

Diyarna

Diyar Al Muharraq Newsletter

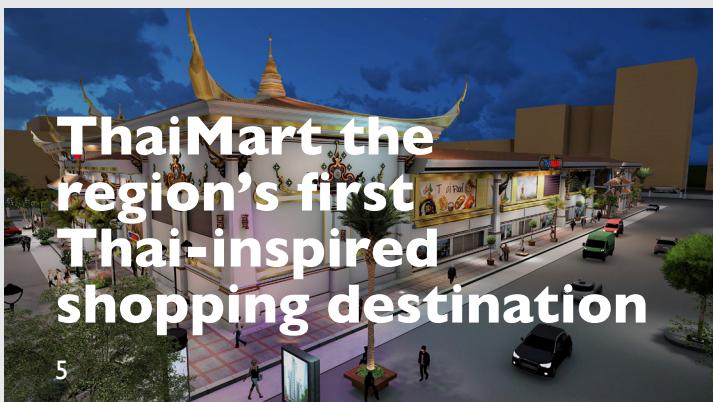
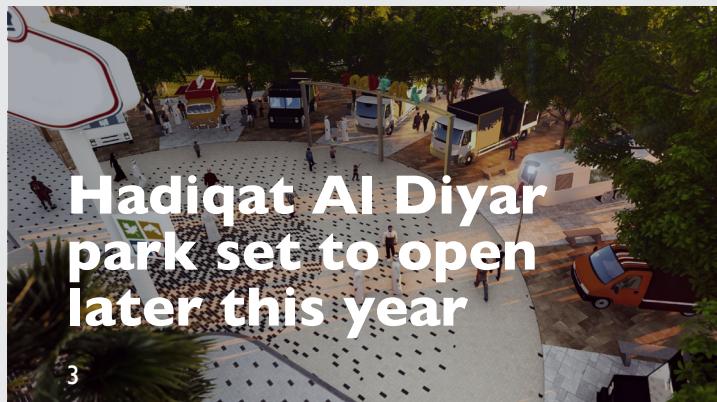
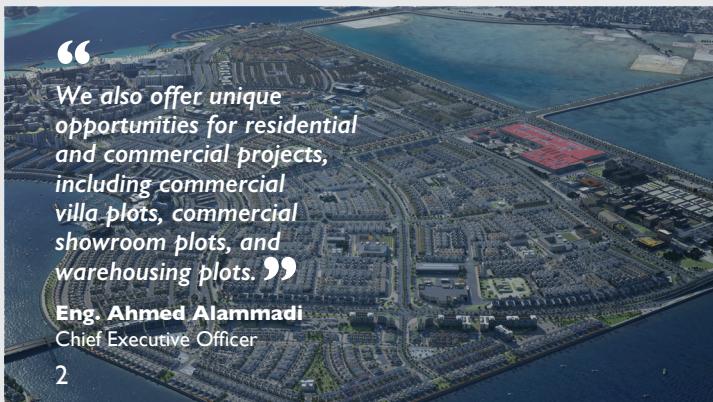
Issue 1 - December 2019

diyar.bh



Masterplan comes together

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Welcome Note

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I am pleased to introduce the first edition of the Diyar Al Muharraq newsletter called **Diyarna**, which will help to keep everyone up to date with our latest news and exciting project milestones.

Diyar Al Muharraq is one of the largest real estate developments in the Kingdom of Bahrain. It is a fully-integrated modern city best described as a complete society, incorporating a strong line-up of residential projects such as Hai Al Noor, Hai Al Sherooq, Al Bareh, Al Naseem, Jeewan, Deerat Al Oyoun, to name a few. While each project has a distinct appeal, they are all ideal for individuals and families with different needs.

Accordingly, we also offer unique opportunities for residential and commercial projects, including commercial villa plots, commercial showroom plots, and warehousing plots. The plots are strategically located around Diyar Al Muharraq, which will help to attract a greater number of business owners, investors and shoppers.

This December is set to be a landmark month. We look forward to opening Hadiyat Al Diyar, the largest park in Diyar Al Muharraq's masterplan. In addition, special cycling and walking paths will be completed by the end of this year. Meanwhile, we are proud of our continued progress in implementing the masterplan, which is moving on schedule.

Work on the landscaping, the deep gravity foul sewer network and the landscaping

irrigation network including the irrigation holding tank has gained momentum and is almost complete. The Water Distribution Station is completed and is now being operated by EWA. The vast majority of the main roads in the South Island are now also completed with the final roads in the South Island being completed by mid-2021. Additionally, the South Island master plan remaining infrastructure will be approximately 80% completed by the end of the first quarter of 2020.

On behalf of Diyar Al Muharraq, I would like to thank you all for your continuous support and trust, which are vital for the company to achieve its plans and goals. You can keep apprised on all the latest details from our projects by subscribing to our newsletter.

Wishing you a pleasant read.

Best regards,

Eng. Ahmed Alammadi
Chief Executive Officer

Hadiqat Al Diyar Park set to open later this year

Hadiqat Al Diyar, the largest park in Diyar Al Muharraq's masterplan is set for completion in the fourth quarter of this year. With lush green spaces and landscaping, it will offer a range of amenities for families and individuals.

Located at the main entrance next to Shaikh Isa Bin Salman Al Khalifa Grand Mosque, the 32,800 SQM park is set to be one of Diyar Al Muharraq's most popular attractions, supporting the developer's vision to offer a contemporary and enjoyable lifestyle within the fully integrated, modern city.

Hadiqat Al Diyar features more than 200 parking spaces, two football pitches, one multi-purpose hall, and a children's play area covering almost 400 SQM. It will also offer a running track, two outdoor gyms, a children's playground, two large picnic spaces, and a food & beverage area.



Dragon City Bahrain Welcomes 7.5 Million Visitors This Year

787

COMMERCIAL UNITS

99.9%

DRAGON CITY BAHRAIN LEASING RATE

750,000

AVERAGE MONTHLY SHOPPERS FOOTFALL



Dragon City Bahrain has welcomed more than 7.5 million visitors in 2019 so far, attracting almost a million shoppers this August alone. The daily average footfall during the month exceeded 25,000 visitors per day, an 8.6% jump compared with the same period last year. The record-breaking accomplishment reflects the mall's growing reputation as one of Bahrain's leading family shopping destinations.

August also saw the unveiling of a new mascot, DiDi the Dragon, which is the mall's face across marketing channels and events. DiDi's debut is in line with the strategy of Chinamex, Dragon City Bahrain's operating company, to cement the mall's position as the first choice for shoppers from Bahrain and neighboring countries.

To ensure visitors enjoy a fun and rewarding shopping experience, Dragon City Bahrain frequently organizes contests, promotions, and raffles. The mall's popular Scratch & Win' campaign is running every month until the end of the year, giving shoppers who spend BD 20 and above the chance to win valuable prizes.

The first project of its kind in the Kingdom, Dragon City includes Dragon City Bahrain, which is home to more than 787 commercial units, Dragon apartments, Thai Mart, Dragon Plaza, and an allocated area for warehouses.



COMMERCIAL SHOWROOMS AVAILABLE IN A PRIME LOCATION

Diyar Al Muharraq is redefining the retail experience for shoppers, businesses, and investors alike with its Commercial Showroom Plots, now available for freehold ownership with no registration fee.

Located near Diyar Al Muharraq's main entrance, they offer great visibility and attract heavy footfall, making them ideal spaces for a wide range of retail businesses. The plots are opposite Marassi Al Bahrain, Marassi Galleria Mall, and Marassi Beach. They are also near Diyar Al Muharraq's Business District, Dragon City Bahrain, Souq Al Baraha, and Hadiqat Al Diyar. Plot sizes start from 1,920 SQM.



Surrounded by 5,700 residential units

Ideal location for businesses to set-up and expand

COMMERCIAL VILLA PLOTS READY FOR IMMEDIATE INVESTMENT

Diyar Al Muharraq's rapidly growing commercial and residential community makes it an ideal location for businesses to set-up and expand. With infrastructure work now completed, Diyar Al Muharraq's Commercial Villa Plots are ready for immediate investment.

The plots are located at the center of 5 educational institutions surrounded by 5,700 residential units, and 2 universities, one of which is a medical university. They are also near Diyar Al Muharraq's entrance and main highways, Marassi Galleria Mall, and Dragon City Bahrain. With sizes starting from 662 SQM, the plots are perfect for businesses as diverse as hair salons, gyms, food outlets, clinics, and florists, among many others.

WAREHOUSING PLOTS ON OFFER AT BUSINESS DISTRICT

Warehousing plots within Diyar Al Muharraq's bustling Business District are now available for freehold ownership with no registration fee. Starting from 1,300 SQM, they are suitable for logistics, warehousing, and other light industry business activities. These plots are located adjacent Dragon City Bahrain and ThaiMart.

Diyar Al Muharraq's highly connected infrastructure ensures easy access to the Kingdom's main highways and roads, as well as to Bahrain International Airport and Khalifa Bin Salman Port, making it an ideal location for logistics and warehousing.

Freehold ownership

No registration fee

Freehold ownership

No registration fee



Marassi Shores Residences Handover

Handover has begun for the eagerly anticipated Marassi Shores Residences, a key project within the Marassi Al Bahrain development. Offering contemporary living spaces and panoramic sea views, the project is set to be one of the most desirable addresses in the Kingdom.

Spread across 11 floors, Marassi Shores Residences is comprised of 289 apartments offered in studio and 1, 2, 3, 4 and 5-bedroom configurations. Residents can also make the most of its exceptional amenities, including an

on-site gym, two swimming pools, children's play areas, basement parking, and 24-hour security.

Idyllically situated on the waterfront promenade, it is within walking distance of two world-class hotels, Address Marassi Al Bahrain and Vida Marassi Al Bahrain, as well as a range of shopping, dining, entertainment, and leisure destinations.

ThaiMart the region's first Thai-inspired shopping destination

ThaiMart, the region's first Thai-inspired shopping destination, will offer an exceptional variety of Thai products and services under one roof, further bolstering the strong relationship between the two countries.

The project is gaining momentum, with most of its retail space already leased and committed, and construction work is handled by Crown Electro – Mechanical Services. Vega Intertrade and Exhibitions will lease and operate the eagerly anticipated shopping destination.

Spread across 6,000 SQM in the southwest corner of Diyar Al Muharraq, ThaiMart will offer a range of sought after products exclusively

imported from Thailand. With its convenient highway access, growing residential and commercial community, and business-friendly environment, Diyar Al Muharraq is an ideal location for the project.

In addition to jewelry zones, a kids' area, and a wide selection of retail outlets, ThaiMart will feature a food court housing well-known Thai, international, and regional restaurant chains, a fish market, a vegetable market, and a gold market.





Masterplan comes together

Designed as a sustainable future city, Diyar Al Muharraq is one of the largest mixed-use real estate development projects in Bahrain.

Designed as a sustainable future city, Diyar Al Muharraq is one of the largest mixed-use real estate development projects in Bahrain. Upon completion, it will feature a cohesive mix of residential and commercial properties with a strong line-up of projects aimed at creating a vibrant community within a sophisticated township.

Tying the development's various projects together is an ambitious masterplan, which will streamline traffic flow throughout the development by linking its various sections via a network of roads, as well as pedestrian paths and bicycle tracks, which are scheduled to be completed by the end of this year.

Key updates on the project include the completion of the main roads on Diyar Al Muharraq's Southern Island and the Water Distribution Station which holds 11 million gallons of water. Additionally, the majority of the secondary road network servicing the villas and plots in the Southern Island are also completed. Momentum is also gaining for the landscaping and irrigation network projects throughout the Southern Island which will be completed by end of 2019. Roads in Al Qamra, Sarat, Souq Al Baraha and most of the roads in Business District are completed. Works on secondary roads in Hai Al Noor, Hai Al Sherooq and Phase I Al Bareh are completed.

Eight primary 66KV substations, along with 159 11KV substations are presently operational. Planning with EWA for the installation of the 220KV substation that will serve the North Island has begun. Fiber optic containment on all existing roads is finalized. Diyar Al Muharraq also announced the completion of infrastructure work on its key projects: Deerat Al Oyoun, Al Qamra, and Al Bareh.

KEY UPDATES

The main roads on Diyar Al Muharraq's Southern Island are completed

Work on the Water Distribution Station which holds a capacity of 11 million gallons is completed

Secondary roads in Hai Al Noor, Hai Al Sherooq and Phase I Al Bareh are completed

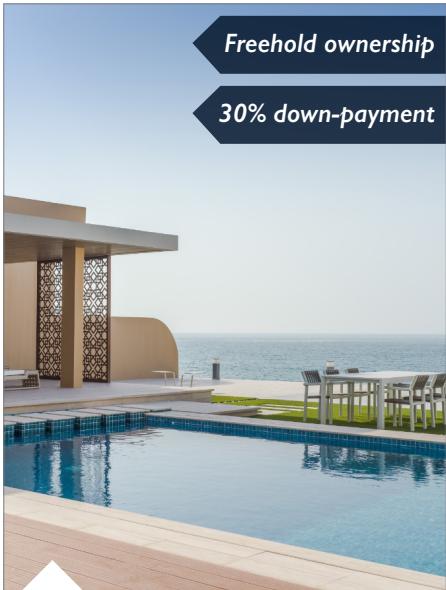
Eight primary 66KV substations, along with 159 11KV substations are presently operational

Planning with EWA for the installation of the 220KV substation that will serve the North Island has begun

Fiber optic containment on all existing roads are finalized

Infrastructure work on the key projects: Deerat Al Oyoun, Al Qamra, and Al Bareh is completed

Roads in Al Qamra, Sarat, Souq Al Baraha and most of the roads in Business District are completed



Freehold ownership

30% down-payment

AL BAREH VILLAS SEAFRONT LIVING

Nestled in a prime location on the west of Diyar Al Muharraq development, Al Bareh's Villas set a benchmark for sophisticated modern living. Now, these stunning villas are available freehold with down payments of just 30% and the remaining 70% upon completion.

Al Bareh Villas offer residents a soothing environment, panoramic sea views, a view of the main canal, and connectivity with Diyar Al Muharraq's quintessential lifestyle and many amenities.

Plot sizes range from 480 to 1,811 SQM.

MODERN WATERFRONT LIVING AT AL NASEEM VILLAS

Al Naseem is an independent, gated residential community in the heart of Diyar Al Muharraq. With serene views overlooking outer and inner canals, it offers residents an unmatched waterfront lifestyle.

Al Naseem's stunning freehold villas are now open for investment with 3 years of free service charges. The villas are walking distance from a 100-berth marina, a promenade with many restaurants and shopping options, a leisure club packed with amenities, including a gym and a cinema, parks, recreational facilities, and a community mosque.



Freehold ownership

3 years of free service charges



Freehold ownership

Ready for immediate investment

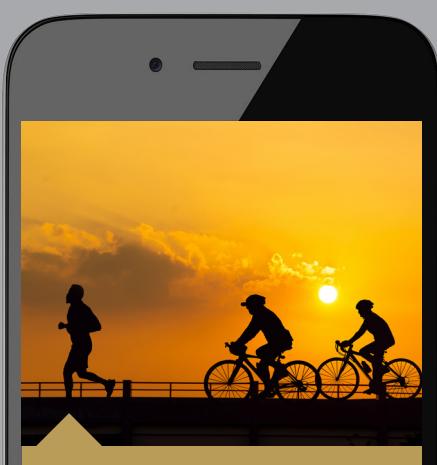
AN ATTRACTIVE INVESTMENT OPPORTUNITY FOR RESIDENTIAL BUILDING PLOTS

Coveted residential building plots in the iconic Diyar Al Muharraq development are available freehold for immediate investment. Located near Diyar Al Muharraq's main entrance, the plots are ideal for 6 storey residential buildings and can be used to provide sought after accommodation for residents working near the development.

The plots are opposite Marassi Galleria Mall, and next to Souq Al Baraha, 5 schools, 2 universities, one of which is a medical university, Diyar Al Muharraq's Business District, and two hotels. Plot sizes start from 1,290 SQM.

Few plots are available, act now and register your interest today!

Digital Update



Going green and creating an eco-friendly development, Diyar Al Muharraq designed and built paths where you can ride a bike on and other lanes to practice walking or jogging. Explore with a friend that would like to go cycling in Diyar Al Muharraq.



Diyar Al Muharraq has recognized Amaar Habib and Ali Hussain from the security team for their outstanding efforts to maintain Diyar Al Muharraq's high security standards. We're proud of your efforts.



WIN BD100 IN SHOPPING VOUCHERS!

For your chance to win BD100 in shopping vouchers at Dragon City Bahrain, simply subscribe to our newsletter and have a chance to be one of the 3 lucky winners!

Send us your interest to subscribe to our newsletter by visiting: diyar.bh/contact-us

*Terms and conditions apply



Become a part of the Diyar Al Muharraq Community!

Diyar Al Muharraq is your gateway to a fully integrated modern city, combining the authenticity and originality of Muharraq with its breathtaking sea views, neighborhood community, entertainment facilities, and exciting world-class shopping experience. Join Diyar Al Muharraq's delightful community and be a part of the city of the future.

Book your store space at Al Sherooq Plaza

Suitable for all retailer outlets that serve the community such as; supermarkets, beauty salons, spas, mini marts, laundry, florists, cafés, restaurants, bakery and many more.

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