



YAS RIVA

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

- ALDAR COMMUNITIES
- ENTERTAINMENT
- HOTELS
- SHOPPING
- LANDMARKS

Yas Beach

Lea Yas Island

Yas Acres

West Yas

Warner Bros. World™

Yas Acres
Golf Club

Yas Gateway
Park North

Yas Mall

Ikea Abu Dhabi

Yas Waterworld

SeaWorld

Gardenia Bay

Clymb

Ferrari World

Water's Edge

Ansam

Yas Links Golf Course

Yas Marina Circuit

W Abu Dhabi

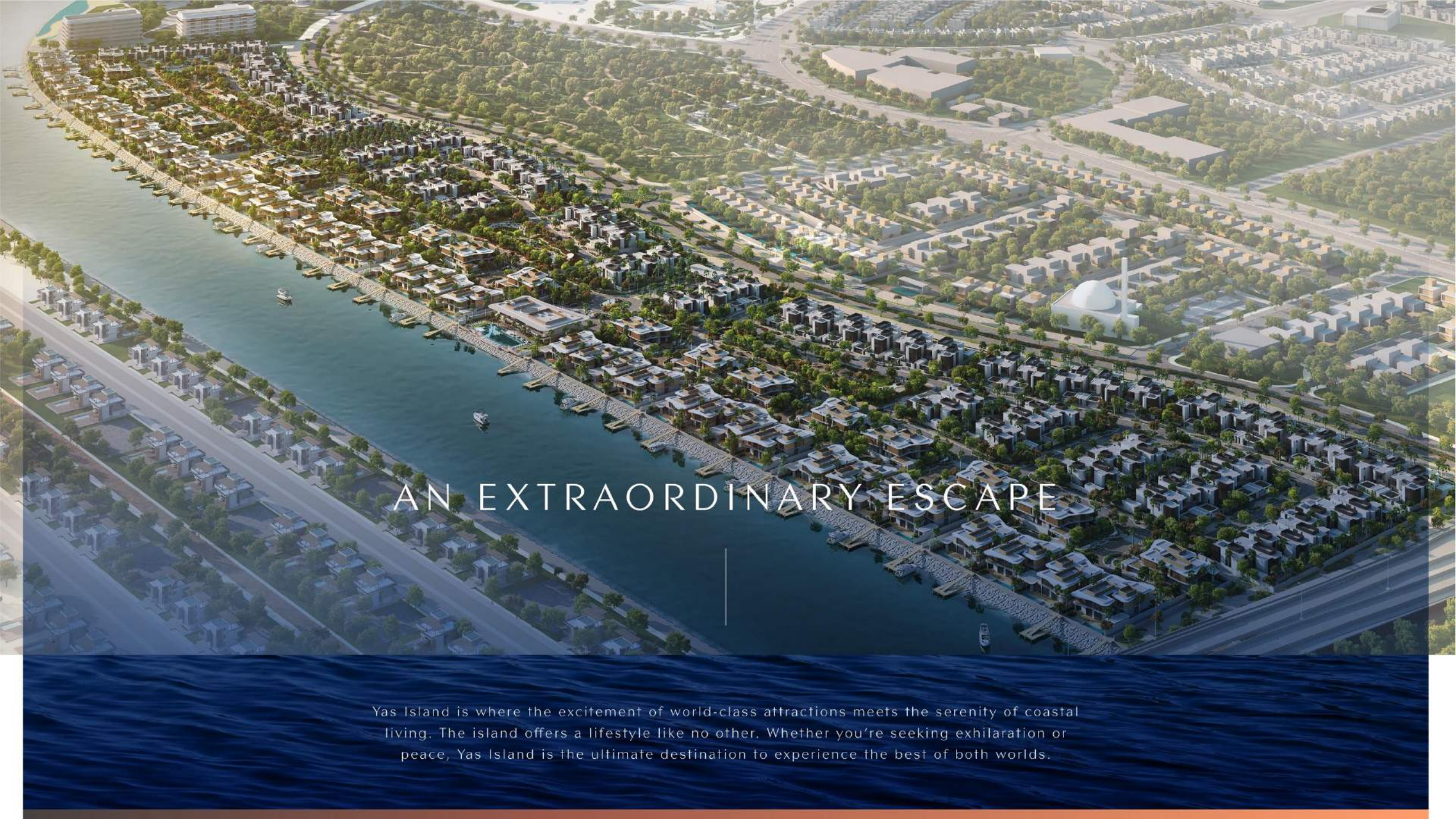
Mayan

Yas Plaza

Yas Beach Club

Etihad Arena

Yas Bay

An aerial architectural rendering of the Yas Viceroy Island development. The image shows a dense cluster of modern, low-rise residential buildings with flat roofs, interspersed with lush greenery and palm trees. A winding canal or lagoon runs through the center of the development, with several small boats docked along its edges. In the background, a large, white, dome-shaped building, likely a mosque, stands out among the trees. The overall scene is bathed in a warm, golden light, suggesting a sunset or sunrise. The text "AN EXTRAORDINARY ESCAPE" is overlaid in white, serif capital letters across the middle of the image.

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

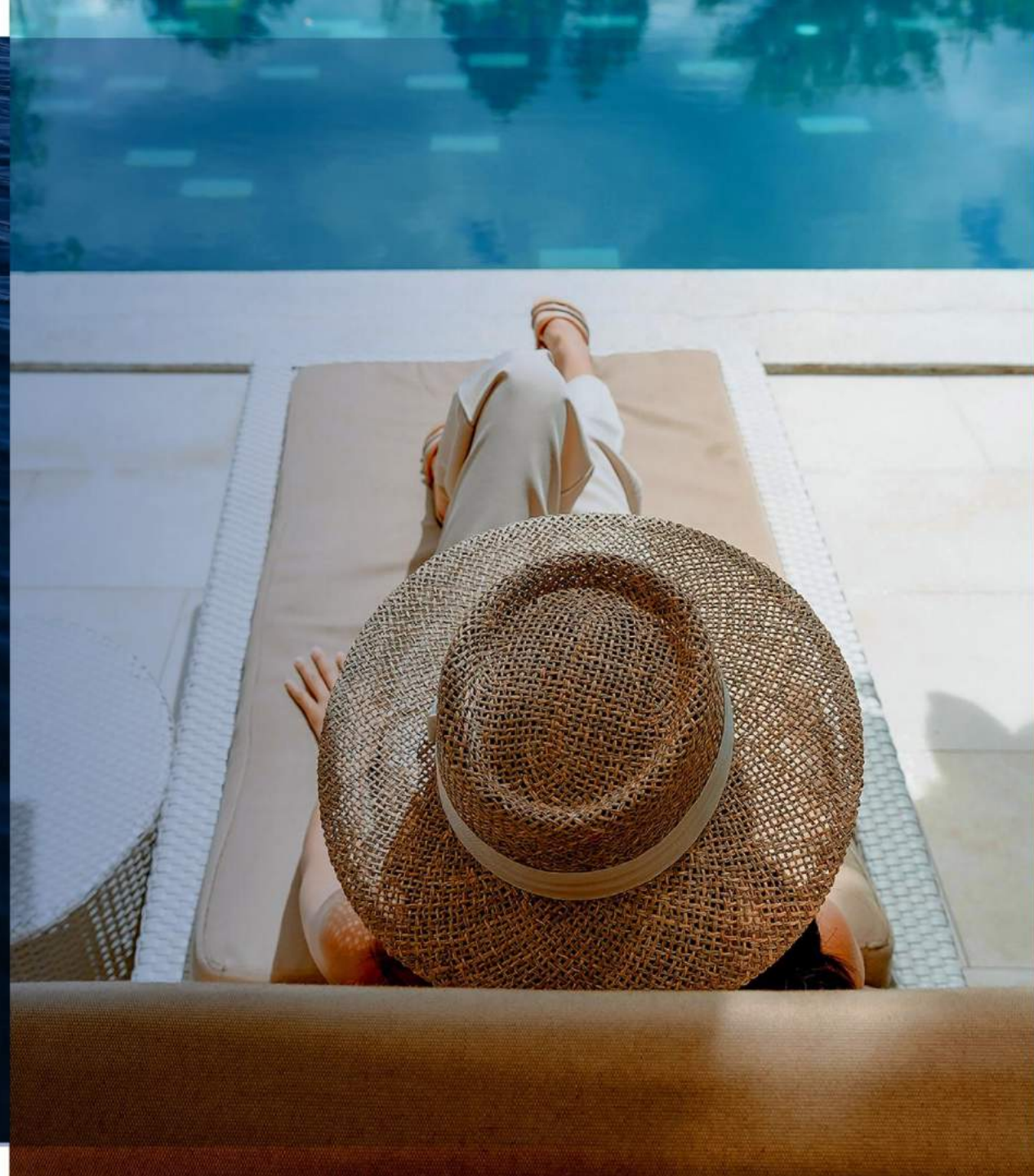
Designed for a luxurious lifestyle, with architecture that harmonizes with light and water, creating elegant and distinctive forms.

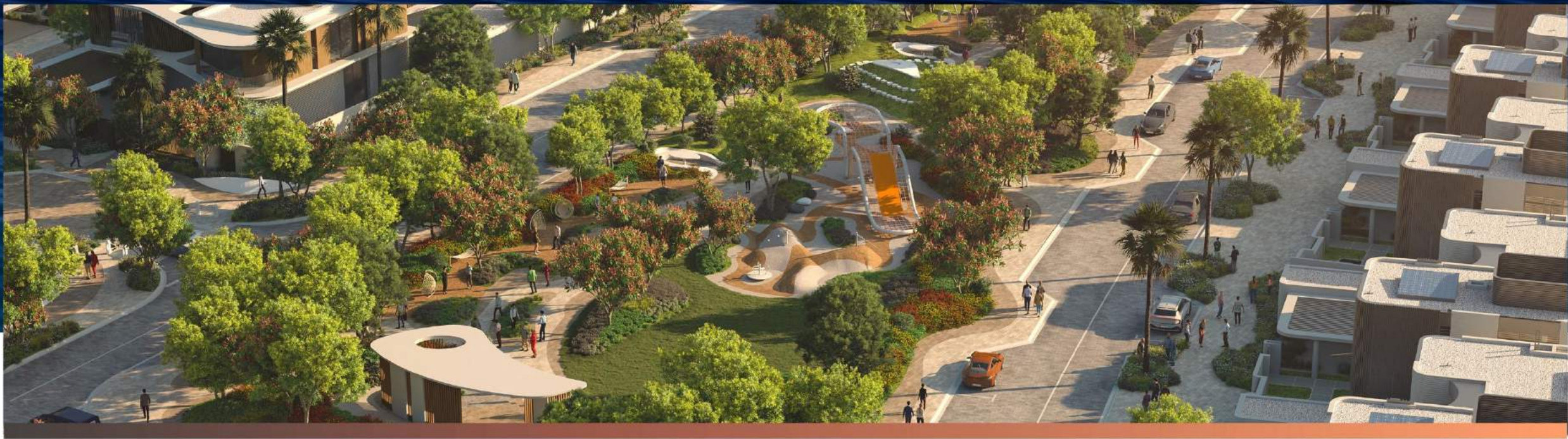
Organic materials blend seamlessly to achieve a modern, sophisticated look that is warm, refined, and timeless



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

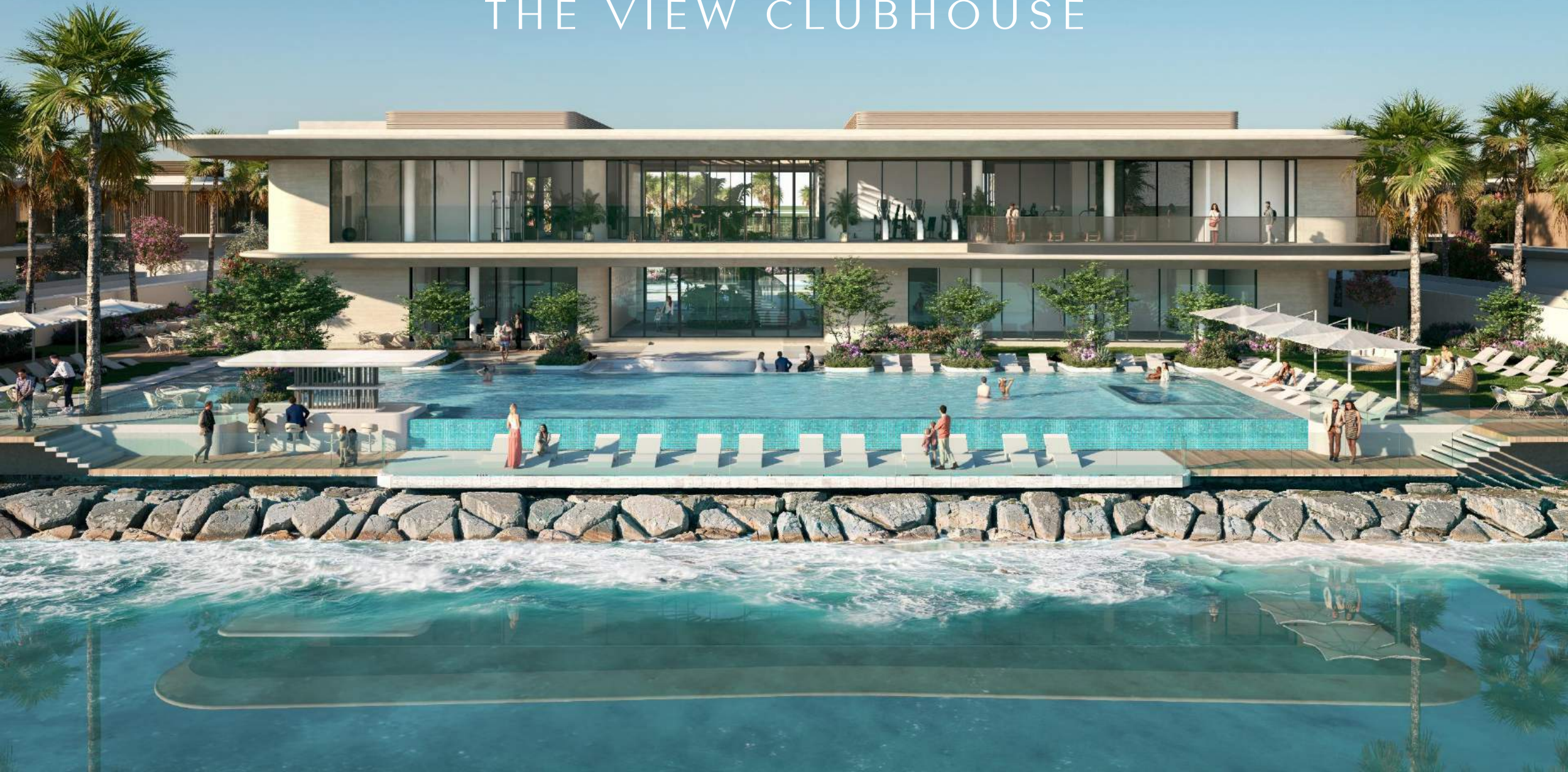


BBQ & Picnic areas



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



4BED INLAND BACK

Light Scheme



Average area: 481 SQM



Dark Scheme





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





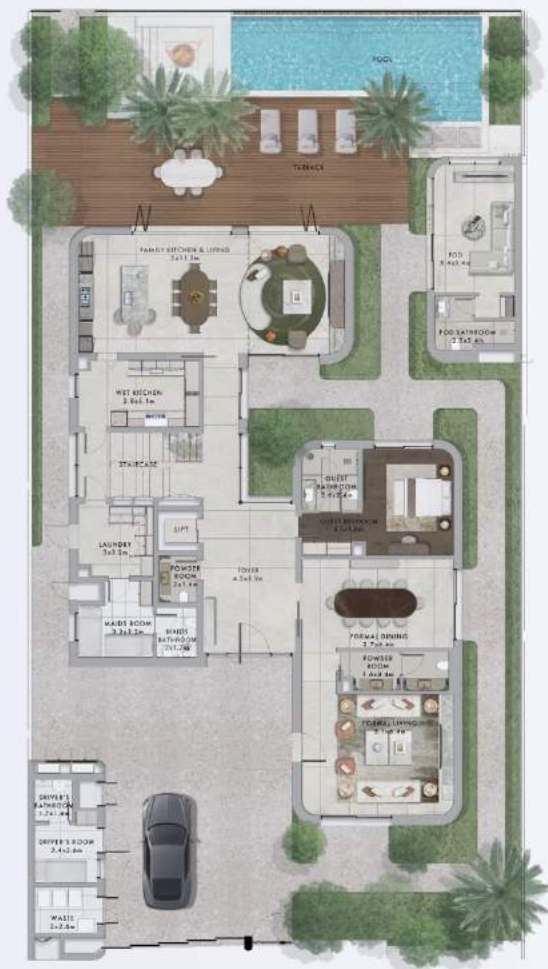
5BED CANAL BACK



5BED CANAL FRONT

5-BED CANAL VILLA

Dark Scheme

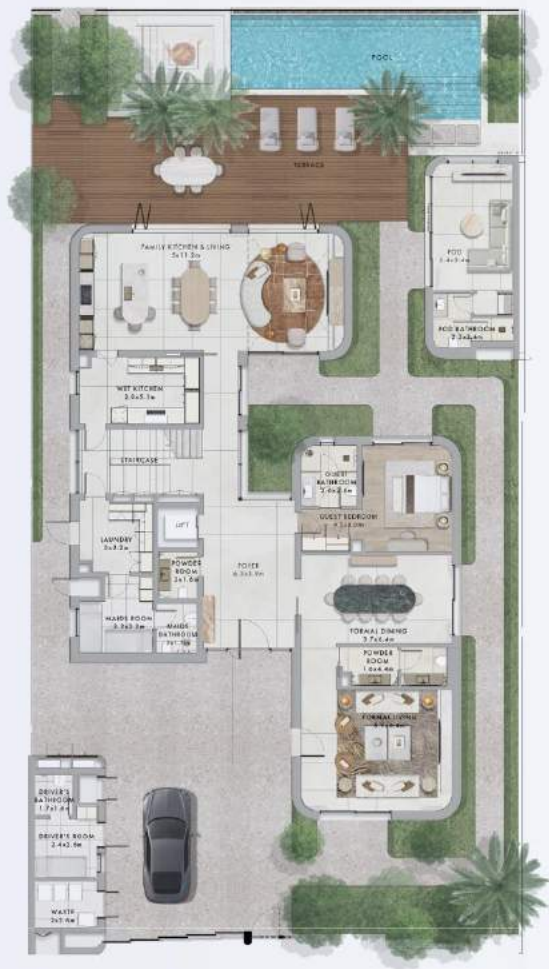


Average area: 571 SQM



5-BED CANAL VILLA

Light Scheme



Average area: 571 SQM





6BED CANAL FRONT



6BED CANAL BACK

6-BED CANAL VILLA

Dark Scheme



Average area: 631 SQM



Light Scheme



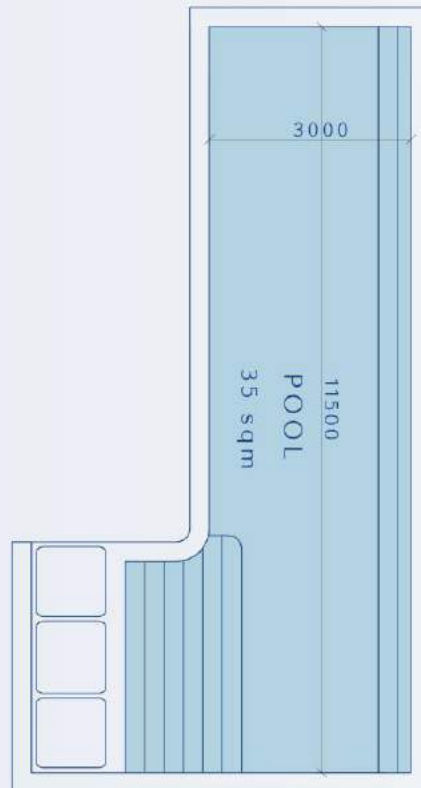


CHOICE TO INCLUDE A POD OR A POOL

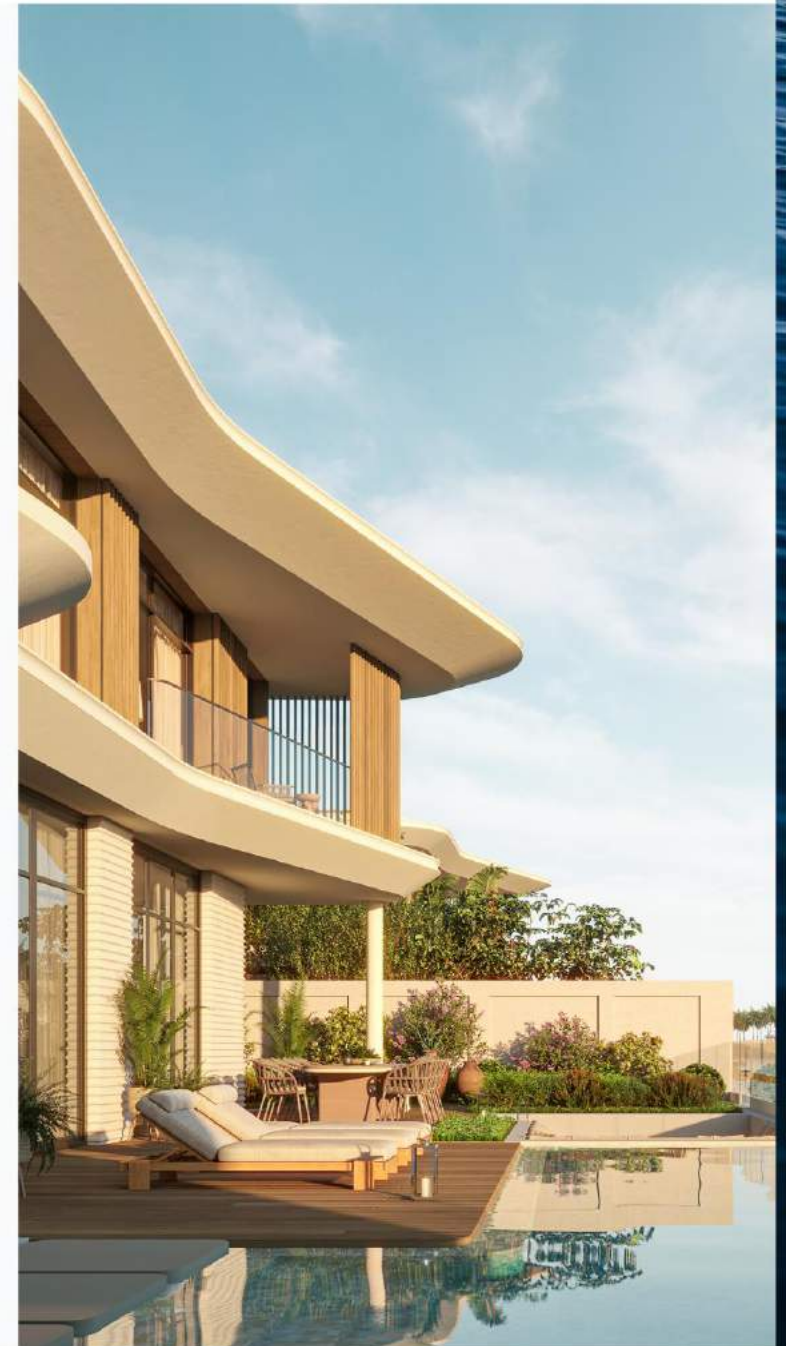
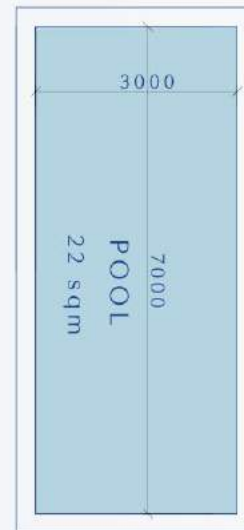
POOL LAYOUTS

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 DOOR
Clear Glass



BEDROOM FLOORING
Engineered Wood



FEATURE WALLS
Polished Plaster



WALLS
General Paint



GENERAL FLOORING
Porcelain Tile



FAMILY LIVING

This image depicts a sophisticated family living space. On the left, a kitchen area features light wood cabinetry, a built-in oven, and a countertop with various kitchen items. A central island with a dark base and light stone top is equipped with a sink and a modern faucet, and is surrounded by three grey upholstered bar stools. To the right, a dining table is set with several green upholstered chairs. The room is characterized by large floor-to-ceiling windows that offer a panoramic view of a tropical outdoor area with palm trees and a body of water. The interior is decorated with a framed abstract artwork and a unique, curved pendant light. The floor is made of large, light-colored tiles, and the overall atmosphere is bright and airy.



FORMAL LIVING



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



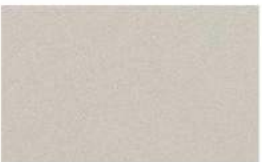
POWDER ROOM
Polished Plaster



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 DOOR
Clear Glass



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



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