



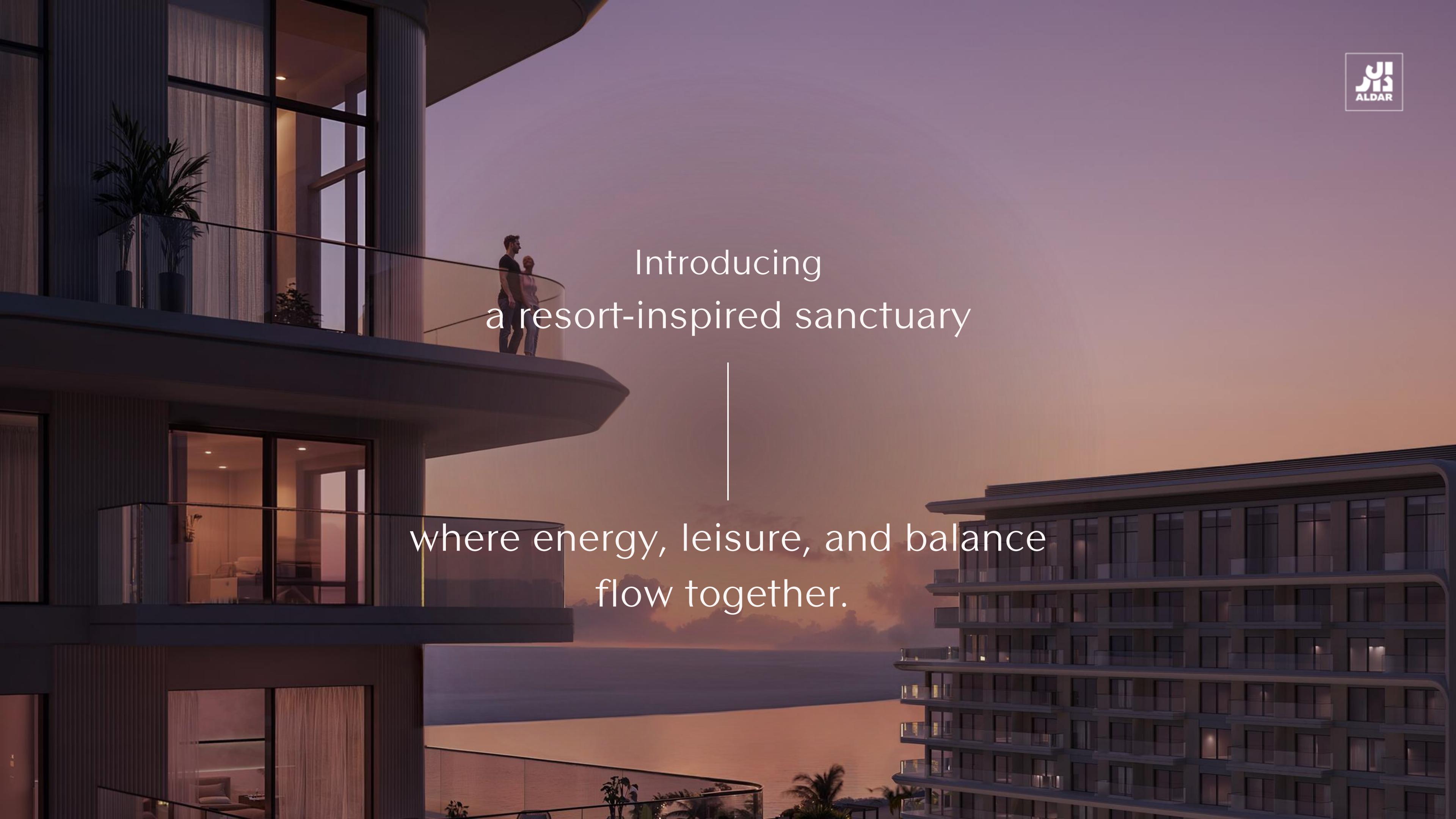
YAS RIVA R E S I D E N C E S





LIVE THE YAS LIFE



A large, modern apartment building with multiple balconies and large windows. A couple is standing on a balcony on the left side of the frame, looking out over the ocean. The sky is a warm, orange and pink hue, suggesting sunset. The building's architecture is sleek and contemporary.

Introducing
a resort-inspired sanctuary

where energy, leisure, and balance
flow together.

BY THE WATER. NEAR THE ACTION.

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.



CLOSE TO THE BEST OF LIFESTYLE & LEISURE



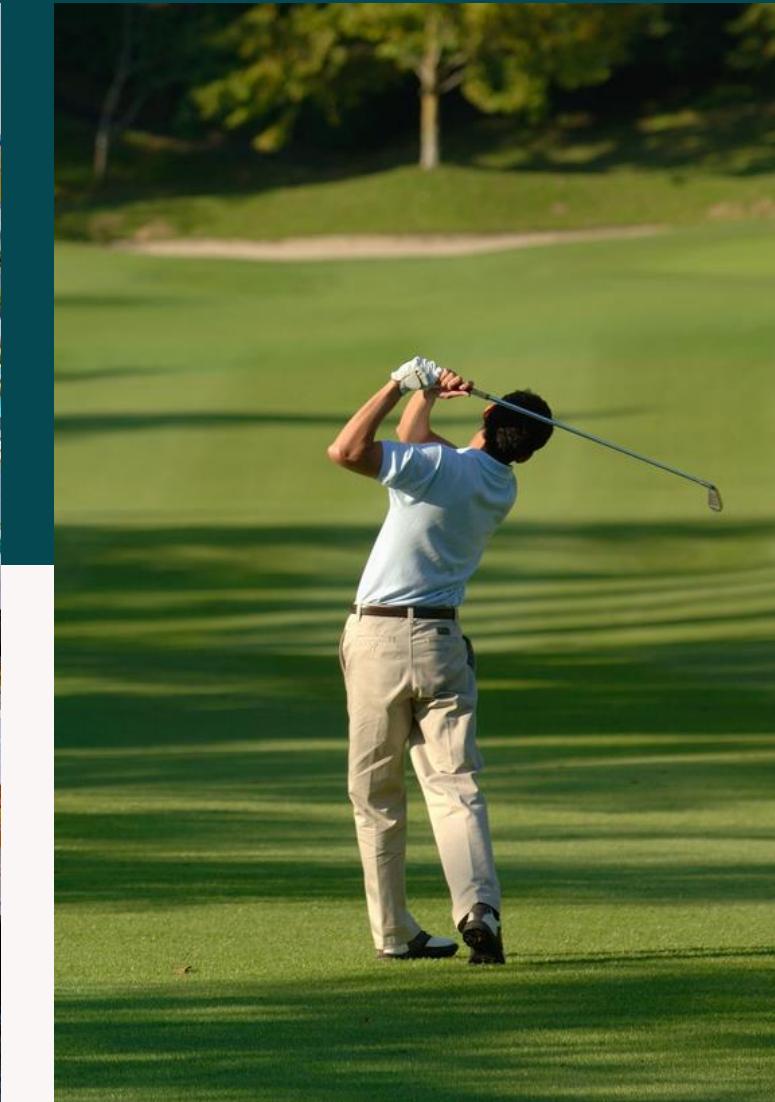
YAS
MALL



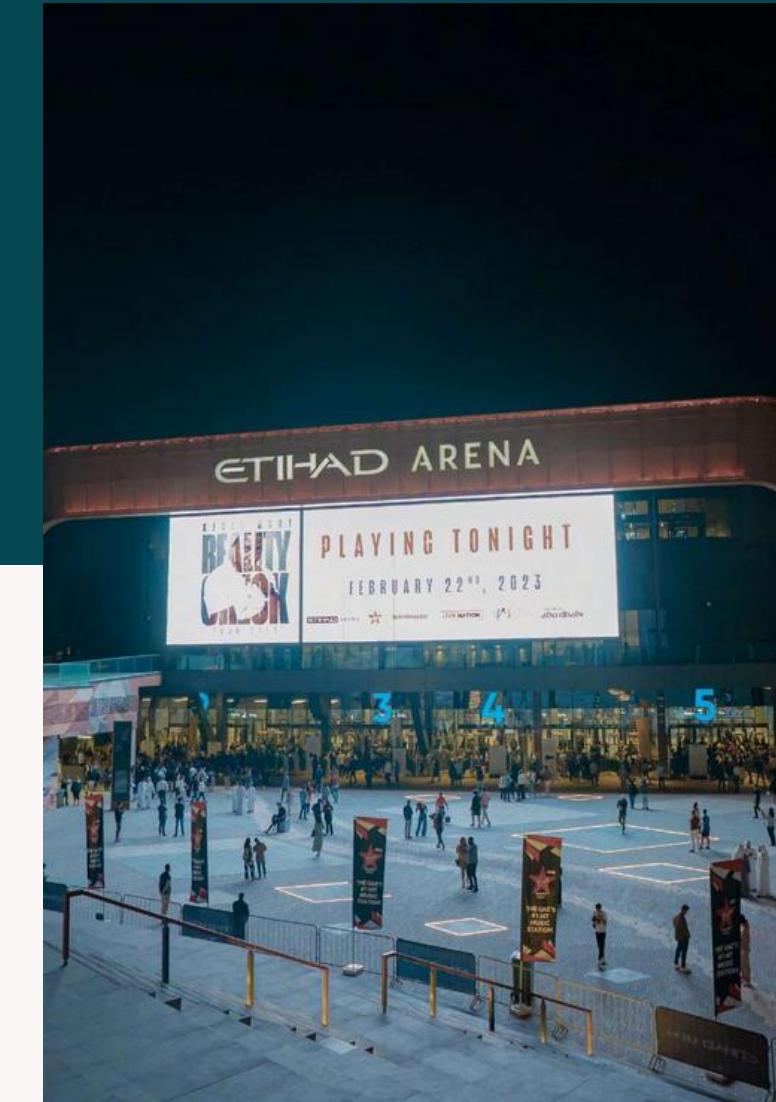
YAS
BAY



YAS LINKS
ABU DHABI



ETIHAD
ARENA



AND TO WORLD-CLASS ATTRACTIONS

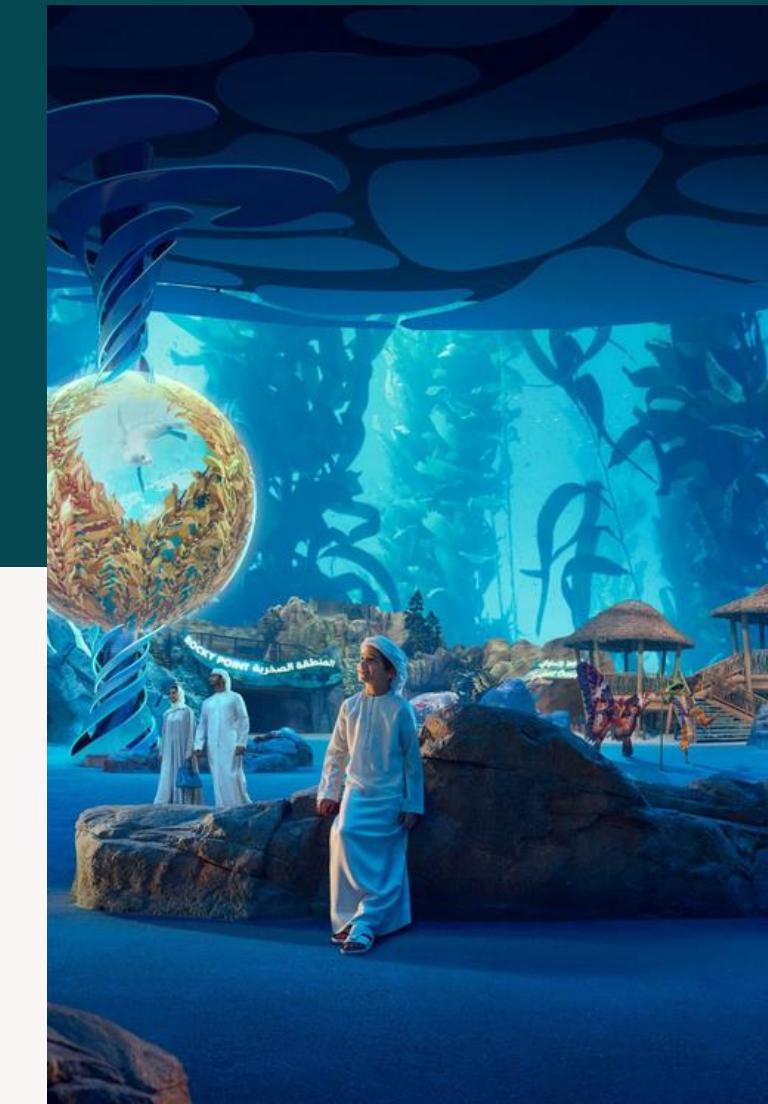
FERRARI WORLD
ABU DHABI



WARNER Bros. World
Abu Dhabi



SEAWORLD
ABU DHABI



YAS MARINA
CIRCUIT



PERFECTLY PLACED FOR LIFE ON YAS ISLAND



YAS TO SAADIYAT

20KM | 20 MINS DRIVE

YAS TO ZAYED AIRPORT

10KM | 10 MINS DRIVE

YAS TO CORNICHE

28KM | 30 MINS DRIVE

YAS TO DUBAI

115KM | 50 MINS DRIVE



YAS RIVA
RESIDENCES



PROPERTY DETAILS

NUMBER OF UNITS
950

TYPES OF UNITS
STUDIO, 1, 2 AND 3-BEDROOM APARTMENTS

HANOVER
Q4 2029

DISTINCT DESIGN

Defined by its distinctive architectural vision, the development is crafted to embody a resort-style living experience. The design harmonizes light and water to shape elegant, expressive forms, while natural materials integrate seamlessly to create a contemporary aesthetic that is warm, refined, and timeless.

DESIGN LEGACY

Inspired by some of the world's most iconic examples of modern architecture—such as the Barcelona Pavilion, built in 1929 and celebrated for its minimalist form and masterful use of space—the Yas Riva Residence carries this legacy forward. It reinterprets the timeless principles of proportion, simplicity, and connection with nature, creating a home that stands as a contemporary architectural statement on Yas Island.

ANCOR-
B5

BAIA-
B4

VENTUS-B6

CLARA-
B3

FONTE-B2

ONDA-B1

AMENITIES



Gym with canal views



Community library



Wellness spa



Family pool



Cycling trail



Pool café and social kitchen



Kids' play area



Tennis court



Yoga



Relaxing pool (adults)



Water frontage



Water connectivity



Padel court



Kids' pool



Basketball court



Jogging trail



Multi-purpose room and family lounge



YOGA ROOM

Find your balance in dedicated yoga spaces

GYM WITH CANAL VIEWS

Workout at the state-of-the-art fitness centre with panoramic views along the canal waterfront



COMMUNITY LIBRARY

Find quiet moments in the community library





BASKETBALL, PADEL & TENNIS COURTS

Enjoy year-round matches



MULTI-PURPOSE ROOM & FAMILY LOUNGE

Connect in flexible spaces for
gatherings, events and relaxation

PLAY





KIDS' PLAY AREA

Watch children explore adventure activities



SOCIAL KITCHEN



WELLNESS SPA

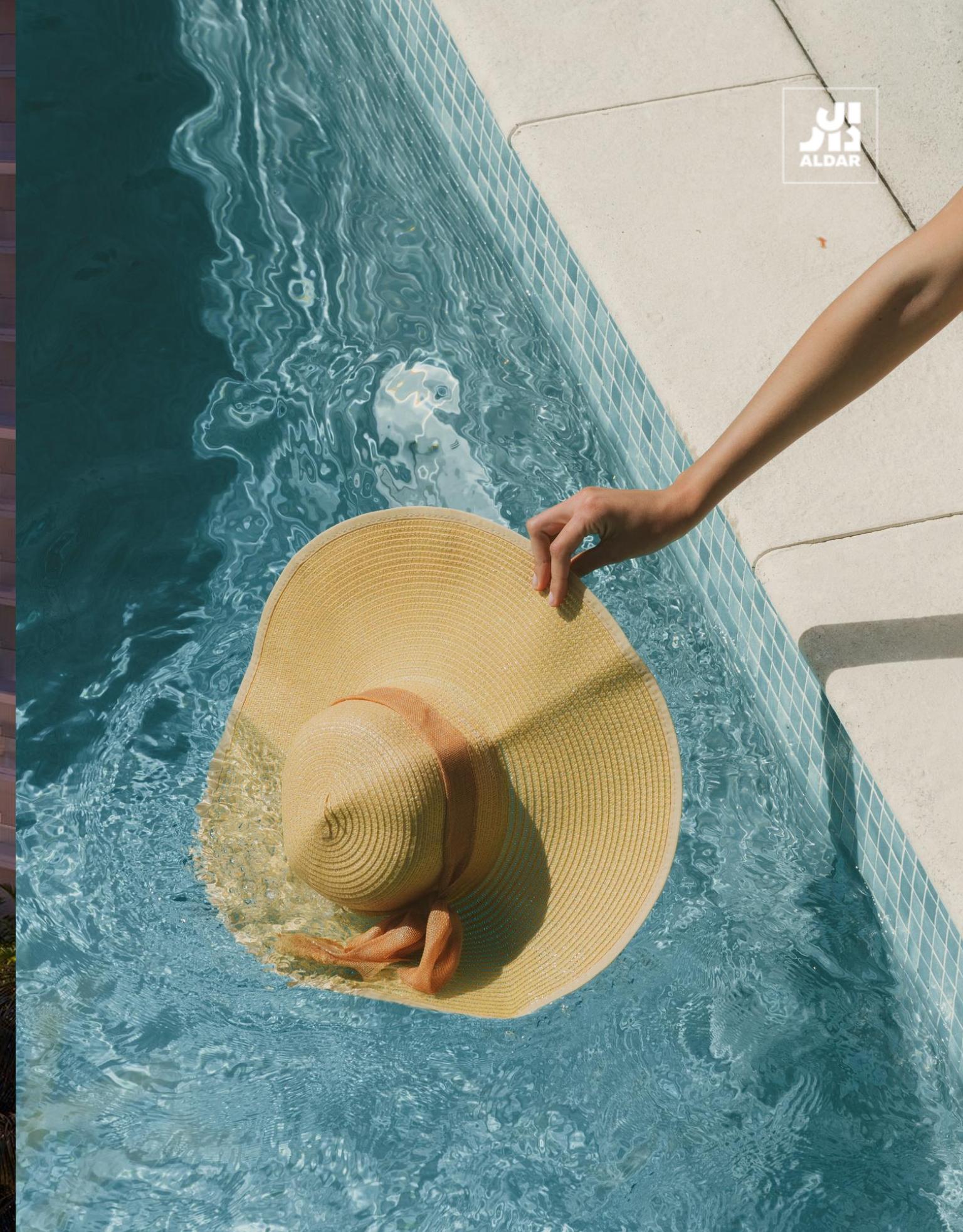
Serene spa spaces designed for relaxation and rejuvenation





RELAXING POOL & FAMILY POOL

Enjoy a relaxing adults' pool and a dedicated family pool with a separate kids' area.



SERVICES



Event & community engagement support



24/7 security and access control



24/7 maintenance



Fitness training



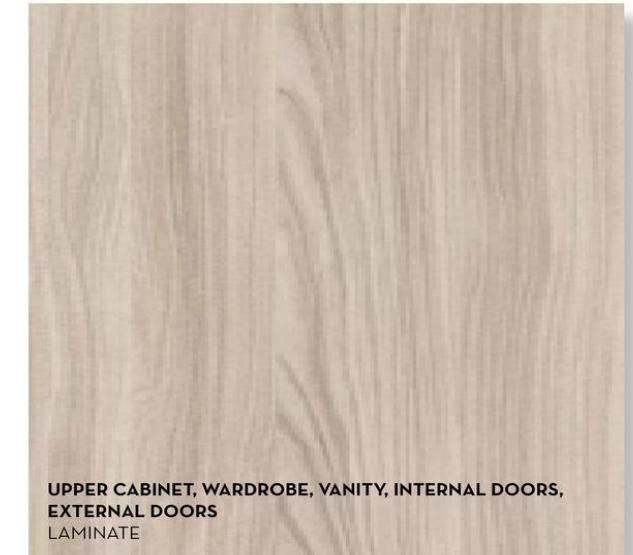
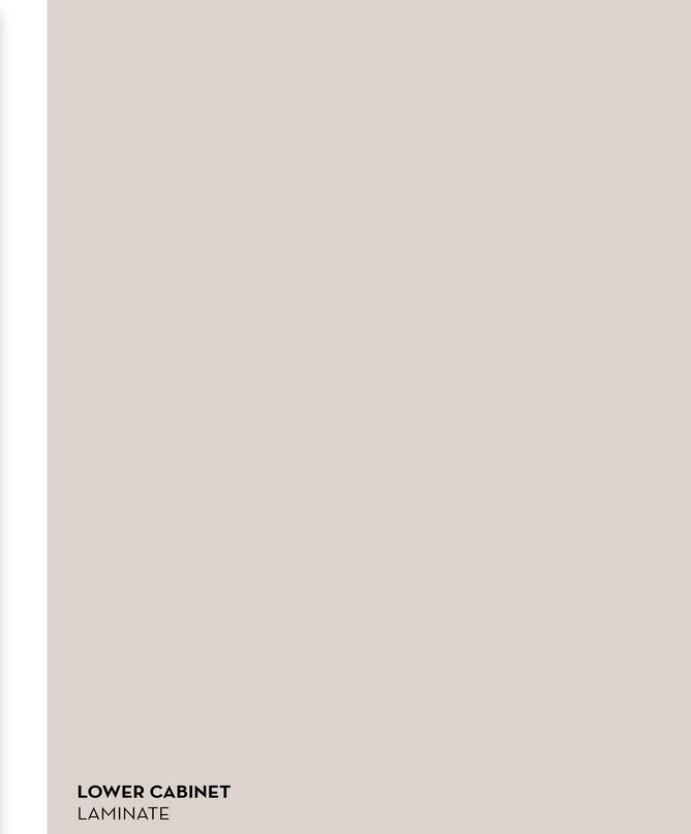
Wellness concierge

FINISHES



Thoughtfully designed interiors
allow you to make the home truly
yours - inside and out.

WARM NEUTRALS AND NATURAL TEXTURES



LIVING ROOM, DINING & KITCHEN





BEDROOM





FLOOR PLANS

DISCOVER SPACES DESIGNED FOR
MODERN LIVING

YAS RIVA

R E S I D E N C E S



STUDIO | TYPICAL

YAS RIVA

RESIDENCES



1 BEDROOM | TYPICAL

YAS RIVA

RESIDENCES



2 BEDROOM | TYPICAL

YAS RIVA

RESIDENCES



3 BEDROOM + MAID | TYPICAL



FLOOR PLATES

DISCOVER SPACES DESIGNED FOR
MODERN LIVING

YAS RIVA

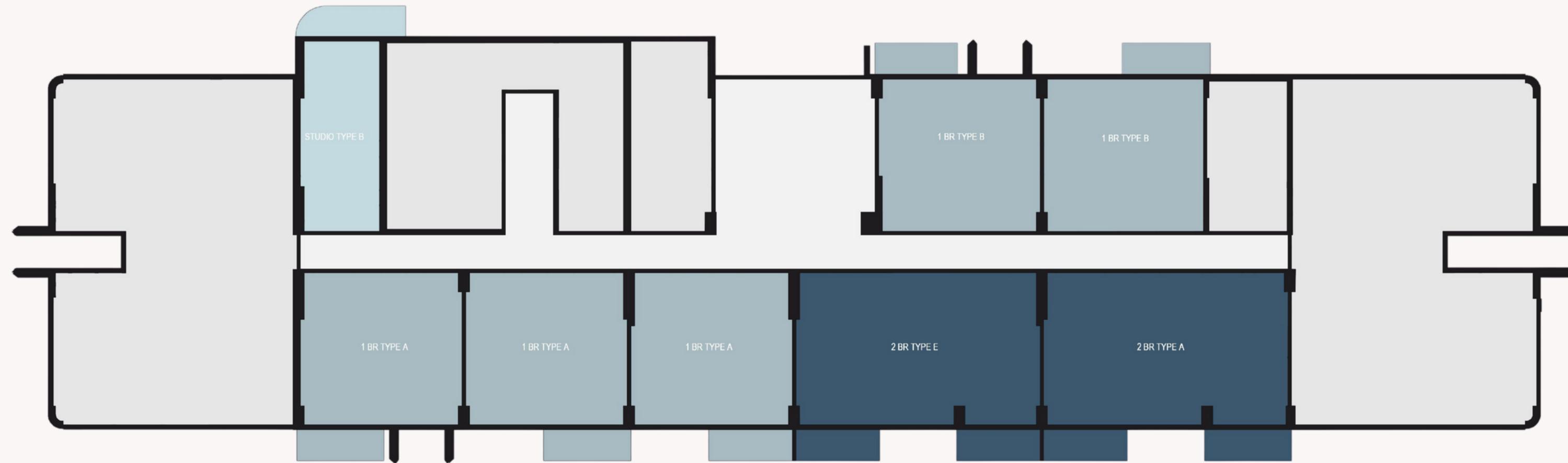
R E S I D E N C E S



ONDA
B1 GROUND FLOOR PLATE

YAS RIVA

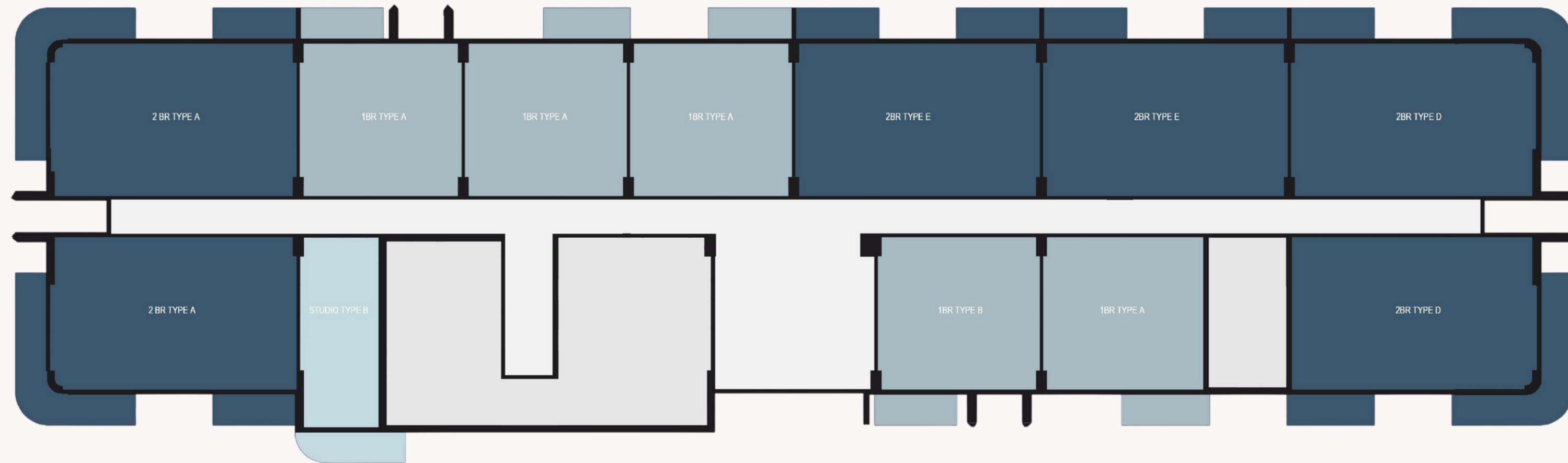
R E S I D E N C E S



FONTE
B2 GROUND FLOOR PLATE

YAS RIVA

R E S I D E N C E S



CLARA

B3 GROUND FLOOR PLATE

YAS RIVA

R E S I D E N C E S



BAIA

B4 GROUND FLOOR PLATE

YAS RIVA

R E S I D E N C E S



ANCOR

B5 GROUND FLOOR PLATE

YAS RIVA

R E S I D E N C E S



VENTUS
B6 GROUND FLOOR PLATE

YAS RIVA

R E S I D E N C E S



TYPICAL
1ST - 8TH FLOOR KEY PLAN

YAS RIVA

R E S I D E N C E S



TYPICAL
9TH - 11TH FLOOR KEY PLAN

AVAILABILITY

UNIT MODEL	TOTAL UNITS	AVG AREA
STUDIO	138	47
1 BEDROOM	372	72
2 BEDROOM	422	120
3 BEDROOM + M	18	187
TOTAL	950	



PRICING

UNIT MODEL	PRICE M AED
STUDIO	1.35
1 BEDROOM	1.85
2 BEDROOM	2.89
3 BEDROOM + M	4.85



PAYMENT PLAN

65/35
5% DOWNPAYMENT



YAS RIVA R E S I D E N C E S

