DURRAT AL BAHRAIN
Durrat Al Bahrain – the island city resort which 60,000 people will soon call home – is the most ambitious project in the history of this ambitious country. The US$ 6 billion project, jointly owned by the government of Bahrain and Kuwait Finance House – Bahrain, is designed by W.S. Atkins & Partners Overseas, the world-renowned design, engineering, and consultancy firm.

Driving south from Bahrain’s bustling capital Manama just thirty minutes later the luxurious development emerges from the tranquil desert like an appealing mirage – the tip of the iconic tower which anchors the commercial heart of the project visible for miles around.

Covering 21 square kilometres, the cluster of 11 verdant islands linked to the thriving commercial centre of The Crescent is the largest mixed-use residential, leisure, and tourist destination in Bahrain.

Boasting all the facilities of a modern business centre, Durrat Al Bahrain will play host to its own City Business District, innovatively designed glass-front offices looking out onto the azure waters of the Gulf. Over 4,500 people a day will visit this bustling hideaway to enjoy its wealth of retail outlets, entertainment and sports facilities.
The idyllic island Kingdom of Bahrain takes its name from an Arabic term meaning ‘two seas’ - the name originating from its enviable location astride the glistening turquoise blue waters of the Gulf and currents of seawater which flow from their underground springs. Located at the heart of one of the world’s fastest growing areas, Bahrain’s modern transport links and telecommunications offer a future made the perfect place from which to conduct business in the region, and the country continues to build on its decades-long reputation as the financial services hub of the Gulf. Bahrain’s world-class education facilities, dining options and the renowned warm welcome of its one million residents make it extremely popular among families looking to escape from the pressures of everyday living. Bahrain’s unique mix of authentic Arab culture, contemporary lifestyle and historic landmarks draw thousands of tourists to the country every year. From simple family holidays to a vibrant nightlife and cultural events to the thrill of Formula 1 racing, Bahrain has much to offer those seeking leisure activities. Bahrain’s continuing political and economic reforms, world class infrastructure, business friendly policies, educated workforce and the cosmopolitan lifestyle offer attractive and sound investment opportunities for investors, both regional and international.
THE ISLANDS
Already taking shape at the untouched southern tip of Bahrain, the islands and atolls of Durrat Al Bahrain offer the chance to own a modern two storey villa set in a spacious garden and located on an untouched white sand beach. Ringed by modern highways, this luxury accommodation offers the chance to get away from it all without fleeing the comforts of city living.

THE GOLF COURSE
Two off with unparalleled views of the calm waters of the Gulf and lush green landscaping at the challenging 18-hole championship golf course, designed by internationally renowned major winner Ernie Els. Over 350 two-storey villas have the luxury of looking out onto the perfectly maintained fairways and water features.

THE CRESCENT
The bustling heart of Durrat Al Bahrain, The Crescent features striking office towers, globally famous names in retail and dining, public and private beaches and an exclusive selection of luxury apartments. With all the facilities needed to achieve new heights in business and unwind from a long day, The Crescent promises an energetic atmosphere day and night and access to the education, health and entertainment facilities of a 21st century city.

THE MARINA
Indulge in a spot of people-watching as luxury yachts from around the world moor at the 400-berth Durrat Marina. Fringed with waterfront restaurants and a wide array of shopping boutiques, the marina is the perfect day trip for international travel. Comprising the hotel island, it offers luxury at its serene best. A spot to unwind from the hustle and bustle of the busy city.

THE HOTEL ISLAND
Experience five-star luxury at any one of the resort’s truly luxurious hotels - clustered together on the curving beaches of this secluded island. Sure to become the region’s most boutique hotel, the hotel island is a unique offering near Durrat Al Bahrain, offering the perfect retreat for residents of this beguiling city resort.

UNIQUE LIFE, DISTINCTIVE STYLE
In Durrat Al Bahrain bustling skyscrapers stand side by side with calm white beaches, and vibrant business and social opportunities mix with relaxed, tranquil living. A business hub, a shopper’s paradise, a sporting retreat and a family neighbourhood – Durrat Al Bahrain is all these and more, and wherever excitement or seclusion is your main priority, the unique and distinct districts of the development offer you everything you are looking for.

The centrepiece of this sprawling island city is The Crescent – the commercial, retail, entertainment and business heart of Durrat Al Bahrain. Modern office blocks throw shade onto the bustling pedestrian shopping piazza below, each offering unobstructed views of the crystal clear waters of the Gulf. Below the office boardrooms and luxury apartments which line The Crescent will stand the instantly recognisable names of some of the world’s top restaurants and retail outlets, clustered together in one of the region’s largest malls.

Head out to sea from the centre of this city resort and you’ll find yourself on the specially sculpted islands which are among The Crescent’s biggest attractions. Enjoy the sea lapping at your feet and walk the few steps up to the beach, through your own lush, manicured garden and into the air-conditioned comfort of one of Durrat Al Bahrain’s luxury two-storey villas.

Those who want to do more than simply gaze at the clear seas of this waterfront development can sail into the 400-berth marina, mooring your boat for the day to enjoy a relaxing meal at the harbour-side restaurants, or swapping your captain’s whites for a wetsuit and taking to the waves to windsurf or jet-ski.

For those who like to work as hard as they play, Durrat Al Bahrain’s modern communications infrastructure and luxury offices make it the perfect place for international giants and boutique regional firms to establish their business. And for pampering a client for an important deal over the back nine, located between the sea and the romantic desert of southern Bahrain, lies the lush green landscaping of an 18-hole championship course designed by top golfer Ernie Els.

A LIFE OF ENDLESS POSSIBILITIES

THE DISTRICTS

THE HOTEL ISLAND

THE MARINA

THE CRESCENT

THE ISLANDS

THE GOLF COURSE

THE HOTEL ISLAND
On six curved atolls and five petal-shaped islands, nestle an array of single and two-storey residential villas which offer pure relaxation, white-sand private beaches, mooring for boats, lush gardens and breathtaking sea views.

THE ISLANDS

While the spacious tranquility of the islands may feel another world away, each is connected to every modern amenity by a network of inter-connecting bridges and a curved modern highway which replaces the drudge of the daily commute with an ‘island-hopping’ drive.
Dine al fresco with friends and neighbours at the water's edge as children frolic against the backdrop of the slowly-setting Arabian sun. After guests leave, retire to your elegant villa. Whether the boutique, luxury properties are perfect for single executives and young couples looking for that perfect first home, or the larger, spacious homes which can accommodate large families - the islands of Durrat Al Bahrain have the right option for you.

Each residential island will feature a wide range of community facilities making them ideal for families with property trails, sports facilities and appealing parks to enjoy strolling side by side with cafes and retail facilities. When not relaxing at home, residents of Durrat Al Bahrain can kneel on the beautiful beaches, enjoy the tranquility and beauty of nature, or take a stroll in a serene environment. Large gardens, beaches, and greenery are part of the island's design, offering a sense of place and belonging, a place where life can be filled with harmony.

PLACE OF BELONGING, LIFE OF HARMONY
Perched on the scenic and verdant coastline, Durrat Al Bahrain’s 18-hole championship golf course designed by Ernie Els, provides both a golfing challenge and a relaxing respite from the pressures of daily life.

**THE GOLF COURSE**

Sink that winning putt on one of the course’s spectacular waterfront greens before retiring to the clubhouse, or onto the adjacent driving range to improve your drive – all against the backdrop of lush, immaculately manicured fairways and palms. The course merges salt water lakes and sweet water channels in homage to Bahrain’s ‘two seas’ heritage, and for those who want to look upon these breathtaking landscaped and waterfront views more often than their weekly golf game, over 350 luxury two-storey villas border the course.
South African golf champion Els has brought the full range of his course designing ability to this bespoke facility – his skills honed on previous courses around the globe which have proved immensely popular with the weekend amateur and the experienced competitor alike.

The comfortable clubhouse offers a range of dining options in a welcoming family environment. While the surroundings of this amazing course are perfect for those seeking improvement in their game of entrant inclusion and enthusiasm, and the course's staff of professionals will be only too glad to help you make the little changes which can make all the difference in your efforts to make par.

WARMTH OF BONDING, EXCITEMENT OF GOLFING

With several of its greens perched right on the turquoise waters which lap the resort and its elevated tees offering views miles out to sea, the 18-hole designer Golf Course at Durrat Al Bahrain offers a truly special sporting challenge. Even if you can’t find your best form, it is impossible to feel anything but relaxed on this unique lush landscape designed by Ernie Els.

The modern amenities of the golf club are great for relaxing with friends, and the verdant greenery is the perfect backdrop to the luxury villas which line the fairways.
Reaching skywards and featuring innovative touches which showcase the best of modern architecture, commercial office towers housing some of the biggest names in business will dominate the skyline of Durrat Al Bahrain.

Bahrain’s high-speed telecommunications network means firms with regional headquarters on the island can be instantly connected with offices around the globe for high-powered video-conferencing. The country is linked by causeway to the Eastern Province of Saudi Arabia – the nerve centre of the world’s oil industry – with another causeway connecting it to Qatar to be completed within the next five years.
Less than 45 minutes from Bahrain International Airport, The Crescent’s business district is the perfect base for doing business across the Gulf and the wider region. Bahrain sits at the heart of a region which is enjoying an economic boom unprecedented in its history, just an hour by plane from Dubai. Bahrain’s economy has enjoyed strong growth in recent years and its highly educated population are perfectly placed to support the continued development of the Kingdom. With superb transport links and state-of-the-art facilities, Durrat Al Bahrain is perfectly positioned to provide memorable hospitality for corporate clients.

Meetings need never be dull again as you deliberate the crucial deal you struck from a range of modern office towers. Top class communication and transport networks mean you need never again have trouble making the fast decisions required in modern business.

Durrat Al Bahrain offers exclusive sports and dining facilities to ensure the perfect environment for entertaining clients.
Boasting public and private beaches, The Crescent is the social hub of Durrat Al Bahrain and will feature thousands of luxury apartments, world-famous restaurant franchises and all the modern amenities needed to take the stress out of living. This inviting destination is not merely about the relaxing pleasures of today; it has already installed all the facilities needed to nurture the future generations of tomorrow.

A major shopping mall boasting some of the most exclusive names in global retail is just one of the attractions expected to attract visitors from across the region to the resort, creating an infectious buzz in its bustling pedestrian piazza.
Shop till you drop in the high-end malls full of the best of international retail. Combine a late night shopping trip with a relaxing meal at the finest restaurants and cafes.

Whether you visit The Crescent for a few minutes on a break from work, or spend all weekend relaxing on its sun-kissed beaches you will find yourself instantly re-energised.

The international dining franchises on offer range from quick and easy fast food for the kids, to the formal a la carte menus of some of the world’s top restaurants, with dishes designed by globally renowned chefs. The Crescent is a perfect place to impress a client at a business lunch, or celebrate that special occasion with family and friends. While the relaxed seclusion of Durrat Al Bahrain’s island villas may make residents feel that they are another world away from the chaos of city life, just minutes away on the Crescent sits all the infrastructure needed for a comfortable modern life with everything from florists and dry cleaners to health practitioners. Top-ranked international schools offering the best global qualifications will cater to thousands of children, with sports pitches, community halls and an aqua park making treasured memories of weekends and holidays.
Durrat Al Bahrain makes the most of its waterfront location – the standalone Durrat Marina will boast berthing for up to 400 boats – welcoming the day-trippers from neighbouring countries and the larger vessels of the global jet-set alike.

THE MARINA

The $1.3 billion endeavour will be the first mixed-use marina of its kind and scale in the entire Middle East, the calm waters of its lagoon overlooked by waterfront villas, apartments and townhouses and a network of seaside paths making it the perfect location for a relaxing stroll. The marina will offer great views out to sea and of the neighbouring 18-hole golf course.
Enjoying the view from one of the many waterfront restaurants, feel your cares melt away as you watch the boats from around the world glide into port for a day of shopping at the marina’s designer boutiques. For those who live life at a slightly faster pace, sailing, jet-skiing and motorboat cruising will be on offer to add to the vibrant atmosphere of this unique development. The varied marine life of the Gulf makes it perfect for a relaxing day cruise. Why not drop anchor near a deserted sandbank for lunch and an impromptu spot of scuba diving? At night, luxurious dhows offer candlelit dining as they drift through the silent seas.

SEA OF ADVENTURES, THRILL OF DISCOVERIES

Hop aboard a modern yacht and enjoy lunch with friends, or stay ashore to savour the catch of the day from local fishermen in the surrounding restaurants.

Durrat Marina honours the sea-faring heritage of a country once famed for its pearl-diving industry and the steady traffic of merchants from around the world.
Set on the sweeping beaches at the centre of Durrat Al Bahrain, Hotel Island will welcome a number of the most exclusive hotels in the world to a specially created paradise.

**THE HOTEL ISLAND**

Just minutes from the lively commercial and entertainment district of The Crescent, this secluded island retreat is the perfect place to relax, taking advantage of the finest hospitality the world’s top hotel chains have to offer. Soon to become a fashionable spot for high-end luxury travellers and holidaying families alike, this island haven is sure to be elevated to the elite rank of luxury destinations which includes St. Tropez and Barbados.
The Hotel Island gives travellers the choice of doing as much or as little as they please. Sports enthusiasts can burn off tensions of their normally chaotic lives with an energetic game of tennis, or take to the waters for a windsurfing lesson. But for those who relaxation is the number one priority, they needn’t do more than turn the pages of a favourite book as they recline on the immaculate beaches or dine at a poolside restaurant, casting the occasional glance out to sea to marvel at the leaping dolphins which hug the coastline of the resort.

World-class spa facilities offer a range of luxurious treatments, and one visit to this boutique destination is sure to lead to another.

Whether you arrive for a weekend retreat or a lengthy stay, once you check into Hotel Island you’ll never want to leave. From the moment you experience this opulent paradise you are guaranteed the very best in luxury hospitality. Lounge poolside, explore the luxurious spa, or take to the waves, enjoying an intimate meal with your family before retiring to your state-of-the-art hotel suite to dream of your next visit.
The developer and its agent give notice that this brochure is produced for general promotions of the development and has no other purpose. Particulars are set out as a guide to the potential of the development and should not be relied on as statements or representations of facts. Details and specifications in the brochure are subject to change and are not guaranteed. All dimensions, descriptions, references, to conditions for use and occupation and other details are given as outline only for the guidance of the intending purchaser and do not constitute part of an offer or contract. The developer reserves the right to make any changes it deems necessary. Any intending purchaser should not rely on them as statements or representations of facts. Details and specifications may be subject to variation and intending purchasers must rely on their own enquiries and satisfy themselves as to the correctness of each item. Purchasers should note that the master plan will continue to be developed over time and that certain elements listed in this brochure and other marketing material are subject to removal, addition and change.