



THE CANOPIES AT YAS POINT

DISCLAIMER

SCREENSHOTS OF THIS EVENT ARE NOT ALLOWED
TO BE TAKEN OR SHARED. KINDLY COMPLY.



An aerial photograph of a coastal development on Yas Island. A large, winding turquoise canal or lagoon runs diagonally from the top left towards the bottom right. On the left side of the water, there's a sandy beach area with some small structures and a circular building on a small island. The right side of the water is densely packed with modern, multi-story residential or commercial buildings, interspersed with green spaces and palm trees. Further inland, the landscape is more developed with various buildings and infrastructure. In the bottom right corner, a sandy beach meets the turquoise water of the open sea.

Iconic destination is coming to Yas

At the northernmost point of Yas Island, where land meets open water, Yas Point introduces a new way to live, visit, gather and explore. Close to every spectacle. Calm enough to call home.



Well connected

THE BEST OF YAS, MOMENTS AWAY

From world-renowned theme parks to waterfront dining and retail, some of the region's most celebrated experiences are just minutes from home.



Designed as a destination

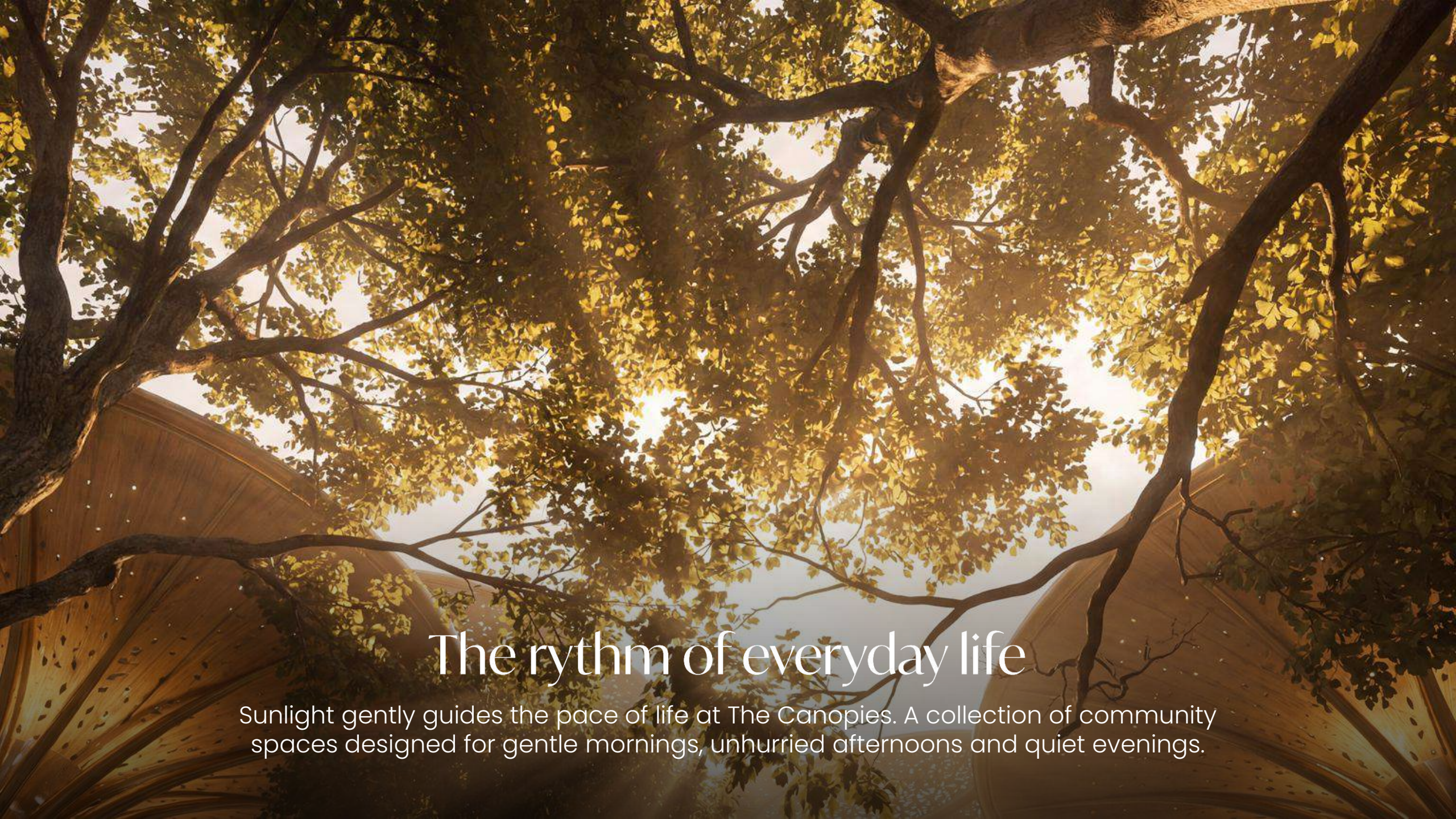
- Destination pier and viewing platform
- Five-star hospitality
- Entertainment village
- Yacht club and marina
- Water sports club
- Yas Point public beach
- Tidewalk waterfront promenade
- Green spaces
- Community centre and retail
- World-class education
- Walking & cycling tracks



The Canopies at Yas Point



A collection of six buildings located in close proximity to Yas Island's key attractions. Positioned within a park-centric masterplan, the community is designed around a large central green space, encouraging a walkable, indoor-outdoor lifestyle.



The rythm of everyday life

Sunlight gently guides the pace of life at The Canopies. A collection of community spaces designed for gentle mornings, unhurried afternoons and quiet evenings.

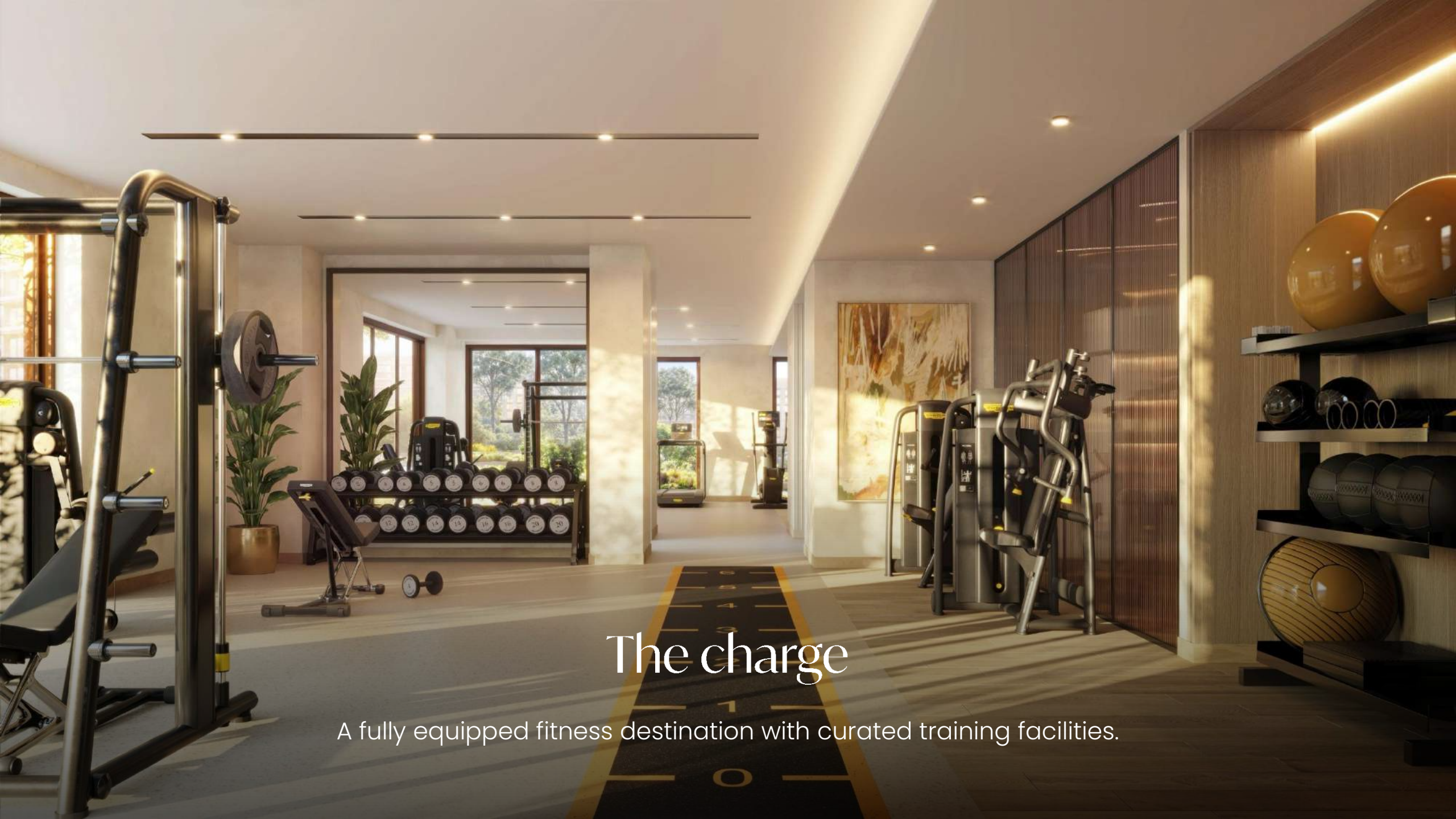


Amenities at The Canopies

- 2 Resort-style Swimming Pools
- Children's Splash Pads
- Central Park
- The Canopy Club
- The Hub
- Coworking Lounge
- The Charge (Gyms)
- Kids Play Area (Indoor & Outdoor)
- The Picnic
- Multipurpose Rooms
- Retail
- F&B Outlets
- Landscaped Walkways

A photograph of three people practicing Tai Chi in a modern outdoor setting. In the foreground, a woman in a rust-colored traditional Chinese Tai Chi uniform is in a wide, balanced stance with her hands raised. Behind her, a man in a light green uniform and another woman in a dark purple uniform are also in similar poses. They are standing on a light-colored paved area. Above them is a large, arched canopy made of dark metal with intricate, leaf-like cutouts. The background features lush green plants and a modern multi-story building with many windows. The lighting is warm and golden, suggesting late afternoon or early morning.

Mindful movement
unfolds under The Canopies

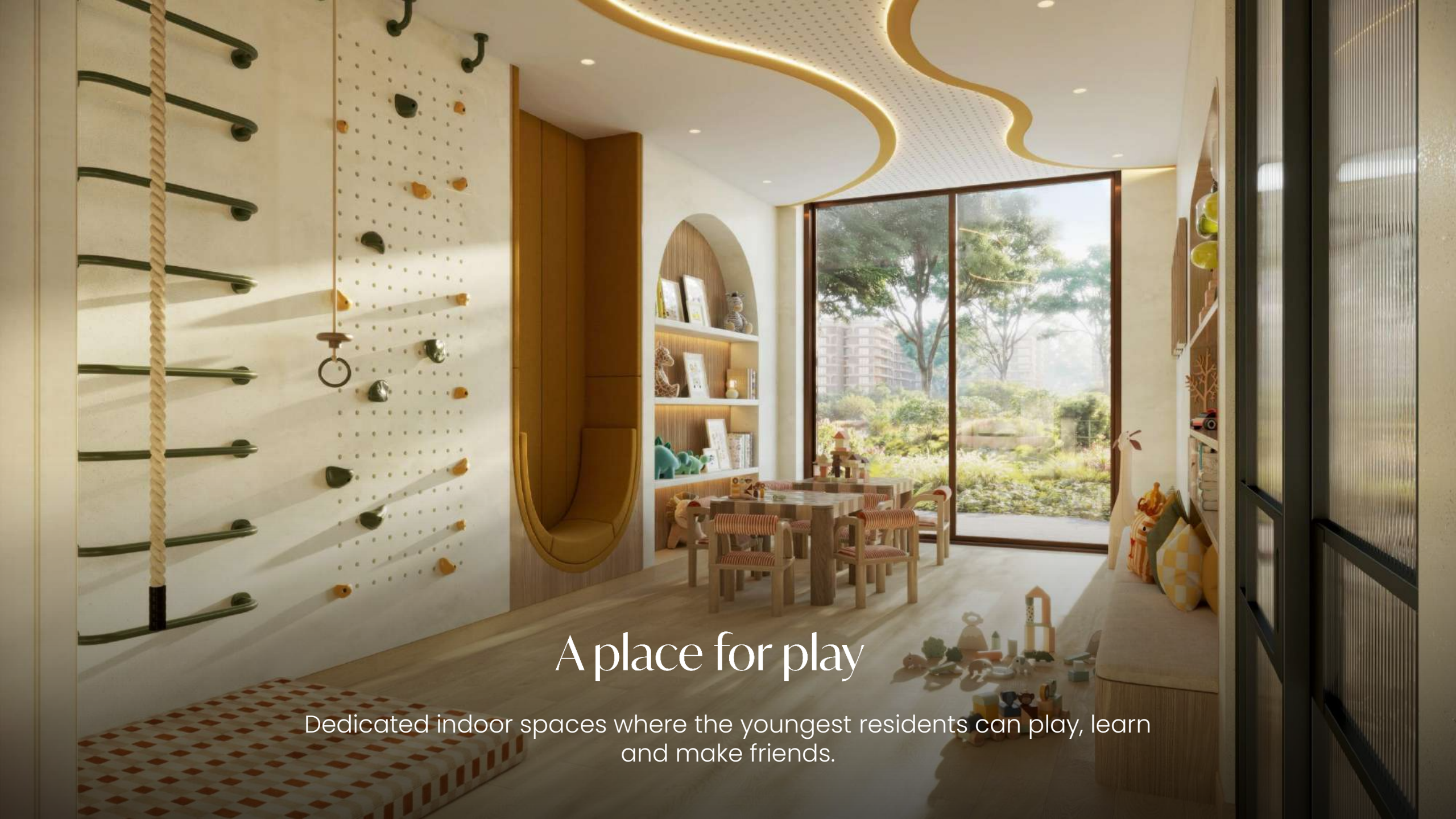
A wide-angle shot of a modern fitness center. The space is bright and airy, with large windows on the left side. In the foreground, there's a black and yellow running track mat. To the left, a large piece of gym equipment is visible. In the center, a rack of dumbbells is neatly arranged. To the right, there's a glass-enclosed area and a shelf with various sports equipment, including basketballs and a large orange ball. The ceiling has recessed lighting, and the overall design is clean and professional.

The charge

A fully equipped fitness destination with curated training facilities.



Endless joy
unfolds under The Canopies

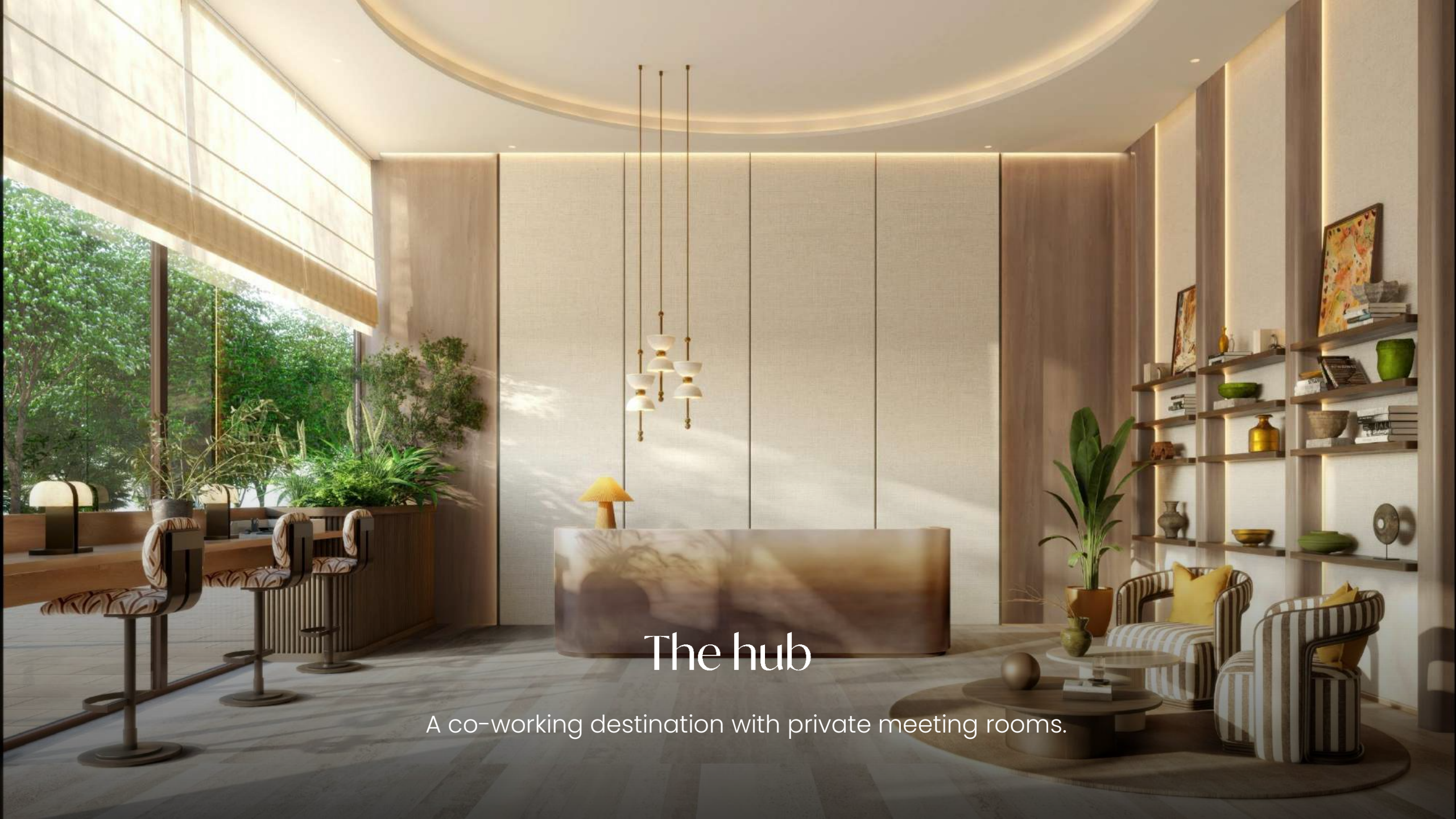
A modern, bright children's playroom. On the left, a climbing wall features a thick rope ladder and various colorful handholds. Below it is a patterned mat. In the center, a small wooden dining table with four chairs is set up. To the right of the table is a built-in wooden shelf with books and toys, and a curved wooden bench. A large window on the right side offers a view of a lush garden and a building in the background. The ceiling has a curved, recessed light fixture. The floor is made of light-colored wood.

A place for play

Dedicated indoor spaces where the youngest residents can play, learn and make friends.

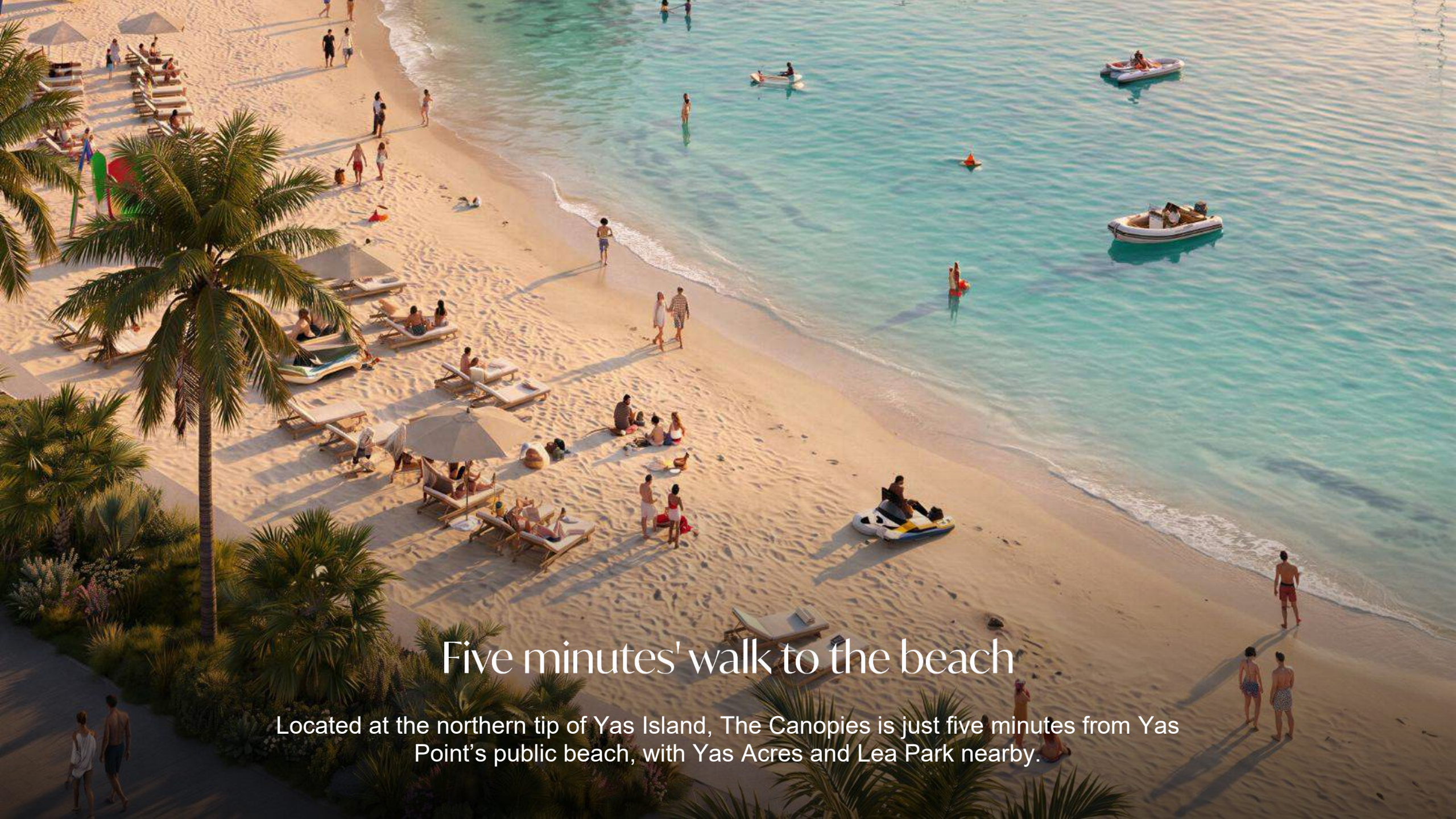
A high-angle, wide shot of a modern residential complex at sunset. The scene is dominated by several multi-story apartment buildings with curved, balconied facades. In the center, a large, irregularly shaped swimming pool is surrounded by lush greenery, including trees and manicured shrubs. Several lounge chairs and a small gazebo are scattered around the pool. A winding path leads through the landscaped area, where a few people are walking. In the foreground on the right, a curved balcony with a wooden railing and some potted plants is visible. The sky is a warm orange and yellow, with the sun low on the horizon. The overall atmosphere is peaceful and luxurious.

Carefree moments
unfold under The Canopies



The hub

A co-working destination with private meeting rooms.



Five minutes' walk to the beach

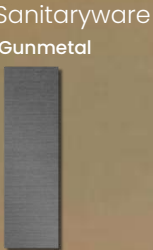
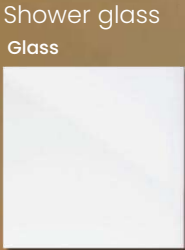
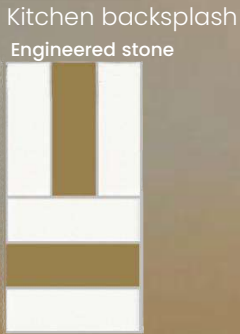
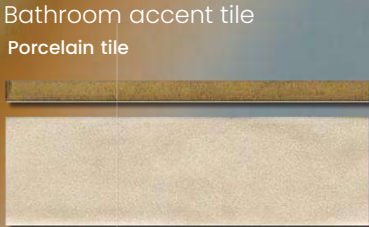
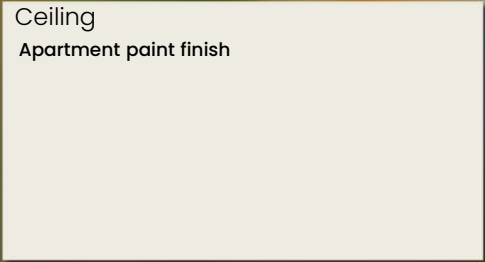
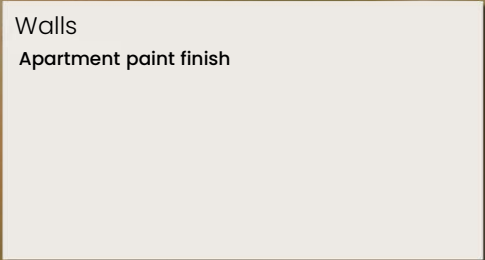
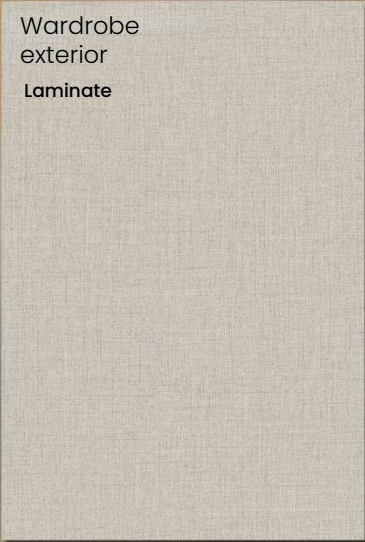
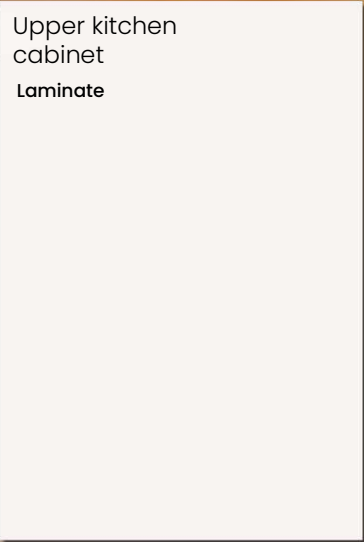
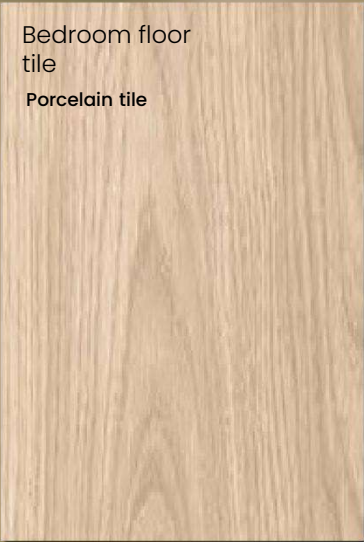
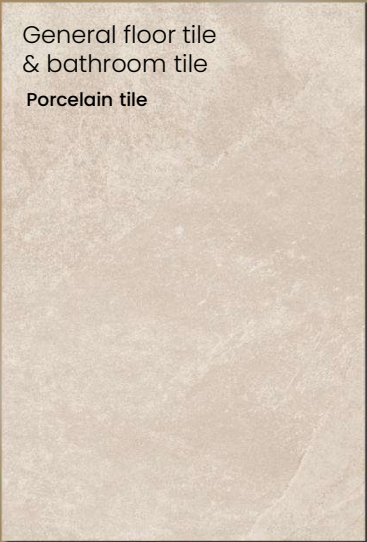
Located at the northern tip of Yas Island, The Canopies is just five minutes from Yas Point's public beach, with Yas Acres and Lea Park nearby.

A wide-angle photograph of a modern, bright living and dining area. The room features large floor-to-ceiling windows with dark frames, offering a view of a city skyline and greenery. The living area includes a light-colored sectional sofa with yellow and patterned throw pillows, a low wooden coffee table, and a modern chandelier with multiple white, disc-shaped lights. The dining area has a round wooden table with a textured base and four matching chairs. A kitchen island with a patterned backsplash and a small potted plant is visible on the right. The overall aesthetic is clean, minimalist, and warm.

Exquisite finishes

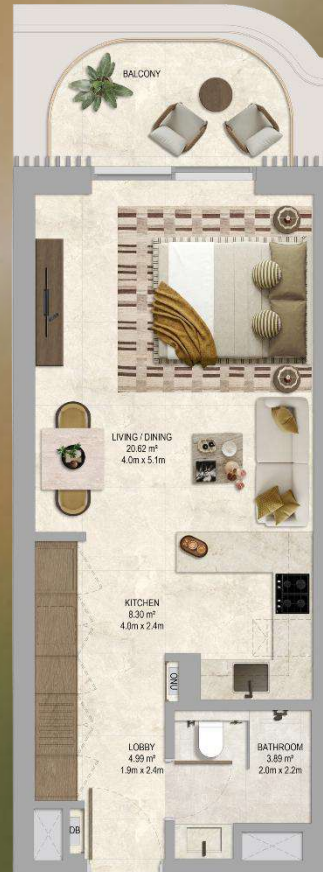
Thoughtfully selected finishes create a home that feels truly yours.

Material board





Studio



1 Bedroom



Type 1



Type 2

2 Bedrooms



Type 1



Type 2

2 Bedrooms + Maid



Type 1



Type 2

3 Bedrooms + Maid + Study Room



Availability

Unit Model	Total Units	Avg Area (SQM)
Studio	156	46
1 Bedroom	130	81
2 Bedrooms	188	119
2 Bedrooms + Maid	72	141
3 Bedrooms + Maid + Study	46	184

TOTAL

592

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Handover

Q3 2030



Pricing

Unit Model	Price (M AED)
Studio	1.65
1 Bedroom	2.2
2 Bedrooms	3.4
2 Bedrooms + Maid	4.2
3 Bedrooms + Maid + Study	5.5

Payment plan

55/45

5% Down payment

Breakdown

MILESTONE	INSTALMENT #	DATE	PAYMENT PLAN (%)
Milestone 1	1	On Booking	5%
Milestone 2	2	30 – Jan – 27	10%
Milestone 3	3	30 – Aug – 27	10%
Milestone 4	4	30 – Mar – 28	10%
Milestone 5	5	30 – Oct – 28	10%
Milestone 6	6	30 – May – 29	10%
HANDOVER	7	–	45%



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