



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. The image shows a mix of modern architecture, including several high-rise apartment buildings and commercial structures, interspersed with lush green parks and landscaped areas. A prominent turquoise canal or lagoon winds through the center of the development. To the left, there's a sandy beach area with some smaller buildings and a marina. The right side of the image shows a dense forest of palm trees and other tropical vegetation. In the background, more urban infrastructure and a large red-roofed building are visible. The overall scene depicts a sophisticated, integrated urban environment.

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.

! Yas Island's Next Iconic Experience.
Coming Soon.



Designed as a destination

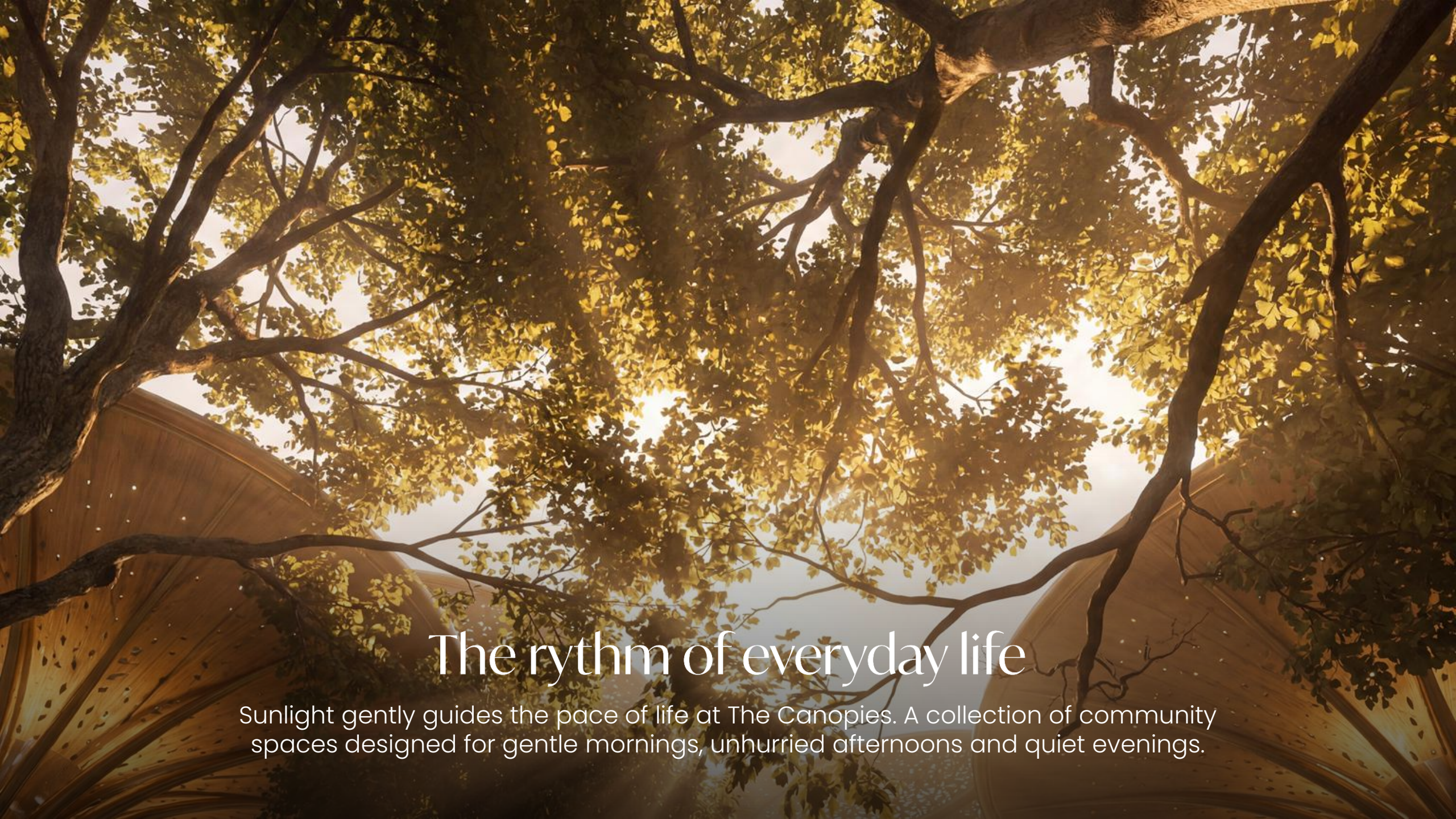
- Destination pier and viewing platform
- Five-star hospitality
- Entertainment village
- Yacht club and marina
- Water sports club
- Yas Point public beach
- Tidewalk waterfront promenade
- Green spaces
- Community centre and retail
- World-class education
- Walking & cycling tracks



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.

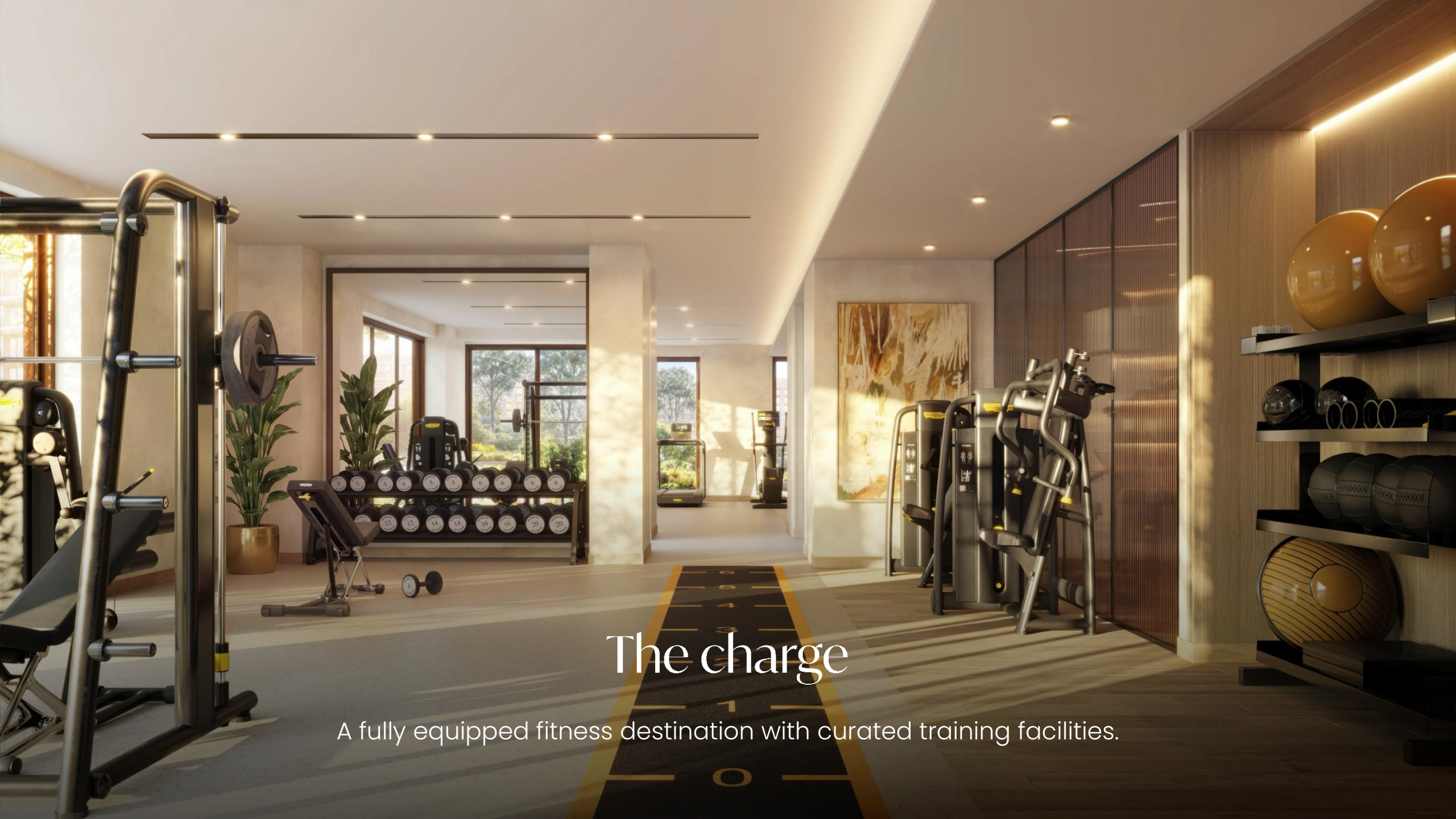


Amenities at The Canopies

- 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 woman in a rust-colored Tai Chi uniform is in the foreground, performing a Tai Chi movement with her arms extended forward. Behind her, a man in a light green uniform and another woman in a dark brown uniform are also practicing. They are standing on a paved path under a large, arched canopy with a complex, golden-brown metal lattice design. The background shows lush greenery and a modern multi-story building with balconies. The scene is bathed in warm, golden light, suggesting late afternoon or early morning.

Mindful movement
unfolds under The Canopies

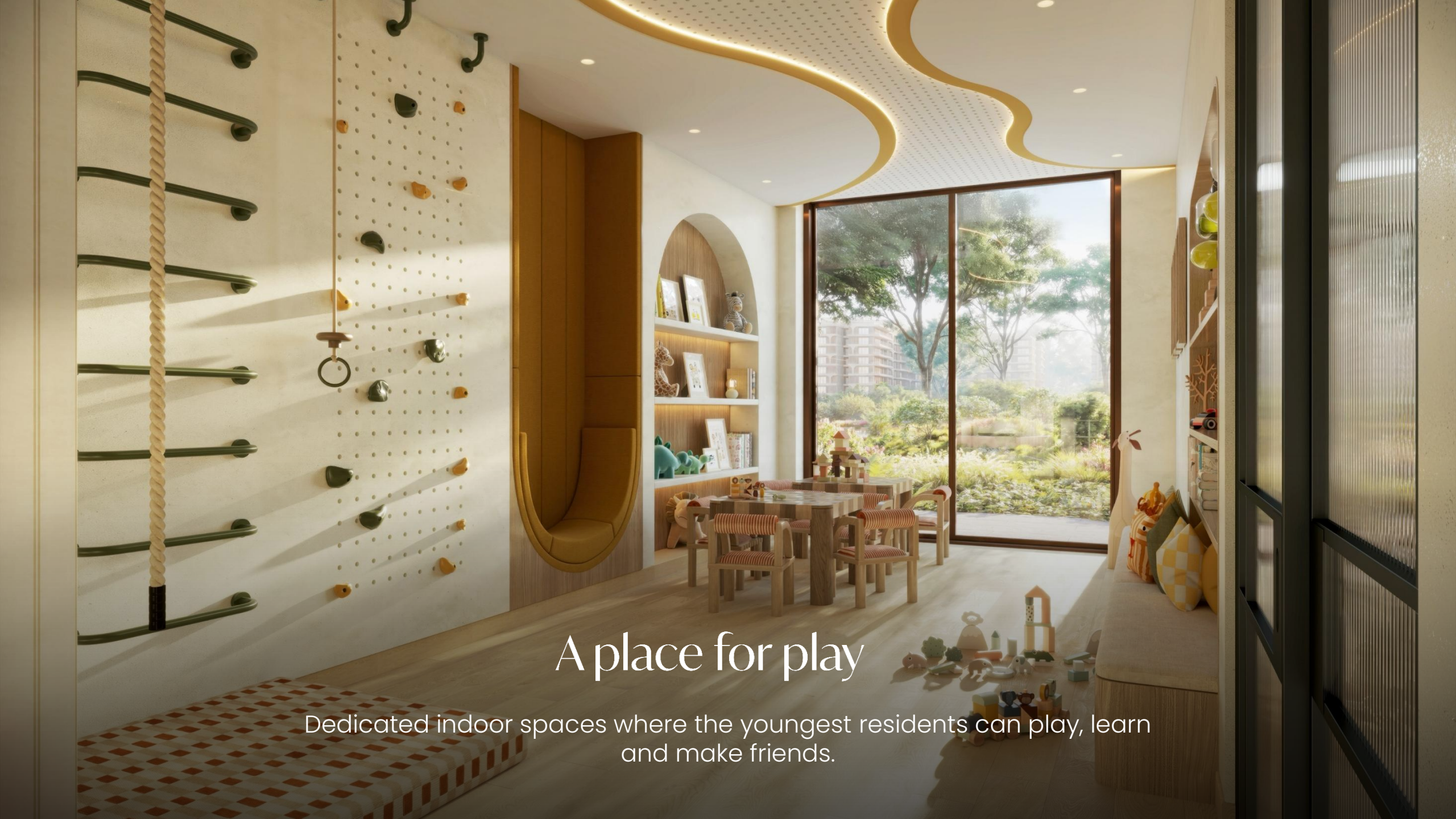


The charge

A fully equipped fitness destination with curated training facilities.



Endless joy
unfolds under The Canopies



A place for play

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

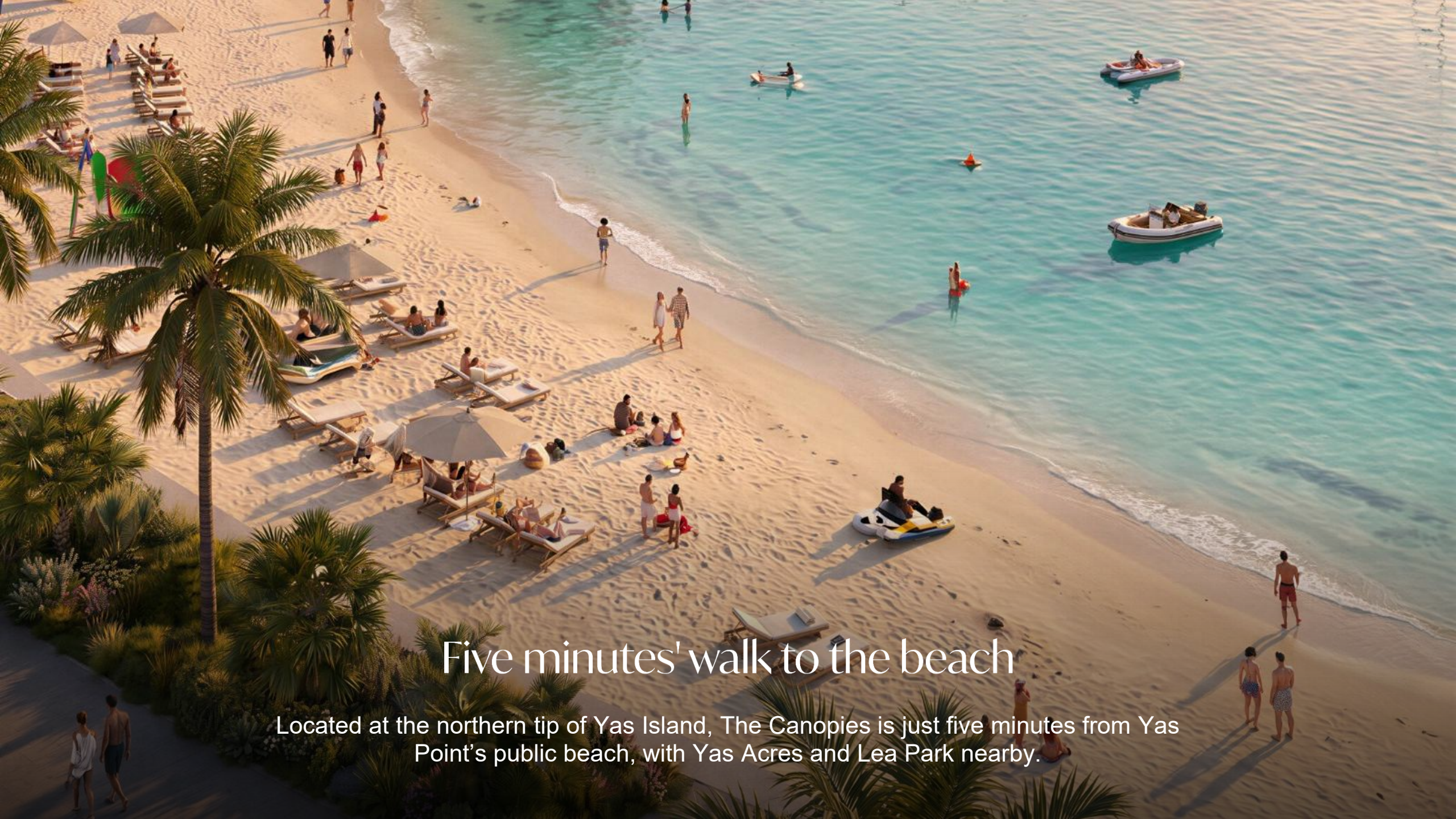
The image is a high-quality architectural rendering of a modern residential development. In the foreground on the right, a curved balcony with a light-colored wall and a wooden slat railing is visible, featuring a small indoor plant and some outdoor furniture. The central focus is a large, irregularly shaped swimming pool with a blue interior, surrounded by a paved deck with lounge chairs and several large, spherical wicker daybeds. The pool is nestled within a lush garden with various green plants, trees, and winding paths. In the background, three multi-story apartment buildings with white facades and numerous balconies are visible. The balconies have glass railings and some have potted plants. The sky is a warm orange and yellow, indicating sunset or sunrise. The overall atmosphere is one of a peaceful, well-maintained community space.

Carefree moments
unfold under The Canopies



The hub

A co-working destination with private meeting rooms.



Five minutes' walk to the beach

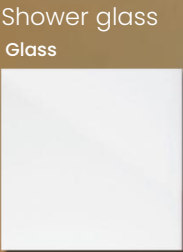
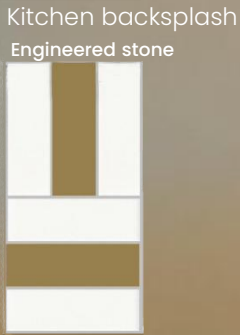
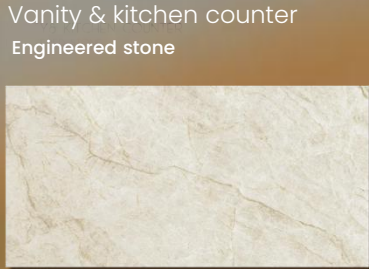
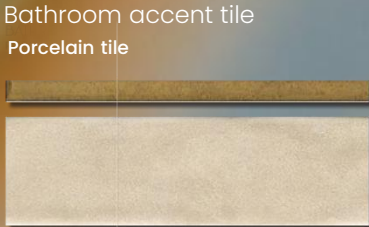
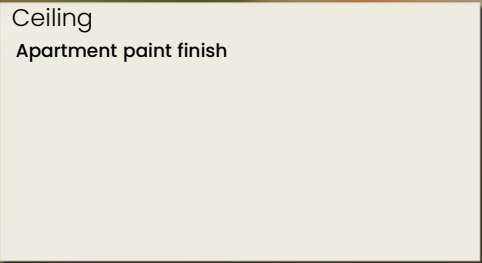
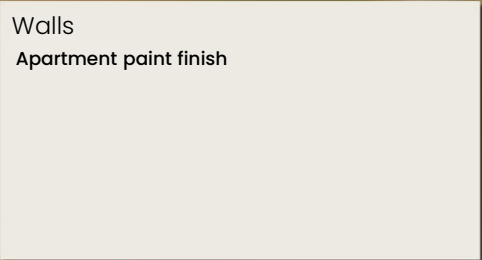
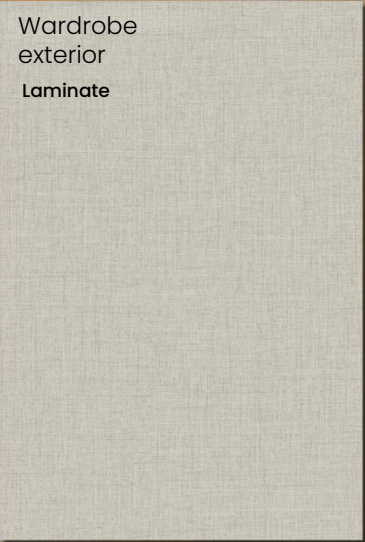
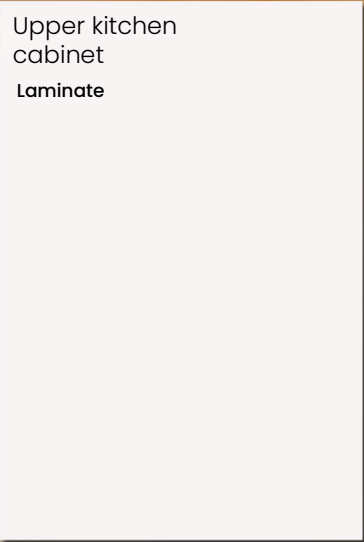
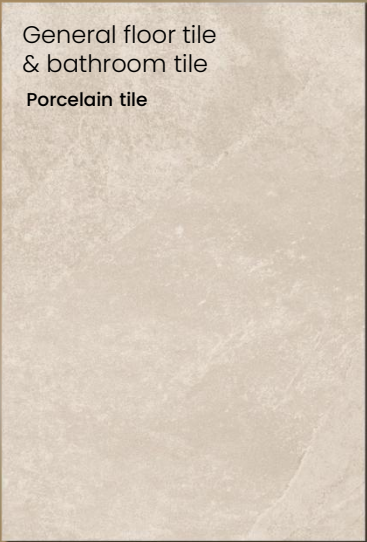
Located at the northern tip of Yas Island, The Canopies is just five minutes from Yas Point's public beach, with Yas Acres and Lea Park nearby.

A modern, bright living and dining room with large floor-to-ceiling windows. The living area features a light-colored sofa with yellow and patterned pillows, a low wooden coffee table, and a striped armchair. A unique chandelier with multiple white, shell-like shades hangs above the sofa. The dining area has a round wooden table with a textured base and four matching chairs. In the background, a kitchen area with a patterned backsplash and a SMEG appliance is visible. The view through the windows shows a cityscape with modern buildings and greenery under a clear sky.

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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