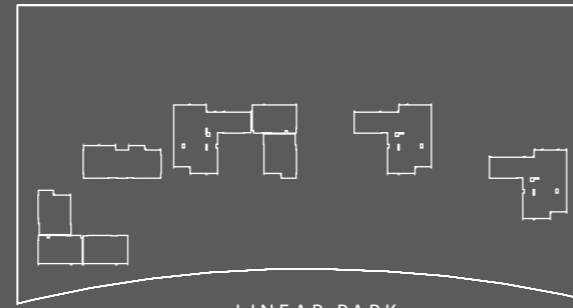
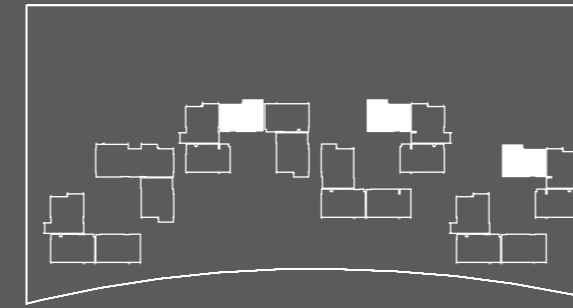


BEACHFRONT

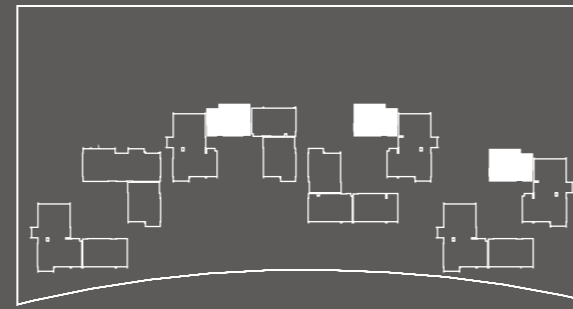


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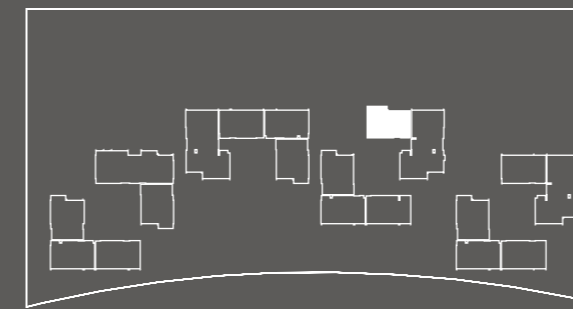
LINEAR PARK



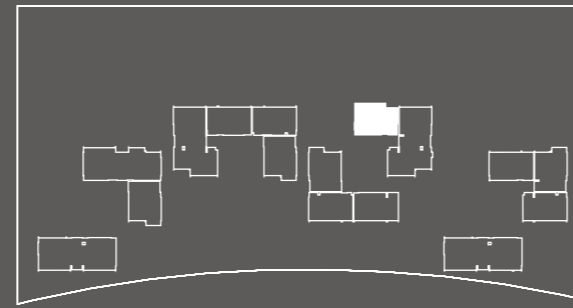
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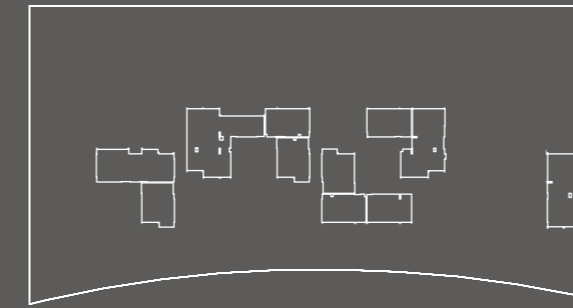
F2



F3



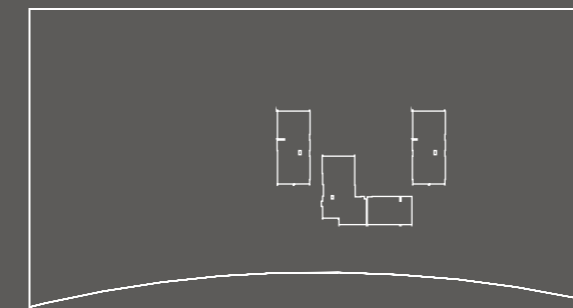
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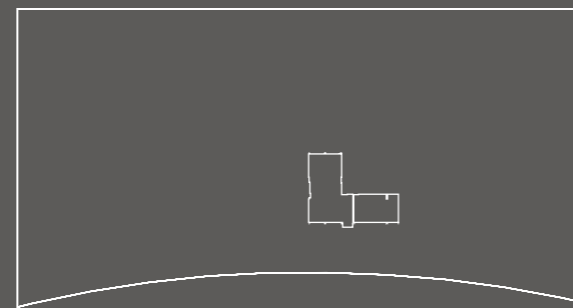
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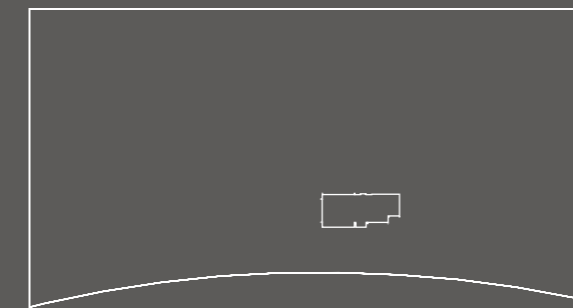
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F7

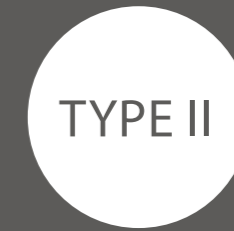


F8



F9

DUPLEX



TYPE II

TWO-BEDROOM APARTMENT

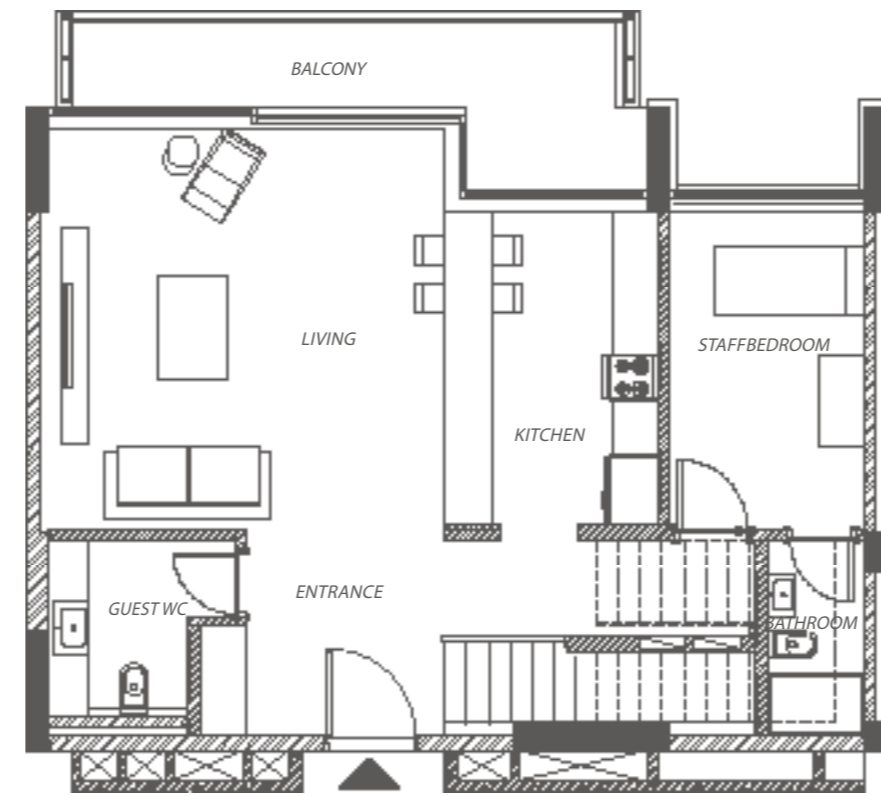
FOUR UNITS

TYPE II DUPLEX

STARTING FROM

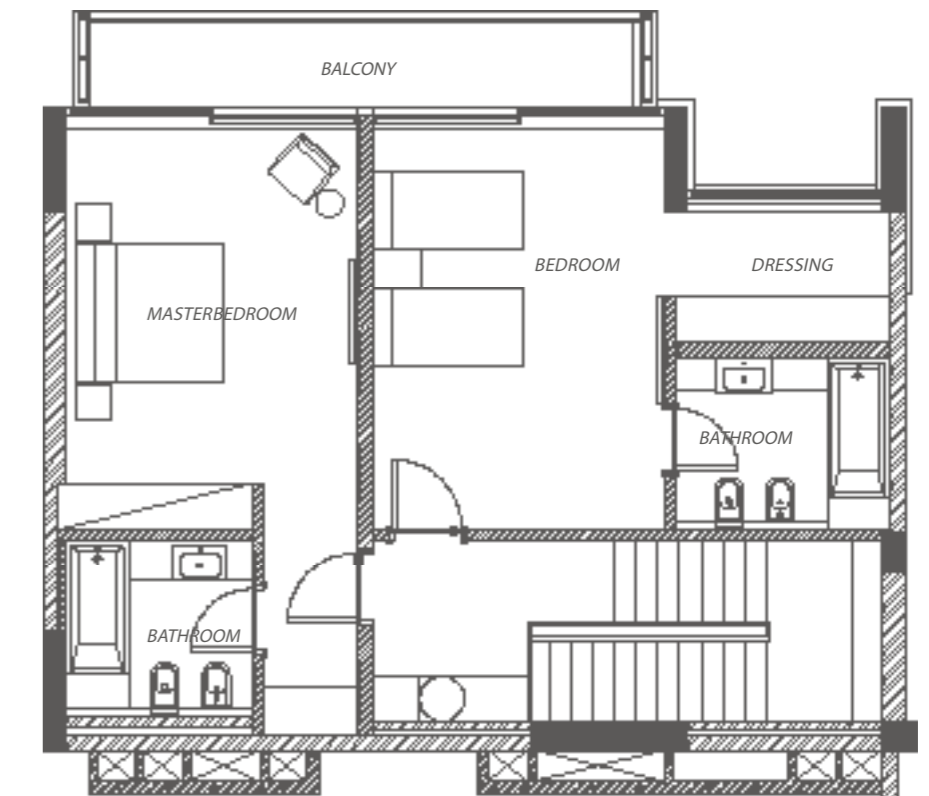
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SQFT



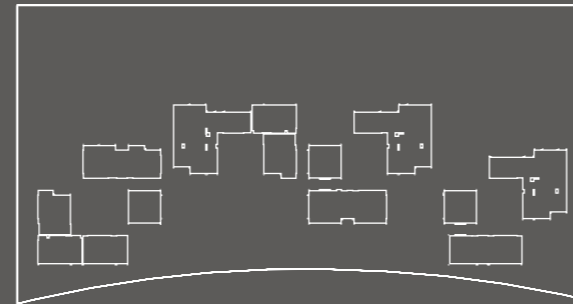
ENTRANCE (7.60 M ²) 3.15M X 2.65M	GUEST WC (4.05 M ²) 1.80M X 2.25M	LIVING (26.52 M ²) 5.10M X 5.20M	KITCHEN (11.41M ²) 2.75M X 4.15M	STAFF ROOM (10.37M ²) 2.50M X 4.15M
				Bathroom (3.12 M ²) 1.25M X 2.50M
MASTER BEDROOM (19.50M ²) 3.75M X 5.20M	BEDROOM (19.50M ²) 3.75M X 5.20M	LOWER BALCONY (10.22M ²) 7.10M X 2.16M	UPPER BALCONY (7.74M ²) 7.10M X 1.09M	
Bathroom (6.00 M ²) 2.40M X 2.50M	Dressing (4.81 M ²) 1.75M X 2.75M			
	Bathroom (6.05 M ²) 2.75M X 2.20M			

TYPE II - DUPLEX
LOWER LEVEL



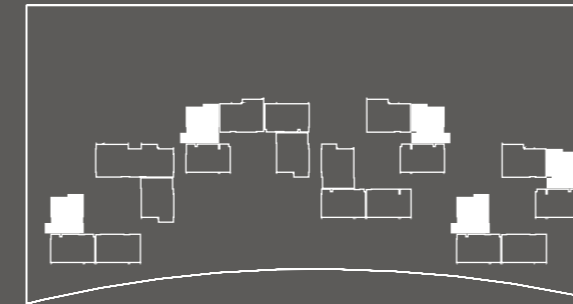
TYPE II - DUPLEX
UPPER LEVEL

BEACHFRONT

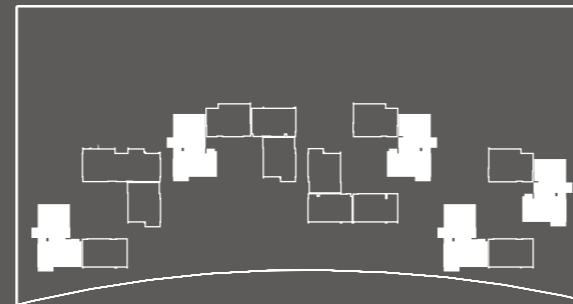


GF

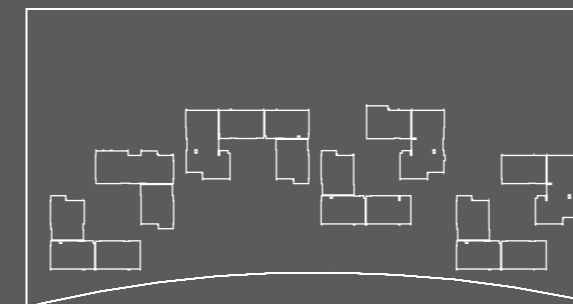
LINEAR PARK



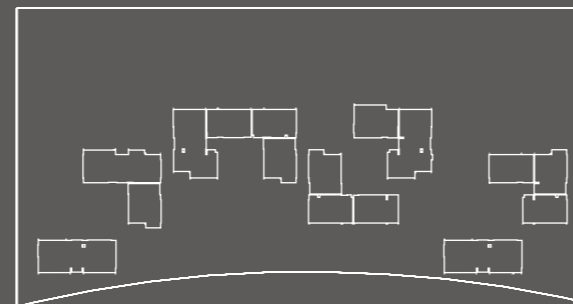
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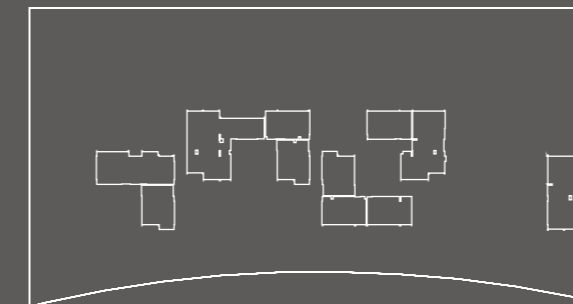
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F3



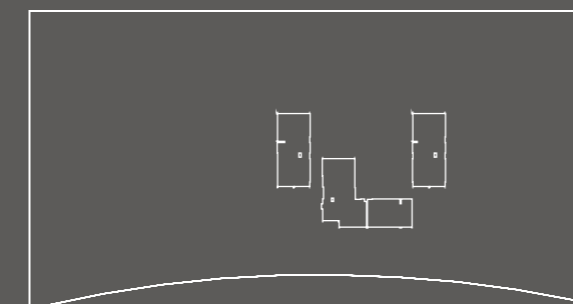
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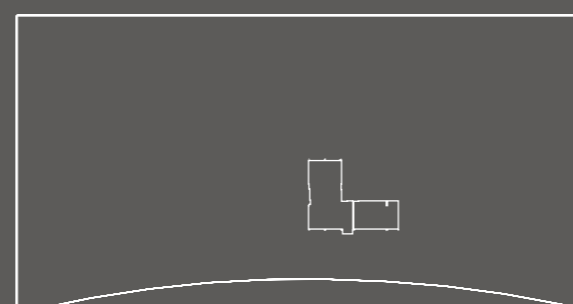
F5



F6



F7

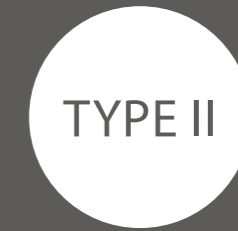


F8



F9

DUPLEX



TYPE II

THREE-BEDROOM APARTMENT

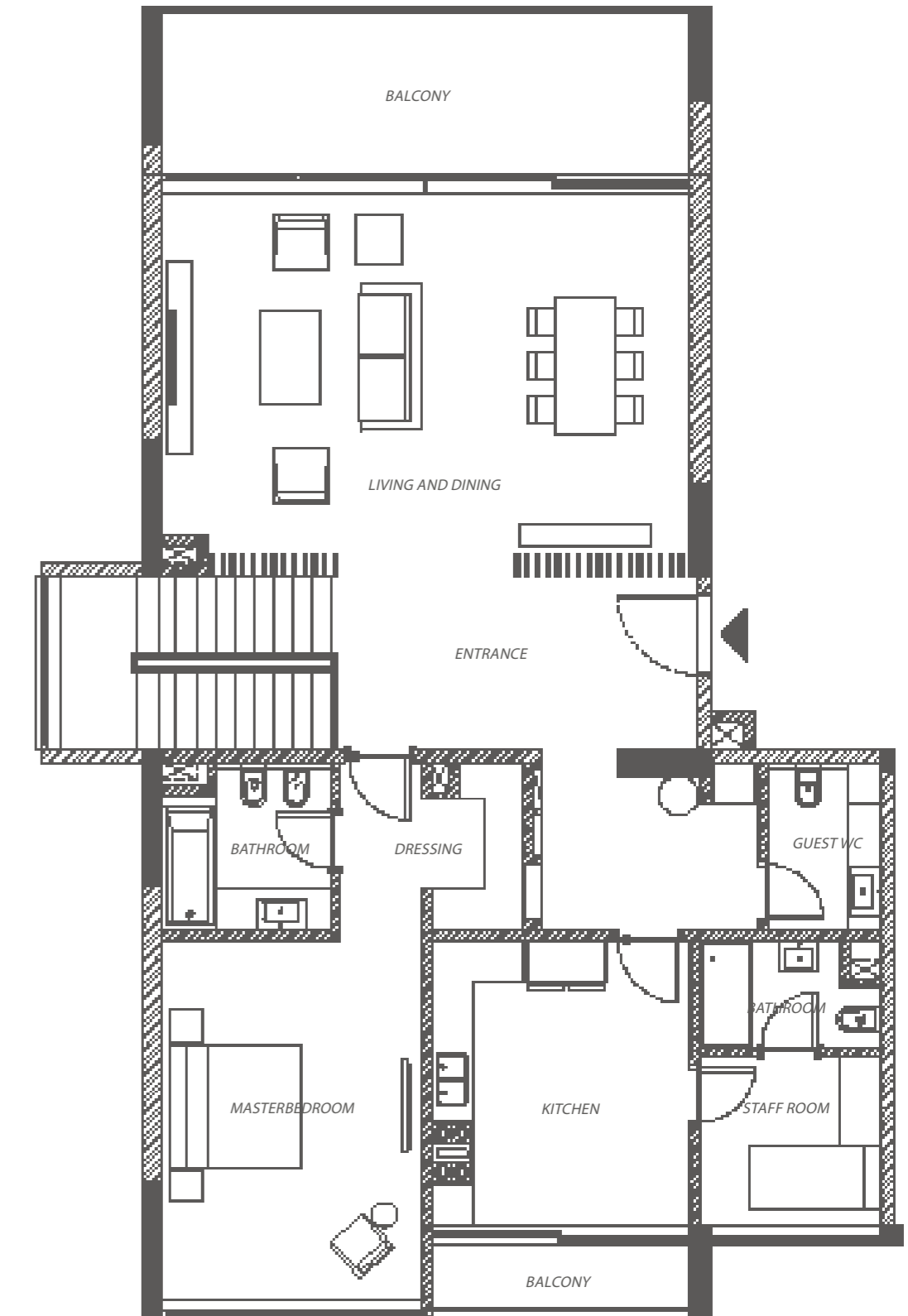
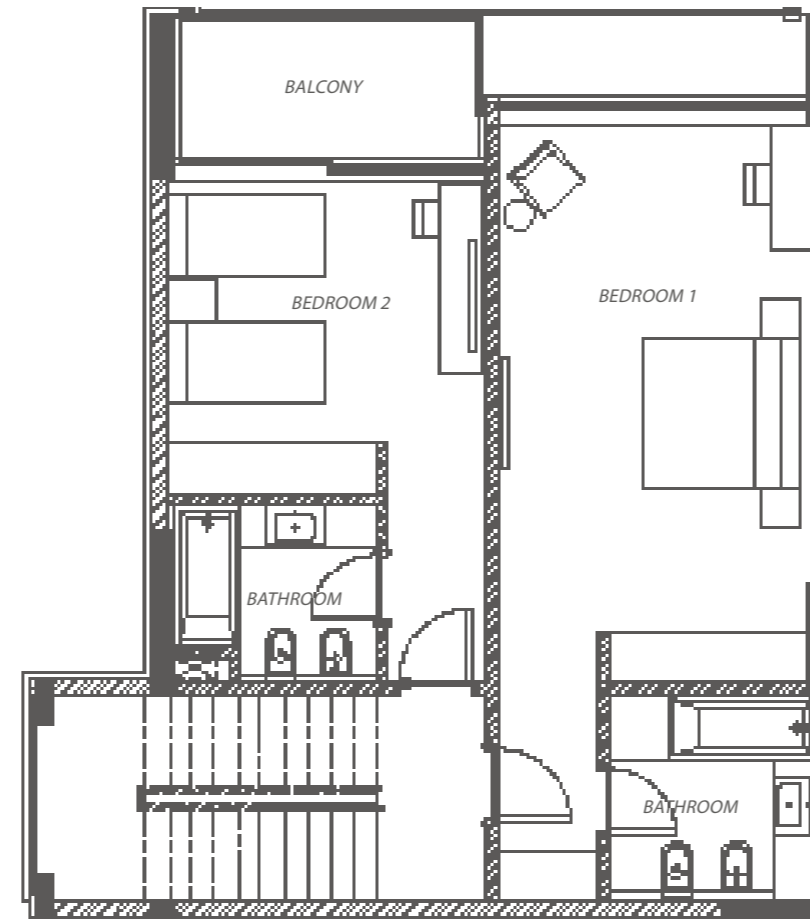
FIVE UNITS

TYPE II
DUPLEX

STARTING FROM

2,794

SQFT

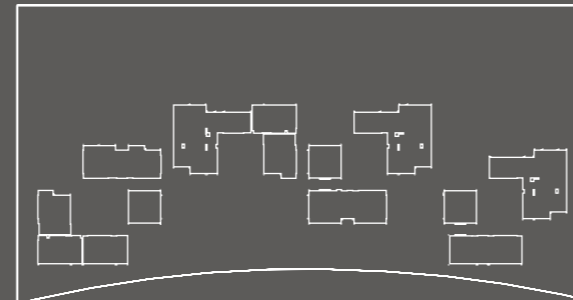


ENTRANCE (13.37 M ²) 5.35M X 2.50M	GUEST WC (4.04 M ²) 1.65M X 2.45M	LIVING AND DINING (41.07 M ²) 7.75M X 5.30M Balcony (17.49M ²) 7.54M X 2.32M	KITCHEN (15.64M ²) 3.77M X 4.15M Balcony (5.60 M ²) 2.65M X 1.35M
MASTER BEDROOM (19.67M ²) 3.77M X 5.22M Dressing (3.35 M ²) 1.37M X 2.45M Bathroom (5.60 M ²) 2.45M X 2.45M	BEDROOM 1 (25.63M ²) 3.77M X 6.80M Bathroom (6.37 M ²) 2.55M X 2.50M	BEDROOM 2 (15.36M ²) 3.92M X 3.92M Bathroom (5.02 M ²) 2.45M X 2.05M Balcony (5.92 M ²) 3.60M X 1.63M	STAFF BEDROOM (7.02M ²) 2.65M X 2.65M Bathroom (3.37 M ²) 2.50M X 1.35M

TYPE II - DUPLEX
LOWER LEVEL

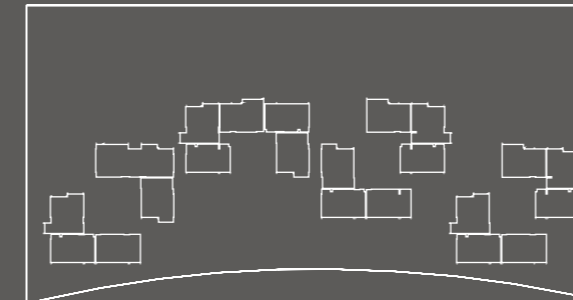
TYPE II - DUPLEX
UPPER LEVEL

BEACHFRONT

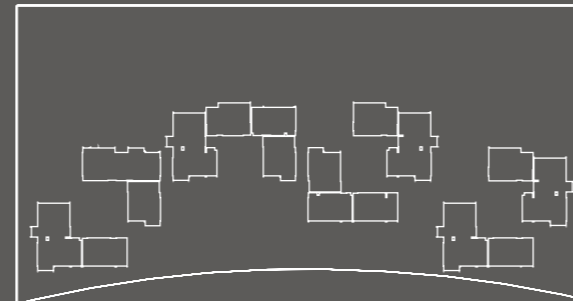


LINEAR PARK

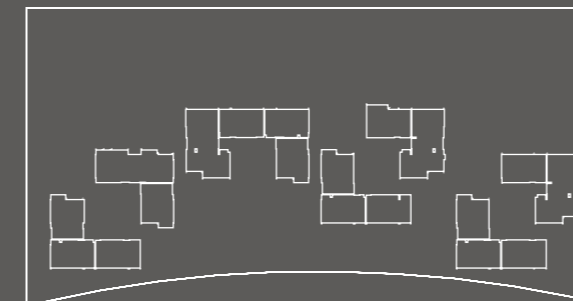
GF



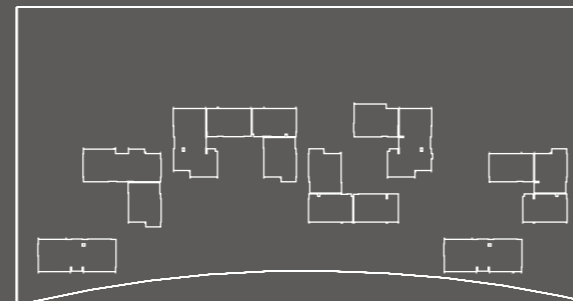
F1



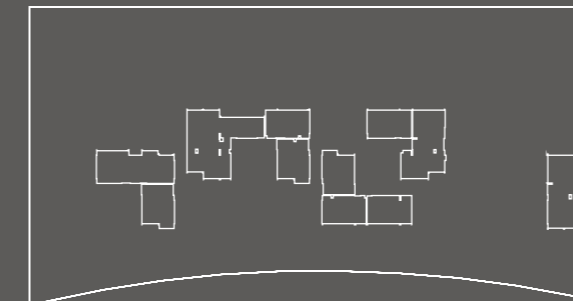
F2



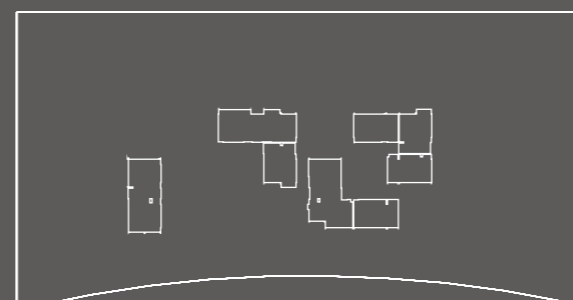
F3



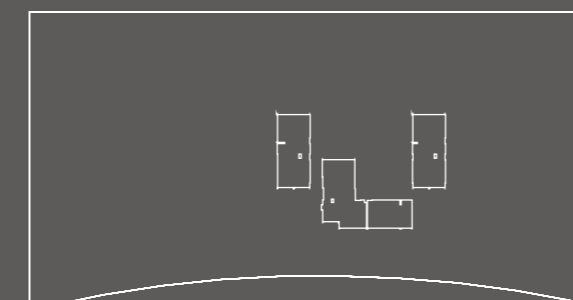
F4



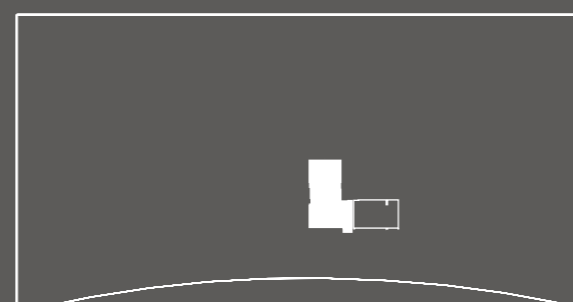
F5



F6



F7

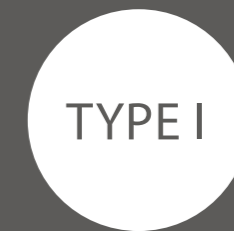


F8



F9

DUPLEX



TYPE I

FOUR-BEDROOM APARTMENT

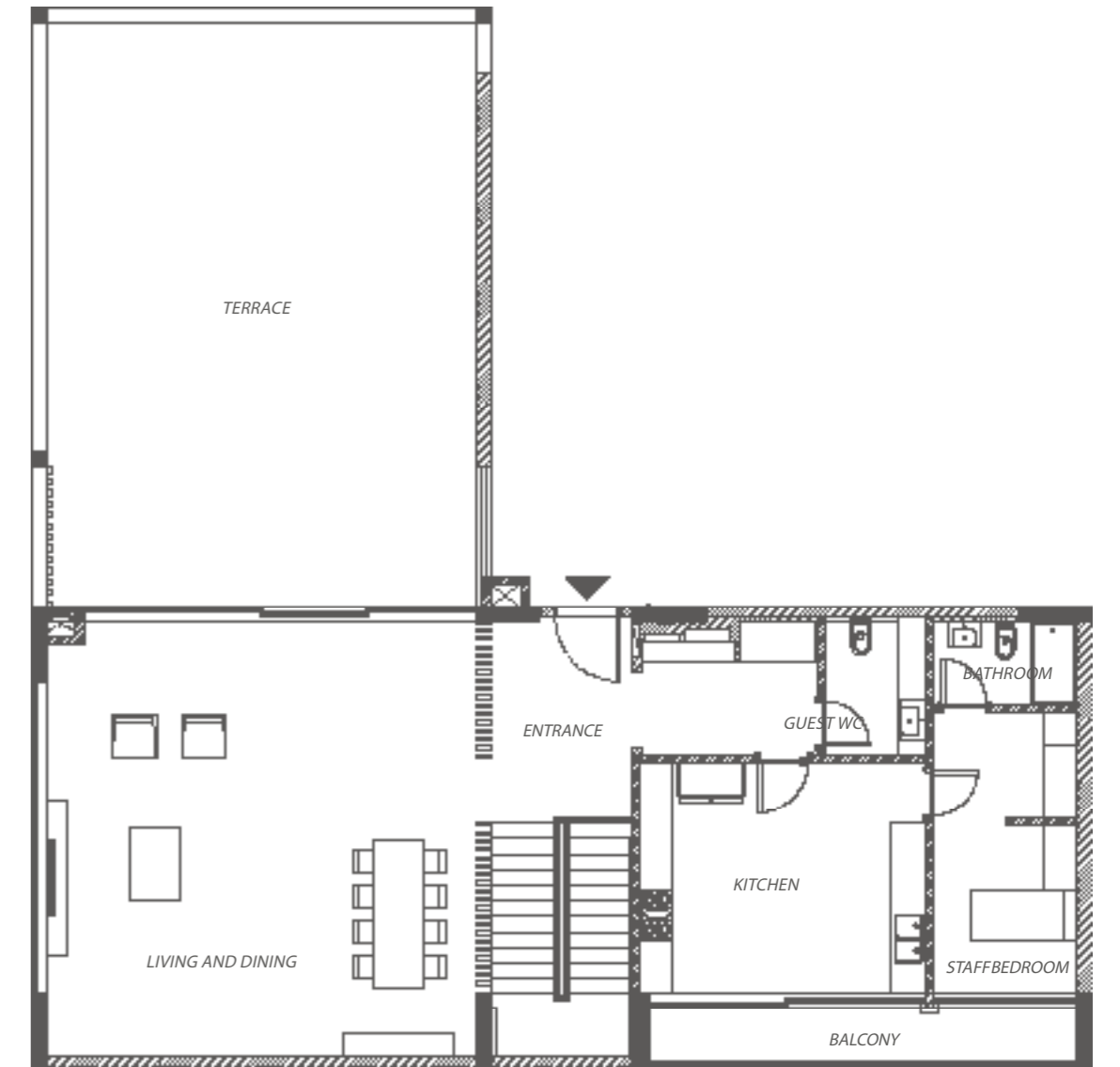
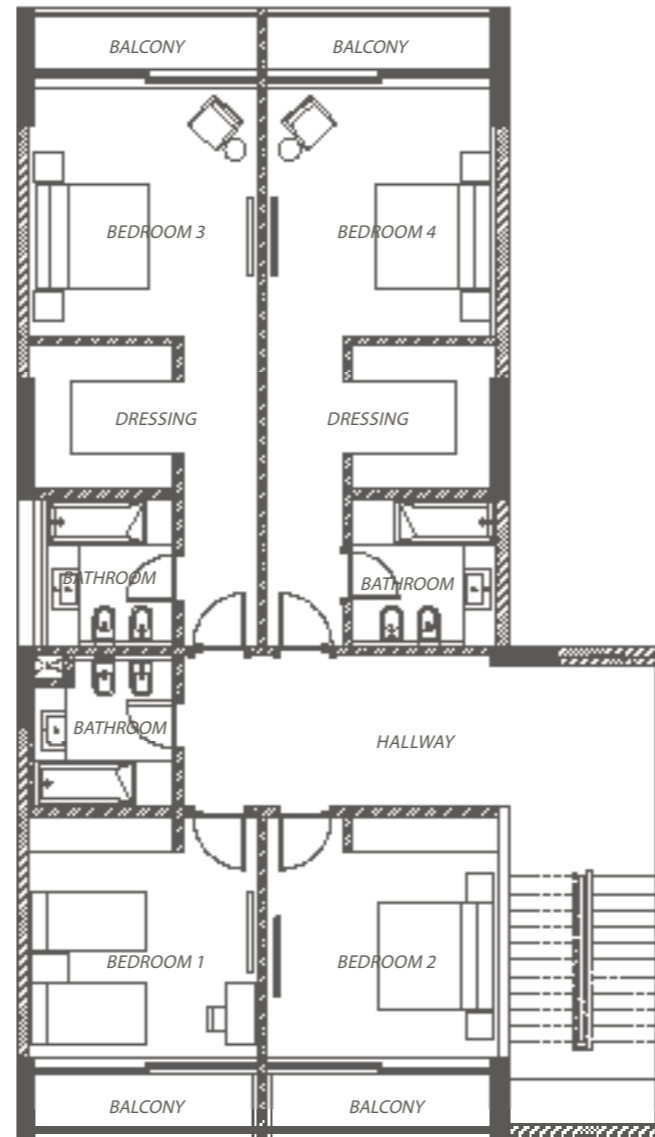
ONE UNIT

TYPE V
DUPLEX

STARTING FROM

4,483

SQFT



ENTRANCE (9.25 M ²) 2.50M X 3.70M	GUEST WC (4.41 M ²) 1.80M X 2.45M	LIVING AND DINING (60.21M ²) 7.70M X 7.82M Terrace (80.53 M ²) 7.62M X 10.50M	KITCHEN (21.24 M ²) 5.12M X 4.15M Balcony (7.24 M ²) 7.54M X 0.96M	STAFF BEDROOM (7.71M ²) 2.57M X 3.00M Bathroom (3.98M ²) 2.57M X 1.55M
BEDROOM 1 (15.87M ²) 3.90M X 4.07M Balcony (3.36 M ²) 3.61M X 0.91M	BEDROOM 2 (15.87M ²) 3.90M X 4.07M Balcony (3.29 M ²) 3.61M X 0.91M	BEDROOM 3 (15.90M ²) 3.77M X 4.22M Bathroom (5.62M ²) 2.25M X 2.50M Dressing (5.68M ²) 2.35M X 2.42M Balcony (3.38M ²) 3.70M X 0.92M	BEDROOM 4 (15.90M ²) 3.77M X 4.22M Bathroom (5.62M ²) 2.25M X 2.50M Dressing (5.68M ²) 2.35M X 2.42M Balcony (3.38M ²) 3.70M X 0.92M	HALLWAY (23.12M ²) 8.00M X 2.58M Bathroom (6.03M ²) 2.35M X 2.57M

TYPE I - DUPLEX
LOWER LEVEL

TYPE I - DUPLEX
UPPER LEVEL

APARTMENTS SCHEDULE OF FINISHES

LIVING, DINING AND INTERNAL CORRIDORS

- Floors: First choice ceramic full body or approved equal
- Walls: Emulsion paint
- Ceiling: Gypsum board with emulsion paint and spot lighting
- Skirting: First choice ceramic full body or approved equal

BEDROOMS AND DRESSING ROOMS

- Floors: First choice ceramic full body or approved equal
- Walls: emulsion paint
- Ceiling: Gypsum board with emulsion paint and spot lighting
- Skirting: First choice ceramic full body or approved equal

KITCHEN

- Floors: First choice ceramic full body or approved equal
- Walls: Split between first choice ceramic full body or approved equal and hygiene-waterborne paint
- Ceiling: Gypsum board with emulsion paint and spot lighting
- Cabinets: Solid frame and panel, melamine interiors and choice of veneer or approved equal
- Counter tops: Artificial quartz counter tops with stainless steel sink and pull-out mixer with backsplash or approved equal

BATHROOMS

- Floors: First choice ceramic full body or approved equal
- Walls: Split between first choice ceramic full body or approved equal and hygiene-waterborne paint
- Ceiling: Gypsum board with emulsion paint and spot lighting
- Fixtures and fittings: European or approved equal.

BALCONIES AND TERRACES

- Floors: First choice ceramic full body or approved equal
- Walls and ceiling: As per the building external finish

DOORS

- Entrance door: solid timber, painted or approved equal
- Other doors: solid frames, painted or approved equal
- Ironmongery: chrome or stainless steel or approved equal

AIR-CONDITIONING

- Chiller, VRF, DX A/C system controlled through thermostats or approved equal

LIGHT FITTING

- LED spot lights in living areas and bedrooms or approved equal
- Single bulb(s) to living spaces to enable individual owners future selection
- LED lights to kitchen, bathrooms and corridor areas or approved equal

WINDOWS

- Frames: aluminum finish or approved equal
- Glass: Double glazing

TELECOMMUNICATIONS

- Fiber optic to home technology

FACT SHEET

PROJECT FEATURES

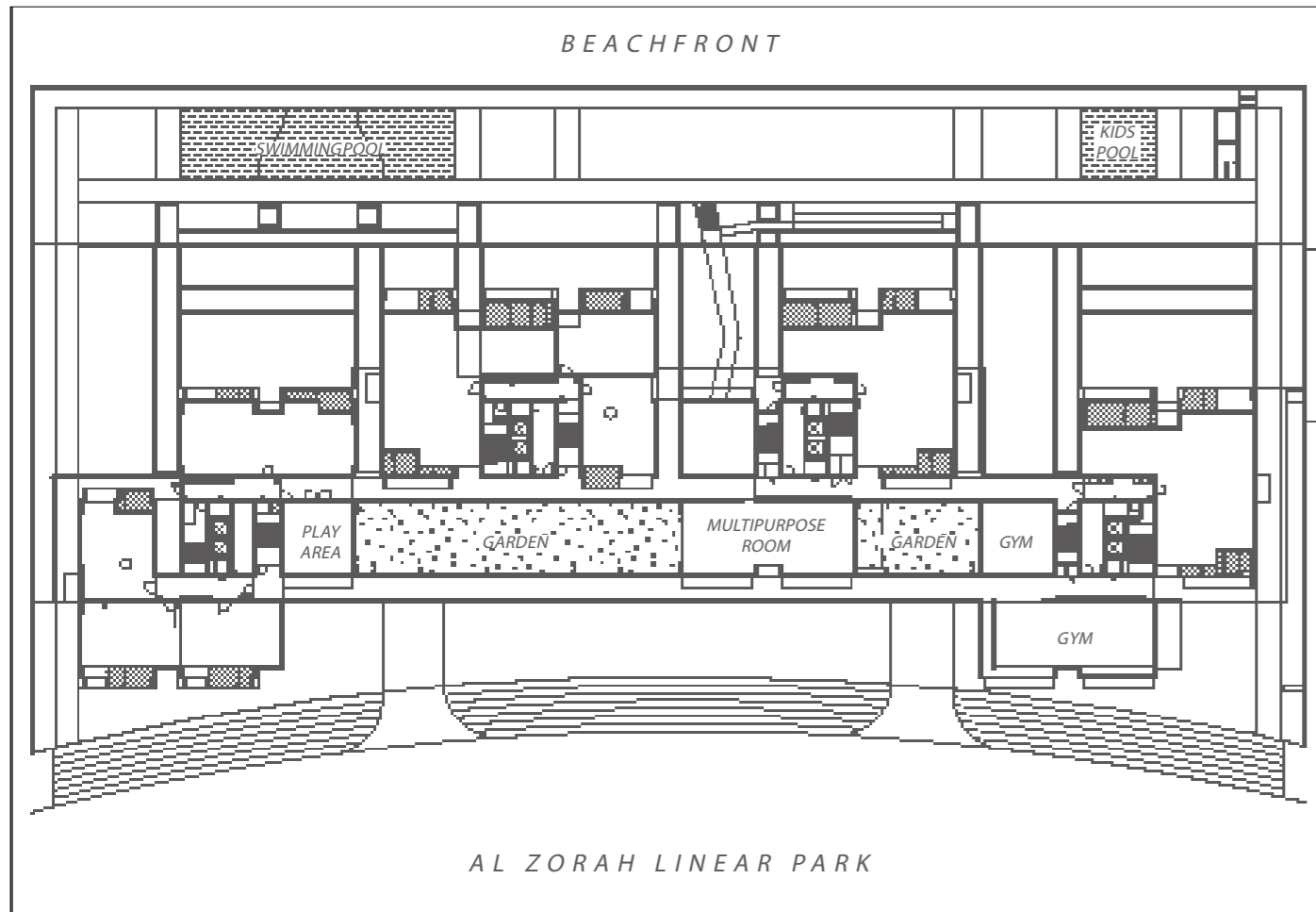
- Community access with a private and secure entrance
- 24-hour security with CCTV coverage
- Full landscaping for common areas
- Ample pedestrian walkways
- Private beach access
- Community pool
- Community gym
- Community retail
- Playroom and multipurpose room
- Children playground
- Lavish lobby entrances
- Basement parking
- 10-km professional cycling track within the development
- Walking distance to the upcoming Al Zorah Beach Club
- Walking distance to The Oberoi Beach Resort, Al Zorah

In proximity to the Al Zorah championship 18- hole golf course, Al Zorah marinas, and the Zoya Health & Wellness Resort

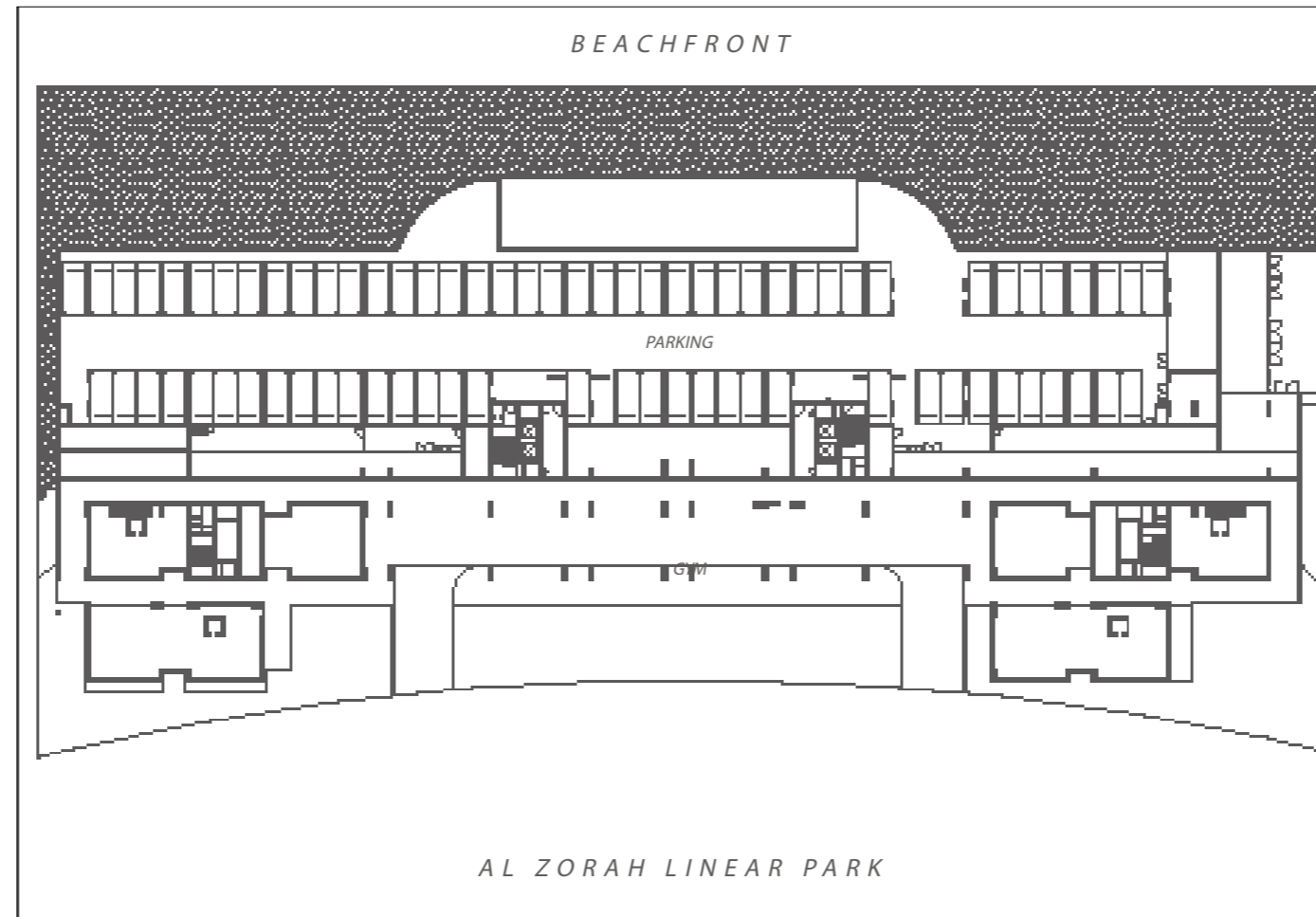
APARTMENT FEATURES

- Modern spacious living and dining space with panoramic sea or linear park views
- Fitted kitchen and bathrooms
- Master bedrooms come with en-suite naturally ventilated bathrooms and fitted cupboards
- Service area including a staff room and bathroom (two, three, and four-bedroom apartments)
- Spacious terraces and balconies
- Lush green space for garden apartments and a penthouse

GROUND FLOOR



LOWER GROUND ONE



LOWER GROUND TWO

