



## **Dilmunia**

A mixed-use development with high end wellness facilities, themed luxury hospitality, lifestyle attractions and unique residences.

- Owner: Ithmaar Bank BSC (c) and Palm Capital
- Developer: Ithmar Development Co.
- Value: N/A
- Status: Phase 1 infrastructure complete and private developments in progress
- Area: N/A
- Purpose: Enhance the tourism infrastructure in the Kingdom and support the national economy
- Type of Developments (with details) : ( residential? Hotels? Commercial? Etc...) Residential, hotels, commercial and retail
- Upcoming developments/ expansions: N/A
- Any other information you find relevant for Investors: N/A
- High resolution images of existing project and upcoming project (CGI drawings): N/A



## **Marassi Al Bahrain CruisePort/ Marina**

Marassi Al Bahrain is a highly distinguished urban project, which combines a cohesive mix of residential and commercial properties, aimed at creating a sustainable township in Bahrain. Developed as a joint venture between Diyar Al Muharraq, one of the leading urban developers in the Kingdom of Bahrain; and Eagle Hills, this project is the first collaboration between the two leading urban development companies for the Kingdom.

Situated on the southern island shores of Diyar Al Muharraq, the development will feature two kilometres of waterfront and pristine sandy beaches, and will be among the most publicly accessible in the Kingdom. The development will be supported by the highest standard of infrastructure services designed to meet the needs of a vibrant community; conveniently situated just a few minutes away from the Kingdom's thriving business centre and airport, while being connected to the mainland via two major highways.

Marassi Al Bahrain will set the tone for energy efficiency, minimising waste and energy consumption through innovative design and carefully considered urban planning.

- Owner: Eagle Hills Diyar Company
- Developer: Eagle Hills Diyar Company
- Value: 3 Billion USD.
- Status: Under construction.
- Area: 875,000 sqm
- Purpose: Marassi Al Bahrain will introduce the Kingdom to true waterfront living with its luxury residential living spaces, expansive waterfront promenade filled with cafés and restaurants, a landmark shopping and entertainment destination as well as 4 and 5-star beachfront hotels.
- Type of Developments (with details): (residential? Hotels? Commercial? Etc...) Mixed use development with a mall, residential apartments, 2 hotels, beach to be operational during the first phase.
- Upcoming developments/ expansions: Marassi Residences, Marassi Shores Residences, Marassi Boulevard, Marassi Galleria, The Address Marassi Al Bahrain and Vida Marassi Al Bahrain.
- Any other information you find relevant for Investors: Residential units are on a freehold ownership basis.
- High resolution images of existing project and upcoming project (CGI drawings)



## [Diyar Al Muharraq](#)

Diyar Al Muharraq is one of the most visionary and progressive urban developments in the Kingdom of Bahrain; an all comprehensive, fully integrated modern city best described as a complete society incorporating a strong line-up of projects which include a vast variety of residential and commercial properties, ideal for both personal and investment purposes. Aimed at creating a long term and sustainable township, Diyar Al Muharraq is located on the northern shores of Muharraq and comprises of 7 islands with a total of 10 square kilometers of reclaimed land. Upon completion,

Diyar Al Muharraq will encompass over 40 kilometers of waterfront with sandy beaches, and all the elements of a vibrant community ranging extensively from fully equipped educational facilities and schools, medical centres, recreation facilities, shopping malls, expansive parklands, hotels and marinas. Diyar Al Muharraq is to be a first of its kind development, one that aims to offers its occupants a safe haven for the ideal life.

- **Owner:** Kuwait Finance House
- **Developer:** Diyar Al Muharraq
- **Value:** 2bn Reclamation and Infrastructure
- **Status:** Launched and Ongoing
- **Area:** 10skm
- **Purpose:** Mixed-Use
- **Type of Developments (with details) : ( residential? Hotels? Commercial? Etc...)**
  - Residential
  - Commercial
  - Educational
  - Tourist attraction
  - Entertainment
  - Public
  - Health
  - Retail
  - Leisure
- **Upcoming developments/ expansions:** Al Naseem (Canal View Residential and Commercial Project)



## [Durrat Al Bahrain](#)

Durrat Al Bahrain is urban living, island style. As Bahrain's most inspiring development, Durrat Al Bahrain is deemed as a hallmark island city of the 21st century. Located on the south coast of Bahrain, this 21 km<sup>2</sup> development has been created across a cluster of 15 spectacular islands. It will host, among its many kaleidoscopic offerings, beautiful beachfront villas, executive apartments and offices, luxury hotels and spa resorts, parks and entertainment precincts, premier retail malls and restaurants, a 400 berth marina. Durrat Al Bahrain, named after the "most perfect pearl" in the Arabian Gulf, owned by the Government of Bahrain (Mumtalakat) and Kuwait Finance House

(Bahrain) 50% each. The project is has been designed by several local and international companies led by W.S. Atkins & Partners Overseas. Upon completion, Durrat Al Bahrain will be the region's most prominent seaside resort city, putting Bahrain on the upscale tourism map.

- Owner: Owned by the Government of Bahrain (Mumtalakat) and Kuwait Finance House (Bahrain) 50% each
- Developer: Durrat Khaleej AlBahrain BSC
- Value: \$6,000,000,000
- Status: Phase 1,2 and 3 are completed
- Area: 21 kme
- Purpose: Residential - Commercial
- Type of Developments (with details): ( residential? Hotels? Commercial? Etc...) : Different types of villas ( more than 1,200 villas ), community facility and Beaches
- Upcoming developments/ expansions: Villas, Apartments, Malls, Hotels, Towers, Golf Course, Restaurants and coffee shops
- Any other information you find relevant for Investors: This 21 km<sup>2</sup> master development has been created across a cluster of 15 spectacular islands. It will host, among its many kaleidoscopic offerings, beautiful beachfront villas, executive apartments and offices, luxury hotels and spa resorts, parks and entertainment precincts, premier retail malls and restaurants, a 400 berth marina, and an Ernie Els designed 18-hole golf course.



## [Durrat Marina](#)

Durrat Marina is a waterside development and the winner of CNBC Property Award in 2008. The development is a key component of the master plan Durrat Al Bahrain. Covering an area of 600,000 square metres, and catering to nearly 4,000 households, this specially designed waterfront project comprises villas; town houses and apartments; commercial space; recreational facilities; restaurants and cafes. The marina will accommodate up to 400 berths for boats and yachts, with all the needed facilities and services.

Owner/Developer: Inovent

- Value (\$bn): 1.3
- Purpose: Waterfront Living/Yachts/ Boats Marina
- Area: Southern Governorate
- Address: Durrat Al Bahrain, Bahrain



## Bahrain Financial Harbor

Bahrain Financial Harbour is developed over 38 hectares of reclaimed land in a prime location opposite the commercial heart of Bab al Bahrain. Within this Masterplan, there is an iconic 52-story building consisting of The Harbour Towers - East and West, plus Harbour Gate the gateway to this commercial center. The Harbour Towers and Harbour Gate have grown to become the commercial hub of Bahrain Financial Harbour.

- Developer: Bahrain Financial Harbor Holding Co.
- Value (\$bn): 1.5
- Area: Manama
- Address: Block 346, Manama Seafront, Bahrain



## Dragon City

Dragon Mall - is part of a master planned project Diyar Al Muharraq. Spread over a land area of 115,000 m<sup>2</sup>, the retail development has close to 800 shops, mainly Chinese retailers.

- Owner/ Developer: Diyar Al Muharraq
- Value: TBD
- Size: Medium
- Classification: Retail Destination
- Gross Leasing Area: 32,000 m<sup>2</sup>
- Purpose: Enhance the tourism infrastructure in the Kingdom and support the national economy
- Type of Development: Retail
- Area: Diyar Al Muharraq

- Address: Building 4441, Rd 6347, Block 263, Muharraq, Bahrain
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## **Reef Island**

Reef Island is considered as one of the most exclusive and luxurious real estate projects in Bahrain. Situated in the most prime location, just a few minutes away from Bahrain Financial Harbor, Central Manama, and Shopping and entertainment spots at Seef area. The developments on Reef Island will cover an area of 579,000 sq meters comprising of 40 residential buildings, one high-rise iconic tower, 49 chalets and 65 luxurious villas, in addition to other amenities.

- Owner / Developer: Lulu Tourism Company
  - Value (\$bn):1.5
  - Area: Manam
  - Address: Block 346, Manama Seafront, Bahrain
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## **Bahrain Investment Gateway**

Investment Gateway Bahrain's Phase I and Phase II, with project area of 6 million Sqm and 2.1 million Sqm respectively, are located between Bahrain International Airport, Salman Industrial Area and the expressway linking to Mina Salman. The project represents an unprecedented opportunity to be part of a business area which is strategically neighboring major transport and logistics hubs that provide unparalleled access to key local and regional markets. Investment Gateway-Bahrain offers a diversity of zoning types to cater to a wide cross section of major growth segments. Whether it is logistics, light industrial, showroom retail, office or workshop premises that are sought. Ninety per cent of the first phase-listed plots have been already sold.

- Owner: Amar Holding Company
- Developer: Manara Developments Company
- Value (\$Bn): 3.7
- Status: Phase 1 completed & Phase 2 underway
- Area: Phase I and Phase II, with project area of 0.6 million Sqm and 2.1 million Sqm respectively.
- Purpose: Light industrial, Commercial and business zone
- Type of Developments (with details): Mix of commercial, showrooms and light industry (warehouse & logistics, workshops, etc.)
- Upcoming developments/ expansions: Phase 2 reclaiming underway
- Any other information you find relevant for Investors: Freehold
- Address: Manara Development Company, Seef, Bahrain



## [Bahrain Bay Development](#)

Bahrain Bay is a mixed-use, urban, waterfront development which incorporates residential, commercial, hotel, tourism, corporate headquarters, as well as community facilities and public amenities.

- Owner: Private development
- Developer: Bahrain Bay Development BSC (Closed)
- Value (\$bl): \$2.5Bln
- Status: Near completion
- Area: 432,000 sqm
- Purpose: Mixed use
- Type of Developments:

### **Arcapita**

A commercial building that houses the headquarters of Arcapita, Bahrain Bay Development office, Economic Development Board of Bahrain, Bahrain Mumtalakat Holding Company and other semi-government organizations. Arcapita features as one of the anchor developments and is the first developer to commence construction.

### **Four Seasons Hotel**

Built on a private island that is accessed by causeway, boat or water taxi, the Four Seasons Hotel is one of the anchor developments of Bahrain Bay. Elevated on the 11th to 28th floors, the 273 extra-spacious hotel guest room's including 57 suite's all present sweeping views of the Manama skyline or the Arabian Gulf. The seven indoor-outdoor dining and drinks, include two signature restaurants and a lounge by Wolfgang Puck. Five swimming experiences and a light-filled spa with an array

of unisex and women's-only amenities elevates Four Seasons Hotel among Bahrain's best luxury resort destination.

#### **ABG Tower**

The ABG Tower, composed of two office towers, is the corporate headquarters of Al Baraka Banking Group, a leading international Islamic banking organization with a wide geographical presence in the form of subsidiary banking units and representative offices in fifteen countries.

- Upcoming developments/ expansions

#### **Wyndham Tower**

Uniquely designed as a twirling structure, the United Tower offers ultra-modern office space, luxury living apartments and the all-encompassing 260 room Wyndham Grand Hotel taking pride of place, filling 14 of the 50 floors.

#### **Water Bay**

Water Bay is a residential luxury apartment complex by Bin Faqih Real Estate Investment Co, one of Bahrain's leading real estate firms. Located in a prime location facing the Four Seasons Hotel, the yacht inspired buildings will feature three distinct 10-storey residences with around 600 luxury apartments, a retail floor and a common basement car park extending below the buildings. The development will be enhanced by a host of leisure facilities such as swimming pools, gymnasias, saunas as well as a wide range of supporting and restaurant outlets.

#### **AXA Insurance Gulf**

Commencing construction of their new regional head offices at Bahrain Bay, AXA Insurance Gulf is a recent entrant to the team of projects underway at Bahrain Bay. Enjoying a premium location overlooking the sea to the north of Bahrain Bay and bordering the western side of the main Canal, the building itself will be 32m high with 7 storeys above ground level and four basement levels for car parking. Other development poised to start soon are:

1. Golden Gates by Ajmera Mayfair Realty Group
2. Wafra Tower by Wafra Real Estate Group
3. The Rolex Tower by Nama International Real Estate

- Any other information you find relevant for Investors

Built on the fringe of a thriving commercial and business district of Northern Manama, Bahrain Bay is easily accessed from the Bahrain International Airport as well as the King Fahd Causeway that links Bahrain to the Kingdom of Saudi Arabia. The project is strategically placed just across the World Trade Centre and is

adjacent to the new, soon to be opened hyper-mall, Avenues Bahrain. With a completed infrastructure and public realm that includes landscaped gardens, public art displays and a waterfront promenade dotted with food and beverage kiosks, the area in recent times has been a popular venue for cultural and community events.

- High resolution images of existing project and upcoming project (CGI drawings) AXA, Waterbay, FSH, Arcapita, Wyndham, ABG