



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

- ALIEN COASTALITIES
- DISTRICTS
- HOTELS
- SHOPPING
- LUXURY

Yas Beach

Lea Yas Island

Yas Acres

West Yas

Warner Bros. World™

Yas Waterworld

Ansam

Yas Links Golf Course

Yas Mall

Cymb

Ferrari World

Yas Marina Circuit

W Abu Dhabi

Mayan Yas Plaza

Yas Beach Club

Etihad Arena

Yas Bay

Yas Acres Golf Club

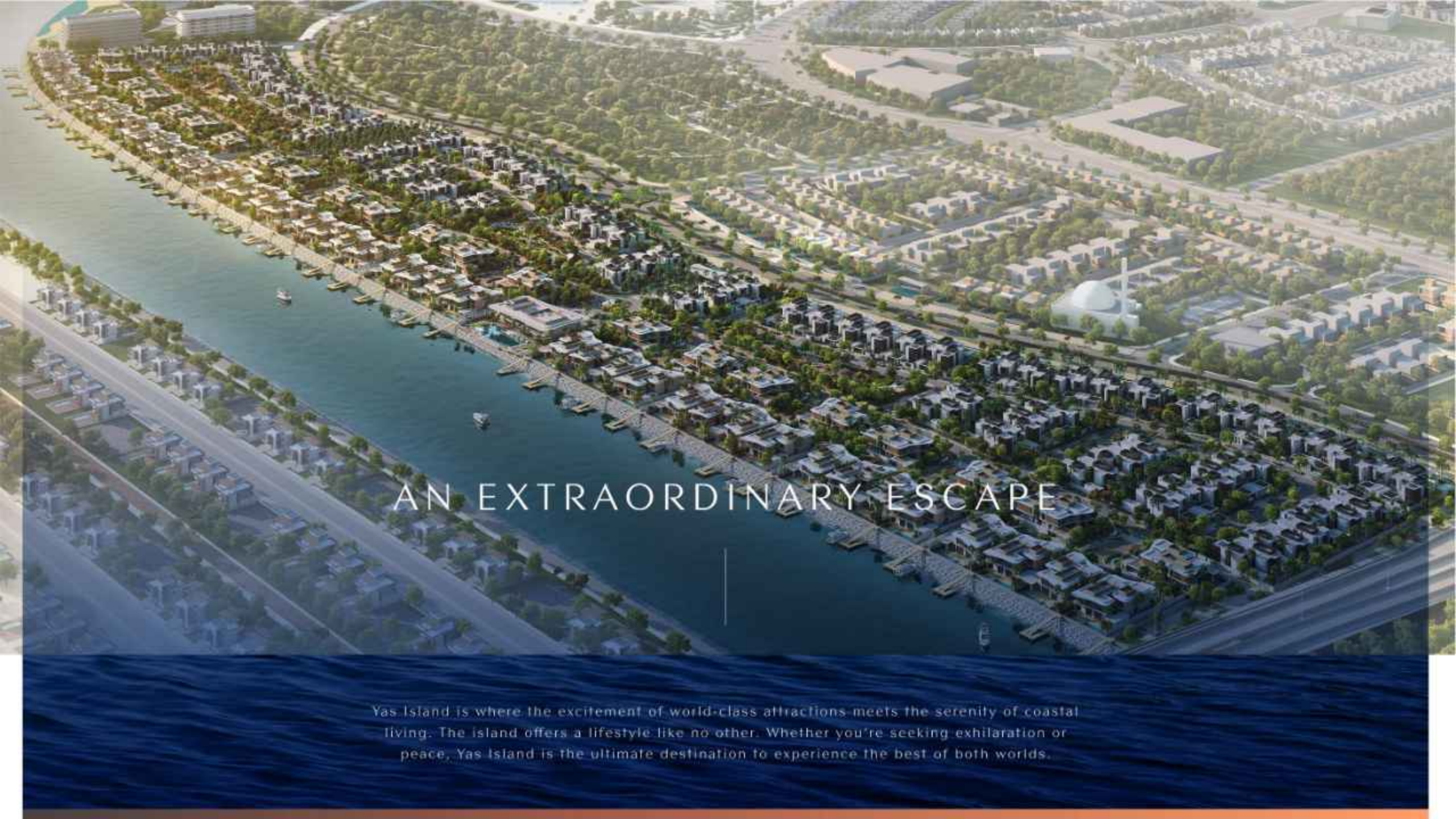
Ikea Abu Dhabi

SeaWorld

Water's Edge

Gardenia Bay

Yas Gateway Park North

An aerial photograph of a coastal city, Yas Viceroy City, featuring a large artificial lagoon with numerous small islands and bridges. The city is densely packed with modern buildings and greenery. A prominent white dome-shaped structure is visible on the right side. The text "AN EXTRAORDINARY ESCAPE" is overlaid in white capital letters across the center 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 paddle courts



Forté Fitness Centre



Water play
(Interactive Pond)



Community-wide
cycle track



Jogging track



Relaxation spot



Community market

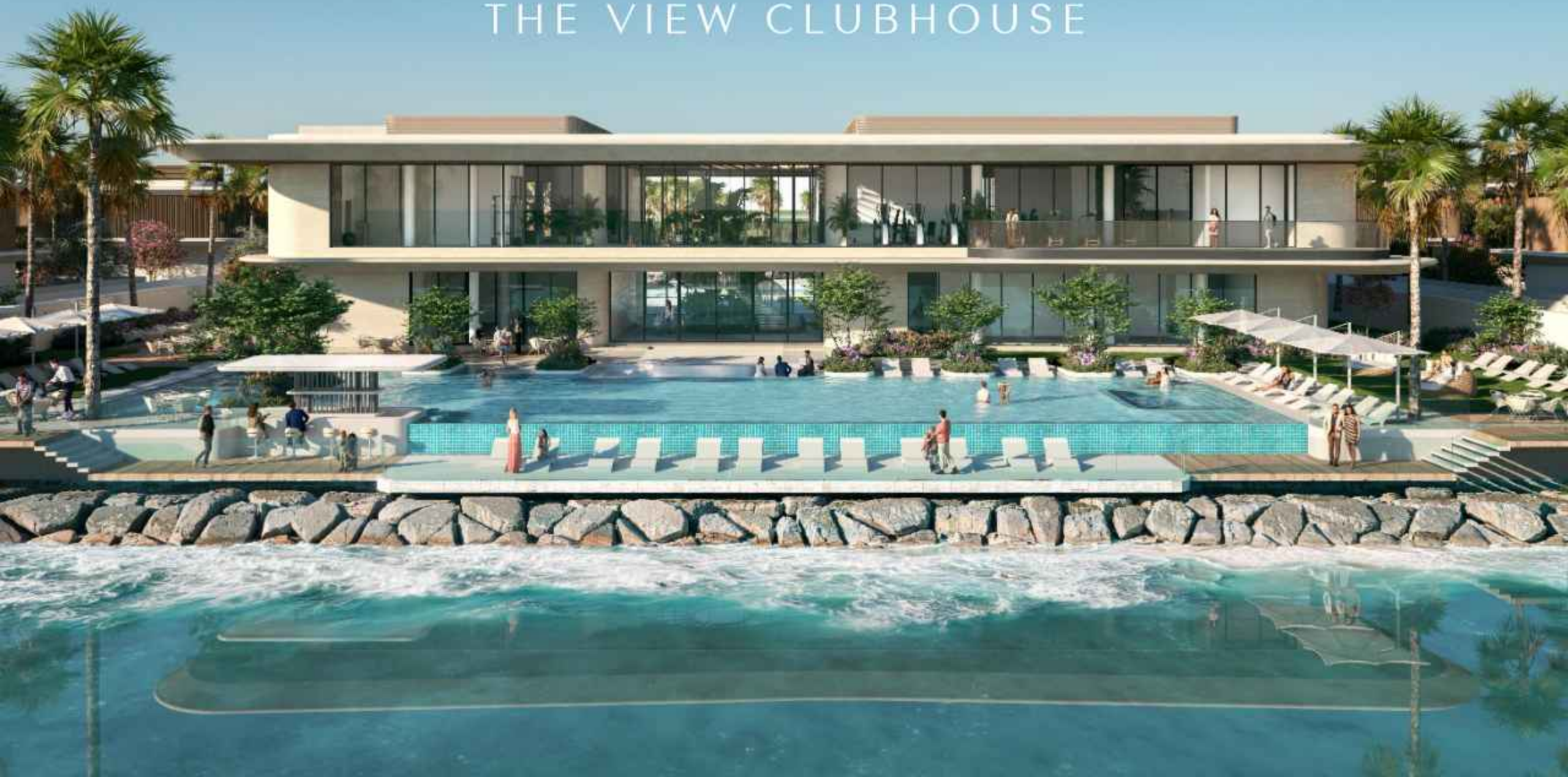


BBQ & Picnic areas



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

4-BED INLAND VILLA

Light Scheme



Average area: 481 SQM



4-BED INLAND VILLA

Dark Scheme



Average area: 481 SQM





5BED INLAND FRONT



5BED INLAND BACK

5-BED INLAND VILLA

Dark Scheme



Average area: 562.5QM



5-BED INLAND VILLA

Light Scheme



Average area: 562.5QM





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



6-BED CANAL VILLA

Light Scheme



Average area: 631 SQM



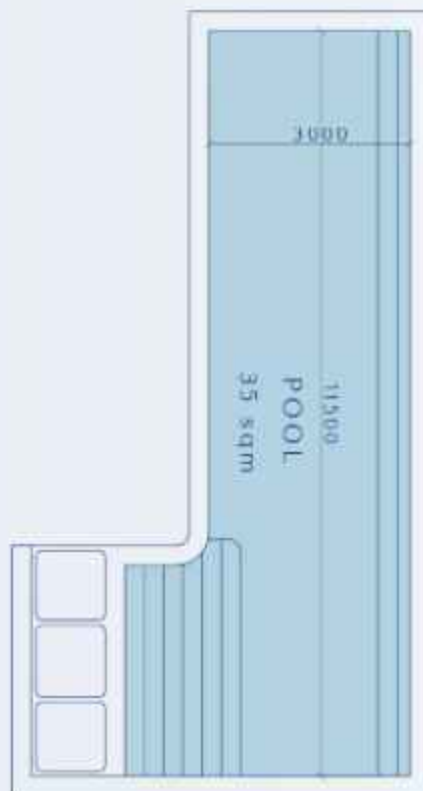


CHOICE TO INCLUDE A POD OR A POOL

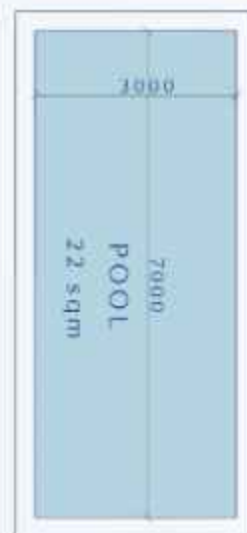
POOL LAYOUTS

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
Frosted Glass



KITCHEN CABINETS, SECONDARY
WARDROBE & INTERNAL DOORS
Veneer



SECONDARY WARDROBE INTERIOR
Matt Lacquer



POWDER ROOM
Frosted Marble



KITCHEN COUNTERTOP, BACKSPLASH,
ISLAND & SECONDARY
BATHROOM VANITY
Marble



SECONDARY WARDROBE DOOR
Reflective Glass



POWDER ROOM
Polished Plaster



MASTER BATHROOM VANITY &
FEATURE WALL
Marble



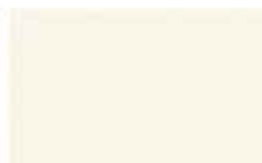
BEDROOMS VANITY
Recessed Timber



BEDROOMS WALLS & FLOORING
Porcelain Tile



BATHROOM VANITY
Brushed Bronze



SECONDARY WARDROBE INTERIOR
Matt Lacquer



BATHROOM SHOWER DOOR
Clear Glass



BEDROOMS FLOORING
Engineered Wood



FEATURE WALLS
Polished Plaster



WALLS
General Paint



GENERAL FLOORING
Porcelain Tile



FAMILY LIVING

This image shows a spacious, modern family living room. On the left, a kitchen area features light-colored wood cabinetry, a built-in oven, and a countertop with various kitchen items. A central island with a dark countertop and a curved front is surrounded by three grey upholstered bar stools. To the right of the island is a dining table with a light-colored top and dark legs, surrounded by six green upholstered chairs. Large floor-to-ceiling windows with sheer white curtains provide a view of a tropical outdoor space with palm trees and a body of water. The room is illuminated by recessed ceiling lights and a modern pendant light over the island. The floor is made of large, light-colored tiles.



FORMAL LIVING



MASTER BEDROOM



MASTER BATHROOM



SECONDARY BATHROOM



LIGHT FINISHES



KITCHEN
Wall Lacquer



KITCHEN CABINETS & MASTER
WARDROBE DOOR
Frosted Glass



KITCHEN CABINETS, SECONDARY
WARDROBE & INTERNAL DOORS
Veneer



SECONDARY WARDROBE INTERIOR
Wall 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



BEDROOMS VANITY
Reeded Timber



BEDROOMS WALLS & FLOORING
Placash Tile



BATHROOM VANITY, GENERAL METAL,
Brushed Bronze



SECONDARY WARDROBE INTERIOR
Wall Lacquer



BATHROOM SHOWER DOOR
Clear Glass



BEDROOM FLOORING
Engineered Wood



FEATURE WALLS
Polished Plaster



WALLS
General Paint



GENERAL FLOORING
Placash Tile



FAMILY LIVING



FORMAL LIVING



MASTER BEDROOM



MASTER BATHROOM



SECONDARY BATHROOM

PAYMENT PLAN

Milestone	Payment Date	Instalment #	PP1- 50/50
Payment 1	On Booking	1	5%
Payment 2	11-Apr-25	2	10%
Payment 3	11-Nov-25	3	10%
Payment 4	11-Jun-26	4	10%
Payment 5	11-Jan-27	5	10%
Payment 6	11-Aug-27	6	5%
Handover	11-Mar-28	7	50%
<u>MILESTONE DATES</u> <u>CHANGE FOR EACH PHASE</u>			100%

PRICING

STARTING FROM
AED 8.3 M

Unit Model	AED
4-bedroom inland villa	8.3M
5-bedroom inland villa	9.5M
5-bedroom canal villa	11.9M
6-bedroom canal villa	13.3M
6-bedroom side canal villa	12.9M



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



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