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JW Marriott Residences Yas Island

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ABOUT THE PROJECT

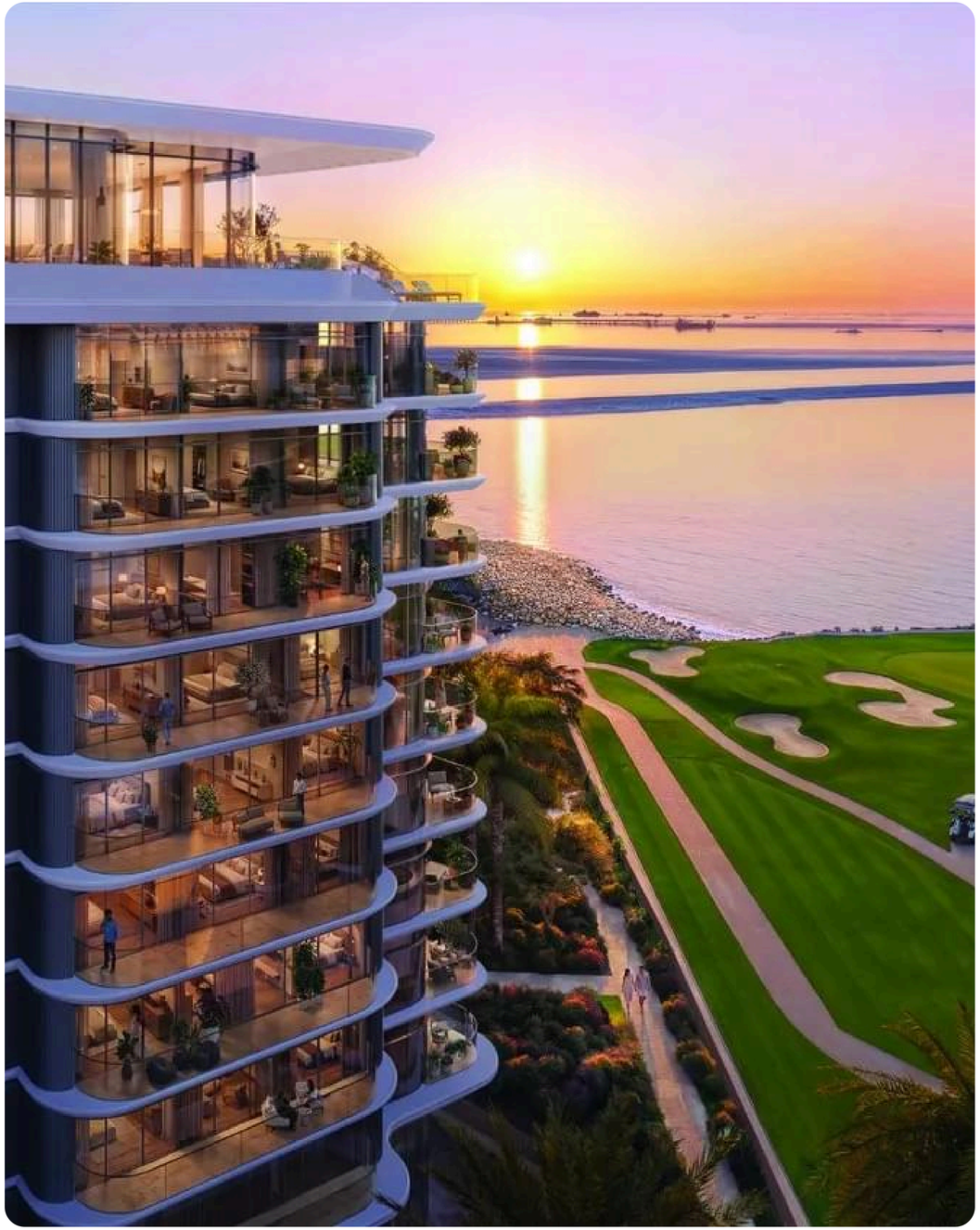
JW Marriott Residences Yas Island

Developer
Taraf Holding

District
Yas Island, Abu Dhabi Emirate

Handover
Q2 2030

Unit type	Bedrooms	Amount	Area, m²	Price from
Apartments	1 Bedroom	1/1	97	3 300 000 AED
Apartments	2 Bedrooms	1/1	155	5 000 000 AED
Apartments	3 Bedrooms	1/1	228	7 900 000 AED
Duplex	4 Bedrooms	1/1	405	14 700 000 AED



ABOUT THE PROJECT

JW Marriott Residences Yas Island

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Description

Project general facts

JW Marriott Residences Yas Island is a branded beachfront community developed by Taraf, set directly on the sand with a championship golf course running alongside. It marks the first residential address of the JW Marriott brand in the area, with residential operations and design standards delivered by Marriott International. The architecture draws on the landscape, light and heritage of the region, and the collection spans one, two and three bedroom apartments, four bedroom duplex residences and a single exclusive penthouse in each tower. Generous private balconies, elevated ceiling heights and abundant natural daylight define every home.

The amenities are designed around wellbeing, leisure and connection. Outdoors, residents enjoy a main pool, a lounge pool with sun loungers, a dedicated kids pool and play area, a paddle court, open green lawns, an outdoor fitness and yoga zone, an outdoor kitchen and dining area, a sunset deck, a fire pit with seating and direct beach access with water sports storage. Indoors, the offering includes a residents' lounge, a gym and movement studio, an indoor cinema, a games room, a golf simulator room, a kids' play room, treatment rooms, sauna and steam rooms, a co-working area, meeting rooms and guest suites.

Every residence comes with a fitted kitchen, and the larger layouts add a separate closed kitchen, a maid's room and walk-in closets, while the living spaces are left unfurnished so that owners can style them to their own taste. Layouts are arranged to maximize views from every home. Marriott International manages the residences and brings its brand standards to daily living, and ownership opens access to privileges across the Marriott portfolio.

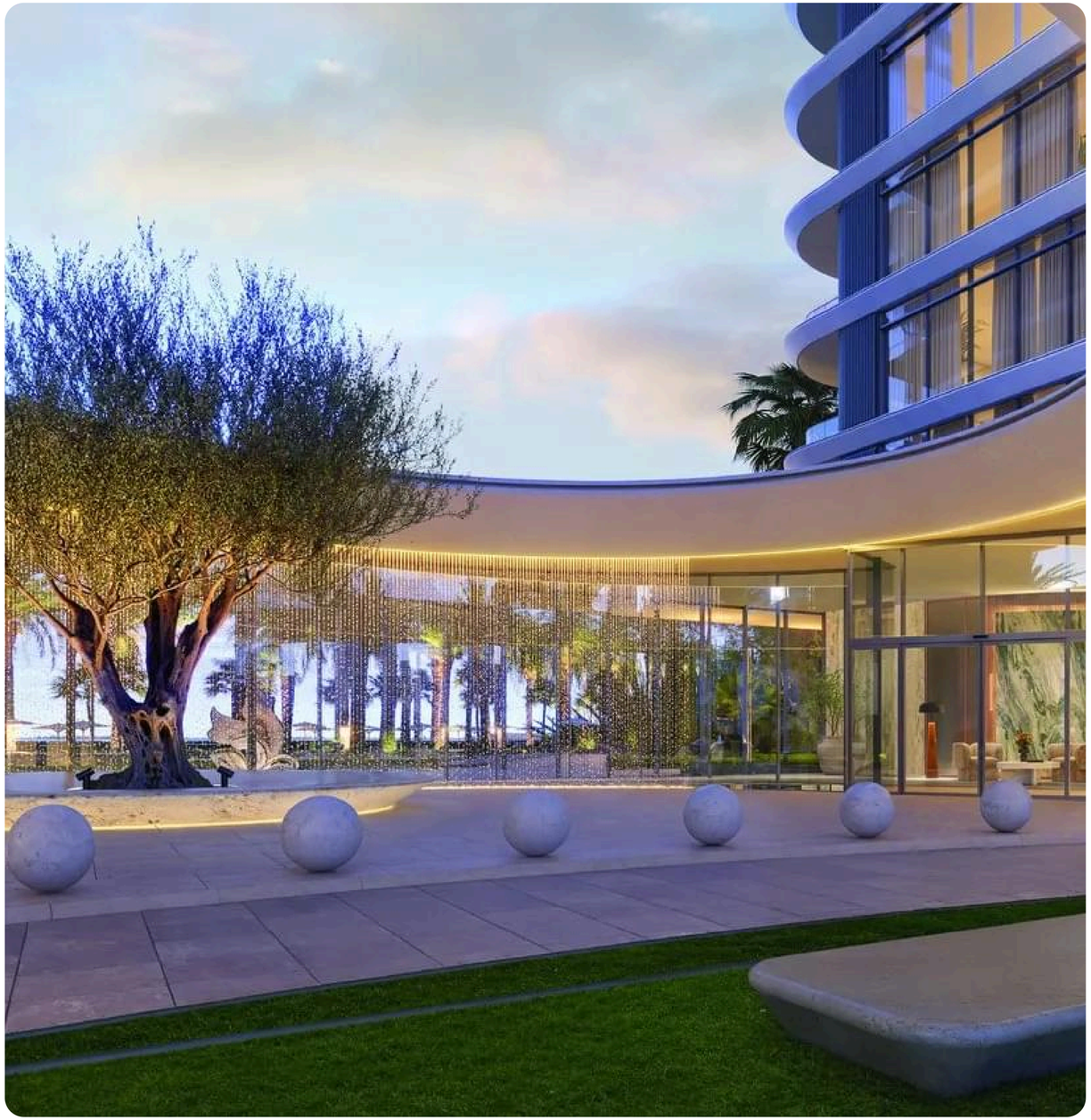
Location description and benefits

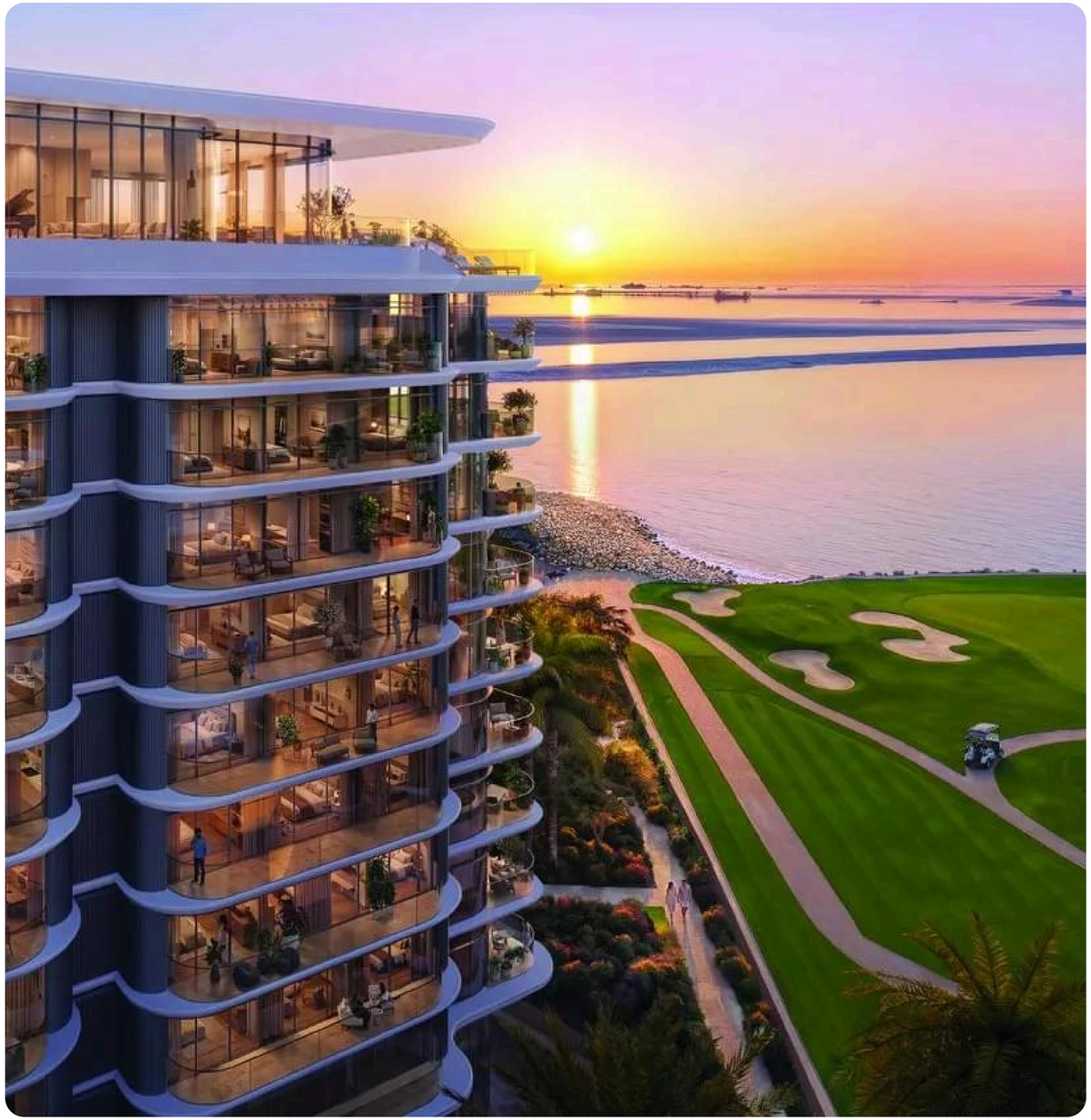
Yas Island is the premier leisure and entertainment destination of Abu Dhabi, home to Ferrari World, Warner Bros. World, SeaWorld, Yas Waterworld, Yas Marina Circuit and Etihad Arena. The western shoreline combines natural beaches with the links-style fairways of Yas Links, creating a calm residential setting within reach of the island's headline attractions.

Daily life is well served by Yas Mall, the dining and promenade of Yas Bay Waterfront and the restaurants and yachts of Yas Marina. Schools, clinics and supermarkets are spread across the island's residential districts, and direct links to the main highways connect residents with Zayed International Airport, Saadiyat Island and the centre of Abu Dhabi.

Yas Island is one of the most sought after investment zones in the capital, where international buyers can acquire freehold property. Steady tourism, major events and a growing resident population support strong rental demand, while beachfront land on the island remains scarce and highly valued.







Masterplan



Payment Plan Option

Payment Plan 50/50

Handover **Q2 2030**

All options

Payment Plan 50/50

On booking	**5%**
During construction	**45%**
9 Payments	
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%
On completion	**50%**

Typical Units

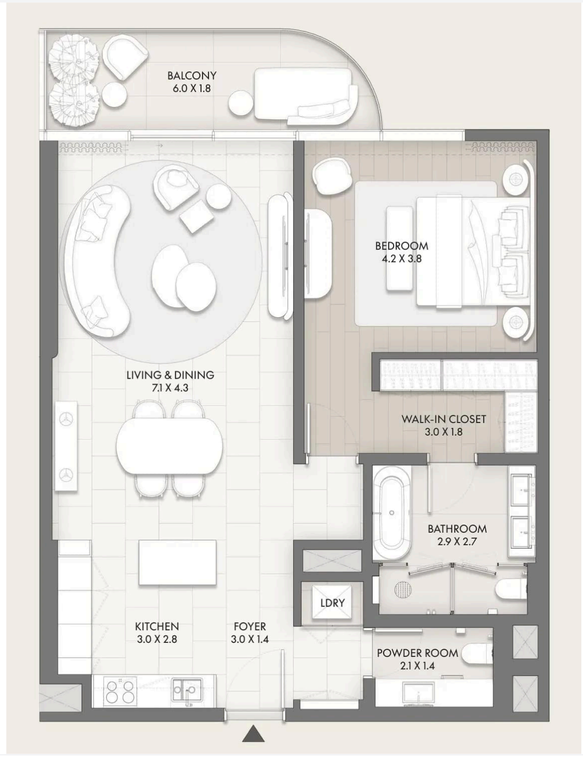
Number of available units

Apartments: 1 Bedroom - 1

Apartments: 2 Bedrooms - 1

Apartments: 3 Bedrooms - 1

Duplex: 4 Bedrooms - 1

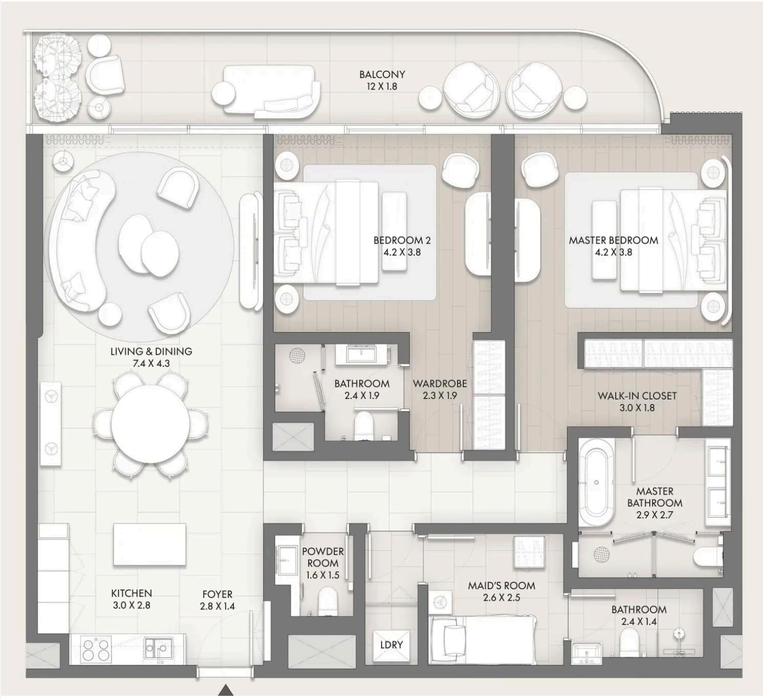


Apartments: 1 Bedroom

from AED 3 300 000 to AED 3 300 000

from 97 m² to 97 m²

from **AED 33 894/m²** to **AED 33 894/m²**



Apartments: 2 Bedrooms

from AED 5 000 000 to AED 5 000 000

from 155 m² to 155 m²

from **AED 32 246/m²** to **AED 32 246/m²**

Typical Units

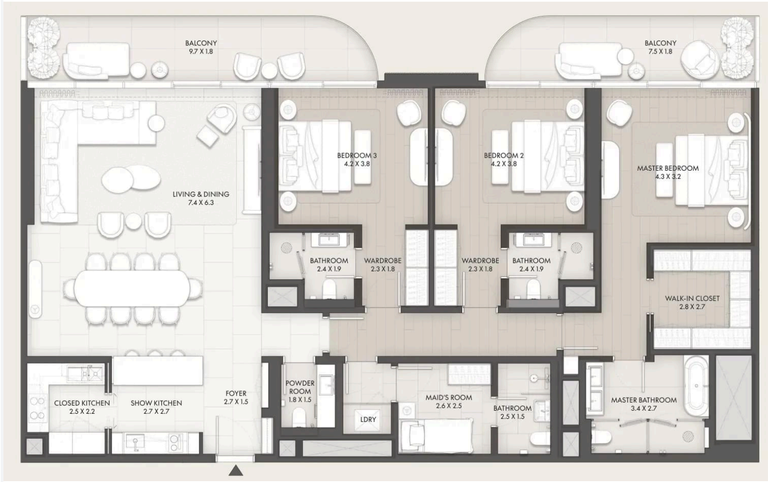
Number of available units

Apartments: 1 Bedroom - 1

Apartments: 2 Bedrooms - 1

Apartments: 3 Bedrooms - 1

Duplex: 4 Bedrooms - 1

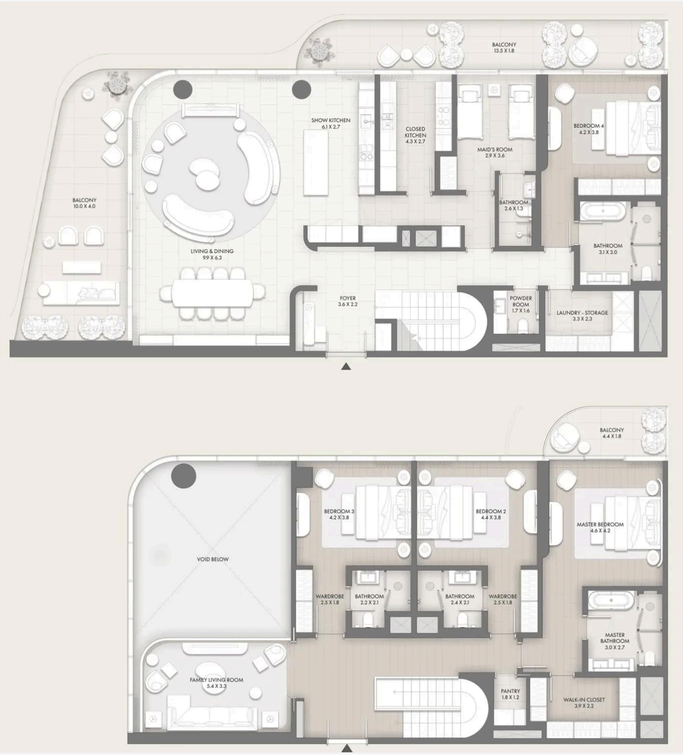


Apartments: 3 Bedrooms

from AED 7 900 000 — to AED 7 900 000

from 228 m² — to 228 m²

from **AED 34 581/m²** — to **AED 34 581/m²**



Duplex: 4 Bedrooms

from AED 14 700 000 — to AED 14 700 000

from 405 m² — to 405 m²

from **AED 36 257/m²** — to **AED 36 257/m²**

Developer



Taraf is a luxury and boutique residential property developer based in Dubai, United Arab Emirates. Established in early 2023 as a subsidiary of Yas Holding, Taraf aims to deliver thoughtfully curated and exclusive residential properties in iconic and prime locations across the UAE, catering to discerning national and international clients. In October 2023, Taraf announced a partnership with the international fashion house KARL LAGERFELD to collaborate on a luxury branded villas project in Dubai. This development marks KARL LAGERFELD's first branded residential property in the Middle East and reflects Taraf's commitment to delivering high-quality offerings in the UAE's real estate sector. As a company under Yas Holding, a leading investment group headquartered in the UAE, Taraf's launch aligns with the group's efforts to diversify its portfolio and set new standards for a luxurious lifestyle for residents and investors in the UAE and beyond.