



YAS RIVA

DISCLAIMER:

SCREENSHOTS OF THIS WEBINAR ARE NOT ALLOWED
TO BE TAKEN OR SHARED. KINDLY COMPLY.

WHERE LIFE MEETS THE WATER





INTRODUCING
A WATERFRONT
COMMUNITY
FOR THE
DISCERNING
FEW

YAS ISLAND

YAS RIVA

- ALDAR COMMUNITIES
- ENTERTAINMENT
- HOTELS
- SHOPPING
- LANDMARKS



Yas Beach

Lea Yas Island

Yas Acres

West Yas

Warner Bros. World™

Yas Acres Golf Club

Yas Gateway Park North

Yas Mall

Ikea Abu Dhabi

Yas Waterworld

SeaWorld

Gardenia Bay

Ansam

Clymb

Ferrari World

Water's Edge

Yas Links Golf Course

Yas Marina Circuit

W Abu Dhabi

Mayan

Yas Plaza

Yas Beach Club

Etihad Arena

Yas Bay

An aerial architectural rendering of the Yas Viceroy Island development. The image shows a dense residential area with modern, multi-story buildings, interspersed with lush greenery and palm trees. A prominent feature is a long, narrow canal or waterway that runs through the center of the development, with numerous small boats docked along its edges. In the background, a large white domed structure, likely a mosque, is visible. The overall scene is set against a backdrop of a clear sky and a body of water in the foreground.

AN EXTRAORDINARY ESCAPE

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.



TOTAL NO. OF UNITS:

151 Units

TYPE OF UNITS:

4 & 5 Inland Villas

5 & 6 Canal Villas

STATUS:

AVAILABLE FOR SALE

HANDOVER DATE:

Q3 2028

EXCLUSIVE COMMUNITY



ياس ريفيا
YAS RIVA



SOPHISTICATED ARCHITECTURE

Designed for a luxurious lifestyle, with architecture that harmonizes with light and water, creating elegant and distinctive forms.

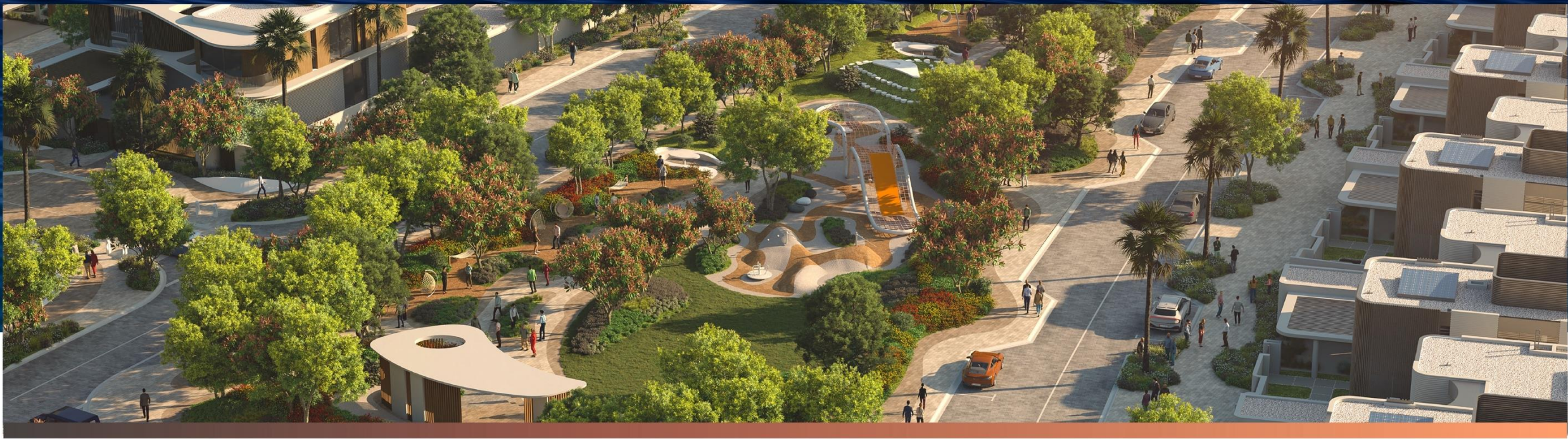
Organic materials blend seamlessly to achieve a modern, sophisticated look that is warm, refined, and timeless



AMENITIES

Indulge in bespoke amenities at The View Clubhouse, including an infinity pool, a cutting-edge fitness centre, and an exquisite spa.





Fitness area



Kids play areas



Spa



The View Clubhouse



Sauna



Steam room



Community pavilion



Sand playground



Wavy lawn



Treatment room



Workout area



Yoga studio



Outdoor Amphitheater



Climbing play



Table tennis



Meditation area



F&B seating



Swimming Pools
(Adults and kids)



Splash pad



Outdoor gym



2 padel courts



Forte Fitness Centre



Water play
(Interactive Pond)



Community-wide
cycle track



Jogging track



Relaxation spot



Community market

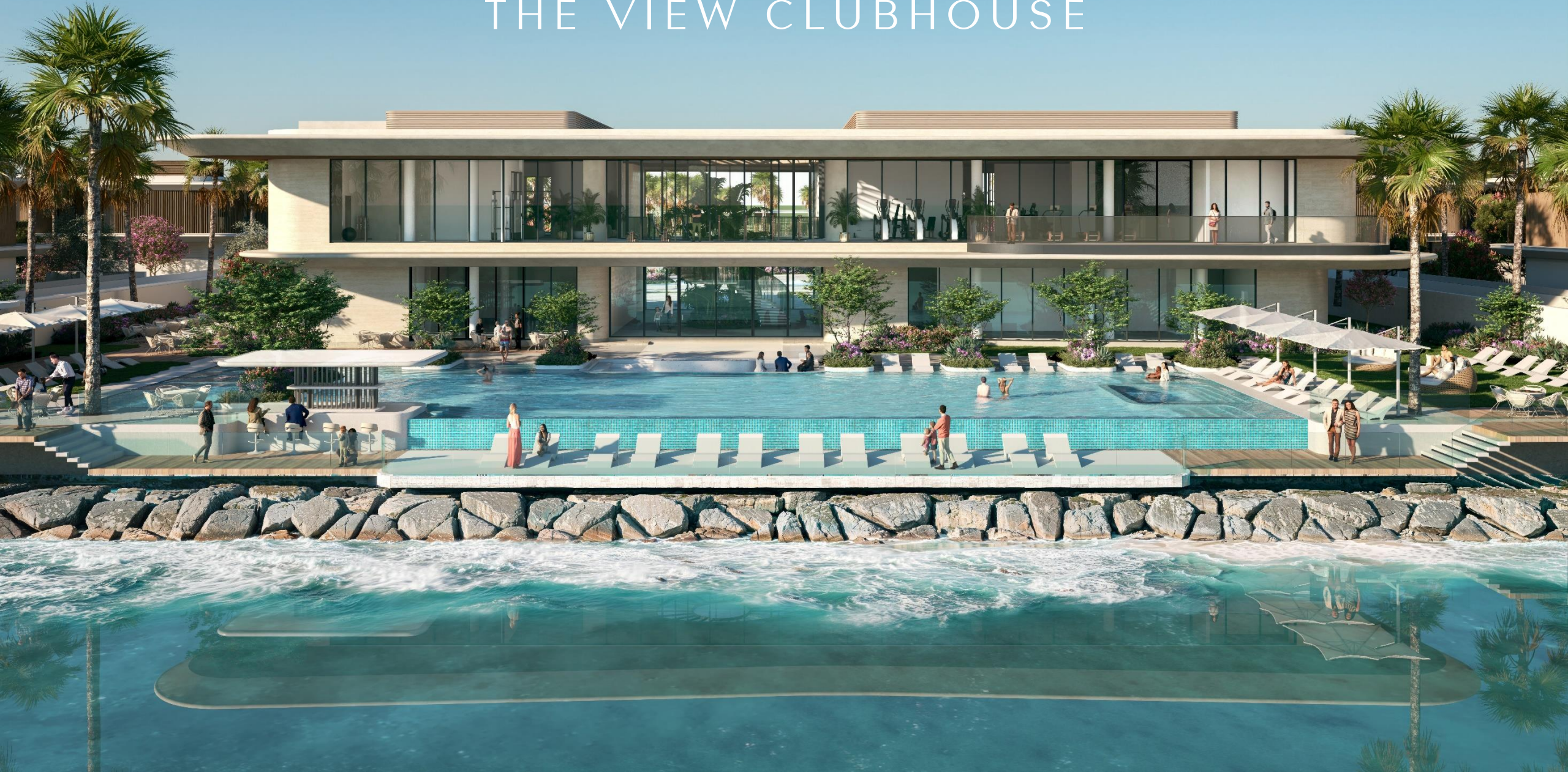


BBQ & Picnic areas



Pocket parks

THE VIEW CLUBHOUSE



FORTE FITNESS CENTRE





3 HARMONIOUS GREEN PARKS

Mind, Body & Soul



MIND PARK

Community Pavilion

Picnic Tables

Channel Water Play

Educational Playground

Sand Playground

Wavy Lawn

Community Plaza

Flexible Lawn

Amphitheater

Picnic Seating

BODY PARK

Picnic Seating

Climbing Play

Swings

Table Tennis

Adventure Play Mound

Splash Pad

Petanque

Obstacle Course

Outdoor Gym

2 Padel Courts

Court Bleacher





SOUL PARK

Yoga pavilions

Flexible lawn

Reflexology path

Haven/ reflective Waterfall

Raised seating

Swing hills

Relaxation spot



4BED INLAND FRONT



4BED INLAND BACK



5BED INLAND FRONT



5 BED INLAND BACK



5BED CANAL BACK



5BED CANAL FRONT



6 BED CANAL FRONT



6 BED CANAL BACK

FINISHES

The thoughtfully designed interiors offer both light and dark finishes, allowing you to make your home truly yours—inside and out.





DARK FINISHES



KITCHEN
Metal Lacquer



KITCHEN CABINETS & MASTER
WARDROBEDOOR
Fluted Glass



KITCHEN CABINETS, SECONDARY
WARDROBE & INTERNAL DOORS
Veneer



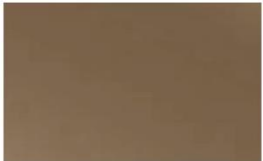
SECONDARY WARDROBE INTERIOR
Matt Lacquer



POWDER ROOM
Feature Marble



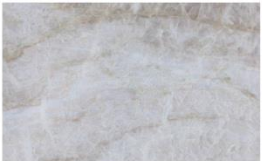
KITCHEN COUNTERTOP, BACKSPLASH,
ISLAND & SECONDARY
BATHROOM VANITY
Marble



SECONDARY WARDROBE DOOR
Reflective Glass



POWDER ROOM
Polished Plaster



MASTER BATHROOM VANITY
& FEATURE WALL
Marble



BATHROOMS VANITY
Reeded timber



BATHROOMS WALL & FLOORING
Porcelain Tile



SANITARYWARE/ GENERAL METAL
Brushed Bronze



SECONDARY WARDROBE INTERIOR
Matt Lacquer



BATHROOM SHOWER DOOR
Clear Glass



BEDROOM FLOORING
Engineered Wood



FEATURE WALLS
Polished Plaster



WALLS
General Paint



GENERAL FLOORING
Porcelain Tile



FAMILY LIVING



FORMAL LIVING



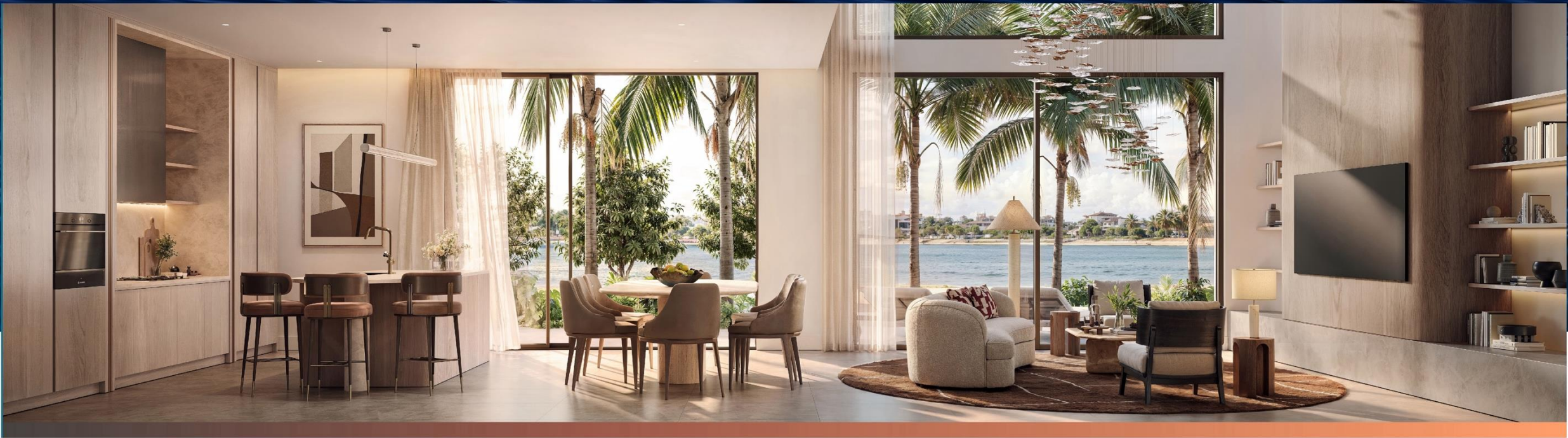
MASTER BEDROOM



MASTER BATHROOM



SECONDARY BATHROOM



LIGHT FINISHES



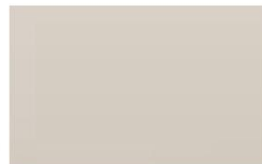
KITCHEN
Metal Lacquer



KITCHEN CABINETS & MASTER
WARDROBEDOOR
Fluted Glass



KITCHEN CABINETS, SECONDARY
WARDROBE & INTERNAL DOORS
Veneer



SECONDARY WARDROBE INTERIOR
Matt Lacquer



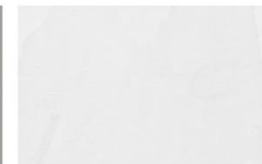
POWDER ROOM
Feature Marble



KITCHEN COUNTERTOP, BACKSPLASH,
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Marble



SECONDARY WARDROBE DOOR
Reflective Glass



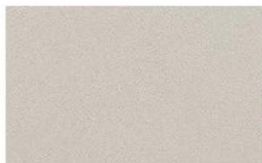
POWDER ROOM
Polished Plaster



MASTER BATHROOM VANITY
& FEATURE WALL
Marble



BATHROOMS VANITY
Reeded timber



BATHROOMS WALL & FLOORING
Porcelain Tile



SANITARYWARE/ GENERAL METAL
Brushed Bronze



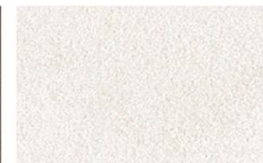
SECONDARY WARDROBE INTERIOR
Matt Lacquer



BATHROOM SHOWER DOOR
Clear Glass



BEDROOM FLOORING
Engineered Wood



FEATURE WALLS
Polished Plaster



WALLS
General Paint



GENERAL FLOORING
Porcelain Tile

FAMILY LIVING





FORMAL LIVING



MASTER BEDROOM



MASTER BATHROOM



SECONDARY BATHROOM

PAYMENT PLAN

Milestone	Payment Date	Instalment #	PP1- 50/50
Payment 1	On Booking	1	5%
Payment 2	11-Apr-25	2	10%
Payment 3	11-Nov-25	3	10%
Payment 4	11-Jun-26	4	10%
Payment 5	11-Jan-27	5	10%
Payment 6	11-Aug-27	6	5%
Handover	11-Mar-28	7	50%
	<i>MILESTONE DATES CHANGE FOR EACH PHASE</i>		100%

PRICING

STARTING FROM
AED 8.3 M

Unit Model	AED
4-bedroom inland villa	8.3M
5-bedroom inland villa	9.5M
5-bedroom canal villa	11.9M
6-bedroom canal villa	13.3M
6-bedroom side canal villa	12.9M



AVAILABILITY

Unit Model	Total Units	Avg GSA (SQM)
4-bedroom inland villa	40	481
5-bedroom inland villa	44	562
5-bedroom canal villa	17	571
6-bedroom canal villa	28	631
6-bedroom side canal villa	22	631