

FAY VALLEY

A DEVELOPMENT BY TARAF X MASDAR CITY

AT

FAY
— HILLS —



Where everyday feels like
A WEEKEND!

An aerial photograph of a large-scale urban development. The scene shows a mix of modern architecture, including high-rise apartment buildings and lower-density residential blocks. The development is characterized by extensive greenery, with numerous trees and landscaped parks interspersed among the buildings. Several swimming pools and recreational areas are visible. The layout appears to be a blend of traditional grid patterns and more organic, curved paths. The overall atmosphere is one of a planned, sustainable community. The text 'A Community IN BALANCE WITH NATURE.' is overlaid on the left side of the image in a white serif font.

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 TYPES
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.

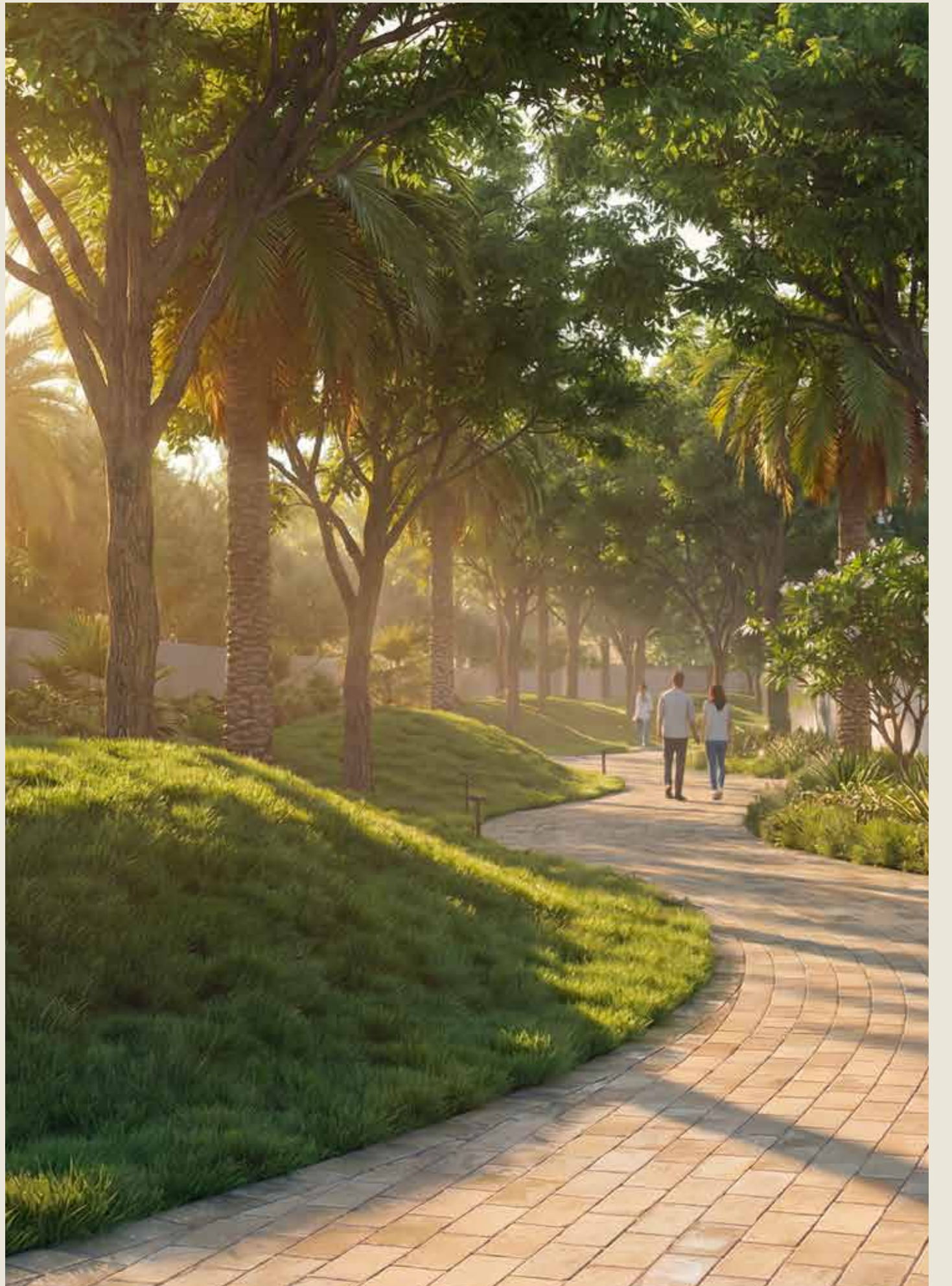
A canopy of Date Palms and Ghaf trees creates shaded pathways and cooler walkable spaces, while layered greenery, water features, and natural landscapes bring calm and softness to the community.

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.



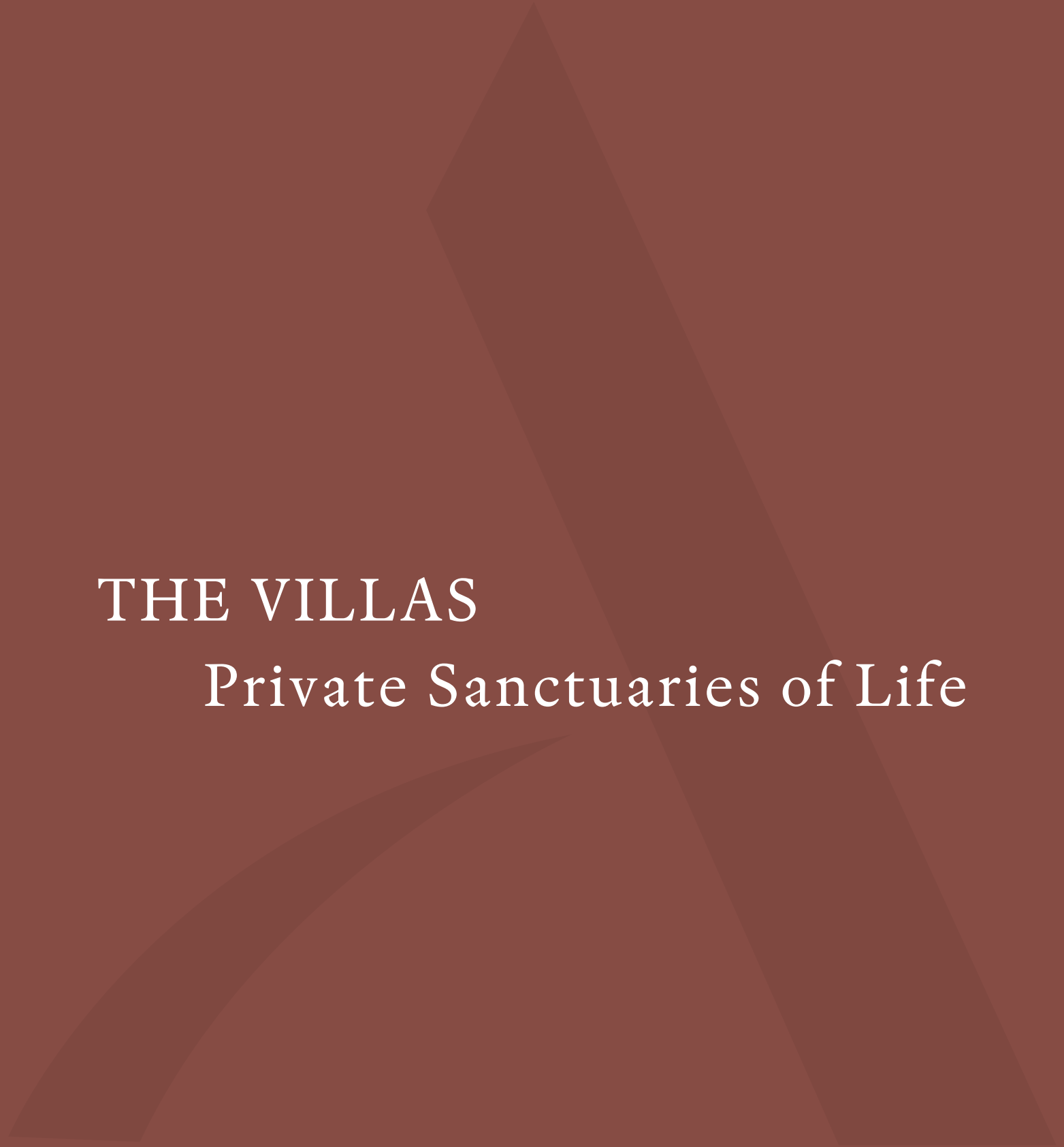


The Clubhouse is the social and wellness heart of Fay Hills. Surrounded by water, greenery, and landscaped gathering spaces, it is designed to feel calm, open, and naturally connected to its surroundings.

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



4 BEDROOM VILLA Type 2



A042

42985

5 BEDROOM VILLA
Type 1





A048



6 BEDROOM VILLA
Type 1



The
INTERIORS







Floor to Ceiling
OPENINGS TO NATURE





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T A R A F x M A S D A R
C I T Y

