



The Destination for Urban Luxury



THE DESTINATION
FOR
URBAN LUXURY

INSPIRATION

The District sets the stage for modern, commercial real estate in the region. The development is the first of its kind, drawing inspiration from iconic capitals across the globe. From cobblestone paths to a glass encased atrium, this innovative neighbourhood juxtaposes efficiency and luxury under one single address.



WORK • SHOP • STAY





- Phase 1
- Phase 2
- Phase 3

MASTERPLAN MIXED-USE

The District is an unconventional destination, offering its visitors and tenants unrivalled experiences.

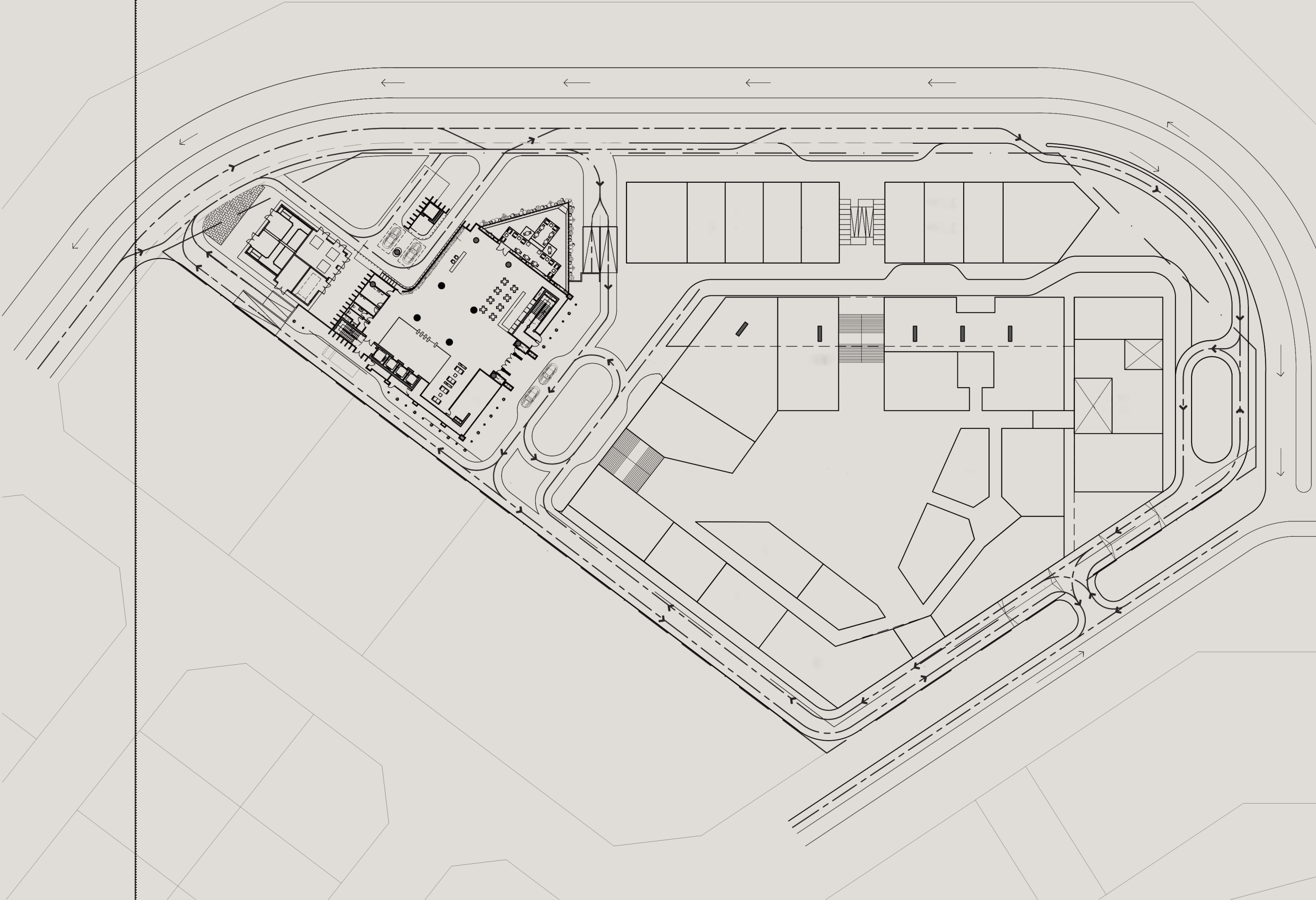
The site will include more than 39000 square meter of commercial and residential space. This includes an office tower, retail and dining units and a luxury residence tower offering unparalleled amenities for residents, tenants and visitors.

THE DISTRICT

Situated on the beach front adjacent to The Ritz Carlton Hotel, The District has excellent accessibility with ample parking. In close proximity to a wide variety of shopping and dining experiences in Bahrain’s Seef District, it also has excellent connectivity to major highways, Bahrain’s International Airport and the King Fahad Causeway to Saudi Arabia.

THE DISTRICT TOWER	14,057 SQM
RESIDENTIAL TOWER	5,146 SQM
RETAIL	7,288 SQM
LANDSCAPE, ROOF GARDENS, INTERNAL ROADS, PEDESTRIANIZED AREA	9,796 SQM
GLASS-COVERED SQUARE & STREETS	2,967 SQM
	39,254 SQM

OPEN SPACE: 12,763 SQM	TOTAL: 39,254 SQM
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WORK

THE DISTRICT TOWER

When completed in 2018, The District Tower will boast panoramic views and luxurious interiors, cultivating an innovative office environment.

The District Tower will be home to reputable multinational companies, with Noor Enterprises Holding establishing its headquarters in the tower.

The District Club Level will offer participating member companies exclusive access to refined amenities and services. The Club Level offers an impressive function hall, a state of the art fitness studio, a snooze zone and a customized dining experience. The Tower will include:

- Magnificent entrance lobby with ceiling height of 6 metres
- Unique Club Level with extensive amenities for tenants use, benefiting from a double height ceiling
- Dedicated 24 hour reception and security services
- Guest valet parking
- Ample underground secure parking
- Designated floor elevators

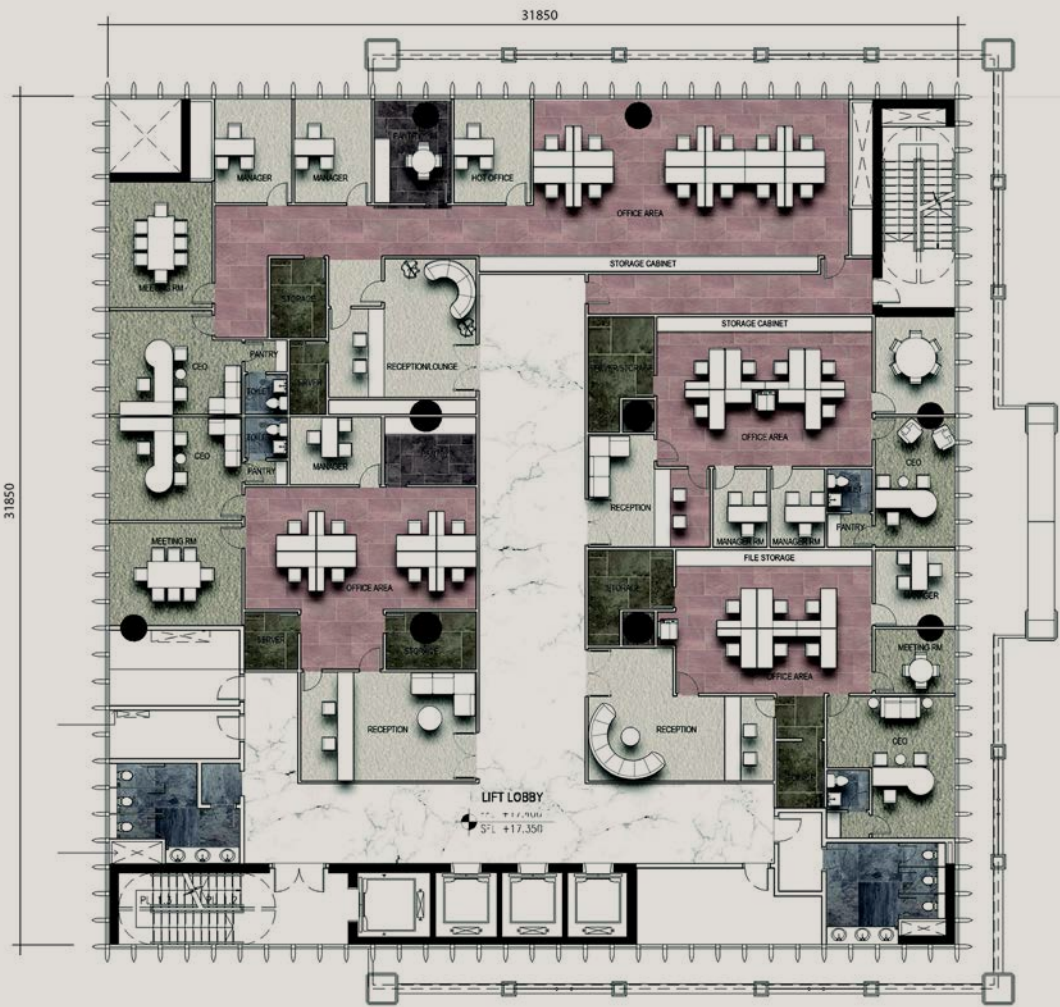
Just outside its tower's grand lobby, The District will present office employees with a scenic display of nearby shops and restaurant options.



THE DISTRICT TOWER
MODULES

Designed with the tenant’s business needs in mind, these modules are subject to individualized configuration.

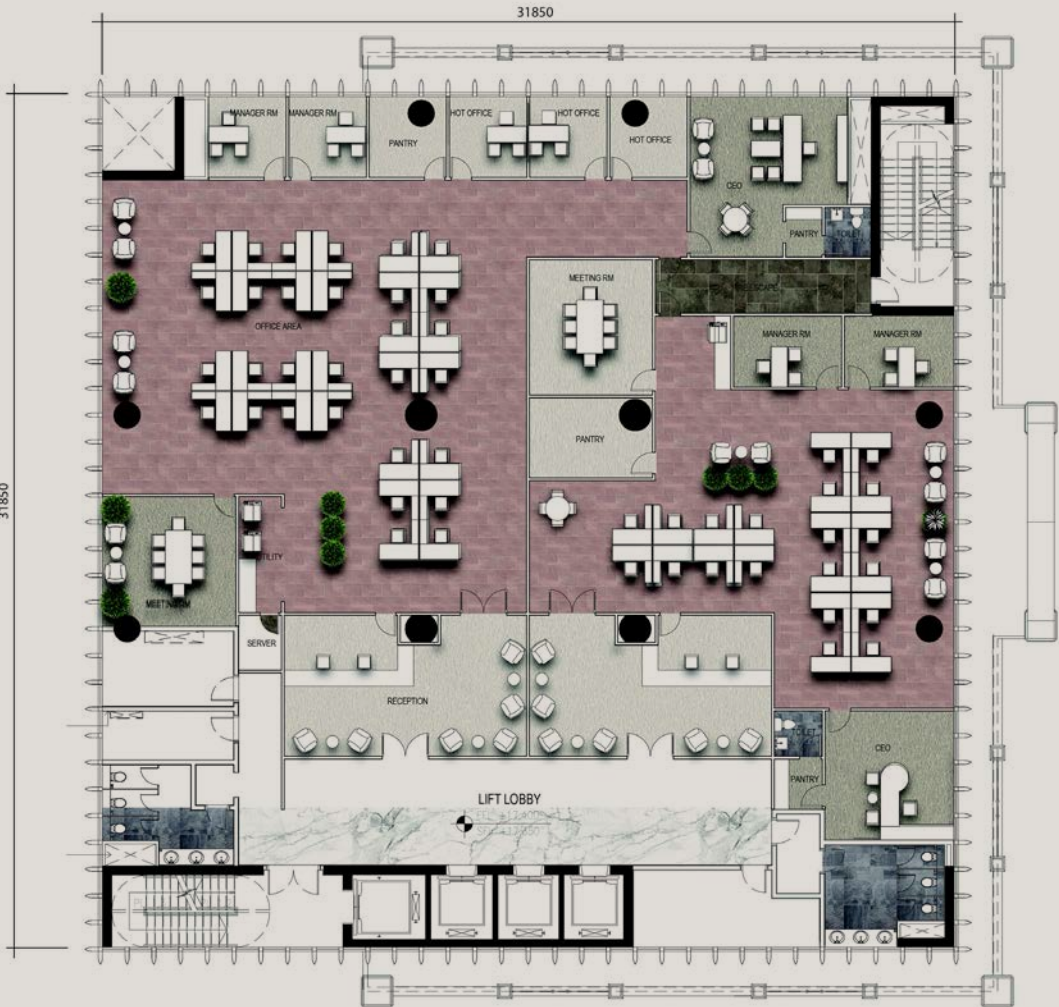
The District Tower accomodates a range of potential tenants. Whether small to medium sized enterprises or large scale businesses, companies will have the option of selecting the size and fit of their office space.



4 OFFICE LAYOUT



2 OFFICE LAYOUT



2 OFFICE LAYOUT



SHOP

THE SHOPS AT
THE DISTRICT

Offering 7,288 square meters of both elevated and ground level shops, this segment of The District will host premium speciality stores.

The Shops, situated at the heart of The District, comprise of innovative and distinctive concept stores and a refined selection of cafes and fine dining options, some making their first appearance in Bahrain.

The Shops are predominantly encased in The Pavillion, which is marked by a translucent glass roof, transmitting sunlight into a lush indoor area.

The Garden Terrace presents an extravaganza of entertainment and facilities for children, with a pop-up carousel perched in its center. This space will offer children of all age groups an array of activities to inspire their imagination.



ROOFTOP GARDENS

Exquisitely landscaped and situated approximately two levels above ground, The District showcases rooftop gardens, which foster open-air scenery to its tenants.

These picturesque gardens are available to rent for functions and events, in addition to a communal rooftop for guests to enjoy.





STAY

THE RESIDENCES
AT THE DISTRICT

The Residences will offer units fitted to world class standards, overlooking phenomenal sea views. The Residences will provide premium operated living standards for short term stay guests.

Guests visiting the property for business or pleasure will receive comprehensive personalized services while being footsteps away from The Shops and The District Tower.

Staying at The Residences will enable guests to experience The District’s overall vision.



WORK • SHOP • STAY



AT A GLANCE
STATISTICS

WORK

OVER 14 THOUSAND SQM TOTAL AREA	14 TOTAL NO. OF FLOORS	740 SQM TYPICAL FLOOR SIZE
LAYOUT CONFIGURATION FULLY FLEXIBLE	OVER 120 PARKING BAYS	
FEATURES: EXCLUSIVE CLUB LEVEL ACCESS	DYNAMIC ROOF GARDENS PRIME LOCATION	180° SEA VIEWS

SHOP

30 CONCEPT STORES	GLASS COVERED AND COBBLESTONE PEDESTRIAN AREAS	MAGICAL CHILDREN'S GARDENS
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STAY

14 TOTAL NO. OF FLOORS	STATE OF THE ART RESIDENCES	PREMIUM OPERATED LIVING
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DISCOVER

THE DISTRICT SALES AND LETTINGS

- +973 3890 9999
- info@thedistrictbh.com
- www.thedistrictbh.com
- thedistrictbh

