



RIVIERA
RESIDENCES

WATERFRONT LANDMARK
in Abu Dhabi

A large, modern white yacht with multiple decks and a radar scanner on top is sailing on a calm blue sea. In the foreground, the blurred silhouettes of people are visible, suggesting they are on a boat or a terrace looking out at the yacht. The background features a range of low mountains under a soft, hazy sky.

MEDITERRANEAN *spirit*,
reimagined FOR ABU DHABI

*Sun-washed stone, flowing space,
seamless light. A quiet sophistication
rooted in the Riviera Residences spirit.*



AUTHORS OF *iconic architecture* OF THE 21ST CENTURY

Herzog & de Meuron

Herzog & de Meuron is an international architectural practice based in Basel, Switzerland. Established in 1978, the practice is led by the two founders together with the Partners and the CEO. Today, an international team of over 500 collaborators is engaged in a widerange of projects across Europe, the Americas and Asia. The main office in Basel works in tandem with studios in Berlin and Munich, Paris, London, Barcelona, Hong Kong, New York, and San Francisco.

The practice's portfolio spans 40 countries and includes some of the most iconic buildings of the 21st century. Cultural landmarks such as the Tate Modern in London, M+ in Hong Kong, and the Elbphilharmonie in Hamburg sit alongside sports facilities like the Beijing National Stadium and Allianz Arena in Munich, as well as residential and hospitality projects including 56 Leonard Street in New York, the Mandarin Oriental in Lake Como, and Lombard Odier's recently completed headquarters in Geneva.

P R O J E C T S

1. ELBPHILHARMONIE
Hamburg, Germany

2. VILLA ROCCABRUNA
Blevio, Como, Italy

3. 56 LEONARD STREET
New York, USA

4. ONE PARK DRIVE
Canary Wharf, London, UK

5. NATIONAL STADIUM
Beijing, China

THE SENSE *of place*

Design with a profound sense of place. In Abu Dhabi, the project drew on the pearl-diving heritage — once the foundation of the Emirates' prosperity — translating it into shimmering mother-of-pearl façades on Al Reem Island. As an architectural expression of heritage, these iridescent surfaces honour the courage of the region's pearl divers and connect the building's contemporary form to a timeless Gulf tradition.

HERITAGE





RIVIERA RESIDENCES CRAFTED
FOR *living*, DESIGNED FOR *legacy*



EVERY SUNRISE, *every breeze,*
YOURS TO *wake up to*

*Panoramic views that merge sea,
skyline, and sky.*

WHERE *the Mediterranean*
MEETS THE EMIRATES

Framed by sea and sky, a new chapter of waterfront living unfolds, timeless, tranquil, and distinctly refined.



YOUR EXCLUSIVE *horizon*

A modern statement of design and detail. Framed by the horizon, each home reflects Riviera Residences' vision, effortless luxury defined by light, proportion, and an enduring connection to the sea.

A NEW *iconic*
destination IN ABU DHABI

*Defined by elegance and ease, Riviera
Residences is inspired by the shimmer
of the sea and the spirit of the coast.*





YOUR OWN *private* RESORT

An address defined by quiet luxury — crafted for those who find beauty in simplicity and peace in the everyday.

A wide-angle photograph of a modern waterfront promenade at dusk. On the left, a tall, multi-story building with a white facade and numerous balconies is illuminated from within. The balconies are adorned with lush greenery and palm trees. A large, leafy tree stands in the middle of the promenade. In the foreground, a couple is walking hand-in-hand on a wide, paved walkway. The woman is wearing a light-colored, sleeveless jumpsuit, and the man is wearing a light-colored suit. To the right, a curved metal railing separates the walkway from a body of water. In the background, a large, modern yacht is docked. The sky is a mix of blue and orange, indicating sunset or sunrise. The overall atmosphere is serene and sophisticated.

STEPS AWAY *from* the PROMENADE

Just beyond your residence, a vibrant waterfront comes alive. Cafés, dining terraces, and boutique retail bring rhythm to the waterfront — from slow mornings with coffee by the sea to al fresco dinners under the stars. Here, everyday life flows as easily as the tide.



YOUR RIVIERA

Everyday life unfolds with the ease of a resort — pools, gardens, lounges, and spaces designed for leisure and retreat.

AMENITIES

A lifestyle destination with four distinct pools and a thoughtful mix of leisure, sports, wellness, and family spaces.

LOUNGE

01

- Seven outdoor lounge areas
- Outdoor bar and juice bar
- Two adult lounge pools
- Outdoor sun loungers
- Outdoor fireplace lounge
- Indoor bar & lounge café
- Relaxation lounge with sofas
- Business lounge

WELLNESS

02

- Outdoor cold bath & mist shower
- Outdoor retreat areas
- Green garden area
- Sauna and steam room
- Spa with ice bath and sensory shower

SPORTS

03

- Two indoor fitness zones
- Outdoor gym terrace
- Padel court
- Sports pool
- Outdoor crossfit & yoga zones

FAMILY

04

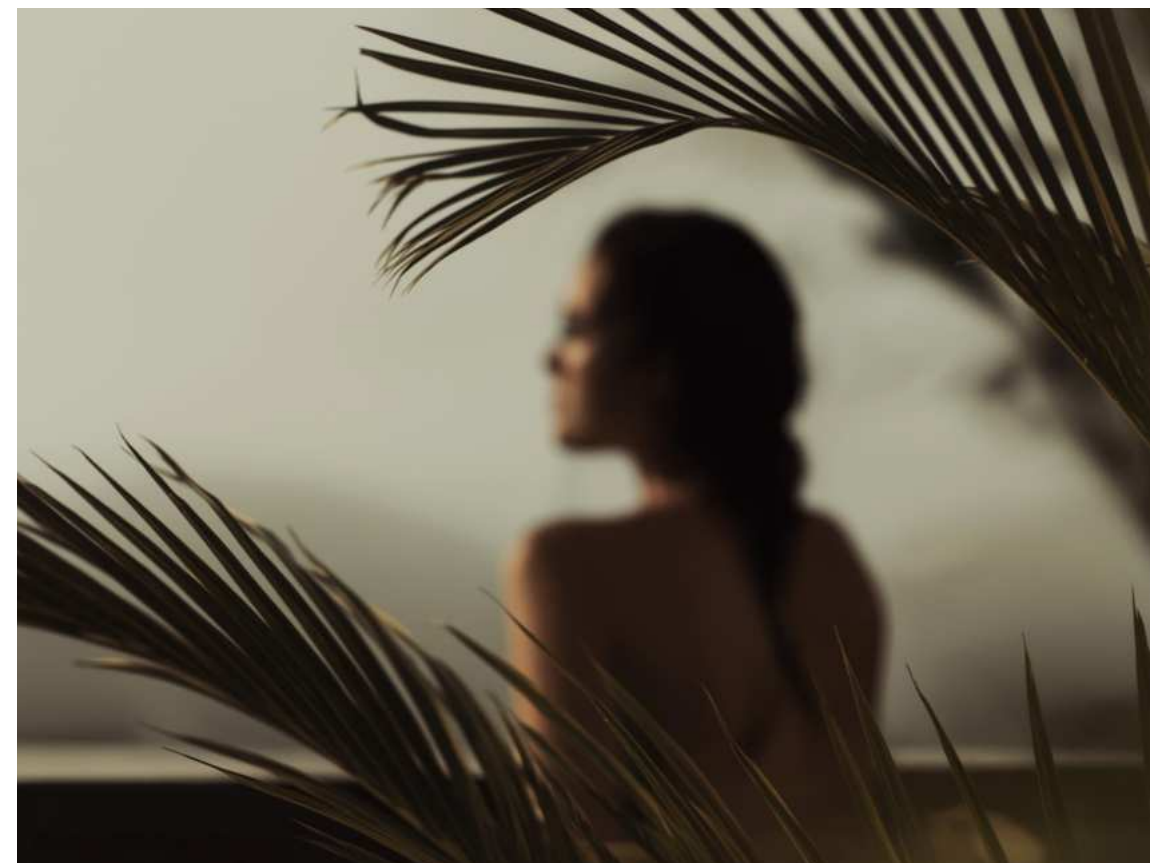
- Outdoor children's pool
- Outdoor playground with table tennis
- Indoor children's playroom
- Aperitif & snack bar zone
- Indoor event hall
- Cinema & multimedia room
- Cafeteria with show kitchen
- Panoramic picnic area
- Outdoor relaxation lounge



THE ART OF *leisure*, REIMAGINED

The essence of leisure defines life at Riviera Residences. Sunlit pools, outdoor cafés, and a collection of terraces offer settings for both serene retreats and lively gatherings. Indoors, elegant lounges, a bar and café, and a private business lounge create refined spaces to relax, connect, and enjoy life in style.

LOUNGE



The pool terrace welcomes serene mornings, radiant afternoons, and tranquil evenings.



As daylight fades, the pool terrace invites peaceful moments under the evening sky.



Moments drift softly between sun and shade, with laughter carrying through the day into evening calm.

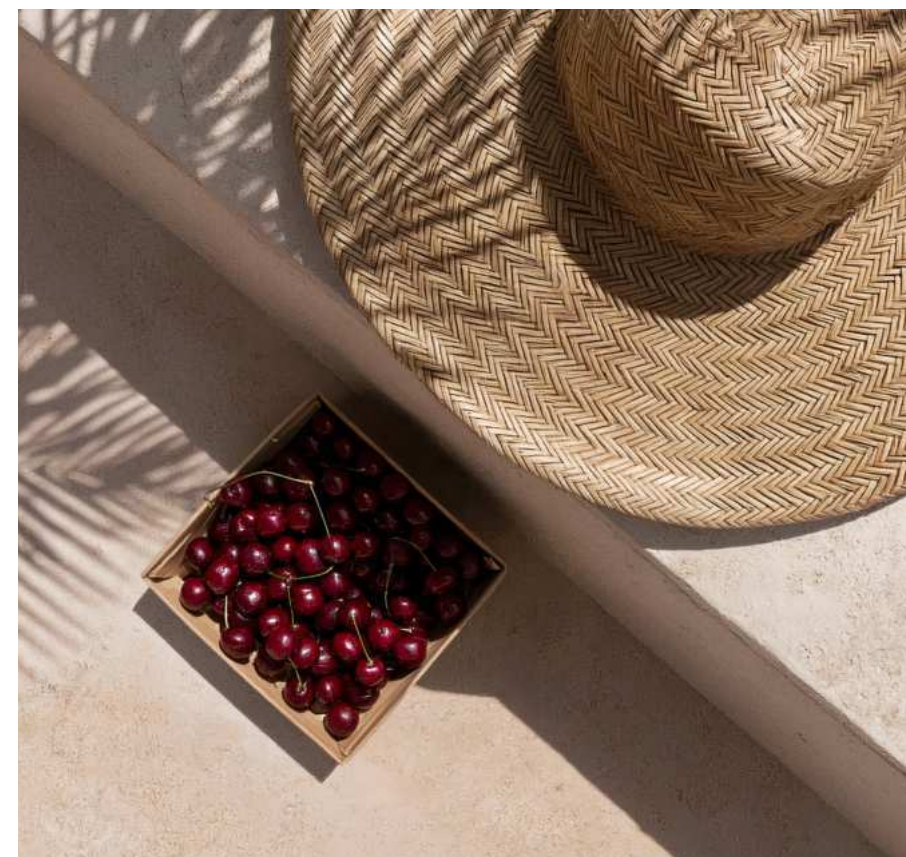




*Shadows lengthen and the world slows,
inviting you to rest, talk, and simply be.*



WELLBEING *at the* CORE



At Riviera Residences, life moves at a gentler pace — where energy flows as naturally as the sea. Three indoor fitness zones and an open-air terrace invite balance and vitality, while a padel court and serene sports pool bring lightness to daily living.

Wellness is a state of mind, shaped by restorative spa rituals, calm gardens, and open-air lounges — each designed to quiet the noise and restore your natural rhythm.

SPORTS & WELLNESS

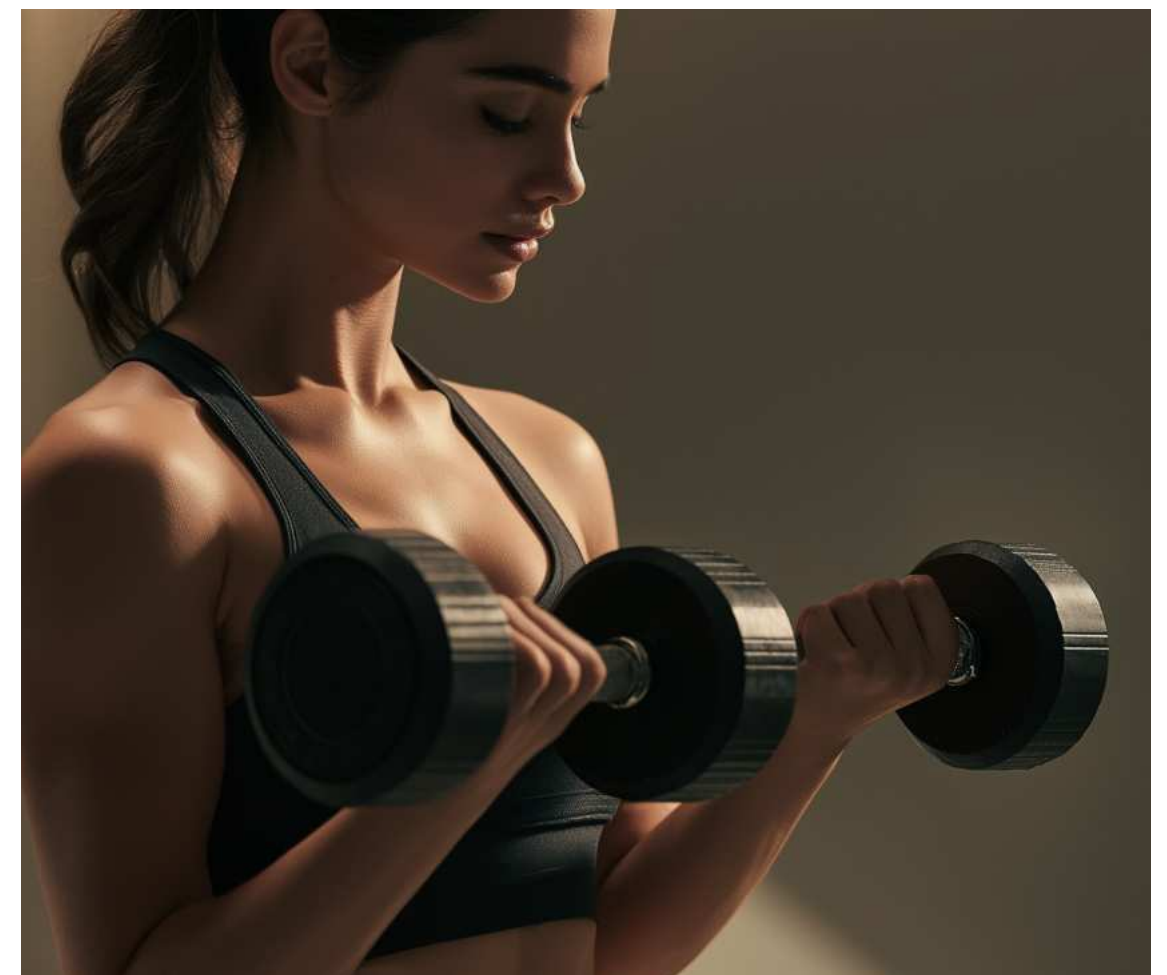
A modern, multi-story building with a white facade and large glass windows. On the rooftop terrace, there is a private Padel court with a green artificial turf surface and a black metal frame. Several people are playing Padel on the court. The terrace is surrounded by lush greenery and plants. In the background, a city skyline is visible, including a prominent building with a horizontal bridge-like structure. A body of water is in the foreground, with a small boat on it.

*At Riviera Residences, the private Padel Court
offers more than a game, a dynamic sport, a
social moment, a refined expression of lifestyle.*

STRENGTH IN *stillness*

A fitness space designed for focus and flow. Calm light, refined materials, and advanced equipment create an atmosphere of effortless performance and precision.

FITNESS



*Movement flows like quiet water, each
pose a conversation with yourself.*





EVERYDAY *moments,*
beautifully LIVED



Life at Riviera Residences is designed for togetherness. Children play freely in outdoor pools, playgrounds, and indoor rooms, while families and friends gather for cinema nights, celebrations, and shared moments.

From panoramic picnic areas to relaxed outdoor lounges, every space nurtures connection and belonging — turning daily life into lasting memories.

FAMILY



*Spaces shaped for discovery, connection,
and the simple beauty of being together.*

*The arrival experience
stands as a timeless prelude to life inside.*



*A lobby that welcomes with grace
and distinction.*



*Thoughtfully designed for
the rhythm of modern living.*



LIVING *perfectly* COMPOSED

Through its dynamic façade and thoughtful massing, Riviera Residences offers a wide spectrum of living solutions — each one unique in perspective and layout.

1-Bedroom
from

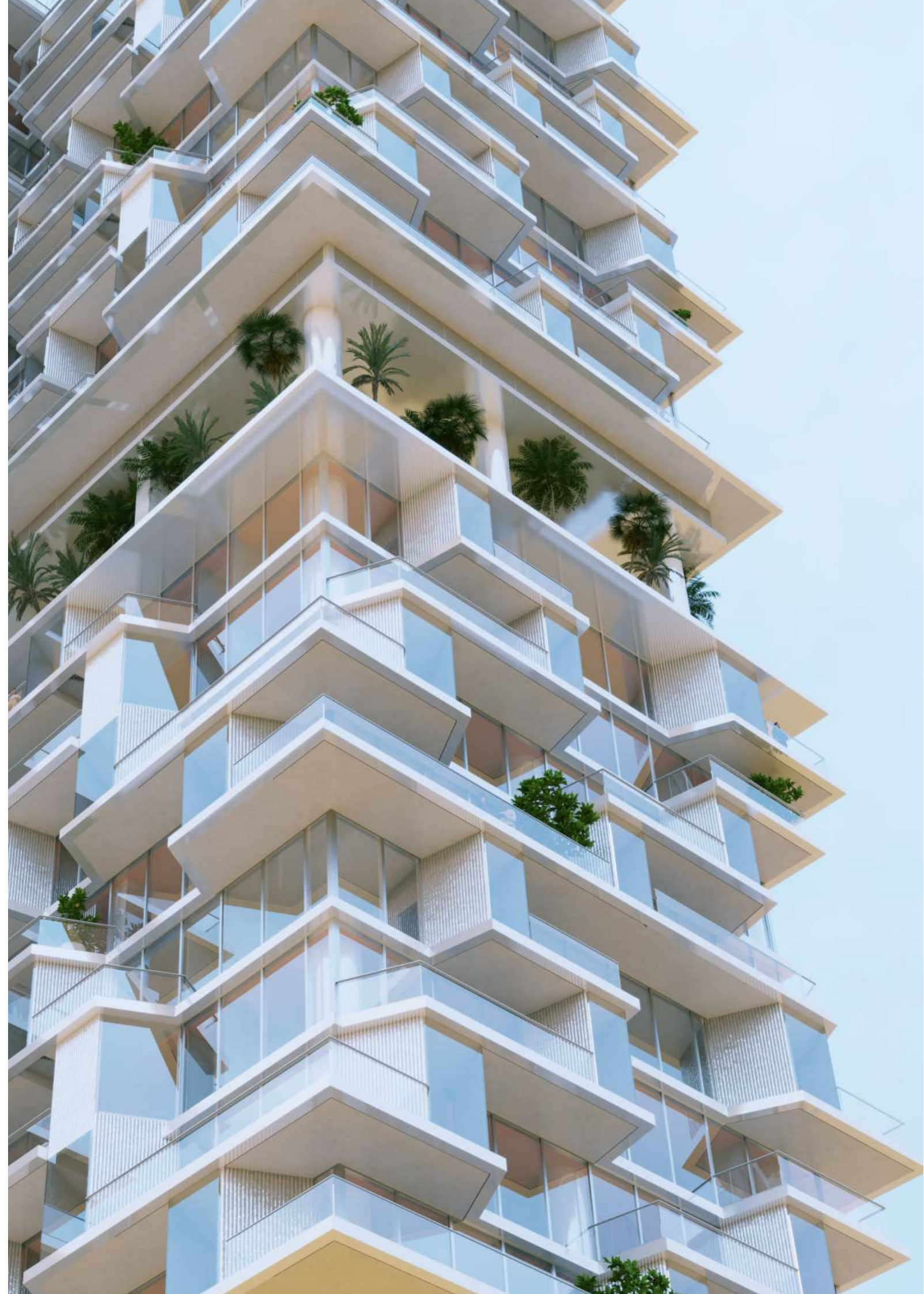
64 M²

2-Bedrooms
from

107 M²

3-Bedrooms
from

173 M²

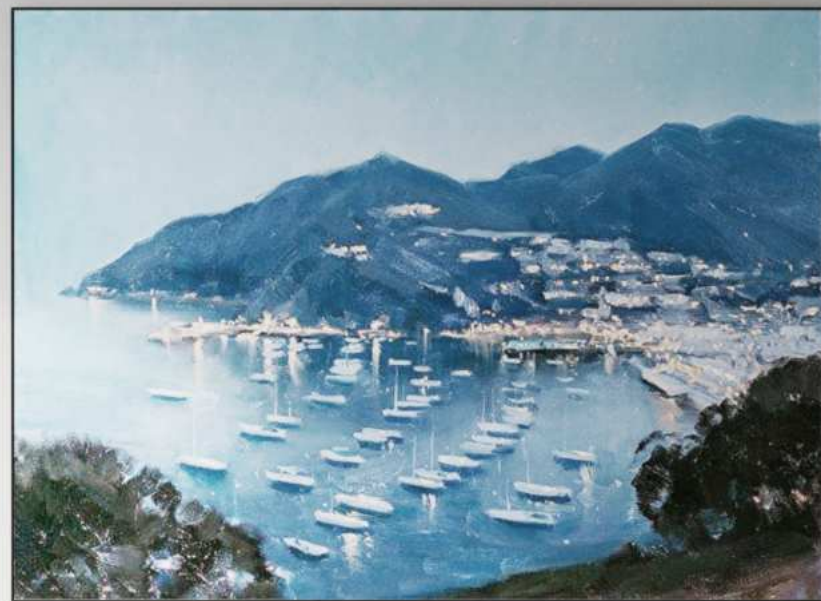




*Designed for quiet reflection, where texture,
tone, and light shape the art of living.*

*Step onto your terrace,
where every morning begins with calm
and every view inspires.*





*Where every morning begins
with serenity, and every night
ends in comfort.*







UNIQUE VILLAS
BY *the lagoon* AND IN THE SKY

Riviera Residences introduces a collection of rare villas that redefine waterfront living. From the elevated Sky Villas to the exclusive Ocean Villas, each home offers a distinct perspective of the sea, blending privacy, space, and seamless connection to the lagoon.

OCEAN VILLAS

a lifestyle BY THE SHORE

At the water's edge, the Ocean Villas are defined by proportion, light, and privacy. Available in three and four-bedroom layouts, each residence opens toward the lagoon and the sea, offering generous outdoor spaces and quiet, uninterrupted views.



EXCLUSIVE LIVING AT *new heights*

Rising above the horizon, the Sky Villas are defined by light, space, and exclusivity. With only six residences available, each villa offers expansive terraces, private pools, and uninterrupted views. A rare perspective on elevated waterfront living.

Crowning Riviera Residences, the single Penthouse offers unmatched privacy and scale. Expansive terraces and sweeping views over the sea define a residence of rare distinction.



AN ELEVATED *expression* OF *waterfront* LIVING

Expansive terraces, refined materials, and panoramic views define a new horizon of design and ease.





YOUR OWN *private* *resort* AWAITS

A sanctuary of design and stillness, where every detail reflects harmony and grace. Created for those who value space, serenity, and a life refined by the sea.

ABU DHABI

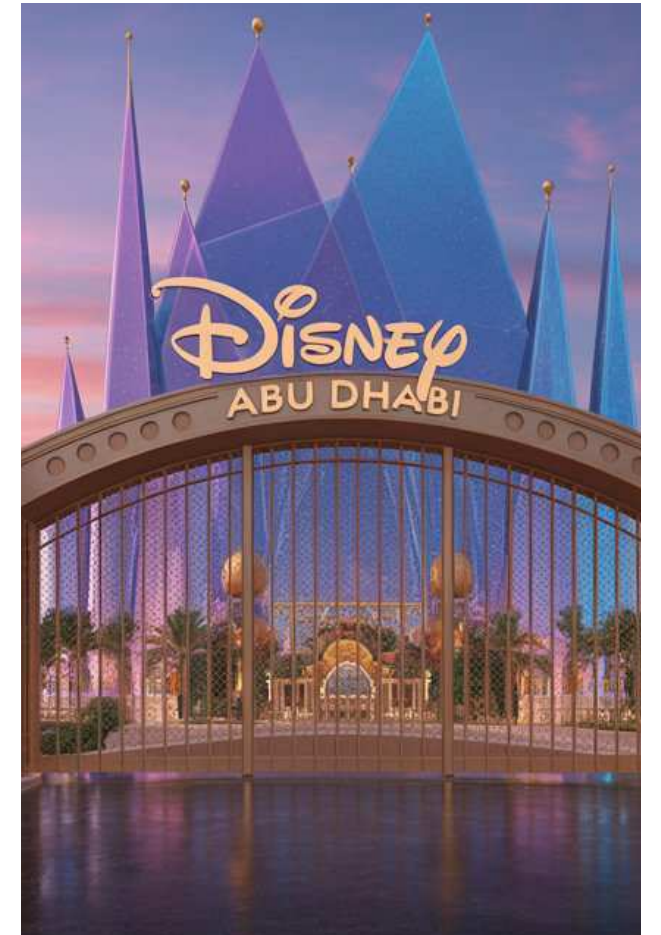
the cultural CAPITAL

Abu Dhabi stands as a city of contrast and harmony, a place of timeless heritage and forward vision. From the majestic Sheikh Zayed Grand Mosque to cultural landmarks such as the Louvre Abu Dhabi, Zayed National Museum, and the upcoming Guggenheim, the capital continues to shine as a global destination for art, architecture, and innovation. Rooted in history yet shaping the future, Abu Dhabi remains the cultural heart of the Emirates.



RECREATION *& leisure* IN ABU DHABI

From Ferrari World, SeaWorld, Yas Waterworld, Warner Bros. World and the upcoming Disney Abu Dhabi to serene beachfront lounges and thrilling desert adventures, Abu Dhabi is a destination where every moment is unforgettable. Among its most prestigious traditions, the city proudly hosts world-class horse racing events that showcase the elegance, heritage, and passion of the sport. Beyond these, Abu Dhabi offers iconic attractions, championship golf courses, and refined leisure experiences that celebrate both tradition and modern excellence.



AL REEM *Island* *the future* CITY CENTRE

A cosmopolitan centre, where the rhythm of business blends seamlessly with the pleasures of waterfront living — from ADCM's financial district to seaside cafés, luxury hotels, and vibrant malls. Just ten minutes from Saadiyat Island, Al Reem Island is emerging as the new centre of Abu Dhabi's future.



IN THE *heart* OF ABU DHABI

Al Reem Island combines comfort and convenience with leading schools, hospitals, and malls, while Saadiyat Island nearby offers world-class culture, luxury hotels, and pristine beaches. As part of ADGM, it stands as both a cultural and business heart of the city's future.



DUBAI
70 MINUTES

ZAYED
MUSEUM
20 MINUTES

MANARAT
AL SAADIYAT
20 MINUTES

SAADIYAT
MARINA DISTRICT
25 MINUTES

NEW YORK
UNIVERSITY
22 MINUTES

AMERICAN
COMMUNITY
SCHOOL

RIVIERA
RESIDENCES

REPTON
SCHOOL

REEM
CENTRAL
PARK

AL REEM
BEACH

MANGROVES

BOUTIK
MALL

AL FAY
PARK

SORBONNE ABU DHABI
UNIVERSITY
7 MINUTES

AL REEM
ISLAND

REEM
MALL

NAJMAT

NORD
ANCLIA

NAJMAT
ABU DHABI

GEMS WORLD
ACADEMY

ABU DHABI
INTERNATIONAL AIRPORT
30 MINUTES

GUGGENHEIM
MUSEUM
20 MINUTES

LOUVRE ABU DHABI
(ARTS & CULTURE)
20 MINUTES

ABRAHAMIC
FAMILY HOUSE

HERITAGE
PARK
15 MINUTES

THE CALLERIA
(HIGH-END
FASHION)
10 MINUTES

ADGM

ROSEWOOD
HOTEL ABU DHABI

CLEVELAND
CLINIC

SOWWAH
SQUARE

FAMILY
PARK

ELECTRA
PARK

BEACH
ROTANA

ABU DHABI
MALL

WORLD
TRADE CENTER

ABU DHABI
BEACH

MADINAT ZAYED
SHOPPING CENTRE

AL DANA GIRLS
SCHOOL

GEMS
BURJEEL
HOSPITAL
10 MINUTES

DAR AL
SHIFA

DELMA
PARK

ABU DHABI

AL WAHDA MALL

AS INTERNATIONAL SCHOOL

FAMILY
BEACH

EMIRATES
HERITAGE
VILLAGE

CORNICHE
BEACH
20 MINUTES

AL LULU ISLAND

AL REEM
ISLAND EAST

UMM YIFEENAH ISLAND

VISIONARIES *behind* RIVIERA RESIDENCES



MERED

Mered is an international developer shaping a new era of luxury living. By uniting world-class architecture with lifestyle, from wellness and sport to yachting and fashion. Mered is redefining branded residences and setting new benchmarks for urban living.

HERZOG & DE MEURON

A renowned architectural firm and winner of the Pritzker and RIBA awards. Known for its innovative and context-sensitive approach. Among its projects are Tate Modern in London, the Bird's Nest Stadium in Beijing, and the Skolkovo and Badayevsky projects in Moscow.

DAR

One of the world's largest consulting firms. With over 9,000 specialists, 54 offices, and more than 4,500 projects worth \$540 billion worldwide. The company's expertise lies in adapting leading architecture to Middle Eastern markets.

MICHEL DESVIGNE PAYSAGISTE

An internationally acclaimed landscape architecture and urban planning studio in Paris with over 40 years' experience. MDP has delivered over 190 projects across 35 countries, transforming public spaces, gardens, and urban territories through long-term, collaborative



WELCOME TO *your Riviera*