



YAS RIVA

R E S I D E N C E S



LIVE THE YAS LIFE



A modern, multi-story building with large glass windows and balconies, set against a sunset sky. The building is illuminated from within, and the balconies have glass railings. A couple is standing on one of the balconies, looking out at the ocean. The sky is a mix of orange, pink, and purple, with some clouds. The water is calm and reflects the colors of the sky. The overall mood is serene and luxurious.

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



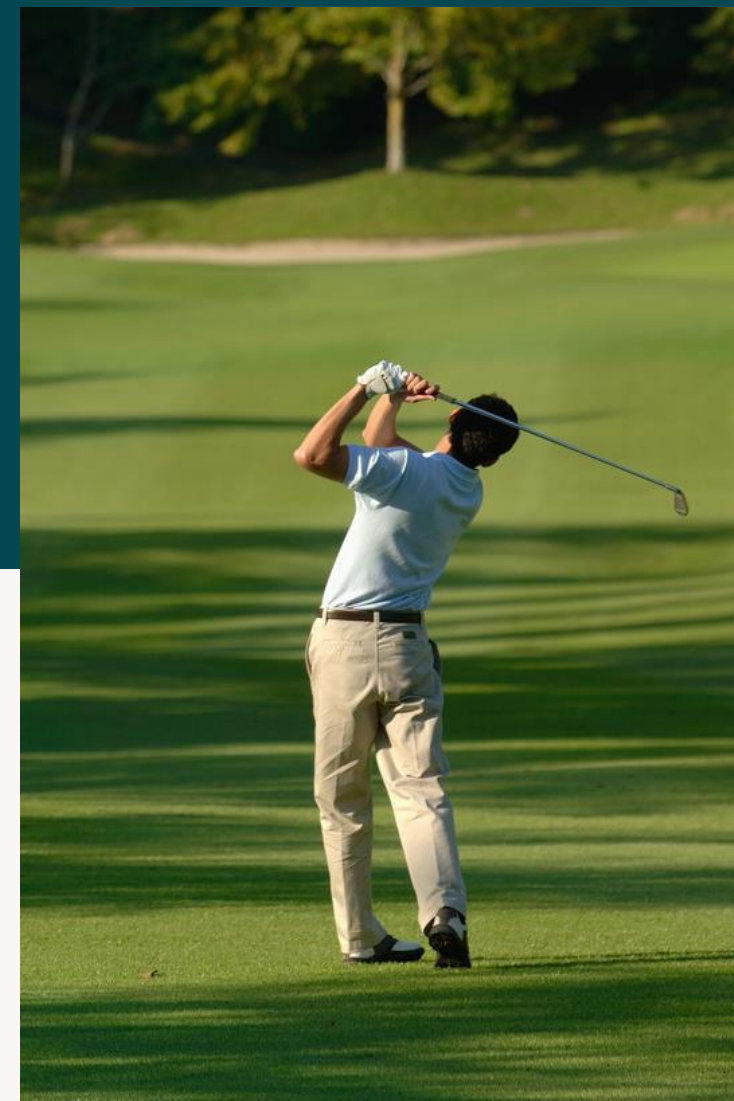
YAS
MALL



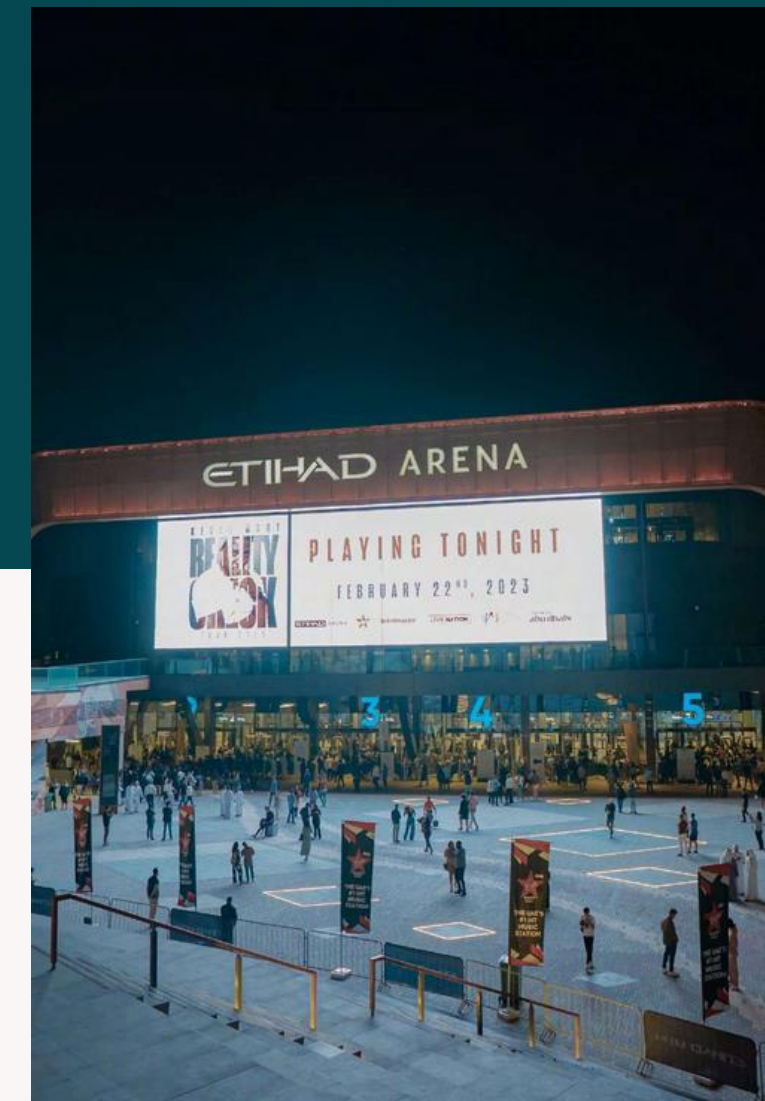
YAS
BAY



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

Disney
ABU DHABI
COMING SOON



YAS RIVA
RESIDENCES

PROPERTY DETAILS

NUMBER OF UNITS

950

TYPES OF UNITS

STUDIO, 1, 2 AND 3-
BEDROOM APARTMENTS

HANDOVER

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



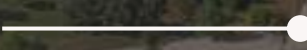
Inspired by some of the world's most iconic examples of modern architecture—such as the Barcelona Pavilion, built in 1929 and celebrated for its minimalist form and masterful use of space—the Yas Riva Residence carries this legacy forward. It reinterprets the timeless principles of proportion, simplicity,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



ANCOR-
B5

A thin white horizontal line extends from the text to a small white dot, from which a thin white vertical line descends to point at the top of the Ancor-B5 building.

VENTUS-B6

A thin white horizontal line extends from the text to a small white dot, which points directly at the top of the Ventus-B6 building.

BAIA-
B4

A thin white horizontal line extends from the text to a small white dot, which points directly at the top of the Baia-B4 building.


CLARA-
B3

A thin white horizontal line extends from the text to a small white dot, which points directly at the top of the Clara-B3 building.

FONTE-B2

A thin white horizontal line extends from the text to a small white dot, which points directly at the top of the Fonte-B2 building.

ONDA-B1

A thin white horizontal line extends from the text to a small white dot, which points directly at the top of the Onda-B1 building.

AMENITIES



Gym with canal views



Kids' play area



Padel court



Community library



Tennis court



Kids' pool



Wellness spa



Yoga



Basketball court



Family pool



Relaxing pool (adults)



Jogging trail



Cycling trail



Water frontage



Multi-purpose room
and family lounge



Pool café and
social kitchen



Water connectivity

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





MULTI-PURPOSE ROOM

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



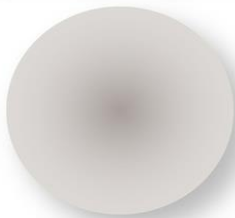
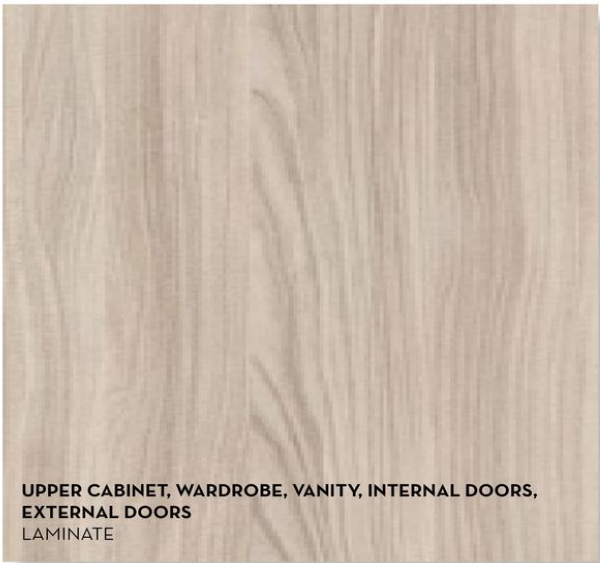
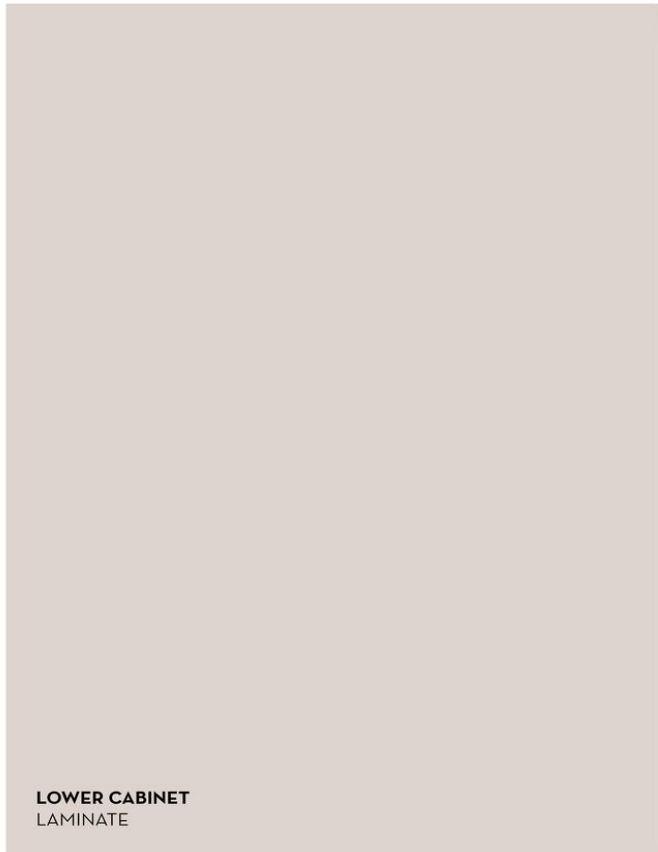
Wellness concierge

FINISHES



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

WARM NEUTRALS AND NATURAL TEXTURES



SANITARY WARE (WC & BASIN)
CERAMIC



SANITARY WARE (SHOWERS & MIXERS)
BRUSHED CHROME METAL



LIVING ROOM, DINING & KITCHEN



BEDROOM



BATHROOM



FLOOR PLANS

DISCOVER SPACES DESIGNED FOR
MODERN LIVING

YAS RIVA

R E S I D E N C E S



STUDIO | TYPICAL

YAS RIVA

R E S I D E N C E S



1 BEDROOM | TYPICAL

YAS RIVA

R E S I D E N C E S



2 BEDROOM | TYPICAL

YAS RIVA

R E S I D E N C E S



3 BEDROOM + MAID | TYPICAL

A photograph of a modern residential complex. In the foreground, a swimming pool with a small waterfall on the left side. The pool is surrounded by lounge chairs and large white umbrellas. In the background, there are several multi-story buildings with balconies and large windows. Palm trees and other tropical plants are scattered throughout the scene.

FLOOR PLATES

DISCOVER SPACES DESIGNED FOR
MODERN LIVING

YAS RIVA

R E S I D E N C E S

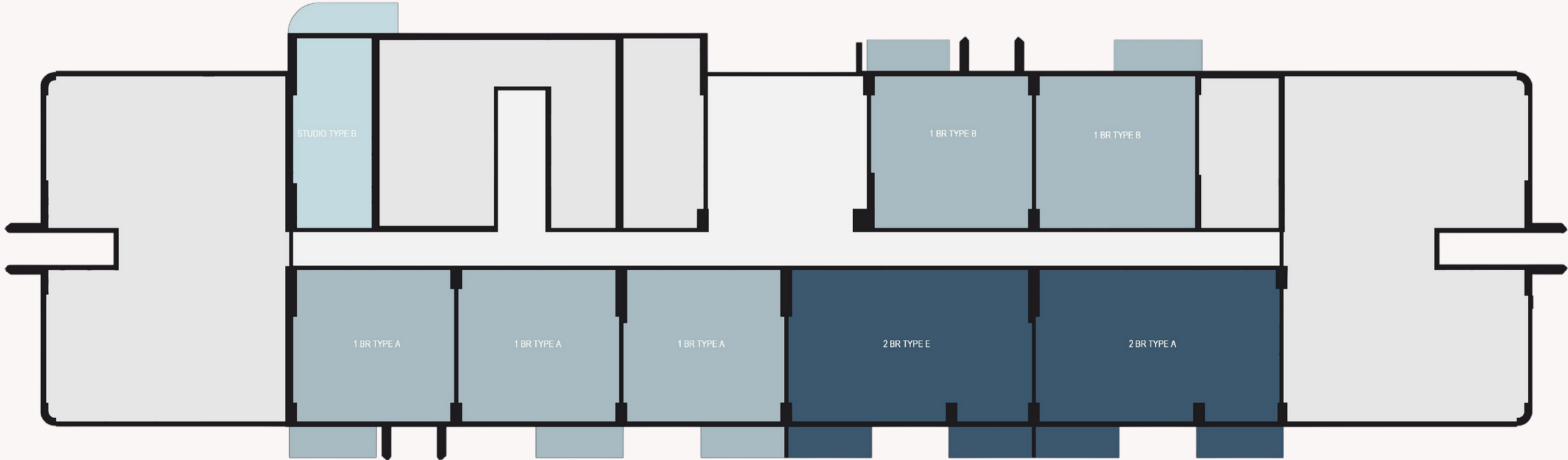


ONDA

B1 GROUND FLOOR PLATE

YAS RIVA

R E S I D E N C E S

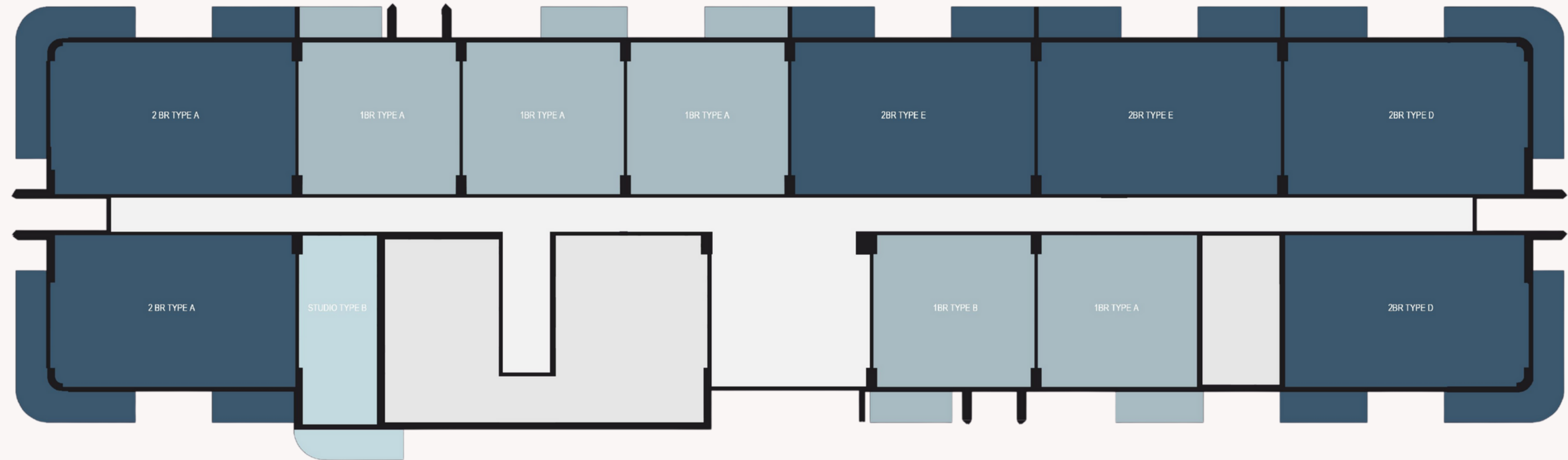


FONTE

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

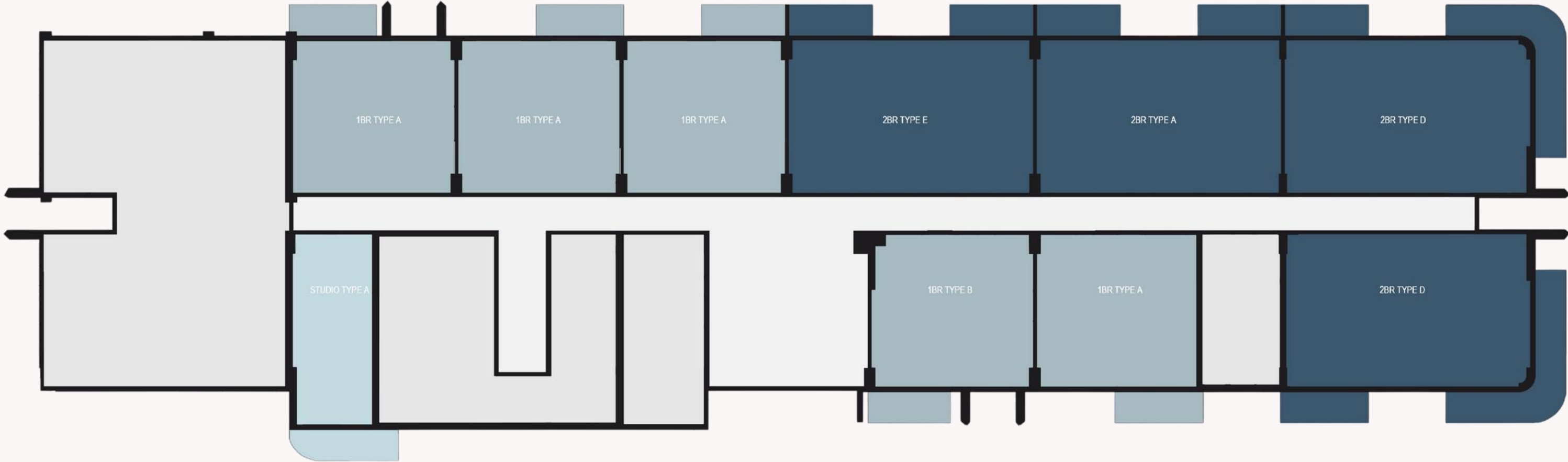


BAIA

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	



PRICIN

<div>G</div> <div>UNIT MODEL</div>	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