

DUPLEX



THREE-BEDROOM APARTMENT

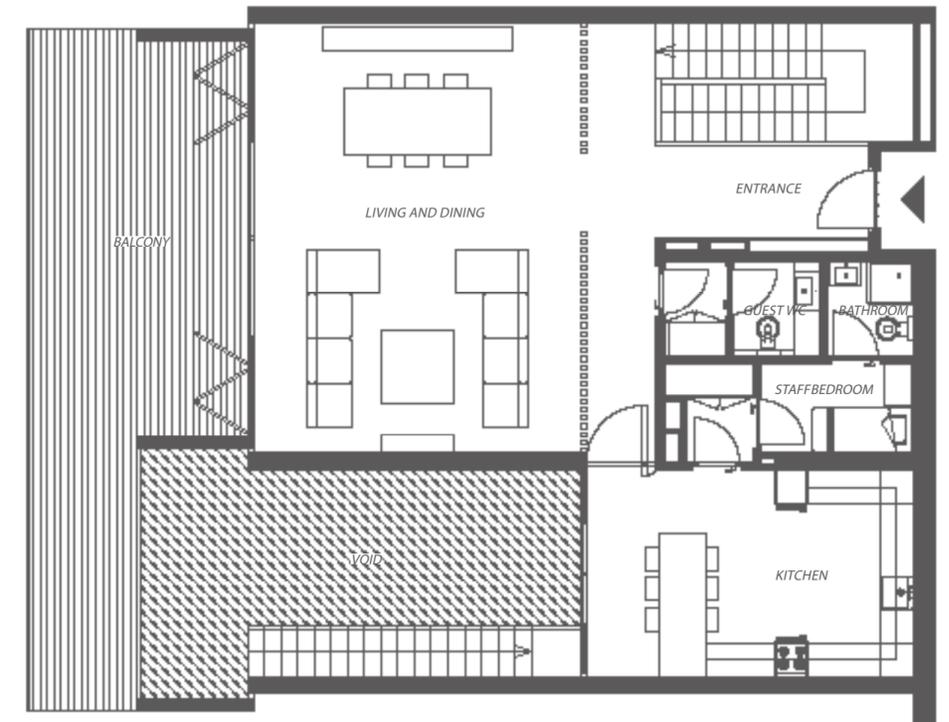
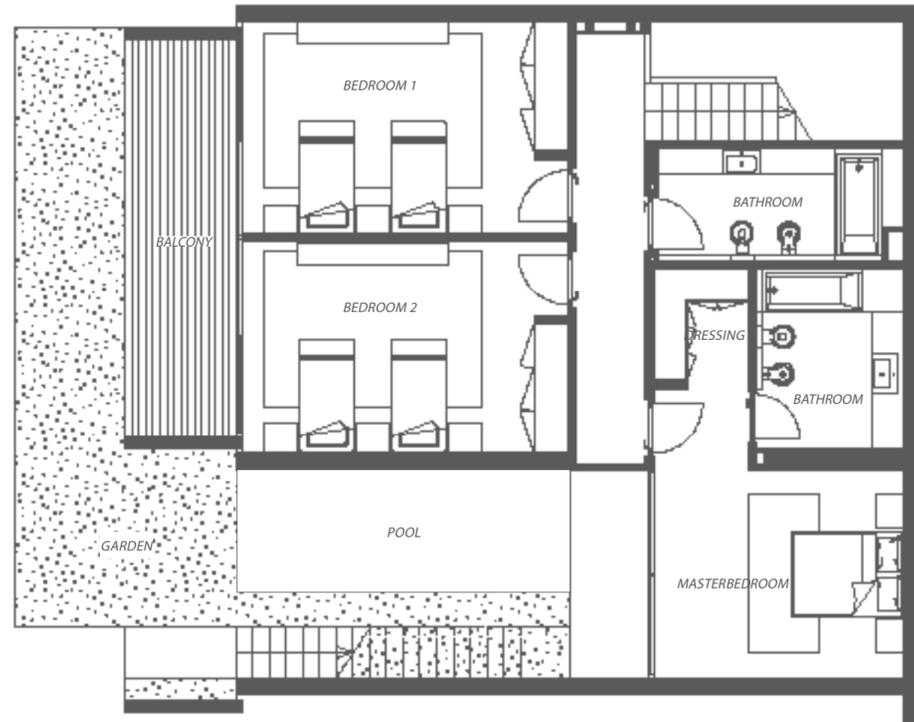
ELEVEN UNITS

TYPE III DUPLEX

STARTING FROM

4,030

SQFT



ENTRANCE (9.37 M2) 1.25M X 7.50M	LIVING AND DINING (56.20 M2) 7.25M X 7.70M	BALCONY UPPER LEVEL (37.99 M2) 3.95M X 12.20M	KITCHEN (21.48 M2) 5.90M X 3.70M	BALCONY LOWER LEVEL (14.20 M2) 2.00M X 7.10M
Guest WC 4.40M X 2.00M		POOL		
MASTER BEDROOM (31.45M ²) 4.50M X 5.15M	BEDROOM 1 (22.14 M2) 5.85M X 3.78M	BEDROOM 2 (22.14 M2) 5.85M X 3.78M	BATHROOM (8.81 M2) 4.40M X 2.00M	STAFF BEDROOM (9.77 M2) 2.75M X 1.60M
Dressing 4.70M X 2.20M	PRIVATE GARDEN (58.20 M2)		Dressing 1.60M X 1.75M	Dressing 1.60M X 1.75M
Bathroom 2.65M X 3.20M			Bathroom 1.55M X 1.70M	

TYPE III - DUPLEX
LOWER LEVEL

TYPE III - DUPLEX
UPPER LEVEL

DUPLEX



THREE-BEDROOM APARTMENT

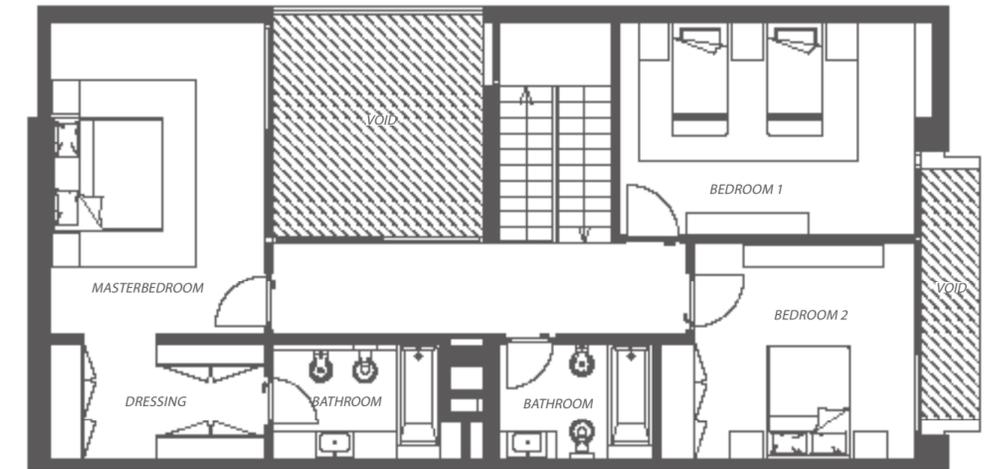
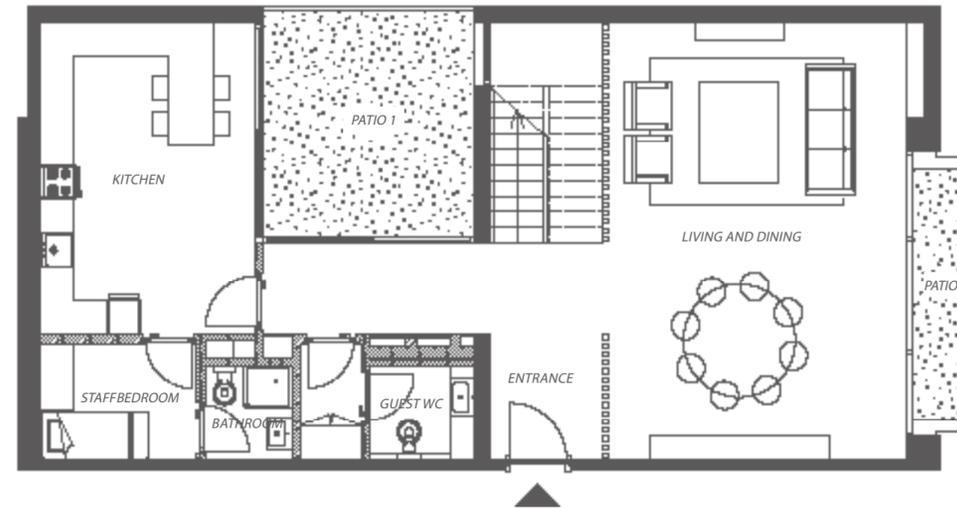
TWO UNITS

TYPE IV DUPLEX

STARTING FROM

2,606

SQFT



ENTRANCE (14.59 M ²) 6.15M X 3.83M	LIVING AND DINING (41.46 M ²) 5.35M X 7.75M	PATIO 1 (15.47 M ²) 3.75M X 4.03M	PATIO 2 (4.67 M ²) 1.05M X 4.45M	KITCHEN (21.52 M ²) 3.85M X 5.55M
Guest WC 3.15M X 2.05M				
MASTER BEDROOM (36.15 M ²) 3.85M X 5.55M	BEDROOM 1 (16.49 M ²) 4.55M X 3.81M	BEDROOM 2 (20.67 M ²) 5.60M X 3.78M	BATHROOM (5.77 M ²) 2.75M X 2.05M	STAFF BEDROOM (8.57 M ²) 2.80M X 2.05M
Dressing 3.85M X 2.05M				Bathroom 1.55M X 1.65M
Bathroom 3.00M X 2.05M				

TYPE IV - DUPLEX
LOWER LEVEL

TYPE IV - DUPLEX
UPPER LEVEL

DUPLEX



THREE-BEDROOM APARTMENT

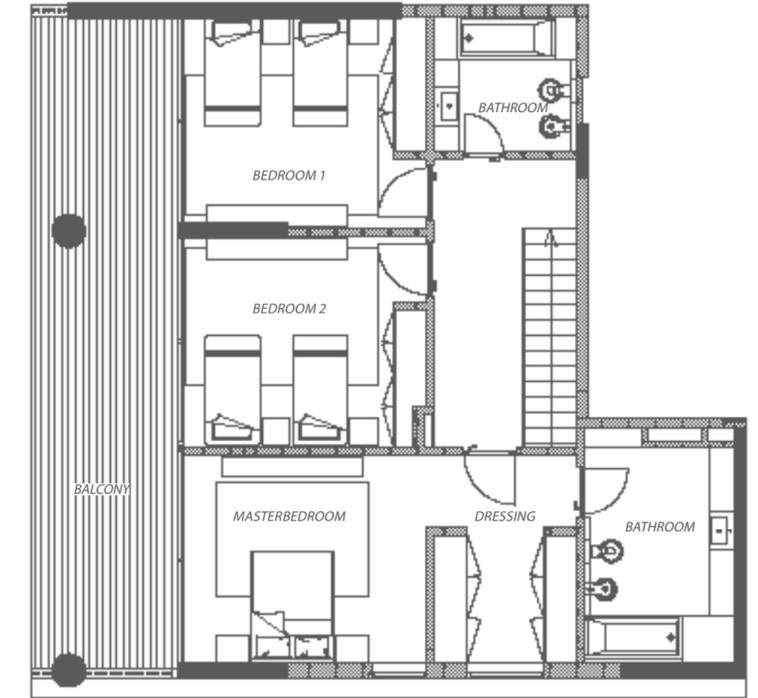
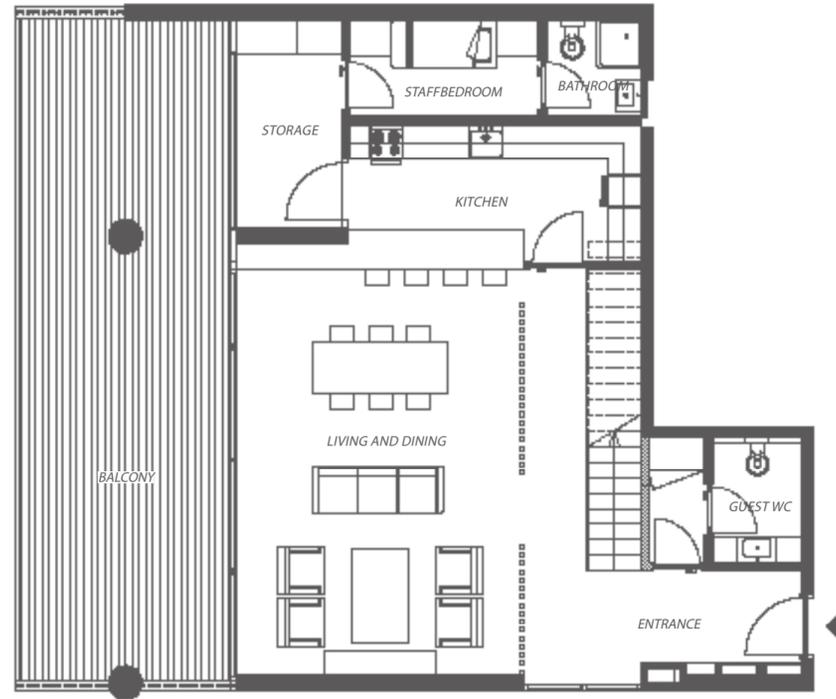
ONE UNIT

TYPE V
DUPLEX

STARTING FROM

3,059

SQFT



ENTRANCE (9.46 M ²) 5.00M X 2.05M	LIVING AND DINING (48.64 M ²) 6.30M X 7.25M	BALCONY LOWER LEVEL (44.94 M ²) 3.80M X 11.85M	KITCHEN (14.63 M ²) 5.25M X 2.60M	STORAGE (7.03 M ²) 1.90M X 3.70M
Guest WC 2.75M X 2.25M		BALCONY UPPER LEVEL (30.71 M ²) 2.60M X 11.85M		
MASTER BEDROOM (37.69 M ²) 7.20M X 3.75M	BEDROOM 1 (16.91 M ²) 4.43M X 3.80M	BEDROOM 2 (16.80 M ²) 4.45M X 3.70M	BATHROOM (6.49 M ²) 2.60M X 2.45M	STAFF BEDROOM (8.94 M ²) 3.40M X 1.70M
Dressing 2.60M X 2.30M			Bathroom 1.70M X 1.70M	
Bathroom 2.75M X 3.90M				

TYPE V - DUPLEX
LOWER LEVEL

TYPE V - DUPLEX
UPPER LEVEL

DUPLEX



TWO-BEDROOM APARTMENT

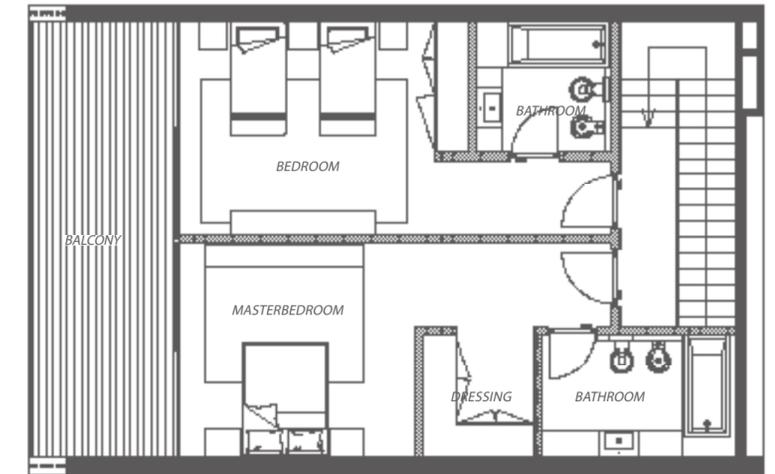
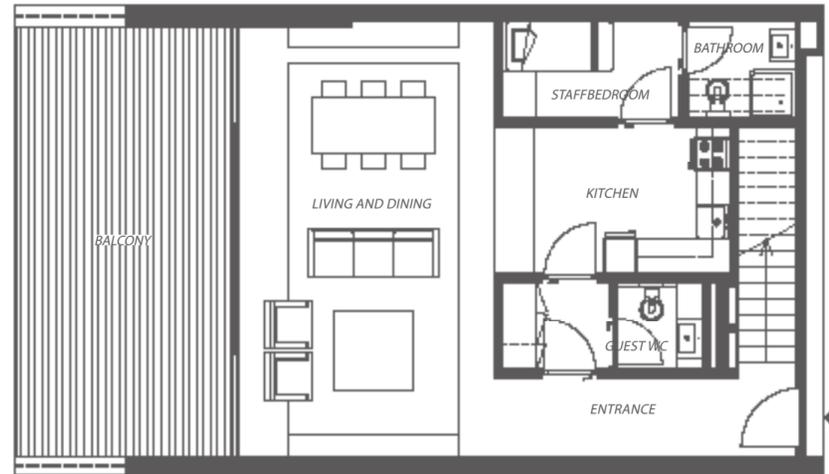
EIGHT UNITS

TYPE III DUPLEX

STARTING FROM

2,274

SQFT



ENTRANCE (7.48 M ²) 5.35M X 1.40M	LIVING AND DINING (38.42 M ²) 4.55M X 7.60M	KITCHEN (11.07 M ²) 4.20M X 2.60M	BALCONY LOWER LEVEL (29.64 M ²) 3.90M X 7.60M
Guest WC 3.55M X 1.55M			
MASTER BEDROOM (33.17 M ²) 7.70M X 3.78M	BEDROOM (28.53 M ²) 7.70M X 5.15M	STAFF BEDROOM (8.87 M ²) 3.15M X 1.69M	BALCONY UPPER LEVEL (20.02 M ²) 2.60M X 7.70M
Dressing 1.95M X 2.18M	Bathroom 2.40M X 2.30M	Bathroom 1.90M X 1.70M	
Bathroom 3.45M X 2.18M			

TYPE III - DUPLEX
LOWER LEVEL

TYPE III - DUPLEX
UPPER LEVEL

DUPLEX



TWO-BEDROOM APARTMENT

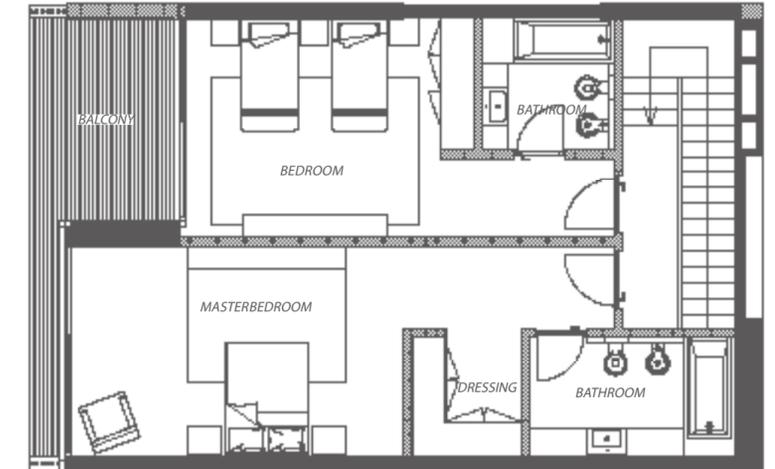
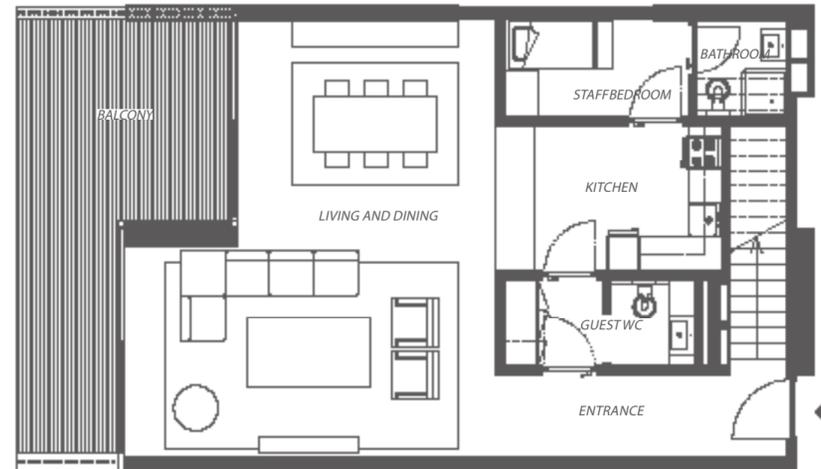
TWO UNITS

TYPE IV DUPLEX

STARTING FROM

2,282

SQFT



ENTRANCE (7.58 M ²) 5.23M X 1.45M	LIVING AND DINING (44.67 M ²) 6.72M X 7.75M	KITCHEN (10.74 M ²) 4.08M X 2.60M	BALCONY LOWER LEVEL (21.62 M ²) 3.90M X 7.75M
Guest WC 3.42M X 1.55M			
MASTER BEDROOM (39.70 M ²) 9.70M X 3.70M	BEDROOM (28.94 M ²) 7.65M X 3.85M	STAFF BEDROOM (8.80 M ²) 3.33M X 1.75M	BALCONY UPPER LEVEL (11.55 M ²) 2.60M X 7.75M
Dressing 1.95M X 2.10M	Bathroom 2.35M X 2.35M	Bathroom 1.60M X 1.70M	
Bathroom 3.65M X 2.10M			

TYPE IV - DUPLEX
LOWER LEVEL

TYPE IV - 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.

GARDENS 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

- Picturesque Mediterranean architecture overlooking the marina, the mangrove forest, and fairways.
- Community access through a private and secure entrance.
- 24-hour security with CCTV coverage.
- Marina boardwalk and waterfront promenade.
- Unique amenities including a floating pool deck with lawn, internal gardens, a gym, a multipurpose room, and a children's play area.
- The two residential buildings share a grand entrance overlooking the creek, with an internal courtyard that provides natural light throughout the development.
- Comprises a total of 147 units, ranging from studio and one to three-bedroom apartments in both simplex and duplex forms.
- Convenient marina berthing facilities right at your doorstep.
- Underground parking facilities.
- A 10-kilometer professional cycling trail within Al Zorah City.
- Walking distance of The Oberoi Beach Resort Al Zorah and the upcoming Al Zorah Beach Club.
- Adjacent to the Al Zorah Championship 18-hole Golf Course, the state-of-the-art Golf and Yacht Club, and the Zoya Health and Wellbeing Resort.

APARTMENT FEATURES

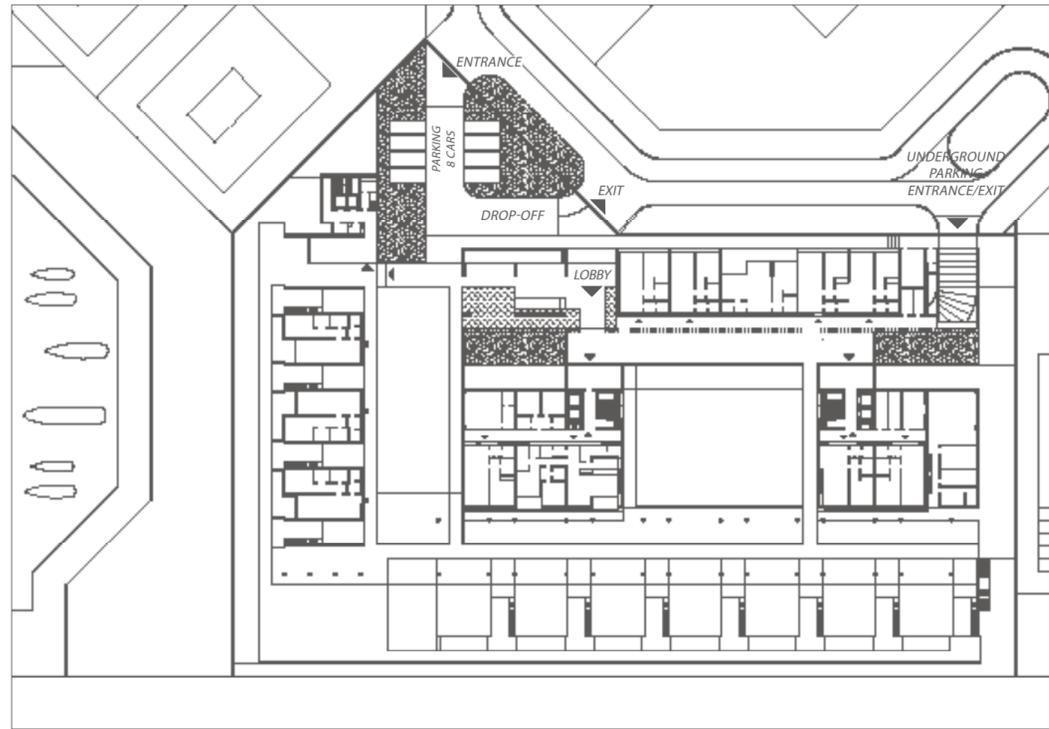
- Apartments located at the creek level offer outdoor gardens with stunning views of the marina and the creek.
- Spacious living and dining areas.
- Fitted kitchen and bathrooms.
- The one and two-bedroom apartments feature en-suite bathrooms.
- All bedrooms are equipped with cupboards.
- High ceiling in noble areas, complemented by full-pane glass windows.
- Luxury high-end finishes and fit-outs.
- Spacious terraces and balconies.
- Service area including store, staff room, and bathroom (two and three-bedroom apartments).

PROJECT FEATURES

ADDED-VALUE BENEFITS*	THREE-BEDROOM APARTMENTS	TWO-BEDROOM APARTMENTS	ONE-BEDROOM APARTMENTS	STUDIO APARTMENTS
Weekday couple's golf course membership in the Al Zorah Golf Club	3 YRS	2 YRS	1 YR	1 YR
Membership in Al Zorah's upcoming Beach Club	2 YRS	2 YRS	2 YRS	2 YRS
Oberoi One Program Membership	✓	✓	✓	✓
Privileged mooring rates in Al Zorah Marina	✓	✓	✓	✓
Al Zorah City Resident Card – special offers at Al Zorah-owned F&B and hospitality outlets	✓	✓	✓	✓

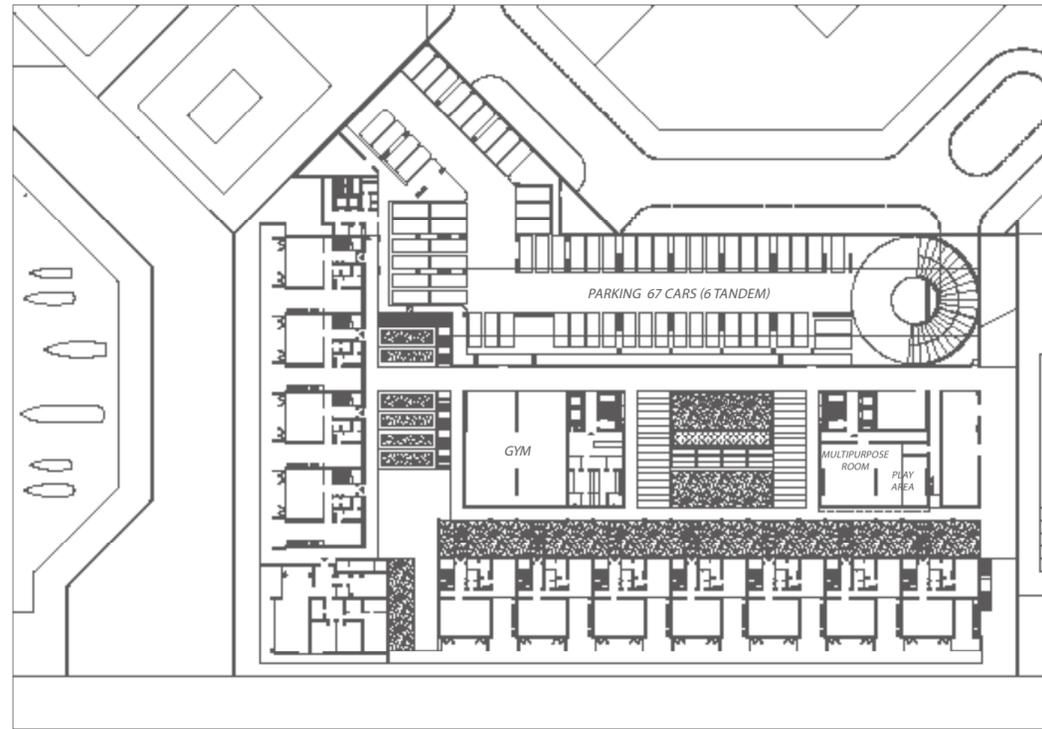
* Terms and Conditions apply for added-value benefits.

GROUND FLOOR



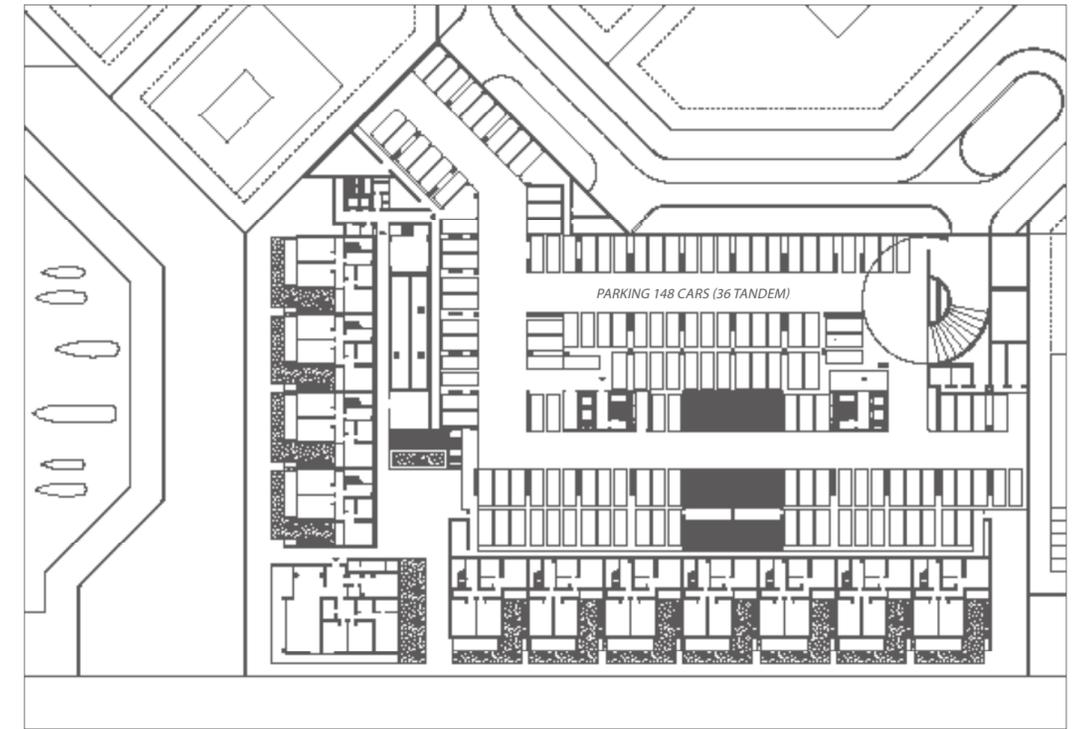
MANGROVE AND CREEK

LOWER GROUND ONE



MANGROVE AND CREEK

LOWER GROUND TWO



MANGROVE AND CREEK