

*When you buy a water front property
make sure it is a permanent water front*



THE SKY GARDEN VILLAS
at



WATER GARDEN CITY

BY
MEANS
OF
WATER
WE GIVE
LIFE
TO
EVERYTHING



LOCATION, LOCATION AND LOCATION!



Rising from the sea off the north shore of Bahrain, Water Garden City occupies the best location in the Kingdom. Manama's social centre – the Seef District – sits at the south edge of the development; the region's transport hub – Bahrain International Airport – is just a short 10-minute drive away; and the important market of Saudi Arabia is just an hour away across the impressive King Fahad Causeway.

With the ever-expanding financial sector directly adjacent, Water Garden City is ideally located at the very heart of the Capital.

The Sky Garden Villas are a focal point of the Water Garden City directly overlooking the Marina.





THE PERFECT COMMUNITY

Water Garden City is a mixed use development, a true city within a city offering those in search of luxury and sophistication an exceptional and distinctive way of life.

The dynamic blend of residential, commercial and leisure elements creates an energetic environment offering everything people need to live, work and relax.

A sustainable community and vibrant activity hub, Water Garden City will host a unique range of social and entertainment activities where locals and visitors can enjoy and socialize.





DIRECT ACCESS TO RETAIL, LEISURE, FOOD AND BEVERAGE



The retail element is focused on leisure, lifestyle, food and beverage and entertainment. This is predominantly located along the promenade waterfront of 'The Marina District', overlooking the marina.

The retail is also positioned along the pedestrian precincts emanating from the marina, providing active and interesting facades.

The food and beverage retailing along the waterfront promenade provides both air-conditioned and outside seating areas.







BEACH PROXIMITY



The beach is inviting to everyone living in the community making Water Garden City a special place for families to live and play. An attractively landscaped 'Beach Park' with a sandy expanse will provide excellent recreational space for residents.

The adjacent Beach Plaza will provide some useful amenities and shade.

Another potential feature is an 'Oasis' within the 'Beach Park' on the sand, planted in the style of a desert oasis with a water feature, children's play area and shaded seating.

The Sky Garden Villas are a walking distance to the Beach.







VIEW 'BAHRAIN FLOATING ARENA' FROM YOUR HOME AND ENJOY THE REGULAR EVENTS



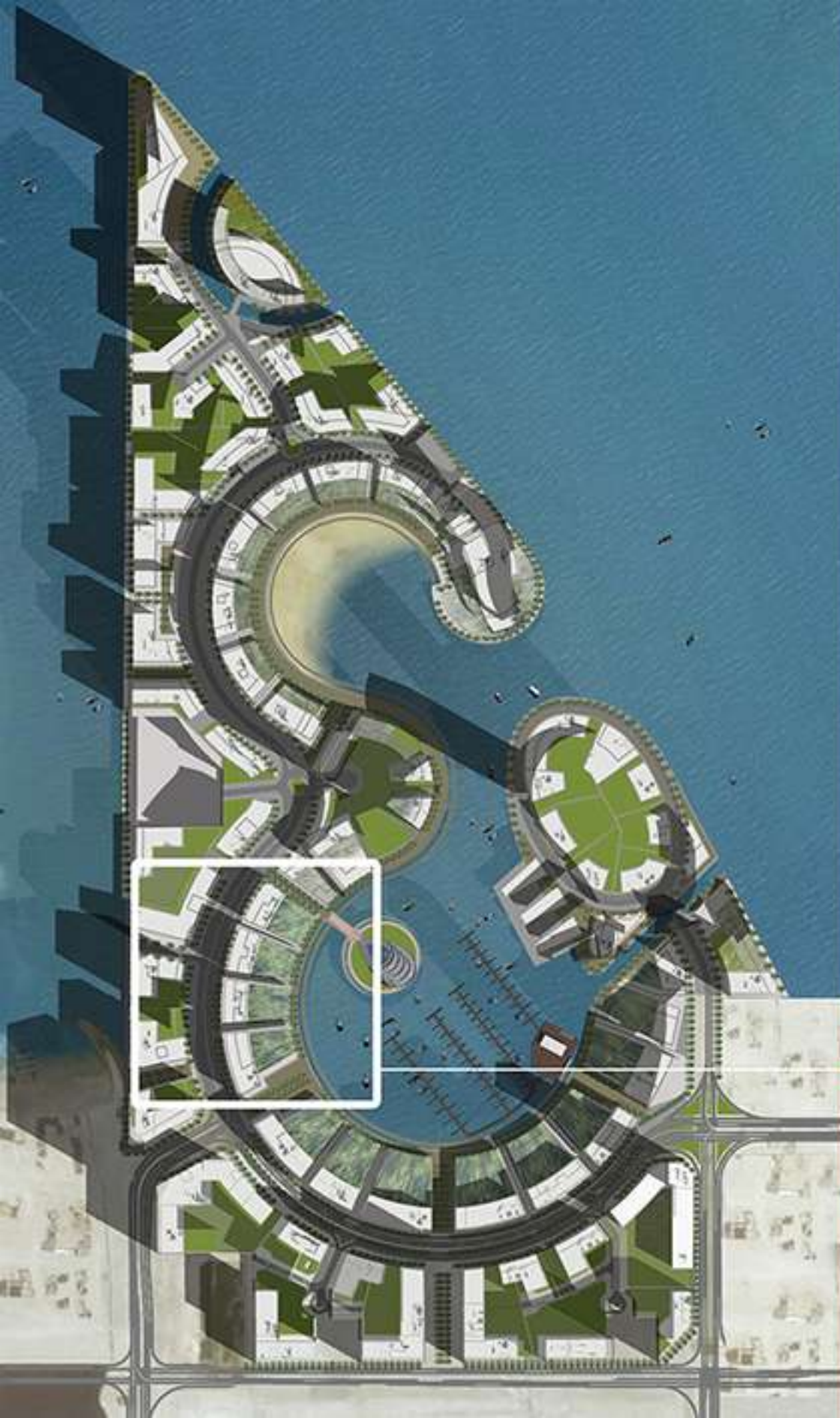
Water Garden City will establish itself as a venue for celebrations throughout the year creating new festivals that will grow into unique Bahrain events.

Hosted activities will suit different tastes and feature weekends of all kinds of live music, special one-off exhibitions, new products lunch events, live radio show broadcast and entertainment from around the world.

Residents and visitors alike will discover events and promotions linked to the shops and restaurants, showcasing new authors, new cuisines and new fashions.







THE SKY GARDEN VILLAS

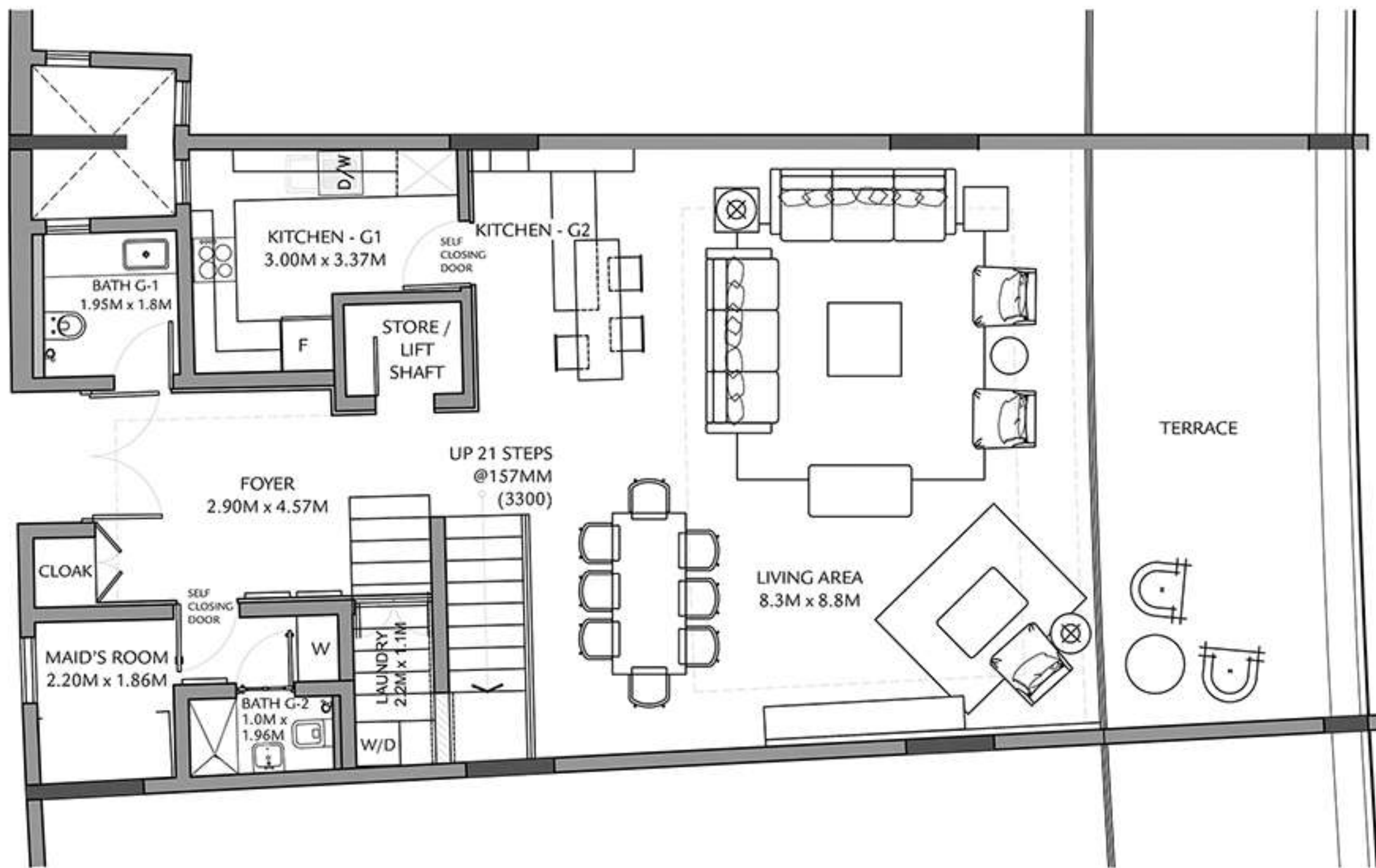
Offering the opportunity to live surrounded by water, the villas provide well designed and flexible homes within safe, professionally managed and appealing surroundings

The villas directly overlook the 'Bahrain Floating Arena', the first of its kind in the world, which will host busy calendar of events on the water and the promenade all over the year.



GROUND FLOOR

- Bright living room with a stunning view
- Open plan concept dining area
- Modern interior design
- Fully equipped Wet and Dry kitchen
- State-of-the art appliances
- Large waterfront balcony
- Housemaid quarter
- Laundry room
- Functional and spacious store room
- Private optional lift

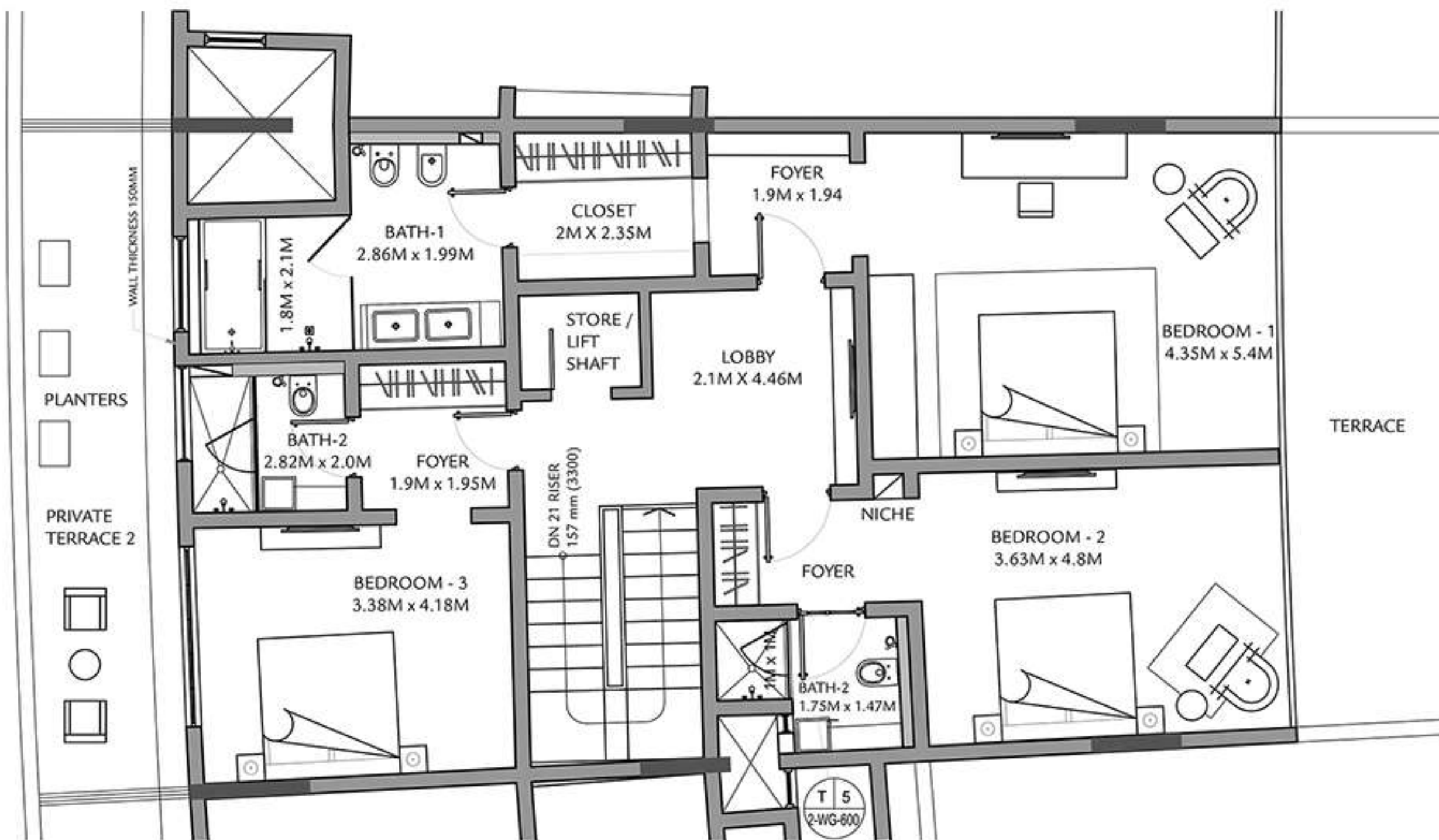




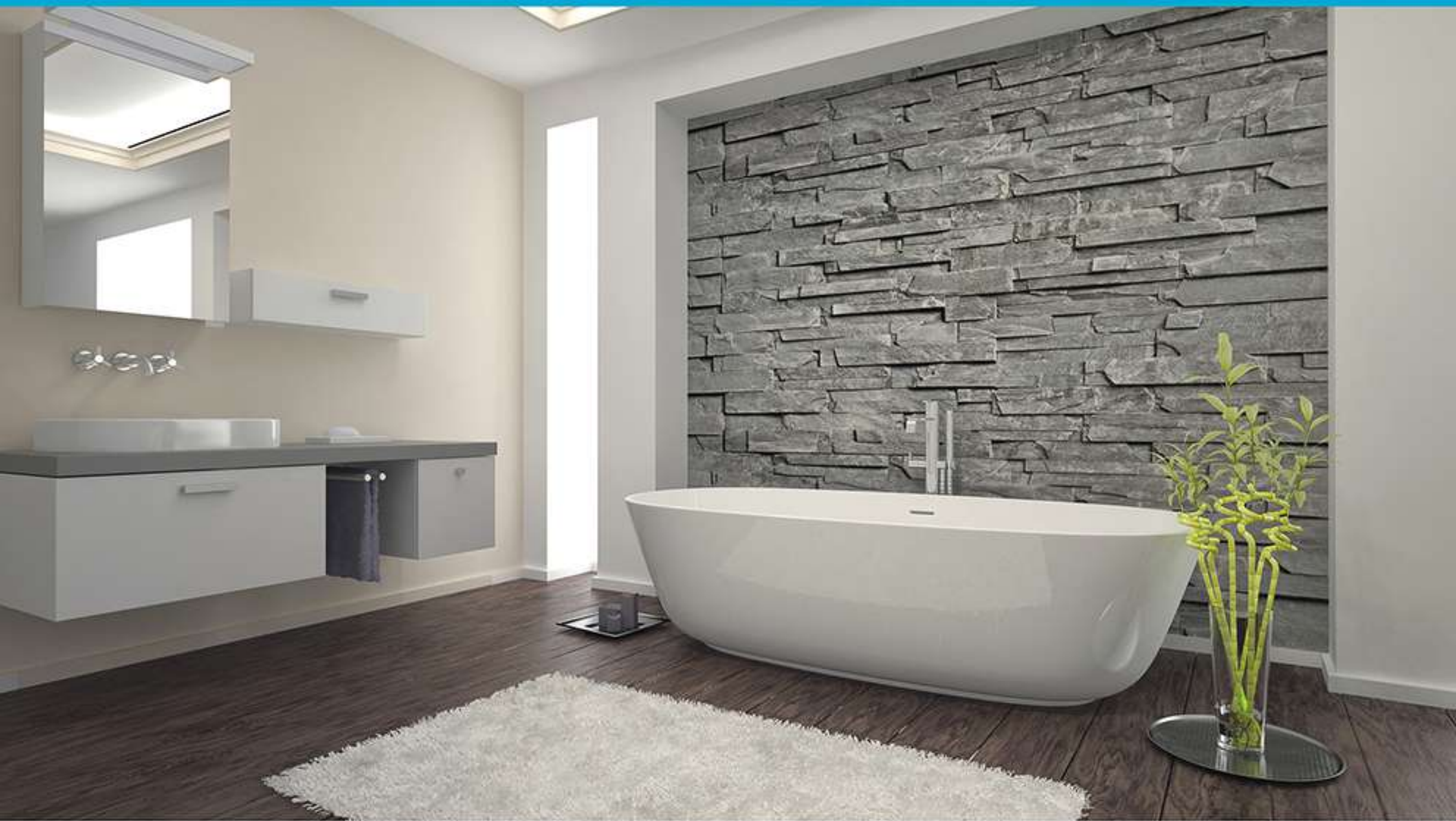


FIRST FLOOR

- Bright and spacious bedrooms all ensuite
- Rear bedroom with private balcony
- Private optional lift

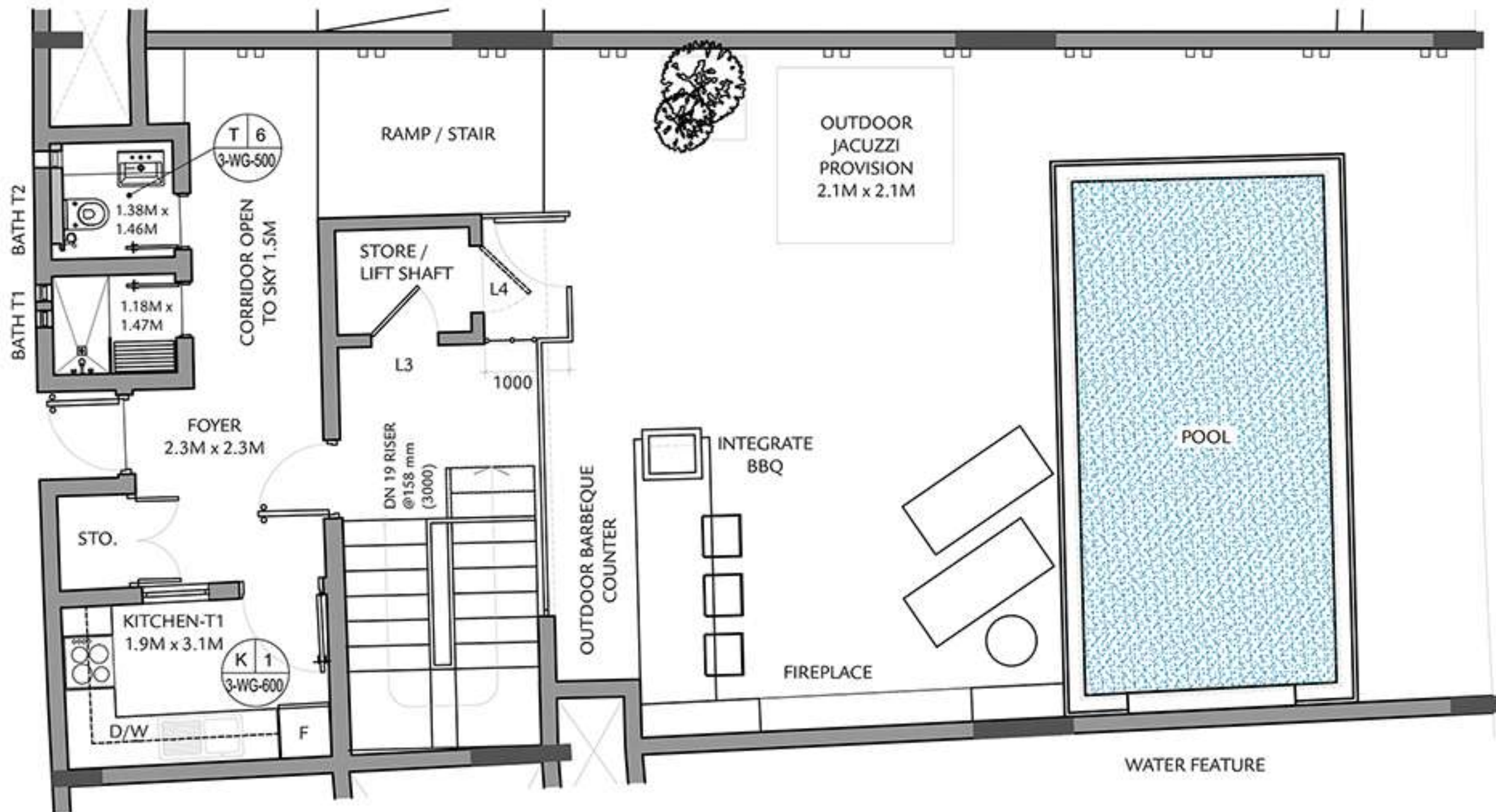




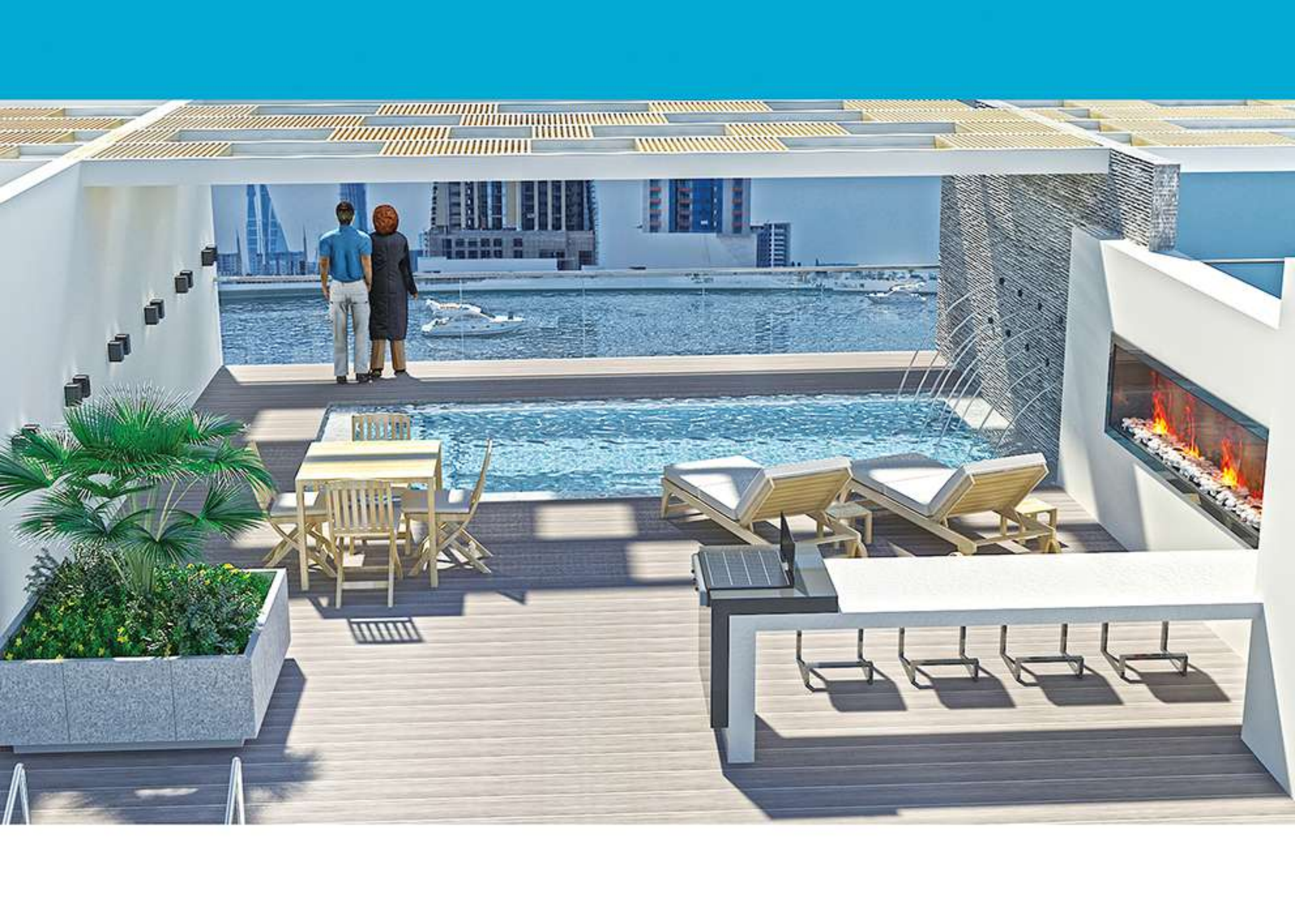


ROOF TOP

- Designed to maximize the view while keeping the privacy
- Panoramic seaview
- Exceptional roof top facilities
- Private swimming pool
- Barbeque area
- Outdoor kitchen
- Fireplace
- Independent access for visitors to the roof
- Private optional lift









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