



مراسي فيوز
Marassi Views



DEVELOPMENT

Marassi Views
Marassi Al Bahrain

DEVELOPER LEGAL ENTITY

Binaa Al Bahrain Company
W.L.L.

LOCATION

Bahrain

ARCHITECT

Mohammed Salahuddin
Consulting Engineering
Bureau (MSCEB)

INTERIOR DESIGN CONSULTANT

Mohammed Salahuddin
Consulting Engineering Bureau

LANDSCAPE CONSULTANT

Mohammed Salahuddin
Consulting Engineering Bureau
(MSCEB)

OWNERSHIP TENURE

Freehold

TOTAL SITE AREA (sqm)

8,181 m²

FINANCE

Payment plans available

PROJECT BANK ACCOUNT

Account Name:
Marassi Views Escrow Account
Bank: Mashreq Bank
Branch: Manama, Kingdom of
Bahrain
Account #: 390000001085
Swift Code: BOMLBHBM
IBAN #: BH79BOML00039000001085





2KM
PROMENADE
& BEACH



LUSH
GREEN
PARKS



6,600
RESIDENTIAL UNITS



10 MIN
FROM BAHRAIN
INTERNATIONAL AIRPORT

HIGHLIGHTS

Located directly at Marassi Beach, close proximity to Marassi Galleria Mall and a walking distance to lush green parks and 5 star beach resorts.

NO. OF BUILDINGS

1

NO. OF STOREYS

Ground + 10

EST. CONSTRUCTION START DATE

Construction Started

EST. HANDOVER DATE

February 2028

TOTAL NO. OF UNITS

192 Apartments and 6 Retail Units

EST. TOTAL NO. OF CARPARK SPACES

Residentia 258, Retail 34

FACILITIES & NEARBY AMENITIES

- . Temperature controlled swimming pool for adults and kids
- . Gymnasium
- . Outdoor shaded kids play area
- . Indoor Kids play area
- . Steam & Sauna room (Male & Female)
- . Lounge
- . Community Garden
- . Barbeque area
- . Direct access to the beachfront & promenade
- . Waterfront retail and F&B
- . Short walk to Marassi Galleria, Vida Beach Resort, Address Beach Resort & Marassi Heart
- . Multi Purpose Hall
- . Private Cinema

30,057
sqm / GFA

192
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 area 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
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

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: Satin nickel finish

AIR CONDITIONING

A/C System: Centralized A/C

LIGHT FITTING AND FIXTURES

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

SANITARY WARE

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

TELECOMMUNICATIONS

General: Provision for Fiber optic to building.
Provision for CAT 6 to each unit

KITCHEN APPLIANCES

Kitchen : Oven and Hood, Electric Cooktop, Fridge, Dish washer, Washing Machine – Bosch

UNIT MIX

Unit Description	Est. Average Total Areas (sqm)	Car Park*	No of Units
Studio	53- 69 sqm	1	10
1 bedroom	83-96 sqm	1	48
2 bedroom	123-202 sqm	1	68
3 bedroom	169-324 sqm	2	57
4 bedroom	224-393 sqm	2	9

* Right of use



IMPORTANT INFORMATION

TAXES

STAMP DUTY ON PURCHASE

Not applicable at the date of publication as far as Binaa Al Bahrain 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 Binaa Al Bahrain 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 Binaa Al Bahrain 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 Binaa Al Bahrain 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.



مراسي البحرين
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MANAMA المنامة



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