BEACHHILLS

AL ZORAH BEACHFRONT LIVING

SOLIDERE INTERNATIONAL

PLACES FOR LIFE

Solidere International's rising standing is the result of insight, creativity, innovation, and investment in people and places. The company has amassed expertise dedicated to designing sophisticated and incomparable developments. Living up to the promise of our brand, Solidere International's mission remains that of planning, developing, and building Places for Life.

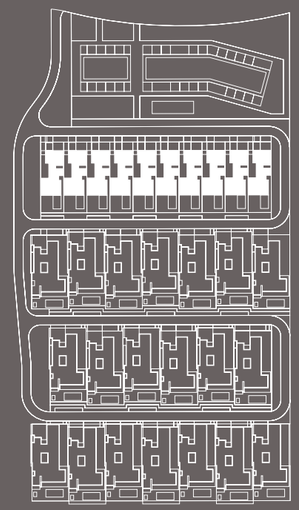
STRETCH OF WHITE SANDY BEACH

For nine months of the year, the temperate, crystal-clear waters are perfect for swimming, diving, or snorkeling to discover the colorful marine life that inhabits Al Zorah's shores. The sandy beach offers all the attractions of captured moments under glorious sunshine with a year-round invitation for a multitude of team sports or total relaxation.

LUXURIOUS BEACHFRONT GETAWAY HOMES

The neighborhood's natural environment and variety of beachside activities make it ideal for wholesome wellbeing. The barefoot luxurious lifestyle offers a sophisticated retreat, close, yet away, from urban hustle and bustle.

BEACH HILLS VILLAS



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.



PLOT AREA STARTING FROM

7,427
SQFT

SELLABLE BUILT-UP AREA

6,763
SQFT



BEACH HILLS VILLAS

MAXIMIZED SPACE ENJOYMENT

Well-thought-out architecture and landscaping balance light and shade in interior spaces cocooned between an inner courtyard and the large garden and pool area.

BEACH HILLS VILLAS

ULTIMATE COMFORT

Stylish and discerning open-plan interior layouts provide areas for simple family enjoyment or large get-togethers.

The design features privacy in movement
between gathering and personal space.



BEACH HILLS VILLAS

BREATHTAKING SEA VIEWS

The first-floor game room, clearly separate from the sleeping areas, provides an alternative space for entertaining, overlooking remarkable views of the beach and sea below.



The floor plan provides ample space for a variety of interior design styles to suit personal tastes and color palette choices.



An open and a blind elevation ensure the right equilibrium between openness to exterior views and privacy from neighboring properties.

SPACIOUS INTIMATE SPACES

A serene sanctuary, the master chamber offers space for escape and relaxation from the outside world, with a secluded seating area and terrace, where views and privacy are ensured by blind elevation.





THE BEST MIXED-USE DESTINATION

Winner of the Arabian Property Best Mixed-Use Development Award for its deft balance between the natural and the urban, Al Zorah is a perfect amalgamation of world-class resorts, residences, commercial spaces, wellness and leisure facilities, and an 18-hole championship golf course within stunning natural surroundings, along a 12-kilometer waterfront.

ARABIAN PROPERTY AWARDS

12 KM

WATERFRONT

Open waters and a calm creek, home to the fish nursery of the coast of Ajman.

1.6 KM

BEACHFRONT

Crystal-clear waters perfect for a variety of water activities for nine months of the year.

100 HA

MANGROVE FOREST

One of the oldest protected forests in the UAE, home to a large range of marine life and plants.

200

BIRD SPECIES

Resident and migratory, availing of the rich biodiversity of the lagoon and mangrove forest.

60%

GREEN SPACES

With landscaped gardens and meandering pathways, ideal for dynamic healthy living.

700,000 M^2

GOLF COURSE

Acclaimed championship green crafted by Nicklaus Design, operated by Troon.

89 KEYS

THE OBEROI BEACH RESORT, AL ZORAH

Recognized as one of the Top 12 Resorts in The Middle East: Reader's Choice Awards 2022.

61 KEYS

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The first fully-integrated five-star wellness retreat in the UAE.

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Set within a natural preserved environment and mangroves, the par-72, 18-hole championship, GEO certified, landscaped green offers extensive practice facilities, generous fairways, and wide corridors arranged around two large lakes that enrich the challenge of the course and enhance its variety and playability.

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EXQUISITE ARCHITECTURE NESTLED AMID A GREEN HAVEN

Elegant contemporary, contextual architecture that lives up to the highest standards of design excellence, with outer cladding of wood panels that create a play of light and shade.

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PERCHED ATOP A BEAUTIFULLY LANDSCAPED OASIS

Sitting at the crest of the golf course within a green island, the Clubhouse is designed to provide golfers and their guests with the most pleasurable pre- and post-game experience.

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GREEN SPACES

A VISION THAT REFLECTS THE SITE'S NATURAL RESOURCES AND OPEN VIEWS





ARRIVAL BY LAND, AIR AND SEA

Linked directly to Sheikh Mohammed Bin Zayed Road, Al Zorah is a 25-minute drive from Dubai International Airport and only 20 minutes from Sharjah International Airport. This unique destination is also easily accessible by boat or yacht, thanks to its four state-of-the-art marinas, which offer convenient, year-round berthing.

25 MIN

FROM DXB AIRPORT

Linked directly to Sheikh Mohammed Bin Zayed and Emirates roads

3 KM

SHOPPING FACILITIES

Major retail outlets and shopping malls within a three-kilometer radius.

7 KM

EDUCATIONAL INSTITUTIONS

Mix of schools and universities within a seven-kilometer radius.

5 MIN

HOSPITALS AND CLINICS

Medical centers in close proximity to Al Zorah.

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AL ZORAH CITY

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FREEHOLD AND FREE ZONE STATUS

Special privileges allow foreign and local residents and investors full ownership of businesses, land and property, which can be sold or rented.

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GOLDEN VISA

An opportunity for investors to obtain a long-term Golden Visa, for up to ten years, and a pathway to citizenship in the UAE.

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TAX RESIDENCY CERTIFICATE

Benefit from the Double Tax Avoidance Agreements (DTAA) on income signed by the UAE.

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A high demand for upcoming developments and fast paced interest in available plots and concepts.

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Leveraging on its prime location along the unblemished shoreline of the emirate of Ajman and the natural wonders of a preserved mangrove forest.

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THE PREMIER ALL-INCLUSIVE LANDMARK

Perfect amalgamation of beautiful homes, world-class resorts, commercial spaces, and leisure facilities within a natural setting.

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FIRST-CLASS INTERNATIONAL GOLFING EXPERIENCE

A Nicklaus Design 18-hole championship course hailed as one of the best courses of the region.

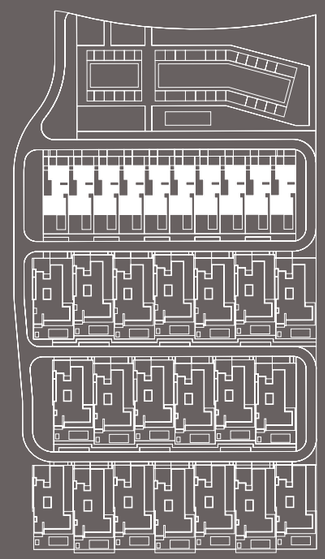
BEACHHILLS

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.





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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

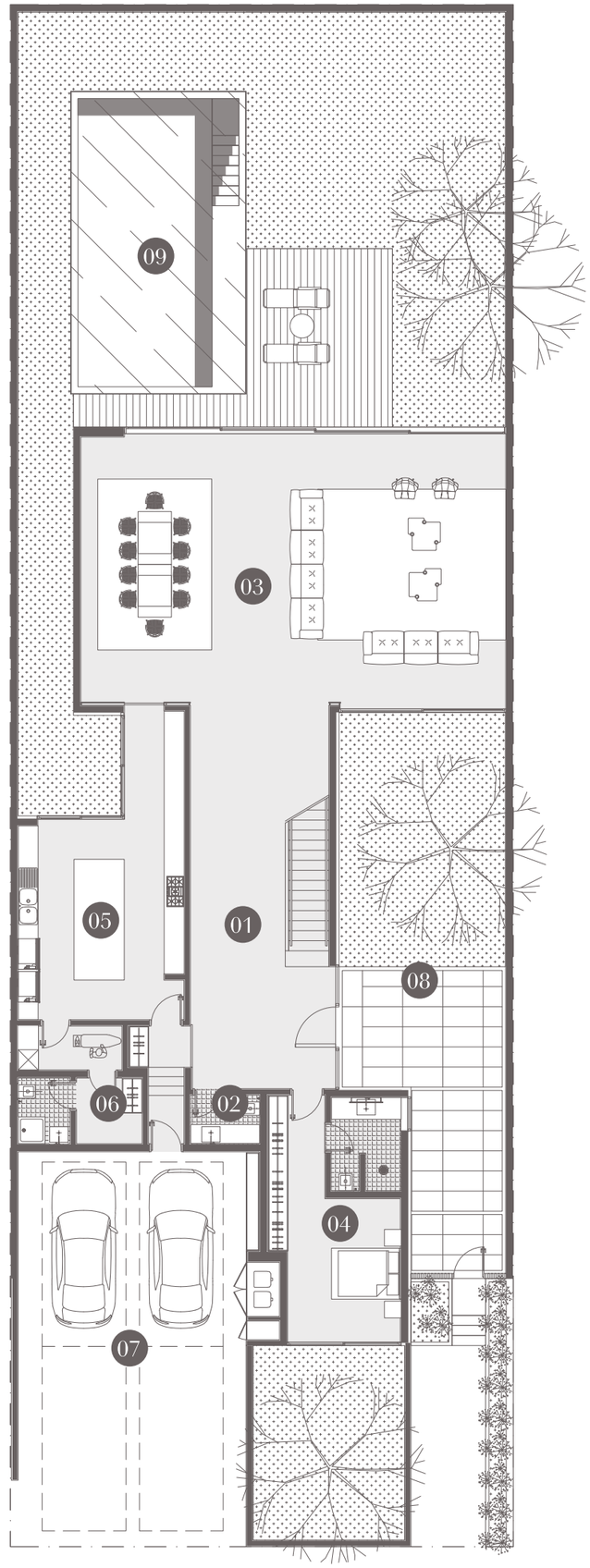
Bathroom
1.6m X 2.0m

Laundry
3.1m X 1.4m

07 PARKING

08 ENTRY COURT

09 POOL



DUPLEX VILLAS
FIRST FLOOR

3,456

SQFT

10 MASTER BEDROOM
(78.0m2) 6m x 17.0m

Master Bathroom
5.0m x 4.2m

11 BALCONY 1
(23.4m2) 12.8m x 2.6m

12 GAME ROOM
(56.1M2) 6.5M X 9.3M

Bathroom
1.4m x 2.1m

13 CORRIDOR
(28.2m2) 12.8m x 1.9m

14 BEDROOM 1
(32.8M2) 6.3M X 5.3M

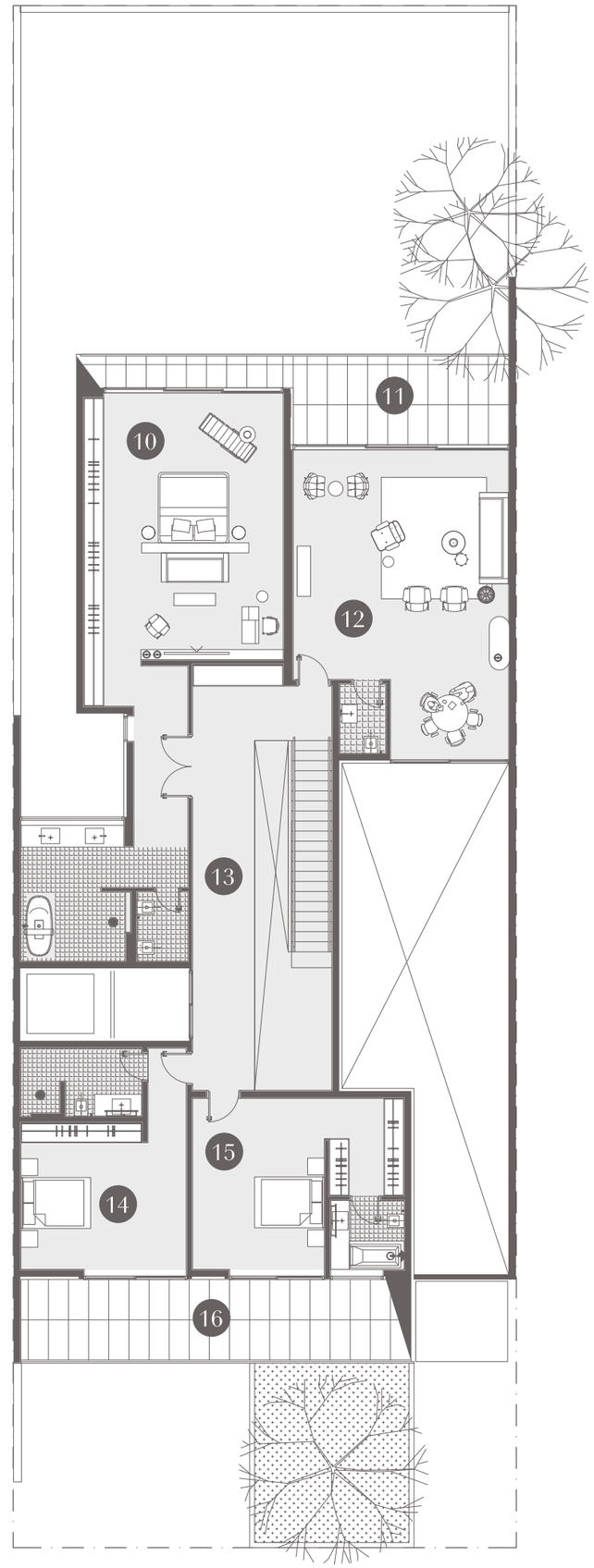
Dressing
2.3m X 2.9m

Bathroom
2.3m X 2.2m

15 BEDROOM 2
(32.6m2) 5.0m x 6.8m

Bathroom
3.6m x 2.1m

16 BALCONY 2
(28.0m2) 11.6m x 2.5m



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

TELECOMMUNIACATIONS

- 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 developement
- 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 dinning 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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SOLIDERE INTERNATIONAL IS A CITY MAKER, PLACE MAKER, AND DEVELOPER FOCUSED ON CREATING URBAN DESTINATIONS AND MIXED-USE REAL ESTATE DEVELOPMENTS IN THE MIDDLE EAST AND IN EMERGING MARKETS INTERNATIONALLY.

A PROJECT BY SOLIDERE INTERNATIONAL

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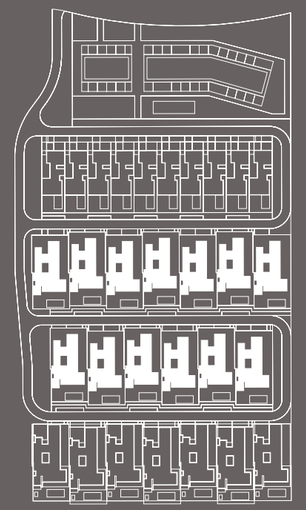
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TYPE ONE VILLAS

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.



PLOT AREA STARTING FROM

12,000
SQFT

SELLABLE BUILT-UP AREA

6,759
SQFT



BEACH HILLS VILLAS

MODERN INVITING BEACH COCOONS

Each home is set in ample gardens and comes with its own pool and a secluded internal landscaped courtyard, a cooling swathe of green.



BEACH HILLS VILLAS

PIED DANS L'EAU LIVING

Extensive individual plots and carefully thought-out orientation ensure that each home enjoys complete privacy in the versatile outdoor spaces while remaining close to the shore.

BEACH HILLS VILLAS

EXPANSIVE OPEN SPACE

The one floor layout of these large villas offers an ultra-modern, multi-functional interior where ample kitchens can become places for family gatherings, and where dining areas can be part of the living room or shuttered off for greater privacy. This is open plan living at its most refined and elegant.



Airy layouts are designed to balance between indoors and out, perfectly framing views, while creating a comfortable and tranquil home setting.

Planted verges alongside pedestrian-friendly roads lend a lush resort-style character to the beachfront community.

THE BEST MIXED-USE DESTINATION

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12 KM

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THE OBEROI BEACH RESORT, AL ZORAH



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Spacious two and three-bedroom beachfront villas with private terrace and lap pool for a dream getaway.





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PERCHED ATOP A BEAUTIFULLY LANDSCAPED OASIS

Sitting at the crest of the golf course within a green island, the Clubhouse is designed to provide golfers and their guests with the most pleasurable pre- and post-game experience.

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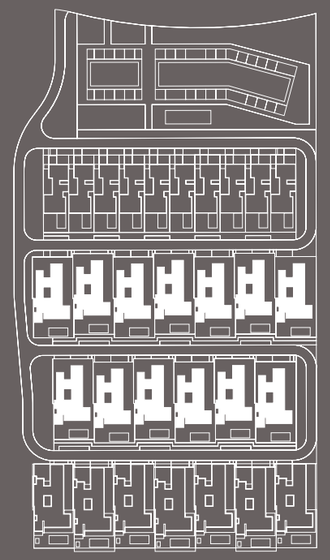
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SIMPLEX VILLAS

6,759

SQFT

01 DINING AND LIVING
(147.7m²) 7.5m X 15.4m

Lobby
4.4m x 8.3m

Powder Room
1.8m X5m

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

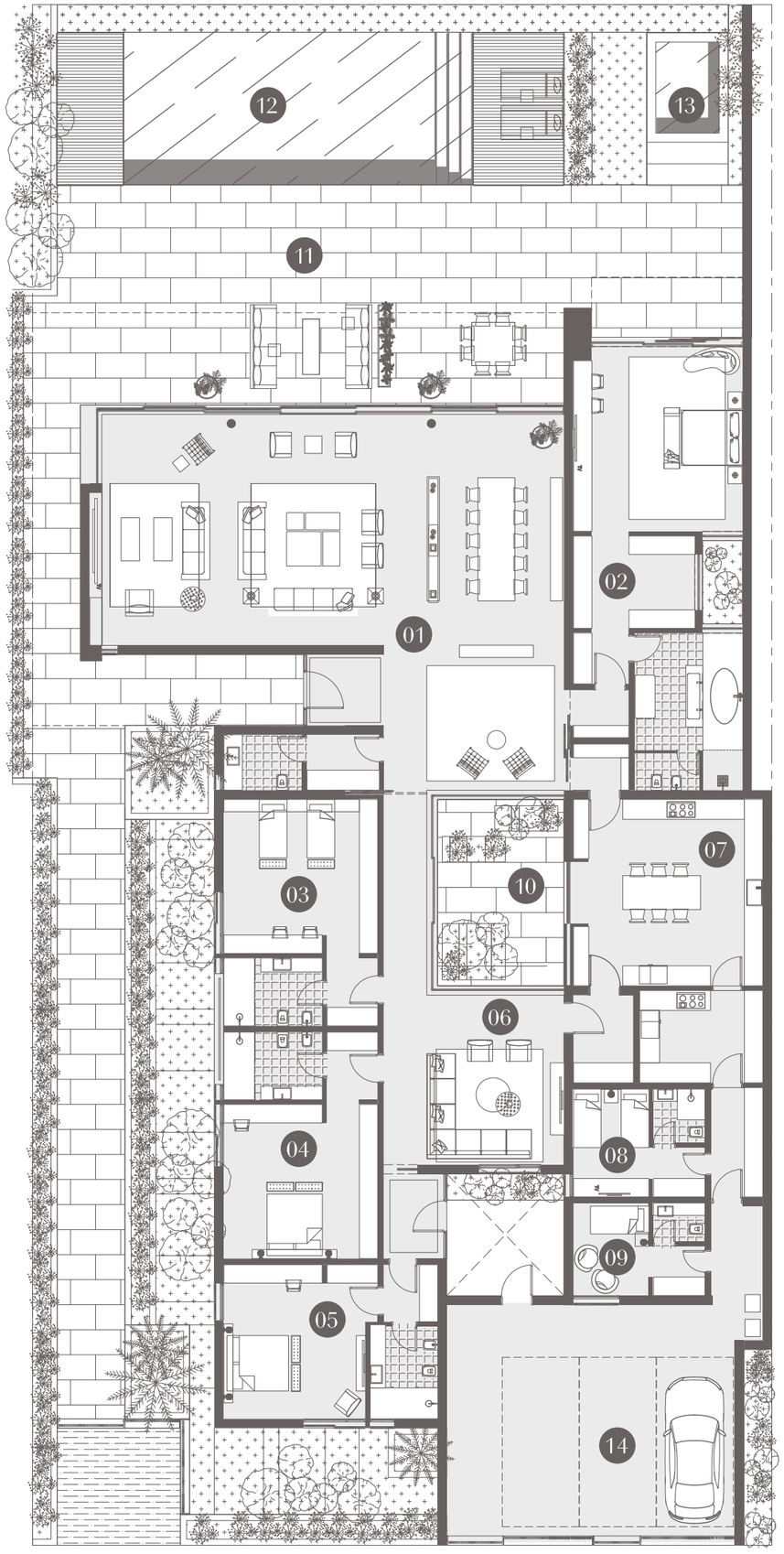
10 COURTYARD
(24.8m²) 6m X 4.1m

11 LIVING TERRACE

12 POOL

13 JACUZZI

14 PARKING



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

TELECOMMUNIACATIONS

- 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 developement
- 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 dinning 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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A PROJECT BY SOLIDERE INTERNATIONAL

ALZORAH CITY