

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.

ELITE
COASTAL LIVING

The location's distinctiveness lies in its almost-island character, offering a rare enclave of seclusion, serenity, and exclusivity. Within the embrace of the sea, every residence at ICON captures the essence of elite coastal living, promising panoramas that echo the vastness of the ocean and the horizon beyond.





MODERN LUXURY
MEETS YAS CHARM

Embodying the elegance of modern luxury, the ICON Residences seamlessly combine the ethos of Yas Island with avant-garde architecture. Drawing inspiration from the azure waters of the Arabian Gulf and the legacy of Abu Dhabi's urban charm, the building's silhouette is a mesmerizing dance of continuous, fluid lines.

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).

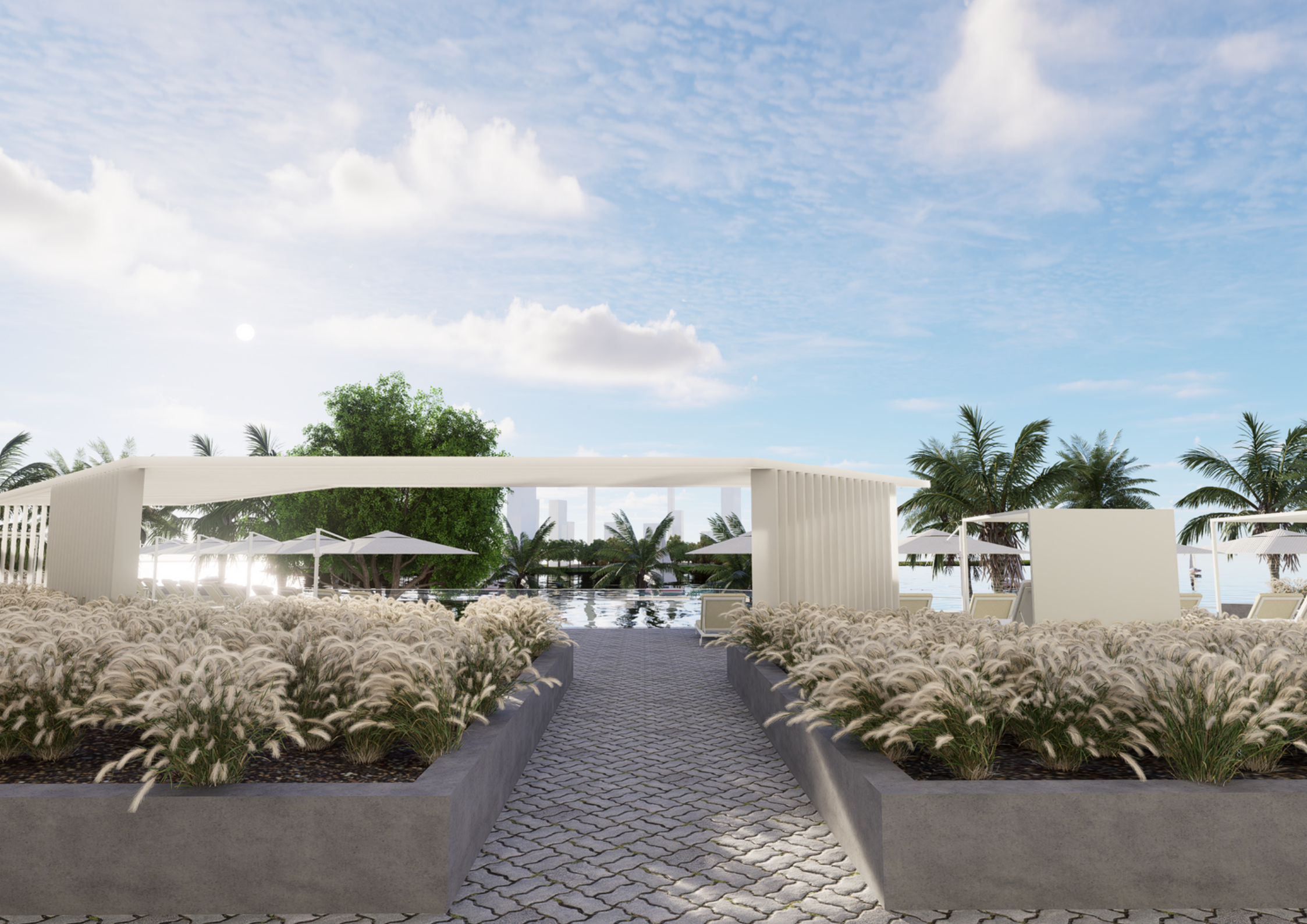
Structure:
- 2 Basements.
- Ground Floor (GF).
- 18 Upper Floors.

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 100+ 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

