

HAYAT
BOULEVARD

"A NEW ERA OF HEALTHCARE & WELLNESS"



WELCOME TO HAYAT BOULEVARD

A sanctuary where wellness, elegance, and opportunity converge. Nestled in the heart of Khalifa City, Hayat Boulevard is more than a medical and lifestyle complex — it is a curated experience designed to elevate the standard of community living. This architectural gem blends refined aesthetics with purposeful functionality, offering a seamless fusion of healthcare, community and wellness under one sophisticated eco-system.

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ABU DHABI'S BOLD VISION FOR HEALTH AND WELL BEING

WHERE INNOVATION, PREVENTION AND LONGEVITY MEET OPPORTUNITY

Abu Dhabi is redefining the future of healthcare placing health, well-being, and longevity at the heart of its national development agenda. Under the guidance of the Department of Health (DOH), the emirate is building an intelligent, resilient, and patient-focused system that sets a global standard for quality and innovation. **HAYAT BOULEVARD is proud to be a flagship project designed to support the Emirate's vision and the aspirations of the Abu Dhabi 2030 Economic Vision**



Empowering a health
conscious population



Ensuring access to world
class care for all



Fostering innovation, digital
health and research



Building a robust sustainable
health ecosystem





TOGETHER ADVANCING ABU DHABI'S HEALTHCARE VISION

YOUR PRACTICE, OUR PLATFORM

THE DEPARTMENT OF HEALTH'S STRATEGIC PRIORITIES *



Healthy Population

Prevention, education and access for all



Healthcare Access & Quality

Integrated, patient-centric care with high-quality outcomes



Resilient & Efficient Health System

Sustainability, digital transformation and workforce development

HAYAT BOULEVARD IS PURPOSE-BUILT TO DELIVER ON THESE PRIORITIES BY



Cluster Compatibility

Hosting clusters of high-demand specialties identified in the DOH Healthcare Capacity Master Plan.



Digital Health Infrastructure

Providing state-of-the-art digital infrastructure, AI-driven diagnostics and data-enabled operations.



Zones & Patient Journeys

Creating integrated zones and seamless patient journeys supporting cross-referral and multi disciplinary care.



ENABLING THE HEALTHCARE CAPACITY MASTER PLAN & ABU DHABI 2030

INVESTING IN THE FUTURE - A PLATFORM FOR GROWTH, INNOVATION AND COMMUNITY IMPACT

The DOH's Healthcare Capacity Master Plan (HCMP)* provides a roadmap for investors, highlighting the specialties and services most needed to meet Abu Dhabi's growing and evolving population. Hayat Boulevard is designed to:



Fill Specialty gaps

With a mix of clinics and centers directly supporting HCMP vision.



Support Abu Dhabi's economic vision

By making private sector innovation the engine of healthcare growth.



Foster collaboration

With DOH to advance research and public health initiatives.



Create a medical tourism and community wellness destination

Serving residents, visitors, and the wider region.

THE BOULEVARD



HAYAT BOULEVARD | THE NEW WELLNESS ERA

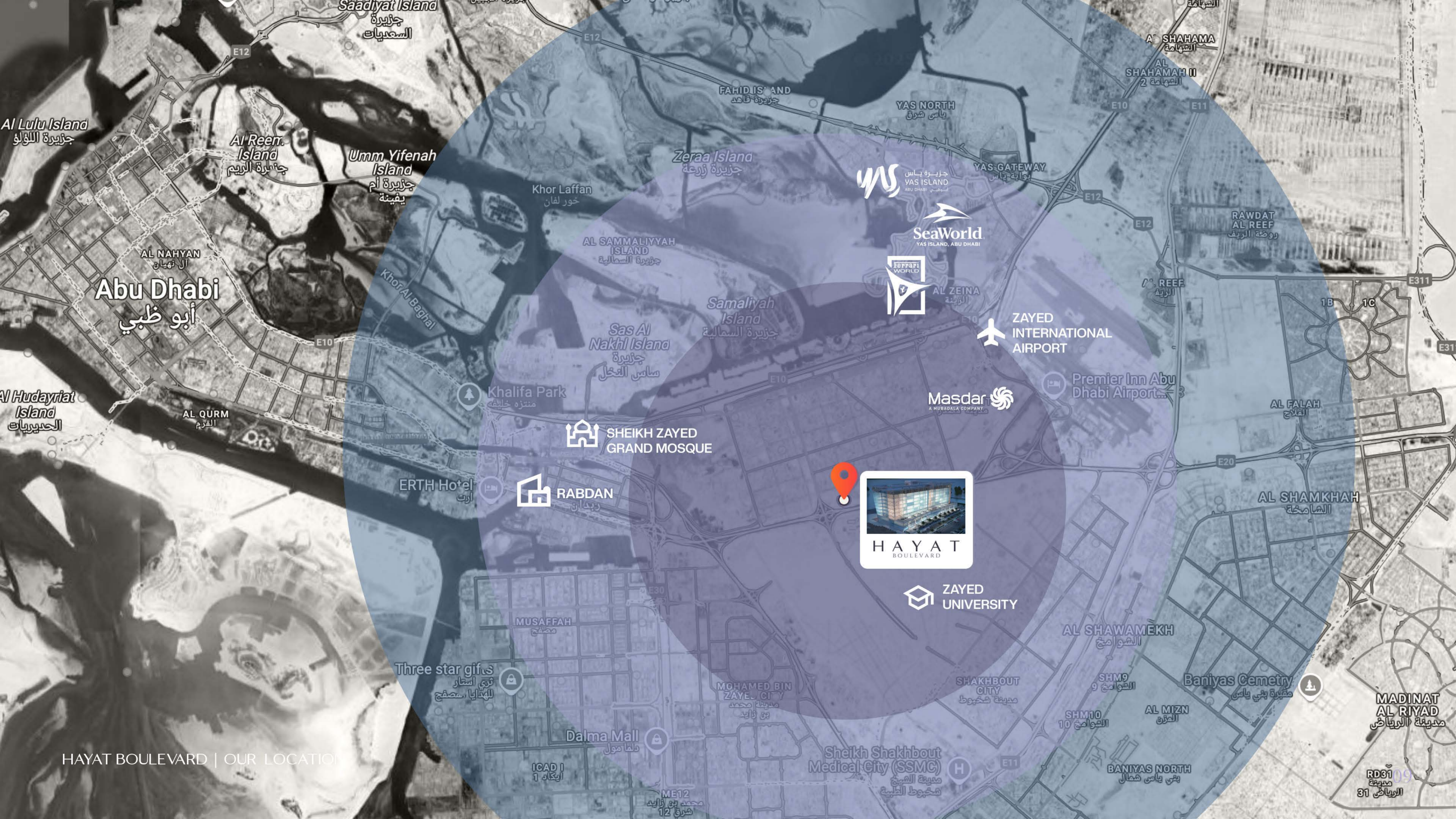
OUR HEADQUARTERS

A NEW ERA OF HEALTH AND WELLNESS. LEASE YOUR FUTURE AT HAYAT BOULEVARD

HAYAT BOULEVARD proudly stands as a 100% UAE-owned visionary enterprise, introducing a groundbreaking Medical and Lifestyle healthcare concept to the region designed to redefine patient experience.

Curated as an elegant, integrated medical community, this destination offers discerning individuals the convenience of accessing multiple world-class healthcare providers under one harmonious eco-system. Residents of Khalifa City and surrounding neighborhoods are granted access to Class A healthcare services, delivered by trusted and carefully selected premiere names in the medical field.

Beyond healthcare, Hayat Boulevard enriches the community with thoughtfully curated amenities — from early childhood nurseries to upscale fitness centers, gourmet fine dining, boutique retail, leisure experiences, and family-friendly activities — fulfilling every aspect of modern family life in one exceptional destination.



HAYAT BOULEVARD | OUR LOCATION

OUR VISION & LOCATION

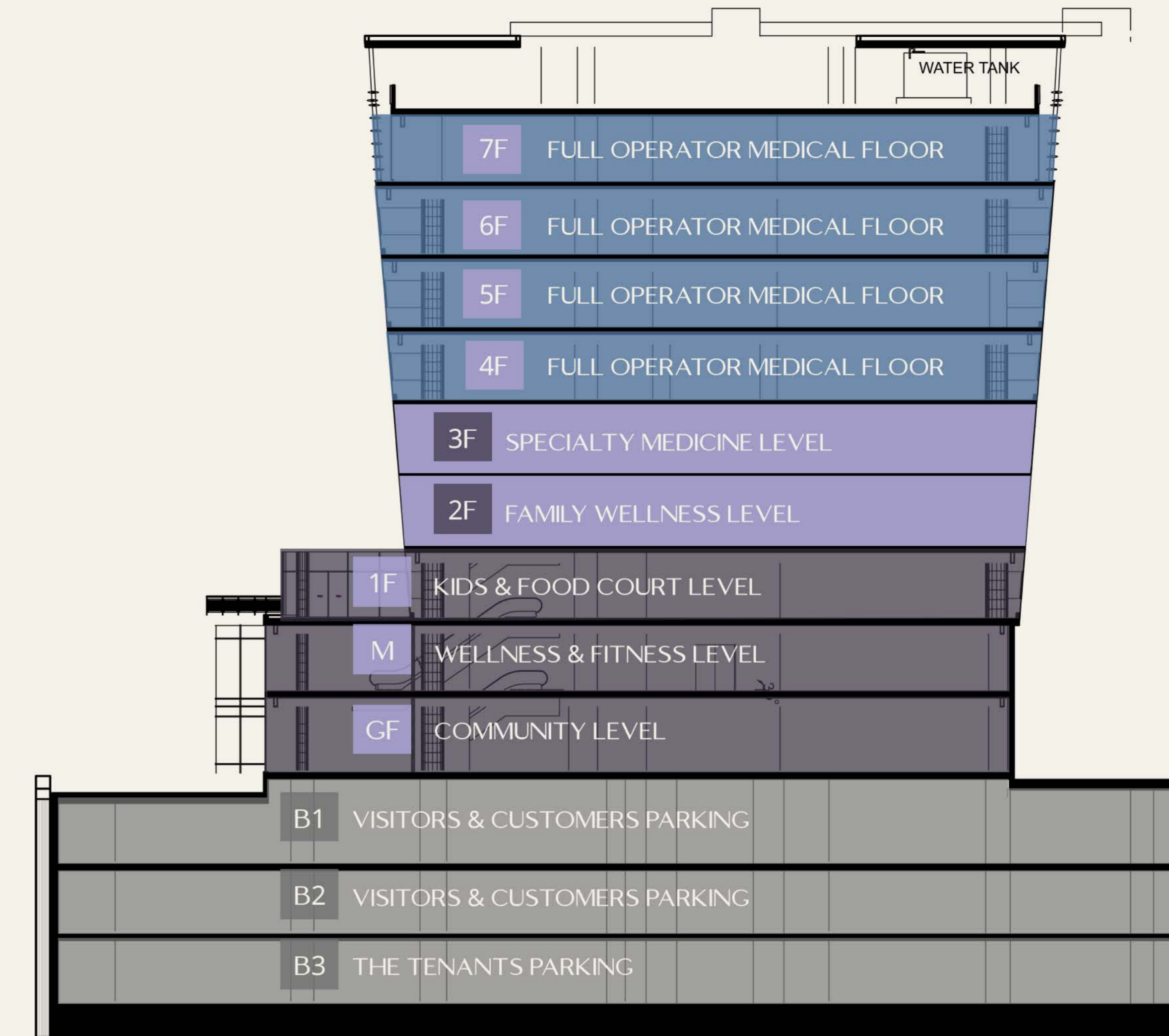
STRATEGICALLY LOCATED EXCEPTIONALLY CONNECTED

- | | |
|---|---|
| 20 minutes drive from Rabdan | 19 minutes drive from Zayed International Airport |
| 17 minutes drive from Sheikh Zayed Grand Mosque | 15 minutes drive from Yas Island |
| 12 minutes drive from Ferrari World | 10 minutes drive from Sea World |
| 09 minutes drive from Masdar City | 07 minutes drive from Zayed University |

HAYAT BOULEVARD | OUR LOCATION



HAYAT BOULEVARD | BUILDING OVERVIEW & AMENITIES



HAYAT BOULEVARD | BUILDING OVERVIEW & AMENITIES

BUILDING OVERVIEW & AMENITIES

PURPOSE BUILT FOR MODERN HEALTHCARE AND WELLNESS

- 7 Floors
 3 Basements
 Ground & Mezzanine
 57,300 sqm built-up
 30,000 sqm leasable
- 600 Basement parking spaces (smart gates)
 150 Municipality spaces
- 9 Elevators (hospital-bed ready)
 6 Escalators
- Ample greeneries surrounding the building

HAYAT BOULEVARD SPACES



HAYAT BOULEVARD | UNIQUE CLUSTERS & SPACES

UNIQUE ZONING & CLUSTER DESIGN

SMART CLUSTERS FOR CLINICAL SYNERGY AND GROWTH



Unique Cluster Sizes

Each floor divided into four ~600 sqm clusters, designed for specialty synergy and cross-referral.



Flexible layouts

To suit clinics, day surgery centers, and multi-disciplinary practices.



Opportunity to join curated zones

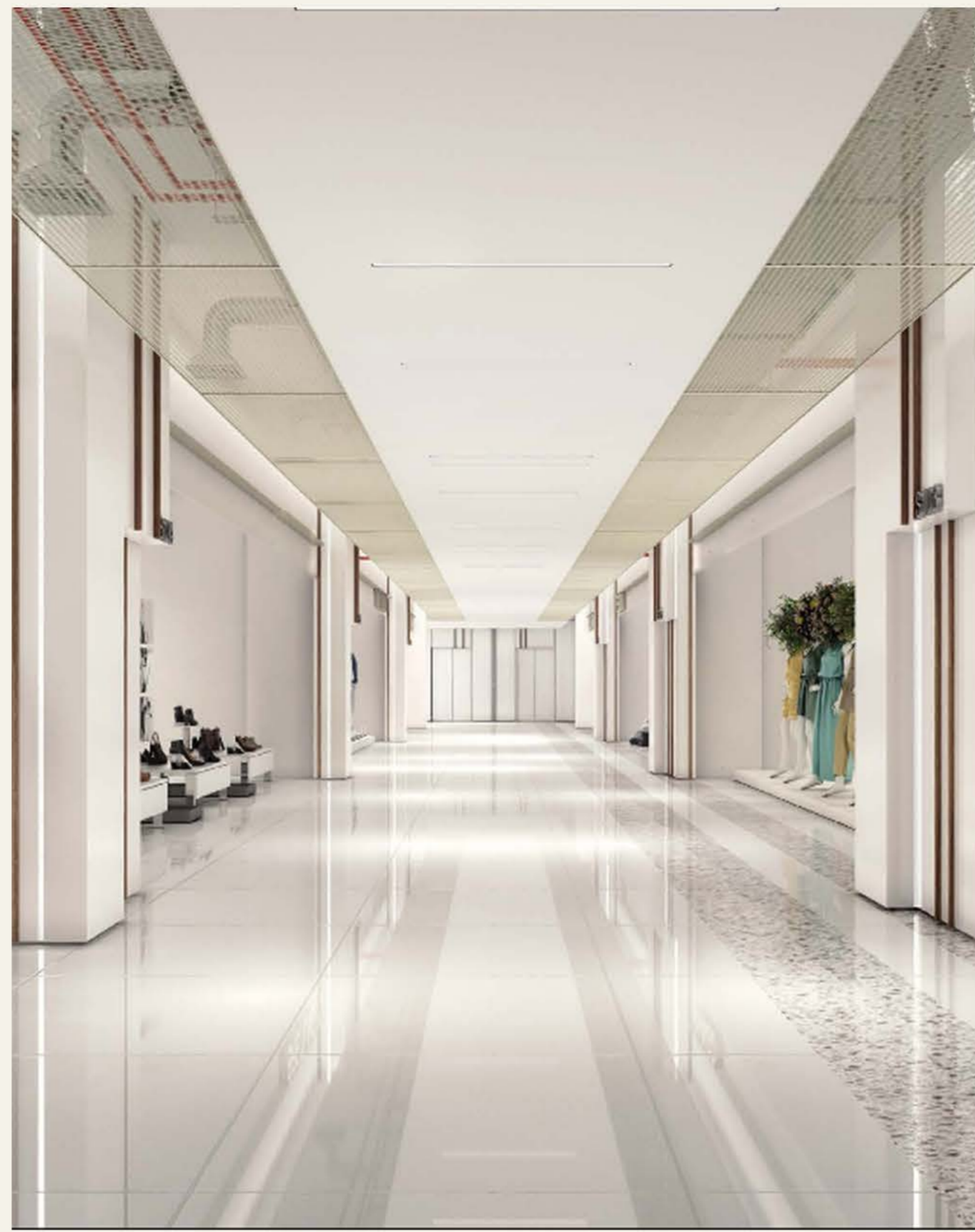
Family Wellness, Musculoskeletal & Rehab, Specialty Medicine, Surgical & Advanced Care, Diagnostics & Emergency.

GROUND LEVEL

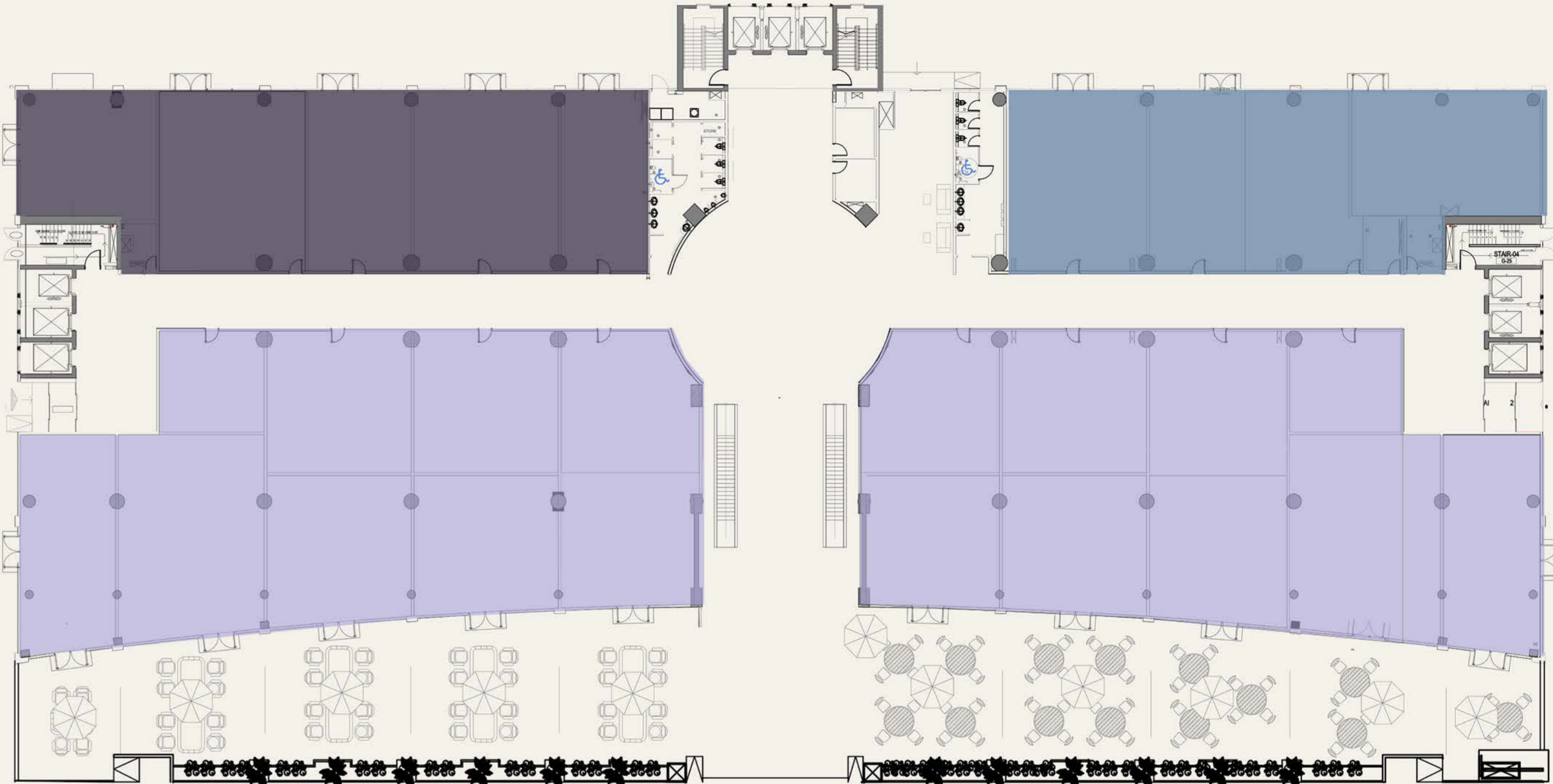
COMMUNITY & LIFESTYLE SPACES

Step into a vibrant ground level designed for everyday ease and curated community connection. From boutique retail to wellness-centric cafés and essential services for our community, patients and staff.

- VIP bank
- Pharmacy
- Nutrition shop
- Premium cafes with terraces
- Bakery
- Optical
- Bookstore



GROUND LEVEL



CLUSTER LEGEND

- C1
- C2
- C3 & C4

COMMUNITY & LIFESTYLE FLOOR

734 SQM Per Cluster 2,935 SQM Total Floor Size

Floor Name	Cluster Name	Specialties Included
Community Floor	C1	Commercial Bank
	C2	Pharmacy & Nutrition Shop
	C3	Café & Optical Center
	C4	Bakery Café, Café, Book Store

MEZZANINE LEVEL

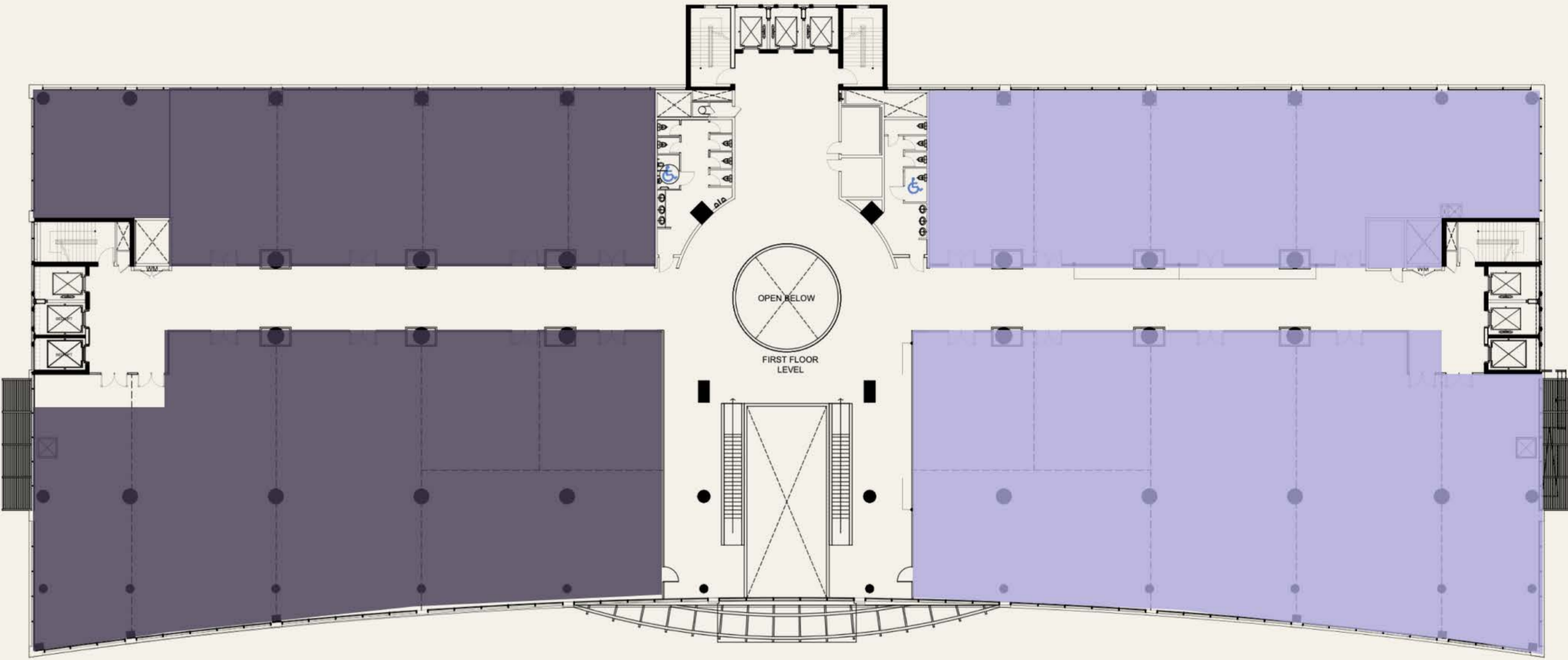
WELLNESS & FITNESS SPACES

Elevate your body and mind in an immersive wellness sanctuary on the mezzanine level. Thoughtfully curated fitness studios, beauty lounges, and yoga zones inspire personal renewal. This is your daily invitation to move, glow, and grow.

- Gymnasium
- Beauty Center
- Pilates
- Yoga
- Spa



MEZZANINE LEVEL



CLUSTER LEGEND

- C1 & C4
- C2 & C3

FITNESS & WELLNESS FLOOR

745 SQM Per Cluster 2,982 SQM Total Floor Size

Floor Name	Cluster Name	Specialties Included
Wellness & Fitness	C1	Gymnasium
	C2	Yoga & Pilates
	C3	Spa & Beauty Centre
	C4	Gymnasium

FIRST LEVEL

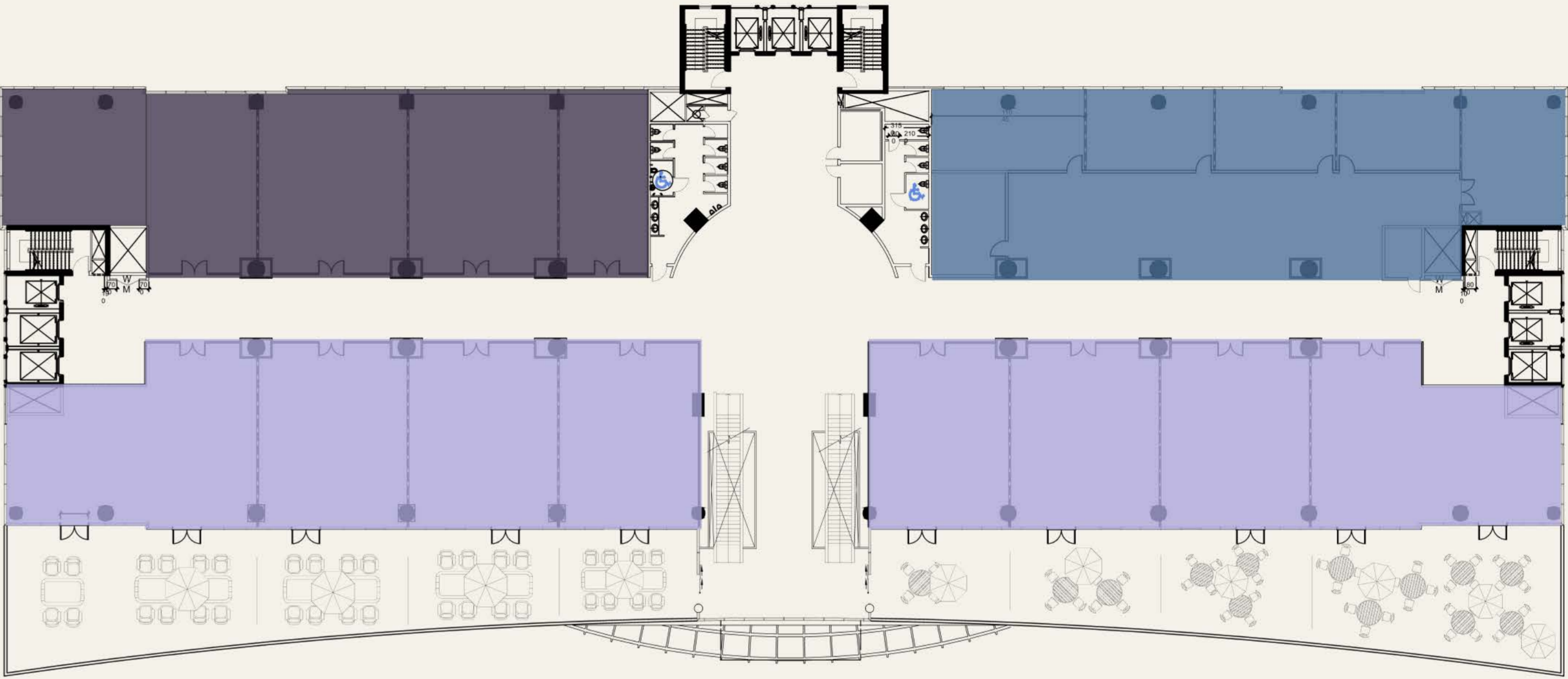
KIDS CENTER, FOOD COURT & RESTO SPACES

Where curiosity and family moments meet—this playful level blends immersive edutainment for children with nourishing culinary concepts. Explore a dynamic zone where laughter, learning, and shared healthy meals bring families closer.

-  Kids Center
-  Healthy Food Court
-  Fine Dining



FIRST LEVEL



CLUSTER LEGEND

- C1
- C2
- C3 & C4

KIDS CENTER, FOOD COURT & RESTO FLOOR

508 SQM Per Cluster 2,031 SQM Total Floor Size

Floor Name	Cluster Name	Specialties Included
Kids & Food	C1	Kids Center
	C2	Healthy Food Court (salad bar, fresh juice...)
	C3, Terrace	Fine Dining
	C4, Terrace	Fine Dining

SECOND LEVEL

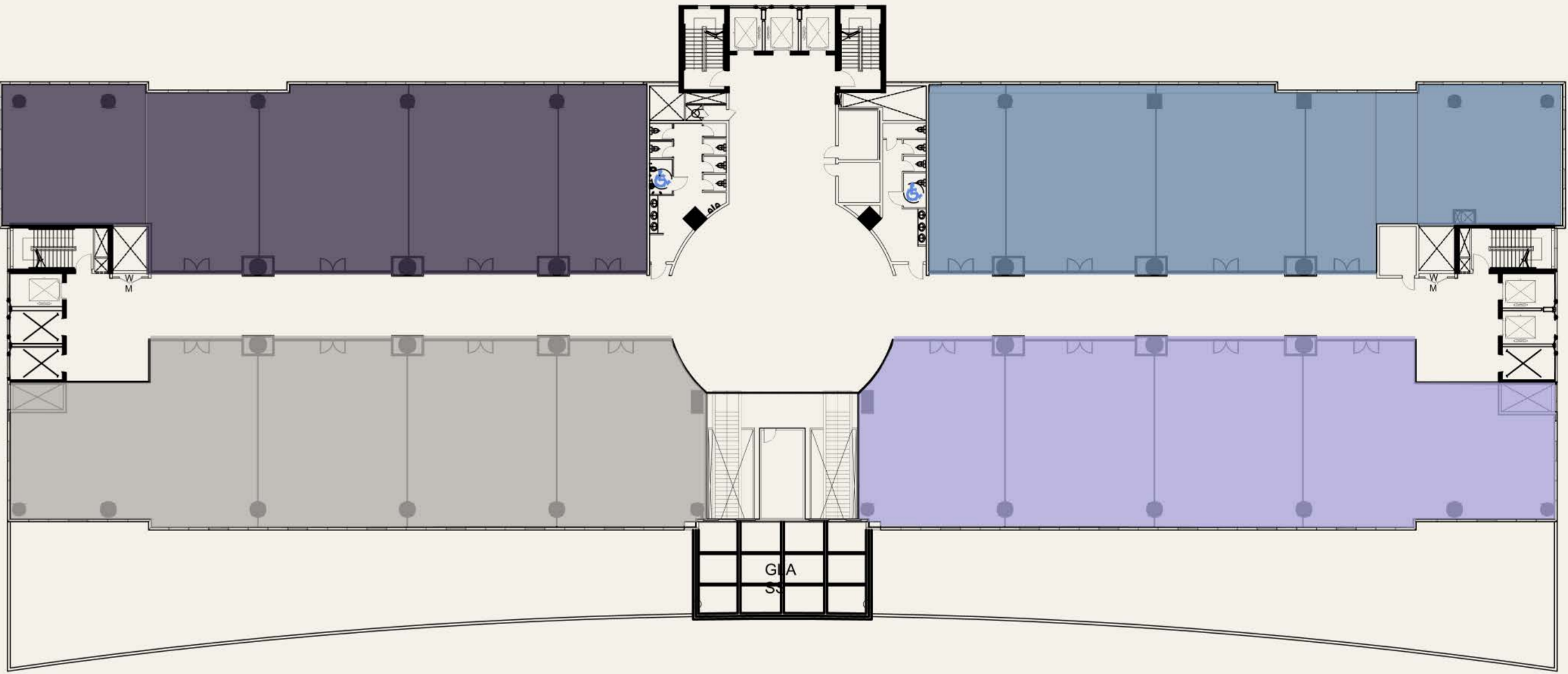
FAMILY WELLNESS SPACES

Tailored for the holistic health of every generation, this floor is designed with families in mind. From pediatric care to maternal wellness and diagnostics, each space nurtures trust, comfort, and care. A circle of wellbeing built for loved ones.

- Family Medicine
- Geriatrics
- Pediatrics & Neonatology
- Clinical Nutrition & Sleep Medicine
- Psychiatry & Psychology



SECOND LEVEL



CLUSTER LEGEND

- C1
- C2
- C3
- C4

FAMILY WELLNESS FLOOR

603 SQM Per Cluster 2,410 SQM Total Floor Size

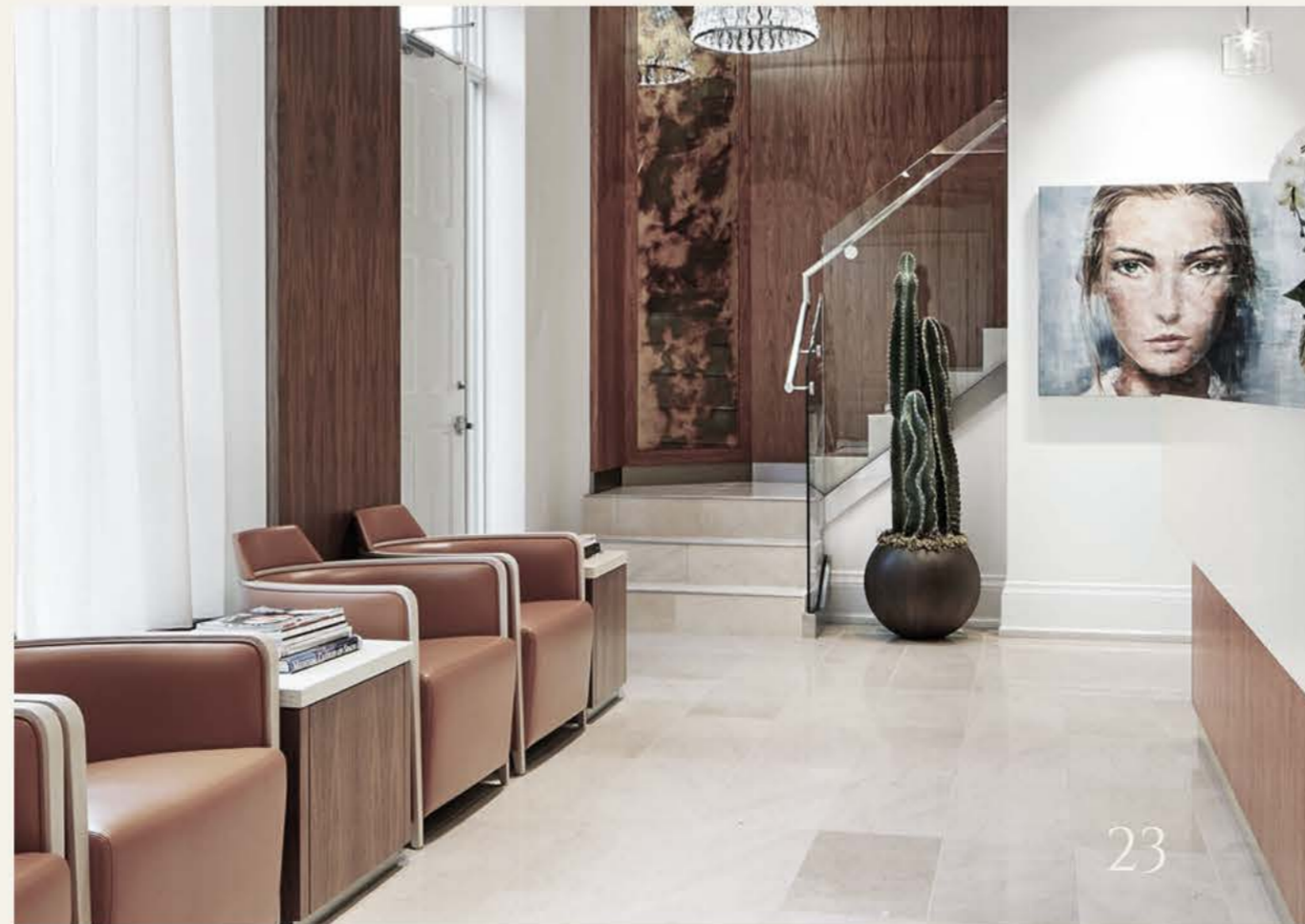
Floor Name	Cluster Name	Specialties Included
Family Wellness	C1	Family Medicine, Geriatrics / Pediatrics, Neonatology
	C2	Clinical Nutrition, Sleep Medicine / Psychiatry, Psychology
	C3	Orthopedics, Rheumatology / Pain Management, Robotic Rehabilitation
	C4	Rehabilitation Medicine, Occupational Therapy, Speech Therapy / Andrology, Sports Medicine

THIRD LEVEL

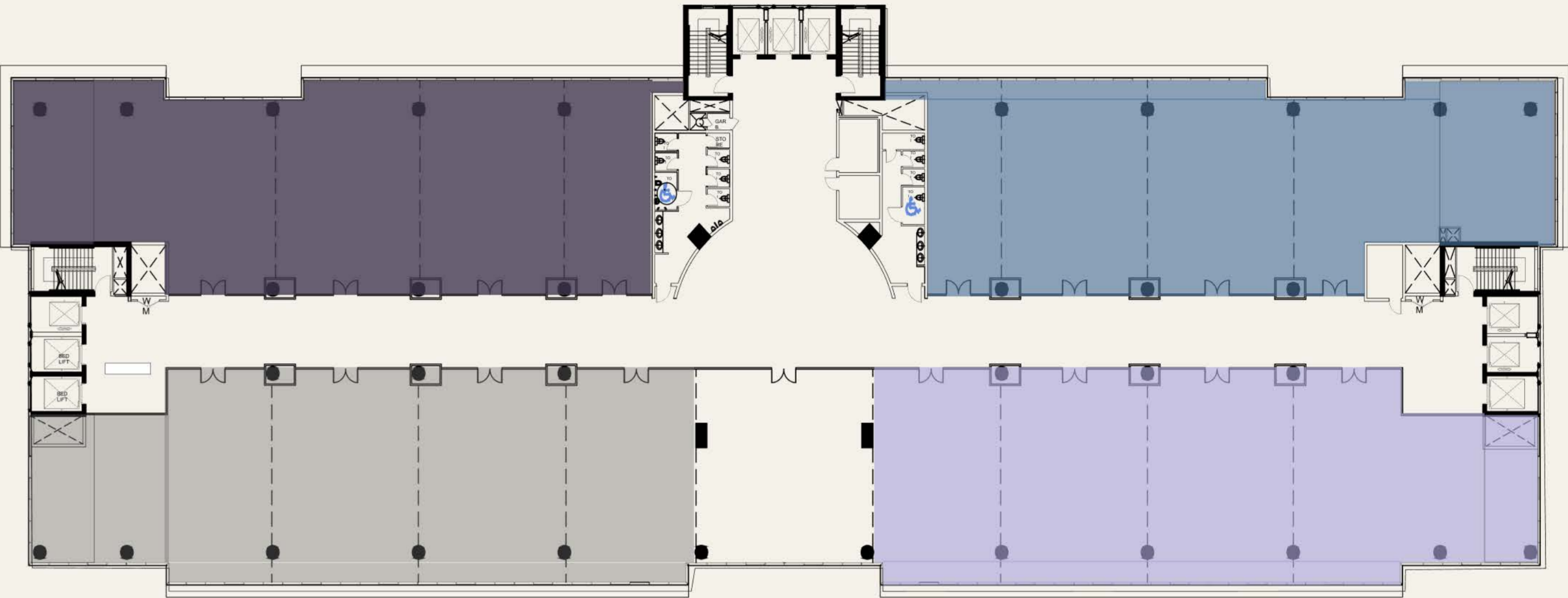
SPECIALTY MEDICINE & ADVANCED CARE SPACES

This floor is dedicated to advanced clinical expertise and specialty care disciplines. Designed to house leading practices in neurology, dermatology, endocrinology, and more, each space is equipped for precise diagnostics and tailored treatment. A seamless blend of technology, comfort, and expertise—offering patients the highest standard of specialist care

- Neurology
- Dermatology
- Hematology
- Emergency Medicine
- Sports Medicine



THIRD LEVEL



CLUSTER LEGEND

- C1
- C2
- C3
- C4

SPECIALTY MEDICINE & ADVANCED CARE FLOOR

603 SQM Per Cluster 2,636 SQM Total Floor Size

Floor Name	Cluster Name	Specialties Included
Family Wellness	C1	Gastroenterology, Endocrinology, Allergy & Immunology / Neurology, Pulmonology
	C2	Nephrology, Internal Medicine / Infectious Disease, Hematology, Medical Genetics
	C3	Ophthalmology, ENT / Dermatology, Plastic Surgery / Emergency Medicine, Wound Care
	C4	Thoracic Surgery, General Surgery, Gastrointestinal Surgery / Periodontics, Prosthodontics, Maxillofacial Surgery

FOURTH TO SEVENTH LEVEL

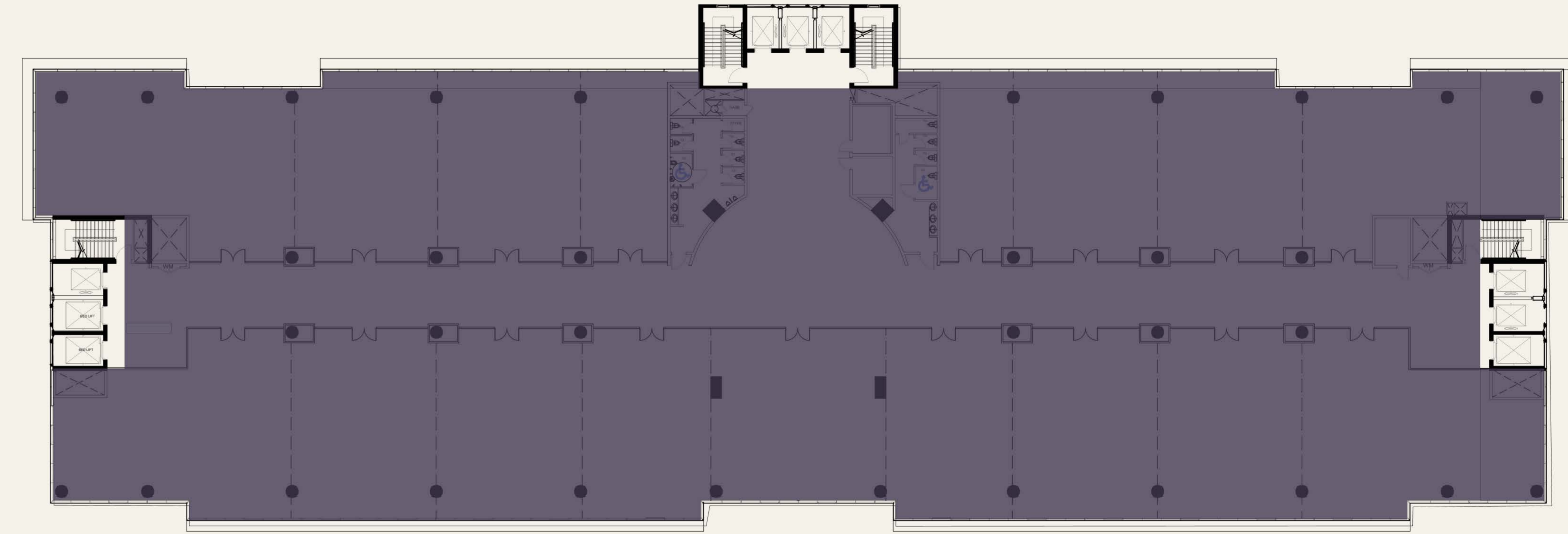
FULL MEDICAL OPERATOR FLOOR

At the pinnacle of the Hayat Boulevard experience, our upper levels host full-scale clinical operators across key medical disciplines.

These floors offer state-of-the-art diagnostics, specialist consultations, and premium outpatient care. It is where world-class medicine meets wellness hospitality.



FOURTH - SEVENTH LEVEL



FULL MEDICAL OPERATOR FLOOR

3,500 SQM Total Floor Size

TENANT ADVANTAGES



HAYAT BOULEVARD | THE TENANT ADVANTAGES

THE TENANT ADVANTAGE

WHY CHOOSE US? THE TENANT ADVANTAGE



Position & Status

Anchor status for healthcare tenants and premiere brand positioning



Premium Branding & Visibility

Positioning you in a destination of trust, elegance and influence



Property Management & Security

Smart building systems, 24/7 security, and professional property management



Tenant & Staff Dedicated Parking

Dedicated tenant parking and staff wellness facilities



HAYAT
BOULEVARD

SECURE YOUR SPACE

JOIN A NEW ERA OF HEALTHCARE

FOR LEASING ENQUIRIES CONTACT HAYAT

☎ 800 HAYAT

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