

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
Lea Yas Island
Yas Beach
Yas Acres
Yas Acres Golf Club
West Yas
Warner Bros. World™
Ikea Abu Dhabi
Yas Gateway Park North
Yas Mall
Yas Waterworld
Clymb
SeaWorld
Gardenia Bay
Ansam
Ferrari World
Water's Edge
Yas Links Go urse
Yas Marina Circuit
W Abu Dhabi
Mayan
Yas Plaza
Yas Beach Club
Etihad Arena
Yas Bay
ALDAR COMMUNITIES
ENTERTAINMENT
HOTELS
SHOPPING
LANDMARKS



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





SOPHISTICATED ARCHITECTURE

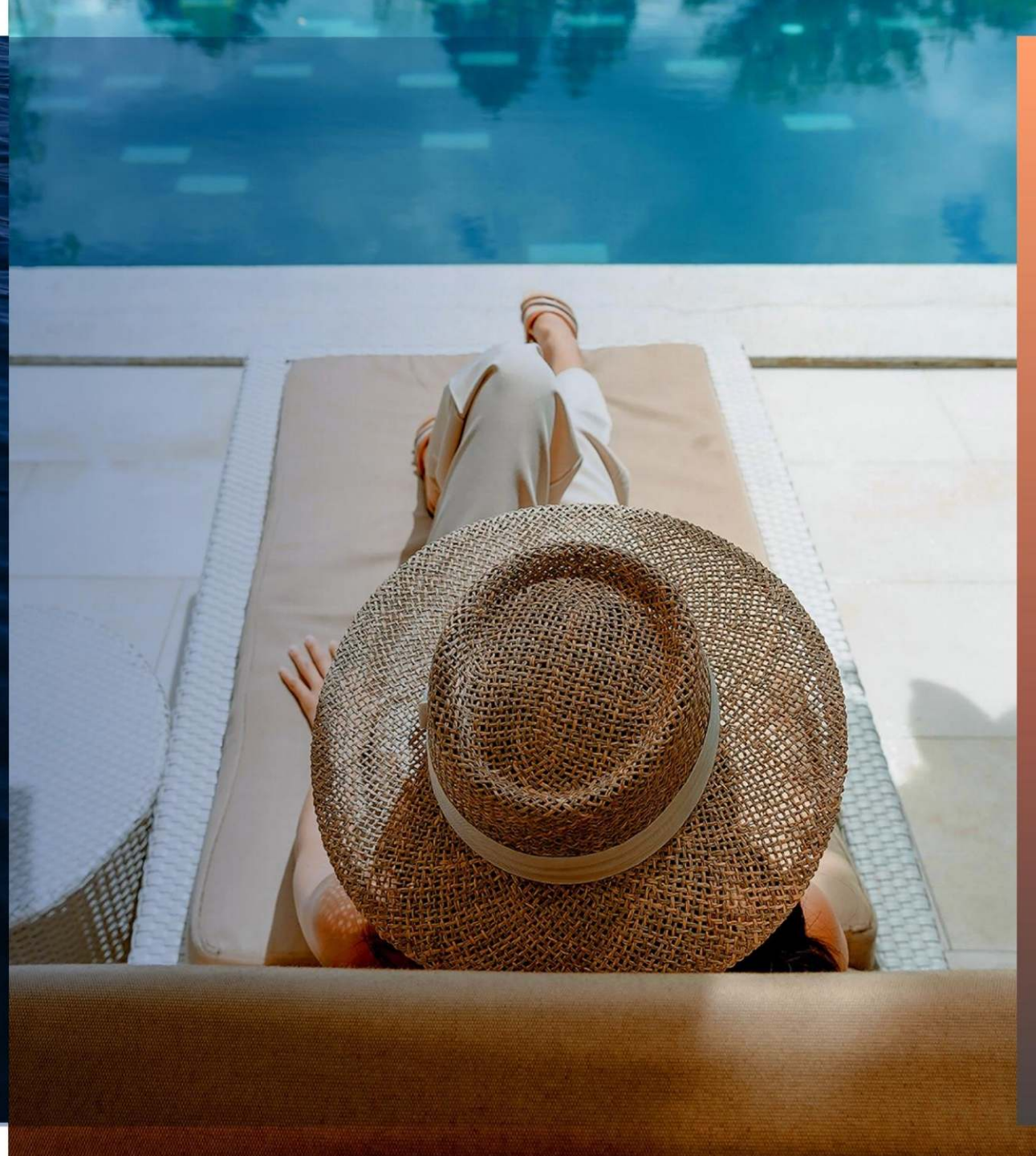
Designed for a luxurious lifestyle, with architecture that harmonizes with light and water, creating elegant and distinctive forms.

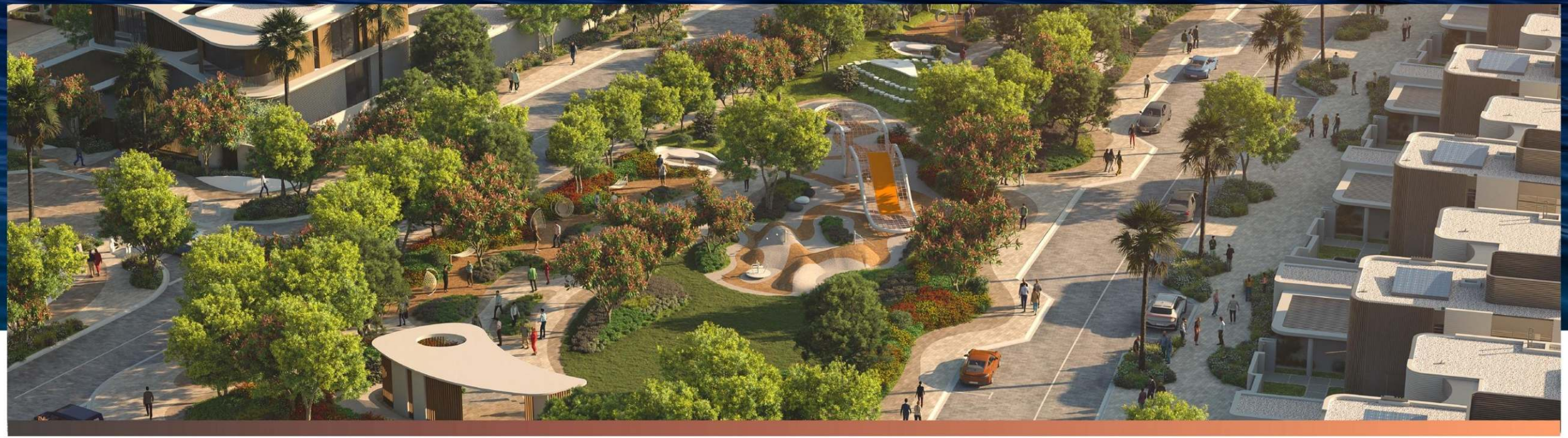
Organic materials blend seamlessly to achieve a modern, sophisticated look that is warm, refined, and timeless



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


5BED INLAND BACK


5BED CANAL BACK



5BED CANAL FRONT


6BED CANAL FRONT


6BED 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
Flutted 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

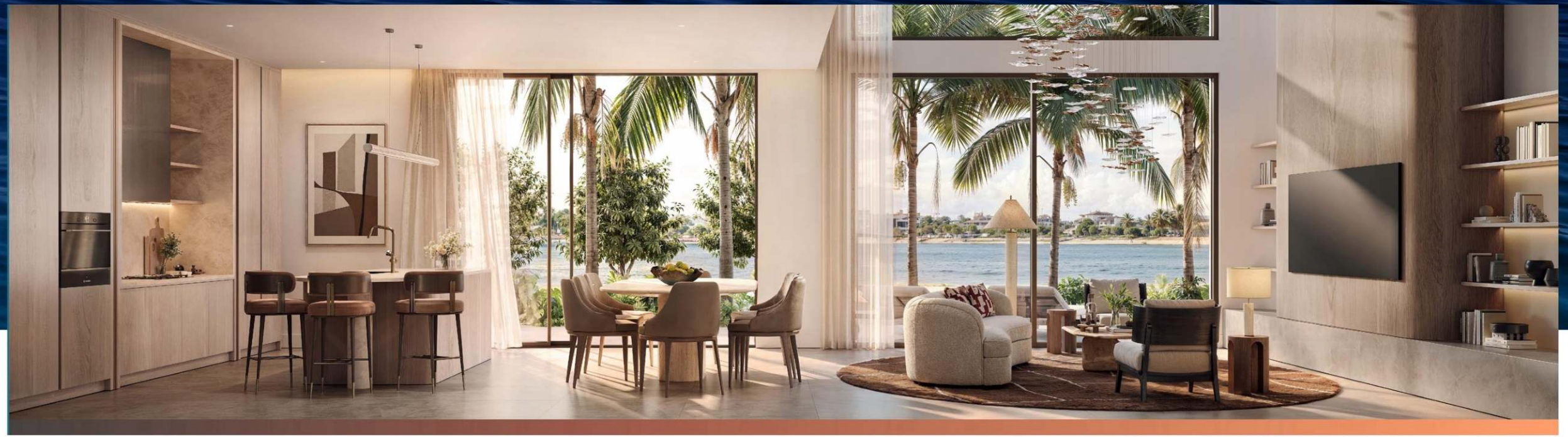

FORMAL LIVING


MASTER BEDROOM


MASTER BATHROOM



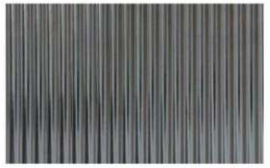
SECONDARY BATHROOM



LIGHT FINISHES



KITCHEN
Metal Lacquer



KITCHEN CABINETS & MASTER WARDROBEDOOR
Flutted Glass



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Veneer

SECONDARY WARDROBE INTERIOR
Matt Lacquer



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FEATURE WALLS
Polished Plaster

WALLS
General Paint

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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%
			100%

MILESTONE DATES CHANGE FOR EACH PHASE

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