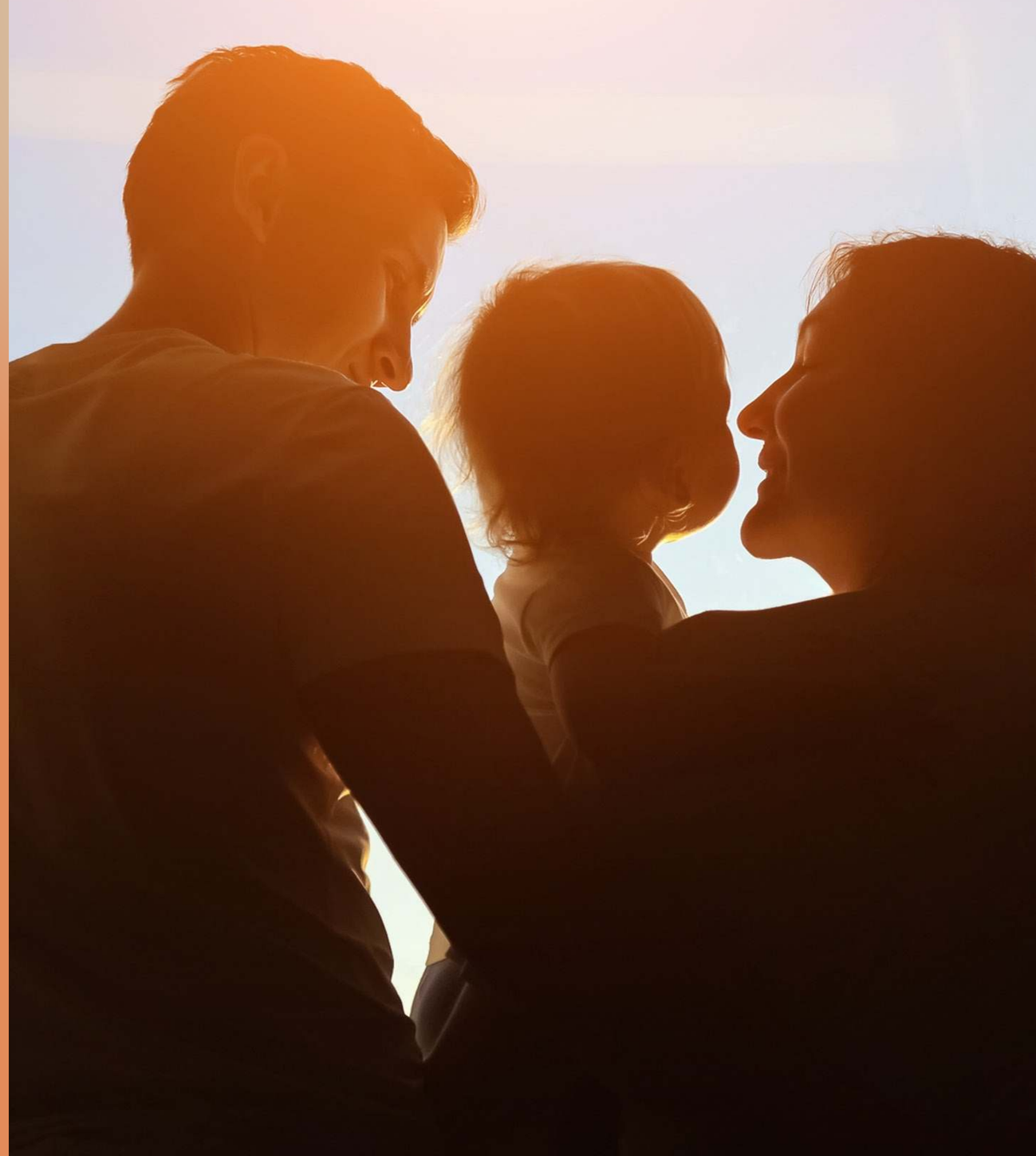
NOVAYAS BY NORD


A NEW STAR
RISES OVER YAS

- 1- STORY & LOCATION
- 2- ARCHITECTURE & DESIGN
- 3- LIFESTYLE & COMMUNITY
- 4- INVESTMENT ADVANTAGE
- 5- LAYOUTS





1- Story and Location

A FAIRYTALE NEVER TOLD BEFORE

At the heart of Yas Island, NOVAYAS introduces a new expression of refined living:
A residential address shaped by comfort, serenity, and elegant simplicity, where everyday life unfolds with ease and inspiration.

LIVING NEAR WONDER

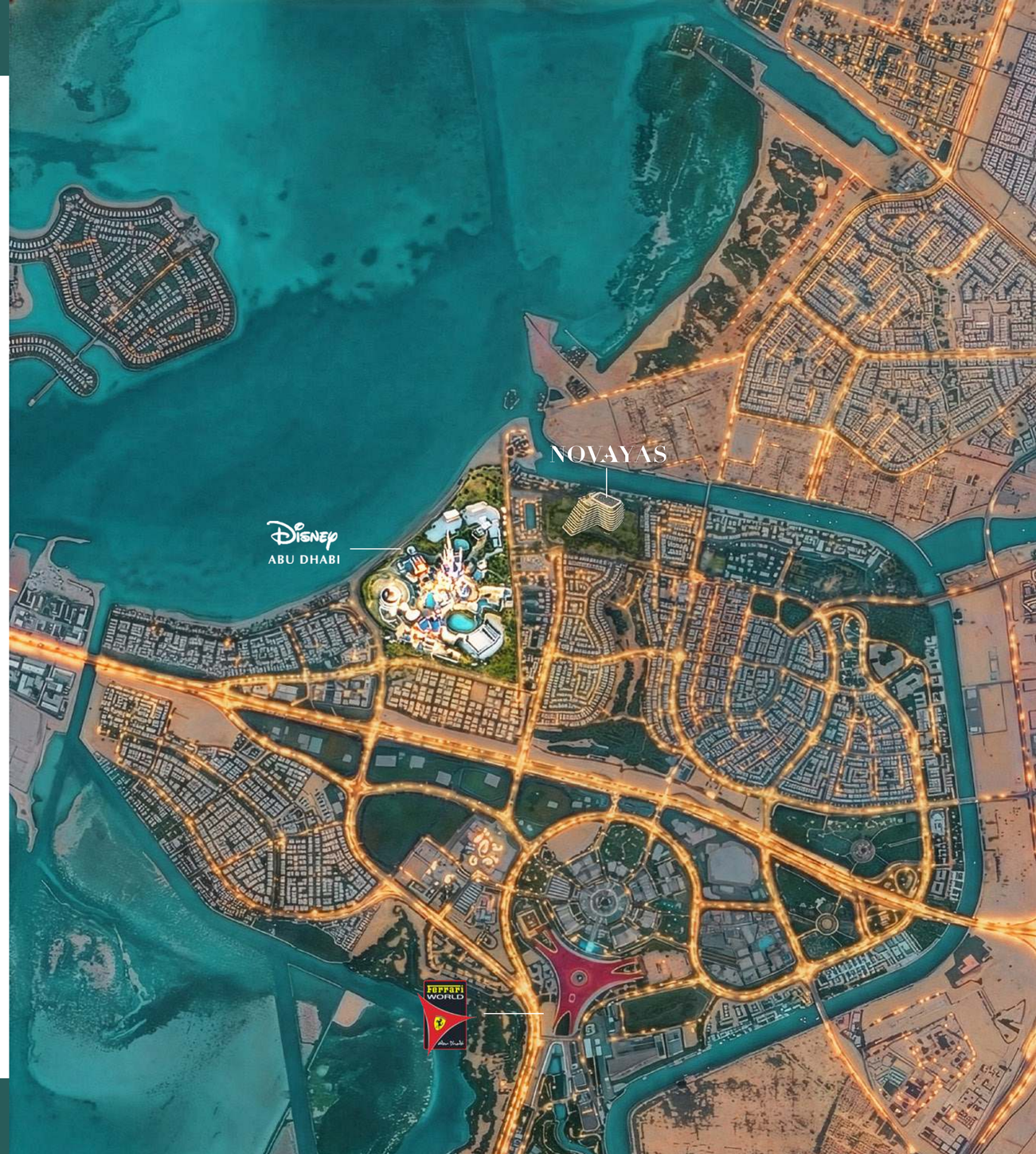
Perfectly positioned near Yas Island's world-class attractions, NOVAYAS places residents at the centre of Abu Dhabi's most dynamic destination. Here, proximity to wonder transforms daily routines into moments of discovery, connection, and joy.

A few steps from
Disneyland

5–7 minutes from
Ferrari World

± 17 minutes from
Abu Dhabi City Centre

± 55 minutes from
Dubai





2- Architecture & Design

ELEGANT SIMPLICITY IN FORM

Life at NOVAYAS is defined by balance.
Soft geometry, stepped façades, and generous terraces define the architectural language of NOVAYAS. Every line is intentional, allowing light, air, and openness to shape a calm and modern living environment.

REFINED EASE, EVERYDAY HAPPINESS

Calm interiors meet the vibrant rhythm of Yas Island, creating a lifestyle shaped by wellness and the joy of living well. Natural tones, clean lines, and thoughtful layouts create homes that support elegant living and everyday comfort. High-end finishes, crafted details, and a seamless flow between indoor and outdoor spaces, deliver wonder at every level.





HOMES EMBRACED BY WARMTH

5- Lifestyle and Community

CELEBRATING WELLNESS, CONNECTION & DISCOVERY

Amenities at NOVAYAS elevate the living experience from ordinary to exceptional. From wellness spaces to outdoor cinema moments, every shared area is designed to inspire connection, relaxation, and effortless enjoyment.



Kids Play Area



Outdoor Cinema



Fully-equipped Gym



Children Swimming Pool



Resident & Visitor Parking



Adult Swimming Pool


SMILES
MADE
EFFORTLESS



ECHOING THE SPIRIT OF YAS ISLAND

Yas Island is a destination defined by energy, creativity, and possibility. NOVAYAS captures the spirit of the island, while offering a sense of retreat, allowing residents to enjoy excitement without compromise.

4- Investment Advantage

ENDURING VALUE IN A PRIME LOCATION

With freehold ownership, high ROI potential, and strong rental demand, NOVAYAS presents a compelling investment opportunity. Its strategic location and design-led approach ensure long-term relevance and lasting value.



NORD

A SIGNATURE OF TRUST

NORD is an Abu Dhabi–based developer known for creating residential communities defined by quality, integrity, and meticulously crafted details.
Each project reflects a commitment to thoughtful design and lasting value.

A RARE FIND,
THE RIGHT CHOICE

NOVAYAS is where serenity meets possibility.
A place to live beautifully, invest confidently,
and experience the joy of a life shaped by comfort,
connection, and discovery.



5- Layouts

FLOOR PLAN

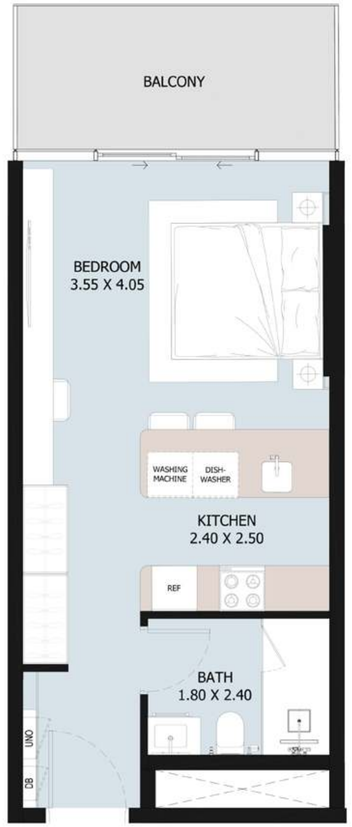


Layouts

STUDIOS

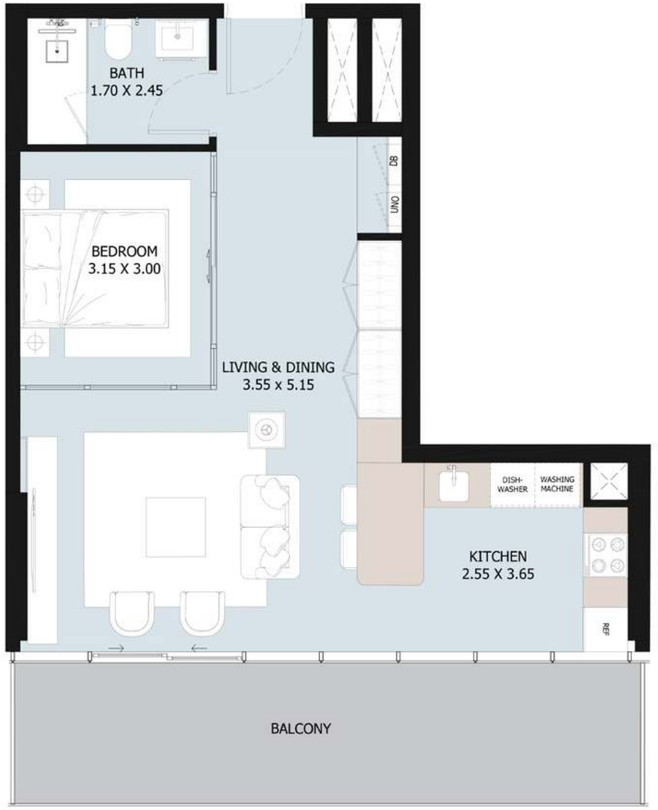
STUDIO
TYPE A





STUDIO
TYPE B



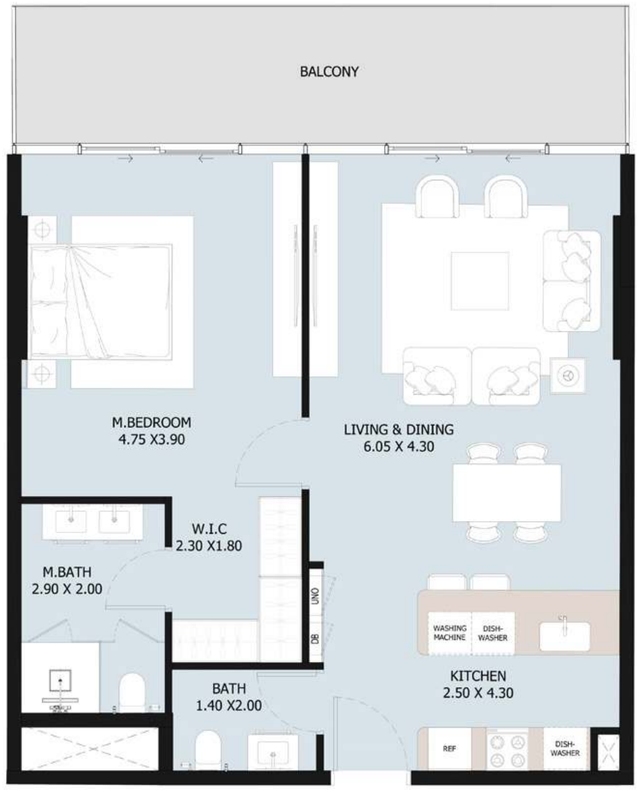


Layouts

1- BEDROOM APARTMENTS

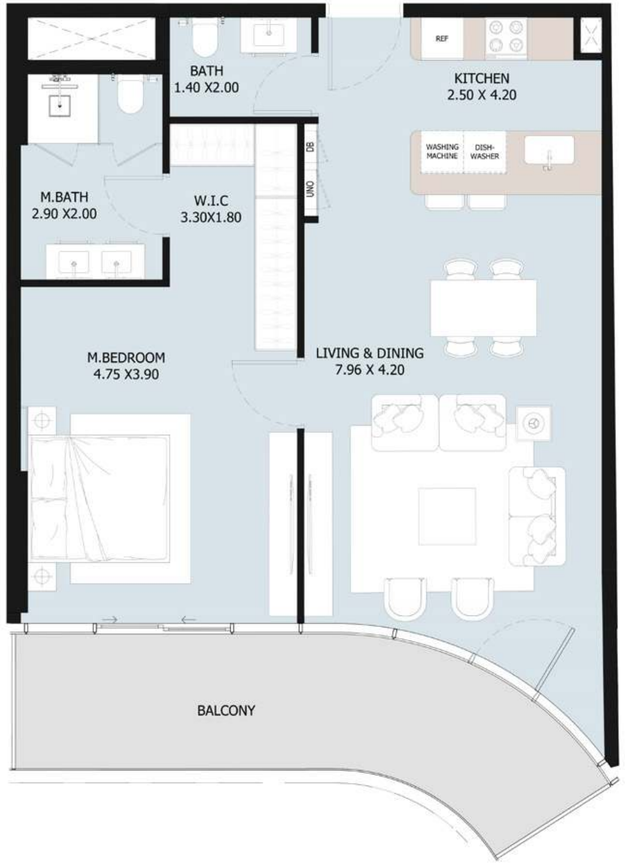
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TYPE A





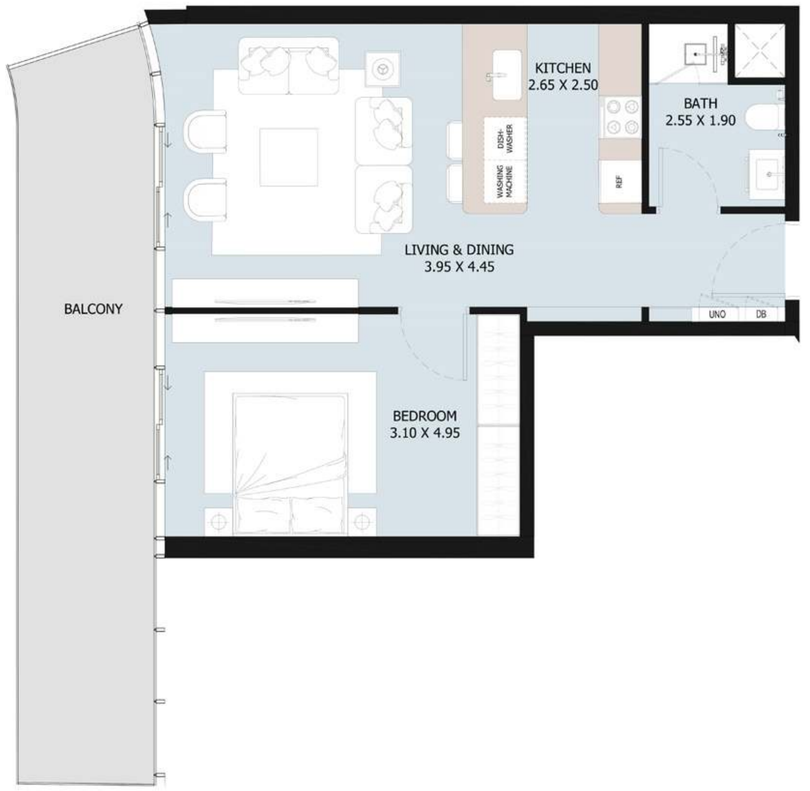
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TYPE B





1-BEDROOM
TYPE C





Layouts

2- BEDROOM APARTMENTS

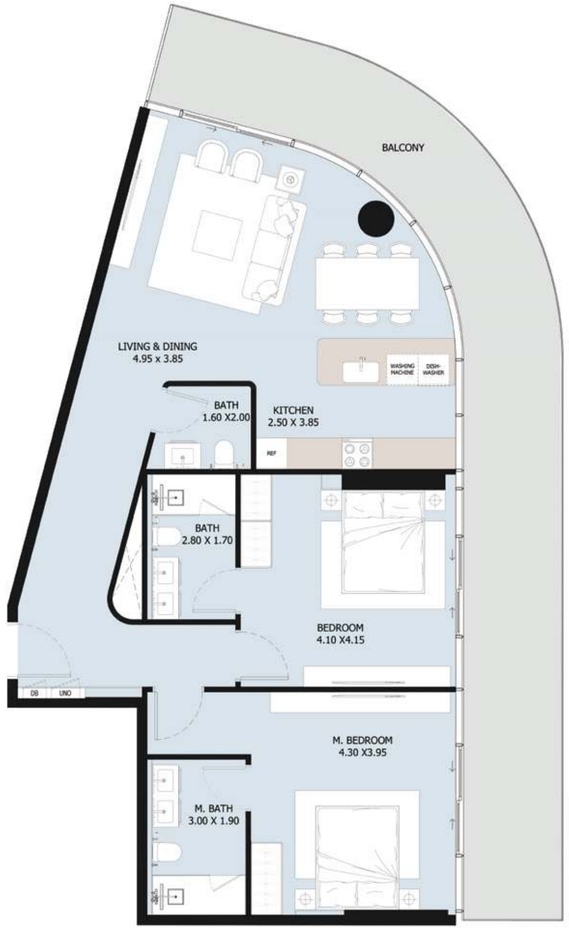
2-BEDROOM
TYPE A





2-BEDROOM
TYPE B



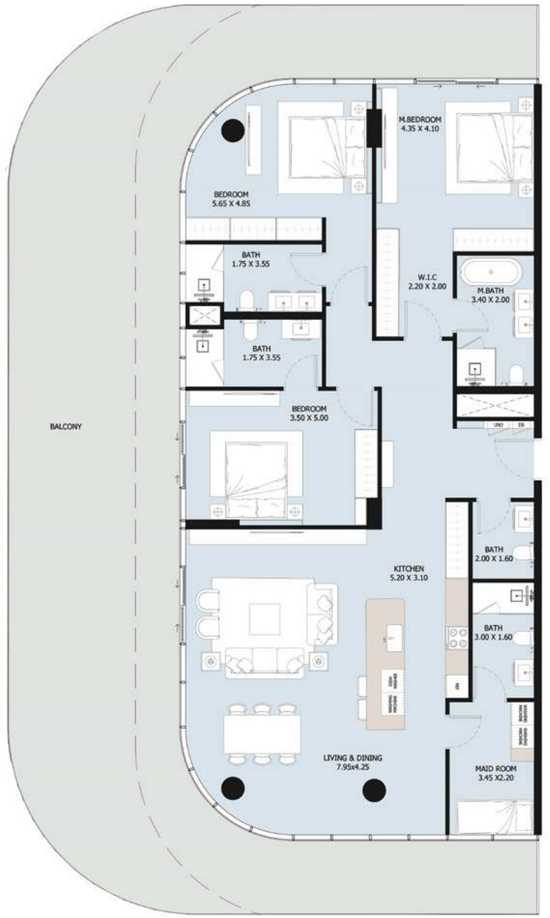


Layouts

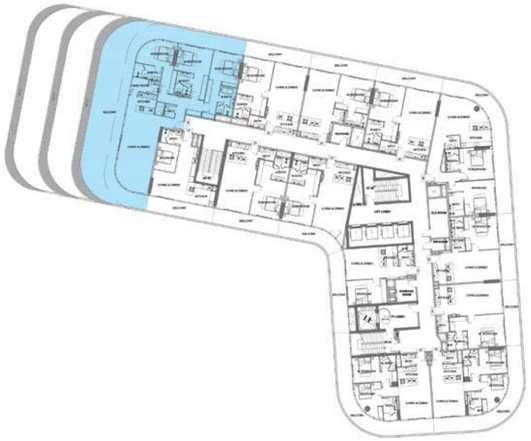
3- BEDROOM APARTMENTS

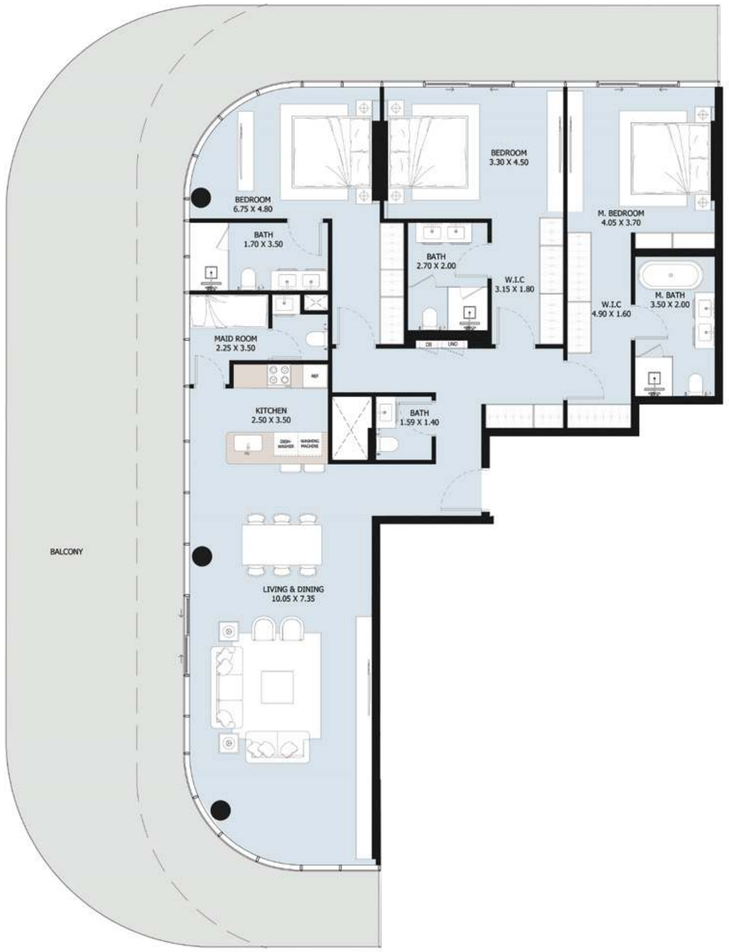
3-BEDROOM
WITH MAID ROOM
TYPE A





3-BEDROOM
WITH MAID ROOM
TYPE B



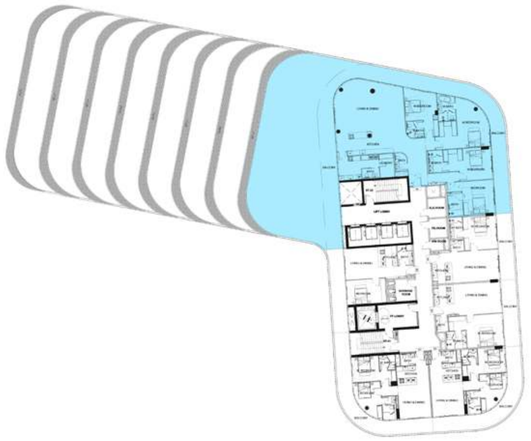


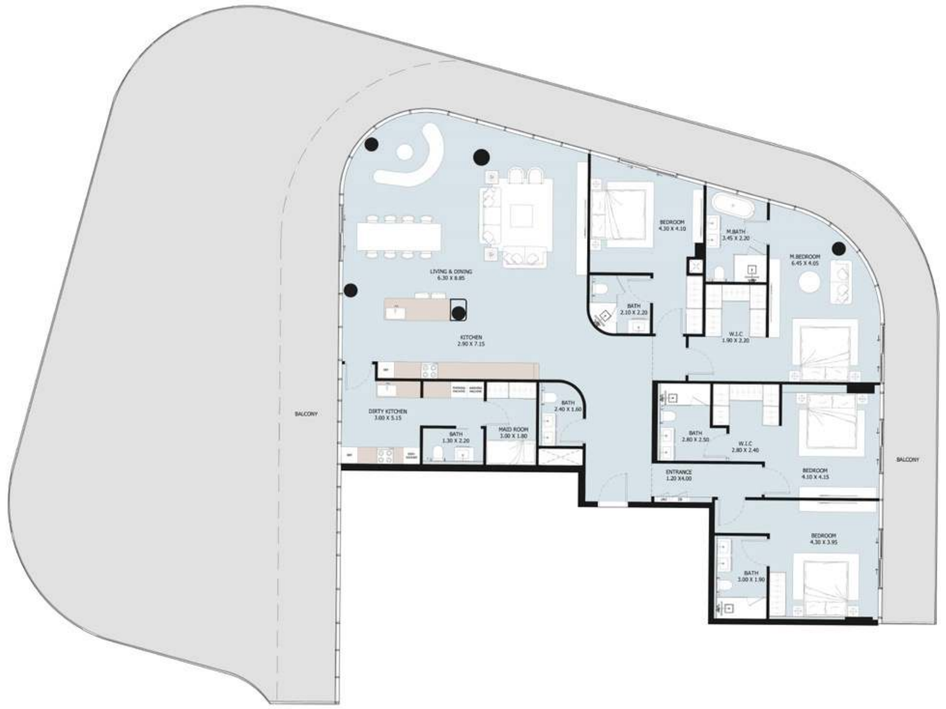
Layouts

4- BEDROOM PENTHOUSE

4-BEDROOM PENTHOUSE

WITH MAID ROOM







NOVAYAS

BY NORD

SCHEDULE A MEETING WITH ONE OF OUR ADVISORS

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