

PENTHOUSE
AT
THE BAY
RESIDENCE

WELCOME TO
THE BAY
RESIDENCE

EXPERIENCE THE
NEW WAVE *of* LIVING



YAS
BEACH

10 MIN
WALKING DISTANCE

PIER71

PIER71

7 MIN
WALKING DISTANCE



Hilton
ABU DHABI YAS ISLAND
HILTON
ABU DHABI

3 MIN
WALKING DISTANCE

ETIHAD
ARENA

ETIHAD ARENA

2 MIN
WALKING DISTANCE



FORMULA 1 ABU
DHABI

5 MIN
WALKING DISTANCE



ABU DHABI
WHERE IT ALL BEGAN

أبو ظبي العاصمة ABU DHABI - A THRIVING CITY

بين جزرها الطبيعية ومنتجاتها الفاخرة ، توفر ابوظبي كل شروط حياة الرفاهية، حيث تجمع المدينة بين جودة العيش وبيئة الأعمال ، مما يجعلها واحدة من أكثر الأماكن المرغوبة في العالم. تشتهر ابوظبي بالتراث والعصرية والمعالم المعمارية المميزة وبتنوع ثقافتها، مما يجعلها قبلة العيش والسكن للأشخاص من جنسيات مختلفة.

From golden sands to turquoise seas Abu Dhabi has something for everyone. The city combines an unsurpassed quality of life with an innovative business environment, making it one of the most desirable places in the world to live and work.

Known for its modern skyscrapers and traditional culture. Home to people from all different nationalities, Abu Dhabi offers an amazingly diverse culture.

واجهة ياس باي البحرية - إنسجام مع الطبيعة WATERFRONT LIVING - ENJOY HARMONY WITH NATURE

توفر واجهة ياس باي البحرية جاذبية لا تجدها بأماكن أخرى ، حيث ينتابك شعور دائم بالاستجمام.

The waterfront offers an allure that other properties don't, living on the waterfront feels a little like you are on a permanent holiday, a more carefree existence.



إتحاد أرينا ETIHAD ARENA

الاتحاد أرينا أكبر وجهة ترفيهية حديثة في الشرق الأوسط. تقدم باقة مميزة من فعاليات، من حفلات غنائية حماسية، إلى فعاليات رياضية ومؤتمرات وفعاليات شركات رفيعة.

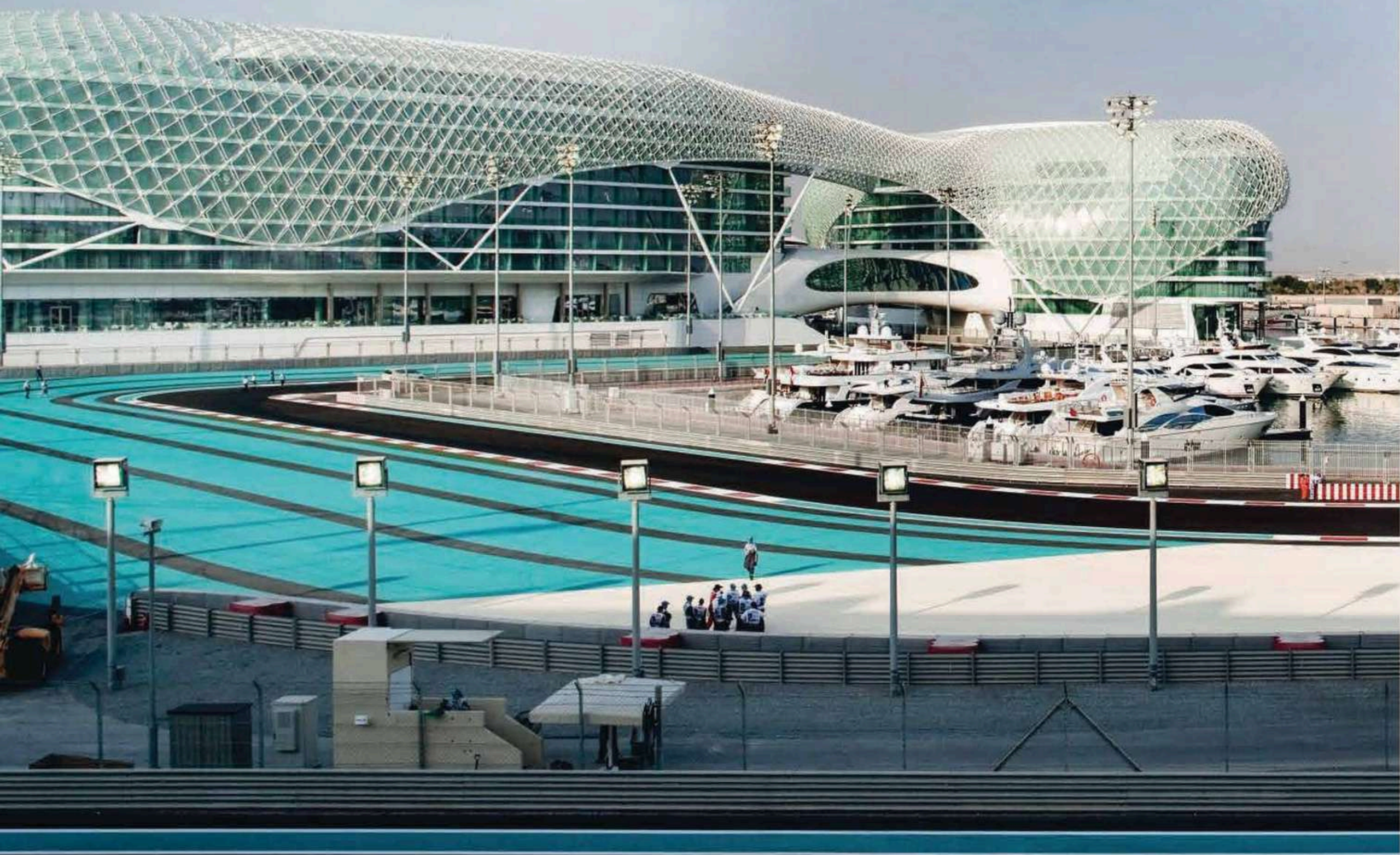
The Arena is the Middle East's largest state-of-the-art indoor entertainment venue. Offering a huge range of events, from electrifying concerts, exhilarating sports and sophisticated corporate functions, to intimate community celebrations.



معلمه جديده للترفيه

A NEW LANDMARK OF ENTERTAINMENT

A HEAVEN OF BEAUTY
IN THE HEART OF A THRIVING CITY



جزيرة ياس - عالم من الإثارة YAS ISLAND - 360 DEGREES *of* EXCITEMENT

جزيرة ياس واحدة من أهم الوجهات السياحية و الأماكن الترفيهية في أبوظبي حيث يمكنك الاستمتاع بتجارب حياة تعيش بالذاكرة.

A scenic island surrounded by crystal-clear waters and dotted with some of Abu Dhabi's most iconic landmarks, Yas Island offers unforgettable experiences that enliven all the senses.

WATERFRONT LIFESTYLE

Nestled in the heart of tranquility and sophistication, The Bay Residences offers an exclusive opportunity to experience the epitome of waterfront luxury at Yas Bay





بيير ٧١ - تجربة عالمية

PIER71 - A UNIVERSAL EXPERIENCE

يضم سلسلة مطاعم ، بما في ذلك ذا تريولوجي باي بوداه بار الذي يضم زيبرا و بشرى و سدهارتا لاونج ؛ هانتر اند بارل و ذا لايت هاوس، لكارنيتا و ديكازاكيا و لوك ستوك اند بارل وآسيا آسيا وغيرها.

It boasts a series of F&B experiences, including The Trilogy by Buddha-Bar comprising Zeera, Bushra and the Siddharta Lounge; Hunter and Barrel, The Lighthouse, La Carnita, Daikan Izakaya, Lock Stock and Barrel, Asia Asia and many more.

THE BAY

RESIDENCE

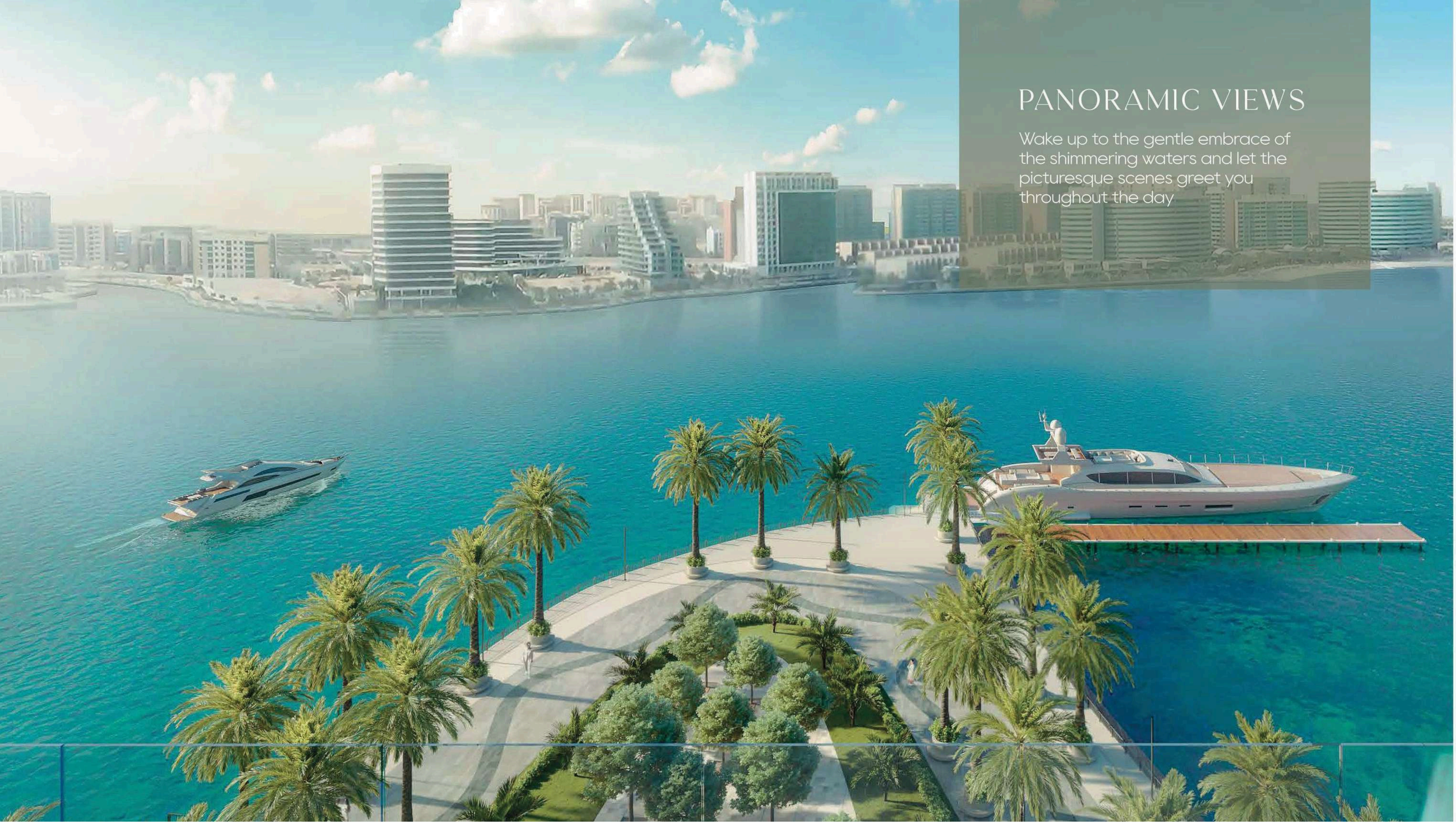






PANORAMIC VIEWS

Wake up to the gentle embrace of the shimmering waters and let the picturesque scenes greet you throughout the day





SWIMMING POOLS





الموقع - أسلوب وجودة معاً
EXTERIOR - STYLE & QUALITY COMBINED





وسائل راحة مصممة بعناية
THOUGHTFULLY DESIGNED AMENITIES



وسائل راحة مصممة بعناية
THOUGHTFULLY DESIGNED AMENITIES

تم تصميم وسائل الراحة بعناية لتجسيد الشعور بالاسترخاء، وتكملت أسلوب الحياة النابضة بالرفاهية و الرقي.

Carefully designed to embody the feeling of relaxation, the amenities complement a lifestyle that elevates vibrant living with exceptional and refined luxury. From spacious rooms to striking views.

المرافق المتوفرة في باي ريزيدنس
Amenities offered at the Bay Residence:

- | | |
|---|---|
| ■ استقبالات
LUXURIOUS & SPACIOUS LOBBY | ■ نادي رياضي
GYM & HEALTH CLUB |
| ■ حمام سباحة وحمام سباحة للأطفال
SWIMMING POOL & KIDS POOL | ■ محلات تجارية
COMMUNITY RETAIL |
| ■ منطقة لعب الأطفال
KIDS PLAY AREA & PARKS | ■ مواقف مغطاة للسيارات
COVERED PARKING |
| ■ منطقة للشواء
BARBECUE AREA | |



THE BAY
RESIDENCE



UNVEIL THE UNMATCHED ELEGANCE

Step into a world elegance knows no bounds.

Our meticulously designed residences exude sophistication with contemporary aesthetics and timeless craftsmanship. Each corner is thoughtfully curated to enhance your comfort and elevate your lifestyle. Immerse yourself in the seamless blend of modern architecture and the serene waterscape.



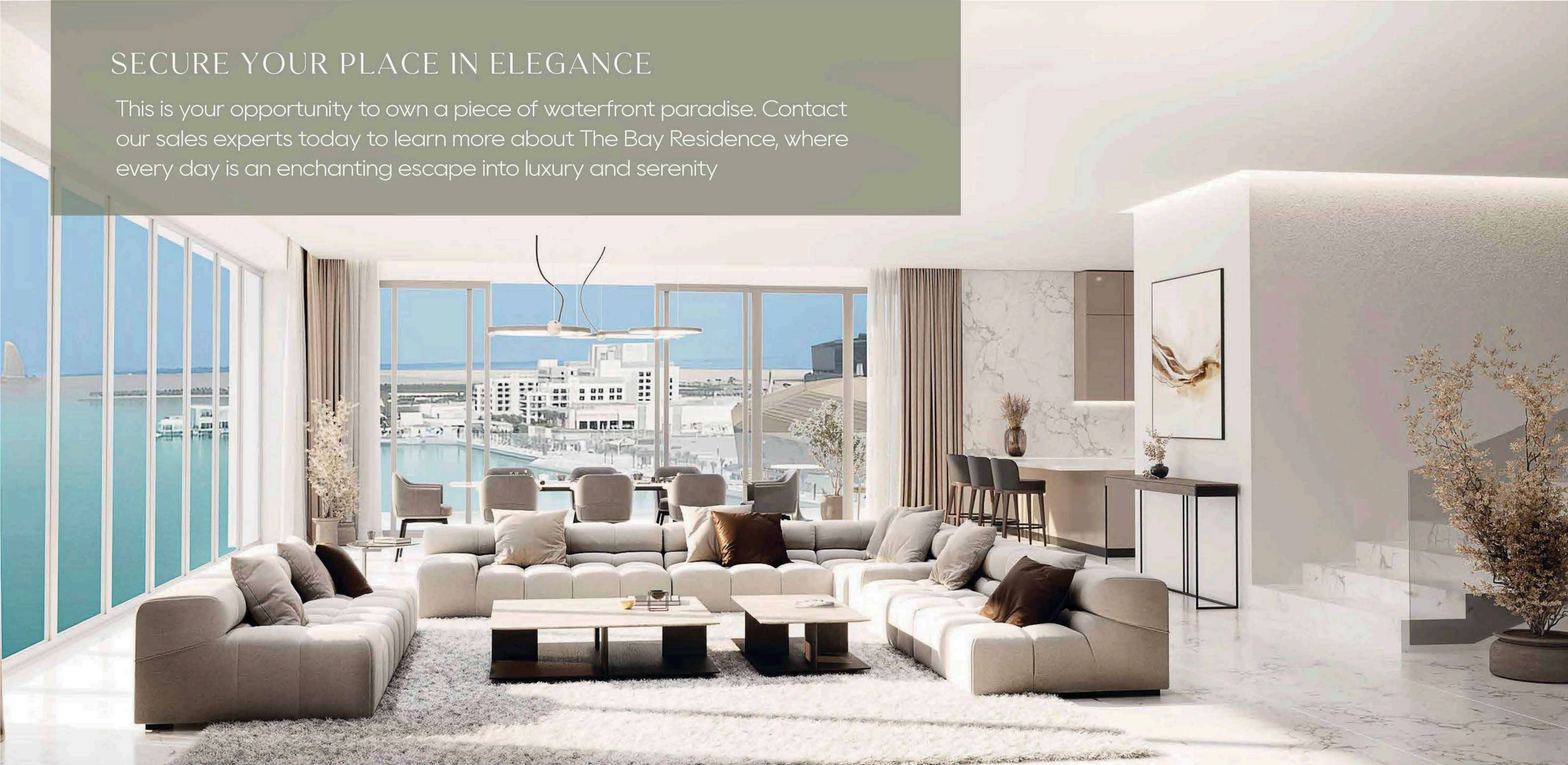
GAOURMET HAVEN



Experience culinary
excellence in our
exclusive dining
destinations, offering
a symphony of flavors
in an exquisite setting

SECURE YOUR PLACE IN ELEGANCE

This is your opportunity to own a piece of waterfront paradise. Contact our sales experts today to learn more about The Bay Residence, where every day is an enchanting escape into luxury and serenity





تصاميم داخلية فخمة WELCOMING & STUNNING INTERIORS

تتميز الشقق ومنازل التاون هاوس بتجهيزات عالية الجودة ونظام التخزين الذكي والتشطيبات ذات المستوى العالمي. تتميز المطابخ شبه المفروشة بتجهيزات عالية الجودة تم تصنيعها بعناية فائقة.

The apartments and townhouse villas boast of highquality fixtures, smart storage options and world-class finishes to deliver an elevated living statement. The semi-furnished kitchens feature high-quality fittings that have been crafted with meticulous attention to details.



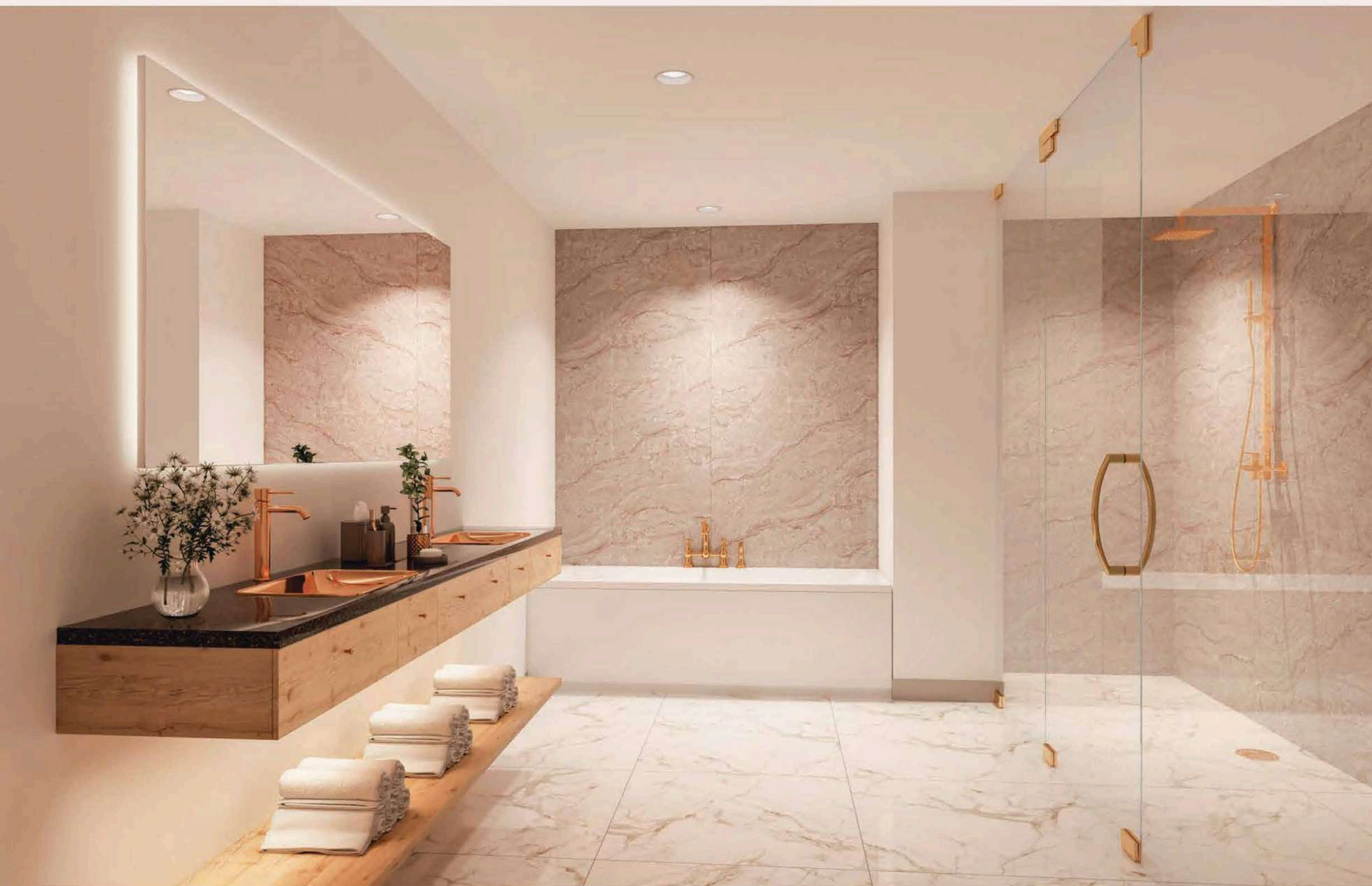




موجه جديدة للحياه THE NEW WAVE *of* LIVING

ذا باي ريزيدنس هو عنوانك للحدائق والفخامة. بإطلالات ساحرة، يمكنك الاستمتاع من شرفات ونوافذ بيتك بزرقة مياه البحر والواجهة البحرية للياس باي. يوفر ذا باي ريزيدنس ٢٣٢ شقة فاخرة وبنهاوس ومنازل تاون هاوس على مستوى عالمي مصممة لتناسب مع محيط الرؤية.

Inspired architecture and superb craftsmanship have unified to create building that allows unobstructed views from its spacious balconies and full-height windows. Where you can truly experience elevated living and let the waterfront views give you the peace of mind you've been searching for. The Bay Residence offers 232 premium apartments, penthouses and podium townhouses with world-class designed to match visionary surroundings.



WORLD-CLASS AMENITIES

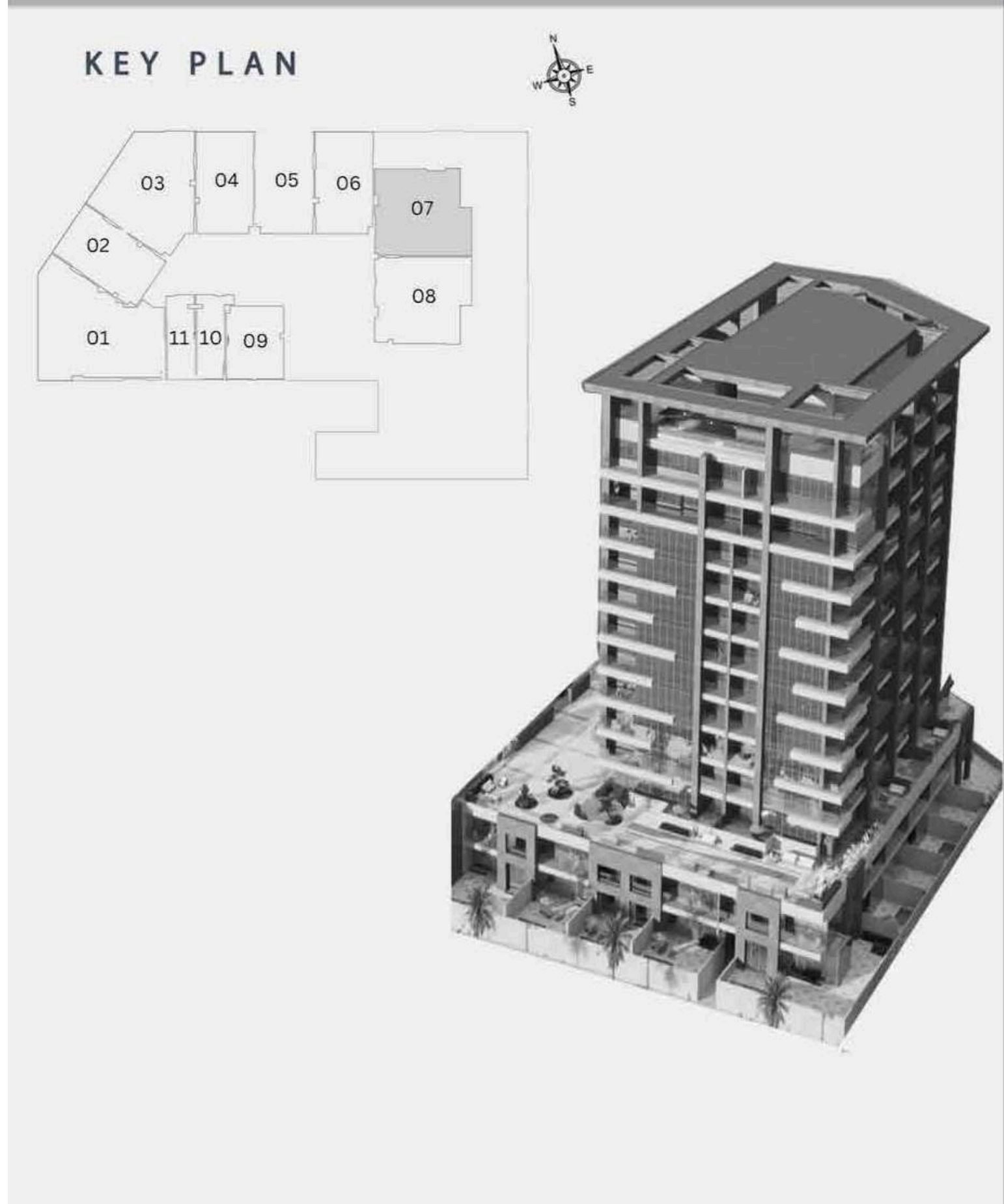




The Bay Residences harmoniously combines the tranquility of waterfront living with the convenience of urban connectivity. Located in a prime location, you're minutes away from the city's cultural landmarks, upscale shopping, and vibrant entertainment. Your haven of serenity is seamlessly linked to the pulse of the city

FLOOR PLAN

Internal Area	1,154.64	Sq.ft.
Outdoor Area	522.26	Sq.ft.
Total Area	1,676.91	Sq.ft.

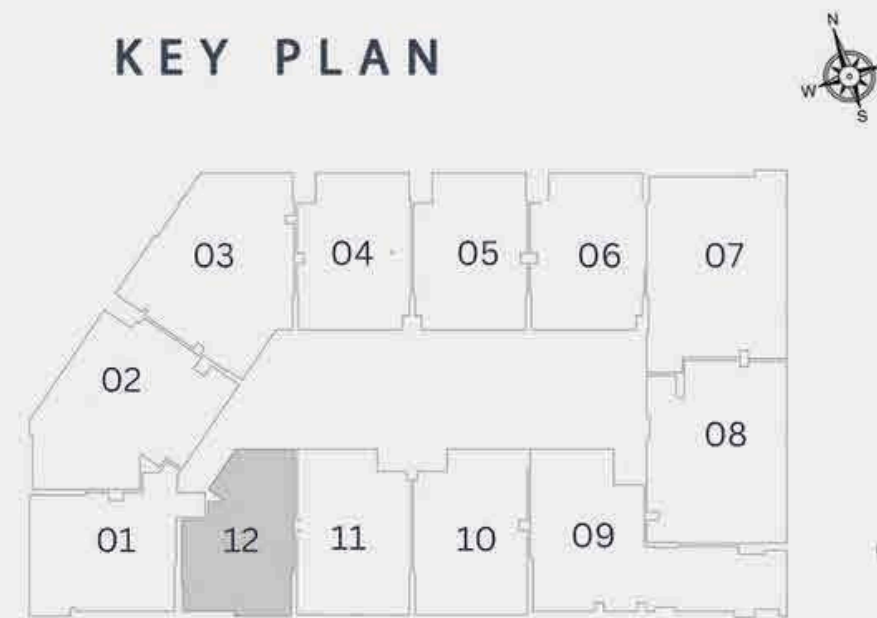


DISCLAIMER:

All measurements are indicative and are for marketing purposes only. All efforts have been made to ensure their accuracy, however these layouts are subject to change at the discretion of the developer and should not be relied upon as final. The actual area may vary from the stated area and the developer reserves the right to make the revisions/alterations, at its absolute discretion, without any liability whatsoever

Internal Area	1,550.33	Sq.ft.
Outdoor Area	198.59	Sq.ft.
Total Area	1,748.92	Sq.ft.

KEY PLAN



THE BAY RESIDENCE II 3 BED PH-TYPE A DUPLEX

UPPER FLOOR



LOWER FLOOR



DISCLAIMER:

All measurements are indicative and are for marketing purposes only. All efforts have been made to ensure their accuracy, however these layouts are subject to change at the discretion of the developer and should not be relied upon as final. The actual area may vary from the stated area and the developer reserves the right to make the revisions/alterations, at its absolute discretion, without any liability whatsoever

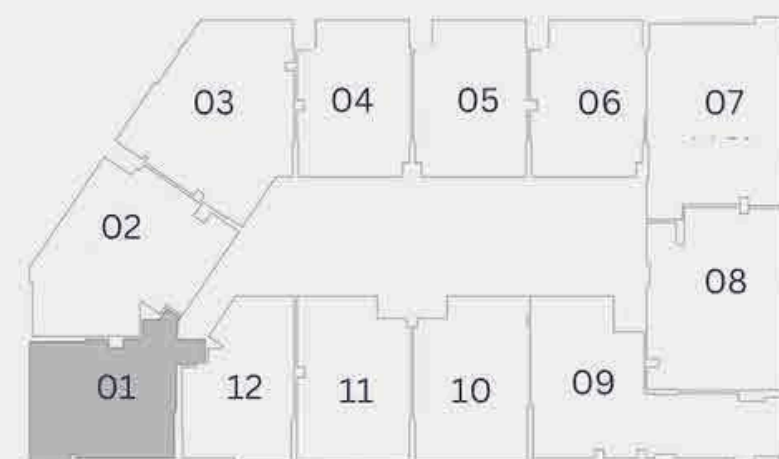


BARAKA

REAL ESTATE DEVELOPMENT

Internal Area	1,768.62	Sq.ft.
Outdoor Area	269.85	Sq.ft.
Total Area	2,038.47	Sq.ft.

KEY PLAN



THE BAY RESIDENCE II



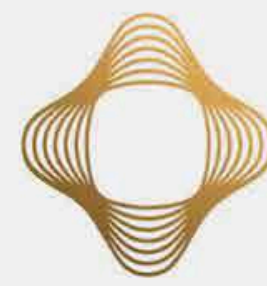
UPPER FLOOR



LOWER FLOOR

DISCLAIMER:

All measurements are indicative and are for marketing purposes only. All efforts have been made to ensure their accuracy, however these layouts are subject to change at the discretion of the developer and should not be relied upon as final. The actual area may vary from the stated area and the developer reserves the right to make the revisions/alterations, at its absolute discretion, without any liability whatsoever

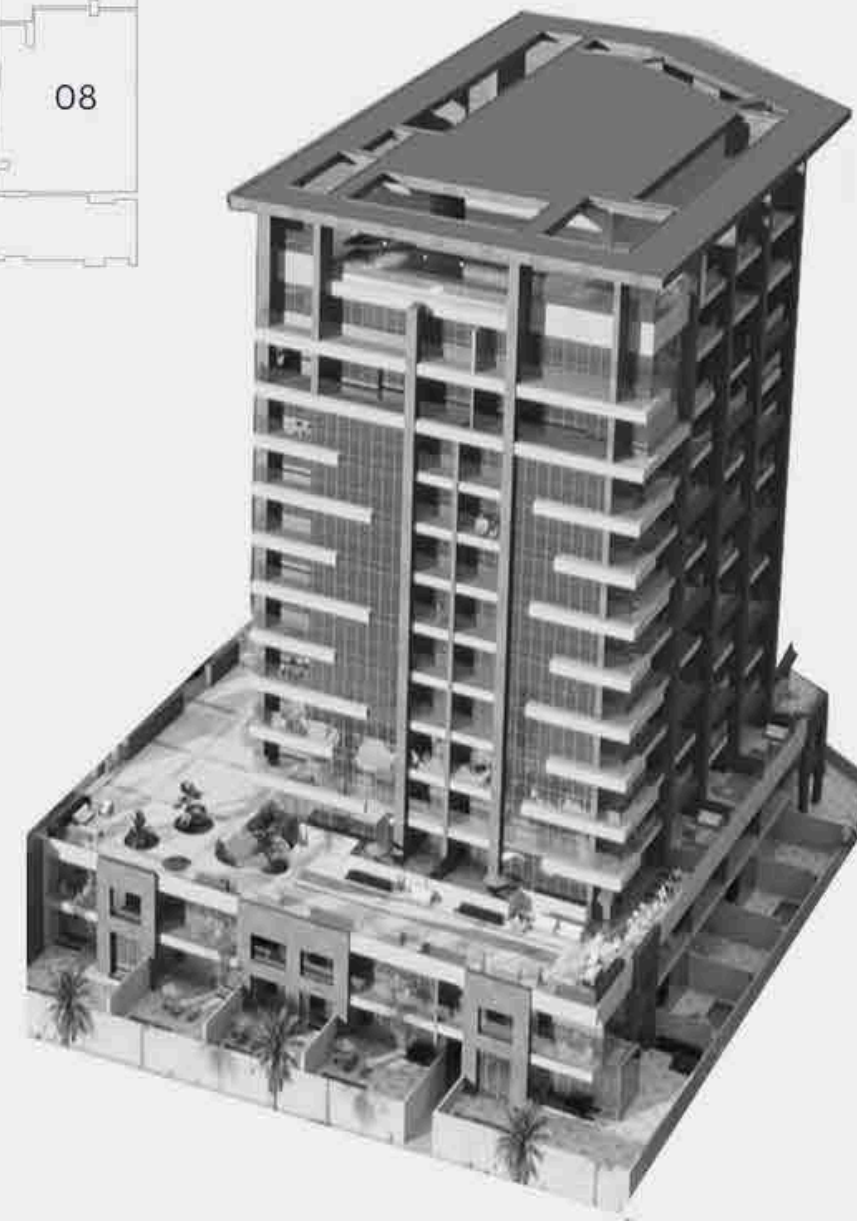


BARAKA

REAL ESTATE DEVELOPMENT

Internal Area	2,249.44 Sq.ft.
Outdoor Area	500.52 Sq.ft.
Total Area	2,749.96 Sq.ft.

KEY PLAN



THE BAY RESIDENCE II

UPPER FLOOR



LOWER FLOOR

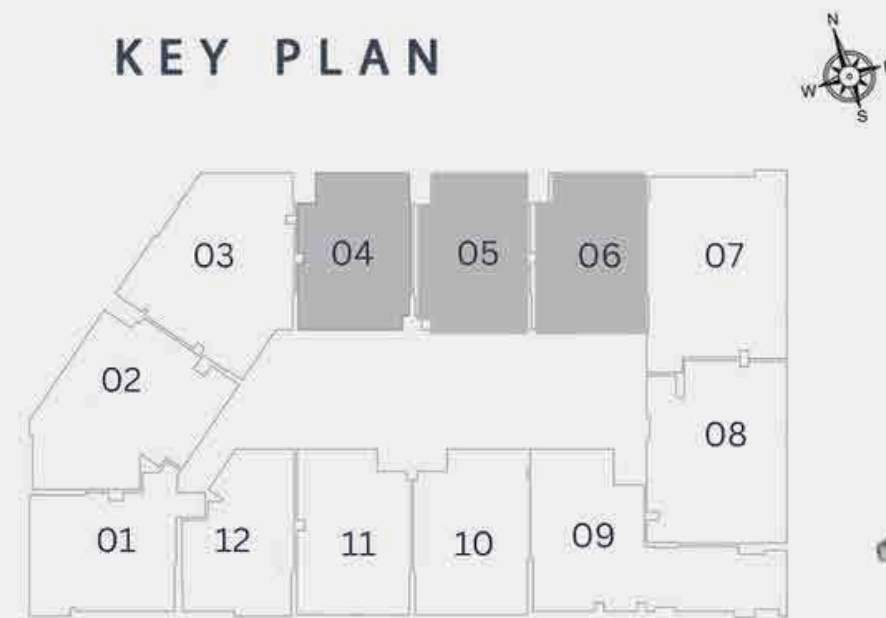


DISCLAIMER:

All measurements are indicative and are for marketing purposes only. All efforts have been made to ensure their accuracy, however these layouts are subject to change at the discretion of the developer and should not be relied upon as final. The actual area may vary from the stated area and the developer reserves the right to make the revisions/alterations, at its absolute discretion, without any liability whatsoever

Internal Area	1,672.82 Sq.ft.
Outdoor Area	345.09 Sq.ft.
Total Area	2,071.91 Sq.ft.

KEY PLAN



THE BAY RESIDENCE II

UPPER FLOOR



LOWER FLOOR



DISCLAIMER:

All measurements are indicative and are for marketing purposes only. All efforts have been made to ensure their accuracy, however these layouts are subject to change at the discretion of the developer and should not be relied upon as final. The actual area may vary from the stated area and the developer reserves the right to make the revisions/alterations, at its absolute discretion, without any liability whatsoever

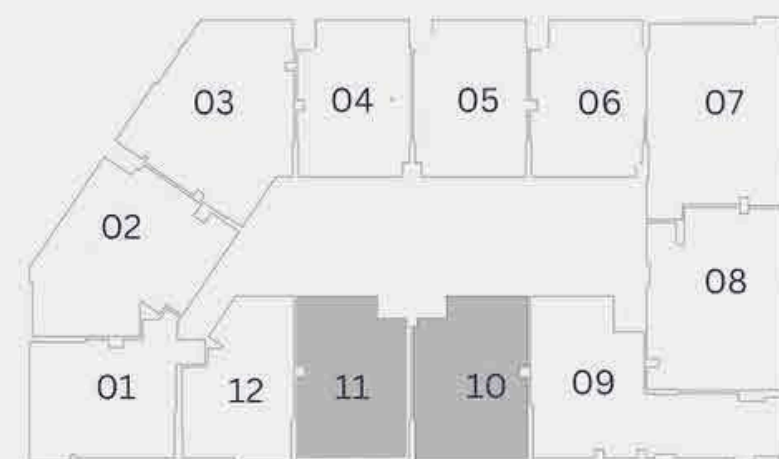


BARAKA

REAL ESTATE DEVELOPMENT

Internal Area	1,574.44 Sq.ft.
Outdoor Area	374.91 Sq.ft.
Total Area	1949.34 Sq.ft.

KEY PLAN



THE BAY RESIDENCE II



UPPER FLOOR



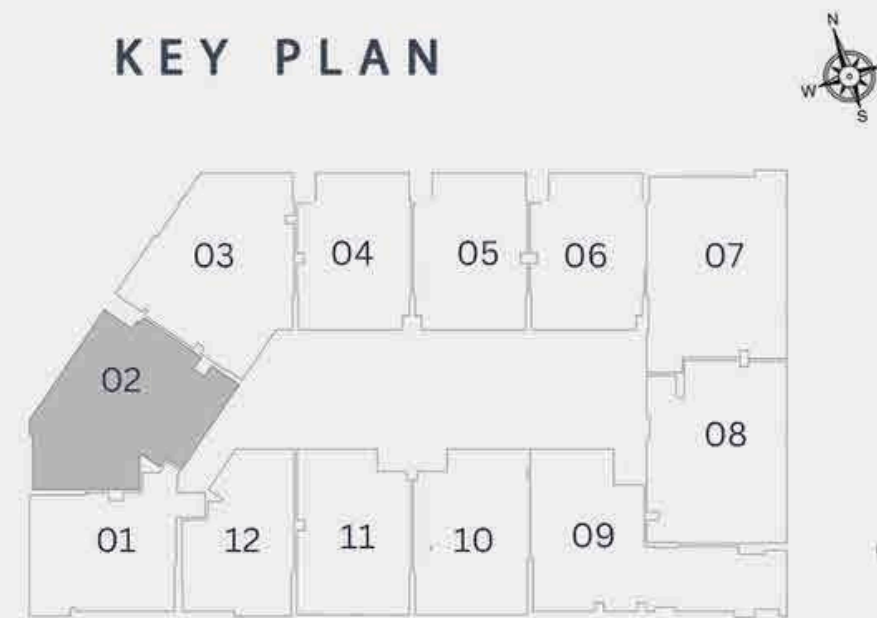
LOWER FLOOR

DISCLAIMER:

All measurements are indicative and are for marketing purposes only. All efforts have been made to ensure their accuracy, however these layouts are subject to change at the discretion of the developer and should not be relied upon as final. The actual area may vary from the stated area and the developer reserves the right to make the revisions/alterations, at its absolute discretion, without any liability whatsoever

Internal Area	2,082.71 Sq.ft.
Outdoor Area	592.45 Sq.ft.
Total Area	2,675.15 Sq.ft.

KEY PLAN

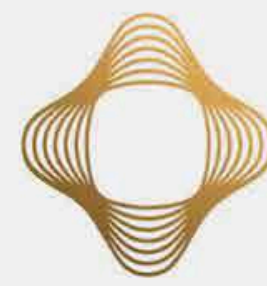


THE BAY RESIDENCE II 4 BED PH-TYPE A DUPLEX



DISCLAIMER:

All measurements are indicative and are for marketing purposes only. All efforts have been made to ensure their accuracy, however these layouts are subject to change at the discretion of the developer and should not be relied upon as final. The actual area may vary from the stated area and the developer reserves the right to make the revisions/alterations, at its absolute discretion, without any liability whatsoever

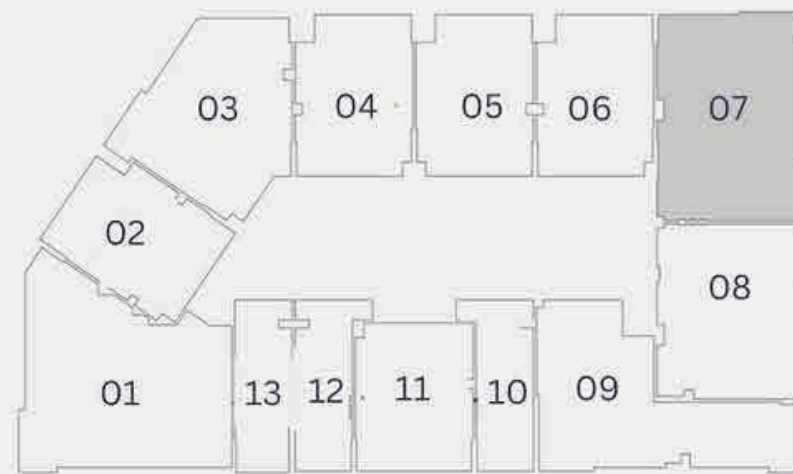


BARAKA

REAL ESTATE DEVELOPMENT

Internal Area	2,068.29 Sq.ft.
Outdoor Area	728.72 Sq.ft.
Total Area	2,797.00 Sq.ft.

KEY PLAN



THE BAY RESIDENCE II

UPPER FLOOR

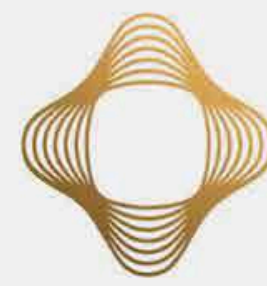


LOWER FLOOR



DISCLAIMER:

All measurements are indicative and are for marketing purposes only. All efforts have been made to ensure their accuracy, however these layouts are subject to change at the discretion of the developer and should not be relied upon as final. The actual area may vary from the stated area and the developer reserves the right to make the revisions/alterations, at its absolute discretion, without any liability whatsoever

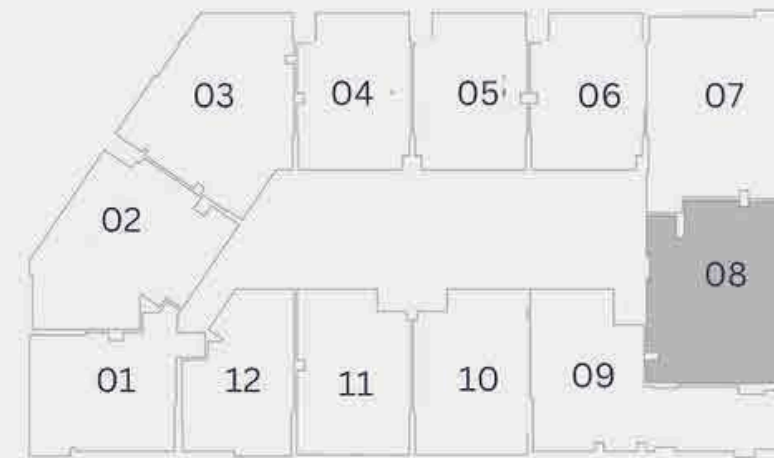


BARAKA

REAL ESTATE DEVELOPMENT

Internal Area	2,115.75 Sq.ft.
Outdoor Area	704.50 Sq.ft.
Total Area	2,820.25 Sq.ft.

KEY PLAN



THE BAY RESIDENCE II

UPPER FLOOR



LOWER FLOOR



DISCLAIMER:

All measurements are indicative and are for marketing purposes only. All efforts have been made to ensure their accuracy, however these layouts are subject to change at the discretion of the developer and should not be relied upon as final. The actual area may vary from the stated area and the developer reserves the right to make the revisions/alterations, at its absolute discretion, without any liability whatsoever

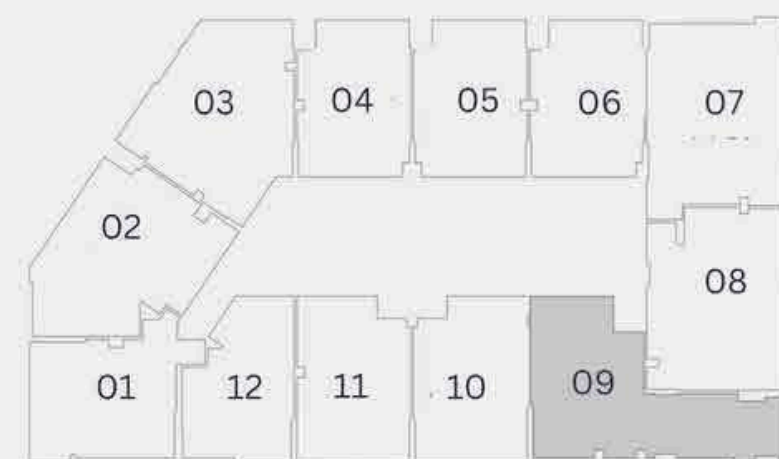


BARAKA

REAL ESTATE DEVELOPMENT

Internal Area	2,478.39 Sq.ft.
Outdoor Area	381.04 Sq.ft.
Total Area	2,859.43 Sq.ft.

KEY PLAN



THE BAY RESIDENCE II

UPPER FLOOR



LOWER FLOOR



DISCLAIMER:

All measurements are indicative and are for marketing purposes only. All efforts have been made to ensure their accuracy, however these layouts are subject to change at the discretion of the developer and should not be relied upon as final. The actual area may vary from the stated area and the developer reserves the right to make the revisions/alterations, at its absolute discretion, without any liability whatsoever