

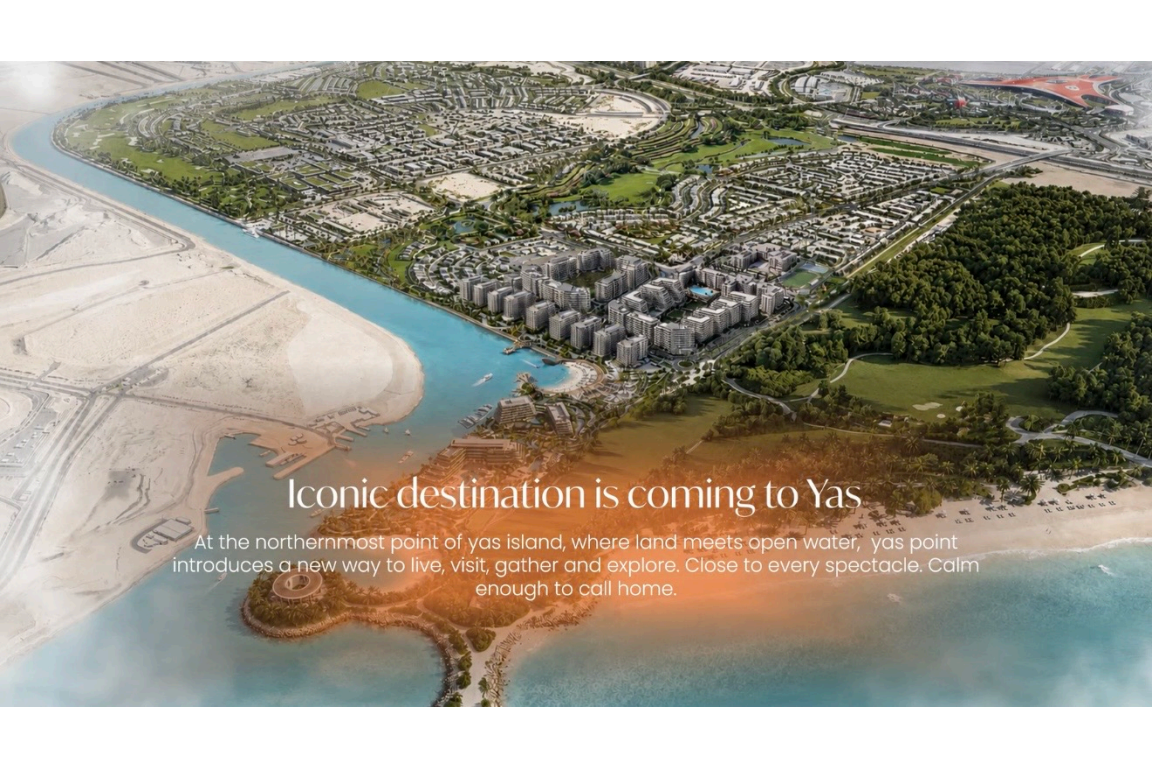


THE CANOPIES

AT YAS POINT

DISCLAIMER

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

An aerial photograph of the Yas Viceroy Hotel and its surroundings. The hotel is a large, modern building complex with multiple wings, situated on a peninsula. To the left of the hotel is a large, curved canal or lagoon. To the right is a lush green area with trees and a beach. In the background, there are more buildings and a large, curved road. The overall scene is a mix of urban development and natural beauty.

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.

ABU DHABI
CITY CENTRE

20
MIN

♀ FERRARI WORLD™ YAS ISLAND, ABU DHABI

♀ YAS WATERWORLD YAS ISLAND, ABU DHABI

♀ WARNER BROS. WORLD™ YAS ISLAND, ABU DHABI

DUBAI

50
MIN

♀ SEAWORLD* YAS ISLAND, ABU DHABI

♀ YAS MALL

ABU DHABI
INTERNATIONAL
AIRPORT

10
MIN

♀ YAS MARINA

♀ YAS MARINA CIRCUIT

♀ YAS LINKS ABU DHABI

YAS MALL

3
MIN

♀ ETIHAD ARENA

♀ TOPGOLF* YAS ISLAND, ABU DHABI

ABU DHABI
CORNICHE

20
MIN

♀ SPHERE ABU DHABI™

♀ YAS AMERICAN ACADEMY

SAADIYAT ISLAND

15
MIN

♀ NOYA BRITISH SCHOOL

♀ 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

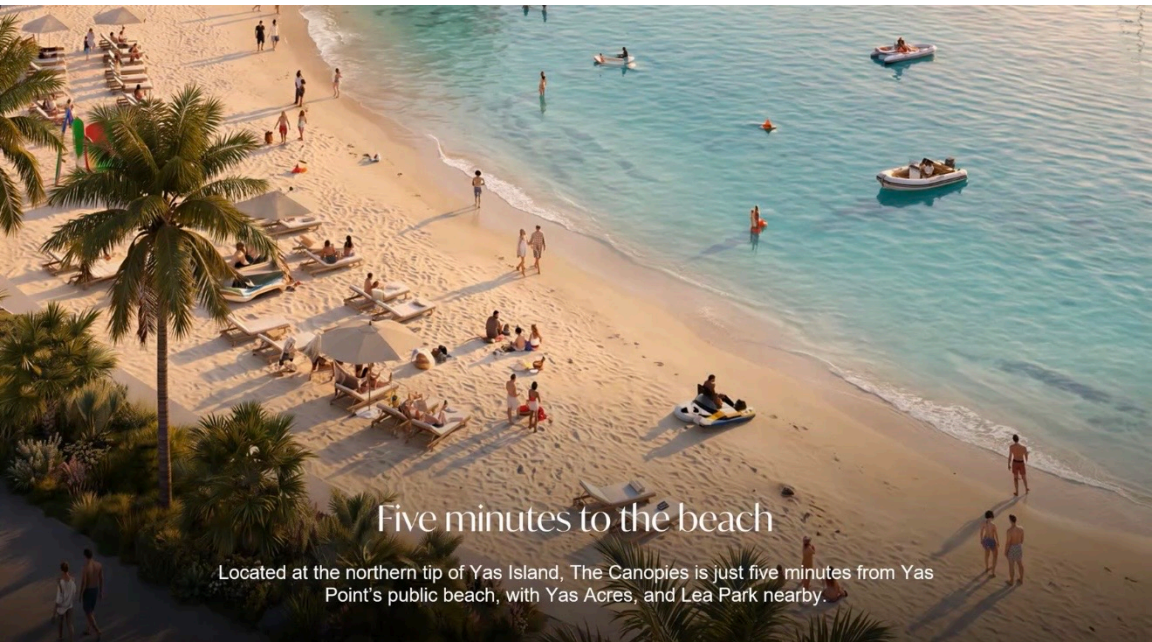
A collection of six buildings located in close proximity to Yas Island's key attractions.

Positioned within a park-centric masterplan, the community is designed around a large central green space, encouraging a walkable, indoor-outdoor lifestyle.



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



Five minutes 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.

Studio



1 Bedroom



Type 1



Type 2

2 Bedrooms



Type 1



Type 2

2 Bedrooms + Maid

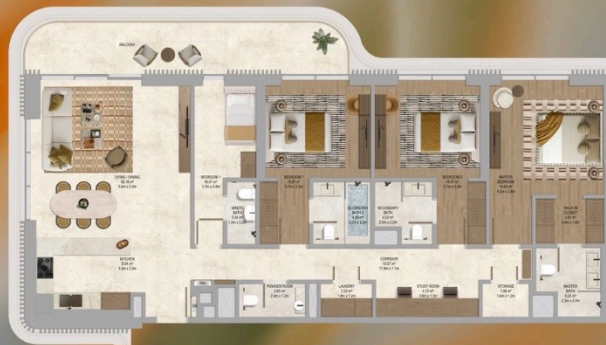


Type 1



Type 2

3 Bedrooms + Maid + Study Room





Unit mix

Number of units

592

Types of Units

Studio

1 Bedroom

2 Bedrooms

2 Bedrooms + Maid

3 Bedrooms + Maid

Handover

Q3 2030

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	46	184
TOTAL	592	-

Payment plan

55/45

5 % Down payment



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