

ALZORAH BEACHFRONT LIVING

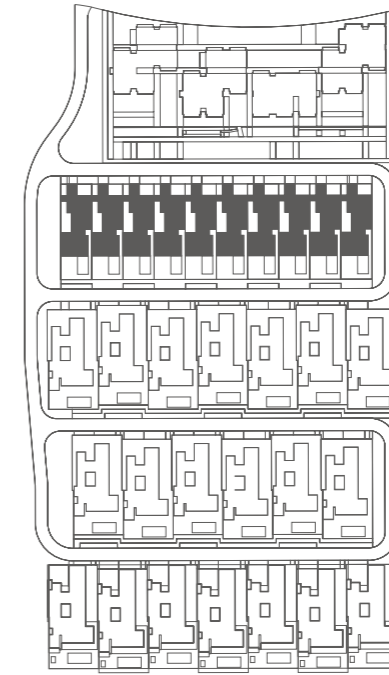
BEACH HILLS

DUPLEX VILLAS FLOOR PLANS

REFINED SEASIDE HOMES

The Beach Hills Duplex Villas come fully furnished, complete with finishes that include a temperature-controlled pool and landscaped surroundings.





DUPLEX VILLAS

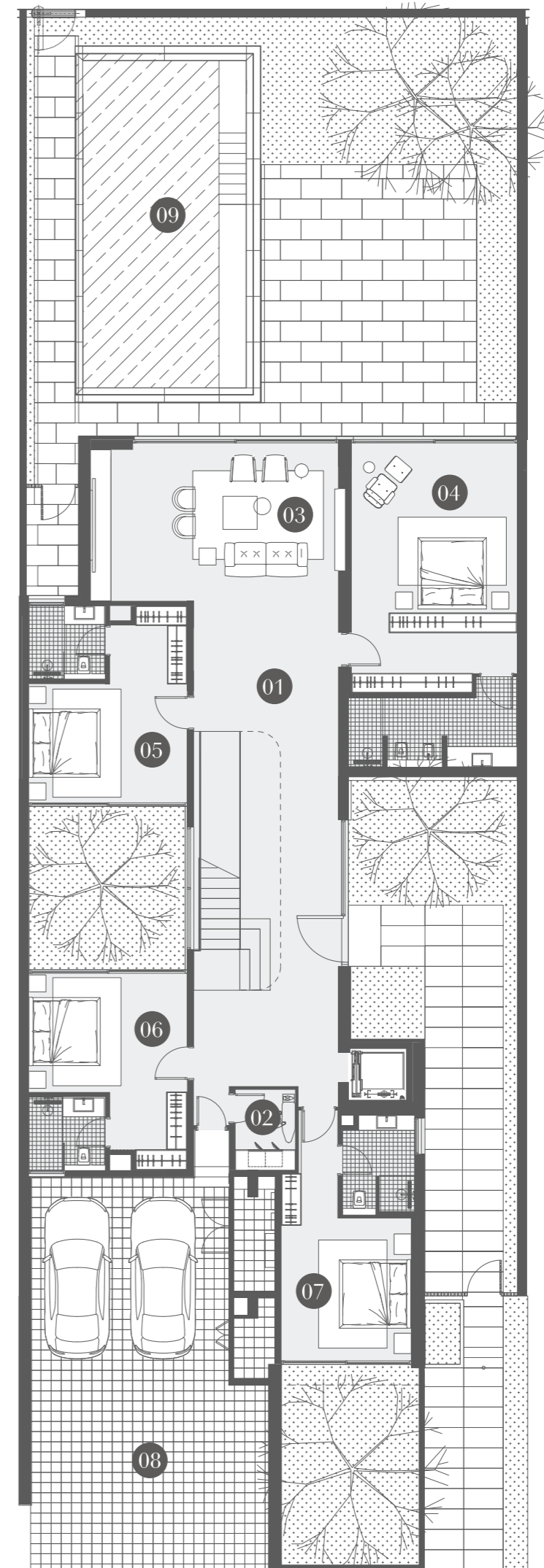
FOUR-BEDROOM

The well-thought-out architecture and landscaping of the duplex villas, on the fourth row of the development, provide a sanctuary for relaxation in harmony with their surroundings and ensure remarkable sea views while maintaining privacy.

DUPLEX VILLAS GROUND FLOOR

3,337
SQFT

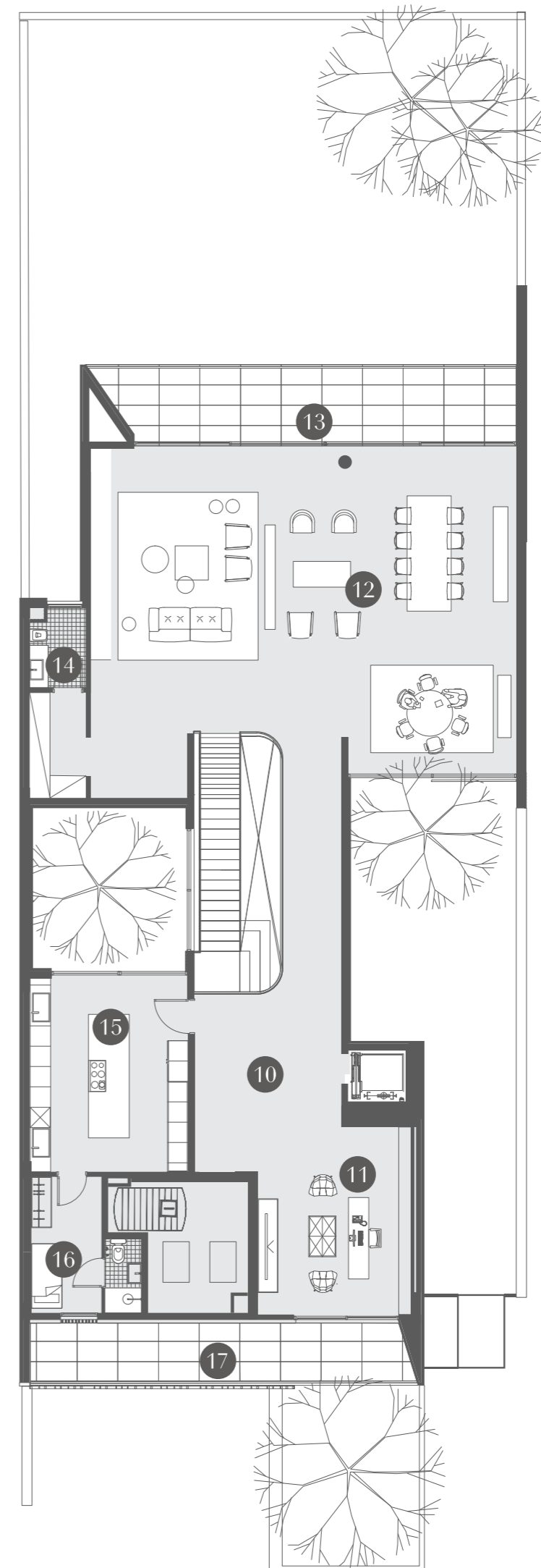
- 01 LOBBY
(55.24M²) 4.3 5M x 14.9 0M
- 02 LAUNDRY ROOM
(4.46M²) 1.75M x 2.55M
- 03 FAMILY LIVING
(33.9M²) 7.39M x 4.65M
- 04 BEDROOM 1
(25.09M²) 4.9 6M x 5.01M
Dressing
(12.13m²) 4.96m x 2.38m
Bathroom
(10.17m²) 4.96m x 1.90m
- 05 BEDROOM 2
(16.56M²) 4.60M x 3.50M
Dressing
(3.59m²) 1.81m x 2.15m
Bathroom
(5.46m²) 2.54m x 2.15m
- 06 BEDROOM 3
(16.09M²) 4.60M x 3.50M
Dressing
(4.75m²) 2.2 4m x 2.15m
Toilet
(4.81 m²) 2.24m x 2.15m
- 07 BEDROOM 4
(19.89M²) 3.8 2M x 4.20M
Toilet
(5.45m²) 2.10m x 2.80m
- 08 PARKING
(35.85M²) 5.83M x 6.15M
- 09 POOL



DUPLEX VILLAS FIRST FLOOR

3,463
SQFT

- 10 LOBBY (27.94M²) 4.35M x 9.96M
- 11 OFFICE / LIVING (24.99M²) 4.52M x 5.53M
- 12 LIVING AND DINING ROOM (123.49M²) 12.55M x 9.68M
- 13 BALCONY 1 (27.15M²) 12.70M x 2.28M
- 14 TOILET (3.8 1m²) 1.66 m x 2.30 m
- 15 KITCHEN (26.67M²) 4.67M x 5.70M
- 16 STAFF ROOM (8.28M²) 2.06M x 4.01M
Bathroom (2.35m²) 1.08m x 2.17m
- 17 BALCONY 2 (20.53Mm²) 11.46M x 1.84M



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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