



ONYX WATER GARDEN

by Kooheji



Experience the *Epitome of
Luxury Living*

Onyx Water Garden is a masterpiece of modern living, nestled within the vibrant Water Garden City. With its stunning waterfront location and luxurious amenities, it offers an unparalleled lifestyle for discerning individuals.



OWG

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We have the space, let us live *the ocean life*

Onyx Water Garden stands as the third addition to the successful Onyx series, fusing modern urban living with cutting-edge contemporary architecture. Drawing on more than 50 years of development expertise, my team and I aimed to integrate our knowledge of urbanization with the lifestyle aspirations of today's professionals and families. Our goal with *Onyx Water Garden* was not only to achieve a superior work-life equilibrium, but also to craft floorplans that offer an unparalleled sense of space within this price range. We hope you take pleasure in exploring this development and eagerly anticipate discussing your personal requirements.

Eng. Mohamed AbdulGhaffar AlKooheji
CEO. Kooheji Development



With over 50 years of experience in Bahrain's development sector, we possess deep insights into the market and the community's requirements. This extensive knowledge has played a crucial role in shaping our approach to the development of Onyx Water Garden. Our team's first step was to carefully analyze the market dynamics and societal preferences in order to gain a comprehensive understanding of the needs of today's professionals and young families. Recognizing the challenges posed by urban living, including escalating traffic congestion, we identified an unmet need for a cohesive and well-connected environment that reflects the essence of our home nation.

City views, waterfront living
The Location & *Setting*



Island lifestyle, Arabian charm

Experience the unique selling points of 360° waterfront vistas in Bahrain,.

- Prime Location: Enjoy the best of both worlds: the tranquility of the sea and the excitement of city life. Onyx Water Garden is just a short drive from Bahrain International Airport and the bustling Seef District.
- Breathtaking Views: Immerse yourself in panoramic vistas of the Arabian Gulf and the Manama skyline from your private balcony.
- World-Class Amenities: Indulge in a range of luxurious amenities, including:
 - State-of-the-art fitness center
 - Infinity pool with stunning sea views
 - Spa and wellness facilities
 - Gourmet dining options
 - Exclusive access to Water Garden City's marina and beach
- Sustainable Living: Experience a harmonious blend of nature and modern living. Onyx Water Garden is designed with sustainability in mind, incorporating eco-friendly features and practices.

15

Airport Connectivity

The project is 15 minutes by car to Bahrain's International Airport, making *Onyx Water Garden* the ideal address for global business people.

30

Connected to KSA

The Saudi Causeway is a mere 30 minutes by road, allowing fast connections to the region's largest and fastest-growing economy.



Year-round *resort-style living*

Water Garden City, situated in the Kingdom of Bahrain, offers an exceptional development opportunity within the GCC region. Its success will stem from the creation of a significant regional “place” that is sustainable and vibrant, serving as a hub for various activities where both locals and visitors can reside, work, engage in leisure activities, pursue education, and socialize.

Emerging from the waters off the northern coast of Bahrain, Water Garden City occupies a prime location within the Kingdom.

The bustling Seef District, considered the social center of Manama, is located at the southern border of the development. Additionally, the Bahrain International Airport, a key transportation hub, is just a quick 15 minute drive away. Moreover, the vital Saudi Arabian market is within an hour's reach via the impressive King Fahad Causeway.

Adjacent to the ever-growing financial sector, Water Garden City is strategically positioned at the very heart of the Kingdom and the Arabian Gulf.

Inspiring
Better Living




Ascend from Seashore to Skyline:
Ultimate Luxury Awaits





Discover a variety of thoughtfully designed apartment options to suit your lifestyle. Our one and two bedrooms are the perfect balance of comfort and elegance.



2 Interlocking Towers
A unique visual signature

Staggered Balconies
Expansive bay-side views

Distinguished Lobby
Drop-off & pick up in style

Onyx Water Garden Architecture

Spacious, connected, elegant
Onyx Water Garden is a project
designed with purpose & ingenuity

Three essential elements, one considered development

The development's architecture is designed to provide a distinct and autonomous environment that seamlessly accommodates the needs of both owners and residents. Each unit is meticulously crafted to deliver unparalleled benefits for maintaining a balanced lifestyle.

01

503 Accommodation Units

Our apartment complex offers a variety of accommodation styles, featuring one to two-bedroom units designed to suit different preferences and needs.

Why Choose *Onyx Water Garden*?



Unmatched Luxury

Healthy living for you and the whole family
Our exclusive community is designed to provide an unparalleled lifestyle with top-notch amenities and services.

Tranquil Environment


A connected residence, in the thriving centre of Bahrain
Enjoy the serenity of the sea and the lush greenery surrounding your home.

Convenient Location

A business & retail address in the heart of the city
Benefit from easy access to the city's best attractions, shopping, and dining.

Investment Opportunity

An enticing chance for investment.
Onyx Water Garden offers a valuable investment opportunity with its prime location and high demand for luxury properties.



It was once said that “Life is for the living”, and there’s no place that embodies a high quality of life quite like Bahrain. We are always focused on enhancing what came before, and with Onyx Water Garden, we have raised the bar for quality of life yet again. More expansive spaces, enhanced connectivity, and even more breathtaking environments, facilities, and amenities, all designed to foster a strong sense of community without sacrificing privacy. Our perspective on life is distinct, and we’ve named it the Onyx Water Garden.

A Maritime Masterpiece

Residential
& Facilities



Inspired by the Sea,
Designed for Luxury

Onyx Water Garden is more than just a residential building; it's a testament to architectural innovation and a celebration of the sea. Inspired by the graceful curves of a sailing ship and the rhythmic ebb and flow of ocean waves, *Onyx Water Garden* stands as a beacon of luxury and sophistication against the backdrop of Manama's skyline.





The Onyx Water Garden seamlessly combines the tranquility of nature with the convenience of urban living. Residents can relish in the peaceful ambiance created by the lush canopies, offering a sense of privacy and serenity. This harmonious setting provides an ideal retreat for those seeking a balance between relaxation and accessibility to the bustling city.



A Symphony of *Architecture*

Curvy Terraces

Inspired by the gentle undulations of waves, the terraces offer residents a unique and inviting outdoor space.

Randomized Placement

The balconies are strategically placed to mimic the natural randomness of waves, adding a touch of whimsy to the design.

Sailing Ship Silhouette

The building's overall shape evokes the image of a majestic sailing vessel, with its sharp angles and towering heights.

Dual Towers

The two towers, varying in height, symbolize the sails of a ship, each with its own distinct character



From the floor to ceiling glass works, the panoramic views pour Bahrain's dramatic skyline into the bedrooms and living spaces. Residents will open their drapery to dramatic urban backdrops that will invigorate their senses and leave them inspired for the day ahead.

Onyx Water Garden offers a collection of thoughtfully designed apartments that cater to diverse lifestyles:

Spacious Apartments

Choose from a range of 1 and 2 bedroom units, ranging from our executive 1 bedroom , Royal 1 bedroom and 2 bedroom layouts

Open-Plan Living

Enjoy the benefits of open-plan living, which maximizes natural light and creates a sense of spaciousness.

Stunning Views

Immerse yourself in breathtaking views of the sea and city from your private balcony.

Thoughtful Design

Every aspect of the apartments has been carefully considered to provide maximum comfort and functionality.



A Haven of *Luxury*
and Comfort



A Lifestyle
of *Elegance*

Onyx Water Garden offers more than just a place to live; it's a lifestyle. Residents can enjoy the following amenities:

World-Class Facilities

Access to a range of amenities, including a fitness center, indoor and outdoor swimming pools, spa, and a 24-hour concierge service, a state-of-the-art business center, and beautifully landscaped gardens.

Prime Location

Enjoy the convenience of living in a prime location close to Manama's major attractions, amenities and beaches.

Exclusive Community

Experience the benefits of living in a community with a strong sense of belonging.



Sophisticated modern art pieces and custom-made furniture, including a variety of tables and stools, offer you the same level of thoughtful refinement that you might expect from a magazine, now right in your living room.

Where Luxury Meets Nature

Discover a truly exceptional living experience at Onyx Water Garden. With its innovative design, stunning views, and luxurious amenities, it's the perfect choice for those seeking a sophisticated and fulfilling lifestyle.

| Interior & Exterior | Fitness & Health | Children & Family |
|---------------------|------------------|------------------------|
| Main Reception | Men's Gym | Kids Indoor Play Area |
| Coworking Spaces | Ladies' Gym | Kids Outdoor Play Area |
| VIP Lounge | Fitness Area | Games Room |
| Multi-purpose Hall | Aerobics Deck | Entertainment Zone |
| Cinema | Changing Rooms | Kids Pool |
| Café | Infinity Pool | Lazy River |
| Pool Bar | Lap Pool | Splash Pad |
| BBQ Area | Pool Showers | |
| Outdoor Kitchen | Juice Bar | |

Fire pit

Onyx Water Garden: A World of Amenities

Discover a Lifestyle of *Luxury and Convenience*





Where sophistication and grace define every aspect of your daily routine.

Onyx Water Garden provides a tranquil retreat where you can unwind and disconnect from the stresses of everyday life. Enjoy the peaceful ambiance of our indoor garden cafe, a perfect place to relax and rejuvenate.



Embrace timeless style, *refined taste,*
and an appreciation for the finer things.

Residents can experience the best of both worlds with community living in a sophisticated environment. Onyx Water Garden offers spaces that cater to both work and relaxation, ensuring all your needs are met.



Cutting-edge Fitness Center: Stay healthy and fit with state-of-the-art equipment

Transform your fitness journey with our world-class facilities. Our center is equipped with cutting-edge equipment designed to help you embrace a healthier lifestyle.



Savor the moment, *and exude an effortless charm that captivates.*

Infinity Pool with Sea Views: Take a dip in the infinity pool and enjoy breathtaking panoramic views of the Arabian Gulf.

Perfect Balance *BETWEEN THE TONES*



Onyx Water Garden's interior is a perfect fusion of modern elegance and timeless charm, embracing warm, natural hues inspired by the beauty of nature. Soft blues, gentle greens, and earthy beiges come together with tans to evoke the essence of seaside shores, desert dunes, and a lush oasis. Each space is designed to flow in harmonious balance, blending style and serenity to create a peaceful, grounded atmosphere. Truly, it is a space where nature's beauty meets sophisticated design.



Concept Name: Coastal
Design Style: Transitional Light

Welcome to a serene *'coastal'* escape, where the essence of the *sea and sand* is captured in every detail. This transitional design harmonizes the tranquility of *blue* and *beige tones*, evoking the gentle flow of the *ocean*. Various shades of blue ripple through the space, mimicking the *waves*, while light flooring infuses calmness throughout. The bedroom invites warmth with cozy wood-look flooring. The subtle tones in the marble reflect the ocean's timeless beauty. This is more than a living space—it's a peaceful retreat where the coastal spirit is ever-present.



Concept Name: **Golden Sands**
Design Style: **Transitional Dark**

Welcome to the “*Golden Sands*” retreat, where transitional design captures the essence of the *golden hour by the shore*. The color palette of *tan* and *light beige* mirrors the soft embrace of *sand* and the *warm glow of dusk*. Light flooring flows throughout, instilling a sense of calm, while darker tones in the marble and accents evoke the deep, *rich hues of sunset*. This space immortalizes nature’s fleeting beauty, offering a tranquil yet luxurious haven that harmonizes with the timeless charm of the *golden hour*.

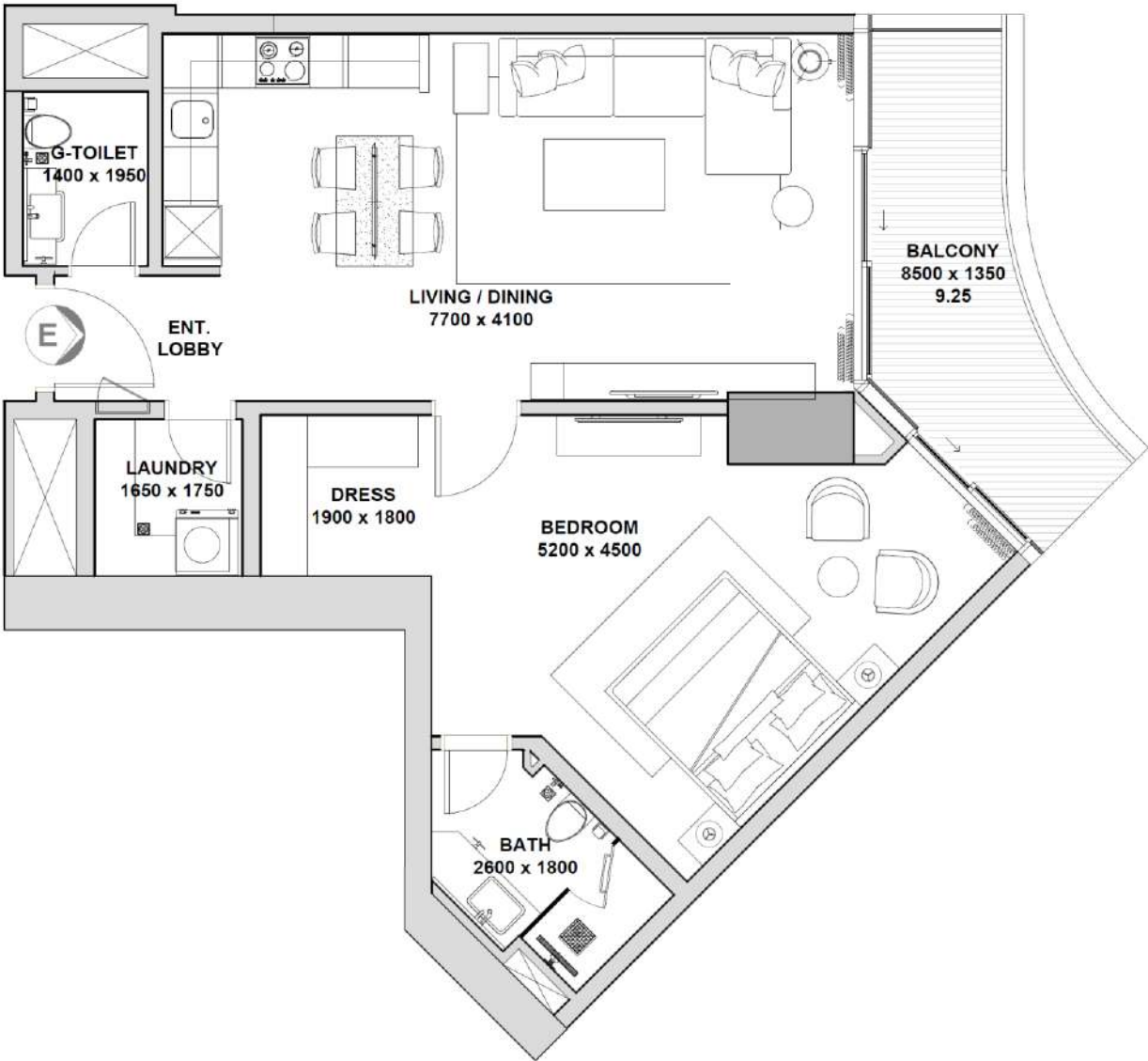


Concept Name: Oasis
Design Style: Modern Contemporary

Welcome to the “*Oasis*,” a modern design sanctuary where the stark beauty of the *desert* meets the vibrant life it shelters. Here, a palette of *tan* and *green* evokes the *lush flora* that thrives midst the vast dessert, creating a refreshing contrast that speaks to *nature’s resilience*. Black metal accents underscore the sleek, contemporary style of the space, while light veneer adds a touch of warmth, making this oasis both inviting and refined. This is a place where modern design and natural beauty infuse, offering a *serene escape* from the ordinary.



Floor-plan – 1 BR

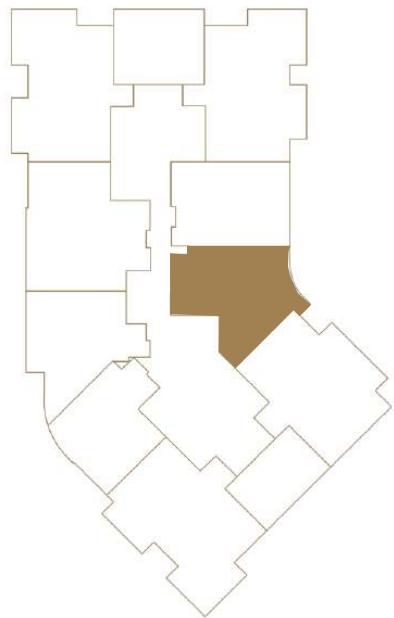
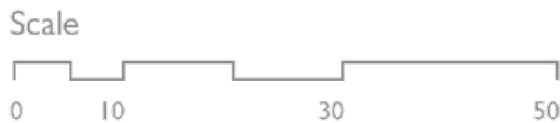


| | |
|----------------------|-----------------|
| Unit Area | 77.49 m2 |
| Balcony Area | 9.25 m2 |
| Subtotal Area | 86.74 m2 |

APPROXIMATE
APARTMENT SIZE (mm)

| | |
|--------------------|-------------|
| Living and Dinning | 7700 X 4100 |
| Master Bedroom | 5200 X 4500 |
| Bath | 2600 x 1800 |

KEYPLAN



Materials

Dark Concept



Materials

Dark Concept



Accent
Wallpaper



Paint



Veneer



Champagne
metal



Sofa
Upholstered sofa



Dining Chair
Upholstered chair
with base and
arm in wood



Armchair
Upholstered chair
with base and
arm in wood.
Leather strap
accent



Vanity Chair
Upholstered chair
with base and
arm in wood



Center Table
Table with marble
top and wooden
base



Side Table
Table with glass top and
wooden body and base,
shelf in marble



Side Lamp
Table with metal top
and marble base



Dining Table
Table with marble top
and wooden base



Joinery Bed
Upholstered head board
and base with wooden
beading details



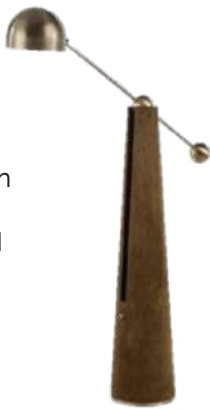
Night Stand
Table with marble to,
body and base in wood



Side Table
Table with wood-
en top and base
in marble.



Floor Lamp
Floor lamp with
wooden base,
shade in metal



Pendant Light
Full metal body
pendant light
with glass shade



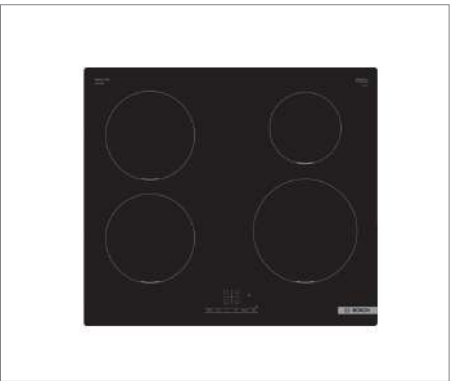
Table Lamp
Metal and glass
lamp base with
ivory canvas
shade



Table Lamp
Metal lamp base
with ivory canvas
shade



Appliances & fittings



Electric Cooktop

From the simple elegance of the ceramic-glass cooking surface to the exciting performance features, electric cooktops are the pinnacle of understated sophistication for the kitchen. With refined touch-controls that suits your design aesthetic and cooking style.



Built-In Microwave

The seamless, stylish display, integrates perfectly into the cabinetry.

The microwave has convection technology for even cooking, is stainless steel and has easy programming.



Built-In Single Oven

With the largest capacity in its class, efficient convection capabilities and the fastest preheat settings available. These ovens are top choice for chefs. Discover for yourself the innovation, style and efficiency which makes a delicious addition to your kitchen.



Built-In Dish Washer

Is designed to maximise space and flexibility, giving you the space you need to organise your dishes and clean them more efficiently.



Built-In Fridge Freezer

With the top fridge and bottom freezer, these appliances combines energy efficient performance with convenient storage and superior food preservation.



Fridge Freezer

Has a stylish and refined look with its contoured metal body. Its innovative look, and a very spacious interior provides a perfect combination of freshness and convenience.



Extractor Hood

Flaunting crisp lines and glass accents, our hood offer an aesthetically pleasing, sophisticated design that matches the rest of your kitchen.



Washer Dryer

Compact design gives you the versatility you want without sacrificing the utility you need. Whether you're looking for an avant-garde motif or simply extra space in your laundry room.



Appliances & fittings



Water Closet
Integra Wall-hung WC



Wash Basin
S20 Undercounter Washbain



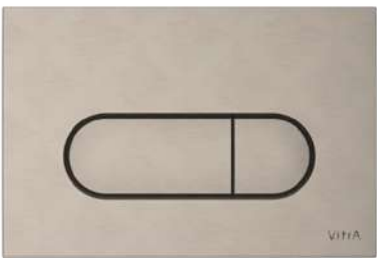
Basin Mixer
Origin Basin Mixer Short Brushed
Nickel Origin



Towel Holder
Origin Towel Holder - 45cm



Bath mixer
Origin Blt-in Bath Mxr Exp P. B.
Nickel



Push Plate
Bliss Square_Shower Head
Brushed



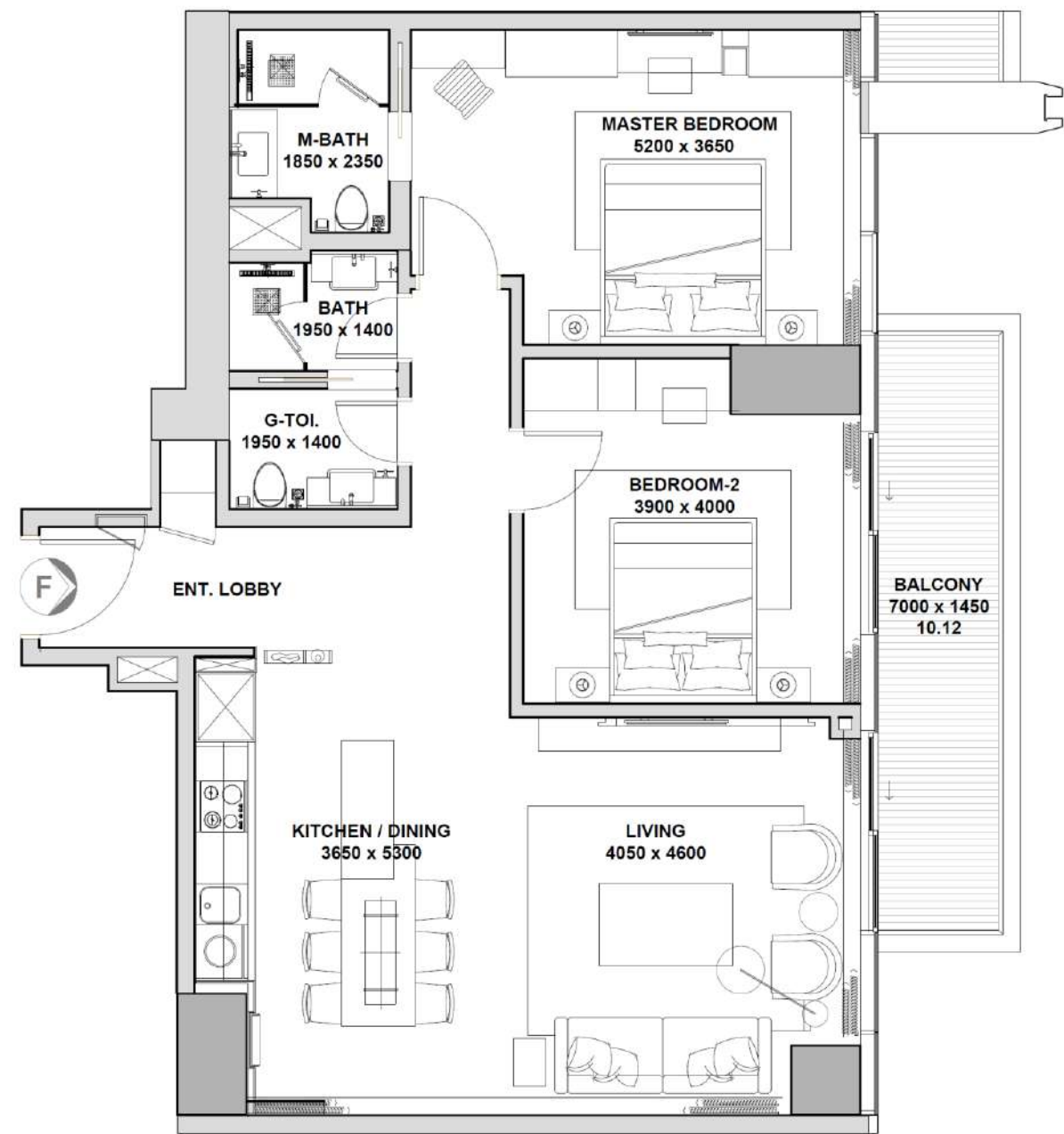
Shower Head
Bliss Square_Shower Head
_Brushed Nicke



Hand shower and hand
shower holder
Origin Handshower Set
Brushed Nickel



Floor-plan – 2 BR

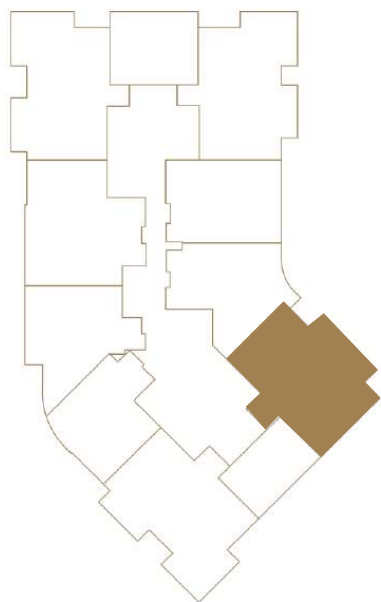
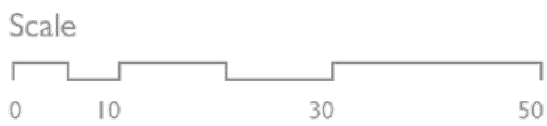


| | |
|----------------------|------------------|
| Unit Area | 104.18 m2 |
| Balcony Area | 10.12 m2 |
| Subtotal Area | 114.30 m2 |

APPROXIMATE
APARTMENT SIZE (mm)

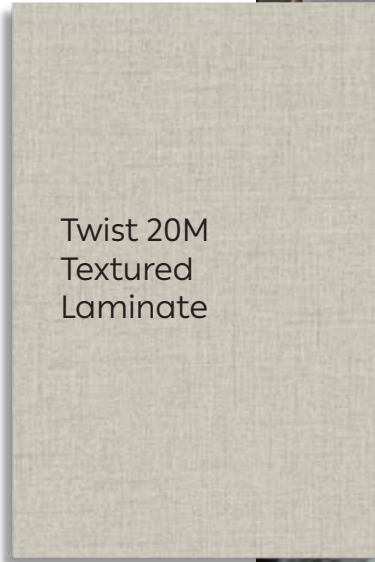
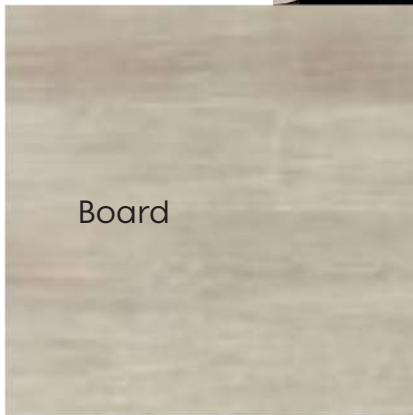
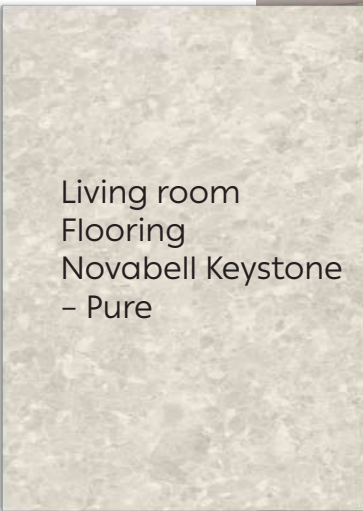
| | |
|---------------------|-------------|
| Living | 4050 X 4600 |
| Kitchen and Dinning | 3650 X 5300 |
| Guest toilet | 1950 x 1400 |
| Master Bedroom | 5200 X 3650 |
| Master Bath | 1850 X 2350 |
| Bedroom 2 | 3900 x 4000 |
| Bath 2 | 1950 x 1400 |

KEYPLAN



Materials

Light Concept



Materials

Light Concept



Accent
Wallpaper



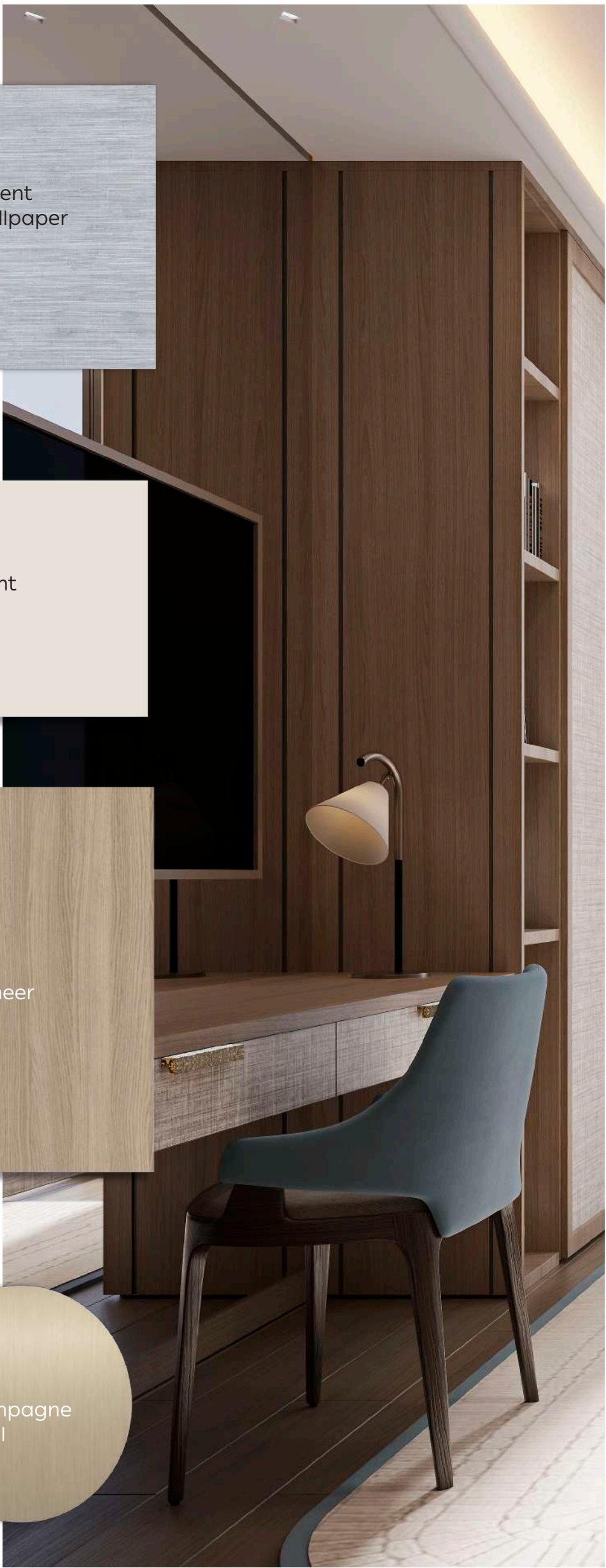
Paint



Veneer



Champagne
metal



Sofa
Upholstered sofa with
metal base



Armchair
Upholstered chair
with base in wood



Dining Chair
Upholstered chair
with base and
arms in wood



Vanity Chair
Upholstered chair
with base and
arms in wood



Center Table
Wooden table
with glass top



Side Table
Table with glass top and
wooden body and base,
shelf in marble



Side Lamp
Table with wooden
top and base with
metal neck



Night Stand
Table with marble to,
body and base in wood



Pendant Light



Floor Lamp
Floor lamp with wood
and metal base



Table Lamp
Metal and glass
lamp base with
ivory canvas
shade



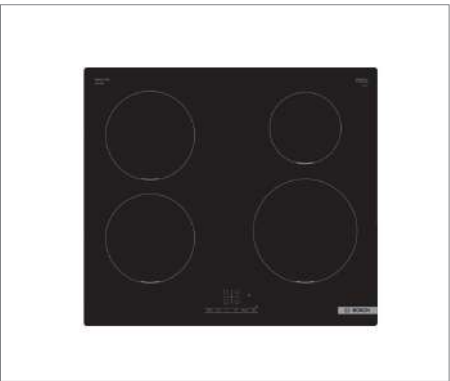
Table Lamp
Metal lamp base
with ivory canvas
shade



Joinery Bed
Laminate and
fabric head board
with wooden
beading details



Appliances & fittings



Electric Cooktop

From the simple elegance of the ceramic-glass cooking surface to the exciting performance features, electric cooktops are the pinnacle of understated sophistication for the kitchen. With refined touch-controls that suits your design aesthetic and cooking style.



Built-In Microwave

The seamless, stylish display, integrates perfectly into the cabinetry.

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Extractor Hood

Flaunting crisp lines and glass accents, our hood offer an aesthetically pleasing, sophisticated design that matches the rest of your kitchen.



Washer Dryer

Compact design gives you the versatility you want without sacrificing the utility you need. Whether you're looking for an avant-garde motif or simply extra space in your laundry room.



Appliances & fittings



Water Closet
Integra Wall-hung WC



Wash Basin
S20 Undercounter Washbain



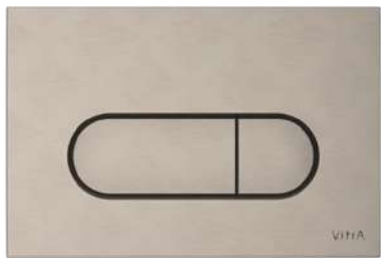
Basin Mixer
Origin Basin Mixer Short Brushed
Nickel Origin



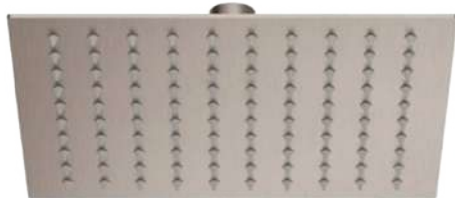
Towel Holder
Origin Towel Holder - 45cm



Bath mixer
Origin Blt-in Bath Mxr Exp P. B.
Nickel



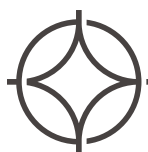
Push Plate
Bliss Square_Shower Head
Brushed



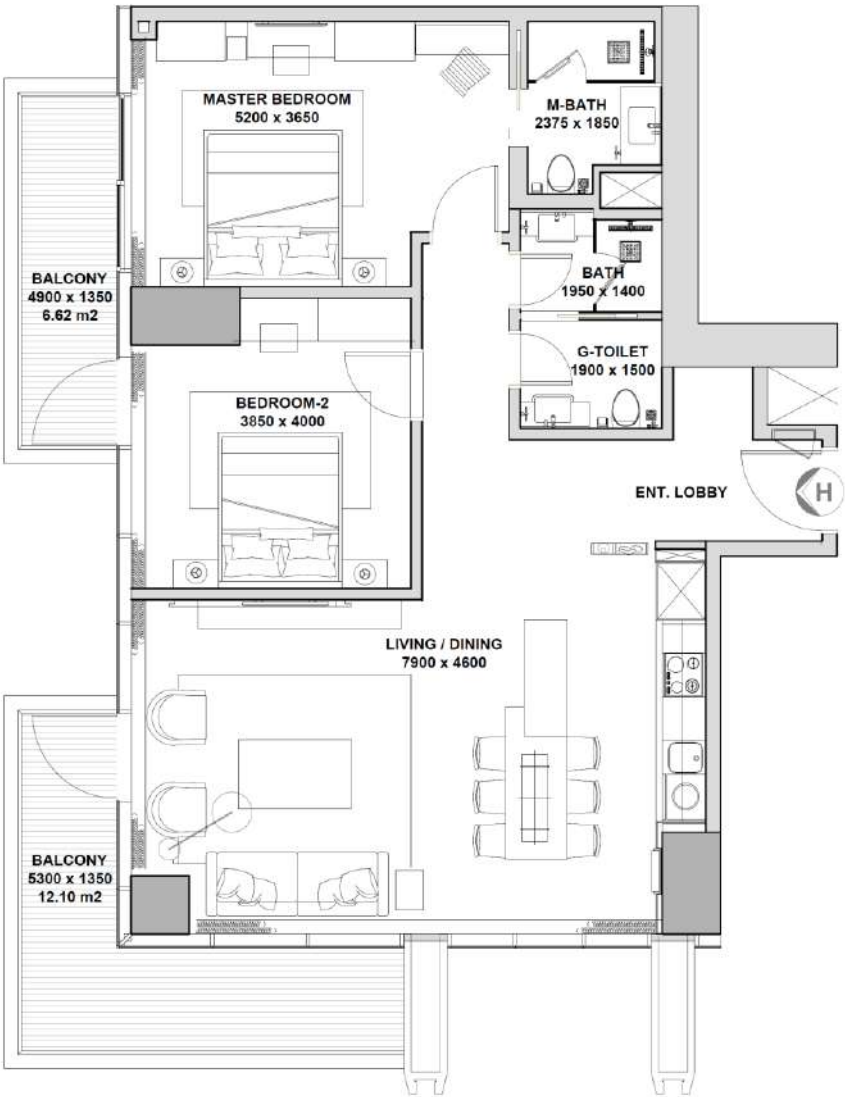
Shower Head
Bliss Square_Shower Head
_Brushed Nicke



Hand shower and hand
shower holder
Origin Handshower Set
Brushed Nickel

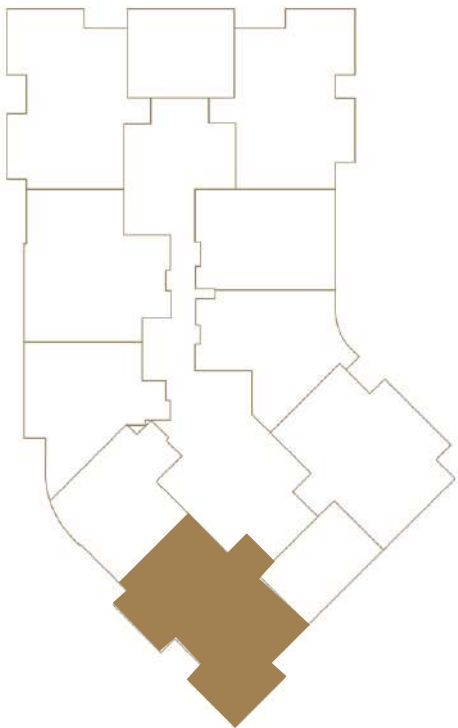
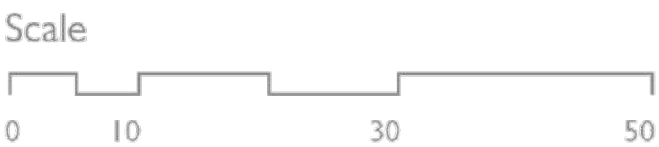


Floor-plan – 2 BR



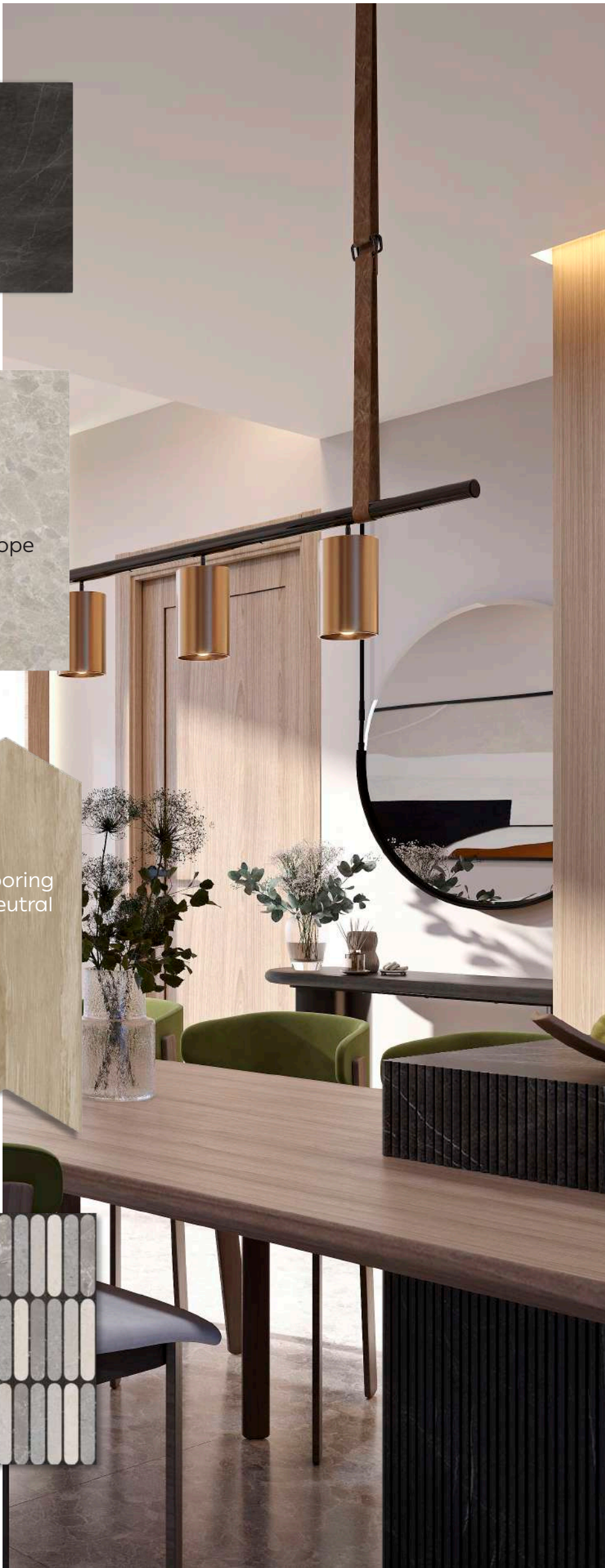
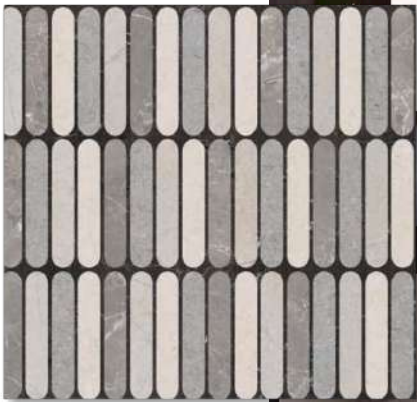
| | |
|----------------------|------------------|
| Unit Area | 106.04 m2 |
| Balcony Area | 18.72 m2 |
| Subtotal Area | 124.76 m2 |

KEYPLAN



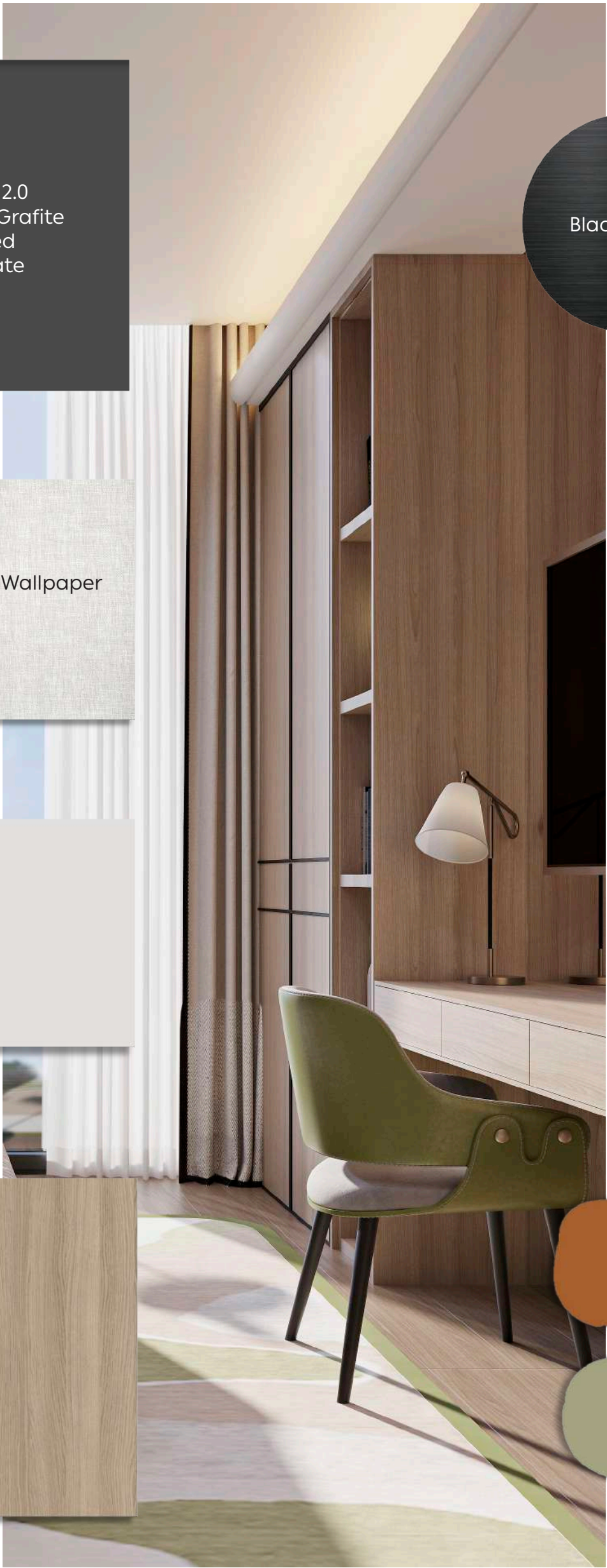
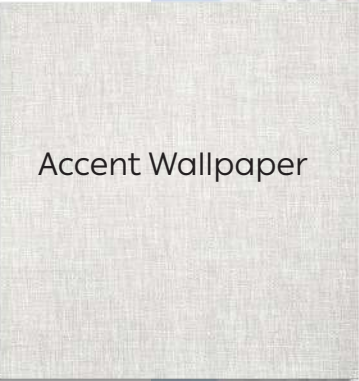
Materials

Modern concept



Materials

Modern concept



Sofa
Upholstered sofa with wooden arms and legs with metal detail



Armchair
Upholstered chair with base and arm in wood



Dining Chair
Upholstered chair with wooden base



Armchair
Upholstered chair with base and arm in wood, leather arms



Vanity chair
Upholstered chair with wooden base



Center Table
Table with glass top and wooden base



Side Table
Table with glass top and wooden base



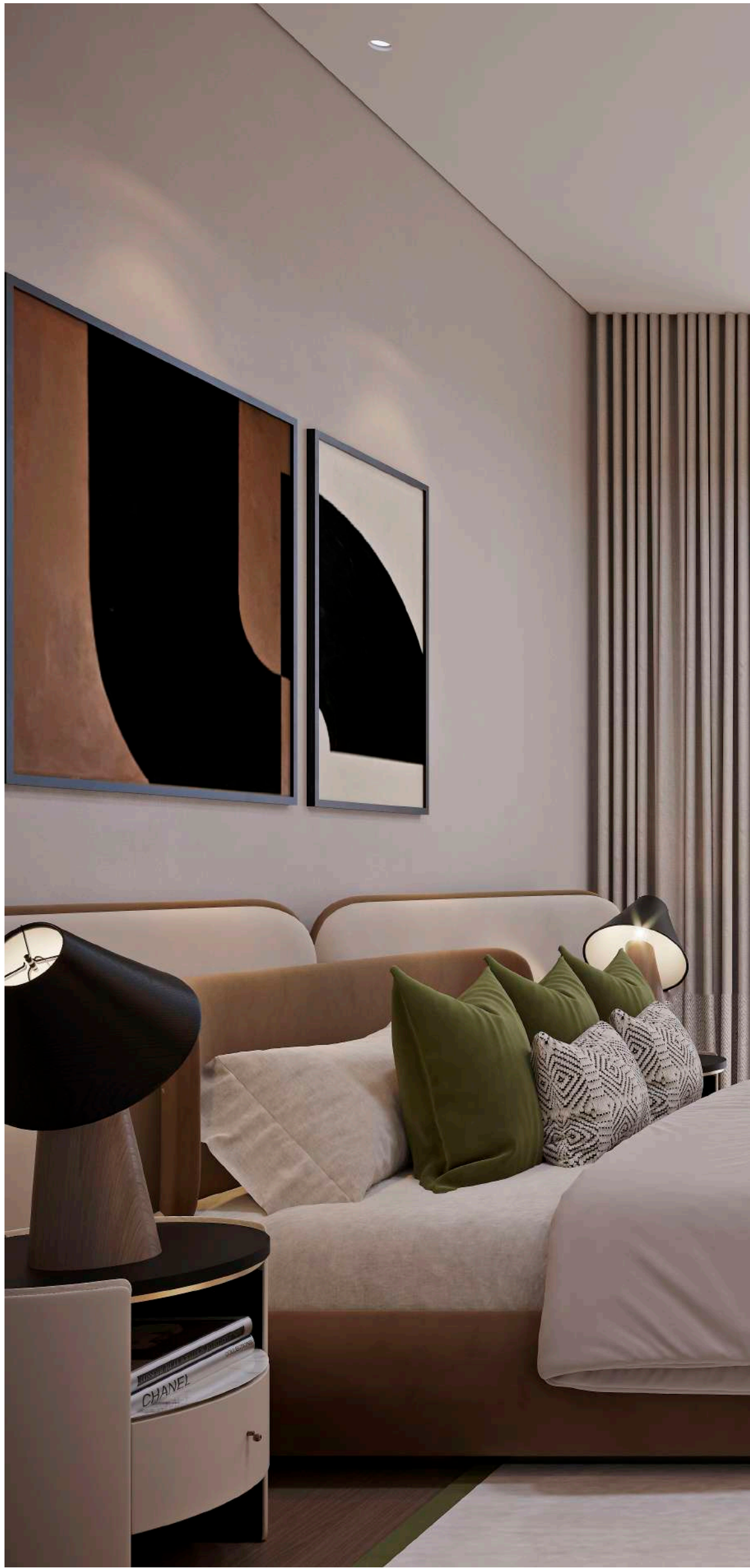
Side Table
Table with marble top and metal base



Dining Table
Wooden top with metal base



Console Table
Table with wooden top and base



Side Table
Table with wood-
en top and metal
base



Vanity Chair
Leather table with
wooden top and
metal accent



Floor lamp
Lamp with metal
body

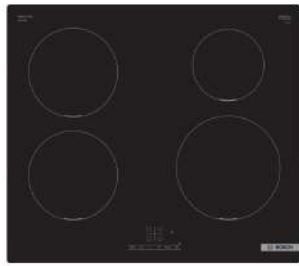


Pendant light
Metal pendant
light with leather
strap accent



Table Lamp
Lamp with
wooden body
and black canvas
shade

Appliances & fittings



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Integra Wall-hung WC



Wash Basin
S20 Undercounter Washbain



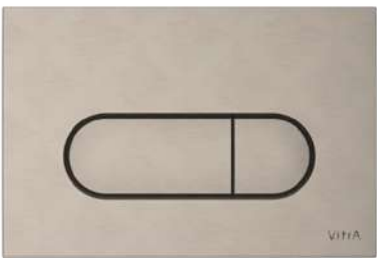
Basin Mixer
Origin Basin Mixer Short Brushed
Nickel Origin



Towel Holder
Origin Towel Holder - 45cm



Bath mixer
Origin Blt-in Bath Mxr Exp P. B.
Nickel




Push Plate
Bliss Square_Shower Head
Brushed



Shower Head
Bliss Square_Shower Head
_Brushed Nicke



Hand shower and hand
shower holder
Origin Handshower Set
Brushed Nickel



With a legacy of 50 years, the companies involved in the Onyx Water Garden project are committed to maintaining their reputation as one of the top performers in the region. Their track record speaks for itself, and the latest Onyx series development is a testament to their continued promise of excellence.

Immensely talented
and *highly experienced*

Developer with *strong
construction arm*



About the Onyx Water Garden Developer

One team developing one coherent product, *focused on the end-to-end* needs of our residents



Inspiring a higher standard of living

A visionary real estate developer with a true entrepreneurial spirit and high values, Kooheji Development is one of Bahrain's leading real estate firms. The company has won numerous awards for its distinguished properties thanks to a focus on creating iconic, world-class projects that meet real market needs. Kooheji Development take pride in developing projects through strategic partnerships or on its own. The firm has a diversified portfolio covering education (Canadian School Bahrain), retail (Juffair Square) and high-rise residential developments (Fontana series, Onyx, Seef Avenue, Springhill series to name but a few).

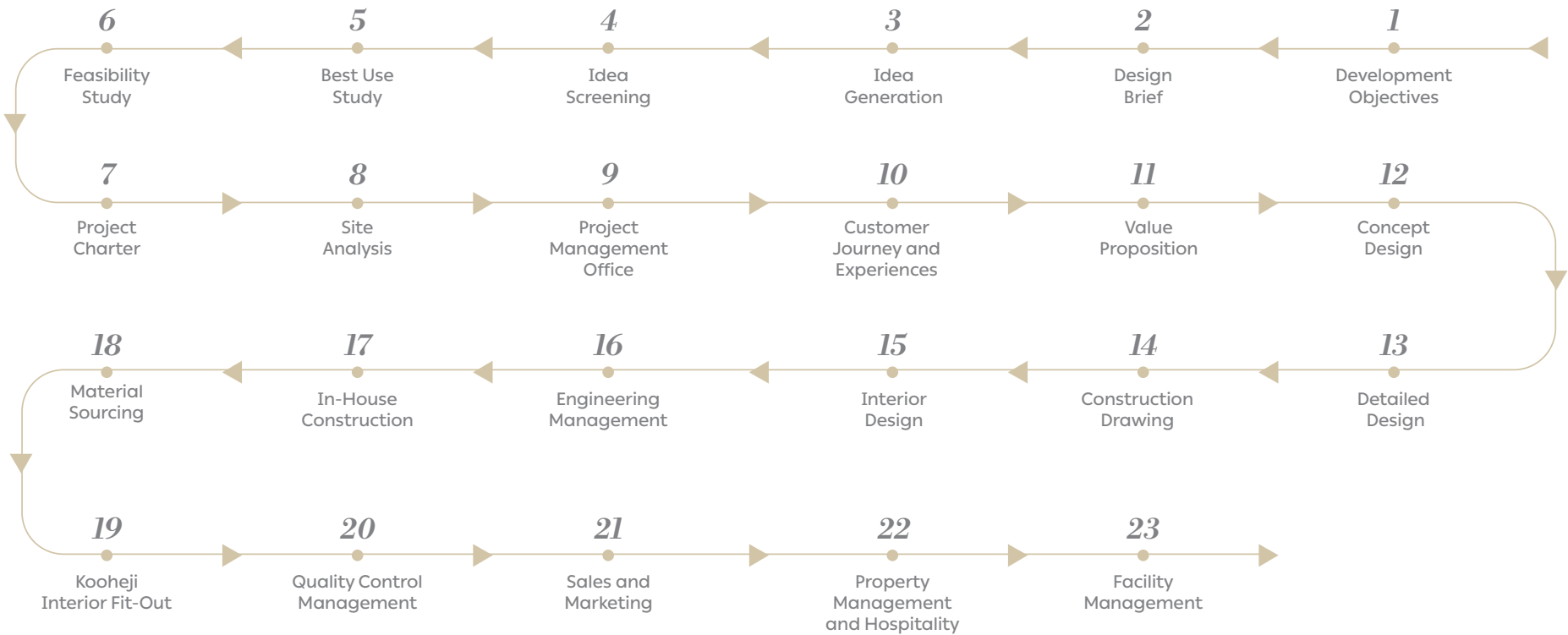
With a diversified portfolio and proven cross-sector competencies, Kooheji Development has risen up the ranks to become a key player in Bahrain's real estate market. The firm attributes its success to focussing on end user satisfaction. It has gained deep market insights from it's Property and Facilities Management arm, Royal Ambassador.

With the track record as one of the most reliable and trustworthy developers in the Kingdom, we have positively contributed to the skyline of Bahrain by delivering a portfolio of landmark developments. Kooheji Development follows a proprietary 14 step development philosophy that eventuates in some of the most luxurious high-rise residential towers in the region. Each Kooheji property stands as a testament to the brand's focus on delivering world-class quality and international-standard workmanship.

Flagship Developments Include:

- Onyx Series
- Seef Avenue Series
- Fontana Series
- Springfield Series
- Springhill Series.

Our 23 step *philosophy*





About the Onyx Water Garden Lead Contractor

A unique contractor with
international experience delivering
over 80 landmark projects



!The Main Contractor

Established in 1973, Kooheji Contractors has over 50 years of experience in construction, civil engineering and design, with an outstanding record of success both in Bahrain and throughout the MENA region.

Our construction experience ranges from urban development to commercial and industrial projects, contributing to growing the quality of a community lifestyle through affordable housing projects, waterfront communities, luxury high-rise living and more.

A detailed and methodical approach combined with a deep insight to market expectations, gained through many years of successful construction project experience, allows us to deliver outstanding projects to our clients. Our ability to transfer knowledge between different geographic markets also contributes to the outcomes we build.

Synonymous with integrity, trust and fairness, a driving element of our success lies in our values and code of conduct, which includes policies on employee relations, health & safety, the environment and business ethics. We believe that addressing quality, health & safety, and environmental issues leads to success in the construction industry. A philosophy that has seen Kooheji Contractors become the first construction company in Bahrain to implement the Integrated Management System (IMS), with certification to ISO 9001:2008, ISO 14001:2004 and OHSAS 18001: 2007 standards.

Through our customer-focused operations, we balance the interests of owners and customers; our employees, suppliers, subcontractors and the wider community – through understanding current needs and anticipating future aspirations. We work within a set framework of interlinked processes, all aimed at continuous improvement, thus enhancing our relationships with all our stakeholders and, of course, the clients we serve.

Key Facts Include:

- 1st Construction company in Bahrain to Implement IMS
- Over 6100 project delivered
- Over 80 miles stone project delivered



About the Onyx Water Garden Operator

A leading property management & hospitality firm managing over 12 *high-end residential properties*



The Operator & Manager

Established in 2006, Royal Ambassador Property & Facility Management Company, has earned a reputation as the leading property management and hospitality company in the Kingdom of Bahrain, underscored by a relentless commitment to quality, innovation and customer care. Royal Ambassador's unrivalled property portfolio comprises over 12 iconic residential properties with over 3,000 luxury residential apartments, for rent or freehold purchase. Located in three of Bahrain's most sought-after urban communities; Al Fateh, Amwaj Islands and Seef, that has set a new benchmark for Bahrain's residential property sector.

Royal Ambassador offers one stop solutions across the real estate spectrum, including: Sales, Resale, Leasing, Property, Hospitality, Services, Facility Management, Home Owner Association, Management and Marketing. The firm currently manages over 3000 apartments across 12 luxury developments in which it enjoys +90% occupancy across thanks to the dedicated service of its 50 strong team real estate professionals.

Key Facts Include:

- Manages over 3,000 apartments across 12 luxury developments
- Over 90% occupancy rates across all managed properties
- An expert team of more than 50 real estate professionals



ONYX WATER GARDEN

 @kooheji_development

 KoohejiDevelopment1

