



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

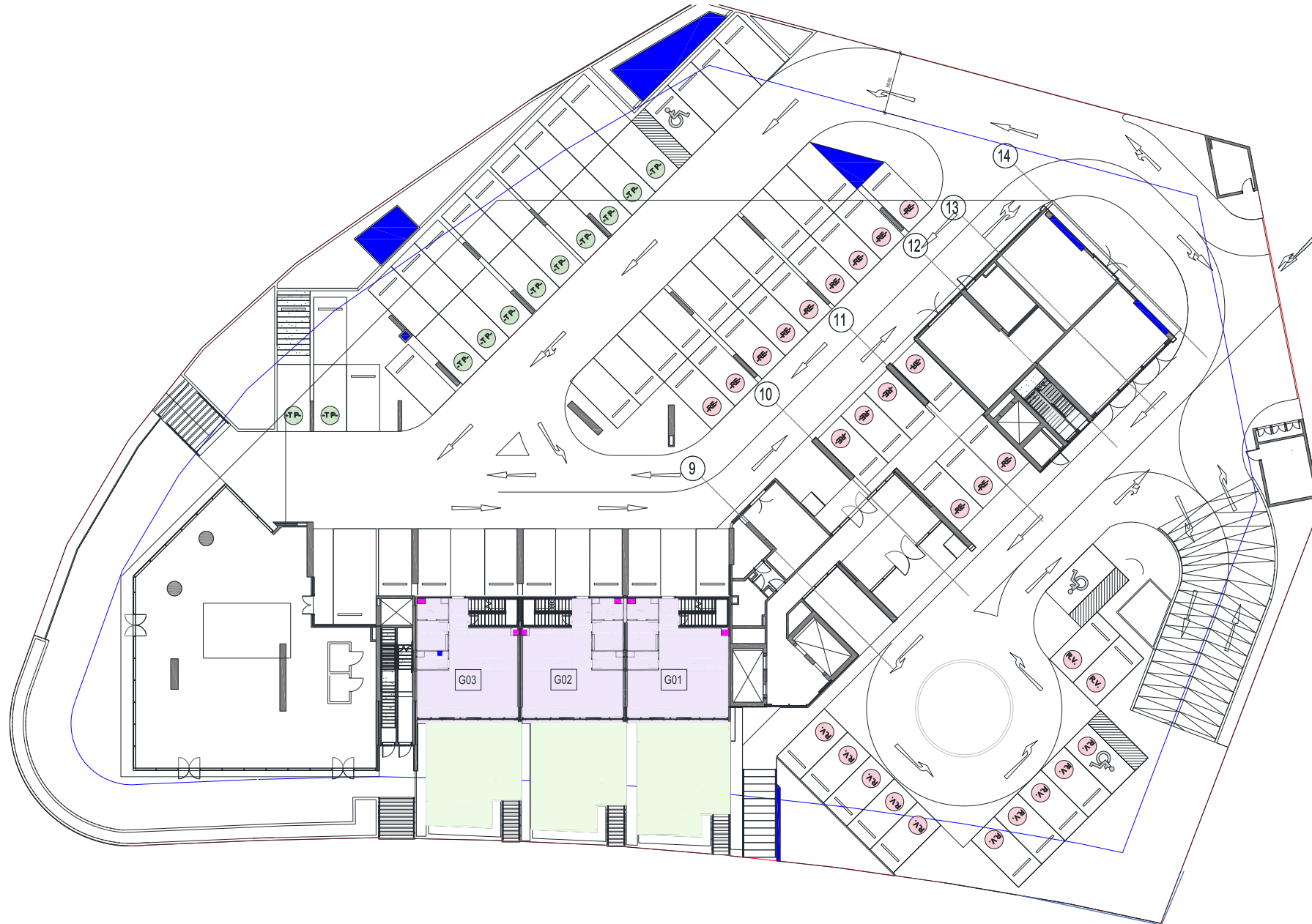




**FLOOR**  
PLANS

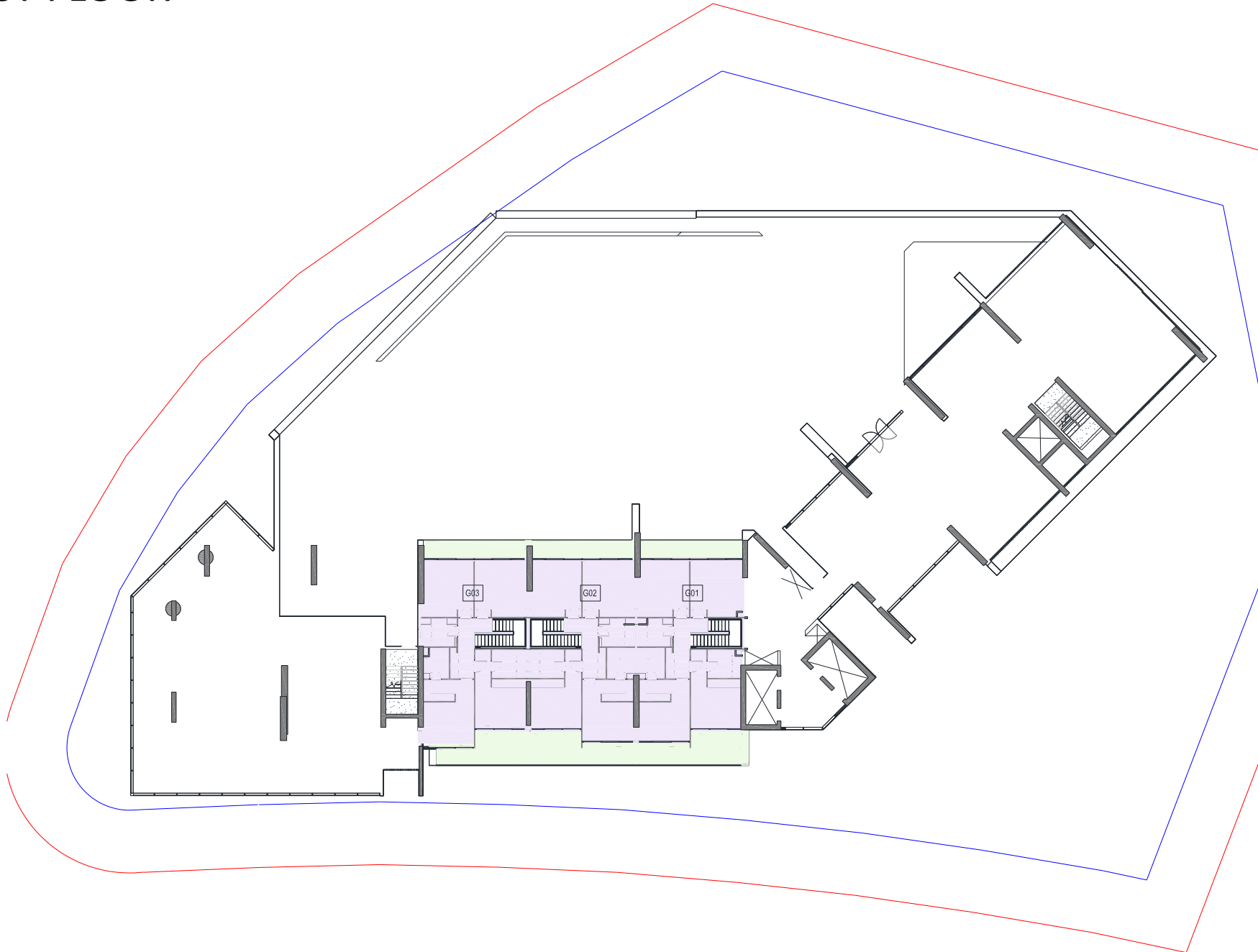


# GROUND FLOOR



TOWNHOUSE

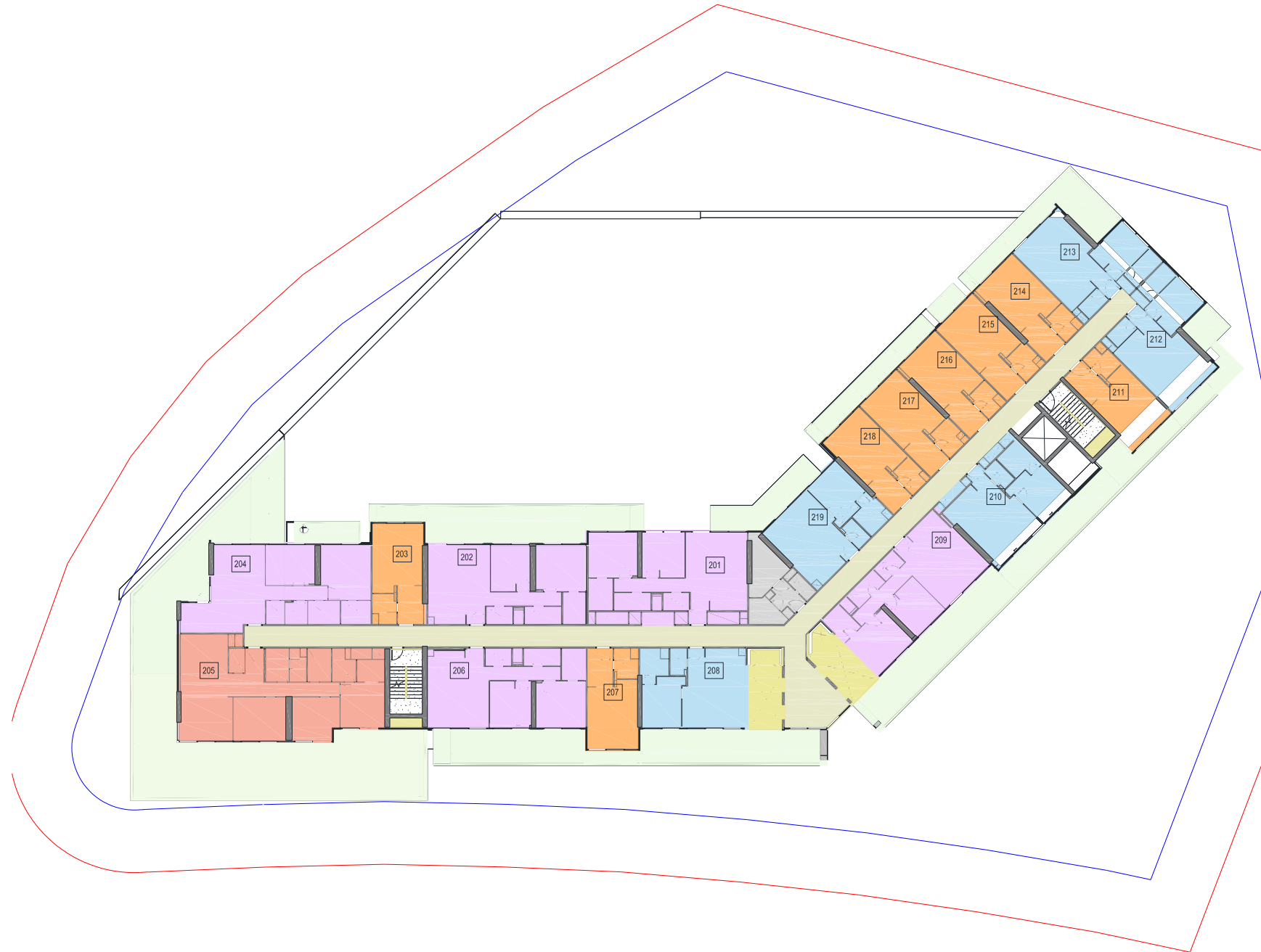
# FIRST FLOOR



 TOWNHOUSE







# SECOND FLOOR



- STUDIO
- 1BR
- 2BR
- 3BR





# THIRD FLOOR



-  STUDIO
-  1BR
-  2BR
-  3BR

# FOURTH FLOOR



-  STUDIO
-  1BR
-  2BR
-  3BR

# FIFTH FLOOR



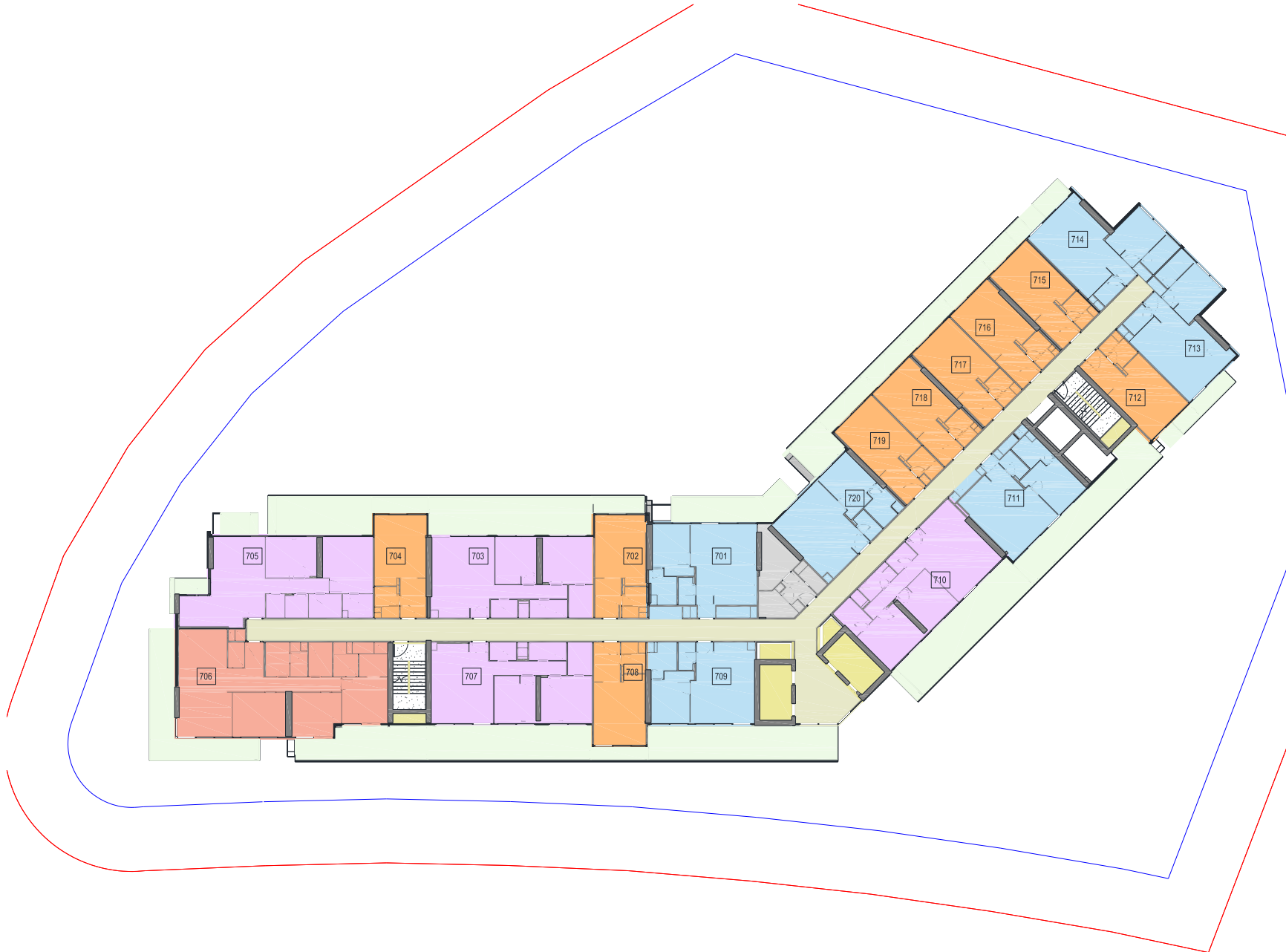
- STUDIO
- 1BR
- 2BR
- 3BR

# SIXTH FLOOR



- STUDIO
- 1BR
- 2BR
- 3BR

# SEVENTH FLOOR



- STUDIO
- 1BR
- 2BR
- 3BR





# EIGHTH FLOOR



- STUDIO
- 1BR
- 2BR
- 3BR

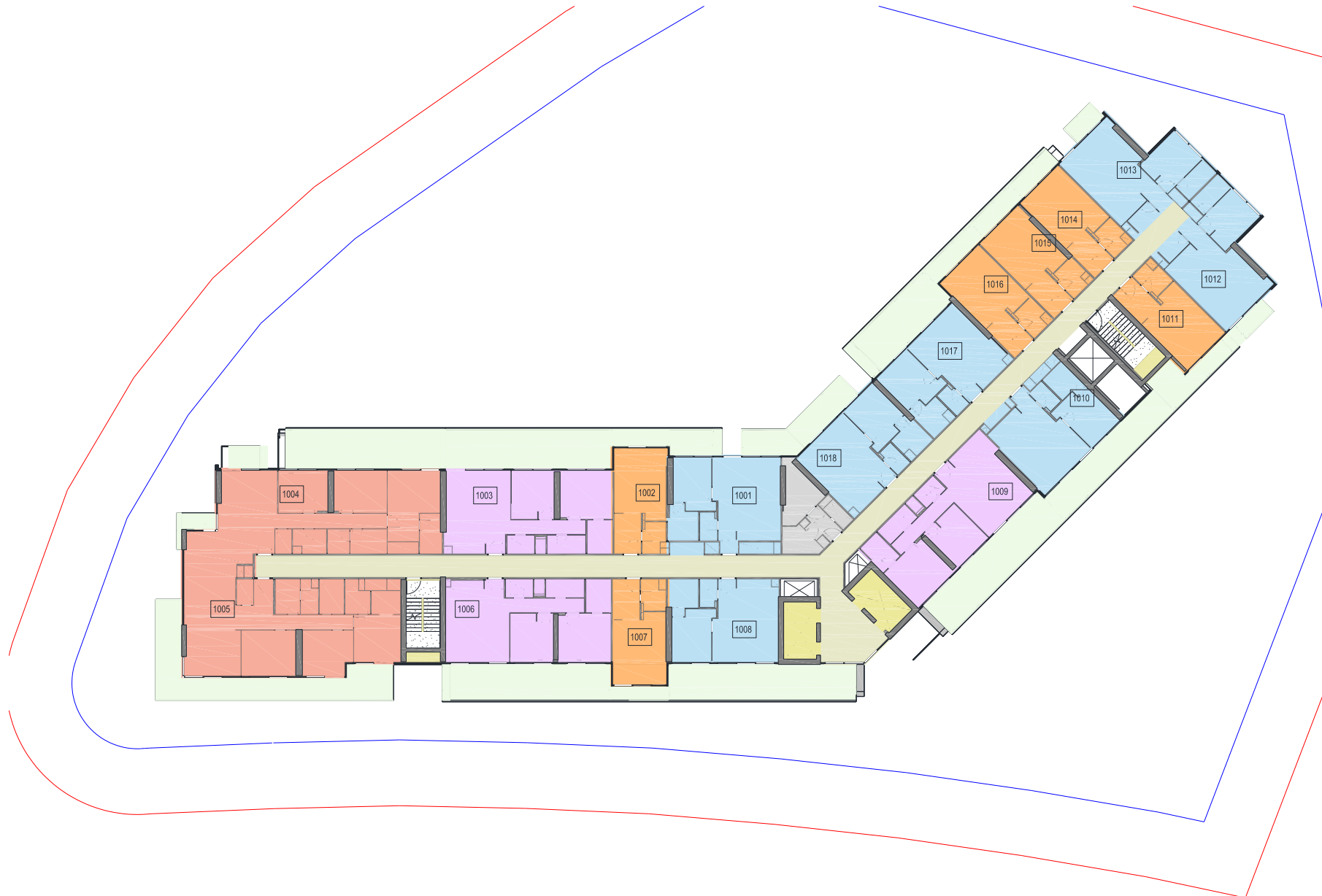
# NINETH FLOOR


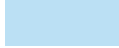




-  STUDIO
-  1BR
-  2BR
-  3BR



# TENTH FLOOR



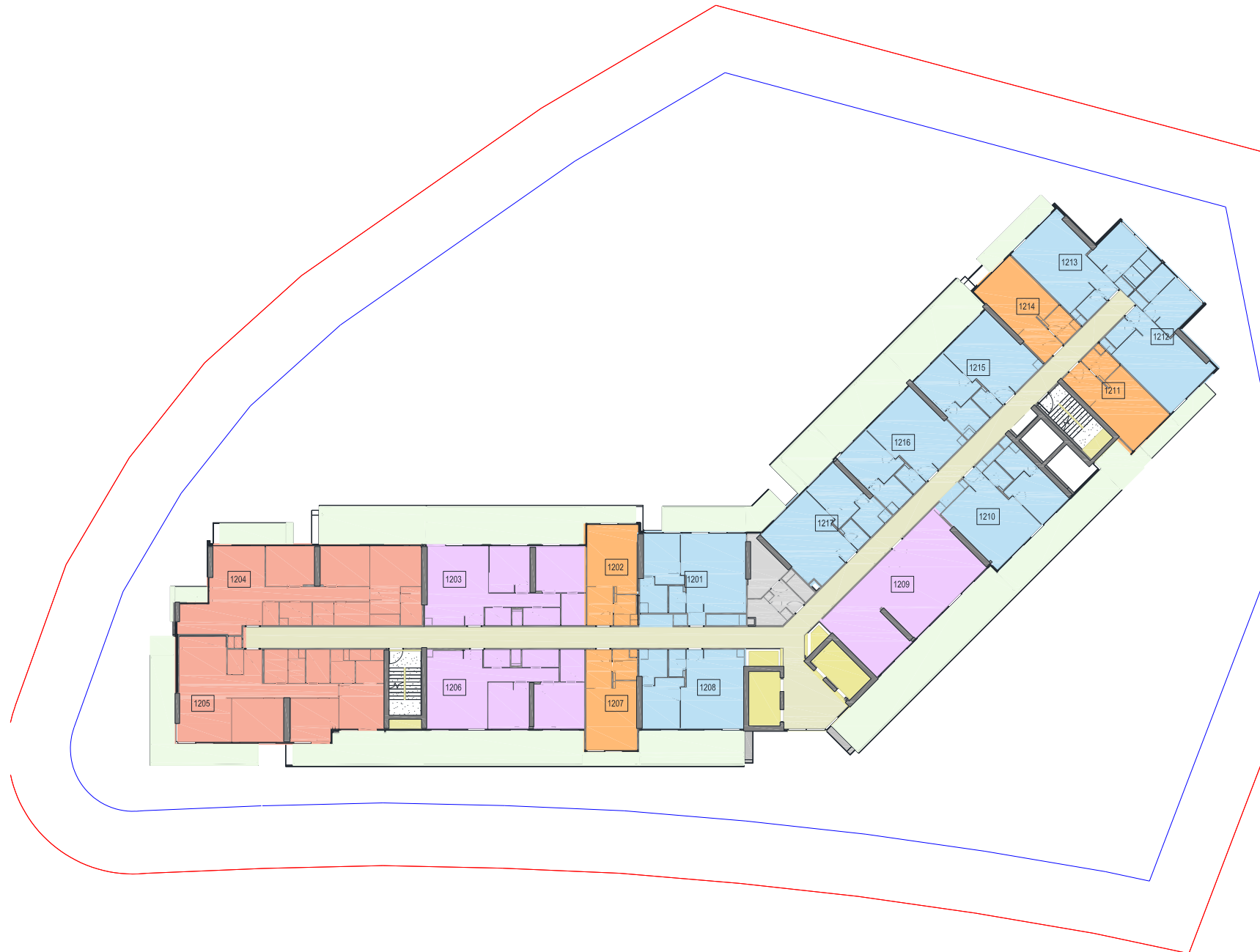
-  STUDIO
-  1BR
-  2BR
-  3BR

# ELEVENTH FLOOR



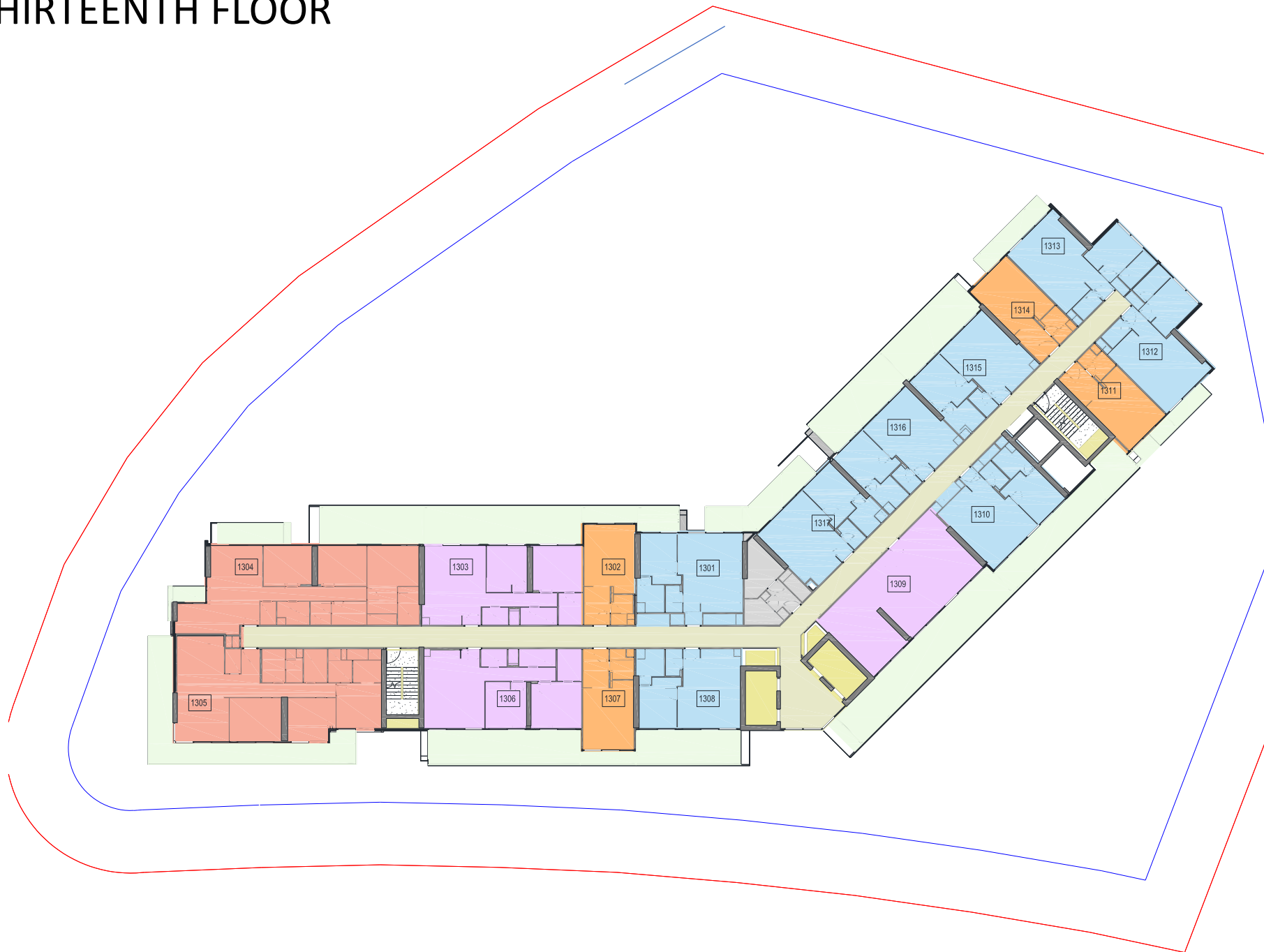
- STUDIO
- 1BR
- 2BR
- 3BR





# TWELVETH FLOOR



- STUDIO
- 1BR
- 2BR
- 3BR

# THIRTEENTH FLOOR



-  STUDIO
-  1BR
-  2BR
-  3BR

# FOURTEENTH FLOOR

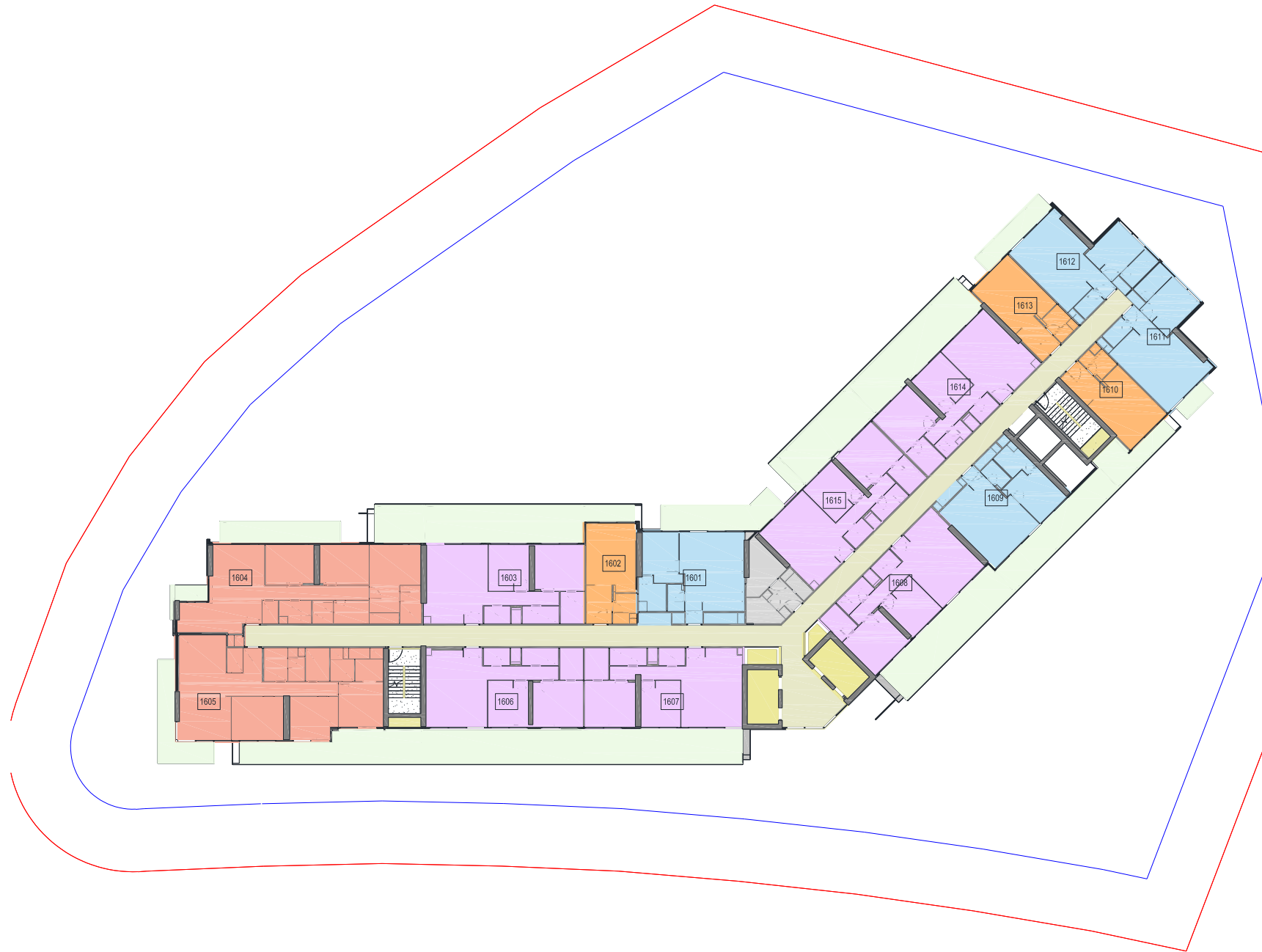


# FIFTEENTH FLOOR



- STUDIO
- 1BR
- 2BR
- 3BR

# SIXTEENTH FLOOR



- STUDIO
- 1BR
- 2BR
- 3BR

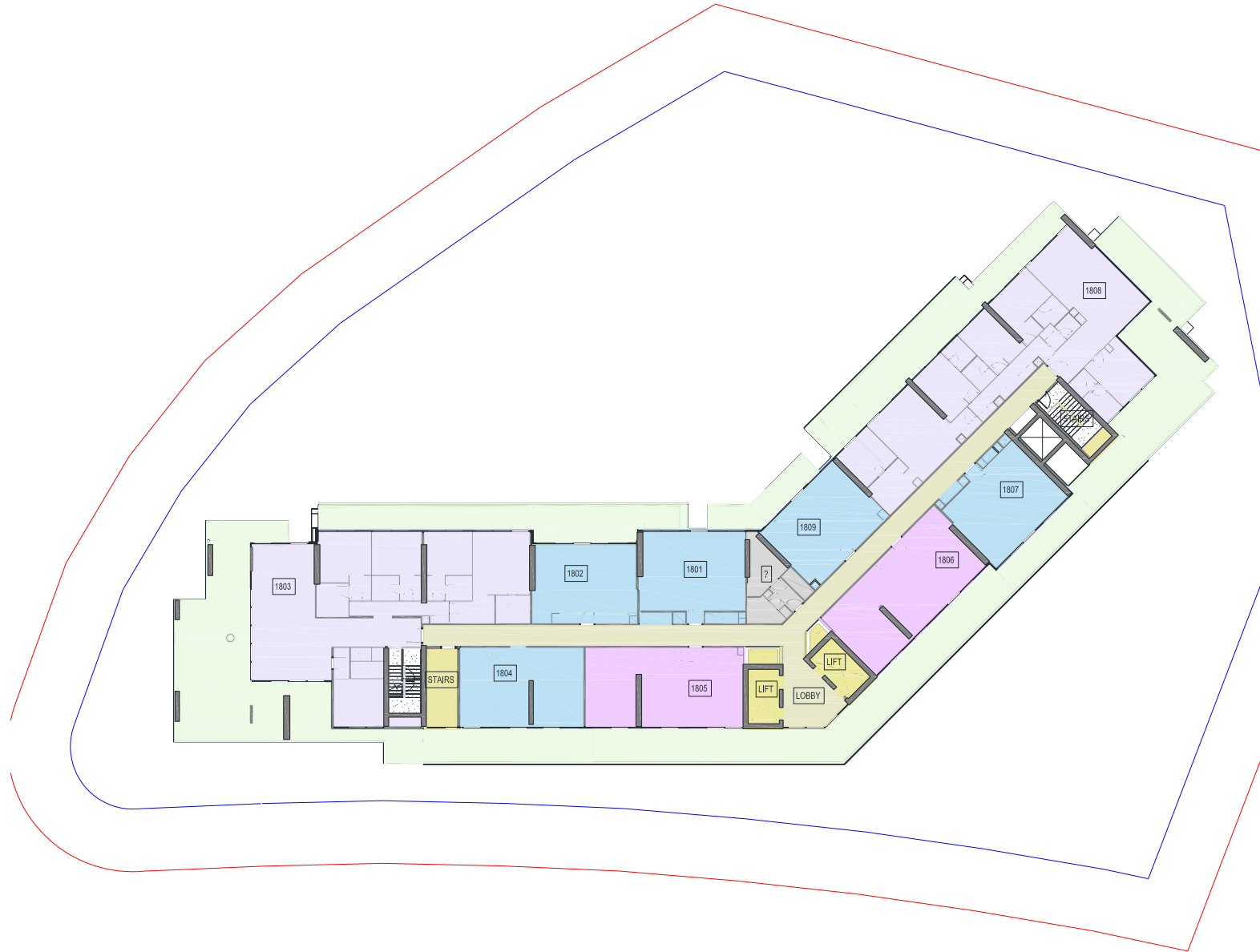
# SEVENTEENTH FLOOR

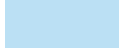




- STUDIO
- 1BR
- 2BR
- 3BR



# EIGHTEENTH FLOOR



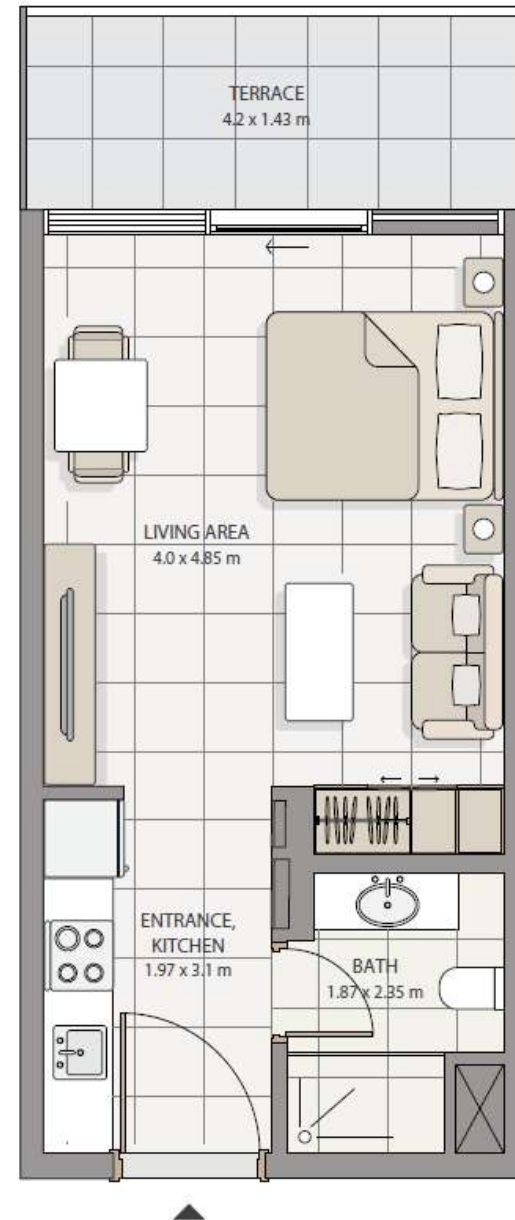
-  STUDIO
-  1BR
-  2BR
-  PENTHOUSE



# I C O N

A L E G A C Y I N L I V I N G

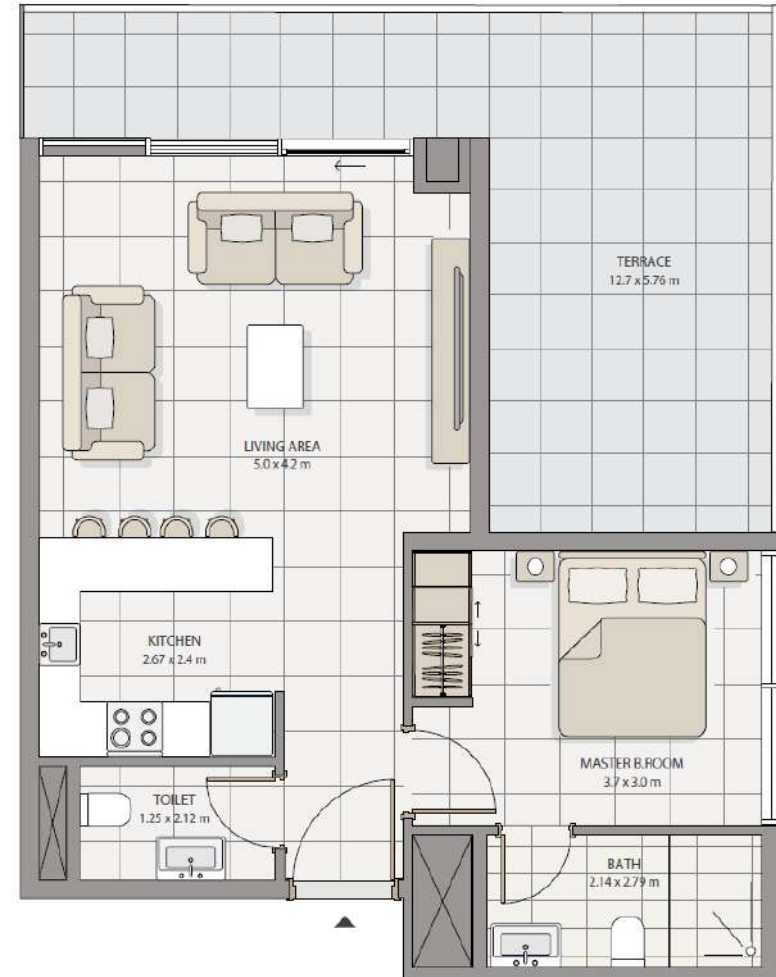
# STUDIO



## 1 BEDROOM TYPE 1

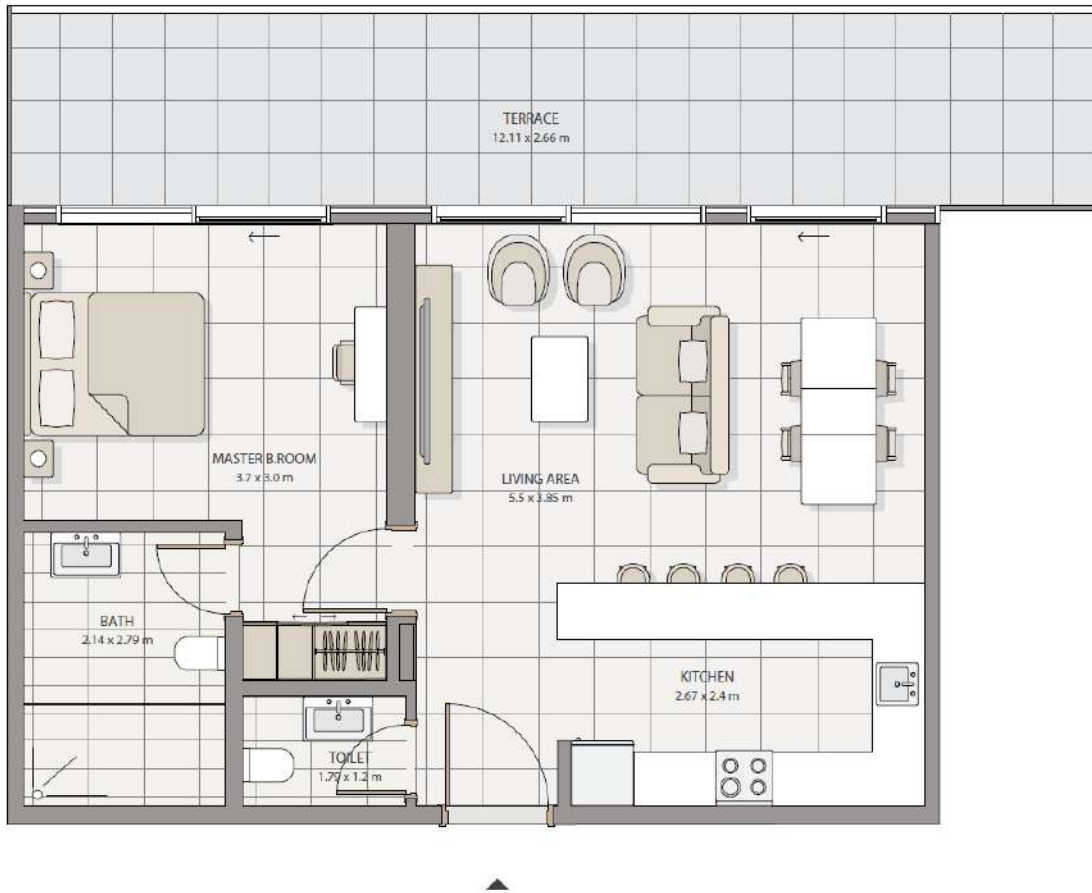


## 1 BEDROOM TYPE 2

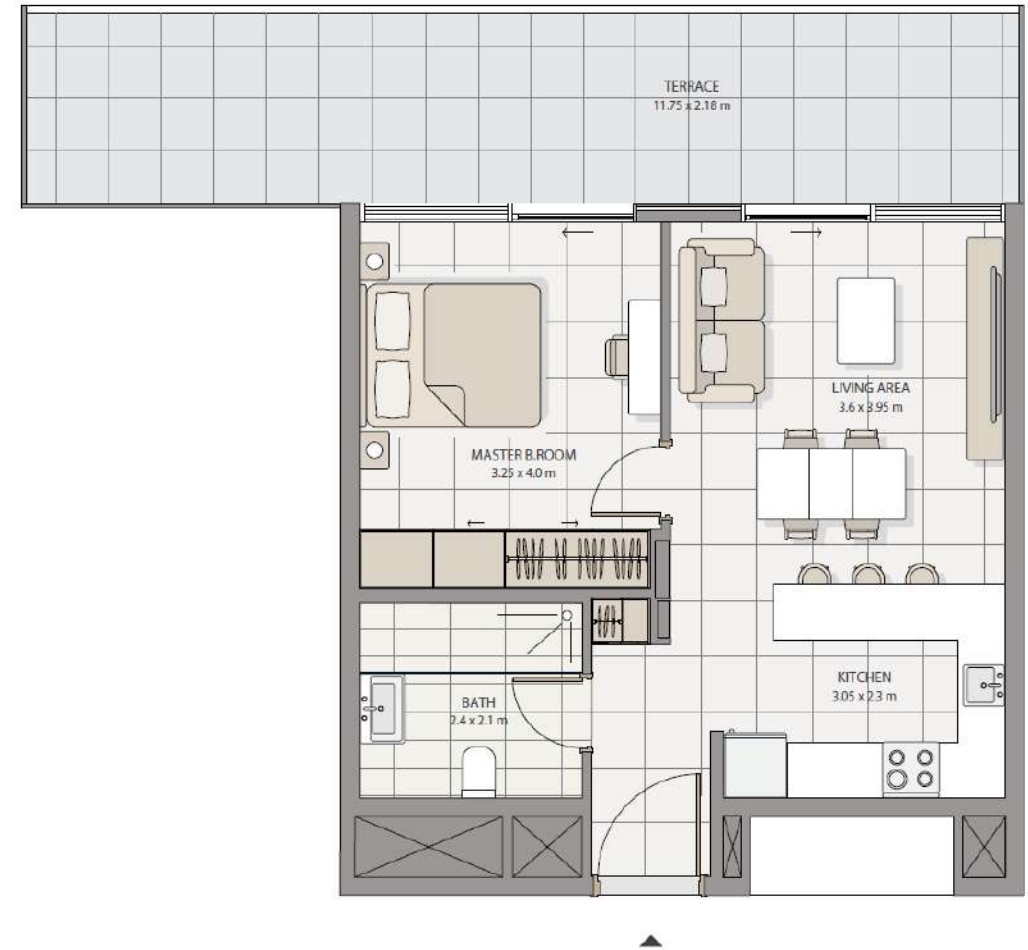


All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floor in the building and columns may vary in size depending on the floor level. The furnishing and accessories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

### 1 BEDROOM TYPE 3

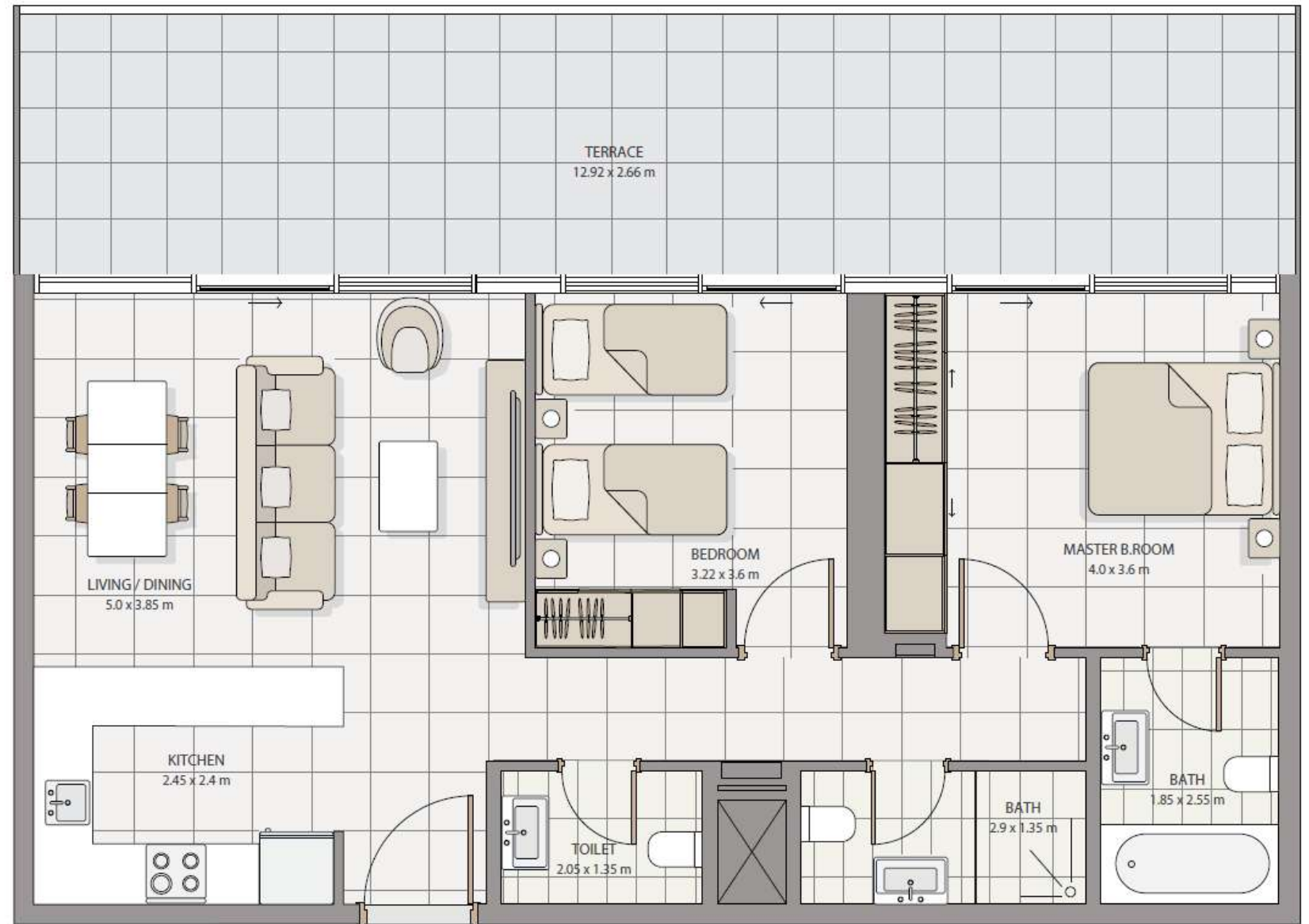


### 1 BEDROOM TYPE 4



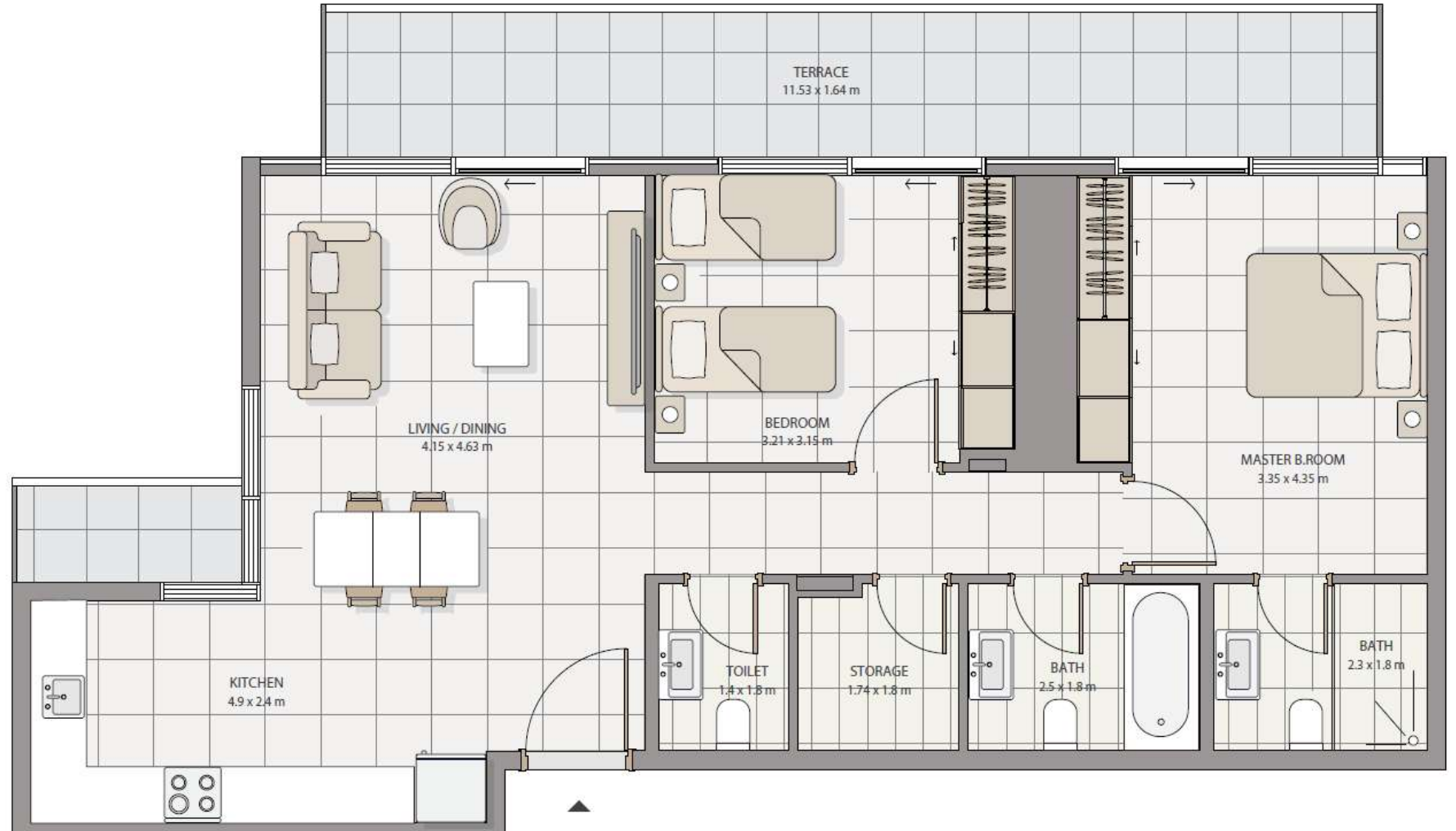
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## 2 BEDROOMS TYPE 1



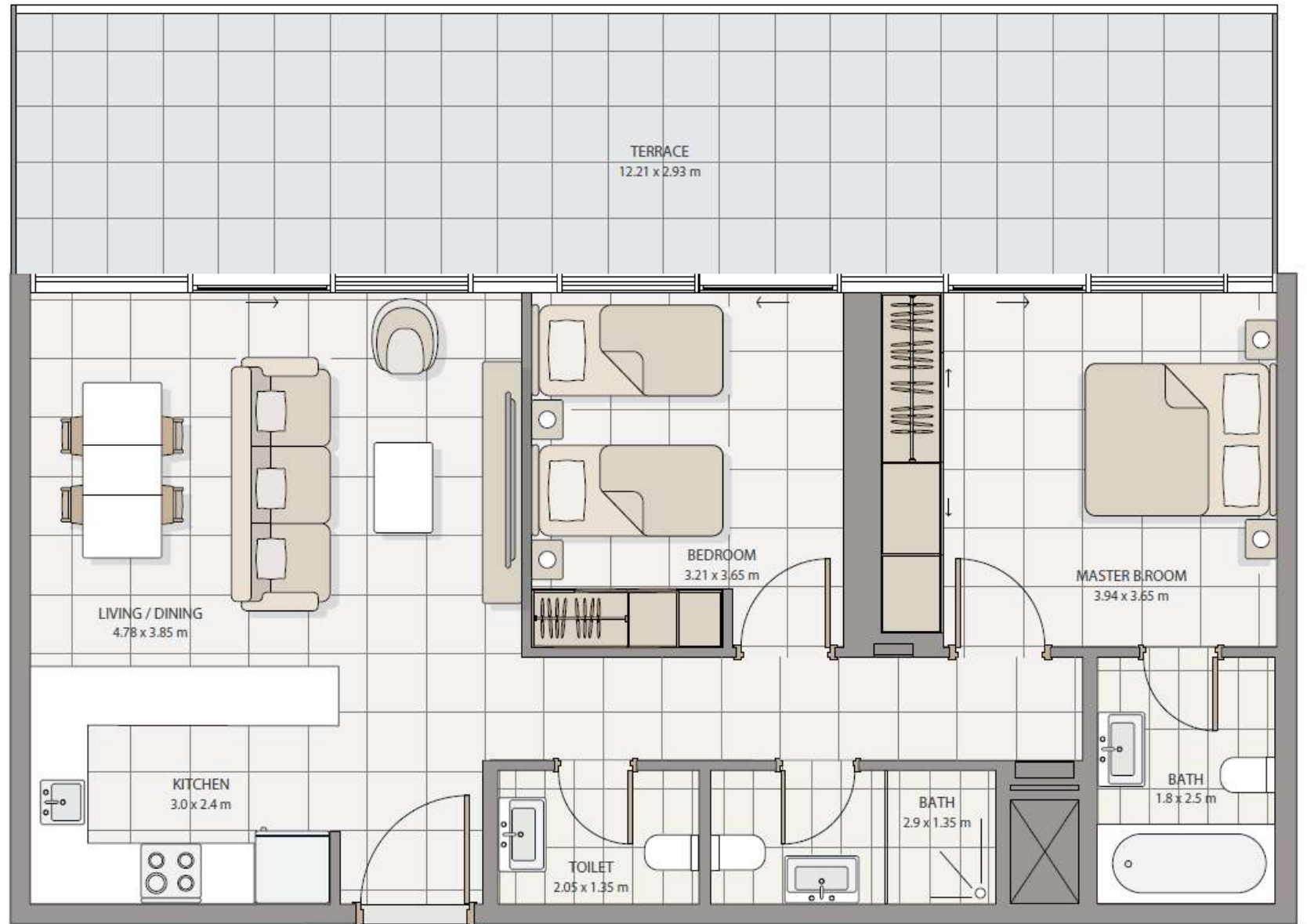
All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floor in the building and columns may vary in size depending on the floor level. The furnishing and accessories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

## 2 BEDROOMS TYPE 2



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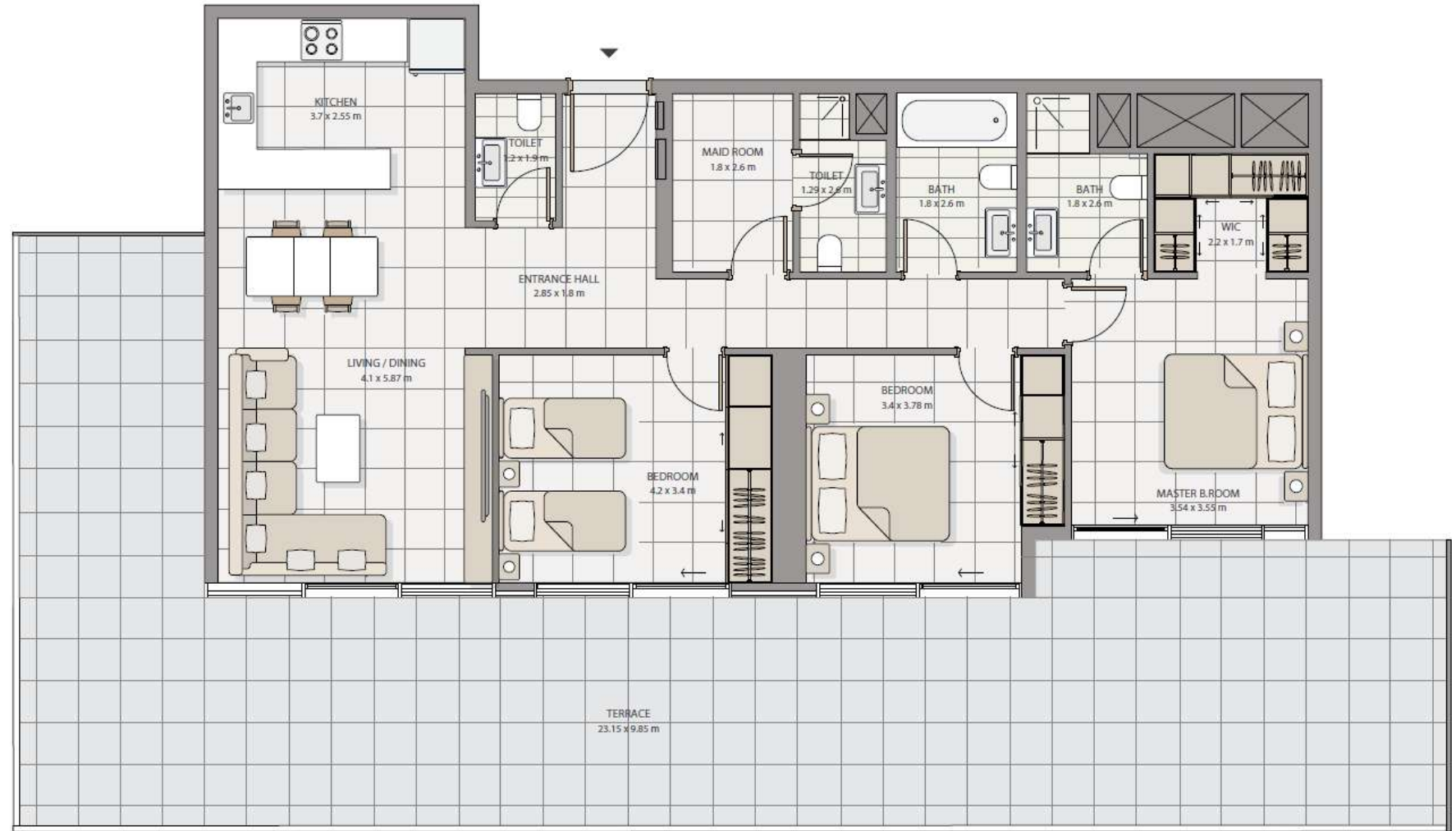
## 2 BEDROOMS TYPE 3



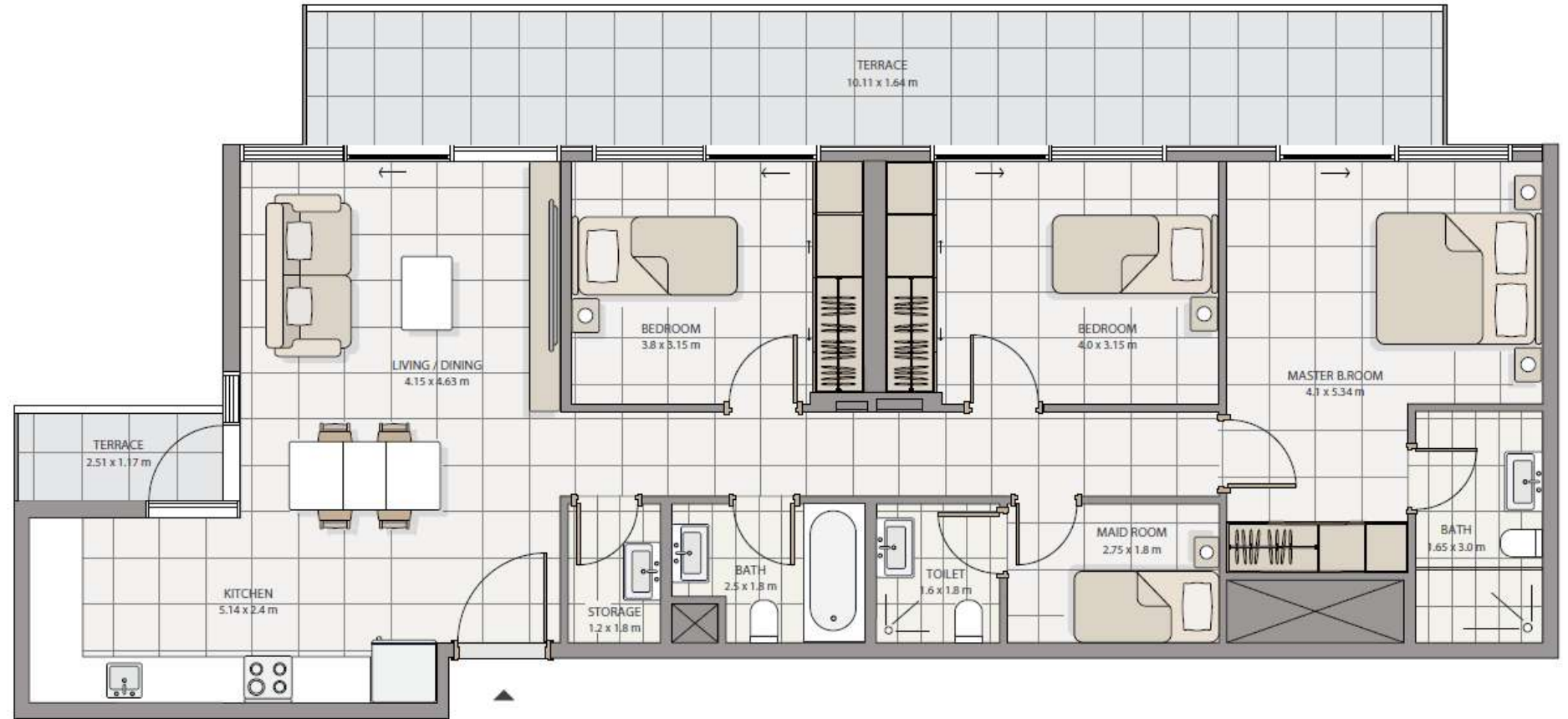
All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floor in the building and columns may vary in size depending on the floor level. The furnishing and accessories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



### 3 BEDROOMS TYPE 1

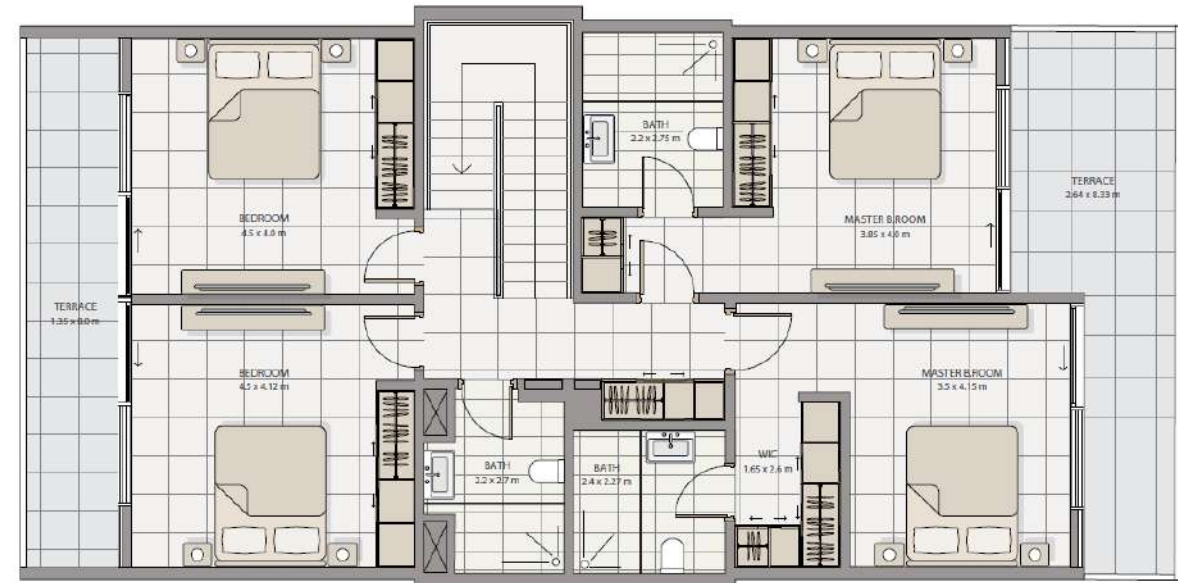


### 3 BEDROOMS TYPE 2

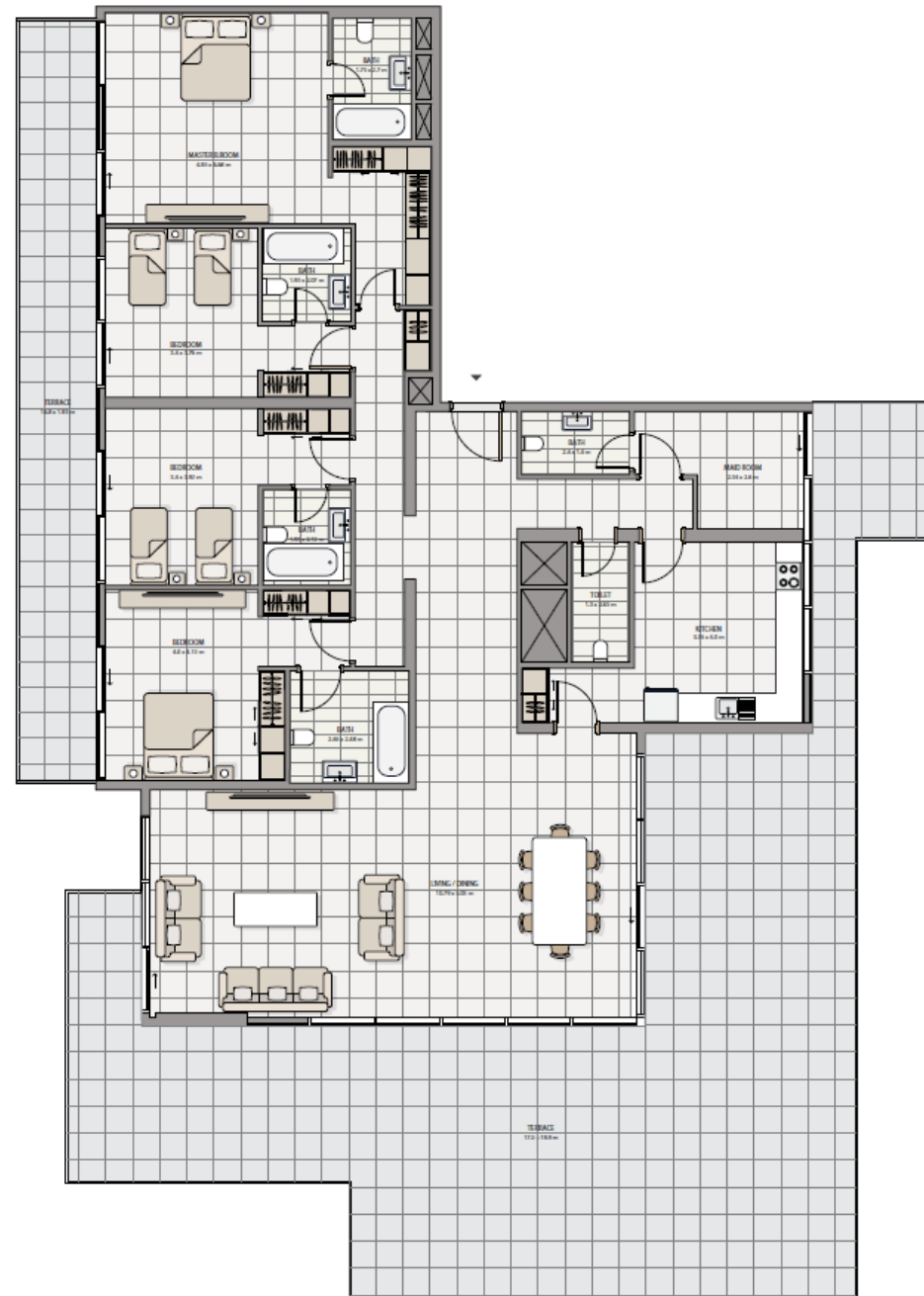


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# TOWNHOUSE

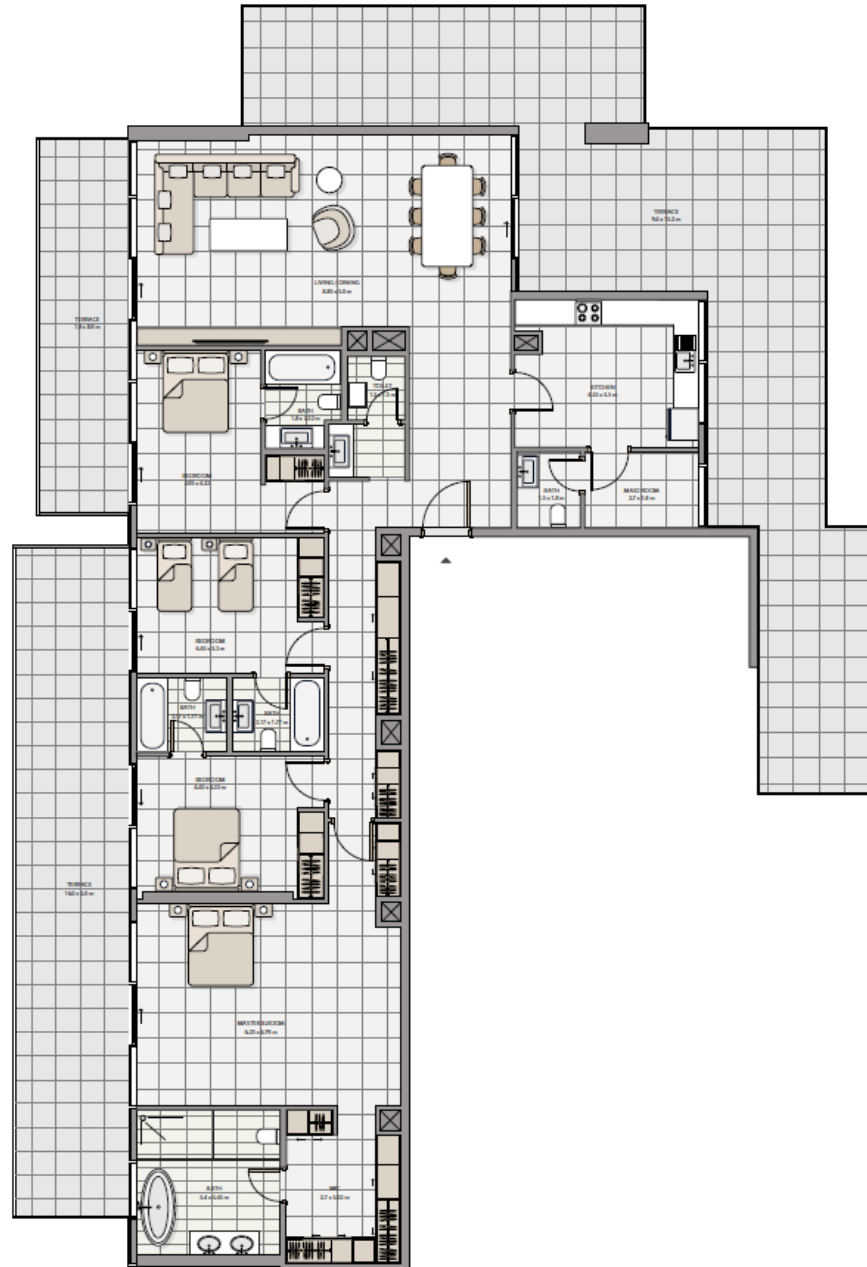


# PENTHOUSE TYPE 1



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PENTHOUSE TYPE 2





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# ADVANCED PROPERTIES

For more information on ICON 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

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