

Ask us about leasing opportunities and support packages for **Bilaj Al Jazayer**



## Project Overview

The Bilaj Al Jazayer project aims to establish the Bahraini West Coast as the Sunset Coast by erecting a development along a 3.5 km stretch of a revitalized beach. Hospitality, mixed-use residential and commercial are included in the variety of development functions. These functions are distributed along three axes; the Beach Boulevard, the Retail Street and the Central Spine.

At the heart of the development lies Bilaj Al Jazayer beach which includes different activities ranging from beach sports, water sports, relaxing and family focused activities. A network of pedestrian and cycling paths, jogging routes and beach walkways have been designed to connect all the activities with the beach amenities: beach clubs, kiosks, playgrounds, lounge spaces, sports and wellness areas.

The development's design draws from local Bahraini design elements supplemented by the Miami "Art Deco" scene, delivering a visual experience that is both modern and recognizable. Bilaj Al Jazayer also adopts a pedestrian-centric approach by minimizing road sections and introducing a superblock urban structure. These features provide shaded narrow streets and pedestrian connections, improving the pedestrian experience along the development.



## Project Layout

The beach design principles focus on identity and culture, green and nature, mobility and accessibility, security and comfort, public beaches and ports, and retail and amenities.

Moving inland, the development is organized into six functional superblocks. The superblocks are conceived as a continuous experience with the walls guiding guests through public spaces and retail frontages allowing them to permeate through spaces that open up. In some instances, these open spaces provide opportunities for events, gatherings, shopping, eating and other leisurely activities.



## Beach Overview

Edamah has reintroduced Bilaj Al Jazayer beach after conducting extensive beach improvement works to make Bilaj Al Jazayer a beautiful waterfront destination for Bahraini families and international visitors to enjoy.

The beach is beautiful, clean and pristine – offering an amazing destination for a family fun day out, with just enough basic infrastructure to make sure you have everything you need. Over time, the resort development will grow to offer food outlets, active areas, wellness itineraries, water sport activities, enhanced landscaping, nightlife and entertainment facilities.

Bilaj Al Jazayer public beach is managed by an experienced beach operator providing a range of services for visitors to enjoy, along with the breathtaking water views. The operator acts as a full facilities management service provider and is responsible for ensuring the beach, facilities and surroundings are fully cleaned and maintained. Additionally, the operator ensures public safety with advisory and security staff, including a highly trained lifeguard service.



## Things to see and do at **Bilaj Al Jazayer**

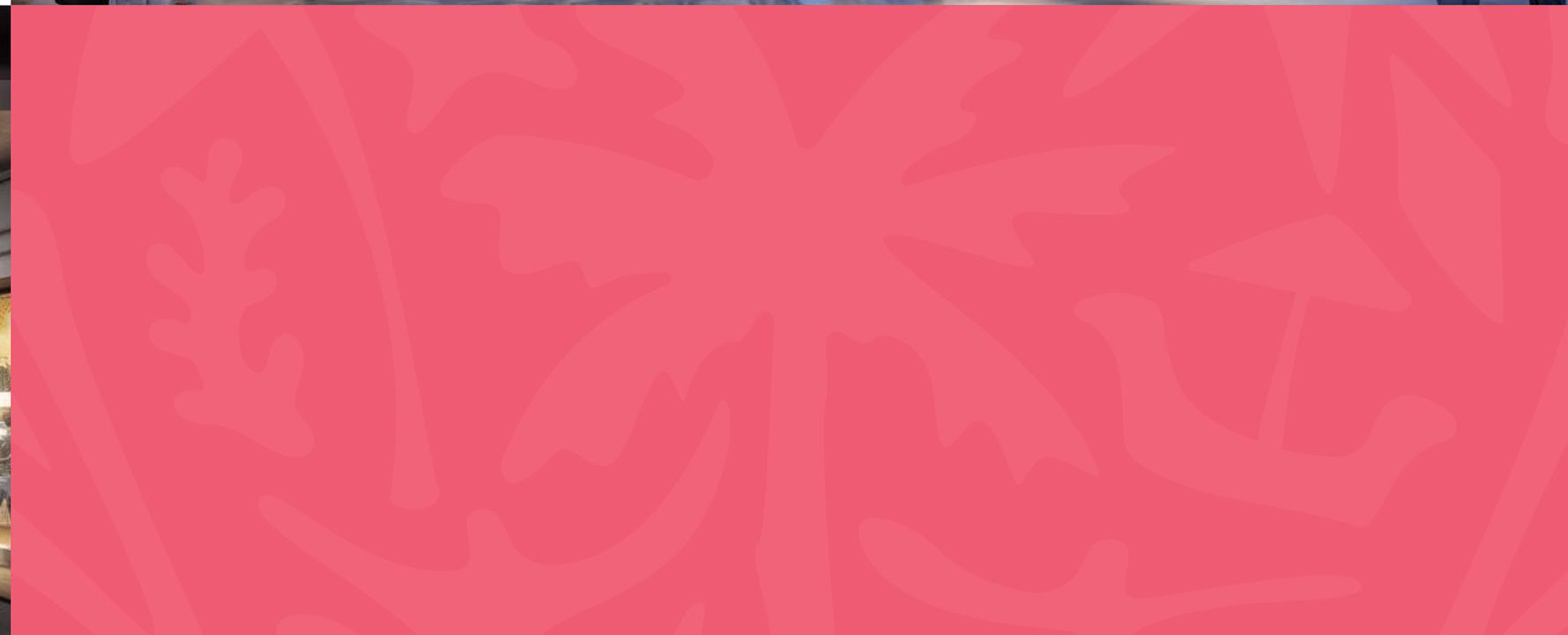
- Enjoy a picnic on the beach
- Go for a refreshing swim in crystal clear water
- Relax and watch the sunset over the water
- Play beach volleyball
- Enjoy a snack from a variety of food carts
- Check out our fun and thrilling water sport activities

## Superblock Overview

All six superblocks offer different types of open space with different levels of privacy: publicly accessible open space (courtyards, streets and alleys) and private courtyards supporting the hotels, serviced apartments and residential buildings.

To ensure a minimum area of publicly accessible courtyards, non-buildable zones are defined in each superblock. This non-buildable zone must be proportionally distributed between the different parcels, according to its size. In addition, streets and alleys will be provided through setbacks from the internal property lines.

In total, a minimum of 30% of the superblock area must be open and pedestrianised space. This includes alleys and internal streets, public courtyards and private courtyards.



# Superblocks Layout



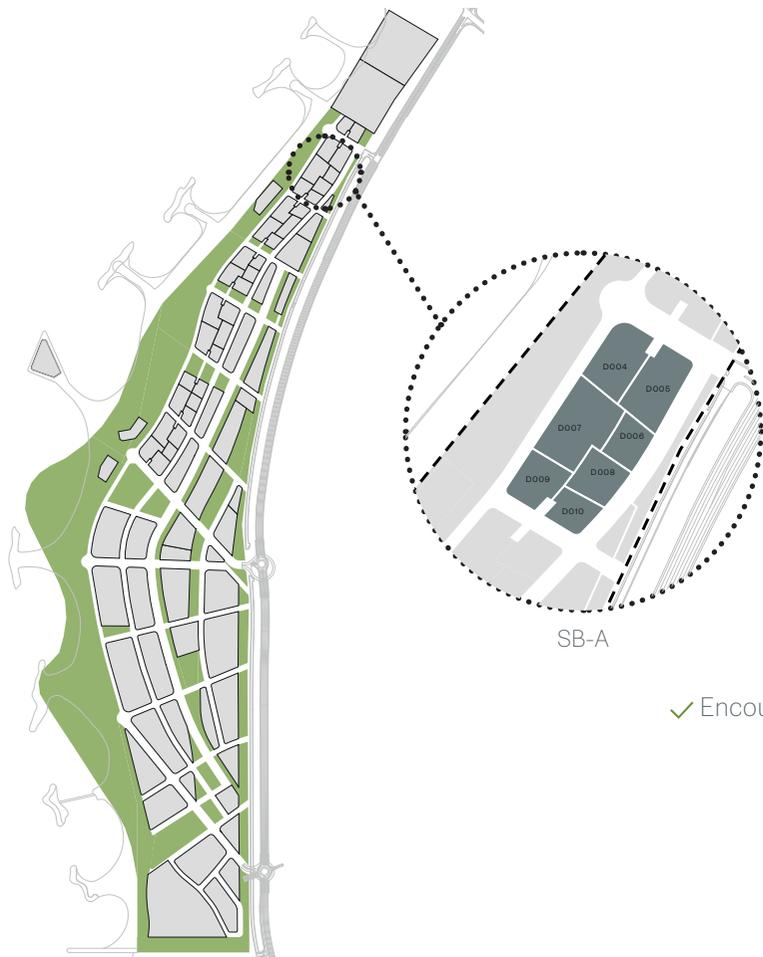
## Superblock Overview

A mix of restaurants, bars and cafes, including specialty high-end restaurants and outdoor carts, wellness, fitness and retail can be used both from the hospitality guests as well as the resort/beach visitors.

A vibrant space through the central pedestrian walkways, smaller alleys and internal hospitality courtyards, offering a serene walkthrough, and the sense of discovering something new at every corner.

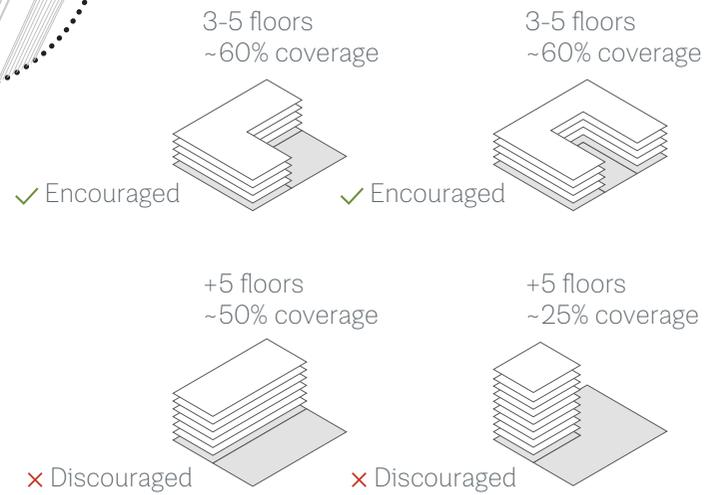


# Superblock A



## FAR

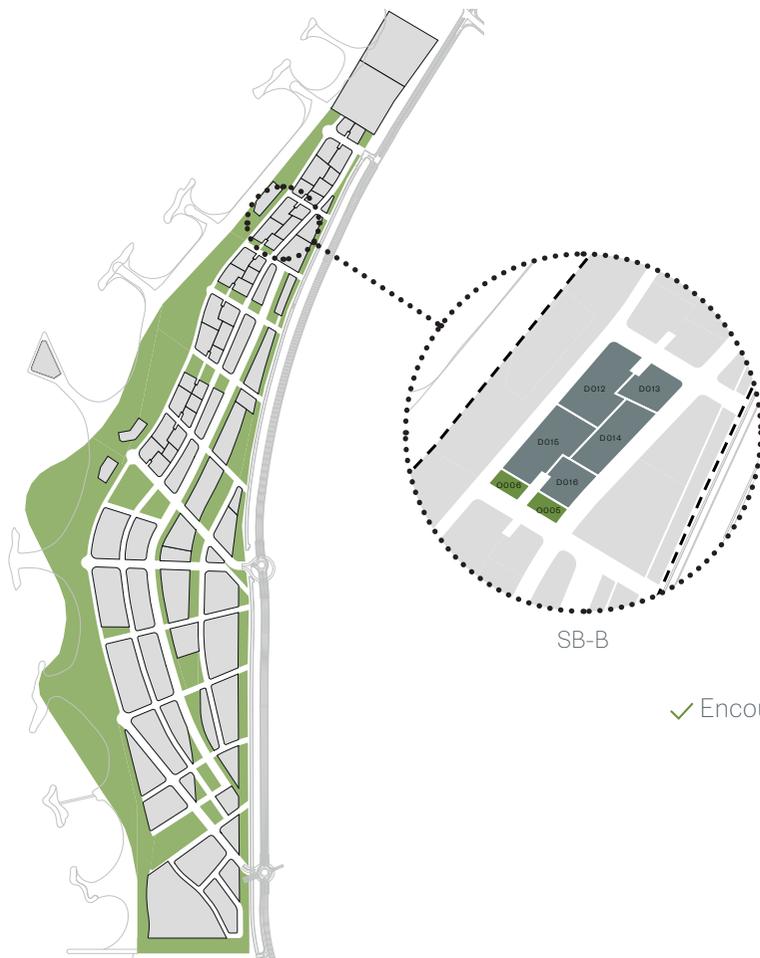
Most of the buildings in the beach front should have an FAR between 1.2 and 1.5, while in the back should be slightly higher, between 1.5 and 2.2. The aim is to provide a compact development character, as it does the local urban grain, as well as higher massing in the back to enhance air movement.



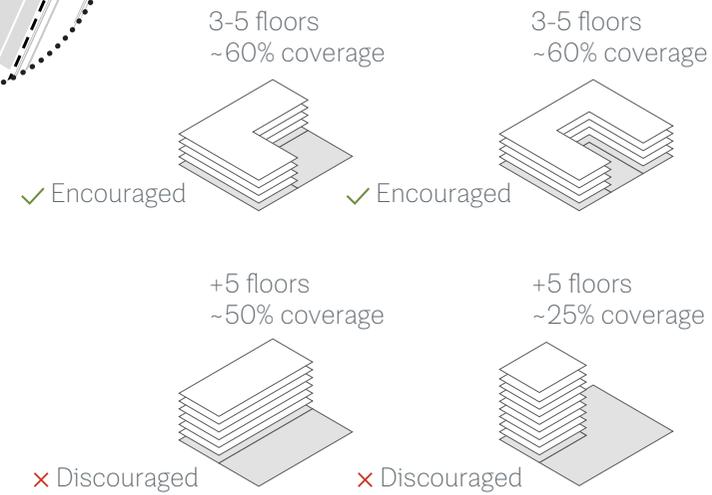
## Total Gross Floor Area

36,000 m<sup>2</sup>

# Superblock B

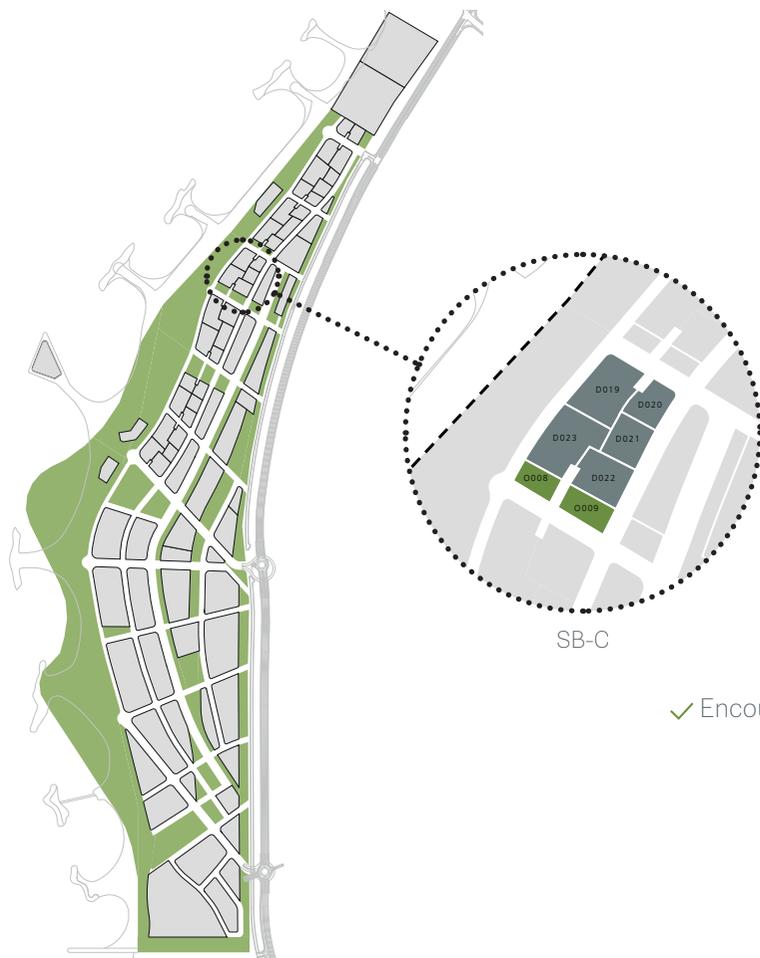


**FAR**  
 Most of the buildings in the beach front should have an FAR between 1.2 and 1.5, while in the back should be slightly higher, between 1.5 and 2.2. The aim is to provide a compact development character, as it does the local urban grain, as well as higher massing in the back to enhance air movement.



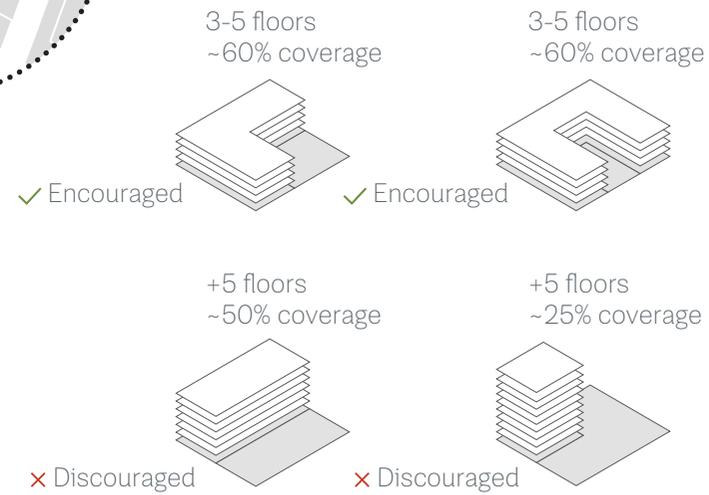
**Total Gross Floor Area**  
 26,200 m<sup>2</sup>

# Superblock C



## FAR

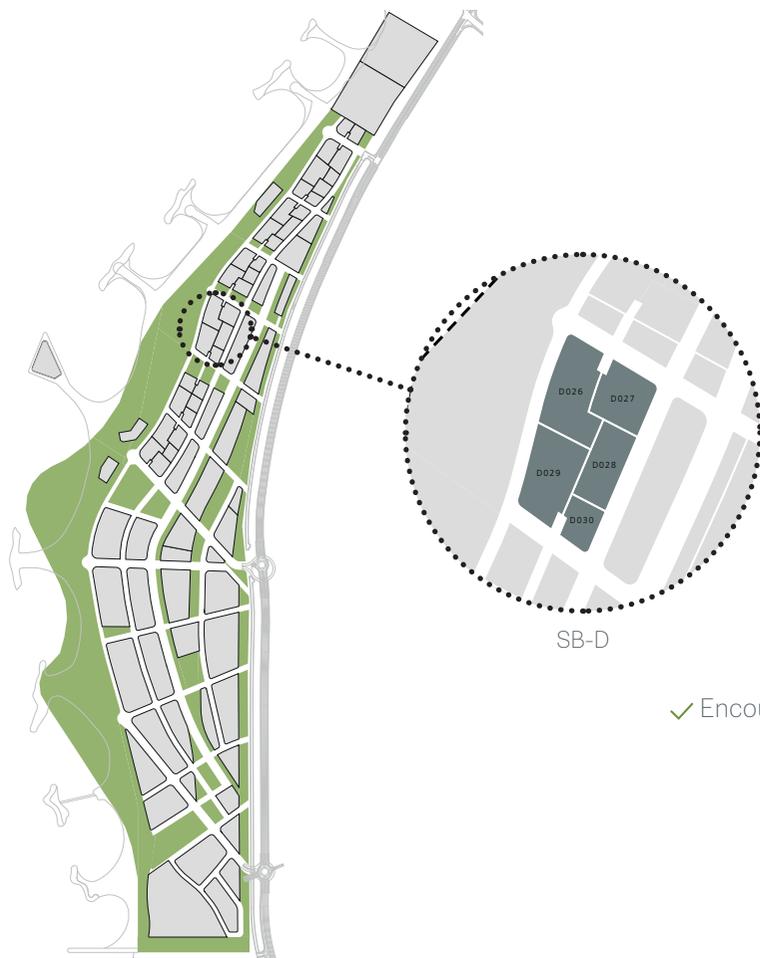
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Total Gross Floor Area

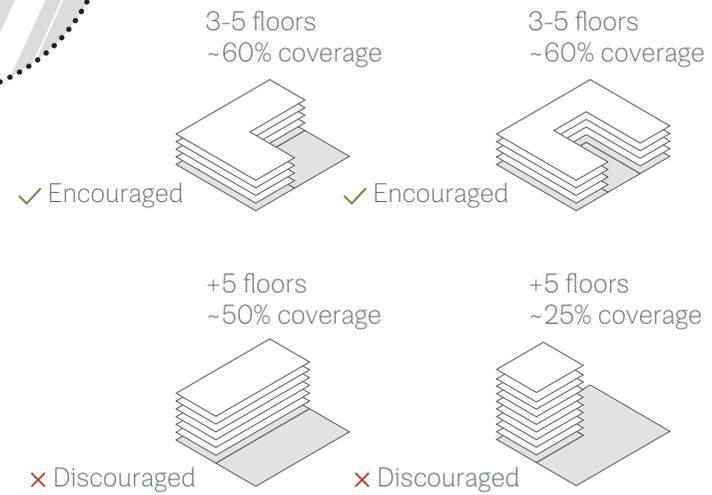
24,700 m<sup>2</sup>

# Superblock D



## FAR

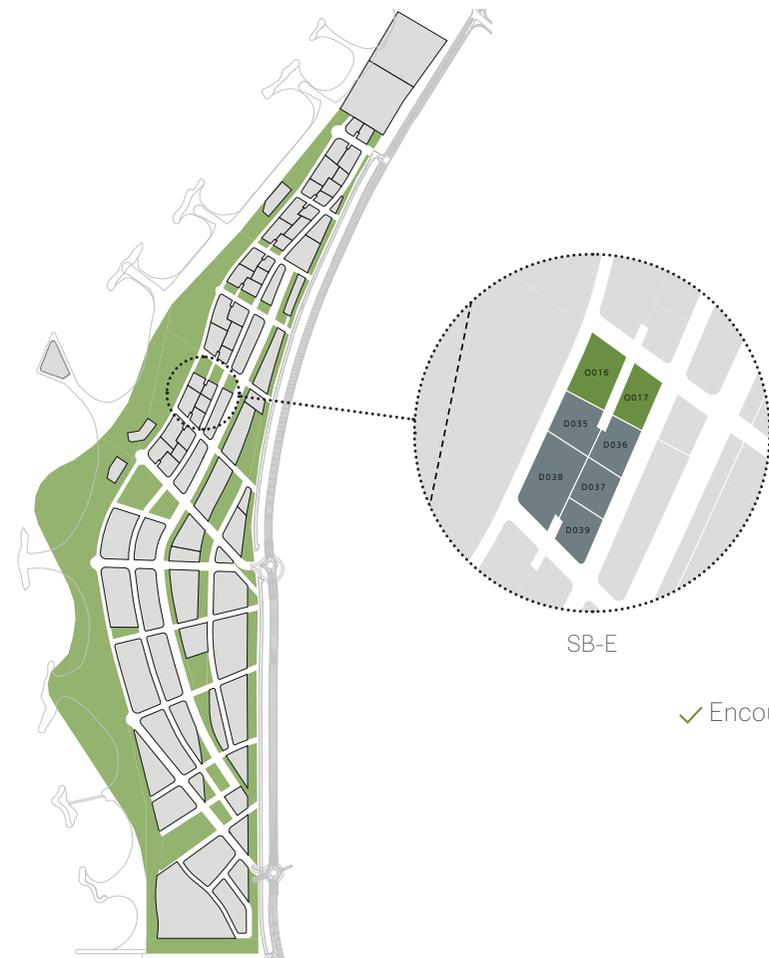
Most of the buildings in the beach front should have an FAR between 1.2 and 1.5, while in the back should be slightly higher, between 1.5 and 2.2. The aim is to provide a compact development character, as it does the local urban grain, as well as higher massing in the back to enhance air movement.



Total Gross Floor Area

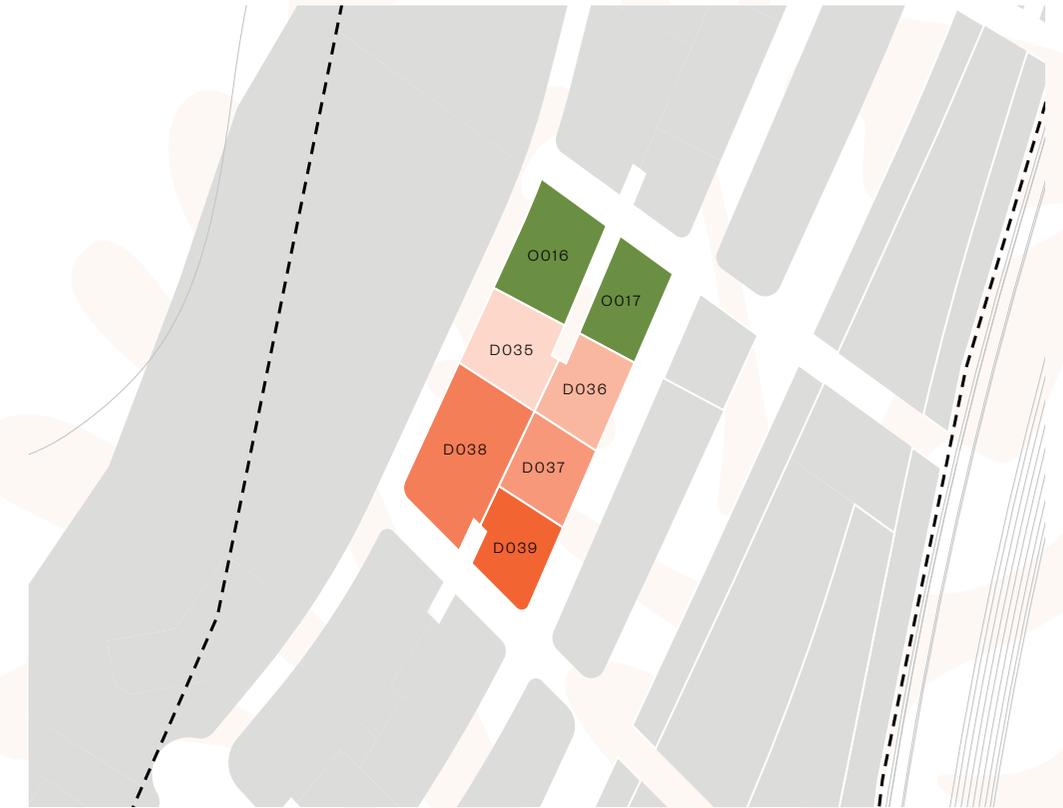
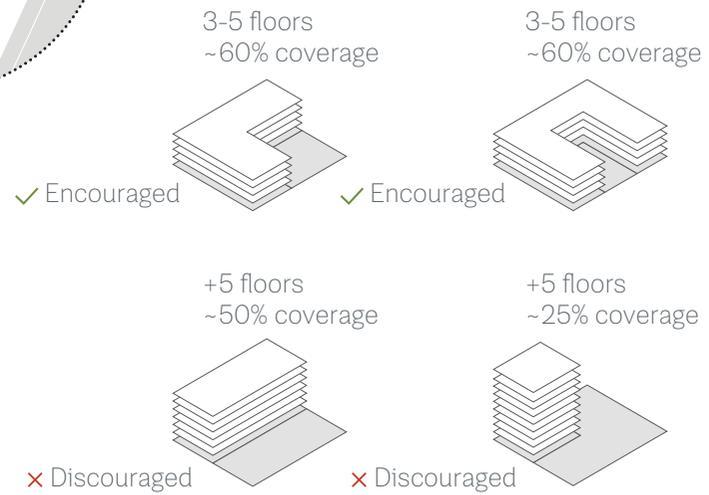
33,400 m<sup>2</sup>

# Superblock E



## FAR

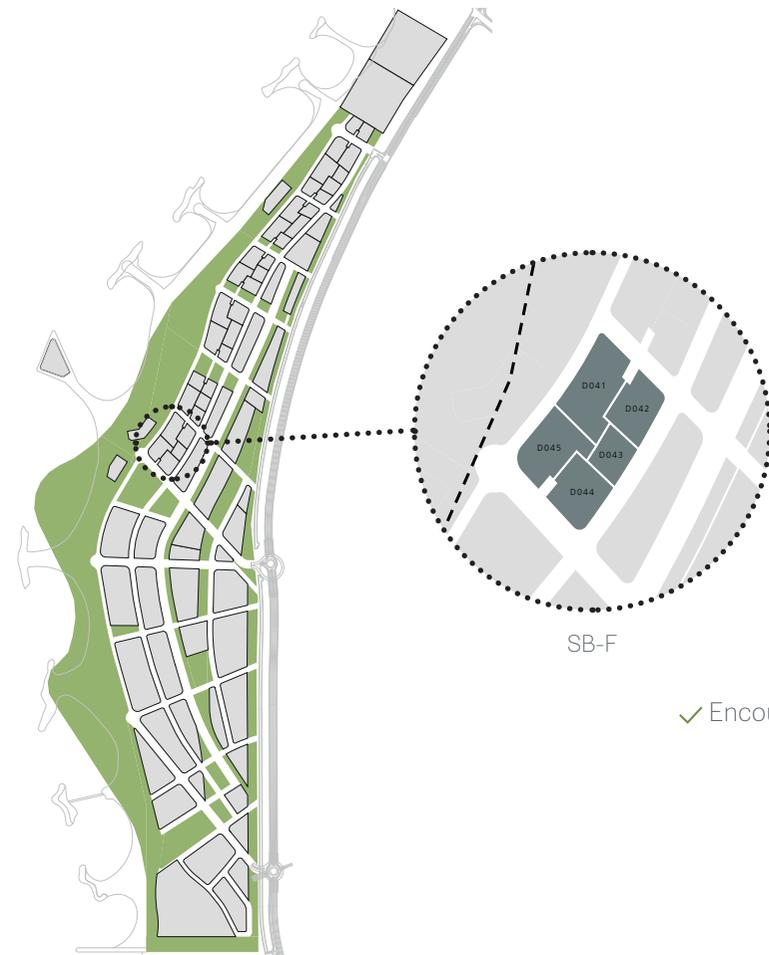
Most of the buildings in the beach front should have an FAR between 1.2 and 1.5, while in the back should be slightly higher, between 1.5 and 2.2. The aim is to provide a compact development character, as it does the local urban grain, as well as higher massing in the back to enhance air movement.



Total Gross Floor Area

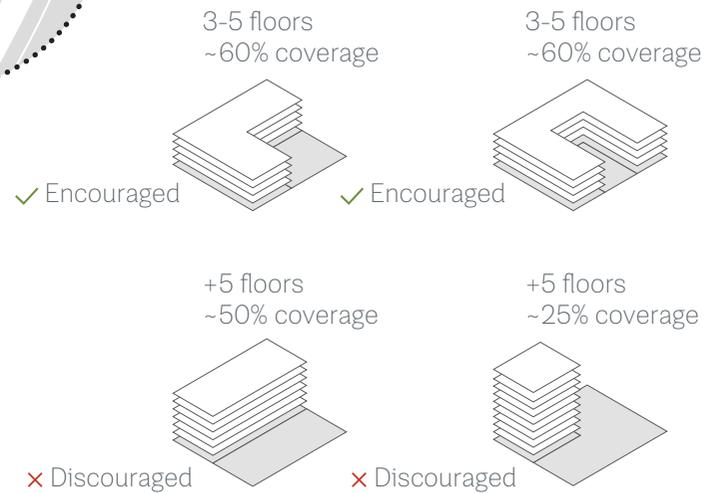
23,900 m<sup>2</sup>

# Superblock F



## FAR

Most of the buildings in the beach front should have an FAR between 1.2 and 1.5, while in the back should be slightly higher, between 1.5 and 2.2. The aim is to provide a compact development character, as it does the local urban grain, as well as higher massing in the back to enhance air movement.



Total Gross Floor Area

34,200 m<sup>2</sup>

# Project Snapshot

Bilaj Al Jazayer includes infrastructure such as roads, car parking and public facilities together with carefully crafted building developments that are zoned to offer hospitality, food and beverage, retail, entertainment, commercial and residential areas. At the core of the whole project lies the magnificent Bilaj Al Jazayer – a beach that has been rejuvenated to become a waterfront destination for all occasions.



## Key Facts Table Bilaj Al Jazayer Development

Average Area per key

	Superblock	Resort	Apartments	Villas	Beach Houses	Hotels
Avg. Area	29,750 m <sup>2</sup>	80 m <sup>2</sup>	220 m <sup>2</sup>	250 m <sup>2</sup>	180 m <sup>2</sup>	30-50 m <sup>2</sup>
Area	Total Site	Shoreline				
	1.58M m <sup>2</sup>	3.5 km				

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Book a Spot at the Heart of the Sunset Coast