

THE  
BEACH HOUSE  
FAHID









## LIVE AT THE CENTRE OF WELL-BEING

Find your balance in a place where natural beauty surrounds you and community inspires you. Set in the vibrant heart of Fahid Island, The Beach House Fahid offers partial views of the expansive sea and the Abu Dhabi skyline, along with seamless access to the shoreline, landscaped gardens, Coral Drive's retail and lifestyle experiences, and the fitness and wellness corridors within the berm. This is a central address that puts every kind of well-being within easy reach.



# ALDAR — ENRICHING PEOPLE'S LIVES

At Aldar, we believe well-being begins with where and how you live. As one of the most trusted and recognised real estate lifestyle developers in the UAE, it's our duty to nurture well-being in every home. That's why we've woven holistic living into every detail, to create spaces that bring you closer to nature, and to yourself.





# ABU DHABI — WHERE LIFE FINDS ITS 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 thoughtful design meet an atmosphere shaped by rich culture and the dynamic energy of a city always moving forward.





# FAHID ISLAND

## 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

01



## BERM PARK

GREEN ACTIVE ZONE WITH A 10KM  
RUNNING & CYCLING TRACK

02



## KING'S COLLEGE SCHOOL WIMBLEDON

FAHID ISLAND WELCOMES  
WORLD-RENOWNED KING'S COLLEGE  
SCHOOL WIMBLEDON TO ABU DHABI

03



## WELLNESS CLINIC

STATE-OF-THE-ART MEDICAL FACILITIES  
& NUTRITION-ASSISTED PROGRAMMES

04



## FLORA MALL

CONVENIENT COMMUNITY RETAIL WOVEN  
INTO THE NATURAL ENVIRONMENT

05



## HERITAGE PARK

A DEDICATED SPACE THAT CELEBRATES  
THE ISLAND'S UNIQUE HISTORY

09



## MARINA

A PLACE TO ADMIRE AND SET SAIL ON  
THE ISLAND'S MALDIVIAN WATERS

10



## THE PALMERIE

PREMIER SPORTS & RACQUET CLUB

07



## CORAL DRIVE

THE ISLAND'S SHOPPING BOULEVARD WITH  
UNIQUE BOUTIQUES, CAFÉS AND GALLERIES

11



## ICONIC BEACH CLUB & WATERSPORTS HUB

WHERE THE ISLAND CONNECTS TO THE WATER  
WITH A VARIETY OF SPORTS & ACTIVITIES

06



## 5-STAR BEACH RESORT

AN EXCLUSIVE BEACHFRONT SETTING  
TO REST & REJUVENATE

08



## EVENT PLAZA

DESIGNED TO ENCOURAGE COMMUNITY  
GATHERINGS & INTERACTION

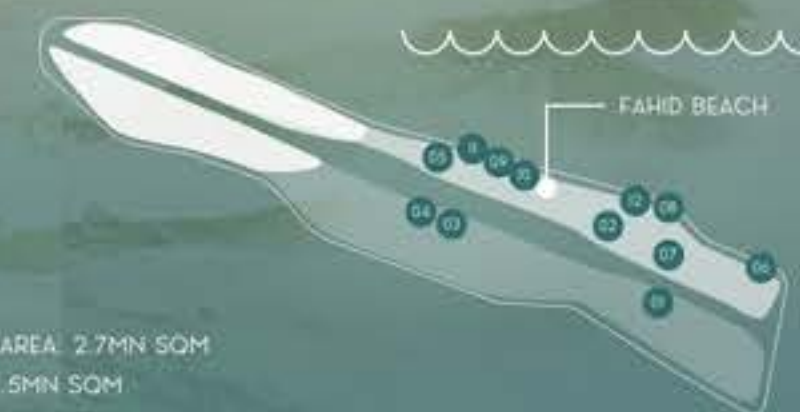
12



## WATERFRONT PROMENADE

SHADED WALKWAYS, PUBLIC ART  
AND F&B OUTLETS ON THE WATER'S EDGE

## THE FAHID MASTER PLAN



### 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

### 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 PALMERIE  
11 ICONIC BEACH CLUB & WATERSPORTS HUB  
12 WATERFRONT PROMENADE

### 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.



30% OF FAHID ISLAND IS DEDICATED TO RESTORATIVE GARDENS,  
GREEN TRAILS AND PRESERVING NATIVE ENVIRONMENT SUCH  
AS VEGETATION AND AQUATIC ECOSYSTEMS





THE  
BEACH HOUSE  
FAHID

A CONNECTED  
WELLNESS ESCAPE

YAS ISLAND

5 MIN

DUBAI

50 MIN

SAADIYAT ISLAND

15 MIN

ZAYED INTERNATIONAL AIRPORT

15 MIN

ABU DHABI CITY

20 MIN

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





# GISELA PULIDO

KITESURF WORLD CHAMPION

A prodigy who earned her first world title at the age of 10, Gisela brought her passion to Fahid Island to lead an exclusive masterclass for aspiring young kitesurfers.







# DISCOVER YOUR ISLAND LIFESTYLE

Lean into your rhythm of well-being, whether it's effortless access to lush gardens, the private neighbourhood podium garden, the calming shoreline, and the vibrant energy of Coral Drive's retail and lifestyle experiences.







# RETAIL THERAPY REFINED

With direct access to Coral Drive, Fahid Island's boutique shopping boulevard, The Beach House Fahid offers a vibrant retail experience just steps from your door. Unique concept boutiques, wellness studios, and essential services combine to make everyday living both convenient and inspiring.







# STEPS FROM THE SHORELINE

Live next door to the natural beach and the waterfront promenade—a vibrant 2km boardwalk featuring invigorating watersports, exceptional dining, unique cafés, and community experiences.



# FRAMED BY NATURE

With 930m of uninterrupted beach and the berms' wellness and fitness corridors, embrace unparalleled access to the ultimate island lifestyle—where luxury living, holistic wellness, and the beauty of nature come together to enrich every moment.







# LIST OF AMENITIES

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TWO RESORT-STYLE SWIMMING POOLS

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TWO STATE-OF-THE-ART GYMNASIUMS

---

MULTIPURPOSE ROOMS

---

CHILDREN'S PLAY AREAS

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CO-WORKING LOUNGES

---

LOUNGE AREAS AND COMMUNITY ZONES

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BICYCLE PARKING STATION

Explore world-class amenities on the private podium level that serves as a social and recreational hub within a beautifully connected community setting.



# DIVE INTO DAILY WELLNESS

Immerse yourself in pure relaxation with two resort-style swimming pools—each thoughtfully designed to offer a refreshing escape, whether you're looking to unwind, swim laps, or socialise.







# MOVEMENT MEETS MINDFULNESS

Keep up with your wellness goals with two state-of-the-art fitness centres, ensuring a balanced, active lifestyle woven seamlessly into your every day.



# RECHARGE AND RESTORE

Discover tranquil community zones and elegant multipurpose rooms designed to nurture your body and mind—offering the perfect backdrop to elevate your well-being and inspire connection.







# SUSTAINABILITY

## Fitwel 3-Star Rating:

The first Fitwel certified island globally.

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## Leed For Cities And Communities Platinum Level (Pre-Certified):

Representing global leadership in sustainable urban development.

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## Estidama 3 Pearl Community Rating:

Reflecting alignment with Abu Dhabi's highest sustainability benchmarks.






# WHERE REFINED ARCHITECTURE MEETS NATURE'S RHYTHM



Featuring 11 elegant residential towers, the development is inspired by the natural surroundings and offers studio to 3-bedroom + maid apartments with premium amenities, blending architecture, landscape, lifestyle, and wellness for refined living. With coastal charm with sophisticated design, each apartment is thoughtfully curated to create a space that feels both effortlessly comfortable and elegantly refined.




# LIGHT MATERIAL FINISHES




WALLS & CEILING  
PAINT



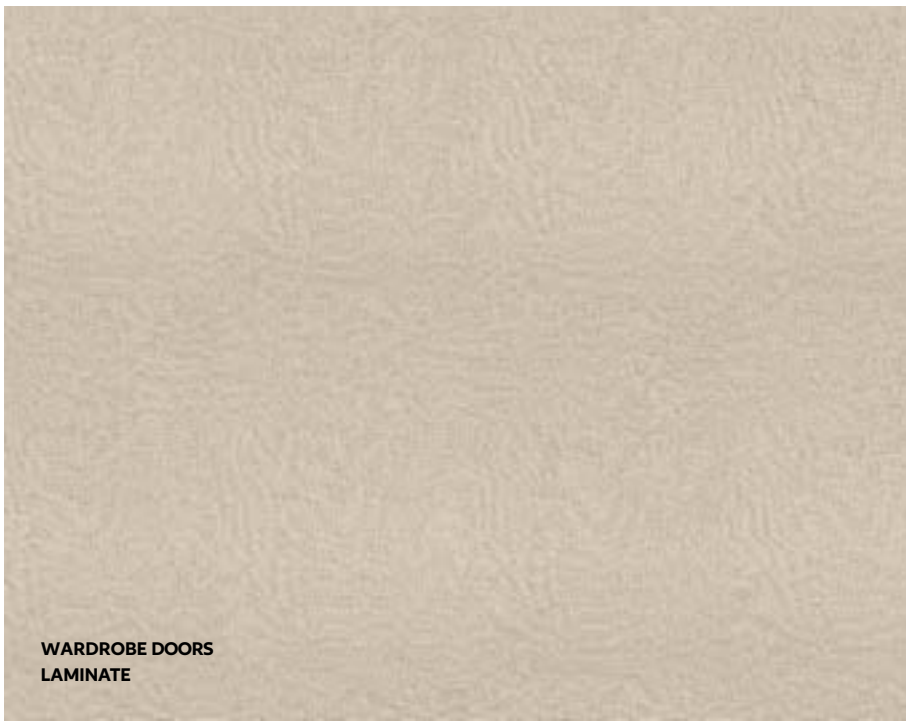
MAIN DOOR  
LAMINATE



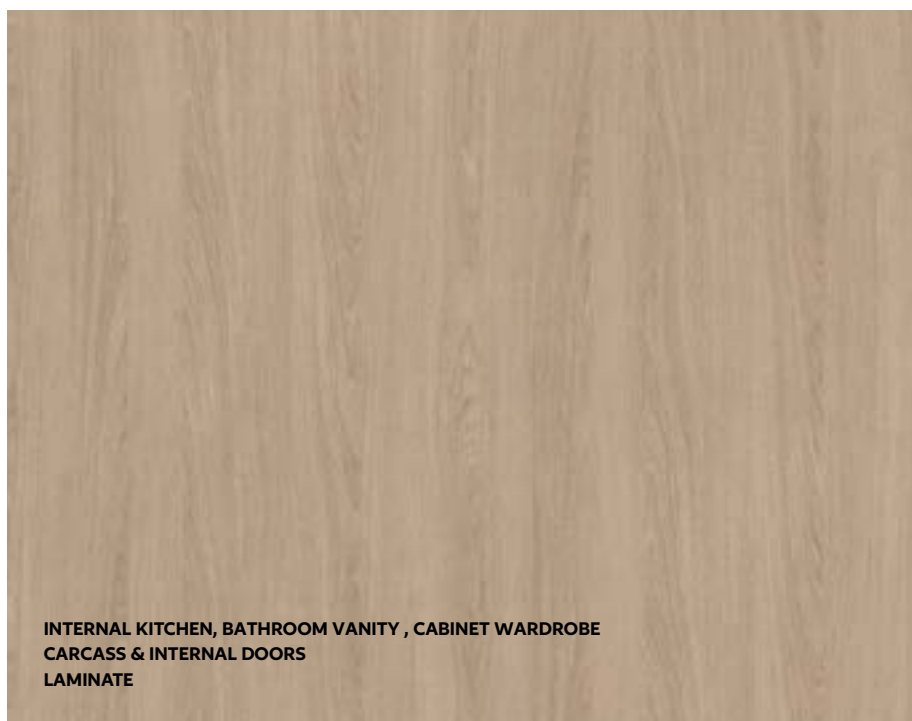
GENERAL FLOORING & BATHROOM FLOOR & WALLS  
PORCELAIN TILE




BEDROOM FLOORING  
PORCELAIN TILE



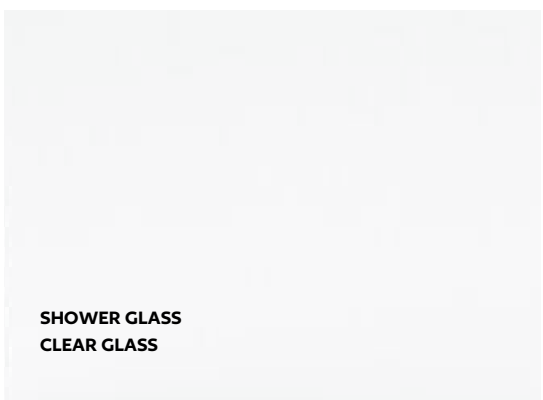
WARDROBE DOORS  
LAMINATE



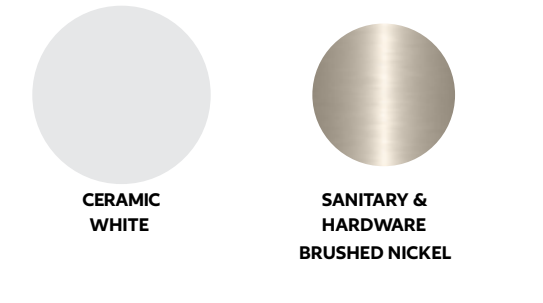
INTERNAL KITCHEN, BATHROOM VANITY , CABINET WARDROBE  
CARCASS & INTERNAL DOORS  
LAMINATE



KITCHEN BACKSPLASH, COUNTERTOP & ISLAND  
BATHROOM ACCENT WALL & BATHROOM VANITY  
PORCELAIN TILE



SHOWER GLASS  
CLEAR GLASS




CERAMIC  
WHITE

SANITARY &  
HARDWARE  
BRUSHED NICKEL



Interiors feature a timeless palette of soft neutrals, warm wood tones, and textured finishes—drawing inspiration from the surrounding beachside environment to evoke a sense of calm, lightness, and relaxed sophistication.



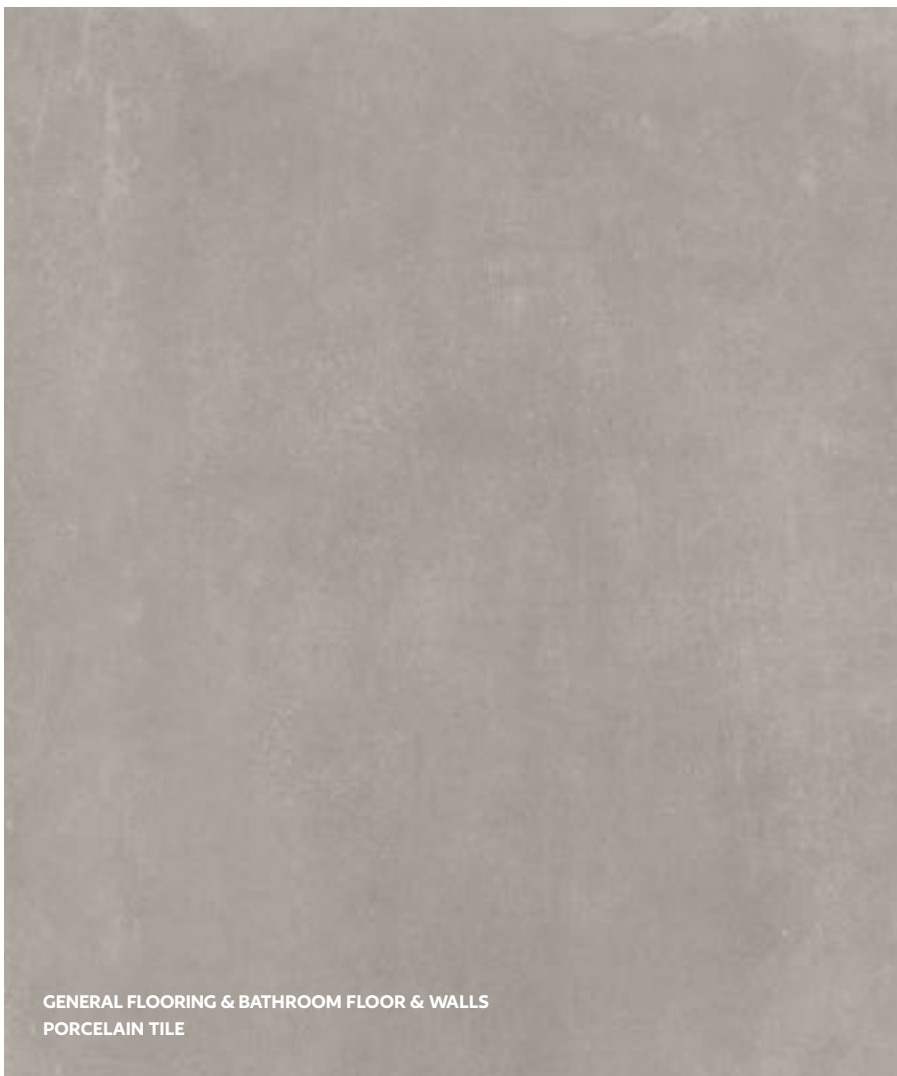
# DARK MATERIAL FINISHES




WALLS & CEILING  
PAINT



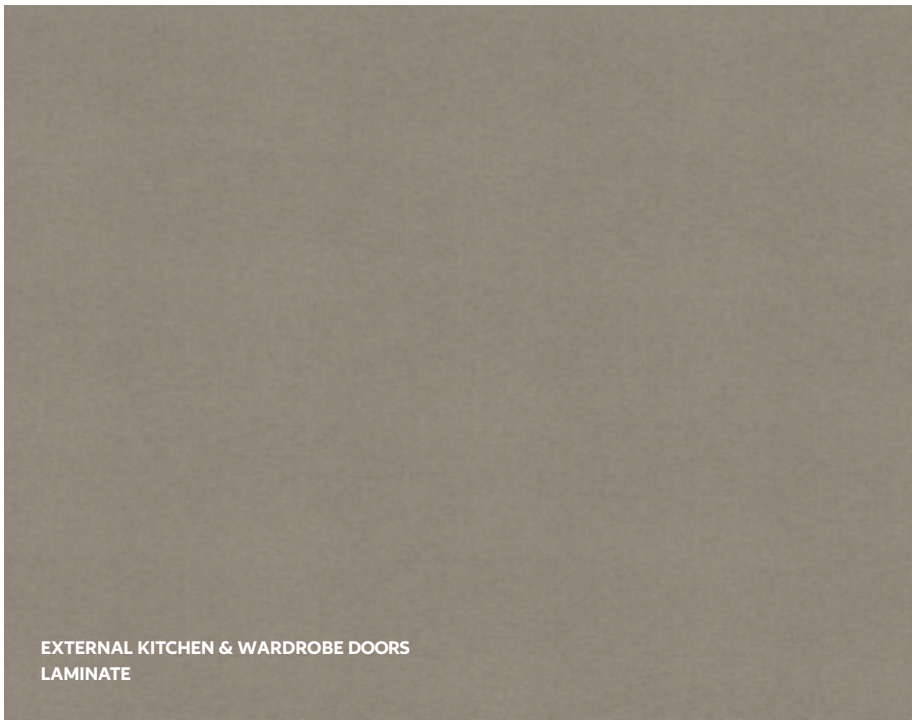
MAIN DOOR  
LAMINATE




GENERAL FLOORING & BATHROOM FLOOR & WALLS  
PORCELAIN TILE



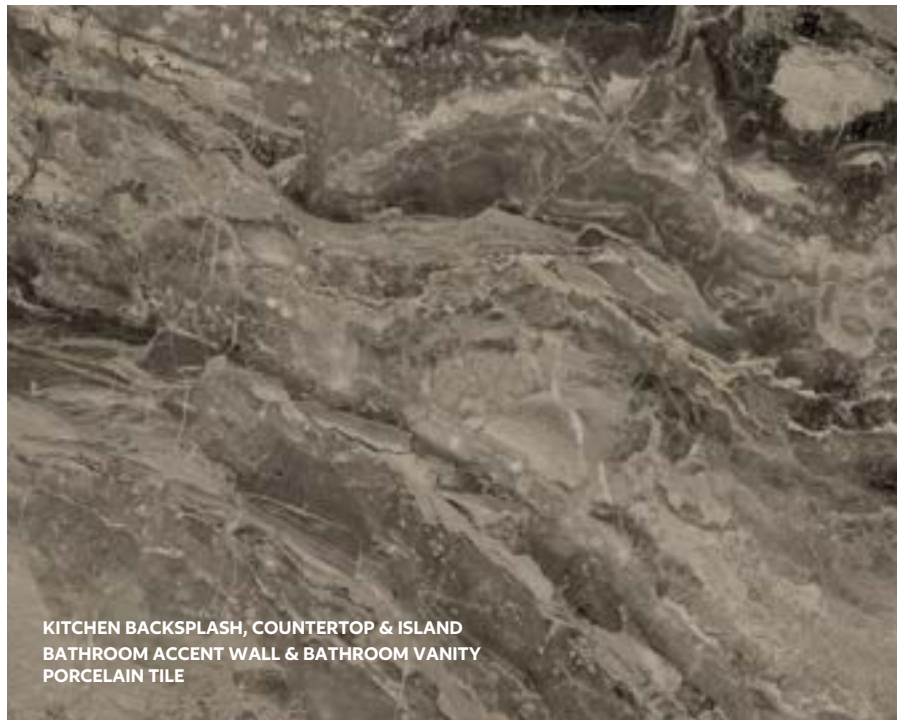
BEDROOM FLOORING  
PORCELAIN TILE




EXTERNAL KITCHEN & WARDROBE DOORS  
LAMINATE




INTERNAL KITCHEN, BATHROOM VANITY, CABINET WARDROBE  
CARCASS & INTERNAL DOORS  
LAMINATE




KITCHEN BACKSPLASH, COUNTERTOP & ISLAND  
BATHROOM ACCENT WALL & BATHROOM VANITY  
PORCELAIN TILE



SHOWER GLASS  
TINTED GLASS



WHITE



SANITARY &  
HARDWARE  
MATT BLACK

Interiors feature a timeless palette of soft neutrals, warm wood tones, and textured finishes—drawing inspiration from the surrounding beachside environment to evoke a sense of calm, lightness, and relaxed sophistication.



Master bedroom wardrobes feature a built-in safe, trousers rack and accessories organizer—merging elegance with everyday functionality.







Bathrooms reflect the same meticulous attention to detail, with minimalist, space-saving layouts and finishes crafted from high-quality materials that bring a sense of calm and refinement to daily routines.



# FLOOR PLANS





STUDIO T1



STUDIO T1 GARDEN



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



STUDIO T2



1BR T1



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



1BR T1 GARDEN



1BR T2



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



1BR T2 GARDEN



1BR T3



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



1BR T4



1BR T4 GARDEN



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



2BR T1



2BR T2



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



2BR T2 GARDEN



2BR T3



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



2BR T4



2BR+M T1



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



2BR+M T2



2BR+M T3



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### 3BR+M T1



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

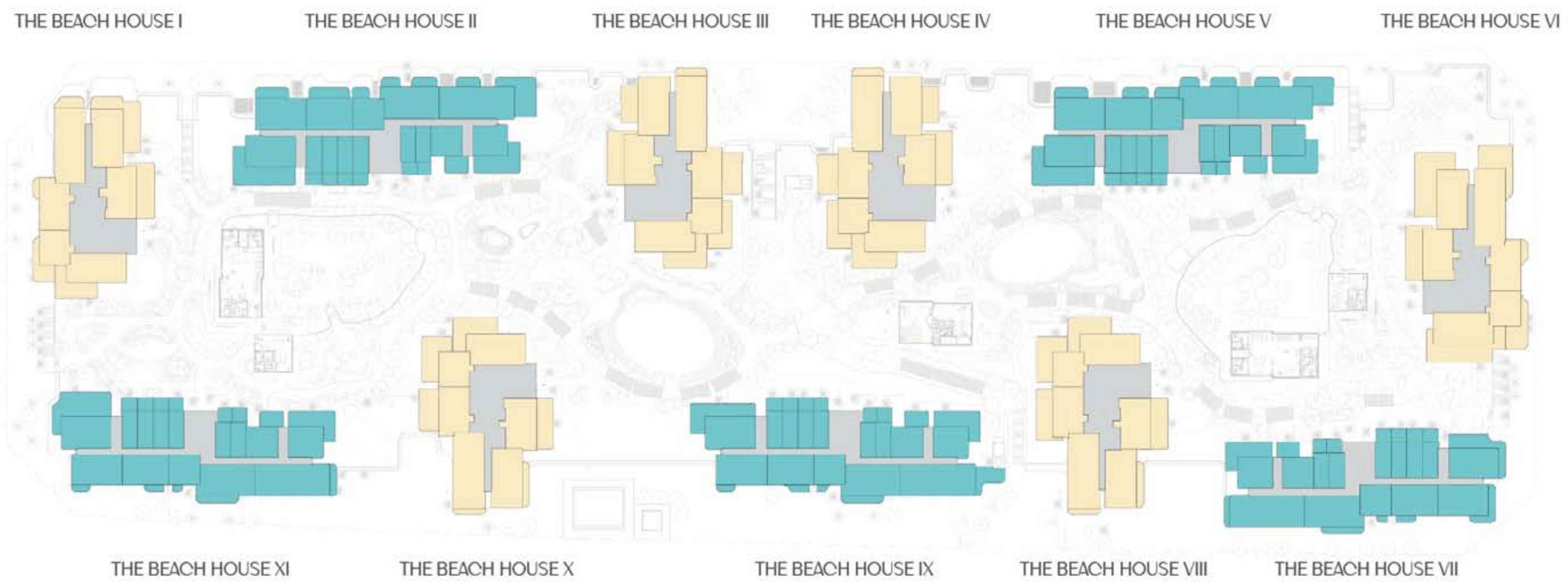


# FLOOR PLATES





# SITE PLAN



LEGEND

● BUILDING TYPE A

● BUILDING TYPE B

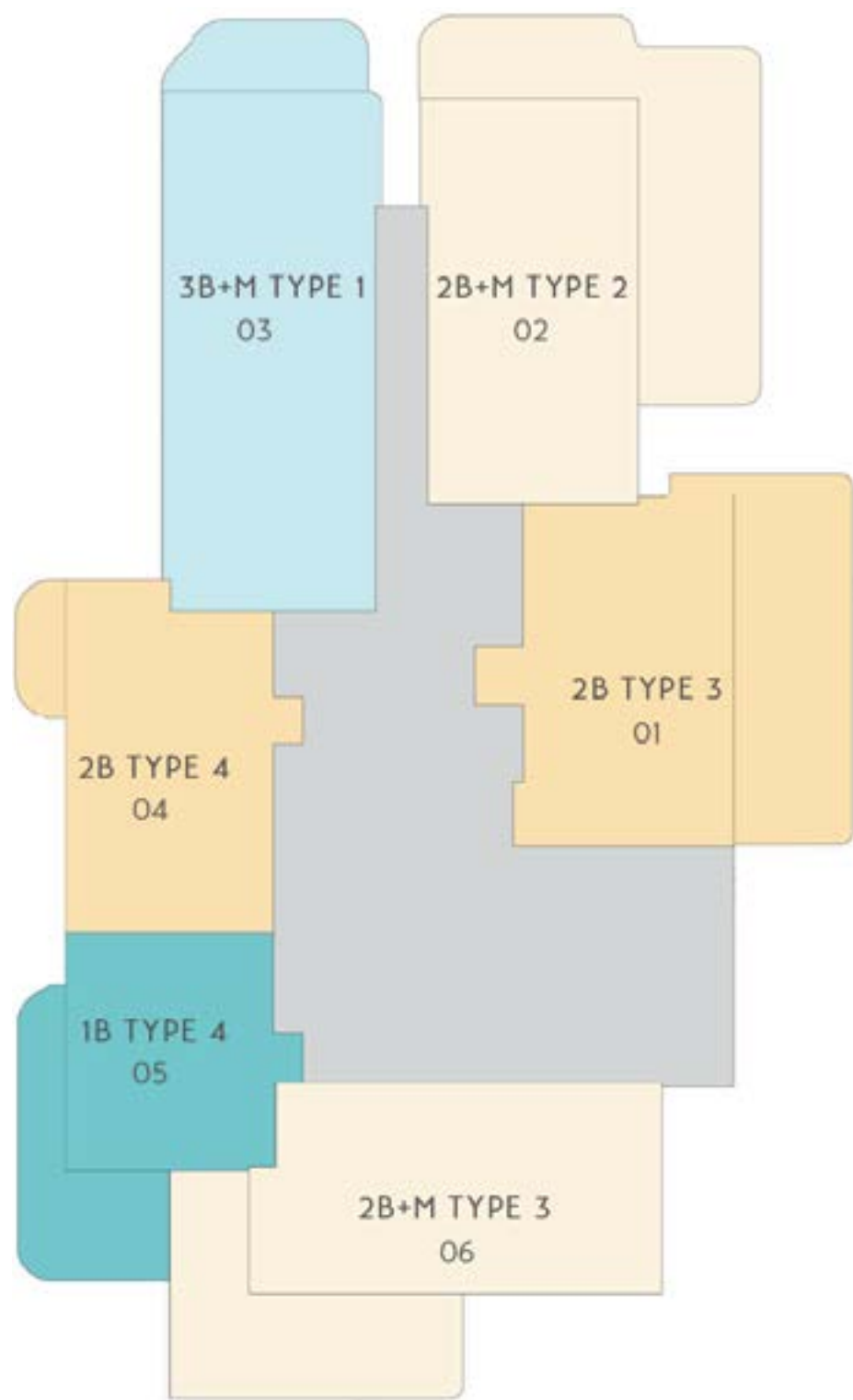
● BOH / CIRCULATION / SERVICES

NOT TO SCALE. INDICATIVE ONLY



# BUILDING - B I, B IV

B I - FLOOR 01 (PODIUM)



LEGEND

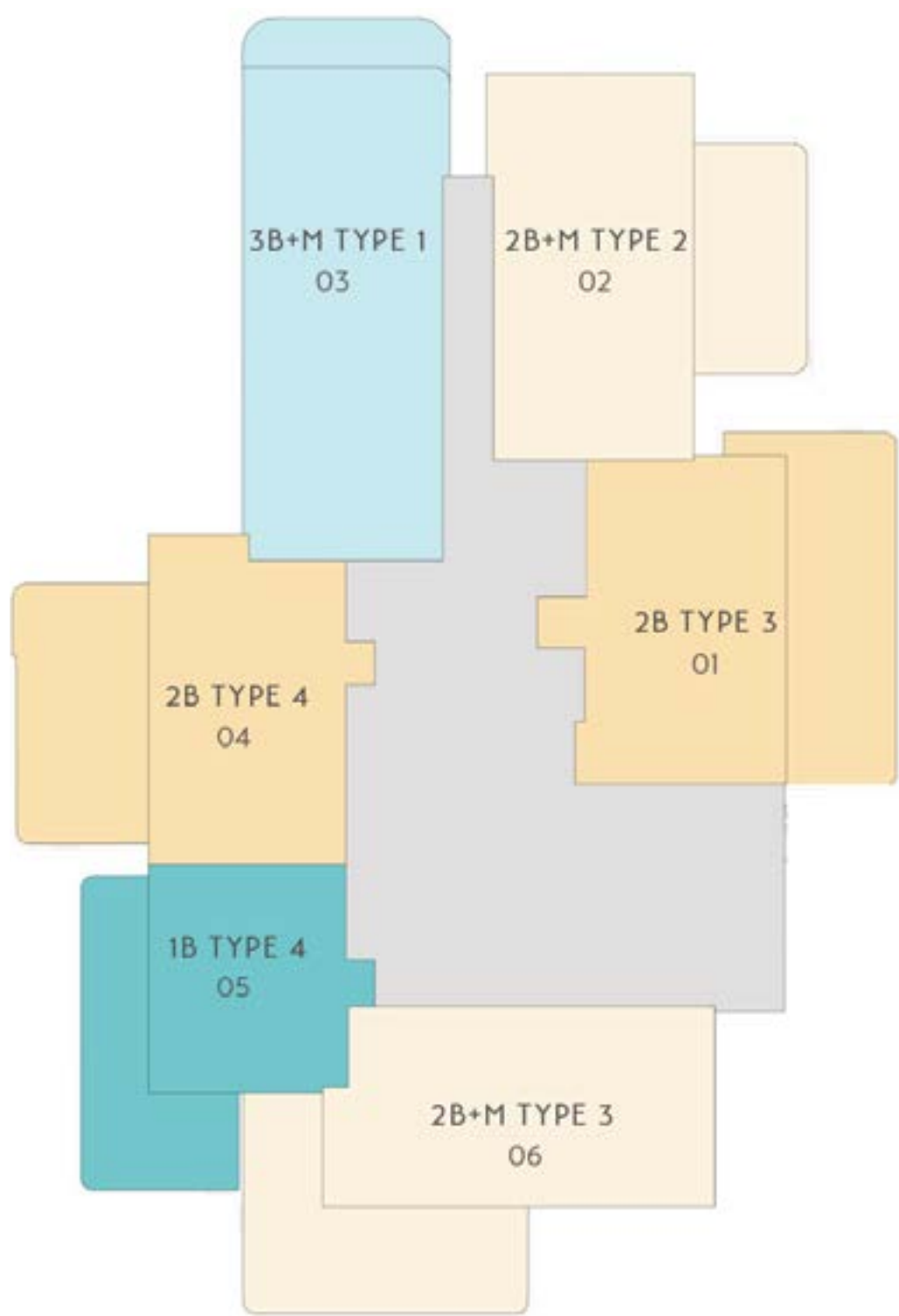
- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + M
- 3 BEDROOM + M
- BOH / CIRCULATION / SERVICES

SITE PLAN

SOME PODIUM UNITS INCLUDE PRIVATE GARDENS. REFER TO SPECIFIC UNIT DETAIL. NOT TO SCALE. INDICATIVE ONLY

# BUILDING - B I, B IV

B IV - FLOOR 01 (PODIUM)



LEGEND

- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + M
- 3 BEDROOM + M
- BOH / CIRCULATION / SERVICES

SITE PLAN

SOME PODIUM UNITS INCLUDE PRIVATE GARDENS. REFER TO SPECIFIC UNIT DETAIL. NOT TO SCALE. INDICATIVE ONLY



FLOOR 02\*,04 ,06 ,08 (EVEN BALCONIES)



NOT TO SCALE. INDICATIVE ONLY

FLOOR 03, 05, 07, 09 (ODD BALCONIES)

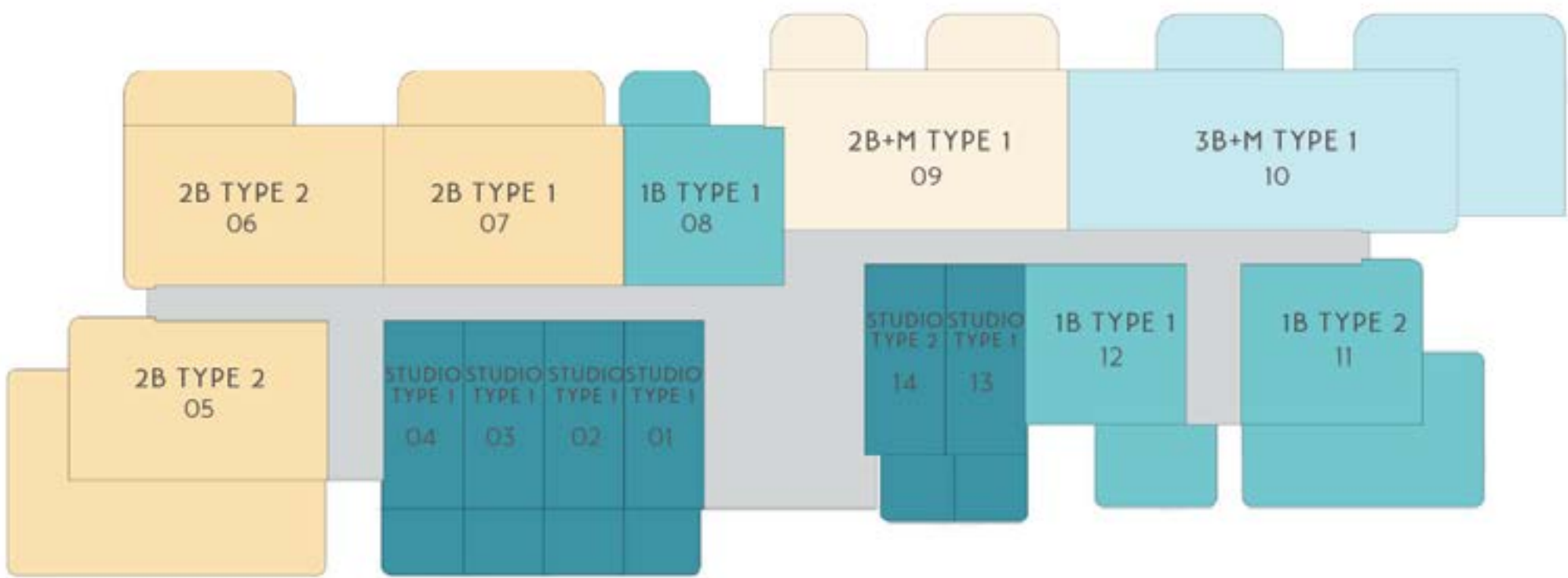


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# BUILDING - A II, A V

A II - FLOOR 01 (PODIUM)

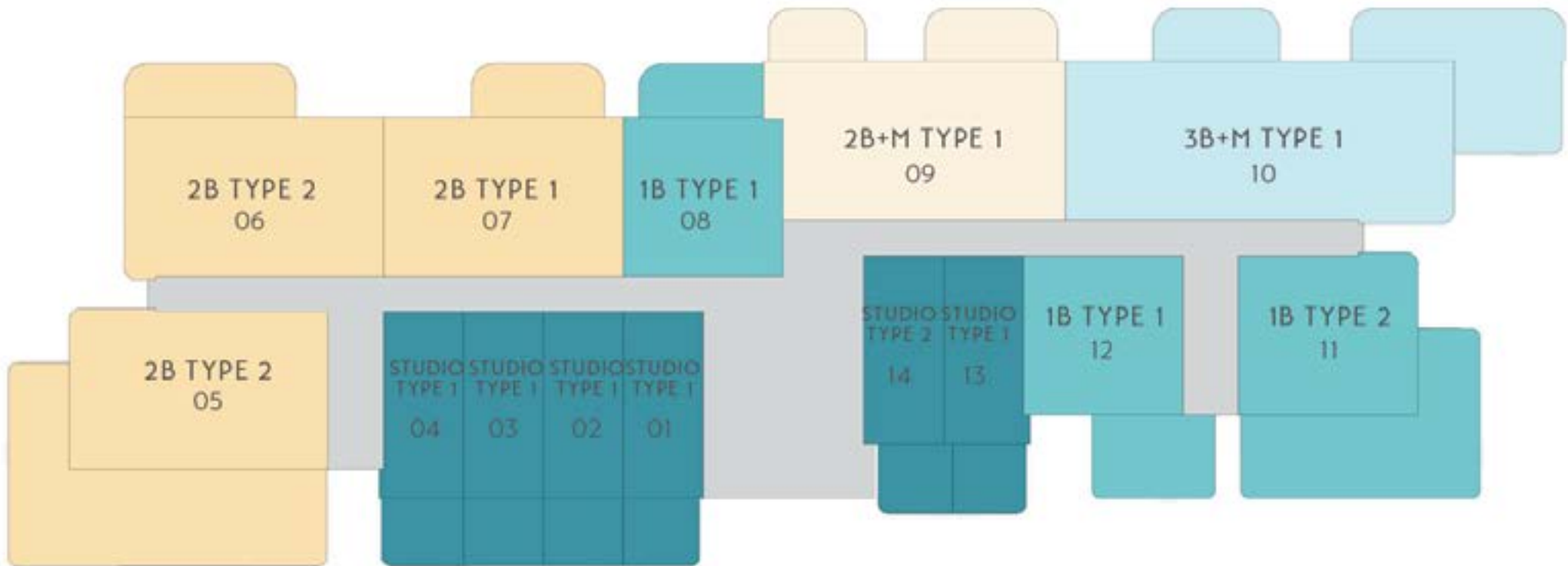


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# BUILDING - A II, A V

A V - FLOOR 01 (PODIUM)



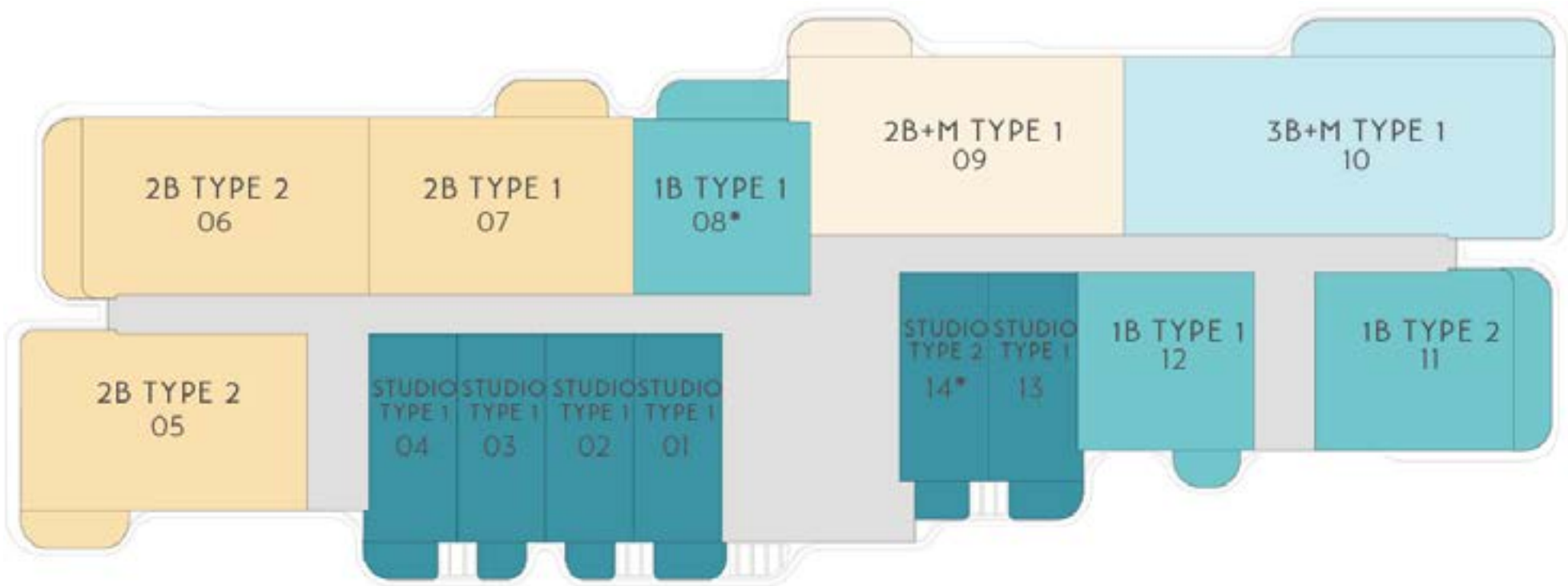
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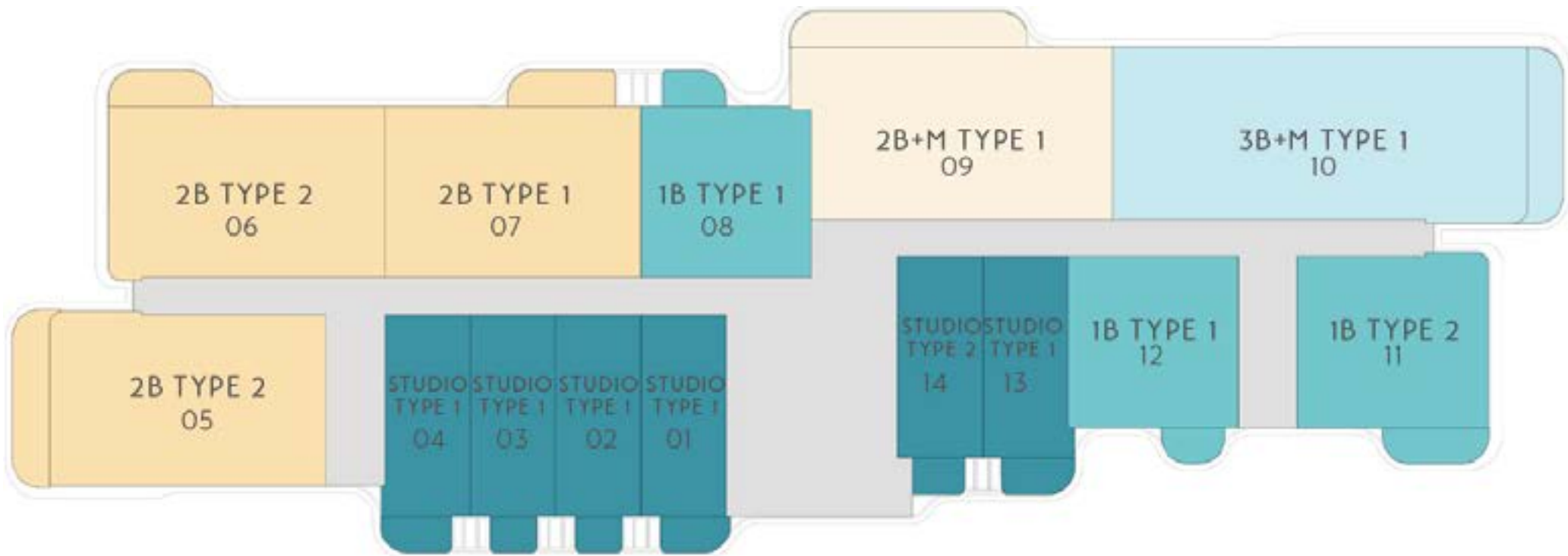
# BUILDING - A II, A V

FLOOR 02\*, 04, 06 (EVEN BALCONIES)



# BUILDING - A II, A V

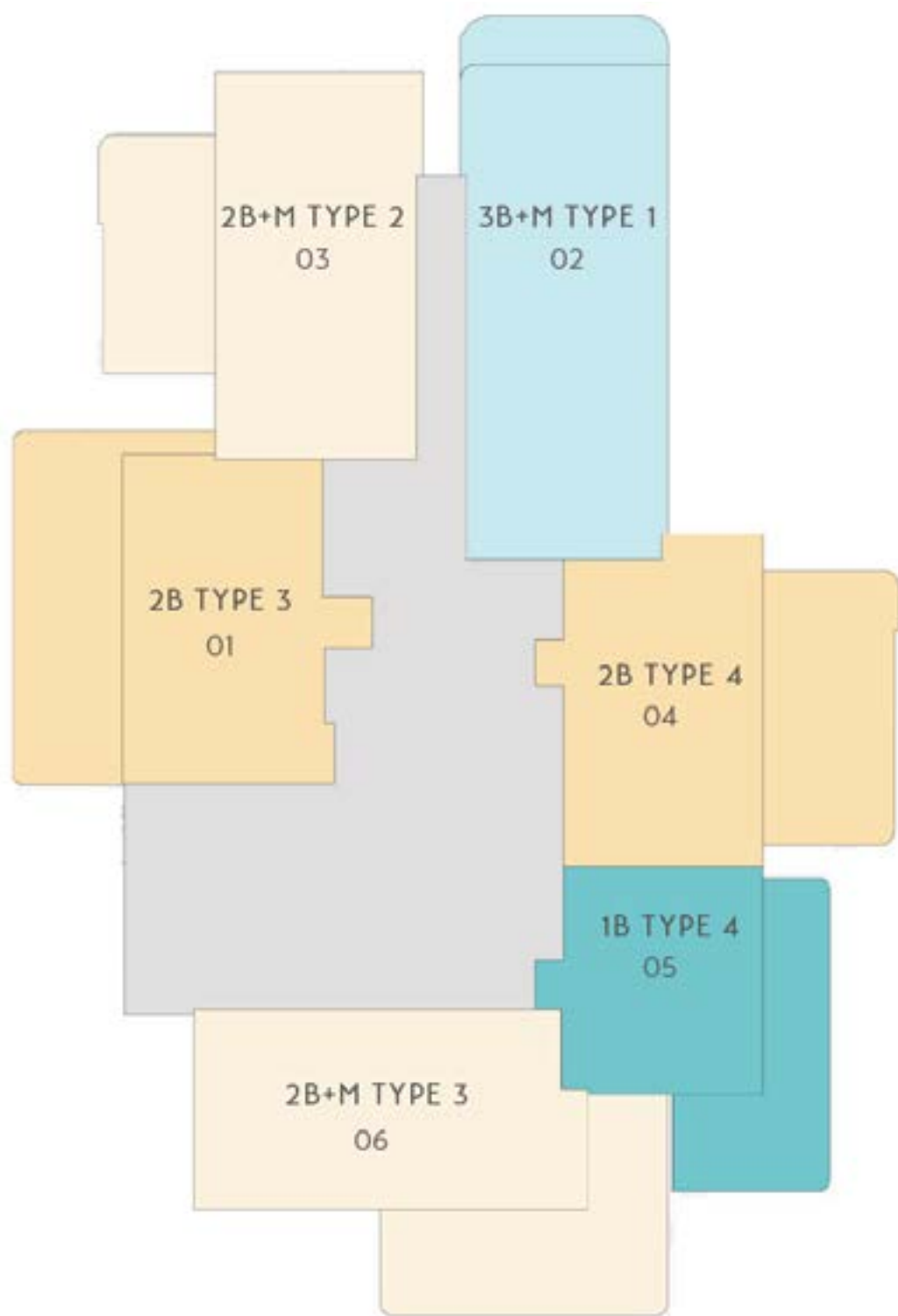
FLOOR 03, 05, 07 (ODD BALCONIES)





# BUILDING - B III, B VI

B III - FLOOR 01 (PODIUM)

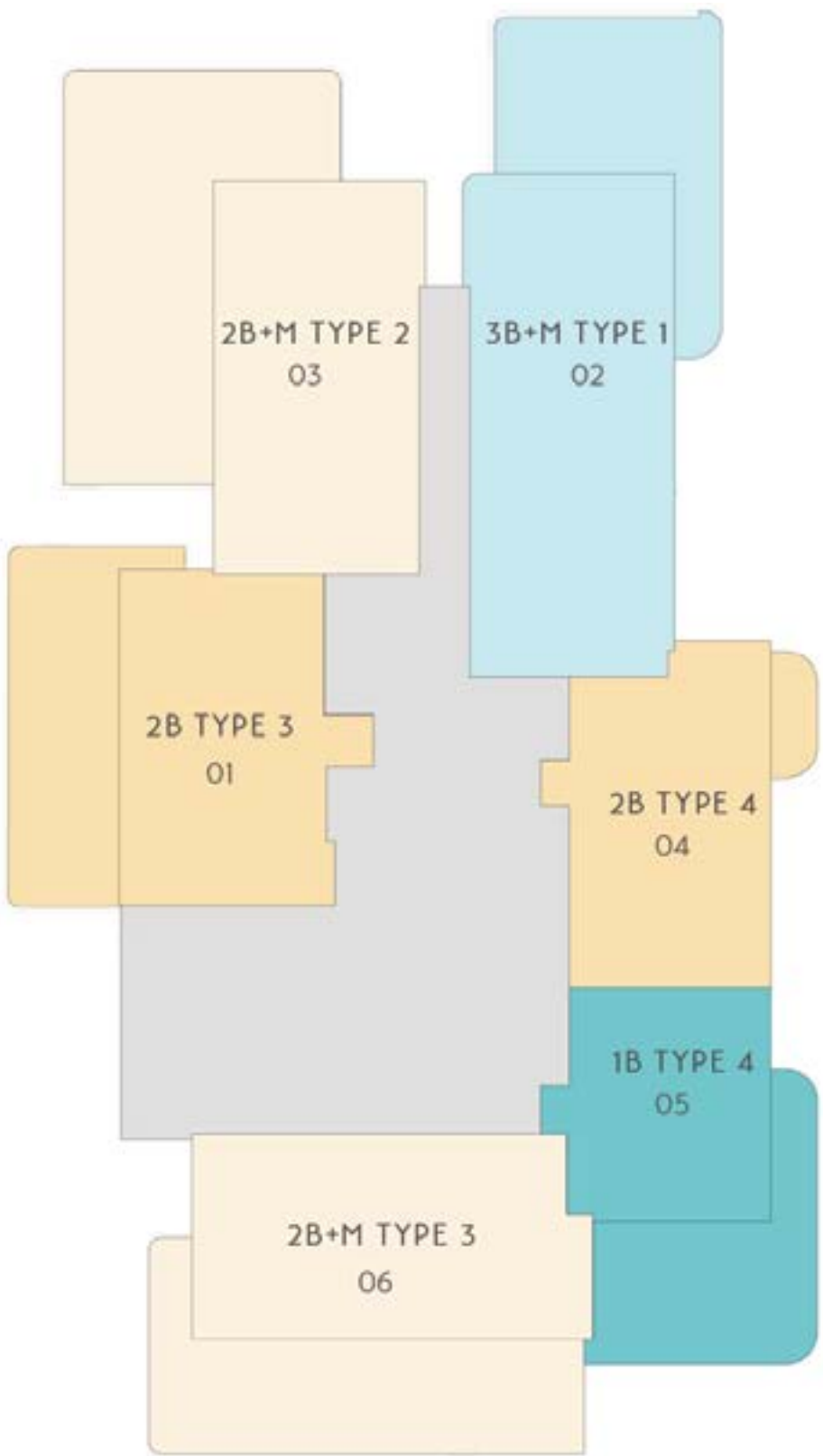


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# BUILDING - B III, B VI

B VI - FLOOR 01 (PODIUM)



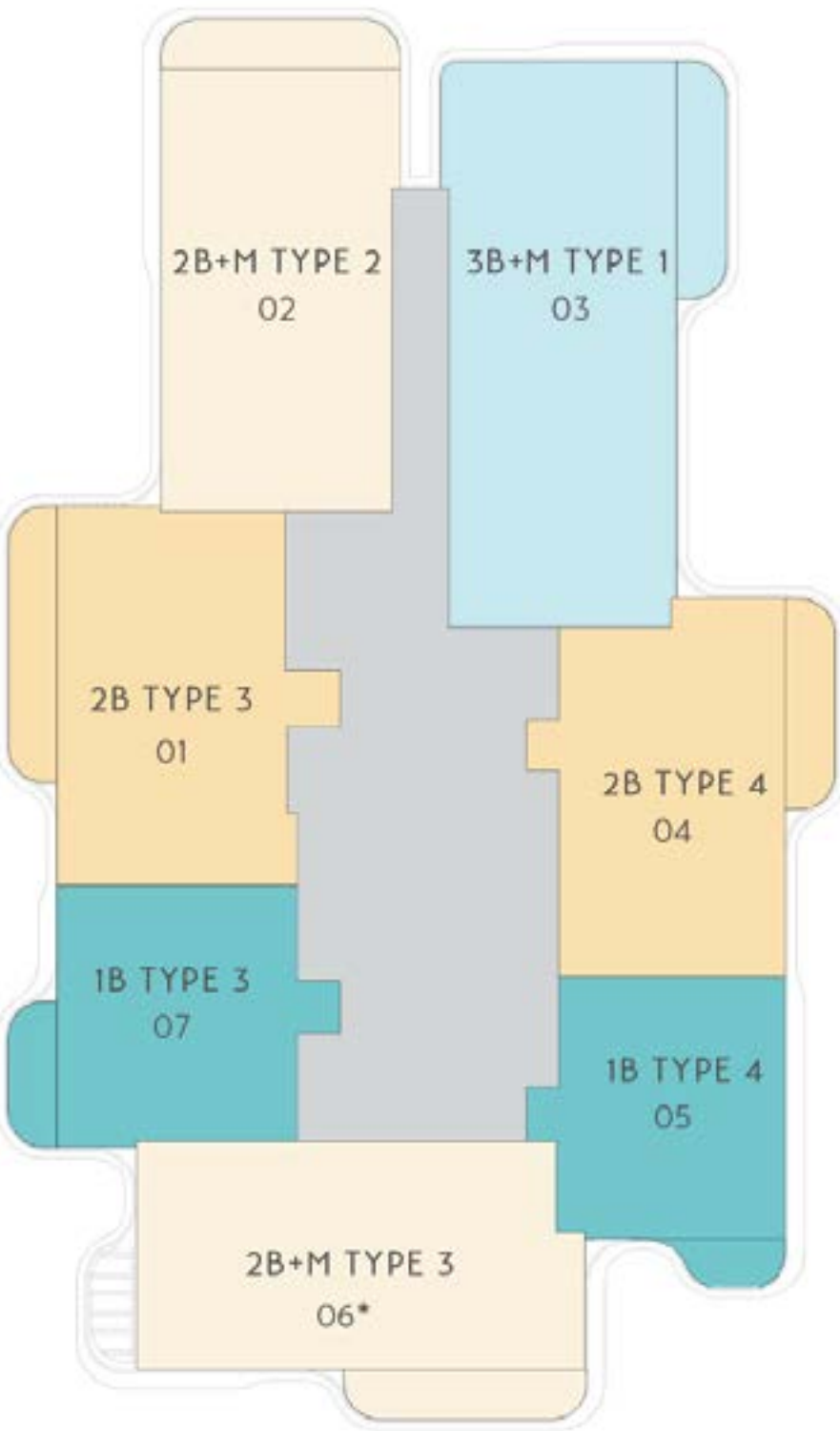
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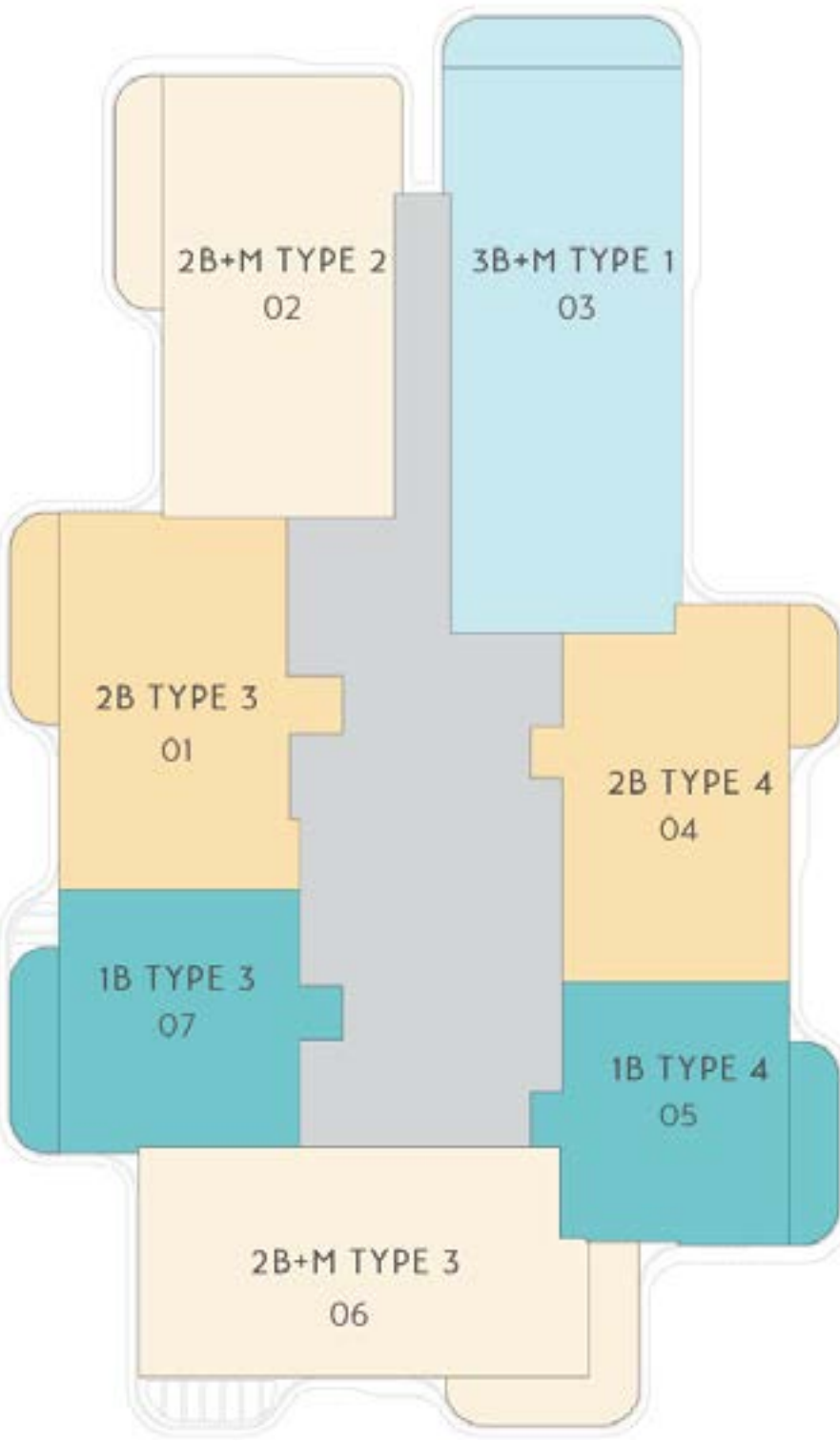
# BUILDING - B III, B VI

FLOOR 02\*, 04, 06, 08 (EVEN BALCONIES)



# BUILDING - B III, B VI

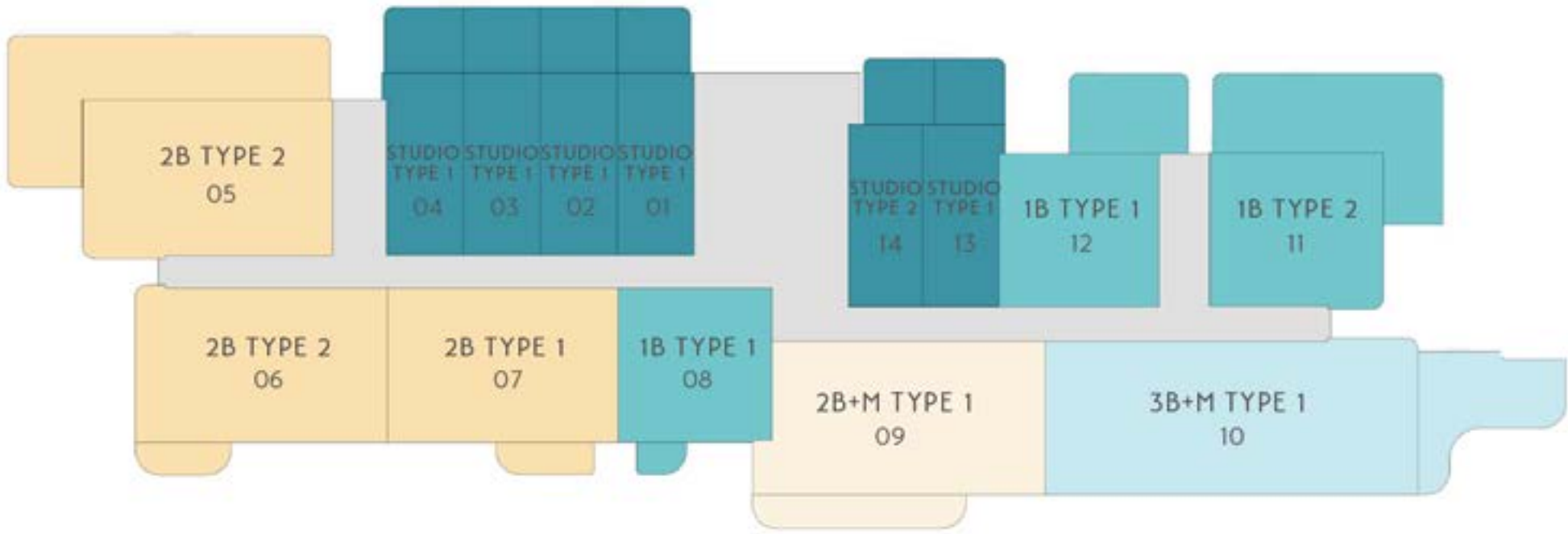
FLOOR 03, 05, 07, 09 (ODD BALCONIES)





# BUILDING - A IX, A XI

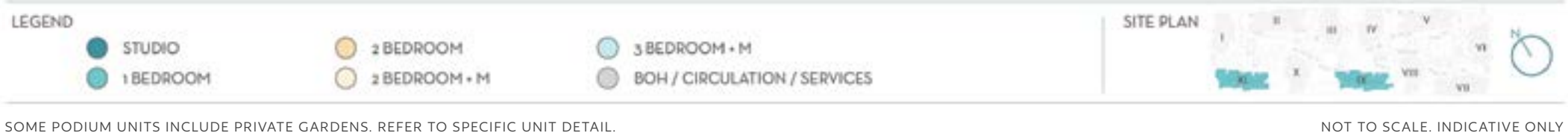
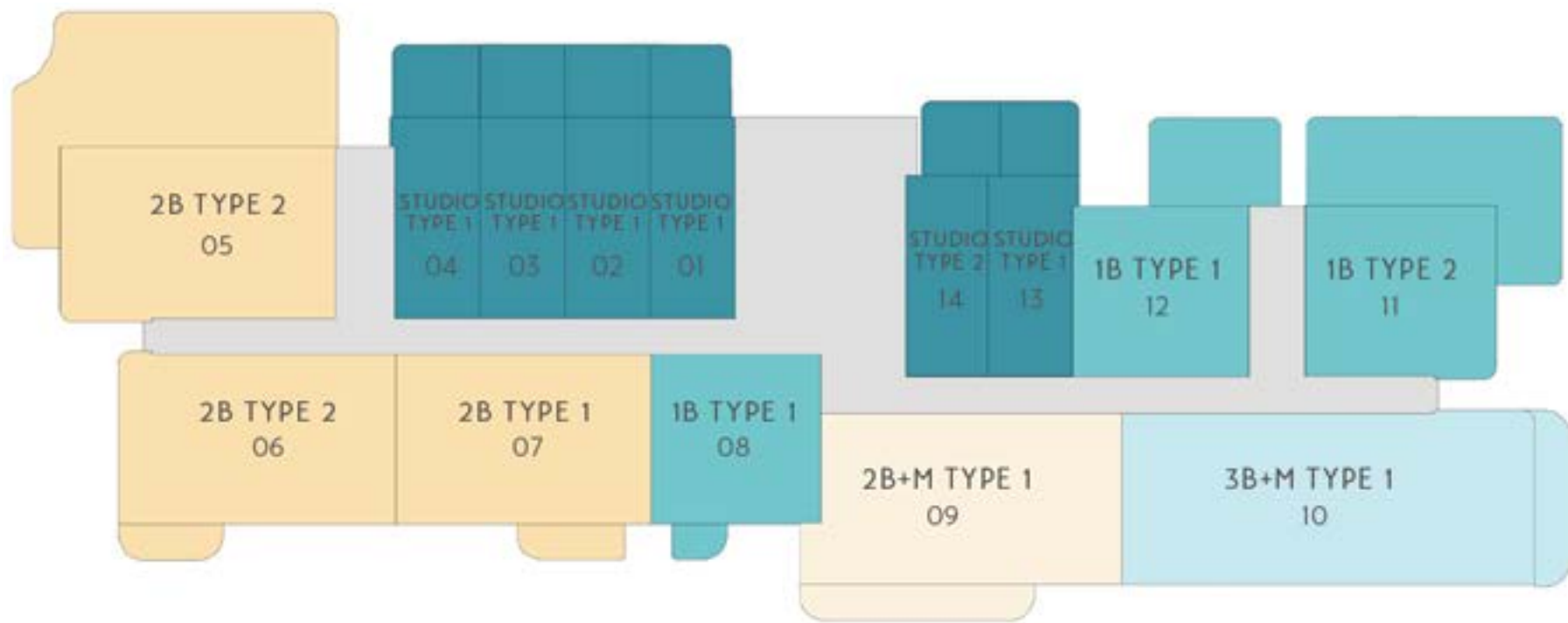
A IX - FLOOR 01 (PODIUM)



SOME PODIUM UNITS INCLUDE PRIVATE GARDENS. REFER TO SPECIFIC UNIT DETAIL.

# BUILDING - A IX, A XI

A XI - FLOOR 01 (PODIUM)

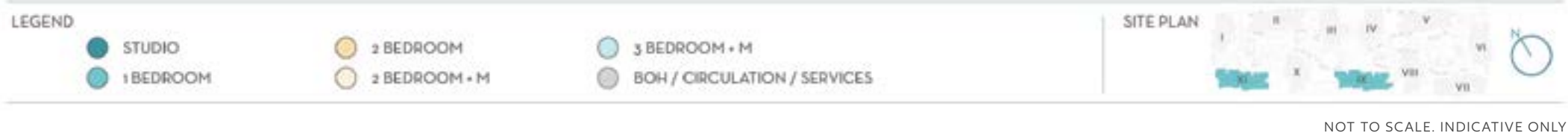
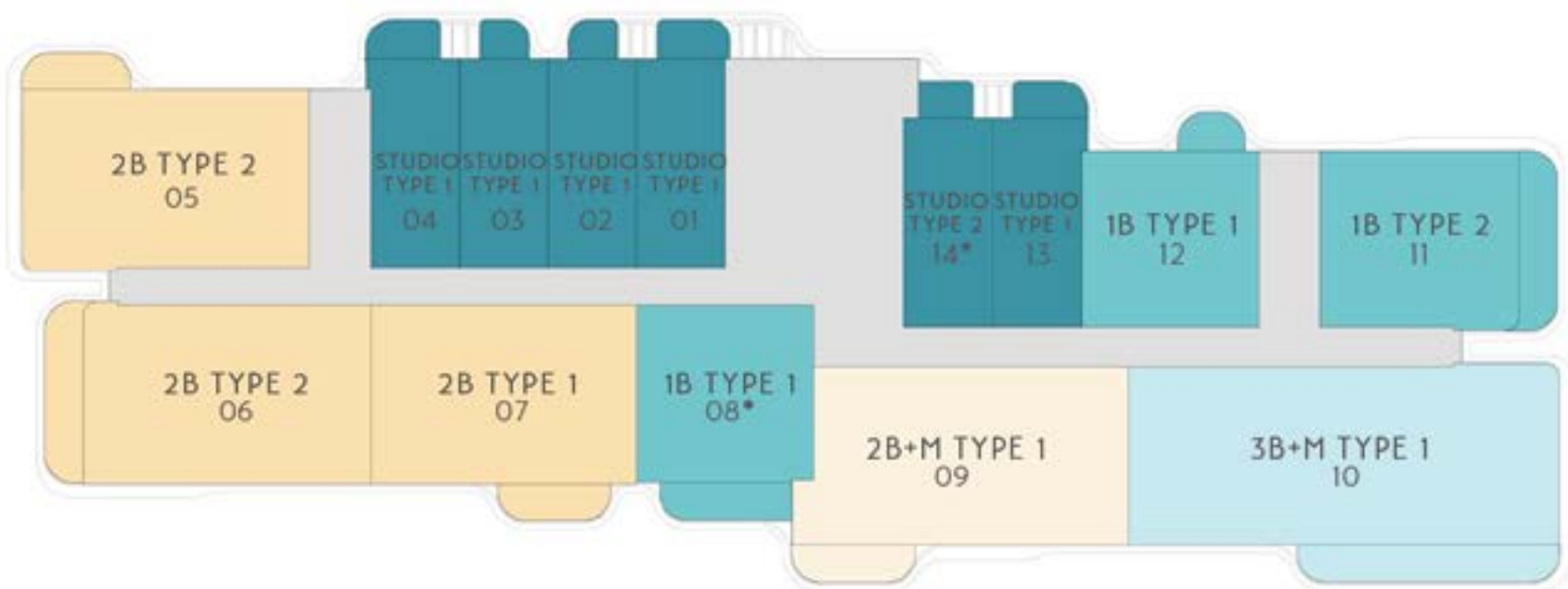


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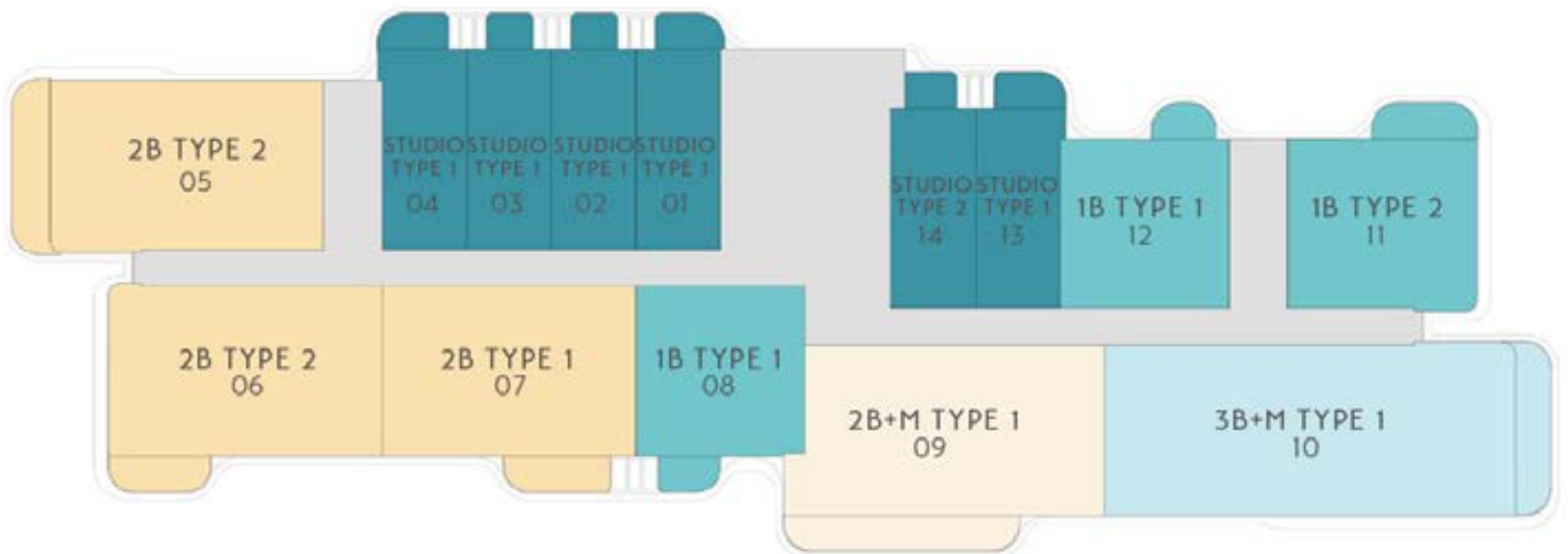
# BUILDING - A IX, A XI

FLOOR 02\*, 04, 06 (EVEN BALCONIES)



# BUILDING - A IX, A XI

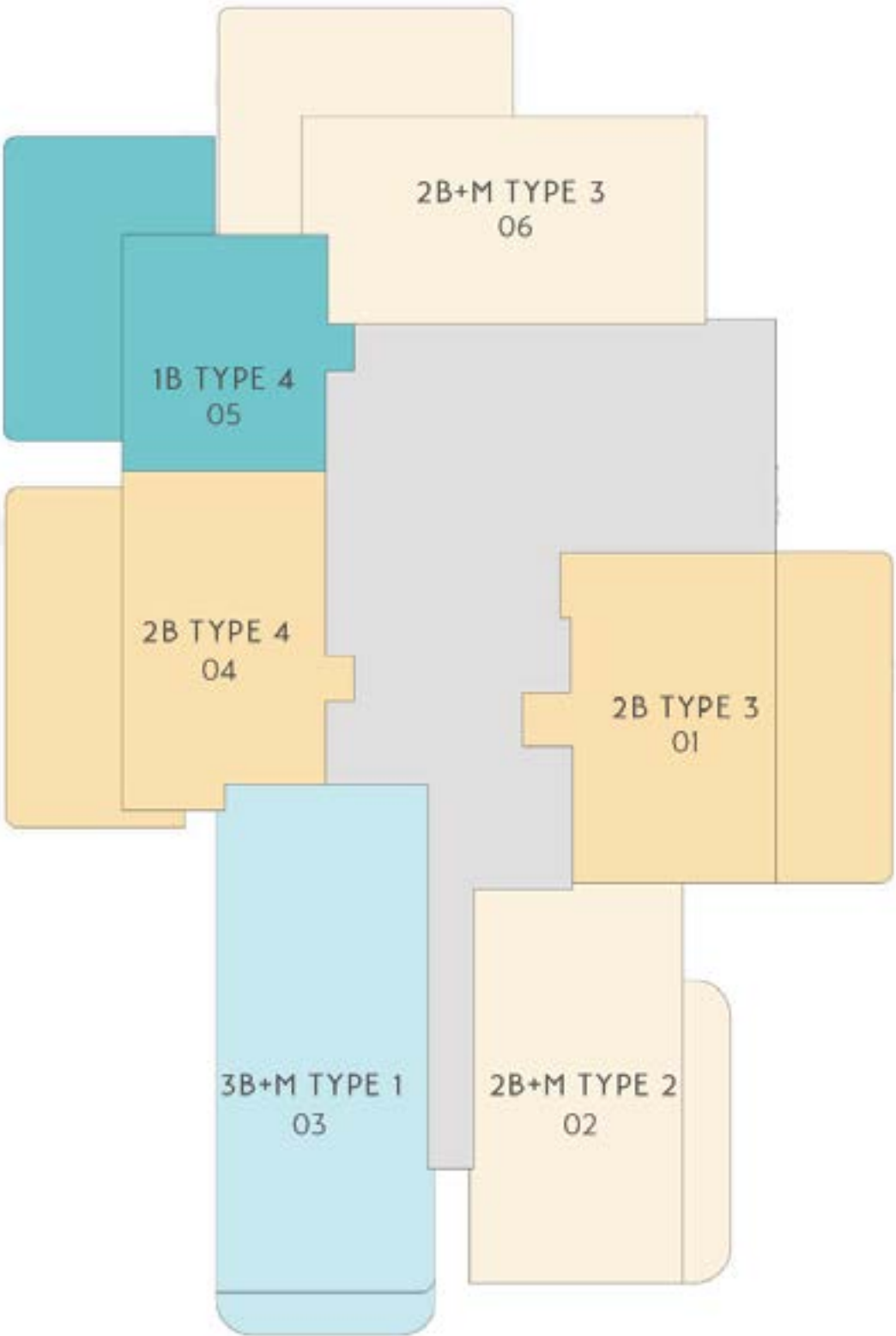
FLOOR 03, 05, 07 (ODD BALCONIES)





# BUILDING - B VIII, B X

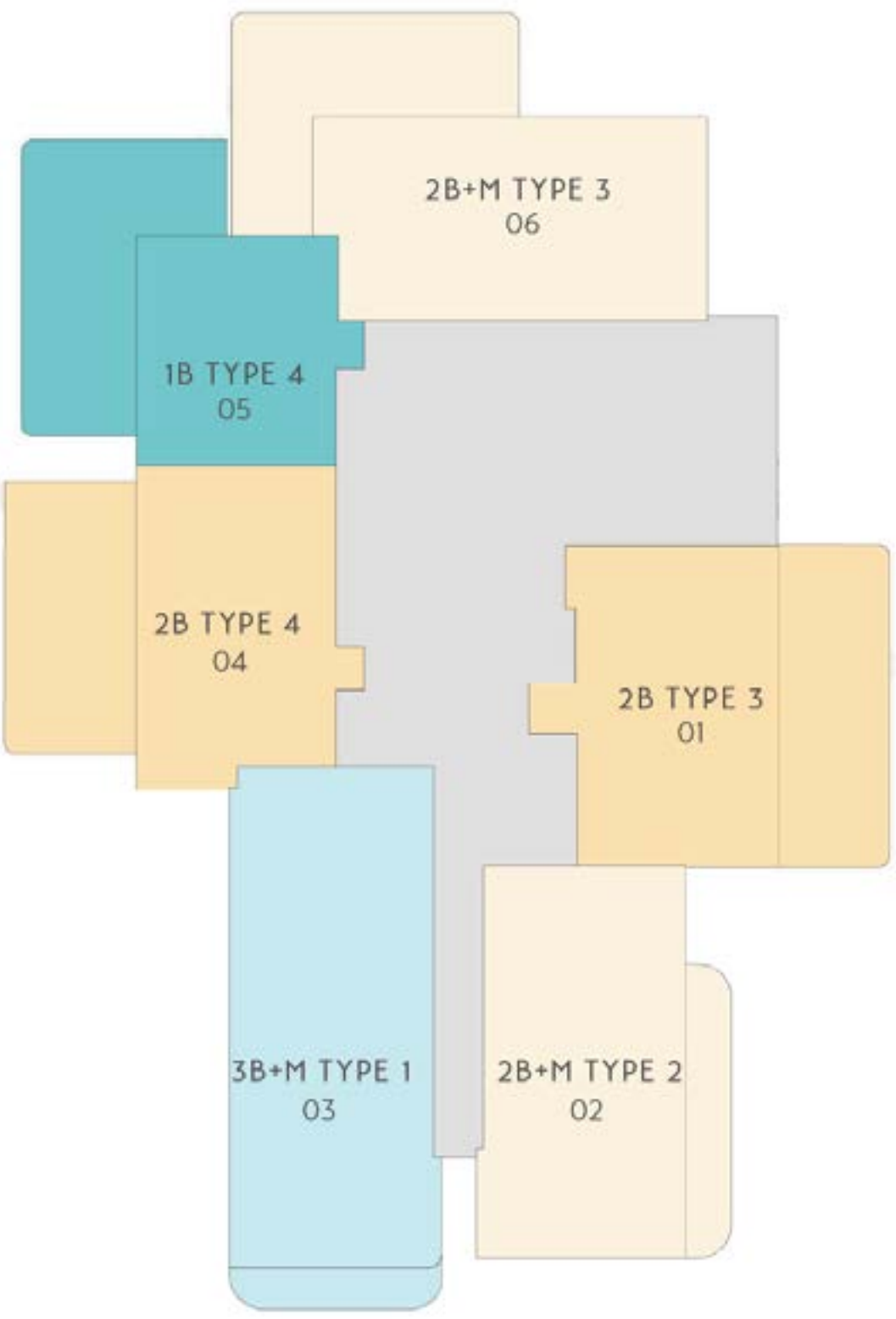
B VIII - FLOOR 01 (PODIUM)



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# BUILDING - B VIII, B X

B X - FLOOR 01 (PODIUM)

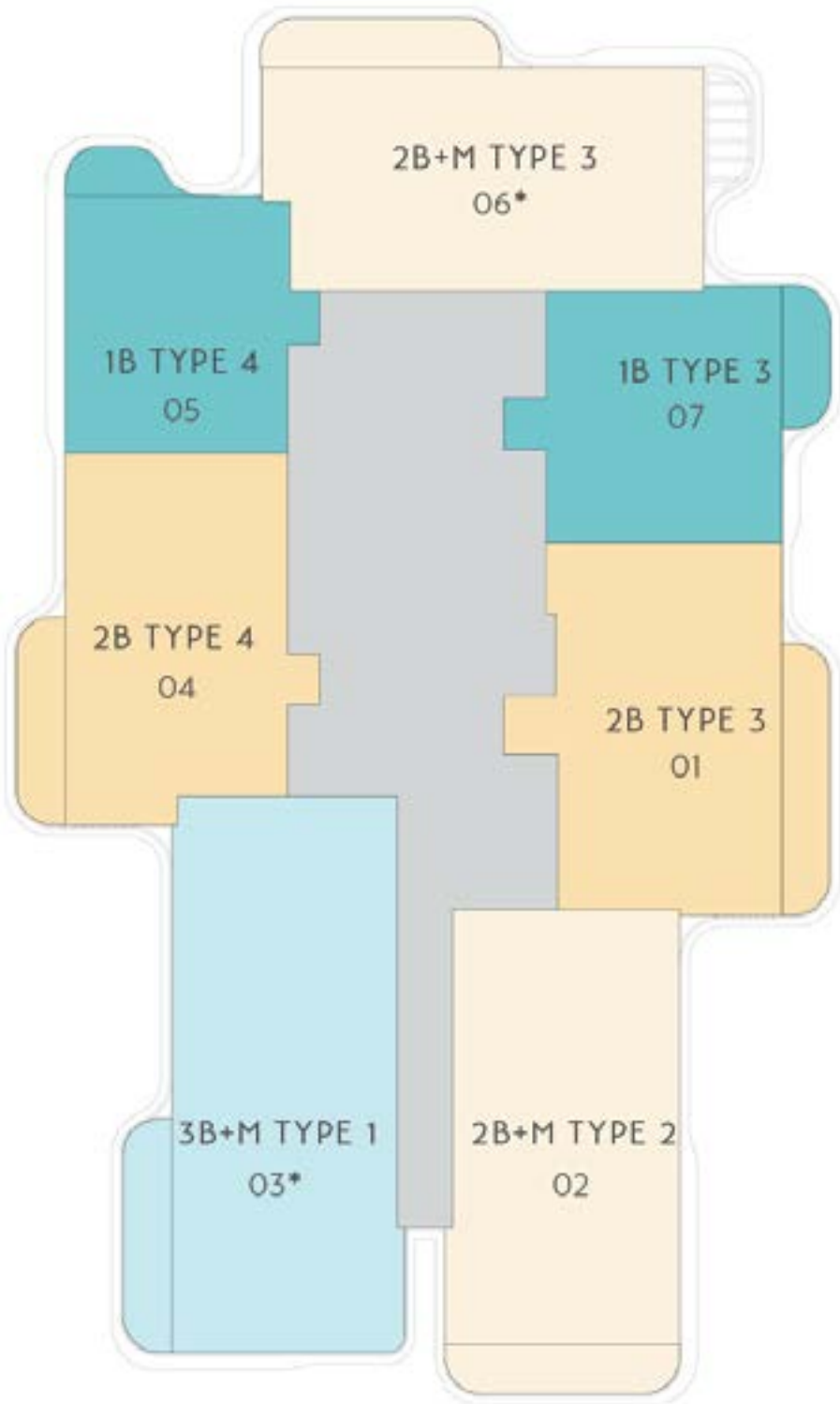


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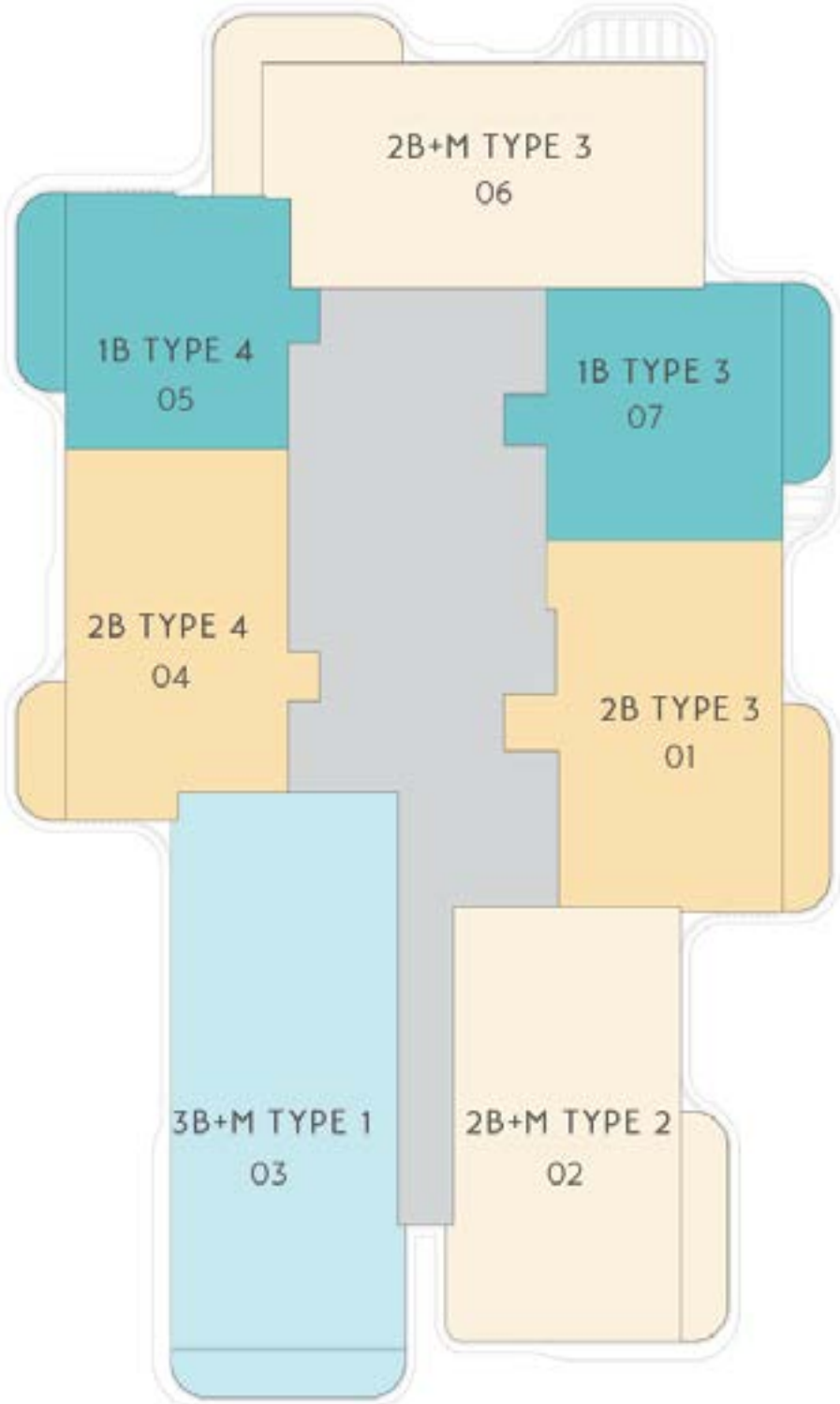
# BUILDING - B VIII, B X

FLOOR 02\*, 04, 06, 08 (EVEN BALCONIES)



# BUILDING - B VIII, B X

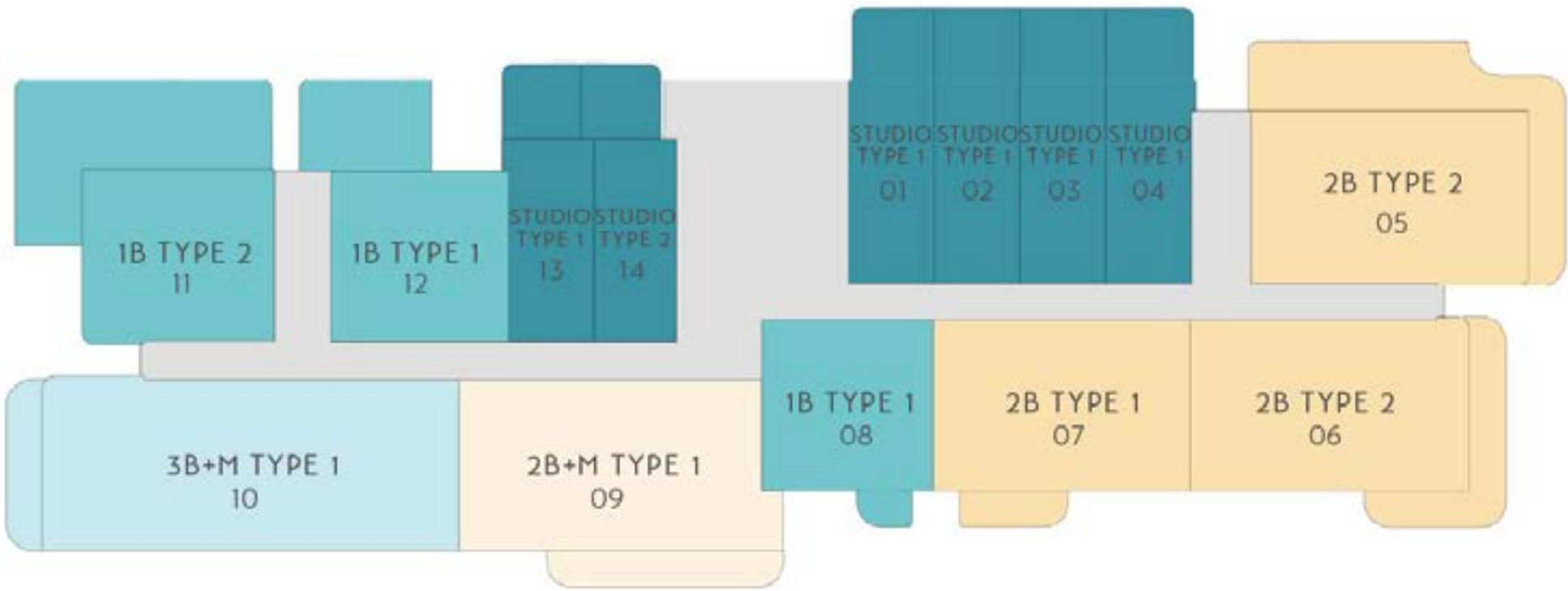
FLOOR 03, 05, 07, 09 (ODD BALCONIES)





# BUILDING - A VII

A VII - FLOOR 01 (PODIUM)

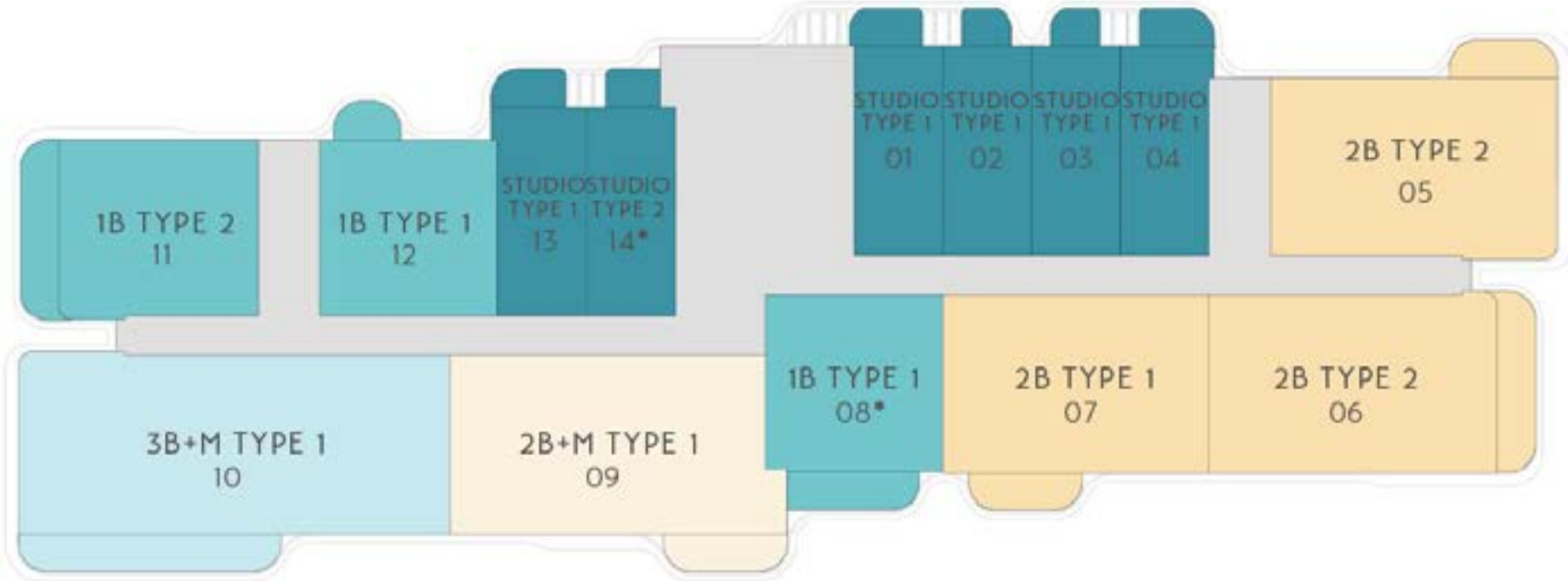


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# BUILDING - A VII

FLOOR 02\*, 04, 06 (EVEN BALCONIES)

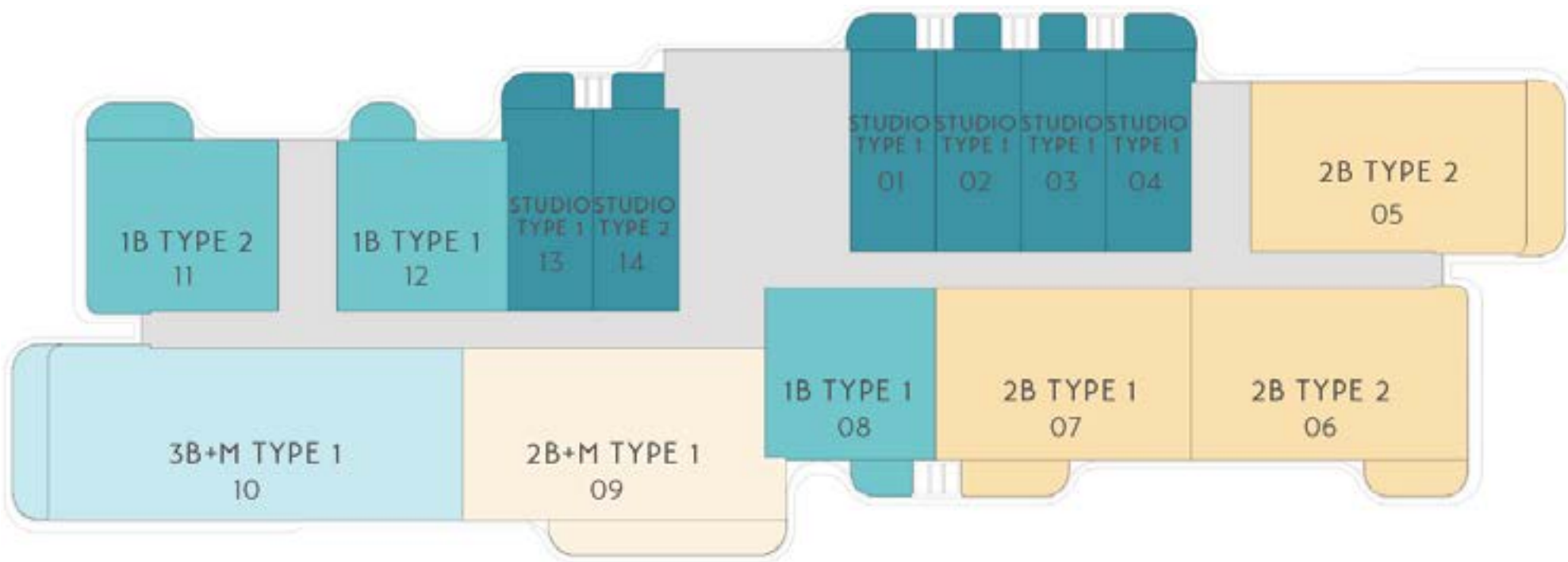


NOT TO SCALE. INDICATIVE ONLY



# BUILDING - A VII

FLOOR 03, 05, 07 (ODD BALCONIES)



LEGEND

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + M
- 3 BEDROOM + M
- BOH / CIRCULATION / SERVICES

SITE PLAN



NOT TO SCALE. INDICATIVE ONLY



