



# AMWAJ BEACHFRONT

THE ESSENCE OF ISLAND LIVING





Developer



Sales and Marketing

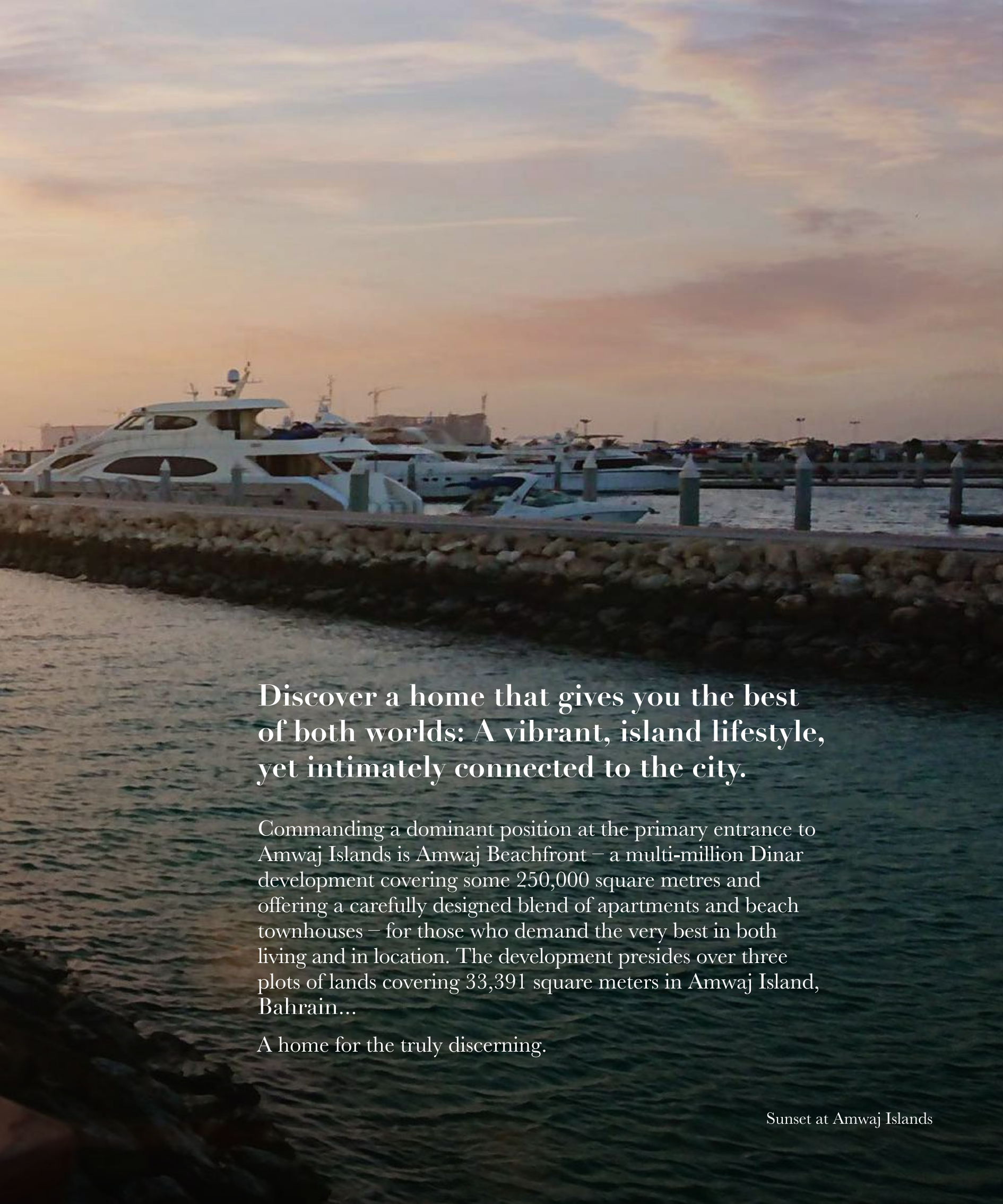


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If I should dream of life itself,  
that dream would manifest  
on a beach, facing west  
towards the setting sun and  
the subsequent promise of a  
vibrant new day - one full of  
hope and aspiration.



A scenic view of a marina at sunset. The sky is filled with soft, warm colors of orange, pink, and purple. In the background, several white yachts are docked at a pier. The foreground shows the dark, rippling water of the sea.

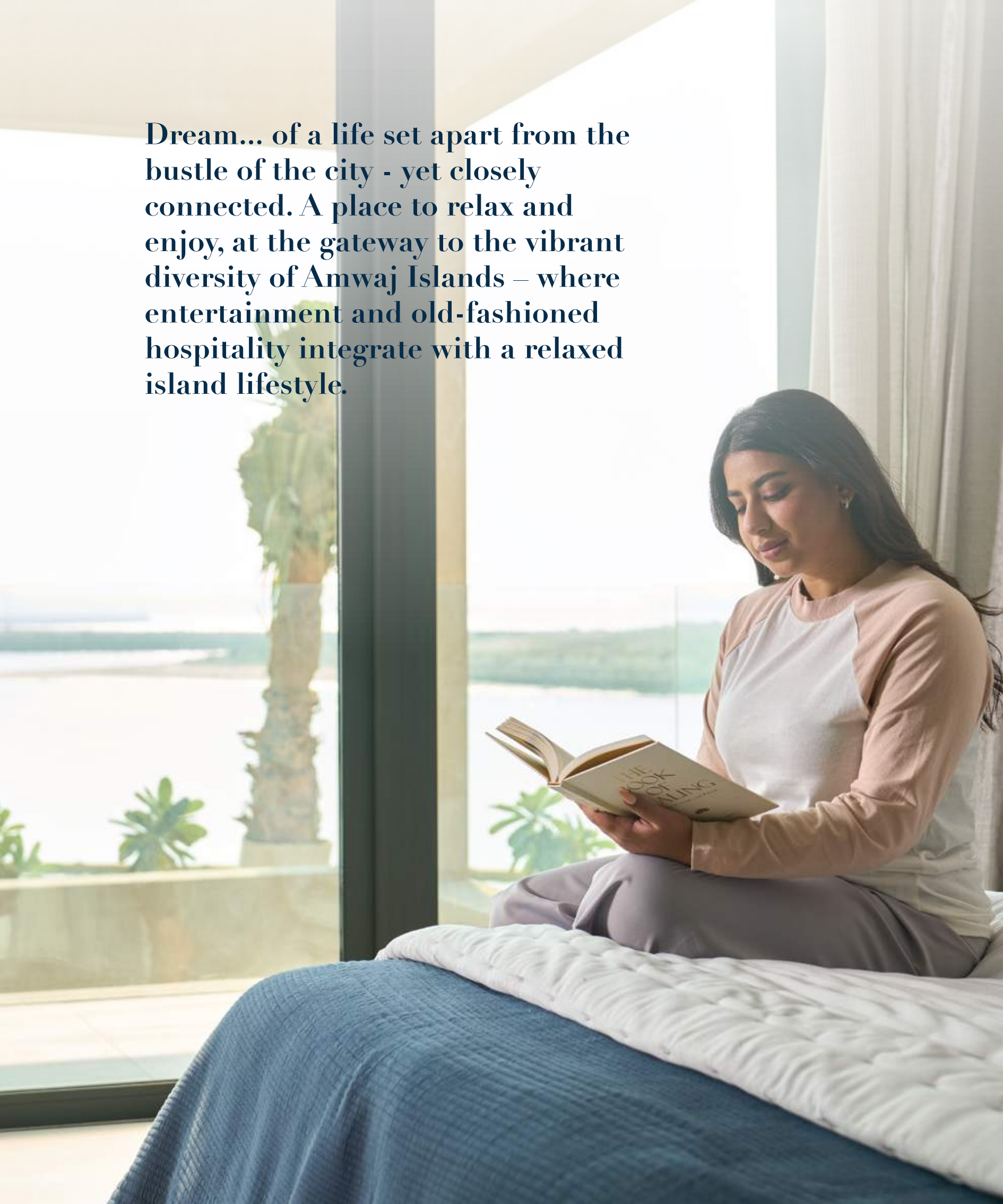
**Discover a home that gives you the best  
of both worlds: A vibrant, island lifestyle,  
yet intimately connected to the city.**

Commanding a dominant position at the primary entrance to Amwaj Islands is Amwaj Beachfront – a multi-million Dinar development covering some 250,000 square metres and offering a carefully designed blend of apartments and beach townhouses – for those who demand the very best in both living and in location. The development presides over three plots of lands covering 33,391 square meters in Amwaj Island, Bahrain...

A home for the truly discerning.

Sunset at Amwaj Islands

**Dream... of a life set apart from the bustle of the city - yet closely connected. A place to relax and enjoy, at the gateway to the vibrant diversity of Amwaj Islands – where entertainment and old-fashioned hospitality integrate with a relaxed island lifestyle.**





**Enjoy... the highest quality of living with the finest of amenities, in a superbly realised development that offers a prime location with stunning west-facing, beachfront outlooks – where every sunset delivers the promise of a vibrant new day to follow.**







Amwaj Beachfront offers the only private, west-facing beach in Amwaj, complete with carefully curated landscaping; amenities purpose-built for both families and individuals; luxurious townhouses and apartments and the very best in interior and exterior design.

Delivering a whole-life experience from its beach, pools, gardens and walkways right through to fixtures, fittings and well-designed internal architecture, Amwaj Beachfront is centred around a deep-rooted commitment to enhancing life, through considered design, infrastructure and amenities.

For those who aspire to a life lived better.



Amwaj Islands has the credential of being the first large-scale island reclamation in Bahrain and, since its inception, has proved to be a highly regarded destination for living, relaxation and entertainment. The islands have matured, with over 55% of available land already constructed, offering a perfect balance of residential, commercial and recreational developments together with carefully designed open space.

A welcoming gateway  
to island living





Amwaj Marina  
Diving and boat tours  
Boat storage and berths

## A vibrant and diverse community

With interlinked islands, a ‘floating city’, and diverse amenities, Amwaj Islands has created a vibrant environment where entertainment, recreation and island living merge to create a unique proposition: That life should offer something for everyone - through multiple dining outlets, shopping, convenience stores, hotels, marina, watersports and activities and much, much more. All closely linked to the bustle of Manama city and connected by free-flowing highways. The best of both worlds, where work and play collide.



Jogging on the beach



Scuba diving



Restaurants in the Lagoon



Coffee in the Lagoon



Snorkeling







Boat trips



Sea kayaking



Catching a movie



Shopping in the Lagoon

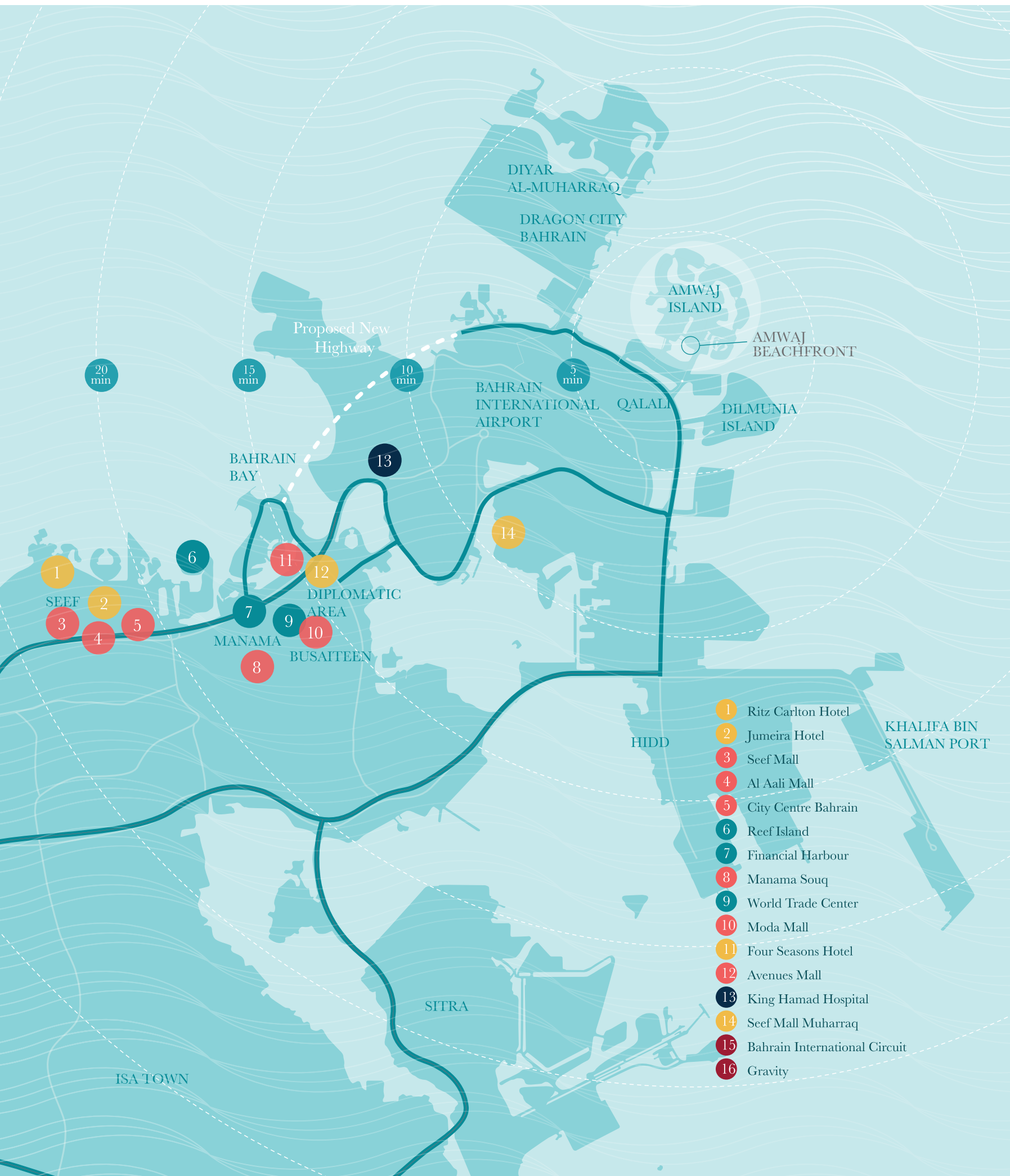


Water fun

# A connected and accessible Location

Amwaj Islands connects to the city of Manama and beyond to Saudi Arabia, through established, free-flowing highways, crossing from Muharraq to Al-Manama across three bridges and causeways. A fourth route is the west coast of Muharraq to Bahrain Bay.





DIYAR AL-MUHARRAQ

DRAGON CITY BAHRAIN

AMWAJ ISLAND

AMWAJ BEACHFRONT

Proposed New Highway

BAHRAIN INTERNATIONAL AIRPORT

QALALI

DILMUNIA ISLAND

20 min

15 min

10 min

5 min

BAHRAIN BAY

13

14

1

SEEF

2

3

4

5

6

7

11

12

DIPLOMATIC AREA

9

MANAMA

8

BUSAITEEN

10

1

Ritz Carlton Hotel

2

Jumeira Hotel

3

Seef Mall

4

Al Aali Mall

5

City Centre Bahrain

6

Reef Island

7

Financial Harbour

8

Manama Souq

9

World Trade Center

10

Moda Mall

11

Four Seasons Hotel

12

Avenues Mall

13

King Hamad Hospital

14

Seef Mall Muharraq

15

Bahrain International Circuit

16

Gravity

HIDD

KHALIFA BIN SALMAN PORT

SITRA

ISA TOWN





# Amwaj Beachfront

Experience top of the range simplex, duplex and triplex townhouse living with access to a private beach and lush gardens.

The project's total built-up area is around 250,000 square meters comprising of:

- Three 22 storey residential towers with total units of 539.
- A five-story building comprising of 94 townhouses.
- The project is intended to offer a residential community that has a private beach access.
- The final apartment configuration, size and number of units shown on the tables below have been amended from the original configuration based on recommendations from Esterad to bring the offering in-line with the current dynamics.

## Specifications

|                        |     |        |
|------------------------|-----|--------|
| Land Size              | Sqm | 33,391 |
| Total Villa Units      |     | 94     |
| Sellable Area (Villas) | Sqm | 34,133 |



Luxury landscaping  
and pools



Boardwalks and promenades



Extensive green spaces and lush landscaping



Five-star beachfront amenities

# About Bahrain

## A lifestyle and tourism destination

As a lifestyle destination, the Kingdom of Bahrain's world-class tourism facilities combine with the renowned warm welcome of its residents to make it extremely popular among families looking to escape from the pressures of everyday living.

A unique mix of authentic Arab culture, cosmopolitan lifestyle and historic landmarks draw thousands of tourists to the country every year. Ranked globally as one of the most preferred 'expat' destinations, offering great dining, varied shopping and cultural events.











## About the developer

Our mission is to push the limits  
of possibility

With a keen eye for opportunity and a sharp business sense, Esterad sets the market in motion, creating a financial ecosystem and unlocking the door to many new possibilities. Our aggressive and transformational approach contributes to Bahrain's growth, transforming undervalued investments and accelerating the economy.

Our vision is to seize opportunity and  
optimise performance

We are always in control, setting the pace. We make bold moves that make a real difference – not just for our shareholders, but for the communities in which we operate. We take opportunities no one else takes and deliver value, elevating perception and enhancing results.





# Townhouse floor plans



**94**  
villa units



**30**  
villa types



**34,133 sqm**  
total villa area



Type R - L1 & L2  
Type N - L3, L4 & L5

Type R - L1 & L2  
Type O - L3, L4 & L5

Type R - L1 & L2  
Type PN - L3, L4 & L5

Type R - L1 & L2  
Type N - L3, L4 & L5

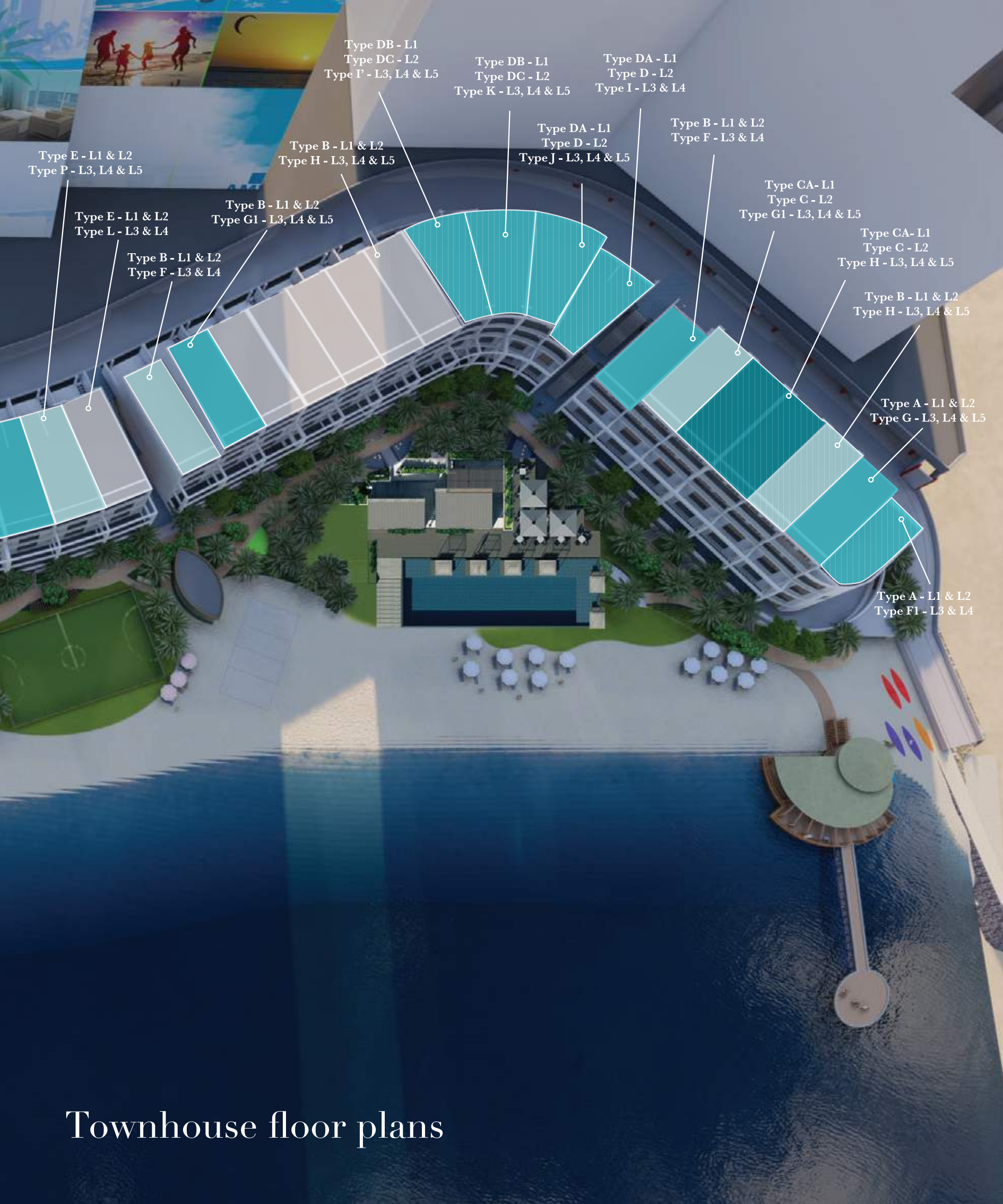
Type R - L1 & L2  
Type L1 - L3 & L4

Type R - L1 & L2  
Type F2 - L3 & L4

Type R - L1 & L2  
Type PN - L3, L4 & L5

Type E - L1 & L2  
Type O - L3, L4 & L5

Type R - L1 & L2  
Type N - L3, L4 & L5



Type DB - L1  
Type DC - L2  
Type I' - L3, L4 & L5

Type DB - L1  
Type DC - L2  
Type K - L3, L4 & L5

Type DA - L1  
Type D - L2  
Type I - L3 & L4

Type E - L1 & L2  
Type P - L3, L4 & L5

Type B - L1 & L2  
Type H - L3, L4 & L5

Type DA - L1  
Type D - L2  
Type J - L3, L4 & L5

Type B - L1 & L2  
Type F - L3 & L4

Type CA - L1  
Type C - L2  
Type G1 - L3, L4 & L5

Type E - L1 & L2  
Type L - L3 & L4

Type B - L1 & L2  
Type G1 - L3, L4 & L5

Type CA - L1  
Type C - L2  
Type H - L3, L4 & L5

Type B - L1 & L2  
Type F - L3 & L4

Type B - L1 & L2  
Type H - L3, L4 & L5

Type A - L1 & L2  
Type G - L3, L4 & L5

Type A - L1 & L2  
Type F1 - L3 & L4

# Townhouse floor plans

# Block 1

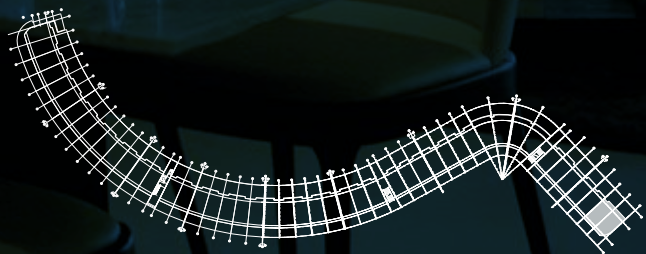
ع غرف الفئة A

## 4 Bedroom Type A

635.7 sqm

Grand Total

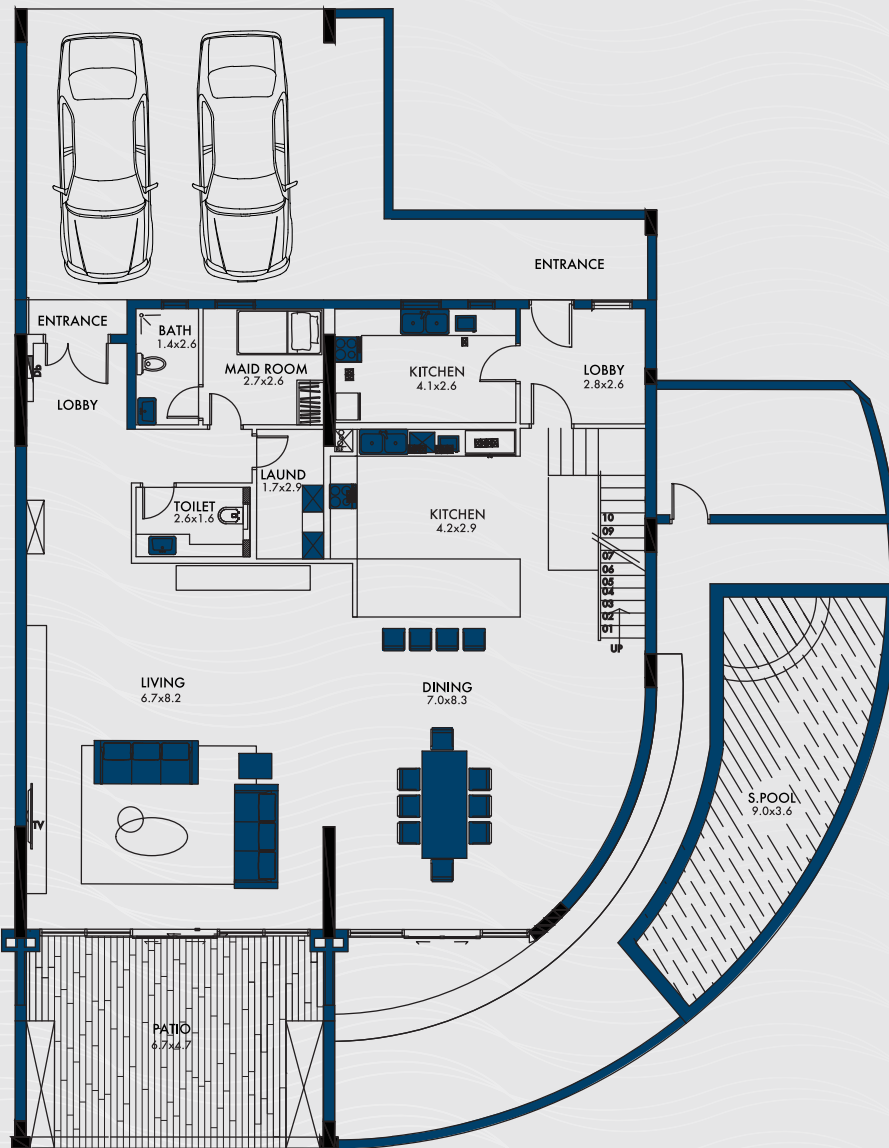
Location



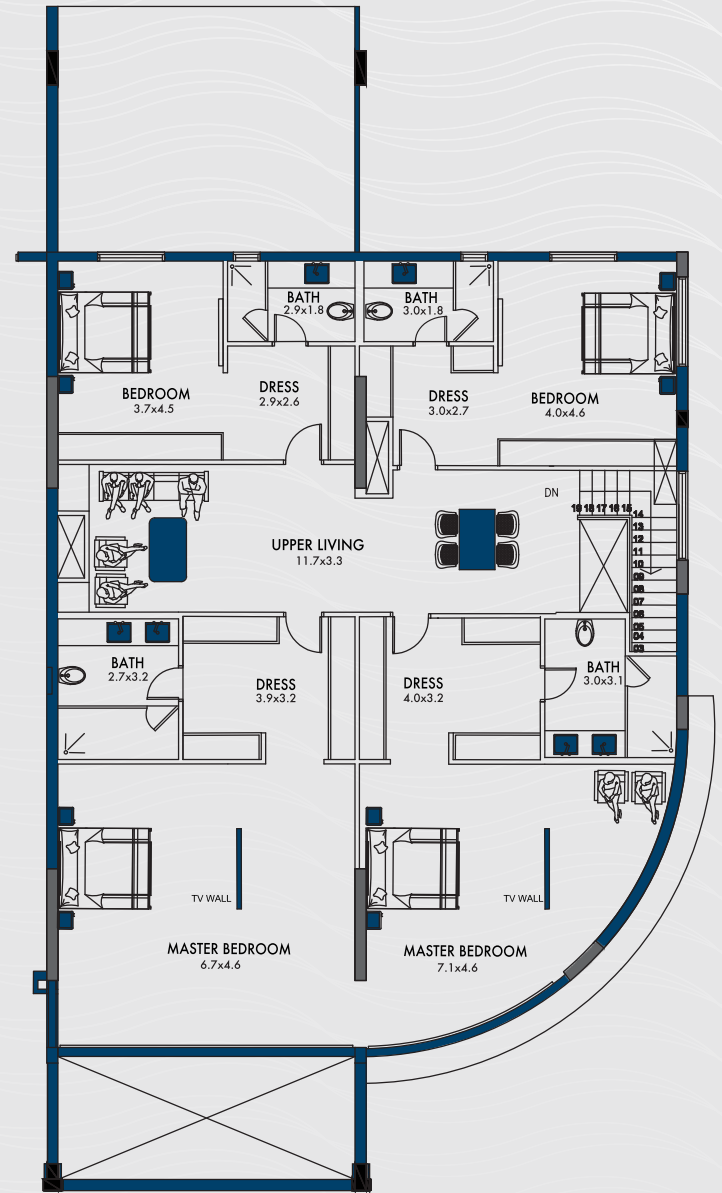
Level 1







Level 1



Level 2

|                    |           |
|--------------------|-----------|
| Level 1 Floor Area | 198.5 sqm |
| Level 2 Floor Area | 225.5 sqm |
| Total Floor Area   | 424 sqm   |

|              |           |
|--------------|-----------|
| Garden Area  | 128.5 sqm |
| Parking Area | 66 sqm    |
| Balcony Area | 17.2 sqm  |

# Block 1

٣ غرف الفئة C

## 3 Bedroom Type C

250.5 sqm

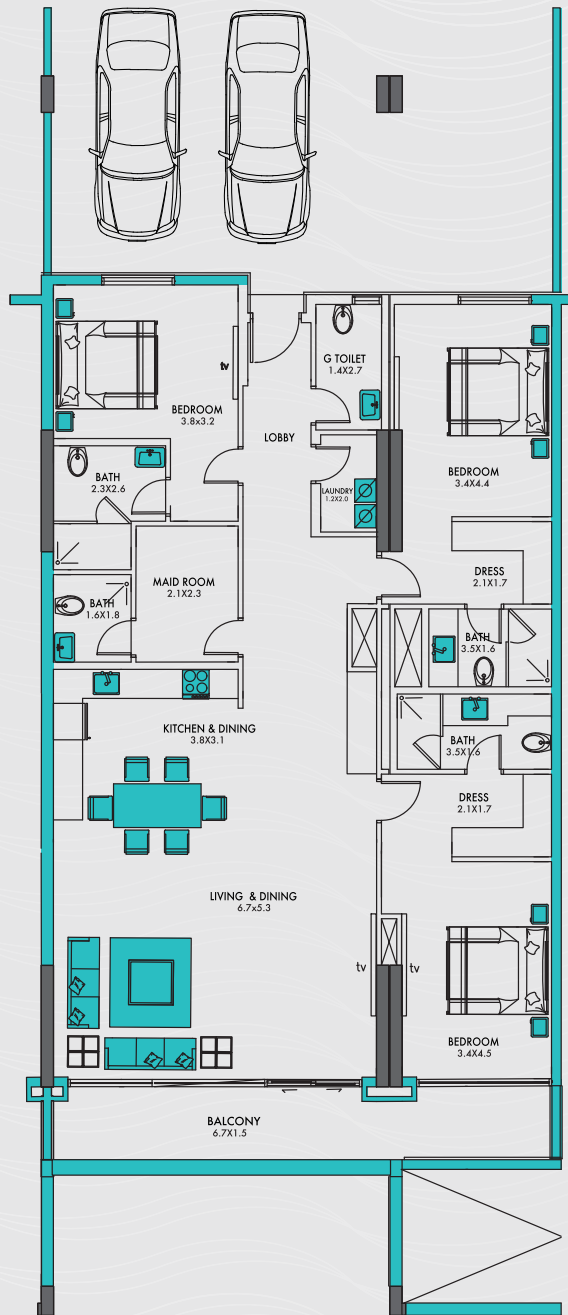
Grand Total

Location



Level 1 & 2





## Level 2

|                         |                  |
|-------------------------|------------------|
| Level 2 Floor Area      | 173 sqm          |
| Balcony Area            | 17.5 sqm         |
| Parking Area            | 60 sqm           |
| <b>Total Floor Area</b> | <b>250.5 sqm</b> |

# Block 2

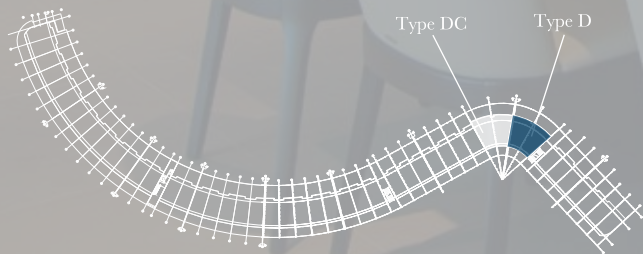
٤ غرف الفئة D

## 4 Bedroom Type D

279.6 sqm

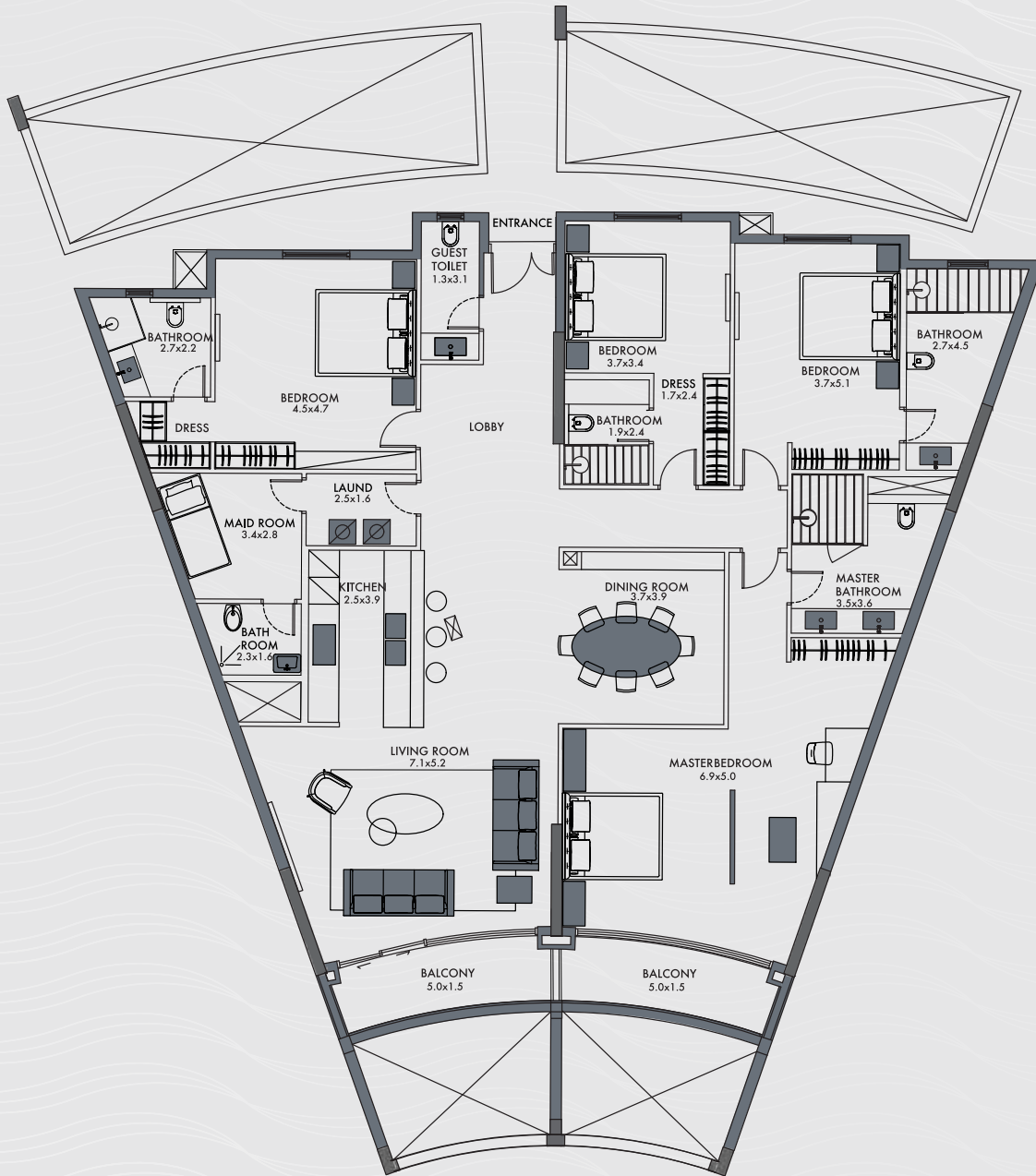
Grand Total

Location



Level 2





## Level 2

### Type D

|                    |                  |
|--------------------|------------------|
| Level 2 Floor Area | 262 sqm          |
| Balcony Area       | 17.6 sqm         |
| <b>Total Area</b>  | <b>279.6 sqm</b> |

# Block 2

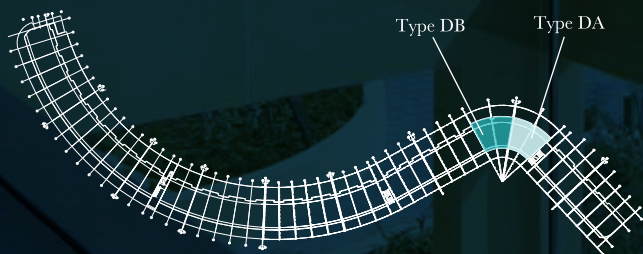
٤ غرف الفئة DA & DB

## 4 Bedroom Type DA & DB

283 sqm

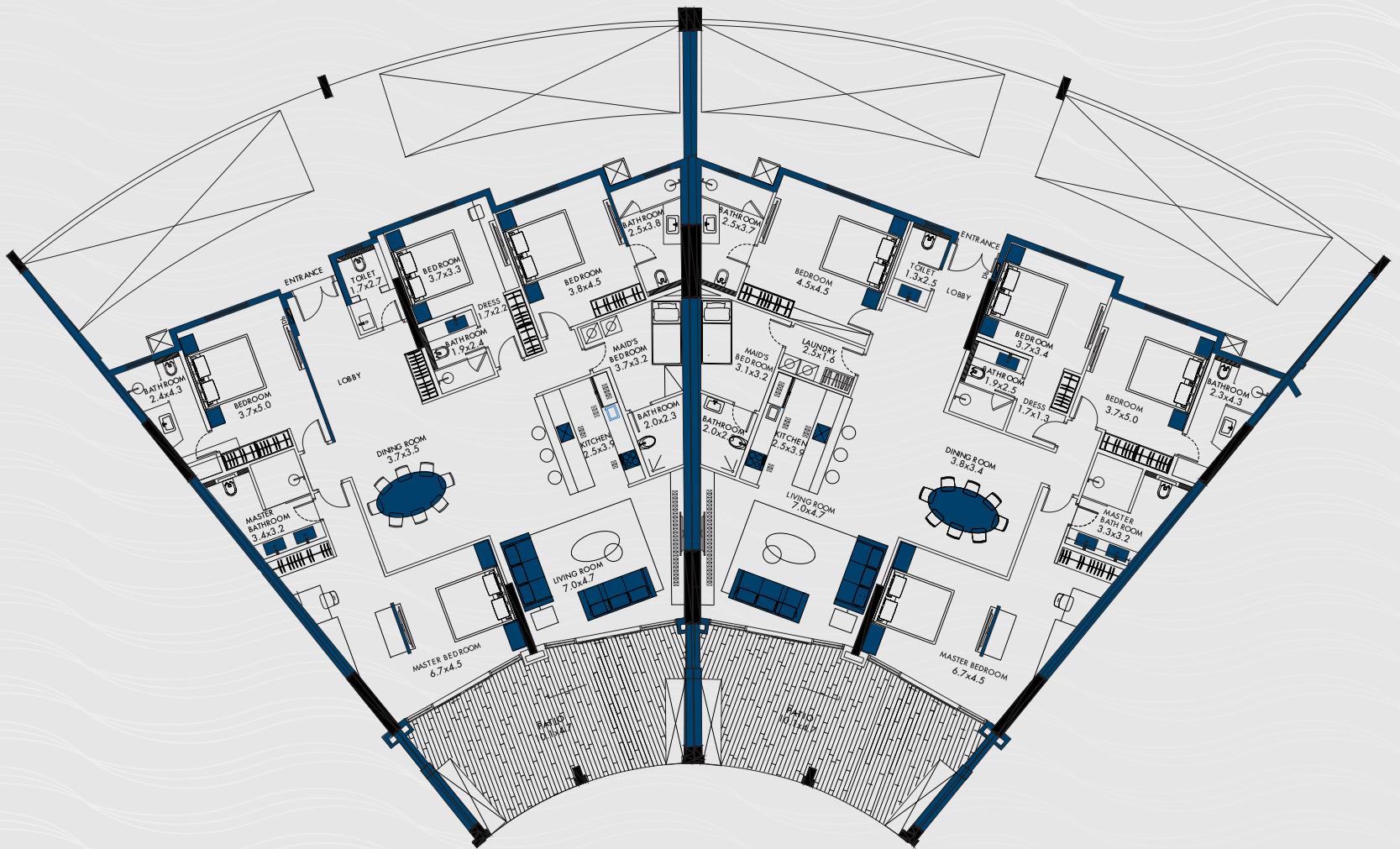
Grand Total

Location



Level 1





Level 1

Type DA & DB

Level 1 Floor Area 240 sqm

Garden Area 43 sqm

Total Area 283 sqm

# Block 1 - 6

٣ غرف الفئة E

## 3 Bedroom Type E

From

297.7 sqm

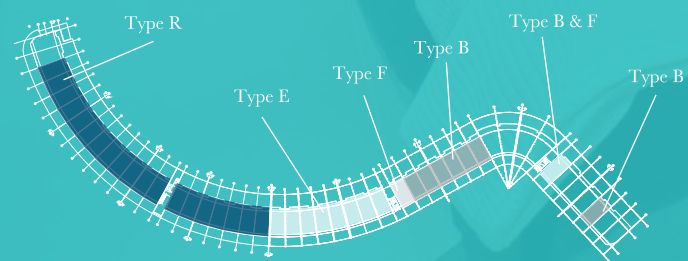
Grand Total

To

310.2 sqm

Grand Total

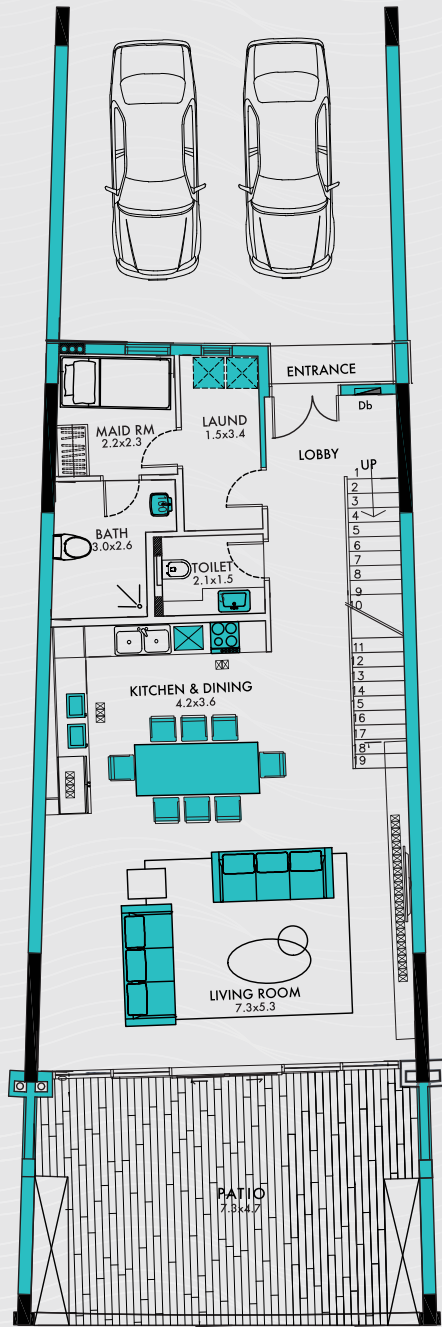
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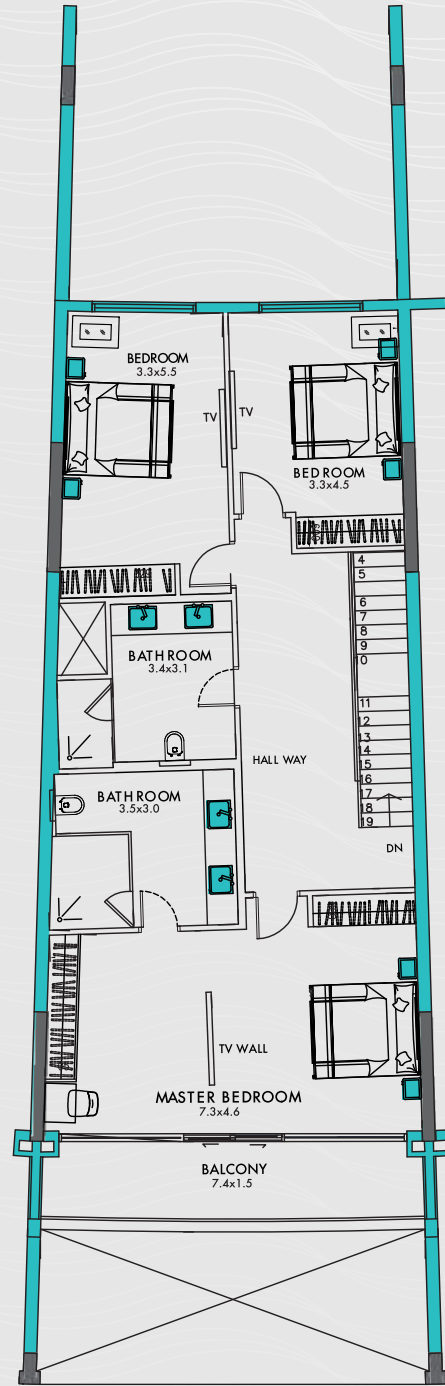
Level 1, 2, 3 & 4







**Level 1**



**Level 2**

|                               |                           |
|-------------------------------|---------------------------|
| <b>Level 1   3 Floor Area</b> | <b>98.5 to 102.7 sqm</b>  |
| <b>Level 2   4 Floor Area</b> | <b>112 to 115.5 sqm</b>   |
| <b>Total Floor Area</b>       | <b>210.5 to 218.2 sqm</b> |
| <b>Garden Area</b>            | <b>32.5 to 36.8 sqm</b>   |
| <b>Parking Area</b>           | <b>42.4 to 43 sqm</b>     |
| <b>Balcony Area</b>           | <b>11.7 to 44 sqm</b>     |

# Block 1 & 2

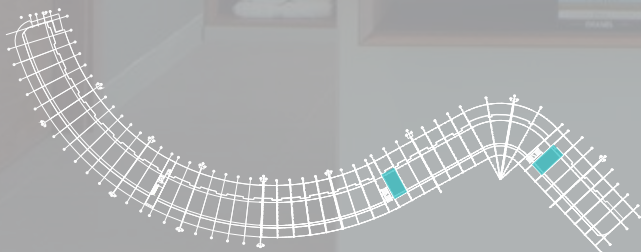
٣ غرف الفئة F

## 3 Bedroom Type F

301 sqm

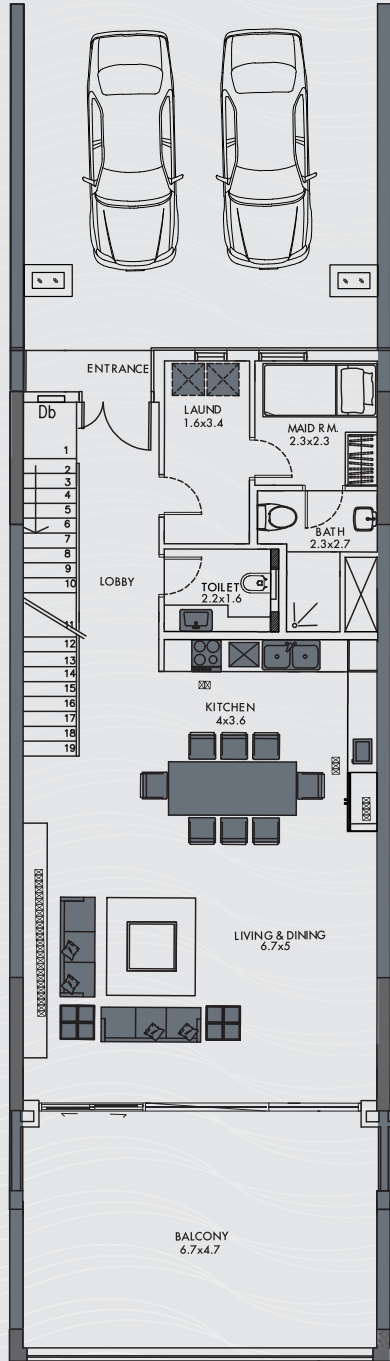
Grand Total

Location

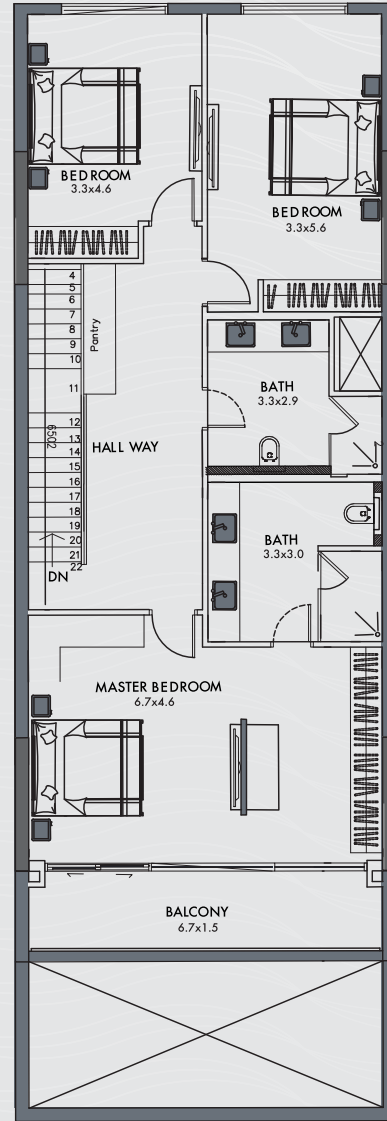


Level 3 & 4





Level 3



Level 4

|                    |         |
|--------------------|---------|
| Level 3 Floor Area | 100 sqm |
| Level 4 Floor Area | 114 sqm |
| Total Floor Area   | 214 sqm |

|              |        |
|--------------|--------|
| Parking Area | 43 sqm |
| Balcony Area | 44 sqm |

# Block 1 & 2

ع غرف الفئة G & H

## 4 Bedroom Type G & H

Type G

476.5 sqm

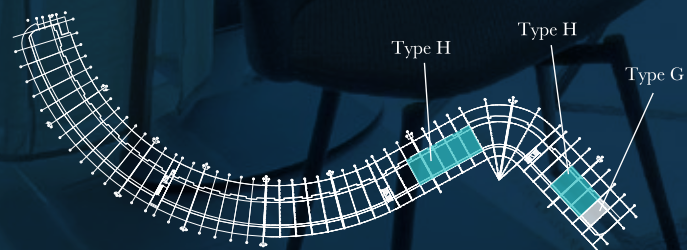
Grand Total

Type H

422.5 sqm

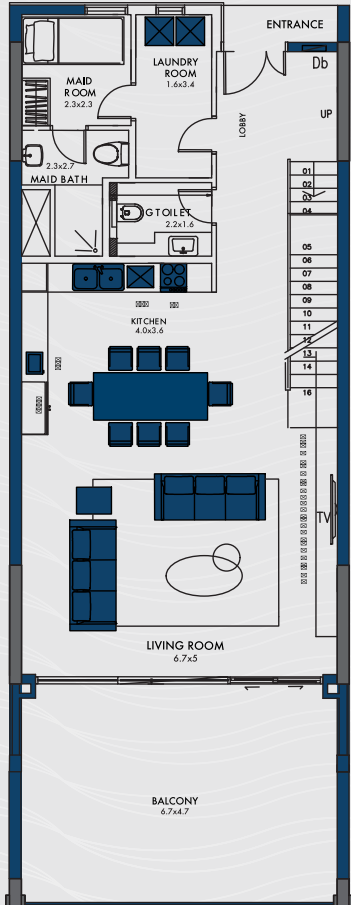
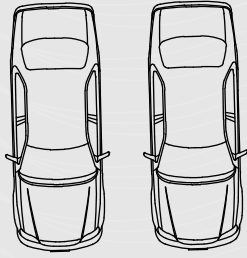
Grand Total

Location



Level 3, 4 & 5

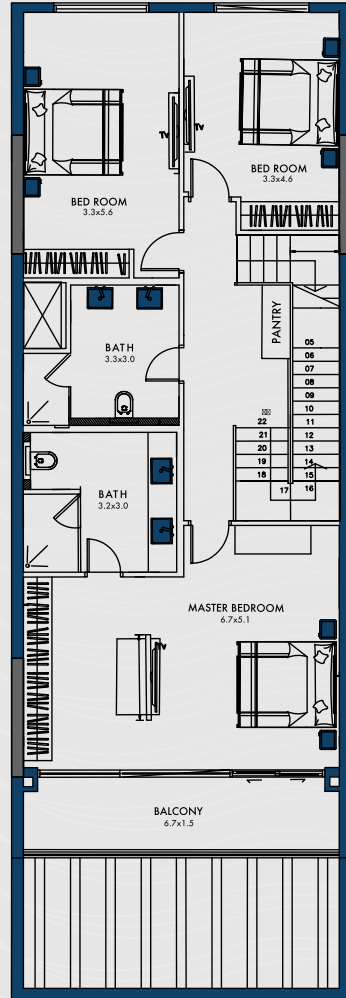




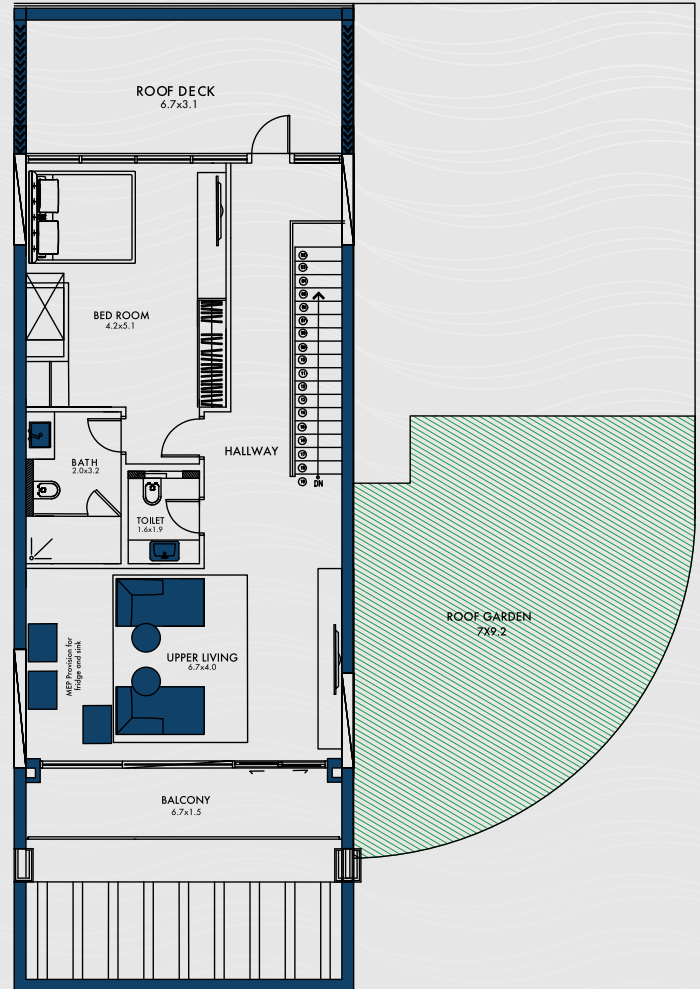
Level 3

Type G

|                    |           |
|--------------------|-----------|
| Level 3 Floor Area | 98.5 sqm  |
| Level 4 Floor Area | 112 sqm   |
| Level 5 Floor Area | 90 sqm    |
| Total Floor Area   | 300.5 sqm |
| Garden Area        | 54 sqm    |
| Parking Area       | 43 sqm    |
| Balcony Area       | 79 sqm    |



Level 4



Level 5

Type H

|                    |           |
|--------------------|-----------|
| Level 3 Floor Area | 98.5 sqm  |
| Level 4 Floor Area | 112 sqm   |
| Level 5 Floor Area | 90 sqm    |
| Total Floor Area   | 300.5 sqm |
| Parking Area       | 43 sqm    |
| Balcony Area       | 79 sqm    |

# Block 1 & 2

٤ غرف الفئة G1 & G2

## 4 Bedroom Type G1 & G2

Type G1

485.5 sqm

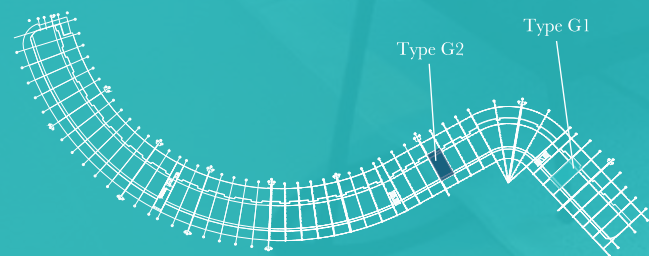
Grand Total

Type G2

486.9 sqm

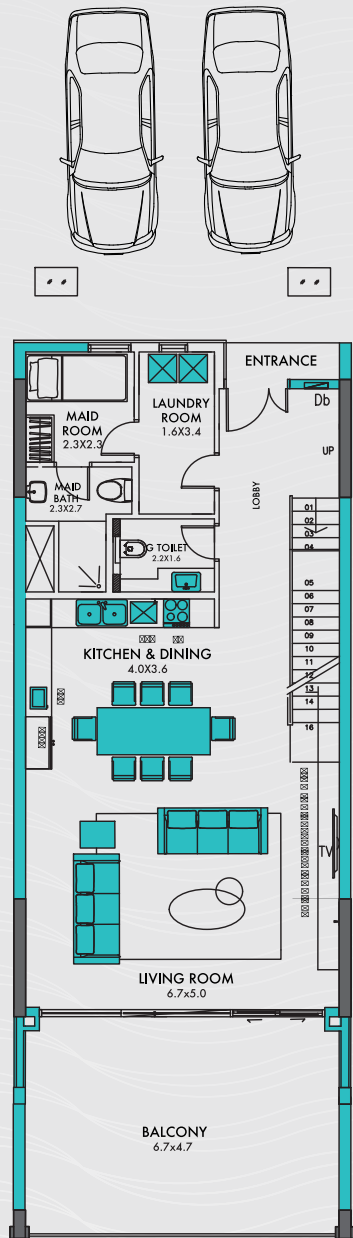
Grand Total

Location



Level 3, 4 & 5

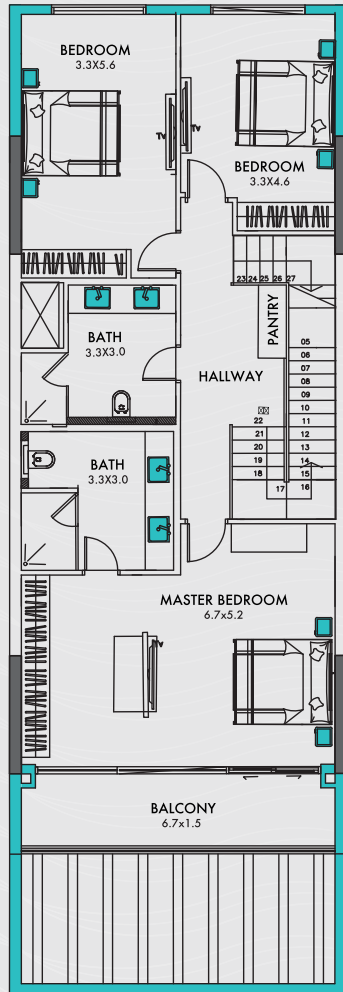




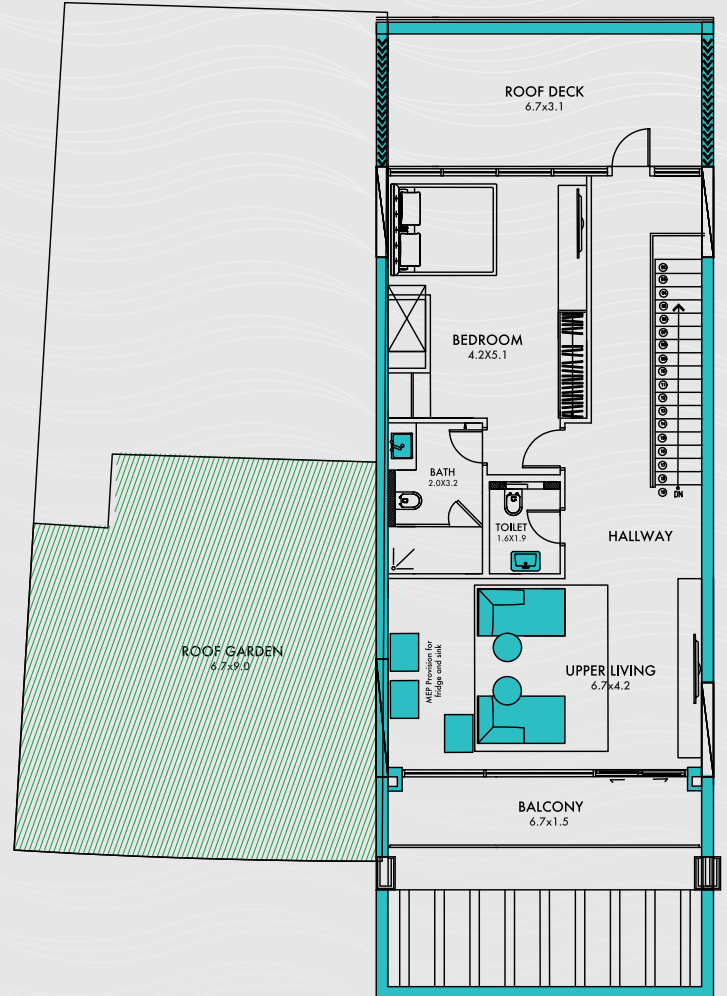
Level 3

Type G1

|                    |           |
|--------------------|-----------|
| Level 3 Floor Area | 98.5 sqm  |
| Level 4 Floor Area | 112 sqm   |
| Level 5 Floor Area | 90 sqm    |
| Total Floor Area   | 300.5 sqm |
| Garden Area        | 63 sqm    |
| Parking Area       | 43 sqm    |
| Balcony Area       | 79 sqm    |



Level 4



Level 5

Type G2

|                    |           |
|--------------------|-----------|
| Level 3 Floor Area | 98.5 sqm  |
| Level 4 Floor Area | 112 sqm   |
| Level 5 Floor Area | 90 sqm    |
| Total Floor Area   | 300.5 sqm |
| Garden Area        | 64.4 sqm  |
| Parking Area       | 43 sqm    |
| Balcony Area       | 79 sqm    |

# Block 2

٤ غرف الفئة I

## 4 Bedroom Type I

294 sqm

Grand Total

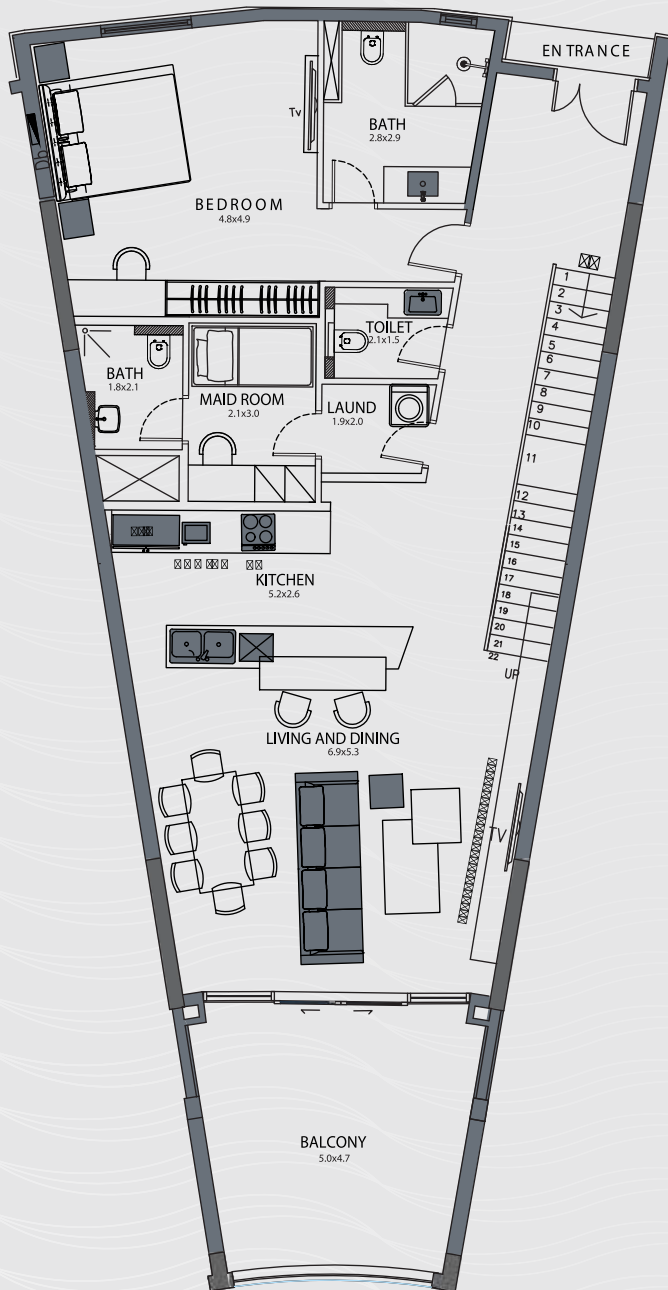
Location



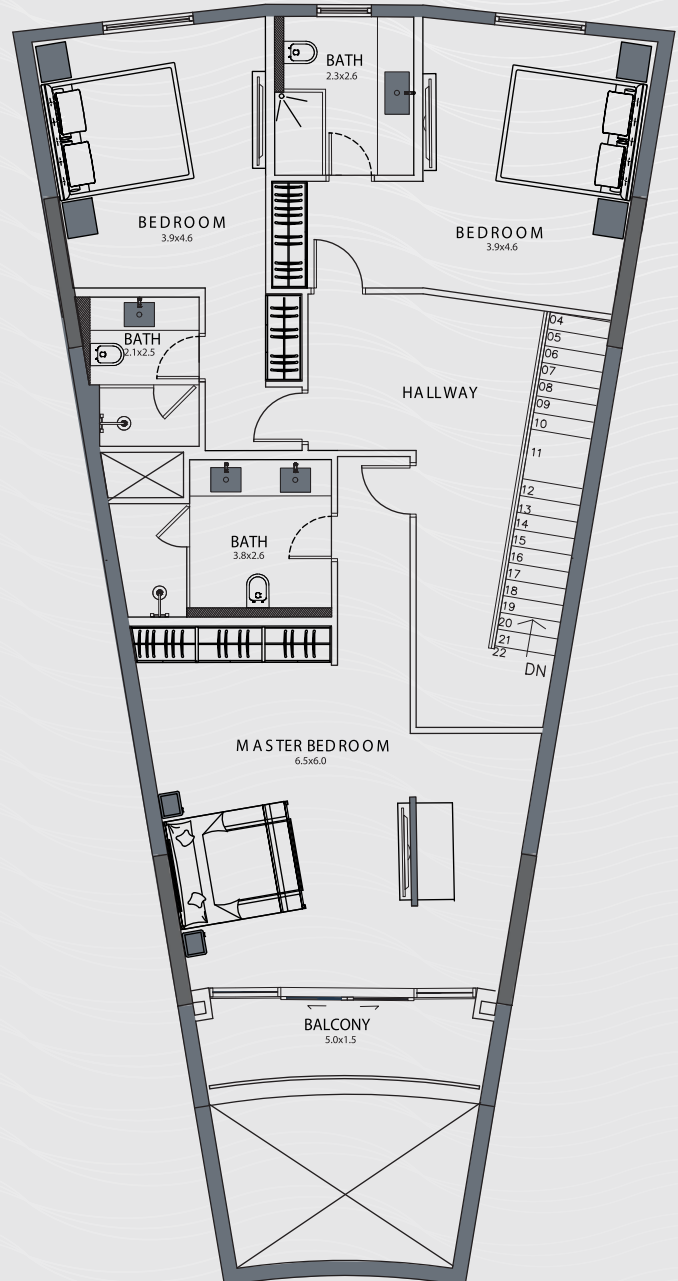
Level 3 & 4







**Level 3**



**Level 4**

|                           |                |
|---------------------------|----------------|
| <b>Level 3 Floor Area</b> | <b>132 sqm</b> |
| <b>Level 4 Floor Area</b> | <b>132 sqm</b> |
| <b>Total Floor Area</b>   | <b>264 sqm</b> |
| <b>Balcony Area</b>       | <b>30 sqm</b>  |

# Block 2

هـ غرف الفئة J

## 5 Bedroom Type J

490.3 sqm

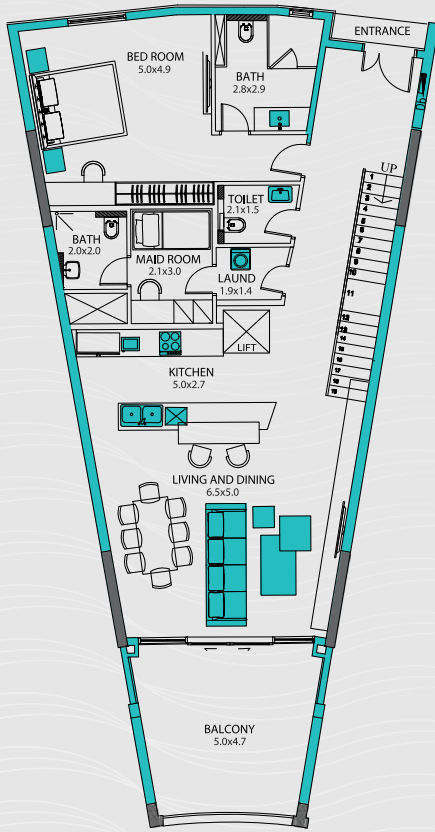
Grand Total

Location

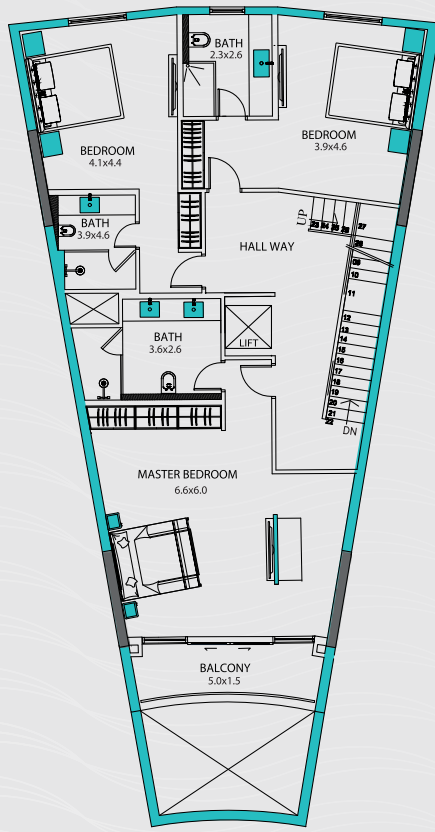


Level 3, 4 & 6





**Level 3**



**Level 4**



**Level 5**

|                    |         |
|--------------------|---------|
| Level 3 Floor Area | 132 sqm |
| Level 4 Floor Area | 132 sqm |
| Level 5 Floor Area | 100 sqm |

|                  |          |
|------------------|----------|
| Total Floor Area | 364 sqm  |
| Garden Area      | 52.5 sqm |
| Balcony Area     | 73.8 sqm |

# Block 2

هـ غرف الفئة K

# 5 Bedroom Type K

437.8 sqm

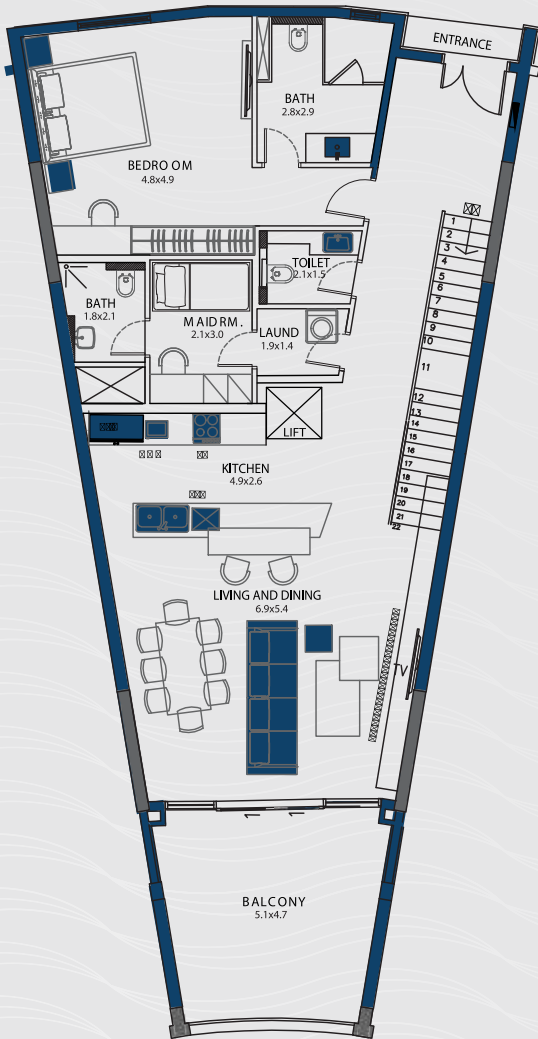
Grand Total

Location

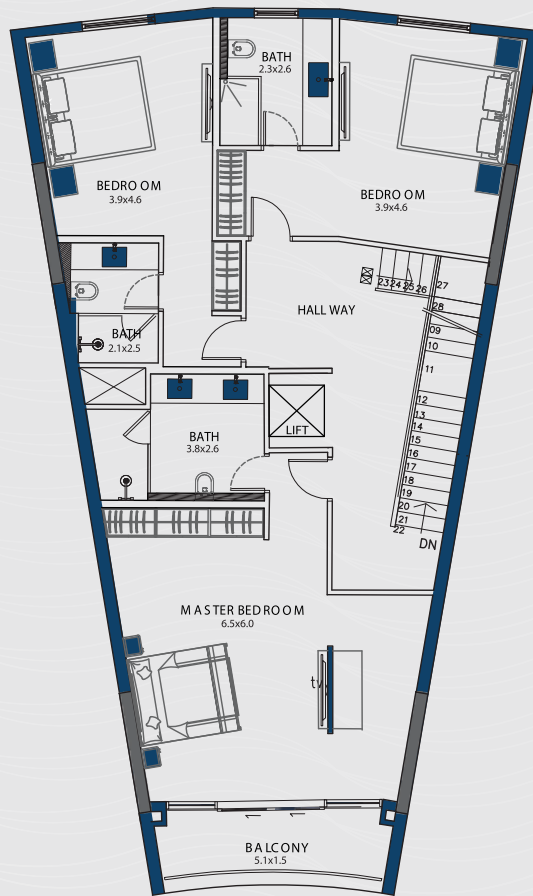


Level 3, 4 & 5

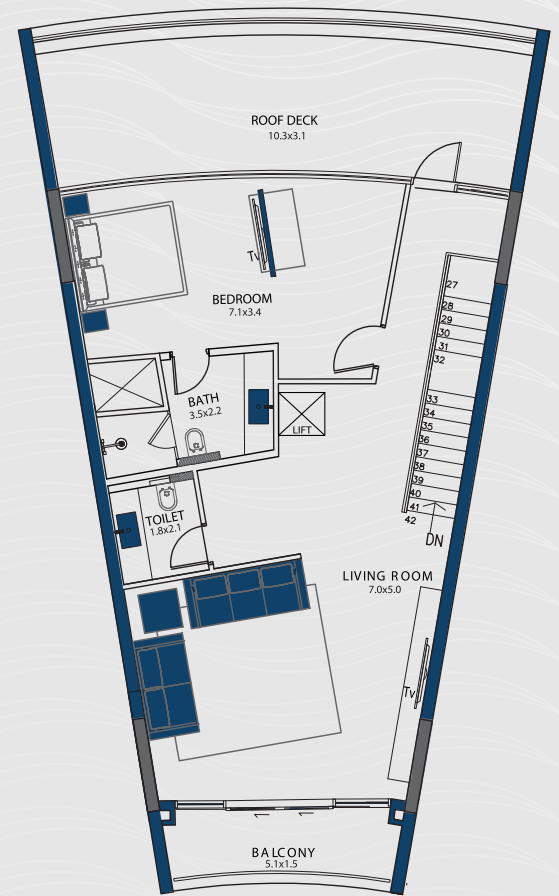




Level 3



Level 4



Level 5

Type K

Level 3 Floor Area 132 sqm

Level 4 Floor Area 132 sqm

Level 5 Floor Area 100 sqm

Total Floor Area 364 sqm

Balcony Area 73.8 sqm

# Block 4 & 6

٤ غرف الفئة N

## 4 Bedroom Type N

440.2 sqm

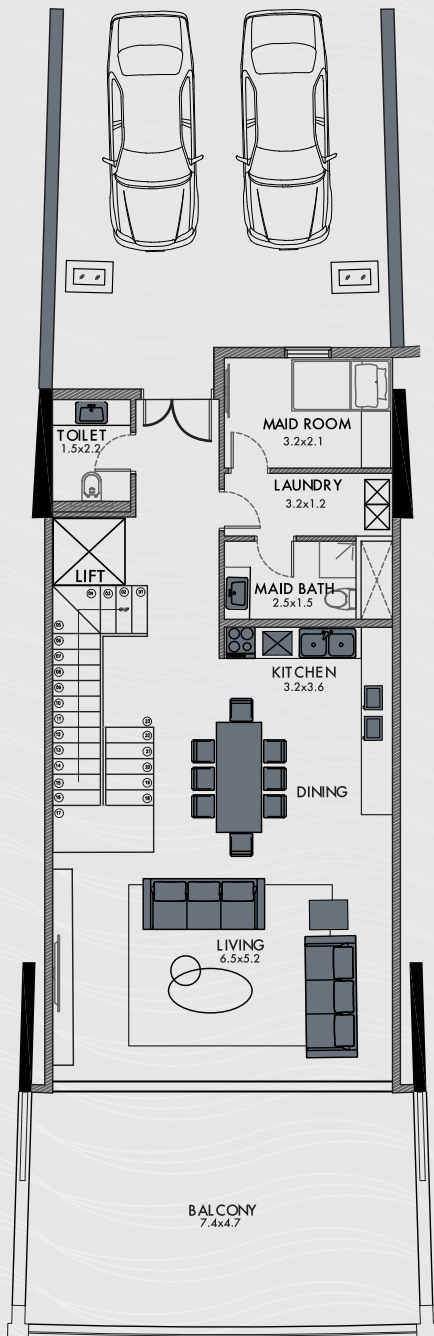
Grand Total

Location

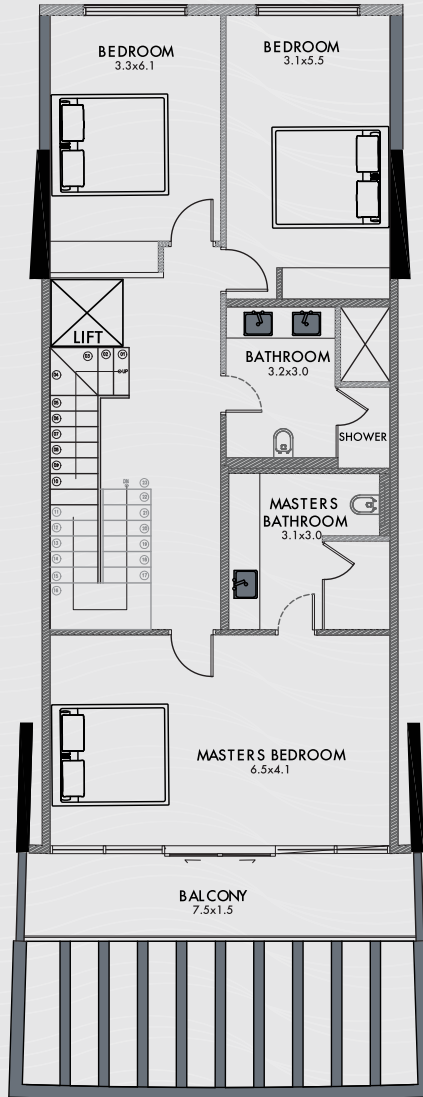


Level 3

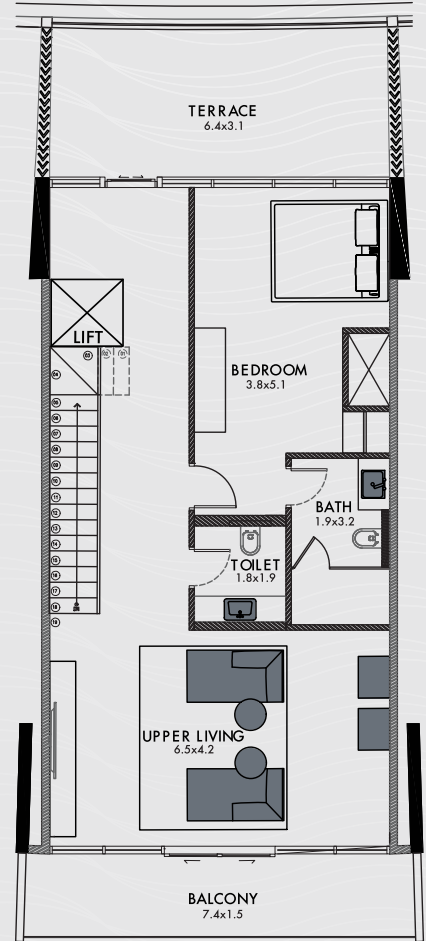




Level 3



Level 4



Level 5

|                    |           |
|--------------------|-----------|
| Level 3 Floor Area | 102 sqm   |
| Level 4 Floor Area | 115.5 sqm |
| Level 5 Floor Area | 93.1 sqm  |

|                  |           |
|------------------|-----------|
| Total Floor Area | 310.6 sqm |
| Parking Area     | 45.6 sqm  |
| Balcony Area     | 84 sqm    |

# Block 5

٤ غرف الفئة N1

## 4 Bedroom Type N1

440.6 sqm

Grand Total

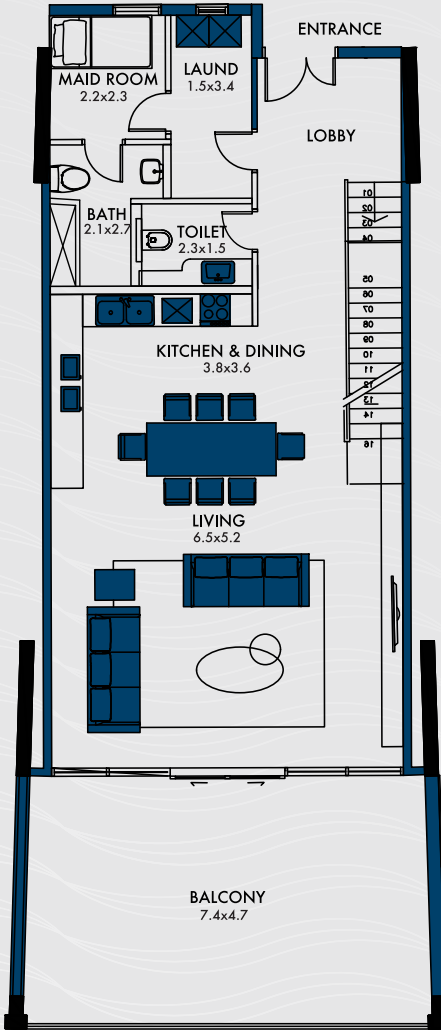
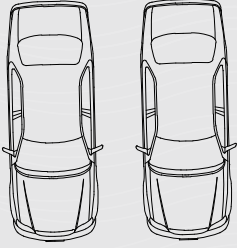
Location



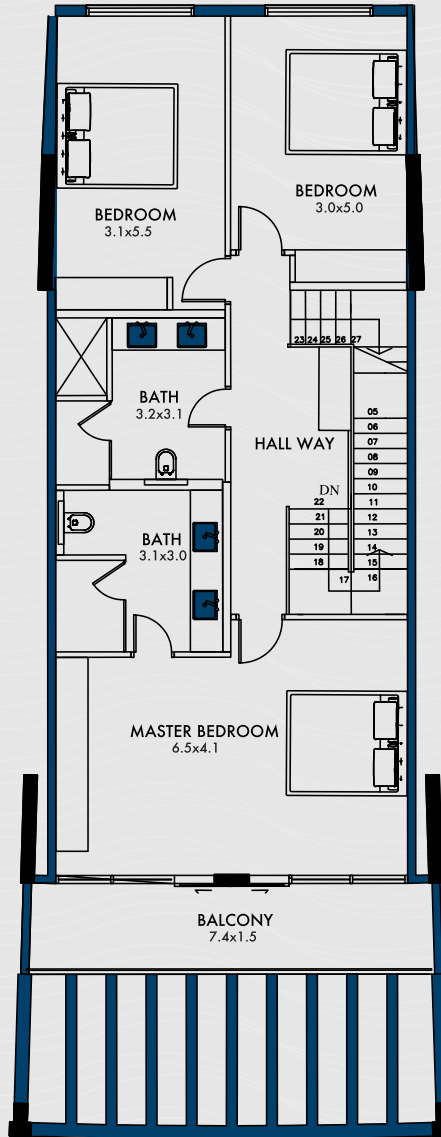
Level 3



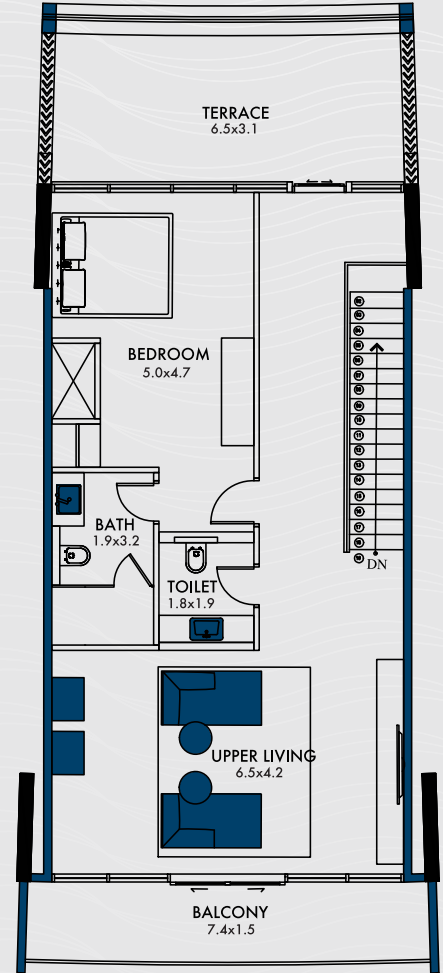




Level 3



Level 4



Level 5

|                    |           |
|--------------------|-----------|
| Level 3 Floor Area | 102 sqm   |
| Level 4 Floor Area | 115.5 sqm |
| Level 5 Floor Area | 93.1 sqm  |

|                  |           |
|------------------|-----------|
| Total Floor Area | 310.6 sqm |
| Parking Area     | 46 sqm    |
| Balcony Area     | 84 sqm    |

# Block 3 & 5

٣ غرف الفئة P

## 3 Bedroom Type P

From

432 sqm

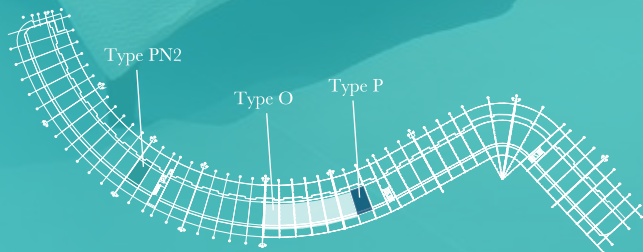
Grand Total

To

500.6 sqm

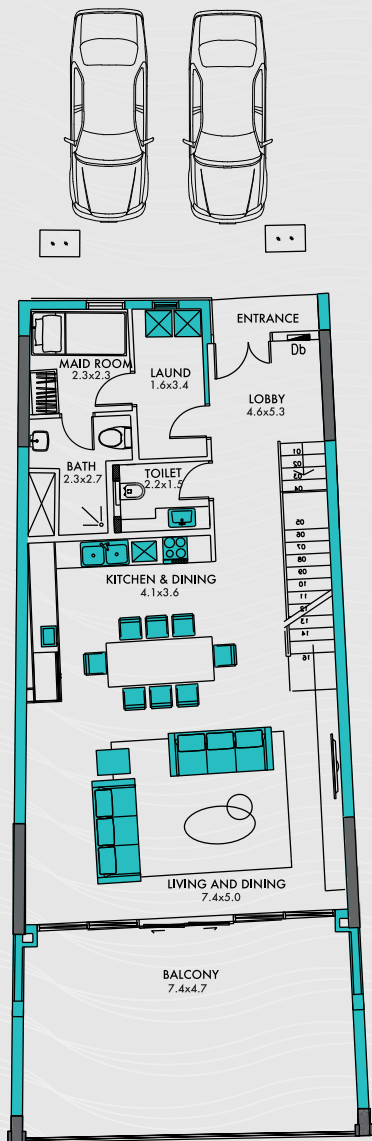
Grand Total

### Location

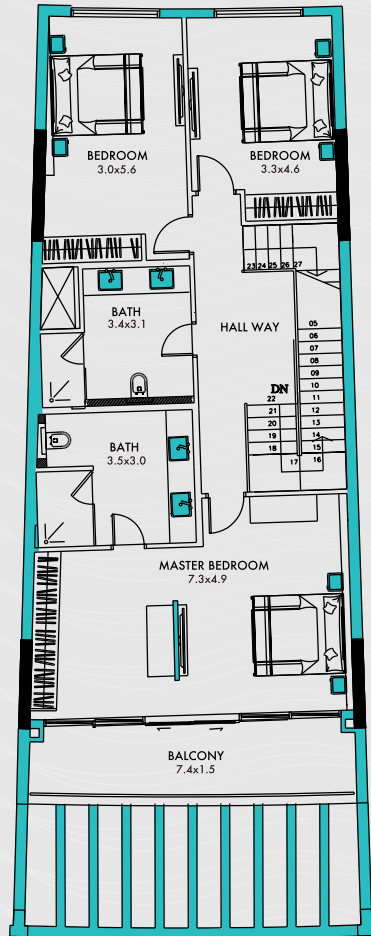


Level 3,4 & 5

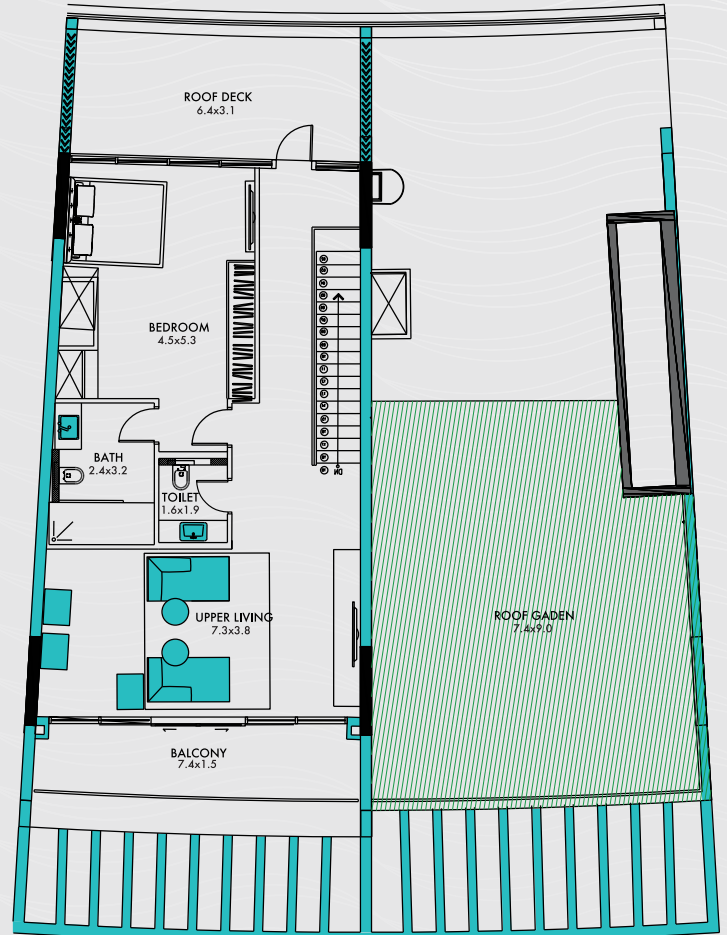




Level 3



Level 4

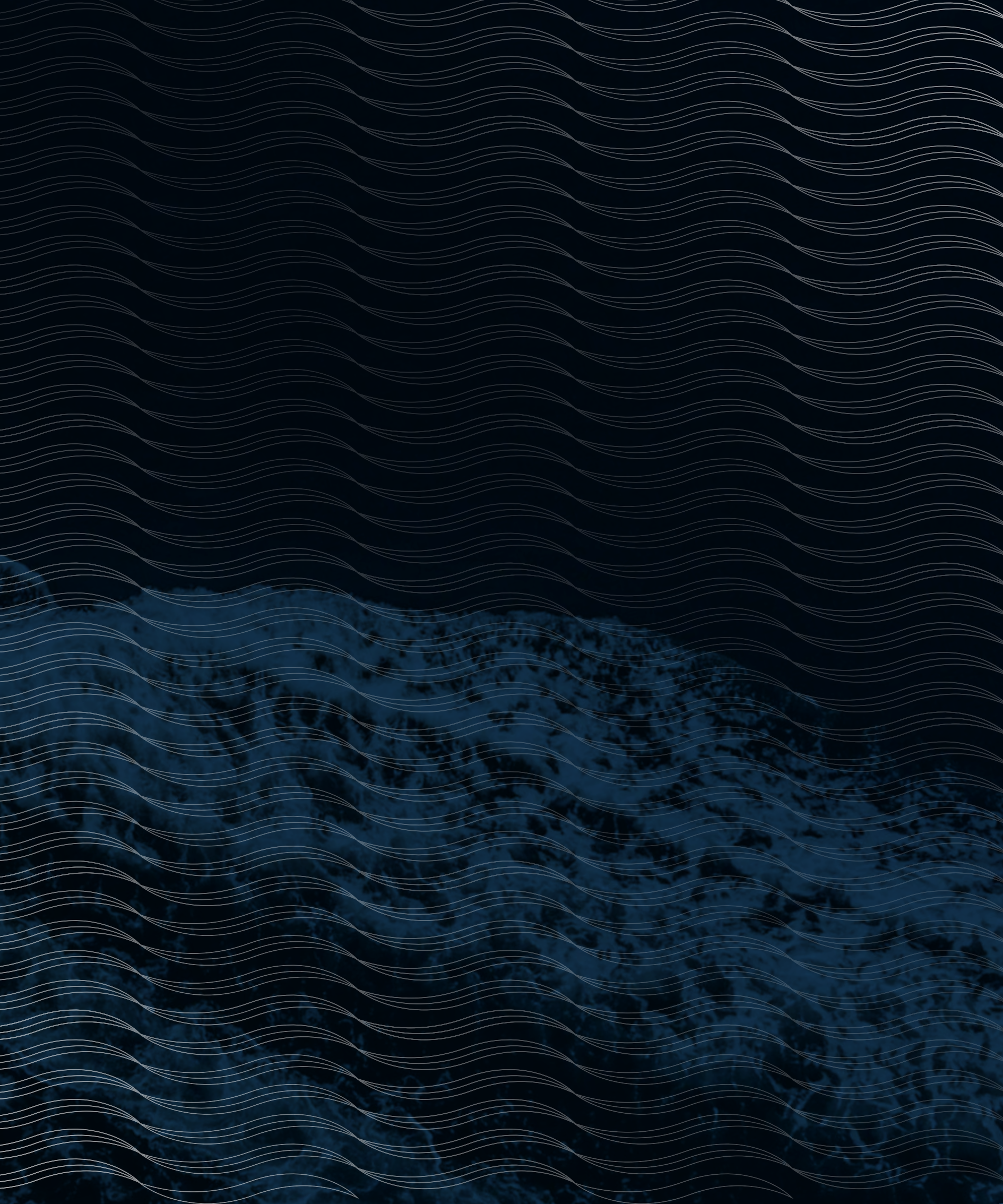


Level 5

|                    |                    |
|--------------------|--------------------|
| Level 3 Floor Area | 101 to 102 sqm     |
| Level 4 Floor Area | 113.5 to 115.5 sqm |
| Level 5 Floor Area | 92 to 93.1 sqm     |
| Total Floor Area   | 306.5 to 310.6 sqm |
| Parking Area       | 41 to 46 sqm       |
| Balcony Area       | 84 to 84.5 sqm     |
| Garden Area        | 0 to 60 sqm        |

Imagine... an island far away from the noise of the city, but close to life. Imagine stunning sunsets by the beach, witnessed from the comfort of your home. Imagine the essence of island living.



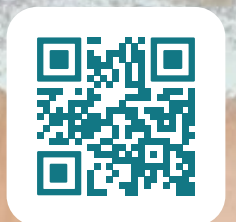








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