
Honoring Heritage,
Crafting Futures.
ICT
RED
للتطوير العقاري
REAL ESTATE DEVELOPMENT
قناة ياس
yas canal

Welcome to YAS.
Where your story begins.

Yas Canal Community is a landmark residential project in Al Raha area, directly opposite Yas Island.

Developed by ICTReD in collaboration with Abu Dhabi Housing Authority, it's designed exclusively for Emirati families in Abu Dhabi.

The project offers **a balance between heritage and modern** living, featuring lush green spaces, convenient community amenities, and waterfront views. With direct access to Yas Island and key highways like E10 and E12, the location offers exceptional connectivity.


The spirit of Emirati heritage
meets the lifestyle of the future.
5KM MARATHON
ABUDHABI MARATHON
MARATHON MERCH

About the Project



PURPOSE

Emirati national housing initiative

LOCATION

Al Raha, facing Yas Island, with seamless access to Abu Dhabi's top destinations and attractions

SCALE

Over 1,100 villas across 1.8 km² of master-planned land

Developed by ICT RED للتطوير العقاري REAL ESTATE DEVELOPMENT

In collaboration with هيئة أبوظبي للإسكان Abu Dhabi Housing Authority

مركز أبوظبي للمشاريع والبنية التحتية Abu Dhabi Projects and Infrastructure Centre

Community features

- Schools
- Clinics
- Majlis and wedding hall
- Outdoor fitness trails
- Mosques
- Retail and community spaces (+10,000 sqm)
- Sports club
- Expansive green spaces and gardens














NATIONAL TREASURE
WATER ACTIVITIES
MOSQUES
SPORTS CLUB
SPORTS CLUB
MOSQUES
6 min
12 min
10 min
7 min
4 min
9 min
WATERFRONT DINING & CAFÉS
SPORTS CLUB
SCHOOLS
MARINA DINING & CAFÉS
MOSQUES
COMMUNITY CENTRE
6 min
MEDICAL CLINIC
MOSQUES
12 min
WEDDING HALL
RETAIL
MAJLIS

Waterfront living in the heart of Abu Dhabi

Ideally situated to keep you close to what you love, with breathtaking views of Yas Island's iconic landmarks, effortless access to E10 and E12, Abu Dhabi International Airport, and all that matters in the heart of the capital.

20 MINUTES

Abu Dhabi Downtown

50 MINUTES

Dubai

8 MINUTES

Zayed International Airport


The pulse of city living,
with a warm sense of belonging.







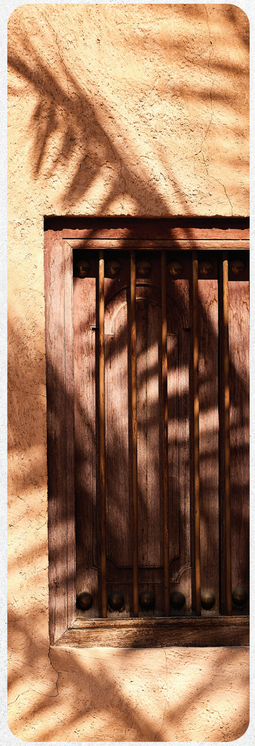


Honoring Heritage,

Crafting Futures.











Layouts

The project includes 3 to 6-bedroom villas. All units are thoughtfully planned to maximize:

- Privacy
- Comfort
- Spaciousness
- Cultural alignment with Emirati family living

Each home is inspired by local architectural heritage with a modern twist, ensuring both functionality and elegance.


A community residence,
inspired by Emirati living.

3 BEDROOM

TYPE A | Plot area: 600 m² | GFA: 350 m²

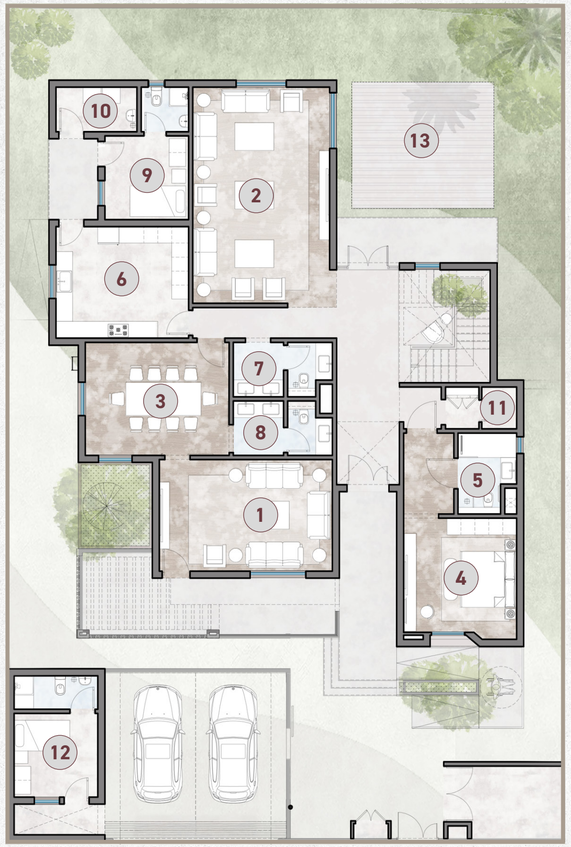
Ground Floor

1. Majlis (Male)
   6.20m x 4.00m
2. Majlis (Female) / Living
   7.75m x 4.90m
3. Dining Room
   5.15m x 4.05m
4. Guest bedroom
   4.35m x 4.05m
5. Bathroom 1
   2.10m x 2.90m
6. Kitchen
   4.75m x 4.00m
7. Bathroom 2
   3.55m x 1.95m
8. Bathroom 3
   3.55m x 1.95m
9. Maid's room
   3.00m x 3.00m
10. Laundry room
    2.90m x 1.60m
11. Storage
    1.50m x 1.25m
12. Driver's room
    3.00m x 3.00m
13. Outdoor area

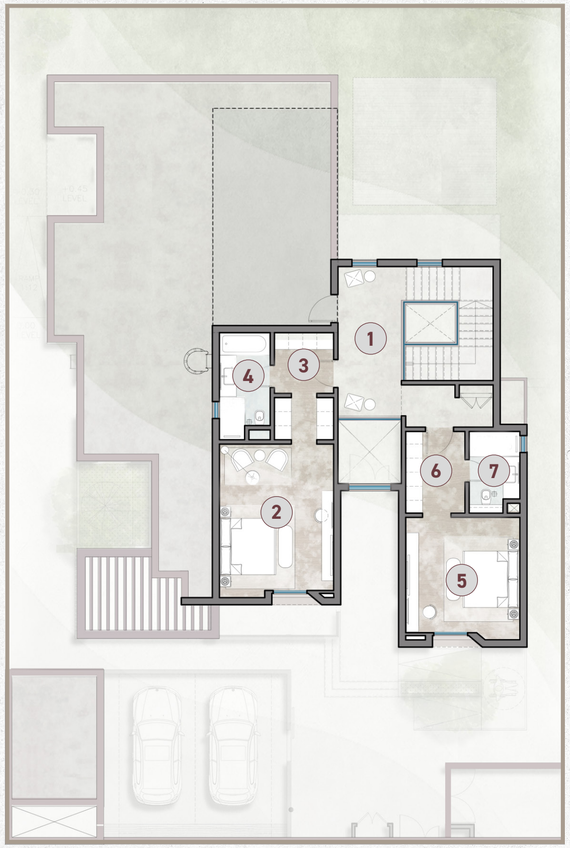
First Floor

1. Living room
   3.90m x 2.25m
2. Master bedroom
   5.45m x 4.05m
3. Master WIC
   3.80m x 2.10m
4. Master bathroom
   1.80m x 3.80m
5. Bedroom
   4.60m x 4.05m
6. WIC
   2.90m x 2.10m
7. Bathroom 4
   2.90m x 1.80m

Ground Floor



First Floor



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3 BEDROOM

TYPE B | Plot area: 600 m² | GFA: 350 m²

Ground Floor

1. Majlis (Male)
   6.20m x 4.00m
2. Majlis (Female) / Living
   7.75m x 4.90m
3. Dining Room
   5.15m x 4.05m
4. Guest bedroom
   4.35m x 4.05m
5. Bathroom 1
   2.90m x 2.10m
6. Hall
   5.15m x 4.05m
7. Bathroom 2
   3.70m x 1.70m
8. Bathroom 3
   3.85 x 2.10m
9. Kitchen
   4.75m x 4.00m
10. Laundry room
    2.90m x 1.60m
11. Maid's room
    3.00m x 3.00m
12. Driver's room
    3.00m x 3.00m
13. Outdoor area

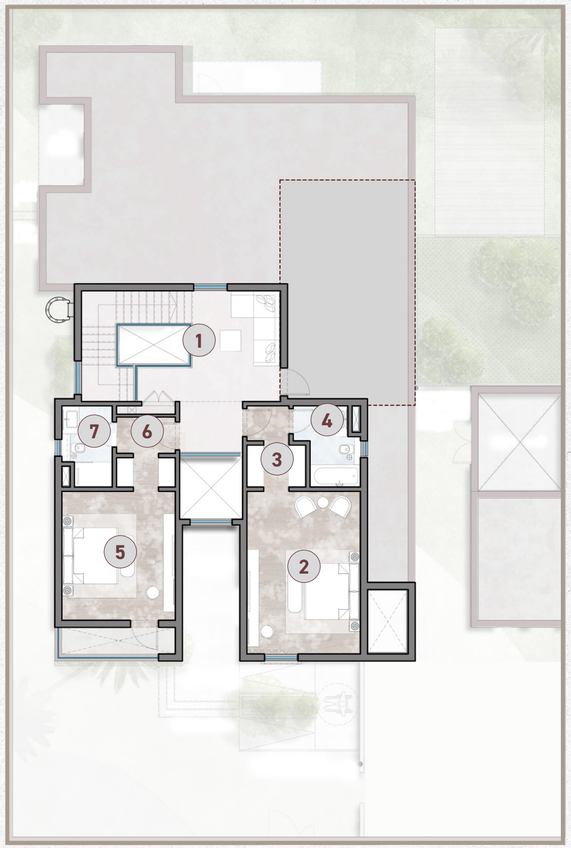
First Floor

1. Living room
   3.90m x 2.25m
2. Master bedroom
   4.05m x 5.45m
3. Master WIC
   3.80m x 2.10m
4. Master bathroom
   1.80m x 3.80m
5. Bedroom
   4.60m x 4.05m
6. WIC
   2.90m x 2.10m
7. Bathroom 4
   2.90m x 1.80m

Ground Floor



First Floor



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3 BEDROOM

TYPE C | Plot area: 600 m² | GFA: 350 m²

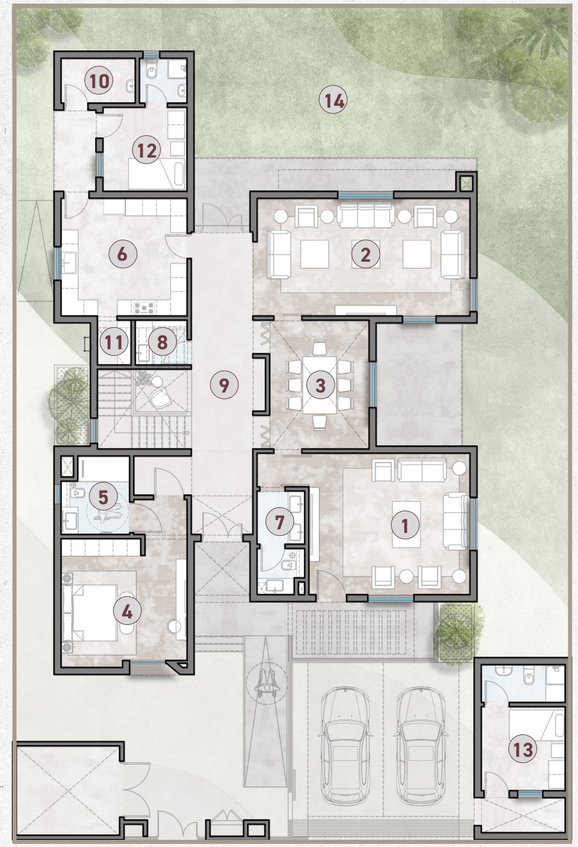
Ground Floor

1. Majlis (Male)
   6.20m x 4.00m
2. Majlis (Female) / Living
   7.75m x 4.90m
3. Dining Room
   5.15m x 4.05m
4. Guest bedroom
   4.35m x 4.05m
5. Bathroom 1
   5.15m x 4.05m
6. Kitchen
   4.75m x 4.00m
7. Bathroom 2
   3.45m x 1.70m
8. Bathroom 3
   1.20m x 1.80m
9. Hall
   5.45m x 2.25m
10. Laundry room
    2.90m x 1.60m
11. Storage
    1.50m x 1.25m
12. Maid's room
    3.00m x 3.00m
13. Driver's room
    3.00m x 3.00m
14. Outdoor area

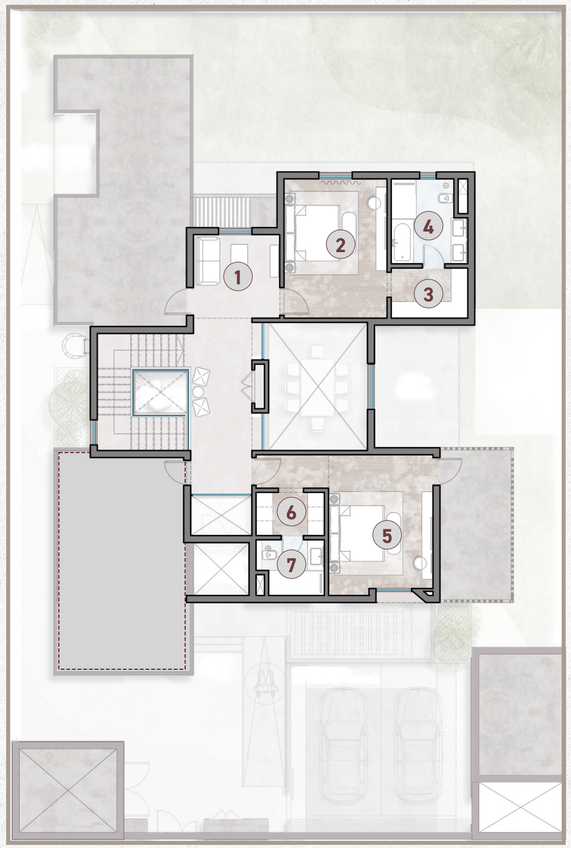
First Floor

1. Living room
   3.00m x 3.10m
2. Master bedroom
   5.00m x 3.70m
3. Master WIC
   2.75m x 1.80m
4. Master bathroom
   3.05m x 2.75m
5. Bedroom
   5.05m x 3.75m
6. WIC
   2.40m x 1.55m
7. Bathroom 4
   2.45m x 2.00m

Ground Floor



First Floor



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4 BEDROOM

TYPE A | Plot area: 705 m² | GFA: 425 m²

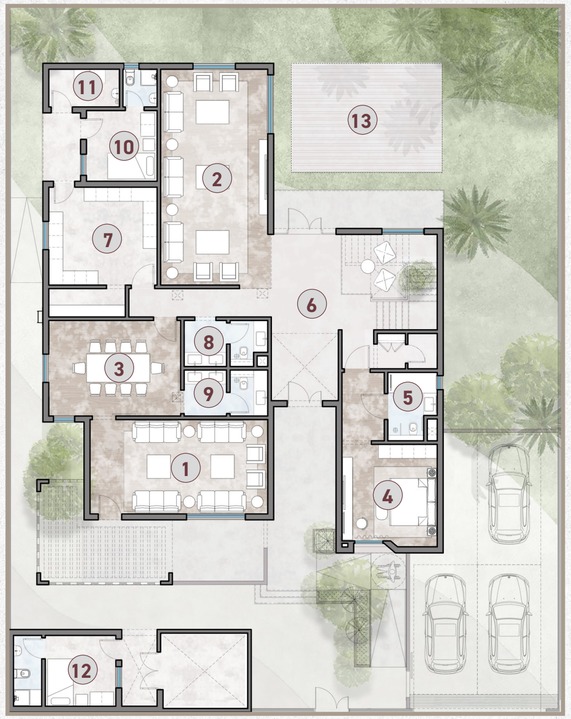
Ground Floor

1. Majlis (Male)
   7.55m x 4.00m
2. Majlis (Female) / Living
   9.15m x 4.55m
3. Dining Room
   5.60m x 4.05m
4. Guest bedroom
   4.35m x 4.05m
5. Bathroom 1
   3.00m x 3.10m
6. Hall
   2.85m x 7.05m
7. Kitchen
   4.60m x 4.15m
8. Bathroom 2
   3.55m x 1.95m
9. Bathroom 3
   1.95m x 3.55m
10. Maid's room
    3.00m x 3.00m
11. Laundry room
    3.00m x 1.60m
12. Driver's room
    3.00m x 3.00m
13. Outdoor area

First Floor

1. Master bedroom
   5.95m x 4.05m
2. Master WIC
   3.60m x 1.80m
3. Master bathroom
   3.00m x 3.10m
4. Bedroom 1
   4.60m x 4.05m
5. WIC 1
   2.90m x 2.10m
6. Bathroom 4
   2.90m x 1.80m
7. Bedroom 2
   4.60m x 4.05m
8. WIC 2
   2.90m x 2.10m
9. Bathroom 5
   2.90m x 1.80m

Ground Floor



First Floor



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4 BEDROOM

TYPE B | Plot area: 705 m² | GFA: 425 m²

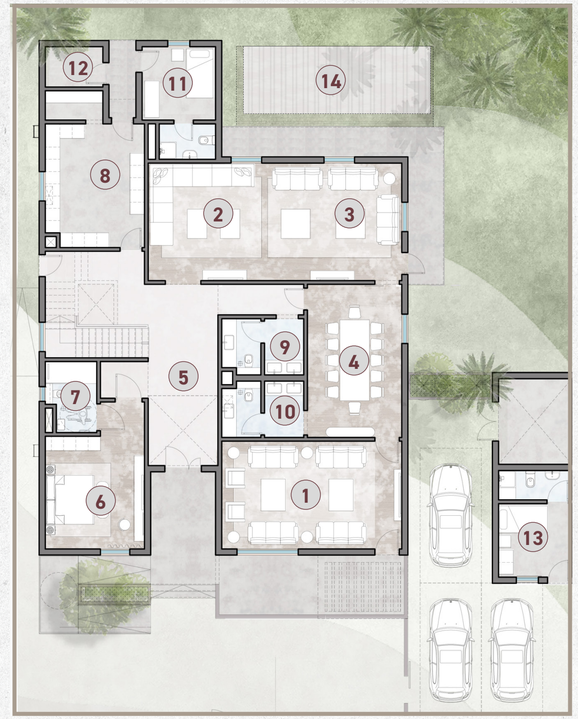
Ground Floor

1. Majlis (Male)
   7.35m x 4.40m
2. Majlis (Female) 1
   4.90m x 4.80m
3. Majlis (Female) 2
   4.45m x 4.80m
4. Dining room
   6.25m x 3.85m
5. Hall
   7.40m x 2.85m
6. Guest bedroom
   4.60m x 4.05m
7. Bathroom 1
   2.90m x 2.10m
8. Kitchen
   5.05m x 4.05m
9. Bathroom 2
   3.35m x 2.30m
10. Bathroom 3
    3.35m x 2.30m
11. Maid's room
    3.00m x 3.00m
12. Laundry room
    2.35m x 1.55m
13. Driver's room
    3.00m x 3.00m
14. Outdoor area

First Floor

1. Living room
   3.85m x 4.00m
2. Master bedroom
   4.05m x 5.80m
3. Master WIC
   2.70m x 2.10m
4. Master bathroom
   2.70m x 2.40m
5. Bedroom 1
   4.60m x 4.05m
6. WIC 1
   2.90m x 2.10m
7. Bathroom 4
   2.90m x 1.80m
8. Bedroom 2
   4.60 x 4.05m
9. WIC 2
   2.90m x 2.10m
10. Bathroom 5
    2.90m x1.80m

Ground Floor



First Floor



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5 BEDROOM

TYPE A | Plot area: 780 m² | GFA: 475 m²

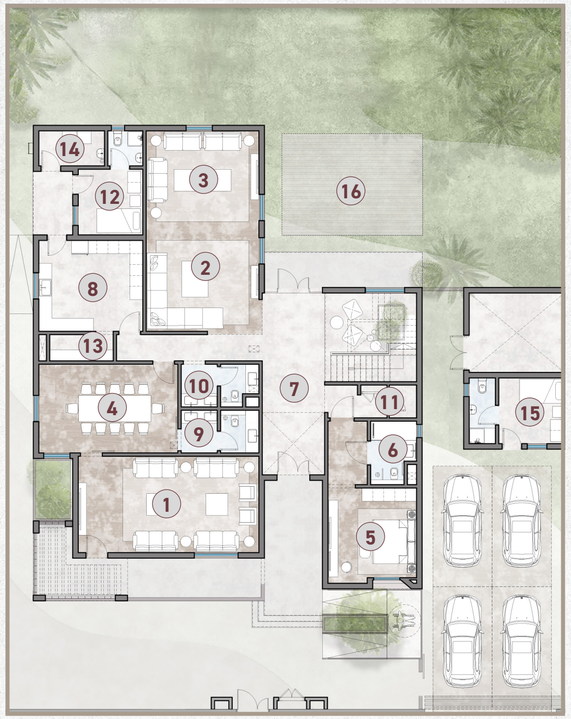
Ground Floor

1. Majlis (Male)
   8.25m x 4.40m
2. Majlis (Female)
   5.15m x 4.50m
3. Living room
   5.15m x 4.50m
4. Dining room
   6.35m x 4.05m
5. Guest bedroom
   4.60m x 4.05m
6. Bathroom 1
   2.90m x 2.10m
7. Hall
   7.05m x 2.85m
8. Kitchen
   4.75m x 4.15m
9. Bathroom 2
   3.55m x 1.95m
10. Bathroom 3
    3.55m x 1.95m
11. Storage 1
    3.40m x 1.20m
12. Maid's room
    3.00m x 3.00m
13. Storage 2
    2.60m x 1.50m
14. Laundry room
    3.00m x 1.60m
15. Driver's room
    3.00m x 3.00m
16. Outdoor area

First Floor

1. Living room
   5.30m x 3.90m
2. Master bedroom
   5.35m x 4.05m
3. Master WIC
   2.90m x 2.10m
4. Master bathroom
   2.90m x 1.80m
5. Bedroom 1
   4.60m x 4.05m
6. Bathroom 4
   2.90m x 1.80m
7. Bedroom 2
   4.60m x 4.05m
8. WIC 1
   4.60m x 4.05m
9. Bathroom 5
   2.90m x 1.80m
10. Bedroom 3
    4.60m x 4.05m
11. WIC 2
    2.65m x 2.10m
12. Bathroom 6
    2.90m x 1.80m

Ground Floor



First Floor



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5 BEDROOM

TYPE B | Plot area: 780 m² | GFA: 475 m²

Ground Floor

1. Majlis (Male)
   7.60m x 4.40m
2. Majlis (Female) 1
   5.00m x 4.80m
3. Majlis (Female) 2
   6.25m x 4.10m
4. Dining room
   5.05m x 4.05m
5. Hall
   7.40m x 2.85m
6. Guest bedroom
   4.60m x 4.05m
7. Bathroom 1
   4.60m x 4.05m
8. Kitchen
   5.05m x 4.05m
9. Bathroom 2
   3.35m x 2.30m
10. Bathroom 3
    3.35m x 2.30m
11. Maid's room
    3.00m x 3.00m
12. Laundry room
    2.35m x 1.55m
13. Driver's room
    3.00m x 3.00m
14. Outdoor area

First Floor

1. Living room
   4.30m x 4.00m
2. Master bedroom
   5.80m x 4.05m
3. Master WIC
   2.70m x 2.40m
4. Master dressing room
   2.10m x 2.70m
5. Bedroom 1
   4.60m x 4.05m
6. WIC 1
   2.90m x 2.10m
7. Bathroom 4
   2.90m x 1.80m
8. Bedroom 2
   4.60m x 4.05m
9. WIC 2
   2.10m x 2.90m
10. Bathroom 5
    2.90m x 1.80m
11. Bedroom 3
    4.60m x 4.05m
12. WIC 3
    2.90m x 2.10m
13. Bathroom 6
    2.90m x 1.80m

Ground Floor



First Floor



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6 BEDROOM

TYPE A | Plot area: 780 m² | GFA: 525 m²

Ground Floor

1. Majlis (Male)
   6.20m x 4.00m
2. Majlis (Female)
   5.15m x 4.50m
3. Living room
   2.90m x 2.10m
4. Dining room
   6.35m x 4.05m
5. Hall
   7.05m x 2.85m
6. Guest bedroom
   4.60m x 4.05m
7. Bathroom 1
   3.00m x 3.00m
8. Kitchen
   4.75m x 4.15m
9. Bathroom 2
   3.55m x 1.95m
10. Bathroom 3
    3.55m x 1.95m
11. Storage 1
    2.60m x 1.50m
12. Maid's room
    3.00m x 3.00m
13. Laundry room
    3.00m x 1.60m
14. Storage 2
    3.40m x 1.20m
15. Driver's room
    3.00m x 3.00m
16. Outdoor area

First Floor

1. Living room
   5.30m x 3.90m
2. Master bedroom
   7.05m x 4.05m
3. Master WIC
   3.90m x 2.10m
4. Master bathroom
   3.90m x 2.00m
5. Bedroom 1
   4.60m x 4.05m
6. WIC 1
   2.90m x 2.10m
7. Bathroom 4
   2.90m x 1.80m
8. Bedroom 2
   4.60m x 4.05m
9. WIC 2
   2.90m x 2.10m
10. Bathroom 5
    2.90m x 2.10m
11. Bedroom 3
    4.60m x 4.05m
12. WIC 3
    2.90m x 2.10m
13. Bathroom 6
    2.90m x 1.80m
14. Bedroom 4
    4.60m x 4.05m
15. Bathroom 7
    2.90m x 1.80m
16. WIC 4
    2.90m x 2.10m

Ground Floor



First Floor



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6 BEDROOM

TYPE B | Plot area: 780 m² | GFA: 525 m²

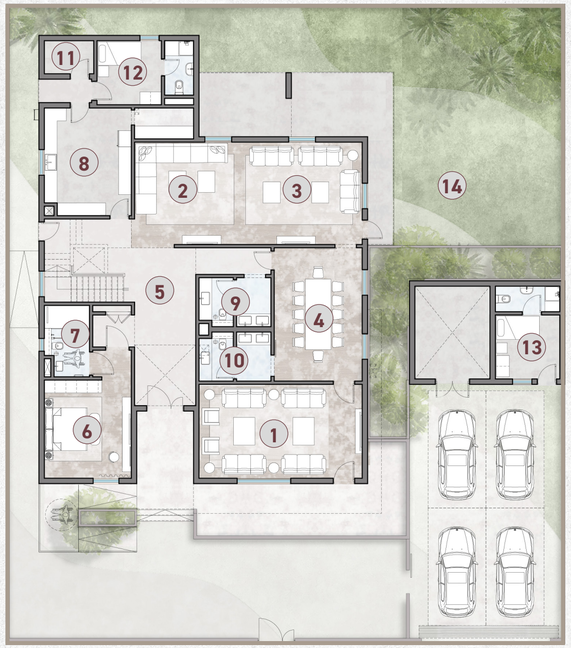
Ground Floor

1. Majlis (Male)
   7.60m x 4.40m
2. Majlis (Female) 1
   5.00m x 4.80m
3. Majlis (Female) 2
   5.60m x 4.80m
4. Dining room
   6.25m x 4.10m
5. Hall
   7.05m x 2.85m
6. Guest bedroom
   4.60m x 4.05m
7. Bathroom 1
   2.90m x 2.10m
8. Kitchen
   5.05m x 4.05m
9. Bathroom 2
   2.10m x 2.90m
10. Bathroom 3
    3.35m x 2.30m
11. Laundry room
    2.35m x 1.55m
12. Maid's room
    3.00m x 3.00m
13. Driver's room
    3.00m x 3.00m
14. Outdoor area

First Floor

1. Living room 2
   4.05m x 4.60m
2. Master bedroom
   6.45m x 4.05m
3. Master WIC
   2.85m x 2.30m
4. Master bathroom
   2.75m x 2.60m
5. Bedroom 1
   4.60m x 4.05m
6. WIC 1
   3.45m x 2.10m
7. Bathroom 4
   2.90m x 1.80m
8. Bedroom 2
   4.60m x 4.05m
9. WIC 2
   2.90m x 2.10m
10. Bathroom 5
    2.90m x 1.80m
11. Bedroom 3
    4.60m x 4.05m
12. WIC 3
    2.90m x 2.10m
13. Bathroom 6
    2.90m x 1.80m
14. Bedroom 4
    4.60m x 4.05m
15. WIC 4
    2.90m x 2.10m
16. Bathroom 7
    2.90m x 1.80m

Ground Floor



First Floor



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6 BEDROOM

TYPE C | Plot area: 780 m² | GFA: 525 m²

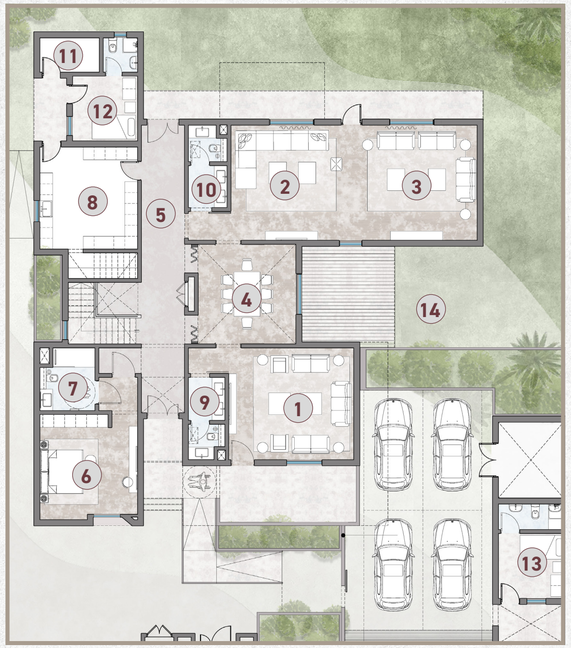
Ground Floor

1. Majlis (Male)
   5.75m x 5.15m
2. Majlis (Female)
   5.30m x 5.60m
3. Living room 1
   5.30m x 5.60m
4. Dining room
   4.10m x 6.25m
5. Hall
   12.20m x 2.00m
6. Guest bedroom
   4.50m x 4.10m
7. Bathroom 1
   2.00m x 2.55m
8. Kitchen
   4.70m x 4.50m
9. Bathroom 2
   3.80m x 1.70m
10. Bathroom 3
    2.55m x 2.00m
11. Laundry room
    2.75m x 1.60m
12. Maid's room
    3.00m x 3.00m
13. Driver's room
    3.00m x 3.00m
14. Outdoor area

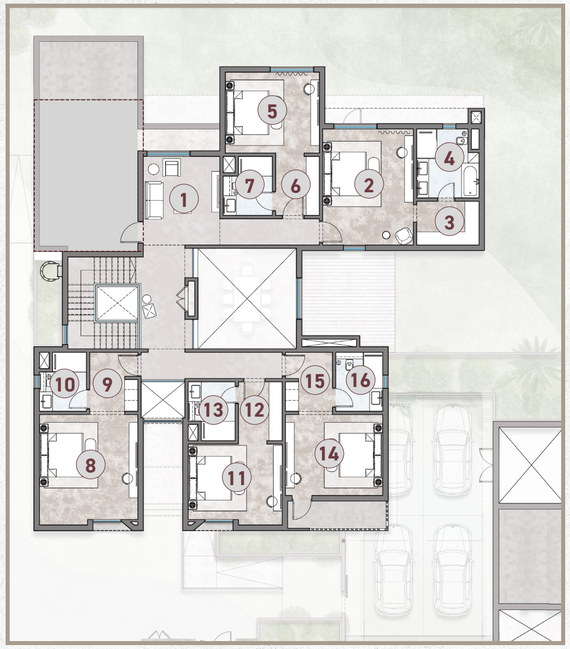
First Floor

1. Living room 2
   4.05m x 3.50m
2. Master bedroom
   5.30m x 4.10m
3. Master WIC
   2.85m x 2.10m
4. Master bathroom
   3.15m x 2.85m
5. Bedroom 1
   4.30m x 3.70m
6. WIC 1
   2.70m x 2.00m
7. Bathroom 4
   2.70m x 2.15m
8. Bedroom 2
   5.05m x 4.50m
9. WIC 2
   2.70m x 2.20m
10. Bathroom 5
    2.70m x 2.15m
11. Bedroom 3
    4.30m x 3.70m
12. WIC 3
    2.70m x 2.00m
13. Bathroom 6
    2.70m x 2.15m
14. Bedroom 4
    4.30m x 3.70m
15. WIC 4
    2.70m x 2.15m
16. Bathroom 7
    2.70m x 2.15m

Ground Floor



First Floor



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Sizes/prices

Villa type Villa model	**3 Bedrooms** 3A | 3B | 3C	**4 Bedrooms** 4A | 4B	**5 Bedrooms** 5A | 5B	**6 Bedrooms** 6A | 6B | 6C
GFA (m^2)	350	425	475	525
Plot Area (m^2)	600	705	780	780
Average Price (m^2) (Million Đ)	1.58	1.93	2.16	2.38

Project highlights

PRIME STRATEGIC LOCATION

Ideally located in Al Raha, opposite Yas Island, with easy access to leisure, retail, commercial hubs, and excellent connectivity to the E10 and E12 highways.

DISTINCTIVE ARCHITECTURAL DESIGN

Homes feature a harmonious blend of traditional Emirati aesthetics and modern sophistication.

LUXURIOUS VILLA OPTIONS

Spacious villas with 3 to 6 bedrooms designed to meet the evolving needs of modern Emirati families.

COMPREHENSIVE AMENITIES

Spanning 1.8 km², the community includes mosques, schools, a majlis, a wedding hall, sports facilities, outdoor trails, and over 10,000 m² of retail and community spaces.

EXPANSIVE GREEN SPACES & GARDENS

Landscaped areas are designed to promote healthy living and social connection.

About the Developer

Yas Canal is developed by ICT Real Estate Development (ICTReD),
in collaboration with the Abu Dhabi Housing Authority.

**ICTReD is committed to creating spaces where heritage,
community, and modern living come together.**


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