

An aerial photograph of a river delta, showing a network of water channels and land. The water is a vibrant turquoise color, while the land is a mix of light beige and green. The word "RIVAGE" is written in large, white, serif capital letters across the center of the image.

# RIVAGE

AL REEM ISLAND

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01 THE DEVELOPER

05 LIFESTYLE

---

02 LOCATION

06 UNIT CONFIGURATION

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03 RIVAGE

& PRICING

---

04 ARCHITECTURE

07 PAYMENT PLAN

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A STRATEGIC PARTNERSHIP  
SET TO CREATE AN  
EXCEPTIONAL DEVELOPMENT



Founded in 2007 and based in Abu Dhabi, Arady Properties P.S.C. has established itself as a leading entity in UAE's real estate sector. With a specialization in real estate development and investments, the company sets itself apart through its proactive engagement in partnerships and joint ventures.

01

DEVELOPERS



Pioneering UAE's skyline for more than two decades. Deyaar has shaped Dubai's real estate with landmark projects for two decades, delivering over 20 million sq. ft. of developments since 2002.

# MAJOR DEVELOPMENTS

MIDTOWN  
BY DEYAAR



CENTRAL PARK  
BY DEYAAR



REGALIA  
BY DEYAAR



TRIA  
BY DEYAAR



MAR CASA  
BY DEYAAR

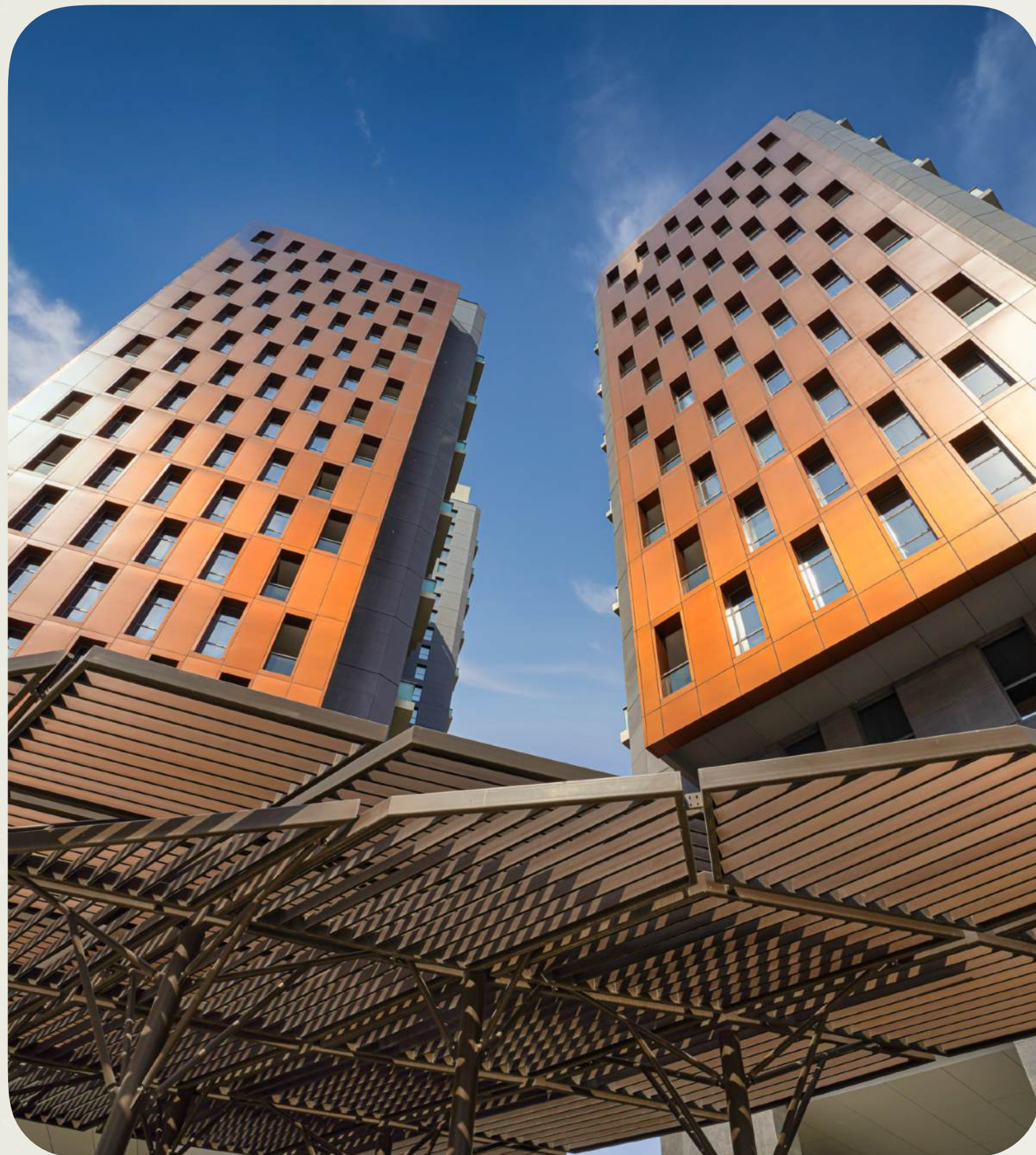


ÉLEVÉ  
BY DEYAAR



# HOSPITALITY & RETAIL

MILLENNIUM ATRIA



MILLENNIUM MONT ROSE



MILLENNIUM AL BARSHA





02

RIVAGE

A NEW  
SANCTUARY  
BY THE SEA.

# RIVAGE



SEALIFE

At the  
Water's Edge.

SEELIFE

Beyond the  
Shoreline.

Discover Rivage – a symphony of urban charm and serene waterfront living on Al Reem Island, Abu Dhabi. Rivage is not just a residence; it's a haven of tranquility, offering breathtaking views and a lifestyle where the sea becomes a part of your everyday living.



# 03

LOCATION

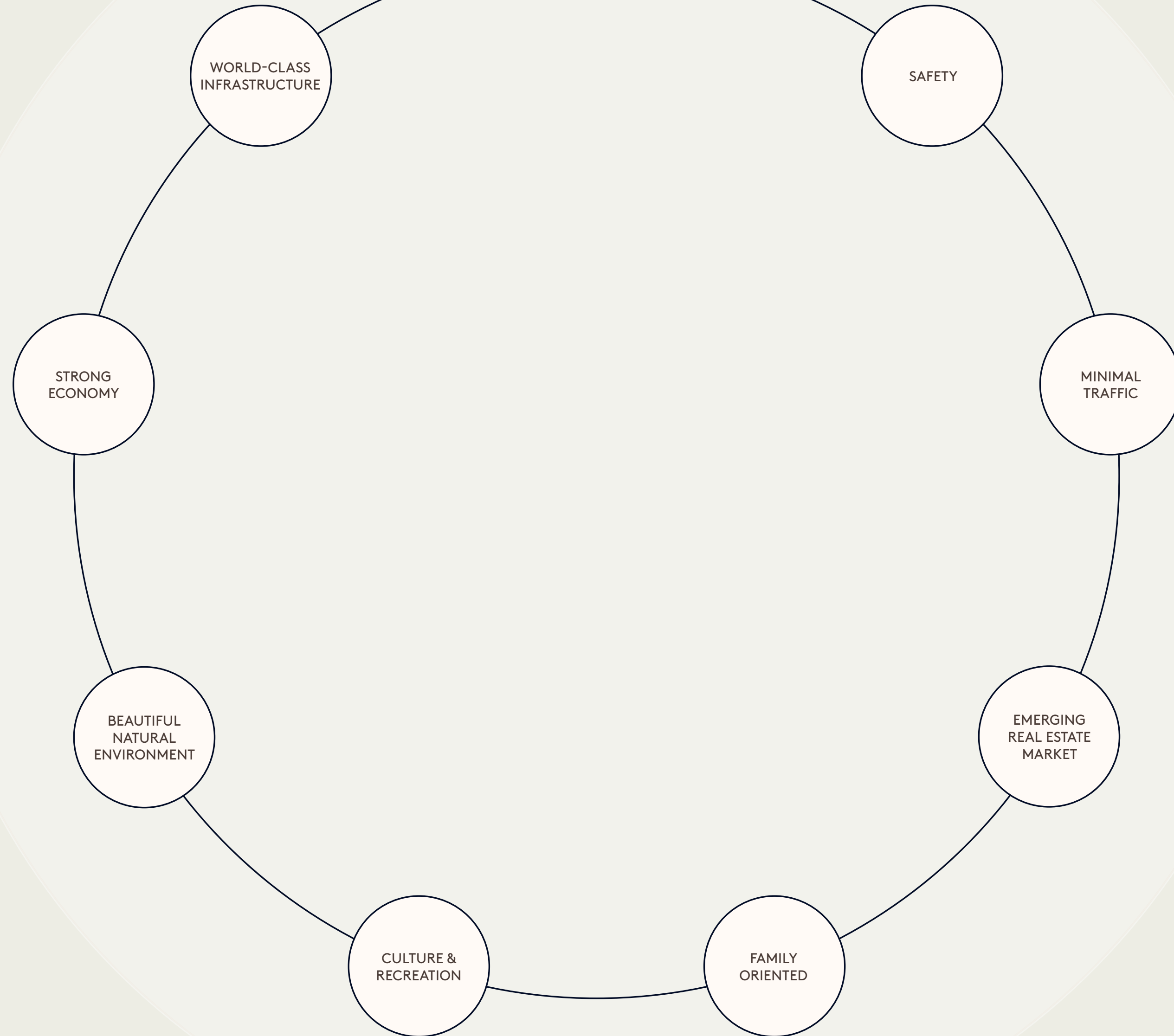
## A COVETED LOCALE.

The perfect blend of city excitement and island tranquility, with beautiful nature and amenities just 25 minutes from the airport.





# WHY ABU DHABI?



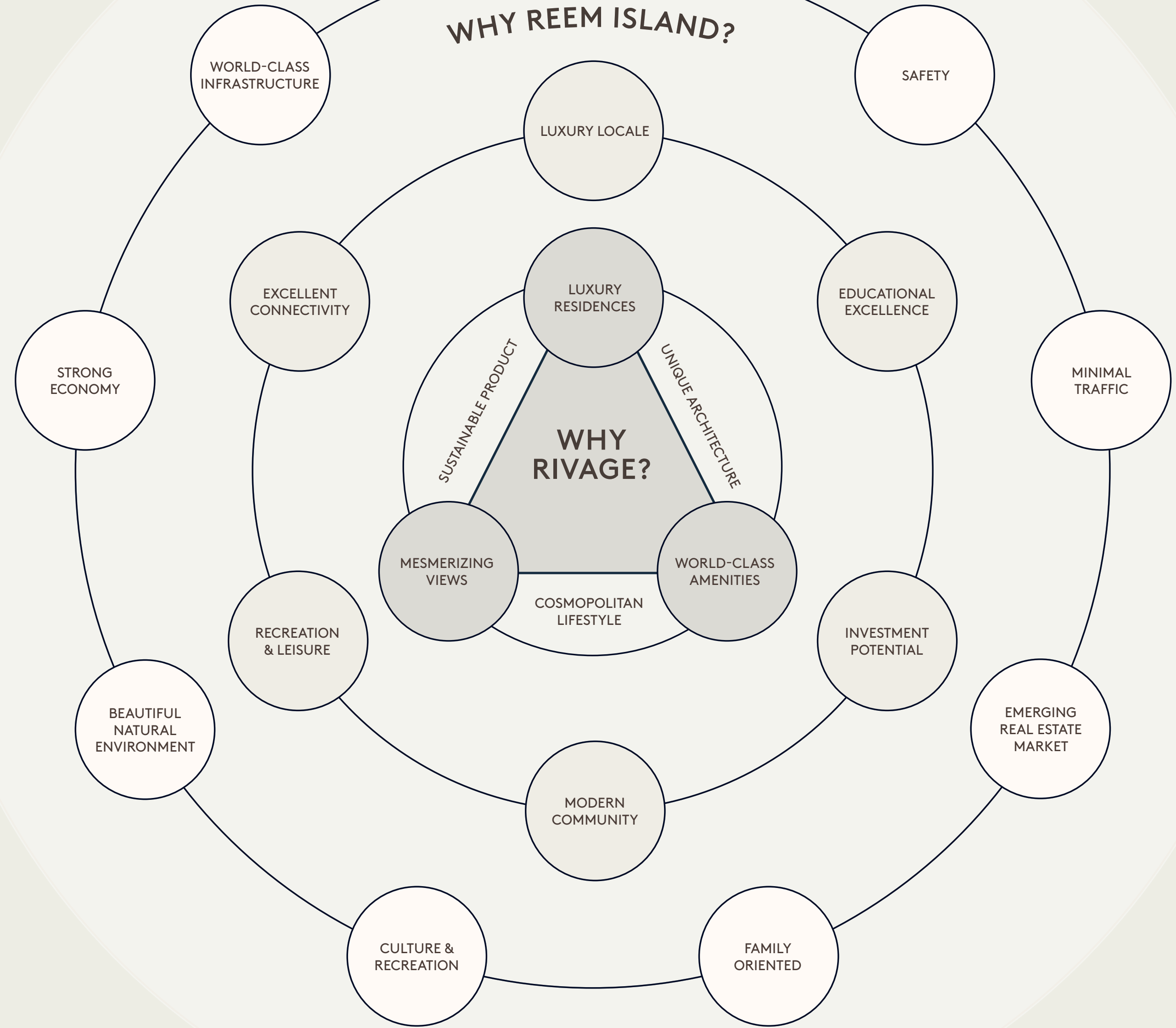
# WHY ABU DHABI?

## WHY REEM ISLAND?



# WHY ABU DHABI?

## WHY REEM ISLAND?



### WHY RIVAGE?

SUSTAINABLE PRODUCT

UNIQUE ARCHITECTURE

COSMOPOLITAN LIFESTYLE

LUXURY RESIDENCES

WORLD-CLASS AMENITIES

MESMERIZING VIEWS

MODERN COMMUNITY

WORLD-CLASS INFRASTRUCTURE

SAFETY

LUXURY LOCALE

MINIMAL TRAFFIC

EXCELLENT CONNECTIVITY

EDUCATIONAL EXCELLENCE

STRONG ECONOMY

RECREATION & LEISURE

INVESTMENT POTENTIAL

BEAUTIFUL NATURAL ENVIRONMENT

EMERGING REAL ESTATE MARKET

CULTURE & RECREATION

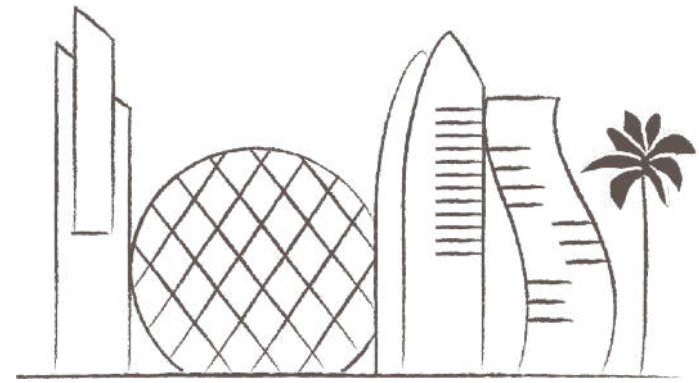
FAMILY ORIENTED



CONNECTIVITY

# EFFORTLESS CONNECTIONS.

Rivage on Al Reem Island offers seamless connectivity with three bridges linking it to downtown Abu Dhabi. Enjoy vibrant shops, delicious restaurants, parks, and cultural experiences all within easy reach, letting you savor the best of city life.



NEIGHBORHOOD

# DISCOVER LIFE AT ITS FINEST.

- Vibrant neighbourhood.
- Top-tier healthcare, world-class education.
- High-end shopping.
- The financial hub of Abu Dhabi Global Market.
- Explore the nearby Eastern Mangrove National Park, Yas Island, and more – all within easy reach.



## NEIGHBORHOOD MAP

### KM SCHOOLS

Pre-schools	
2	01 Redwood Montessori Nursery
1.2	02 Hummingbird Nursery
3.4	03 Playhouse Nursery
Primary until High Schools	
0.45	04 Repton School
3.5	05 GEMS World Academy
3.3	06 Nord Anglia International School
Universities	
2.8	07 Paris-Sorbonne University
4.8	08 INSEAD Abu Dhabi

### PARKS & BEACHES

0.55	09 Reem Central Park
3.8	10 Husaak Adventures - Reem Central Park
2.8	11 Al Fay Park
2.6	12 Reem Beach
3.8	13 Reem Central Park Beach
2.7	14 Cove Beach Abu Dhabi

### HOSPITALS

1.9	15 Reem Hospital
2.3	16 Al Reem Integrated Health Care Center
4.2	17 Cleveland Clinic Abu Dhabi

### SHOPPING MALLS

1.6	18 Shams Boutik Mall
4.1	19 The Galleria Al Maryah Island
2.9	20 Reem Mall

### HOTELS AND RESORTS

4.8	21 Four Seasons Hotel Abu Dhabi
4.4	22 Rosewood Abu Dhabi

### KM RESTAURANT

4.3	23 Zuma
4.8	24 COYA
4.4	25 Dai Pai Dong
4.8	26 LPM Restaurant & Bar
1.7	27 Ventuno
2.8	28 Arabisk Restaurant & Cafe

### COFFEE SHOPS

1.7	29 Ritual Cafe & Studio
1.7	30 Santorini Cafe
1.9	31 Save our souls cafe

### GROCERIES/MARKETS

2.4	32 Carrefour Market
2.1	33 Lulu Express Fresh Market
1.2	34 Al Maya Mart Al Reem Island

### MOSQUES

1.2	35 Reem Central Park Mosque
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# 04 ARCHITECTURE

## A STATEMENT OF BRILLIANCE.

Rivage's architecture is a stunning blend of modern and timeless design, reflecting Abu Dhabi's commitment to luxury living. The sleek lines and sculptural forms pay homage to the nearby mangroves, creating a harmonious coastal feel.



2&3 BEDROOM DUPLEXES  
SKY VILLAS  
SKY PALACES

23<sup>rd</sup> to 27<sup>th</sup>

1,2 & 3 BEDROOM  
APARTMENTS

10<sup>th</sup> to 22<sup>nd</sup>

1,2,3 BEDROOM  
APARTMENTS  
AND 2 BEDROOM  
DUPLEXES

2<sup>nd</sup> to 8<sup>th</sup>

1 & 2 BEDROOM  
APARTMENTS  
AND 2 BEDROOM  
DUPLEXES

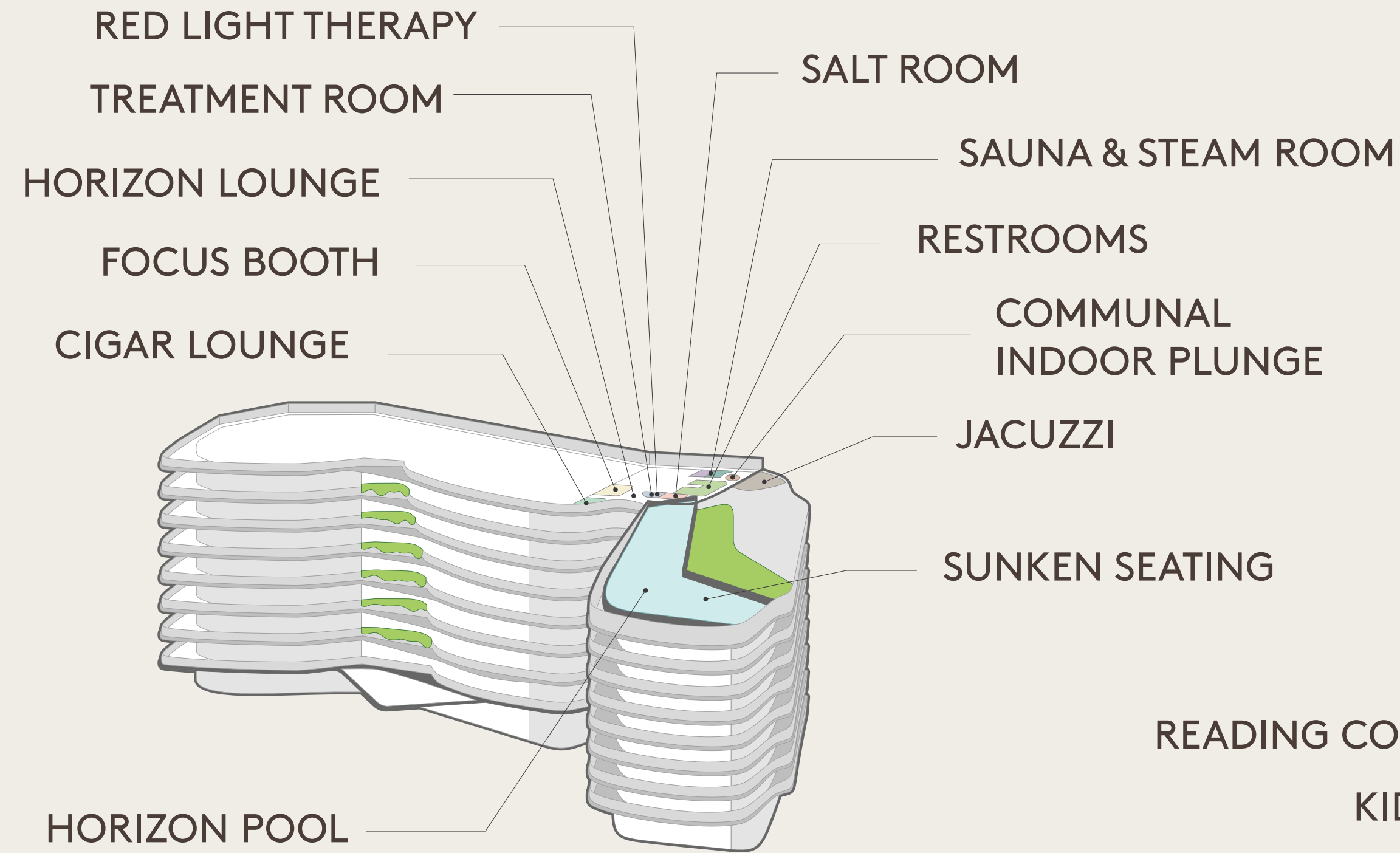
PODIUM  
LEVEL

9<sup>TH</sup> LEVEL  
1,2,3 BEDROOM  
APARTMENTS  
(14 AMENITIES)

PODIUM LEVEL  
(16 AMENITIES)



30 LIFESTYLE AMENITIES



9<sup>TH</sup> FLOOR AMENITIES



1<sup>ST</sup> FLOOR AMENITIES

MAIN  
ENTRANCE

# RIVAGE







TOP DOWN VIEW

HERO DAY



A COSMOPOLITAN  
LIFESTYLE

05

LIFESTYLE





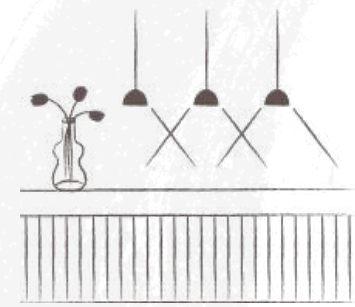
05A

AMENITIES

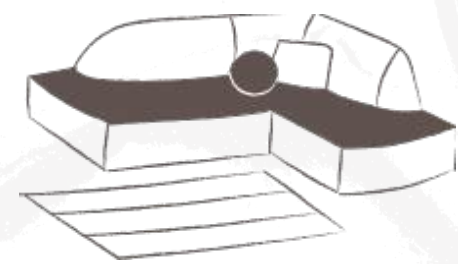
## RESORT-STYLE AMENITIES.

Rivage caters to your every indulgence and whim, from a serene outdoor space and a family pool to a luxurious wellness club and horizon social lounge. Immerse yourself in the vibrant celebration of life at Rivage.

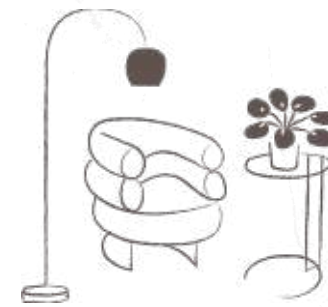
# WHERE THE POSSIBILITIES ARE ENDLESS.



Lobby &  
Reception



Rivage Lounge



Rivage Club



Adventure Cove



Rivage Riviera



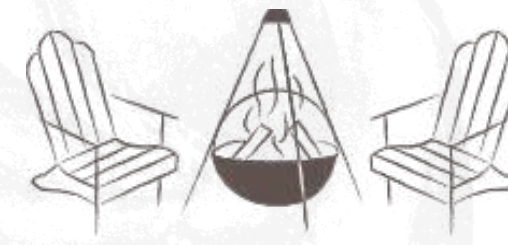
AquaFit



Aqua  
Play



AquaFit  
Yoga



Mangrove  
Terrace



Grove Gardens



Mangrove  
Spa



AquaFit  
Spinning



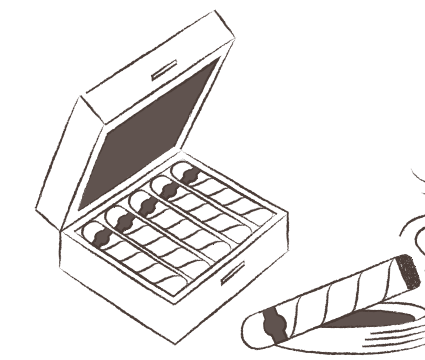
Horizon Lounge



Horizon Pool



Sky Terrace



Cigar Lounge

HORIZON POOL





FAMILY POOL



HORIZON LOUNGE



FAMILY LOUNGE

KIDS PLAY AREA



# 05B

RESIDENCES &  
INTERIORS

## SUMPTUOUS INTERIORS.

Rivage soulful design graces every space, offering a luxurious and sophisticated feel. High-end finishes and floor-to-ceiling windows create a seamless connection between the exquisite interiors and the stunning ocean views.





# ONE-OF-A-KIND RESIDENCES.

With unencumbered vistas framed by crystalline glass facades, these spectacular apartments on Al Reem Island become an icon of refined living. The project features 1, 2, and 3-bedroom luxury residences, opulent duplexes, a bespoke Sky Villas and the celestial Sky Palaces.





RIVAGE

LOBBY



KITCHEN & LIVING



LIVINGROOM



BEDROOM



LIVING & DINING



SKY VILLA BEDROOM



SKY VILLA PALACE LIVINGROOM





SKY PALACE BATHROOM



STANDARD BATHROOM



#### DAYLIGHT INTEGRATION

Full-size windows with protruding balconies allow ample light while minimizing direct sun rays.



#### ENERGY EFFICIENCY

High-efficiency AC units and façade insulation, LED lighting, optimized HVAC systems, and energy recovery for ventilation.



#### INDOOR AIR QUALITY

Air filters with ventilation meet the latest ASHRAE regulations.



#### HOME AUTOMATION

Smart locks, light and AC control, and allocation for curtain control.

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05c

SUSTAINABILITY

PROVIDING  
SUSTAINABLE SOLUTIONS.

Homes that won't just take your breathe away,  
but help preserve it.

UNIT  
CONFIGURATION  
& PRICING

06

# UNITE TYPES, AREA & STARTING PRICE

UNIT TYPE	AVERAGE AREA (SQFT)	STARTING PRICE (AED)
1 Bedroom	864	1,18 Million
2 Bedrooms	1,422	1,86 Million
2 Bedrooms Duplex	1,900	2,30 Million
3 Bedrooms	2,165	2,95 Million
3 Bedrooms Duplex	2,667	3,44 Million
Sky Villas	6,600	Exclusive and on Request
Sky Palaces	7,429	Exclusive and on Request

# PAYMENT PLAN

# 07

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5% 5% 10% 5% 5% 5% 5% 5% 5% 50%

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ON BOOKING    ON SPA (45 DAYS)    AFTER 4 MONTHS    AFTER 10 MONTHS    AFTER 15 MONTHS    AFTER 20 MONTHS    AFTER 25 MONTHS    AFTER 29 MONTHS    AFTER 34 MONTHS    ON HANDOVER

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TYPE

# 1A 1 BHK

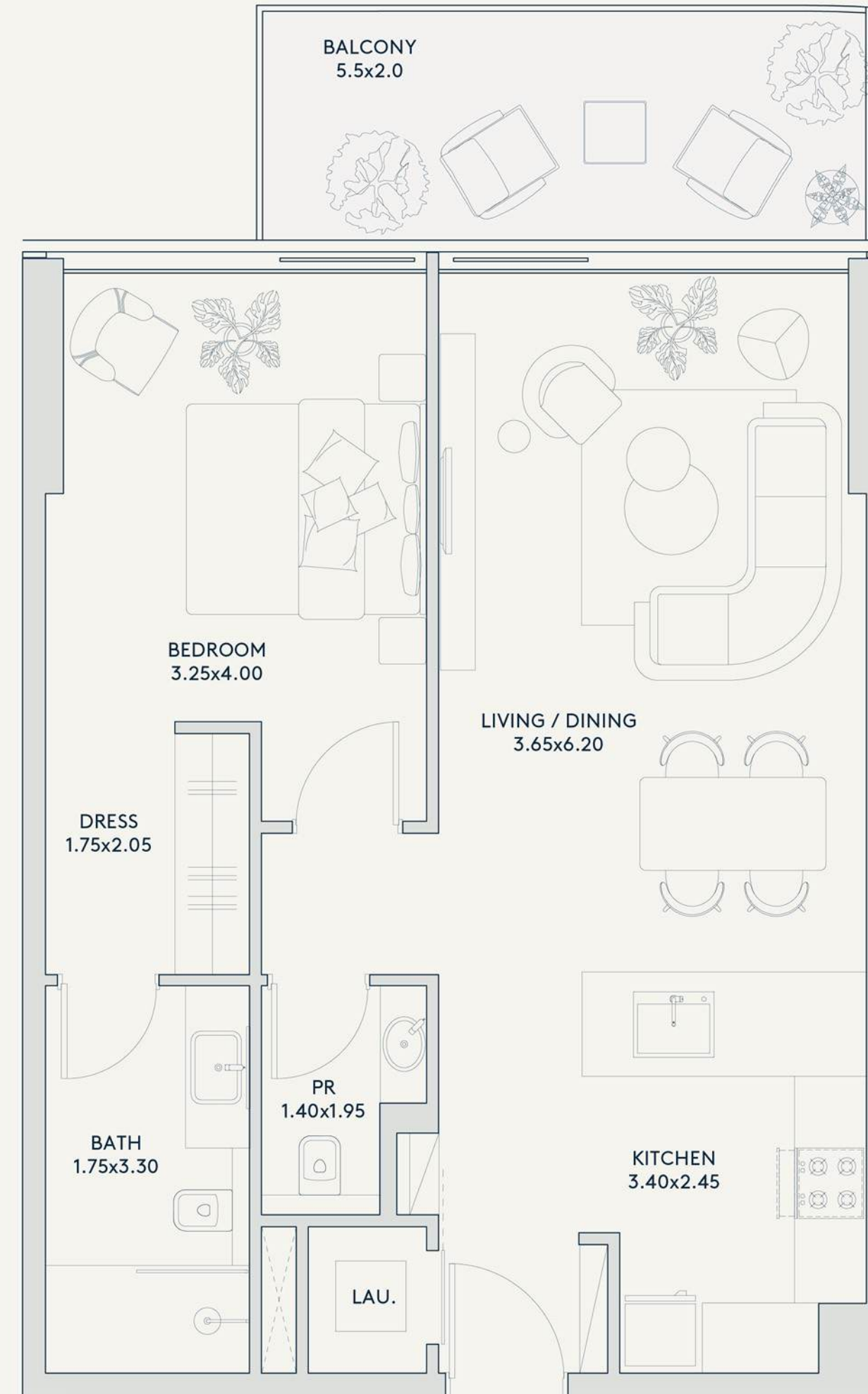
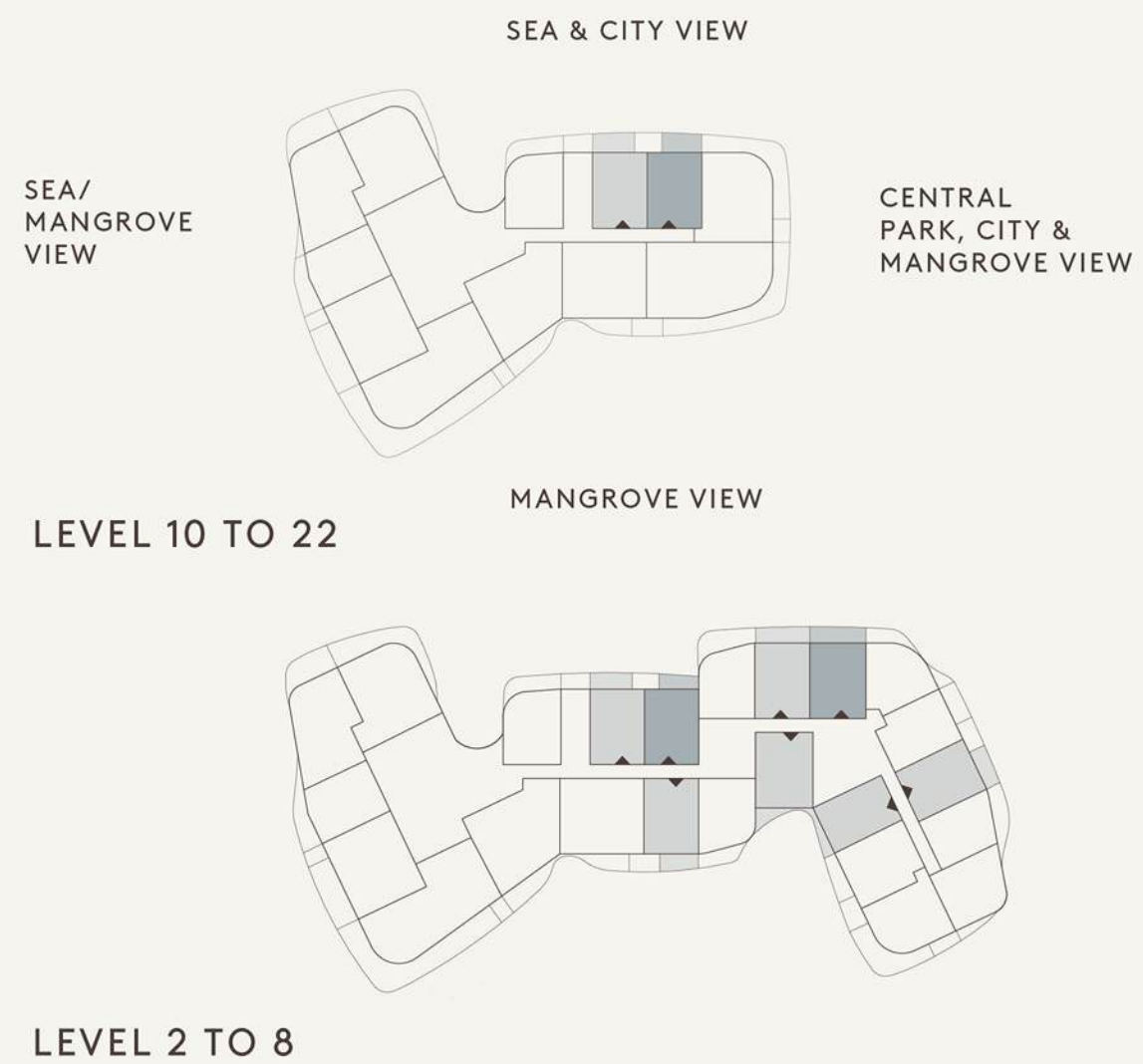
FLOORS  
2 - 8  
10 - 22

INTERIOR  
703 SQ.FT.  
EXTERIOR  
114 SQ.FT.

TOTAL  
817 SQ.FT.

# RIVAGE

AL REEM ISLAND



TYPE

# 4A 2BHK

FLOORS  
2 - 22

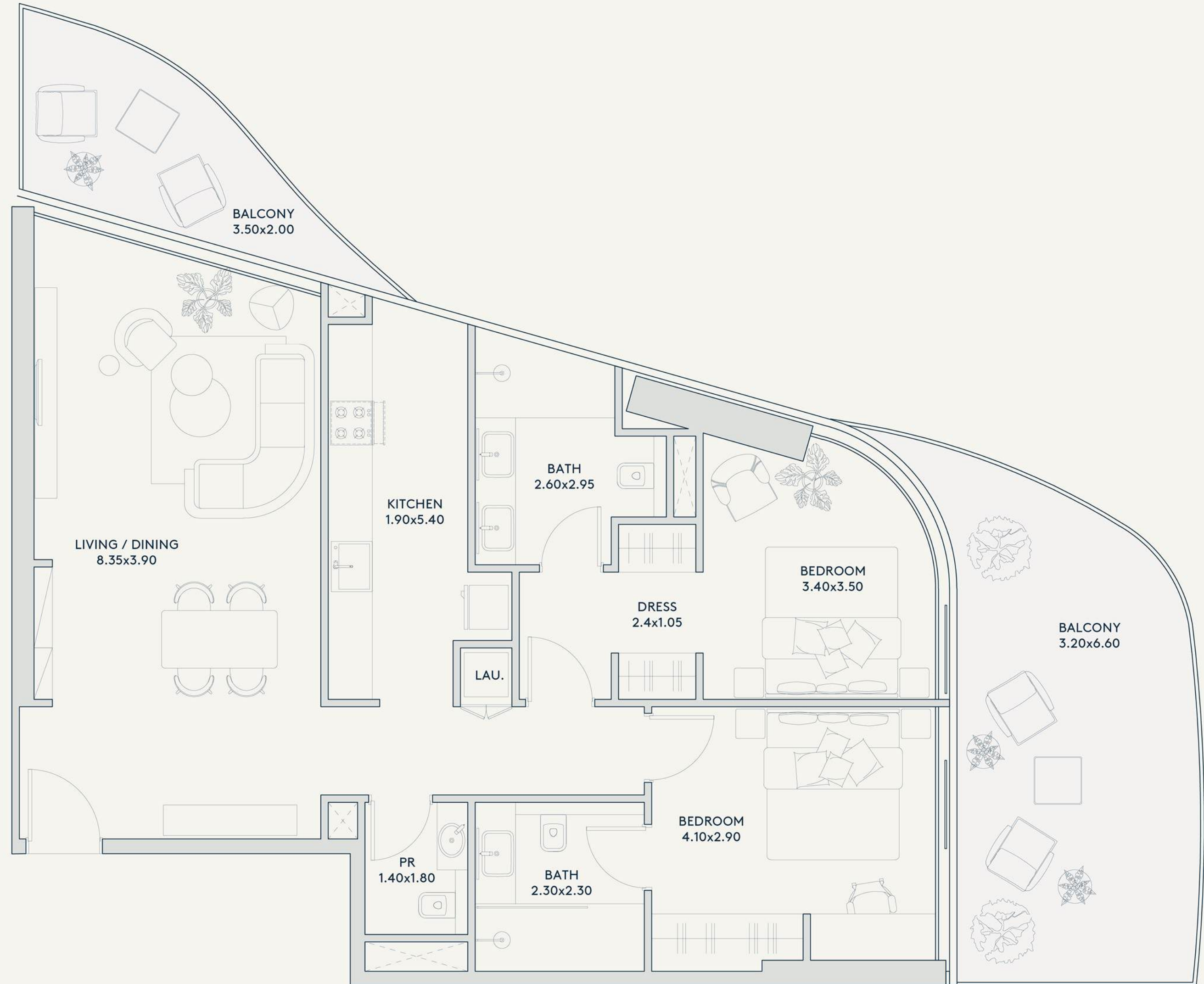
INTERIOR  
1,063 SQ.FT.

TOTAL  
1,394 SQ.FT.

EXTERIOR  
331 SQ.FT.

# RIVAGE

AL REEM ISLAND



TYPE

# 1A

# 2 BHK DUPLEX

FLOORS  
3 - 8

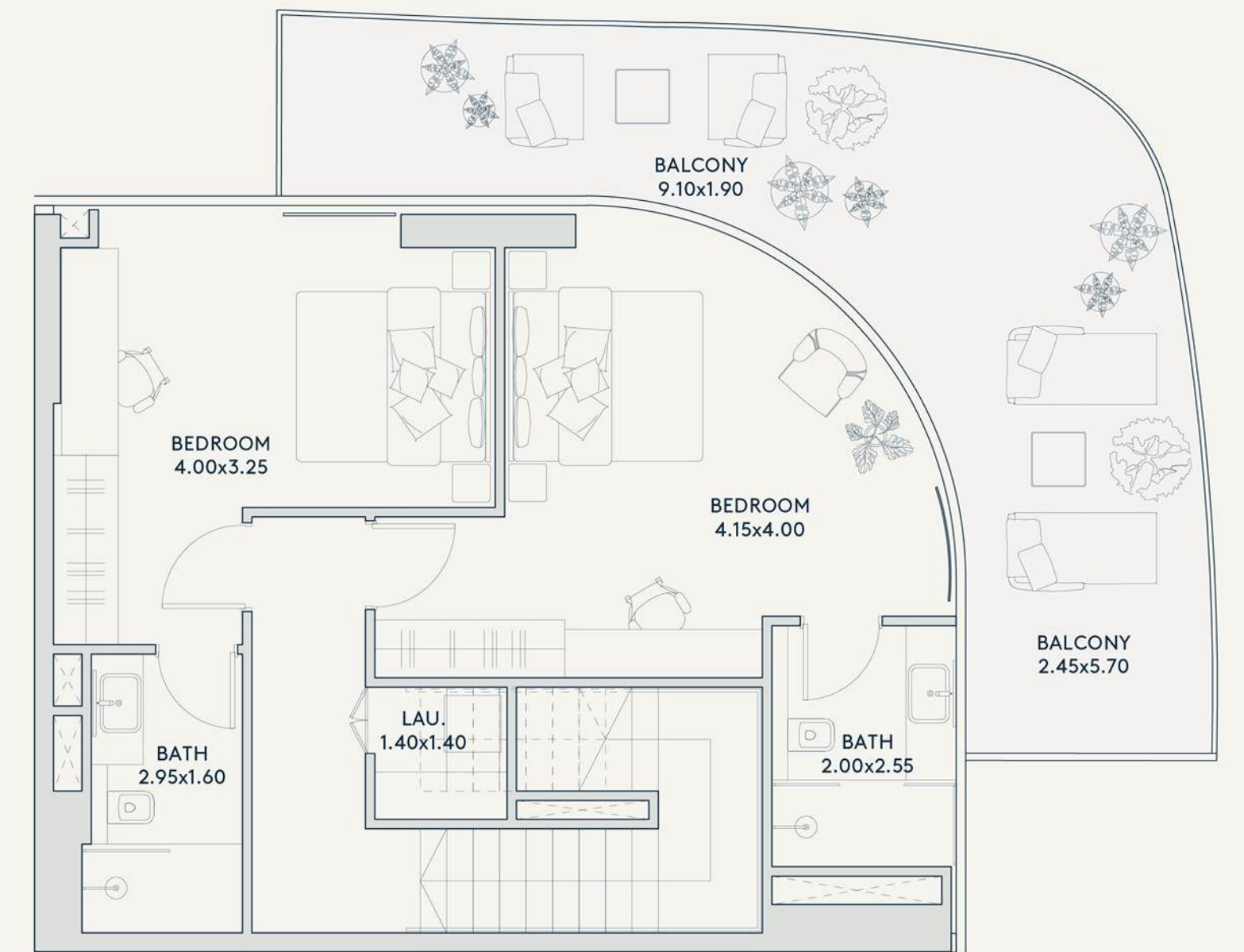
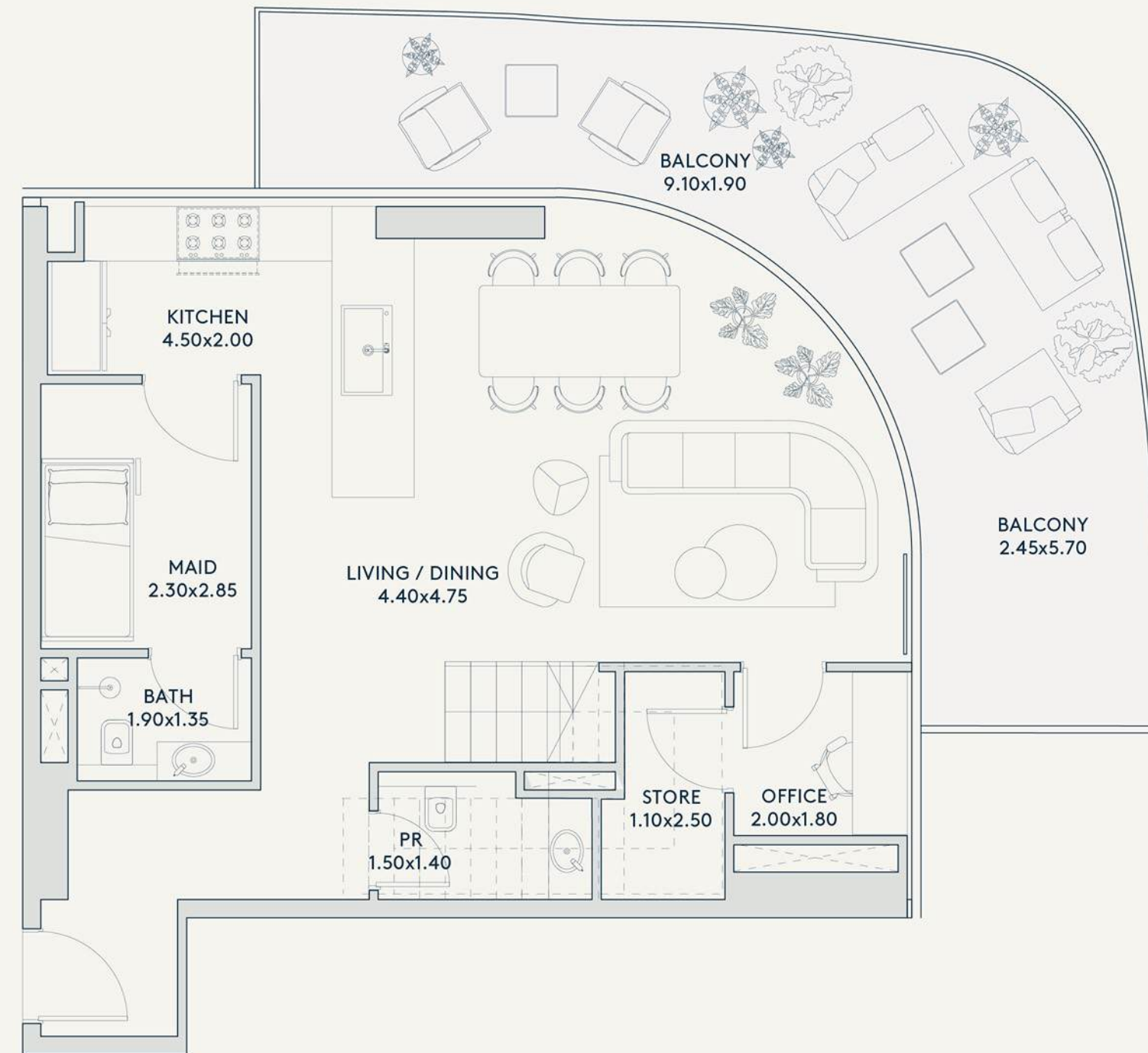
INTERIOR  
1,394 SQ.FT.

TOTAL  
2,070 SQ.FT.

EXTERIOR  
676 SQ.FT.

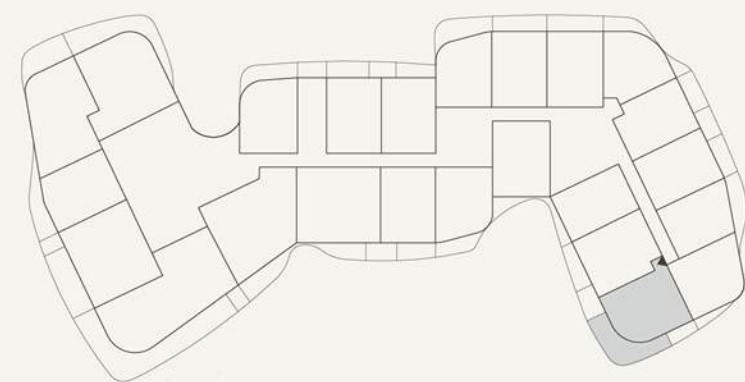
# RIVAGE

AL REEM ISLAND



SEA & CITY VIEW

SEA/  
MANGROVE  
VIEW



CENTRAL  
PARK, CITY &  
MANGROVE VIEW

LEVEL 3 TO 8

MANGROVE VIEW





TYPE

# 1A

# 3 BHK

FLOORS  
2 - 22

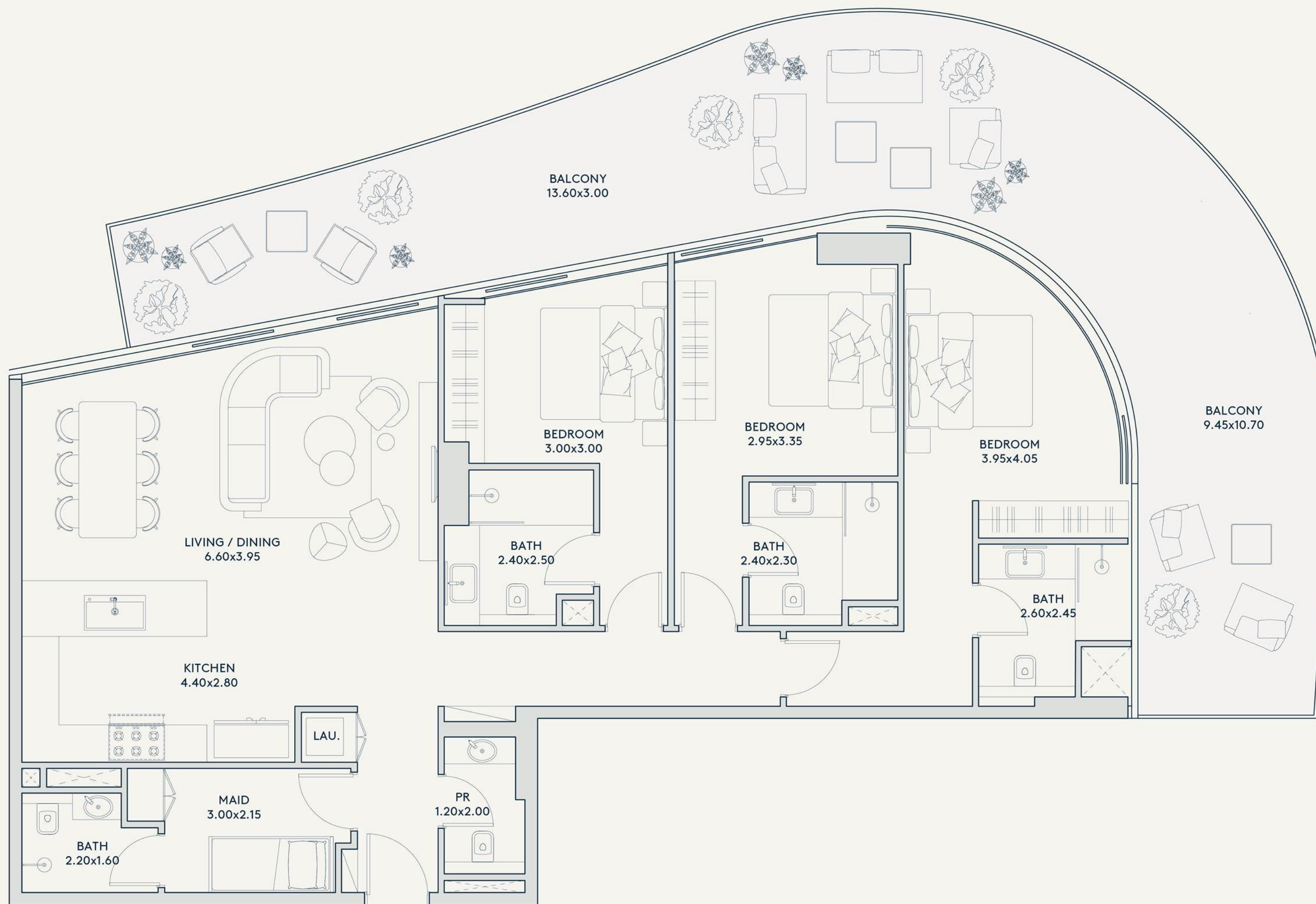
INTERIOR  
1,524 SQ.FT.

TOTAL  
2,279 SQ.FT.

EXTERIOR  
755 SQ.FT.

# RIVAGE

AL REEM ISLAND



SEA & CITY VIEW

SEA/  
MANGROVE  
VIEW

CENTRAL  
PARK, CITY &  
MANGROVE VIEW

LEVEL 10 TO 22

MANGROVE VIEW

LEVEL 9 (HORIZON)

LEVEL 2 TO 8



TYPE

# 3A 3 BHK DUPLEX

FLOORS  
25 - 26

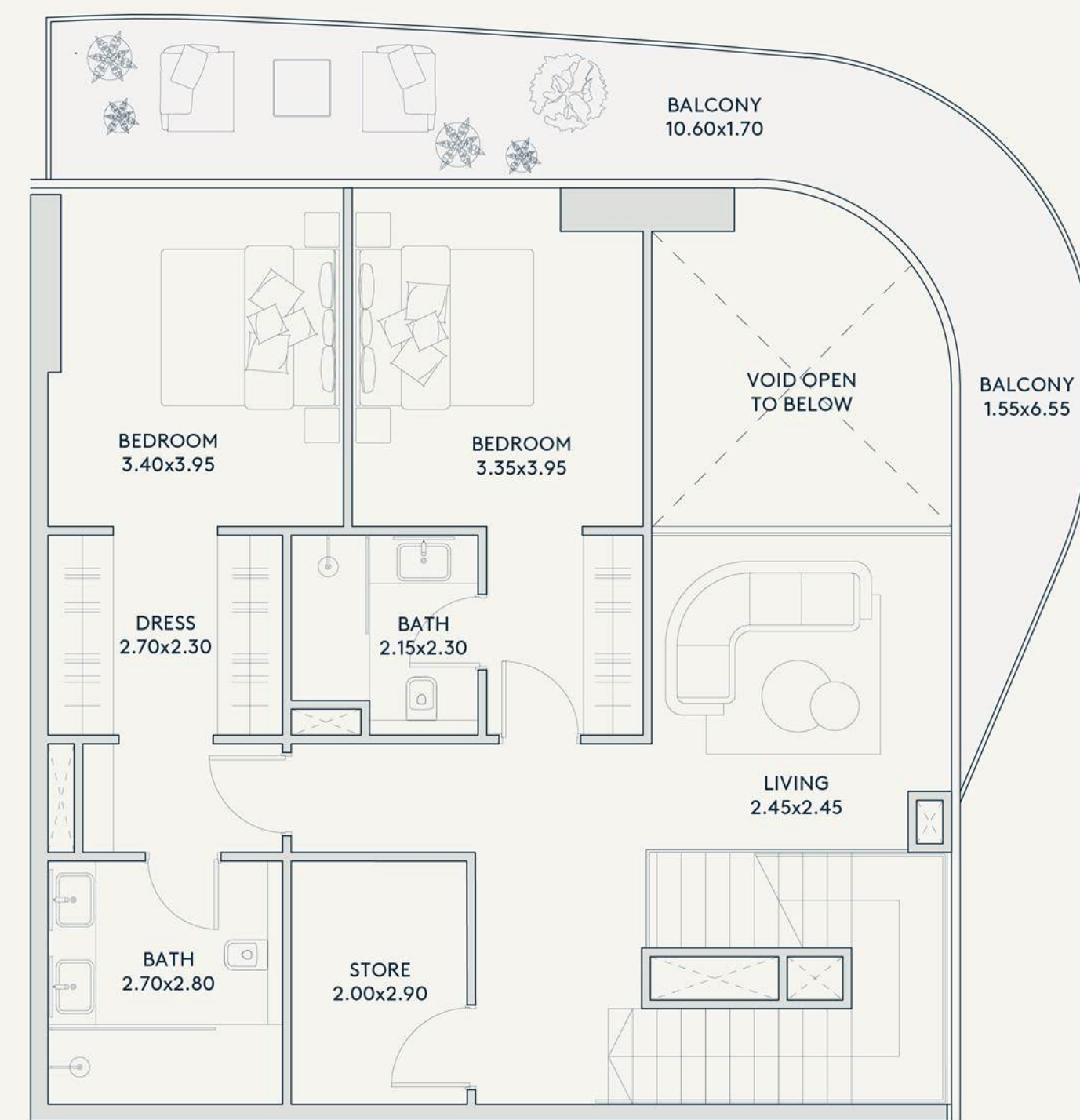
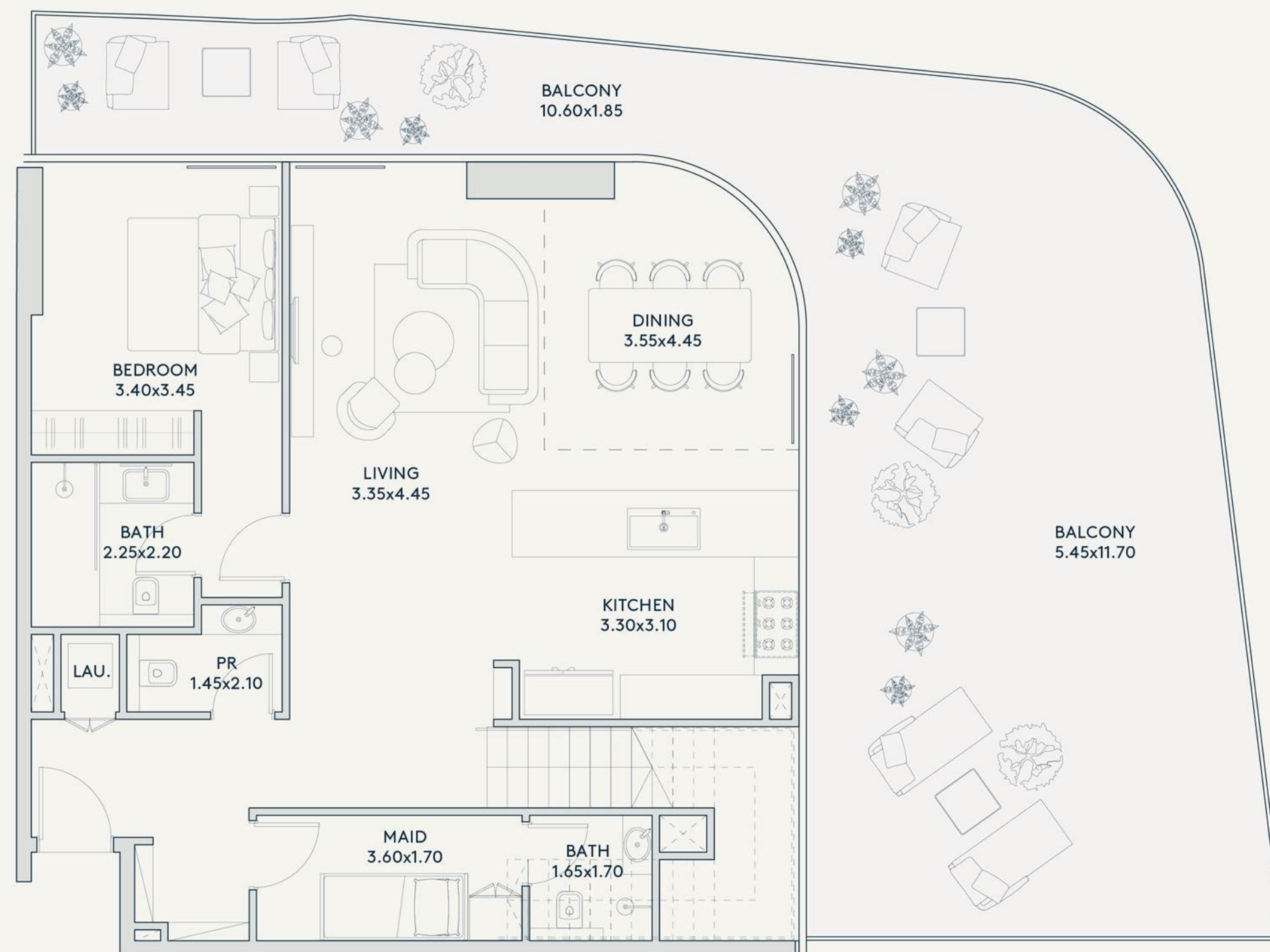
INTERIOR  
2,063 SQ.FT.

TOTAL  
3,423 SQ.FT.

EXTERIOR  
1,360 SQ.FT.

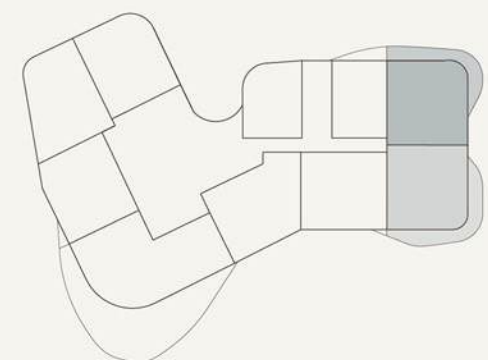
# RIVAGE

AL REEM ISLAND



SEA & CITY VIEW

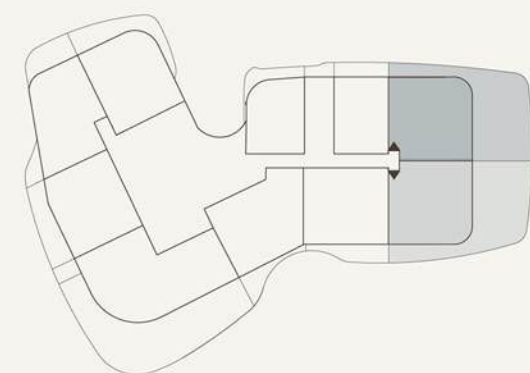
SEA/  
MANGROVE  
VIEW



CENTRAL  
PARK, CITY &  
MANGROVE VIEW

LEVEL 26

MANGROVE VIEW



LEVEL 25



TYPE

# 2A

# SKY VILLA

## LOWER LEVEL

FLOORS  
25-26

INTERIOR  
3,101 SQ.FT.

TOTAL  
6,109 SQ.FT.

EXTERIOR  
3,008 SQ.FT.

# RIVAGE

AL REEM ISLAND



SEA & CITY VIEW

SEA/  
MANGROVE  
VIEW

CENTRAL  
PARK, CITY &  
MANGROVE VIEW

LEVEL 25

MANGROVE VIEW



TYPE

# 2A

# SKY VILLA

## UPPER LEVEL

FLOORS  
25-26

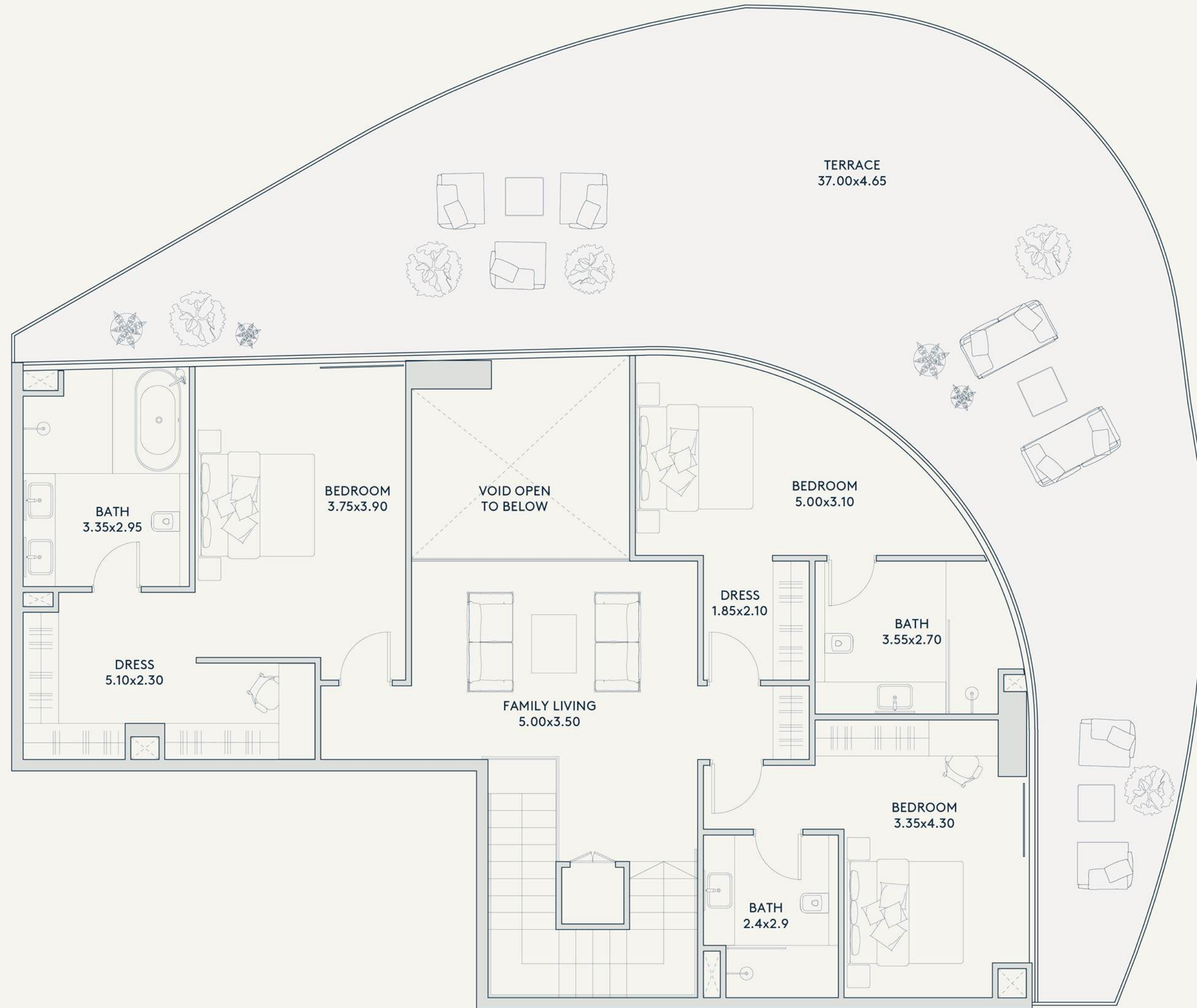
INTERIOR  
3,101 SQ.FT.

TOTAL  
6,109 SQ.FT.

EXTERIOR  
3,008 SQ.FT.

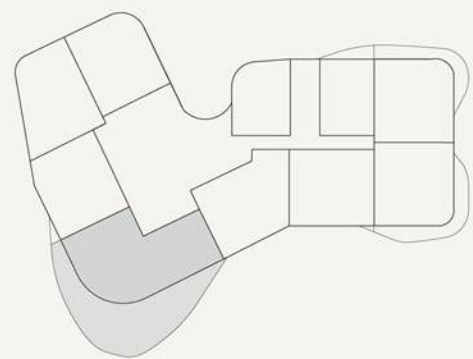
# RIVAGE

AL REEM ISLAND



SEA & CITY VIEW

SEA/  
MANGROVE  
VIEW



CENTRAL  
PARK, CITY &  
MANGROVE VIEW

LEVEL 26

MANGROVE VIEW



TYPE

# 2A

## SKY PALACE

FLOOR  
27

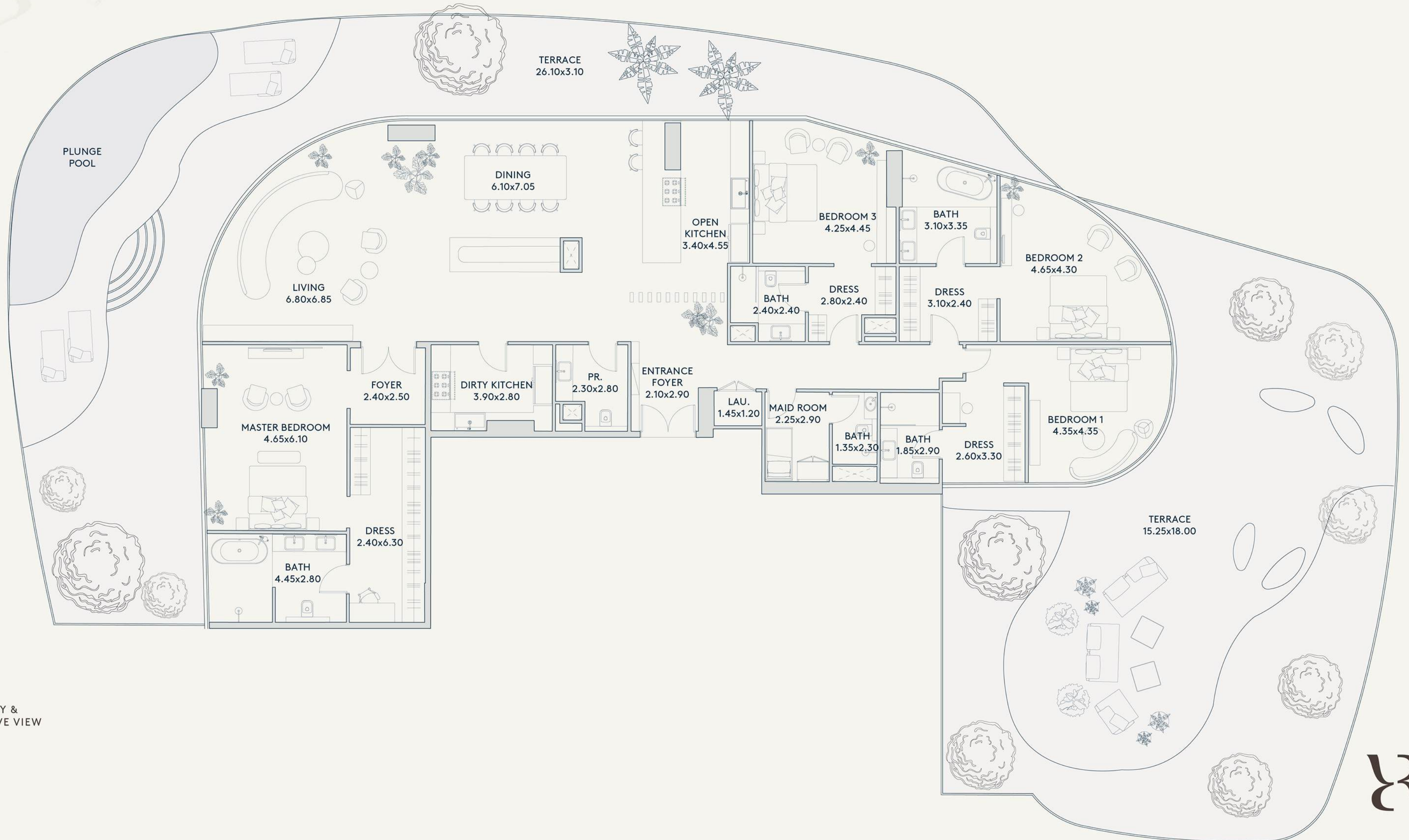
INTERIOR  
3,629 SQ.FT.

EXTERIOR  
4,161 SQ.FT.

TOTAL  
7,790 SQ.FT.

# RIVAGE

AL REEM ISLAND



MANGROVE VIEW  
SEA & CITY VIEW

SEA/  
MANGROVE  
VIEW

CENTRAL  
PARK, CITY &  
MANGROVE VIEW

LEVEL 27

MANGROVE VIEW



دييار  
DEYAÄR

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