



Prop971

Off Plan Projects in the UAE. Curated Opportunities.



- **FEATURED PROJECTS:**

Access a curated list of top-tier off plan developments across Dubai, Abu Dhabi, and beyond.



- **INVESTMENT INSIGHTS:**

Receive market data and yield potential analysis for your selected properties.

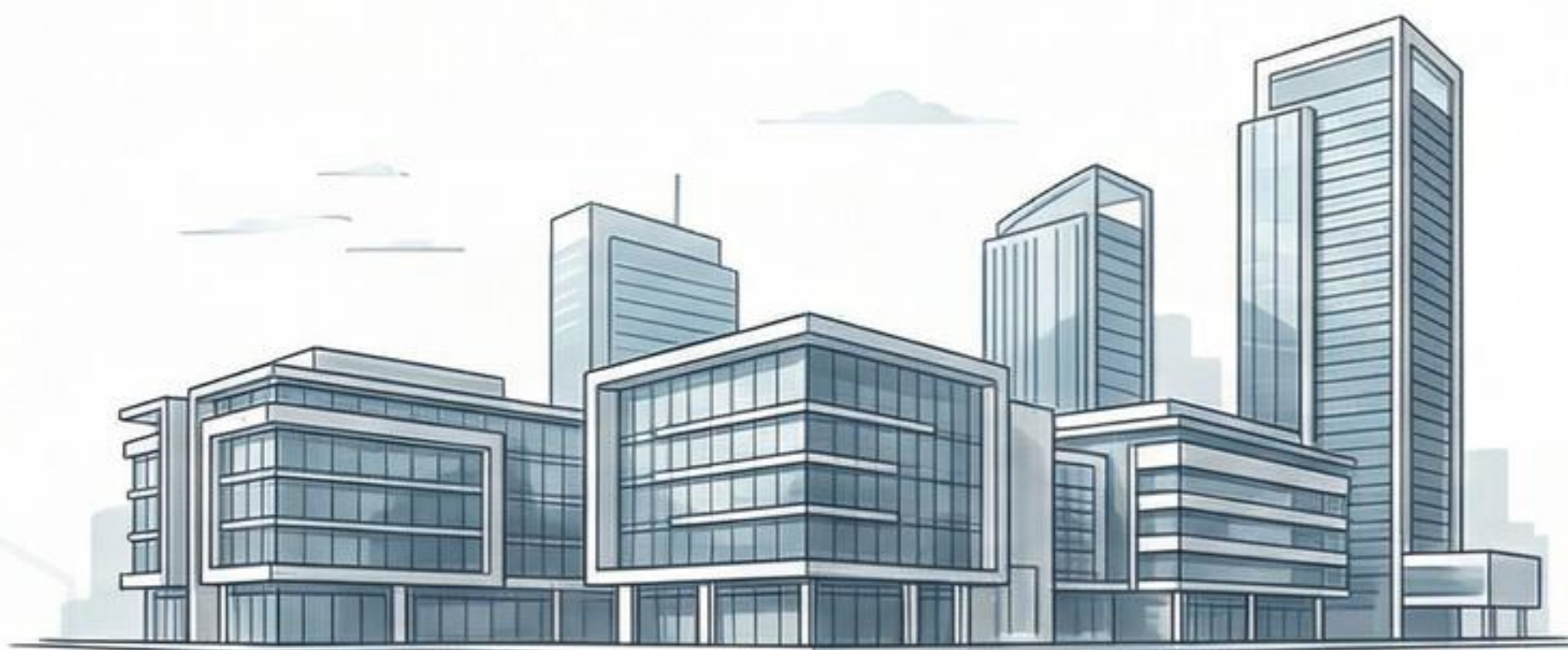


- **TRUSTED DEVELOPERS:**

Connect only with verified and highly-rated UAE property developers.

Visit Us: www.prop971.com

Prop971 is a curated data platform for UAE off plan properties.





RIVAGE

AL REEM ISLAND

01 THE DEVELOPER

05 LIFESTYLE

02 LOCATION

03 RIVAGE

04 ARCHITECTURE

A STRATEGIC PARTNERSHIP SET TO CREATE AN EXCEPTIONAL DEVELOPMENT



Founded in 2007 and based in Abu Dhabi, Arady Properties P.S.C. has established itself as a leading entity in UAE's real estate sector. With a specialization in real estate development and investments, the company sets itself apart through its proactive engagement in partnerships and joint ventures.

01

DEVELOPERS



Pioneering UAE's skyline for more than two decades. Deyaar has shaped Dubai's real estate with landmark projects for two decades, delivering over 20 million sq. ft. of developments since 2002.

MAJOR DEVELOPMENTS

MIDTOWN
BY DEYAAR



CENTRAL PARK
BY DEYAAR



REGALIA
BY DEYAAR



TRIA
BY DEYAAR



MAR CASA
BY DEYAAR

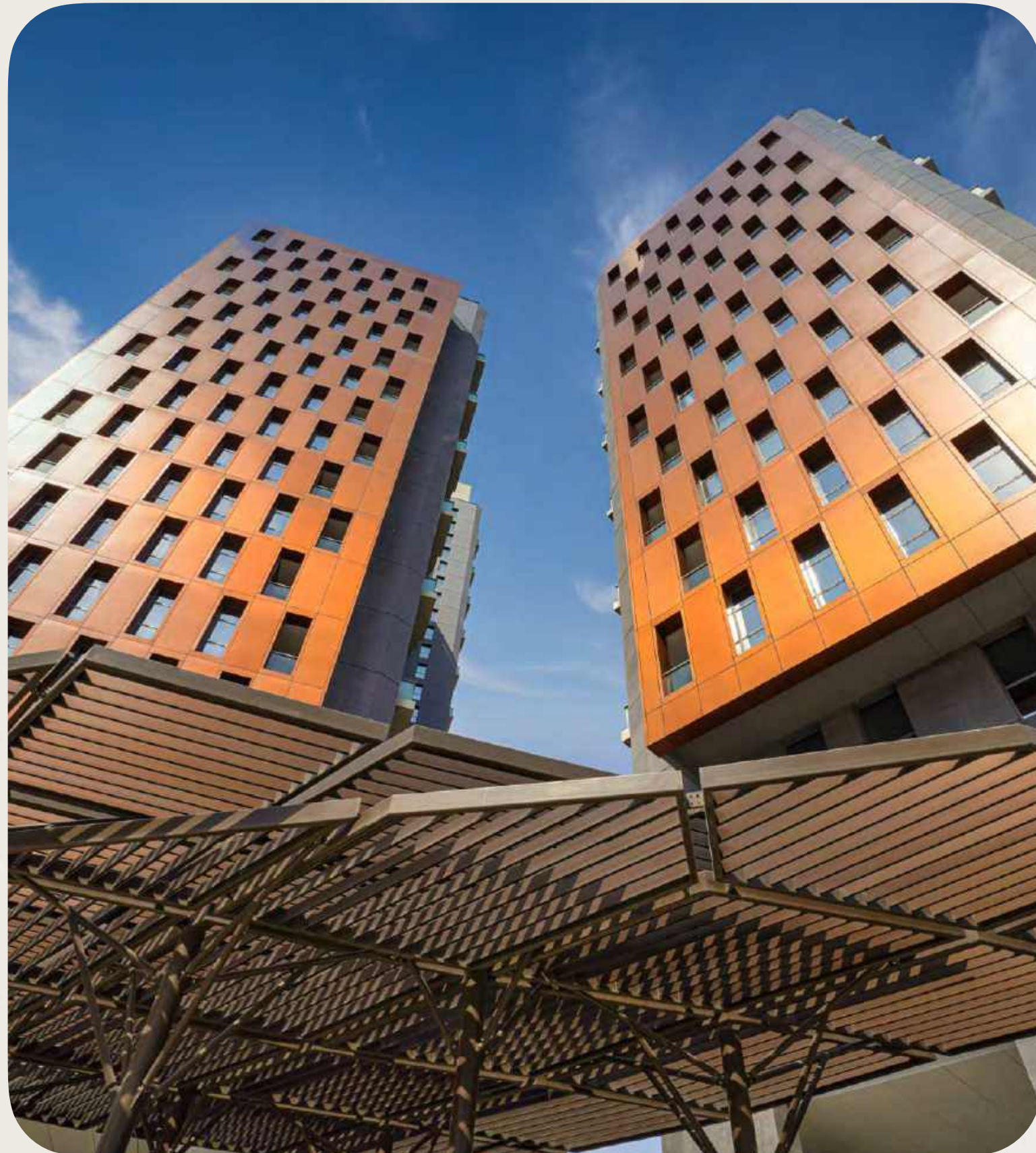


ÉLEVÉ
BY DEYAAR



HOSPITALITY & RETAIL

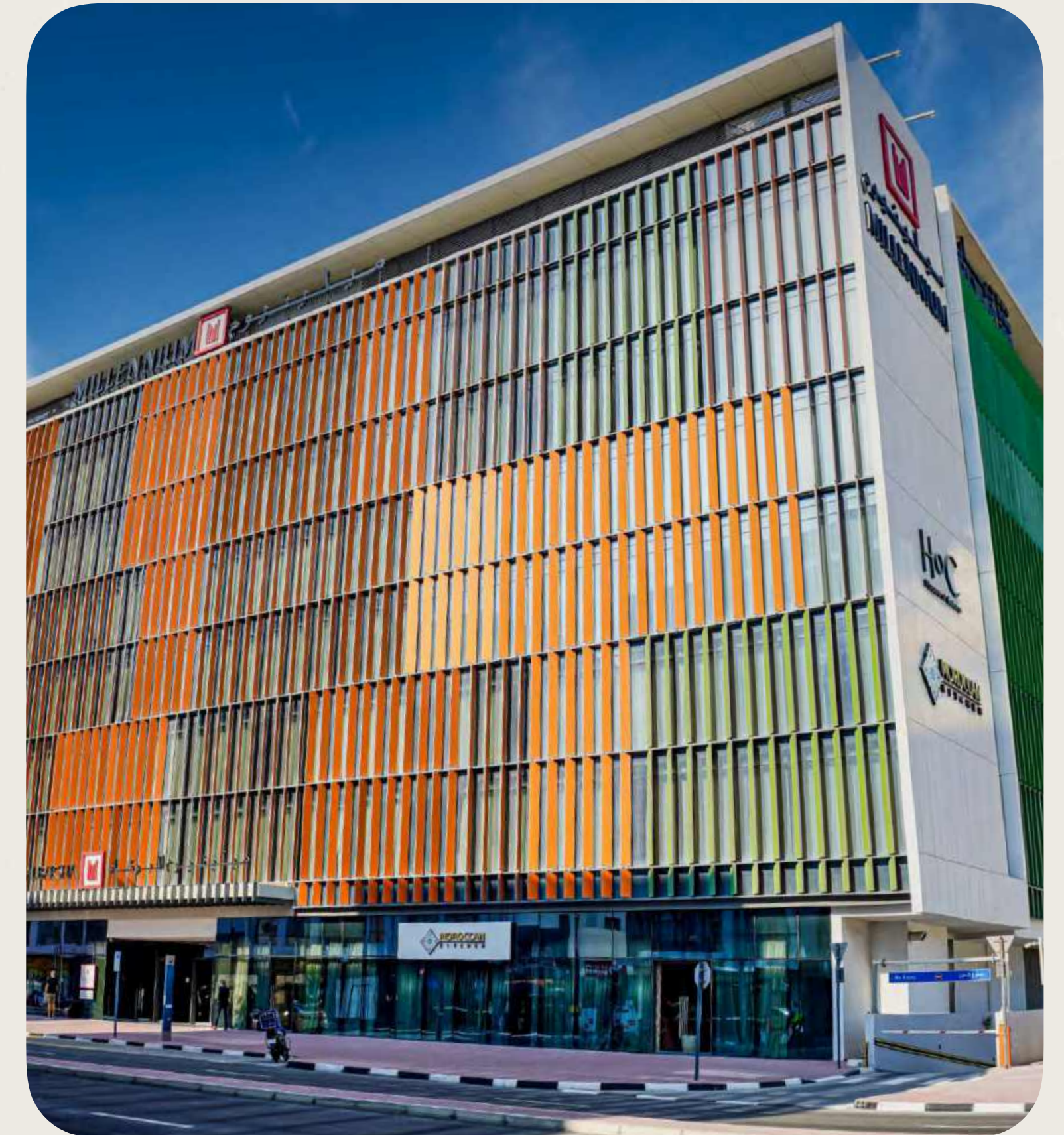
MILLENNIUM ATRIA



MILLENNIUM MONT ROSE



MILLENNIUM AL BARSHA





02

RIVAGE

A NEW
SANCTUARY
BY THE SEA.

RIVAGE



SEA LIFE

At the
Water's Edge.

SEE LIFE

Beyond the
Shoreline.

Discover Rivage – a symphony of urban charm and serene waterfront living on Al Reem Island, Abu Dhabi. Rivage is not just a residence; it's a haven of tranquility, offering breathtaking views and a lifestyle where the sea becomes a part of your everyday living.

03

LOCATION

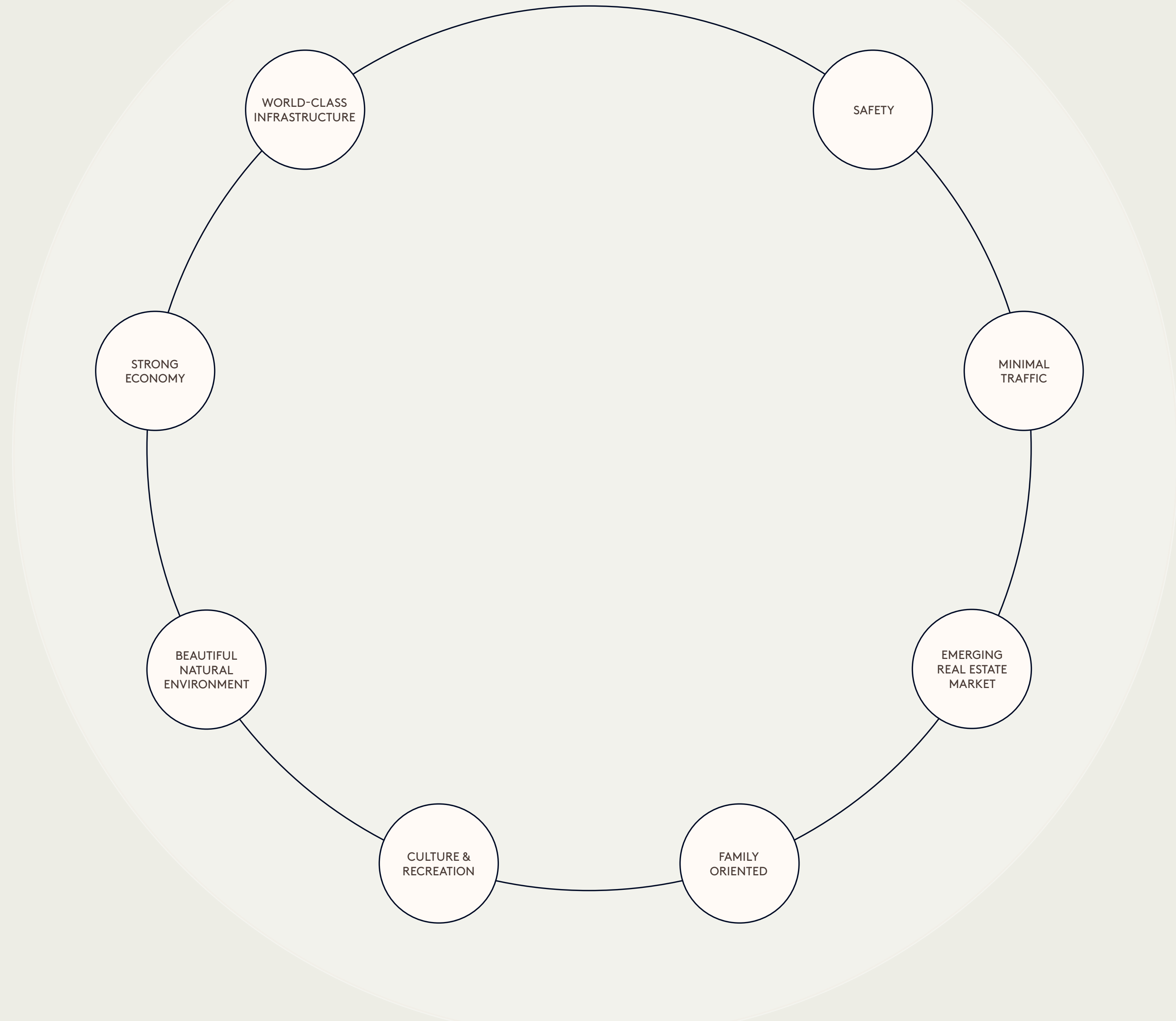
A COVETED LOCALE.

The perfect blend of city excitement and island tranquility, with beautiful nature and amenities just 25 minutes from the airport.





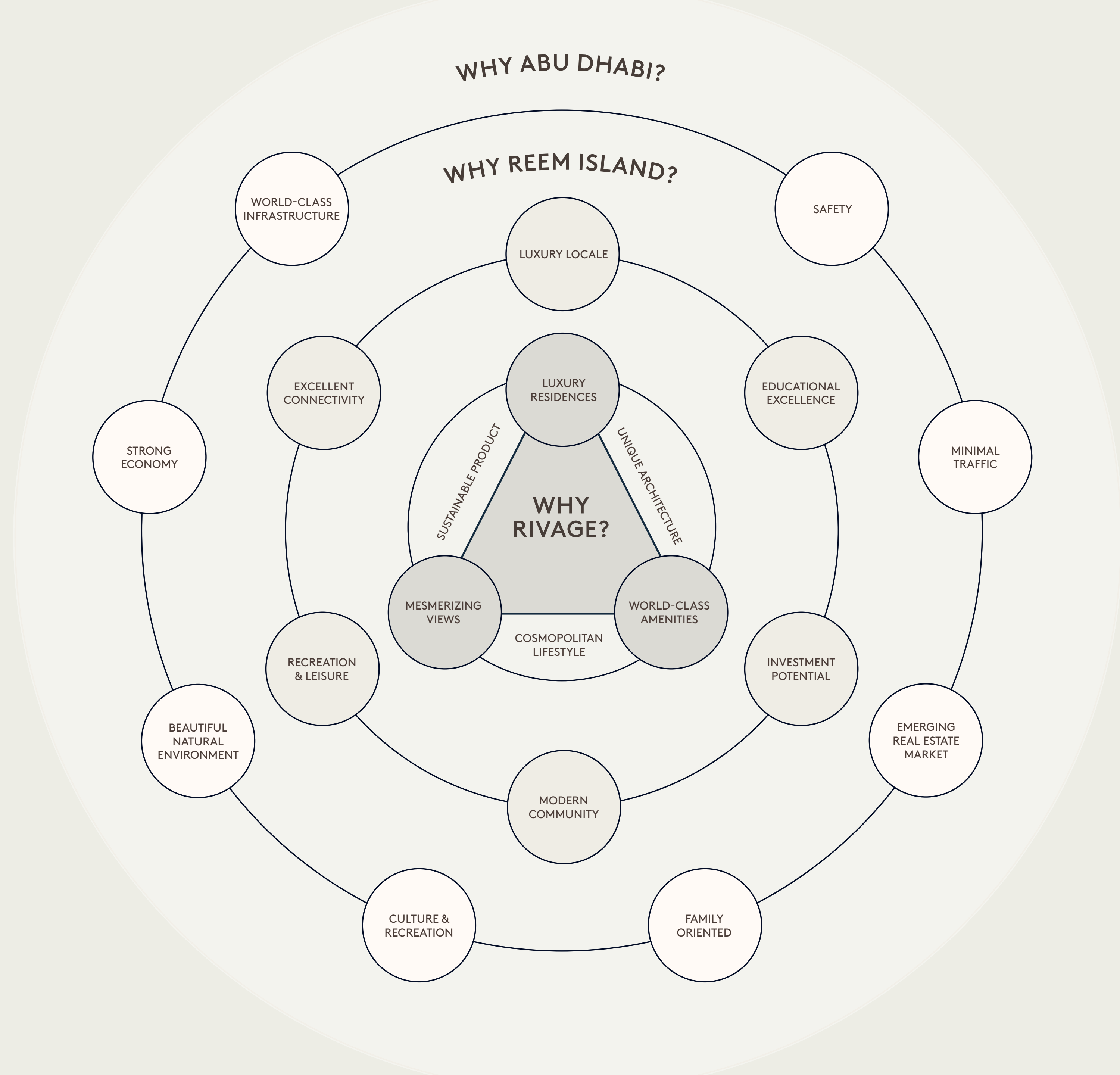
WHY ABU DHABI?



WHY ABU DHABI?

WHY REEM ISLAND?



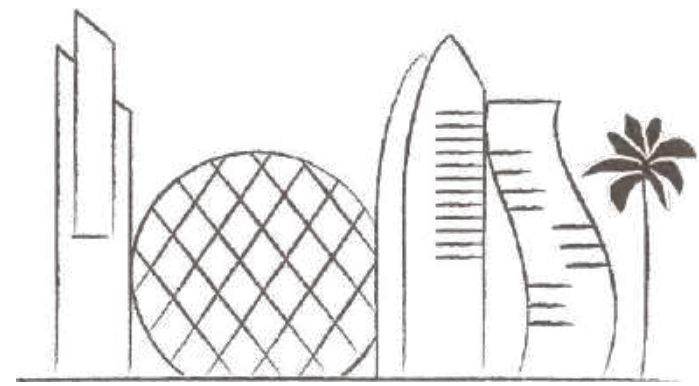




CONNECTIVITY

EFFORTLESS CONNECTIONS.

Rivage on Al Reem Island offers seamless connectivity with three bridges linking it to downtown Abu Dhabi. Enjoy vibrant shops, delicious restaurants, parks, and cultural experiences all within easy reach, letting you savor the best of city life.



NEIGHBORHOOD

DISCOVER LIFE AT ITS FINEST.

- Vibrant neighbourhood.
- Top-tier healthcare, world-class education.
- High-end shopping.
- The financial hub of Abu Dhabi Global Market.
- Explore the nearby Eastern Mangrove National Park, Yas Island, and more – all within easy reach.



NEIGHBORHOOD MAP

KM SCHOOLS

- Pre-schools

2

01

Redwood Montessori Nursery

1.2

02

Hummingbird Nursery

3.4

03

Playhouse Nursery
- Primary until High Schools

0.45

04

Repton School

3.5

05

GEMS World Academy

3.3

06

Nord Anglia International School
- Universities

2.8

07

Paris-Sorbonne University

4.8

08

INSEAD Abu Dhabi

- PARKS & BEACHES

0.55

09

Reem Central Park

3.8

10

Husaak Adventures - Reem Central Park

2.8

11

Al Fay Park

2.6

12

Reem Beach

3.8

13

Reem Central Park Beach

2.7

14

Cove Beach Abu Dhabi

- HOSPITALS

1.9

15

Reem Hospital

2.3

16

Al Reem Integrated Health Care Center

4.2

17

Cleveland Clinic Abu Dhabi

- SHOPPING MALLS

1.6

18

Shams Boutik Mall

4.1

19

The Galleria Al Maryah Island

2.9

20

Reem Mall

- HOTELS AND RESORTS

4.8

21

Four Seasons Hotel Abu Dhabi

4.4

22

Rosewood Abu Dhabi

- KM RESTAURANT

4.3

23

Zuma

4.8

24

COYA

4.4

25

Dai Pai Dong

4.8

26

LPM Restaurant & Bar

1.7

27

Ventuno

2.8

28

Arabisk Restaurant & Cafe

- COFFEE SHOPS

1.7

29

Ritual Cafe & Studio

1.7

30

Santorini Cafe

1.9

31

Save our souls cafe

- GROCERIES/MARKETS

2.4

32

Carrefour Market

2.1

33

Lulu Express Fresh Market

1.2

34

Al Maya Mart Al Reem Island

- MOSQUES

1.2

35

Reem Central Park Mosque





04

ARCHITECTURE

A STATEMENT OF BRILLIANCE.

Rivage's architecture is a stunning blend of modern and timeless design, reflecting Abu Dhabi's commitment to luxury living. The sleek lines and sculptural forms pay homage to the nearby mangroves, creating a harmonious coastal feel.



2&3 BEDROOM DUPLEXES
SKY VILLAS
SKY PALACES

23rd to 27th

1,2 & 3 BEDROOM
APARTMENTS

10th to 22nd

1,2,3 BEDROOM
APARTMENTS
AND 2 BEDROOM
DUPLEXES

2nd to 8th

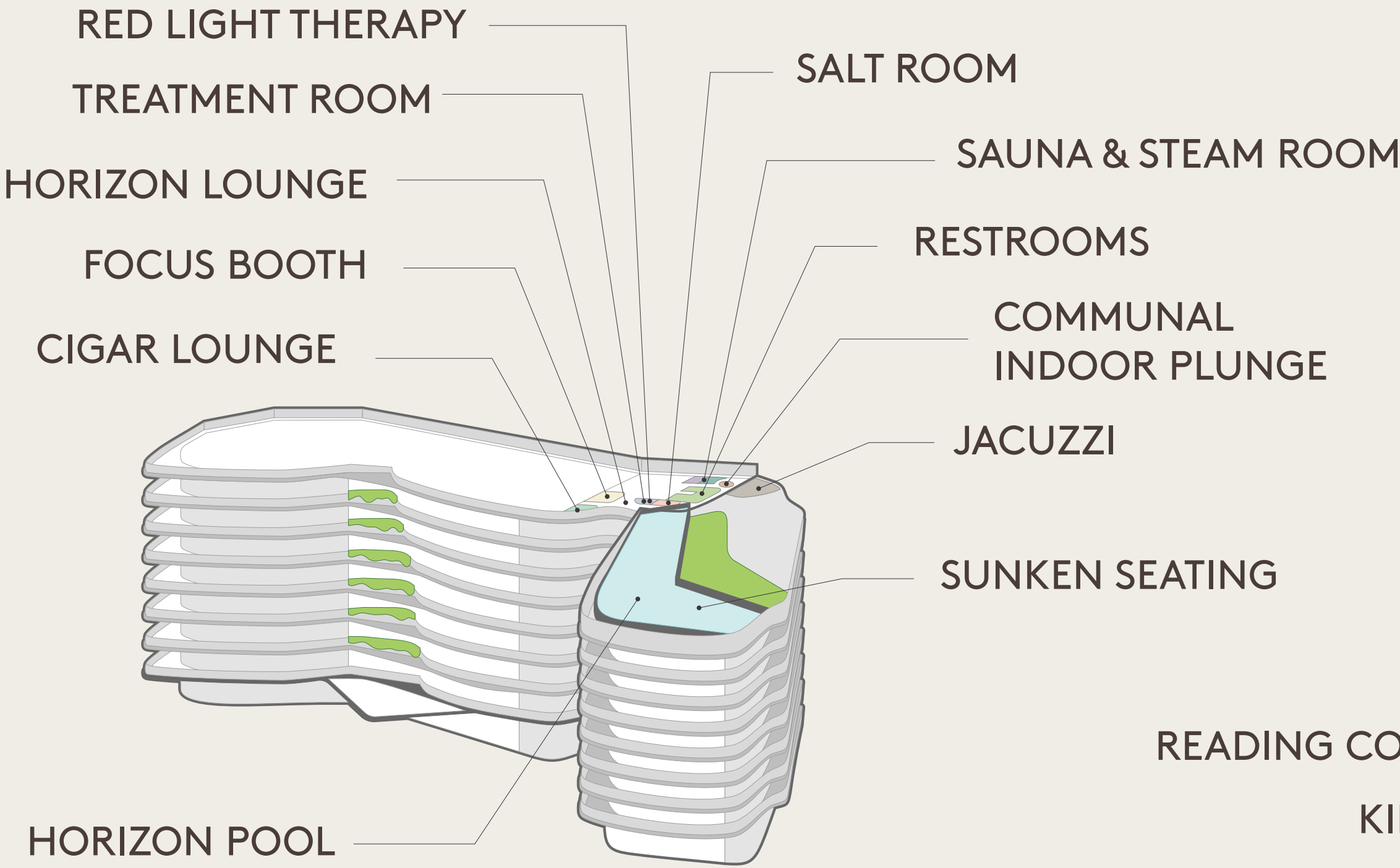
1 & 2 BEDROOM
APARTMENTS
AND 2 BEDROOM
DUPLEXES

PODIUM
LEVEL

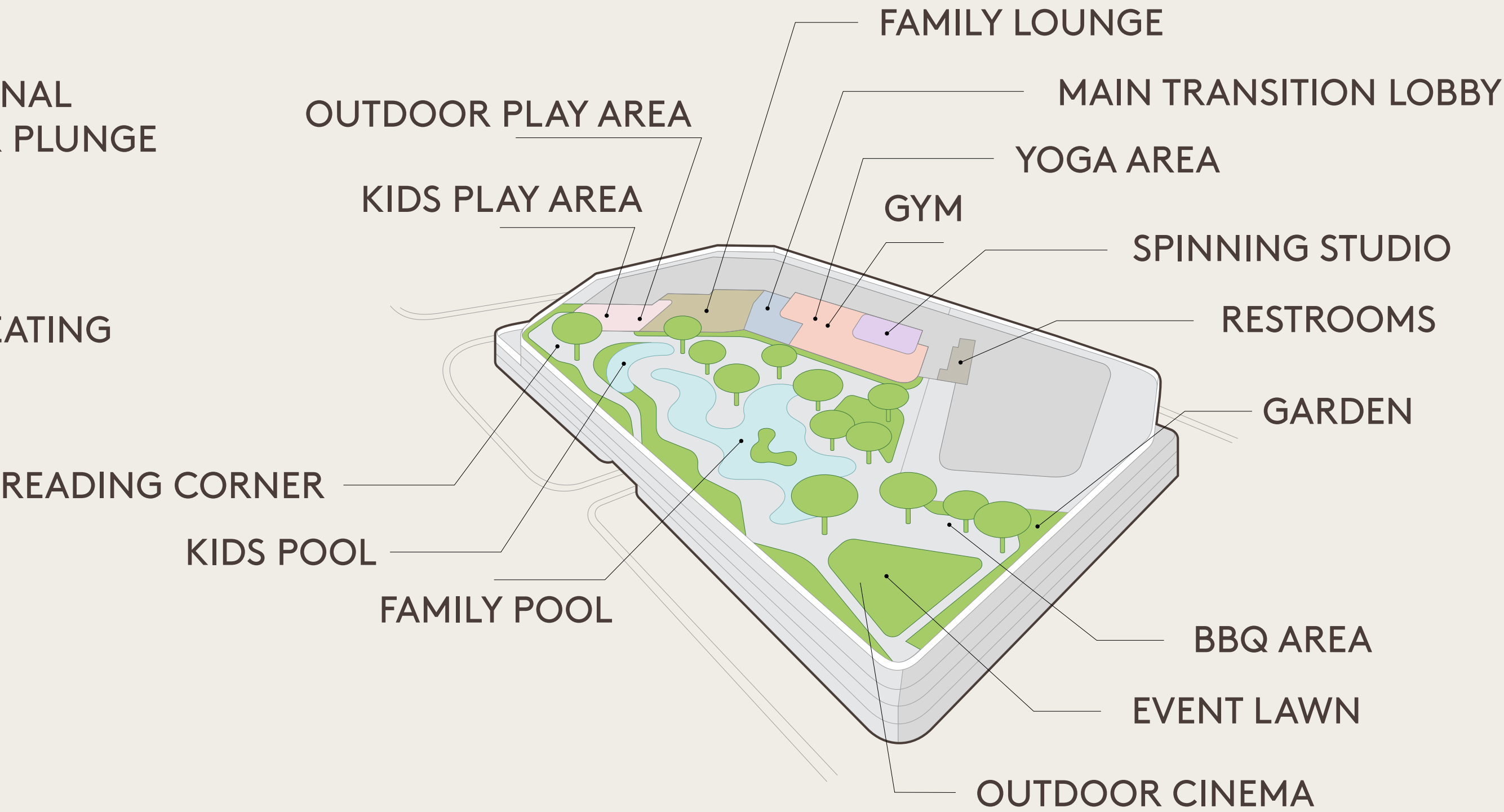
9TH LEVEL
1,2,3 BEDROOM
APARTMENTS
(14 AMENITIES)

PODIUM LEVEL
(16 AMENITIES)

30 LIFESTYLE AMENITIES



9TH FLOOR AMENITIES



1ST FLOOR AMENITIES

MAIN
ENTRANCE

RIVAGE







TOP DOWN VIEW

HERO DAY



A COSMOPOLITAN
LIFESTYLE

05

LIFESTYLE



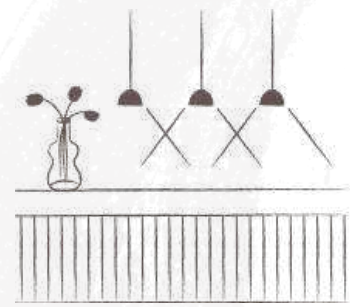
05A

AMENITIES

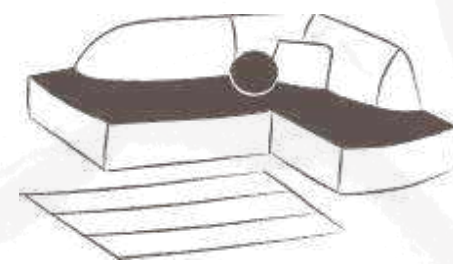
RESORT-STYLE AMENITIES.

Rivage caters to your every indulgence and whim, from a serene outdoor space and a family pool to a luxurious wellness club and horizon social lounge. Immerse yourself in the vibrant celebration of life at Rivage.

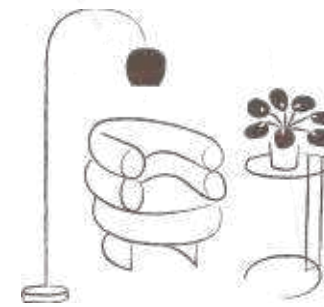
WHERE THE POSSIBILITIES ARE ENDLESS.



Lobby &
Reception



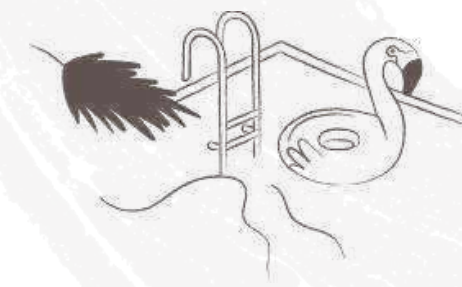
Rivage Lounge



Rivage Club



Adventure Cove



Rivage Riviera



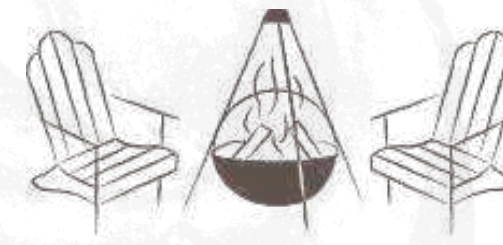
AquaFit



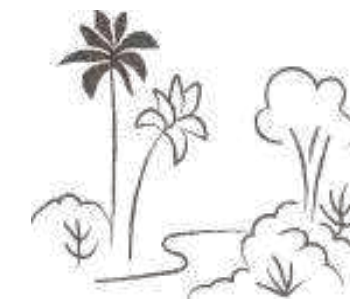
Aqua
Play



AquaFit
Yoga



Mangrove
Terrace



Grove Gardens



Mangrove
Spa



AquaFit
Spinning



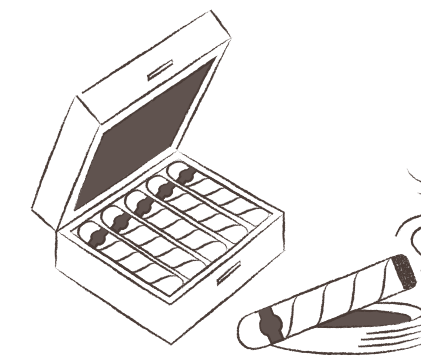
Horizon Lounge



Horizon Pool



Sky Terrace



Cigar Lounge

HORIZON POOL





FAMILY POOL



HORIZON LOUNGE



FAMILY LOUNGE

KIDS PLAY AREA



05B

RESIDENCES &
INTERIORS

SUMPTUOUS INTERIORS.

Rivage soulful design graces every space, offering a luxurious and sophisticated feel. High-end finishes and floor-to-ceiling windows create a seamless connection between the exquisite interiors and the stunning ocean views.



ONE-OF-A-KIND RESIDENCES.

With unencumbered vistas framed by crystalline glass facades, these spectacular apartments on Al Reem Island become an icon of refined living. The project features 1, 2, and 3-bedroom luxury residences, opulent duplexes, a bespoke Sky Villas and the celestial Sky Palaces.





LOBBY



KITCHEN & LIVING



LIVINGROOM



BEDROOM



LIVING & DINING



SKY VILLA BEDROOM



SKY VILLA PALACE LIVINGROOM



SKY PALACE BATHROOM



STANDARD BATHROOM



DAYLIGHT INTEGRATION

Full-size windows with protruding balconies allow ample light while minimizing direct sun rays.



ENERGY EFFICIENCY

High-efficiency AC units and façade insulation, LED lighting, optimized HVAC systems, and energy recovery for ventilation.



INDOOR AIR QUALITY

Air filters with ventilation meet the latest ASHRAE regulations.



HOME AUTOMATION

Smart locks, light and AC control, and allocation for curtain control.

05c

SUSTAINABILITY

PROVIDING SUSTAINABLE SOLUTIONS.

Homes that won't just take your breathe away,
but help preserve it.