

WELCOME TO THE PRIVATE SIDE OF YAS

There's a side of Yas few get to experience.
Yas Riva Reserve is a private collection of premium
4 to 6-bedroom villas. Close to everything the island
has to offer, away from everyone.



A modern, two-story house with a minimalist design. The ground floor features large glass doors and windows, revealing a bright interior with a sofa and dining area. The upper floor has a balcony with vertical wooden slats. In the foreground, there is a swimming pool and a patio area with lounge furniture and a closed umbrella. The house is surrounded by greenery and a white wall.

A SELECTION OF PREMIUM VILLAS

UNIT	TOTAL UNITS	AVG AREA (SQ/M)	AVG PLOT AREA (SQ/M)	PRICE (AED)
Inland 4BR	96	437	711	7.9M
Inland 5BR	116	482	828	9.3M
Inland 6BR	35	538	936	10.5M
Waterfront 5BR	17	552	802	13.3M
Waterfront 6BR	28	609	1,294	14.5M

5 YEARS
SERVICE CHARGE WAIVER

2%
ADM FEE WAIVER

PAYMENT PLAN

5% NOW > 5% EVERY 5 MONTHS FOR 25 MONTHS > 2 X 10% > 50% ON HANDOVER

KEY FEATURES



CLOSE TO THE BEST OF YAS

SAADIYAT ISLAND
15 MIN

YAS RIVA
RESERVE

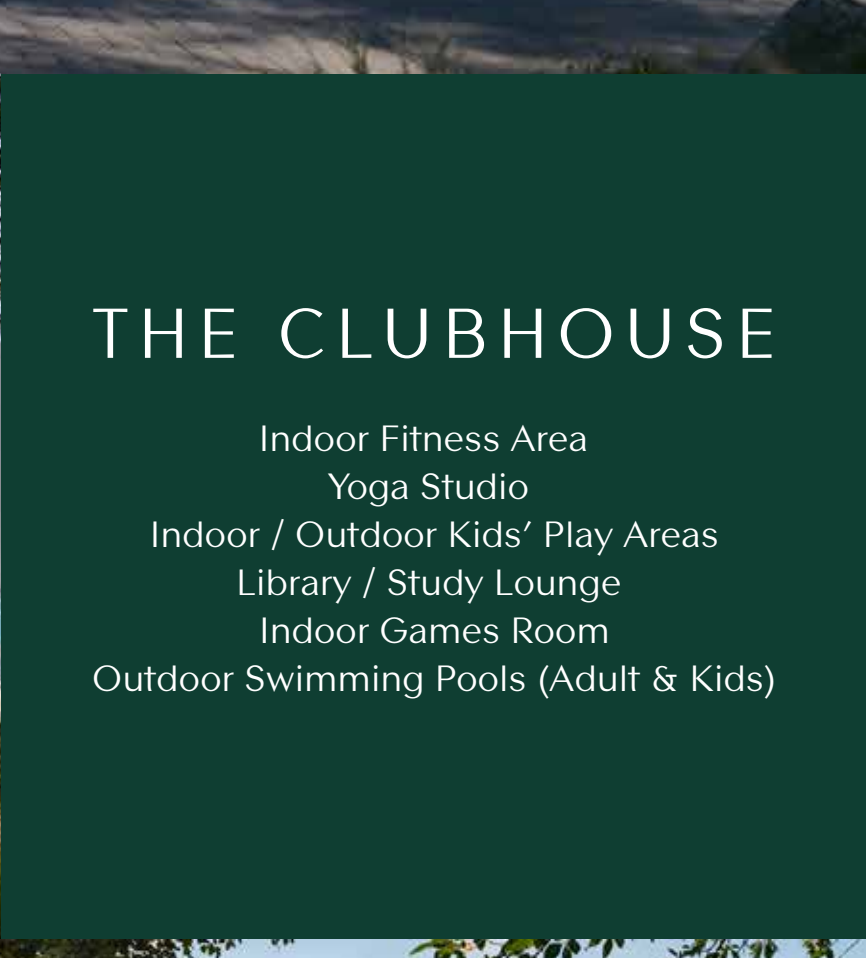
DUBAI
50 MIN



AMENITIES

COMMUNITY- WIDE

Cycling Tracks
Jogging Tracks



THE CLUBHOUSE

Indoor Fitness Area
Yoga Studio
Indoor / Outdoor Kids' Play Areas
Library / Study Lounge
Indoor Games Room
Outdoor Swimming Pools (Adult & Kids)

LANDSCAPE

Neighbourhood Park
Secluded Gardens
Green Spines
Hobby Garden
Picnic Areas

Water Feature



A photograph of a woman and a young girl in a garden. The woman is kneeling on a paved path, and the girl is standing next to her, holding a small object. They are surrounded by green plants and small white flowers. A dark green horizontal bar at the bottom of the image contains the word 'OUTDOOR' in white, uppercase letters.



OUTDOOR AMENITIES

- Canal Viewing Deck
- Multipurpose Lawn Area
- Meditation Area
- Outdoor Fitness Area
- Padel Courts
- Outdoor Table Tennis
- Kids' Play Areas
- Splash Pads
- Sand Playground
- Climbing Zone
- Relaxation Spaces

CONVENIENCE
& LIFESTYLE

Mini Mart
Women's Nail Salon
Men's Barber Shop
Café
Pharmacy

Pharmacy Laundry

A photograph of a modern building with a prominent vertical stack of glass and metal panels, set against a clear blue sky. A tree branch is visible in the upper right corner.