



LOVE IT?
LIVE IT.



ABU DHABI

AL MARYAH ISLAND
THE RESIDENCES

BY

TARAF

A YAS HOLDING COMPANY

LOCATED IN THE HEART OF **ABU DHABI'S** PREMIUM FINANCIAL DISTRICT – AL MARYAH ISLAND

At W Residences, Al Maryah Island, everything you love, now you can live.



RIGHT ACROSS A WATERFRONT DESTINATION

A sophisticated lifestyle amidst a vibrant and dynamic community, blending a waterfront lifestyle with timeless architecture.



2 Minutes
Galleria Mall



3 Minutes
Abu Dhabi Global Market



5 Minutes
Cleveland Clinic



15 Minutes
Cultural District



5-8 Minutes
Four Seasons & Rosewood



25 Minutes
AUH Airport

WHY CHOOSE W RESIDENCES?

A YAS HOLDING COMPANY

- Taraf - The real estate arm of YAS Holding
- UAE headquartered investment holding company
- 50 years of experience

LOCATION - AL MARYAH ISLAND

Walking distance from:

- The Galleria Mall, Abu Dhabi Global Markets, Cleveland Clinic, Rosewood and Four Seasons Hotels on one side and,
- The Waterfront on the other side.

LIFE @ BRANDED RESIDENCES

- Elegance of a 5-star hotel
- Bespoke concierge services
- World-class amenities.
- Exclusive global privileges from Marriott Group.



FACTS & FIGURES

IT IS MORE THAN A RESIDENCE; IT IS A WAY OF LIFE!

- 37 storeys of vibrant luxury.
- Branded 1, 2, 3, 4-bedroom apartments, 4-bedroom duplexes and a penthouse.
- Top floors dedicated to only 4 units across the floor.
- Multi-levelled covered car park.
- All bedrooms with ensuite washrooms.
- Penthouse with private pool, BBQ area, majlis and courtyards.
- Panoramic views for all residences.



PODIUM AMENITIES

- Fit Gym
- Treatment Room
- Screening Room
- Residence Lounge
- Wet Pool Deck
- Kids Splash Pad
- Games Room
- Outdoor Fitness Area
- W Sound Suite
- Golf Simulator
- Whatever/Whenever® Concierge Services



W OWNER BENEFITS

As a Resident, you'll join Marriott Bonvoy™. More than a loyalty programme, you're in on preferential rates and special perks at more than 6,900 luxury hotels. Plus, a whole world of unique experiences and thoughtful little extras. It all starts at marriottbonvoy.com.

YOUR EXCLUSIVE PRIVILEGES INCLUDE:

- 10% off regular room rate
- Upgrade at time of check-in (on availability)
- Daily breakfast for two
- Special hotel amenity*
- Welcome amenity and note from GM
- Complimentary high-speed internet access
- 4pm check-out (based on availability)
- Complete list of privileges on website

PRICING

TPOLOGY	SIZE RANGE (SQ.FT.)	STARTING FROM	PRICE / SQ FT (AED)
1 BR	909 – 924	AED 2.2 Mn	2,439
2 BR	1,398 – 1,400	AED 3.2 Mn	2,313
3 BR	1,779 – 2,323	AED 4.1 Mn	2,000
4 BR	2,696	AED 6.0 Mn	2,208
4 BR DUPLEX	3,726 – 4,291	AED 8.3 Mn	2,217

PAYMENT PLAN

50%
DURING
CONSTRUCTION

30%
DURING
CONSTRUCTION

OR

50%
ON
HANDOVER*

70%
ON
HANDOVER*

*Scheduled in Q4 2027. 30:70 Payment Plan - T&C Apply

TARAF

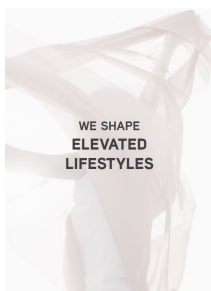
A YAS HOLDING COMPANY



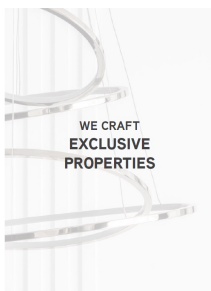
Karl Lagerfeld Villas by Taraf (Nad Al Sheba, Meydan, Dubai)

About TARAF – The Real Estate Division of YAS Holding

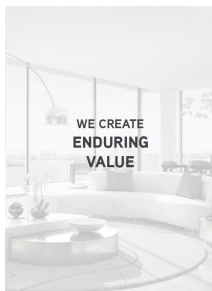
At Taraf, we believe in improving lives and lifestyles by building exquisite properties and communities that inspire happiness, wellness, and harmony. We develop highly-sought-after properties using our unique approach which focuses on three guiding principles.



WE SHAPE
ELEVATED
LIFESTYLES



WE CRAFT
EXCLUSIVE
PROPERTIES



WE CREATE
ENDURING
VALUE

About YAS Holding – An Abu Dhabi based 100% Emirati Owned Company with Multi-Industry Business Portfolio

Yas Holding is a renowned UAE-headquartered investment company with a multi-industry business portfolio spanning multiple sectors and diverse range of subsidiaries. Active in sectors including healthcare, technology, real estate, and aviation, Yas Holding's breadth of scope is underpinned and strengthened by a commitment to the provision of high-value, high-quality products, and services. The company's subsidiaries conduct business throughout the Middle East, Africa, Europe, and Asia.



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