



WALDORF ASTORIA®
RESIDENCES • YAS

A LIFE OF TIMELESS
ELEGANCE



AN ICONIC PARTNERSHIP

Aldar, the UAE's most trusted real estate developer, has partnered with Waldorf Astoria Hotels & Resorts, a name renowned for timeless hospitality, to curate an exquisitely furnished residence that elevates everyday living into extraordinary experiences. A legendary collaboration that introduces the first Waldorf Astoria Residences on Yas Island, Abu Dhabi.



WALDORF ASTORIA HOTELS & RESORTS

For over a century, Waldorf Astoria Hotels & Resorts has been synonymous with timeless hospitality through impeccable service and elegant design. From the original New York landmark to destinations around the world, Waldorf Astoria has welcomed royalty, world leaders and cultural icons, setting the stage for historic meetings and legendary celebrations.



A PRIVATE HORIZON OF ROLLING GREENS
AND SHIMMERING BLUES.





YAS ISLAND LIVING

Yas Island doesn't just offer a lifestyle, it sets the pace for it, all within one exceptional destination. Discover yours in the prestige of the F1® racetracks and championship golf, in world-class dining, iconic entertainment and a coastline alive with every activity under the sun.



FROM YOUR PRIVATE TERRACE TO THE FIRST TEE,
THE GAME HAS NEVER FELT CLOSER.





YAS LINKS — AN UNRIVALLED BACKDROP

Designed by legendary architect Kyle Phillips, Yas Links is the first true links course in the Middle East, shaped by the natural contours of the coastline. Ranked among the world's Top 30 courses, it is home to the prestigious Abu Dhabi HSBC Championship, welcoming the game's greatest players to its rolling fairways each year. Framed by tidal mangroves and the shifting light of the Gulf, Yas Links offers more than a game. It is a stage for global sport, a canvas of natural beauty and a view unlike any other in the region.



YAS MARINA — THE HEARTBEAT OF YAS ISLAND

From your residence, take in the spectacle of speed – as Yas Marina Circuit turns Abu Dhabi into a global capital of motorsport each season. Host to the most dramatic twilight race in Formula 1®, the circuit's distinctive architecture with its sweeping curves stands as a symbol of engineering excellence and competitive spirit.



WHERE THE CONTOURS OF THE COAST MEET
THE CURVES OF THE COURSE.





A LIFE OF TIMELESS ELEGANCE

Welcome to the first-ever Waldorf Astoria Residences on the vibrant Yas Island, Abu Dhabi. Embrace a lifestyle of timeless elegance with a limited collection of fully furnished 1 to 3-bedroom apartments and 4-bedroom penthouses, set against the backdrop of Yas Links and Yas Marina Circuit. Enjoy unparalleled views, and Waldorf Astoria's signature service in a residence designed for a life beyond compare.



DISTINCTIVE BY DESIGN

Step into a fully furnished 1 to 3-bedroom home or a 4-bedroom penthouse where space is the ultimate expression of individuality. Floor-to-ceiling windows frame spectacular views of Yas Links, the F1® circuit, or the Arabian Gulf. Expansive balconies extend the living space outdoors, offering private retreats for morning coffee or evening entertainment.



A BOLD NEW LANDMARK RISES ON YAS ISLAND,
WHERE EVERY ELEMENT SPEAKS THE
LANGUAGE OF DISTINCTION.





PRIVILEGES BEYOND COMPARE

At Waldorf Astoria Residences Yas, the concept of home extends far beyond your private living space. Enjoy exclusive access to a remarkable collection of amenities and services, each one an expression of life's finest moments. All beautifully complemented by Waldorf Astoria's sincere service, refined over a century of serving the world's most discerning guests.



A woman with her hair in a ponytail, wearing a white polo shirt and a dark baseball cap, is driving a golf cart. She is looking forward with a slight smile. The cart is filled with golf clubs. The background shows a vast green field under a bright, hazy sky, suggesting a sunrise or sunset. The lighting is warm and golden.

FROM SUNRISE OVER THE GREENS TO TWILIGHT
ON THE CIRCUIT, EVERY MOMENT HERE IS
WRAPPED IN BEAUTY.



A YEAR ON THE GREEN

Residents enjoy one year of complimentary membership at Yas Links Golf Course –
a championship experience just moments from your doorstep.





EXCEPTIONAL SERVICES AND AMENITIES

World-class facilities and personal service create a sanctuary where residents enjoy both exclusivity and comfort. At Waldorf Astoria Residences Yas, every amenity reflects a commitment to effortless elegance.





FORM INSPIRED BY THE CURVES OF THE COURSE AND
THE WARMTH OF THE COASTAL LIGHT.





EXCEPTIONAL AMENITIES

One Year Yas Links Membership*
Cinema
Meeting / Private dining room
Treatment / Spa room
Kitchen
Media room
Kids’ club
Owners’ Lounge
Game room
Multi-purpose room
Simulator room
Pool area
Gym

*Complimentary 1 Year Yas Links Country Club Membership. A Single Country Club membership is valid for one adult. A Family Country Club membership is valid for two adults (spouses) and up to two children under the age of 18. The membership is valid for a duration of 12 months, commencing upon handover.



REFINED SERVICES

- 24/7 hotel style concierge service
- Building maintenance services
- Concierge laundry services
- Kids’ play attendant
- Doorman & bellboys
- Security manager
- Branded pool towels & toiletries
- Valet service
- Housekeeping*

*À la carte services, available upon request for an additional fee

THE TIMELESS
COLLECTION

DESIGNED FOR A LIFE BEYOND COMPARE

A private realm above the fairways, where life flows with uninterrupted grace—elevated, yet intimately yours. From a sunrise dip in the private plunge pool to moonlit soirées on the panoramic terrace, the limited collection of premium penthouses are designed for those who value both grandeur and serenity.



DESIGNED FOR GRAND SOIRÉES AND INTIMATE
GATHERINGS ALIKE—YOUR SHOW KITCHEN WITH
A VIEW THAT INSPIRES.





THE ELEGANCE OF INSPIRED HOSTING

Discover a detached guest wing that includes a flexible, self-contained space—ideal for a wellness suite or multi-purpose use.





ARRIVE TO A STATEMENT IN THE GRAND
FOYER WITH ARTISANAL DETAILING AND
NATURAL TEXTURES.

FOR MOMENTS OF QUIET REJUVENATION

An immersive retreat engineered for wellness and indulgence—
where natural finishes meet spa-like serenity.



THE GRAND ENTRANCE

W
WALDORF ASTORIA
RESIDENCES - YAS





EXCLUSIVELY FOR
THE TIMELESS COLLECTION

Grand entrance foyer
4 en suite bedrooms
Private plunge pool
Maid's suite with private access
Detached guest wing
Expansive terrace
Show kitchen + day kitchen with BOH access
In-apartment office / multi-purpose room

AN ADDRESS OF TIMELESS ELEGANCE THAT
ELEVATES NOT JUST WHERE YOU LIVE,
BUT HOW YOU LIVE





STILLNESS AT THE INFINITY POOL

Take a refreshing dip, soak up the sun from a premium lounge,
or unwind beneath the shade of a private cabana.





HIGH CEILINGS AND ELEGANT DETAILING
CREATE SPACES MADE FOR BOTH GRANDEUR
AND INTIMACY.



A THOUGHTFUL PAUSE IN YOUR DAY

Settle into the Owners' Lounge—the social heart of Waldorf Astoria
Residences Yas, designed to adapt to every mood and moment.



A WELCOMING SPACE WHERE
PERFORMANCE MEETS INTENTION.





AN INVITATION TO ESCAPE

This is cinema reimagined for those who expect more. Plush seating, state-of-the-art technology and impeccable service create unforgettable viewing experiences.



THE ART OF WELLNESS

A comprehensive fitness studio complemented by spa treatment rooms offers a holistic approach to well-being, nurturing both body and mind.







YOUR WORLD,
EXPERTLY HANDLED

From securing last minute reservations to arranging bespoke experiences,
your personal concierge is always one step ahead.



IMPECCABLE ATTENTION TO DETAIL

À la carte housekeeping services ensure that your residence remains an immaculate sanctuary without compromising your privacy or personal routines.





RESPONSIBLE LIVING

At Waldorf Astoria Residences Yas, sustainability is woven into every detail, from energy-efficient systems to responsibly sourced materials. Here, thoughtful design harmonises with the environment, ensuring your home nurtures both comfort and the planet. This is living elegantly, with a lighter footprint.



TIMELESS REFINEMENT

Discover interiors graced with curated finishes, each material chosen for its timeless elegance and tactile warmth. From hand-selected stone to custom metal accents, the finishes reflect a quiet sophistication that is both contemporary and enduring.





A MASTER SUITE CRAFTED FOR STILLNESS,
SURROUNDED BY VIEWS THAT EASE THE MIND
AND ENRICH THE SENSES.



A LEGACY OF QUALITY

Waldorf Astoria Residences Yas celebrates the art of personalisation, offering two design palettes: light and dark. Both palettes have been meticulously developed to complement the architecture and views, ensuring that the interior spaces reflect your personal style.





DARK FACADE





DARK FACADE 1

CEILING PAINT	WALL PAINT	WALNUT VENEER FOR ENTRANCE DOOR	CHEVRON WALNUT ENGINEERED WOOD FLOORING	GENERAL WALNUT VENEER	GENERAL CERAMIC TILE	KITCHEN & WARDROBE METALLIC LACQUER
						
					LEATHER FOR JOINERY	WALLPAPER
						

CEILING PAINT	WALL PAINT	WALNUT VENEER FOR ENTRANCE DOOR	CHEVRON WALNUT ENGINEERED WOOD FLOORING	GENERAL WENGE VENEER	GENERAL CERAMIC TILE	KITCHEN & WARDROBE METALLIC LACQUER
					 	 





LIGHT FACADE





LIGHT FACADE 1

CEILING
PAINT



WALL
PAINT



WALNUT VENEER FOR
ENTRANCE DOOR



CHEVRON OAK
ENGINEERED WOOD
FLOORING



GENERAL OAK
VENEER



GENERAL
CERAMIC TILE



LEATHER FOR JOINERY



KITCHEN & WARDROBE
METALLIC LACQUER



WALLPAPER



CEILING PAINT	WALL PAINT	WALNUT VENEER FOR ENTRANCE DOOR	CHEVRON WHITE WASHED ENGINEERED WOOD FLOORING	GENERALWHITE WASHED OAK VENEER	GENERAL CERAMIC TILE	KITCHEN & WARDROBE METALLIC LACQUER
					 LEATHER FOR JOINERY 	 WALLPAPER 



COMMON
FINISHES

MARBLE STONE
CALACATTA VIOLA NUOVAL TO



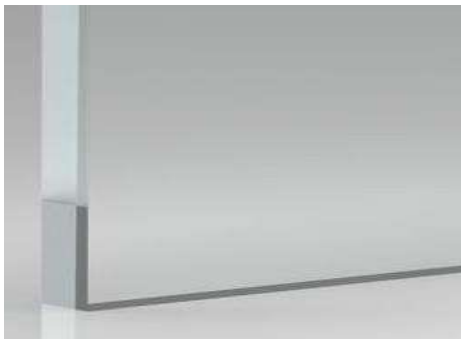
MARBLE STONE
ARABESCATO



MARBLE STONE
CALCATTÀ BORGHINI



CLEAR REFLECTIVE
GLASS



BRONZE TINED
REFLECTIVE
GLASS



GRAPHITE TINED
REFLECTIVE
GLASS



BLACK METAL BRUSHED
PVD 707



BRUSHED WARM
BRONZE 726



CHAMPAGNE FINISH TO MATCH 149
FINOX BRUSHED NICKEL.



MARBLE STONE
PATAGONIA



MARBLE STONE
GREEN ONYX



MARBLE STONE
FANTASY BROWN



METAL OPTIONS IN
BRUSHED FINISH

GRAPHITE



BRONZE



NICKEL





FLOOR PLANS

PENTHOUSE TYPE A



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PENTHOUSE TYPE B



PENTHOUSE TYPE C



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FLOOR PLATES

BUILDING A

GOLF COURSE VIEW



YAS MARINA
CIRCUIT VIEW

GOLF COURSE
VIEW

FERRARI WORLD VIEW

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BUILDING B

GOLF COURSE VIEW



FERRARI WORLD VIEW



GOLF COURSE
VIEW



BUILDING C

GOLF COURSE VIEW



FERRARI WORLD VIEW



GOLF COURSE
VIEW



PAYMENT PLAN

60/40

Down payment – 5%

STARTING FROM
AED 39M





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