JW MARRIOTT

RESIDENCES

ABU DHABI YAS ISLAND

TARAF

LIVE WHERE
OTHERS HOLIDAY

A WORLD OF EXPERIENCES.
A RESIDENCE OF DISTINCTION.

Located in Abu Dhabi's premier lifestyle and entertainment destination, Yas Island is home to iconic attractions from the thrill of Formula 1 to world-class shopping, championship golf and vibrant waterfront dining, all in one exceptional address.

01 | Ferrari World Abu Dhabi.

02 | Warner Bros. World.

03 | SeaWorld Abu Dhabi.

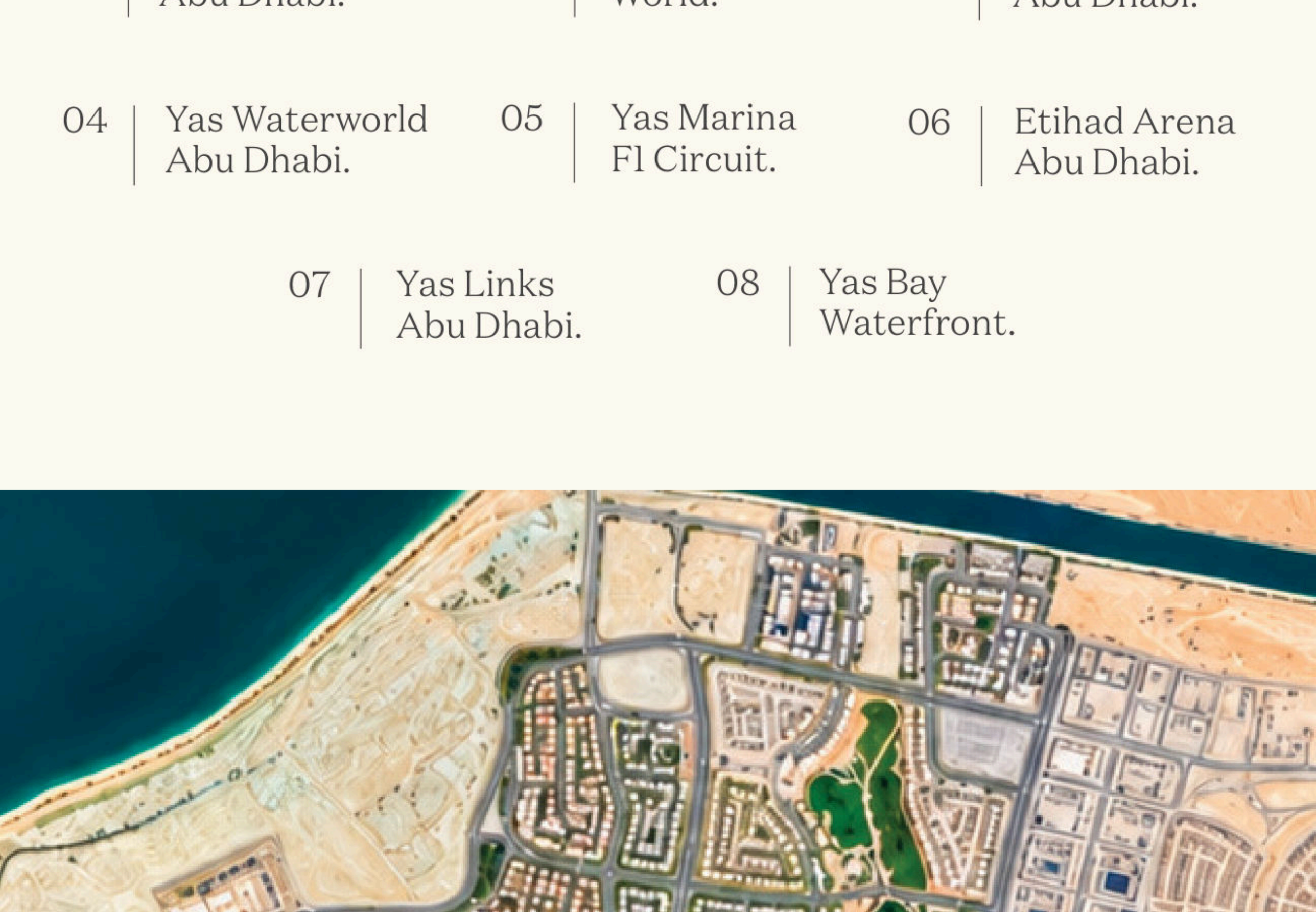
04 | Yas Waterworld Abu Dhabi.

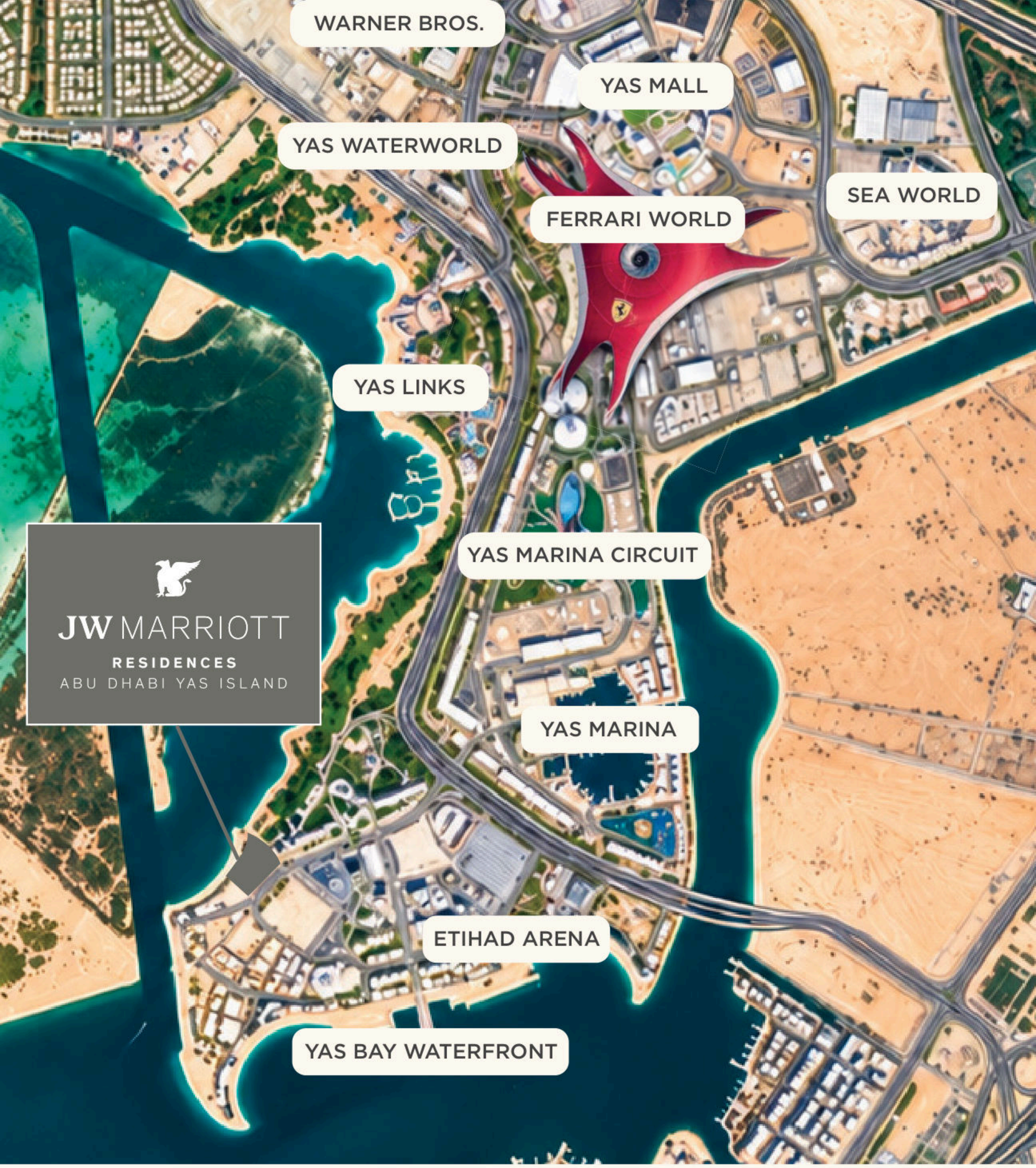
05 | Yas Marina F1 Circuit.

06 | Etihad Arena Abu Dhabi.

07 | Yas Links Abu Dhabi.

08 | Yas Bay Waterfront.





YOUR ISLAND, WITHIN REACH

All the iconic locations are 10-12 minutes away from JW Marriott Residences bringing extraordinary experiences closer to home.

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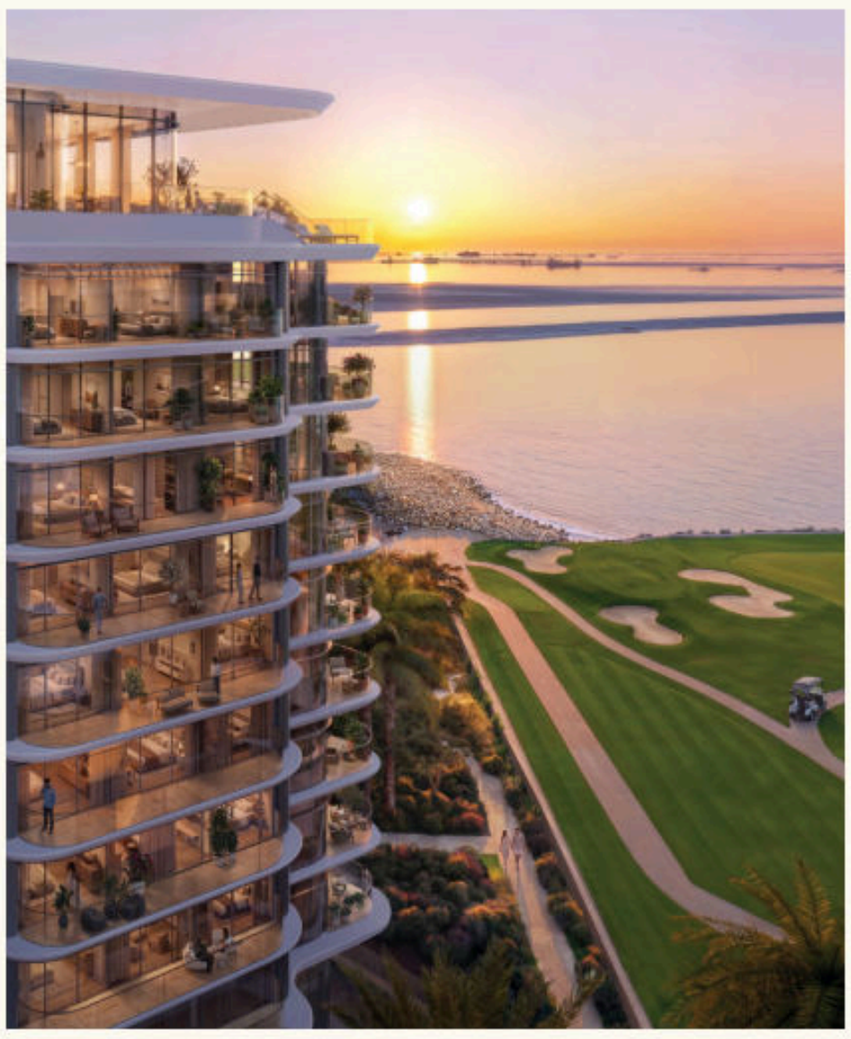


A PLACE WHERE YOU BELONG

Set directly on the beach, beside the golf course, JW Marriott Residences Abu Dhabi Yas Island brings the brand's first residential address to Yas Island. The project pairs architecture inspired by Abu Dhabi's landscape, light and heritage with a collection of amenities designed for wellbeing, leisure and connection.

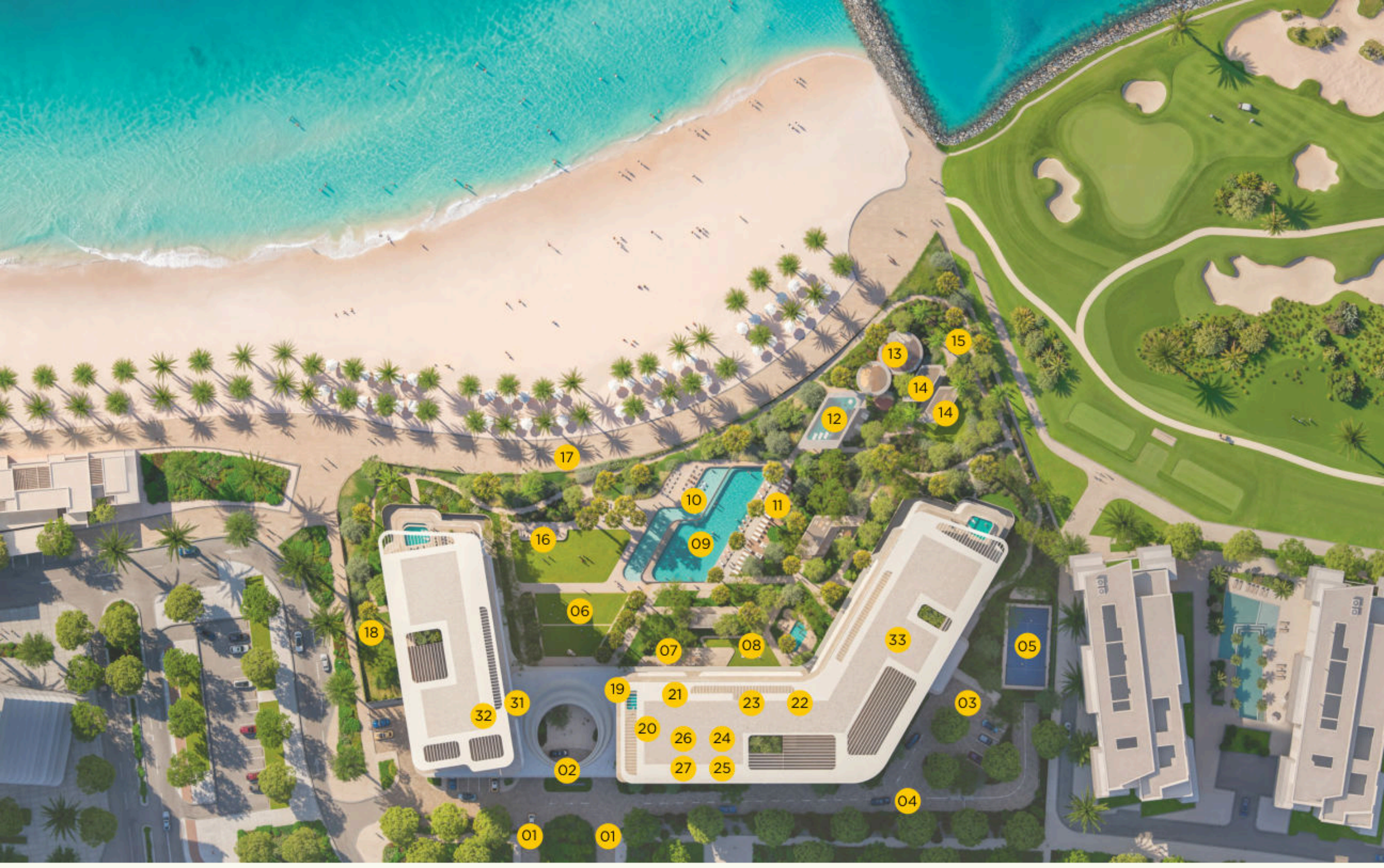






WHY JW MARRIOTT RESIDENCES?

- Abu Dhabi's first JW Marriott branded residences.
- 199 units of 1,2,3 bedroom apartments, 4 bedroom duplex apartments and penthouses.
- Exclusive Single Penthouse (Only 1 of 1) in each tower.
- Residential operations and brand design standards by Marriott International.
- Beachfront address with golf course.
- Amenities that nourish the soul and foster connection.
- ONVIA ownership. privileges across Marriott's portfolio.
- Generous private balconies provided for every residence.
- Elevated ceiling heights, maximized views, and abundant natural daylight throughout all residences



RESIDENTIAL SPACES & AMENITIES

01. Entrance / Exit
02. Main Drop-Off
03. Secondary Drop-Off
04. Basement Car Park
05. Paddle Court
06. Open Green Lawn
07. Outdoor Lounge
08. Outdoor Fitness & Yoga
09. Main Pool
10. Lounge Pool
11. Sun Loungers
12. Kids Pool
13. Kids Play Area
14. Outdoor Kitchen & Dining
15. Sunset Deck
16. Fire Pit & Seating
17. Beach Access
18. Water Sport Storage
19. Residence Lobby
20. Resident's Concierge
21. Resident's Lounge
22. Gym
23. Movement Studio
24. Indoor Cinema/Media Room
25. Games Room
26. Golf Simulator Room
27. Kid's Play Room
28. Treatment Rooms
29. Changing Rooms
30. Sauna & Steam Rooms
31. Co-working Area
32. Meeting Rooms
33. Guest Suites



ONVIA

OWNERSHIP PRIVILEGES

Platinum Elite status within Marriott Bonvoy

ONVIA Stays Preferred Hotel Access

Preferred access with The Ritz-Carlton Yacht Collection

Exclusive offers on epicurean experiences

World-class concierge services

Locally inspired, curated events and activities

Unique Access to Marriott's credit cards

*T&C Apply

PRICING

Unit Type	No. of Units	Size (sqft)	Starting Price (per Sq.ft.)	Starting Price (AED Mn)
1 BR	65	1,048 - 1,225	2,767	AED 3.3 Mn
2 BR	83	1,669 - 1,890	2,627	AED 5.0 Mn
3 BR	38	2,459 - 3,225	2,663	AED 7.9 Mn
4 BR Duplex	10	4,364 - 5,102	2,939	AED 14.7 Mn
Penthouse	3	9,021 - 9,205	On Request	On Request

PAYMENT PLAN

Milestone	Milestone %
Down Payment	5%
Month 4	5%
Month 9	5%
Month 14	5%
Month 19	5%
Month 24	5%
Month 27	5%
Month 30	5%
Month 33	5%
Month 36	5%
Completion* (Q2 2030)	50%

*T&C Apply







From the House of

TARAF











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