MAYAS
AT THE BAY
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ESCAPE TO PARADISE

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AMENITIES

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.

MASDAR CITY

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

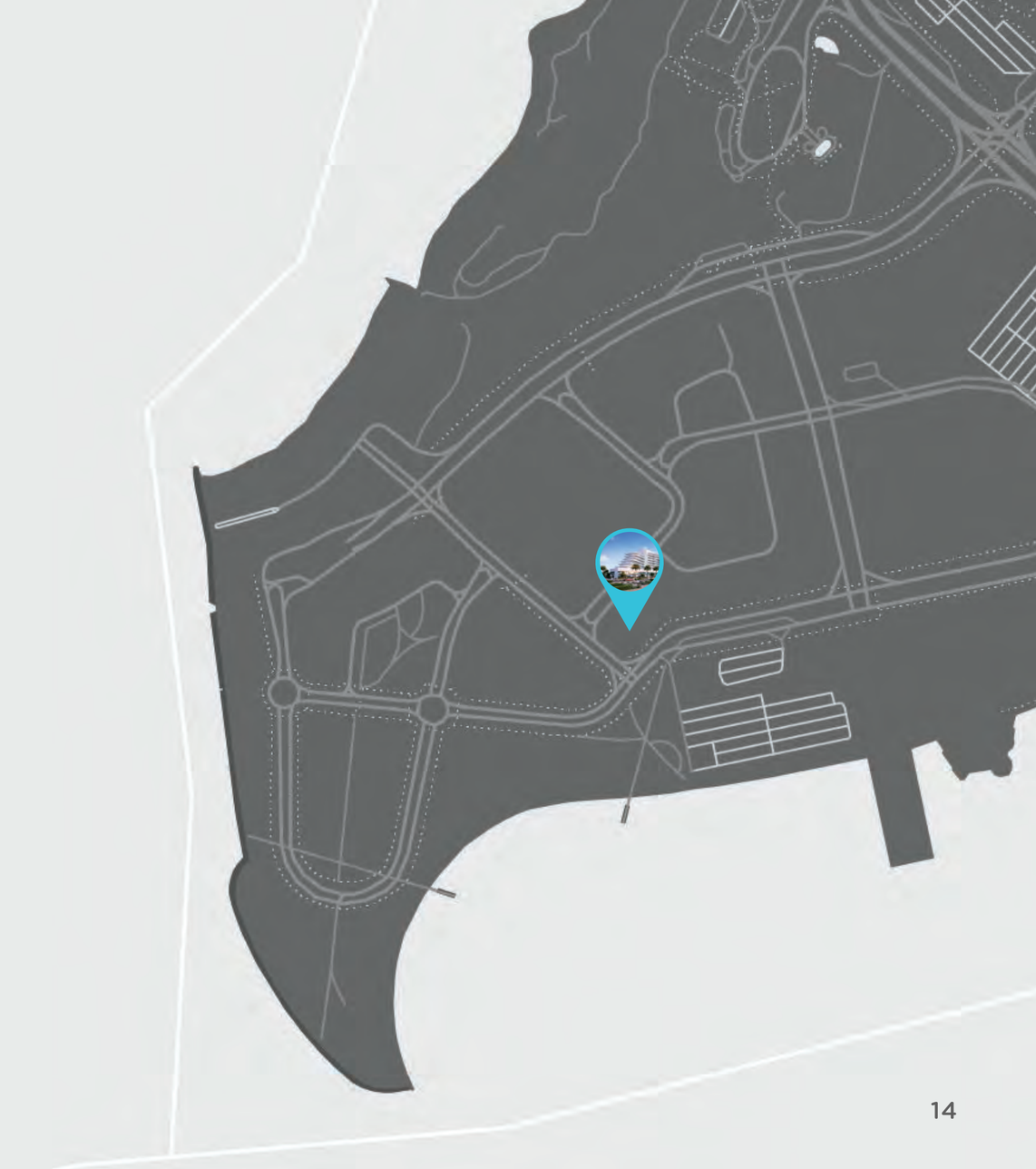
Offers a wide variety of layouts to cater to the young and active population on Yas Island, including studios, 1, 2, and 3-bedroom apartments

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

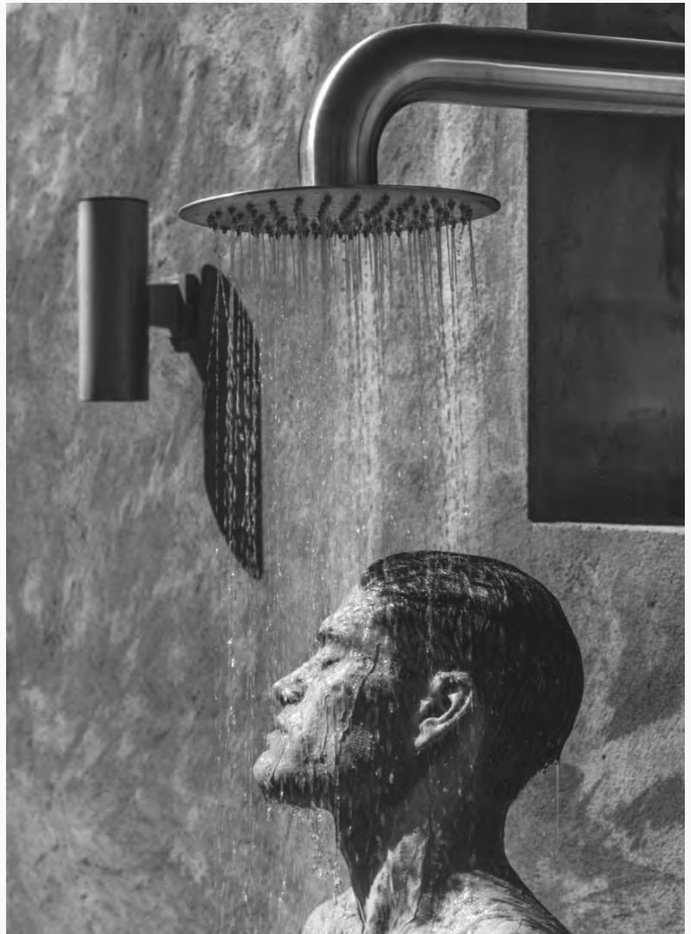
Our tower offers a fun and safe kids' playground, providing hours of entertainment for the little ones.

Fun
for the Whole Family

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.

ELEVATE YOUR FITNESS ROUTINE **WITH OUR ROOFTOP 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

MAYAS
AT THE BAY

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