closet	7
En-suite	8
Terrace	9

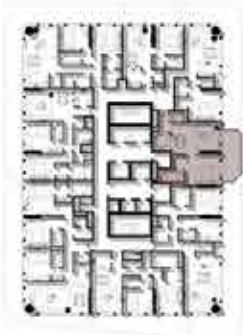


No. of Units = 6
Total Area = 1015 ft²

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.

Key Plan

Community View



Park / Sea Views



Yas Island Views

ONE BEDROOM

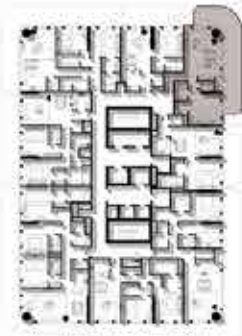
TYPE K
Floors 4, 7, 11, 12, 14, 17

Unit zones

Entrance	1
Powder Room	2
Kitchen	3
Storage	4
Dining Area	5
Living Area	6
Bedroom	7
Walk-in Closet	8
En-suite	9
Terrace	10

Key Plan

Community View



Park / Sea Views



Yas Island Views



No. of Units = 6
Total Area = 1205.6 ft²

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.

TWO BEDROOM

TYPE B
Floors 4, 7, 11, 12, 14, 17

Unit zones

Entrance	1
Kitchen	2
Dining Area	3
Living Area	4
Powder Room	5
Maid's Bedroom	6
Maid's Bathroom	7
Bedroom 02	8
En-suite 02	9
Bedroom 01	10
Walk-in CLOset 01	11
En-suite 01	12
Terrace	13

Key Plan



No. of Units = 6
Total Area = 1495.4 ft²

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.

TWO BEDROOM

TYPE C
Floors 4, 7, 11, 12, 14, 17

Unit zones

Entrance	1
Maid's Bedroom	2
Maid's Bathroom	3
Powder Room	4
Kitchen	5
Dining Area	6
Living Area	7
Bedroom 02	8
Built-in Closet 02	9
En-suite 02	10
Bedroom 01	11
Walk-in Closet 01	12
En-suite 01	13
Terrace	14

Key Plan



No. of Units = 6
Total Area = 1546 ft²

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.

TWO BEDROOM

TYPE D

Floors 4, 7, 11, 12, 14, 17

Unit zones

Entrance	1
Maid's Bedroom	2
Maid's Bathroom	3
Powder Room	4
Storage	5
Kitchen	6
Dining Area	7
Living Area	8
Bedroom 02	9
En-suite 02	10
Bedroom 01	11
Walk-in Closet 01	12
En-suite 01	13
Terrace	14

Key Plan

Community View

Park / Sea Views

Yas Island Views

No. of Units = 6
Total Area = 1951.5 ft²

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.



TWO BEDROOM

TYPE E

Floors 4, 7, 11, 12, 14, 17

Unit zones

Entrance	1
Powder Room	2
Storage	3
Kitchen	4
Dining Area	5
Living Area	6
Bedroom 02	7
Built-in Closet 02	8
En-suite 02	9
Bedroom 01	10
Walk-in Closet 01	11
En-suite 01	12
Terrace	13

Key Plan

Community View

Park / Sea Views

Yas Island Views

No. of Units = 6
Total Area = 1275 ft²

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.



THREE BEDROOM

TYPE A

Floors 4, 7, 11, 12, 14, 17

Unit zones

Entrance	1
Maid's Bedroom	2
Maid's Bathroom	3
Powder Room	4
Kitchen	5
Dining Area	6
Living Area	7
Bedroom 03	8
Built-in Closet 03	9
En-suite 03	10
Bedroom 02	11
En-suite 02	12
Bedroom 01	13
Walk-in Closet 01	14
En-suite 01	15
Terrace	16

Key Plan



No. of Units = 6

Total Area = 2303.5 ft²

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.



18TH FLOOR

Unit zones

Penthouse Type A	1
Penthouse Type B	2



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ROOF FLOOR

Unit zones

Penthouse Type A	1
Penthouse Type B	2



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PENTHOUSE

Unit zones

Entrance	1
Laundry	2
Show Kitchen	3
Work Kitchen	4
Living Area	5
Dining Area	6
Powder Room	7
Maid's Bedroom	8
Maid's Bathroom	9
Office	10
Bedroom 03	11
En-suite 03	12
Bedroom 02	13
En-suite 02	14
Bedroom 01	15
En-suite 01	16
Dressing 01	17
Bedroom 04	18
En-suite 04	19
Study Room	20
Living Area	21
Powder Room	22
Cym	23
Terrace	24

TYPE A

18th and Roof Floor



18th Floor

Key Plan



No. of Units = 1
Total Area = 7800.8 ft²

Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. furniture shown is for illustration purpose only.



Roof Floor

PENTHOUSE

Unit zones

Entrance	1
Laundry	2
Show Kitchen	3
Work Kitchen	4
Living Area	5
Dining Area	6
Powder Room	7
Maid's Bedroom	8
Maid's Bathroom	9
Office	10
Bedroom 03	11
En-suite 03	12
Bedroom 02	13
En-suite 02	14
Bedroom 01	15
En-suite 01	16
Dressing 01	17
Bedroom 04	18
Walk-in Closet 04	19
En-suite 04	20
Living Area	21
Powder Room	22
Storage	23
Terrace	24

TYPE B

18th and Roof Floor



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PROJECT DEVELOPER



Emirates Developments is a premier developer in Abu Dhabi, specializing in ultra-luxury residential and commercial spaces. With a focus on exceptional design, superior craftsmanship, and sustainability, with a strong portfolio of iconic developments shaping the future of urban living in the UAE.

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Established in 2010, Royal Development Company is a trusted development management firm known for shaping transformative real estate projects from inception to completion. With a 15-year legacy by 2025 RDC has managed over 60 large-scale developments across hospitality, residential, and mixed-use sectors in more than 15 countries throughout the Middle East, Africa, the Americas, Europe, and Asia. A subsidiary of premium real estate developer Royal Development Holding, which operates under the umbrella of Emirates Stallions Group (ESG), part of the IHC Group.

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PROJECT DEVELOPER



DEVELOPMENT MANAGER



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