



# YAS RIVA

R E S I D E N C E S

# DISCLAIMER

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





LIVE THE YAS LIFE



A modern, multi-story building with large glass windows and balconies, set against a sunset sky. A couple is standing on a balcony, looking out over the ocean. The building has a curved, cantilevered design. The sky is a mix of orange, pink, and purple. The ocean is visible in the background, and some palm trees are in the foreground.

Introducing  
a resort-inspired sanctuary

where energy, leisure, and balance  
flow together.



# BY THE WATER. NEAR THE ACTION.

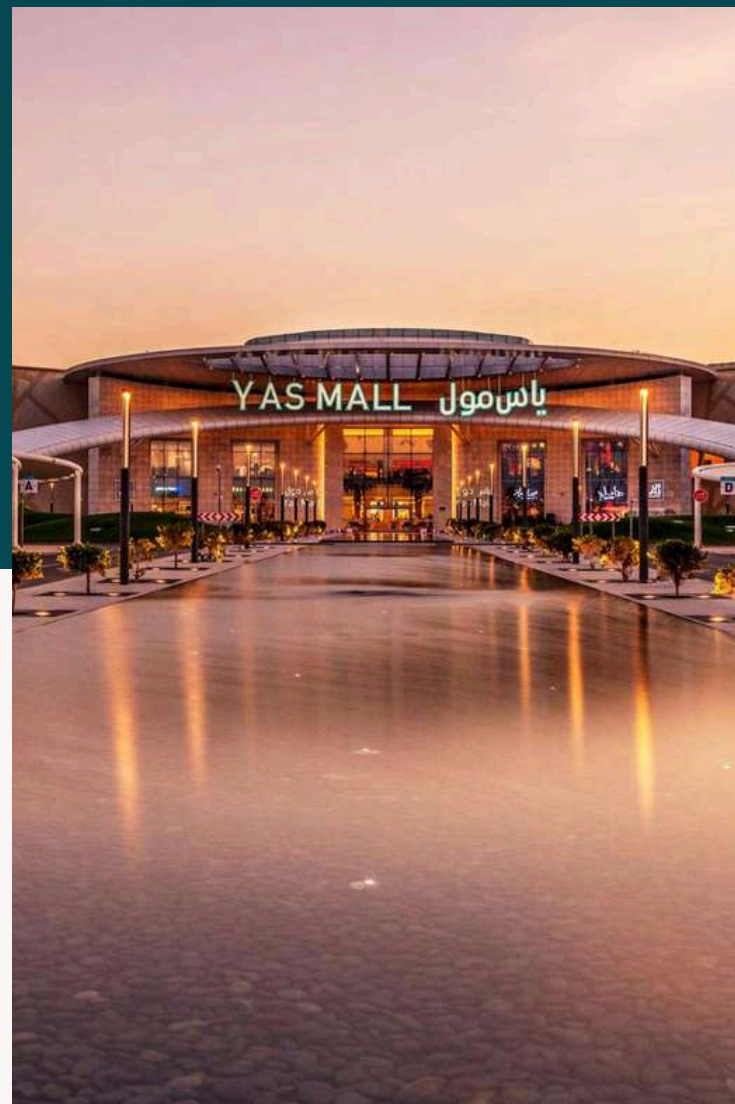
Yas Island is where the excitement of world-class attractions meets the serenity of coastal living. The island offers a lifestyle like no other. Whether you're seeking exhilaration or peace, Yas Island is the ultimate destination to experience the best of both worlds.





# CLOSE TO THE BEST OF LIFESTYLE & LEISURE

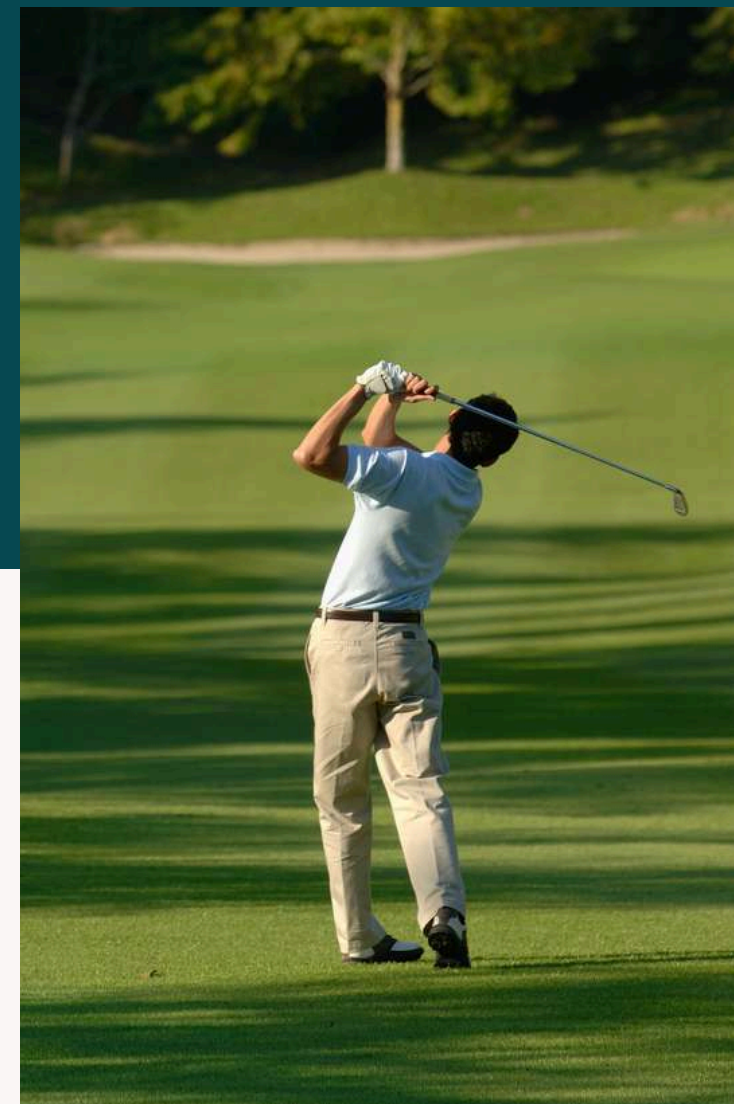
YAS  
MALL



YAS  
BAY



YAS LINKS  
ABU DHABI



ETIHAD  
ARENA





# AND TO WORLD-CLASS ATTRACTIONS

FERRARI WORLD  
ABU DHABI



WARNER BROS.  
WORLD ABU DHABI



SEAWORLD  
ABU DHABI



YAS MARINA  
CIRCUIT





# PERFECTLY PLACED FOR LIFE ON YAS ISLAND



**YAS TO SAADIYAT**  
20KM | 20 MINS DRIVE

**YAS TO ZAYED AIRPORT**  
10KM | 10 MINS DRIVE

**YAS TO CORNICHE**  
28KM | 30 MINS DRIVE

**YAS TO DUBAI**  
115KM | 50 MINS DRIVE

**Disney**  
ABU DHABI  
COMING SOON



**YAS RIVA**  
RESIDENCES





# PROPERTY DETAILS

NUMBER OF UNITS

950

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TYPES OF UNITS

STUDIO, 1, 2 AND 3-  
BEDROOM APARTMENTS

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HANDOVER

Q4 2029



# DISTINCT DESIGN

Defined by its distinctive architectural vision, the development is crafted to embody a resort-style living experience. The design harmonizes light and water to shape elegant, expressive forms, while natural materials integrate seamlessly to create a contemporary aesthetic that is warm, refined, and timeless.



# DESIGN LEGACY

Inspired by some of the world's most iconic examples of modern architecture—such as the Barcelona Pavilion, built in 1929 and celebrated for its minimalist form and masterful use of space—the Yas Riva Residence carries this legacy forward. It reinterprets the timeless principles of proportion, simplicity, and connection with nature, creating a home that stands as a contemporary architectural statement on Yas Island.







ANCOR-B5

VENTUS-B6

BAIA-B4

FONTE-B2

CLARA-B3

ONDA-B1





# AMENITIES



Gym with canal views



Kids' play area



Padel court



Community library



Tennis court



Kids' pool



Wellness spa



Yoga



Basketball court



Family pool



Relaxing pool (adults)



Jogging trail



Cycling trail



Water frontage



Multi-purpose room  
and family lounge



Pool café and  
social kitchen



Water connectivity



# YOGA ROOM

Find your balance in dedicated yoga spaces



# GYM WITH CANAL VIEWS

Workout at the state-of-the-art fitness centre with panoramic views along the canal waterfront





# COMMUNITY LIBRARY

Find quiet moments in the community library





# BASKETBALL, PADEL & TENNIS COURTS

Enjoy year-round matches





PLAY

# MULTI-PURPOSE ROOM & FAMILY LOUNGE

Connect in flexible spaces for  
gatherings, events and relaxation



chill

MULTI-PURPOSE ROOM



# KIDS' PLAY AREA

Watch children explore adventure activities





# SOCIAL KITCHEN





# WELLNESS SPA

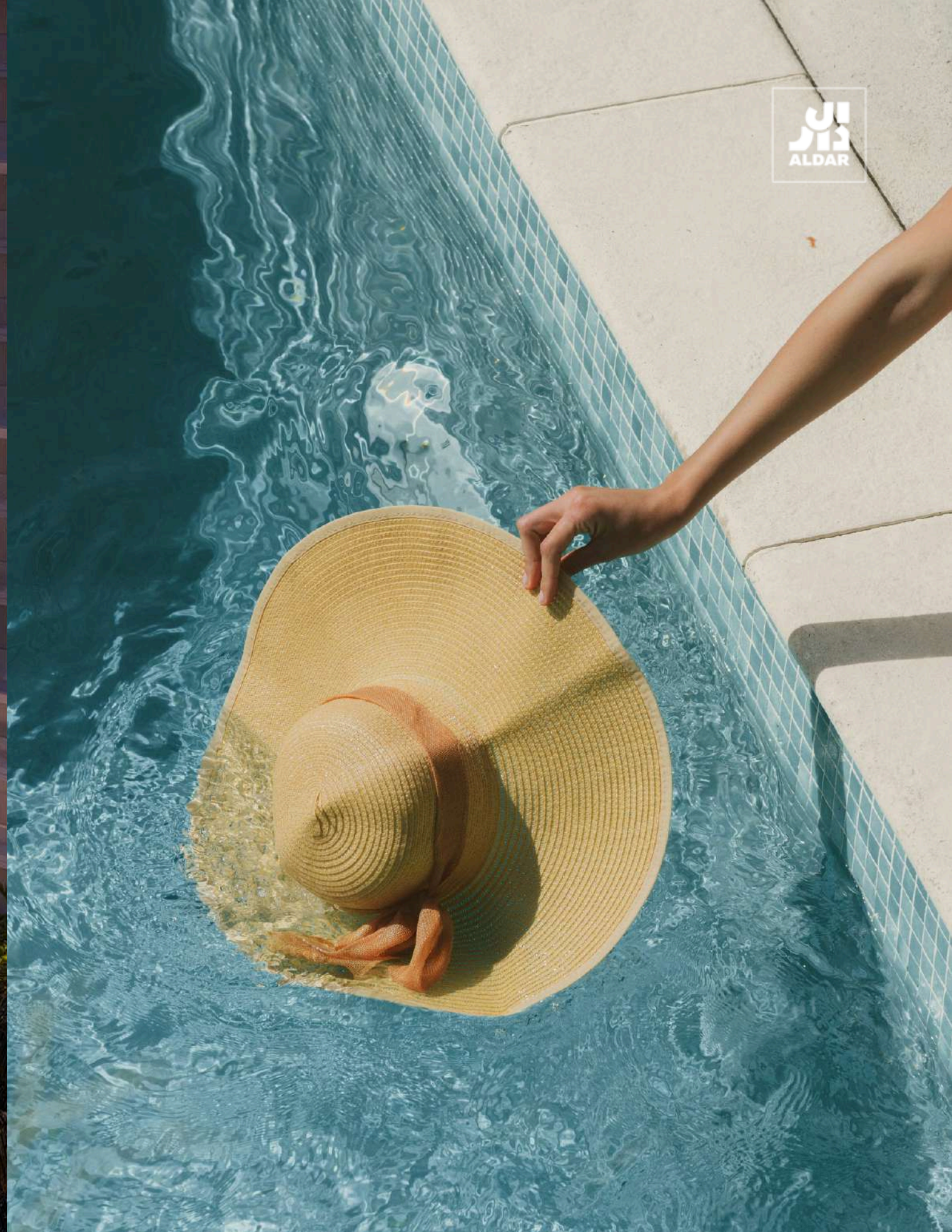
Serene spa spaces designed for relaxation and rejuvenation





# RELAXING POOL & FAMILY POOL

Enjoy a relaxing adults' pool and a dedicated family pool with a separate kids' area.





# SERVICES



Event & community  
engagement support



24/7 security and  
access control



24/7 maintenance



Fitness training



Wellness concierge



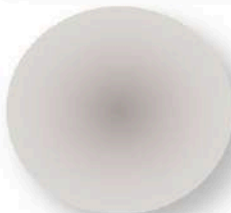
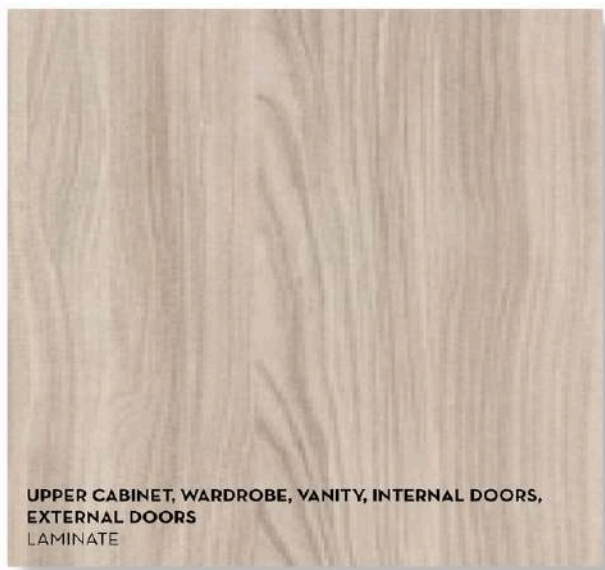
# FINISHES



Thoughtfully designed interiors  
allow you to make the home truly  
yours - inside and out.



# WARM NEUTRALS AND NATURAL TEXTURES



**SANITARY WARE (WC & BASIN)**  
CERAMIC



**SANITARY WARE (SHOWERS & MIXERS)**  
BRUSHED CHROME METAL





LIVING ROOM, DINING & KITCHEN



# BEDROOM







BATHROOM





# FLOOR PLANS

DISCOVER SPACES DESIGNED FOR  
MODERN LIVING



# YAS RIVA

R E S I D E N C E S



STUDIO | TYPICAL



# YAS RIVA

R E S I D E N C E S



1 BEDROOM | TYPICAL



# YAS RIVA

R E S I D E N C E S



2 BEDROOM | TYPICAL



# YAS RIVA

R E S I D E N C E S



3 BEDROOM + MAID | TYPICAL



A modern, multi-story residential building with a light-colored facade and large windows. In the foreground, there is a swimming pool with a small waterfall on the left side. Several lounge chairs and large umbrellas are arranged along the pool's edge. The scene is surrounded by lush tropical vegetation, including palm trees and other green plants. The overall atmosphere is serene and luxurious.

# FLOOR PLATES

DISCOVER SPACES DESIGNED FOR  
MODERN LIVING



# YAS RIVA

R E S I D E N C E S



ONDA

B1 GROUND FLOOR PLATE



# YAS RIVA

R E S I D E N C E S



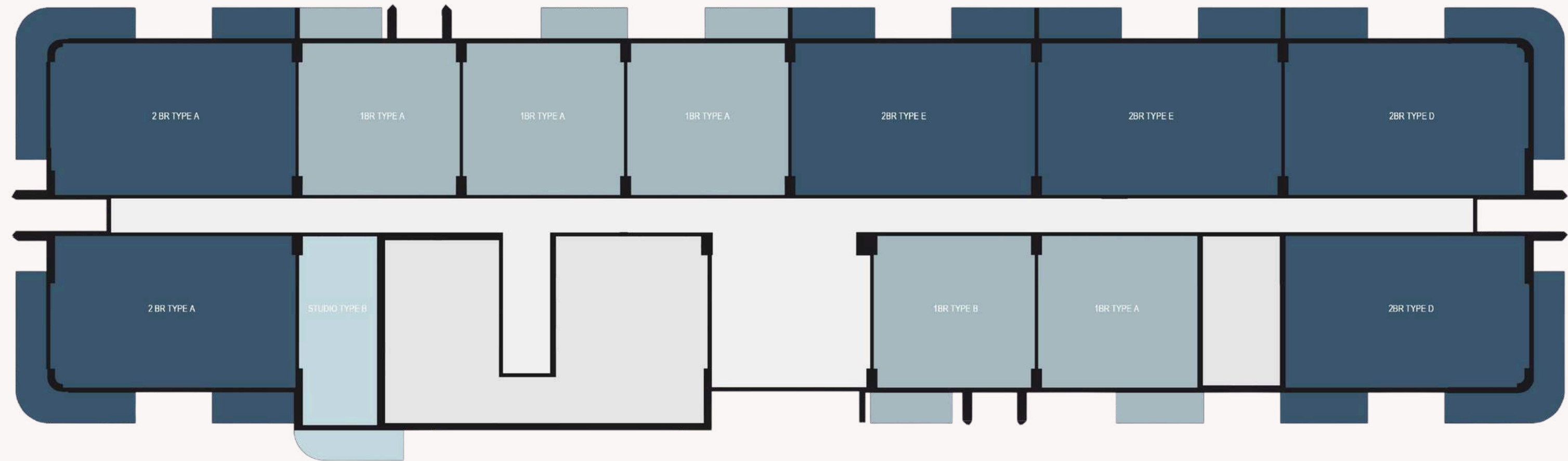
## FONTE

B2 GROUND FLOOR PLATE



# YAS RIVA

R E S I D E N C E S



## CLARA

B3 GROUND FLOOR PLATE



# YAS RIVA

R E S I D E N C E S



BAIA

B4 GROUND FLOOR PLATE



# YAS RIVA

R E S I D E N C E S



## ANCOR

B5 GROUND FLOOR PLATE



# YAS RIVA

R E S I D E N C E S



## VENTUS

B6 GROUND FLOOR PLATE



# YAS RIVA

R E S I D E N C E S



TYPICAL  
1<sup>ST</sup> - 8<sup>TH</sup> FLOOR KEY PLAN



# YAS RIVA

R E S I D E N C E S



TYPICAL  
9<sup>TH</sup> - 11<sup>TH</sup> FLOOR KEY PLAN



# AVAILABILITY

| UNIT MODEL    | TOTAL UNITS | AVG AREA |
|---------------|-------------|----------|
| STUDIO        | 138         | 47       |
| 1 BEDROOM     | 372         | 72       |
| 2 BEDROOM     | 422         | 120      |
| 3 BEDROOM + M | 18          | 187      |
| TOTAL         | 950         |          |





# PRICING

| UNIT MODEL    | PRICE M AED |
|---------------|-------------|
| STUDIO        | 1.35        |
| 1 BEDROOM     | 1.85        |
| 2 BEDROOM     | 2.89        |
| 3 BEDROOM + M | 4.85        |





# PAYMENT PLAN



65/35

5% DOWNPAYMENT





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