



# VISTA DEL MAR

## YAS ISLAND

LEISURE. RECREATION. CONVENIENCE

# WELCOME TO THE UNITED ARAB EMIRATES

## DREAMS BEGIN HERE

The United Arab Emirates (UAE) is a federation of seven emirates – Abu Dhabi, Dubai, Sharjah, Ajman, Ras-Al Khaimah, Fujairah and Umm Al-Quwain – with Abu Dhabi as its capital. The UAE is located at the south-east end of the Arabian Peninsula on the Persian Gulf, bordering Oman to the east and Saudi Arabia to the south, as well as sharing sea borders with Qatar, Iran and Pakistan. The country has a diverse and multicultural society.

With its full-throttle development, iconic skylines of high-rises and world-famous beach resorts, the United Arab Emirates has become a favourite for family holidays and city breaks.

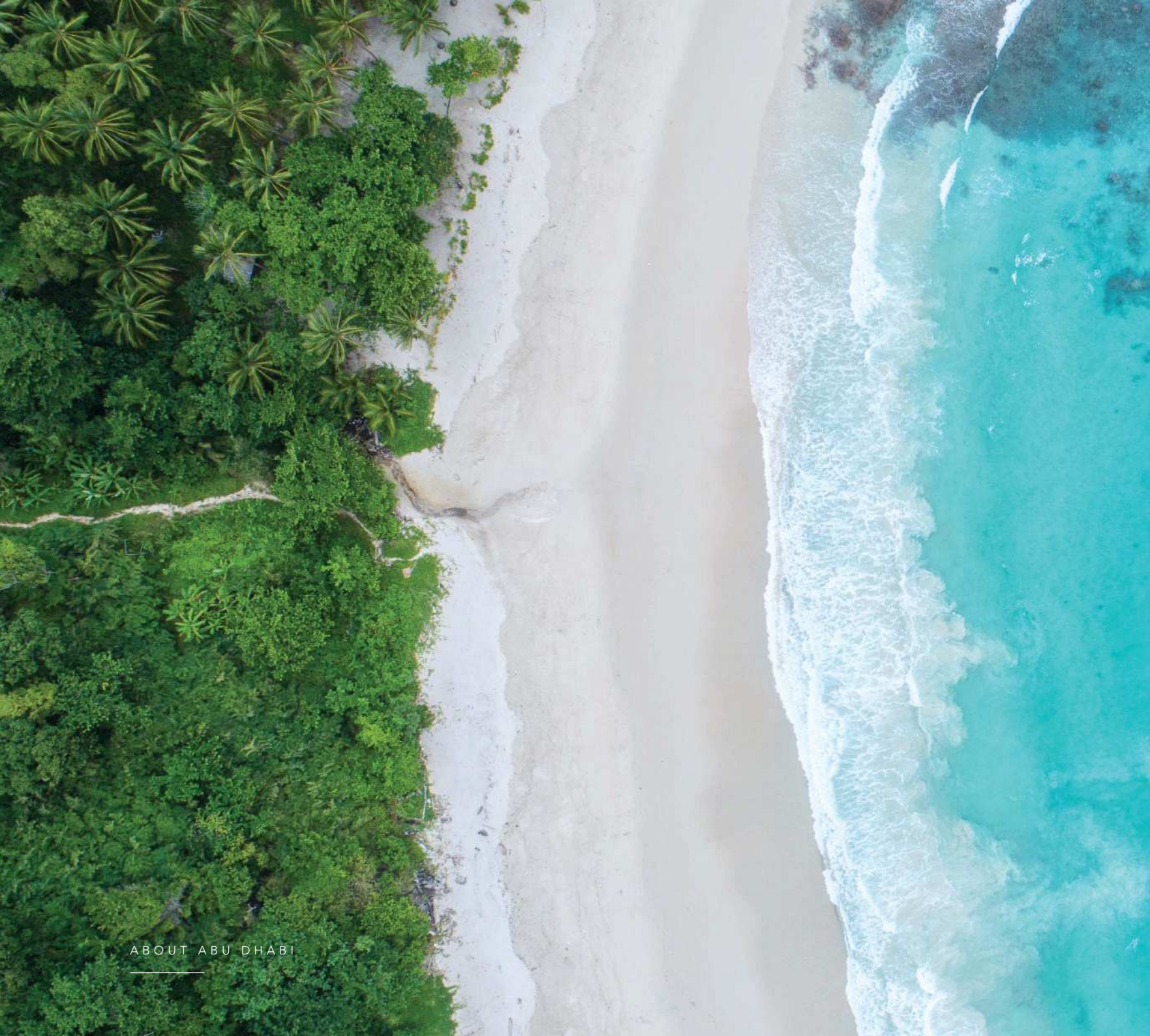


A LUXURIOUS CITY  
SURROUNDED BY WATER

# ABU DHABI IS A CITY WITH A SOUL

Abu Dhabi, the UAE's capital, is a city with a soul. It's a destination that has attracted individuals from across the globe due to its inherent natural beauty, lively cultural environment, rich heritage, and thriving business opportunities. It's a locale that resonates with those who have chosen to make it their home, a place they hold close to their hearts.

ABOUT ABU DHABI



# WHY INVEST IN ABU DHABI

Abu Dhabi is the perfect gateway to the Middle East, Africa and South Asia, offering world-class infrastructure with easy access to regional and global markets. Abu Dhabi has built a reputation as one of the best investment destinations in the region, empowering businesses to be competitive and innovative.

---

UAE Golden Visa

---

---

Tax-free Income

---

---

Infrastructure

---

---

Investor-friendly Policies

---

---

Connectivity

---

---

High Standard of Living

---

---

Development & Innovation

---

---

Safety

---



Water Activities25

Museum & History20

Parks & Nature267

# ACTIVITIES IN ABU DHABI



Sport Activities45

Shopping15

Hotels499

ABU DHABI

UNITED ARAB  
EMIRATES

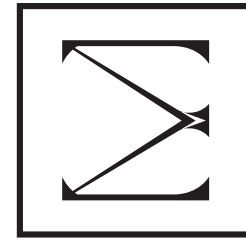
# VISTA DEL MAR

## YAS ISLAND

# LIFESTYLE IN A PERFECT BALANCE

## YAS ISLAND IN ABU DHABI

Yas Island stands as a serene sanctuary on one of Abu Dhabi's exquisite islands, featuring contemporary residential complexes that draw inspiration from the expansive, glistening deserts and verdant open spaces. This self-contained community provides a diverse array of lifestyle amenities, leisure pursuits, and recreational resources in a picturesque environment. Yas Island in Abu Dhabi offers an ideal setting for you to pursue your aspirations, fostering innovation and visionary leadership for the future.



**ESNAD**  
Management

8

# DEVELOPER ESNAD MANAGEMENT

INTEGRITY. TRUST. EFFICIENCY.

We take pride in being recognized as one of the most respected and esteemed developers of real estate and lifestyle in the UAE. Our core objective goes beyond just building properties; it encompasses the craft of creating communities that people truly desire to be a part of. We are delighted to offer our client representation services to a diverse clientele, both within the Kingdom of Bahrain, the UAE, and various other countries, both locally and regionally.

ABOUT THE DEVELOPER

---

YOUR DREAM BEACHSIDE LIFESTYLE

9

LUXURY LIFESTYLE



# VISTA DEL MAR

## YAS ISLAND

### CONTEMPORARY TRANSPARENT ARCHITECTURE

Boasting breathtaking vistas of the waterfront, mangroves, Ferrari World, and its proximity to the beach. Vista del Mar consists of a select 90 high-end units. The master plan comprises 2 villas on the ground floor, 1, 2 and 3 bedroom apartments.

Situated in an investment-friendly zone, Vista del Mar is open for purchase to individuals of all nationalities. It has been meticulously designed to attract both property investors and those looking to reside in these exquisite properties.

# WORLD-CLASS AMENITIES



Exclusive  
Swimming Pool



Barbeque Area



Yas Beach



Landscape  
Views



Gym / Fitness  
Center



Lounge Area



Kids Play Area



Covered Car  
Parking

Project Name: Vista del Mar  
Developer: ESNAD Management  
Location: Yas Island, Abu Dhabi  
Project Type: Apartments  
Floors: 11  
Handover Date: Q4 2025

Total Units: 90  
Type Units:  
1 Bedroom  
2 Bedroom  
3 Bedroom  
4 Bedroom





## PERFECT LOCATION



2 Min  
Yas Beach Club



9 Min  
Yas Mall



4 Min  
Etihad Arena



20 Min  
International Airport



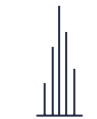
6 Min  
Yas Bay Waterfront



30 Min  
Downtown



8 Min  
Ferrari World



40 Min  
Dubai

WHATEVER  
YOU NEED IS WAITING  
FOR YOU HERE

# PREMIUM QUALITY FINISHES

A luxurious interior is crafted through meticulous attention to detail, utilizing premium finishes and precise material integration. It's important to note that achieving this doesn't always require exorbitant costs. The inclusion of elegant wood accents paired with focused lighting can yield stunning results. Our designers have seamlessly blended contemporary trends with cutting-edge technology and the demands of modern living.

To achieve our objectives, our high-end designer oversees the entire design process, commencing with room layouts, lighting choices, material selection, and culminating in the arrangement of furniture and decorative elements.



# RECEPTION





LOUNGE

# SWIMMING POOL





GYM / FITNESS



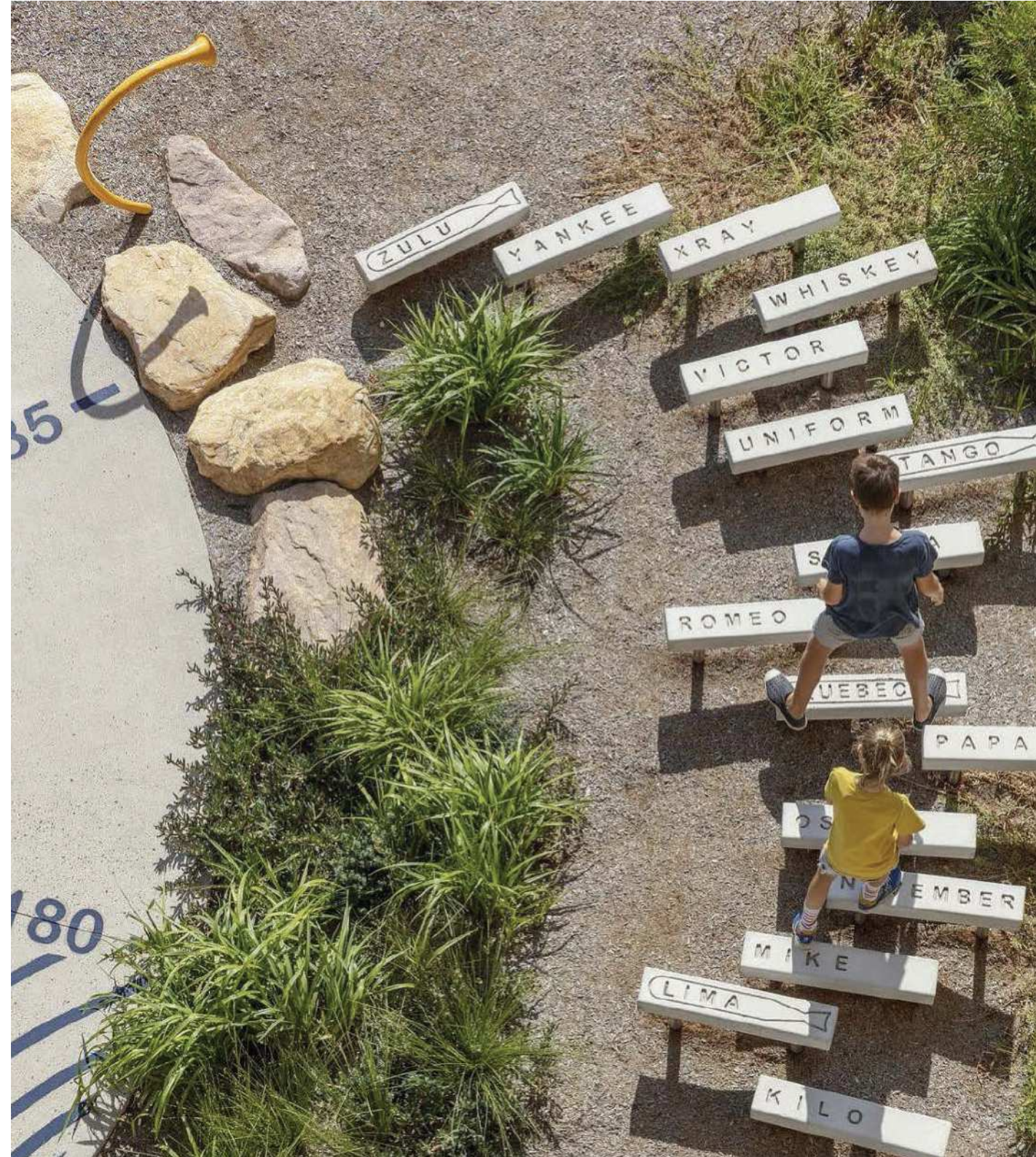
## OPEN OUTDOOR SANCTUARIES

# LANDSCAPE AREA





## ADVENTUROUS PLAYS



# KID'S PLAY AREA



# A HOME THAT FULFILS YOUR NEEDS

A luxurious interior is crafted through top-notch finishes and meticulous material integration, which doesn't necessarily come with a high price tag. The addition of an exquisite wooden element complemented by focused lighting can yield a stunning look. Our designers have seamlessly blended the latest design trends with cutting-edge technology and the evolving demands of contemporary living.

To achieve this objective, our high-end designer oversees the entire design process, beginning with room layout, lighting selection, material finishes, and culminating in the arrangement of furniture and decorative elements.



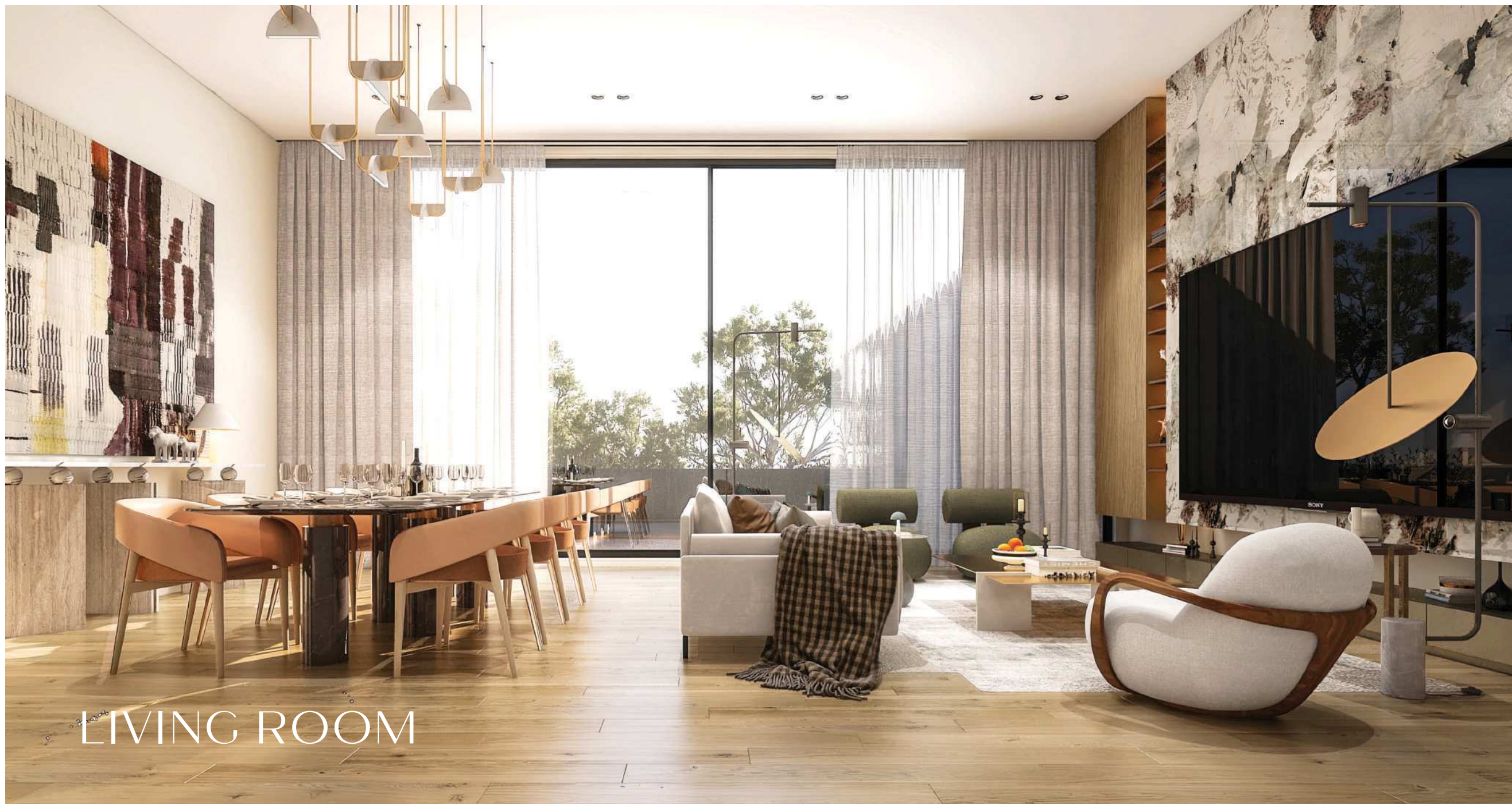
INTERIOR & DESIGN

METICULOUS ATTENTION  
TO DETAIL

VIEW 3BR LIVING ROOM



## IMPECCABLE DESIGN



LIVING ROOM

# A CREATIVE FLOURISH

Every apartment boasts a unique contemporary design that harmoniously merges with the natural surroundings, ensuring it complements your distinct individuality. Returning to your exceptionally modern apartment, you'll find a residence characterized by its sleek architectural lines and minimalistic design. These 1, 2, 3-bedroom apartments and 3, 4-bedroom villas effortlessly combine elegance and sophistication to create the perfect living space.



# LUXURY BEDROOM



THE ESSENCE  
OF SOPHISTICATION

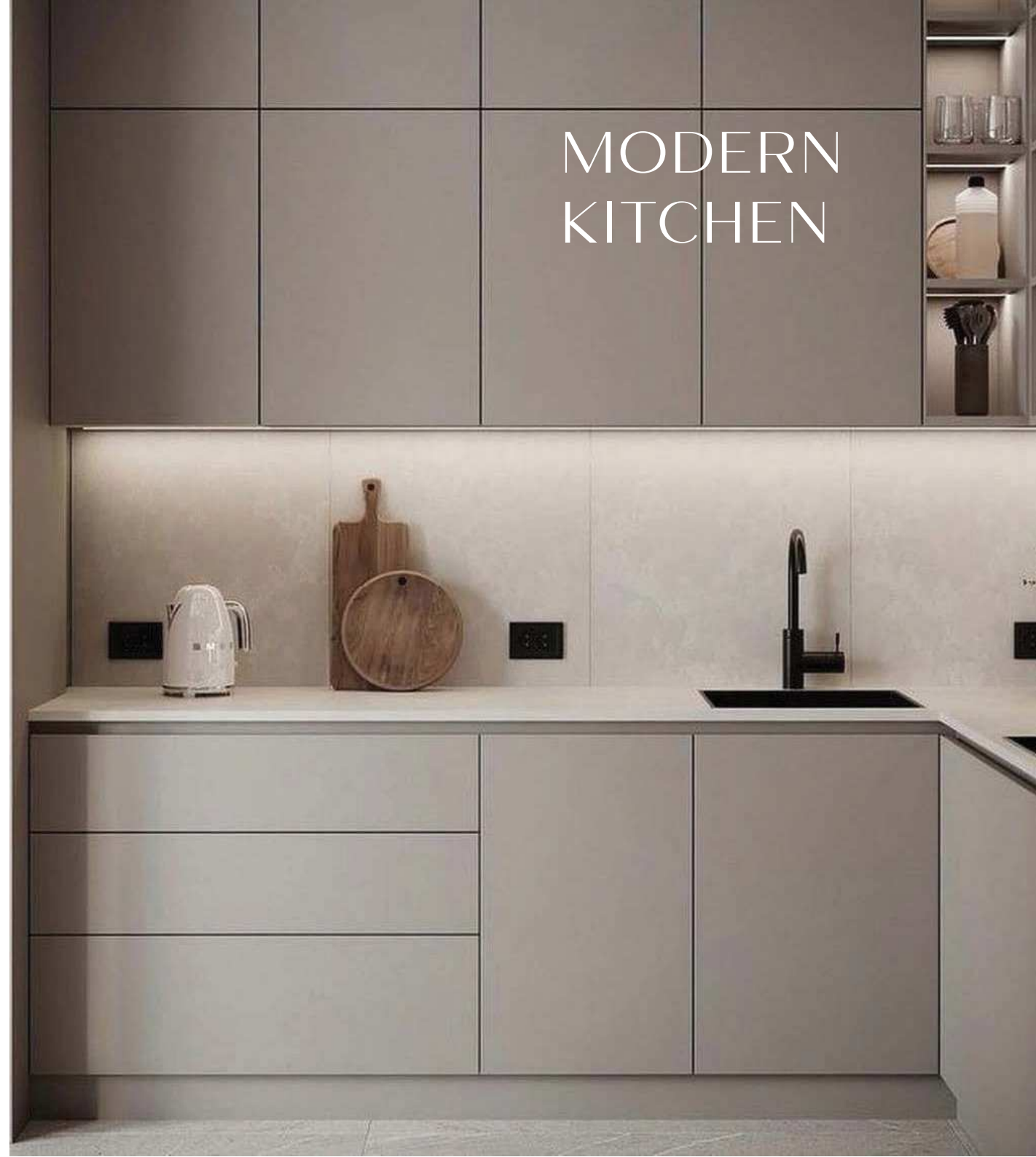




## COMFORT & STYLE

VIEW KITCHEN

## MODERN KITCHEN



# SPACIOUS BATHROOM

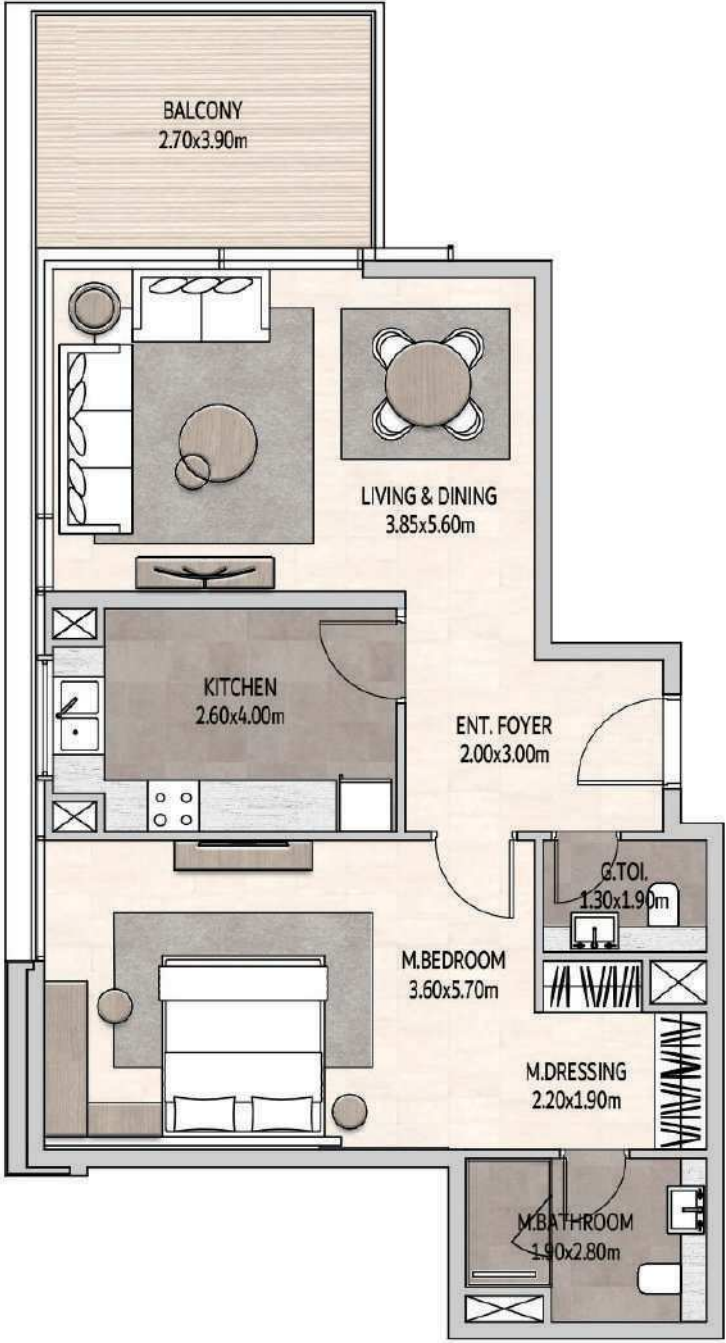
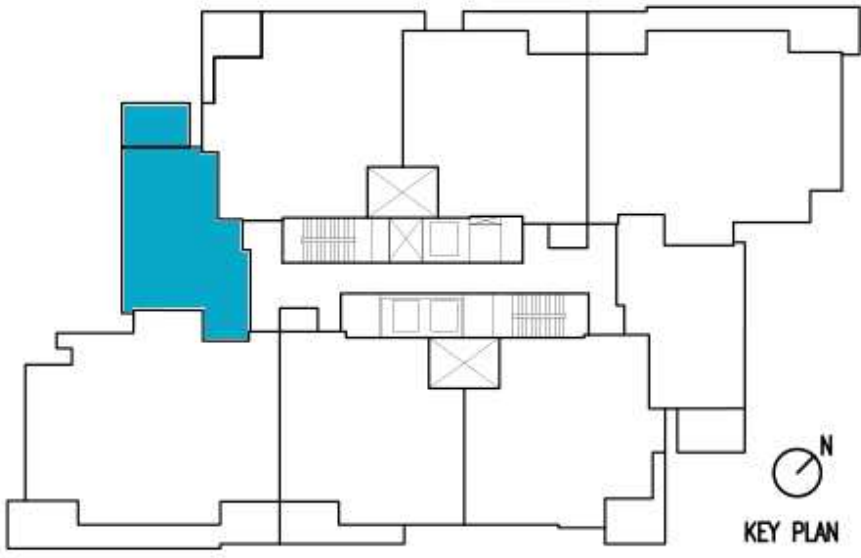


# FLOOR PLAN REFERENCES

# 1 BEDROOM APARTMENT

## TYPE 1

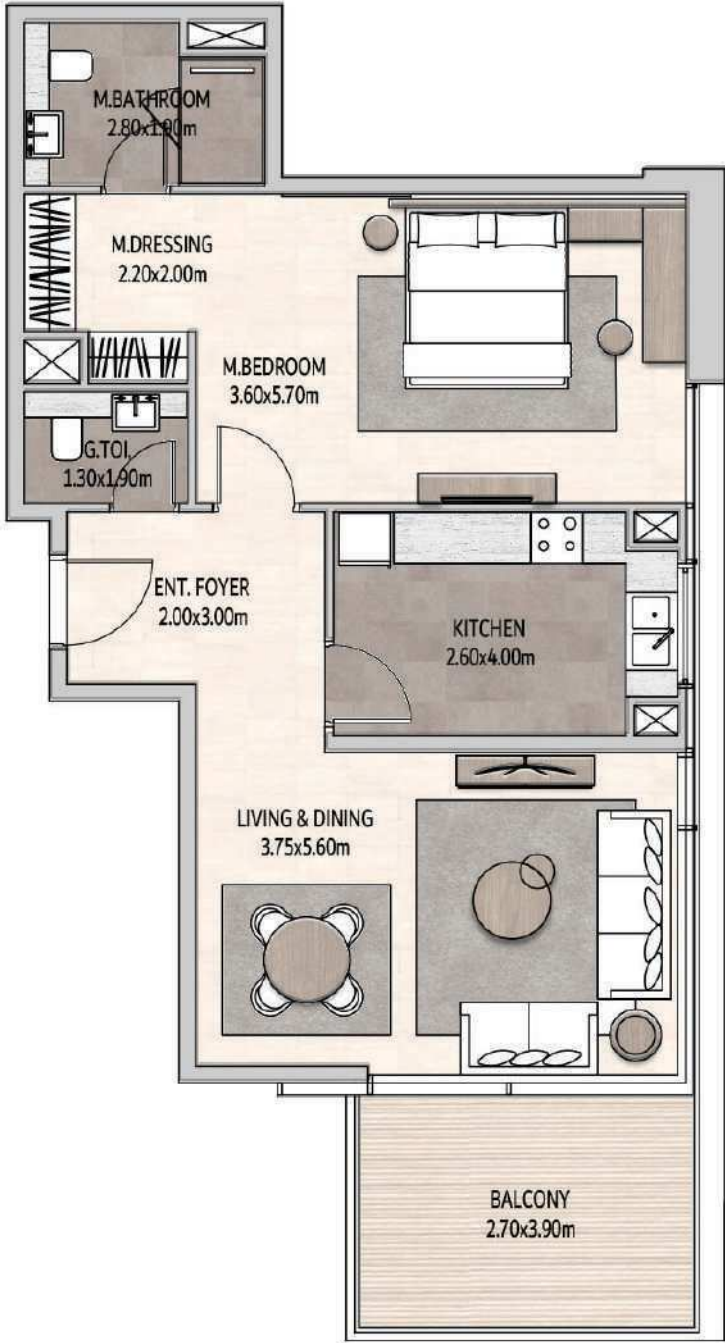
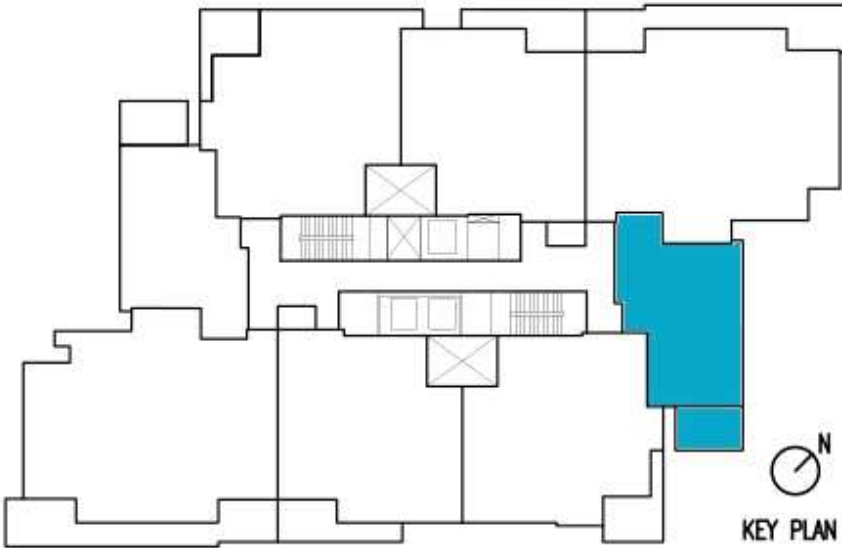
|              |           |
|--------------|-----------|
| SUITE AREA   | 82.18 sqm |
| BALCONY AREA | 11.00 sqm |
| TOTAL AREA   | 93.18 sqm |



# 1 BEDROOM APARTMENT

## TYPE 2

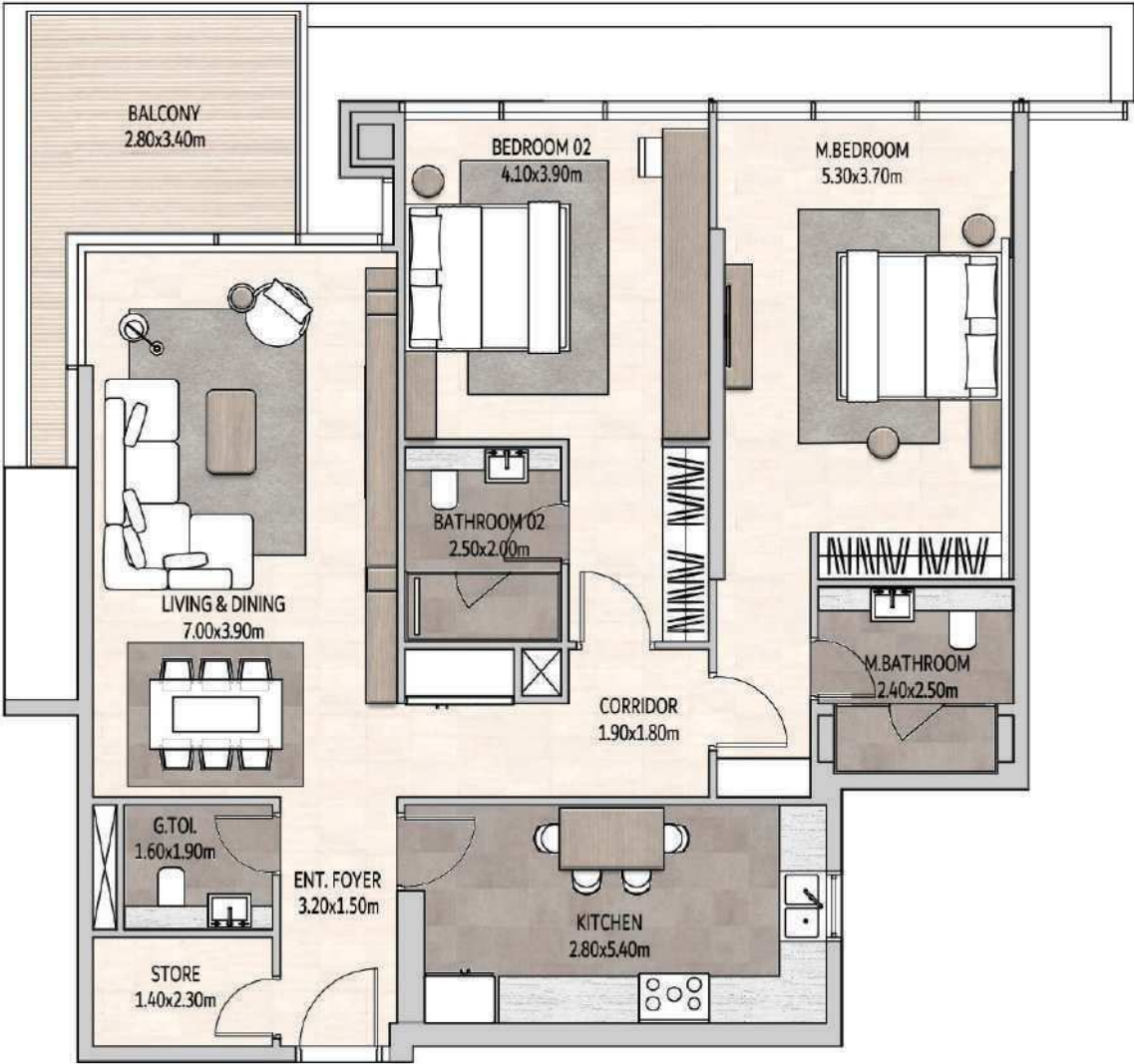
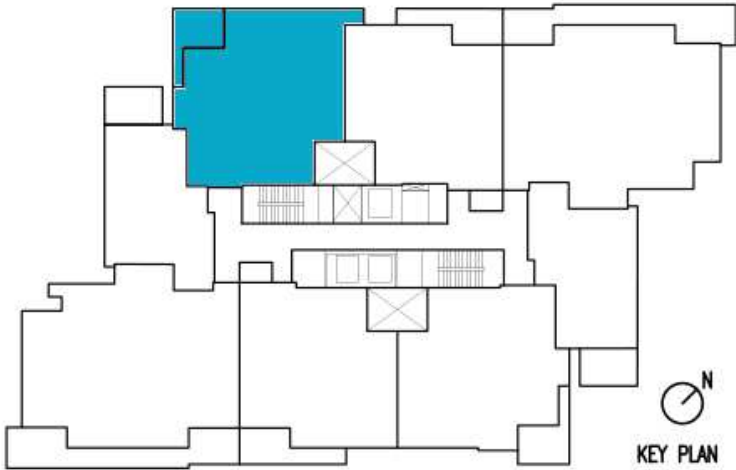
|              |           |
|--------------|-----------|
| SUITE AREA   | 82.18 sqm |
| BALCONY AREA | 11.00 sqm |
| TOTAL AREA   | 93.18 sqm |



# 2 BEDROOM APARTMENT

## TYPE 1

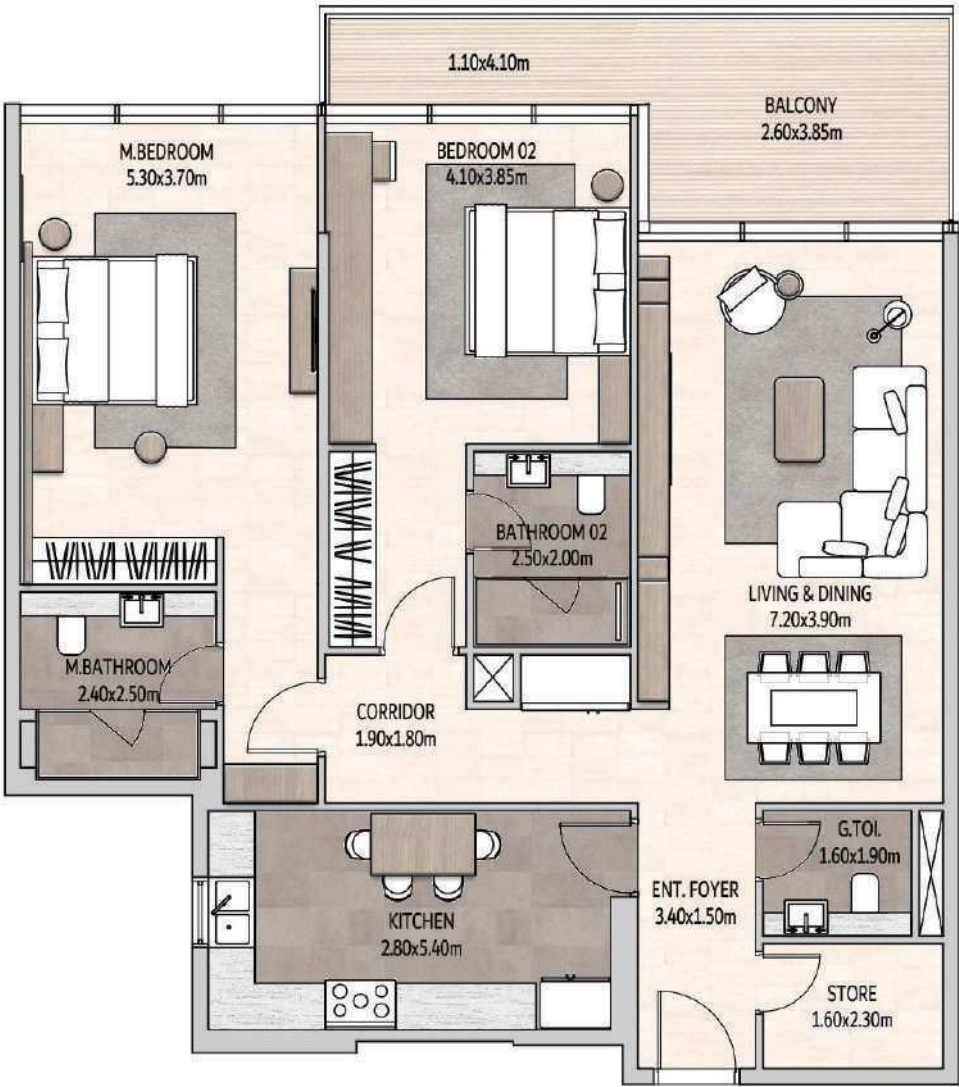
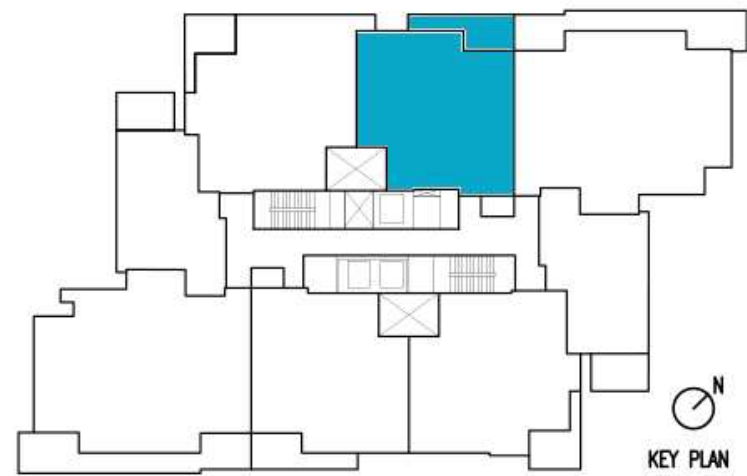
|              |            |
|--------------|------------|
| SUITE AREA   | 135.54 sqm |
| BALCONY AREA | 11.47 sqm  |
| TOTAL AREA   | 147.01 sqm |



# 2 BEDROOM APARTMENT

## TYPE 2

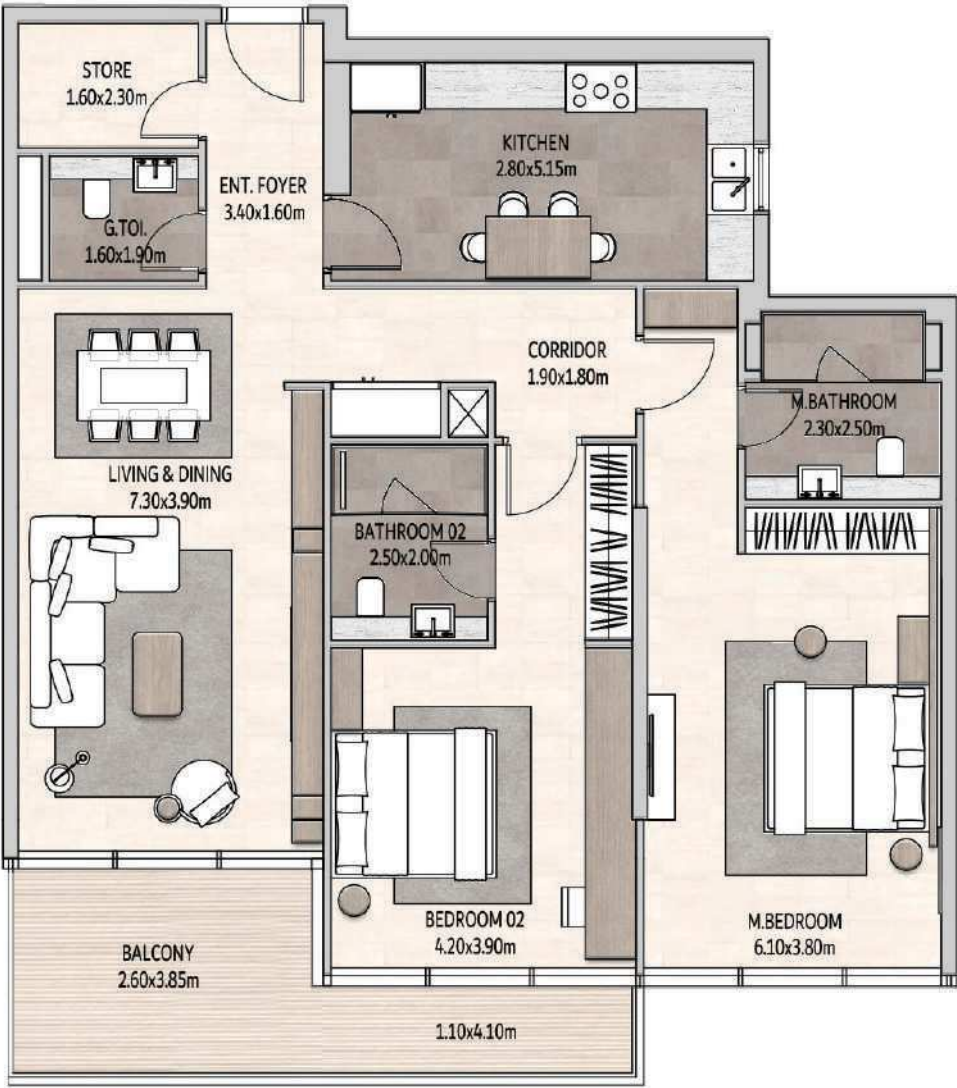
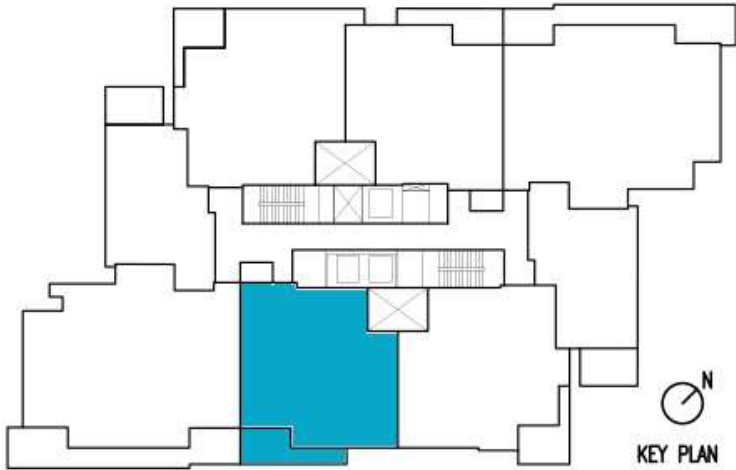
|              |            |
|--------------|------------|
| SUITE AREA   | 135.66 sqm |
| BALCONY AREA | 15.04 sqm  |
| TOTAL AREA   | 150.07 sqm |



# 2 BEDROOM APARTMENT

## TYPE 3

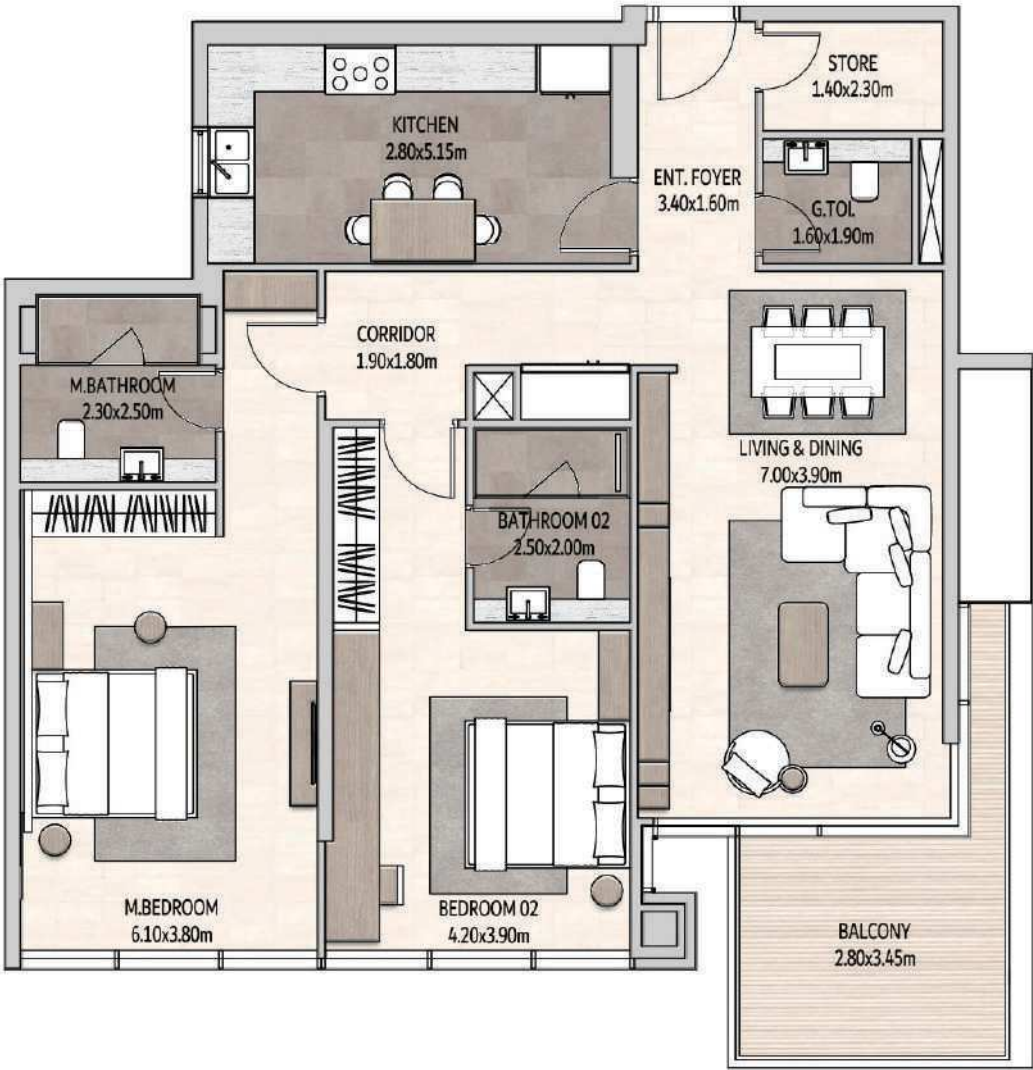
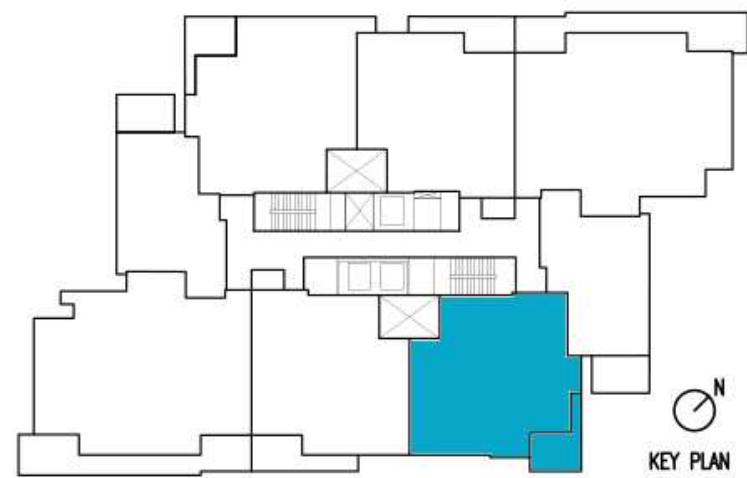
|              |            |
|--------------|------------|
| SUITE AREA   | 136.12 sqm |
| BALCONY AREA | 16.05 sqm  |
| TOTAL AREA   | 152.17 sqm |



# 2 BEDROOM APARTMENT

TYPE 4

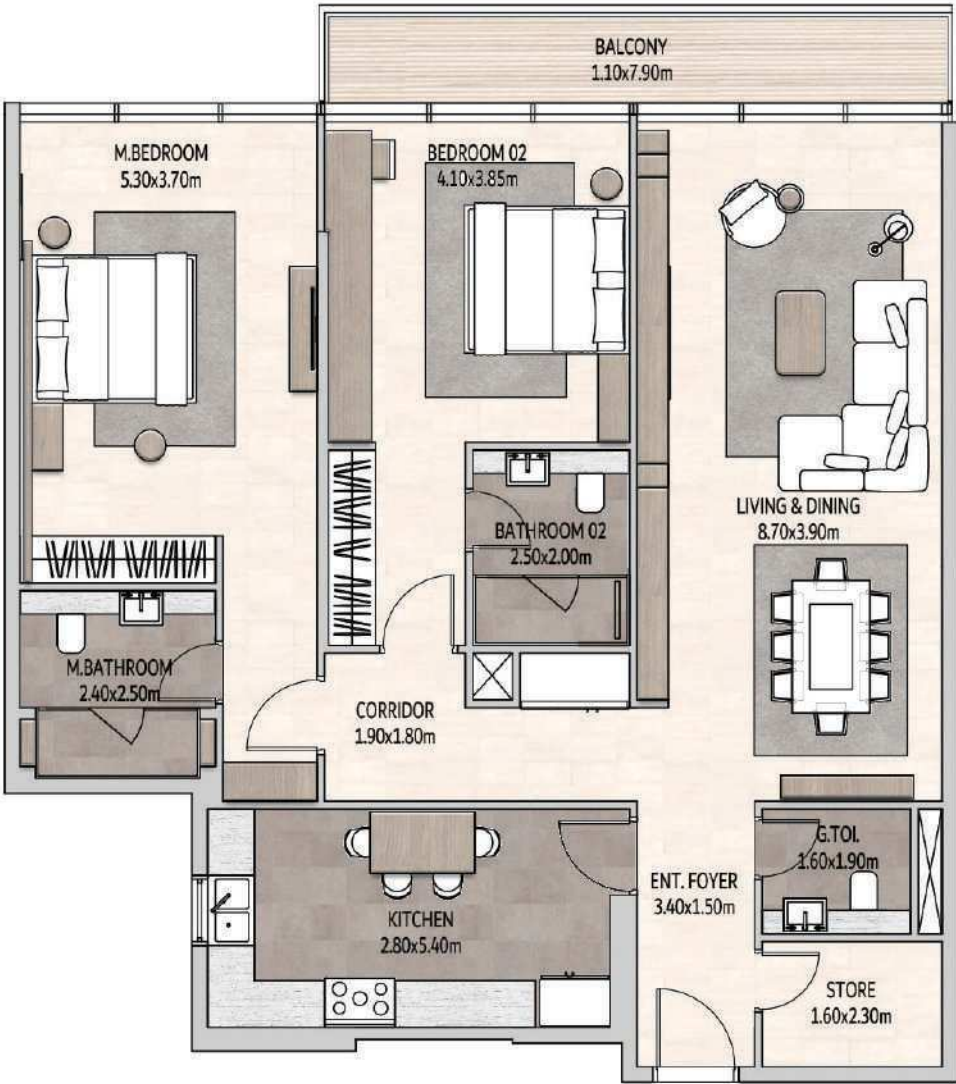
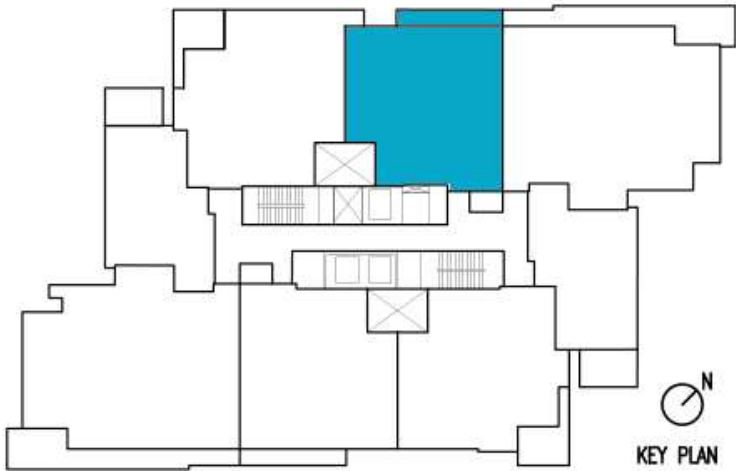
|              |            |
|--------------|------------|
| SUITE AREA   | 135.54 sqm |
| BALCONY AREA | 11.47 sqm  |
| TOTAL AREA   | 147.01 sqm |



# 2 BEDROOM APARTMENT

TYPE 5

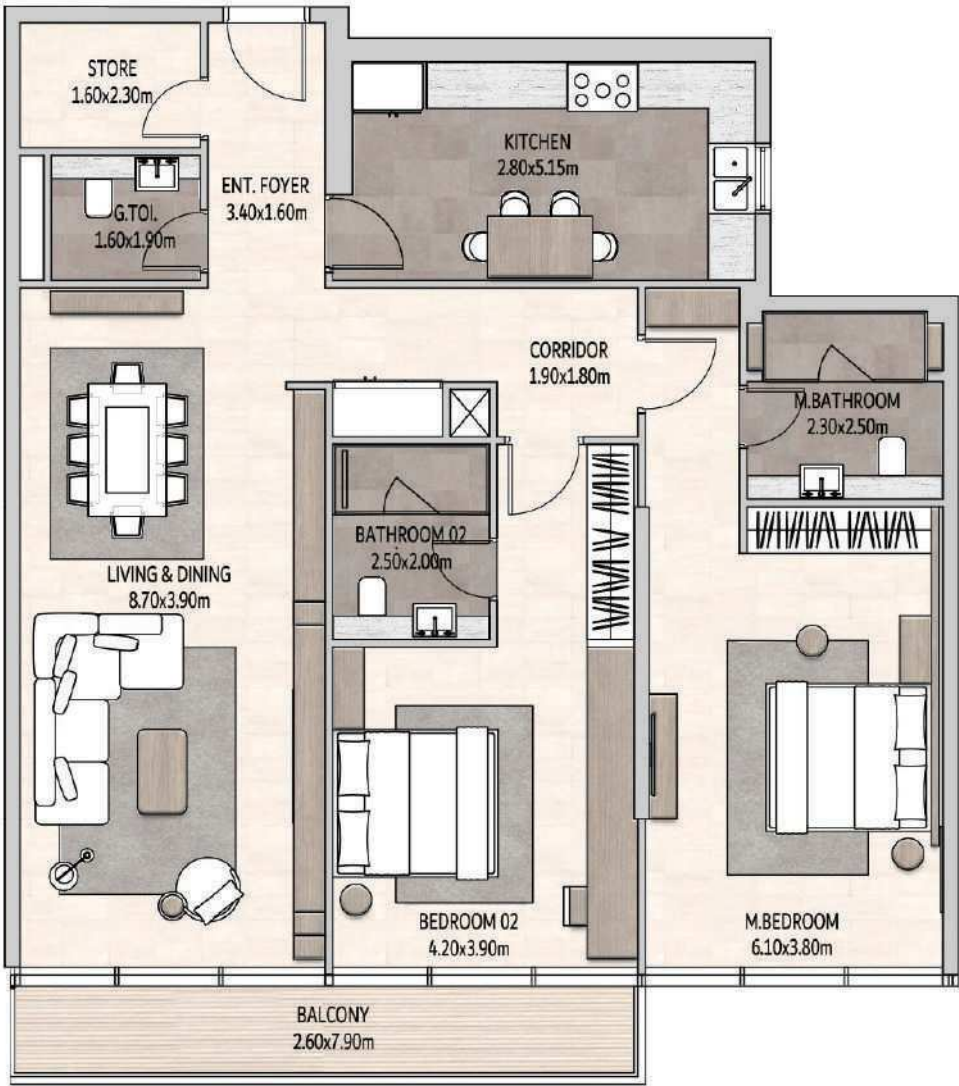
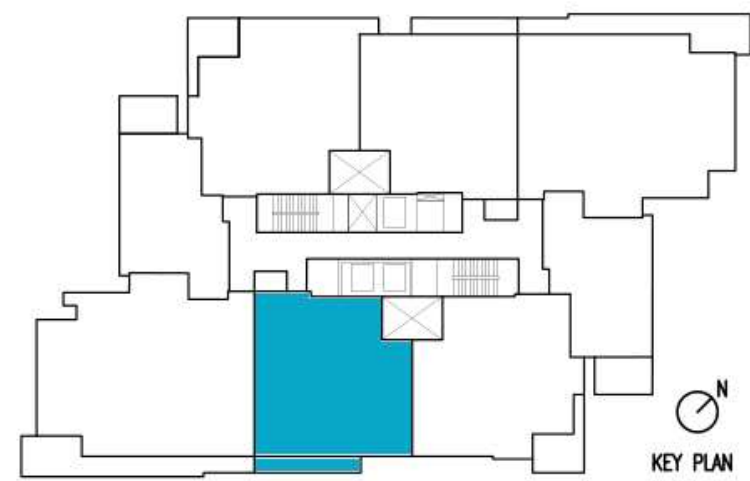
|              |            |
|--------------|------------|
| SUITE AREA   | 141.59 sqm |
| BALCONY AREA | 9.23 sqm   |
| TOTAL AREA   | 150.82 sqm |



# 2 BEDROOM APARTMENT

TYPE 6

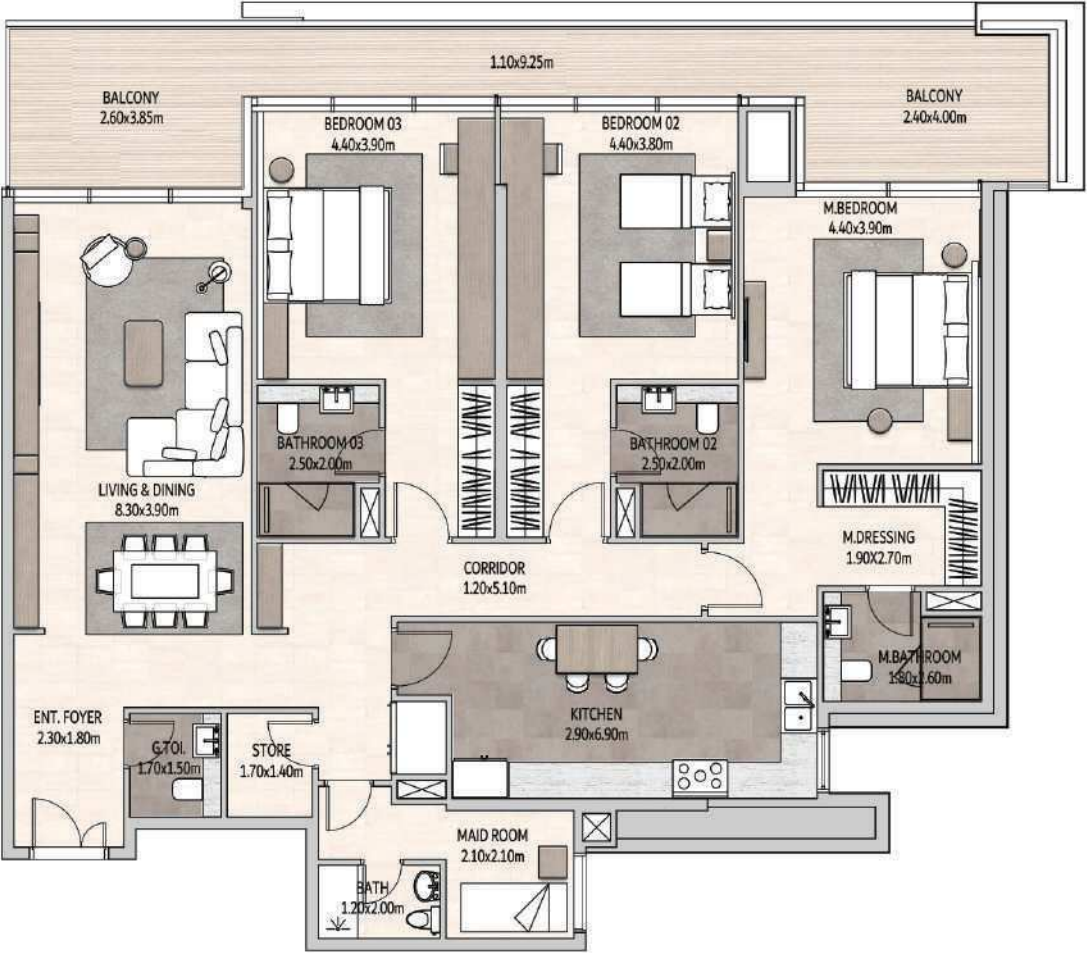
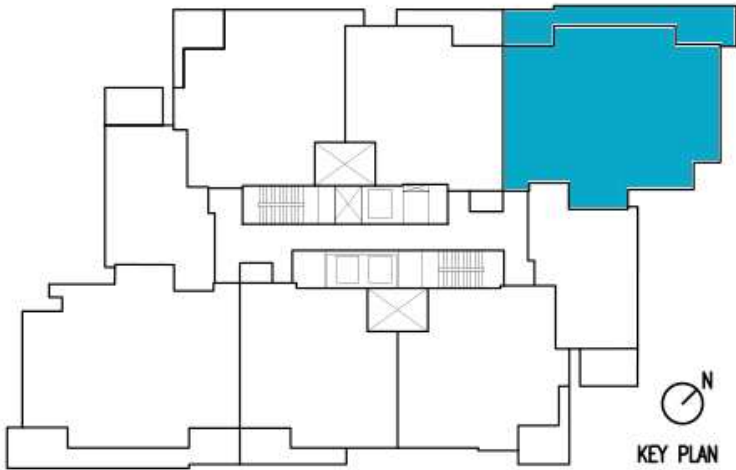
|              |            |
|--------------|------------|
| SUITE AREA   | 142.12 sqm |
| BALCONY AREA | 10.16 sqm  |
| TOTAL AREA   | 152.28 sqm |



# 3 BEDROOM APARTMENT

## TYPE 2

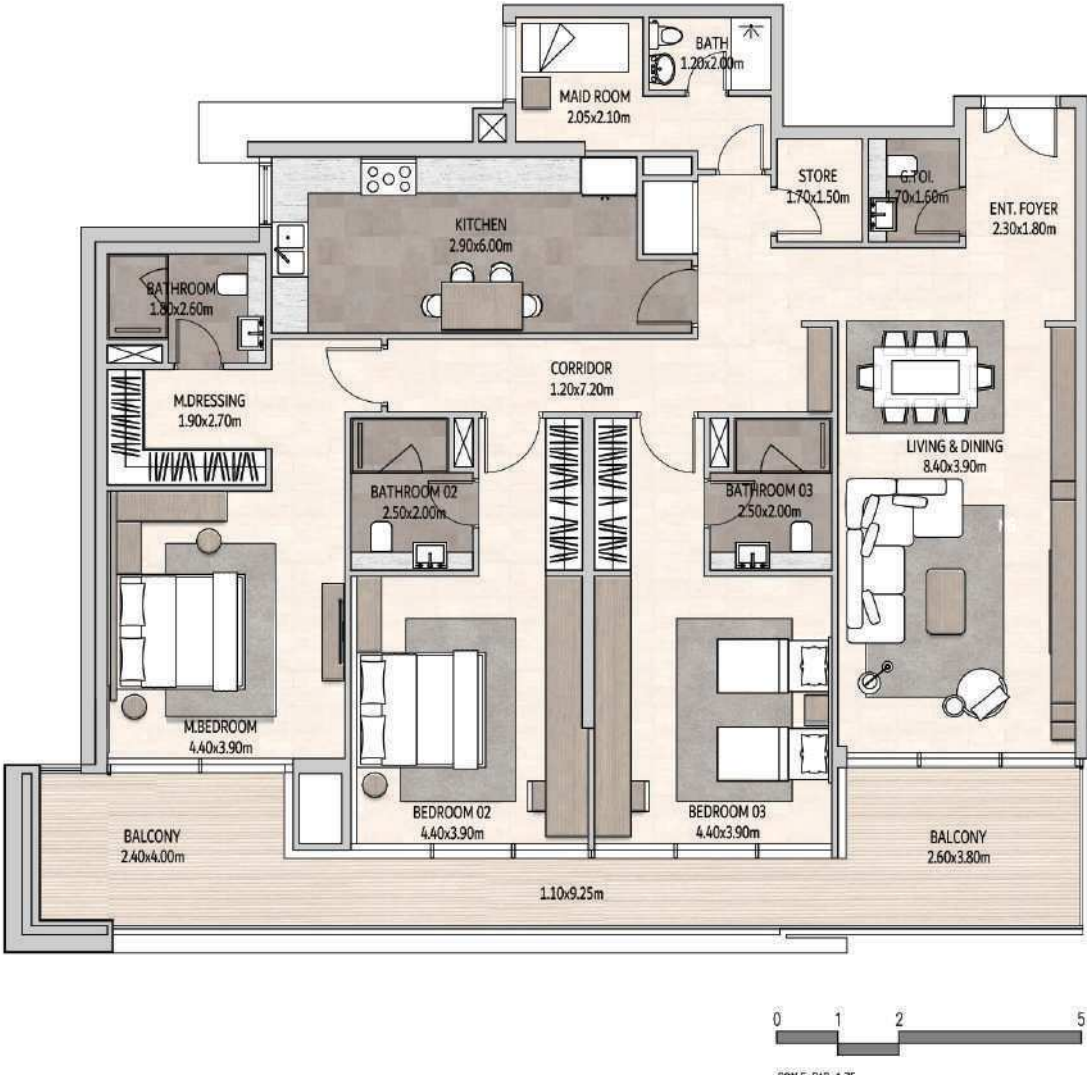
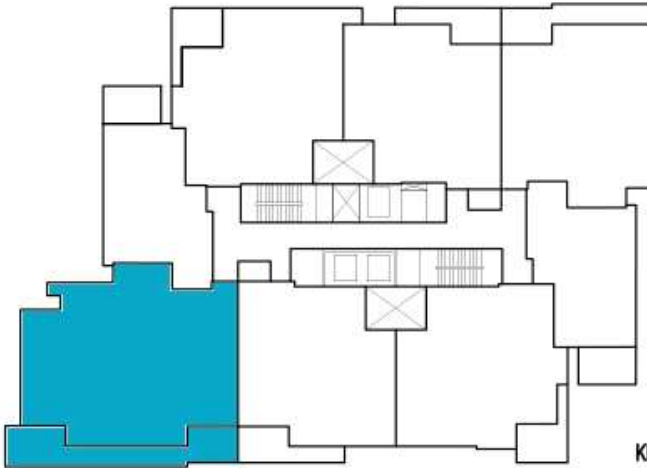
|              |            |
|--------------|------------|
| SUITE AREA   | 193.23 sqm |
| BALCONY AREA | 30.93 sqm  |
| TOTAL AREA   | 224.16 sqm |



# 3 BEDROOM APARTMENT

## TYPE 3

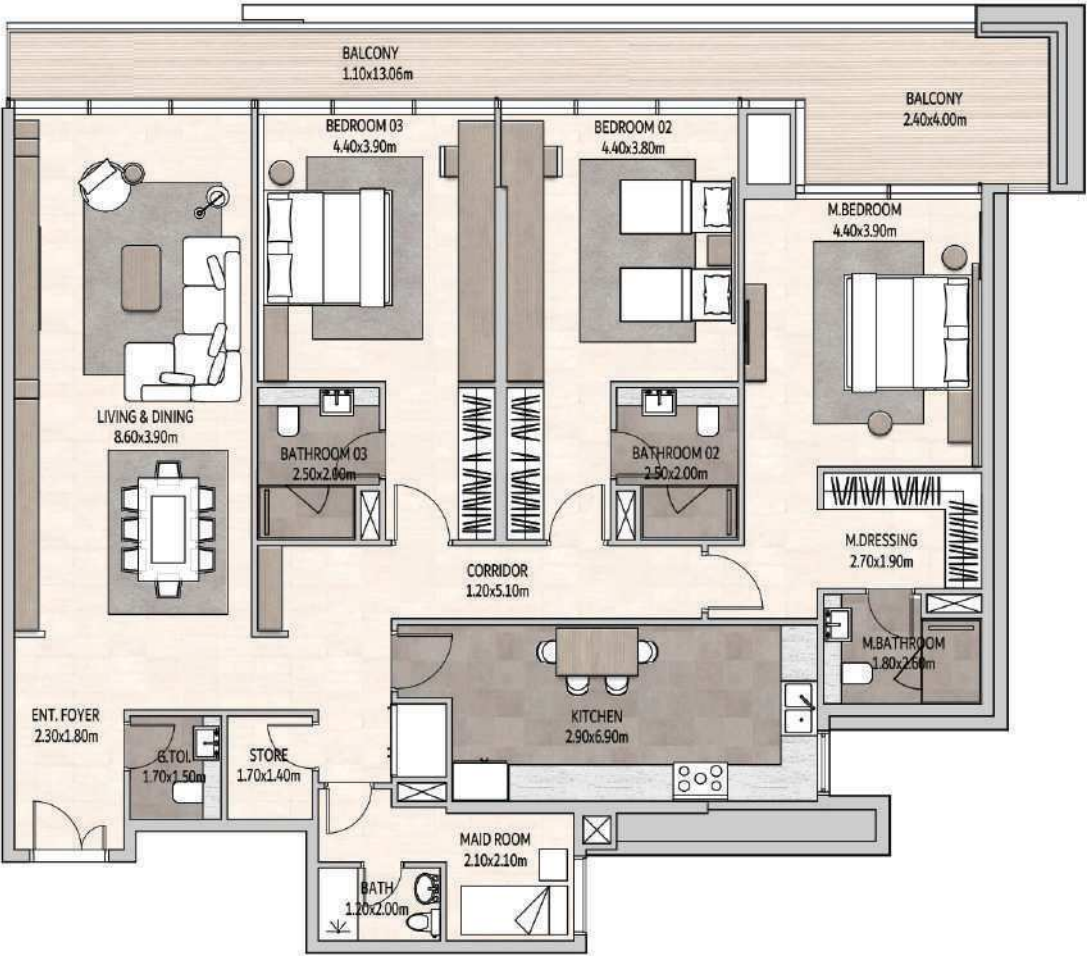
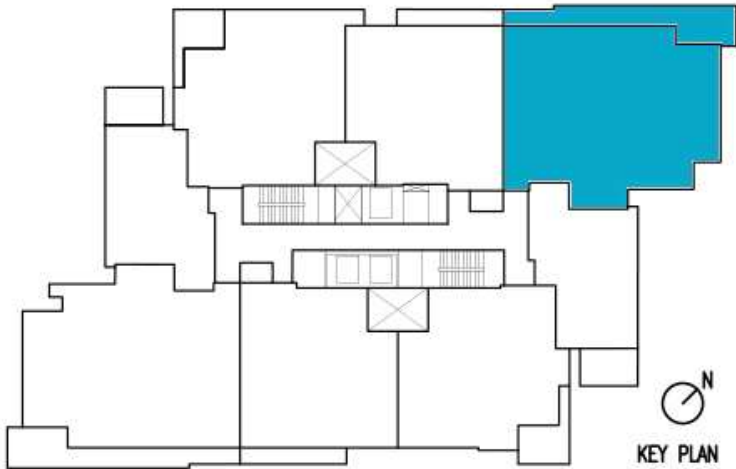
|              |            |
|--------------|------------|
| SUITE AREA   | 193.39 sqm |
| BALCONY AREA | 30.93 sqm  |
| TOTAL AREA   | 224.32 sqm |



# 3 BEDROOM APARTMENT

TYPE 4

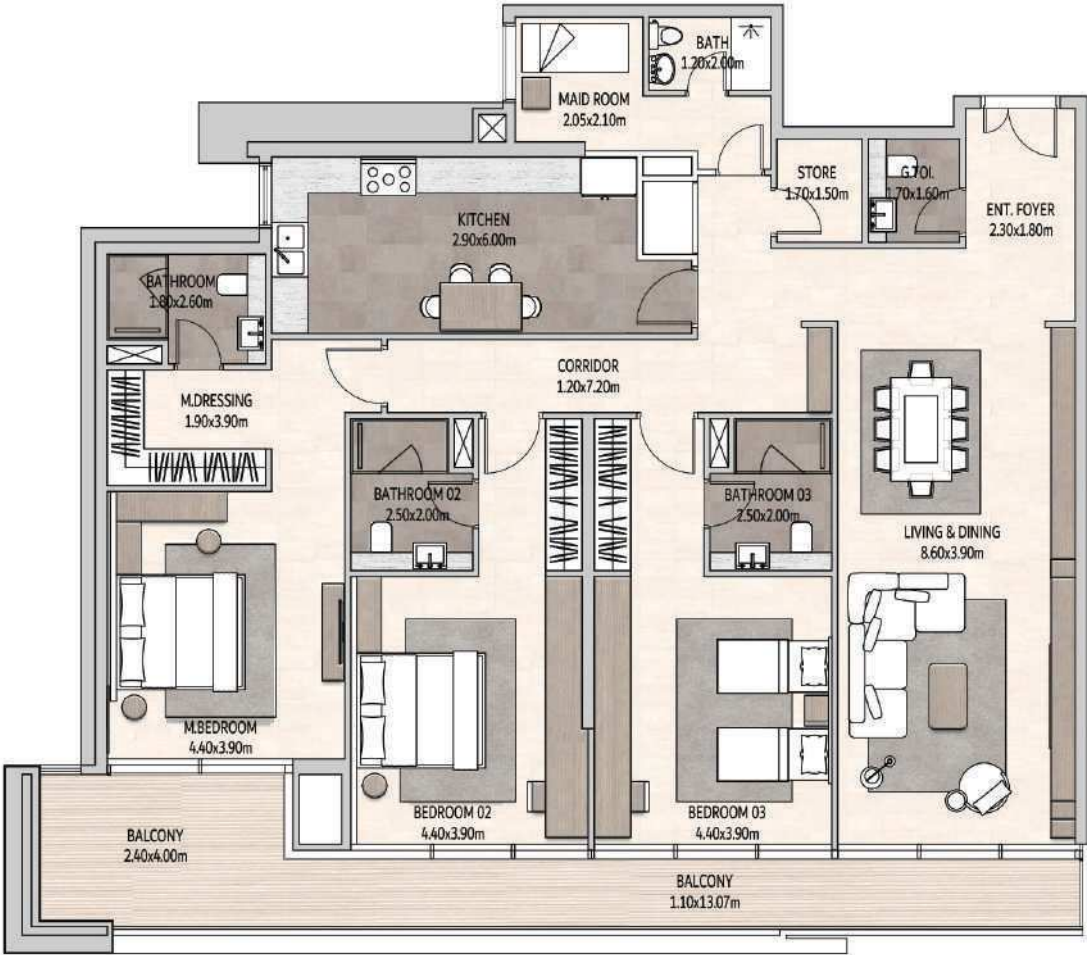
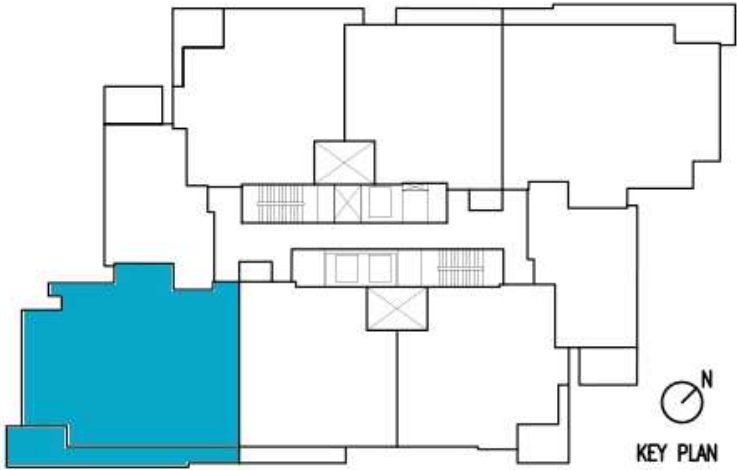
|              |            |
|--------------|------------|
| SUITE AREA   | 199.15 sqm |
| BALCONY AREA | 25.11 sqm  |
| TOTAL AREA   | 224.26 sqm |



# 3 BEDROOM APARTMENT

TYPE 5

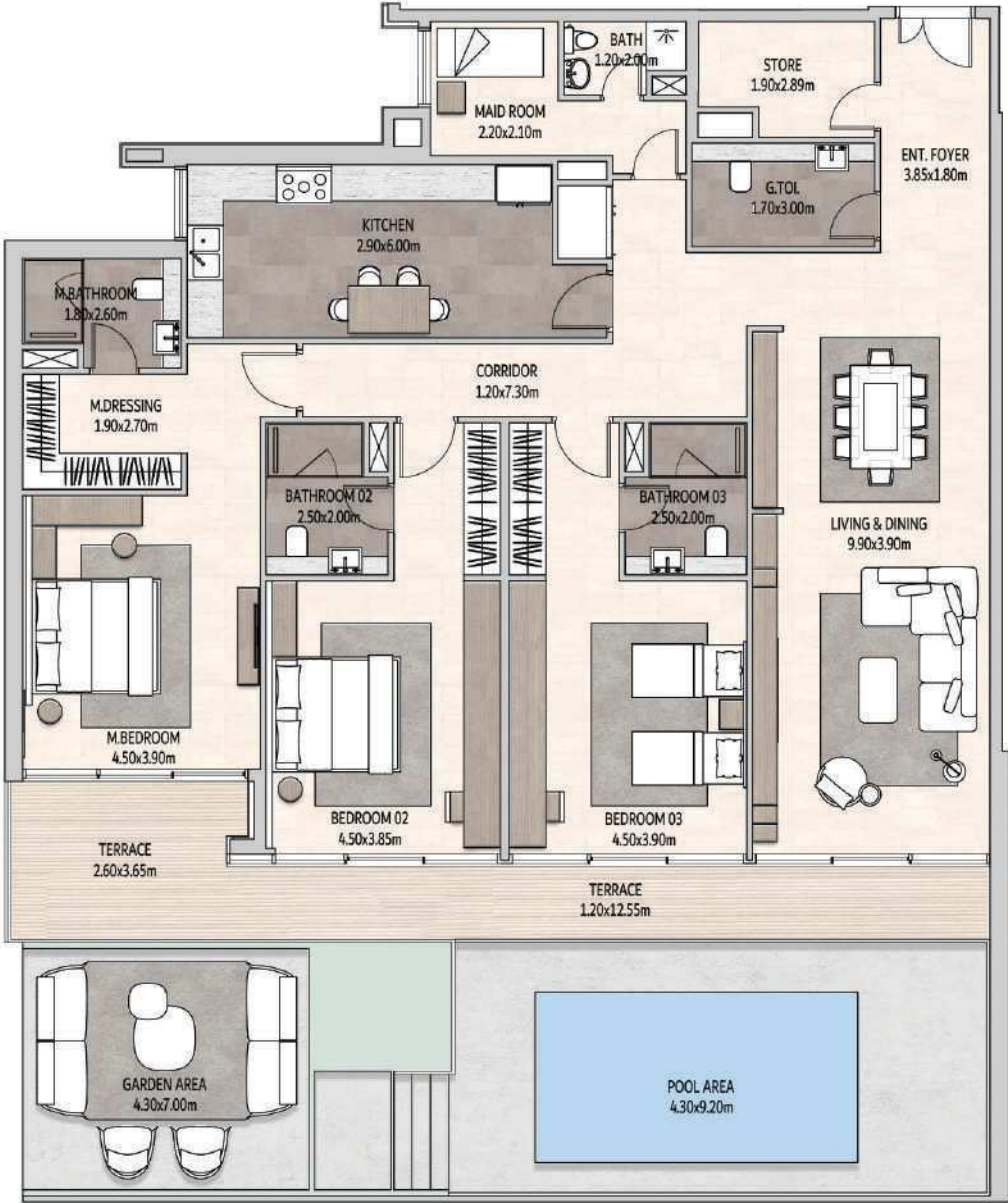
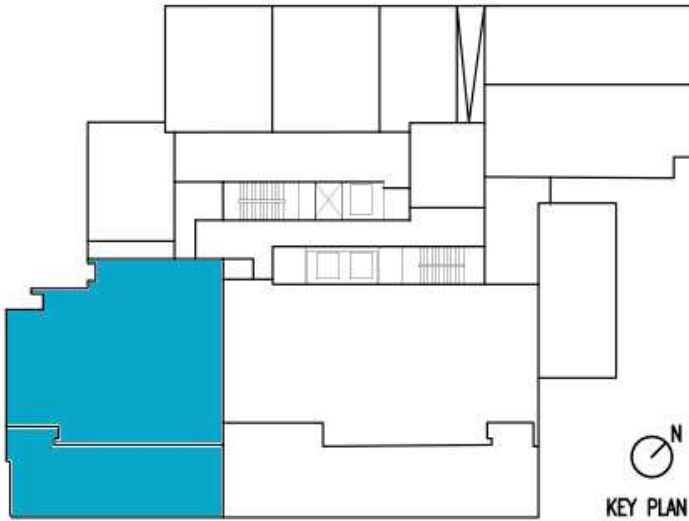
|              |            |
|--------------|------------|
| SUITE AREA   | 199.32 sqm |
| BALCONY AREA | 25.11 sqm  |
| TOTAL AREA   | 224.43 sqm |



# 3 BEDROOM GROUND VILLA

## TYPE 1

|              |            |
|--------------|------------|
| SUITE AREA   | 206.77 sqm |
| TERRACE AREA | 25.85 sqm  |
| GARDEN AREA  | 67.91 sqm  |
| TOTAL AREA   | 300.53 sqm |



# 4 BEDROOM GROUND VILLA

## TYPE 1

|              |            |
|--------------|------------|
| SUITE AREA   | 275.75 sqm |
| TERRACE AREA | 46.21 sqm  |
| GARDEN AREA  | 104.05 sqm |
| TOTAL AREA   | 426.01 sqm |

