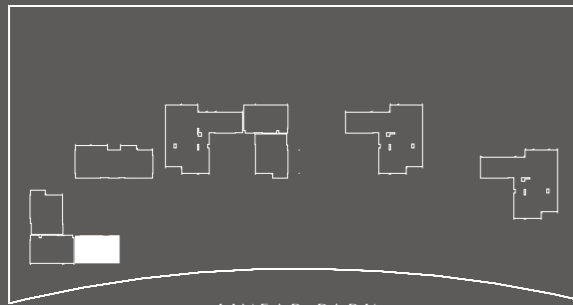


SEALINE RESIDENCE

FLOOR PLANS AND SPECIFICATIONS

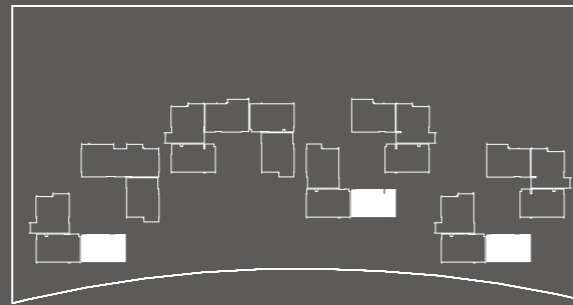
AL ZORAH BEACHFRONT LIVING

BEACHFRONT



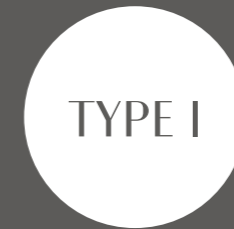
GF

LINEAR PARK

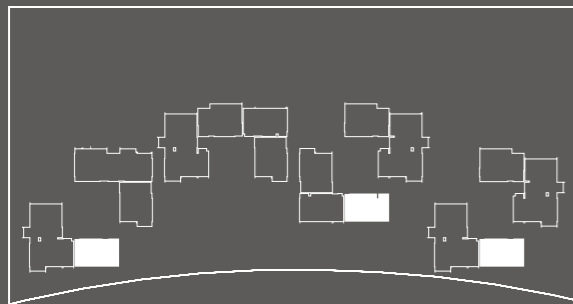


F1

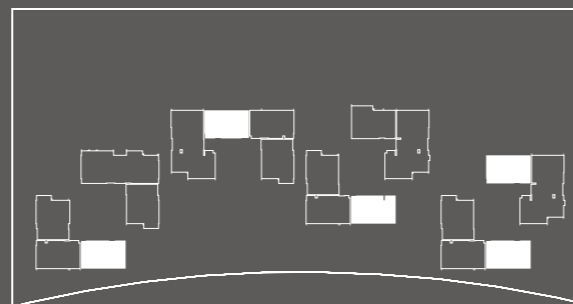
SIMPLEX



TYPE I



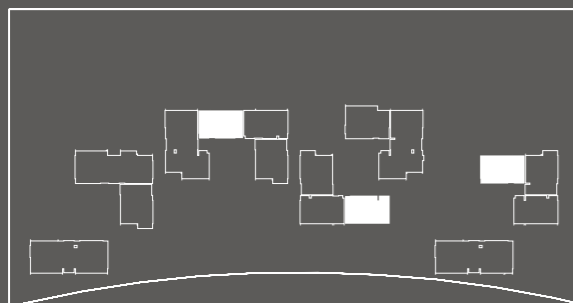
F2



F3

ONE-BEDROOM APARTMENT

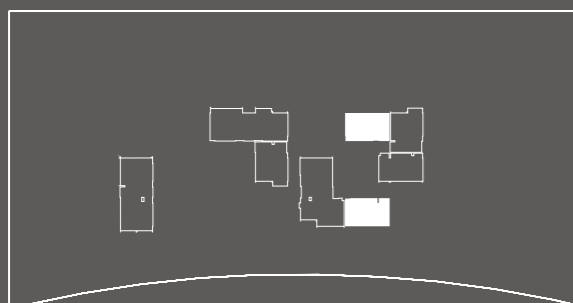
TWENTY-ONE UNITS



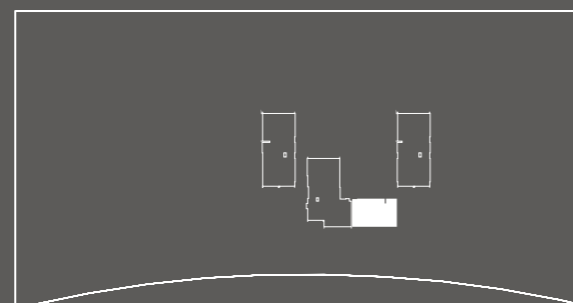
F4



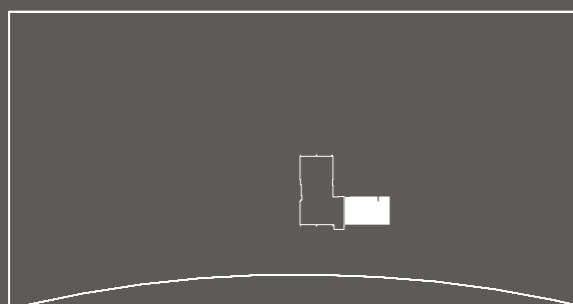
F5



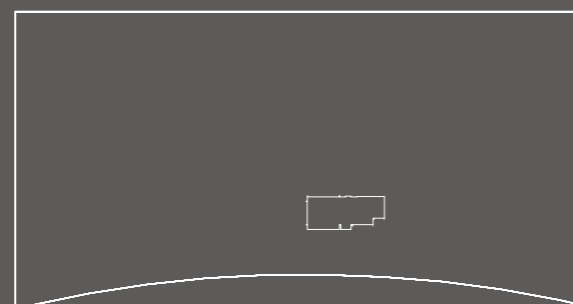
F6



F7



F8



F9

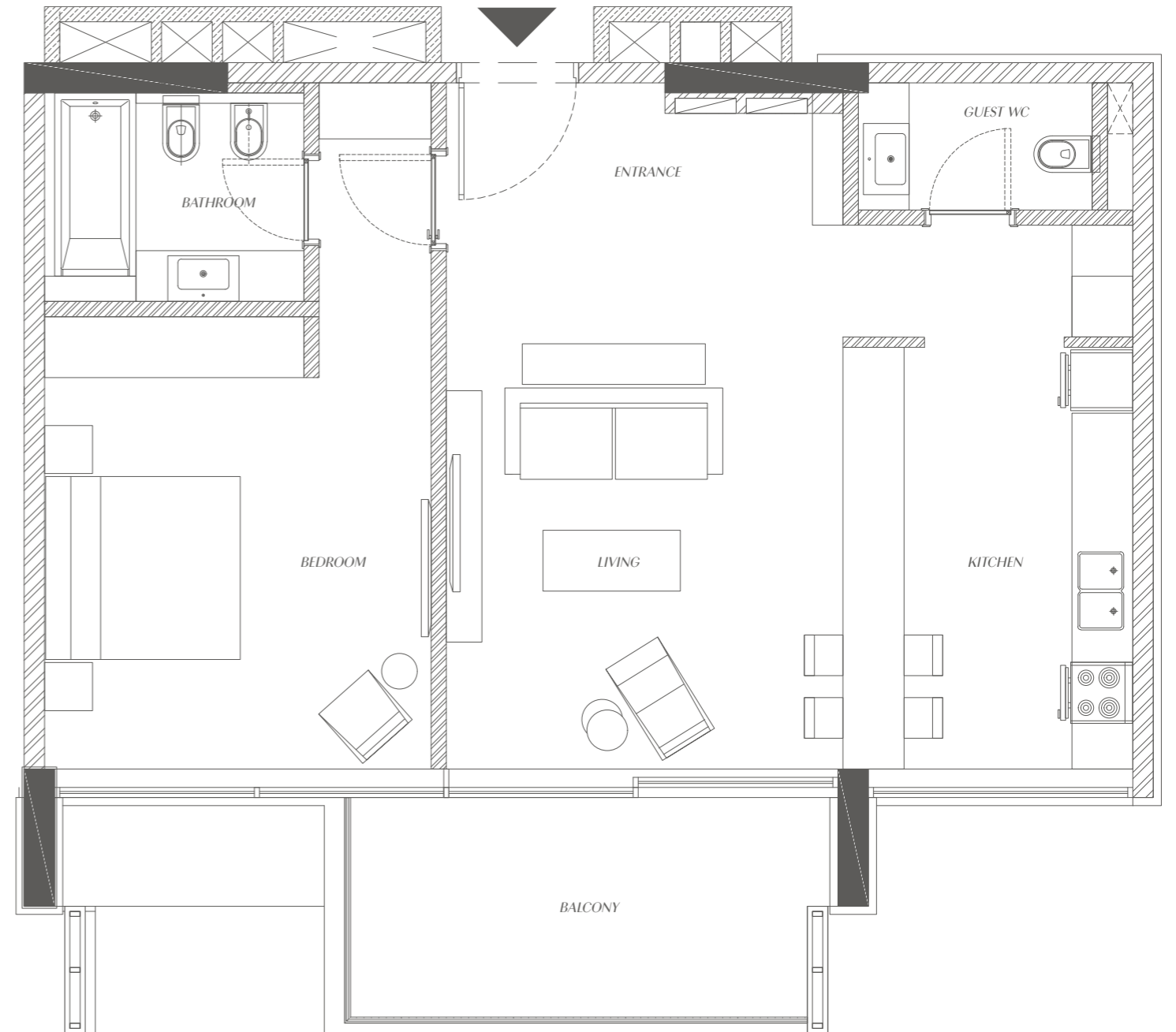
SEALINE RESIDENCE

TYPE I SIMPLEX

STARTING FROM

934

SQFT



LIVING
(25.93 M²) 3.90M X 6.65M

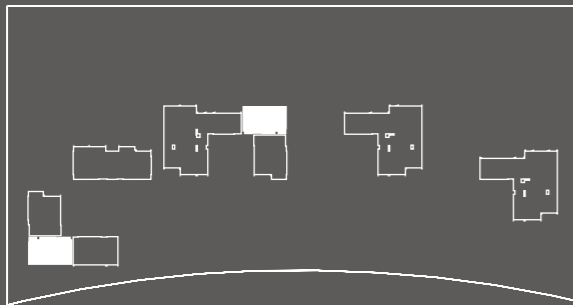
KITCHEN
(11.53 M²) 2.80M X 4.12M

GUEST WC
(3.24 M²) 2.7M X 1.2M

BEDROOM
(16.91 M²) 3.8M X 4.45M
Bathroom
(5.22 M²) 2.55M X 2.05M

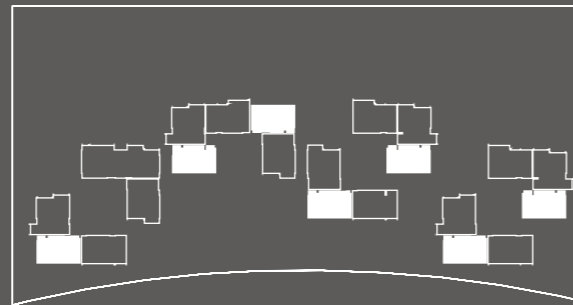
BALCONY
(10.63 M²) 4.79M X 2.16M

BEACHFRONT

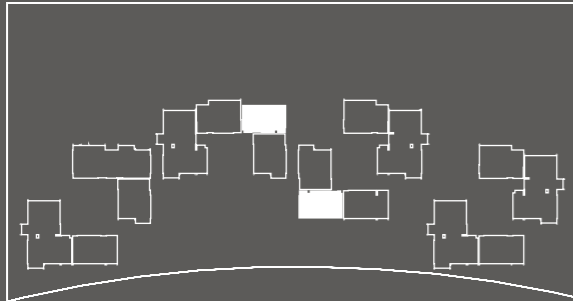


LINEAR PARK

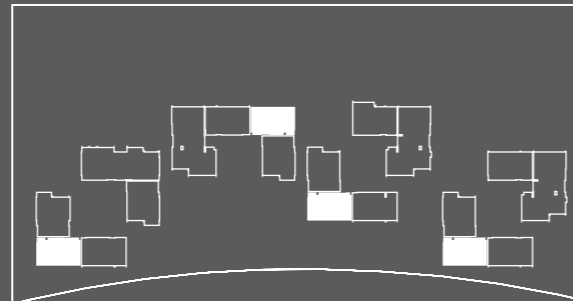
GF



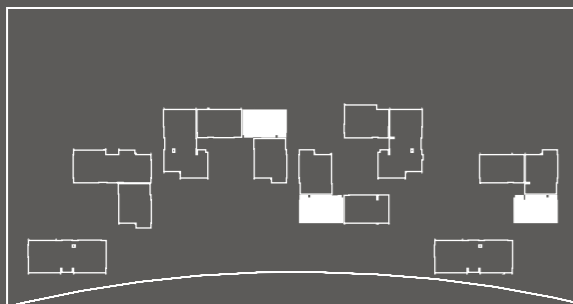
F1



F2



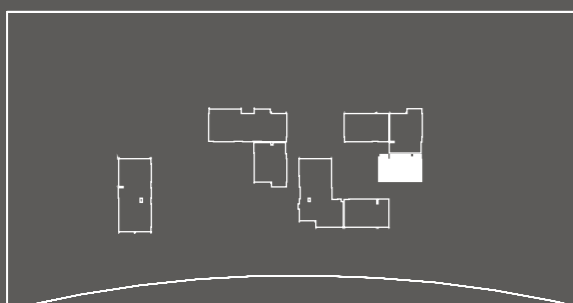
F3



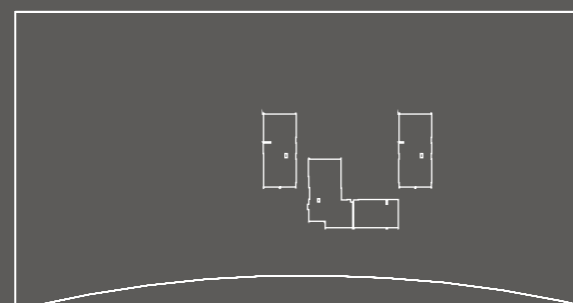
F4



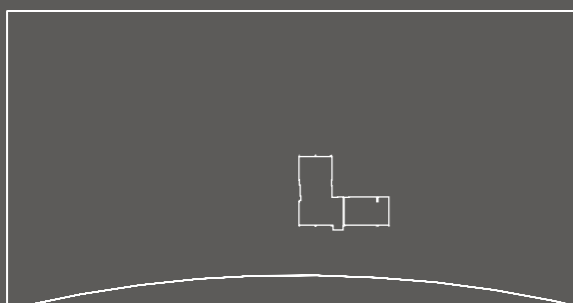
F5



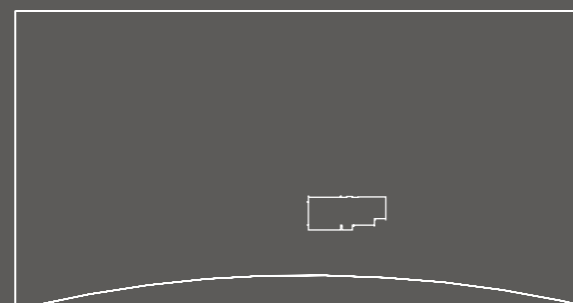
F6



F7

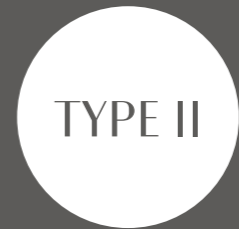


F8



F9

SIMPLEX



TYPE II

ONE-BEDROOM APARTMENT

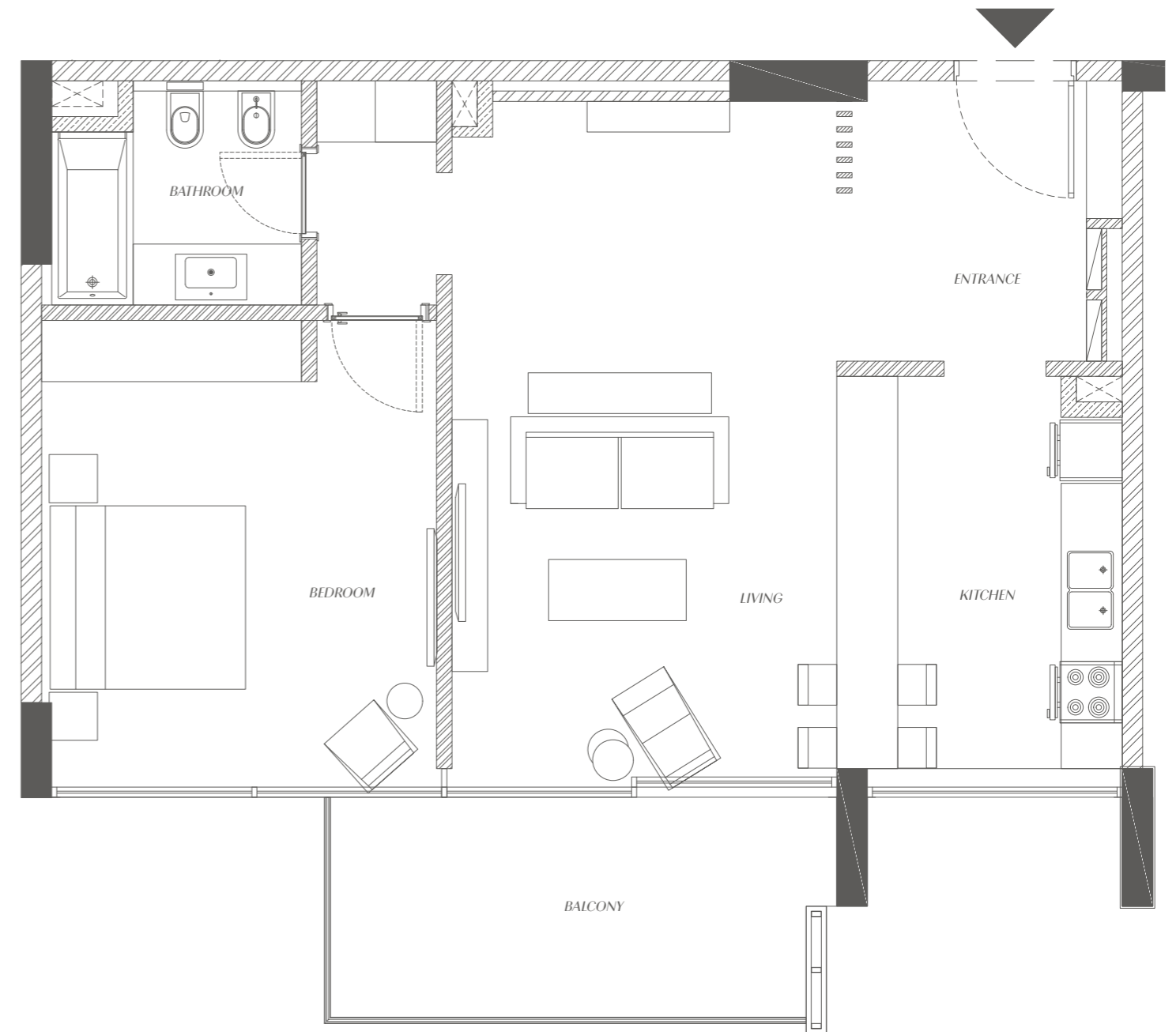
TWENTY-ONE UNITS

TYPE II SIMPLEX

STARTING FROM

924

SQFT



ENTRANCE
(7.02 M²) 2.65M X 2.65M

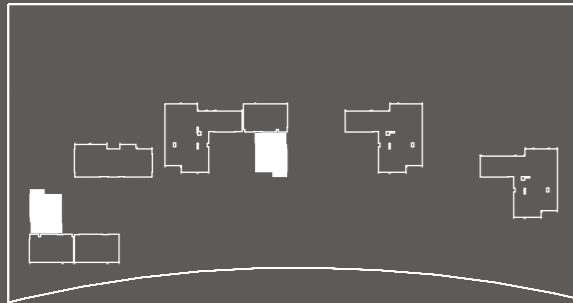
LIVING
(25.07 M²) 3.77M X 6.65M

KITCHEN
(10.78 M²) 2.80M X 3.85M

BEDROOM
(16.58 M²) 3.77M X 4.4M
Bathroom
(5.39 M²) 2.45M X 2.2M

BALCONY
(11.02M²) 4.97M X 2.16M

BEACHFRONT

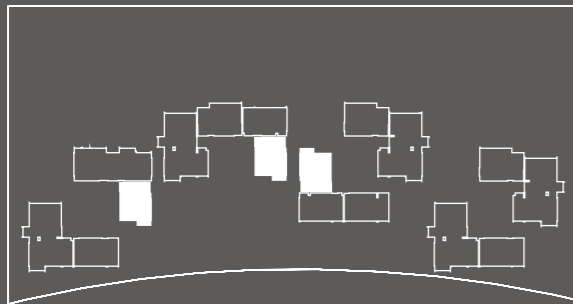


LINEAR PARK

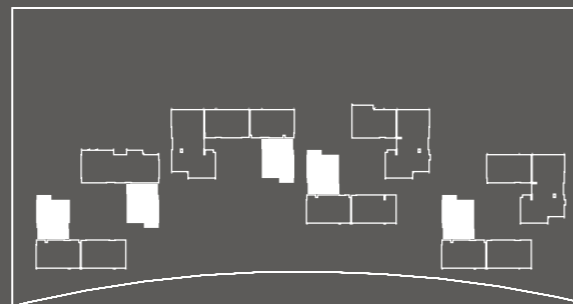
GF



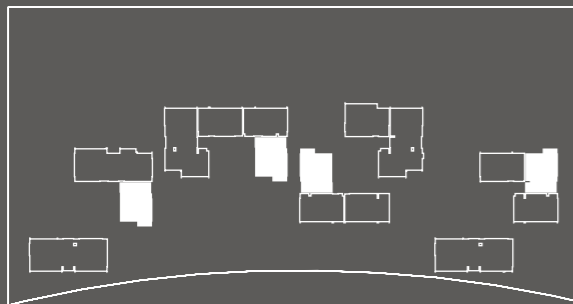
F1



F2



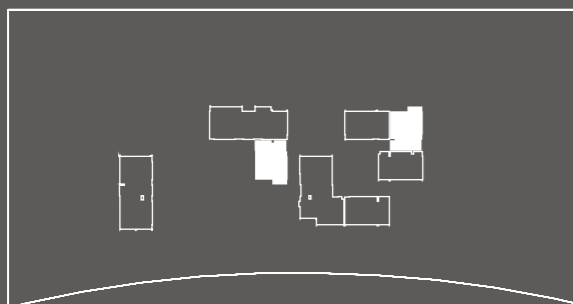
F3



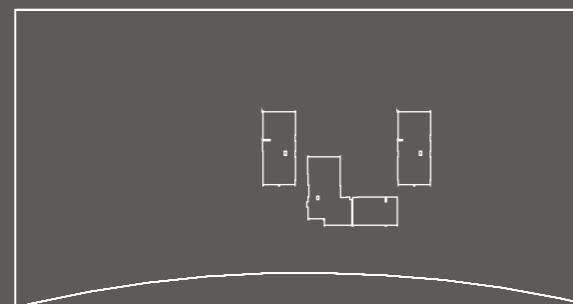
F4



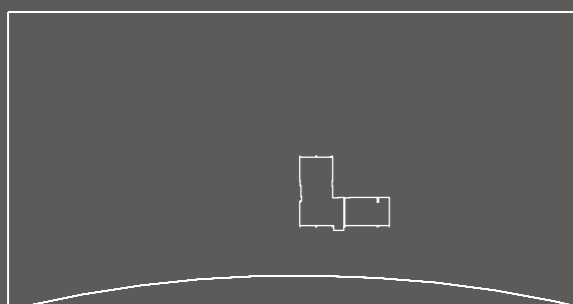
F5



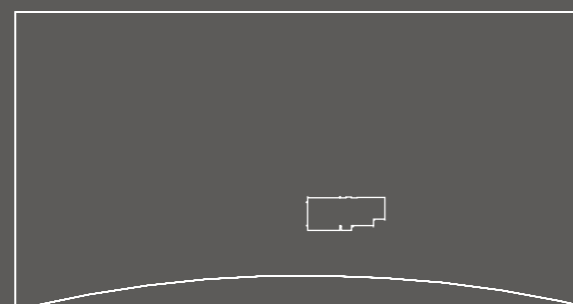
F6



F7



F8



F9

SIMPLEX



TYPE III

ONE-BEDROOM APARTMENT

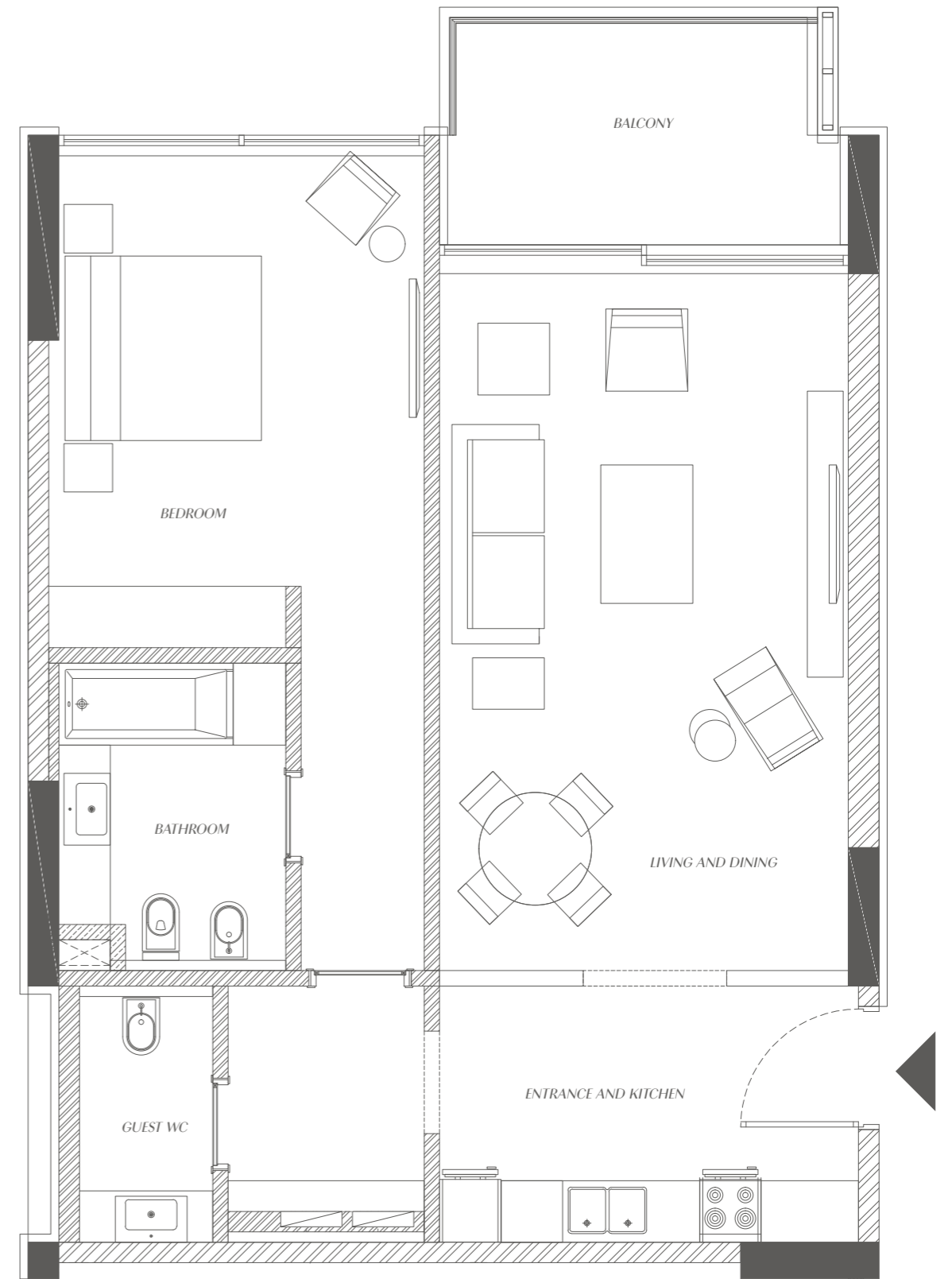
TEWNTY-TWO UNITS

TYPE III SIMPLEX

STARTING FROM

931

SQFT



ENTRANCE AND KITCHEN
(10 M²) 4.0M X 2.5M

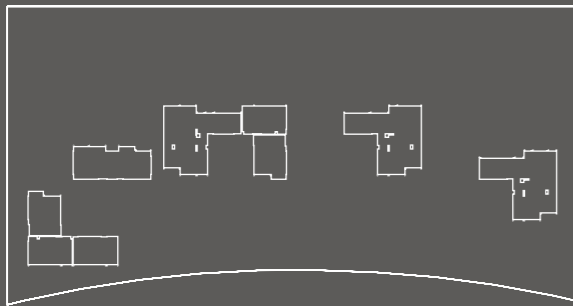
GUEST WC
(3.25 M²) 1.3M X 2.5M

LIVING AND DINING
(27.2 M²) 4.0M X 6.8M

BEDROOM
(14.95 M²) 3.56M X 4.2M
Bathroom
(6.6 M²) 2.2M X 3.0M

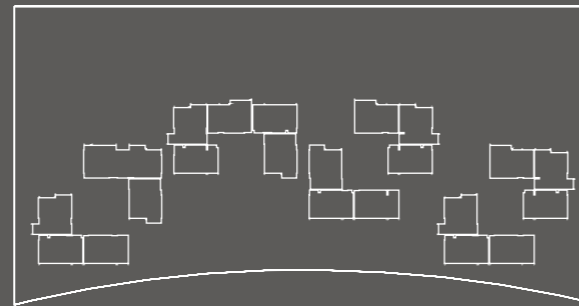
BALCONY
(8.28M²) 3.52M X 2.16M

BEACHFRONT

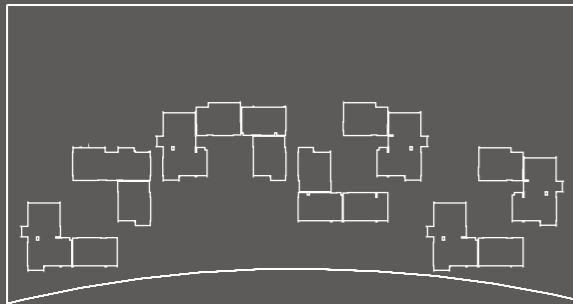


LINEAR PARK

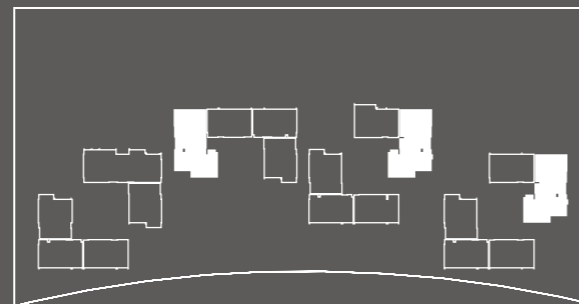
GF



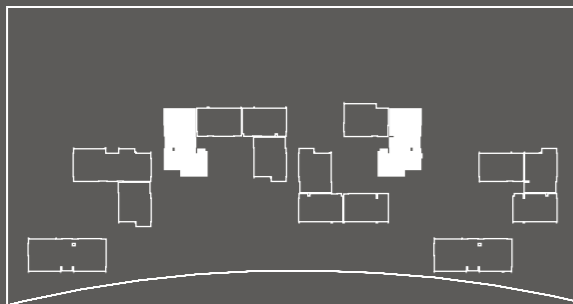
F1



F2



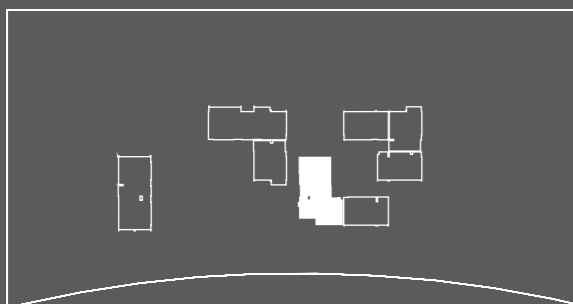
F3



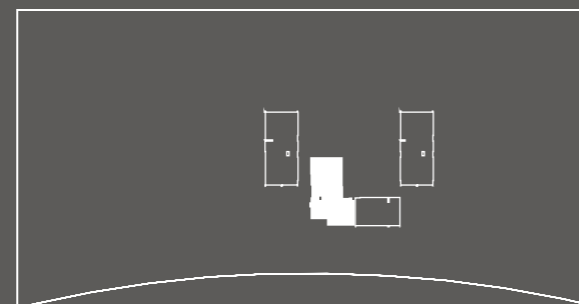
F4



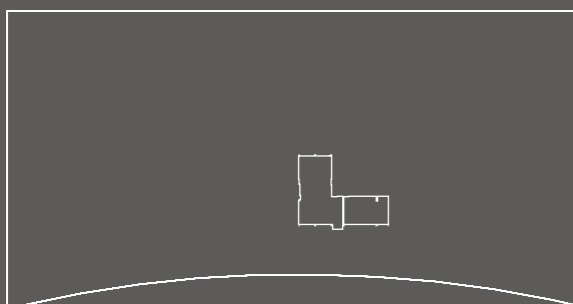
F5



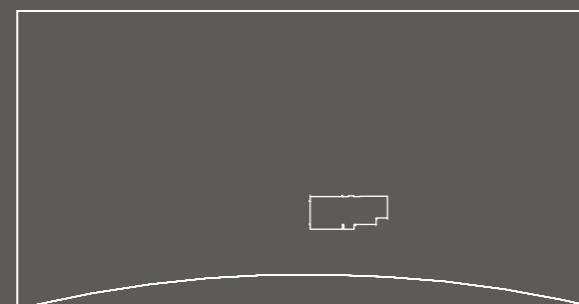
F6



F7

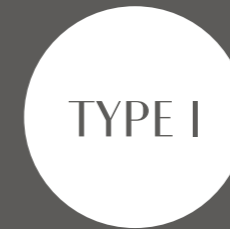


F8



F9

SIMPLEX



TYPE I

TWO-BEDROOM APARTMENT

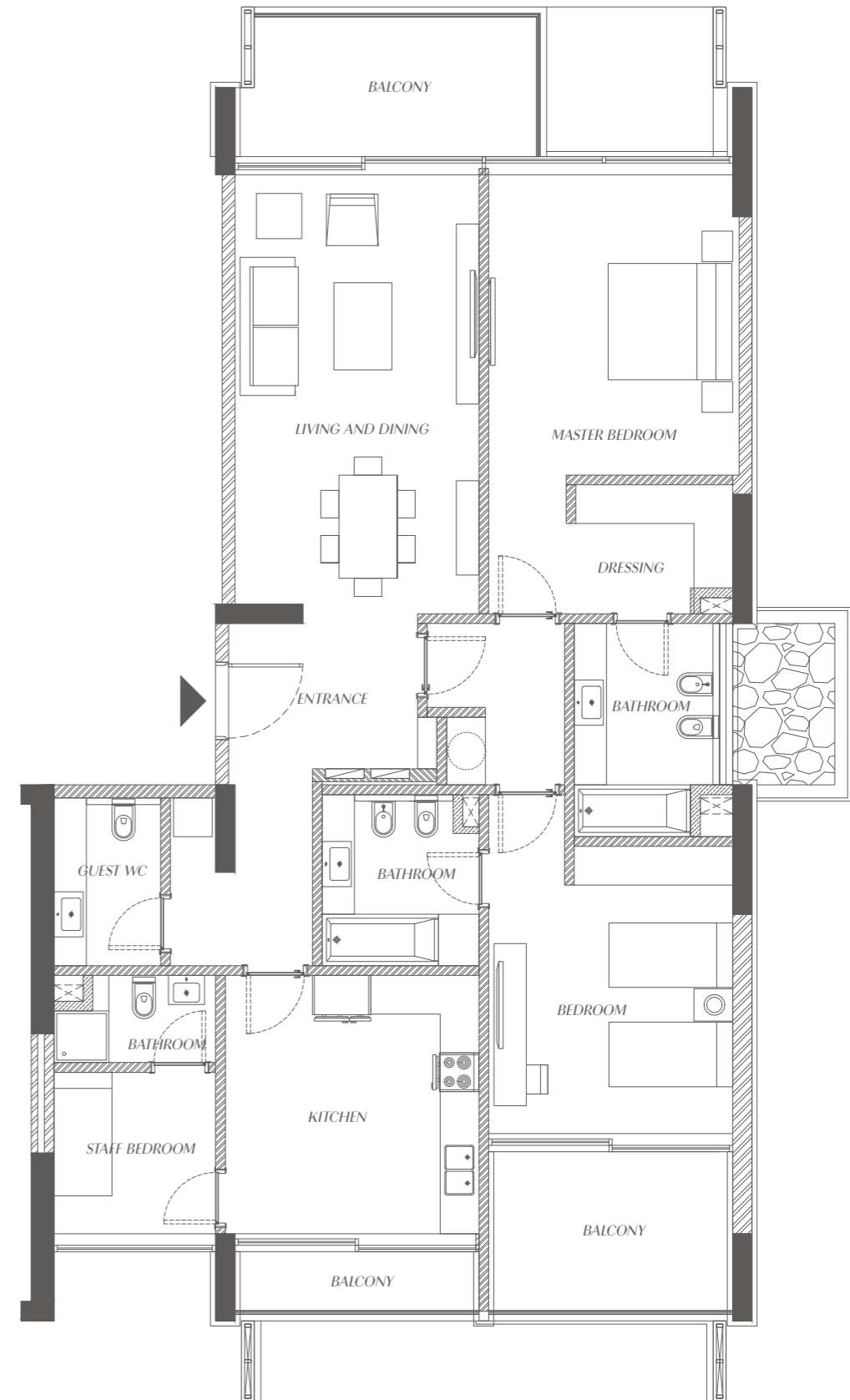
EIGHT UNITS

TYPE I SIMPLEX

STARTING FROM

1,844

SQFT



ENTRANCE
(7.3 M²) 2.92M X 2.5M

LIVING AND DINING
(25.07 M²) 3.77M X 6.65M

GUEST WC
(4.29 M²) 1.65M X 2.60M

KITCHEN
(15.68M²) 3.92M X 4.0M

Balcony
(9.75 M²) 4.67M X 2.16M

Balcony
(3.66 M²) 3.78M X 0.90M

MASTER BEDROOM
(17.53 M²) 3.77M X 4.65M

BEDROOM
(16.77M²) 3.77M X 4.45M

STAFF ROOM
(6.25M²) 2.50M X 2.50M

Dressing
(4.84 M²) 2.42M X 2.0M

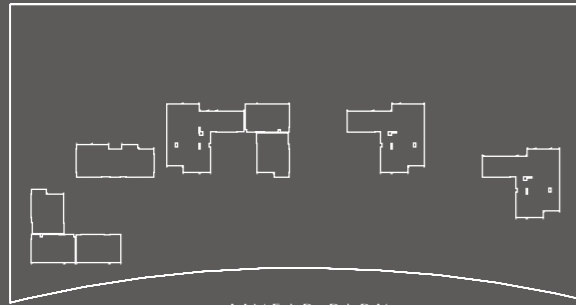
Bathroom
(6.49 M²) 2.42M X 2.65M

Bathroom
(3.04 M²) 2.5M X 1.35M

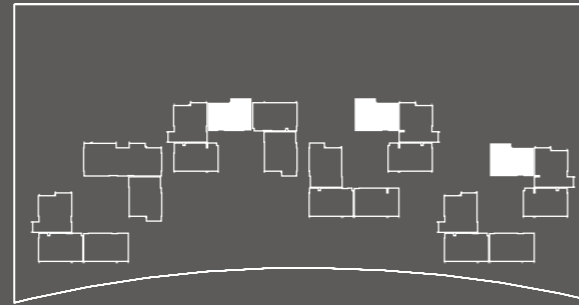
Bathroom
(7.06 M²) 2.25M X 3.3M

Balcony
(9.51 M²) 3.78M X 2.46M

BEACHFRONT

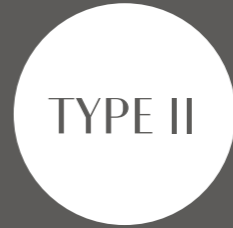


GF

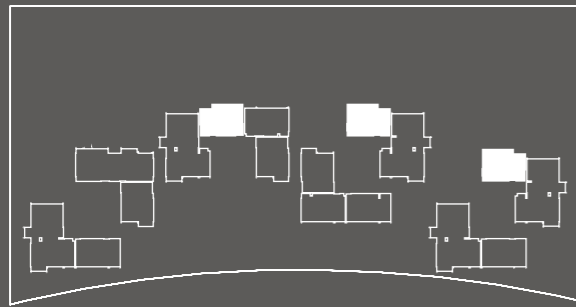


F1

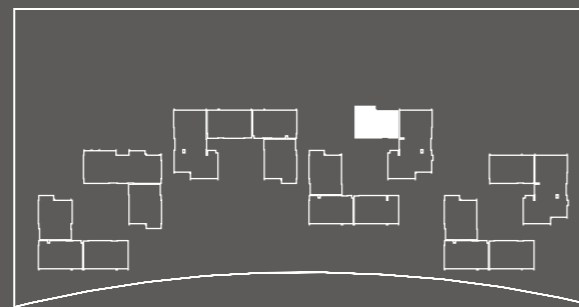
DUPLEX



TYPE II



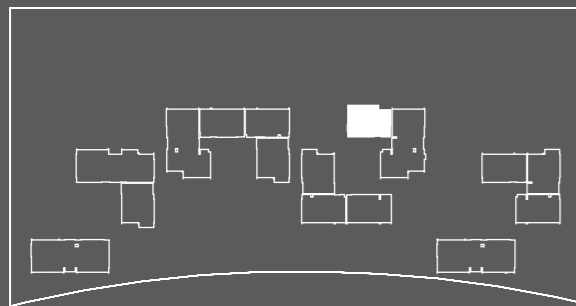
F2



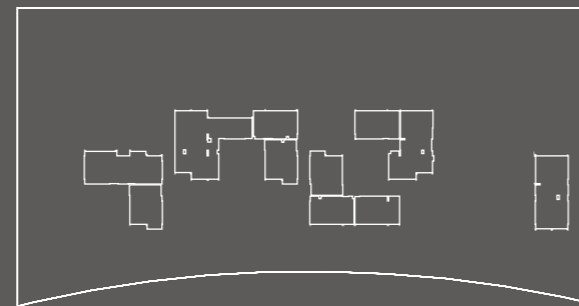
F3

TWO-BEDROOM APARTMENT

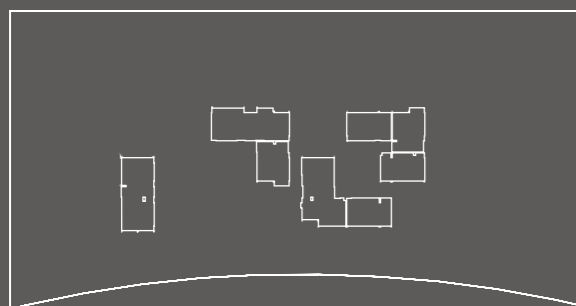
FOUR UNITS



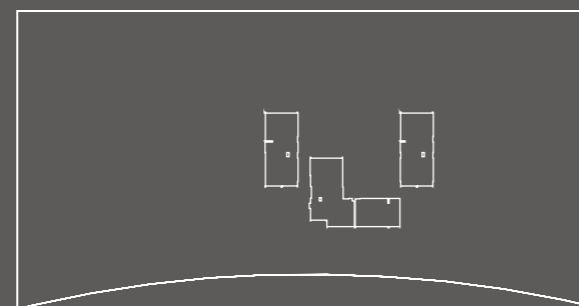
F4



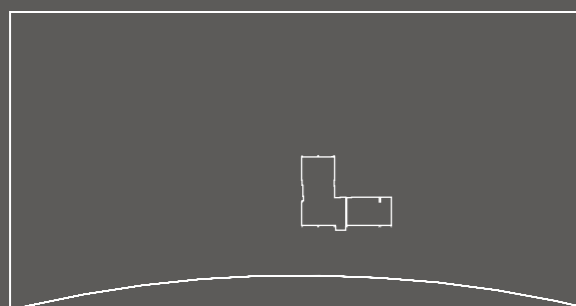
F5



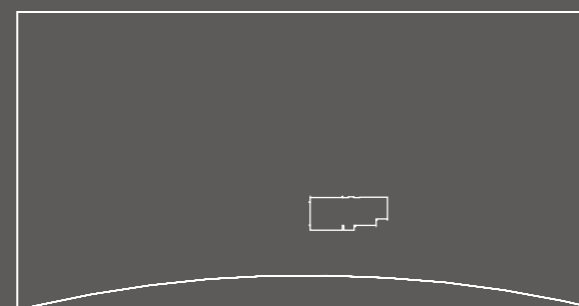
F6



F7



F8



F9

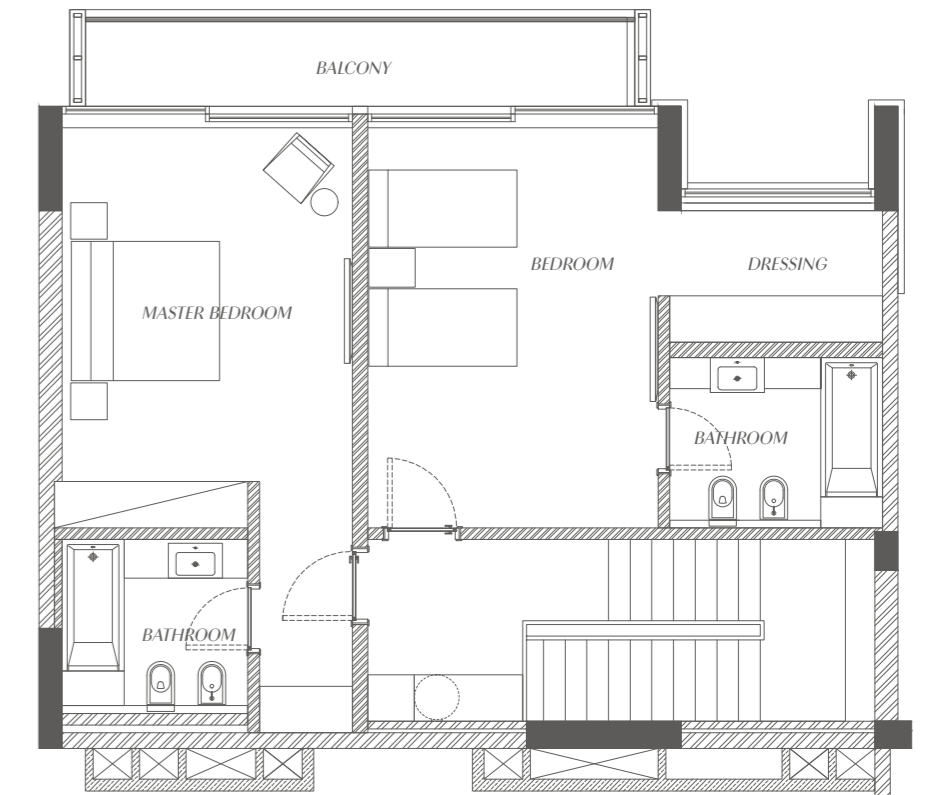
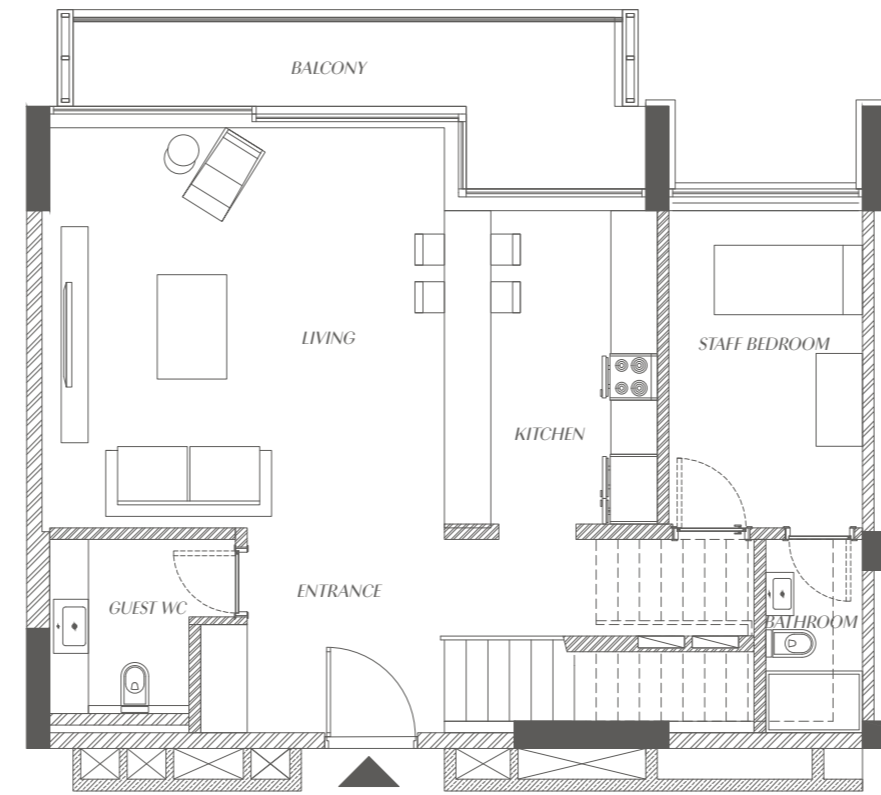
SEALINE RESIDENCE

TYPE II DUPLEX

STARTING FROM

1,999

SQFT

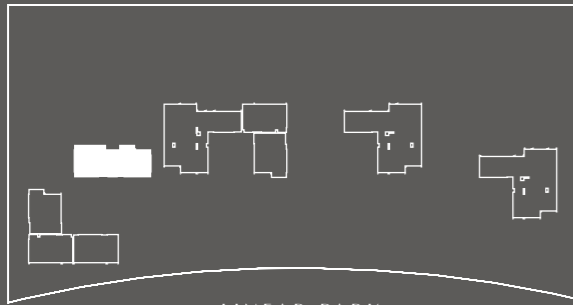


| | | | | |
|---|---|--|---|---|
| ENTRANCE (7.60 M ²) 3.15M X 2.65M | GUEST WC (4.05 M ²) 1.80M X 2.25M | LIVING (26.52 M ²) 5.10M X 5.20M | KITCHEN (11.41M ²) 2.75M X 4.15M | STAFF ROOM (10.37M ²) 2.50M X 4.15M |
| MASTER BEDROOM (19.50M ²) 3.75M X 5.20M | BEDROOM (19.50M ²) 3.75M X 5.20M | LOWER BALCONY (10.22M ²) 7.10M X 2.16M | UPPER BALCONY (7.74M ²) 7.10M X 1.09M | Bathroom (3.12 M ²) 1.25M X 2.50M |
| Bathroom (6.00 M ²) 2.40M X 2.50M | Dressing (4.81 M ²) 1.75M X 2.75M | | | Bathroom (6.05 M ²) 2.75M X 2.20M |

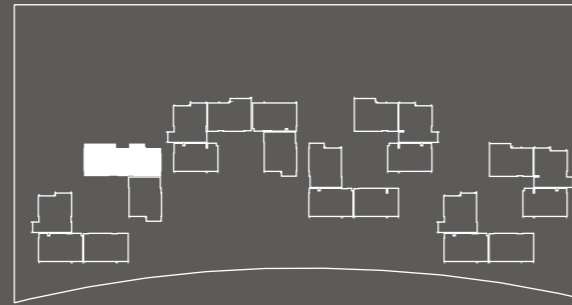
TYPE II - DUPLEX
LOWER LEVEL

TYPE II - DUPLEX
UPPER LEVEL

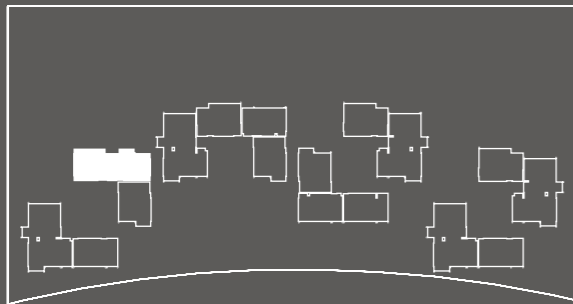
BEACHFRONT



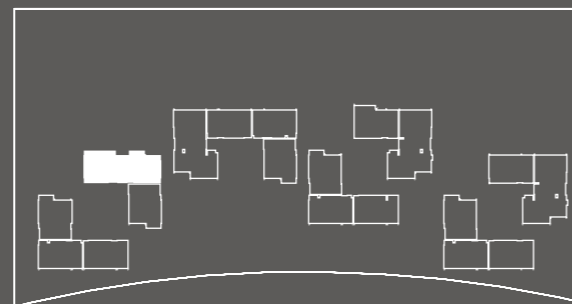
GF



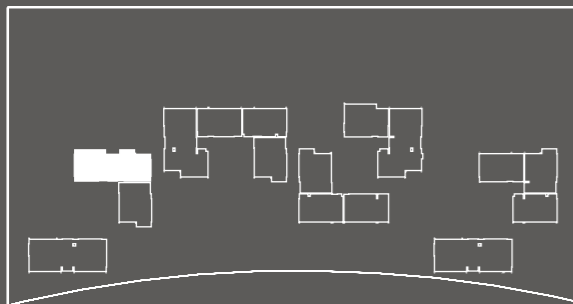
F1



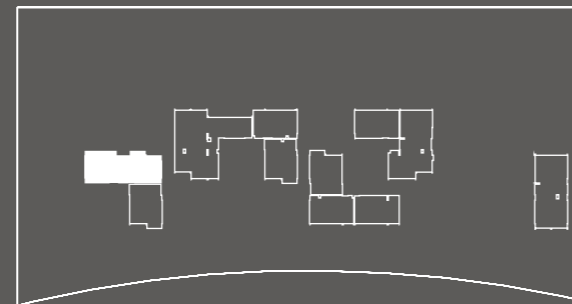
F2



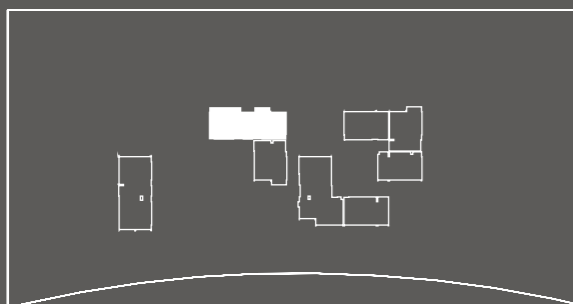
F3



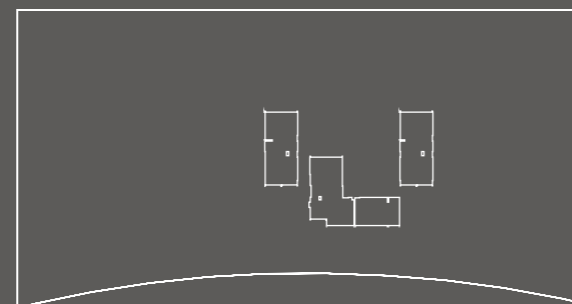
F4



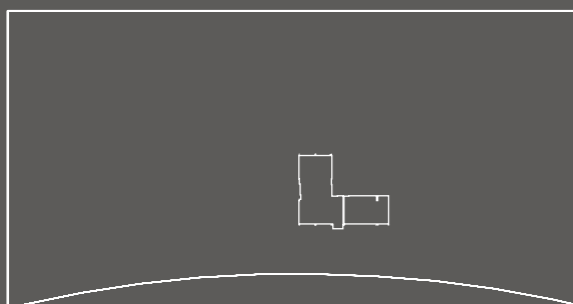
F5



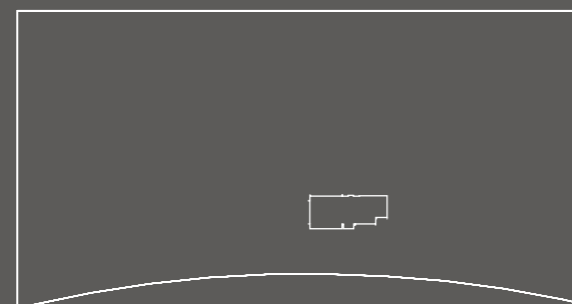
F6



F7



F8



F9

SIMPLEX



TYPE III

TWO-BEDROOM APARTMENT

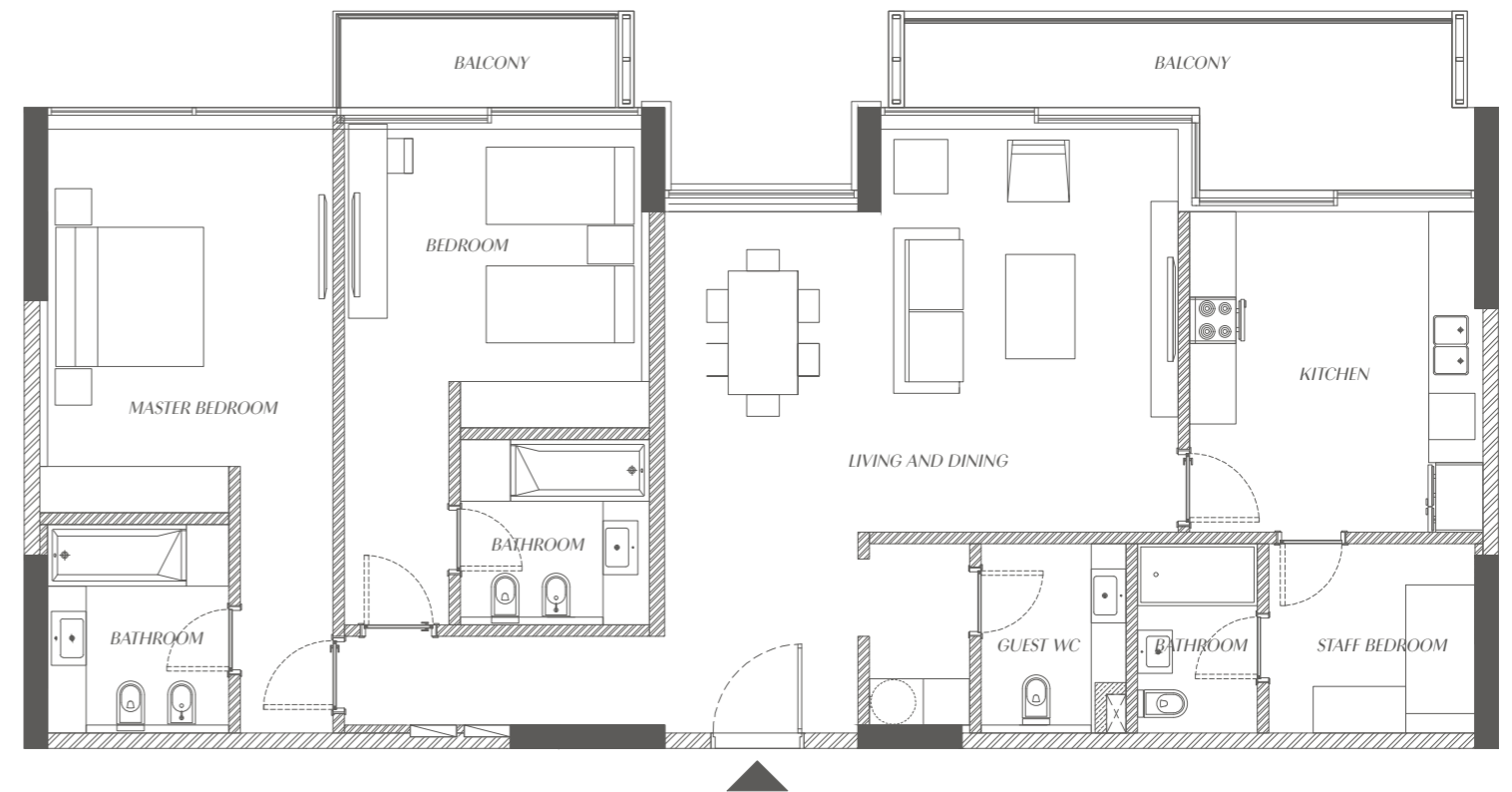
SEVEN UNITS

TYPE III SIMPLEX

STARTING FROM

1,762

SQFT



ENTRANCE
(6.50 M²) 2.50M X 2.60M

GUEST WC
(4.58 M²) 1.87M X 2.45M

LIVING AND DINING
(31.71 M²) 6.65M X 5.22M

KITCHEN
(15.77 M²) 3.80M X 4.15M

BALCONY
(11.56M²) 7.10M X 2.16M

STAFF ROOM
(6.54 M²) 2.67M X 2.45M

MASTER BEDROOM
(16.28 M²) 3.70M X 4.40M

BEDROOM
(14.89 M²) 3.85M X 3.87M

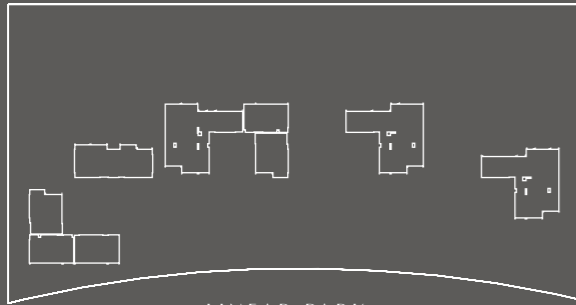
Bathroom
(3.79 M²) 1.55M X 2.45M

Bathroom
(7.68 M²) 2.35M X 3.27M

Bathroom
(5.88 M²) 2.45M X 2.40M

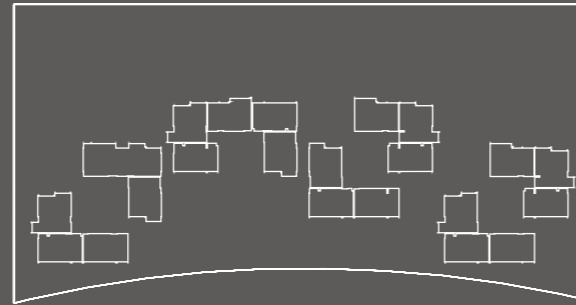
Balcony
(4.09 M²) 3.60M X 1.15M

BEACHFRONT

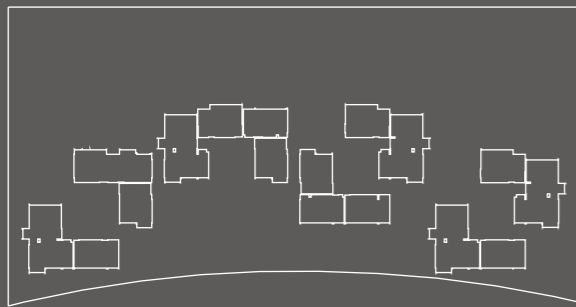


LINEAR PARK

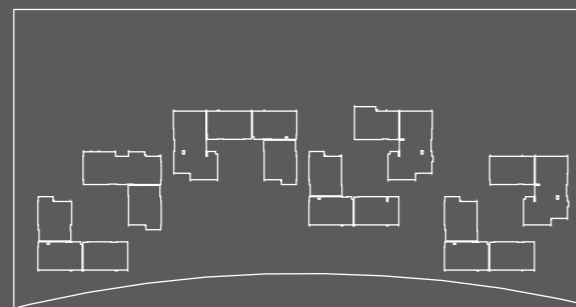
GF



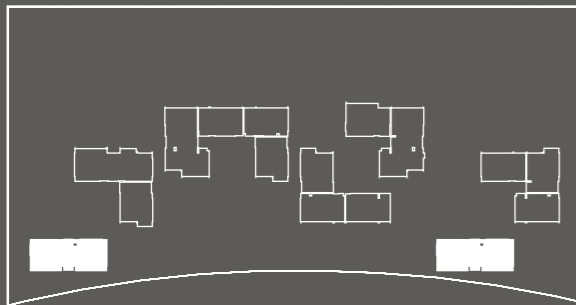
F1



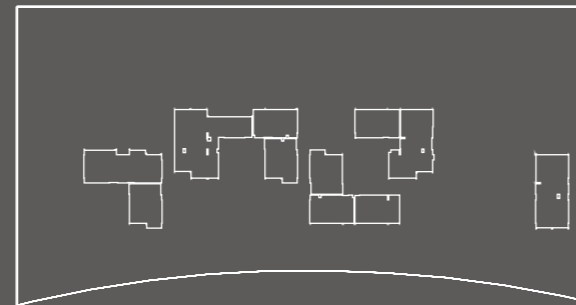
F2



F3



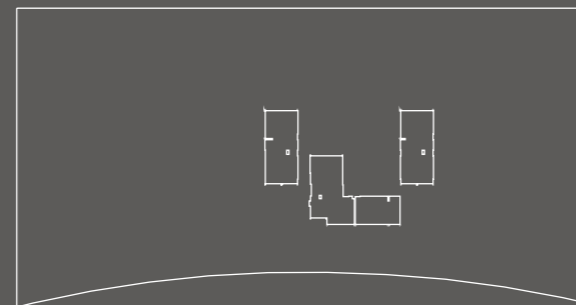
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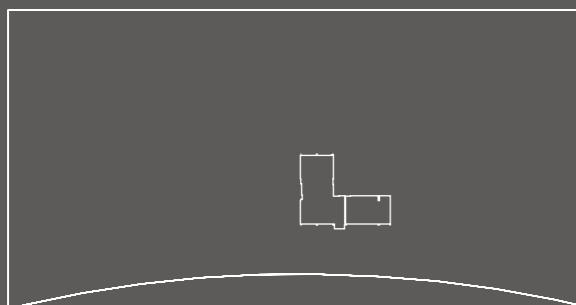
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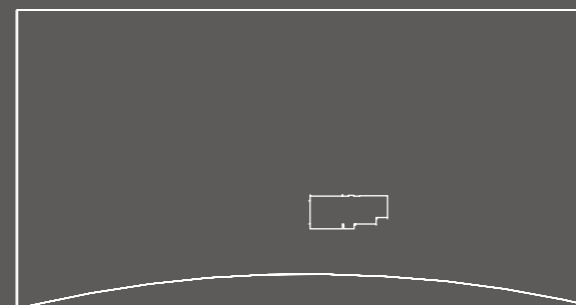
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F7

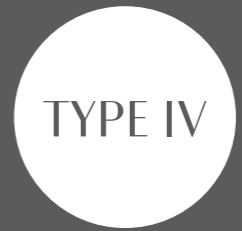


F8



F9

SIMPLEX



TYPE IV

TWO-BEDROOM APARTMENT

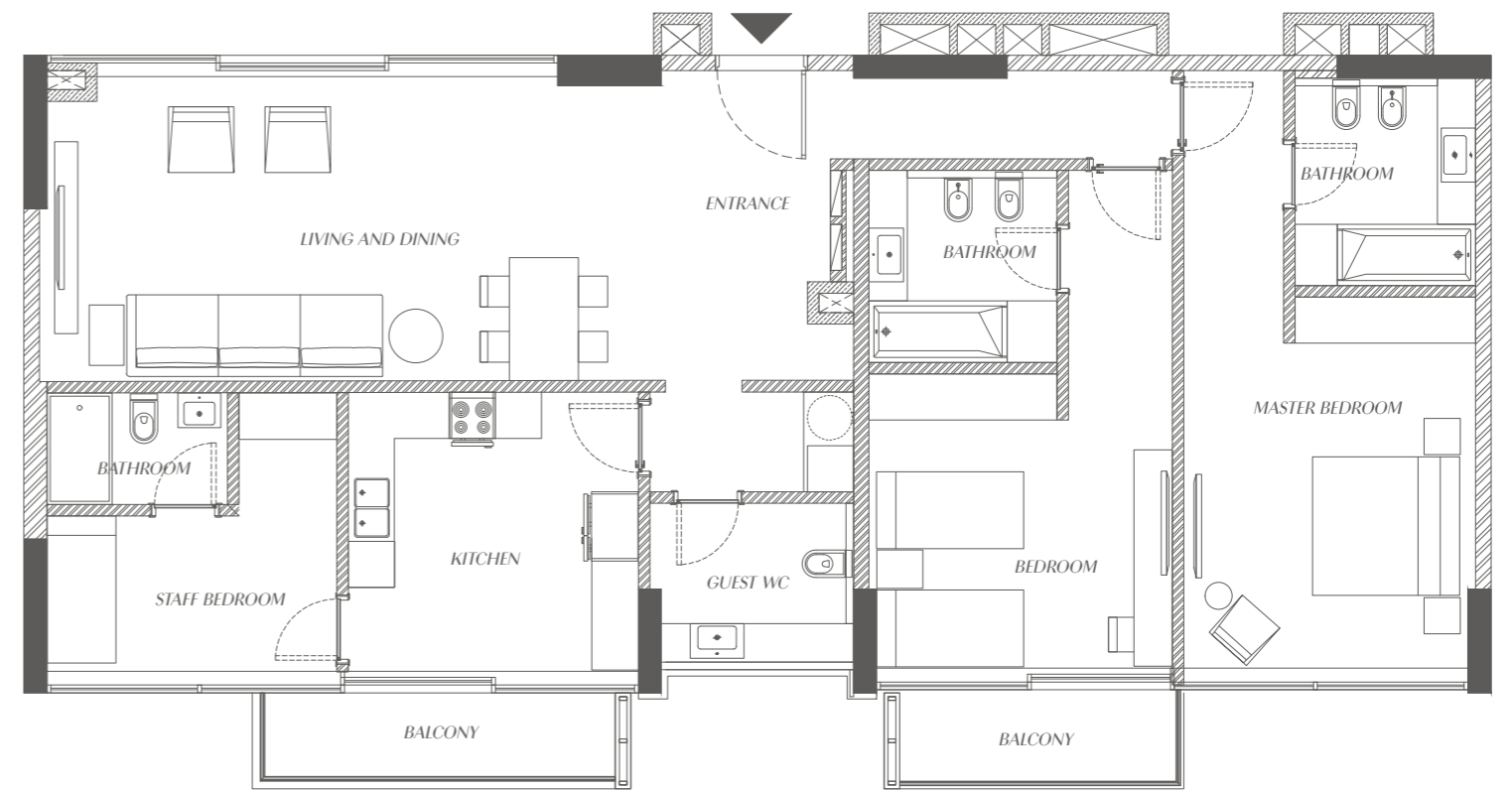
TWO UNITS

TYPE IV SIMPLEX

STARTING FROM

2,700

SQFT



ENTRANCE
(10.0 M²) 2.50M X 4.00M

LIVING AND DINING
(31.60 M²) 8.00M X 3.95M

GUEST WC
(5.15 M²) 2.50M X 2.06M

KITCHEN
(13.64 M²) 3.77M X 3.62M

Balcony
(4.98M²) 4.56M X 1.09M

MASTER BEDROOM
(16.53 M²) 3.80M X 4.35M

BEDROOM
(15.12M²) 3.95M X 3.83M

STAFF ROOM
(7.61 M²) 3.77M X 2.02M

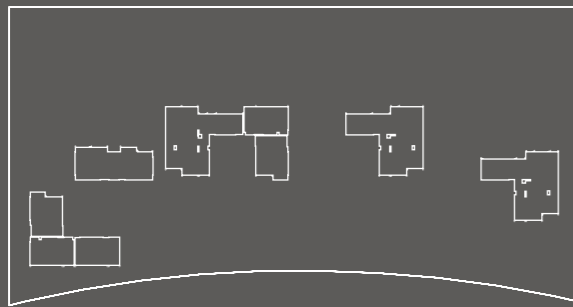
Bathroom
(6.34 M²) 2.35M X 2.70M

Bathroom
(6.12 M²) 2.45M X 2.50M

Bathroom
(3.40 M²) 2.35M X 1.45M

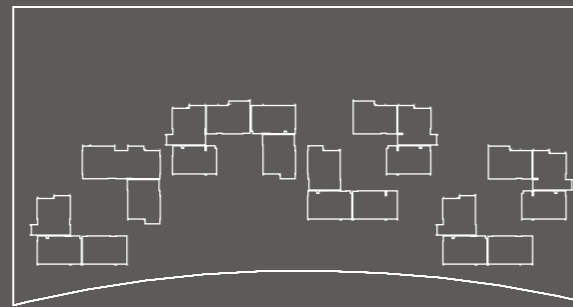
Balcony
(4.14 M²) 3.60M X 1.17M

BEACHFRONT

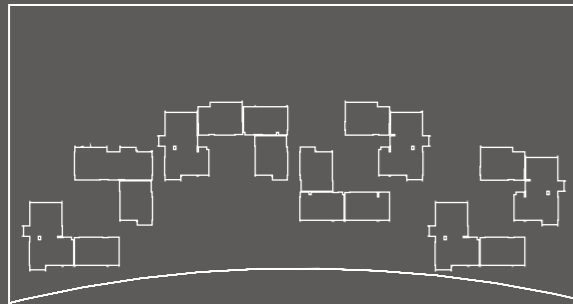


GF

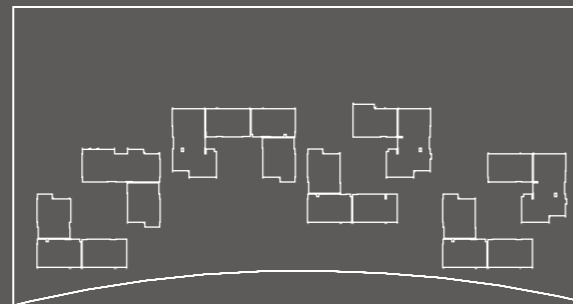
LINEAR PARK



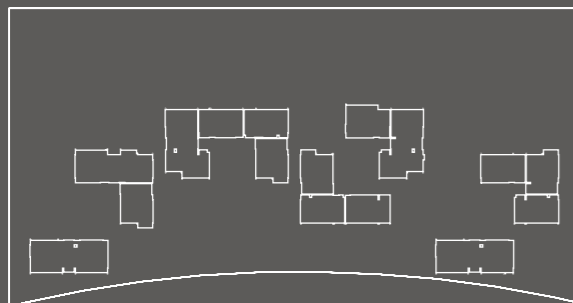
F1



F2



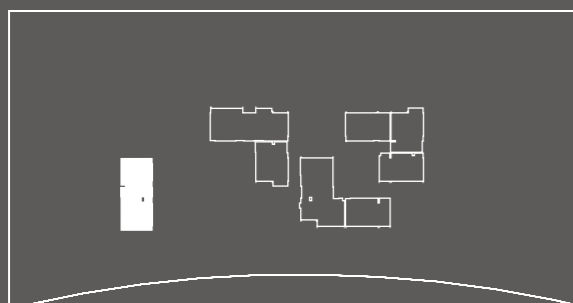
F3



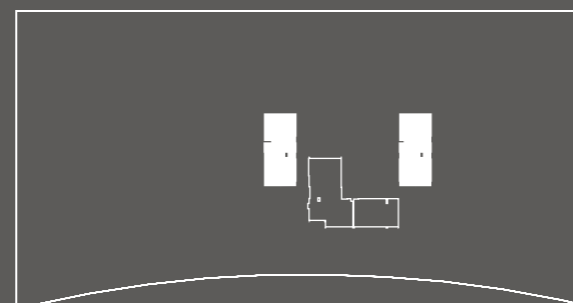
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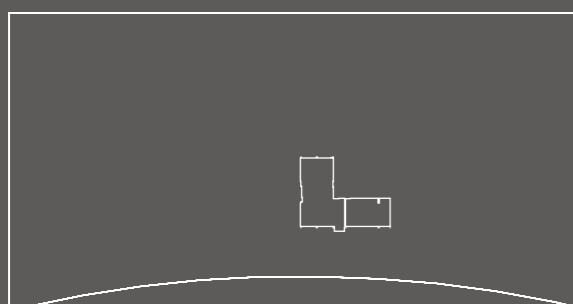
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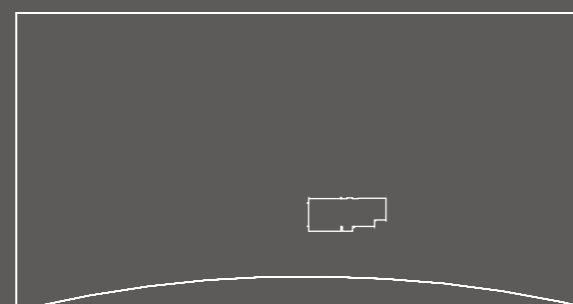
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F7

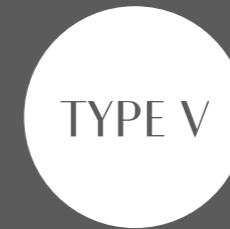


F8



F9

SIMPLEX



TYPE V

TWO-BEDROOM APARTMENT

FOUR UNITS

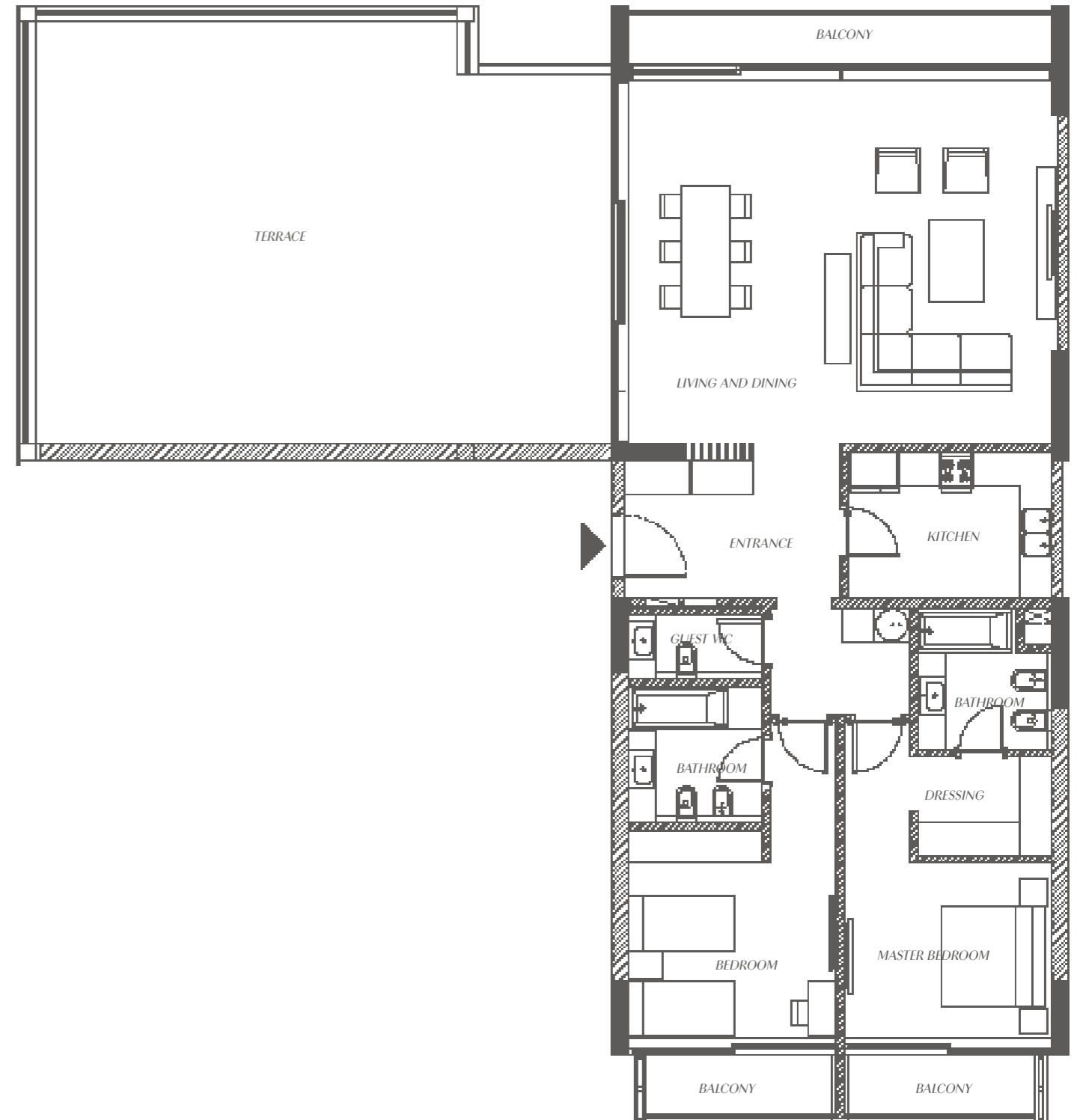
SEALINE RESIDENCE

TYPE II SIMPLEX

STARTING FROM

2,615

SQFT



ENTRANCE
(10.0 M²) 4.00M X 2.50M

GUEST WC
(2.78 M²) 2.42M X 1.15M

KITCHEN
(9.80 M²) 3.70M X 2.65M

LIVING AND DINING
(51.33 M²) 7.72M X 6.65M

MASTER BEDROOM
(12.06 M²) 3.77M X 3.20M

BEDROOM
(14.32 M²) 3.77M X 3.80M

Dressing
(4.33 M²) 2.45M X 1.77M

Bathroom
(6.21 M²) 2.42M X 2.57M

Bathroom
(6.24 M²) 2.45M X 2.55M

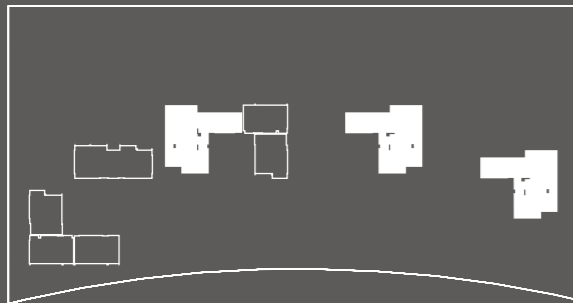
Balcony
(3.70 M²) 3.40M X 1.09M

Balcony
(3.70 M²) 3.39M X 1.09M

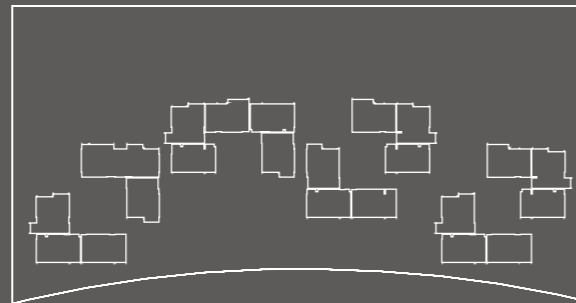
TERRACE
(80.58M²) 10.65M X 7.77M

Balcony
(7.01M²) 7.70M X 0.91M

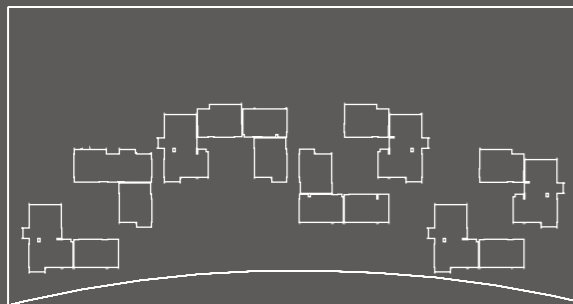
BEACHFRONT



GF



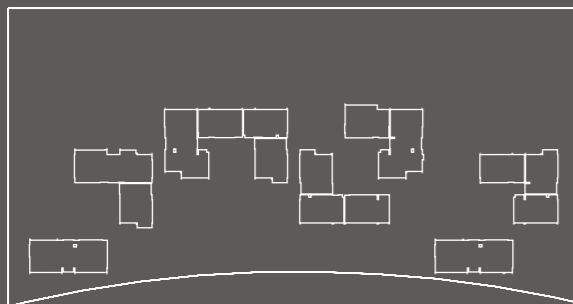
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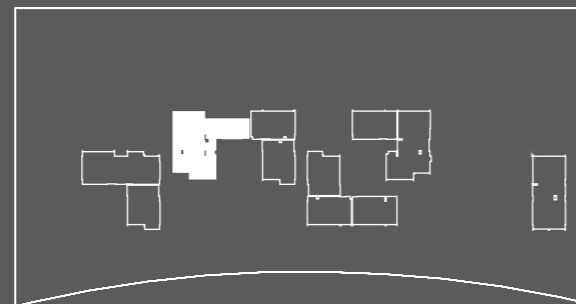
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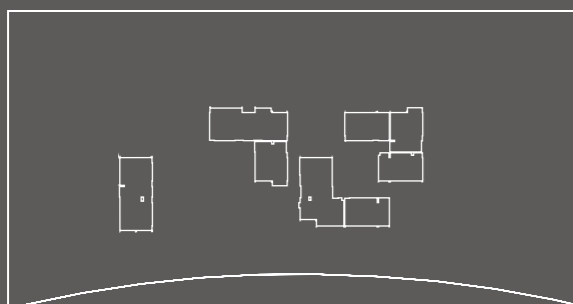
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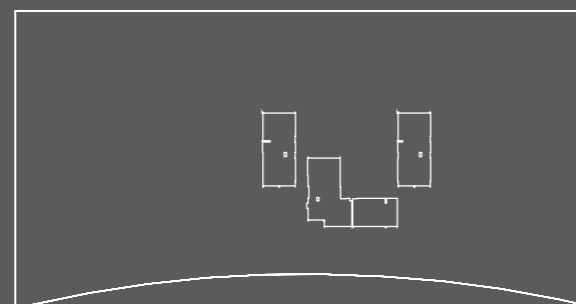
F4



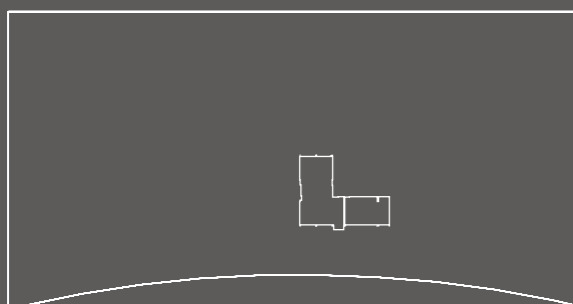
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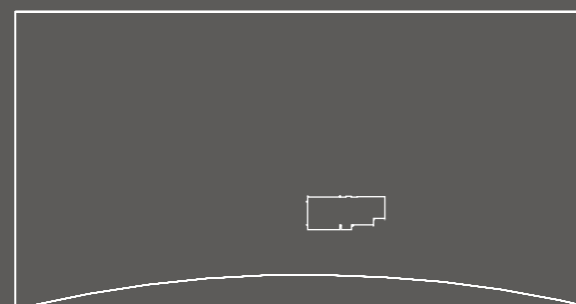
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F7

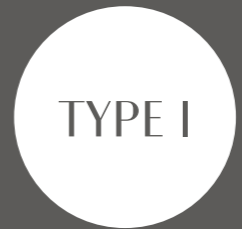


F8



F9

SIMPLEX



TYPE I

THREE-BEDROOM APARTMENT

FOUR UNITS

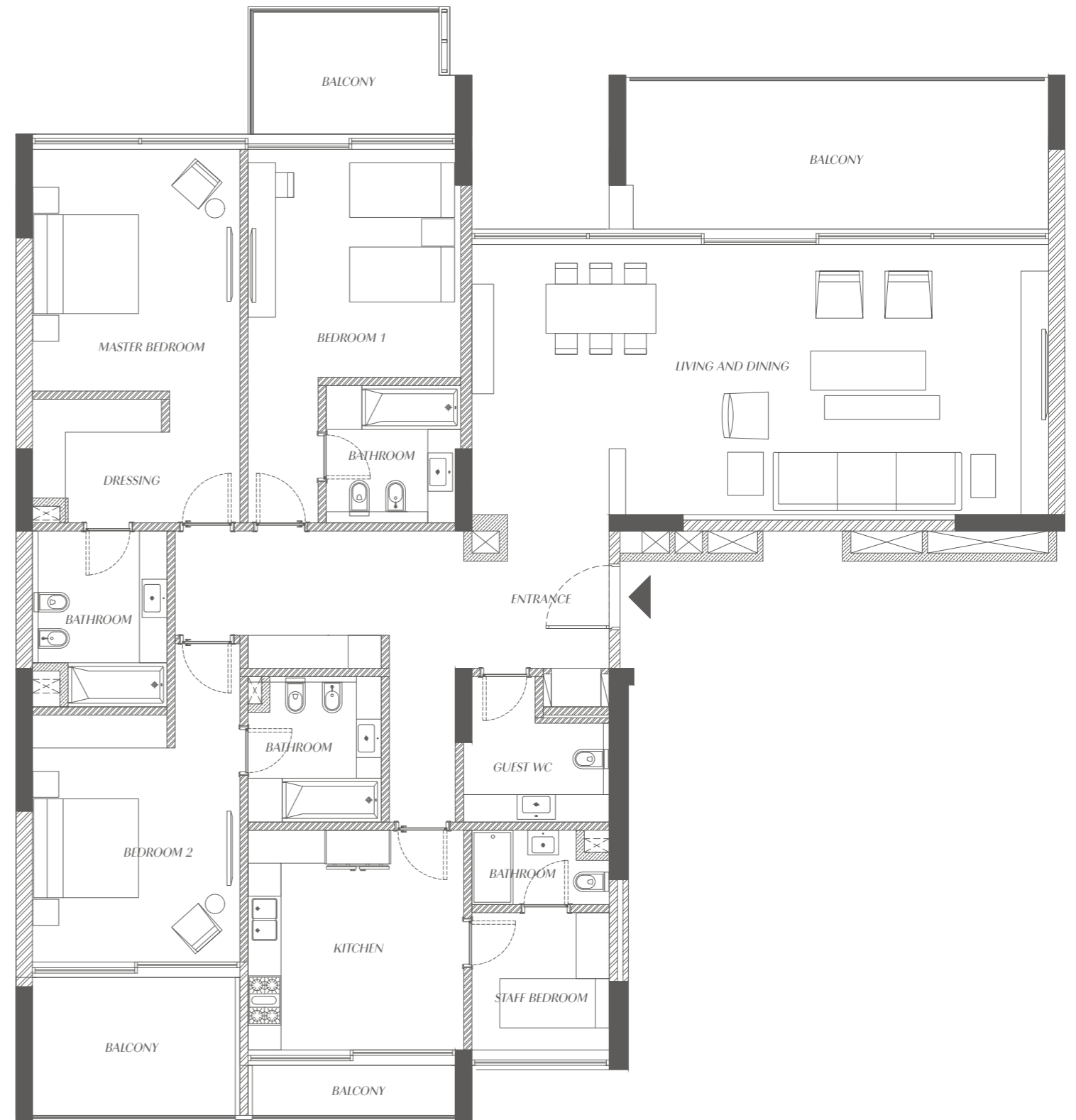
SEALINE RESIDENCE

TYPE I SIMPLEX

STARTING FROM

2,757

SQFT



ENTRANCE
(21.04 M²) 7.90M X 1.90M

GUEST WC
(5.69 M²) 2.65M X 1.95M

LIVING AND DINING
(51.66 M²) 10.50M X 4.92M
Balcony
(20.31 M²) 7.54M X 2.70M

KITCHEN
(15.68M²) 4.00M X 3.92M
Balcony
(3.29 M²) 3.61M X 0.91M

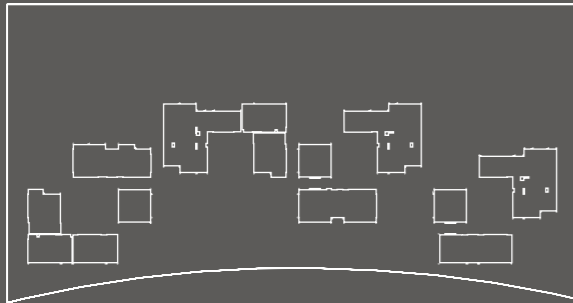
MASTER BEDROOM
(16.58 M²) 3.77M X 4.40M
Dressing
(5.28 M²) 2.35M X 2.25M
Bathroom
(7.32 M²) 2.45M X 3.20M

BEDROOM 1
(16.06 M²) 3.87M X 4.15M
Bathroom
(5.87 M²) 2.35M X 2.50M
Balcony
(7.73 M²) 3.60M X 2.22M

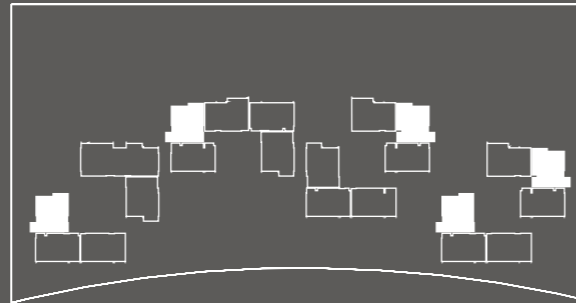
BEDROOM 2
(16.96 M²) 3.77M X 4.50M
Bathroom
(6.41 M²) 2.42M X 2.65M
Balcony
(9.07 M²) 3.61M X 2.51M

STAFF BEDROOM
(6.25M²) 2.50M X 2.50M
Bathroom
(3.37 M²) 2.50M X 1.35M

BEACHFRONT

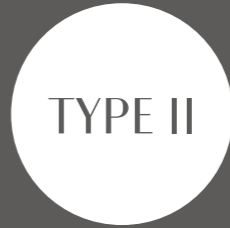


GF

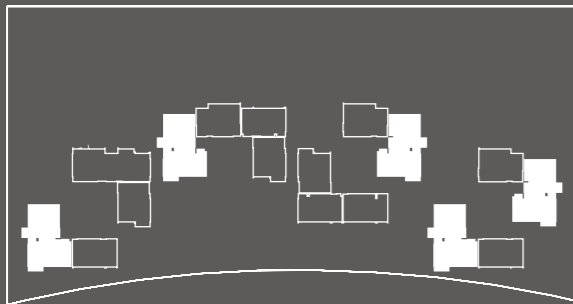


F1

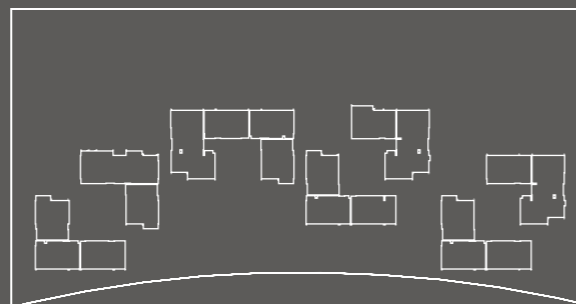
DUPLEX



TYPE II



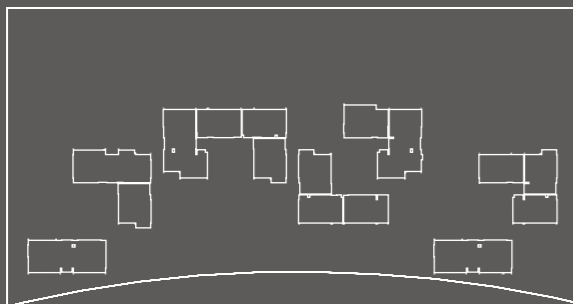
F2



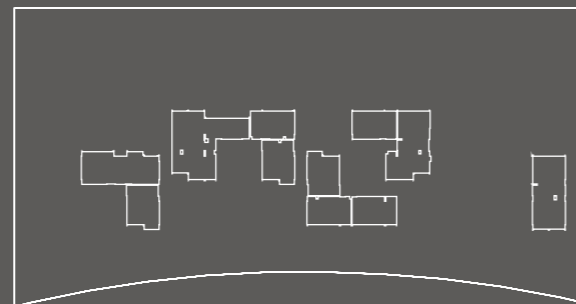
F3

THREE-BEDROOM APARTMENT

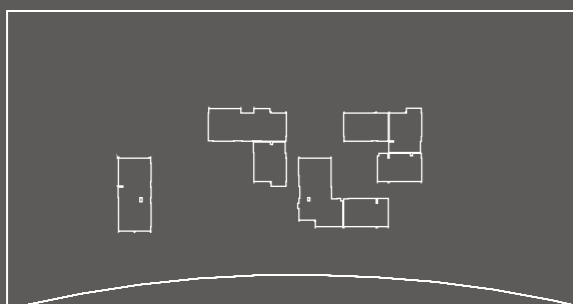
FIVE UNITS



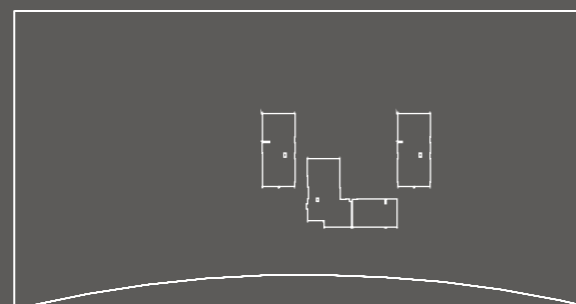
F4



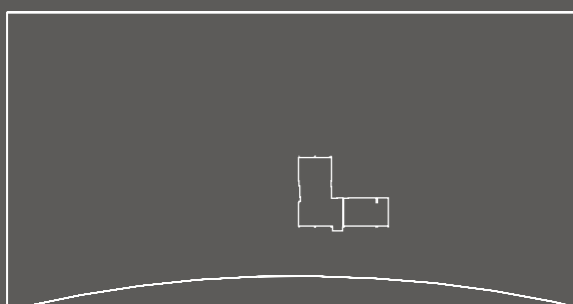
F5



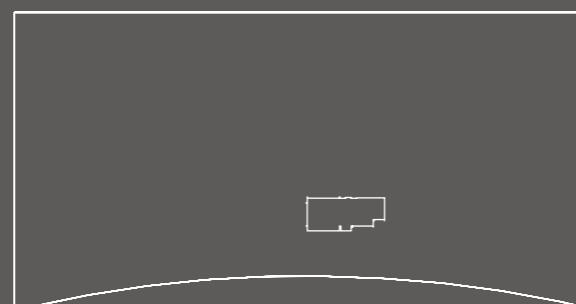
F6



F7



F8



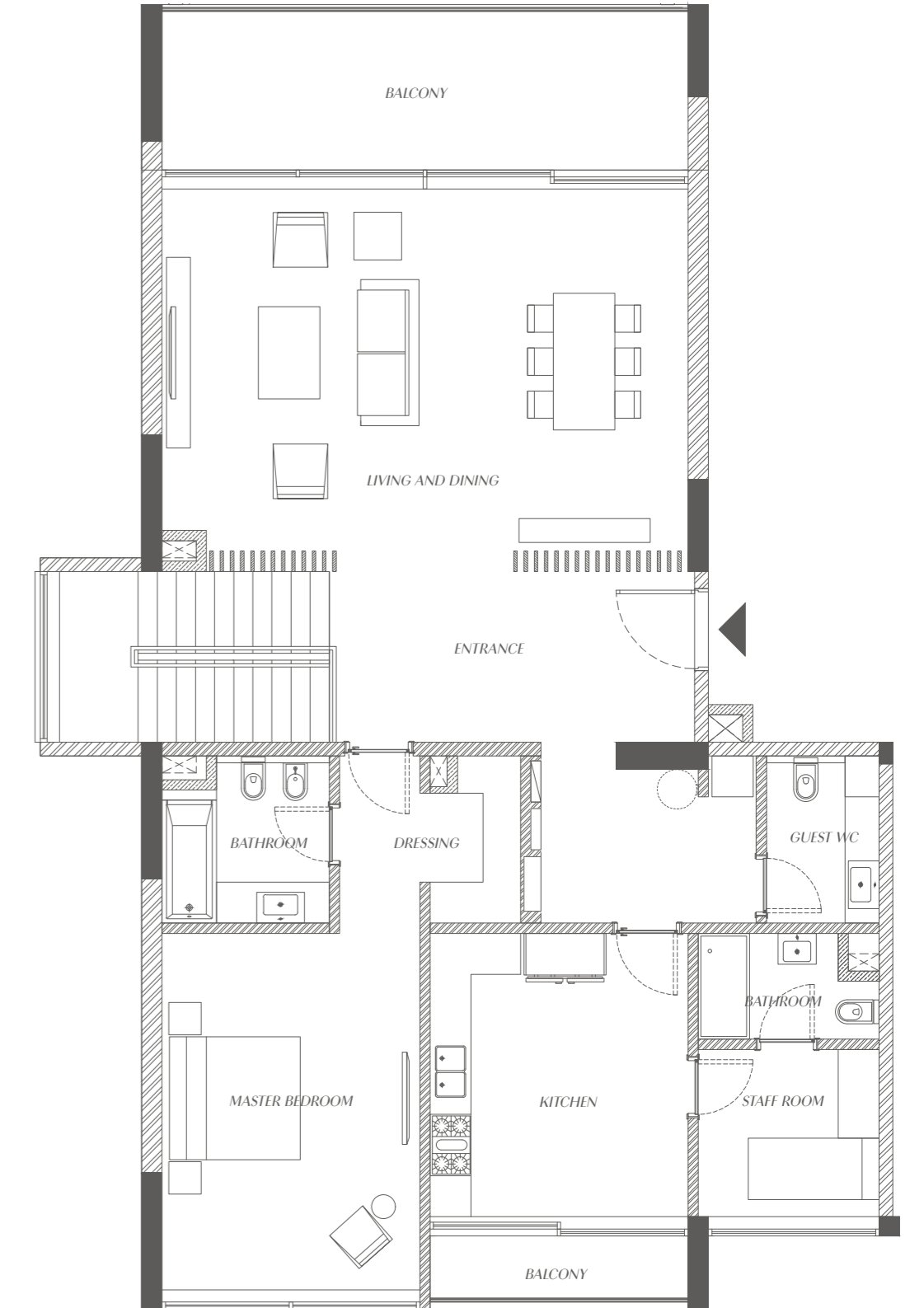
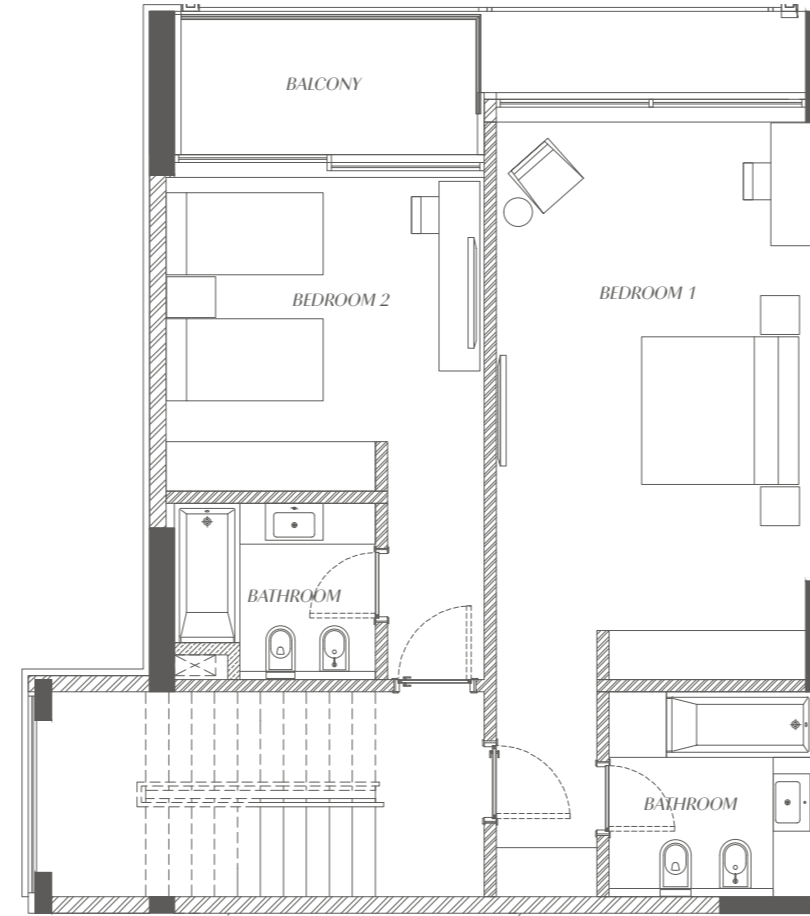
F9

**TYPE II
DUPLEX**

STARTING FROM

2,794

SQFT

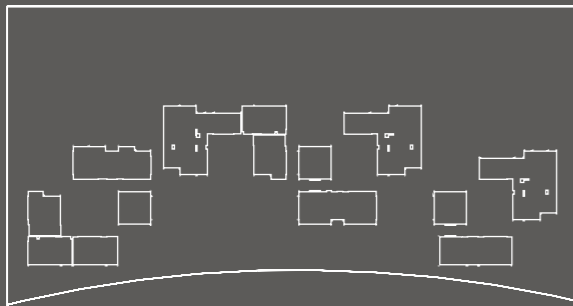


| | | | |
|---|---|---|--|
| ENTRANCE (13.37 M ²) 5.35M X 2.50M | GUEST WC (4.04 M ²) 1.65M X 2.45M | LIVING AND DINING (41.07 M ²) 7.75M X 5.30M Balcony (17.49M ²) 7.54M X 2.32M | KITCHEN (15.64M ²) 3.77M X 4.15M Balcony (5.60 M ²) 2.65M X 1.35M |
| MASTER BEDROOM (19.67M ²) 3.77M X 5.22M Dressing (3.35 M ²) 1.37M X 2.45M Bathroom (5.60 M ²) 2.45M X 2.45M | BEDROOM 1 (25.63M ²) 3.77M X 6.80M Bathroom (6.37 M ²) 2.55M X 2.50M | BEDROOM 2 (15.36M ²) 3.92M X 3.92M Bathroom (5.02 M ²) 2.45M X 2.05M Balcony (5.92 M ²) 3.60M X 1.63M | STAFF BEDROOM (7.02M ²) 2.65M X 2.65M Bathroom (3.37 M ²) 2.50M X 1.35M |

TYPE II - DUPLEX
LOWER LEVEL

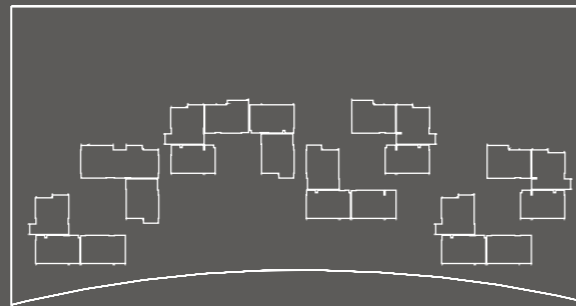
TYPE II - DUPLEX
UPPER LEVEL

BEACHFRONT



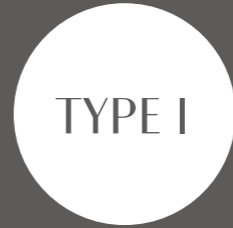
GF

LINEAR PARK

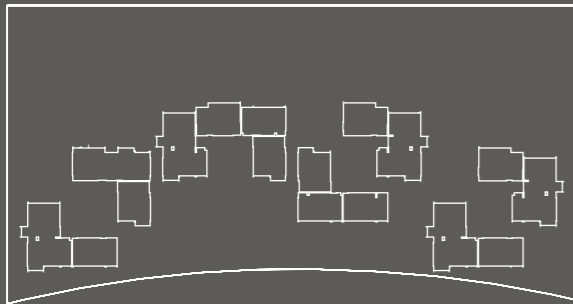


F1

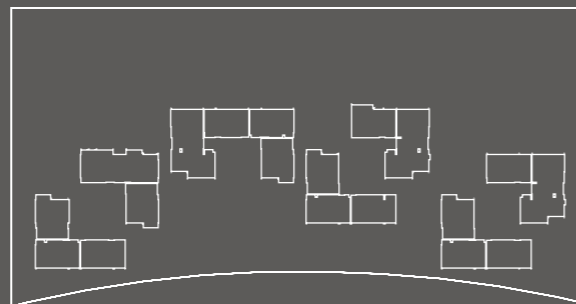
DUPLEX



TYPE I

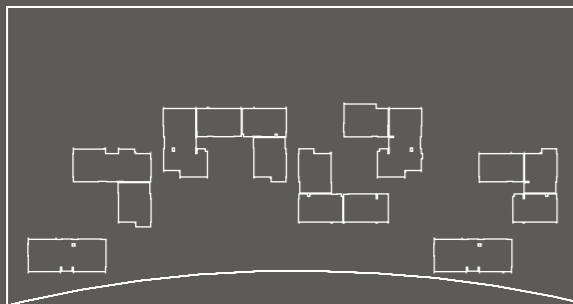


F2



F3

FOUR-BEDROOM APARTMENT

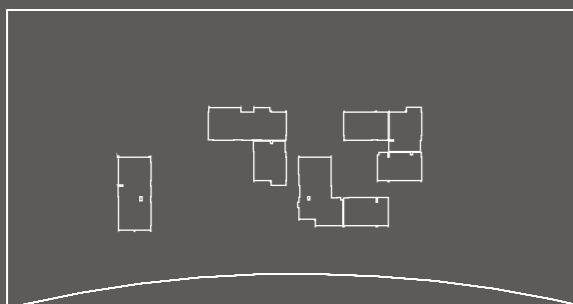


F4

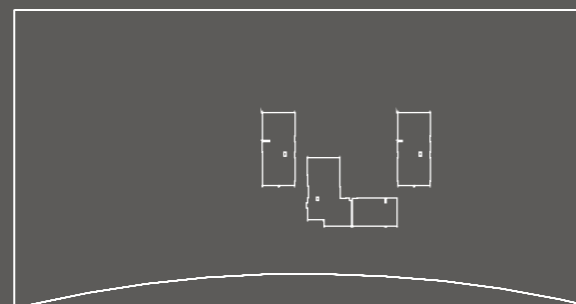


F5

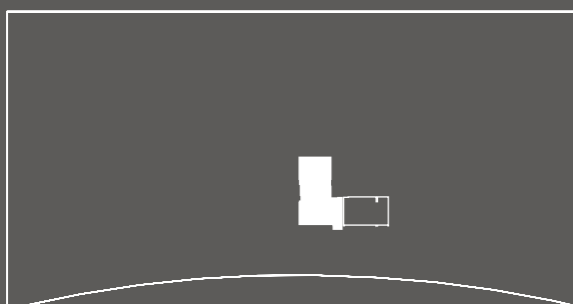
ONE UNIT



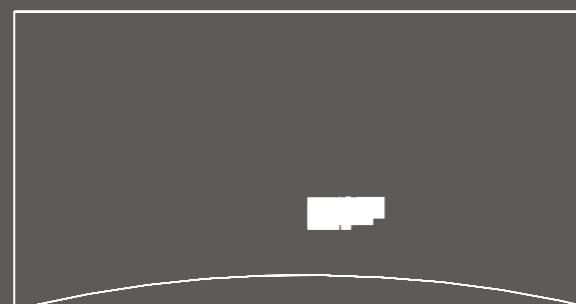
F6



F7



F8



F9

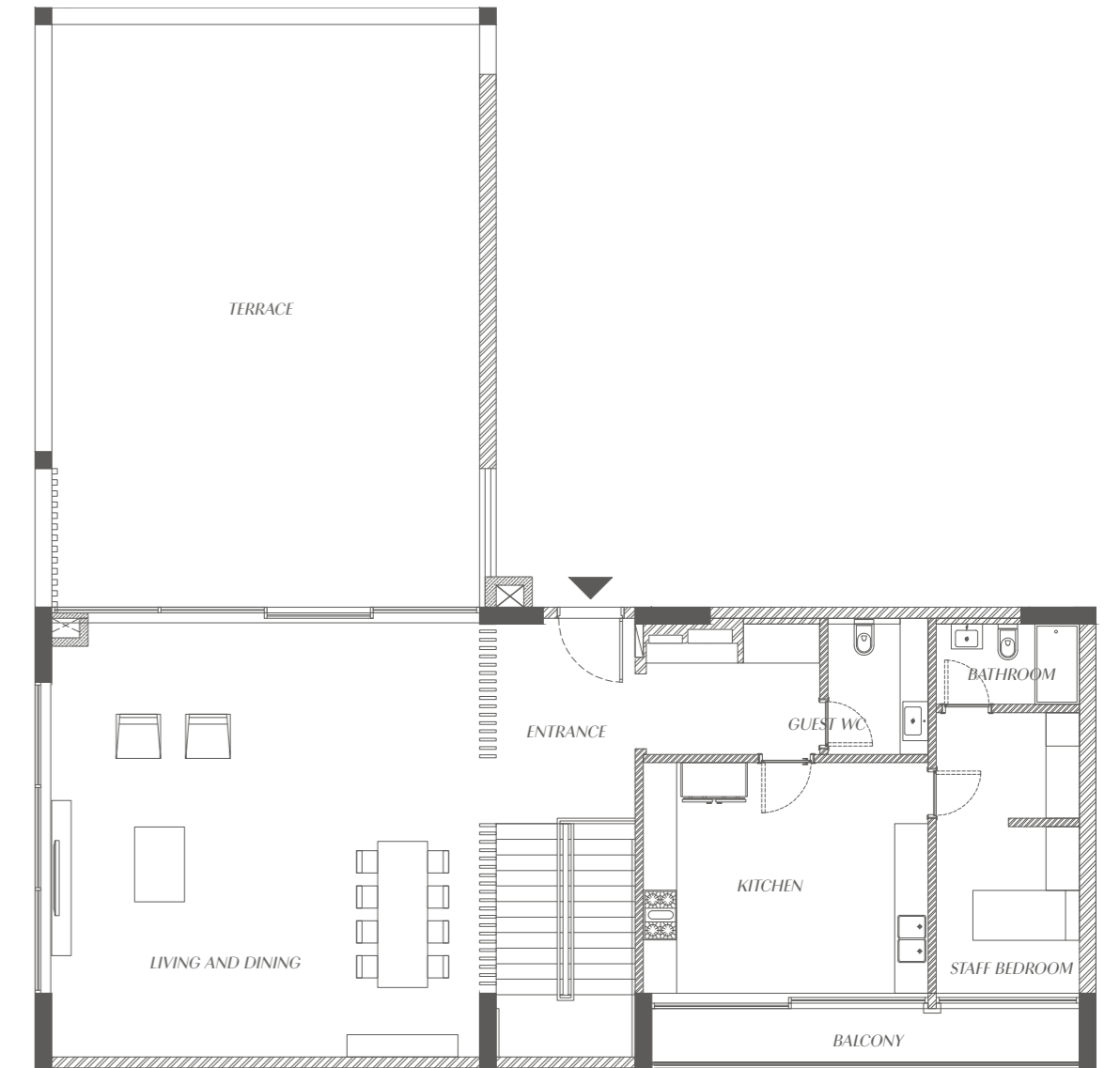
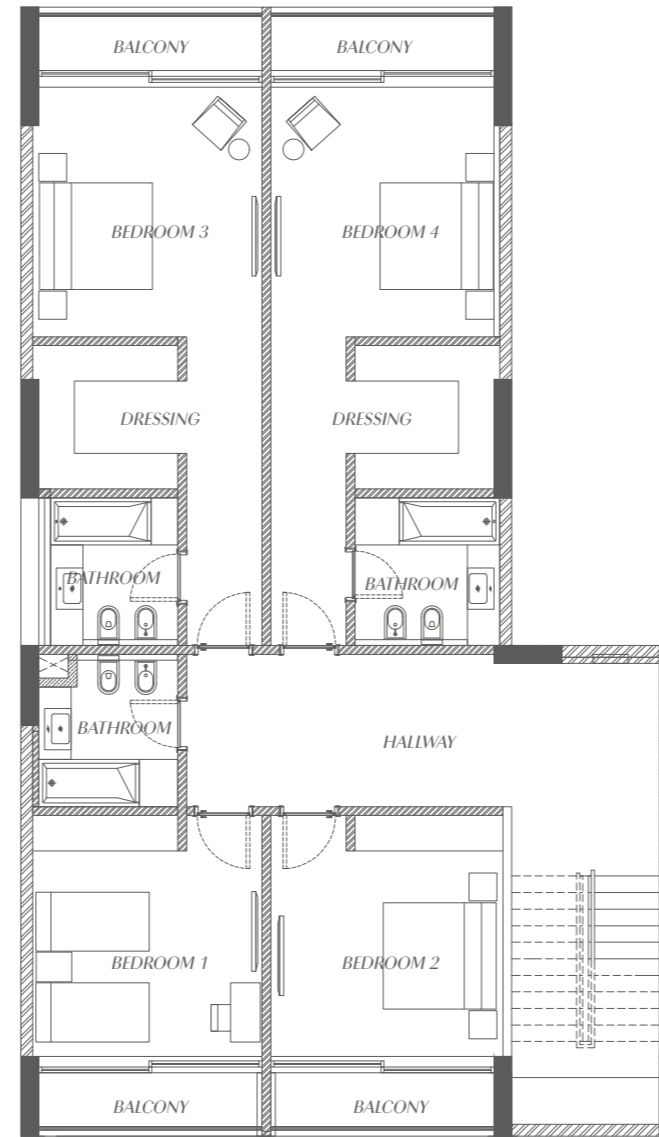
SEALINE RESIDENCE

TYPE V
DUPLIX

STARTING FROM

4,483

SQFT



| | | | | |
|--|--|---|---|---|
| ENTRANCE (9.25 M ²) 2.50M X 3.70M | GUEST WC (4.41 M ²) 1.80M X 2.45M | LIVING AND DINING (60.21M ²) 7.70M X 7.82M Terrace (80.53 M ²) 7.62M X 10.50M | KITCHEN (21.24 M ²) 5.12M X 4.15M Balcony (7.24 M ²) 7.54M X 0.96M | STAFF BEDROOM (7.71M ²) 2.57M X 3.00M Bathroom (3.98M ²) 2.57M X 1.55M |
| BEDROOM 1 (15.87M ²) 3.90M X 4.07M Balcony (3.36 M ²) 3.61M X 0.91M | BEDROOM 2 (15.87M ²) 3.90M X 4.07M Balcony (3.29 M ²) 3.61M X 0.91M | BEDROOM 3 (15.90M ²) 3.77M X 4.22M Bathroom (5.62M ²) 2.25M X 2.50M Dressing (5.68M ²) 2.35M X 2.42M Balcony (3.38M ²) 3.70M X 0.92M | BEDROOM 4 (15.90M ²) 3.77M X 4.22M Bathroom (5.62M ²) 2.25M X 2.50M Dressing (5.68M ²) 2.35M X 2.42M Balcony (3.38M ²) 3.70M X 0.92M | HALLWAY (23.12M ²) 8.00M X 2.58M Bathroom (6.03M ²) 2.35M X 2.57M |

TYPE I - DUPLEX
LOWER LEVEL

TYPE I - DUPLEX
UPPER LEVEL

APARTMENTS SCHEDULE OF FINISHES

LIVING, DINING AND INTERNAL CORRIDORS

- Floors: First choice ceramic full body or approved equal
- Walls: Emulsion paint
- Ceiling: Gypsum board with emulsion paint and spot lighting
- Skirting: First choice ceramic full body or approved equal

BEDROOMS AND DRESSING ROOMS

- Floors: First choice ceramic full body or approved equal
- Walls: emulsion paint
- Ceiling: Gypsum board with emulsion paint and spot lighting
- Skirting: First choice ceramic full body or approved equal

KITCHEN

- Floors: First choice ceramic full body or approved equal
- Walls: Split between first choice ceramic full body or approved equal and hygiene-waterborne paint
- Ceiling: Gypsum board with emulsion paint and spot lighting
- Cabinets: Solid frame and panel, melamine interiors and choice of veneer or approved equal
- Counter tops: Granite counter tops with stainless steel sink and pull-out mixer with backsplash or approved equal

BATHROOMS

- Floors: First choice ceramic full body or approved equal
- Walls: Split between first choice ceramic full body or approved equal and hygiene-waterborne paint
- Ceiling: Gypsum board with emulsion paint and spot lighting
- Fixtures and fittings: European or approved equal.

BALCONIES AND TERRACES

- Floors: First choice ceramic full body or approved equal
- Walls and ceiling: As per the building external finish

DOORS

- Entrance door: solid timber, painted or approved equal
- Other doors: solid frames, painted or approved equal
- Ironmongery: chrome or stainless steel or approved equal

AIR-CONDITIONING

- Chiller, VRF, DX A/C system controlled through thermostats or approved equal

LIGHT FITTING

- LED spot lights in living areas and bedrooms or approved equal
- Single bulb(s) to living spaces to enable individual owners future selection
- LED lights to kitchen, bathrooms and corridor areas or approved equal

WINDOWS

- Frames: aluminum finish or approved equal
- Glass: Double glazing

TELECOMMUNICATIONS

- Fiber optic to home technology

FACT SHEET

PROJECT FEATURES

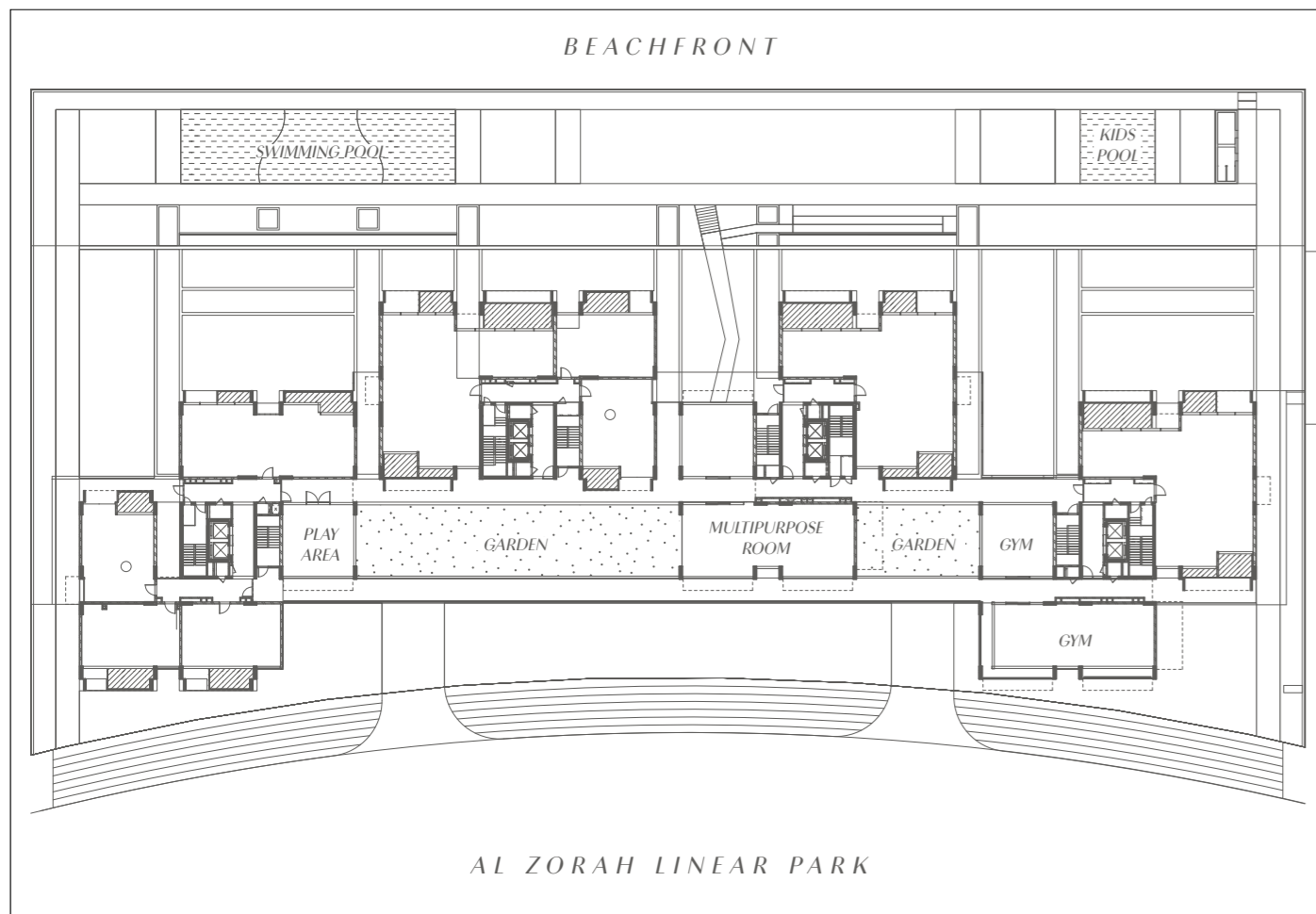
- Community access with a private and secure entrance
- 24-hour security with CCTV coverage
- Full landscaping for common areas
- Ample pedestrian walkways
- Private beach access
- Community pool
- Community gym
- Community retail
- Playroom and multipurpose room
- Children playground
- Lavish lobby entrances
- Basement parking
- 10-km professional cycling track within the development
- Walking distance to the upcoming Al Zorah Beach Club
- Walking distance to The Oberoi Beach Resort, Al Zorah

In proximity to the Al Zorah championship 18-hole golf course, Al Zorah marinas, and the Zoya Health & Wellness Resort

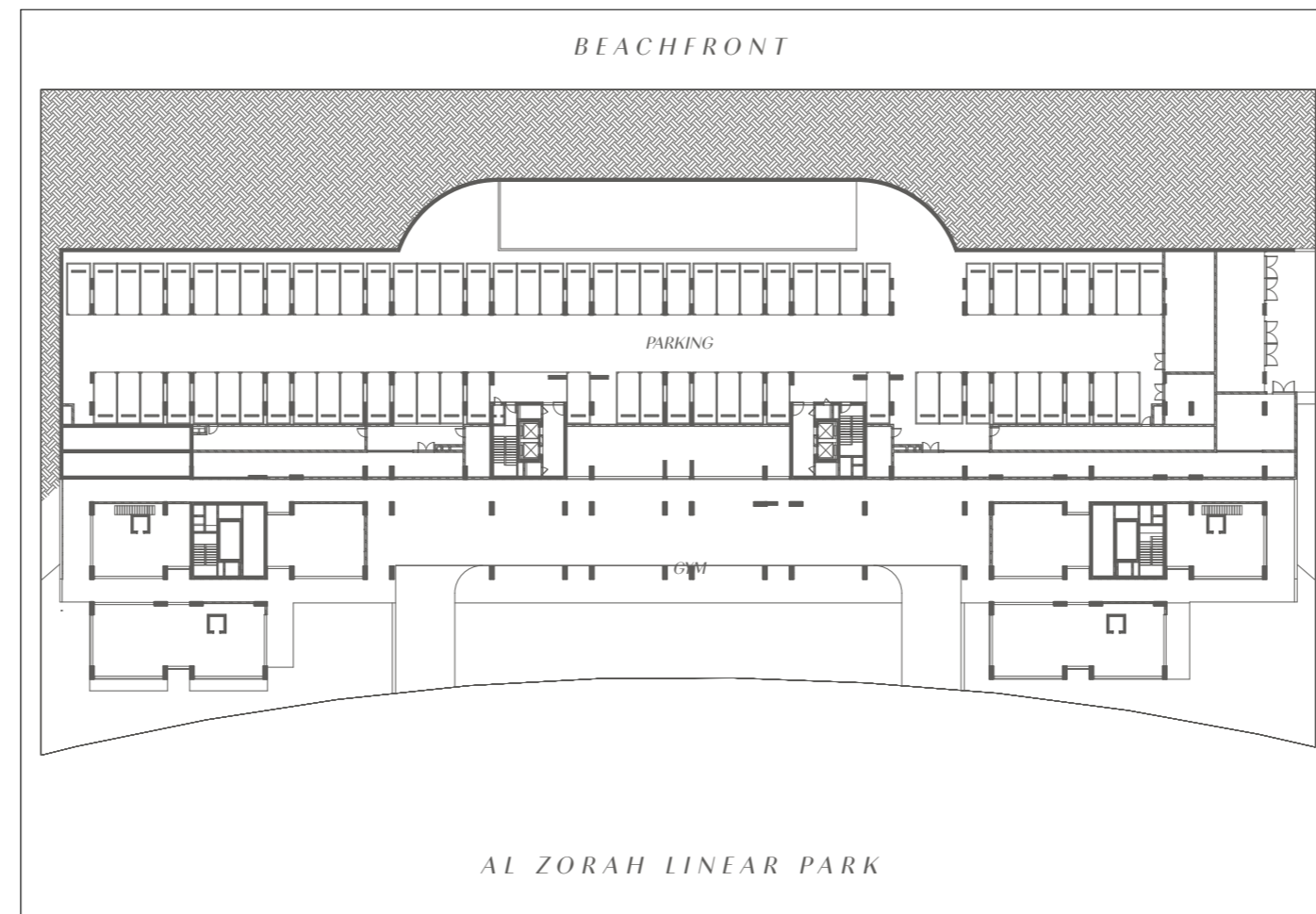
APARTMENT FEATURES

- Modern spacious living and dining space with panoramic sea or linear park views
- Fitted kitchen and bathrooms
- Master bedrooms come with en-suite naturally ventilated bathrooms and fitted cupboards
- Service area including a staff room and bathroom (two, three, and four-bedroom apartments)
- Spacious terraces and balconies
- Lush green space for garden apartments and a penthouse

GROUND FLOOR



LOWER GROUND ONE



LOWER GROUND TWO

