

A · L · Z · O · R · A · H · C · I · T · Y



PROJECTS BRIEFS – GATEWAY RESIDENCE

APRIL 2024



HOLISTIC STRATEGIC DESTINATION

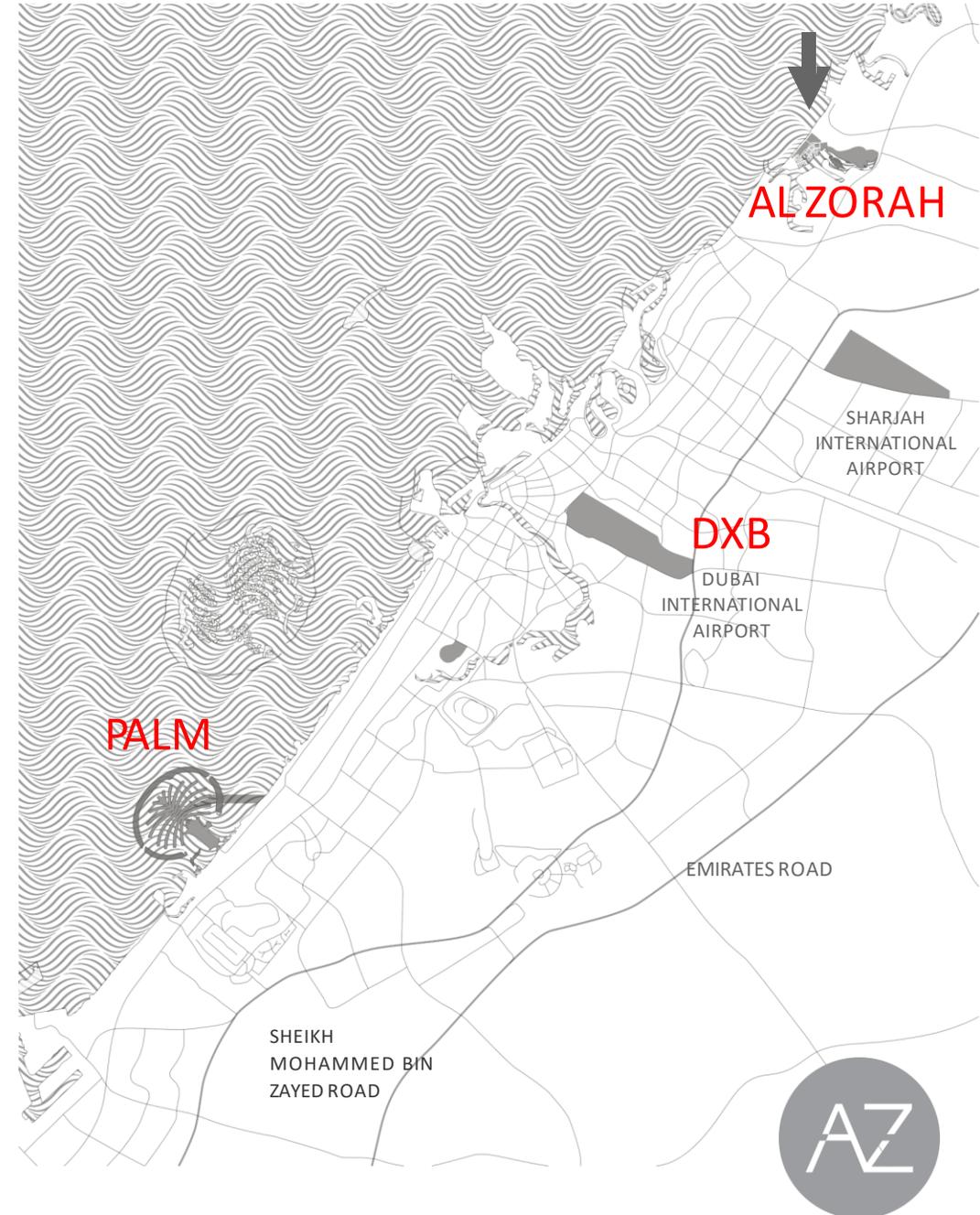
25 MIN
FROM DXB

30 MIN
FROM RAK CASSINO

7 KM
EDUCATIONAL INSTITUTIONS

3 KM
SHOPPING FACILITIES

5 MIN
HOSPITALS AND CLINICS



A WORLD OF LEISURE & WELLBEING

60 % green spaces, a vision that reflects the site's
Natural resources and open views



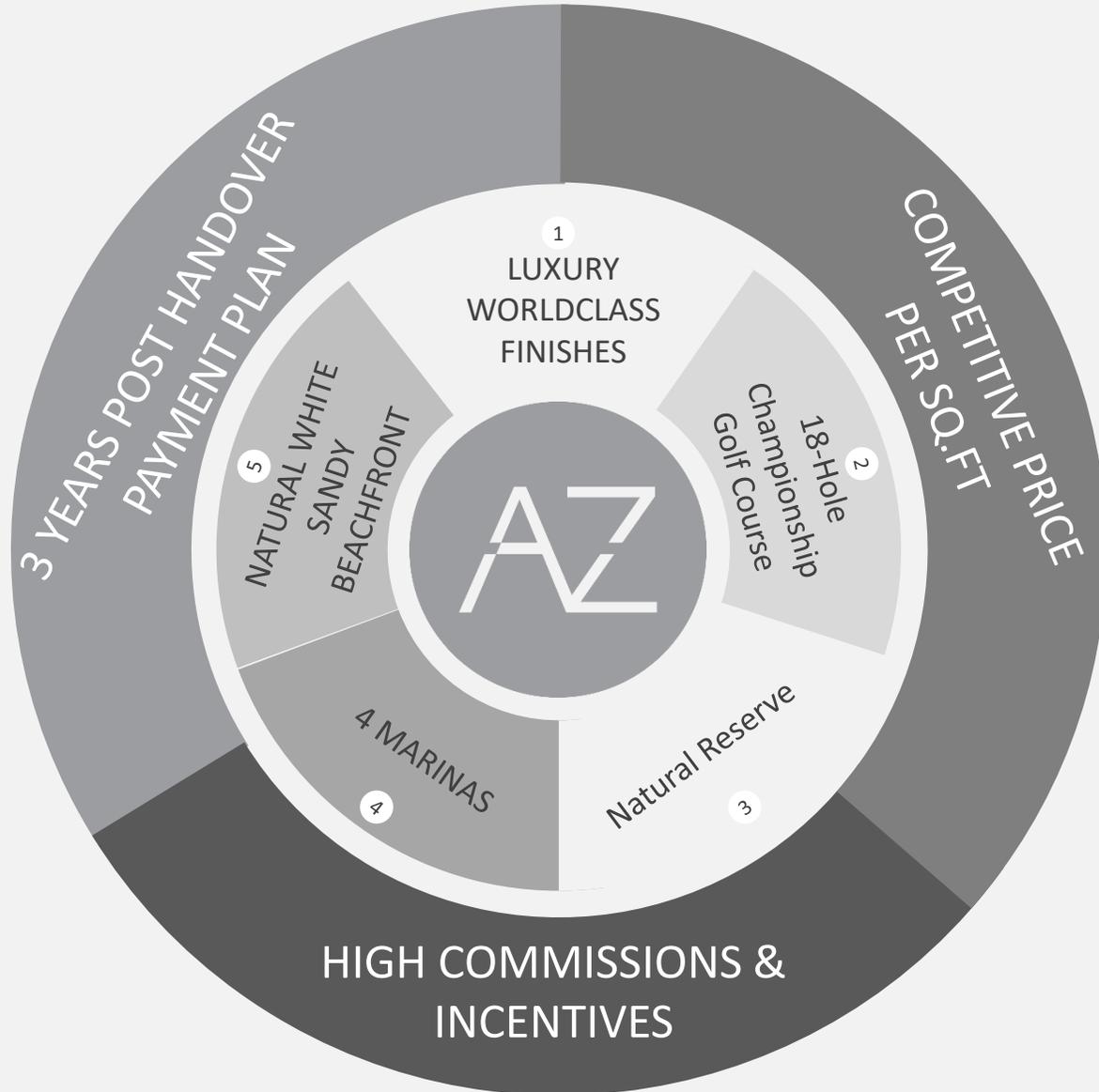
PRIVATE
BEACH

4 MARINAS

NATURAL
RESERVE

GOLF COURSE

TOP 5 KEY SELLING POINTS



HOLISTIC
DESTINATION FOR
HIGH LEVEL OF
SOPHISTICATION
& CAPITAL
APPRECIATION



CURRENT SELLING PROJECTS





SEA GLINTS MANSIONS

BEACH HILLS VILLAS – ROW 2 & 3

BEACH HILLS VILLAS – ROW 4

SEALINE RESIDENCE

OBEROI BEACH RESORT

PRIVATE BEACH

SEASIDE HILLS RESIDENCES

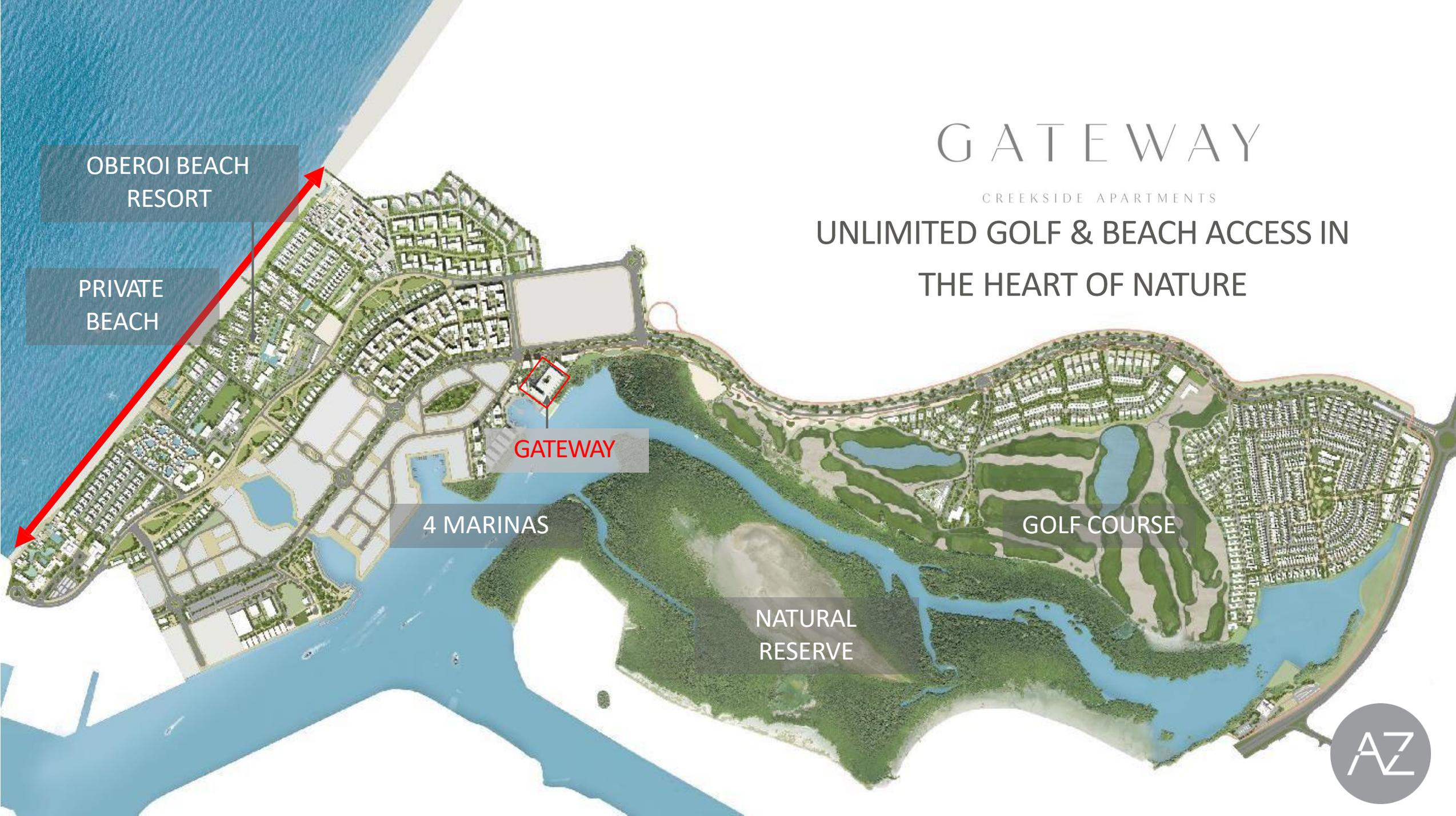
GATEWAY

4 MARINAS

GOLF COURSE

NATURAL RESERVE





OBEROI BEACH
RESORT

PRIVATE
BEACH

GATEWAY

4 MARINAS

NATURAL
RESERVE

GOLF COURSE

GATEWAY

CREEKSIDE APARTMENTS

UNLIMITED GOLF & BEACH ACCESS IN
THE HEART OF NATURE



BEACH HILLS

ALZORAH BEACHFRONT LIVING

A MIX OF SIMPLEX & DUPLEX
APARTMENTS FROM STUDIO
TO 3 BEDROOMS
(TOTAL 157 UNITS)



1 BED Prices Starting ONLY from 877,000 AED (239,000 \$)



PORTO
GATEWAY
CREEKSIDE APARTMENTS



All Units Comes with UNLIMITED GOLFING & BEACH ACCESS

GATEWAY RESIDENCE – TYPICAL FLOOR PLAN



3 BEDROOM APARTMENT TYPE 1 (SIMPLEX)

SELLABLE AREA

STARTING
FROM

3,310

SQ.FT



ENTRANCE (15.68 MP) 3.05M X 4.78M Guest WC 2.20M X 3.83M	LIVING (44.75 MP) 5.37M X 8.32M	DINING (24.25 MP) 4.90M X 4.98M	BALCONY 1 (63.83 MP) 3.50M X 14.90M BALCONY 2 (3.33 MP) 2.15M X 1.80M	KITCHEN (21.56 MP) 5.80M X 3.83M
MASTER BEDROOM (39.18MP) 3.73M X 6.25M Dressing 2.60M X 2.13M Bathroom 3.7M X 1.85M	BEDROOM 1 (18.74 MP) 3.80M X 4.90M	BEDROOM 2 (18.74 MP) 3.81M X 4.90M	BATHROOM (6.88 MP) 2.13M X 3.18M	STAFF BEDROOM (10.12 MP) 3.75M X 1.80M Bathroom 1.80M X 1.80M

GATEWAY RESIDENCE – TYPICAL FLOOR PLAN



3 BEDROOM APARTMENT TYPE 2 (SIMPLEX)

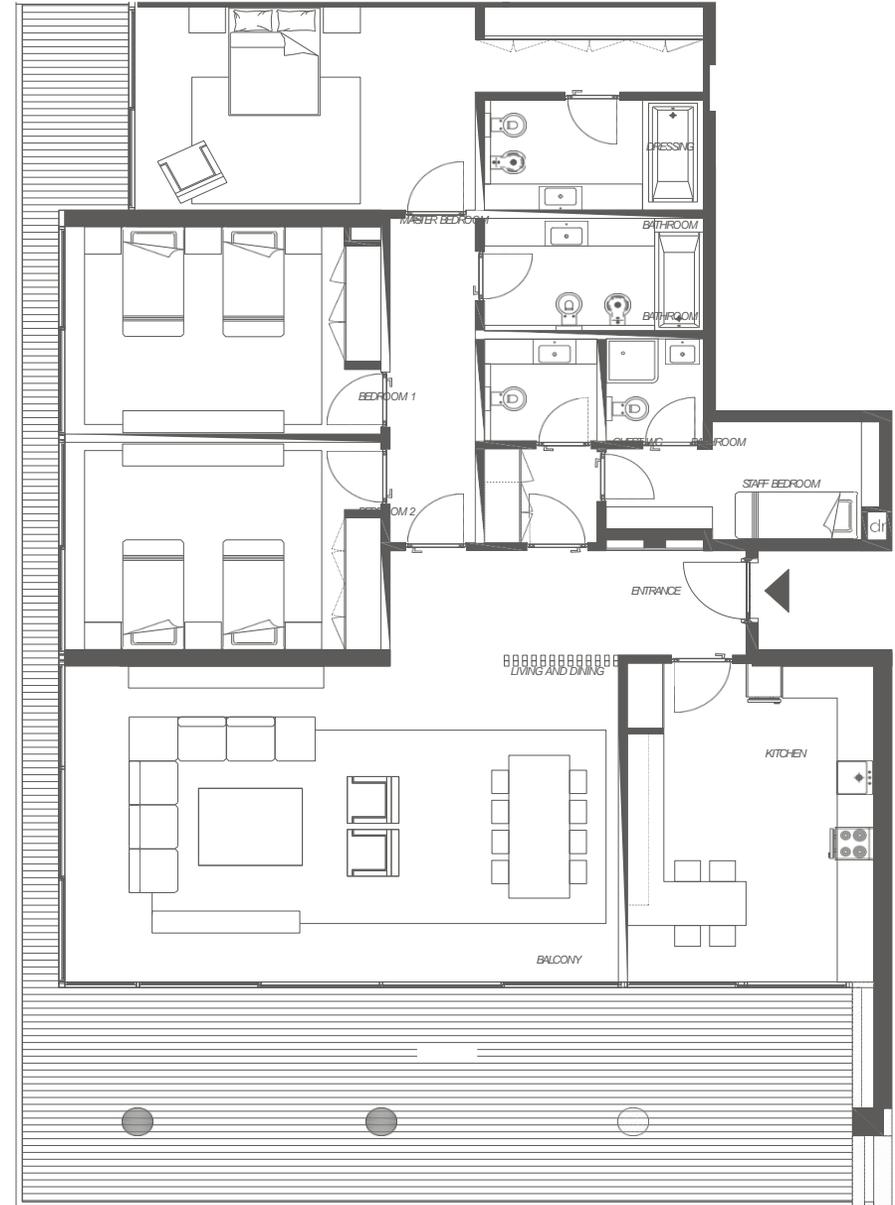
SELLABLE AREA

STARTING
FROM

3,102

SQ.FT

ENTRANCE (12.11 MP) 5.88M X 1.90M GUEST WC 1.85M X 3.7M	LIVING AND DINING (52.32 MP) 9.10M X 5.75M	BALCONY (68.29 MP) 13.65M X 3.90M	KITCHEN (23.58 MP) 4.05M X 5.80M	STAFF BEDROOM (11.50 MP) 4.50M X 2.15M Bathroom 1.60M X 1.85M
MASTER BEDROOM (35.47 MP) 5.60M X 4.0M Dressing 3.60M X 1.55M Bathroom 3.60M X 2.00M	BEDROOM 1 (18.74 MP) 3.80M X 4.90M	BEDROOM 2 (18.74 MP) 3.81M X 4.90M	BATHROOM (6.88 MP) 2.13M X 3.18M	



GATEWAY RESIDENCE – TYPICAL FLOOR PLAN



3 BEDROOM APARTMENT TYPE 4 (DUPLEX)

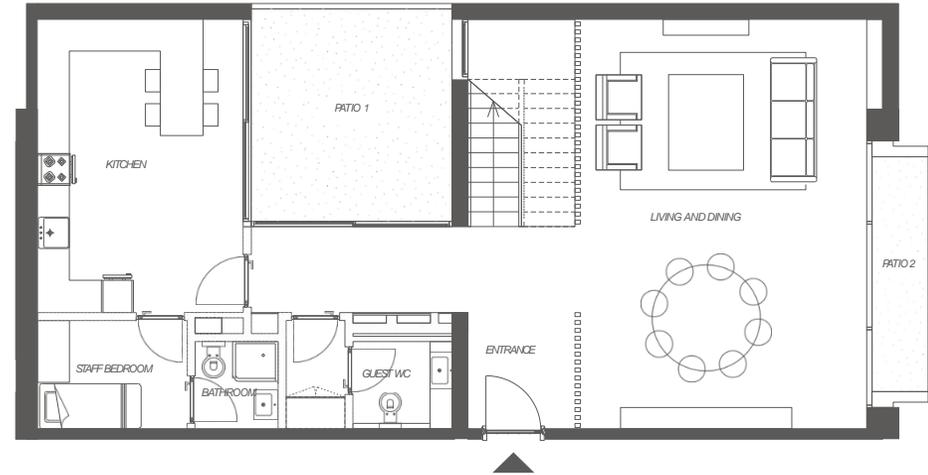
SELLABLE AREA

STARTING FROM

2,606

SQ.FT

ENTRANCE (14.59 M ²) 6.15M X 3.83M Guest WC 3.15M X 2.05M	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
MASTER BEDROOM (36.15 M ²) 3.85M X 5.55M Dressing 3.85M X 2.05M Bathroom 3.00M X 2.05M	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 Bathroom 1.55M X 1.65M



TYPE IV - DUPLEX
LOWER LEVEL



TYPE IV - DUPLEX
UPPER LEVEL

GATEWAY RESIDENCE – TYPICAL FLOOR PLAN



3 BEDROOM APARTMENT TYPE 5 (DUPLEX)

SELLABLE AREA

STARTING
FROM

3,059

SQ.FT

ENTRANCE (9.46 M ²) 5.00M X 2.05M	LIVING AND DINING (48.64 M ²) 6.30M X 7.75M	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 IV - DUPLEX
LOWER LEVEL



TYPE IV - DUPLEX
UPPER LEVEL

GATEWAY RESIDENCE – TYPICAL FLOOR PLAN



2 BEDROOM APARTMENT TYPE 1 (SIMPLEX)

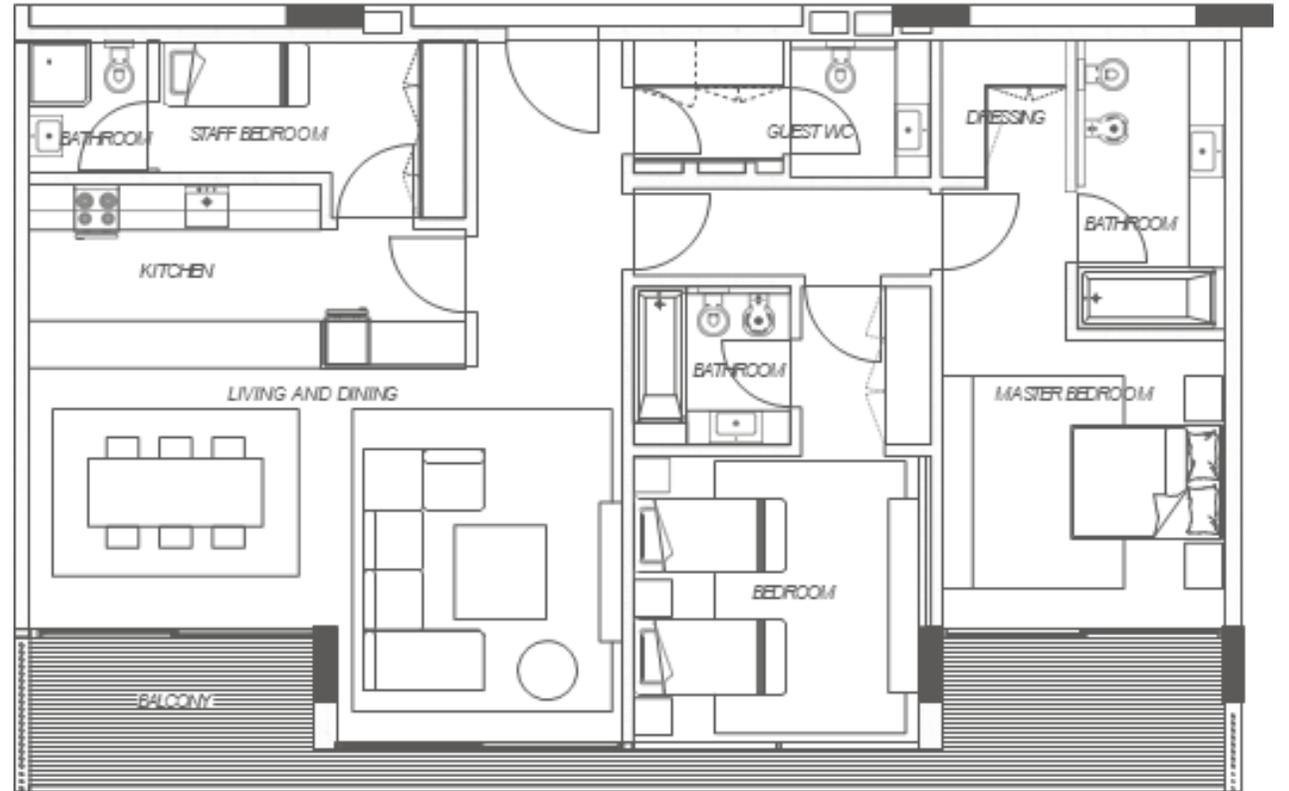
SELLABLE AREA

STARTING
FROM

1,730

SQ.FT

ENTRANCE (8.33 M ²) 1.93M X 4.33M	LIVING AND DINING (32.84 M ²) 7.83M X 4.98M	BALCONY (19.90 M ²) 15.80M X 2.05M	KITCHEN (13.10 M ²) 5.75M X 2.42M
Guest WC 3.93M X 1.80M			
MASTER BEDROOM (28.56 M ²) 3.75M X 3.85M	BEDROOM (22.72 M ²) 3.78M X 3.80M	STAFF BEDROOM (10.99 M ²) 4.05M X 1.75M	
Dressing 1.65M X 1.80M	Dressing 1.70M X 2.10M	Bathroom 1.55M X 1.75M	
Bathroom 1.95M X 3.80M	Bathroom 2.08M X 2.10M		



GATEWAY RESIDENCE – TYPICAL FLOOR PLAN



2 BEDROOM APARTMENT TYPE 2 (SIMPLEX)

SELLABLE AREA

STARTING
FROM

1,869

SQ.FT

ENTRANCE (6.43 M ²) 2.00M X 3.15M	LIVING AND DINING (30.42 M ²) 3.90M X 7.80M	KITCHEN (20.14 M ²) 15.75M X 2.05M	BALCONY 1 (14.21 M ²) 3.75M X 3.75M
Guest WC 1.83M X 2.10M			
MASTER BEDROOM (28.57 M ²) 3.70M X 5.85M	BEDROOM (22.72 M ²) 3.75M X 6.15M	STAFF BEDROOM (9.58 M ²) 3.65M X 1.80M	BALCONY 2 (10.14 M ²) 3.90M X 2.60M
Dressing 1.65M X 1.80M	Bathroom 2.03M X 2.10M	Bathroom 1.60M X 1.80M	
Bathroom 2.00M X 3.90M			



GATEWAY RESIDENCE – TYPICAL FLOOR PLAN



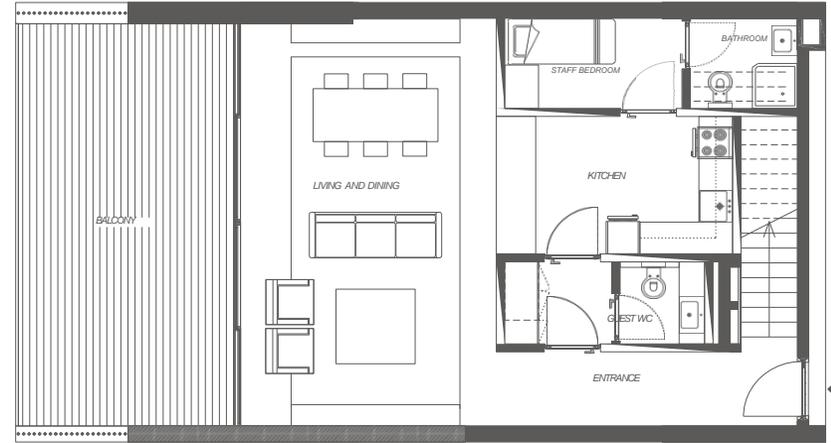
2 BEDROOM APARTMENT TYPE 3 (DUPLEX)

SELLABLE AREA

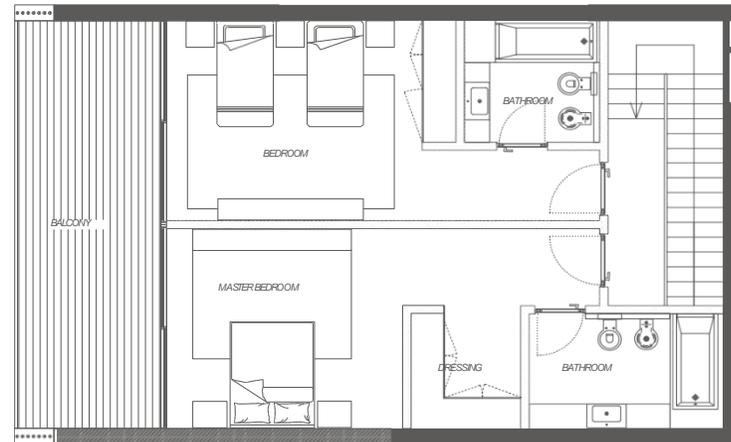
STARTING
FROM

2,274

SQ.FT



TYPE IV - DUPLEX
LOWER LEVEL



TYPE IV - DUPLEX
UPPER LEVEL

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 1.99M X 2.18M	Bathroom 2.40M X 2.30M	Bathroom 1.90M X 1.70M	
Bathroom 3.45M X 2.18M			

GATEWAY RESIDENCE – TYPICAL FLOOR PLAN



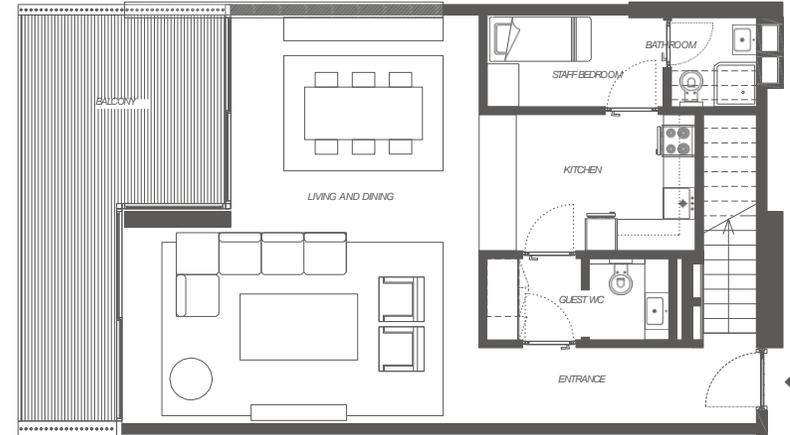
2 BEDROOM APARTMENT TYPE 4 (DUPLEX)

SELLABLE AREA

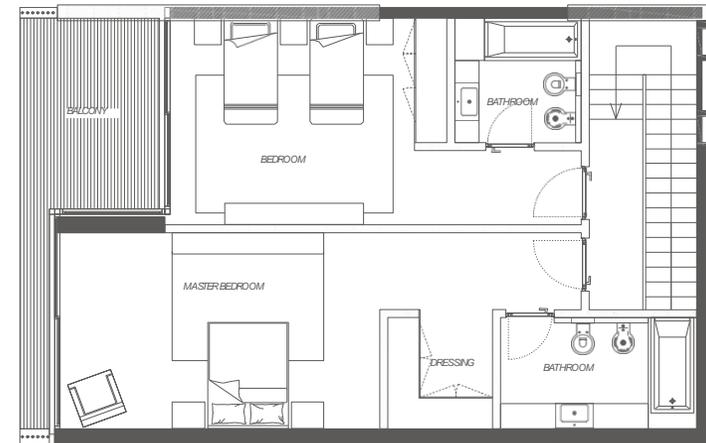
STARTING
FROM

2,282

SQ.FT



TYPE IV - DUPLEX
LOWER LEVEL



TYPE IV - DUPLEX
UPPER LEVEL

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			

GATEWAY RESIDENCE – TYPICAL FLOOR PLAN



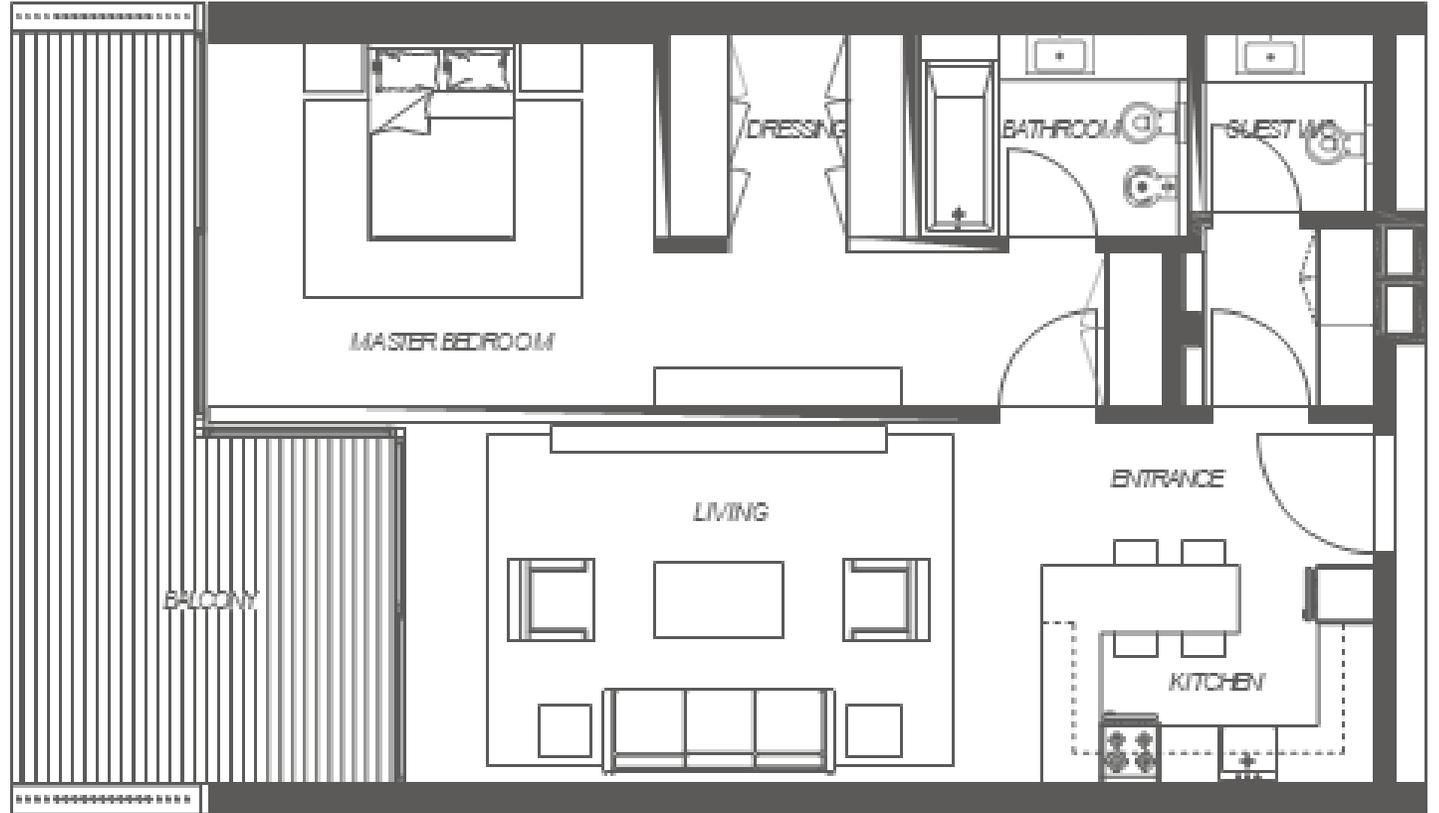
1 BEDROOM
APARTMENT
TYPE 1
(SIMPLEX)

SELLABLE AREA

STARTING
FROM

1,187

SQ.FT



ENTRANCE (4.93 M ²) 3.4M X 1.45M	LIVING (24.05 M ²) 6.5M X 3.70M	KITCHEN (7.65 M ²) 3.40M X 2.25M	BEDROOM (36.86 M ²) 4.60M X 3.75M	BALCONY (21.34 M ²) 3.90M X 7.70M
Guest WC 1.75M X 3.85M			Dressing 2.40M X 2.10M	
			Bathroom 2.75M X 2.10M	

GATEWAY RESIDENCE – TYPICAL FLOOR PLAN



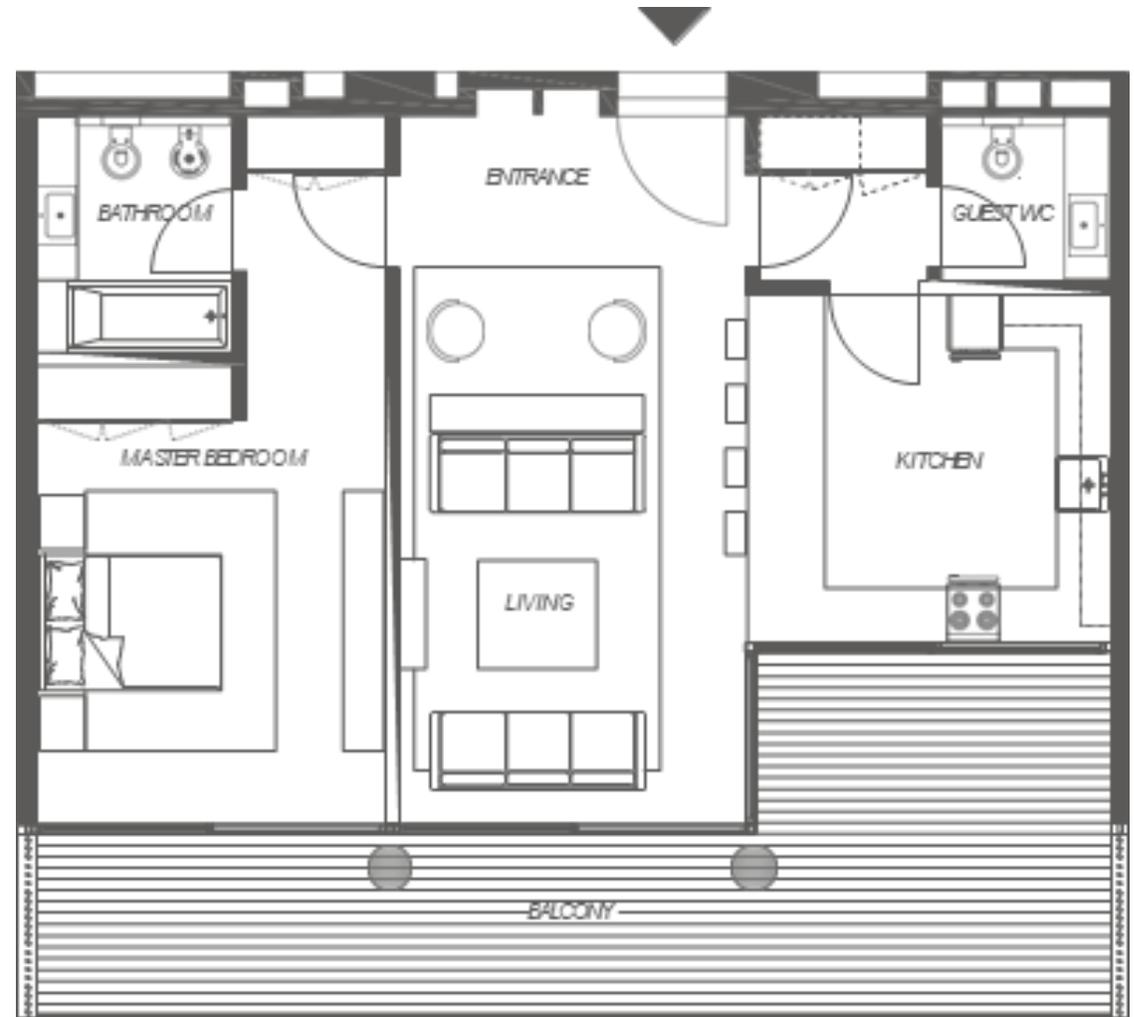
1 BEDROOM APARTMENT TYPE 2 (SIMPLEX)

SELLABLE AREA

STARTING
FROM

1,305

SQ.FT



ENTRANCE
(6.31 M²) 3.83M X 1.65M

LIVING
(23.52 M²) 3.83M X 6.15M

KITCHEN
(15.55 M²) 4.00M X 3.85M

MASTER BEDROOM
(29.29 M²) 3.83M X 5.05M

BALCONY
(31.99 M²) 11.80M X 2.05M

Guest WC
3.85M X 1.80M

Dressing
1.53M X 2.75M

Bathroom
2.15M X 2.60M

GATEWAY RESIDENCE – TYPICAL FLOOR PLAN



1 BEDROOM APARTMENT TYPE3 (SIMPLEX)

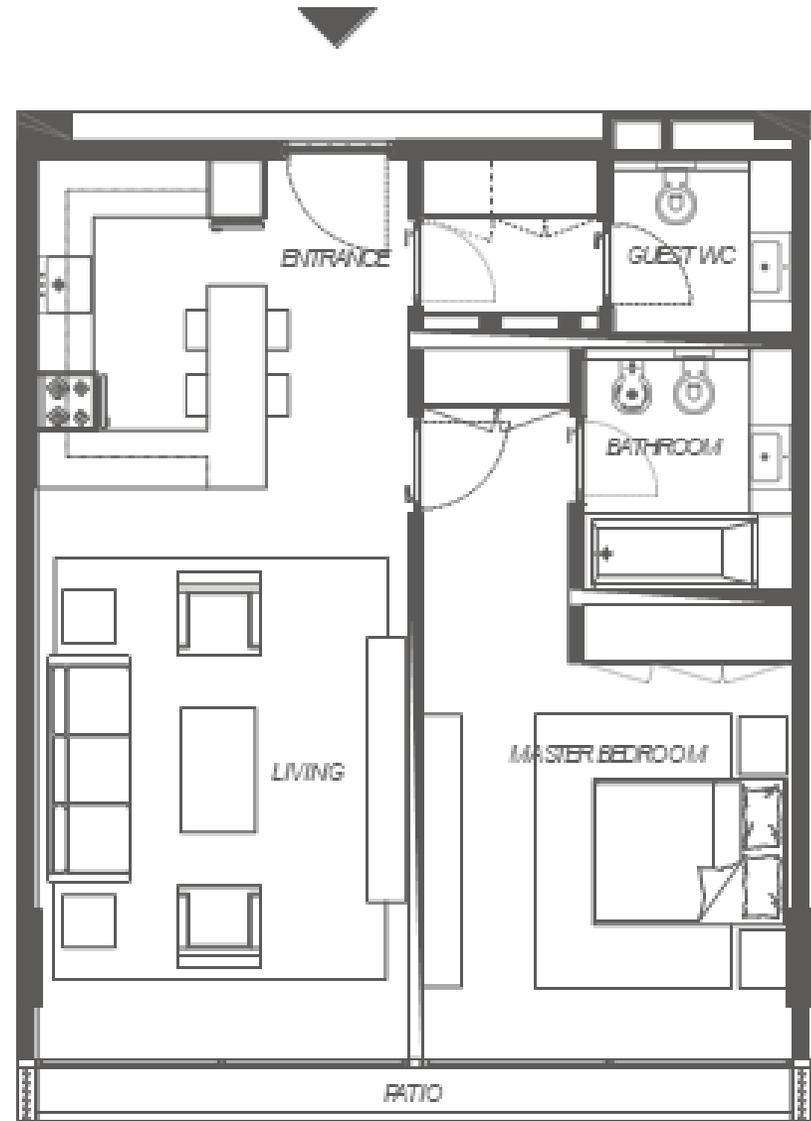
SELLABLE AREA

STARTING
FROM

848

SQ.FT

ENTRANCE (4.93 M ²) 1.45M X 3.40M	LIVING (22.52 M ²) 3.83M X 5.90M	KITCHEN (8.08 M ²) 2.38M X 3.40M	BEDROOM (27.54 M ²) 3.83M X 4.10M	PATIO (4.29 M ²) 7.80M X 0.55M
Guest WC 3.89M X 1.80M			Dressing 1.53M X 3.25M	
			Bathroom 2.15M X 2.50M	



GATEWAY RESIDENCE – TYPICAL FLOOR PLAN



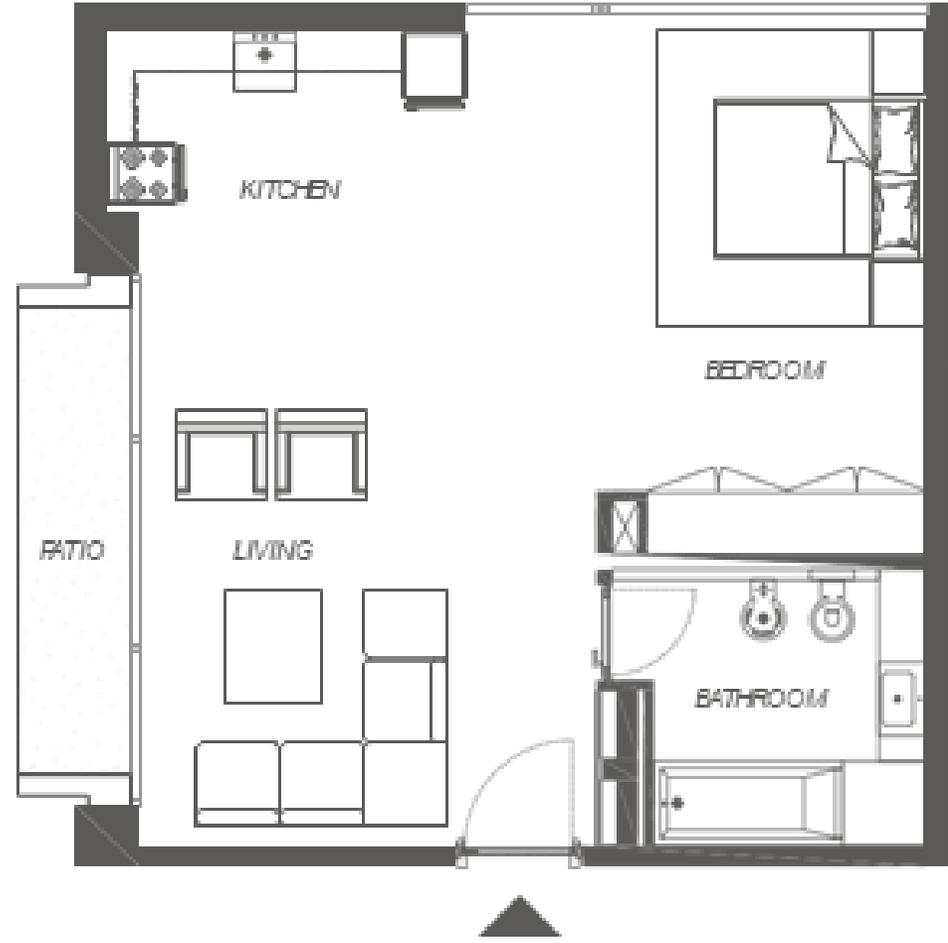
STUDIO APARTMENT TYPE 1 (SIMPLEX)

SELLABLE AREA

STARTING
FROM

672

SQ.FT



LIVING
(23.79 M²) 4.36M X 5.40M

KITCHEN
(11.02 M²) 4.66M X 2.55M

BEDROOM
(15.66 M²) 3.09M X 5.18M

PATIO
(4.67 M²) 1.05M X 4.45M

Bathroom
2.94M X 2.62M

PROJECT RENDERS – EXTERNAL ELVATIONS



PROJECT RENDERS – LIVING SPACE



PROJECT RENDERS – BEDROOMS



THE GATEWAY RESIDENCE – INVENTORY & PRICES



Studio Apartment

13 UNITS

AVAILABLE FOR SALE

One-Bedroom Apartment

68 UNITS

AVAILABLE FOR SALE

Two-Bedroom Apartment

30 UNITS

AVAILABLE FOR SALE

Three-Bedroom Apartment

20 UNITS

AVAILABLE FOR SALE

SELLABLE AREA

672
SQ.FT

STARTING PRICE

AED 833K
(USD 226K)

SELLABLE AREA

848
SQ.FT

STARTING PRICE

AED 877K
(USD 239K)

SELLABLE AREA

1,729
SQ.FT

STARTING PRICE

AED 1.76M
(USD 480K)

SELLABLE AREA

2,235
SQ.FT

STARTING PRICE

AED 2.6M
(USD 710K)

SIMPLEX

1 LAYOUT

SELLABLE AREA
RANGING BETWEEN

672 to 736
SQ.FT

SIMPLEX

3 LAYOUTS

SELLABLE AREA
RANGING BETWEEN

848 to 1,402
SQ.FT

SIMPLEX / DUPLEX

4 LAYOUTS

SELLABLE AREA
RANGING BETWEEN

1,729 to 2,522
SQ.FT

SIMPLEX / DUPLEX

5 LAYOUTS

SELLABLE AREA
RANGING BETWEEN

2,235 to 4,296
SQ.FT

Spacious Sizes, Creek Floating Pool, Basement Parking, High Ceilings, High End Finishes,
Fully Fitted Kitchens & Smart Homes

COMMISSION: 6% - PAID in 15 DAYS FROM SPA & 10% DP (Starting from AED. 50,000)

GATEWAY RESIDENCE – PAYMENT PLAN



Handover Date: DEC 2026

PAYMENT PLAN

50/50

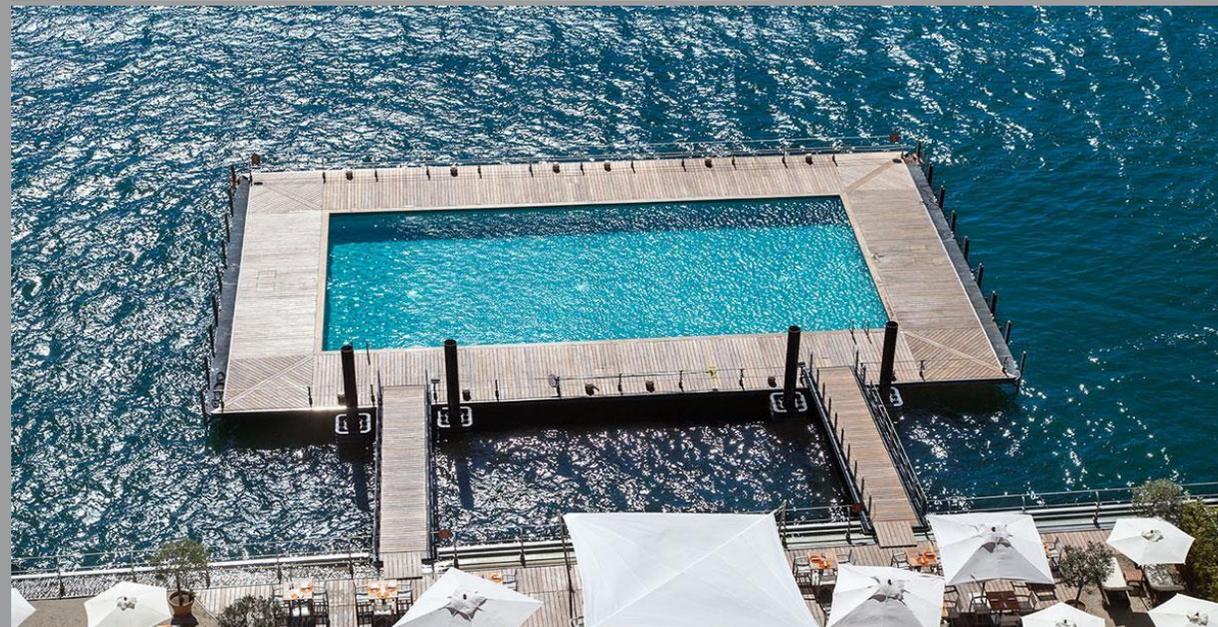
Resale after 10%

1 ST PAYMENT	10% upon signing the SPA
2 ND PAYMENT	5% 3 months from SPA
3 RD PAYMENT	10% 9 months from SPA
4 TH PAYMENT	10% 15 months from SPA
5 TH PAYMENT	10% 21 months from SPA
6 TH PAYMENT	5% on handover from SPA
LAST PAYMENT	50% on handover (DEC 2026)

OR

60/40

ON A 3 YEARS POST HANDOVER
PAYMENT PLAN



UNLIMITED
GOLFING &
BEACH
ACCESS



GATEWAY

CREEKSIDE APARTMENTS

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.



·A·L·Z·O·R·A·H·C·I·T·Y

PREMIER COASTAL DESTINATION

www.alzorahcity.com

800 ALZORAH
(2596724)