

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.





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.



WHY INVEST IN ABU DHABI

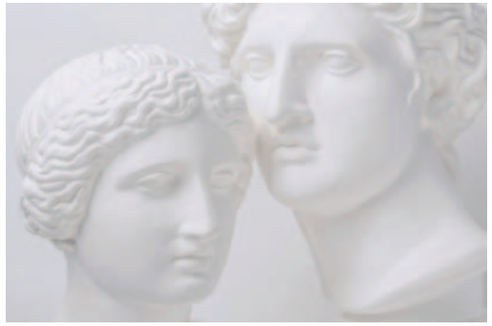
Abu Dhabi is the perfect gateway to the Middle East, Africa and South Asia, offering world-class infrastructure with easy access to regional and global markets. Abu Dhabi has built a reputation as one of the best investment destinations in the region, empowering businesses to be competitive and innovative.

- UAE Golden Visa
- Tax-free Income
- Infrastructure
- Investor-friendly Policies
- Connectivity
- High Standard of Living
- Development & Innovation
- Safety

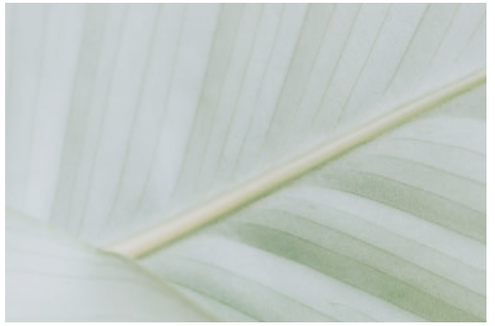
ACTIVITIES IN ABU DHABI



Water Activities 25



Museum & History 20



Parks & Nature 267



Sport Activities 45



Shopping 15



Hotels 499



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.

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.

ESNAD
Management



YOUR DREAM BEACHSIDE 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
- Gym / Fitness Center
- Barbeque Area
- Lounge Area
- Yas Beach
- Kids Play Area
- Landscape Views
- 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



PROJECT DETAILS



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.



METICULOUS ATTENTION TO DETAIL



VIEW 3BR LIVING ROOM



IMPECCABLE DESIGN

VIEW LIVING ROOM



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



SPACIOUS BATHROOM



VIEW BATHROOM

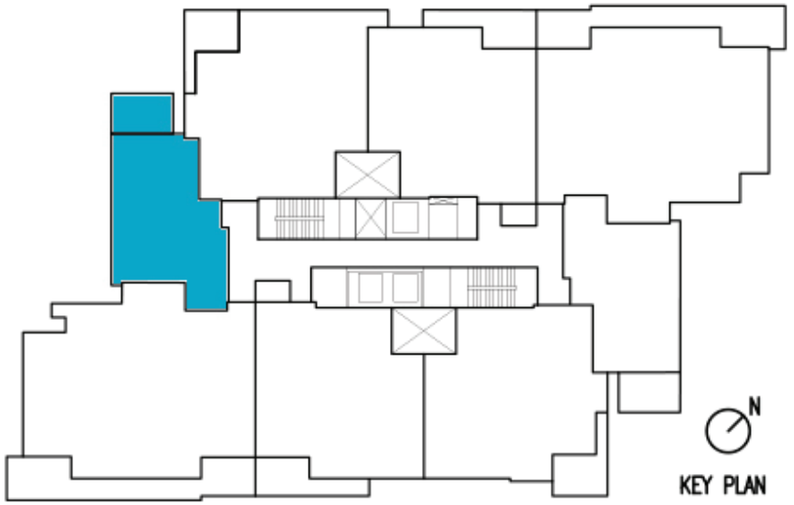
FLOOR PLAN REFERENCES

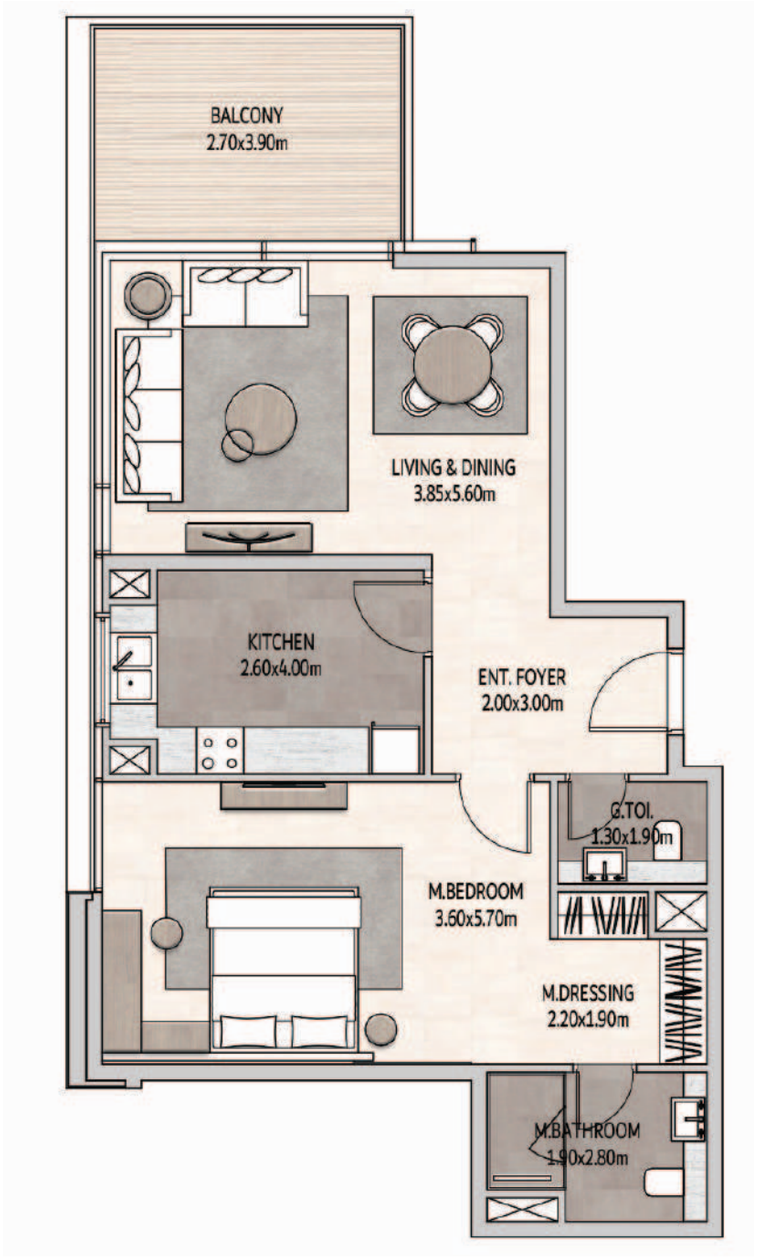
1 BEDROOM APARTMENT

TYPE 1

SUITE AREA	82.18 sqm
BALCONY AREA	11.00 sqm
TOTAL AREA	**93.18 sqm**

LEVEL: 1 - 11





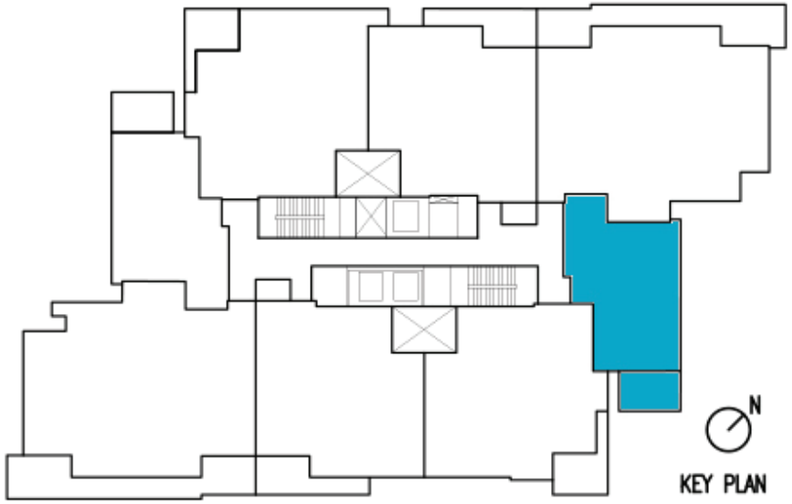
1BD APARTMENT LAYOUT

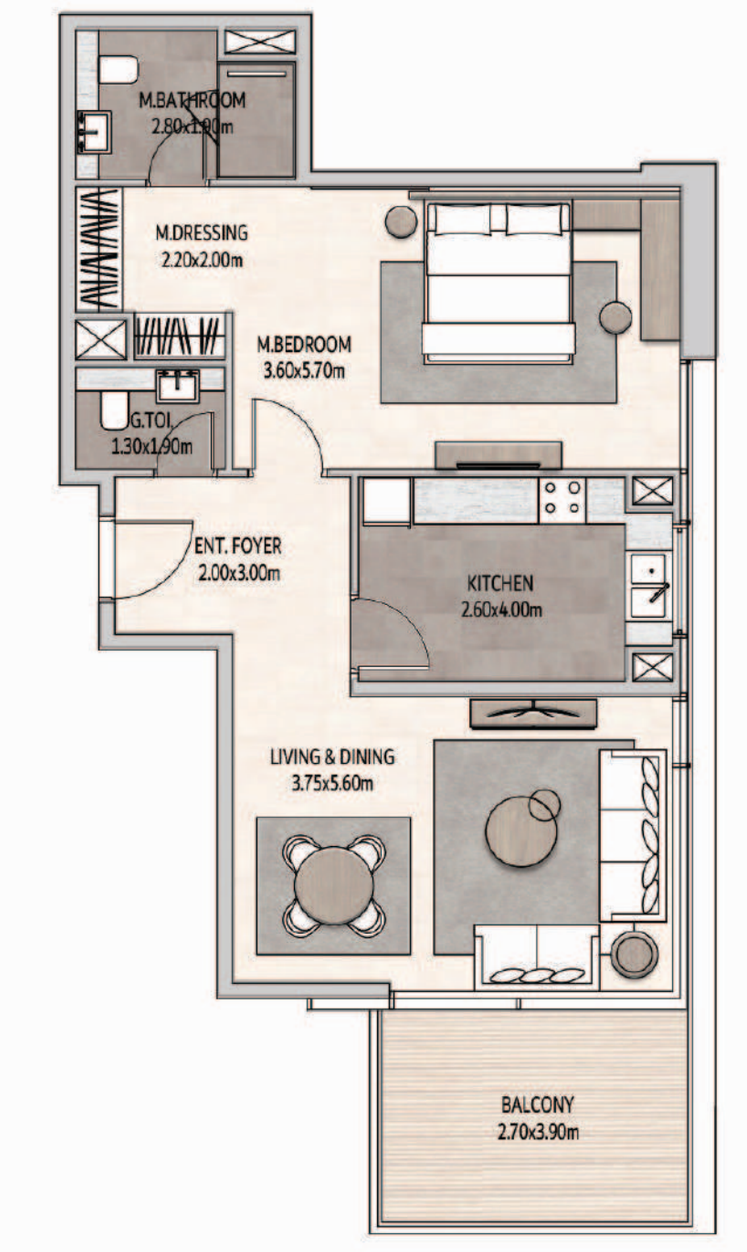
1 BEDROOM APARTMENT

TYPE 2

SUITE AREA	82.18 sqm
BALCONY AREA	11.00 sqm
TOTAL AREA	**93.18 sqm**

LEVEL: 1 - 11





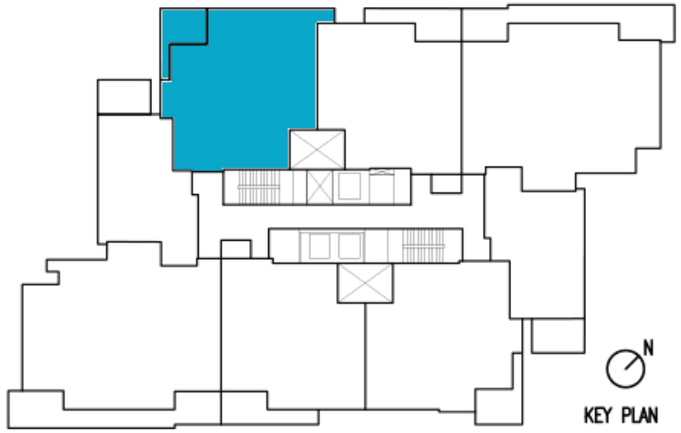
1BD APARTMENT LAYOUT

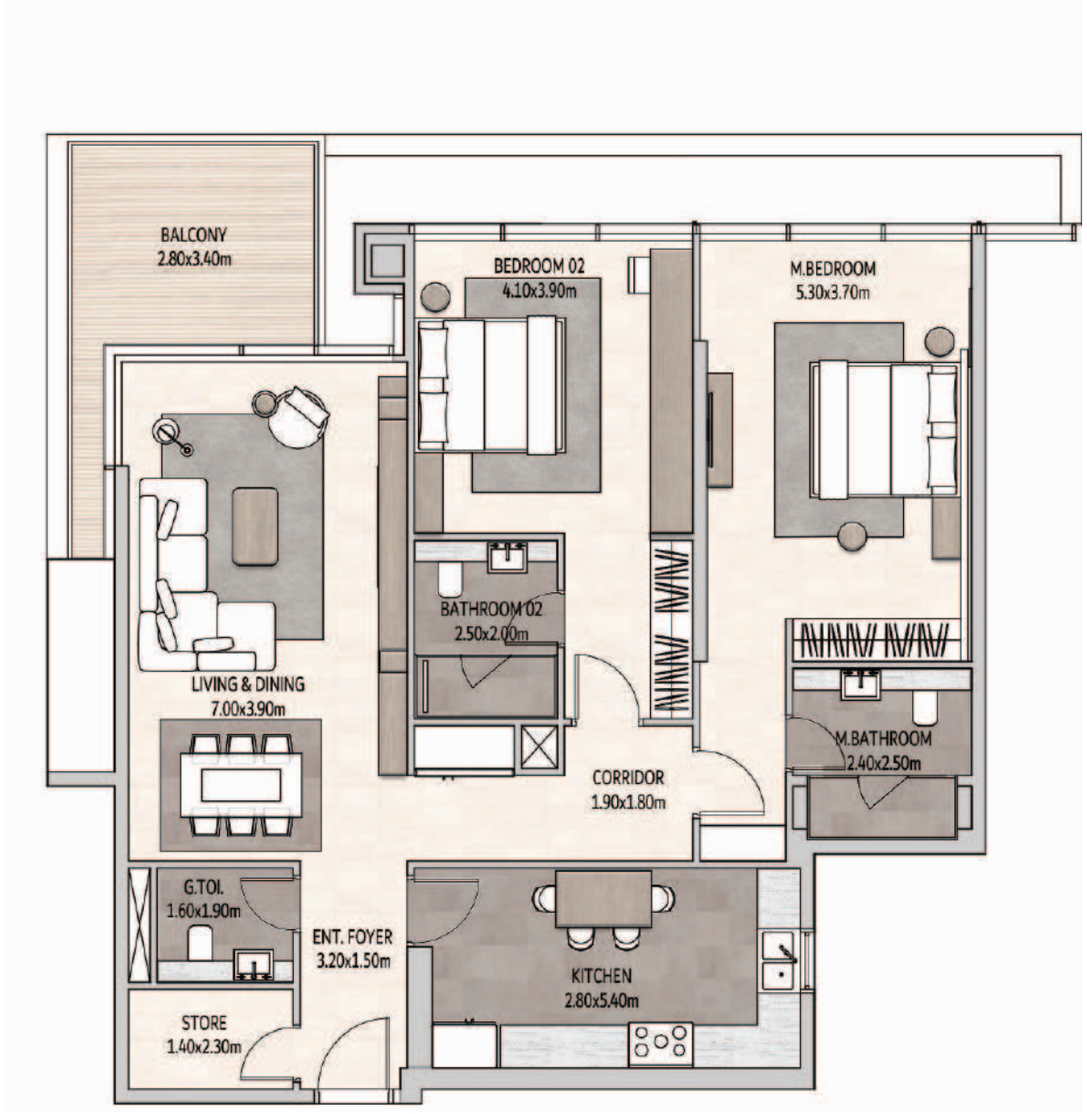
2 BEDROOM APARTMENT

TYPE 1

SUITE AREA	135.54 sqm
BALCONY AREA	11.47 sqm
TOTAL AREA	**147.01 sqm**

LEVEL: 1 - 11



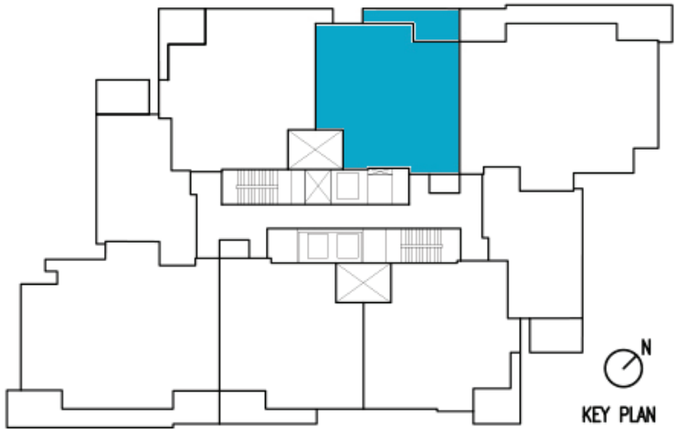


2BD APARTMENT LAYOUT

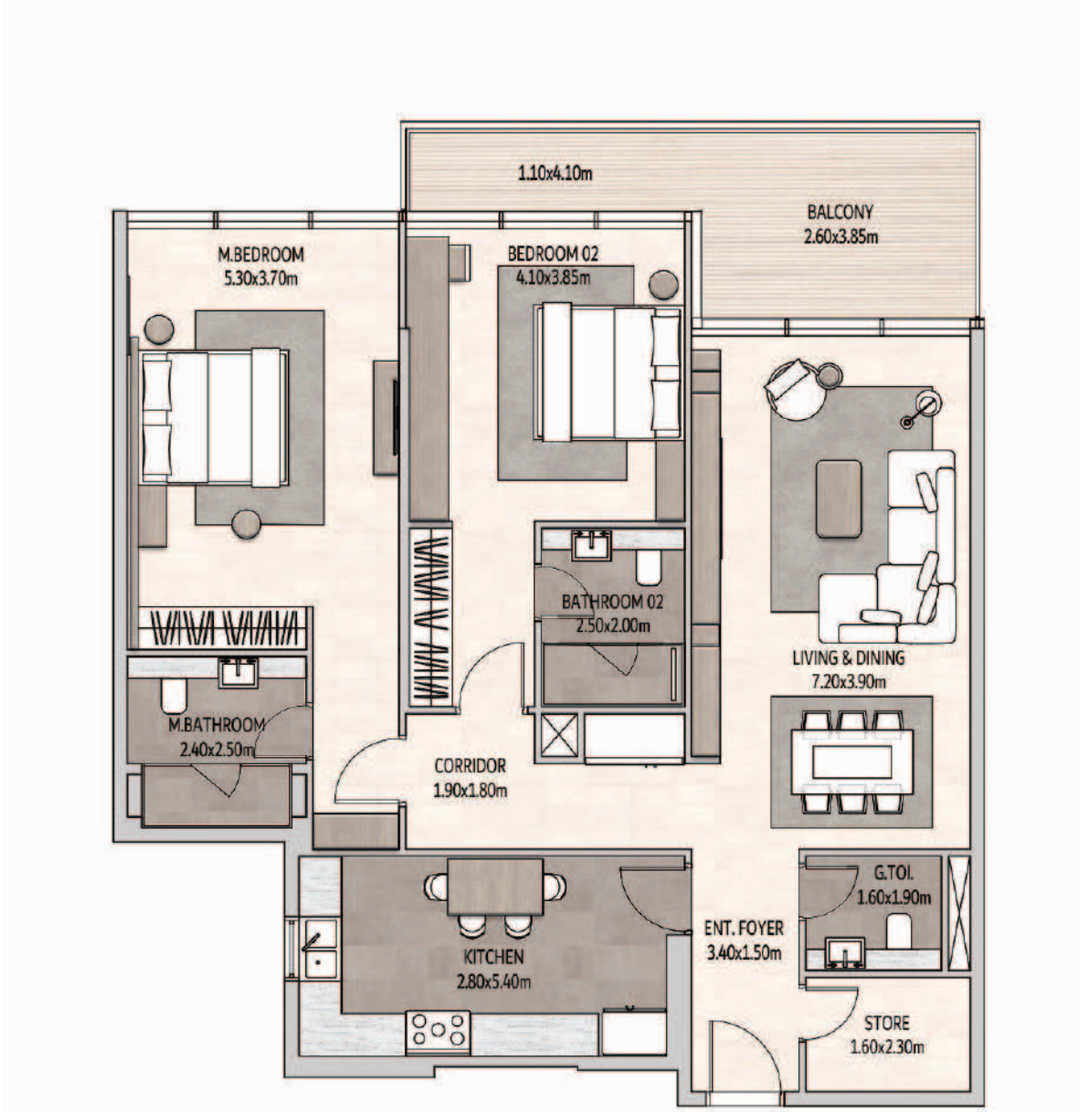
2 BEDROOM APARTMENT

TYPE 2

SUITE AREA	135.66 sqm
BALCONY AREA	15.04 sqm
TOTAL AREA	**150.07 sqm**



LEVEL: 1 - 10



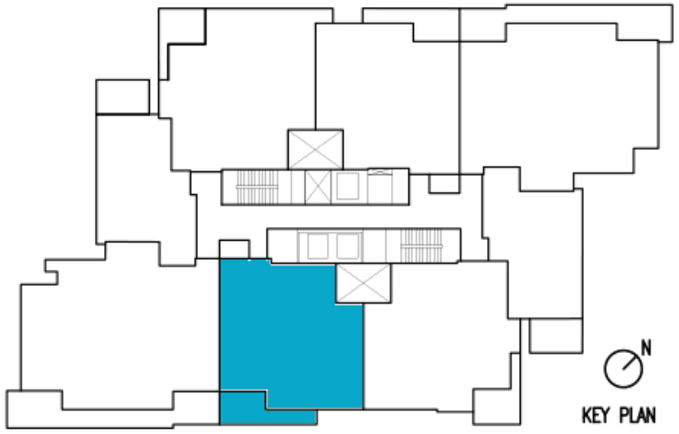
2BD APARTMENT LAYOUT

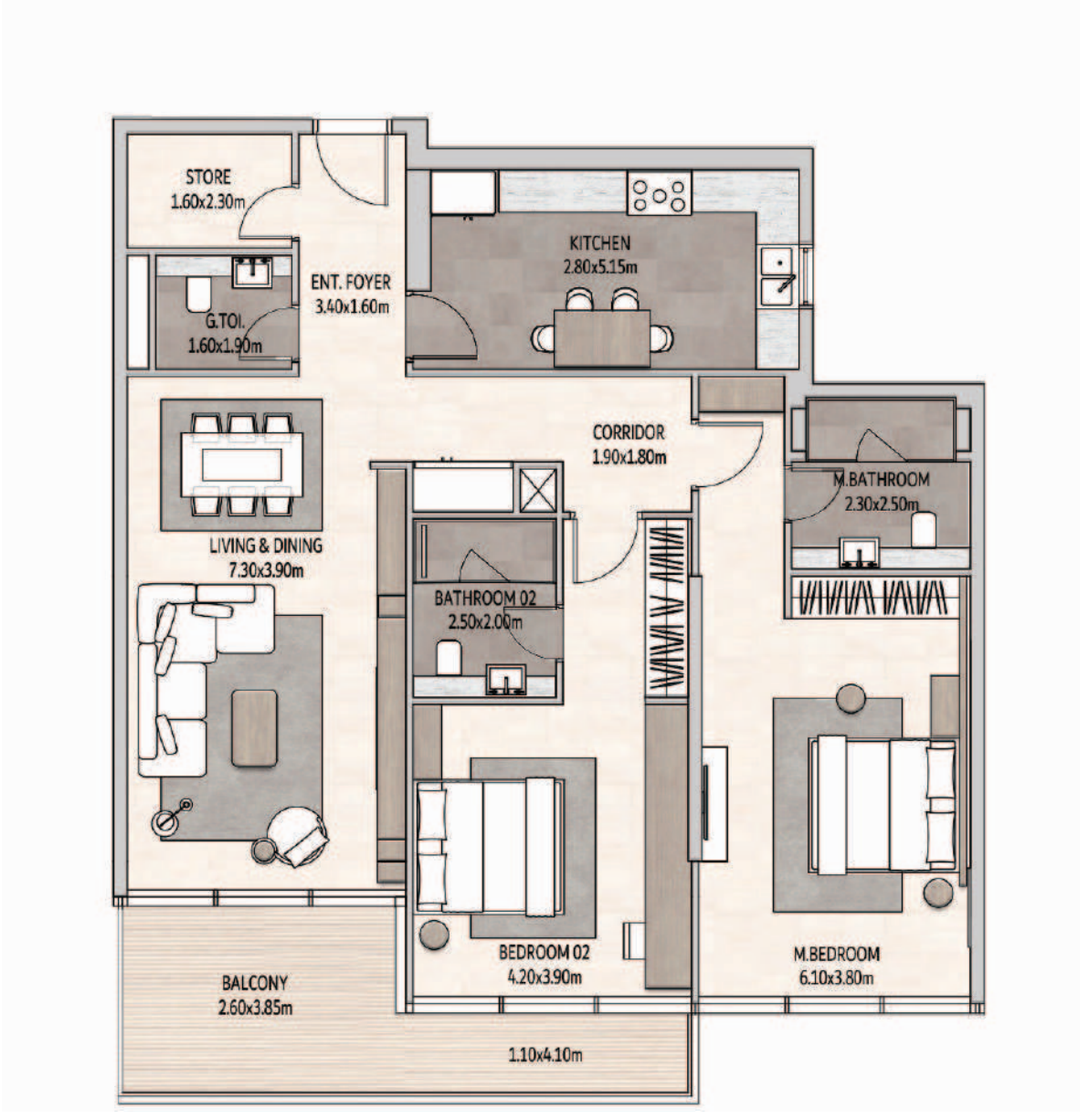
2 BEDROOM APARTMENT

TYPE 3

SUITE AREA	136.12 sqm
BALCONY AREA	16.05 sqm
TOTAL AREA	**152.17 sqm**

LEVEL: 1 - 10





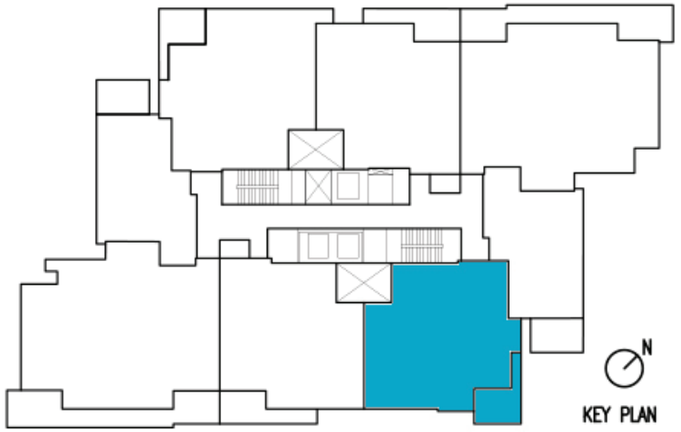
2BD APARTMENT LAYOUT

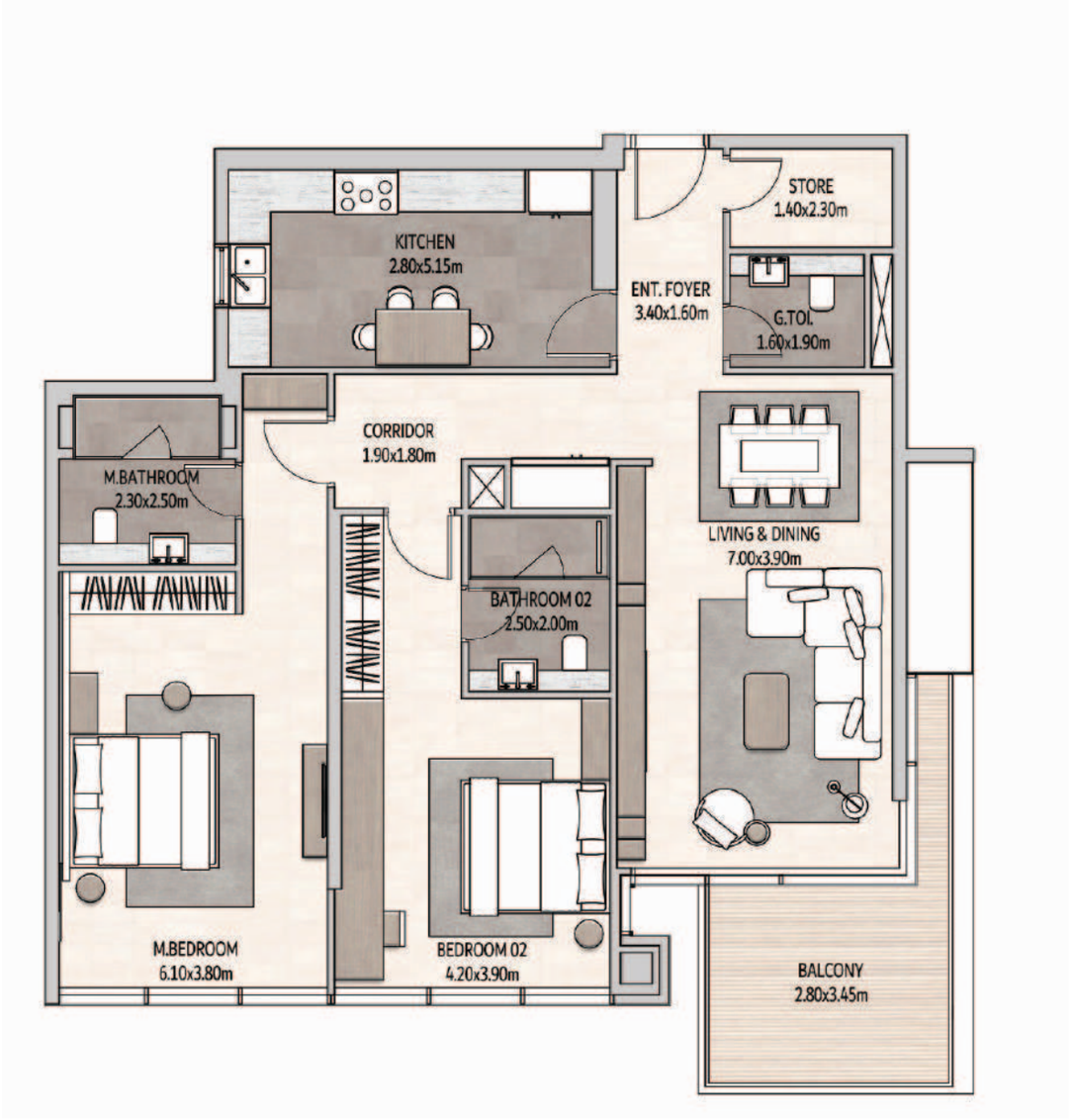
2 BEDROOM APARTMENT

TYPE 4

SUITE AREA	135.54 sqm
BALCONY AREA	11.47 sqm
TOTAL AREA	**147.01 sqm**

LEVEL: 1 - 11



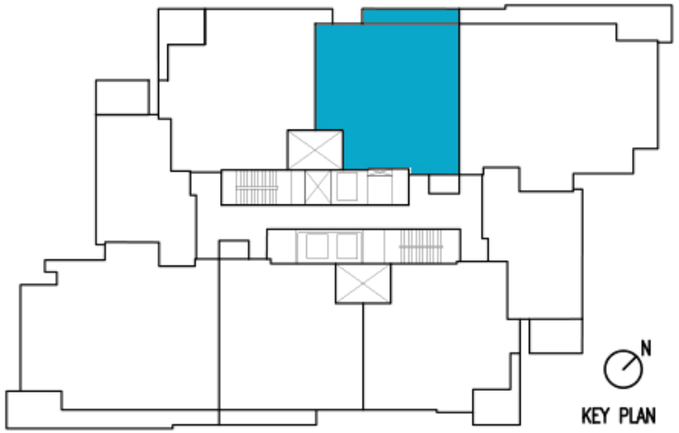


2BD APARTMENT LAYOUT

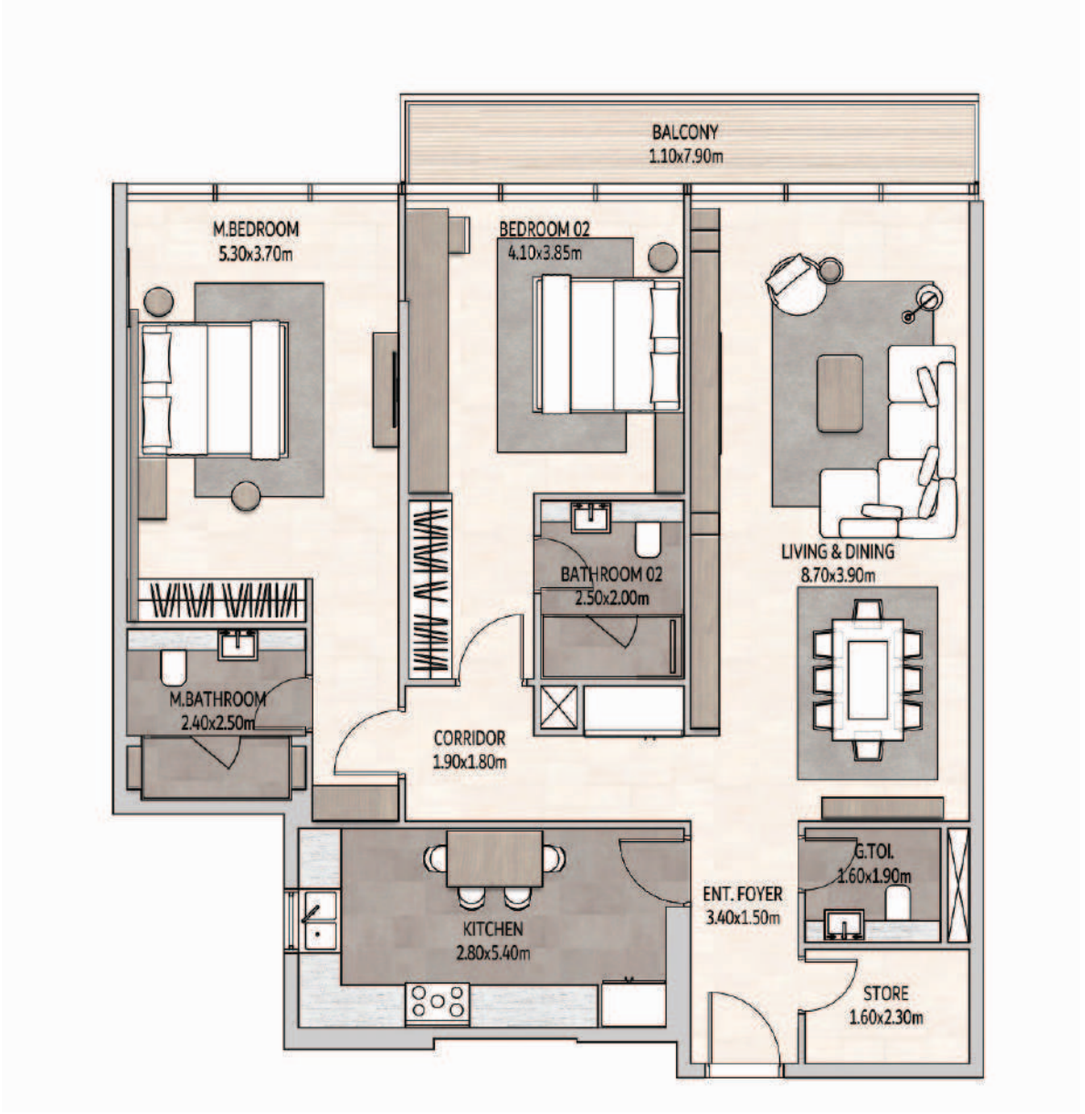
2 BEDROOM APARTMENT

TYPE 5

SUITE AREA	141.59 sqm
BALCONY AREA	9.23 sqm
TOTAL AREA	**150.82 sqm**



LEVEL: 11



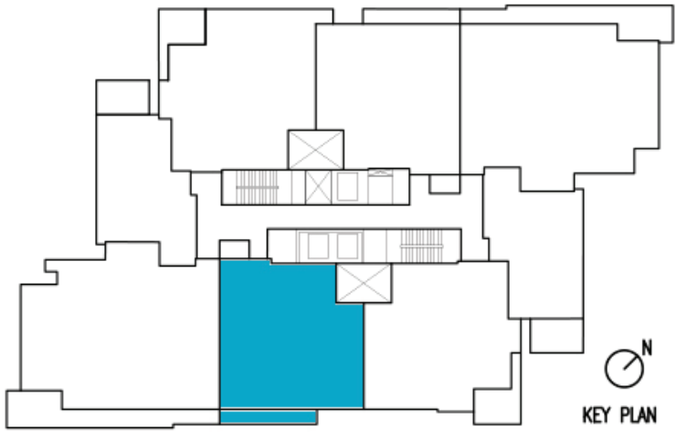
2BD APARTMENT LAYOUT

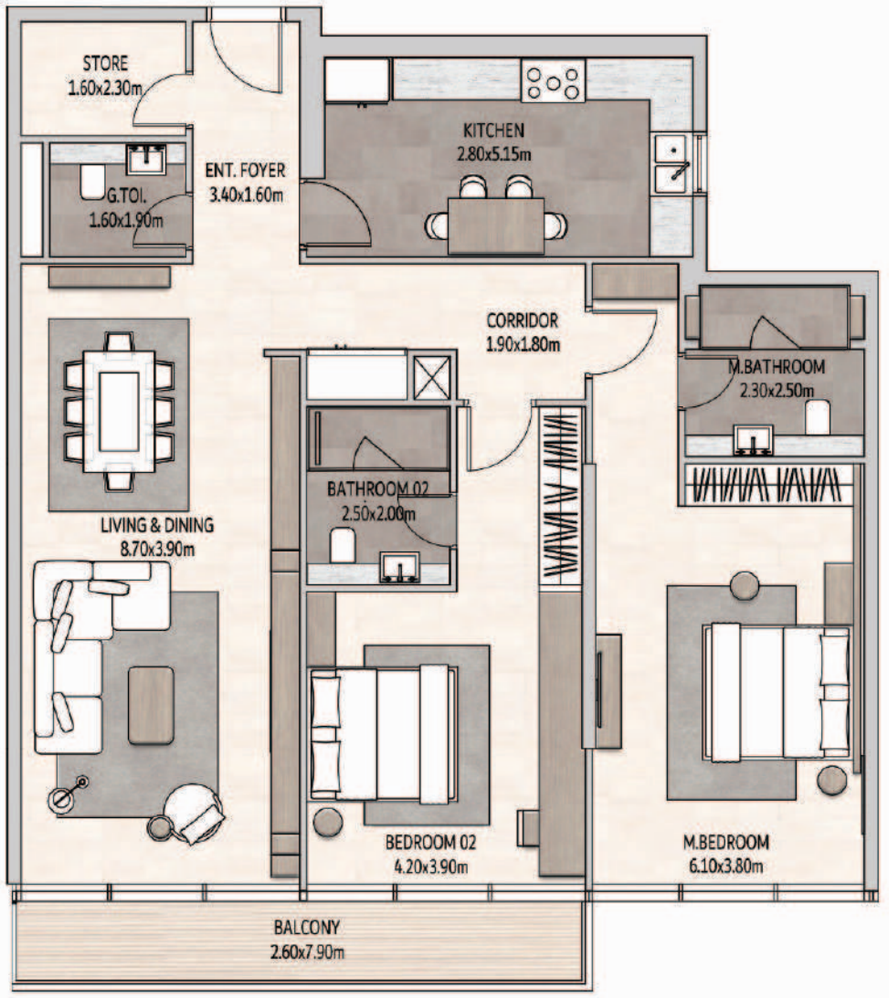
2 BEDROOM APARTMENT

TYPE 6

SUITE AREA	142.12 sqm
BALCONY AREA	10.16 sqm
TOTAL AREA	**152.28 sqm**

LEVEL: 11



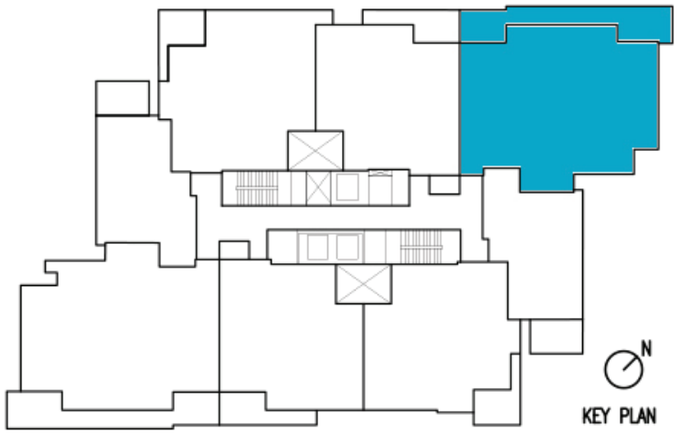


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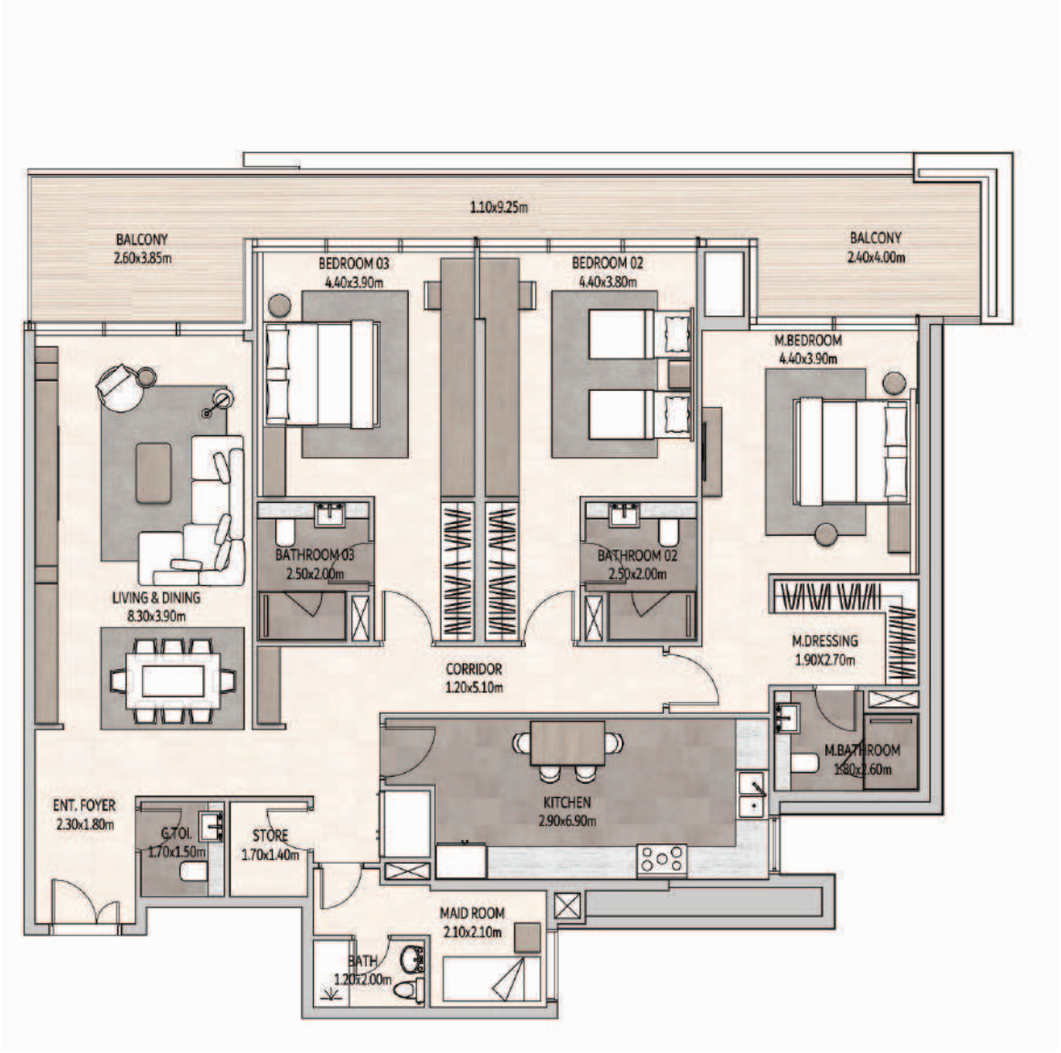
3 BEDROOM APARTMENT

TYPE 2

SUITE AREA	193.23 sqm
BALCONY AREA	30.93 sqm
TOTAL AREA	**224.16 sqm**



LEVEL: 1-10



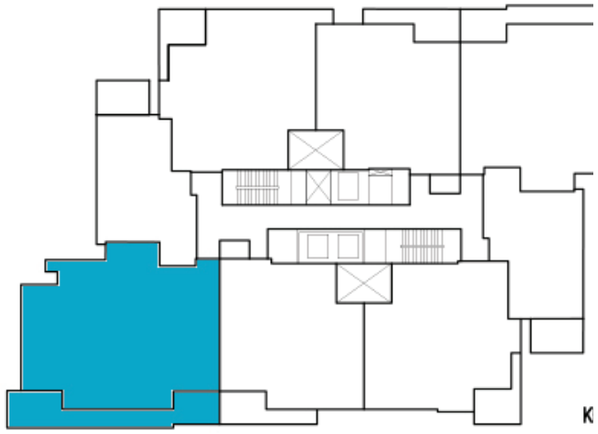
3BD APARTMENT LAYOUT

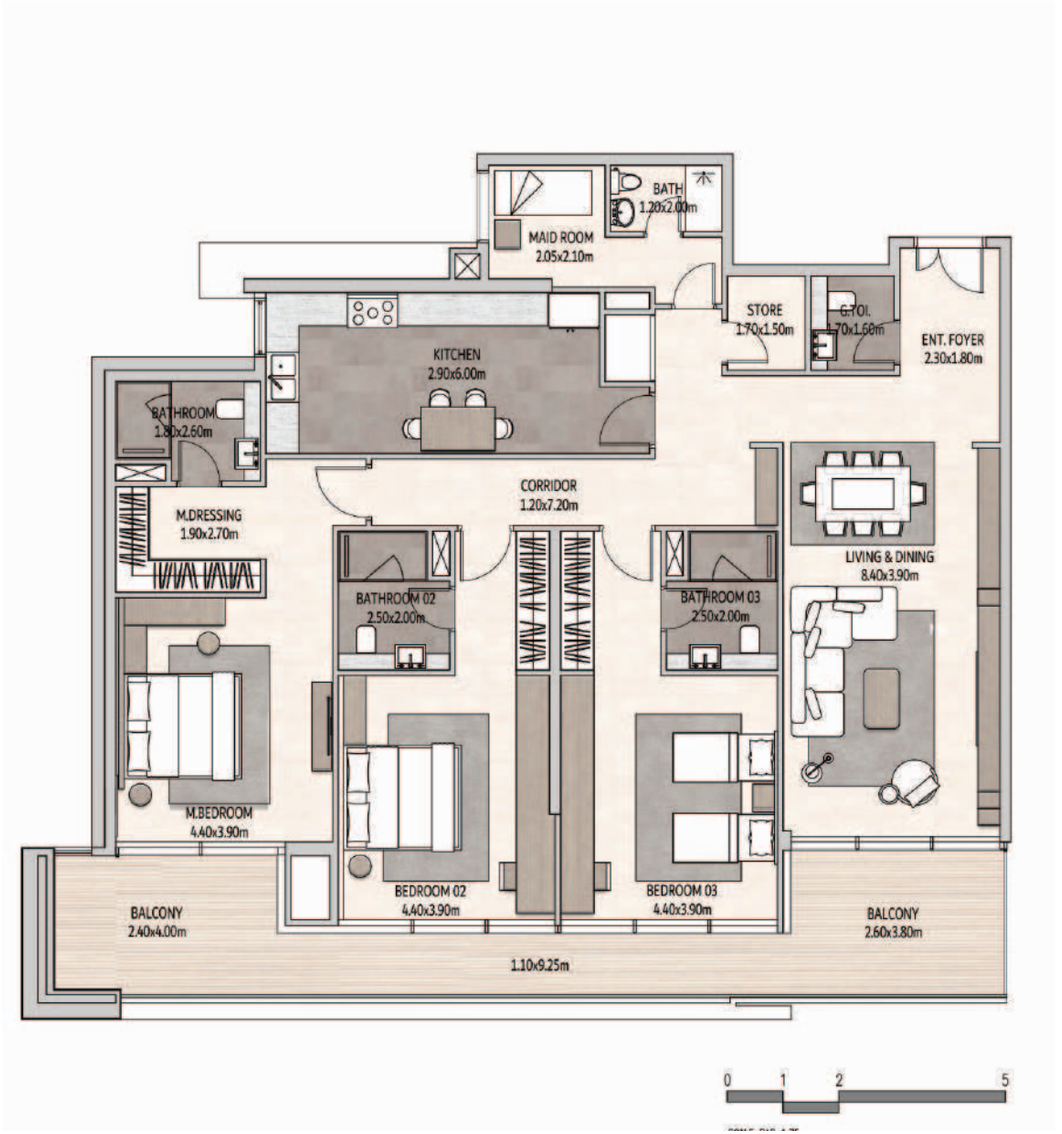
3 BEDROOM APARTMENT

TYPE 3

SUITE AREA	193.39 sqm
BALCONY AREA	30.93 sqm
TOTAL AREA	**224.32 sqm**

LEVEL: 1-10



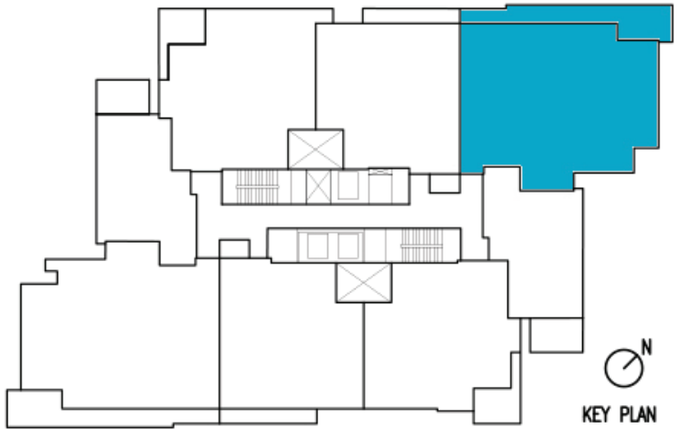


3BD APARTMENT LAYOUT

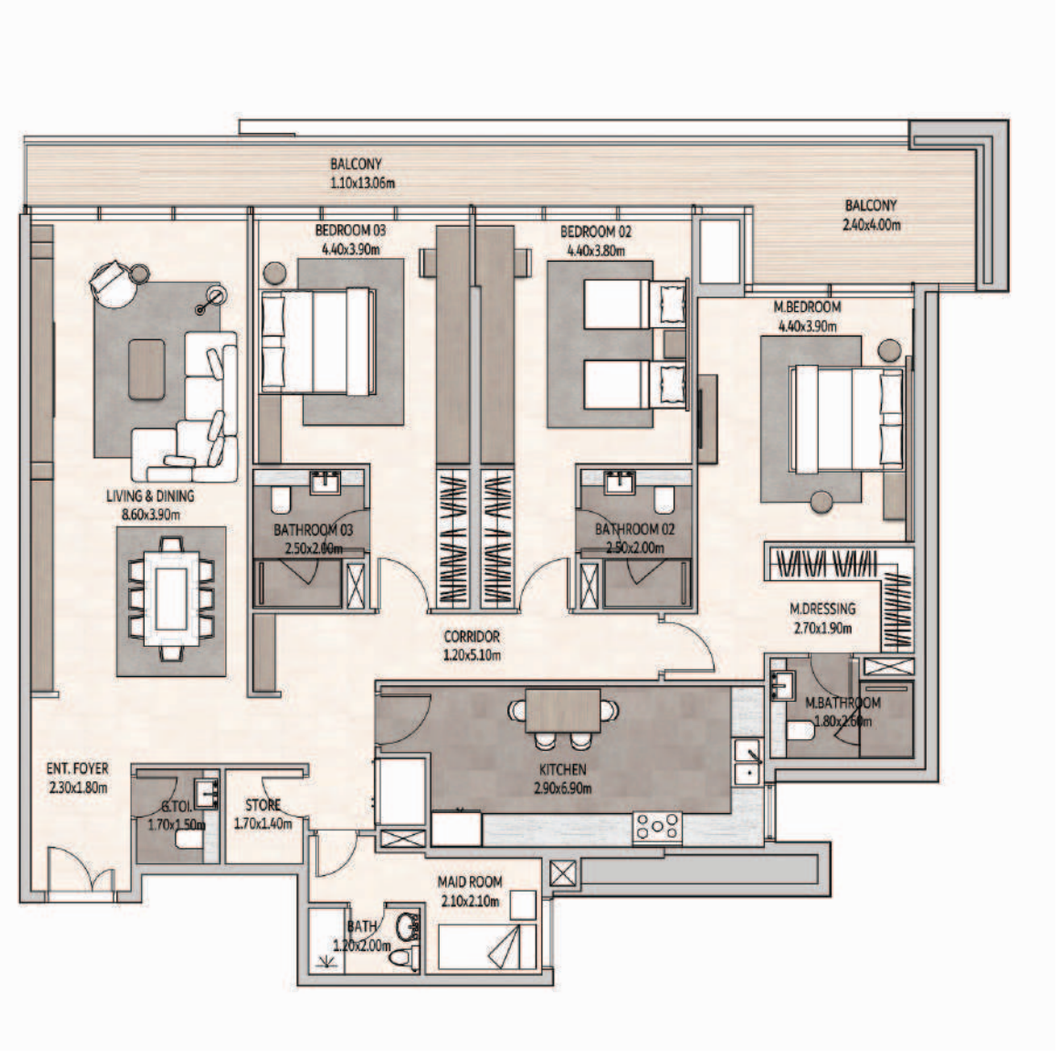
3 BEDROOM APARTMENT

TYPE 4

SUITE AREA	199.15 sqm
BALCONY AREA	25.11 sqm
TOTAL AREA	**224.26 sqm**



LEVEL: 11

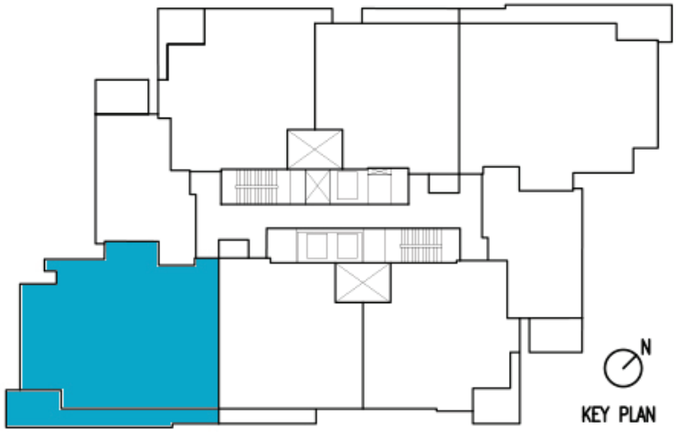


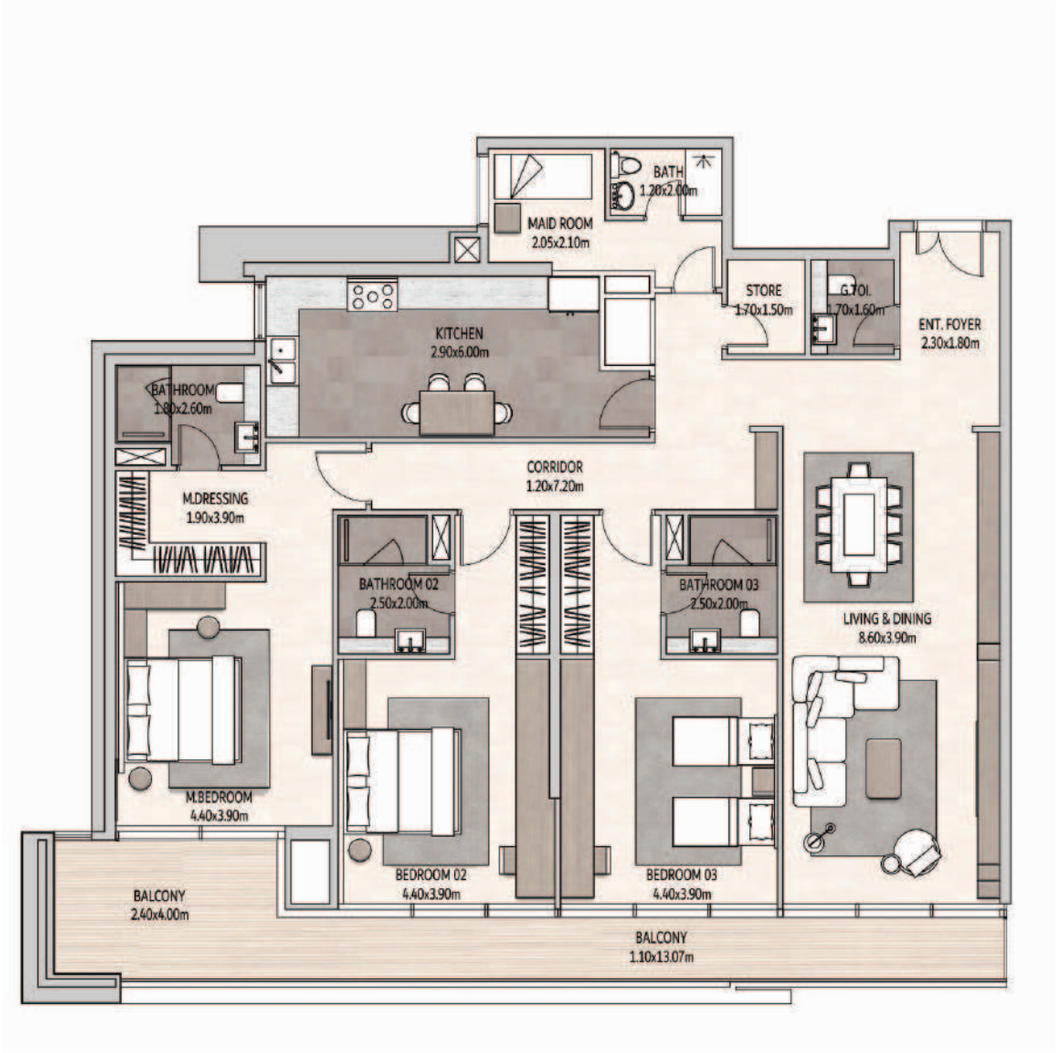
3BD APARTMENT LAYOUT

3 BEDROOM APARTMENT

TYPE 5

SUITE AREA	199.32 sqm
BALCONY AREA	25.11 sqm
TOTAL AREA	**224.43 sqm**





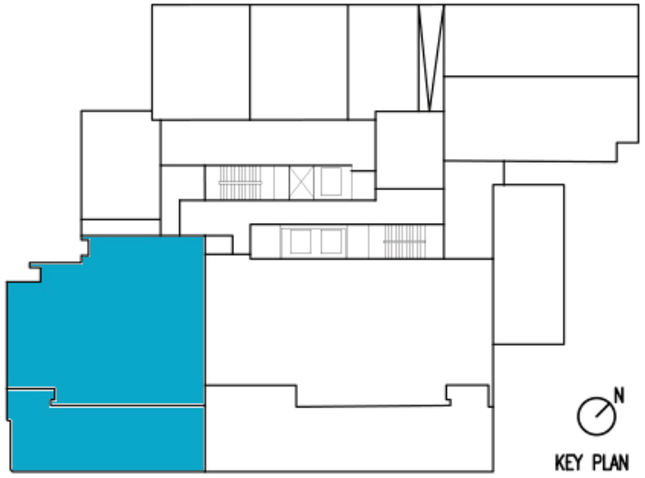
LEVEL: 11

3BD APARTMENT LAYOUT

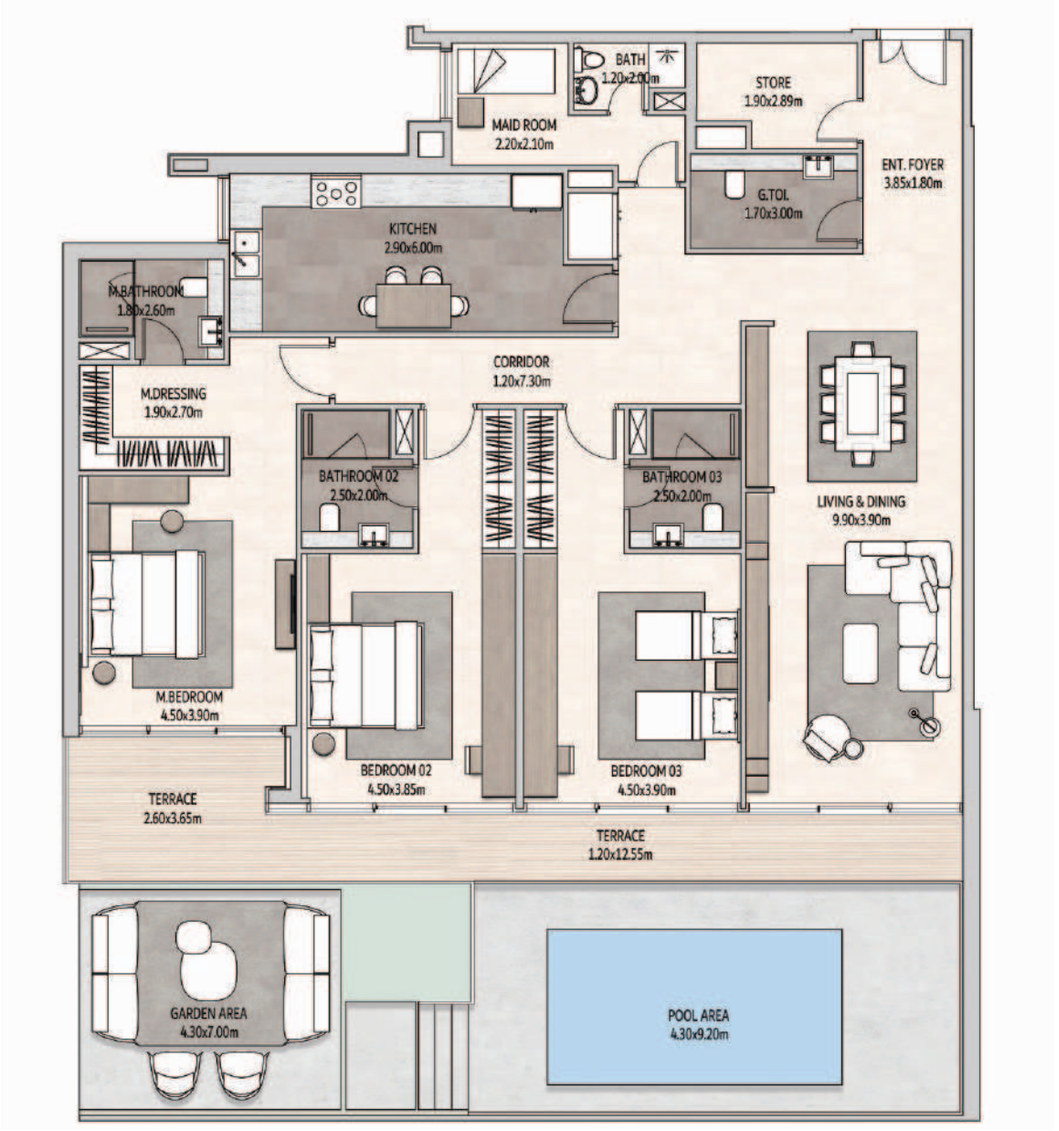
3 BEDROOM GROUND VILLA

TYPE 1

SUITE AREA	206.77 sqm
TERRACE AREA	25.85 sqm
GARDEN AREA	67.91 sqm
TOTAL AREA	**300.53 sqm**



LEVEL: GF

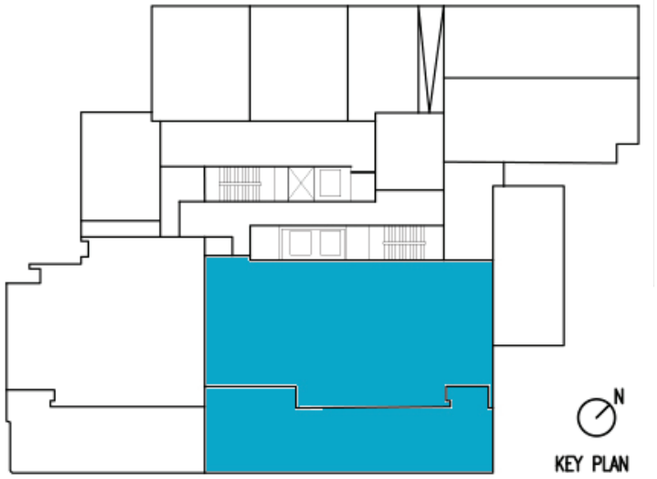


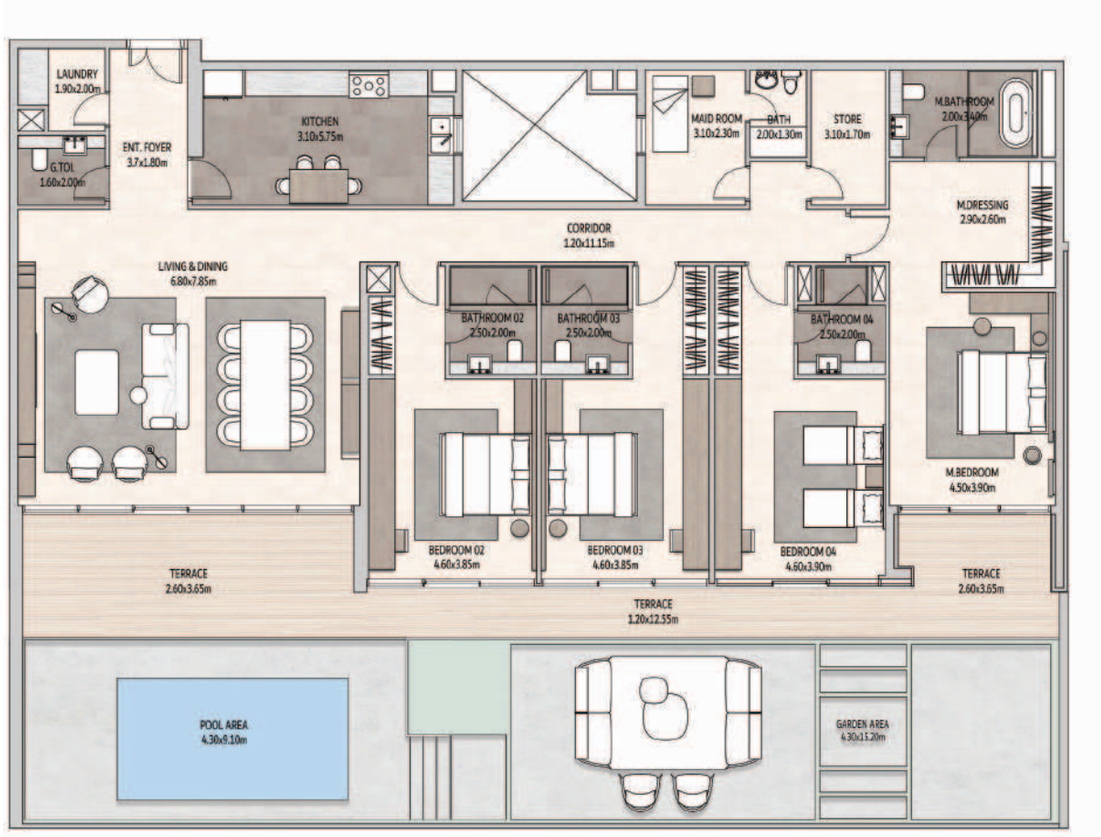
3BD GROUND VILLA LAYOUT

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**





LEVEL: GF

4BD GROUND VILLA LAYOUT