

# FAHID BEACH

## TERRACES







# Well-being designed *by the Sea*

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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*

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*

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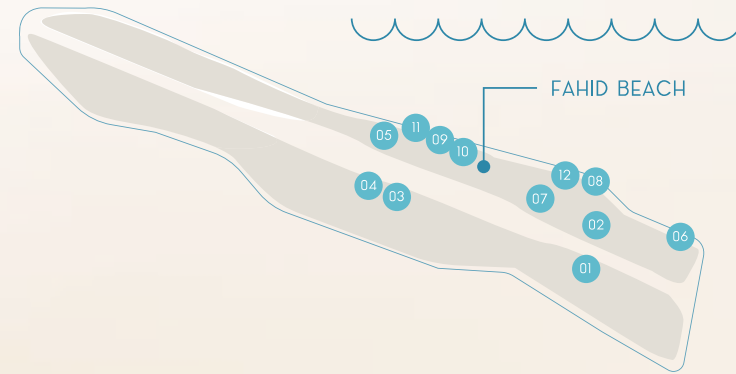
Set along the coast of Abu Dhabi, Fahid Island is the UAE's first island where well-being isn't just a feature, but the foundation. Offering seamless connectivity to key cultural landmarks and destinations, Fahid Island redefines what it means to live well. Every detail is guided by science: from the 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	15 min	15 min	20 min	50 min
YAS ISLAND	SAADIYAT ISLAND	ZAYED INTERNATIONAL AIRPORT	ABU DHABI CITY	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

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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*

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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*

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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*

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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.

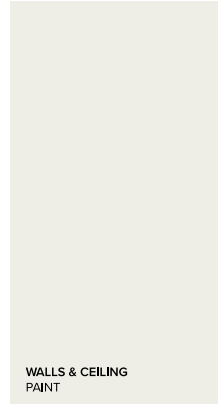




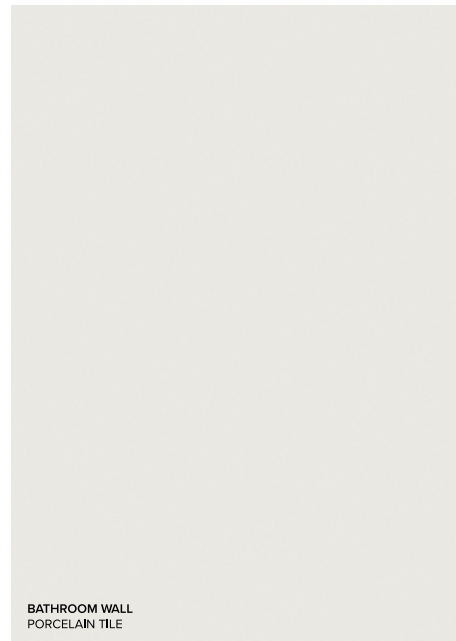
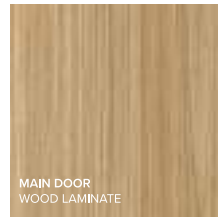
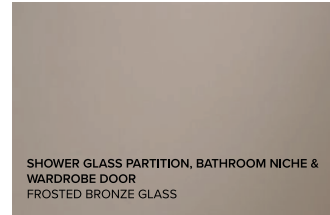


MATERIAL FINISHES

Light

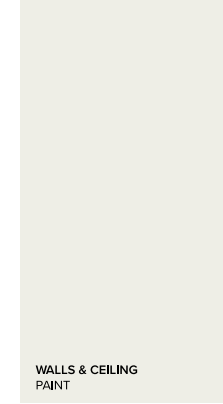


SANITARY WARE  
(WC & BASIN)  
CERAMIC



MATERIAL FINISHES

Dark



SANITARY WARE  
(WC & BASIN)  
CERAMIC

