YAS RIVA

RESERVE

DISCLAIMER

PICTURES & SCREENSHOTS OF THIS PRESENTATION ARE NOT ALLOWED TO BE TAKEN OR SHARED. KINDLY COMPLY.

YAS RIVA RESERVE IS A GATED WATERFRONT VILLAGE OF 292 SINGLE-ROW VILLAS, SET ALONG THE CANAL AT THE EDGE OF YAS ISLAND.

WARM TIMBER ARCHITECTURE, A WALKABLE CLUBHOUSE AND RETAIL VILLAGE, PARKS AND PLAY AT EVERY TURN, AND PONTOONS ON THE WATER, WITH THE WHOLE OF YAS ISLAND MINUTES FROM YOUR GATE.

ALDAR

YAS RIVA
RESIDENCES

YAS ACRES
THE ORCHIDS

المدينة المستدامة - جزيرة ياس
THE SUSTAINABLE CITY - YAS ISLAND

YAS RIVA

YAS RIVA

RESERVE

CONNECTED TO YAS AND EVERYTHING THE ISLAND HAS TO OFFER

YAS RIVA
RESERVE

DUBAI
50 MIN

SAADIYAT ISLAND
15 MIN

NOYA
BRITISH SCHOOL

WARNER BROS.
WORLD

sphere
abu dhabi

YAS
AMERICAN ACADEMY

ياس مول
YAS MALL

SeaWorld
YAS ISLAND, ABU DHABI

Yas Waterworld

FERRARI
WORLD
YAS ISLAND ABU DHABI

TOPGOLF
YAS ISLAND, ABU DHABI

YAS LINKS
ABU DHABI

ZAYED INTERNATIONAL
AIRPORT | 10 MIN

YAS
MARINA
CIRCUIT

ياس مارينا
yas marina

ETIHAD
ARENA

ياس باي
YAS BAY

LIFE ALONG THE WATER

THE DEVELOPMENT

292 VILLAS

- 247 INLAND
- 45 WATERFRONT

UNIT COMPOSITION

4-BED INLAND VILLA

5-BED INLAND VILLA

6-BED INLAND VILLA

5-BED WATERFRONT VILLA

6-BED WATERFRONT VILLA

HANDOVER

Q3 2030

AMENITIES

MOVE

FITNESS AND SPORT
FOR EVERY AGE.

- JOGGING TRACK
- INDOOR FITNESS AREA
- OUTDOOR FITNESS AREA
- PADEL COURTS
- OUTDOOR TABLE TENNIS
- COMMUNITY-WIDE CYCLE TRACK



AMENITIES

UNWIND

PLACES TO SLOW
DOWN AND RECHARGE.

- ADULT SWIMMING POOL
- YOGA STUDIO
- MEDITATION LAWN
- CANAL VIEWING DECK
- HOBBY GARDEN AND POCKET PARKS



AMENITIES

GATHER

PLACES TO MEET,
HOST AND SPEND TIME TOGETHER.

- COMMUNITY CLUBHOUSE
- LIBRARY AND STUDY LOUNGE
- INDOOR GAMES ROOM
- CAFÉ, MINI MART AND EVERYDAY SERVICES
- PICNIC AREAS AND F&B SEATING



AMENITIES

PLAY

ROOM FOR CHILDREN
TO ROAM.

- INDOOR AND OUTDOOR KIDS' PLAY AREAS
- KIDS' SWIMMING POOL AND SPLASH PADS
- SAND PLAYGROUND AND CLIMBING PLAY
- NEIGHBOURHOOD, POCKET AND LINEAR PARKS
- WATER FEATURE AND PICNIC LAWNS



GROW SOMETHING OF YOUR OWN



THE HOBBY GARDEN GIVES RESIDENTS THEIR OWN PLOT TO GROW HERBS, VEGETABLES, FLOWERS AND FRUIT TREES, A SLOWER KIND OF WEEKEND, SHARED WITH NEIGHBOURS.

COME HOME TO RESORT-STYLE LIVING

ADULT AND CHILDREN'S SWIMMING POOLS SIT AT THE HEART OF THE CLUBHOUSE,
SHADED, LANDSCAPED AND OPEN TO EVERY RESIDENT.

A FRONT ROW ON THE CANAL

THE CANAL VIEWING DECK OPENS STRAIGHT ONTO THE WATER, THE PLACE THE COMMUNITY GATHERS AT GOLDEN HOUR.

GREEN IN EVERY DIRECTION

A NEIGHBOURHOOD PARK ANCHORS THE COMMUNITY, LINKED BY LINEAR PARKS, POCKET PARKS AND A CENTRAL WATER FEATURE, OPEN SPACE IS NEVER MORE THAN A SHORT WALK AWAY.

ALDAR HAS TWO DECADES OF PROVEN DELIVERY

FOR MORE THAN TWO DECADES, ALDAR HAS SHAPED COMMUNITIES, SCHOOLS, HOTELS AND DESTINATIONS ACROSS ABU DHABI. ON AND AROUND YAS ISLAND, ITS PORTFOLIO INCLUDES YAS ACRES, YAS PARK VIEWS, YAS GOLF COLLECTION, NOYA, NOBU RESIDENCES ABU DHABI AND YAS RIVA, THE COMMUNITY YAS RIVA RESERVE NOW SITS OPPOSITE, ACROSS THE CANAL.

4 BEDROOM
INLAND VILLA



5 BEDROOM
INLAND VILLA

6 BEDROOM
INLAND VILLA



5 BEDROOM
WATERFRONT VILLA

6 BEDROOM
WATERFRONT VILLA
(L-SHAPED)

6-BEDROOM
WATERFRONT VILLA



AVAILABILITY

UNIT MODEL	TOTAL UNITS	AVG AREA GSA (SQM)	PLOT AREA (SQM)
4-BED INLAND	96	437	711
5-BED INLAND	116	482	828
6-BED INLAND	35	538	936
5-BED WATERFRONT	17	552	802
6-BED WATERFRONT	28	609	1,294



PRICING

UNIT MODEL	STARTING PRICE
4-BED INLAND	AED 7.9M
5-BED INLAND	AED 9.3M
6-BED INLAND	AED 10.5M
5-BED WATERFRONT	AED 13.3M
6-BED WATERFRONT	AED 14.5M

5 YEARS
SERVICE CHARGE WAIVER

2%
ADM WAIVER

SERVICE CHARGE

YEAR 1 (2030):
AED 6.21/SQ.FT

AED 66.83/SQ.M

YEAR 2 (2031):
AED 6.33/SQ.FT

AED 68.16/SQ.M

PAYMENT PLAN

MILESTONE	PAYMENT DATE	INSTALMENT	PP 50/50
PAYMENT 1	BOOKING	1	5%
PAYMENT 2	MAR 2027	2	5%
PAYMENT 3	AUG 2027	3	5%
PAYMENT 4	JAN 2028	4	5%
PAYMENT 5	JUN 2028	5	5%
PAYMENT 6	NOV 2028	6	5%
PAYMENT 7	APR 2029	7	10%
PAYMENT 8	SEP 2029	8	10%
HANDOVER	HANDOVER	9	50%

NO MORTGAGE PRE-APPROVAL REQUIRED

Q&A