

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.



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

sphere
abu dhabi

NOYA
BRITISH SCHOOL

Yas
WaterWorld

ياس مول
YAS MALL

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, warm-toned photograph of a couple walking hand-in-hand on a wide, paved promenade. To their left is a rectangular swimming pool with a set of steps leading into the water. The promenade is bordered by low hedges and small plants. In the background, the sea is visible, and a large tree stands on the left. The overall atmosphere is serene and luxurious.

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 community garden. In the foreground, a man with a beard and a young girl are crouched together, looking at a tomato plant in a wooden planter box. The man is smiling and pointing at the plants. The girl is holding a small red tomato. In the background, another man wearing a hat and overalls is watering a different planter box with a silver watering can. The garden is filled with various plants, including tomatoes, flowers, and small trees. In the distance, a modern, multi-story apartment building with large windows and balconies is visible. The scene is bathed in the soft, warm light of the setting or rising sun, creating a peaceful and communal atmosphere.

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.

The background is a dark, moody composition. It features several bright, out-of-focus light sources in shades of teal and green, which create long, ethereal light trails and lens flare effects. A large, dark, and somewhat indistinct silhouette occupies the upper and central portions of the frame, possibly representing a landscape feature like a mountain or a large architectural structure. The overall atmosphere is mysterious and artistic.

FLOOR PLANS

4 BEDROOM
INLAND VILLA



4 BEDROOM INLAND VILLA



GROUND FLOOR



FIRST FLOOR

5 BEDROOM INLAND VILLA



5 BEDROOM INLAND VILLA

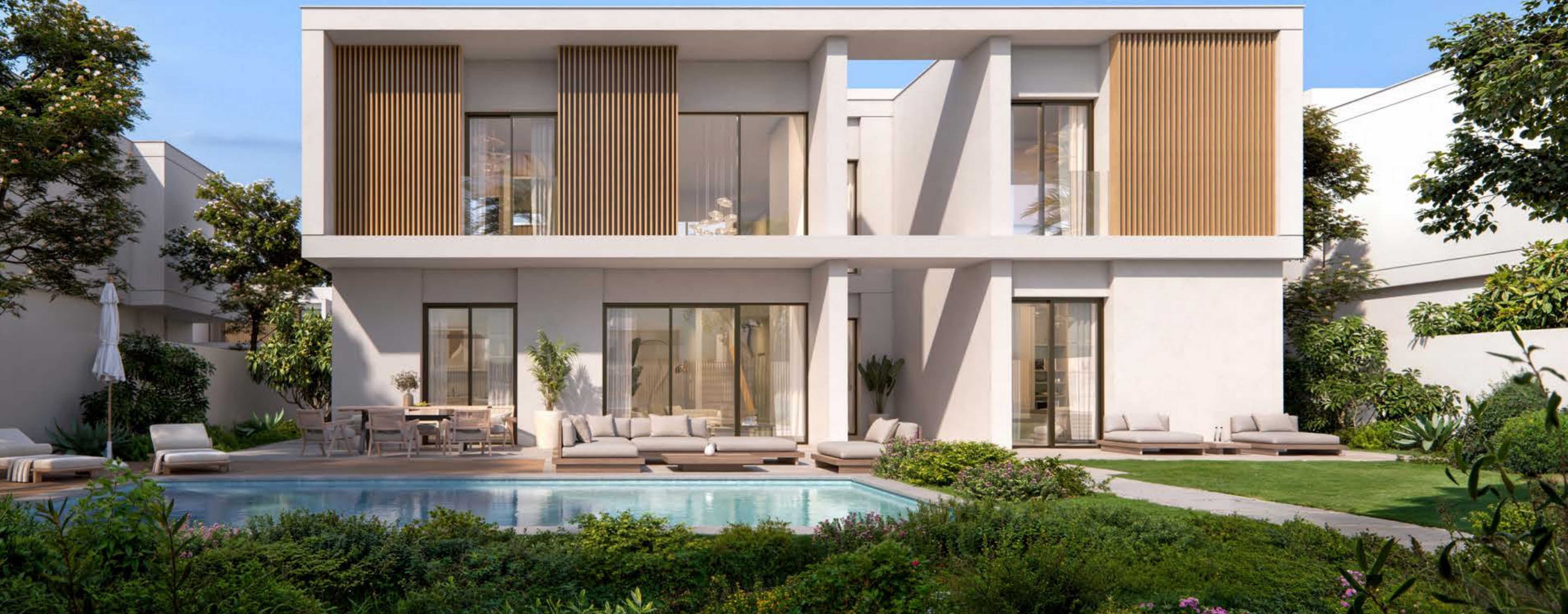


GROUND FLOOR



FIRST FLOOR

6 BEDROOM
INLAND VILLA



6 BEDROOM INLAND VILLA



GROUND FLOOR



FIRST FLOOR

5 BEDROOM WATERFRONT VILLA



5 BEDROOM WATERFRONT VILLA



GROUND FLOOR



FIRST FLOOR

6 BEDROOM WATERFRONT VILLA (L-SHAPED)



6 BEDROOM WATERFRONT VILLA (L-SHAPED)



GROUND FLOOR



FIRST FLOOR

6-BEDROOM WATERFRONT VILLA



6 BEDROOM WATERFRONT VILLA



GROUND FLOOR



FIRST FLOOR



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



Q&A

THANK YOU

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