

Yas Island Summary

Yas Island is one of the most unique and highly touted projects within Aldar Properties current portfolio. Located strategically off the city of Abu Dhabi in the United Arab Emirates, Yas Island is within driving distance to adventures from the capital city of Abu Dhabi or from nearby Dubai.

With construction well on its way since 2007, the entertainment destination of Yas Island will eventually occupy a total land area of 25km² with approximately 17km² used for development

The island will play host to numerous attractions, such as a world-class racing circuits, signature hotels, theme parks, marinas, golf courses and much more. Yas Island will cater to the local resident population as well as international tourists. The variety of attractions will make Yas Island a place for everyone to enjoy. Visitors of all kinds will be welcomed on to Yas.

Yas Marina Circuit

A stunning motorsport development in progress, the Yas Marina Circuit will wind its way around Yas Island's spectacular landscape. Yas Island and Abu Dhabi are getting ready to play host to the inaugural F1™ Etihad Airways Abu Dhabi Grand Prix in November this year.

The track will be unlike any track seen in the world today and will be a challenge even to the most experienced driver. Hermann Tilke known most notably for the circuit in Shanghai has incorporated high speed passes, varying elevations, slow cornering and a marina which all compliment this spectator friendly track.

If you would rather be in the thick of the action, why not take a test drive on the Yas Circuit yourself with the only "open" Ferrari driving school in the world? For more information on Yas Marina Circuit and the F1™ Etihad Airways Abu Dhabi Grand Prix, visit www.yasmarinacircuit.ae

Hotels and Hospitality

The Yas Hotel will be the flagship hotel project and is expected to become the most recognizable and striking feature of the Yas Circuit. In addition to the race day hotels, Yas Island will feature other numerous hotels and resorts along the Northern Crescent of the island, as well as the Beachfront Esplanade. These hotels will all be operated by distinguished companies featuring state-of-the-art facilities such as spas, health clubs, restaurants, lounges and other exclusive amenities.

With the F1™ Etihad Airways Abu Dhabi Grand Prix event being a prominent fixture in Abu Dhabi's calendar for 2009, scores of hotels have been planned by world-class designers. Several of these will be ready for race day, offering over 2,500 guest rooms.

Golf

Yas Island presents the first Links Golf Course in the Middle East region designed by Kyle Phillips, one of the world's leading golf course designers. This championship course is currently being developed on the west shores of Yas Island and will include a 4000 sq mtr luxurious clubhouse and world-class, floodlit practice ranges and academy of golf.

The Links Golf Course and its surrounding area is of high ecological significance.. This is substantiated with the new mangrove plantations lining the western shore totaling 130,000 plants.

This Links course which will have rolling hills and seashore green locations is on schedule for opening at the end of this year.

Ferrari World Abu Dhabi

Destined to become the world's largest indoor theme park, Ferrari World Abu Dhabi will offer a variety of attractions to keep both children and adults more than entertained. The iconic roof is designed on the classic double-curve body shell of the Ferrari GT car and will cover a total area of 200,000 m². The park will feature numerous rides and attractions along with many restaurant and food & beverage locations, VIP services, lounges & amenities, and an array of Ferrari merchandise.

Yas Mall

Located on Yas Island is a mall where you don't just shop....you experience. With over 296,000m² of retail space it caters to local residents, tourists and international guests. Yas Mall will be a catwalk of the world's leading brands, from volume retail to high-end designer labels.

With 500 luxury units, 3 department stores, concept stores and fashion boulevards Yas Mall sets a new "world benchmark" with all that is known to retail. The cutting-edge design and use of light gives new meaning to sightlines and brand exposure. In the heart of the Yas Mall, the shoppers will find entertainment offering second to none, featuring a Central Entertainment Zone with one of the world's largest LCD screens illuminating a wonderland of creativity and imagination.

The desert flower provided the inspiration for the mall's architecture by perfectly reflecting the region to create a retail oasis on Yas Island. The radial structure peers out like jewels in the landscape by way of its distinctive vaulted roof form. As accessibility is paramount to trade, such factors have been carefully considered in the scheme with the incorporation of four car parks and over 16,000 spaces.

Yas Mall takes retailing to the next level maximizing branding and exposure with its choice of double and triple level stores. The atmosphere, character and identity welcome customers to enjoy the energy in each store.

Marinas

Yas Island will be adorned with several world class marinas, unrivaled in the UAE. The Northern Marina is a residential marina located to the northeast of Yas Island and is nestled amongst densely populated trees, a series of gardens, seating areas, and cafés and performance pavilions.

The Yas Cays Marina is a 900 berth marina and a yacht haven. Split into four precincts with two residential fingers, this marina will feature a signature hotel and will host seasonal festivals and events.

The Yas Marina is an exclusive marina overlooking the Yas Circuit. The iconic Yas Hotel and an exclusive yacht club will be situated on the marina's edge.

These marinas will contain over 1500 berths (both permanent and guests) in addition to our numerous services; Yas Island marinas will house fuel docks, water taxi service and an emergency response vessel.

Warner Bros Theme Park

Aldar is in active discussion with Warner Bros to finalise a schedule to deliver this dynamic theme park on Yas Island. The Warner Bros. Theme Park will include many of your favorite Looney Tunes, Hanna-Barbera & DC Comic characters. This exiting theme park will be the 1st Warner Bros Theme Park in the Middle East.

Warner Bros. has developed, owned and managed theme parks across the world, including Australia's Gold Coast and Madrid, Spain. Ground breaking work on the theme park and hotel is being scheduled to commence in 2009. Warner Bros. is creatively involved in the development and design of both the theme park and hotel.

We will release more information about the target completion date of the Park in the near future.

Water Park

The Yas Island Water Park will set the tone for family fun on the island. The Yas Water park will be a place where you'll be able to spend a few hours, or the whole day. The park will include a variety of relaxing and thrilling attractions, such as a giant lazy river to entertain even the most sluggish family member. And of course, no water park would be complete without a special children's area to keep the little ones cool. Aldar is actively planning the delivery of the Yas Waterpark and will release more information about target completion dates in the near future.

Residential

Yas Island is an incomparable venture that develops one of the world's most exciting leisure and residential environments along the waterways of Abu Dhabi. This will be achieved by the seamless integration of architecture including gardens, parklands, canal systems and water features.

The island will offer a variety of modern low-rise and mixed-use residential apartments, including villas to rent, lease and own. Look forward to the perfect investment opportunity, or even better, live a luxury lifestyle with panoramic views from a two-tiered exclusive waterfront apartment by the lagoons.

Environment

Aldar's green initiative is taken very seriously by Yas Island Project Delivery Team especially with the scale of construction currently ongoing.

Aldar Yas Island with the help of His Highness Sheikh Hamdan Bin Zayed have agreed with the EAD (Environment Agency Abu Dhabi) to plant up to 80,000 mangroves (rising to 130,000 in 2009) on the western shores of Yas Island adjacent to the Links Golf Course. This newly planted area will command at least 2 km² and will create a perfect view of the UAE's natural beauty and qualities.

Also along with this there is also huge efforts towards monitoring any adverse affects of construction on the local waterways, Aldar and the University of the United Arab Emirates, Abu Dhabi are currently working in alliance to monitor the quality of the waters and discharge areas in order to substantiate Aldar's green initiative and measure and analyse the purity of the surrounding bodies of water in close proximity to the Yas and Al Raha projects.

Access

A detailed and sophisticated public transport system will be available on Yas Island. In addition, a new 10-lane highway will connect Yas Island to both Abu Dhabi and Dubai and will reduce the drive time to Abu Dhabi City to approximately 10 minutes, and the drive time to Dubai of approximately 45 minutes. Yas Island is also only a 10 minute drive from the Abu Dhabi International Airport.