



BAIA

The Essence of Flow

Baia, inspired by the rhythm of the waves, carries the essence of bays, natural havens where water meets land in perfect harmony.

Rooted in the Italian and Portuguese word for «Bay,» Baia speaks of sheltered waters and the gentle flow of life.

Baia is an invitation to slow down, to connect, and to share the beauty of living by the bay.

Table of Contents

BALI

Design Philosophy	14
Location	18
Project Details	22
Amenities & Services	25
Unit Features	28
Unit Mix	38
Unit Type/Floor Plan	39

Reportage.

Own your story

At Reportage Group, we're proud to be one of the largest private real estate developers in the United Arab Emirates, with projects spanning the UAE, Egypt, Turkey, Saudi Arabia, Uganda, Azerbaijan, Pakistan, and more international markets on the way.

Our focus is clear and consistent: to deliver innovative, sustainable and accessible modern housing solutions that provide outstanding value for investors and a safe, welcoming home for everyone.

Our mission is to be among the most trusted real estate companies in the world, developing homes that are both modern and attainable, while fostering a true sense of belonging. We're excited for what the future holds and remain committed to expanding our footprint across the globe.





ABU DHABI
MADE TO INSPIRE

ABU DHABI Where Vision Meets Possibility

Abu Dhabi, a city shaped by ambition and guided by purpose. Perfectly positioned between East and West, it stands as a global crossroads for ideas, innovation, growth and entertainment.

Abu Dhabi offers something deeper, a safe, vibrant, and cosmopolitan way of life, enriched by world-class education, healthcare, and culture.

AL RAHA

Live the Flow / Waterfront Living Redefined

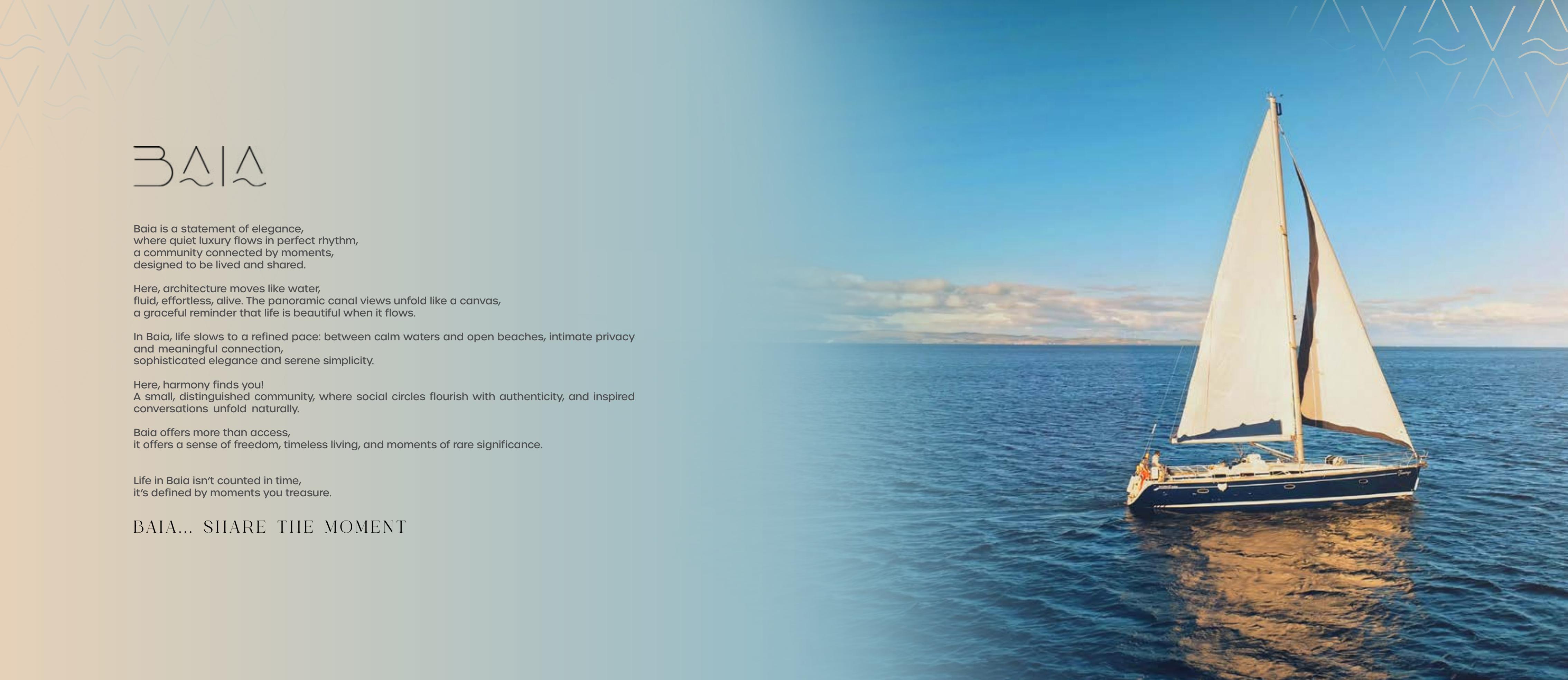
Al Raha, a lifestyle investment. Nestled between the city and the sea, it offers seamless connectivity to Abu Dhabi's key hubs while embracing the beauty of waterfront living.

With premium residential communities, vibrant retail promenades, top-tier schools, and leisure facilities, Al Raha perfectly balances modern convenience with scenic tranquility.

Living at Al Raha is an experience where life flows with ease and harmony.



ELEGANCE IN FORM.
EXCELLENCE IN PURPOSE



BAIA

Baia is a statement of elegance,
where quiet luxury flows in perfect rhythm,
a community connected by moments,
designed to be lived and shared.

Here, architecture moves like water,
fluid, effortless, alive. The panoramic canal views unfold like a canvas,
a graceful reminder that life is beautiful when it flows.

In Baia, life slows to a refined pace: between calm waters and open beaches, intimate privacy
and meaningful connection,
sophisticated elegance and serene simplicity.

Here, harmony finds you!
A small, distinguished community, where social circles flourish with authenticity, and inspired
conversations unfold naturally.

Baia offers more than access,
it offers a sense of freedom, timeless living, and moments of rare significance.

Life in Baia isn't counted in time,
it's defined by moments you treasure.

BAIA... SHARE THE MOMENT



Design Philosophy

Baia flows like the waves that inspired it, shaped by the desire to share meaningful moments.

Every curve, every corner, every view invites you to live with the elegance of water and the energy of connection.

Imagine quiet mornings by the canal, soft conversations in shaded courtyards, and days that move to the rhythm of a community shaped by distinction.

Baia... Share the Moment





BAIA Where life flows,
moments last

LOCATION FEATURES

- △ **05 MIN**
Al Raha Creek
- △ **08 MIN**
Al Raha Mall
- △ **08 MIN**
Al Raha Beach Resort
- △ **08 MIN**
Masdar City
- △ **08 MIN**
Zayed International Airport
- △ **10 MIN**
Khalifa City
- △ **10 MIN**
Etihad Arena
- △ **12 MIN**
Yas Island
- △ **12 MIN**
Ferrari World
- △ **14 MIN**
Sheikh Zayed Grand Mosque





BAIA

Life in every moment

PROJECT DETAILS

TYPE: RESIDENTIAL

Plot Area : 5,476.00 sq.m

Total Units : 50

Levels : 2 Basements + Ground + 2 Floors





AMENITIES & SERVICES



109 Basement
Parkings for Units



Shaded Seating Areas



Large Swimming Pool
Kids' Swimming Pool



BBQ Area



Gymnasium



Landscape Areas



Kids' Play
Areas



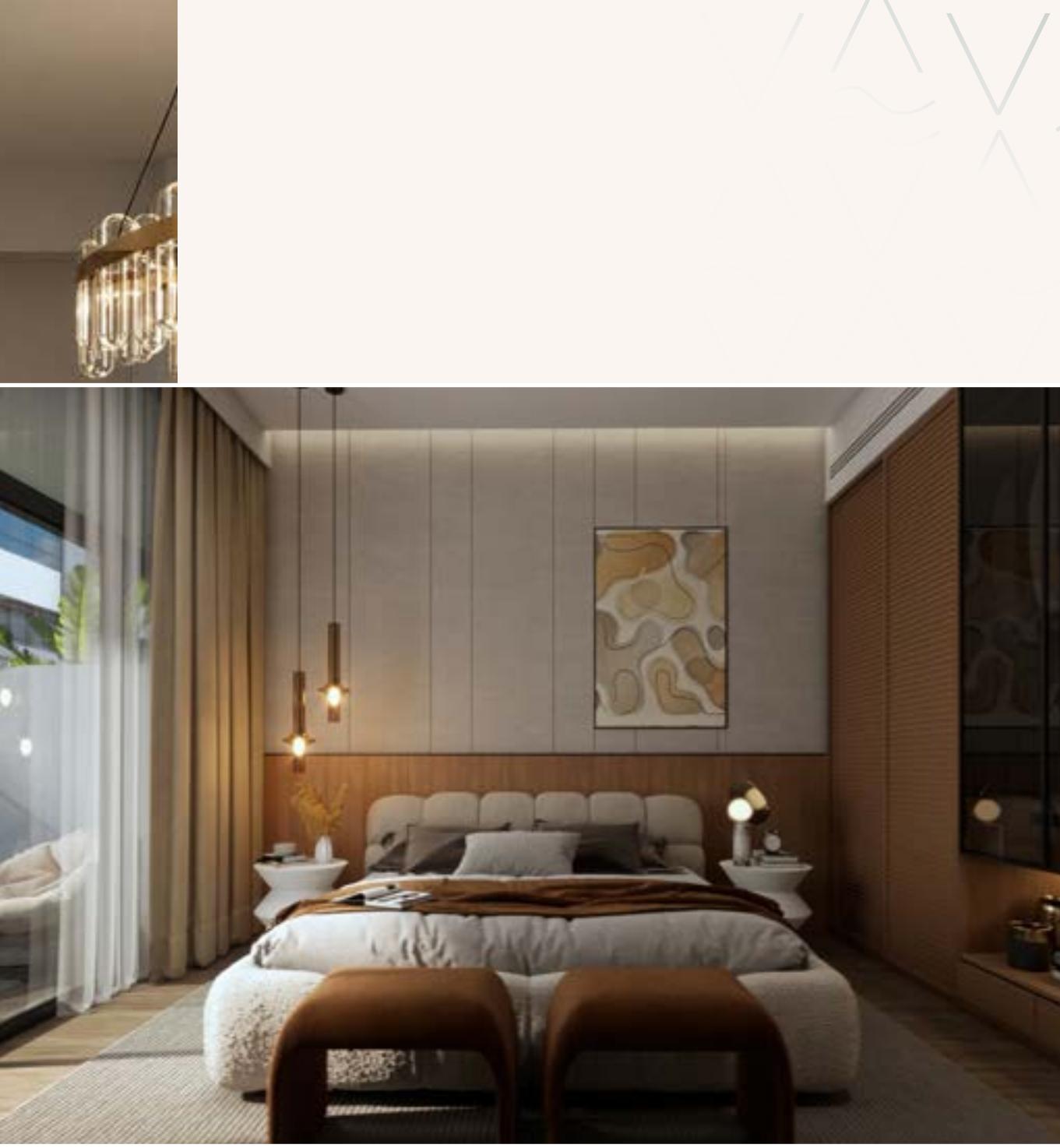
Where Every Corner
Reflects Thoughtful Design



UNIT FEATURES

- Private Balconies / Terraces as per Unit Plan
- Fully Tiled Bathrooms, En-Suites and Guest Toilets wherever Applicable
- Double Glazed Windows
- Shower in each Bathroom
- Central Air Conditioning
- Vanity Units & Mirrors
- Laundry & Maid Room in some Units
- Private Parking





A natural flow of living



Moments made to be shared





Quiet luxury, shared moments



Crafted for connection,
designed to flow



UNIT MIX

BAIA Contains Different Units:

3 Bedrooms — **12** Townhouses

4 Bedrooms — **38** Townhouses

Total No. of Units: **50 Units**

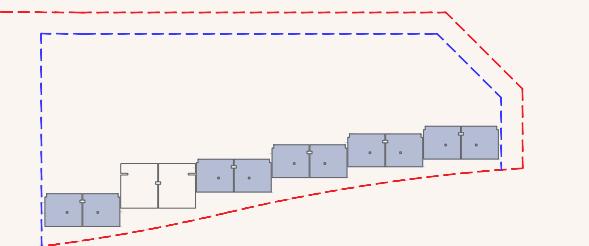
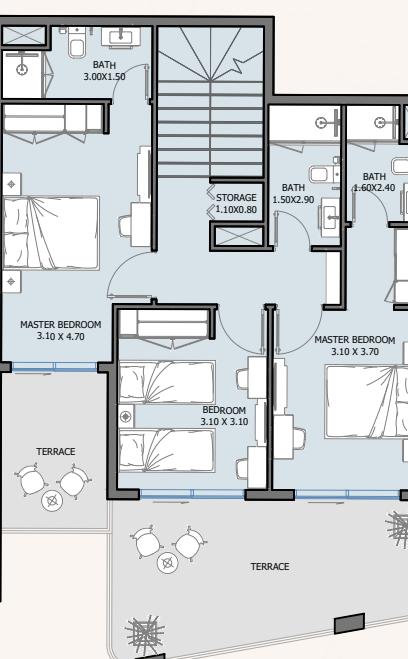
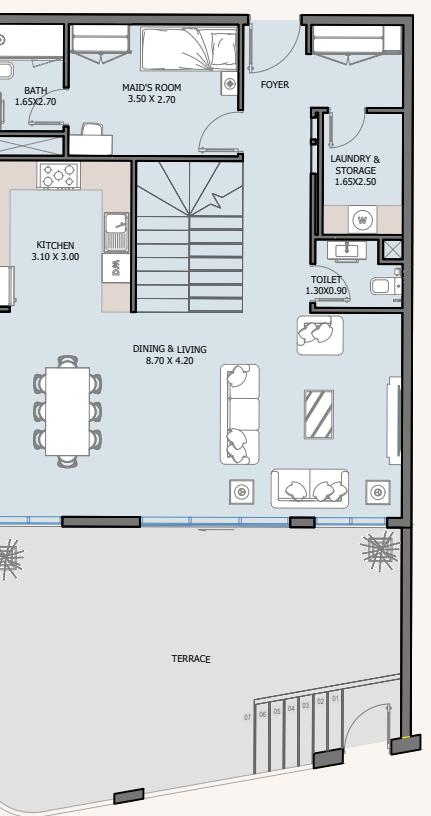
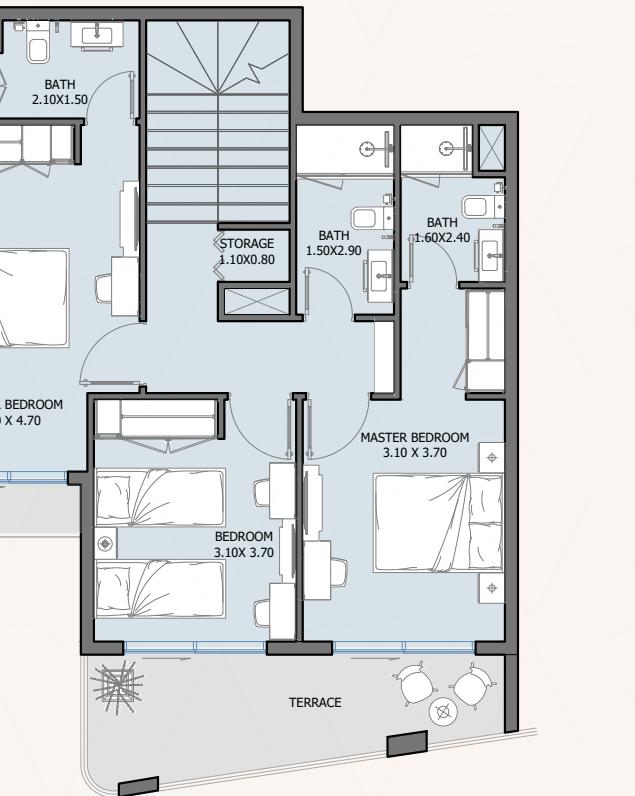
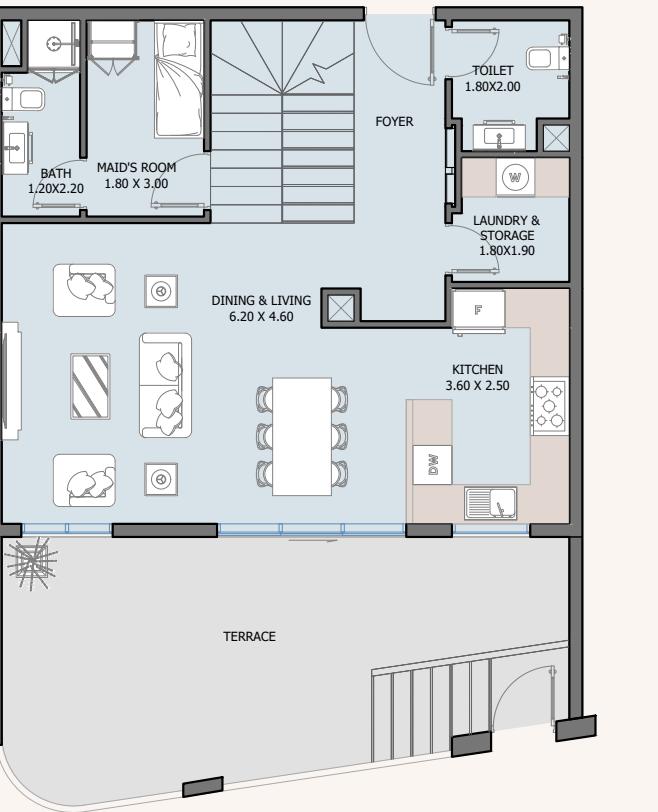


Scan to view unit layouts



BALA

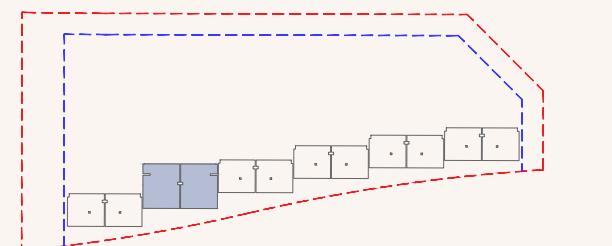
BALA



3B | Type A

B2 Floor

Internal Area	1563.13 to 1573.79 sq.ft
Outdoor Area	307.63 to 789.10 sq.ft
Total Area	1881.31 to 2361.81 sq.ft

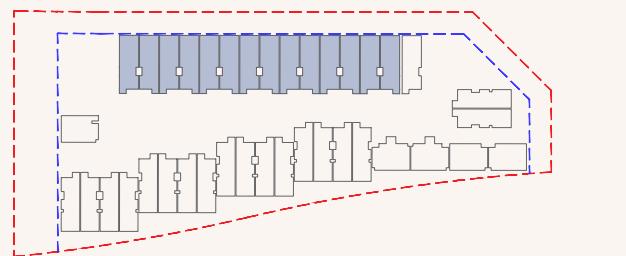
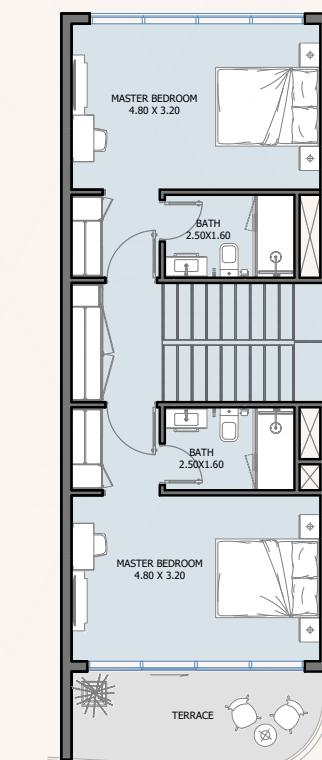
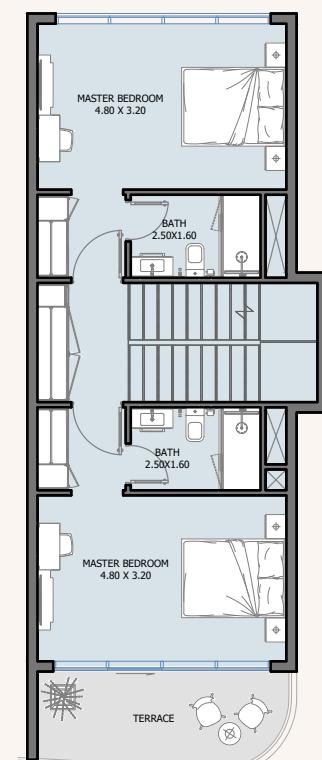
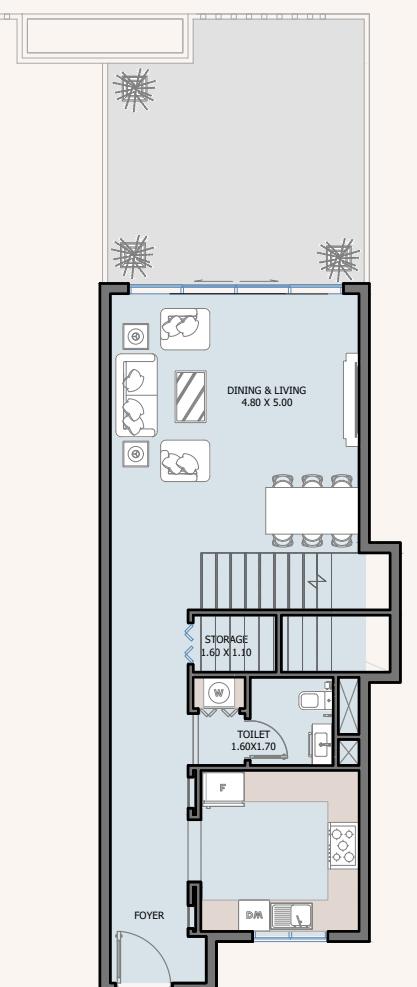
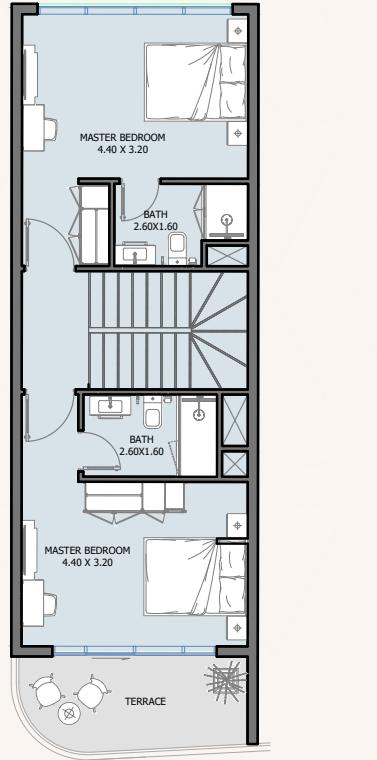
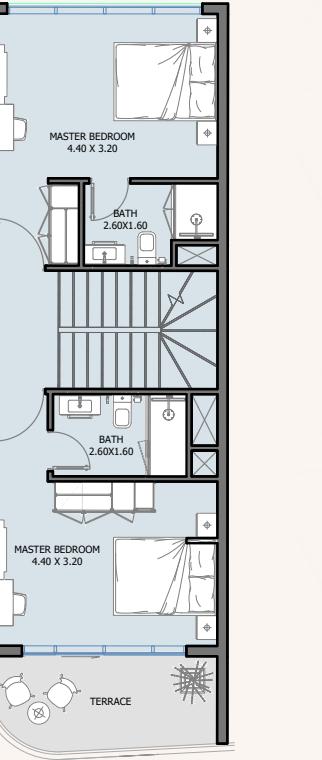
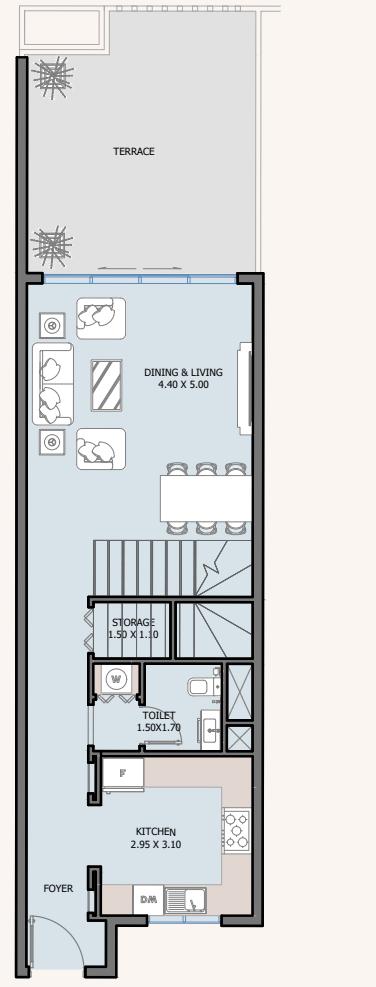


3B | Type B

B2 Floor

Internal Area	1789.11 to 1801.77 sq.ft
Outdoor Area	503.43 to 805.35 sq.ft
Total Area	2305.20 to 2603.46 sq.ft

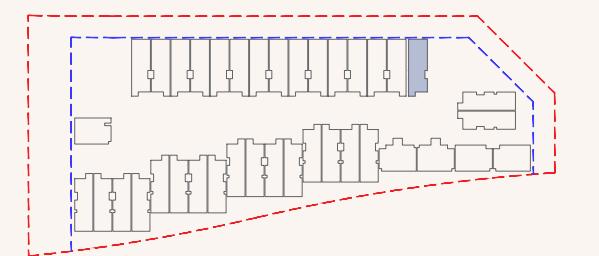
BAIA



4B | Type A

Ground Floor

Internal Area	1859.68 to 1887.13 sq.ft
Outdoor Area	356.72 to 432.60 sq.ft
Total Area	2216.39 to 2319.73 sq.ft

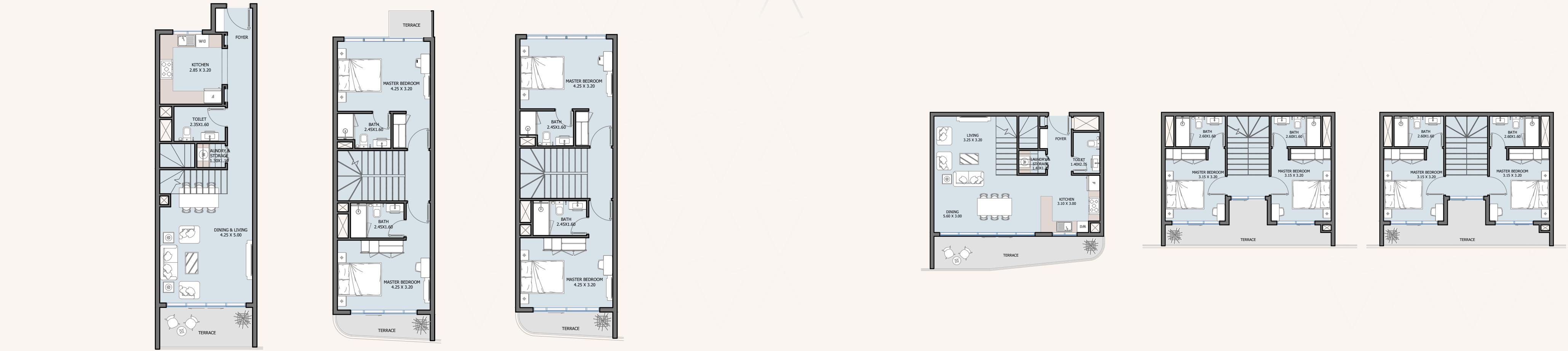


4B | Type B

Ground Floor

Internal Area	2106.71 sq.ft
Outdoor Area	473.93 sq.ft
Total Area	2580.65 sq.ft

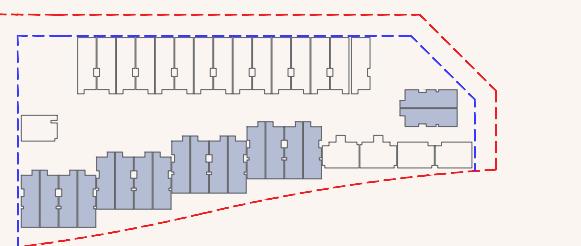
BALA



4B | Type C

Ground Floor

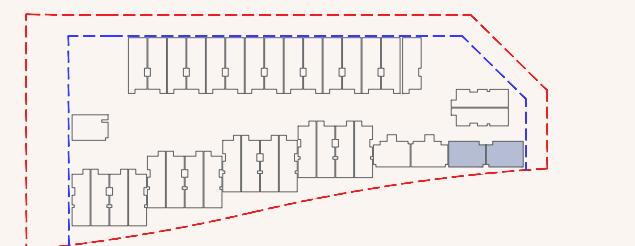
Internal Area	1802.85 to 1836.32 sq.ft
Outdoor Area	230.46 to 406.44 sq.ft
Total Area	2055.15 to 2242.77 sq.ft

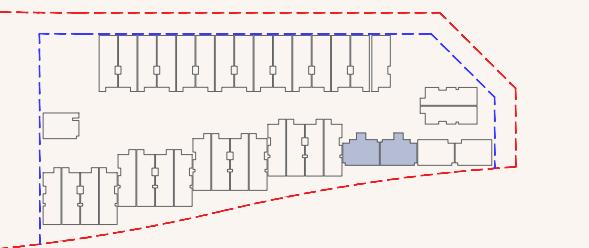
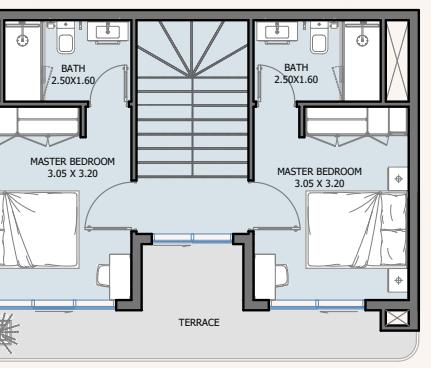
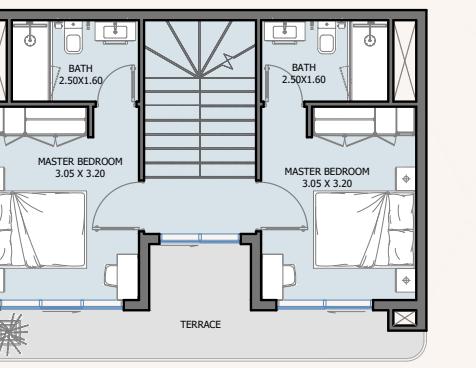
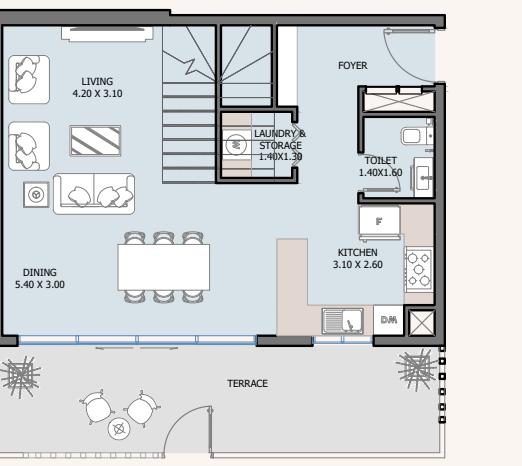
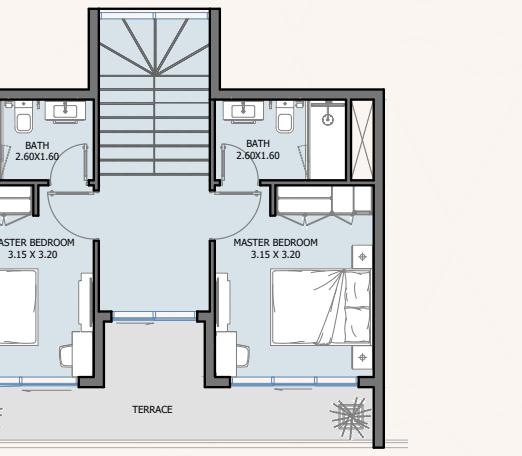
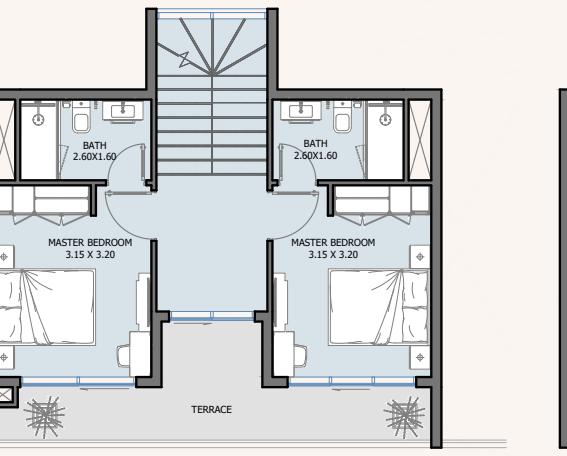
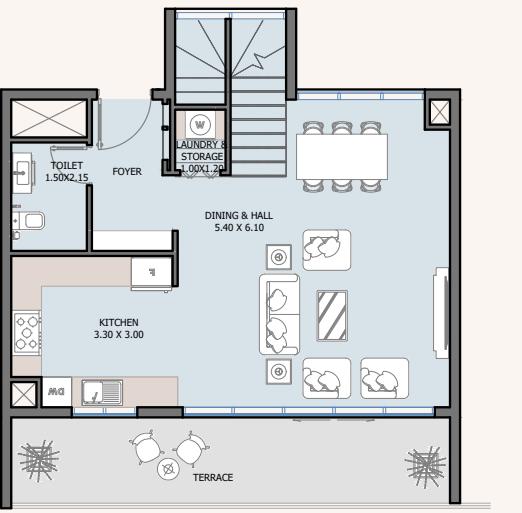


4B | Type D

Ground Floor

Internal Area	1631.27 to 1647.31 sq.ft
Outdoor Area	435.18 to 666.29 sq.ft
Total Area	2066.45 to 2313.59 sq.ft

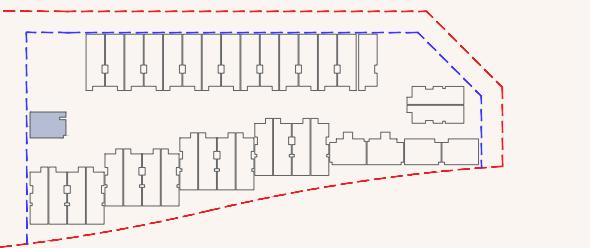




4B | Type E

Ground Floor

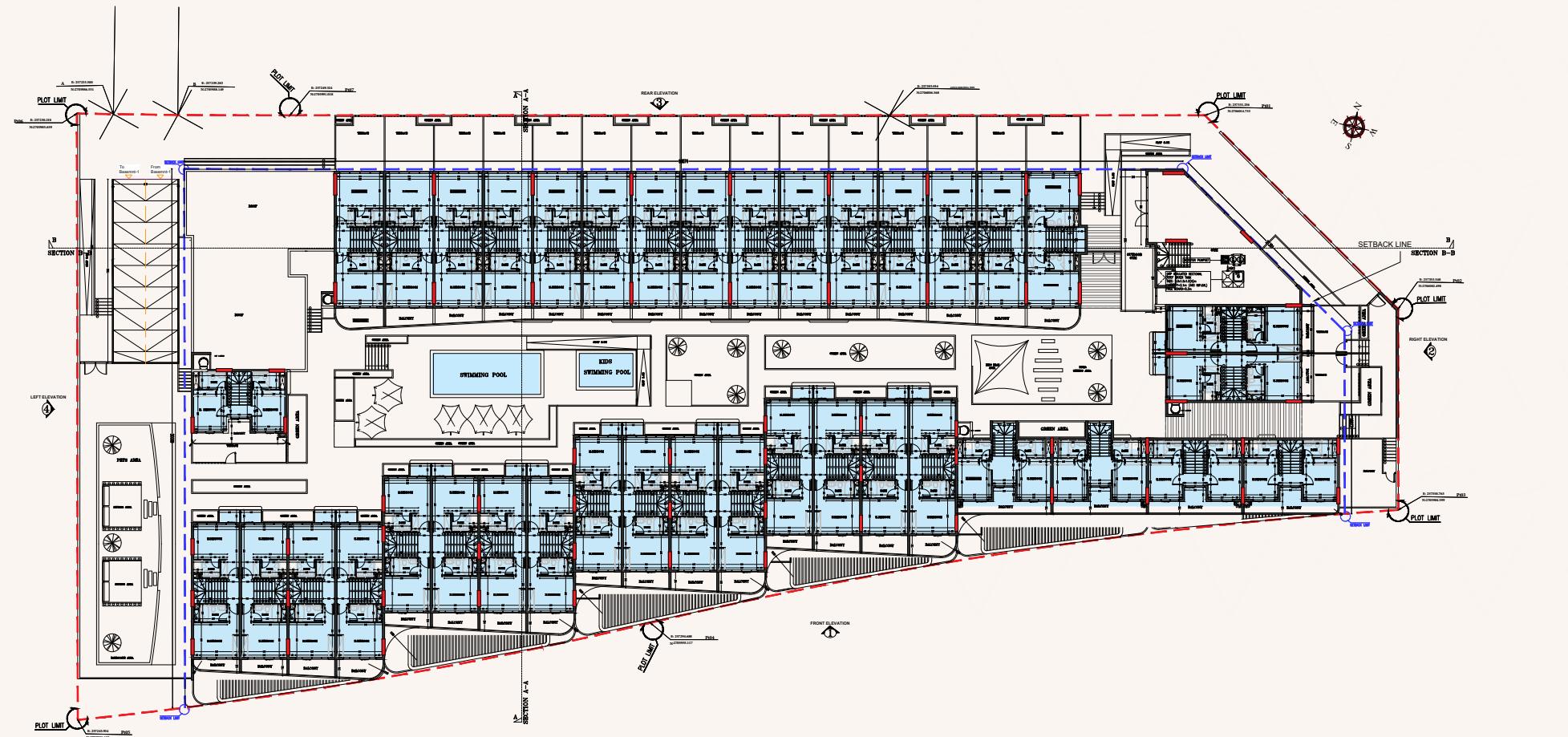
Internal Area	1761.62 to 1761.73 sq.ft
Outdoor Area	453.81 to 454.02 sq.ft
Total Area	2215.43 to 2215.75 sq.ft



4B | Type F

Ground Floor

Internal Area	1616.85 sq.ft
Outdoor Area	453.05 sq.ft
Total Area	2069.90 sq.ft



First Floor

Tower

4 Bedrooms



Second Floor

Tower

4 Bedrooms

Reportage.

Abu Dhabi-UAE | Head Office
Tamouh Tower
28th Floor, Al Reem Island
P.O. Box: 111949
Tollfree: +971 800 77 55 2
info@reportageuae.com

Dubai-UAE
Anantara Business Tower
3rd Floor, Business Bay
P.O. Box: 27446
Tollfree: +971 800 77 55 2
info@reportageuae.com

Cairo-Egypt
Building 217
North Teseen St.
New Cairo
T: +20 12 0008 1190
info@reportageeg.com

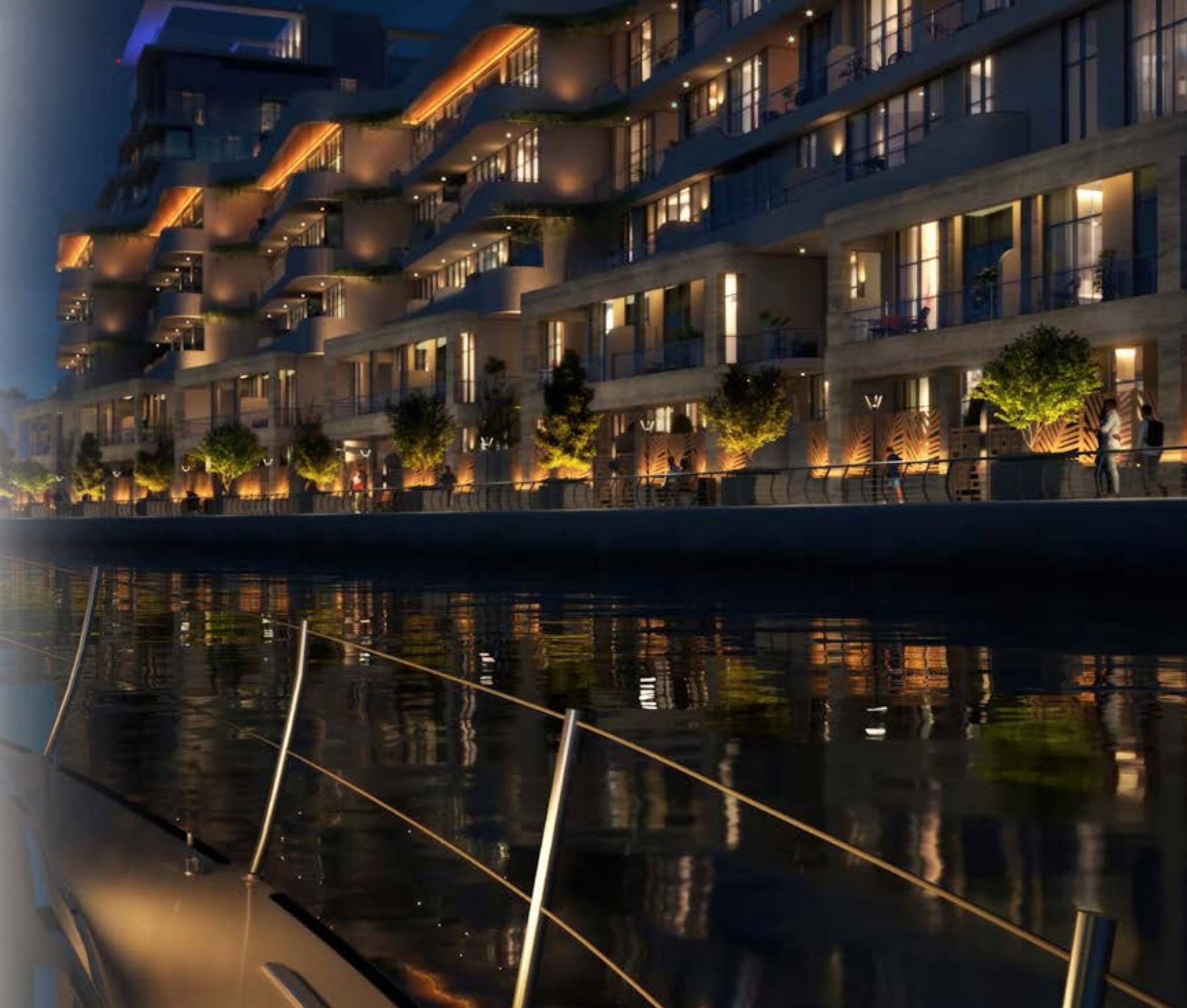
Istanbul-Türkiye
Maslak Mh. Sümer Sk.
No:4, İç Kapı No:3, Bodrum Kat,
Maslak Office Building (MOB) Sariyer
T: +90 530 774 9595
info@reportage.com.tr

For more information, visit reportageuae.com
or call 800 77 55 2 | +971 50 244 1078



Legal Disclaimer:

The information contained in this brochure is confidential and is for the exclusive use of the recipient. This brochure may not be reproduced, distributed, delivered, or furnished to any person without the prior written approval of Reportage Properties. No representation or warranty (expressed or implied) is made or can be given with respect to the accuracy or completeness of the information herein, or that any future offer of units or apartments in the project will conform to the terms described herein. Nothing in this leaflet should be construed as financial, legal, tax or regulatory advice. All accessories such as electronics, furniture, white goods, decorative elements and so forth included in this brochure are not part of the standard unit and used for illustration purposes only. All plans, layouts, pictures, renderings, information and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project and regulatory approvals and planning permissions.





SHARE THE MOMENT

R.