



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

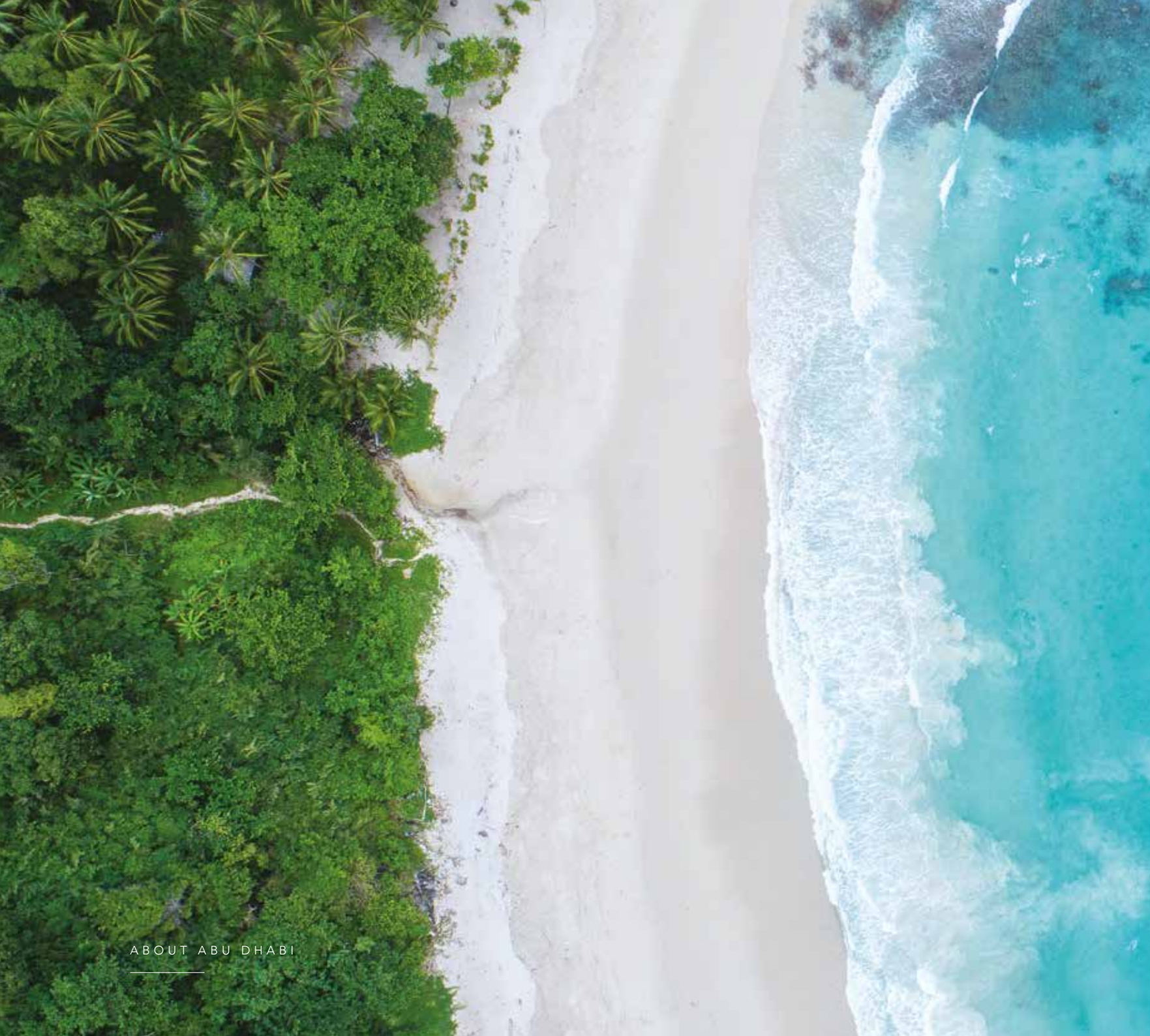


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ABU DHABI IS A CITY WITH A SOUL

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

ABOUT ABU DHABI



Water Activities

25



Museum & History

20



Parks & Nature

267



Sport Activities

45



Shopping

15



Hotels

499

ACTIVITIES IN ABU DHABI



ABOUT ABU DHABI

VISTA DEL MAR

YAS ISLAND

ABOUT THE PROJECT

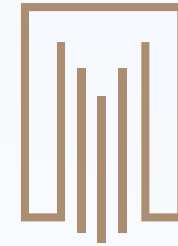
LIFESTYLE IN A PERFECT BALANCE

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 MERATH DEVELOPMENT

Merath Development offers tailored asset management services, including portfolio management, investment analysis, and risk management. Merath's holistic approach and innovative strategies align with your goals, mitigating risks and driving growth. Merath is committed to exceptional value and client satisfaction.



MERATH

DEVELOPMENT

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



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: Q3 2026

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



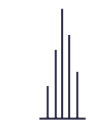
6 Min
Yas Bay Waterfront



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



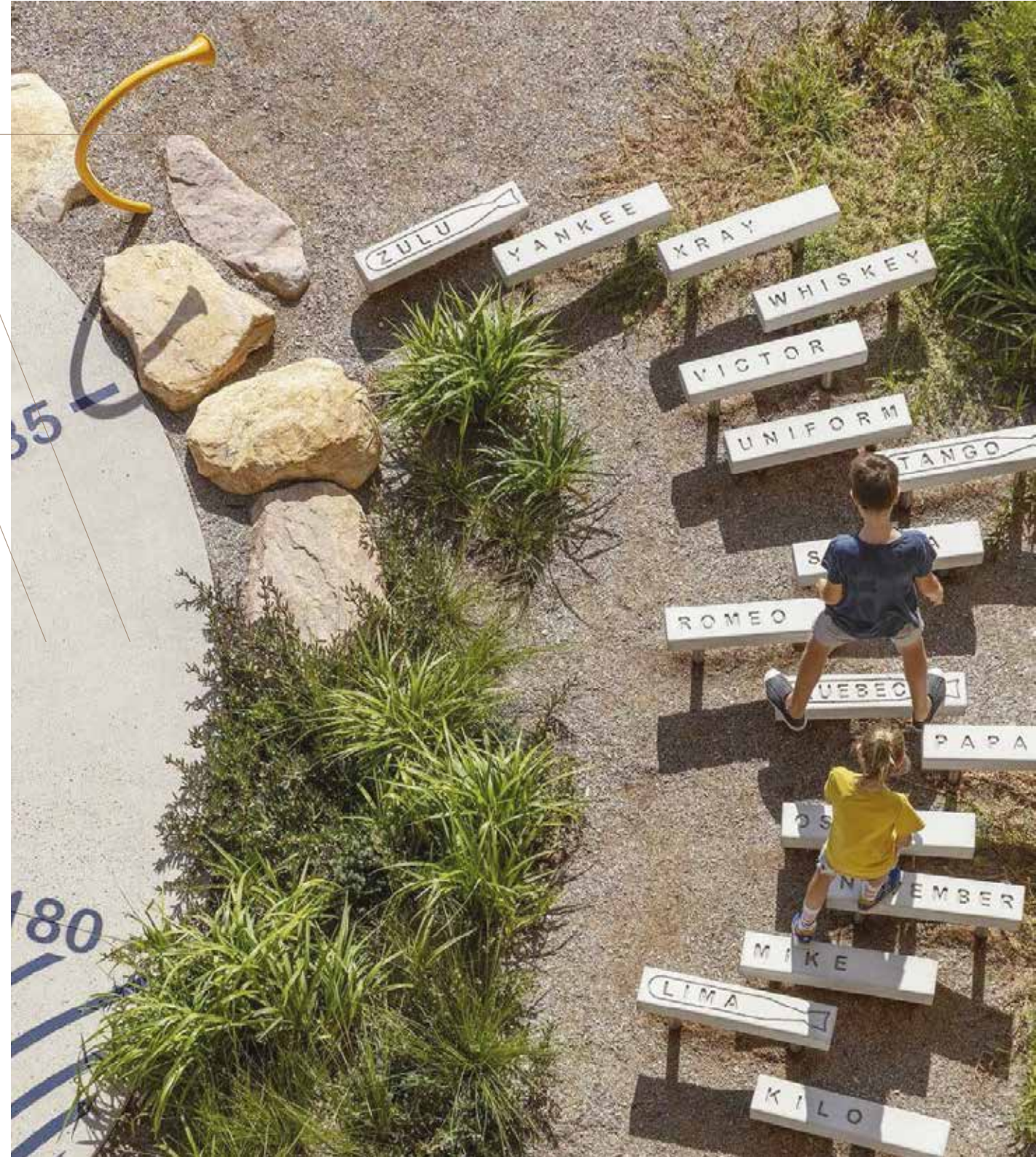
OPEN OUTDOOR SANCTUARIES

LANDSCAPE AREA





ADVENTUROUS PLAYS



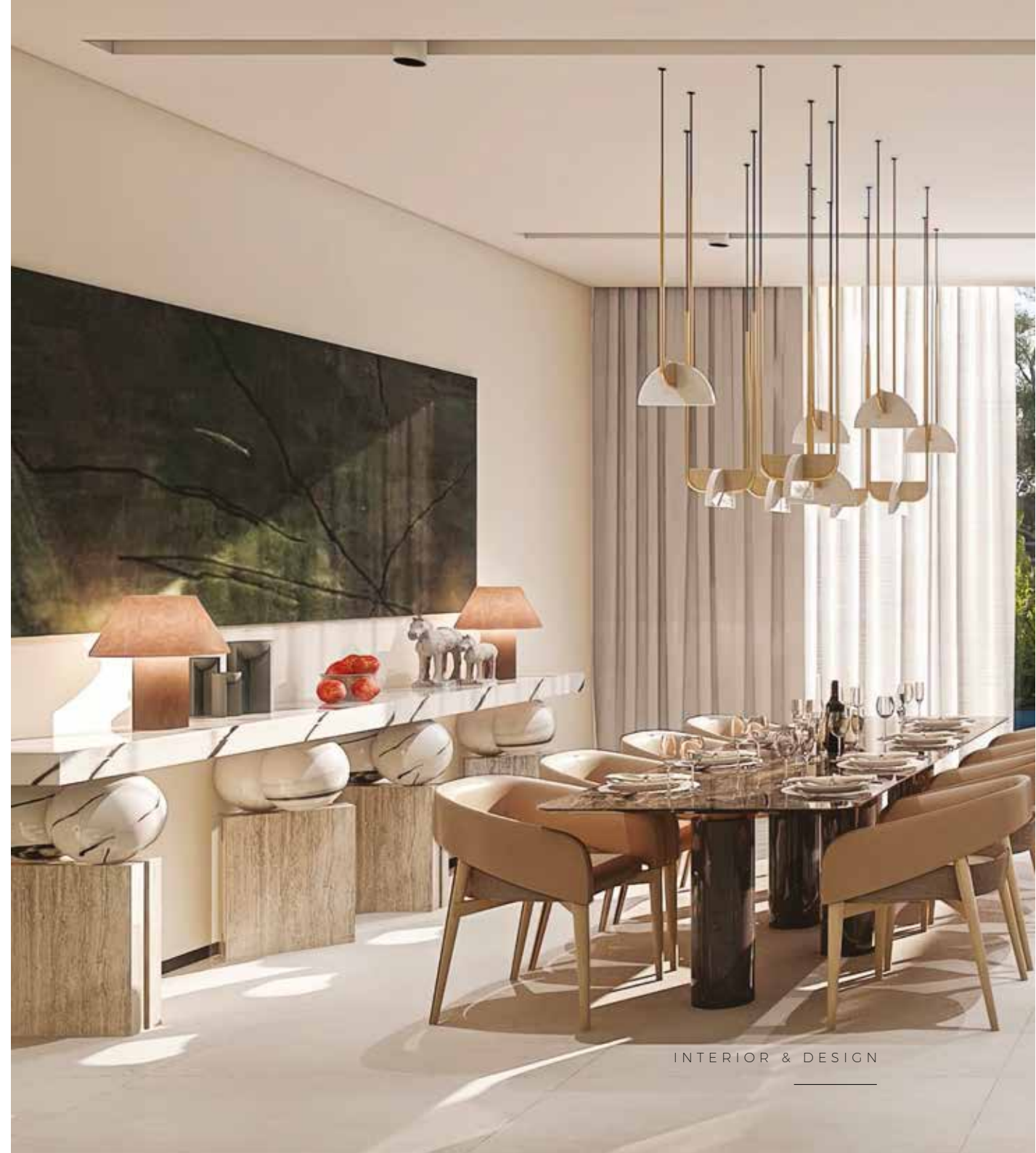
KID'S PLAY AREA



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.

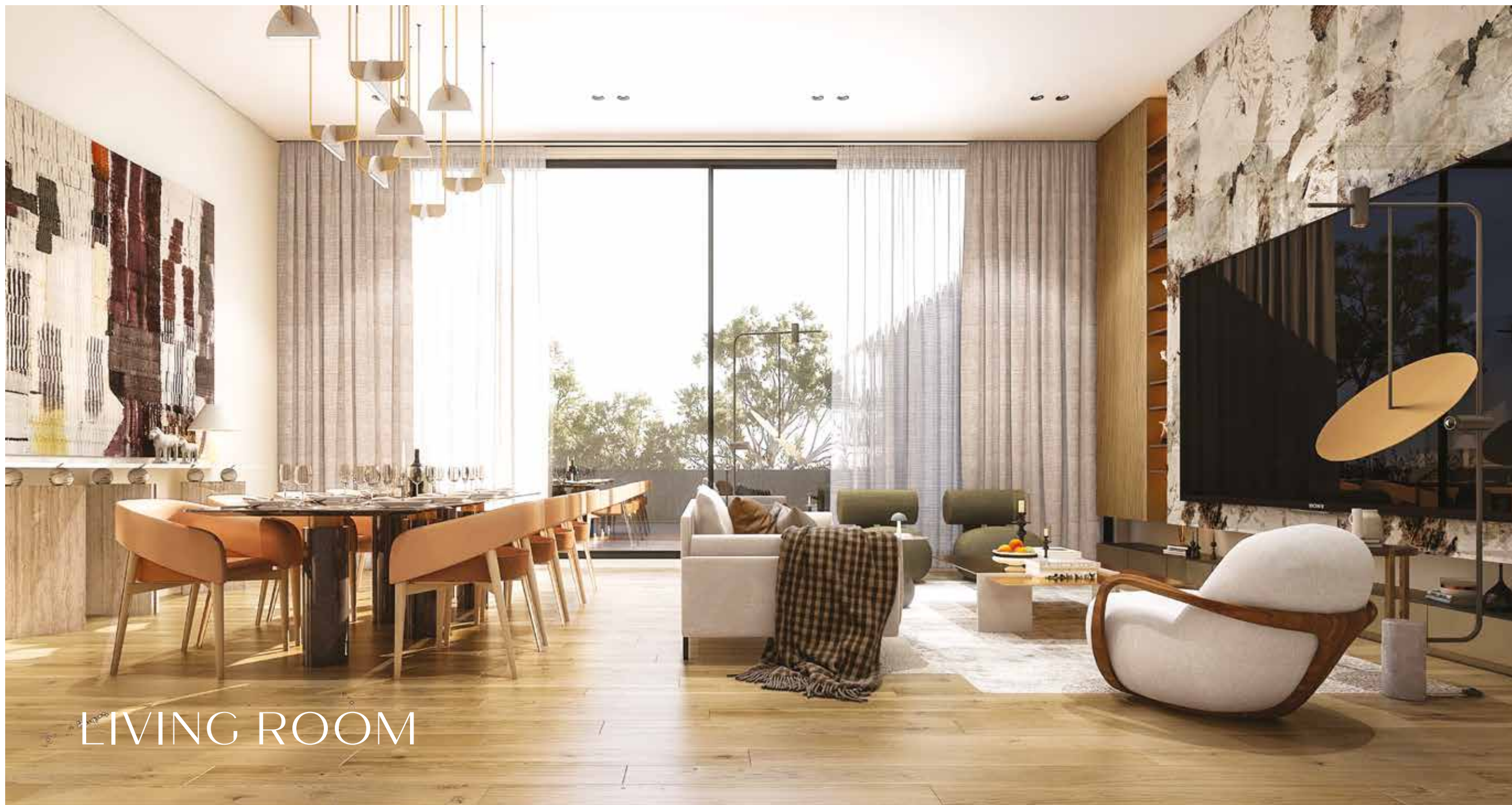


METICULOUS ATTENTION
TO DETAIL

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

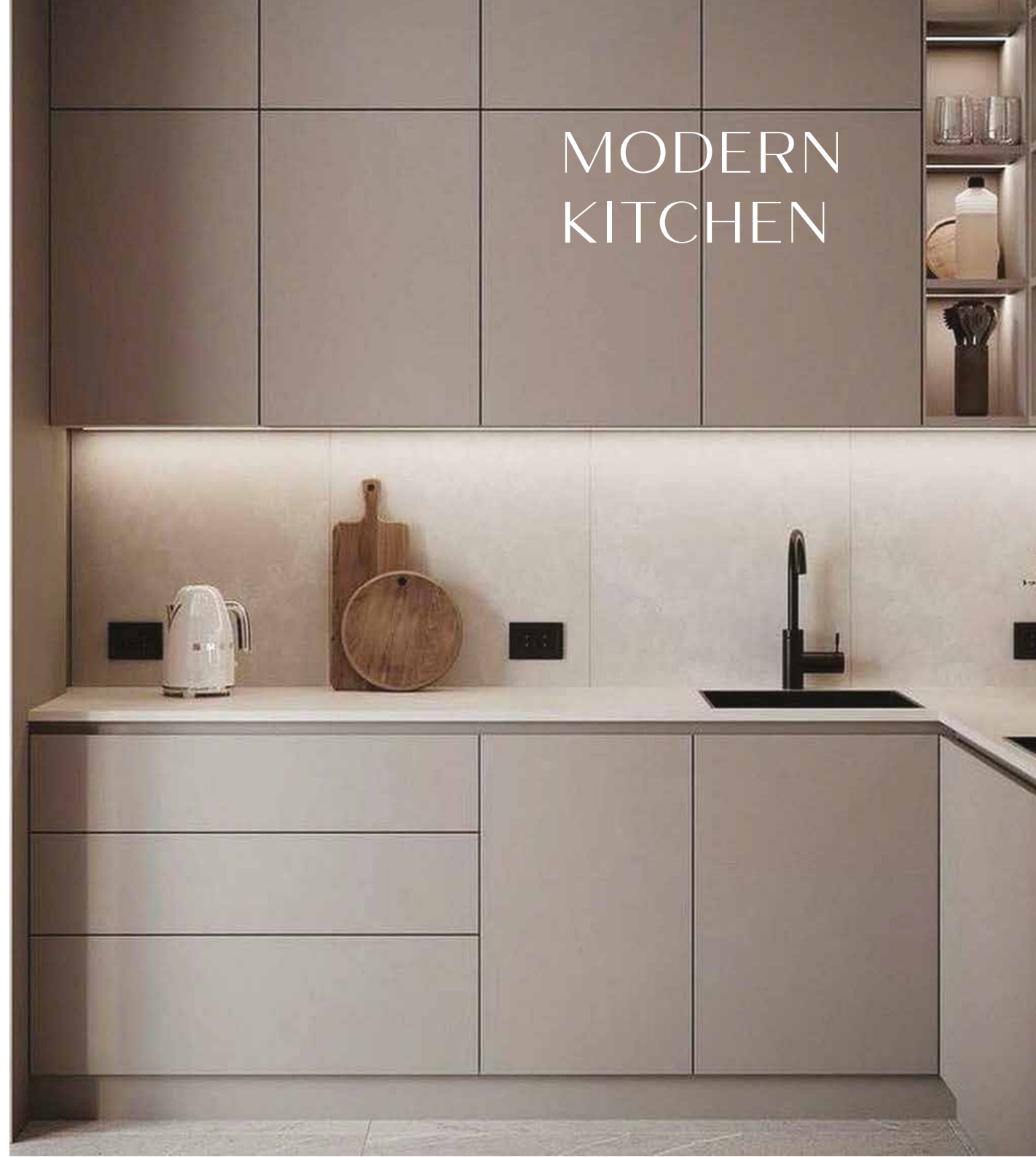




COMFORT & STYLE

[VIEW KITCHEN](#)

MODERN KITCHEN



SPACIOUS BATHROOM



FLOOR PLAN REFERENCES

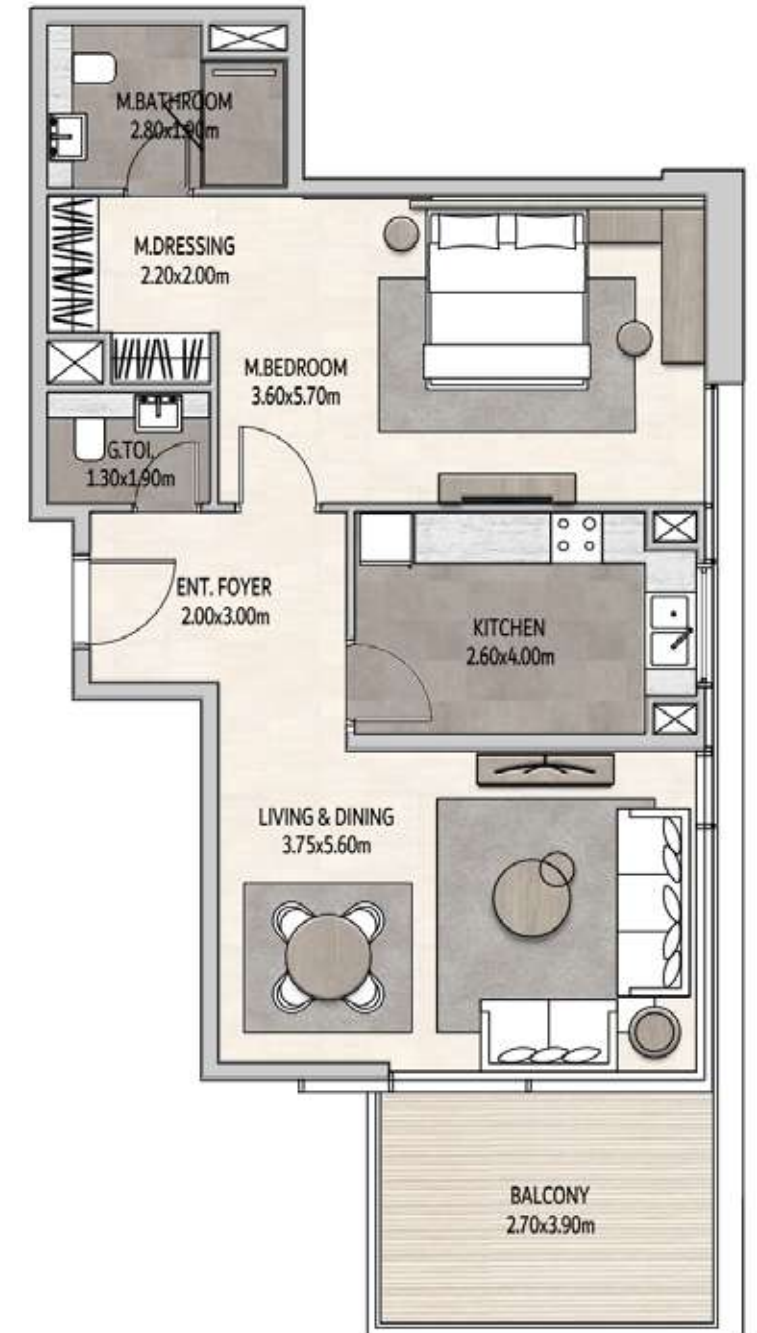
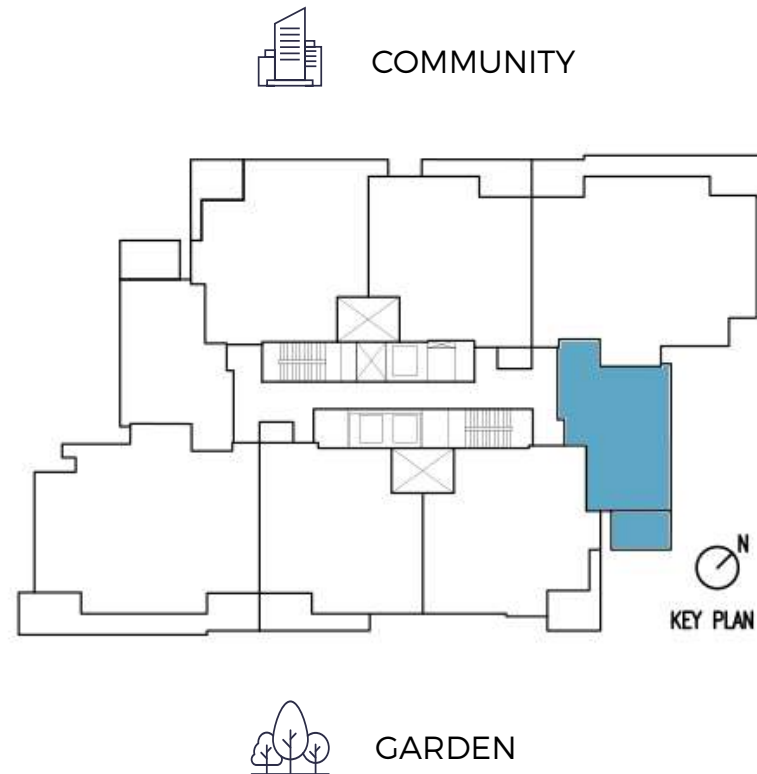
1 BEDROOM APARTMENT

TYPE 1

SUITE AREA	75.11 sqm
BALCONY AREA	13.31 sqm
VIEW	Garden
TOTAL AREA	88.42 sqm

LEVEL: 1 - 11

1BD APARTMENT LAYOUT



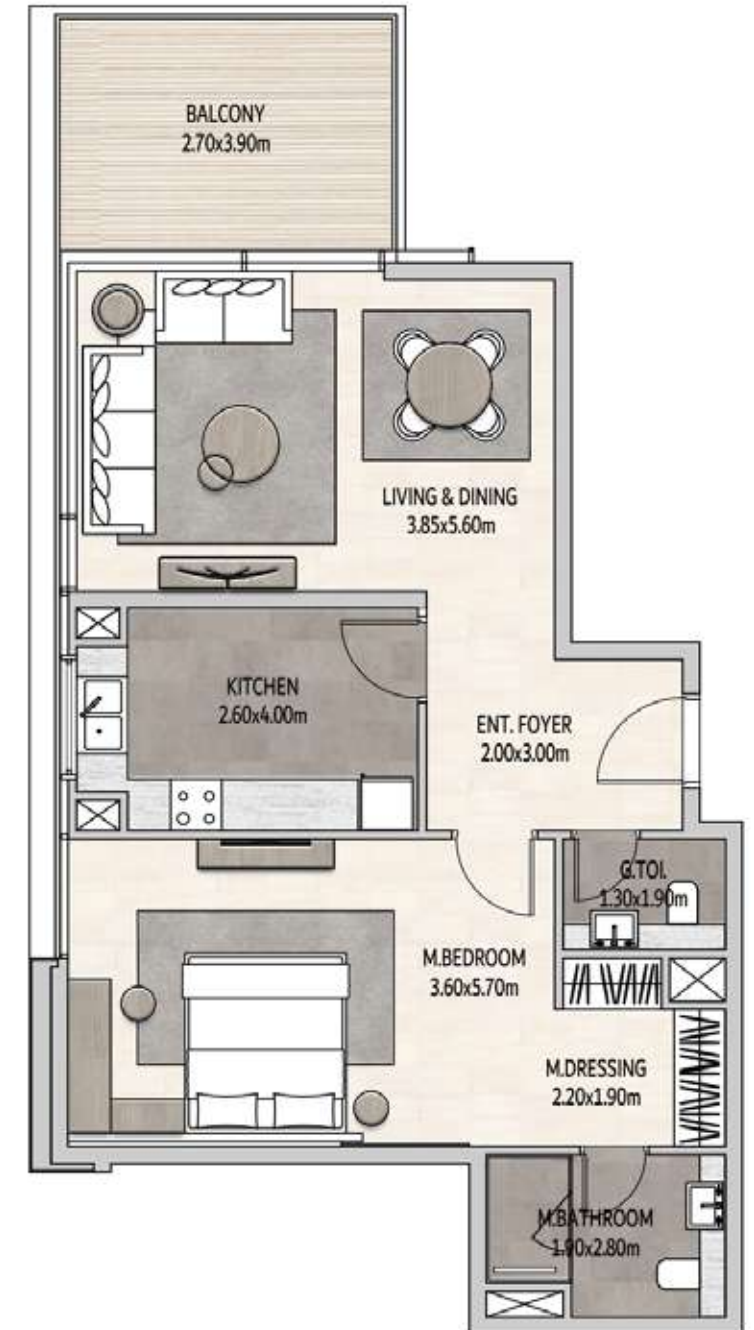
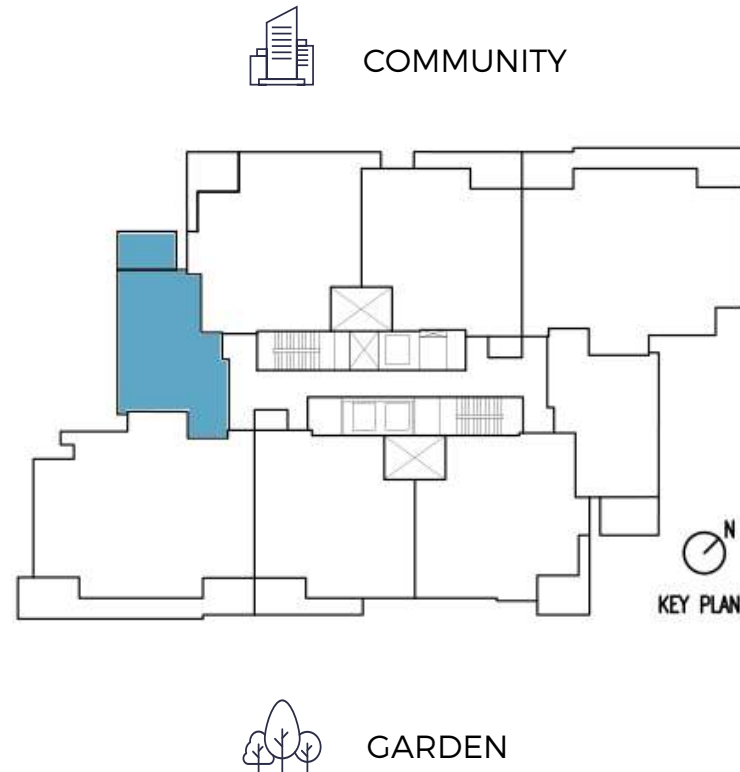
1 BEDROOM APARTMENT

TYPE 2

SUITE AREA	75.11 sqm
BALCONY AREA	13.31 sqm
VIEW	Community
TOTAL AREA	88.42 sqm

LEVEL: 1 - 11

1BD APARTMENT LAYOUT



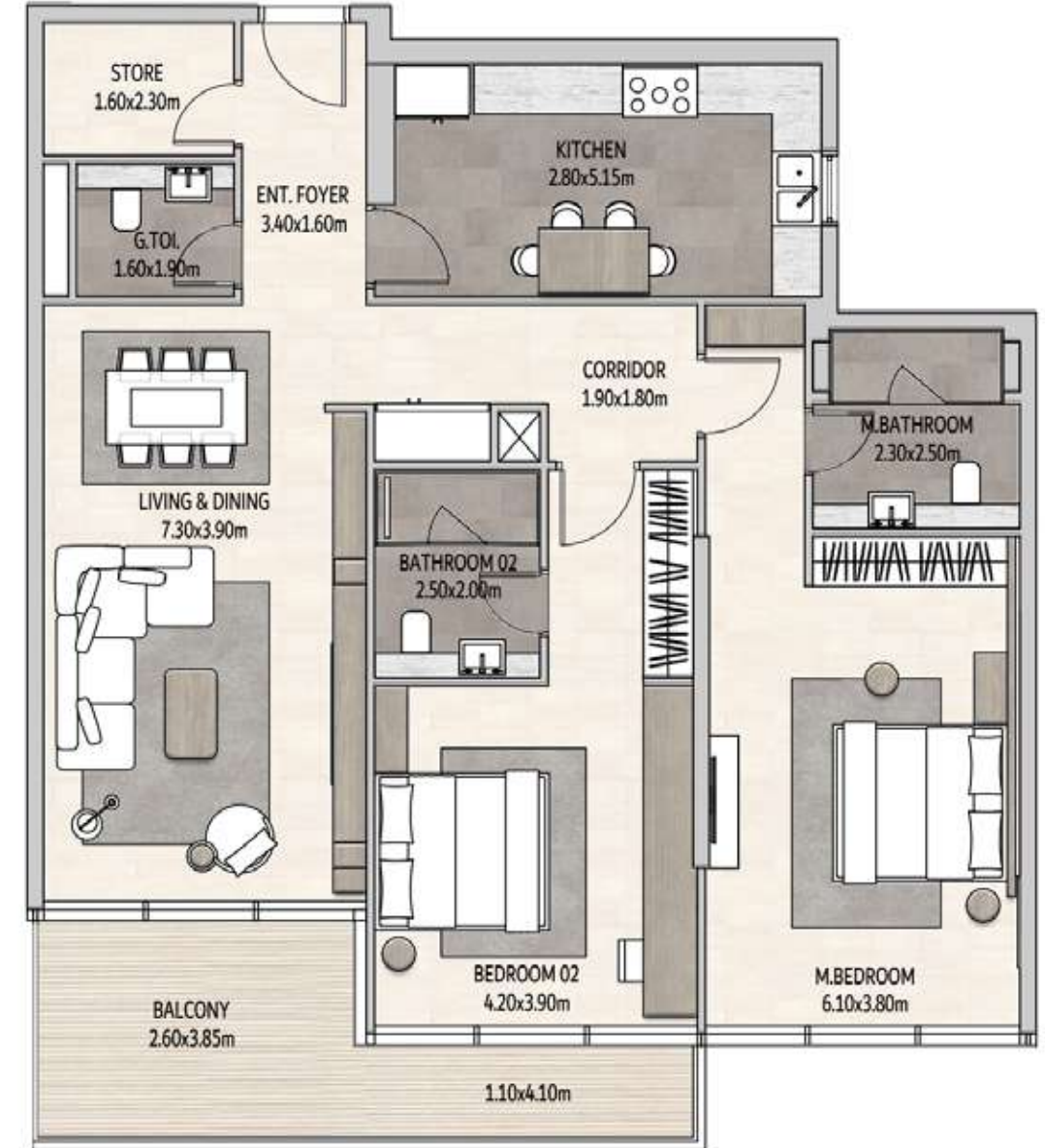
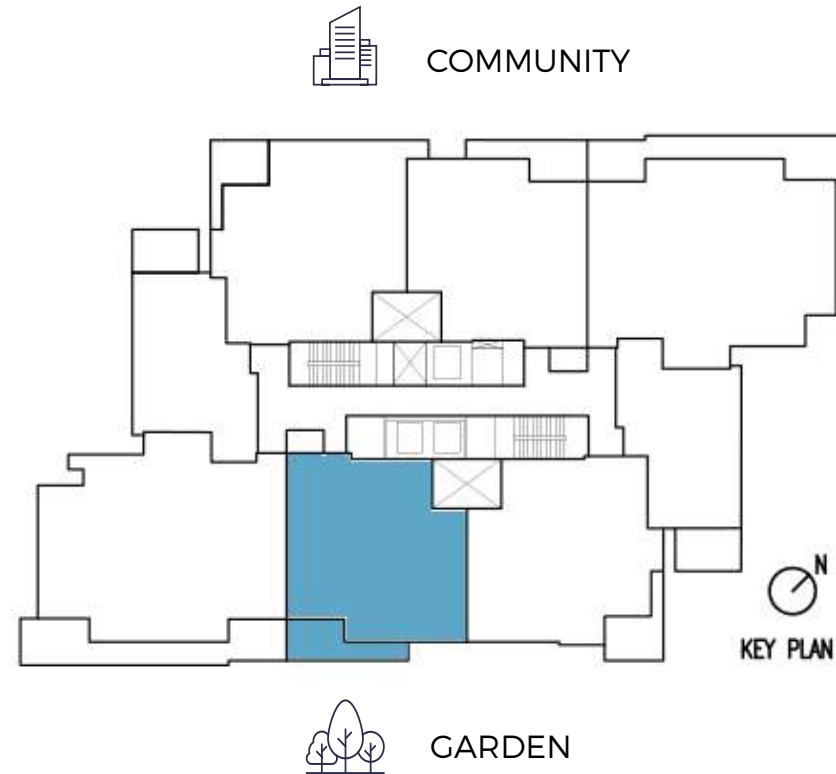
2 BEDROOM APARTMENT

TYPE A

SUITE AREA	130.11 sqm
BALCONY AREA	19.03 sqm
VIEW	Garden
TOTAL AREA	149.14 sqm

LEVEL: 1 - 10

2BD APARTMENT LAYOUT



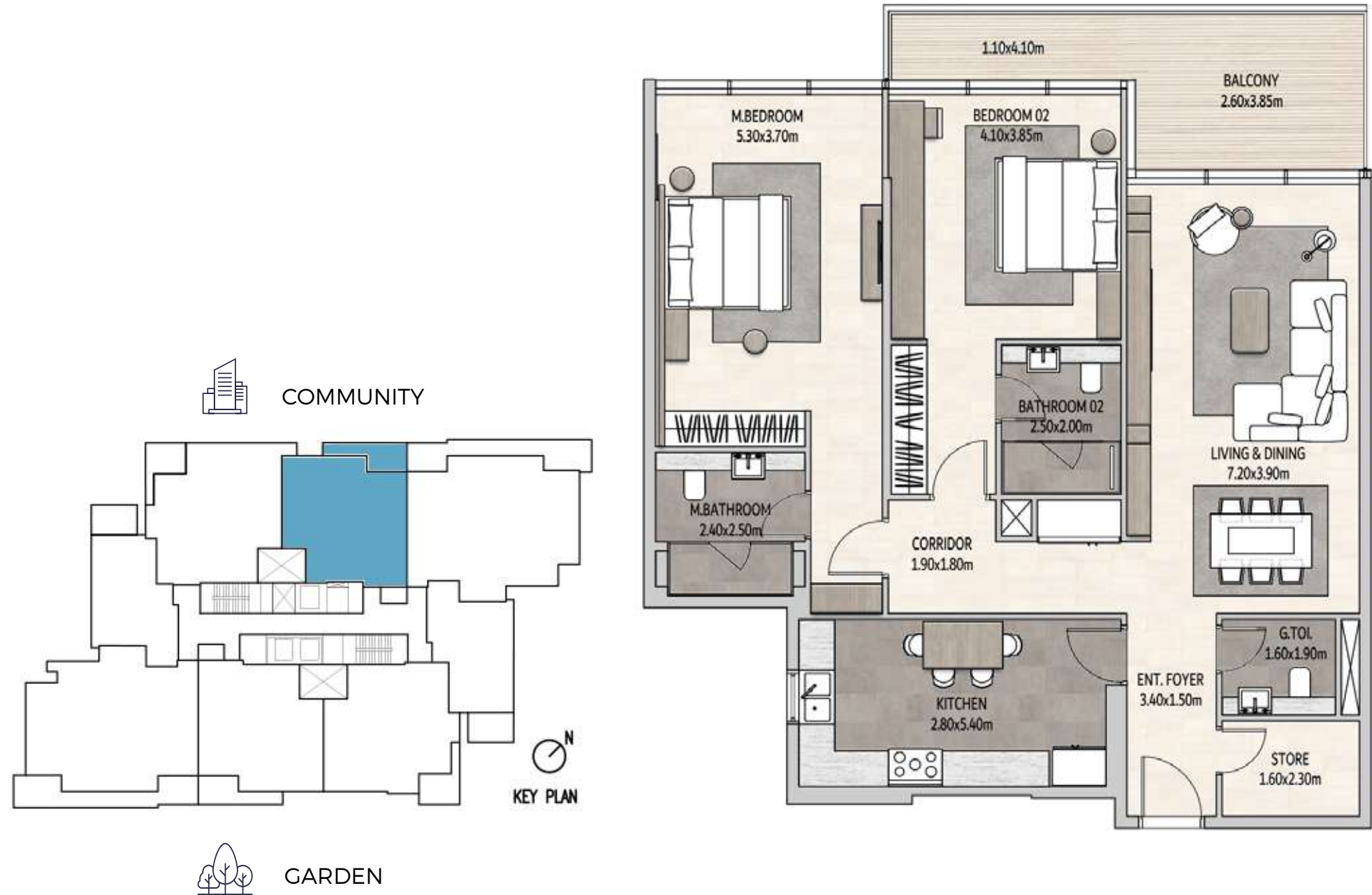
2 BEDROOM APARTMENT

TYPE A

SUITE AREA	130.11 sqm
BALCONY AREA	19.03 sqm
VIEW	Community
TOTAL AREA	149.14 sqm

LEVEL: 1 - 10

2BD APARTMENT LAYOUT



2 BEDROOM APARTMENT

TYPE A-1

SUITE AREA 137.22 sqm

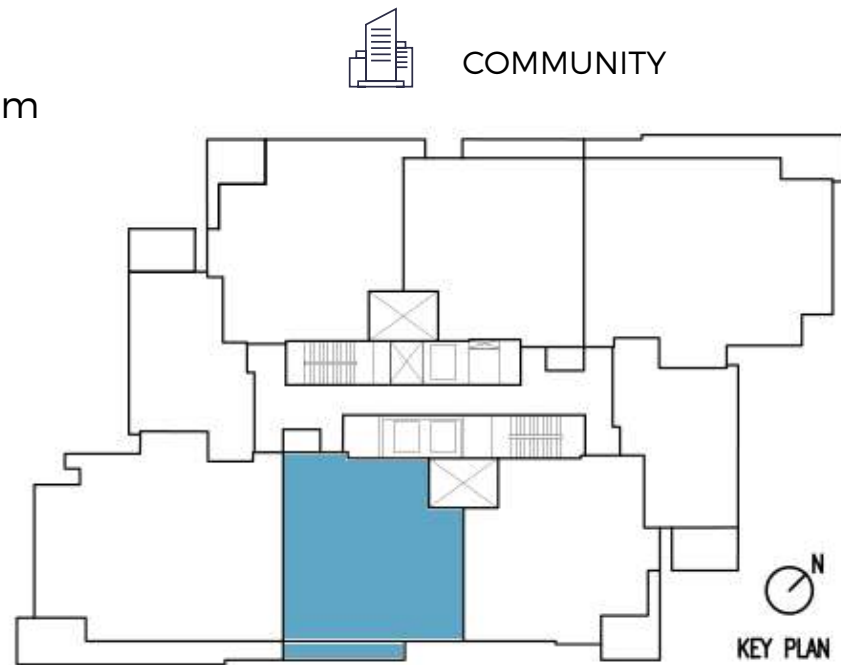
BALCONY AREA 10.83 sqm

VIEW Garden

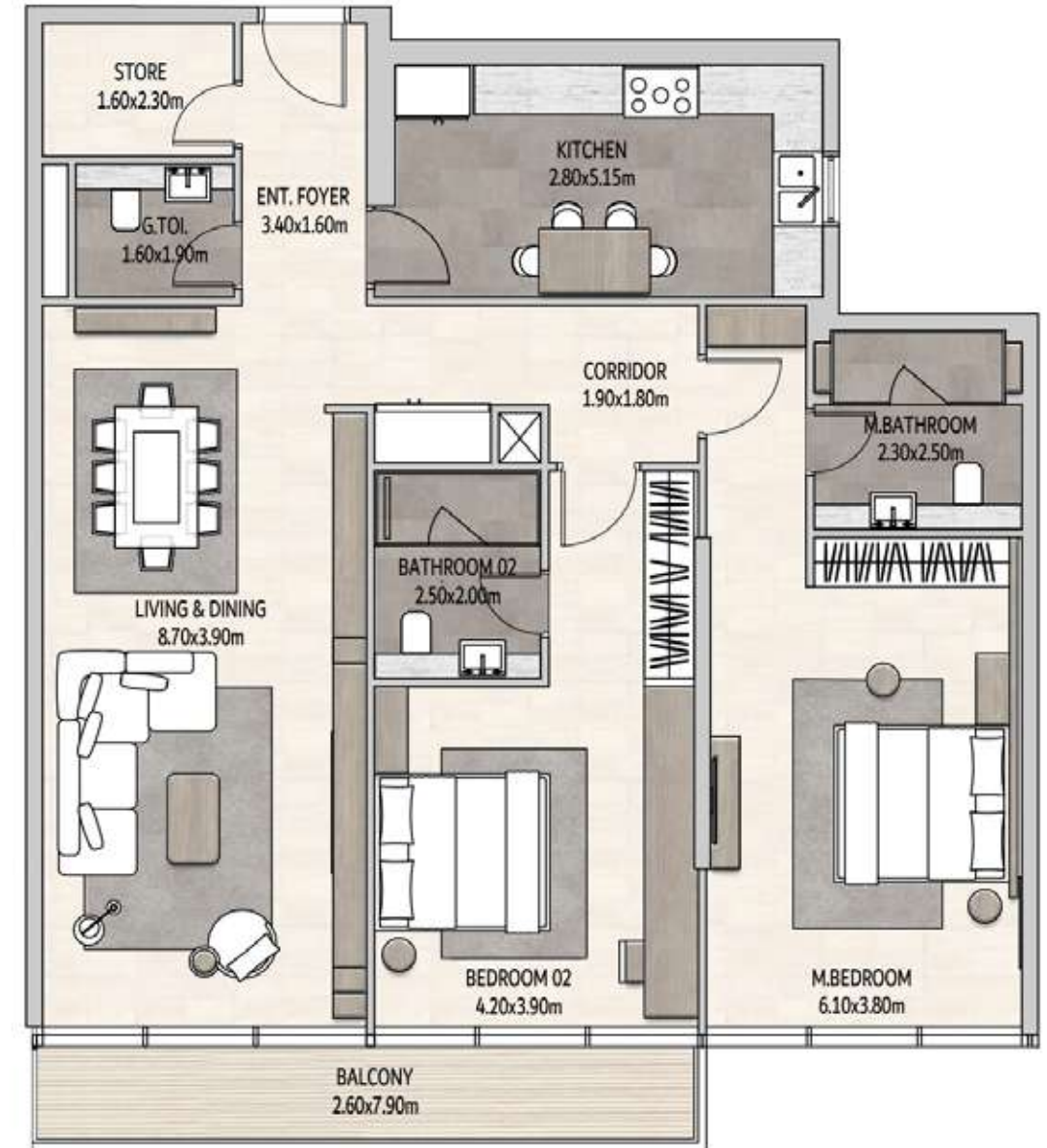
TOTAL AREA 148.05 sqm

LEVEL: 11

2BD APARTMENT LAYOUT



GARDEN



2 BEDROOM APARTMENT

TYPE A-1

SUITE AREA 137.22 sqm

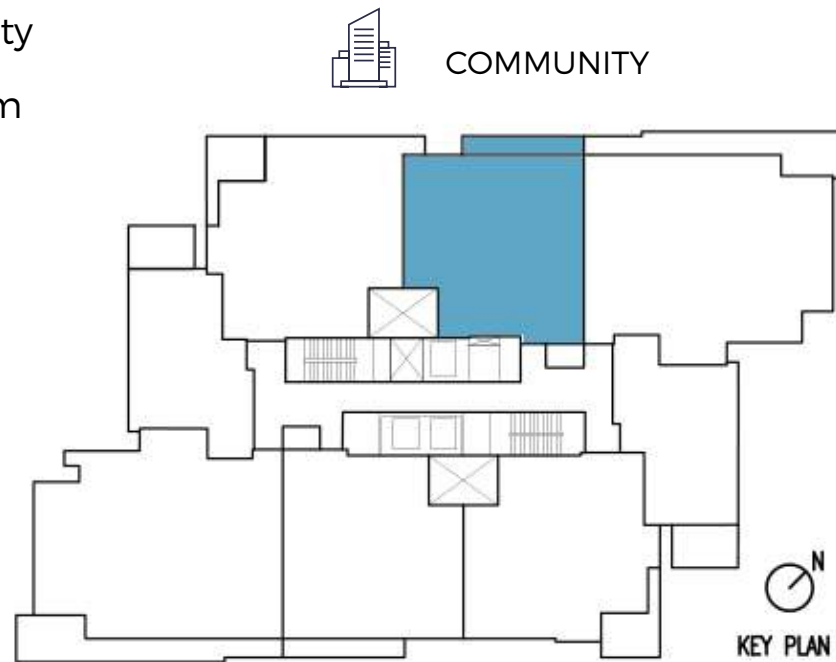
BALCONY AREA 10.83 sqm

VIEW Community

TOTAL AREA 148.05 sqm

LEVEL: 11

2BD APARTMENT LAYOUT



GARDEN



2 BEDROOM APARTMENT

TYPE B

SUITE AREA 128.95 sqm

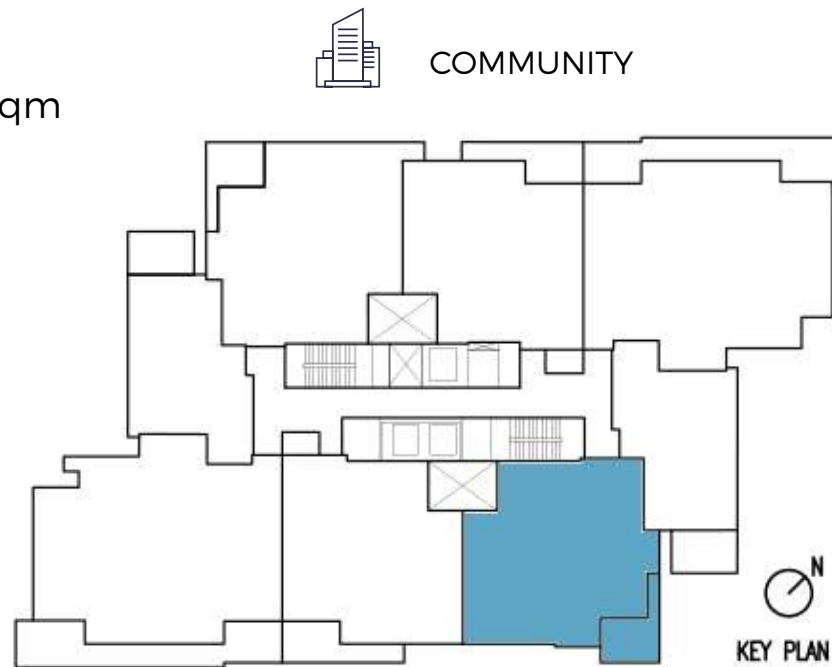
BALCONY AREA 14.38 sqm

VIEW Garden

TOTAL AREA 143.33 sqm

LEVEL: 1 - 11

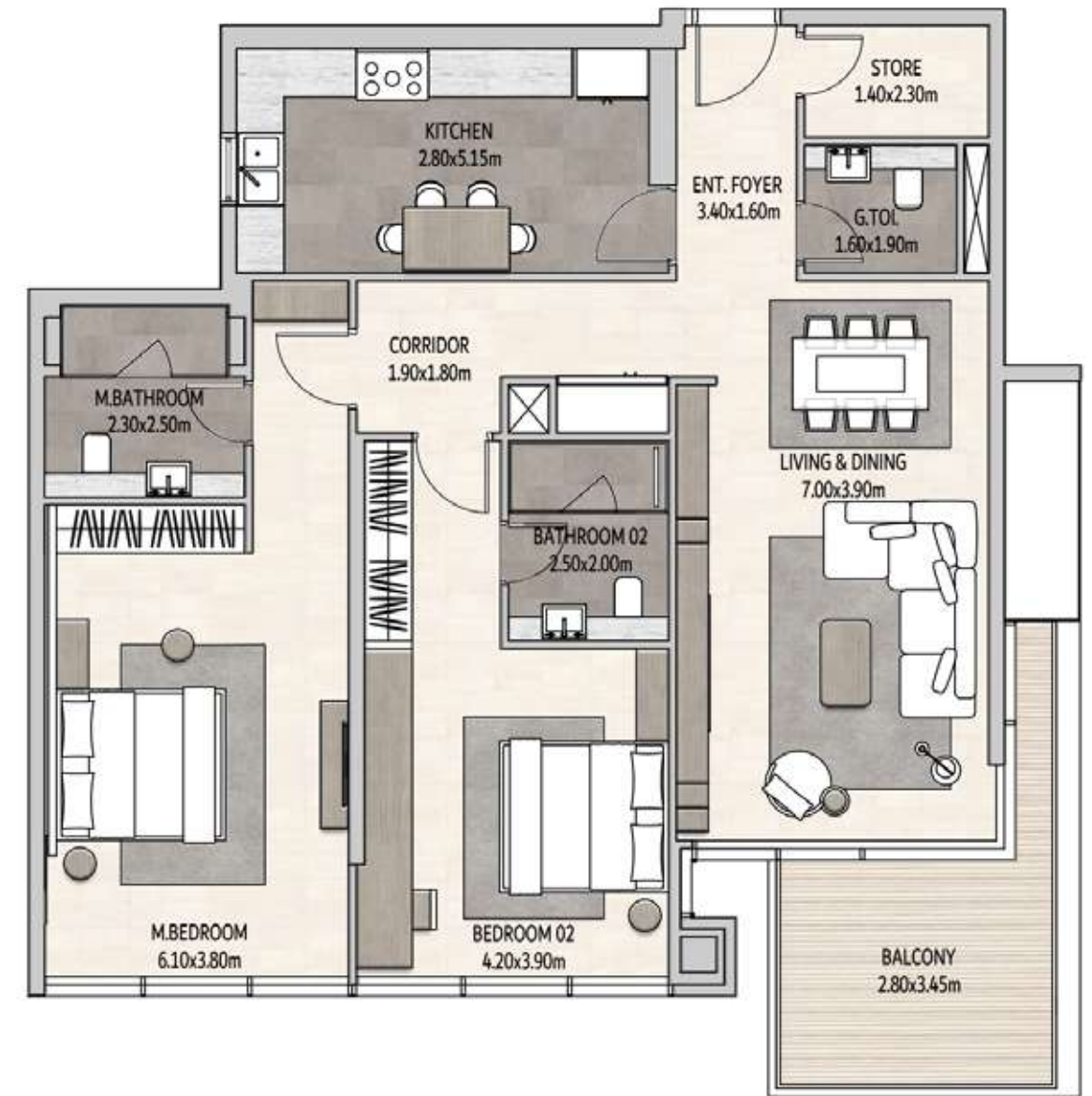
2BD APARTMENT LAYOUT



COMMUNITY



GARDEN



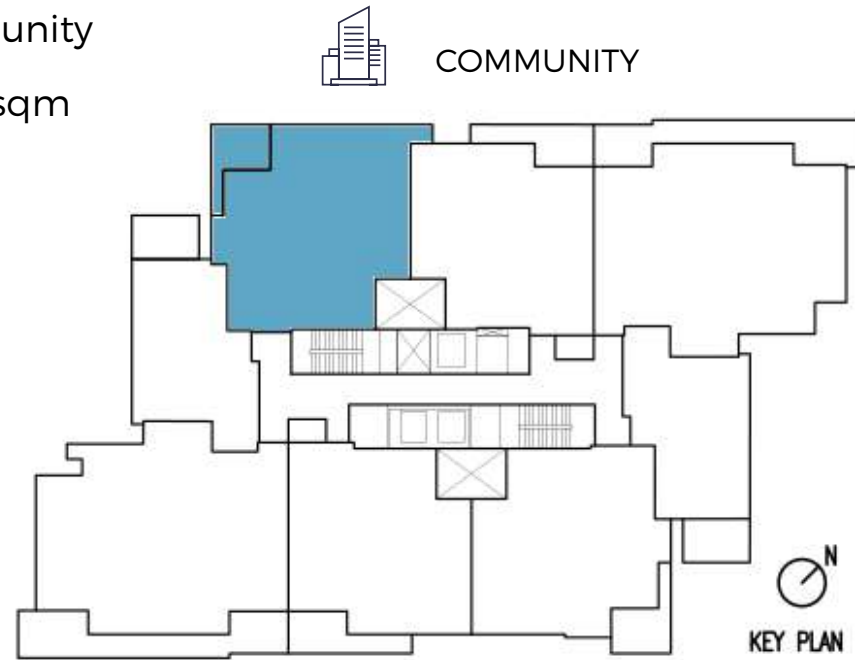
2 BEDROOM APARTMENT

TYPE B

SUITE AREA	129.01 sqm
BALCONY AREA	14.35 sqm
VIEW	Community
TOTAL AREA	143.36 sqm

LEVEL: 1 - 11

2BD APARTMENT LAYOUT



GARDEN



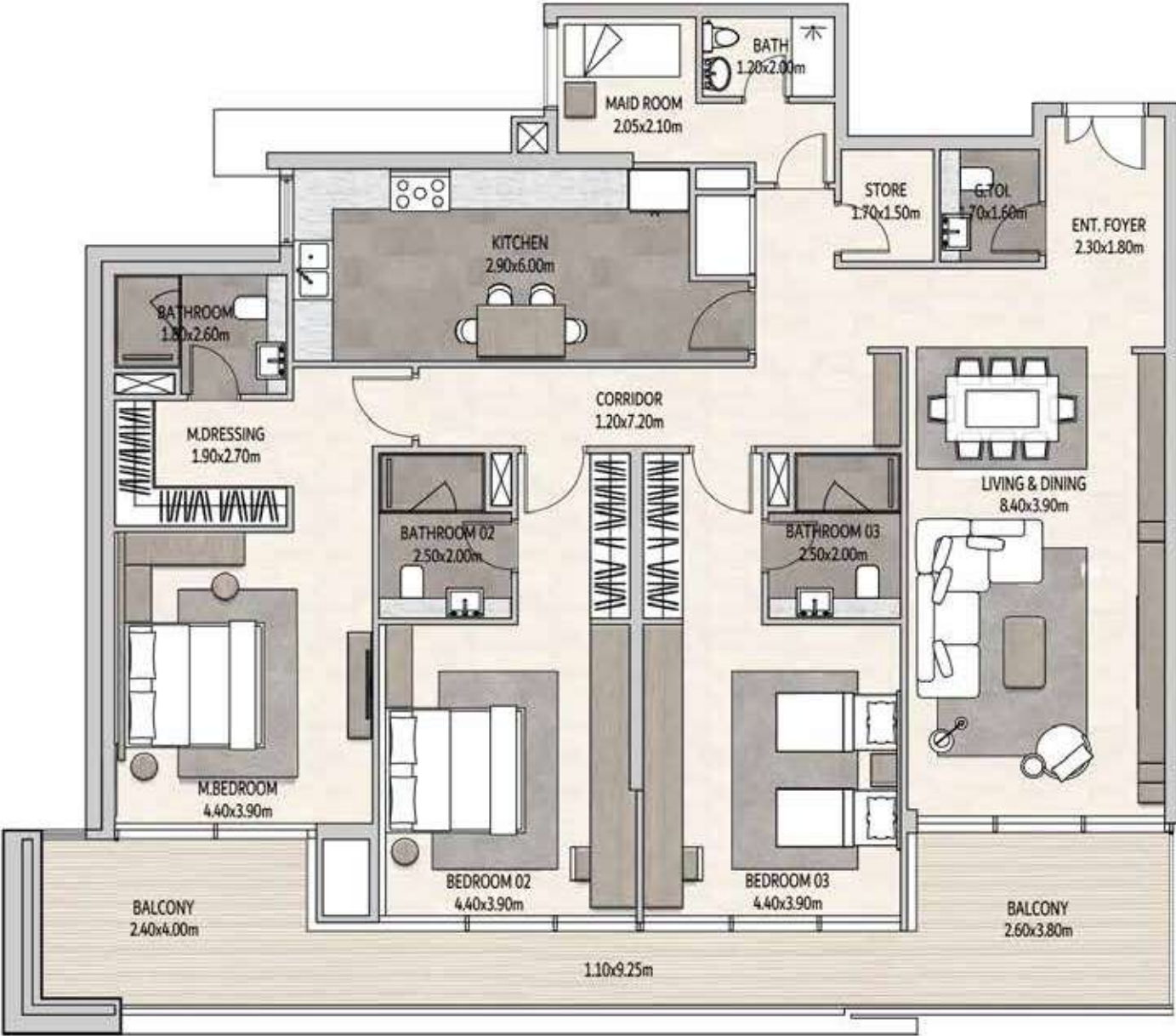
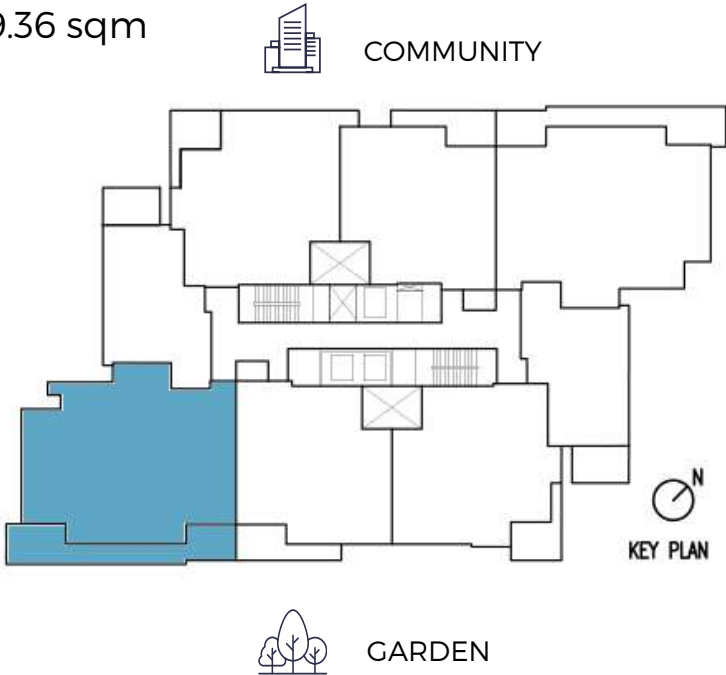
3 BEDROOM APARTMENT

TYPE C-1

SUITE AREA	182.01 sqm
BALCONY AREA	37.35 sqm
VIEW	Garden
TOTAL AREA	219.36 sqm

LEVEL: 1 - 10

3BD APARTMENT LAYOUT



3 BEDROOM APARTMENT

TYPE C-2

SUITE AREA 180.84 sqm

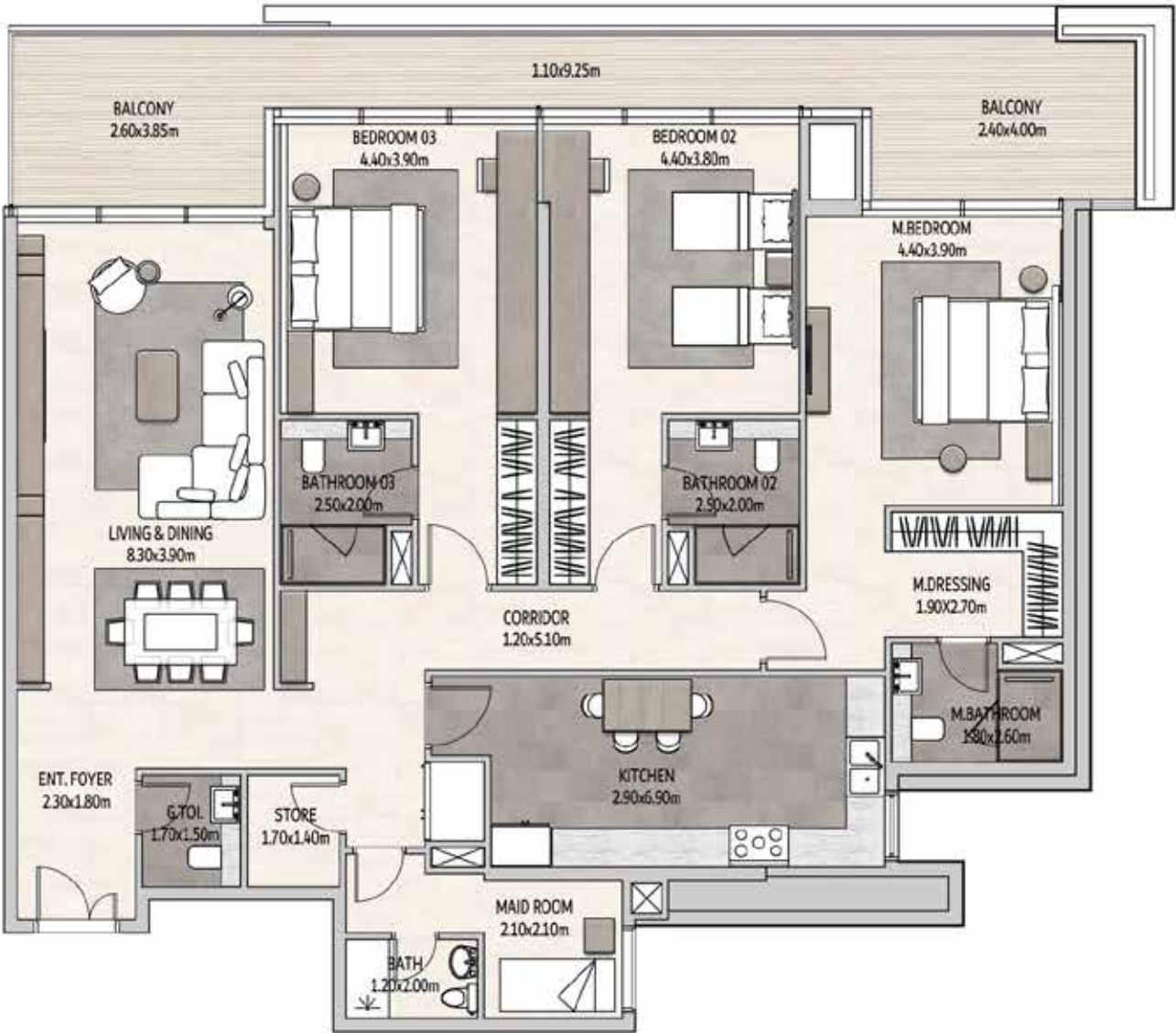
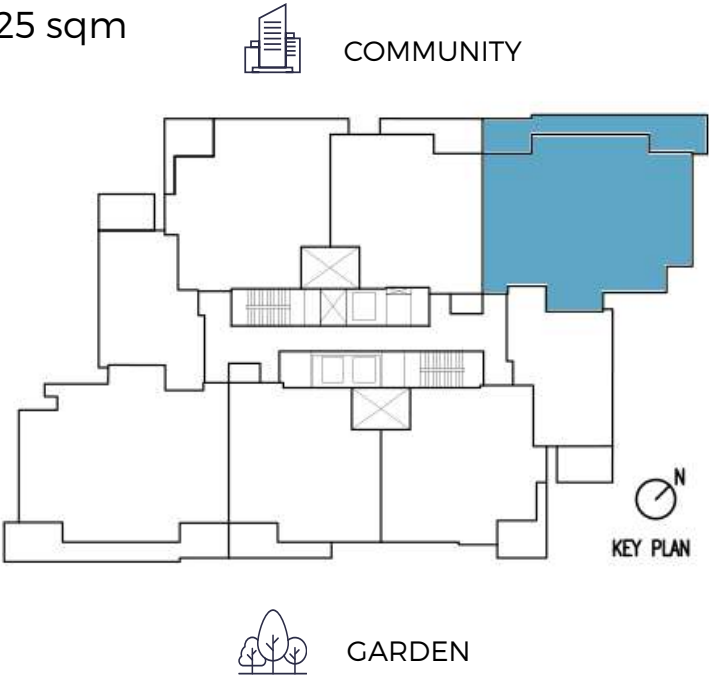
BALCONY AREA 40.41 sqm

VIEW Community

TOTAL AREA 221.25 sqm

LEVEL: 1 - 10

3BD APARTMENT LAYOUT



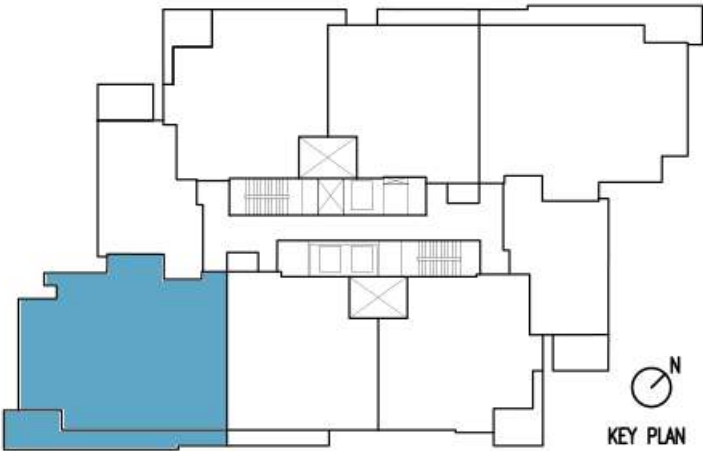
3 BEDROOM APARTMENT

TYPE C-3

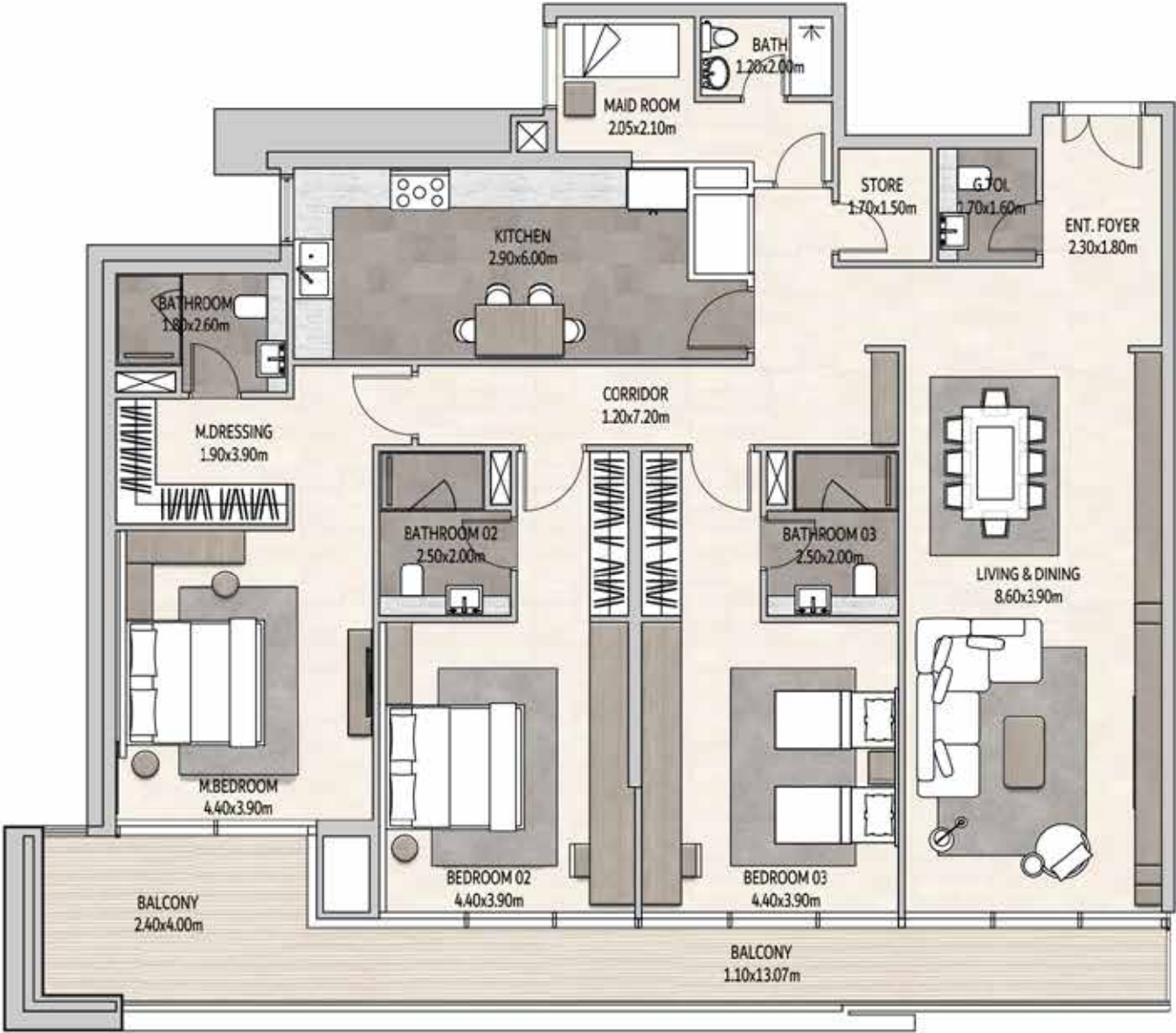
SUITE AREA	189.62 sqm
BALCONY AREA	28.70 sqm
VIEW	Garden
TOTAL AREA	218.32 sqm



LEVEL: 11



3BD APARTMENT LAYOUT



3 BEDROOM APARTMENT

TYPE C-4

SUITE AREA 189.55 sqm

BALCONY AREA 31.56 sqm

VIEW Community

TOTAL AREA 221.11 sqm



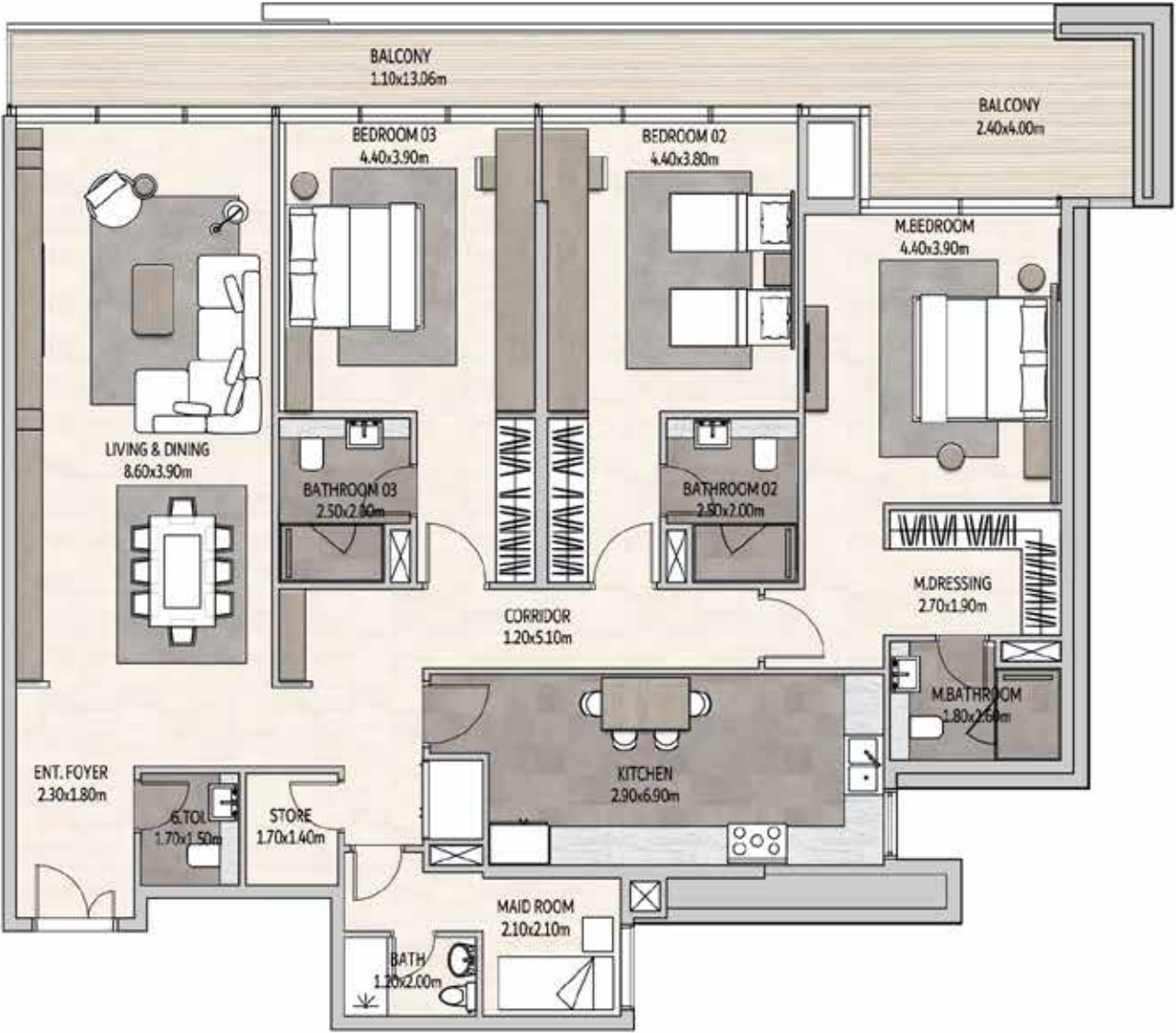
COMMUNITY



GARDEN

LEVEL: 11

3BD APARTMENT LAYOUT



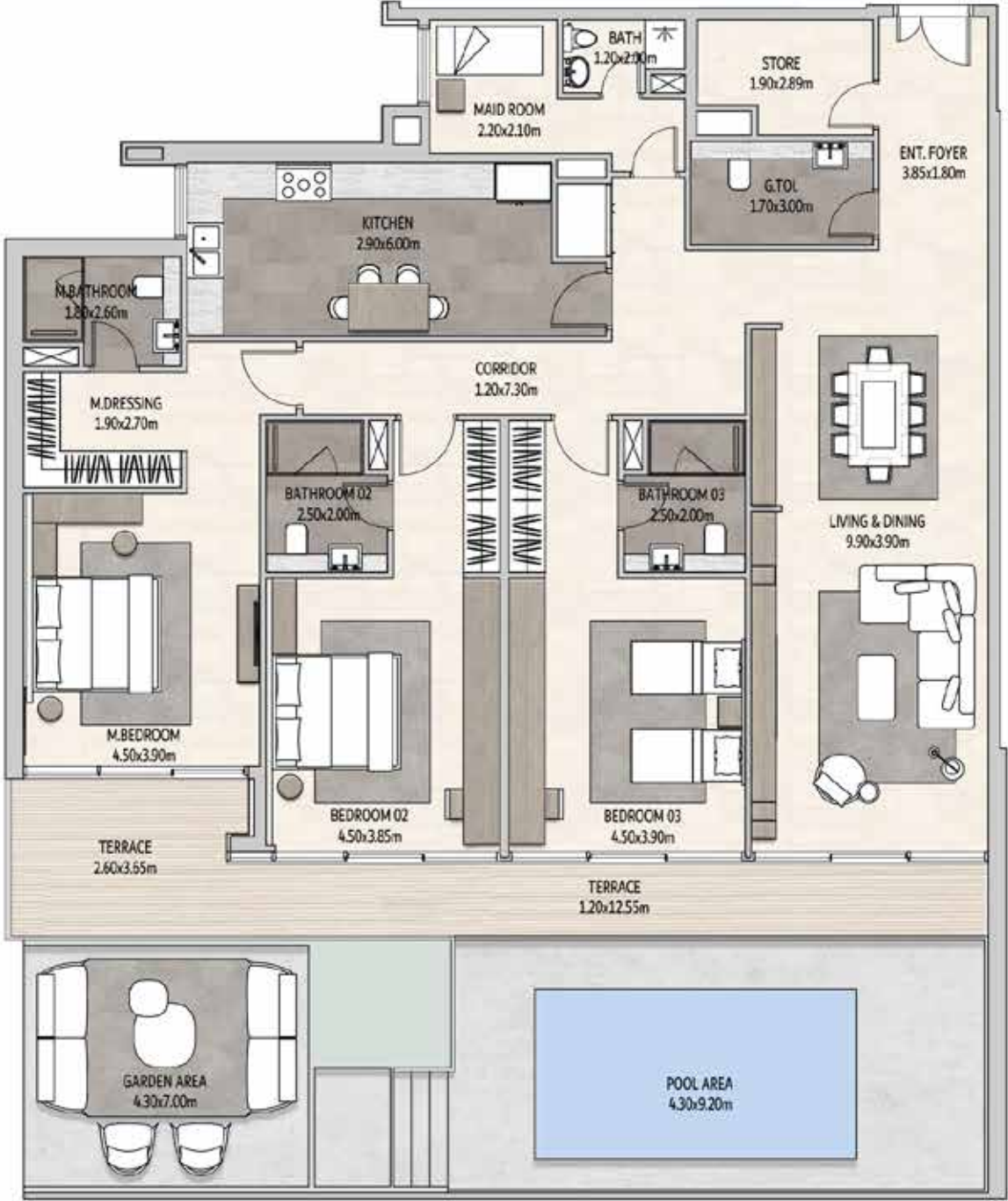
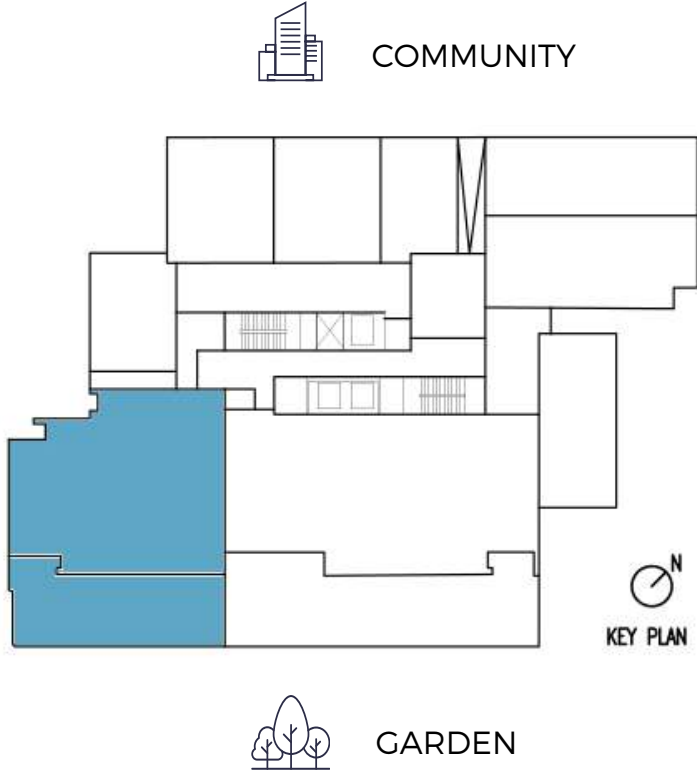
GROUND FLOOR VILLAS

3 BEDROOM VILLA 2

SUITE AREA	201.04 sqm
BALCONY AREA	179.64 sqm
VIEW	Garden
TOTAL AREA	380.40 sqm

LEVEL: GF

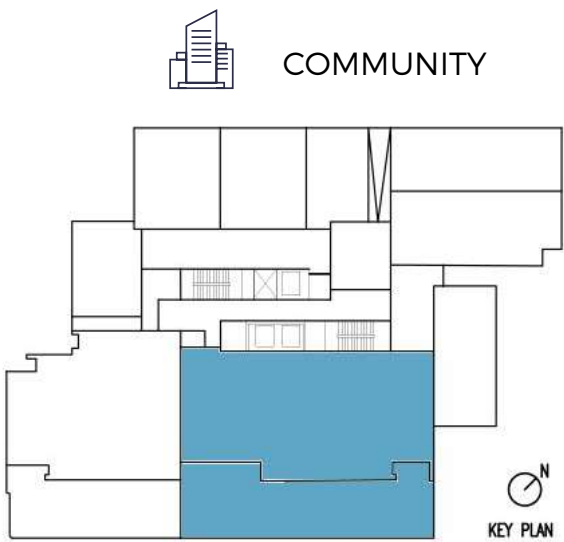
3BD GROUND FLOOR VILLA LAYOUT



4 BEDROOM VILLA I

SUITE AREA	257.02 sqm
BALCONY AREA	147.07 sqm
VIEW	Garden
TOTAL AREA	404.10 sqm

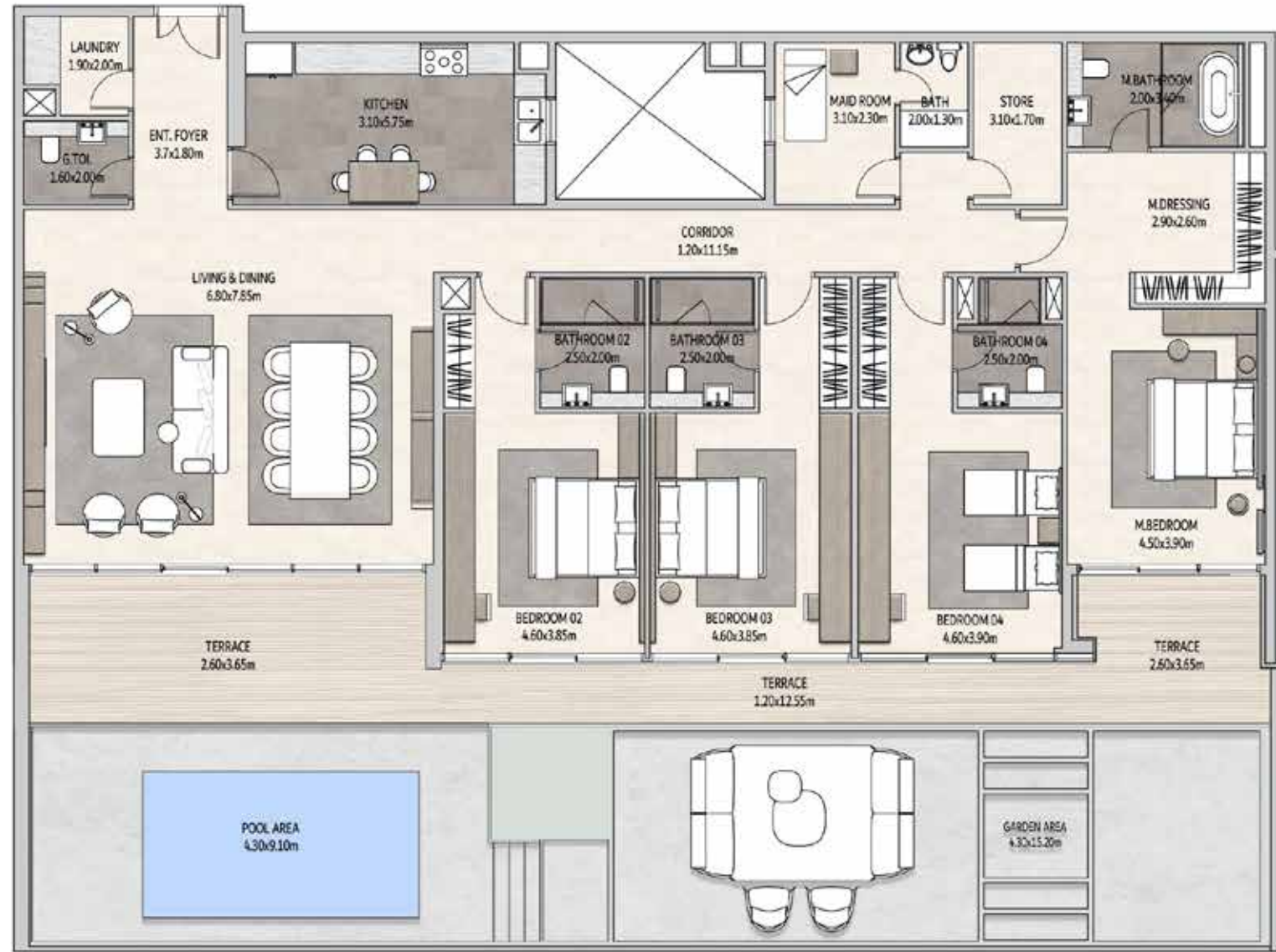
LEVEL: GF



4BD GROUND FLOOR VILLA LAYOUT



GARDEN



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