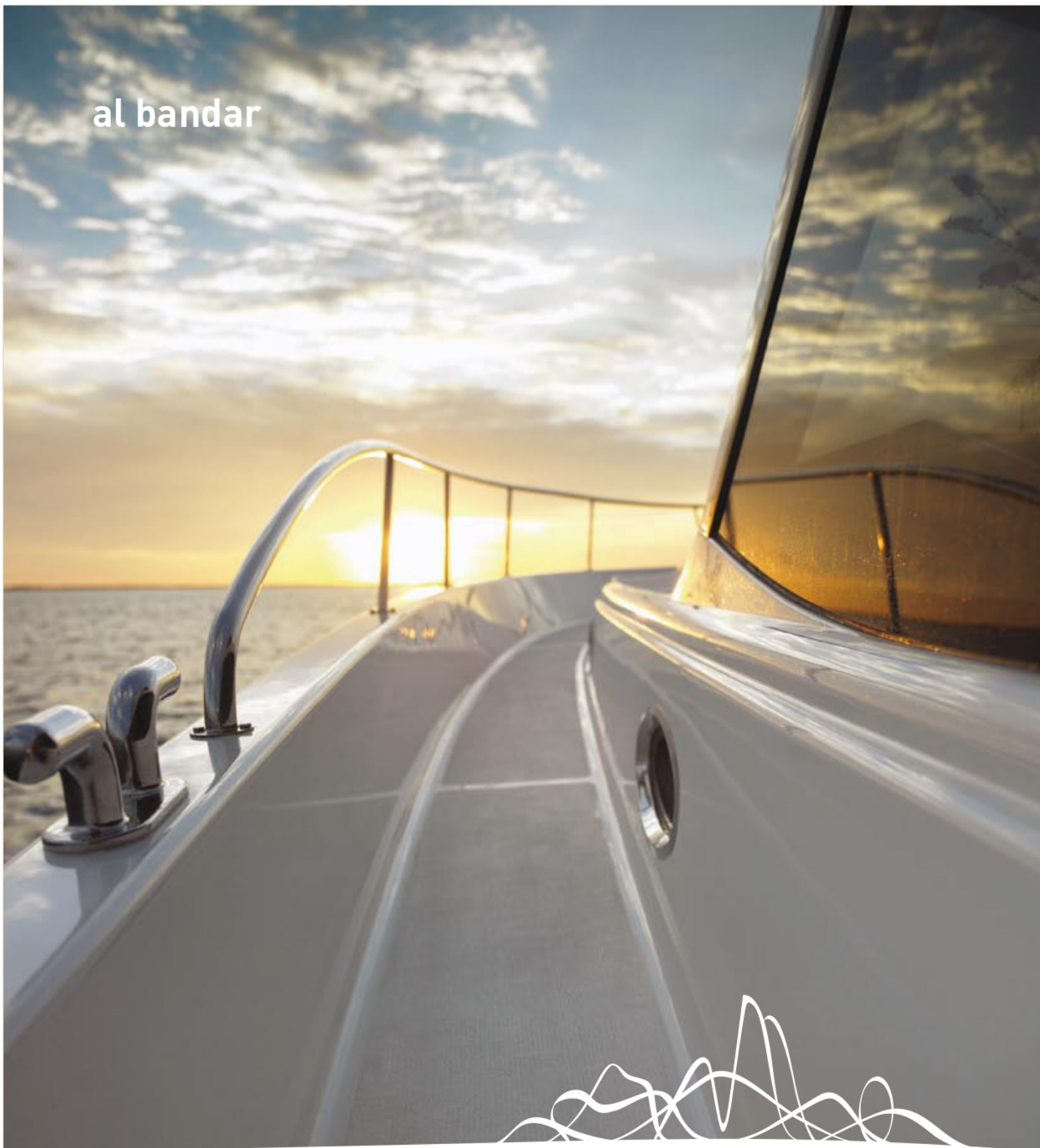


al bandar



**ALRAHABEACH**  
Abu Dhabi

the ultimate waterfront city  
[alrahabeach.ae](http://alrahabeach.ae)

**FIRST**  
CHOICE PROPERTIES LLC



## al bandar, your island in the sun

Cross the bridge to the island; life seems more tranquil. Cars disappear into underground parking, while from the lifts emerge smiling faces in the sunlight. At the market square, hear the gentle sound of water cascading through the water feature and laughter from a delighted crowd gathered

around the street entertainers in the mini amphitheatre. This charming bay is home to plush glass duplexes, chic 'New York loft' apartments look down on the piazza, while across furled sails of moored yachts, long sun decks outline the family residences. Everyone loves a waterside view. It's a

quiet walk down trellised paths through the lawn to the family pool. Spend a few hours lounging in the sun with a cool drink – the kids are happy in the crèche for a while. Lunch at a café, then head for a spot of shopping at the boulevard and the souk-style market. Take in the whole island, at a leisurely pace.



meet at the patisserie;  
the day ahead looks perfect



a. marina  
6.00am – weekend sport-fishermen cast off for the open sea.

b. lap pool  
6.30am – swimmers keep trim with 30 lengths breast stroke.

c. water taxi  
8.00am – executives catch the ferry to the office downtown.

d. family pool  
9.30am – little kids splash in the shallows.

e. retail boulevard  
10.30am – shoppers hunt for that perfect gift.

f. souk-style market  
11.30am – visitors staying with friends on the island browse the souvenirs.

g. underground car park  
12.00am – the family arrives for lunch on the island.

h. café  
1.00pm – friends meet over salad & a juice.

i. water feature  
3.00pm – couples have their photo taken in front of the water feature.

j. piazza  
4.00pm – an artist sketches portraits in the sunshine.

k. mini amphitheatre  
4.30pm – a small crowd gathers to watch the street entertainers.

l. gardens  
5.00pm – children home from school, play games on the grass.

m. berths  
5.30pm – take friends and family on a boat trip along the waterfront city and around Abu Dhabi Island.

n. tennis court  
6.30pm – neighbours team up for a game of mixed doubles.

o. gym, sauna & crèche  
7.00pm – your fitness class starts in the gym.

p. jetty restaurant  
7.30pm – diners arrive by water taxi, meeting friends from the island for dinner at 8pm.

## a day in your island life



## the al barza and al manara residences

Above the covered shops stand contemporary-style apartments, with a creative feel. Sit on the pool deck and relax, as a gentle sea breeze comes in across the turquoise waters of the Arabian Gulf to Al Bandar. Aldar Properties welcomes you.



a starched white tablecloth,  
a sunny blue sky,  
an exquisite meal



right on the water you will  
find al naseem residences

Affluent apartments with plenty of space for family living. Step out onto your terrace and watch the boats sailing by. Aldar properties welcomes you.



time well spent. green  
grass, blue skies & your  
family around you





## window shopping under the al barza residence

The smell of just-baked bread drifts up from the bakery in the supermarket. Morning customers pick up rolls and fresh fruit, while at the souk, traders put out their displays for the first visitors stepping off the ferry and making for the stalls. A shop assistant

adjusts a jacket in the window of an up-market boutique. Inside, elegantly dressed women gaze at the current fashions. When laden with bags they head to the café for a leisurely lunch to compare purchases. Coffee over, there's time to wander the

souk for one last look at this season's styles before heading back to their homes. Planning the next island shopping excursion starts tomorrow.



## marina views

Watch the marina from the shade of a café. A family excitedly clambers out of a cabin cruiser after a trip around the bay. On the next dock, provisions are wheeled up and neatly stacked next to a yacht of gleaming brass and aged teak. One by one the boxes are carefully stowed aboard by the captain ready for a weekend sailing the

turquoise Gulf waters. Meanwhile a smart speedboat glides away past the breakwater and turns west to face the fresh breeze. It motors along Al Raha Beach, one of the greatest waterfront cities in the world, before moving off to explore some of Abu Dhabi's 200 natural islands. So much to see; perhaps another day.



a view across shimmering  
turquoise water



## al naseem residences – a waterfront home for every generation

Gaze across the water to the Al Naseem community. Three glass-sided buildings with rippling façades of reflective walls and translucent balconies reach out into the channel.

Cruise up and step off your boat straight onto your private pontoon. You have arrived at a duplex right on the water. Here, living areas have views of the sun captured on the shimmering surface, across the waves to yachts and motorboats sailing around

Al Bandar. Other apartments increase in size from one to four bedrooms, all with balconies. Families enjoy the larger apartments stepping out onto tiled terraces and lots of space outdoors for the kids to run around.

Buy into the best of both worlds: landscaped gardens outside one window, a moored yacht outside another, ready for a family fishing trip at a moment's notice.



## al naseem residences

On every level, large windows let in lots of natural light and stunning waterfront views. Open-plan interiors make the most of large living and dining areas extending to kitchens and stairways. Bathrooms and kitchens are finished with superior fittings and equipment. Natural stone tile flooring underfoot with both recessed and feature lighting above, sets off the smart decor. Outside,

children play in landscaped gardens, then cool off in the family pool, safe within this gated community. The smart clubhouse encourages the entire family to live a fit outdoor lifestyle; the gym and sports facilities are just across the grass. Relatives come to stay and don't want to leave this rich lifestyle, an idyllic place to set up home.

al barza

## al barza residence: flexible living spaces defining high-living

Take the lift up to the apartments. On the island side of Al Barza, red brick frames the sunlight streaming in through the windows. Studio, one-bed and two-bedroom designs command beautiful views of the marina from the balconies. On the seaward side, two-bedroom apartments feature larger tiled sun terraces overlooking the infinity pool and turquoise

seascape beyond. Duplexes of two bedrooms enjoy panoramic windows on both levels, and even more outdoor space on their expansive terraces. Just above the retail boulevard next to the piazza, all Al Barza residents have parking directly below and a two-minute walk to the terminal to hop on the ferries traversing the waterfront.



## al barza residence

Each layout has an open-plan gallery feel to inspire artistic interior design. Timber underfoot meets matt sheen walls and brick, framed with black beams and granite worktops. A bowl of fruit shines in the crisp bright kitchen. Elegant fittings feature unobtrusively throughout. The view from the dining room beats any

contemporary art print. Head downstairs, past reception and out to the pool. Thirty lengths after work is the perfect way to exercise, then relax in the jacuzzi and let your mind wander. And there's nothing like a sauna before the first stars appear and residents gather at the café to catch up on gossip.

The restaurant is booked for eight. The waiter doesn't need to ask, just a familiar smile and your favourite table awaits.



## al manara residence – a grand perspective on calm

The peerless glass apartments of Al Manara Residence reflect the pale blue sky and turquoise water around them. Cube profiles rise up the building; a gentle pattern of alternating blue hues. These form the apartments; bedroom levels project

out from the façade allowing ample internal space. Living room levels are edged with long balconies commanding 270-degree views taking in the island, the marina and as far as the eye can see down Al Raha Beach. Facing the sunrise out over the water,

four-bedroom apartment layouts follow the graceful curve of the island. Larger three-bed apartments incorporate a maid's room, while a substantial four-bed penthouse – the highest point on the whole island – is complete with study

and private outdoor deck off the main bedroom.





## al manara residence

All around Al Manara, large areas of glass let in natural light and the superb views. Layouts are open-plan, extending space from living and dining areas through to kitchens. Fully equipped bathrooms and kitchens highlight elegant high-quality fittings, with natural marble and crystal stone floors and a mix of recessed and feature lighting throughout. Rooms bathe in sunshine, from sunrise to sunset, and balconies catch the gentle sea breeze. Blessed with such qualities, a wise investment can't fail to be a beautiful home.

Opposite the pool deck, Al Manara residents enjoy the advantages of Al Bandar living. Take a fitness class in the gym studio on a midweek evening, and lounge by the pool on the weekend or sail off on your boat – the pace of life is up to you. Parking is just below but there's no need to sit in traffic when the shops are right on your front doorstep and the whole of Al Raha Beach is a boat-ride away. From your elevated viewpoint, Al Manara life is the height of island style.



the lights of al bandar  
at night





11 al thurayya

10 al razeen

9 al shaleela

8 al lissaily

7 al zahiya

6 al rumaila

5 al dana

4 al seef

3 al bandar

2 khor al raha

1 al zeina



## al raha beach the ultimate waterfront city

Along Abu Dhabi's sheltered coastline, eleven precincts are emerging within one waterfront development, each with its own distinct personality and appeal. Al Raha Beach, also known as 'The Ultimate Waterfront City', is one of the most integrated developments of its kind in the world, with master planned communities featuring superb residential, business, educational, and entertainment facilities

supported by ultra-modern infrastructure. With a total area of over 6 million square metres, and 11 kms of coastline, Al Raha Beach is fast evolving into one of the most stunning waterfront cities in the world, and the gateway to the new Abu Dhabi, offering its 120,000 residents and around 250,000 day population 47 kms of dynamic waterfront living. Conceived by the finest specialist architects in the world, the development will

be home to distinct residential communities, complemented with world-class amenities, a host of hotels, beaches, marinas, hi-end retail and commercial complexes. Al Raha Beach also boasts world-class education and health care services. At the heart of this development, the Al Dana business precinct will be home to Abu Dhabi's striking new World Trade Center building. Al Raha Beach enjoys

an exceptional location, being only 20 minutes drive from Abu Dhabi city centre, and less than 10 minutes away from Abu Dhabi International Airport and the Abu Dhabi - Dubai highway. The unique transport network under construction will provide the 120,000 residents as well as visitors with a hassle-free flow to neighbouring cultural and tourist destinations including Yas Island and

Saadiyat Island. Within the Al Raha Beach communities, residents and visitors will enjoy a unique combination of marine, rail, and land transportation networks, ensuring a smooth flow of traffic throughout the city and on to Abu Dhabi Airport, Abu Dhabi mainland, and Dubai. Ferries, jet cats, water taxis, abras, and private boats cruise through the numerous inlets and canals, reflecting

the true spirit of the waterfront destination. Inland, a light rail system provides speedy mass transit throughout the development. Tourists, artists and families will all have their own piece of paradise in Al Raha Beach, the Ultimate Waterfront City.

## yas island – excitement and relaxation in equal measure

Just opposite Al Bandar island, race day sees Formula 1™ cars streak down to the marina on Yas Island. Overlooking the track, the roller-coaster thrills the crowd at the Ferrari World theme park. At the other end of the island, cars and crowds go unheard on the golf course. With

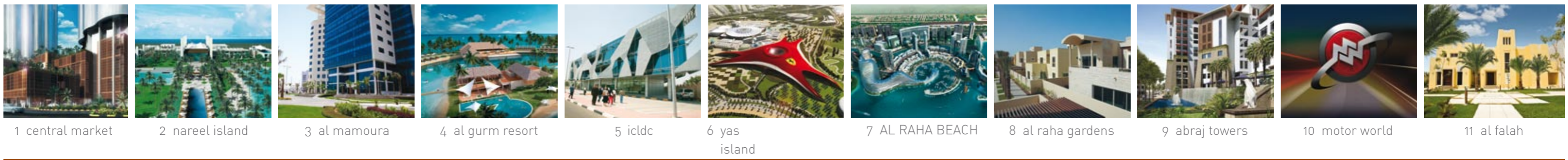
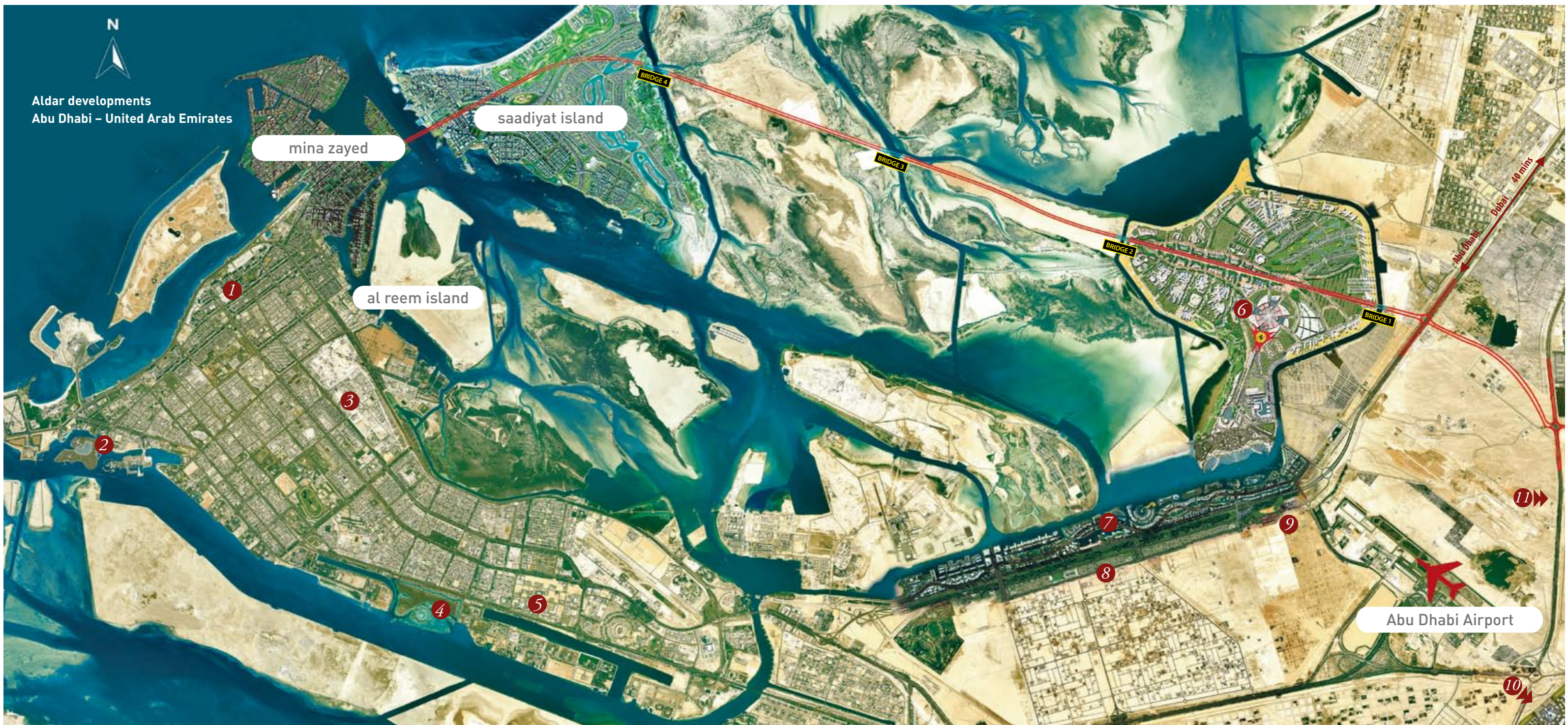
the last hole sunk, players wander home – to quiet villas, and apartments overlooking the mangroves. Tomorrow may offer a trip to the giant mall, the water park, or maybe water-skiing off the beach. Exploring this nearby island is going to take a while.



## Abu Dhabi – one of the world's richest cities

Where pearl divers once combed the coast, a capital now stands, seat of government and largest state of the United Arab Emirates. A progressive Arabian city of 1.7 million people living in an area of 67,000 square kilometres, over 85% of the nation's total land area. The sandy coastline is dotted with over 200 islands, gently lapped by the azure waters of the south-eastern Arabian Gulf. The emirate possesses the world's fifth largest oil reserves, producing most of the oil in the UAE. The resulting revenue has been multiplied with international investment to total 1 trillion dollars, making Abu Dhabi one of the world's richest cities, having the highest income per capita in the world, with no corporate, personal, income or withholding tax. Abu Dhabi city has undergone a

dramatic transformation in little over half a century. Previously, there were just rolling sands and palm trees. Now, thanks to purposeful investment creating a first-class infrastructure, this flourishing modern metropolis of glass-fronted tower blocks is dynamically expanding, with over USD 140 billion of investment over the next 5 years. People from far-flung corners of the world are settling to live and work, enjoying first-class shopping, elegant hotels and cultural attractions. Freedom from income tax is a powerful attraction, as is the year-round sunny climate. The city benefits from a cosmopolitan outlook and liberal economy, with Arabic as the official language and English being widely spoken.



## Aldar – building the nation

Aldar Properties PJSC is spearheading the development of Abu Dhabi; entrusted to create multi-billion dirham civic projects to develop the capital, establishing new sectors for commerce, housing, retail and leisure. As the premier real estate development, management and investment company, Aldar's vision is to establish Abu Dhabi as the United Arab Emirates' most dynamic forward-thinking real

estate market by creating unique and prestigious developments that can be used as a benchmark of quality, whilst adhering to the cultural and natural heritage of the city.

Since launching in 2005, the company has announced assignments worth more than USD 75 billion, in a property development portfolio diverse in scope and

style, attracting considerable worldwide interest and inward investment. Aldar Properties owns over 52 million square metres of land at strategic locations throughout Abu Dhabi. The development company is owned by leading Abu Dhabi institutions, shareholders and investors, providing them with a sound long-term portfolio.

### quick facts

- Al Raha Beach to Dubai = 90 minutes (125 km)
- Al Raha Beach to central Abu Dhabi Island = 20 minutes
- Al Raha Beach to Abu Dhabi Airport = 15 minutes

## an overview

### al barza

apartment fixtures & finishes

#### apartments

- swipe card entry system and videophone
- solid timber apartment doors
- locks – key deadlocks

#### rooms (general)

- natural oak timber floors
- lacquer cabinets
- lighting:
  - general downlights
  - track lighting
  - feature pendant lights over dining areas
- air-conditioning in ceiling
- tv aerial – 1 point per room
- broadband connection – 1 point per room

#### kitchens

- granite countertops
- stainless steel appliances:
  - free-standing fridge/freezer
  - dishwasher
- gas cooktop & oven, with concealed extractor
- combined washing machine / dryer

#### bathrooms

- non-slip tile floors
- full-height mosaic tiling behind washbasins and surrounding baths/showers
- china vanity basins with mixer taps
- toilet
- bidet (not in all apartments)
- shower
- en-suite bathrooms
- ceramic mosaic tiling wall

### al naseem

apartment fixtures & finishes

#### apartments

- swipe card entry system and videophone
- solid timber apartment doors
- locks – key deadlocks
- penthouses:
  - home automation system
  - limited private moorings
  - private pontoons for some duplexes

#### rooms (general)

- natural stone tile floors
- timber veneer cabinets
- lighting:
  - general, task, track and downlights
  - feature pendant light over dining areas
- air-conditioning in ceiling
- tv aerial – 1 point per room
- broadband connection – 1 point per room

#### kitchens

- corian or granite countertops
- stainless steel appliances:
  - free-standing fridge/freezer
  - dishwasher
- gas cooktop & oven, with canopy extractor
- combined washing machine / dryer

#### bathrooms

- natural stone tile floors
- full-height mosaic tiling behind washbasins and surrounding baths/showers
- china vanity basins with mixer taps
- toilet
- bidet
- rail-mounted shower
- en-suite bathrooms
- glass mosaic feature wall
- ceramic mosaic tiling wall

### al manara

apartment fixtures & finishes

#### apartments

- swipe card entry system and videophone
- solid timber apartment doors
- locks – key deadlocks

#### rooms (general)

- marble tile floors
- lacquer cabinets
- lighting:
  - general downlights
  - track lighting
  - feature pendant lights over dining areas
- air conditioning in ceiling
- tv aerial – 1 point per room
- broadband connection – 1 point per room

#### kitchens

- finishing granite countertops
- stainless steel appliances:
  - large integrated fridge/freezer
  - dishwasher
- gas cooktop & oven, with concealed extractor
- combined washing machine / dryer

#### bathrooms

- natural stone tile floors
- full-height ceramic wall tiles
- brushed stainless steel in specialised areas
- china vanity basins with mixer taps
- toilet
- bidet
- shower
- en-suite bathrooms
- ceramic mosaic tiling wall

### shared facilities

- family area:
  - family swimming pool
  - children's play area
  - private landscaped lawns
  - tennis court

- clubhouse:
  - gymnasium
  - exercise studio
  - 2 squash courts
  - crèche
- adult lap pool

- separate male & female facilities:
  - jacuzzi
  - sauna
  - steam room
  - changing room
- electronic vehicle entry system to car park
- swimming pool & sundeck
- swipe-card entry system at building entrance

for more details on  
al bandar & al raha beach

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