

ALDAR LAUNCHES YAS RIVA RESERVE, A GATED VILLA COMMUNITY ALONG YAS ISLAND'S SCENIC WATERFRONT

- **Positioned along the waterfront to the northeast of Yas Island, Yas Riva Reserve is connected to Yas Island through a new bridge that will bring residents directly to the island's world-renowned attractions and amenities**
- **New gated community will comprise 292 four-, five-, and six-bedroom villas, including 45 homes with direct access to the waterfront**
- **Interconnected linear parks, pocket gardens, and family-focused amenities will create an active, social, and nature-led living environment**



Abu Dhabi, UAE – 18 September 2026: Aldar today announced the launch of Yas Riva Reserve, a gated villa community that offers the privacy and tranquillity alongside the waterfront while seamlessly connecting to the energy of Yas Island through a new bridge that will create an additional entry point to the world class destination.

Positioned to the northeast of Yas Island directly opposite Yas Riva, the community will comprise 292 four-, five-, and six-bedroom villas. This includes 45 waterway-fronted homes,



each offering the flexibility to incorporate a pontoon, allowing residents to moor their boats adjacent to their homes and enjoy direct access to the waterfront.

The villas will feature contemporary architecture defined by warm timber accents, horizontal layering and a strong connection between indoor and outdoor spaces, with generous layouts and private landscaped areas designed around modern family life.

Designed with family living at its heart, Yas Riva Reserve will feature interconnected linear parks, pocket gardens and landscaped open spaces that encourage movement, outdoor activity and social connection. Together, these spaces will create a walkable environment where nature forms part of everyday life.

Residents will have access to a comprehensive range of amenities, including a community clubhouse, swimming pool, indoor and outdoor fitness spaces, children's play areas, sports and padel courts, community retail and a mosque. The clubhouse will also offer social, leisure and study spaces designed to serve residents of all ages.

Residents will enjoy easy access to Yas Island's growing network of schools, parks, retail, and hospitality offerings, with the community well connected to neighbouring destinations such as Yas Acres and Yas Riva, as well as major attractions including SeaWorld Abu Dhabi, Warner Bros. World Abu Dhabi, Yas Mall, and Yas Marina Circuit. The community's proximity to Yas Island's upcoming world-class entertainment attractions and destinations adds to its appeal, offering residents an even richer lifestyle experience within one of the region's most dynamic leisure and entertainment destinations. Convenient road connections to Abu Dhabi city, Zayed International Airport, and Dubai further support a connected and convenient lifestyle.

Yas Riva Reserve builds on the success of Yas Riva, launched in 2024 and now under construction, with Yas Riva Reserve marking the next chapter of this highly sought-after destination.

Sales of units will launch on 26 September, with a starting price from 8.5m AED. Interested buyers can visit Aldar's Sales Centres on Yas Island and in Dubai, contact customermanagement@aldar.com, or call 800-ALDAR (800-25327).

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About Aldar

Aldar is the leading real estate developer, manager, and investor in Abu Dhabi, with a growing presence across the United Arab Emirates, the Middle East and North Africa, and Europe.

The company has two core business segments, Aldar Development and Aldar Investment.

Aldar Development is a master developer of a 76 million sqm strategic landbank, creating integrated and thriving communities across Abu Dhabi, Dubai, and Ras Al Khaimah's most desirable destinations. The delivery of Aldar's developments is managed by Aldar Projects, which is also a key partner of the Abu Dhabi government in delivering housing and infrastructure projects across the UAE's capital. Internationally, Aldar Development wholly owns

UK real estate developer London Square, as well as a majority stake in leading Egyptian real estate development company, SODIC.

Aldar Investment houses a core asset management business comprising a portfolio of AED 56 billion worth of investment-grade and income-generating real estate assets diversified across retail, residential, commercial, industrial and logistics, hospitality, property and facilities management, and education segments. It manages four core platforms: Aldar Investment Properties, Aldar Hospitality, Aldar Education, and Aldar Estates.

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