

FAY
— HILLS —

AT MASDAR CITY

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 scattered throughout the landscape. In the foreground, there is a large green lawn with a circular area containing two lounge chairs under a canopy. A winding path leads through the trees. In the background, a city skyline is visible under a warm, golden sky, suggesting a sunset or sunrise. The overall atmosphere is serene and luxurious.

BREATHE.

BELONG. BEGIN.

LOCATION



- Masdar City, is a global model for sustainable urban development, featuring one of the world's largest clusters of LEED Platinum structures and a vibrant community of 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

WHY FAY HILLS?

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.
- Sustainable Living Estidama Pearl 3 certified community with a strong focus on environmental responsibility.
- Five connected residential villages linked by shaded green corridors, parks, and plazas



AMENITIES

Community Retail

Wellness Garden

Reflection Garden

Jogging Track

Picnic Lawns

Outdoor Gym

Reflection Pools

Mind Body Pavilions

Playgrounds

Wellness Café

Tea Garden

Sound Healing

Yoga Pavilion

Active Garden

Meditation Pavilions

Relaxation Zones



INTRODUCING PHASE 1

FAY GARDENS



Fay Gardens is a wellness-oriented neighbourhood shaped by three signature parks Terra, Aria, and Azura offering social, active, and serene experiences. Designed for a slower, more intentional way of living, it features shaded walkways, green corridors, and calm communal spaces, with seamless indoor-outdoor architecture that connects daily life to nature.

FACTS & FIGURES

- 130 Sustainable 4, 5 and 6-Bed Villas spread across 33 Acres (1.4 MN. SQ. FT.) of Land.
- Over 25% of the landscape is dedicated to greenery with shaded walkways, pocket parks, and lush corridors linking villages.
- A jogging track, outdoor / indoor gyms, yoga, meditation pavilions, sound-healing zones for balance & mindfulness.





PARKS AT FAY GARDENS

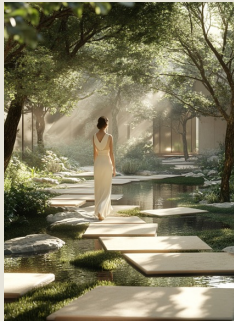
Born of earth, air, and water; Fay Gardens is where nature and design breathe as one. It's a place where architecture turns inward to find peace, and where wellness becomes more than a lifestyle it becomes identity. At its core, Fay Gardens is sustainability made livable.

Every decision from the orientation of streets to the choice of materials is guided by comfort, efficiency, and respect for the environment. This is not a vision of the future it is a community already living it. In Fay Gardens, sustainability isn't an addition to design it is the design itself.



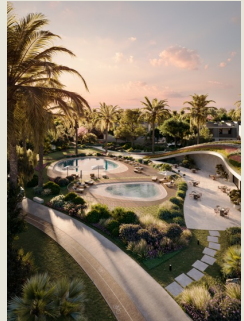
TERRA PARK

Grounded in Earth's layers with eco-community gardens, multifunctional lawns, barbecue areas, outdoor movie screening, nature lounge, and kids play area.



ARIA PARK

Winds of Rejuvenation with sensory garden, yoga pavilions, mind body pavilion, and quiet reading spaces.



AZURA PARK

Reflections of Serenity with community club, outdoor pool, indoor outdoor gym, meditation zone, tea garden, reflection pools, and fitness grounds

PRICING



Typology	Number of Units	Area Range	Price Range
4 BR Villa	52	3,469 – 3,514 sq.ft.	AED 4.5 - 4.75 Mn
5 BR Villa	53	4,215 sq. ft.	AED 5.5 - 5.7 Mn
6 BR Villa	25	5,176 sq. ft.	AED 6.7 - 7.2 Mn

PAYMENT PLAN

10 %
DOWN
PAYMENT

5 %
POST
3 MONTHS

5 %
POST
6 MONTHS

5 %
POST
9 MONTHS

5 %
ON 15%
COMPLETION

5 %
ON 20%
COMPLETION

5 %
ON 25%
COMPLETION

5 %
ON 30%
COMPLETION

5 %
ON 35%
COMPLETION

50 %
ON
COMPLETION



FAY
— HILLS —

A DEVELOPMENT BY
TARAF X MASDAR CITY