



YAS RIVA

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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

SeaWorld

Gardenia Bay

Clymb

Ferrari World

Water's Edge

Ansam

Yas Links Golf Course

Yas Marina Circuit

W Abu Dhabi

Mayan

Yas Plaza

Etihad Arena

Yas Beach Club

Yas Bay

● ALDAR COMMUNITIES

● ENTERTAINMENT

● HOTELS

● SHOPPING

● LANDMARKS

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An aerial architectural rendering of a coastal development, likely Yas Viceroy Island. The image shows a dense cluster of modern, low-rise buildings with flat roofs and light-colored facades, interspersed with lush green trees and landscaped areas. A winding road or canal cuts through the development. In the background, a large white dome structure is visible. The foreground shows a body of water with a few small boats. The overall scene is bright and sunny, suggesting a warm climate.

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.

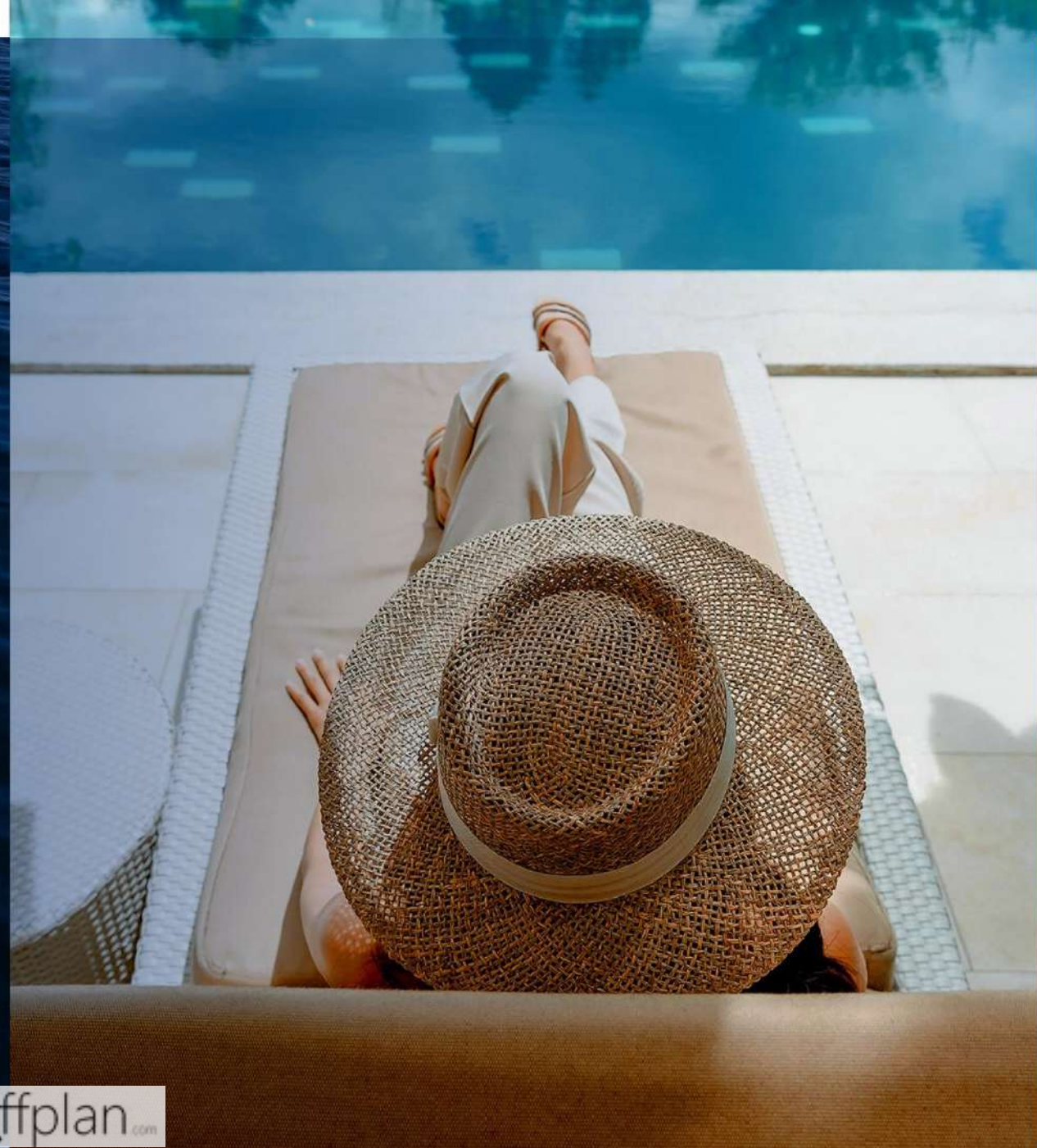
Organic materials blend seamlessly to achieve a modern, sophisticated look that is warm, refined, and timeless

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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

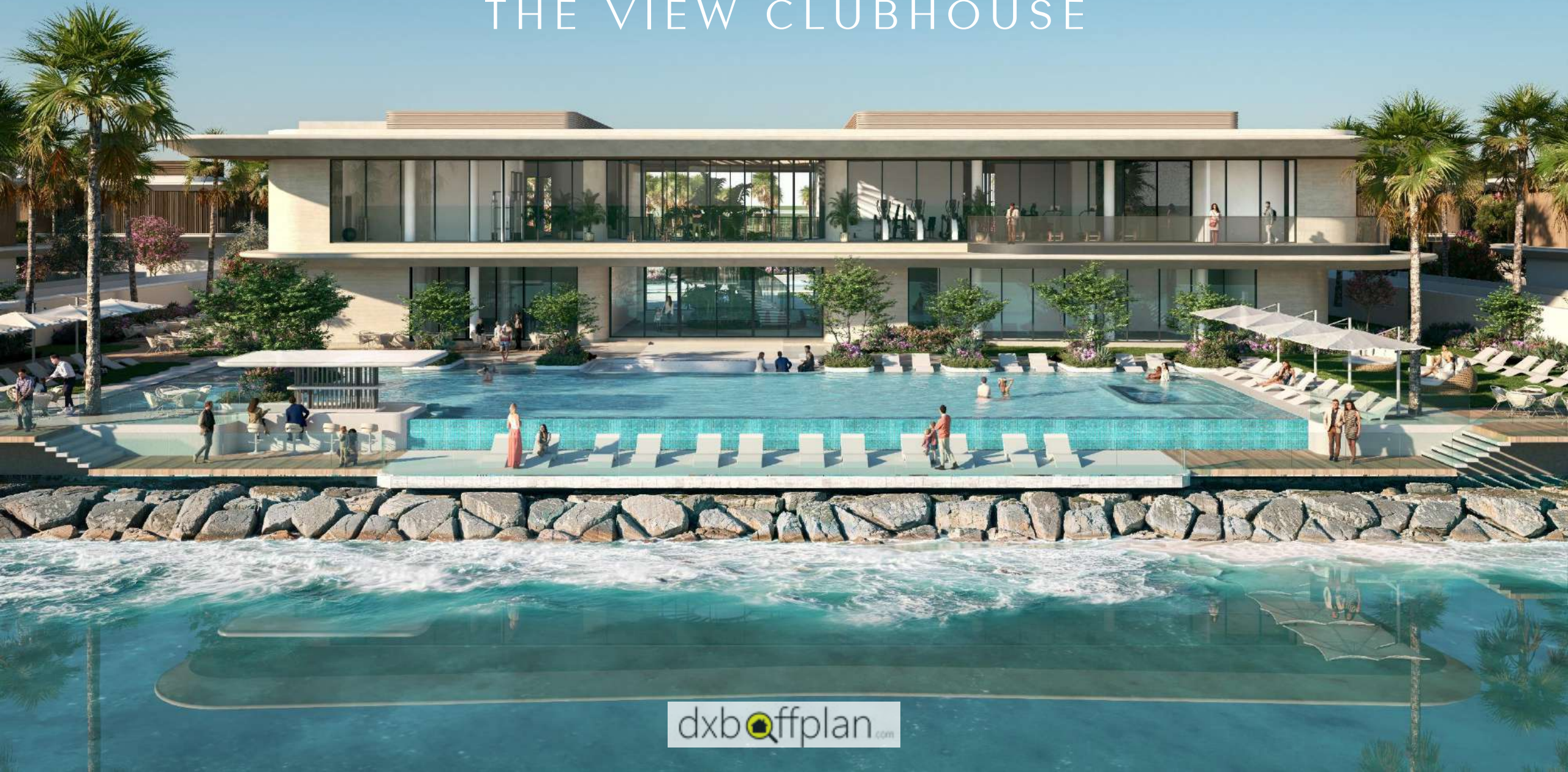


BBQ & Picnic areas



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

FLOOR PLANS





4BED INLAND FRONT

An architectural rendering of a modern, two-story house. The house features a mix of white corrugated metal siding and large glass windows. A central glass wall reveals the interior, including a living area with a sofa and a dining area with a table and chairs. A balcony is visible on the upper floor. In front of the house is a swimming pool, surrounded by lush landscaping with palm trees and various plants. The sky is blue with some light clouds.

4BED INLAND BACK

4-BED INLAND VILLA

Light Scheme

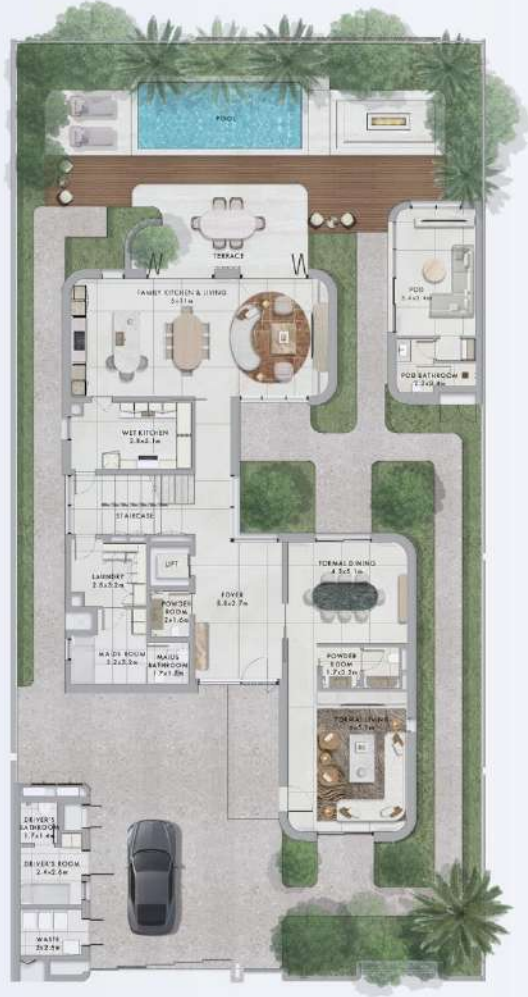


Average area: 481 SQM



4-BED INLAND VILLA

Dark Scheme



Average area: 481 SQM





5BED INLAND FRONT



5BED INLAND BACK

5-BED INLAND VILLA

Dark Scheme



Average area: 562 SQM



5-BED INLAND VILLA

Light Scheme



Average area: 562 SQM





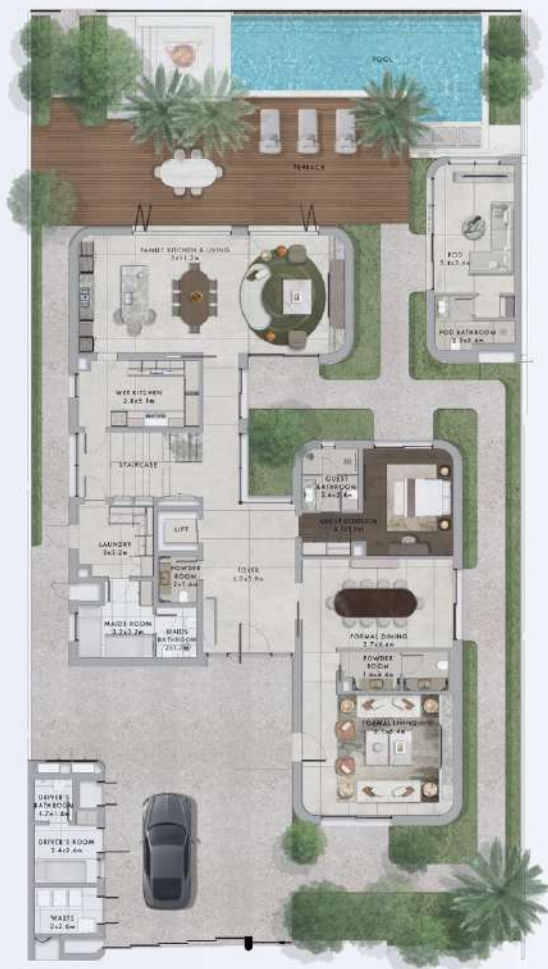
5BED CANAL BACK



5BED CANAL FRONT

5-BED CANAL VILLA

Dark Scheme



Average area: 571 SQM



Light Scheme



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6BED CANAL FRONT



6BED CANAL BACK

6-BED CANAL VILLA

Dark Scheme



Average area: 631 SQM



6-BED CANAL VILLA

Light Scheme



Average area: 631 SQM





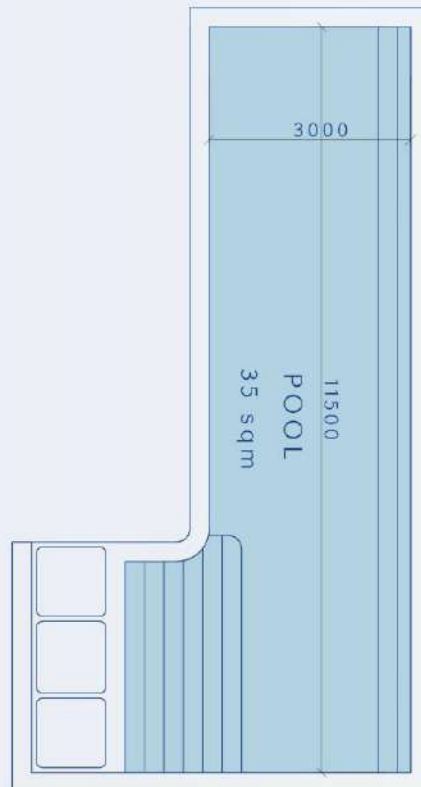
CHOICE TO INCLUDE A POD OR A POOL

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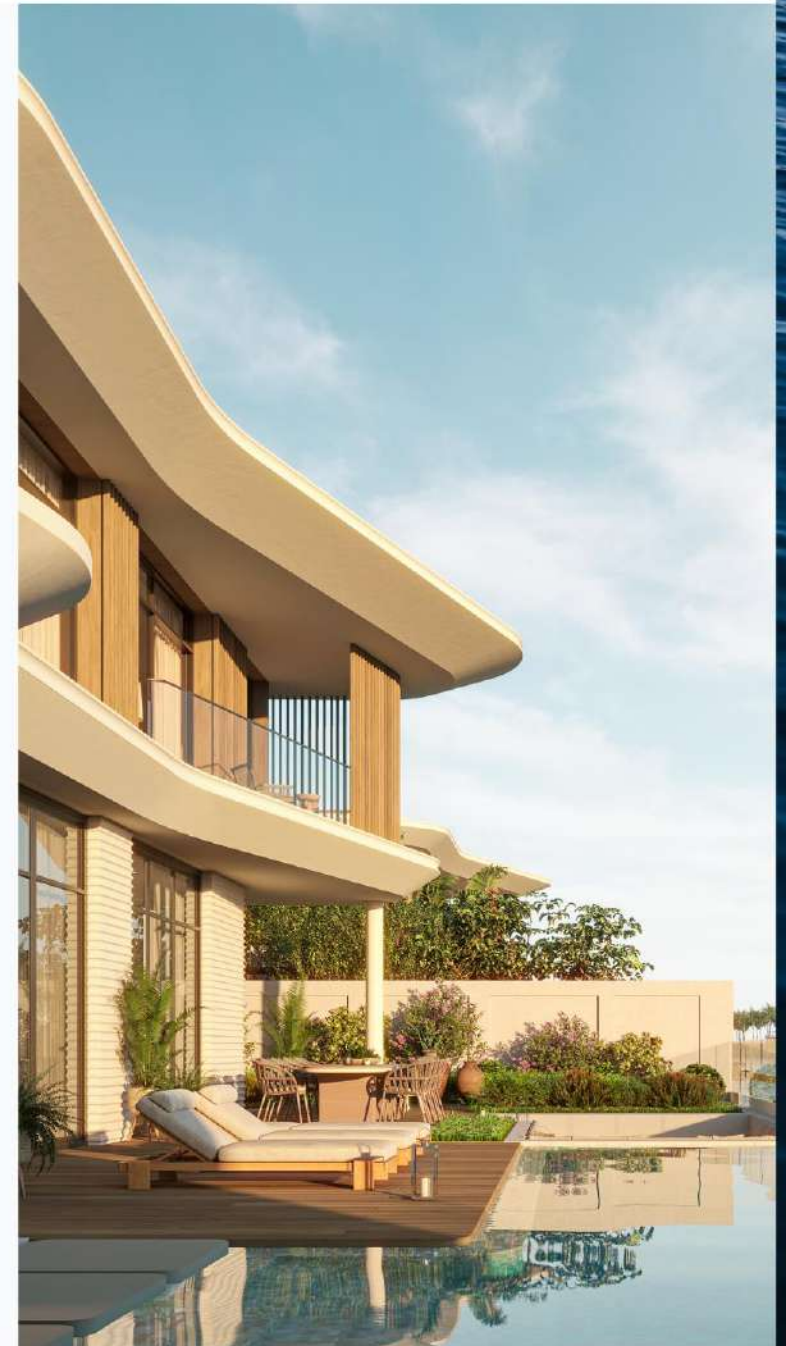
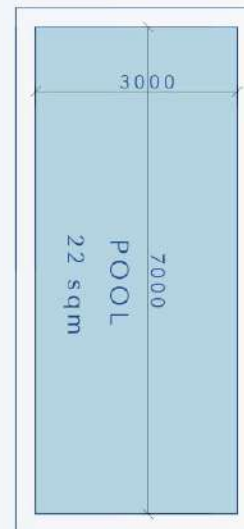
POOL LAYOUTS

Canal and Inland

Canal units

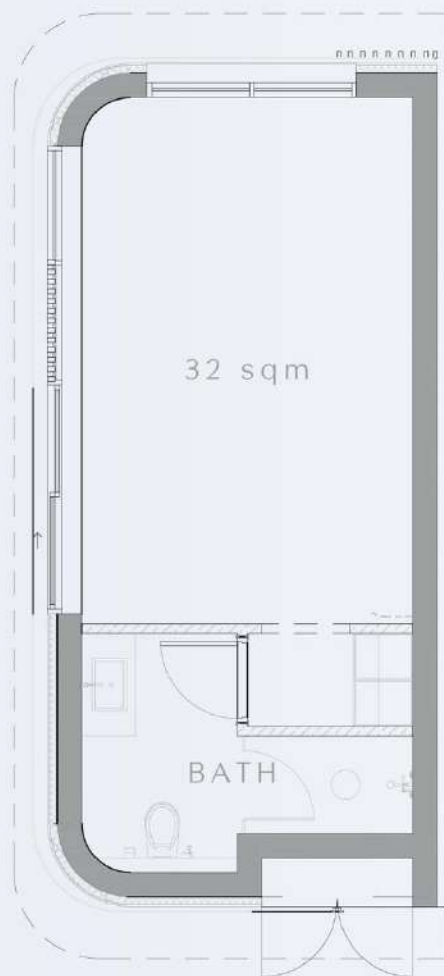


Inland units



POD LAYOUT

Canal and Inland



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
WARDROBE DOOR
Fluted 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 FLOOR



BEDROOM FLOORING:
Engineered Wood



FEATURE WALLS
Polished Plaster



WALLS
General Paint



GENERAL FLOORING
Porcelain Tile



FAMILY LIVING



FORMAL LIVING

The image shows a master bedroom with a curved wall on the left side, featuring a textured, light-colored finish. A large bed with white linens and a green throw blanket is positioned against this wall. Two bedside tables with modern lamps are on either side of the bed. Large windows with light-colored curtains provide a view of a tropical landscape with palm trees and a body of water. A small armchair and a sofa are also visible in the room.

MASTER BEDROOM

MASTER BATHROOM



SECONDARY BATHROOM



LIGHT FINISHES



KITCHEN
Metal Lacquer



KITCHEN CABINETS & MASTER
WARDROBE DOOR
Fluted 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



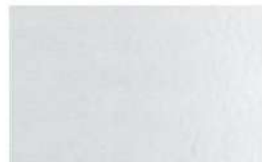
BATHROOMS WALL & FLOORING
Porcelain Tile



SANITARYWARE/ GENERAL METAL
Brushed Bronze



SECONDARY WARDROBE INTERIOR
Matt Lacquer



BATHROOM SHOWER FLOOR
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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

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%
<i>MILESTONE DATES CHANGE FOR EACH PHASE</i>			100%

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



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