

YAS RIVA

RESERVE



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.



المدينة المستدامة - جزيرة ياس
THE SUSTAINABLE CITY - YAS ISLAND

YAS ACRES
ORCHIDS

YAS RIVA
RESIDENCES

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

YAS
AMERICAN ACADEMY

WARNER BROS.
WORLD

Yas
WaterWorld

ياس مول
YAS MALL

sphere
abu dhabi

NOYA
BRITISH SCHOOL

SeaWorld
YAS ISLAND, ABU DHABI

FERRARI
WORLD

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

A high-angle photograph of a couple walking hand-in-hand on a wide, paved promenade. To their left is a rectangular swimming pool with a tiled bottom and steps. To their right is a body of water, likely the sea. The promenade is bordered by low hedges and some trees. The overall scene is bright and sunny, suggesting a luxurious coastal lifestyle.

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



A warm, golden-hour photograph of a modern residential complex's shared garden. In the foreground, a man and a young girl are crouched in a wooden planter box filled with tomato plants. The man is smiling and pointing at a tomato, while the girl holds one. In the background, another man in a hat and overalls is watering plants with a silver watering can. Further back, a man and a woman are walking on a path. The garden is lush with various plants, flowers, and young trees, all set against a backdrop of modern, multi-story apartment buildings with large windows and balconies. The sun is low on the horizon, creating a soft, warm glow throughout the scene.

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.

A high-angle, wide shot of a modern, circular clubhouse with a curved, light-colored concrete exterior. The clubhouse has a large, open-air interior space visible through a large opening. In the foreground, a circular stone patio features a water play area with several vertical jets of water. Two children, a boy and a girl, are running through the water jets. To the right of the water play area is a large, circular swimming pool with a low stone wall. Further back, another larger swimming pool is visible, surrounded by lounge chairs and umbrellas. The entire area is landscaped with various plants and trees, and the scene is bathed in warm, golden light, suggesting late afternoon or early morning.

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.

An aerial photograph of a modern architectural space. On the left, a white building with large glass windows and a balcony is visible. A wide, light-colored wooden deck extends from the building towards a rectangular pool. A person with long hair, wearing a light-colored outfit, is walking on the deck towards the pool. The pool has a greenish-blue tint. To the right of the pool, there are lounge chairs and large green umbrellas. In the background, a canal with dark water stretches towards the horizon. The scene is bathed in warm, golden light, suggesting late afternoon or early morning. The overall aesthetic is clean, modern, and luxurious.

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.

A wide-angle photograph of a paved promenade in Dubai, featuring two skateboarders in the foreground. The skateboarder on the left is wearing a white helmet and black clothing, while the one on the right is wearing a black helmet and light-colored shorts. They are riding on a paved area with a grid pattern. In the background, there are several tall palm trees and a modern city skyline with various skyscrapers, including the Burj Khalifa. The sun is low in the sky, creating a warm, golden light. The text "ALDAR HAS TWO DECADES OF PROVEN DELIVERY" is overlaid in white, uppercase letters at the top of the image.

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

2%

SERVICE CHARGE WAIVER

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