

FAY
— HILLS —

AT MASDAR CITY

A development by

TARAF x MASDAR CITY 

An aerial photograph of a modern residential development. The scene is dominated by lush greenery, including numerous palm trees and other tropical plants. Several modern, multi-story buildings with flat roofs and large windows are interspersed among the trees. In the center, there is a swimming pool with a curved edge and a small structure. A winding path or trail is visible through the greenery. In the background, a city skyline is visible under a hazy, golden sky, suggesting a sunset or sunrise. The overall atmosphere is serene and vibrant.

From the shade of a thousand palms

TO OPEN SKIES.

From desert silence

**TO COMMUNITY
IN BLOOM.**

From a still morning trail

**TO VIBRANT
GATHERING.**

LOCATION



- Masdar City, is a global model for sustainable urban development, featuring one of the world's largest clusters of LEED Platinum and Estidama rated buildings, and a vibrant community of over 15,000 residents and professionals.
- A promising investment opportunity with high growth potential & yield, best for early investors in a maturing community.
- Masdar City is leading UAE's journey to achieving NET-ZERO by 2050 Vision set by the Abu Dhabi Government.

THE MASTERPLAN



ABU DHABI'S
NEW GREEN HEART

~380 acres
TOTAL LAND AREA

~45%
OPEN & GREEN SPACES

3★ RATING
ESTIDAMA PEARL 3 CERTIFIED

4 VILLAGES
CONNECTED BY GREEN WADI

WHY FAY HILLS

A DEVELOPMENT BY TARAF x MASDAR CITY

- Taraf is the real estate arm of Yas Holding a UAE-headquartered investment holding company with over 20 years of experience.
- Masdar City is a pioneering sustainable urban community, a world-class business and technology hub, and a “green-print” for cities that want to be part of the solution to climate change.

THE COMMUNITY

- Strong Investment Opportunity, Freehold development with long-term value; a legacy to pass on for generations.
- Emphasis on privacy and cultural living, featuring spacious layouts and dedicated majlis areas.
- Four connected residential villages linked by shaded green corridors, parks, and plaza.
- Schools, nurseries and community facilities integrated into the plan, the development is positioned as a family-oriented destination.



AMENITIES



- Community Retail
- Picnic Lawn
- Playgrounds
- Yoga Pavilion
- Wellness Garden
- Padel Courts
- Wellness Cafe
- Active Garden
- Reflection Pools
- Reflection Gardens
- Cycle Track
- Water Feature
- Jogging Tracks
- Kids Play Area
- Relaxation Zones

INTRODUCING

FAY VALLEY

Where everyday feels like a weekend!

Fay Valley is shaped around the connection between wellness, movement, and nature. A canopy of date palms and ghaf trees creates shaded pathways and cooler walkable spaces, while layered greenery, water features, and natural landscapes bring calm and softness to the community. Jogging trails, yoga lawns, padel courts, canopy walks, and outdoor gathering spaces turn active living into part of the everyday rhythm.

~80 acres
TOTAL LAND AREA

381
SUSTAINABLE VILLAS & TOWNHOUSES

2
TOWNHOUSE TYPOLOGIES

4
VILLA TYPOLOGIES

DESIGNED FOR WELLNESS,
BUILT FOR MOVEMENT.

381 Sustainable 2, 3 BR Townhouse and 4, 5 and 6-Bed Villas spread across 80 Acres (3.48 MN. SQ. FT.) of Land.

Overall landscape is dedicated to greenery with shaded walkways, pocket parks, & lush corridors linking villages.

Padel courts, clubhouse, jogging track, outdoor / indoor gyms, yoga zones for balance & mindfulness.

TWO RHYTHMS, ONE COMMUNITY

Designed for Wellness

A sanctuary shaped by nature, movement, and restoration. Beneath the shade of palms and along landscaped trails, wellness becomes part of the everyday rhythm of life.

- Tennis & Padel Sports Courts
- Wellness & Jogging Trails
- Yoga Deck
- Nature Play Zones
- Water Feature & Circular Greens
- Dedicated Cycle Track



Built for Movement

A vibrant social landscape designed for gathering, activity, and connection. Open-air experiences, recreation, and community spaces bring energy into every part of daily life.

- Clubhouse & Pools
- Running Tracks
- Activated Retail & F&B
- Outdoor Cinema & Shaded Event Lawn
- Art & Sculpture Parks
- Reflecting Pools

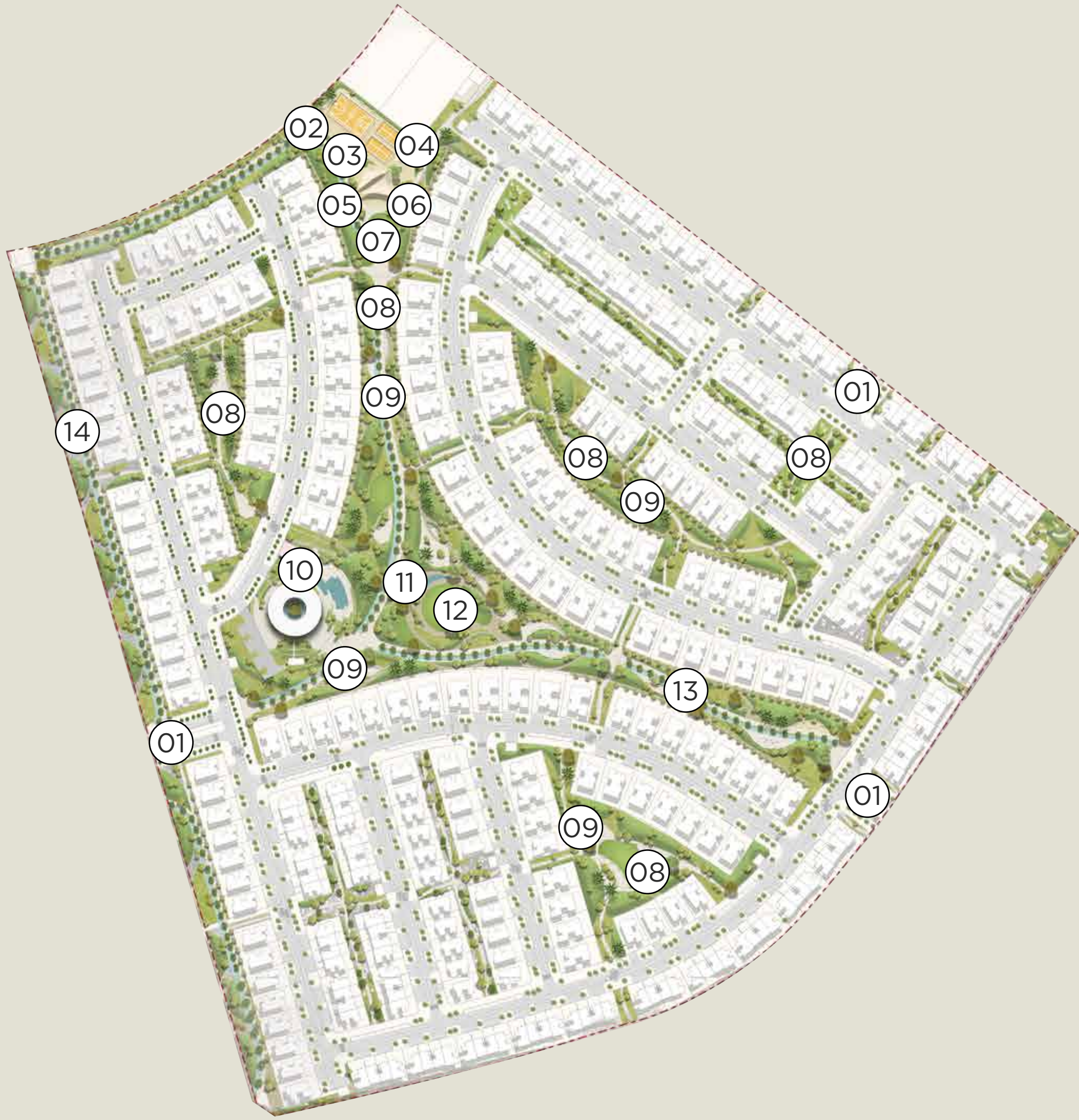


SUSTAINABILITY

ESTIDAMA PEARL 3 PCRS Rating

- Low water demand native & adaptive planting palette
- Smart irrigation with treated water reuse strategy
- 45% open spaces across 380 acres of land parcel
- Continuous cycling track & pedestrian network
- Cluster layout with controlled access for enhanced safety & community
- High-albedo hardscape materials across all public realm

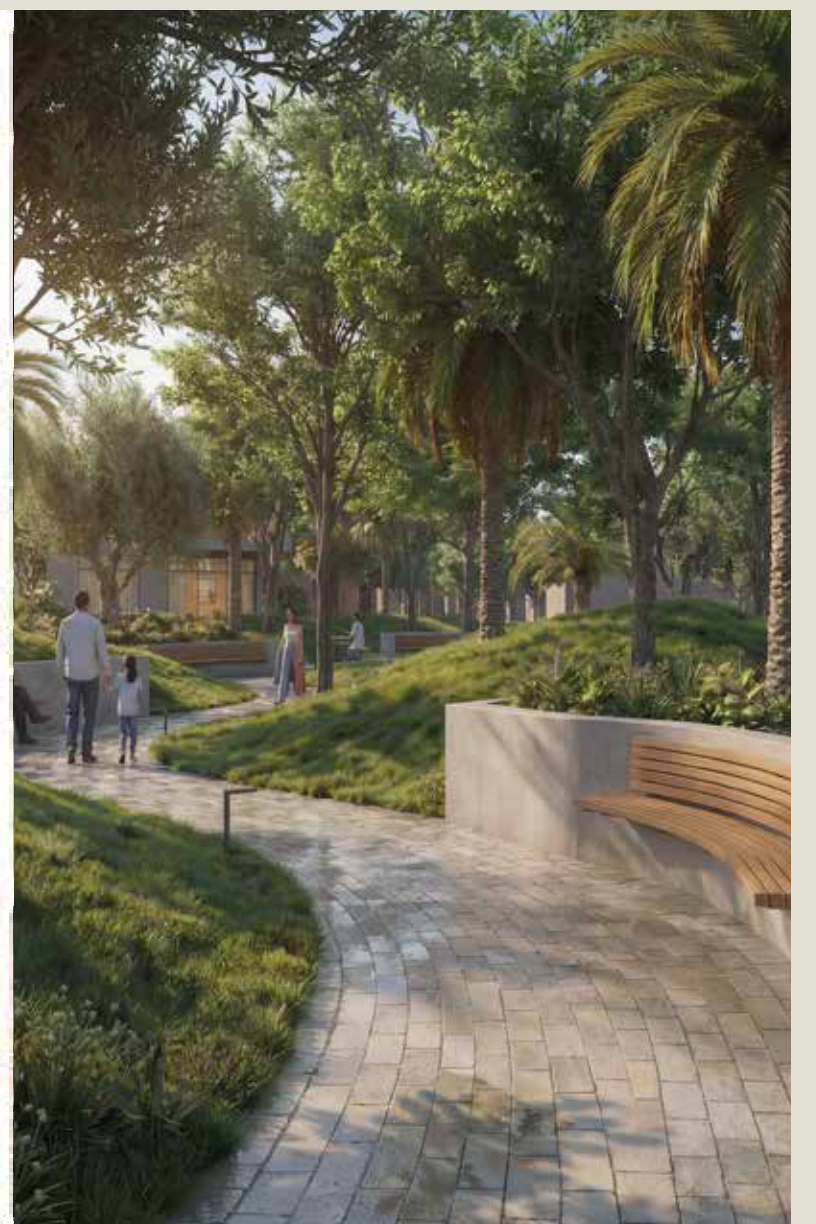
THE AMENITIES



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 - RANGE & PRICING



Typology	Avg. Plot Area	Total Area	Starting From*	PSF From*
2 BR + Guest TH	2,153 sq.ft.	2,249 sq. ft.	AED 3.14 Mn	AED 1,398
3 BR + Guest TH	2,960 sq.ft.	2,490 sq. ft.	AED 3.65 Mn	AED 1,464
4 BR Villa (Type 1)	4,036 sq.ft.	3,064 sq. ft.	AED 4.40 Mn	AED 1,437
4 BR Villa (Type 2)	4,822 sq.ft.	3,641 sq. ft.	AED 5.01 Mn	AED 1,375
5 BR Villa	5,813 sq.ft.	4,546 sq. ft.	AED 6.14 Mn	AED 1,349
6 BR Villa	6,458 sq.ft.	5,514 sq. ft.	AED 7.71 Mn	AED 1,398



- 2BR + Guest Townhouse
- 3BR + Guest Townhouse
- 4BR Villa - Type 1
- 4BR Villa - Type 2
- 5BR Villa
- 6BR Villa



THE VILLAS - PAYMENT PLAN

5%
Down
Payment

5%
Post 6
Months

5%
Post 12
Months

5%
Post 18
Months

5%
Post 24
Months

5%
Post 30
Months

5%
Post 36
Months

5%
Post 42
Months

60%
On
Handover*

*T&C Apply. Completion Scheduled in Q2 2030.

FAY

— HILLS —

A development by

TARAF

x

MASDAR
CITY

