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.

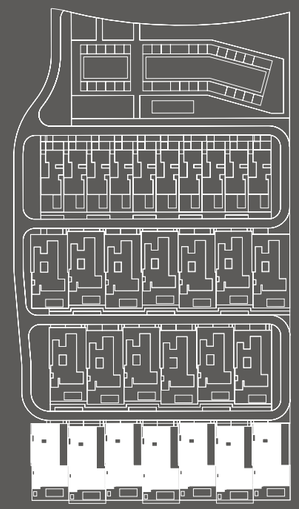
STRETCH OF WHITE SANDY BEACH

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 glorious sunshine with a year-round invitation for a multitude of team sports or total relaxation.

EXCLUSIVE OCEANFRONT GRAND VILLAS

Embark on a lifestyle of refined luxury and expansive sophistication at the heart of the beachfront district of Al Zorah City. Amid a spectacular environment of white sandy beach, close to an array of first-class, unparalleled offerings, Sea Glints presents exclusive luxe homes, close, yet away from urban hustle and bustle.

SEA GLINTS MANSIONS



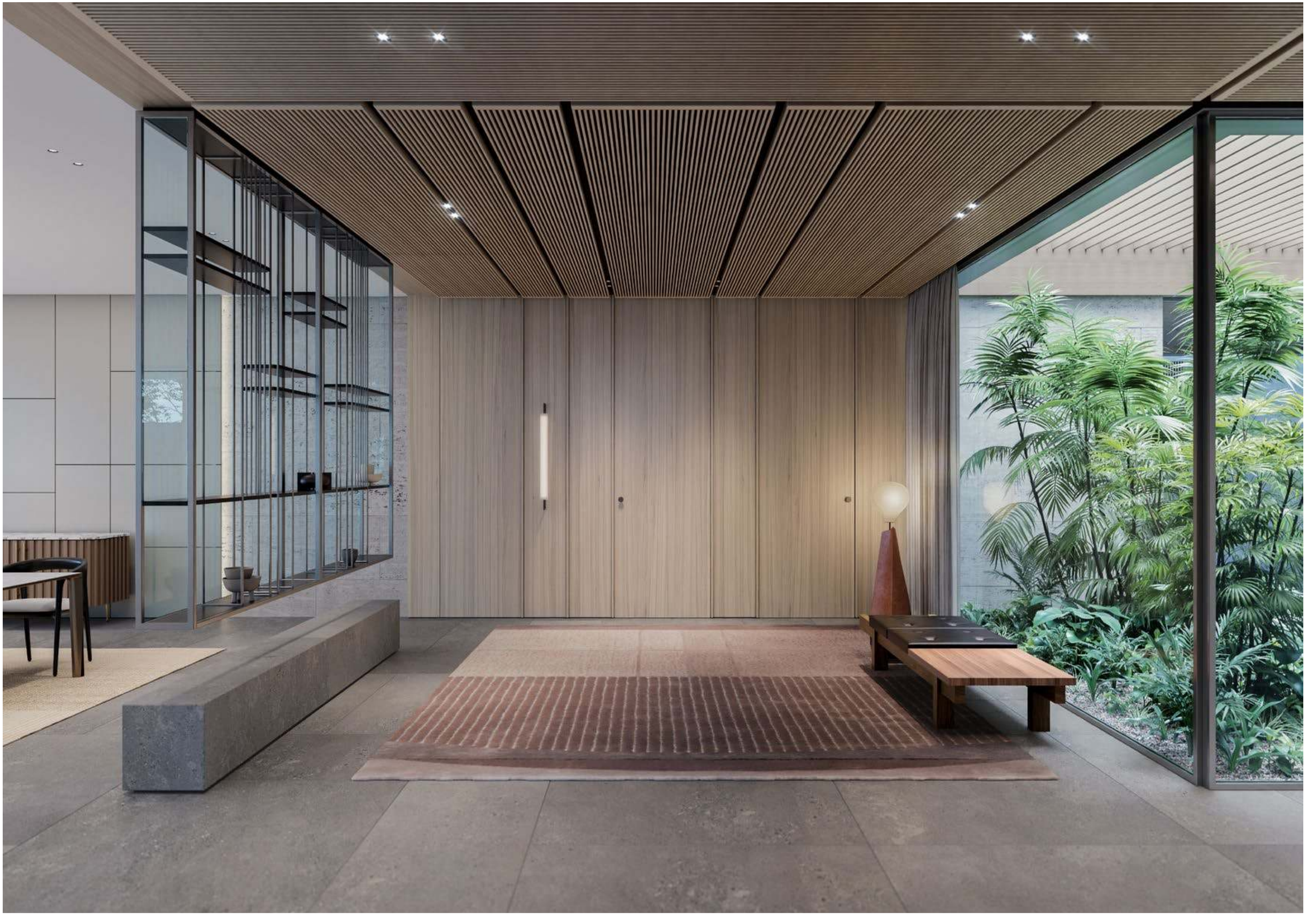
LUXURY REDEFINED

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.

SEA GLINTS MANSIONS







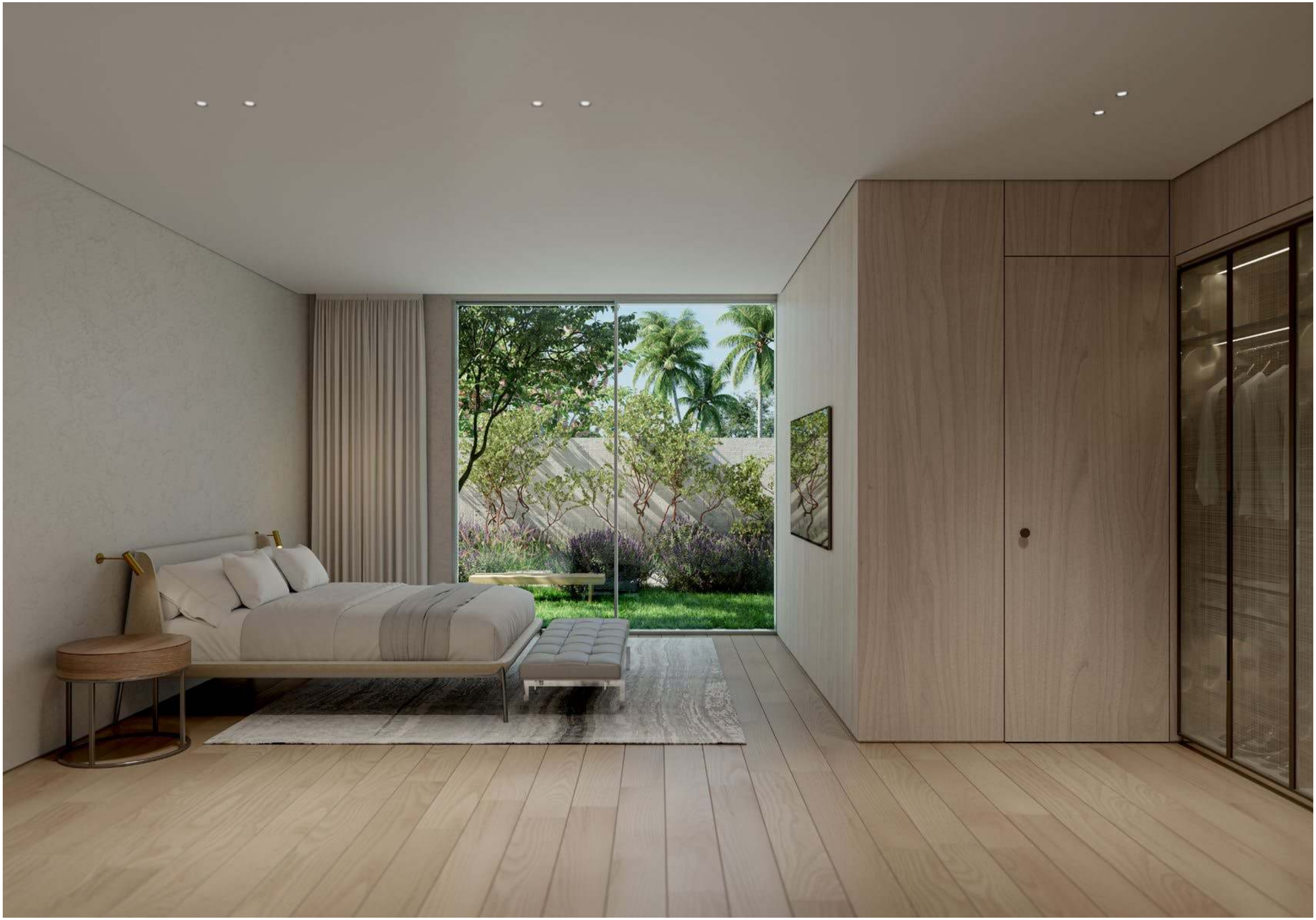












TIMELESS REFINEMENT

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

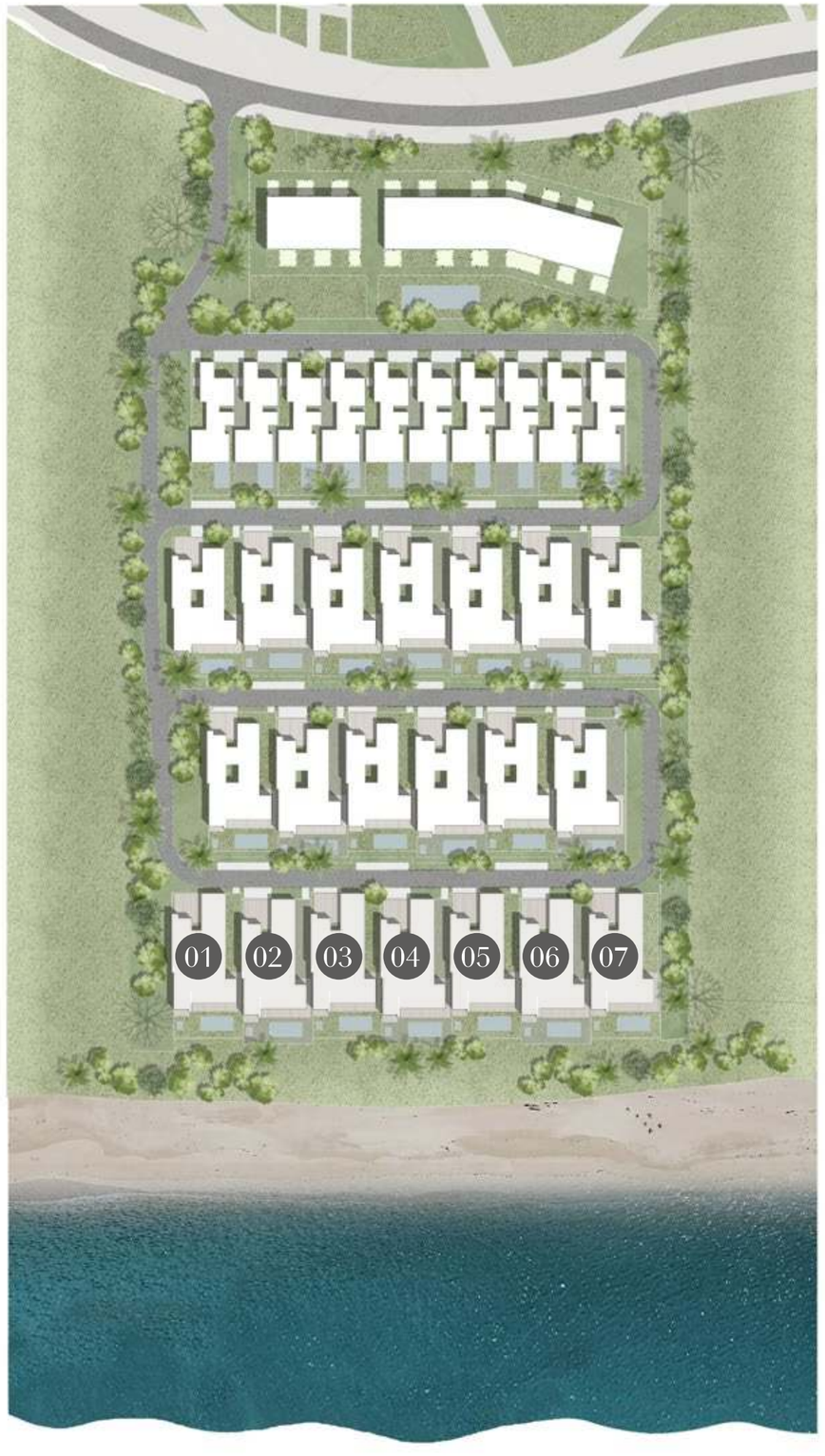
FACT SHEET

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 developement
- Walking distance to The Oberoi Beach Resort, Al Zorah
- 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 cross-ventilated, 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

7,338

SQFT

01 DINING AND LIVING
(158.55 M²) 12.3M X 15.5M

Lobby
4.7m x 8.4m

Powder Room
2.0m x 5.4m

02 MASTER BEDROOM
(68.68 M²) 14.3M X 5.5M

Dressing
3.1m x 2.1m

Master Bathroom
5.1m x 3.5m

Courtyard
2.6m x 1.3m

03 BEDROOM 1
(34.31 M²) 6.5M X 5.5M

Dressing
2.2m x 2.1m

Bathroom
2.2m x 3.2m

04 BEDROOM 2
(34.43 M²) 6.5M X 5.5M

Dressing
2.2m x 2.1m

Bathroom
2.2m x 3.2m

05 BEDROOM 3
(34m²) 5m X 4.6m

Dressing
2.2m x 2.1m

Bathroom
2.2m x 3.2m

06 BEDROOM 4
(32.48 M²) 4.4M X 7.7M

Dressing
1.9m x 2m

Bathroom
2.4m x 2.7m

07 FAMILY ROOM
(41.70 M²) 12.2M X 5.8M

Corridor
12.2m x 1.4m

08 KITCHEN
(58.28 M²) 9.1M X 6.3M

Service Kitchen
3.0m x 4.0m

09 STAFF BEDROOM
(20.56 M²) 3.5M X 4.2M

Dressing
1.6m x 1.6m

Staff Bathroom
1.7M X 1.6M

Laundry
3.6M X 1.7M

10 DRIVER BEDROOM
(12.41 M²) 3.0M X 4.3M

Dressing
1.6M X 1.6M

Driver Bathroom
1.3m x 1.6m

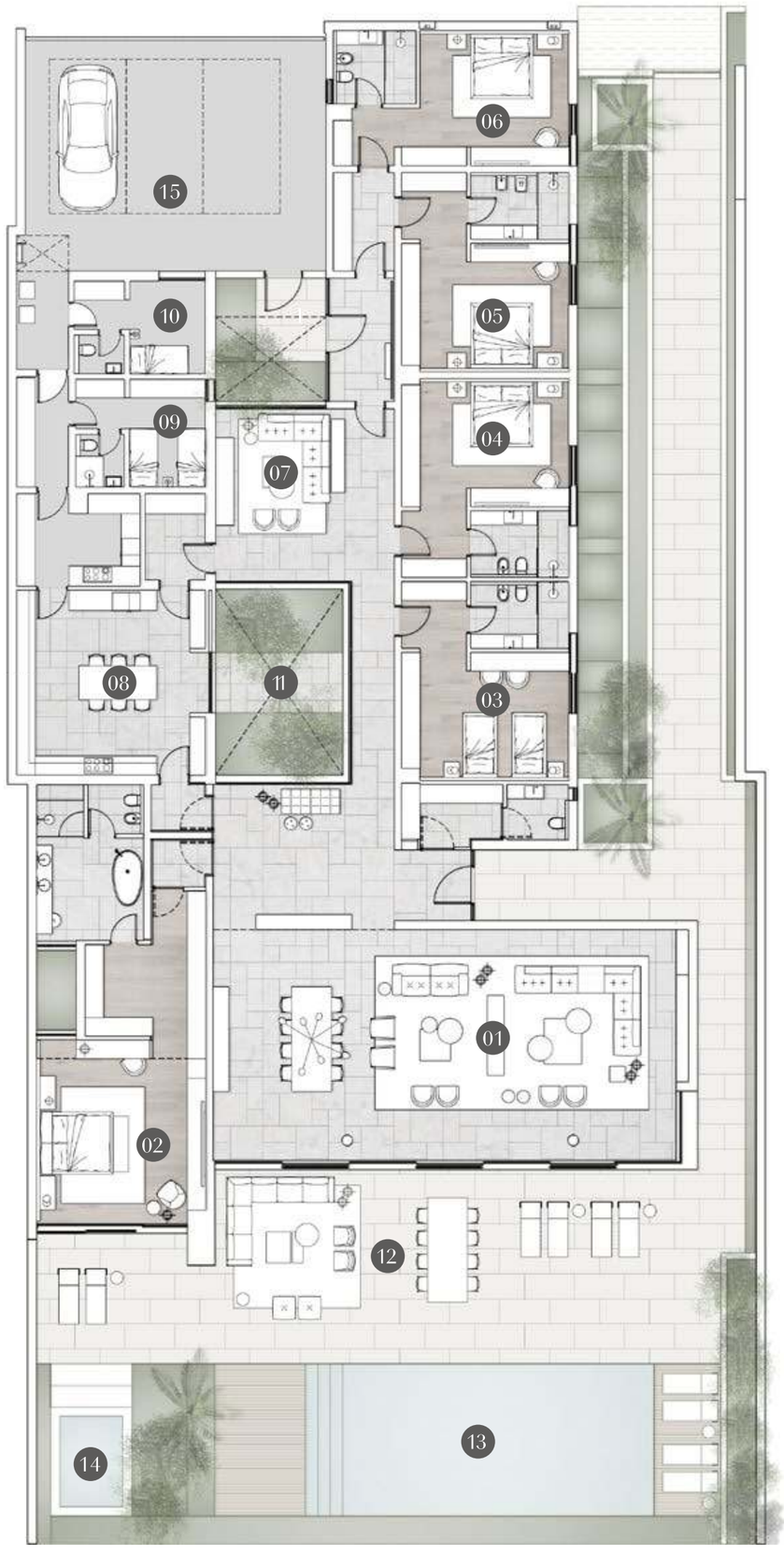
11 COURTYARD
(24.98 M²) 6.0M X 4.1M

12 LIVING TERRACE

13 POOL

14 JACUZZI

15 PARKING



INTERNAL FINISHES

1. Marble Floor (Entrance, Living, Dining, Kitchen)
2. Oak Walls, Ceiling and Joinery (Living Rooms, Kitchen, Master Bedroom)
3. Joinery Marble Base (Living Rooms)
4. Joinery Back Panel (Living Room)
5. Timber Floor (Bedrooms)
6. Kitchen Top (Kitchen)
7. Feature Plaster Wall (Main Corridor)
8. Kitchen Full-height Storage (Kitchen)
9. Oak Joinery (Family Bedrooms)
10. Master Wardrobe Internals
11. Joinery Back Panel
12. Wall Cladding (Dining Room)
13. Master Bathroom Vanity Top
14. 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.

1. Oak wall panelling
2. Marble stone floor
3. Oak ceiling panelling
4. Feature metal and glass joinery with bench stone
5. Integrated high quality ceiling spotlights
6. Oak flush interior doors integrated with the panelling
7. Feature plaster wall
8. Wardrobes with solid timber doors and bench
9. Oak vanity joinery
10. Marble vanity top and sinks







FLOOR



WALL



CEILING



WALL

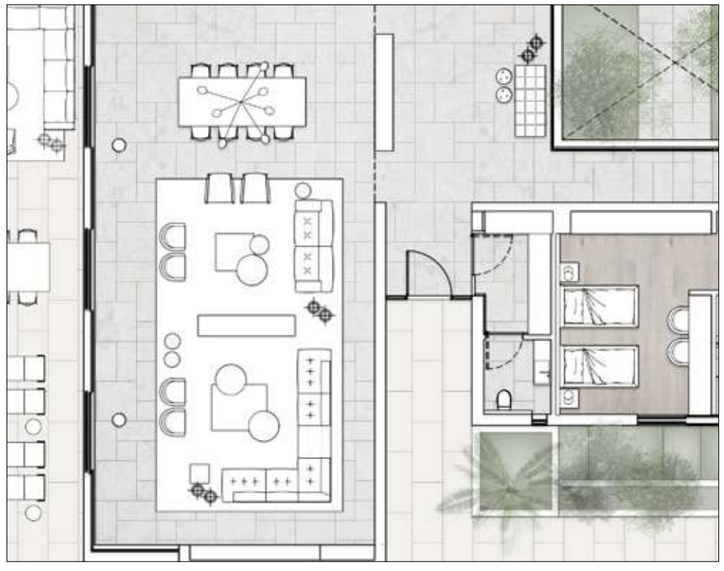
DINING ROOM

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.

1. Walls high-quality matte-finish paint
2. Ceiling high-quality matte-finish paint
3. Metal and glass room divider with a stone base
4. Wall cladding
5. Marble stone floor







FLOOR



WALL

CEILING AND WALLS

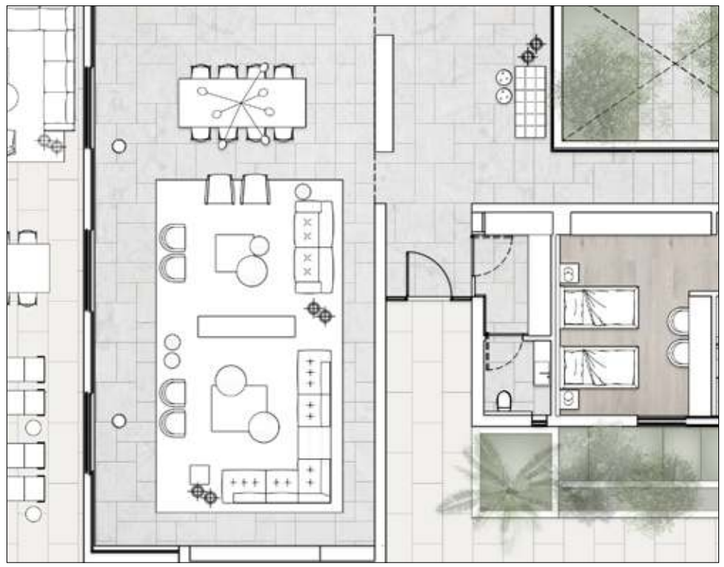
LIVING ROOM

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.

1. Walls high-quality matte-finish paint
2. Ceiling high-quality matte-finish paint
3. TV unit with storage and stone base
4. Marble stone floor





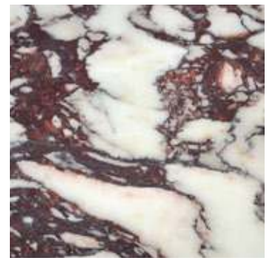


FLOOR

CEILING AND WALLS



JOINERY



JOINERY



JOINERY



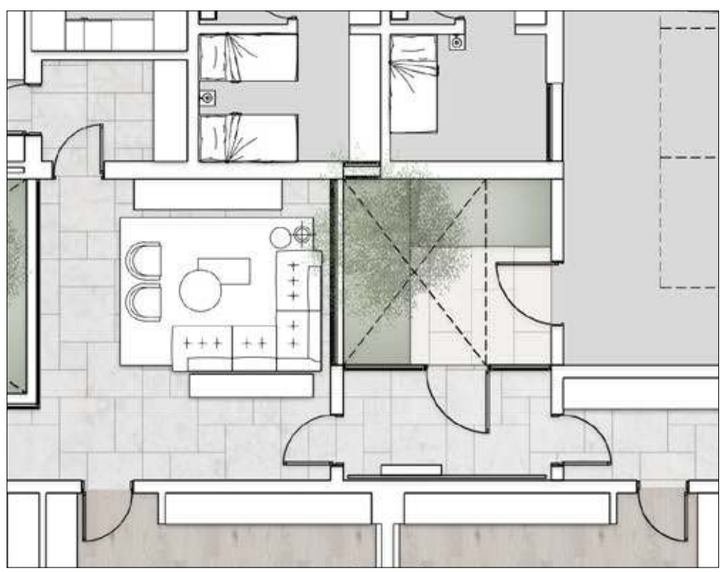
WALL

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.

1. Oak wall panelling
2. Marble stone floor
3. Oak ceiling panelling
4. TV unit with storage and stone base
5. Oak flush interior doors integrated with the panelling
6. Feature plaster wall







FLOOR



WALL



CEILING



JOINERY



WALL

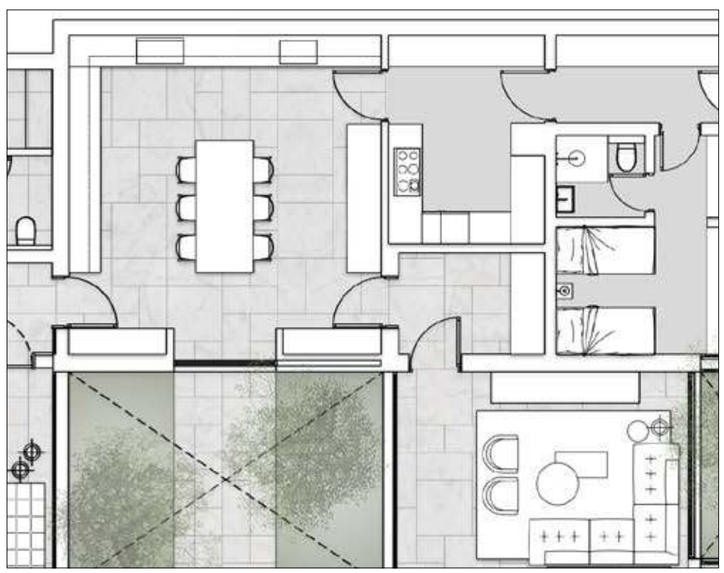
KITCHEN

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.

1. High-quality porcelain tile counter top
2. 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 appliances
6. 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





FLOOR

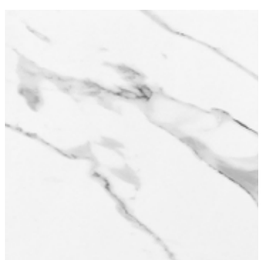
CEILING AND WALLS



KITCHEN



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.

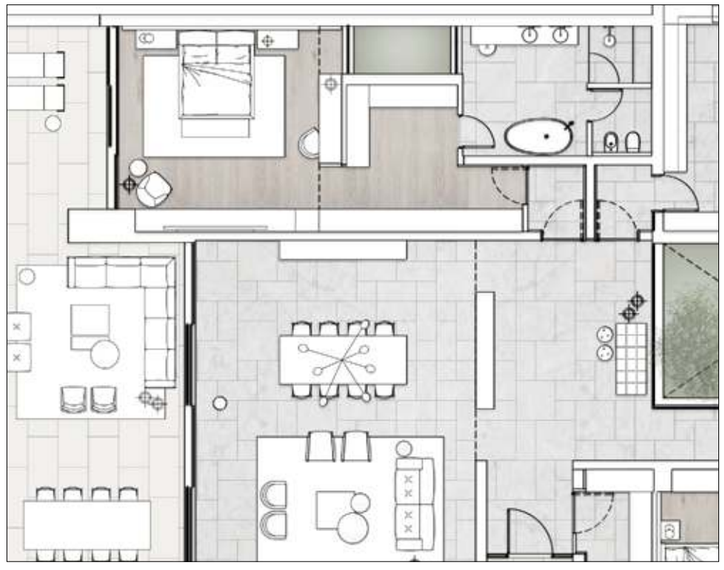
The bedroom's timber flooring not only enhances the visual appeal of the private rooms but also infuses a sense of warmth and sophistication, creating a distinct and relaxing atmosphere.

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.

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







FLOOR

CEILING AND WALLS



JOINERY



JOINERY



JOINERY

MASTER BATHROOM

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

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 paint
4. Oak vanity joinery
5. Marble vanity top and sinks







FLOOR AND WALLS

CEILING



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.

1. Walls high-quality matte-finish paint
2. Ceiling high-quality matte-finish paint
3. Timber floor
4. Oak wall panelling
5. Oak flush interior doors integrated with the panelling
6. Bespoke lacquered desk with drawers
7. Wardrobes with back-lit smoked glass doors
8. Wardrobes with solid timber doors







FLOOR

CEILING AND WALLS



JOINERY



JOINERY

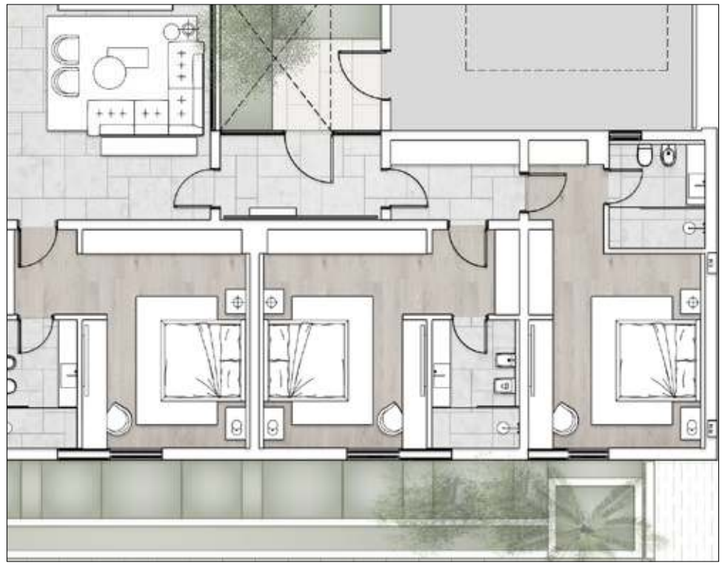


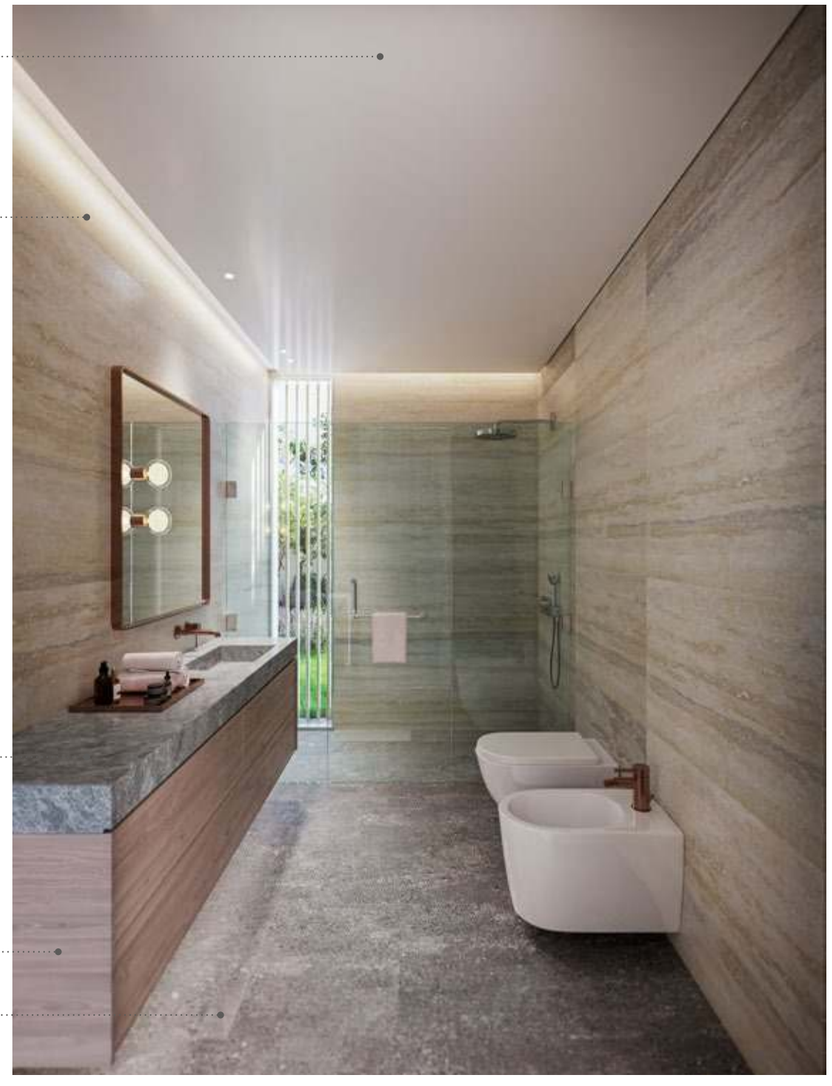
JOINERY

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.

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







FLOOR AND WALLS

CEILING



VANITY



VANITY

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



SOLIDERE INTERNATIONAL IS A CITY MAKER, PLACE MAKER, AND DEVELOPER FOCUSED ON CREATING URBAN DESTINATIONS AND MIXED-USE REAL ESTATE DEVELOPMENTS IN THE MIDDLE EAST AND IN EMERGING MARKETS INTERNATIONALLY.

A PROJECT BY SOLIDERE INTERNATIONAL

ALZORAH CITY