

FAY VALLEY

A DEVELOPMENT BY TARAF X MASDAR CITY

AT

FAY
— HILLS —



Where everyday feels like
A WEEKEND!

An aerial architectural rendering of a modern urban community. The scene is dominated by a large, curved residential development in the foreground, featuring numerous multi-story apartment buildings with balconies, interspersed with lush greenery and palm trees. A prominent water feature, possibly a canal or a large pool, runs through the center of the development. In the background, a dense urban landscape with various building types is visible, partially shrouded in a soft, hazy atmosphere. The overall aesthetic is clean, modern, and emphasizes a balance between urban infrastructure and natural elements.

A Community
IN BALANCE WITH NATURE.



Abu Dhabi's Future, WRITTEN IN GREEN.

Shaped around a natural wadi, FAY HILLS is a community inspired by landscape, movement, and connection.

With 45% dedicated to purposeful open space, greenery flows through shaded trails, parks, and walkable corridors that bring calm and balance to everyday life.

Along this green spine, four distinct Nature Villages come together to form a community designed around the way people truly want to live.

At the heart of
MASDAR CITY.

Masdar City represents a new era of urban living — where innovation is measured by quality of life.

Designed around walkability, sustainability, and comfort, the city brings together shaded streets, integrated greenery, and intelligent design to create a more balanced way of living.

Not a vision of the future — a community already living it.





Located at the Crossroads of
ACCESS AND ESCAPE

7 mins
Abu Dhabi
International Airport

9 mins
Khalifa
City

16 mins
Yas
Island

18 mins
Zayed
University

FAY HILLS

Four Worlds, One Vision.



The MASTERPLAN

Spanning 380 acres, the masterplan flows as a landscape of life — a continuous journey of greenery, water, and light. Homes, plazas, and parks are seamlessly connected through shaded pathways and open spaces designed to encourage movement, connection, and a sense of calm.

Here, every pathway is intentional, every turn designed to reveal calm. It's a city that adjusts to its residents, calm when you seek stillness, active when you crave energy. Architecture frames the landscape, and nature frames the experience.





380 ACRES
Total Land

45 %
Open & Green Spaces

4
Unique Villages


3★ RATING
Estidama Pearl Rating

5 TYPOLOGIES
of Villas & Townhouses

Introducing

FAY VALLEY

A development by
Taraf x Masdar



381

Sustainable Villas & Townhouses

80

Acres of Land Parcel

02

Townhouse Typologies

04

Villa Typologies

FAY VALLEY



Designed for Wellness, BUILT FOR MOVEMENT

Fay Valley is shaped around the connection between wellness, movement, and nature.

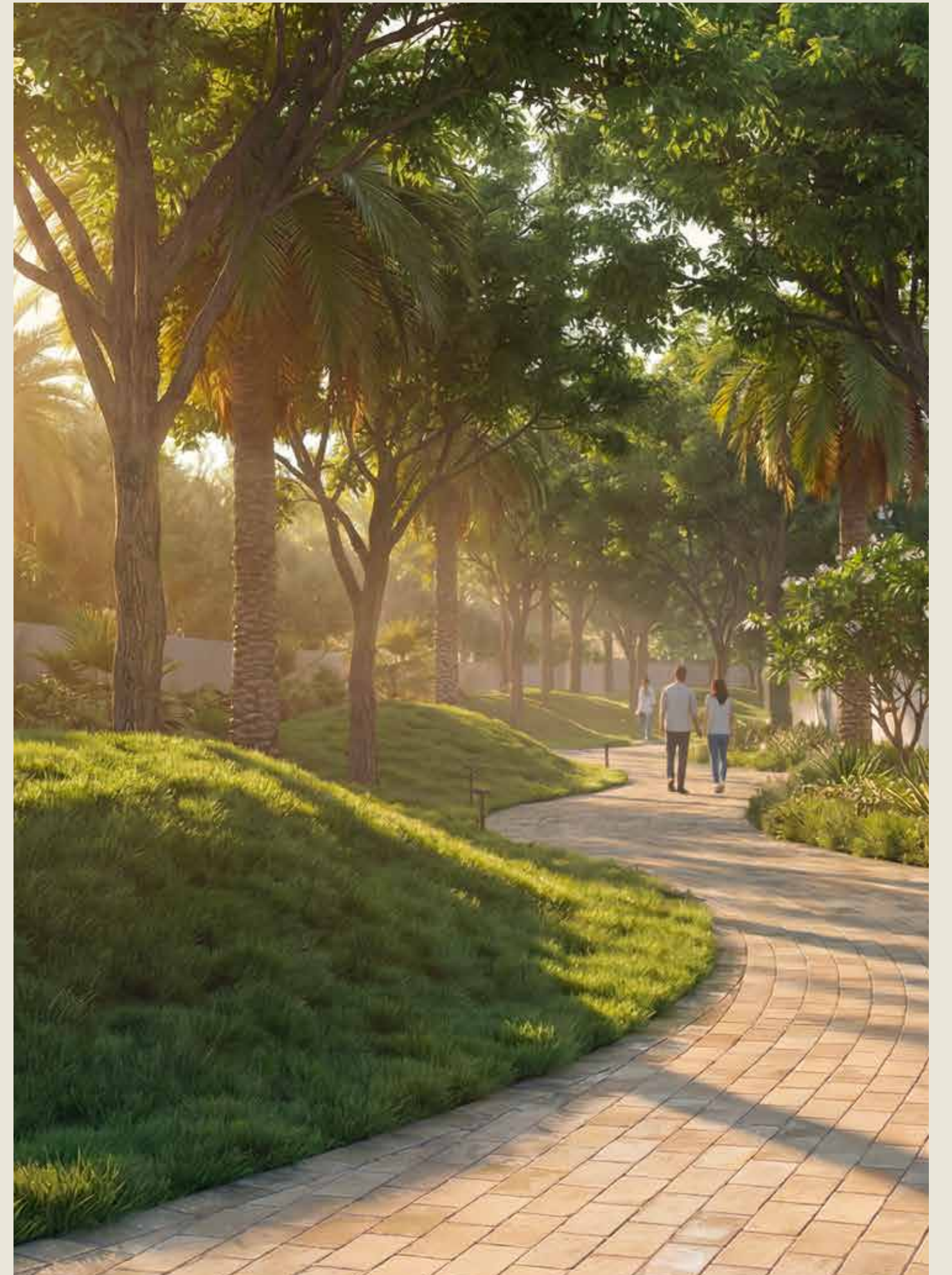
A canopy of Date Palms and Ghaf trees creates shaded pathways and cooler walkable spaces, while layered greenery, water features, and natural landscapes bring calm and softness to the community.

Jogging trails, yoga lawns, padel courts, canopy walks, and outdoor gathering spaces turn active living into part of the everyday rhythm.

Fay Valley combines the energy of movement with the calmness of landscape — creating a neighbourhood that feels both restorative and alive.

Canopy Ropes | Treehouses |
Botanical Gardens | Bird Watch
Areas | Hammocks | Palm Groves |
Picnic Lawns | Playgrounds





THE SOCIAL HUB,
of the community.





The Clubhouse is the social and wellness heart of Fay Hills. Surrounded by water, greenery, and landscaped gathering spaces, it is designed to feel calm, open, and naturally connected to its surroundings.

Pools, yoga spaces, fitness areas, terraces, outdoor lounges, and shaded seating create a setting shaped around movement, wellbeing, and community life.

More than an amenity, the Clubhouse becomes part of the everyday rhythm of the community.





THE VILLAS

Private Sanctuaries of Life

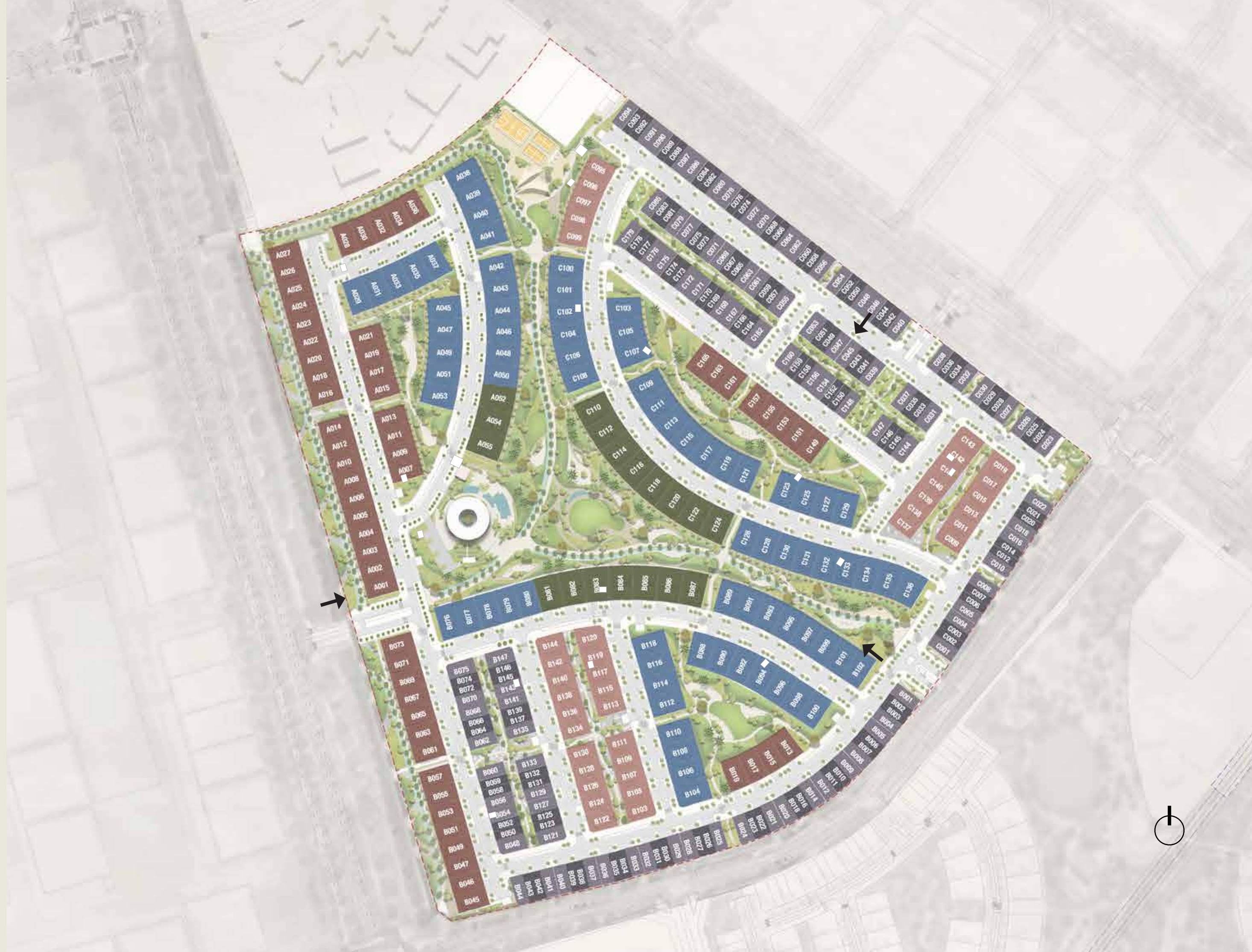
FAY VALLEY



FAY VALLEY

Typology Mix

- 2BR + GUEST TOWNHOUSE
- 3BR + GUEST TOWNHOUSE
- 4BR VILLA - TYPE 1
- 4BR VILLA - TYPE 2
- 5BR VILLA
- 6 BR VILLA





2 & 3

BEDROOM + GUEST

Townhouses



T150

T148





4 BEDROOM VILLA
Type 1





A044

K 20226



4 BEDROOM VILLA
Type 2



A042

42985

5 BEDROOM VILLA
Type 1





A048



6 BEDROOM VILLA
Type 1



A045



The
INTERIORS







Floor to Ceiling
OPENINGS TO NATURE





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TARAF x MASDAR CITY 