SEA GLINTS

BEACHFRONT MANSIONS

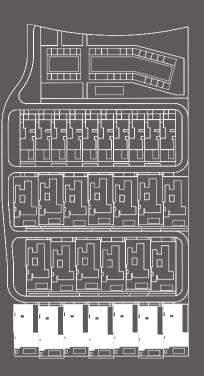
SOLIDERE INTERNATIONAL

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.





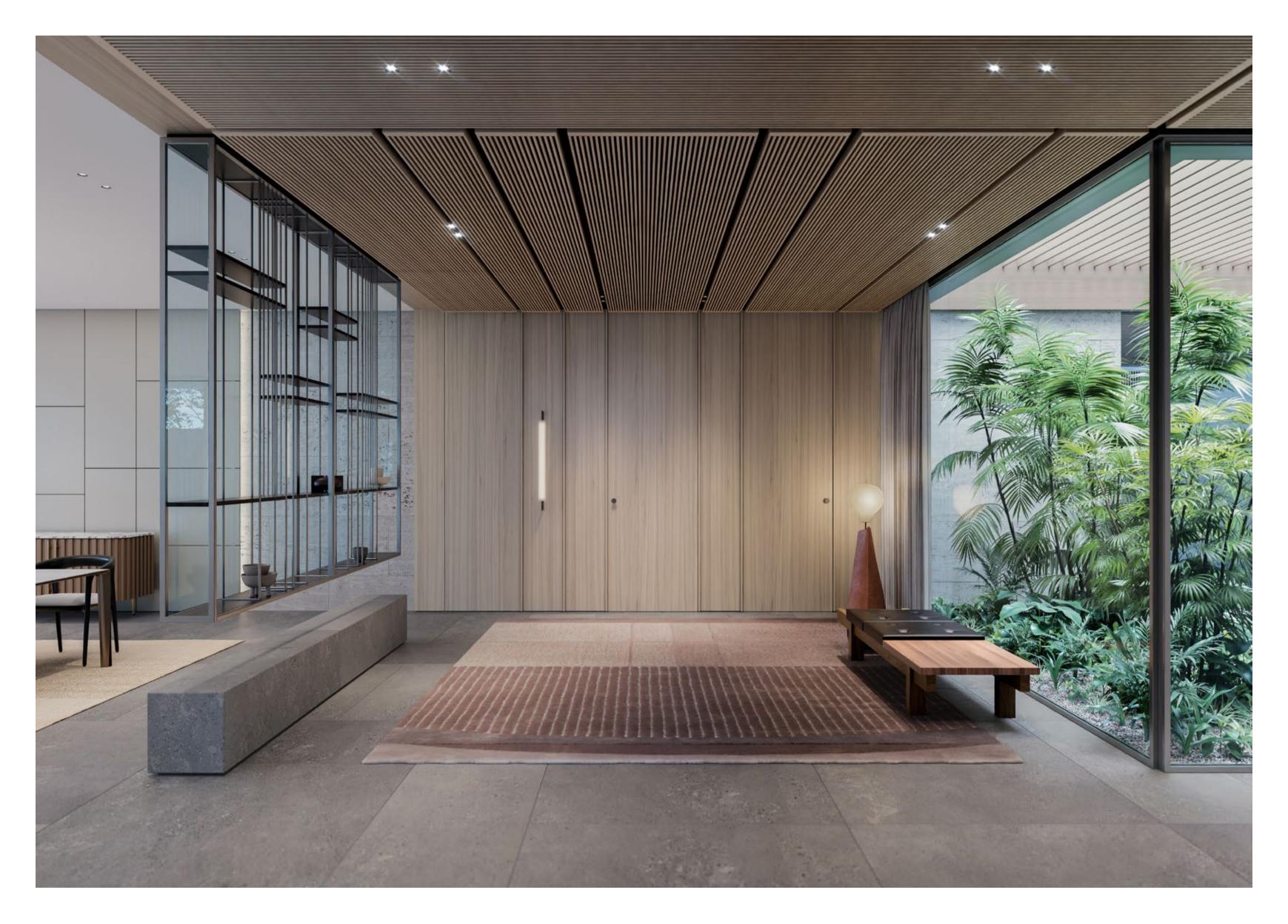


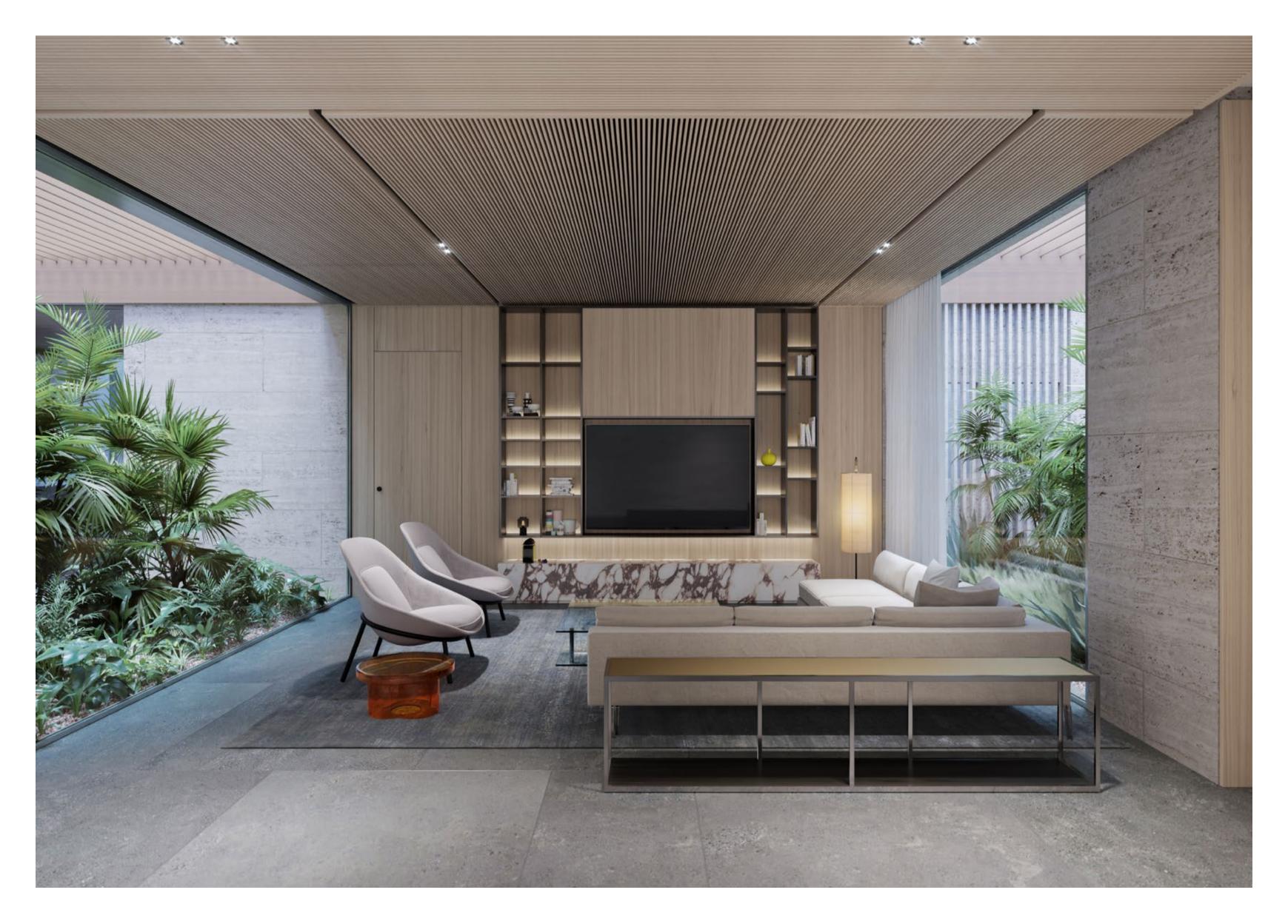
LUXURY REDEFINED

FIVE-BEDROOM SIMPLEX VILLAS

Nestled beside the renowned Oberoi Beach Resort, the prestigious villas reside within a secure, gated community, availing of spectacular sea views and providing exclusive access at your doorstep to a private naturally white sandy beach.

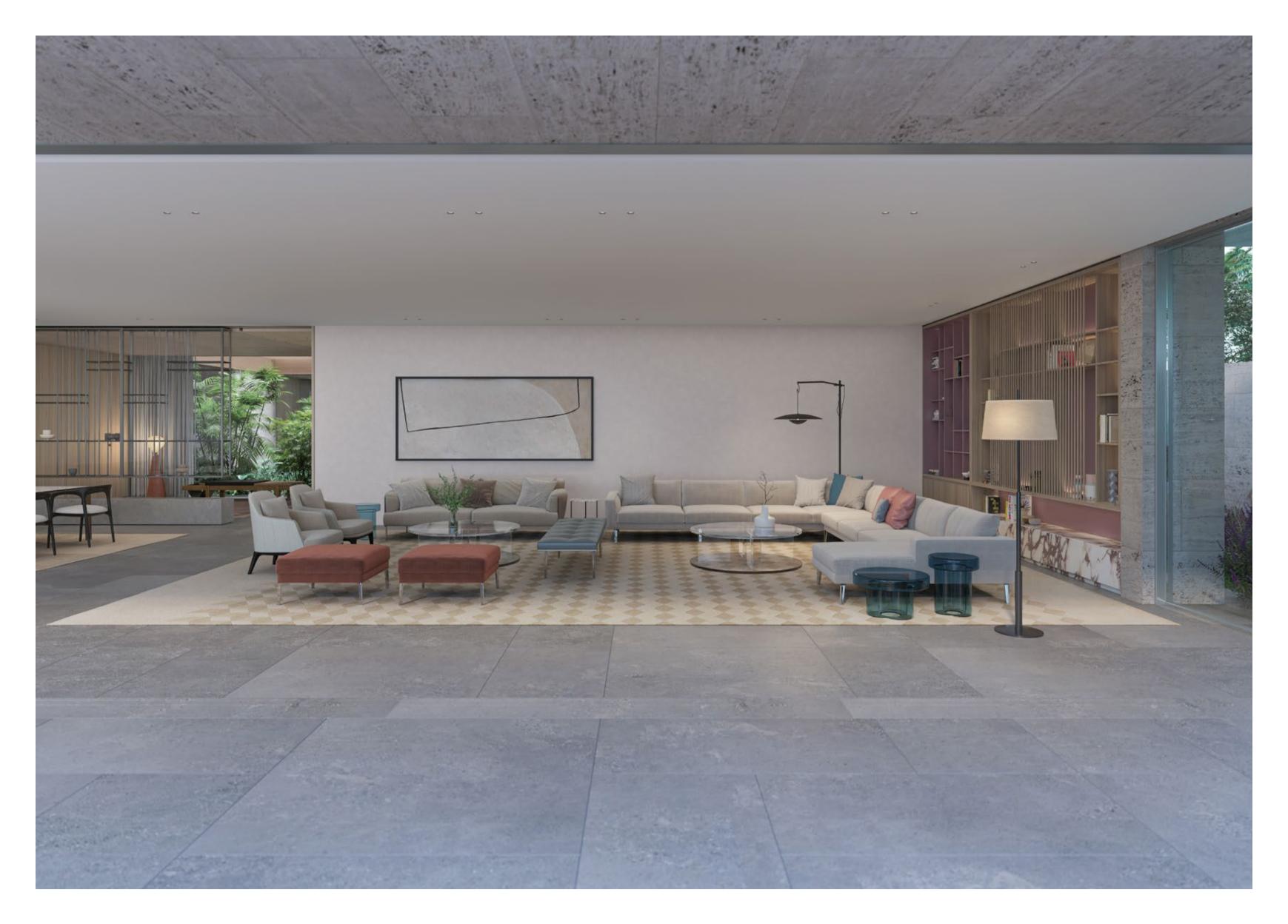


















TIMELESS REFINEMENT

Indulge in the epitome of luxury within these villas, where every detail is meticulously crafted to exude elegance and refinement. From the contemporary living rooms with bespoke furniture and technology to the individually designed branded kitchens and the premium sanitary ware that adorn the bathrooms; excellence permeates every corner, enveloping residents in a world of tranquil sophistication and lavishness.

SEA GLINTS MANSIONS





FLOOR PLAN AND SPECIFICATIONS

SEA GLINTS MANSIONS MASTER PLAN

FACT SHEET

PROJECT FEATURES

- Community access with a private and secure entrance

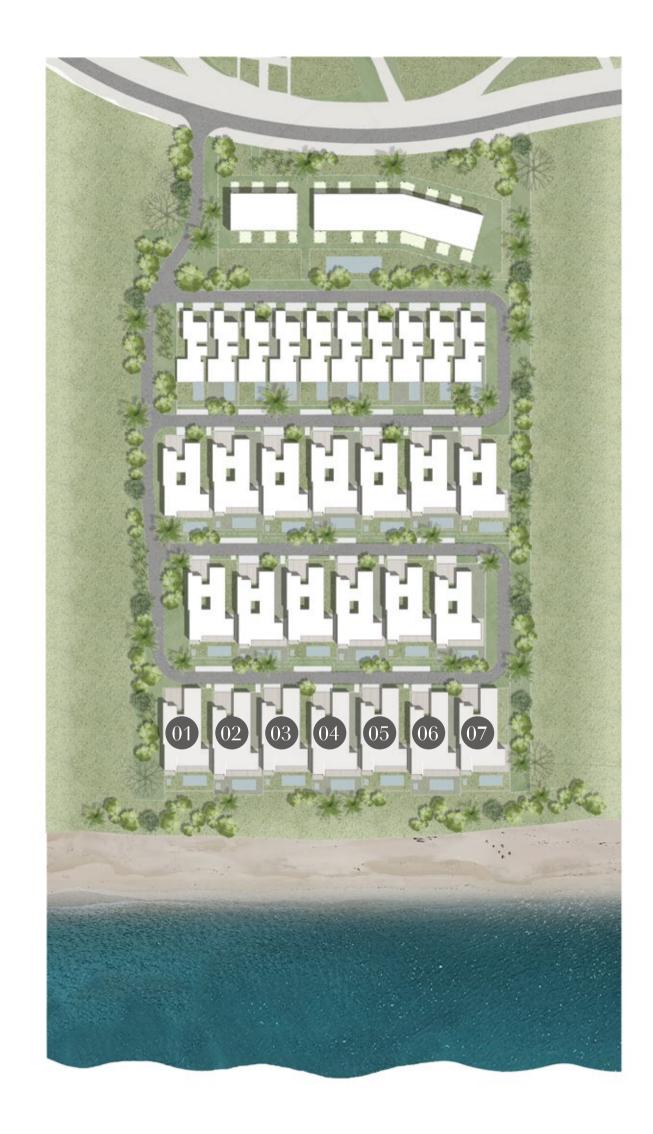
 24-hour security with CCTV coverage

 Full landscaping for private and common areas

- Ample pedestrian walkways
- Direct beach access
- 10-km professional cycling track within the
- Walking distance to The Oberoi Beach Resort, Al
- 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 crossventilated, 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



LAND AREA

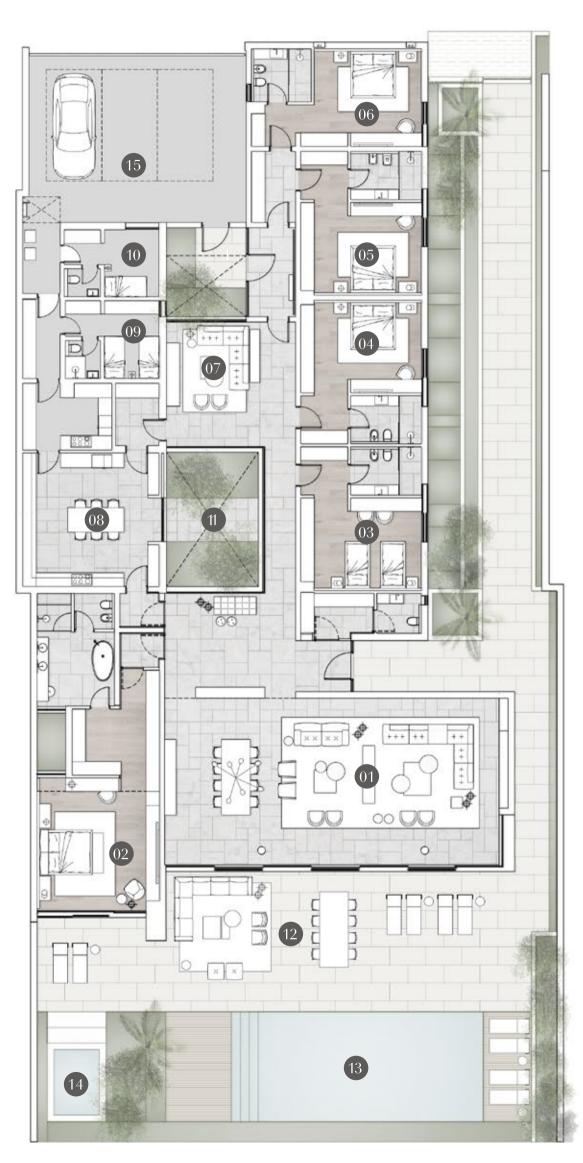
12,900 sqft

SELLABLE BUILT-UP AREA



SQFT

DINING AND LIVING (158.55 M²) 12.3M X 15.5M	02 MASTER BEDROOM (68.68 M²) 14.3M X 5.5M	03 BEDROOM 1 (34.31 M²) 6.5M X 5.5M	64 BEDROOM 2 (34.43 M²) 6.5M X 5.5M	05 BEDROOM 3 (34m²) 5m X 4.6m	66 BEDROOM 4 (32.48 M²) 4.4M X 7.7M
Lobby 4.7m x 8.4m	Dressing 3.1m x 2.1m	Dressing 2.2m x 2.1m	Dressing 2.2m x 2.1m	Dressing 2.2m x 2.1m	Dressing 1.9m x 2m
Powder Room 2.om x 5.4m	Master Bathroom 5.1m x 3.5m	Bathroom 2.2m x 3.2m	Bathroom 2.2m x 3.2m	Bathroom 2.2m x 3.2m	Bathroom 2.4m x 2.7m
	Courtyard 2.6m x 1.3m				
FAMILY ROOM (41.70 M²) 12.2M X 5.8M	⊙8 KITCHEN (58.28 M²) 9.1M X 6.3M	OS STAFF BEDROOM (20.56 M²) 3.5M X 4.2M	ODRIVER BEDROOM (12.41 M²) 3.0M X 4.3M	11 COURTYARD (24.98 M²) 6.0M X 4.11	vi
					М
(41.70 M²) 12.2M X 5.8M Corridor	(58.28 M²) 9.1M X 6.3M Service Kitchen	(20.56 M²) 3.5M X 4.2M Dressing	(12.41 M²) 3.0M X 4.3M Dressing	(24.98 M²) 6.0M X 4.11	м
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INTERNAL FINISHES

- Marble Floor (Entrance, Living, Dining, Kitchen)
 Oak Walls, Ceiling and Joinery (Living Rooms, Kitchen, Master Bedroom)
 Joinery Marble Base (Living Rooms)
 Joinery Back Panel (Living Room)
 Timber Floor (Bedrooms)

- Kitchen Top (Kitchen)
 Feature Plaster Wall (Main Corridor)
 Kitchen Full-height Storage (Kitchen)
 Oak Joinery (Family Bedrooms)
 Master Wardrobe Internals

- Master Wardrope Internals
 Joinery Back Panel
 Wall Cladding (Dining Room)
 Master Bathroom Vanity Top
 Master Bathroom Vanity Storage

- 15. Master Bathroom Vanity Top
 16. Master Bathroom Vanity Storage
 17. Bathroom Wall and Floor Stone Tiles

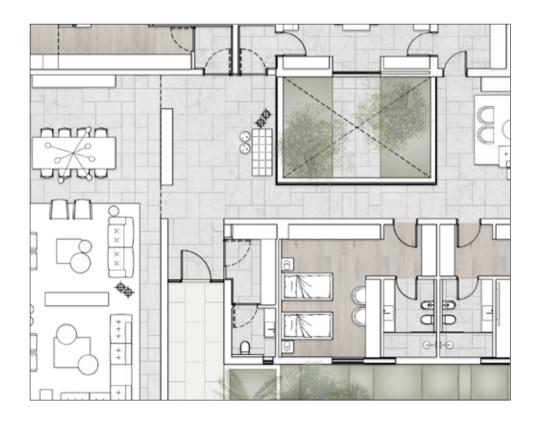


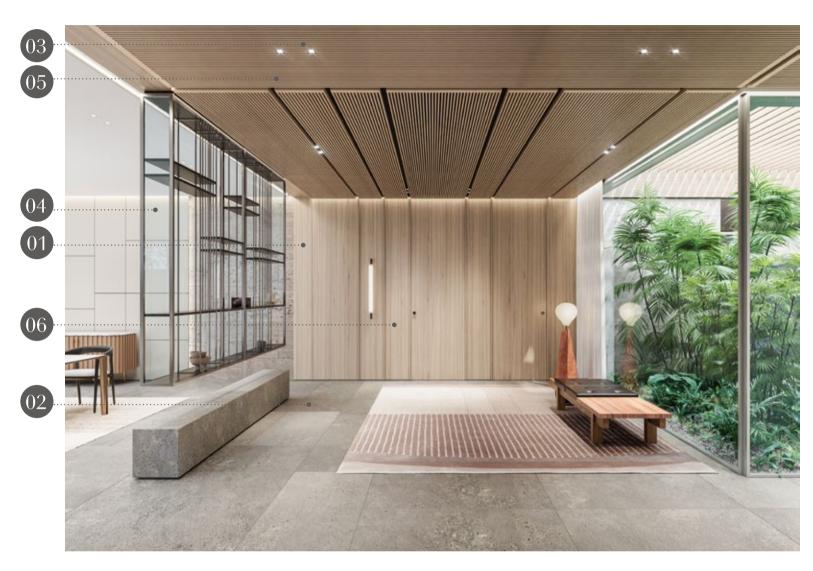
ENTRANCE

The entrance features a custom-designed timber ceiling and wall panelling that serve as a distinctive element, marking the arrival area and encircling the green courtyard. The bespoke timber ceiling adds a unique touch to the entrance and guides individuals towards the private rooms.

- Oak wall panelling
 Marble stone floor

- Marbie storie noor
 Oak ceiling panelling
 Feature metal and glass joinery with bench stone
 Integrated high quality ceiling spotlights
 Oak flush interior doors integrated with the panelling
- 7. Feature plaster wall
- 8. Wardrobes with solid timber doors and bench
- 9. Oak vanity joinery10. Marble vanity top and sinks







FLOOR



WALL



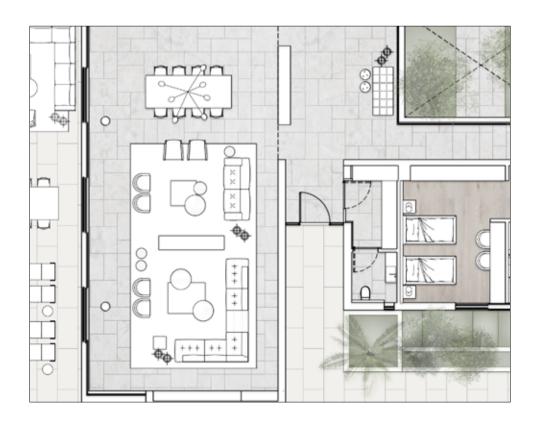


DINING ROOM

The dining room is enhanced by an elegant screen that serves to delineate the space from the entrance. The space is enhanced with wall panelling that aligns with the table area.

The stone floor pattern from the entrance seamlessly extends, creating a cohesive flow throughout the interconnected spaces.

- Walls high-quality matte-finish paint
 Ceiling high-quality matte-finish paint
 Metal and glass room divider with a stone base
 Wall cladding
 Marble stone floor







FLOOR





WALL

LIVING ROOM

The living room showcases a custom-designed TV wall with backlit shelves and storage above a stone base.

The ceiling design, incorporating coves with subtly integrated lighting, adds to a sophisticated and ambient illumination.

- Walls high-quality matte-finish paint
 Ceiling high-quality matte-finish paint
 TV unit with storage and stone base
 Marble stone floor





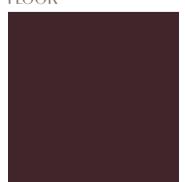


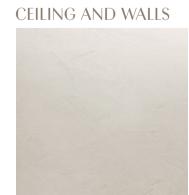






FLOOR





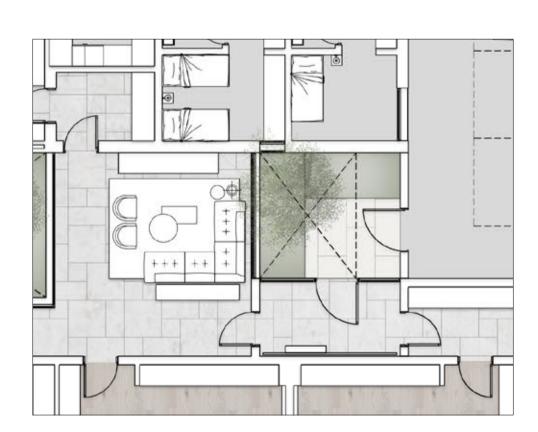
WALL

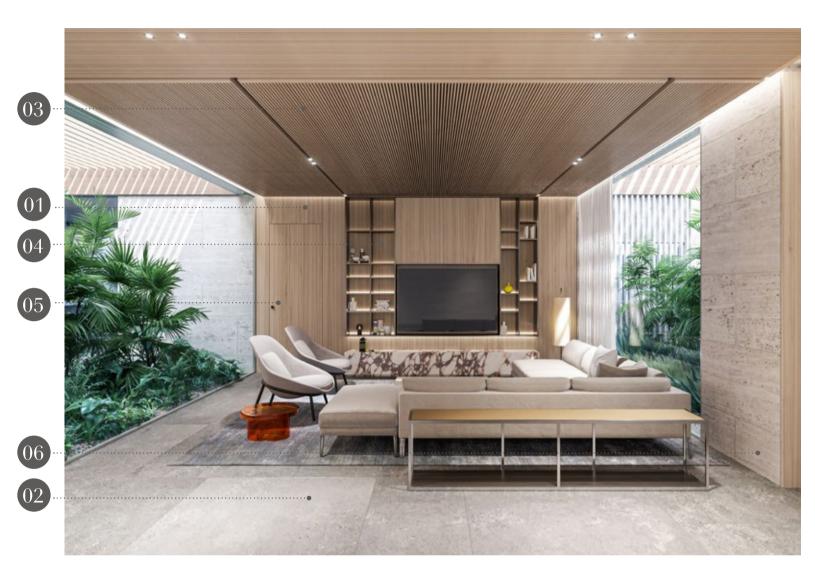
JOINERY

FAMILY LIVING ROOM

The family living room at the rear of the house radiates a distinctive atmosphere, situated between the courtyards and characterized by the timber ceiling.

- Oak wall panelling
 Marble stone floor
 Oak ceiling panelling
 TV unit with storage and stone base
 Oak flush interior doors integrated with the panelling
 Feature plaster wall

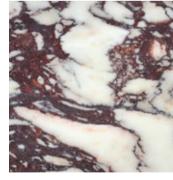












FLOOR

WALL

CEILING

JOINERY



WALL

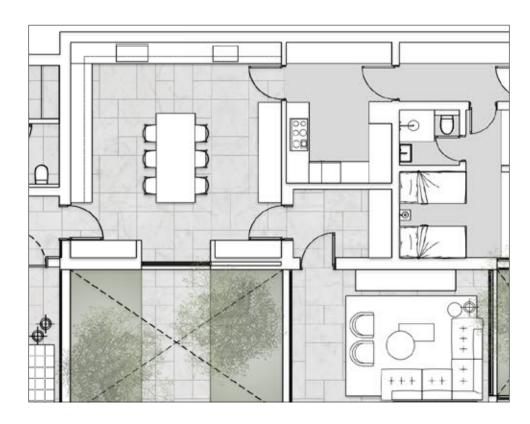
KITCHEN

European-branded kitchens, individually designed for excellence, boast top-tier quality. They showcase lacquered full-height units, illuminated glass high-level cabinets, and complementary timber base units that harmonize with the overall aesthetic of the apartment. Selected for both elegance and practical robustness, the counter tops are crafted from high-quality porcelain tile, complemented by a matching splash back and integrated sink.

- High-quality porcelain tile counter top
 High level cabinets with built-in hood
- 3. High level cabinets with glass display
- 4. Timber base units
- 5. Lacquered full-height units with integrated appliances6. Ceiling high-quality matte-finish paint
- 7. Marble stone floor

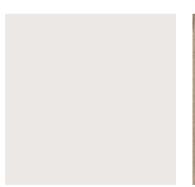
Integrated appliances are by Miele or approved equivalent and include:

- 8. Built-in coffee machine
- 9. Gourmet warming drawer
- 10. Built-in oven
- 11. Built-in steam oven
- 12. Built-in microwave
- 13. Two integrated dishwashers
 14. Full height large integrated fridge
 15. Full height large integrated freezer
 16. Full-surface induction hob
- 17. Built-in hood
- 18. Integrated sink
- 19. 3-in-1 tap with flexible pull-out hos 20. Wine fridge







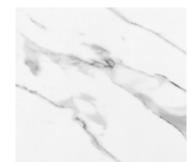


CEILING AND WALLS KITCHEN





FLOOR



KITCHEN

KITCHEN

MASTER BEDROOM

The master bedroom, with a beautiful view, welcomes with warm finishes, featuring an inviting timber vestibule that seamlessly extends into a walk-in closet. The warm tones persist as bespoke joinery leads towards the sleeping area. The fitted wardrobes in the master bedroom showcase back-lit smoked glass doors, revealing high-quality interiors complete with shelves, hanging rails, and drawers. This combination of elegant design and practical functionality enhances the overall allure of the master suite.

The bedroom's timber flooring not only enhances the visual appeal of the private rooms but also infuses a sense of warmth and sophistication, creating a distinct and relaxing atmosphere.

The ceiling design provides soft, indirect, and dimmable lighting.

The window treatment provides two tracks, accommodating both sheer and blackout curtains for versatile light control and privacy options.

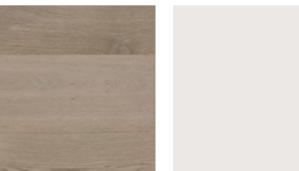
- Walls high-quality matte-finish paint
 Ceiling high-quality matte-finish paint
 Timber floor
- Oak wall panelling with lacquered inserts
- TV unit with storage
- Wardrobes with back-lit smoked glass doors
- 7. Oak flush interior doors integrated with the panelling





CEILING AND WALLS JOINERY









FLOOR

JOINERY

JOINERY

MASTER BATHROOM

The master bathroom features high-quality natural stone on both the floors and

The bathrooms feature high-quality sanitary ware, complemented by a modern selection of taps and showers, all sourced from Italy.

Key elements of the bathroom include a freestanding bath paired with floor-mounted taps and bespoke stone vanity units featuring timber storage.

The shower areas are equipped with large-format shower screens or doors and a stone bench. As an additional option, a steam shower is available.

- 1. Marble stone floor
- 2. Marble wall tiles
- 3. Ceiling high-quality matte-finish paint4. Oak vanity joinery
- 5. Marble vanity top and sinks











VANITY



VANITY

FAMILY BEDROOM

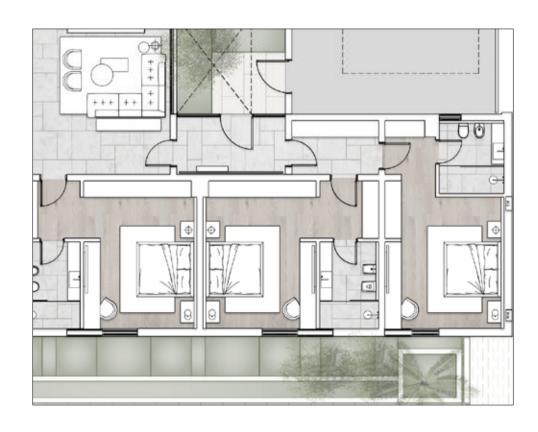
The family bedroom showcases timber flooring and includes two fitted wardrobes. One wardrobe features back-lit smoked glass doors, while the other has timber doors, harmonizing with the timber wall panelling at the entrance.

A bespoke fitted desk adds to the comfort of the room, providing a tailored and functional touch to the space.

A ceiling with discreet, dimmable downlights and coves that conceal two tracks for window treatments ensure comfort in the room.

- Walls high-quality matte-finish paint
 Ceiling high-quality matte-finish paint
 Timber floor

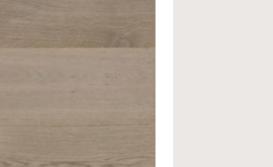
- Oak wall panelling
 Oak flush interior doors integrated with the panelling
 Bespoke lacquered desk with drawers
 Wardrobes with back-lit smoked glass doors
 Wardrobes with solid timber doors





CEILING AND WALLS JOINERY













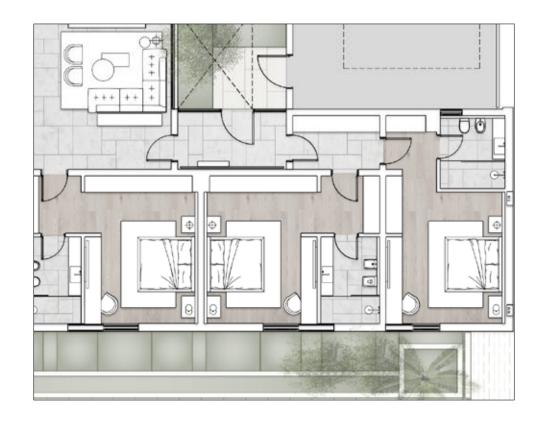
JOINERY

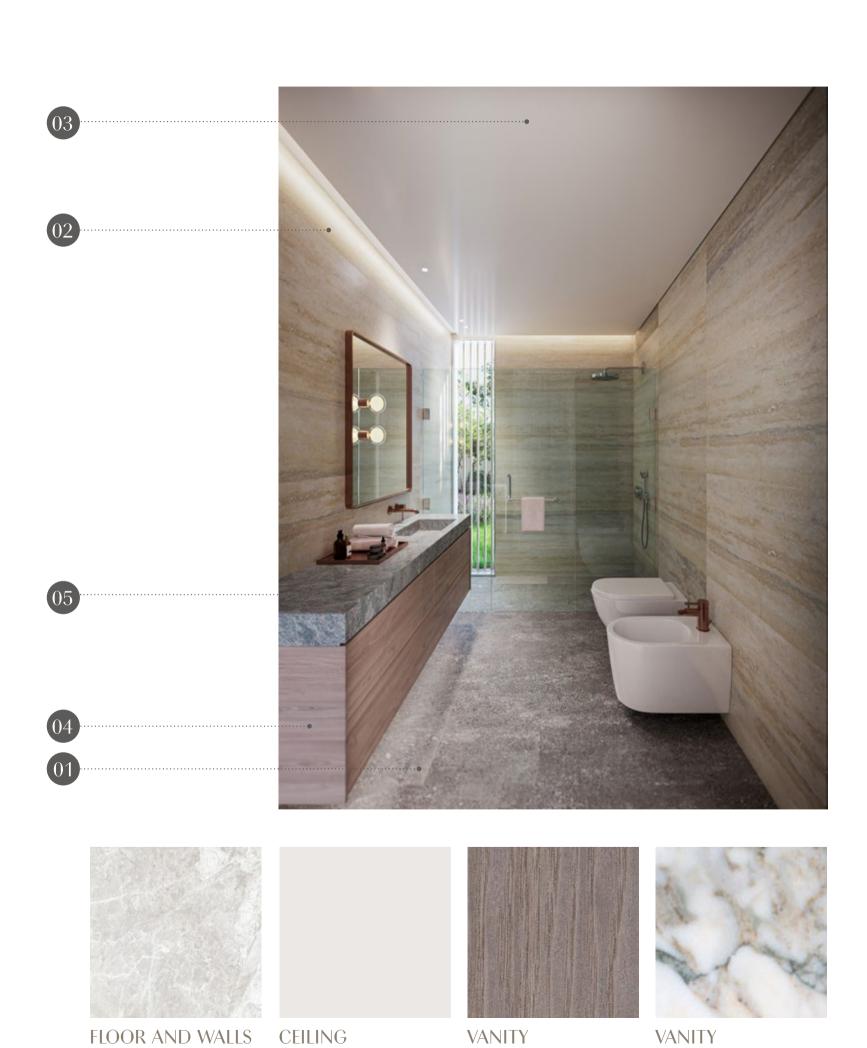
JOINERY

FAMILY BATHROOM

The family bathrooms are enhanced with refined natural stone floor and wall finishes. A bespoke stone vanity with timber storage and a walk-in, comfortable shower add to the overall design. The space includes sanitary ware and brass ware sourced from Europe.

- Marble stone floor
 Marble wall tiles
 Ceiling high-quality matte-finish paint
 Oak vanity joinery
 Marble vanity top and sinks





INTERNAL DOORS

INTERNAL DOORS BY LAULDI OR APPROVED EQUIVALENT. All internal doors feature a high-quality contemporary European design with timber veneer that harmonizes with the villa's joinery. The minimal design is accentuated by a bronze frame refining the door edges and concealed hinges. Creating a striking contrast with the timber veneer, the ironmongery is crafted in brass with a PVD anthracite satin finish.

Doors facing the main corridor are equipped with elegant knobs, while doors leading to bathrooms feature lever handles with privacy locks

KNOB



LEVER HANDLE



PRIVACY LOCK











SANITARY WARE AND BRASSWARE

SANITARY WARE BY FLAMINIA AND BRASSWARE BY GESSI OR APPROVED EQUIVALENT. The brassware is crafted from solid brass, utilizing the finest quality parts and components. It is built for durability, incorporating the highest quality PVD finishes.

All bathrooms are furnished with ceramic designer sanitary ware, renowned for its high quality and crafted in Italy.

SHOWER HEAD

BASIN MIXER





BIDET MIXER

SHOWER MIXER





TOWEL RAIL

ACCESSORIES









KITCHEN APPLIANCES

INTEGRATED APPLIANCES ARE BY MIELE OR APPROVED EQUIVALENT

BUILT-IN COFFEE MACHINE



BUILT-IN STEAM OVEN



GOURMET WARMING DRAWER



BUILT-IN MICROWAVE



BUILT-IN OVEN



INTEGRATED DISHWASHER



FULL-SURFACE INDUCTION HOB



FULL HEIGHT LARGE INTEGRATED FRIDGE FREEZER



BUILT-IN HOOD



BUILT-IN MICROWAVE



INTEGRATED SINK



3-IN-1 TAP WITH FLEXIBLE PULL-OUT HOS



ALZORAH CITTY 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

ZOYA HEALTH AND WELLNESS RESORT

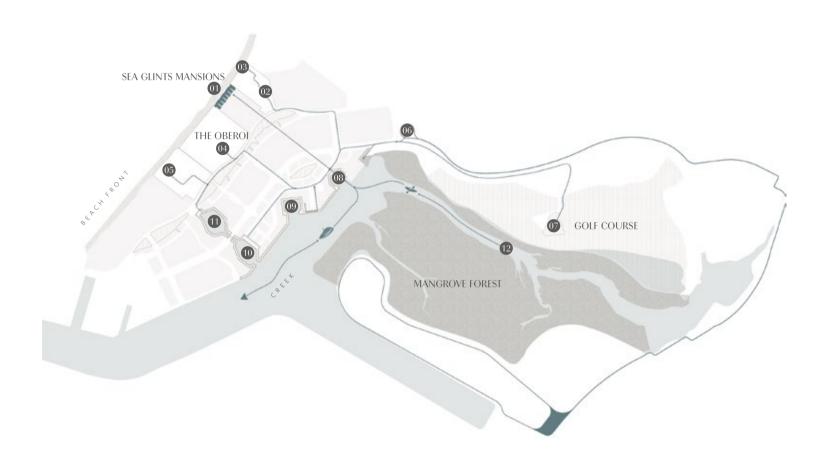
The first fully-integrated five-star wellness retreat in the UAE.

AL ZORAH CIT

NATURALLY HEALTHFUL SUSTAINABLE LIVING ENVIRONMENT

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.

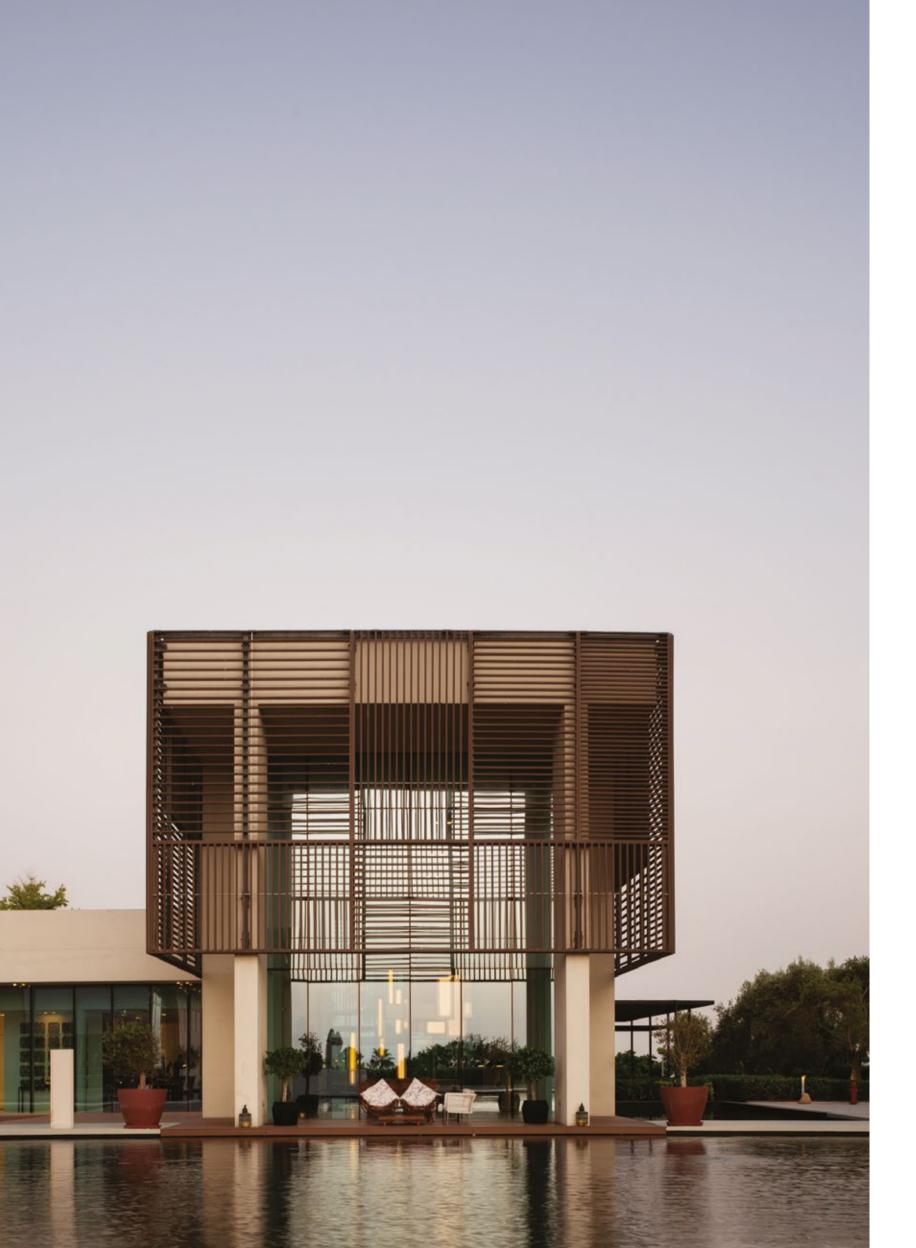


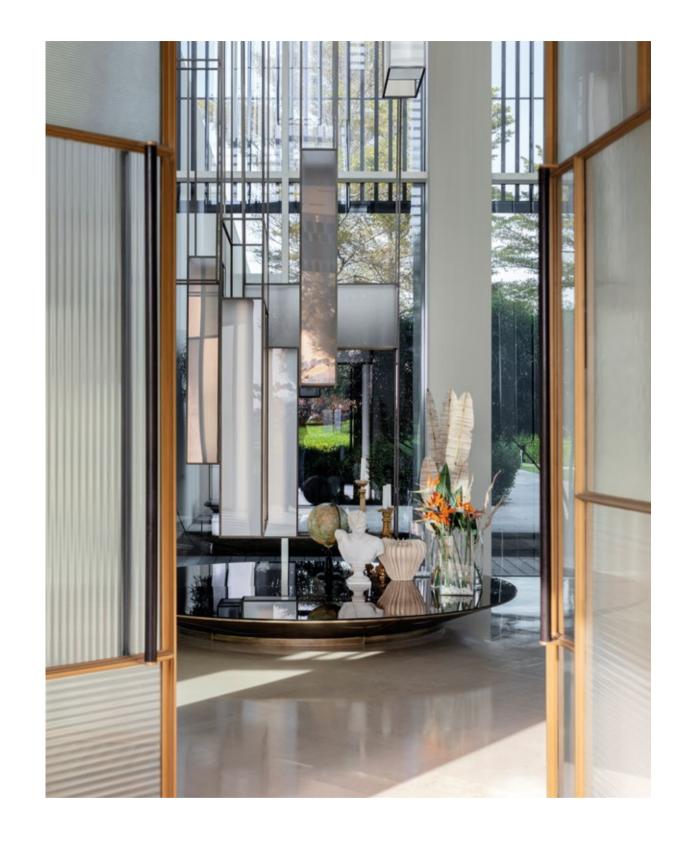
	K	್	3-3
SEA GLINTS MANSIONS	_	_	_
THE VILLAGE CENTER	4 MIN	_	_
THE BEACH CLUB	6 MIN	_	_
THE OBEROI	5 MIN	_	_
RESORT 2	8 MIN	_	_
THE BIKE LANE	18 MIN	9 MIN	_
THE GOLF CLUB	_	25 MIN	14 MIN
PORTO MARINA 4	14 MIN	7 MIN	_
MARINA 3	7 MIN	3 MIN	_
MARINA 2	9 MIN	5 MIN	_
MARINA 1	13 MIN	8 MIN	_
MANGROVE FOREST	_	19 MIN	_







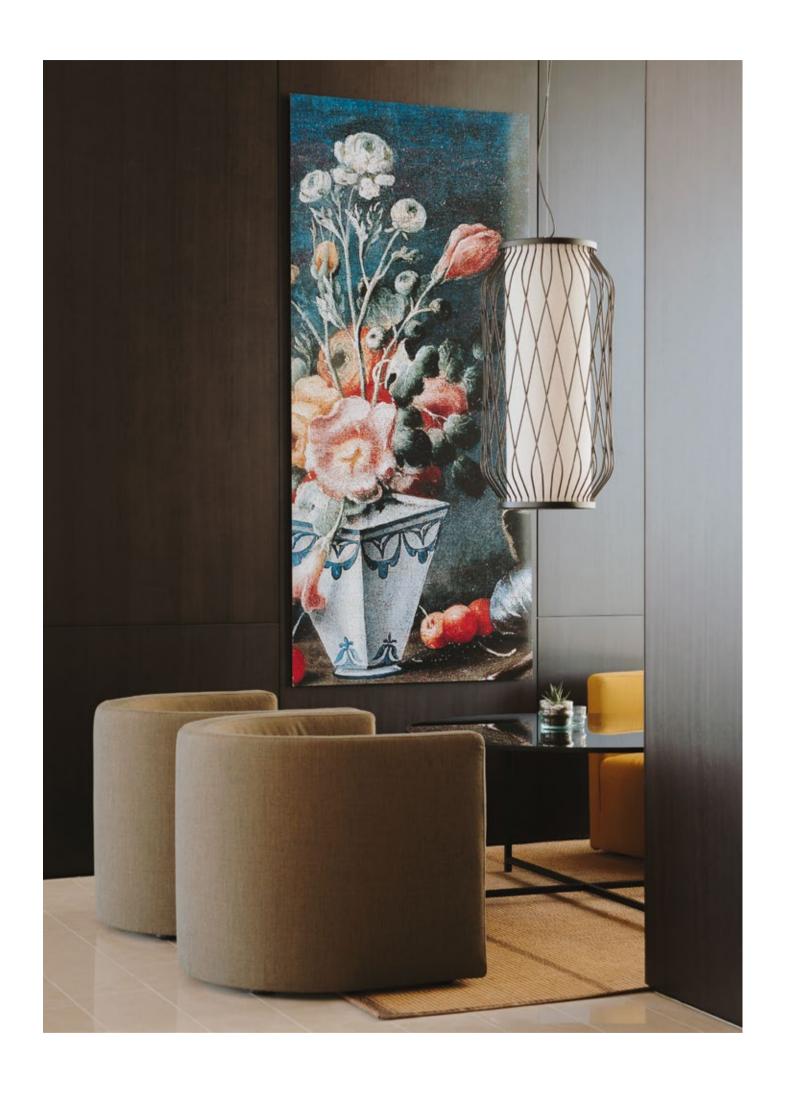




INVITING RECEPTION

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

THE OBEROI BEACH RESORT, AL ZORAH





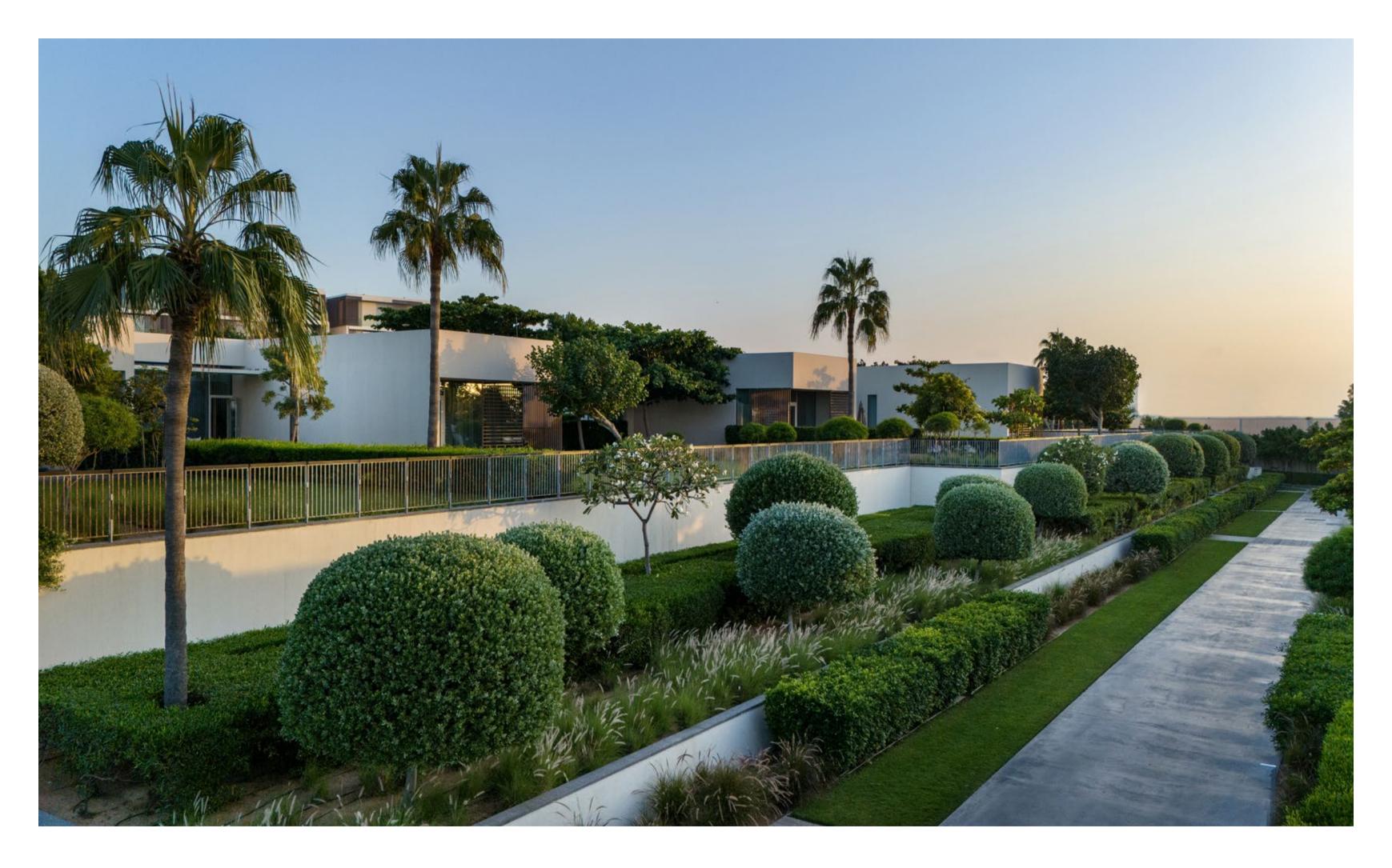






BESPOKE COMFORT

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



SECLUDED RETREAT

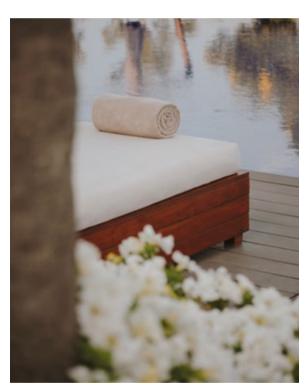
Spacious two and three-bedroom beachfront villas with private terrace and lap pool form a dream hideaway.











DELUXE HOLIDAY HAVEN

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





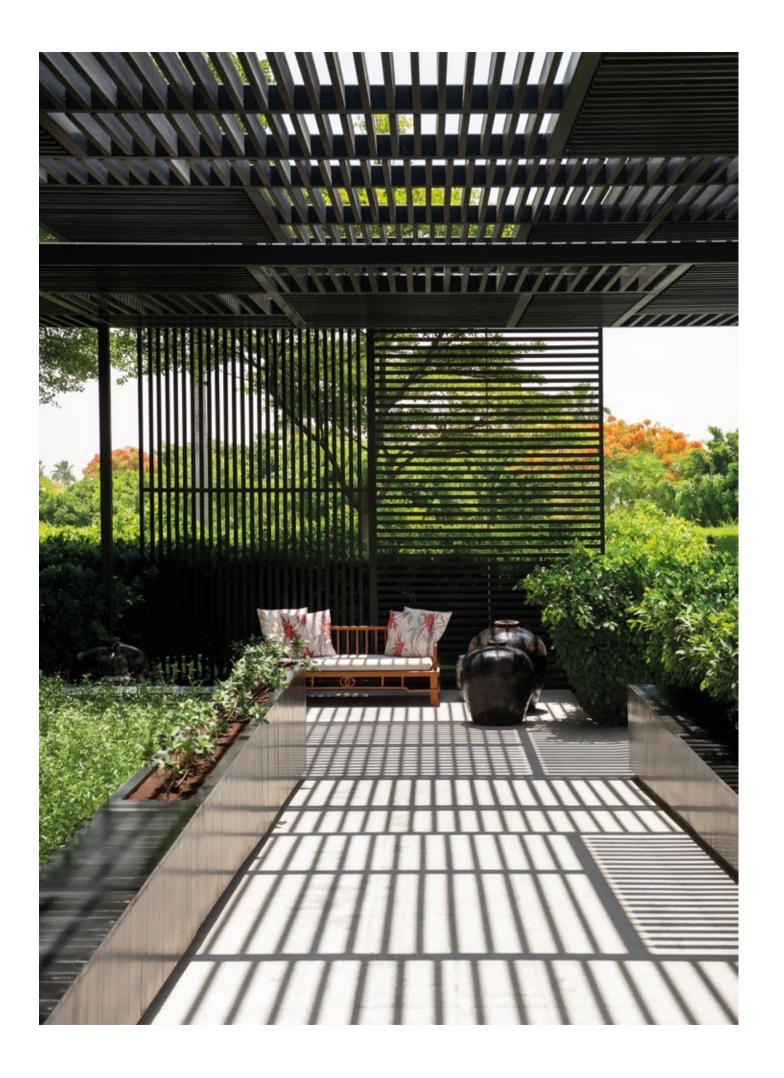


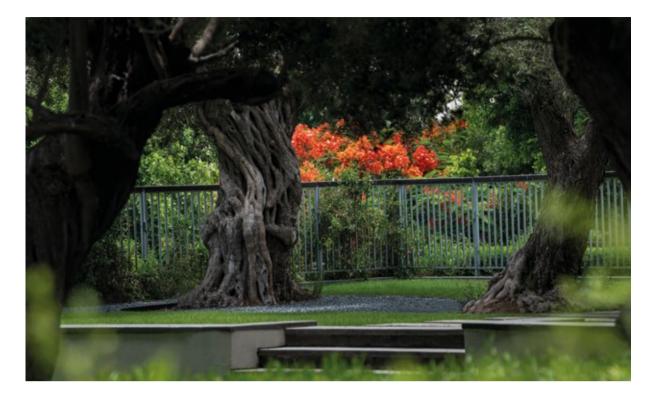




SIGNATURE HOSPITALITY

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





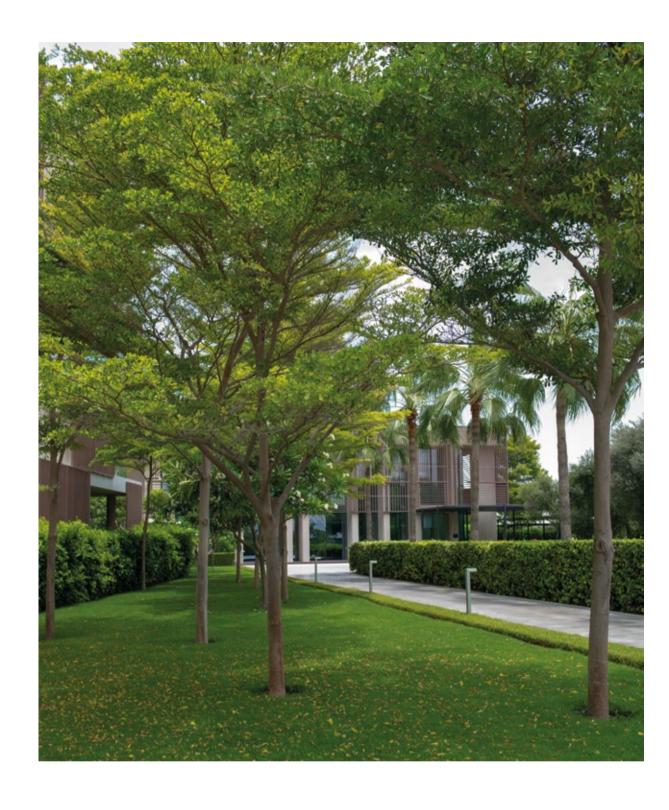


TRANQUIL OASIS

Serene and peaceful surroundings offer a soothing escape for relaxation and rejuvenation.







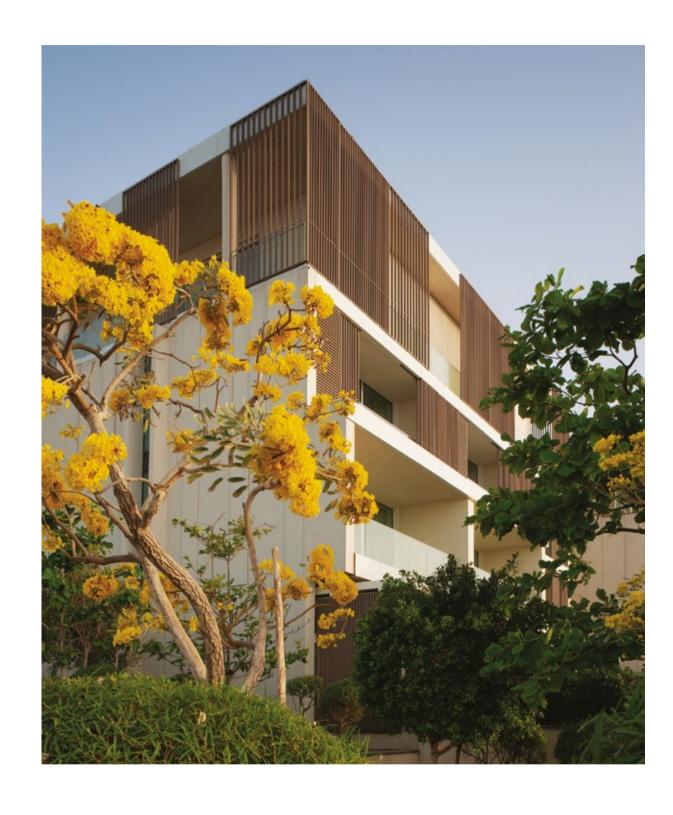
LUSH SERENITY

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









CONTEXTUAL ARCHITECTURE

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

ALZORAH CITY UPCOMING MAGNETS

PREMIER COASTAL DESTINATION

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.





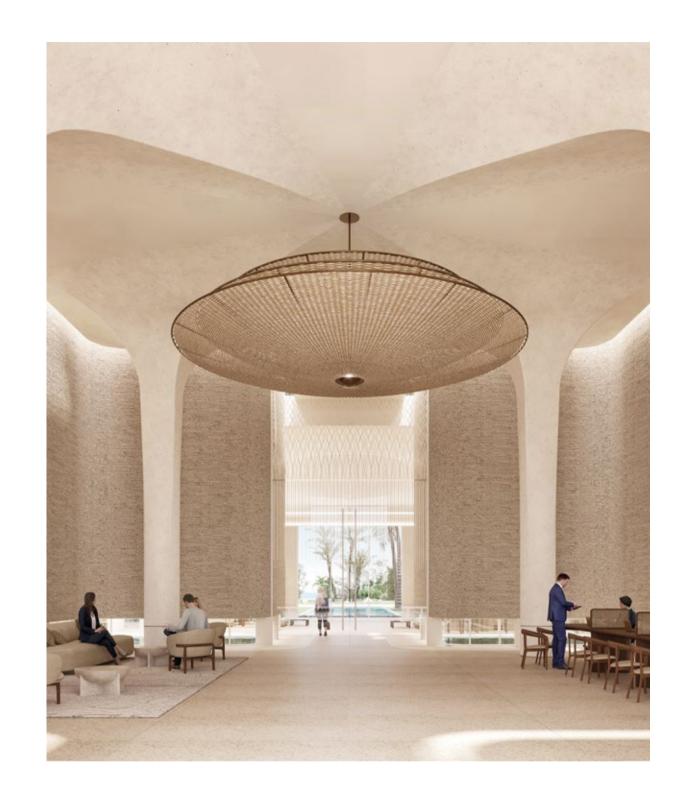


RELAX AMID A GREEN OASIS

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.







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.



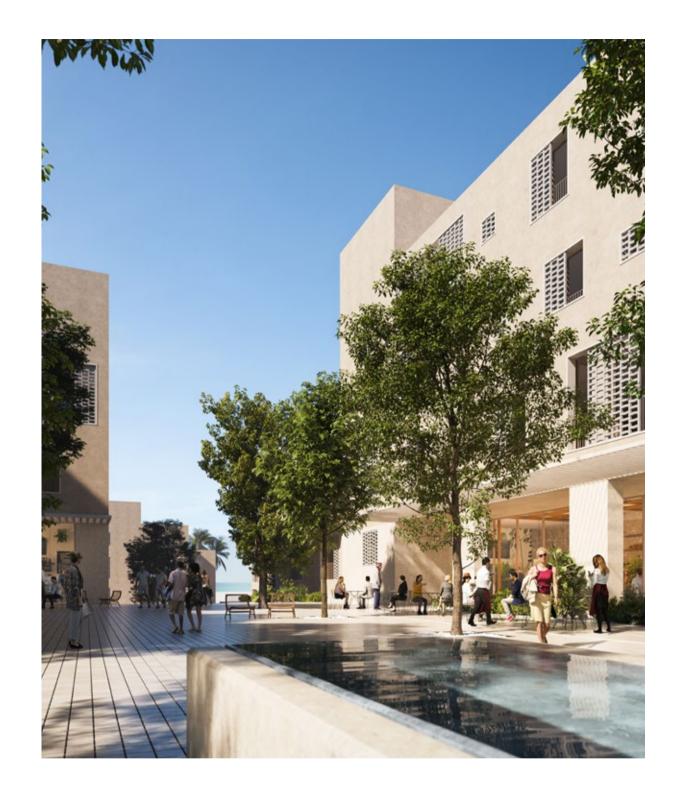


VIBRANT SHORE GETAWAY

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.





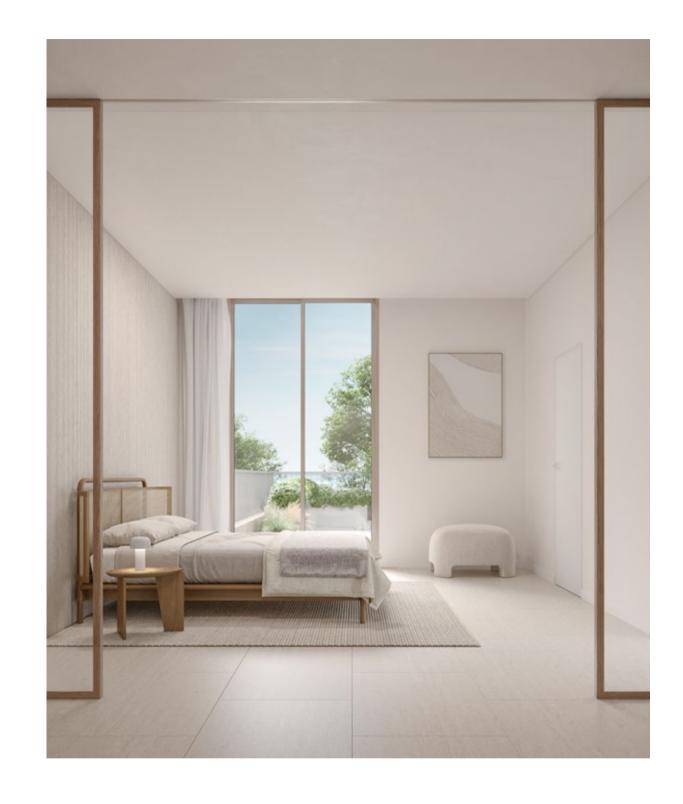


CHARMING LOCALITY

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





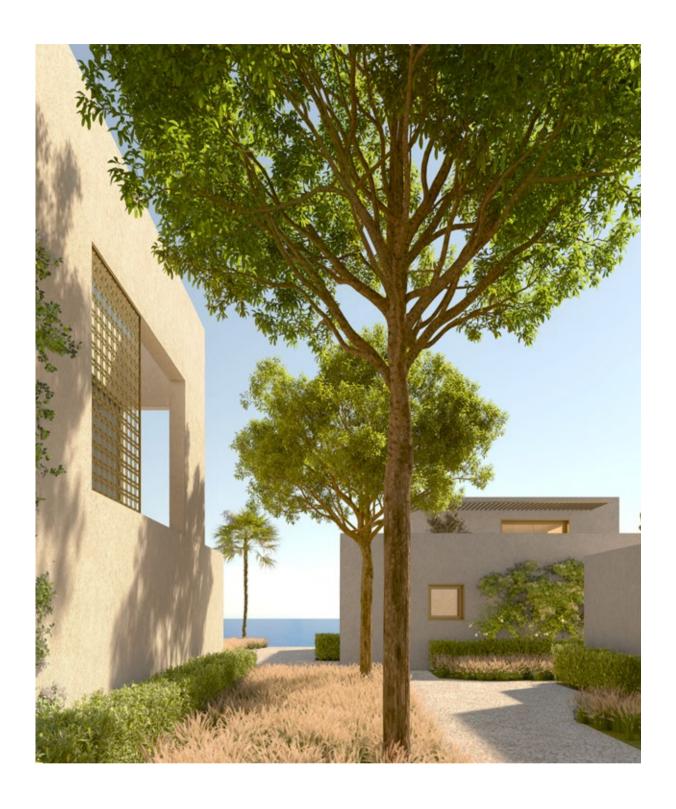


IDYLLIC COASTAL ESCAPE

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







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.

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.



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.



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 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.

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 CIT

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.

03

TAX RESIDENCY CERTIFICATE

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

05

HIGH RETURNS WITH NON-REPATRIATION ON CAPITAL GAINS

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

07

THE PREMIER ALL-INCLUSIVE LANDMARK

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

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.

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.

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.

08

FIRST-CLASS INTERNATIONAL GOLFING EXPERIENCE

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

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