MAYAS

AT THE BAY

ميّاس

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.



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

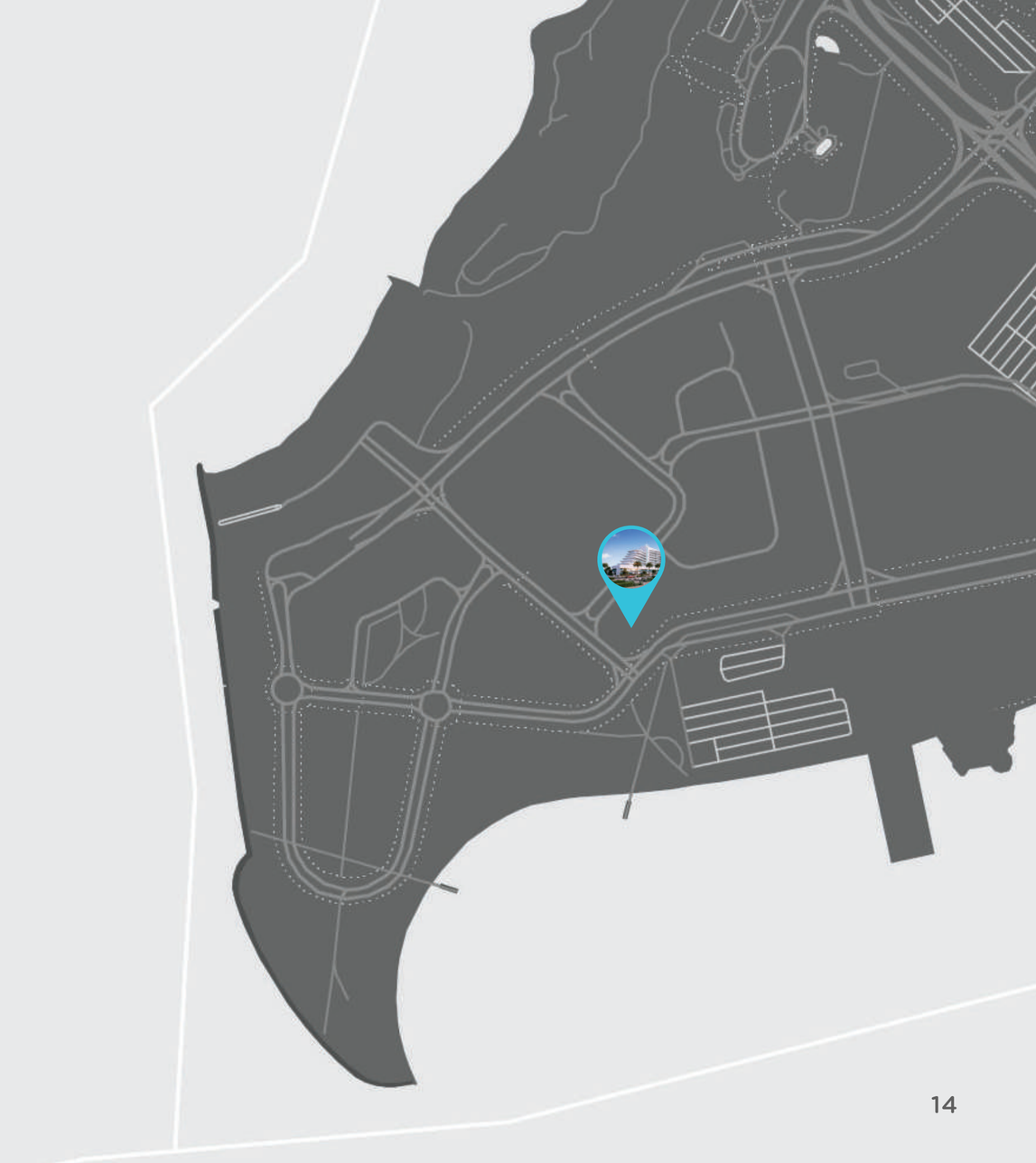
Offers a wide variety of layouts to cater to the young and active population on Yas Island, including studios, 1, 2, and 3-bedroom apartments

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.





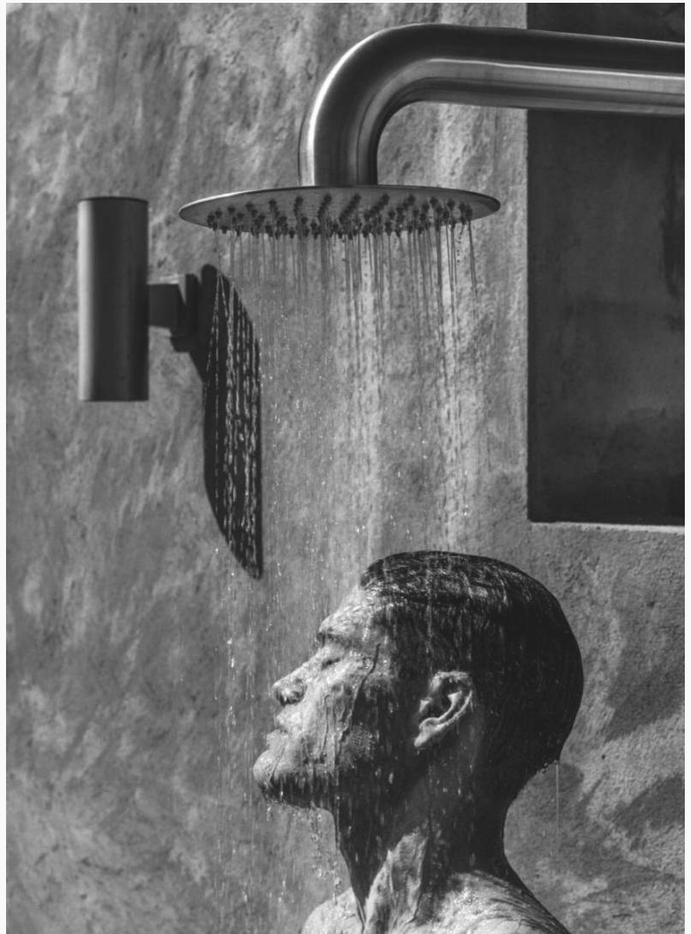
Fun
for the Whole Family



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

FLOOR PLANS

STUDIO

JUNIOR ONE BEDROOM

ONE BEDROOM LOFT

ONE BEDROOM

ONE BEDROOM DUPLEX

FLOOR PLANS

TWO BEDROOMS

TWO BEDROOMS DUPLEX

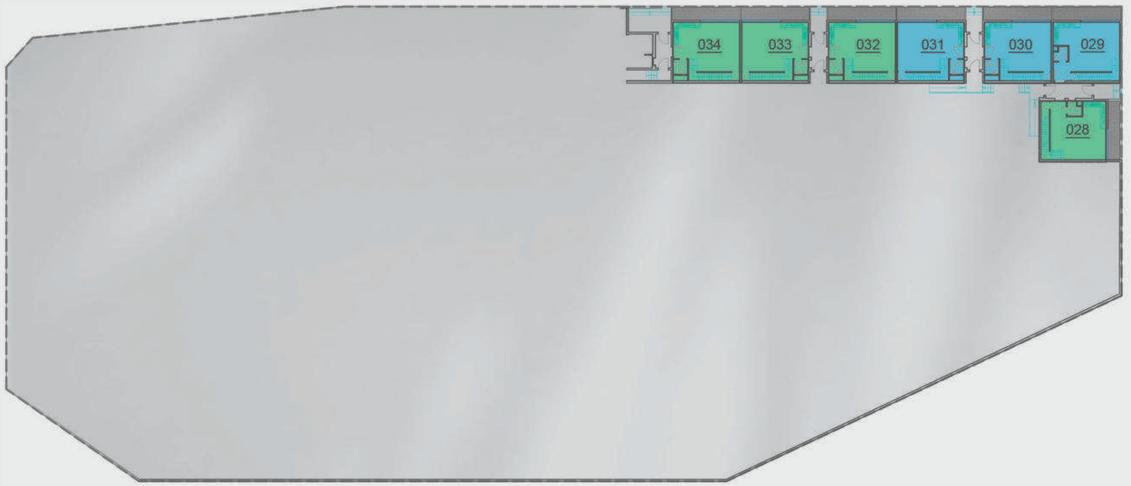
THREE BEDROOMS

THREE BEDROOMS DUPLEX

TOWNHOUSES

MAYAS
AT THE BAY

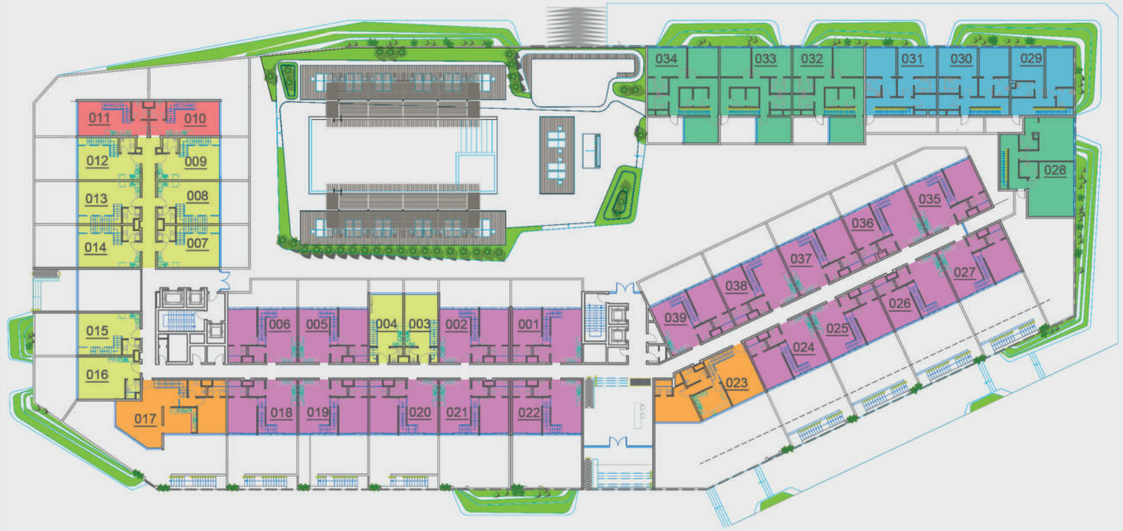
FLOOR LAYOUT: STREET LEVEL



TOWNHOUSE, 2 BEDROOMS

TOWNHOUSE, 3 BEDROOMS

FLOOR LAYOUT: GROUND FLOOR



ONE BEDROOM LOFT

ONE BEDROOM DUPLEX

TWO BEDROOM DUPLEX

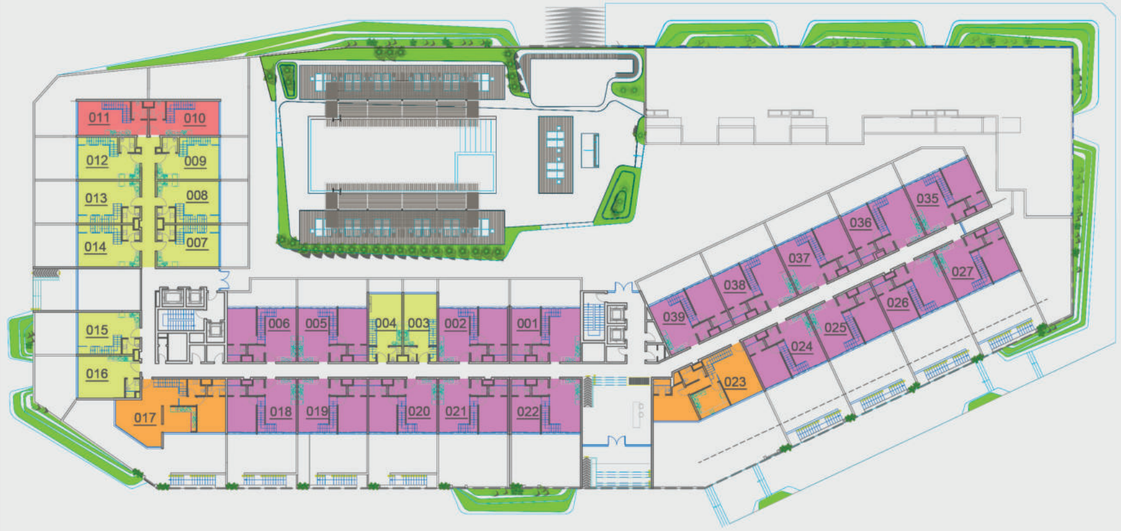
THREE BEDROOM DUPLEX

TOWNHOUSE 2 BEDROOMS

TOWNHOUSE,3 BEDROOMS

MAYAS
AT THE BAY

FLOOR LAYOUT: GROUND FLOOR UPER LEVEL



ONE BEDROOM LOFT

ONE BEDROOM DUPLEX

THREE BEDROOM DUPLEX

TWO BEDROOM DUPLEX

FLOOR LAYOUT: LEVEL TWO



STUDIO

JUNIOR ONE BEDROOM

TWO BEDROOMS

ONE BEDROOM

MAYAS
AT THE BAY

FLOOR LAYOUT: LEVEL THREE



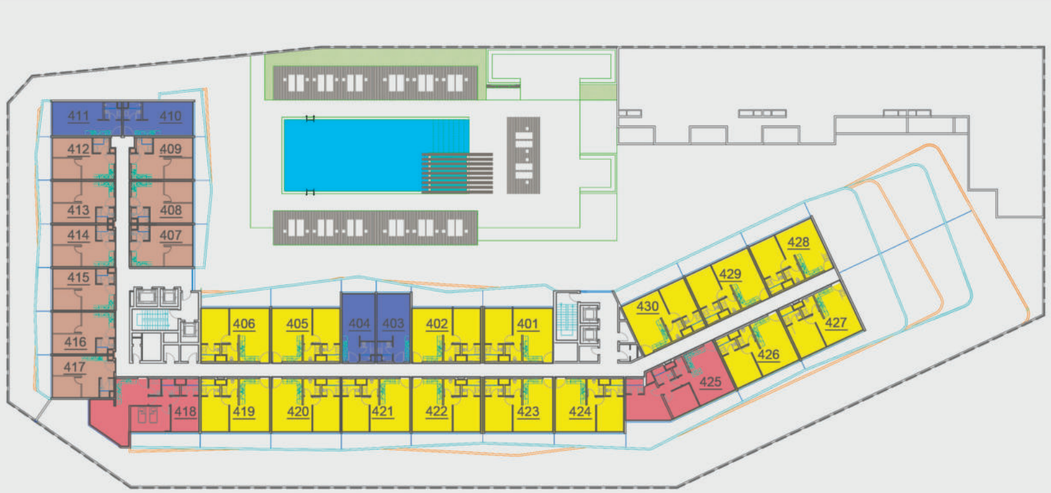
STUDIO

JUNIOR ONE BEDROOM

TWO BEDROOMS

ONE BEDROOM

FLOOR LAYOUT: LEVEL FOUR



STUDIO

JUNIOR ONE BEDROOM

TWO BEDROOMS

ONE BEDROOM

MAYAS
AT THE BAY

FLOOR LAYOUT: LEVEL FIVE



STUDIO

JUNIOR ONE BEDROOM

TWO BEDROOMS

ONE BEDROOM

FLOOR LAYOUT: LEVEL SIX



STUDIO

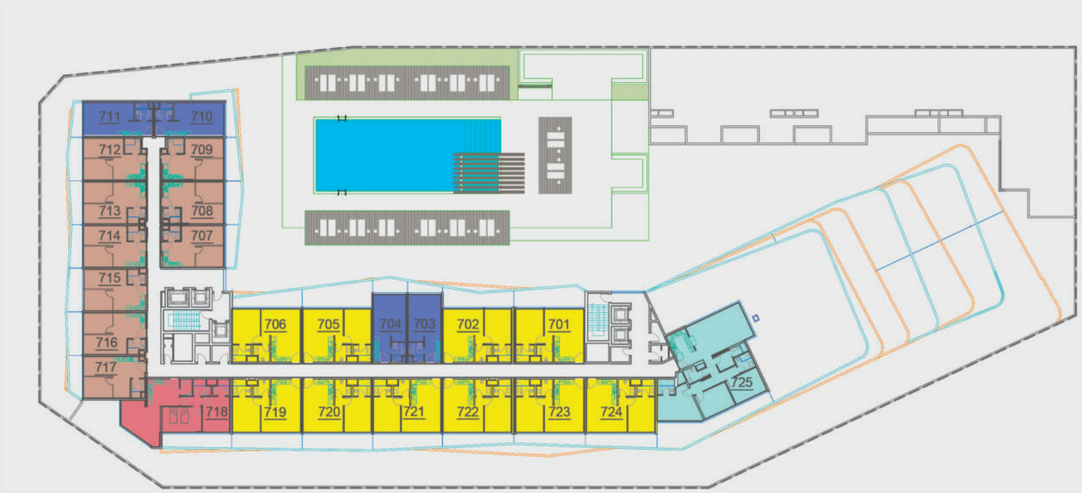
JUNIOR ONE BEDROOM

TWO BEDROOMS

ONE BEDROOM

MAYAS
AT THE BAY

FLOOR LAYOUT: LEVEL SEVEN



STUDIO

JUNIOR ONE BEDROOM

THREE BEDROOMS

TWO BEDROOMS

ONE BEDROOM

FLOOR LAYOUT: LEVEL EIGHT



STUDIO

JUNIOR ONE BEDROOM

THREE BEDROOMS

TWO BEDROOMS

ONE BEDROOM

MAYAS
AT THE BAY

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 construct ion 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 t he actual size, features, specIfications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it 's absolute discretion, without any liability whatsoever.



MAYAS
AT THE BAY

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 construct ion 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 t he actual size, features, specIfications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it 's absolute discretion, without any liability whatsoever.

MAYAS
AT THE BAY

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 construct ion 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 t he actual size, features, specIfications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it 's absolute discretion, without any liability whatsoever.

MAYAS
AT THE BAY

ONE BEDROOM LOFT

INTERNAL AREA

705 SQ.FT 65.5 SQ.M

EXTERNAL AREA

VARIES BETWEEN UNITS

All dimensions are in imperial and metric, and measured from finish to finish excluding construct ion 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 t he actual size, features, specIfications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it 's absolute discretion, without any liability whatsoever.



MAYAS
AT THE BAY

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 construct ion 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 t he actual size, features, specIfications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it 's absolute discretion, without any liability whatsoever.



MAYAS
AT THE BAY

ONE BEDROOM - TYPE B

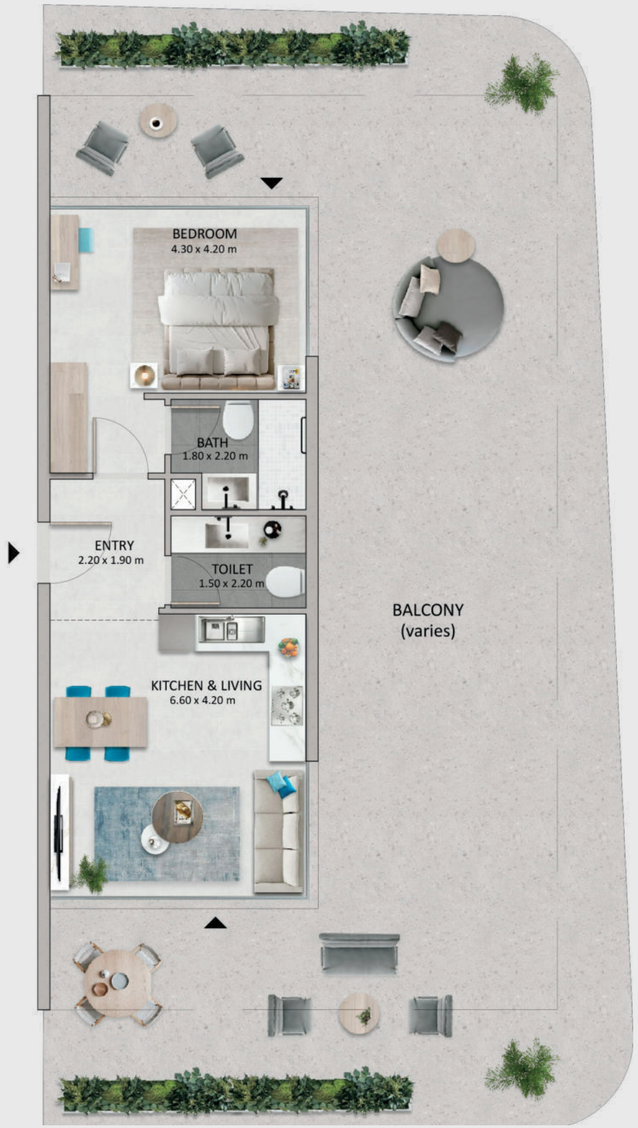
INTERNAL AREA

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 construct ion 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 t he actual size, features, specIfications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it 's absolute discretion, without any liability whatsoever.



MAYAS
AT THE BAY

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 construct ion 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 t he actual size, features, specIfications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it 's absolute discretion, without any liability whatsoever.





MAYAS
AT THE BAY

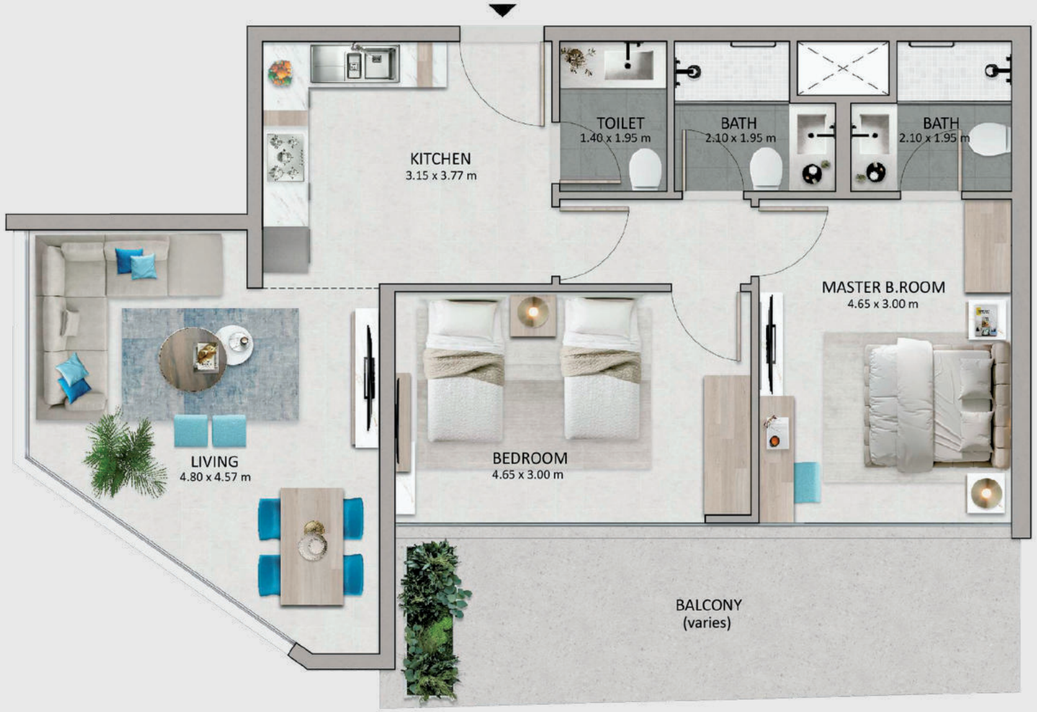
TWO BEDROOMS - TYPE A

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 construct ion 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 t he actual size, features, specIfications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it 's absolute discretion, without any liability whatsoever.

MAYAS
AT THE BAY

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 construct ion 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 t he actual size, features, specIfications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it 's absolute discretion, without any liability whatsoever.



MAYAS
AT THE BAY

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 construct ion 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 t he actual size, features, specIfications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it 's absolute discretion, without any liability whatsoever.

MAYAS
AT THE BAY

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 construct ion 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 t he actual size, features, specIfications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it 's absolute discretion, without any liability whatsoever.



MAYAS
AT THE BAY

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 construct ion 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 t he actual size, features, specIfications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it 's absolute discretion, without any liability whatsoever.

MAYAS
AT THE BAY

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 construct ion 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 t he actual size, features, specIfications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it 's absolute discretion, without any liability whatsoever.



MAYAS
AT THE BAY

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 construct ion 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 t he actual size, features, specIfications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it 's absolute discretion, without any liability whatsoever.

MAYAS
AT THE BAY

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 construct ion 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 t he actual size, features, specIfications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it 's absolute discretion, without any liability whatsoever.



MAYAS
AT THE BAY

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 construct ion 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 t he actual size, features, specIfications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it 's absolute discretion, without any liability whatsoever.



MAYAS
AT THE BAY

TOWNHOUSE - TWO BEDROOMS

INTERNAL AREA

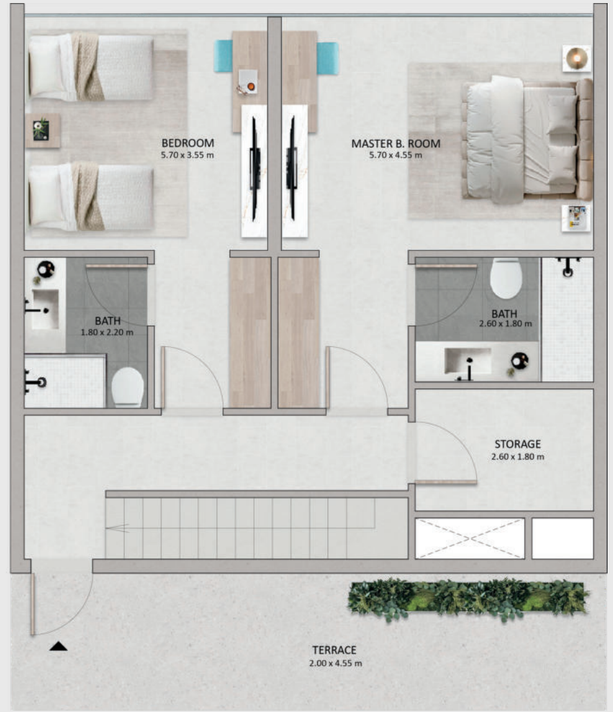
1320 SQ.FT 123 SQ.M

EXTERNAL AREA

306 SQ.FT 28 SQ.M

All dimensions are in imperial and metric, and measured from finish to finish excluding construct ion 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 t he actual size, features, specIfications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it 's absolute discretion, without any liability whatsoever.





MAYAS
AT THE BAY

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 construct ion 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 t he actual size, features, specIfications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it 's 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

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 constructed 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

ميّـــــــاس
ات ذي باي