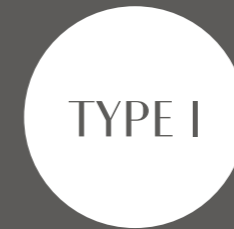


SIMPLEX



# THREE-BEDROOM APARTMENT

TWO UNITS

# TYPE I SIMPLEX

STARTING FROM

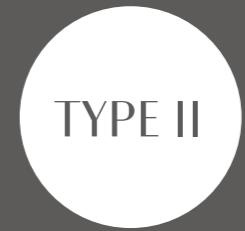
3,310

SQFT



<b>ENTRANCE</b> (15.68 M <sup>2</sup> ) 3.05M X 4.78M	<b>LIVING</b> (44.75 M <sup>2</sup> ) 5.37M X 8.32M	<b>DINING</b> (24.25 M <sup>2</sup> ) 4.90M X 4.98M	<b>BALCONY 1</b> (63.83 M <sup>2</sup> ) 3.50M X 14.90M	<b>KITCHEN</b> (21.56 M <sup>2</sup> ) 5.80M X 3.83M
<b>Guest WC</b> 2.20M X 3.83M			<b>BALCONY 2</b> (3.33 M <sup>2</sup> ) 2.15M X 1.80M	
<b>MASTER BEDROOM</b> (39.18M <sup>2</sup> ) 3.73M X 6.25M	<b>BEDROOM 1</b> (18.74 M <sup>2</sup> ) 3.80M X 4.90M	<b>BEDROOM 2</b> (18.74 M <sup>2</sup> ) 3.81M X 4.90M	<b>BATHROOM</b> (6.88 M <sup>2</sup> ) 2.13M X 3.18M	<b>STAFF BEDROOM</b> (10.12 M <sup>2</sup> ) 3.75M X 1.80M
<b>Dressing</b> 2.60M X 2.13M				<b>Bathroom</b> 1.80M X 1.80M
<b>Bathroom</b> 3.7M X 1.85M				

SIMPLEX



# THREE-BEDROOM APARTMENT

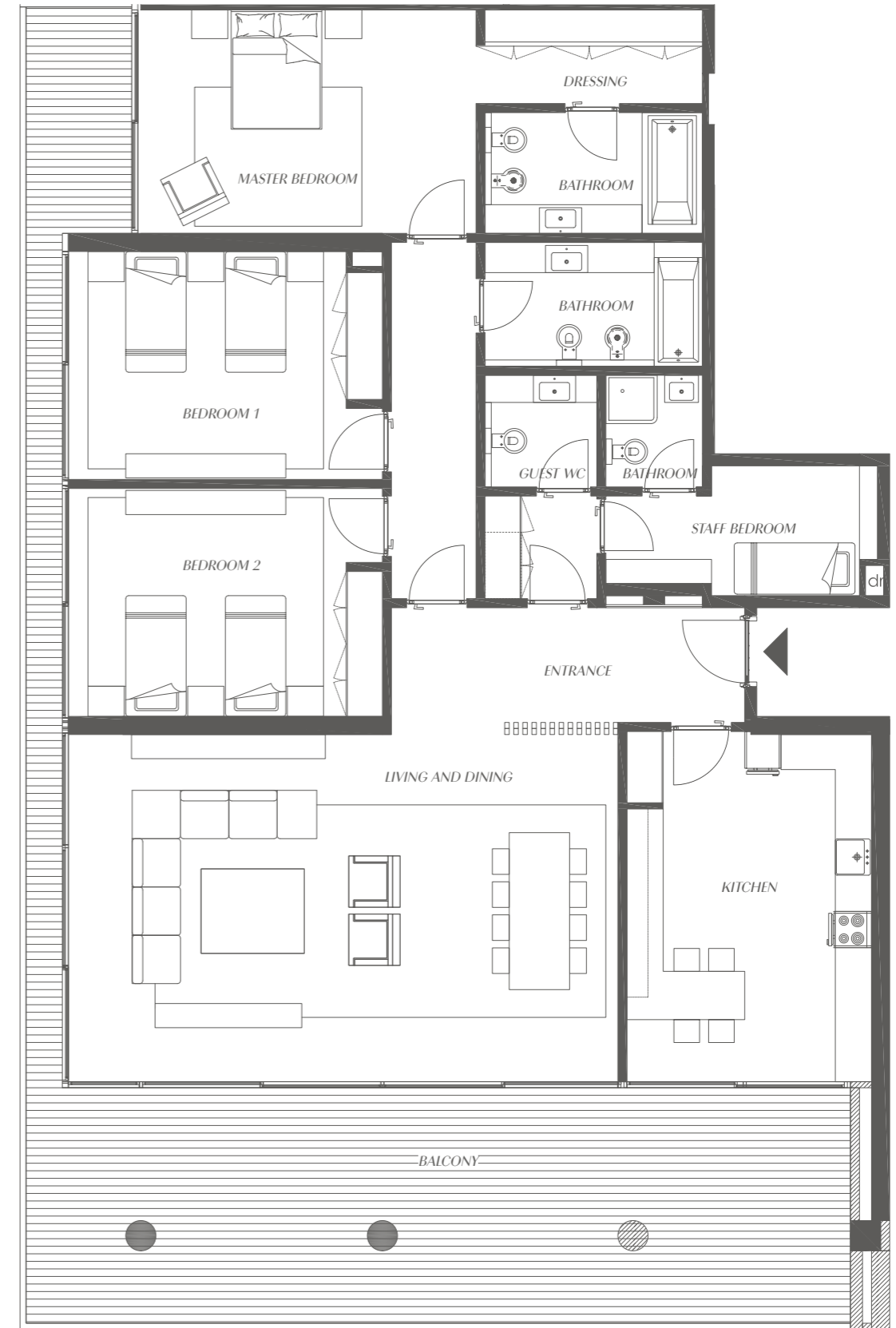
SIX UNITS

TYPE II  
SIMPLEX

STARTING FROM

3,102

SQFT



**ENTRANCE**  
(12.11 M<sup>2</sup>) 5.88M X 1.90M  
**GUEST WC**  
1.85M X 3.7M

**LIVING AND DINING**  
(52.32 M<sup>2</sup>) 9.10M X 5.75M

**BALCONY**  
(68.29 M<sup>2</sup>) 13.65M X 3.90M

**KITCHEN**  
(23.58 M<sup>2</sup>) 4.05M X 5.80M

**STAFF BEDROOM**  
(11.50 M<sup>2</sup>) 4.50M X 2.15M

**MASTER BEDROOM**  
(35.47 M<sup>2</sup>) 5.60M X 4.0M  
**Dressing**  
3.60M X 1.55M  
**Bathroom**  
3.60M X 2.00M

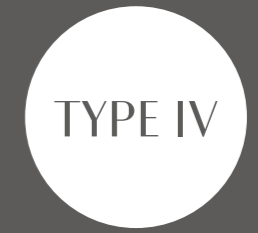
**BEDROOM 1**  
(18.74 M<sup>2</sup>) 3.80M X 4.90M

**BEDROOM 2**  
(18.74 M<sup>2</sup>) 3.81M X 4.90M

**BATHROOM**  
(6.88 M<sup>2</sup>) 2.13M X 3.18M

**Bathroom**  
1.60M X 1.85M

DUPLEX



# THREE-BEDROOM APARTMENT

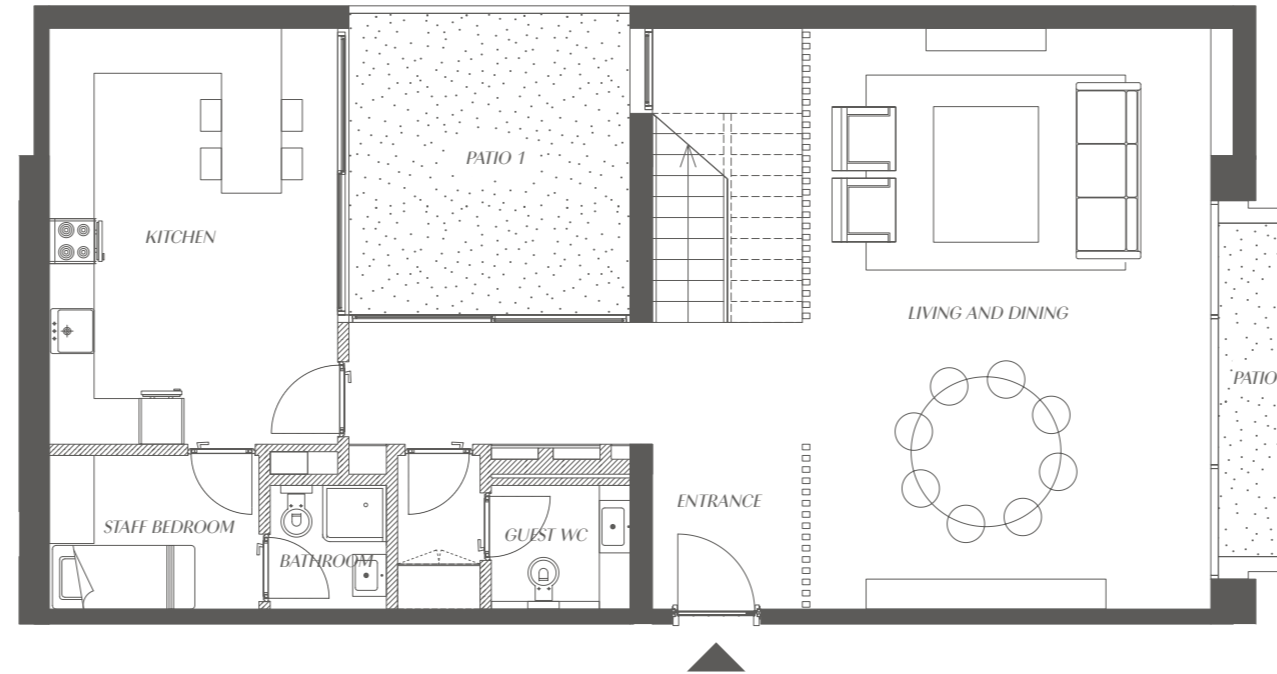
TWO UNITS

# TYPE IV DUPLEX

STARTING FROM

2,606

SQFT

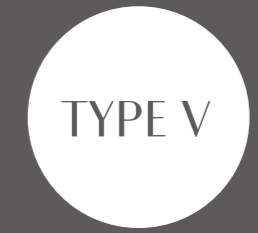


<b>ENTRANCE</b> (14.59 M <sup>2</sup> ) 6.15M X 3.83M	<b>LIVING AND DINING</b> (41.46 M <sup>2</sup> ) 5.35M X 7.75M	<b>PATIO 1</b> (15.47 M <sup>2</sup> ) 3.75M X 4.03M	<b>PATIO 2</b> (4.67 M <sup>2</sup> ) 1.05M X 4.45M	<b>KITCHEN</b> (21.52 M <sup>2</sup> ) 3.85M X 5.55M
<b>Guest WC</b> 3.15M X 2.05M				
<b>MASTER BEDROOM</b> (36.15 M <sup>2</sup> ) 3.85M X 5.55M	<b>BEDROOM 1</b> (16.49 M <sup>2</sup> ) 4.55M X 3.81M	<b>BEDROOM 2</b> (20.67 M <sup>2</sup> ) 5.60M X 3.78M	<b>BATHROOM</b> (5.77 M <sup>2</sup> ) 2.75M X 2.05M	<b>STAFF BEDROOM</b> (8.57 M <sup>2</sup> ) 2.80M X 2.05M
<b>Dressing</b> 3.85M X 2.05M				<b>Bathroom</b> 1.55M X 1.65M
<b>Bathroom</b> 3.00M X 2.05M				

TYPE IV - DUPLEX  
LOWER LEVEL

TYPE IV - DUPLEX  
UPPER LEVEL

DUPLEX



# THREE-BEDROOM APARTMENT

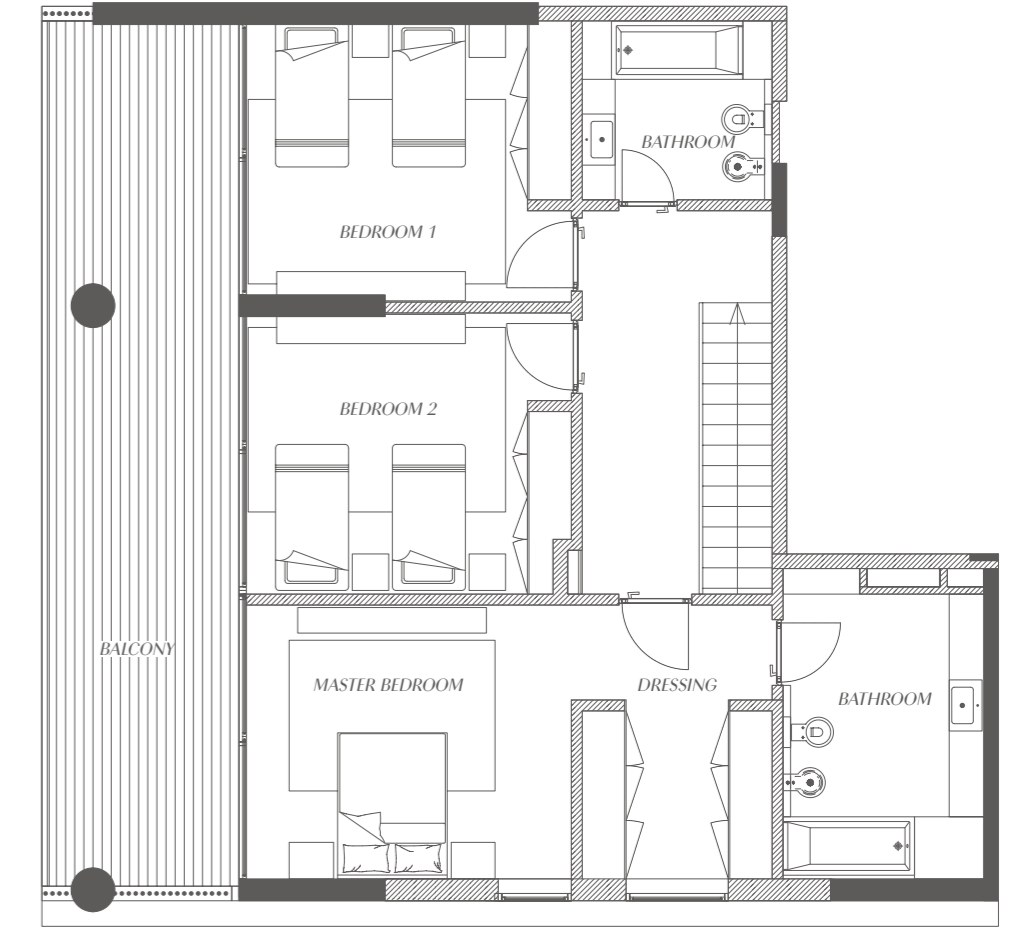
ONE UNIT

# TYPE V DUPLEX

STARTING FROM

3,059

SQFT



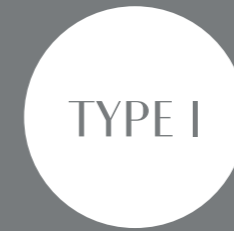
<b>ENTRANCE</b> (9.46 M <sup>2</sup> ) 5.00M X 2.05M	<b>LIVING AND DINING</b> (48.64 M <sup>2</sup> ) 6.30M X 7.25M	<b>BALCONY LOWER LEVEL</b> (44.94 M <sup>2</sup> ) 3.80M X 11.85M	<b>KITCHEN</b> (14.63 M <sup>2</sup> ) 5.25M X 2.60M	<b>STORAGE</b> (7.03 M <sup>2</sup> ) 1.90M X 3.70M
<b>Guest WC</b> 2.75M X 2.25M		<b>BALCONY UPPER LEVEL</b> (30.71 M <sup>2</sup> ) 2.60M X 11.85M		
<b>MASTER BEDROOM</b> (37.69 M <sup>2</sup> ) 7.20M X 3.75M	<b>BEDROOM 1</b> (16.91 M <sup>2</sup> ) 4.43M X 3.80M	<b>BEDROOM 2</b> (16.80 M <sup>2</sup> ) 4.45M X 3.70M	<b>BATHROOM</b> (6.49 M <sup>2</sup> ) 2.60M X 2.45M	<b>STAFF BEDROOM</b> (8.94 M <sup>2</sup> ) 3.40M X 1.70M
<b>Dressing</b> 2.60M X 2.30M			<b>Bathroom</b> 1.70M X 1.70M	
<b>Bathroom</b> 2.75M X 3.90M				

TYPE V - DUPLEX  
LOWER LEVEL

TYPE V - DUPLEX  
UPPER LEVEL



SIMPLEX



# TWO-BEDROOM APARTMENT

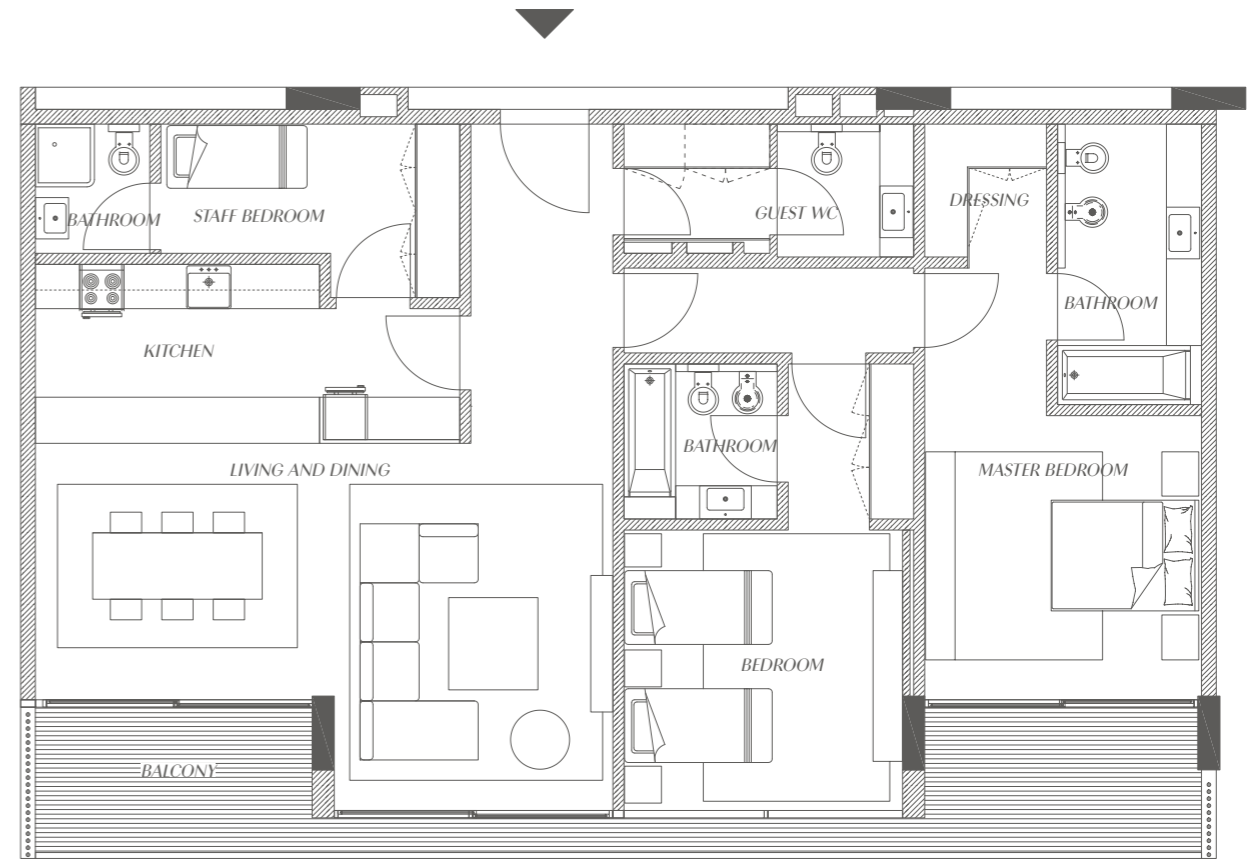
SEVENTEEN UNITS

# TYPE I SIMPLEX

STARTING FROM

1,730

SQFT



**ENTRANCE**  
(8.33 M<sup>2</sup>) 1.93M X 4.33M

**LIVING AND DINING**  
(32.84 M<sup>2</sup>) 7.83M X 4.98M

**BALCONY**  
(19.90 M<sup>2</sup>) 15.80M X 2.05M

**KITCHEN**  
(13.10 M<sup>2</sup>) 5.75M X 2.42M

**Guest WC**  
3.93M X 1.80M

**MASTER BEDROOM**  
(28.56 M<sup>2</sup>) 3.75M X 3.85M

**BEDROOM**  
(22.72 M<sup>2</sup>) 3.78M X 3.80M

**STAFF BEDROOM**  
(10.99 M<sup>2</sup>) 4.05M X 1.75M

**Dressing**  
1.65M X 1.80M

**Dressing**  
1.70M X 2.10M

**Bathroom**  
1.55M X 1.75M

**Bathroom**  
1.95M X 3.80M

**Bathroom**  
2.08M X 2.10M

SIMPLEX



# TWO-BEDROOM APARTMENT

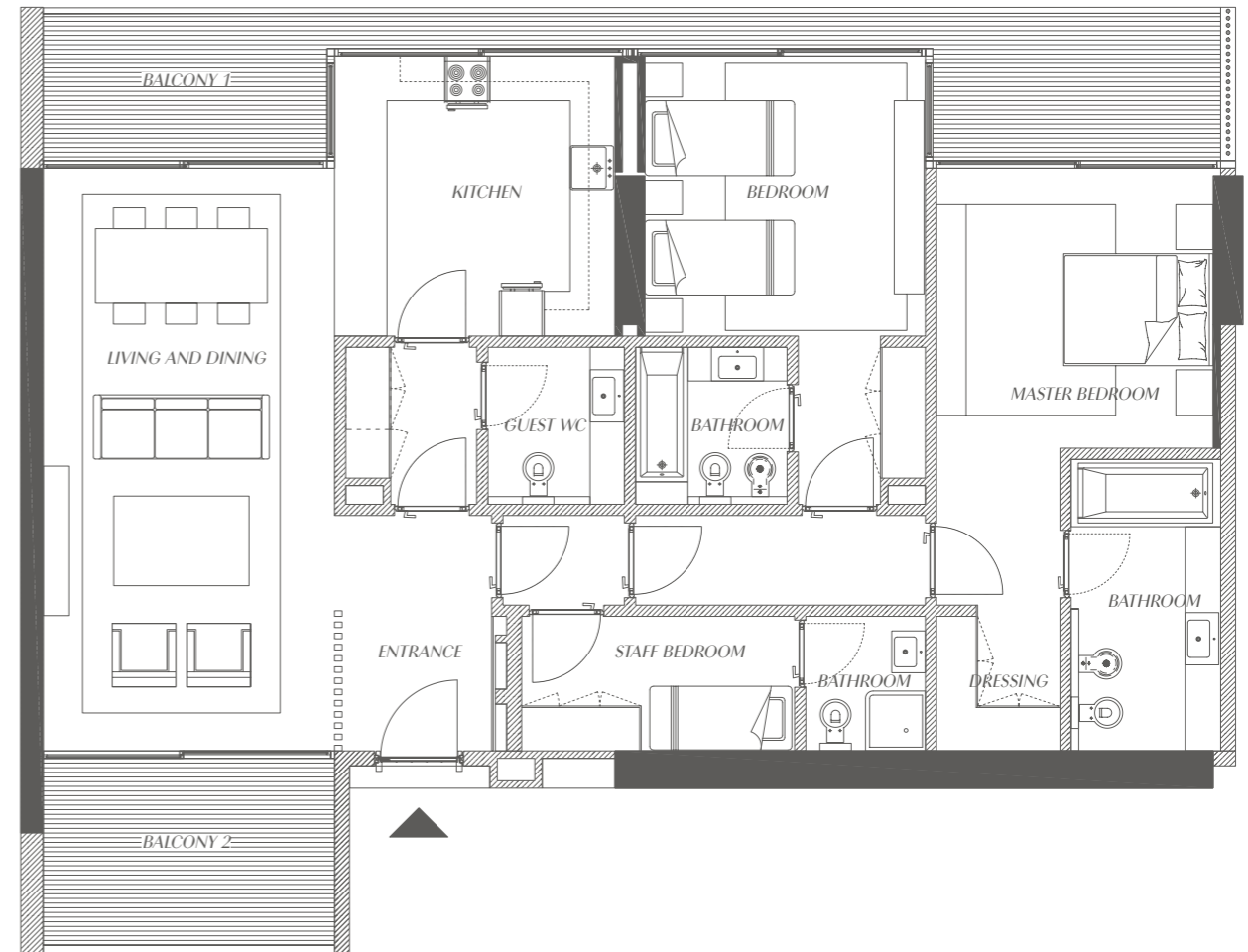
SIX UNITS

## TYPE II SIMPLEX

STARTING FROM

1,869

SQFT



**ENTRANCE**  
(6.43 M<sup>2</sup>) 2.00M X 3.15M

**LIVING AND DINING**  
(30.42 M<sup>2</sup>) 3.90M X 7.80M

**KITCHEN**  
(20.14 M<sup>2</sup>) 15.75M X 2.05M

**BALCONY 1**  
(14.21 M<sup>2</sup>) 3.75M X 3.75M

**Guest WC**  
1.83M X 2.10M

**MASTER BEDROOM**  
(28.57 M<sup>2</sup>) 3.70M X 5.85M

**BEDROOM**  
(22.72 M<sup>2</sup>) 3.75M X 6.15M

**STAFF BEDROOM**  
(9.58 M<sup>2</sup>) 3.65M X 1.80M

**BALCONY 2**  
(10.14 M<sup>2</sup>) 3.90M X 2.60M

**Dressing**  
1.65M X 1.80M

**Bathroom**  
2.03M X 2.10M

**Bathroom**  
1.60M X 1.80M

**Bathroom**  
2.00M X 3.90M

DUPLEX



# TWO-BEDROOM APARTMENT

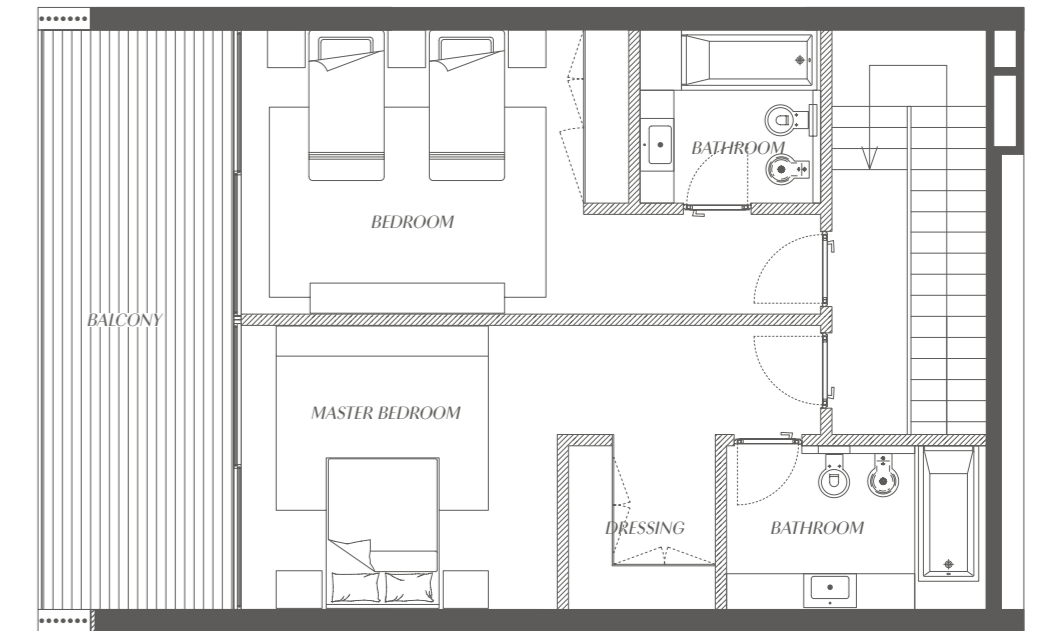
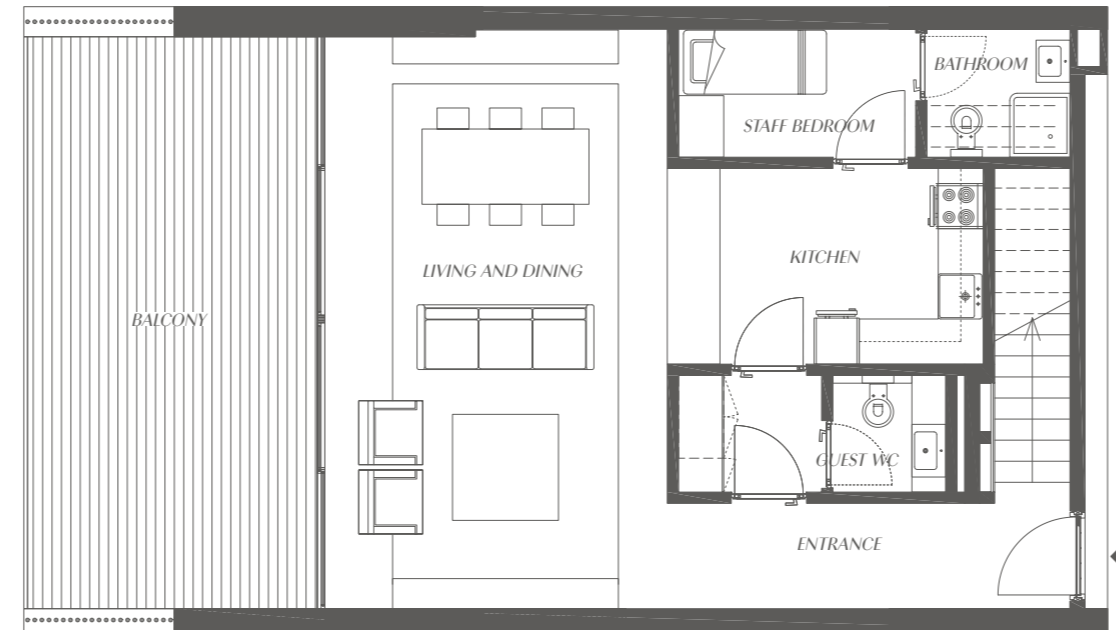
EIGHT UNITS

## TYPE III DUPLEX

STARTING FROM

2,274

SQFT

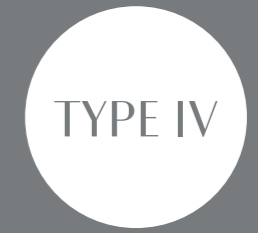


<b>ENTRANCE</b> (7.48 M <sup>2</sup> ) 5.35M X 1.40M	<b>LIVING AND DINING</b> (38.42 M <sup>2</sup> ) 4.55M X 7.60M	<b>KITCHEN</b> (11.07 M <sup>2</sup> ) 4.20M X 2.60M	<b>BALCONY LOWER LEVEL</b> (29.64 M <sup>2</sup> ) 3.90M X 7.60M
<b>Guest WC</b> 3.55M X 1.55M			
<b>MASTER BEDROOM</b> (33.17 M <sup>2</sup> ) 7.70M X 3.78M	<b>BEDROOM</b> (28.53 M <sup>2</sup> ) 7.70M X 5.15M	<b>STAFF BEDROOM</b> (8.87 M <sup>2</sup> ) 3.15M X 1.69M	<b>BALCONY UPPER LEVEL</b> (20.02 M <sup>2</sup> ) 2.60M X 7.70M
<b>Dressing</b> 1.95M X 2.18M	<b>Bathroom</b> 2.40M X 2.30M	<b>Bathroom</b> 1.90M X 1.70M	
<b>Bathroom</b> 3.45M X 2.18M			

TYPE III - DUPLEX  
LOWER LEVEL

TYPE III - DUPLEX  
UPPER LEVEL

DUPLEX



# TWO-BEDROOM APARTMENT

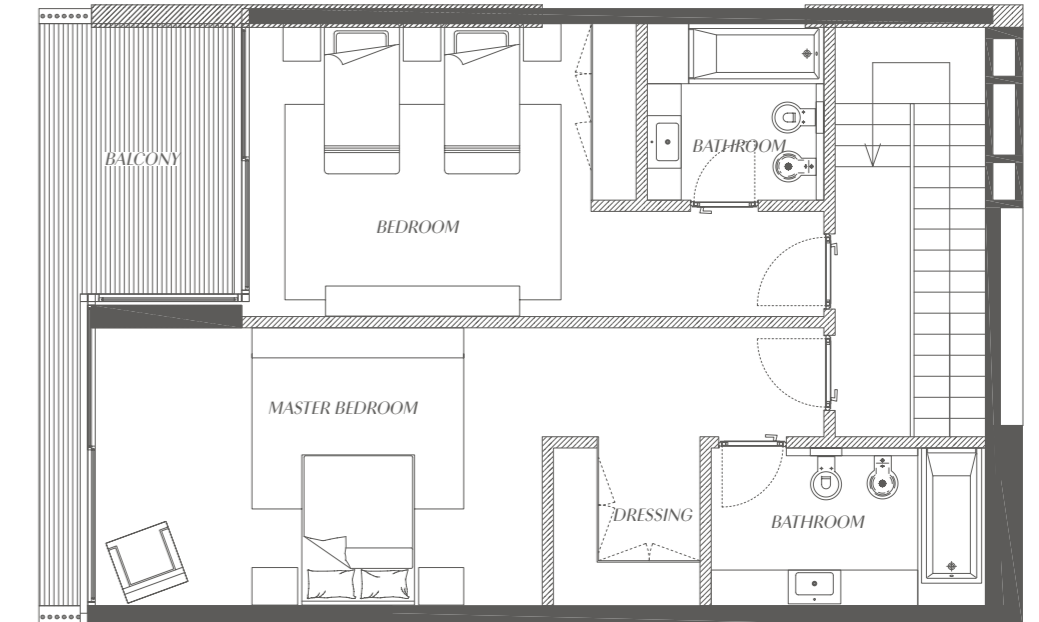
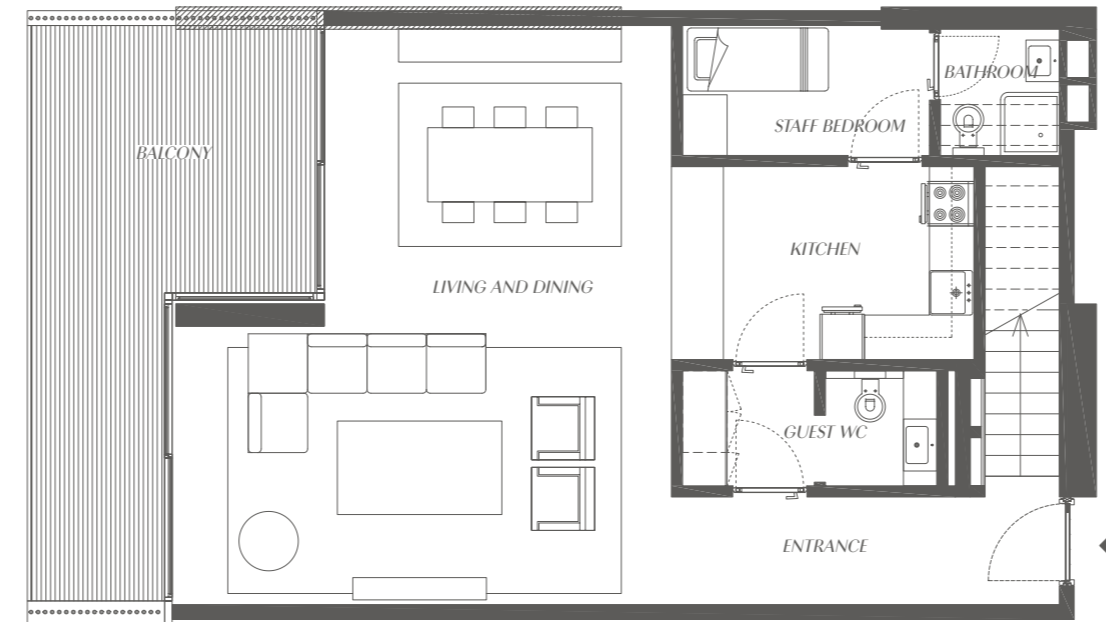
TWO UNITS

TYPE IV  
DUPLEX

STARTING FROM

2,282

SQFT



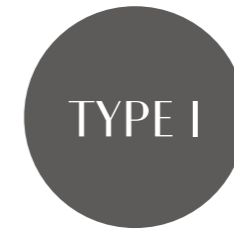
<b>ENTRANCE</b> (7.58 M <sup>2</sup> ) 5.23M X 1.45M	<b>LIVING AND DINING</b> (44.67 M <sup>2</sup> ) 6.72M X 7.75M	<b>KITCHEN</b> (10.74 M <sup>2</sup> ) 4.08M X 2.60M	<b>BALCONY LOWER LEVEL</b> (21.62 M <sup>2</sup> ) 3.90M X 7.75M
<b>Guest WC</b> 3.42M X 1.55M			
<b>MASTER BEDROOM</b> (39.70 M <sup>2</sup> ) 9.70M X 3.70M	<b>BEDROOM</b> (28.94 M <sup>2</sup> ) 7.65M X 3.85M	<b>STAFF BEDROOM</b> (8.80 M <sup>2</sup> ) 3.33M X 1.75M	<b>BALCONY UPPER LEVEL</b> (11.55 M <sup>2</sup> ) 2.60M X 7.75M
<b>Dressing</b> 1.95M X 2.10M	<b>Bathroom</b> 2.35M X 2.35M	<b>Bathroom</b> 1.60M X 1.70M	
<b>Bathroom</b> 3.65M X 2.10M			

TYPE IV - DUPLEX  
LOWER LEVEL

TYPE IV - DUPLEX  
UPPER LEVEL



SIMPLEX



# ONE-BEDROOM APARTMENT

THIRTY-ONE UNITS

# TYPE I SIMPLEX

STARTING FROM

1,187  
SQFT



**ENTRANCE**  
(4.93 M<sup>2</sup>) 3.4M X 1.45M

**LIVING**  
(24.05 M<sup>2</sup>) 6.5M X 3.70M

**KITCHEN**  
(7.65 M<sup>2</sup>) 3.40M X 2.25M

**BEDROOM**  
(36.86 M<sup>2</sup>) 4.60M X 3.75M

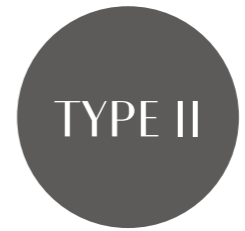
**BALCONY**  
(21.34 M<sup>2</sup>) 3.90M X 7.70M

**Guest WC**  
1.75M X 3.85M

**Dressing**  
2.40M X 2.10M

**Bathroom**  
2.75M X 2.10M

SIMPLEX



# ONE-BEDROOM APARTMENT

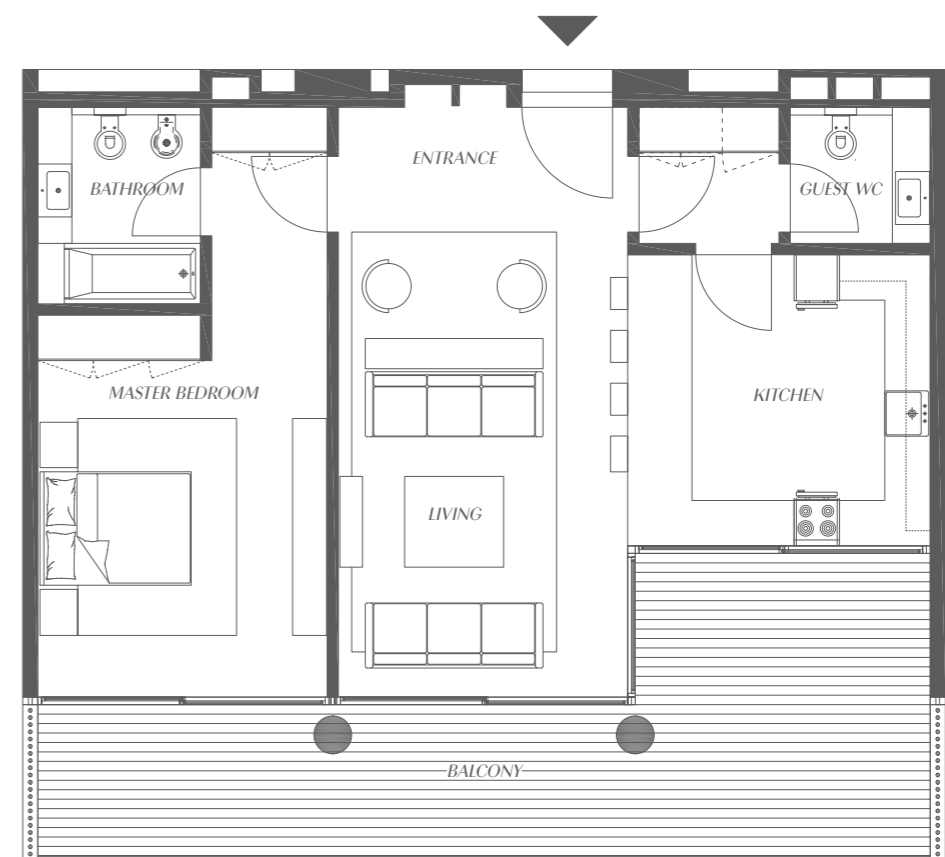
ELEVEN UNITS

## TYPE II SIMPLEX

STARTING FROM

1,305

SQFT



**ENTRANCE**  
(6.31 M<sup>2</sup>) 3.83M X 1.65M

**LIVING**  
(23.52 M<sup>2</sup>) 3.83M X 6.15M

**KITCHEN**  
(15.55 M<sup>2</sup>) 4.00M X 3.85M

**MASTER BEDROOM**  
(29.29 M<sup>2</sup>) 3.83M X 5.05M

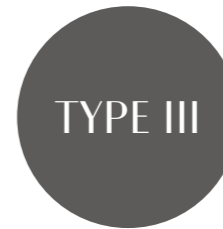
**BALCONY**  
(31.99 M<sup>2</sup>) 11.80M X 2.05M

**Guest WC**  
3.85M X 1.80M

**Dressing**  
1.53M X 2.75M

**Bathroom**  
2.15M X 2.60M

SIMPLEX



# ONE-BEDROOM APARTMENT

FORTY-SEVEN UNITS

# TYPE III SIMPLEX

STARTING FROM

848

SQFT



**ENTRANCE**  
(4.93 M<sup>2</sup>) 1.45M X 3.40M

**LIVING**  
(22.52 M<sup>2</sup>) 3.83M X 5.90M

**KITCHEN**  
(8.08 M<sup>2</sup>) 2.38M X 3.40M

**BEDROOM**  
(27.54 M<sup>2</sup>) 3.83M X 4.10M

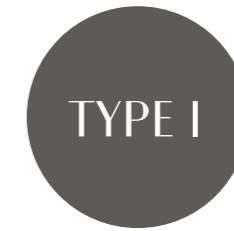
**PATIO**  
(4.29 M<sup>2</sup>) 7.80M X 0.55M

**Guest WC**  
3.83M X 1.80M

**Dressing**  
1.53M X 3.25M

**Bathroom**  
2.15M X 2.50M

SIMPLEX



# STUDIO APARTMENT

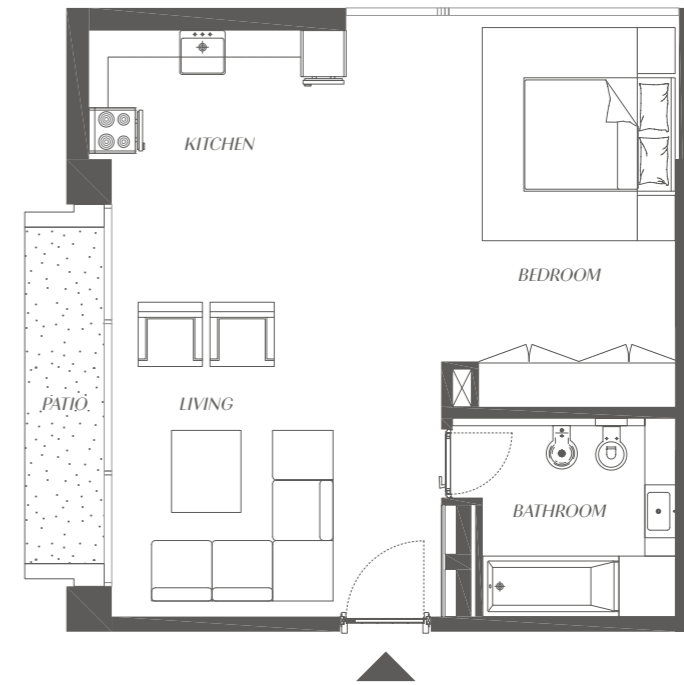
THIRTEEN UNITS

# TYPE I SIMPLEX

STARTING FROM

672

SQFT



LIVING  
(23.79 M<sup>2</sup>) 4.36M X 5.40M

KITCHEN  
(11.02 M<sup>2</sup>) 4.66M X 2.55M

BEDROOM  
(15.66 M<sup>2</sup>) 3.09M X 5.18M

PATIO  
(4.67 M<sup>2</sup>) 1.05M X 4.45M

Bathroom  
2.94M X 2.62M



# APARTMENTS 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: First choice ceramic full body or approved equal
- Walls and ceiling: As per the building external finish

## 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

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

## LIGHT FITTING

- LED spot lights in living areas and bedrooms or approved equal
- Single bulb(s) to living spaces to enable individual owners future selection
- LED lights to kitchen, bathrooms and corridor areas or approved equal

## WINDOWS

- Frames: aluminum finish or approved equal
- Glass: Double glazing

## TELECOMMUNICATIONS

- Fiber optic to home technology

# FACT SHEET

## PROJECT FEATURES

- Picturesque Mediterranean architecture overlooking the marina, the mangrove forest, and fairways.
- Community access through a private and secure entrance.
- 24-hour security with CCTV coverage.
- Marina boardwalk and waterfront promenade.
- Unique amenities including a floating pool deck with lawn, internal gardens, a gym, a multipurpose room, and a children's play area.
- The two residential buildings share a grand entrance overlooking the creek, with an internal courtyard that provides natural light throughout the development.
- Comprises a total of 147 units, ranging from studio and one to three-bedroom apartments in both simplex and duplex forms.
- Convenient marina berthing facilities right at your doorstep.
- Underground parking facilities.
- A 10-kilometer professional cycling trail within Al Zorah City.
- Walking distance of The Oberoi Beach Resort Al Zorah and the upcoming Al Zorah Beach Club.
- Adjacent to the Al Zorah Championship 18-hole Golf Course, the state-of-the-art Golf and Yacht Club, and the Zoya Health and Wellbeing Resort.

## APARTMENT FEATURES

- Apartments located at the creek level offer outdoor gardens with stunning views of the marina and the creek.
- Spacious living and dining areas.
- Fitted kitchen and bathrooms.
- The one and two-bedroom apartments feature en-suite bathrooms.
- All bedrooms are equipped with cupboards.
- High ceiling in noble areas, complemented by full-pane glass windows.
- Luxury high-end finishes and fit-outs.
- Spacious terraces and balconies.
- Service area including store, staff room, and bathroom (two and three-bedroom apartments).

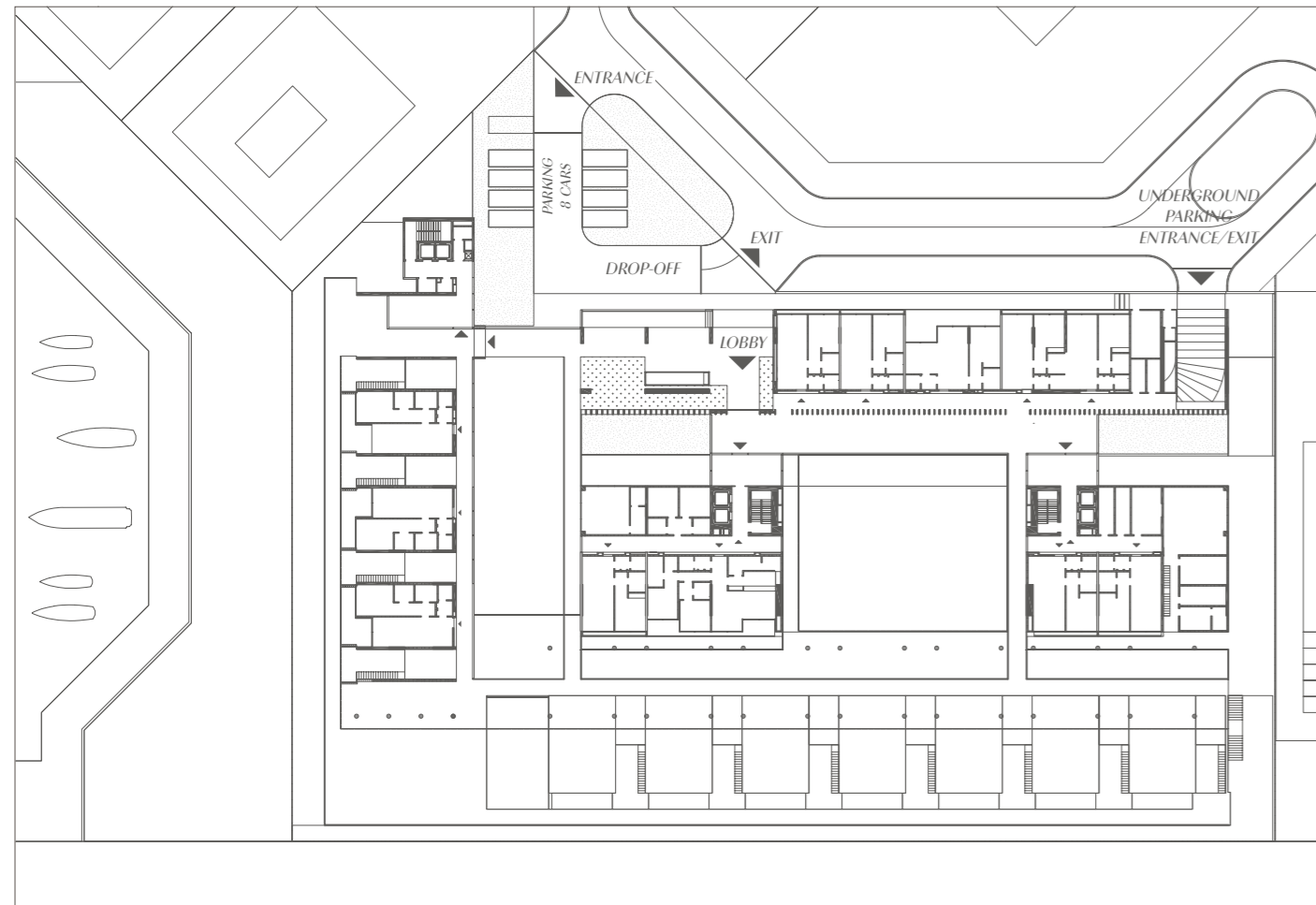
# PROJECT FEATURES

ADDED-VALUE BENEFITS*	THREE-BEDROOM APARTMENTS	TWO-BEDROOM APARTMENTS	ONE-BEDROOM APARTMENTS	STUDIO APARTMENTS
Weekday couple's golf course membership in the Al Zorah Golf Club	3 YRS	2 YRS	1 YR	1 YR
Membership in Al Zorah's upcoming Beach Club	2 YRS	2 YRS	2 YRS	2 YRS
Oberoi One Program Membership	✓	✓	✓	✓
Privileged mooring rates in Al Zorah Marina	✓	✓	✓	✓
Al Zorah City Resident Card – special offers at Al Zorah-owned F&B and hospitality outlets	✓	✓	✓	✓

\* Terms and Conditions apply for added-value benefits.

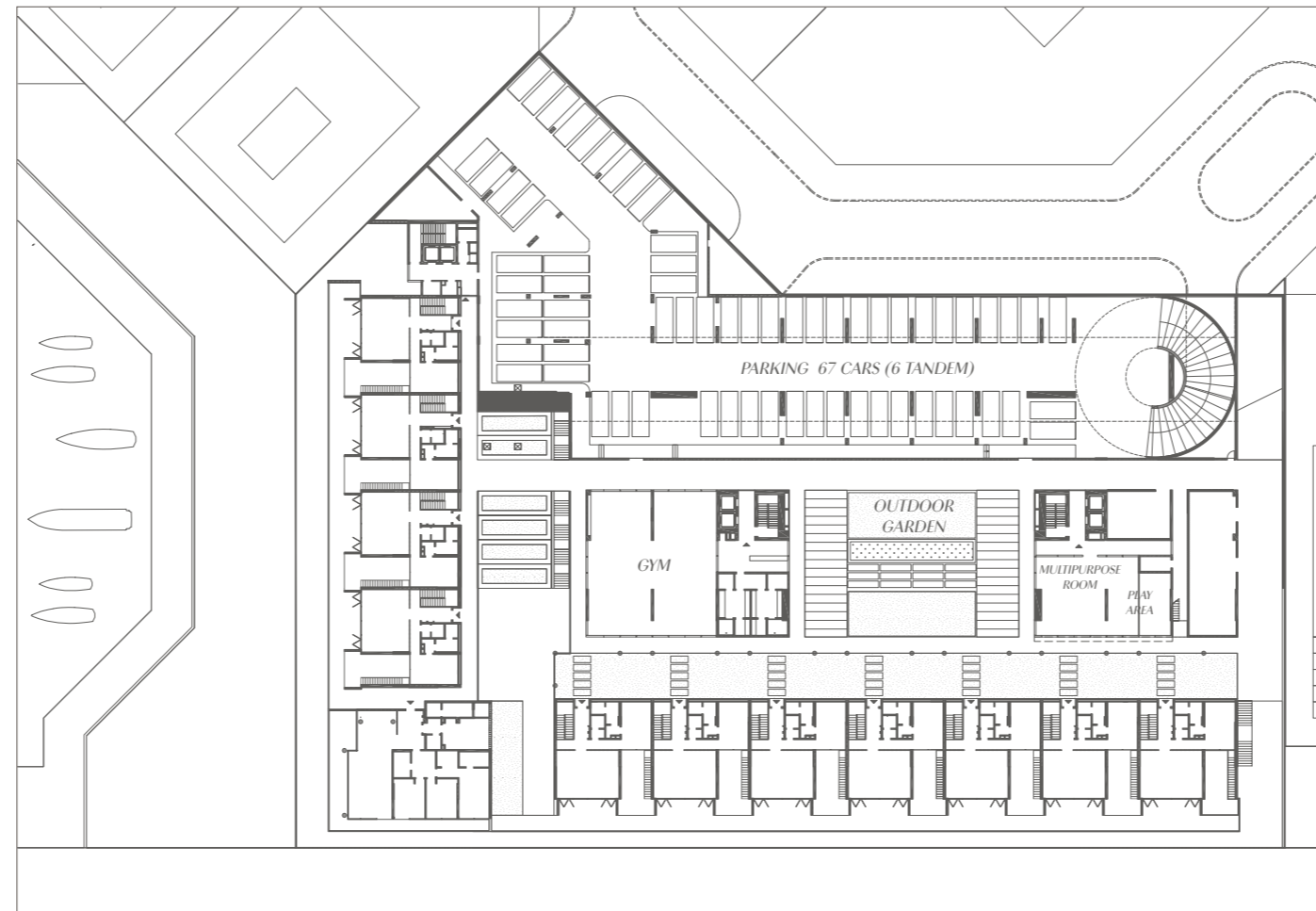
GATEWAY PORTO AL ZORAH

### GROUND FLOOR



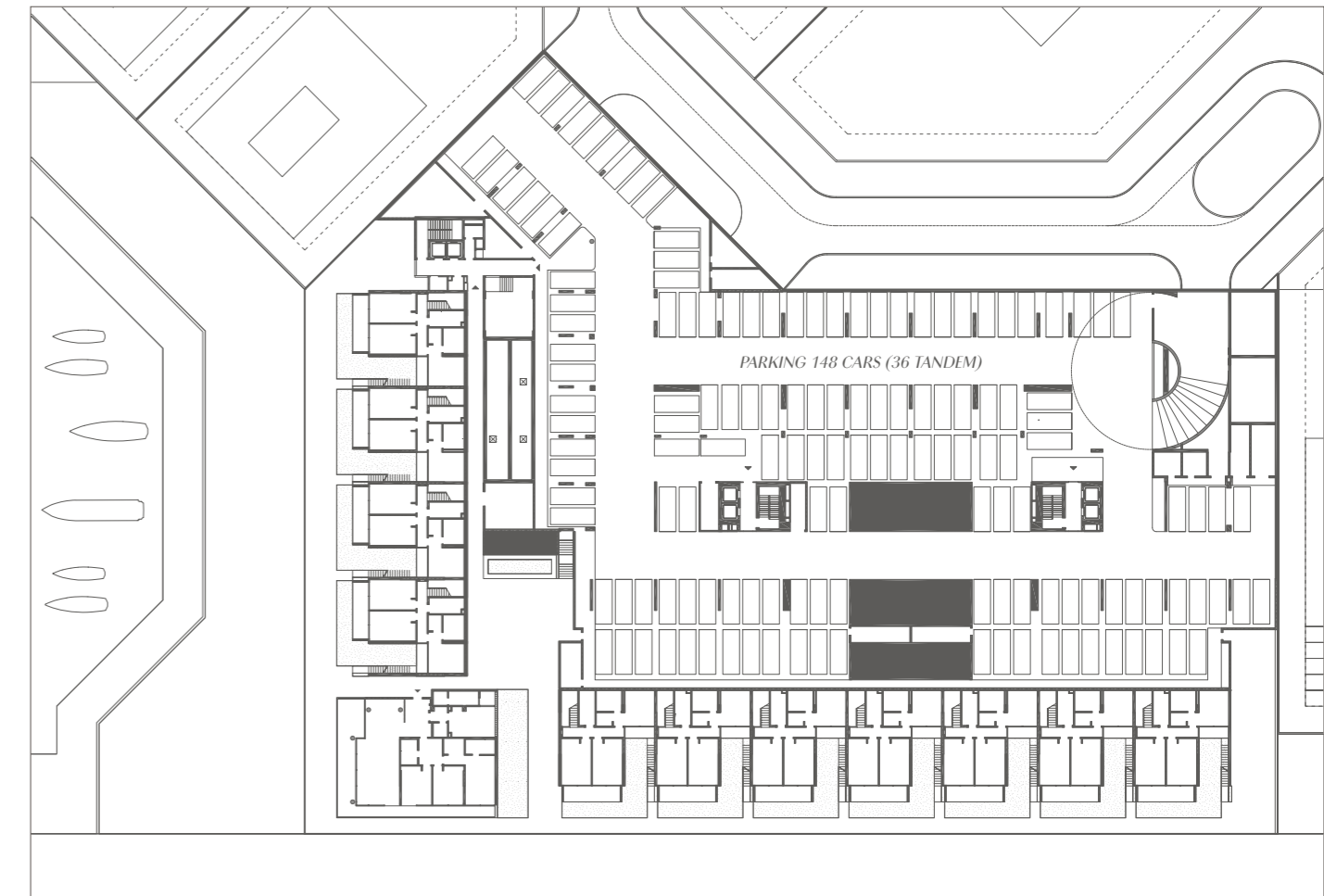
MANGROVE AND CREEK

### LOWER GROUND ONE



MANGROVE AND CREEK

### LOWER GROUND TWO



MANGROVE AND CREEK