YAS RIVA

DISCLAIMER:

SCREENSHOTS OF THIS WEBINAR ARE NOT ALLOWED TO BE TAKEN OR SHARED. KINDLY COMPLY.

WHERE LIFE MEETS THE WATER

INTRODUCING A WATERFRONT COMMUNITY FOR THE DISCERNING FEW

YAS ISLAND
YAS RIVA
Lea Yas Island
Yas Beach
Yas Acres
Yas Acres Golf Club
West Yas
Warner Bros. World™
Ikea Abu Dhabi
Yas Gateway Park North
Yas Mall
Yas Waterworld
Clymb
SeaWorld
Gardenia Bay
Ansam
Ferrari World
Water's Edge
Yas Links Golf Course
Yas Marina Circuit
W Abu Dhabi
Mayan
Yas Plaza
Yas Beach Club
Etihad Arena
Yas Bay
ALDAR COMMUNITIES
ENTERTAINMENT
HOTELS
SHOPPING
LANDMARKS

AN EXTRAORDINARY ESCAPE

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.

TOTAL NO. OF UNITS:

151 Units

TYPE OF UNITS:

4 & 5 Inland Villas

5 & 6 Canal Villas

STATUS:

AVAILABLE FOR SALE

HANDOVER DATE:

Q3 2028

EXCLUSIVE COMMUNITY

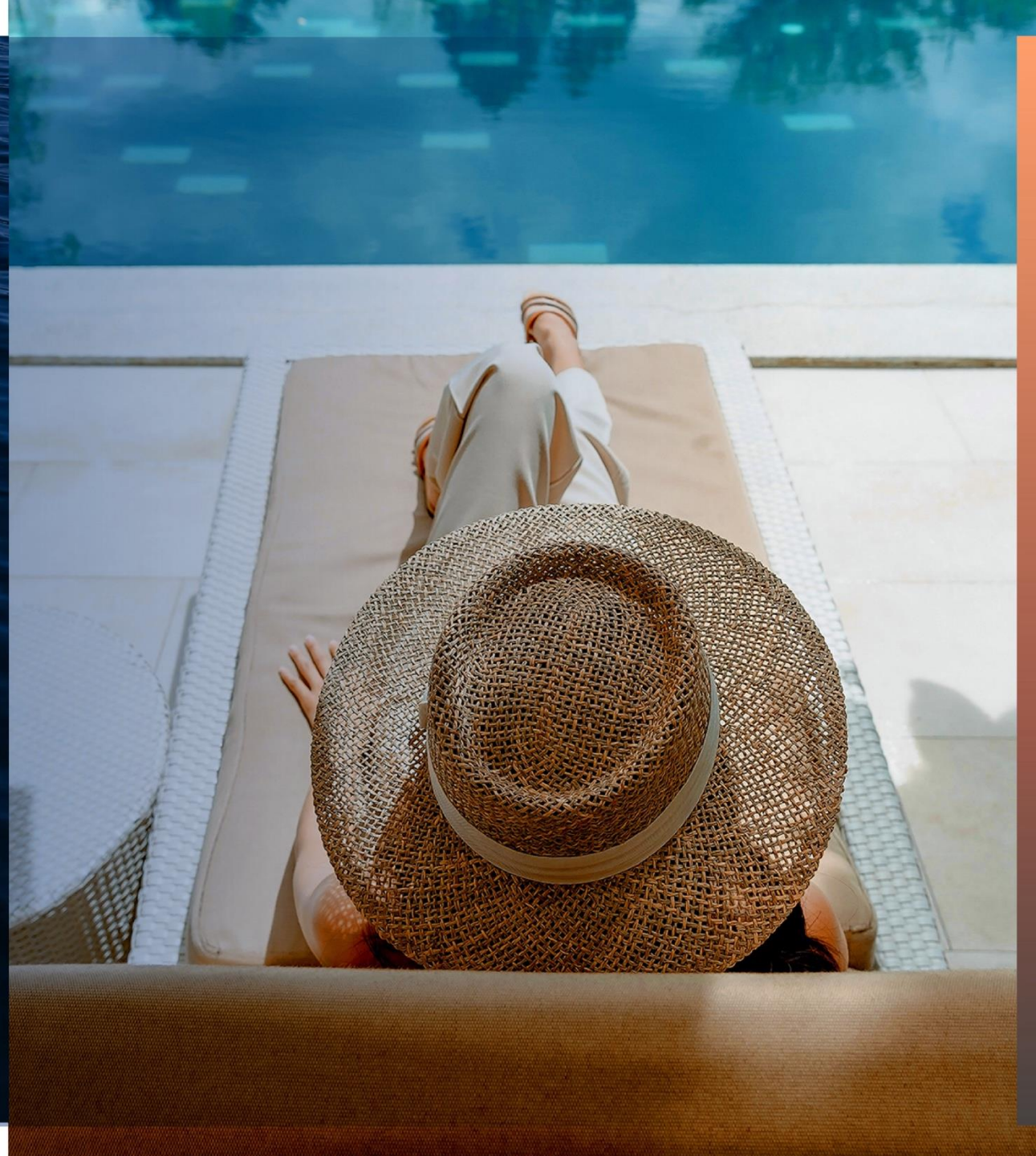
SOPHISTICATED ARCHITECTURE

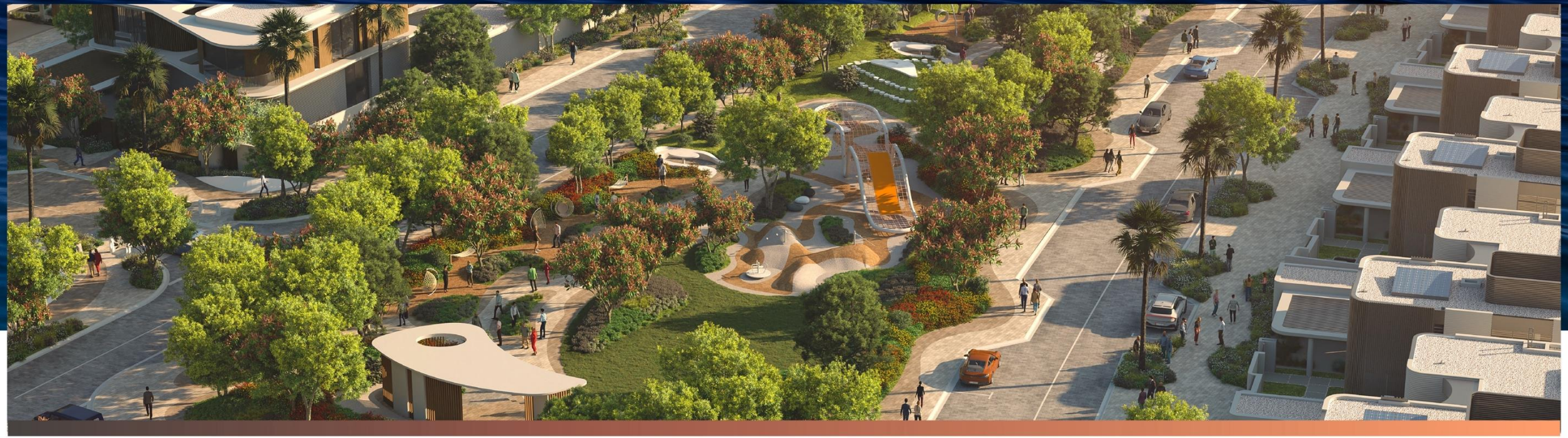
Designed for a luxurious lifestyle, with architecture that harmonizes with light and water, creating elegant and distinctive forms.

Organic materials blend seamlessly to achieve a modern, sophisticated look that is warm, refined, and timeless

AMENITIES

Indulge in bespoke amenities at The View Clubhouse, including an infinity pool, a cutting-edge fitness centre, and an exquisite spa.





- Fitness area
- Kids play areas
- Spa
- The View Clubhouse
- Sauna
- Steam room
- Community pavilion
- Sand playground
- Wavy lawn
- Treatment room
- Workout area
- Yoga studio
- Outdoor Amphitheater
- Climbing play
- Table tennis
- Meditation area
- F&B seating
- Swimming Pools (Adults and kids)
- Splash pad
- Outdoor gym
- 2 padel courts
- Forte Fitness Centre
- Water play (Interactive Pond)
- Community-wide cycle track
- Jogging track
- Relaxation spot
- Community market
- BBQ & Picnic areas
- Pocket parks

THE VIEW CLUBHOUSE

FORTE FITNESS CENTRE

3 HARMONIOUS GREEN PARKS

Mind, Body & Soul

MIND PARK

- Community Pavilion
- Picnic Tables
- Channel Water Play
- Educational Playground
- Sand Playground
- Wavy Lawn
- Community Plaza
- Flexible Lawn
- Amphitheater
- Picnic Seating

BODY PARK

- Picnic Seating
- Climbing Play
- Swings
- Table Tennis
- Adventure Play Mound
- Splash Pad
- Petanque
- Obstacle Course
- Outdoor Gym
- 2 Padel Courts
- Court Bleacher

SOUL PARK

- Yoga pavilions
- Flexible lawn
- Reflexology path
- Haven/ reflective Waterfall
- Raised seating
- Swing hills
- Relaxation spot

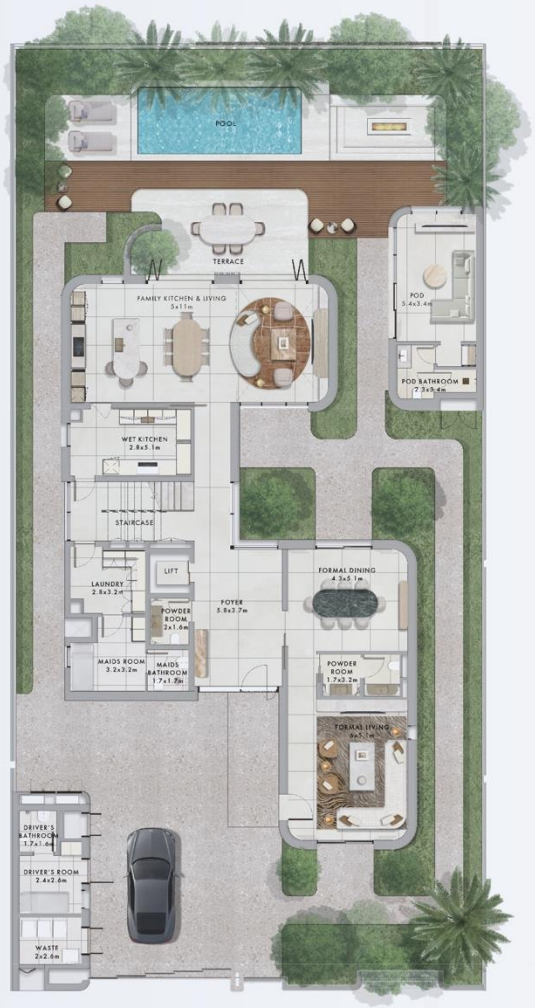
FLOOR PLANS

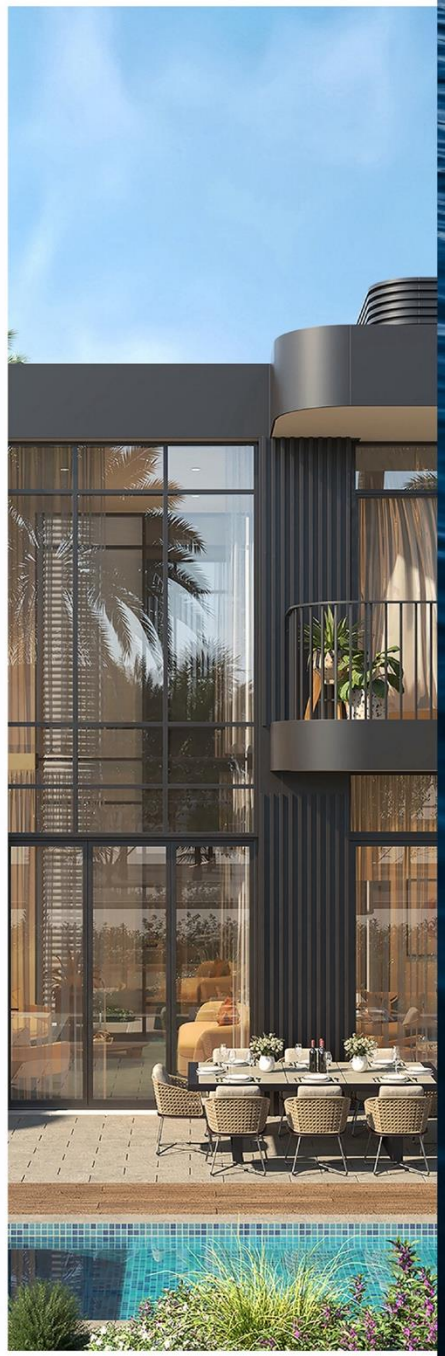
4BED INLAND FRONT

4BED INLAND BACK

4-BED INLAND VILLA

Light Scheme

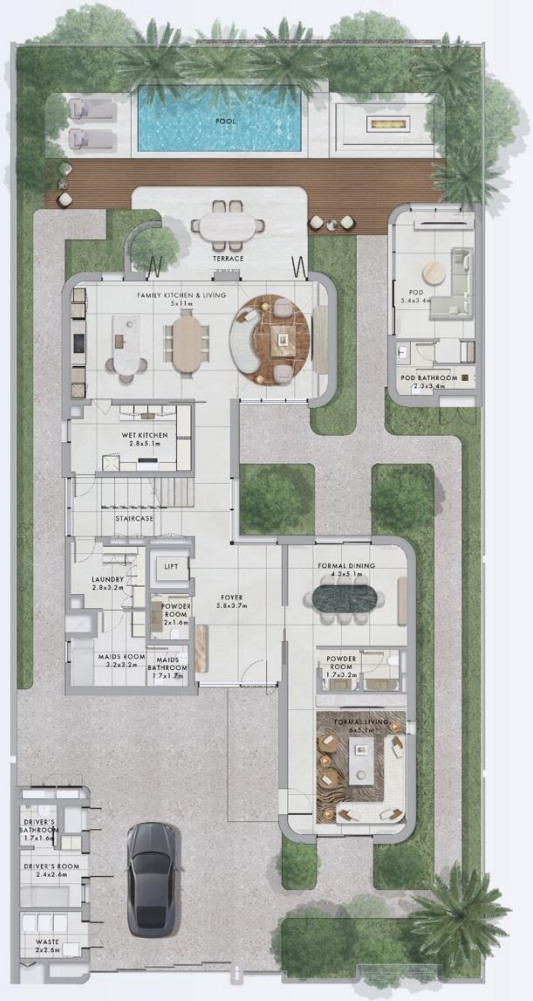




Average area: 481 SQM

4-BED INLAND VILLA

Dark Scheme



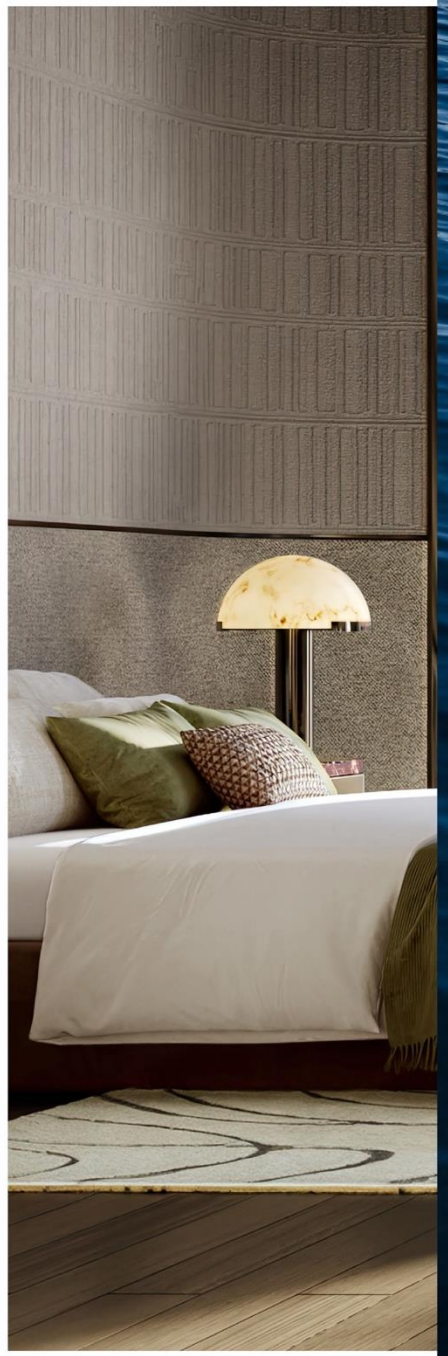
Average area: 481 SQM

5BED INLAND FRONT

5BED INLAND BACK

5-BED INLAND VILLA

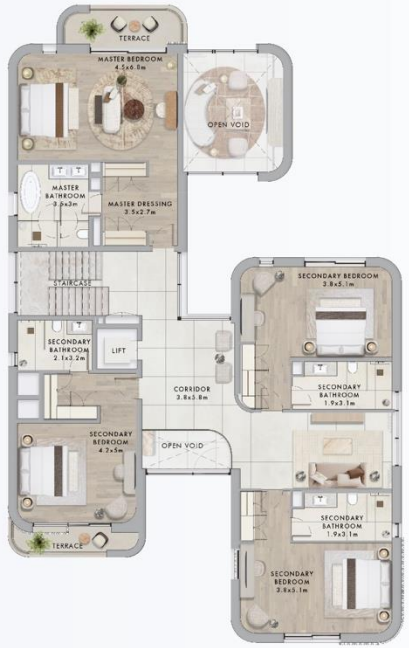
Dark Scheme



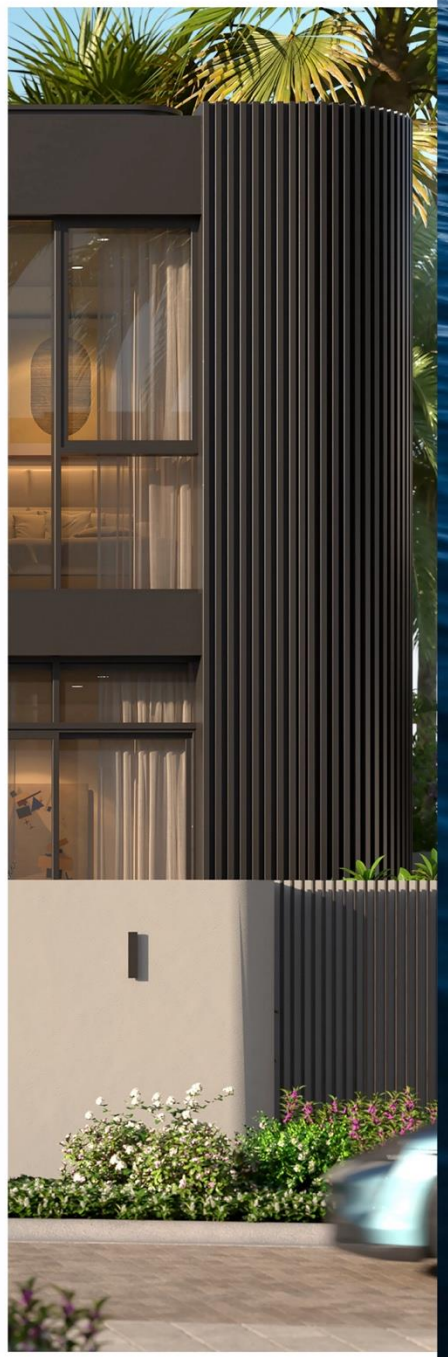
Average area: 562 SQM

5-BED INLAND VILLA

Light Scheme



Average area: 562 SQM

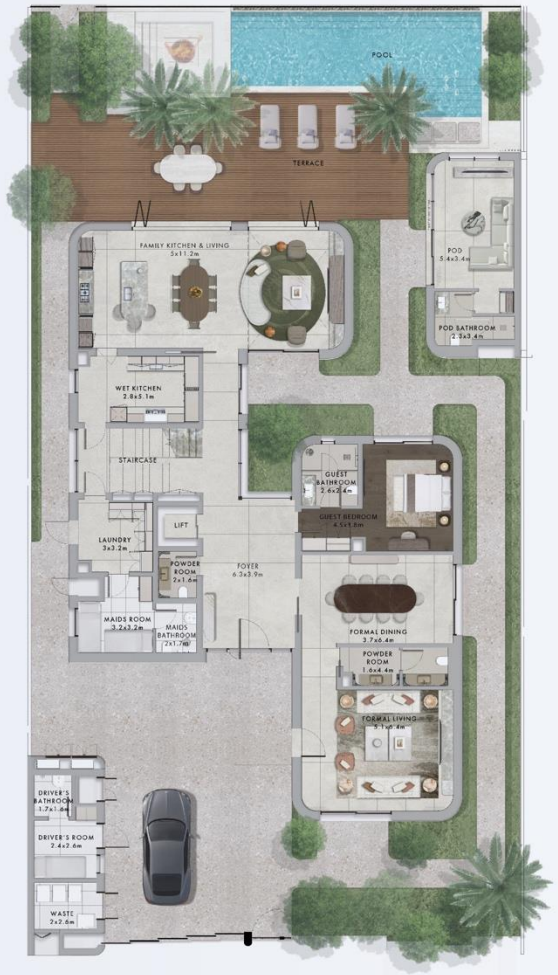


5BED CANAL BACK

5BED CANAL FRONT

5-BED CANAL VILLA

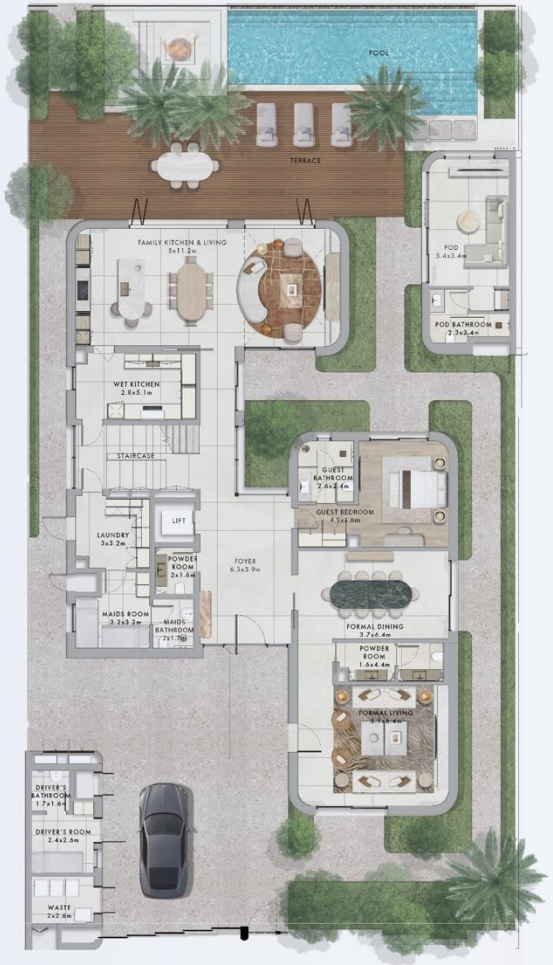
Dark Scheme

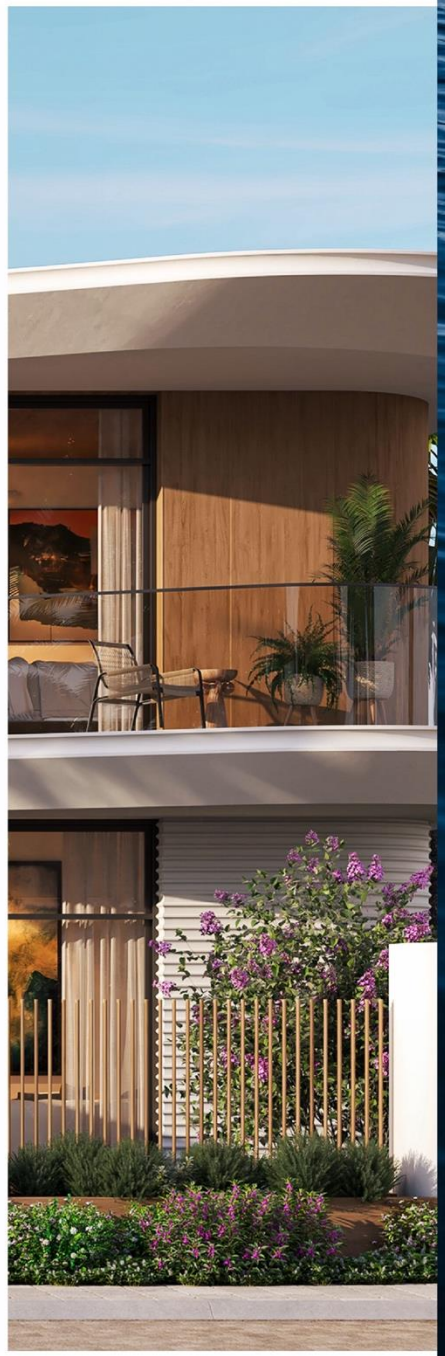


Average area: 571 SQM

5-BED CANAL VILLA

Light Scheme





Average area: 571 SQM

6BED CANAL FRONT

6BED CANAL BACK

6-BED CANAL VILLA

Dark Scheme

Average area: 631 SQM

6-BED CANAL VILLA

Light Scheme

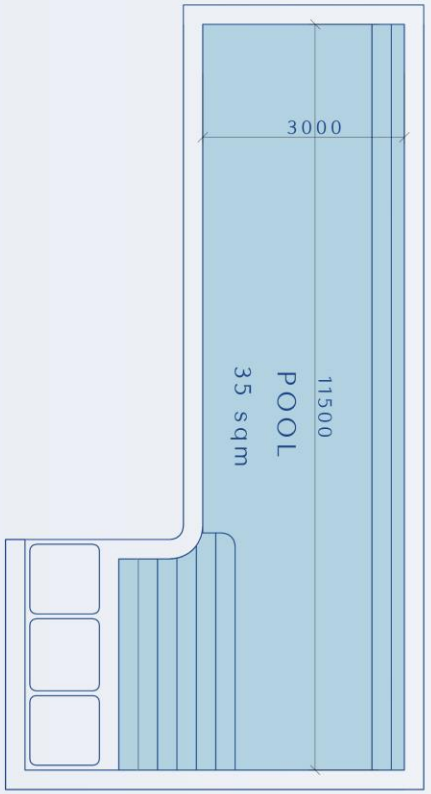
Average area: 631 SQM

CHOICE TO INCLUDE A POD OR A POOL

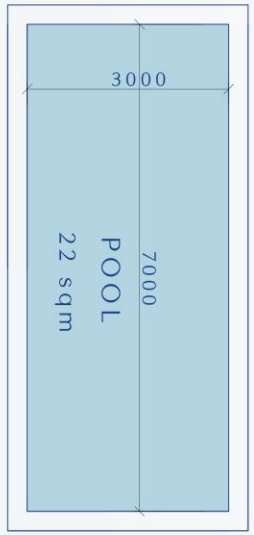
POOL LAYOUTS

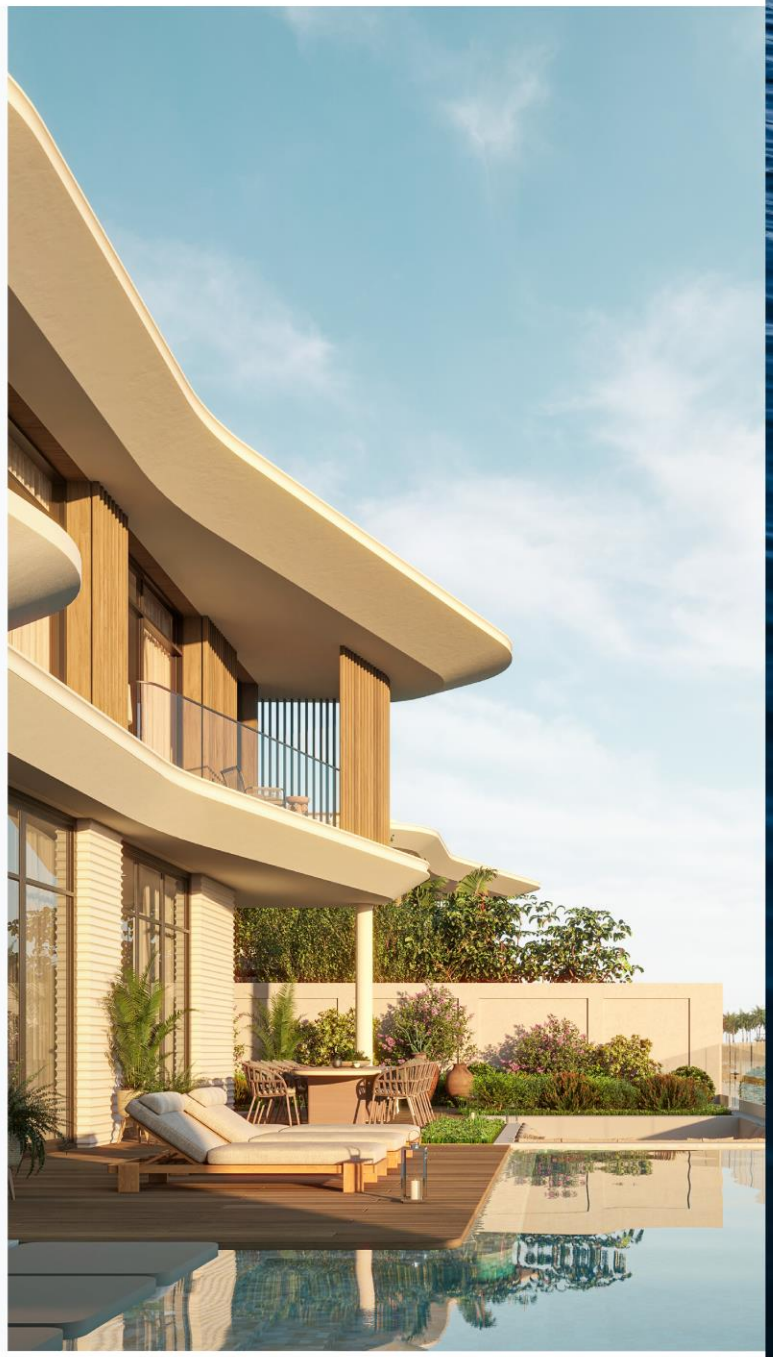
Canal and Inland

Canal units



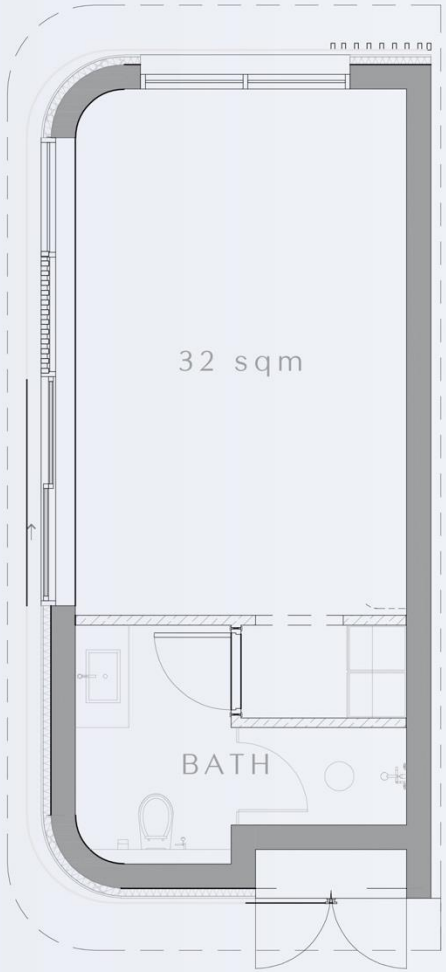
Inland units





POD LAYOUT

Canal and Inland

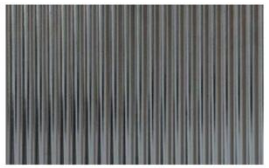


FINISHES

The thoughtfully designed interiors offer both light and dark finishes, allowing you to make your home truly yours—inside and out.

DARK FINISHES

KITCHEN
Metal Lacquer



KITCHEN CABINETS & MASTER WARDROBEDOOR
Flutted Glass

KITCHEN CABINETS, SECONDARY WARDROBE & INTERNAL DOORS
Veneer

SECONDARY WARDROBE INTERIOR
Matt Lacquer

POWDER ROOM
Feature Marble

KITCHEN COUNTERTOP, BACKSPLASH, ISLAND & SECONDARY BATHROOM VANITY
Marble

SECONDARY WARDROBE DOOR
Reflective Glass

POWDER ROOM
Polished Plaster

MASTER BATHROOM VANITY & FEATURE WALL
Marble

BATHROOMS VANITY
Reeded timber

BATHROOMS WALL & FLOORING
Porcelain Tile

SANITARYWARE/ GENERAL METAL
Brushed Bronze

SECONDARY WARDROBE INTERIOR
Matt Lacquer

BATHROOM SHOWER DOOR
Clear Glass

BEDROOM FLOORING
Engineered Wood

FEATURE WALLS
Polished Plaster

WALLS
General Paint

GENERAL FLOORING
Porcelain Tile

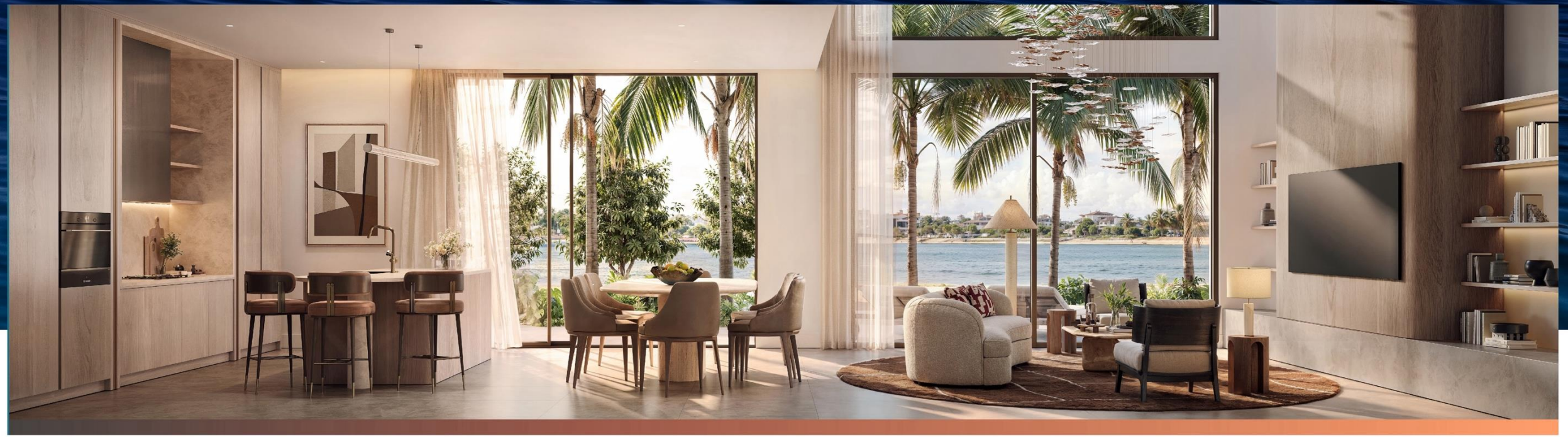
FAMILY LIVING

FORMAL LIVING

MASTER BEDROOM

MASTER BATHROOM

SECONDARY BATHROOM



LIGHT FINISHES

KITCHEN
Metal Lacquer

KITCHEN CABINETS & MASTER WARDROBEDOOR
Flutted Glass

KITCHEN CABINETS, SECONDARY WARDROBE & INTERNAL DOORS
Veneer

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WALLS
General Paint

GENERAL FLOORING
Porcelain Tile

FAMILY LIVING

FORMAL LIVING

MASTER BEDROOM

MASTER BATHROOM

SECONDARY BATHROOM

PAYMENT PLAN

Milestone	Payment Date	Instalment #	PP1- 50/50
Payment 1	On Booking	1	5%
Payment 2	11-Apr-25	2	10%
Payment 3	11-Nov-25	3	10%
Payment 4	11-Jun-26	4	10%
Payment 5	11-Jan-27	5	10%
Payment 6	11-Aug-27	6	5%
Handover	11-Mar-28	7	50%
			100%

MILESTONE DATES CHANGE FOR EACH PHASE

PRICING

STARTING FROM AED 8.3 M

Unit Model	AED
4-bedroom inland villa	8.3M
5-bedroom inland villa	9.5M
5-bedroom canal villa	11.9M
6-bedroom canal villa	13.3M
6-bedroom side canal villa	12.9M

AVAILABILITY

Unit Model	Total Units	Avg GSA (SQM)
4-bedroom inland villa	40	481
5-bedroom inland villa	44	562
5-bedroom canal villa	17	571
6-bedroom canal villa	28	631
6-bedroom side canal villa	22	631

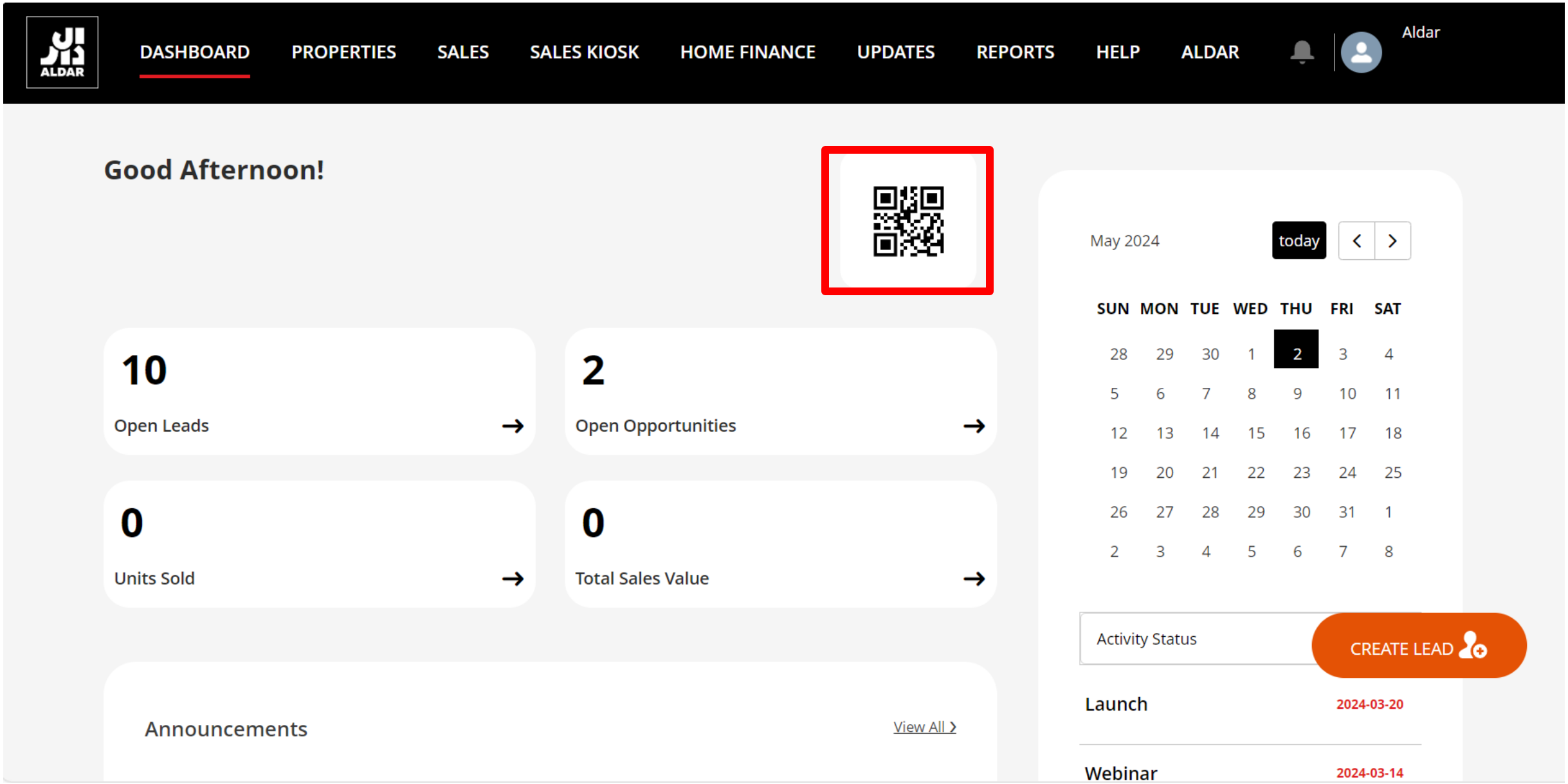
BROKERS
COMMISSION
3%

BROKER QR CODE/UNIQUE ID

BROKER QR CODE/ UNIQUE ID

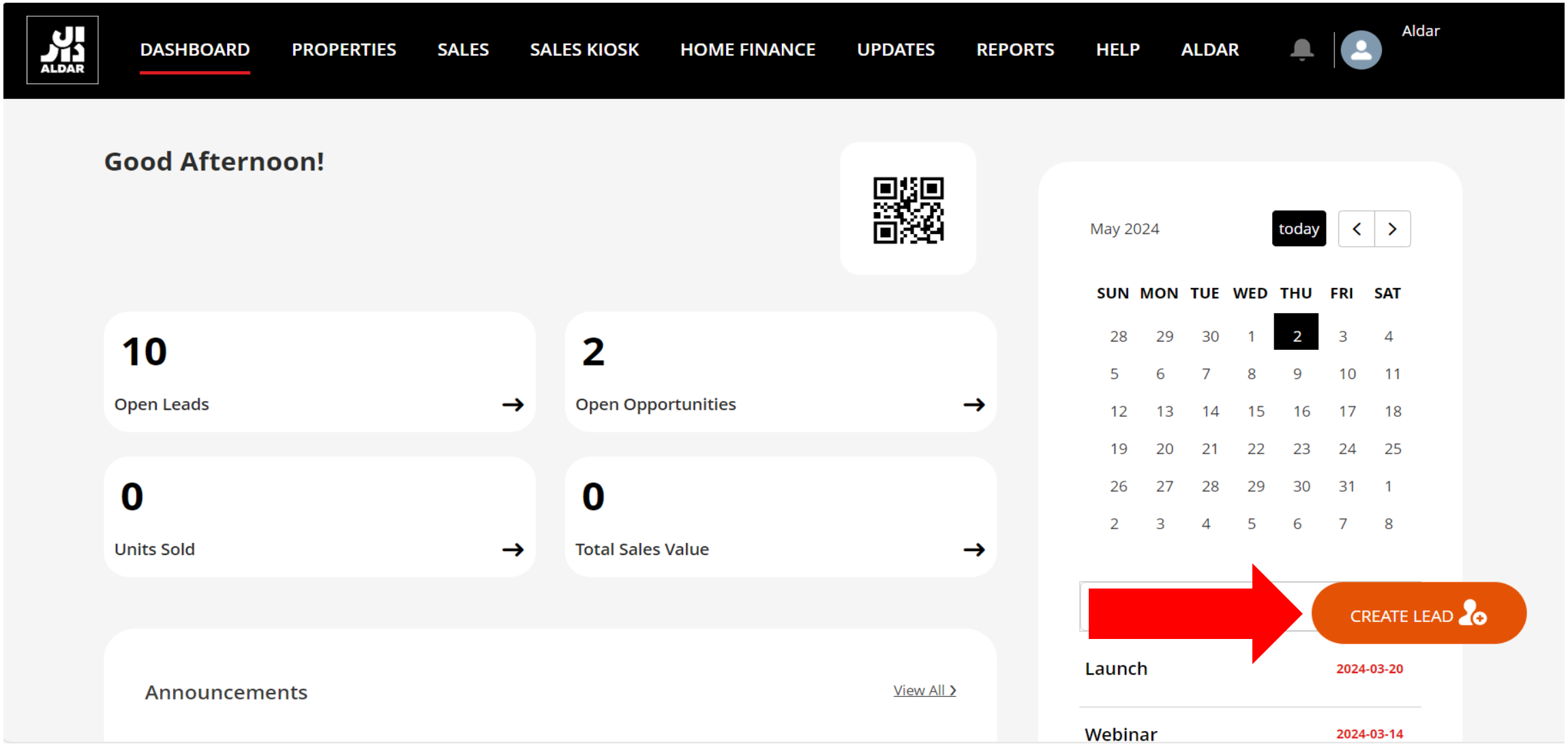
- It is mandatory for each agent to present their Unique ID along with QR code when attending Aldar Launch or Sales Center.
- The Unique ID is linked with the name of the agent and cannot be used by anyone else.
- Brokerage can register in Broker Portal only agents who are fully employed under their business license.

Brokers can view their QR Code/Unique ID on the Home Page of the Broker Portal.

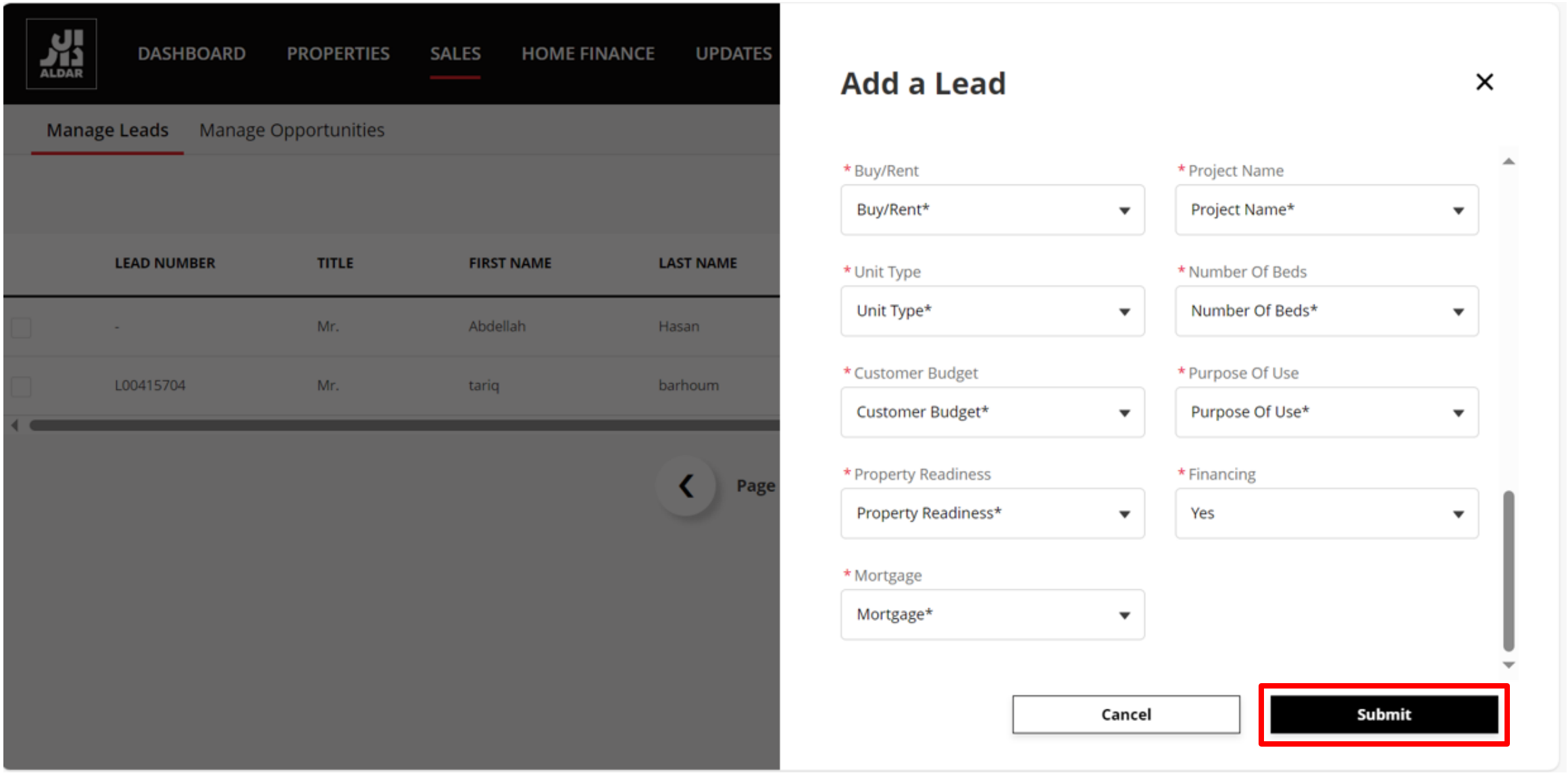


CREATING LEADS

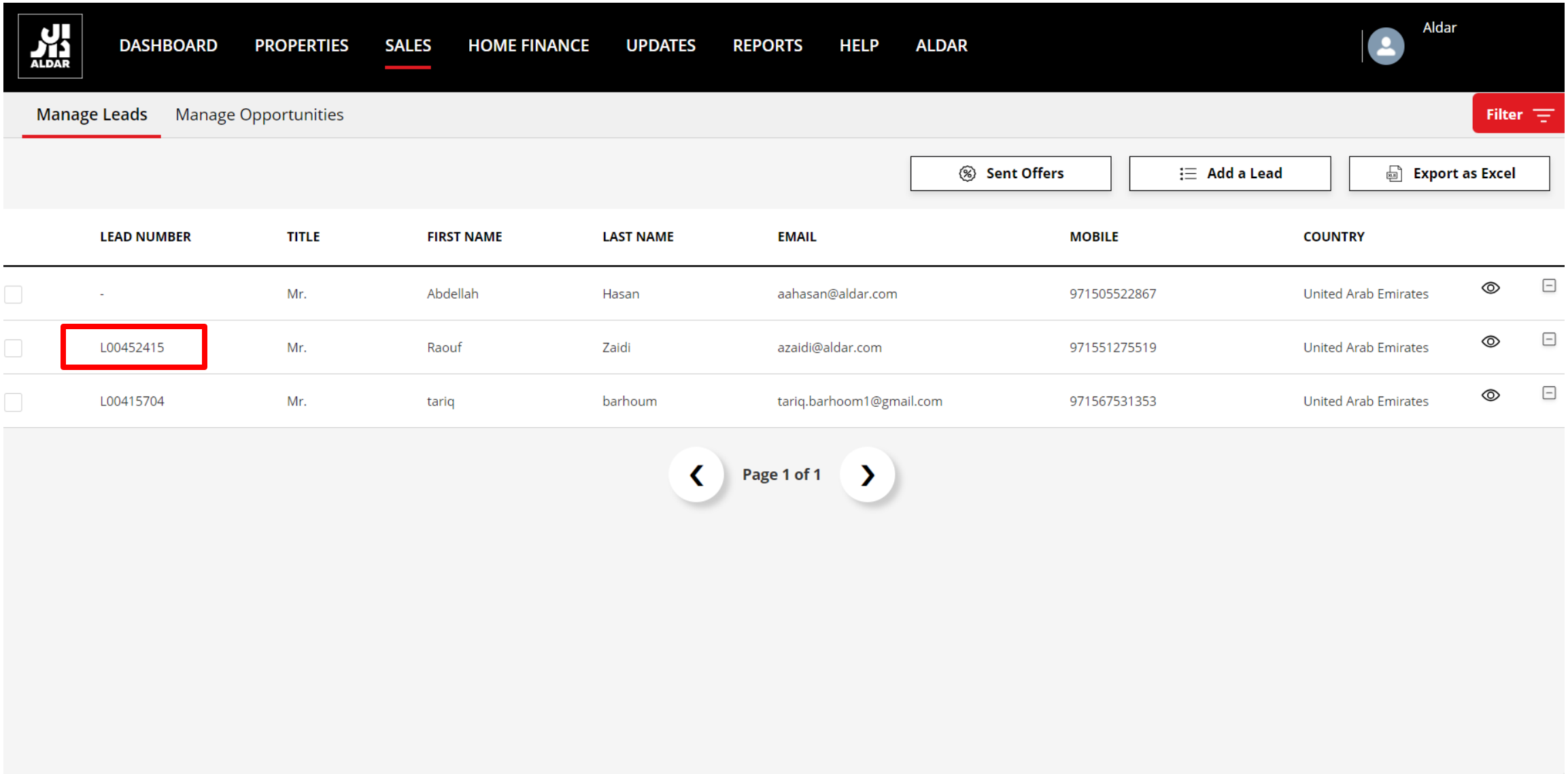
Once logged in to the Broker Portal, you will find the new “Create Lead” tab on the dashboard which will take you directly to the lead registration form page on the portal.



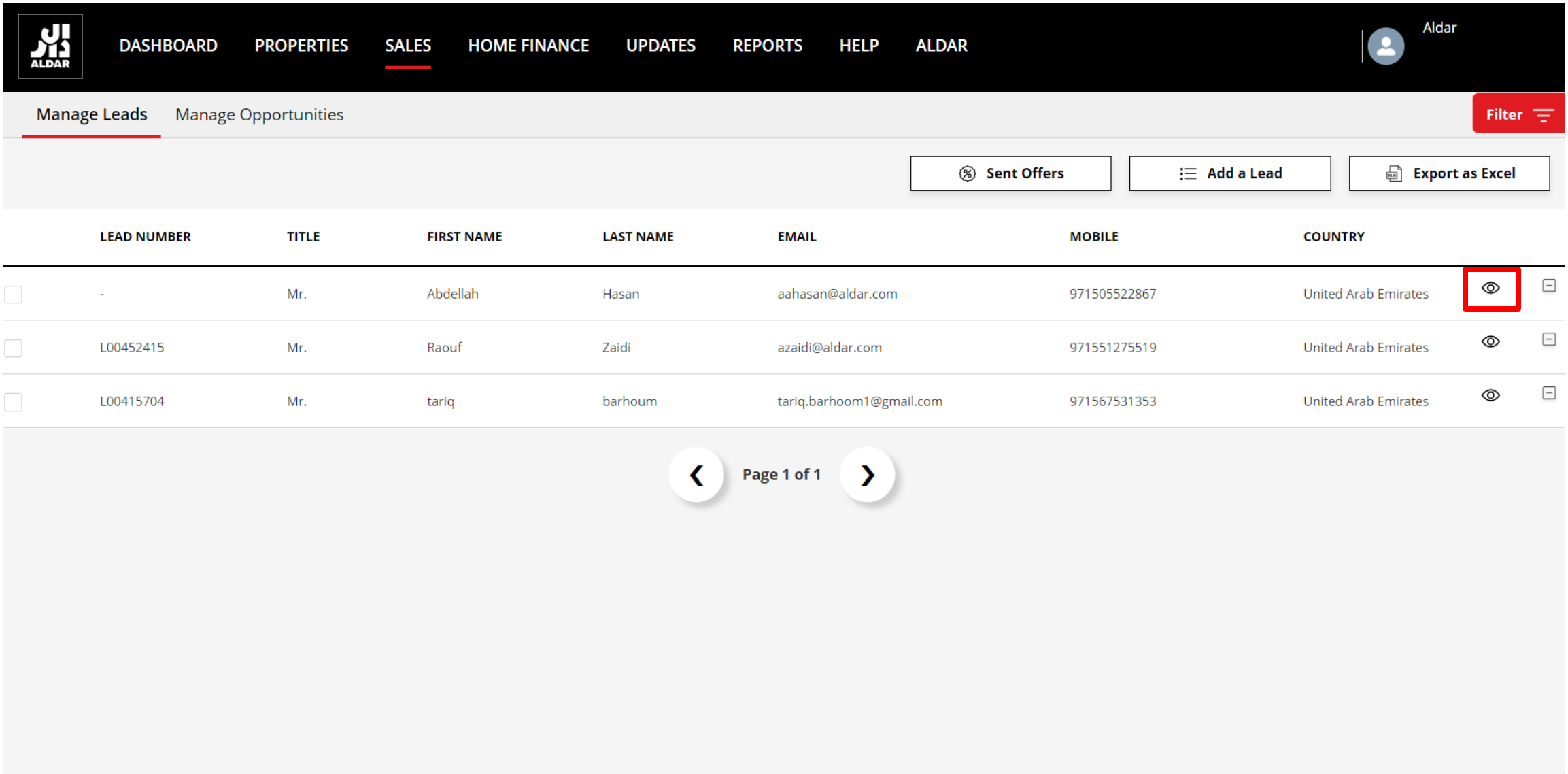
Fill in required Client details and click on ‘Submit’.



After submission, the system assigns a unique Lead number for tracking on the lead overview page.



You can access the lead overview page by clicking on the 'Eye Icon'.



LEADS OVERVIEW

Agency Admins:

1. Can view all leads within their agency.
2. Cannot create client leads.

Sales Agents:

1. Can create client leads and generate lead numbers.
2. Access a list of leads they've created.
3. Book appointment slots through their agent portal account when the appointment system is live.

FAST TRACK PROCESS

Once the lead is created by the brokers on Broker Portal, respective customer will receive an automated email titled " **Mandatory Aldar Digital Onboarding Process**".
This email will guide them through updating personal information, uploading the necessary documents, and digitally signing KYC information in advance before entering the event venue to save the time and complete the onboarding process for booking the unit.

Fast Track Process Flow:

- Ensure that the lead is created with the customer's registered email address to enable completion of the Fast Track journey.

Resident Customers: Can register through UAE Pass.

International Customers: Need to complete the registration process with Fast Track using the email address registered with Aldar.

- After logging in, customers should complete personal details, address information, employment and wealth details, and upload all mandatory documents.
- Upon completion, a KYC document will be generated, which needs to be digitally signed on the same screen. This will conclude the Fast Track process, and the customer will receive confirmation email.

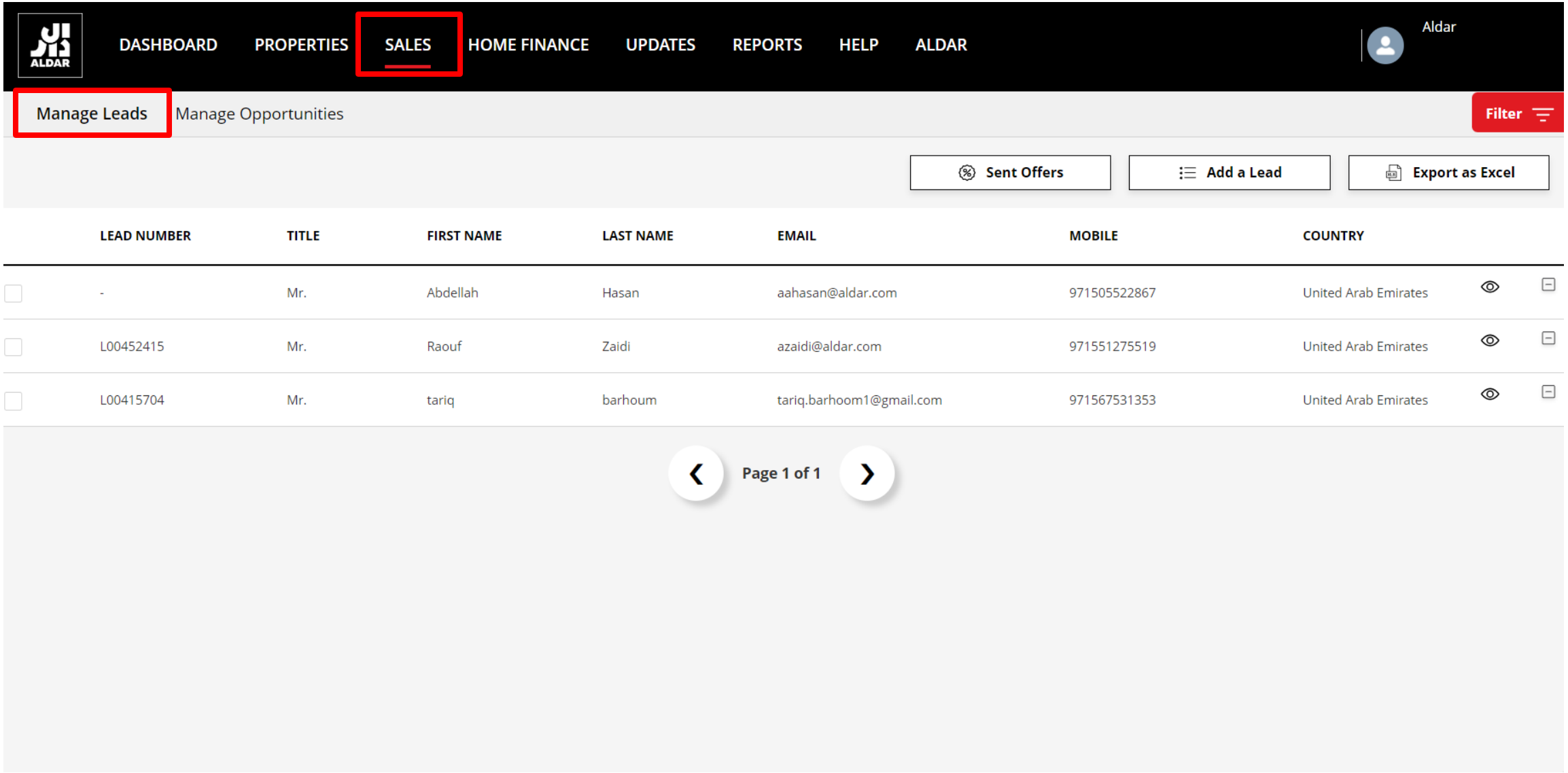
Document Checklist:

Ensure that your clients have uploaded all necessary documents and bring the originals to the sales venue for the booking process. The required documents include:

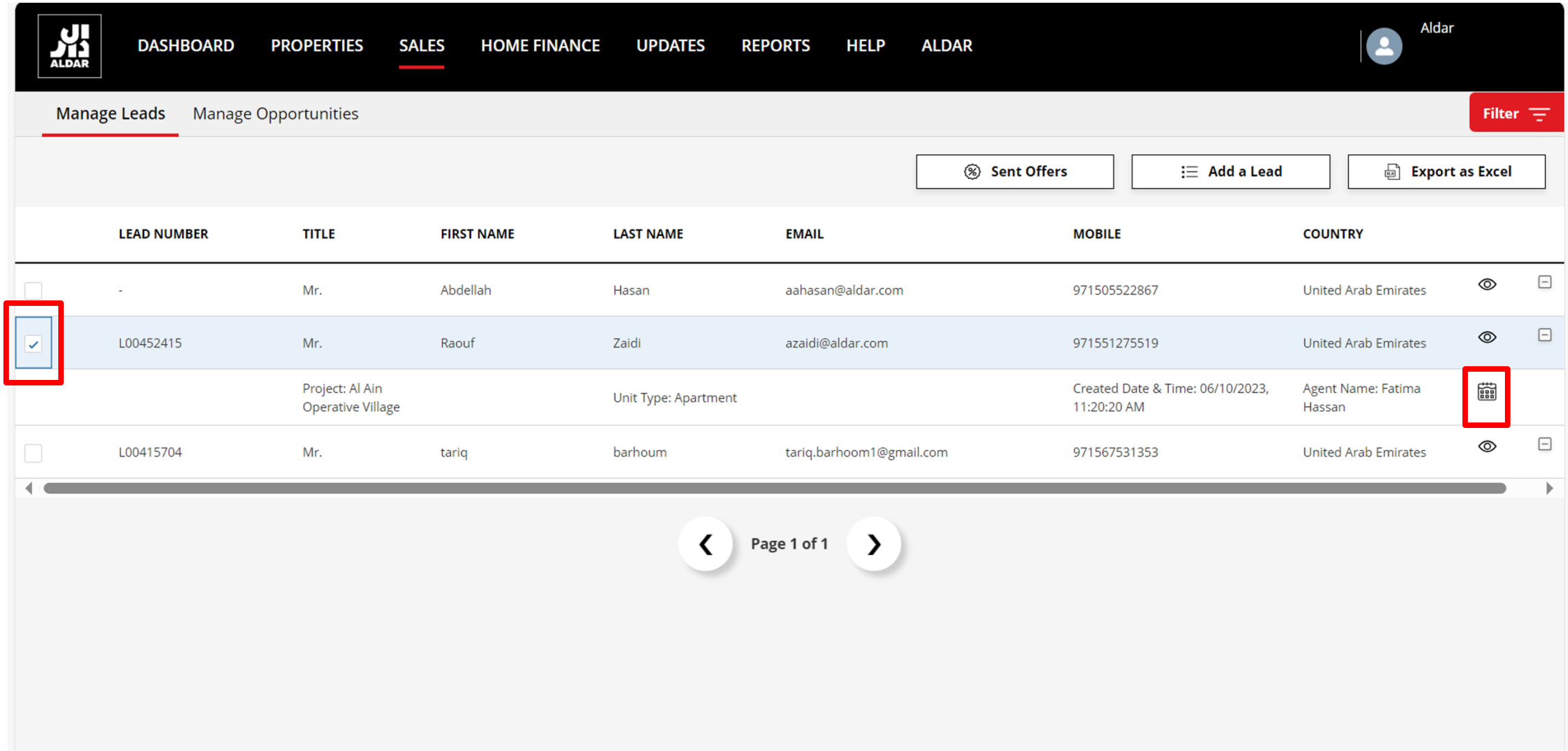
- ❑ Original Passport
- ❑ Emirates ID (for residents only)
- ❑ Cheque Book/Credit Card
- ❑ Power of Attorney (if applicable)

BOOKING APPOINTMENTS

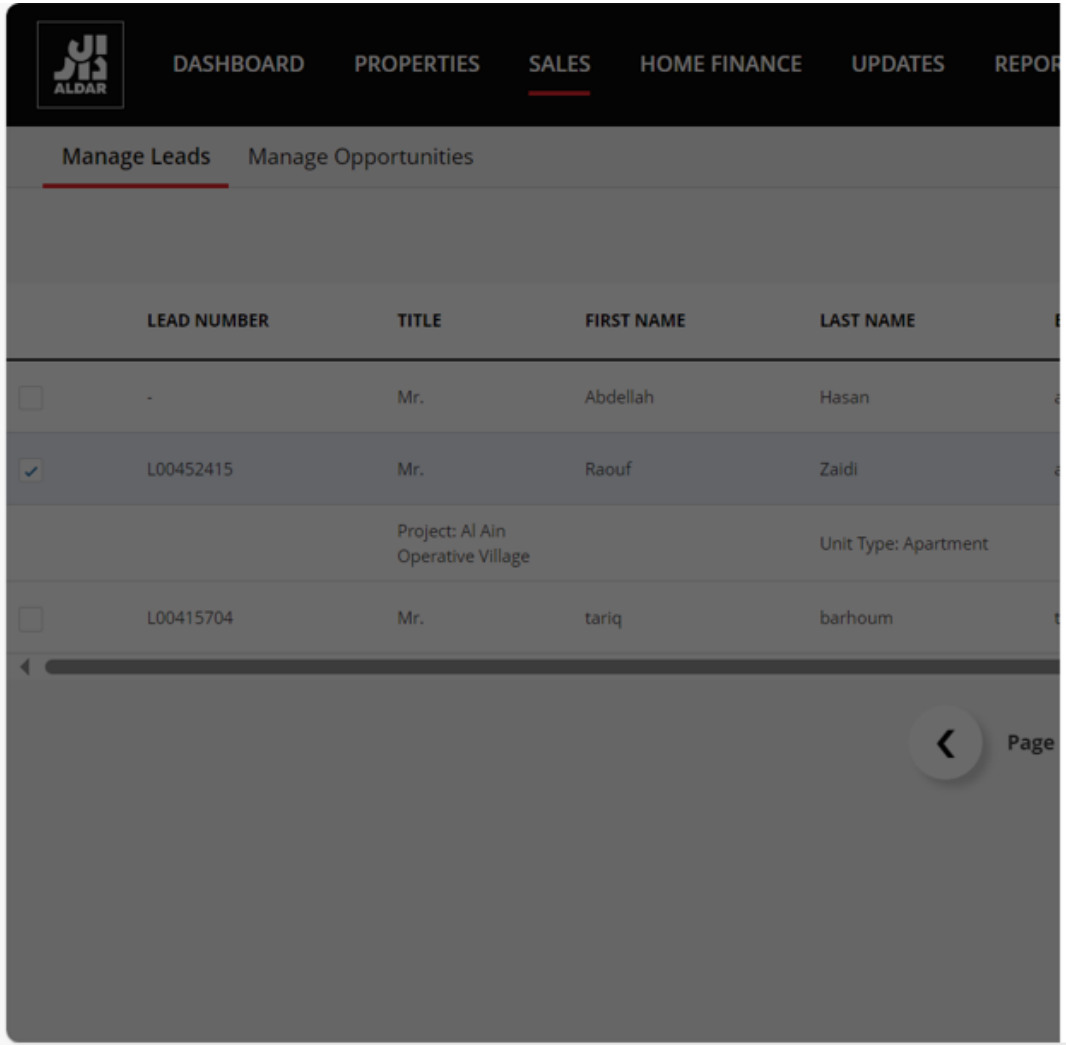
Once logged in, navigate to the "Sales" section and click on "Manage Leads."

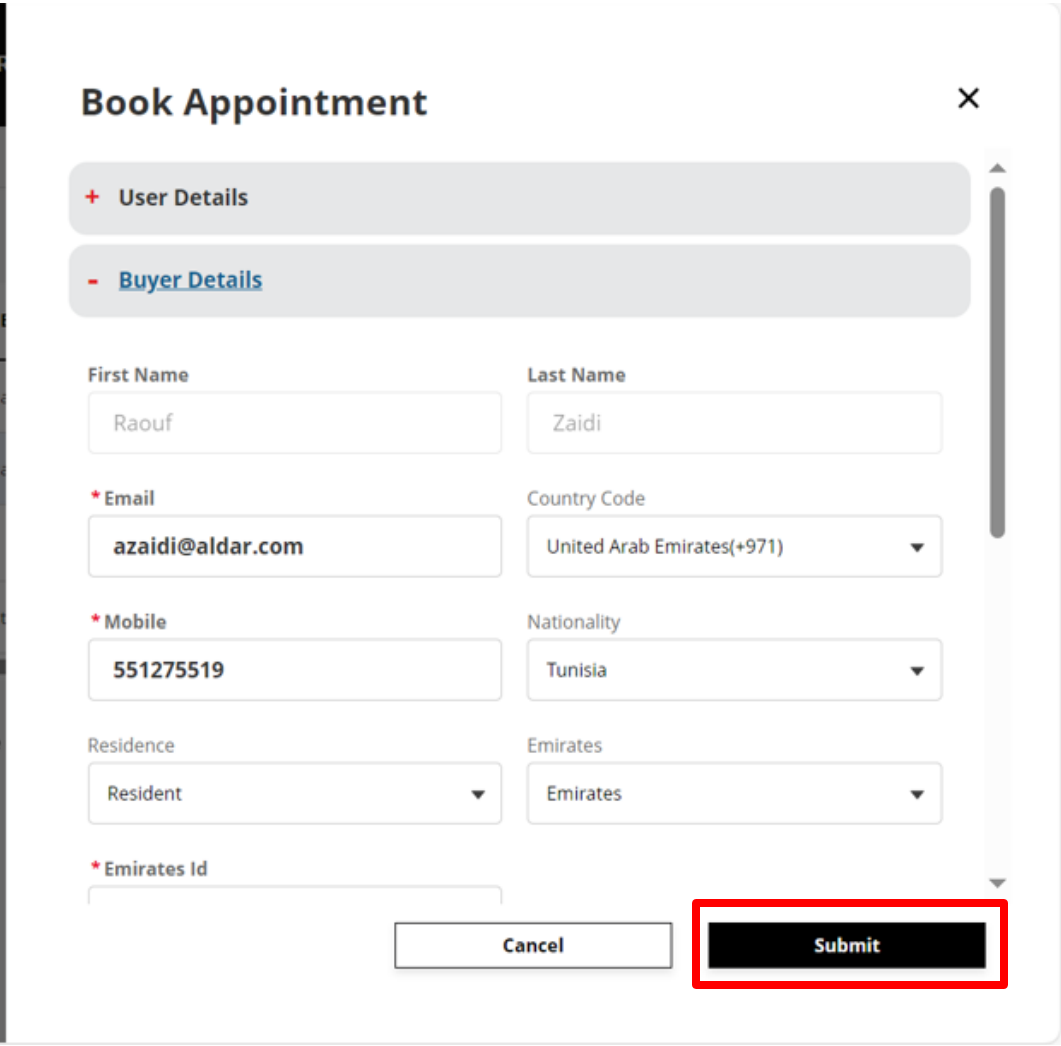


Select the lead for whom you want to schedule an appointment. Click on the lead overview and then the calendar icon.

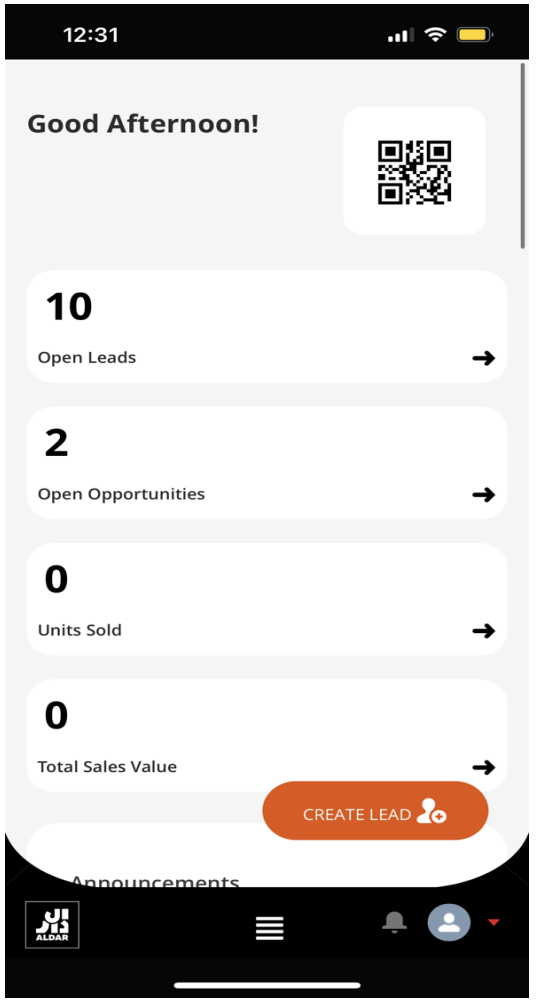


The appointment details will be auto-populated with agent and buyer information. To proceed, you'll only need to select the project, appointment location, date, and your preferred time slot then click on submit.





You can now conveniently Add Leads and Schedule Appointments using the Aldar Experts App on your phone, as previously announced.



Available on the App Store and Google Play

YAS RIVA– LAUNCH PROTOCOL

Appointments:

- Lead must be filled with the correct customer information and registered by the agent, not the Agency Admin.
- Lead details should not contain third party or broker agency mobile number and email address as per the standard protocol.
- Brokers must have the lead number at the time of booking.
- Appointments are booked through the broker portal.
- Brokers must book appointments according to their trade license.
- Brokers must attend the venue on the time as per your appointment booking, early entry will not be allowed.
- Appointment slots booking is based on 'first come first serve'.
- Booked slot cannot be exchange or swapped with a different client.

Tokens:

- To receive a token at the venue the appointment QR code information must match the customer entering the venue.
- One token is equivalent to one customer, sales team will not accept transactions without the presentation of a token.

Dispute:

- If different brokers register same customer there will be no mediation who register first during launch period.
- Brokers or Buyers purchasing the units under their name cannot transfer or change the name unless registration is paid and processed as a resale.
- Make sure the customer has enough cheques to book the property, a transaction will not be accepted with a down payment only.
- Customers with UAE residency will be required to sign DDA form ''Direct Debit Authorization form'' to complete their purchase.
- Clients with UAE residency must have a working UAE PASS application.
- Any non-compliance towards launch protocol will result in immediate suspension.

LAUNCH PROCESS & DOCUMENTS REQUIRED AT VENUE

When the Client is Present at the venue:

- Clients must present Appointment Confirmation email with QR code.
- Valid ID documents required for clients: Passport, Emirates ID, Visa (if applicable), or GCC ID for GCC nationals.
- For Company Bookings: Company Trade licenses, Power of Attorney (POA), and Valid NOC from the company authorizing a particular party.

When the Broker is representing the Client:

- Brokers must present QR Code and Client Appointment Confirmation email with QR code.
- Valid Authorization letter signed by the client.
- Valid ID documents required for both client and broker: Passport, Emirates ID, Visa (if applicable), or GCC ID.

Third Party Payment:

Required documents for third-party payments:

- Valid, duly signed NOC by the third-party payer.
- Passport/Emirates ID copy of the third-party payer.

UNIT BOOKING & PAYMENT PROTOCOL

Booking Process:

- Upon selection & booking of a unit in our system, the client will receive the "UNIT BOOKING FORM" which outlines the terms and conditions of the booking.
- The client can sign the form digitally through an online platform or provide a wet signature if preferred.

Payment Process:

On the launch day, the client is required to make the following payments:

- Down payment: 5%.
- Government fees: This includes the ADM fees.

Payment Methods:

Clients have the flexibility to choose from various payment methods:

- Cheque: Payment by cheque is accepted, subject to clearance.
- Credit card: Clients may use their credit card to make the payment.
- Online payment link: An online payment link will be provided for convenient and secure payment processing.

Q & A

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