

سما

SAMA YAS

BY ALDAR

LUXURY LIVING IN THE PARK

---

INTRICATELY  
DESIGNED WITH  
UNPARALLELED  
ATTENTION TO  
**DETAIL**

---



# 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.

---



## 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.

**AED 14.4 BN**  
DEVELOPMENT  
SALES

**AED 11.2 BN**  
REVENUE

**AED 11.3 BN**  
13 COMPLETED  
ACQUISITIONS

**AED 3.1 BN**  
NET PROFIT

**AED 5.1 BN**  
APOLLO  
TRANSACTION

**AED 7 BN**  
ALDAR DEVELOPMENT  
REVENUE

**AED 32 BN**  
ASSETS UNDER  
MANAGEMENT

**AED 4.1 BN**  
ALDAR INVESTMENT  
REVENUE

An architectural rendering of a modern residential development. Three multi-story buildings with a stepped, terraced design are the central focus. Each building features numerous balconies with glass railings and some have small green plants on them. The buildings are set back from a large, vibrant green lawn. In the foreground, several people are depicted in various leisure activities: some are sitting on the grass, others are walking, and a group is playing a sport. The landscape is lush with diverse tropical vegetation, including palm trees, trees with bright red flowers, and other green shrubs. The sky is a clear, pale blue, and the overall lighting suggests a warm, late afternoon or early morning setting. The image is framed by tree branches at the top and bottom edges.

# INTRODUCING SAMA YAS BY ALDAR

Aldar's newest development presents a new standard of luxury living in Yas Island, crafted to the finest detail. Set in a lush park bustling with beautiful flowers, birds and trees; every detail here has been meticulously designed to elevate your comfort, style and elegance.



A COMMUNITY  
EMBRACED BY NATURE.

## CHEF IZU

Aldar Ambassador

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.

"IT IS NOT ABOUT  
THE RESULT,  
BUT ABOUT YOU  
BEING THERE."



## 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.”





SERVICES & AMENITIES



THE CANOPY CLUB

MAISON MOCHA COFFEE SHOP

CURZON LOUNGE CINEMA

360-DEGREE CONCIERGE

24/7 ROOM SERVICE

CATERED PICNICS IN THE PARK

THE READING ROOM LIBRARY

SERENITY SUITE SPA

CLUB GYM

PET CONCIERGE DOG WALKERS

EXCLUSIVE HOUSE CAR

EXERCISE TRACK

PLAYROOM



## 360-DEGREE CONCIERGE

Enjoy 24 / 7 access to your own concierge,  
committed to helping raise the bar of luxury living.

---



سما ياس  
SAMA YAS  
BY ALDAR

## 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.



*Chef Izu*

## CHEF IZU SETS NEW BAR FOR LUXURY KITCHENS

Chef Izu personally designed the kitchens at Sama Yas by Aldar. He was inspired to create a space that promotes a holistic, healthy lifestyle around contemporary park living. 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.

---



**SAMA YAS**  
BY ALDAR



# FLOOR PLANS

CRAFTING THE  
EXTRAORDINARY DEMANDS  
A MINDSET OBSESSED WITH  
THE TINIEST DETAILS.



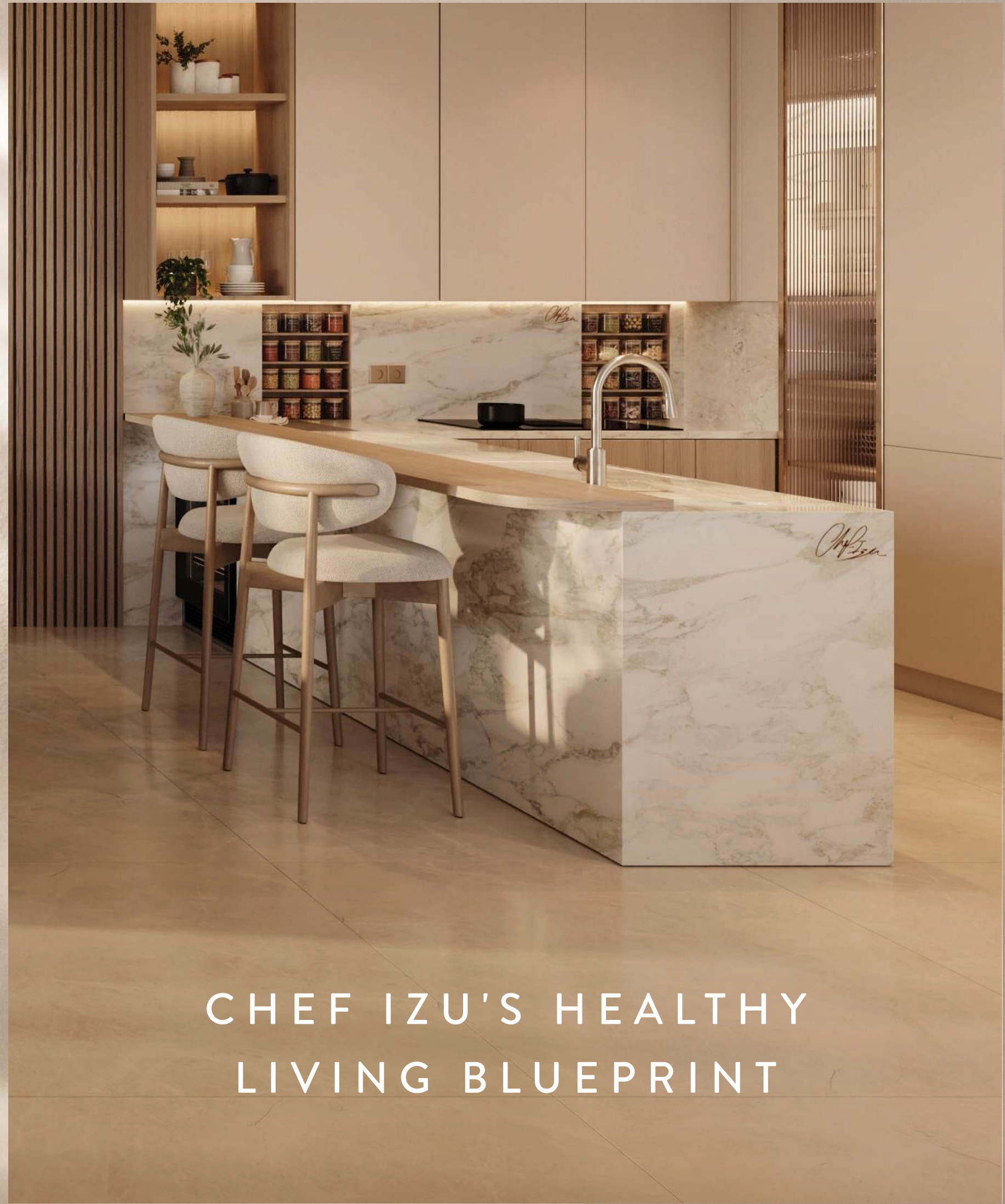
FLOOR PLANS

1 BED - TYPE A



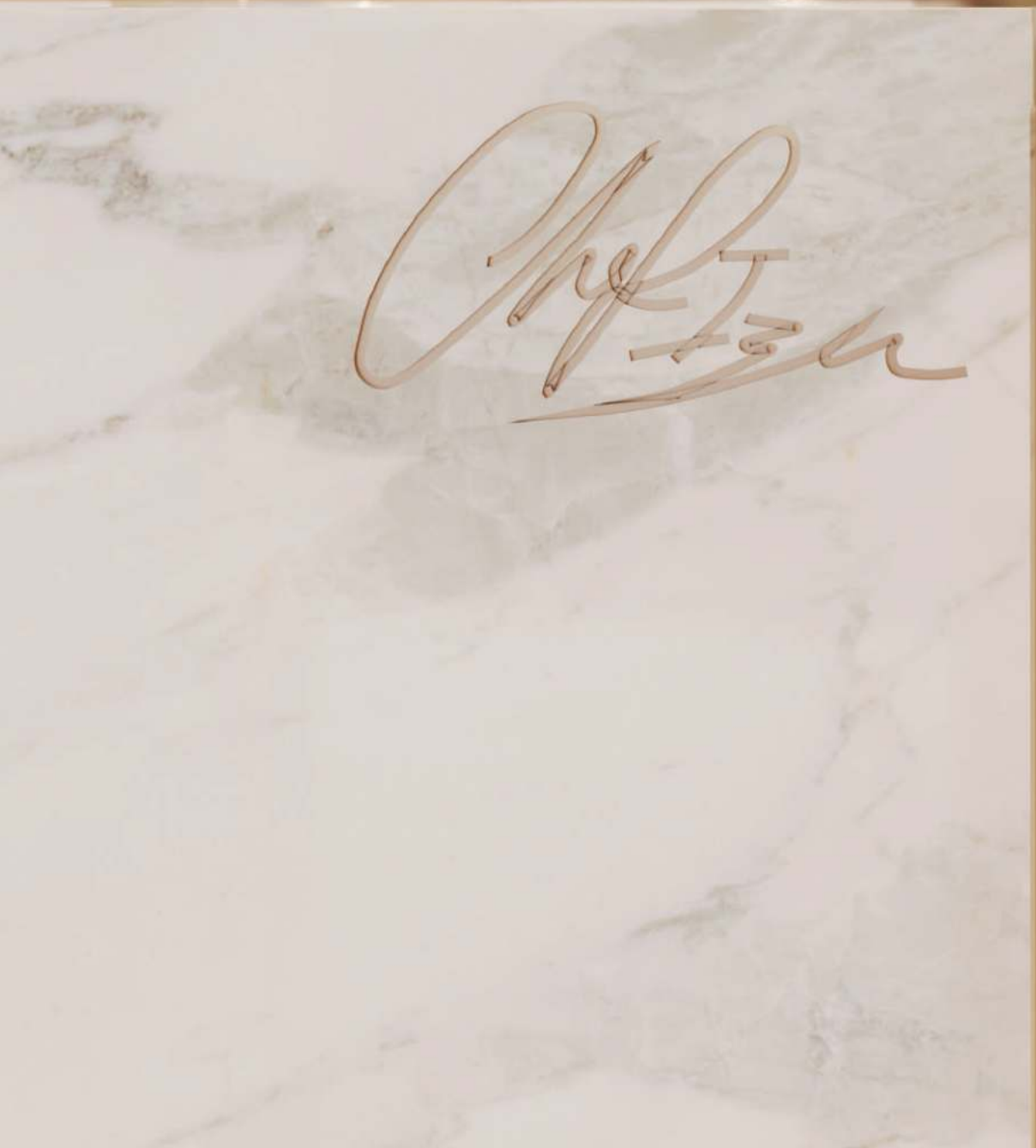


LUXURIOUS  
DOWN TO THE  
FINEST DETAIL



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.



FLOOR PLANS

2 BED + MAID UNIT - TYPE A



GROUND FLOOR



FIRST FLOOR



DETAIL #3465

ENGINEERED WOOD PARQUET  
DURABLE, SUSTAINABLE,  
AND RESISTANT  
TO MOISTURE AND  
TEMPERATURE CHANGES.

FLOOR PLANS

2-BED + MAID UNIT - TYPE A





INVITING SPACES  
BATHED IN  
NATURAL LIGHT

FLOOR PLANS

2-BED + MAID UNIT - TYPE C







DETAIL #4387

---

MOISTURE-RESISTANT PAINT

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

---

FLOOR PLANS

2-BED DUPLEX + MAID UNIT - TYPE B



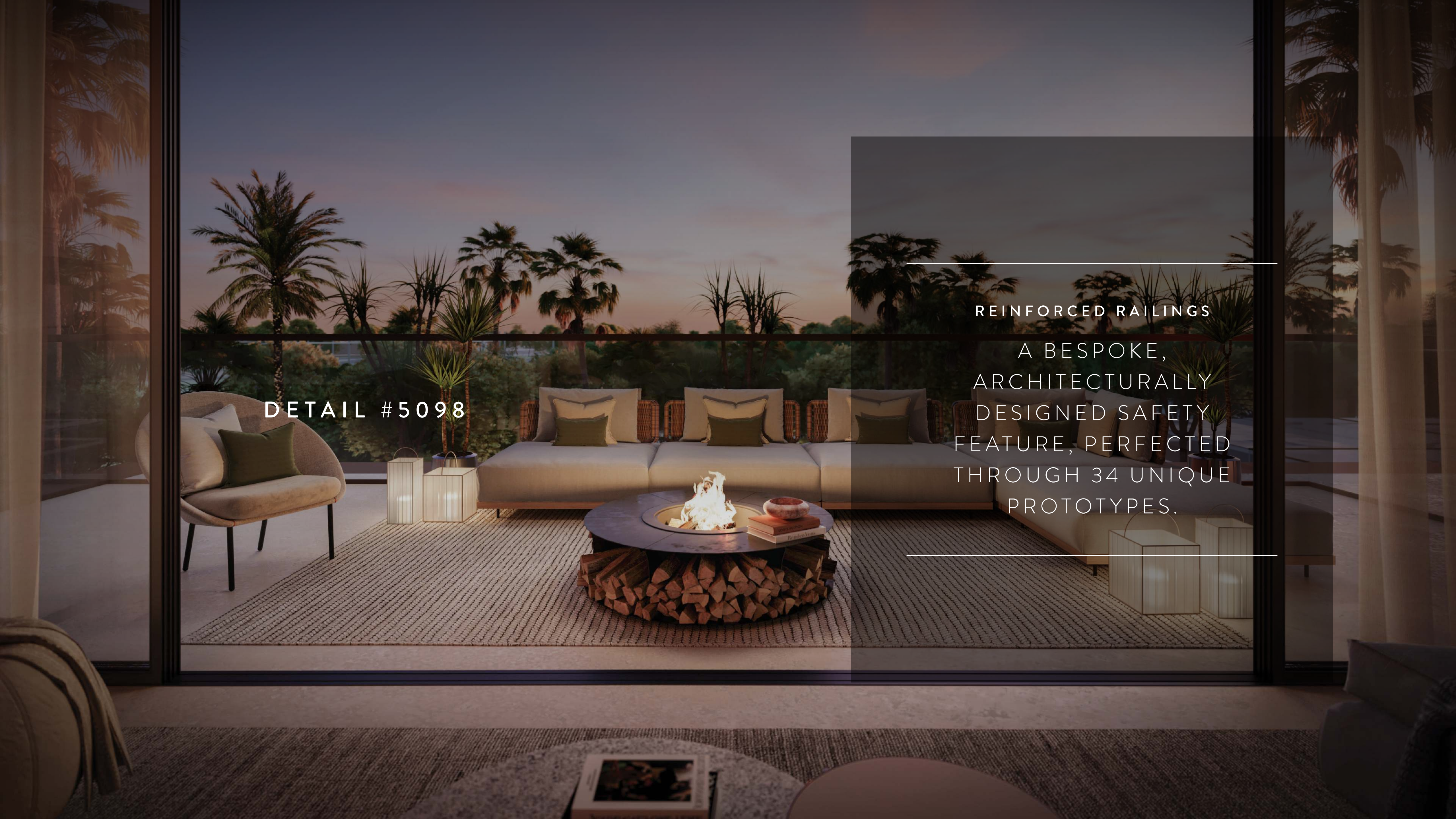
GROUND FLOOR



FIRST FLOOR



WAKE TO THE MORNING  
LIGHT TEASING  
THROUGH THE TREES.



DETAIL #5098

REINFORCED RAILINGS

A BESPOKE,  
ARCHITECTURALLY  
DESIGNED SAFETY  
FEATURE, PERFECTED  
THROUGH 34 UNIQUE  
PROTOTYPES.

FLOOR PLANS

2-BED + MAID UNIT - TYPE B







DETAIL #7253



---

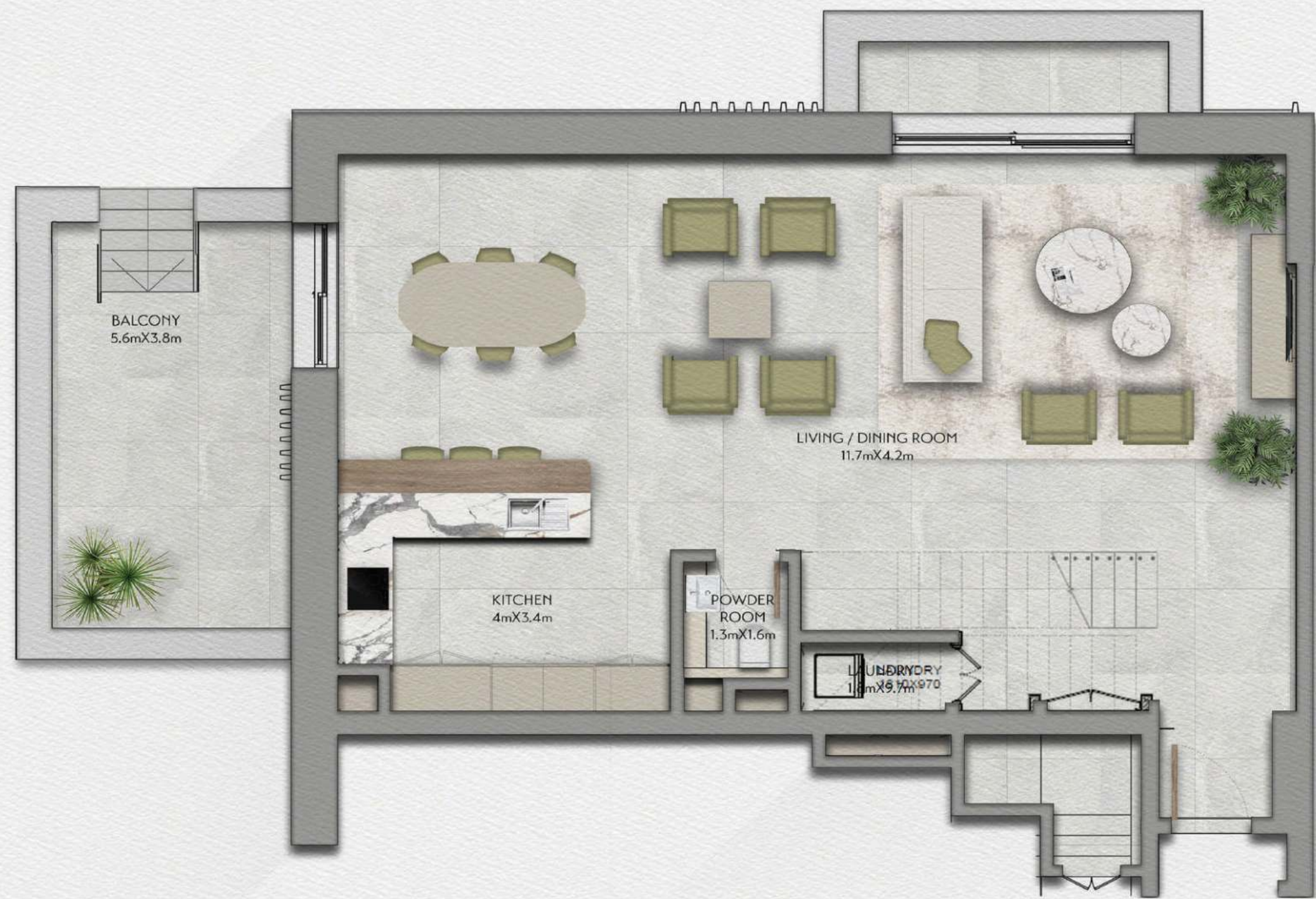
HANDMADE PORCELAIN TILES

HAND-GLAZED  
PORCELAIN TILES BY  
ITALIAN ARTISANAL  
MASTERS FOR A  
LUXURIOUS FINISH.

---

FLOOR PLANS

2-BED DUPLEX



GROUND FLOOR



FIRST FLOOR



DESIGN THAT  
REDEFINES ELEGANCE  
AND PRECISION.


FLOOR PLANS

2-BED - TYPE B





DETAIL #3122



ITALIAN MARBLE COUNTERTOP

---

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

---

FLOOR PLANS

2-BED





FLOOR PLANS

3-BED + MAID UNIT



GROUND FLOOR



FIRST FLOOR



VISUALLY  
CAPTIVATING,  
SUSTAINABLY SOURCED

FLOOR PLANS

3-BED + MAID UNIT - TYPE A







## SUSTAINABILITY FEATURES

TARGETING ESTIDAMA 3 PEARLS

HUMAN-CENTRIC COMMUNITY DESIGN

IN LINE WITH FITWEL (2 STARS) CERTIFICATION

TARGETING LEED GOLD

LOW CONSUMPTION WATER FIXTURES & APPLIANCES

GENEROUS GREEN SPACES

ACCESS TO PUBLIC TRANSPORT

OPTIMISED HVAC ENERGY EFFICIENT SYSTEMS

NATIVE & ADAPTIVE SPECIES, INCLUDING EDIBLE GARDENS

SHADED WALKWAYS & BIKEWAYS

WATER CONSERVATION THROUGH MONITORING & CONTROL

HEALTHY INDOOR AIR QUALITY & ENVIRONMENT

ECO-FRIENDLY & LOCALLY-SOURCED CONSTRUCTION MATERIALS

SMART WASTE SYSTEMS

EV CHARGING FACILITIES

REUSED AND CERTIFIED TIMBER

5-10 MINUTES WALK TO NEARBY AMENITIES

