

MAYAS

AT THE BAY

مَيَّاس

ات ذي باي

ESCAPE TO PARADISE

---

## TABLE OF CONTENTS

**05**

ABOUT ADVANCED PROPERTIES

**07**

ABOUT ABU DHABI

**09**

YAS ISLAND

**11**

MAYYAS AT THE BAY

**27**

AMENITIES

**39**

FLOOR LAYOUTS

**51**

UNIT LAYOUTS

**87**

CONTACT INFORMATION



## ABOUT ADVANCED PROPERTIES

---

Advanced Properties is a new company in Abu Dhabi established in 2021 by experienced construction and real estate professionals.

Previously, the company worked under a different name on projects in Masdar City.

Advanced Properties covers all aspects of real estate and collaborates with affiliated companies to provide flexible and agile services.

The company is currently expanding with two projects underway in Yas Island, and more planned in various investment areas.



# ABU DHABI

---

Abu Dhabi, the capital of the UAE, is a multicultural hub that attracts people from all corners of the world. Its natural splendor, lively cultural scene, rich heritage, and thriving business environment are among the factors that make it an inspiring destination.

# YAS ISLAND

---



Yas Island is a lively destination in Abu Dhabi, providing numerous benefits to residents. The island boasts an array of world-class amenities, including luxury hotels, upscale restaurants, and premium shopping centers. It is also home to several popular attractions such as Yas Waterworld, Ferrari World, and Yas Marina Circuit, which hosts prestigious events like the Abu Dhabi Grand Prix.

## The Vibrant Destination with World-Class Amenities

---

### LUXURY

In addition to its entertainment options, Yas Island provides a comfortable and secure lifestyle for residents. It features well-planned residential communities that offer a range of housing options, from stylish apartments to spacious villas, with state-of-the-art facilities such as fitness centers, swimming pools, and landscaped parks.

### ADVENTURE

Yas Island's location is also advantageous, as it is easily accessible from other parts of Abu Dhabi and Dubai via major highways and transportation links. This makes it convenient for residents to commute to work, attend events or explore other areas.

# MAYYAS

AT THE BAY

---



## A MODERN PROJECT WITH DIVERSE LIVING OPTIONS

---

 Prime location on Yas Island, a sought-after destination due to its numerous attractions and office spaces such as AD Media Zone and TwoFour54

 Close proximity to popular landmarks such as the Hilton Hotel, Pier71, and Etihad Arena

 Offers a wide variety of layouts to cater to the young and active population on Yas Island, including studios, 1, 2, and 3-bedroom apartments

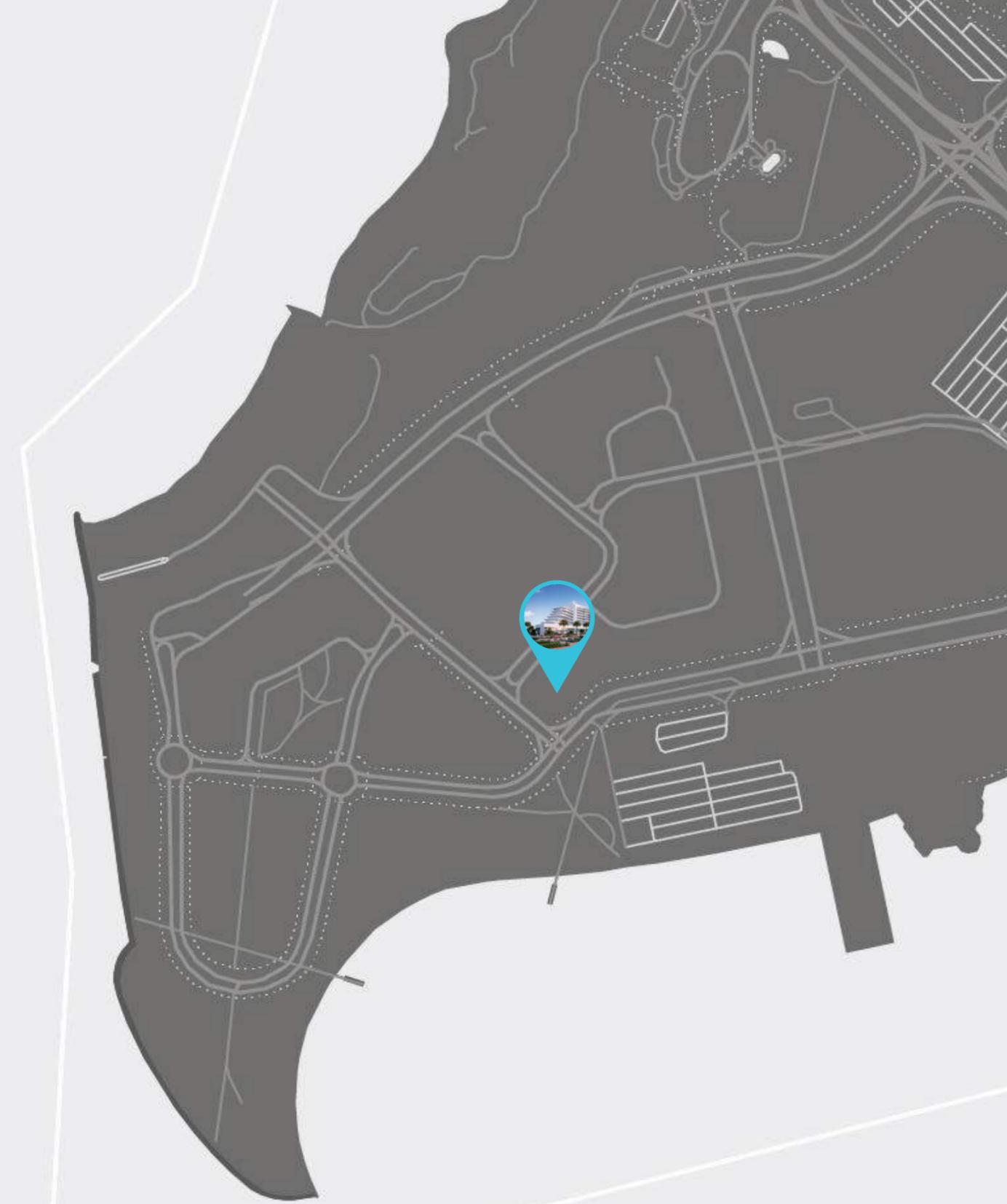
 Efficient use of space in each unit, providing residents with ample living space and storage options

 High-end finishes and thoughtful design details that showcase a blend of comfort and style

 A perfect investment opportunity for those looking for a luxurious and convenient lifestyle in a thriving community.

### Project Coordinates

24°27'34.6"N 54°35'47.8"E



## NEARBY ATTRACTIONS THINGS TO DO AROUND MAYYAS

---

Mayyas is located in the heart of Yas Island, which is home to some of Abu Dhabi's most popular attractions.

### **1-Warner Bros World:**

A magical world of fun and adventure, where you can meet your favorite cartoon characters and experience exciting rides and attractions.

### **2-Sea World:**

A world-class aquarium and marine life park that offers visitors the opportunity to interact with different marine animals, such as sharks, dolphins, penguins, and sea turtles.

### **3-Ferrari World:**

A thrilling theme park dedicated to the famous Italian carmaker, featuring exciting rides, attractions, and live shows.

### **4-Formula 1 Circuit:**

The ultimate destination for racing fans, offering the chance to experience the thrill of driving on one of the world's most famous tracks.

### **5-Media Zone:**

A vibrant community of media and creative professionals, offering a range of services and amenities for businesses and individuals alike.

### **6-Etihad Arena:**

A state-of-the-art entertainment venue that hosts world-class events and concerts.

### **7-Pier 71:**

A waterfront destination featuring a range of restaurants, cafes, and shops, as well as stunning views of the Arabian Gulf.

### **8- MAYYAS at the Bay**



## EYE-SOOTHING DESIGN

---

The architectural minimalist design is visually stunning, with linear layers that create a harmonious balance and add depth to the design. The bright color accentuate the natural beauty of the beach and landscape while seamlessly blending with the environment.



## A MODERN PROJECT WITH DIVERSE LIVING OPTIONS

---

 Tower height: 2 basement levels, ground level, and 8 floors

 Number of units: 270

 Types of units:

- Studios
- 1 bedroom apartments
- 2 bedroom apartments (simplexes and duplexes)
- 3 bedroom apartments
- 2 and 3 bedroom townhouses



## MODERN APARTMENTS DESIGNED FOR COMFORT AND STYLE

---

Our modern and luxurious apartments boast bright, spacious interiors that are sure to impress. With high-end finishes and thoughtful design details, our units are the perfect blend of comfort and style. Large windows flood the space with natural light, creating a warm and inviting atmosphere.



## A MODERN COMFORT

---

Each bedroom is thoughtfully designed with high-end finishes and comfortable furnishings, creating a cozy and inviting atmosphere.

The luxurious bathrooms feature top-of-the-line fixtures and finishes, providing the ultimate spa-like experience.





**Indulge in our  
Top-notch Amenities**

---

**THE ULTIMATE  
LIVING EXPERIENCE**

---



TEMPERATURE CONTROLLED POOL  
FOR A REFRESHING DIP

---



## KIDS' PLAYGROUND AT OUR TOWER

---

Our tower offers a fun and safe kids' playground, providing hours of entertainment for the little ones.



**Fun  
for the Whole Family**

---



## ELEVATE YOUR FITNESS ROUTINE WITH OUR ROOFTOP GYM

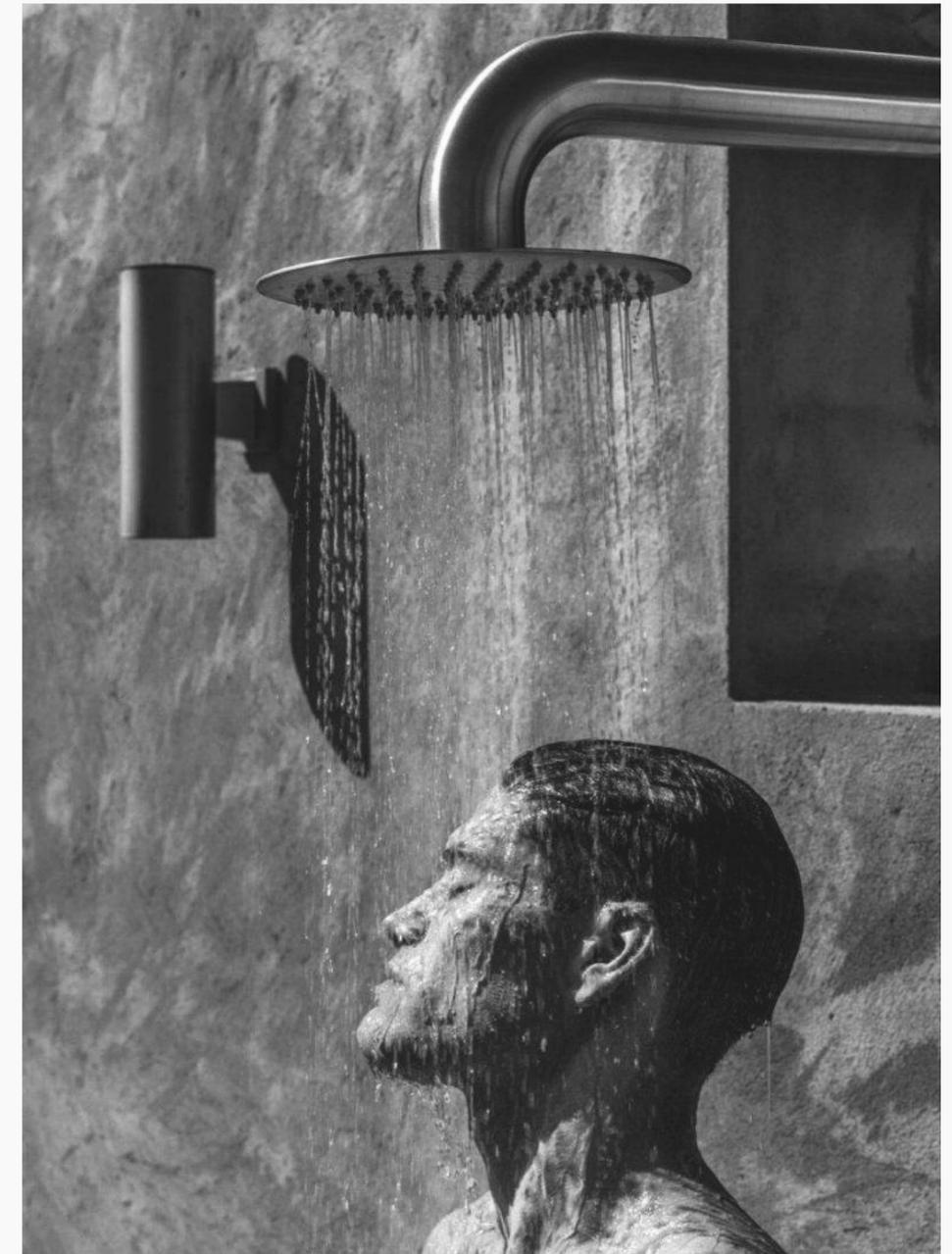
---



Our tower boasts a state-of-the-art gym located on the roof, providing stunning views while you work out. Equipped with top-of-the-line equipment, our gym has everything you need to stay fit and healthy.



After your workout, you can freshen up in our showers and changing rooms, located just steps away from the gym.



## WHEN COMFORT MEETS CONVENIENCE

---

At our tower, we prioritize your safety and security. Our reception desk is staffed at all times to ensure that your needs are met, and our 24/7 security team is always on hand to provide assistance and keep a watchful eye.

We also have CCTV cameras installed throughout the building to provide an extra layer of protection.



UNDERGROUND PARKING  
FOR YOUR PEACE OF MIND

---

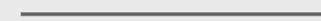
## FLOOR PLANS



STUDIO



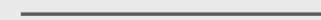
JUNIOR ONE BEDROOM



ONE BEDROOM LOFT



ONE BEDROOM



ONE BEDROOM DUPLEX

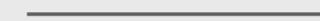
## FLOOR PLANS



TWO BEDROOMS



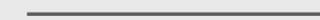
TWO BEDROOMS DUPLEX



THREE BEDROOMS

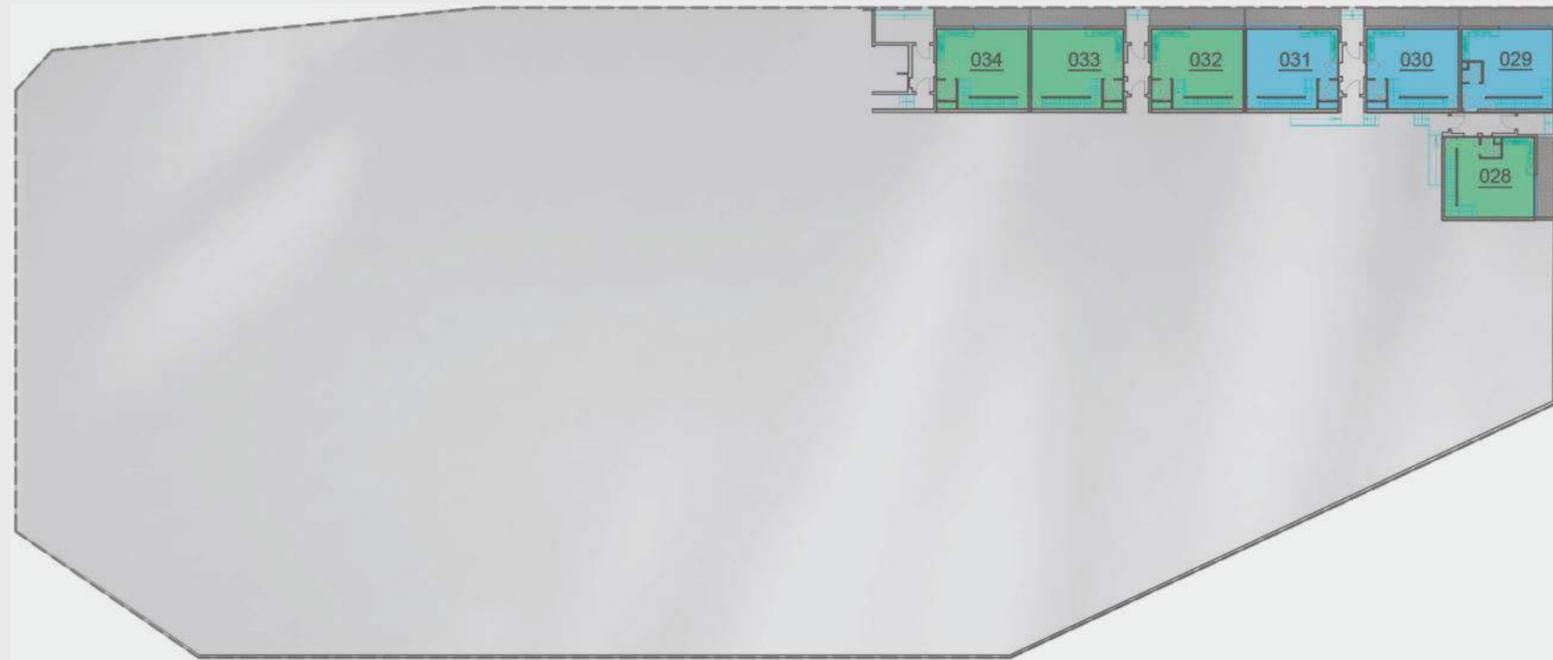


THREE BEDROOMS DUPLEX



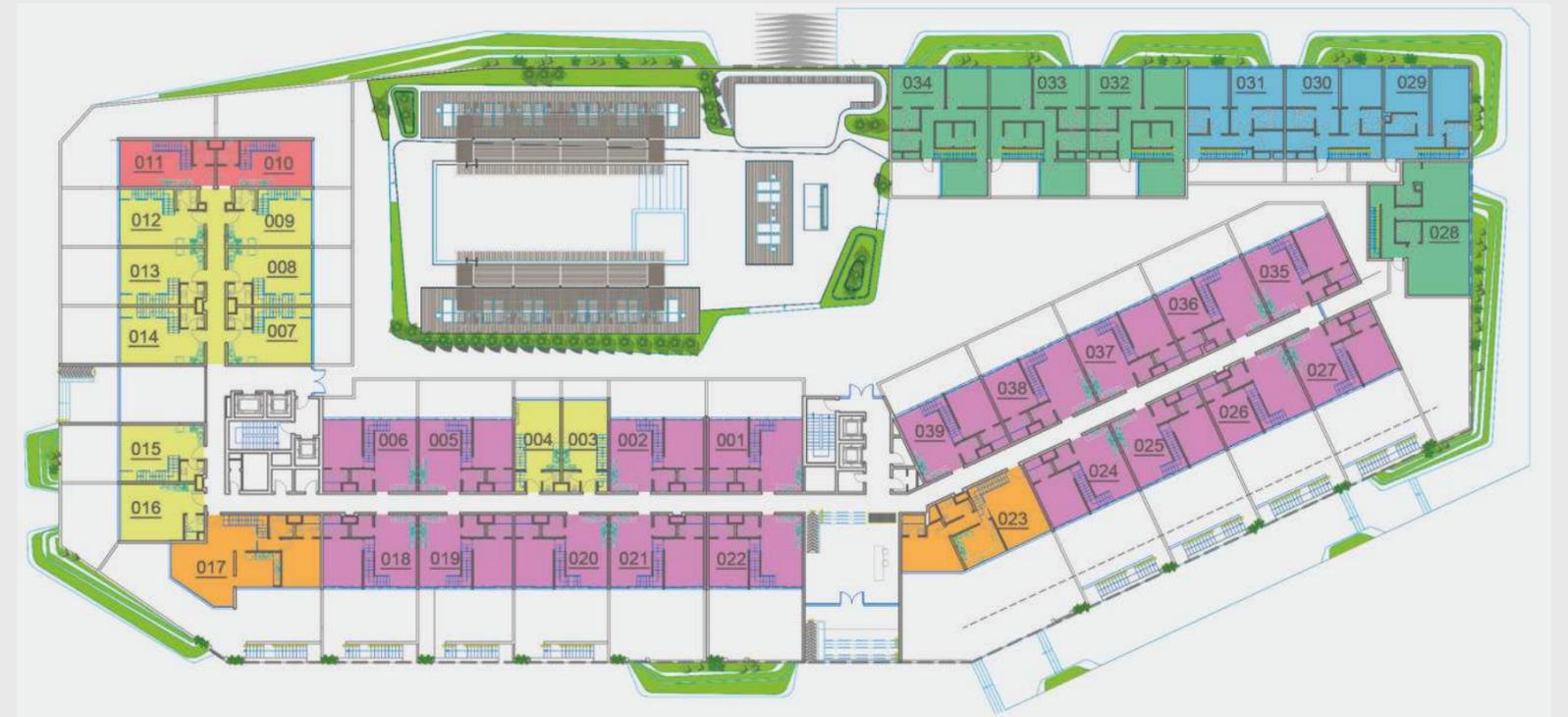
TOWNHOUSES

FLOOR LAYOUT: STREET LEVEL



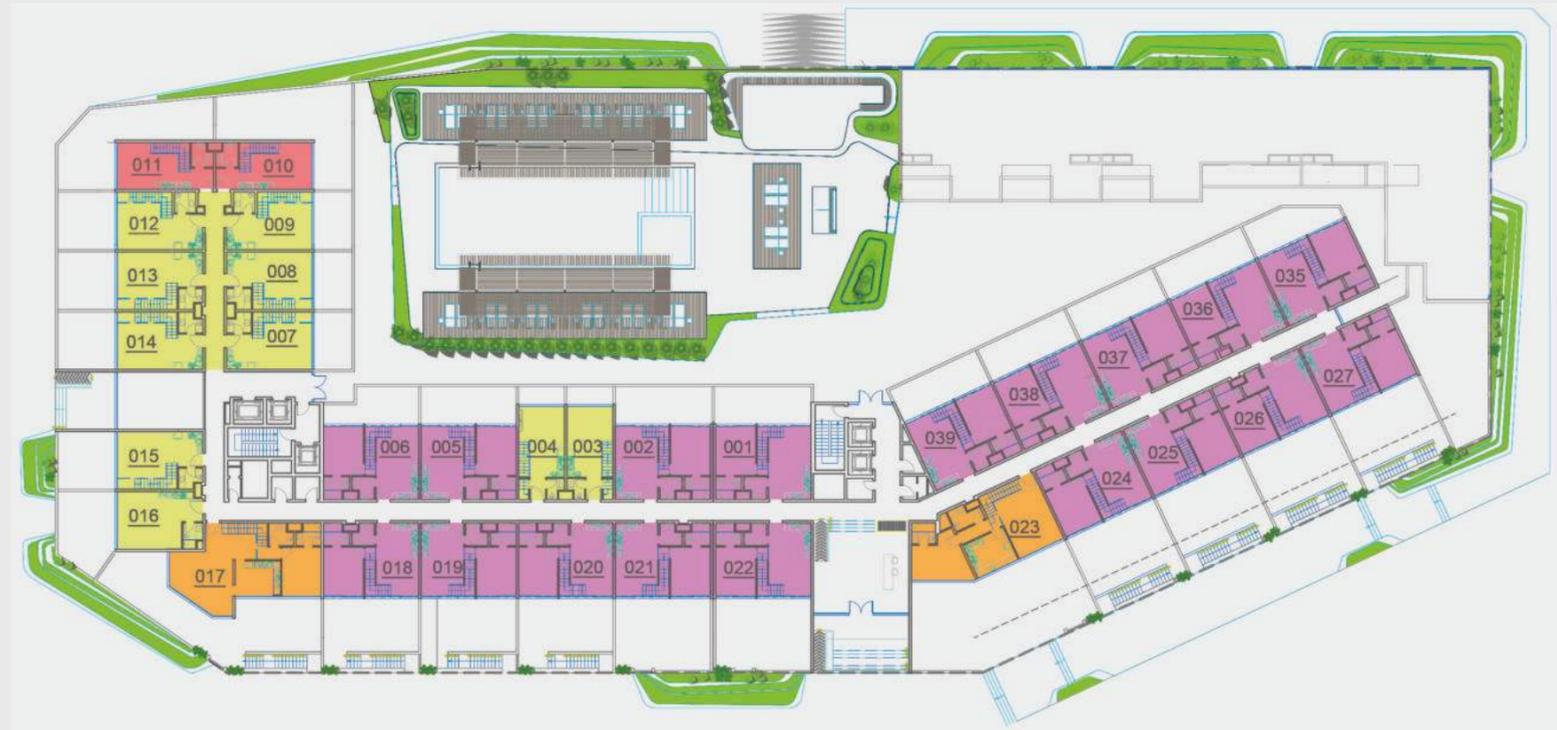
- TOWNHOUSE, 2 BEDROOMS
- TOWNHOUSE, 3 BEDROOMS

FLOOR LAYOUT: GROUND FLOOR



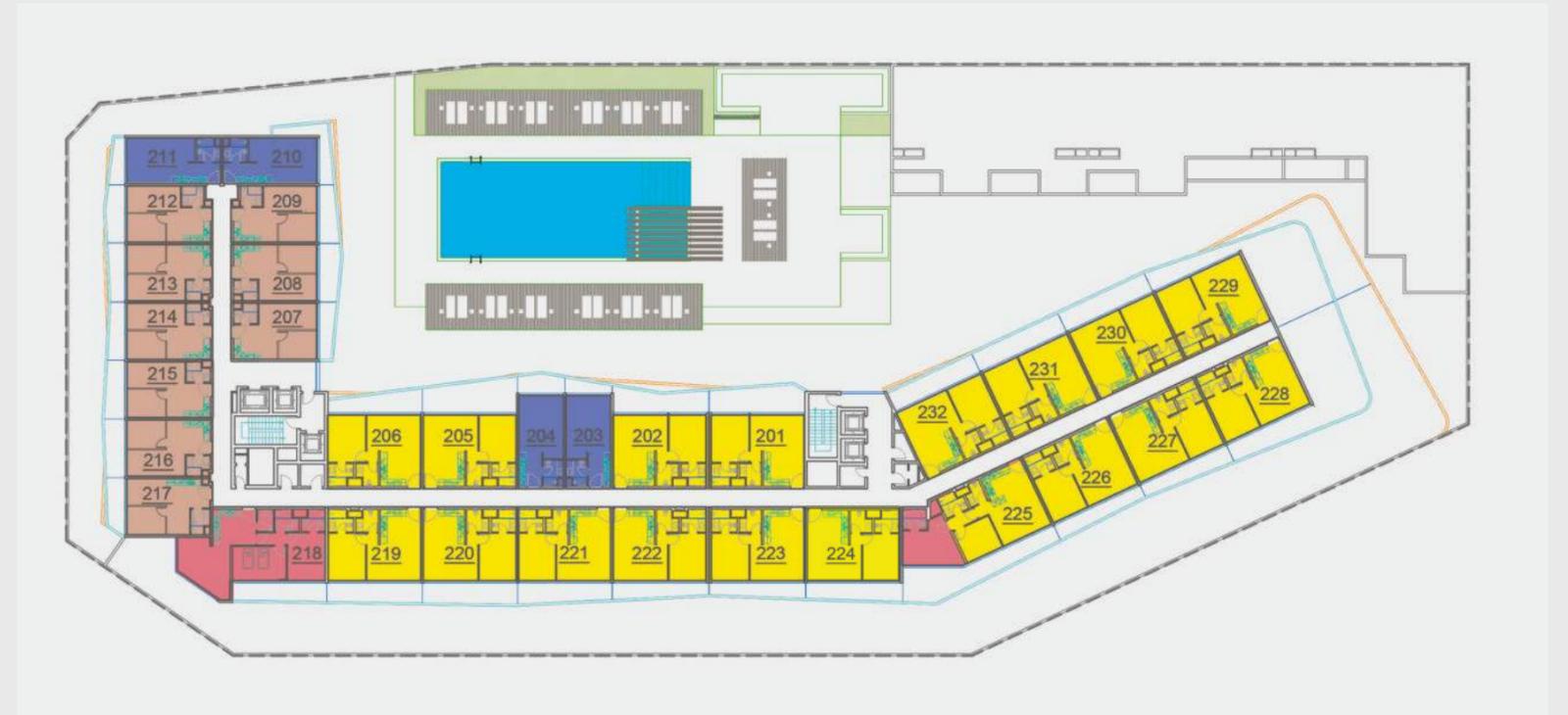
- |  |   |
|--|---|
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #F44336; margin-right: 5px;"></span> ONE BEDROOM LOFT   | <span style="display: inline-block; width: 20px; height: 10px; background-color: #FF9800; margin-right: 5px;"></span> THREE BEDROOM DUPLEX  |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #FFEB3B; margin-right: 5px;"></span> ONE BEDROOM DUPLEX | <span style="display: inline-block; width: 20px; height: 10px; background-color: #2196F3; margin-right: 5px;"></span> TOWNHOUSE 2 BEDROOMS  |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #9C27B0; margin-right: 5px;"></span> TWO BEDROOM DUPLEX | <span style="display: inline-block; width: 20px; height: 10px; background-color: #4CAF50; margin-right: 5px;"></span> TOWNHOUSE, 3 BEDROOMS |

FLOOR LAYOUT: GROUND FLOOR UPER LEVEL



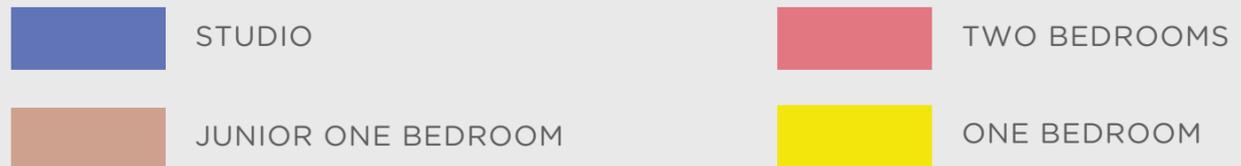
- |   |                    |  |                      |
|---|--------------------|--|----------------------|
|  | ONE BEDROOM LOFT   |  | THREE BEDROOM DUPLEX |
|  | ONE BEDROOM DUPLEX |  | TWO BEDROOM DUPLEX   |

FLOOR LAYOUT: LEVEL TWO

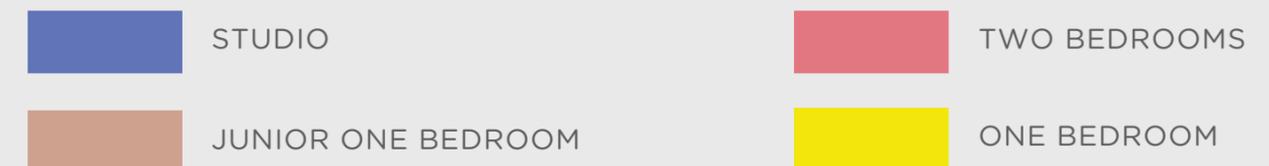
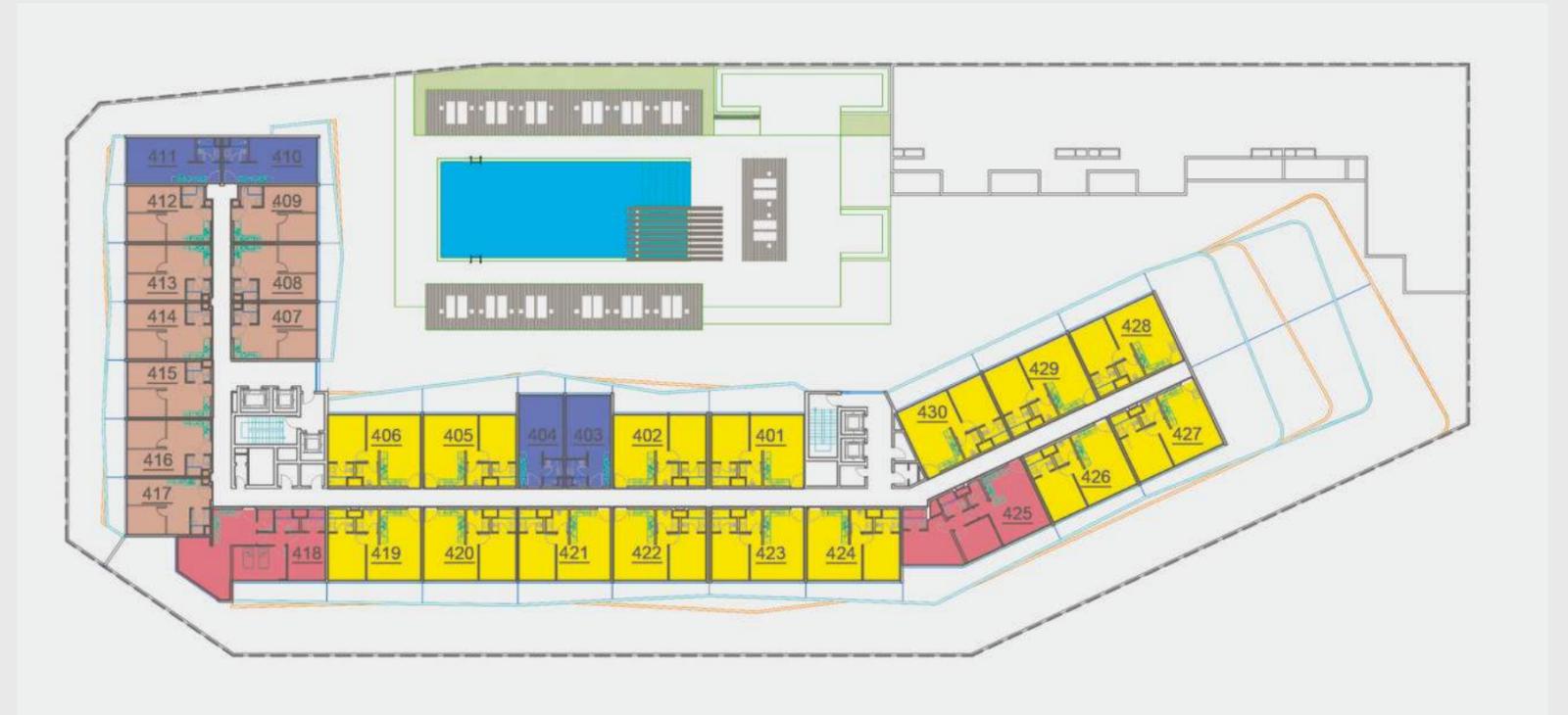


- |   |                    |   |              |
|---|--------------------|---|--------------|
|  | STUDIO             |  | TWO BEDROOMS |
|  | JUNIOR ONE BEDROOM |  | ONE BEDROOM  |

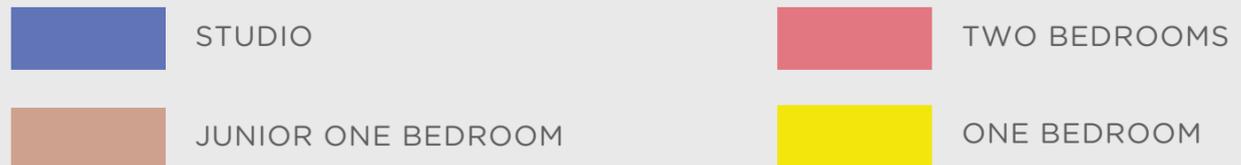
FLOOR LAYOUT: LEVEL THREE



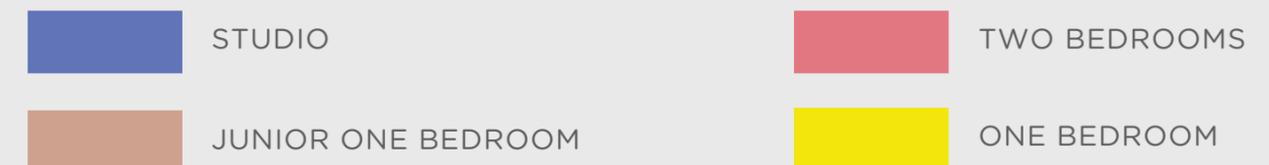
FLOOR LAYOUT: LEVEL FOUR



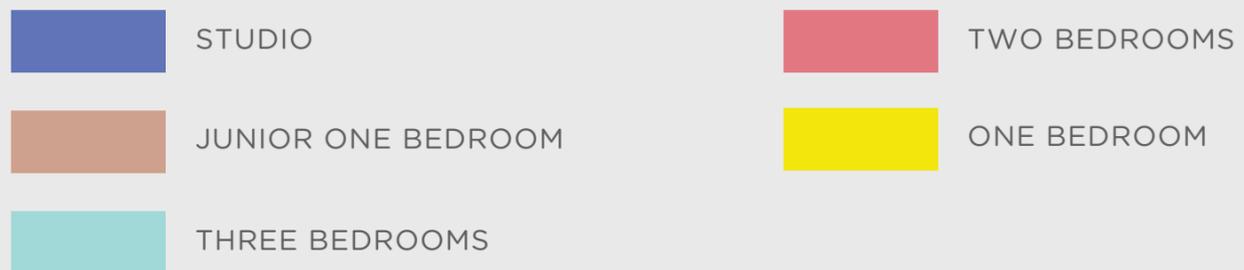
FLOOR LAYOUT: LEVEL FIVE



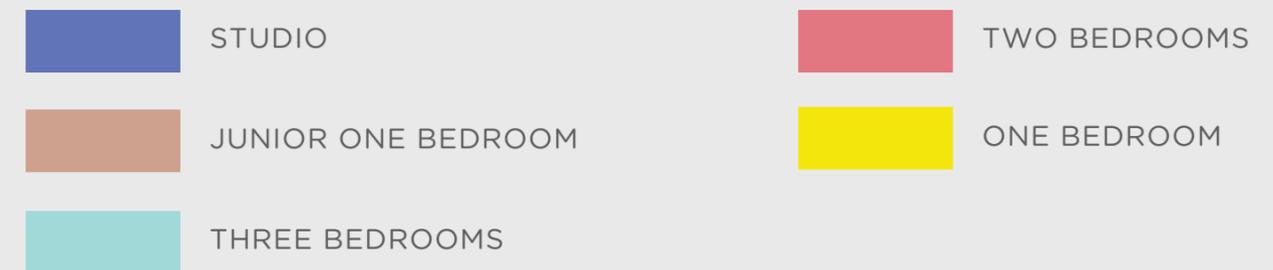
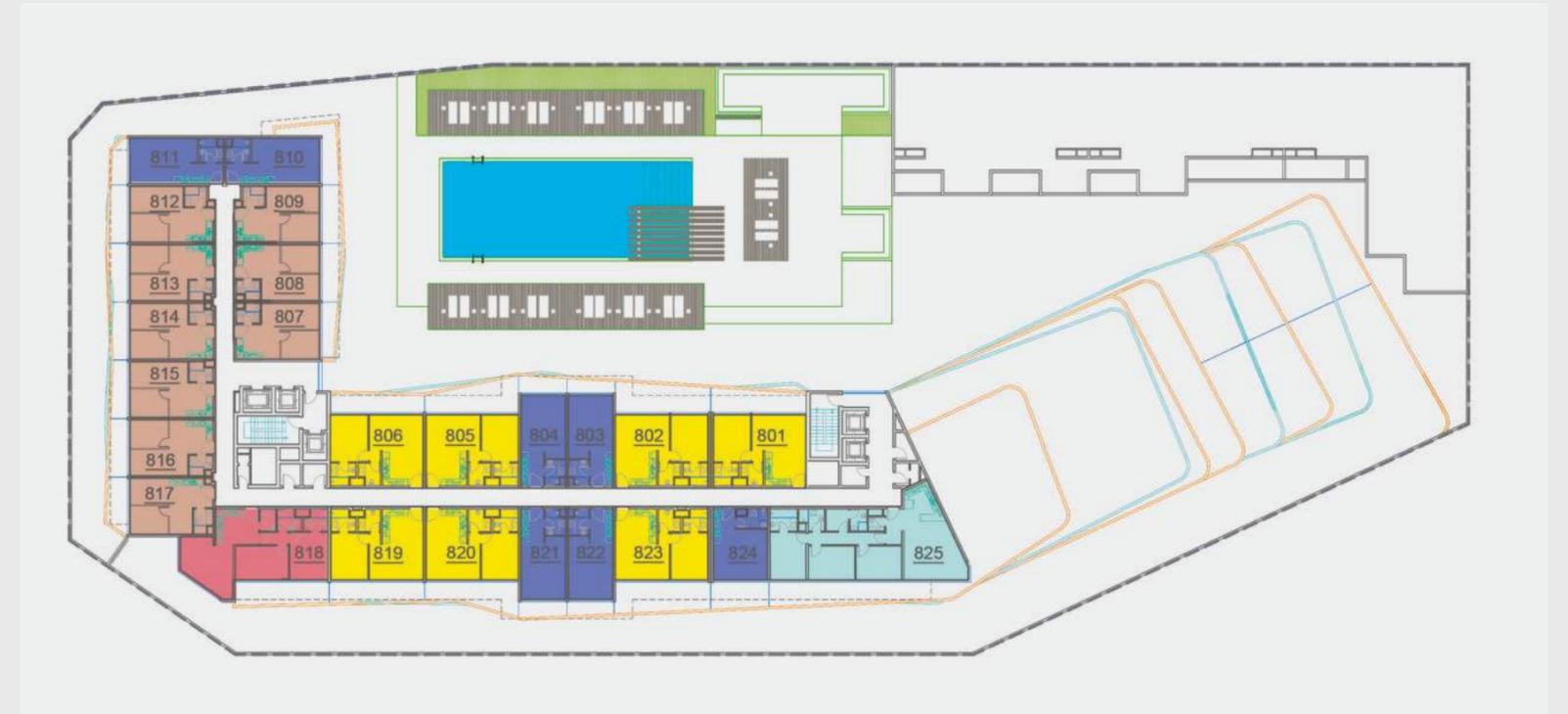
FLOOR LAYOUT: LEVEL SIX



**FLOOR LAYOUT: LEVEL SEVEN**



**FLOOR LAYOUT: LEVEL EIGHT**



## STUDIO - TYPE A

---

### INTERNAL AREA

368.23 SQ.FT      34.2 SQ.M

---

### EXTERNAL AREA

VARIES BETWEEN UNITS

All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



## STUDIO - TYPE B

---

### INTERNAL AREA

392.55 SQ.FT      36.46 SQ.M

---

### EXTERNAL AREA

VARIES BETWEEN UNITS

All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



## JUNIOR ONE BEDROOM

---

### INTERNAL AREA

420.23 SQ.FT      39.04 SQ.M

---

### EXTERNAL AREA

VARIES BETWEEN UNITS

All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



## ONE BEDROOM LOFT

---

### INTERNAL AREA

705 SQ.FT

65.5 SQ.M

---

### EXTERNAL AREA

VARIABLES BETWEEN UNITS

All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



## ONE BEDROOM - TYPE A

---

### INTERNAL AREA

601 SQ.FT

55.9 SQ.M

---

### EXTERNAL AREA

VARIES BETWEEN UNITS

All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



## ONE BEDROOM - TYPE B

---

### INTERNAL AREA

559.07 SQ.FT      51.93 SQ.M

---

### EXTERNAL AREA

VARIES BETWEEN UNITS

All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



## ONE BEDROOM DUPLEX

---

### INTERNAL AREA

696 SQ.FT

64.5 SQ.M

---

### EXTERNAL AREA

VARIES BETWEEN UNITS

All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



## TWO BEDROOMS - TYPE A

---

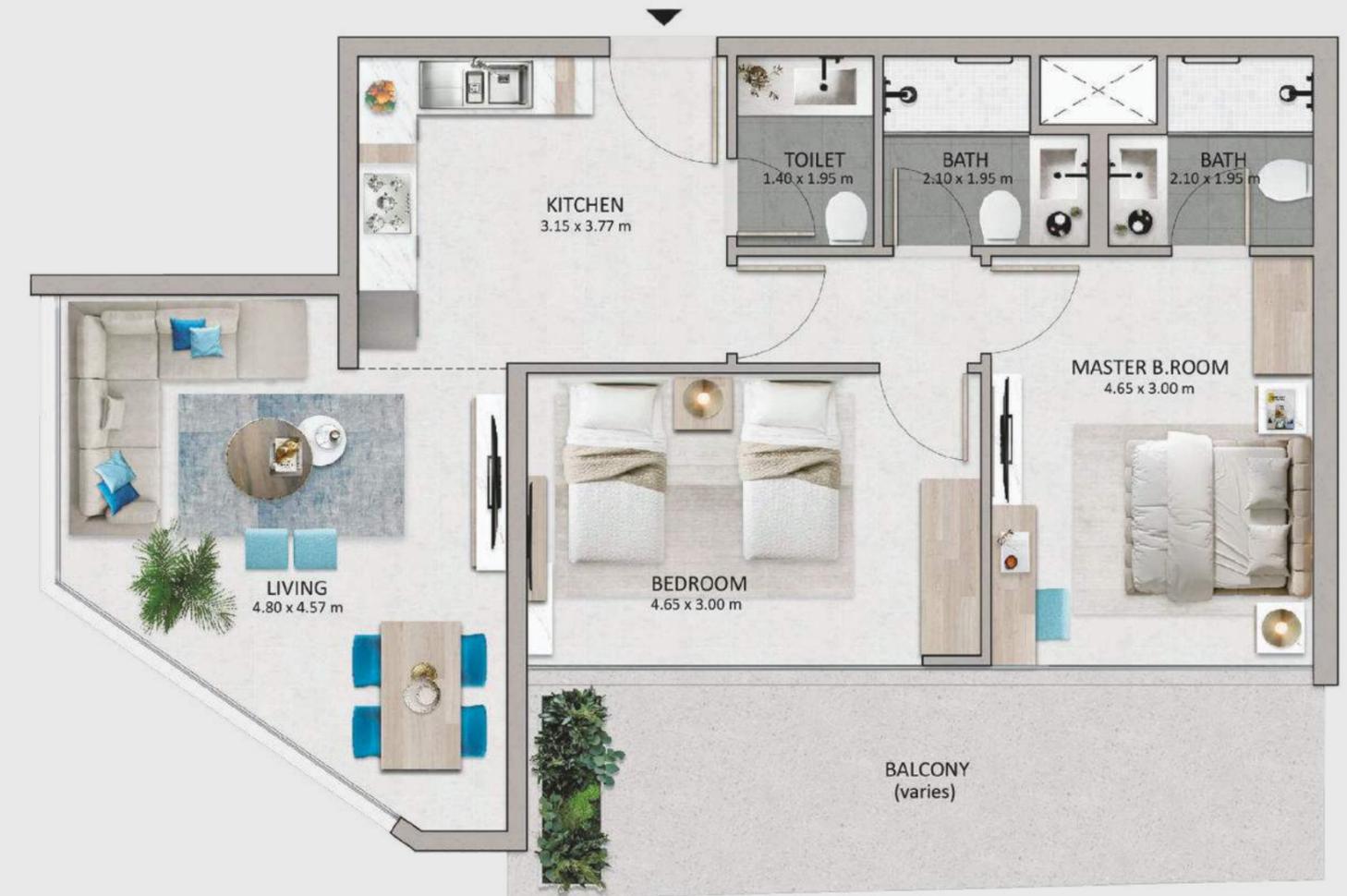
### INTERNAL AREA

891.46 SQ.FT      82.82 SQ.M

---

### EXTERNAL AREA

VARIES BETWEEN UNITS



All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

## TWO BEDROOMS - TYPE B

---

### INTERNAL AREA

864.98 SQ.FT      80.35 SQ.M

---

### EXTERNAL AREA

VARIES BETWEEN UNITS

All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



## TWO BEDROOMS - TYPE C

---

### INTERNAL AREA

983.92 SQ.FT      91.41 SQ.M

---

### EXTERNAL AREA

VARIES BETWEEN UNITS

All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



## TWO BEDROOMS - TYPE D

---

### INTERNAL AREA

954.75 SQ.FT      88.69 SQ.M

---

### EXTERNAL AREA

VARIES BETWEEN UNITS

All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



## TWO BEDROOM DUPLEX

---

### INTERNAL AREA

988 SQ.FT

91.8 SQ.M

---

### EXTERNAL AREA

VARIES BETWEEN UNITS

All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



## THREE BEDROOM - TYPE A

---

### INTERNAL AREA

1344.73 SQ.FT      124.92 SQ.M

---

### EXTERNAL AREA

VARIES BETWEEN UNITS

All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



## THREE BEDROOM - TYPE B

---

### INTERNAL AREA

1252.70 SQ.FT      116.37 SQ.M

---

### EXTERNAL AREA

VARIES BETWEEN UNITS

All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



## THREE BEDROOM DUPLEX - TYPE A

---

### INTERNAL AREA

1395 SQ.FT      129.59 SQ.M

---

### EXTERNAL AREA

1036 SQ.FT      96.24 SQ.M

All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



## THREE BEDROOM DUPLEX - TYPE B

---

### INTERNAL AREA

1429 SQ.FT      132.7584 SQ.M

---

### EXTERNAL AREA

1264 SQ.FT      117.42 SQ.M

All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



## TOWNHOUSE - TWO BEDROOMS

### INTERNAL AREA

1320 SQ.FT      123 SQ.M

### EXTERNAL AREA

306 SQ.FT      28 SQ.M

All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



# TOWNHOUSE - THREE BEDROOMS

INTERNAL AREA

1468 SQ.FT

137 SQ.M

EXTERNAL AREA

VARIES BETWEEN UNITS



All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

# ADVANCED PROPERTIES

---

For more information on Mayyas at the Bay at Yas Island:

☎ +971 2 639 9340

✉ [sales@advancedproperties-uae.com](mailto:sales@advancedproperties-uae.com)

📍 Salam street, Business Avenue Tower, 18th floor, office 1802 , Abu Dhabi, UAE

## Legal Disclaimer:

The information contained in this brochure is confidential and is for the exclusive use of the recipient. This brochure may not be reproduced, distributed, delivered, or furnished to any person without the prior written approval of Advanced Properties. No representation or warranty (expressed or implied) is made or can be given with respect to the accuracy or completeness of the information herein, or that any future offer of units or apartments in the project will conform to the terms described herein. Nothing in this leaflet should be construed as financial, legal, tax or regulatory advice. All accessories such as electronics, furniture, white goods, decorative elements and so forth included in this brochure are not part of the standard unit and used for illustration purposes only. All plans, layouts, pictures, renderings, information and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project and regulatory approvals and planning permissions.



MAYAS  
AT THE BAY

مَيَّاس  
ات ذي باي