

# YAS PARK GATE

## ALDAR LAUNCHES YAS PARK GATE ON THE DOORSTEP OF A FIRST OF ITS KIND FAMILY PARK IN ABU DHABI

- Mediterranean-style gated community located beside Yas Park which is in the heart of North Yas and set to create a new standard for parks in the UAE
- Designed in response to growing demand for single-family homes and amenity-driven communities in one of Abu Dhabi's most sought-after destinations
- 508 homes available to purchase for all nationalities from 1 September



**Abu Dhabi, UAE – 24 August 2022:** Aldar Properties ('Aldar') has announced the launch of Yas Park Gate, its latest gated community which will be located on the doorstep of Yas Park, a first of its kind family and recreational activity park in Abu Dhabi. As a natural progression in the development of the second phase of North Yas, the AED 1.15 billion residential development will complement the existing communities and feature 508 new homes spanning over 255,000 sqm.

The development boasts easy access to the 115,000 sqm Yas Park, which is half the size of Yas Mall and will set the benchmark for landscape design in the entire North Yas master development. Yas Park will define a new standard for parks in the UAE,

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bringing together an array of amenities for the first time in one space – it will be connected by a promenade that enables access to each feature as well as a walking and jogging track around the perimeter.

Residents from across Yas Island will enjoy a park that offers a mix of relaxing family focused amenities, such as a tranquil forest, shallow lagoon, canopied oasis, an interactive fountain, adventure playground, and a central lawn for concerts and live events. A variety of team sports and leisure activities can be enjoyed via community facilities designed for football, tennis, basketball, cricket, paddle tennis, beach volleyball, skater park and bounce park. Yas Park will also be home to a café featuring a decked terrace, where visitors can take time to pause and refresh.

Units at Yas Park Gate will be available for purchase by all nationalities from 1 September, and will offer buyers competitively priced single-family homes, from two- and three-bedroom townhouses starting at AED 1.74 million, to four-bedroom villas starting from AED 3.20 million. Inspired by customer desire for community living, homes in the gated development benefit from an elegant Mediterranean style of architecture, and buyers will have a choice of two interior colour options.

Commenting on the launch, Rashed Al Omaira, Chief Commercial Officer at Aldar Development, said: **“Yas Park Gate represents the next stage of the broader North Yas masterplan, which will further solidify the island as one of Abu Dhabi’s most sought-after destinations. Our research has shown growing customer demand for amenity-driven communities, so that has been a core focus for this development. As such, we expect to see strong demand from both homeowners and international and local investors seeking an attractive investment opportunity.”**

**He added: “Yas Park Gate is within walking distance of Yas Park, which will provide residents and visitors with a full suite of recreational, leisure and entertainment offerings on their doorsteps. The park is designed to be enjoyed all year round and to cater for people of all ages and interests.”**

In line with Aldar’s comprehensive sustainability strategy, the homes at Yas Park Gate are designed to achieve a two-pearl rating, as per the UAE’s Estidama sustainability rating system. Key sustainability measures taken at Yas Park Gate include efficient water fixtures and fittings that reduce consumption by 18%, the responsible sourcing of building materials to reduce the development’s carbon footprint, and using smart building designs and efficient cooling systems to achieve a 25% decrease in energy



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consumption. These ratings exceed those of similar developments across Abu Dhabi with Pearl 1 ratings, demonstrating Aldar's commitment to supporting sustainability throughout its communities.

Construction of Yas Park Gate is due to begin in Q1 2023, with handovers expected to commence in Q1 2026. Customers interested in purchasing units at Yas Park Gate can visit the Aldar's Sales Centre at Aldar Square or contact the Aldar Sales Centre by phone on 800-ALDAR/800-25327 or via email on [customermanagement@aldar.com](mailto:customermanagement@aldar.com).

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#### **About Aldar**

Aldar Properties PJSC is the leading real estate developer and manager in the UAE with a diversified and sustainable operating model centered around two core businesses: Aldar Development and Aldar Investment.

Aldar Development is a master developer of integrated, liveable, and thriving communities across Abu Dhabi's most desirable destinations, including Yas Island, Saadiyat Island, Al Raha, and Reem Island. It is responsible for developing Aldar's c. 69 million sqm land bank and includes three businesses: Aldar Projects, which manages Aldar's fee-based development management business including government housing and infrastructure projects; Aldar Ventures, which incubates and nurtures new business opportunities and innovation areas; and Aldar Egypt, the platform focused on developing mixed-use communities in Egypt.

Aldar Investment houses Aldar's core asset management business comprising over AED 30 billion portfolio of investment grade and income-generating real estate assets diversified across retail, residential, commercial, hospitality, and logistics segments. Aldar Logistics owns a 70% stake in Abu Dhabi Business Hub which owns a strategically located warehousing, industrial, and office complex in Industrial City Abu Dhabi with a total net lettable area of c. 166,000 sqm. Aldar Investment also manages three core platforms: Aldar Education, Aldar Estates, and Aldar Hospitality and

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Leisure. Aldar Education includes Aldar's entire educational portfolio, including Aldar Academies, the leading education group in Abu Dhabi, with 21 schools, over 27,000 students, and a growing network of 3,000 educators from over 100 nationalities, offering a wide range of curriculum and ancillary services such as a Teacher Training Academy. Aldar Estates consolidates Aldar's Retail Operations alongside existing Residential and Commercial real estate operations within Provis and will further include Community Management under one integrated property management platform. Aldar Hospitality and Leisure looks after Aldar's portfolio of hotel and leisure assets, which are anchored around Yas Island and Saadiyat, in addition to Ras Al Khaimah. It includes Aldar's portfolio of 13 hotels, comprising over 4,250 hotel keys and managing operations across golf courses, beach clubs, and marinas.

Aldar's shares are traded on the Abu Dhabi Securities Exchange (Stock quote: ALDAR:UH), and is a profitable, cash-generative business that provides recurring revenues, and benefits from a diverse and supportive shareholder base. Aldar operates according to high standards of corporate governance and is committed to operating a long-term and sustainable business in order to provide ongoing value for its shareholders.

Aldar is driven by a vision to be a leading real estate developer and manager in the region by playing a key role in the development of quality, comfortable, desirable destinations that people can live in, work at and visit.

For more information on Aldar please visit [www.aldar.com](http://www.aldar.com) or follow us on:

