YAS RIVA

RESIDENCES

ALDAR

LIVE THE YAS LIFE

Set along Yas Island’s tranquil canal, where the calm of the water flows into the island’s vibrant energy. A resort-inspired waterfront community, designed for a life that balances movement and stillness.





ALDAR

CREATING DESTINATIONS THAT INSPIRE

As the UAE's leading developer of integrated communities, Aldar shapes destinations that become backdrops to life's most cherished moments. We create spaces rooted in a deep understanding of how people truly want to live today.



ABU DHABI

A CAPITAL DEFINED BY POSSIBILITY

Abu Dhabi blends heritage, culture, nature and innovation into one seamless experience. From pristine coastlines and global art institutions to world-class entertainment, the city offers a lifestyle rich with discovery. It’s a multicultural home where everyone finds space to grow, explore and belong.

THE PULSE OF YAS ISLAND

One island. Endless experiences. Everything you need is moments away: championship golf at Yas Links, heart-racing F1®, world-famous theme parks, elevated dining and a coastline dedicated to active living. Yet everything slows into peaceful moments by the water.

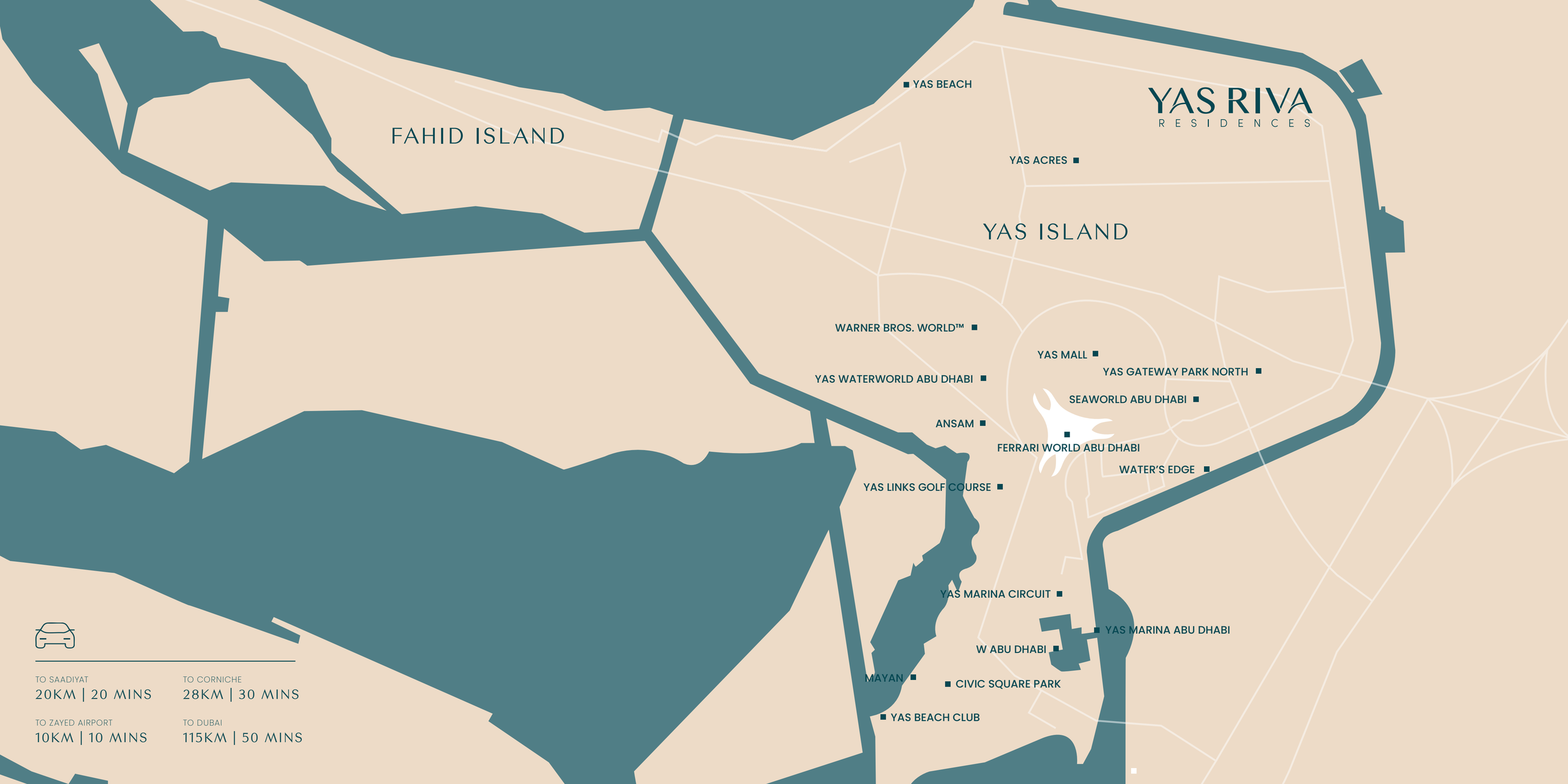


Ferrari World • Yas Waterworld • SeaWorld • Yas Mall • Warner Bros. World™
Etihad Arena • Yas Links • Yas Bay • Yas Gateway Park • Yas Beach Club



A PRIVILEGED ADDRESS

Located on Yas Island, Abu Dhabi's lifestyle and entertainment capital, Yas Riva Residences offers effortless access to the city and beyond with the upcoming Etihad Rail and Yas Tram integration.


YAS RIVA
RESIDENCES
FAHID ISLAND
YAS ISLAND
YAS BEACH
YAS ACRES
WARNER BROS. WORLD™
YAS MALL
YAS GATEWAY PARK NORTH
YAS WATERWORLD ABU DHABI
SEAWORLD ABU DHABI
ANSAM
FERRARI WORLD ABU DHABI
WATER'S EDGE
YAS LINKS GOLF COURSE
YAS MARINA CIRCUIT
YAS MARINA ABU DHABI
W ABU DHABI
MAYAN
CIVIC SQUARE PARK
YAS BEACH CLUB
TO SAADIYAT
20KM | 20 MINS
TO CORNICHE
28KM | 30 MINS
TO ZAYED AIRPORT
10KM | 10 MINS
TO DUBAI
115KM | 50 MINS

A VIBRANT ADDRESS

Wake up to gentle breezes, unwind in outdoor spaces and embrace a lifestyle where every day feels like a reset. Welcome to Yas Riva Residences, that brings a fresh expression to waterfront living. Six buildings designed for balance and comfort, wrap around lush gardens and tranquil canals. It’s a community that captures both the energy and the calm of Yas Island.





HOMES DESIGNED FOR BALANCE

Every home at Yas Riva Residences is a sanctuary by the water. Choose from stylish studios to 3-bedroom residences with open layouts, refined finishes and breathtaking views. Spaces designed to inspire calm while staying deeply connected to Yas Island's energy.

AN ARCHITECTURAL CONVERSATION

At the heart of Yas Riva Residences stands The Pavilion. A modernist centrepiece inspired by Barcelona's iconic Pavilion by Ludwig Mies van der Rohe. The community's cultural anchor is home to a library for quiet contemplation and a café for morning rituals. It is the social soul, where conversations begin and the day gently unfolds.



RESORT-INSPIRED AMENITIES

At Yas Riva Residences, every amenity is crafted for a life of wellness and connection. Experience days that flow effortlessly between active pursuits and tranquil moments by the water.

- Gym with waterfront views
- Wellness spa
- Community library
- Kids’ play area
- Relaxing pool (adults)
- Outdoor gym
- Yoga studio
- Basketball court
- Waterfront promenade
- Jogging trail
- Tennis court
- Padel court
- Family pool
- Cycling trail
- Pool café and social kitchen
- Water connectivity
- Multi-purpose room and family lounge



TENNIS AND PADEL COURTS

Designed for players of all levels, offering the perfect space
for year-round friendly competition

REFINED LIVING CURATED FOR YOU

A curated suite of intuitive services ensures your life at Yas Riva Residences is seamless and sophisticated. Every detail is orchestrated so you can focus on simply living well.

- Concierge services
- 24/7 security and access control
- 24/7 maintenance
- Fitness training
- Event & community engagement support
- Wellness concierge



REJUVENATING POOL EXPERIENCE

A relaxing pool for focused swimming and peaceful unwinding


Constructing Paradies
FURNITURE DESIGN

CRAFTED IN YOUR SIGNATURE STYLE

Each residence features a refined light design theme with contemporary finishes. Soft textures and natural palettes create a bright, uplifting atmosphere that feels open from the moment you step in.



LIGHT FINISH

APARTMENT PAINT
WALLS & CEILING

LOWER CABINET
LAMINATE



UPPER CABINET, WARDROBE, VANITY,
INTERNAL DOORS, EXTERNAL DOORS
LAMINATE



SANITARY WARE (WC & BASIN)
CERAMIC



SANITARY WARE
(SHOWERS & MIXERS)
BRUSHED CHROME METAL

APARTMENT FLOOR
PORCELAIN TILE



BATHROOM WALL
& KITCHEN BACKSPLASH
PORCELAIN TILE



SHOWER WALL
PORCELAIN TILE



COUNTERTOP
ENGINEERED STONE

Disclaimer: All apartments feature the same light finishings. However, there are options available for furniture packages. All apartments feature branded kitchens and wardrobes.






DREAMS
FURNITURE DESIGN



WELLNESS SPA

Serene spa spaces designed for relaxation
and rejuvenation



KIDS’ PLAY AREA

Watch children explore adventure activities under semi-shaded canopies



POOL CAFÉ AND SOCIAL KITCHEN

Unwind, connect and recharge in a relaxed café environment with indoor and outdoor seating overlooking the pool



MULTI-PURPOSE ROOM & FAMILY LOUNGE

Connect in flexible spaces for gatherings, events and relaxation



FLOOR PLANS

Discover a selection of modern residences designed for comfort and efficiency, with smart layouts that maximise natural light, water views and outdoor living.



STUDIO | TYPE A



STUDIO | TYPE B | ACCESSIBLE



1 BEDROOM | TYPE A



1 BEDROOM | TYPE B | ACCESSIBLE



2 BEDROOM | TYPE A | CORNER



2 BEDROOM | TYPE A



2 BEDROOM | TYPE B



2 BEDROOM | TYPE C



2 BEDROOM | TYPE D | CORNER



2 BEDROOM | TYPE E | ACCESSIBLE



3 BEDROOM | TYPE A



3 BEDROOM + MAID | TYPE B | ACCESSIBLE

FLOOR PLATES

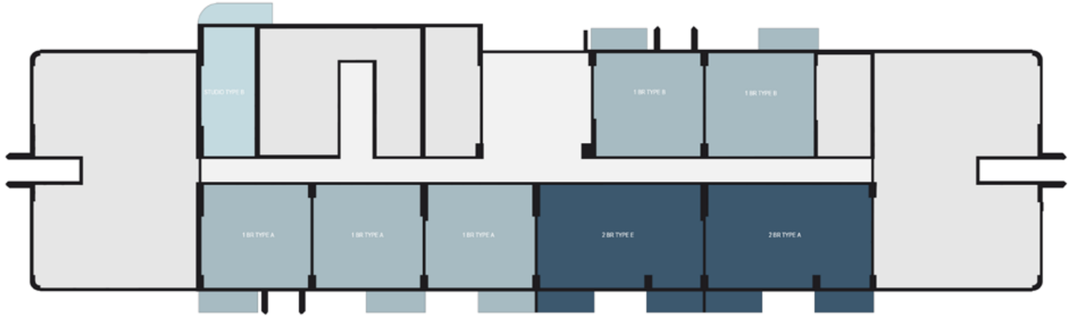
Homes crafted for beauty and functionality, with every square metre designed to flow with effortless elegance.





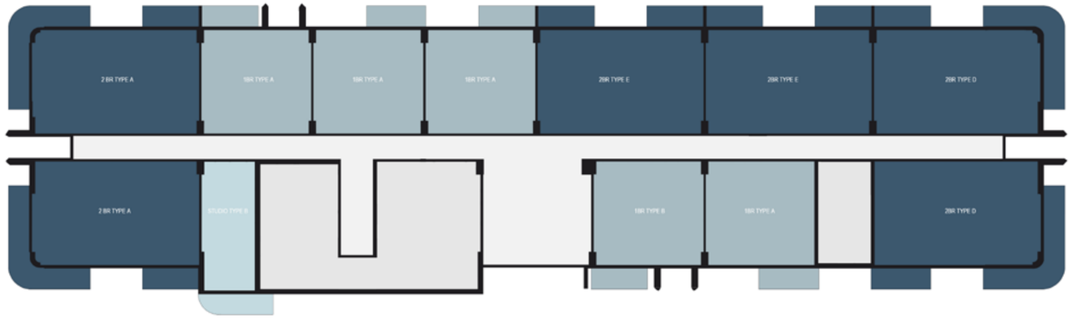
ONDA

B1 GROUND FLOOR



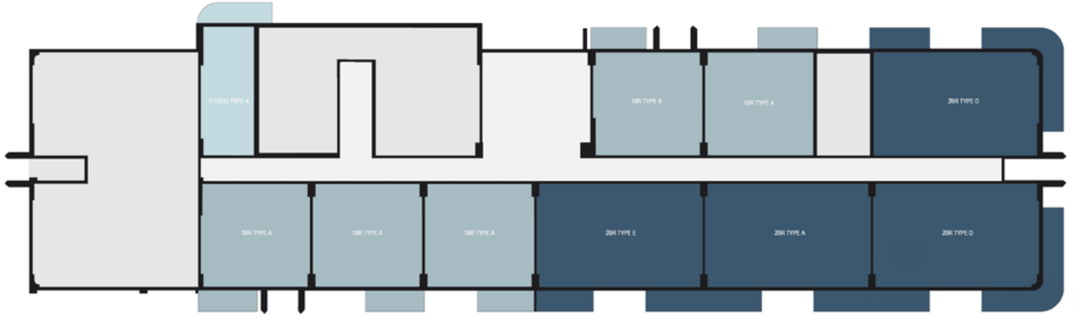
FONTE

B2 GROUND FLOOR



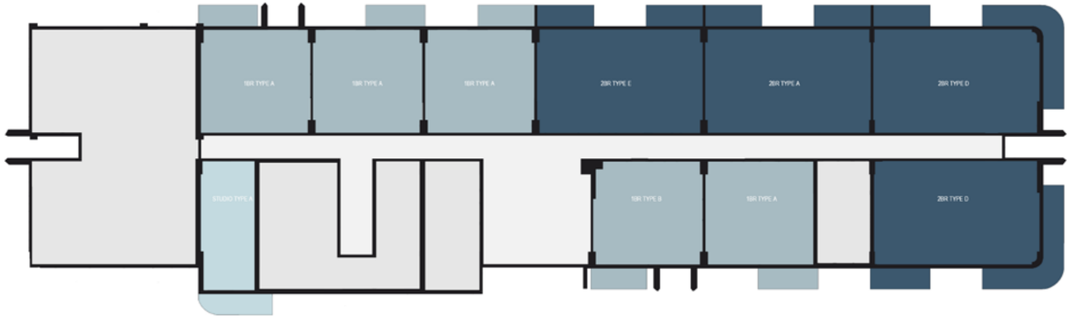
CLARA

B3 GROUND FLOOR



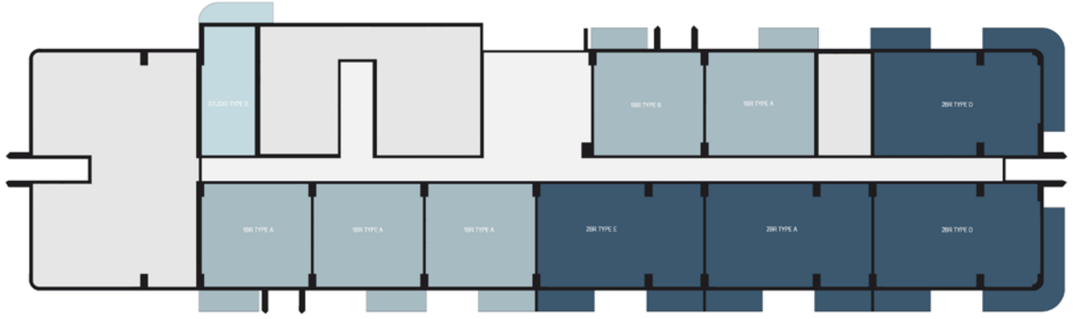
BAIA

B4 GROUND FLOOR



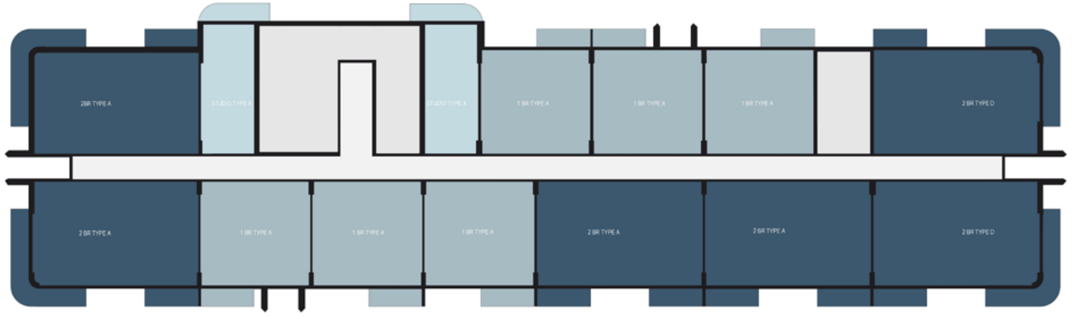
ANCOR

B5 GROUND FLOOR



VENTUS

B6 GROUND FLOOR



TYPICAL

1ST – 8TH FLOOR KEY PLAN



TYPICAL

9TH – 11TH FLOOR KEY PLAN

A RESPONSIBLE LIFESTYLE

Yas Riva Residences embraces a conscious approach to modern living. Sustainable landscaping and smart building systems create a comfortable environment that reduces environmental impact.

Lush green spaces

Energy-efficient technologies

Eco-friendly construction practices

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