

# SEASIDE HILLS

APARTMENTS WITH SPECTACULAR SEA VIEWS

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 sweltering sun rays with a year-round invitation for a multitude of team sports or total relaxation.

AL ZORAH BEACHFRONT LIVING





## LUXURIOUS BEACHFRONT RESIDENCES

In the heart of the beachfront district of Al Zorah, Seaside Hills offers apartments and villas in a barefoot-luxury lifestyle, ideal for wholesome wellbeing.

SEASIDE HILLS





ONE AND TWO - BEDROOM APARTMENTS

980 – 2,375  
SQFT

THREE AND FOUR - BEDROOM APARTMENTS

2,550 – 4,285  
SQFT





SEASIDE HILLS RESIDENCE

## PANORAMIC CYANIC SCENERIES

The upscale apartments come with terraces that extend expansive views above the villa rooftops cascading below them, across the sea to the horizon beyond.





SEASIDE HILLS RESIDENCE

## SOPHISTICATED INTIMATE SETTING

Contemporary design, simple yet refined interiors, result in heavenly homely spaces that are as suited to private life as they are to entertaining guests.



SEASIDE HILLS RESIDENCE

## LIGHT-FLOODED INTERIORS

A neutral palette exudes simple sophistication that highlights the luxurious finishing and ensures comfort and relaxation.





#### RELAXING PRIVATE VISTAS

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





SEASIDE HILLS RESIDENCE

## HEALTHY CONVIVIAL LIVING

The secluded community embraces a dedicated communal space. The first-rate facilities include an indoor and outdoor gym fitted with the latest equipment designed to meet your personal fitness goals.





SEASIDE HILLS RESIDENCE

## VACATION MOOD AT HOME

A community club adjacent to the gym features an adult and a children pool as well as an outdoor playground, perfect for relaxation or a neighborhood gathering or for planning the perfect special occasion.





SEASIDE HILLS RESIDENCE

## DISTINCTIVE RESIDENTIAL COMPLEX

A landscaped pedestrian-friendly road separates Seaside Hills Residence from the villas below and provides spaces where residents can come together and where children can play.



# 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

AL ZORAH BEACHFRONT LIVING

## 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.





## THE MANGROVE FOREST

The wonders of a natural protected mangrove forest, home to a variety of flora and fauna. The inland creek and forest of biologically and ecologically rich wetland are designated as conservation areas, and Al Zorah commits to preserving their ecosystems and promoting their magnificence.

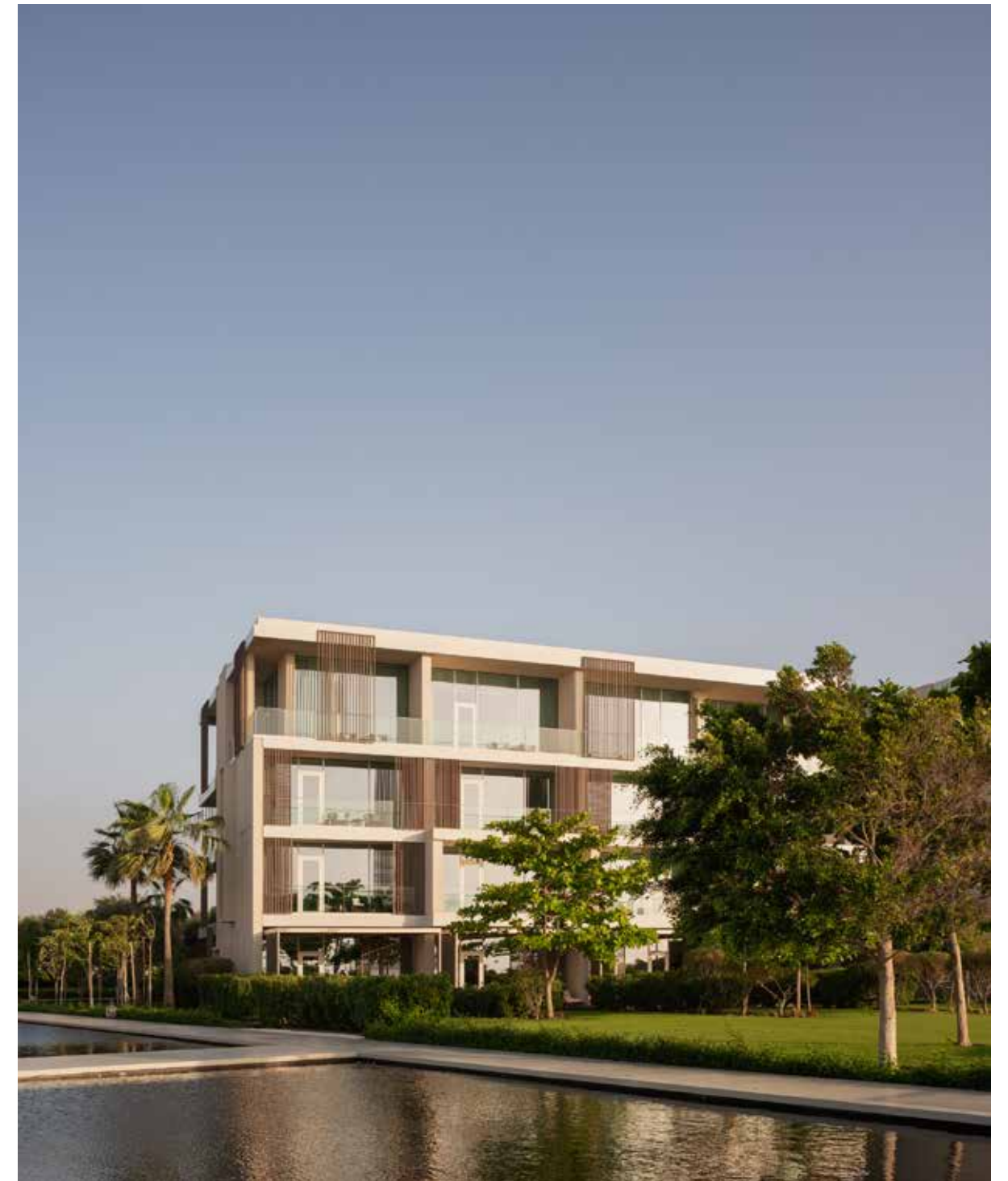




## ACCLAIMED AS ONE OF THE BEST GOLF VENUES

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

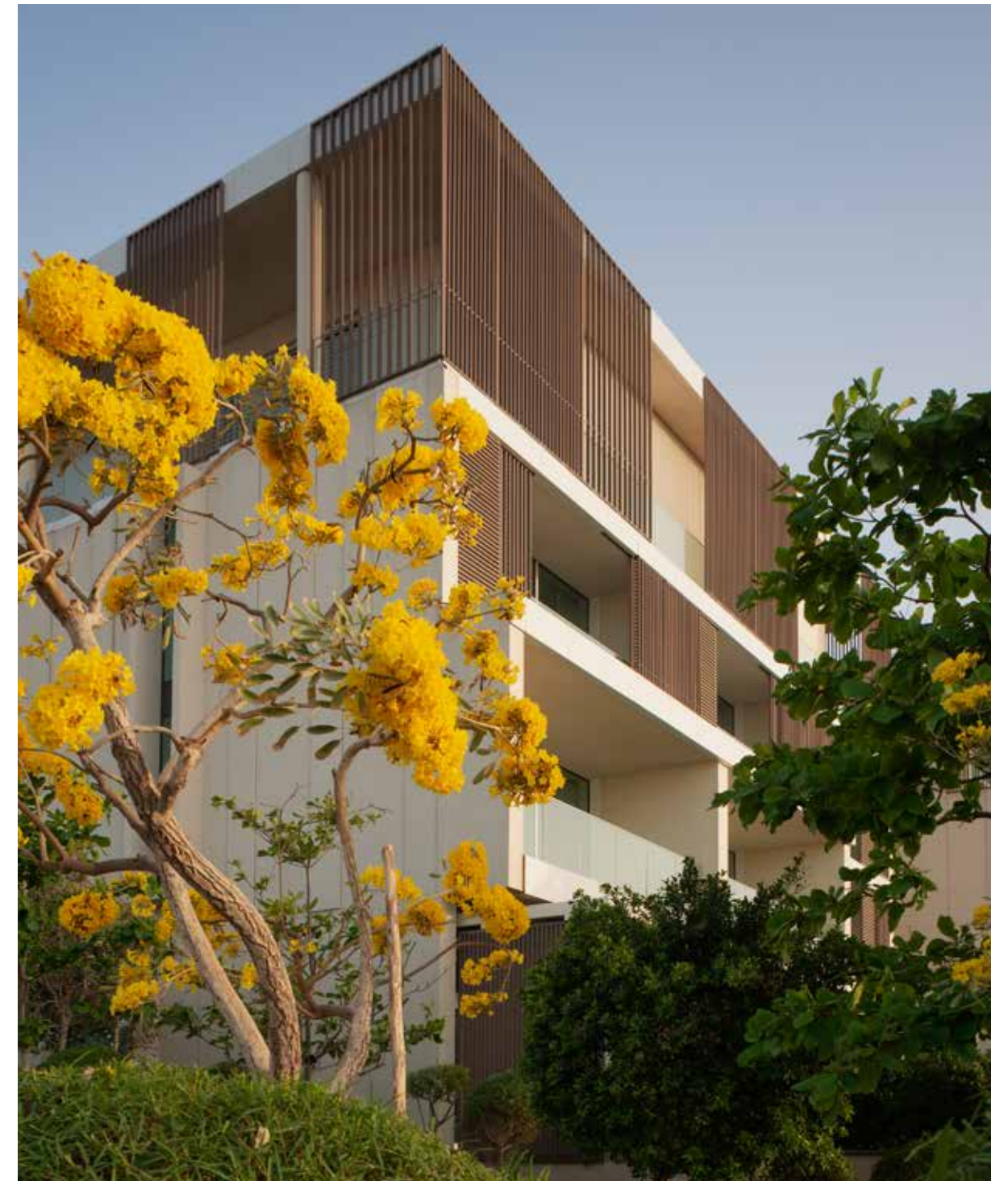
One of the Top 12 Resorts in the Middle East, Reader's Choice Awards 2022.  
Gold List 2022 Condé Nast Traveller.  
Top 25 Luxury Hotels, Middle East 2020 TripAdvisor Travelers' Choice Awards.  
Ajman's Leading Luxury Resort 2020 World Travel Awards.

THE OBEROI BEACH RESORT, AL ZORAH









## 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.

THE OBEROI BEACH RESORT, AL ZORAH





THE OBEROI BEACH RESORT, AL ZORAH

Expansive and lushly manicured grounds provide areas for complete relaxation against the backdrop of the sea or the setting sun.





#### THE OBEROI BEACH RESORT, AL ZORAH

The well thought-out design of three platforms that run parallel to the sea and rise from the waterfront ensures beautiful sea vistas from all parts of the resort.





THE GOLF CLUBHOUSE

## 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.



An aerial photograph of a coastal area, likely a beachfront, with a large body of water on the left. A detailed urban planning map is overlaid on the right side of the image, showing a grid of streets, building footprints, and green spaces. The map is color-coded, with green representing parks and open spaces, and grey/white representing buildings and roads. The map shows a large area of green space in the center, surrounded by residential and commercial developments. The text 'AL ZORAH BEACHFRONT LIVING' is at the top right, '60%' is in the middle right, 'GREEN SPACES' is below it, and 'A VISION THAT REFLECTS THE SITE'S NATURAL RESOURCES AND OPEN VIEWS' is at the bottom right.

AL ZORAH BEACHFRONT LIVING

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.



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.