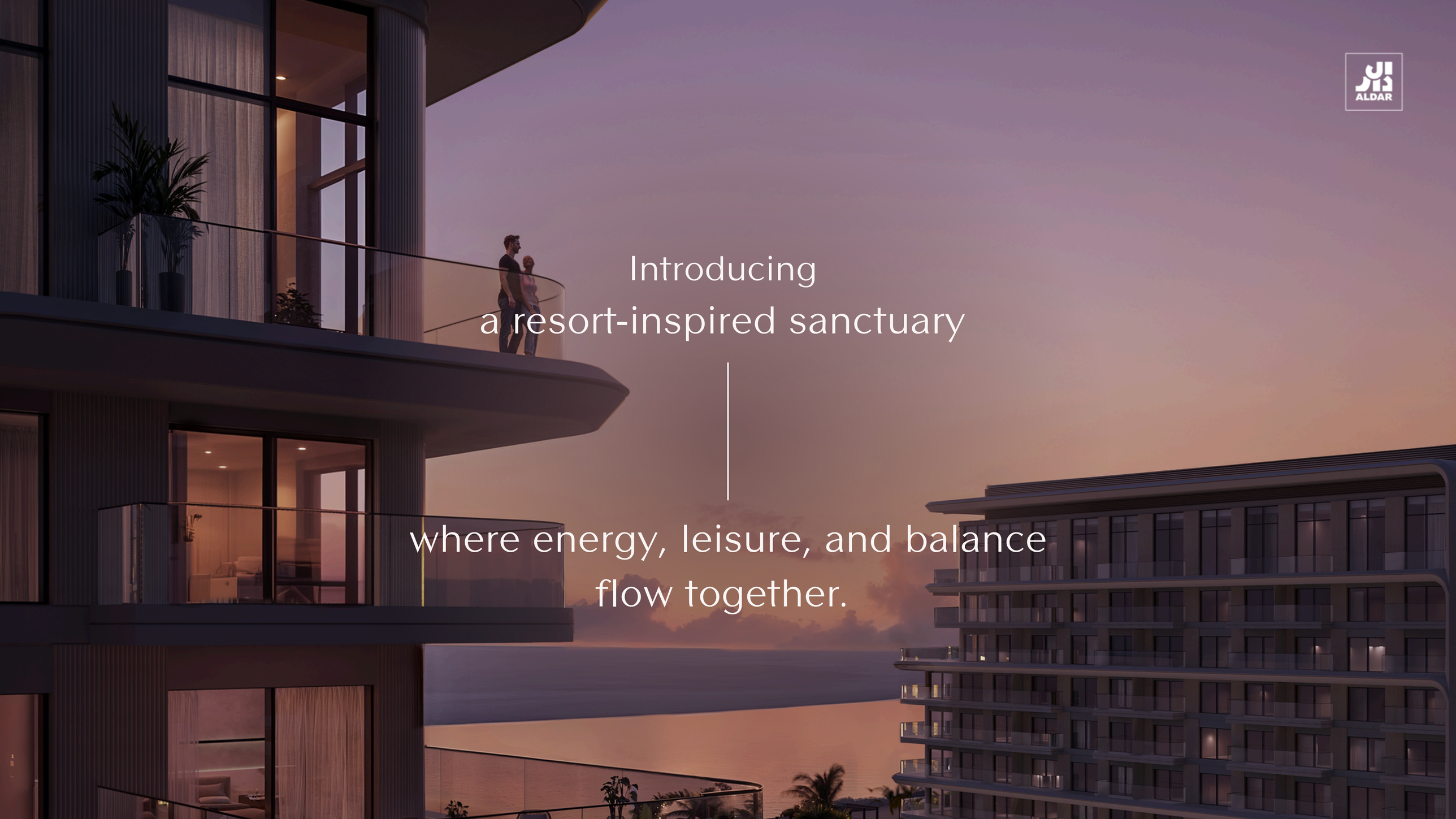

YAS RIVA
RESIDENCES
ALDAR


LIVE THE YAS LIFE


Introducing
a resort-inspired sanctuary
where energy, leisure, and balance
flow together.

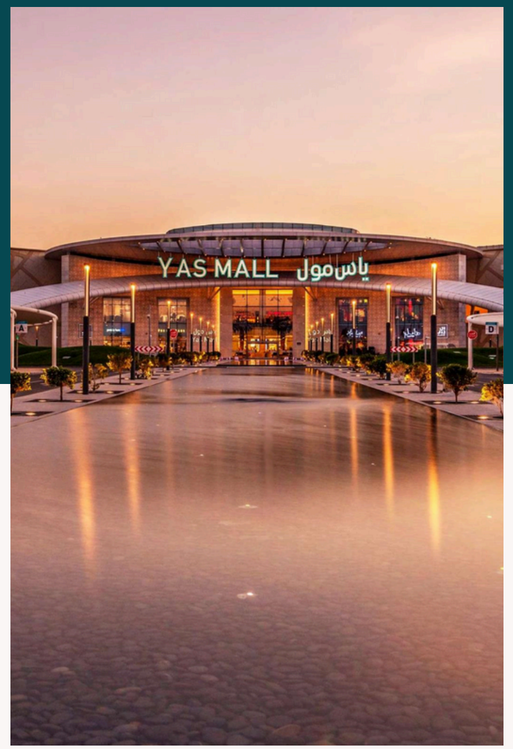
# BY THE WATER.
# NEAR THE ACTION.

Yas Island is where the excitement of world-class attractions meets the serenity of coastal living. The island offers a lifestyle like no other. Whether you're seeking exhilaration or peace, Yas Island is the ultimate destination to experience the best of both worlds.



# CLOSE TO THE BEST OF LIFESTYLE & LEISURE

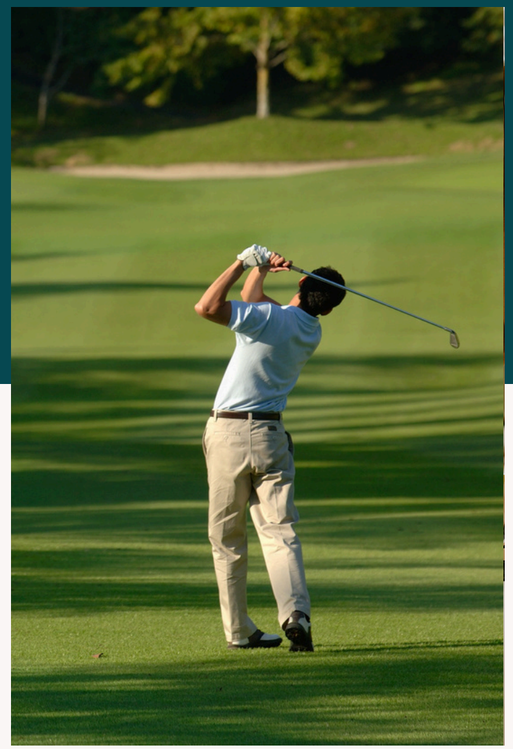
YAS MALL



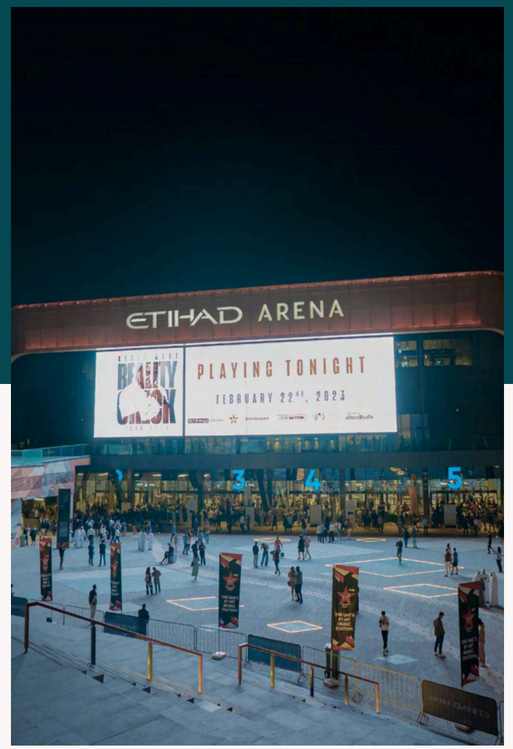

YAS BAY



YAS LINKS ABU DHABI



ETIHAD ARENA



# AND TO WORLD-CLASS ATTRACTIONS

FERRARI WORLD
ABU DHABI



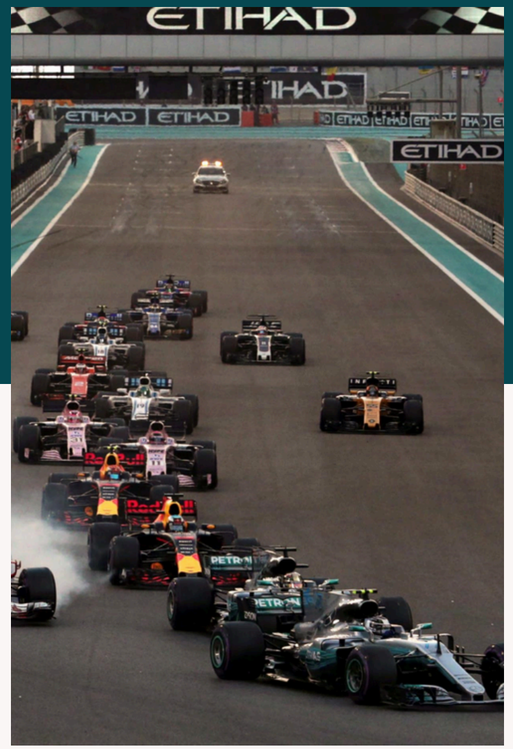
WARNER BROS.
WORLD ABU DHABI



SEAWORLD
ABU DHABI



YAS MARINA
CIRCUIT



# PERFECTLY PLACED FOR LIFE ON YAS ISLAND

**YAS** TO **SAADIYAT**
20KM | 20 MINS DRIVE

**YAS** TO **ZAYED AIRPORT**
10KM | 10 MINS DRIVE

**YAS** TO **CORNICHE**
28KM | 30 MINS DRIVE

**YAS** TO **DUBAI**
115KM | 50 MINS DRIVE






# PROPERTY DETAILS

**NUMBER OF UNITS**

950

**TYPES OF UNITS**

STUDIO, 1, 2 AND 3-BEDROOM APARTMENTS

**HANDOVER**

Q4 2029



# DISTINCT DESIGN

Defined by its distinctive architectural vision, the development is crafted to embody a resort-style living experience. The design harmonizes light and water to shape elegant, expressive forms, while natural materials integrate seamlessly to create a contemporary aesthetic that is warm, refined, and timeless.

# DESIGN LEGACY

Inspired by some of the world’s most iconic examples of modern architecture—such as the Barcelona Pavilion, built in 1929 and celebrated for its minimalist form and masterful use of space—the Yas Riva Residence carries this legacy forward. It reinterprets the timeless principles of proportion, simplicity, and connection with nature, creating a home that stands as a contemporary architectural statement on Yas Island.




ANCOR-B5
VENTUS-B6
BAIA-B4
FONTE-B2
CLARA-B3
ONDA-B1
ALDAR

# AMENITIES

- Gym with canal views
- Community library
- Wellness spa
- Family pool
- Cycling trail
- Pool café and social kitchen
- Kids’ play area
- Tennis court
- Yoga
- Relaxing pool (adults)
- Water frontage
- Water connectivity
- Padel court
- Kids’ pool
- Basketball court
- Jogging trail
- Multi-purpose room and family lounge




# YOGA ROOM

Find your balance in dedicated yoga spaces




# GYM WITH CANAL VIEWS

Workout at the state-of-the-art fitness centre with panoramic views along the canal waterfront




# COMMUNITY LIBRARY

Find quiet moments in the community library



# BASKETBALL, PADEL & TENNIS COURTS

Enjoy year-round matches








# MULTI-PURPOSE ROOM & FAMILY LOUNGE

Connect in flexible spaces for gatherings, events and relaxation




# MULTI-PURPOSE ROOM


KIDS’ PLAY AREA
Watch children explore adventure activities


ALDAR
SOCIAL KITCHEN




# WELLNESS SPA

Serene spa spaces designed for relaxation and rejuvenation

# RELAXING POOL & FAMILY POOL

Enjoy a relaxing adults' pool and a dedicated family pool with a separate kids' area.



# SERVICES



Event & community engagement support



24/7 security and access control



24/7 maintenance



Fitness training



Wellness concierge

# FINISHES



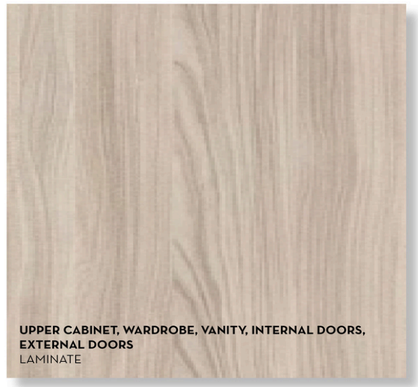

Thoughtfully designed interiors allow you to make the home truly yours - inside and out.

# WARM NEUTRALS AND NATURAL TEXTURES



**APARTMENT PAINT**
WALLS & CEILING

**LOWER CABINET**
LAMINATE



**UPPER CABINET, WARDROBE, VANITY, INTERNAL DOORS, EXTERNAL DOORS**
LAMINATE



**SANITARY WARE (WC & BASIN)**
CERAMIC



**SANITARY WARE (SHOWERS & MIXERS)**
BRUSHED CHROME METAL



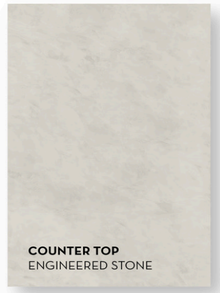
**APARTMENT FLOOR**
PORCELAIN TILE



**BATHROOM WALL & KITCHEN BACKSPLASH**
PORCELAIN TILE



**SHOWER WALL**
PORCELAIN TILE



**COUNTER TOP**
ENGINEERED STONE




# LIVING ROOM, DINING & KITCHEN


BEDROOM


ALDAR
BATHROOM



# FLOOR PLANS

DISCOVER SPACES DESIGNED FOR
MODERN LIVING

# YAS RIVA
RESIDENCES




## STUDIO | TYPICAL

# YAS RIVA
RESIDENCES




## 1 BEDROOM | TYPICAL

# YAS RIVA
RESIDENCES




## 2 BEDROOM | TYPICAL

# YAS RIVA
RESIDENCES




## 3 BEDROOM + MAID | TYPICAL



# FLOOR PLATES

DISCOVER SPACES DESIGNED FOR
MODERN LIVING

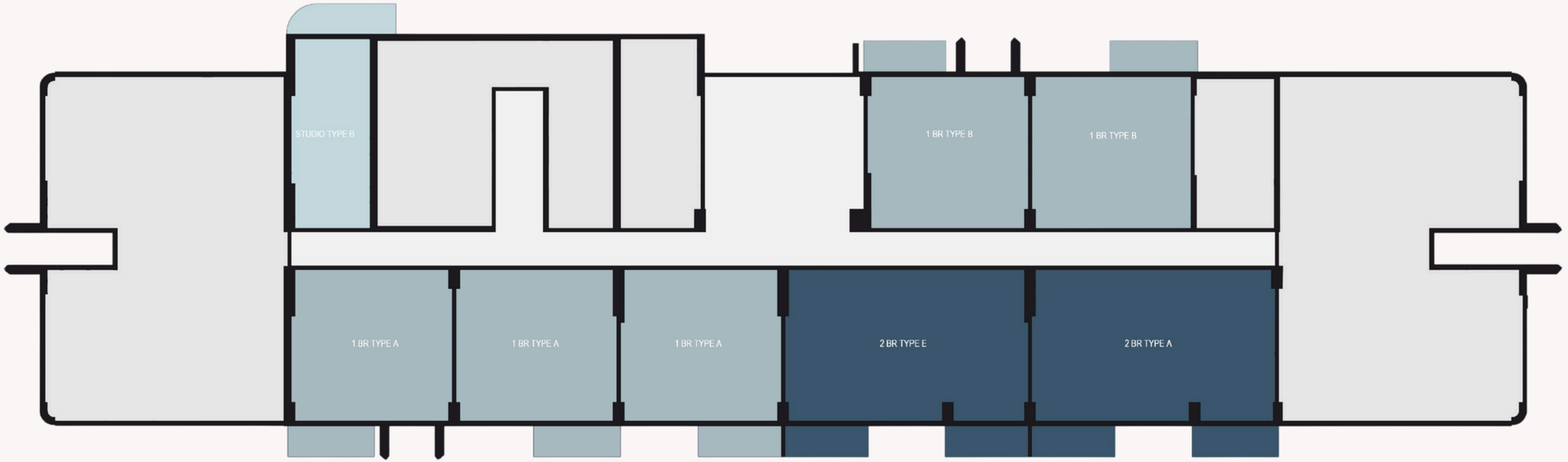
YAS RIVA
RESIDENCES




# ONDA

## B1 GROUND FLOOR PLATE

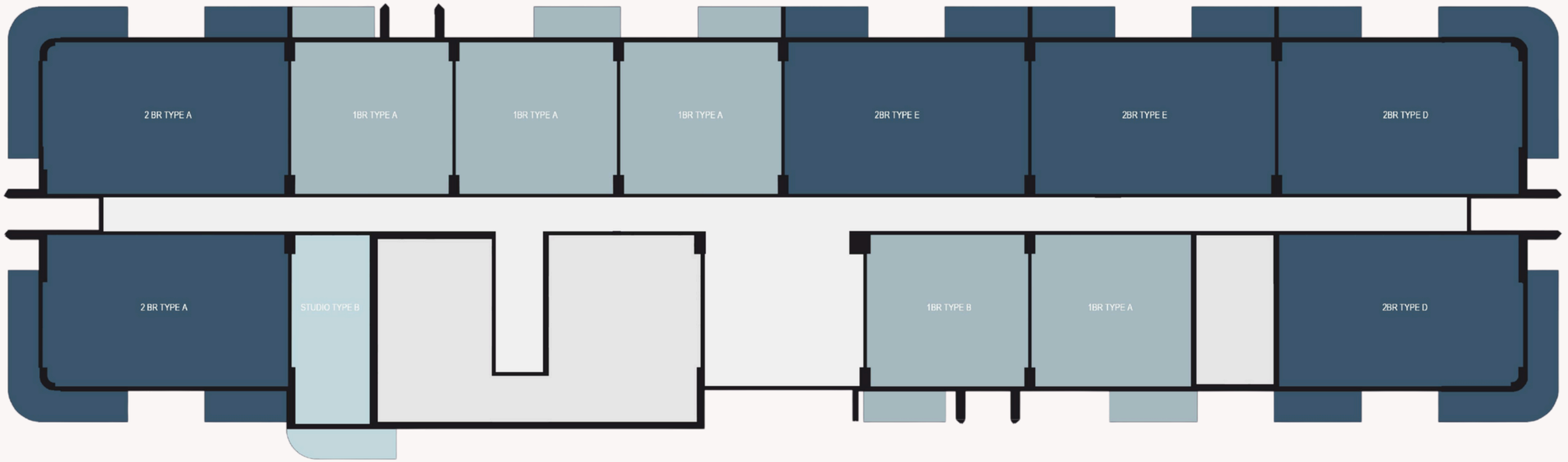
YAS RIVA
RESIDENCES




# FONTE

## B2 GROUND FLOOR PLATE

# YAS RIVA
RESIDENCES




# CLARA

## B3 GROUND FLOOR PLATE

# YAS RIVA
RESIDENCES




# BAIA

## B4 GROUND FLOOR PLATE

YAS RIVA
RESIDENCES




# ANCOR

## B5 GROUND FLOOR PLATE

YAS RIVA
RESIDENCES




# VENTUS

## B6 GROUND FLOOR PLATE

YAS RIVA
RESIDENCES




# TYPICAL

## 1ST - 8TH FLOOR KEY PLAN

# YAS RIVA
RESIDENCES




# TYPICAL

## 9TH - 11TH FLOOR KEY PLAN

# AVAILABLITY

| UNIT MODEL | TOTAL UNITS | AVG AREA |
|---|---|---|
| STUDIO | 138 | 47 |
| 1 BEDROOM | 372 | 72 |
| 2 BEDROOM | 422 | 120 |
| 3 BEDROOM + M | 18 | 187 |
| TOTAL | 950 | |



# PRICING

| UNIT MODEL | PRICE M AED |
|---|---|
| STUDIO | 1.35 |
| 1 BEDROOM | 1.85 |
| 2 BEDROOM | 2.89 |
| 3 BEDROOM + M | 4.85 |



# PAYMENT PLAN

65/35

5% DOWNPAYMENT


BROKER COMISSION
4%


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