



# 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*

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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

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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.



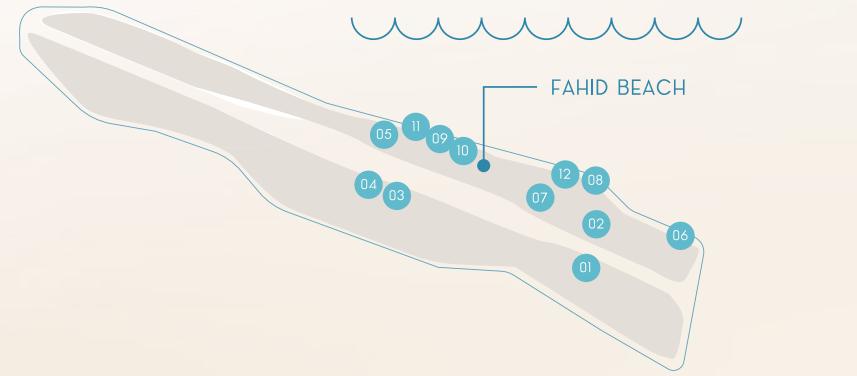
# An entire island designed *for well-being*

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

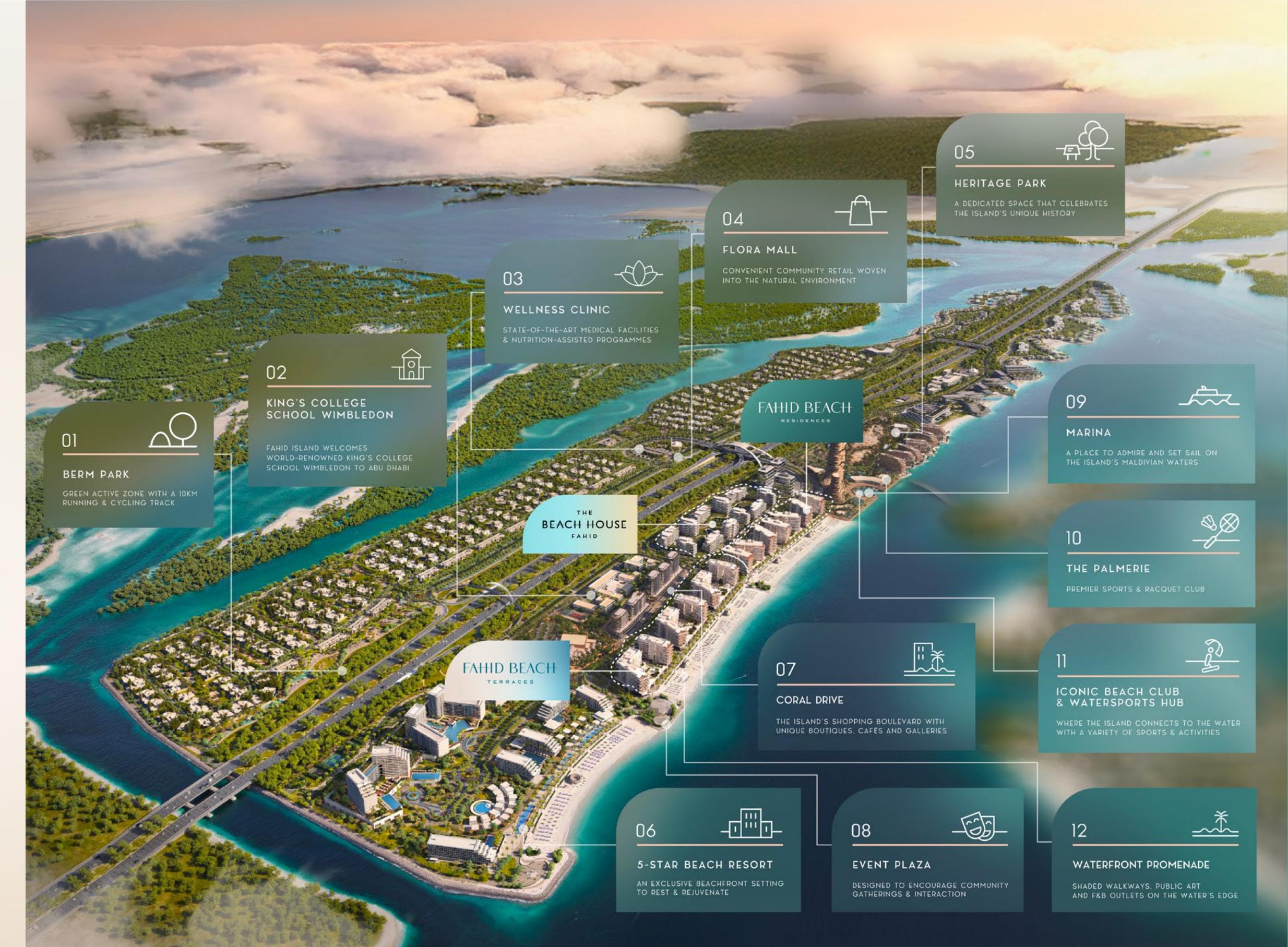


## AREA

- 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

## 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.

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.

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





## Shaped by the Sea

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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 instil 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

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

## Estidama 3 Pearl for Buildings

# 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.







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KITCHEN DESIGN

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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.

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## WARDROBE DESIGN

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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.



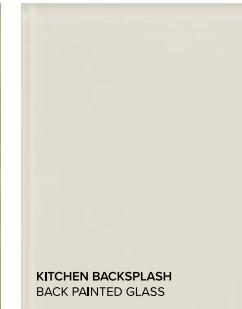
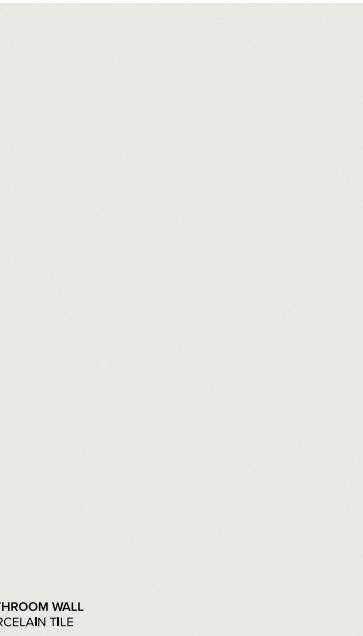
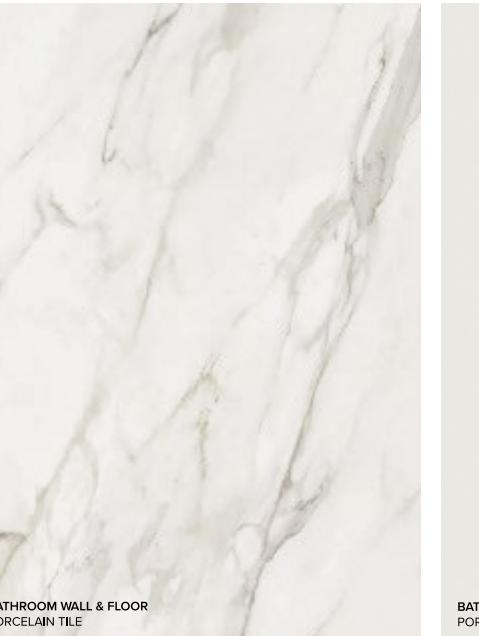
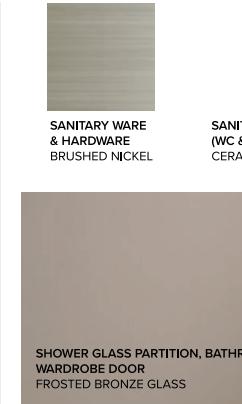


Bathrooms are designed with the same meticulous details, offering rain showers in master bedrooms, smart drawers with integrated power outlets, and refined space-saving layouts.



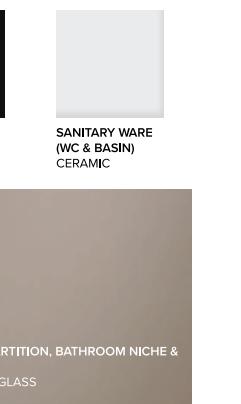
MATERIAL FINISHES

# Light



MATERIAL FINISHES

# Dark



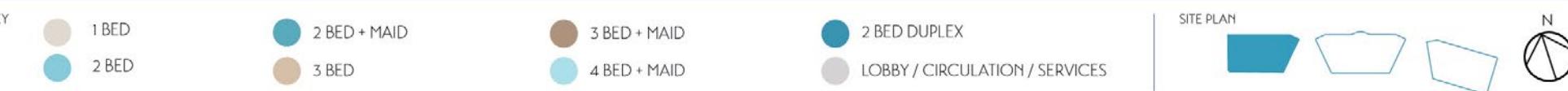
# Floorplates



PODIUM 01 - FLOOR 01



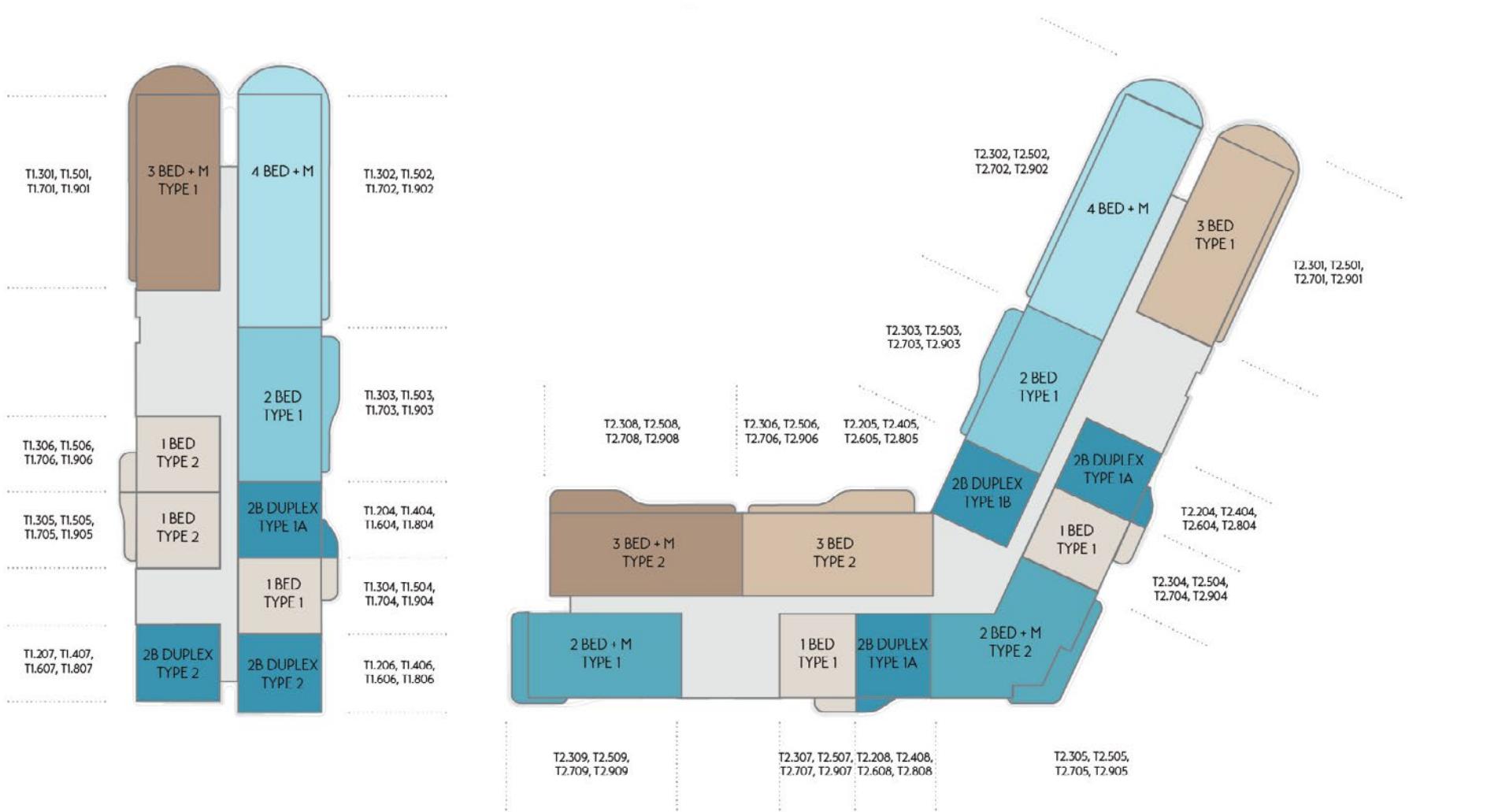
Note: Podium level units feature terraces, please refer to specific unit site plan.



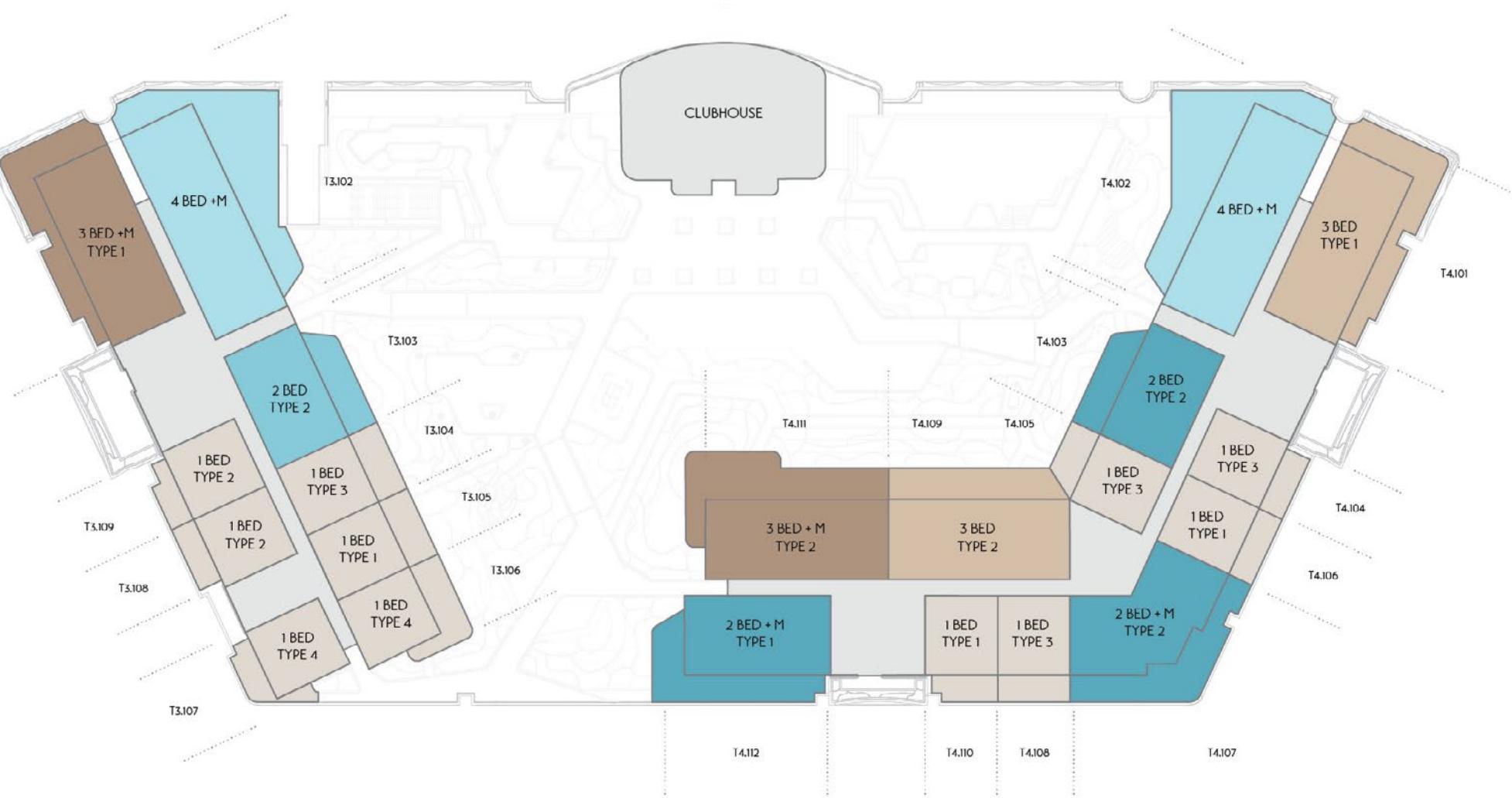
PODIUM 01 - FLOOR 02 04 06 08



PODIUM 01 - FLOOR 03 05 07 09



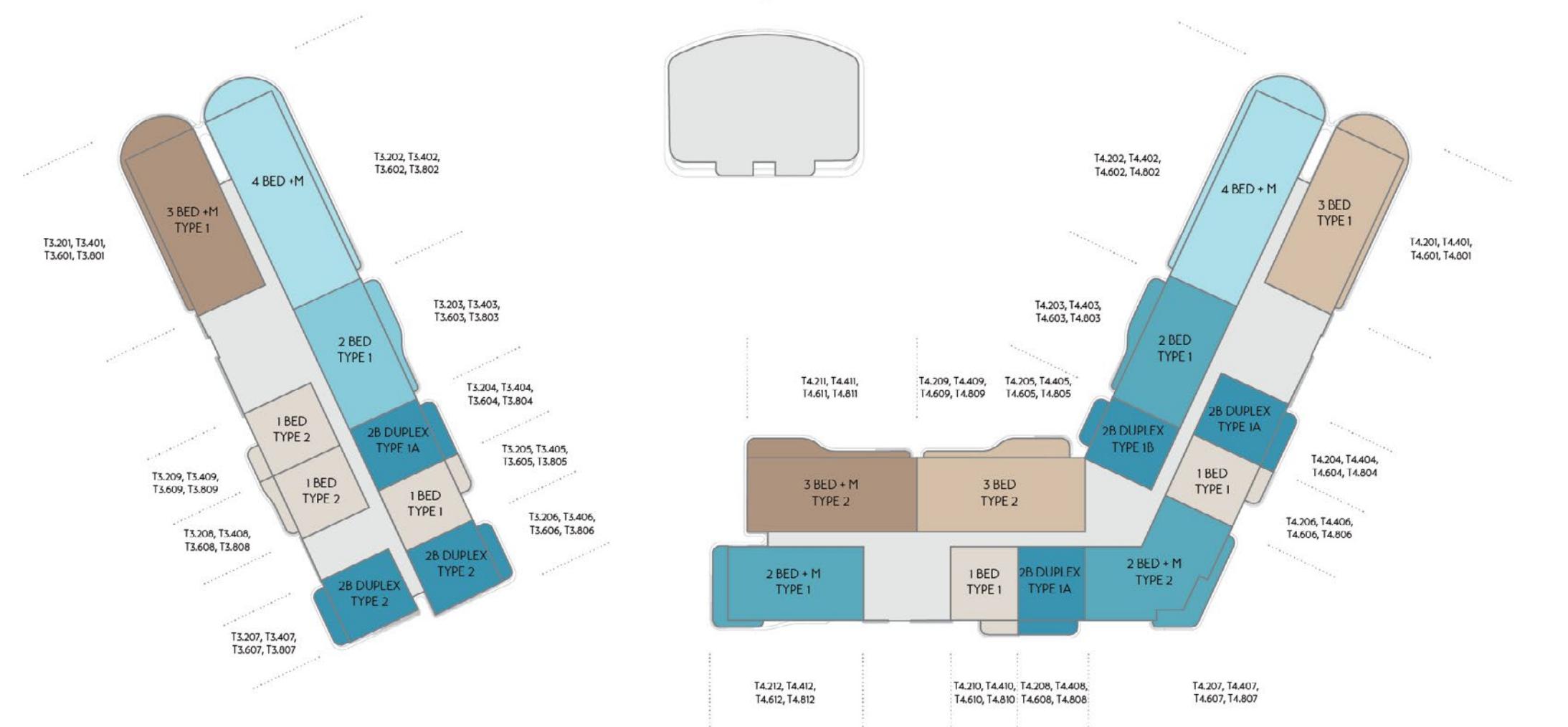
PODIUM 02 - FLOOR 01



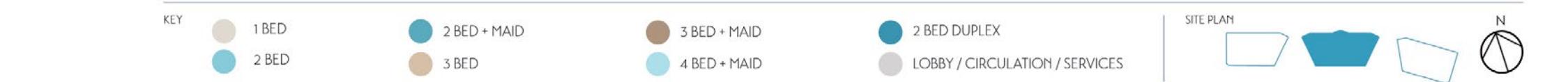
Note: Podium level units feature terraces, please refer to specific unit site plan.



02 - FLOOR 02 04 06 08



PODIUM 02 - FLOOR 03 05 07 09



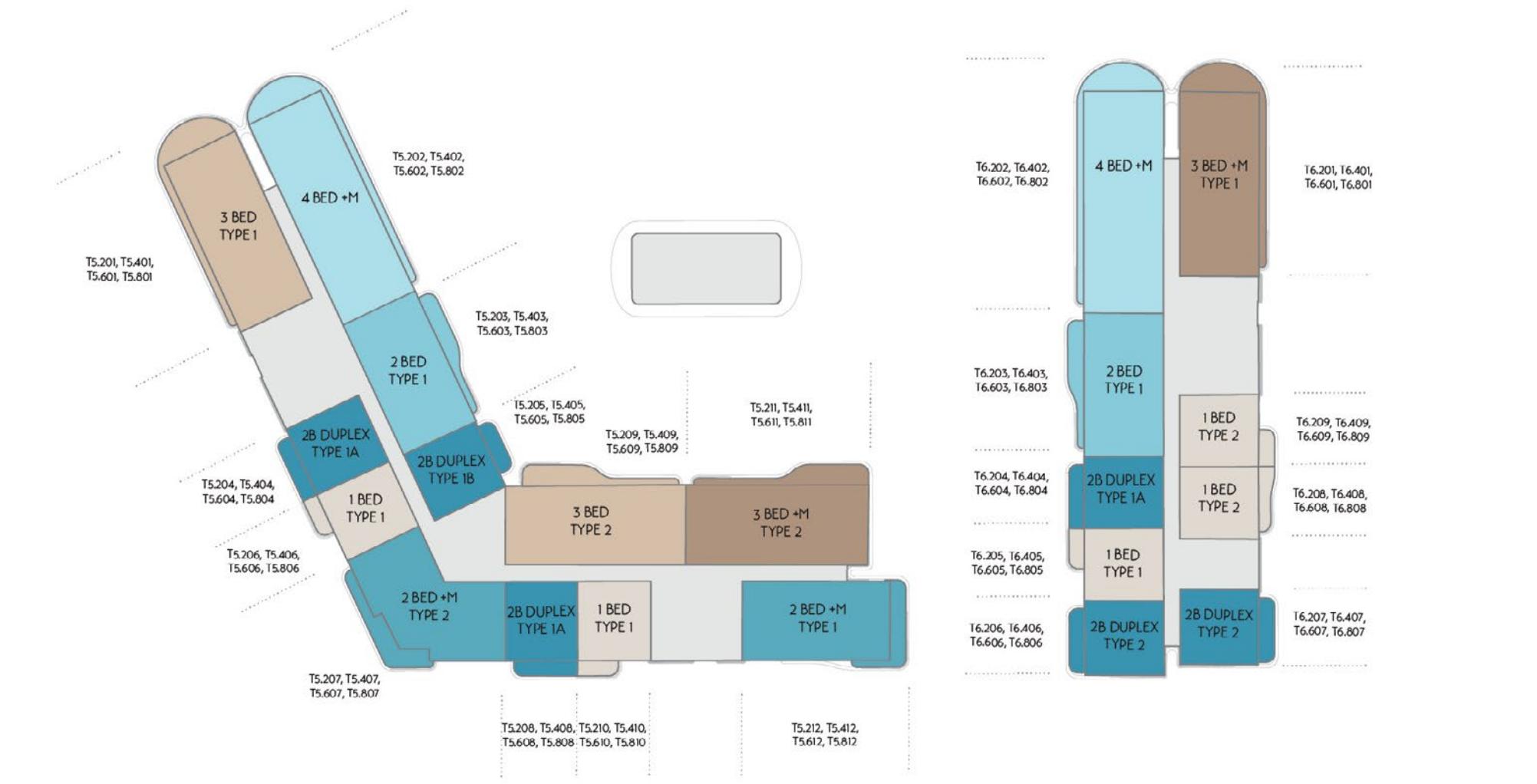
PODIUM 03 - FLOOR 01



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



PODIUM 03 - 02 04 06 08





# Floorplans



1 BEDROOM TYPE 1



1 BEDROOM TYPE 2



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

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1 BEDROOM TYPE 3



1 BEDROOM TYPE 4



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## M TYPE 1



## 2 BEDROOM TYPE 2



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2 BEDROOM + MAID TYPE 1



2 BEDROOM + MAID TYPE 2



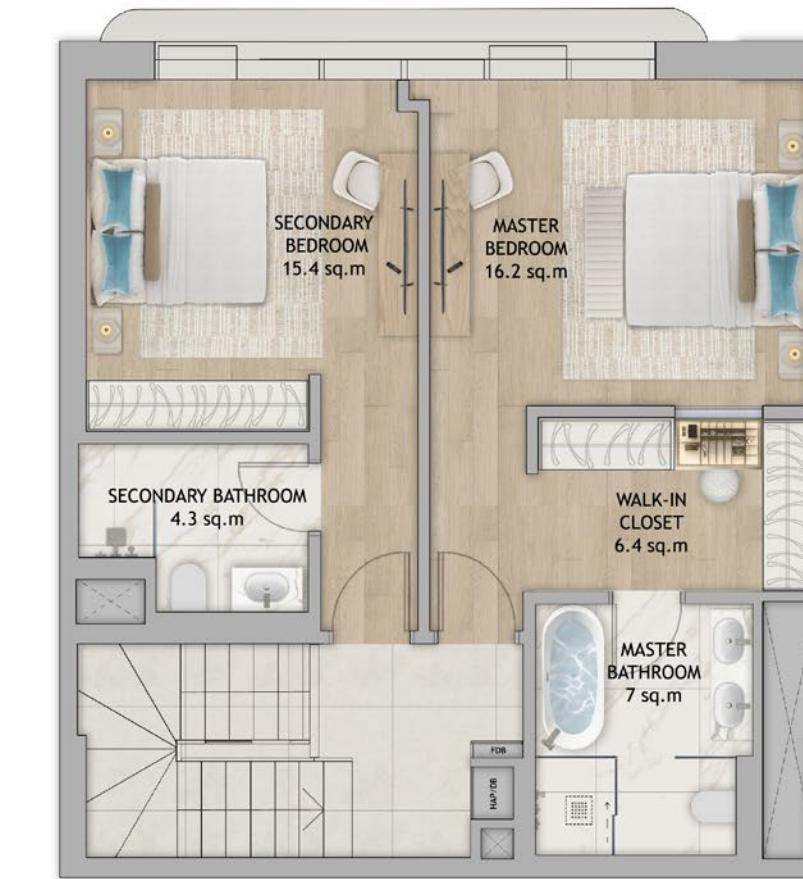
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2 BEDROOM DUPLEX TYPE 1A



2 BEDROOM DUPLEX TYPE 1B



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

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2 BEDROOM DUPLEX TYPE 2



3 BEDROOM TYPE 1



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

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## OM TYPE 2



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

### 3 BEDROOM + MAID TYP



Disclaimer: Image is indicative. Actual size and configuration of balconies will be specified.

3 BEDROOM + MAID TYPE 2



4 BEDROOM + MAID



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

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**THANK  
YOU**



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**Contact Us**

 +971 - 56 - 924 - 6363

 [www.nara-properties.com](http://www.nara-properties.com)

 Abu Dhabi, UAE