

# 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.





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

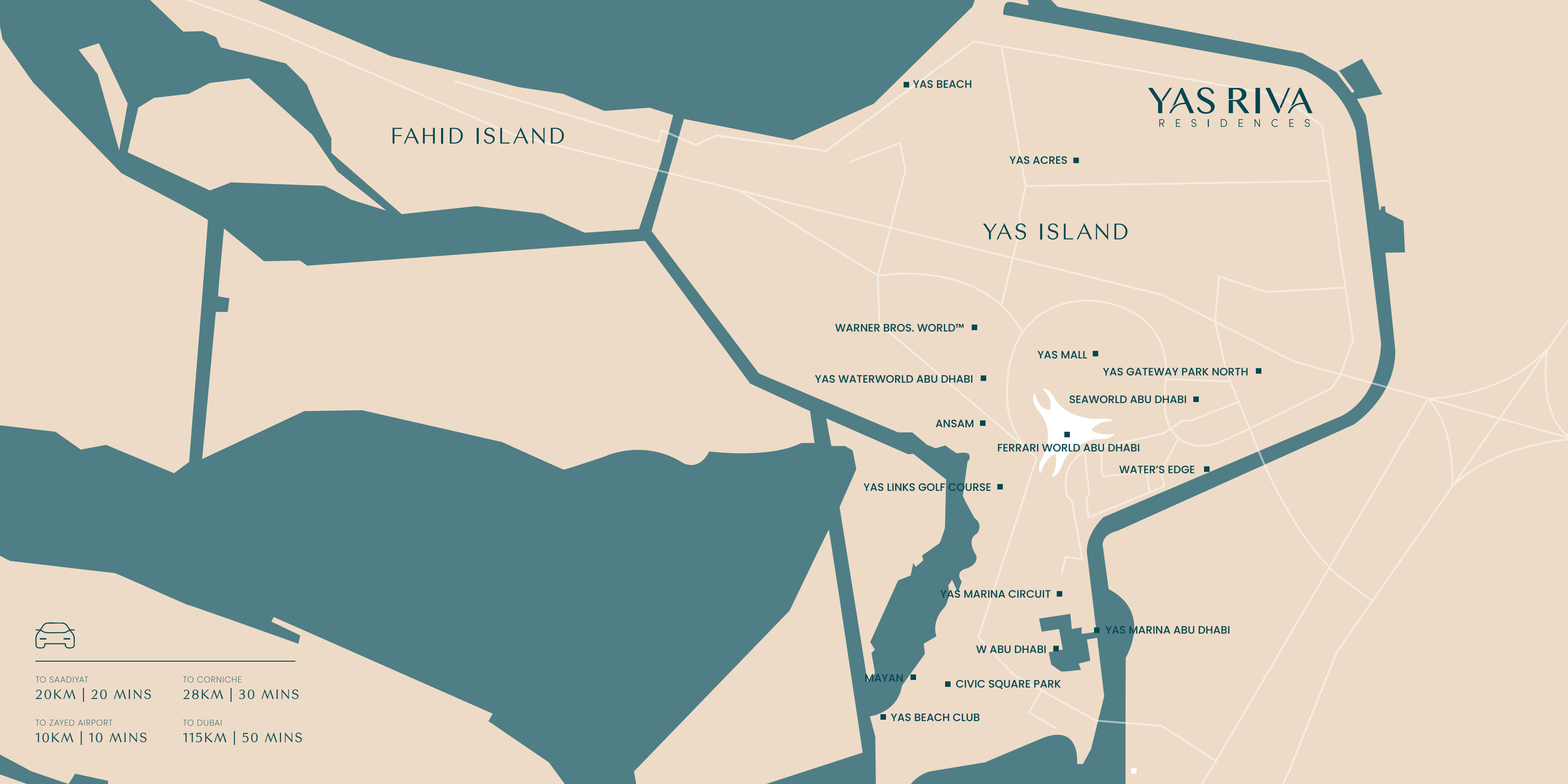


An aerial photograph showing three people in orange kayaks on clear, turquoise water. The kayakers are wearing yellow shirts. To the left, a modern building with a light-colored facade and a row of spiky, green plants is visible. The water's surface is textured with ripples and reflects the sunlight.

# 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.





FAHID ISLAND

YAS RIVA  
RESIDENCES

YAS ISLAND

■ YAS BEACH

YAS ACRES ■

WARNER BROS. WORLD™ ■

YAS WATERWORLD ABU DHABI ■

ANSAM ■

YAS LINKS GOLF COURSE ■

FERRARI WORLD ABU DHABI

YAS MALL ■

YAS GATEWAY PARK NORTH ■

SEAWORLD ABU DHABI ■

WATER'S EDGE ■

YAS MARINA CIRCUIT ■

YAS MARINA ABU DHABI

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

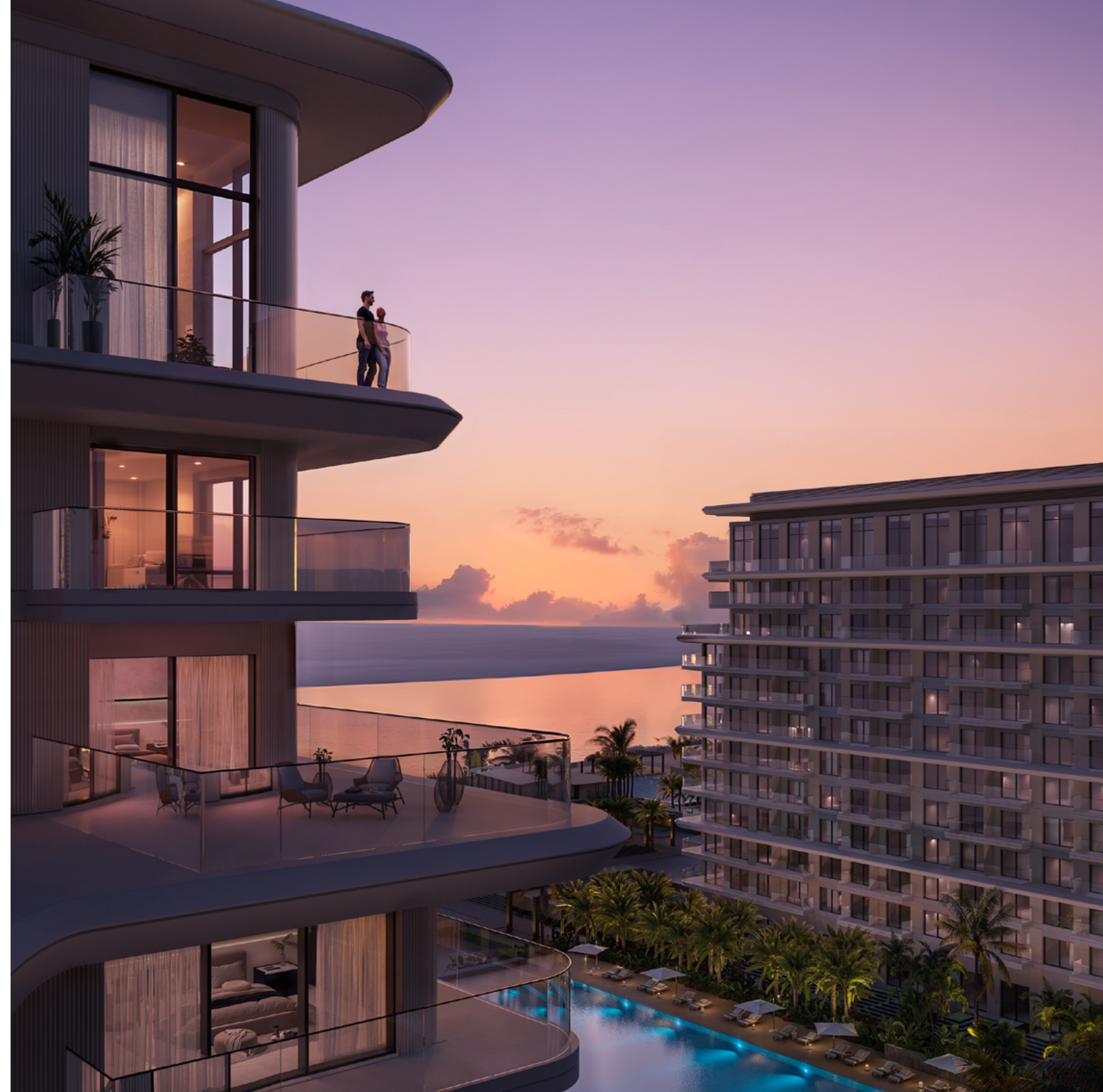
TO DUBAI  
115KM | 50 MINS



# 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.

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Concierge services

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24/7 security and access control

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24/7 maintenance

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Fitness training

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Event & community engagement support

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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.

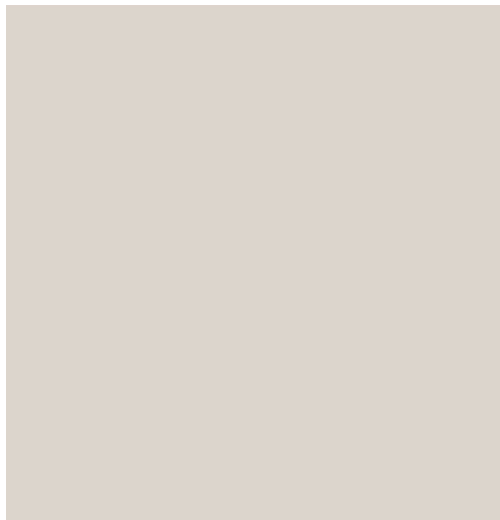




# LIGHT FINISH



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



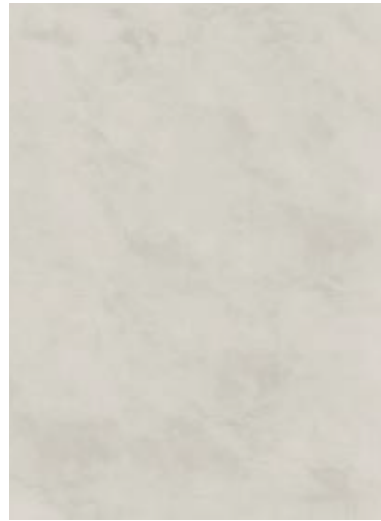
APARTMENT FLOOR  
PORCELAIN TILE



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





PLAY

## MULTI-PURPOSE ROOM & FAMILY LOUNGE

Connect in flexible spaces for gatherings,  
events and relaxation





# 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





3 BEDROOM | TYPE A



3 BEDROOM + MAID | TYPE B | ACCESSIBLE



# FLOOR PLATES

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







# ONDA

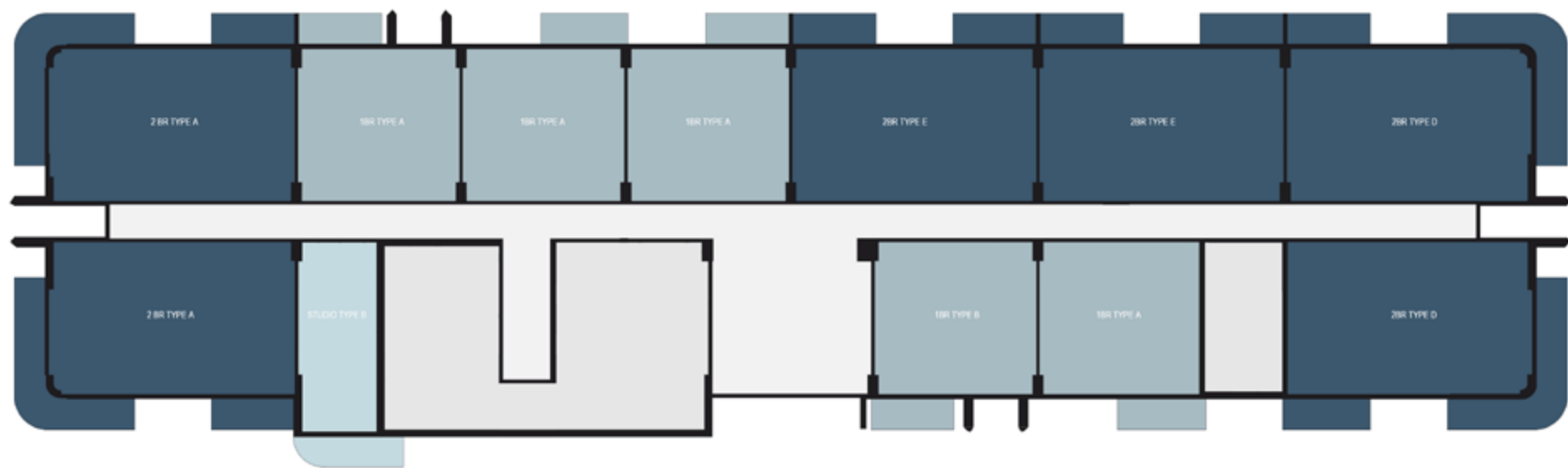
B1 GROUND FLOOR



# FONTE

B2 GROUND FLOOR





# CLARA

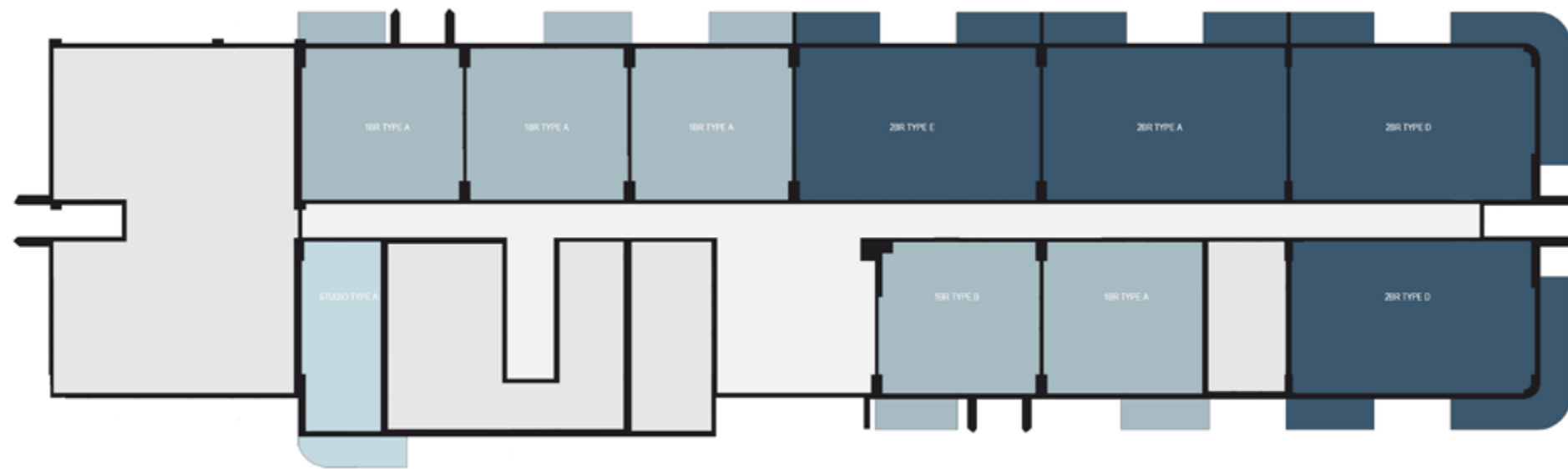
B3 GROUND FLOOR



# BAIA

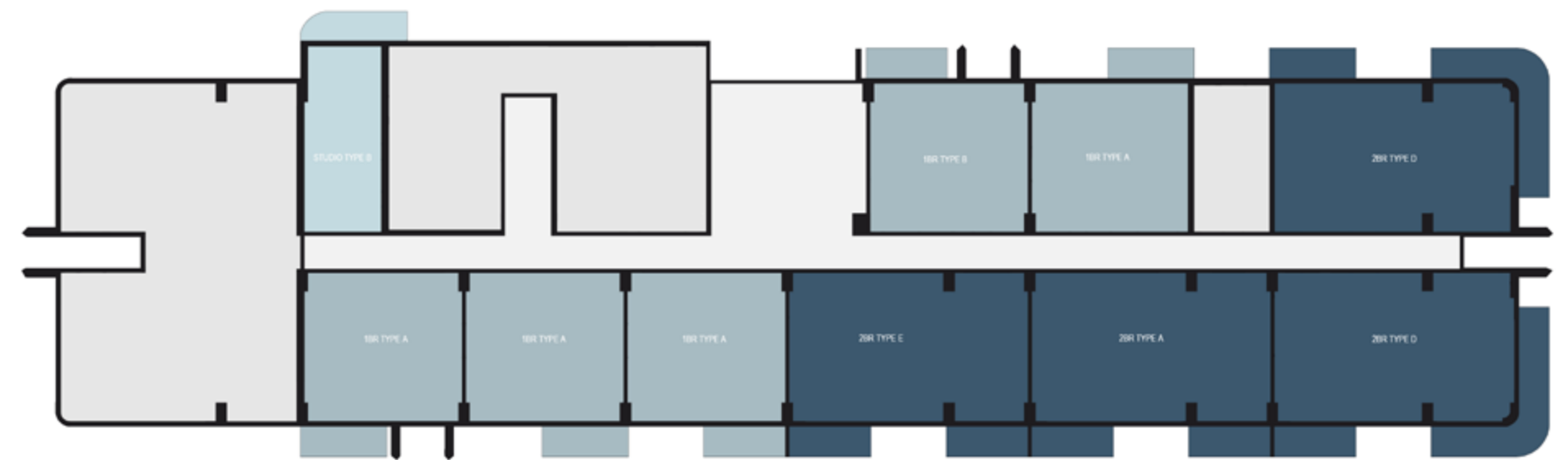
B4 GROUND FLOOR





# ANCOR

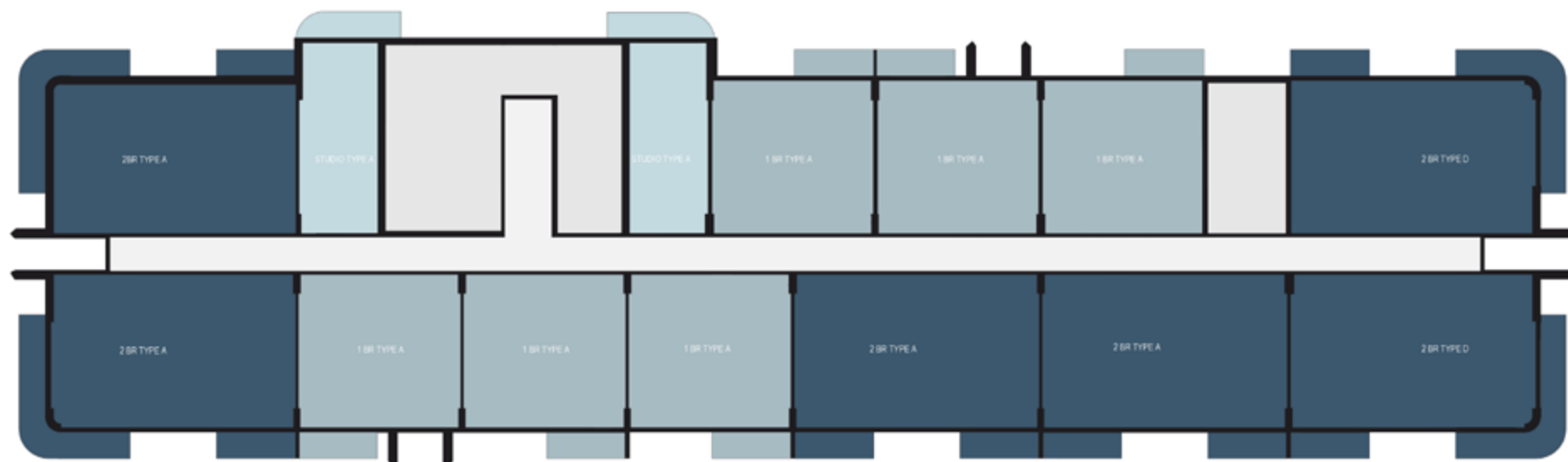
B5 GROUND FLOOR



# VENTUS

B6 GROUND FLOOR





# TYPICAL

1<sup>ST</sup> – 8<sup>TH</sup> FLOOR KEY PLAN



# TYPICAL

9<sup>TH</sup> – 11<sup>TH</sup> FLOOR KEY PLAN





## HOMESTEAD REAL ESTATE

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