

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.

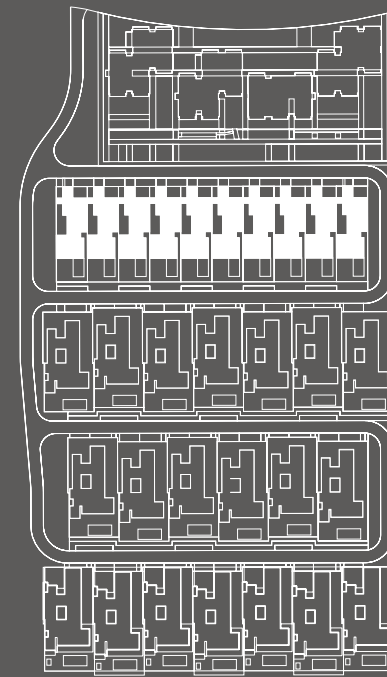
AL ZORAH BEACHERONT LIVING



BEACH HILLS DUPLEX VILLAS

## LUXURIOUS BEACHFRONT LIVING

Nestled within Al Zorah City's beachfront district, Beach Hills offers refined duplex villas. Amid an environment of white sandy beach and calm blue sea and close to Al Zorah's unparalleled offerings, Beach Hills is a haven of tranquility away from cosmopolitan life.



# BEACH HILLS DUPLEX VILLAS

FOUR-BEDROOM

With an architecture and landscape that provide a sanctuary for relaxation, ten grand villas majestically overlook Al Zorah's shoreline. These luxurious villas come with individual pools and access to a private beach.



PLOT AREA STARTING FROM

SELLABLE BUILT-UP AREA

7,427  
SQFT

6,800  
SQFT





A tranquil haven, the master chamber offers space for escape and relaxation from the outside world.

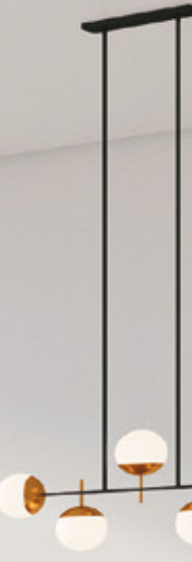


BEACH HILLS DUPLEX VILLAS

## DUPLEX SOPHISTICATION

An oasis filled with privacy in movement between  
gathering and personal space.







A seaside home overflowing with unobstructed sea views, featuring duplex level living and dining areas designed to welcome the most discerning guests.



# AL ZORAH CITY 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<sup>2</sup>

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

ZOYA HEALTH AND  
WELLNESS RESORT

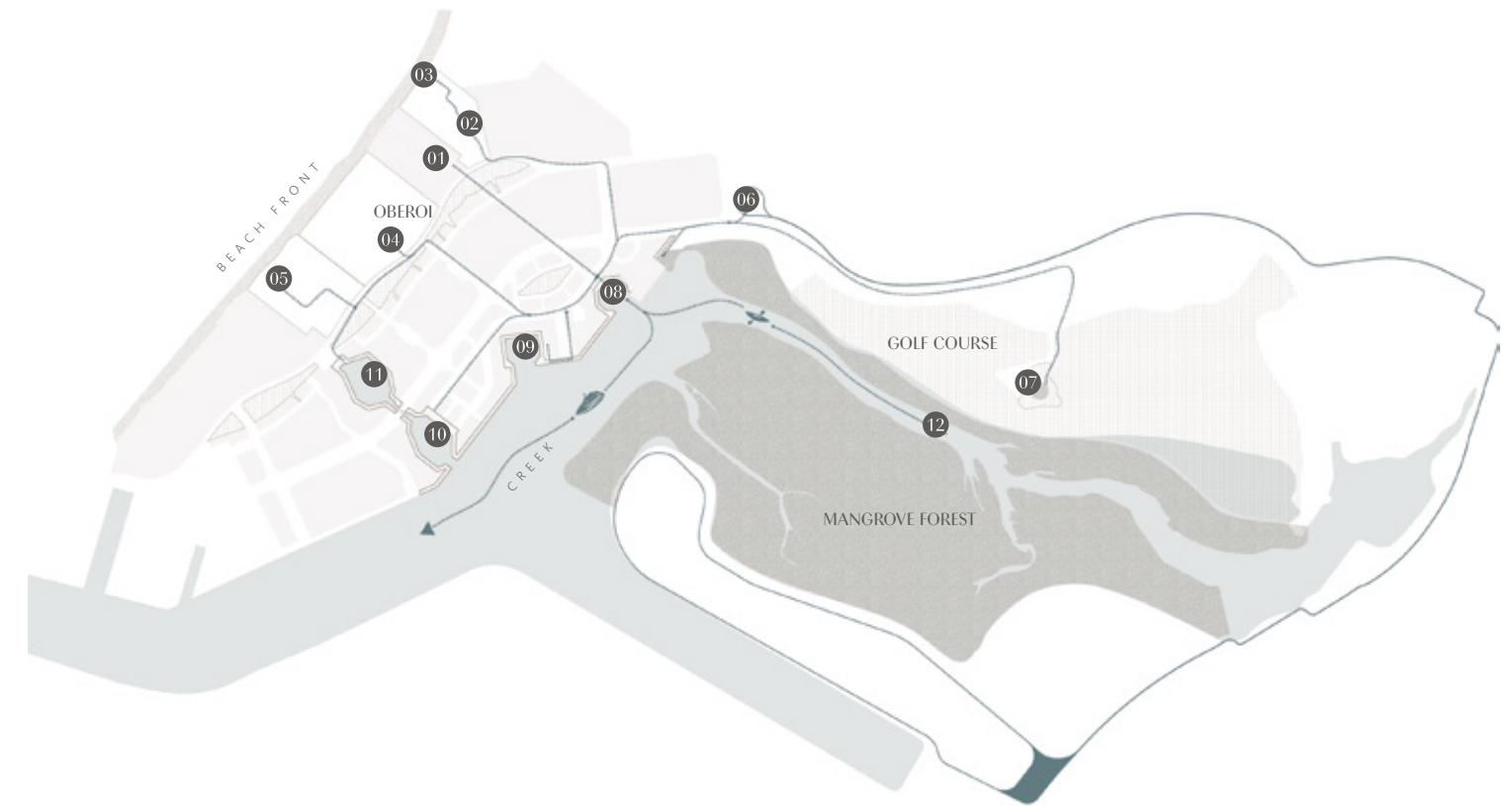
The first fully-integrated five-star wellness retreat in the UAE.

# A WORLD OF LEISURE AND WELLBEING

Al Zorah is designed with the resident and visitor experience in mind. Connectivity between the different residences and the main destinations and recreational activities is of prime importance and includes parks, pedestrian and cycling routes, and sidewalks that create areas of interaction and activity.

AL ZORAH CITY

NATURALLY HEALTHFUL  
SUSTAINABLE LIVING  
ENVIRONMENT



				
01	BEACH HILLS DUPLEX RESIDENCE	—	—	—
02	THE VILLAGE CENTER	3 MIN	—	—
03	THE BEACH CLUB	5 MIN	—	—
04	OBEROI	4 MIN	—	—
05	RESORT 2	7 MIN	—	—
06	THE BIKE LANE	17 MIN	8 MIN	—
07	THE GOLF CLUB	—	24 MIN	13 MIN
08	PORTO MARINA 4	13 MIN	6 MIN	—
09	MARINA 3	6 MIN	2 MIN	—
10	MARINA 2	8 MIN	4 MIN	—
11	MARINA 1	12 MIN	7 MIN	—
12	MANGROVE FOREST	—	18 MIN	—



## ACCLAIMED AS ONE OF THE BEST GOLF VENUES

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.





## AWARD-WINNING LUXURIOUS OBEROI HOTEL

Middle East's Leading Luxury Beach Resort, World Travel Awards, 2023  
Best Middle Eastern Hotel, Hemispheres Readers' Choice Awards, United Airlines, 2023  
Top 12 Resorts in the Middle East, Reader's Choice Awards, 2022

THE OBEROI BEACH RESORT, AL ZORAH

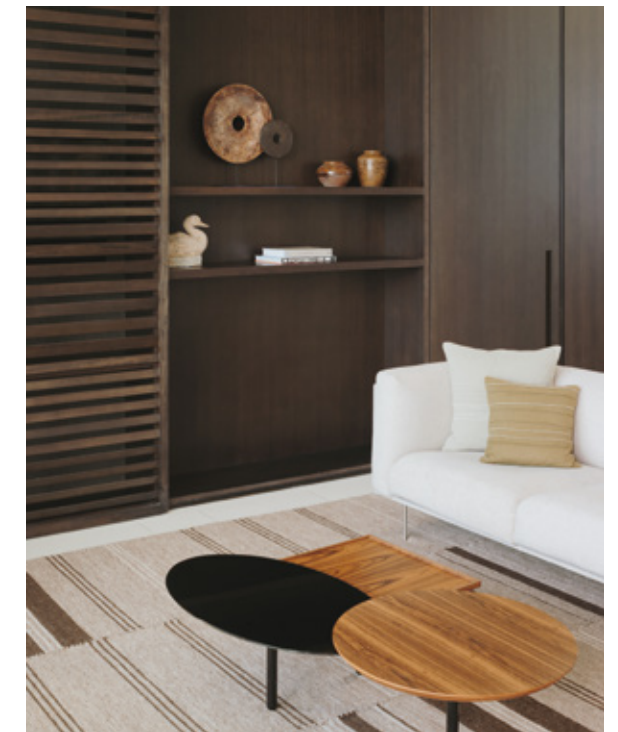




## INVITING RECEPTION

Luxurious resort that exudes tranquility and opulence  
from the welcoming moment onward.

THE OBEROI BEACH RESORT, AL ZORAH



## BESPOKE COMFORT

A tailored and personalized vacation experience designed to cater to individual preferences and needs.

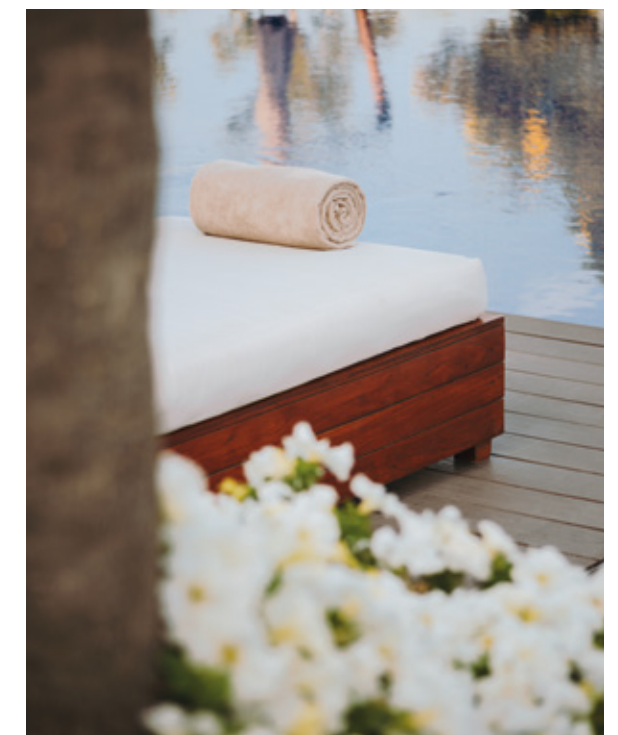
THE OBEROI BEACH RESORT, AL ZORAH



## CASCADING TERRACES

THE OBEROI BEACH RESORT, AL ZORAH

Designed in three platforms running parallel to the sea, as they rise up from the waterfront to ensure beautiful views from all parts of the resort.



## DELUXE HOLIDAY HAVEN

An exclusive retreat where every detail is crafted to create an exceptional and indulgent holiday experience.

THE OBEROI BEACH RESORT, AL ZORAH



## SIGNATURE HOSPITALITY

Every detail in the setting and every intuitive service of the sophisticated restaurants and lounges offer guests a savory indulgence.

THE OBEROI BEACH RESORT, AL ZORAH







## SECLUDED RETREAT

THE OBEROI BEACH RESORT, AL ZORAH

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





## LUSH SERENITY

Impeccably manicured gardens, soothing water features, and abundant greenery create an oasis of tranquility for guests to indulge in.

THE OBEROI BEACH RESORT, AL ZORAH





## CONTEXTUAL ARCHITECTURE

Elegant, contemporary architecture that lives up  
to the highest standards of design excellence.

THE OBEROI BEACH RESORT, AL ZORAH



## TWILIGHT WARMTH

THE OBEROI BEACH RESORT, AL ZORAH

A unique getaway that stands in harmony with the natural beauty  
of its surroundings.

# AL ZORAH CITY UPCOMING MAGNETS

INTEGRATED GROWTH

Designed with careful attention to integrating the natural coastal environment with leisure and active lifestyle amenities, Al Zorah continues to expand and enhance its destination offerings.



## PICTURESQUE CREEKSIDE APARTMENTS

Located in a neighborhood that borders a naturally beautiful environment of mangroves and creeks, around a marina boardwalk and a waterfront promenade, the Gateway complex comprises 157 studio to three-bedroom apartments in simplex and duplex typologies.

GATEWAY PORTO AL ZORAH



## RELAX AMID A GREEN OASIS

Perched 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.

AL ZORAH CLUBHOUSE



## MEMORABLE BEACH VACATION

Informed by contemporary lifestyle and comfort, Resort Two offers superlative hotel suites and one and five-bedroom villas with private garden and pool, respecting a clientele from every pace of life.

AL ZORAH RESORT TWO







## VIBRANT SHORE GETAWAY

VILLAGE CENTER

A short distance from major cities in the UAE, the Village Center forms the hub of activities of the Al Zorah beachfront district, a perfect destination for restorative stays where you can take a break from the hectic daily routine of cosmopolitan life.



## CHARMING LOCALITY

A cluster of picturesque neighborhoods with an architecture inspired by the intrinsic values of the surrounding nature of sand and sea.

VILLAGE CENTER



## IDYLLIC COASTAL ESCAPE

Home to a mix of seaside residences that breathe comfort and relaxation, embracing a dynamic central square.

VILLAGE CENTER



## BAREFOOT RETREAT

With its beautiful setting along a white sandy beach and azure waters, the quaint hamlets of the Village Center are the place to take a break and rejuvenate.

VILLAGE CENTER

# HOLISTIC SEASIDE LIVING

PREMIER COASTAL DESTINATION

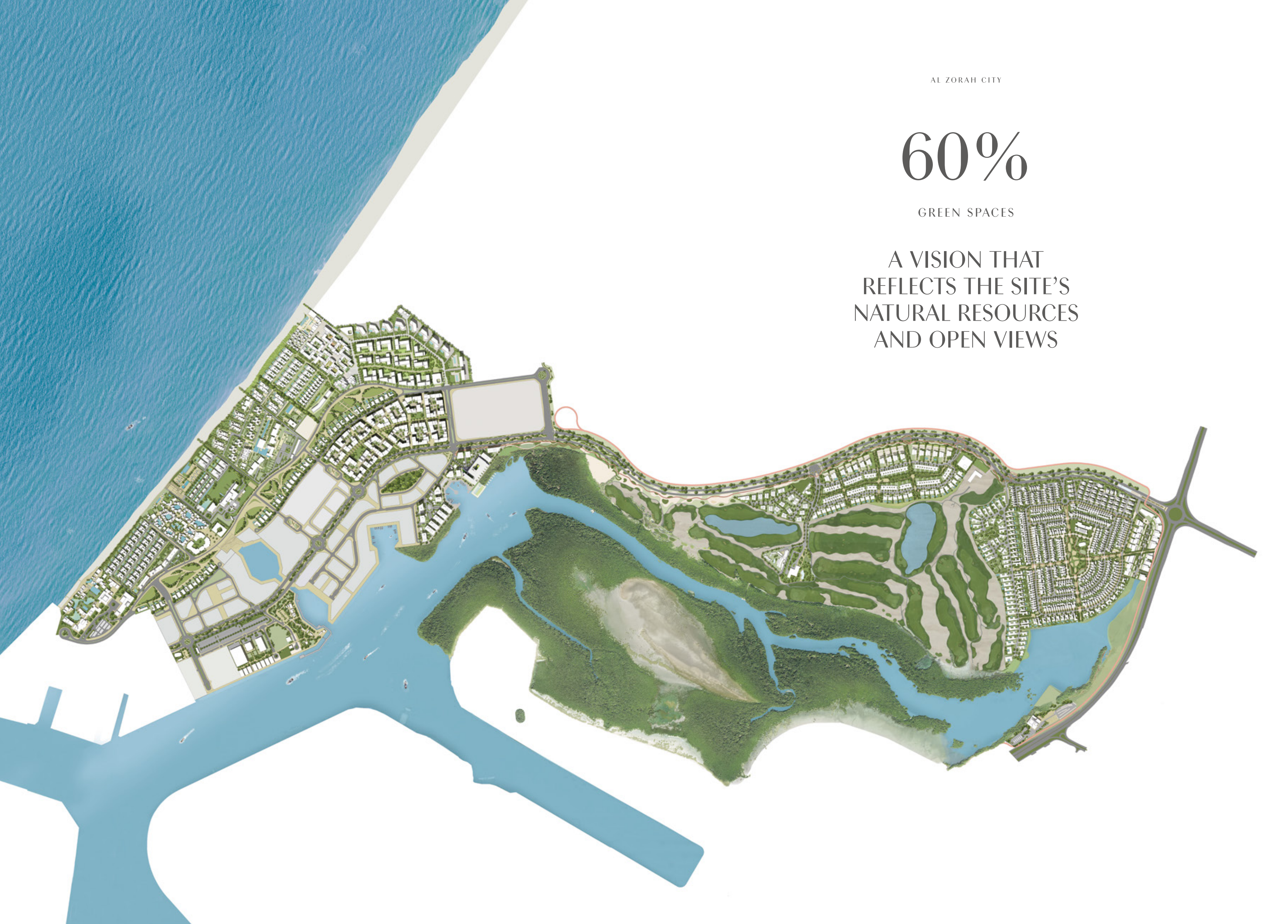
Crafted as a mixed-use development focused on outdoor living, while preserving the site's natural beauty and establishing the foundations for an eco-friendly lifestyle.

AL ZORAH CITY

60%

GREEN SPACES

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





AL ZORAH BEACHFRONT LIVING

## 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.

**35 MIN**

WYNN CASINO

The first casino to open in Ras Al Khaimah.



# WHY INVEST IN AL ZORAH

Following the successful transformation of a great vision into a landmark destination and the creation of added value through lifestyle amenities, Al Zorah continues to attract investors and developers to further expand the holistic experience.

AL ZORAH CITY

01

## FREEHOLD STATUS AND ARRA REGULATED

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

02

## 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.

03

## TAX RESIDENCY CERTIFICATE

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

04

## A MAGNET FOR INTERNATIONAL INVESTORS

The successful partnership between the visionary Government of Ajman and the trusted expertise of Solidere International in making Places for Life.

05

## HIGH RETURNS WITH NON-REPATRIATION ON CAPITAL GAINS

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

06

## A SPECTACULAR BEACHFRONT DESTINATION

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

07

## THE PREMIER ALL-INCLUSIVE LANDMARK

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

08

## FIRST-CLASS INTERNATIONAL GOLFING EXPERIENCE

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

AL ZORAH DEVELOPMENT

## THE GOVERNMENT OF AJMAN

In line with its strategic objective to spur growth in the emirate, the Government of Ajman entered into a joint-venture partnership with Solidere International to plan and develop Al Zorah, where foreigners have the right to 100 percent ownership and tax-free development.

The Government of Ajman has dedicated Al Zorah as a Freehold and Free Zone area as per the princely decree issued in 2008 by His Highness Sheikh Humaid Bin Rashid El Nuaimi, the ruler of Ajman.

AL ZORAH DEVELOPMENT

## AL ZORAH DEVELOPMENT COMPANY

Al Zorah Development (Private) Company Limited P.S.C. was incorporated on October 31, 2007, as a Free Zone Company under the laws of Ajman, United Arab Emirates. Its object is "to carry on all business relevant to the development of Al Zorah area, acquire lands and properties, and market, manage, and lease the same for the Company's or other parties' accounts, including real estate brokerage services."

The Company's life is 99 years. Its capital is AED 2 billion, consisting of 20 million shares with a par value of AED 100, of which 50 percent are held by the Ajman Government and 50 percent by Solidere International Limited and by SI Al Zorah Equity Investments, Inc.

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