



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.



A photograph of three young women sitting at a round wooden table in an outdoor cafe setting. They are all laughing and looking at each other. The woman on the left has long, curly brown hair and is wearing a light-colored t-shirt. The woman in the middle has long brown hair with a purple headband and is wearing a maroon long-sleeved shirt. The woman on the right has long brown hair and is wearing a blue denim jacket over a dark top. There are two insulated water bottles on the table, one purple and one blue. The background shows other cafe tables with umbrellas, palm trees, and a clear blue sky. The image is framed by a dark red border on the left and bottom, and a white, textured border on the right and top.

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

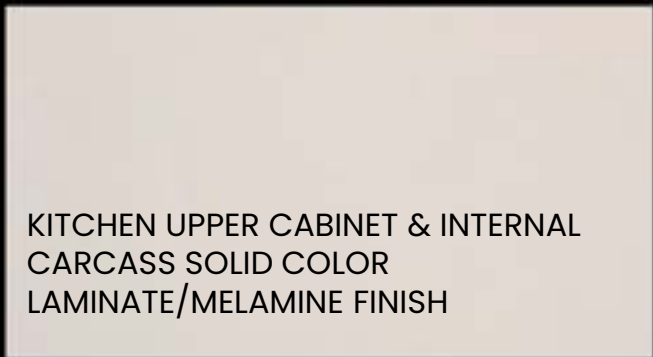
Dark



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



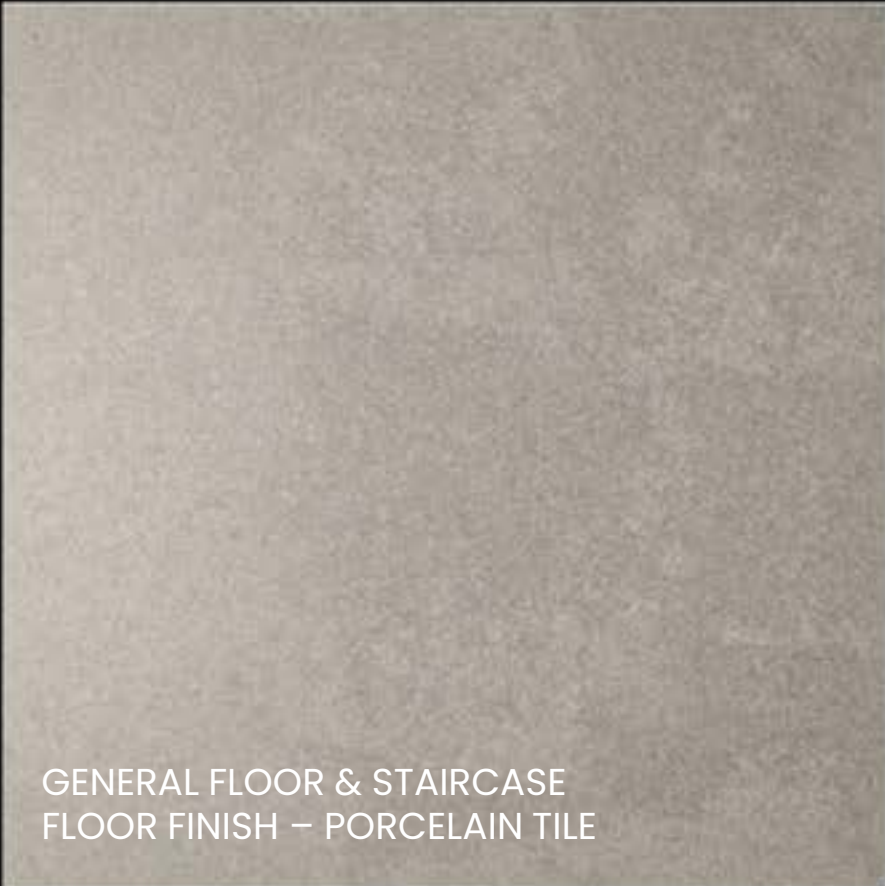
LOWER KITCHEN CABINET SHUTTERS & JOINERY TIMBER-LOOK LAMINATE FINISH



GENERAL BEDROOM FLOORING TIMBER-LOOK – PORCELAIN TILE



BATHROOM FLOOR & WALL FINISH – PORCELAIN TILE



GENERAL FLOOR & STAIRCASE FLOOR FINISH – PORCELAIN TILE



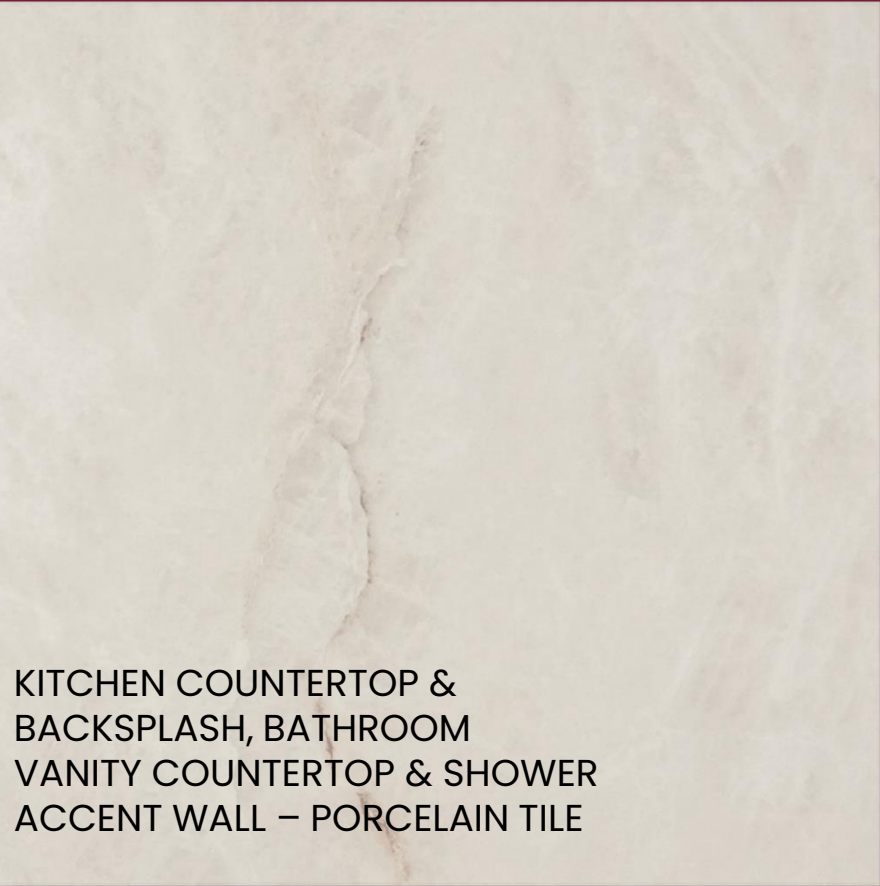
GENERAL METAL BRUSHED BRONZE



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







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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