

the ultimate waterfront city

ALRAHABEACH
Abu Dhabi

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the united arab emirates

The United Arab Emirates has a population of five million people and is comprised of the seven emirates: Abu Dhabi, Ajman, Umm Al Quwain, Dubai, Fujairah, Ras Al Khaimah and Sharjah. The coastal landscape varies with sandy

beaches, numerous inlets and mangroves lining the shores. Inland, the sands of the desert meet the rugged natural beauty of the Hajar mountain range in the east. The UAE has an open economy with a sizable annual trade surplus. Since

the discovery of oil more than 30 years ago, the UAE has undergone a profound transformation to a modern state with a high standard of living.



abu dhabi

Abu Dhabi is a cosmopolitan city that boasts one of the highest per-capita incomes and one of the lowest crime rates in the world. The capital and the largest of the seven emirates making up the UAE Federation, Abu Dhabi covers around 87% of the UAE's total land area and is home to 38%

of the country's population. It is both the seat of the federal government and a bustling business centre. Abu Dhabi holds 9% of the world's known oil and 4% of its gas reserves. Arabic is the official language and English is widely spoken. Auspiciously placed between Europe and Asia, the city

capitalises on its location with its rapidly-growing, award-winning airline, Etihad, currently connecting to over 50 destinations worldwide.



HQ



building the nation

A key player in bringing Abu Dhabi's extraordinary leisure, entertainment, residential and commercial developments to life is Aldar Properties. Based in Abu Dhabi, Aldar is the leading integrated property development, investment and management company. Since launching in 2005, it has announced high-profile projects worth over

USD 75 billion and owns over 52 million sqm of land in strategic locations throughout the emirate. A major draw for sports, shopping and entertainment enthusiasts, the 25 million sqm Yas Island project encompasses outstanding leisure attractions including the world's first Ferrari World theme park, a Warner Bros. theme park and the Yas

Marina Circuit which will host the Formula 1™ Etihad Airways Abu Dhabi Grand Prix™ on November 1st, 2009. Central Market is Abu Dhabi's new 50,000 sqm integrated mix of up-market retailing, business, residential and leisure facilities at the heart of the capital city. Other large Aldar projects include the eco-friendly

Al Gurm Resort, the quiet residential Al Raha Gardens and the multi-use Noor Al Ain shopping complex. Aldar's commitment to 'Building the Nation' goes beyond constructing buildings. Aldar creates attractive, sustainable and environmentally-friendly communities.





the ultimate waterfront city

Al Raha Beach, the new gateway to Abu Dhabi, is taking shape. It is the realisation of the ultimate waterfront city; a mixed-use master development making the most of this sunny beachfront location. Eleven precincts each have their own distinct personality and appeal. Some feature quiet

family villas while others are more vibrant, with up-market apartments in lively districts offering retail outlets along with galleries, restaurants and cafés. Residents have the ideal opportunity to enjoy the beaches and all kinds of marine sports and activities. A dynamic central business district pierces the skyline,

where iconic office towers and residences are set around an impressive circular marina – home to the new World Trade Center building. Several hotels also allow visitors a taste of this fresh outlook on waterfront life. Home to 120,000 residents, Al Raha Beach stretches over 11 km of dynamic living. It is one of the

first designated areas where non-UAE nationals can invest in leasehold property within Abu Dhabi, with the first phase completed by mid 2010 and the final phase completed in 2019.





HQ - al dana



al bandar

detailed master-planning

Aldar's Al Raha Beach has been conceived by the finest specialist architects and developers in the world. Before any foundation stone was laid, Aldar and the master-planners spent time considering every aspect of a civic environment,

to make Al Raha Beach the best that it can be: balancing housing, offices, open spaces, amenities and leisure; building-in safety, community facilities, mosques and a comprehensive transport system; featuring extensive

landscaping in different styles while considering sustainability at every stage. Al Raha Beach is a place where office executives commute to work on the ferry; children can cycle or take the metro to their local school, residents walk to the

shops in the neighbourhood, and stop by the library on the way home. It's a community where quality of life is integral to the design.



comprehensive transport

At Al Raha Beach, transport routes have been planned with several transport hubs for efficient travel around the development. The road system has main routes, access roads and quiet alleys for residential areas. There is public transport by water, light rail and road, with a convenient and safe pedestrian network. Short

distances are a pleasure to walk or cycle, as the central boulevard links neighbourhood alleys, pathways and bridges to islands edged with waterfront promenades. The light rail system provides speedy mass transit with 17 stations throughout the development that are planned to connect to the

greater Abu Dhabi network, complemented by Al Raha Beach's bus services. Fast 'jet cat' catamarans and ferries zoom between the many islands, inlets and waterways, while water taxis offer a flexible alternative route to many points along the coastal waters of Abu Dhabi. Meanwhile, road access points have been

strategically located joining the main Abu Dhabi - Dubai highway to key points along the central tree-lined boulevard, and service roads lead straight into ample secure, protected underground parking for each precinct. There are also easy connections from Al Raha Beach to downtown Abu Dhabi and the airport.



extensive entertainment

A comprehensive mix of shopping, dining and leisure options is interspersed throughout the districts. Key precincts feature a considerable range of shops and cafés as part of their more vivacious atmosphere.

Across the water from Al Raha Beach, Yas Island features outstanding tourist and recreational attractions, including Yas Marina Circuit, 7 hotels and resorts, the Ferrari World theme park, a huge water park and retail

& dining outlets. There is a 300,000 sqm shopping and exhibition centre, the first links golf course in the Middle East and six marinas with over 1,400 berths. Saadiyat Island will be the new location for many world-

class museums including a Guggenheim Museum and Louvre Gallery, with marinas, hotels and retail & dining outlets.





al zeina

Described as the 'garden city', Al Zeina is a quiet corner of Al Raha Beach located at its eastern end. Premium villas, townhouses and apartments sit amid terraced gardens overflowing with plants and flowers, fronted

by a charming beach. Local shops, restaurants and cafés, a school and community facilities complete the neighbourhood.

Set among the terraces, some beach villas have their own

garden and swimming pool. Behind these, taller buildings of luxurious balconied apartments, duplexes and penthouses look out over the villas to the beach. Verdant landscaping dominates Al Zeina, combining courts,

avenues and pools that cascade through the development. A retail arcade below the apartments adds local shops, restaurants and cafés to the community.

1 al zeina
take strolls among the trees

2 khor al raha

3 al bandar

4 al seef

5 al dana





khor al raha

At the eastern mouth of the Grand Canal running through Al Raha Beach is the secluded precinct of Khor Al Raha. Here, down each side of the canal, apartments and townhouses are interspersed with lush gardens and trees. Luxury and style characterises the exclusive residential district of Al Muneera, a gated community of freehold apartments, townhouses

and villas which includes a small island edged by a pretty beach. Set back from the island's seafront promenade are villas and smaller townhouses, with two circular apartment buildings at the centre. From the single office tower opposite the island, a pedestrian bridge directs visitors straight to the beachfront lined with cafés, restaurants and retail outlets.

Neighbouring Al Khubeira has a similar atmosphere, with central gardens and luxury apartment blocks overlooking a series of villas on the waterfront. The entire precinct of Khor Al Raha is a tranquil and secure place to live. Public access is restricted and traffic kept to a minimum thanks to the extensive underground parking throughout, while

promenades and walkways encourage cycling and walking as part of the area's laid-back lifestyle. Buildings are tiered from 8 to 14 storeys to maximise water views and capture sea breezes, and feature ultra-modern facilities including recreation clubs, swimming pools, 24-hour security and concierge services.



1 al zeina

2 khor al raha
watch sunset from the beach

3 al bandar

4 al seef

5 al dana



al bandar

A charming exclusive little island set around a marina, Al Bandar is home to plush glass apartments & duplexes, chic loft-style residences and larger family apartments, all with balconies and a waterside

view. Life is peaceful here, as all cars crossing the bridge are directed straight into the large underground parking area. Visitors may stroll down to the piazza with its water feature, cafés and amphitheatre. Below the loft

apartments, a retail arcade features a mix of boutiques and day-to-day shopping outlets with a 'souk-style' open-air market outside. As well as enjoying the waterfront lifestyle, residents have a choice of sports

facilities including swimming pools, gyms, saunas, steam rooms and exercise studios. Beyond, the buildings' private boat moorings stretch out into the marina.

1 al zeina

2 khor al raha

3 al bandar
set sail for your waterfront home

4 al seef

5 al dana



al seef

Al Seef is the lively precinct of Al Raha Beach, where the Grand Canal runs through a large, vibrant entertainment district that includes three islands. Its layout mixes commercial properties, hotels, retail and recreation, with a variety of residences: contemporary apartments,

family townhouses and exclusive family canal-side villas.

The Floral Promenade along the canal is the focus of excitement by day and night. Landscaped and shaded by trees, it is interspersed with seating,

gardens and picturesque fountains inside the circular pedestrian bridges, including the Crescendo water feature. Strolling along the promenade, visitors can wander the shops, dining outlets, entertainment and retail terrace. This vivacious precinct also hosts venues

for entertainment and civic events, with the local LRT station situated on the main boulevard. Offshore are three islands, two of which include private developments. The third is home to a luxury Mövenpick beach resort and exclusive serviced villas.



1 al zeina

2 khor al raha

3 al bandar

4 al seef

find entertainment for any mood

5 al dana



al dana

Formed around a circular marina, Al Dana is the dynamic business hub of the Al Raha Beach development. It will become home to the highest echelons of society, mixing commercial and residential properties with entertainment, dining, leisure and yachting, in a dazzling waterfront setting.

Al Dana's layout features semi-circular zones radiating from the middle and increasing in height, creating an impressive maritime façade and allowing sea views for inland buildings. The architecture of Al Dana is international in style with many buildings featuring cutting-edge

design, engineering and interiors. Four signature buildings are designed by world-class architectural firms. The zones are separated by the High Street, lined with retail outlets and restaurants, and the Al Raha Beach Grand Canal. Al Dana's marina provides space for

boat-owners to berth their craft. Residences range from low-rise apartments and townhouses among the shaded courtyards, to 2, 3 and 4-bedroom duplexes and 5-bedroom penthouses.



1 al zeina

2 khor al raha

3 al bandar

4 al seef

5 al dana
look forward to your midday meeting



al rumaila

Al Rumaila is a residential island relatively traditional in its architecture, incorporating serviced apartments and a hotel with leisure amenities. Life here is ideal for those seeking an exclusive unhurried lifestyle.

A central landmark hotel and apartment tower adds a grand, contemporary touch. The colour scheme of the apartment buildings reflects natural materials, continued in decorative panels and landscaping, while the

waterfront environment features rustic timber boardwalks and potted plants along the wharf edge.



6 al rumaila
make the most of marina life

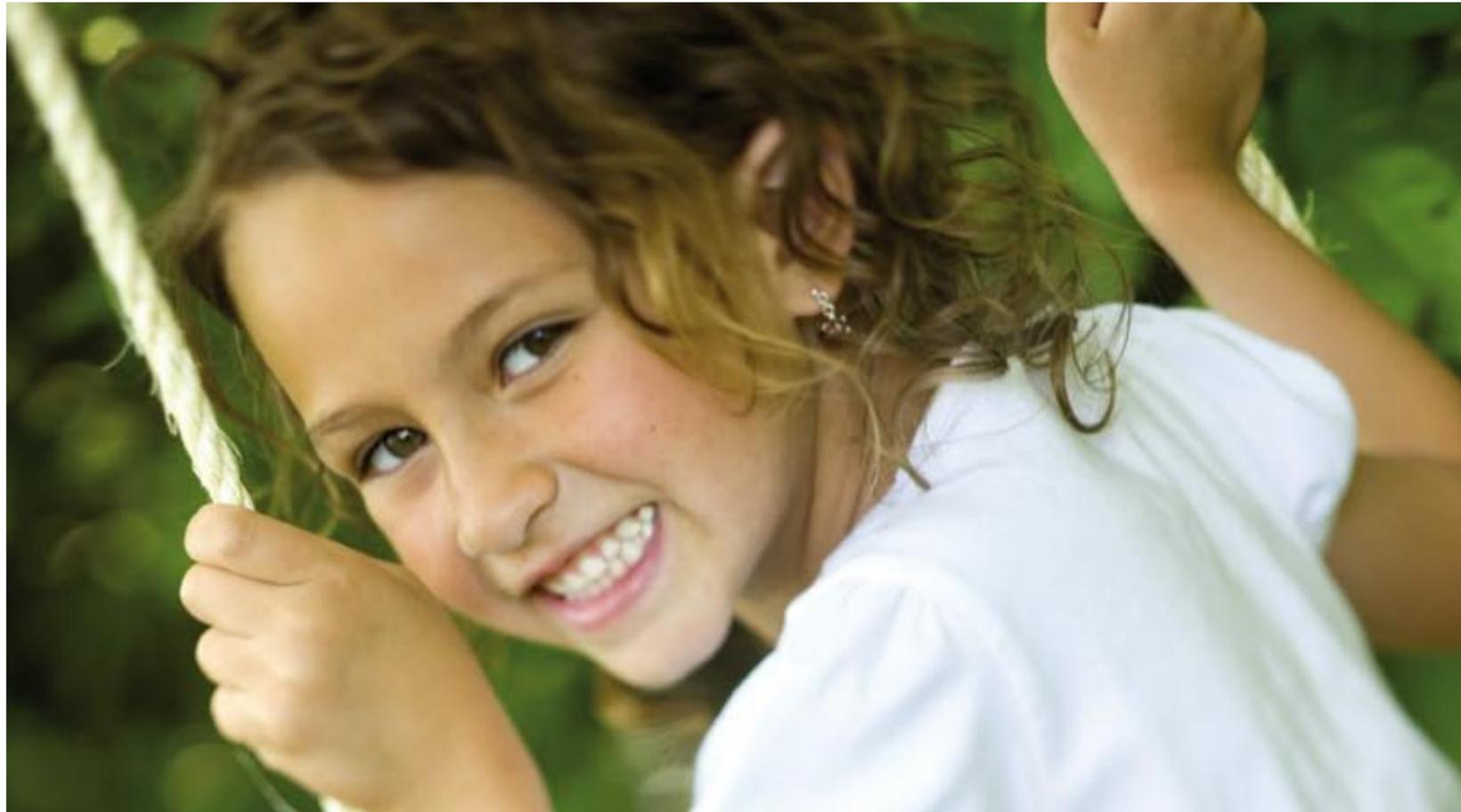
7 al zahiya

8 al lissaily

9 al shaleela

10 al razeen

11 al thurayya



al zahiya

The large district of Al Zahiya is designed in harmony with nature. At its heart is an extensive park next to the beach, encompassing a lake. Behind and to each side, tall residential and

hotel towers overlook the park and water beyond. Al Zahiya's park – the largest in Al Raha Beach – includes an Eco-Centre built to display rare plants along with an aviary and a butterfly house.

The centre will be able to inform visitors about aspects of nature, housing examples of different ecological zones. Easily accessible by water-taxi from all the precincts of Al Raha Beach, the park

affords space for picnics and recreation, with pavilions amongst the landscaping housing cafés and shops, and a network of shaded pathways to enjoy the whole site.



6 al rumaila

7 al zahiya
live in the midst of nature

8 al lissaily

9 al shaleela

10 al razeen

11 al thurayya



al lissaily

Al Lissaily's traditional timber wharf environment landscaped with plants incorporates extensive public areas, with large promenades fronting the Arabian Gulf. A network of interconnecting boardwalks and bridges

link the waterfront to the inner canal areas as well as the Al Zahiya precinct to the south. The precinct is largely residential, with luxury apartment blocks enjoying a prime location along the waterfront. Behind, residential towers

concentrated at strategic locations allow views through from the high-rise buildings on Al Zahiya. Neighbourhood retail services are centered on the water transport connections at the east and west ends.



6 al rumaila 7 al zahiya **8 al lissaily** 9 al shaleela 10 al razeen 11 al thurayya
find tradition in modern Arabia



al shaleela

Al Shaleela is a great cultural precinct in the development, augmenting an existing theatre with additional performance spaces, galleries and art studios. It hosts film production and teaching facilities, a virtual media development centre and a

media museum. There are apartment buildings rising to 42 storeys, and two to three-storey waterfront commercial developments for a variety of uses, their ground floors housing creative office space & studios, local cafés and restaurants. The high

standard of contemporary eclectic architecture features a series of layered and interlocking forms, encompassing multiple volumes of space that will inspire the imagination of the creative media and arts community. Al Shaleela will continue

the formality of Al Razeen but transforms to a more public realm consisting of residential, commercial, retail and cultural uses. These buildings terrace up over multiple changes of levels to form a traditional hill village with ultra-modern facilities.



6 al rumaila 7 al zahiya 8 al lissaily **9 al shaleela appreciate fine art and theatre** 10 al razeen 11 al thurayya



al razeen

The 'Arabian Water District' of Al Razeen presents secluded luxury villas on an island parallel to Al Shaleela. Among the formal water residences are built in the

Arabic majlis style but adding a contemporary touch, with colonnades, arcades and galleries around a central courtyard. The series of grand Arabesque courtyards are bordered by water

gardens, water channels and pavilions and connected by an intricate network of walkways and bridges.



6 al rumaila 7 al zahiya 8 al lissaily 9 al shaleela 10 al razeen **enjoy the cultured atmosphere** 11 al thurayya



al thurayya

At the west end of Al Raha Beach, Al Thurayya is the focus of the development's marine activity, and home to waterfront apartments and villas set back from a marina. The residential buildings and the neighbourhood shopping

centre are spaced among a landscaped district of promenades and water features. There is a Civil Defence building and a school to the south of the tree-lined boulevard, with easy access to the LRT terminal at the heart of

this precinct. Al Thurayya includes marine service facilities and a dry dock. The marina will have a ferry terminal and docking station for jet cats, water taxis and abras, enabling residents and tourists to travel to all parts of the Al Raha Beach

development and further afield to downtown Abu Dhabi.



- 6 al rumaila
- 7 al zahiya
- 8 al lissaily
- 9 al shaleela
- 10 al razeen
- 11 al thurayya**
dine across the water

ALRAHABEACH the ultimate waterfront city



1 al thurayya

2 al razeen

3 al shaleela

4 al lissaily

5 al zahiya

6 al rumaila

7 al dana

8 al seef

9 al bandar

10 khor al raha

11 al zeina



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