



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

- 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.

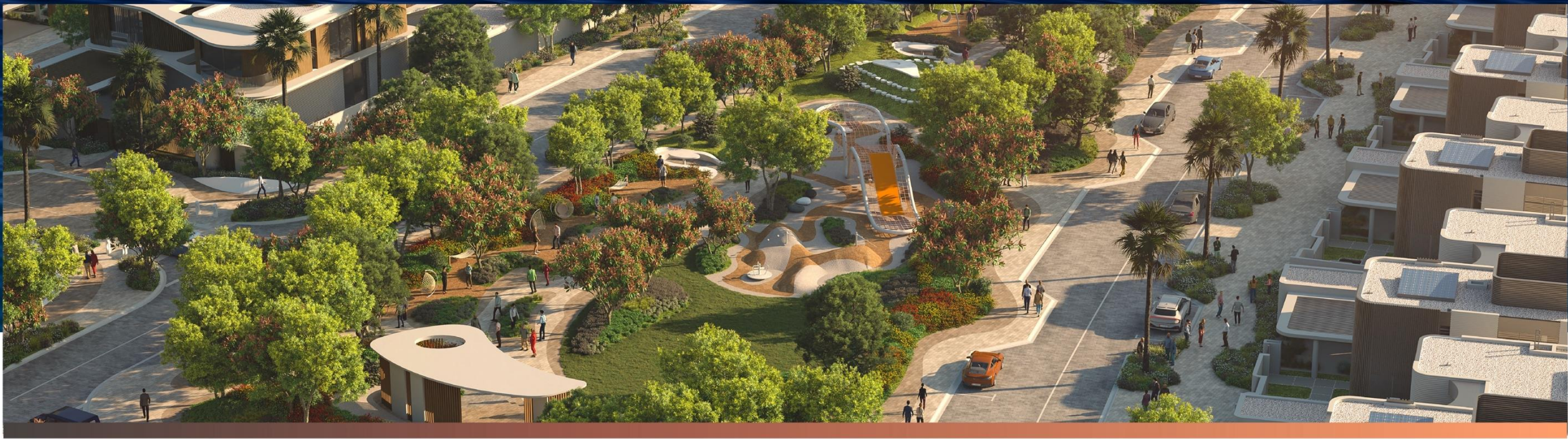
Organic materials blend seamlessly to achieve a modern, sophisticated look that is warm, refined, and timeless



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

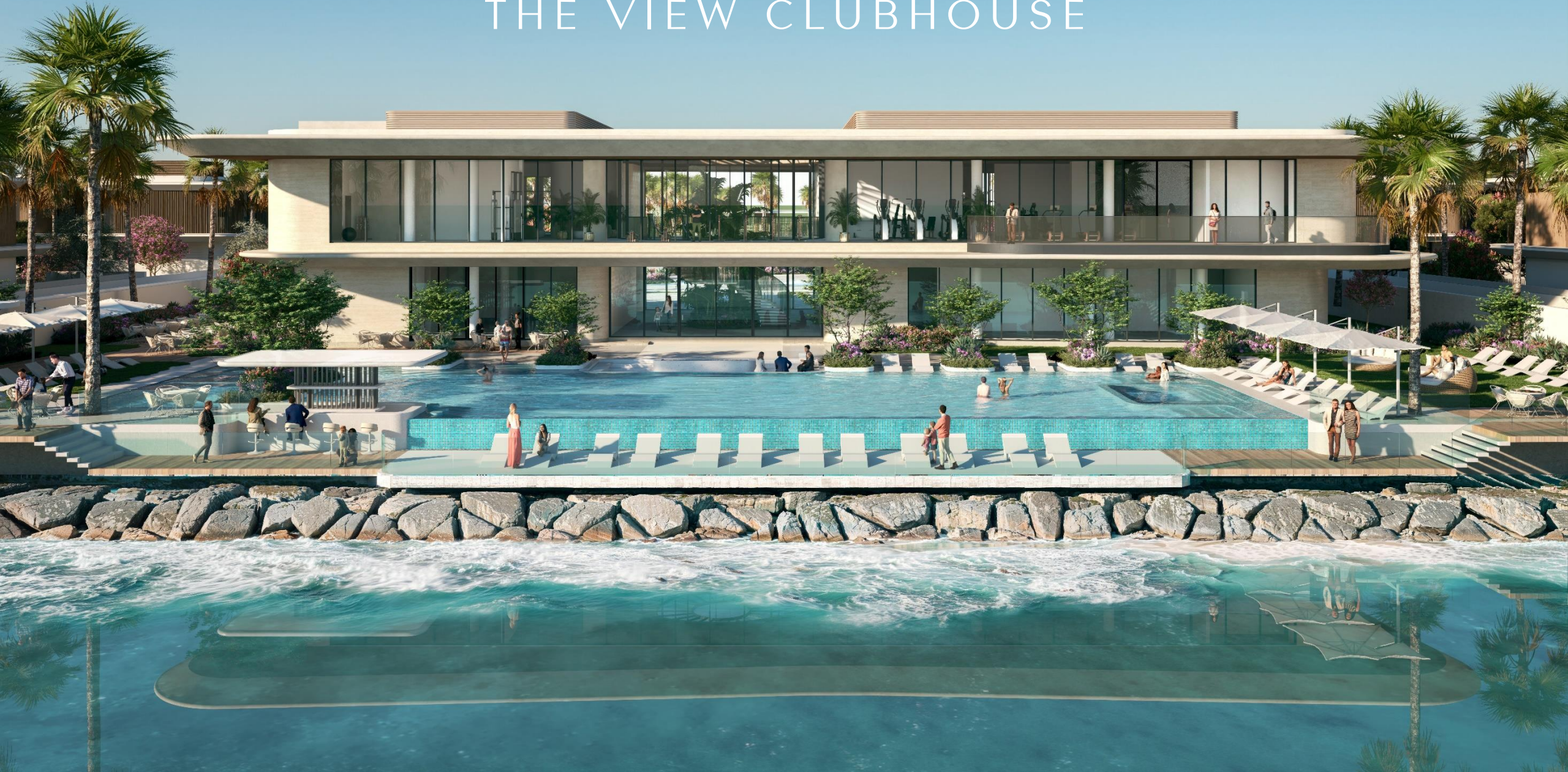


BBQ & Picnic areas



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





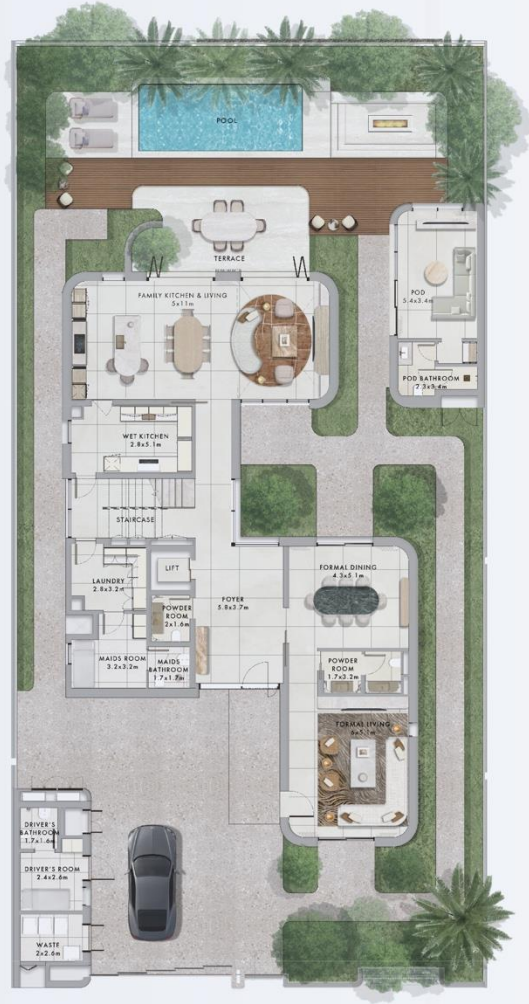
4BED INLAND FRONT



4BED INLAND BACK

4-BED INLAND VILLA

Light Scheme

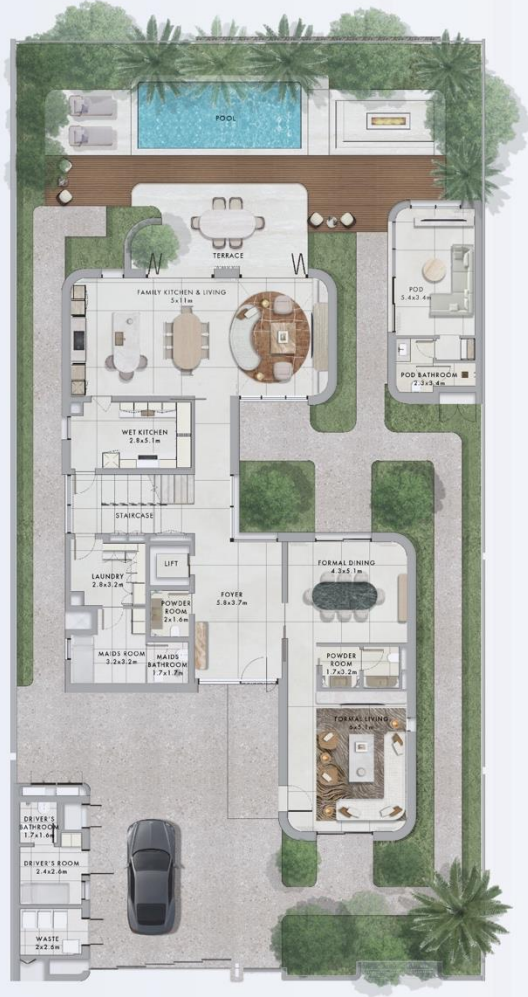


Average area: 481 SQM



4-BED INLAND VILLA

Dark Scheme



Average area: 481 SQM



25

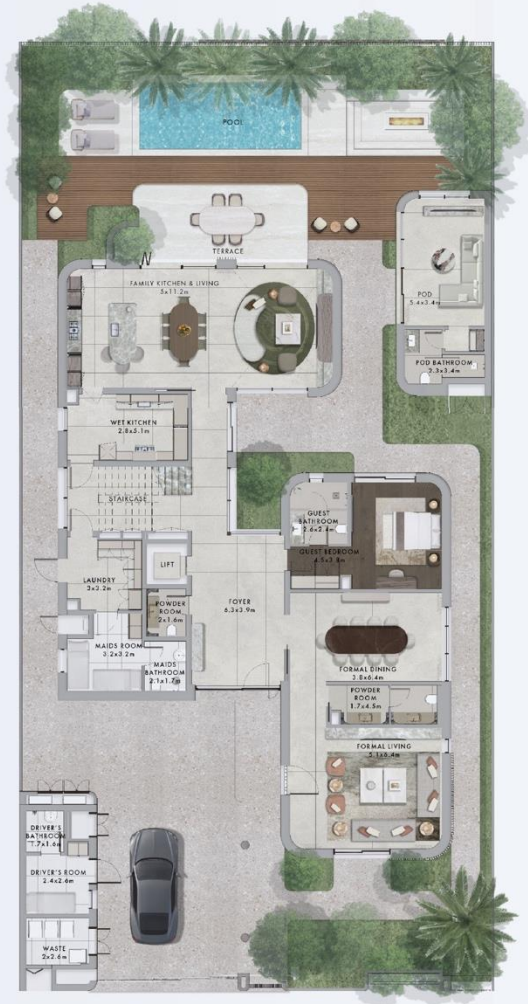
5BED INLAND FRONT



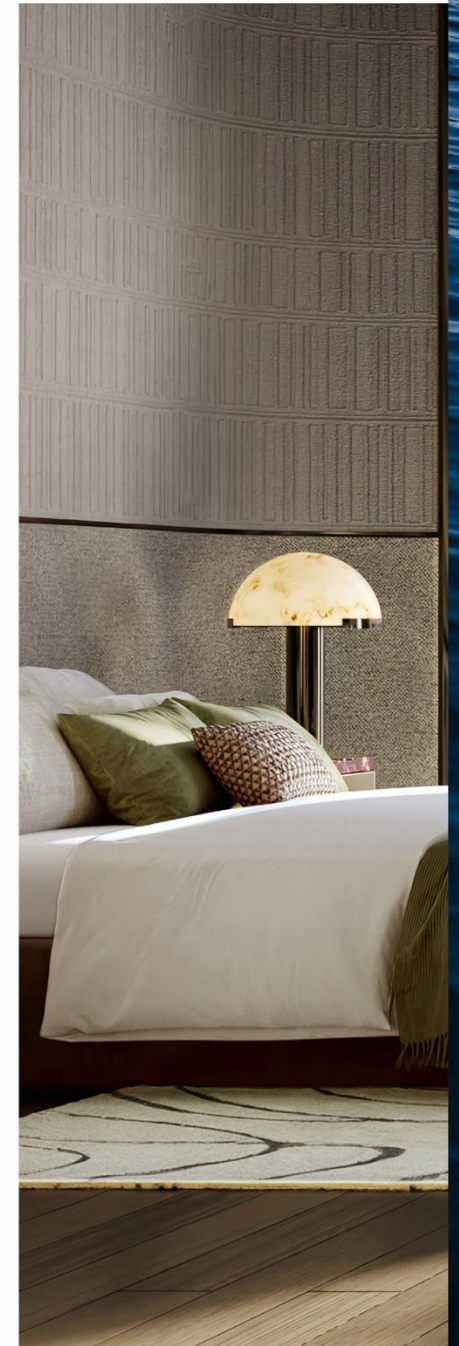
5 BED INLAND BACK

5-BED INLAND VILLA

Dark Scheme



Average area: 562 SQM





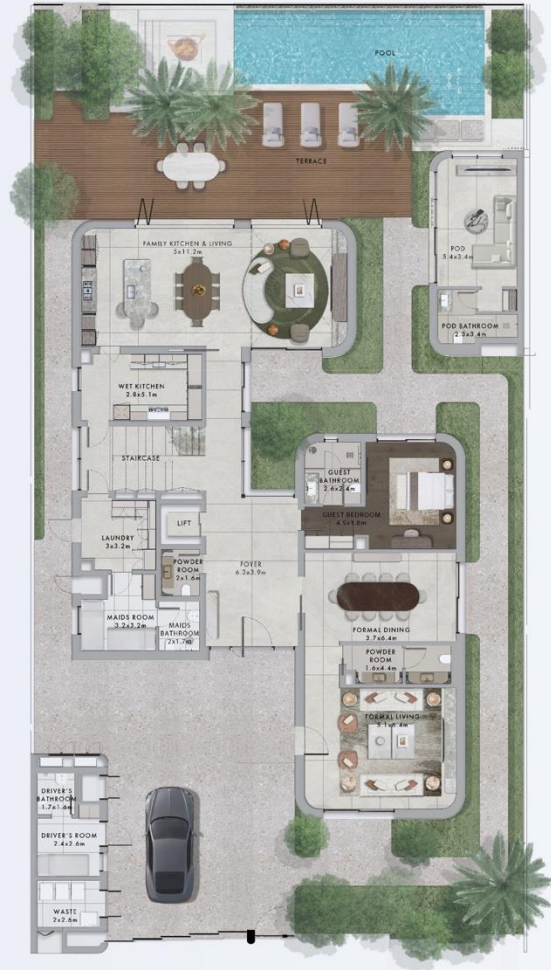
5BED CANAL BACK



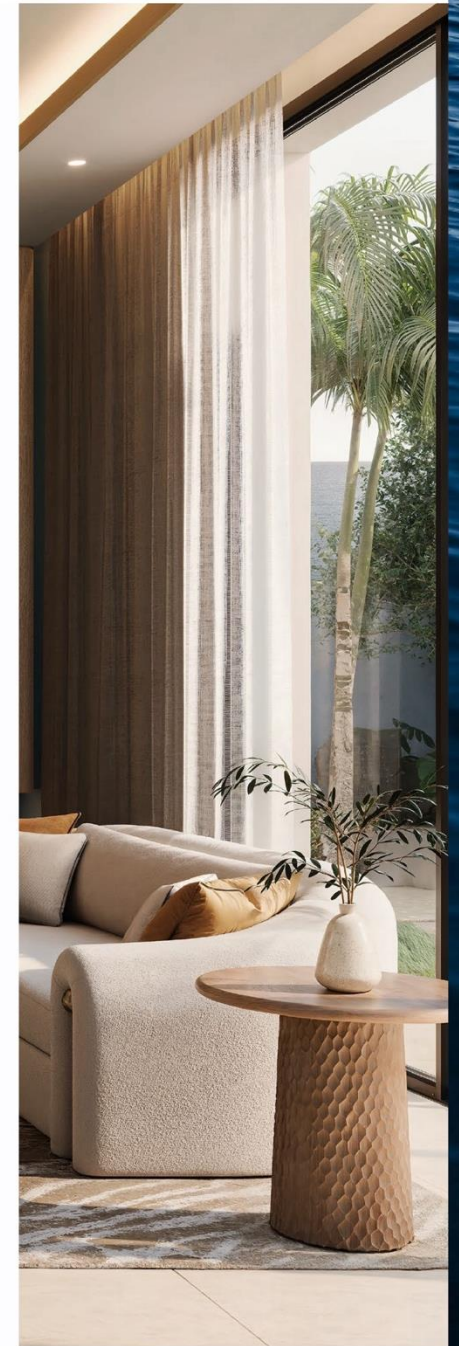
5BED CANAL FRONT

5-BED CANAL VILLA

Dark Scheme

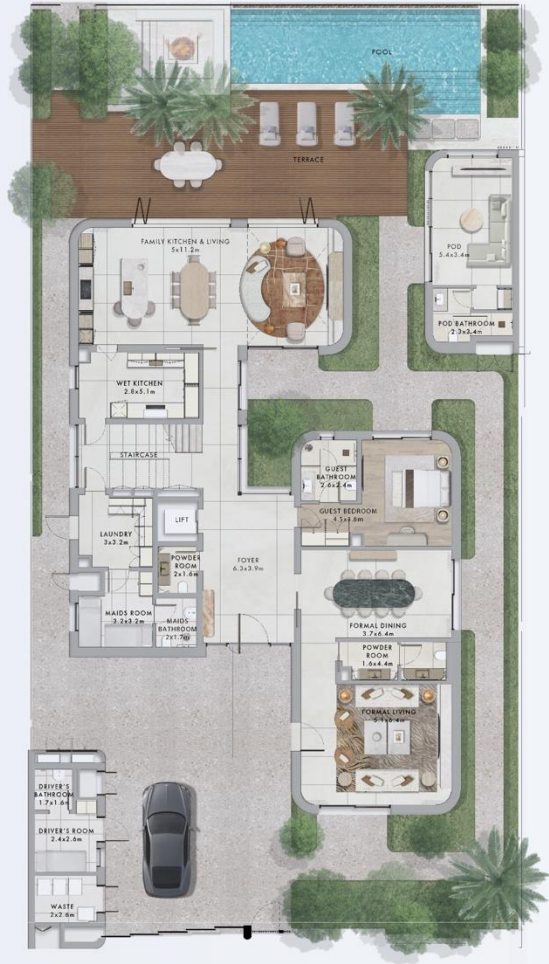


Average area: 571 SQM

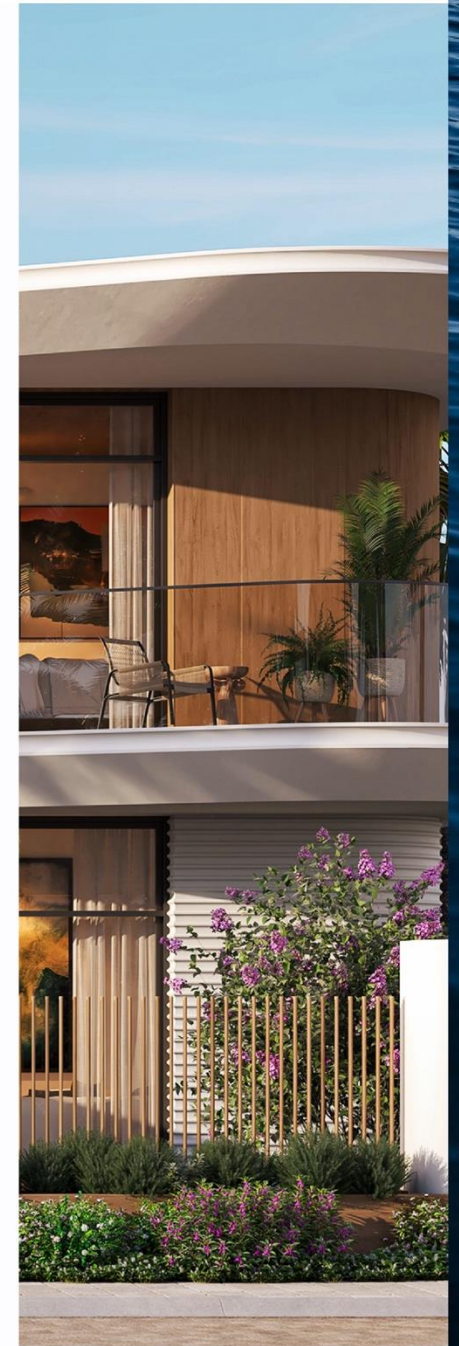


5-BED CANAL VILLA

Light Scheme



Average area: 571 SQM





6 BED CANAL FRONT



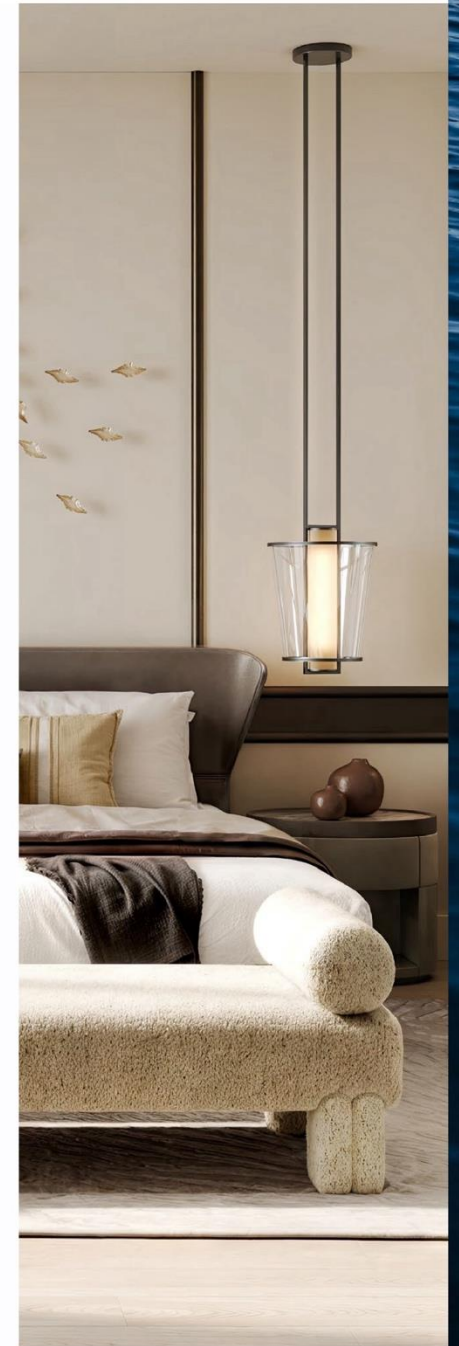
6 BED CANAL BACK

6-BED CANAL VILLA

Dark Scheme



Average area: 631 SQM

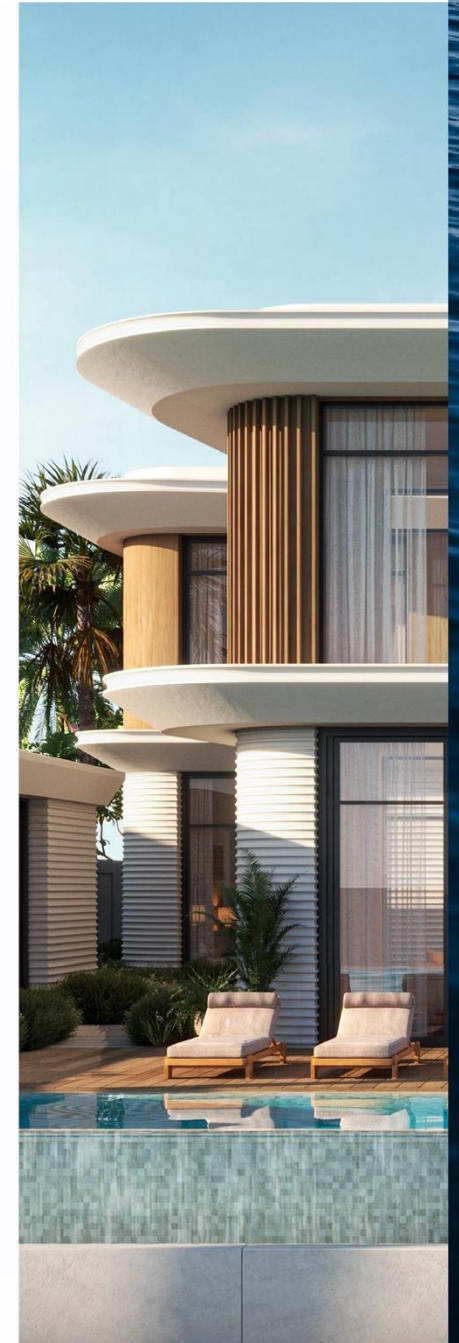


6-BED CANAL VILLA

Light Scheme



Average area: 631 SQM



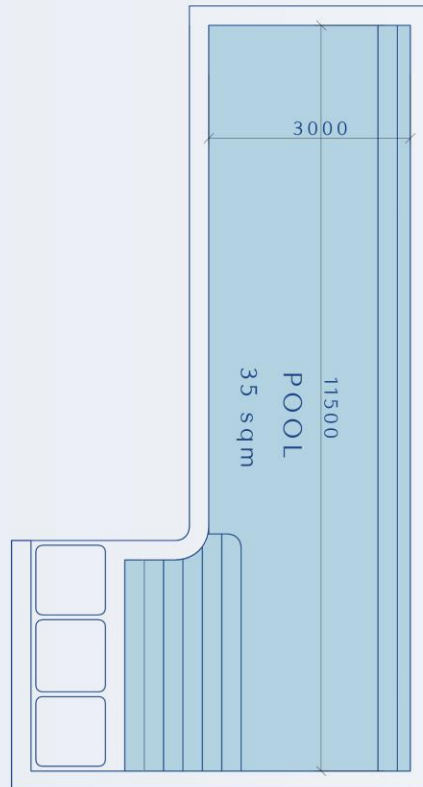


CHOICE TO INCLUDE A POD OR A POOL

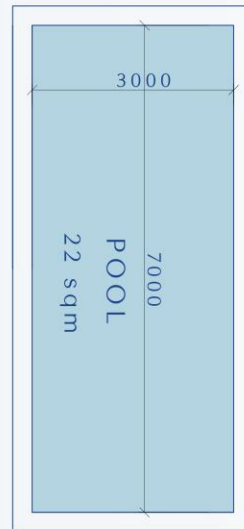
POOL LAYOUTS

Canal and Inland

Canal units

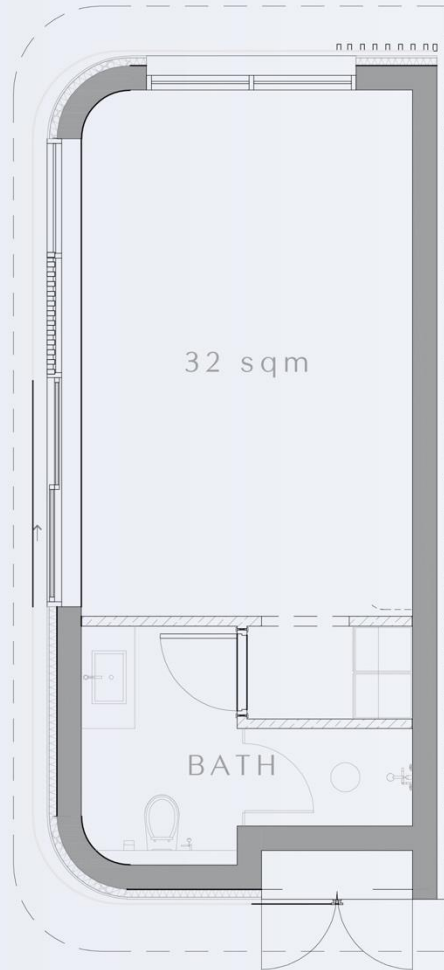


Inland units



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
Fluted Glass



KITCHEN CABINETS, SECONDARY
WARDROBE & INTERNAL DOORS
Veneer



SECONDARY WARDROBE INTERIOR
Matt Lacquer



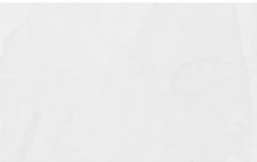
POWDER ROOM
Feature Marble



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



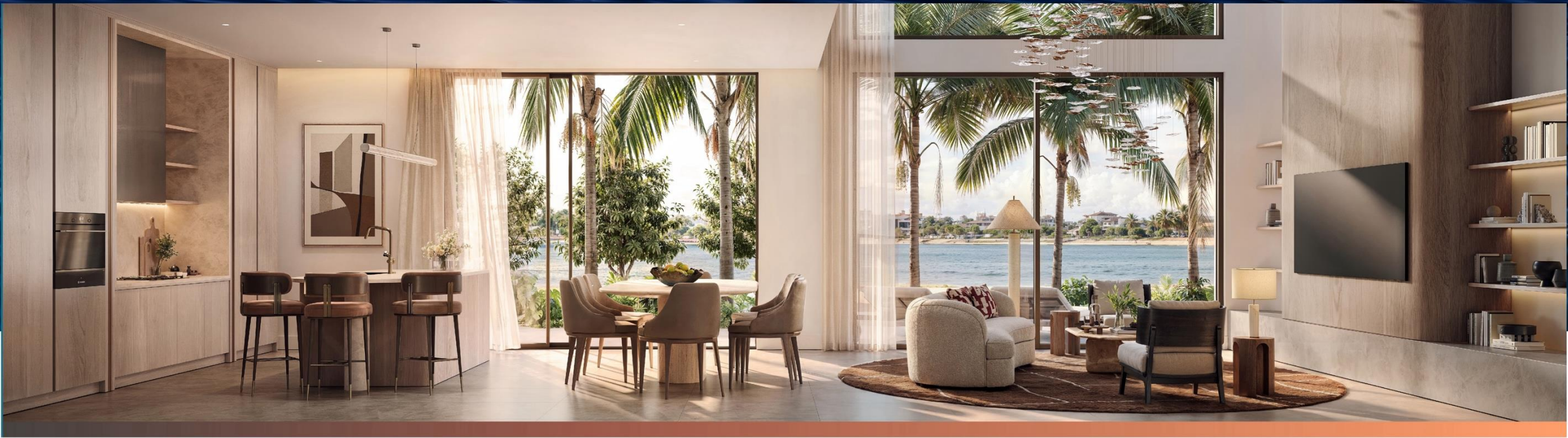
MASTER BEDROOM



MASTER BATHROOM



SECONDARY BATHROOM



LIGHT FINISHES



KITCHEN
Metal Lacquer



KITCHEN CABINETS & MASTER
WARDROBEDOOR
Fluted Glass



KITCHEN CABINETS, SECONDARY
WARDROBE & INTERNAL DOORS
Veneer



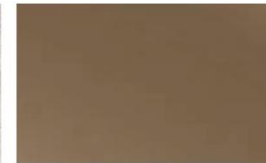
SECONDARY WARDROBE INTERIOR
Matt Lacquer



POWDER ROOM
Feature Marble



KITCHEN COUNTERTOP, BACKSPLASH,
ISLAND & SECONDARY
BATHROOM VANITY
Marble



SECONDARY WARDROBE DOOR
Reflective Glass



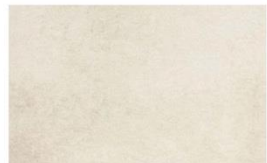
POWDER ROOM
Polished Plaster



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

A modern, minimalist kitchen and dining area. The kitchen features light wood cabinetry, a built-in oven, and a countertop with a sink and a modern faucet. Three brown leather bar stools are positioned at the kitchen island. The dining area includes a round table with four matching chairs. Large windows provide a view of a tropical landscape with palm trees and a body of water. The text "FAMILY LIVING" is overlaid in the bottom left corner.

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%
	<i>MILESTONE DATES CHANGE FOR EACH PHASE</i>		100%

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.

The screenshot displays the Aldar Broker Portal home page. At the top, a navigation bar includes the Aldar logo and menu items: DASHBOARD (underlined), PROPERTIES, SALES, SALES KIOSK, HOME FINANCE, UPDATES, REPORTS, HELP, and ALDAR. A user profile icon labeled 'Aldar' is on the right. The main content area features a greeting 'Good Afternoon!' and a QR code highlighted with a red box. Below the QR code are four performance cards: '10 Open Leads', '2 Open Opportunities', '0 Units Sold', and '0 Total Sales Value', each with a right-pointing arrow. An 'Announcements' section is at the bottom left with a 'View All >' link. On the right, a calendar for May 2024 shows the 2nd as 'today'. Below the calendar is an 'Activity Status' section with a 'CREATE LEAD' button and a list of activities: 'Launch' on 2024-03-20 and 'Webinar' on 2024-03-14.

ALDAR

DASHBOARD PROPERTIES SALES SALES KIOSK HOME FINANCE UPDATES REPORTS HELP ALDAR

Good Afternoon!

10
Open Leads →

2
Open Opportunities →

0
Units Sold →

0
Total Sales Value →

Announcements [View All >](#)

May 2024 today < >

SUN	MON	TUE	WED	THU	FRI	SAT
28	29	30	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1
2	3	4	5	6	7	8

Activity Status **CREATE LEAD**

Launch 2024-03-20

Webinar 2024-03-14



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.

The screenshot displays the Aldar Broker Portal dashboard. At the top, a navigation bar includes the Aldar logo and tabs for DASHBOARD, PROPERTIES, SALES, SALES KIOSK, HOME FINANCE, UPDATES, REPORTS, HELP, and ALDAR. A user profile icon for 'Aldar' is visible on the right. The main content area features a 'Good Afternoon!' greeting, a QR code, and four KPI cards: Open Leads (10), Open Opportunities (2), Units Sold (0), and Total Sales Value (0). A calendar for May 2024 is shown, with the 2nd highlighted. A red arrow points to an orange 'CREATE LEAD' button with a user icon. Below the button, a list of events includes 'Launch' on 2024-03-20 and 'Webinar' on 2024-03-14. An 'Announcements' section with a 'View All' link is also present.

Navigation: DASHBOARD, PROPERTIES, SALES, SALES KIOSK, HOME FINANCE, UPDATES, REPORTS, HELP, ALDAR

User: Aldar

Greeting: Good Afternoon!

QR Code: [QR Code]

KPIs:

- Open Leads: 10
- Open Opportunities: 2
- Units Sold: 0
- Total Sales Value: 0

Calendar: May 2024 (today, <, >)

SUN	MON	TUE	WED	THU	FRI	SAT
28	29	30	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1
2	3	4	5	6	7	8

Event List:

- Launch: 2024-03-20
- Webinar: 2024-03-14

Announcements: [View All >]

Action: CREATE LEAD [User Icon]

Fill in required Client details and click on 'Submit'.

The image shows a screenshot of the ALDAR dashboard. The top navigation bar includes 'DASHBOARD', 'PROPERTIES', 'SALES', 'HOME FINANCE', and 'UPDATES'. Below this, there are two tabs: 'Manage Leads' (active) and 'Manage Opportunities'. A table displays lead information with columns for 'LEAD NUMBER', 'TITLE', 'FIRST NAME', and 'LAST NAME'. Two leads are listed: one with a title of 'Mr.', first name 'Abdellah', and last name 'Hasan'; the other with a title of 'Mr.', first name 'tariq', and last name 'barhoum'. A 'Page' navigation button is visible at the bottom of the table.

An 'Add a Lead' modal is open, featuring a close button (X) in the top right corner. The form contains several required fields, each with a red asterisk: 'Buy/Rent', 'Project Name', 'Unit Type', 'Number Of Beds', 'Customer Budget', 'Purpose Of Use', 'Property Readiness', 'Financing', and 'Mortgage'. Each field is a dropdown menu. At the bottom of the modal, there are two buttons: 'Cancel' and 'Submit'. The 'Submit' button is highlighted with a red border.

LEAD NUMBER	TITLE	FIRST NAME	LAST NAME	
<input type="checkbox"/>	-	Mr.	Abdellah	Hasan
<input type="checkbox"/>	L00415704	Mr.	tariq	barhoum

Page

Add a Lead

* Buy/Rent: Buy/Rent*

* Project Name: Project Name*

* Unit Type: Unit Type*

* Number Of Beds: Number Of Beds*

* Customer Budget: Customer Budget*

* Purpose Of Use: Purpose Of Use*

* Property Readiness: Property Readiness*

* Financing: Yes

* Mortgage: Mortgage*

Cancel Submit

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

ALDAR DASHBOARD PROPERTIES SALES HOME FINANCE UPDATES REPORTS HELP ALDAR Aldar

Manage Leads Manage Opportunities Filter

Sent Offers Add a Lead Export as Excel

LEAD NUMBER	TITLE	FIRST NAME	LAST NAME	EMAIL	MOBILE	COUNTRY	
<input type="checkbox"/>	-	Mr.	Abdellah	Hasan	aahasan@aldar.com	971505522867	United Arab Emirates
<input type="checkbox"/>	L00452415	Mr.	Raouf	Zaidi	azaidi@aldar.com	971551275519	United Arab Emirates
<input type="checkbox"/>	L00415704	Mr.	tariq	barhoum	tariq.barhoom1@gmail.com	971567531353	United Arab Emirates







Page 1 of 1

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

ALDAR DASHBOARD PROPERTIES SALES HOME FINANCE UPDATES REPORTS HELP ALDAR Aldar

Manage Leads Manage Opportunities Filter

Sent Offers Add a Lead Export as Excel

LEAD NUMBER	TITLE	FIRST NAME	LAST NAME	EMAIL	MOBILE	COUNTRY		
<input type="checkbox"/>	-	Mr.	Abdellah	Hasan	aahasan@aldar.com	971505522867	United Arab Emirates	 
<input type="checkbox"/>	L00452415	Mr.	Raouf	Zaidi	azaidi@aldar.com	971551275519	United Arab Emirates	 
<input type="checkbox"/>	L00415704	Mr.	tariq	barhoum	tariq.barhoom1@gmail.com	971567531353	United Arab Emirates	 

Page 1 of 1

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."

The screenshot shows the ALDAR web application interface. The top navigation bar includes the ALDAR logo and menu items: DASHBOARD, PROPERTIES, SALES (highlighted with a red box), HOME FINANCE, UPDATES, REPORTS, HELP, and ALDAR. A user profile icon for 'Aldar' is in the top right. Below the navigation bar, there are two tabs: 'Manage Leads' (highlighted with a red box) and 'Manage Opportunities'. To the right of these tabs is a red 'Filter' button. Below the tabs are three buttons: 'Sent Offers', 'Add a Lead', and 'Export as Excel'. The main content area features a table with the following columns: LEAD NUMBER, TITLE, FIRST NAME, LAST NAME, EMAIL, MOBILE, and COUNTRY. The table contains three rows of lead data. At the bottom of the page, there are navigation arrows and the text 'Page 1 of 1'.

LEAD NUMBER	TITLE	FIRST NAME	LAST NAME	EMAIL	MOBILE	COUNTRY			
<input type="checkbox"/>	-	Mr.	Abdellah	Hasan	aahasan@aldar.com	971505522867	United Arab Emirates		
<input type="checkbox"/>	L00452415	Mr.	Raouf	Zaidi	azaidi@aldar.com	971551275519	United Arab Emirates		
<input type="checkbox"/>	L00415704	Mr.	tariq	barhoum	tariq.barhoom1@gmail.com	971567531353	United Arab Emirates		

Page 1 of 1

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

The screenshot shows the Aldar CRM interface. At the top, there is a navigation bar with the Aldar logo and menu items: DASHBOARD, PROPERTIES, SALES (highlighted), HOME FINANCE, UPDATES, REPORTS, HELP, and ALDAR. A user profile for 'Aldar' is visible in the top right. Below the navigation bar, there are two tabs: 'Manage Leads' (active) and 'Manage Opportunities'. A 'Filter' button is located in the top right corner of the table area. Below the tabs, there are three buttons: 'Sent Offers', 'Add a Lead', and 'Export as Excel'. The main content is a table with the following columns: LEAD NUMBER, TITLE, FIRST NAME, LAST NAME, EMAIL, MOBILE, and COUNTRY. The table contains three rows of lead data. The second row, for lead L00452415, is highlighted in blue. A red box highlights the checkbox in the first column of this row. Below the main table, there is a details row for the selected lead, containing information such as 'Project: Al Ain Operative Village', 'Unit Type: Apartment', 'Created Date & Time: 06/10/2023, 11:20:20 AM', and 'Agent Name: Fatima Hassan'. A red box highlights the calendar icon in the details row. At the bottom of the page, there is a pagination control showing 'Page 1 of 1' with left and right navigation arrows.

LEAD NUMBER	TITLE	FIRST NAME	LAST NAME	EMAIL	MOBILE	COUNTRY		
-	Mr.	Abdellah	Hasan	aahasan@aldar.com	971505522867	United Arab Emirates		
L00452415	Mr.	Raouf	Zaidi	azaidi@aldar.com	971551275519	United Arab Emirates		
Project: Al Ain Operative Village		Unit Type: Apartment		Created Date & Time: 06/10/2023, 11:20:20 AM		Agent Name: Fatima Hassan		
L00415704	Mr.	tariq	barhoom	tariq.barhoom1@gmail.com	971567531353	United Arab Emirates		

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.

ALDAR DASHBOARD PROPERTIES SALES HOME FINANCE UPDATES REPORTS

Manage Leads Manage Opportunities

LEAD NUMBER	TITLE	FIRST NAME	LAST NAME
<input type="checkbox"/>	-	Mr. Abdellah	Hasan
<input checked="" type="checkbox"/>	L00452415	Mr. Raouf	Zaidi
	Project: Al Ain Operative Village		Unit Type: Apartment
<input type="checkbox"/>	L00415704	Mr. tariq	barhoum

Book Appointment

+ User Details

- Buyer Details

First Name: Raouf Last Name: Zaidi

* Email: azaidi@aldar.com Country Code: United Arab Emirates(+971)

* Mobile: 551275519 Nationality: Tunisia

Residence: Resident Emirates: Emirates

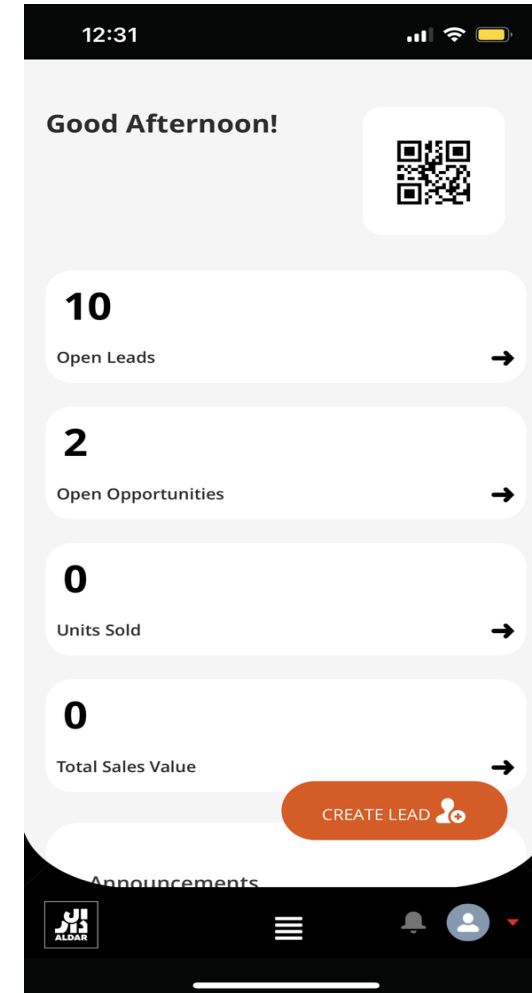
* Emirates Id

Cancel 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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