



BINAA AL BAHRAIN POWERED BY EAGLE HILLS

As an Abu Dhabi-based private real estate investment and development company, Eagle Hills leverages its financial strength, expertise, and extensive global relationships to drive the creation of large-scale, master-planned communities. Binaa Al Bahrain, powered by Eagle Hills, embodies this vision by delivering transformative developments that shape the future of urban living in the Kingdom of Bahrain.



EAGLE HILLS GLOBAL PRESENCE

JORDAN	الأردن
Marsa Zayed	مرسى زايد
The St. Regis Amman	سانت ريجس عمّان
Saraya Aqaba	سرايا العقبة
W Amman	فندق W عمّان

CROATIA	كرواتيا
Zagreb	زغرب

SERBIA	صربيا
Belgrade Waterfront	بلغراد واترفرونت

MOROCCO	المغرب
La Marina Morocco	لامارينا
La Bahia Blanca	لاباهيا بلانكا
Rabat Square	الرباط سكوير
Tanja Waterfront	طنجة واترفرونت

ALBANIA	ألبانيا
Durres	دوريس



الحضور العالمي لايجل هيلز

BAHRAIN	البحرين
Marassi Al Bahrain	مراسي البحرين
Bayview	بي فيو

UAE	الإمارات العربية المتحدة
Fujairah Beach	شاطئ الفجيرة
Kalba Waterfront	واجهة كلباء
Maryam Island	جزيرة مريم
Palace Al Khan	بالاس الخان
Address Residences Fujairah	العنوان ريزيدنسز الفجيرة

OMAN	عمان
Mandarin Oriental	ماندارين أوريينتال

EGYPT	مصر
Soul	سول

ETHIOPIA	إثيوبيا
La Gare	لا غار



OVERVIEW



489

APARTMENTS



4

RESIDENTIAL BUILDING



15 mins

FROM THE BAHRAIN
INTERNATIONAL AIRPORT



CANAL

VIEW



HEART

OF MANAMA



BAYVIEW
BINAA

A SEAMLESS BLEND OF LUXURY AND COMMUNITY

Set within the dynamic waterfront district of Bahrain Bay, this landmark development introduces a new era of community-focused living. Designed as a collection of four architecturally harmonious buildings, the project offers a seamless connection between urban energy and seaside serenity. With the city skyline on one side and the open sea on the other, it stands as a bold expression of modern design, premium quality, and thoughtfully integrated spaces — all created to foster a sense of belonging and elevated everyday living.



BAYVIEW
BINAA

WHERE WATERFRONT TRANQUILITY MEETS CITY SOPHISTICATION

Nestled between sweeping water views and the vibrant pulse of the capital, this distinctive new address captures the essence of modern living in Bahrain. Thoughtfully positioned to offer both serenity and connectivity, it places residents moments away from premier cultural, commercial, and leisure destinations. With the airport just fifteen minutes away and the city's dynamic heart within easy reach, this is more than a place to live – it's a lifestyle defined by elegance, access, and effortless movement.

UNIT MIX

Unit Description	Range Total Areas (sqm)	Car Park	No of Units
1 bedroom	67-90 sqm	1	205
2 bedroom	105-150 sqm	2	203
3 bedroom	139-367 sqm	2	76





FLOOR PLANS

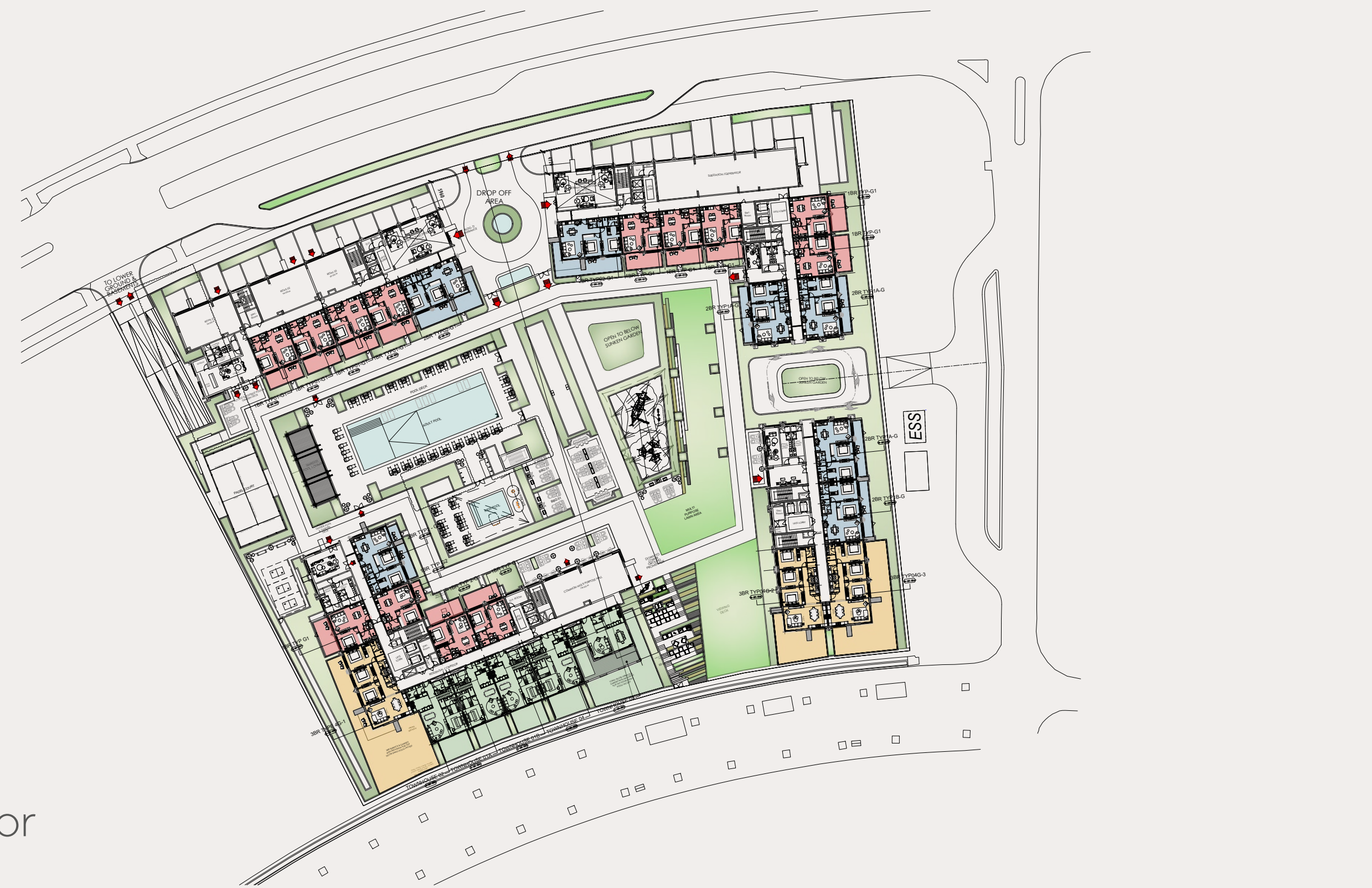
Disclaimer: 1. All room dimensions are measured to structural elements and exclude all finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. The attached plans are for marketing purposes only. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. The suite area is measured as the area bounded by the centrelines of demising of party walls separating one unit from another unit, the centreline surface of the exterior walls, and the centreline surface of the corridor wall enclosing and abutting the Unit. 6. The balcony area is measured as the area bounded by the inner face of a solid masonry demising or party walls separating one unit from another unit, the centreline of the enclosing guard and the centreline of the suite abutting the balcony. Where a balcony is split to service two adjacent units and the split is constructed using a glazed panel, the balcony area of each unit is measured to the centreline of the glazed panel. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level.

LEGEND

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

Keyplan





Ground Floor



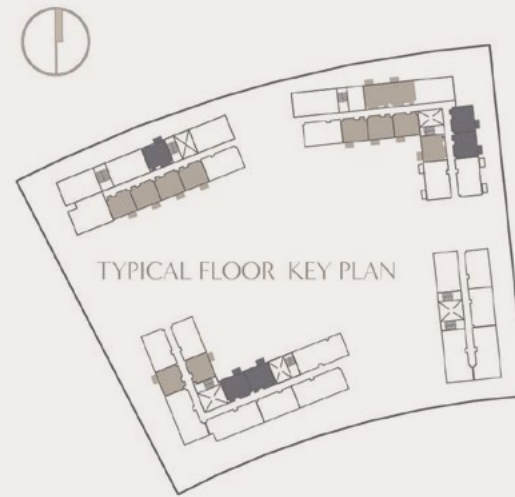
Level 2

ONE BEDROOM TYPE 01

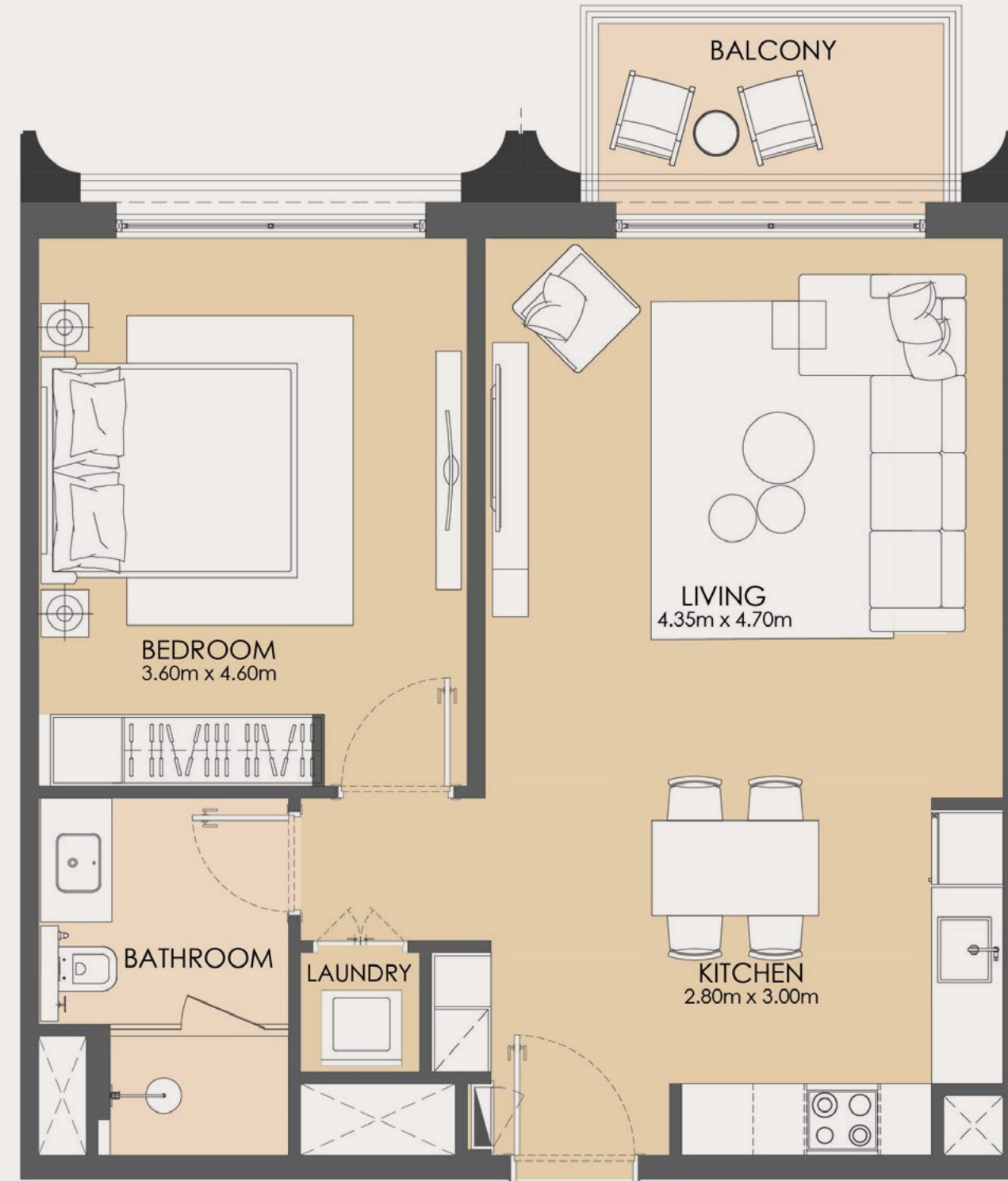
SUITE AREA 62.30 sqm

BALCONY AREA 4.40 sqm

TOTAL AREA 66.70 sqm



■ DISPLAYED FLOOR PLAN
■ MIRRORED FLOOR PLAN

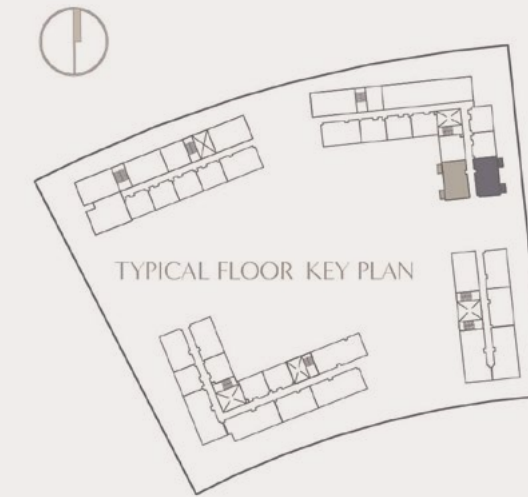


TWO BEDROOM TYPE 01-A

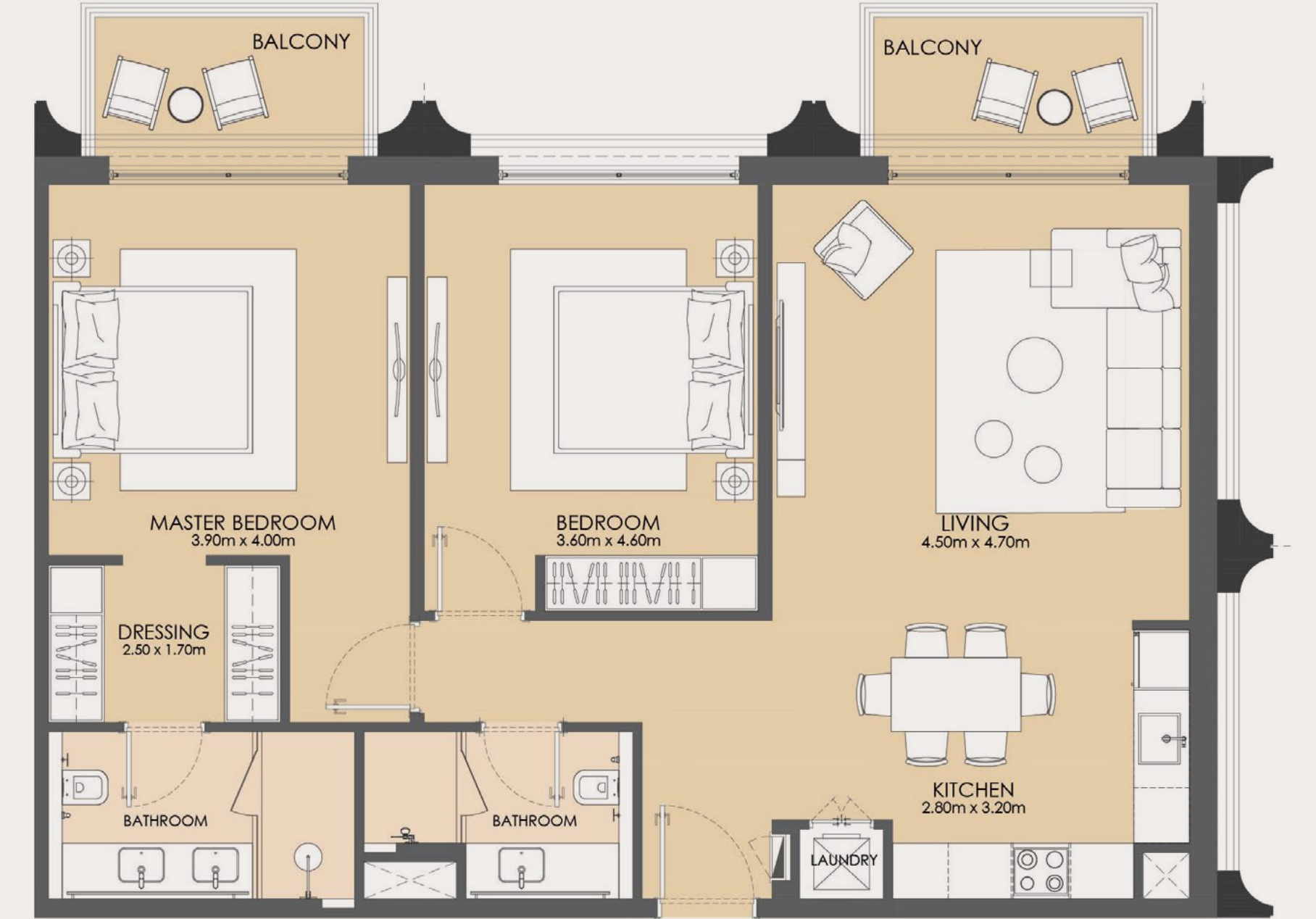
SUITE AREA 95.00 sqm

BALCONY AREA 8.80 sqm

TOTAL AREA 103.80 sqm

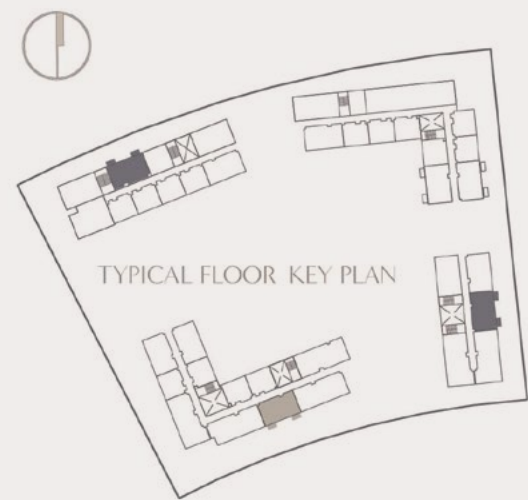


■ DISPLAYED FLOOR PLAN
■ MIRRORED FLOOR PLAN

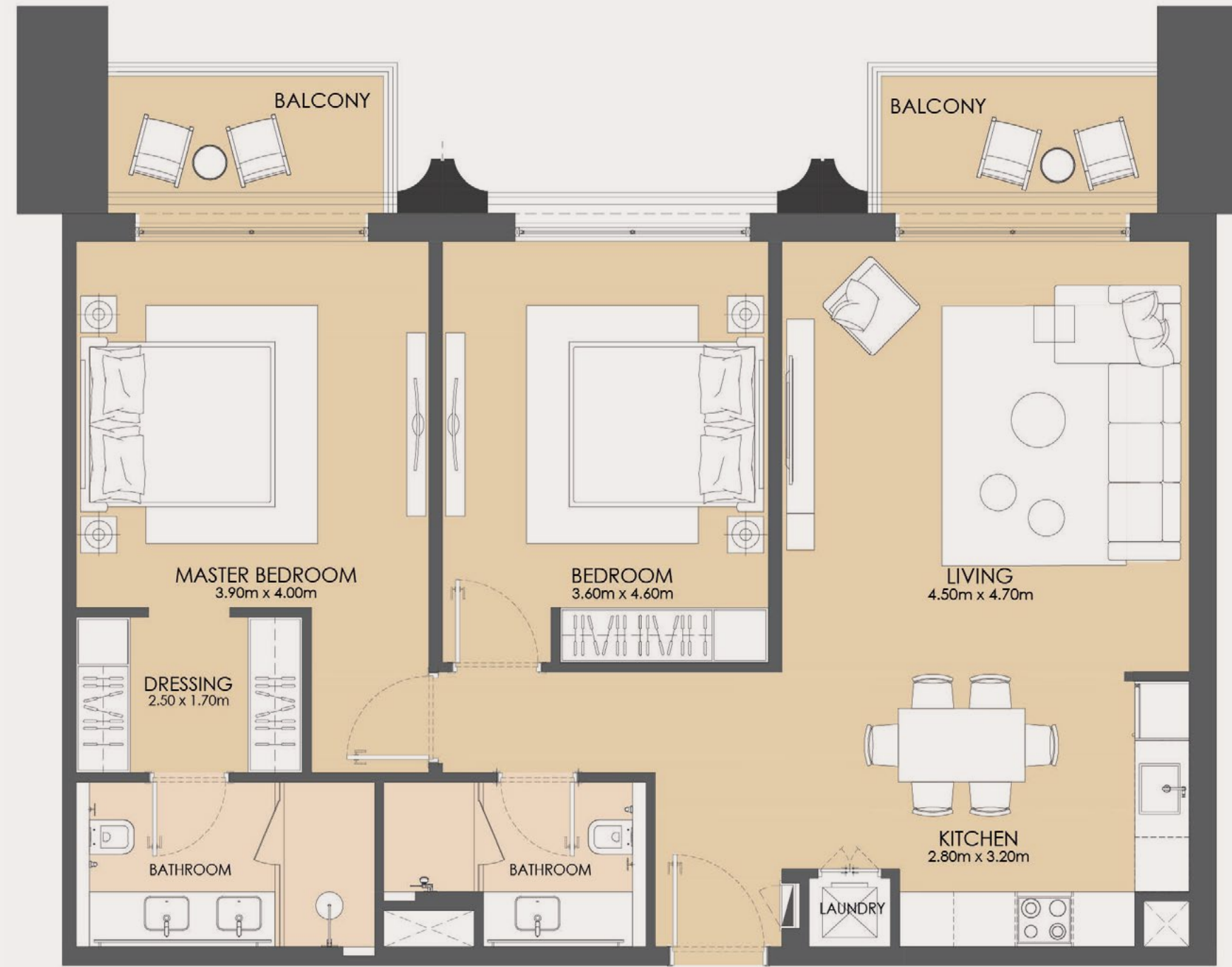


TWO BEDROOM TYPE 01-B

SUITE AREA	96.00 sqm
BALCONY AREA	9.00 sqm
TOTAL AREA	105.00 sqm

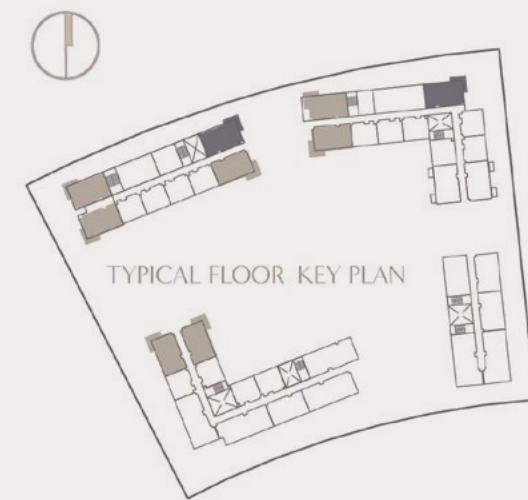


■ DISPLAYED FLOOR PLAN
■ MIRRORED FLOOR PLAN



TWO BEDROOM TYPE 02

SUITE AREA	95.00 sqm
BALCONY AREA	14.00 sqm
TOTAL AREA	109.00 sqm

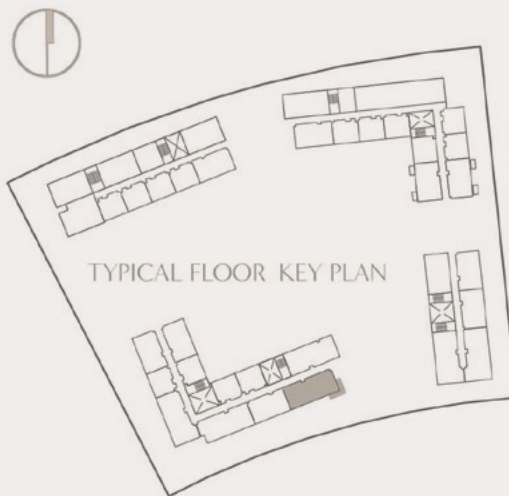


■ DISPLAYED FLOOR PLAN
■ MIRRORED FLOOR PLAN

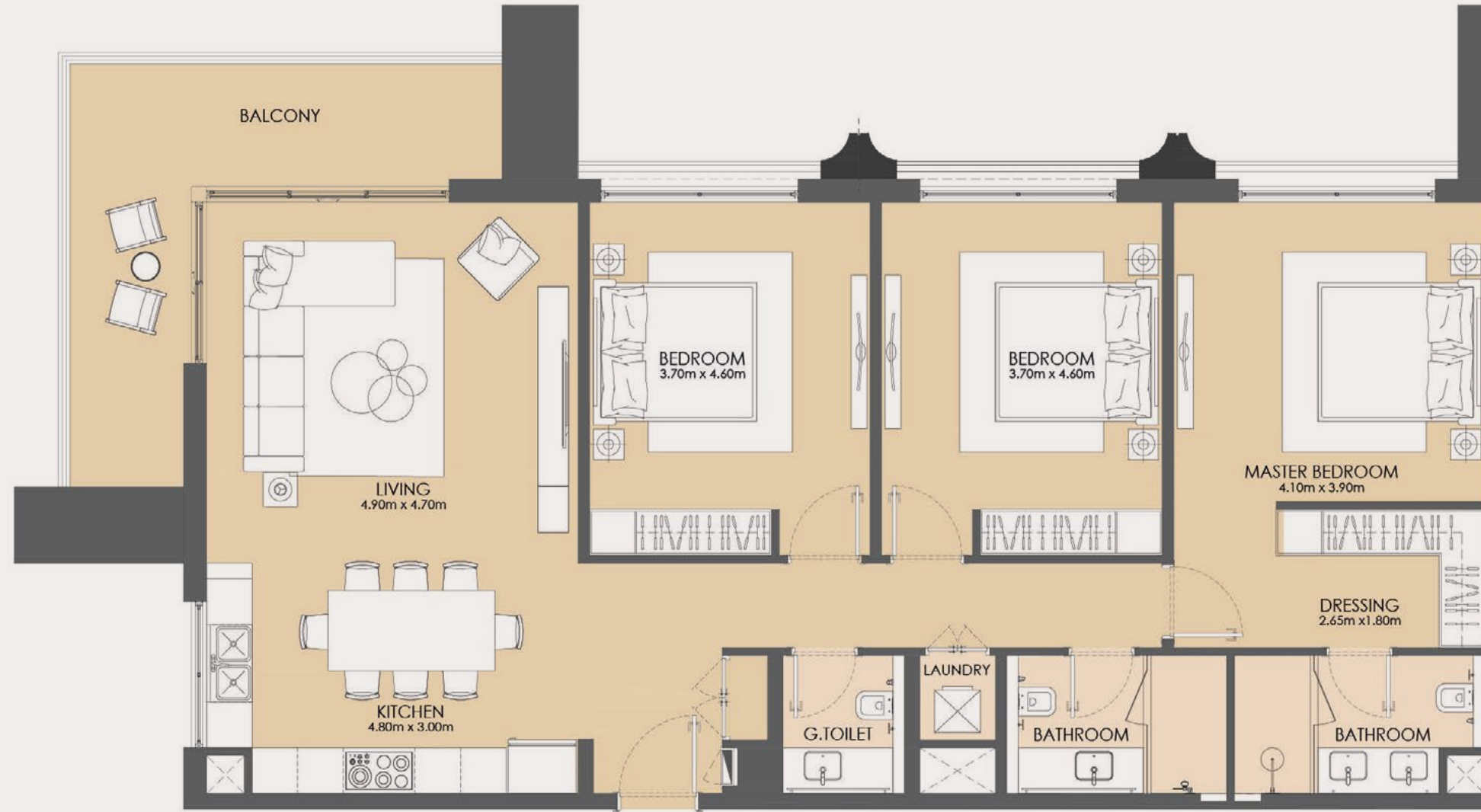


THREE BEDROOM TYPE 01-B

SUITE AREA	129.00 sqm
BALCONY AREA	14.50 sqm
TOTAL AREA	143.50 sqm

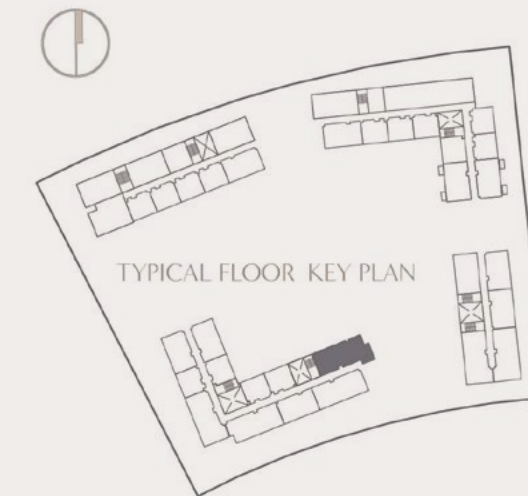


■ DISPLAYED FLOOR PLAN
■ MIRRORED FLOOR PLAN

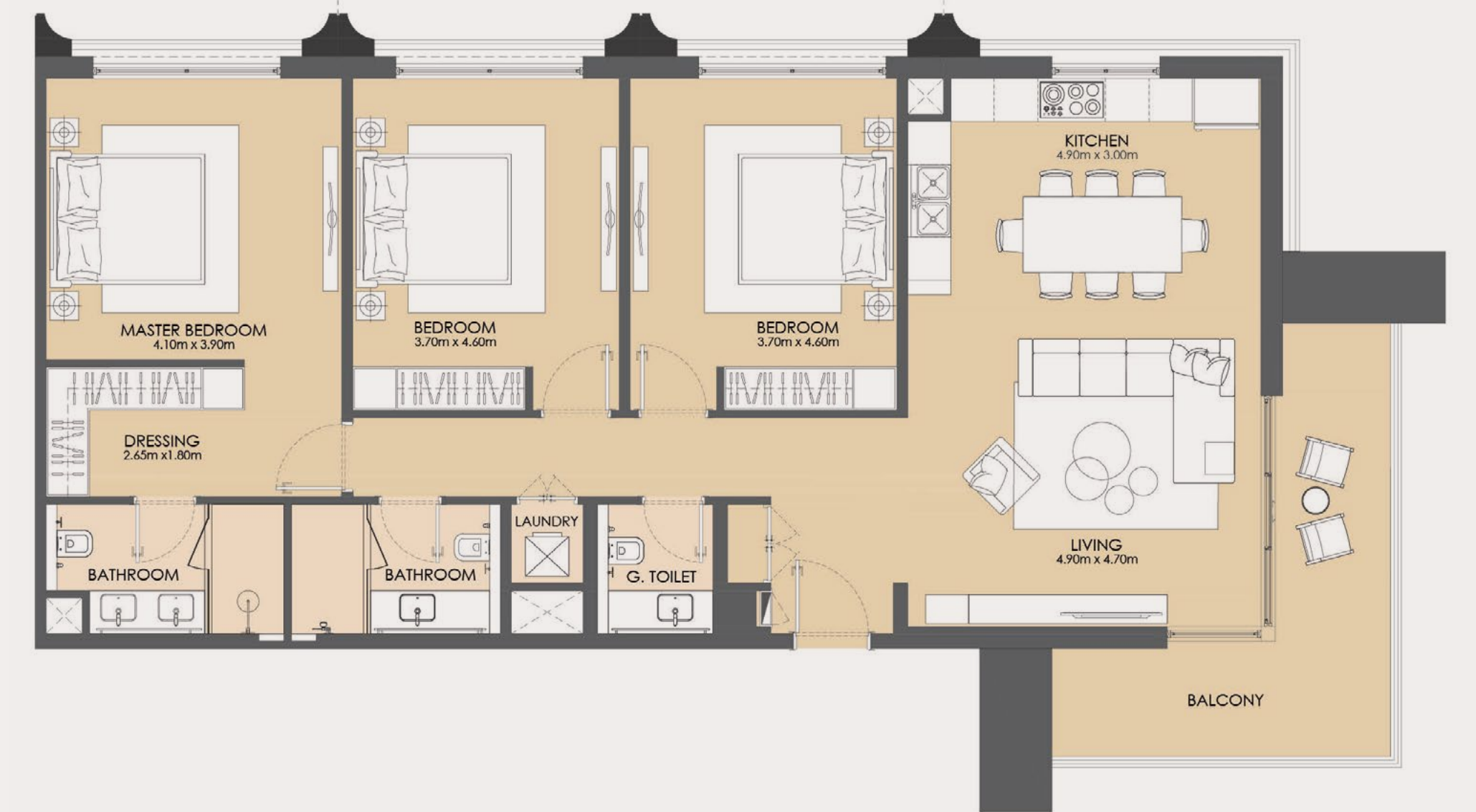


THREE BEDROOM TYPE 02

SUITE AREA	129.00 sqm
BALCONY AREA	14.00 sqm
TOTAL AREA	143.00 sqm

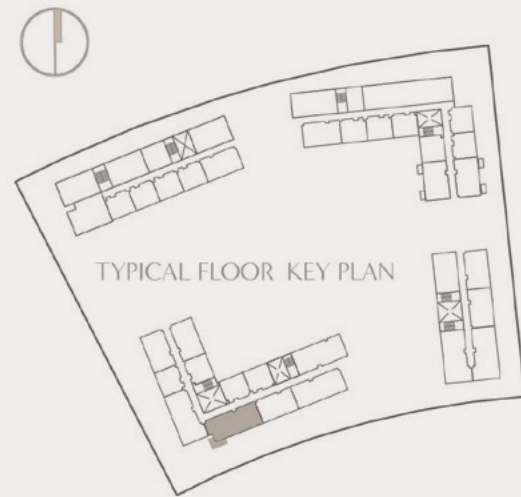


■ DISPLAYED FLOOR PLAN
■ MIRRORED FLOOR PLAN

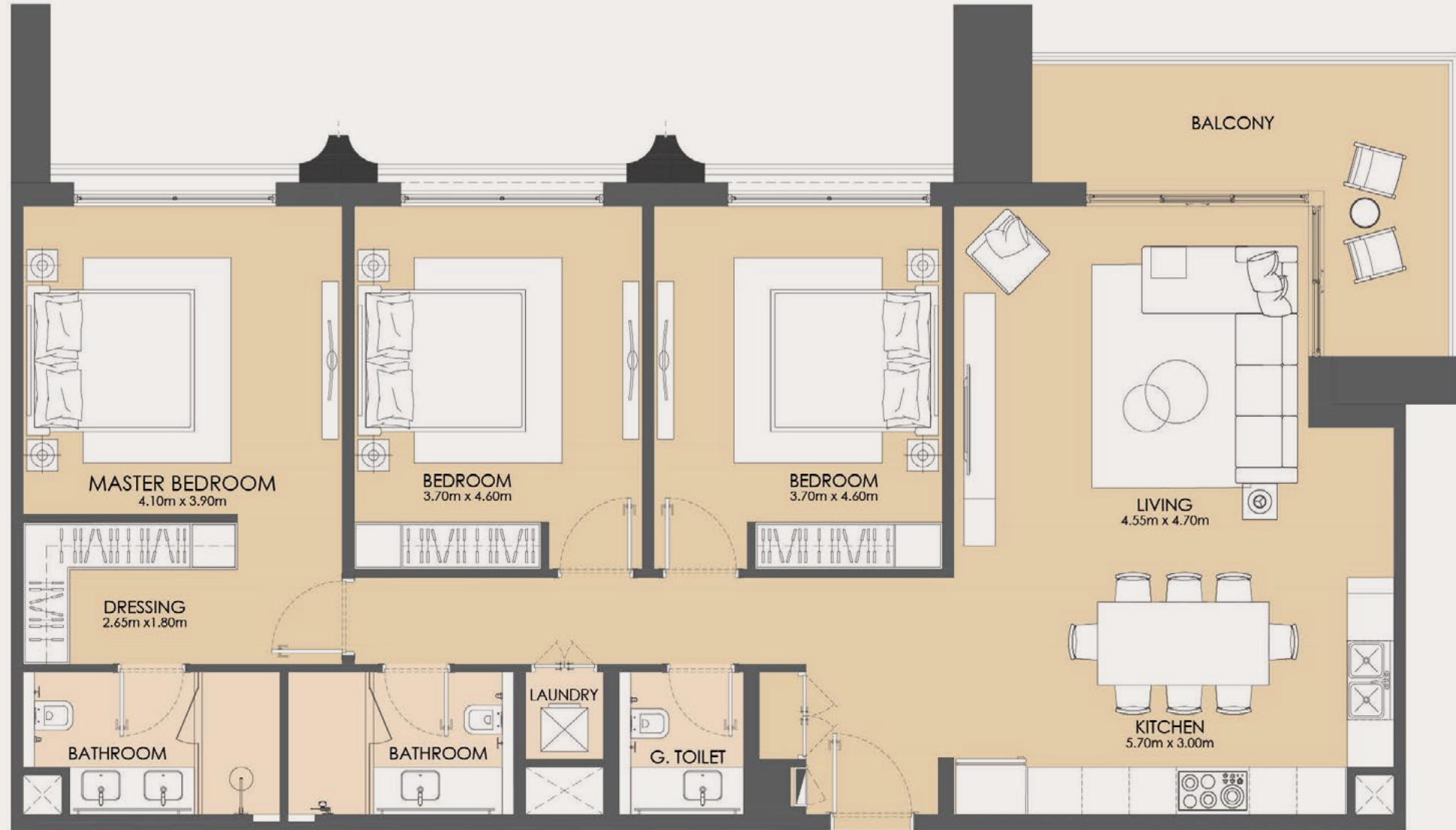


THREE BEDROOM TYPE 03

SUITE AREA	132.00 sqm
BALCONY AREA	12.00 sqm
TOTAL AREA	144.00 sqm

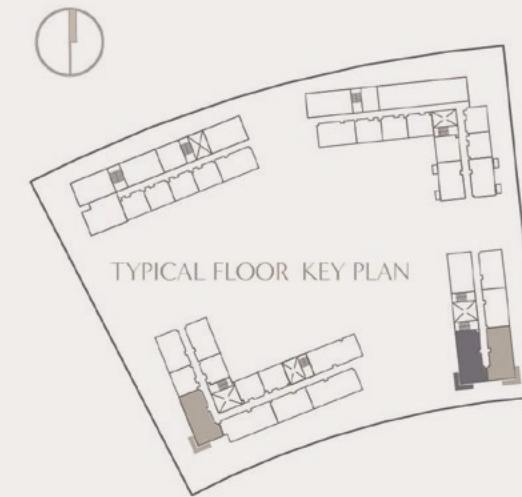


■ DISPLAYED FLOOR PLAN
■ MIRRORED FLOOR PLAN



THREE BEDROOM TYPE 04

SUITE AREA	134.00 sqm
BALCONY AREA	15.30 sqm
TOTAL AREA	149.30 sqm



■ DISPLAYED FLOOR PLAN
■ MIRRORED FLOOR PLAN









SCHEDULE OF FINISHES

TECHNICAL SPECIFICATIONS OF THE APARTMENTS

HIGHLIGHTS

Bayview is located in Bahrain Bay and is in close proximity to the Avenues Mall Bahrain and a walking distance from Four Season Hotel.

NO. OF BUILDINGS

4

NO. OF STOREYS

2 Basement+ Ground + 11 floors - 2 Buildings
2 Basement + Ground + 16 floors - 2 Buildings

EST. CONSTRUCTION START DATE

Q3 2025

EST. HANDOVER DATE

Q3 2028

TOTAL NO. OF UNITS

489 Apartments, 9 F&B's and 3 Retail Shops

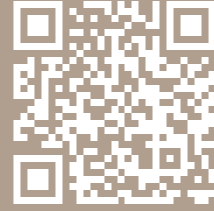
EST. TOTAL NO. OF CARPARK SPACES

Residential 765 and Retail/Visitors - 135

FACILITIES & NEARBY AMENITIES

- Temperature controlled indoor and outdoor pools
- Outdoor Kids pool
- Jacuzzi
- Male & Female Gym
- Multi Purpose Hall
- Indoor and Outdoor Kids Play areas
- Indoor Games Hall
- Business Lounge
- Conference Rooms
- Cinema room
- Sunken Garden
- Outdoor Paddle court
- Table Tennis Zone
- Outdoor Pool Lounge
- Indoor Pool deck
- BBQ Zone
- Running/Jogging Tracks
- Viewing Deck
- Male & Female Steam room
- Male & Female Sauna room





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