

# FAY VALLEY

A DEVELOPMENT BY TARAF X MASDAR CITY

FAY  
— HILLS —

From Shaded  
WALKING TRAILS

To Plazas,  
GARDENS

And Gathering,  
SPACES

Bay Hills  
IS BUILT

For Interaction



An aerial architectural rendering of a city development. The scene is dominated by a large, modern residential or commercial complex with a mix of building heights and styles. A prominent feature is a wide, winding road that curves through the center of the development, lined with lush greenery and palm trees. Several swimming pools and landscaped parks are scattered throughout the site. The background shows a dense urban area with many smaller buildings, partially obscured by a soft, hazy atmosphere. The overall color palette is warm, with golden light suggesting a sunrise or sunset. The text 'The Vision' and 'A CITY IN BALANCE' is overlaid on the left side of the image.

The Vision  
A CITY IN BALANCE



Located at the Crossroads of  
ACCESS AND ESCAPE

**7 mins**  
Abu Dhabi  
International Airport

**9 mins**  
Khalifa  
City

**16 mins**  
Yas  
Island

**18 mins**  
Zayed  
University



381

Sustainable Villas & Townhouses

80

Acres of Land Parcel

02

Townhouse Typologies

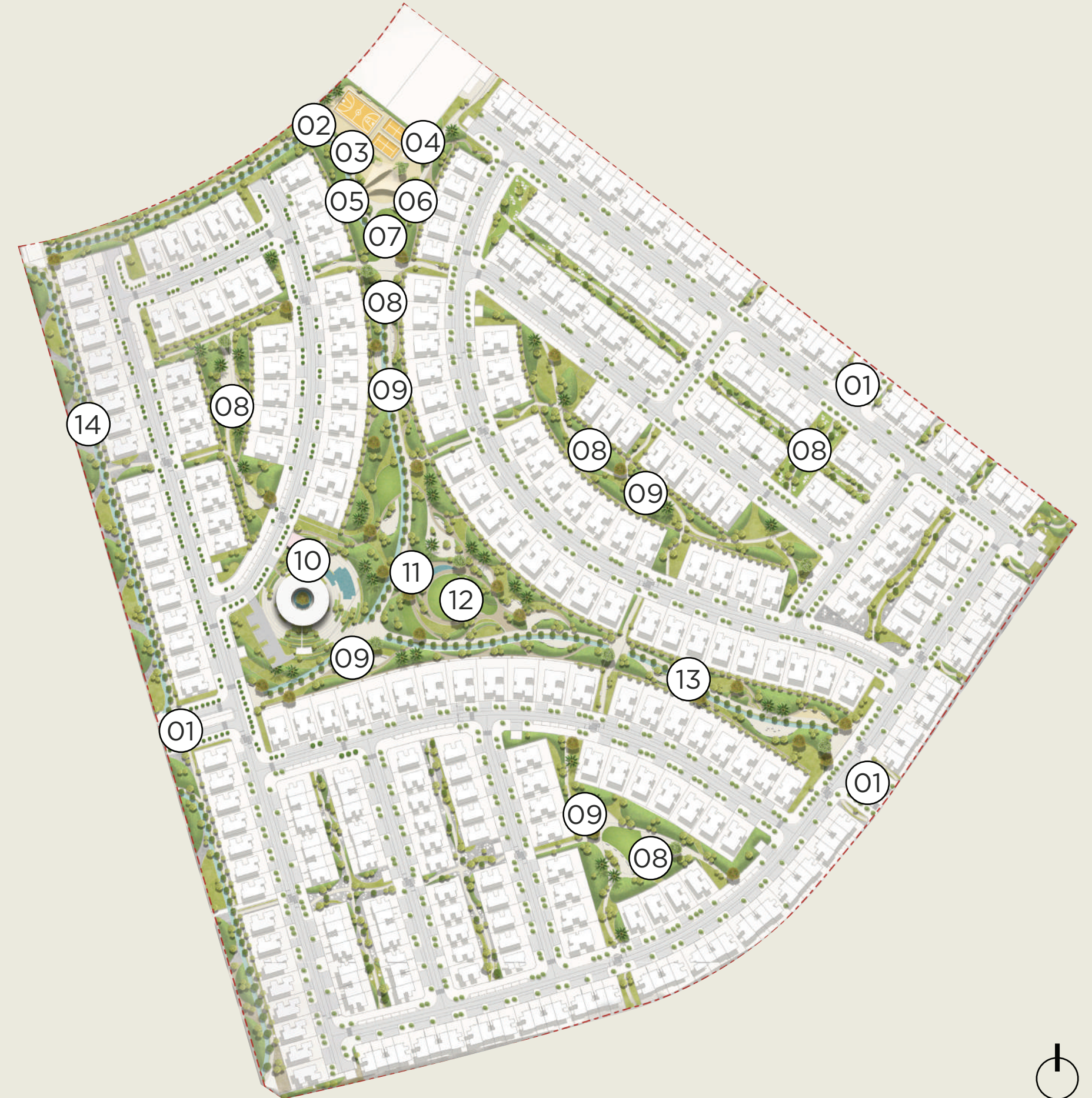
04

Villa Typologies

FAY VALLEY

## PHASE 2 MASTERPLAN (AMENITIES)

- 01. Arrival
- 02. Multi Court
- 03. Padel Courts
- 04. Table Tennis
- 05. Playground
- 06. Family Seating
- 07. Kids Lawn
- 08. Pocket Park
- 09. Seating Area
- 10. Swimming Pools
- 11. Water Feature
- 12. Yoga Lawn
- 13. Jogging Track
- 14. Cycling Track








THE VILLAS

Private Sanctuaries of Life

FAY VALLEY



## PHASE 2 MASTERPLAN (TYPOLOGIES)

-  2BR + GUEST TOWNHOUSES
-  3BR + GUEST TOWNHOUSES
-  4BR VILLA - TYPE 1
-  4BR VILLA - TYPE 2
-  5BR VILLA
-  6 BR VILLA



2 BR + GUEST  
TOWNHOUSES



**2 BR + GUEST**  
TOWNHOUSES



## TOWNHOUSE

INTERNAL AREA	193 sq.m	2076 sq.ft
BALCONY	16 sq.m	172 sq.ft
TOTAL AREA	209 sq.m	2249 sq.ft

UNIT NO: B002, B006, B010, B016, B022, B026, B030, B034, B038, B042, B052, B059, B066, B074, B123, B131, B137, B145, C003, C007, C014, C021, C025, C029, C033, C036, C041, C044, C049, C052, C057, C060, C065, C068, C073, C076, C081, C084, C089, C093, C146, C152, C159, C166, C170, C174, C178



## 2BR + GUEST



GROUND FLOOR



FIRST FLOOR

## TOWNHOUSE (M)

INTERNAL AREA	193 sq.m	2076 sq.ft
BALCONY	16 sq.m	172 sq.ft
TOTAL AREA	209 sq.m	2249 sq.ft

UNIT NO: B003, B007, B011, B018, B023, B027, B031, B035, B039, B043, B050, B058, B064, B072, B125, B132, B139, B146, C002, C006, C012, C020, C024, C028, C034, C035, C042, C043, C050, C051, C058, C059, C066, C067, C074, C075, C082, C083, C088, C092, C145, C150, C158, C164, C169, C173, C177



## 2BR + GUEST



GROUND FLOOR



FIRST FLOOR

**3 BR + GUEST**  
TOWNHOUSES



**3 BR + GUEST**  
TOWNHOUSES



## TOWNHOUSE

INTERNAL AREA	219 sq.m	2352 sq.ft
BALCONY	13 sq.m	138 sq.ft
TOTAL AREA	231 sq.m	2490 sq.ft

UNIT NO: B004, B008, B012, B020, B024, B028, B032, B036, B040, B044, B048, B056, B062, B070, B127, B133, B141, B147, C001, C005, C010, C018, C023, C027, C032, C037, C040, C045, C048, C053, C056, C061, C064, C069, C072, C077, C080, C085, C087, C091, C144, C148, C156, C162, C168, C172, C176

MASAR PARK



## 3BR + GUEST



GROUND FLOOR



FIRST FLOOR

## TOWNHOUSE (M)

INTERNAL AREA	219 sq.m	2352 sq.ft
BALCONY	13 sq.m	138 sq.ft
TOTAL AREA	231 sq.m	2490 sq.ft

UNIT NO: B001, B005, B009, B014, B021, B025, B029, B033, B037, B041, B054, B060, B068, B075, B121, B129, B135, B143, C004, C008, C016, C022, C026, C030, C031, C038, C039, C046, C047, C054, C055, C062, C063, C070, C071, C078, C079, C086, C090, C094, C147, C154, C160, C167, C171, C175, C179



## 3BR + GUEST



GROUND FLOOR



FIRST FLOOR

4 BR VILLA  
TYPE 1



4 BR VILLA  
TYPE 1

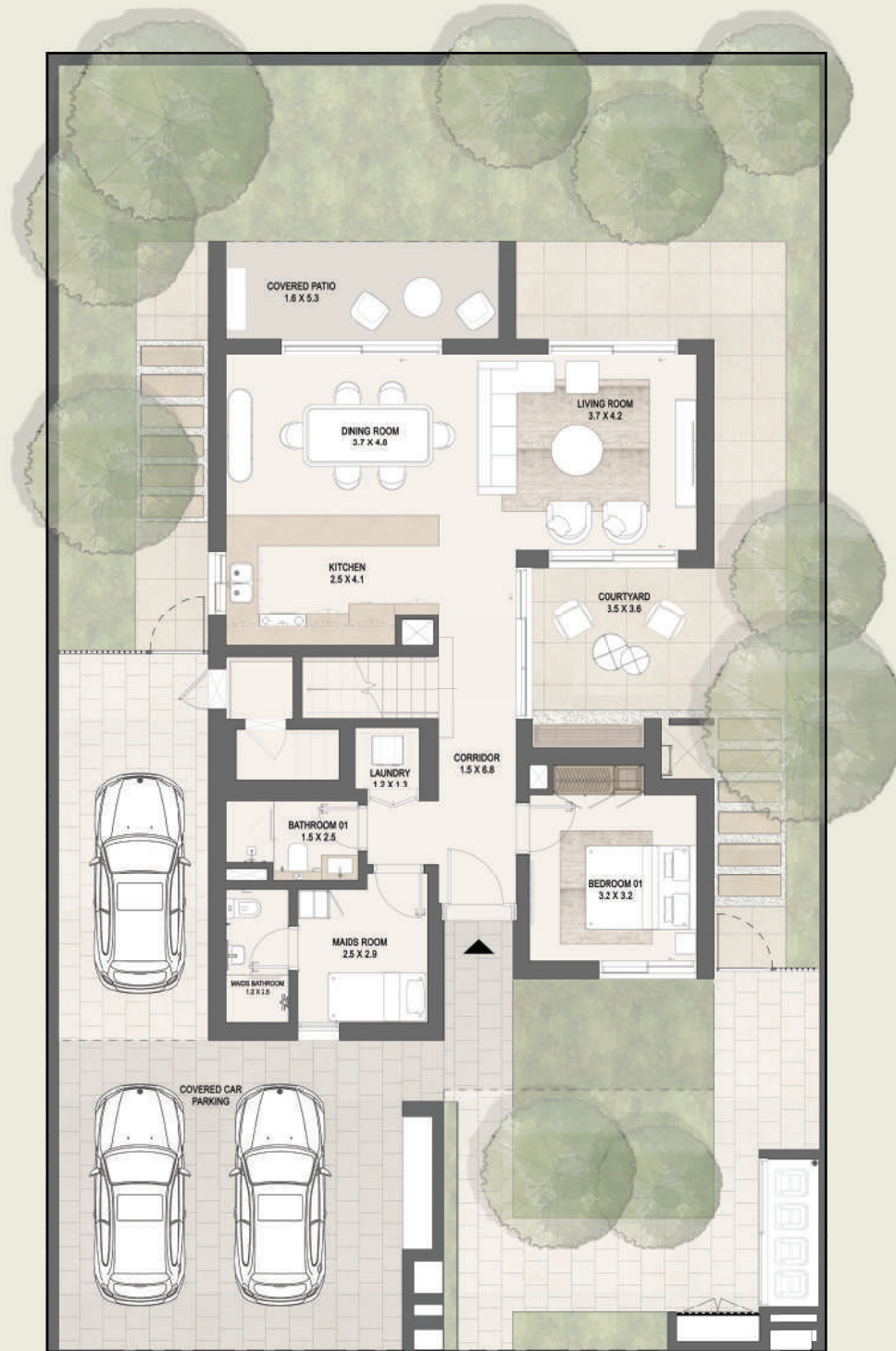


## 4BR VILLA - TYPE 1

INTERNAL AREA	252 sq.m	2714 sq.ft
BALCONY	32 sq.m	350 sq.ft
TOTAL AREA	285 sq.m	3063 sq.ft

UNIT NO: B105, B107, B109, B111, B113, B115, B117, B119, B120, B122, B124, B126, B128, B130, B134, B136, B138, B140, B142, C011, C013, C015, C017, C019, C095, C096, C097, C098, C099, C137, C138, C139, C140, C141, C142

 MASAR PARK



GROUND FLOOR



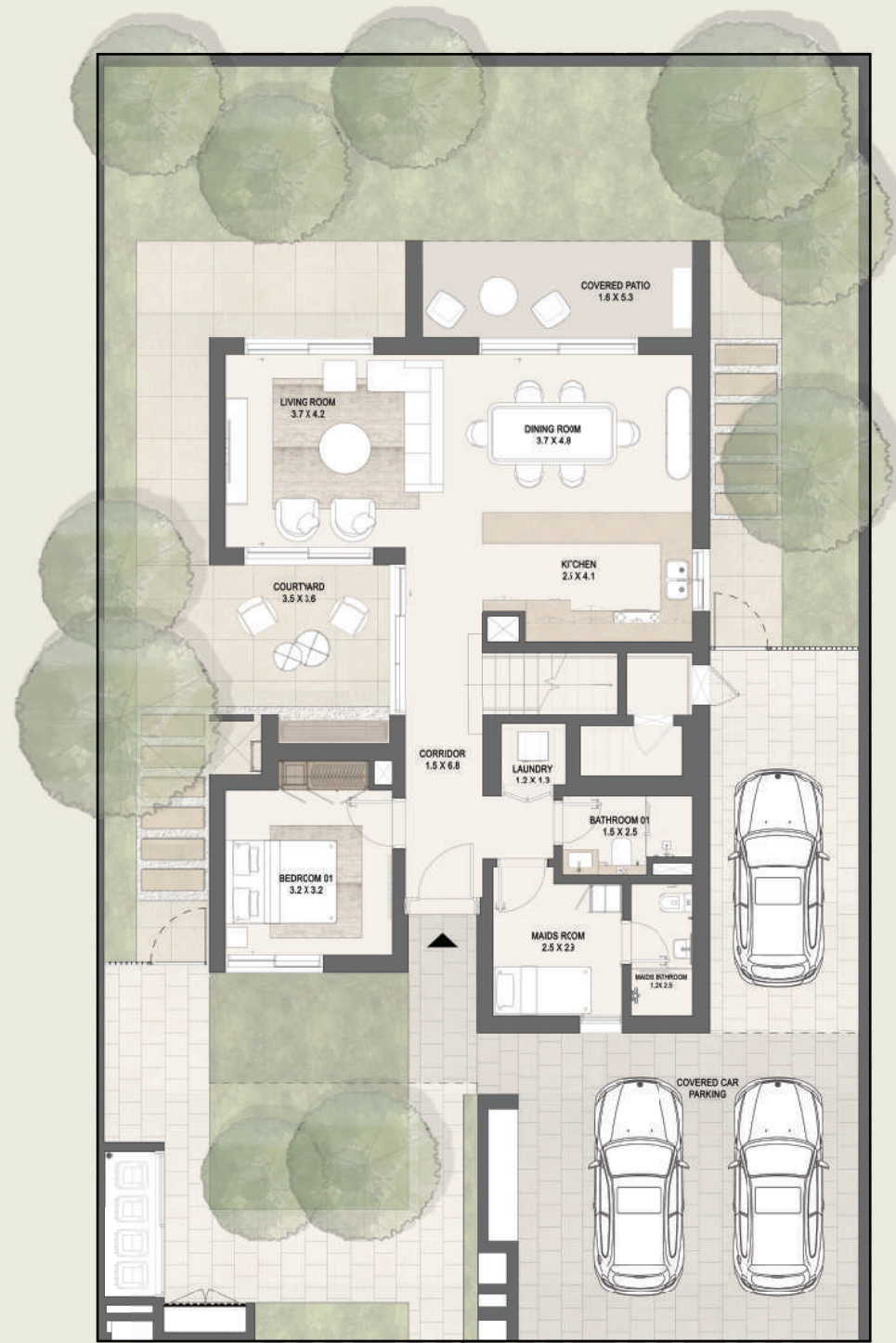
FIRST FLOOR

## 4BR VILLA - TYPE 1 (M)

INTERNAL AREA	252 sq.m	2714 sq.ft
BALCONY	32 sq.m	350 sq.ft
TOTAL AREA	285 sq.m	3063 sq.ft

UNIT NO: B103, B144, C009, C143

MASAR PARK



GROUND FLOOR



FIRST FLOOR

4 BR VILLA  
TYPE 2



4 BR VILLA  
TYPE 2



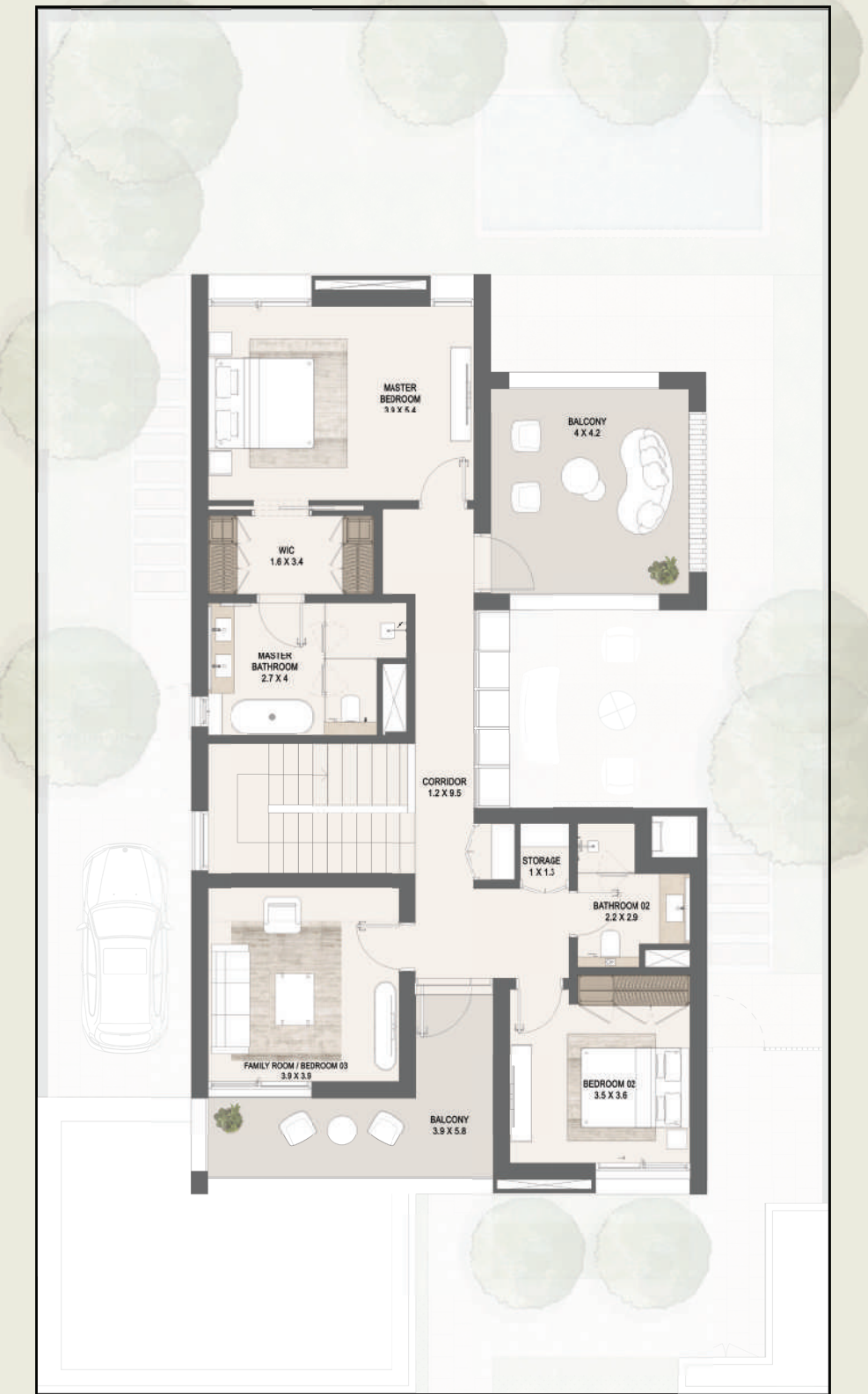
## 4BR VILLA - TYPE 2

INTERNAL AREA	299 sq.m	3213 sq.ft
BALCONY	40sq.m	427 sq.ft
TOTAL AREA	338 sq.m	3641 sq.ft

UNIT NO: A002, A003, A004, A005, A006, A007, A008, A009, A010, A011, A012, A013, A014, A015, A016, A017, A018, A019, A020, A021, A022, A023, A024, A025, A026, A027, A028, A030, A032, A034, A036, B013, B015, B017, B019, B046, B047, B049, B051, B053, B055, B057, B061, B063, B065, B067, B069, B071, B073, C149, C151, C153, C155, C157, C161, C163, C165



GROUND FLOOR



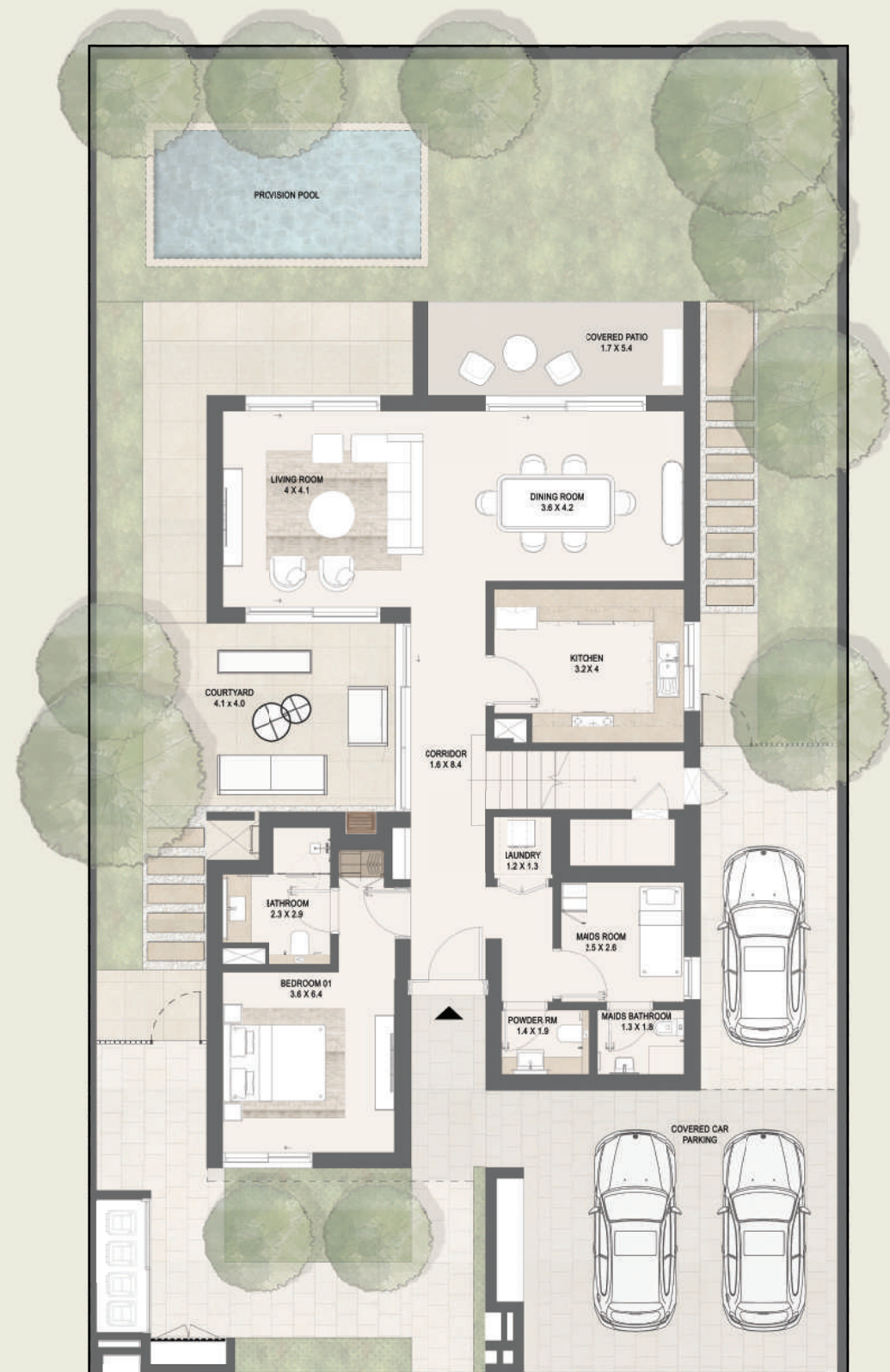
FIRST FLOOR

## 4BR VILLA - TYPE 2 (M)

INTERNAL AREA	299 sq.m	3213 sq.ft
BALCONY	40sq.m	427 sq.ft
TOTAL AREA	338 sq.m	3641 sq.ft

UNIT NO: A001, B045

 MASAR PARK



GROUND FLOOR



FIRST FLOOR

5 BR VILLA  
TYPE 1



5 BR VILLA  
TYPE 1



## 5BR VILLA

INTERNAL AREA	387 sq.m	4162 sq.ft
BALCONY	36 sq.m	385 sq.ft
TOTAL AREA	422 sq.m	4546 sq.ft

UNIT NO: A029, A031, A033, A035, A037, A039, A040, A041, A042, A043, A044, A045, A046, A047, A048, A049, A050, A051, A053, B077, B078, B079, B080, B088, B089, B090, B091, B092, B093, B094, B095, B096, B097, B098, B099, B100, B101, B102, B104, B106, B108, B110, B112, B114, B116, B118, C100, C101, C102, C103, C104, C105, C106, C107, C108, C109, C111, C113, C115, C117, C119, C121, C123, C125, C126, C127, C128, C129, C130, C131, C132, C134, C135, C136



GROUND FLOOR



FIRST FLOOR

## 5BR VILLA (M)

INTERNAL AREA	387 sq.m	4162 sq.ft
BALCONY	36 sq.m	385 sq.ft
TOTAL AREA	422 sq.m	4546 sq.ft

UNIT NO: A038, B076, C133

MASAR PARK



GROUND FLOOR



FIRST FLOOR

6 BR VILLA  
TYPE 1



6 BR VILLA

TYPE 1



## 6BR VILLA

INTERNAL AREA	467 sq.m	5027 sq.ft
BALCONY	45 sq.m	487 sq.ft
TOTAL AREA	512 sq.m	5514 sq.ft

UNIT NO: A052, A054, A055, B081, B082, B083, B084, B085, B086, B087, C110, C112, C114, C116, C118, C120, C122, C124

MASAR PARK



GROUND FLOOR



FIRST FLOOR

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TARAF x MASDAR CITY 

6 BR VILLA  
TYPE 1

