



ياس باي
YAS BAY

CURATED BY
ميرال
MIRAL

LEASING
OPPORTUNITIES



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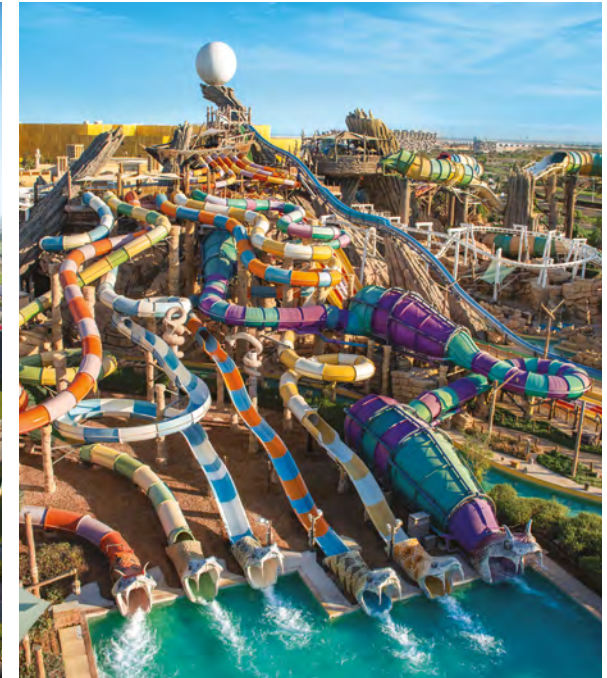
WHO IS MIRAL?

Miral is a creator of world-class destinations. Since 2011, we've been a driving force behind Abu Dhabi's dynamic leisure and tourism sector. Through transformative, landmark **development** projects on Yas Island and across the Emirate we inspire, enrich and excite the imaginations of visitors while shaping the region's reputation as a global destination and a prime location for international investment.

We exist to unite people through innovative places and shared experiences. Miral is responsible for **destination management** for several key leisure and entertainment destinations, as well as the development of significant land banks on Yas Island and in Abu Dhabi.

Our **asset management** team manage a large portfolio of mixed-use assets, residential, retail and hospitality assets. Our core vision is driven by a commitment to Abu Dhabi's growth and to the development of Yas Island as a top global destination for entertainment, leisure and business.

ميرال
MIRAL



ABU DHABI

THE BEATING HEART OF THE UAE

Capital of the UAE and home to around 3 million people, Abu Dhabi is a city of dazzling contrasts, endless opportunities and unstoppable momentum.

A vibrant crossroads where East meets West, the emirate seamlessly blends the region's rich history, tradition and culture with a dynamic and rapidly evolving vision of the future that places it on a journey towards exciting growth and long-term sustainable development.

Abu Dhabi's consistent reputation for safety and stability attracts families, thrill-seekers and business talent from across the globe, ensuring it is constantly growing as both a truly world-class destination and a rewarding place to do business.



ABU DHABI IN NUMBERS



2.9 M
POPULATION



2.4 M
EXPATRIATES



22.3 M
TRAVELLERS AT
ABU DHABI AIRPORT



11.35 M TOTAL
INTERNATIONAL
VISITORS

518,000 TOTAL CRUISE
VISITORS



5.1M
HOTEL
STAYS



**AED 5.8
BILLION**
ABU DHABI
HOTEL REVENUE

* Based on published statistics: UAE population (2016), Abu Dhabi Airport (2018), Hotel Performance (2019), Tourism Performance (2019)



YAS ISLAND. A PLACE LIKE NOWHERE ELSE.

Yas Island is the region's top entertainment and leisure destination, with a diverse portfolio of unique attractions and theme parks creating immersive experiences for visitors from the region and around the world. Surrounded by crystal-clear waters and dotted with some of Abu Dhabi's most iconic landmarks, Yas Island is home to one-of-a-kind experiences that will invigorate all the senses and create memories that will last a lifetime.

Catering to all tastes and ages, Yas Island provides a world of opportunities that will delight, inspire and entertain. From world-class theme parks to a thrilling F1 race track, the award-winning Yas Links golf course, to fun in the sun at Yas Beach, visitors will never be short of things to do. Yas Mall is Abu Dhabi's largest shopping destination, and there are unparalleled hospitality and dining opportunities across the seven Yas Island hotels, as well as at Yas Marina, which offers dining, fitness and leisure facilities in a stunning marine setting.



- ① Cipriani
- ② CLYMB Abu Dhabi
- ③ Ferrari World Abu Dhabi
- ④ SeaWorld Abu Dhabi*
- ⑤ Theme Park Zone*
- ⑥ The Fountains (Yas Mall)
- ⑦ Warner Bros. World Abu Dhabi
- ⑧ West Yas
- ⑨ **Yas Bay***
- ⑩ Yas Marina
- ⑪ Yas Village*
- ⑫ Yas Waterworld Abu Dhabi

* Under Development

A VIBRANT VISION FOR THE FUTURE

Yas Island is set to attract an increasing number of regional and international visitors, as it becomes a top 10 global destination for leisure and entertainment.

Named the "Middle East's Leading Tourism Development Project" at the 2019 World Travel Awards, Yas Island is continuing to evolve as a premium destination in which to live, work and play.

Based on the residential developments planned and currently being built, 25,000 residents will call Yas Island home, along with a daily workforce of 10,000 and up to 100,000 corporate travellers.



YAS ISLAND VISION

TOP 10 GLOBAL 
ENTERTAINMENT & LEISURE DESTINATION



25,000
RESIDENTS

DAILY WORKFORCE

10,000



CORPORATE TRAVELLERS

100,000

4 THEME
PARKS



HOTEL ROOMS

4,000



GLOBALLY
RENOWNED
SPORTS AND
EVENTS





YAS BAY. HOME OF AMPLIFIED EXPERIENCES.

Welcome to Yas Bay, soon to be Abu Dhabi's number one waterfront destination, where unforgettable experiences are made. When complete, Yas Bay is expected to attract 15,000 residents and 10,000 professionals to Yas Island.

A SNAPSHOT OF YAS BAY

18,000 CAPACITY



AWARD-WINNING
ETIHAD ARENA
THE FIRST IN ABU DHABI

LEISURE & ENTERTAINMENT

WATERFRONT



NEW TWOFOUR54 –
CAMPUS BRINGING

10,000
PROFESSIONALS TO
YAS BAY

UNIQUE AND
CONTEMPORARY
COMMUNITY
FOR 15,000
RESIDENTS



1.28 M SQM
AED 12 BILLION
DEVELOPMENT

VIBRANT
F&B
PIER



3 
KM

OF PUBLIC —
WATERFRONT
BOARDWALK

SEAMLESSLY 
INTEGRATED
COMMUNITY

19 
PARKS AND —
GREEN SPACES



THREE DISTINCT AREAS

RESIDENCES
AT YAS BAY

MEDIA ZONE

THE WATERFRONT

RESIDENCES
AT YAS BAY

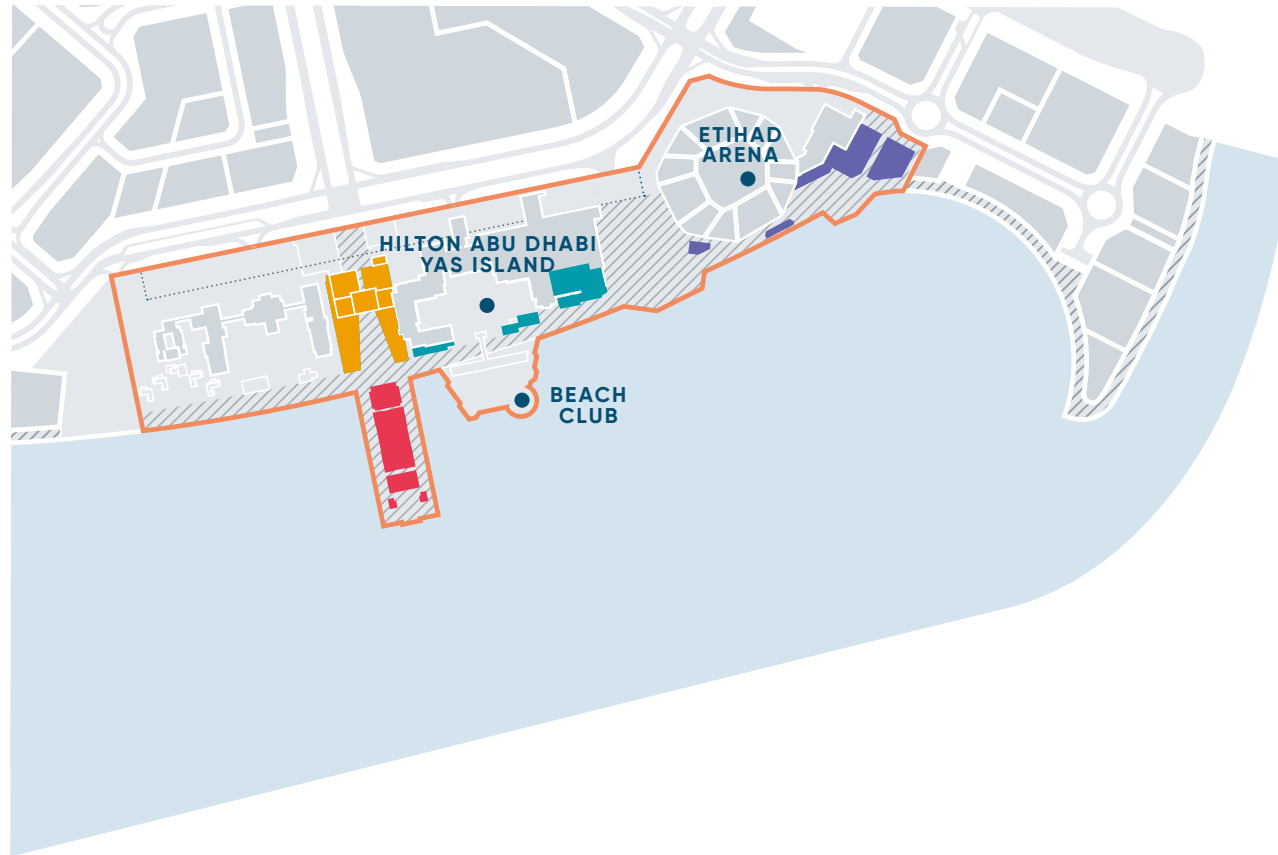
Located on the south of Yas Island, the AED 12 billion development comprises three distinct areas:

The Waterfront is Yas Bay's vibrant leisure and entertainment district, including hotels and restaurants, retail outlets, a boutique cinema, beach club and the award-winning Etihad Arena.

Residences at Yas Bay. A unique and contemporary residential community, offering the complete Yas Island lifestyle, with 19 parks, 2 schools, 3 mosques and community retail, all within walking distance of The Waterfront.

Media Zone will be home to the new twofour54 campus, a media and entertainment hub that will bring 10,000 creative and media professionals to the region.

THE WATERFRONT LEASING OPPORTUNITIES



- PIER71
- PROMENADE
- BOARDWALK
- ARENA DISTRICT

Divided into four districts, Yas Bay Waterfront offers a host of vibrant dining, retail and leisure opportunities – all within a five-minute walk or cycle from Yas Bay residential areas.

The Waterfront in numbers:

- Annual expected footfall by 2026: **6.3 million**
- **21,125** sqm of internal and external retail and leisure space
- Restaurant and cafés with **3,000** sqm of outdoor terraces
- Hilton Abu Dhabi Yas Island offering **546** rooms, multi-purpose conference centre, and several food & beverage outlets
- A unique water-facing beach club
- **18,000** capacity award-winning Etihad Arena
- **2,500** permanent parking spaces

56 RETAIL AND
F&B OUTLETS

PIER71

Pier71 is Yas Bay's iconic new day and nightlife leisure destination, that connects the land and the sea. Reaching 160m out into the bay, Pier71 is a unique and lively hub for inspired dining with picture-perfect views overlooking the sparkling blue waters of the Arabian Gulf.



PIER71



GROUND FLOOR

TOP FLOOR



UNITS FOR LEASE

UNIT #	TYPE	INTERNAL m ²	EXTERNAL m ²
P 101	Café	190	139
P 102	Restaurant	290	105
P 103	Restaurant	312	53
P 104	Restaurant	311	140
P 106	Café	152	285
P 107	Café	152	284
P 108	Signature Restaurant	557	261
P 108	Signature Restaurant Dining Terrace	–	593
P 109	Restaurant	197	117
P 110	Restaurant	212	56
P 111	Restaurant	212	75
P 112	Restaurant	325	107
P 113	Restaurant	480	296

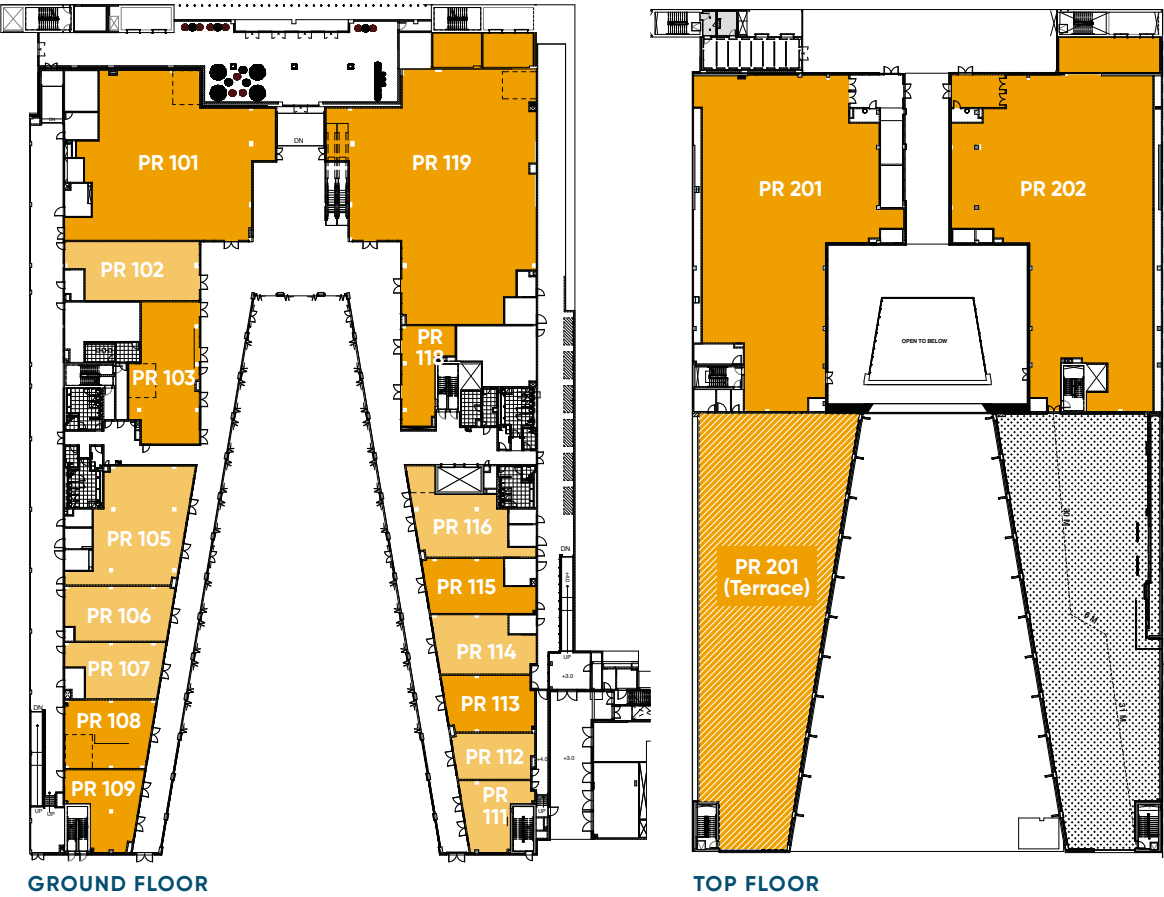
Note: Areas stated are measured to RICS Standards 6th Edition.

PROMENADE

Home to a collection of entertainment brands, including a licensed cinema, The Waterfront Promenade is the main entry point into the Yas Bay Waterfront with direct access to underground car parking. With a variety of entertainment and dining options arranged around a thriving central courtyard, visitors can experience island life at its most vibrant, day or night.



PROMENADE



UNITS FOR LEASE

UNIT #	TYPE	INTERNAL m2	EXTERNAL m2
PR 101	Anchor Entertainment	597	-
PR 102	General Retail	159	-
PR 103	Food & Beverage	194	-
PR 105	General Retail	235	-
PR 106	General Retail	123	-
PR 107	General Retail	103	-
PR 108	Food & Beverage	127	-
PR 109	Food & Beverage	103	23
PR 111	General Retail	83	25
PR 112	General Retail	78	-
PR 113	Food & Beverage	107	-
PR 114	General Retail	116	-
PR 115	Food & Beverage	112	-
PR 116	General Retail	144	-
PR 118	Food & Beverage	87	-
PR 119	Anchor Entertainment	963	-
PR 201	Anchor Entertainment	1,021	1,190
PR 202	Anchor Entertainment	1,250	-

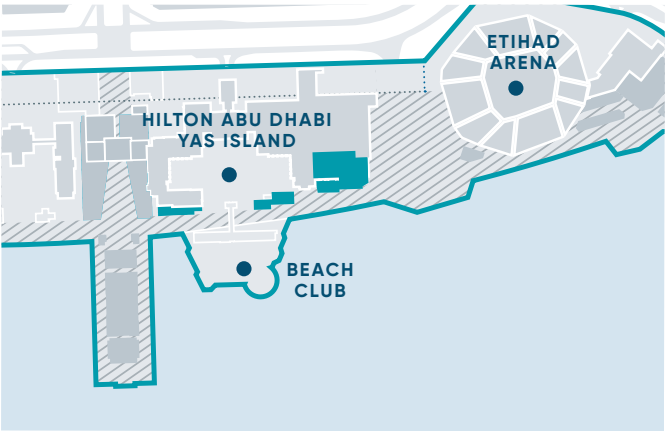
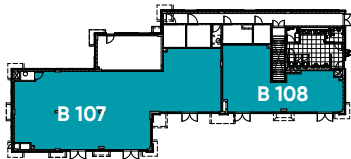
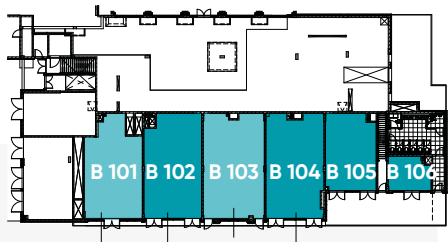
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BOARDWALK

Located along The Waterfront's shoreline, the Boardwalk features sophisticated waterfront shops and restaurants spanning a 3 km boardwalk. Home to the coolest F&B brands, a unique water-facing beach club and the Hilton Abu Dhabi Yas Island – and set against the inspiring backdrop of the award-winning Etihad Arena – The Boardwalk is bursting with opportunities for everyone.



BOARDWALK



UNITS FOR LEASE

UNIT #	TYPE	INTERNAL m2	EXTERNAL m2
B 101	General Retail	107	24
B 102	Food & Beverage	111	24
B 103	General Retail	118	25
B 104	Food & Beverage	110	25
B 105	Food & Beverage	72	38
B 106	Food & Beverage	27	35
B 107	Food & Beverage	267	36
B 108	Food & Beverage	109	-
B 109	Food & Beverage	315	169
B 110	Food & Beverage	330	110
B 111	Anchor F&B	1,675	409

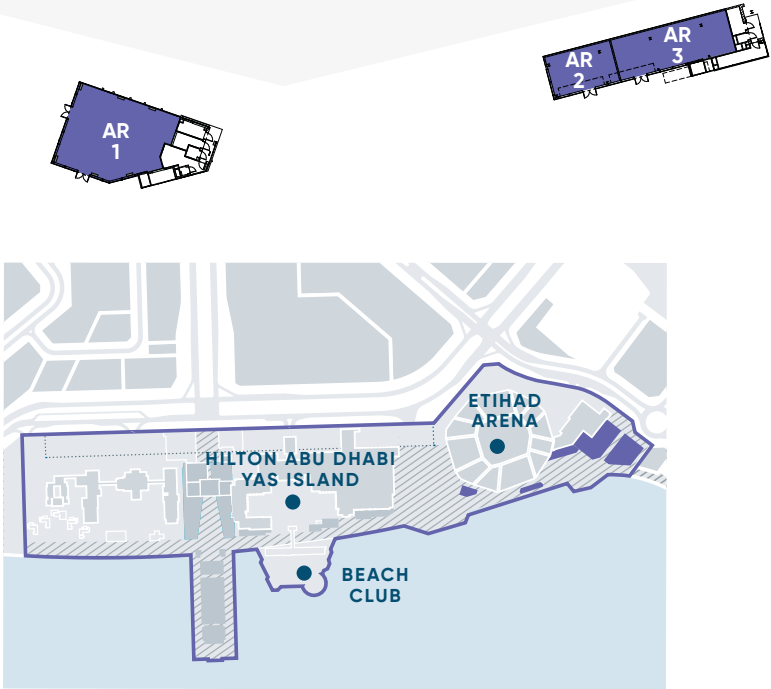
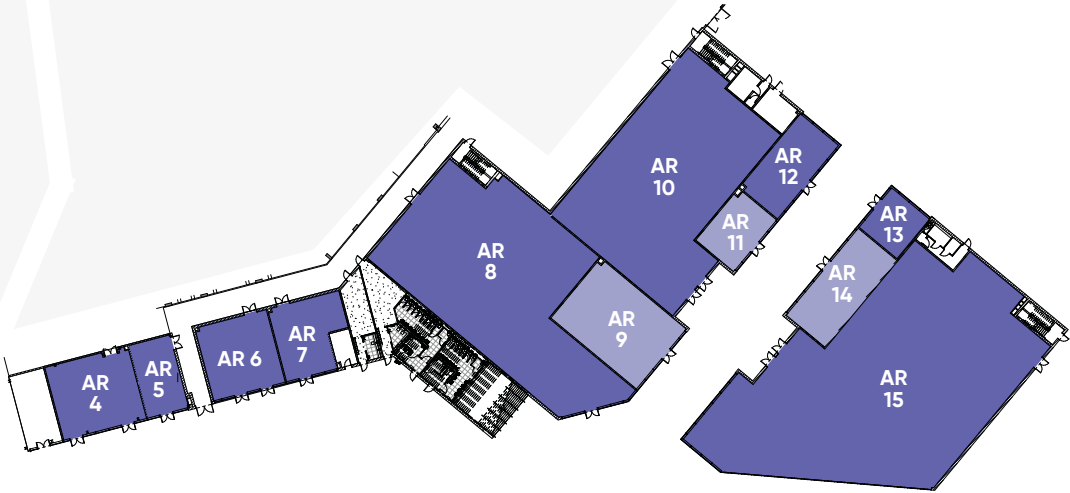
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ARENA DISTRICT

Anchored by the award-winning 18,000-capacity Etihad Arena, the Arena District sets the stage for life's most memorable moments. With over 70 exciting annual events ranging from electrifying concerts and live shows, to sport and business events; ample parking spots just a short walk away, and plenty of dining options, visitors will be able to enjoy all The Waterfront has to offer.



ARENA DISTRICT



UNITS FOR LEASE

UNIT #	TYPE	INTERNAL m2	EXTERNAL m2
AR 1	Food & Beverage	178	157
AR 2	Food & Beverage	61	27
AR 3	Food & Beverage	109	55
AR 4	Food & Beverage	142	43
AR 5	Food & Beverage	71	18
AR 6	Food & Beverage	124	45
AR 7	Food & Beverage	106	32
AR 8	Anchor Entertainment	731	-
AR 9	General Retail	199	-
AR 10	Anchor Entertainment	652	-
AR 11	General Retail	75	-
AR 12	Food & Beverage	107	-
AR 13	Food & Beverage	58	-
AR 14	General Retail	127	-
AR 15	Anchor Entertainment	1,131	-

Note: Areas stated are measured to RICS Standards 6th Edition.



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BE PART OF YAS BAY

If you'd like to be a part of Abu Dhabi's most exciting entertainment and leisure destination, contact the Miral asset management team on:
leasing@yasbay.ae