



TARAF

A YAS HOLDING COMPANY



IN RHYTHM
WITH NATURE

A woman with long brown hair is seen from behind, sitting in a light-colored wicker hammock. The hammock is strung between two palm trees. In the background, a swimming pool is visible, with a man and a woman sitting on the edge. The scene is set in a lush, resort-like environment with palm trees, greenery, and a modern building in the distance. The lighting is warm and golden, suggesting late afternoon or early morning.

BREATHE.
BELONG. BEGIN.



FAY

— HILLS —

By Taraf

AT MASDAR CITY



CONNECT WITH THE CITY IN MINUTES.

This 153-acre phase will create a welcoming and walkable community by introducing many of the city's core elements such as a research and development cluster, shops and restaurants, residential neighborhoods, complete streets, community centers, parks, and plazas.



FAY

— HILLS —

By Taraf

THE MASTERPLAN

A modern architectural rendering of a building with a long glass facade and a wooden roof, situated in a lush garden with a reflecting pool. The building features a prominent wooden overhang and large glass panels that reflect the surrounding greenery. A person is walking on a paved path near the building. In the foreground, a large, dark reflecting pool captures the reflection of the building and the surrounding trees. The scene is set in a dense garden with various trees and plants, creating a serene and natural atmosphere.

A SANCTUARY
FOR THE SENSES.



ABU DHABI'S NEW,
GREEN HEART.



ROOTED IN ABU DHABI'S
NATURAL RHYTHM

1278
SUSTAINABLE VILLAS & TOWNHOUSES

153
ACRES SITE

12
VILLA TYPOLOGY

6
TOWNHOUSE TYPOLOGY



FAY

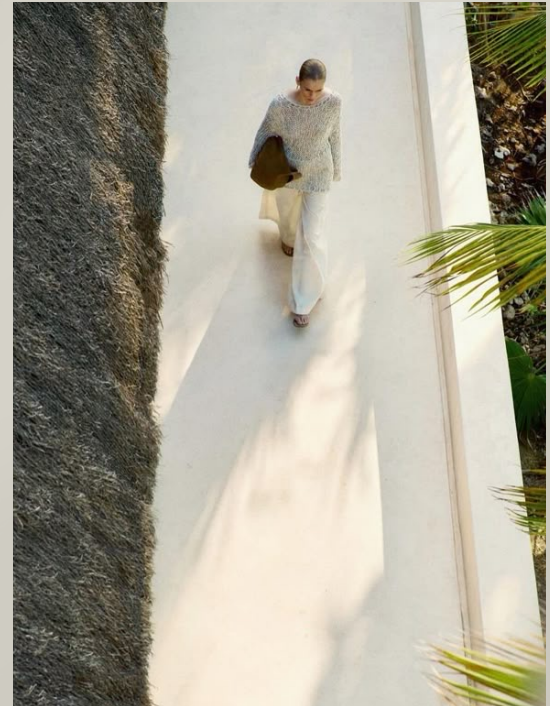
HILLS

By Taraf

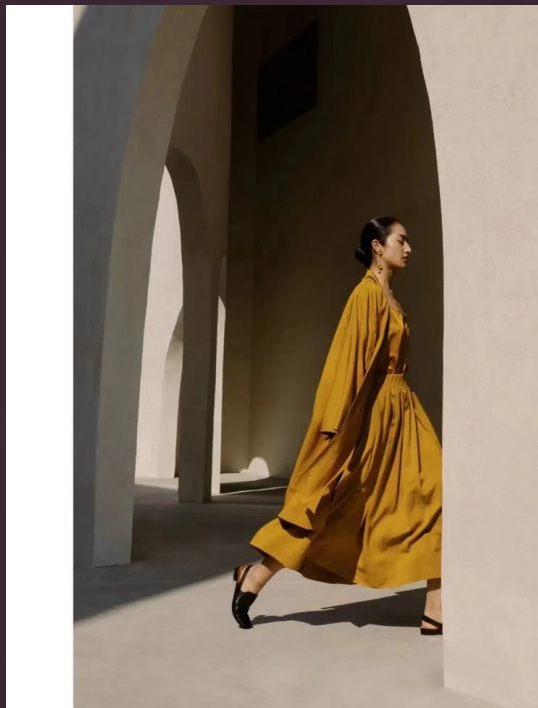
THE EXPERIENCE



THE ARRIVAL



RESIDENTIAL BOULEVARD

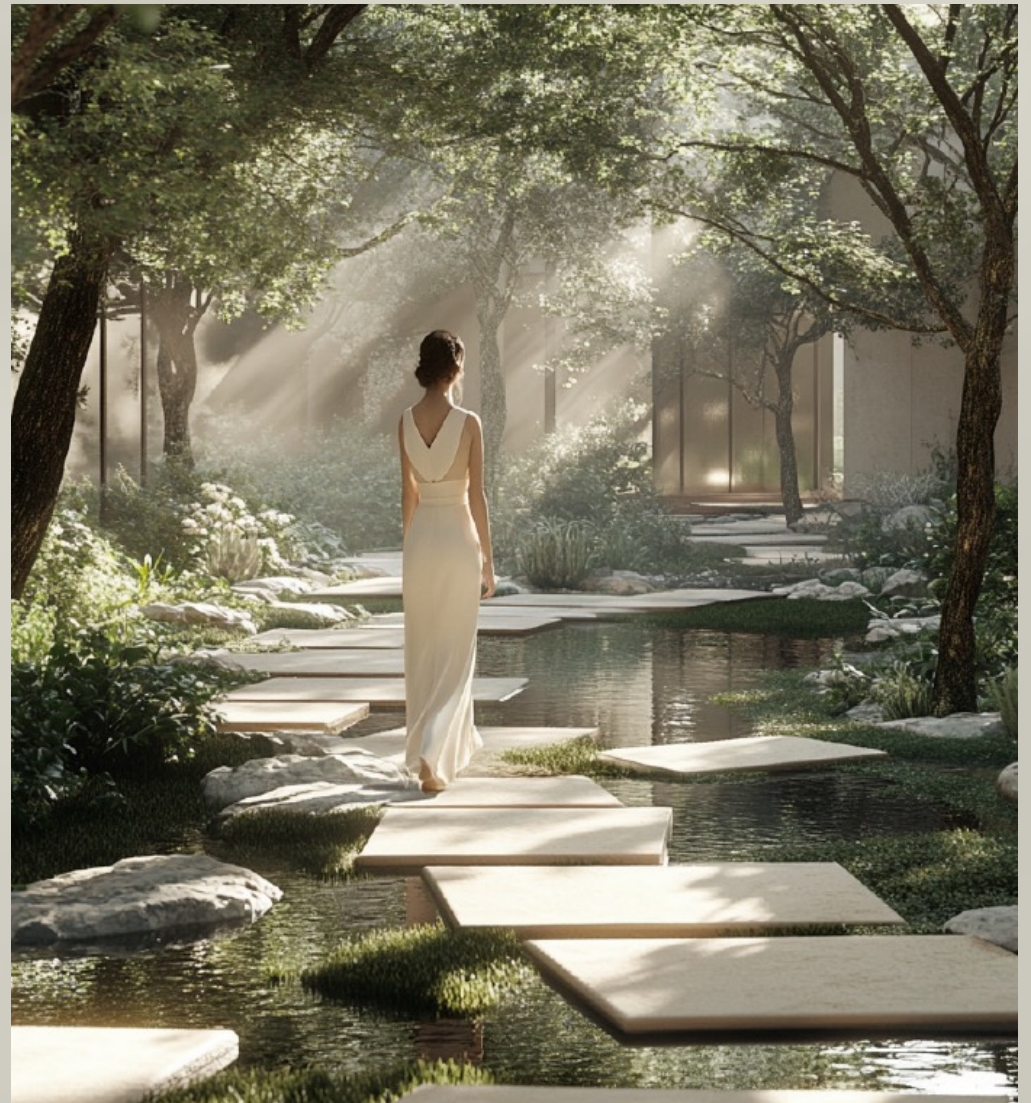
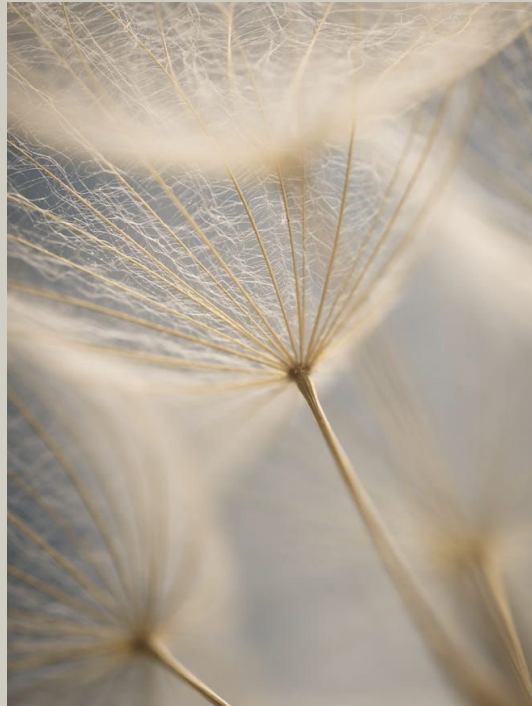




THE MUSHTARAKS



THE MEANDERING PARK



A couple is walking away from the camera, hand-in-hand, on a paved path that winds through a lush, landscaped outdoor area. The path is bordered by large, natural-looking rocks and various green plants. To the right, a clear, blue stream flows through the landscape. In the background, there are modern buildings with large glass windows and balconies, partially obscured by dense green trees. The overall atmosphere is serene and natural, suggesting a high-end residential or resort development.

FAY

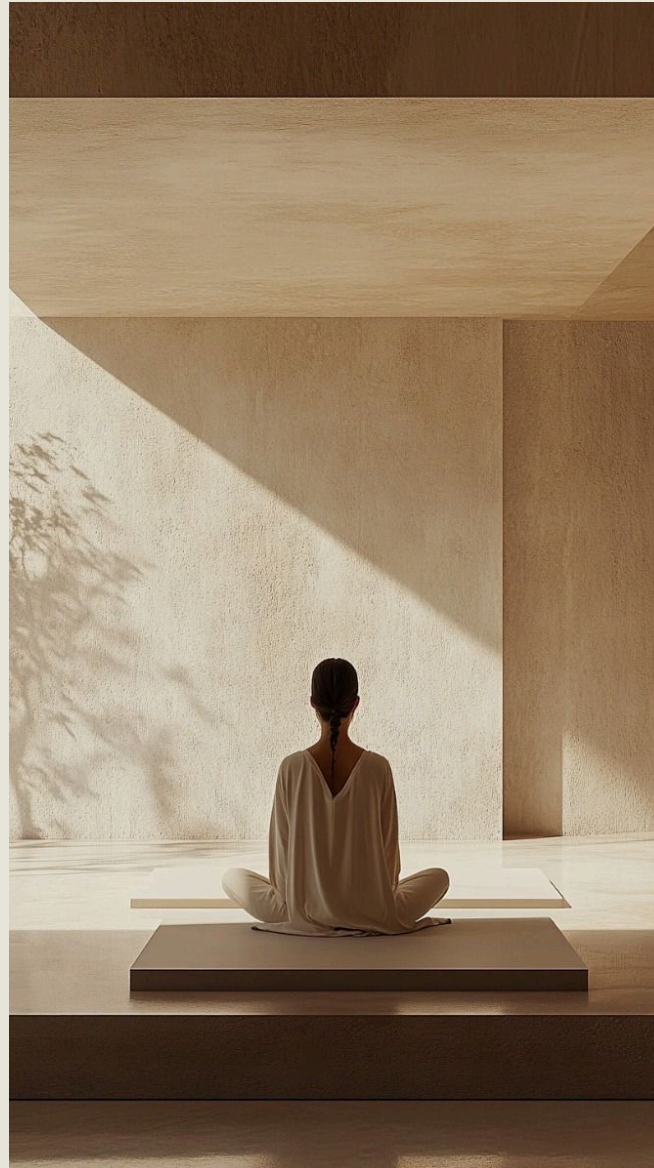
HILLS

By Taraf

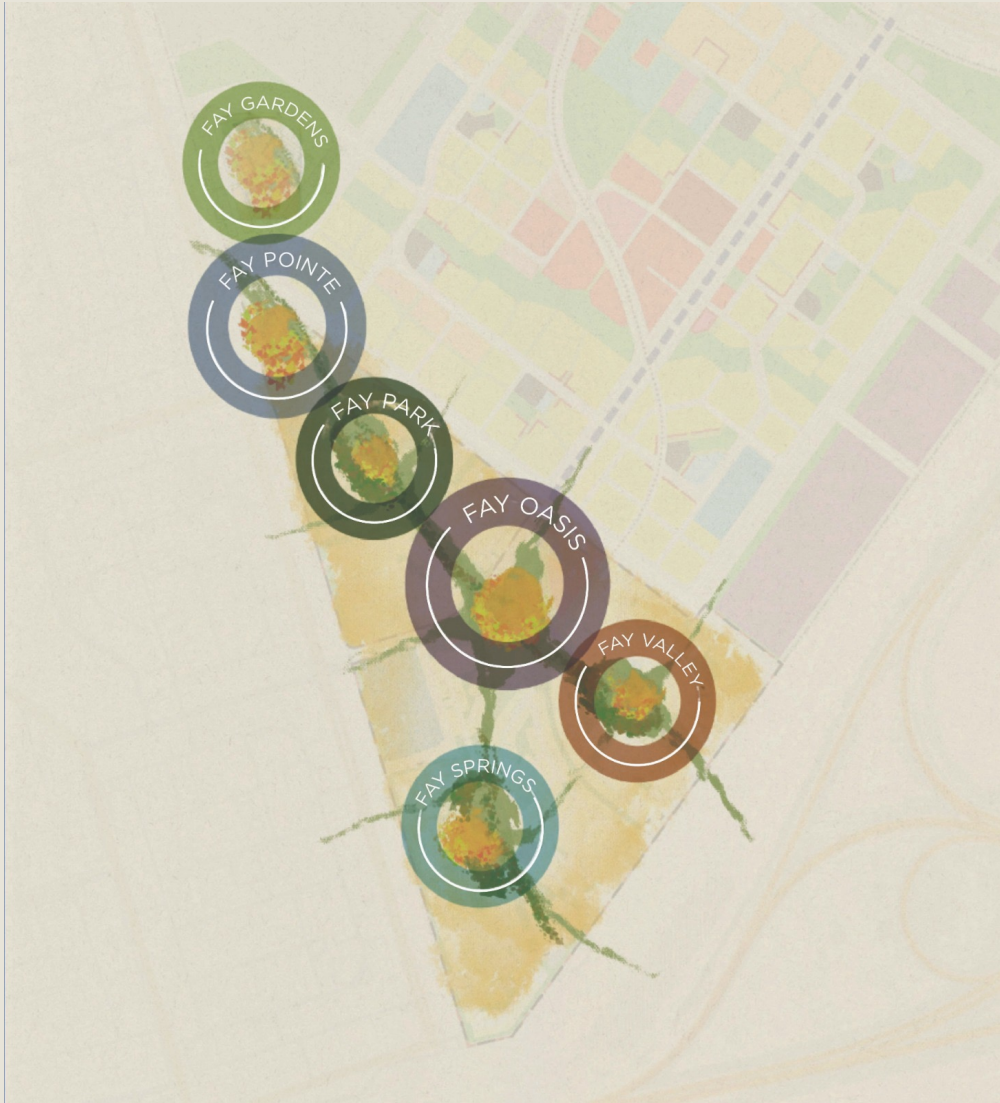
THE AMENITIES



District & Amenities



- COMMUNITY RETAIL
- PICNIC LAWNS
- PAYGROUNDS
- FLOWER PARK
- GARDEN LOUNGES
- RESIDENTIAL LIVING
- COMMUNITY CAFÉ
- YOGA PAVILION
- WELLNESS GARDEN
- OUTDOOR GYM
- WELLNESS CAFÉ
- ACTIVE GARDEN
- MULTIFUNCTIONAL LAWN
- JOGGING TRACK
- MIND BODY PAVILIONS
- SOUND HEALING
- MEDITATION TRAILS
- RELAXATION ZONES
- REFLECTION GARDEN
- REFLECTION POOLS
- TEA GARDEN
- MEDITATION PAVILIONS



1- Eco-Community

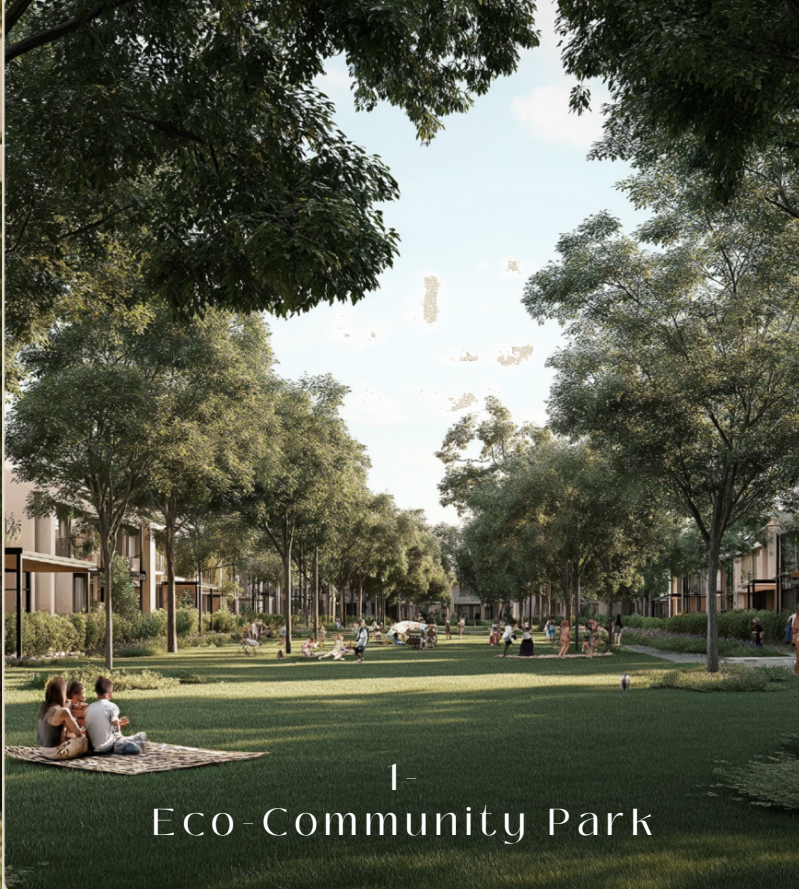
A GARDEN FOR
SOCIAL INTERACTION

2- Active Wellness

A HUB FOR
WELLBEING

3- Reflection Garden

A PLACE TO
UNWIND & HEAL



COMMUNITY RETAIL

PICNIC LAWNS

PAYGROUNDS

FLOWER PARK

GARDEN LOUNGES

RESIDENTIAL LIVING

INSTAGRAMMABLE MOMENTS

PET PARK

COMMUNITY CAFE



YOGA PAVILION
WELLNESS GARDEN
OUTDOOR GYM

WELLNESS CAFÉ
ACTIVE GARDEN
MULTIFUNCTIONAL LAWN

JOGGING TRACK
MIND BODY PAVILIONS



RELAXATION ZONES
REFLECTION GARDEN

REFLECTION POOLS
TEA GARDEN
MEDITATION PAVILIONS

SOUND HEALING
MEDITATION TRAILS





FAY

— HILLS —

By Taraf

INTRODUCING PHASE 1

FAY GARDENS





130
SUSTAINABLE VILLAS

33
ACRES SITE

3
VILLA TYPOLOGY

- | | |
|------------------------|-----------------------|
| 1. MAIN ARRIVAL | 7. PARK PAVILIONS |
| 2. SECONDARY ARRIVAL | 8. POCKET PARKS |
| 3. COMMUNITY CLUBHOUSE | 9. MASDAR GREEN LINK |
| 4. MOSQUE | 10. ALMASAR PARK LINK |
| 5. COMMUNITY RETAIL | 11. PHASE 5 LINK |
| 6. MEANDERING PARK | |

- 4BR Villas
- 5BR Villas
- 6BR Villas
- Mosque
- Transformer
- Retail



A LIFESTYLE THAT
REDEFINES COMFORT





Terra

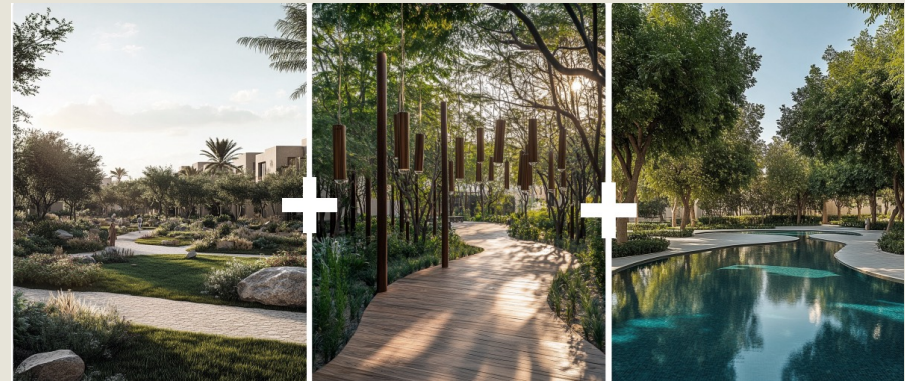
Grounded on Earth's Layers

Aria

Winds of Rejuvenation

Azura

Reflections of Serenity





FAY

— HILLS —

By Taraf

THE VILLA DESIGN LANGUAGE

Solid



Shading



Courtyard



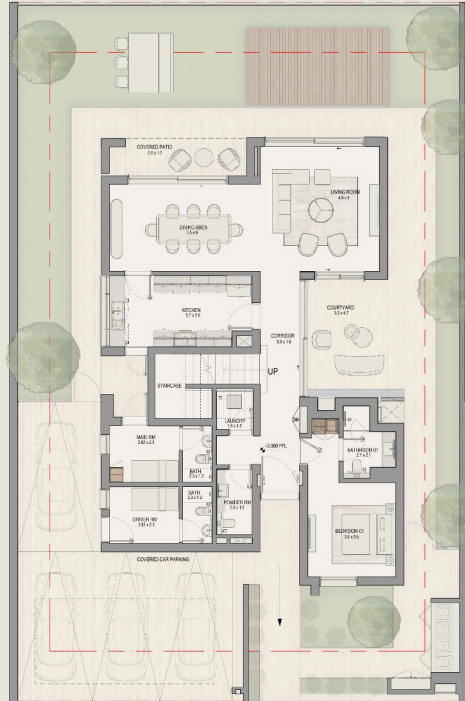
FAY GARDENS - 4 BED VILLA



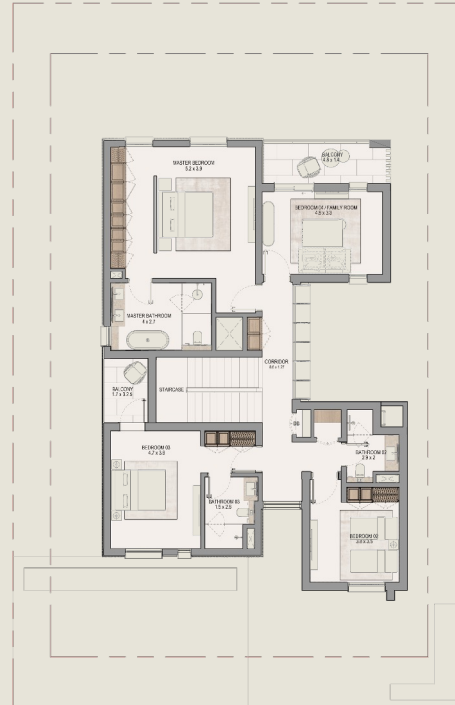
FAY GARDENS - 4 BED VILLA



FAY GARDENS - 5 BED VILLA - FLOOR PLAN



Ground Level
165 m²



First Level
150 m²

5 BEDROOM VILLA DATA

AREAS (GFA)

Plot Area / Size 504 m² / 18 x 28 m
 Villa Footprint 165 m²
Plot Coverage (%) 32 %

Ground level Area 165 m²
 First Level Area 150 m²

Total Area 315 m²

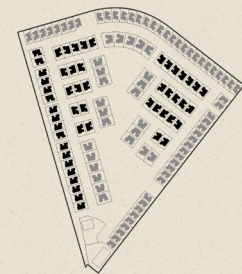
* GFA areas tolerance +/- 2m² to be optimized in next phase based on wall thicknesses etc.

FEATURES

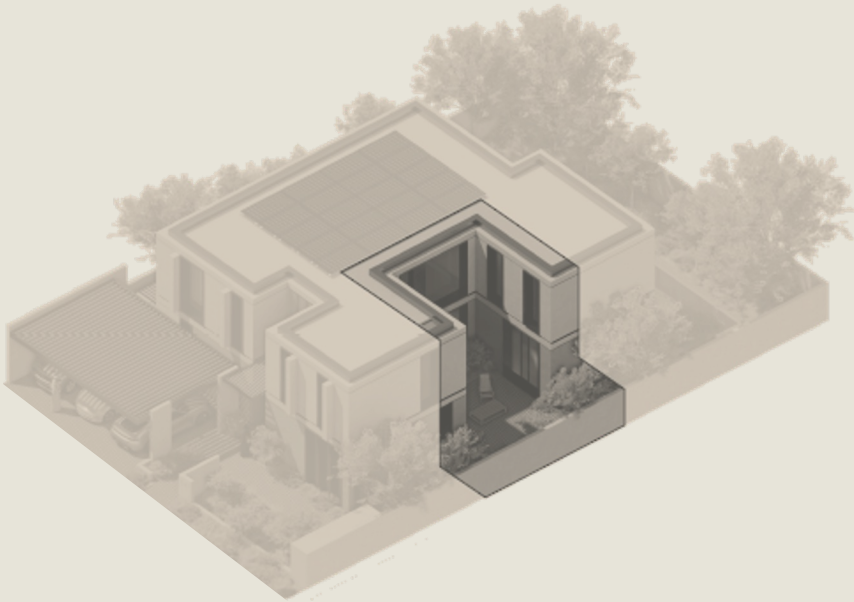
- + Large Living / Dining
- + Enhanced utility and laundry room
- + Covered outdoor patio
- + 4 Bedrooms + Family Room (conversion option)
- + Lifestyle Kitchen with Island

KEYPLAN

5 Bed Units:
52



FAY GARDENS - 6 BED VILLA - THE COURTYARD



Dine



Immerse



Lounge



Meditate

THE LANDSCAPE - LOOK AND FEEL



Softscape



Hardscape



Pool Provision



Trees



Outdoor Furniture



Courtyard

THE INTERIOR DESIGN - LOOK AND FEEL

Soft
TIMBER TONES



Earthy
TERRACOTTA HUES

A celebration of
LIGHT & SHADOWS



Textural
CONTRASTS

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