

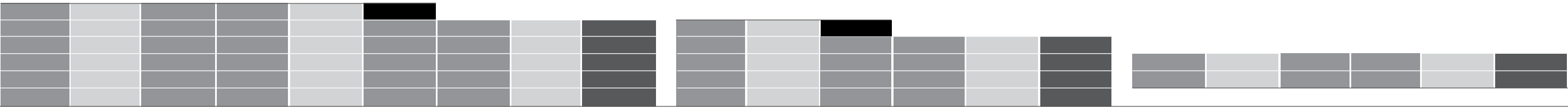
A P A R T M E N T S W I T H S P E C T A C U L A R S E A V I E W S

S E A S I D E H I L L S

A P A R T M E N T S F L O O R P L A N S

APARTMENT UNITS MIX

The refined gated community offers apartments in iterations of one, two, and three bedrooms as well as four-bedroom penthouses.



ONE BEDROOM

30
UNITS

TWO BEDROOMS

41
UNITS

THREE BEDROOMS

17
UNITS

FOUR BEDROOMS

2
UNITS

TYPICAL ONE - BEDROOM
APARTMENT

877

SQFT
EXCLUDING TERRACE AREA

- 01 DINING AND LIVING
6.7m x 5.0m (36sqm)

Entrance Lobby
1.8m x 1.2m

Guest Bathroom
1.6m x 1.7m
- 02 MASTER BEDROOM
4.0m x 6.0m (30.8sqm)

Dressing
2.3m x 1.7m

Master Bathroom
2.1m x 3.1m
- 03 KITCHEN
2.4M X 2.9m
- 04 TERRACE
(VARIABLE)



30 UNITS



TYPICAL TWO - BEDROOM
APARTMENT

1,619

SQFT
EXCLUDING TERRACE AREA

- 01 DINING AND LIVING
5.0m x 8.9m (56.6sqm)

Entrance Lobby
2.2m x 1.8m

Guest Bathroom
2.1m x 2.0m
- 02 MASTER BEDROOM
4.0m x 4.3m (27.3sqm)

Dressing
2.0m x 2.7m

Master Bathroom
2.1m x 2.4m
- 03 BEDROOM 1
4.0m X 4.0m (25.2sqm)

Dressing 1
1.8m x 2.6m

Bathroom 1
2.0m x 2.3m
- 04 KITCHEN
5.0m X 2.8m (25.0sqm)

Staff Bedroom
2.4m x 2.9m

Staff Bathroom
2.5m x 1.4m
- 05 TERRACE
(VARIABLE)



41 UNITS

TYPICAL THREE - BEDROOM
APARTMENT

2,115

SQFT
EXCLUDING TERRACE AREA

- 01 DINING AND LIVING
8.7m x 7.2m (69.2sqm)

Entrance Lobby
7.2m x 1.8m

SAS
2.0m x 2.2m

Guest Bathroom
1.7m x 1.7m
- 02 MASTER BEDROOM
5.0m x 4.0m (39.1sqm)

Dressing
4.0m x 1.8m

Walk-in Closet
2.2m x 2.4m

Master Bathroom
2.7m x 2.4m
- 03 BEDROOM 1
4.0m X 4.6m (18.5sqm)

04 BEDROOM 2
4.0m X 4.6m (18.5sqm)

05 BATHROOM
2.0m x 2.8m (5.4sqm)

Corridor
2.0m x 3.7m
- 06 KITCHEN
3.7m X 3.0m (17.6sqm)

Staff Bedroom
2.0m x 2.0m

Staff Bathroom
1.5m x 2.0m

07 TERRACE
(VARIABLE)



17 UNITS



TYPICAL FOUR - BEDROOM
APARTMENT

3,082

SQFT
EXCLUDING TERRACE AREA

- 01 DINING AND LIVING
13.1m x 9.0m (98.1sqm)

Entrance Lobby
2.1m x 1.8m

Guest Bathroom
1.8m x 1.7m
- 02 MASTER BEDROOM
5.6m x 3.8m (39.7sqm)

Dressing
2.7m x 1.6m

Walk-in Closet
2.1m x 2.4m

Master Bathroom
3.3m x 2.4m
- 03 BEDROOM 1
3.8m x 4.6m (18.sqm)

Bathroom
2.0m x 2.8m

04 BEDROOM 2
4.2m X 4.6m (18.3sqm)

05 BEDROOM 3
3.9m x 4.6m (30.4sqm)

Dressing
2.0m x 3.4m

Bathroom
1.9m x 2.9m
- 06 KITCHEN
4.4m X 2.7m (18.6sqm)

Room
1.9m x 1.7m

Staff Bedroom
2.4m x 2.2m

Staff Bathroom
1.2m x 2.3m

07 TERRACE
(VARIABLE)



2 UNITS

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: granite counter tops with stainless steel sink and pull-out mixer 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
- Dip pool (in GF apartment and four-bedroom penthouses): ceramic or approved equal

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 down lights to kitchen, bathrooms and corridor areas or approved equal

VANITY UNITS

- All bathrooms are provided with vanity units, including solid tops and under counter washbasins or approved equal.

WINDOWS

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

TELECOMMUNIACATIONS

- Fiber optic to home technology

EXTERNAL FINISHES

- Monocouche render or equivalent

APARTMENTS 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
- Indoor and outdoor community gym
- Business center
- Children playground
- Seven lavish lobby entrances
- Basement parking
- 10-km professional cycling track within the development
- 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

- Spacious living and dining space with uninterrupted panoramic sea views
- Fitted kitchen and bathrooms
- Master bedrooms come with en-suite naturally ventilated bathrooms and fitted cupboards
- Service area including a maid's room and bathroom (two, three, and four-bedroom apartments)
- Spacious terraces and balconies
- Lush green space and dip pools for garden apartments and penthouses

LUXURIOUS BEACHFRONT RESIDENCES

In the heart of the beachfront district of Al Zorah, Seaside Hills offers apartments and villas in a barefoot-luxury lifestyle, ideal for wholesome wellbeing.



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