

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

11



ICONIC BEACH CLUB & WATERSPORTS HUB

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

07



CORAL DRIVE

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

06



5-STAR BEACH RESORT

AN EXCLUSIVE BEACHFRONT SETTING TO REST & REJUVENATE

08



EVENT PLAZA

DESIGNED TO ENCOURAGE COMMUNITY GATHERINGS & INTERACTION

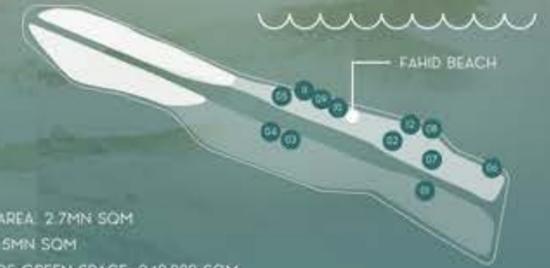
12



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

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

Fitwel 3-Star Rating:

The first Fitwel certified island globally.

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

Representing global leadership in sustainable urban development.

Estidama 3 Pearl Community Rating:

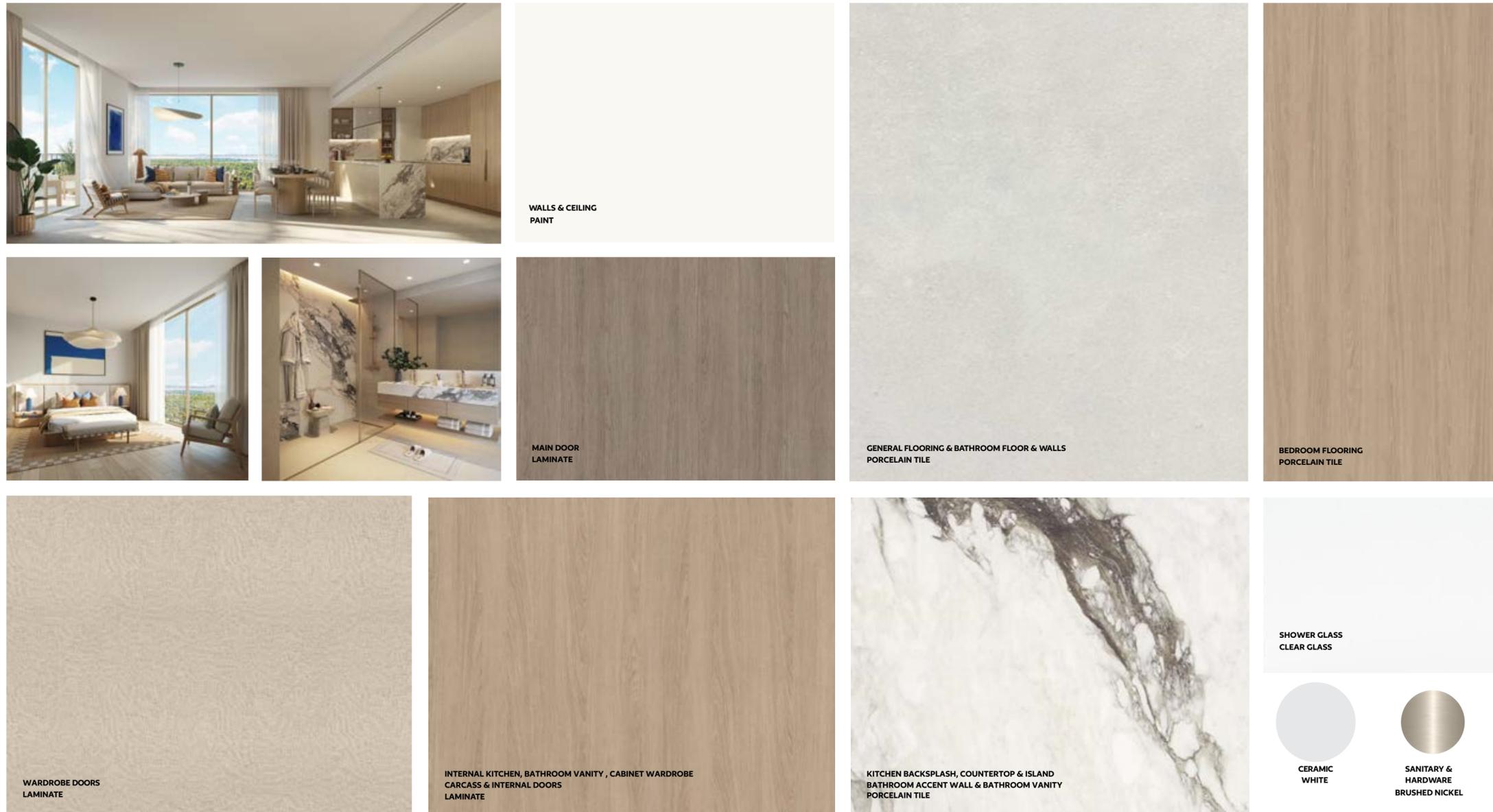
Reflecting alignment with Abu Dhabi's highest sustainability benchmarks.



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



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



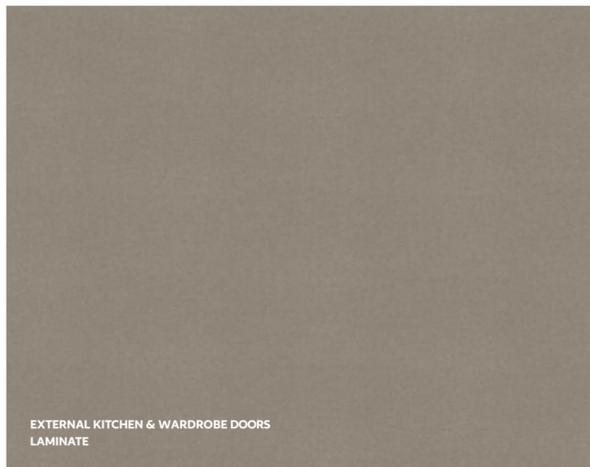
GENERAL FLOORING & BATHROOM FLOOR & WALLS
PORCELAIN TILE



BEDROOM FLOORING
PORCELAIN TILE



MAIN DOOR
LAMINATE



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



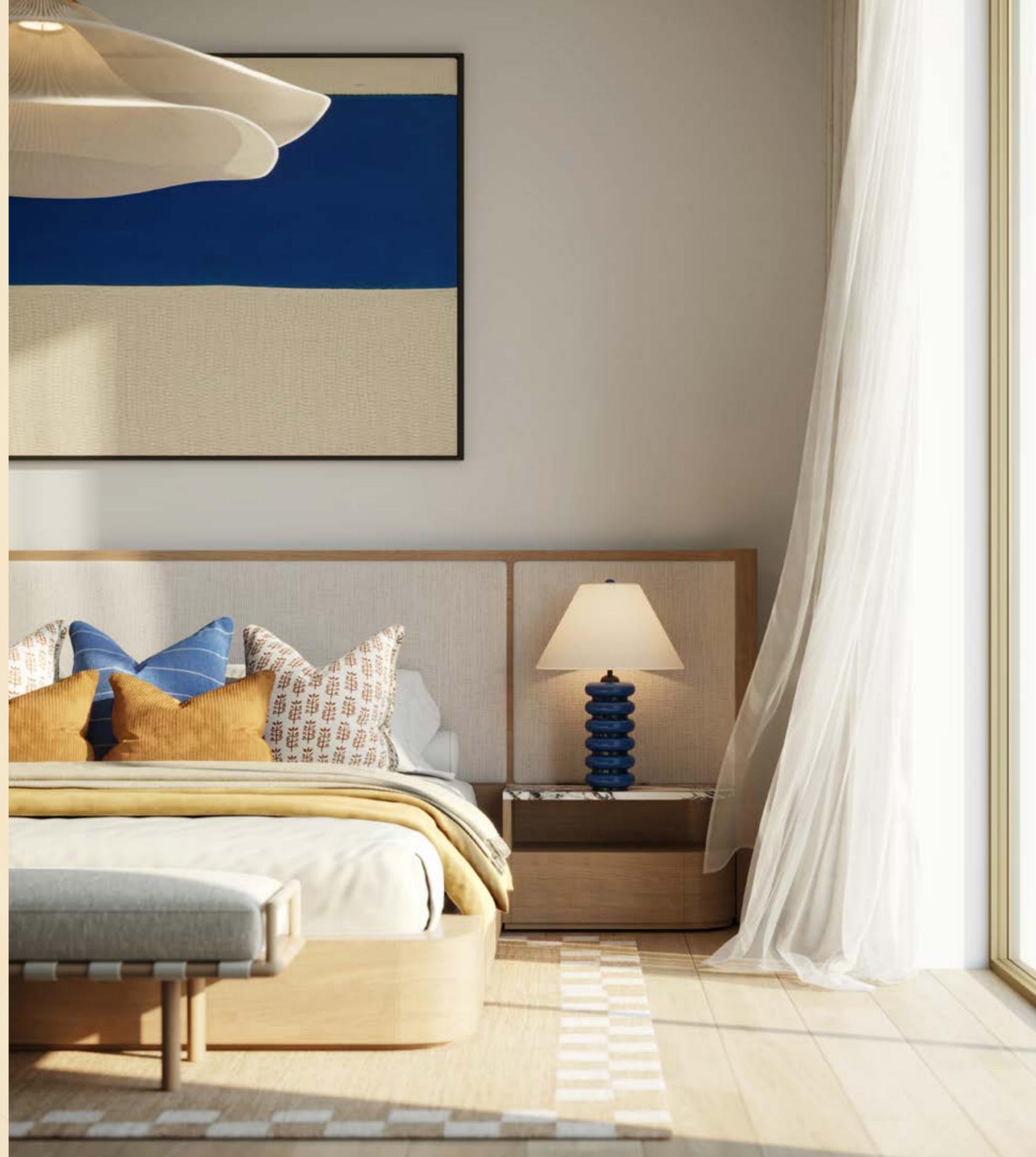
WHITE



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.

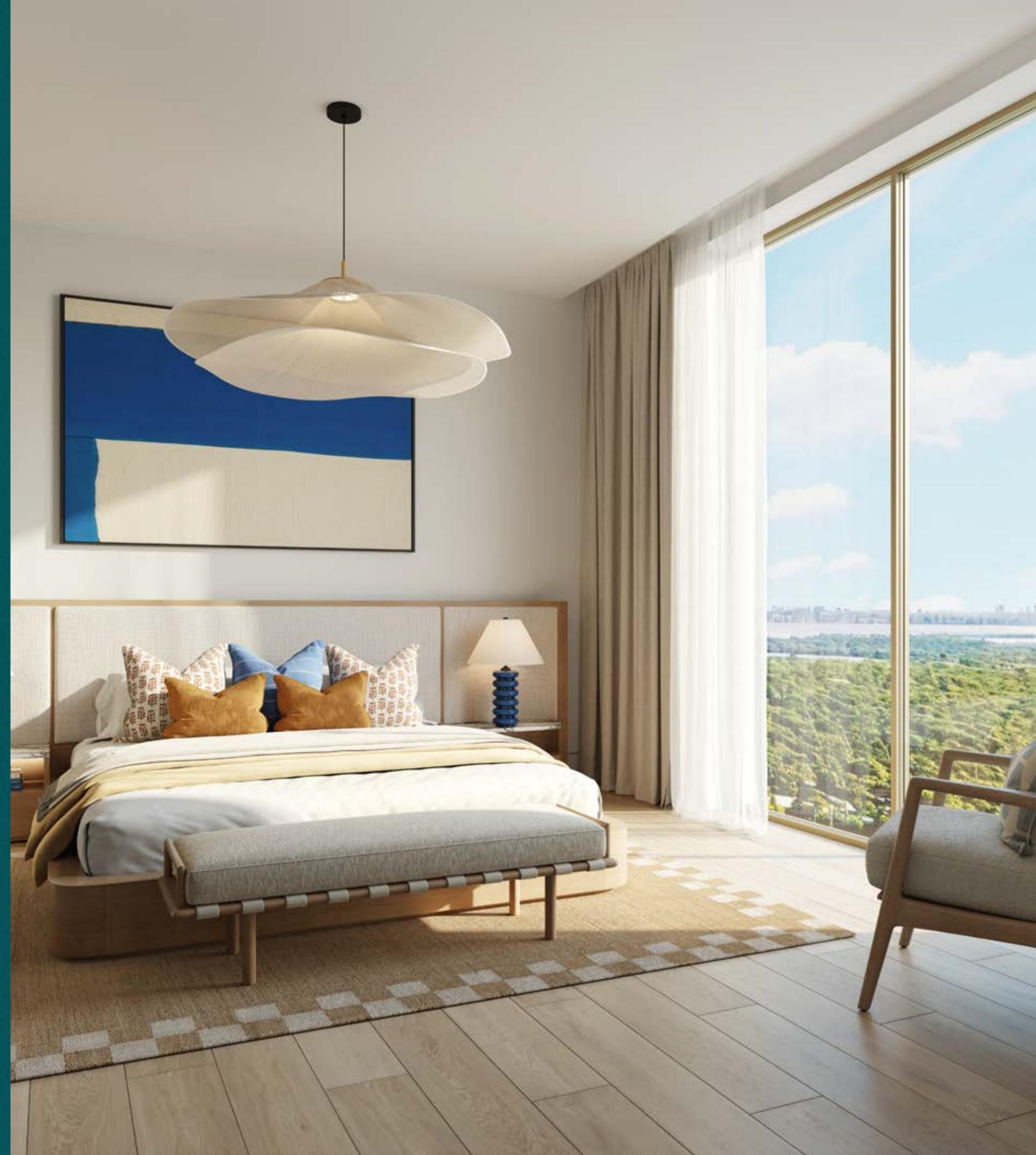
Master bedroom wardrobes feature a built-in safe, trousers rack and accessories organizer—merging elegance with everyday functionality.





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

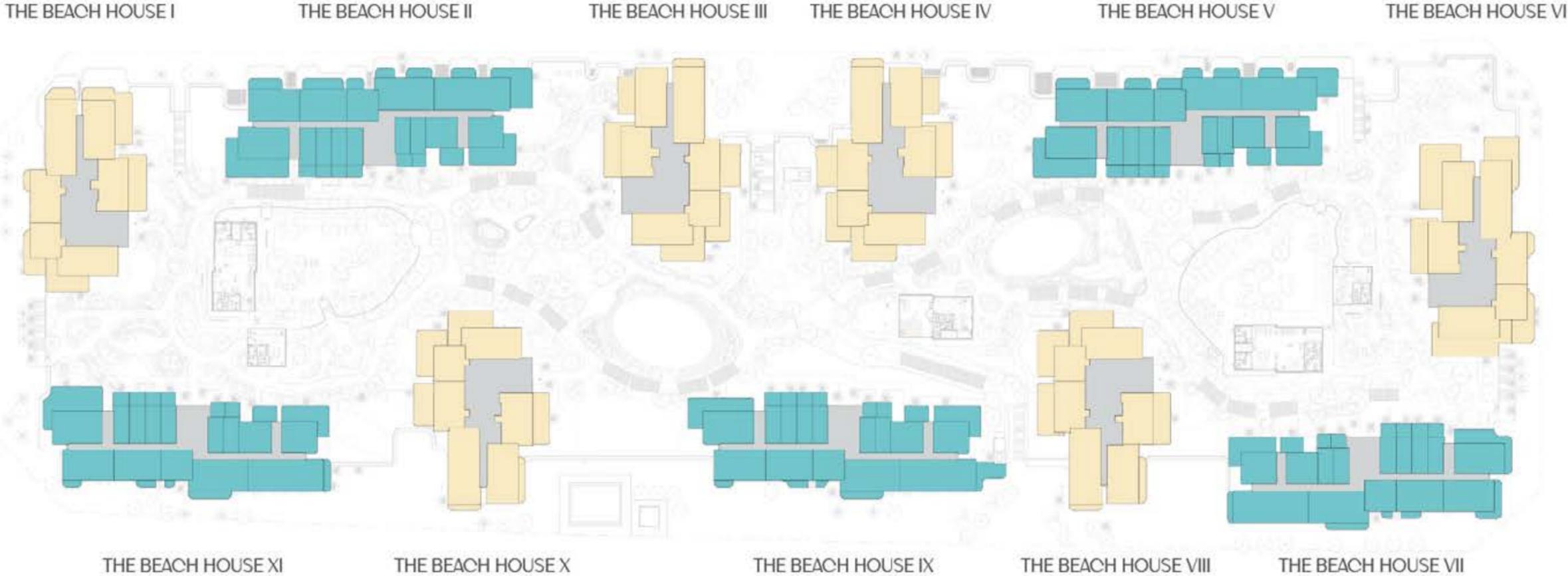


Disclaimer: Image is indicative. Actual size and configuration of balconies will be specific to the unit.

FLOOR PLATES



SITE PLAN



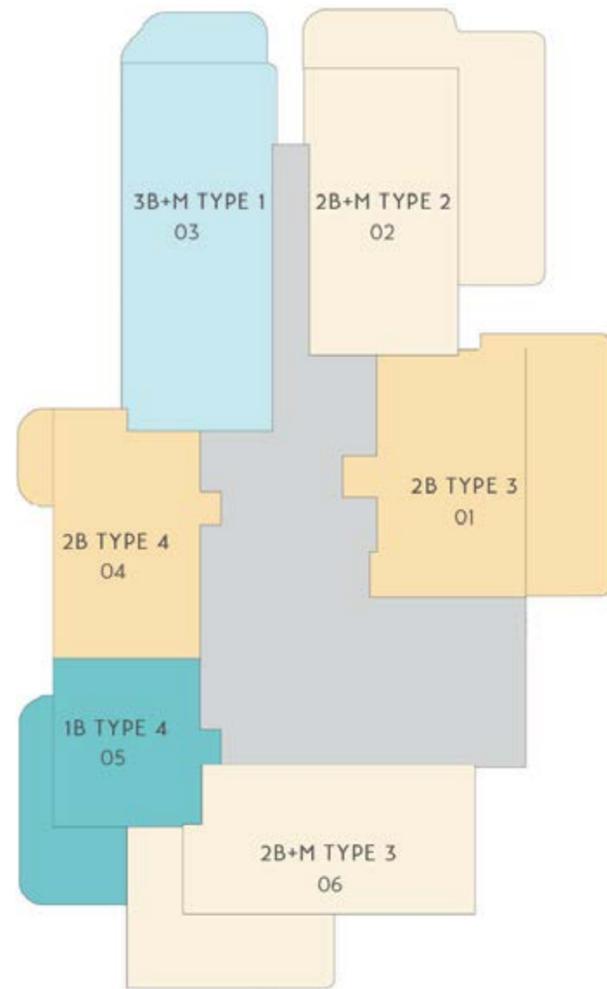
LEGEND
● BUILDING TYPE A ● BUILDING TYPE B ● BOH / CIRCULATION / SERVICES



NOT TO SCALE, INDICATIVE ONLY

BUILDING - B I, B IV

B I - FLOOR 01 (PODIUM)



LEGEND

- 1 BEDROOM (Teal circle)
- 2 BEDROOM (Light orange circle)
- 2 BEDROOM + M (Light orange circle)
- 3 BEDROOM + M (Light blue circle)
- BOH / CIRCULATION / SERVICES (Grey circle)

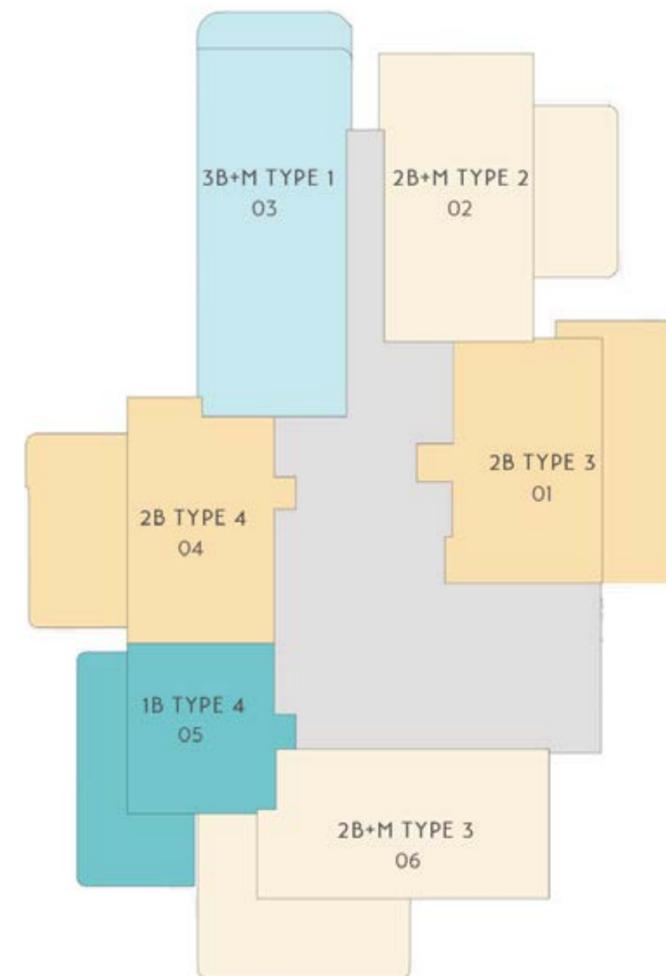


SOME PODIUM UNITS INCLUDE PRIVATE GARDENS. REFER TO SPECIFIC UNIT DETAIL.

NOT TO SCALE. INDICATIVE ONLY

BUILDING - B I, B IV

B IV - FLOOR 01 (PODIUM)



LEGEND

- 1 BEDROOM (Teal circle)
- 2 BEDROOM (Light orange circle)
- 2 BEDROOM + M (Light orange circle)
- 3 BEDROOM + M (Light blue circle)
- BOH / CIRCULATION / SERVICES (Grey circle)

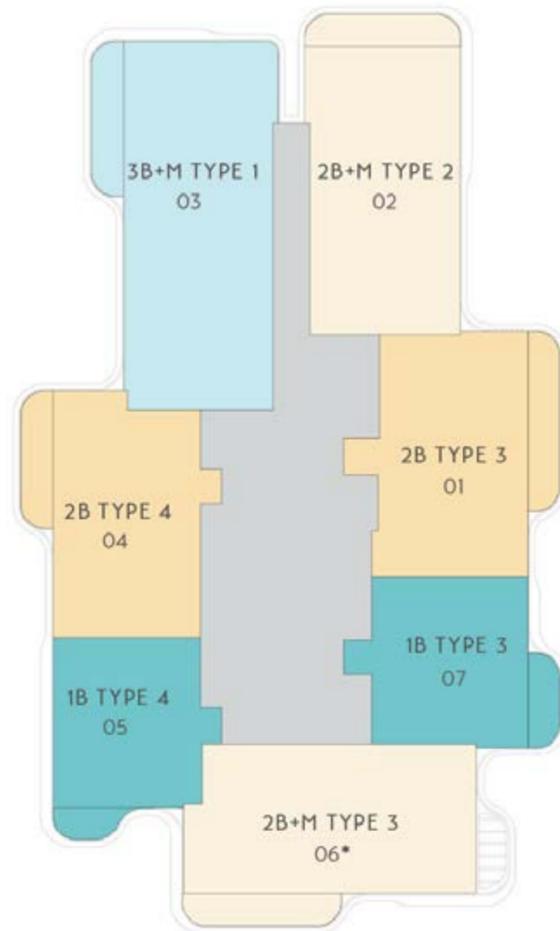


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BUILDING - B I, B IV

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



LEGEND

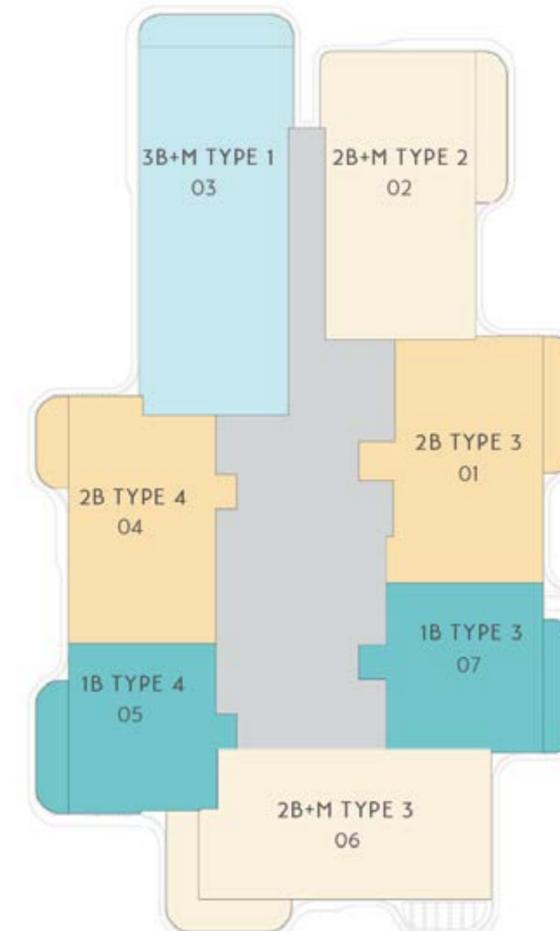
- 1 BEDROOM
- 2 BEDROOM + M
- 3 BEDROOM + M
- BOH / CIRCULATION / SERVICES
- 2 BEDROOM



NOT TO SCALE. INDICATIVE ONLY

BUILDING - B I, B IV

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



LEGEND

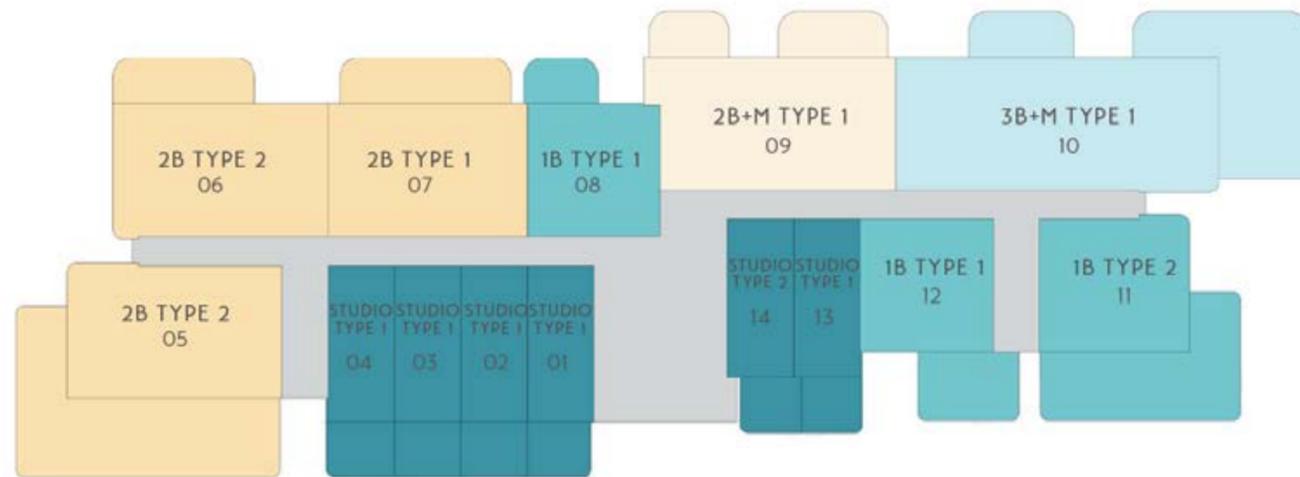
- 1 BEDROOM
- 2 BEDROOM + M
- 3 BEDROOM + M
- BOH / CIRCULATION / SERVICES
- 2 BEDROOM



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

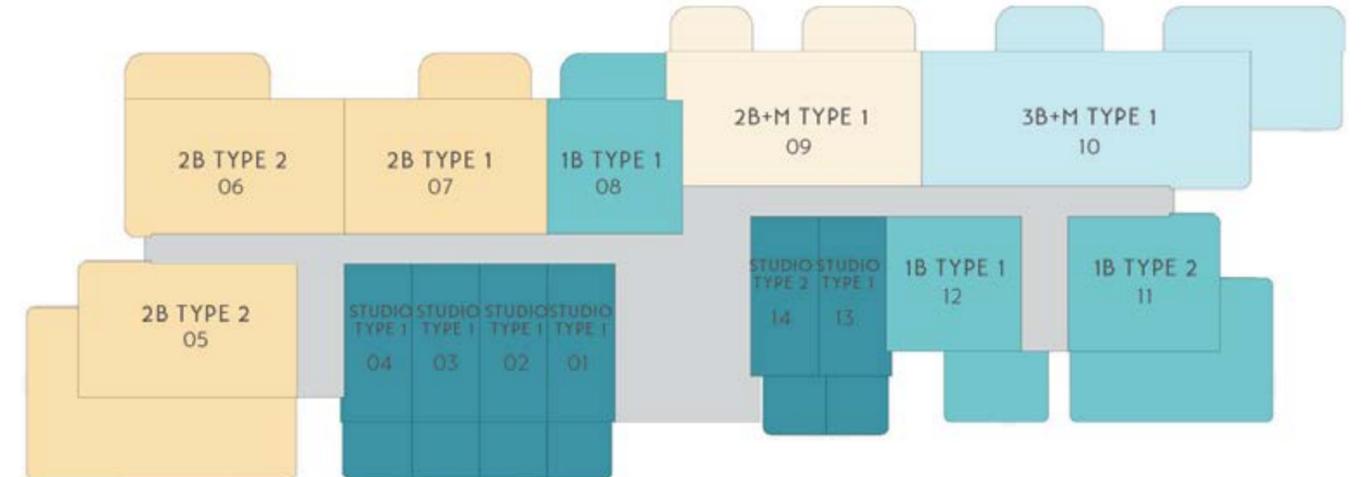


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BUILDING - A II, A V

A V - FLOOR 01 (PODIUM)



LEGEND

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

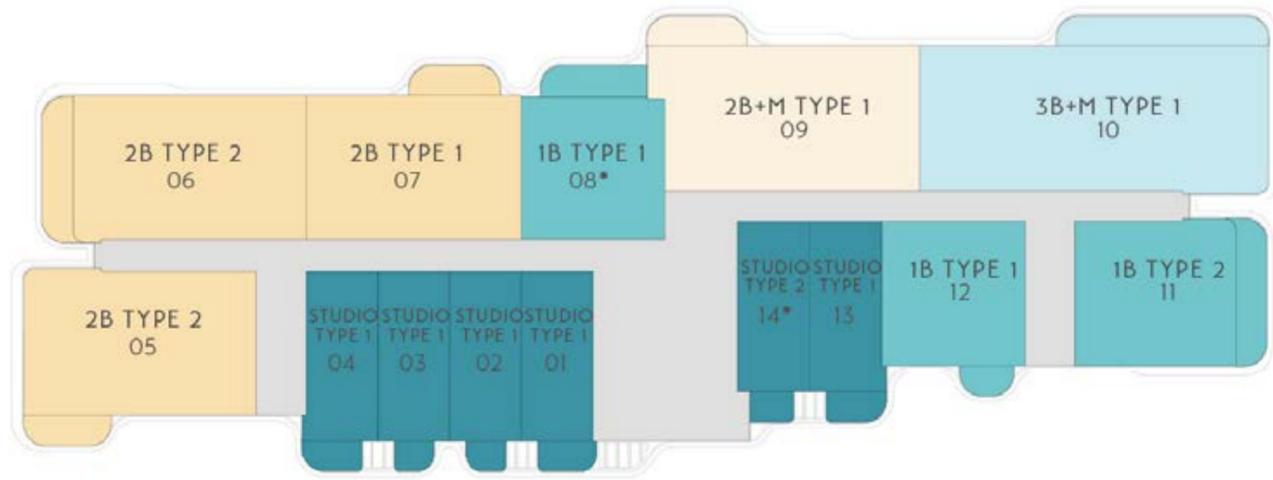


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BUILDING - A II, A V

FLOOR 02*, 04, 06 (EVEN BALCONIES)



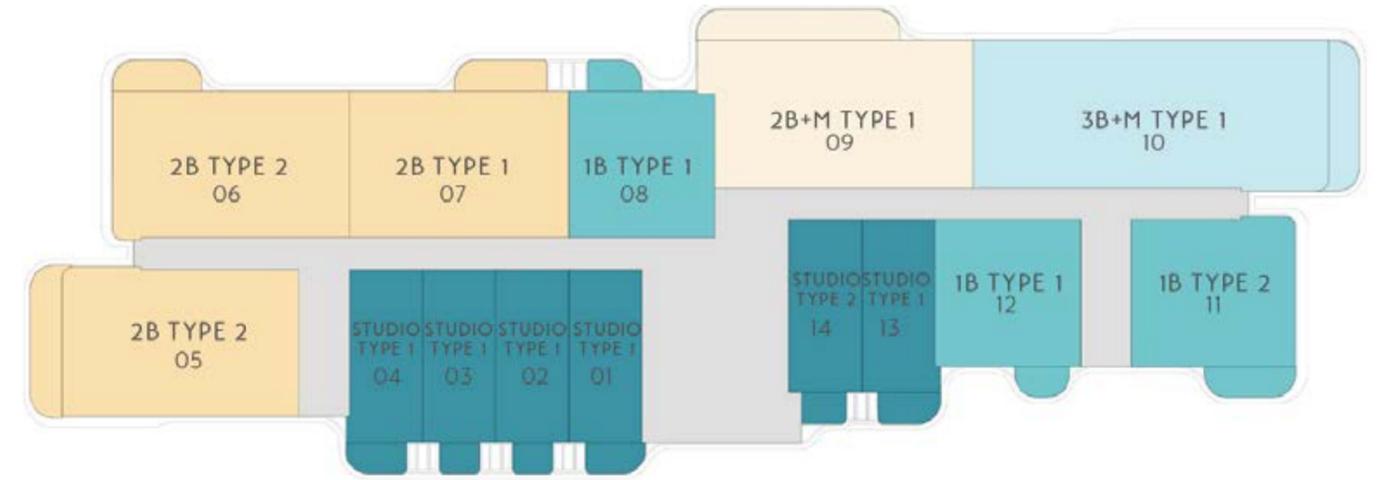
- LEGEND
- STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - 2 BEDROOM + M
 - 3 BEDROOM + M
 - BOH / CIRCULATION / SERVICES



NOT TO SCALE. INDICATIVE ONLY

BUILDING - A II, A V

FLOOR 03, 05, 07 (ODD BALCONIES)



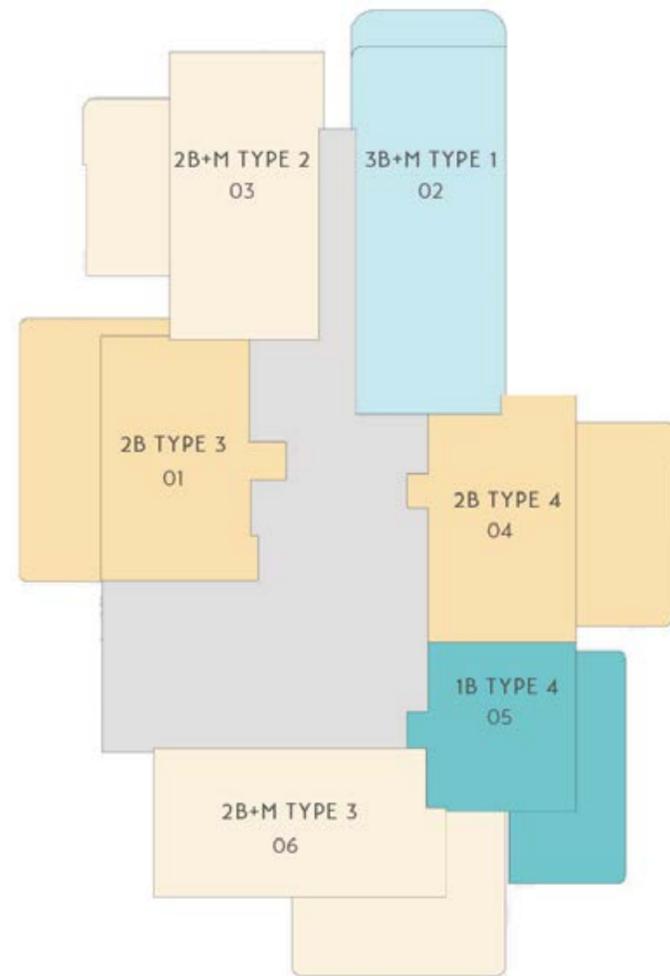
- LEGEND
- STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - 2 BEDROOM + M
 - 3 BEDROOM + M
 - BOH / CIRCULATION / SERVICES



NOT TO SCALE. INDICATIVE ONLY

BUILDING - B III, B VI

B III - FLOOR 01 (PODIUM)



LEGEND

- 1 BEDROOM (teal circle)
- 2 BEDROOM (orange circle)
- 2 BEDROOM + M (light orange circle)
- 3 BEDROOM + M (light blue circle)
- BOH / CIRCULATION / SERVICES (grey circle)

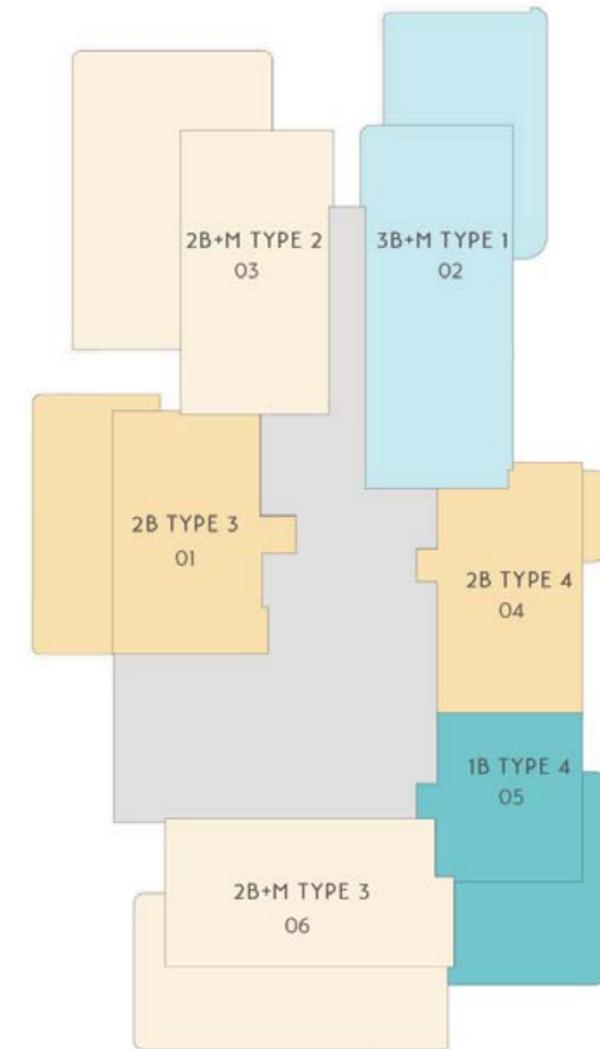


SOME PODIUM UNITS INCLUDE PRIVATE GARDENS. REFER TO SPECIFIC UNIT DETAIL.

NOT TO SCALE. INDICATIVE ONLY.

BUILDING - B III, B VI

B VI - FLOOR 01 (PODIUM)



LEGEND

- 1 BEDROOM (teal circle)
- 2 BEDROOM (orange circle)
- 2 BEDROOM + M (light orange circle)
- 3 BEDROOM + M (light blue circle)
- BOH / CIRCULATION / SERVICES (grey circle)



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



NOT TO SCALE. INDICATIVE ONLY

BUILDING - B III, B VI

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



LEGEND

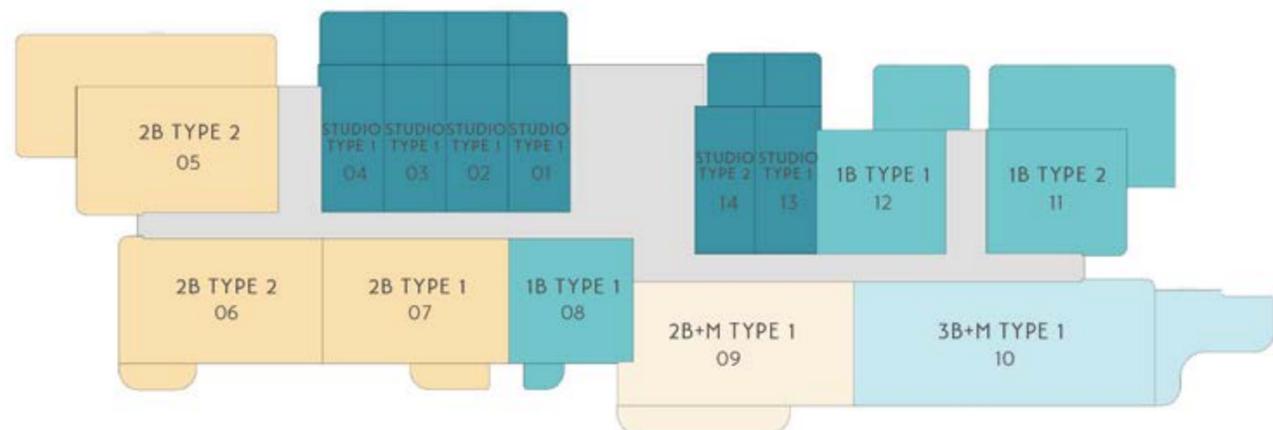
- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + M
- 3 BEDROOM + M
- BOH / CIRCULATION / SERVICES



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

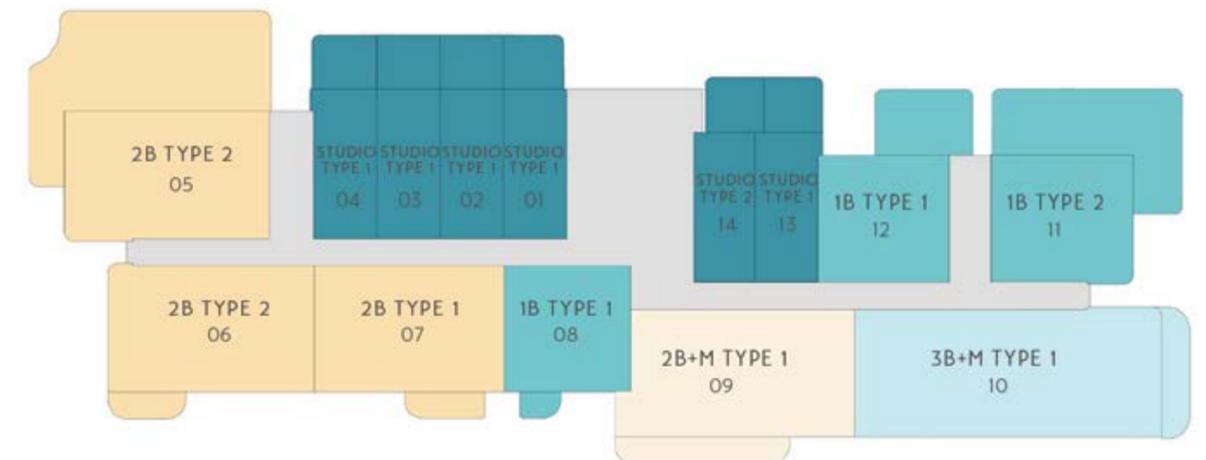


SOME PODIUM UNITS INCLUDE PRIVATE GARDENS. REFER TO SPECIFIC UNIT DETAIL.

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

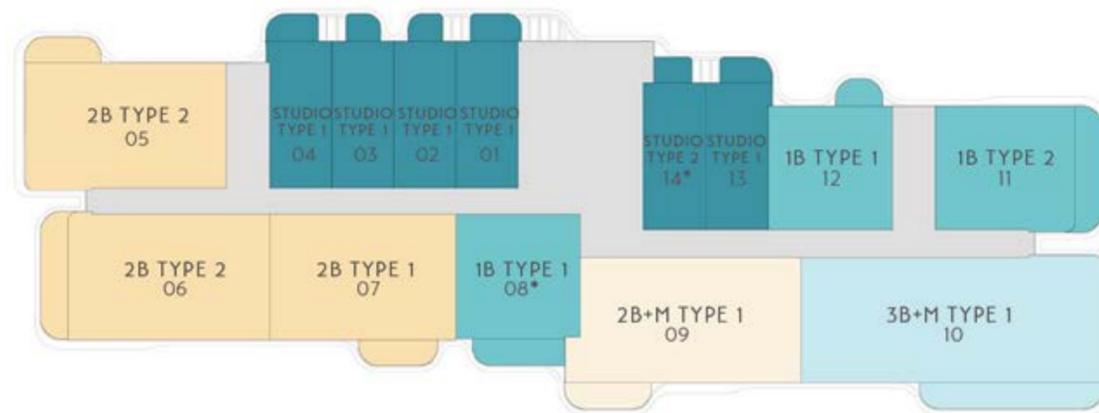


SOME PODIUM UNITS INCLUDE PRIVATE GARDENS. REFER TO SPECIFIC UNIT DETAIL.

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BUILDING - A IX, A XI

FLOOR 02*, 04, 06 (EVEN BALCONIES)



LEGEND

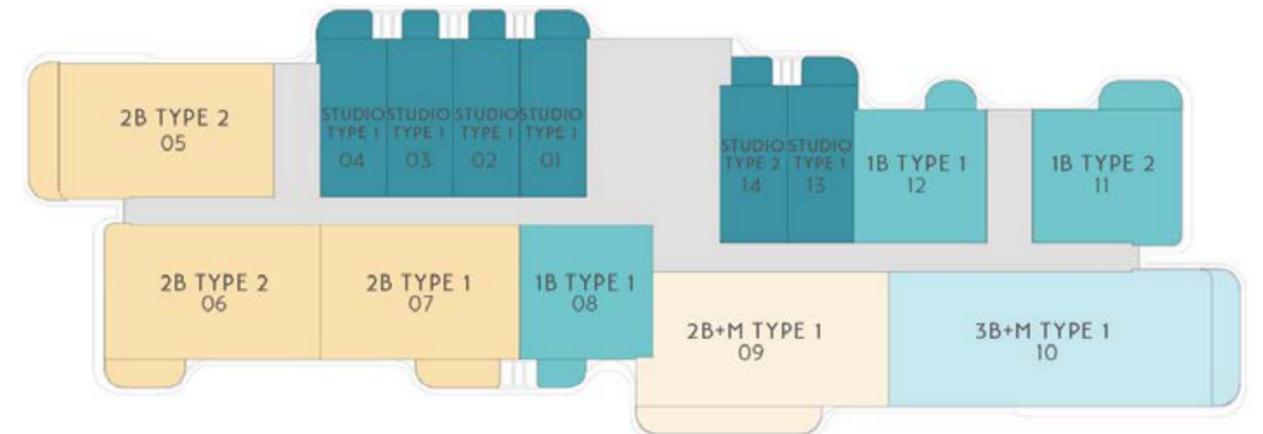
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + M
- 3 BEDROOM + M
- BOH / CIRCULATION / SERVICES

SITE PLAN

NOT TO SCALE. INDICATIVE ONLY

BUILDING - A IX, A XI

FLOOR 03, 05, 07 (ODD BALCONIES)



LEGEND

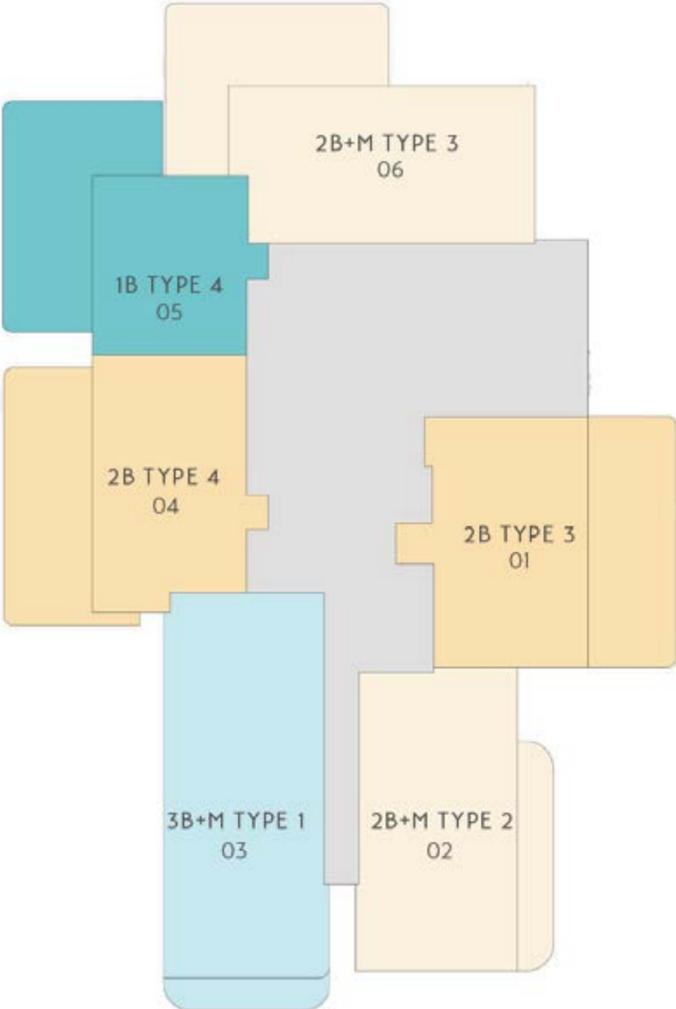
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + M
- 3 BEDROOM + M
- BOH / CIRCULATION / SERVICES

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

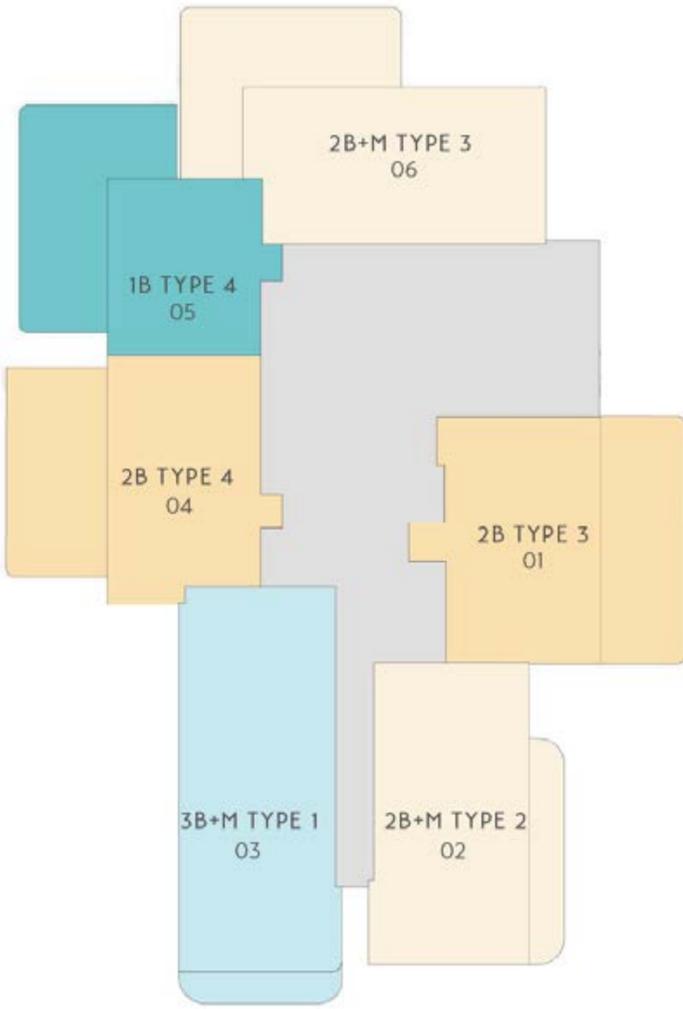
SITE PLAN

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

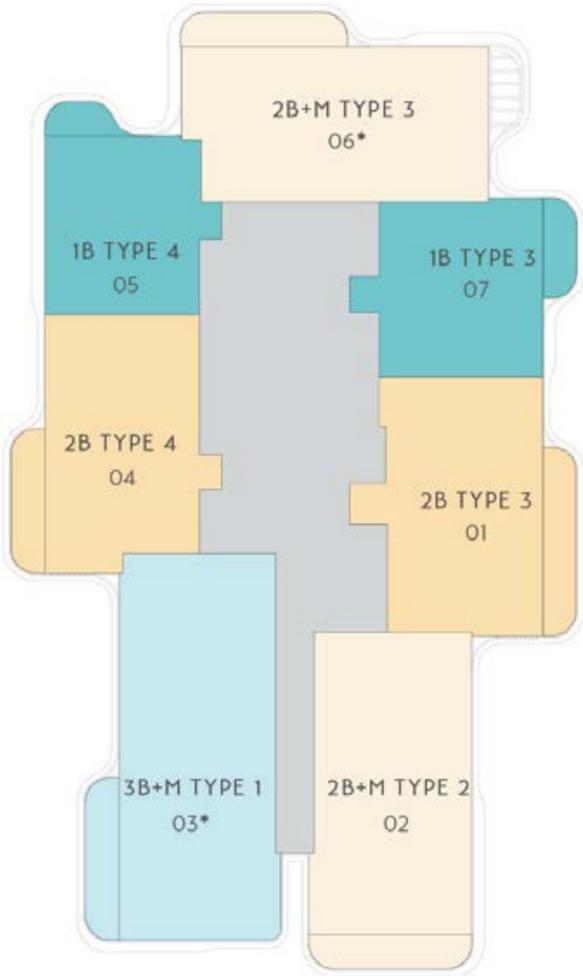
SITE PLAN

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

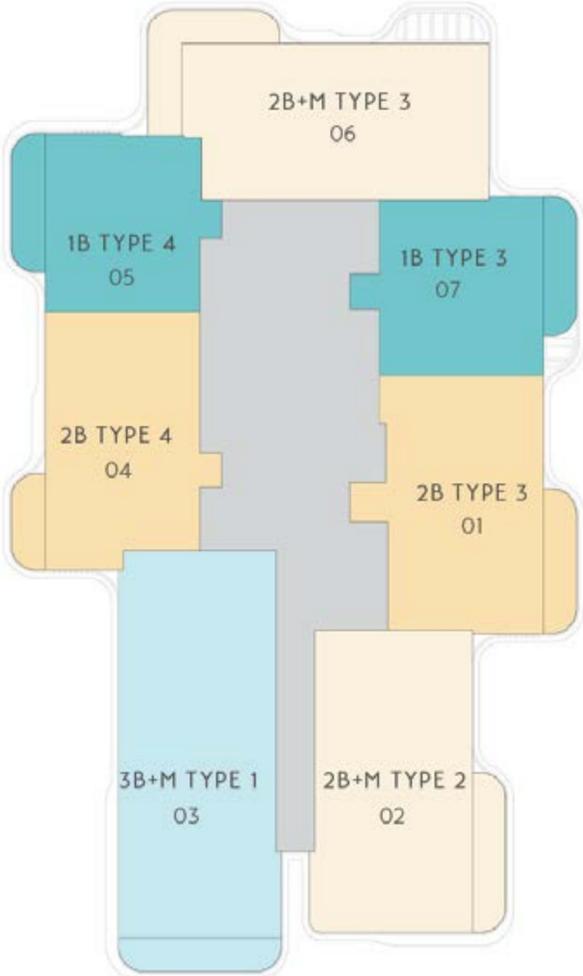
- 1 BEDROOM (teal circle)
- 2 BEDROOM (orange circle)
- 2 BEDROOM + M (light orange circle)
- 3 BEDROOM + M (light blue circle)
- BOH / CIRCULATION / SERVICES (grey circle)

SITE PLAN

NOT TO SCALE. INDICATIVE ONLY

BUILDING - B VIII, B X

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



LEGEND

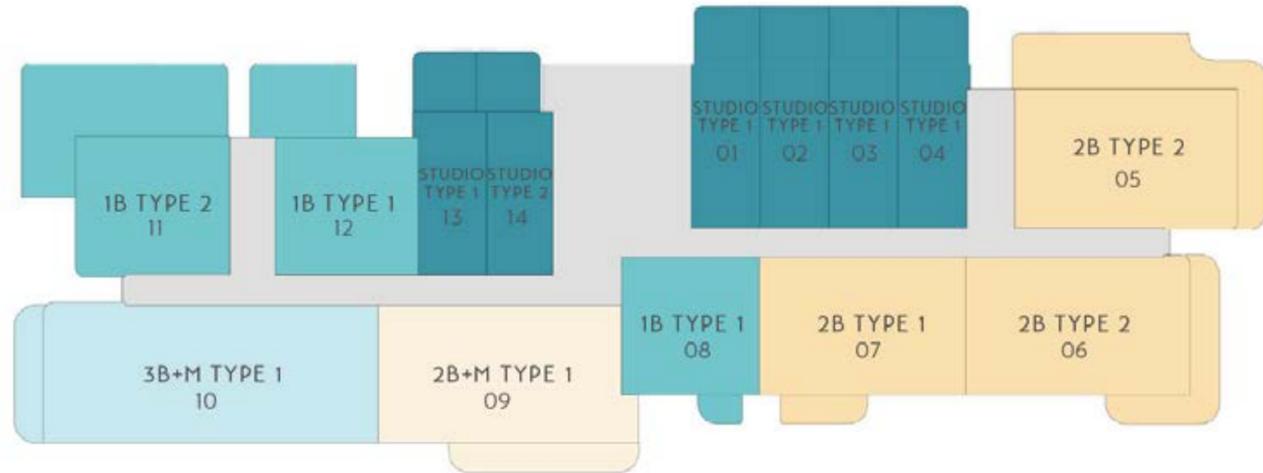
- 1 BEDROOM (teal circle)
- 2 BEDROOM (orange circle)
- 2 BEDROOM + M (light orange circle)
- 3 BEDROOM + M (light blue circle)
- BOH / CIRCULATION / SERVICES (grey circle)

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

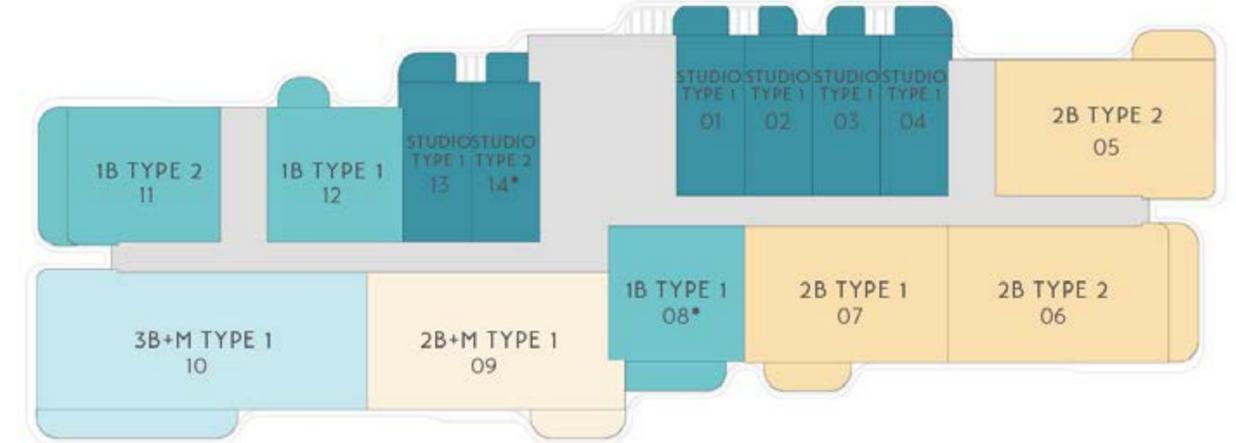


SOME PODIUM UNITS INCLUDE PRIVATE GARDENS. REFER TO SPECIFIC UNIT DETAIL.

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BUILDING - A VII

FLOOR 02*, 04, 06 (EVEN BALCONIES)



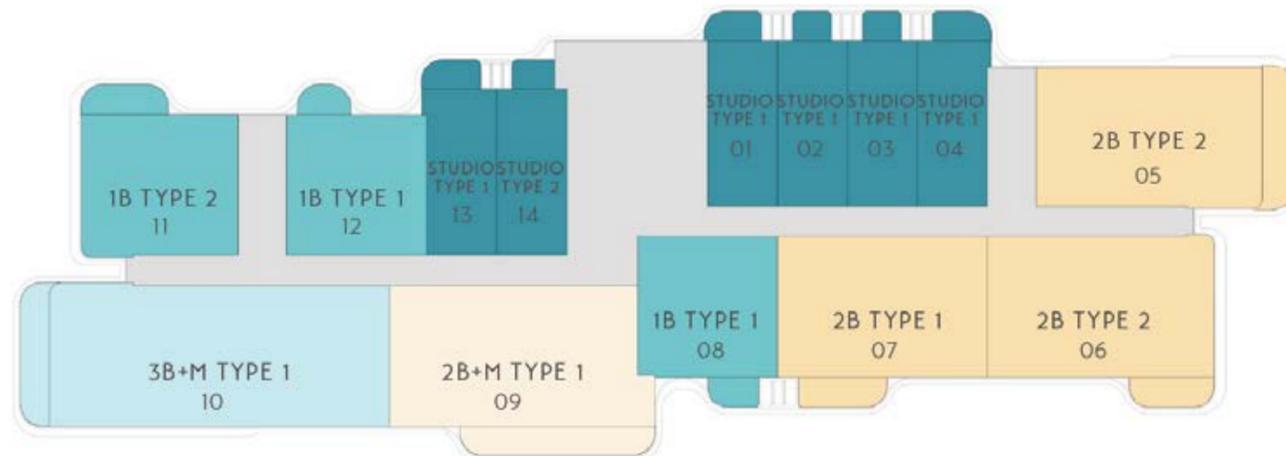
- LEGEND
- STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - 2 BEDROOM + M
 - 3 BEDROOM + M
 - BOH / CIRCULATION / SERVICES



NOT TO SCALE. INDICATIVE ONLY

BUILDING - A VII

FLOOR 03, 05, 07 (ODD BALCONIES)



LEGEND

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



NOT TO SCALE. INDICATIVE ONLY



HOMESTEAD REAL ESTATE

ABU DHABI



+971 5561 127 08

+971 5228 096 12

+971 5223 392 69



info@homestead-ae.com

www.homestead-ae.com



Al Gaith tower - Hamdan Bin Mohammed St

Abu Dhabi - United Arab Emirates

