

BEACH HILLS

AL ZORAH BEACHFRONT LIVING

SOLIDERE INTERNATIONAL

# PLACES FOR LIFE

Solidere International's rising standing is the result of insight, creativity, innovation, and investment in people and places. The company has amassed expertise dedicated to designing sophisticated and incomparable developments. Living up to the promise of our brand, Solidere International's mission remains that of planning, developing, and building Places for Life.

# STRETCH OF WHITE SANDY BEACH

For nine months of the year, the temperate, crystal-clear waters are perfect for swimming, diving, or snorkeling to discover the colorful marine life that inhabits Al Zorah's shores. The sandy beach offers all the attractions of captured moments under glorious sunshine with a year-round invitation for a multitude of team sports or total relaxation.

AL ZORAH BEACHERONT LIVING



## LUXURIOUS BEACHFRONT GETAWAY HOMES

In the heart of the beachfront district of Al Zorah, Beach Hills Villas, with its natural environment and variety of beachside activities, is ideal for wholesome wellbeing. The barefoot luxurious lifestyle offers a sophisticated vacation getaway home, close, yet away, from urban hustle and bustle .

BEACH HILLS VILLAS



PLOT AREA STARTING FROM

12,000  
SQFT

SELLABLE BUILT-UP AREA

6,744  
SQFT



BEACH HILLS VILLAS

## RELAXING VACATION AMBIANCE

Alongside the world-class Oberoi Beach Resort, Beach Hills Villas offers large four-bedroom villas within a secure, gated community with direct access to the beach. The villas are buffered by green landscaped areas and pedestrian walkways separating them from the rest of Al Zorah.



BEACH HILLS VILLAS

## SEAMLESS INDOOR AND OUTDOOR LIVING

The private outdoor spaces and spacious terraces offer uninterrupted sea views and meld seamlessly with interiors to create the perfect, secluded setting for family living and enjoyment.



BEACH HILLS VILLAS

## MODERN INVITING BEACH COCOONS

Each home is set in ample gardens and comes with its own pool and a secluded internal landscaped courtyard, a cooling swathe of green.





BEACH HILLS VILLAS

## PIED DANS L'EAU LIVING

Extensive individual plots and carefully thought-out orientation ensure that each home enjoys complete privacy in the multi-functional outdoor spaces while remaining close to the shore.



BEACH HILLS VILLAS

## EXPANSIVE OPEN SPACE

The one floor layout of these large villas offers an ultra-modern, multi-functional interior where ample kitchens can become places for family gatherings, and where dining areas can be part of the living room or shuttered off for greater privacy. This is open plan living at its most refined and elegant.



RELAXING PRIVATE VISTAS

Airy layouts are designed to balance between indoors and out, perfectly framing views, while creating a comfortable and tranquil home setting.



BEACH HILLS VILLAS

## SPECTACULAR SEA VIEWS AND PRIVATE BEACH

Set on the second and third levels of four cascading terraces that descend towards the beach, each and every villa is guaranteed breathtaking views toward a blue and gold horizon.



The neutral palette exudes a simple sophistication that highlights the luxurious finishing and ensures comfort and relaxation.



Planted verges alongside pedestrian-friendly roads lend a lush resort-style character to the beachfront community.



BEACH HILLS VILLAS

## PRIVILEGED SECLUDED NEIGHBORHOOD

Each villa comes with three shaded parking spaces, separate main, family, and service entrances, as well as private beach access.



01 DINING AND LIVING  
(147.7m<sup>2</sup>) 7.5m X 15.4m

Lobby  
4.4m x 8.3m

Guest Bathroom  
1.8m X 5m

02 MASTER BEDROOM  
(68.8m<sup>2</sup>) 6m X 5.5m

Dressing  
4.8m x 1.8m

Master Bathroom  
5.1m x 3.5m

Courtyard  
2.7m x 1.3m

03 BEDROOM 1  
(36m<sup>2</sup>) 5m X 5m

Dressing  
2.2m x 1.6m

Bathroom  
2.2m x 3.2m

04 BEDROOM 2  
(36m<sup>2</sup>) 5m X 5m

Dressing  
1.7m x 2.2m

Bathroom  
2.2m x 3.2m

05 BEDROOM 3  
(34m<sup>2</sup>) 5m X 4.6m

Dressing  
1.9m x 1.8m

Bathroom  
3m x 2.2m

06 FAMILY ROOM  
(24.5m<sup>2</sup>) 5.5m X 4.5m

07 KITCHEN  
(58.9m<sup>2</sup>) 6.1m X 6.3m

Back Kitchen  
3m x 4m

Staff Bedroom  
3.5m x 2.4m

Staff Bathroom  
1.8 x 1.7M

08 STAFF BEDROOM  
(14.6m<sup>2</sup>) 3.5m X 2.4m

Dressing  
1.6m x 1.7m

Staff Bathroom  
1.8 x 1.7m

09 DRIVER BEDROOM  
(12.5m<sup>2</sup>) 3m X 2.4m

Dressing  
1.6m x 1.7m

Driver Bathroom  
1.6m x 1.7m

10 COURTYARD  
(24.8m<sup>2</sup>) 6m X 4.1m

11 LIVING TERRACE

12 POOL

13 JACUZZI

14 PARKING

# THE BEST MIXED-USE DESTINATION

Winner of the Arabian Property Best Mixed-Use Development Award for its deft balance between the natural and the urban, Al Zorah is a perfect amalgamation of world-class resorts, residences, commercial spaces, wellness and leisure facilities, and an 18-hole championship golf course within stunning natural surroundings, along a 12-kilometer waterfront.

ARABIAN PROPERTY AWARDS

## 12 KM

WATERFRONT

Open waters and a calm creek, home to the fish nursery of the coast of Ajman.

## 1.6 KM

BEACHFRONT

Crystal-clear waters perfect for a variety of water activities for nine months of the year.

## 100 HA

MANGROVE FOREST

One of the oldest protected forests in the UAE, home to a large range of marine life and plants.

## 200

BIRD SPECIES

Resident and migratory, availing of the rich biodiversity of the lagoon and mangrove forest.

## 60%

GREEN SPACES

With landscaped gardens and meandering pathways, ideal for dynamic healthy living.

## 700,000 M<sup>2</sup>

GOLF COURSE

Acclaimed championship green crafted by Nicklaus Design, operated by Troon.

## 89 KEYS

THE OBEROI BEACH  
RESORT, AL ZORAH

Recognized as one of the Top 12 Resorts in The Middle East: Reader's Choice Awards 2022.

## 61 KEYS

ZOYA HEALTH AND  
WELLNESS RESORT

The first fully-integrated five-star wellness retreat in the UAE.



## THE MANGROVE FOREST

The wonders of a natural protected mangrove forest, home to a variety of flora and fauna. The inland creek and forest of biologically and ecologically rich wetland are designated as conservation areas, and Al Zorah commits to preserving their ecosystems and promoting their magnificence.



## ACCLAIMED AS ONE OF THE BEST GOLF VENUES

Set within a natural preserved environment and mangroves, the par-72, 18-hole championship, GEO certified, landscaped green offers extensive practice facilities, generous fairways, and wide corridors arranged around two large lakes that enrich the challenge of the course and enhance its variety and playability.

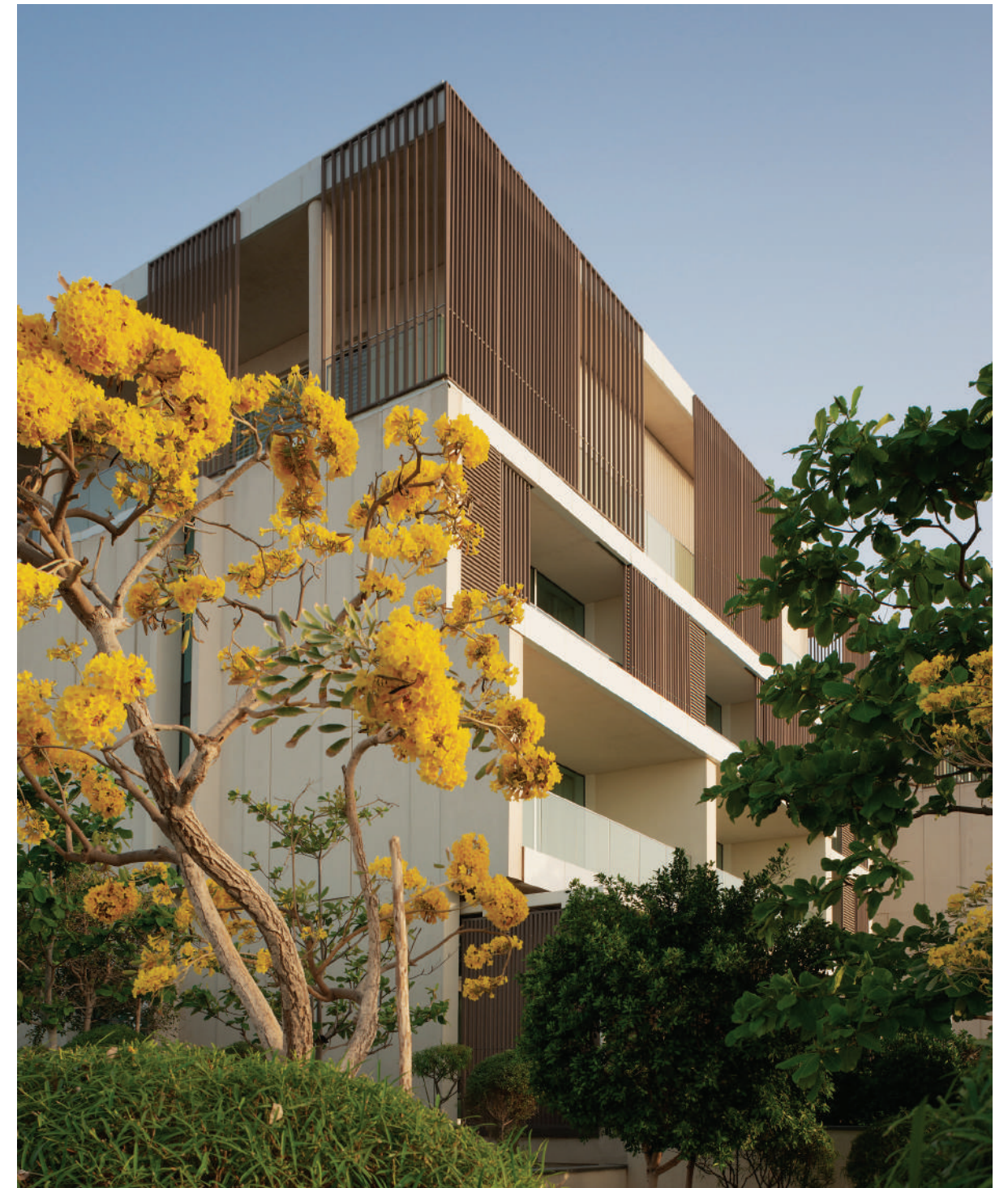


## AWARD-WINNING LUXURIOUS OBEROI HOTEL

One of the Top 12 Resorts in the Middle East, Reader's Choice Awards 2022.  
Gold List 2022 Condé Nast Traveller and U.K Readers' Choice Awards, 2022.  
Top 25 Luxury Hotels, Middle East 2020 TripAdvisor Travelers' Choice Awards.  
Ajman's Leading Luxury Resort 2020 World Travel Awards.

THE OBEROI BEACH RESORT, AL ZORAH





## EXQUISITE ARCHITECTURE NESTLED AMID A GREEN HAVEN

Elegant contemporary, contextual architecture that lives up to the highest standards of design excellence, with outer cladding of wood panels that create a play of light and shade.

THE OBEROI BEACH RESORT, AL ZORAH



THE OBEROI BEACH RESORT, AL ZORAH

Spacious two and three-bedroom beachfront villas with private terrace and lap pool for a dream getaway



THE OBEROI BEACH RESORT, AL ZORAH

The well thought-out design of three platforms that run parallel to the sea and rise from the waterfront ensures beautiful sea vistas from all parts of the resort.



THE GOLF CLUBHOUSE

## PERCHED ATOP A BEAUTIFULLY LANDSCAPED OASIS

Sitting at the crest of the golf course within a green island, the Clubhouse is designed to provide golfers and their guests with the most pleasurable pre- and post-game experience.

AL ZORAH BEACHFRONT LIVING

60%

GREEN SPACES

A VISION THAT  
REFLECTS THE SITE'S  
NATURAL RESOURCES  
AND OPEN VIEWS



- 01 Exclusive 21 And Seaside Hills Villas
- 02 Seaside Hills Residences
- 03 The Oberoi Resorttwo
- 04 The Oberoi Beach Resort
- 05 Beach Hilla Villas
- 06 10-Km Cycling Trail
- 07 Community Center
- 08 District 9
- 09 Golf Club
- 10 Golf Clubhouse
- 11 Zoya Health And Wellbeing Resort
- 12 Mangrove Forest
- 13 Marina 1 Park
- 14 Mosque



AL ZORAH BEACHFRONT LIVING

# ARRIVAL BY LAND, AIR AND SEA

Linked directly to Sheikh Mohammed Bin Zayed Road, Al Zorah is a 25-minute drive from Dubai International Airport and only 20 minutes from Sharjah International Airport. This unique destination is also easily accessible by boat or yacht, thanks to its four state-of-the-art marinas, which offer convenient, year-round berthing.

## 25 MIN

FROM DXB AIRPORT

Linked directly to Sheikh Mohammed Bin Zayed and Emirates roads

## 3 KM

SHOPPING FACILITIES

Major retail outlets and shopping malls within a three-kilometer radius.

## 7 KM

EDUCATIONAL INSTITUTIONS

Mix of schools and universities within a seven-kilometer radius.

## 5 MIN

HOSPITALS AND CLINICS

Medical centers in close proximity to Al Zorah.

AL ZORAH DEVELOPMENT

## THE GOVERNMENT OF AJMAN

In line with its strategic objective to spur growth in the emirate, the Government of Ajman entered into a joint-venture partnership with Solidere International to plan and develop Al Zorah, where foreigners have the right to 100 percent ownership and tax-free development.

The Government of Ajman has dedicated Al Zorah as a Freehold and Free Zone area as per the princely decree issued in 2008 by His Highness Sheikh Humaid Bin Rashid El Nuaimi, the ruler of Ajman.

AL ZORAH DEVELOPMENT

## AL ZORAH DEVELOPMENT COMPANY

Al Zorah Development (Private) Company Limited P.S.C. was incorporated on October 31, 2007, as a Free Zone Company under the laws of Ajman, United Arab Emirates. Its object is “to carry on all business relevant to the development of Al Zorah area, acquire lands and properties, and market, manage, and lease the same for the Company’s or other parties’ accounts, including real estate brokerage services.”

The Company’s life is 99 years. Its capital is AED 2 billion, consisting of 20 million shares with a par value of AED 100, of which 50 percent are held by the Ajman Government and 50 percent by Solidere International Limited and by SI Al Zorah Equity Investments, Inc.

# WHY INVEST IN AL ZORAH

Following the successful transformation of a great vision into a landmark destination and the creation of added value through lifestyle amenities, Al Zorah continues to attract investors and developers to further expand the holistic experience.

AL ZORAH CITY

01

## FREEHOLD AND FREE ZONE STATUS

Special privileges allow foreign and local residents and investors full ownership of businesses, land and property, which can be sold or rented.

02

## GOLDEN VISA

An opportunity for investors to obtain a long-term Golden Visa, for up to ten years, and a pathway to citizenship in the UAE.

03

## A SPECTACULAR BEACHFRONT DESTINATION

Leveraging on its prime location along the unblemished shoreline of the emirate of Ajman and the natural wonders of a preserved mangrove forest.

04

## A MAGNET FOR INTERNATIONAL INVESTORS

The successful partnership between the visionary Government of Ajman and the trusted expertise of Solidere International in making Places for Life.

05

## HIGH RETURNS WITH NON-REPATRIATION ON CAPITAL GAINS

A high demand for upcoming developments and fast paced interest in available plots and concepts.

06

## HOLISTIC AND BALANCED LIFESTYLE

Al Zorah offers its community a true sense of belonging and its visitors a memorable experience.

07

## THE PREMIER ALL-INCLUSIVE LANDMARK

Perfect amalgamation of beautiful homes, world-class resorts, commercial spaces, and leisure facilities within a natural setting.

08

## FIRST-CLASS INTERNATIONAL GOLFING EXPERIENCE

A Nicklaus Design 18-hole championship course hailed as one of the best courses of the region.

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