



# 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

Lea Yas Island

Yas Beach

Yas Acres

West Yas

Warner Bros. World™

Yas Waterworld

Yas Marina Circuit

Yas Acres Golf Club

Ikea Abu Dhabi

Yas Mall

Clymb

Ferrari World

SeaWorld

Water's Edge

Yas Gateway Park North

Gardenia Bay

Yas Links Golf Course

W Abu Dhabi

Mayan

Yas Plaza

Yas Beach Club

Etihad Arena

Yas Bay

An aerial architectural rendering of Yas Viceroy Island, showing a dense residential development with modern buildings, a winding canal with boats, and lush greenery. The scene is set against a backdrop of a larger urban area with various commercial and residential structures.

# 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

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**TYPE OF UNITS:**

4 & 5 Inland Villas

5 & 6 Canal Villas

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**STATUS:**

AVAILABLE FOR SALE

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**HANDOVER DATE:**

Q3 2028

# EXCLUSIVE COMMUNITY





# SOPHISTICATED ARCHITECTURE

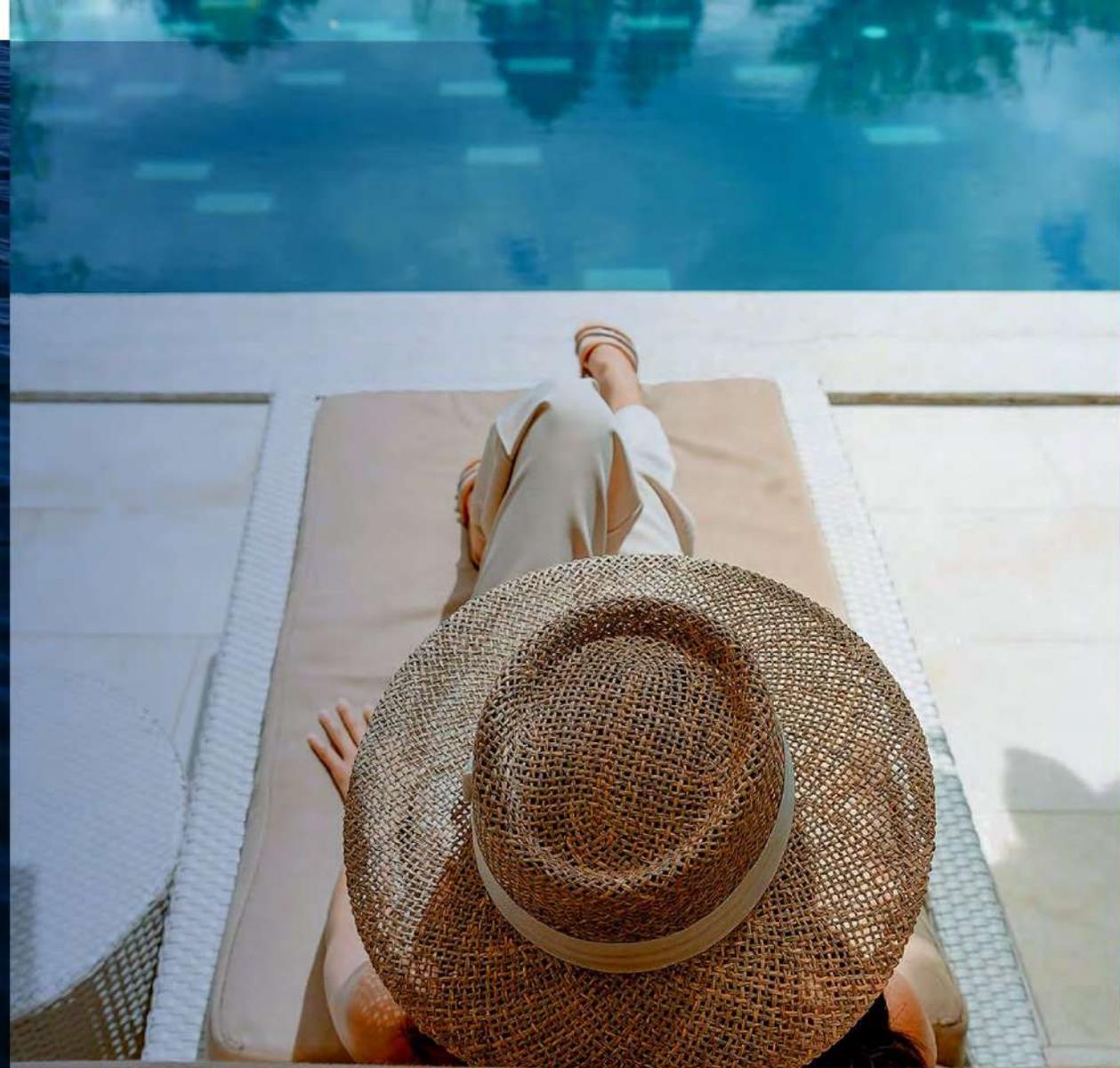
Designed for a luxurious lifestyle, with architecture that harmonizes with light and water, creating elegant and distinctive forms.

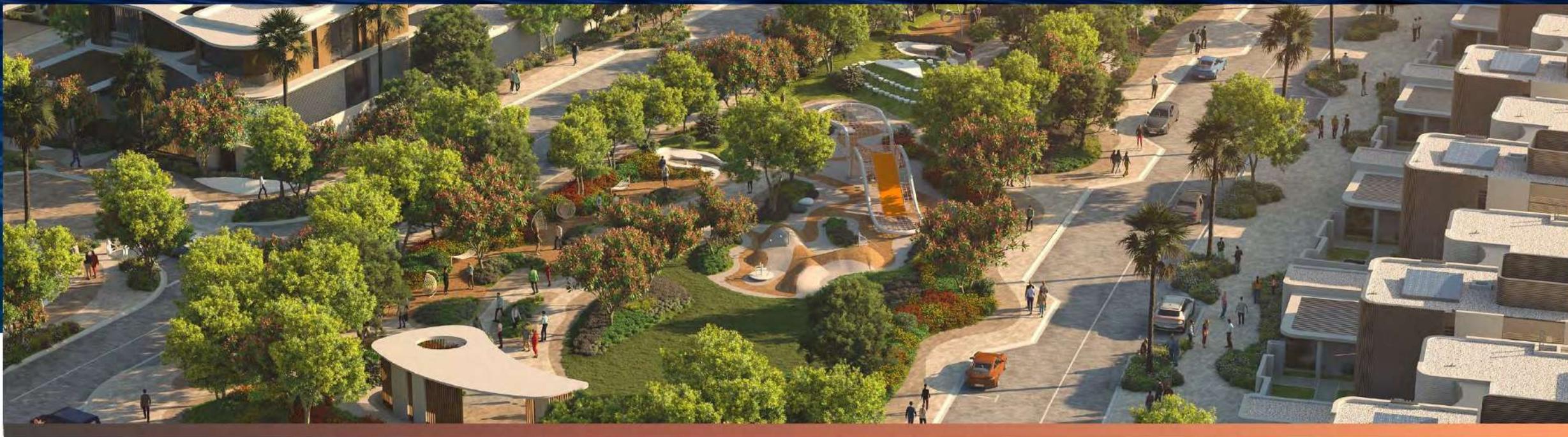
Organic materials blend seamlessly to achieve a modern, sophisticated look that is warm, refined, and timeless



# 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

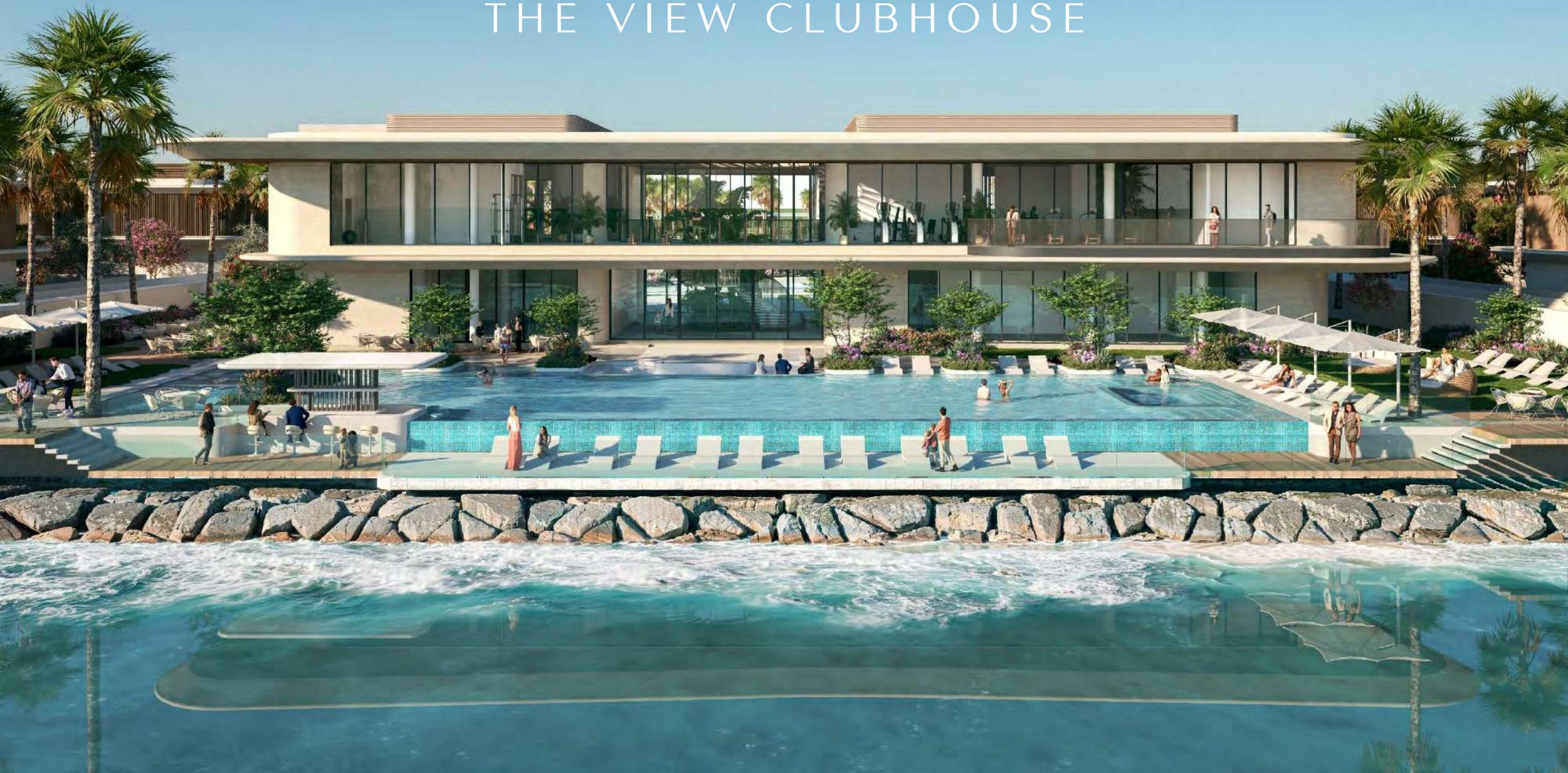


BBQ & Picnic areas



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

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Flexible lawn

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Reflexology path

---

Haven/ reflective Waterfall

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Raised seating

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Swing hills

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Relaxation spot

# FLOOR PLANS





4BED INLAND FRONT



4BED INLAND BACK



25

5BED INLAND FRONT



5BED INLAND BACK



5BED CANAL BACK



5BED CANAL FRONT



6 BED CANAL FRONT



6 BED CANAL BACK



CHOICE TO INCLUDE A POD OR A POOL

# 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  
WARDROBEDOOR  
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



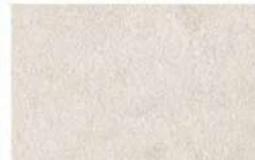
SECONDARY WARDROBE INTERIOR  
Matt Lacquer



BATHROOM SHOWER DOOR  
Clear Glass



BEDROOM FLOORING  
Engineered Wood



FEATURE WALLS  
Polished Plaster



WALLS  
General Paint



GENERAL FLOORING  
Porcelain Tile



FAMILY LIVING



FORMAL LIVING



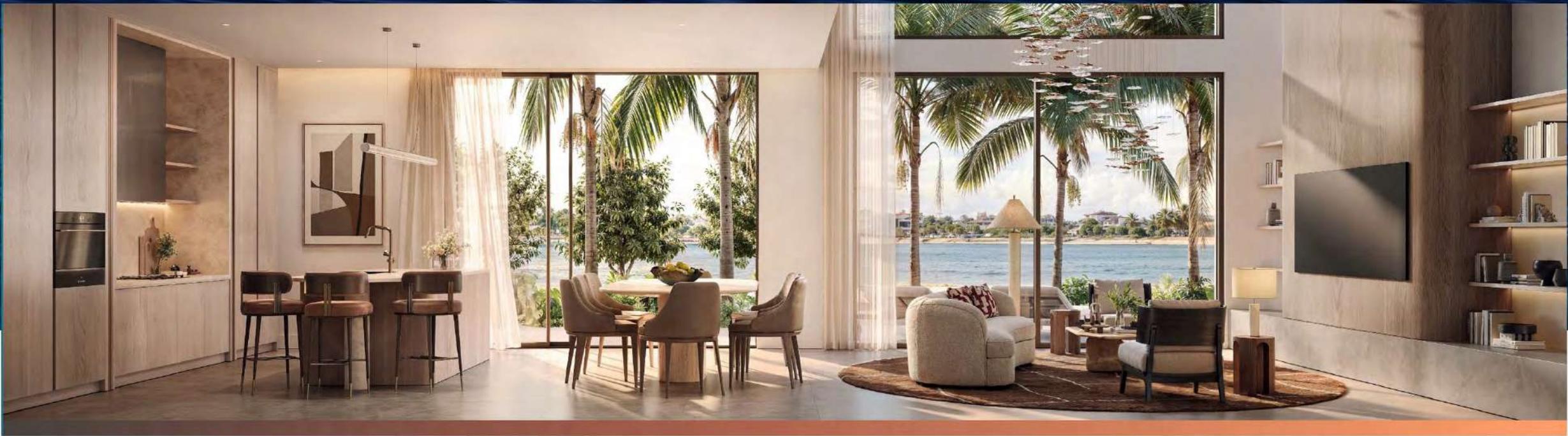
MASTER BEDROOM



MASTER BATHROOM



SECONDARY BATHROOM



## LIGHT FINISHES



KITCHEN  
Metal Lacquer



KITCHEN CABINETS & MASTER  
WARDROBEDOOR  
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



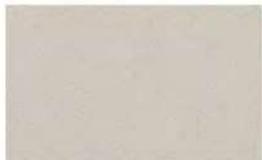
POWDER ROOM  
Polished Plaster



MASTER BATHROOM VANITY  
& FEATURE WALL  
Marble



BATHROOMS VANITY  
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Porcelain Tile



SANITARYWARE/ GENERAL METAL  
Brushed Bronze



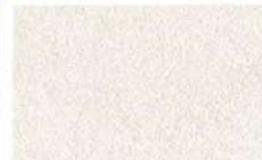
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BATHROOM SHOWER DOOR  
Clear Glass



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

# 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

