

WHERE LIFE  
SMILES BACK..



ريپورتاج العقارية  
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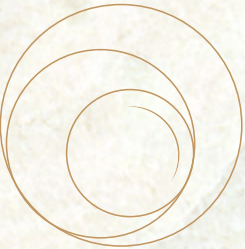


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Perla Heights





**Perla 3**  
326 Fully Furnished Residential  
Apartments & Townhouses

At Yas West, right at the Waterfront, lies Perla 3 – An architectural gem that tells the story of the beautiful island. These high-rise buildings and townhouses offer an incomparable lifestyle right in the heart of the action where the magical life of Yas is at your doorstep.

High-end living and spectacular waterfront views are what comes to mind when Perla 3 is mentioned; whether it is a simplex apartment or a townhouse, all Perla 3 units enjoy a good share of sunlight and a spectrum of colours to wake up to.

**Amenities & Services**

- Large Swimming Pool
- Large Kid's Swimming Pool
- Covered Parkings
- Gymnasium • Zen Garden
- Landscape Areas • Art Garden
- 5 Large Lifts • Yoga Garden
- Bocce Play Area • Pet Area
- Giant Chess Play Area • BBQ Area
- Shaded Seating Areas
- 2 Double Height Lobbies
- Outdoor Table Tennis

**Unit Mix**

**326 Fully Furnished Townhouses & Apartments**

**Townhouses**

24 Four Bedroom Townhouses

**Apartments**

13 Studio Apartments

52 Junior One Bedroom Apartments

118 One Bedroom Apartments

75 Two Bedroom Apartments

44 Three Bedroom Apartments

**Location Features**

Waterfront Location	
Drive to YAS Beach	5 min
Drive to Etihad Arena	5 min
Drive to Ferrari World	5 min
Drive to Yas Waterworld	6 min
Walk to Etihad Arena	7 min
Drive to Yas Park	9 min
Drive to YAS Mall	10 min
Drive to Warner Bros World	10 min
Drive to AD International Airport	12 min
Drive to Louvre Meusum	22 min
Drive to Saadiyat Island	25 min
Drive to Al Reem Island	30 min

**Unit Features**

- All units with sea view
- Built-in wardrobes in bedrooms
- Central air conditioning
- Double glazed windows
- Fully tiled bathrooms, in-suites and guest toilets wherever applicable
- Kitchen cabinets and countertops
- Private Balconies / Terraces as per unit plan
- Satellite master antenna and fibre optic conection for high speed internet access
- Shower with handle and shower in each bathroom
- Vanity units & Mirrors