



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

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## 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.



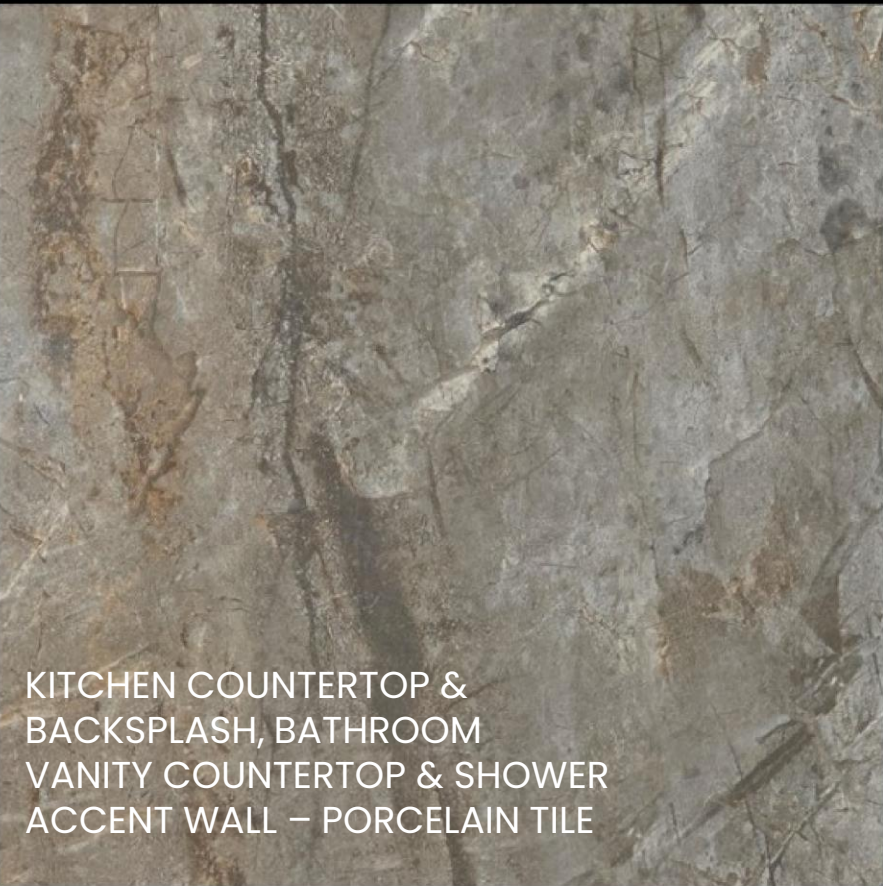
The best of Yas at your doorstep

# 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

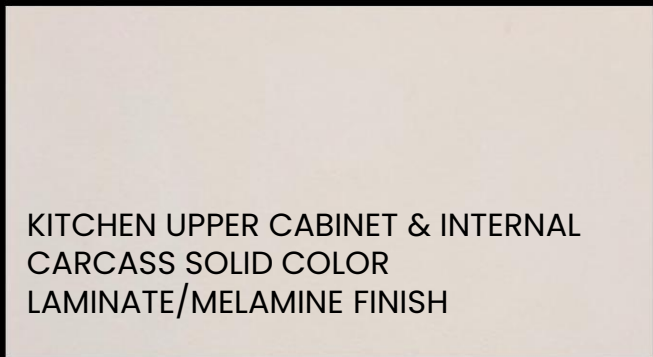
## *Dark*



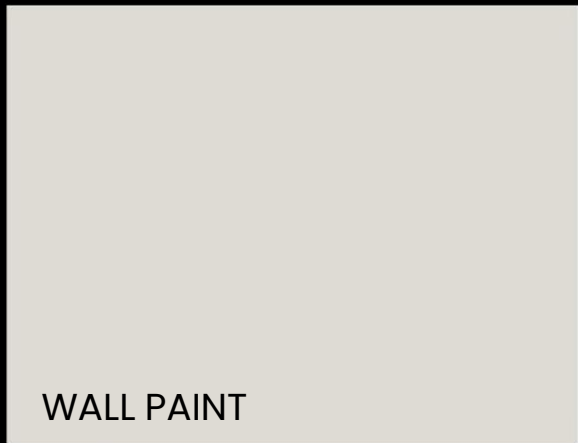
KITCHEN COUNTERTOP &  
BACKSPLASH, BATHROOM  
VANITY COUNTERTOP & SHOWER  
ACCENT WALL – PORCELAIN TILE



CEILING PAINT



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



WALL PAINT



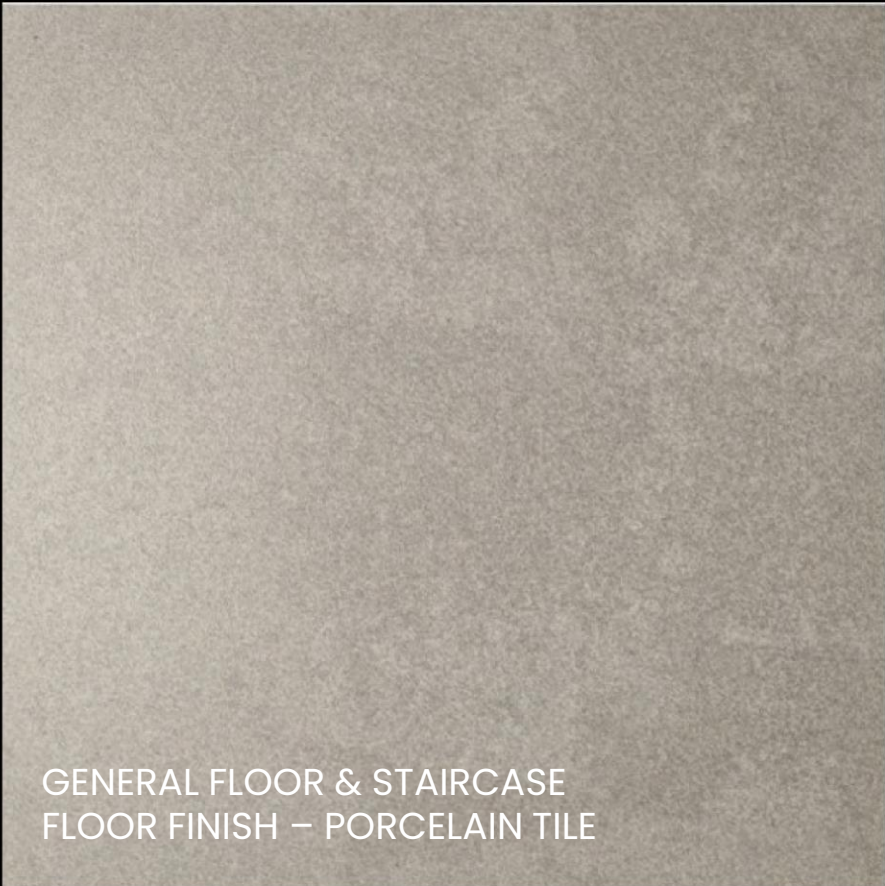
LOWER KITCHEN CABINET SHUTTERS &  
JOINERY TIMBER-LOOK LAMINATE  
FINISH



GENERAL BEDROOM FLOORING  
TIMBER-LOOK – PORCELAIN TILE



BATHROOM FLOOR & WALL  
FINISH – PORCELAIN TILE



GENERAL FLOOR & STAIRCASE  
FLOOR FINISH – PORCELAIN TILE



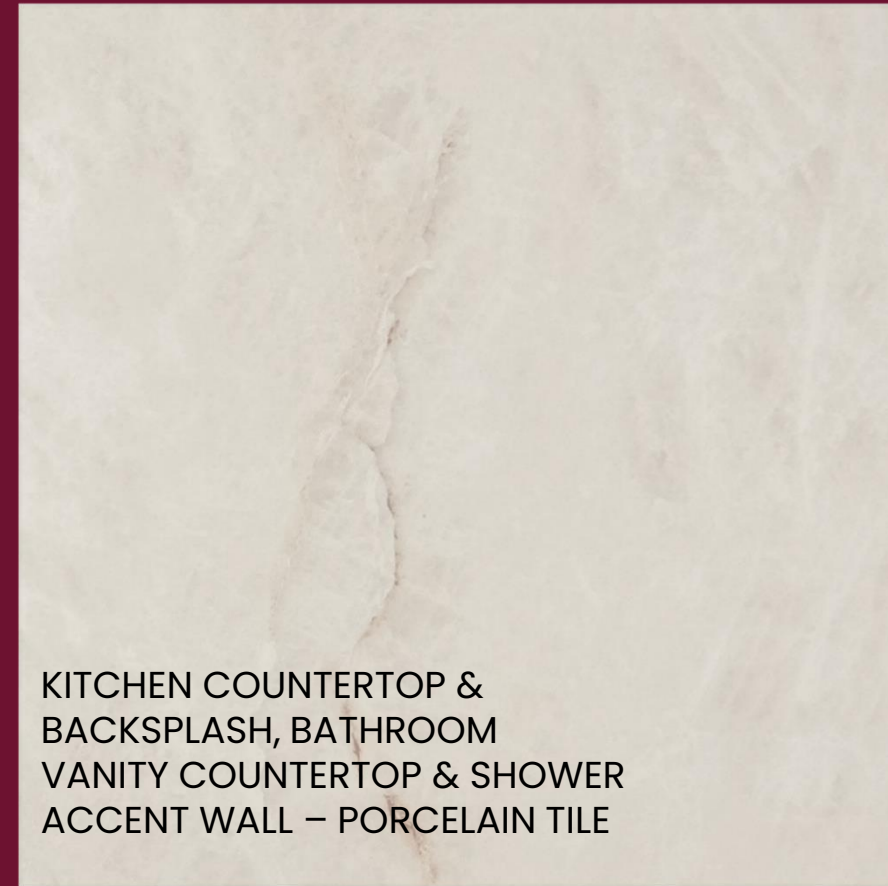
GENERAL METAL  
BRUSHED BRONZE



SHOWER GLASS

# Material Board

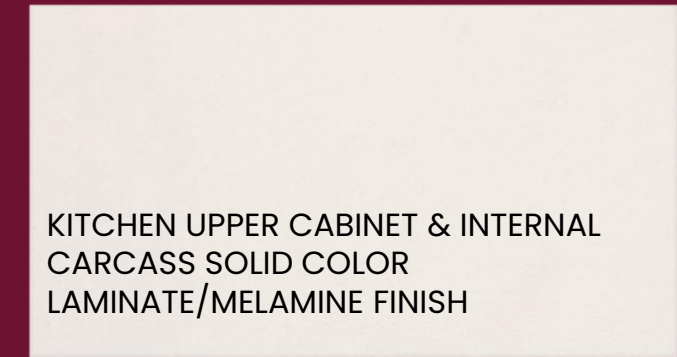
## *Light*



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



CEILING PAINT



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



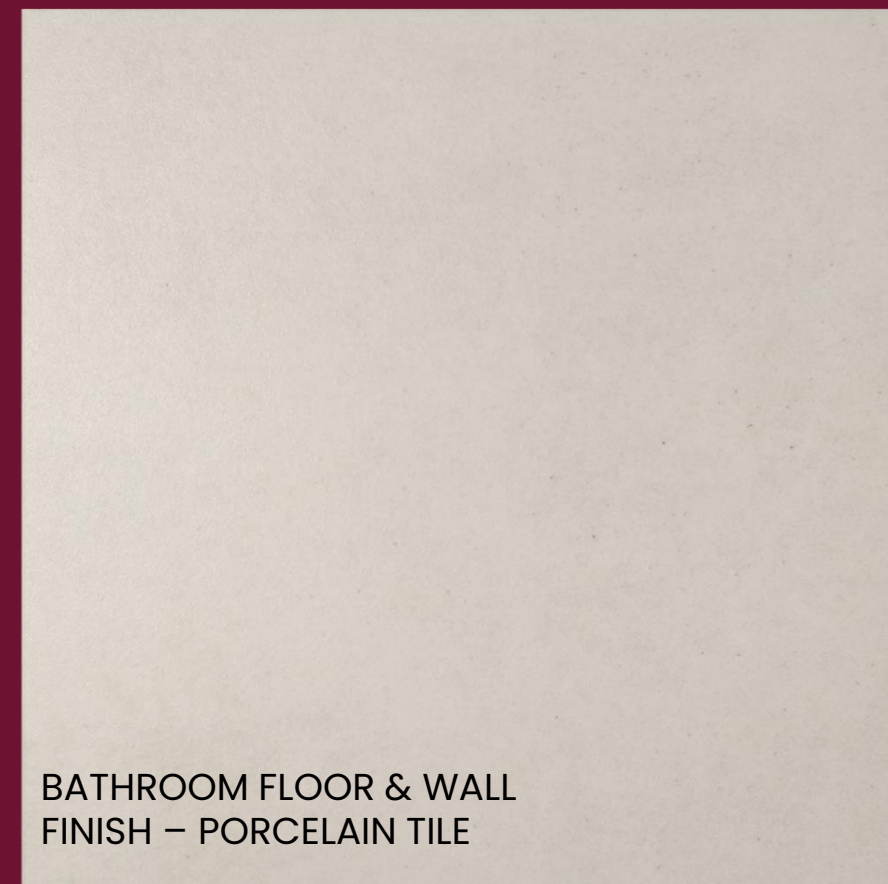
WALL PAINT



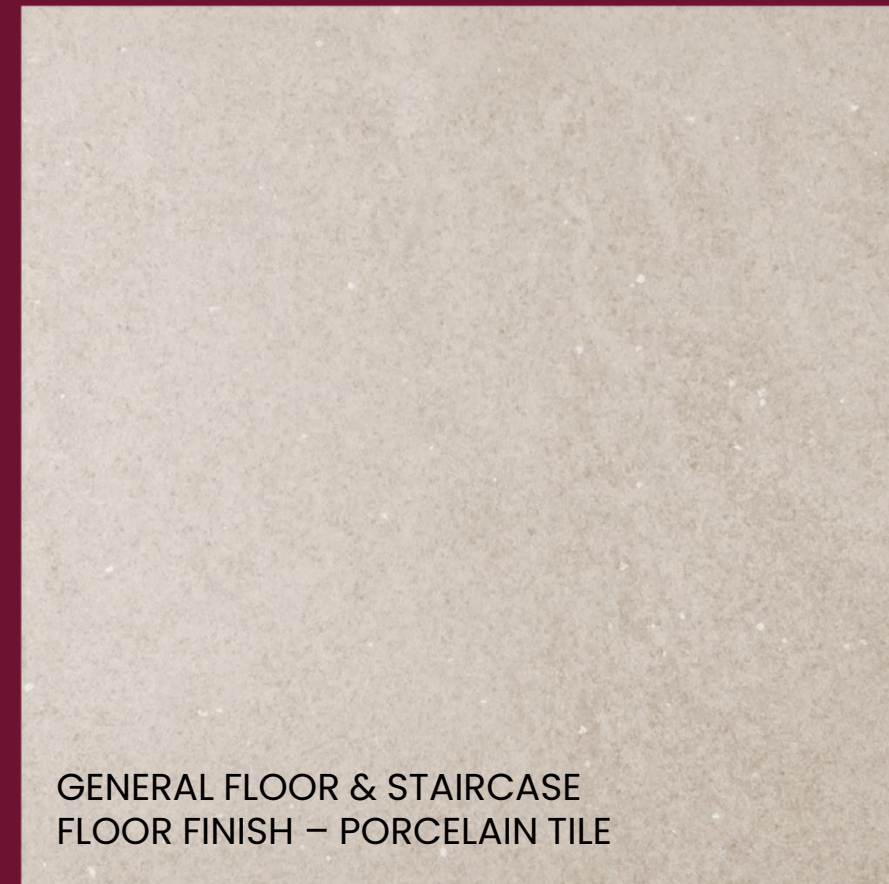
LOWER KITCHEN CABINET SHUTTERS &  
JOINERY TIMBER-LOOK LAMINATE  
FINISH



GENERAL BEDROOM FLOORING  
TIMBER-LOOK – PORCELAIN TILE



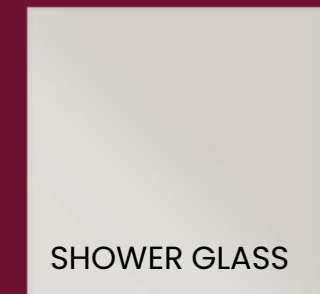
BATHROOM FLOOR & WALL  
FINISH – PORCELAIN TILE



GENERAL FLOOR & STAIRCASE  
FLOOR FINISH – PORCELAIN TILE



GENERAL METAL  
BRUSHED NICKEL



SHOWER GLASS







# 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
<b>TOTAL</b>	<b>217</b>	<b>-</b>

# 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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THE  
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