

# FATID BEACH

R E S I D E N C E S

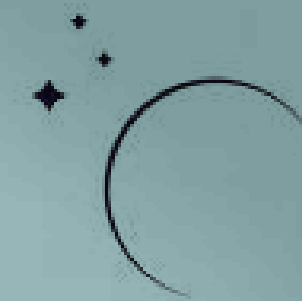
Presented by Canaletto Sky Real Estate LLC



IHR DEUTSCHER IMMOBILIENMARKLER INKLUSIVE RECHTSBERATUNG IN DUBAI !



ERWERBEN SIE PROVISIONSFREI DIREKT VOM BAUTRÄGER



CANALETTO SKY  
REAL ESTATE





## THIS IS THE LIFE

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A world where vitality, tranquillity, and effortless elegance come together to redefine what it means to live well. Cradled between endless sea vistas and the vibrant rhythm of the shoreline, Fahid Beach Residences offers an elevated sanctuary of calm, as the pulse of Fahid Island's beach culture unfolds just beyond your door.







# ALDAR – ENRICHING PEOPLE’S LIVES

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At Aldar, we believe well-being begins with where and how you live. That's why Fahid Beach Residences has been thoughtfully envisioned as more than just a coastal address—it's a seamless blend of refined living, beachside energy, and everyday 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 thoughtful design meet the dynamic energy of a city always moving forward.





# AN ENTIRE ISLAND DESIGNED FOR WELL-BEING

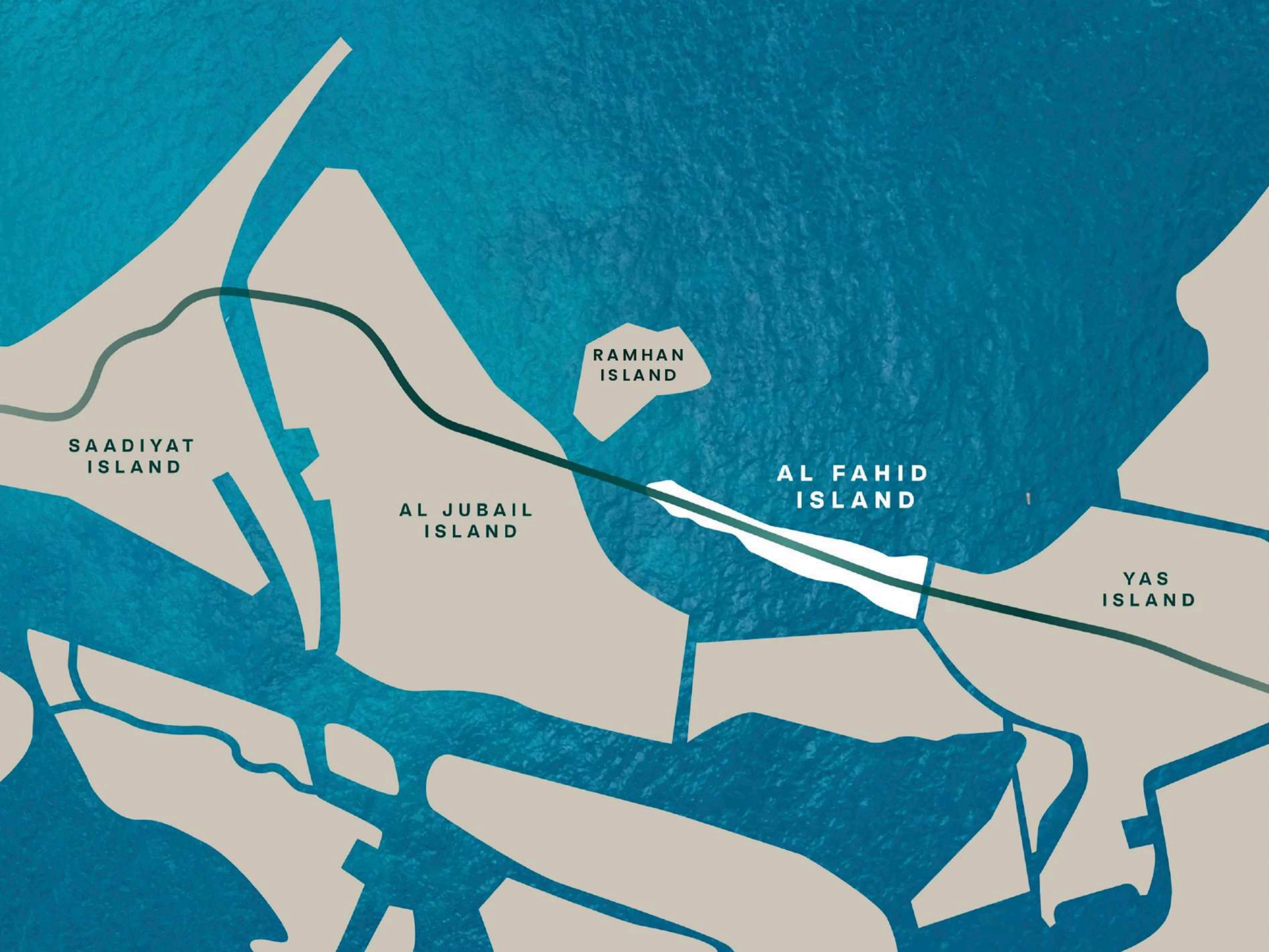
Set along the coast of Abu Dhabi, Fahid Island is the UAE's first island where well-being isn't just a feature, but the foundation. Fahid Island redefines what it means to live well.

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: your well-being.

# FAHID ISLAND







## A CONNECTED ISLAND ESCAPE

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

YAS ISLAND

5<sub>MIN</sub>

SAADIYAT ISLAND

15<sub>MIN</sub>

DUBAI

50<sub>MIN</sub>

ZAYED  
INTERNATIONAL AIRPORT

15<sub>MIN</sub>

ABU DHABI CITY

20<sub>MIN</sub>



A CLOSER LOOK AT HOW FAHID ISLAND'S  
PURPOSEFUL DESIGN BRINGS WELL-BEING TO LIFE

VIBRANT  
WATERFRONT LIVING

Everyday access to invigorating watersports and a 2km waterfront promenade featuring world-class F&B, with a coastline that's never more than 5 minutes away.

7.5 ACRES OF OPEN SPACE  
PER 1,000 RESIDENTS

30% of the island is dedicated to nature, including parks, gardens, and green trails.

SELF-CONTAINED  
COMMUNITY

Everything you need is here: schools, healthcare, retail, dining, leisure, clubs, and events.

15KM OF INTERCONNECTED  
FOOTPATHS

Pedestrian-friendly footpaths and shaded walkways connect the island's landscape with its social spaces and amenities that encourage active, healthy living.

EVERY HOME WITHIN 250M  
OF OPEN GREENERY

Whether for play, sport, or peace, residents will always find natural spaces just a short walk away.

COMMUNITY SPACES &  
CULTURAL PROGRAMMES

A masterplan that brings people together through spaces for socialising, island-wide community initiatives, clubs, and programmes.

2X MORE WELLNESS  
FEATURES

To elevate everyday well-being, Fahid Island offers nutrition programmes, artisanal food outlets, a world-class wellness clinic and the island's exclusive racquet club, The Palmerie.

DIVERSE COASTAL  
ENVIRONMENTS

From white sand beaches to mangrove shores, each offers unique views and activities.

BOUTIQUE SHOPPING  
BOULEVARD

Direct access to Coral Drive's unique retail concepts, cafés and galleries.



FAHID BEACH  
RESIDENCES





01



**NATURAL MANGROVE FOREST**  
PHOTOSYNTHESIS AND MEDICAL-GRADE  
AIR-FILTRATION SYSTEMS KEEP AIR  
60% CLEANER



04



**NETWORK OF FOOTPATHS & SHADED WALKWAYS**  
15KM OF INTERCONNECTED FOOTPATHS AND SHADED WALKWAYS FOR EASY,  
YEAR-ROUND WALKABILITY



06



**11KM SHORELINE**  
ACCESS TO THE EXPANSIVE 100,000  
SQ.M BEACH WITHIN 5 MIN FROM  
ANYWHERE ON THE ISLAND



03



**BERM PARK**  
A GREEN ACTIVE ZONE FOR  
FITNESS AND EXPLORATION  
WITH A 10KM RUNNING LOOP

05

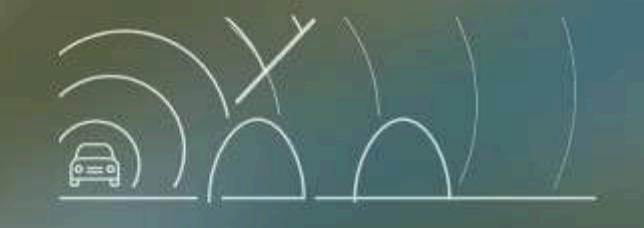


**GREENERY & OPEN SPACES**  
7.5 ACRES PER 1,000 RESIDENTS WITH NO HOME  
MORE THAN 250M FROM OPEN GREEN SPACE

02



**STRATEGICALLY PLACED BERMS**  
5-7M HIGH BERMS ACT AS ACOUSTIC AND  
VISUAL BARRIERS



09



**CYCLING TRACKS**  
FEATURES 3 DIFFERENT TYPES OF ROUTES:  
FAMILY-FRIENDLY, FAST-PACED AND MOUNTAIN  
BIKING TRAILS

08



**WATERFRONT PROMENADE**  
2KM WALKWAY OF VIBRANT RESTAURANTS AND  
ART SPACES

07



**COMMUNITY SPACES**  
DESIGNED TO INCREASE SOCIAL INTERACTION WHICH  
CAN EXTEND LIFE UP TO 15 YEARS

# THE SCIENCE OF WELL-BEING

Explore how Fahid Island's masterplan makes well-being a way of life



# BEACHSIDE LIVING INFUSED WITH WELL-BEING

Immerse yourself in refined coastal living with elegant seaside residences thoughtfully designed to nurture your well-being. Natural light, open layouts, and calming surroundings create a sense of ease and balance—every day.







## DIVE INTO BEACH CULTURE

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Situated in the vibrant hub of Fahid Island, residents enjoy seamless access to a world of experiences. From chic boutique shopping on Coral Drive to the finest dining along the waterfront promenade, to a beach club and watersports hub right next door, life here flows effortlessly between energy and calm.



## EMBRACE THE SHORELINE

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Discover effortless elegance, framed by the horizon. Each residence is thoughtfully designed to welcome natural light, while sea-facing homes offer generous views of the expansive shoreline. With every detail crafted for comfort and elegance, Fahid Beach Residences delivers a truly elevated lifestyle in one of Abu Dhabi's most sought-after districts.







## AMENITIES

Dive into a range of lifestyle amenities that cater to every passion and pace.

Residential amenities are situated on Level 1 of each podium, providing separation from the public domain. This elevated location offers sweeping water views and creates a tranquil retreat from the outside world.



## BY THE WATER'S EDGE

The infinity pools are situated at the front of each podium, parallel to the beach, creating a seamless visual connection between the pool and the sea.







## PRODUCTIVITY MEETS TRANQUILLITY

For professionals, beautifully designed co-working spaces offer a calm, productive environment for collaboration or quiet focus, bringing a perfect balance of home and work.



# SAVOUR EVERY MOMENT

At the heart of the development is a social kitchen that's perfect for community gatherings, private chef dinners, or intimate birthday celebrations.







## TAIL-WAGGING COMFORT

Not forgetting our furry friends, the development also features a Pet Spa for all grooming needs, care services and dog-walking services.



# LIST OF AMENITIES

Infinity Pools

Jacuzzis

Kids Swimming Pools

Kids' Splash Pad

Outdoor Fitness Areas

Outdoor Kids' Play Area

Pet Spa

Squash Courts

Social Kitchens

Gymnasiums

Kids' Rooms

Multi-purpose Rooms

Steam Room & Sauna

Cinema Room

Co-working Lounges

Landscaped Podium Gardens







# SERVICES

24/7 Gym with Personal Training (for a fee)

24/7 Security & Concierge

Visitor and Retail Valet

Discounted Pet Spa—Grooming and care services for pets including dog walking services

Community Activation and Events Programming

Cinema

Social Kitchen

Direct access to boutique shopping and retail on Coral Drive

Direct Access to Fahid Waterfront Promenade

High calibre F&B



# DISCOVER YOUR SHORELINE ADDRESS

Choose from 1 to 4-bedroom apartments, 1 to 2-bedroom townhouses and 5-bedroom penthouses with first-class lifestyle and wellness amenities including state-of-the-art gymnasiums, steam and sauna rooms, infinity pools, social kitchens, cinema rooms and more.





YOUR DAILY INVITATION  
TO REFINED LIVING

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## CURATED APARTMENT DESIGN

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Our breathtaking beach-view apartments seamlessly combine luxury, innovation, and sustainability. Each home is thoughtfully designed, featuring Italian-branded kitchens and wardrobes that reflect a beachy, breezy palette.







Kitchens are equipped with premium built-in appliances, pull-out trash and bottle shelves, a pull-out faucet, and a smart magic corner for optimal storage.



Wardrobes are equally sophisticated—featuring sensor-activated lighting in master bedrooms, open LED-lit shelves, and a built-in safe, ensuring both beauty and convenience.







Bathrooms are crafted with the same attention to detail, offering rain showers in master bedrooms, smart drawers with integrated power outlets, and sleek, space-saving layouts. All finishes are sourced from sustainable, top-tier materials.



FLOOR PLANS



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



1-BEDROOM TYPE B1



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1-BEDROOM TYPE B2



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



1-BEDROOM TYPE C



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

1-BEDROOM TYPE D



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1-BEDROOM TOWNHOUSE



Lower Floor



Upper Floor

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

2-BEDROOM + MAID



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2-BEDROOM + STUDY



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2-BEDROOM DUPLEX (CORNER)



Lower Floor



Upper Floor

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



2-BEDROOM DUPLEX (MIDDLE)



Lower Floor



Upper Floor

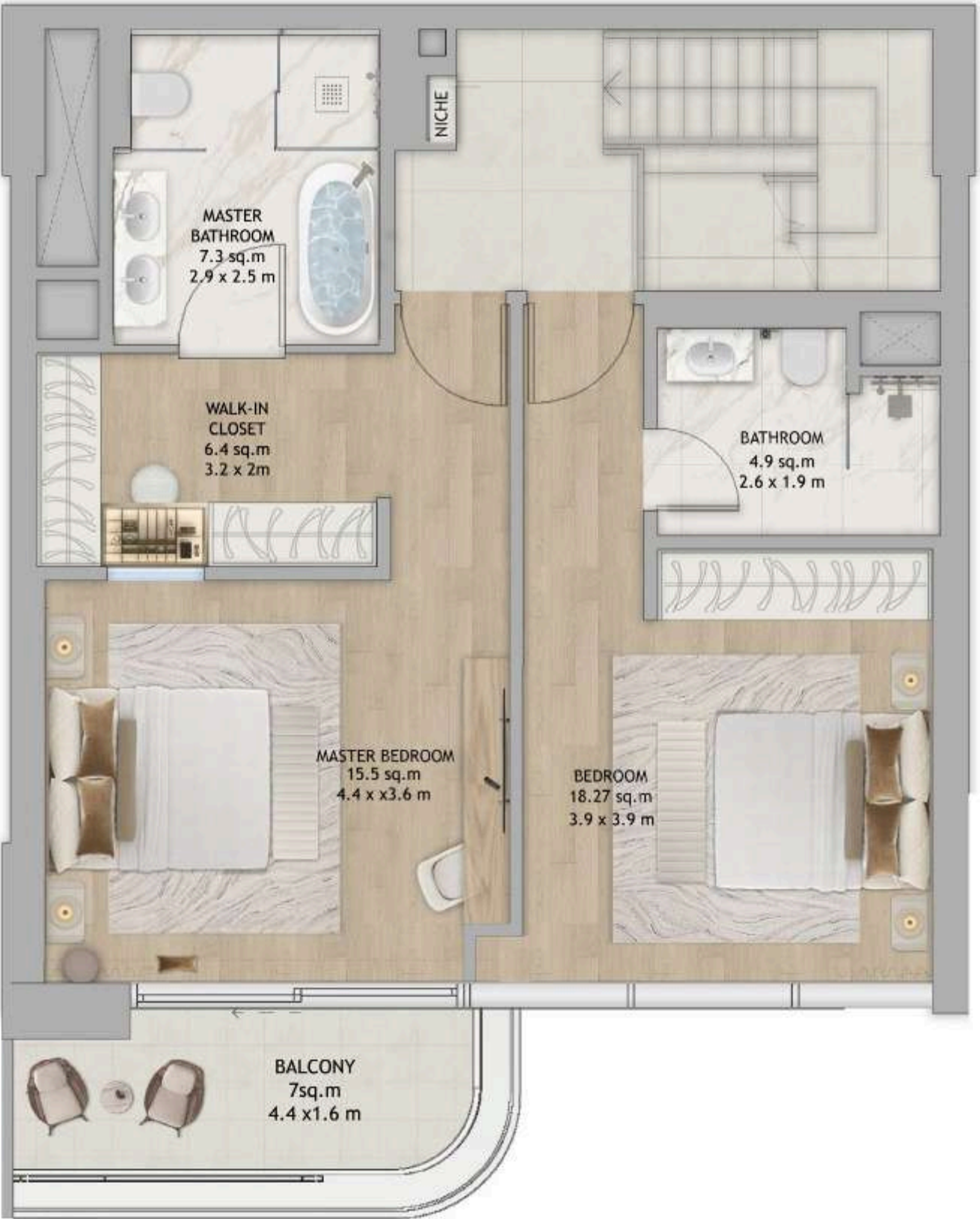
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2-BEDROOM TOWNHOUSE



Lower Floor

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



Upper Floor



### 3-BEDROOM + MAID



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### 3-BEDROOM



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4-BEDROOM + MAID



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## IHR DEUTSCHER IMMOBILIENMARKLER INKLUSIVE RECHTSBERATUNG IN DUBAI



Für ein Beratungsgespräch buchen Sie sich jetzt Ihren Termin:

KOSTENLOSES ERSTGESPRÄCH



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REAL ESTATE

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