# YAS RIVA

## RESERVE

# DISCLAIMER

PICTURES & SCREENSHOTS OF THIS PRESENTATION ARE NOT ALLOWED TO BE TAKEN OR SHARED. KINDLY COMPLY.

YAS RIVA RESERVE IS A GATED WATERFRONT VILLAGE OF 292 SINGLE-ROW VILLAS, SET ALONG THE CANAL AT THE EDGE OF YAS ISLAND.

WARM TIMBER ARCHITECTURE, A WALKABLE CLUBHOUSE AND RETAIL VILLAGE, PARKS AND PLAY AT EVERY TURN, AND PONTOONS ON THE WATER, WITH THE WHOLE OF YAS ISLAND MINUTES FROM YOUR GATE.

ALDAR

YAS RIVA
RESIDENCES

YAS ACRES
THE ORCHIDS

المدينة المستدامة - جزيرة ياس
THE SUSTAINABLE CITY - YAS ISLAND

YAS RIVA

# YAS RIVA

## RESERVE

# CONNECTED TO YAS AND EVERYTHING THE ISLAND HAS TO OFFER



# LIFE ALONG THE WATER

## THE DEVELOPMENT

292 VILLAS

- 247 INLAND
- 45 WATERFRONT

## UNIT COMPOSITION

4-BED INLAND VILLA

5-BED INLAND VILLA

6-BED INLAND VILLA

5-BED WATERFRONT VILLA

6-BED WATERFRONT VILLA

## HANDOVER

Q3 2030

# AMENITIES

## MOVE

FITNESS AND SPORT
FOR EVERY AGE.

- JOGGING TRACK
- INDOOR FITNESS AREA
- OUTDOOR FITNESS AREA
- PADEL COURTS
- OUTDOOR TABLE TENNIS
- COMMUNITY-WIDE CYCLE TRACK



# AMENITIES

## UNWIND

PLACES TO SLOW
DOWN AND RECHARGE.

- ADULT SWIMMING POOL
- YOGA STUDIO
- MEDITATION LAWN
- CANAL VIEWING DECK
- HOBBY GARDEN AND POCKET PARKS



# AMENITIES

## GATHER

PLACES TO MEET,
HOST AND SPEND TIME TOGETHER.

- COMMUNITY CLUBHOUSE
- LIBRARY AND STUDY LOUNGE
- INDOOR GAMES ROOM
- CAFÉ, MINI MART AND EVERYDAY SERVICES
- PICNIC AREAS AND F&B SEATING

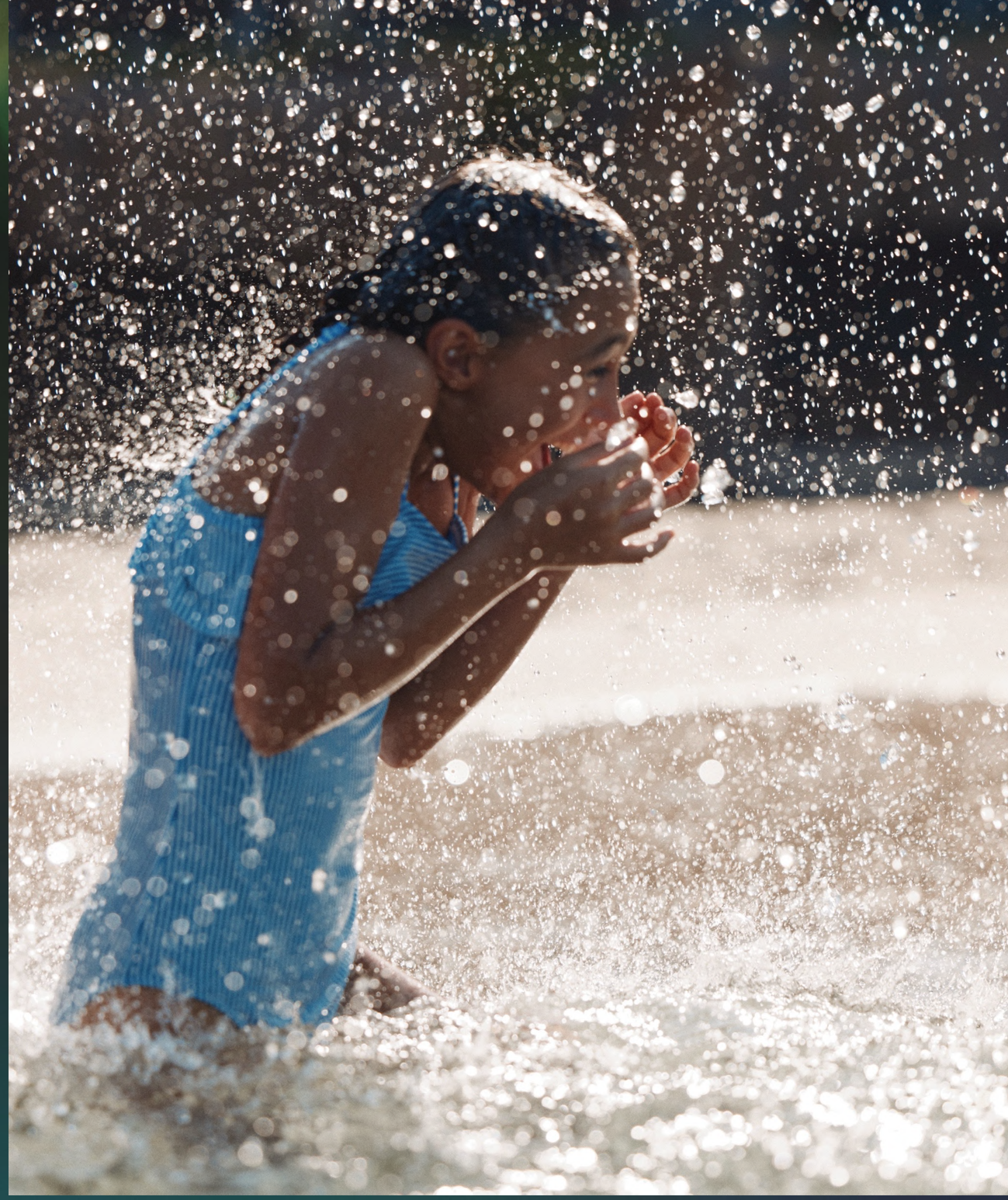


# AMENITIES

## PLAY

ROOM FOR CHILDREN
TO ROAM.

- INDOOR AND OUTDOOR KIDS' PLAY AREAS
- KIDS' SWIMMING POOL AND SPLASH PADS
- SAND PLAYGROUND AND CLIMBING PLAY
- NEIGHBOURHOOD, POCKET AND LINEAR PARKS
- WATER FEATURE AND PICNIC LAWNS



# GROW SOMETHING OF YOUR OWN



THE HOBBY GARDEN GIVES RESIDENTS THEIR OWN PLOT TO GROW HERBS, VEGETABLES, FLOWERS AND FRUIT TREES, A SLOWER KIND OF WEEKEND, SHARED WITH NEIGHBOURS.

# COME HOME TO RESORT-STYLE LIVING

ADULT AND CHILDREN'S SWIMMING POOLS SIT AT THE HEART OF THE CLUBHOUSE,
SHADED, LANDSCAPED AND OPEN TO EVERY RESIDENT.

# A FRONT ROW ON THE CANAL



THE CANAL VIEWING DECK OPENS STRAIGHT ONTO THE WATER, THE PLACE THE COMMUNITY GATHERS AT GOLDEN HOUR.

# GREEN IN EVERY DIRECTION

A NEIGHBOURHOOD PARK ANCHORS THE COMMUNITY, LINKED BY LINEAR PARKS, POCKET PARKS AND A CENTRAL WATER FEATURE, OPEN SPACE IS NEVER MORE THAN A SHORT WALK AWAY.

# ALDAR HAS TWO DECADES OF PROVEN DELIVERY

FOR MORE THAN TWO DECADES, ALDAR HAS SHAPED COMMUNITIES, SCHOOLS, HOTELS AND DESTINATIONS ACROSS ABU DHABI. ON AND AROUND YAS ISLAND, ITS PORTFOLIO INCLUDES YAS ACRES, YAS PARK VIEWS, YAS GOLF COLLECTION, NOYA, NOBU RESIDENCES ABU DHABI AND YAS RIVA, THE COMMUNITY YAS RIVA RESERVE NOW SITS OPPOSITE, ACROSS THE CANAL.

# FLOOR PLANS

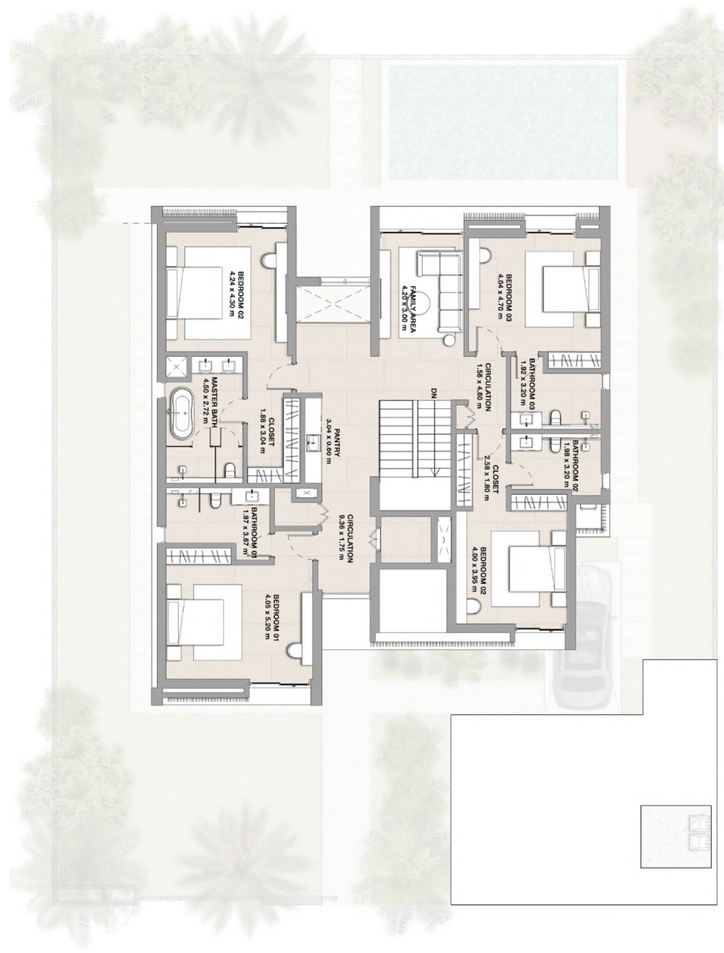
# 4 BEDROOM
# INLAND VILLA



# 4 BEDROOM INLAND VILLA




GROUND FLOOR

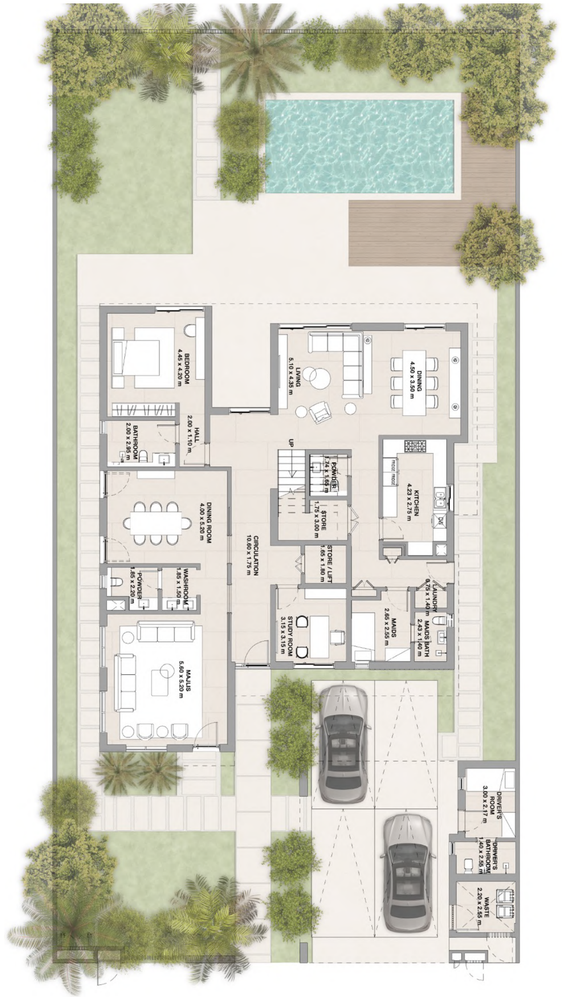



FIRST FLOOR

Classification : External General Purpose

# 5 BEDROOM
# INLAND VILLA

# 5 BEDROOM INLAND VILLA




GROUND FLOOR




FIRST FLOOR

Classification : External General Purpose

# 6 BEDROOM
# INLAND VILLA



# 6 BEDROOM INLAND VILLA




GROUND FLOOR




FIRST FLOOR

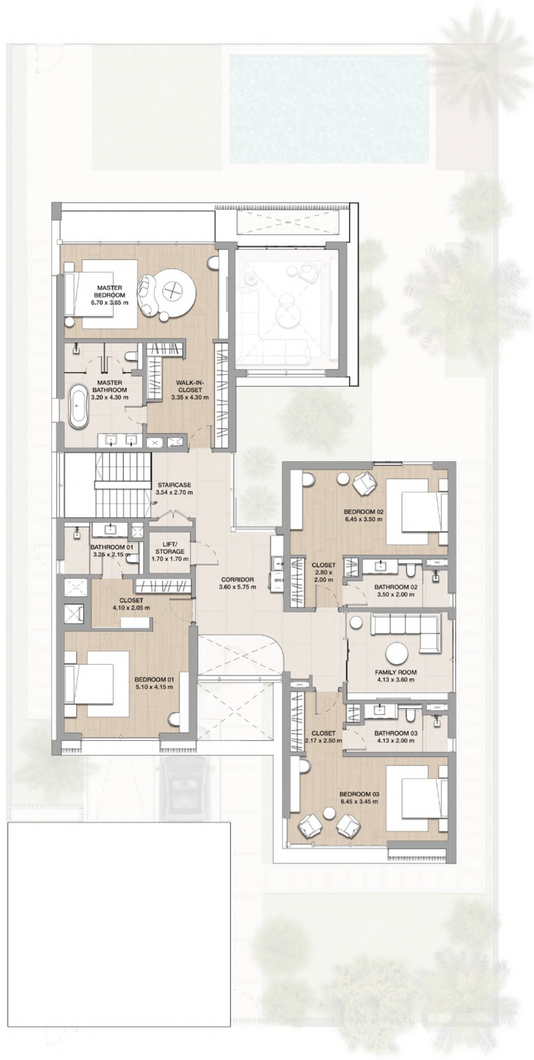
Classification : External General Purpose

# 5 BEDROOM
# WATERFRONT VILLA

# 5 BEDROOM WATERFRONT VILLA




GROUND FLOOR

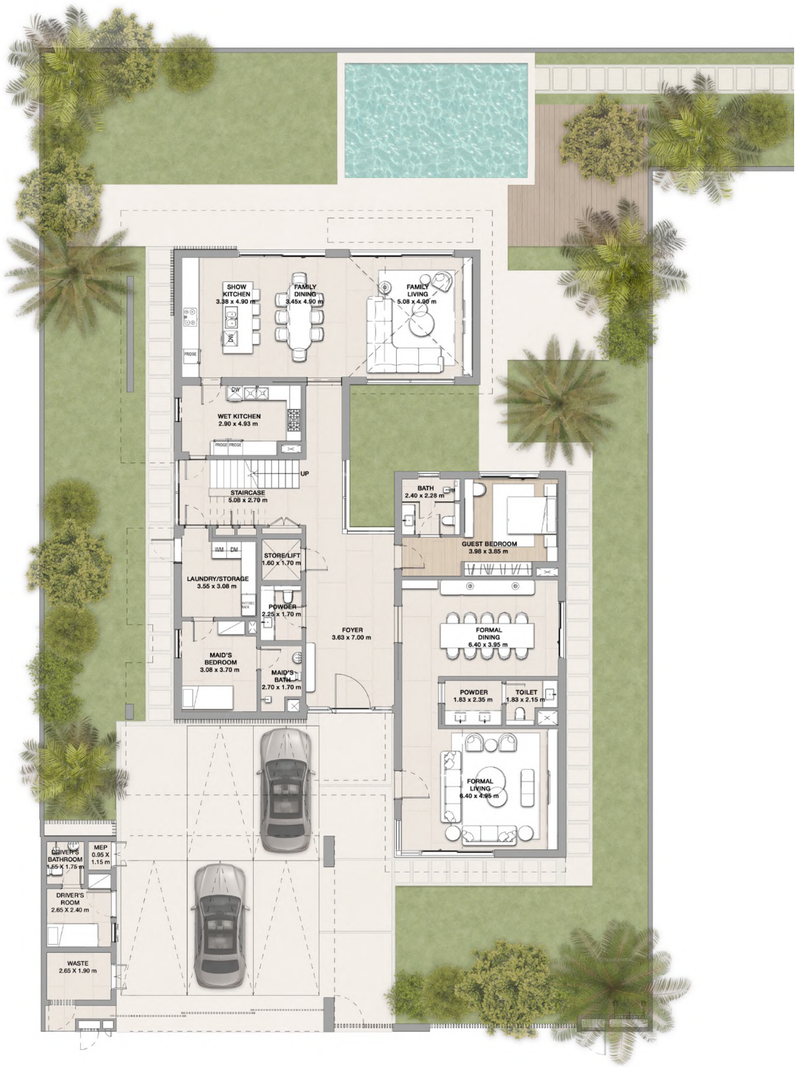



FIRST FLOOR

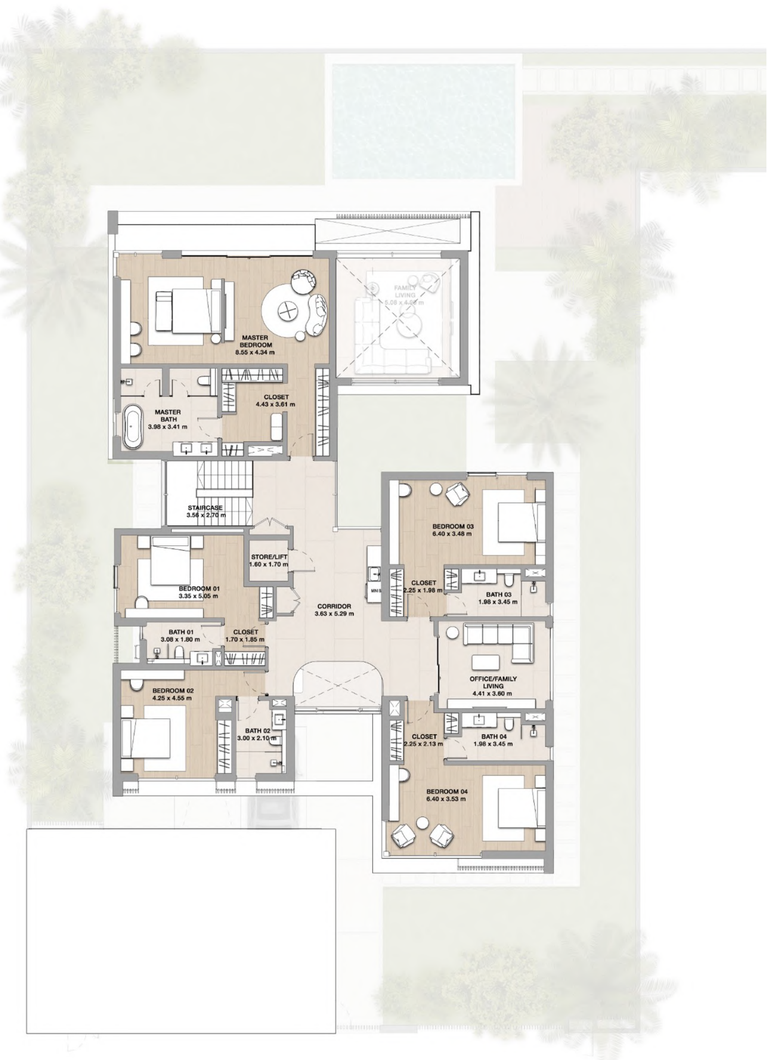
Classification : External General Purpose

# 6 BEDROOM
# WATERFRONT VILLA
# (L-SHAPED)

# 6 BEDROOM WATERFRONT VILLA (L-SHAPED)




GROUND FLOOR




FIRST FLOOR

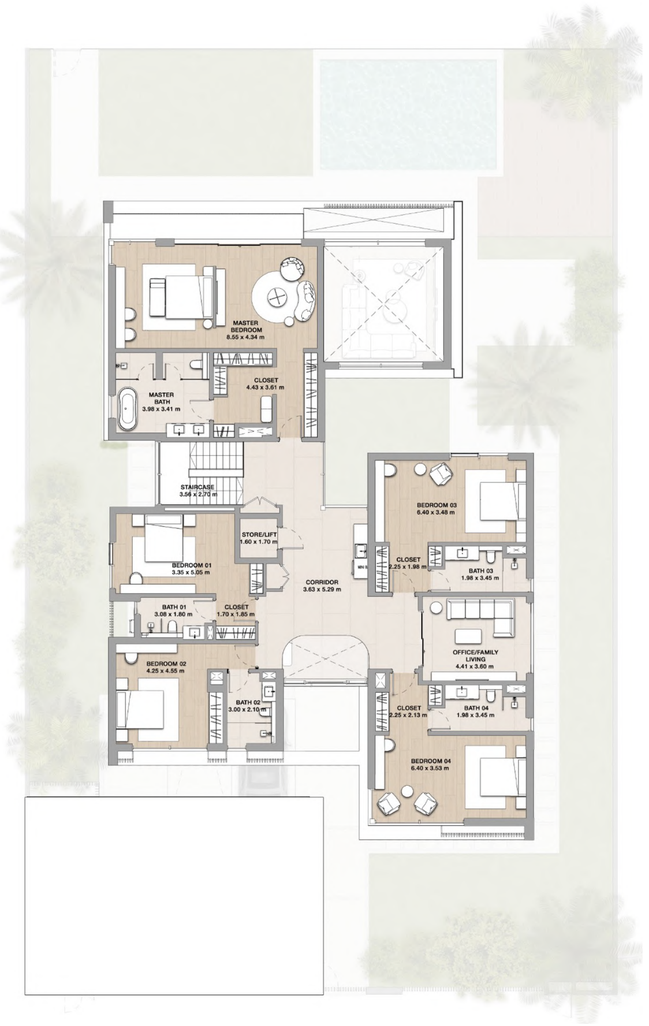
Classification : External General Purpose

# 6-BEDROOM
# WATERFRONT VILLA

# 6 BEDROOM WATERFRONT VILLA




GROUND FLOOR




FIRST FLOOR

Classification : External General Purpose

# AVAILABILITY

| UNIT MODEL | TOTAL UNITS | AVG AREA GSA (SQM) | PLOT AREA (SQM) |
|---|---|---|---|
| 4-BED INLAND | 96 | 437 | 711 |
| 5-BED INLAND | 116 | 482 | 828 |
| 6-BED INLAND | 35 | 538 | 936 |
| 5-BED WATERFRONT | 17 | 552 | 802 |
| 6-BED WATERFRONT | 28 | 609 | 1,294 |

# PRICING

| UNIT MODEL | STARTING PRICE |
|---|---|
| 4-BED INLAND | AED 7.9M |
| 5-BED INLAND | AED 9.3M |
| 6-BED INLAND | AED 10.5M |
| 5-BED WATERFRONT | AED 13.3M |
| 6-BED WATERFRONT | AED 14.5M |

**5 YEARS**
SERVICE CHARGE WAIVER

**2%**
ADM WAIVER

# SERVICE CHARGE

YEAR 1 (2030):
AED 6.21/SQ.FT

AED 66.83/SQ.M

YEAR 2 (2031):
AED 6.33/SQ.FT

AED 68.16/SQ.M

# PAYMENT PLAN

| MILESTONE | PAYMENT DATE | INSTALMENT | PP 50/50 |
|---|---|---|---|
| PAYMENT 1 | BOOKING | 1 | 5% |
| PAYMENT 2 | MAR 2027 | 2 | 5% |
| PAYMENT 3 | AUG 2027 | 3 | 5% |
| PAYMENT 4 | JAN 2028 | 4 | 5% |
| PAYMENT 5 | JUN 2028 | 5 | 5% |
| PAYMENT 6 | NOV 2028 | 6 | 5% |
| PAYMENT 7 | APR 2029 | 7 | 10% |
| PAYMENT 8 | SEP 2029 | 8 | 10% |
| HANDOVER | HANDOVER | 9 | 50% |

**NO MORTGAGE PRE-APPROVAL REQUIRED**

# Q&A

# THANK YOU

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