



FACT SHEET

THE YARDS
PLAZA
BEYOND

THE YARDS
PLAZA

BEYOND

A WORLD OF POSSIBILITIES

BUILT AS ONE. OPEN TO
EVERYTHING AROUND IT.



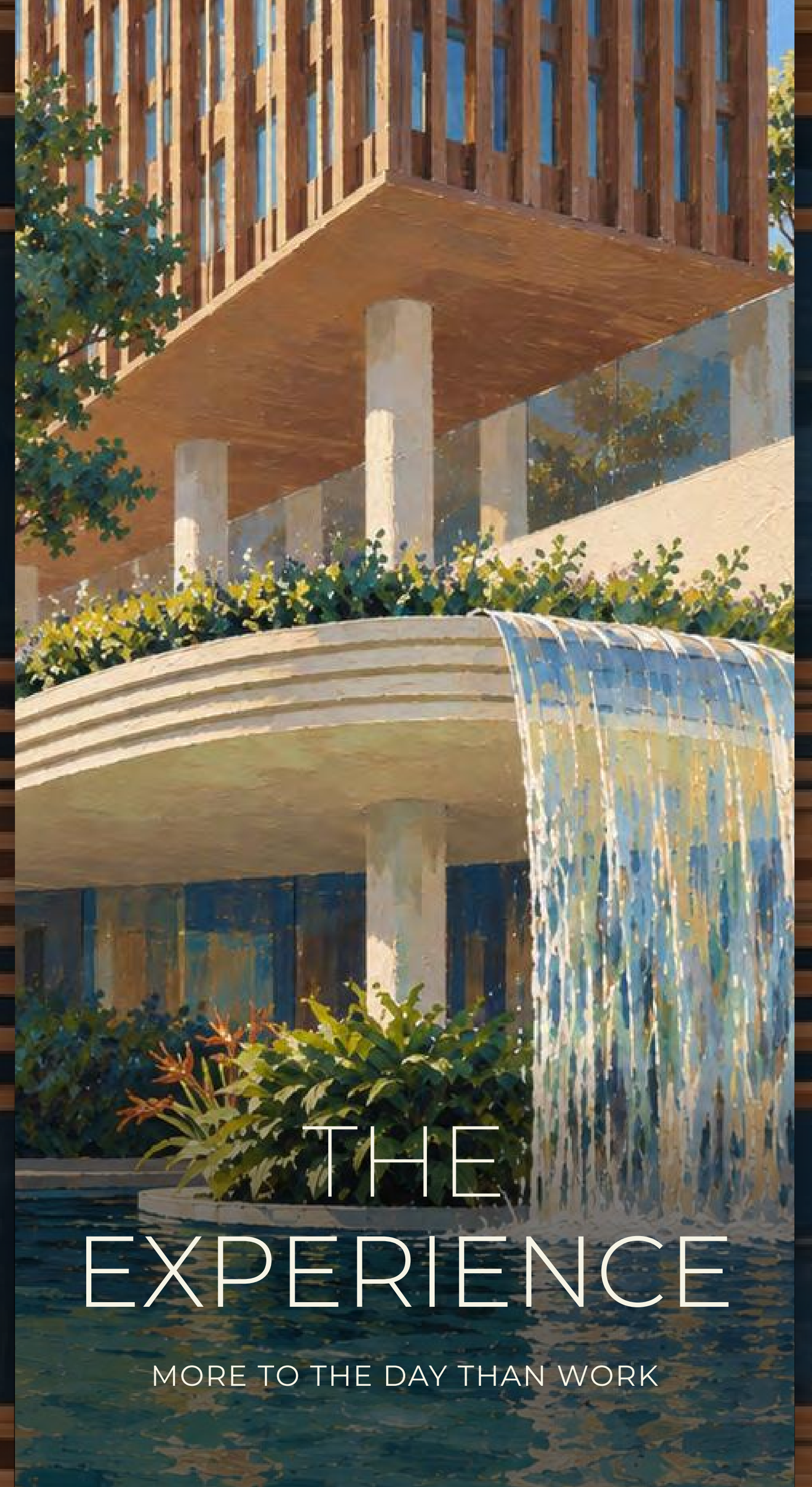
THE LOCATION

WORK, WITH MORE AROUND IT



THE PROJECT

THE BUILDING ITSELF, IN DETAIL



THE EXPERIENCE

MORE TO THE DAY THAN WORK



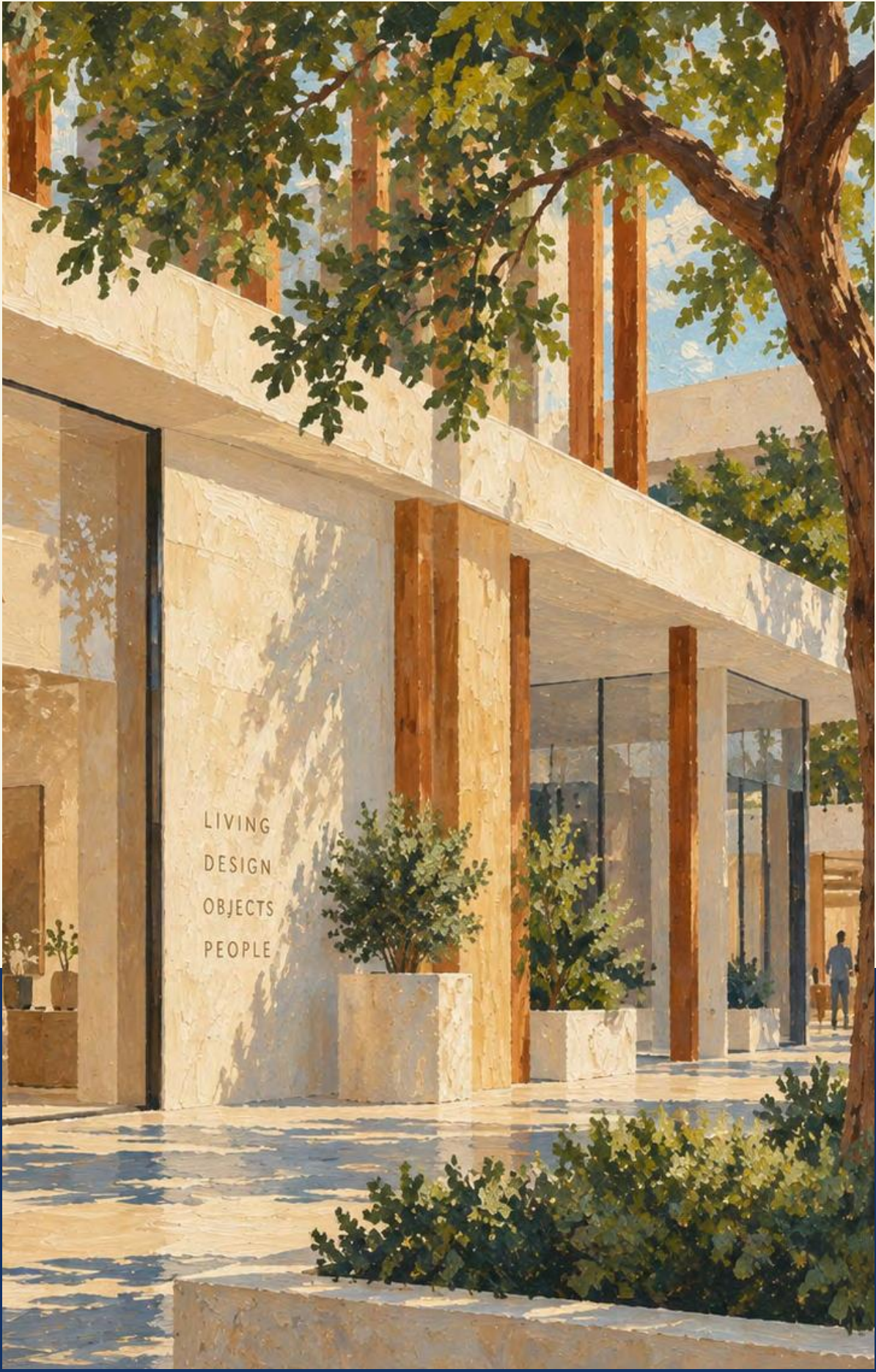
THE LOCATION

MAP

- 3 min — IMG World
- 10 mins — Global Village
- 15 mins — Silicon Central Mall
- 15 mins — Dubai Miracle Garden
- 16 mins — Hamdan Sports Complex
- 20 mins — Downtown Dubai
- 23 mins — Mall of the Emirates
- 25 mins — Dubai International Airport
- 35 mins — DWC Airport

THE YARDS PLAZA



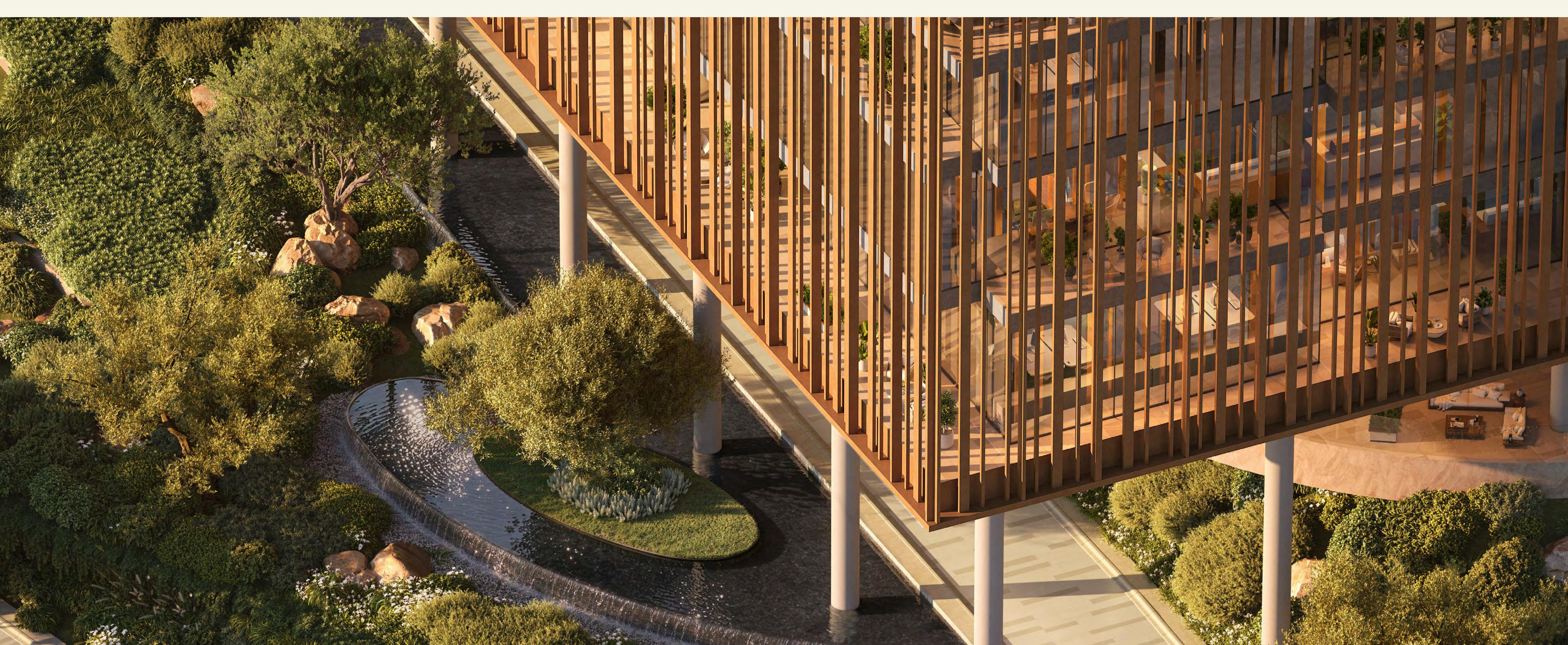


A SINGLE COMMERCIAL ADDRESS

FOUR BLOCKS
CONNECTED BY
SHARED SPACES

Bringing together four distinct blocks as one cohesive composition, unified by a shared design language.





AT THE YARDS PLAZA, FORM AND FUNCTION WORK IN HARMONY.

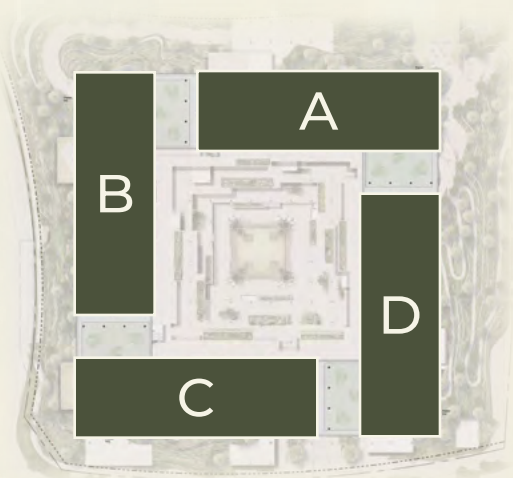
At THE YARDS PLAZA, the architecture combines performance and visual clarity through a thermally insulated glazing system with external louvers, helping control solar gain and maintain interior comfort throughout the day. A considered mix of uplighting and downlighting reinforces the façade after dark, highlighting its form and architectural rhythm.

CORE COMPONENTS

272
UNITS

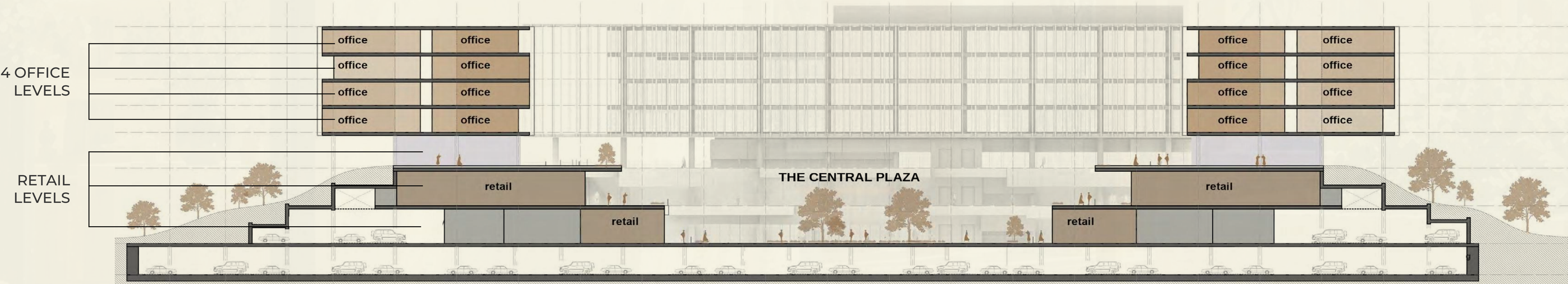
B + G + 6
LEVELS

4
BLOCKS



1,200+
PARKING SPACES

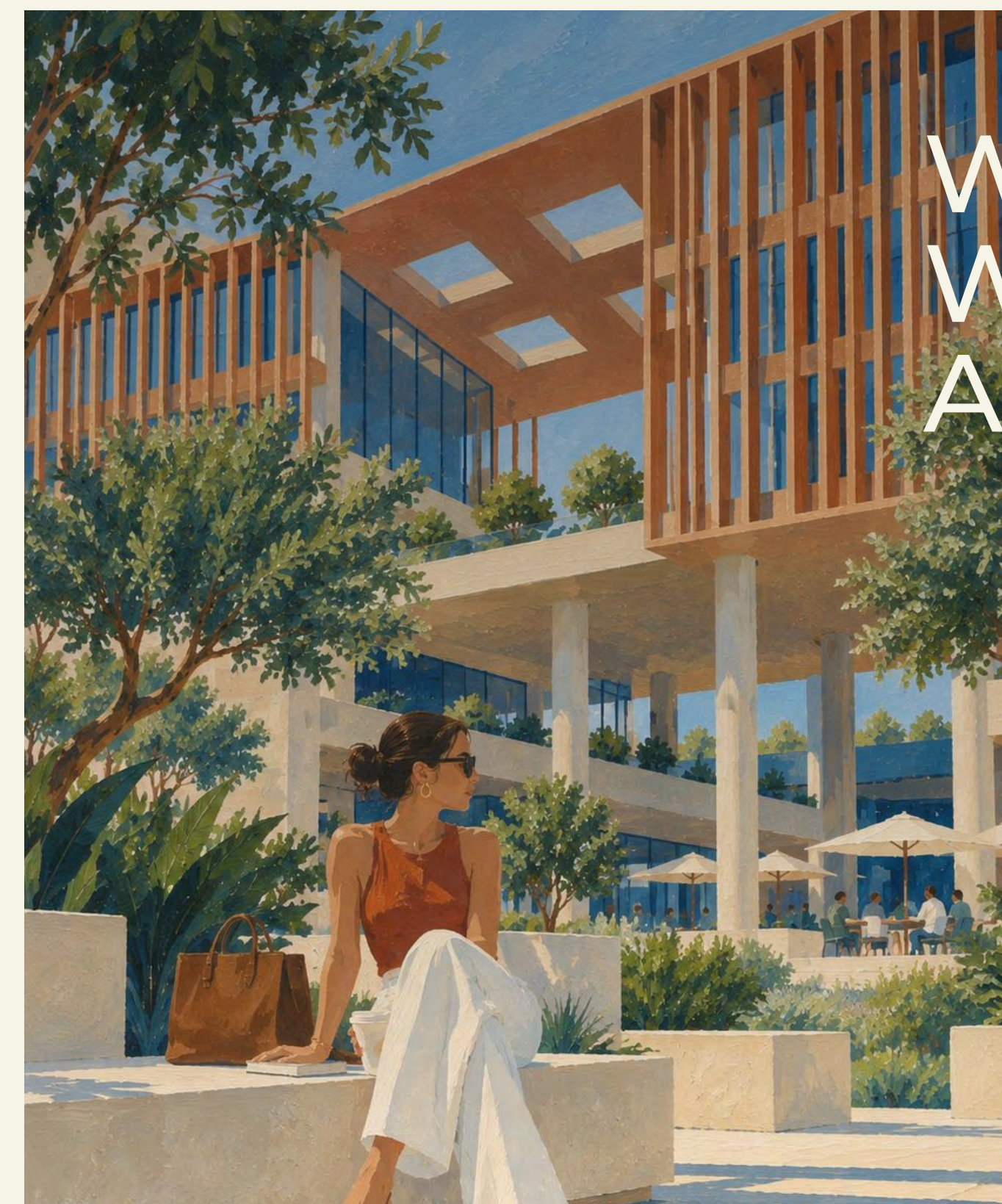
54,708
SQM LANDSCAPE



Shell & core retail and office units



THE YARDS PLAZA



WORK,
WITH MORE
AROUND IT

THE YARDS PLAZA is a contemporary commercial address defined by scale, flexibility and a strong sense of arrival. Across the **3rd to 6th floors, 272 shell-and-core offices** offer businesses the freedom to create tailored workplace environments, while **3-metre ceiling heights** support generous, efficient interiors. At ground level, **4.5-metre-high office lobbies** introduce the experience with a more spacious, refined and considered architectural presence.



THE LOBBY

DESIGNED
TO MAKE AN
IMPRESSION

Refined interiors give THE YARDS PLAZA a distinctive sense of arrival, with sophisticated lobbies and corridors shaped by natural light, clear views and a high-quality material palette. Art installations, feature lighting and integrated wayfinding add character and strengthen the identity of the development, while retail spaces along the active edges bring energy and activity to the wider experience.





THE INTERIORS

CRAFTED FOR ARRIVAL

The entrance lobby and corridors are designed with a refined, durable material palette that gives the shared spaces a strong and considered identity. Stone flooring is complemented by tile, feature stone and special paint wall finishes, while painted ceilings create a clean architectural backdrop. Carefully selected artwork adds character and completes the experience.

FLOORING
Stone

CEILING
Paint

WALLS
Tile, Paint and
Feature Timber



THE INTERIORS

THE ARCHITECTURE CONTINUES INSIDE

THE INTERIORS ARE DESIGNED WITH A MODERN, HIGH-END LOOK AND FEEL, USING A CONSIDERED PALETTE OF TILE, TIMBER AND PAINTED FINISHES ACROSS THE SHARED SPACES.

Abundant natural light and clear views create a sense of openness, while communal areas are planned to support easy movement and everyday interaction. Artwork, feature lighting and integrated wayfinding add further detail and identity throughout the building.

From the lobby to the office entrance, every part of the journey is designed as one continuous architectural experience.

BUSINESS CENTRE

SPACE TO MEET, WORK AND CONNECT

THE DEDICATED BUSINESS CENTRE
GIVES TENANTS AN ADDITIONAL
SETTING BEYOND THE OFFICE FLOOR.

For teams, it adds flexibility beyond the office floor, a shared place for business to happen when the day calls for something different.





THE COURTYARD

AT THE HEART OF THE YARDS PLAZA

POSITIONED BETWEEN THE FOUR BLOCKS,
THE CENTRAL COURTYARD CREATES
A SHARED OUTDOOR SPACE FOR THE
WORKING COMMUNITY.

Landscaped areas, shaded seating
and pedestrian routes transform the
courtyard from a simple circulation
space into a place to meet, pause and
spend time throughout the day.

AMENITIES

WELLBEING BUILT INTO THE DAY



PUBLIC
TERRACES



MEMBERSHIP-BASED
PADEL COURTS



MEMBERSHIP-
BASED GYM



MEMBERSHIP-
BASED LAP POOL



RETAIL &
DINING



BUSINESS
CENTRE



WORK, WITH MORE AROUND IT.

THE YARDS PLAZA

BEYOND

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The Unit is sold on a shell-and-core basis. The Seller's scope of works in respect of the Unit is limited to the base building structure, the external envelope, and the mechanical, electrical and plumbing (MEP) provisions terminating at the designated connection points for the Unit. All internal fit-out works, including partitions, ceilings, floor and wall finishes, internal doors, lighting, joinery, sanitary and pantry fixtures, furniture and equipment, together with any extension, distribution or modification of the MEP services beyond the designated connection points, are expressly excluded from the Seller's scope of works. Such works shall be designed, approved and carried out by the Purchaser at its sole cost and risk, in accordance with the Seller's fit-out guidelines and the requirements of the Master Developer and all Relevant Authorities. Any fit-out, finishes, furniture, plants, decorative items or other styling elements depicted in the plans, renderings or marketing materials are shown solely for conceptual and illustrative purposes, and will not be provided, installed or executed by the Seller. The Purchaser shall have no claim against the Seller, and shall not be entitled to any reduction in the Purchase Price, by reason of the Unit being handed over in shell-and-core condition.