



THE CANOPIES AT YAS POINT

DISCLAIMER

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



An aerial architectural rendering of a coastal development on Yas Island. The image shows a mix of modern high-rise buildings, residential areas, green spaces, and a large body of water. A prominent canal or lagoon runs through the center, with a sandy beach and a small circular structure on a peninsula in the foreground. The background features more developed areas and a large red structure, possibly a stadium or arena.

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

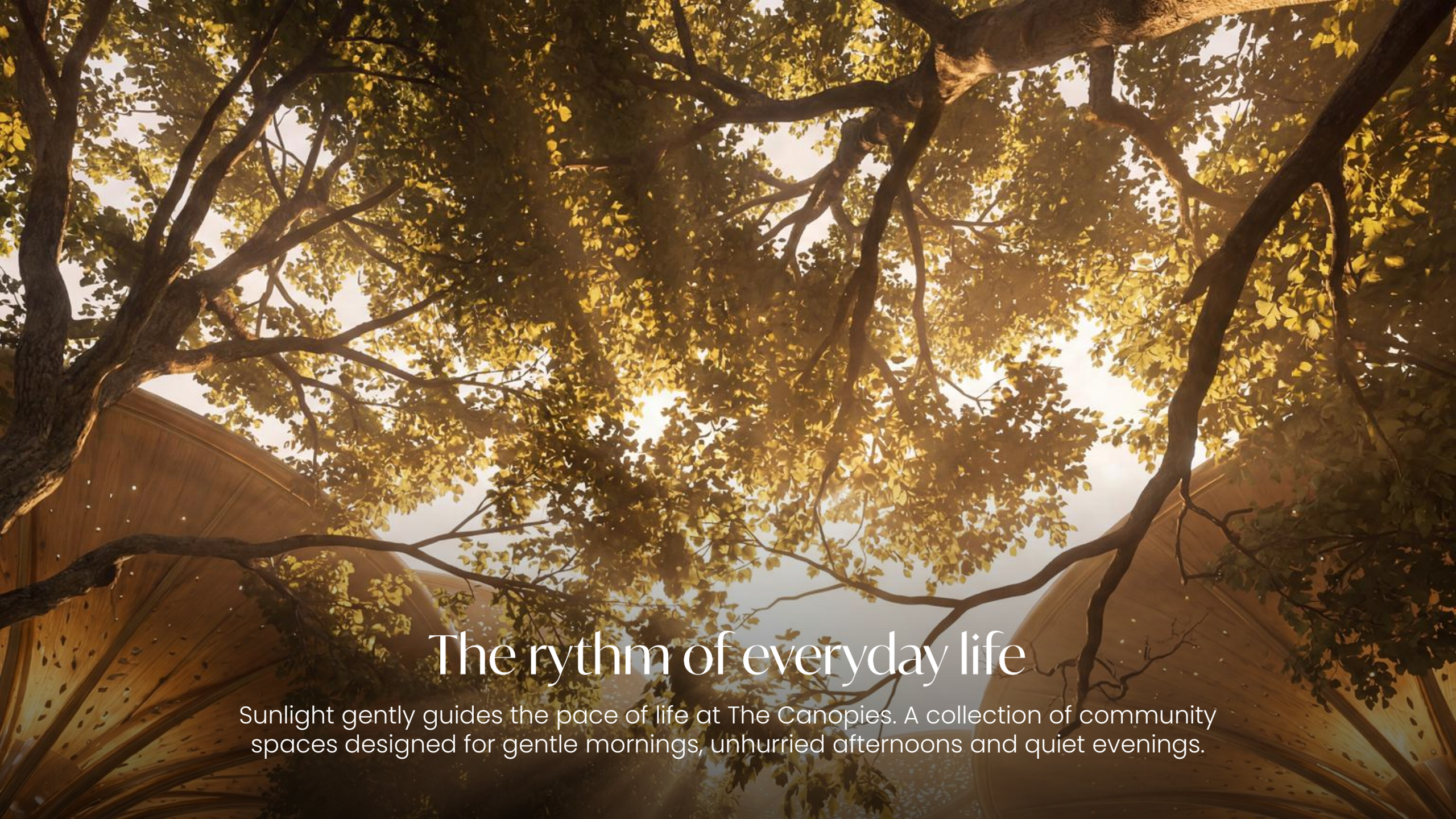
- Destination pier and viewing platform
- Five-star hospitality
- Entertainment village
- Yacht club and marina
- Water sports club
- Yas Point public beach
- Tidewalk waterfront promenade
- Green spaces
- Community centre and retail
- World-class education
- Walking & cycling tracks



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.

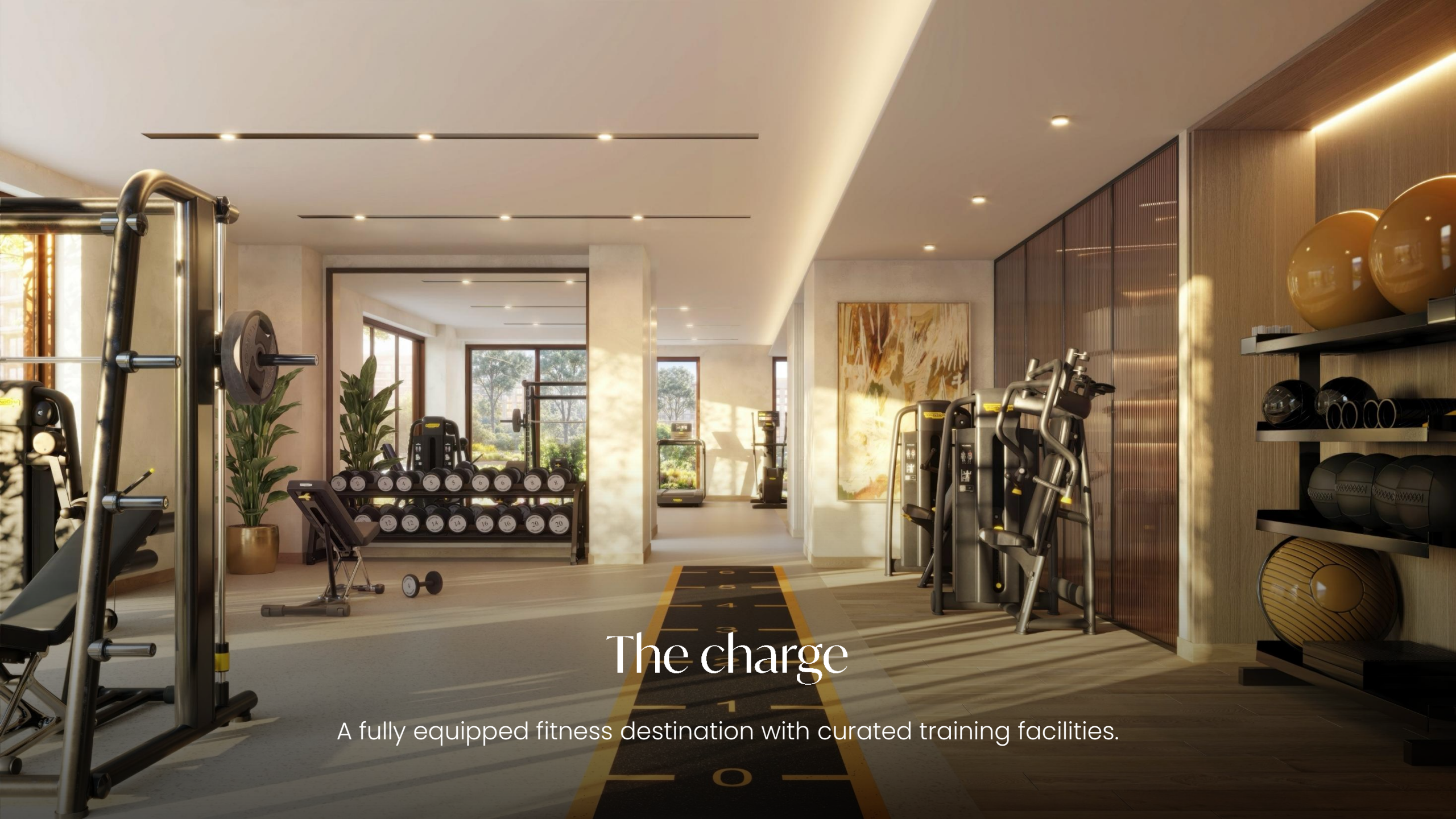


Amenities at The Canopies

- 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

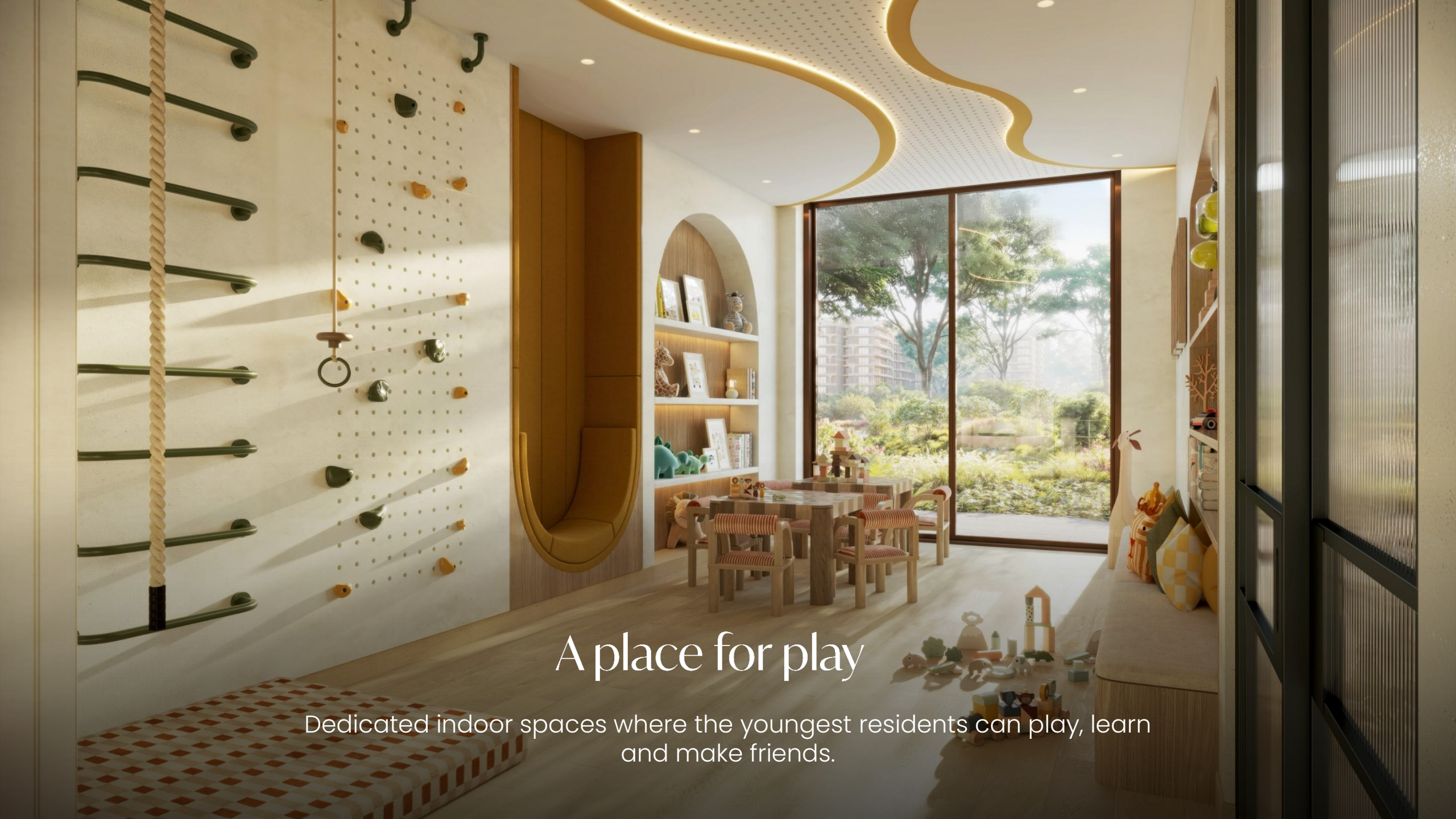


The charge

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.

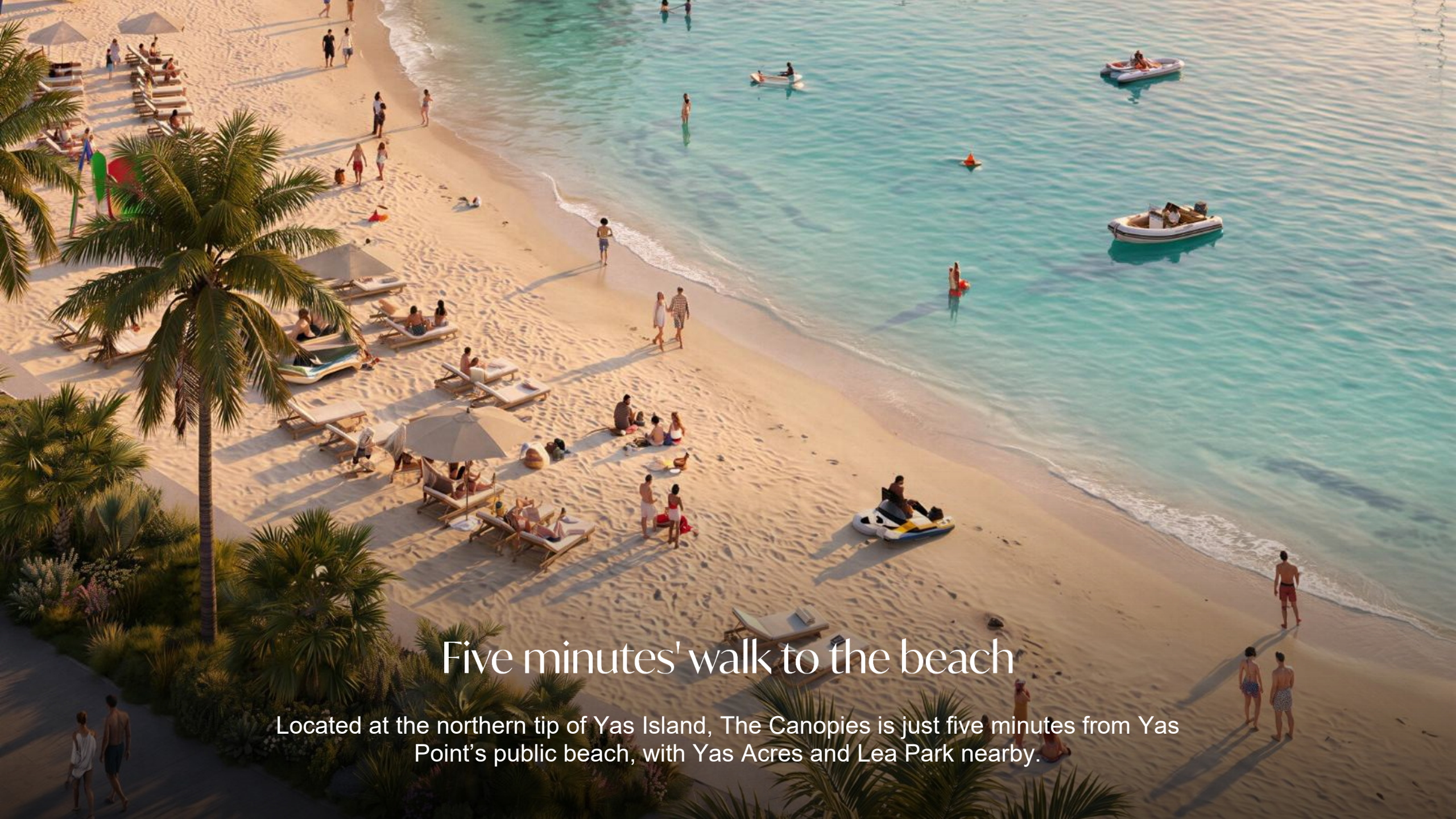
A high-end architectural rendering of a modern residential development. The scene is set at sunset, with a warm, golden glow illuminating the sky and the buildings. In the foreground, a curved balcony with a wooden railing and a large potted plant is visible on the right. The central focus is a large, irregularly shaped swimming pool surrounded by lush greenery, manicured lawns, and winding paths. Several people are depicted in various leisure activities: some are relaxing on lounge chairs by the pool, others are walking along the paths, and a few are sitting in modern, spherical wicker pods. The background features several multi-story apartment buildings with distinctive curved balconies and large windows, some of which are lit up. The overall atmosphere is one of sophisticated, carefree living.

Carefree moments
unfold under The Canopies



The hub

A co-working destination with private meeting rooms.



Five minutes' walk to the beach

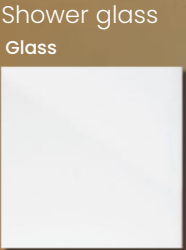
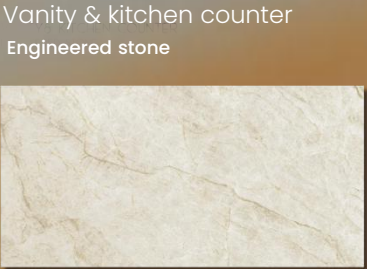
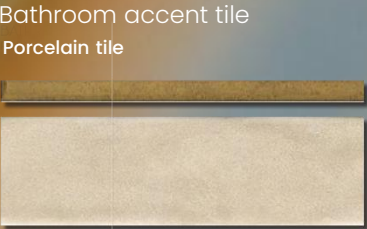
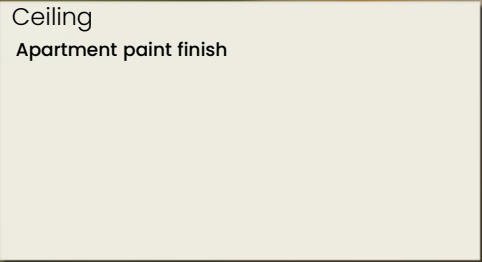
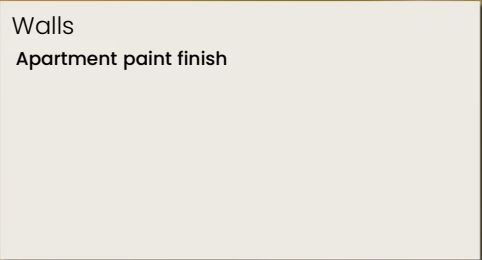
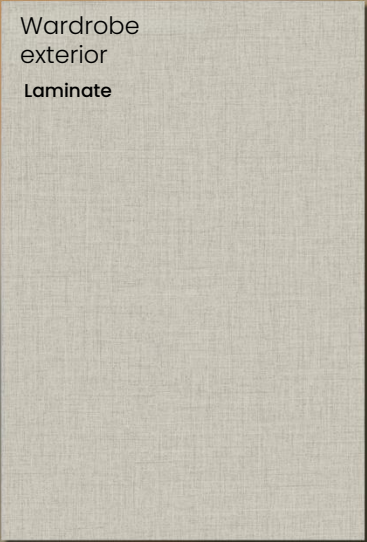
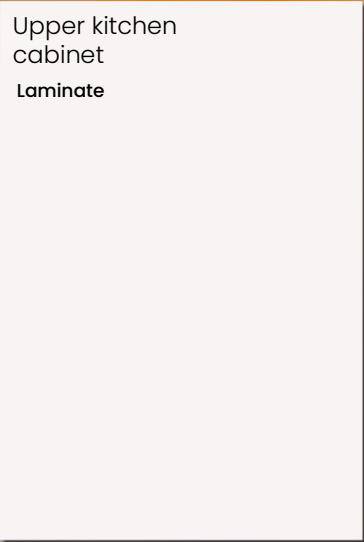
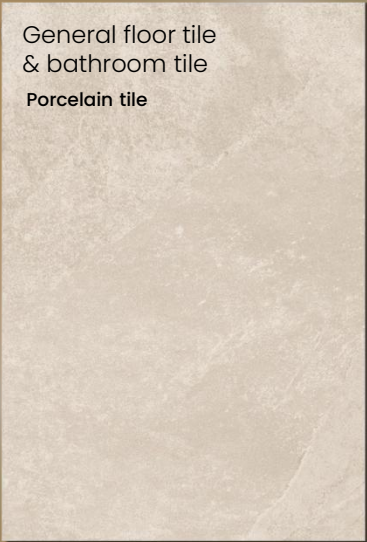
Located at the northern tip of Yas Island, The Canopies is just five minutes from Yas Point's public beach, with Yas Acres and Lea Park nearby.

A wide-angle photograph of a modern, bright living and dining area. The room features large floor-to-ceiling windows with light-colored curtains, offering a view of a city skyline. In the foreground, a light-colored sectional sofa is adorned with three patterned and solid-colored pillows. A low, dark wood coffee table sits in front of the sofa, holding a stack of books and a small bowl. To the left, a striped armchair is visible. To the right, a round dining table with a light-colored top and a thick, textured base is surrounded by four wooden chairs with yellow seats. A vase of greenery sits on the table. In the background, a kitchen area with a patterned backsplash and a SMEG appliance is partially visible. The overall atmosphere is warm and sophisticated.

Exquisite finishes

Thoughtfully selected finishes create a home that feels truly yours.

Material board





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
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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