

YAS RIVA

R E S I D E N C E S



LIVE THE YAS LIFE

Set along Yas Island's tranquil canal, where the calm of the water flows into the island's vibrant energy. A resort-inspired waterfront community, designed for a life that balances movement and stillness.





ALDAR

CREATING DESTINATIONS THAT INSPIRE

As the UAE's leading developer of integrated communities, Aldar shapes destinations that become backdrops to life's most cherished moments. We create spaces rooted in a deep understanding of how people truly want to live today.

A wide-angle photograph of the Abu Dhabi skyline at sunset. The sky is a gradient of warm orange and yellow. In the foreground, the illuminated skyscrapers of the Etihad Towers are visible, their glass facades reflecting the light. Further back, the ornate architecture of the Emirates Palace hotel is visible, with its multiple domes and intricate patterns. The overall scene is a blend of modern and traditional architecture against a dramatic sunset backdrop.

ABU DHABI

A CAPITAL DEFINED BY POSSIBILITY

Abu Dhabi blends heritage, culture, nature and innovation into one seamless experience. From pristine coastlines and global art institutions to world-class entertainment, the city offers a lifestyle rich with discovery. It's a multicultural home where everyone finds space to grow, explore and belong.

THE PULSE OF YAS ISLAND

One island. Endless experiences. Everything you need is moments away: championship golf at Yas Links, heart-racing F1®, world-famous theme parks, elevated dining and a coastline dedicated to active living. Yet everything slows into peaceful moments by the water.



Ferrari World • Yas Waterworld • SeaWorld • Yas Mall • Warner Bros. World™
Etihad Arena • Yas Links • Yas Bay • Yas Gateway Park • Yas Beach Club



A PRIVILEGED ADDRESS

Located on Yas Island, Abu Dhabi's lifestyle and entertainment capital, Yas Riva Residences offers effortless access to the city and beyond with the upcoming Etihad Rail and Yas Tram integration.

YAS RIVA RESIDENCES

FAHID ISLAND

YAS BEACH

YAS ACRES

YAS ISLAND

WARNER BROS. WORLD™

YAS WATERWORLD ABU DHABI

ANSAM

YAS LINKS GOLF COURSE

FERRARI WORLD ABU DHABI

WATER'S EDGE

YAS MARINA CIRCUIT

W ABU DHABI

MAYAN CIVIC SQUARE PARK

YAS BEACH CLUB



TO SAADIYAT
20KM | 20 MINS

TO CORNICHE
28KM | 30 MINS

TO ZAYED AIRPORT
10KM | 10 MINS

TO DUBAI
115KM | 50 MINS

A VIBRANT ADDRESS

Wake up to gentle breezes, unwind in outdoor spaces and embrace a lifestyle where every day feels like a reset.

Welcome to Yas Riva Residences, that brings a fresh expression to waterfront living. Six buildings designed for balance and comfort, wrap around lush gardens and tranquil canals. It's a community that captures both the energy and the calm of Yas Island.





HOMES DESIGNED FOR BALANCE

Every home at Yas Riva Residences is a sanctuary by the water. Choose from stylish studios to 3-bedroom residences with open layouts, refined finishes and breathtaking views.

Spaces designed to inspire calm while staying deeply connected to Yas Island's energy.

AN ARCHITECTURAL CONVERSATION

At the heart of Yas Riva Residences stands The Pavilion. A modernist centrepiece inspired by Barcelona's iconic Pavilion by Ludwig Mies van der Rohe. The community's cultural anchor is home to a library for quiet contemplation and a café for morning rituals. It is the social soul, where conversations begin and the day gently unfolds.



RESORT-INSPIRED AMENITIES

At Yas Riva Residences, every amenity is crafted for a life of wellness and connection. Experience days that flow effortlessly between active pursuits and tranquil moments by the water.

Gym with waterfront views

Wellness spa

Community library

Kids' play area

Relaxing pool (adults)

Outdoor gym

Yoga studio

Basketball court

Waterfront promenade

Jogging trail

Tennis court

Padel court

Family pool

Cycling trail

Pool café and social kitchen

Water connectivity

Multi-purpose room and family lounge



TENNIS AND PADEL COURTS

Designed for players of all levels, offering the perfect space
for year-round friendly competition

REFINED LIVING CURATED FOR YOU

A curated suite of intuitive services ensures your life at Yas Riva Residences is seamless and sophisticated. Every detail is orchestrated so you can focus on simply living well.

Concierge services

24/7 security and access control

24/7 maintenance

Fitness training

Event & community engagement support

Wellness concierge



REJUVENATING POOL EXPERIENCE

A relaxing pool for focused swimming and
peaceful unwinding

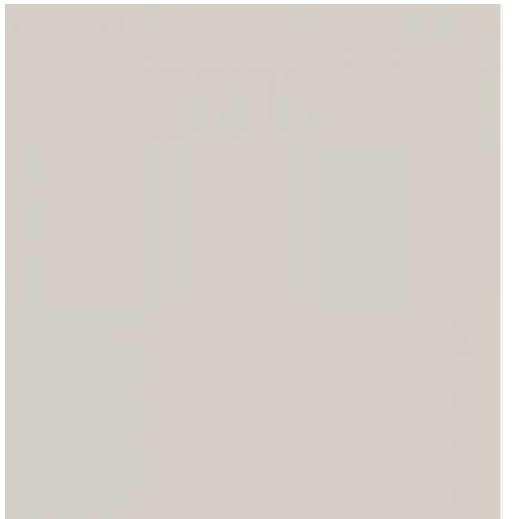


CRAFTED IN YOUR SIGNATURE STYLE

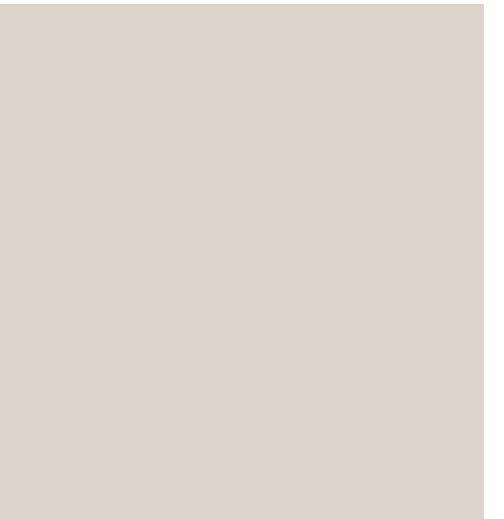
Each residence features a refined light design theme with contemporary finishes. Soft textures and natural palettes create a bright, uplifting atmosphere that feels open from the moment you step in.



LIGHT FINISH



APARTMENT PAINT
WALLS & CEILING



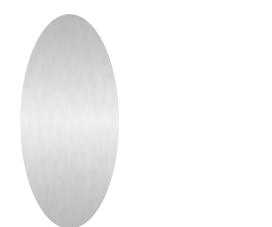
LOWER CABINET
LAMINATE



UPPER CABINET, WARDROBE, VANITY,
INTERNAL DOORS, EXTERNAL DOORS
LAMINATE



SANITARY WARE (WC & BASIN)
CERAMIC



SANITARY WARE
(SHOWERS & MIXERS)
BRUSHED CHROME METAL



APARTMENT FLOOR
PORCELAIN TILE



BATHROOM WALL
& KITCHEN BACKSPLASH
PORCELAIN TILE



SHOWER WALL
PORCELAIN TILE



COUNTERTOP
ENGINEERED STONE



Disclaimer: All apartments feature the same light finishings. However, there are options available for furniture packages. All apartments feature branded kitchens and wardrobes.







WELLNESS SPA

Serene spa spaces designed for relaxation
and rejuvenation



KIDS' PLAY AREA

Watch children explore adventure activities under semi-shaded canopies



POOL CAFÉ AND SOCIAL KITCHEN

Unwind, connect and recharge in a relaxed café environment with indoor and outdoor seating overlooking the pool

MULTI-PURPOSE ROOM & FAMILY LOUNGE

Connect in flexible spaces for gatherings,
events and relaxation

PLAY





FLOOR PLANS

Discover a selection of modern residences designed for comfort and efficiency, with smart layouts that maximise natural light, water views and outdoor living.



STUDIO | TYPE A



STUDIO | TYPE B | ACCESSIBLE



1 BEDROOM | TYPE A



1 BEDROOM | TYPE B | ACCESSIBLE



2 BEDROOM | TYPE A | CORNER



2 BEDROOM | TYPE A



2 BEDROOM | TYPE B



2 BEDROOM | TYPE C



2 BEDROOM | TYPE D | CORNER



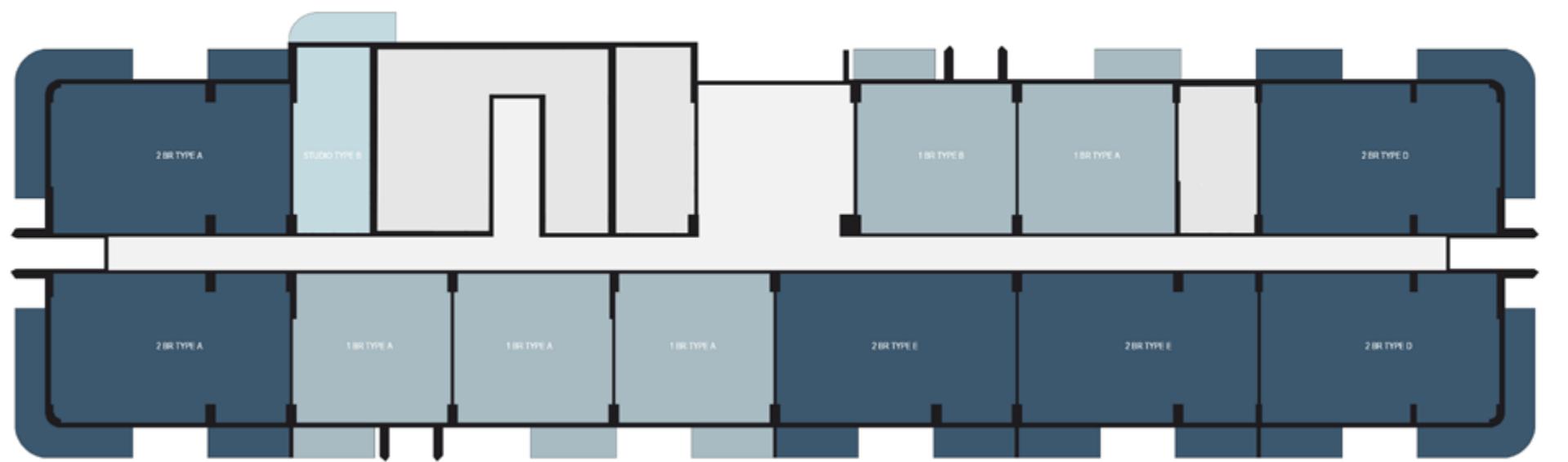
2 BEDROOM | TYPE E | ACCESSIBLE



FLOOR PLATES

Homes crafted for beauty and functionality, with every square metre designed to flow with effortless elegance.





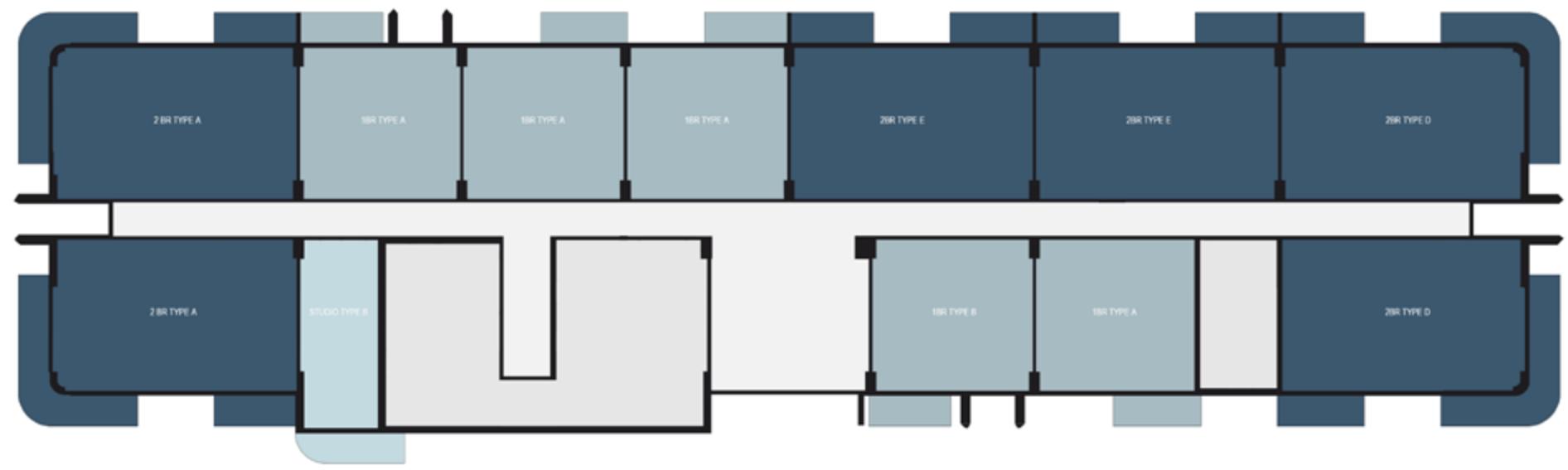
ONDA

B1 GROUND FLOOR



FONTE

B2 GROUND FLOOR



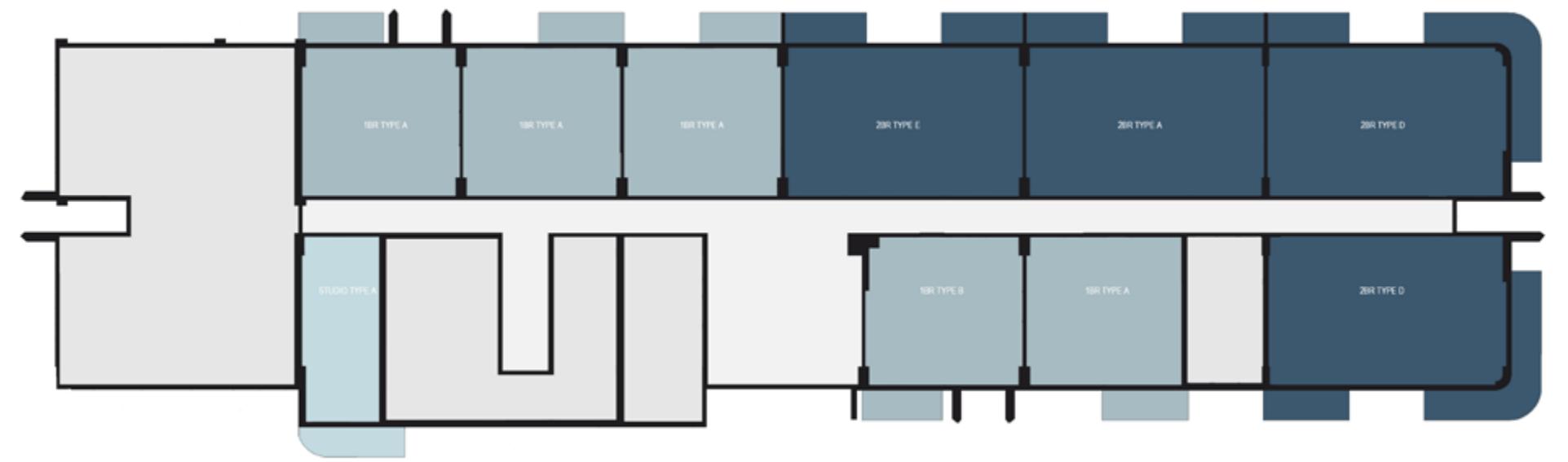
CLARA

B3 GROUND FLOOR



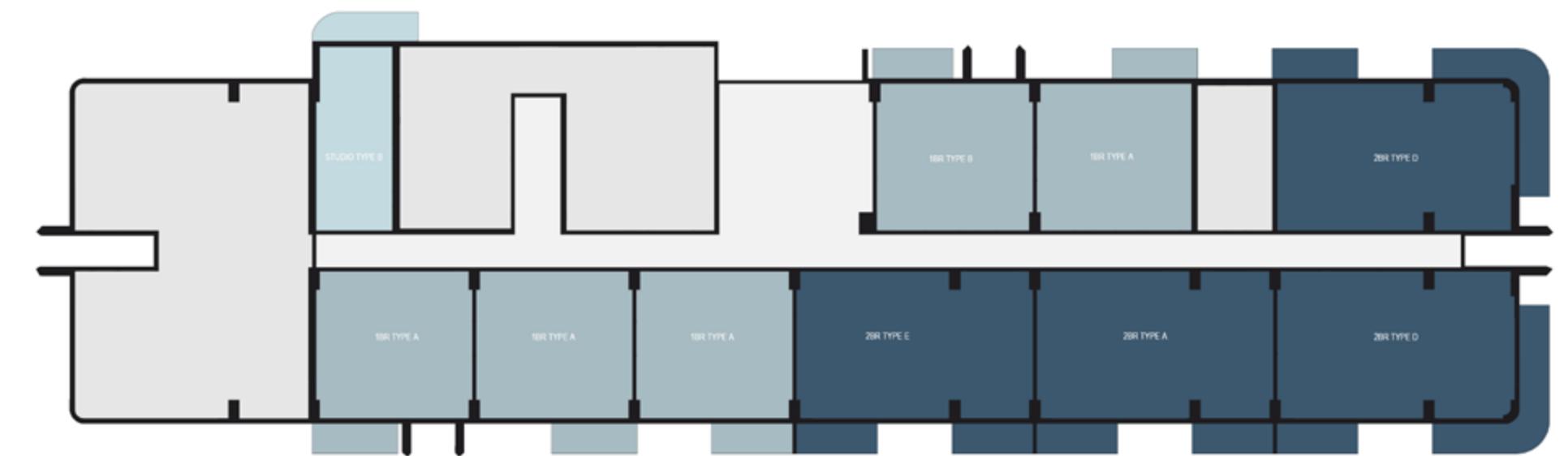
BAIA

B4 GROUND FLOOR



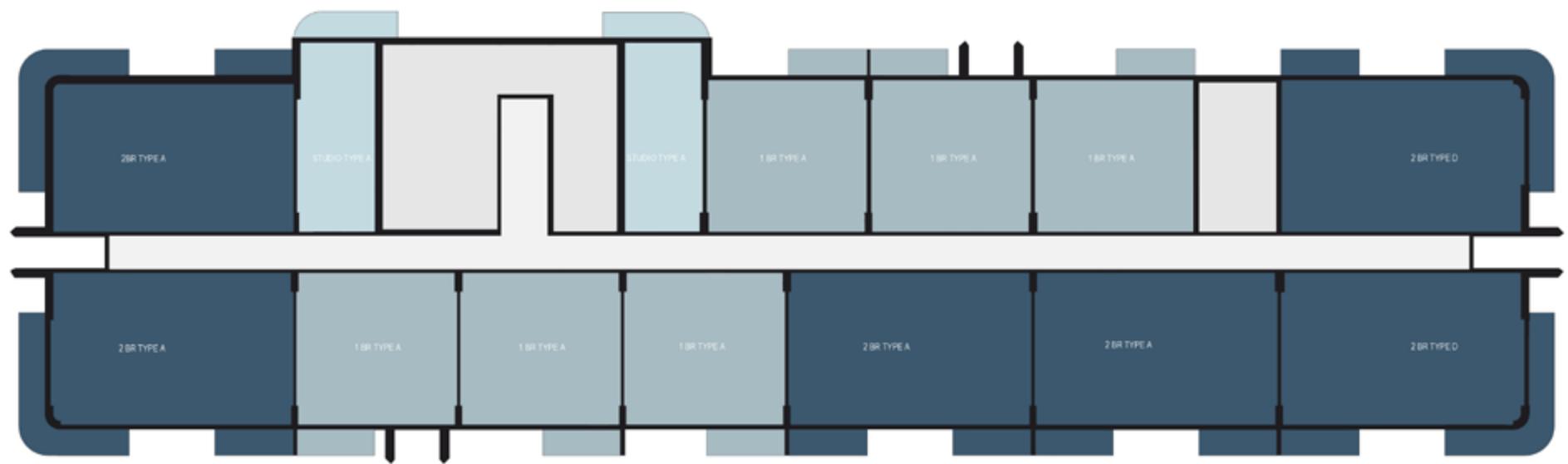
ANCOR

B5 GROUND FLOOR



VENTUS

B6 GROUND FLOOR



TYPICAL

1ST - 8TH FLOOR KEY PLAN



TYPICAL

9TH - 11TH FLOOR KEY PLAN



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