



# 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



Yas Beach

Lea Yas Island

Yas Acres

West Yas

Warner Bros. World™

Yas Acres Golf Club

Yas Gateway Park North

Yas Mall

Ikea Abu Dhabi

Yas Waterworld

SeaWorld

Gardenia Bay

Clymb

Ansam

Ferrari World

Water's Edge

Yas Links Golf Course

Yas Marina Circuit

W Abu Dhabi

Mayan

Yas Plaza

Yas Beach Club

Etihad Arena

Yas Bay



# 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.

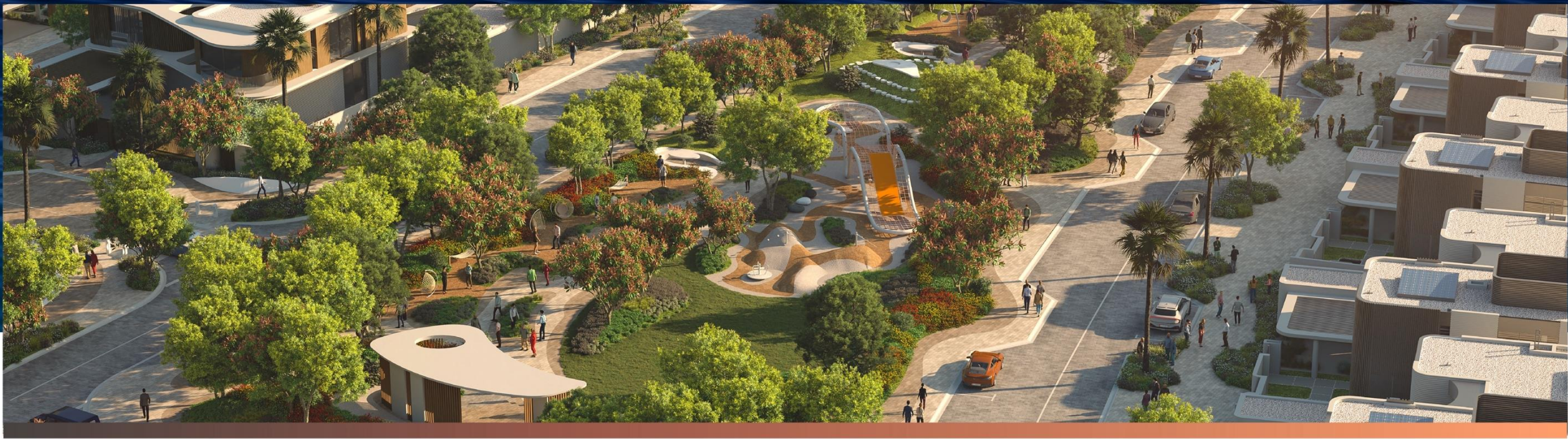
Organic materials blend seamlessly to achieve a modern, sophisticated look that is warm, refined, and timeless



# 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

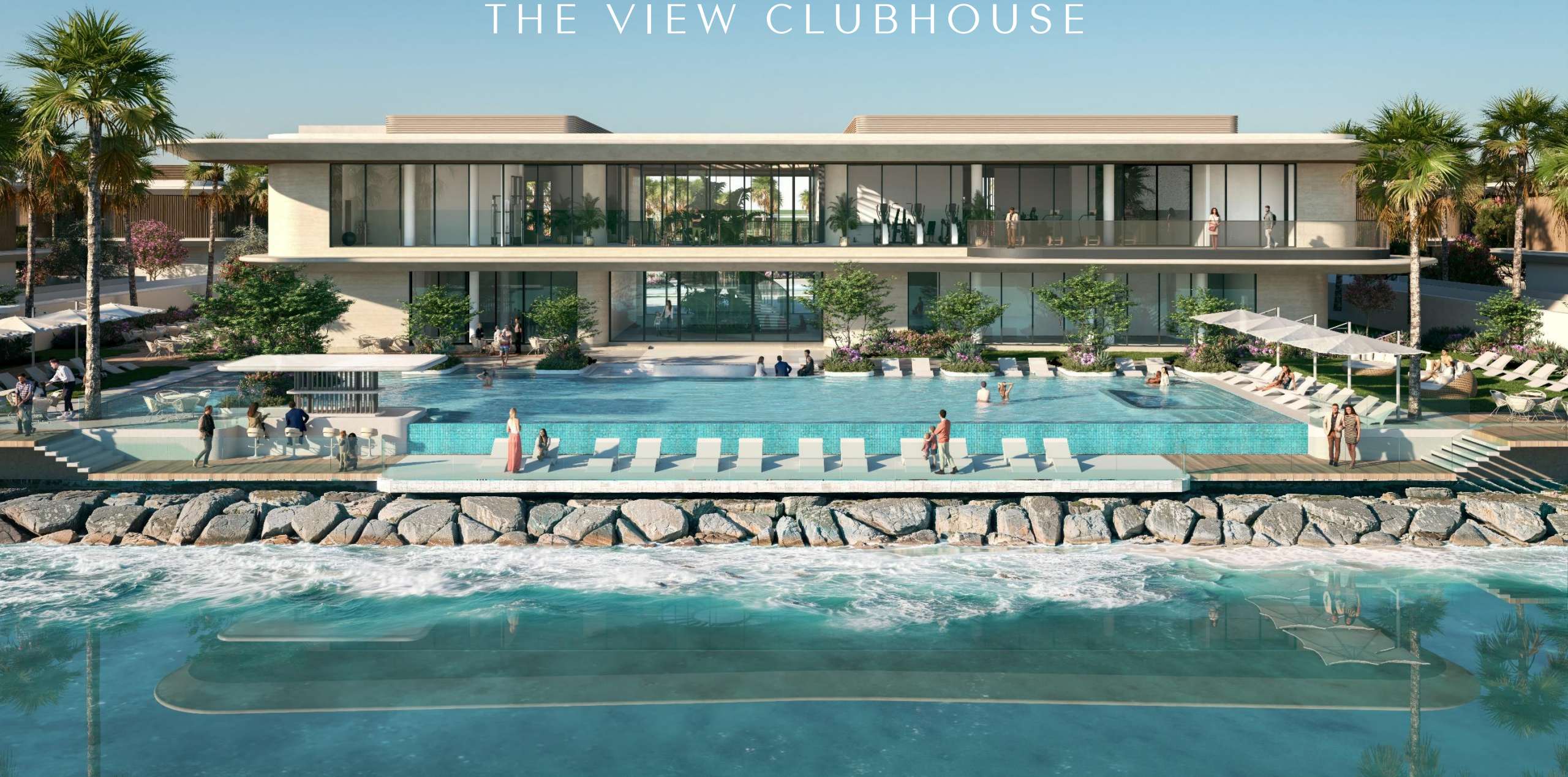


BBQ & Picnic areas



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

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Haven/ reflective Waterfall

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Raised seating

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Swing hills

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Relaxation spot

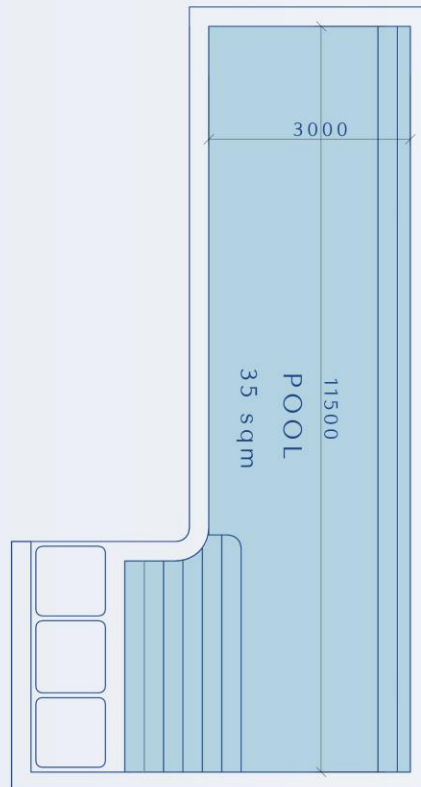


CHOICE TO INCLUDE A POD OR A POOL

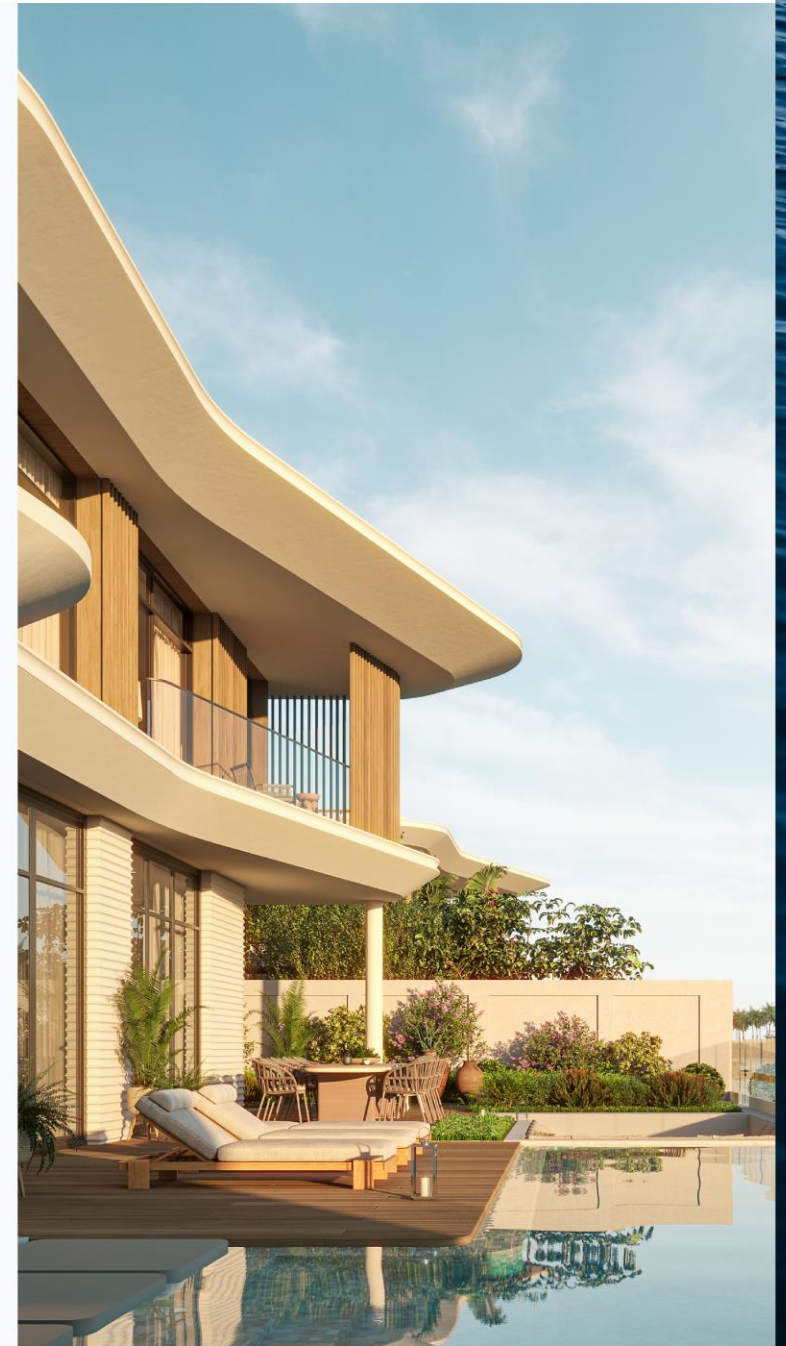
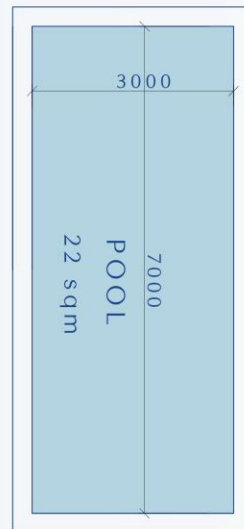
# POOL LAYOUTS

Canal and Inland

Canal units



Inland units



# POD LAYOUT

Canal and Inland

