جزيرة ياس
YAS ISLAND
ABU DHABI أبوظبي

ALDAR

THE CANOPIES

SANCTUARY

Life unfolds under The Canopies

Discover a new collection of homes at Yas Point, Yas Island’s latest iconic destination. Rooted in a serene green lifestyle with shaded canopies, these homes offer daily inspiration both within and beyond the community. Live just a short walk away from the waterfront promenade, marina and over 20,000 sqm of public parks and gardens.

A capital like no other



Abu Dhabi is a city of contrasts and discoveries. Heritage alongside innovation. Dunes giving way to turquoise waters. World-class museums, dining and entertainment experiences that draw enthusiasts from across the globe. A city that rewards those who choose to make it home.

A world-class entertainment destination

The story of Yas Island has been shaped by more than attractions. It is also a story of neighbourhoods and waterfront communities that have helped define life on the island. Through these developments, Aldar has played a central role in creating a destination that people from around the world are proud to call home.

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Yas Island's ecosystem

Beyond residential communities, Aldar continues to shape everyday life on Yas Island through education, hospitality and community management. Together, they support the people, places and experiences that make the island what it is today.



EDUCATION

Schools serving
the island community



HOSPITALITY

Hotels and
destination experiences



ESTATES

Community management
and stewardship

Well connected to everything that matters



ABU DHABI
CITY CENTRE
15MIN

DUBAI
50MIN

ZAYED
INTERNATIONAL
AIRPORT
10MIN

YAS MALL
3MIN

ABU DHABI
CORNICHE
15MIN

SAADIYAT ISLAND
15MIN

Looking ahead

As new experiences begin
to take shape across the island,
the future promises even
more reasons to return.
With landmark destinations
such as Sphere Abu Dhabi
on the horizon, a new chapter
of entertainment, culture
and discovery is just beginning.




YAS
POINT

Where Yas Island's next chapter begins

At the northernmost point of Yas Island, where land meets open water, the latest iconic destination is taking shape. As Aldar continues to expand possibilities on Yas Island, Yas Point introduces a new way to experience the island. A connected destination where people can live, visit, gather and explore. Moments from the most celebrated attractions and entertainment, where wonder is always within reach.

An investment destination, decades in the making

Few destinations combine global appeal with long-term growth quite like Yas Island. Supported by ongoing investment, rising visitor numbers and a growing residential community, the island continues to evolve. With limited opportunities remaining to own a home along Yas Island’s coastline, Yas Point offers one of the most sought-after addresses.

AED 6 BILLION

Gross development value

5K RESIDENTS

Expected upon completion

1.6K RESIDENCES

Across the masterplan

600,000 SQM

Masterplan area

The signature of Yas Point

Where park, beach and community come together.

WATERFRONT LIVING

700m waterfront promenade

Open-water beach for kayaking and windsurfing

The Wonder Pool, an infinity pool inspired by the night sky

Water taxi access connecting to the wider waterfront network

PARKS & WELL-BEING

Three signature parks, including the 60,000 sqm Lea Park

Landscaped walking and cycling routes

Outdoor wellness spaces

Neighbourhood gardens

Shaded community gathering areas

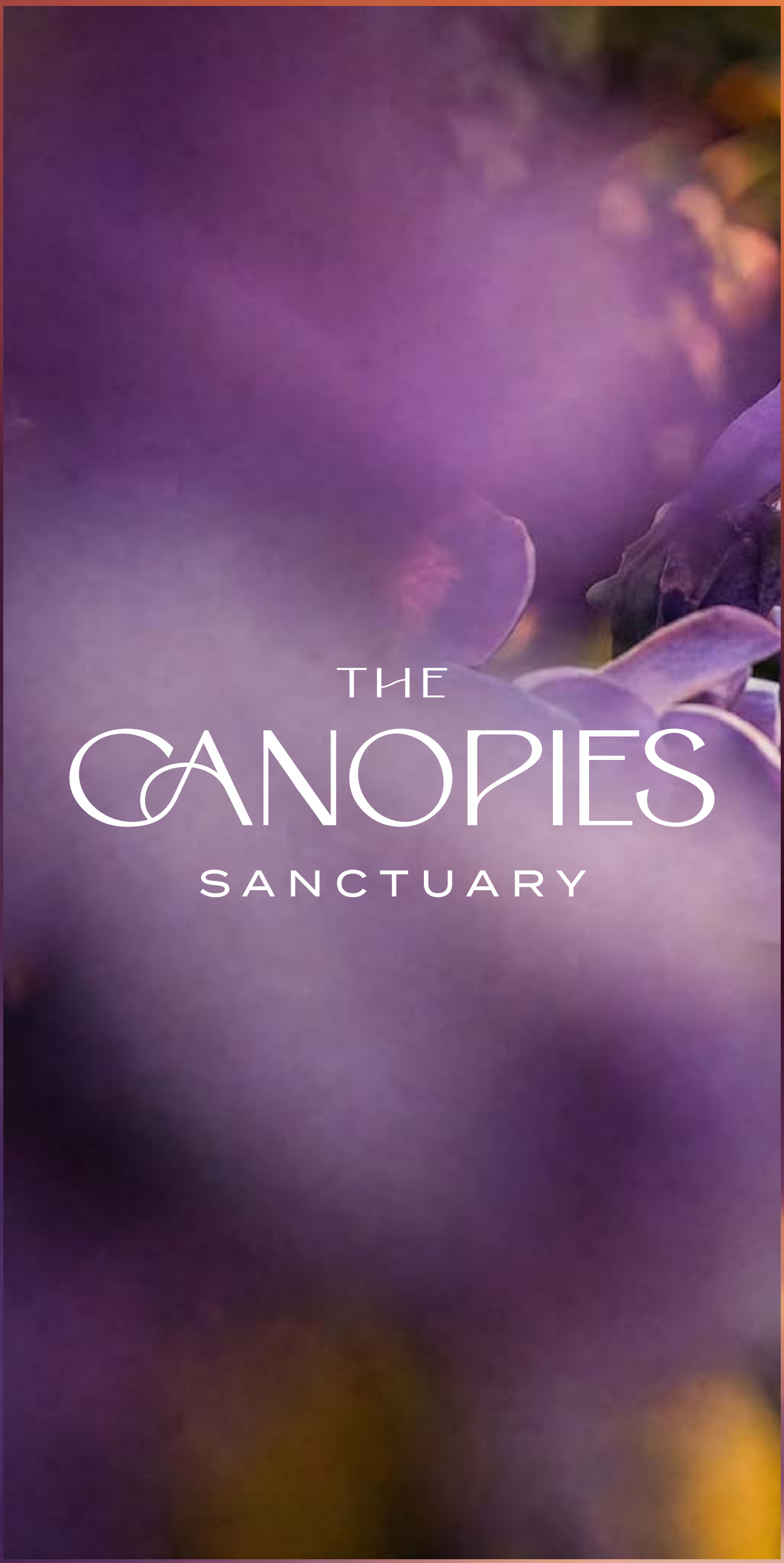
COMMUNITY & LIFESTYLE

Dining and retail experiences along the promenade

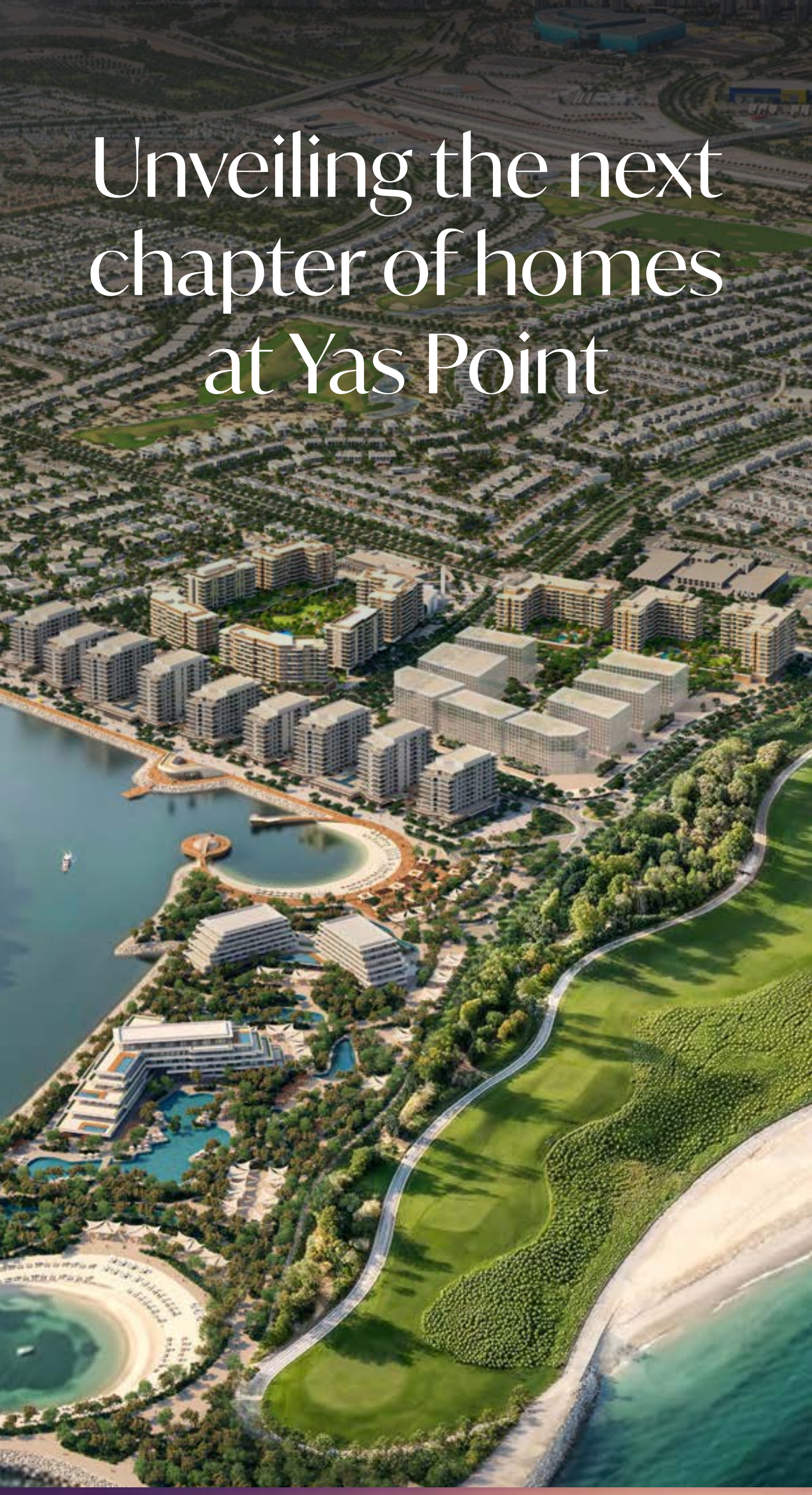
The Hub co-working and community space

The Night Garden

Kids’ Studio


THE
CANOPIES
SANCTUARY

Unveiling the next chapter of homes at Yas Point

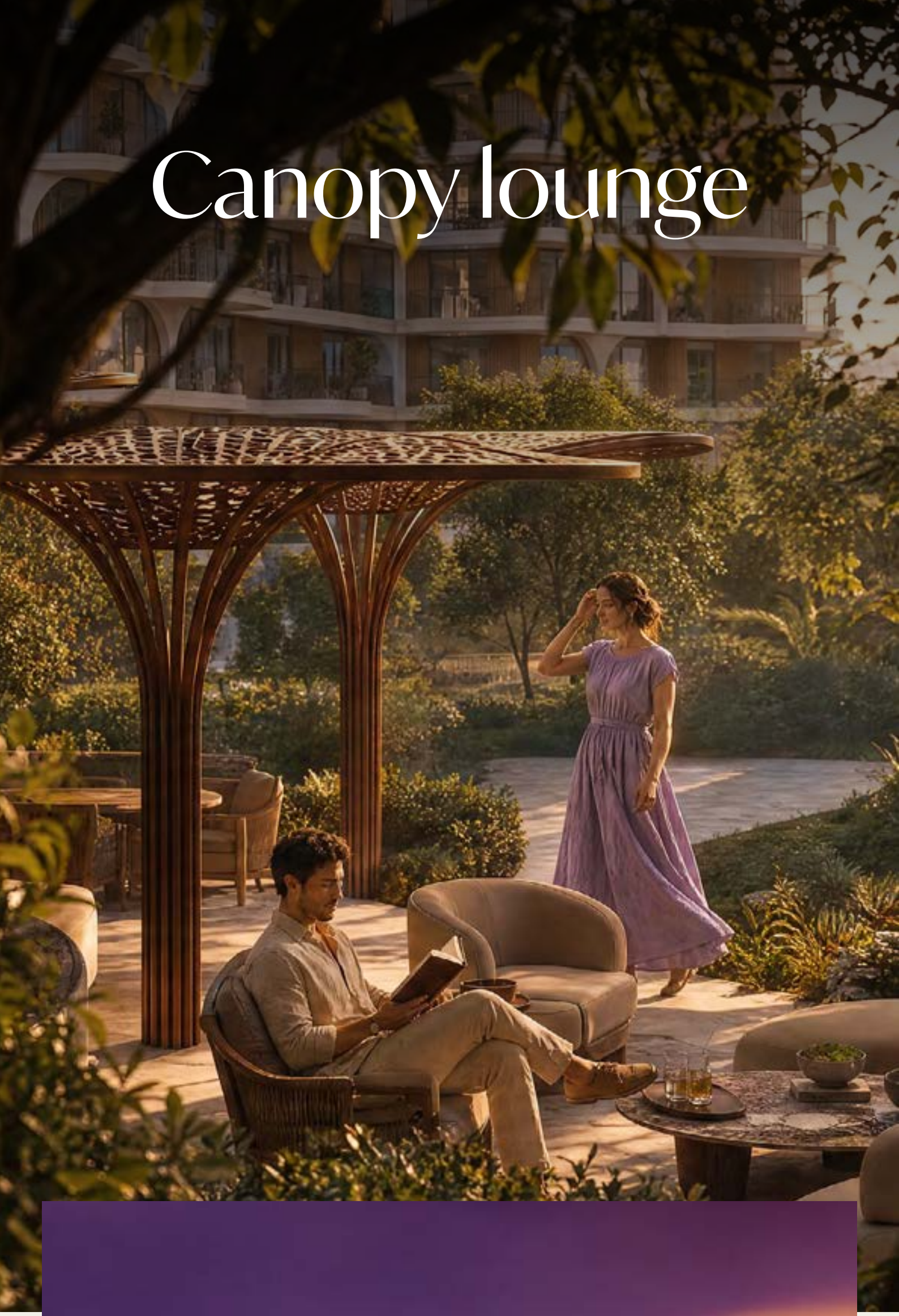


At the heart of this latest destination sits The Canopies Sanctuary at Yas Point. This community introduces a collection of studio to 3-bedroom homes with amenities designed around relaxation, recreation and wellbeing. Set around a central park and landscaped gardens, these homes are moments from the shoreline, the beach and an upcoming place where imagination comes alive.

The rhythm of everyday life

With the best of Yas Island close by, these homes offer enriching experiences both within and beyond the community. Spend your days in inviting spaces, from swimming pools and pool cabanas to dedicated areas for exercise and play.

Canopy lounge



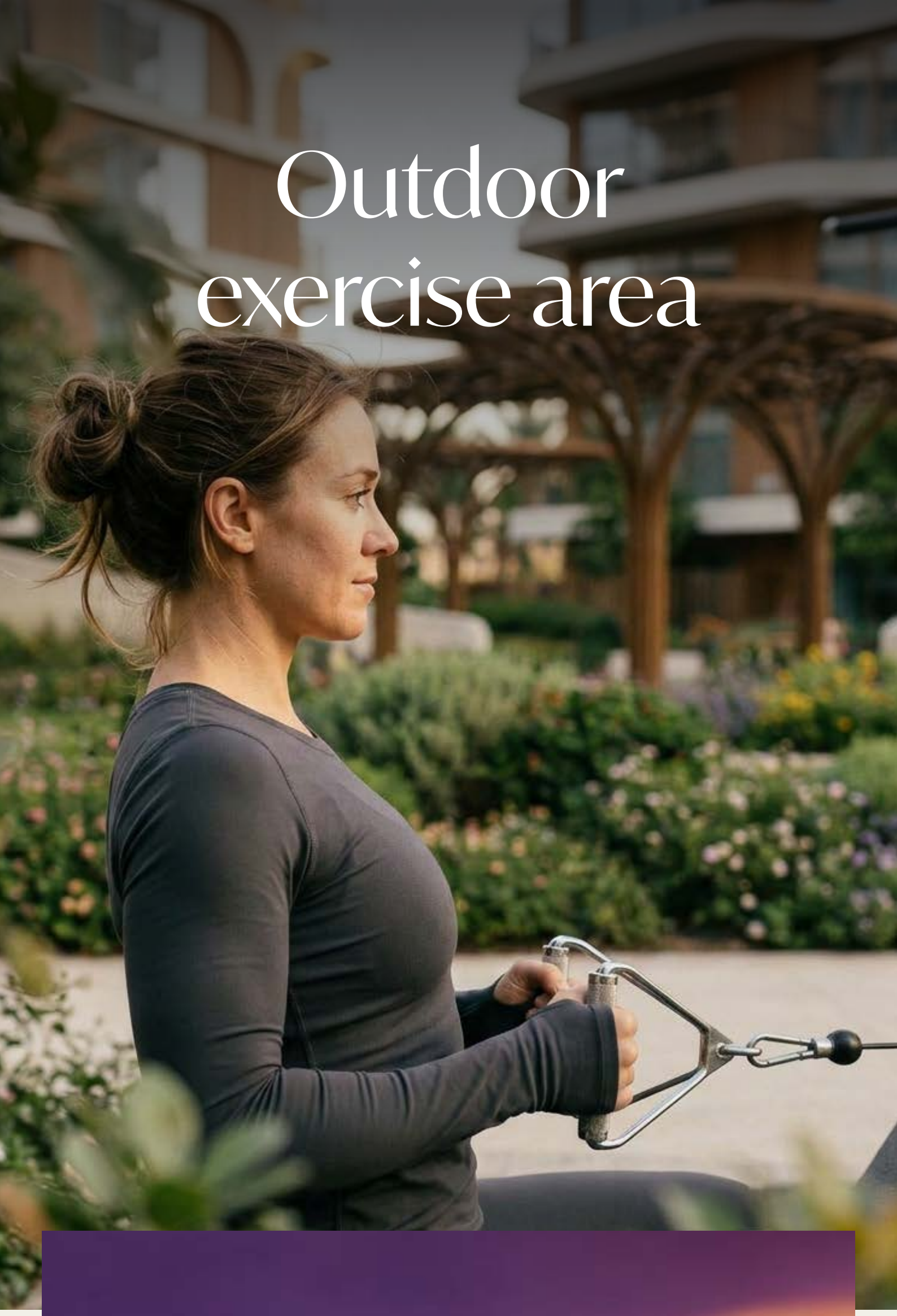
A shaded social sanctuary offering a relaxed setting to unwind, and enjoy moments surrounded by nature.

Swimming pools



A tranquil aquatic retreat designed for leisurely swims, refreshing escapes and moments of relaxation beneath the open sky.

Outdoor exercise area



An open-air fitness suite featuring curated training equipment, complemented by a red-light sauna and steam facilities.

Outdoor BBQ deck & dining area



An inviting alfresco venue for intimate gatherings, shared meals and memorable evenings around the grill.

Kids' pool & splash pad

A vibrant water haven where little ones can splash, explore and play in a space crafted just for them.

Outdoor kids' play areas



Imaginatively designed play spaces surrounded by nature that inspire movement, creativity and everyday adventure.

Residents' co-working lounge



A dedicated co-working destination for focused work and creative pursuits.

AMENITIES



Residents’ Podium Garden



Swimming Pools



Pool Cabanas



Canopy Lounge



BBQ & Outdoor Dining

AMENITIES

Outdoor Kids’ Play Area

Outdoor Exercise Area

Residents’ Co-working Lounge

Residents’ Gym

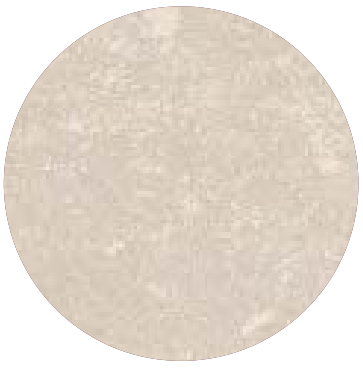
Indoor Kids’ Play Area

11,000 sqm Parkland Views

Homes designed around light and nature

Spacious studio to 3-bedroom apartments, each designed to embrace light, openness and a sense of connection to nature. Welcoming spaces set among landscaped gardens beneath shaded canopies bring nature into everyday life.

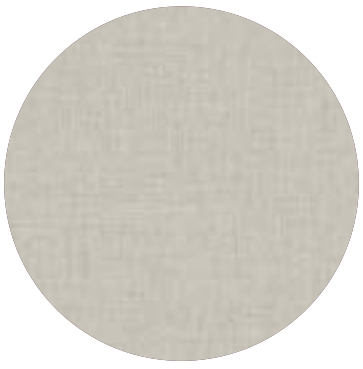
Material board



General floor tile
& Bathroom tile
Porcelain tile



Bedroom
floor tile
Porcelain tile

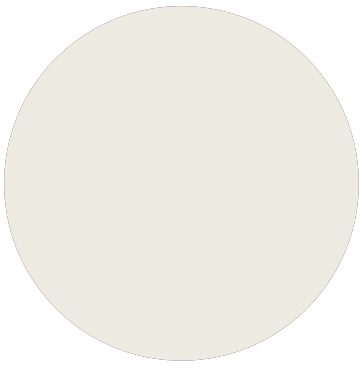


Wardrobe
exterior
Laminate

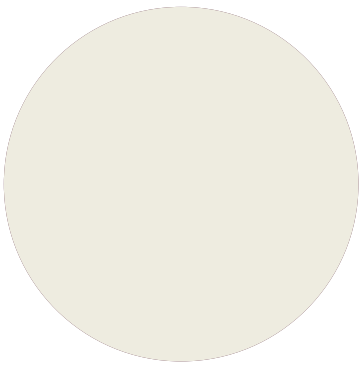
Upper kitchen
cabinets
Laminate



External & internal
doors lower kitchen
cabinet & vanity
Laminate



Walls
Apartment
paint finish



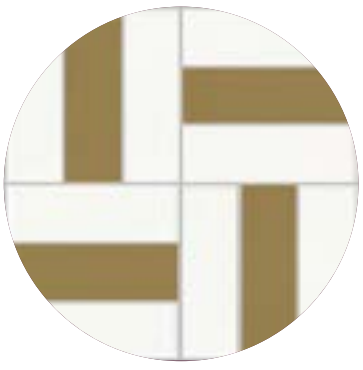
Ceiling
Apartment
paint finish



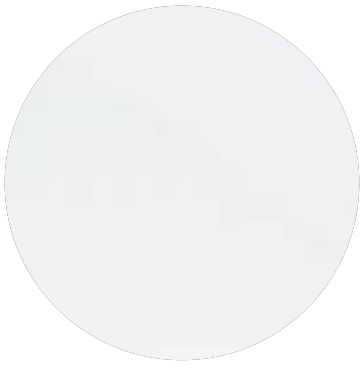
Bathroom
accent tile
Porcelain tile



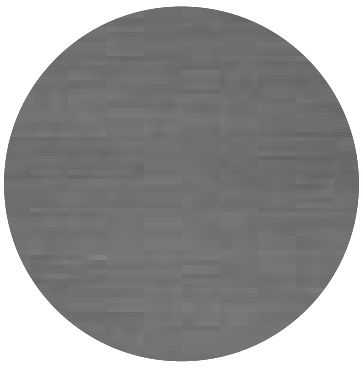
Vanity & kitchen
counter
Engineered stone



Kitchen
backsplash
Engineered stone



Shower
partition
Glass



Sanitary
ware
Gunmetal

Floor plans

STUDIO


LOBBY
5.7 m²
1.9m x 3.0m
BATHROOM
4.16 m²
1.9m x 2.2m
KITCHEN
9.6 m²
4.0m x 2.4m
LIVING / DINING
20.4 m²
4.0m x 5.1m
BALCONY

1 BEDROOM


MASTER BATH
5.00 m²
2.4m x 2.3m
WALK-IN
CLOSET
3.95 m²
1.6m x 2.4m
POWDER ROOM
2.88 m²
2.0m x 1.6m
LAUNDRY
1.17 m²
0.9m x 1.2m
DB
MASTER BEDROOM
15.58 m²
3.8m x 4.1m
ONU
KITCHEN
6.10 m²
2.5m x 2.3m
LIVING / DINING
23.10 m²
5.5m x 4.2m
BALCONY

2 BEDROOM


LAUNDRY
1.21 m²
1.1m x 1.1m
POWDER ROOM
2.42 m²
2.2m x 1.1m
DB
CNU
MASTER BATH
5.04 m²
2.1m x 2.4m
CORRIDOR
6.16 m²
5.6m x 1.1m
KITCHEN
8.25 m²
3.3m x 2.5m
WALK-IN CLOSET
3.84 m²
2.4m x 1.6m
MASTER BEDROOM
16 m²
4.0m x 4.0m
BEDROOM
12.58 m²
3.4m x 3.7m
SECONDARY BATH
4.4 m²
2.2m x 2.0m
LIVING / DINING
26.68 m²
4.6m x 5.8m
BALCONY

2 BEDROOM + MAID



2 BEDROOM
CORNER + MAID



3 BEDROOM
+ MAID + STUDY



Floor plates

BUILDING 01
LEVEL 01



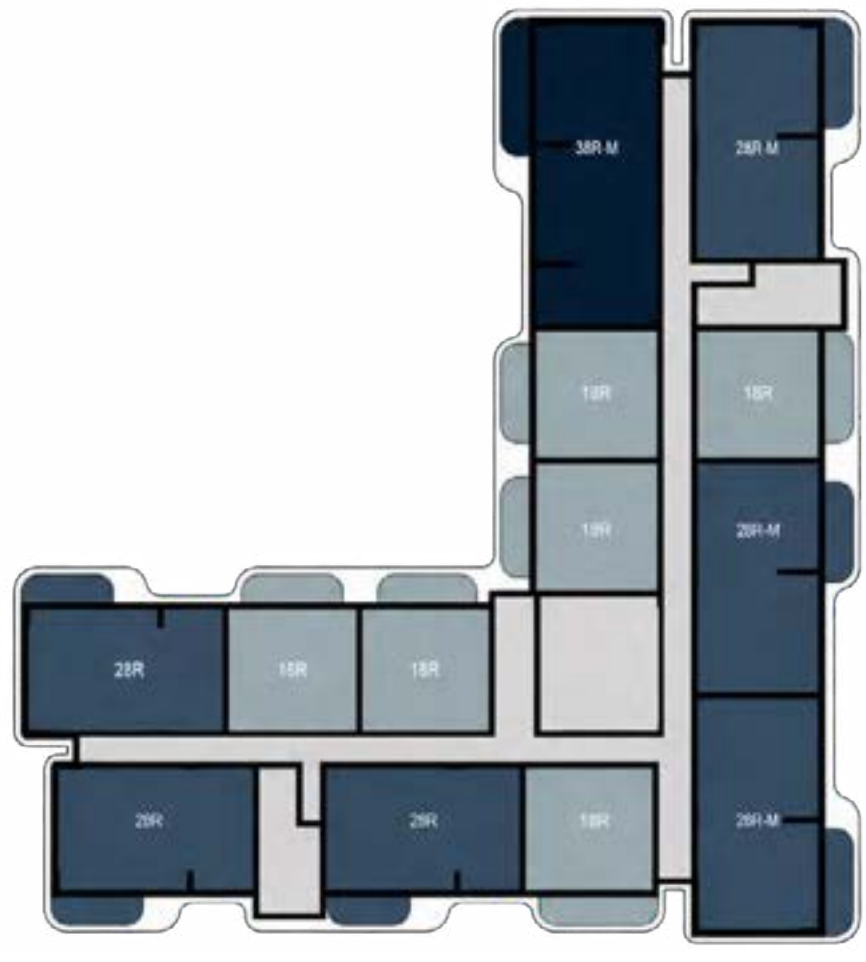
BUILDING 01
LEVELS 02-08



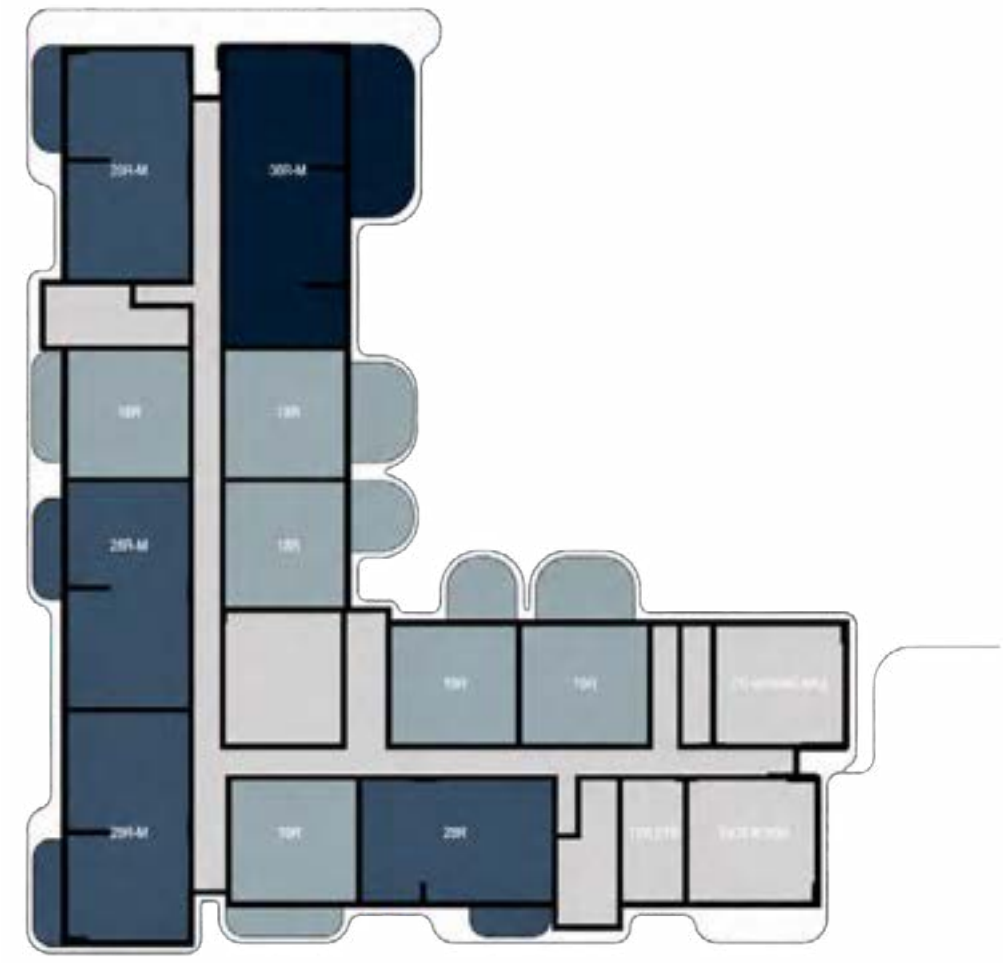
BUILDING 02
LEVEL 01



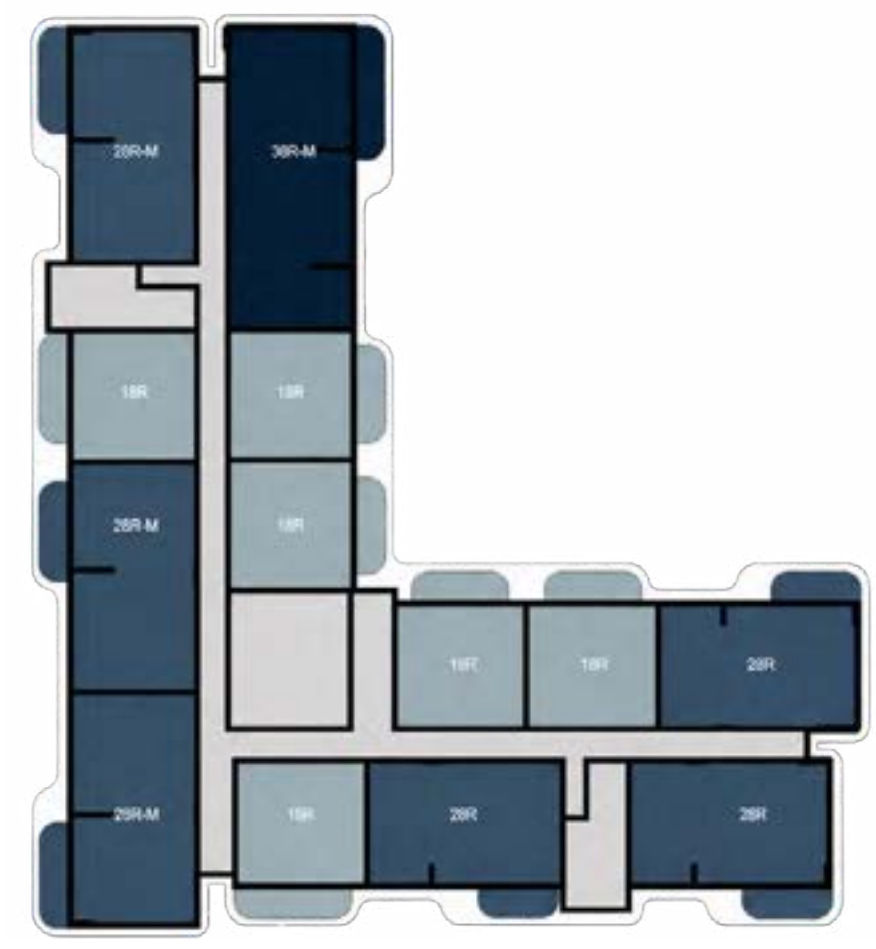
BUILDING 02
LEVELS 02-09



BUILDING 03
LEVEL 01



BUILDING 03
LEVELS 02-09



The master developer

For over two decades, Aldar has shaped the way the UAE lives. From the future of well-being on Fahid Island to the cultural heart of Saadiyat and the shores of Yas Island, Aldar sets international benchmarks for modern living.

Across the wider business, Aldar educates more than 38,000 students, operates 15 hotels and continues to attract strong international demand.

AED 70.4BN

Residential sales in H1 2026

Source: ADREC H1 2026 Market Report

15 HOTELS

4,422 rooms and suites across Aldar Hospitality

Source: Aldar Hospitality

AED 35.5BN

UAE property sales in 2025, up 25% YoY

Source: Aldar FY2025 Results

Shaping a better future



At Aldar, sustainability is woven into every initiative. Through ambitious Net Zero targets, responsible design and long-term environmental stewardship, we are building places that are resilient, efficient and made to thrive for generations.

19% reduction in absolute Scope 2 emissions compared to 2023

98% of construction sites used green concrete

100% of suppliers screened against strict ESG criteria

92% of construction and demolition waste recycled

70+ suppliers signed the MOCCAE and Aldar Real Estate Climate Pledge

23% of retrofitted buildings earning LEED Gold or Platinum status

1st development in the UAE to achieve LEED Platinum certification for community planning and design

24% reduction in absolute Scope 1 emissions compared to 2023

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