

THE
CANOPIES
AT YAS POINT





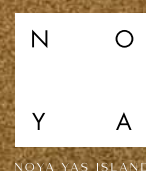
Life unfolds under The Canopies

Welcome to the first collection of homes at Yas Island's new iconic destination, Yas Point. The Canopies is a neighbourhood that moves with the sunlight. A garden-led community positioned at the northern gateway of Yas Island, moments from world-class theme parks and the beachfront.



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.



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.



Yas Island 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

Y A S
POINT
THE
CANOPIES
AT YAS POINT

DUBAI
50 MIN

SAADIYAT ISLAND
15 MIN

YAS
AMERICAN ACADEMY

WARNER BROS.
WORLD

sphere
abu dhabi

NOYA
BRITISH SCHOOL

ياس مول
YAS MALL

SeaWorld
YAS ISLAND, ABU DHABI

Yas
Waterworld

FERRARI
WORLD
YAS ISLAND, ABU DHABI

TOPGOLF
YAS ISLAND, ABU DHABI

YAS LINKS
ABU DHABI

ZAYED INTERNATIONAL
AIRPORT | 10 MIN

YAS
MARINA
CIRCUIT
حلبة مرسى ياس

ياس مارينا
yas marina

ETIHAD
ARENA

ياس باي
YAS BAY

- ♀ FERRARI WORLD™ YAS ISLAND, ABU DHABI
- ♀ YAS WATERWORLD YAS ISLAND, ABU DHABI
- ♀ WARNER BROS. WORLD™ YAS ISLAND, ABU DHABI
- ♀ SEAWORLD® YAS ISLAND, ABU DHABI
- ♀ YAS MALL
- ♀ YAS MARINA
- ♀ YAS MARINA CIRCUIT
- ♀ YAS LINKS ABU DHABI
- ♀ ETIHAD ARENA
- ♀ TOPGOLF® YAS ISLAND, ABU DHABI
- ♀ SPHERE ABU DHABI™
- ♀ YAS AMERICAN ACADEMY
- ♀ NOYA BRITISH SCHOOL

ABU DHABI CITY CENTRE

15^{MIN}

DUBAI

50^{MIN}

ZAYED INTER.
AIRPORT

10^{MIN}

YAS MALL

3^{MIN}

ABU DHABI CORNICHE

15^{MIN}

SAADIYAT
ISLAND

15^{MIN}



ALDAR SCHOOLS



YAS MALL



FERRARI WORLD™
YAS ISLAND, ABU DHABI



YAS WATERWORLD
YAS ISLAND, ABU DHABI



WARNER BROS. WORLD™
YAS ISLAND, ABU DHABI

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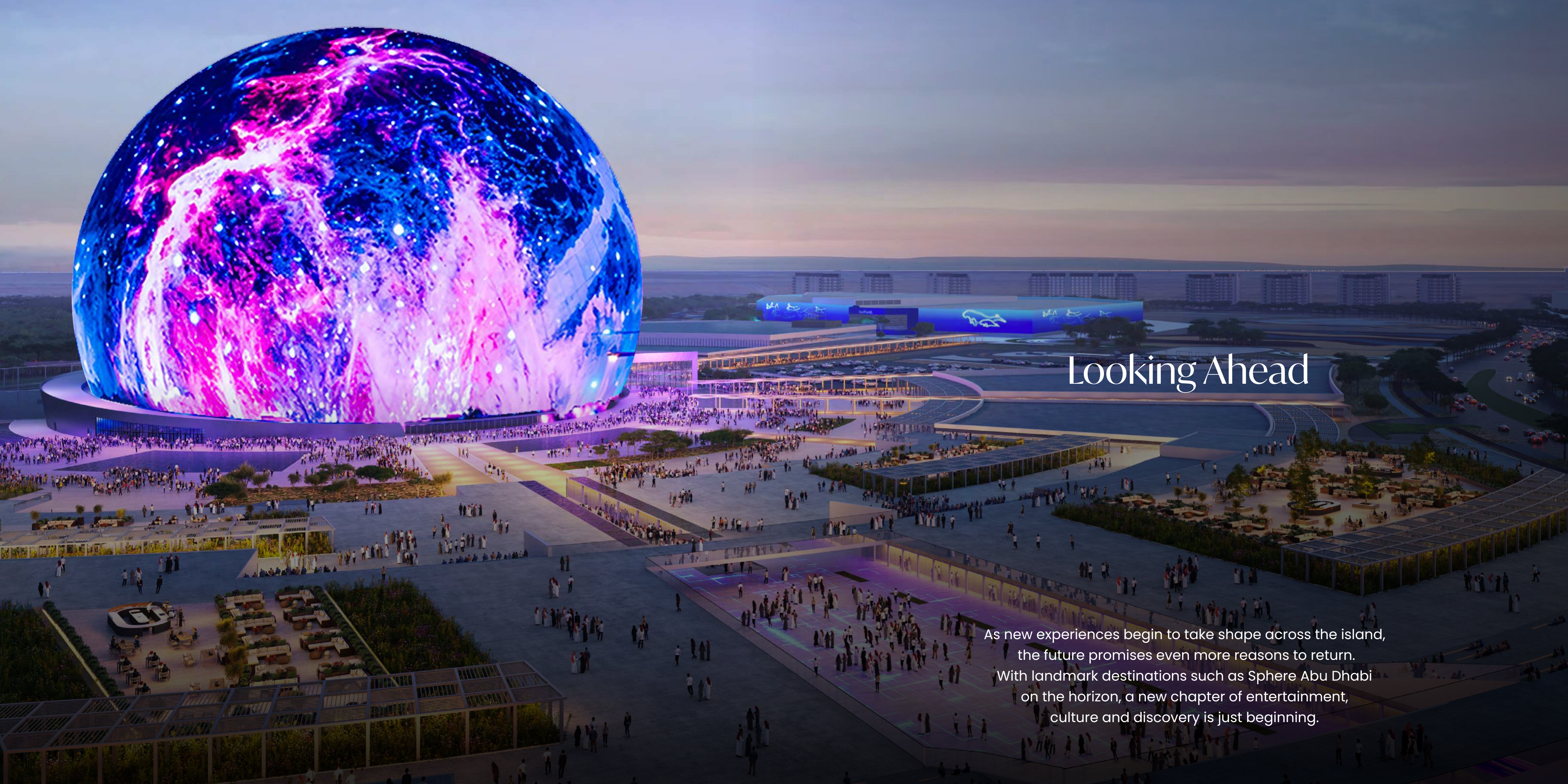
SEAWORLD®
YAS ISLAND, ABU DHABI



YAS MARINA CIRCUIT



ETIHAD ARENA



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.

A woman with dark, wavy hair, wearing a green sequined dress, is looking over her shoulder towards a man in a white shirt. They are in a modern, outdoor setting at night, with palm trees and city lights in the background. The text 'YAS POINT' is overlaid in white, serif font.

YAS
POINT

An aerial, high-angle photograph of a long, curved wooden walkway or bridge extending over a body of water at night. The walkway is illuminated from below, casting a warm glow. Several people are walking along the path. In the upper right corner, a large, vibrant fireworks display is visible against the dark sky. The water below is dark, with some white foam or ripples visible near the walkway.

Where Yas Island's Next Chapter Begins

At the northernmost point of Yas Island, where land meets open water, a new waterfront destination is taking shape. As Aldar writes the next chapter of the Yas Island story, 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.



AED 6 BILLION

Gross development value



5K RESIDENTS

Expected upon completion



1.6K RESIDENCES

Across the masterplan



600,000 SQM

Masterplan Area

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. As one of the final opportunities to own a prominent coastal address on Yas Island, Yas Point occupies a uniquely limited position.



The signature of Yas Point

Where park, beach and community come together.

WATERFRONT LIVING

700m waterfront promenade with dining, retail and public spaces

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 & WEL-LBEING

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

A young girl with long dark hair and bangs, wearing a brown sleeveless dress, is walking on a paved path. She is looking up and to the right with a smile. Above her is a large, modern canopy structure made of dark, curved metal poles and a perforated metal roof. The sun is setting or rising, creating a warm, golden light that filters through the canopy and casts long, patterned shadows on the ground. In the background, there are modern buildings with large windows and some greenery.

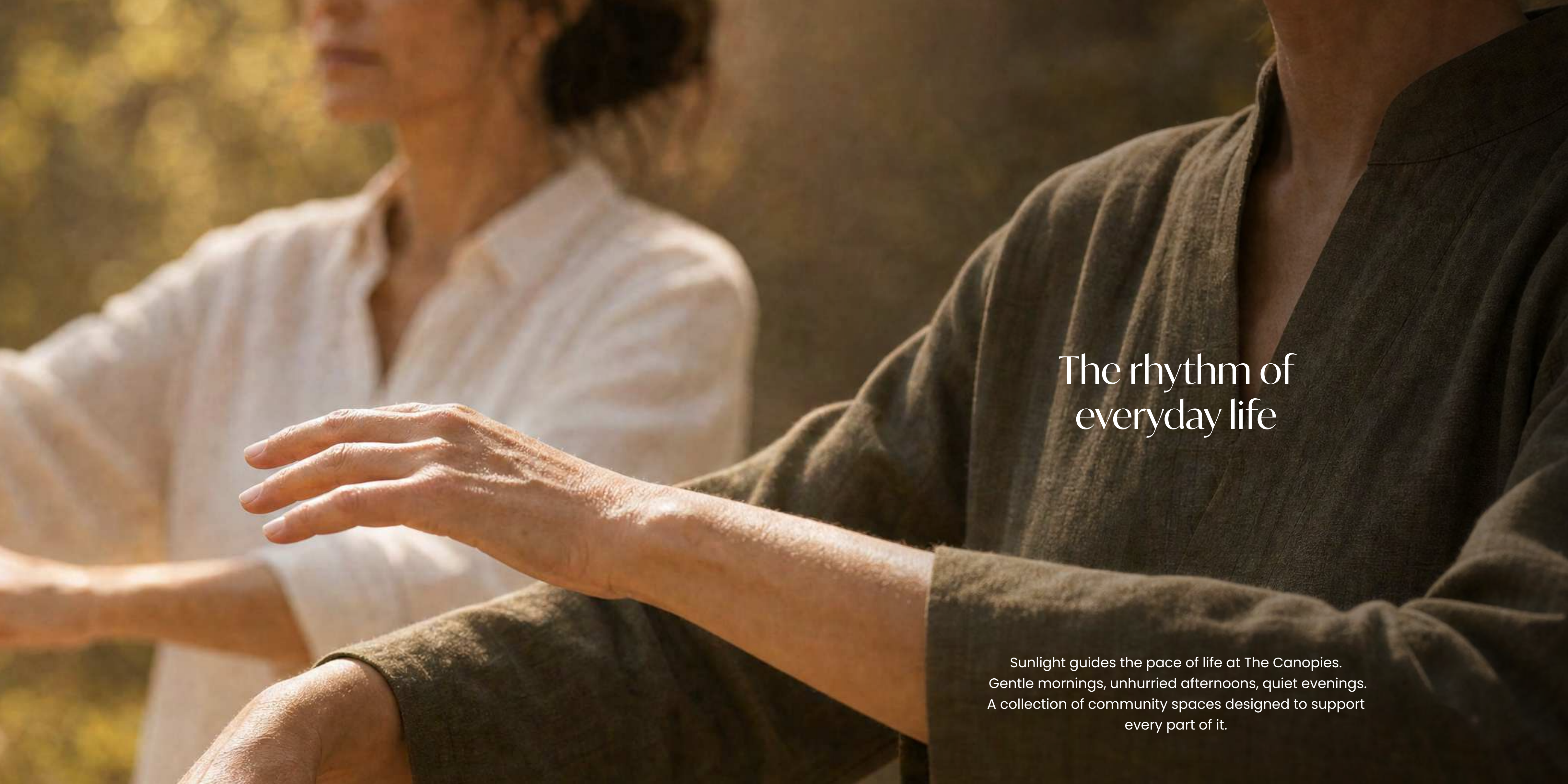
THE
CANOPIES
AT YAS POINT



A woman with dark, curly hair tied back, wearing a rust-colored top and a necklace, is sitting in a wooden garden gazebo and reading a large open book. The gazebo has a decorative arched top. In the background, there are lush green trees and a multi-story building. The scene is bathed in warm, golden light, suggesting late afternoon or early morning.

The first collection of homes at Yas Point

At the heart of this new destination sits The Canopies at Yas Point. The first collection of studio to 3-bedroom homes and five-star resort amenities. A central park sits at the heart of the community with the beachfront just steps away. From family moments by the pool to spaces for restorative experiences, a compelling lifestyle awaits at Yas Point's first address.



The rhythm of everyday life

Sunlight guides the pace of life at The Canopies.
Gentle mornings, unhurried afternoons, quiet evenings.
A collection of community spaces designed to support
every part of it.



THE CANOPY CLUB

A warm social living room designed for connection,
conversation and shared experiences at the heart
of the community.



THE PUDDLES

Resort-style pools overlooking the central park with a dedicated splash pool for the youngest residents.

A photograph of three people practicing Tai Chi in a modern outdoor pavilion. The pavilion has a curved, perforated metal roof and several vertical wooden poles. The people are wearing traditional-style clothing. The scene is set in a lush garden with trees and a modern building in the background. The lighting is warm, suggesting late afternoon or early morning.

THE CLEARING

An outdoor pavilion for yoga, tai chi and mindful movement beneath open skies.



THE AFTERGLOW

An immersive garden experience shaped by soft, illuminated light installations that come alive after sunset.



THE CHARGE

A fully-equipped fitness destination featuring curated training experiences.

The image depicts a sophisticated co-working environment. A large, leafy tree stands in a grey, segmented cylindrical planter, serving as a central focal point. To the left, a kitchenette area includes a marble countertop with a black faucet, a bowl of fruit, and a small espresso machine. The wall behind the counter is made of light-colored stone and features two circular, glowing pendant lights. In the foreground, a dark wooden table is surrounded by chairs with vertical and horizontal striped upholstery. A laptop and a cup are on the table. To the right, a large abstract painting in warm tones hangs on the wall. A large window on the far left provides a view of a lush garden and a building in the distance, with white curtains partially drawn. The floor is made of large, light-colored tiles.

THE HUB

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



THE PICNIC

An outdoor kitchen and dining space overlooking the park,
created for gathering, sharing and celebrating.

AMENITIES



Retail & Dining



Landscaped Walkways



Central Park



The Canopy Club



The Hub



The Puddles



The Charge



The Clearing



The Retreat



The Afterglow



The Picnic



The Escape



View of central public park and private podium amenities

Homes designed around life and light

Spacious studio to 3-bedroom apartments, each designed to embrace light, openness and a connection to the landscape. Thoughtfully planned spaces that feel welcoming. With views across the community park that keep nature close, every day.







MATERIALS & FINISHES



GENERAL
FLOOR TILE
Porcelain Tile



BEDROOM
FLOOR TILE
Porcelain Tile



EXTERNAL &
INTERNAL DOORS
Laminate



UPPER KITCHEN
CABINETS
Laminate



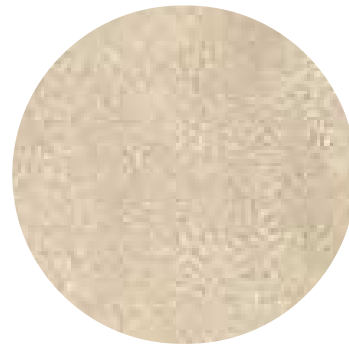
WARDROBE
EXTERIOR
Laminate



WALLS
Paint finish



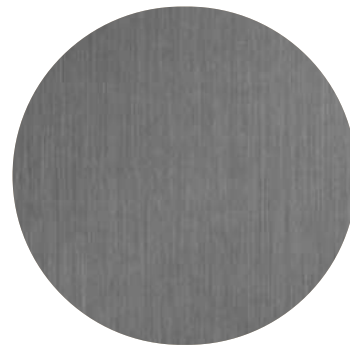
VANITY &
KITCHEN COUNTER
Engineered stone



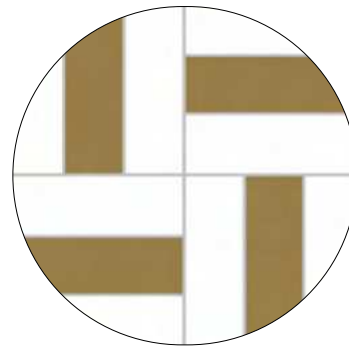
BATHROOM
ACCENT TILE
Porcelain tile



SHOWER
PARTITION
Glass



SANITARY
WARE
Gunmetal

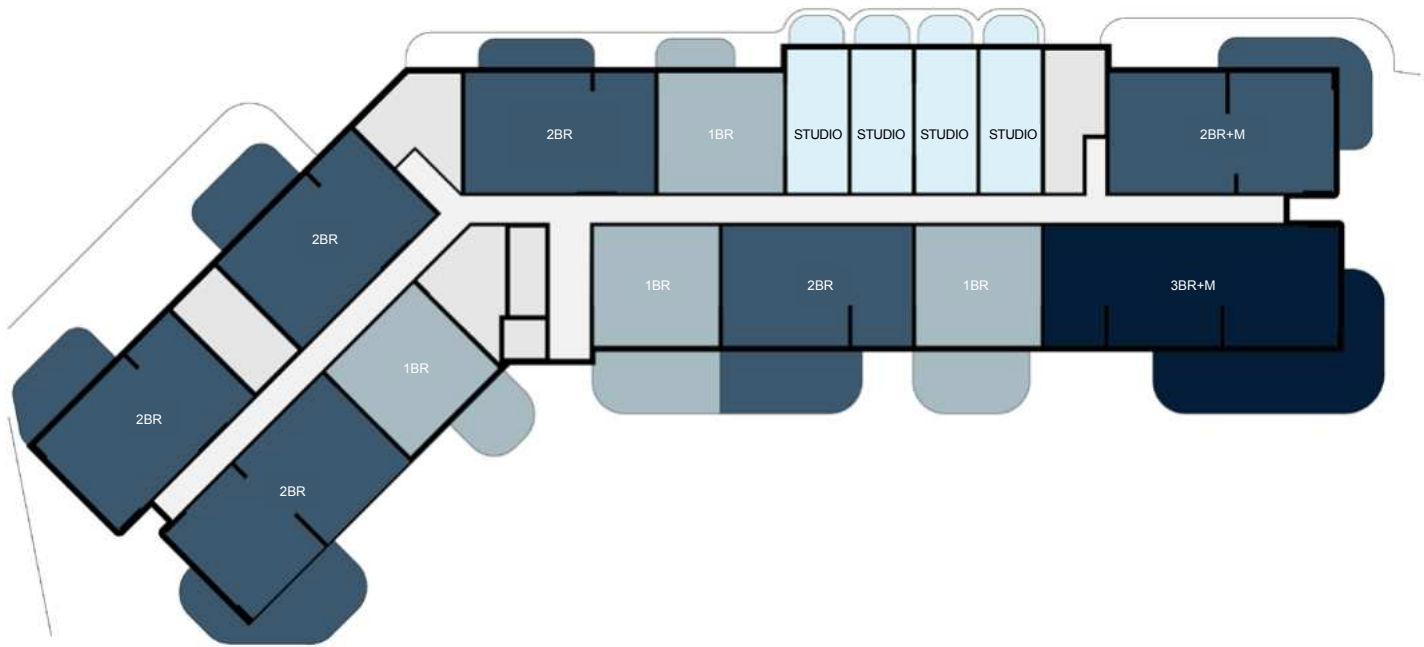


KITCHEN
BACKSPLASH
Engineered stone

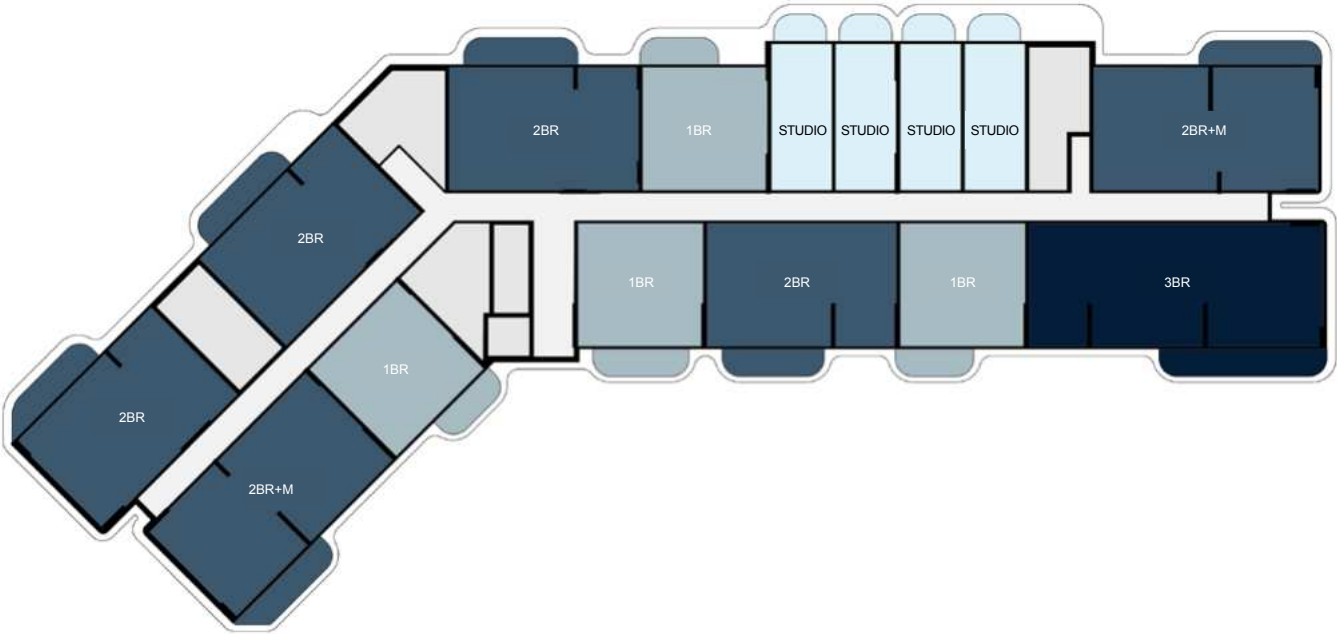


FLOORPLANS & FLOORPLATES

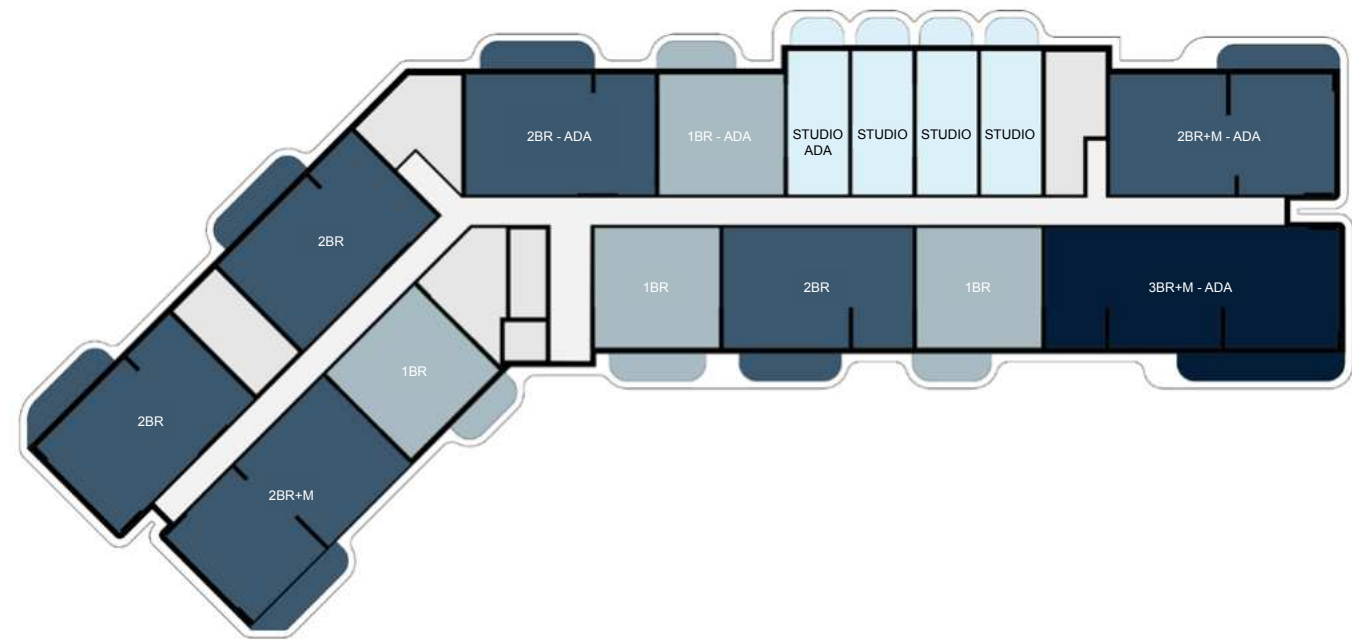
BUILDING 1



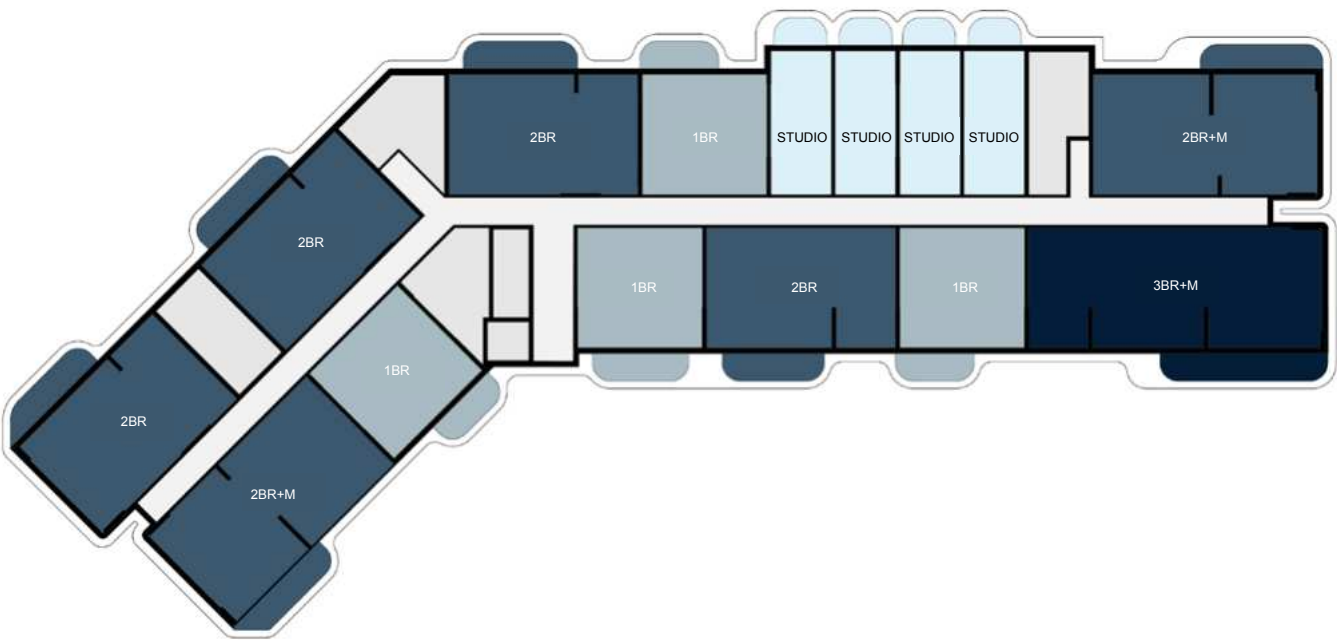
Level 1



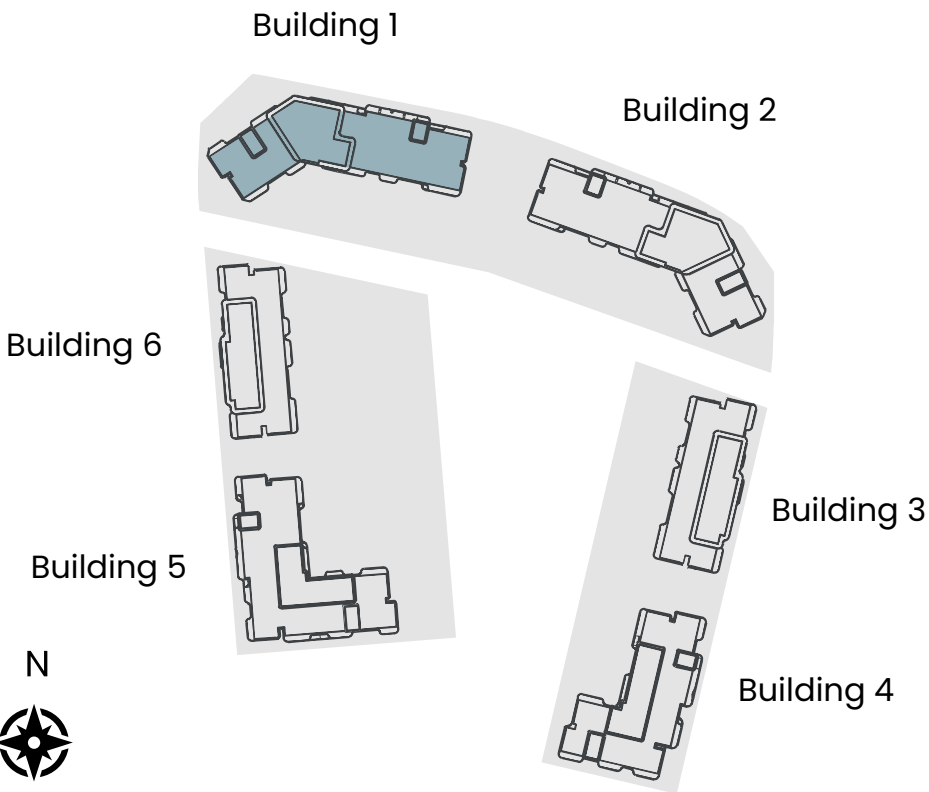
Level 3, 5, 7



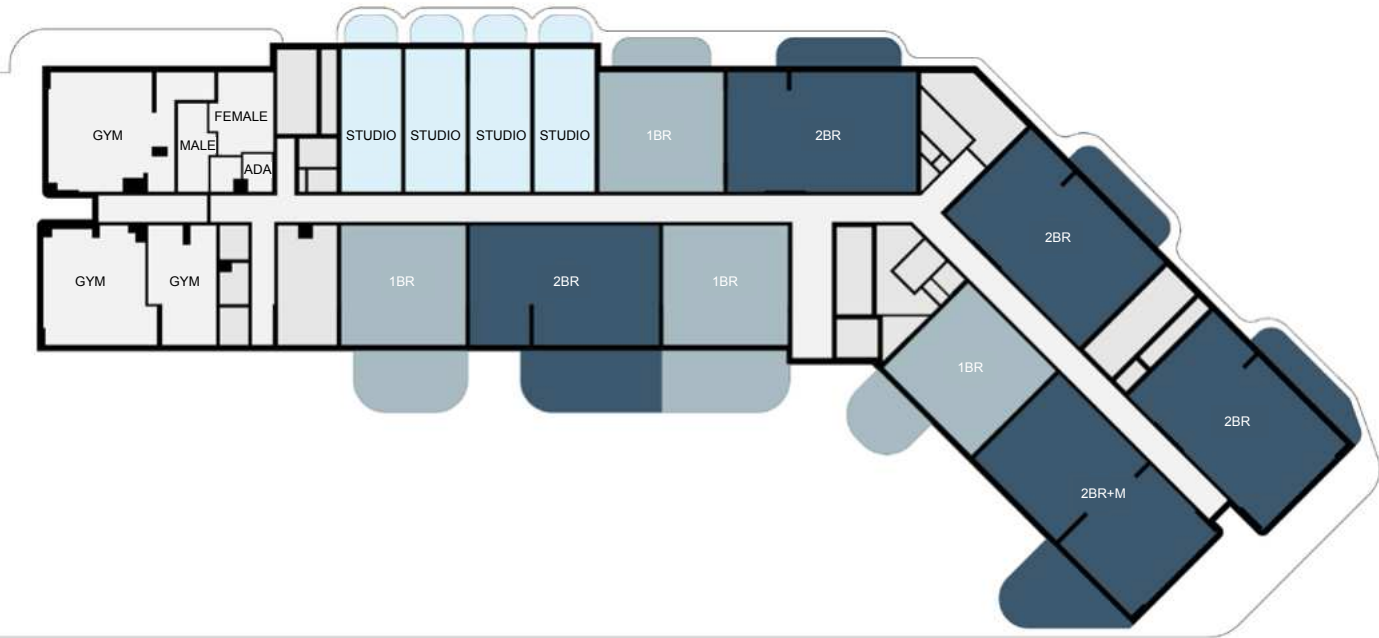
Level 2



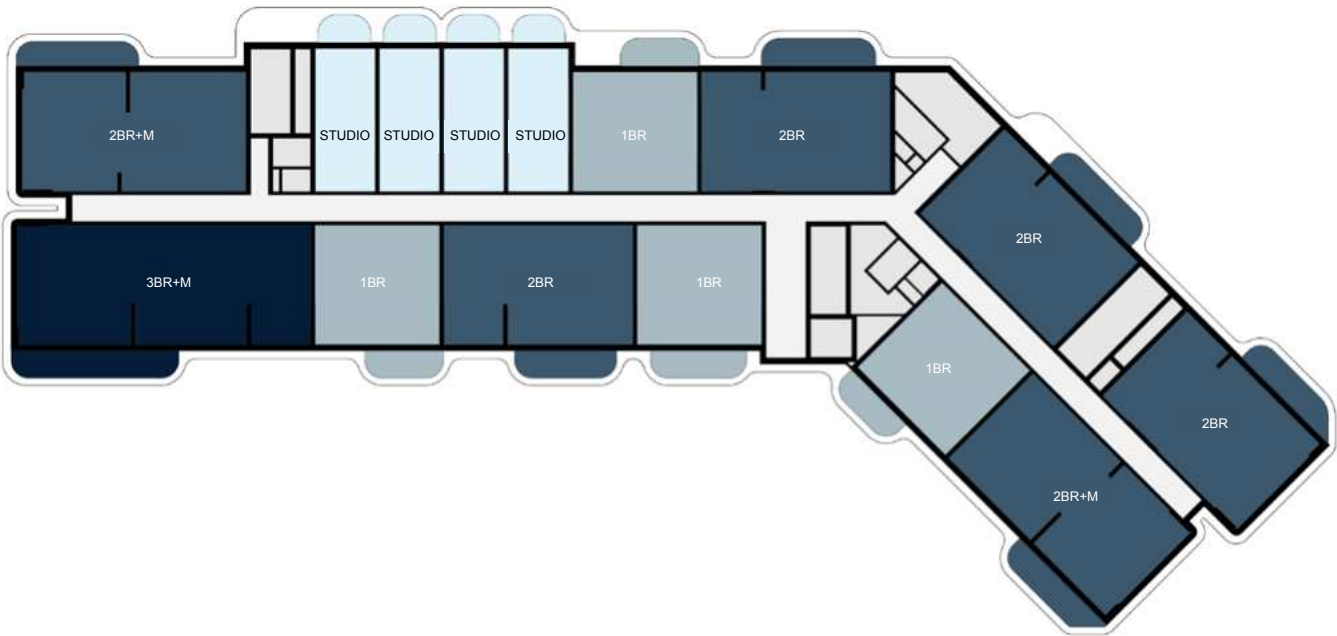
Level 4, 6, 8



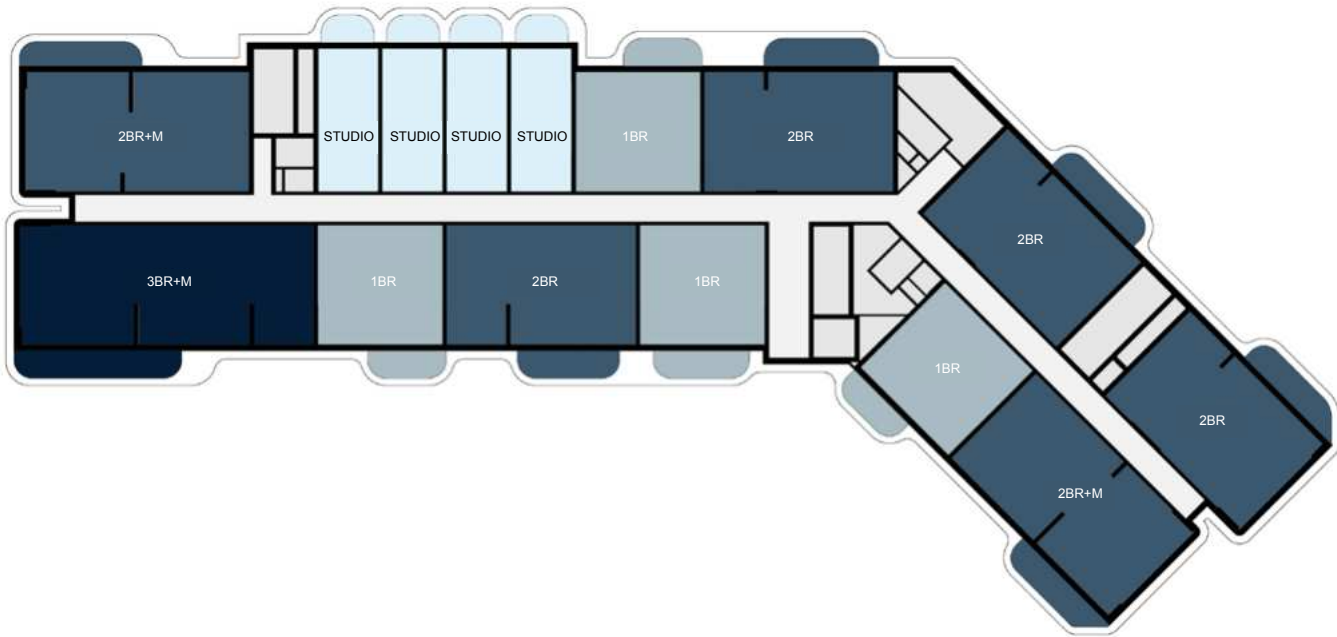
BUILDING 2



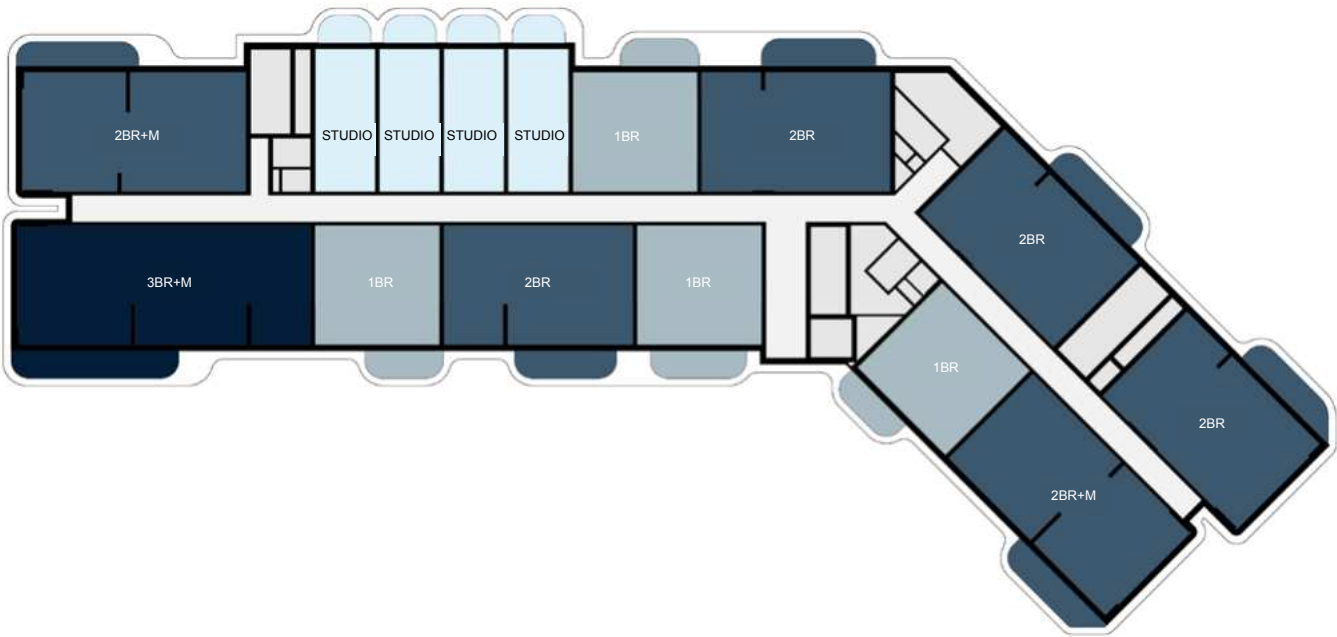
Level 1



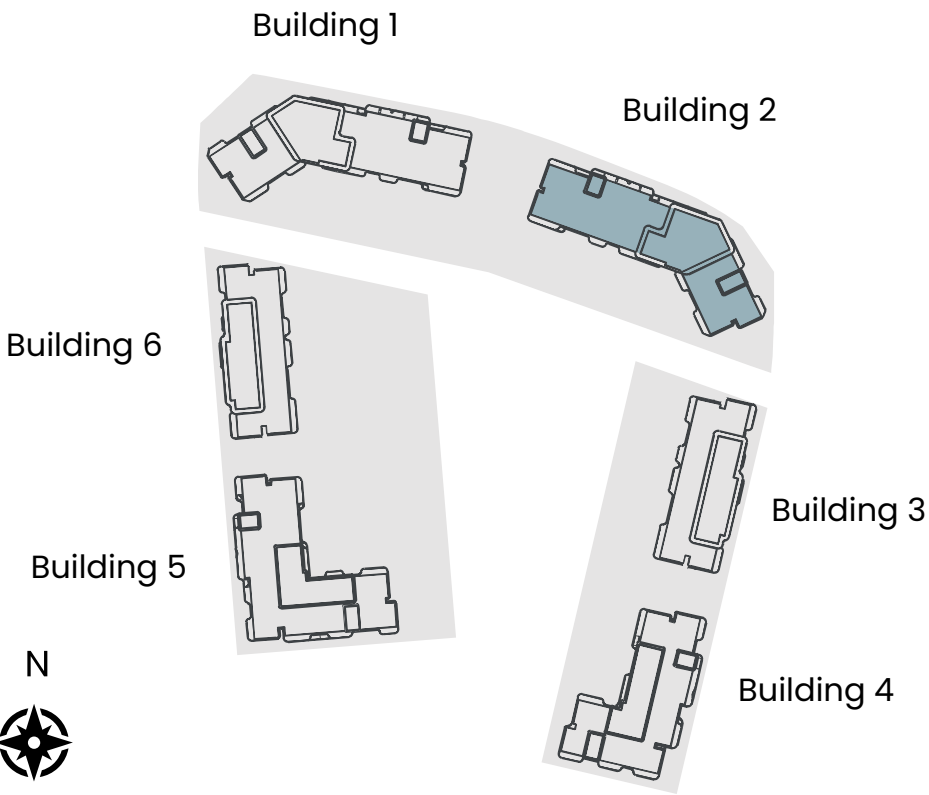
Level 3, 5, 7



Level 2



Level 4, 6, 8



BUILDING 3



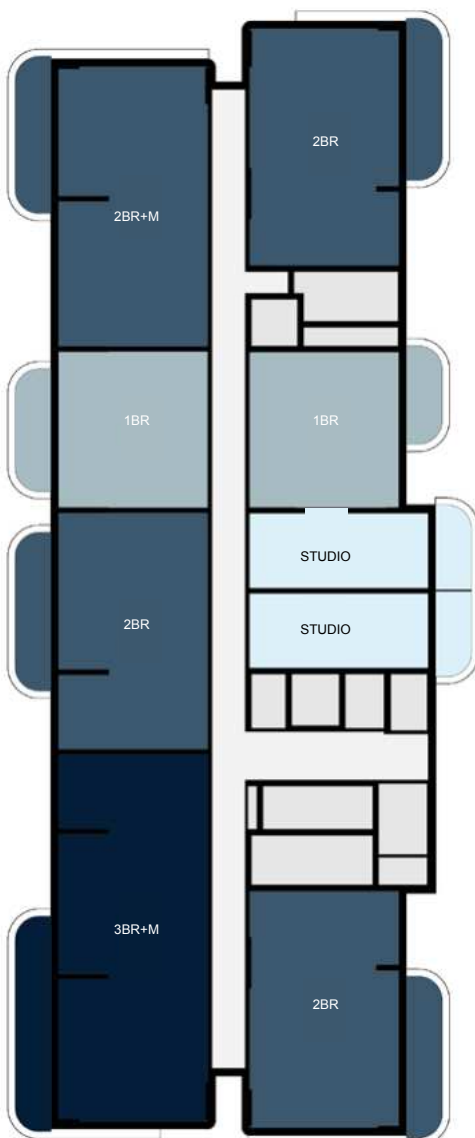
Level 1



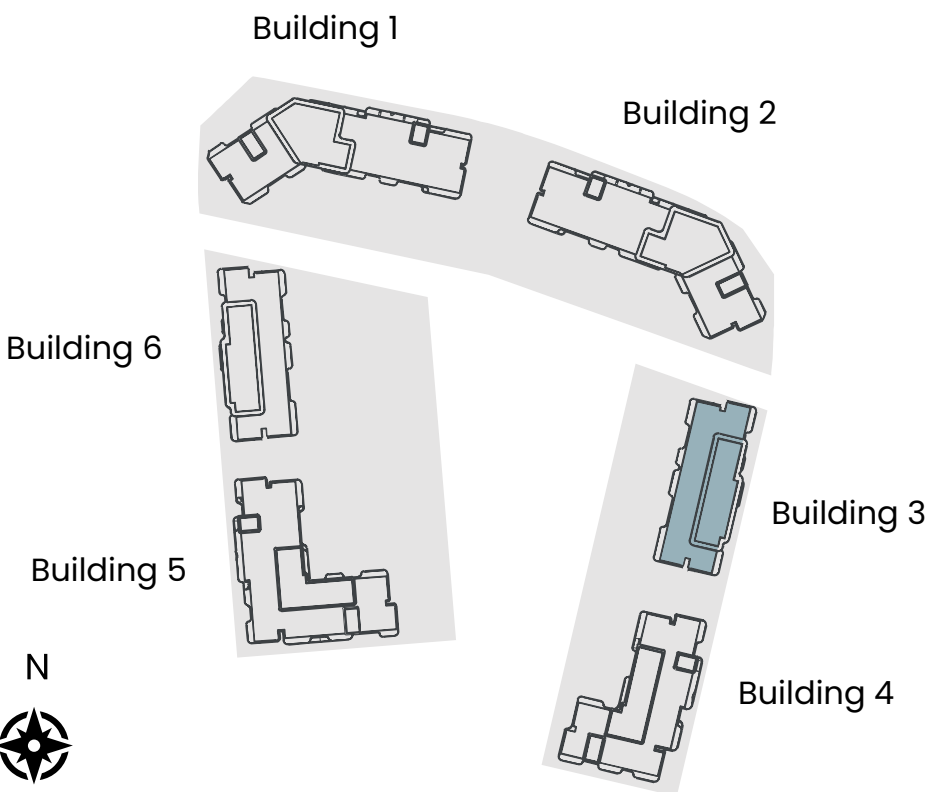
Level 2



Level 3, 5, 7



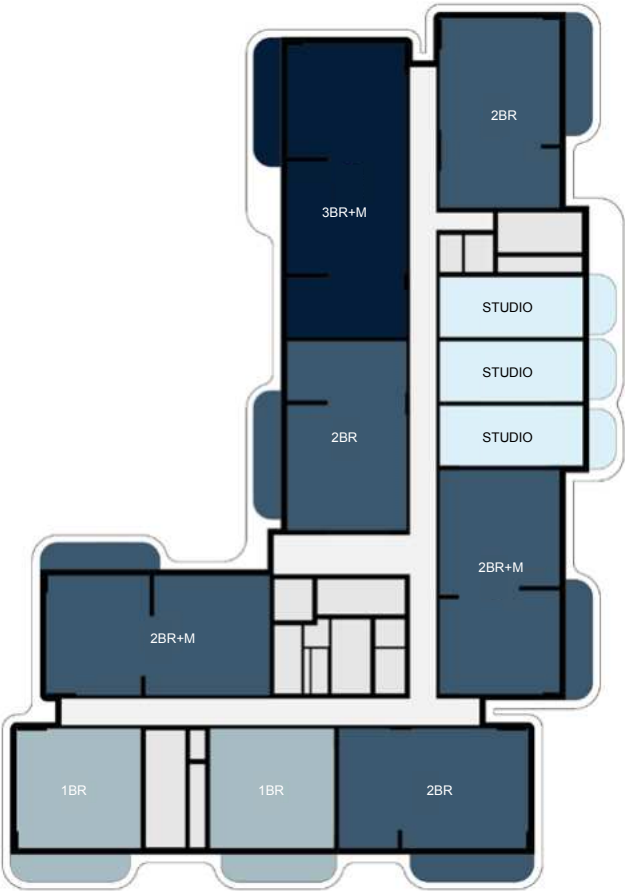
Level 4, 6, 8



BUILDING 4



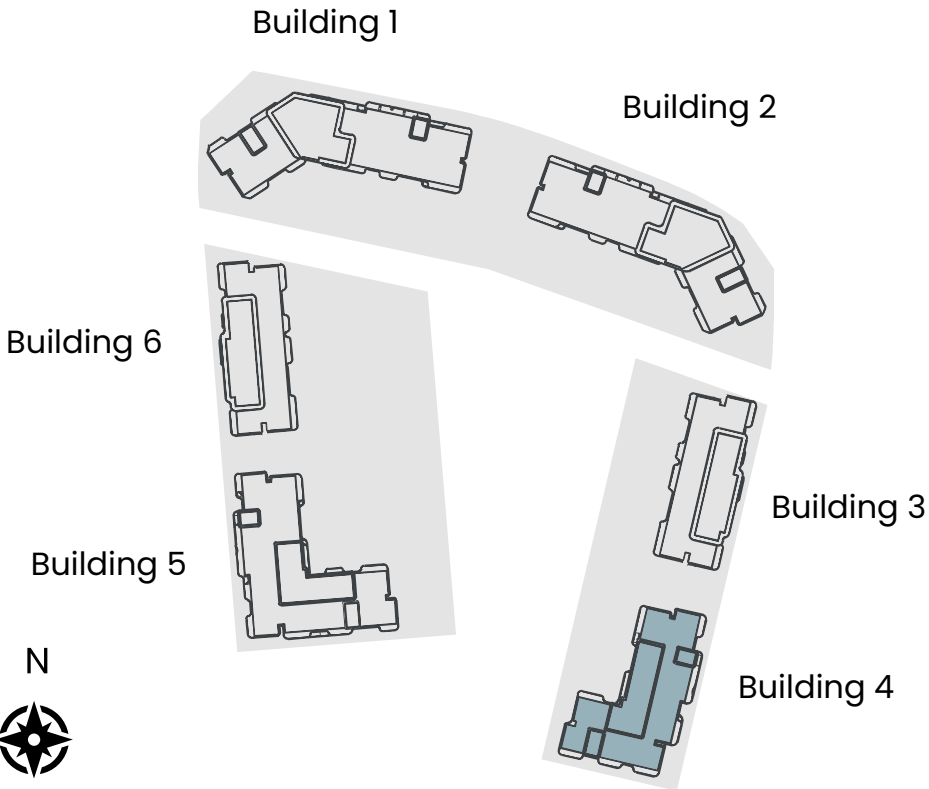
Level 1



Level 3, 5, 7



Level 2, 4, 6, 8



BUILDING 5



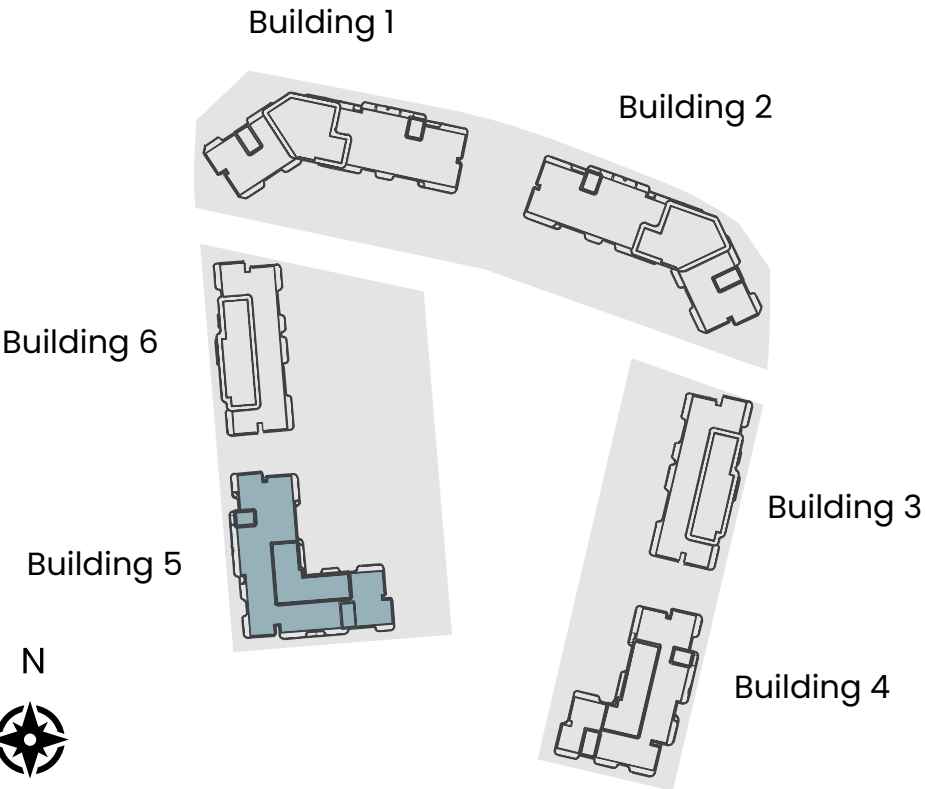
Level 1



Level 2, 4, 6, 8



Level 3, 5, 7, 9



BUILDING 6



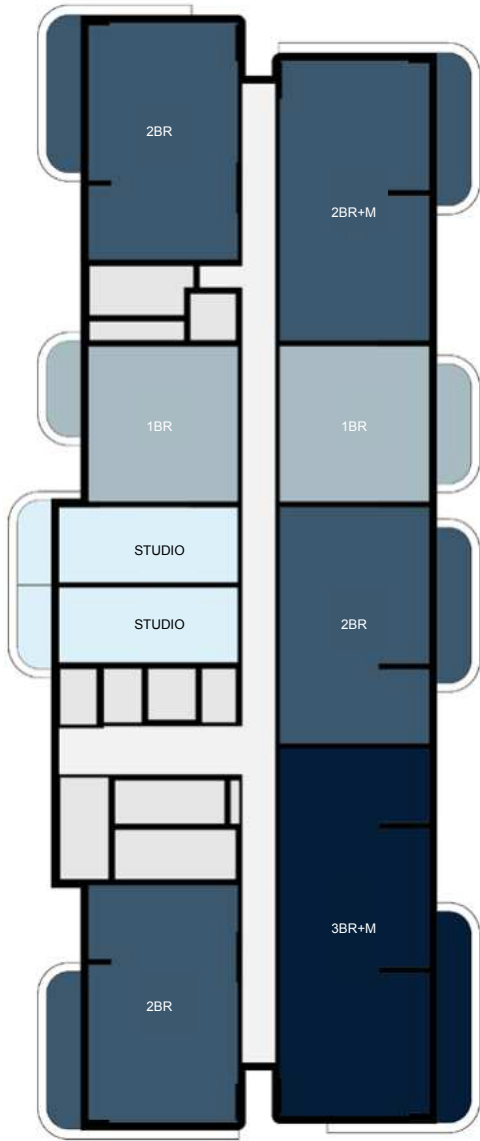
Level 1



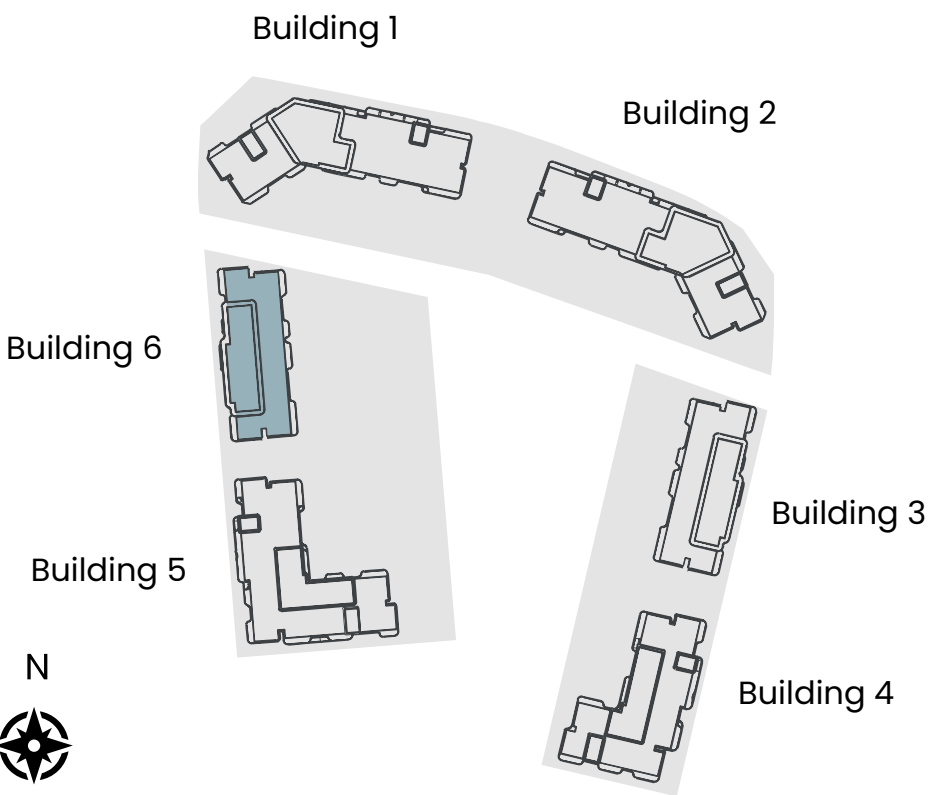
Level 2



Level 3, 5, 7



Level 4, 6, 8





STUDIO
Type 1A



STUDIO
Type 1B



STUDIO
Type 2



1-BED
Type 1A



1-BED
Type 1B



1-BED
Type 2



1-BED
Type 3



2-BED
Type 1A



2-BED
Type 1B



2-BED
Type 1C



2-BED
Type 2



2-BED
Type 3



2-BED + MAID
Type 1



2-BED + MAID
Type 2A



2-BED + MAID
Type 2B



2-BED + MAID
Type 2C





3-BED + MAID
Type 2



Reflections by the pool



Kids' play area

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 to the shores of Yas Island, Aldar's integrated communities
have set international benchmarks for modern living.



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.



24% reduction in absolute Scope 1 emissions compared to 2023



19% reduction in absolute Scope 2 emissions compared to 2023



98% of construction sites used green concrete



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



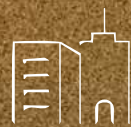
100% suppliers screened on strict ESG criteria



92% of construction and demolition waste recycled



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



23% of retrofitted buildings earning LEED Gold or Platinum status

