

Luxury Villa For Sale

Bahrain, Capital Governorate, Manama

POA €

QUICK SPEC

Year of Construction	2012
Bedrooms	5
Half Bathrooms	
Full Bathrooms	6
Total Surface approx	1,179 m2 - 12,700 Sqf.Ft.
Plot Surface approx	4,308 m2 - 46,370 Sqf.Ft
Parking	6 Cars
Property Type	Single Family Home

TECHNICAL SPECIFICATIONS

In an altitude of deliberate self appraisal, the house iconic structure of twin slopes , recognisable from far away . The western side protects it from the extreme sun in summer.An extension on the north eastern side houses a few bedrooms+deck .The landscape is well integrated with the various changing levels of the inside, designed on split levels where nothing is very far away, and every level opening into its landscaped area and part of the house is dugged in to escape the summer heat and part of the house sits a top the ground with lots of glass to enjoy the winter .The house was designed with split levels with every level opening into its landscaping .all main bedrooms are on upper level and the living areas on the ground levels.two extra bedrooms alongwith a gym and a temp controlled swimming pool are tucked in the midcellar.the hometheatre was planned in the cellar.all the spaces are so well connected that a strong sense of 'unit design' prevails.

PROPERTY FEATURES

BEDROOMS

- Total Bedrooms - 5

- Master Bedrooms - 1
- Suite - 4

BATHROOMS

- Total Bathrooms - 6

- Full Bathrooms - 5
- Half Bathrooms -1

OTHER ROOMS

- Formal lounge, kitchen and dining
- Gym
- Indoor Swimming Pool

HEATING AND COOLING

- Cooling Features: Central A/C

- Heating Features: Central Furnace

INTERIOR FEATURES

- The juxtaposition of the various split levels and the sloping roofs covering them give every space a unique height and proportion while at the same time also giving a strong sense of a unit.
- The floors are laid with white composite stone .

- The central staircase atrium has stone clad walls essential point was no embellishments
- All rooms have floor to ceiling glass

EXTERIOR AND LOT FEATURES

- The same interior materials were extended to outside landscaping as well to integrate not just the interior with

- architecture but also with the exterior for that unit design concept.
- Two lots in one property
- Snail-like water fall near the northern yard.lots

POOL AND SPA

- Outside swimming pool with deck
- Indoor swimming pool

LAND INFO

- Lot Size: 4,308 m² - 46,370 Sqf.Ft

GARAGE AND PARKING

- Garage Spaces: Gated
- Parking Spaces: 6 Cars

SCHOOL INFORMATION

Bahrain has the oldest public education system in the Arabian Peninsula:

- Abdulrahman Kanoo International School
- Bahrain International School Dormitory
- Arabian Gulf Pearl School
- Al Mahd Day Boarding School
- Budaiya Pre-School

AMENITIES AND COMMUNITY FEATURES

- Foreign property owners in Bahrain have the right to proclaim a self-sponsorship residence permit by law
- Foreigners are allowed to buy a freehold property in particular areas of Bahrain. In general, the properties built on reclaimed land are available for purchase by expatriates

BUILDING AND CONSTRUCTION

- Living: 1,179 m2 - 12,700 Sqf.Ft.
- Year Built: 2012
- Location : South
- Topography : Flat
- Levels or Stories: 2
- Structure Type: Modern
- House Style: Estate
- Furnishing : Furnished

OTHERS

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- Cityviews
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ABOUT THE AREA

Bahrain, officially the Kingdom of Bahrain, is an island country in the Persian Gulf. The sovereign state comprises a small archipelago centered around Bahrain Island, situated between the Qatar peninsula and the north eastern coast of Saudi Arabia, to which it is connected by the 25-kilometre King Fahd Causeway

The Capital Governorate is one of the four governorates of Bahrain. The governorate includes Manama, the capital of Bahrain.

Manama, the modern capital of the Arabian Gulf island nation of Bahrain, has been at the center of major trade routes since antiquity. Its acclaimed Bahrain National Museum showcases artifacts from the ancient Dilmun civilization that flourished in the region for millennia. The city's thriving Bab el-Bahrain Souq offers wares from colorful handwoven fabrics and spices to pearls.