



DEVELOPMENT
Palace Residences
Marassi Al Bahrain

DEVELOPER
LEGAL ENTITY
Eagle Hills Diyar Company W.L.L.

LOCATION
Bahrain

**ARCHITECT & INTERIOR
DESIGNER**
Mohammed Salahuddin
Consulting Engineering Bureau
(MSCEB)

LANDSCAPE CONSULTANT
Mohammed Salahuddin
Consulting Engineering Bureau
(MSCEB)

OWNERSHIP TENURE
Freehold

TOTAL SITE AREA (sqm)
6,093 sqm

FINANCE
Payment plans linked to
construction milestone

PROJECT BANK ACCOUNT

Account Name:
Palace Residences Escrow Account
Bank:
Al Salam Bank Bahrain B.S.C.
Branch:
Main Branch, Manama,
Kingdom of Bahrain
Account #: 118493185009
Swift Code: ALSABHBM
IBAN #:BHO7ALSAOO118493185009





2KM
PROMENADE
& BEACH



LUSH
GREEN
PARKS



6,600
RESIDENTIAL UNITS



10 MIN
FROM BAHRAIN
INTERNATIONAL AIRPORT

HIGHLIGHTS

Located on Marassi Beach, close proximity to the Mall and a walking lush green parks and 5 star hotels

NO. OF BUILDINGS

1

NO. OF STOREYS

Ground + 10

EST. CONSTRUCTION START DATE

June 2024

EST. HANDOVER DATE

June 2027

TOTAL NO. OF UNITS

172 SERVICED APARTMENTS, 4 RETAIL UNITS

EST. TOTAL NO. OF CARPARK SPACES

Residential- 182 - Retail 55

FACILITIES & NEARBY AMENITIES

- Temperature controlled swimming pool for adults and kids
- Gymnasium
- Outdoor shaded kids play area
- Community Garden
- Barbeque area
- Direct access to the beachfront and promenade
- Waterfront retail and F&B
- Short walk to Marassi Galleria, Vida Beach Resort, Address Beach Resort and Marassi Heart
- Multi Purpose Hall
- Private Cinema
- Cafe

19,700
sqm / GFA

172
SERVICED
APARTMENTS

SEA VIEW

DIRECT ACCESS TO
MARASSI BEACH

WALKING DISTANCE
FROM MARASSI GALLERIA



TEMPERATURE CONTROLLED
SWIMMING POOLS,
GYM AND CHILDREN'S
PLAY AREAS



TECHNICAL SPECIFICATIONS OF THE APARTMENTS

UNIT CEILING HEIGHT

3m clear height living and bedrooms; 2.6m kitchen and corridors

LIVING ROOM, DINING ROOM AND INTERNAL CORRIDORS

Floors: 9mm thick full body Porcelain Tiles
Walls: Emulsion Paint
Ceiling: Plaster and Paint or Painted Gypsum Board, where applicable
Skirting: Porcelain Tiles
TV: 65" IP TV - LG/Samsung
Video intercom: 10.1" Video/Audio

BEDROOMS AND DRESSING ROOMS

Floors: 9mm thick full body Porcelain Tiles
Walls: Emulsion Paint
Ceiling: Plaster and Paint or Painted Gypsum Board, where applicable
Skirting: Tiled skirting
TV: 55" IP TV - LG/Samsung

KITCHEN

Floors: 9mm thick full body Porcelain Tiles
Walls: Emulsion Paint

Ceiling: Plaster and Paint or Painted Gypsum Board, where applicable

Backsplash: Porcelain Tiles
Skirting: Porcelain Tiles/SS where applicable

Cabinets: Built in Kitchen cabinets
Counter Tops: Quartz from Kalinga or equivalent

BATHROOMS

Floors: Porcelain Tiles
Walls: Porcelain tiles and Paint, Where applicable
Ceiling: Gypsum Board with Emulsion Paint

BALCONIES / TERRACES

Floors: Porcelain Tiles
Walls & Ceilings: As per the Building's external finish

DOORS

Entrance Door: Solid core wooden door with wooden finish(laminate), 1/2Hr Fire rated
Other Doors: Semi solid wooden door with Laminate finish
Ironmongery: Chrome Matt/Satin nickel finish

AIR CONDITIONING

A/C System: Centralized A/C

LIGHT FITTING AND FIXTURES

Kitchen/Dining: Downlights
Living rooms: Chandelier/Downlights
Bathrooms and Corridors: Downlights
General: Legrand/ABB

SANITARY WARE

Bathrooms: Wash Hand Basin, and WC – Grohe / Roca or equivalent
Counter Tops: Kalinga (recon stone) or equivalent

TELECOMMUNICATIONS

General: Provision for Fiber optic to building.
Provision for CAT 6 to each unit
IP Hospitality TV/SMARTV system and Central system for Wi-Fi coverage, google Chromecast /Amazon firestick equivalent

KITCHEN APPLIANCES

Kitchen: Oven and Hood, Electric Cooktop, Fridge, Dish washer, Washing Machine.
– Bosch/ Indesit/ Gorenje

UNIT MIX

Unit Description	Est. Average Total Areas (sqm)	Car Park*	No of Units
Studio	55 sqm	1	40
1 bedroom	72 sqm	1	50
2 bedroom	112 sqm	1	76
3 bedroom	172 sqm	2	10

* Right of use

PAYMENT PLANS

Tentative Dates:

10%	Signing SPA
10%	Dec 2024
10%	April 2025
10%	Aug 2025
10%	Dec 2025
10%	April 2026
10%	Aug 2026
10%	Dec 2026
20%	June 2027 (Handover)

IMPORTANT INFORMATION

TAXES

STAMP DUTY ON PURCHASE

Not applicable at the date of publication as far as Eagle Hills Diyar W.L.L. is aware. Buyer should consult their own legal / tax advisor in connection with their property purchase.

STAMP DUTY ON RESALE

Not applicable at the date of publication as far as Eagle Hills Diyar W.L.L. is aware. Buyer should consult their own legal / tax advisor in connection with their property purchase.

REGISTRATION FEE

The Survey and Land Registration Bureau will apply a registration fee equivalent to 2% of the purchase price in relation to transferring legal title and registering the buyer's detail onto the title deed.

ANNUAL PROPERTY TAX

Not applicable at the date of publication as far as Eagle Hills Diyar W.L.L. is aware. Buyer should consult their own legal / tax advisor in connection with their property purchase.

VAT PAYABLE

Not applicable at the date of publication as far as Eagle Hills Diyar W.L.L. is aware. Buyer should consult their own legal / tax advisor in connection with their property purchase.

CAPITAL GAINS TAX

Buyer should consult their own legal / tax advisor in connection with their property purchase.

WITHHOLDING TAX (FOR FOREIGNERS)

Buyer should consult their own legal / tax advisor in connection with their property purchase.

LEGAL

LEGAL / NOTARY FEES UPON PURCHASE

Buyer should consult their own legal / tax advisor in connection with their property purchase.

LEGAL / NOTARY FEES UPON RESALE

Buyer should consult their own legal / tax advisor in connection with their property purchase.

LEGAL RESTRICTIONS ON BUYERS

Open to all nationalities (subject to any additional approvals/requirements imposed by Bahraini government entities from time to time).

OWNERSHIP RIGHTS

Freehold

LONG TERM VISA / PR ISSUED FOR PROPERTY PURCHASE

A Self Sponsorship Residence Permit may be issued to foreign property owners subject to meeting the requirements of the Ministry of Interior.



مراسى البحرين
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المنامة



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