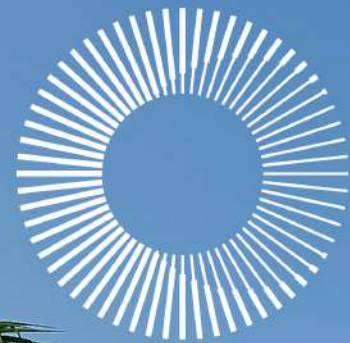


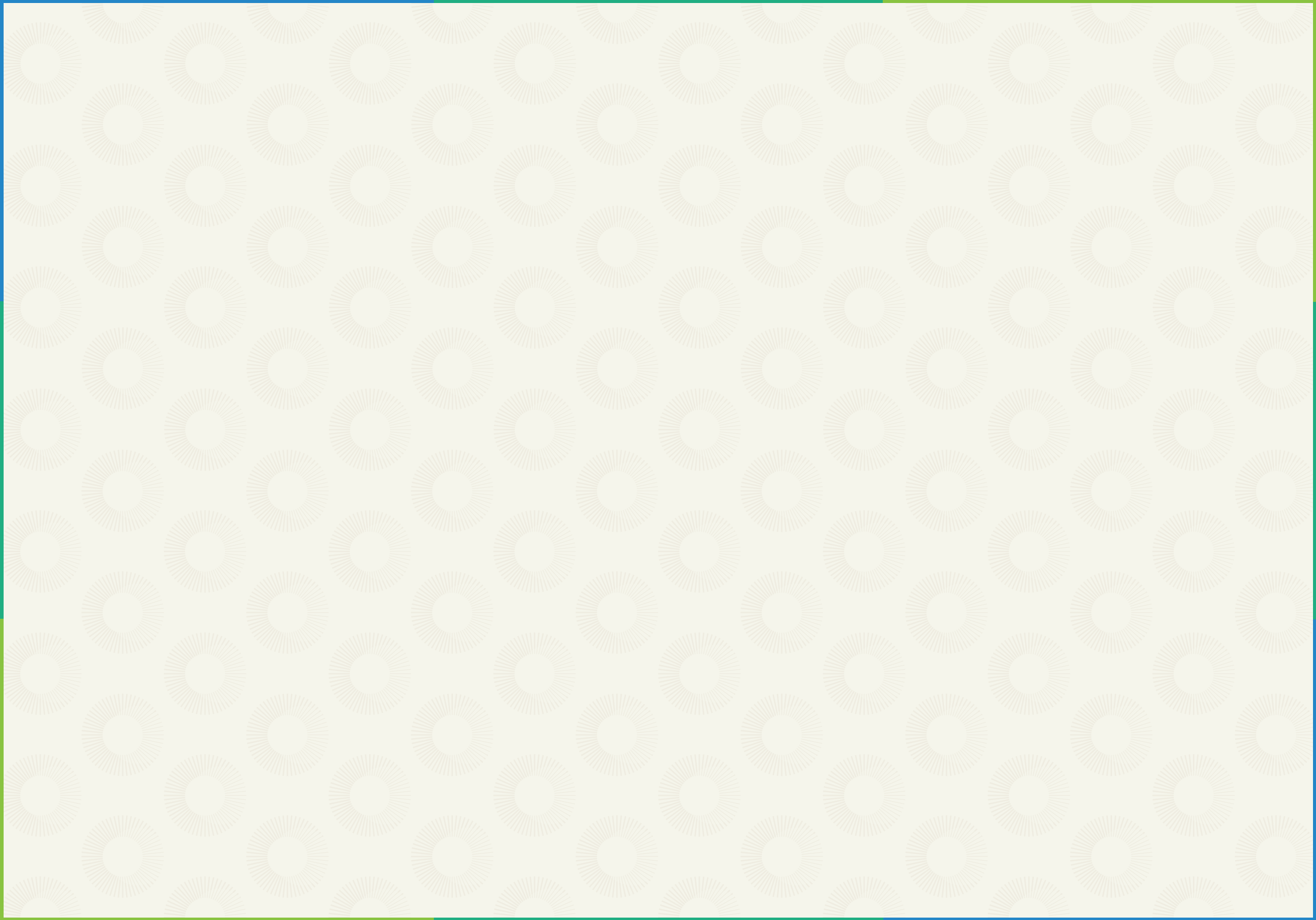


ALTIATM
ONE

AN OASIS OF
UNRIVALED LUXURY

A PROJECT BY YAS DEVELOPERS





A woman with long, wavy brown hair is sitting in the driver's seat of a boat. She is wearing a bright red jacket and is looking out towards the horizon with her eyes closed, her hand resting on her head. The boat's interior, including the steering wheel and dashboard, is visible. The background shows a vast ocean under a dramatic, cloudy sky. The image is framed by a colorful border of blue, green, and yellow.

Your Cozy Oasis in the Heart of Silicon Oasis!

Meet Your Dream Weavers

Has Dubai real estate become too mainstream for your taste? Well, YAS Developers is here to bring your vision of a cozy home to life. We are not your run-of-the-mill developers: we are the avant-garde architects who are sculpting the future of Dubai living.

Close your eyes and picture this: a luxury that whispers “practicality” instead of screaming “ostentatious.” YAS Developers does not believe in cookie-cutter condos; our faith lies in building bespoke masterpieces. Every YAS development is a fusion of cutting-edge architecture, clever design, and finishes that will knock your socks off. Think panoramic vistas, spaces that adapt to your life, and a touch of elegance that is an ode to your impeccable taste.

We are not just in the brick-and-mortar business; we are lifestyle alchemists. Whether you are a young go-getter or a family crafting your forever haven, YAS has a space for you. After all, it is all about living life on high volume, and your home should reflect that.

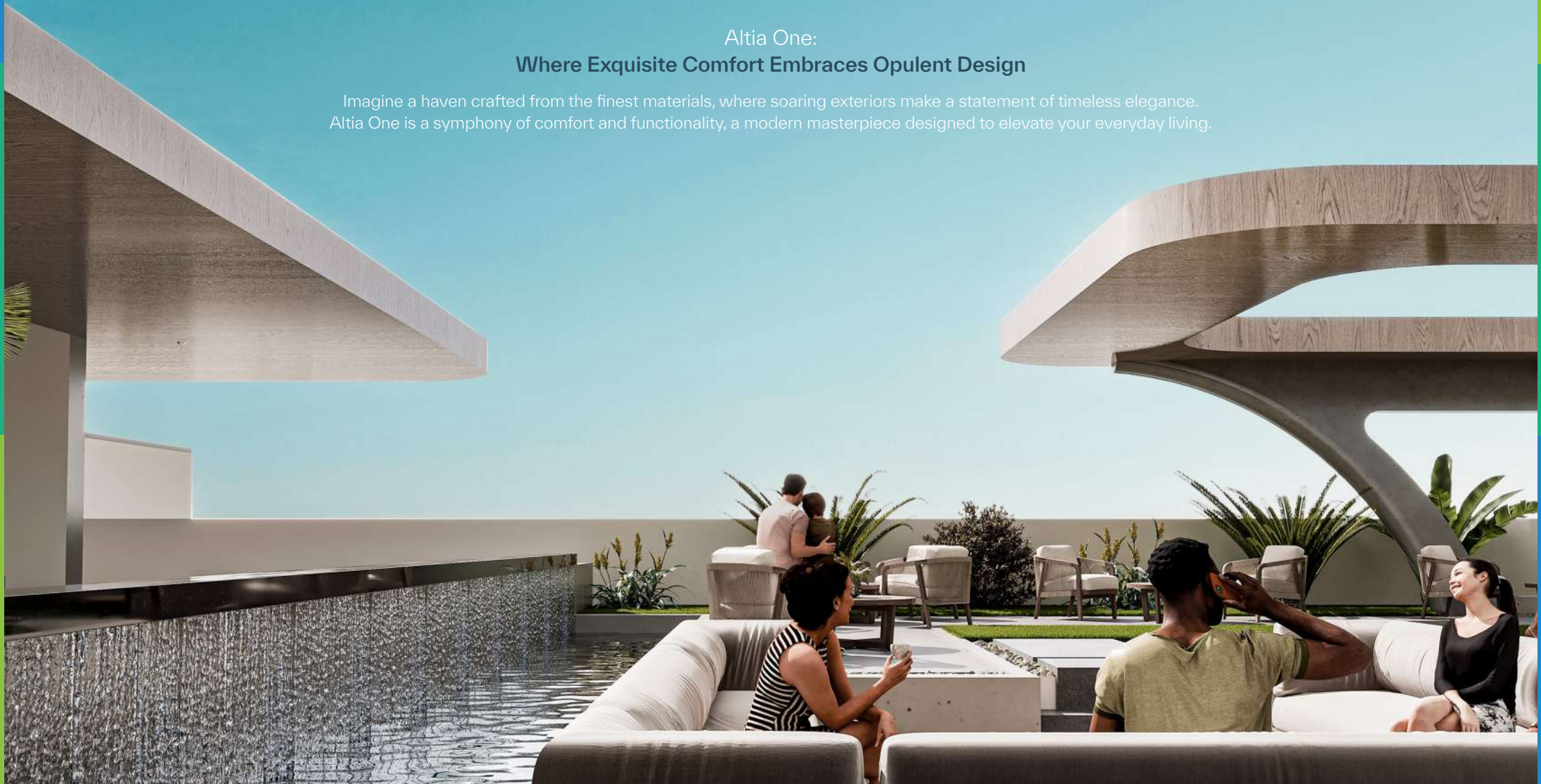
So, are you ready to ditch the yawn-worthy digs and embrace Dubai’s living redefined? Get in touch with YAS Developers and discover your dream digs to house your memories and life. Come, let us build your dreams instead of just buildings!



A Glimpse Of Our Modern Masterpiece In The Making

Altia One: Where Exquisite Comfort Embraces Opulent Design

Imagine a haven crafted from the finest materials, where soaring exteriors make a statement of timeless elegance. Altia One is a symphony of comfort and functionality, a modern masterpiece designed to elevate your everyday living.



Awaken To A Life Of Unparalleled Convenience

Nestled amidst a tapestry of delights, Altia One places you at the heart of it all. Within a stone's throw, discover a haven for every member of your family. Nurture young minds with a plethora of educational options, from esteemed nurseries to enriching centers, all a mere 5-9 minutes away.

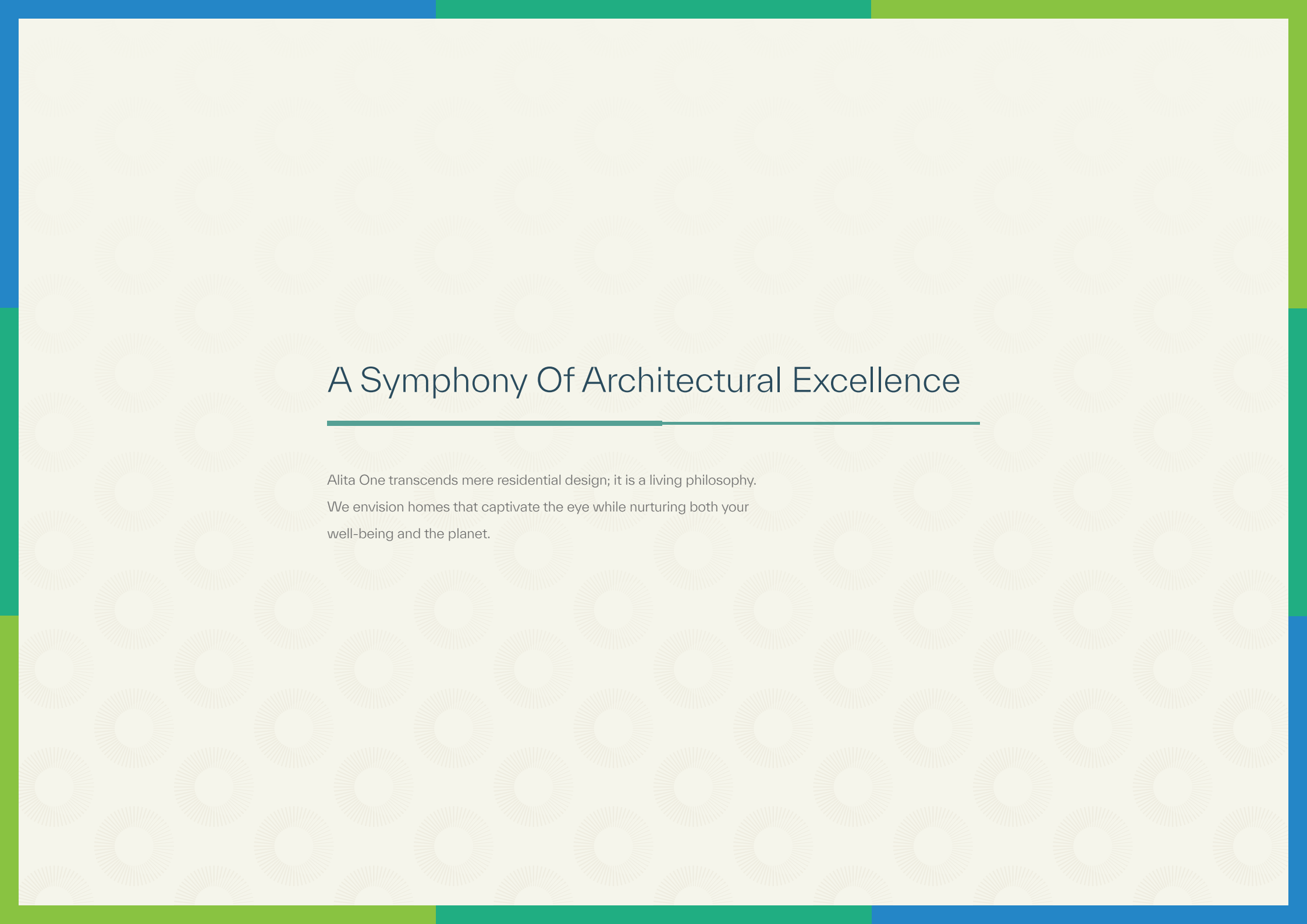
Indulge in retail therapy at nearby malls and grocery stores, or lose yourself in the vibrant energy of a traditional souq. Altia One promises endless entertainment, from exhilarating theme parks and serene gardens to captivating theaters and exhilarating trampoline parks, all readily accessible. When seeking solace, find peace of mind with healthcare facilities and a majestic mosque close by.

Altia One: More Than Just a Residence, A Sanctuary for the Soul

Transcend the ordinary and embrace a life brimming with comfort, entertainment, and well-being.

Altia One is not just a place to live; it is a sanctuary designed to nourish your spirit and cultivate a life of exquisite harmony.





A Symphony Of Architectural Excellence

Alita One transcends mere residential design; it is a living philosophy.
We envision homes that captivate the eye while nurturing both your
well-being and the planet.





The Art Of Dream Scaping

Our architectural partners, celebrated for their avant-garde vision, have sculpted Alita One with an ethos of modern elegance and practicality. Picture luminous living spaces that flow effortlessly into verdant outdoor areas, forging an intimate bond with nature. Each element, from the choice of organic materials to the intuitive layout, is curated to craft a sanctuary of sophistication and comfort.

Eco-Chic Innovations

At Alita One, we embrace the art of sustainable living. Our development is imbued with eco-friendly features that may include:

- Swimming Pool
- Kids Pool
- BBQ Area
- Kids' Play Area Outdoor
- Outdoor Sitting Spaces on FF
- Zen Garden
- Gym
- Steam Room/Sauna
- Club House
- Prayer Room Male/Female
- Indoor Kids' Play Area.
- Foosball Table
- Sunken Sitting
- EV Stations
- Grand Entrance Lobby
- Co-working Spaces
- Outdoor Sitting Spaces on RF

Living at Alita One is not just about convenience, it is about a commitment to environmental stewardship.



Beyond the Walls

Our dedication to your well-being extends far beyond the confines of your apartment. Alita One will feature a suite of amenities designed to cater to your every need, cultivating a vibrant sense of community.

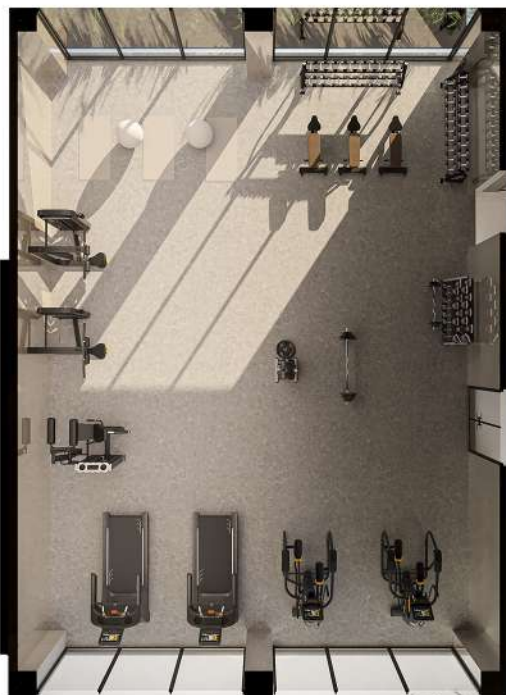


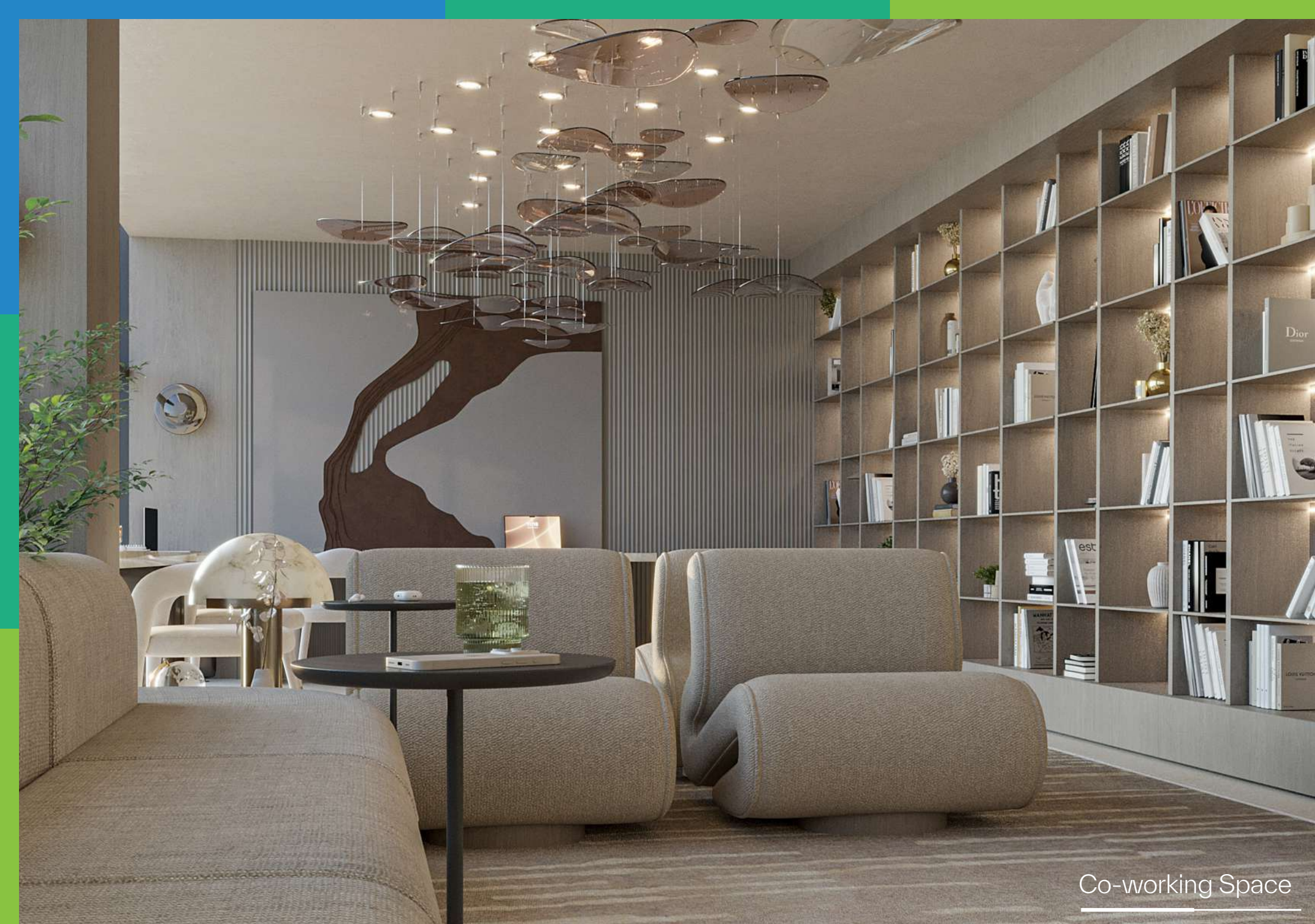




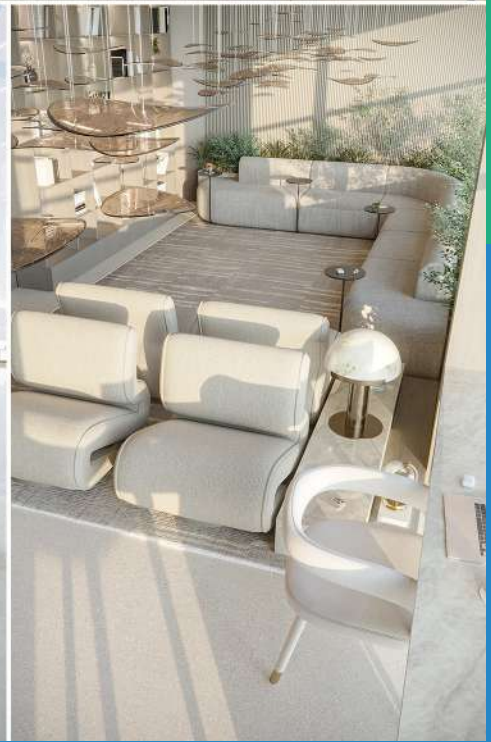


Gymnasium





Co-working Space





Gym Bathroom





Outdoor Kids Play Area





Roof Top Area





Swimming Pool Area







Enchanted Abodes

Alita One invites you into a vibrant tapestry of a community elegantly sprawled over 49,974 sq. ft.

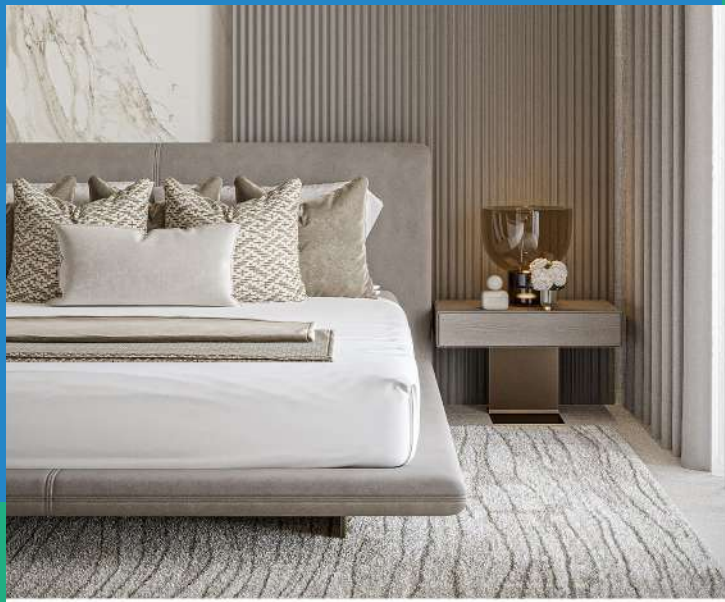
Here, you will find a meticulously curated collection of one, two, and three-bedroom sanctuaries gracefully distributed across eight exquisite floors.



1 Bedroom Apartment

Our beautifully finished one-bedroom apartments offer an average of 624 sq ft (59 sq.m) of space and feature a fully fitted kitchen, open-plan living/dining area, ensuite shower room, and private balcony.



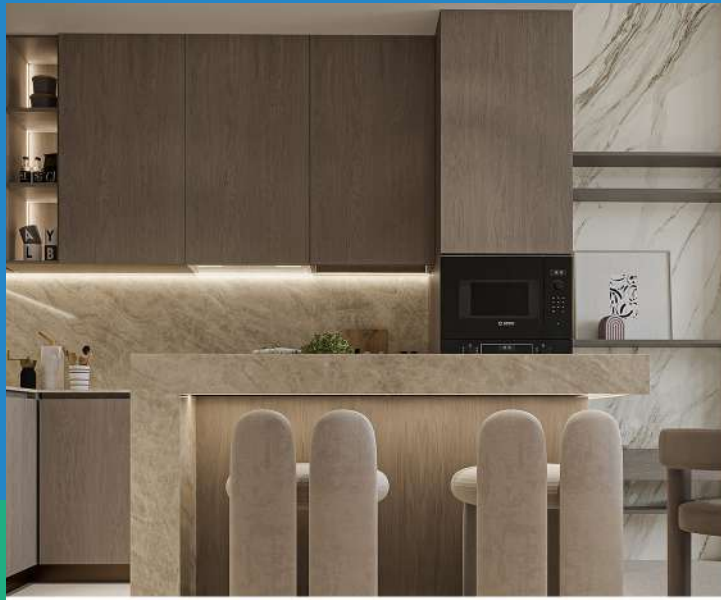




2 Bedrooms Apartment

Our 2-bedroom features a cozy bed and ample storage. It also has an attached bathroom with minimalist interiors and design features. The open yet cozy living area includes a dining space and a modern kitchen, offering an elegant yet functional living environment.







3 Bedrooms Apartment

A stylish living space, with 3 bedroom ensuite bathroom. The living room has an open style with posh looking fully equipped kitchen. An ideal home for a family.



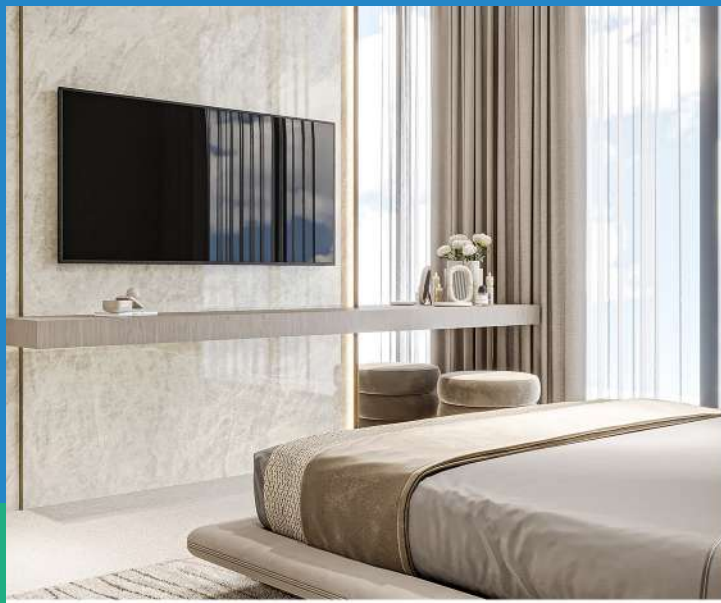




3 Bedrooms Apartment (Type 2)

Lorem Ipsum is simply dummy text of the printing and typesetting industry. Lorem Ipsum has been the industry's standard dummy text ever since the 1500s.





A photograph of two young children, seen from behind, sitting on a stone ledge and looking at a large, illuminated water display. The water is cascading down a series of steps, creating a vibrant, multi-colored rainbow effect. The scene is bathed in warm, golden light, suggesting a sunset or sunrise. The children's silhouettes are visible against the bright background. The text "An Oasis Of Delights" is centered over the image in a white, serif font.

An Oasis Of Delights

Recreational Facilities

Embark on an adventure of leisure with our indulgent array of recreational delights.



Swimming Pool



Kids Pool



Gymnasium



Steam Room/
Sauna



Indoor Kids
Play Area



Foosball
Table



Table Tennis



Sunken Sitting



Social Spaces

Unveil the magic of camaraderie in our enchanting social spheres, where connections flourish, and memories are woven.



Clubhouse



Prayer Room



Co-working Spaces



Outdoor Areas
(Gardens, Playgrounds, BBQ Areas)



BBQ Area



Kids Play Area
Outdoor



Outdoor Sitting
Spaces



Zen Garden



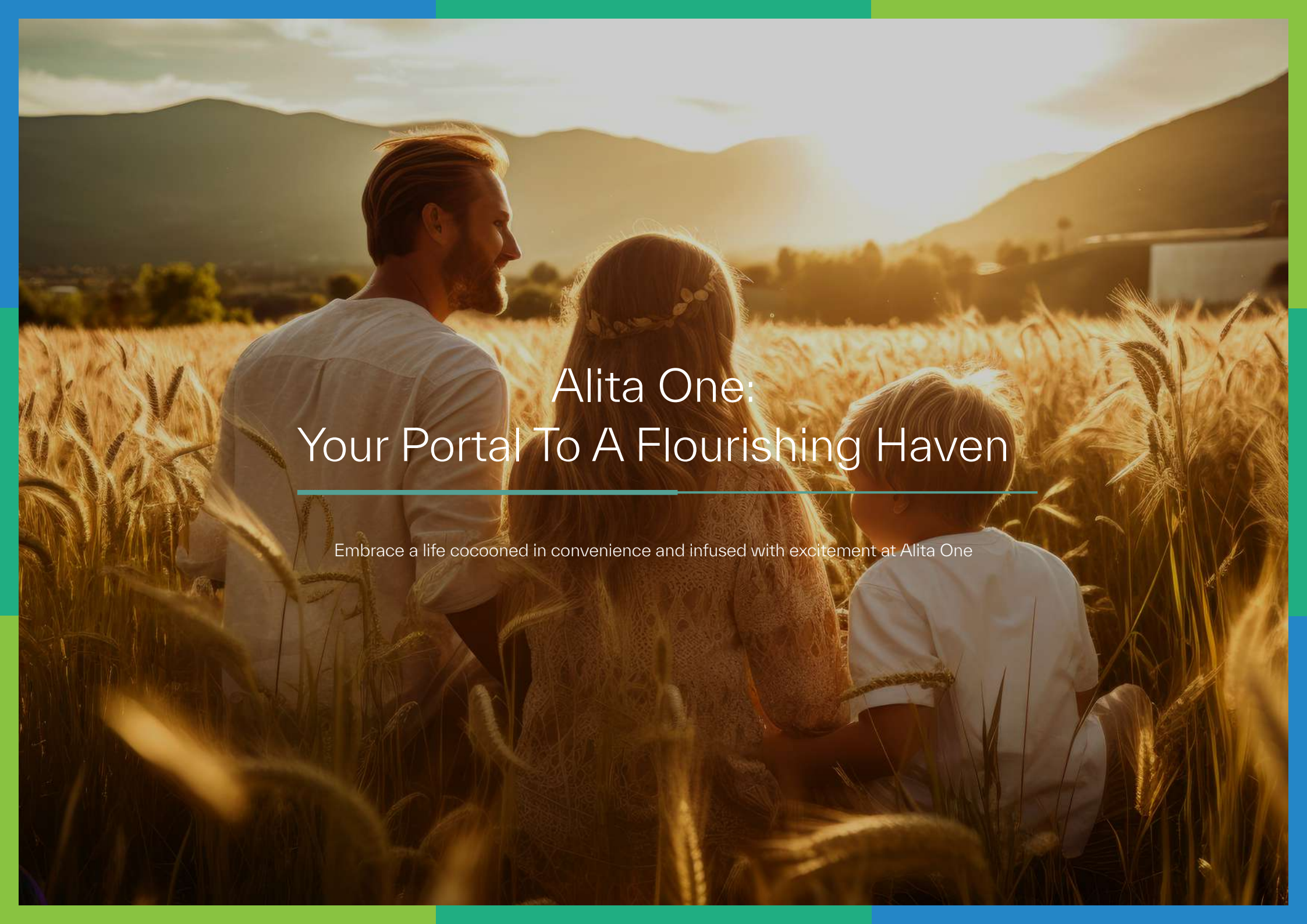
Outdoor Sitting
Spaces on RF



Location Advantages

Discover the strategic allure of Alita One's prime location amidst Dubai Silicon Oasis, where convenience meets cosmopolitan charm.



A family of three is shown from behind, standing in a vast field of tall, golden wheat. The father, on the left, has a beard and is wearing a white shirt. The mother, in the center, has long hair and is wearing a light-colored, patterned dress. A young child is on the right, also in a white shirt. They are all looking towards a bright sunset over a range of mountains. The scene is bathed in warm, golden light, creating a peaceful and idyllic atmosphere. The text 'Alita One: Your Portal To A Flourishing Haven' is overlaid in white, with a thin teal line underneath.

Alita One: Your Portal To A Flourishing Haven

Embrace a life cocooned in convenience and infused with excitement at Alita One

Elevate Your Family's Educational Journey

- 1 - Nurture a passion for learning with a host of nearby nurseries and enrichment centers catering to every age.
- 2 - Unleash potential with MEGABRAIN Training Centre and CoachMe Institute of Management, both conveniently located just 5 minutes away, offering enriching opportunities.
- 3 - Enjoy the harmonious blend of modern living and easy access to top-tier music education with Melodica Music Academy nearby.
- 4 - Train brain with exclusive training from Octus Mindzz Training, located just a few minutes away.
- 5 - Secure high quality education with focus on grooming and co-curricular activities that help boost child's cognitive development, Wellington School just a few minutes away.





Indulge in Effortless Shopping and Entertainment

- 1 - From life's necessities to indulgent delights and family escapades, everything awaits within arm's reach.
- 2 - Dive into a world of grocery treasures at LULU Hypermarket, a mere stone's throw away (just 1 minute!).
- 3 - Explore chic boutiques at Silicon Central Mall (a brisk 2 minutes away) or immerse yourself in the lively ambiance of Souq Extra (a leisurely 5-minute stroll).
- 4 - Ready for a spree? All Day Shopping Center beckons (just 8 minutes distant).
- 5 - Unleash your inner adventurer at IMG Worlds of Adventure (a quick 8-minute drive) or marvel at the botanical wonders of Dubai Miracle Garden (a mere 15-minute jaunt).
- 6 - Be captivated by the drama at Courtyard Playhouse (a scenic 25-minute drive) or bounce with boundless joy at Flip Out Dubai Trampoline Park (a thrilling 21-minute journey).
- 7 - Time for rejuvenation. With many top salons in Dubai Silicon Oasis, enjoy a perfect beard trim, trendy hairstyle, or relaxing facial.

Discover Serenity and Seamless Access

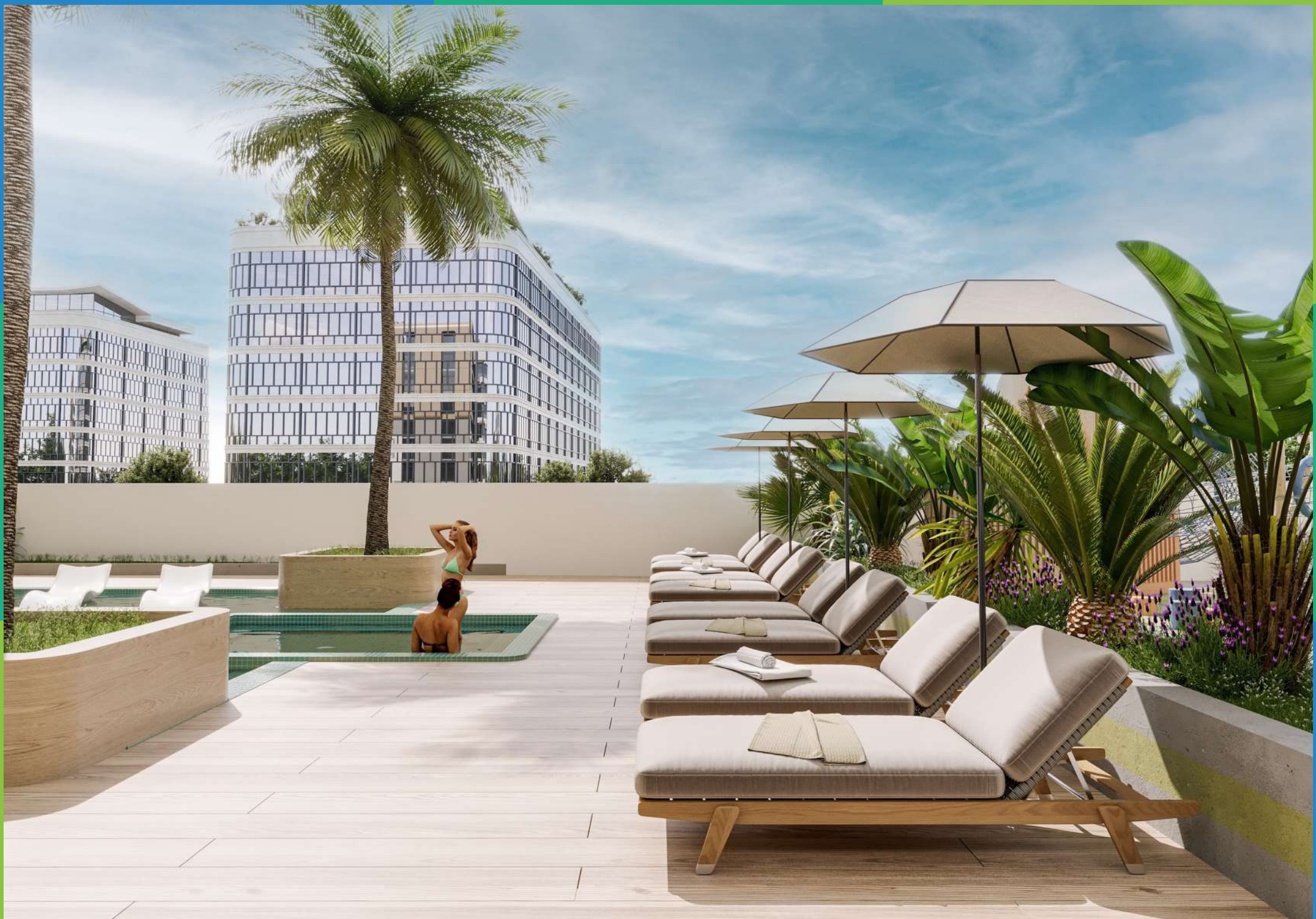
- 1 - Bask in tranquillity with medical havens like Aster Clinic (a mere 2-minute jaunt) and the comforting embrace of a nearby mosque.
- 2 - Navigate the vibrant cityscape effortlessly with Alita One's strategic access to major thoroughfares weaving through Dubai.
- 3 - Although the metro's embrace is absent, fear not! Ride-sharing services stand poised, ready to whisk you away at your beck and call.





An Investment Laden with Promise

- 1 - Nestled within the vibrant heart of Dubai Silicon Oasis, a bustling district teeming with boundless potential and perpetual evolution.
- 2 - Anticipate a future brimming with expanded infrastructure, enriched amenities, and a cornucopia of career prospects, rendering Alita One an investment poised for unparalleled growth.



Floor Plans

Embark on a journey of refined living with our meticulously crafted floor plans, designed to harmonize elegance with functionality.

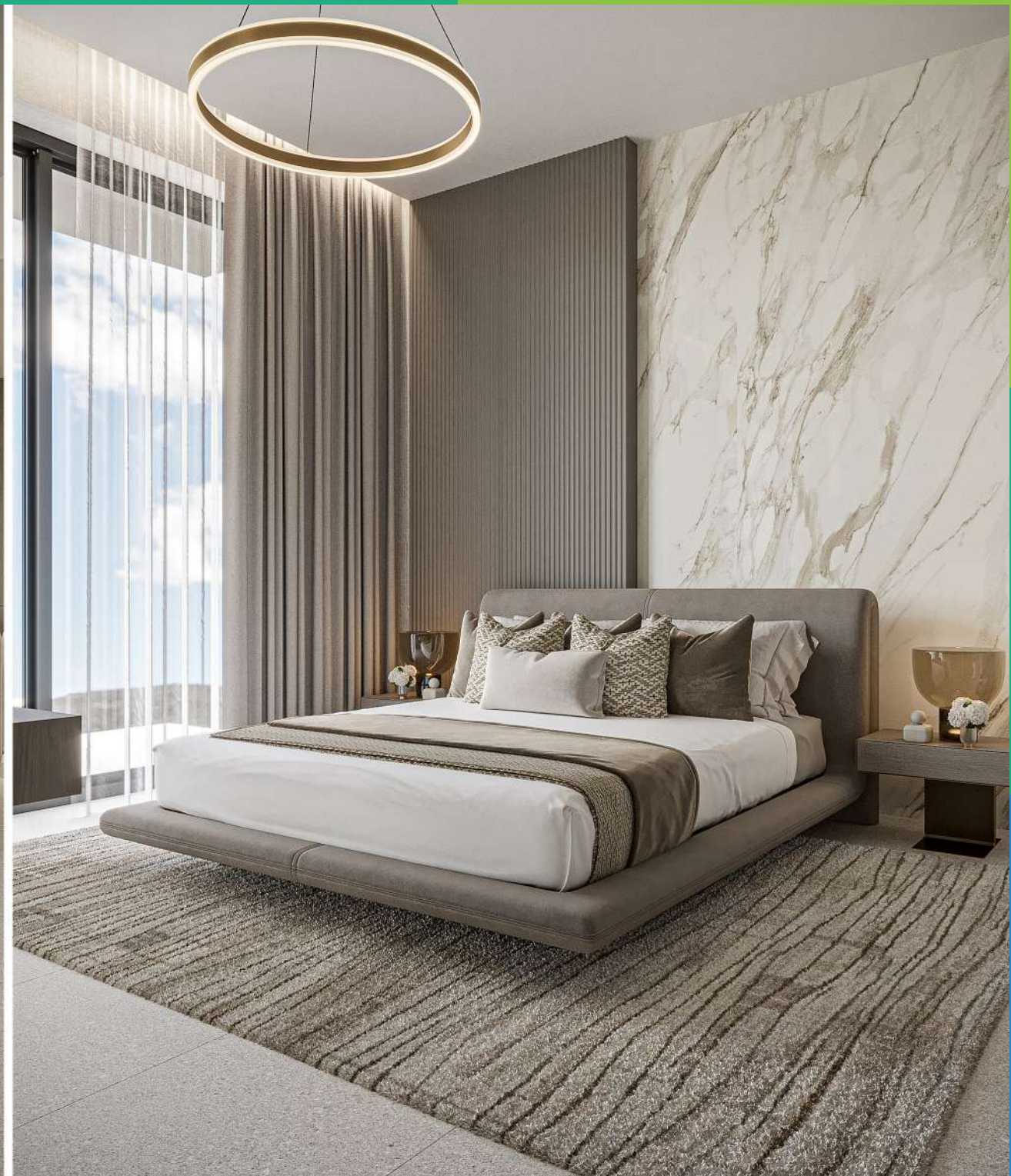
1 BHK - Type 1



Suite Area	615 Sq. ft
Balcony Area	130 Sq. ft
Total Area	745 Sq. ft



Key Plan | 2ND Floor



Floor Plans

Embark on a journey of refined living with our meticulously crafted floor plans, designed to harmonize elegance with functionality.

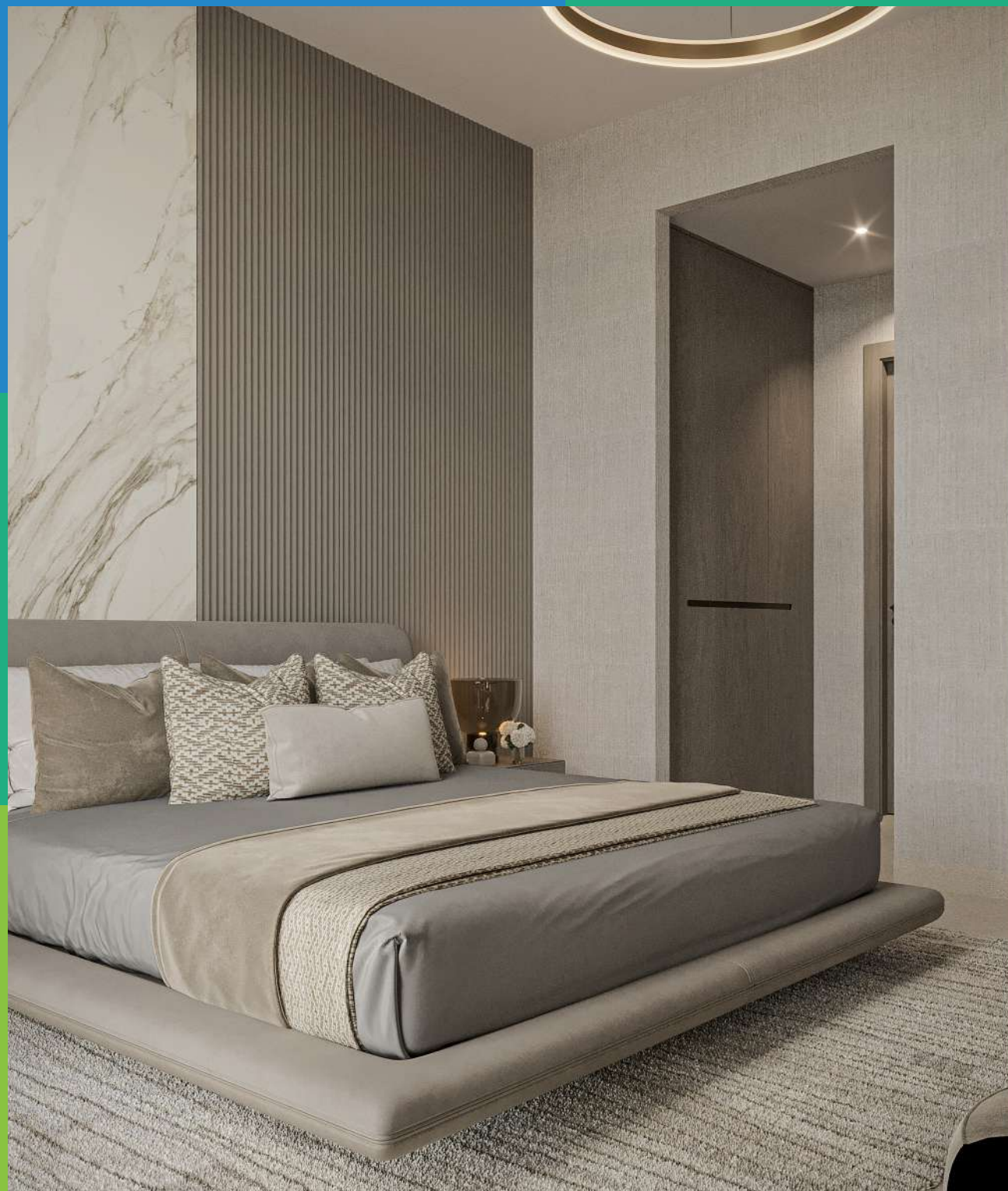
2 BHK - Type 4



Suite Area	1028 Sq. ft
Balcony Area	284 Sq. ft
Total Area	1312 Sq. ft



Key Plan | 1ST Floor



Floor Plans

Embark on a journey of refined living with our meticulously crafted floor plans, designed to harmonize elegance with functionality.

3 BHK - Type 2



Suite Area	1578 Sq. ft
Balcony Area	726 Sq. ft
Total Area	2304 Sq. ft



Key Plan | 1ST Floor







FOR MORE INFORMATION, PLEASE CONTACT US.

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