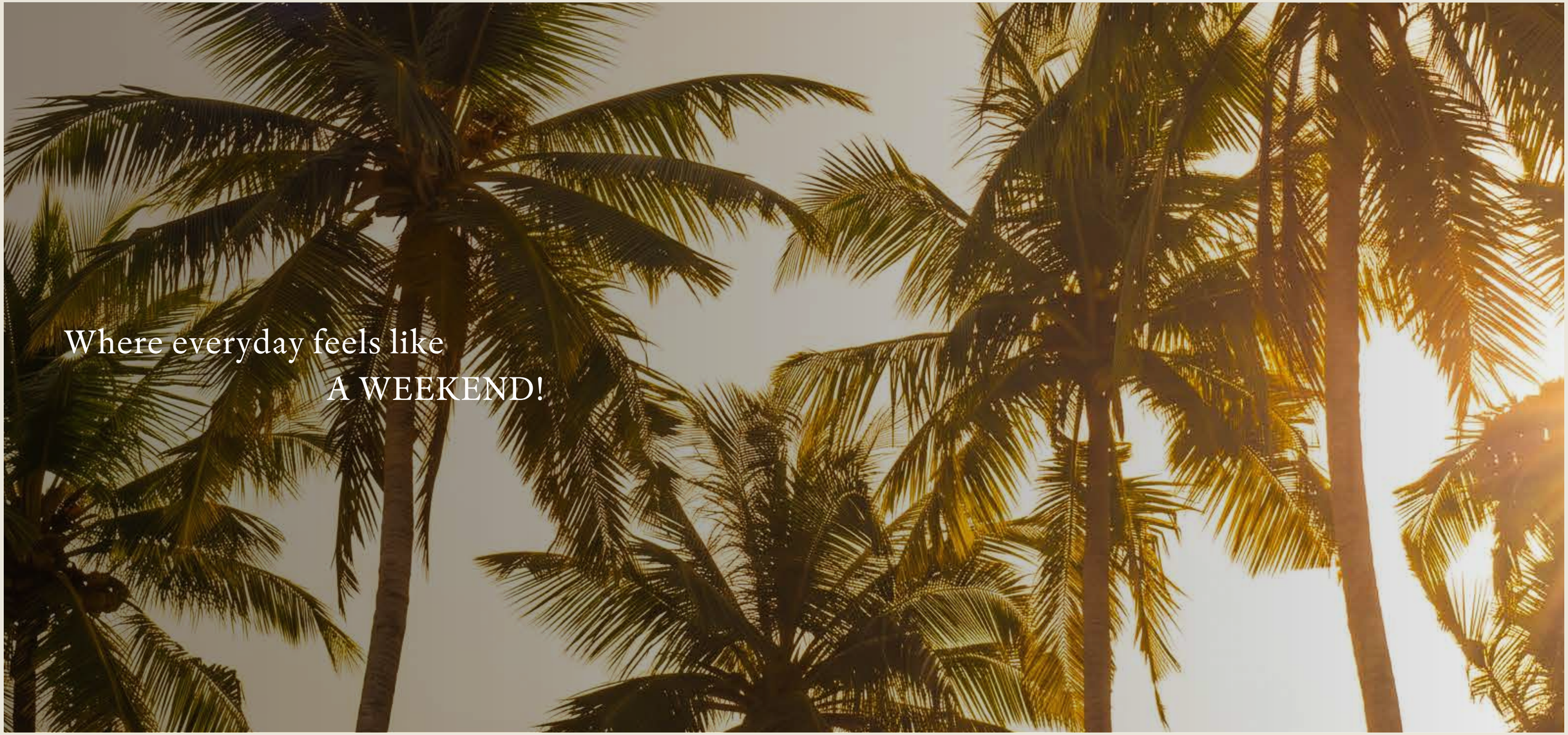
FAY VALLEY

A DEVELOPMENT BY TARAF X MASDAR CITY

AT

FAY

— HILLS —


Where everyday feels like
A WEEKEND!

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

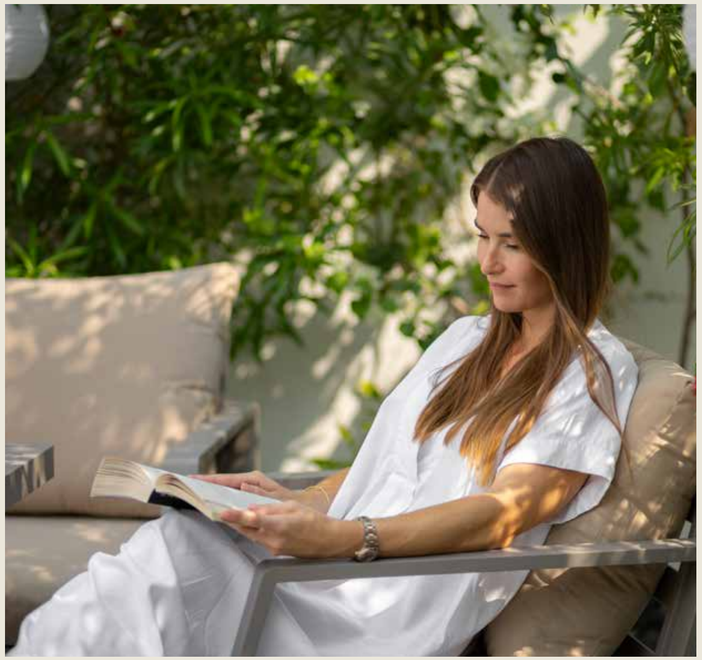
FAY HILLS

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

Designed for Wellness, BUILT FOR MOVEMENT

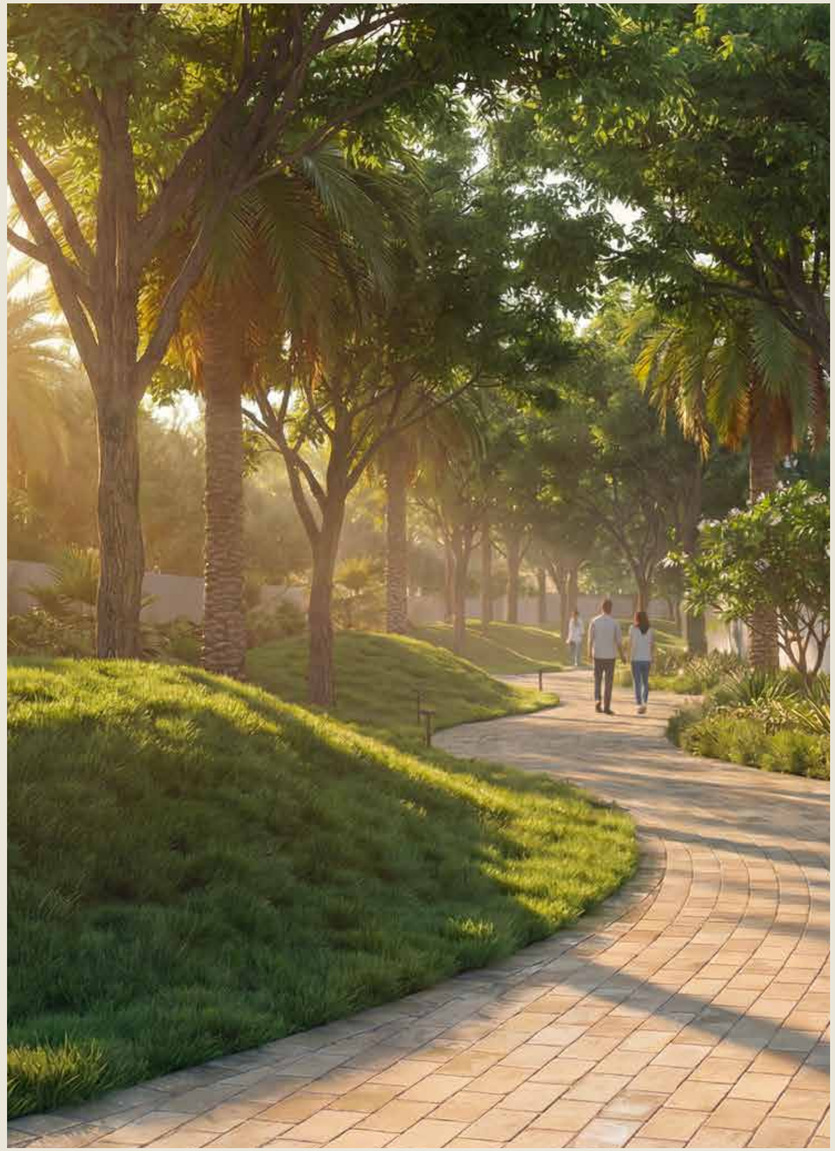
Fay Valley is shaped around the connection between wellness, movement, and nature.

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
CLUBHOUSE

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
N 87395
K 20226

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

A DEVELOPMENT BY

TARAF x MASDAR CITY

PSI.

PROPERTY SHOP

INVESTMENT