



BAIA

SHARE THE MOMENT



# BAIA

## The Essence of Flow

Baia, inspired by the rhythm of the waves, carries the essence of bays, natural havens where water meets land in perfect harmony.

Rooted in the Italian and Portuguese word for «Bay,» Baia speaks of sheltered waters and the gentle flow of life.

Baia is an invitation to slow down, to connect, and to share the beauty of living by the bay.



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BAIA

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# Reportage.

## Own your story

At Reportage Group, we're proud to be one of the largest private real estate developers in the United Arab Emirates, with projects spanning the UAE, Egypt, Turkey, Saudi Arabia, Uganda, Azerbaijan, Pakistan, and more international markets on the way.

Our focus is clear and consistent: to deliver innovative, sustainable and accessible modern housing solutions that provide outstanding value for investors and a safe, welcoming home for everyone.

Our mission is to be among the most trusted real estate companies in the world, developing homes that are both modern and attainable, while fostering a true sense of belonging. We're excited for what the future holds and remain committed to expanding our footprint across the globe.





ABU DHABI  
*MADE TO INSPIRE*

## ABU DHABI Where Vision Meets Possibility

Abu Dhabi, a city shaped by ambition and guided by purpose. Perfectly positioned between East and West, it stands as a global crossroads for ideas, innovation, growth and entertainment.

Abu Dhabi offers something deeper, a safe, vibrant, and cosmopolitan way of life, enriched by world-class education, healthcare, and culture.

# AL RAHA

## Live the Flow / Waterfront Living Redefined

Al Raha, a lifestyle investment. Nestled between the city and the sea, it offers seamless connectivity to Abu Dhabi's key hubs while embracing the beauty of waterfront living.

With premium residential communities, vibrant retail promenades, top-tier schools, and leisure facilities, Al Raha perfectly balances modern convenience with scenic tranquility.

Living at Al Raha, is an experience where life flows with ease and harmony.



ELEGANCE IN FORM.  
EXCELLENCE IN PURPOSE

# BAIA

Baia is a statement of elegance,  
where quiet luxury flows in perfect rhythm,  
a community connected by moments,  
designed to be lived and shared.

Here, architecture moves like water,  
fluid, effortless, alive. The panoramic canal views unfold like a canvas,  
a graceful reminder that life is beautiful when it flows.

In Baia, life slows to a refined pace: between calm waters and open beaches, intimate privacy  
and meaningful connection,  
sophisticated elegance and serene simplicity.

Here, harmony finds you!  
A small, distinguished community, where social circles flourish with authenticity, and inspired  
conversations unfold naturally.

Baia offers more than access,  
it offers a sense of freedom, timeless living, and moments of rare significance.

Life in Baia isn't counted in time,  
it's defined by moments you treasure.

BAIA... SHARE THE MOMENT



# Design Philosophy

Baia flows like the waves that inspired it, shaped by the desire to share meaningful moments.

Every curve, every corner, every view invites you to live with the elegance of water and the energy of connection.

Imagine quiet mornings by the canal, soft conversations in shaded courtyards, and days that move to the rhythm of a community shaped by distinction.

**Baia... Share the Moment**



BAIA Where life flows,  
moments last



## LOCATION FEATURES

- △ **05 MIN**  
Al Raha Creek
- △ **08 MIN**  
Al Raha Mall
- △ **08 MIN**  
Al Raha Beach Resort
- △ **08 MIN**  
Masdar City
- △ **08 MIN**  
Zayed International Airport
- △ **10 MIN**  
Khalifa City
- △ **10 MIN**  
Etihad Arena
- △ **12 MIN**  
Yas Island
- △ **12 MIN**  
Ferrari World
- △ **14 MIN**  
Sheikh Zayed Grand Mosque





BAIA

Life in every moment

# PROJECT DETAILS

TYPE: RESIDENTIAL

**Plot Area :** 5,476.00 sq.m

**Total Units :** 50

**Levels :** 2 Basements + Ground + 2 Floors





## AMENITIES & SERVICES



109 Basement  
Parkings for Units



Shaded Seating Areas



Large Swimming Pool  
Kids' Swimming Pool



BBQ Area



Gymnasium



Landscape Areas



Kids' Play  
Areas

Where Every Corner  
Reflects Thoughtful Design



## UNIT FEATURES

- Private Balconies / Terraces as per Unit Plan
- Fully Tiled Bathrooms, En-Suites and Guest Toilets wherever Applicable
- Double Glazed Windows
- Shower in each Bathroom
- Central Air Conditioning
- Vanity Units & Mirrors
- Laundry & Maid Room in some Units
- Private Parking





A natural flow of living



Moments made to be shared





Quiet luxury, shared moments



Crafted for connection,  
designed to flow

BAIA

## UNIT MIX

BAIA Contains Different Units:

**3** Bedrooms — **12** Townhouses

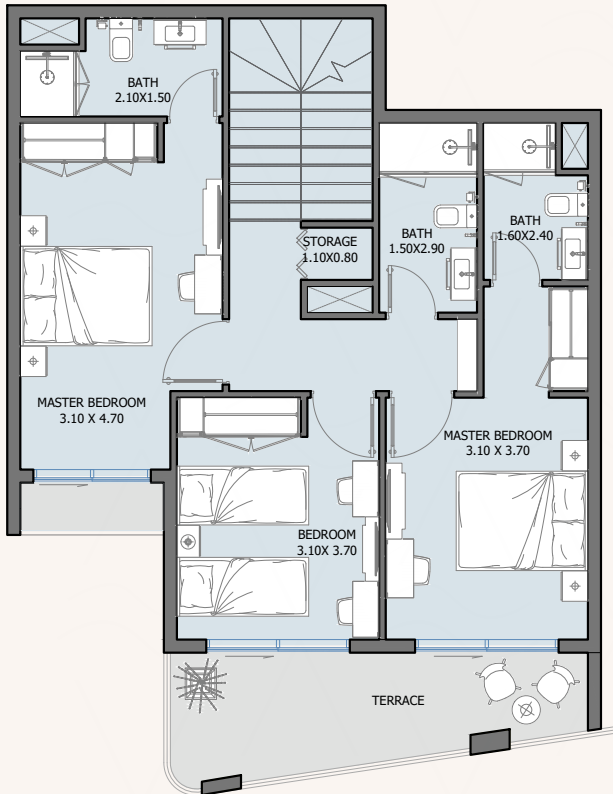
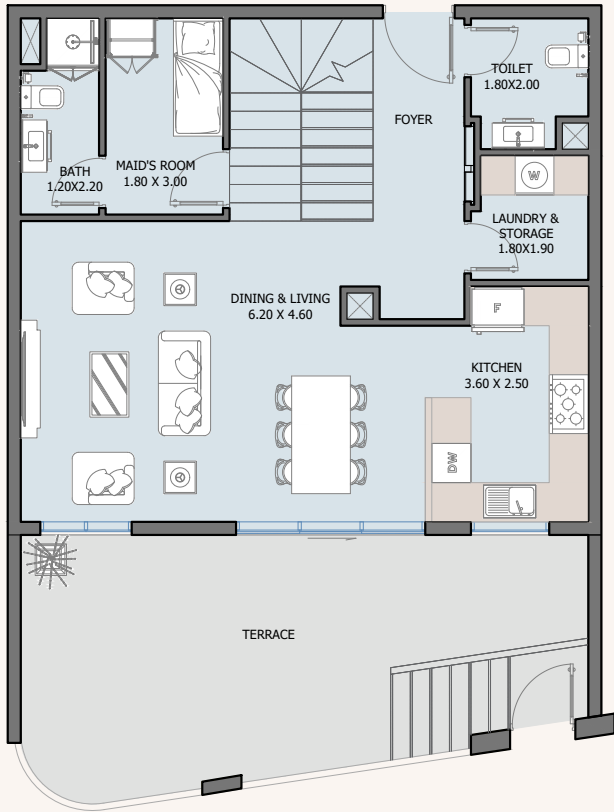
**4** Bedrooms — **38** Townhouses

Total No. of Units: **50 Units**



Scan to view unit layouts

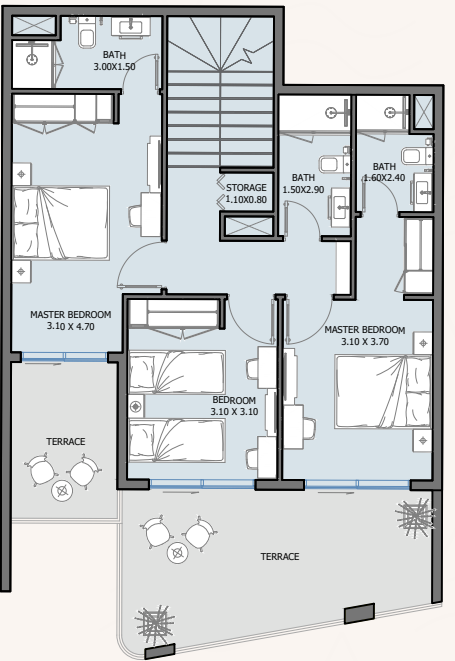
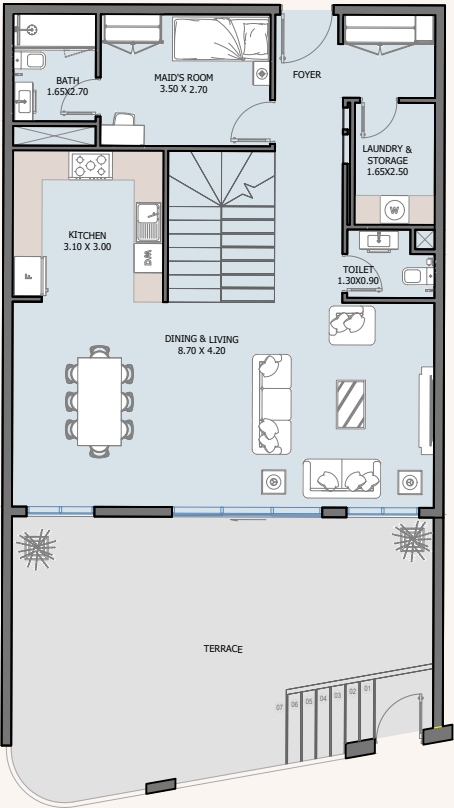
Unit  
Type



### 3B | Type A

B2 Floor

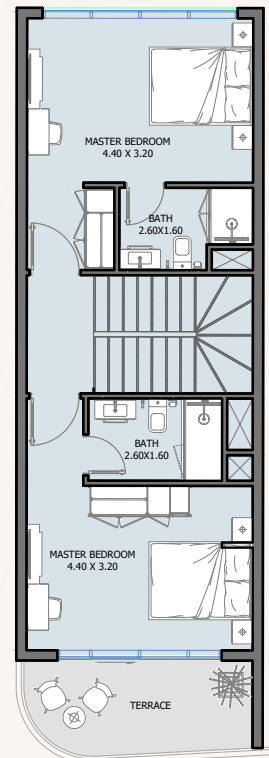
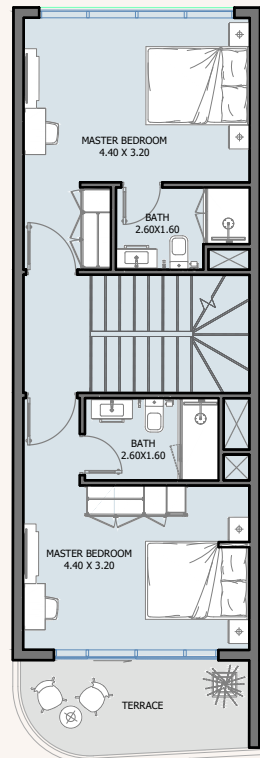
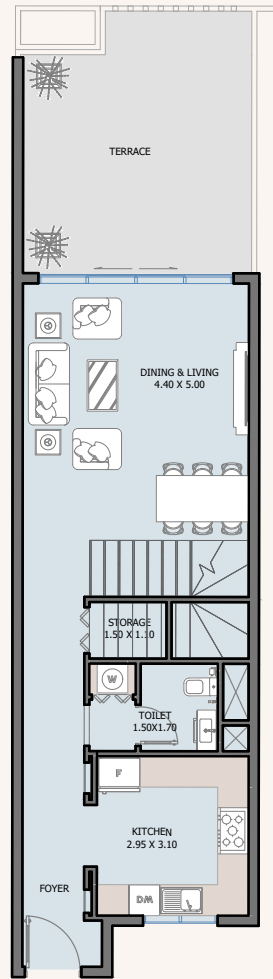
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|---------------|--------------------------|
| Internal Area | 1563.13 to 1573.79 sq.ft |
| Outdoor Area  | 307.63 to 789.10 sq.ft   |
| Total Area    | 1881.31 to 2361.81 sq.ft |



### 3B | Type B

B2 Floor

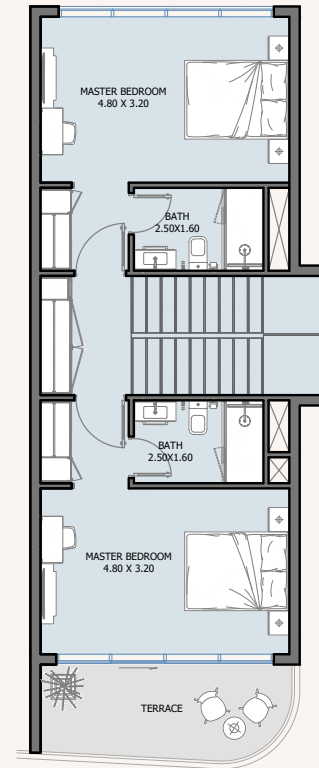
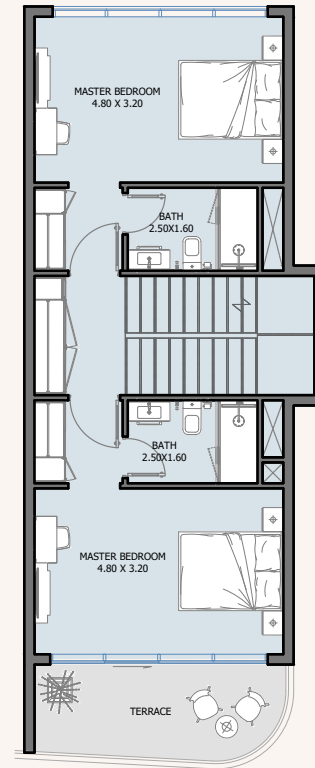
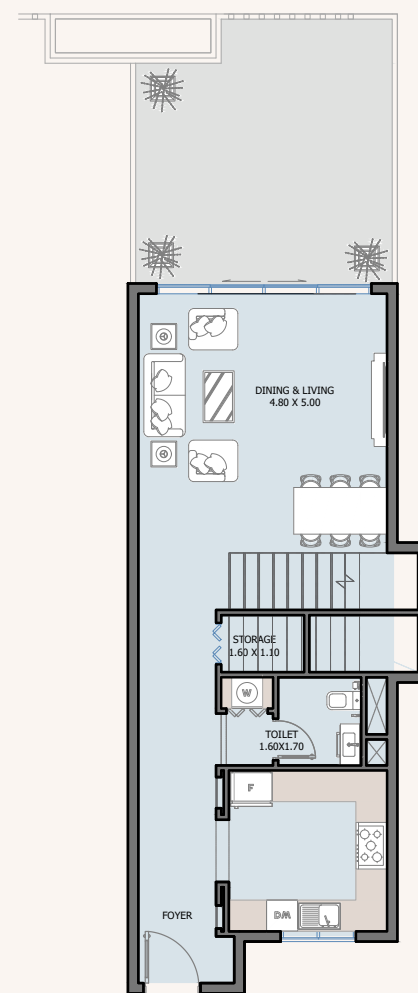
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| Internal Area | 1789.11 to 1801.77 sq.ft |
| Outdoor Area  | 503.43 to 805.35 sq.ft   |
| Total Area    | 2305.20 to 2603.46 sq.ft |



### 4B | Type A

Ground Floor

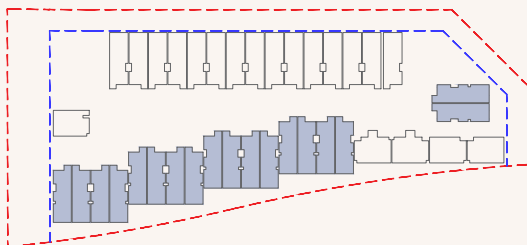
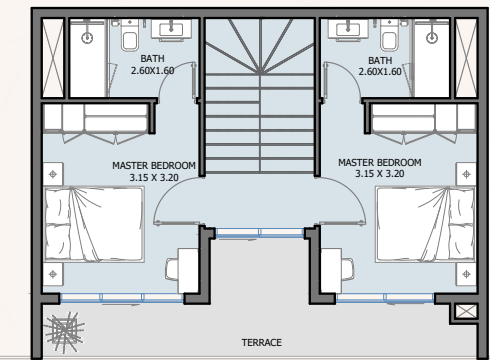
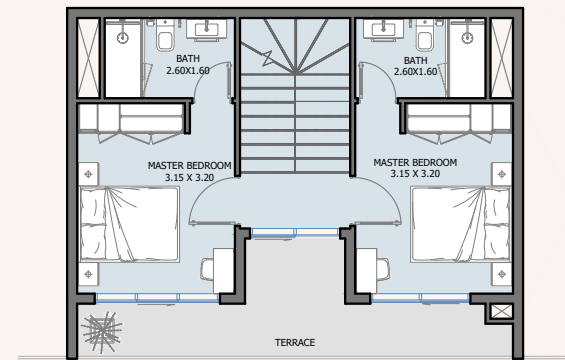
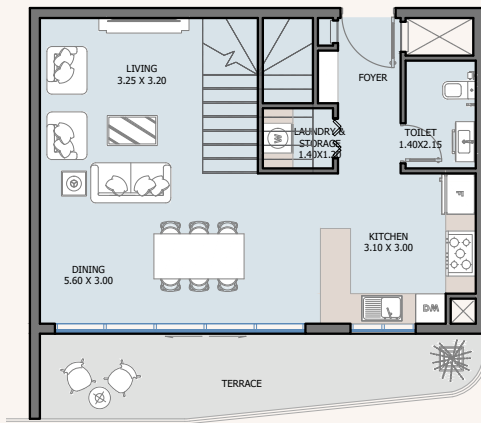
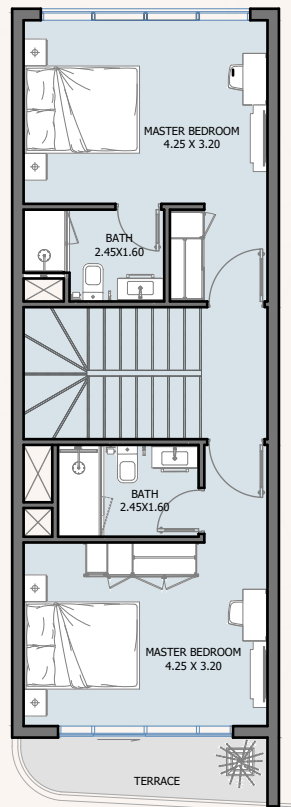
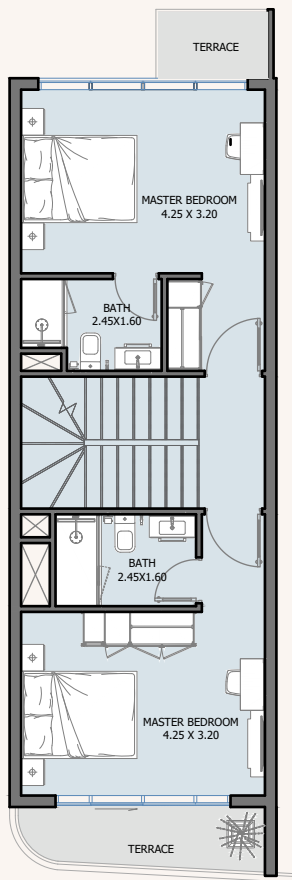
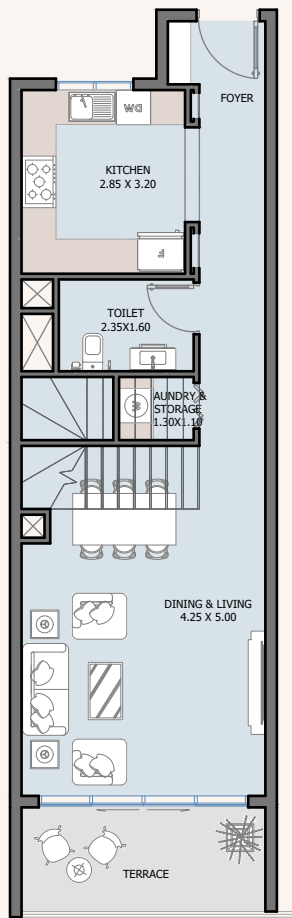
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|---------------|--------------------------|
| Internal Area | 1859.68 to 1887.13 sq.ft |
| Outdoor Area  | 356.72 to 432.60 sq.ft   |
| Total Area    | 2216.39 to 2319.73 sq.ft |



### 4B | Type B

Ground Floor

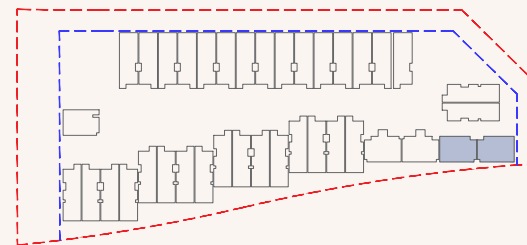
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|---------------|---------------|
| Internal Area | 2106.71 sq.ft |
| Outdoor Area  | 473.93 sq.ft  |
| Total Area    | 2580.65 sq.ft |



## 4B | Type C

Ground Floor

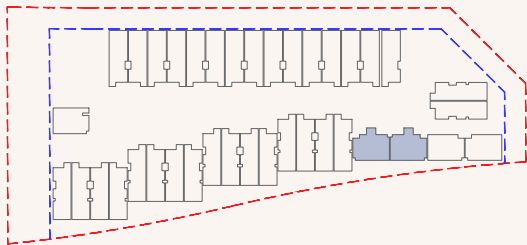
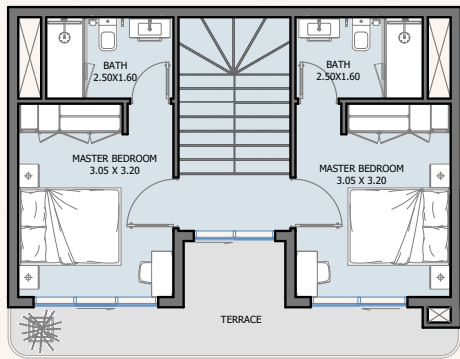
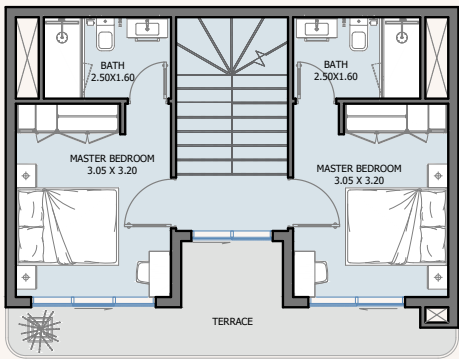
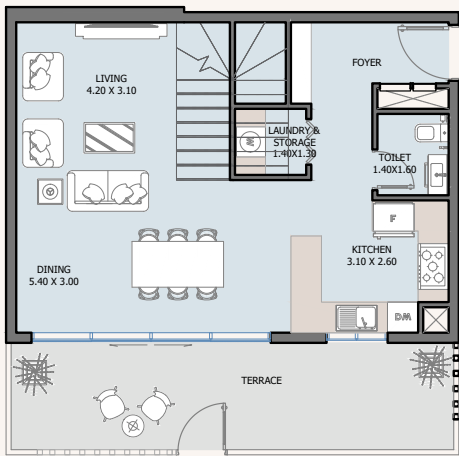
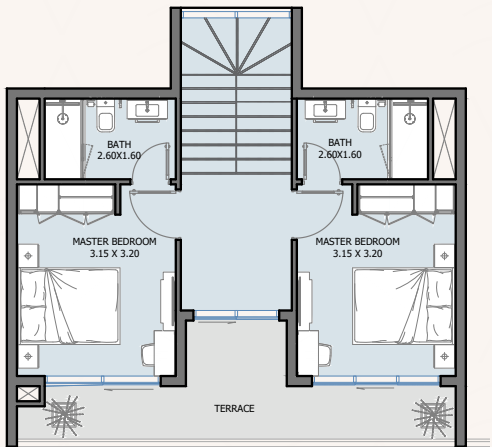
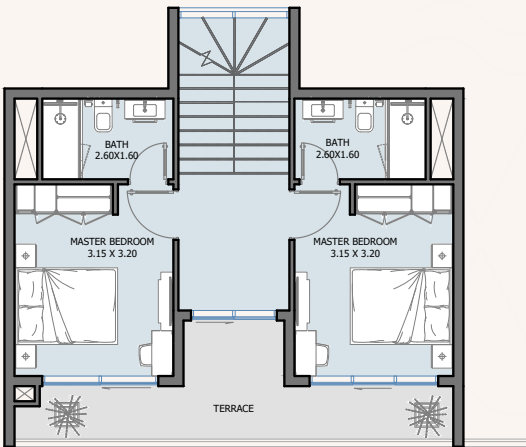
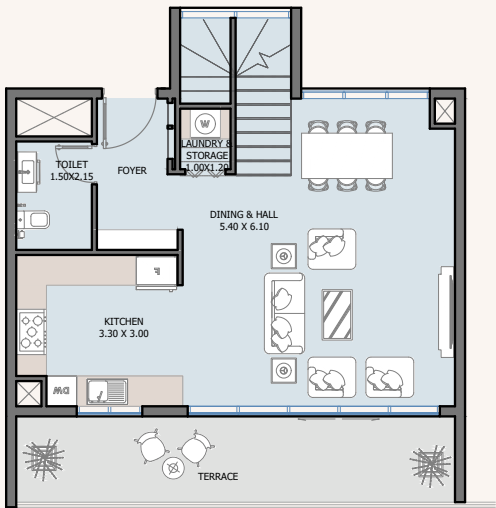
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| Internal Area | 1802.85 to 1836.32 sq.ft |
| Outdoor Area  | 230.46 to 406.44 sq.ft   |
| Total Area    | 2055.15 to 2242.77 sq.ft |



## 4B | Type D

Ground Floor

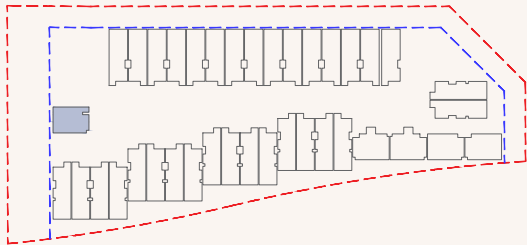
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| Internal Area | 1631.27 to 1647.31 sq.ft |
| Outdoor Area  | 435.18 to 666.29 sq.ft   |
| Total Area    | 2066.45 to 2313.59 sq.ft |



## 4B | Type E

Ground Floor

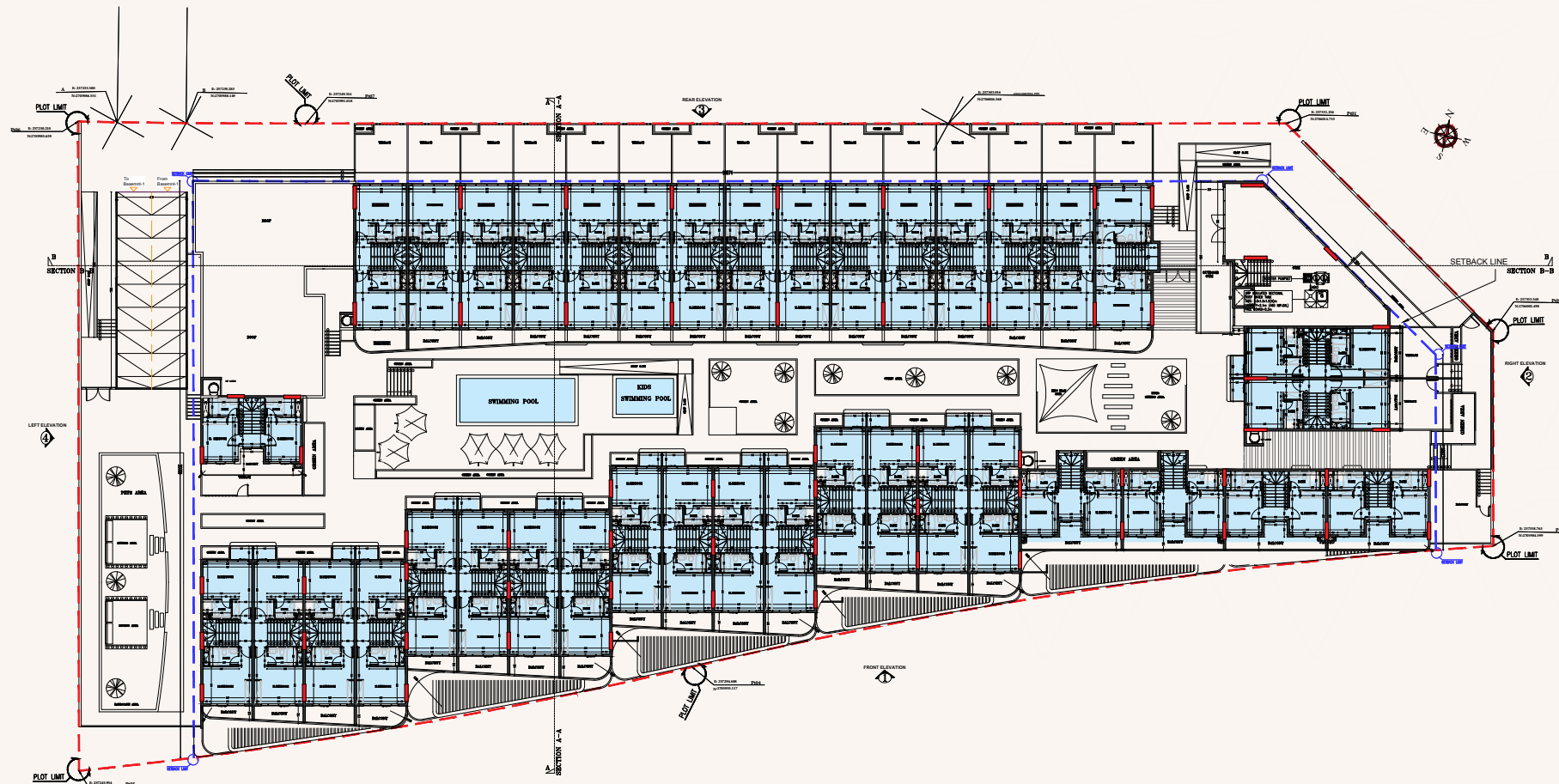
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| Internal Area | 1761.62 to 1761.73 sq.ft |
| Outdoor Area  | 453.81 to 454.02 sq.ft   |
| Total Area    | 2215.43 to 2215.75 sq.ft |



## 4B | Type F

Ground Floor

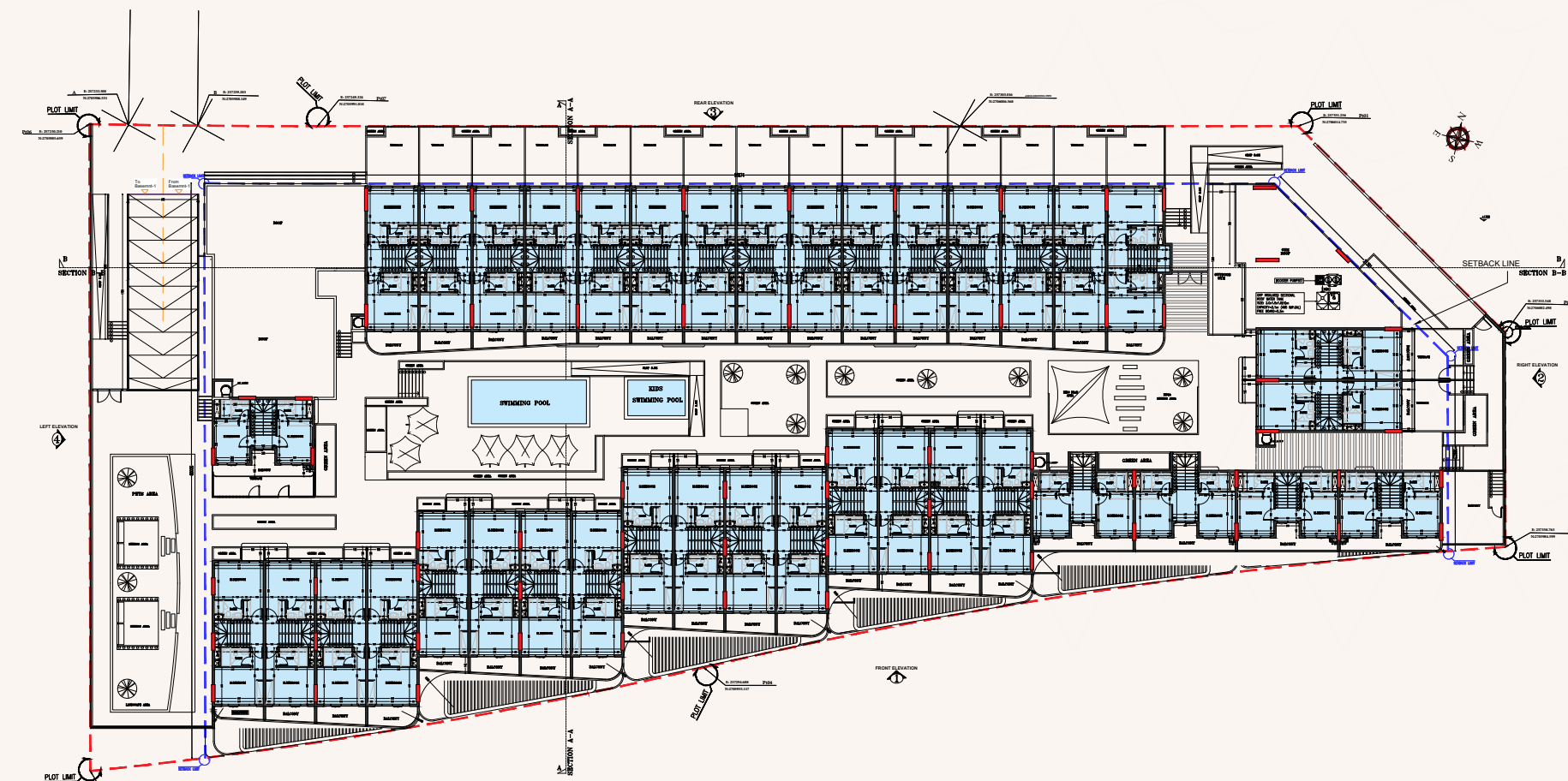
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|---------------|---------------|
| Internal Area | 1616.85 sq.ft |
| Outdoor Area  | 453.05 sq.ft  |
| Total Area    | 2069.90 sq.ft |



## First Floor

Tower

4 Bedrooms



## Second Floor

Tower

4 Bedrooms

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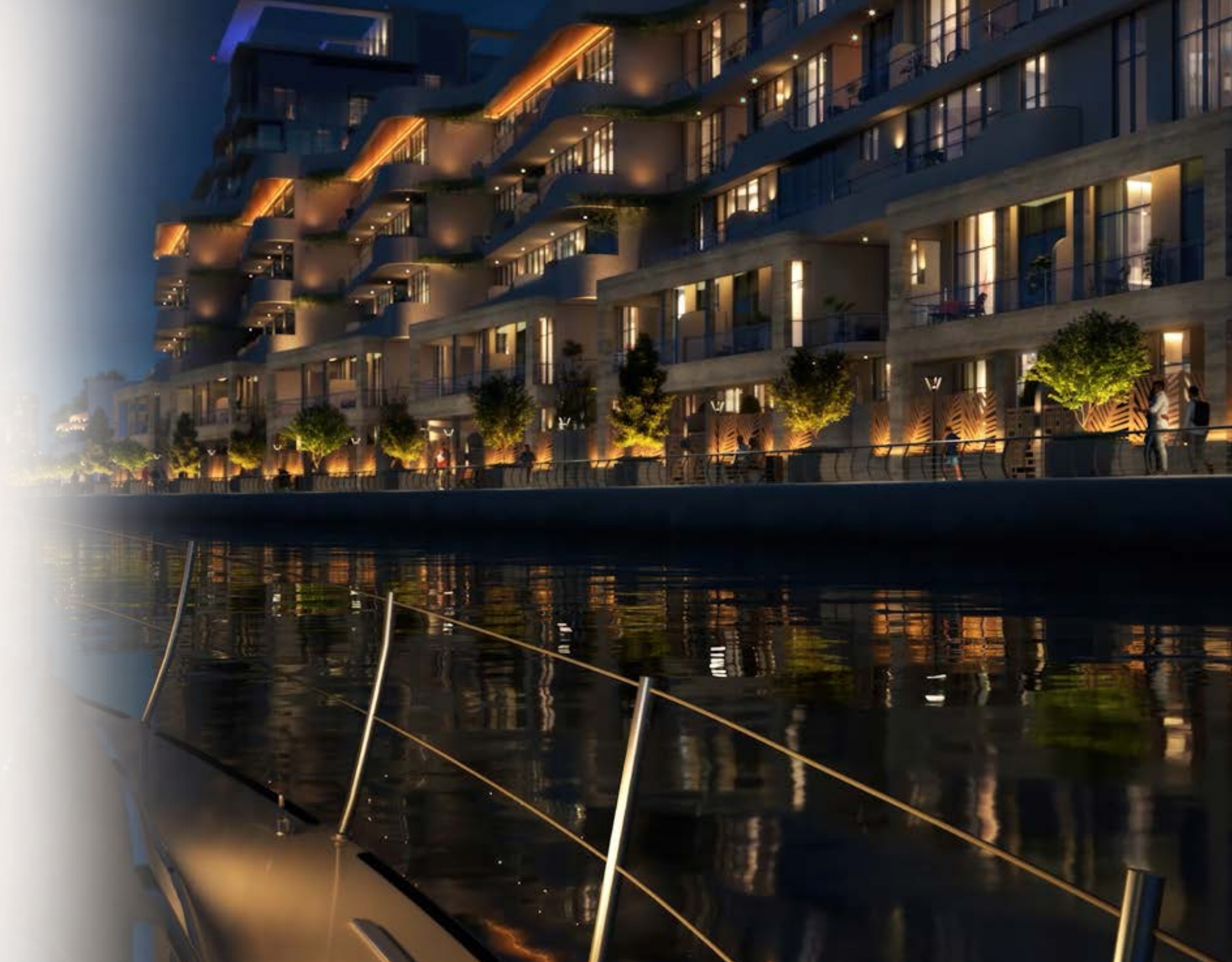
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