ALDAR
YAS ACRES
THE
ORCHIDS

Disclaimer

SCREENSHOTS OF THIS EVENT ARE NOT ALLOWED
TO BE TAKEN OR SHARED. KINDLY COMPLY.

A new chapter
at Yas Acres

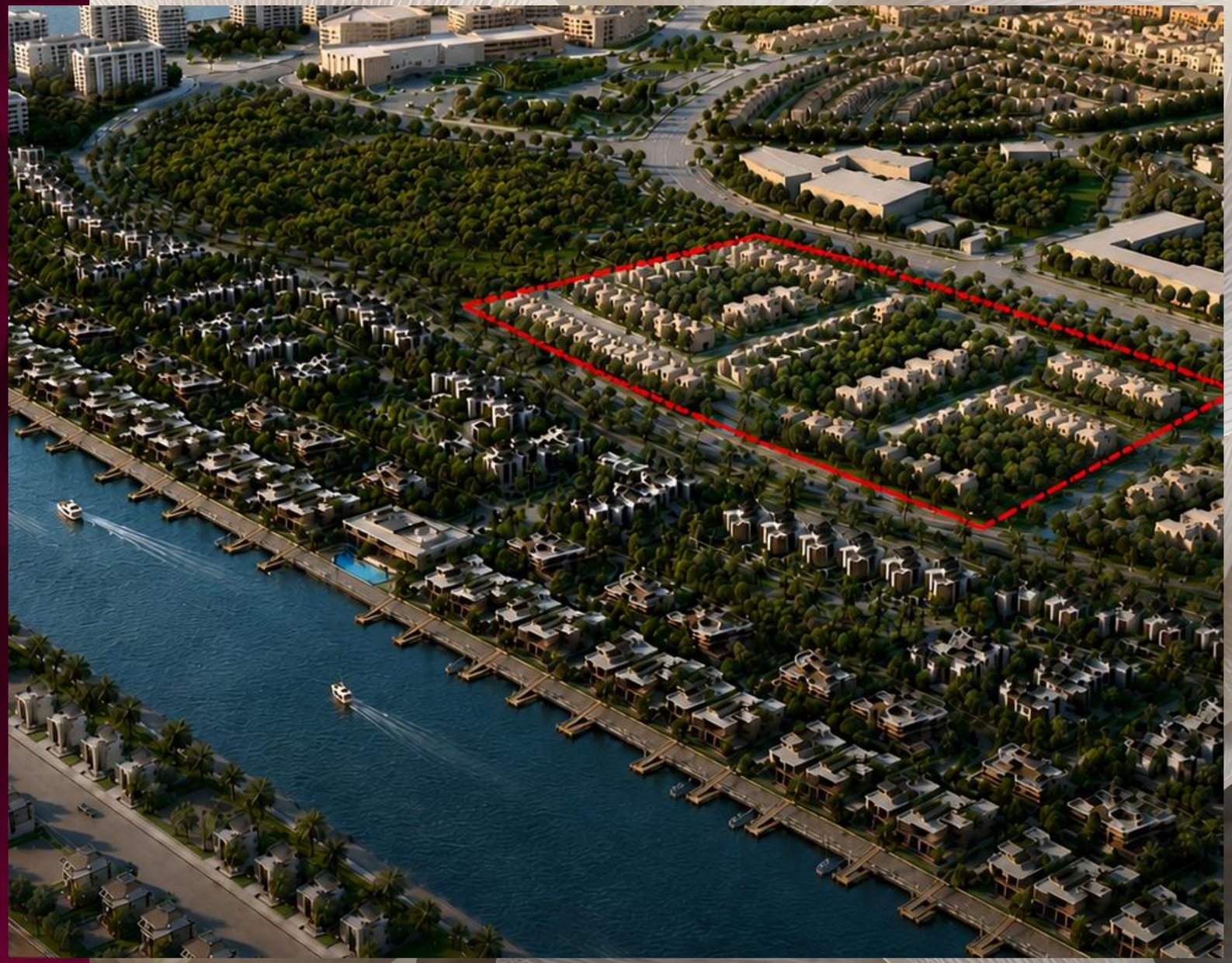
Introducing The Orchids, a limited collection of villas and townhouses at Yas Acres. Crafted for growing families, The Orchids brings together spacious homes, private gardens and spaces that encourage connection. A place to settle in, grow together and become part of a community where families feel right at home.

Bring the family home

One last time

Connected *to the* Best *of* Yas Island

Positioned alongside Yas Acres, The Orchids combines the convenience of an established neighbourhood with seamless access to Yas Island's leading attractions, leisure destinations and everyday amenities.



Where Family Life *Meets Island Life*

Beyond the community lies the very best of Yas Island. Marina strolls. Championship golf. World-famous attractions. Waterfront experiences and unforgettable weekends. The kind of lifestyle most people travel to experience, now moments from home.

Project Info

Number of units

217

Types of units

2 Bedroom Townhouse
3 Bedroom Townhouse
4 Bedroom Villa
5 Bedroom Villa

Handover

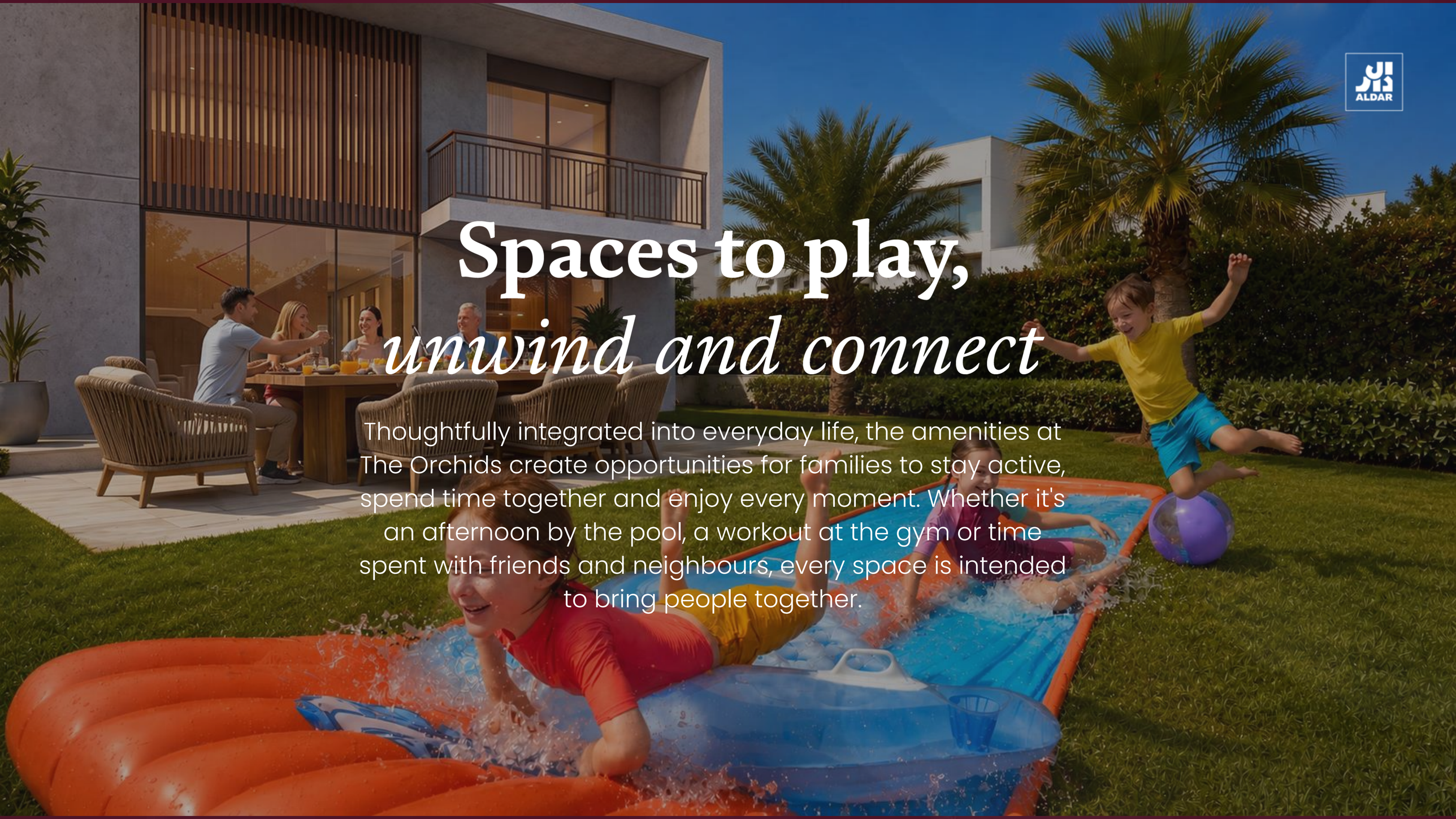
Q3 2030

Room
for every chapter

Discover a collection of 2 to 3-bedroom townhouses and 4 to 5-bedroom villas designed to evolve with every stage of family life.

Each townhouse and villa has been thoughtfully planned to maximise natural light, flexibility, and comfort. Open-plan interiors, private outdoor spaces, and seamless connections between indoor and outdoor living provide the setting for families to grow, gather, and create lasting memories.

Every element has been carefully considered to support modern family life while fostering the sense of belonging that defines Yas Acres.



Spaces to play, *unwind and connect*

Thoughtfully integrated into everyday life, the amenities at The Orchids create opportunities for families to stay active, spend time together and enjoy every moment. Whether it's an afternoon by the pool, a workout at the gym or time spent with friends and neighbours, every space is intended to bring people together.

Exclusive Community Amenities

- Community pool
- Paddle court
- Kids play area
- Gym
- Splash pad
- Multipurpose room

General Yas Acres Amenities

- School
- Community retail
- Cycle tracks
- Mosque

Designed around *everyday life*

Life feels easier when everything you need is close at hand. From education and leisure to community amenities and everyday conveniences, The Orchids is connected to the places, services and experiences that support modern family living.

The best of Yas at your doorstep

Floorplan

2 Bedroom Townhouse

GROUND FLOOR

FIRST FLOOR

Floorplan

3 Bedroom Townhouse
(Mid)

GROUND FLOOR

FIRST FLOOR

Floorplan

3 Bedroom Townhouse (End)

GROUND FLOOR

FIRST FLOOR

Material Board

Designed to balance warmth and sophistication, the contrasting material palette gives The Orchids a modern identity while complementing the greenery and open spaces that surround it.

Material Board
Dark

KITCHEN COUNTERTOP & BACKSPLASH, BATHROOM VANITY COUNTERTOP & SHOWER ACCENT WALL – PORCELAIN TILE

CEILING PAINT

KITCHEN UPPER CABINET & INTERNAL CARCASS SOLID COLOR LAMINATE/MELAMINE FINISH

WALL PAINT

LOWER KITCHEN CABINET SHUTTERS & JOINERY TIMBER-LOOK LAMINATE FINISH

GENERAL BEDROOM FLOORING TIMBER-LOOK – PORCELAIN TILE

BATHROOM FLOOR & WALL FINISH – PORCELAIN TILE

GENERAL FLOOR & STAIRCASE FLOOR FINISH – PORCELAIN TILE

GENERAL METAL BRUSHED BRONZE

SHOWER GLASS

Material Board
Light

KITCHEN COUNTERTOP & BACKSPLASH, BATHROOM VANITY COUNTERTOP & SHOWER ACCENT WALL – PORCELAIN TILE

CEILING PAINT

KITCHEN UPPER CABINET & INTERNAL CARCASS SOLID COLOR LAMINATE/MELAMINE FINISH

WALL PAINT

LOWER KITCHEN CABINET SHUTTERS & JOINERY TIMBER-LOOK LAMINATE FINISH

GENERAL BEDROOM FLOORING TIMBER-LOOK – PORCELAIN TILE

BATHROOM FLOOR & WALL FINISH – PORCELAIN TILE

GENERAL FLOOR & STAIRCASE FLOOR FINISH – PORCELAIN TILE

GENERAL METAL BRUSHED NICKEL

SHOWER GLASS

ALDAR

ALDAR

Availability

UNIT MODEL	TOTAL UNITS	AVG AREA GSA (SQM)
2 BR TH - Mid	56	126
3 BR TH - Mid	82	160
3 BR TH - End	56	162
4 BR Villa	14	365
5 BR Villa	9	466
TOTAL	217	-

PRICING

UNIT MODEL	PRICE (M AED)
2 BR TH - Mid	3.35
3 BR TH - Mid	3.67
3 BR TH - End	3.95

PAYMENT PLAN

55/45
5% DOWN PAYMENT

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PSI.

PROPERTY SHOP

INVESTMENT