

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

SAADIYAT ISLAND
15 MIN

DUBAI
50 MIN

ZAYED INTERNATIONAL
AIRPORT | 10 MIN

YAS
AMERICAN ACADEMY

WARNER BROS.
WORLD

Yas
WaterWorld

FERRARI
WORLD

ياس مول
YAS MALL

TOPGOLF
YAS ISLAND, ABU DHABI

SeaWorld
YAS ISLAND, ABU DHABI

YAS LINKS
ABU DHABI

YAS
MARINA
CIRCUIT

ياس مارينا
YAS MARINA

ETIHAD
ARENA

ياس باي
YAS BAY

NOYA
BRITISH SCHOOL

sphere
abu dhabi



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

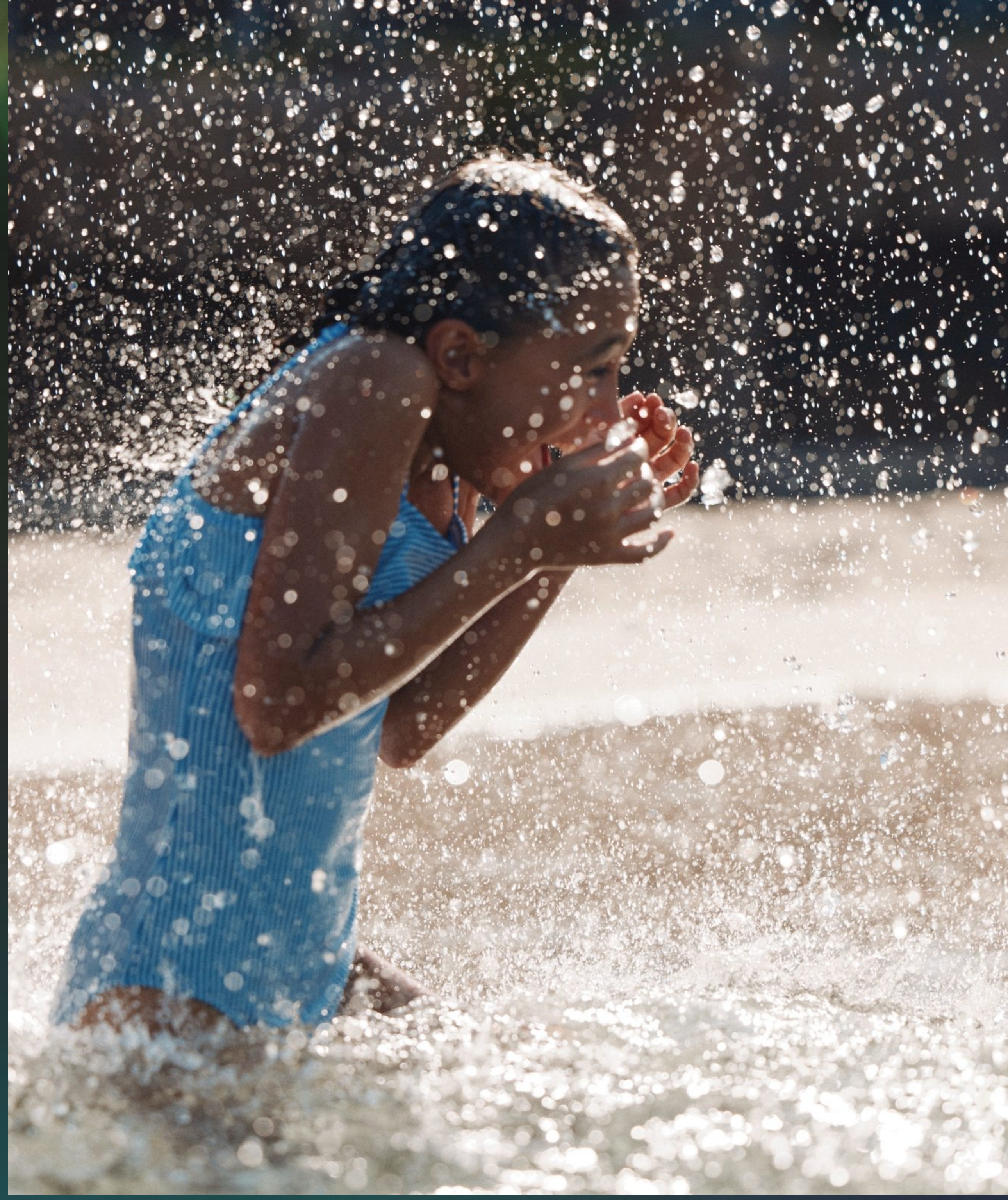


AMENITIES

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 scene in a modern residential garden. In the foreground, a man with a beard and a young girl are crouched in a wooden planter box filled with green leafy plants and red tomatoes. The man is smiling and looking at the girl, who is holding a small red tomato. In the background, another man wearing a hat and overalls is watering plants in a different planter box with a silver watering can. Further back, a man and a woman are walking on a path. The garden is filled with various plants, trees, and a wooden fence. In the background, modern multi-story apartment buildings are visible under a clear sky.

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.

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 the right. In the center of the deck is a rectangular pool with a greenish-blue tiled bottom. A person with long hair, wearing a light-colored outfit, is walking away from the camera on the deck towards the pool. To the right of the pool, there are two large green patio umbrellas and a lounge chair. The entire scene is bordered by a body of water, which is the canal mentioned in the text. The lighting suggests it is late afternoon or early morning, with long shadows cast across the deck.

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 Abu Dhabi. Two skateboarders are riding from left to right. The skateboarder in the foreground is wearing a black t-shirt, light-colored shorts, a black helmet, and dark socks. The skateboarder behind him is wearing a black t-shirt, dark shorts, a white helmet, and dark socks. They are riding on a paved surface made of large, light-colored tiles. In the background, there are several tall palm trees and a modern city skyline with many skyscrapers. The sun is low in the sky, creating a warm, golden light. The water of a canal is visible on the right side 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.

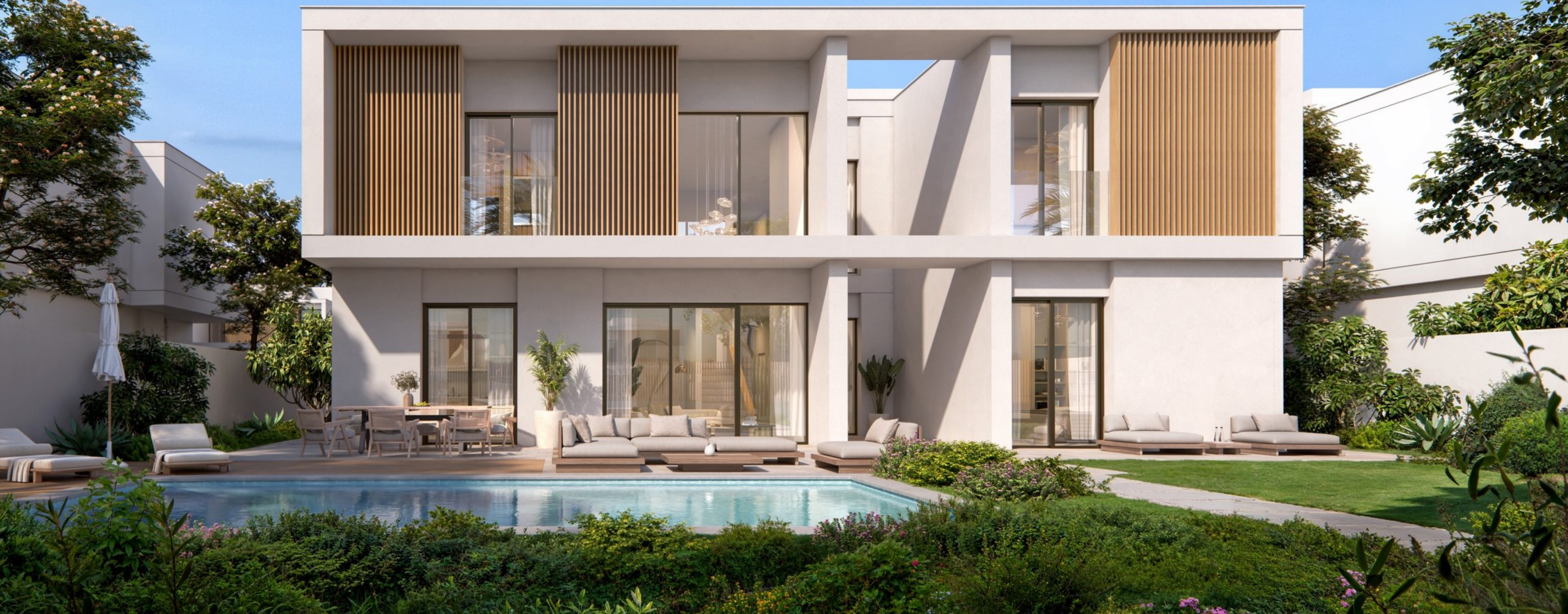
4 BEDROOM
INLAND VILLA



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

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