



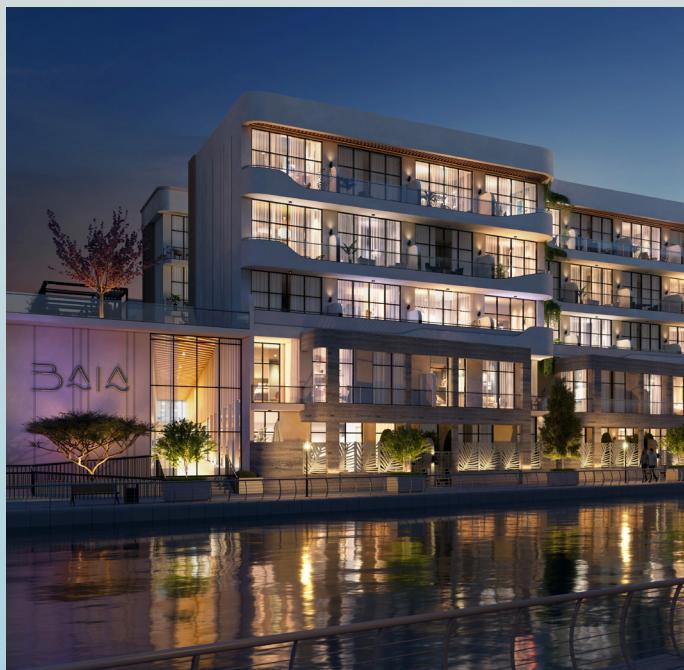
## PROJECT SUMMARY

**BAIA** is an exclusive residential project located in Al Raha, one of Abu Dhabi's most prestigious waterfront destinations. **BAIA** offers a refined lifestyle that combines privacy, elegance, and meaningful connections.

**BAIA** places residents at the heart of a vibrant community with canal views and direct access to Al Raha Beach, with close proximity to the key landmarks such as Al Raha Mall, Abu Dhabi International Airport, and Yas Island.

Surrounded by cultural, social, and business circles, **BAIA** creates the perfect environment for those who value distinguished connections and intellectual harmony.

**BAIA** offers a select collection of 50 townhouses, thoughtfully designed with easily accessible amenities. In terms of design, quality, and space, they have all been built to the highest international standards, offering residents a truly exceptional living experience.



## PROJECT DETAILS

**Type:** Residential

**Plot Area:** 5,476.00 sq.m

**Total Units:** 50 (individual townhouse-style units)

**Levels:** 2 Basements (partial) + Ground + 2 Floors

## AMENITIES & SERVICES

- 2 Floors of Gym
- Kids' and Adults' Swimming Pools
- Landscaped Areas & Seating Spots
- Pets Area
- Kids' Play Area
- BBQ Area



## LOCATION FEATURES

- **05-min** drive to Al Raha Creek
- **08-min** drive to Al Raha Mall
- **08-min** drive to Al Raha Beach Resort
- **08-min** drive to Masdar City
- **08-min** drive to Zayed International Airport
- **10-min** drive to Khalifa City
- **10-min** drive to Etihad Arena
- **12-min** drive to Yas Island
- **12-min** drive to Ferrari World
- **14-min** drive to Sheikh Zayed Grand Mosque

## UNIT MIX

Baia contains different units:

- 3 Bedrooms : 12 Townhouses
- 4 Bedrooms : 38 Townhouses

**Total No. of Units : 50 units**



## UNIT FEATURES

- Private Balconies / Terraces as per unit plan
- Kitchen cabinets and countertops
- Fully tiled bathrooms, en-suites and guest toilets wherever applicable
- Double glazed windows
- Shower in each bathroom
- Central air conditioning
- Vanity units & Mirrors
- Laundry & Maid Room in some units
- Private Parking