THE CANOPIES

AT YAS POINT

جزيرة ياس
YAS ISLAND
ABU DHABI أبوظبي

ALDAR



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.

جزيرة ياس
YAS ISLAND
ABU DHABI أبوظبي

ALDAR

Yas Golf Collection

GARDENIA BAY
BY ALDAR

YAS RIVA

YAS RIVA
RESIDENCES

ALKASER
YAS ISLAND

المدينة المستدامة جزيرة ياس
THE SUSTAINABLE CITY - YAS ISLAND

WALDORF ASTORIA
RESIDENCES · YAS

MAYAN

YAS PARK PLACE

SAMA YAS
BY ALDAR

وترز اج
WATER'S EDGE

WEST YAS

YAS PARK Views

YAS PARK GATE

N O
Y A
NOYA YAS ISLAND

YAS LIVING

YAS ACRES

YAS ACRES
DAHLIAS

YAS ACRES
MAGNOLIAS



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



- 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

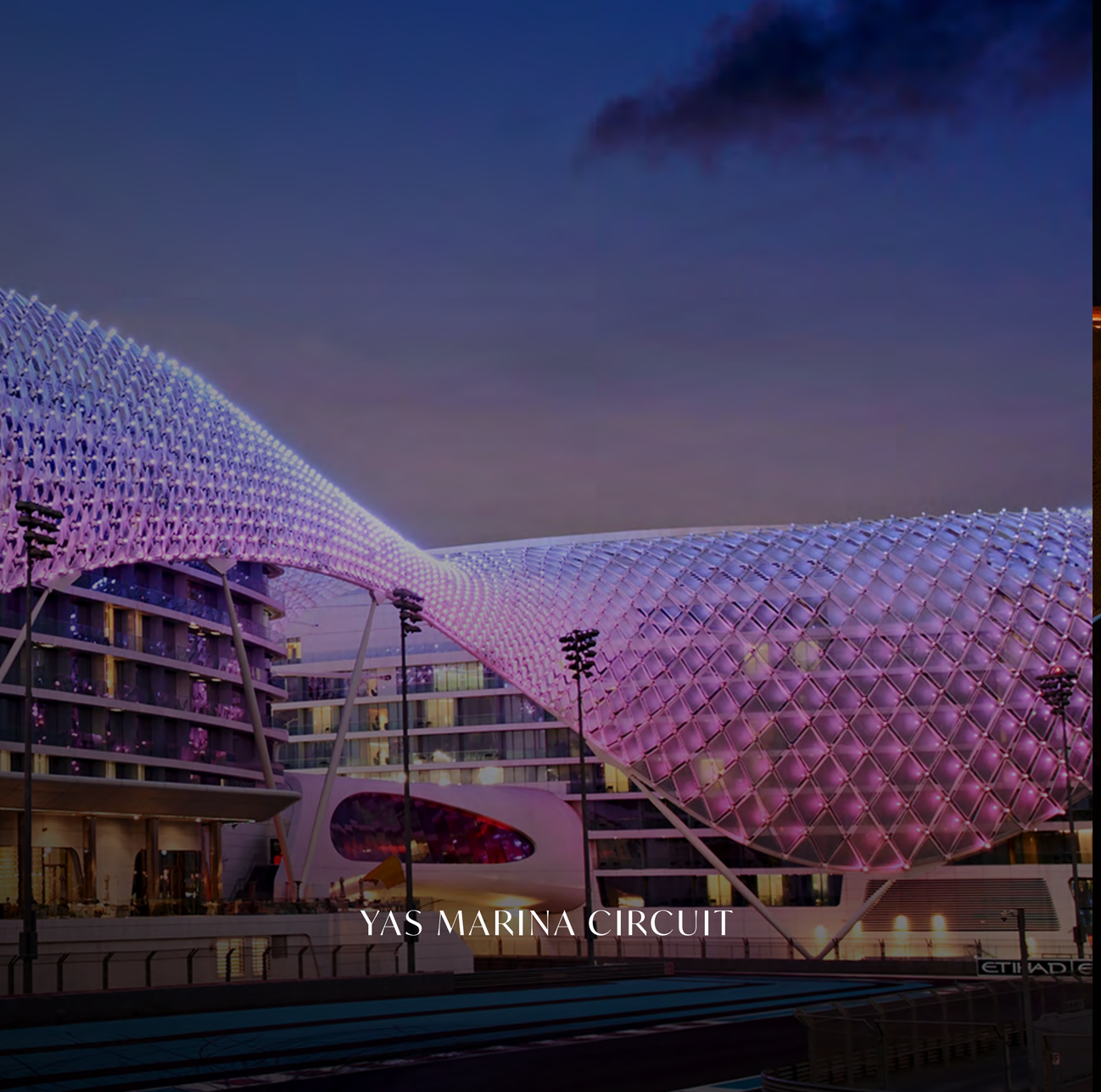


WARNER BROS. WORLD™
YAS ISLAND, ABU DHABI

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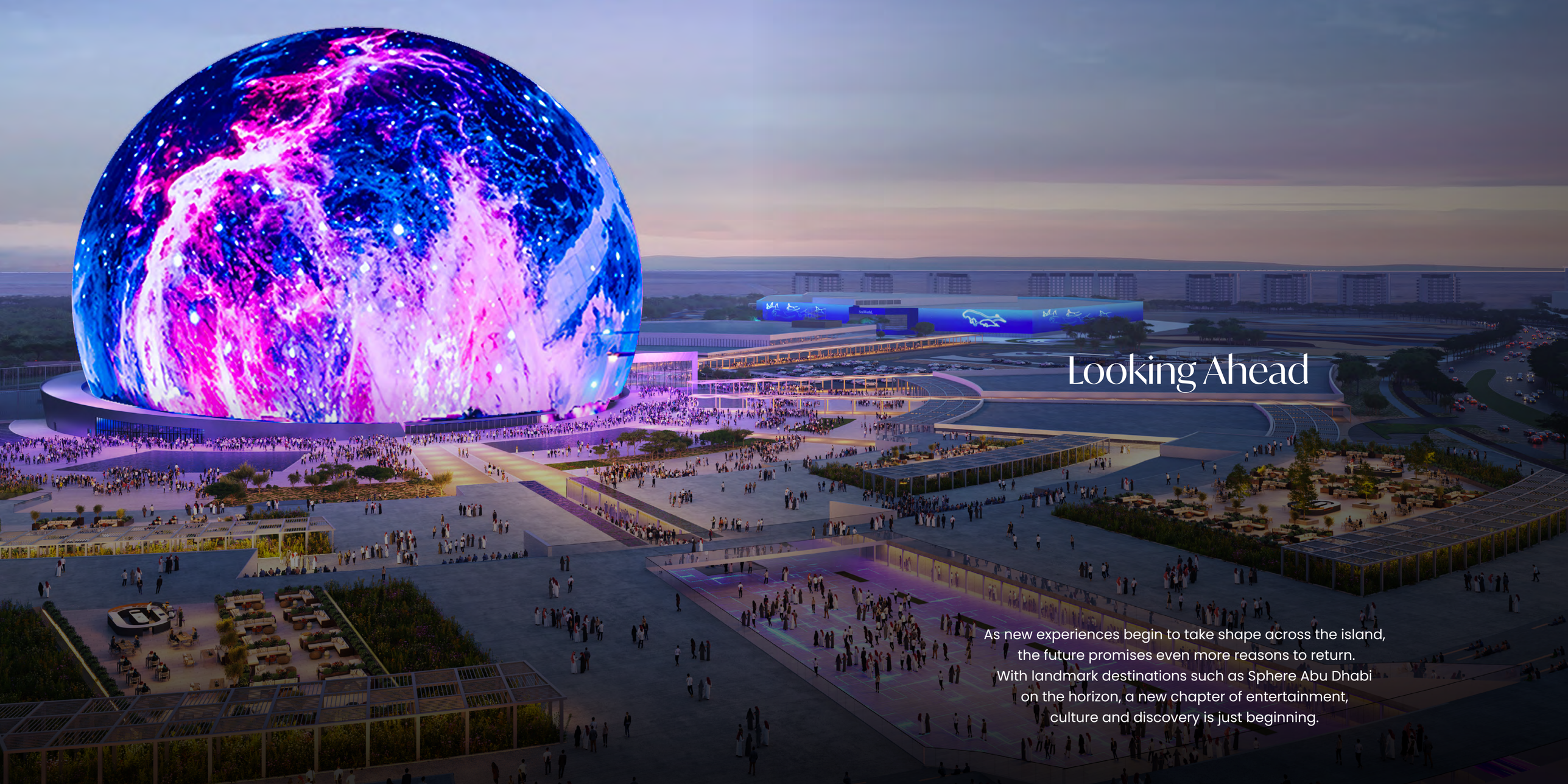
SEAWORLD®
YAS ISLAND, ABU DHABI



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.


YAS
POINT



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


THE
CANOPIES
AT YAS POINT





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.



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 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.




VANITY FAIR 160 YEARS
BLACK & GOLD





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

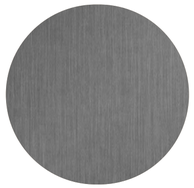


VANITY &
KITCHEN COUNTER
Engineered stone



BATHROOM
ACCENT TILE
Porcelain tile

SHOWER
PARTITION
Glass



SANITARY
WARE
Gunmetal

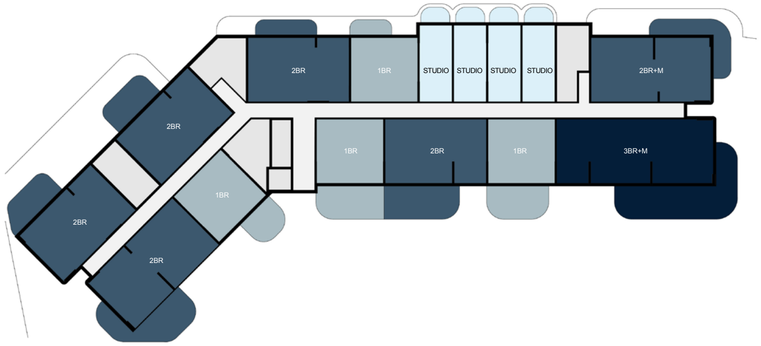


KITCHEN
BACKSPLASH
Engineered stone

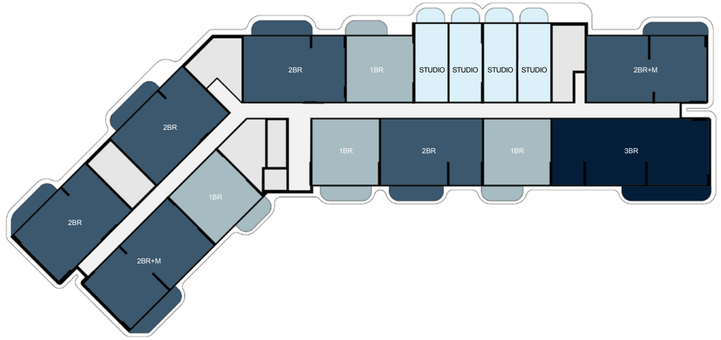


FLOORPLANS & FLOORPLATES

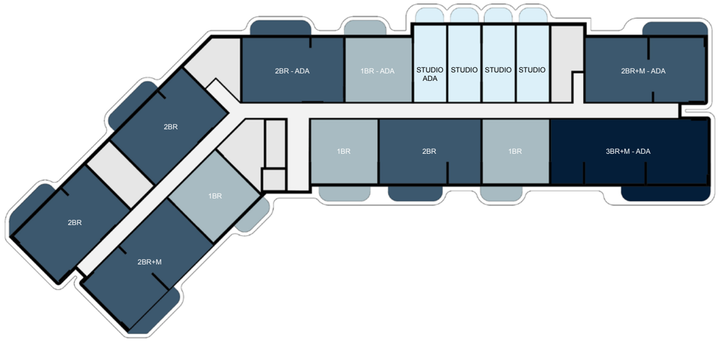
BUILDING 1



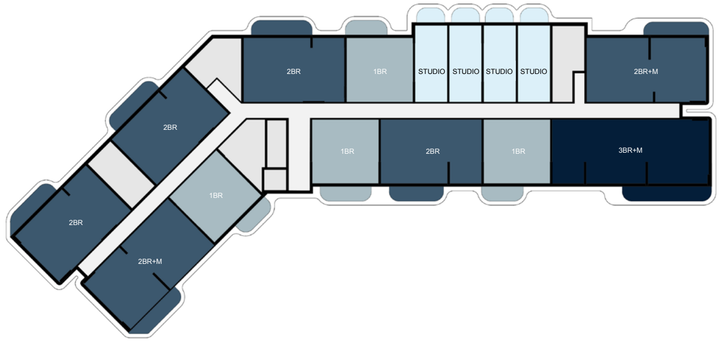
Level 1



Level 3, 5, 7



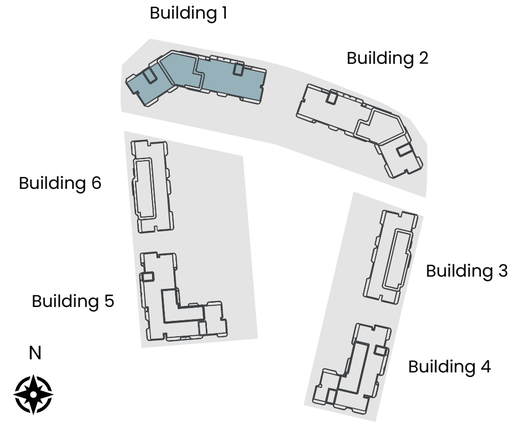
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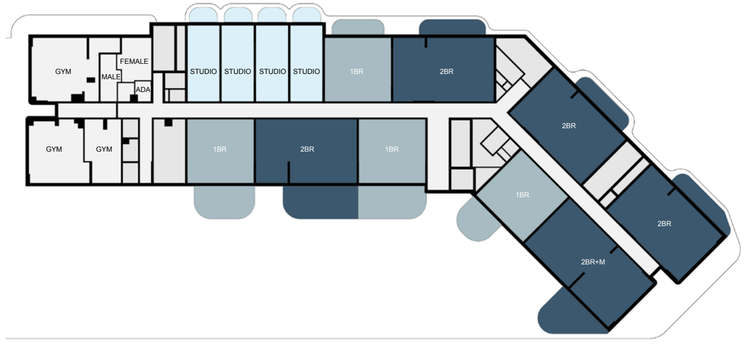
Level 4, 6, 8

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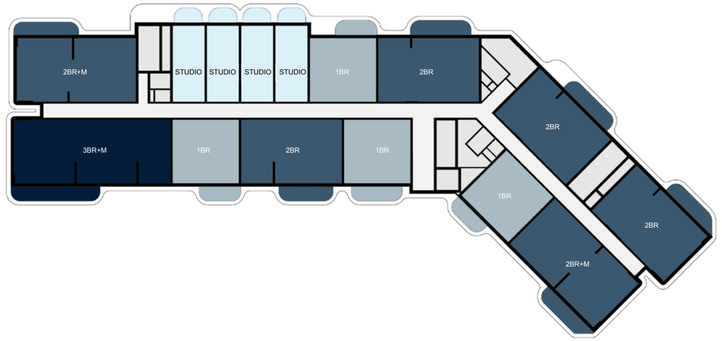




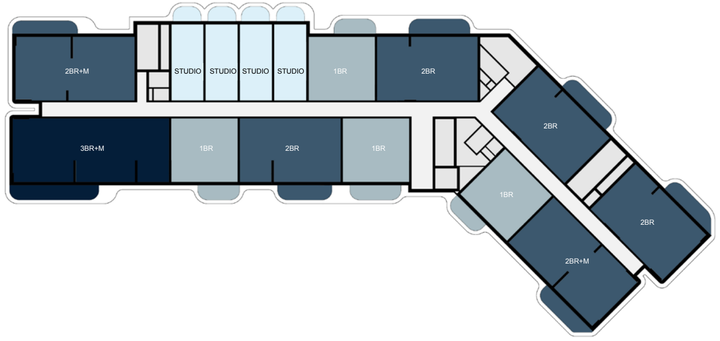
BUILDING 2



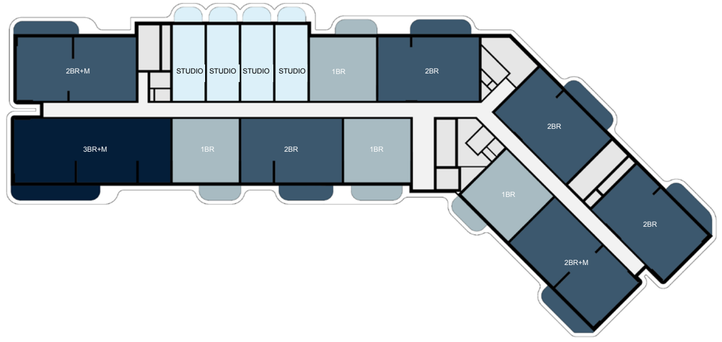
Level 1



Level 3, 5, 7



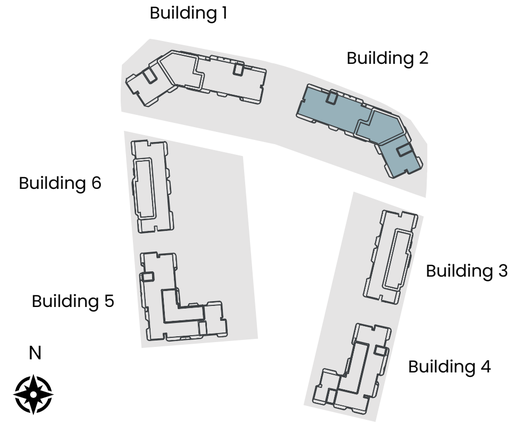
Level 2



Level 4, 6, 8

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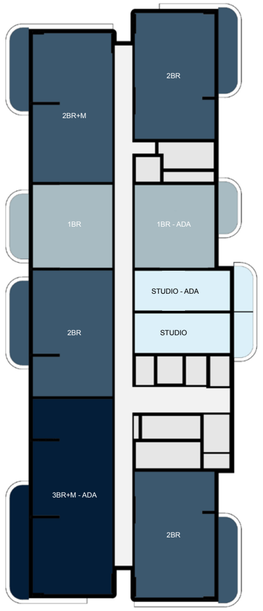




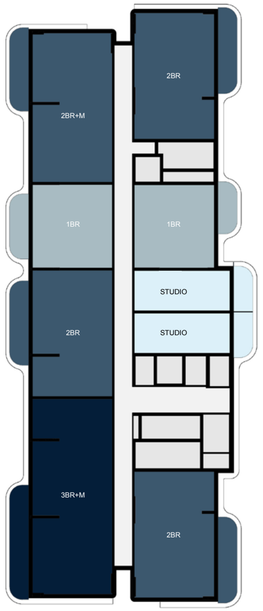
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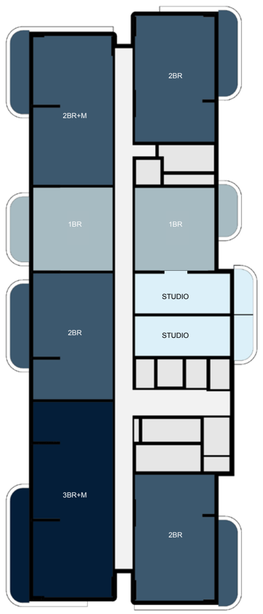
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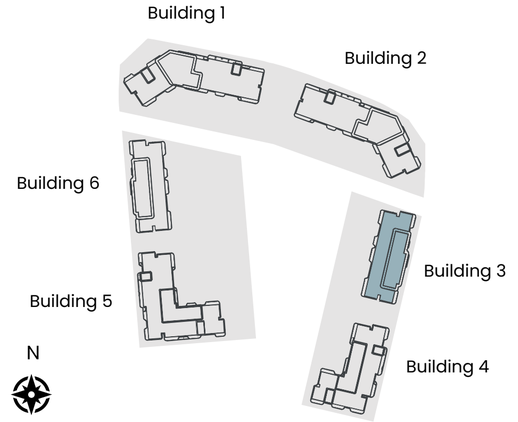
Level 2



Level 3, 5, 7



Level 4, 6, 8



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BUILDING 4



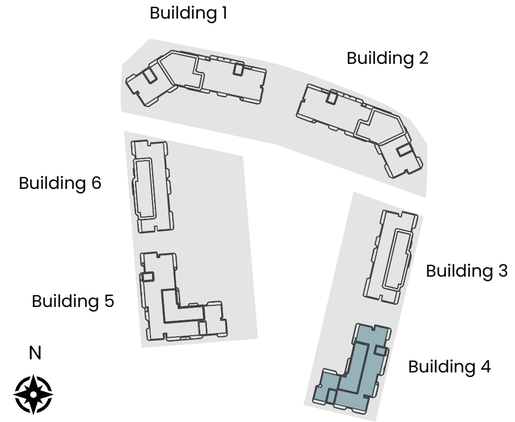
Level 1



Level 3, 5, 7



Level 2, 4, 6, 8



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BUILDING 5



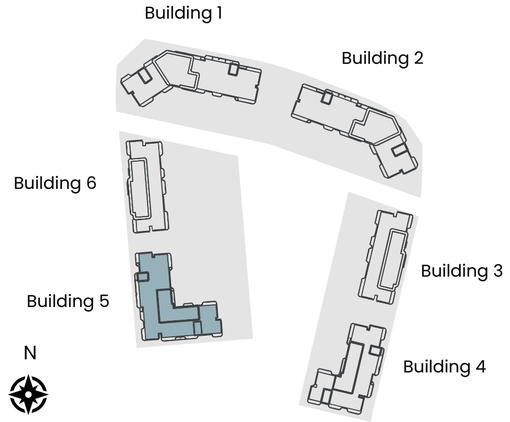
Level 1



Level 2, 4, 6, 8



Level 3, 5, 7, 9

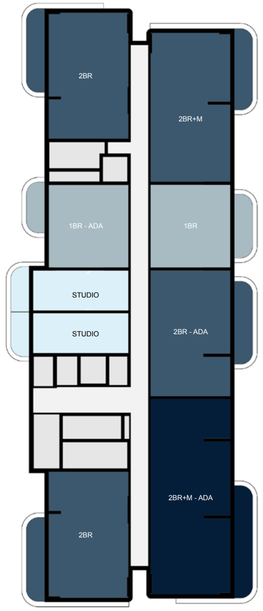


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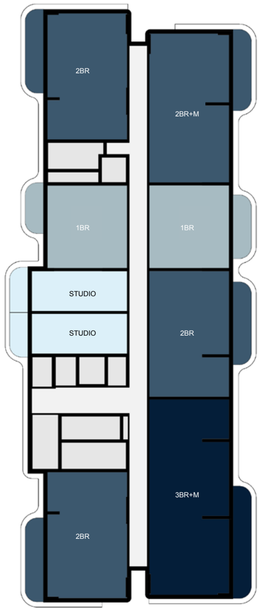
BUILDING 6



Level 1



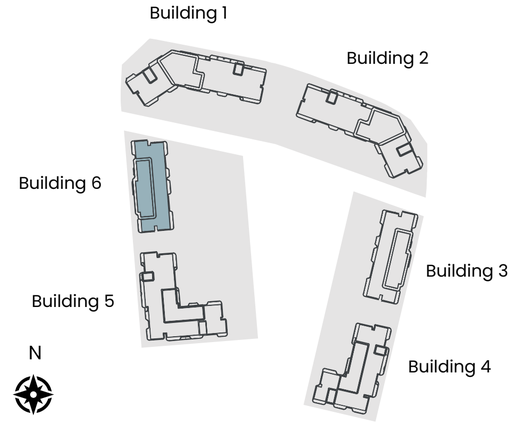
Level 2



Level 3, 5, 7



Level 4, 6, 8



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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



2-BED + MAID
Type 3



3-BED + MAID
Type 1



3-BED + MAID

Type 2



Reflections by the pool



Kids’ play area



The master developer

ALDAR

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 MOCCAE and Aldar Real Estate Climate Pledge

23% of retrofitted buildings earning LEED Gold or Platinum status

جزيرة ياس
YAS ISLAND
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ALDAR

PROPERTY SHOP
INVESTMENT