ALDAR

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

06 5-STAR BEACH RESORT

AN EXCLUSIVE BEACHFRONT SETTING TO REST & REJUVENATE

07 CORAL DRIVE

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

08 EVENT PLAZA

DESIGNED TO ENCOURAGE COMMUNITY GATHERINGS & INTERACTION

09 MARINA

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

10 THE PALMERIE

PREMIER SPORTS & RACQUET CLUB

11 ICONIC BEACH CLUB & WATERSPORTS HUB

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

12 WATERFRONT PROMENADE

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

THE FAHID MASTER PLAN



AREA

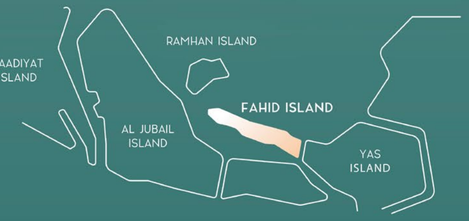
TOTAL LAND AREA: 2.7MN SQM
TOTAL GFA: 1.5MN SQM
TOTAL AREA OF GREEN SPACE: 940,000 SQM
TOTAL AREA OF BEACHES: 100,000 SQM
LENGTH OF COASTLINE: 11KM

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



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

- TWO RESORT-STYLE SWIMMING POOLS
- TWO STATE-OF-THE-ART GYMNASIUMS
- MULTIPURPOSE ROOMS
- CHILDREN’S PLAY AREAS
- CO-WORKING LOUNGES
- LOUNGE AREAS AND COMMUNITY ZONES
- 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

LEED Silver Certified

Representing global leadership in sustainable urban development

Fitwel MFR 2- Star Rating

The first Fitwel certified island globally

Estidama Pearl Building Rating 3

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

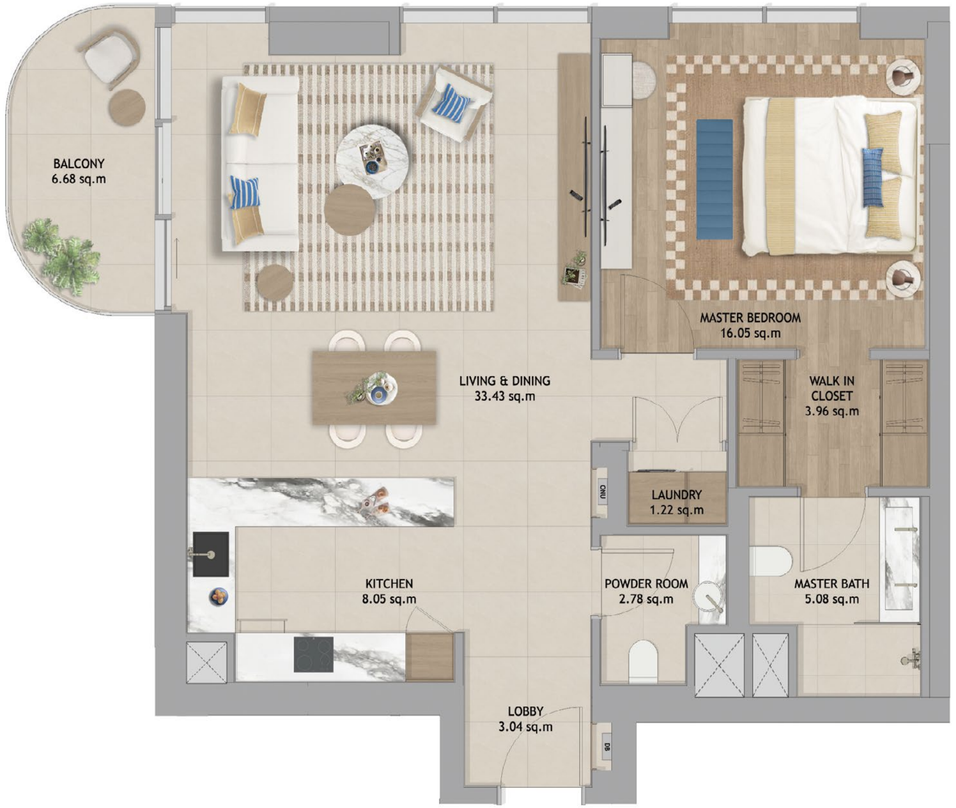


1BR T3



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

1BR T4



1BR T4 GARDEN

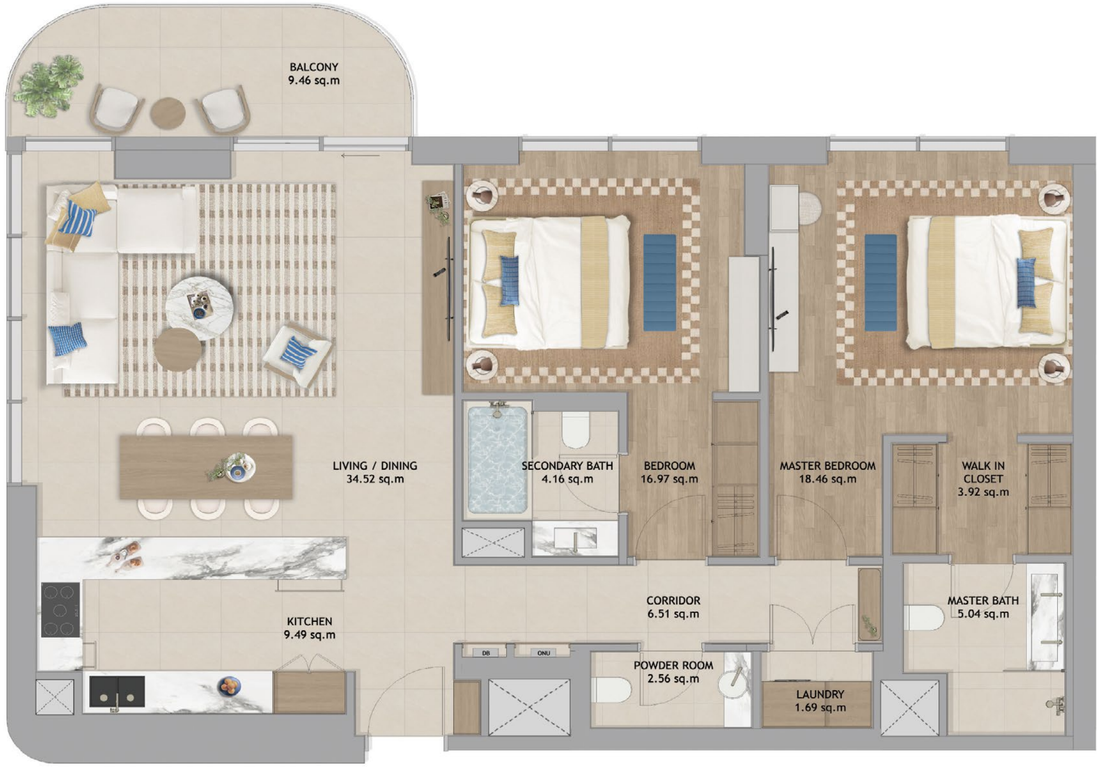


Disclaimer: Image is indicative. Actual size and configuration of balconies will be specific to the unit.

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

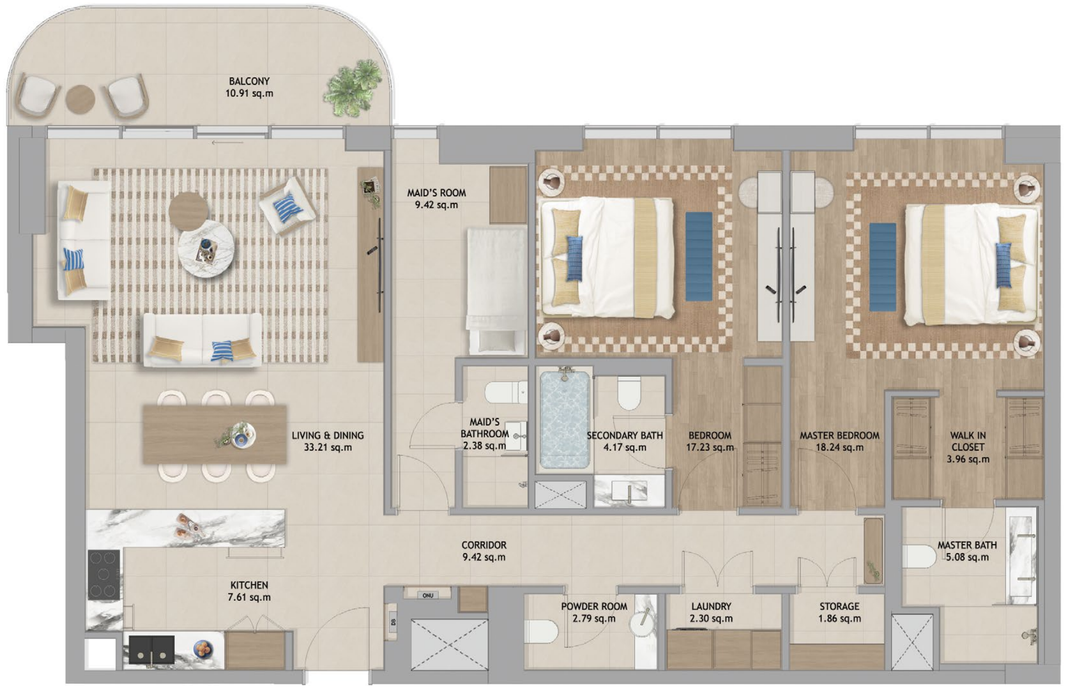


Disclaimer: Image is indicative. Actual size and configuration of balconies will be specific to the unit.

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



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

3BR+M T1

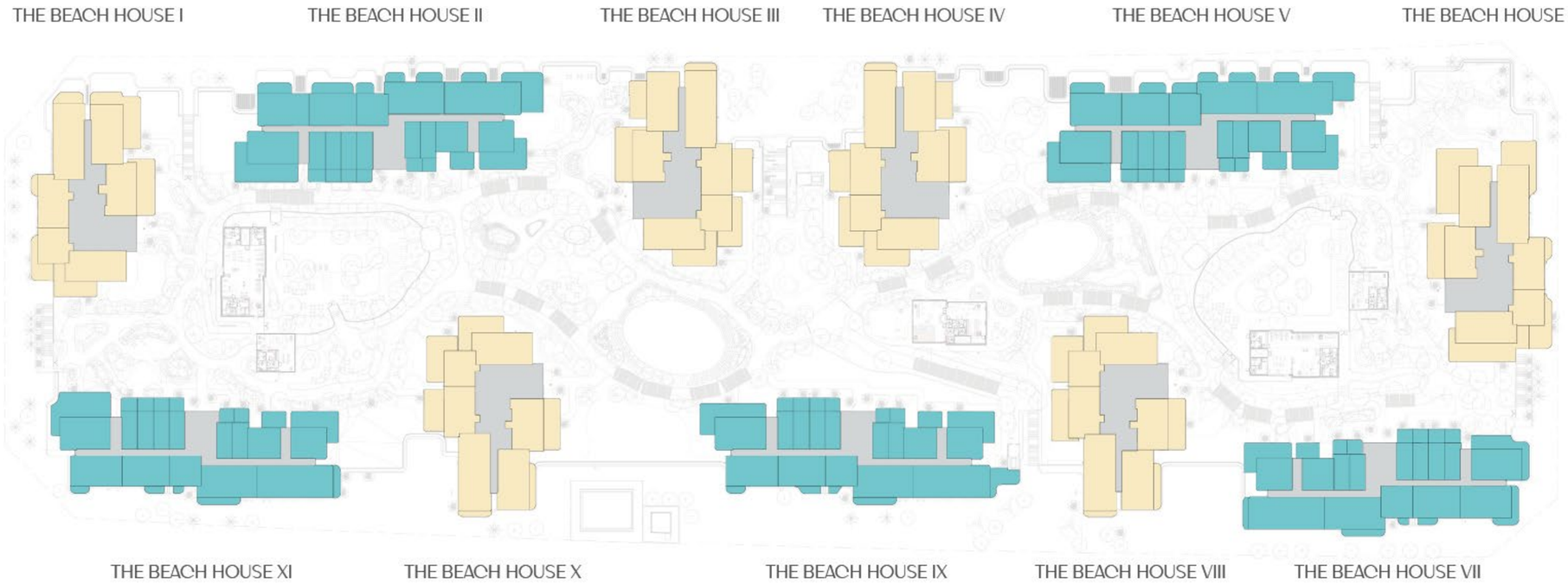


Disclaimer: Image is indicative. Actual size and configuration of balconies will be specific to the unit.

FLOOR PLATES



SITE PLAN



LEGEND

BUILDING TYPE A

BUILDING TYPE B

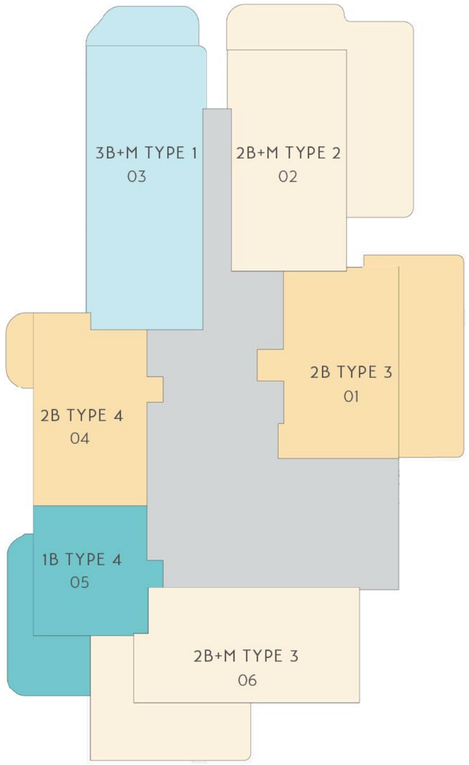
BOH / CIRCULATION / SERVICES

N

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

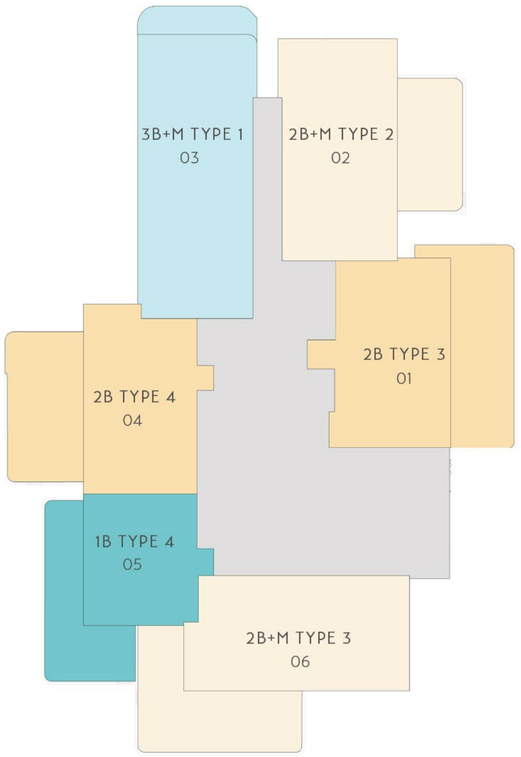


SOME PODIUM UNITS INCLUDE PRIVATE GARDENS. REFER TO SPECIFIC UNIT DETAIL.

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

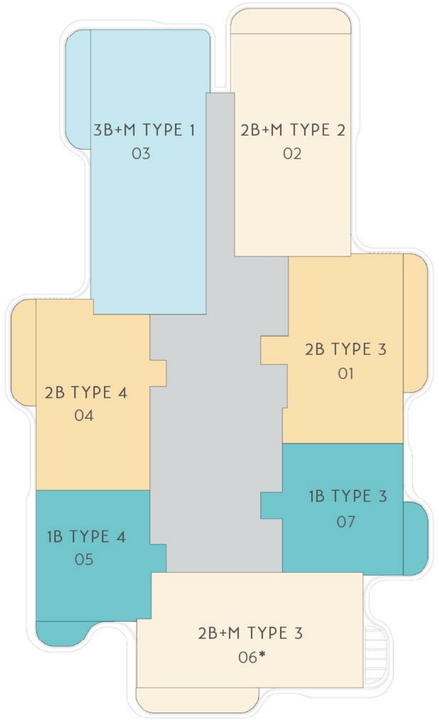


SOME PODIUM UNITS INCLUDE PRIVATE GARDENS. REFER TO SPECIFIC UNIT DETAIL.

NOT TO SCALE. INDICATIVE ONLY

BUILDING - B I, B IV

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



LEGEND

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

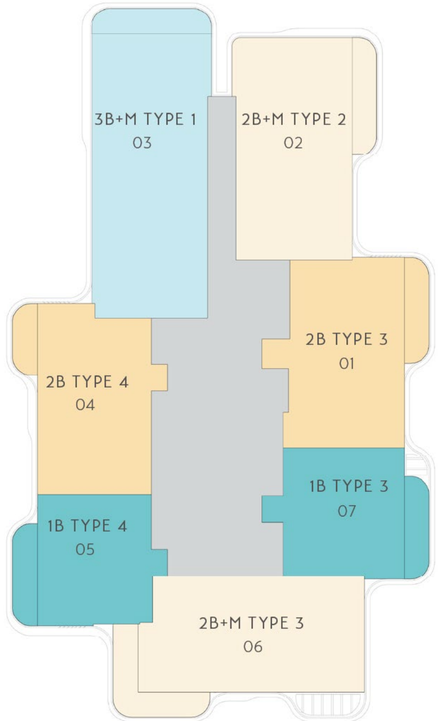
SITE PLAN



NOT TO SCALE. INDICATIVE ONLY

BUILDING - B I, B IV

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



LEGEND

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

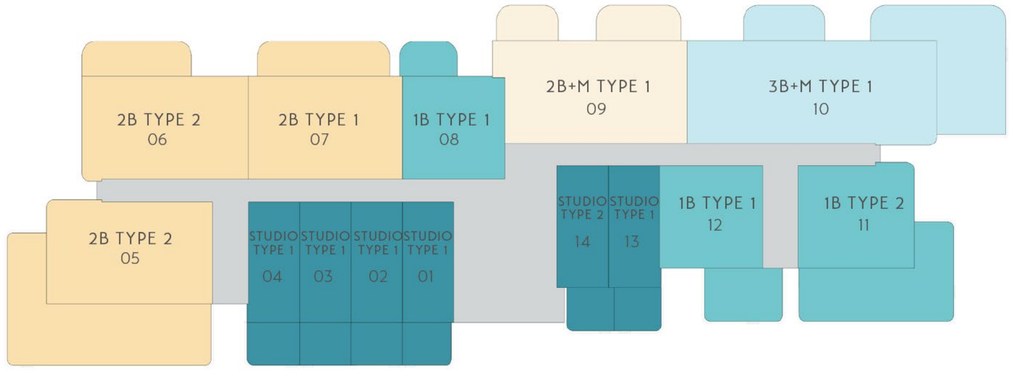
SITE PLAN



NOT TO SCALE. INDICATIVE ONLY

BUILDING - A II, A V

A II - FLOOR 01 (PODIUM)



LEGEND

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

SITE PLAN

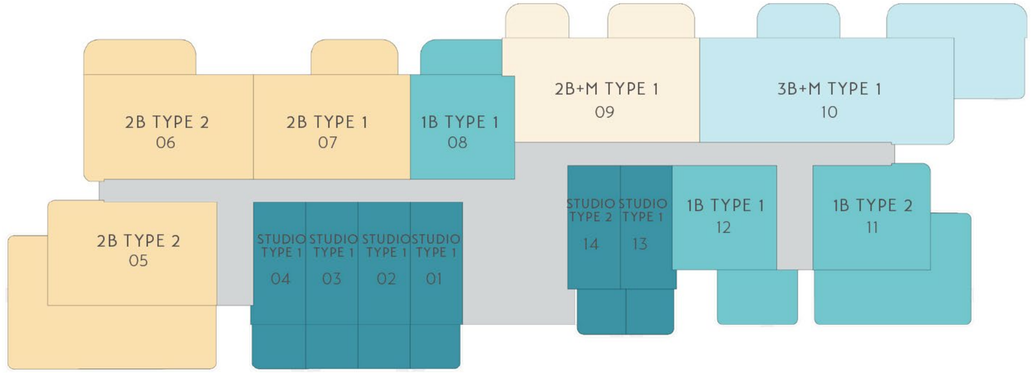


SOME PODIUM UNITS INCLUDE PRIVATE GARDENS. REFER TO SPECIFIC UNIT DETAIL.

NOT TO SCALE. INDICATIVE ONLY

BUILDING - A II, A V

A V - FLOOR 01 (PODIUM)



LEGEND

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

SITE PLAN

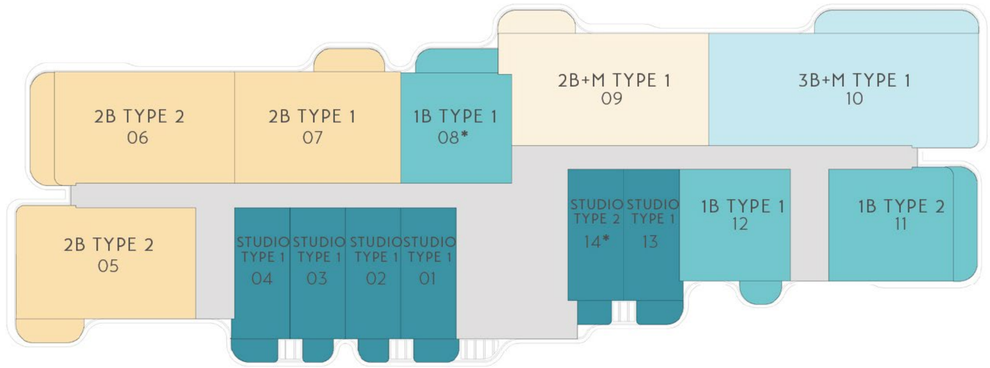


SOME PODIUM UNITS INCLUDE PRIVATE GARDENS. REFER TO SPECIFIC UNIT DETAIL.

NOT TO SCALE. INDICATIVE ONLY

BUILDING - A II, A V

FLOOR 02*, 04, 06 (EVEN BALCONIES)



LEGEND

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

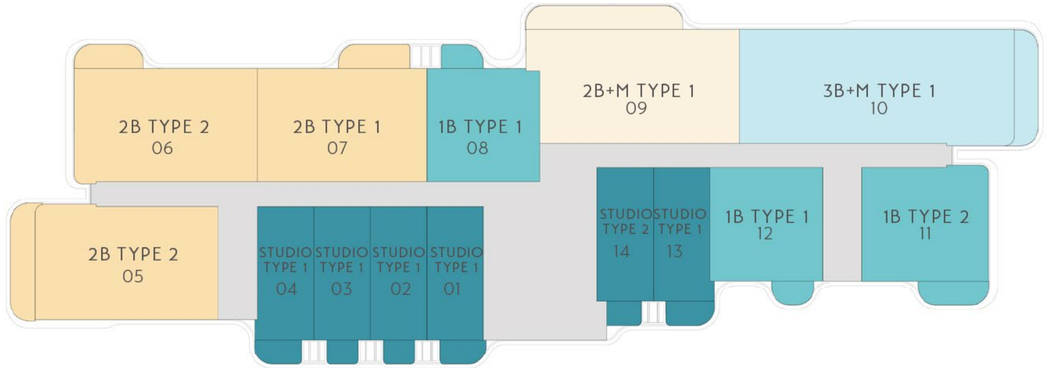
SITE PLAN



NOT TO SCALE. INDICATIVE ONLY

BUILDING - A II, A V

FLOOR 03, 05, 07 (ODD BALCONIES)



LEGEND

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

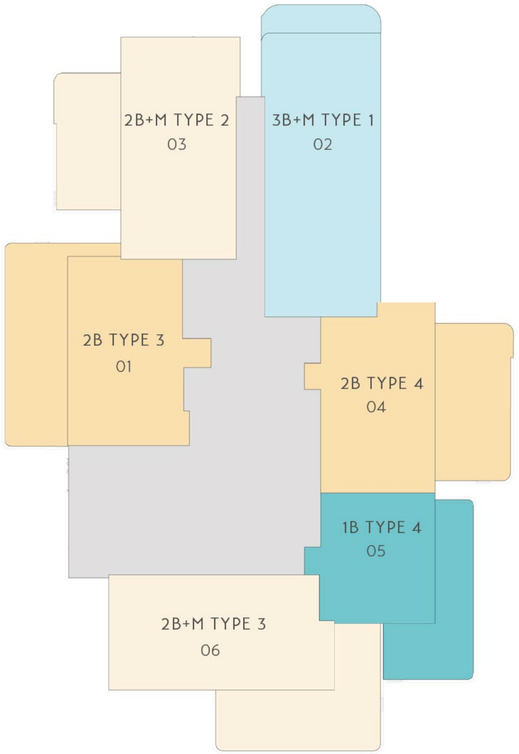
SITE PLAN



NOT TO SCALE. INDICATIVE ONLY

BUILDING - B III, B VI

B III - FLOOR 01 (PODIUM)



LEGEND

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

SITE PLAN

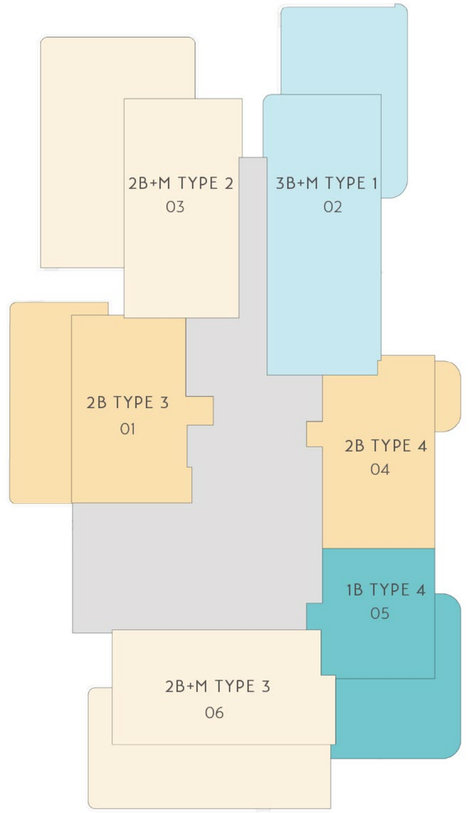


SOME PODIUM UNITS INCLUDE PRIVATE GARDENS. REFER TO SPECIFIC UNIT DETAIL.

NOT TO SCALE. INDICATIVE ONLY

BUILDING - B III, B VI

B VI - FLOOR 01 (PODIUM)



LEGEND

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

SITE PLAN

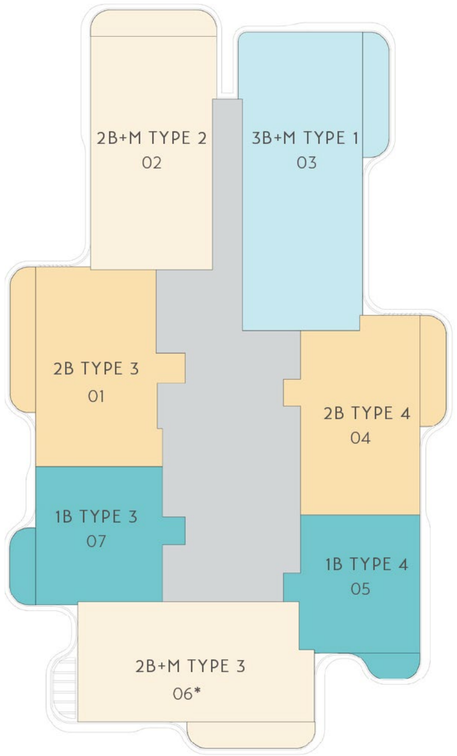


SOME PODIUM UNITS INCLUDE PRIVATE GARDENS. REFER TO SPECIFIC UNIT DETAIL.

NOT TO SCALE. INDICATIVE ONLY.

BUILDING - B III, B VI

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



LEGEND

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

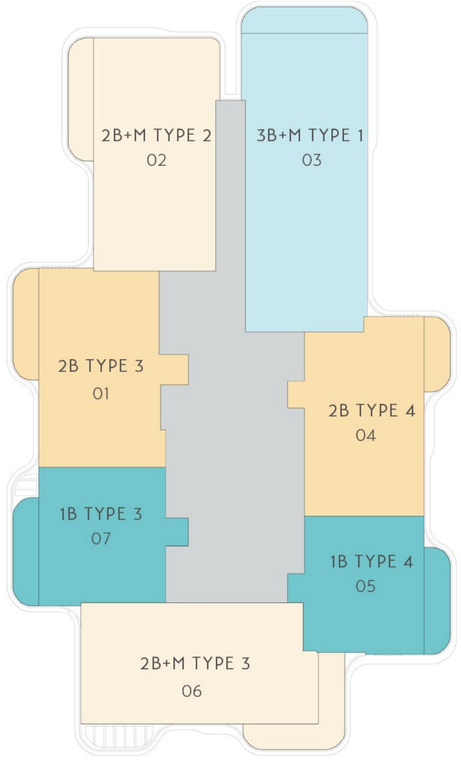
SITE PLAN



NOT TO SCALE. INDICATIVE ONLY

BUILDING - B III, B VI

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



LEGEND

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

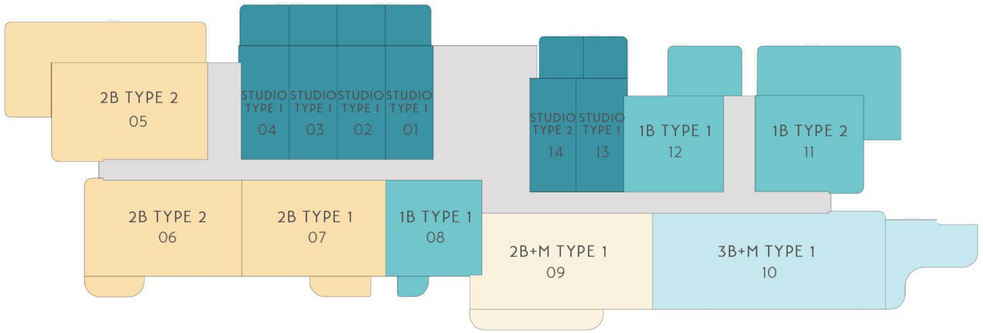
SITE PLAN



NOT TO SCALE. INDICATIVE ONLY

BUILDING - A IX, A XI

A IX - FLOOR 01 (PODIUM)



LEGEND

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

SITE PLAN

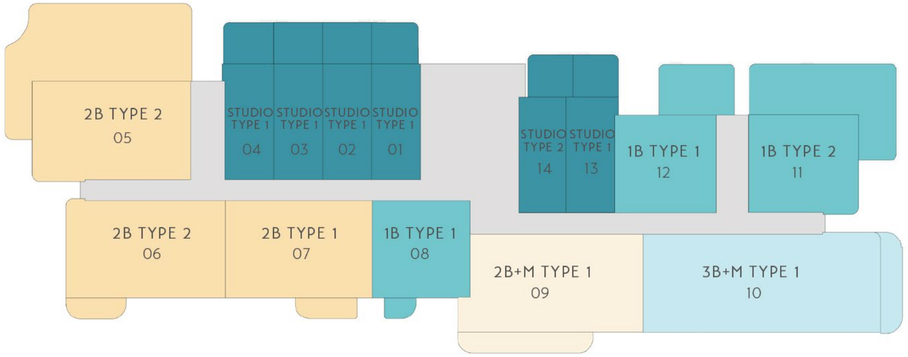


SOME PODIUM UNITS INCLUDE PRIVATE GARDENS. REFER TO SPECIFIC UNIT DETAIL.

NOT TO SCALE. INDICATIVE ONLY

BUILDING - A IX, A XI

A XI - FLOOR 01 (PODIUM)



LEGEND

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

SITE PLAN

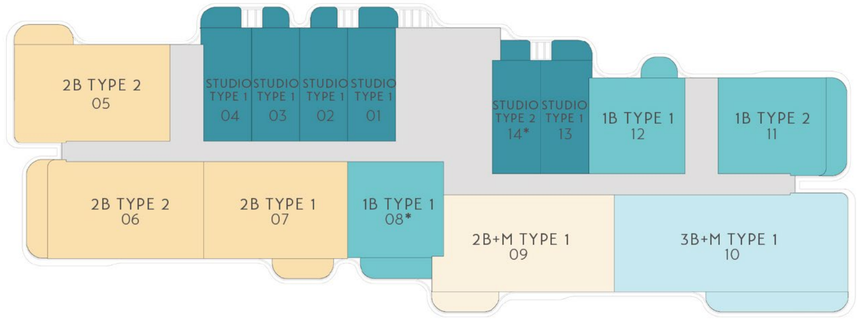


SOME PODIUM UNITS INCLUDE PRIVATE GARDENS. REFER TO SPECIFIC UNIT DETAIL.

NOT TO SCALE. INDICATIVE ONLY

BUILDING - A IX, A XI

FLOOR 02*, 04, 06 (EVEN BALCONIES)



LEGEND

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

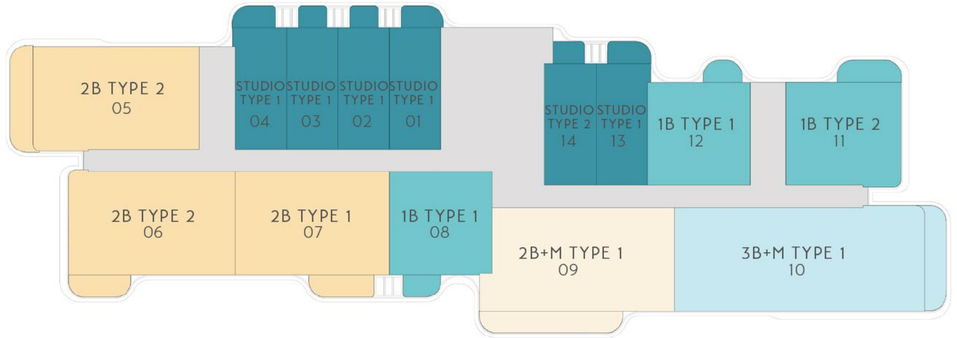
SITE PLAN



NOT TO SCALE. INDICATIVE ONLY

BUILDING - A IX, A XI

FLOOR 03, 05, 07 (ODD BALCONIES)



LEGEND

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

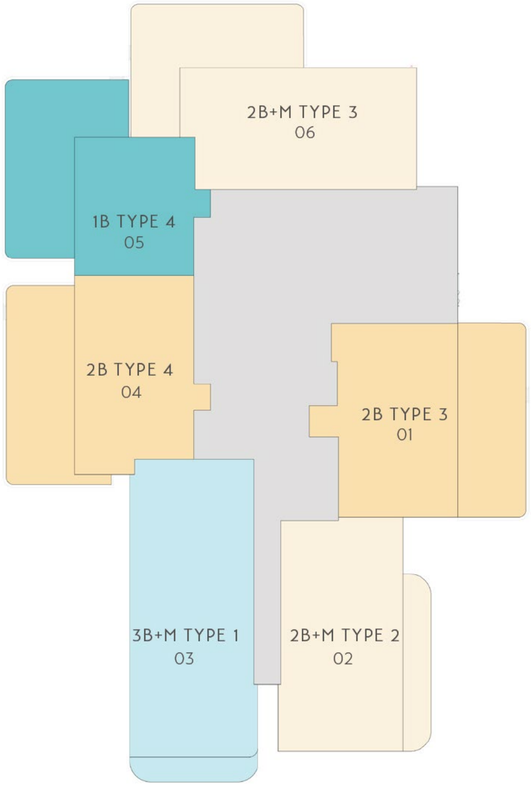
SITE PLAN



NOT TO SCALE. INDICATIVE ONLY

BUILDING - B VIII, B X

B VIII - FLOOR 01 (PODIUM)



LEGEND

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

SITE PLAN

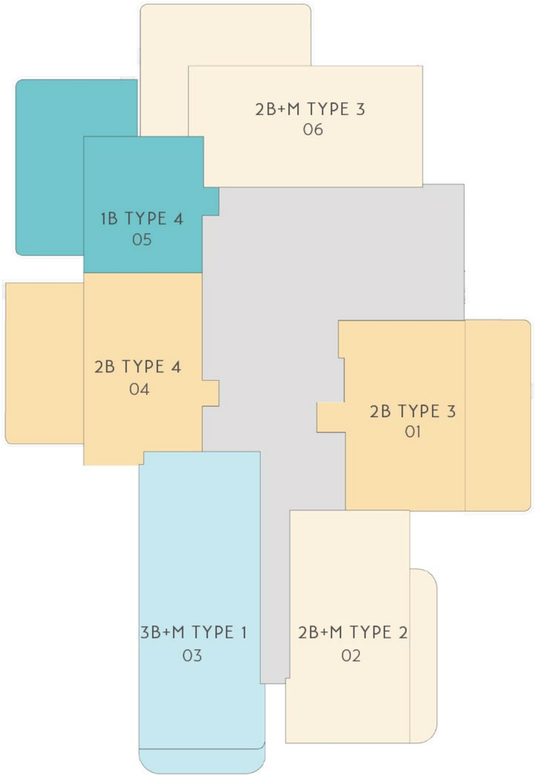


SOME PODIUM UNITS INCLUDE PRIVATE GARDENS. REFER TO SPECIFIC UNIT DETAIL.

NOT TO SCALE. INDICATIVE ONLY

BUILDING - B VIII, B X

B X - FLOOR 01 (PODIUM)



LEGEND

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

SITE PLAN

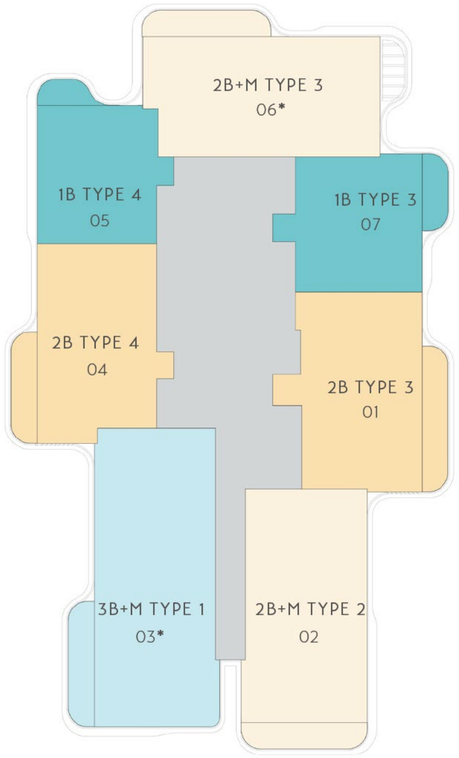


SOME PODIUM UNITS INCLUDE PRIVATE GARDENS. REFER TO SPECIFIC UNIT DETAIL.

NOT TO SCALE. INDICATIVE ONLY

BUILDING - B VIII, B X

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



LEGEND

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

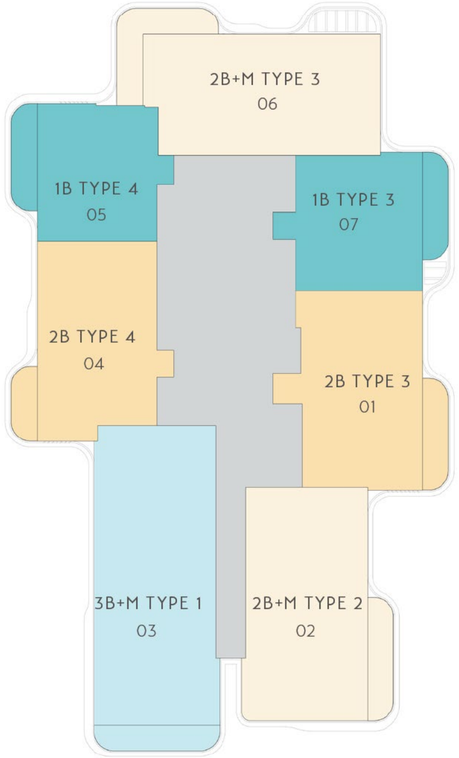
SITE PLAN



NOT TO SCALE. INDICATIVE ONLY

BUILDING - B VIII, B X

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



LEGEND

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

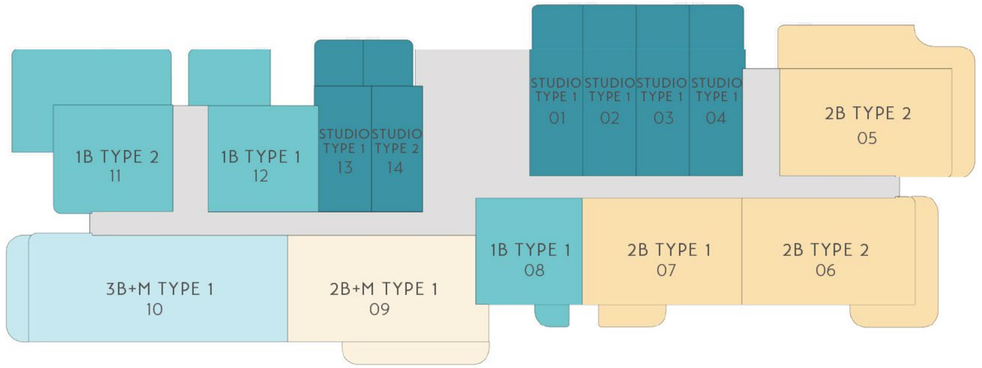
SITE PLAN



NOT TO SCALE. INDICATIVE ONLY

BUILDING - A VII

A VII - FLOOR 01 (PODIUM)



LEGEND

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

SITE PLAN

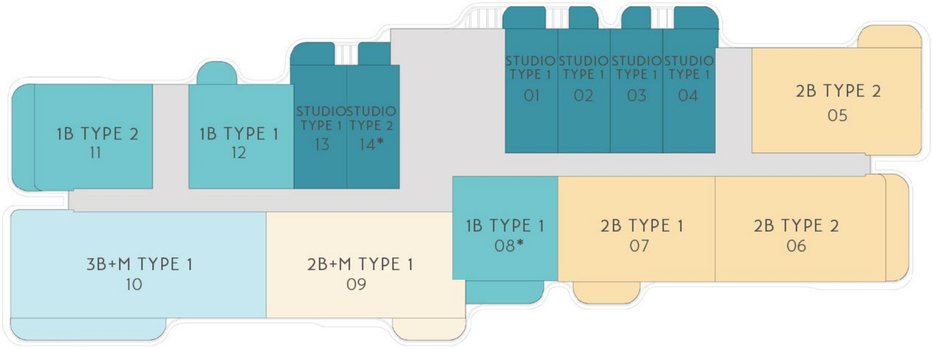


SOME PODIUM UNITS INCLUDE PRIVATE GARDENS. REFER TO SPECIFIC UNIT DETAIL.

NOT TO SCALE. INDICATIVE ONLY

BUILDING - A VII

FLOOR 02*, 04, 06 (EVEN BALCONIES)



LEGEND

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

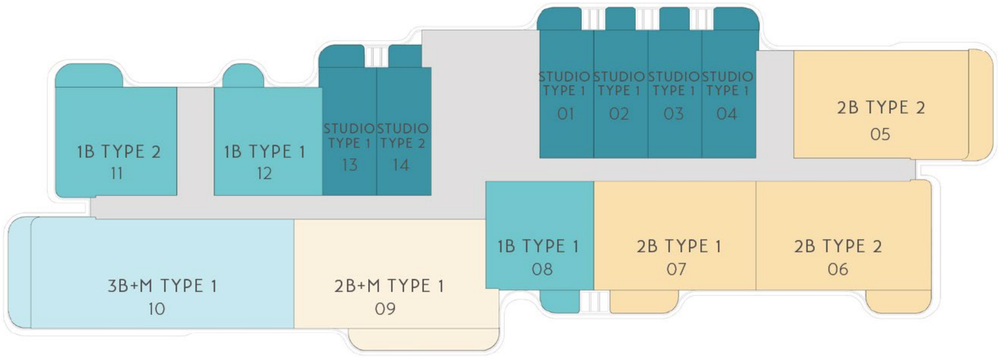
SITE PLAN



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


ALDAR