

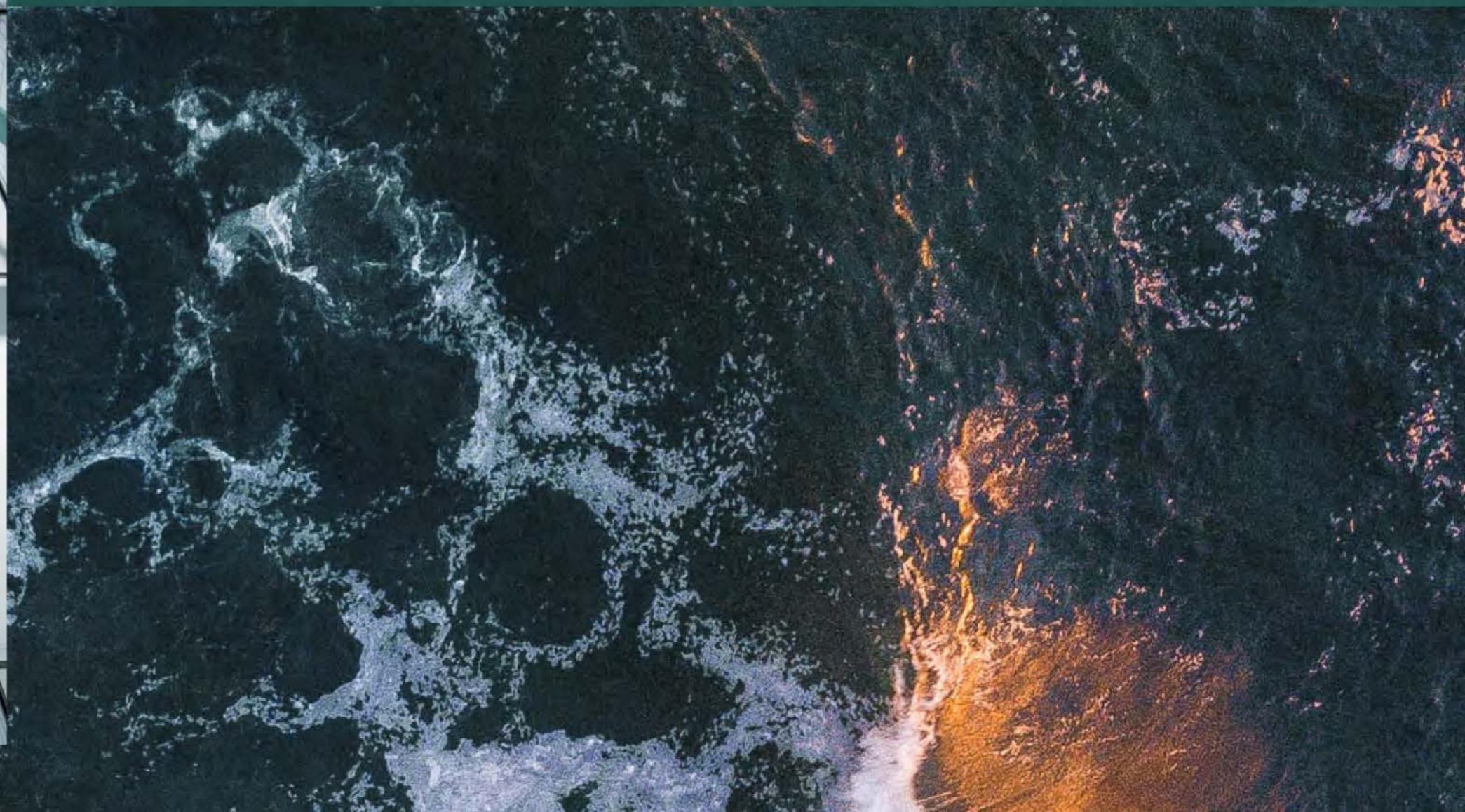


BALGHAIYLAH



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 photograph of a large, modern urban development. The city is built on a grid pattern with numerous green spaces, parks, and modern buildings. A prominent feature is a large marina filled with many boats and yachts, situated along a long, sandy beach. The city extends inland with more residential areas and commercial buildings. In the background, there are some industrial structures and power lines. The overall scene is a blend of urban living and natural beauty.

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.



 TOSADIYAT ISLAND

TO DUBAI 

WELCOME TO BALGHAIYLAM

BALGHAIYLAM

YAS BEACH

YAS ACRES

YAS ISLAND

WESTYAS

WARNER BROS. WORLD™

YAS WATERWORLD ABUDHABI

ANSAM

YAS LINKS GOLF COURSE

YAS MALL

YAS GATEWAY PARK NORTH

SEA WORLD ABUDHABI

FERRARI WORLD ABUDHABI

WATER'S EDGE

YAS MARINA CIRCUIT

YAS MARINA ABUDHABI

WA BUDHABI

CIVICSQUARE PARK

MAYAN

YAS BEACH CLUB

AL ZEINA

AL MUNERA

AL BANDAR

AL HADEEL

 TO DOWNTOWN ABUDHABI

 ABUDHABI
INTERNATIONAL
AIRPORT



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



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.



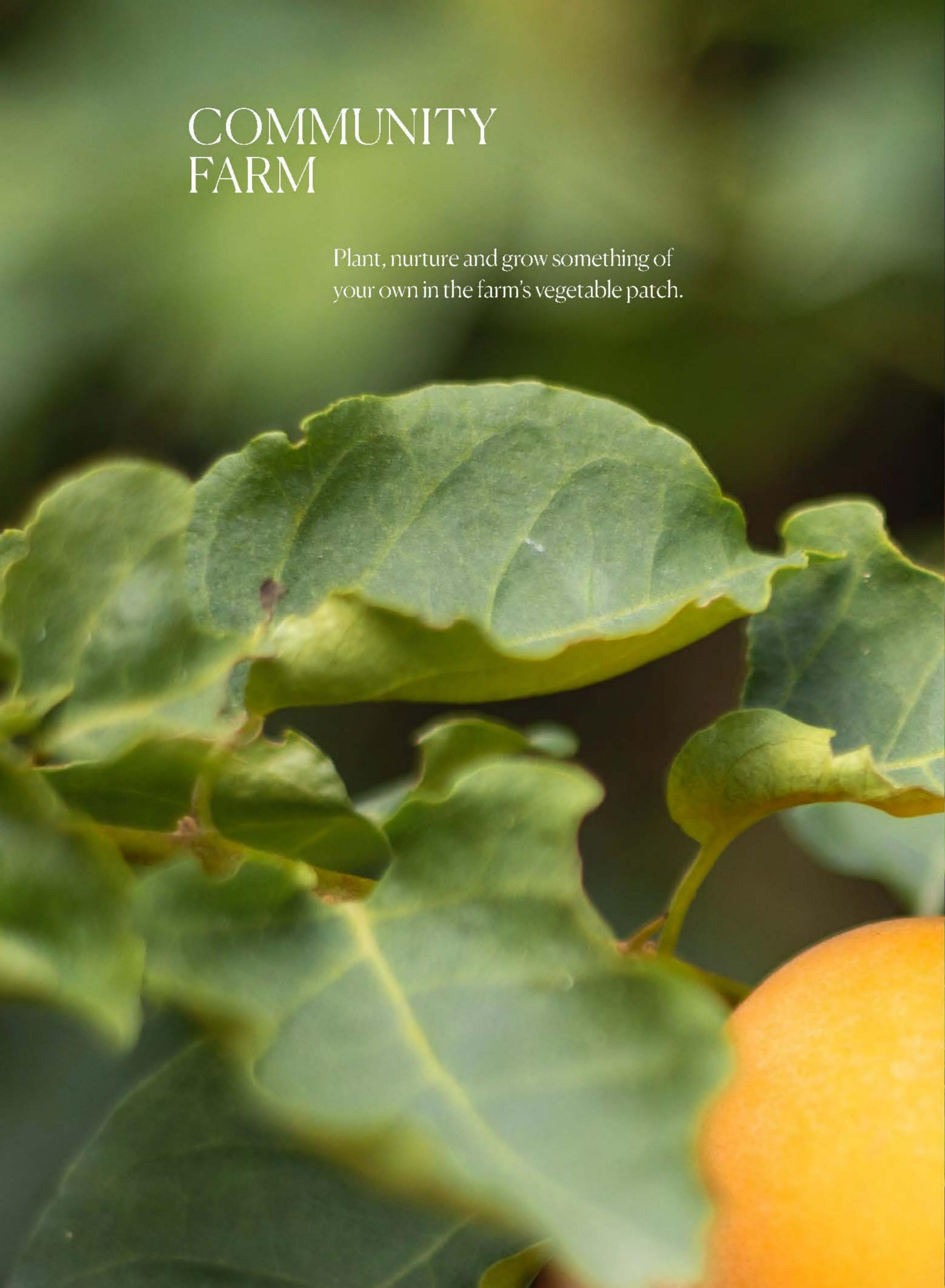
FIND KINDRED SPIRITS
AT EVERY TURN



WHERE NEW GENERATIONS
OF STORIES WILL UNFOLD

COMMUNITY FARM

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

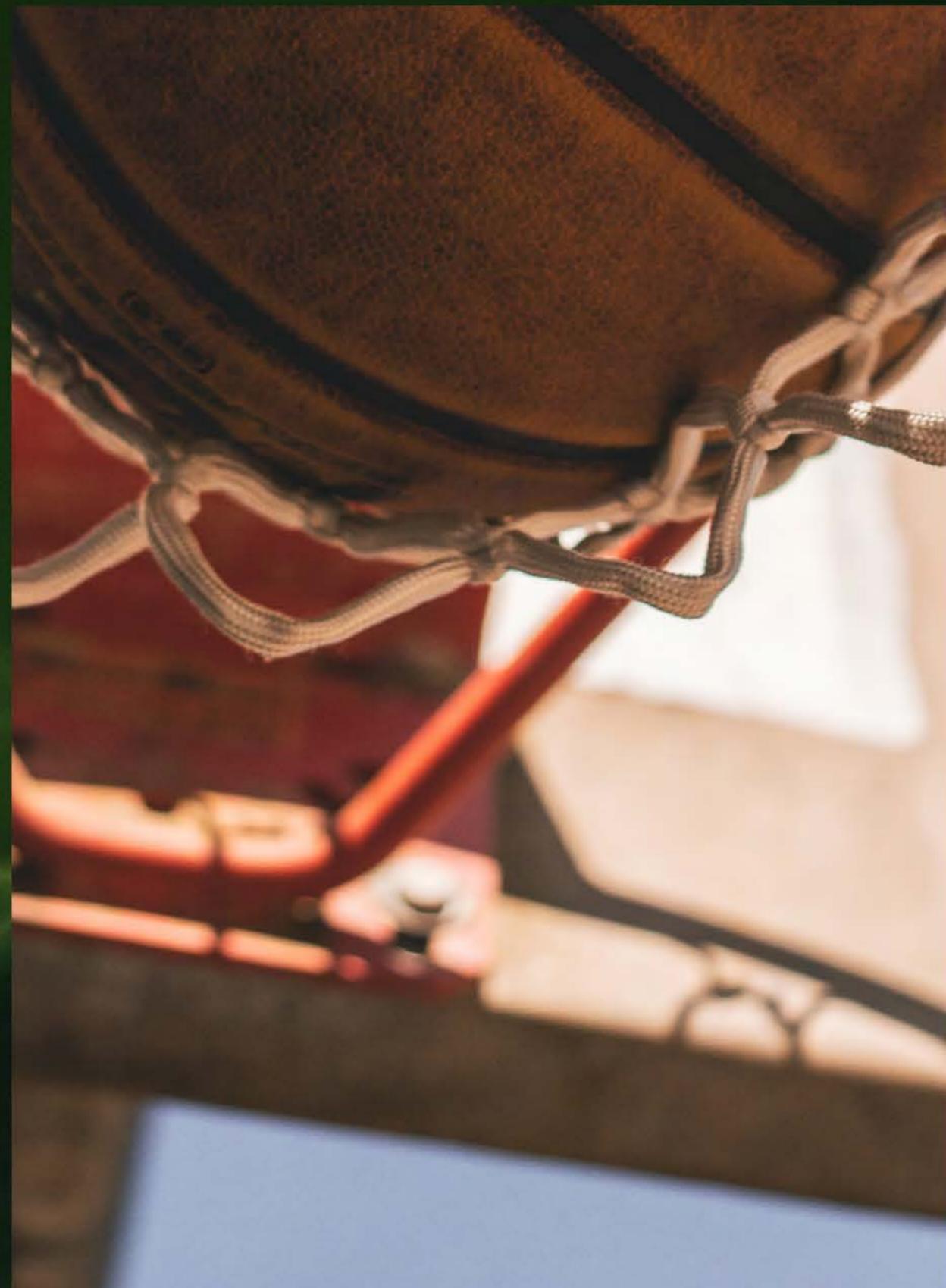




GARDENS OF
BLOSSOMING WONDER

SPORTS CENTRE

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





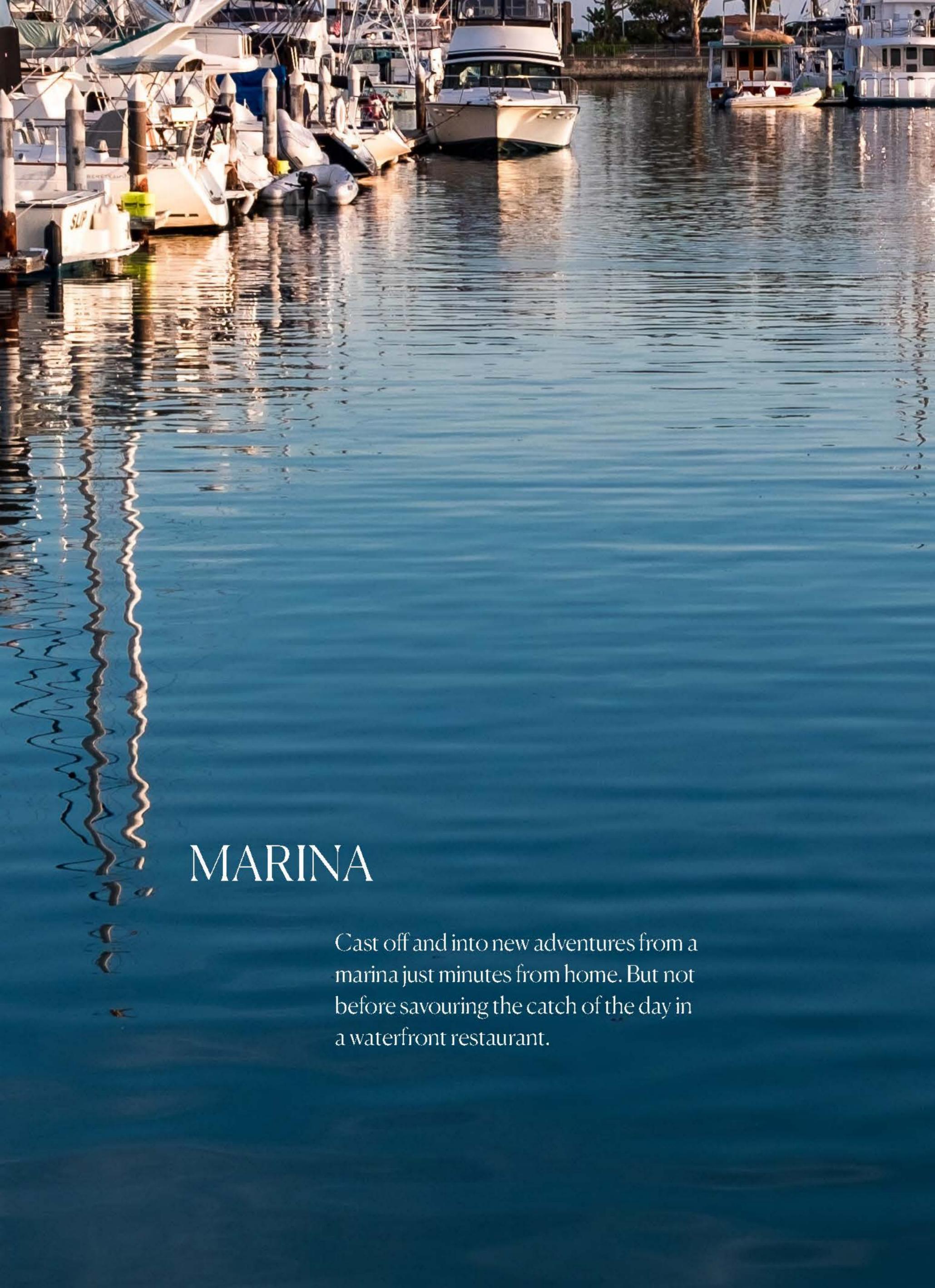
AL WAHA OASIS

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





DAYSPENTBENEATH
ASEABREEZE

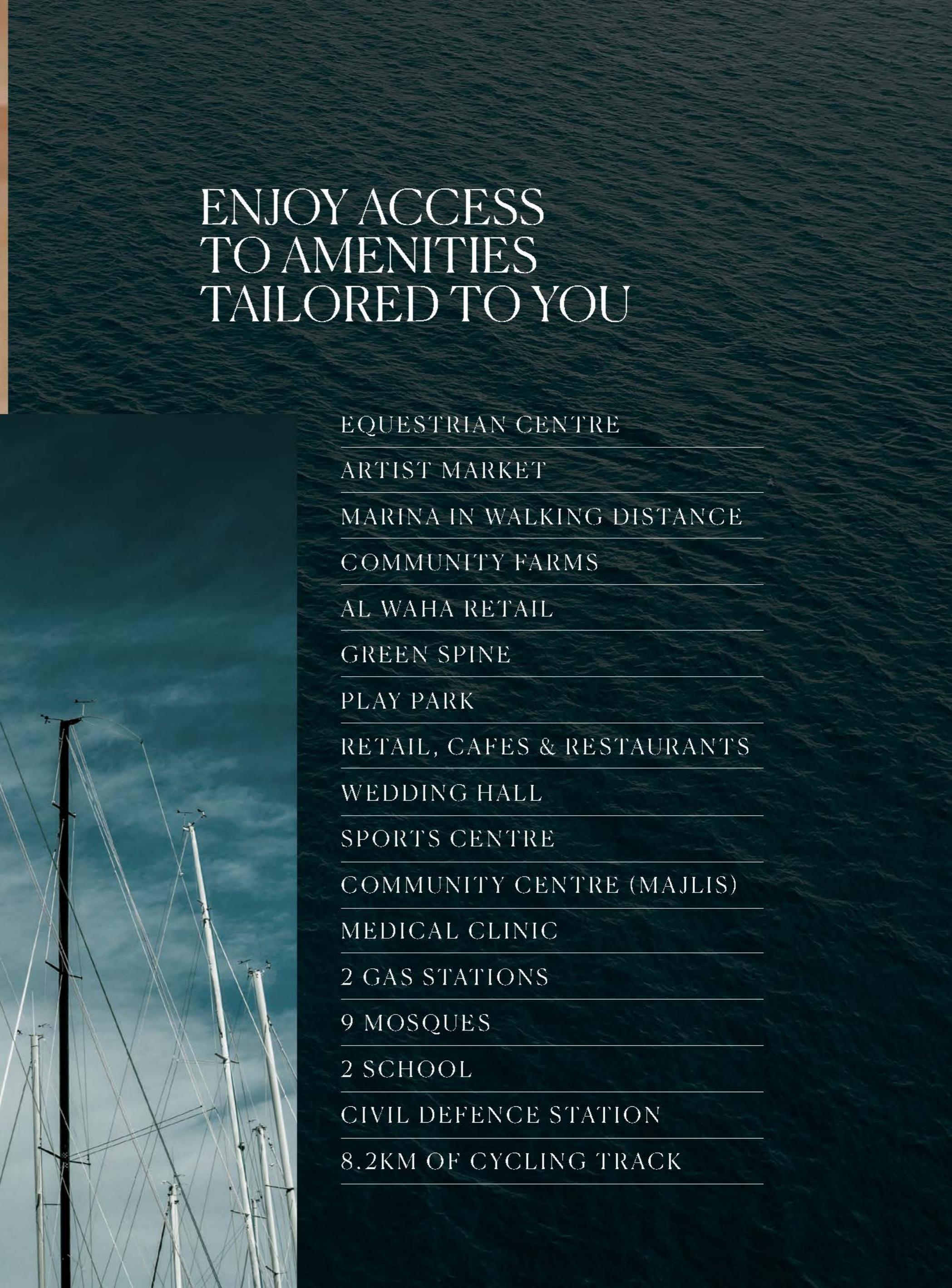


GREEN PARK

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



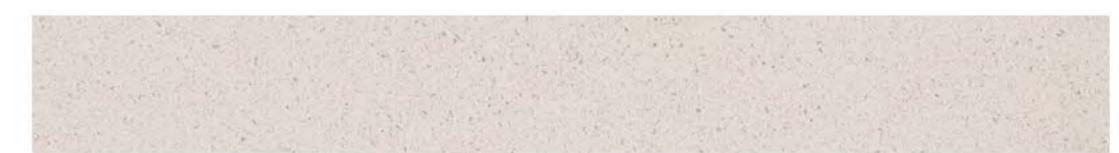
Porcelain Tile

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

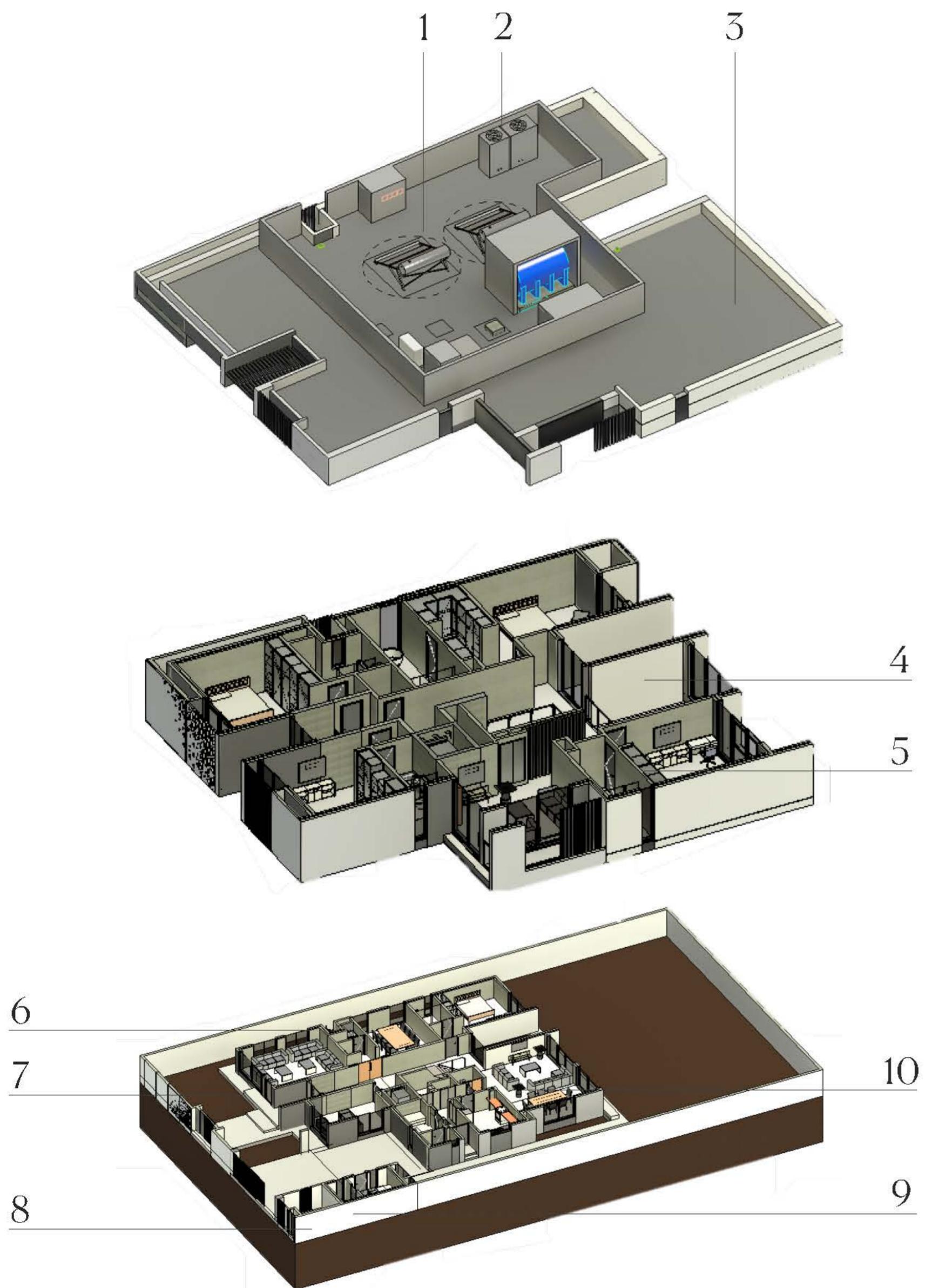
KITCHEN, BATHROOM & PANTRY COUNTERTOPS



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





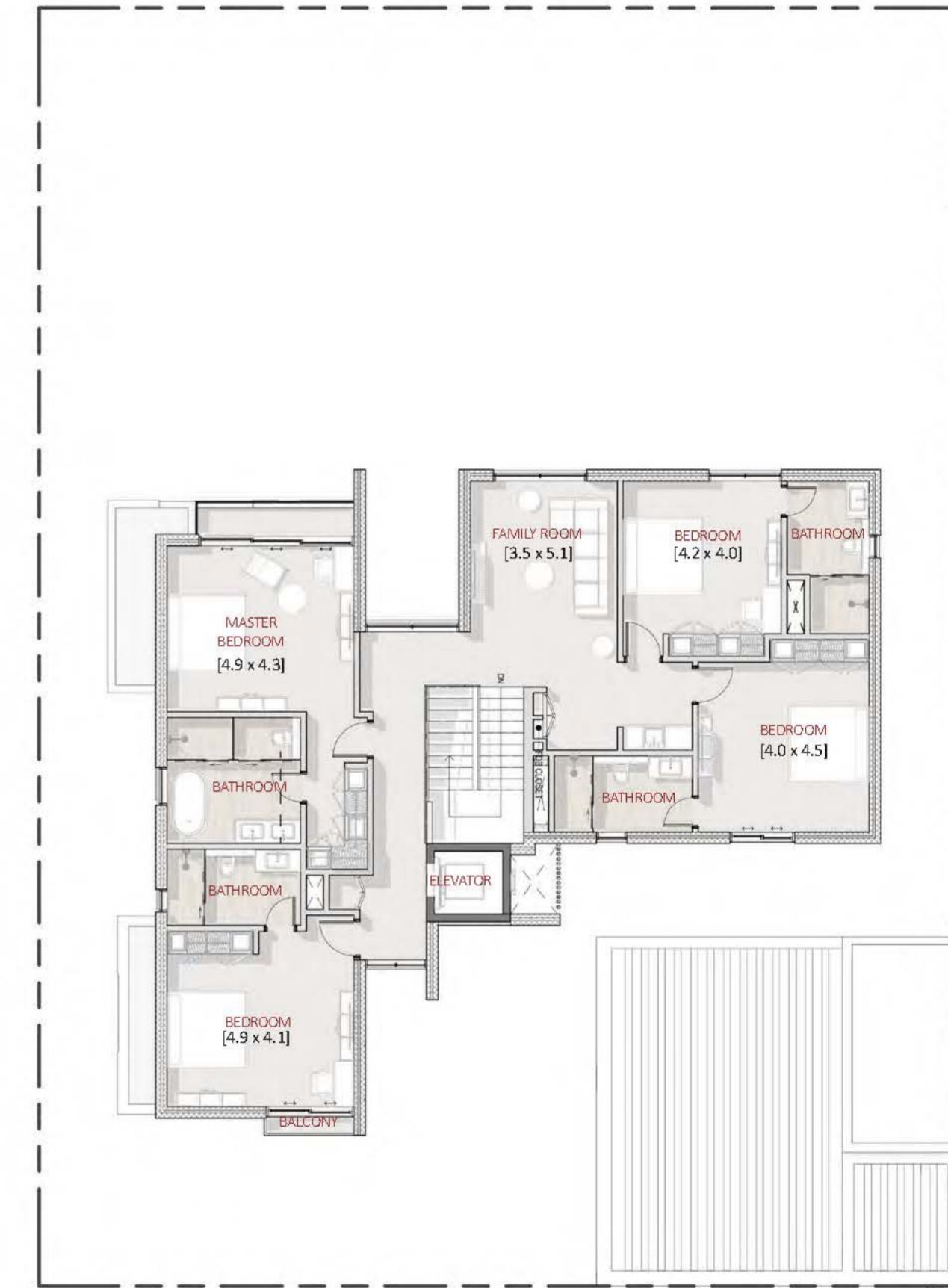
ENJOY A SERENE
START TO THE DAY

TYPE: SILVER

5 BED VILLA



GROUND FLOOR

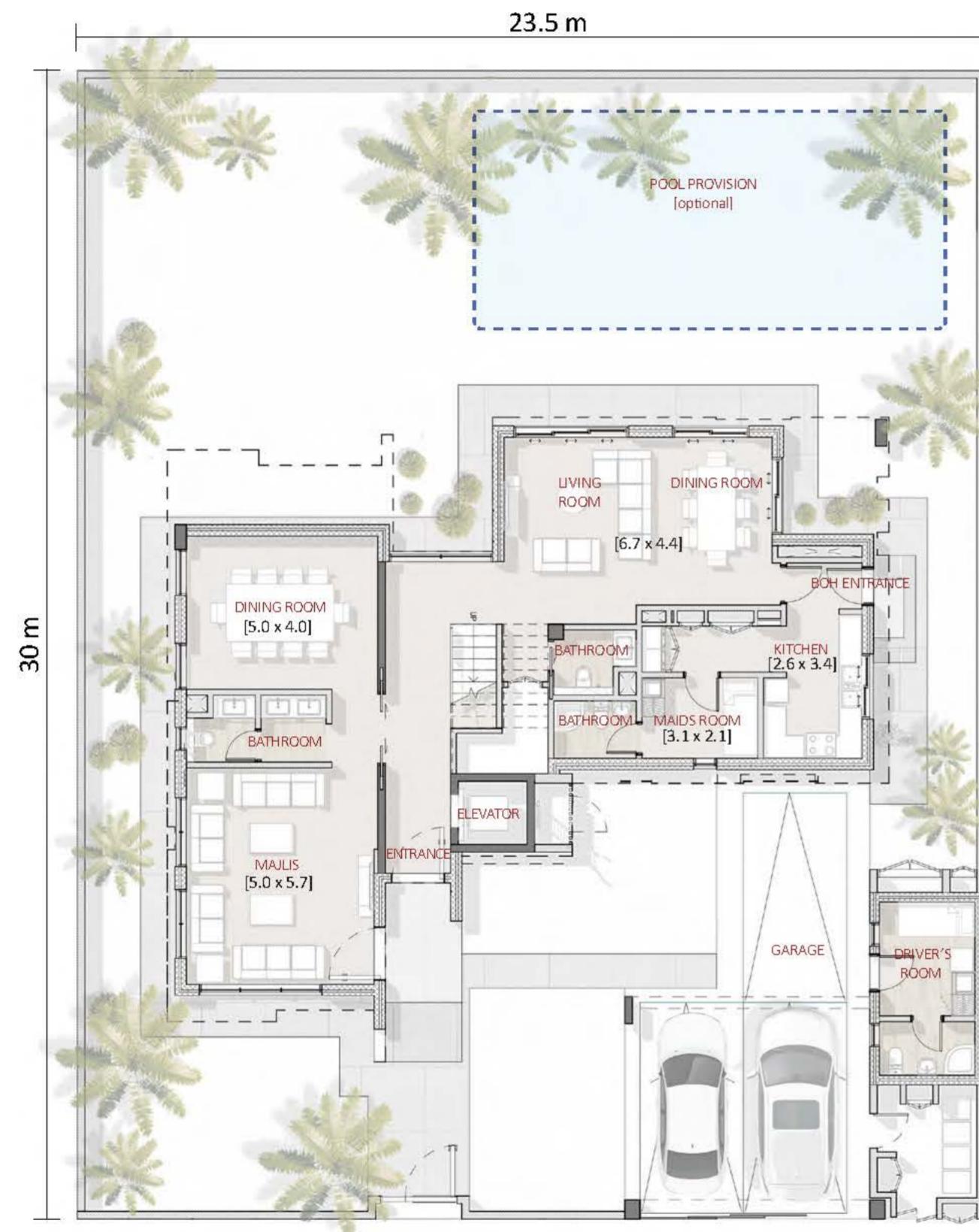


FIRST FLOOR

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TYPE: SILVER

4 BED VILLA



GROUND FLOOR



FIRST FLOOR

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TYPE: SILVER

3 BED STANDARD



GROUND FLOOR



FIRST FLOOR



A CHOICE OF FINISHES
MODELED ON YOU

TYPE: GOLD



GROUND FLOOR

6 BED VILLA



FIRST FLOOR

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TYPE: GOLD



GROUND FLOOR

5 BED VILLA

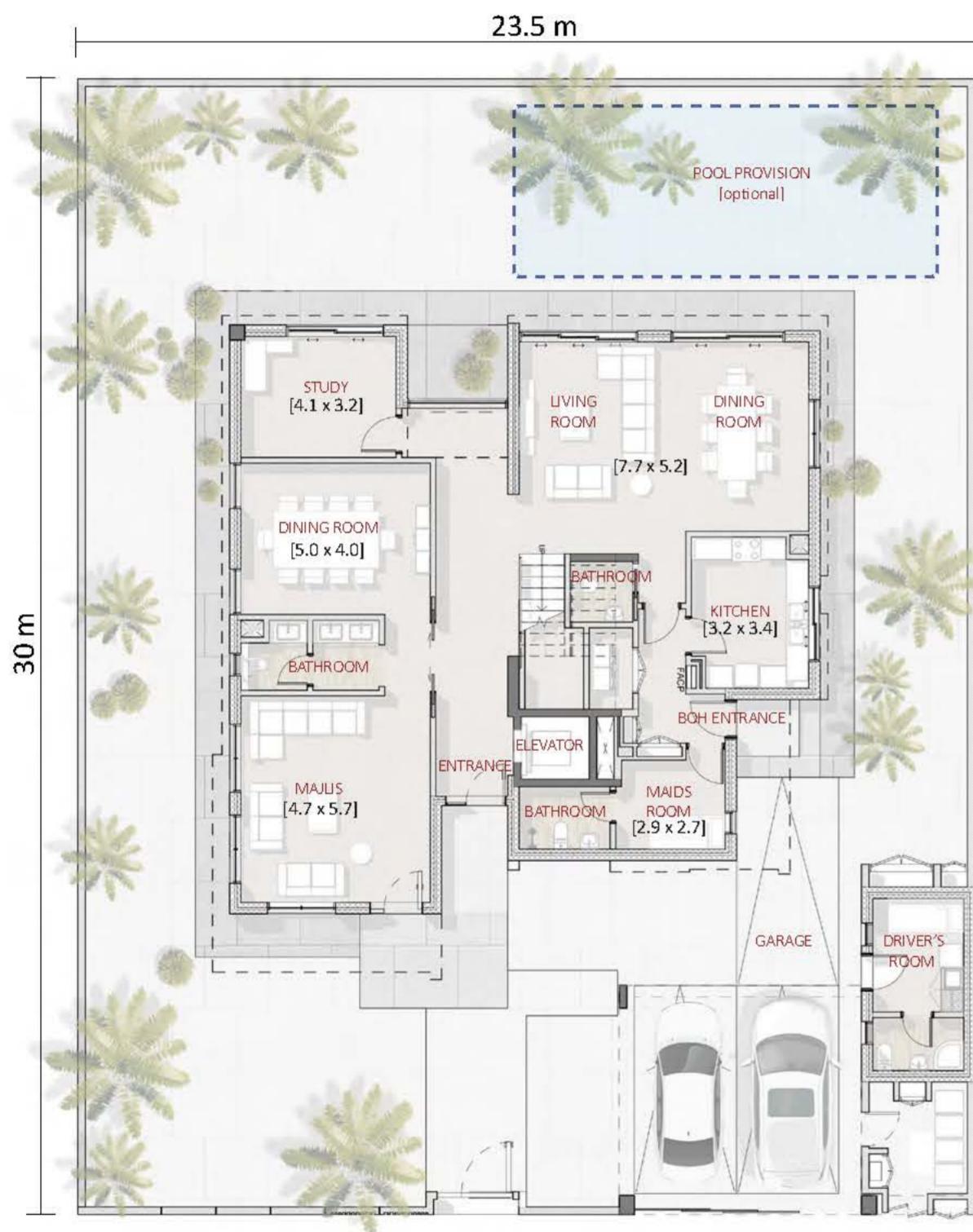


FIRST FLOOR

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TYPE: GOLD

4 BED VILLA



GROUND FLOOR



FIRST FLOOR

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A WARM AND
WELCOMING RETREAT

TYPE: PLATINUM



GROUND FLOOR

6 BED VILLA



FIRST FLOOR

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TYPE: PLATINUM



GROUND FLOOR

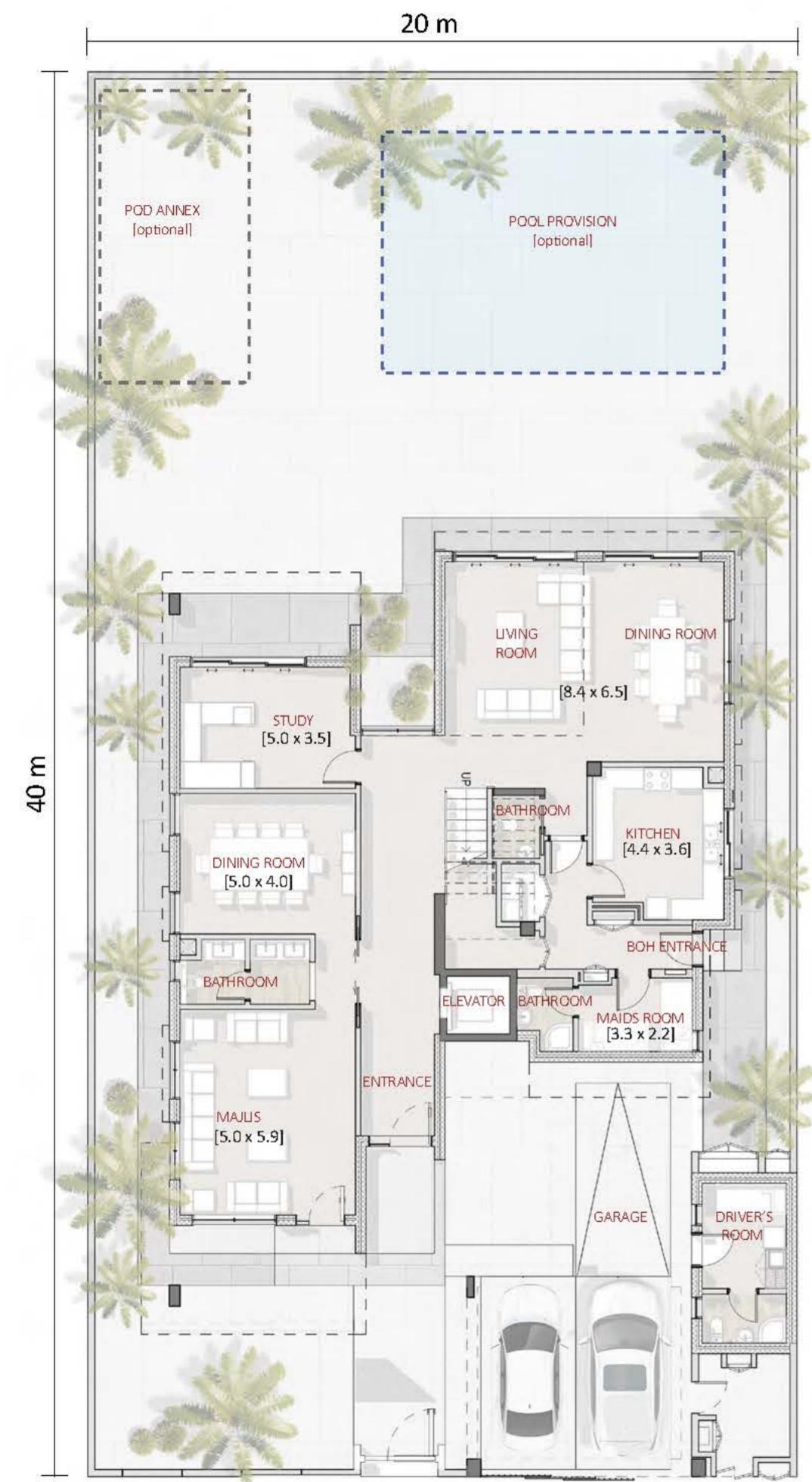
5 BED VILLA



FIRST FLOOR

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TYPE: PLATINUM



GROUND FLOOR

4 BED VILLA



FIRST FLOOR

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A COOL AND
CALMING HAVEN



CREATE THE
LIFE YOU WANT



الإمارات
بِيَابَسِ الْعَوَادِمِ
GOVERNMENT OF ABU DHABI



800 ALDAR
ALDAR.COM