

بالغاية

BALGHAIYLAM



EVERYTHING WE DO COMES FROM THE HEART

As one of the most trusted and recognised real estate lifestyle developers in the UAE, it's our duty to make Abu Dhabi feel like home for everyone, every day. Which is why we do more than build properties. We strive to shape communities where people love to live, in homes that brim with everything they love.





ABU DHABI & YAS ISLAND

Abu Dhabi is a city that draws people from all over the world with its natural beauty, vibrant cultural scene, inspiring heritage and dynamic business landscape. And at its heart is Yas Island; an electric destination home to Yas Mall, Yas Marina, Yas Waterworld Abu Dhabi and every activity under the sun.



CLOSE TO THE
BEST OF YAS ISLAND



A NEW MODEL OF LIVING

For the first time ever, the Abu Dhabi Government is partnering with Aldar to present a brand-new housing initiative. Now you can redeem your grant on a home of your choice, in a lush, masterplan community designed specifically for UAE nationals, just five minutes north of Yas Island.

An aerial architectural rendering of a waterfront development. In the foreground, a large, rectangular marina is filled with numerous white yachts docked at wooden piers. The water is a deep blue. To the right of the marina, a cluster of modern, multi-story residential buildings with curved facades and balconies is visible. These buildings are surrounded by landscaped areas with palm trees and other greenery. A wide, paved promenade runs along the waterfront, featuring a red brick path and more trees. In the background, a dense urban area with a grid of streets and smaller buildings extends inland. The entire development is bordered by a sandy beach and the open sea on the left and bottom. The text "LIVE IN A PRIME LOCATION ON THE WATERFRONT" is overlaid in the bottom left corner in a serif font.

LIVE IN A PRIME
LOCATION ON
THE WATERFRONT



CHOICE IS YOURS

Balghaiylam is a first-of-its-kind seaside community where every choice is yours to explore and every dream is made possible. Discover spacious villas close to friends, close to family, close to new experiences and the best of Yas Island. Connected to everything that's important to you, it's your life to create.



TO SAADIYAT ISLAND

TO DUBAI

WELCOME TO BALGHAIYLAM

BALGHAIYLAM

YAS ISLAND

YAS BEACH

YAS ACRES

WEST YAS

WARNER BROS. WORLD™

YAS WATERWORLD ABU DHABI

YAS MALL

YAS GATEWAY PARK NORTH

SEA WORLD ABU DHABI

ANSAM

FERRARI WORLD ABU DHABI

WATER'S EDGE

YAS LINKS GOLF COURSE

YAS MARINA CIRCUIT

YAS MARINA ABU DHABI

W ABU DHABI

MAYAN

CIVIC SQUARE PARK

YAS BEACH CLUB

AL ZEINA

AL MUNEER

AL BANDAR

AL HADEFI

ABU DHABI
INTERNATIONAL
AIRPORT

TO DOWNTOWN ABU DHABI



EVERY SQUARE INCH
PLANNED WITH YOU IN MIND

A WORLD OF YOUR MAKING

Fill every day with new experiences, new hobbies and new memories made. Discover the bustling marina nearby, or explore the green park, farm, sports or equestrian centres right outside; a choice of amenities designed to help make your aspirations possible.

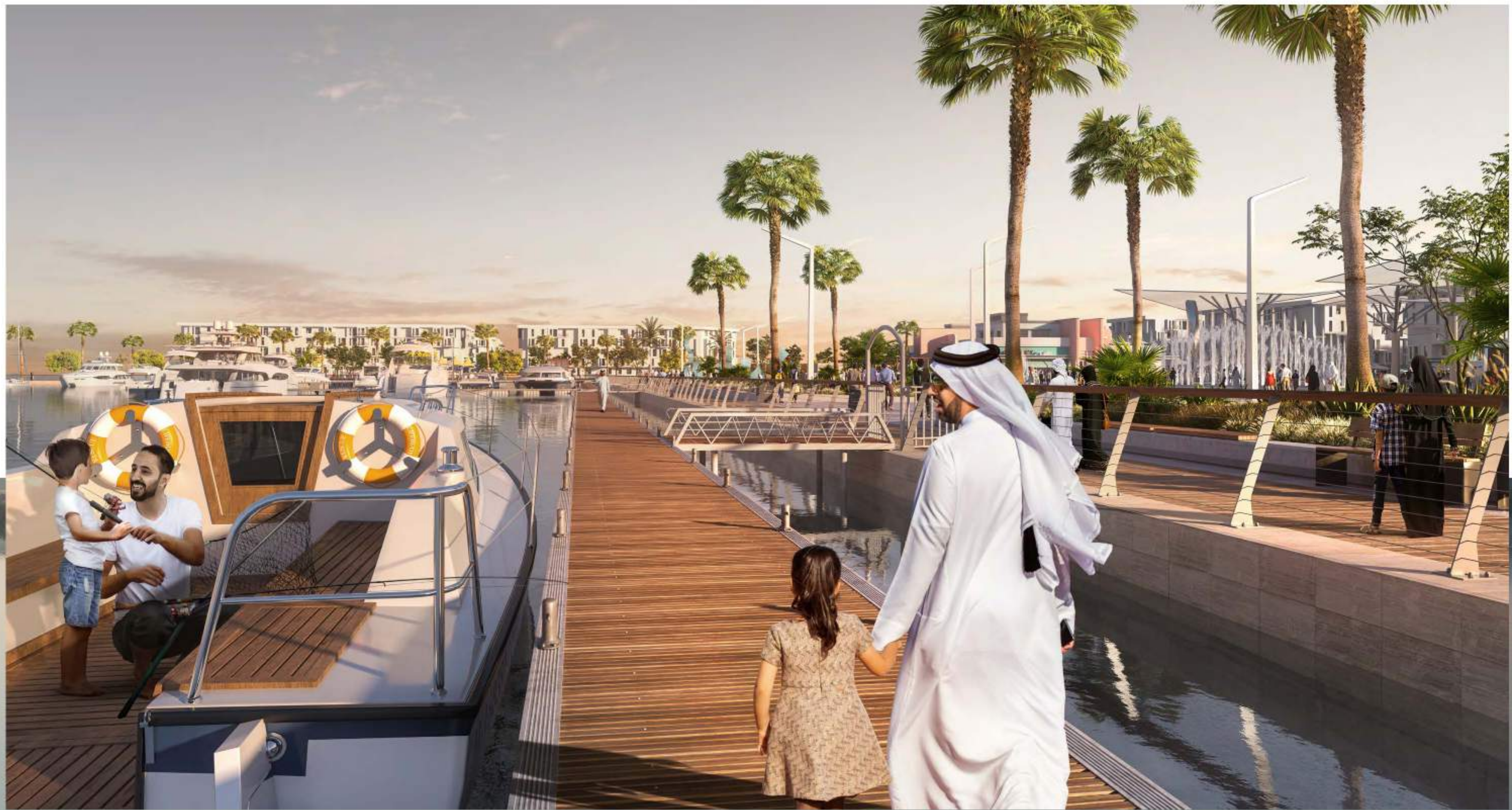




BE FIRST TO
BUILD A LIFE HERE

A vibrant outdoor scene, likely a public park or promenade. The foreground and middle ground are filled with tall palm trees. In the upper portion of the image, several large, colorful sculptures of fish and marine life are suspended in the air. People are walking along a paved path; some are wearing traditional Middle Eastern clothing like abayas and ghutras. On the right, there are small food or information stalls. The overall atmosphere is bright and lively.

LIVE ALONGSIDE SOME
MAGNIFICENT NEIGHBOURS



SPEND EVERY DAY
YOUR OWN WAY

HOLD TREASURED
TRADITIONS CLOSE



SHARE THE THINGS
YOU LOVE WITH YOUR
LOVED ONES



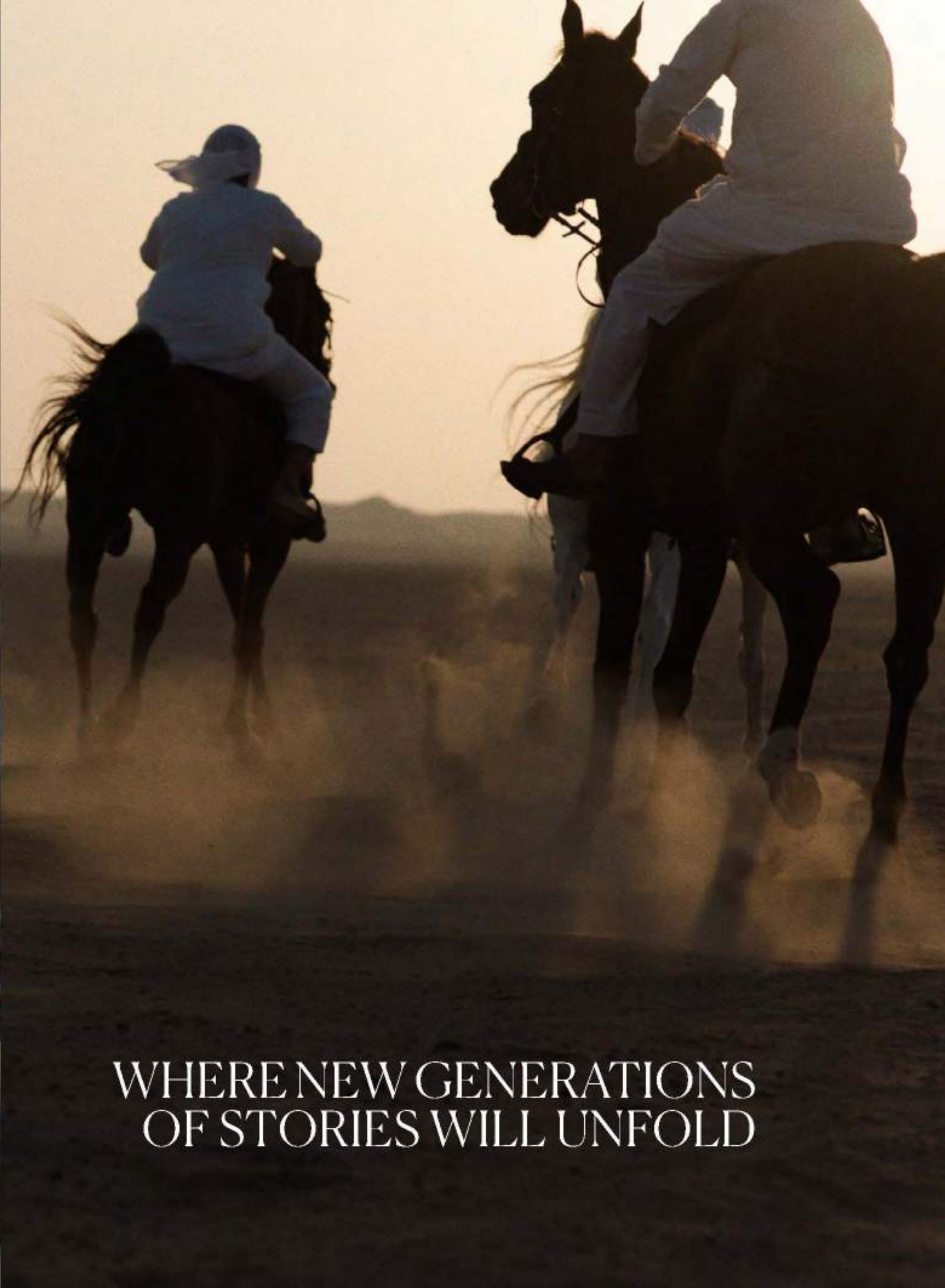


EQUESTRIAN CENTRE

Novice or expert? Take to the saddle with riding lessons or private treks at the equestrian centre.

FIND KINDRED SPIRITS
AT EVERY TURN





WHERE NEW GENERATIONS
OF STORIES WILL UNFOLD

COMMUNITY FARM

Plant, nurture and grow something of
your own in the farm's vegetable patch.



A young boy with curly hair, wearing an orange button-down shirt and khaki pants, stands in the foreground of a lush garden. He is pointing his right index finger upwards, looking towards the sky. In the background, a woman wearing a green hijab and a green abaya is working in a garden bed. The garden is filled with various plants, including several potted basil plants in the foreground. The scene is set outdoors with palm trees and other tropical vegetation in the background. The lighting is warm and natural, suggesting late afternoon or early morning.

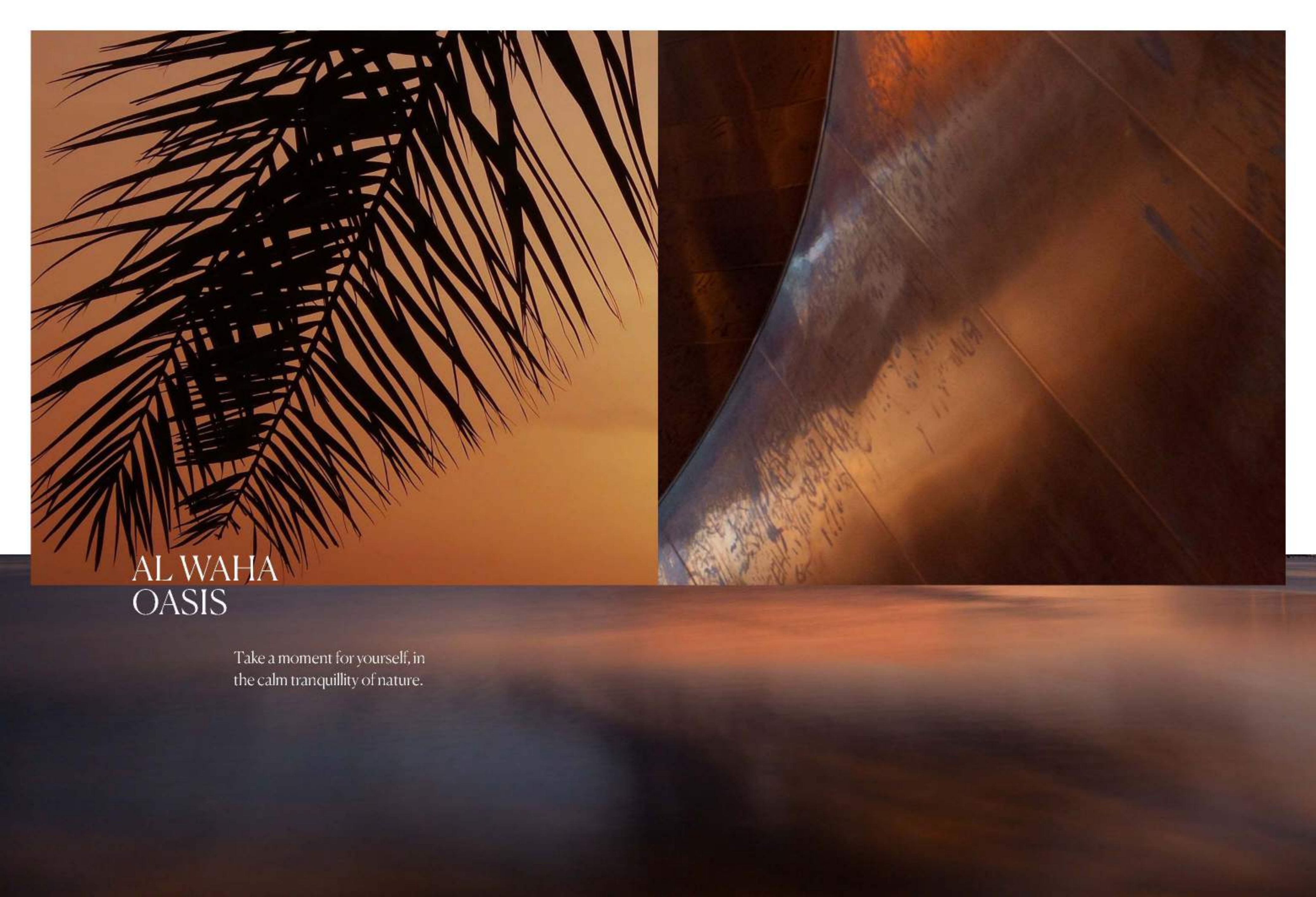
GARDENS OF
BLOSSOMING WONDER

An aerial photograph of a person in a white and black kayak on a vast, turquoise body of water. The person is positioned in the lower center of the frame, leaving a dark wake behind them. The water's surface is textured with small ripples and reflects the light.

SPORTS CENTRE

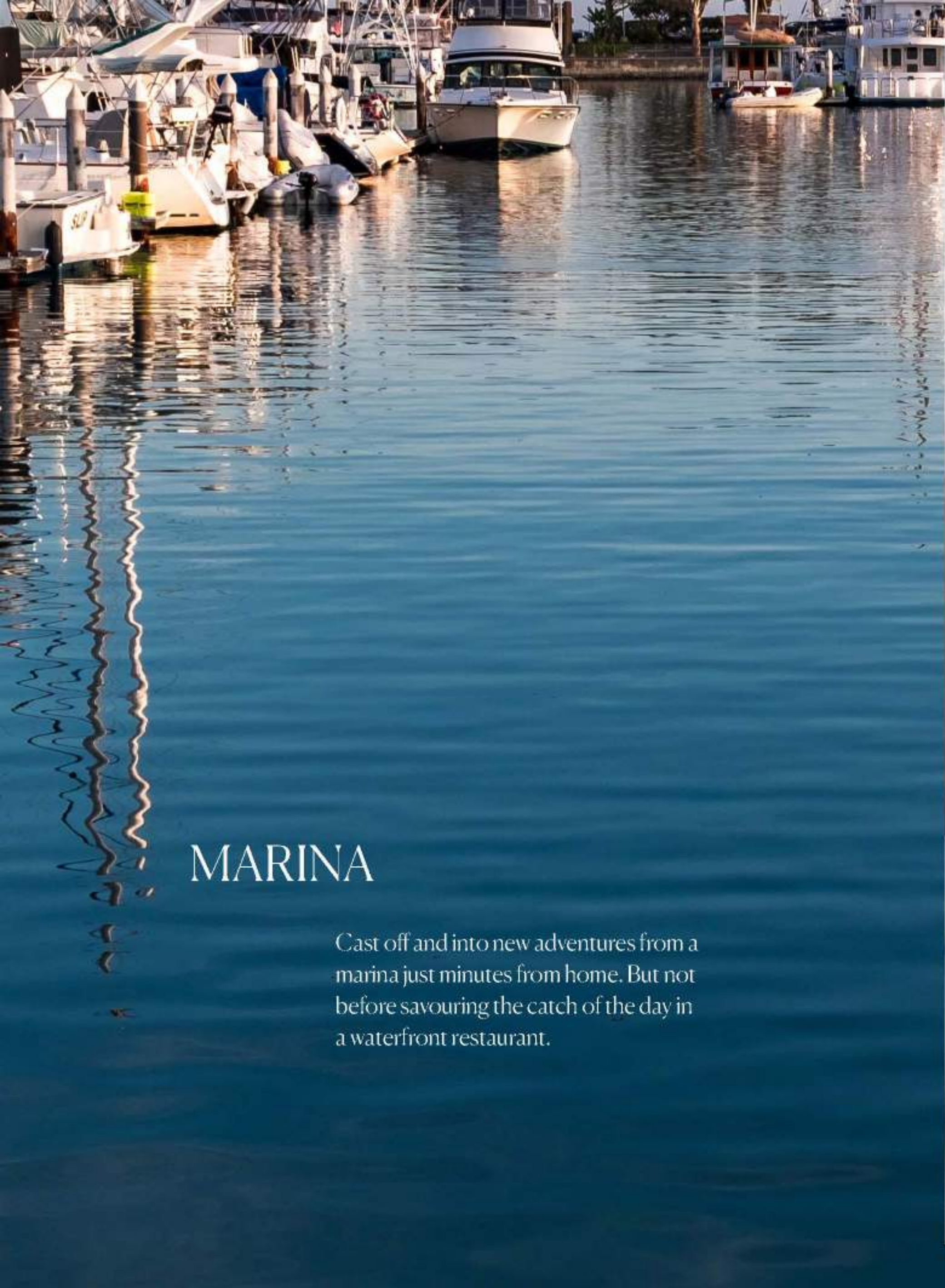
Basketball, tennis or paddle.
There's a court for every budding athlete





AL WAHA OASIS

Take a moment for yourself, in
the calm tranquillity of nature.



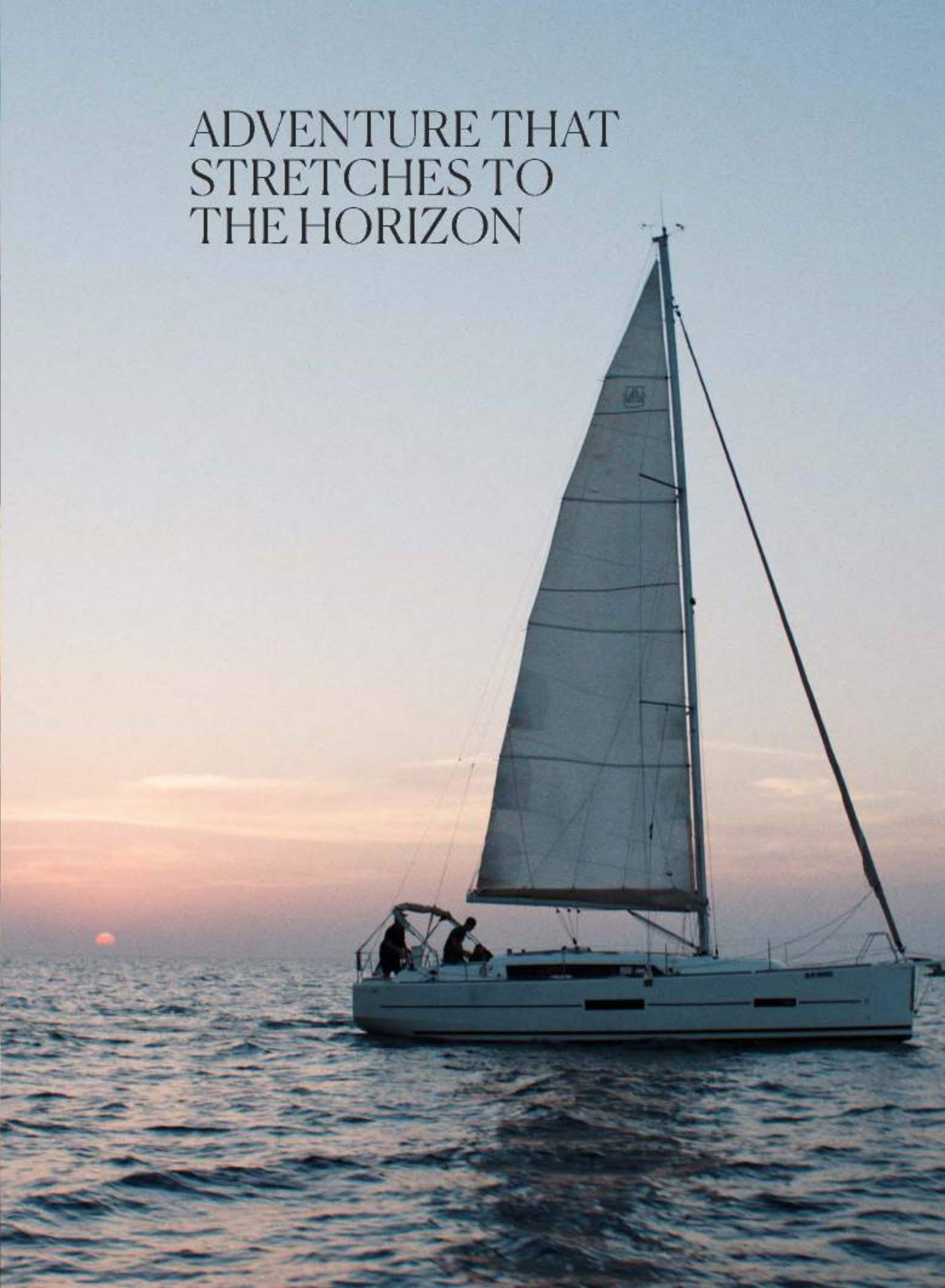
MARINA

Cast off and into new adventures from a marina just minutes from home. But not before savouring the catch of the day in a waterfront restaurant.





ADVENTURE THAT
STRETCHES TO
THE HORIZON





DAYS SPENT BENEATH
A SEA BREEZE



GREEN PARK

Fresh air and open space.
Perfect for picnics, playtime or peace and quiet.



A PERFECT PLACE TO LIE
DOWN AND GROW UP



ENJOY ACCESS TO AMENITIES TAILORED TO YOU



EQUESTRIAN CENTRE

ARTIST MARKET

MARINA IN WALKING DISTANCE

COMMUNITY FARMS

AL WAHA RETAIL

GREEN SPINE

PLAY PARK

RETAIL, CAFES & RESTAURANTS

WEDDING HALL

SPORTS CENTRE

COMMUNITY CENTRE (MAJLIS)

MEDICAL CLINIC

2 GAS STATIONS

9 MOSQUES

2 SCHOOL

CIVIL DEFENCE STATION

8.2KM OF CYCLING TRACK

DESIGN A HOME FOR LIFE

Every choice is yours, with a selection of high-end home customisations, including three types of villa with warm or cool interior colour schemes.





STEP OUTSIDE AND
STRAIGHT INTO NEW
EXPERIENCES

WHERE THE JOY
OF COMING HOME
NEVER FADES





TYPE: SILVER
COOL

FOH CORRIDORS, LIVING AREA, MAJLIS, DINING, ALL BEDROOMS, FAMILY	Porcelain Tile
ALL BATHROOMS	Porcelain Tile
KITCHEN, POWDER, BATHROOMS, MAIDS ROOM & BATH, BOH CORRIDOR	Porcelain Tile
DRIVER ROOM & BATH, STORAGE, GARBAGE ROOM & UTILITY AREA	Porcelain Tile
STAIRCASE, LANDINGS, THRESHOLD	Stone
FOH CORRIDORS, LIVING, MAJLIS, DINING, BEDROOMS, FAMILY	Porcelain Tile
KITCHEN, MAIDS ROOM, BOH CORRIDOR	Porcelain Tile
STAIRCASE, LANDINGS AND THRESHOLD	Stone Base
SERVICE KITCHEN VANITY COUNTERS/WARDROBE, CABINET	Laminate
KITCHEN CABINETS	Laminate
MASTER TOILET & POWDER ROOM	KITCHEN COUNTER TOP AND BACK SPLASH
Grey Countertop	Solid Surface

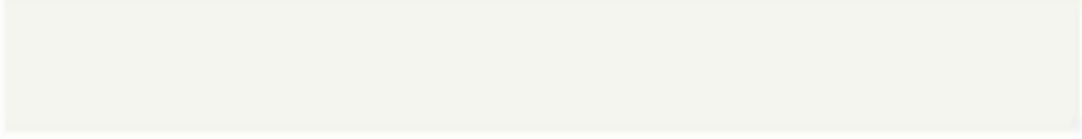
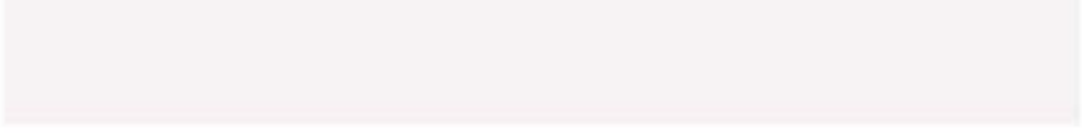


TYPE: GOLD
COOL

MAJLIS, LIVING AREAS, CORRIDORS, BEDROOMS	Porcelain Tile
	
SERVICE KITCHEN, MAID & DRIVERS ROOM, BATHROOMS, POWDER ROOMS	Porcelain Tile
	
MASTER BATHROOM, BATHROOMS, POWDER ROOM	Porcelain Tile
	
DRIVERS & MAIDS BATHROOM	Porcelain Tile
	
STAIRCASE, LANDINGS, THRESHOLD	Stone
	
LIVING AREAS, STUDY ROOM, MAJLIS, FAMILY ROOM, HALLWA	Porcelain Tile
	
MAIDS ROOM, DRIVER ROOM	Porcelain Tile
	
STAIRCASE, LANDINGS AND THRESHOLD	Stone Base
	
SERVICE KITCHEN/WARDROBES & BATHROOMS, POWDER ROOM	Laminate
	
BACK OF HOUSE KITCHEN JOINERY CABINETS	Laminate
	
KITCHEN, BATHROOMS, POWDER ROOM	White base with Grey Veins
	



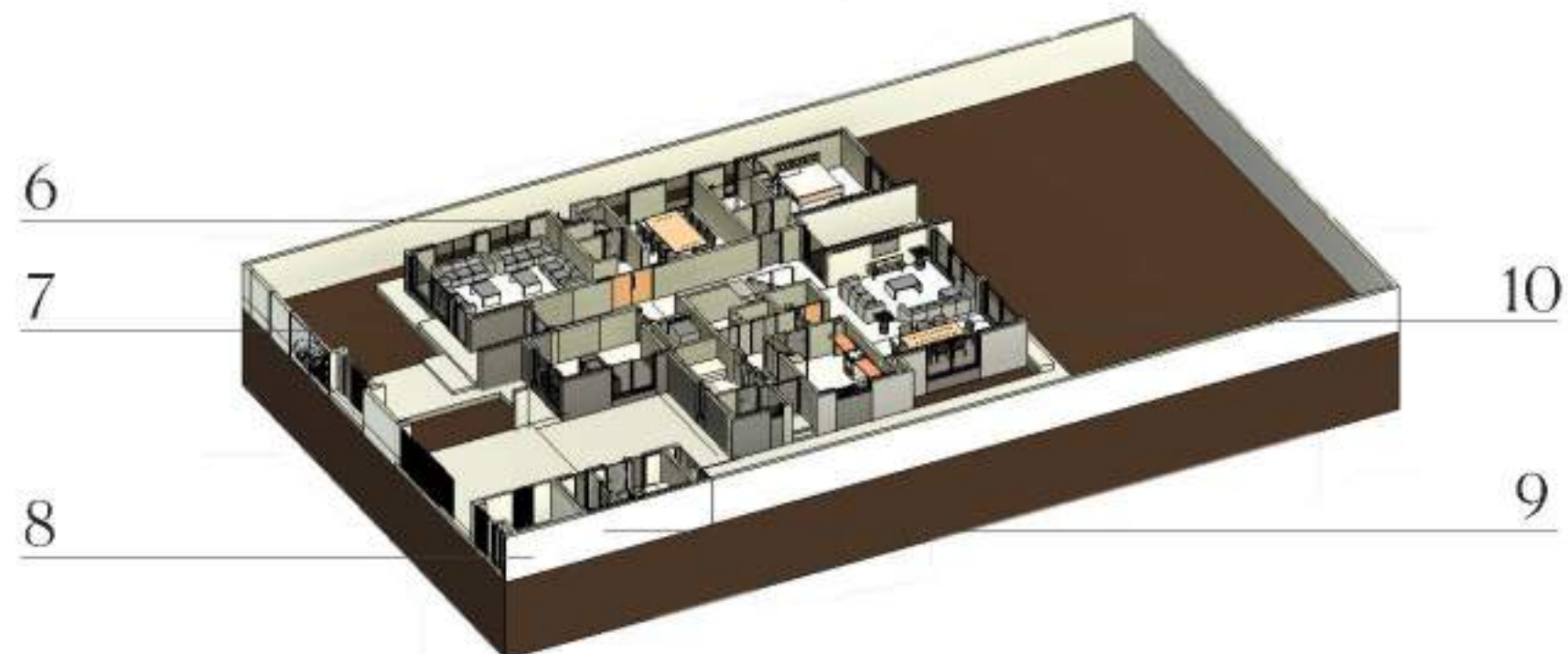
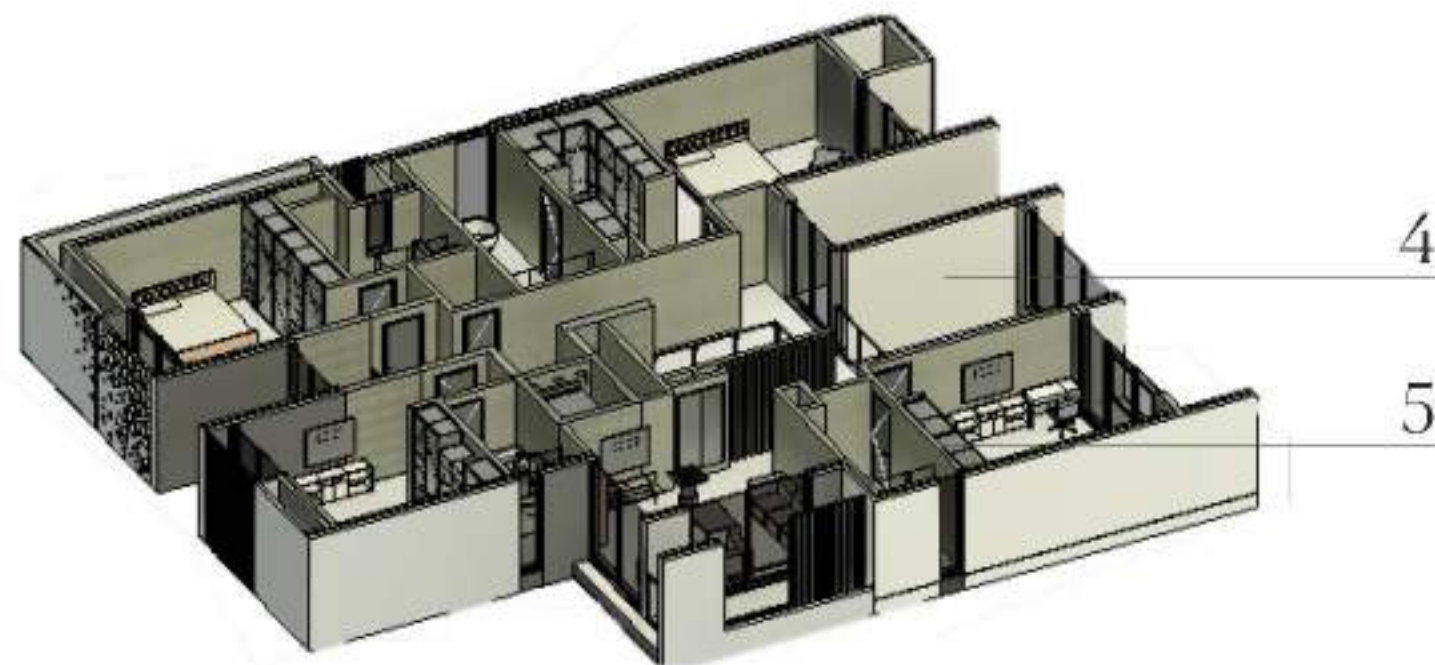
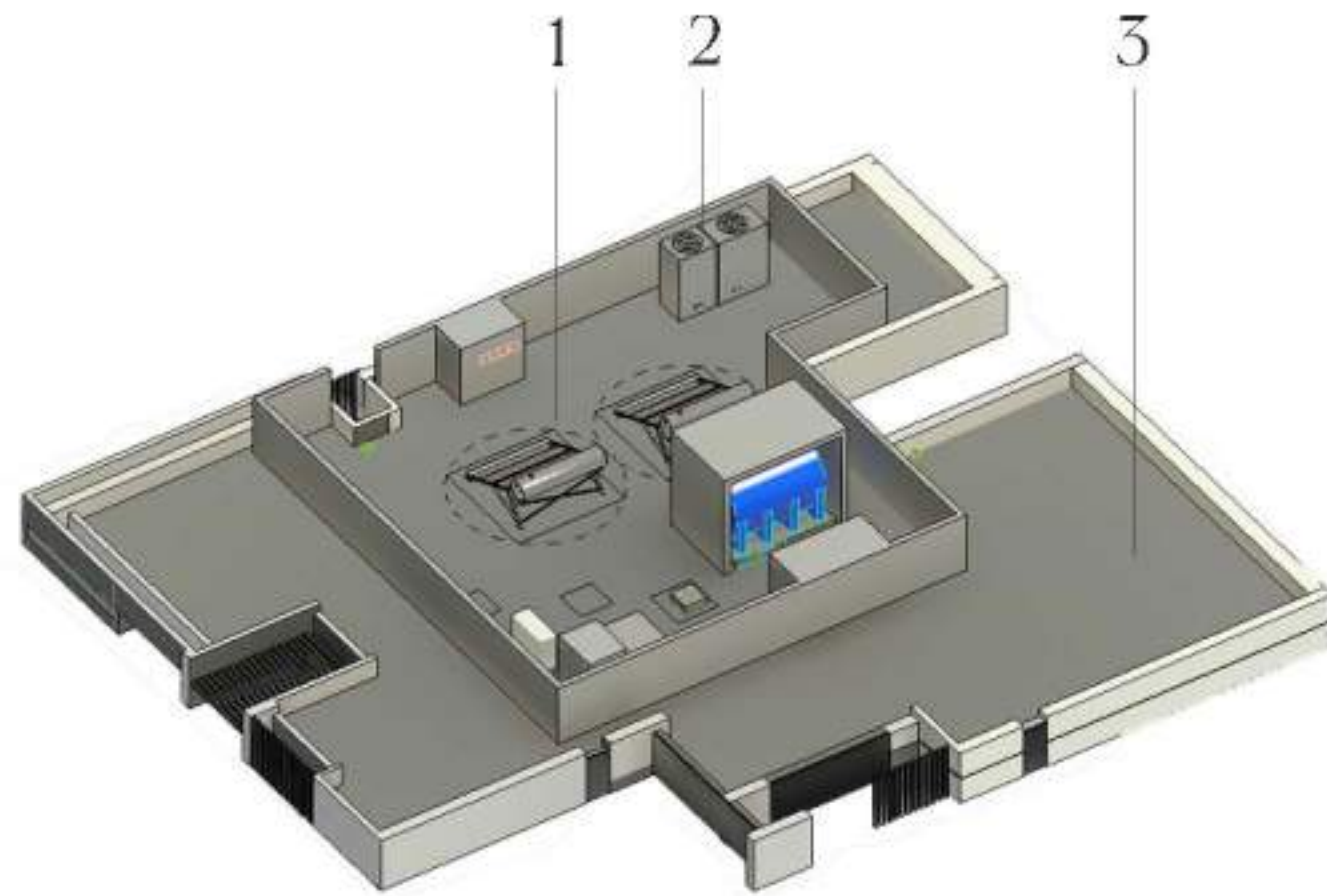
TYPE: PLATINUM COOL

MAIN AREAS AND KITCHEN	Porcelain Tile
	
ALL BEDROOMS	Porcelain Tile
	
ALL BATHROOMS, POWDER ROOM, POD TOILET	Porcelain Tile
	
DRIVERS AND MAIDS BATHROOM, STORAGE, LAUNDRY	Porcelain Tile
	
THRESHOLD AND STAIRCASE	Reconstituted Stone
	
MAIN AREAS	Wood Base
	
ALL KITCHEN CABINET BASE	Brushed Finish Metal Base
	
STAIRCASE AND LANDINGS	Stone Base
	
WARDROBE/VANITY COUNTER, CABINETS & KITCHEN LOWER CABINET	Laminate
	
INSIDE OF ALL KITCHEN & VANITY CABINETS, COUNTER CABINETS	Laminate
	
KITCHEN, BATHROOM & PANTRY COUNTERTOPS	White base with Grey Veins
	



YOUR FUTURE
BEGINS HERE

DESIGNED FOR SUSTAINABLE LIVING



- 1 SOLAR HOT WATER
Efficient hot water system
- 2 AC SYSTEM
VRF DX, high efficiency inverter units
- 3 ROOFING MATERIAL
High solar reflectance material
to reduce heat absorption
- 4 BUILDING MATERIALS
Locally sourced materials, reduction
in carbon emissions
- 5 INTERIOR WATER
42% reduction in water usage through
use of efficient fixtures
- 6 PAINT & ADHESIVES
Low VOC for occupant health
and well-being
- 7 INSULATION
Highly efficient glazing and insulation,
reduction in heat gain
- 8 WASTE MANAGEMENT
Waste bins provided for recycling
- 9 WATER & ENERGY METERS
Monitor electricity and water
consumption, to provide savings
- 10 LIGHTING
LED light fixtures, reduction in energy

STEP OUTSIDE
AND INTO YOUR
PRIVATE OASIS





FUN-FILLED DAYS
THAT SPARK LIFE-
LONG PASSIONS

A HOME CONNECTED TO WHAT MATTERS

Choose from a 3, 4, 5 or 6-bedroom villa
and build the life you want, surrounded
by what's most important.



SPACE FOR LIFE
TO UNFOLD





ENJOY A SERENE
START TO THE DAY



A CHOICE OF FINISHES
MODELED ON YOU



A WARM AND
WELCOMING RETREAT



A COOL AND
CALMING HAVEN



CREATE THE
LIFE YOU WANT