ICON

A LEGACY IN LIVING

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

THE VIBRANT DESTINATION WITH WORLD-CLASS AMENITIES

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.

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.





CONTEMPORARY ELYSIUM

AN ARRAY OF OPULENT LIVING CHOICES

Location Features:
- Surrounded by an 80% waterside promenade.

Design & Usage:
- High-end mixed-use building.
- Residential and retail space on Ground Floor (GF).

Structure:
- 2 Basements.
- Ground Floor (GF).
- 18 Upper Floors.

Accommodation:
- Total of 300 apartments comprising:
  - 3 Four-bedroom townhouses.
  - 100 Studios.
  - 100 One-bedroom apartments.
  - 70 Two-bedroom apartments.
  - 25 Three-bedroom apartments.
  - 2 Four-bedroom penthouses.

Amenities:
- Residents and visitor parking spaces.
- Private marina provision with 20 berthing spaces.
- Infinity pool and children's pool on the 1st floor, equipped with shades and individual cabanas.
- Gym and training room located on the 1st floor.

Transportation:
- 4 high-speed elevators operating in quadruplex mode.







THE
AMENITIES

Nestled within our prestigious building are luxury amenities designed for the discerning.

Highlighted by a private marina with 20 berthing spaces, residents can indulge in the elite waterfront lifestyle.

The 1st floor boasts a stunning infinity pool paired with a dedicated children's area, both complemented by elegant cabanas for privacy.

Additionally, our top-tier gym on the same floor caters to the fitness-savvy, ensuring opulence at every corner of our residence.



ELEVATE YOUR FITNESS ROUTINE WITH OUR **GYM & TRAINING ROOM**

Our tower boasts a state-of-the-art gym located on the first floor, 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.



INFINITY POOL
WITH EXCLUSIVE CABANAS

EXCLUSIVE MARINA
20 PREMIUM BERTHING SPACES



FLOOR
PLANS

GROUND FLOOR

ICON



TOWNHOUSE

FIRST FLOOR

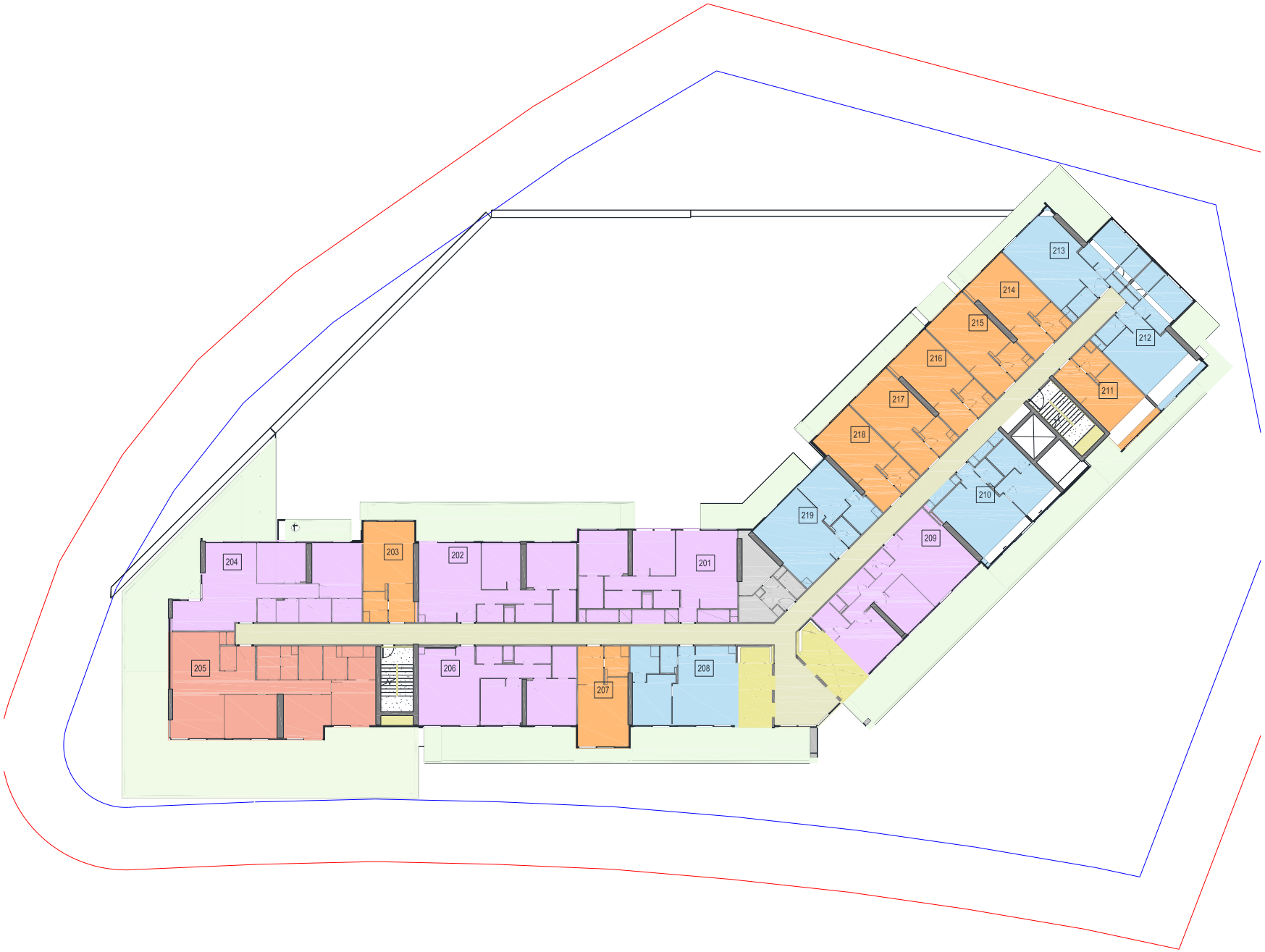
ICON



TOWNHOUSE

SECOND FLOOR

ICON



STUDIO

1BR

2BR

3BR

THIRD FLOOR

ICON



STUDIO

1BR

2BR

3BR

FOURTH FLOOR

ICON



FIFTH FLOOR

ICON



STUDIO

1BR

2BR

3BR

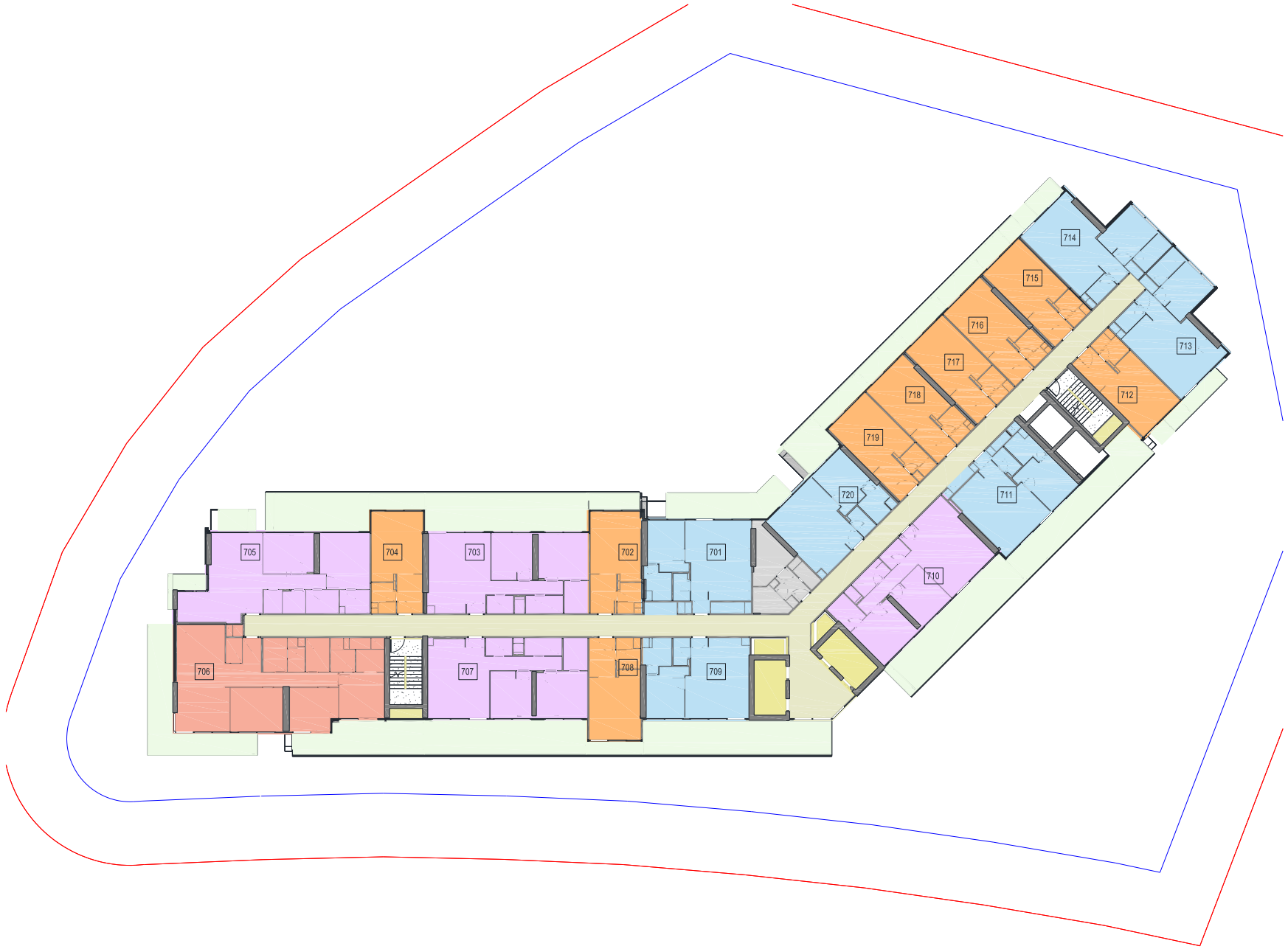
SIXTH FLOOR

ICON



SEVENTH FLOOR

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STUDIO

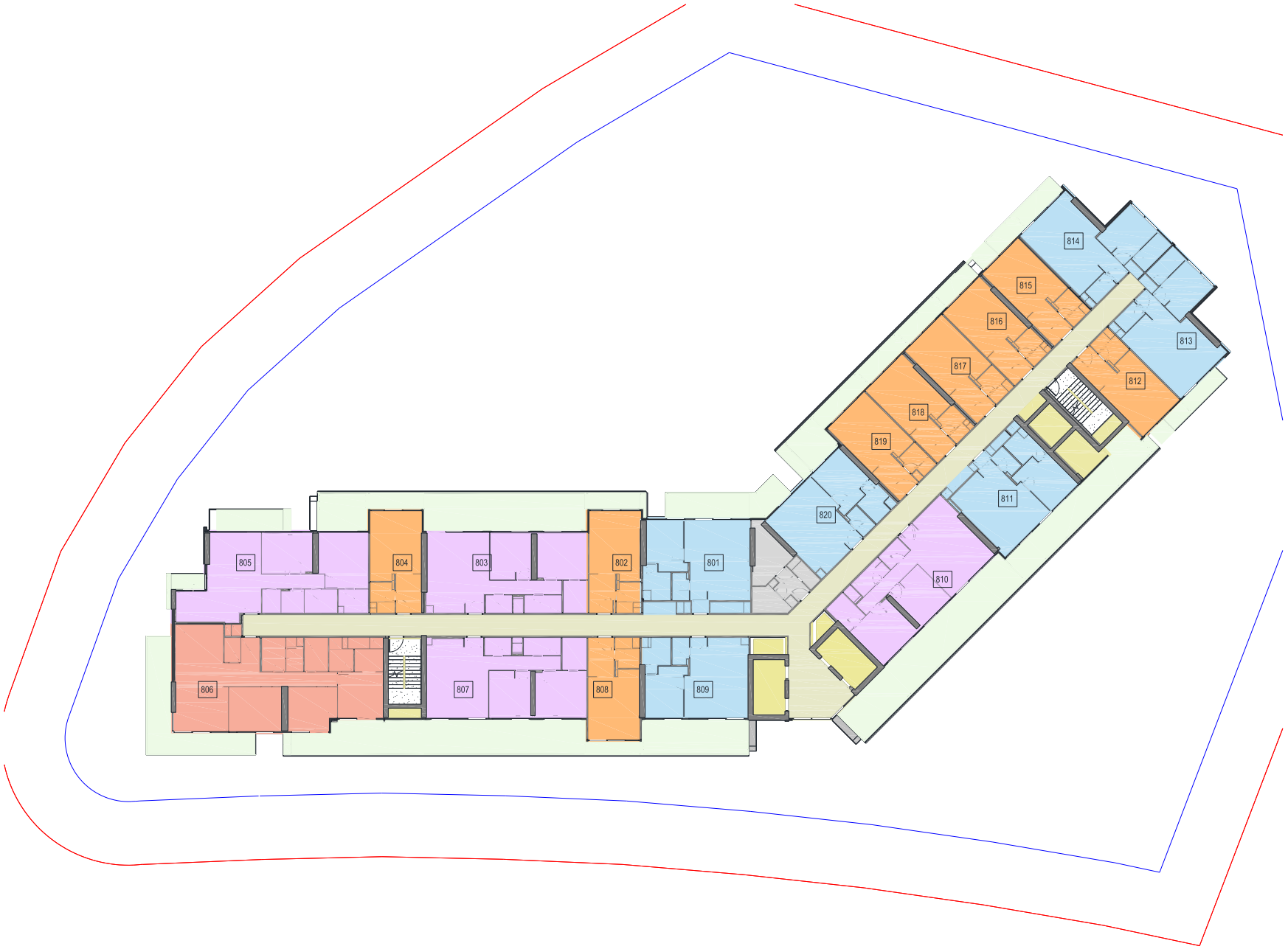
1BR

2BR

3BR

EIGHTH FLOOR

ICON



STUDIO

1BR

2BR

3BR

NINETH FLOOR

ICON



STUDIO

1BR

2BR

3BR

TENTH FLOOR

ICON



STUDIO

1BR

2BR

3BR

ELEVENTH FLOOR

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STUDIO

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TWELVETH FLOOR

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THIRTEENTH FLOOR

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FOURTEENTH FLOOR

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STUDIO

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FIFTEENTH FLOOR

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SEVENTEENTH FLOOR

ICON



STUDIO

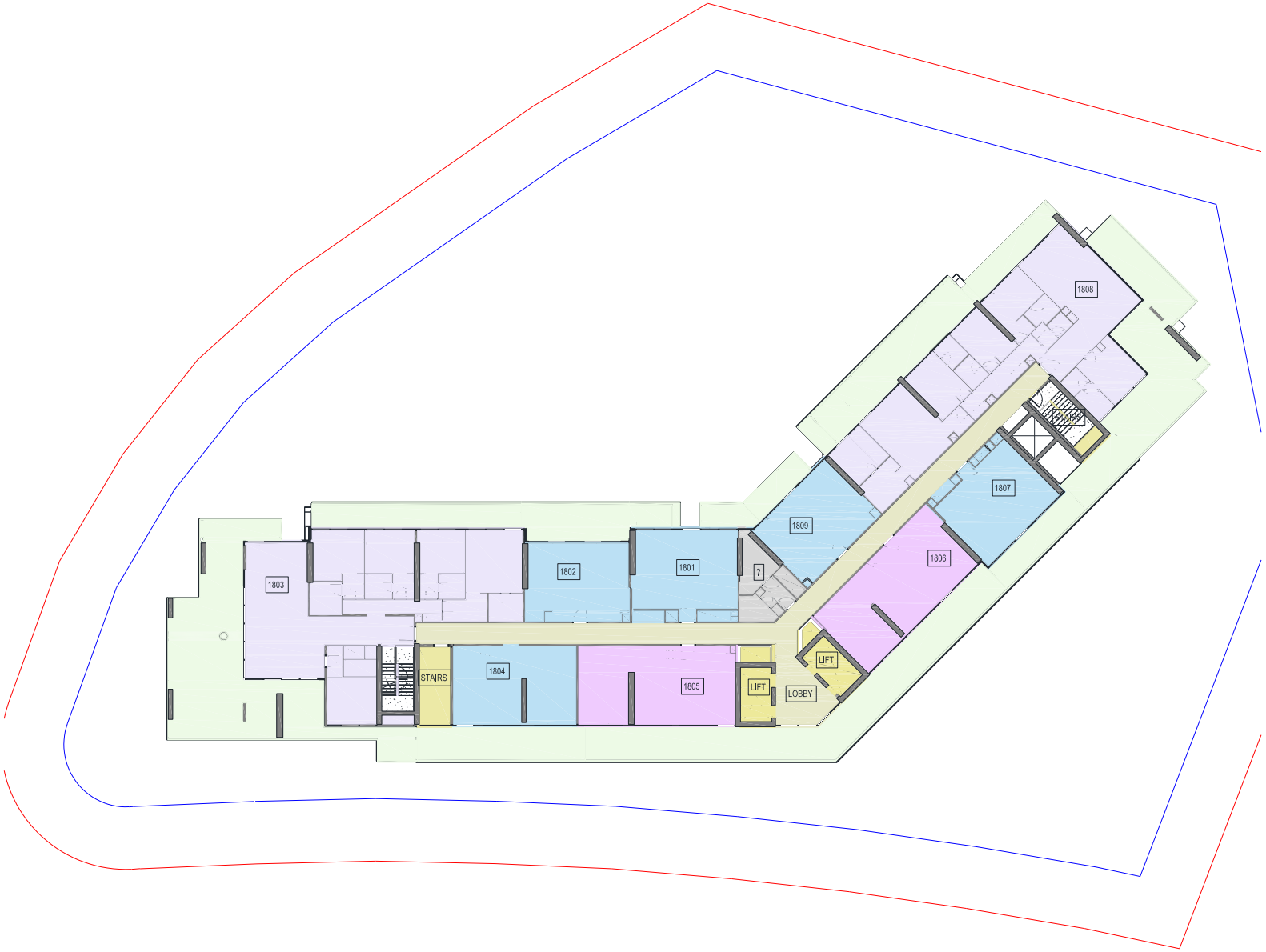
1BR

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EIGHTEENTH FLOOR

ICON



STUDIO

1BR

2BR

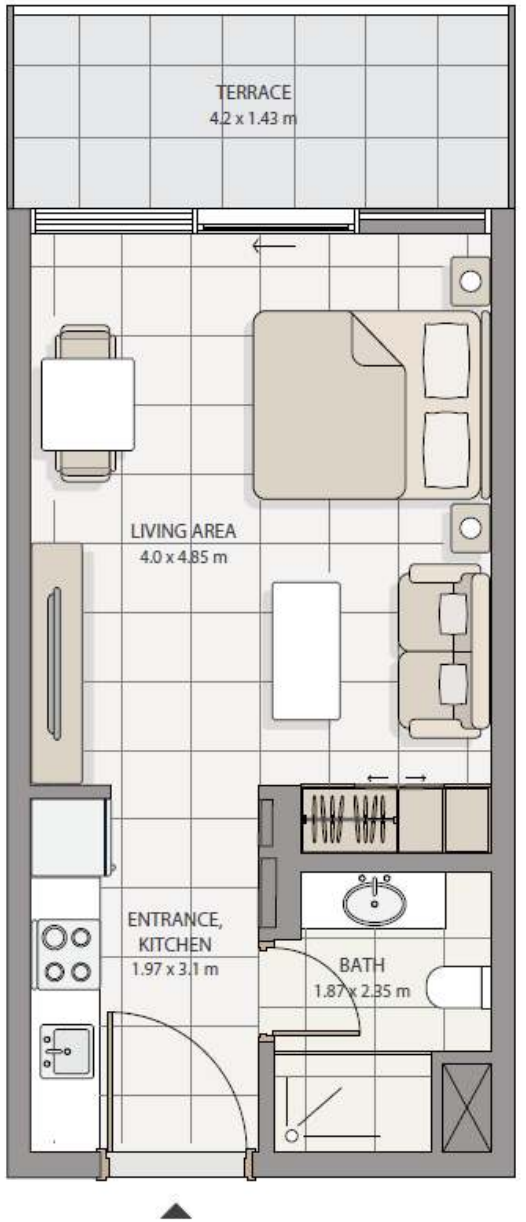
PENTHOUSE

ICON

A LEGACY IN LIVING

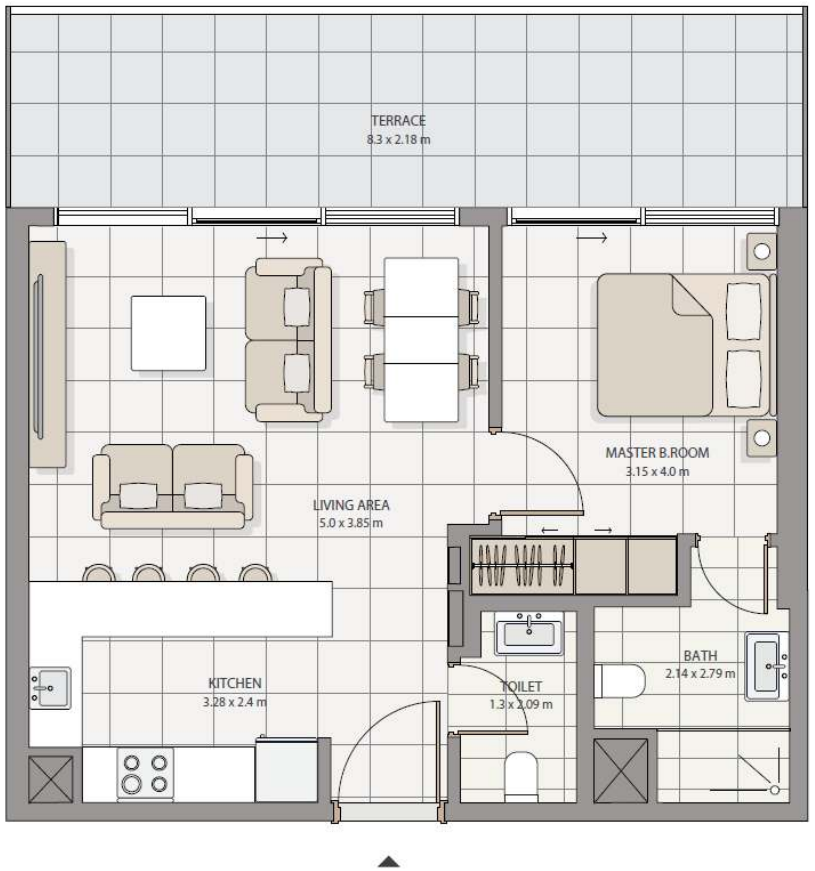


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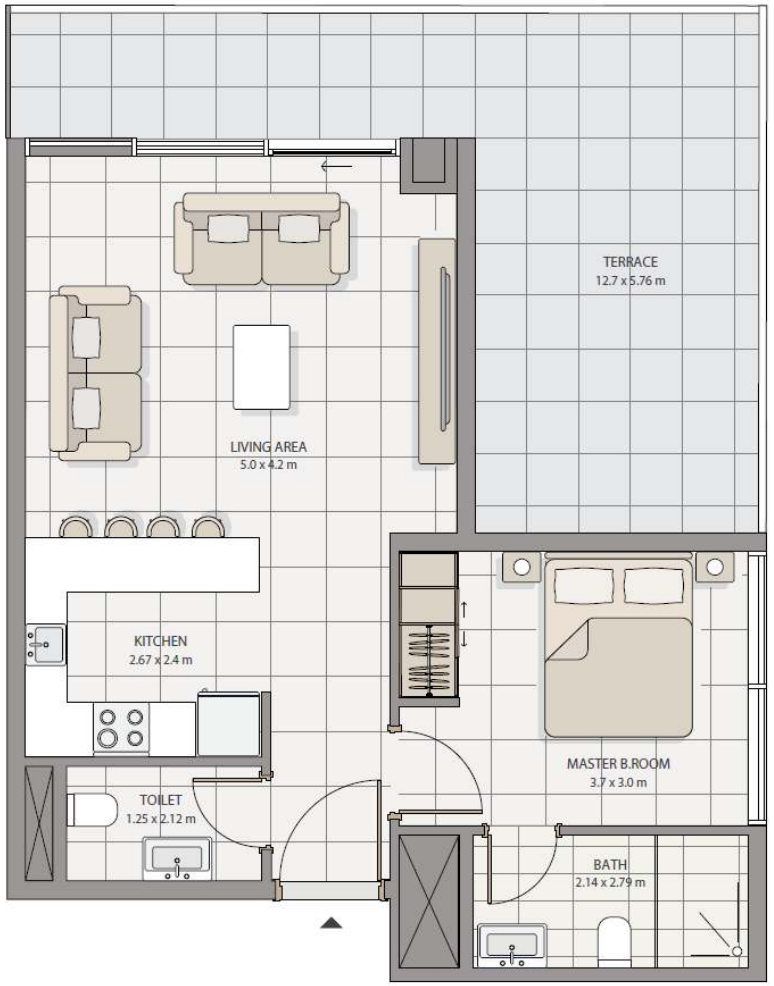


All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floor in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are representative only.

1 BEDROOM TYPE 1

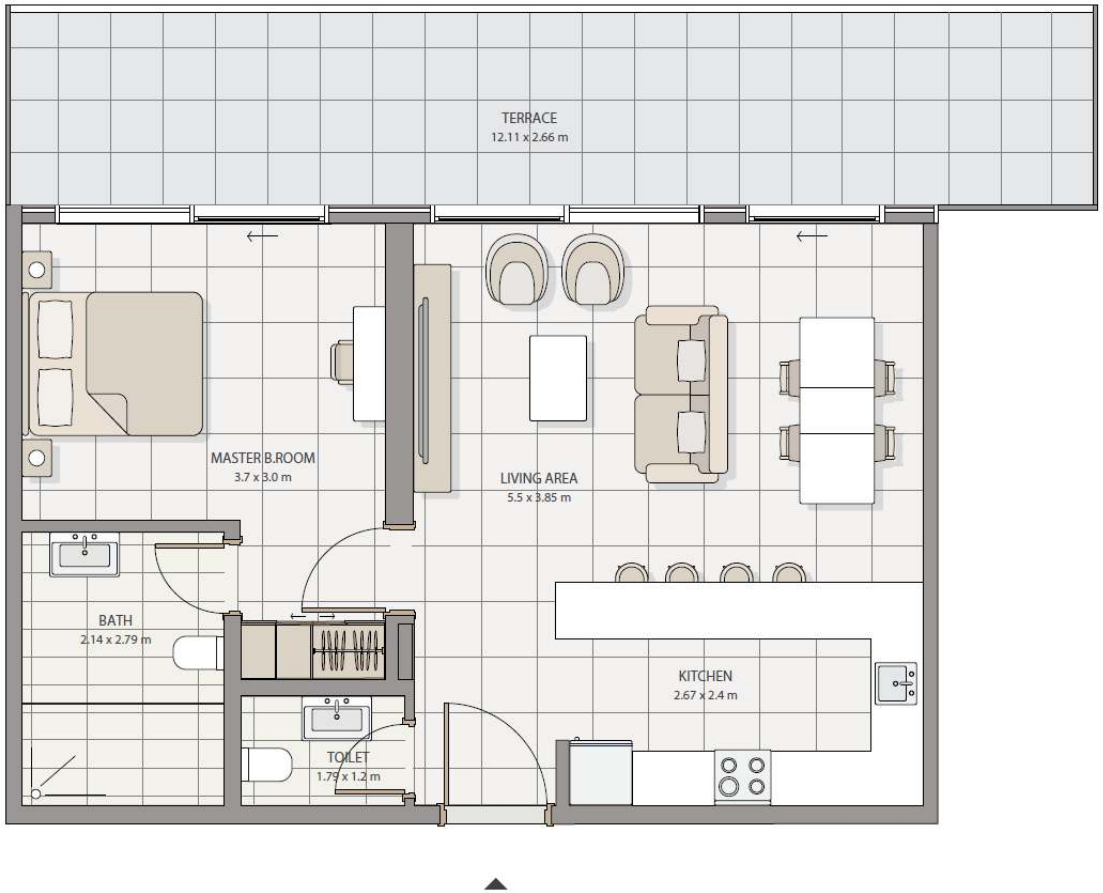


1 BEDROOM TYPE 2

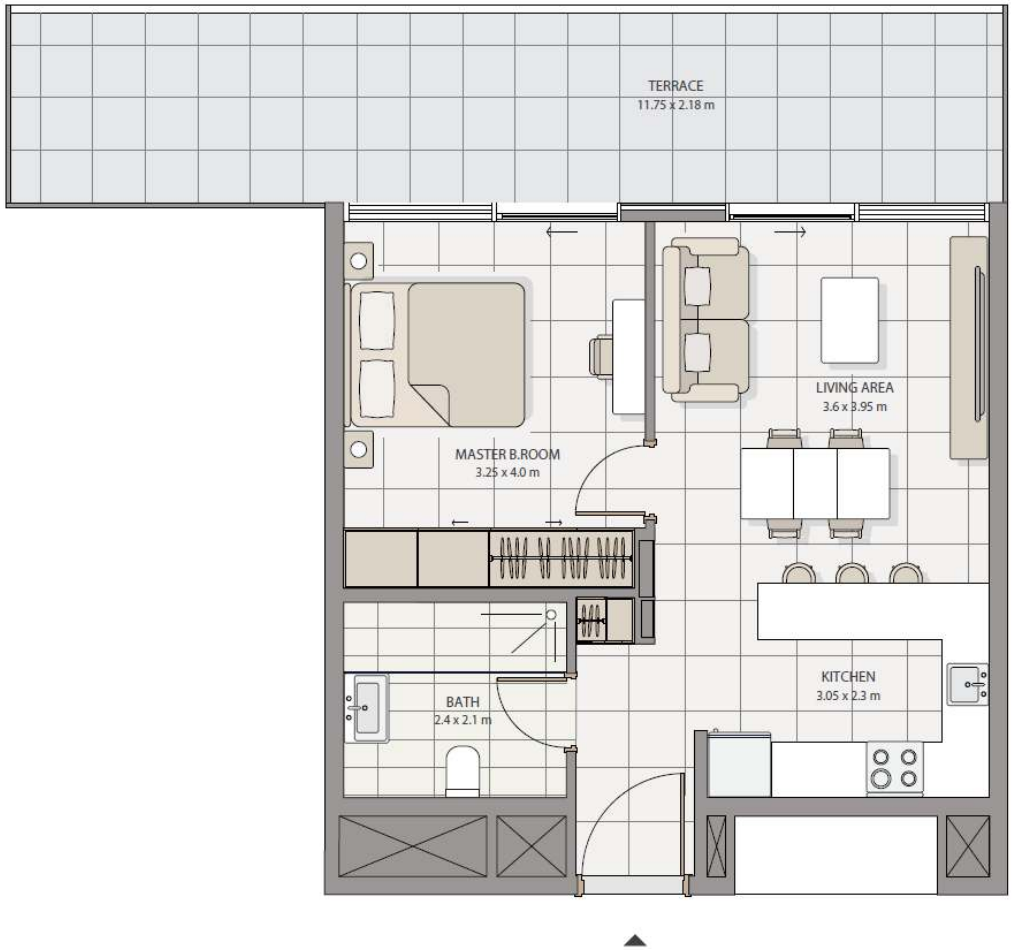


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1 BEDROOM TYPE 3

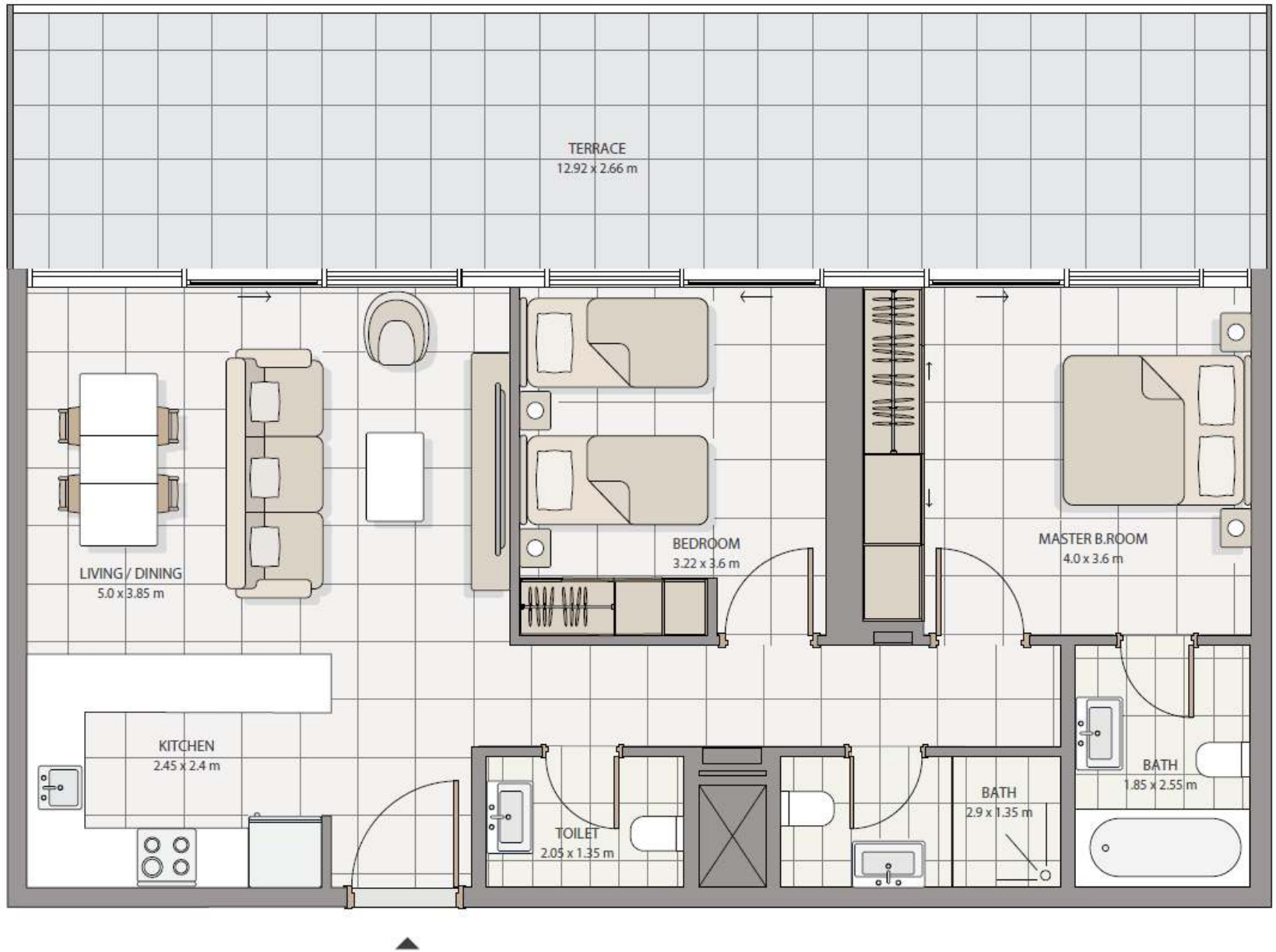


1 BEDROOM TYPE 4



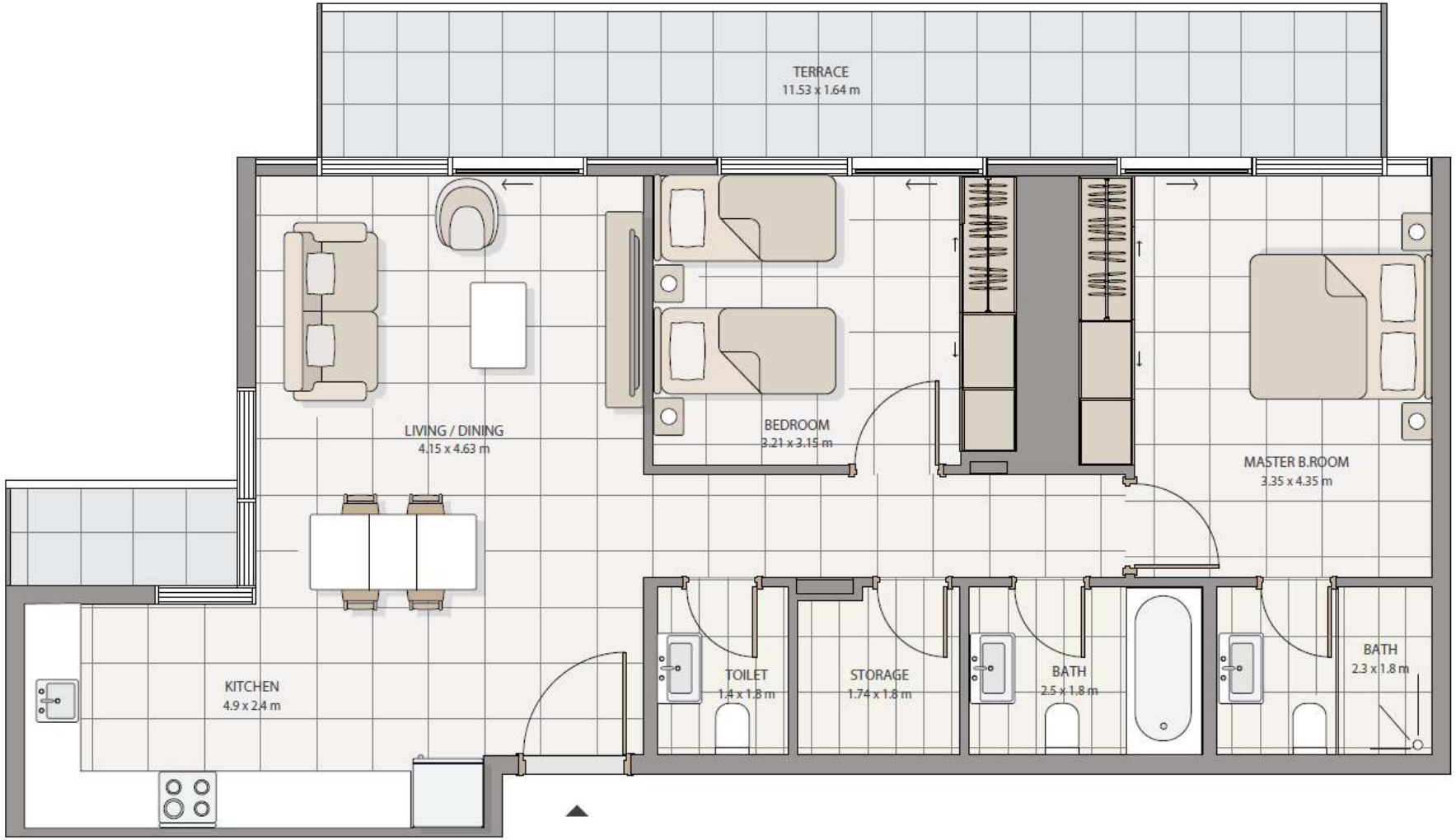
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2 BEDROOMS TYPE 1



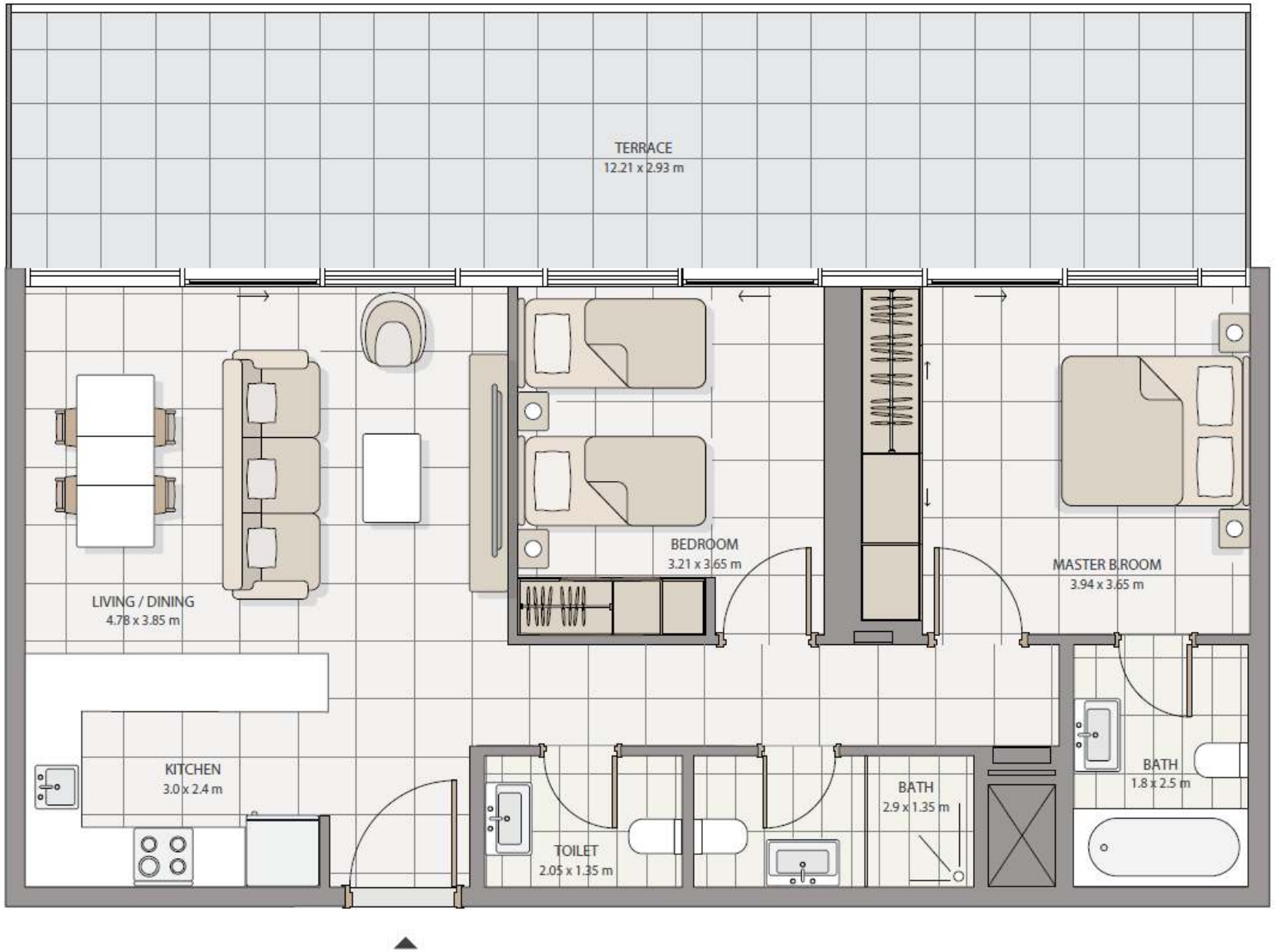
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2 BEDROOMS TYPE 2



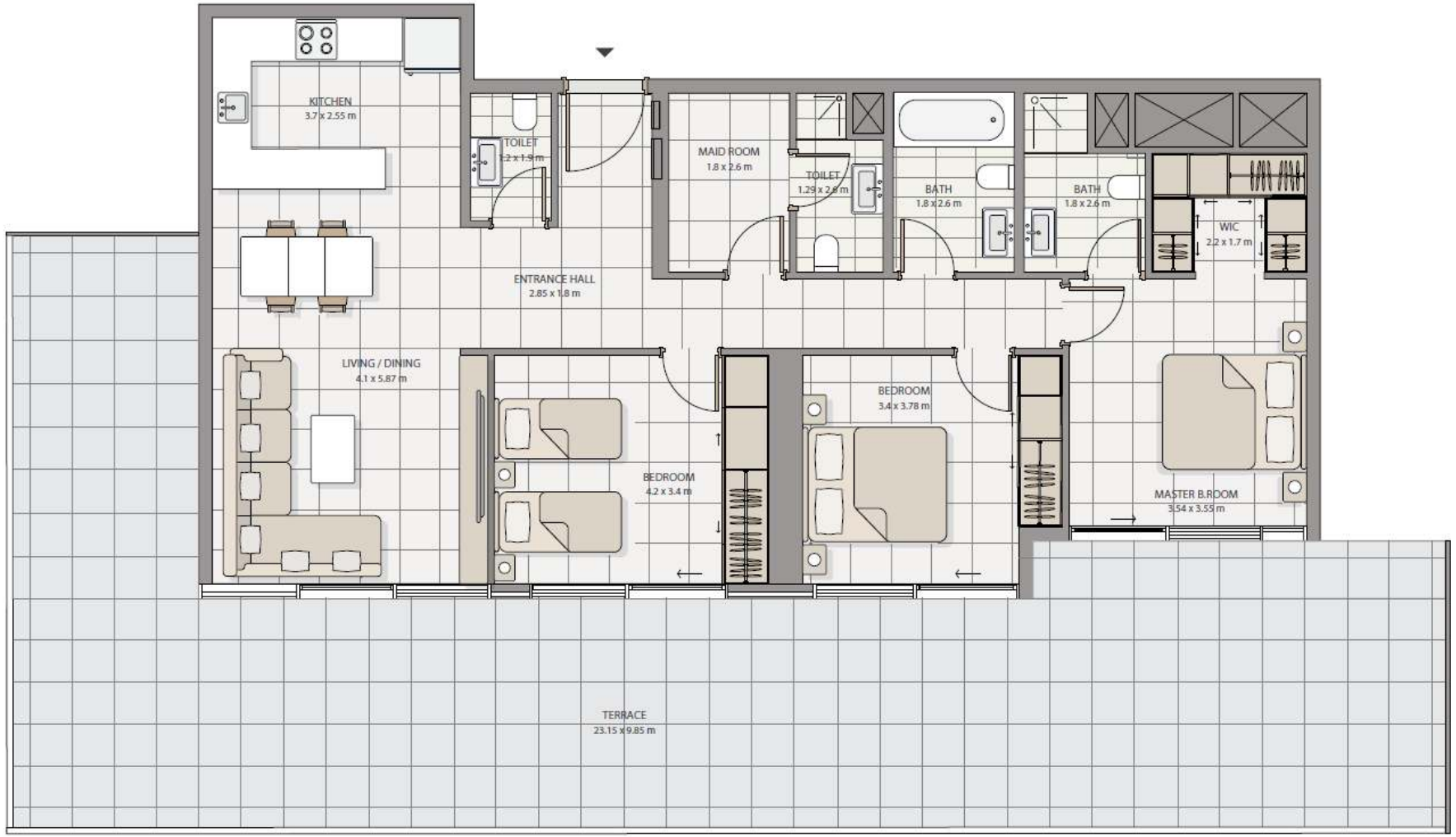
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2 BEDROOMS TYPE 3



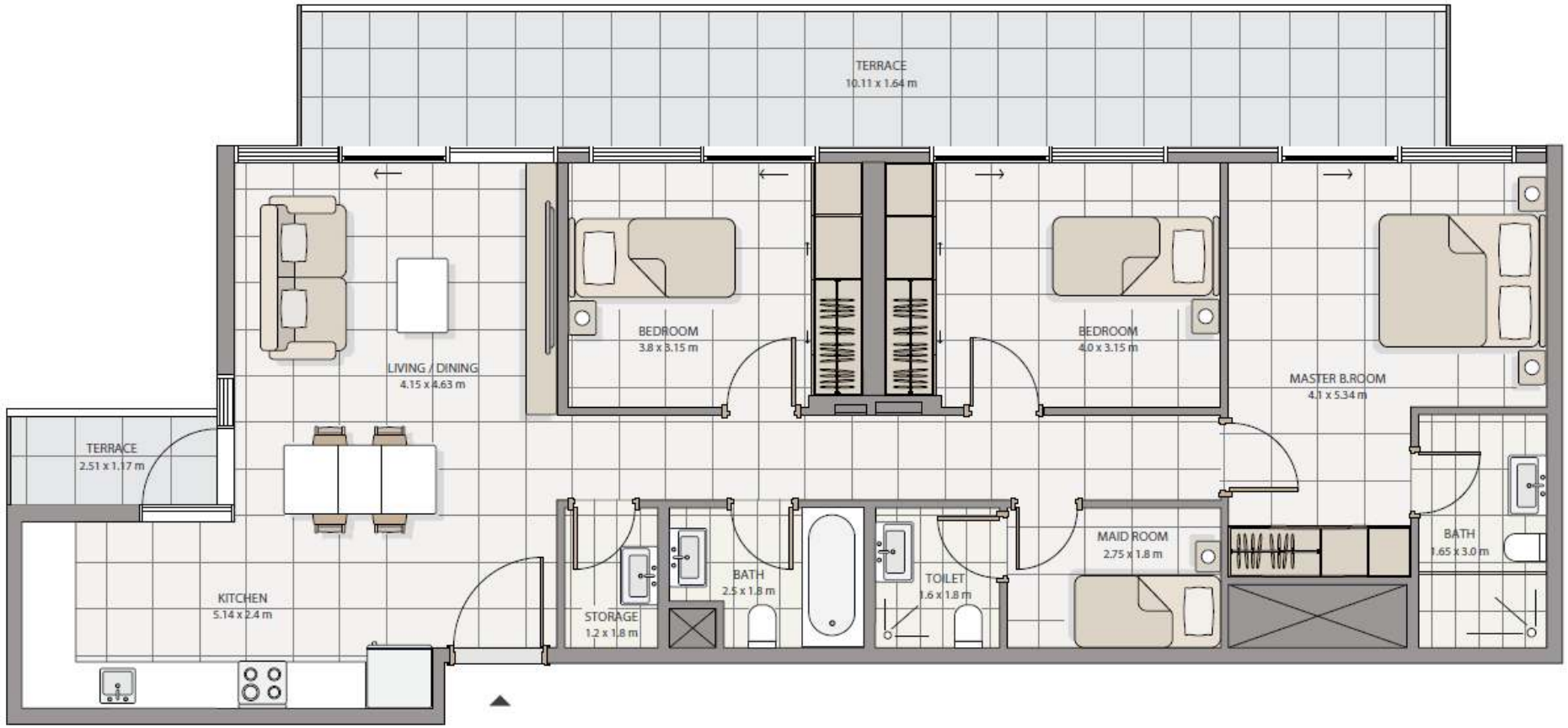
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3 BEDROOMS TYPE 1



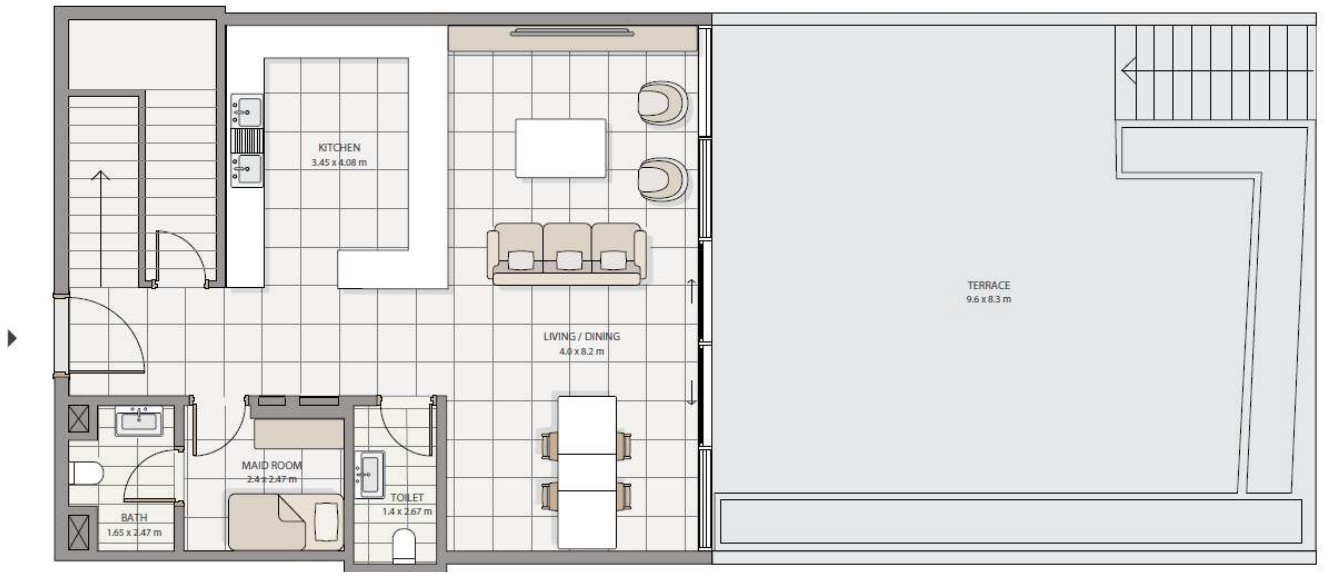
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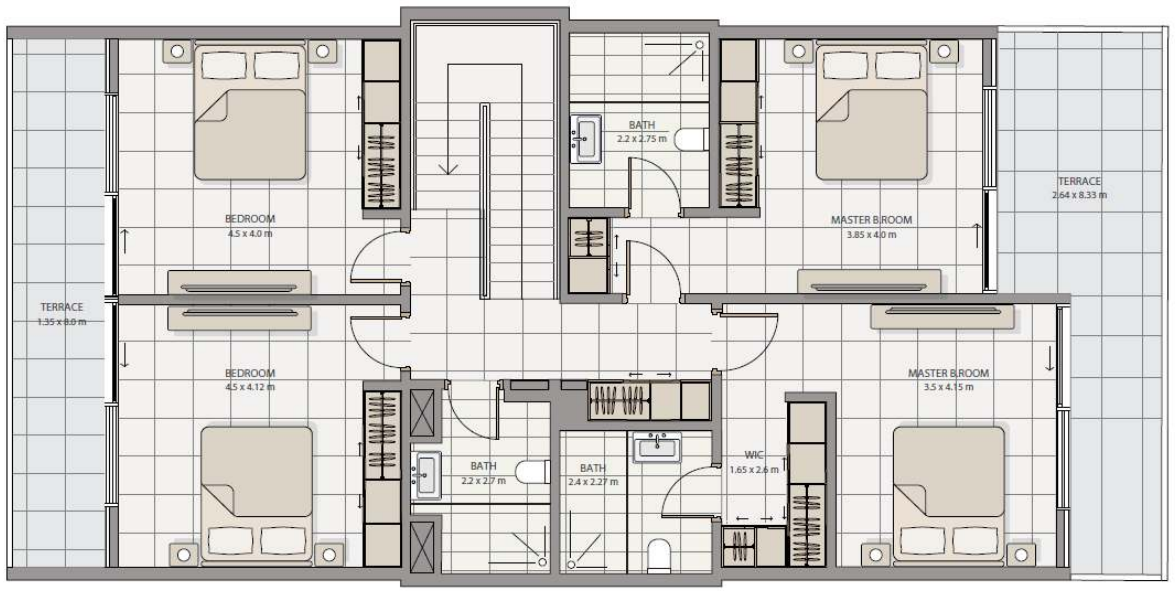
3 BEDROOMS TYPE 2



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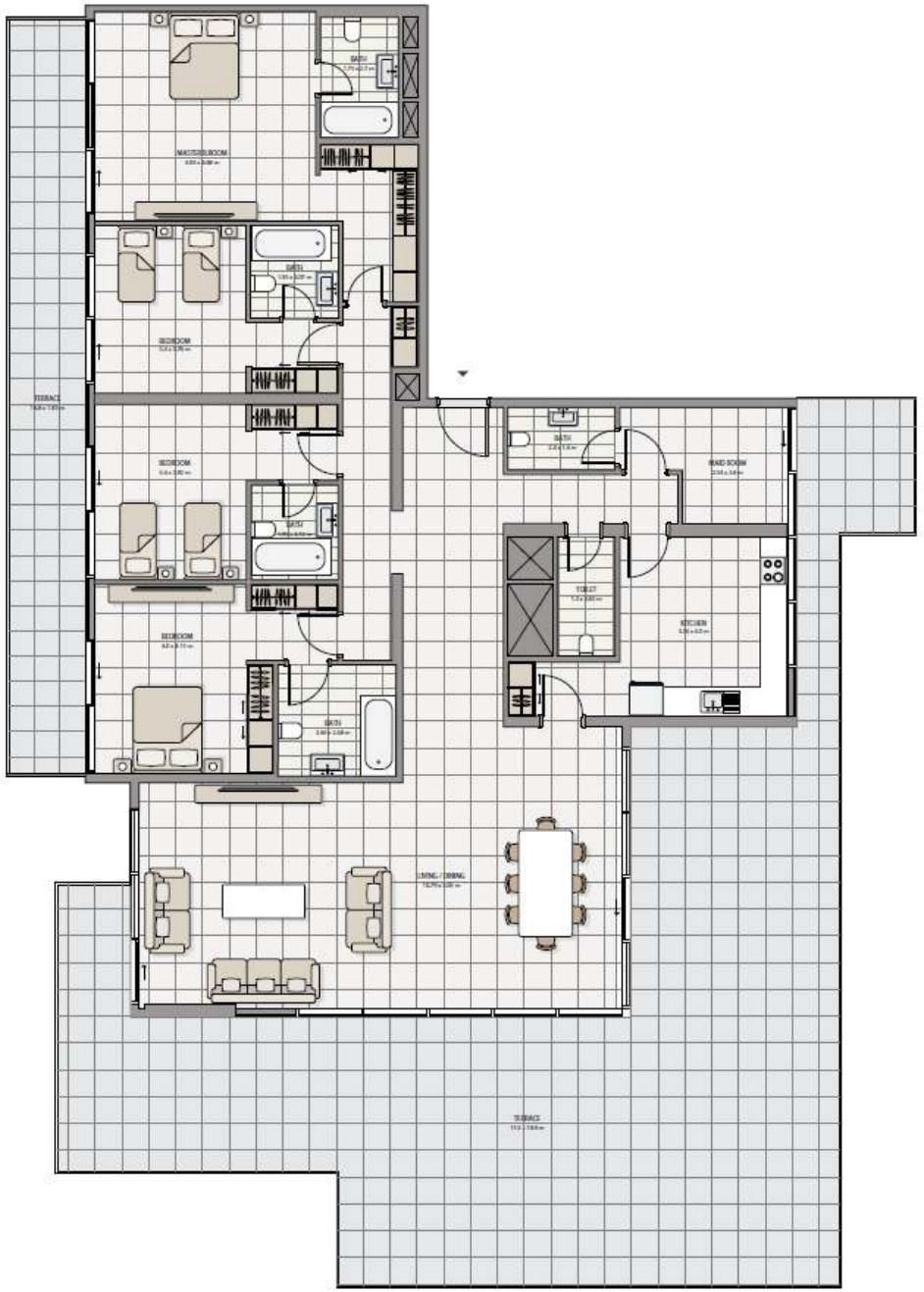
TOWNHOUSE





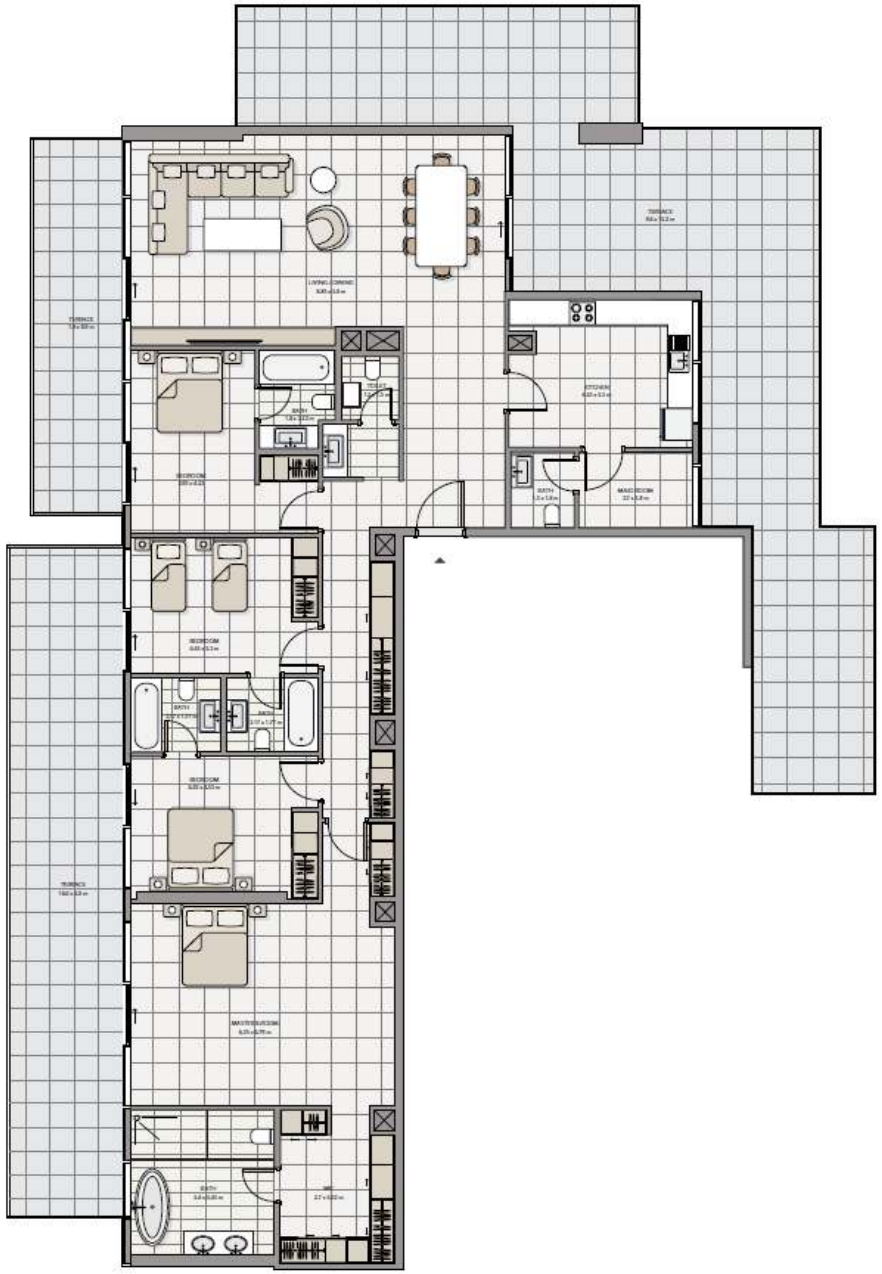
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PENTHOUSE TYPE 1



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PENTHOUSE TYPE 2



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ADVANCED PROPERTIES

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