



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



Lea Yas Island

Yas Beach

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

Clymb

Ferrari World

Water's Edge

Ansam

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 Yas Viceroy Island, showing a dense residential development with modern buildings, a winding canal with boats, and a mosque with a white dome and minaret. The scene is set against a backdrop of lush greenery and a clear sky.

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.

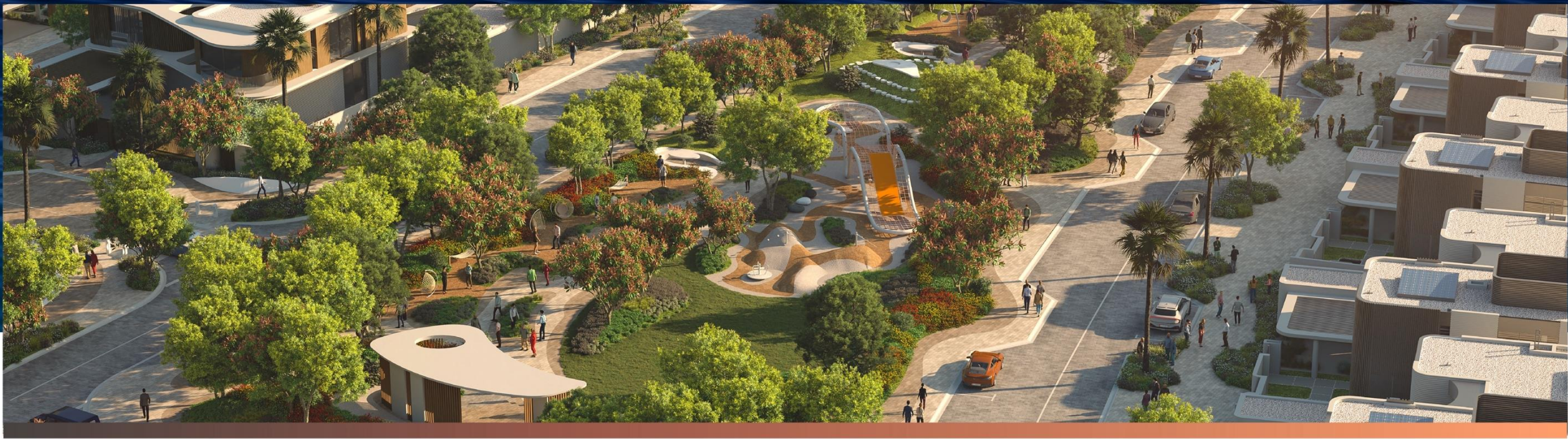
Organic materials blend seamlessly to achieve a modern, sophisticated look that is warm, refined, and timeless



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

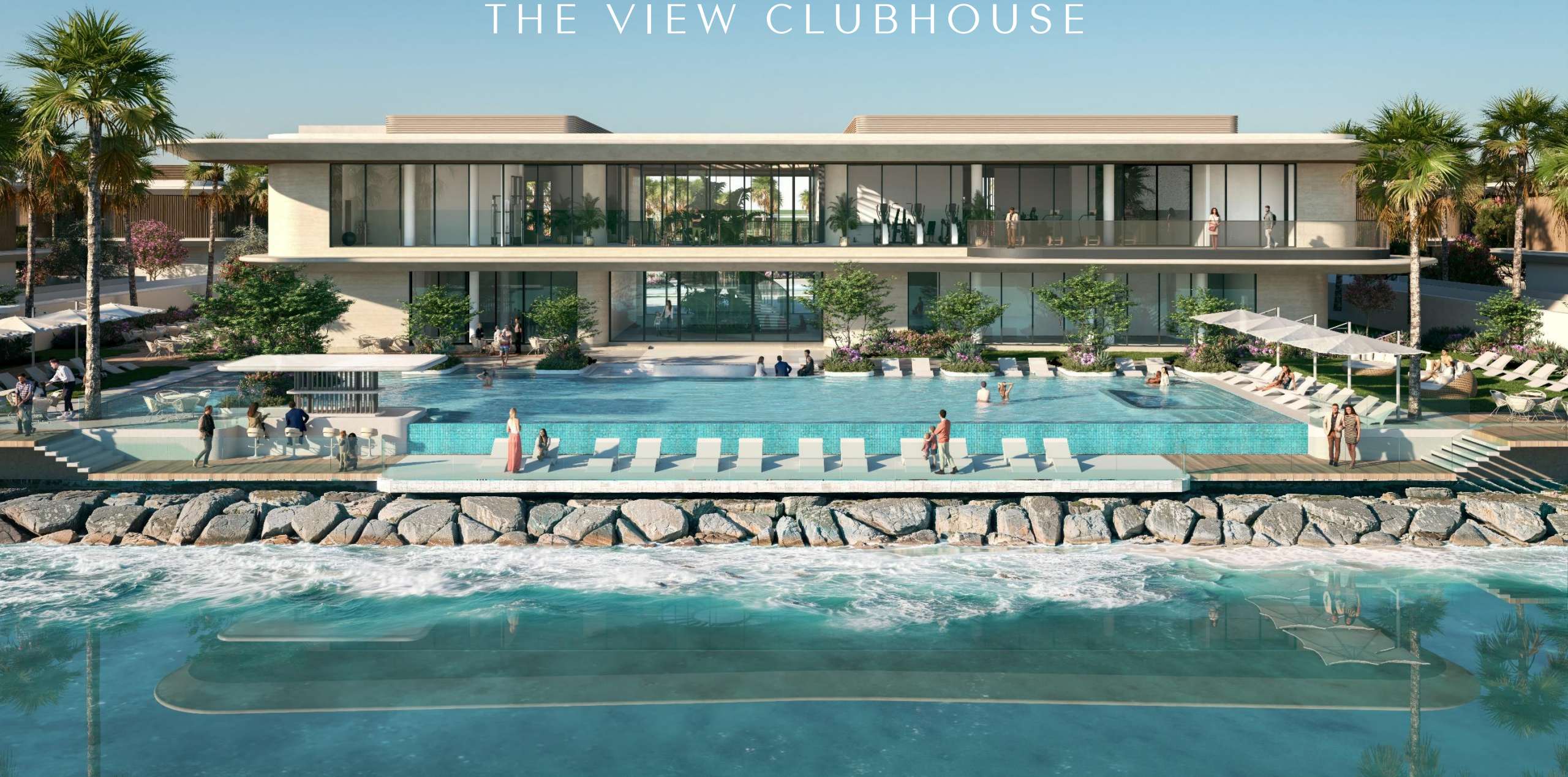


BBQ & Picnic areas



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

FLOOR PLANS





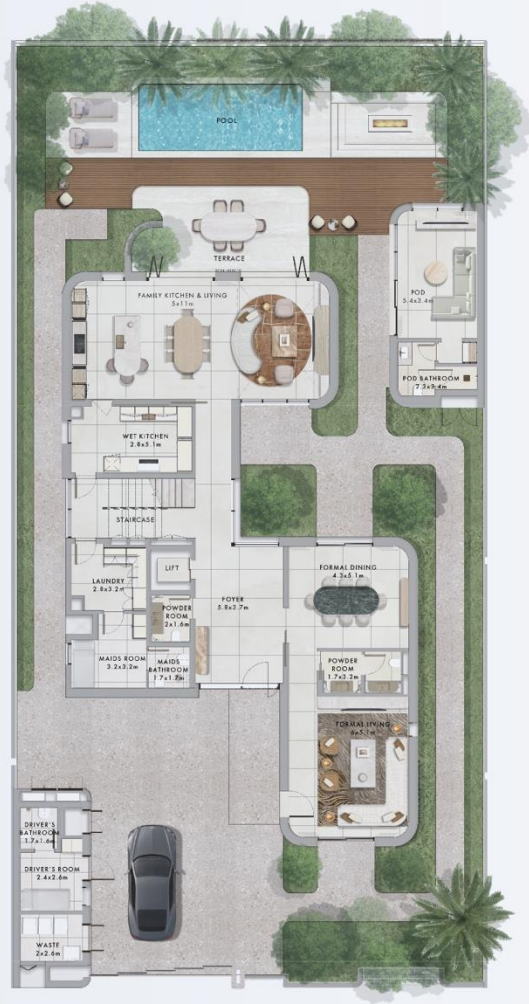
4BED INLAND FRONT



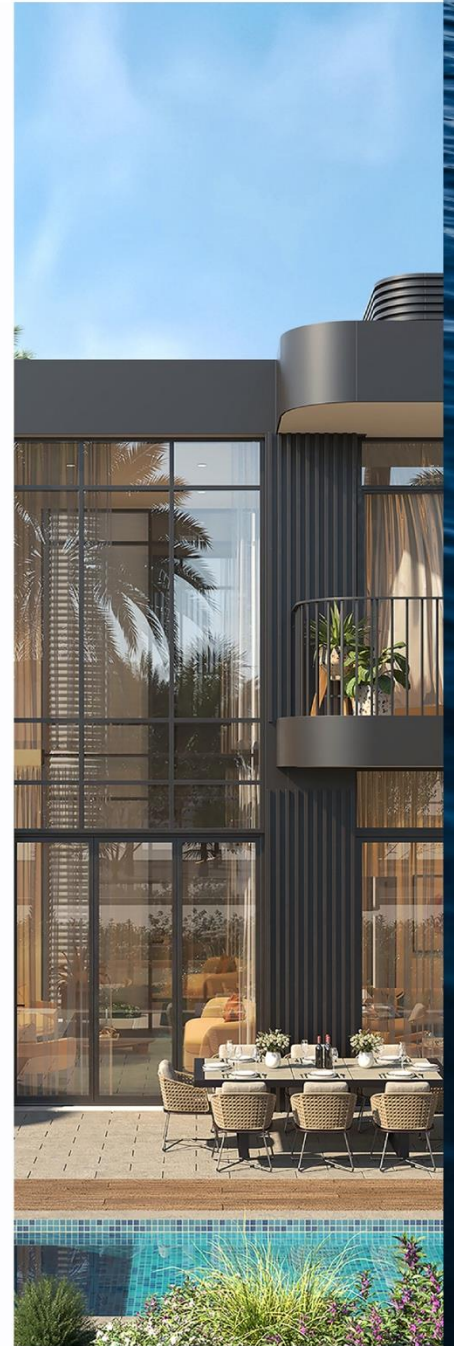
4BED INLAND BACK

4-BED INLAND VILLA

Light Scheme

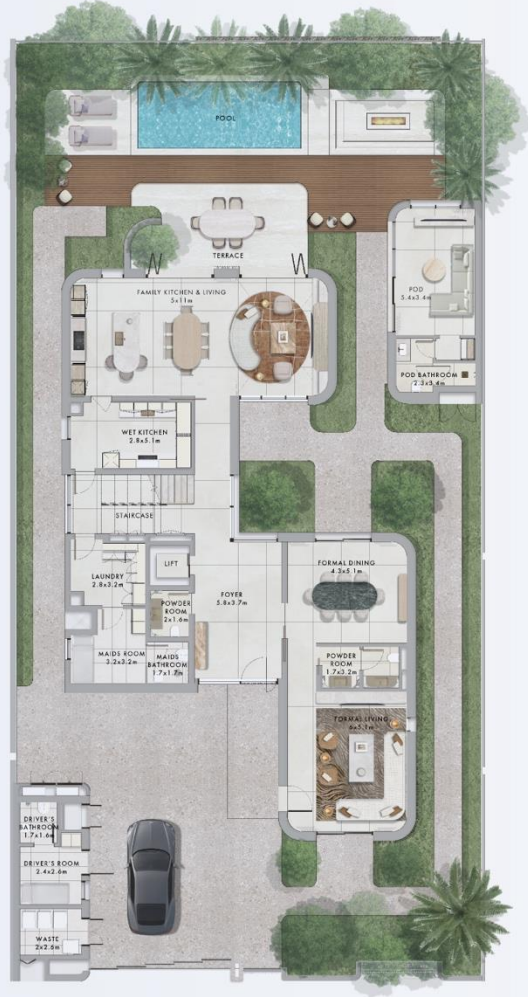


Average area: 481 SQM

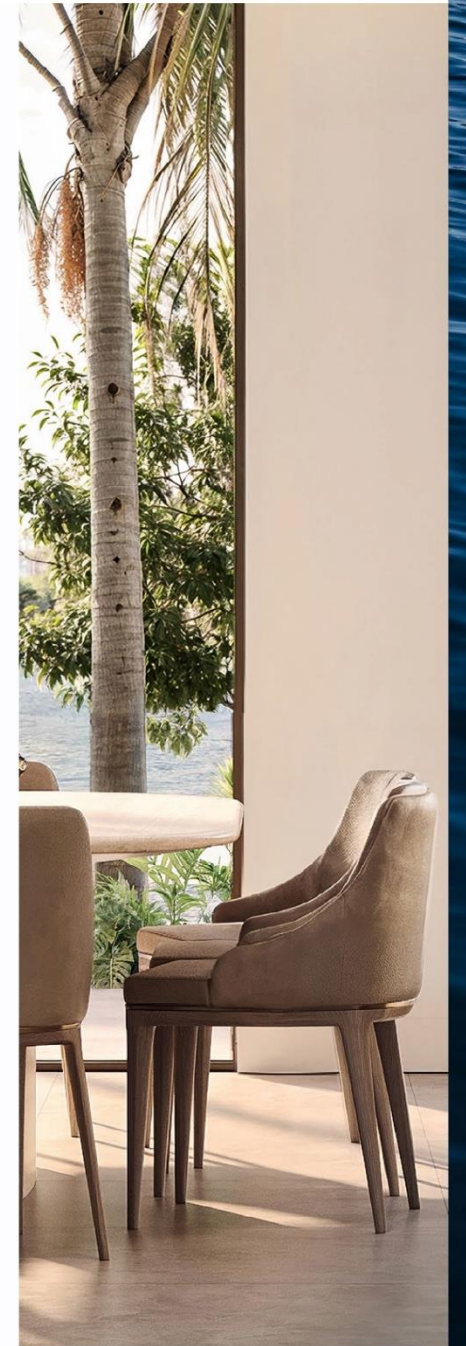


4-BED INLAND VILLA

Dark Scheme



Average area: 481 SQM





25

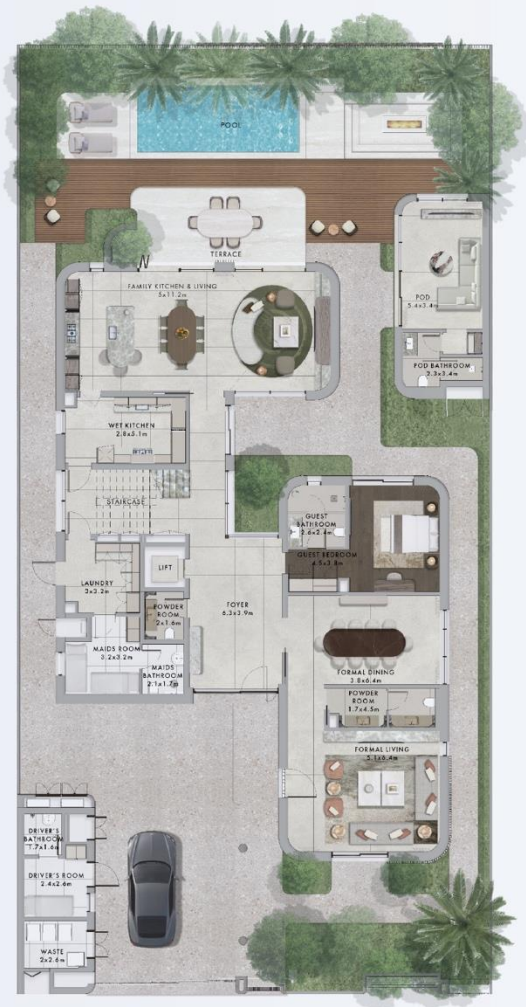
5BED INLAND FRONT



5 BED INLAND BACK

5-BED INLAND VILLA

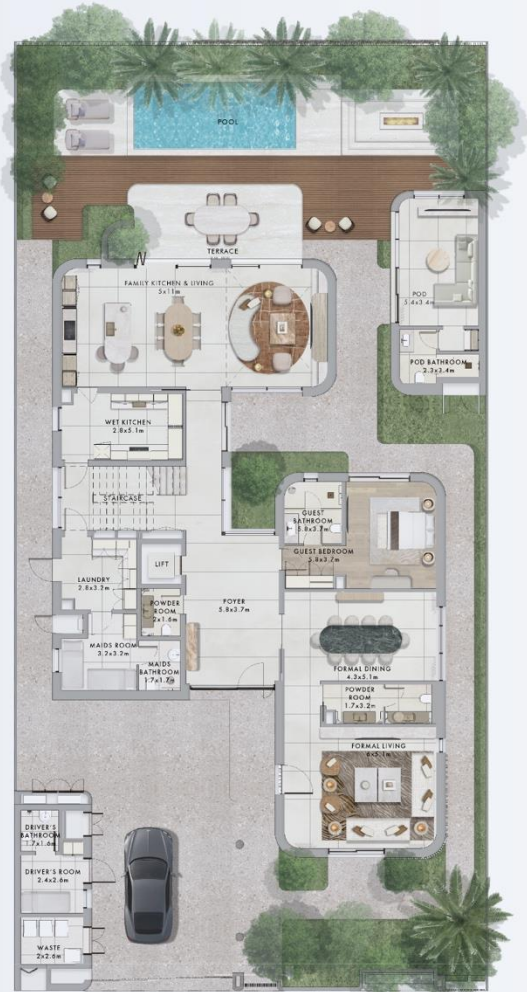
Dark Scheme



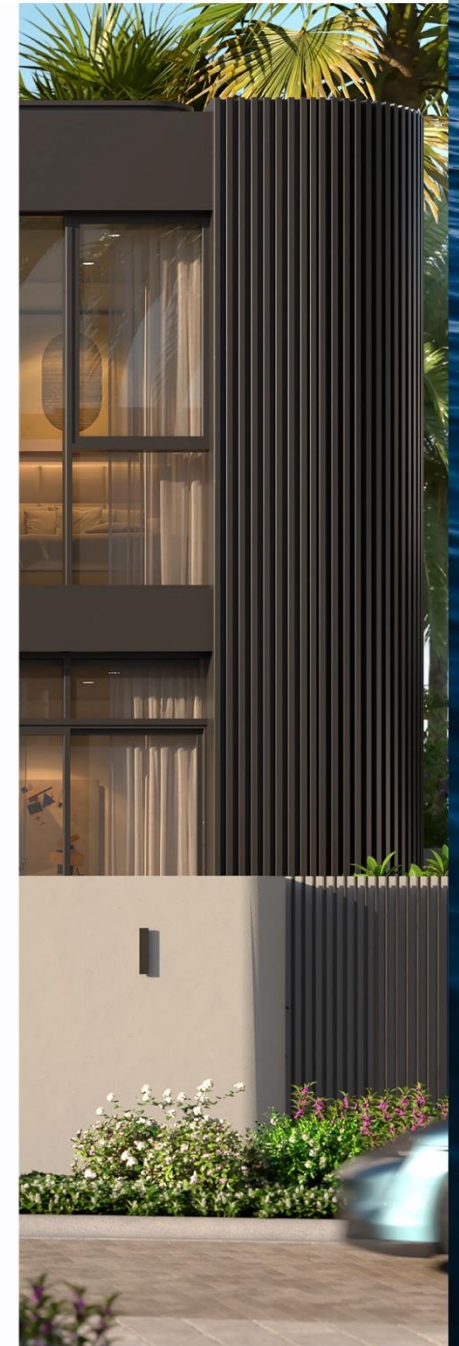
Average area: 562 SQM

5-BED INLAND VILLA

Light Scheme



Average area: 562 SQM





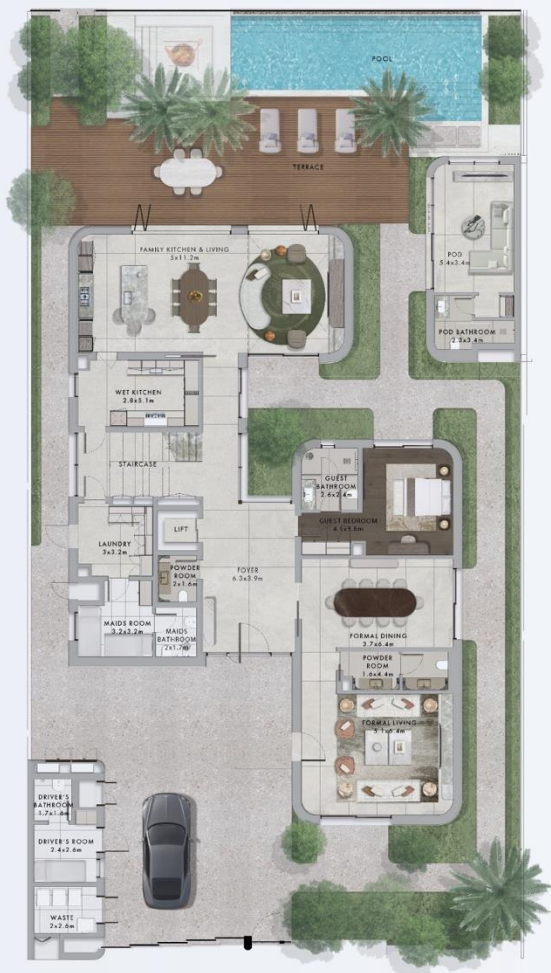
5BED CANAL BACK



5BED CANAL FRONT

5-BED CANAL VILLA

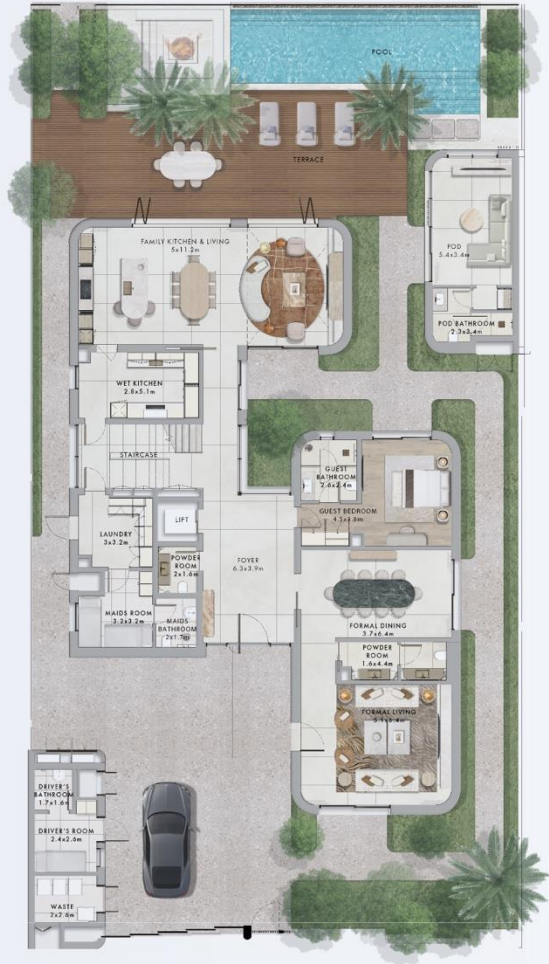
Dark Scheme



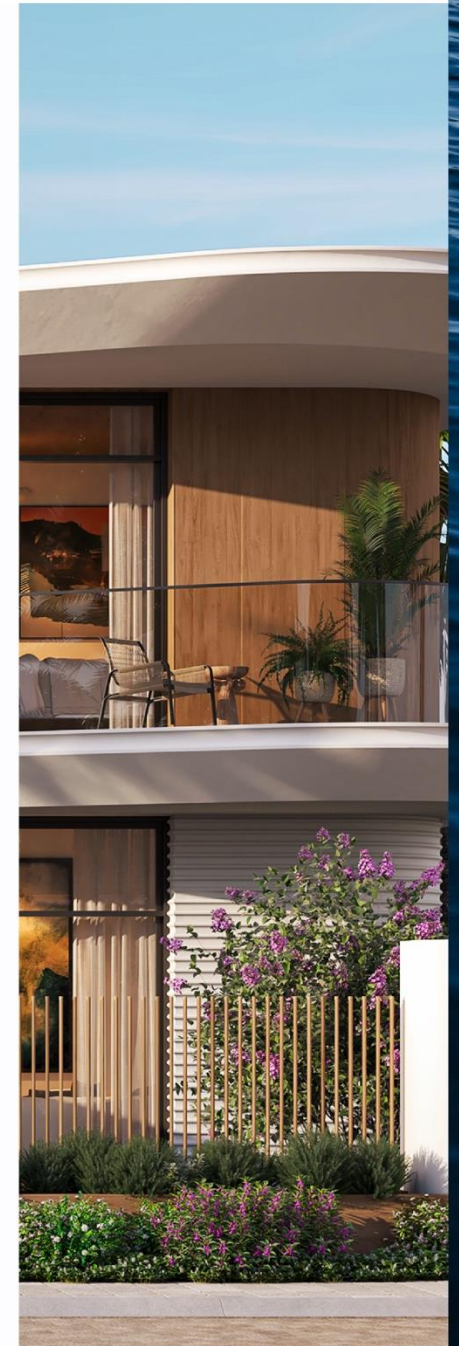
Average area: 571 SQM

5-BED CANAL VILLA

Light Scheme



Average area: 571 SQM





6 BED CANAL FRONT



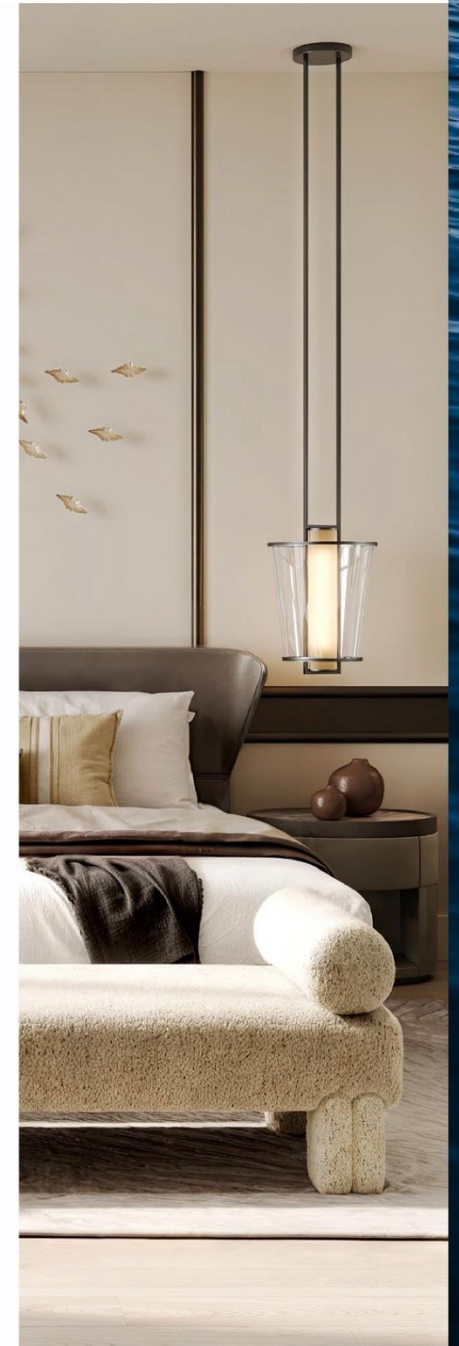
6 BED CANAL BACK

6-BED CANAL VILLA

Dark Scheme



Average area: 631 SQM

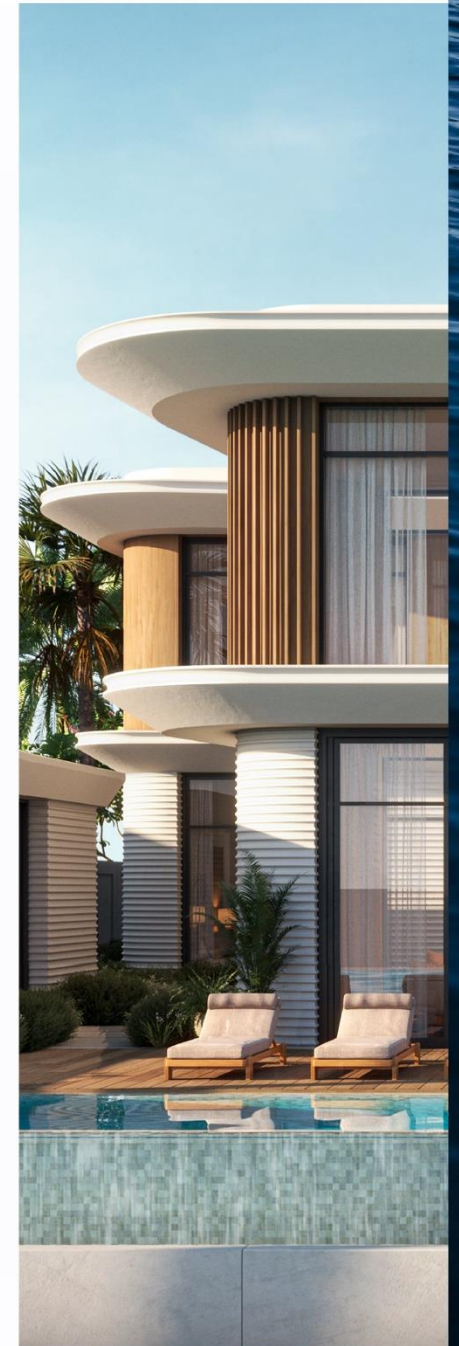


6-BED CANAL VILLA

Light Scheme



Average area: 631 SQM



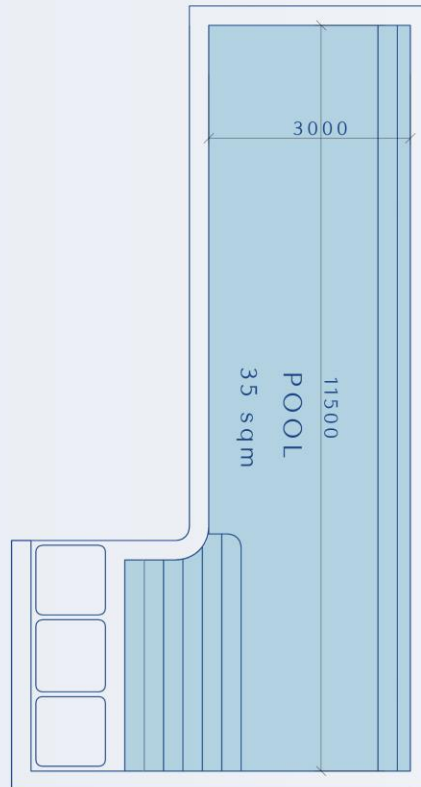


CHOICE TO INCLUDE A POD OR A POOL

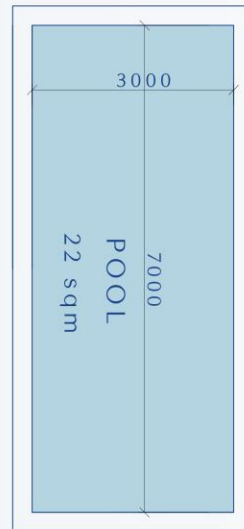
POOL LAYOUTS

Canal and Inland

Canal units

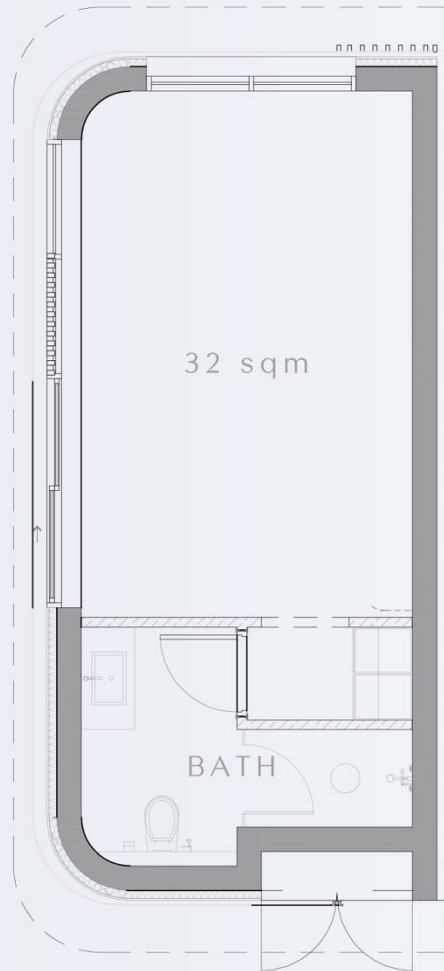


Inland units



POD LAYOUT

Canal and Inland



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



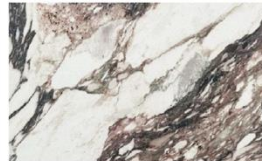
KITCHEN CABINETS & MASTER
WARDROBEDOOR
Fluted Glass



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



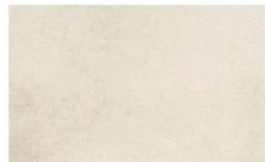
POWDER ROOM
Polished Plaster



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



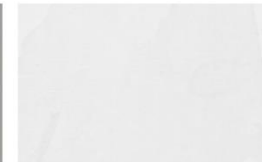
POWDER ROOM
Feature Marble



KITCHEN COUNTERTOP, BACKSPLASH,
ISLAND & SECONDARY
BATHROOM VANITY
Marble



SECONDARY WARDROBE DOOR
Reflective Glass



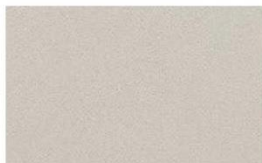
POWDER ROOM
Polished Plaster



MASTER BATHROOM VANITY
& FEATURE WALL
Marble



BATHROOMS VANITY
Reeded timber



BATHROOMS WALL & FLOORING
Porcelain Tile



SANITARYWARE/ GENERAL METAL
Brushed Bronze



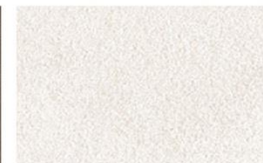
SECONDARY WARDROBE INTERIOR
Matt Lacquer



BATHROOM SHOWER DOOR
Clear Glass



BEDROOM FLOORING
Engineered Wood



FEATURE WALLS
Polished Plaster



WALLS
General Paint



GENERAL FLOORING
Porcelain Tile

A modern, minimalist kitchen and dining area. The kitchen features light wood cabinetry, a built-in oven, and a countertop with a sink and a modern faucet. Three brown leather bar stools are positioned at the kitchen island. The dining area includes a round table with four matching chairs. Large windows provide a view of a tropical landscape with palm trees and a body of water. The text "FAMILY LIVING" is overlaid in the bottom left corner.

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



PSI.

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