

 Welcome to Yasmina a private unique development like no other





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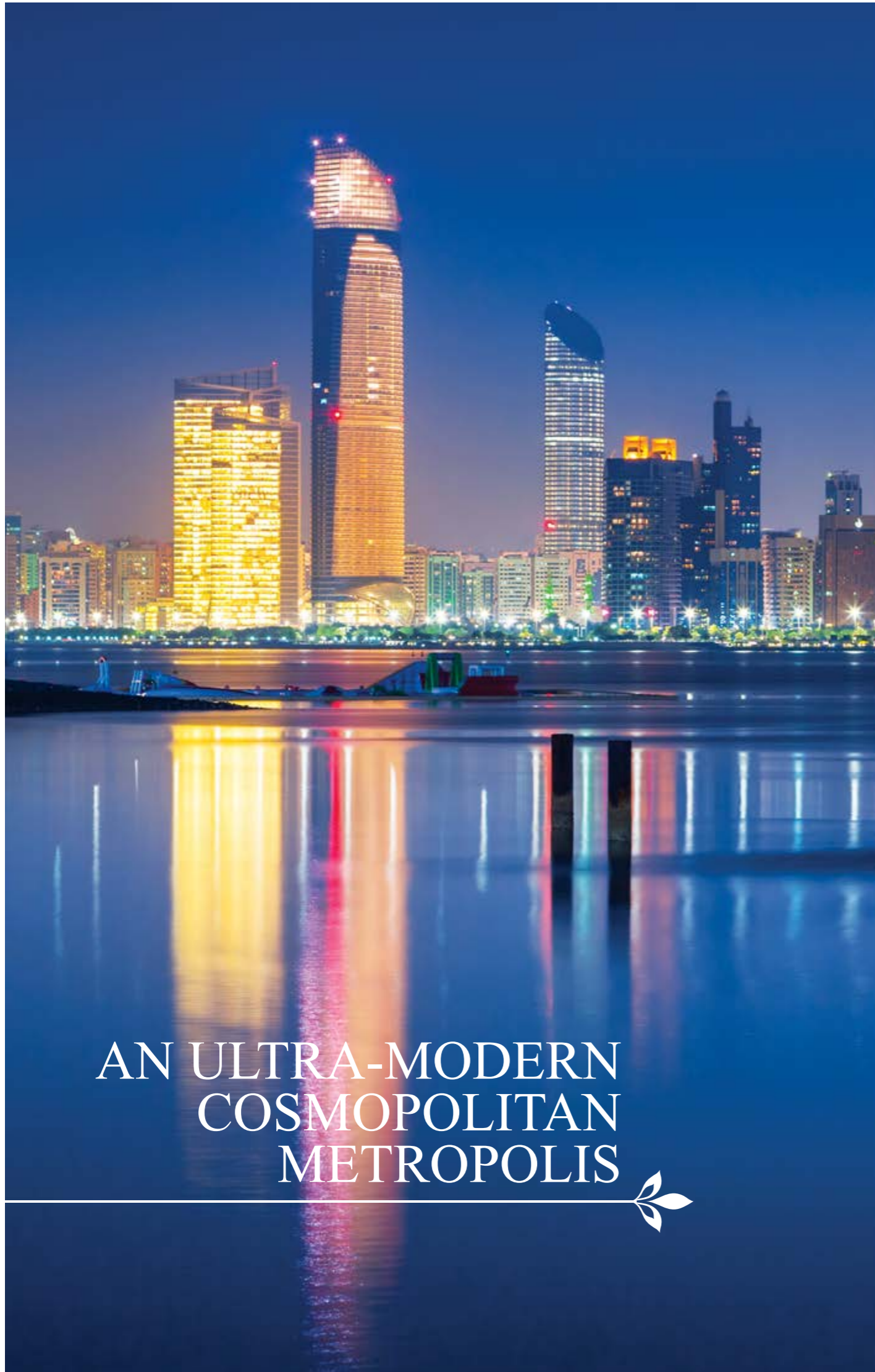
Your guide to a fabulous new way of life on Abu Dhabi's gulf coast in DDC's opulent new Yasmina residential development.

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IDYLLIC LIFESTYLE CLOSE TO
THE HEART OF THE CITY



AN ULTRA-MODERN
COSMOPOLITAN
METROPOLIS



ABOUT ABU DHABI

On the Arabian Sea the Emirate of Abu Dhabi projects out into the turquoise waters at the western entrance of the Arabian Gulf.

Formerly Abu Dhabi's main claim to worldwide recognition was the export of pearls, harvested by divers along the gulf coast. Today however the capital city of Abu Dhabi is also the capital and seat of government of the United Arab Emirates, formed in 1971.

Rapid development and urbanization since the latter part of the 20th century has transformed the city into a major center of political and industrial activities. Abu Dhabi has successfully diversified its economy in recent years through investment in financial services, real estate, non-oil business, industrial projects and tourism and grown into an ultra-modern cosmopolitan metropolis and one of the world's wealthiest cities. Stable government has ensured Abu Dhabi's position as a major financial center, attracting the foreign investment that has contributed to its emergence as one of the world's largest oil producers and a giant of the petrochemical industry.

“The most culturally vibrant emirate of the UAE Abu Dhabi is filled with beautiful buildings and museums.”

“Abu Dhabi has dozens of islands just offshore, some created by land reclamation.”

Eagerly awaited is the UAE Expo 2020 to be hosted in Dubai lasting for 6 months and showcasing UAE’s achievements and aspirations for the future to an audience of an expected 25 million visitors.

Abu Dhabi has dozens of islands just offshore, some created by land reclamation. The capital city of Abu Dhabi itself is established on an island just 250 meters offshore connected to the main land by 3 bridges. Adjacent to the capital city on a large natural island 600 meters offshore and connected to Abu Dhabi city by multiple bridges is Reem Island. A residential and commercial development providing refined and sophisticated living with all the local amenities necessary to an idyllic lifestyle close to the heart of the city.

Good planning and governance have ensured that Abu Dhabi features plenty of large gardens and parks. Green tree-lined boulevards line the roads and the streets are crowded with sophisticated high-rise buildings, opulent shopping malls and international luxury hotel chains. On the Corniche, with its breathtaking sea views is the new state of the art Marina, a haven for all sailors and yachting enthusiasts.

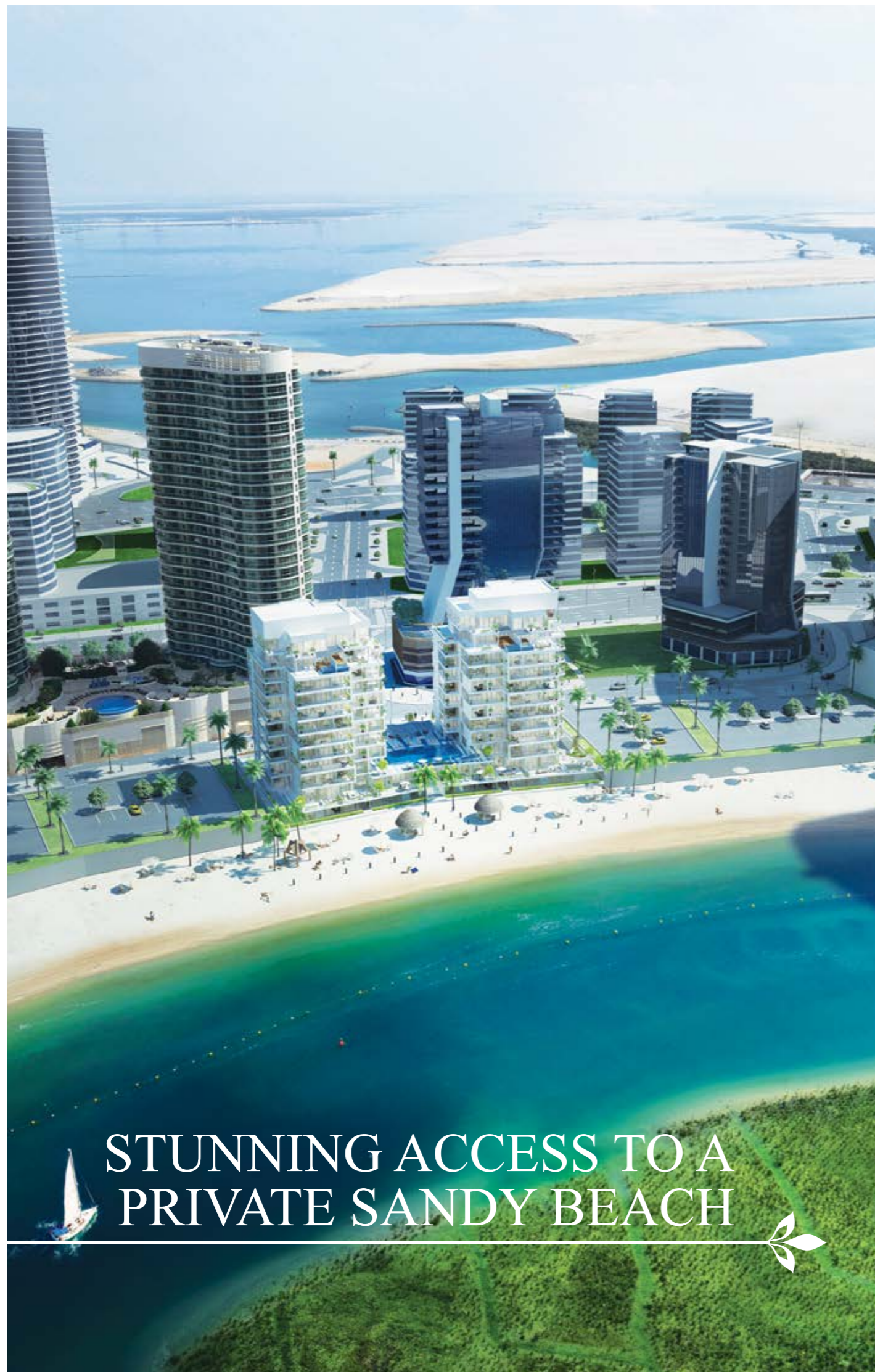
Away from the sporting and recreational clubs the international hotels are the focus of night time socializing and entertainment. This tax-free and safe environment make it the ideal place to live and work.



The greatest attraction is the fabulous Sheikh Zayed Mosque with its gold leafed dome, visited by people of all nationalities and religions from all over the globe – a truly breathtaking spectacle. A must see!

SPECTACULAR VIEWS RIGHT
IN THE HEART OF IT ALL





STUNNING ACCESS TO A
PRIVATE SANDY BEACH

INTRODUCTION

An ocean-side development in a lush green island setting offering spectacular views over Abu Dhabi city and the Arabian Gulf.

Yasmina is a residential complex of two low-rise apartment buildings each of 10 storeys offering a range of luxurious one, two and three bedroom simplex and duplex dwellings. Four duplex dwellings are split level over the ground and first floors with four sumptuous split levels duplex penthouses occupying the 9th and 10th floors.

This is an ocean-side development in a lush green island setting offering spectacular views over Abu Dhabi city and the Arabian Gulf. The property is particularly unique in that residents have stunning access to a private sandy beach among the mangrove beds. An outdoor swimming pool, sauna, jacuzzi and fully equipped gymnasium are also provided for exclusive use by residents and their guests.

Ample basement parking for residents and their guests is provided on 3 levels, CCTV surveillance provides 24-hour security and a purpose built children's playground amid the landscaped gardens keeps the youngsters occupied.

“Luxurious yet affordable, fully appointed and ideally located”

Yasmina has been created for those who want to make a statement in life in this exclusive self contained community, a unique landmark development in the UAE.

PRIME LOCATION, REEM ISLAND
BEAUTIFUL SURROUNDINGS



LOCATION

Yasmina is in a beautiful prime location in Reem Island in the Shams Abu Dhabi Zone, with spectacular surroundings and views over the sea and the city.

Just north east of the capital and 5 minutes drive from the city center is Reem Island, one of the newer and bigger islands with many areas already developed, ongoing and planned. Yasmina is in the Shams Abu Dhabi zone. Lengthy coastal paths offer spectacular views over the surrounding mangrove forests and sparkling blue waters of the gulf, whilst the pedestrian walkways of the island's extensive canal system enable the casual explorer to enjoy the intriguing architecture of the different communities at close quarters.

Reem Island is 25 minutes away from Abu Dhabi international airport, home base of Etihad airlines. Alternatively, neighboring Dubai's international airport is only 130 km away, an easy 90 minute commute on the main highway.

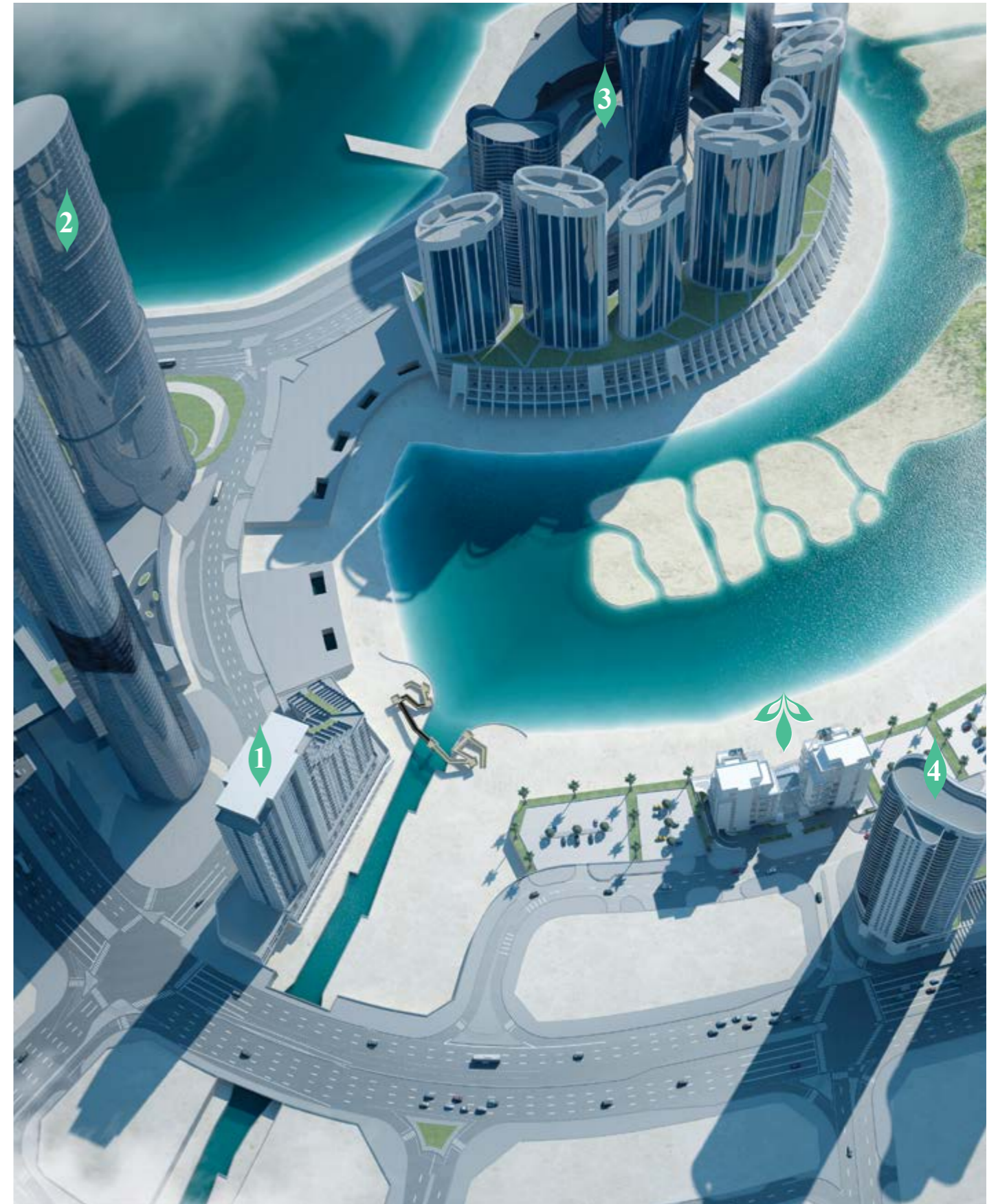
✦ **Just 2 minutes drive from Yasmina, facilities on the island include:**

- Boutik - Large shopping mall.
- Caf  s and Restaurants.
- UNB & NBAD Banks.
- Geant & Waitrose Supermarkets.

✦ **Educational establishments are:**

- Nurseries.
- Repton School.
- Sorbonne University.

“This combination of residential, commercial retail and recreational space provides the perfect blend of modern convenience and natural lifestyle in Reem Island.”



✦ **YASMINA RESIDENCE** | 1. MANGROVE PLACE | 2. SUN TOWER | 3. HYDRA AVENUE | 4. BEACH TOWERS ✦



NEARBY ISLANDS WITH SO
MUCH TO OFFER, SO CLOSE

THE NEARBY ISLANDS

Nearby islands provide further gems for residents and visitors alike.



Al Maryah Island

5 minutes drive away is the location of:

- Cleveland clinic, a huge state of the art medical complex.
- The Abu Dhabi Financial Center.
- The Galleria Mall.



Saadiyat Island

is only 10 minutes away from Reem:

Soon to be the home of 3 museums, the **Guggenheim**, the **Louvre** & **Zayed National Museum** with a performing arts center. More than enough for the avid culture culture!



Yas Island

15 minutes from Reem are to be found:

- Yas Mall - The biggest in the Emirates after Dubai mall.
- Yas Water World.
- Links Golf Course.
- Ferrari World - The world's largest amusement park.
- Marina Circuit - Now a permanent feature in the formula 1 racing calendar.





 YASMINA OFFERS LUXURY
LIVING IN REEM ISLAND 

ABOUT YASMINA

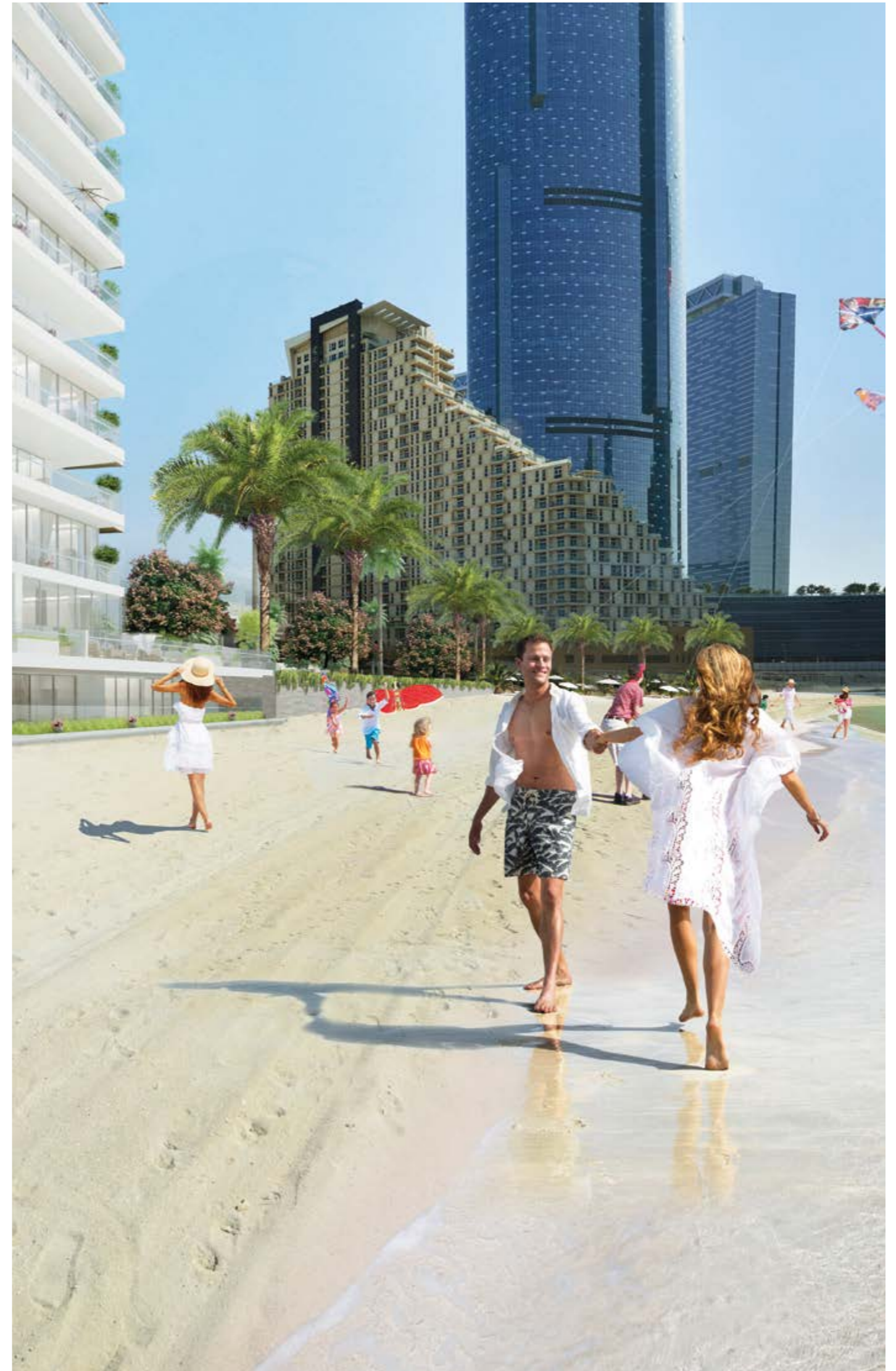
This is a sought after development in the beautiful Reem Island, it is private, unique, and luxurious with fabulous surroundings in proximity to all conveniences.

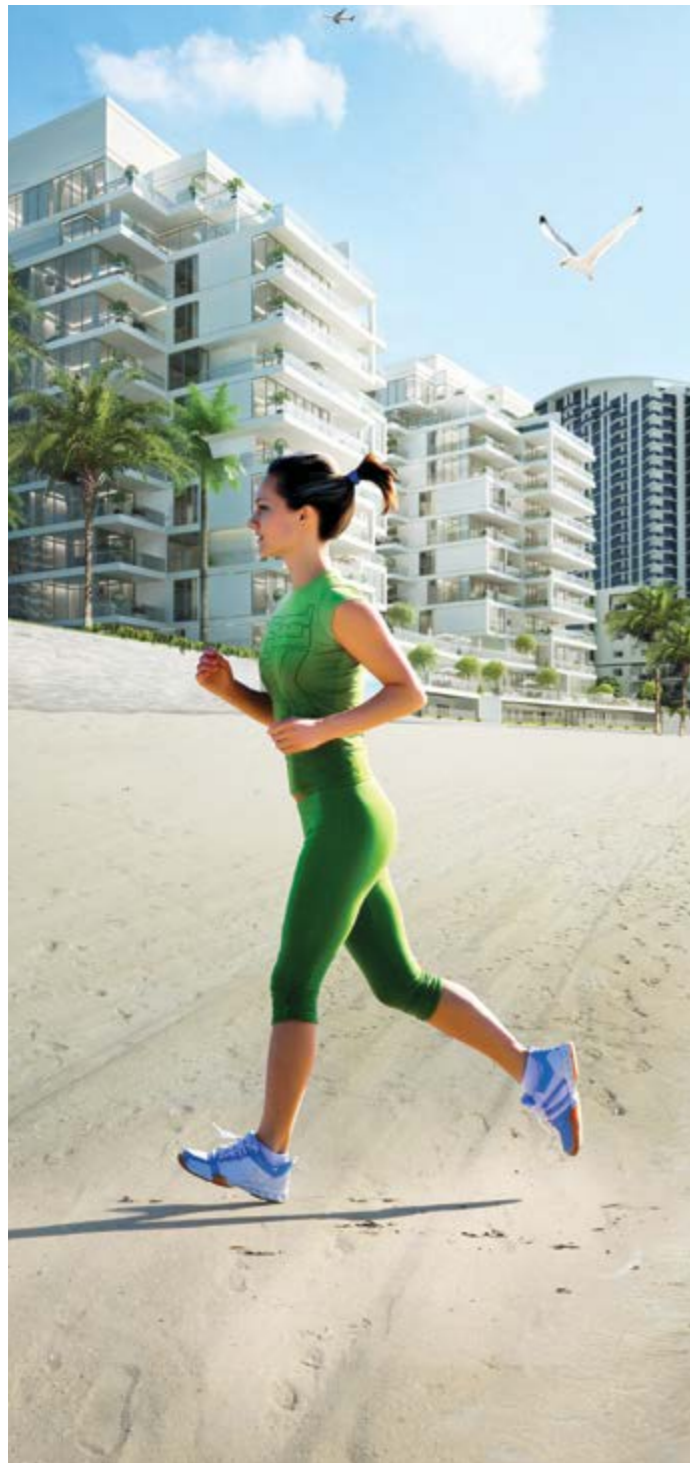


Landscaped gardens, children's playground, coastal walkways, sandy beach, mangrove forests, lush greenery all around, swimming pool, sauna, jacuzzi, and gymnasium are all part of the exclusive Yasmina experience.

Indoors imaginative design has insured optimum utilisation of floor space and maximum natural light to the apartments and in an area where beautiful high-rise buildings are the norm, Yasmina's low-rise profile incorporating fewer individual dwellings provides for a smaller closely-knit community to better enjoy the exclusive facilities offered by Yasmina to its discerning residence.

On a secluded beach front location with breathtaking views on sought after Reem Island it is hard to remember that Abu Dhabi city is only minutes away. Location, ambience and lifestyle come together perfectly in Yasmina.





Yasmina by the shoreline

Right on the shoreline, the fresh sandy beach is within close and easy reach to residents and guests, being privately and easily accessed from Yasmina. More relaxation in Yasmina's natural surroundings here. Stroll along the coastal paths by the mangroves and take in the sea air or stay fit with the jogging you always promised yourself. It's all on your doorstep.

“Experiencing tranquillity, luxury, exclusivity. Nothing but prime lifestyle is provided minutes from the heart of the city. Yasmina offers peace of mind living, in the lush Reem Island.”



Get that healthy figure. No need for gym membership! Your own private gym is here.

Fully Equipped Gymnasium

For those who prefer their exercise indoors, Yasmina's state of the art gymnasium, fully appointed with the latest equipment may be just the place for you. All that you need under one roof, also enjoy a private sauna and relaxing jacuzzi. Workout for as long as you like - no time limits here! Afterwards relax in the jacuzzi and soak all your cares away. If you prefer the sauna a good steaming and a dip in the pool will leave you fresh, relaxed and ready for a bright new day. Everything you want for your healthy lifestyle is under one roof for Yasmina's residents and guests.

The Pool

Set on the shoreline, well back from the main entrance Yasmina is approached via an expanse of lush manicured greenery. The secluded and well-appointed swimming pool, provides a peaceful area to relax under the sunny blue skies as well as an ideal convenience for serious swimmers.



Not just for enjoyable relaxation. Keep fit with some serious swimming after the 5 km jog along the shoreline.



The gracious lobby is finished in the finest materials and is pleasing to the eye. Providing the most welcoming entrance.

The Lobby & Parking

The imposing lobby is manned 24 hours a day. Finished in the finest materials with Hi-speed elevators connecting the vestibule to all floors. Whilst ample underground parking is provided for residents with elevator access, in addition parking spaces are available for visitors.

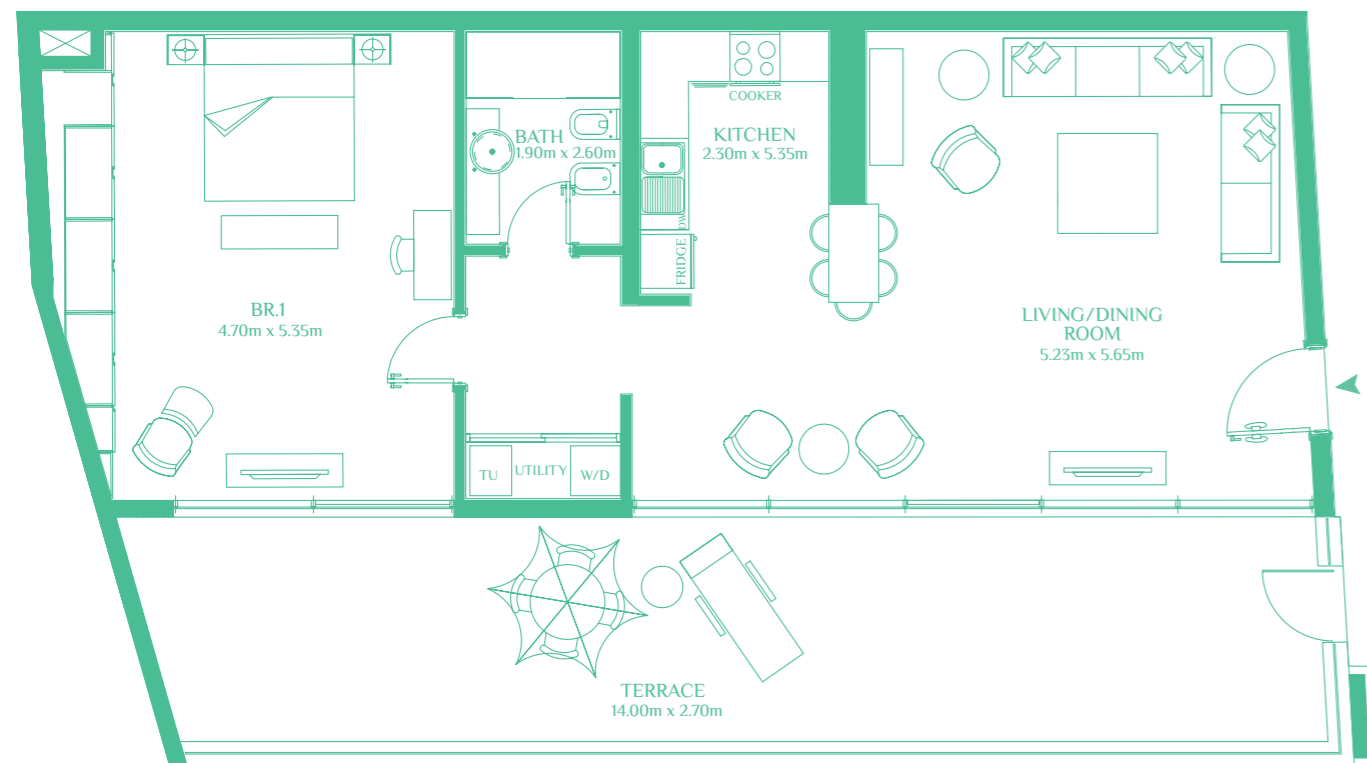


ONE BEDROOM APARTMENTS 

Apartment size 136.5 sqm (1,469.3 sqft)

FLOOR PLANS: Simplex A

TYPE 1A: Stunning 1 bedroom simplex apartment of 136.5 sqm. Internally exceptionally studied to satisfy every need.



Each 136.5 sqm one bedroom apartment features the following:

- 1 Bedroom with built-in wardrobes • Living / Dining Room • Bathroom • Kitchen and Utility
- Internally, 92.8 sqm (998.9 sqft) with 43.7 sqm (470.4 sqft) Private terrace with private access from the beach side

One Bedroom Apartment

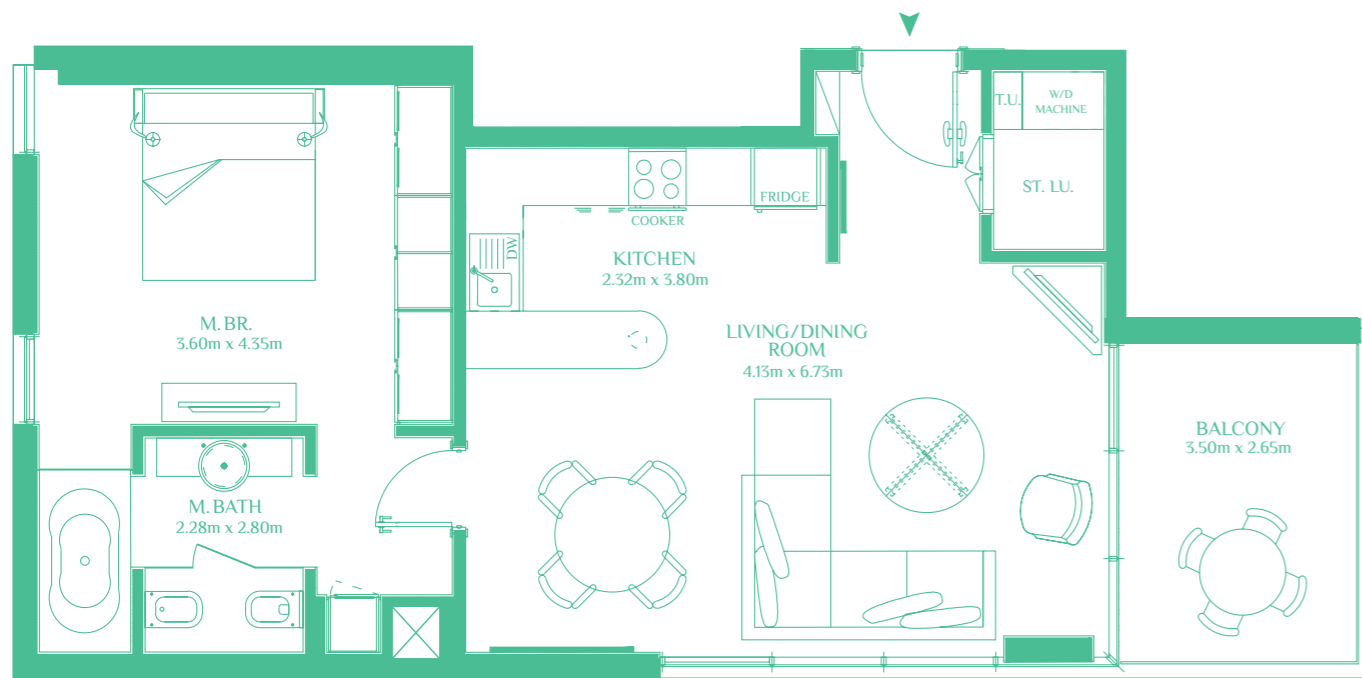
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Apartment size 81.1 sqm (872.9 sqft)

FLOOR PLANS: Simplex B

TYPE 1B: Stunning 1 bedroom simplex apartment of 81.1 sqm. Internally exceptionally studied to satisfy every need.



Each 81.1 sqm one bedroom apartment features the following:

- 1 Master Bedroom with en suite bathroom and built-in wardrobes
- Living / Dining Room
- Kitchen
- Store / Laundry Room
- Balcony and Elevator Lobby

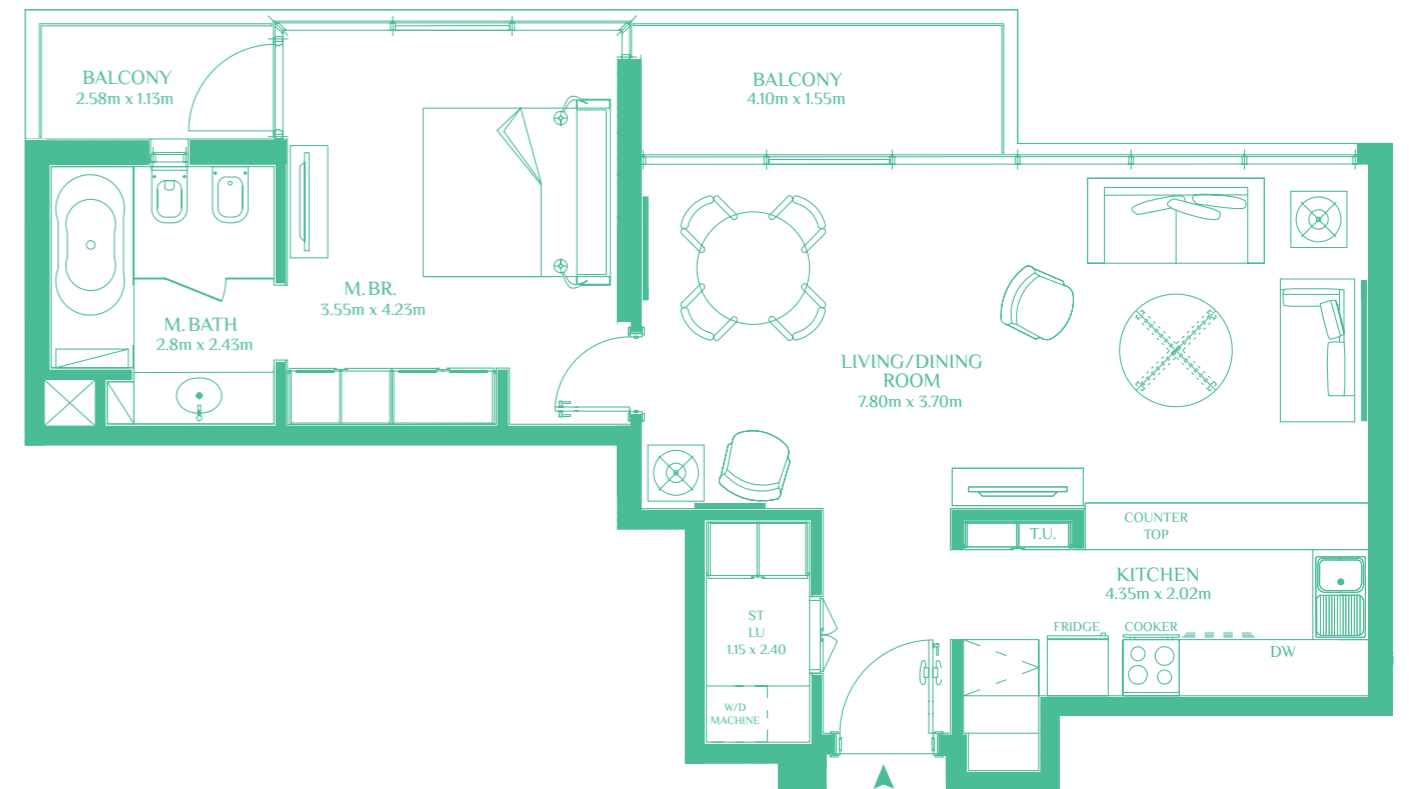
One Bedroom Apartment

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Apartment size 85.8 sqm (923.5 sqft)

FLOOR PLANS: Simplex C

TYPE 1C: Stunning 1 bedroom simplex apartment of 85.8 sqm. Internally exceptionally studied to satisfy every need.



Each 85.8 sqm one bedroom apartment features the following:

- 1 Master Bedroom with en suite bathroom and built-in wardrobes
- Living / Dining Room
- Kitchen
- Store / Laundry Room
- Balcony and Elevator Lobby

One Bedroom Apartment

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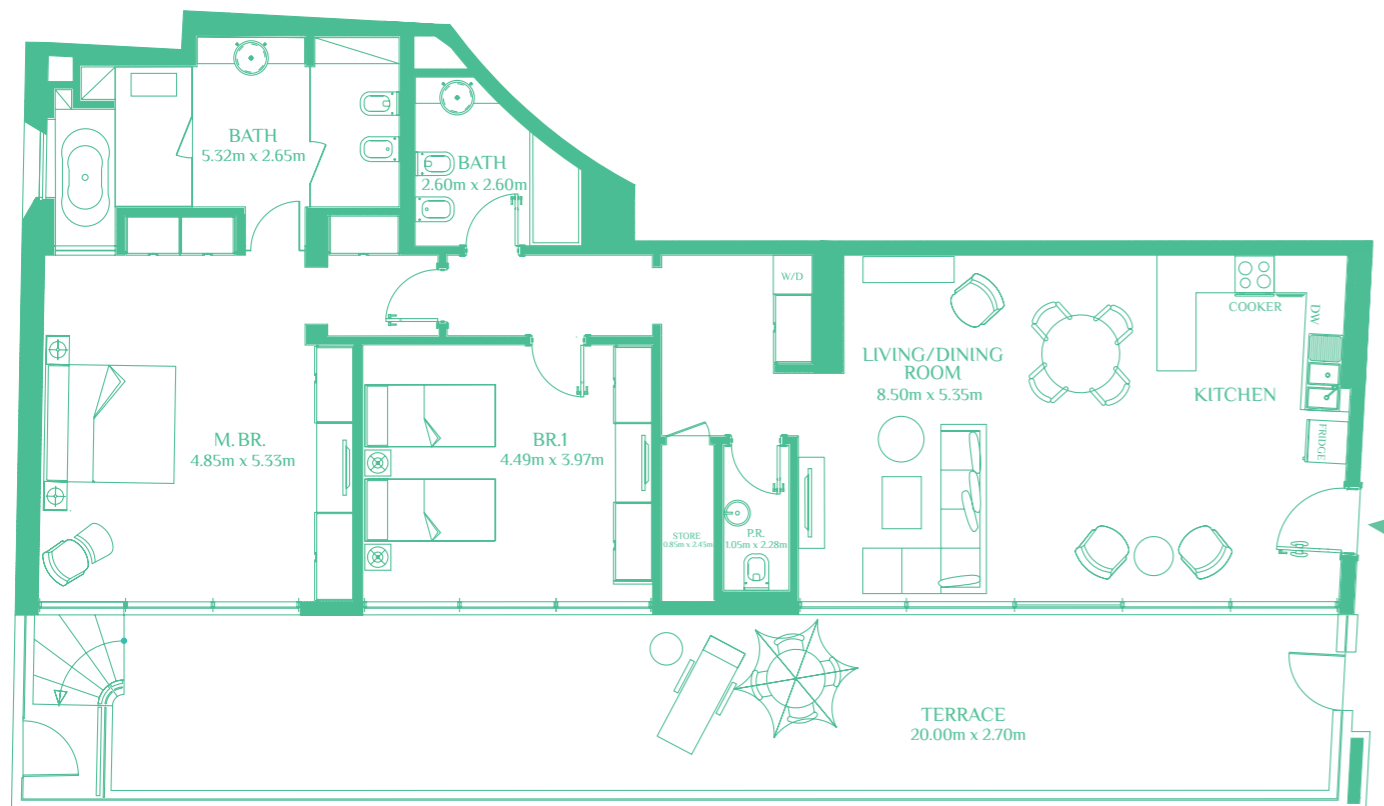


TWO BEDROOM APARTMENTS 

Apartment size 206.4 sqm (2,221.6 sqft)

FLOOR PLANS: Simplex A

TYPE 2A: Stunning 2 bedroom simplex apartment of 206.4 sqm. Internally exceptionally studied to satisfy every need.



Each 206.4 sqm two bedroom apartment features the following:

- 1 Master Bedroom with en suite bathroom and built-in wardrobes
- 1 Bedroom with bathroom and built-in wardrobes • Living / Dining Room
- Kitchen and Utility Room • Internally 144.7 sqm (1557.5 sqft) with 61.7 sqm (664.1 sqft)

Private terrace with private access from the beach side

Two Bedroom Apartment

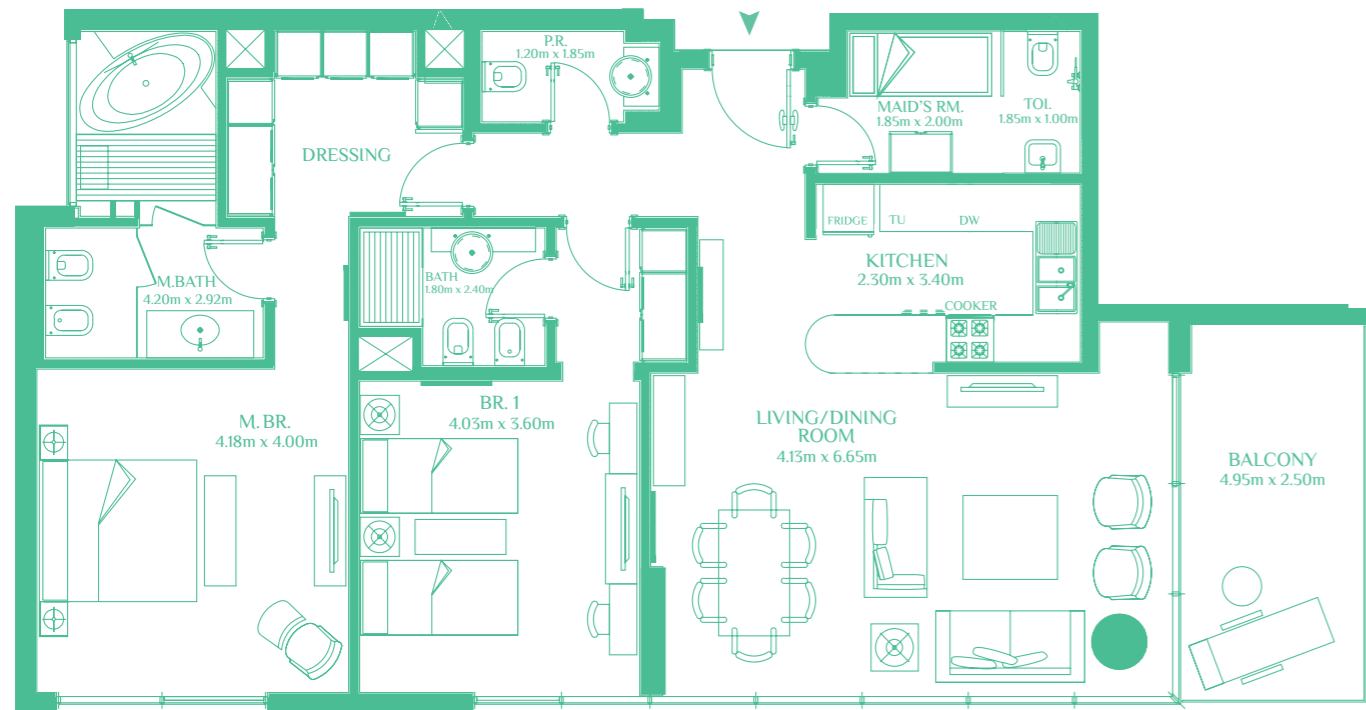
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Apartment size 137.7 sqm (1,482.2 sqft)

FLOOR PLANS: Simplex B

TYPE 2B: Stunning 2 bedroom simplex apartment of 137.7 sqm. Internally exceptionally studied to satisfy every need.



Each 137.7 sqm two bedroom apartment features the following:

- 1 Master Bedroom with en suite bathroom and dressing area
- 1 Bedroom with en suite bathroom and built-in wardrobes • Living / Dining Room
- Powder Room • Kitchen • Maid's Room • Balcony and Elevator Lobby

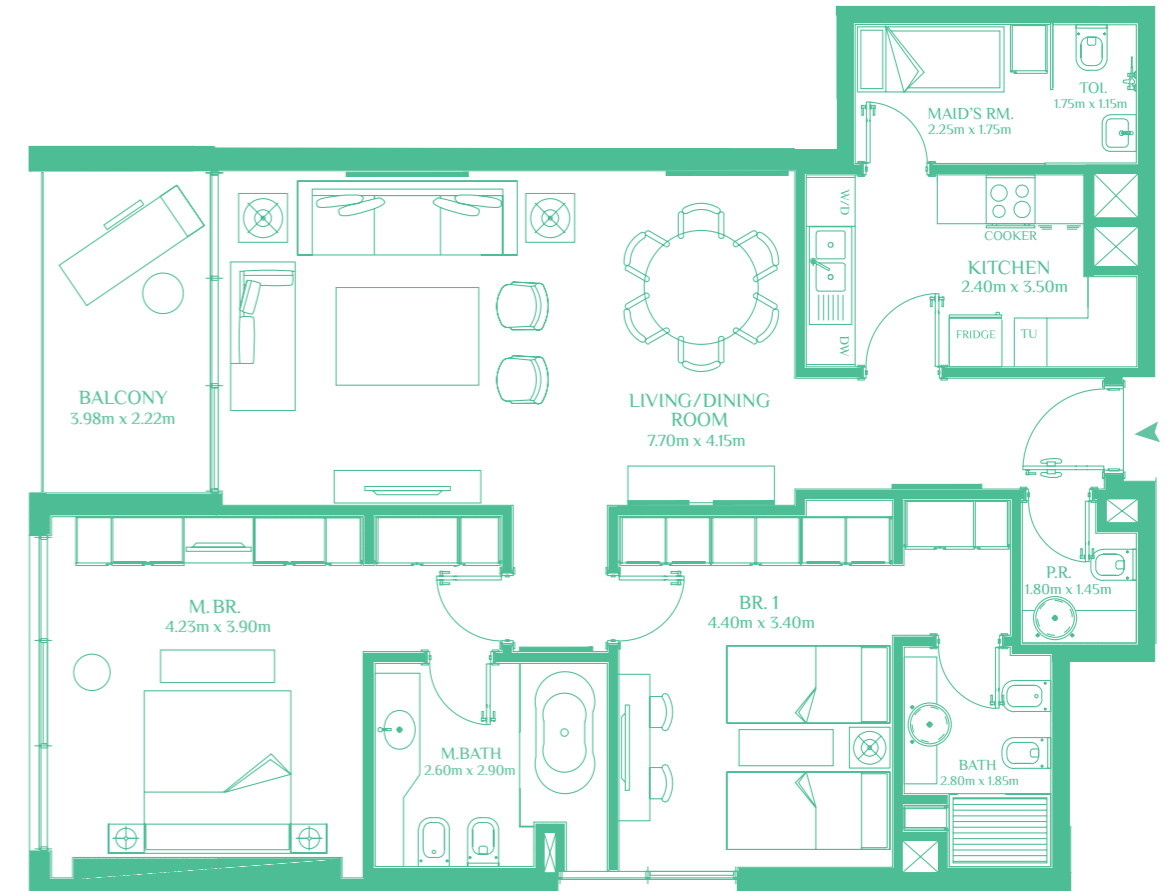
Two Bedroom Apartment

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Apartment size 127.4 sqm (1,371.3 sqft)

FLOOR PLANS: Simplex C

TYPE 2C: Stunning 2 bedroom simplex apartment of 127.4 sqm. Internally exceptionally studied to satisfy every need.



Each 127.4 sqm two bedroom apartment features the following:

- 1 Master Bedroom with en suite bathroom and built-in wardrobes
- 1 Bedroom with en suite bathroom and built-in wardrobes • Living / Dining Room
- Powder Room • Kitchen • Maid's Room • Balcony and Elevator Lobby

Two Bedroom Apartment

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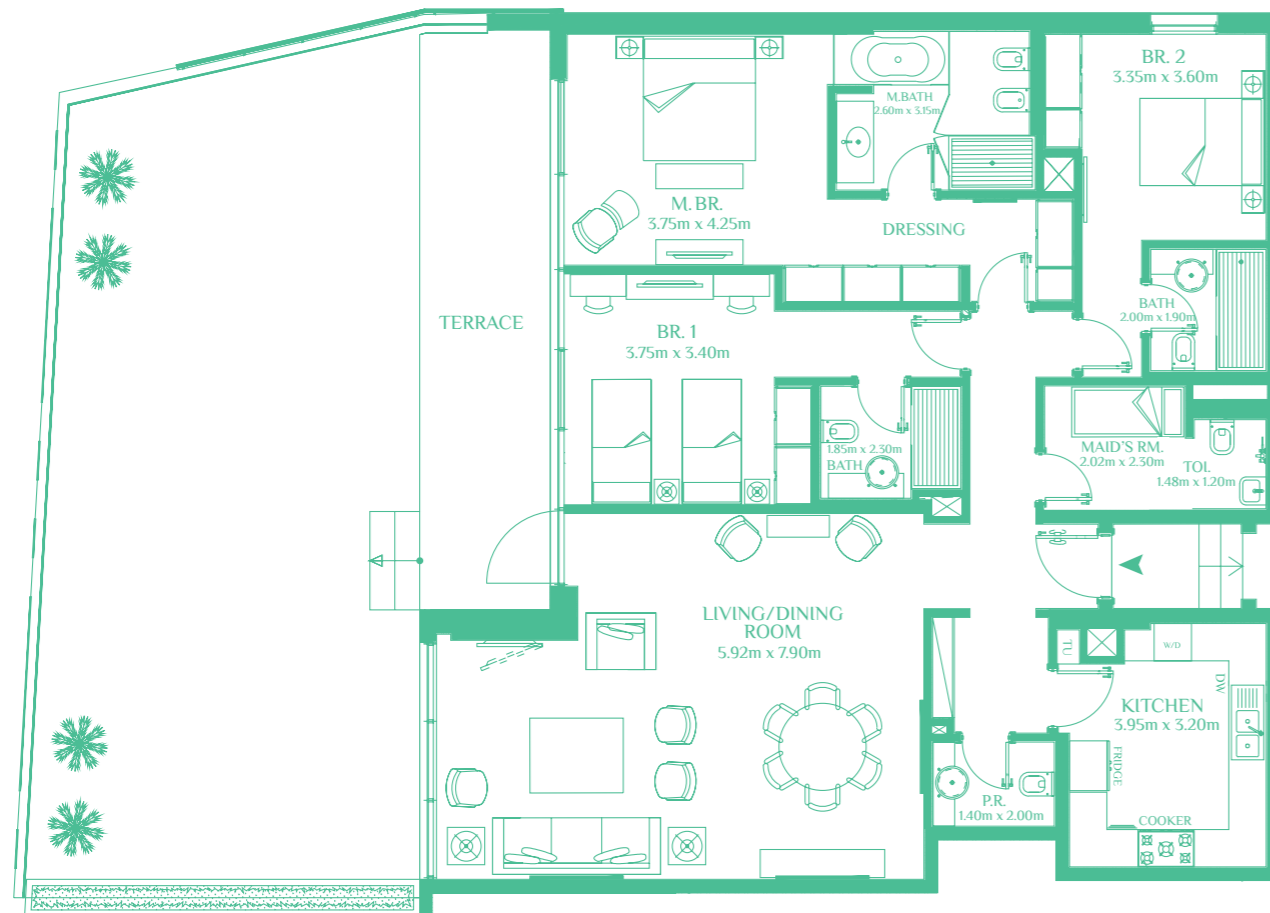


THREE BEDROOM APARTMENTS 

Apartment size 270.8 sqm (2,914.8 sqft)

FLOOR PLANS: Simplex A

TYPE 3A: Stunning 3 bedroom simplex apartment of 270.8 sqm. Internally exceptionally studied to satisfy every need.



Each 270.8 sqm three bedroom apartment features the following:

- 1 Master Bedroom with en suite bathroom and Dressing area
- 2 Bedrooms with en suite bathrooms and built-in wardrobes • Living / Dining Room
- Powder Room • Kitchen • Maid's Room and Elevator Lobby
- Internally 167.6 sqm (1,804 sqft) with 103.2 sqm (1,110.8 sqft) Private terrace

Three Bedroom Apartment

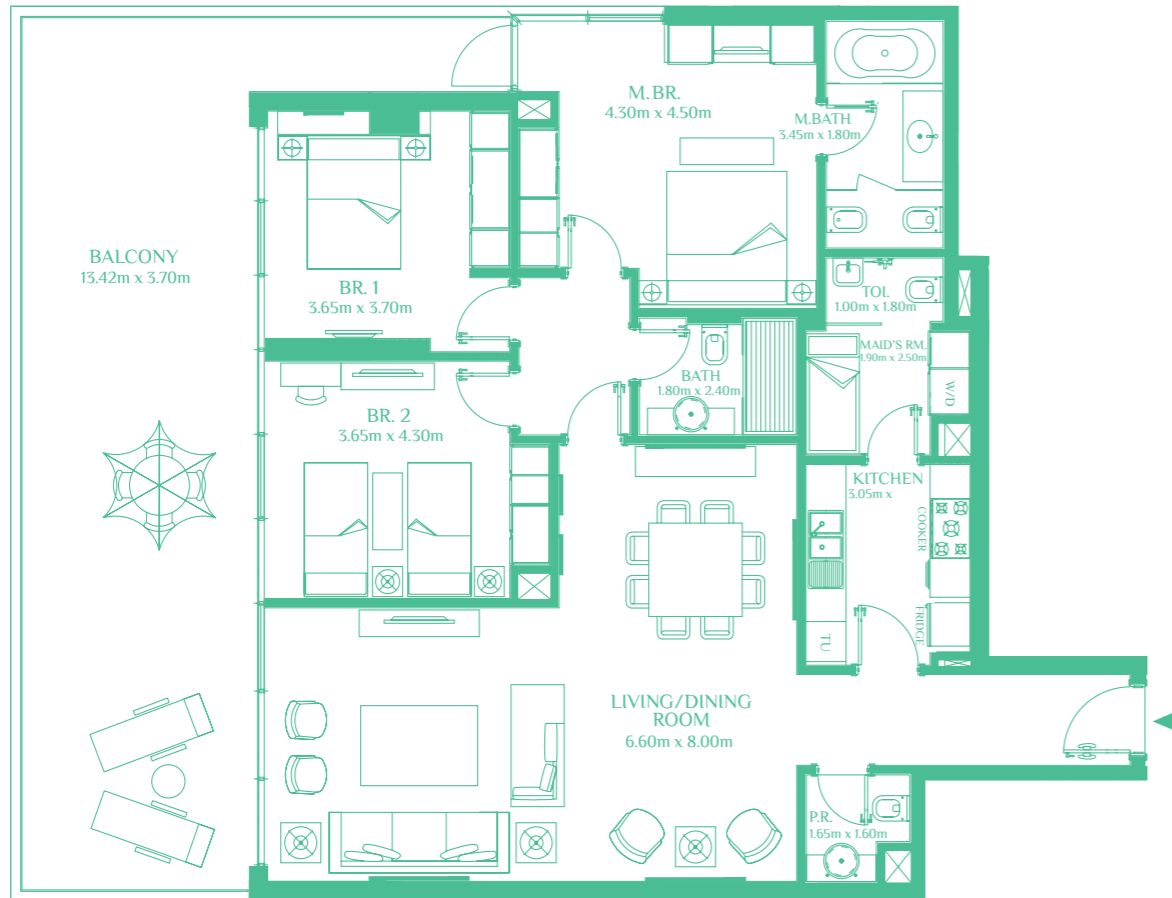
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Apartment size 194.7 sqm (2,095.7 sqft)

FLOOR PLANS: Simplex B

TYPE 3B: Stunning 3 bedroom simplex apartment of 194.7 sqm. Internally exceptionally studied to satisfy every need.



Each 194.7 sqm three bedroom apartment features the following:

- 1 Master Bedroom with en suite bathroom and built-in wardrobes
- 2 Bedrooms with bathrooms and built-in wardrobes
- Living / Dining Room
- Powder Room
- Kitchen
- Maid's Room
- Large Balcony and Elevator Lobby

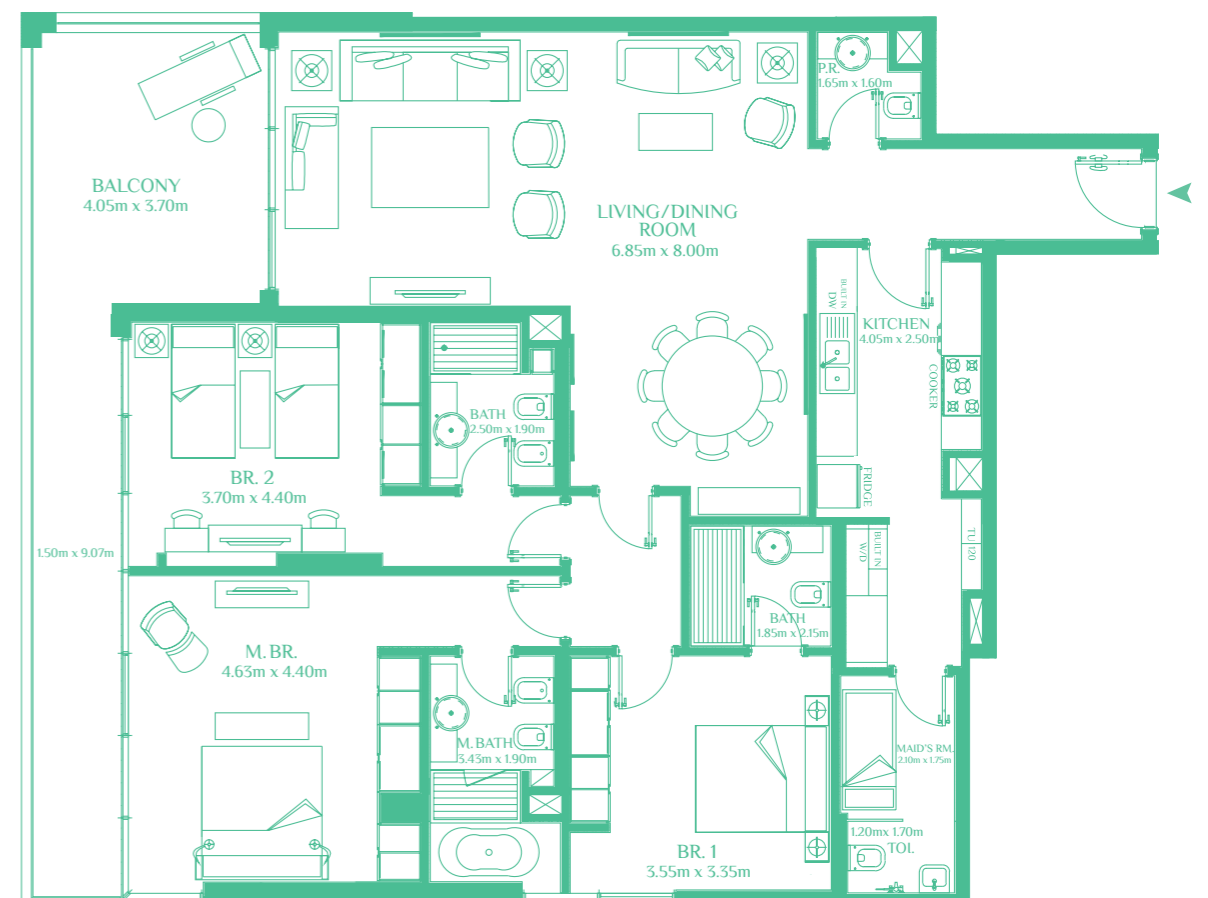
Three Bedroom Apartment

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Apartment size 194.1 sqm (2,089.3 sqft)

FLOOR PLANS: Simplex C

TYPE 3C: Stunning 3 bedroom simplex apartment of 194.1 sqm. Internally exceptionally studied to satisfy every need.



Each 194.1 sqm three bedroom apartment features the following:

- 1 Master Bedroom with en suite bathroom and built-in wardrobes
- 2 Bedrooms with en suite bathrooms and built-in wardrobes
- Living / Dining Room
- Powder Room
- Kitchen
- Maid's Room
- Large Balcony and Elevator Lobby

Three Bedroom Apartment

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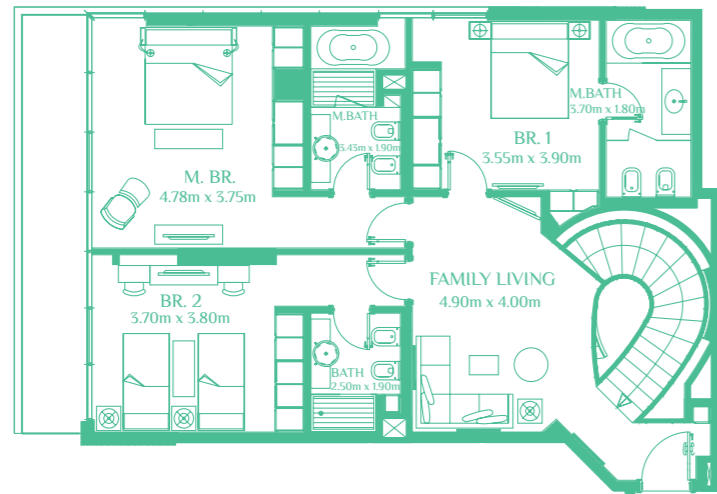
 YASMINA DUPLEXES WITH
BREATHTAKING VIEWS 

Duplex size 389.9 sqm (4,196.8 sqft)

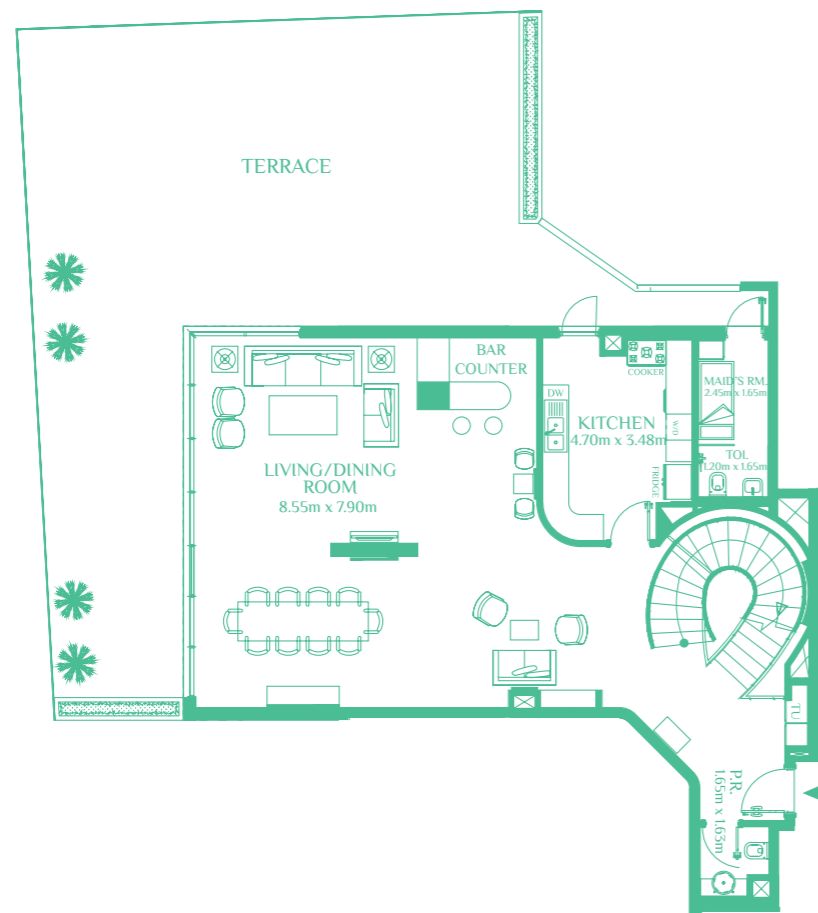
FLOOR PLANS: Duplex A

TYPE DUP-A: Blissful 389.9 sqm beautiful duplex on two levels. Internally exceptionally studied to satisfy every need.

Duplex-A Upper Level 130.5 sqm



Duplex-A Lower Level 259.4 sqm



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Each 389.9 sqm duplex features the following:

- 1 Master Bedroom with en suite bathroom and built-in wardrobes
- 2 Bedrooms with en suite bathrooms and built-in wardrobes
- Living / Dining Room
- Family Living Area
- Powder Room
- Kitchen
- Maid's Room and Elevator Lobby
- Internally 268.0 sqm (2,884.7 sqft) with 121.9 sqm (1,312.1sqft) Private terrace



Each 278.5 sqm duplex features the following:

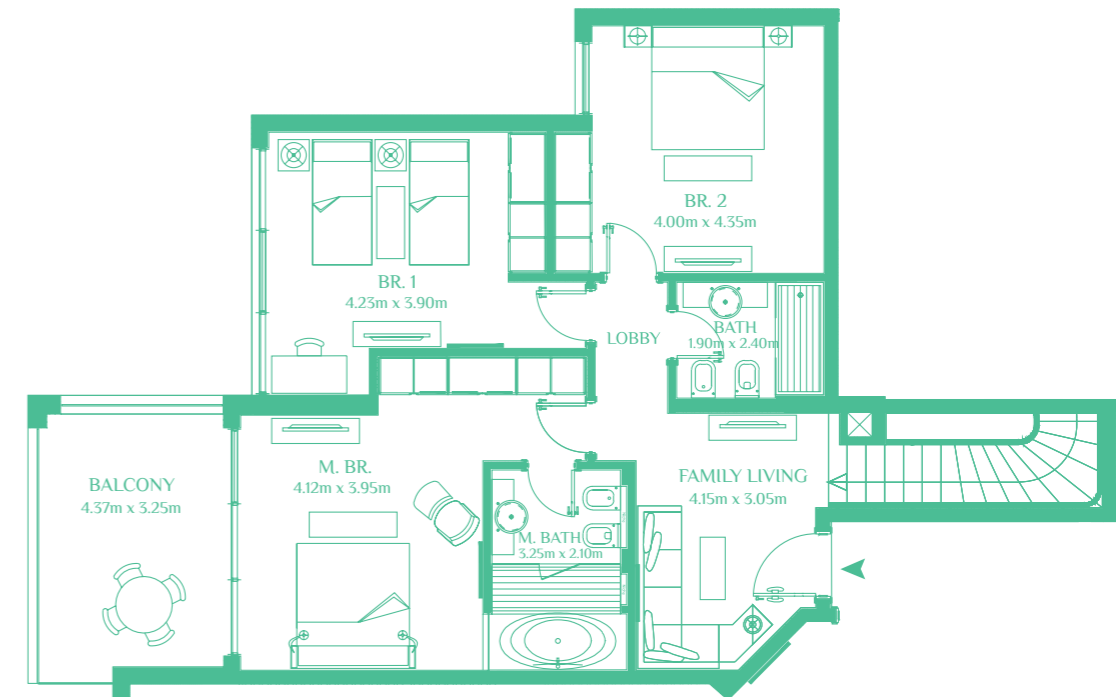
- 1 Master Bedroom with en suite bathroom and built-in wardrobes
- 2 Bedrooms with bathroom and built-in wardrobes • Living / Dining Room
- Family Living Area • Powder Room • Kitchen • Maid's Room
- Large Private Terrace • Balcony and Elevator Lobby
- Internally 218.9 sqm (2,356.2 sqft) with 59.6 sqm (641.5 sqft) Private terrace

Duplex size 278.5 sqm (2,997.7 sqft)

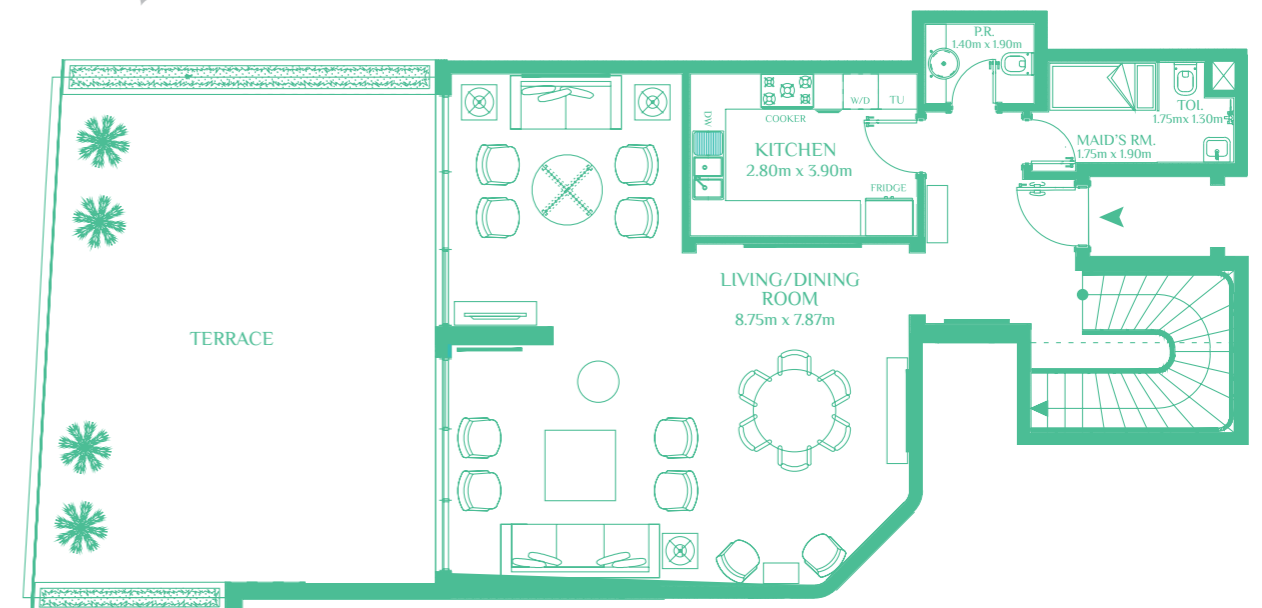
FLOOR PLANS: Duplex B

TYPE DUP-B: Blissful 278.5 sqm beautiful duplex on two levels. Internally exceptionally studied to satisfy every need.

Duplex-B Upper Level 115.3 sqm



Duplex-B Lower Level 163.2 sqm



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YASMINA PENTHOUSES

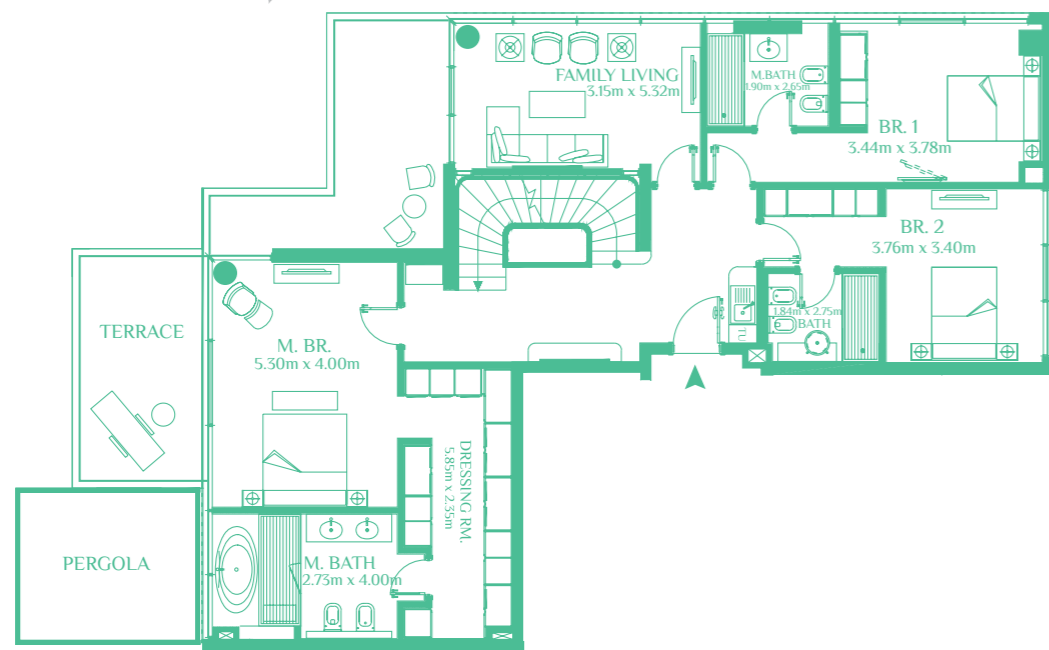
Enjoyment of the generous terraces all round of the prestigious penthouse duplexes is not limited to relaxing in the year round sun, the stunning views or roof gardens. So much space provides a blank canvas for the imagination - a private jacuzzi, a barbecue, alfresco dining - the list is endless.

Penthouse size 466.3 sqm (5,019.2 sqft)

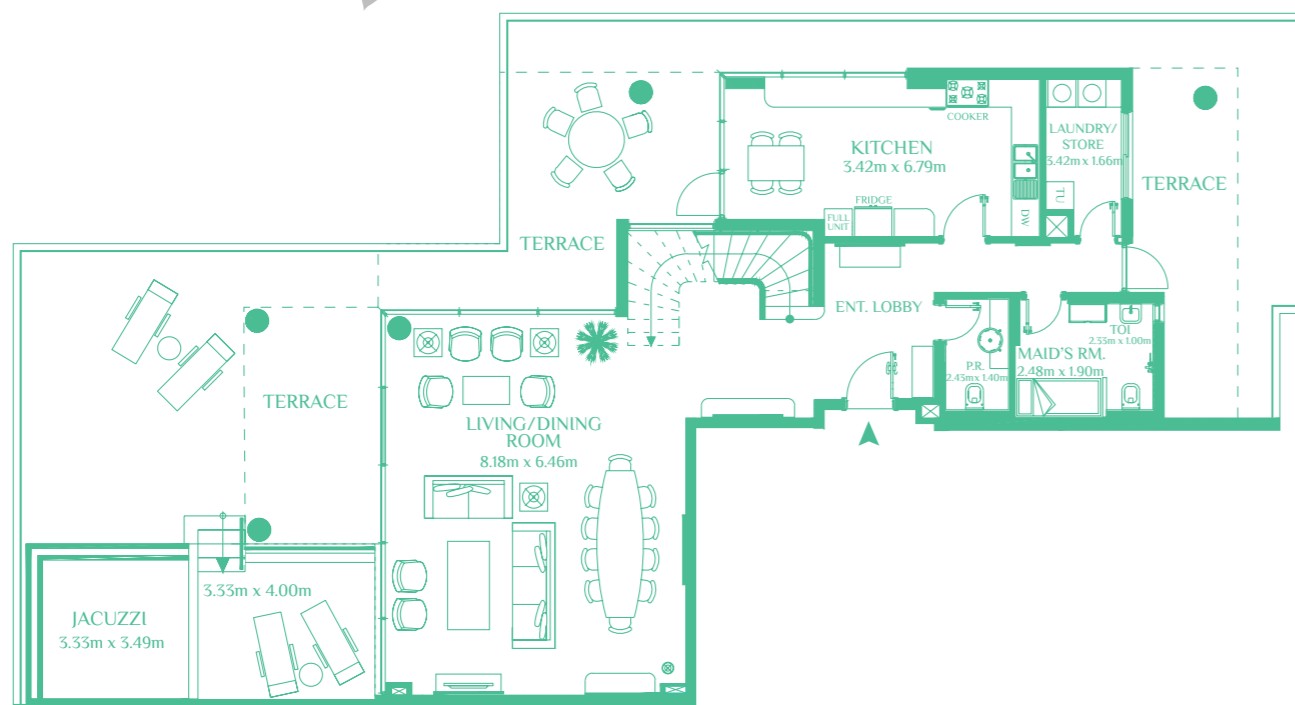
FLOOR PLANS: Penthouse A

TYPE PH-A: Magnificent 466.3 sqm beautiful penthouse on two levels. Internally exceptionally studied to satisfy every need.

Penthouse-A Upper Level 186 sqm



Penthouse-A Lower Level 280.3 sqm



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Each 466.3 sqm penthouse features the following:

- 1 Master Bedroom with en suite bathroom and dressing area
- 2 Bedrooms with en suite bathrooms and built-in wardrobes
- Living / Dining Room
- Powder Room • Kitchen • Laundry Store • Maid's Room • Terraces
- Jacuzzi and Elevator Lobby • Internally 287.1 sqm (3,090.3 sqft) with 179.2 sqm (1,928.9 sqft) terraces



Each 536.5 sqm penthouse features the following:

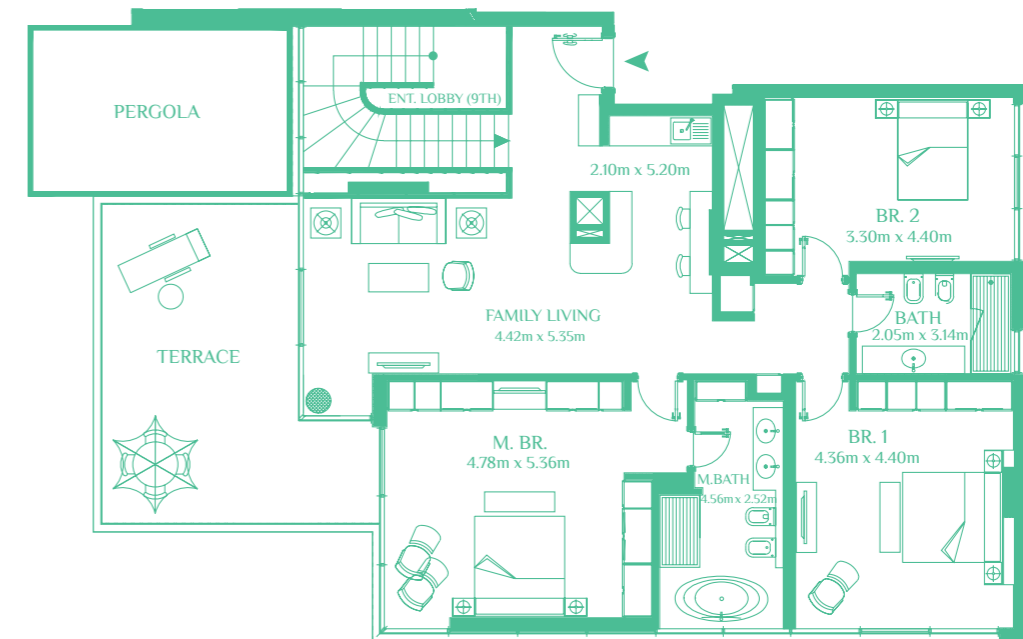
- 1 Master Bedroom with en suite bathroom and built-in wardrobes
- 2 Bedrooms with en suite bathrooms and built-in wardrobes • Living / Dining Room
- Powder Room • Kitchen • Laundry Store • Maid's Room • Terraces
- Jacuzzi and Elevator Lobby • Internally 305.2 sqm (3,285.2 sqft) with 231.3 sqm (2,489.7 sqft) terraces

Penthouse size 536.5 sqm (5,774.9 sqft)

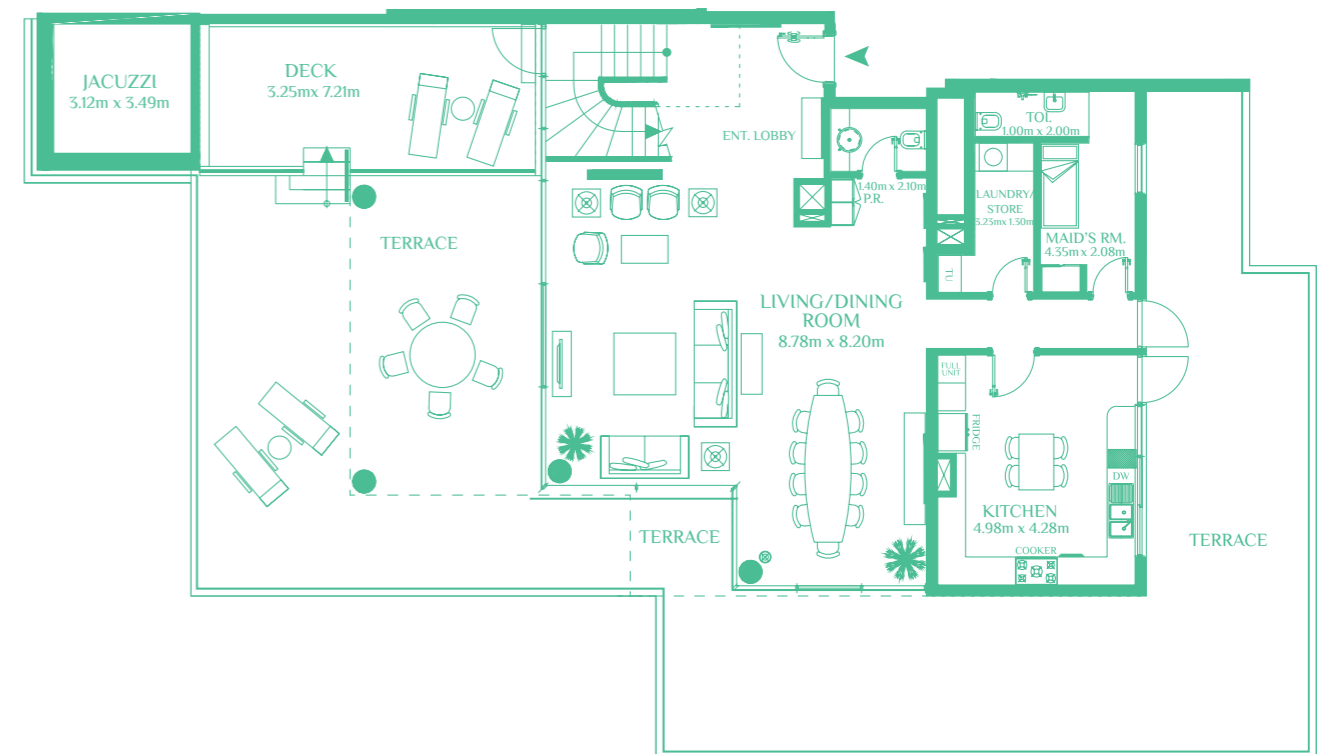
FLOOR PLANS: Penthouse B

TYPE PH-B: Magnificent 536.5 sqm beautiful penthouse on two levels. Internally exceptionally studied to satisfy every need.

Penthouse-B Upper Level 194.1 sqm



Penthouse-B Lower Level 342.4 sqm



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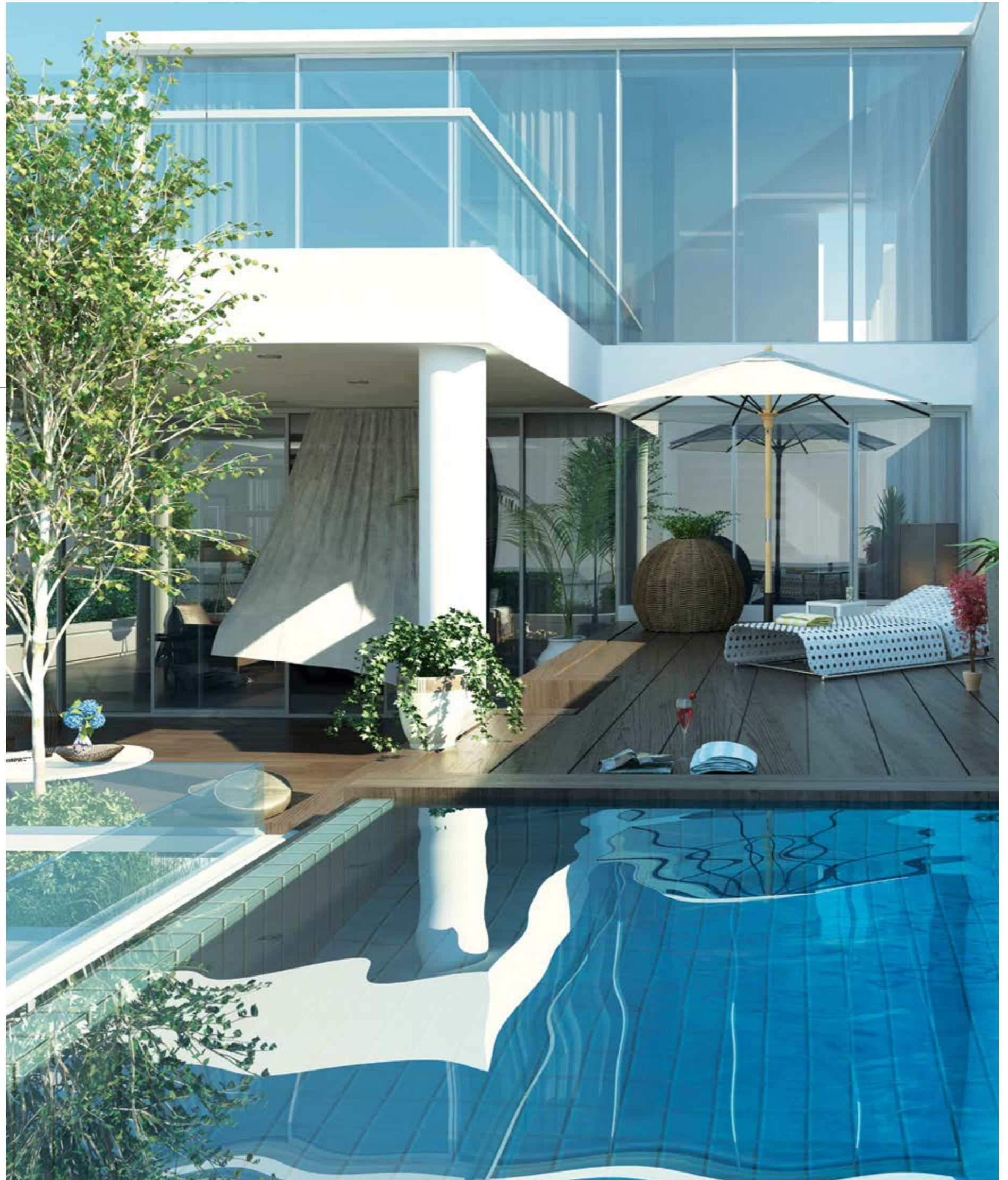
QUALITY LIVING WITH ALL
YOUR NEEDS FULFILLED



AMENITIES

Residents are provided with fantastic amenities, covering all modern conveniences for a quality lifestyle. Yasmina offers luxury and beyond.

- Outdoor Swimming Pool
- Sauna, Jacuzzi & fully equipped Gymnasium
- 24-Hour Security
- CCTV Surveillance System
- High-Speed Internet & Telecommunication Connectivity
- Separate AC thermostat for each room
- Smart home system (Reception area)
- Ample parking space for residents and visitors
- Kids play area
- Exclusive access to private beach



SPECIFICATIONS

Of modern design and construction the development exceeds the current requirements of earthquake standards, fire and safety codes.



• *Aluminum & Glass: ALICO–SCHUCO system*

• *Joinery: Eldiar*

• ***Kitchen***

• *Cabinets: Finsa*

• *Mixers: GROHE*

• *Hood: Siemens*

• ***AC system***

• *FCU: York*

• *FAHU: Klimak*

• *Recovery wheel: Novel Aire*

• *Elevators: Mitsubishi*

• *Sanitary ware & mixers: KOHLER*

• *Heaters: Ariston*

• *Pumps: JUNG/Aroura*

• *Fire fighting pumps: Peerless*

• *Generators: SDMO*

• *MDBs, SMDBs, FDBs: ABB*

• *Switches & Sockets: Legrand*

• *CCTV: Honeywell*





DEVELOPER

A forward-looking vision and solution-oriented approach to projects are factors that have been significantly contributing to DDC's growth.

"Yasmina Residence" is brought to you by High Street Oriental Limited (HSO), a joint venture special purpose vehicle (SPV) set-up by Dhafir Development and Contracting L.L.C. (DDC) for the purpose of developing, managing and operating "Yasmina Residence" exclusively.

Founded in 1976 Dhafir Development and Contracting L.L.C. (DDC) is a construction and development company based in the United Arab Emirates with offices in Abu Dhabi, Dubai and Sharjah.

The company has experienced a steady growth in parallel with development of the UAE's construction sector and built a portfolio of multi discipline projects in the Emirates.

We have kept abreast continuously evolving construction techniques and ISO standards and had brought these to bear in the construction of high-rise buildings, entertainment centers, hotels, luxury villas and palaces, as well as healthcare and industrial facilities.

Now DDC is playing an active role in the unique development and construction of "Yasmina Residence" in Reem Island, a luxurious, private and attractive project in Shams Abu Dhabi, in stunning surroundings.

"With an ambitious approach to expand and diversify our activities, DDC stands committed to client satisfaction, integrity and continuous improvement."

The recently completed Amaya Towers residential and commercial complex, also in Reem Island, was developed by DDC and has been well received and is now mostly sold and fully occupied.

Dhafir Development & Contracting L.L.C.



 YASMINA THE ULTIMATE 
LIFESTYLE IN ABU DHABI



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