



🏠 280 m<sup>2</sup> 📄 Abu Dhabi, United Arab Emirates 💰 2 559 620 USD / 52 938 061 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Monika Suchánek**

FOREIGN PROPERTY SPECIALIST

monika.suchanek@luxent.cz

+420 770 380 377

Order number	<b>FBT-2</b>	Price	<b>2 559 620 USD / 52 938 061 CZK</b>
Address	<b>Abu Dhabi, United Arab Emirates</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>280 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>4th floor</b>
Device	<b>Yes</b>	Lift	<b>Yes</b>

## About real estate

We offer for sale a modern 4+Kk apartment with a usable area of 280 m<sup>2</sup>, located on the 4th floor of the exclusive Fahid Beach Terraces residential project, which is located directly on the beach on Fahid Island. The project combines a peaceful coastal environment with sophisticated modern design and offers above-standard living with an emphasis on space, light, and unique views.

The apartment is designed with a generous open layout, a spacious living area with a kitchenette, several bedrooms, and large balconies that naturally extend the living space and allow you to take full advantage of the unique atmosphere of seaside living. Large windows provide plenty of daylight and emphasize the airiness of the interior and the smooth connection with the exterior. The architectural design of the project is inspired by the natural lines of the coastline and bears the signature of the renowned Koichi Takada studio.

Residents have access to top-notch facilities that support both an active and peaceful lifestyle, including infinity pools with panoramic views, a wellness center with a sauna and steam bath, a fully equipped fitness center, a clubhouse, a playground, relaxation areas, landscaped gardens, coastal promenades, and direct access to a private beach. The project is scheduled for completion in December 2029.

The residence is located on Fahid Island, which offers the ideal balance between the tranquility of island living and excellent access to urban infrastructure. Abu Dhabi is within easy driving distance, as are Yas Island, Saadiyat Island, and the international airport. The combination of a premium beach location, high-quality architecture, and limited availability makes this property an attractive choice for comfortable living and long-term investment.

The order	Layout	Floor	Usable area	Terrace / Balcony / Loggia	Garden	Price
FBT-1	3 + kitchenette	5th floor	160 m <sup>2</sup>	No / No / No	No	36 042 935 CZK
FBT-2	4 + kitchenette	4th floor	280 m <sup>2</sup>	No / No / No	No	52 938 061 CZK