

# AL ZORAH INSIGHTS

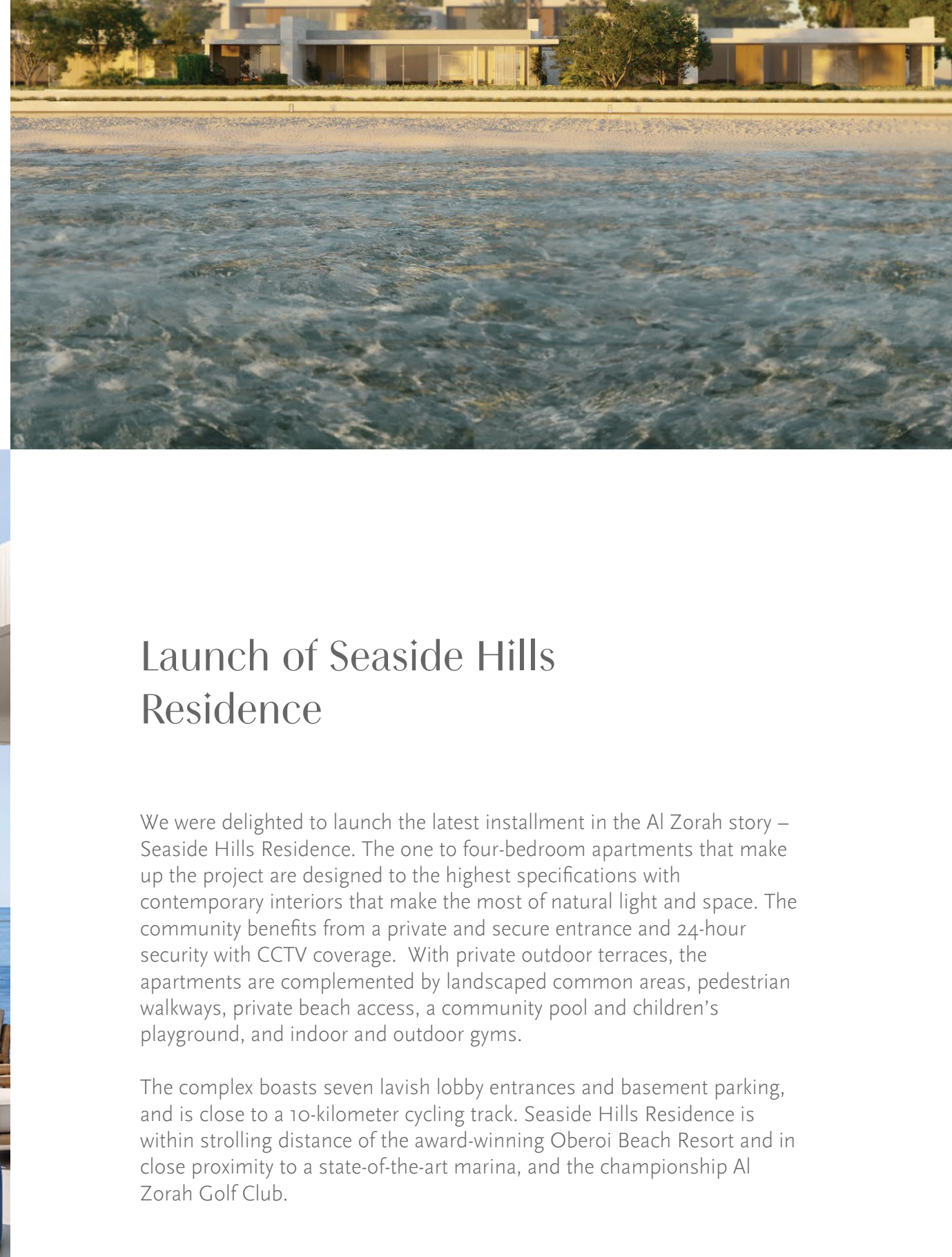
VOLUME I  
MARCH 2023

## HIGHLIGHTS

### Exclusive 21 and Seaside Hills Villas Updates

In 2022, we launched the stunning Exclusive 21 and Seaside Hills Villas, which sold out in record time. The new luxury development in Al Zorah comprises unique beachfront four-bedroom villas with ample outdoor space for entertaining and a private pool for fun and relaxation.

The villas' contextual design complements the surrounding landscape and offers spectacular sea views and access to a private beach. Designed with the modern family in mind, the versatile bespoke interiors allow for open-plan living and dining, or spaces can be partitioned for more intimate occasions.



### Launch of Seaside Hills Residence

We were delighted to launch the latest installment in the Al Zorah story – Seaside Hills Residence. The one to four-bedroom apartments that make up the project are designed to the highest specifications with contemporary interiors that make the most of natural light and space. The community benefits from a private and secure entrance and 24-hour security with CCTV coverage. With private outdoor terraces, the apartments are complemented by landscaped common areas, pedestrian walkways, private beach access, a community pool and children's playground, and indoor and outdoor gyms.

The complex boasts seven lavish lobby entrances and basement parking, and is close to a 10-kilometer cycling track. Seaside Hills Residence is within strolling distance of the award-winning Oberoi Beach Resort and in close proximity to a state-of-the-art marina, and the championship Al Zorah Golf Club.



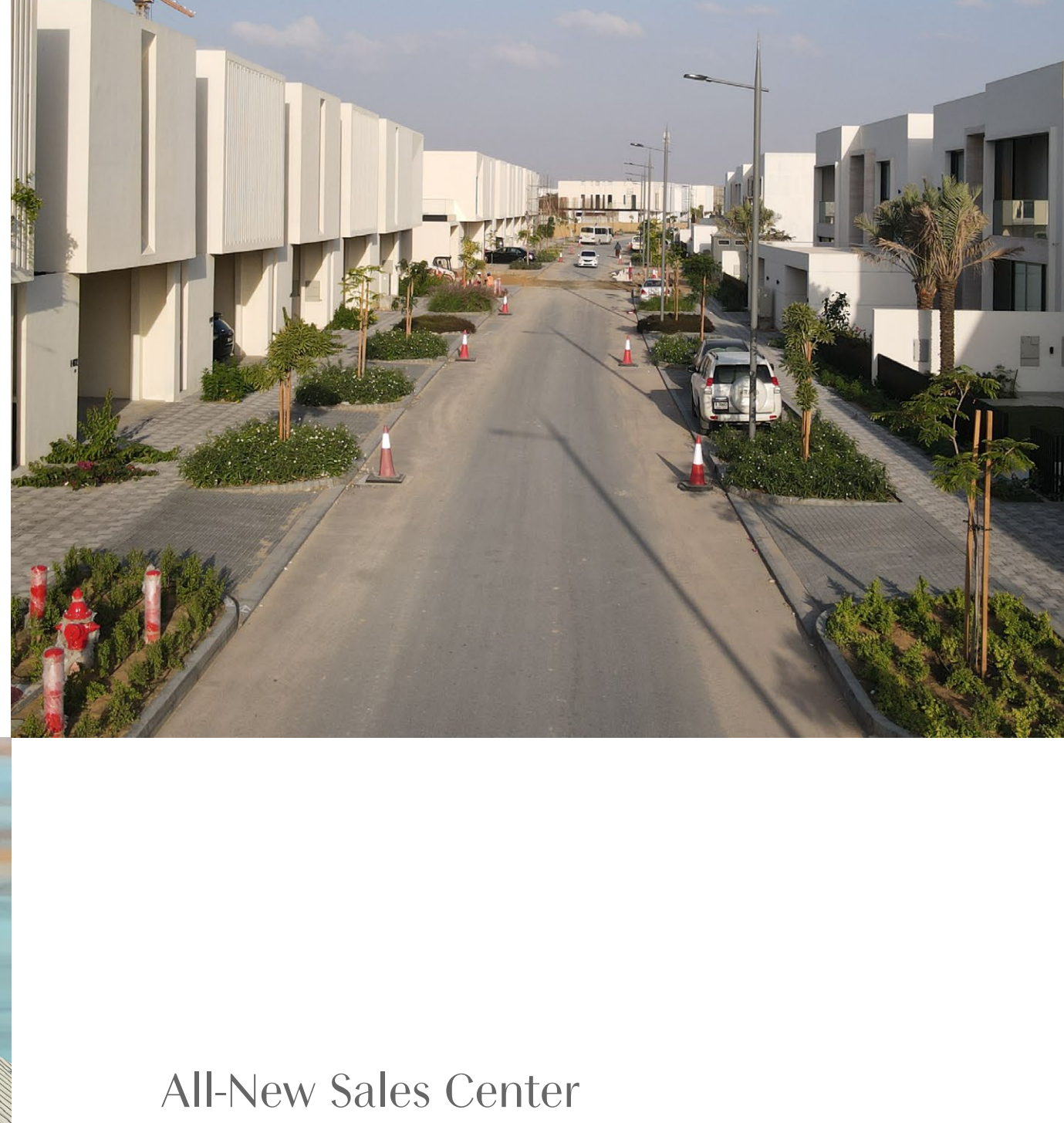
### Construction Update

"Two-Billion-Dirham Projects Under Development"

The year 2022 was an exceptional one for Al Zorah in terms of project milestones with the successful launch and off-plan rollout of two beachfront luxury developments – Exclusive 21 and Seaside Hills Villas, as well as the ongoing development of 623 villas and townhouses in District 9 and Central Park and 158 villas, townhouses, and apartments around the Fairways district.

Construction works of all projects are progressing as planned. All 44 villa plots in the District 9 neighborhood have been sold, with 13 currently under construction, while 321 townhouse plots were sold and 89 of them are under construction. In the Fairways District, all 77 villa plots were sold with 35 villas completed and 25 under construction; of 90 townhouse plots, 25 were completed and 65 are under construction; and six apartment buildings are under construction.

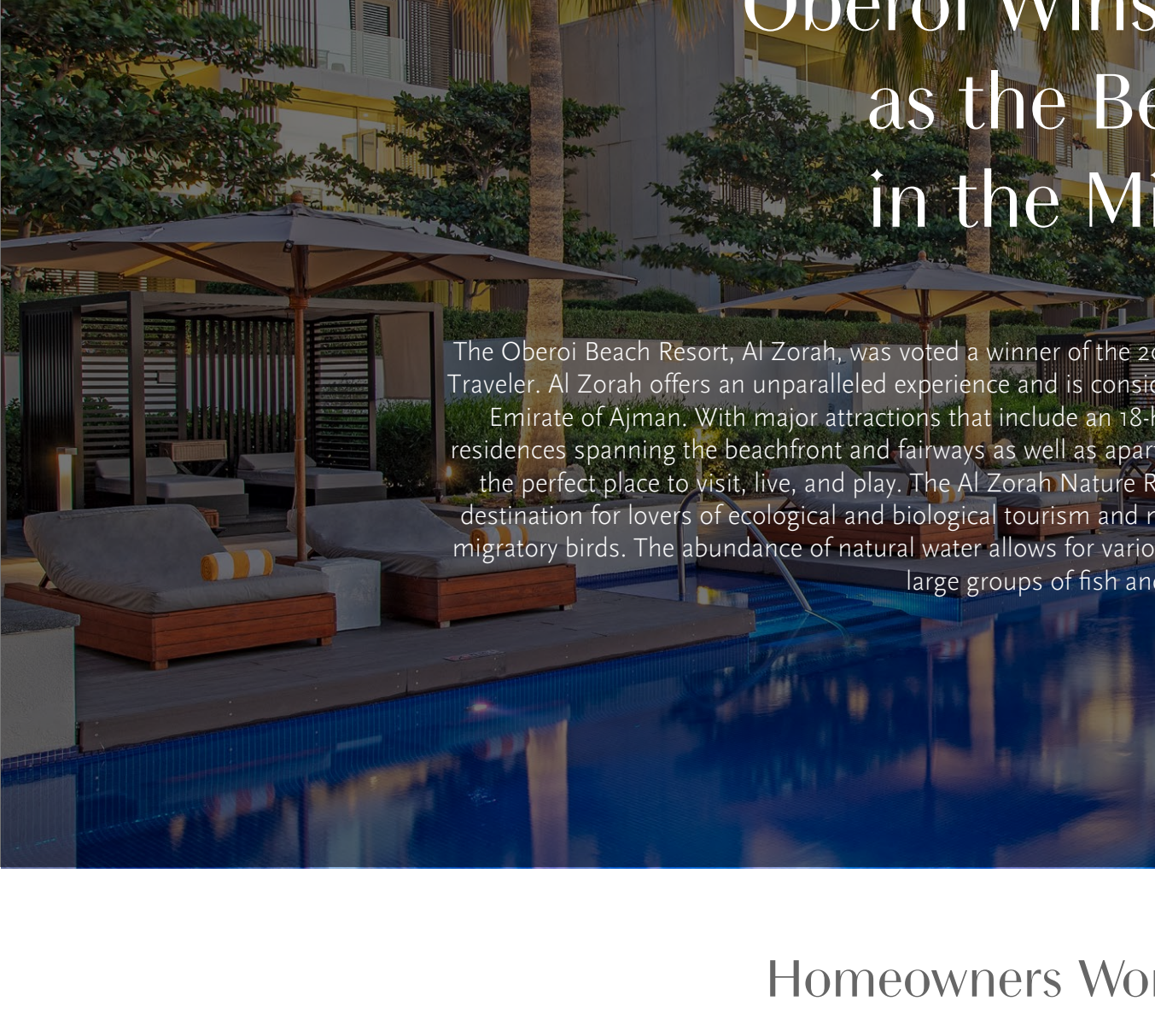
Ongoing projects include the beachfront Exclusive 21, Seaside Hills Villas, and Seaside Hills Residence, which comprise 31 villas and one to four-bedroom apartments. Construction of Exclusive 21 and Seaside Hills villas, which began in November 2022, is progressing rapidly. Construction of Seaside Hills Residence will start in March 2023.



### All-New Sales Center at the Pavilion

We are delighted to welcome guests in style to our all-new sales center located on the first floor of the Pavilion, Al Zorah Development Company's headquarters.

Visiting the Al Zorah Sales Center is your first step to exploring the beauty of the Natural Reserve and the greater community, the stunning views, an array of services, and hospitality venues.



## Oberoi Wins Eighth Place as the Best Resort in the Middle East

The Oberoi Beach Resort, Al Zorah, was voted a winner of the 2022 Middle East Reader's Choice Awards bestowed by Condé Nast Traveler. Al Zorah offers an unparalleled experience and is considered one of the UAE's most spectacular tourist destinations in the Emirate of Ajman. With major attractions that include an 18-hole championship golf course, restaurants and cafes, marinas, residences spanning the beachfront and fairways as well as apartments on the coast banks, all linked by meandering pathways, it is the perfect place to relax, live and play. The Al Zorah Natural Reserve is one of the most beautiful natural features and an ideal destination for lovers of ecological and biological tourism and mangroves, which provide a suitable environment for resident and migratory birds. The abundance of natural water allows for various plants and tree species to thrive and an abundant ecosystem of large groups of fish and magnificent coral reefs.

### Homeowners Work-Permit Issuance

In line with efforts to provide a high-quality lifestyle to residents and enhance the living experience within Al Zorah City communities, homeowners were informed on January 30, 2023, to file and apply for minor or major work and renovation permits on their premises through [community@alzorah.ae](mailto:community@alzorah.ae) or by contacting the Al Zorah call center on 800ALZORAH (9am - 6pm).

In case of emergency outside working hours (6pm - 9pm) and on weekends (Saturdays and Sundays), please contact the Security Office on 090-1056366.

Thanking you in advance for your cooperation and support.

### Al Zorah Community Services

In line with our vision to provide an extraordinary lifestyle to the families living in Al Zorah, the company performs a regular maintenance cycle to ensure the community's health and safety.

Our team ensures road cleaning and landscaping are carried out to the highest specifications. Garbage disposal, pest control, and regular fogging are consistently managed to ensure cleanliness and comfort. Al Zorah Community Services also provides street lighting with access-controlled community gates operating 24/7 to offer the ultimate safety and peace of mind.

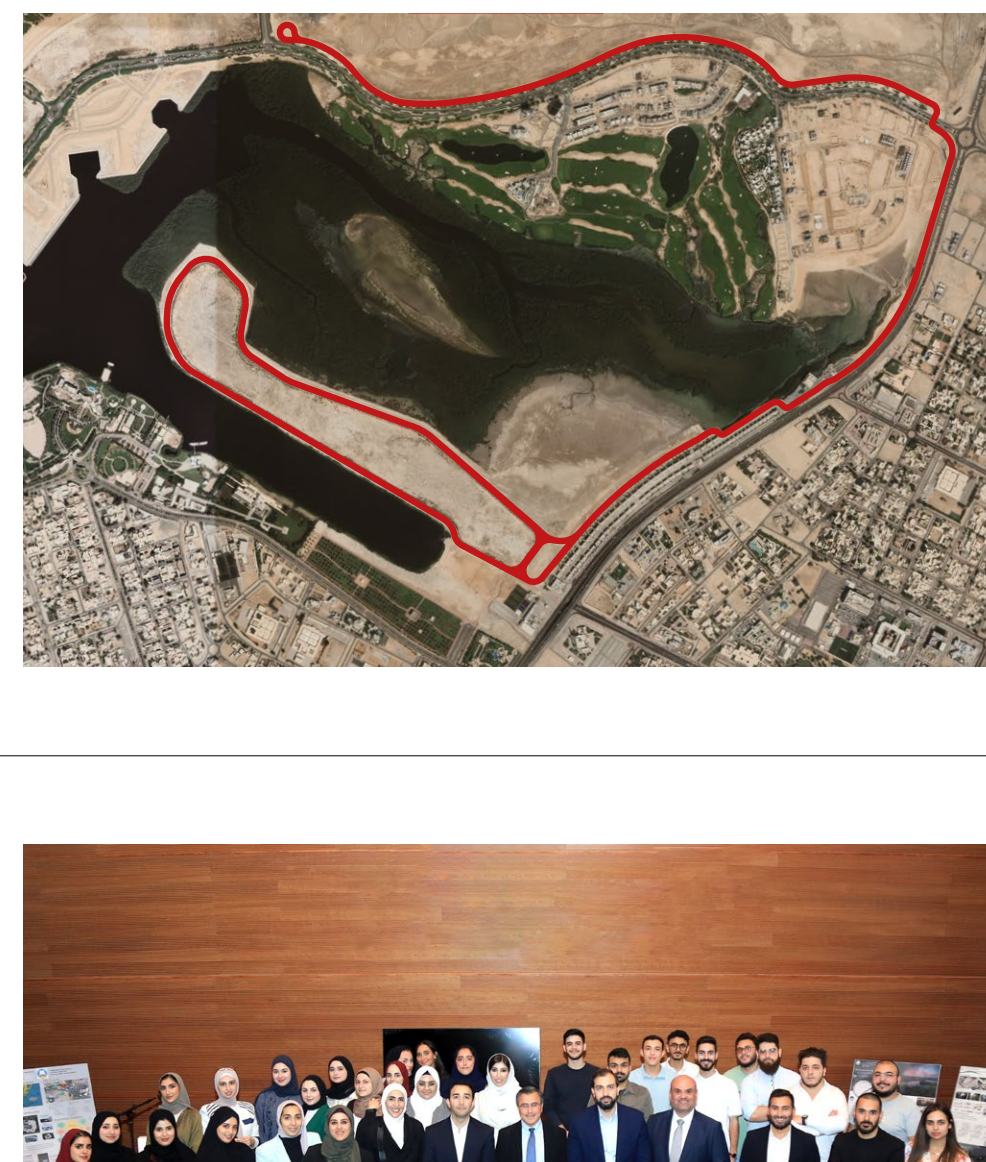
Accordingly, we would like to remind you that your share in service charges is a vital contribution to the maintenance and upkeep of the Al Zorah community, which serves to increase the value of your property.

## EVENTS

### Launch of the "World's Coolest Winter" Tourism Campaign in Al Zorah

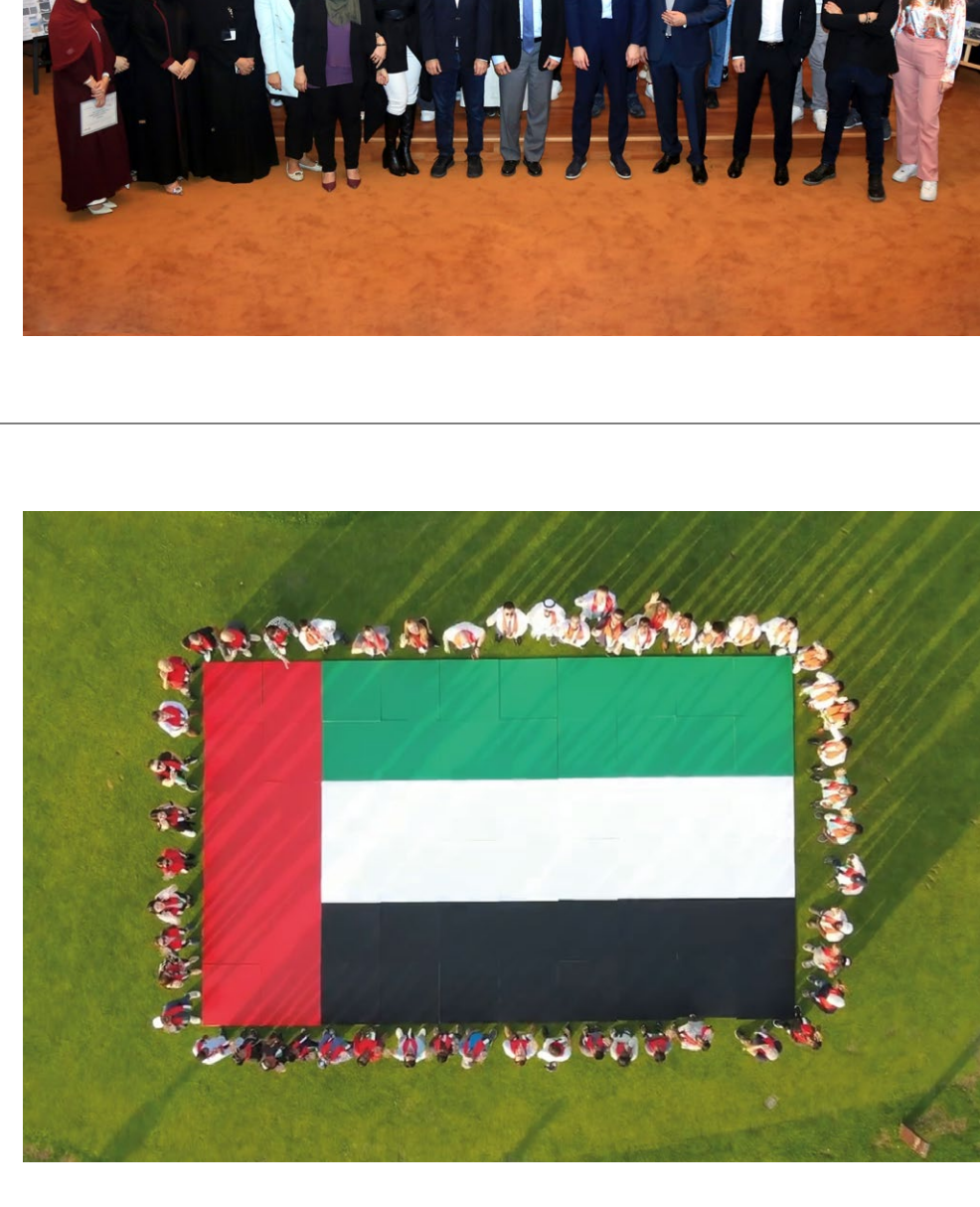
Al Zorah City took center stage in "The World's Coolest Winter" campaign. We were delighted to welcome His Highness Sheikh Mohammed bin Rashid Al Maktoum, Vice-President and Prime Minister of the UAE and Ruler of Dubai, and their Excellencies Members of The Cabinet of the United Arab Emirates, to hold their cabinet meeting and launch the exciting new local tourism campaign.

We are honored that The Oberoi Beach Resort and Al Zorah Natural Reserve, Ajman, were chosen to host this momentum occasion.



### Special Visit of Sheikh Ammar Bin Humaid Al Nuaimi and Mr. Steve Harvey to Al Zorah

Al Zorah hosted another legend and celebrity, Mr. Steve Harvey! Sheikh Ammar bin Humaid Al Nuaimi, Crown Prince of Ajman and Chairman of the Ajman Executive Council, welcomed our esteemed guest to Al Zorah Golf Club to enjoy a round of golf on the world-class championship course while exploring the natural mangrove forest and learning more about Al Zorah City as the perfect destination for tourism and investment.



### Launching the 10-Kilometer Cycling Track

Al Zorah City is best explored on two wheels! We collaborated with Ajman Municipality to create a 10-kilometer two-way cycling track that encircles the natural protected mangrove forest and offers a unique opportunity for sports lovers and their families to delve into nature while staying fit and healthy.



### Ajman University Architecture and Design Students Visit Al Zorah

The Al Zorah Development Company recently joined forces with the College of Architecture, Art, and Design at the University of Ajman to offer enrolled students the opportunity to showcase their most recent class projects. The Al Zorah team was highly impressed by the students' innovative ideas. The submitted projects were designs for schools, museums, and mixed-use developments for different Al Zorah sites. The top three projects were selected and their designers were rewarded with an internship program at Al Zorah during the summer of 2023.



### National Day Celebrations

UAE National Day is a historic occasion, an opportunity to celebrate the rich history and heritage of the unification of the Emirates and an event we were delighted to mark with an activity that united the Al Zorah community!

It was a pleasure to gather the Al Zorah Development Company staff to celebrate the 51st UAE National Day on the golf course. Together, we displayed 60 foam boards in the shape of the UAE flag, which we raised in the air in a show of belonging and pride.



### Al Zorah Welcomes New Residents to the Community

At Al Zorah, we are proud of our diverse and multi-cultural community. Families from all over the world have begun moving into the Al Zorah golf side communities: Golf Villas, Golf Estate Villas and Townhouses, and Fairway Residences.

We recently extended a warm welcome to all new homeowners, inviting them to visit us at the Al Zorah Sales Center to meet, greet, and enjoy a range of complimentary privileges at Al Zorah Golf Club, among other offerings.

## AL ZORAH GOLF CLUB NEWS

### Al Zorah Attracts Golfing Enthusiasts from all Over the World

Patrick Koenig, a world-renowned golf influencer and photographer from California, visited Al Zorah in November, 2022. It was his first visit to the United Arab Emirates and he was blown away by the quality of the Al Zorah golf course and the way its design integrates natural elements to enhance the player's experience.

The sun was shining and the skies were clear, which allowed Patrick to take some incredible photos, including the image below, which is from the 18th hole, with the sunrise beginning to unfold.



### Al Zorah Golf Club hosts the "Men's Open"

In October 2022, Al Zorah Golf Club hosted the Men's Open, sponsored by The Oberoi Beach Resort, Al Zorah. The two-day event welcomed 80 of the best golfers residing in the United Arab Emirates to battle for the coveted title. Congratulations to Zhang Xu, who played some of his best golf, finishing with a score of minus 4 over the two days.

## THINGS TO DO IN AL ZORAH CITY

### Kayaking and Mangrove Exploration

Al Zorah is a nature lover's paradise. Step into a kayak and explore the expansive one million square meters of rich, natural mangroves. Home to over 200 species of native and migratory birds, including the famed pink flamingoes that can be spotted throughout the year and more during the nesting season. The area is abundant with a variety of corals, fish, and indigenous flora, making it a highly sought-after destination for tourists, scientists, and researchers to conduct field studies.

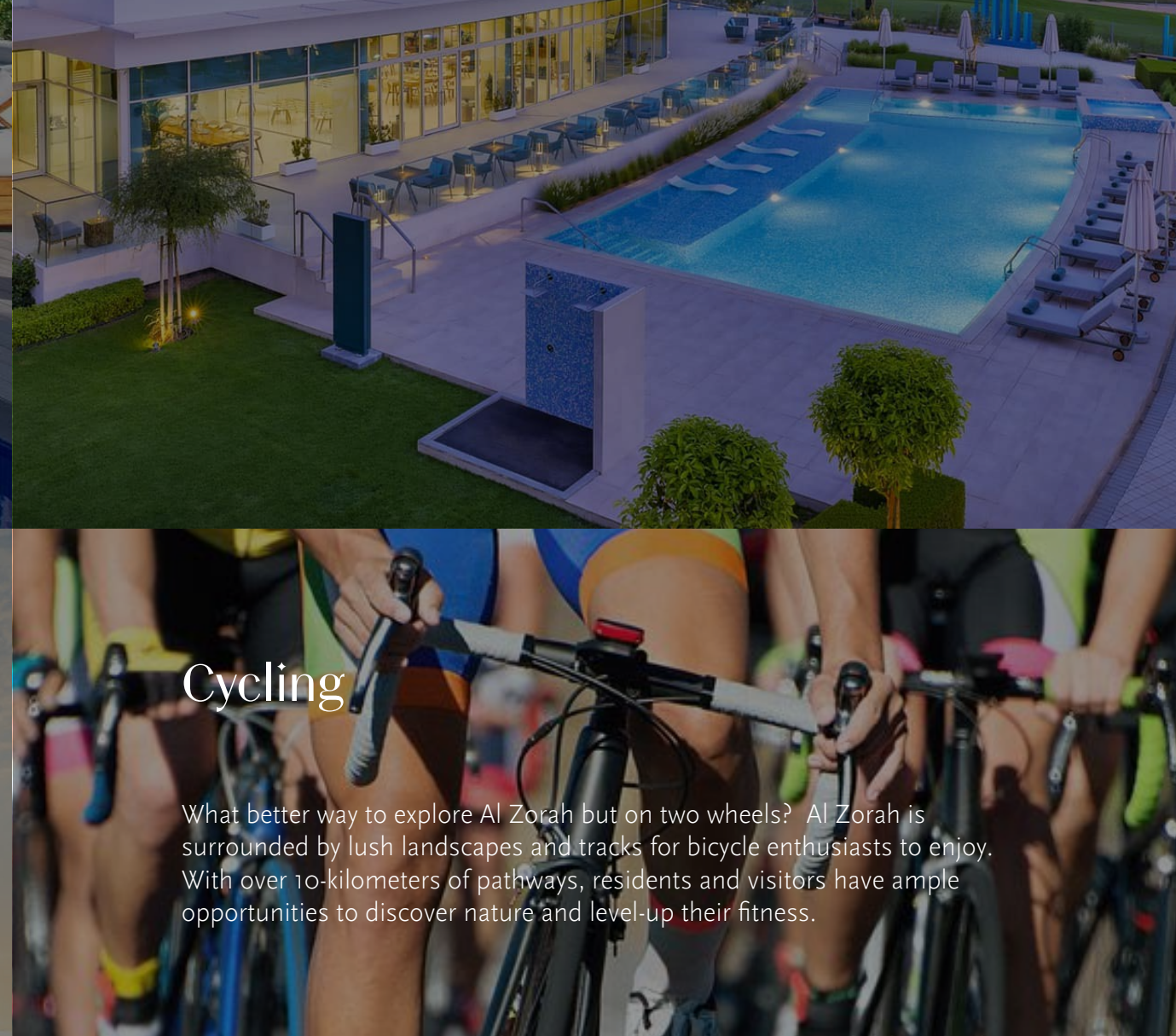
BOOK NOW



### Golfing

Tee off in style at the world-class championship golf course at Al Zorah. Set amid a beautiful, naturally preserved environment of rich mangrove forest, the Al Zorah Golf Club has been magically created by the famed Nicklaus Design company and is managed by Troon Golf. With a stunning natural landscape of flowing dunes and one million square meters of mangrove forest, Al Zorah Golf Club will soon boast a world-class clubhouse for residents and visitors.

BOOK NOW



### Vacationing

The resplendent Oberoi Beach Resort, Al Zorah caters primarily to luxury-seeking and wellness-focused guests for whom exclusivity and privacy are paramount with special pavilions for the family-focused. With a choice of three suites by beachfront villas, the superior accommodation boasts the signature Oberoi name, renowned for personalized service and attention to guests' needs.

BOOK NOW



### Relaxing and Rejuvenating

The first fully integrated retreat in the UAE is ready to welcome you for a 5-star stay amid a green oasis and beautiful natural surroundings. The Zoya Health and Wellbeing Resort focuses on detoxing and therapeutic fasting, in combination with physiotherapy, aesthetic medicine, and the right nutrition to boost vitality for a healthier lifestyle-the perfect location to regain health, vigor, and youth.

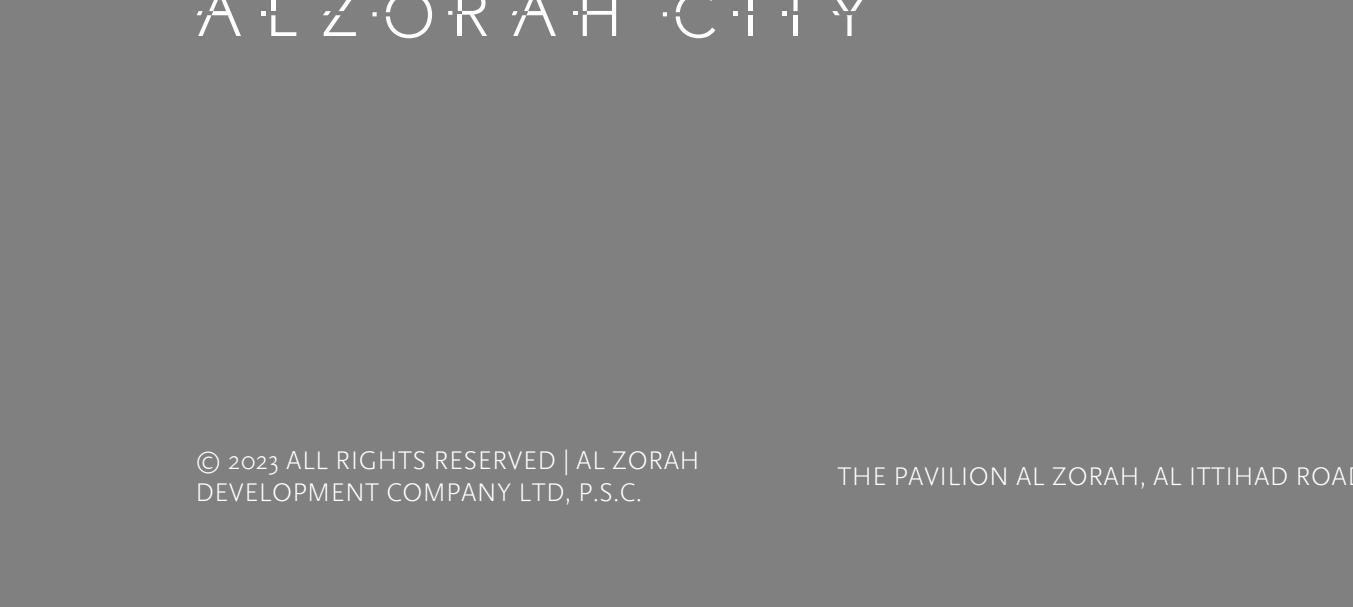
BOOK NOW



### Yachting and Marina Berthing

Marina 1 offers first-class berthing and rescue facilities for boats and yachts. The area is alive with fun and entertainment, from the Wake Boarding Park to various entertaining activities and food and beverage outlets. There is something for everyone at Marina 1.

For more details, please contact: 800-ALZORAH (3596324).



### Cycling

What better way to explore Al Zorah than on two wheels? Al Zorah is surrounded by lush landscapes and a track for bicycle enthusiasts to enjoy. With over 10-kilometers of pathways, residents and visitors have ample opportunities to discover nature and level up their fitness.

