

PEARL

BEACH VIEW



*A CALMER
LIVING EXPERIENCE.*



ABOUT ADVANCED PROPERTIES

Advanced Properties is a real estate development company based in Abu Dhabi, founded by experienced professionals with a background in construction and real estate. The company builds on years of hands-on experience gained through multiple projects delivered across different areas of Abu Dhabi.

Today, Advanced Properties focuses on delivering well-considered residential developments that balance design quality, functionality, and long-term value. Working closely with affiliated companies, the team adopts a flexible and agile approach across all stages of development.

With multiple projects underway in key locations, including Yas Island, Al Raha, Masdar City, and Reem Island, Advanced Properties continues to expand its portfolio with a clear focus on quality, reliability, and careful execution.

ABU DHABI

A CITY DESIGNED FOR LONG-TERM LIVING

Abu Dhabi has emerged as the region's most desirable city for residential living and investment. Known for its stability, safety, quality of life, and exceptional urban planning, the capital offers a balanced environment that supports both modern lifestyles and sustainable growth.

With well-developed infrastructure, waterfront communities, and a strong focus on liveability, Abu Dhabi continues to attract residents and investors seeking quality homes in established, well-connected neighborhoods built for lasting stability.





LIFE IN AL RAHA

Al Raha is a modern waterfront community that has been carefully planned since 2005. Known for its calm atmosphere and high-quality urban planning, the area offers a lifestyle shaped around everyday comfort, featuring schools, cafés, restaurants, walking paths, and marinas within a safe, community-focused environment.

A MODERN WATERFRONT COMMUNITY
BUILT FOR QUALITY LIVING.

WHAT SETS AL RAHA APART IS ITS BALANCE.

Open spaces and a waterfront setting create a sense of ease, while the neighbourhood remains practical and well connected to the wider city. It's an area that appeals to families and professionals alike, offering a high-quality living experience that feels settled, spacious, and intentionally balanced.

A MODERN WATERFRONT COMMUNITY
BUILT FOR QUALITY LIVING.



YOUR PRIVATE HORIZON

A PLACE SHAPED AROUND
COMFORT, CLARITY, AND EVERYDAY EASE.

BY THE WATER,
WITH THE CITY ALWAYS WITHIN REACH.





A PLACE DESIGNED TO FEEL RIGHT

Pearl Beach View is shaped around one clear intention: creating homes that feel balanced, comfortable, and easy to live in every day. Set by the water and well connected to the city, the project balances quality design, practical layouts, and a lifestyle that supports both today's comfort and tomorrow's confidence.

DESIGN THAT SERVES LIVING

Layouts shaped around generous space, natural light, and a sense of openness that feels effortless.

QUALITY YOU CAN FEEL

Modern architecture, high ceilings, clean lines, and refined finishes that elevate daily life without distraction.





COMFORT IN THE DETAILS

Homes designed for real routines; easy to move through, easy to live in, easy to settle into.

CONNECTED TO EVERYDAY LIFE

By the beach, yet minutes from work, schools, and entertainment. Offering calm without compromise.

VALUE WITH A FUTURE

A well-balanced offering that brings together strong design, premium amenities, and long-term confidence for homeowners and investors alike.



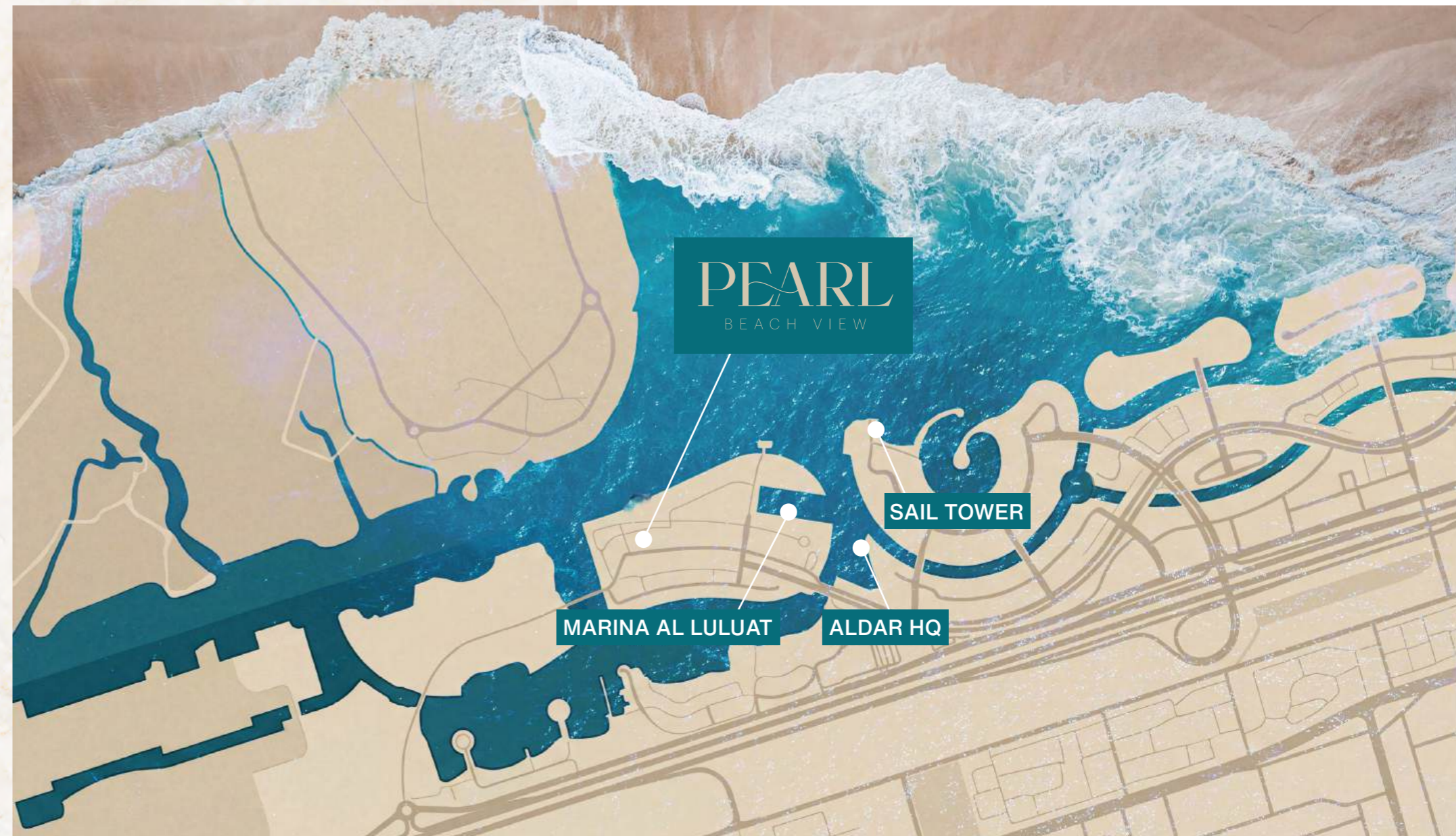
HOMES THAT
BALANCE CALM AND
CONNECTION.



PEARL BEACH VIEW

The name Pearl Beach View is inspired by its setting on Lu'luat Al Raha Island, facing a beautiful sandy shoreline. Rooted in place, it reflects a coastal address shaped by water, openness, and a calm beachfront rhythm.

A NAME DRAWN FROM ITS SURROUNDINGS...





CONNECTED TO WHAT MATTERS.

Set within Abu Dhabi, Pearl Beach View enjoys a location that keeps residents close to work, travel, and everyday destinations, without giving up the calm of waterfront living.

VAS ISLAND

10 MINUTES

ABU DHABI INTERNATIONAL AIRPORT

12 MINUTES

DOWNTOWN ABU DHABI

19 MINUTES

SCHOOLS & UNIVERSITIES

13 MINUTES

HOSPITALS & CLINICS

20 MINUTES

LIFE BY THE WATER.

Living at Pearl Beach View means having the shoreline as part of everyday life. With beach access just a short walk away, residents enjoy easy access to a shoreline that is open, welcoming, and shared as part of the wider waterfront community. It encourages slower mornings, open-air walks, and moments of calm woven naturally into the day.

The beachfront environment brings light, openness, and a sense of ease, offering a coastal lifestyle that feels relaxed and grounded, without being remote or detached from the city.



AN EASY CONNECTION
TO THE SEA.



HOMES SHAPED
BY LIGHT, SPACE, AND OPEN SEA VIEWS.

A COMFORTABLE RESIDENTIAL SCALE

Pearl Beach View is a mid-rise residential building designed to feel open, calm, and well proportioned. With a carefully considered scale and a clear architectural language, the building balances presence with privacy, creating a comfortable, accessible residential environment.

The development includes residential homes alongside select retail spaces at ground level, supporting everyday convenience while preserving a quiet, residential character throughout the building.

BUILDING TYPE	RESIDENTIAL WITH RETAIL SPACES
CONFIGURATION	4 BASEMENTS, GROUND, 12 FLOORS
TOTAL RESIDENTIAL UNITS	251
BUILDING SCALE	MID-RISE



HIGH CEILINGS

that enhance space and comfort

FLOOR-TO-CEILING WINDOWS

for light and openness

SEA-FACING APARTMENTS

with open views

**DESIGNED WITH
LIGHT AND SPACE IN MIND.**

Pearl Beach View is defined by a modern, minimalist architectural language that prioritizes clarity, proportion, and openness. Clean lines, thoughtful massing, and carefully placed openings allow the building to sit naturally within its coastal setting.

The design emphasizes light, height, and openness, creating homes with high ceilings and floor-to-ceiling windows that allow light and views to become part of the living experience. Select residences are oriented toward the sea, reinforcing a strong visual connection to the surrounding waterfront.

**A DESIGN
THAT OPENS TO THE SEA.**

HOMES SHAPED FOR EVERYDAY LIVING.

The residences at Pearl Beach View are designed to suit a wide range of lifestyles, offering a versatile mix of homes that balance comfort, functionality, and space. From studios to spacious three-bedroom homes and penthouses, each residence is shaped around everyday ease and flexibility.

Layouts prioritize openness, natural light, and efficient use of space, creating homes that feel welcoming, practical, and easy to live in, whether for daily life, weekend retreats, or long-term investment.

A CLEAR RANGE
OF HOME OPTIONS.

A RANGE OF LAYOUTS
from studios to three-bedroom homes
and penthouses

OPEN-PLAN LIVING
designed for comfort and flow

SPACES SHAPED FOR
light, movement, and everyday routines



HOMES FOR DIFFERENT LIFESTYLES.

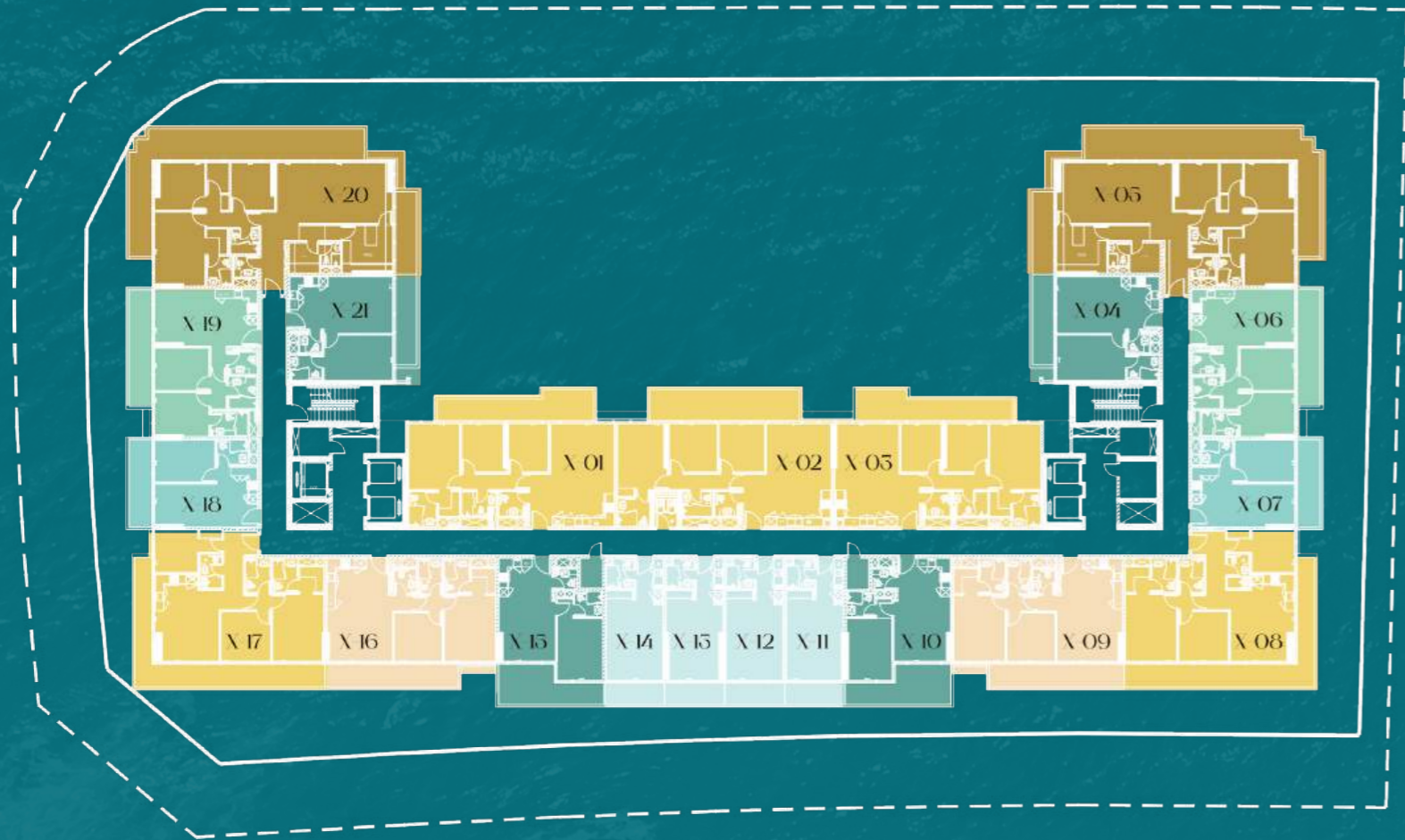
PEARL BEACH VIEW OFFERS A CAREFULLY PLANNED MIX OF RESIDENCES, DESIGNED TO ACCOMMODATE DIFFERENT LIFESTYLES, HOUSEHOLD SIZES, AND INVESTMENT GOALS.



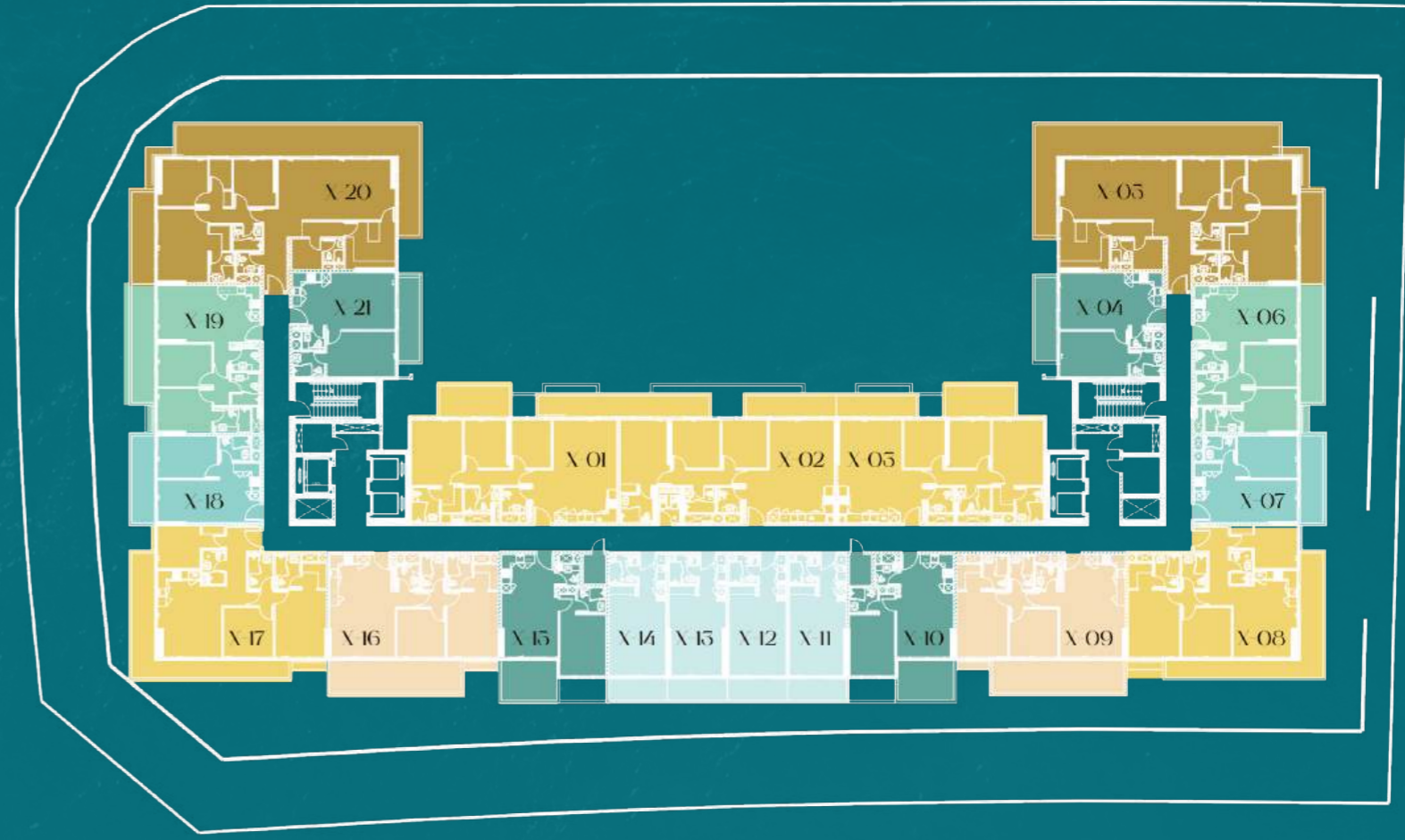
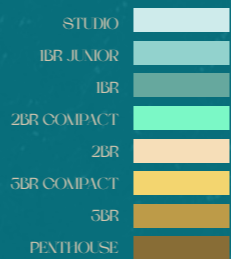
GROUND FLOOR



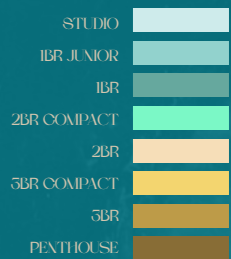
- STUDIO
- 1BR JUNIOR
- 1BR
- 2BR COMPACT
- 2BR
- 3BR COMPACT
- 3BR
- PENTHOUSE



FLOORS: 1, 2, 4 AND 5

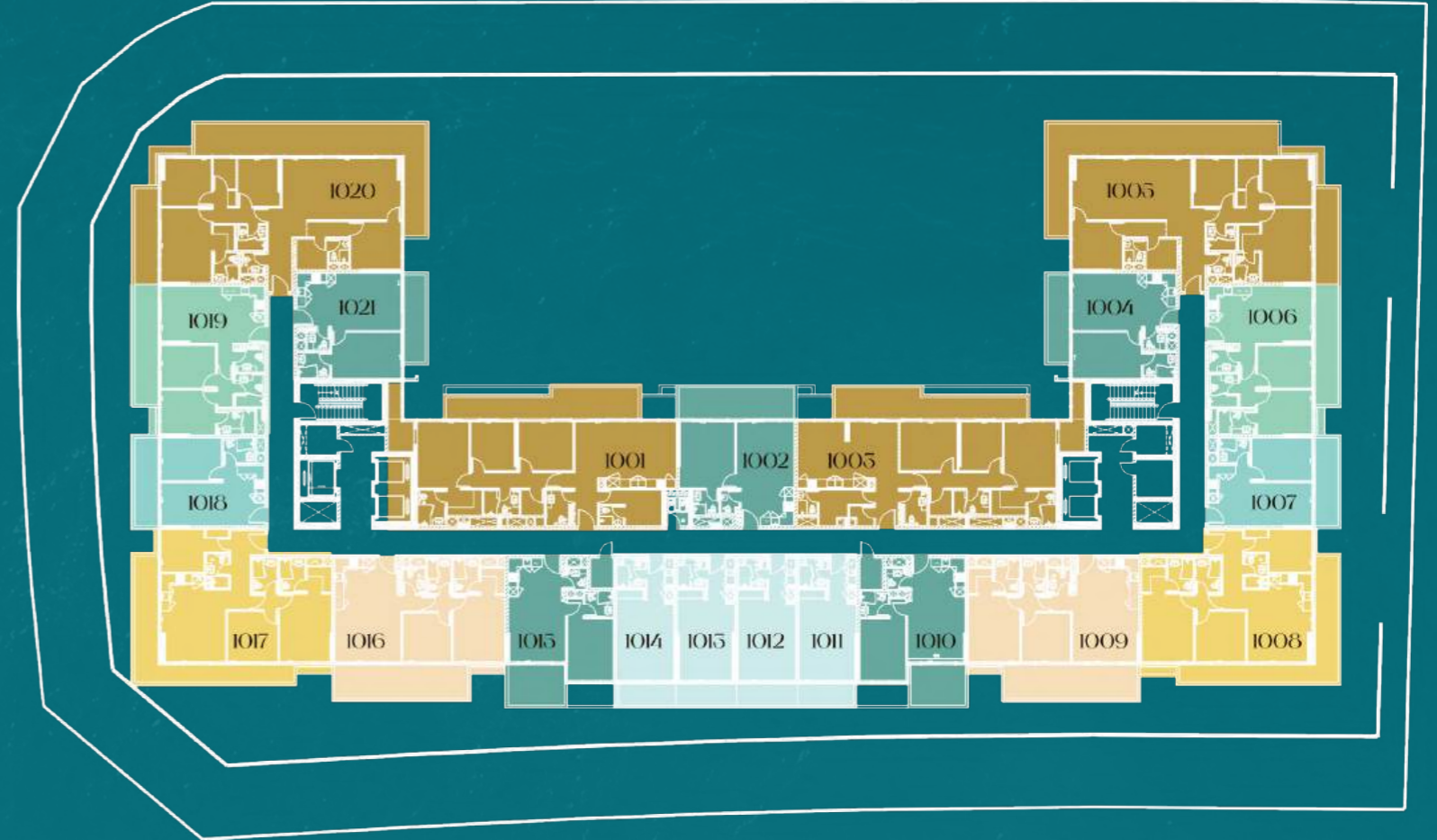


FLOORS: 5, 6 AND 7

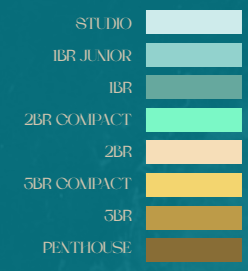


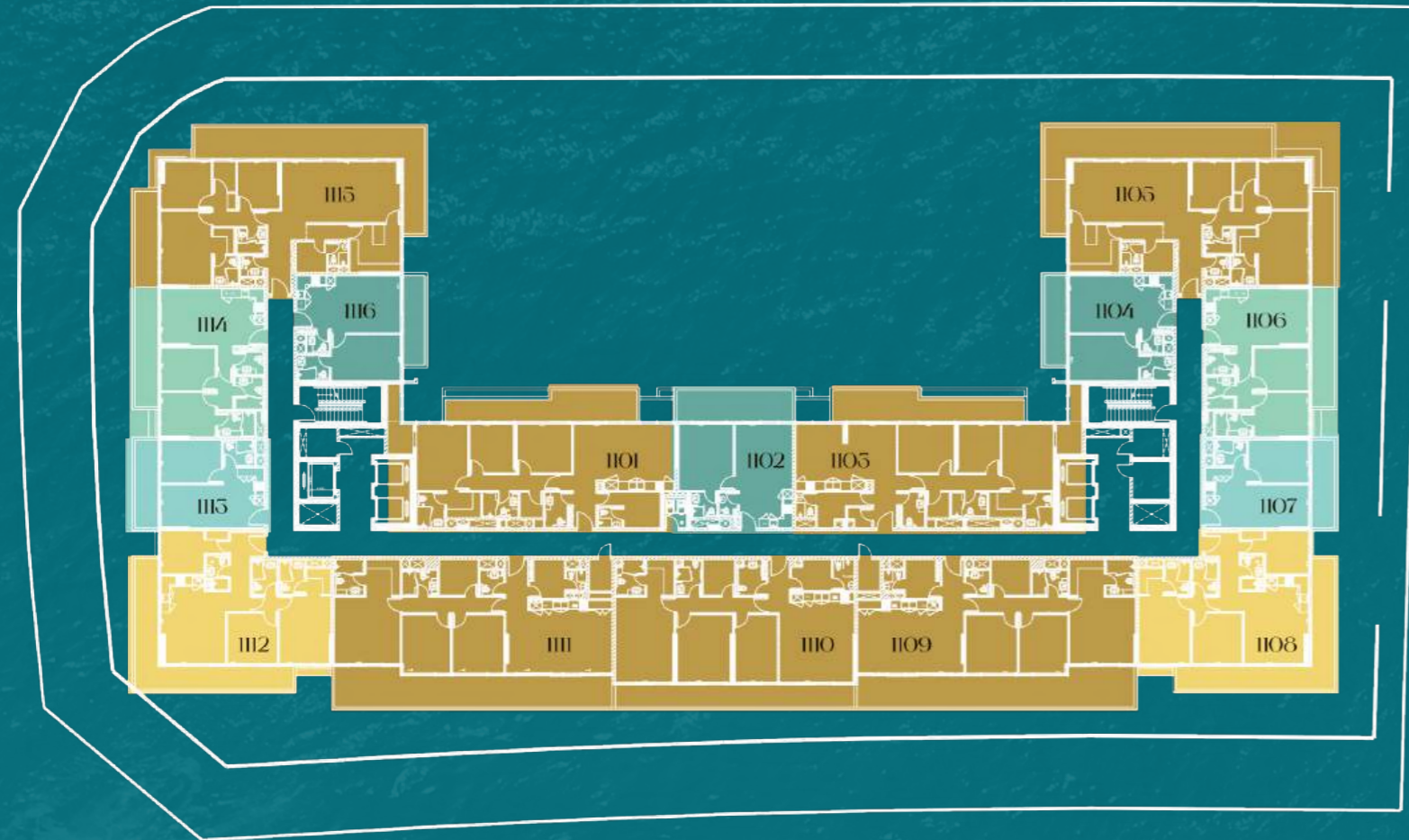


FLOORS: 8 AND 9

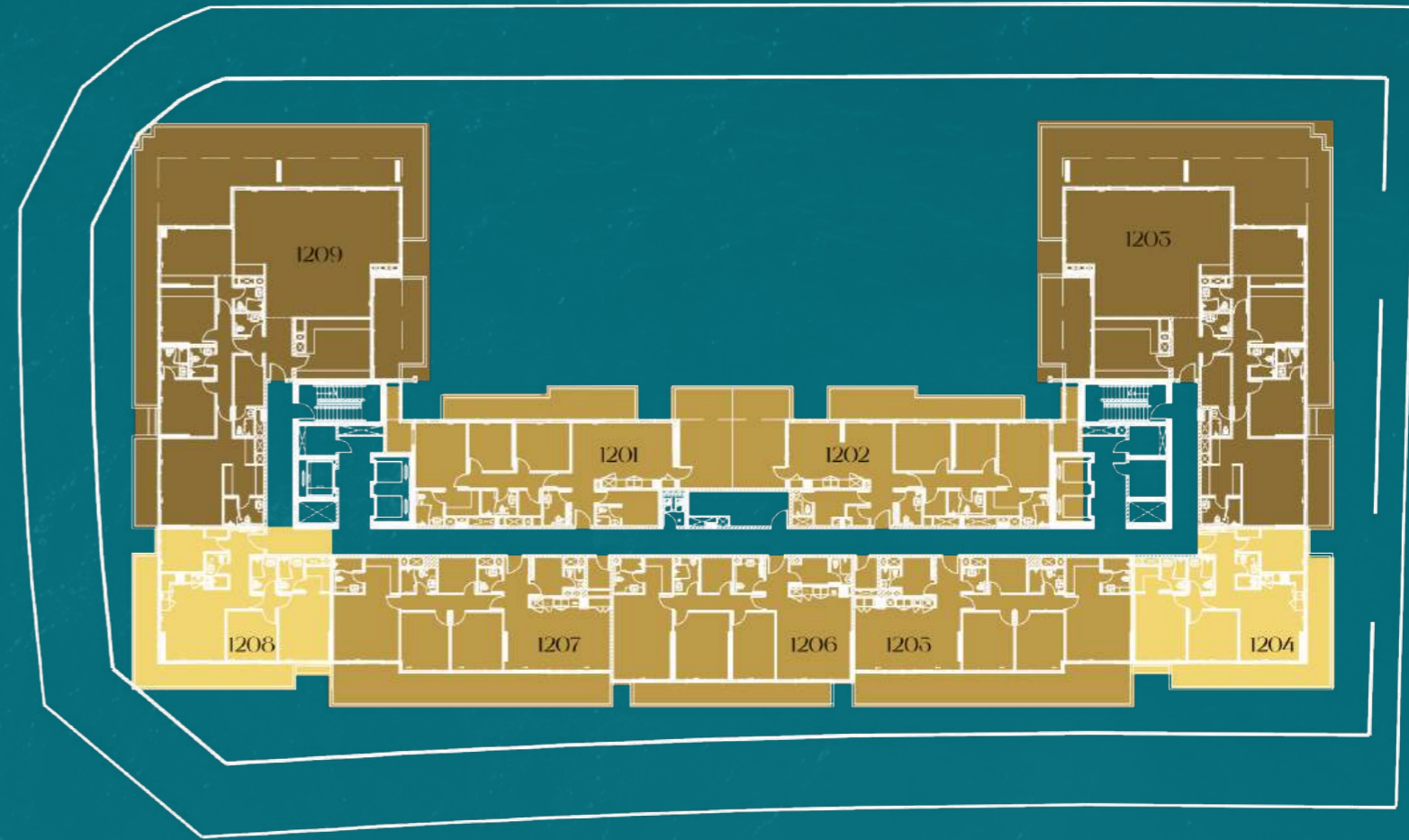


FLOOR 10

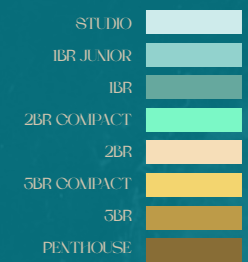




FLOOR 11



FLOOR 12



42 UNITS
AVAILABLE IN:

- GF
- 1ST FLOOR
- 2ND FLOOR
- 3RD FLOOR
- 4TH FLOOR
- 5TH FLOOR
- 6TH FLOOR
- 7TH FLOOR
- 8TH FLOOR
- 9TH FLOOR
- 10TH FLOOR
- 11TH FLOOR
- 12TH FLOOR

UNIT TYPE
STUDIO

41 SQM
TO
57 SQM



42 UNITS
AVAILABLE IN:

- GF
- 1ST FLOOR
- 2ND FLOOR
- 3RD FLOOR
- 4TH FLOOR
- 5TH FLOOR
- 6TH FLOOR
- 7TH FLOOR
- 8TH FLOOR
- 9TH FLOOR
- 10TH FLOOR
- 11TH FLOOR
- 12TH FLOOR

UNIT TYPE
STUDIO

41 SQM
TO
57 SQM



24 UNITS

AVAILABLE IN:

- GF
- 1ST FLOOR
- 2ND FLOOR
- 3RD FLOOR
- 4TH FLOOR
- 5TH FLOOR
- 6TH FLOOR
- 7TH FLOOR
- 8TH FLOOR
- 9TH FLOOR
- 10TH FLOOR
- 11TH FLOOR
- 12TH FLOOR

UNIT TYPE
**ONE
BEDROOM
JUNIOR**

55SQM
TO
84SQM



24 UNITS
AVAILABLE IN:

- GF
- 1ST FLOOR
- 2ND FLOOR
- 3RD FLOOR
- 4TH FLOOR
- 5TH FLOOR
- 6TH FLOOR
- 7TH FLOOR
- 8TH FLOOR
- 9TH FLOOR
- 10TH FLOOR
- 11TH FLOOR
- 12TH FLOOR

UNIT TYPE
**ONE
BEDROOM
JUNIOR**

55SQM
TO
84SQM



1. All materials, dimensions, and drawings are approximate only. 2. Information is subject to change without notice, at developer's absolute discretion. 3. Actual area may vary from the stated area. 4. Drawings not to scale. 5. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings.

46 UNITS
AVAILABLE IN:

- GF
- 1ST FLOOR
- 2ND FLOOR
- 3RD FLOOR
- 4TH FLOOR
- 5TH FLOOR
- 6TH FLOOR
- 7TH FLOOR
- 8TH FLOOR
- 9TH FLOOR
- 10TH FLOOR
- 11TH FLOOR
- 12TH FLOOR

UNIT TYPE
**ONE
BEDROOM**

62SQM
TO
75SQM



*A range of balcony layouts
available to suit different preferences*

IBR - TYPE B



A range of balcony layouts available to suit different preferences

IBR - TYPE C



A range of balcony layouts available to suit different preferences

24 UNITS
AVAILABLE IN:

- GF
- 1ST FLOOR
- 2ND FLOOR
- 3RD FLOOR
- 4TH FLOOR
- 5TH FLOOR
- 6TH FLOOR
- 7TH FLOOR
- 8TH FLOOR
- 9TH FLOOR
- 10TH FLOOR
- 11TH FLOOR
- 12TH FLOOR

UNIT TYPE
**TWO
 BEDROOM
 COMPACT**

89SQM
 TO
 145SQM



1. All materials, dimensions, and drawings are approximate only. 2. Information is subject to change without notice, at developer's absolute discretion. 3. Actual area may vary from the stated area. 4. Drawings not to scale. 5. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings.

24 UNITS
AVAILABLE IN:

- GF
- 1ST FLOOR
- 2ND FLOOR
- 3RD FLOOR
- 4TH FLOOR
- 5TH FLOOR
- 6TH FLOOR
- 7TH FLOOR
- 8TH FLOOR
- 9TH FLOOR
- 10TH FLOOR
- 11TH FLOOR
- 12TH FLOOR

UNIT TYPE
**TWO
BEDROOM
COMPACT**

89SQM
TO
145SQM



1. All materials, dimensions, and drawings are approximate only. 2. Information is subject to change without notice, at developer's absolute discretion. 3. Actual area may vary from the stated area. 4. Drawings not to scale. 5. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings.

50 UNITS
AVAILABLE IN:

- GF
- 1ST FLOOR
- 2ND FLOOR
- 3RD FLOOR
- 4TH FLOOR
- 5TH FLOOR
- 6TH FLOOR
- 7TH FLOOR
- 8TH FLOOR
- 9TH FLOOR
- 10TH FLOOR
- 11TH FLOOR
- 12TH FLOOR

UNIT TYPE
**TWO
BEDROOM**

100 SQM
TO
282 SQM



1. All materials, dimensions, and drawings are approximate only. 2. Information is subject to change without notice, at developer's absolute discretion. 3. Actual area may vary from the stated area. 4. Drawings not to scale. 5. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings.

2BR - TYPE B



2BR - TYPE C



2BR - TYPE D



2BR - TYPE E



A range of balcony layouts available to suit different preference

25 UNITS
AVAILABLE IN:

- GF
- 1ST FLOOR
- 2ND FLOOR
- 3RD FLOOR
- 4TH FLOOR
- 5TH FLOOR
- 6TH FLOOR
- 7TH FLOOR
- 8TH FLOOR
- 9TH FLOOR
- 10TH FLOOR
- 11TH FLOOR
- 12TH FLOOR

UNIT TYPE
**THREE
BEDROOM
COMPACT**

124SQM
TO
265SQM



1. All materials, dimensions, and drawings are approximate only. 2. Information is subject to change without notice, at developer's absolute discretion. 3. Actual area may vary from the stated area. 4. Drawings not to scale. 5. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings.

3BR COMPACT - TYPE B



A range of balcony layouts available to suit different preference

3BR COMPACT - TYPE C



A range of balcony layouts available to suit different preference

3BR COMPACT - TYPE D



A range of balcony layouts available to suit different preference

3BR COMPACT - TYPE E



38 UNITS
AVAILABLE IN:

- GF
- 1ST FLOOR
- 2ND FLOOR
- 3RD FLOOR
- 4TH FLOOR
- 5TH FLOOR
- 6TH FLOOR
- 7TH FLOOR
- 8TH FLOOR
- 9TH FLOOR
- 10TH FLOOR
- 11TH FLOOR
- 12TH FLOOR

UNIT TYPE
**THREE
BEDROOM**

156 SQM
TO
374 SQM



3BR - TYPE B



3BR - TYPE C



1. All materials, dimensions, and drawings are approximate only. 2. Information is subject to change without notice, at developer's absolute discretion. 3. Actual area may vary from the stated area. 4. Drawings not to scale. 5. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings.

3BR - TYPE D



3BR - TYPE E



38 UNITS
AVAILABLE IN:

- GF
- 1ST FLOOR
- 2ND FLOOR
- 3RD FLOOR
- 4TH FLOOR
- 5TH FLOOR
- 6TH FLOOR
- 7TH FLOOR
- 8TH FLOOR
- 9TH FLOOR
- 10TH FLOOR
- 11TH FLOOR
- 12TH FLOOR

UNIT TYPE
**THREE
BEDROOM**

156 SQM
TO
374 SQM



A range of balcony layouts available to suit different preference

2 UNITS
AVAILABLE IN:

GF
1ST FLOOR
2ND FLOOR
3RD FLOOR
4TH FLOOR
5TH FLOOR
6TH FLOOR
7TH FLOOR
8TH FLOOR
9TH FLOOR
10TH FLOOR
11TH FLOOR
12TH FLOOR

UNIT TYPE
PENTHOUSE

UP TO
438 SQM



1. All materials, dimensions, and drawings are approximate only. 2. Information is subject to change without notice, at developer's absolute discretion. 3. Actual area may vary from the stated area. 4. Drawings not to scale. 5. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings.



INTERIOR LIVING EXPERIENCE

COMFORT THAT FEELS NATURAL.

Interiors at Pearl Beach View are designed to feel open, practical, and comfortable from the moment you step inside.

Open-plan living areas, generous ceiling heights, and large windows allow light to flow naturally throughout the home, creating a sense of spaciousness and ease of living.

Each residence is shaped around functionality and flow, supporting daily routines while offering a calm, well-finished living environment.





OPEN-PLAN
LIVING AND DINING AREAS



GENEROUS BALCONIES



FLOOR-TO-CEILING WINDOWS
AND HIGH CEILINGS



BUILT-IN WARDROBES
(IN SELECTED UNITS)



WALK-IN SHOWERS
WITH PREMIUM BATHROOM FITTINGS

AMENITIES AND SHARED SPACES OVERVIEW





SHARED SPACES MADE FOR DAILY USE.

The amenities at Pearl Beach View are planned to support daily routines with ease and comfort. From time spent by the pool to moments of movement and quiet, shared spaces are designed to feel open, flexible, and naturally integrated into daily life.

Residents have access to a generously sized swimming pool, a fully equipped gym, and multipurpose spaces that can accommodate for yoga, private classes, or light activities, providing a balanced environment for both physical and mental well-being.

COMFORT BUILT
INTO DAILY LIFE.

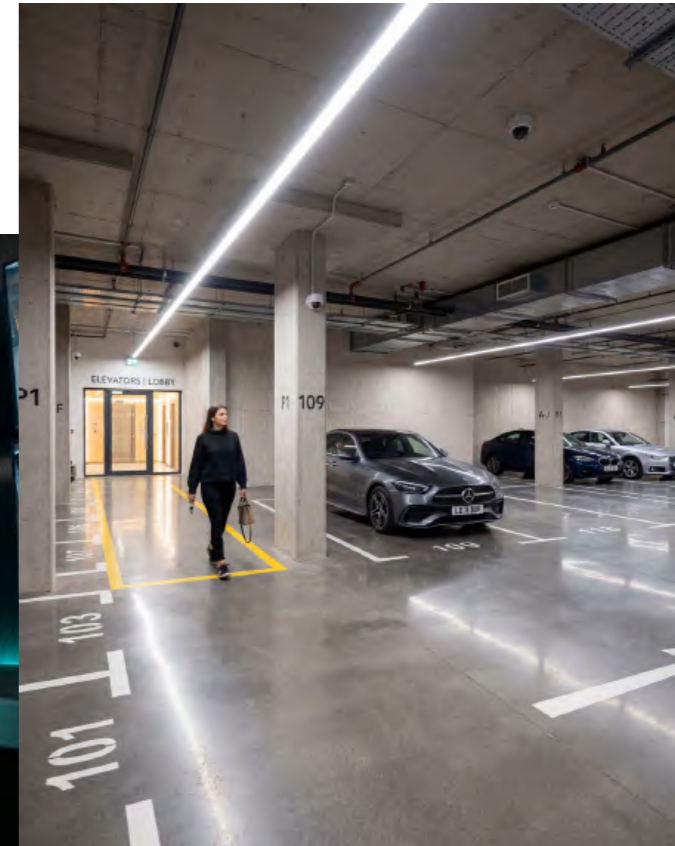
SWIMMING POOL
& KIDS POOL



SECURITY AND CCTV
ACROSS THE BUILDING



PARKING
FOR RESIDENTS



DIRECT BEACH PROXIMITY



GYM AND MULTIPURPOSE
YOGA ROOMS



WELCOMING LOBBY
AND RECEPTION

TIME BY THE POOL.

A SPACE TO UNWIND, COOL OFF,
AND SLOW THE PACE OF THE DAY.





SPACES FOR MOVEMENT AND BALANCE.

DESIGNED FOR DAILY WORKOUTS,
STRETCHING, AND QUIET MOMENTS.

CARE IN EVERY DETAIL.

FROM PARKING TO LOBBY, EVERY ARRIVAL
IS PLANNED FOR EASE AND COMFORT.





A COMMUNITY
FOR DIFFERENT
LIFESTYLES.

PEARL BEACH VIEW IS
DESIGNED TO SUIT DIFFERENT
WAYS OF LIVING, OFFERING
HOMES THAT ADAPT TO
CHANGING NEEDS, ROUTINES,
AND PRIORITIES OVER TIME.



FIRST-TIME BUYERS

Practical homes in a quality development, designed for everyday living and future growth.

FAMILIES

Comfortable layouts, a calm environment, and everyday convenience within a carefully developed community.

INVESTORS

A location and offering shaped for long-term value and consistent rental appeal.

HOLIDAY HOME BUYERS

A coastal setting that feels relaxed and easy to return to, without being remote.

INVESTMENT PERSPECTIVE





AN INVESTMENT
GROUNDED IN
LOCATION AND
LIVABILITY.

**QUIET CONFIDENCE.
LONG-TERM THINKING.**

Pearl Beach View is positioned as a considered residential investment, supported by its waterfront setting, strong connectivity, and appeal to a broad range of residents. Its location and design make it suitable for both short-term and long-term rental demand, offering flexibility in how homes are owned, lived in, or leased.

With professional property management available, ownership is further supported by ease, continuity, and the ongoing care of the living environment.

WATERFRONT SETTING

within an established community

PROPERTY MANAGEMENT

services available

Suitable for short-term and long-term

RENTAL DEMAND

Designed for long-term

OWNERSHIP CONFIDENCE



SOME PLACES
SIMPLY FEEL RIGHT.





Where Home is

+971 (2) 639 9340
info@advancedproperties-uae.com

1802 Business Avenue Tower, Salam Street,
Abu Dhabi, United Arab Emirates, PO Box: 113145

