

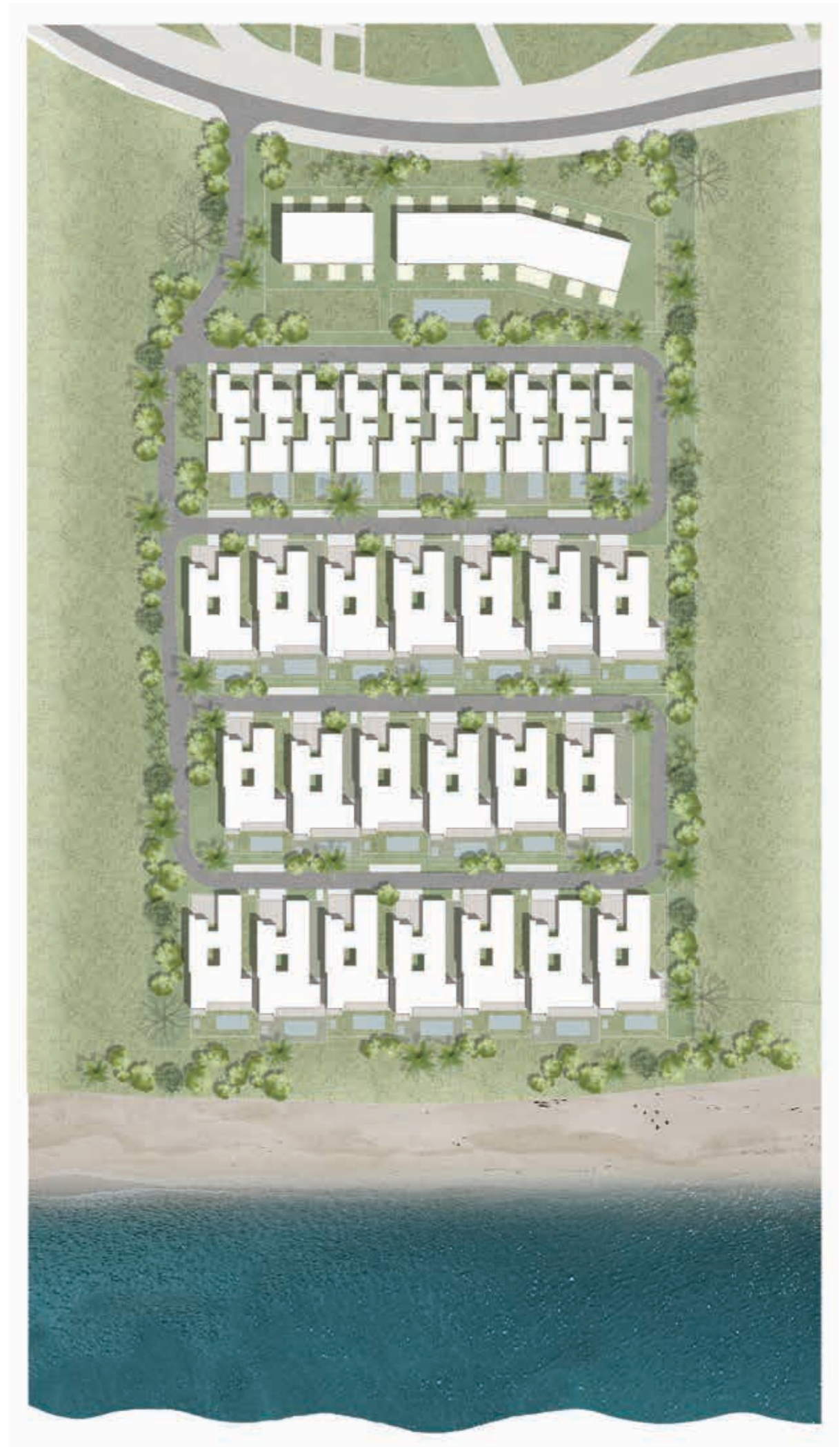
ALZORAH BEACHFRONT LIVING

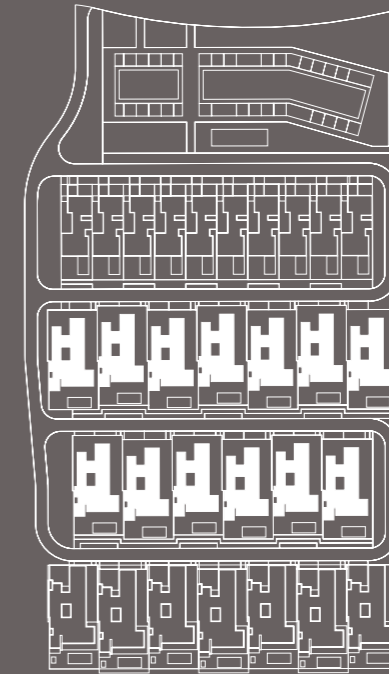
BEACH HILLS

VILLAS FLOOR PLANS

LUXURIOUS BEACHFRONT RESIDENCES

In the heart of the beachfront district of Al Zorah, Beach Hills offers two typologies of four-bedroom villas within a secure, gated community. The natural environment of sea and sand and the many offerings of the greater Al Zorah community provide an ideal coastal living experience for wholesome wellbeing.





TYPE ONE VILLAS

FOUR-BEDROOM SIMPLEX VILLAS

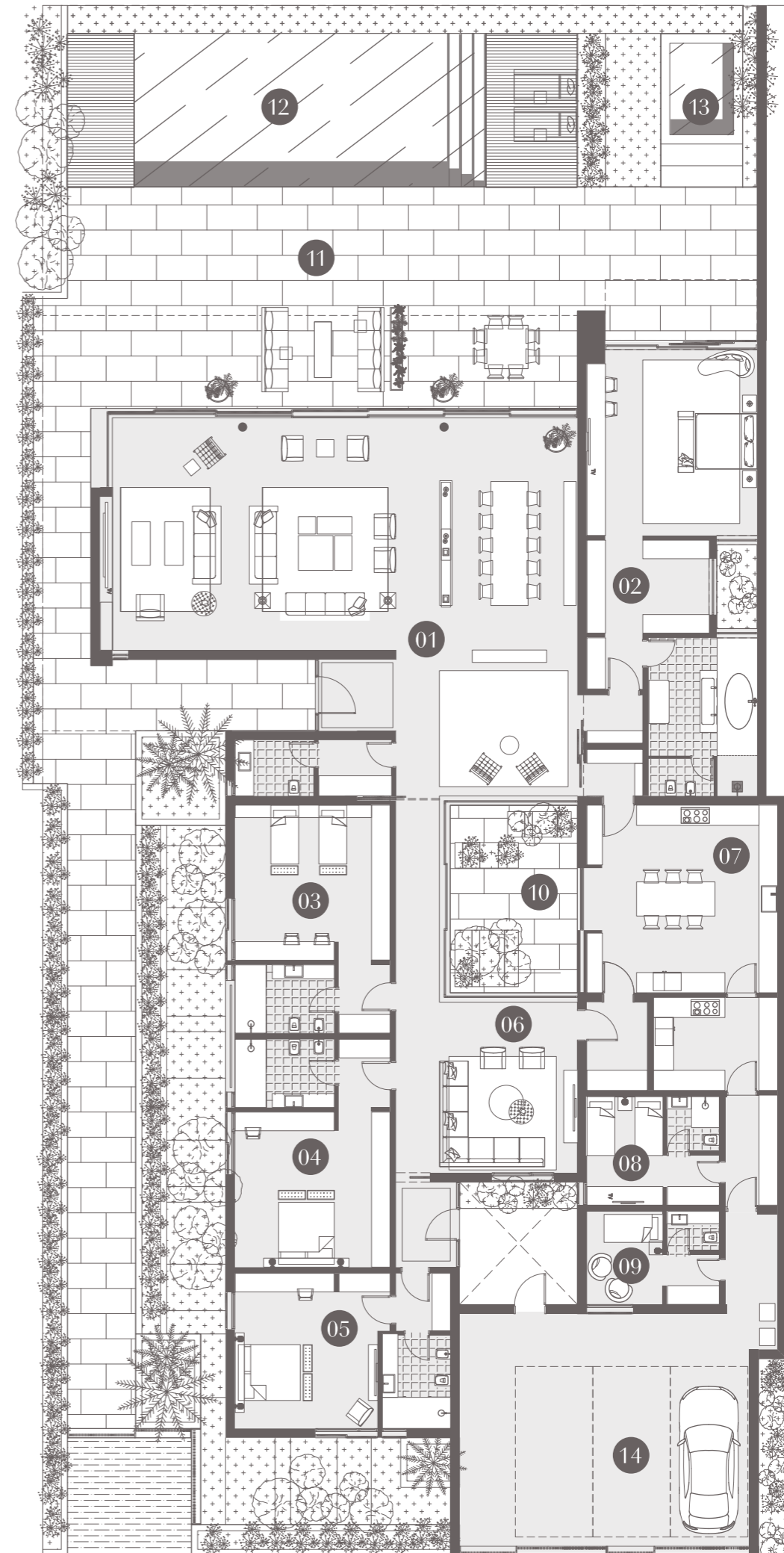
Located on the second and third rows of the secure, gated neighborhood, the layout of these large villas offers an ultra-modern, multi-functional interior that blends seamlessly with the ample lush outdoor areas, all availing of spectacular sea vistas.

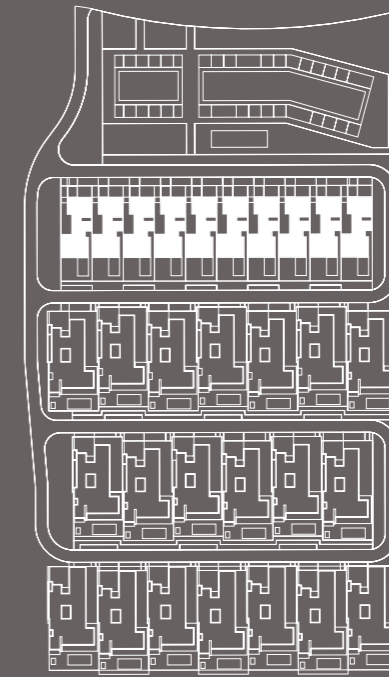
SIMPLEX VILLAS

6,744

SQFT

- 01 DINING AND LIVING**
(147.7m²) 7.5m X 15.4m
Lobby
4.4m x 8.3m
Powder Room
1.8m X 5m
- 02 MASTER BEDROOM**
(68.8m²) 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**
(36m²) 5m X 5m
Dressing
2.2m x 1.6m
Bathroom
2.2m x 3.2m
- 04 BEDROOM 2**
(36m²) 5m X 5m
Dressing
1.7m x 2.2m
Bathroom
2.2m x 3.2m
- 05 BEDROOM 3**
(34m²) 5m X 4.6m
Dressing
1.9m x 1.8m
Bathroom
3m x 2.2m
- 06 FAMILY ROOM**
(24.5m²) 5.5m X 4.5m
- 07 KITCHEN**
(58.9m²) 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**
(14.6m²) 3.5m X 2.4m
Dressing
1.6m x 1.7m
Staff Bathroom
1.8 x 1.7m
- 09 DRIVER BEDROOM**
(12.5m²) 3m X 2.4m
Dressing
1.6m x 1.7m
Driver Bathroom
1.6m x 1.7m
- 10 COURTYARD**
(24.8m²) 6m X 4.1m
- 11 LIVING TERRACE**
- 12 POOL**
- 13 JACUZZI**
- 14 PARKING**





TYPE TWO VILLAS

FOUR-BEDROOM DUPLEX VILLAS

Located on the fourth row of the neighborhood, the well-thought-out architecture and landscaping of these duplex villas provide a sanctuary for relaxation in harmony with their surroundings and ensure remarkable views of the sea from the second level.

DUPLEX VILLAS GROUND FLOOR

3,307
SQFT

01 LOBBY
(48.8m²) 4.4m x 11.6m

02 POWDER ROOM
(9.1m²) 2.1m x 1.5m

03 DINING AND LIVING
(100.2m²) 12.7m x 8.1m

04 GUEST BEDROOM
(27.3m²) 4.0m x 7.5m

Bathroom
2.3m x 2.8m

05 KITCHEN
(35.8m²) 9.4m x 5.0m

06 STAFF AREA
(11.7m²) 3.7m x 3.5m

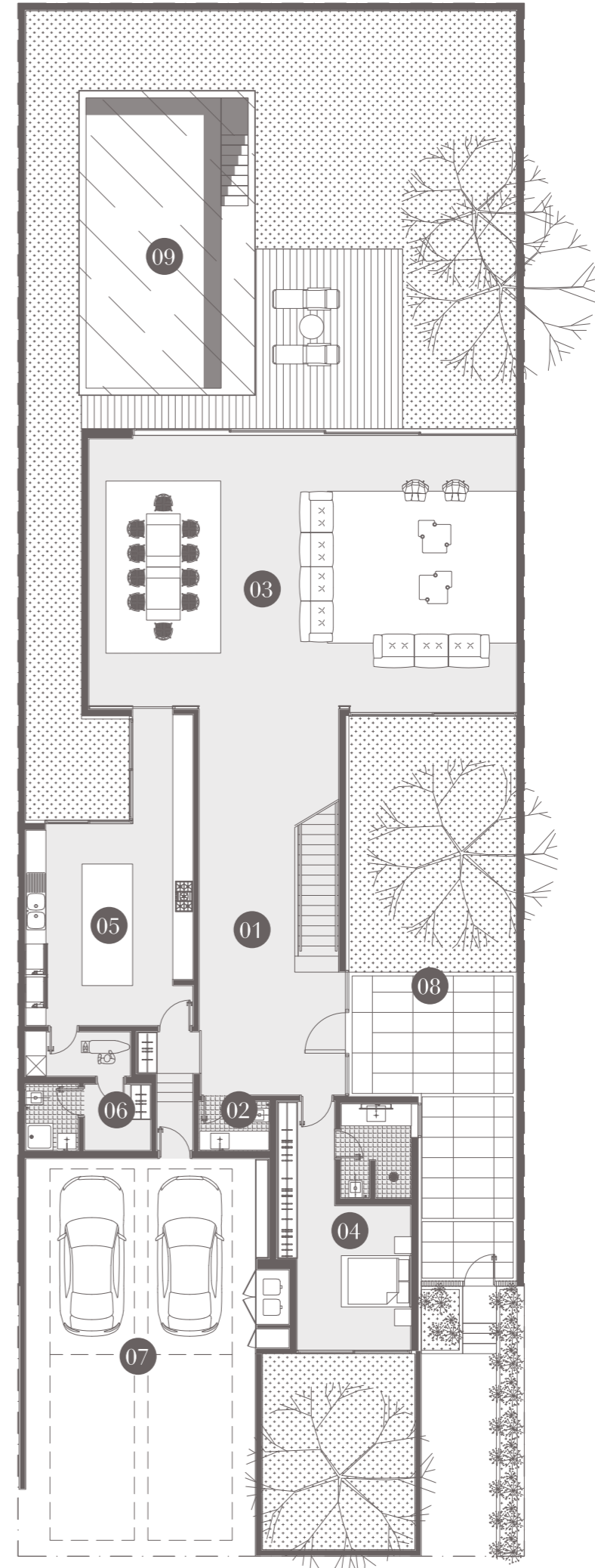
07 PARKING

08 ENTRY COURT

09 POOL

Bathroom
1.6m X 2.0m

Laundry
3.1m X 1.4m



DUPLEX VILLAS FIRST FLOOR

3,456
SQFT

10 MASTER BEDROOM
(78.0m²) 6m x 17.0m

Master Bathroom
5.0m x 4.2m

14 BEDROOM 1
(32.8M²) 6.3M X 5.3M

Dressing
2.3m X 2.9m

Bathroom
2.3m X 2.2m

11 BALCONY 1
(23.4m²) 12.8m x 2.6m

15 BEDROOM 2
(32.6m²) 5.0m x 6.8m

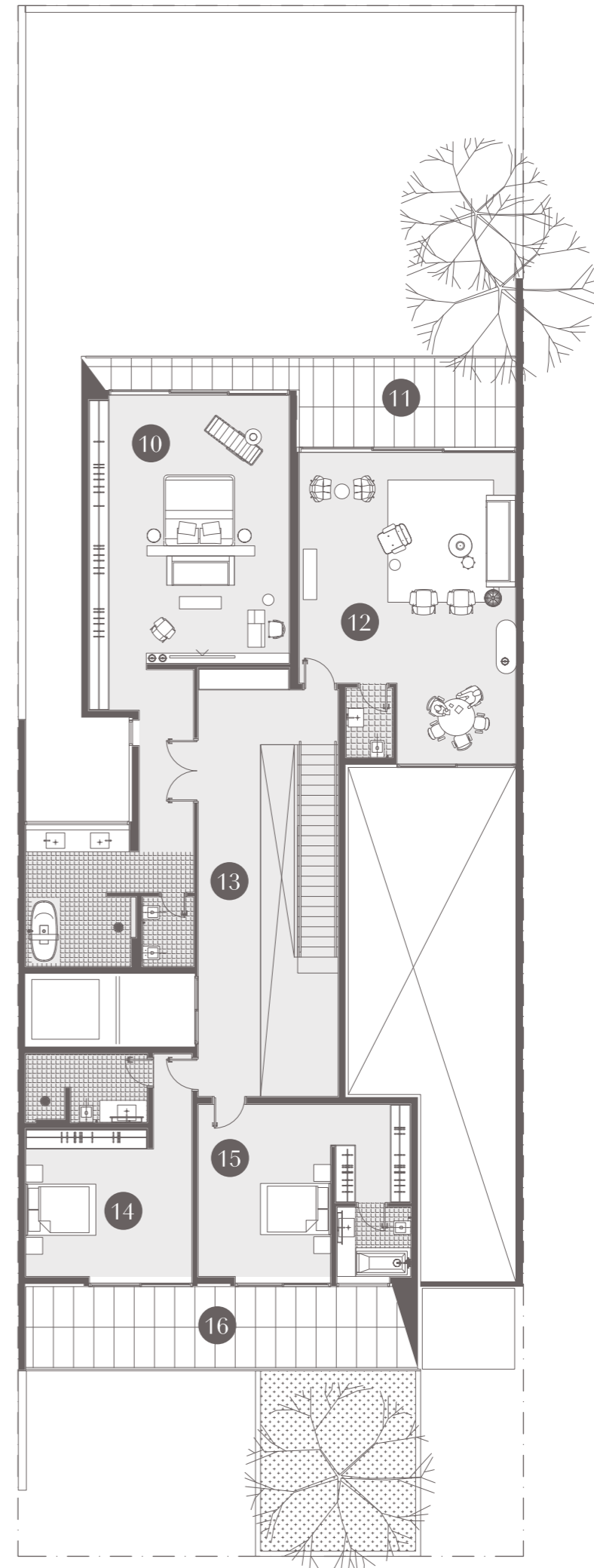
Bathroom
3.6m x 2.1m

12 GAME ROOM
(56.1M²) 6.5M X 9.3M

Bathroom
1.4m x 2.1m

16 BALCONY 2
(28.0m²) 11.6m x 2.5m

13 CORRIDOR
(28.2m²) 12.8m x 1.9m



VILLAS 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 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: WPC or first choice ceramic full body or approved equal
- Walls and ceiling: As per the building external finish
- Pool: 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

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

LIGHT FITTING

- LED spot lights with round white covers 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: Light grey aluminum finish or approved equal
- Glass: Double glazing with clear tint

TELECOMMUNICATIONS

- Fiber optic to home technology

EXTERNAL FINISHES

- Monocouche render or stone cladding or approved equal
- Composite wood louvres

FACT SHEET

PROJECT FEATURES

- Community access with a private and secure entrance
- 24-hour security with CCTV coverage
- Full landscaping for private and common areas
- Ample pedestrian walkways
- Direct beach access
- 10-km professional cycling track within the development
- Walking distance to The Oberoi Beach Resort, Al Zorah
- In proximity of the Al Zorah championship 18-hole golf course, Al Zorah marinas, and the Zoya Health and Wellness Resort

VILLAS FEATURES

- Spacious living and dining space with uninterrupted panoramic sea views
- Private beach access
- Three different entrances: main guest, secondary family, and service entrances
- Gardens, private pools and external shaded areas
- Fitted kitchen with a spacious internal courtyard area that allow ample spaces flooded with light and cross-ventilated, as well as open sea views throughout
- Master bedroom suites with direct sea views
- All bedrooms with en-suite naturally ventilated bathrooms, fitted cupboards, and garden access
- Up to three enclosed parking spaces
- Service area including a maid's room and bathroom

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