

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



A young girl with red hair is smiling underwater, her face close to the camera. She has a small earring and a water droplet on her chin. Her right hand is visible, pointing towards the camera. The background is a clear blue pool with some ripples on the surface. On the left side, there is a teal graphic overlay consisting of a four-pointed starburst shape above the text "SMILES MADE EFFORTLESS". The text is in a white, sans-serif font. Below the text, there are several overlapping, curved teal shapes that resemble waves or a stylized 'S' curve.

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

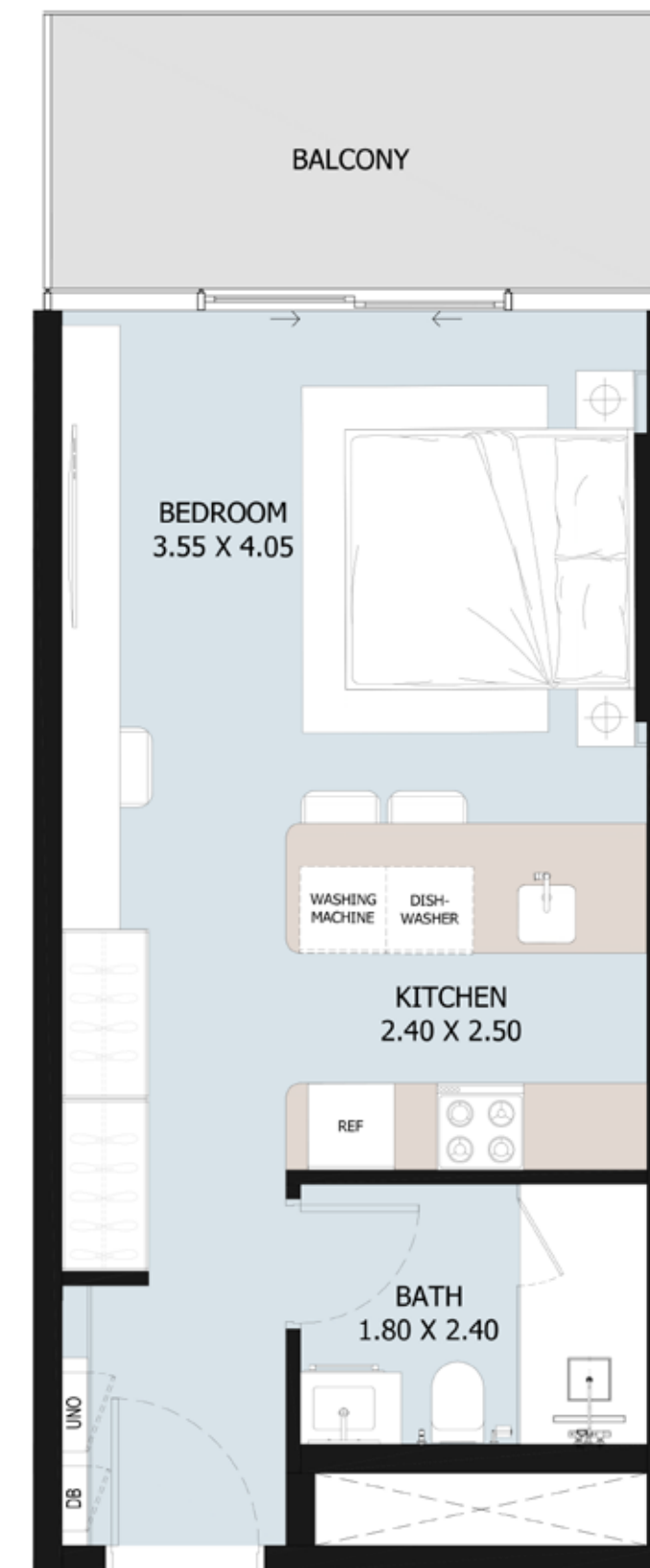






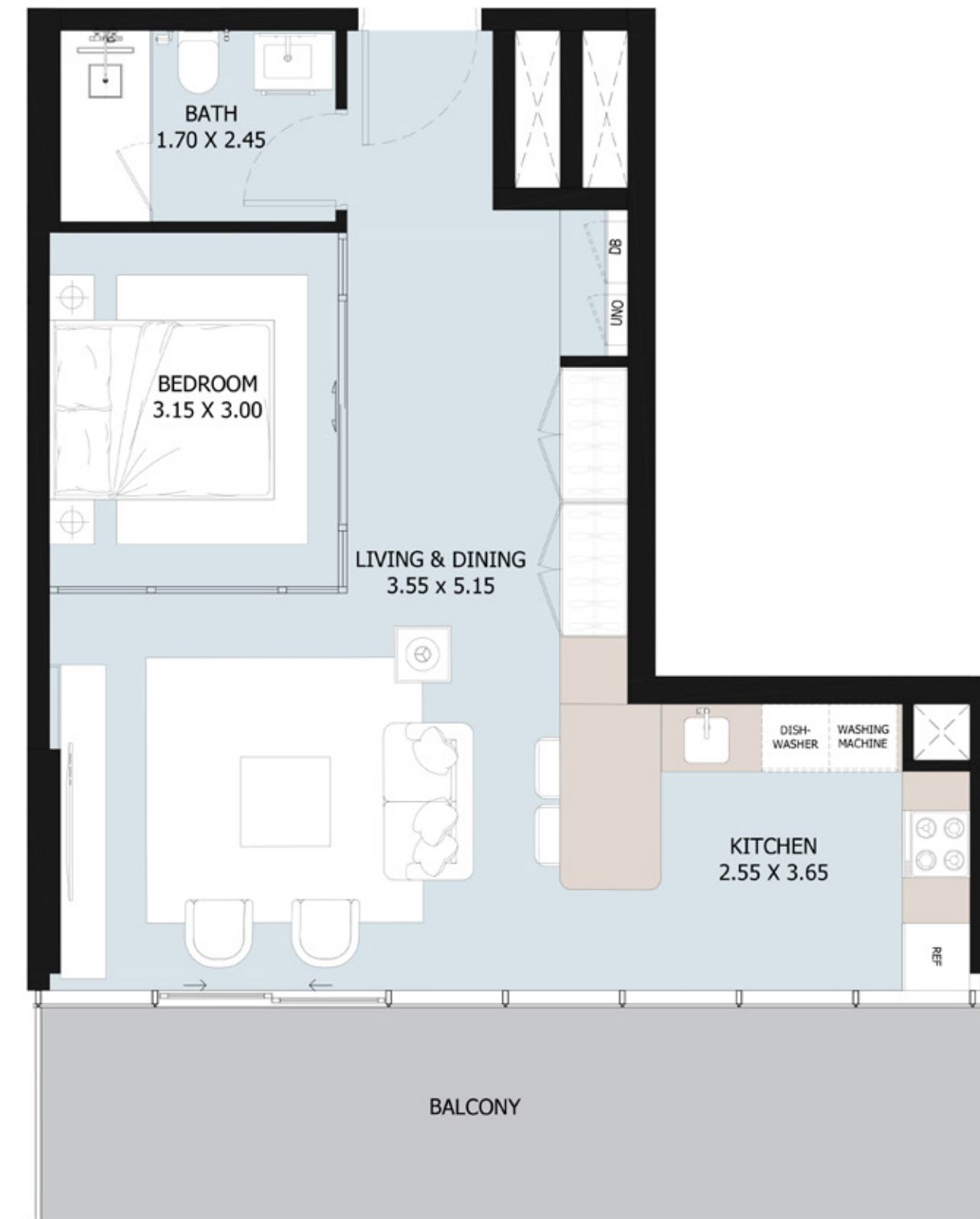


# STUDIO TYPE A





# STUDIO TYPE B

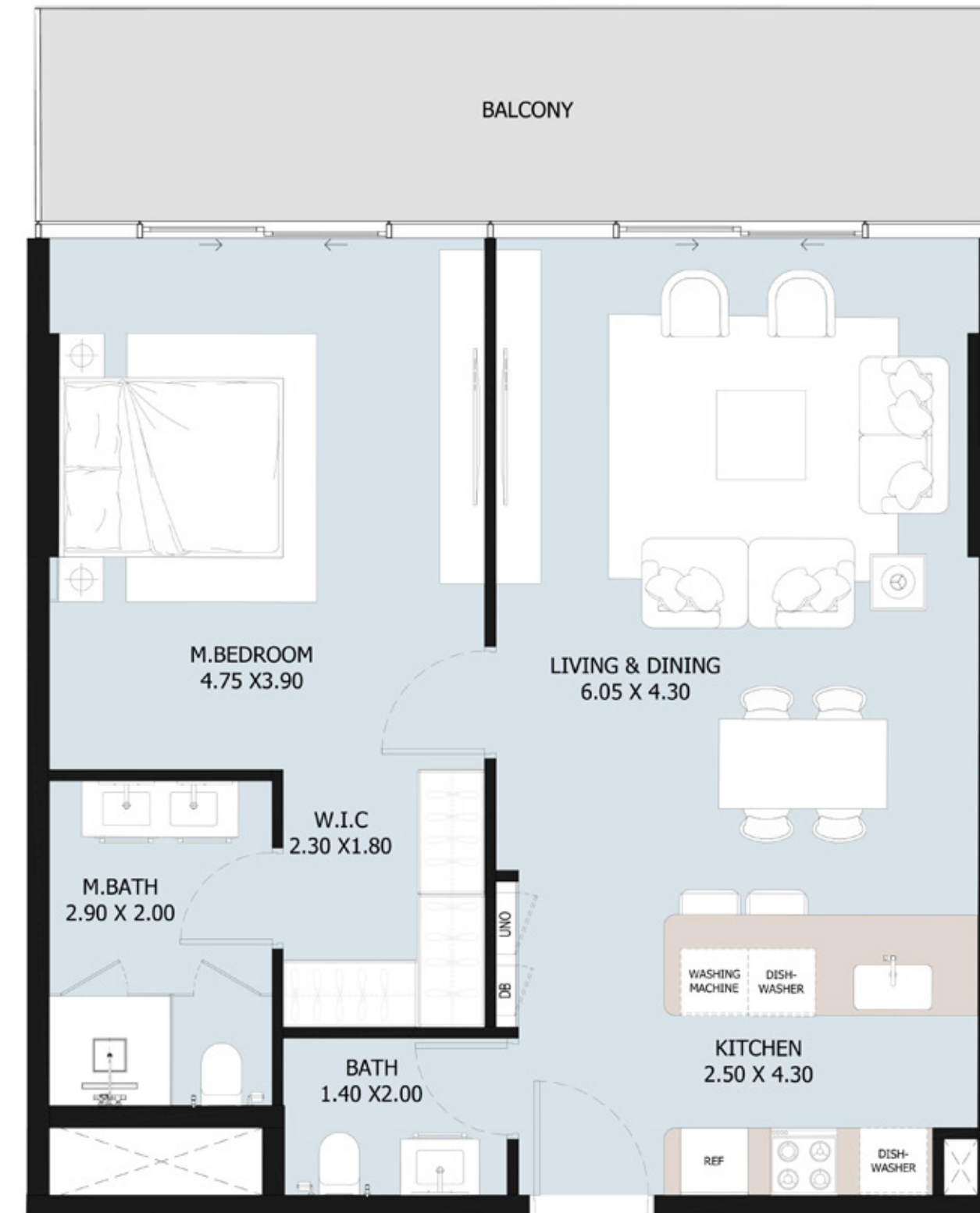






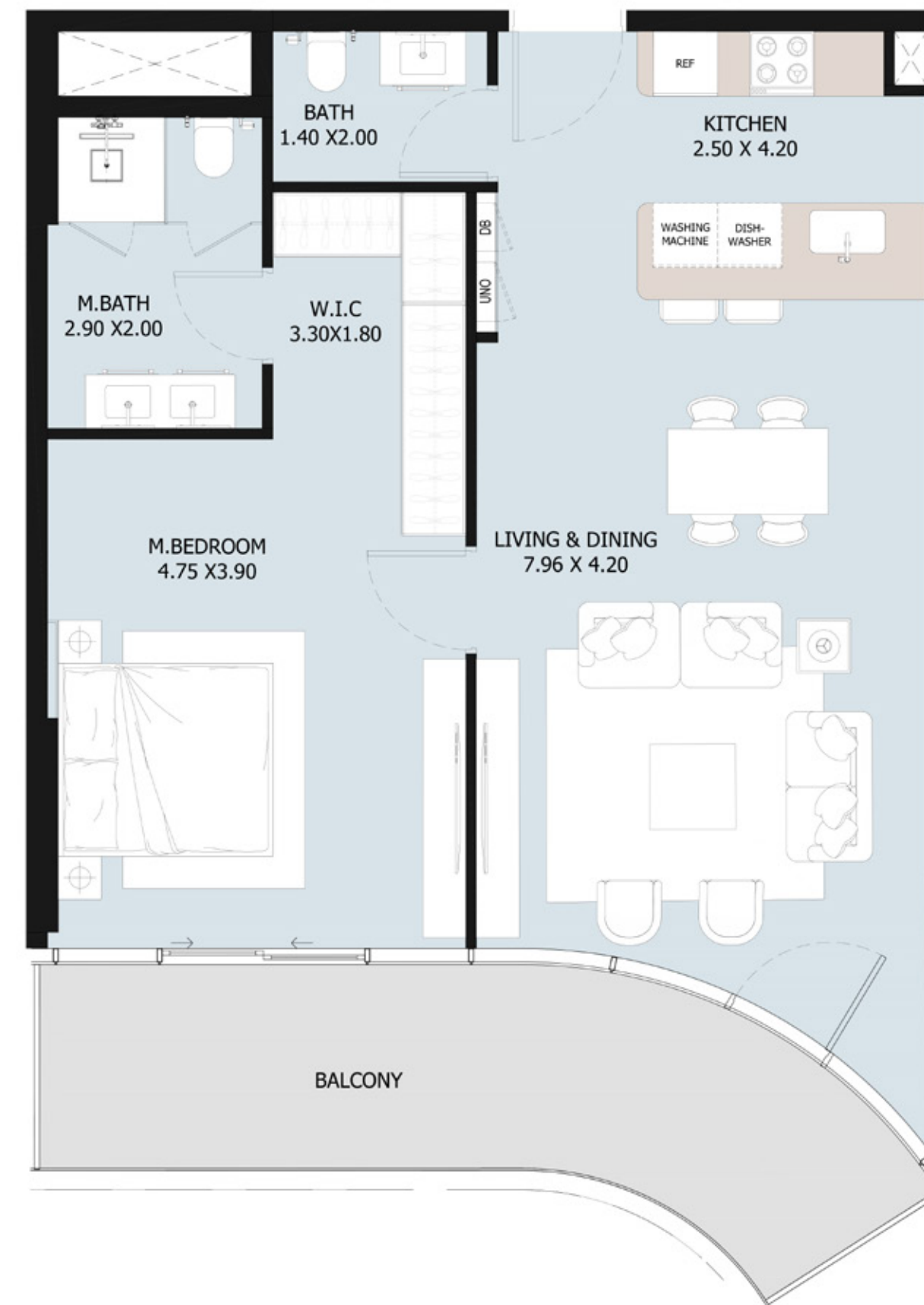


# 1-BEDROOM TYPE A



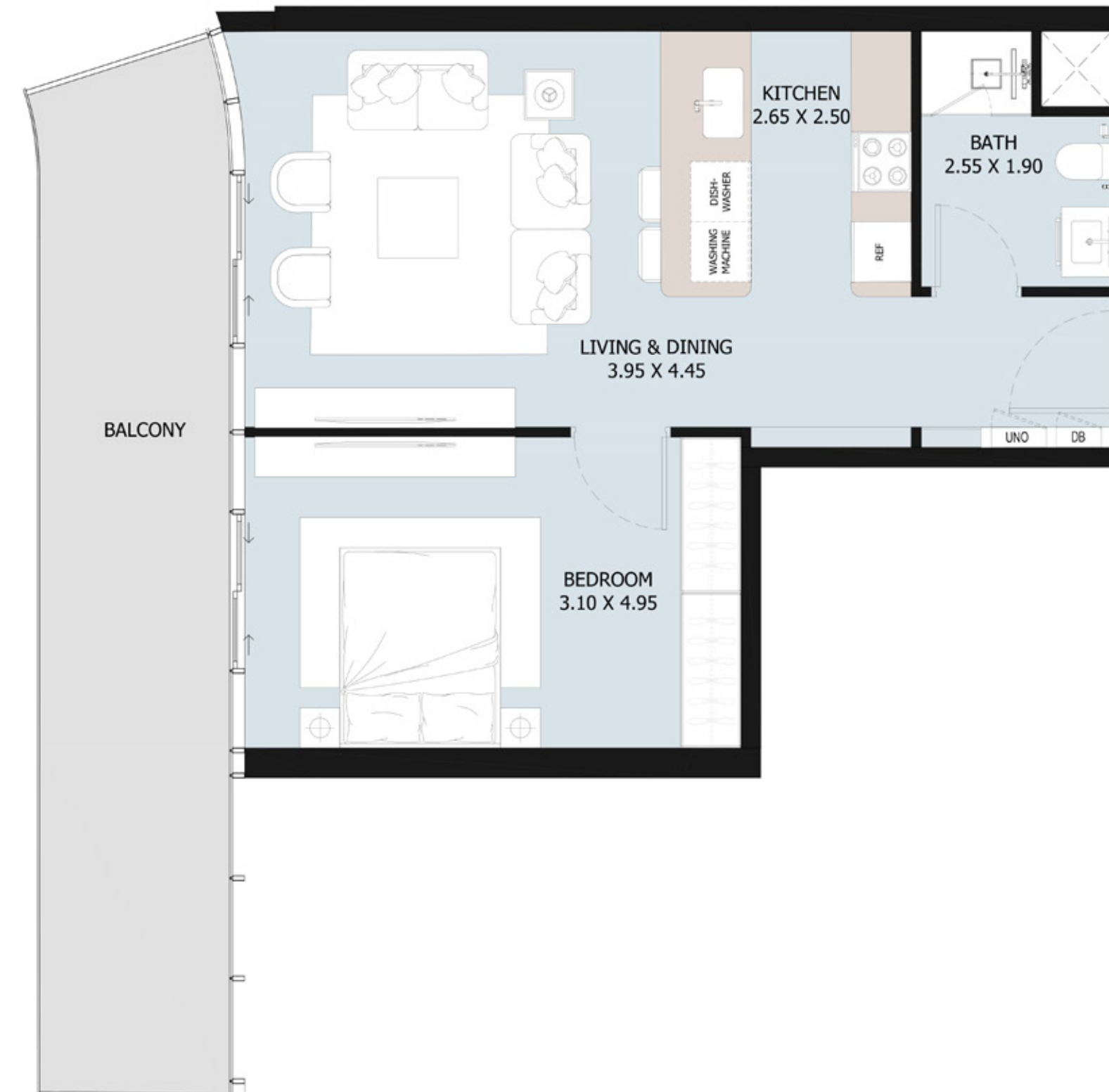


# 1-BEDROOM TYPE B





# 1-BEDROOM TYPE C

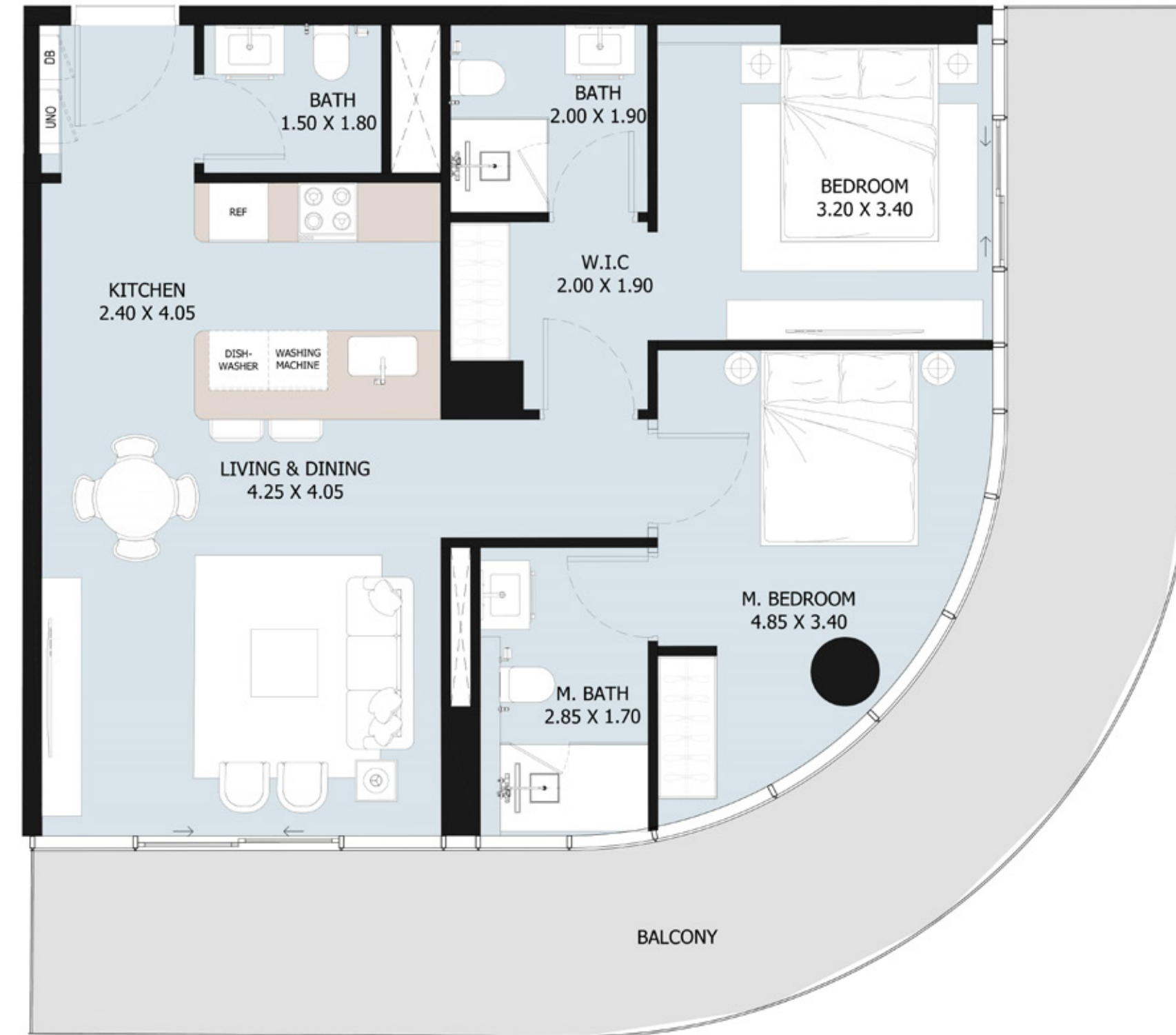






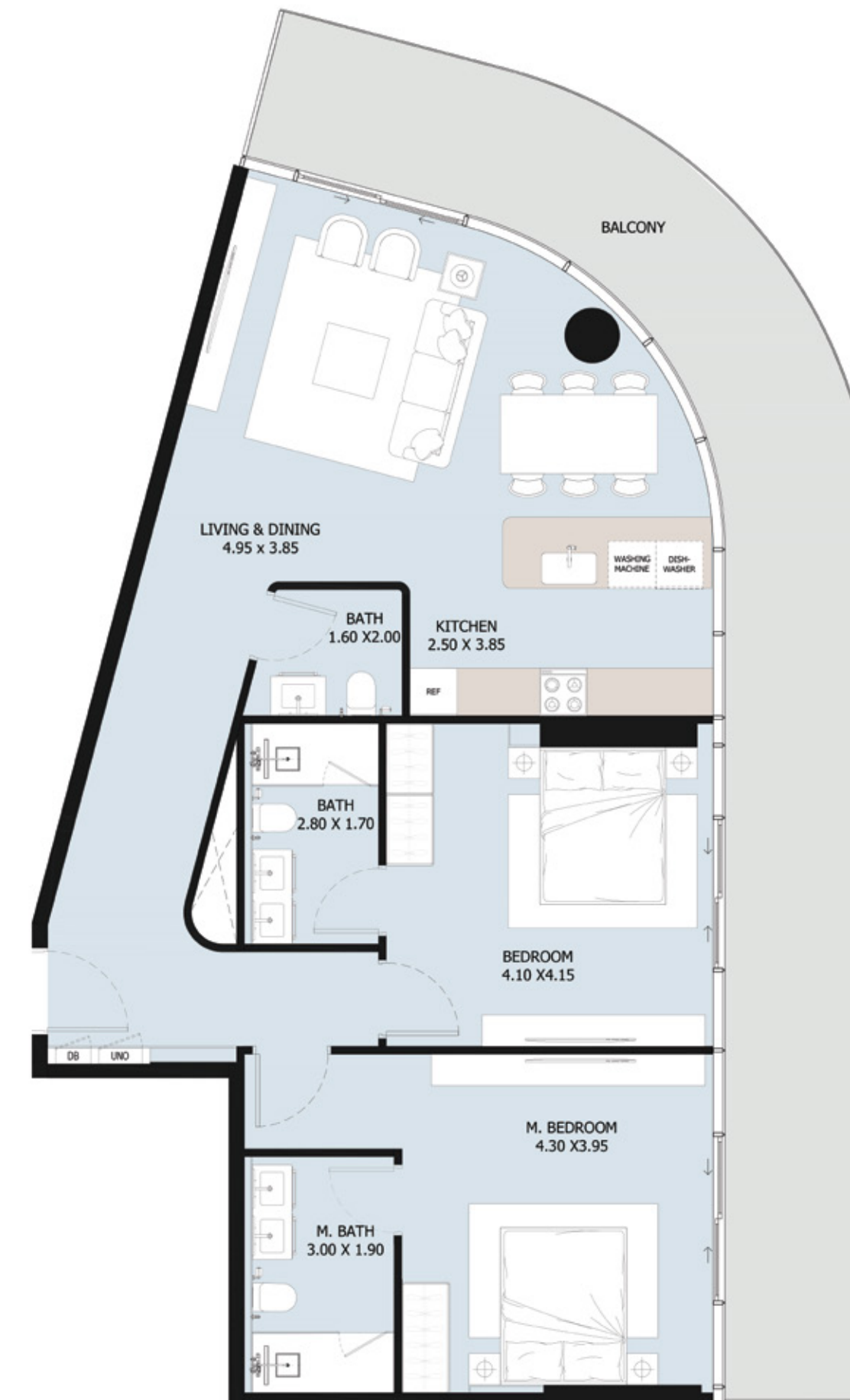


# 2-BEDROOM TYPE A





# 2-BEDROOM TYPE B

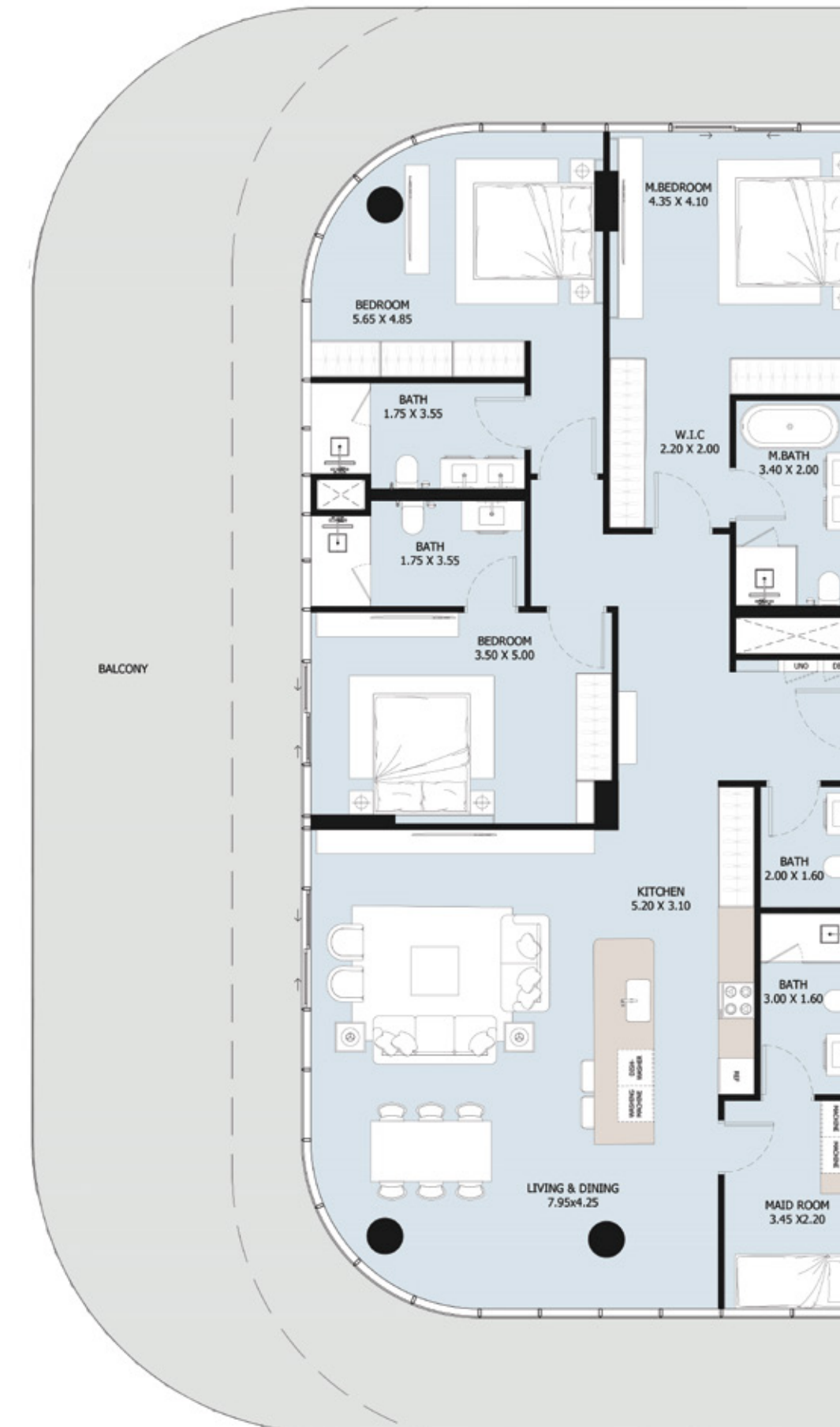






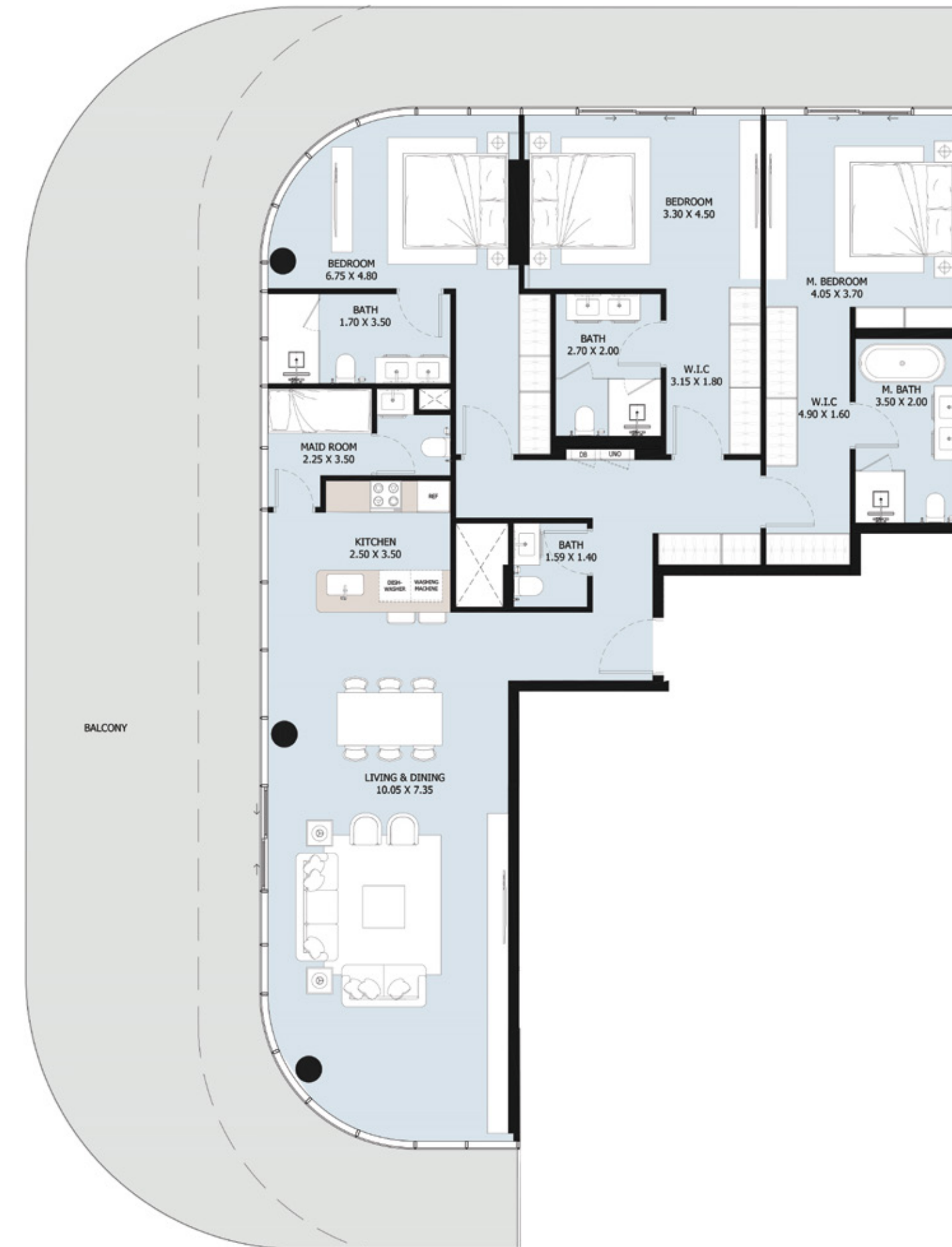
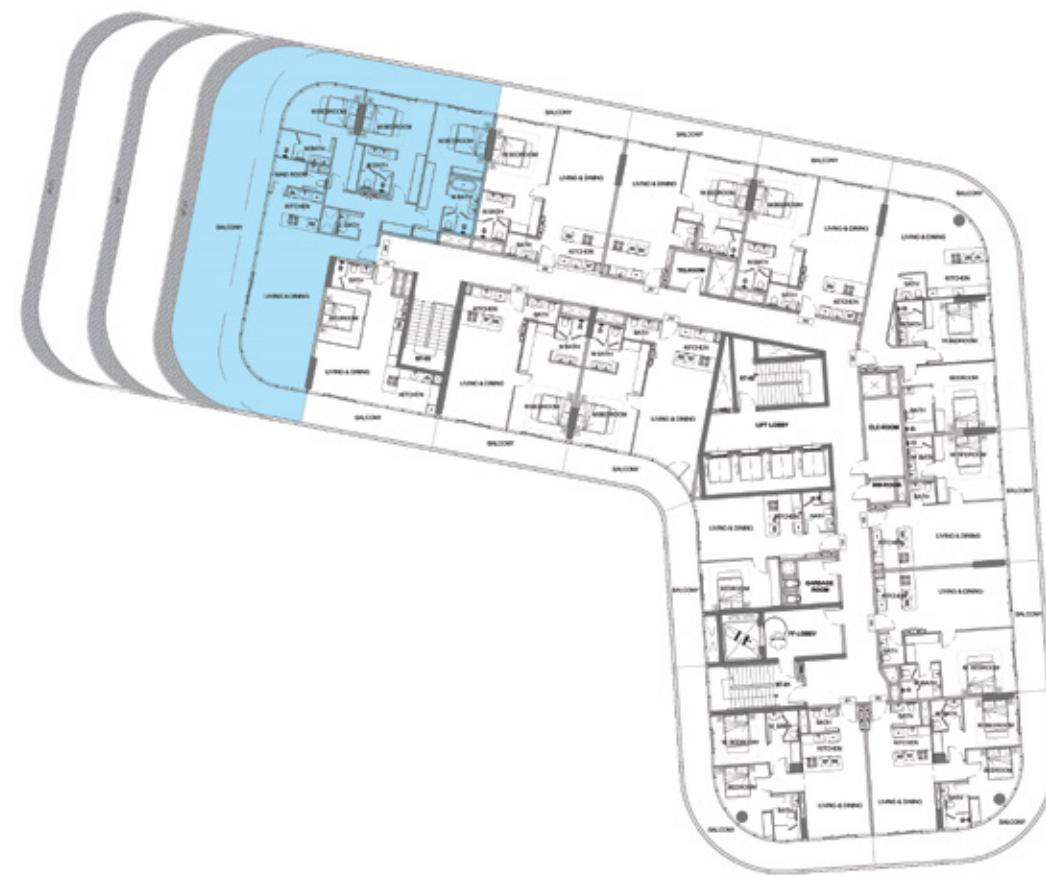


# 3-BEDROOM WITH MAID ROOM TYPE A





# 3-BEDROOM WITH MAID ROOM TYPE B









# 4-BEDROOM PENTHOUSE WITH MAID ROOM

