

EMAAR

HOSPITALITY

PALACE

RESIDENCES

MARASSI AL BAHRAIN



LUXURY BEYOND EXPECTATIONS







## ABOUT EAGLE HILLS

Eagle Hills is an Abu Dhabi-based private real estate investment and development company focused on the development of new city hubs in high-growth international markets. With a focus on developing large-scale real estate projects, Eagle Hills designs and builds mixed-use facilities. These communities draw on the latest technologies to build smart and sustainable projects that add significant value to the local economy. The company is currently developing projects in Bahrain, Croatia, Ethiopia, Jordan, Morocco, Oman, Serbia and UAE.







مراسي البحرين  
MARASSI AL BAHRAIN







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MARASSI AL BAHRAIN

## OVERVIEW

**875,000 M<sup>2</sup>**

OF TOTAL LAND AREA



LUSH GREEN  
**PARKS**



**6,600**

RESIDENTIAL UNITS



**600**

HOTEL KEYS



**2KM**

PROMENADE & BEACH



**200,000 M<sup>2</sup>**

MARASSI GALLERIA



**22,000**

RESIDENTS



10 MIN FROM  
BAHRAIN INTERNATIONAL  
AIRPORT





مراسي البحرين  
MARASSI AL BAHRAIN



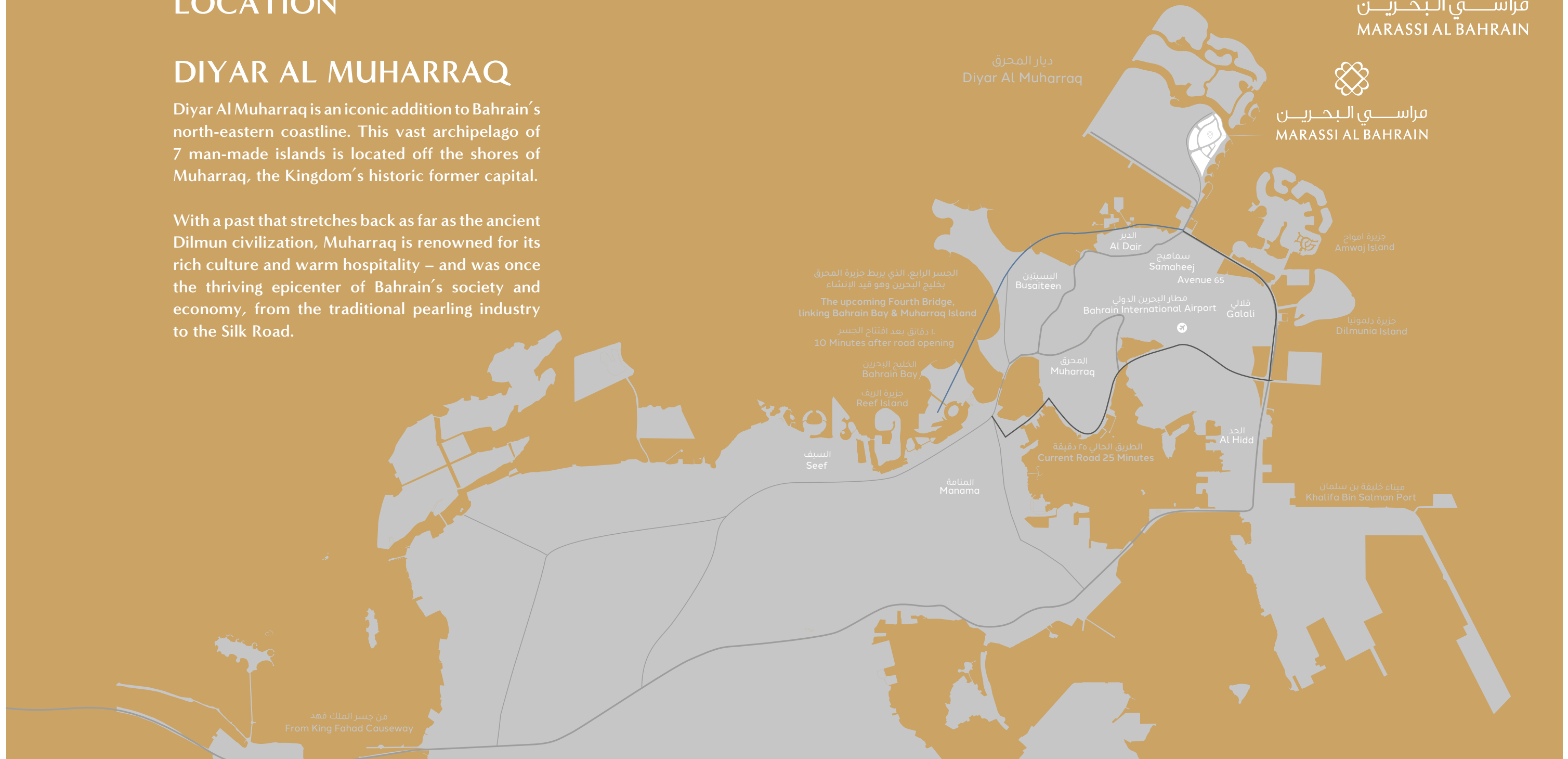


## LOCATION

### DIYAR AL MUHARRAQ

Diyar Al Muharraq is an iconic addition to Bahrain's north-eastern coastline. This vast archipelago of 7 man-made islands is located off the shores of Muharraq, the Kingdom's historic former capital.

With a past that stretches back as far as the ancient Dilmun civilization, Muharraq is renowned for its rich culture and warm hospitality – and was once the thriving epicenter of Bahrain's society and economy, from the traditional pearling industry to the Silk Road.







PALACE  
RESIDENCES  
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## SEASIDE SPLENDOR

Imagine waking up to the gentle rhythm of the waves, sunlight streaming through your windows, and the endless expanse of the turquoise sea as your daily view. At Palace Residences Marassi Al Bahrain, this breathtaking panorama is not just a fleeting vacation experience; it is the backdrop to your everyday life.

Our beachfront development invites you to embrace the lifestyle of unparalleled luxury and serenity. Nestled amidst the picturesque shores of Bahrain, Palace Residences Marassi Al Bahrain offers more than just a place to stay; it offers a home where elegance and comfort seamlessly blend with the tranquillity of the seaside. Let us welcome you to a whole new world of coastal living, where the dream of seaside splendour becomes your reality.







## IMMERSE YOURSELF IN ENDLESS LEISURE

### UNIT SIZES

Avg. size (sqm)

STUDIO	51
1 BEDROOM	64
2 BEDROOM	100
3 BEDROOM	150

## IMMERSE YOURSELF IN ENDLESS LEISURE

Beyond the stunning residences, Palace Marassi Al Bahrain offers a captivating tapestry of amenities designed to elevate your everyday living. Unwind and soak up the sun at a state-of-the-art infinity pool, where the water seamlessly blends with the vast horizon, creating an unparalleled sense of serenity. Embrace a healthier routine with a fully equipped Gymnasium. Explore the vibrant waterfront promenade, a bustling hub brimming with life. Savor delicious cuisine at an expertly curated selection of restaurants, sip coffee at charming cafés, or simply stroll along the scenic pathway, enjoying the breathtaking views of the Arabian Gulf.





























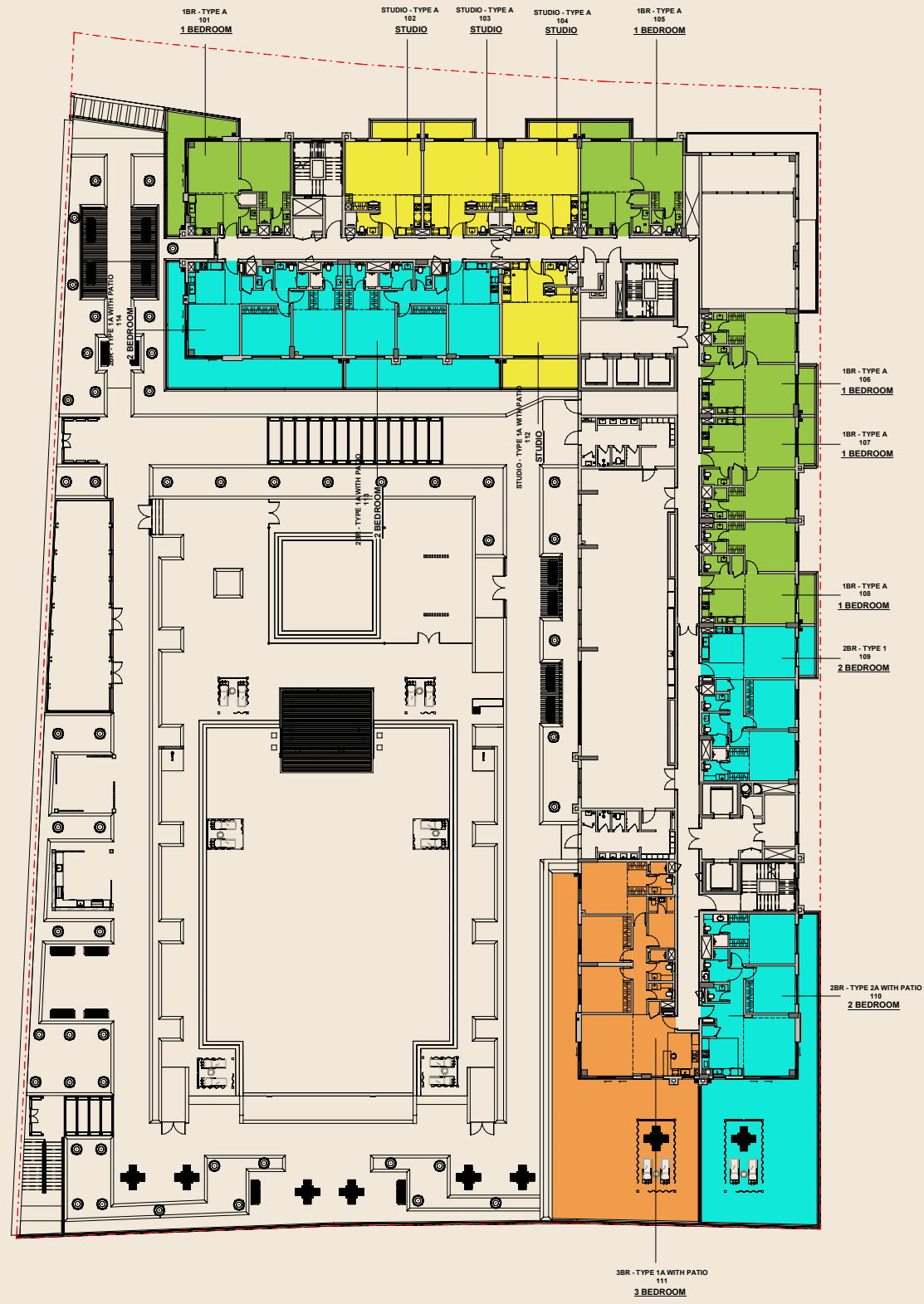










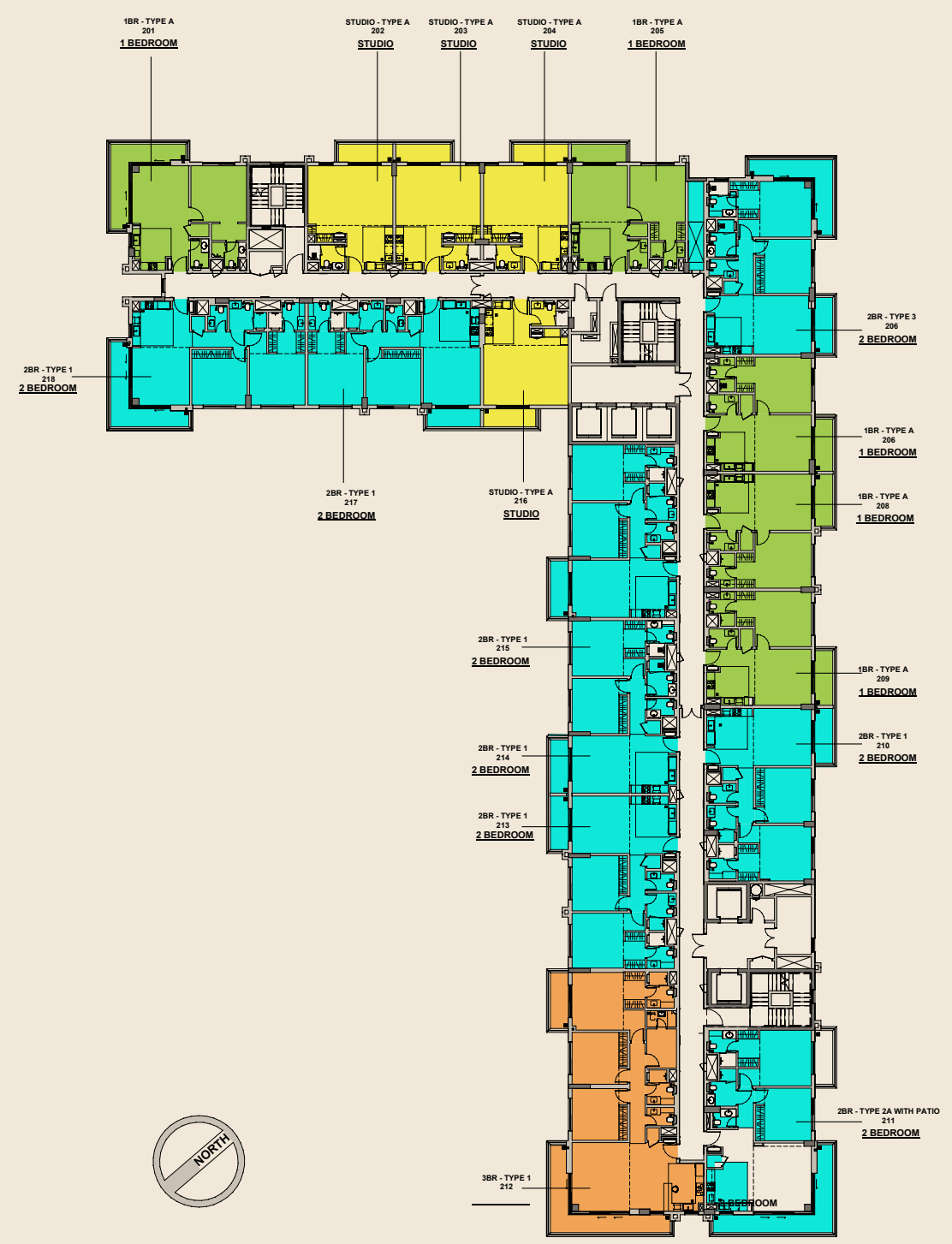


Level 1

**UNIT TYPES**

- 1 BR
- 2 BR
- 3 BR
- STUDIO





- UNIT TYPES**
- 1 BR
  - 2 BR
  - 3 BR
  - STUDIO

① OVERALL SECOND FLOOR UNIT PLAN  
1:200

Level 2-10

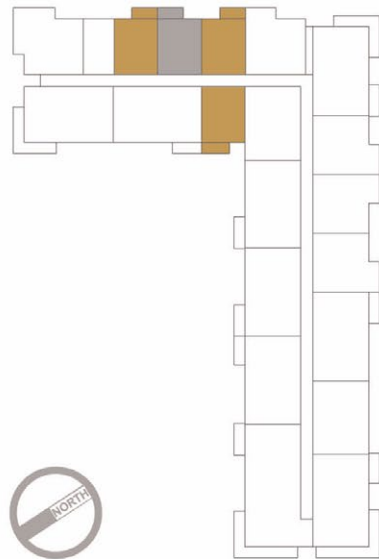




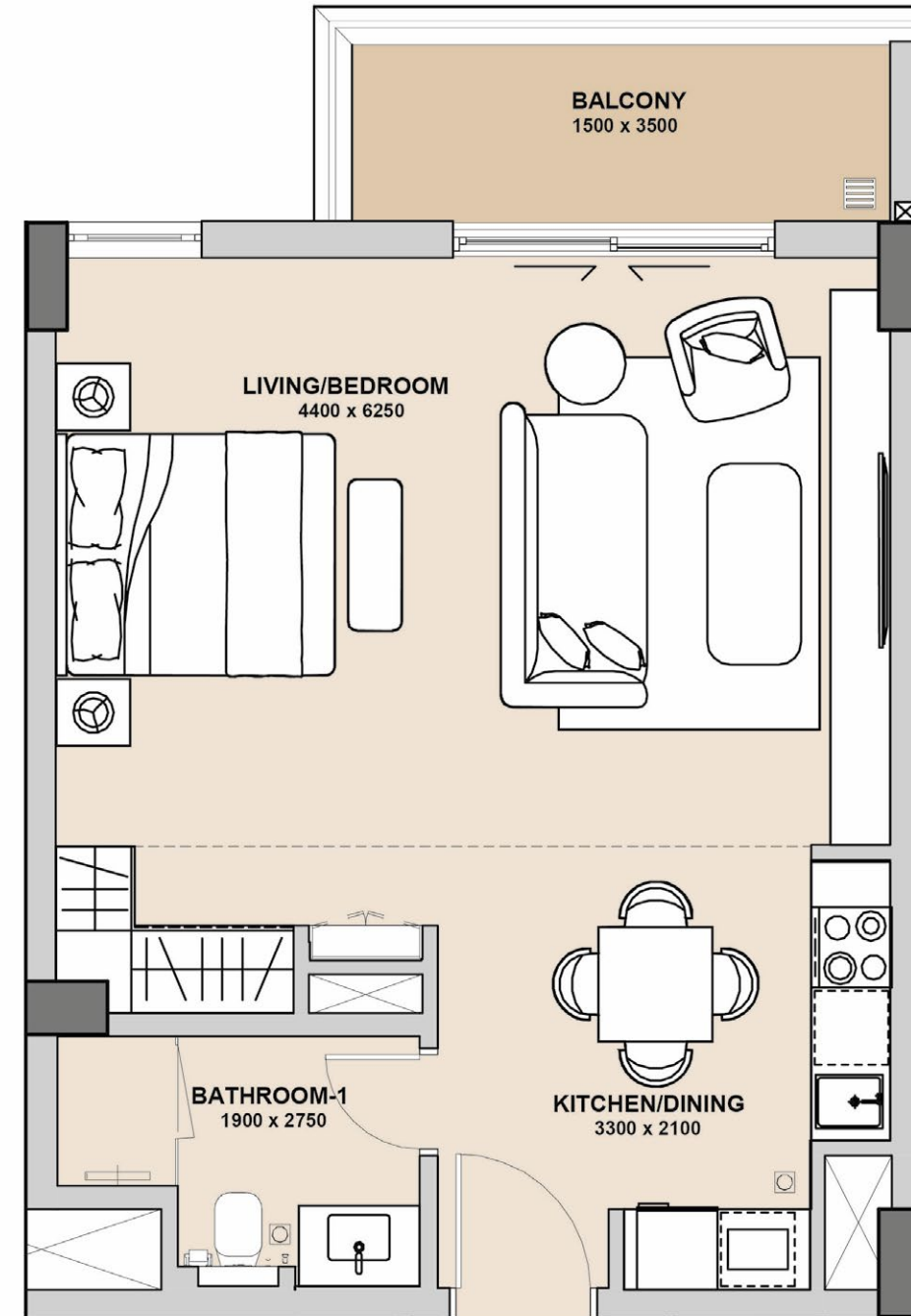


## STUDIO TYPE A

LEVEL	2-10
UNIT No	02-04 & 16
SUITE AREA	48.57 sqm
BALCONY AREA	5.23 sqm
<b>TOTAL AREA</b>	<b>53.80 sqm</b>



■ Displayed Floor Plan  
■ Mirrored Floor Plan

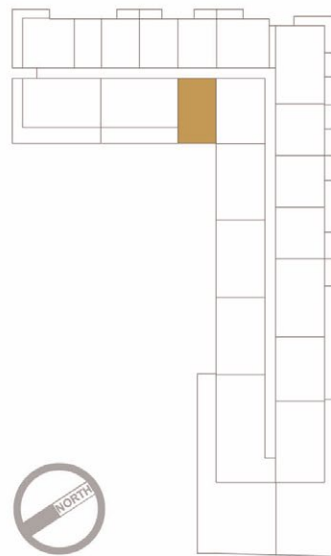


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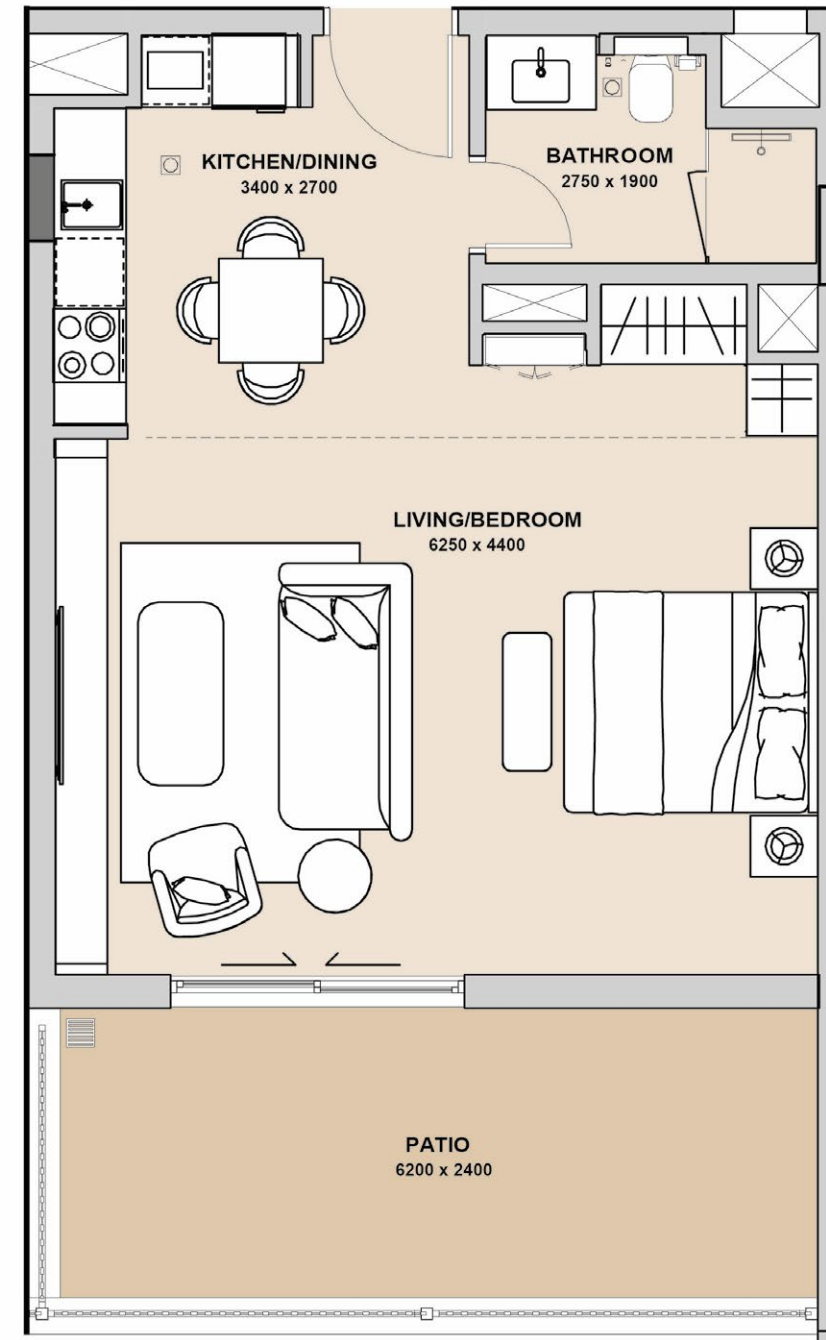


## STUDIO TYPE 1A P

LEVEL	1
UNIT No	16
SUITE AREA	48.57 sqm
BALCONY AREA	15.26 sqm
<b>TOTAL AREA</b>	<b>63.83 sqm</b>



■ Displayed Floor Plan  
■ Mirrored Floor Plan

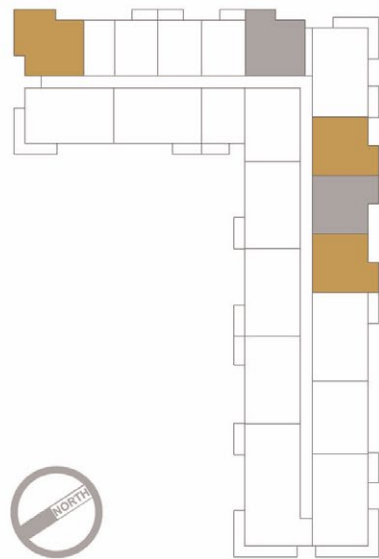


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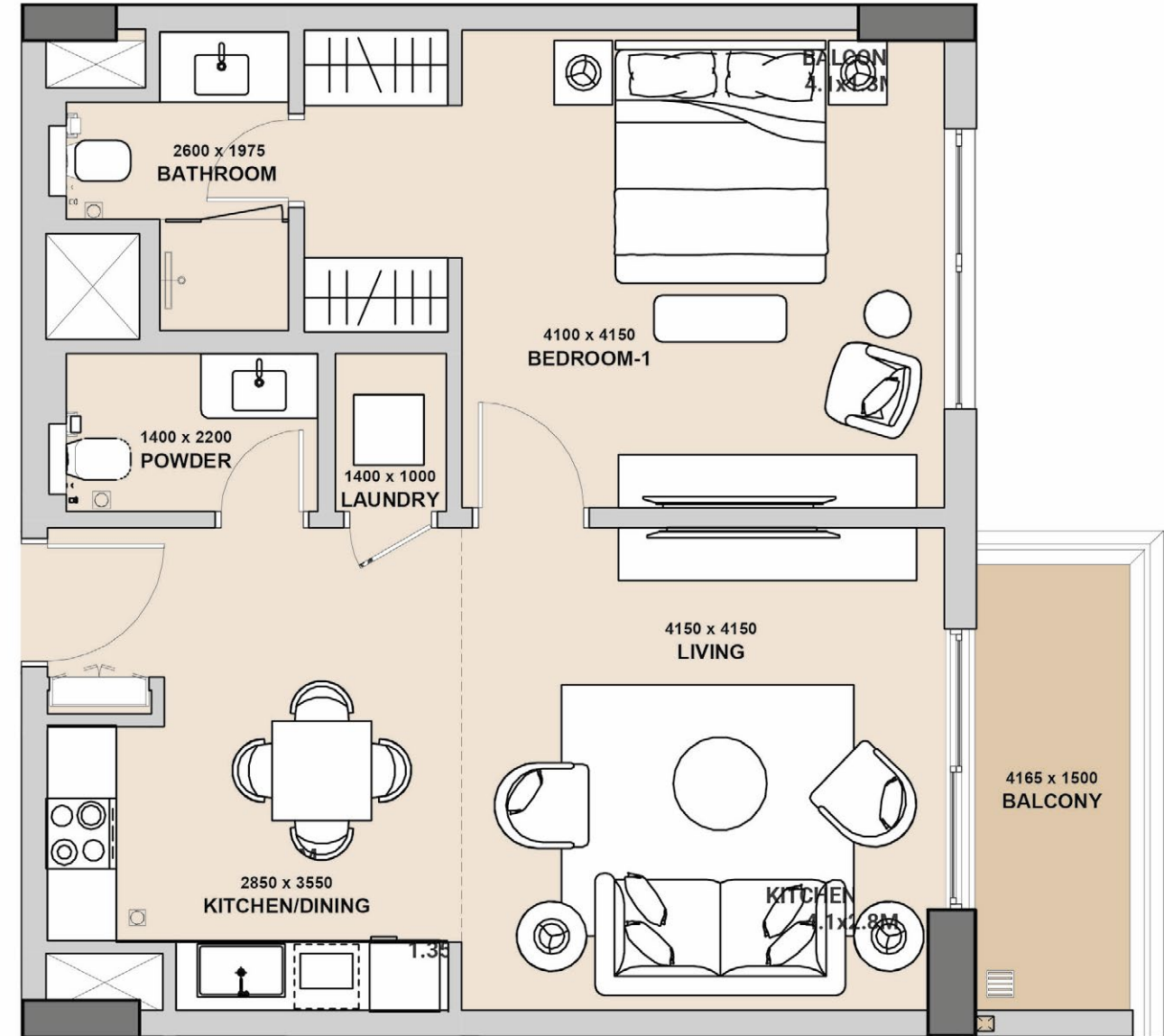


## ONE BEDROOM TYPE 01

LEVEL	2-10
UNIT No	1,5,7,8&9
SUITE AREA	64.35 sqm
BALCONY AREA	6.14 sqm
<b>TOTAL AREA</b>	<b>70.49 sqm</b>



■ Displayed Floor Plan  
■ Mirrored Floor Plan

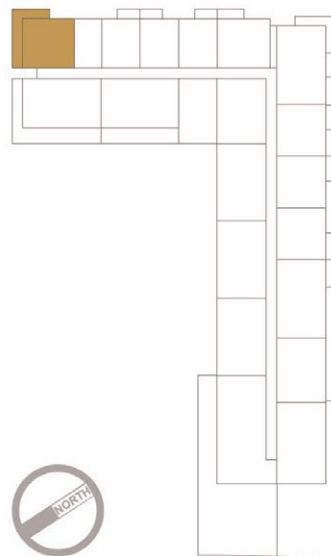


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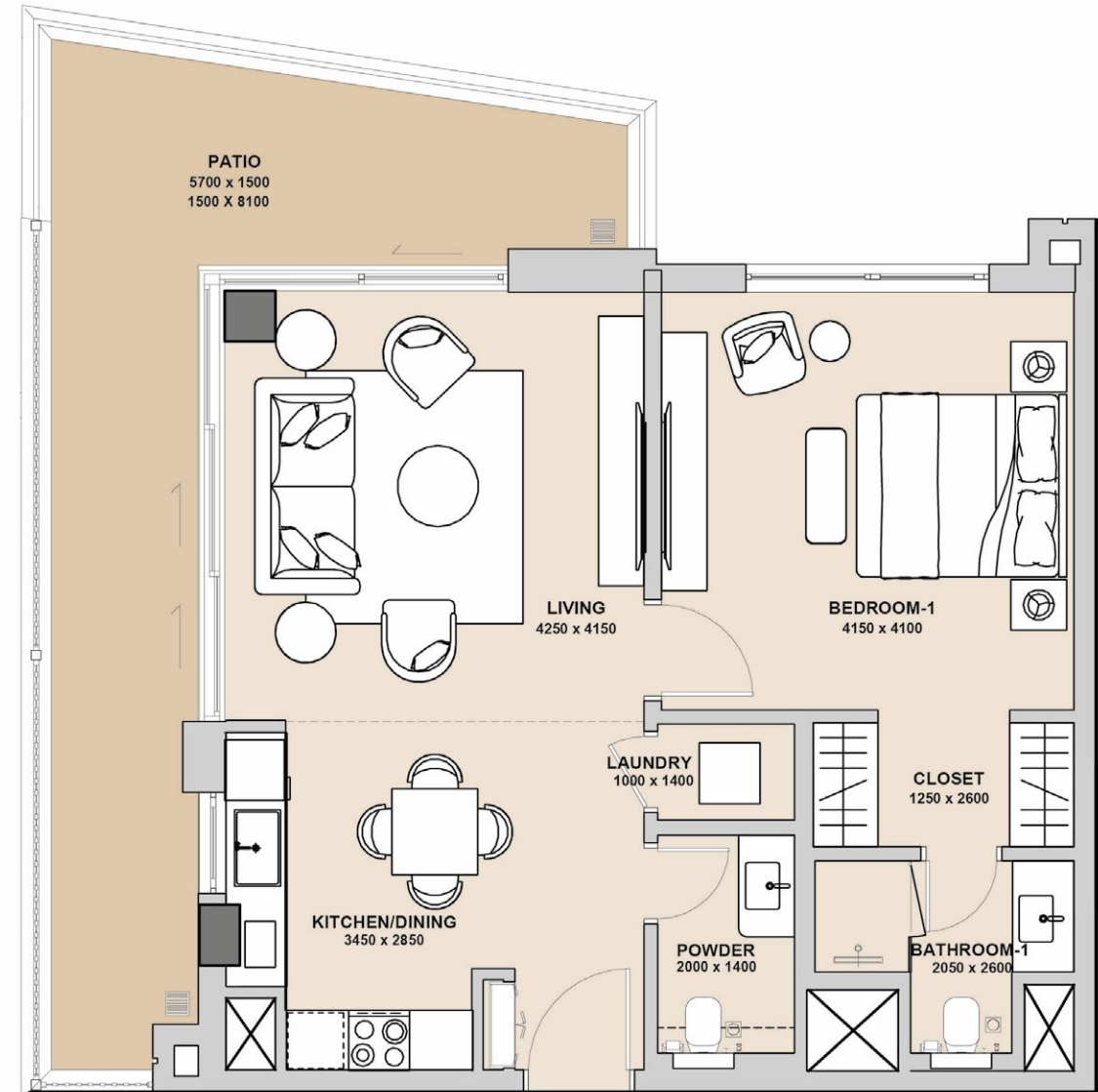


## ONE BEDROOM TYPE AP

LEVEL	1
UNIT No	01
SUITE AREA	64.35 sqm
BALCONY AREA	20.92 sqm
<b>TOTAL AREA</b>	<b>85.27 sqm</b>



■ Displayed Floor Plan  
■ Mirrored Floor Plan

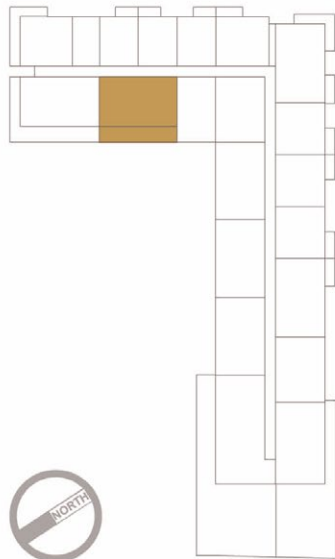


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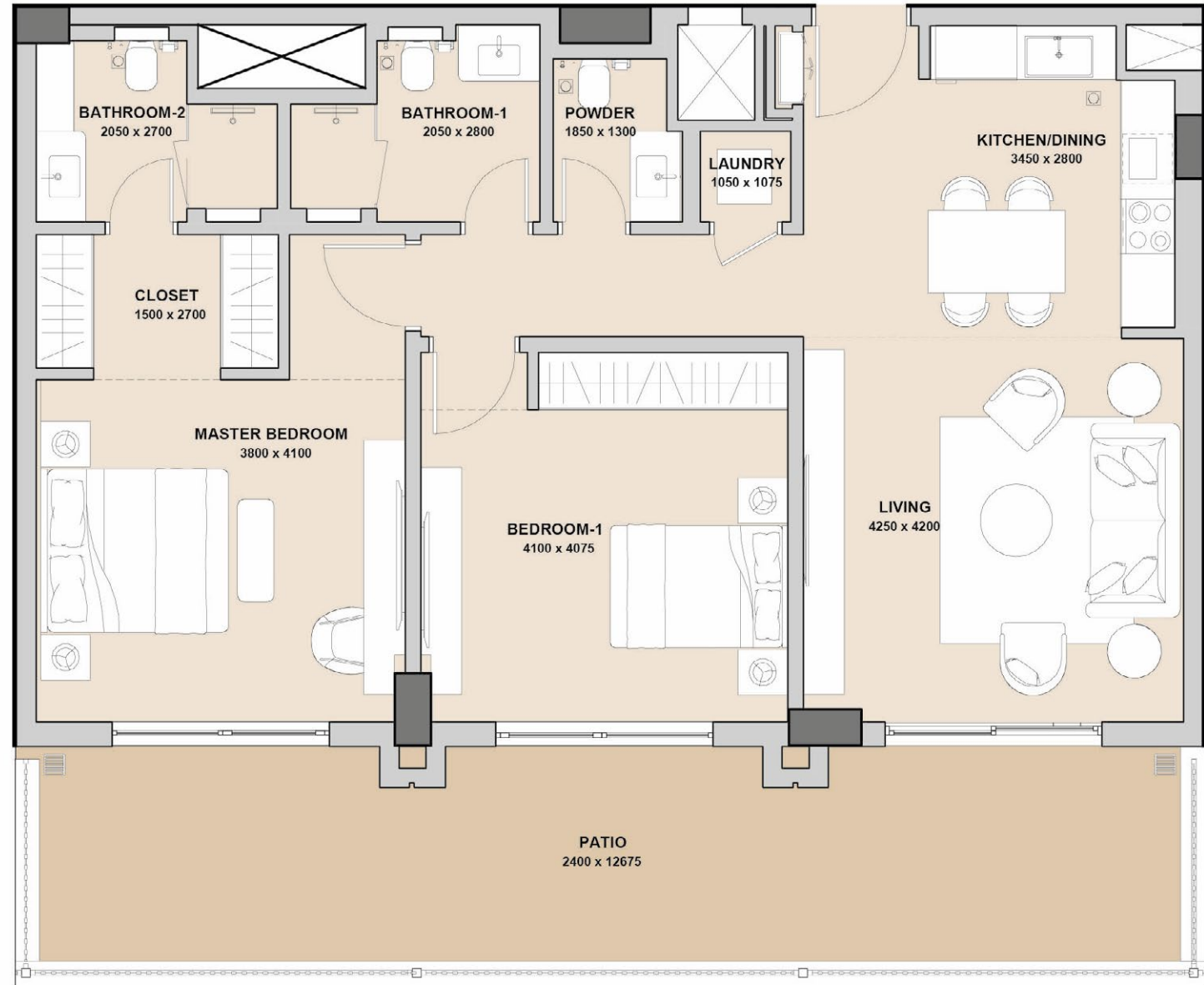


## TWO BEDROOM TYPE 1A P

LEVEL	1
UNIT No	17
SUITE AREA	96.50 sqm
BALCONY AREA	30.23 sqm
<b>TOTAL AREA</b>	<b>126.73 sqm</b>



■ Displayed Floor Plan  
■ Mirrored Floor Plan

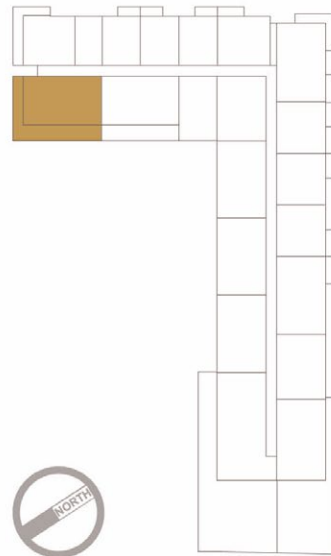


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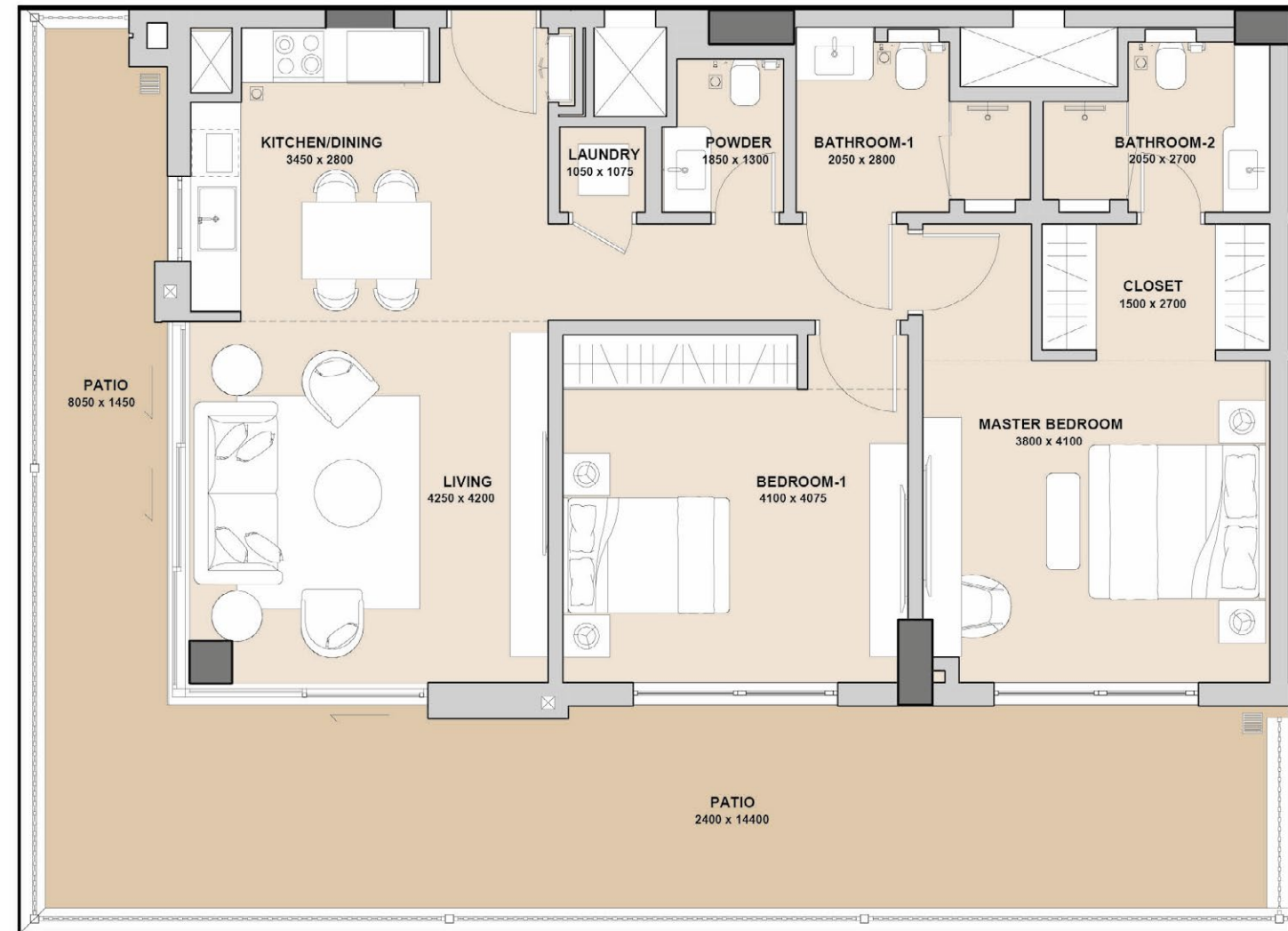


## TWO BEDROOM TYPE 1B P

LEVEL	1
UNIT No	18
SUITE AREA	96.50 sqm
BALCONY AREA	45.92 sqm
<b>TOTAL AREA</b>	<b>142.42 sqm</b>



■ Displayed Floor Plan  
■ Mirrored Floor Plan

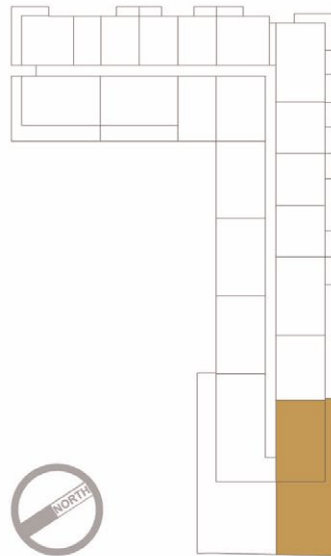


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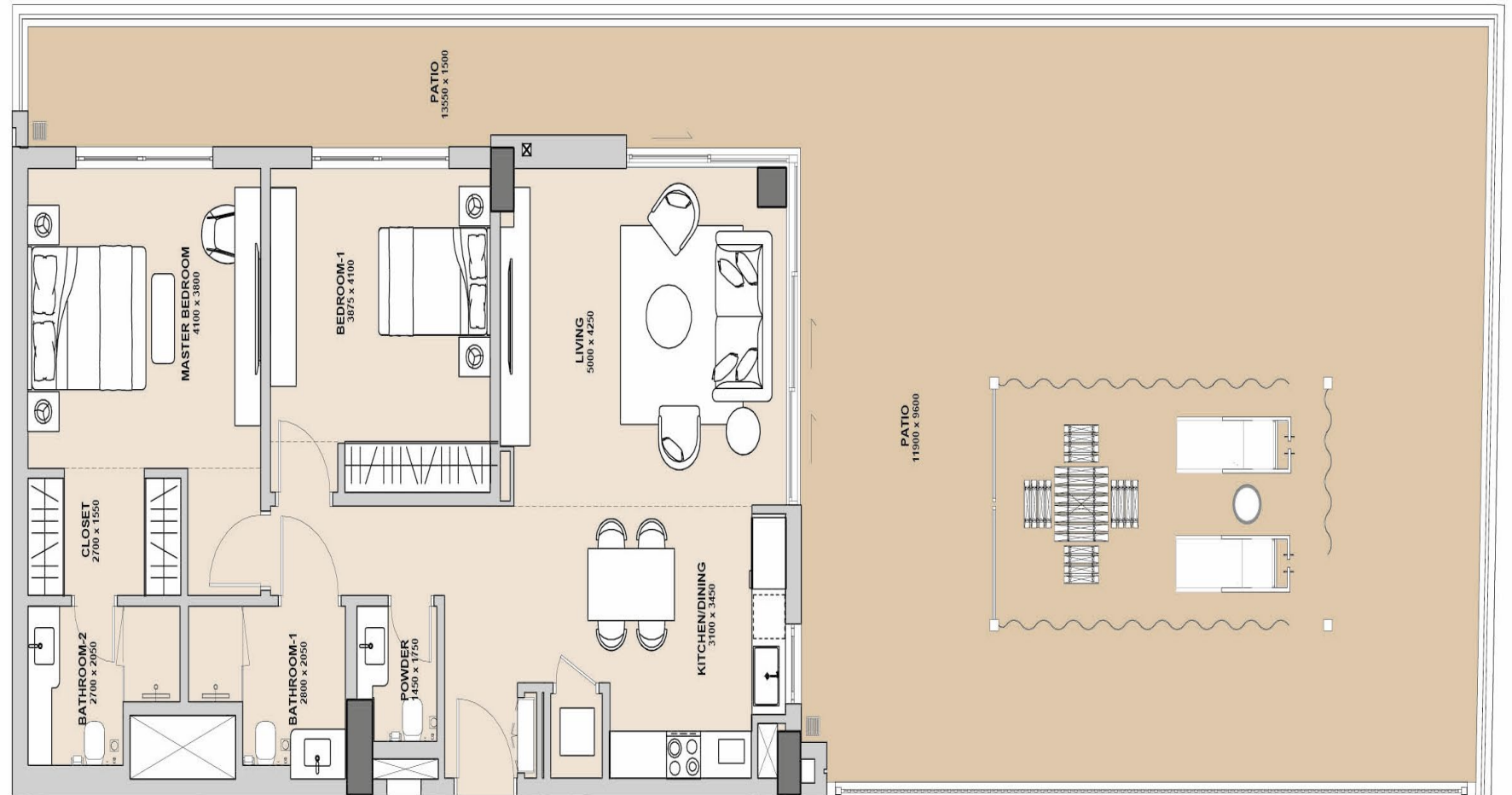


## TWO BEDROOM TYPE 2A P

LEVEL	1
UNIT No	11
SUITE AREA	101.80 sqm
BALCONY AREA	134.98 sqm
<b>TOTAL AREA</b>	<b>236.75 sqm</b>



■ Displayed Floor Plan  
■ Mirrored Floor Plan

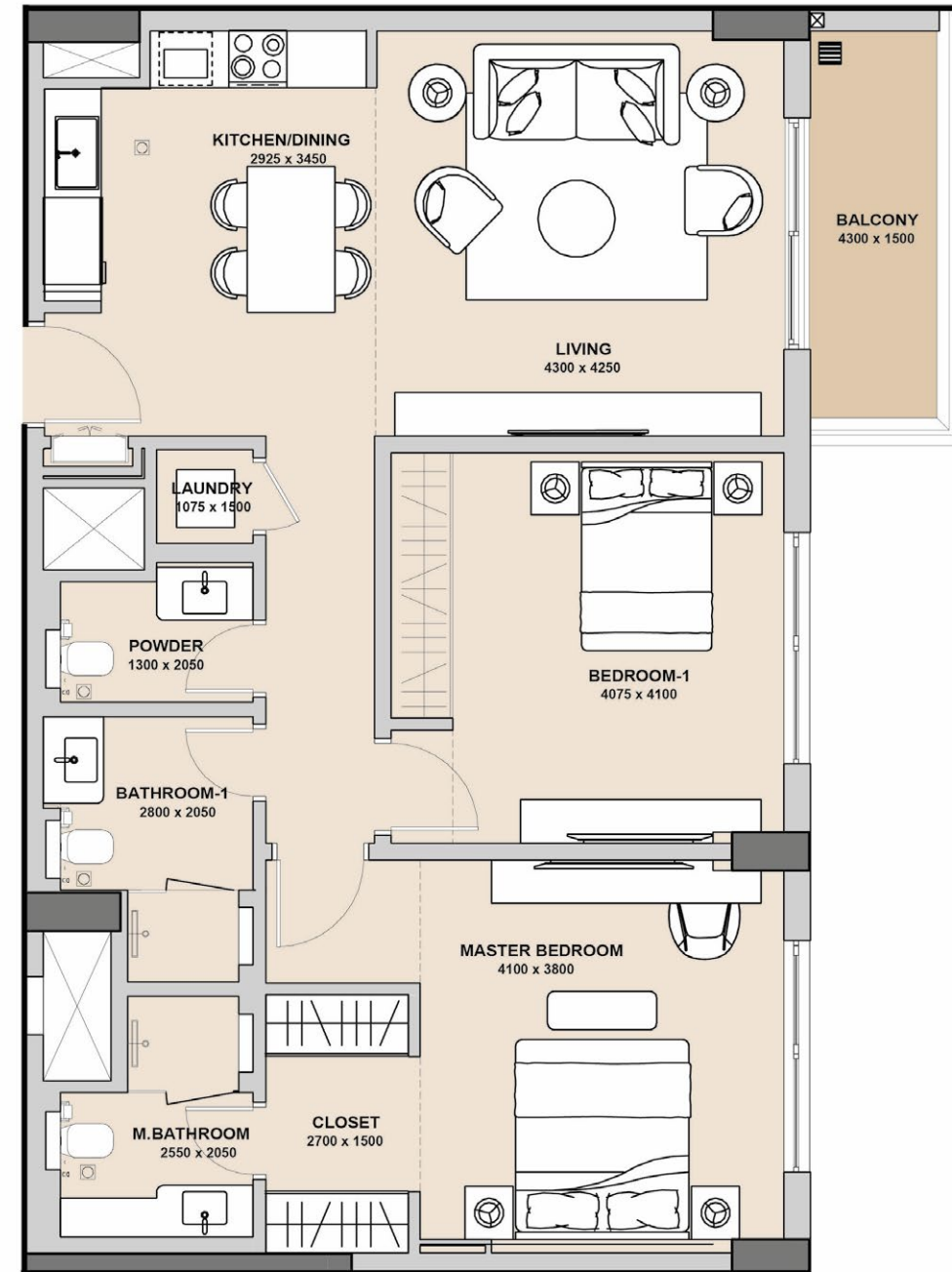
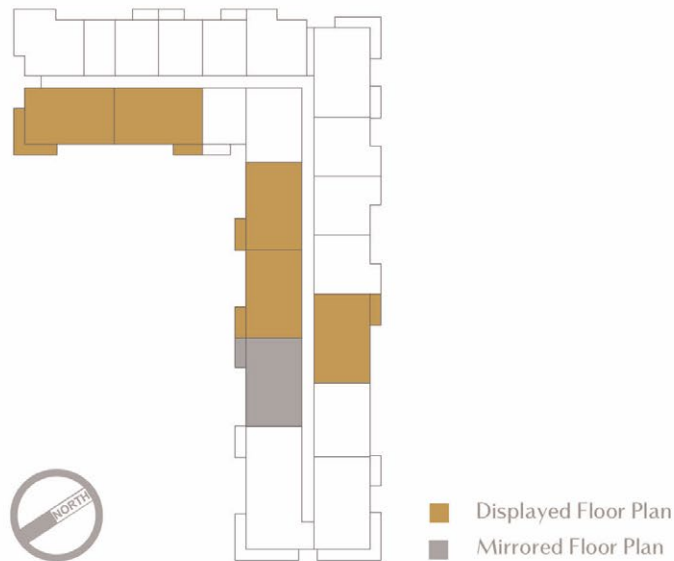


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## TWO BEDROOM TYPE 01

LEVEL	2-10
UNIT No	10,13,14,15,17&18
SUITE AREA	96.50 sqm
BALCONY AREA	6.42 sqm
<b>TOTAL AREA</b>	<b>102.92 sqm</b>

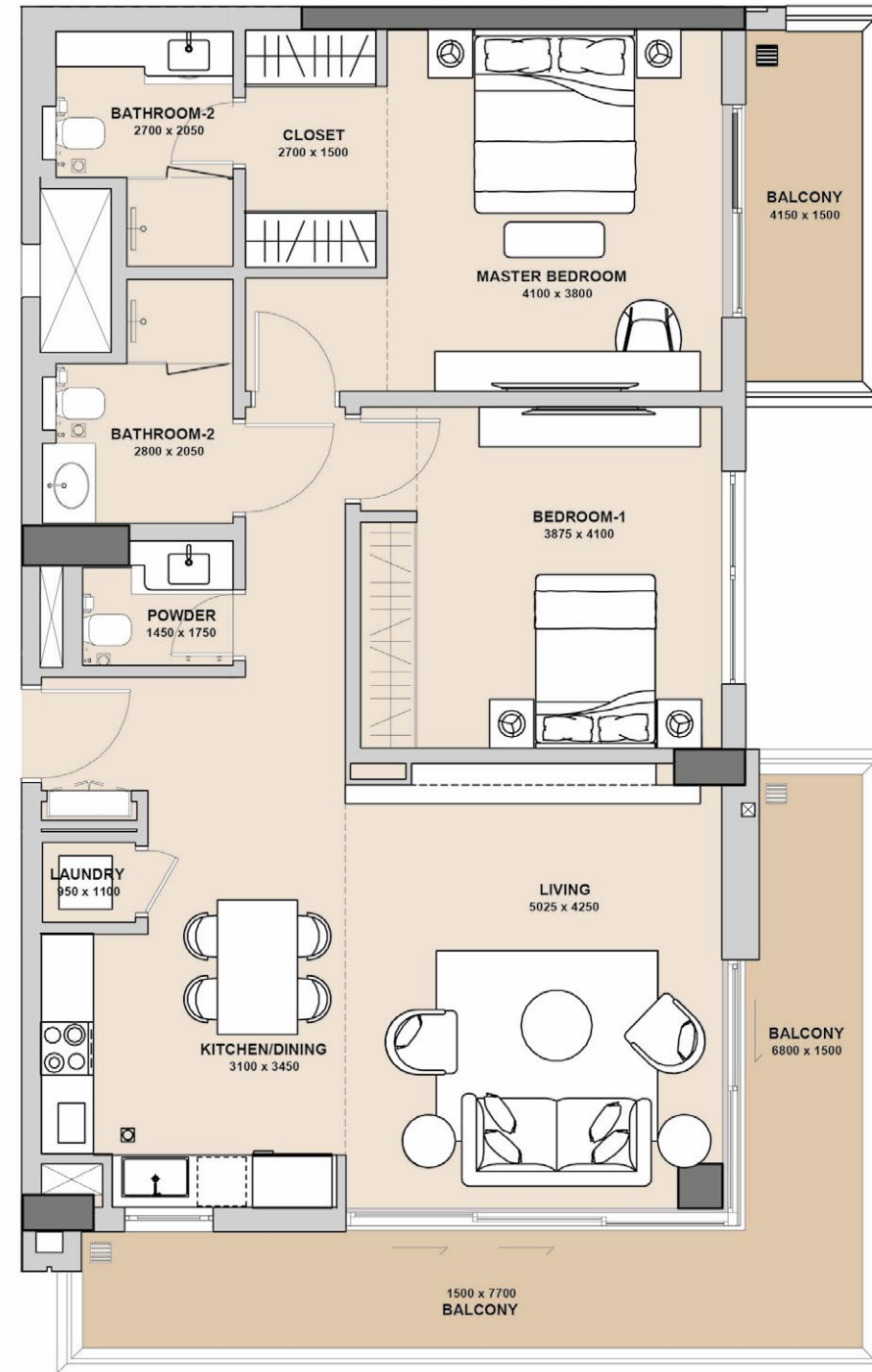
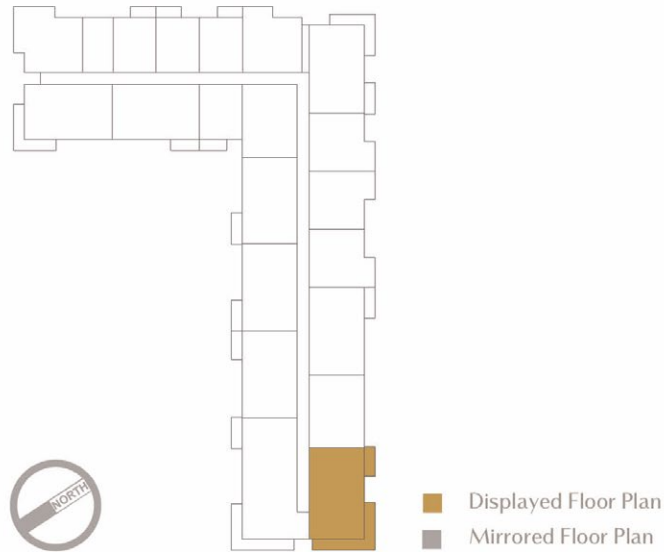


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## TWO BEDROOM TYPE 02

LEVEL	2-10
UNIT No	11
SUITE AREA	101.82 sqm
BALCONY AREA	27.31 sqm
<b>TOTAL AREA</b>	<b>129.13 sqm</b>

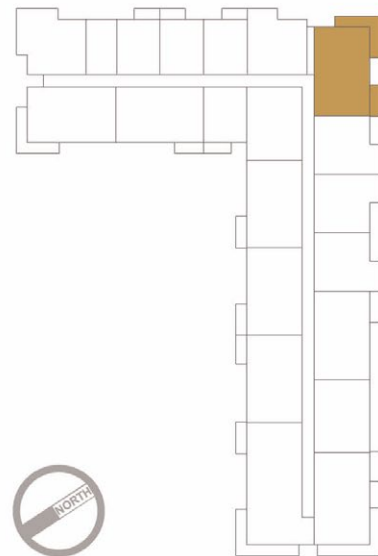


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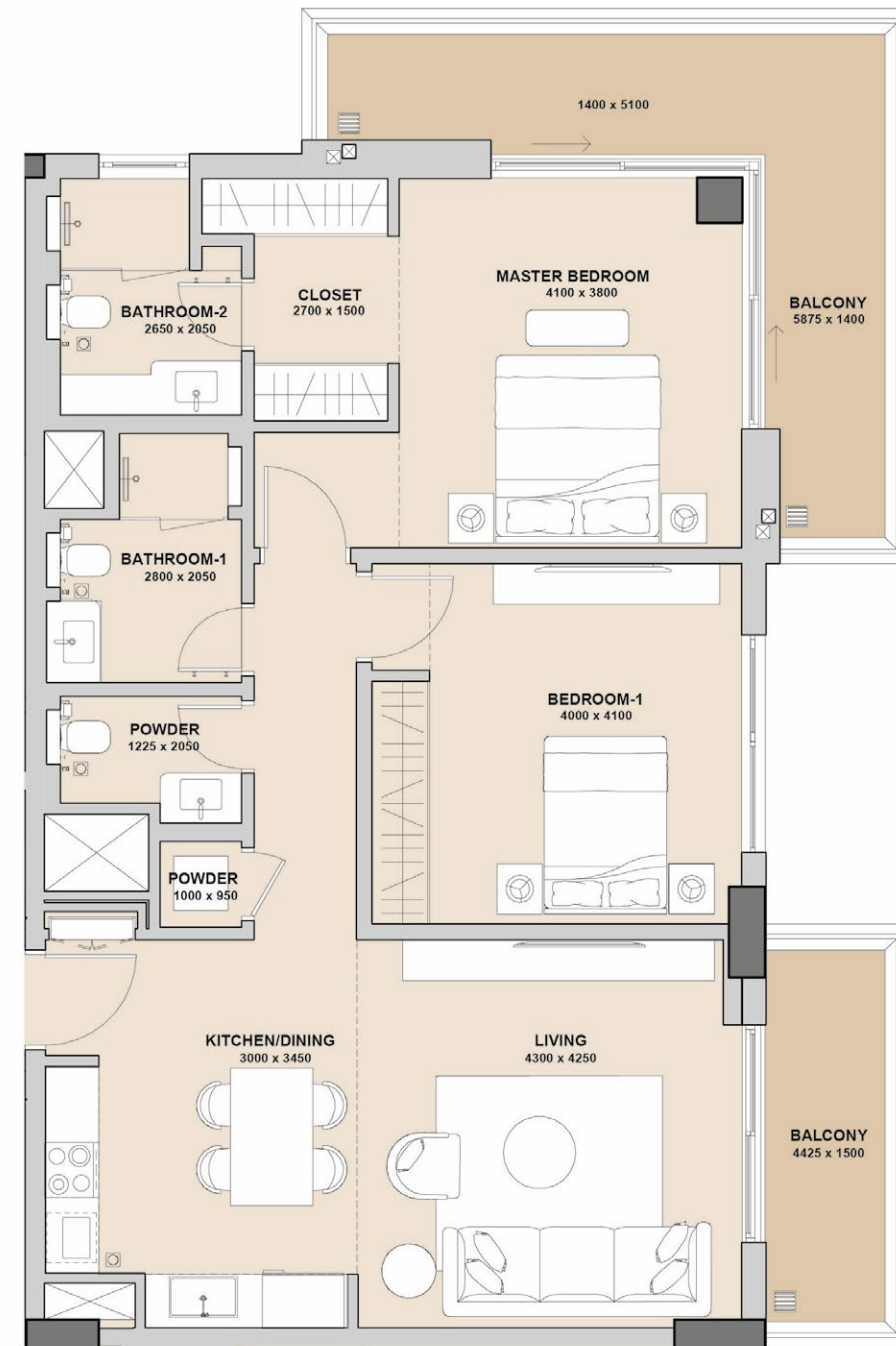


## TWO BEDROOM TYPE 03

LEVEL	2-10
UNIT No	06
SUITE AREA	96.49 sqm
BALCONY AREA	22.39 sqm
<b>TOTAL AREA</b>	<b>118.88 sqm</b>



■ Displayed Floor Plan  
■ Mirrored Floor Plan

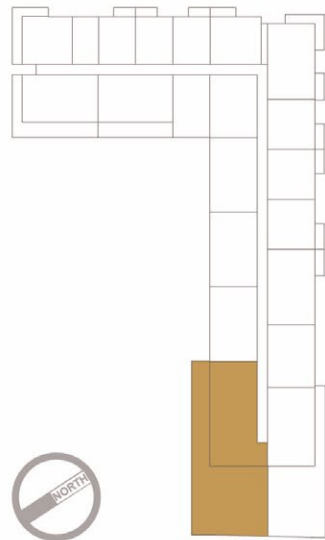


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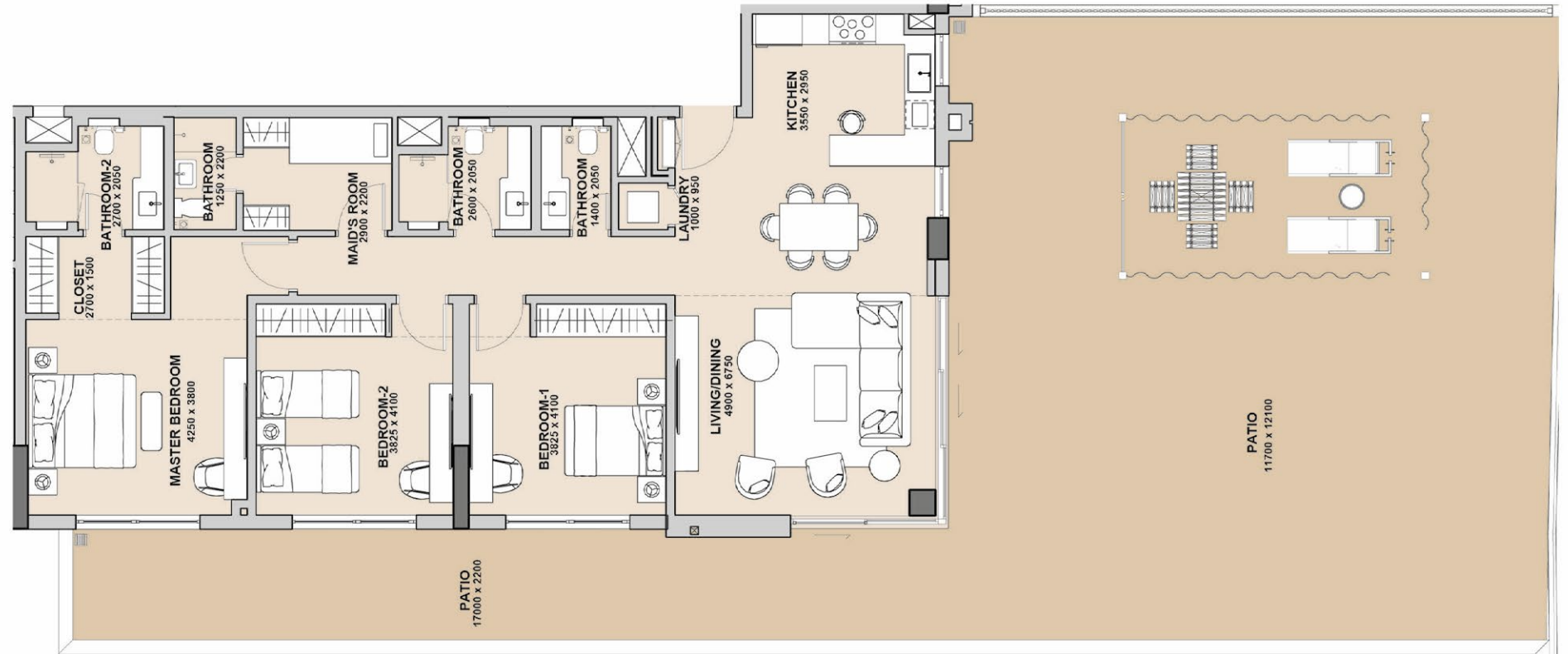


## THREE BEDROOM TYPE A P

LEVEL	1
UNIT No	12
SUITE AREA	143.08 sqm
BALCONY AREA	179.75 sqm
<b>TOTAL AREA</b>	<b>322.83 sqm</b>



■ Displayed Floor Plan  
■ Mirrored Floor Plan

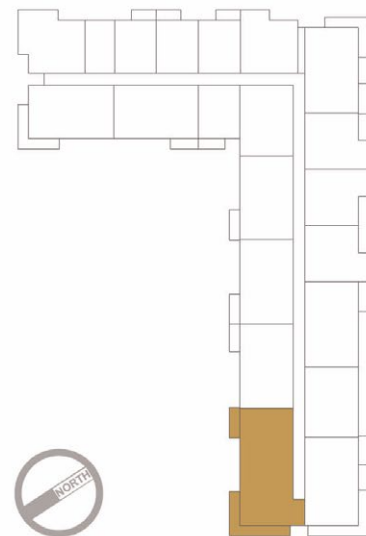


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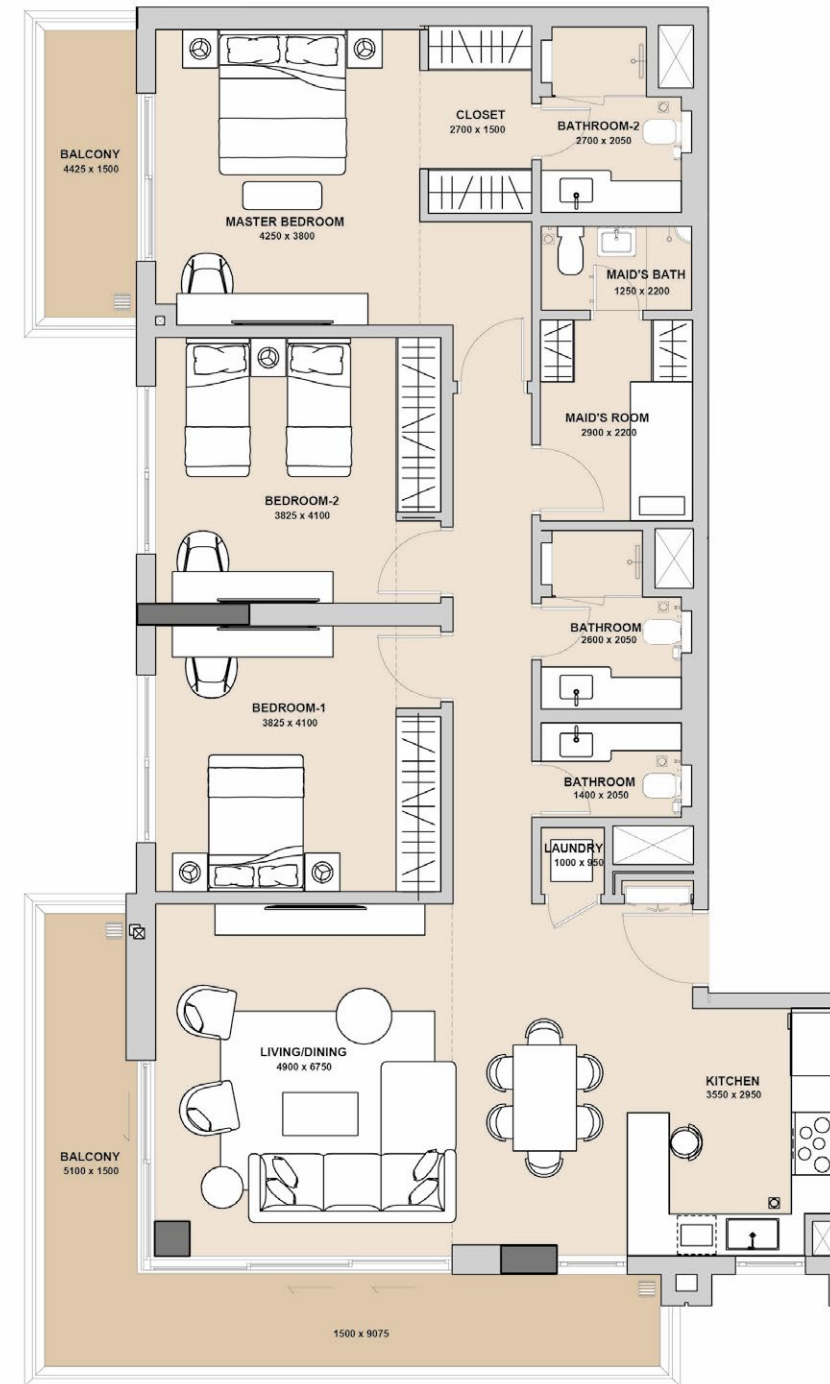


## THREE BEDROOM TYPE A

LEVEL	2-10
UNIT No	12
SUITE AREA	143.08 sqm
BALCONY AREA	27.40 sqm
<b>TOTAL AREA</b>	<b>170.48 sqm</b>



■ Displayed Floor Plan  
■ Mirrored Floor Plan



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# DISCOVER YOUR PERFECT OASIS

From cozy studio apartments to spacious 3 bedroom units, Palace Marassi Al Bahrain offers a diverse selection of residences to suit every lifestyle. Our meticulously designed suites provide sophisticated elegance, and unparalleled luxury and privacy. Studio apartments cater to those seeking efficiency and style, while one and two-bedroom options ensure comfort and space for individuals, couples, or families. For those requiring the ultimate space, three-bedroom apartments offer a luxurious haven. No matter your preference, you will find a residence that perfectly reflects









## SCHEDULE OF FINISHES

### TECHNICAL SPECIFICATIONS OF THE APARTMENTS

#### UNIT CEILING HEIGHT

3m clear height living and bedrooms; 2.6m kitchen and corridors

#### LIVING ROOM, DINING ROOM AND INTERNAL CORRIDORS

Floor: Porcelain tiles / parquet  
Wall: Emulsion paint  
Ceiling: Painted gypsum board  
Skirting: Porcelain tiles

#### BEDROOMS AND DRESSING ROOMS

Floor: Porcelain tiles  
Wall: Emulsion paint  
Ceiling: Painted  
Skirting: Porcelain tiles

#### KITCHEN

Floor: Porcelain tiles  
Wall: Emulsion paint  
Ceiling: Plaster and paint or painted gypsum board, where applicable

Skirting: Porcelain tiles

Backsplash: Porcelain

Cabinets: Kitchen cabinets laminate and painted

Skirting: Metallic

Counter tops: Stone finish

#### BATHROOMS

Floor: Porcelain tiles

Wall: Porcelain tiles and paint, where applicable

Ceiling: Gypsum board with emulsion paint

Vanity details: Stone finish

#### BALCONIES / TERRACES

Floor: Porcelain tiles

Walls & Ceilings: As per the building's

external finish

#### DOORS

Entrance Door: Laminate flush Door

Other Doors: MDF laminate door

Ironmongery: Chrome matt finish

#### AIR CONDITIONING

A/C System: Centralized chiller units

#### LIGHT FITTING AND FIXTURES

Lounge and Bedrooms: Pendant or downlights, where applicable

Bathrooms and Corridors: Downlights

General: Switches and sockets

#### SANITARY WARE

Bathrooms: All bathroom cabinets are Laminate

Shower cubicles & WC

Counter Tops: Stone finish

#### TELECOMMUNICATIONS

Infrastructure for TV and internet

CCTV cameras as per Ministry of Interior

#### KITCHEN APPLIANCES

Supply of hood, cooktop oven and refrigerator



PSI.

Call **600 548 200**

[www.propertyshopinvestment.com](http://www.propertyshopinvestment.com)