



NARA REAL ESTATE: YOUR ABU DHABI PROPERTY EXPERTS

We connect clients with exceptional properties tailored to their needs. Driven by integrity, market expertise, and a client-first approach, our team delivers seamless experiences for buying, renting, and investing in Abu Dhabi. Discover personalized service and unmatched professionalism with Nara Real Estate.



FAHID BEACH

TERRACES





Well-being designed *by the Sea*

Live where saltwater minerals revitalise your skin, sea breeze soothes your senses, and the gentle hum of the tide lulls you to sleep. At Fahid Beach Terraces, well-being isn't just about living near the sea, but being transformed by it. Here, every feature and amenity is planned for a purpose, and shaped by the nourishing hand of the water to invite nature to nurture, as it always has.





Inspired by the shore. *Designed by Aldar*

As one of the UAE's most trusted lifestyle developers, Aldar's vision goes beyond building homes. We believe in shaping communities that enrich lives and stand the test of time. At Fahid Beach Terraces, that vision takes on a coastal rhythm. Here, wellness is not just a philosophy, but a purposeful design principle. One that influences every architectural decision, every material and every shared space — creating an environment where nature, community, and daily life exist in seamless balance.



Abu Dhabi: *A city shaped by balance*

With its expansive coastlines, world-class cultural landmarks, and a growing landscape of opportunity, Abu Dhabi offers a setting where well-being is not just encouraged, but embedded in everyday living. It's a place where nature, community, and pioneering innovation meet the dynamic energy of a city always moving forward.

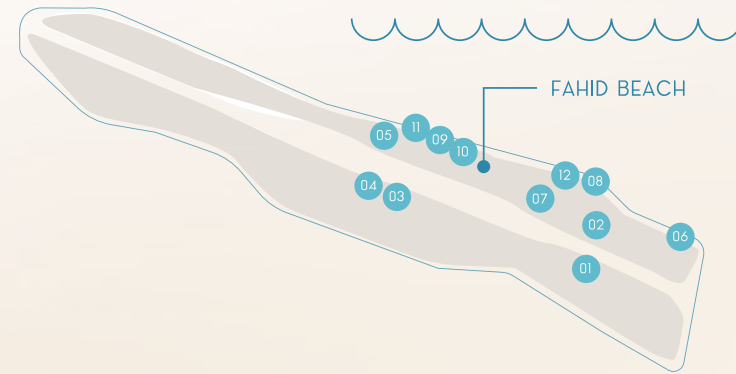
An entire island designed *for well-being*

Set along the coast of Abu Dhabi, Fahid Island is the UAE's first island where well-being isn't just a feature, but the foundation. Offering seamless connectivity to key cultural landmarks and destinations, Fahid Island redefines what it means to live well. Every detail is guided by science: from the air you breathe to the sounds you hear, and the paths you walk. This is a world designed with a single purpose: elevating well-being for you and your family.



FAHID
ISLAND

Fahid Island *Masterplan*



ZONES

- | | |
|------------------------------------|---------------------------------|
| 01 Landscaped Berm Park | 07 Coral Drive |
| 02 King's College School Wimbledon | 08 Event Plaza |
| 03 Wellness Clinic | 09 Marina |
| 04 Flora Mall | 10 The Palmerie |
| 05 Heritage Park | 11 Beach Club & Watersports Hub |
| 06 5-Star Beach Resort | 12 Waterfront Promenade |



AREA

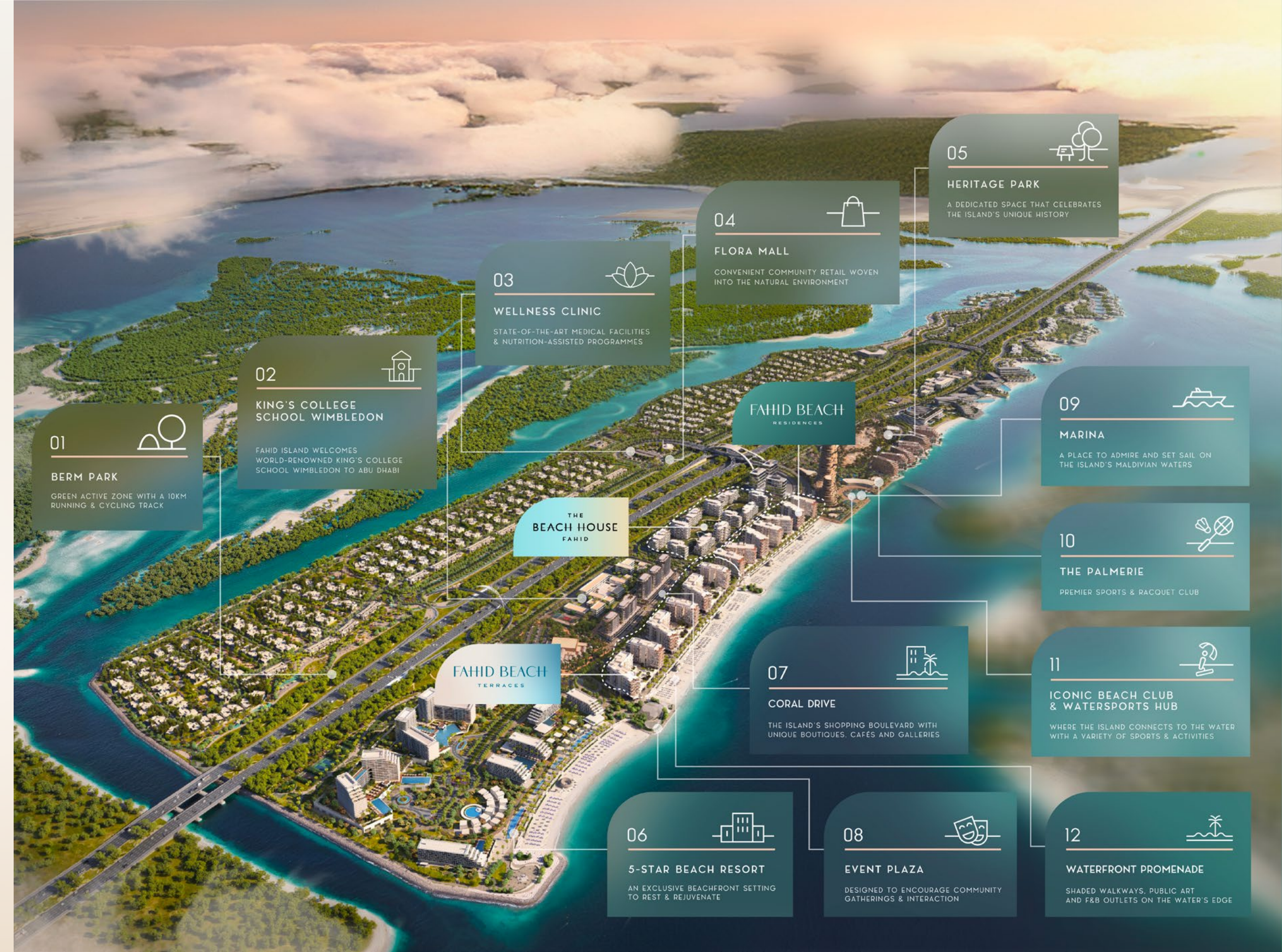
Total Land Area: 2.7mn sqm
Total GFA: 1.5mn sqm
Total area of green space: 940,000 sqm
Total area of beaches: 100,000 sqm
Length of coastline: 11KM



30% of Fahid Island is dedicated to restorative gardens, green trails and preserving native environment such as vegetation and aquatic ecosystems

LOCATION

Fahid Island offers both privacy and accessibility to Yas Island's thrills and Saadiyat's cultural treasures, along with easy transfers to and from Zayed International Airport.



FAHID BEACH

TERRACES



A connected *wellness escape*

5 min

YAS ISLAND

15 min

SAADIYAT ISLAND

15 min

ZAYED INTERNATIONAL AIRPORT

20 min

ABU DHABI CITY

50 min

DUBAI CITY

Strategically located in Abu Dhabi, Fahid Island offers both privacy and accessibility, along with easy transfers to and from Zayed International Airport.

“Architectural design should be about celebrating *the nature in front of you.*”

KOICHI TAKADA

Architect, Fahid Beach Terraces

Koichi Takada is an internationally acclaimed, award-winning architect who sees nature as the ultimate artist. At Fahid Beach Terraces, his design philosophy comes to life in flowing forms and fluid spaces that mirror the rhythm of the shoreline. From gently curving balconies inspired by tidal imprints to a masterplan that balances movement and stillness, every element reflects his belief that life is richer when we live in harmony with nature.





Shaped *by the Sea*

Set on one of Fahid Island's most coveted waterfront locations, Fahid Beach Terraces sets the stage for a fluid connection to nature and a vibrant coastal community — with seamless access to the beach, the waterfront promenade, and Coral Drive's boutique shopping boulevard. Whether it's a sunrise walk along the promenade or a quick school run to King's College School Wimbledon just next door, this is where convenience and calm go hand in hand. Here, natural light, salt-rich air, and expansive open spaces come together to inspire movement, spark connection, and instill a sense of ease.

Daily alarms set *by nature's rhythm*

At Fahid Beach Terraces, well-being comes naturally and is thoughtfully built into the architecture. With abundant natural sunlight and the serene shoreline always within reach, your day begins with ease. Every space opens to light, breeze, and stillness and moves with nature's rhythm, gently restoring you to yours.



A clubhouse framed *by the horizon*

At the heart of Fahid Beach Terraces is a space where sun and sea set the perfect stage for well-being: The Clubhouse. Elevated above the shoreline and wrapped in panoramic views of the open water, it turns movement into ritual and fitness into a celebration of well-being.





Reset *and retreat*

Residents can unwind at the beach-inspired wellness spa, relax in the sauna, steam, and salt rooms, or book private treatment rooms for massages, sound therapy, or lymphatic drainage, creating effortless, intentional moments for self-care and renewal.

Savour *every moment*

At the heart of the development is a private dining space that can be booked for large community events, social gatherings, chef experiences, and intimate birthday celebrations. Fitted with a well-equipped social kitchen, it's a setting where food and connection take centre stage.





Amenities

Gymnasium with waterfront views
Workout Studio
Assessment Area
Grab and Go Bar
Residential Lounge

Sauna & Steam Rooms
Spa with Salt Relaxation
Cold Plunge Pools
Private and Couple Treatment Rooms
Co-Working Lounge

Cinema
Kids' Room
Tween Room
Private Dining
Kids' Plaza

Volleyball Court
Padel Court
Infinity Pools
Landscaped Podium Gardens

Services

WELLNESS CONCIERGE

Wellness and Nutrition Consultations (On-demand/Payable)
Wellness Events and Challenges
Mental Wellness Workshops
Co-ordinating specialist wellness services such as:
 Massage Therapy and Physiotherapy (On-demand/Payable)
 Mindfulness Coaching and Sleep Therapy (On-demand/Payable)

PRIVATE DINING

Exclusive Bookable Space (Cleaning fee applicable)
Private Chef (Optional/Payable)
Community Supper Clubs

LIFESTYLE & LEISURE

24/7 Concierge
Valet Service
Direct Beach Access

FITNESS

Personal Training (On-demand/Payable)
Body Composition and Wellness Assessments
Family Fitness Sessions and Kids' Movement Classes
Community Sports Clubs: Running, Beach Volleyball, Padel, and Cycling



Form, function, and *a lighter footprint*

At Fahid Beach Terraces, sustainability is seamlessly woven into both lifestyle and design. The waterfront Clubhouse is naturally lit and thoughtfully positioned at the heart of the community to minimise environmental impact while maximising usability and social connection. The upgraded podium prioritises greenery, biophilic elements, and passive cooling, turning every outdoor moment into a natural escape. Along the waterfront promenade, a vibrant, public-facing Sports Plaza creates a multi-generational hub where wellness, movement, and community become second nature.

The architectural approach goes beyond aesthetics to preserve a deep sense of calm. The façades design features expansive glazing that brings in natural light and sea views while reducing solar heat gain and filtering external noise, ensuring thermal and acoustic comfort. Across the residences, lighting is ambient, shielded, and intentionally low-glare to preserve night skies and create an atmosphere that's as restorative as it is sustainable.





A blueprint *designed by nature*

On Fahid Island, well-being isn't a feature but the foundation. Every aspect of the island is guided by science, and designed with purpose.

Fitwel 3-Star Rating

First Fitwel certified island globally

LEED for Cities and Communities Platinum Level (Pre-Certified)

Representing global leadership in sustainable urban development

Estidama 3 Pearl for Community

Reflecting alignment with Abu Dhabi's highest sustainability benchmarks

Fahid Beach Terraces reflects the broader sustainability vision of Fahid Island, where design excellence, innovation, and Aldar's commitment to responsible development come together. The residential buildings are on track to achieve:

Fitwel 2-Star Rating

LEED Gold

Estidama 3 Pearl for Buildings

These certifications underscore our dedication to creating healthier, more efficient, and environmentally conscious communities — setting a new benchmark for coastal living in Abu Dhabi.

Whisper-quiet *sanctuary*

Experience a collection of six towers featuring 1 to 4-bedroom beachfront apartments with maid's room, and 5-bedroom penthouses of timeless elegance. Varied floor plates and generous building separation ensure a more breathable and dynamic architectural silhouette that connect you to the open sky, natural light, and the surrounding landscape, while an expanded podium deck brings a curated suite of lifestyle amenities to your doorstep. Thoughtfully finished with Italian-branded kitchens and wardrobes, every home features an airy, calming palette inspired by the sea.







KITCHEN DESIGN

The kitchens feature high-end built-in appliances, pull-out trash and bottle storage, a sleek pull-out faucet, and a smart magic corner for efficient storage.

WARDROBE DESIGN

The wardrobes offer refined functionality, with sensor-activated lighting in the master bedrooms, open LED-lit shelving, and built-in safes for added convenience and elegance.





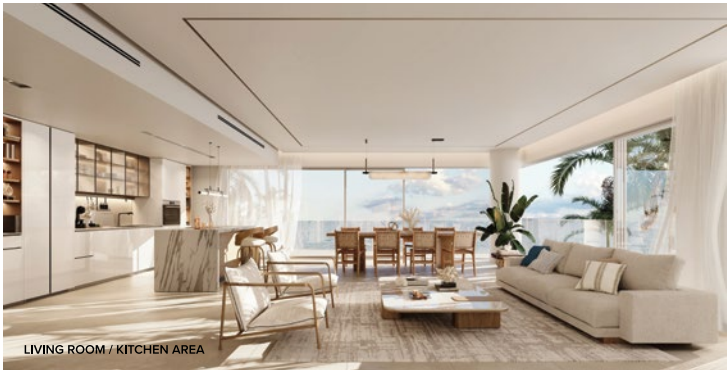
BATHROOM DESIGN

Bathrooms are designed with the same meticulous details, offering rain showers in master bedrooms, smart drawers with integrated power outlets, and refined space-saving layouts.

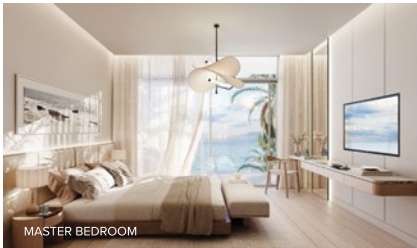


MATERIAL FINISHES

Light



LIVING ROOM / KITCHEN AREA



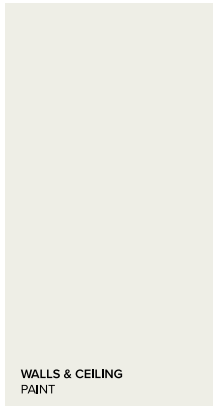
MASTER BEDROOM



MASTER BATHROOM



APARTMENT FLOOR
PORCELAIN TILE

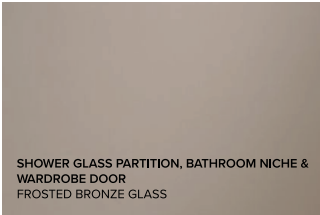


WALLS & CEILING
PAINT

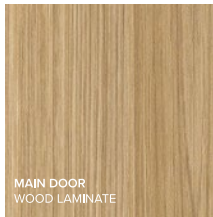


SANITARY WARE
& HARDWARE
BRUSHED NICKEL

SANITARY WARE
(WC & BASIN)
CERAMIC



SHOWER GLASS PARTITION, BATHROOM NICHE &
WARDROBE DOOR
FROSTED BRONZE GLASS



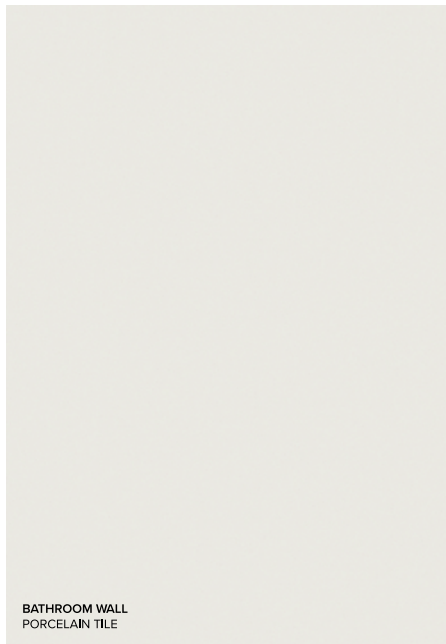
MAIN DOOR
WOOD LAMINATE



COUNTERTOP
ENGINEERED STONE



BATHROOM WALL & FLOOR
PORCELAIN TILE



BATHROOM WALL
PORCELAIN TILE



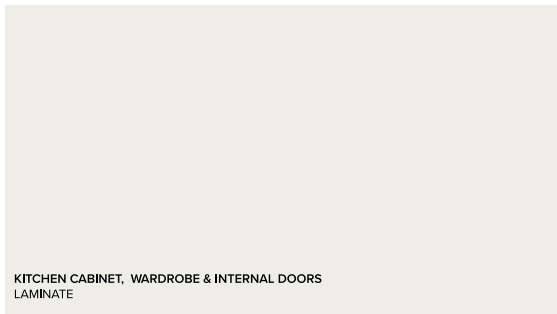
BEDROOM FLOOR
ENGINEERED WOOD



WARDROBE & JOINERY
WOOD LAMINATE



KITCHEN BACKSPLASH
BACK PAINTED GLASS



KITCHEN CABINET, WARDROBE & INTERNAL DOORS
LAMINATE

MATERIAL FINISHES

Dark



LIVING ROOM / KITCHEN AREA



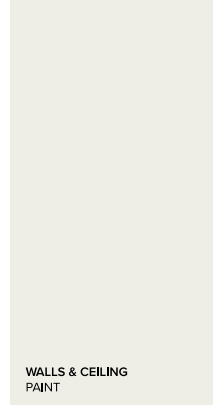
MASTER BEDROOM



MASTER BATHROOM



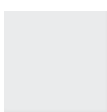
APARTMENT FLOOR
PORCELAIN TILE



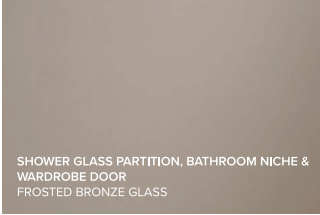
WALLS & CEILING
PAINT



SANITARY WARE
& HARDWARE
MATT BLACK



SANITARY WARE
(WC & BASIN)
CERAMIC



SHOWER GLASS PARTITION, BATHROOM NICHE &
WARDROBE DOOR
FROSTED BRONZE GLASS



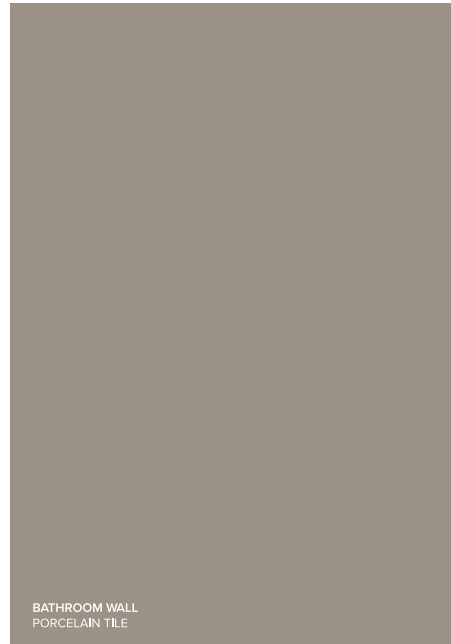
MAIN DOOR
WOOD LAMINATE



COUNTERTOP
ENGINEERED STONE



BATHROOM WALL & FLOOR
PORCELAIN TILE



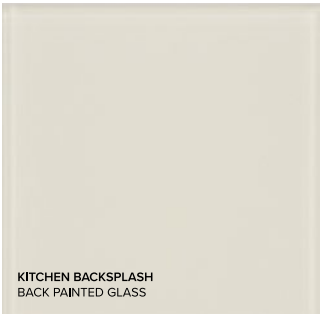
BATHROOM WALL
PORCELAIN TILE



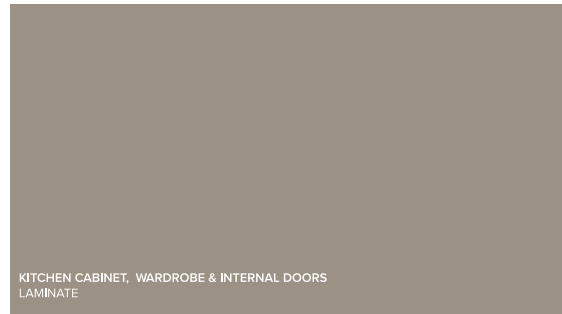
BEDROOM FLOOR
ENGINEERED WOOD



WARDROBE & JOINERY
WOOD LAMINATE



KITCHEN BACKSPLASH
BACK PAINTED GLASS



KITCHEN CABINET, WARDROBE & INTERNAL DOORS
LAMINATE

Floorplates



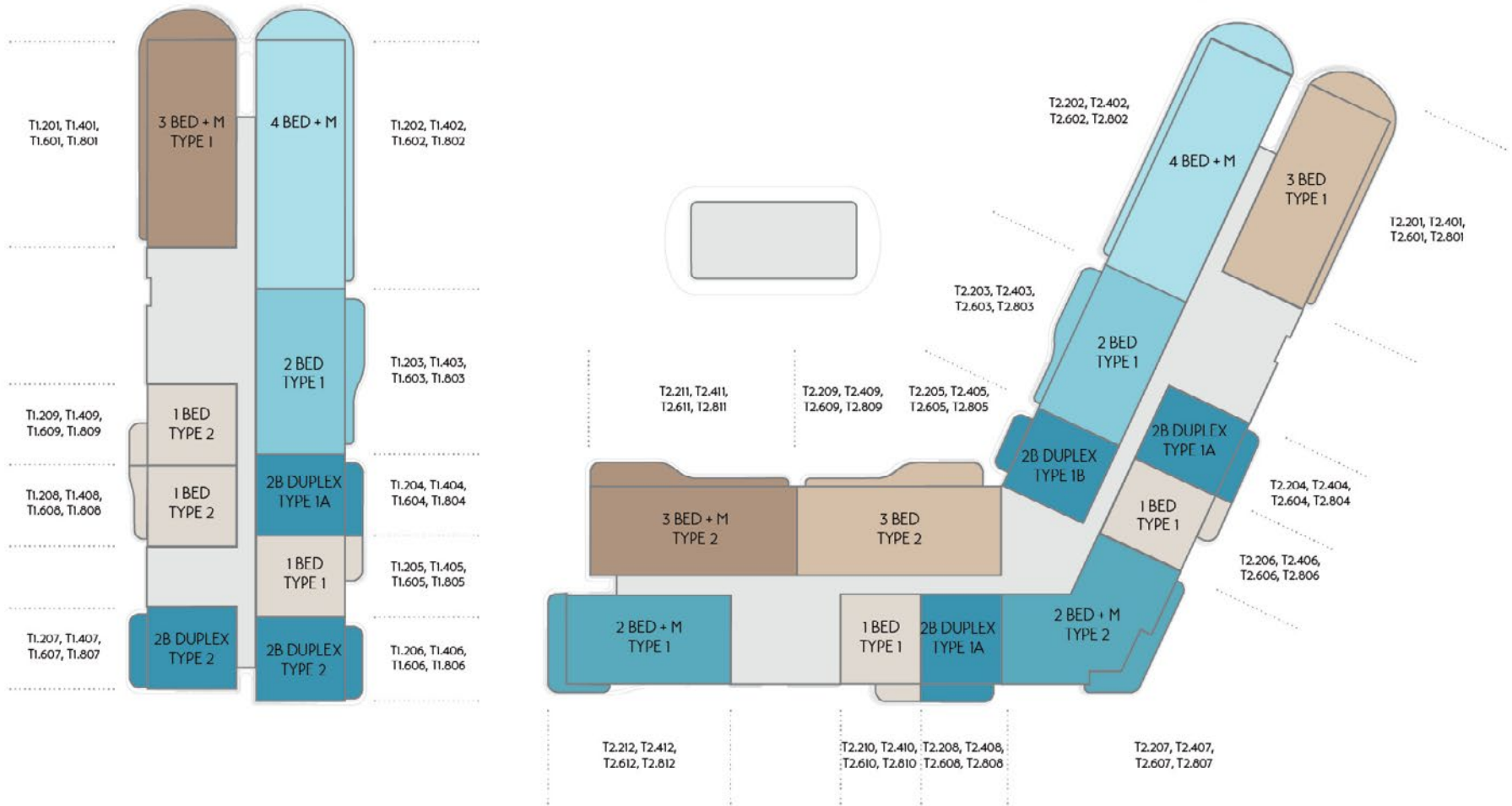
PODIUM 01 - FLOOR 01

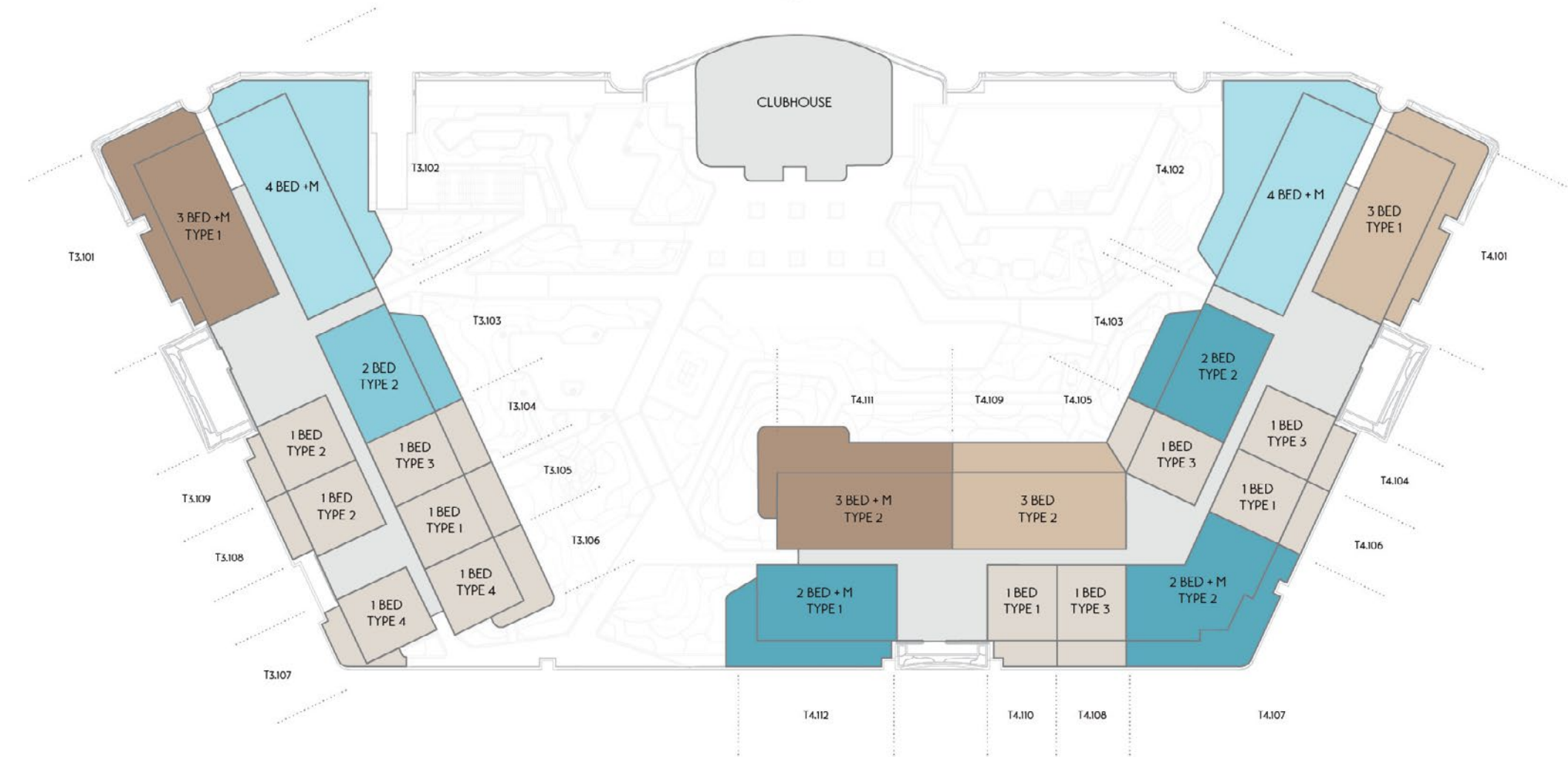
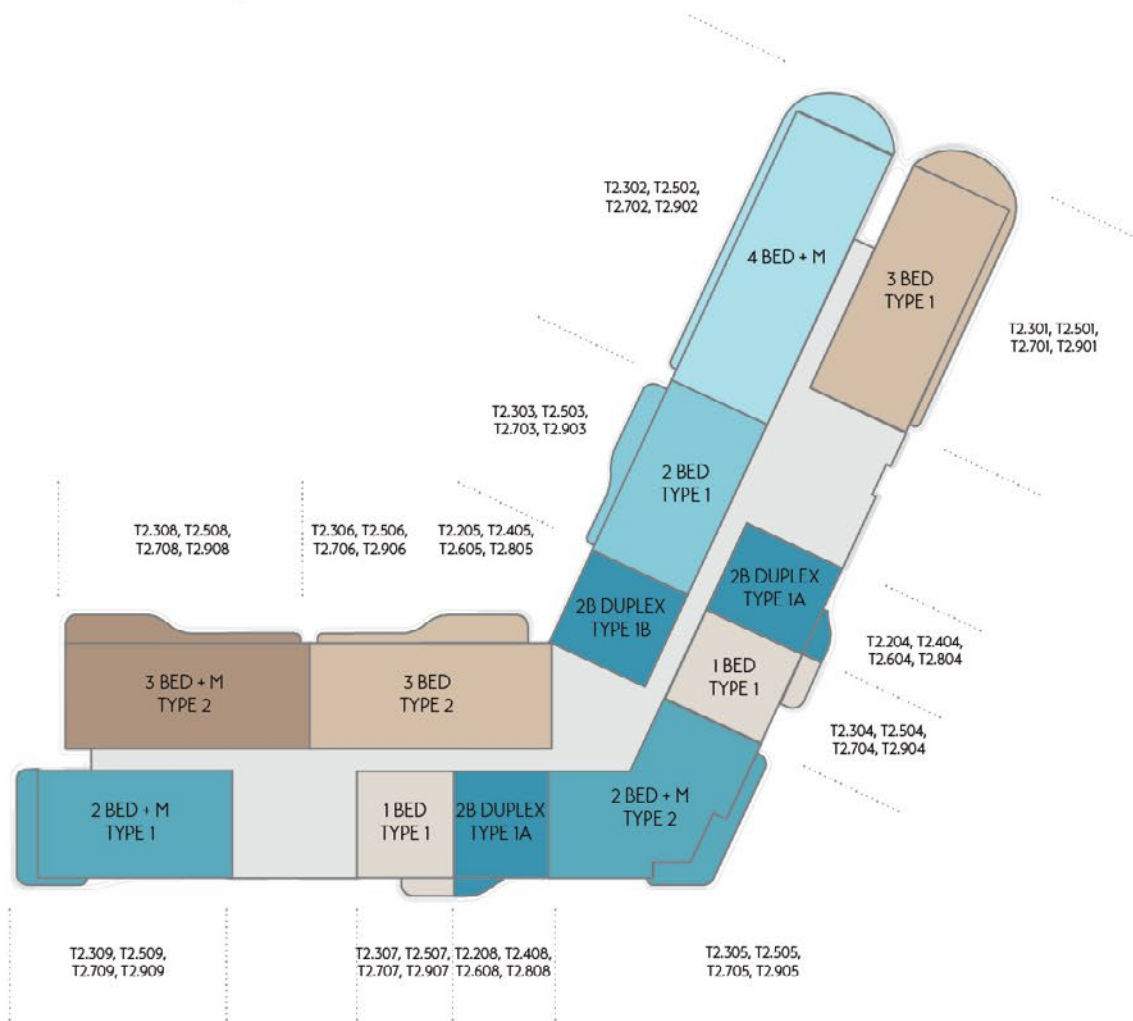


Note: Podium level units feature terraces, please refer to specific unit site plan.



PODIUM 01 - FLOOR 02 04 06 08

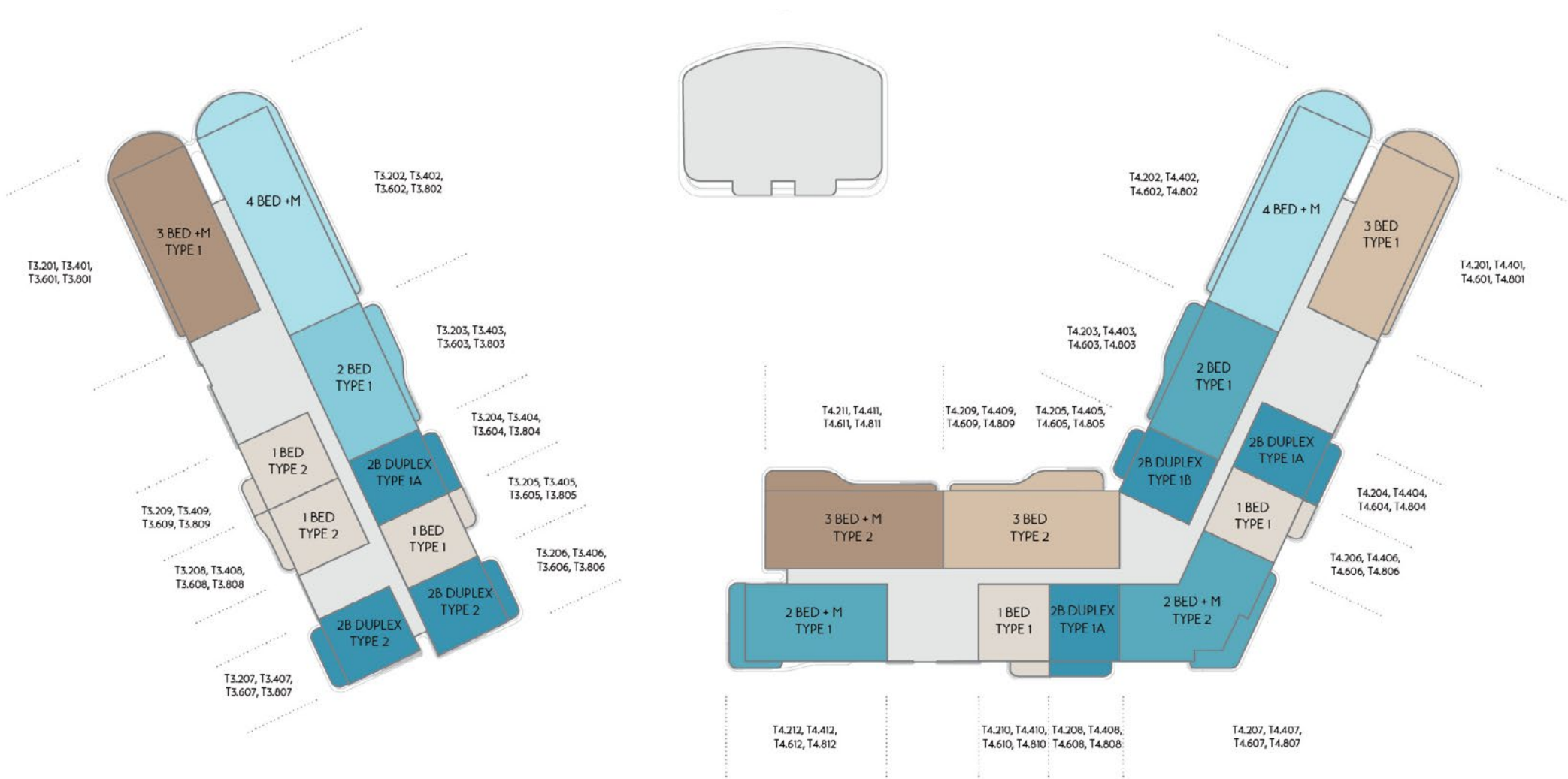




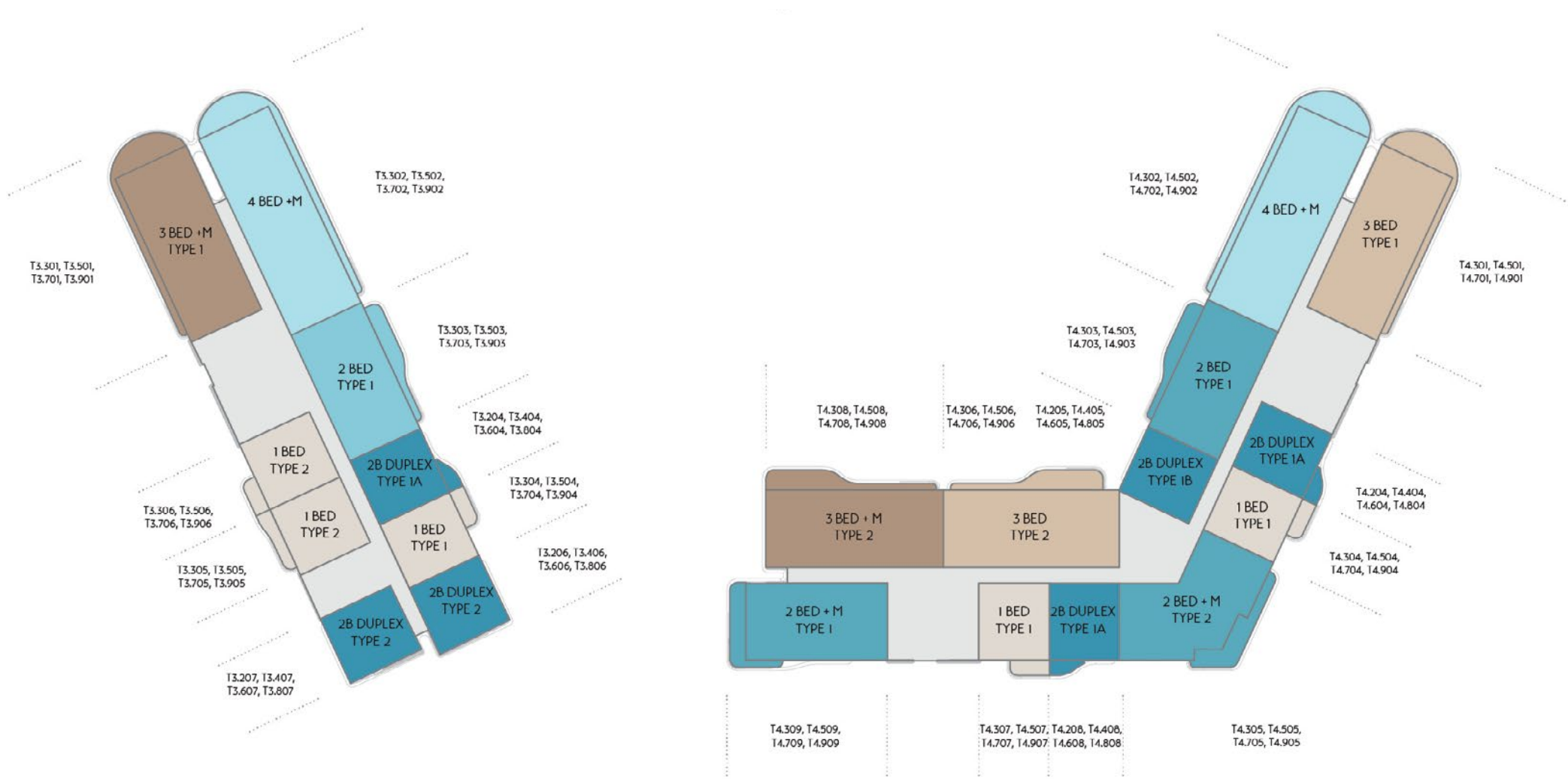
Note: Podium level units feature terraces, please refer to specific unit site plan.



PODIUM 02 - FLOOR 02 04 06 08



PODIUM 02 - FLOOR 03 05 07 09



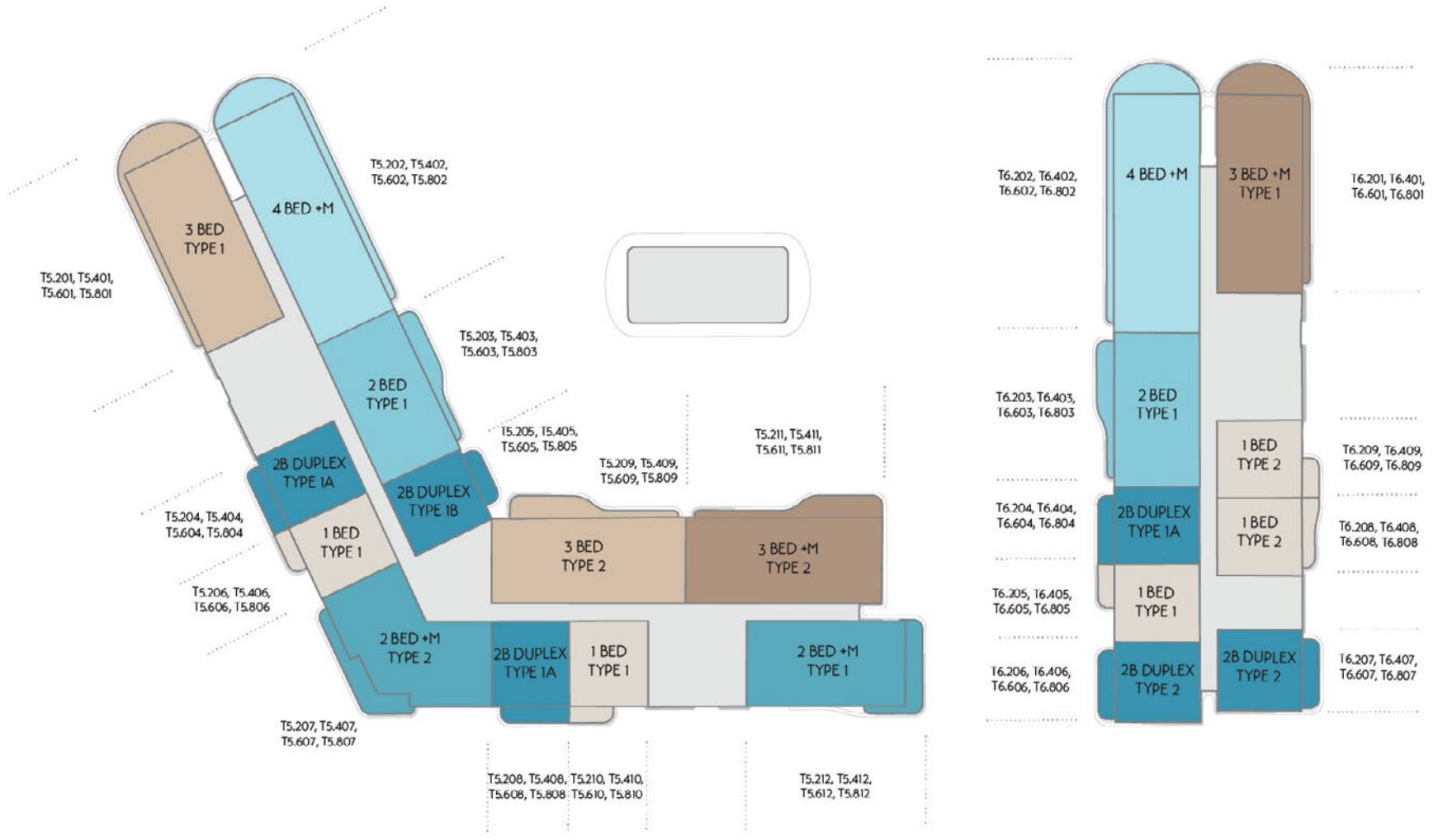
PODIUM 03 - FLOOR 01

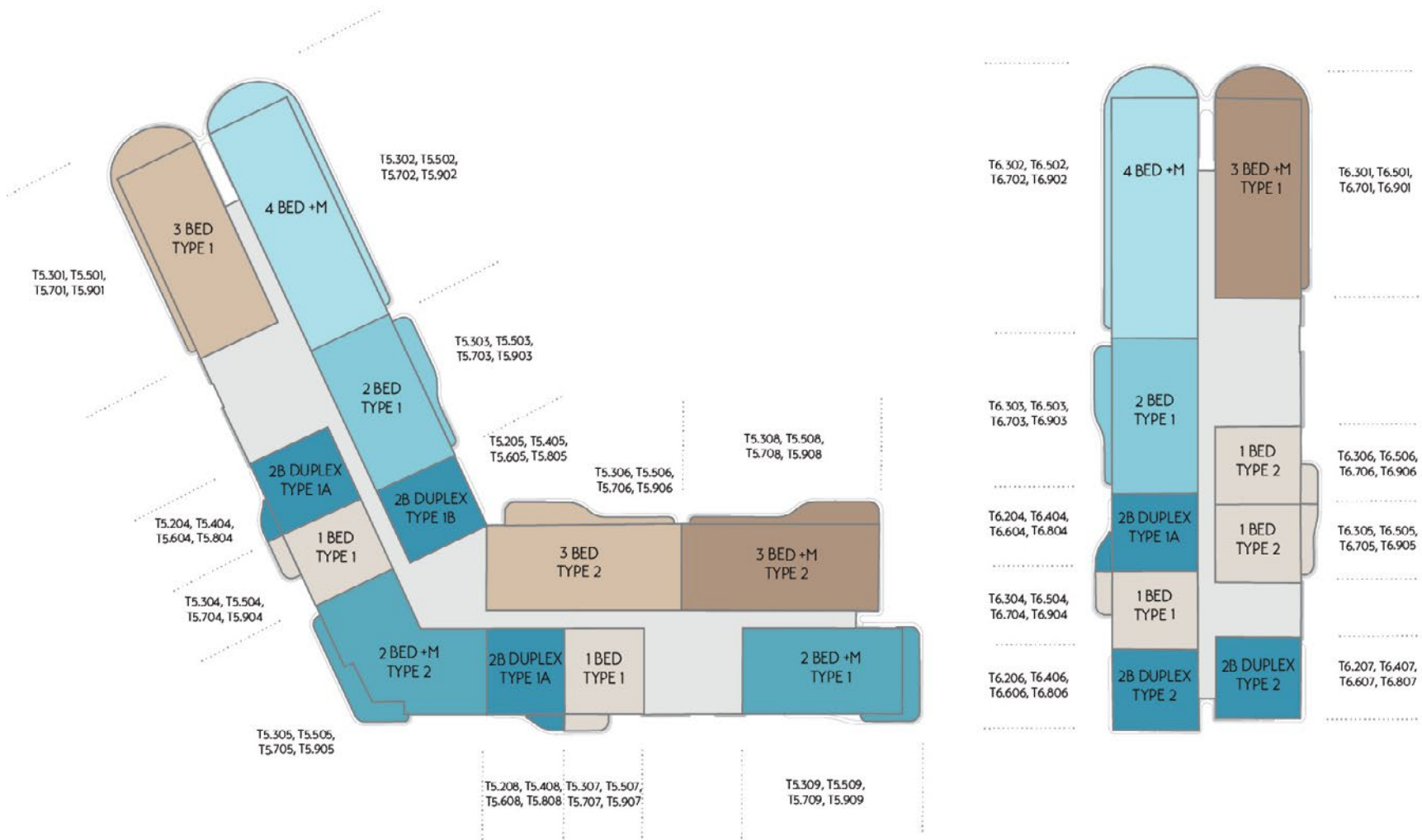


Note: Podium level units feature terraces, please refer to specific unit site plan.



PODIUM 03 - 02 04 06 08





Floorplans



1 BEDROOM TYPE 1



Disclaimer: Image is indicative. Actual size and configuration of balconies will be specific to the unit.

1 BEDROOM TYPE 2



Disclaimer: Image is indicative. Actual size and configuration of balconies will be specific to the unit.

1 BEDROOM TYPE 3



Disclaimer: Image is indicative. Actual size and configuration of balconies will be specific to the unit.

1 BEDROOM TYPE 4



Disclaimer: Image is indicative. Actual size and configuration of balconies will be specific to the unit.

2 BEDROOM TYPE 1



Disclaimer: Image is indicative. Actual size and configuration of balconies will be specific to the unit.

2 BEDROOM TYPE 2



Disclaimer: Image is indicative. Actual size and configuration of balconies will be specific to the unit.

2 BEDROOM + MAID TYPE 1



Disclaimer: Image is indicative. Actual size and configuration of balconies will be specific to the unit.

2 BEDROOM + MAID TYPE 2



Disclaimer: Image is indicative. Actual size and configuration of balconies will be specific to the unit.

2 BEDROOM DUPLEX TYPE 1A



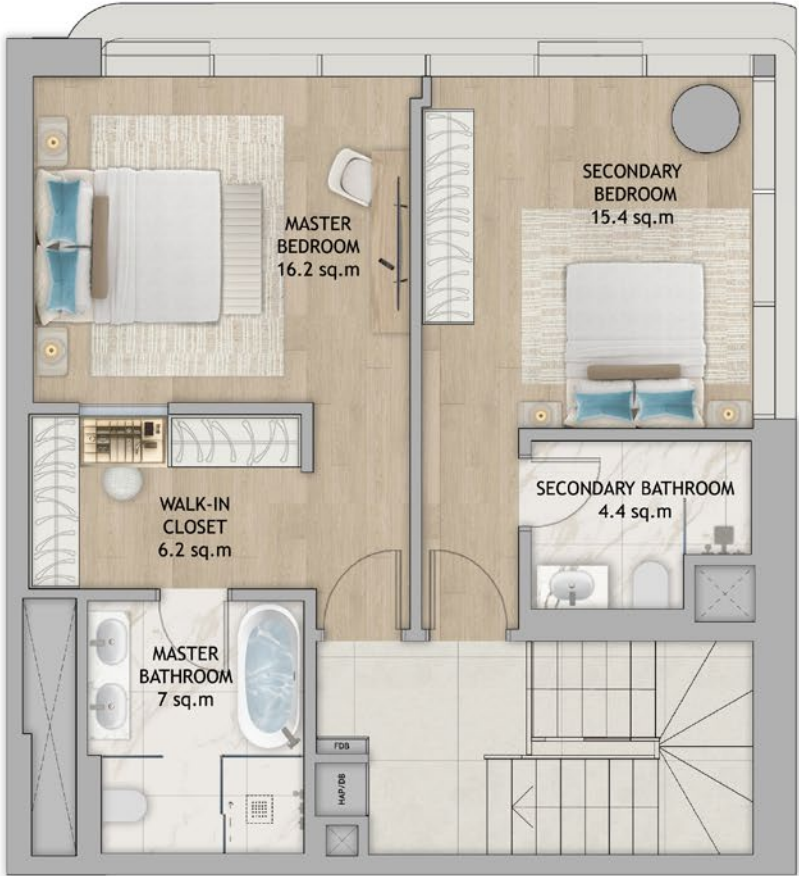
Disclaimer: Image is indicative. Actual size and configuration of balconies will be specific to the unit.

2 BEDROOM DUPLEX TYPE 1B



Disclaimer: Image is indicative. Actual size and configuration of balconies will be specific to the unit.

2 BEDROOM DUPLEX TYPE 2



Disclaimer: Image is indicative. Actual size and configuration of balconies will be specific to the unit.

3 BEDROOM TYPE 1



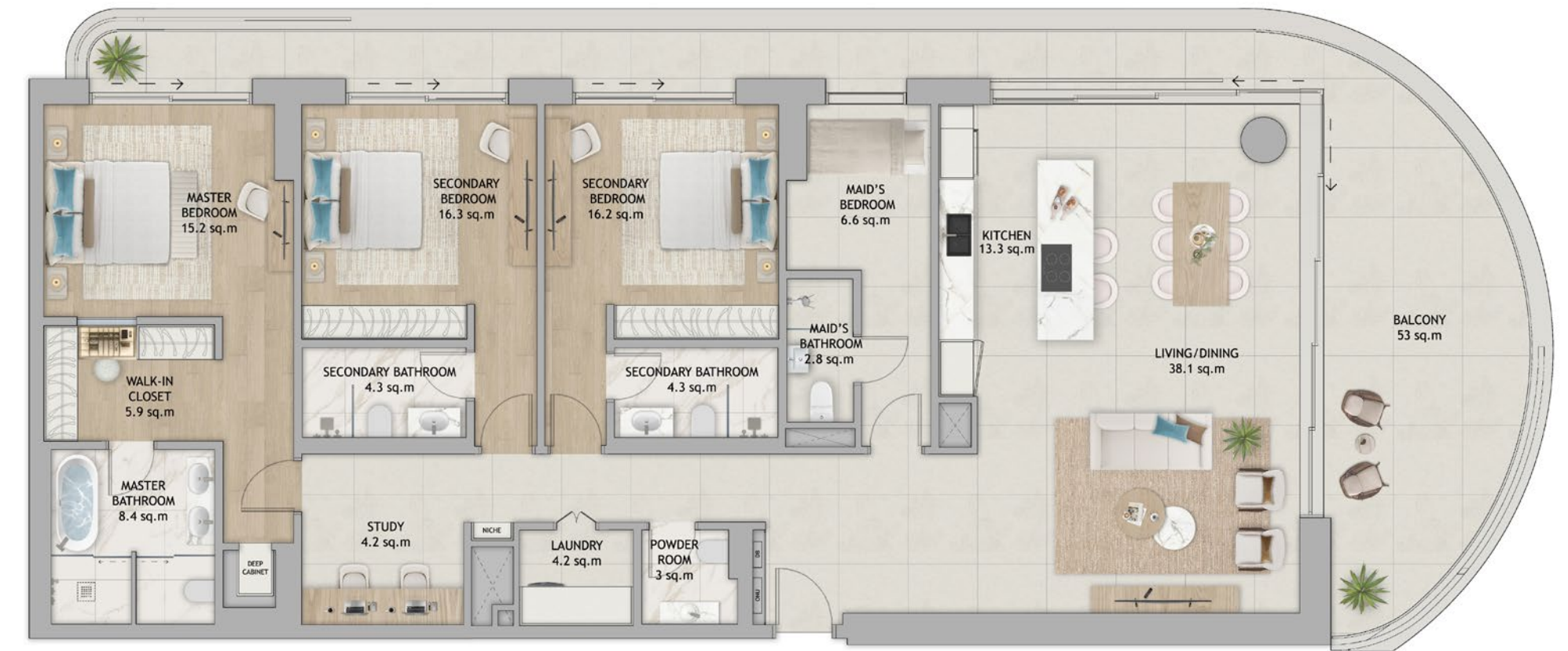
Disclaimer: Image is indicative. Actual size and configuration of balconies will be specific to the unit.

3 BEDROOM TYPE 2



Disclaimer: Image is indicative. Actual size and configuration of balconies will be specific to the unit.

3 BEDROOM + MAID TYPE 1



Disclaimer: Image is indicative. Actual size and configuration of balconies will be specific to the unit.

3 BEDROOM + MAID TYPE 2



Disclaimer: Image is indicative. Actual size and configuration of balconies will be specific to the unit.

4 BEDROOM + MAID



Disclaimer: Image is indicative. Actual size and configuration of balconies will be specific to the unit.

Nara Real Estate

**THANK
YOU**



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Abu Dhabi, UAE