

TIVOLI RESIDENCES



BILAL^{AL}JAZAYER

LIVE

UNDER

PAINTED

SKIES



TIVOLI

Edamah & Tivoli Proudly Presents

A new & highly desirable collection of *beautifully situated* five star residences nestled within the coastal resort of **Bilaj Al Jazayer**

A person wearing a long, flowing white dress is standing barefoot on a wooden pier. The pier extends over a vast, deep blue ocean under a clear, bright sky. The person's legs and feet are visible, and the dress is blowing in the wind. The overall mood is serene and peaceful.

WHEN HOME

BECOMES

Introducing Tivoli Residences

01 – The Vision

YOUR GETAWAY



Tivoli Residences are one of the first residential buildings to be developed as part of the growing Bilaj Al Jazayer, a cornerstone destination on Bahrain's Sunset Coast.

The architectural design of Bilaj Beach Boulevard combines a blend of Miami's art deco elegance with Muharrag's traditional architecture, seamlessly blending luxury and relaxation to deliver a dynamic, sun-soaked beachfront destination. Bilaj Beach Boulevard offers a vibrant modern urban experience featuring sleek, soft-edged buildings with pastel coloured frontage, decked in colourful facades.

The boulevard is set directly behind the waterfront beachscape, providing a breezy, coastal ambiance to visitors and residents. Wide pedestrian walkways are lined with palm trees, chic cafes and boutique shops, fostering a lively, community-driven atmosphere.

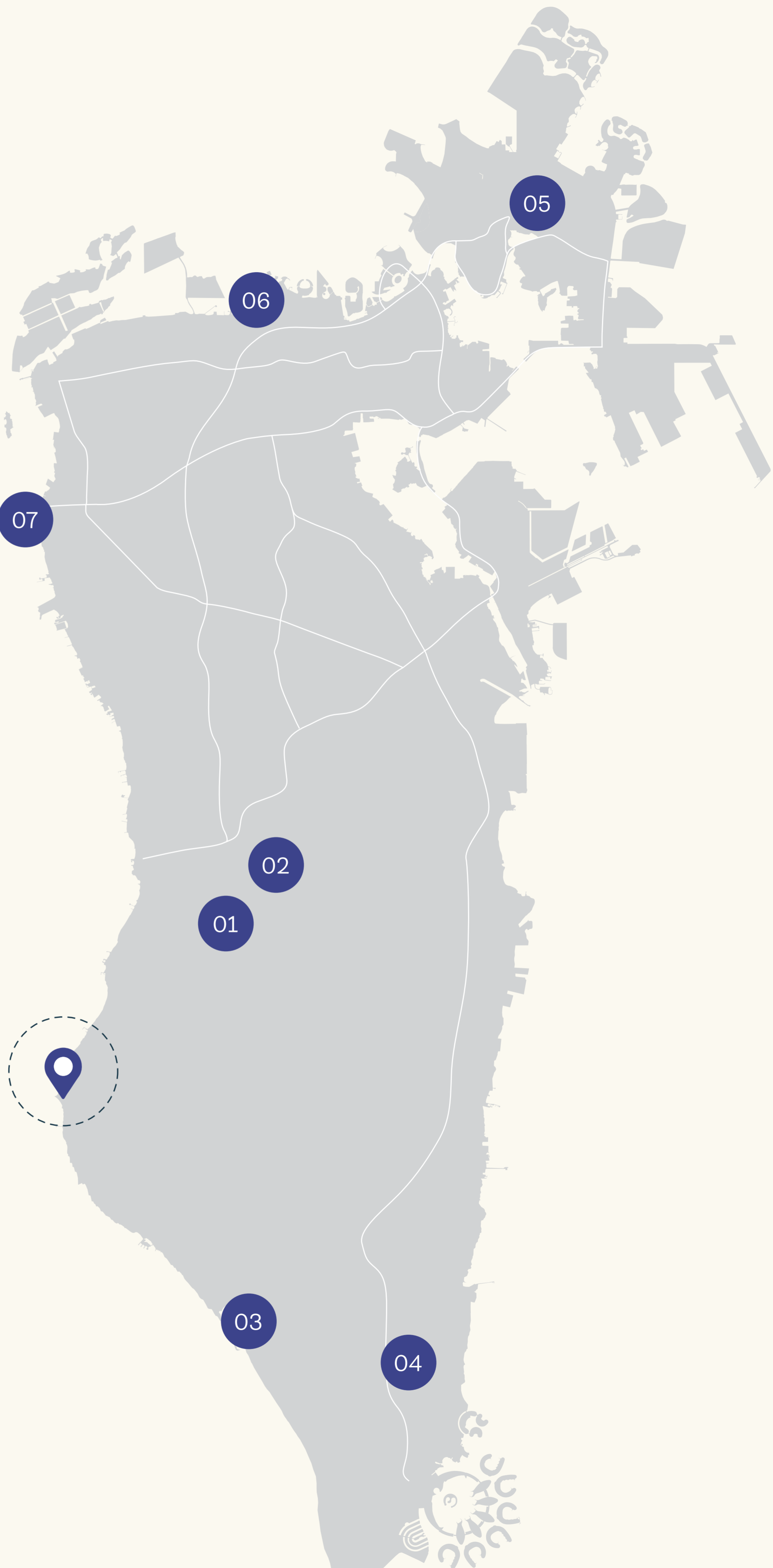
Well Connected *Perfectly Located*

The Sunset Coast Welcomes Tivoli

Sitting ideally on Bahrain's western coastline, Bilaj Al Jazayer is the crowning development of a planned beltway of world class destinations. Well connected to key landmarks and highways, the destination offers coastal seclusion with international connectivity.

The Sunset Coast's plans, which are currently under development, are set to form a corridor of prosperity, from the island's southern regions, past the Bilaj Al Jazayer and Tivoli Residences, and its neighbours, up to the Seef District in the north.

Ref.	Landmark	Min
01	Bahrain International Circuit	14
02	Al Dana Amphitheatre	13
03	Southern City (Future)	24
04	King Abdullah Medical City (Southern Governorate)	41
05	Bahrain International Airport	44
06	Seef District	33
07	Saudi Causeway	50





The gateway to Bilaj Al Jazayer provides residents and their guests with a rich assortment of activities and attractions, including the Bahrain Surf Park - Club Hawaii Experience. The nation's latest water sports destination offers an endless wave for thrill-seekers and families alike.



Tivoli Residences sits a short walk behind Bilaj Al Jazayer's expansive beachfront which lies on the Sunset Coast of Bahrain. Its vibrant avenues offer seclusion and excitement in equal measure.



TIVOLI

Tivoli Residences connect residents and their guests directly to the Bilaj Beach Boulevard and the Tivoli & Avani Hotels. The lively waterfront plays host to a vibrant lifestyle comprised of premium retail and F&B outlets.

SUBLIME RESIDENCES

DESIGNED TO SURPASS

Serviced, Five-Star, Coastal Living Spaces

02 – The Residences

ALL EXPECTATIONS



Tivoli Residences

5 Stars – *Endless Horizon*

The Tivoli Residences present a frontage that captures the elegance of the modern age, mingling seamlessly with Florida's storied architectural roots. Inspired by the well-known Art Deco charm of this coastal city, the building boasts elegant, geometric lines softened by rounded edges, exuding an air of timeless refinement.

The pristine surfaces gleam under Bahrain's sun, lending an open and airy ambiance. Accents in soft pastels, paired with horizontal grooves and tiered balconies, add a lively yet dignified touch, evoking the lively skyline of Sunset Boulevard's waterfront.

Tropical landscaping, with swaying palms and lush greenery, frames the entrance, while a spacious portico welcomes residents into a world that blends sophistication with calm.

Tivoli Residences' design, echoes the coastal spirit of Ponto Verde — a nod to the charm of days gone by, combined with the polished lines of contemporary architecture, offering an unparalleled beachfront living experience.



Expansive Hotel Rooftop Pool Horizon Views – *Infinite Leisure*

Above the rhythmic whispers of the waves, the rooftop pool stretches out like a gleaming mirror, catching the last golden light of day. From here, you can watch the sun sink slowly, its amber glow spilling across the sea, painting the horizon in hues of fire and rose.

The breeze carries a lightly-salted promise of adventure, mingling with the laughter of those gathered. It is a place where time lingers, where the vast ocean meets the infinite sky and where restless dreamers find a fleeting stillness, wrapped in the warm embrace of a setting.



Residents' Courtyard

Verdant Shading –
Intimate Seclusion

Tucked away from the bustle, the residents' courtyard unfolds as a serene sanctuary. Lush greenery weaves a canopy of shade, casting dappled light across the elegant stone pathways. It's a space designed for quiet reflection or intimate conversations, where the gentle rustle of leaves provides the only interruption.

Whether sharing moments with fellow residents or simply savouring solitude, the courtyard invites a sense of calm and connection. Comfortable seating offer the perfect setting for unwinding with a book or exchanging stories under the stars, creating a harmonious blend of nature and refined living.



Beach Club

Effortless Serenity –
Wildly Entertaining

Nestled along the pristine shores of the Arabian Gulf, the beach club offers a retreat where elegance meets leisure. Its shimmering pool overlooks acres of white sand, where the sea stretches endlessly toward the horizon.

Casual dining venues serve fresh, vibrant dishes, perfect for a relaxed meal under the sun. For the adventurous, a variety of water and beach sports invite the whole family to dive into fun. Whether lounging poolside or chasing waves, every moment here is infused with the spirit of seaside escape, blending luxury with the timeless allure of the ocean's embrace.



Lobby Area

For Breathtaking Receptions

Stepping into the reception area is like entering a scene from a bygone era of glamour. The silver-grey palette exudes quiet sophistication, while monotone frescos of swaying palms whisper of distant, sunlit shores.

Polished marble floors stretch beneath your feet, their cool elegance balanced by warm metallic accents that catch the light with subtle brilliance. Every detail, from the geometric lines to the rich textures, evokes the essence of Art Deco—timeless, bold, and refined. Here, modern luxury mingles with vintage charm, creating a space that is equally as welcoming as it is striking.

Children's Play Area & Function Hall

A vibrant, children's play area with soft curves, tropical colours, and flowing structures mimic the city's coastal vibe. A multi-function hall complements the innovative play zones, blending family time and creative play in a fun, sun-soaked environment that sparks imagination and provides entertainment for every generation.

Modern Gym

Inspired by Miami's sleek, art-deco architecture, this gym features open spaces bathed in natural light, with bold geometric lines and vibrant pastel hues. Cutting-edge equipment meets minimalist design, creating an energizing, stylish environment for fitness enthusiasts.

Lifestyle Fitness – *Family-ness*



The living space's open-plan kitchen embodies a retro take on vibrant modernist styling. Subtle, warm greys caress coral blue and bronze tones accentuating the interiors clean lines and sleek furnishings, while geometric elements provide a nostalgic touch. The open plan kitchen area features geometric tiles details, mid-century-inspired cabinetry and metallic fixtures that echo the coastal Latino-American chic of the 1950s. Expansive windows brighten the space with natural light, connecting indoor and outdoor aspects. A fusion of retro charm and contemporary flare resolves into an elegant retreat.

Living Spaces *Luxury Living*



Tivoli Bedrooms

This bedroom combines a modern, sleek coastal aesthetic with luxurious serenity. Expansive windows wash the space with natural light, while soft pastel tones, Art Deco touches and elegant furnishings create a soothing ambiance. A private terrace invites breezy, sun-drenched relaxation by the sea.

Tivoli Bathrooms

The Tivoli residences' en-suite bathroom blends modern, coastal flair with luxurious comfort. Sleek marble surfaces, bold geometric lines and soft pastel accents evoke a serene coastal vibe. Floor-to-ceiling windows bathe the space in natural light, offering a relaxing, spa-like experience.

Bedrooms & Bathrooms

Sleep in Tranquillity



An aerial rendering of a coastal development. The scene shows a large body of water with several curved beaches. The water is a vibrant turquoise color, transitioning to a deeper blue further out. Several swimming pools are visible, some integrated into the beachfront. The land is densely packed with modern, multi-story buildings, likely residential or hotel units. There are also landscaped areas with palm trees and other vegetation. The overall atmosphere is one of a luxurious, planned beach resort.

BEACH GETAWAYS

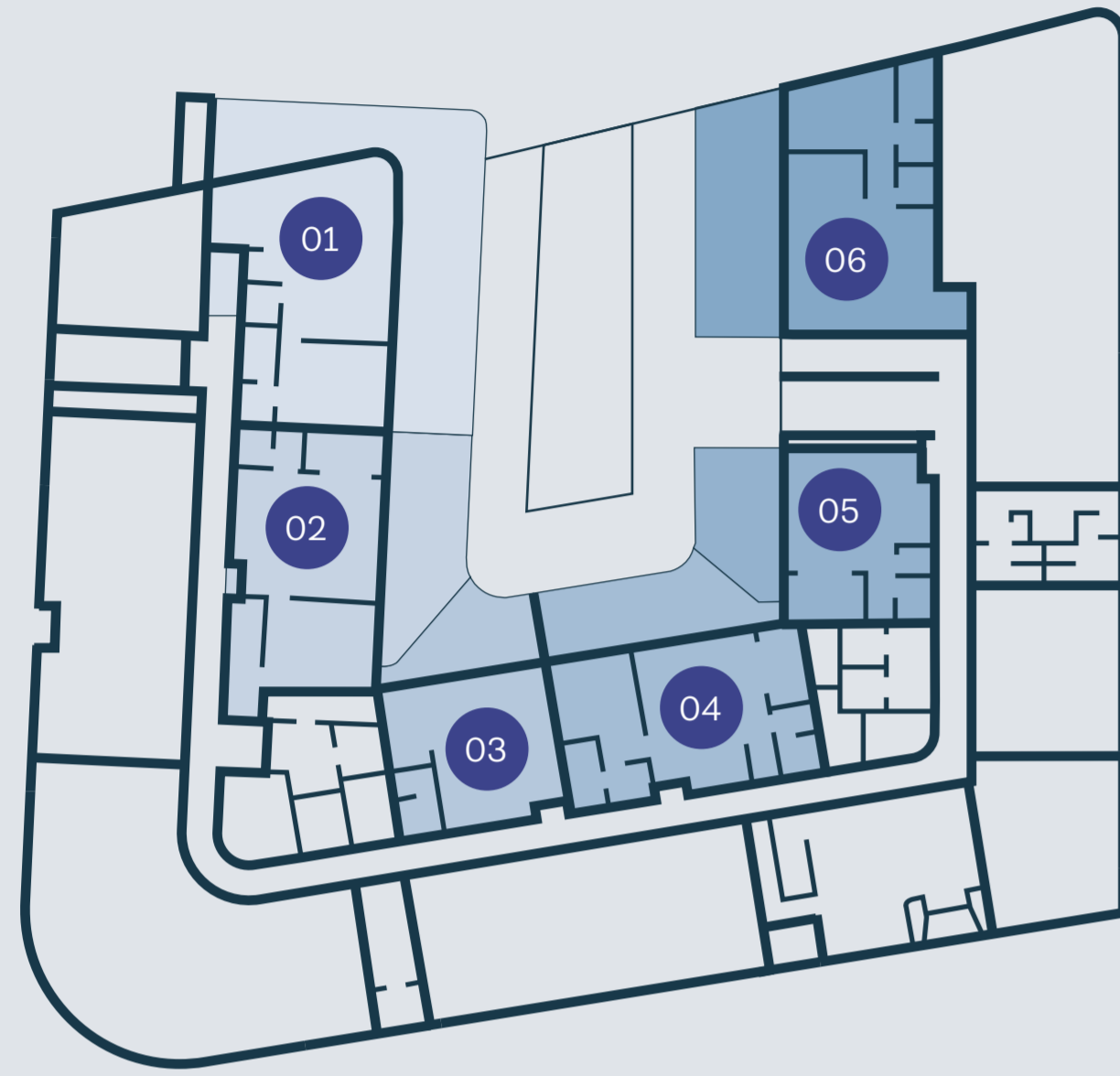
MASTER PLANNED

Five Unique Accommodation Types

03 – Plans

FOR INSPIRED LIVING

Level Plans – Schematics



Ground Floor



First Floor



Typical Second & Third Floors



Fourth Floor

Floor Plan – Key to Types

Penthouses

Tivoli Residences offer distinctive penthouse apartments, featuring partial sea views and a scenic overview of the verdant courtyard.

Apartments

Tivoli Residences features beautifully designed apartments with 1, 2, or 3 bedrooms, available in duplex and standard layouts. Enjoy captivating views of the sea, courtyard or traditional alley, with four options and configurations to suit your needs.

Ref.	Beds	Kind	View	Type
01	3	Duplex	Courtyard	A
02	3	Duplex	Courtyard	B
03	2	Duplex	Courtyard	A
04	2	Duplex	Courtyard	B
05	1	Duplex	Courtyard	A
06	3	Duplex	Courtyard	C
07	1	Apartment	Partial Sea	A
08	2	Apartment	Partial Sea	A
09	2	Apartment	Partial Sea	A
10	2	Apartment	Urban	B
11	1	Apartment	Urban	B
12	2	Apartment	Urban	C
13	1	Apartment	Alley	B
14	1	Apartment	Courtyard	B
15	2	Apartment	Courtyard	A
16	2	Apartment	Courtyard	D
17	3	Apartment	Partial Sea & Courtyard	A
18	2	Apartment	Partial Sea	A
19	2	Apartment	Partial Sea	A
20	2	Apartment	Urban	B
21	1	Apartment	Urban	B
22	2	Apartment	Urban	C

Ref.	Beds	Kind	View	Type
23	1	Apartment	Alley	B
24	1	Apartment	Courtyard	B
25	2	Apartment	Courtyard	A
26	3	Apartment	Courtyard	A
27	1	Apartment	Courtyard	B
28	1	Apartment	Courtyard	B
29	2	Apartment	Courtyard	A
30	2	Apartment	Courtyard	B
31	1	Apartment	Courtyard	B
32	1	Apartment	Courtyard	B
33	3	Penthouse	Partial Sea & Courtyard	
34	2	Apartment	Partial Sea	A
35	2	Apartment	Partial Sea	A
36	2	Apartment	Urban	B
37	1	Apartment	Urban	B
38	2	Apartment	Urban	C
39	1	Apartment	Alley	B
40			Facilities & Amenities	
41	1	Apartment	Courtyard	B
42	1	Apartment	Courtyard	B
43	2	Apartment	Courtyard	A

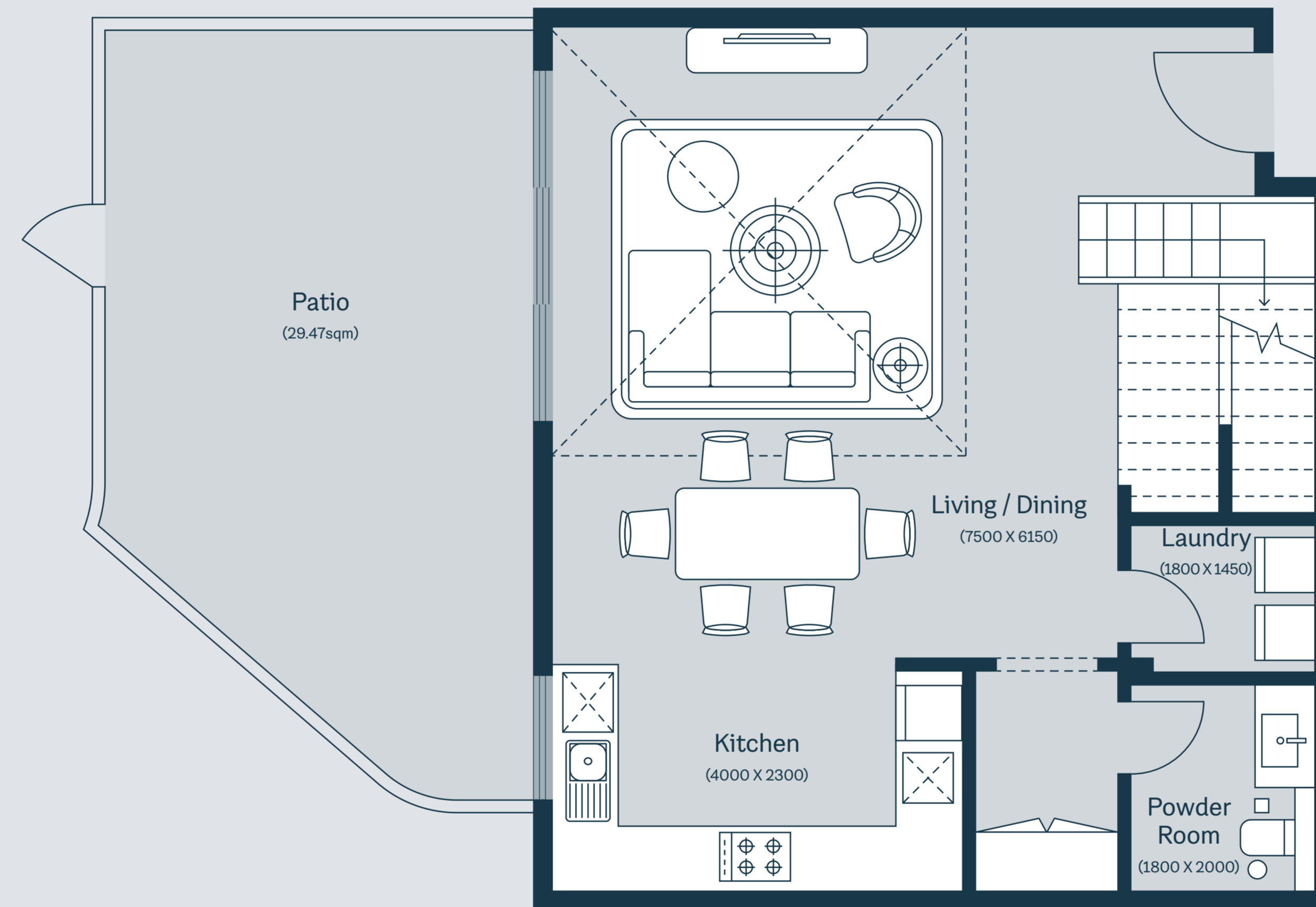
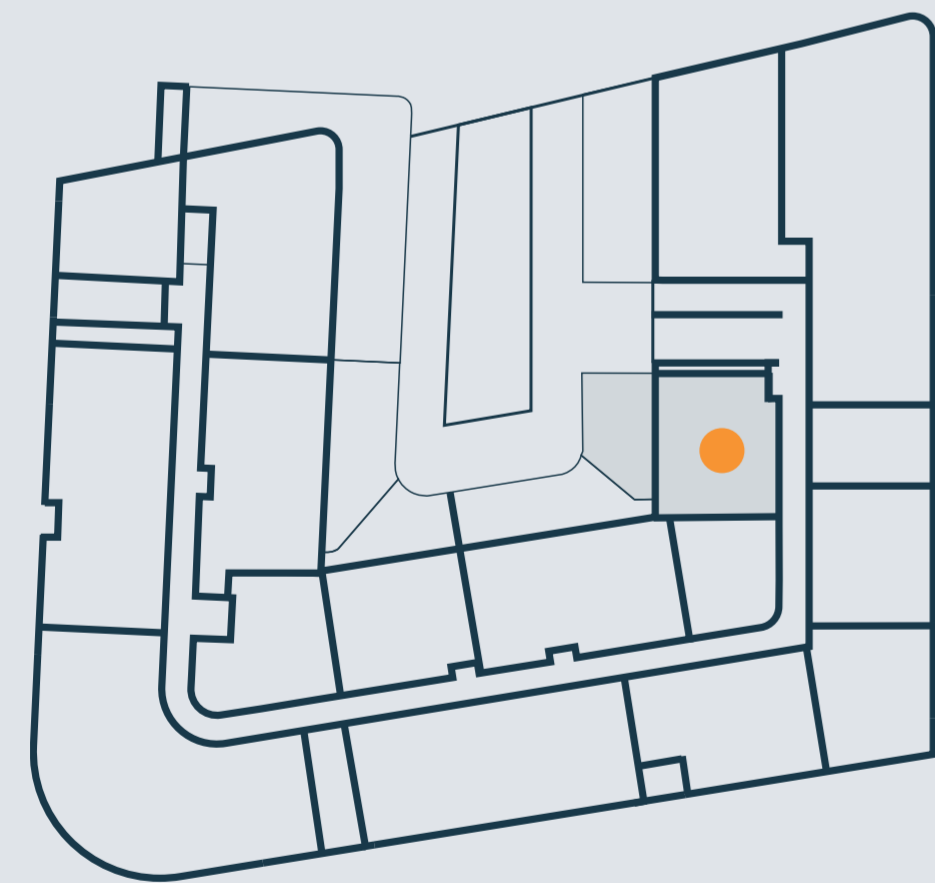
One Bedroom Duplex – Type A

Total Area	Internal Area
130.88sqm	101.41sqm

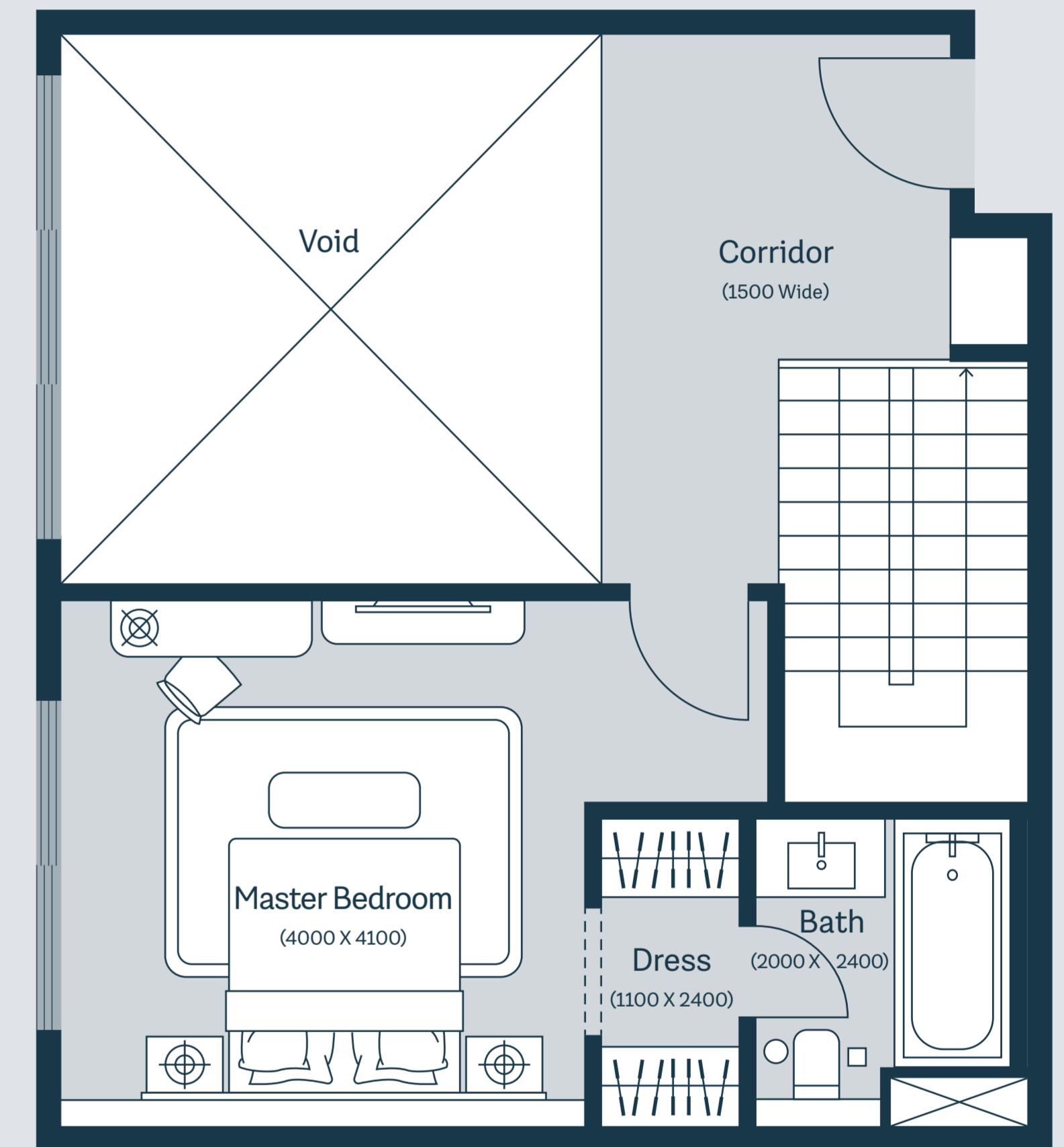
Available Units:

Floor	View	Balcony (sqm)
Ground & 01	Courtyard	NA

Location Guide



Ground Floor



First Floor

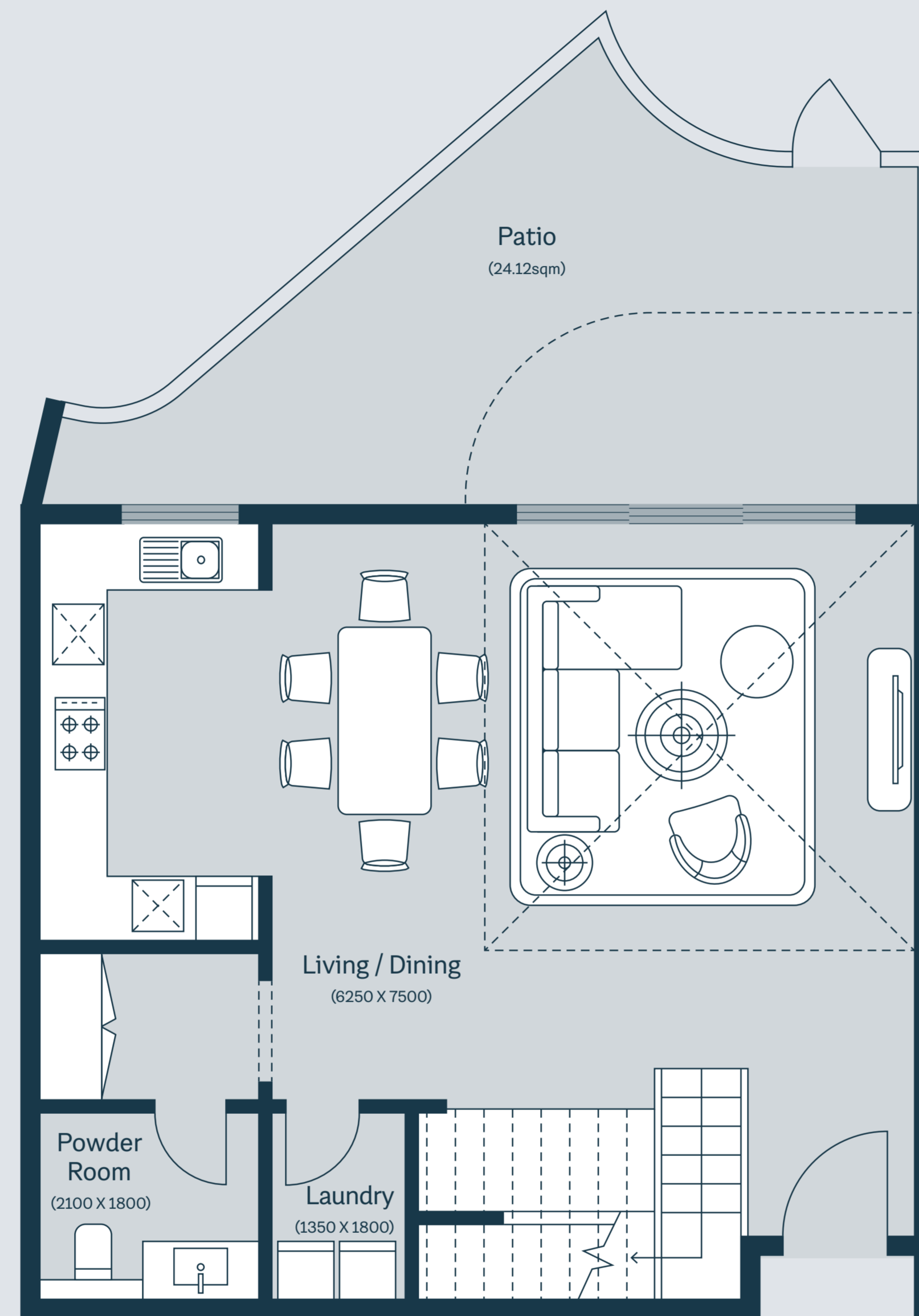
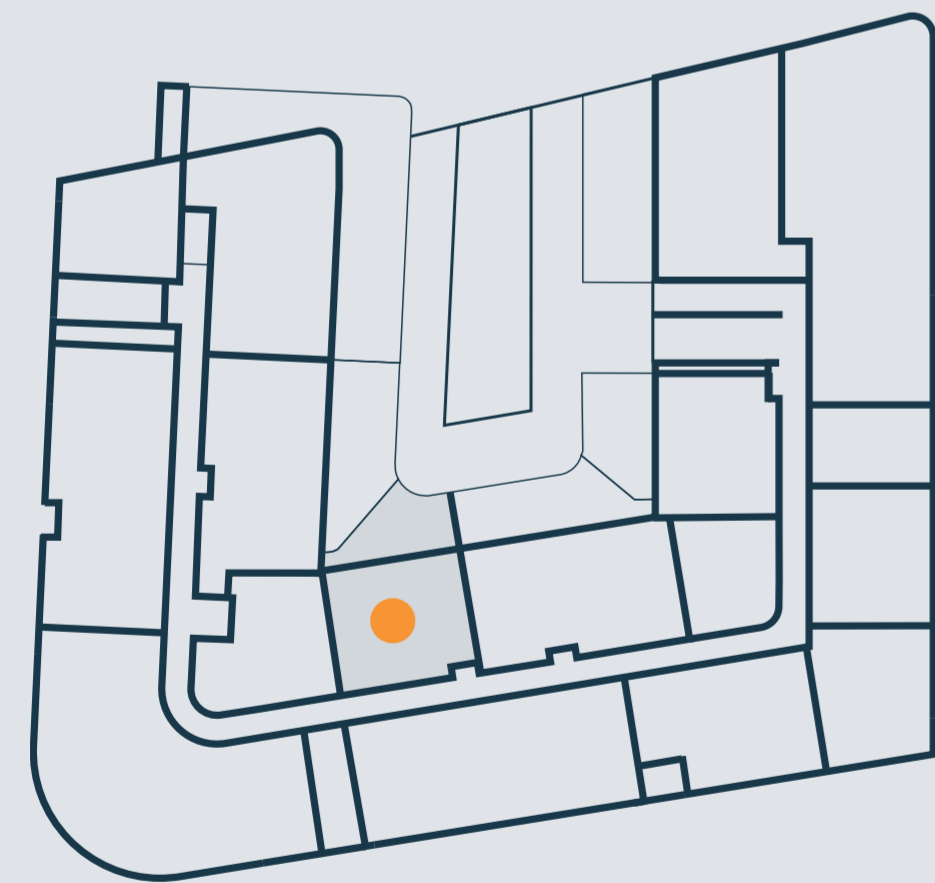
Two Bedroom Duplex – Type A

Total Area	Internal Area
173.24sqm	136.64sqm

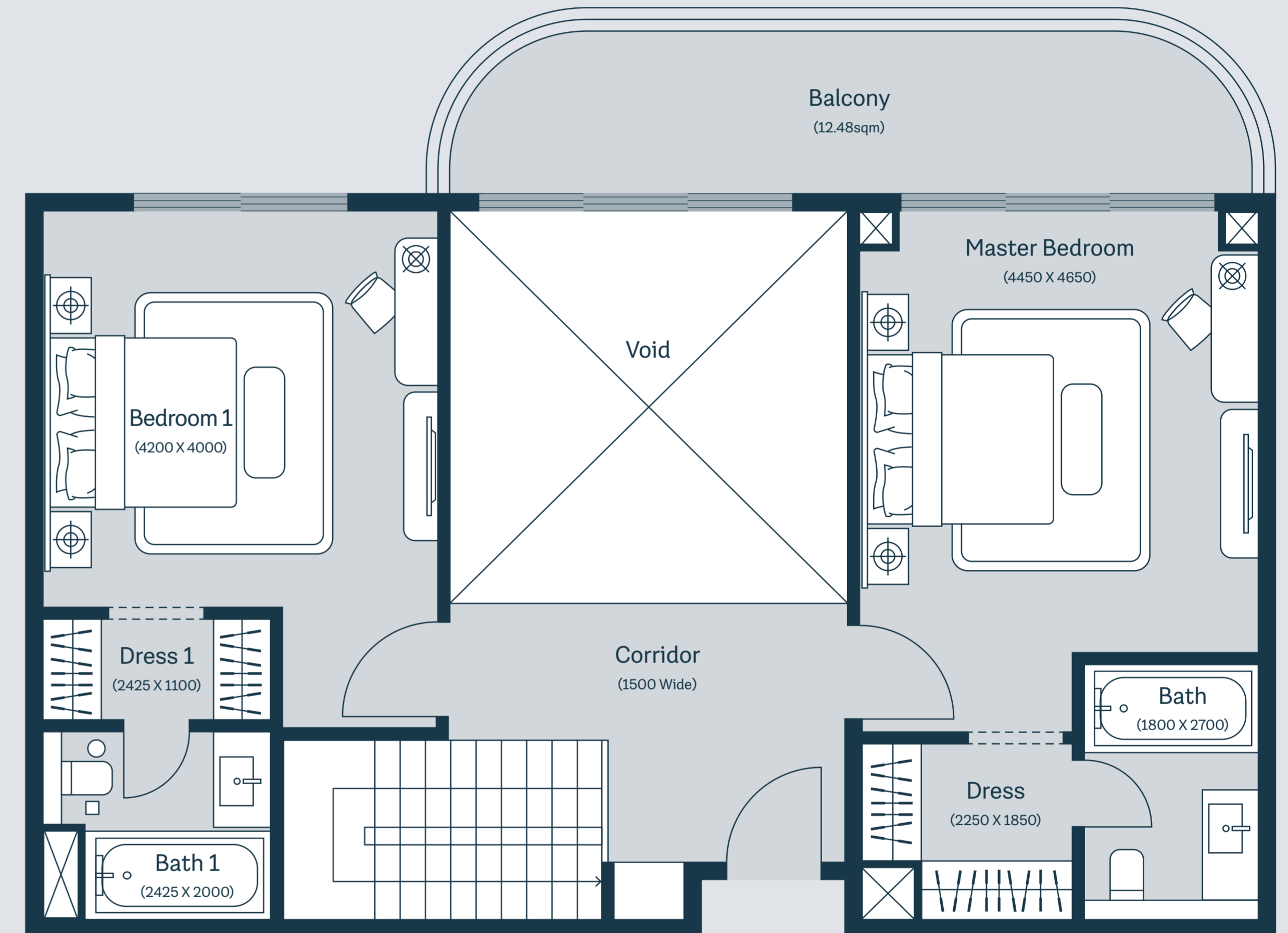
Available Units:

Floor	View	Balcony (sqm)
Ground & 01	Courtyard	12.48

Location Guide



Ground Floor



First Floor

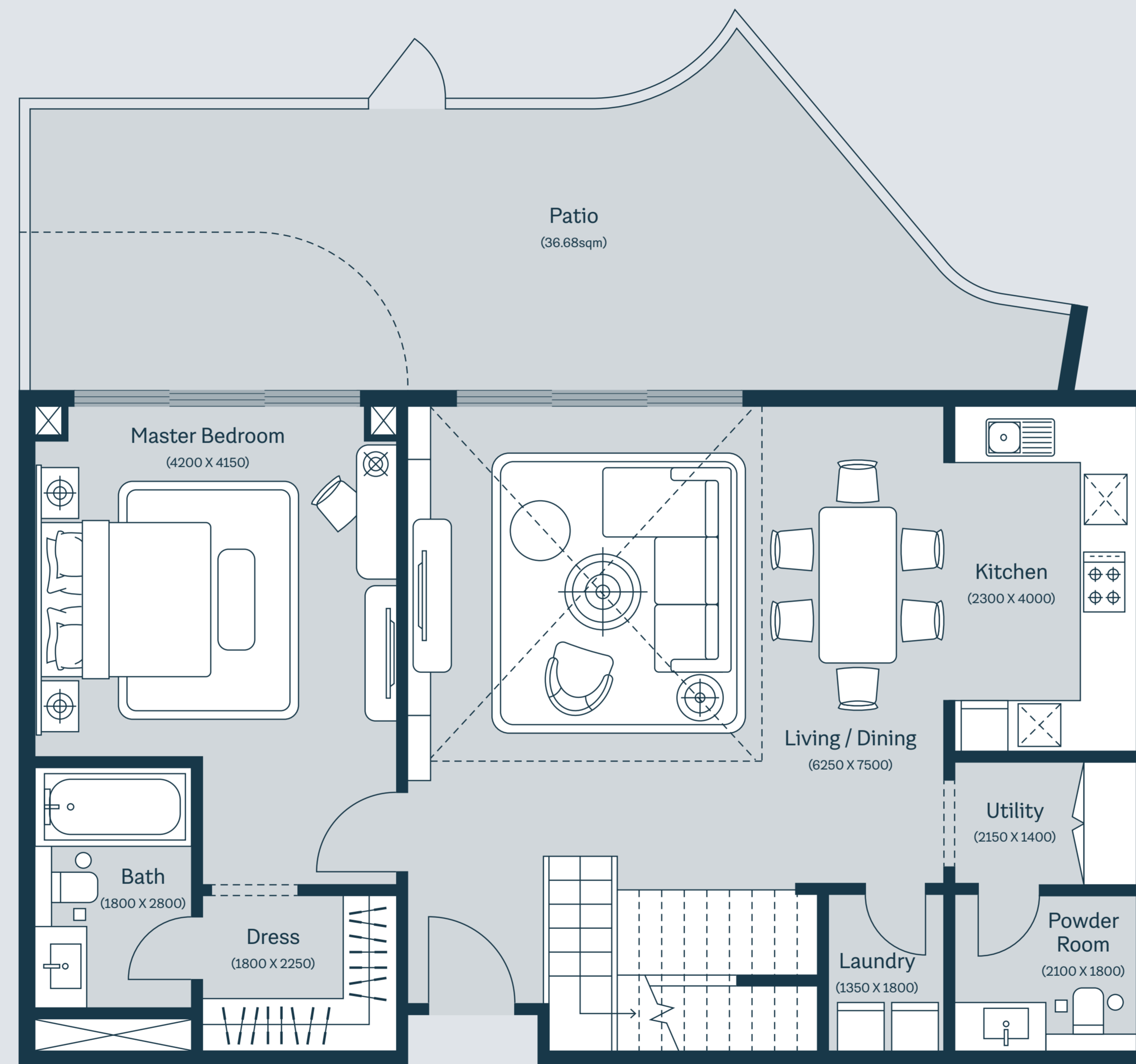
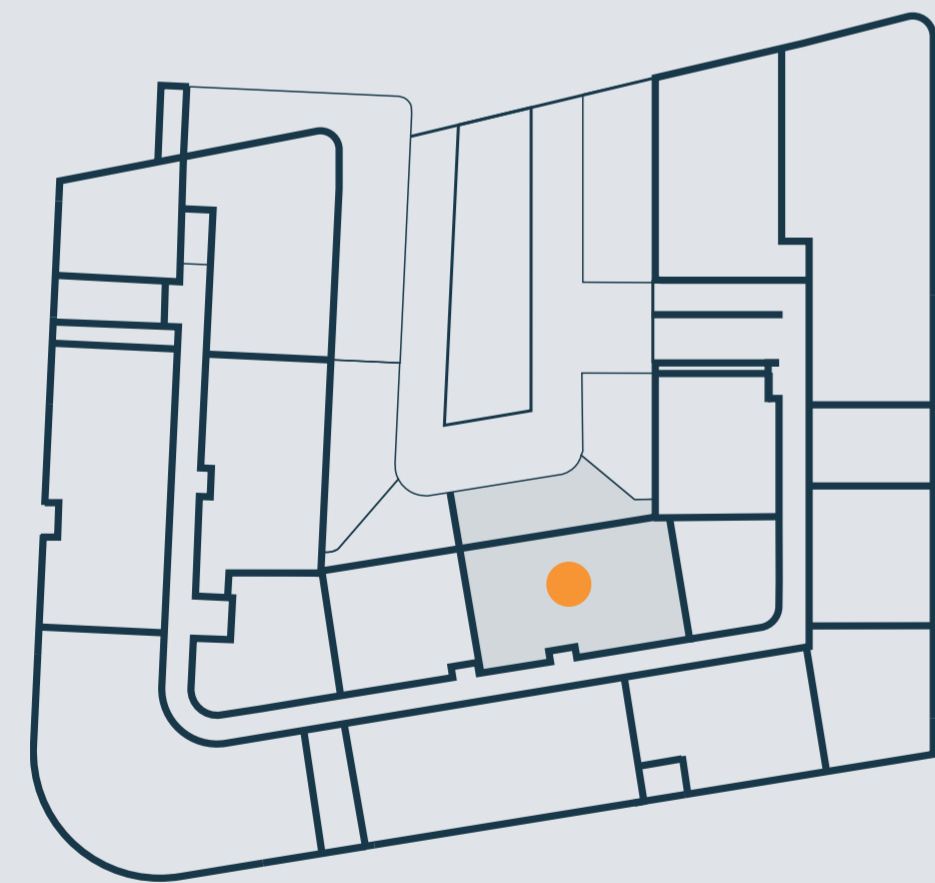
Two Bedroom Duplex – Type B

Total Area	Internal Area
171.81sqm	135.13sqm

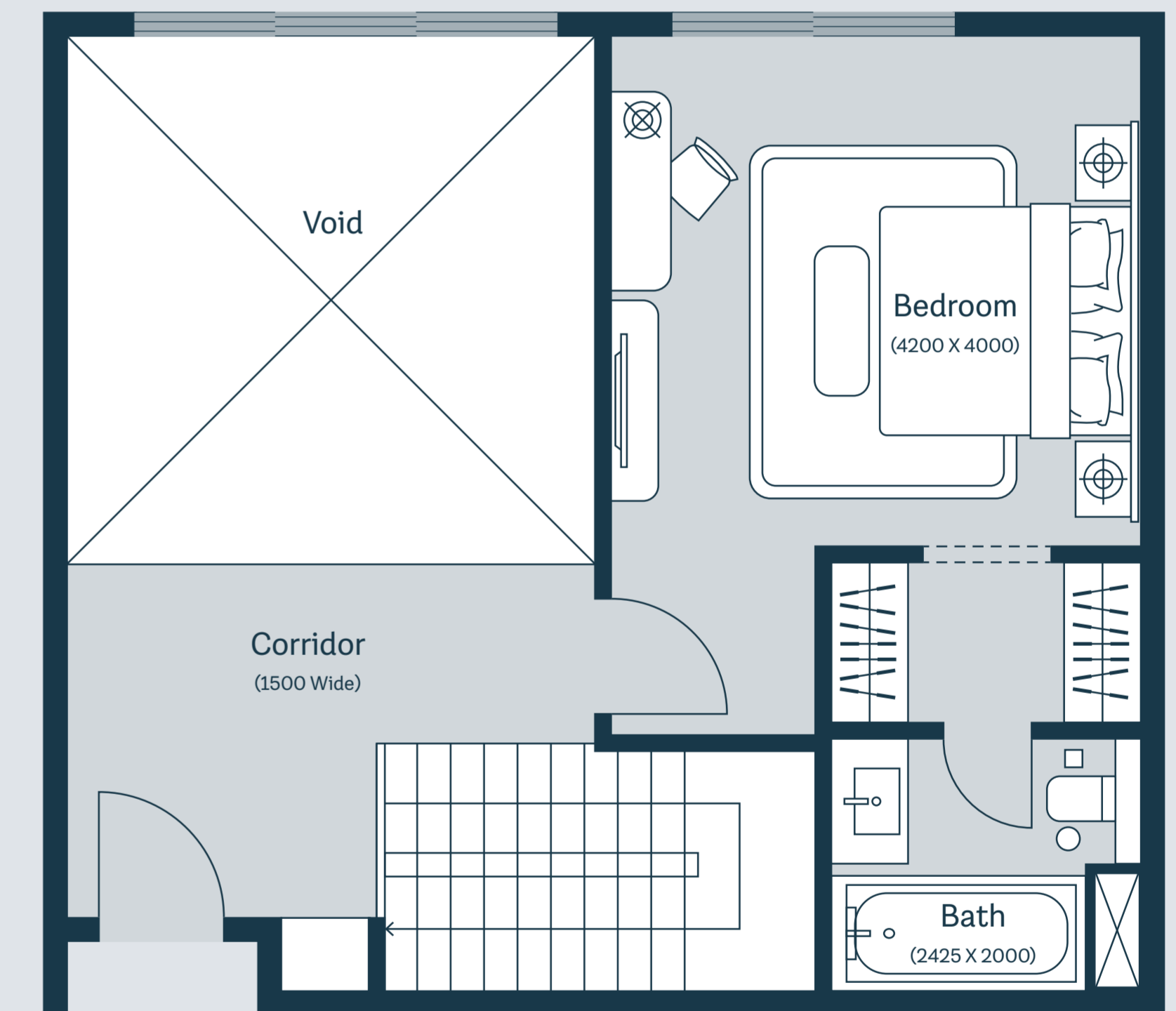
Available Units:

Floor	View	Balcony (sqm)
Ground & 01	Courtyard	NA

Location Guide



Ground Floor



First Floor

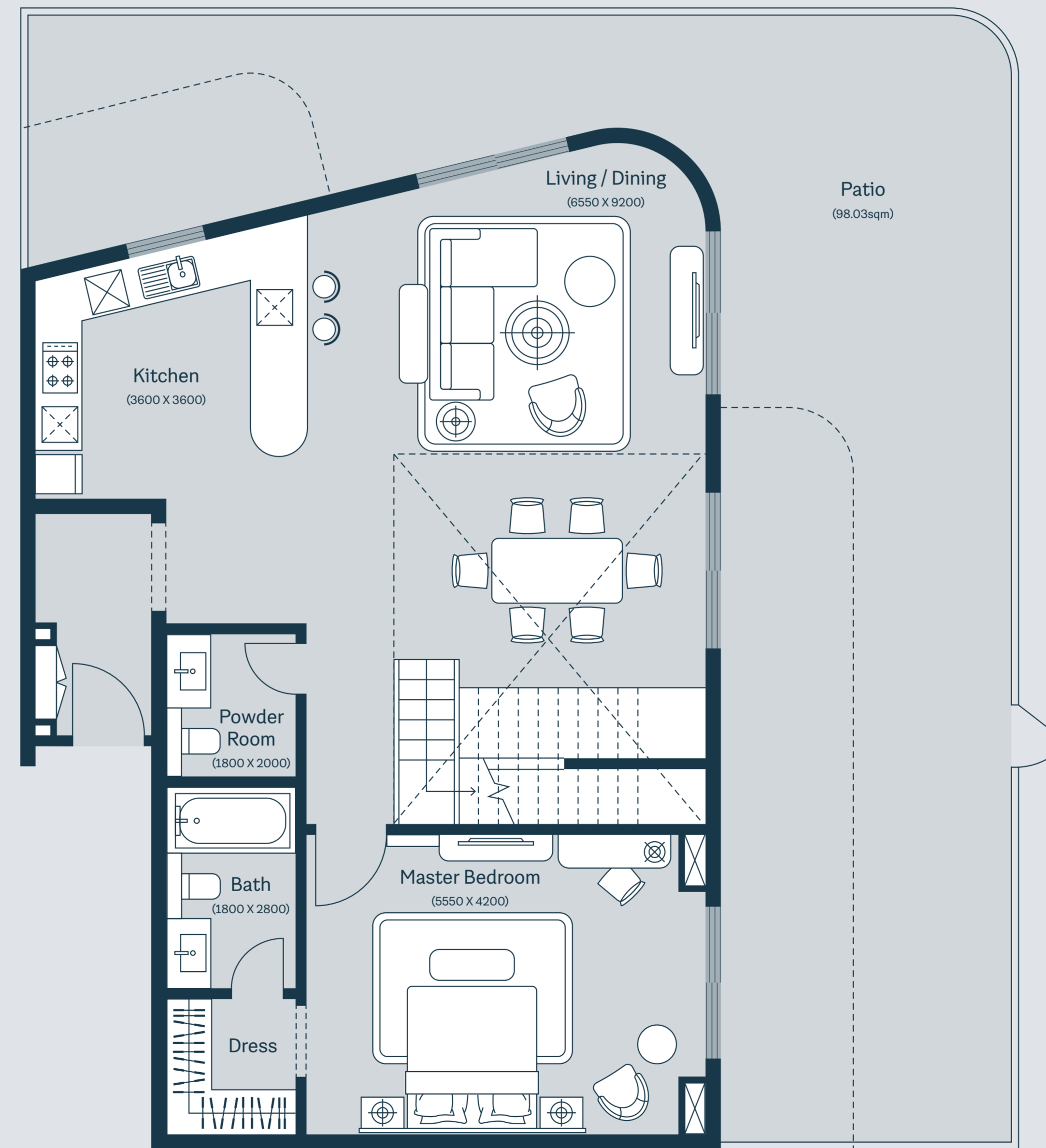
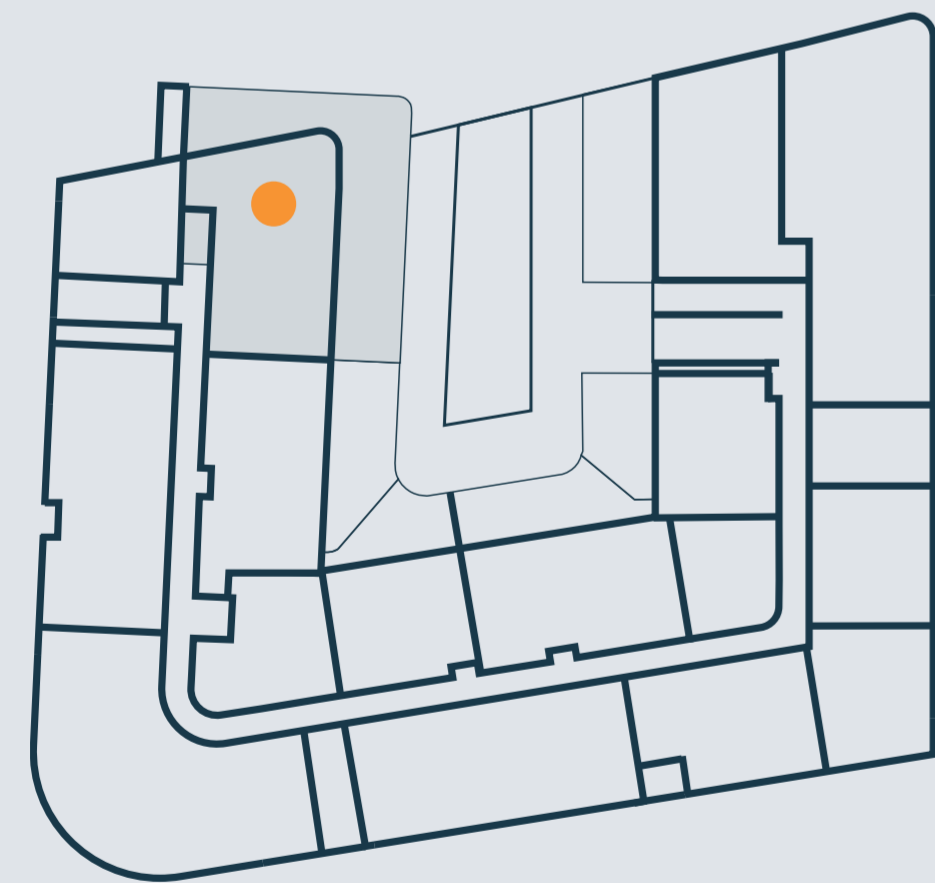
Three Bedroom Duplex – Type A

Total Area	Internal Area
300.71sqm	186.71sqm

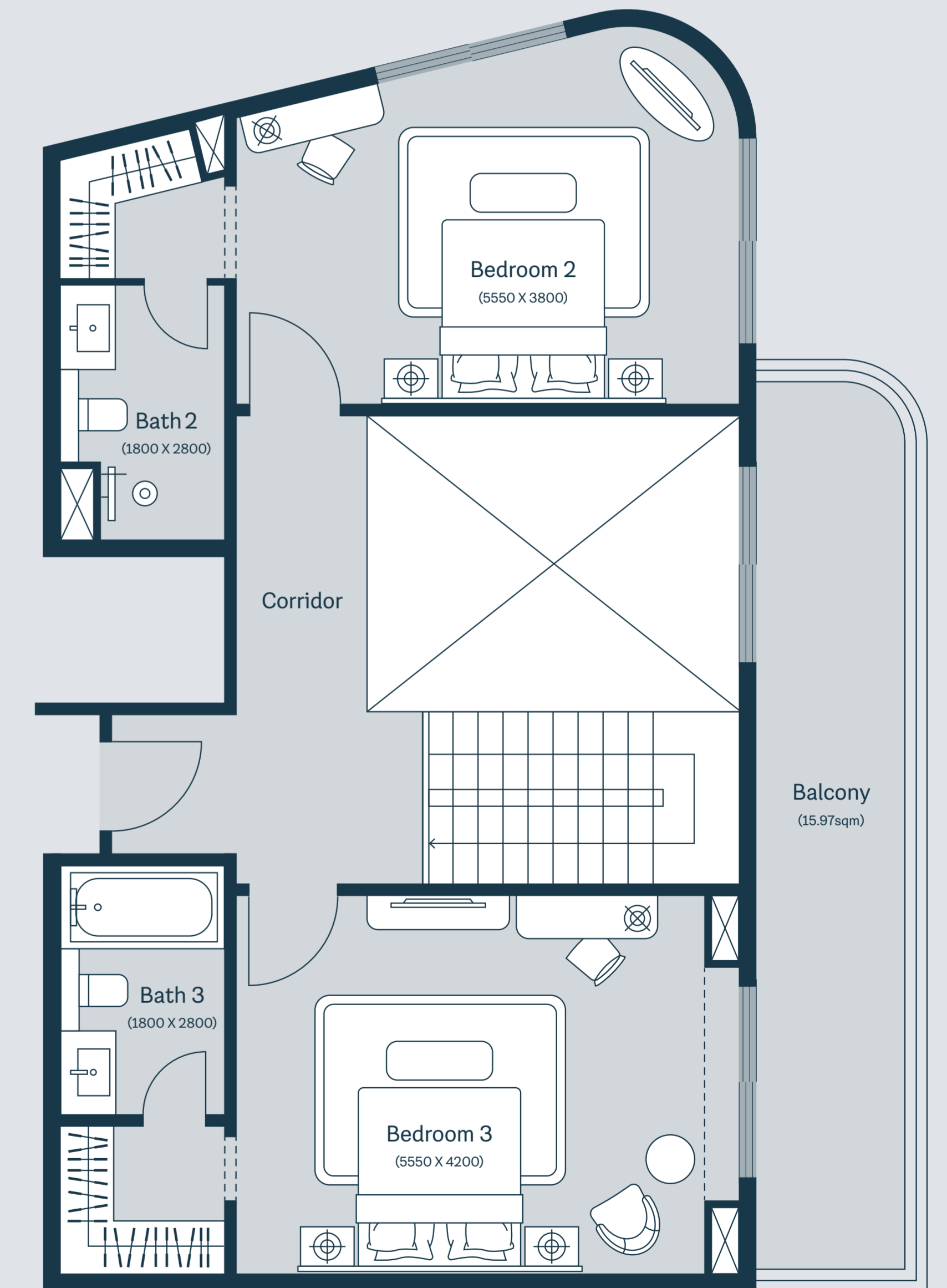
Available Units:

Floor	View	Balcony (sqm)
Ground & 01	Courtyard	15.97

Location Guide



Ground Floor

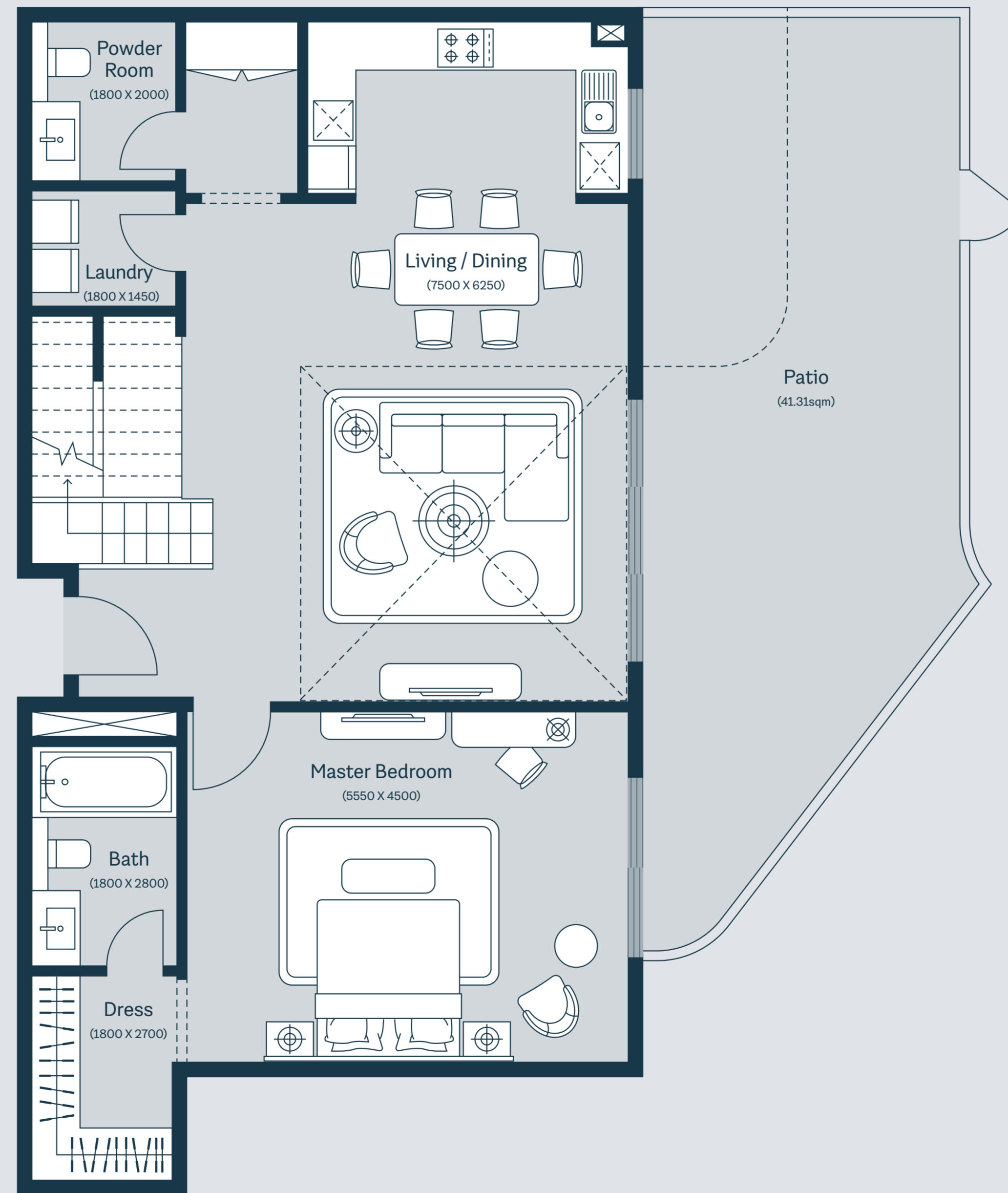
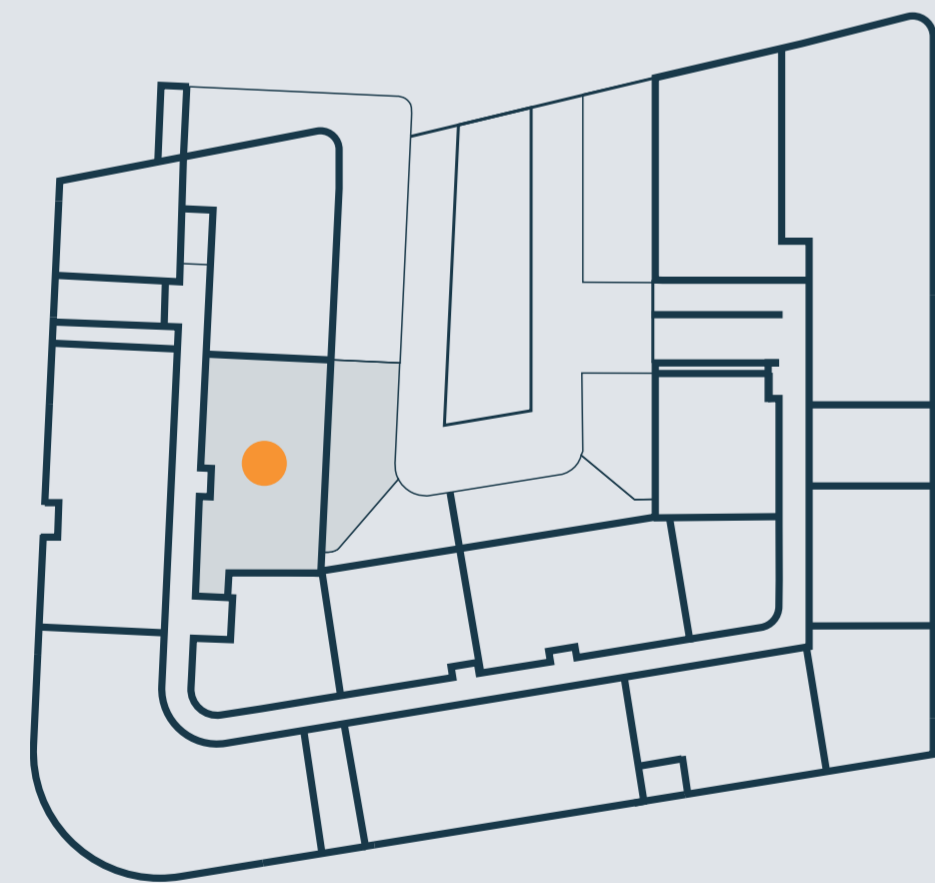


First Floor

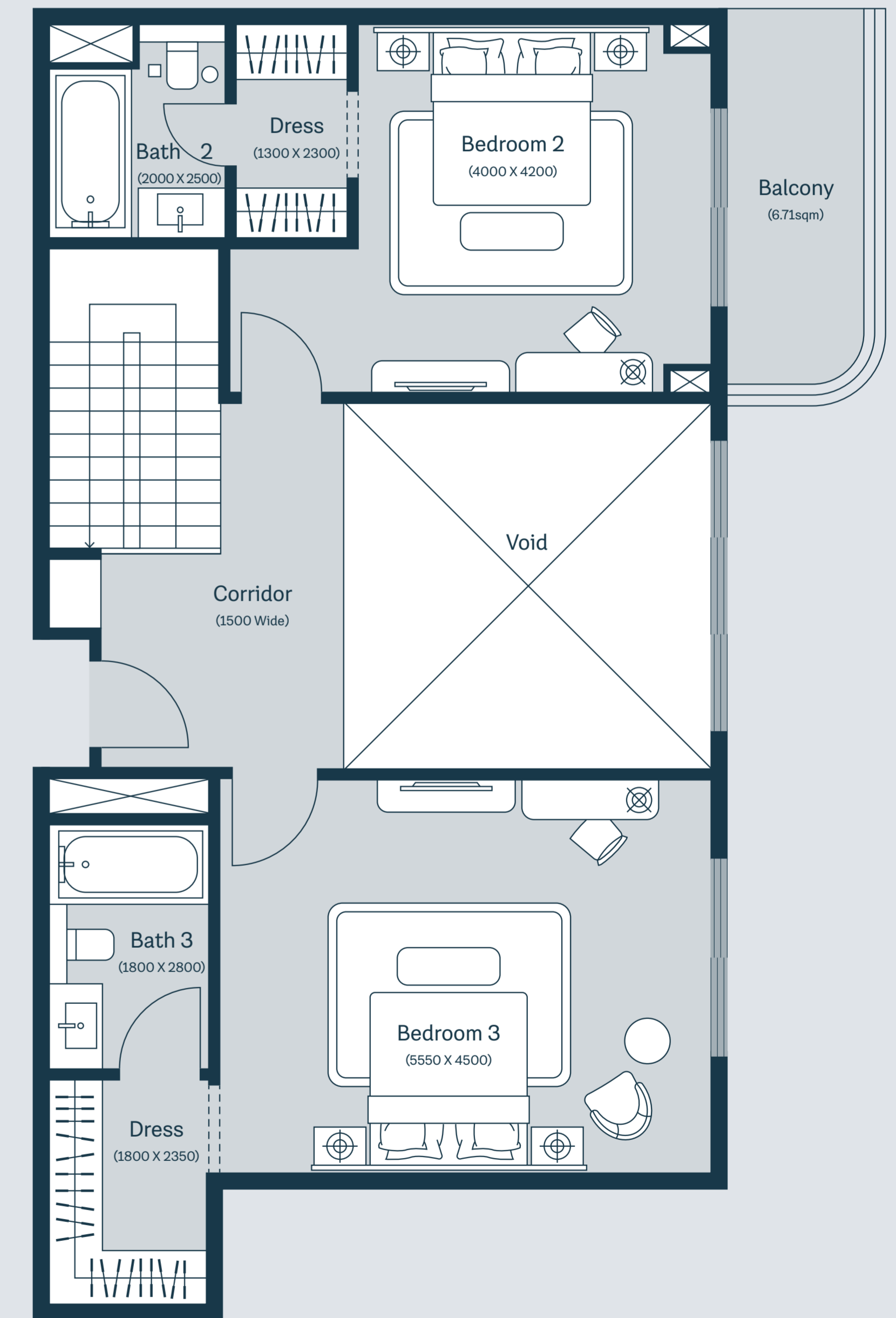
Three Bedroom Duplex – Type B

Total Area	Internal Area	
224.74sqm	176.72sqm	
Available Units:		
Floor	View	Balcony (sqm)
Ground & 01	Courtyard	6.71

Location Guide



Ground Floor



First Floor

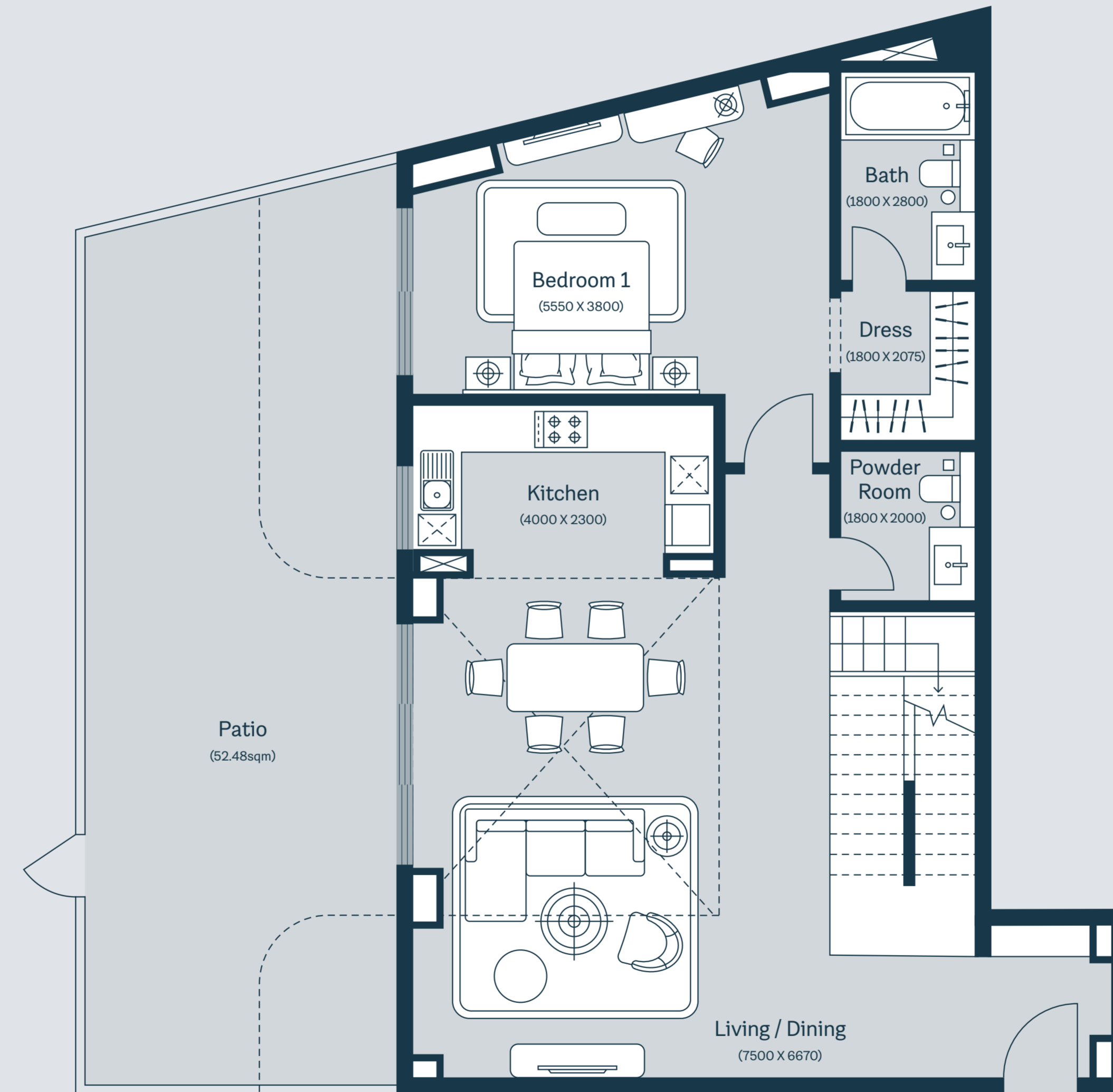
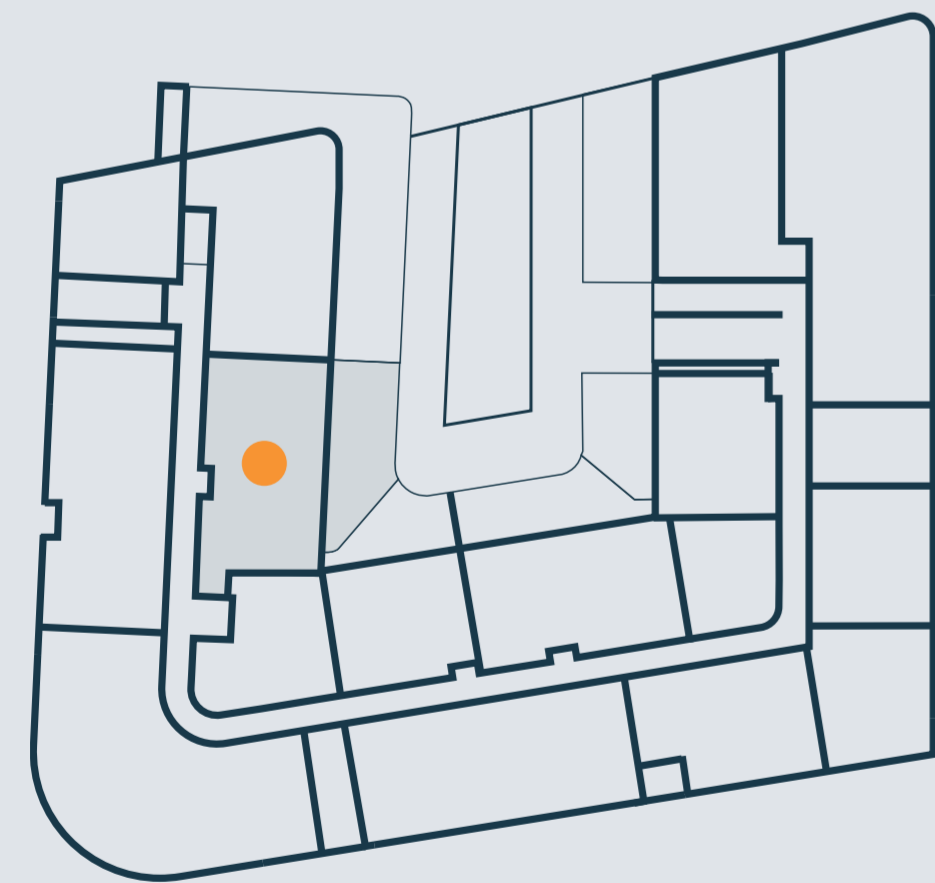
Three Bedroom Duplex – Type C

Total Area	Internal Area
255.16sqm	176.07sqm

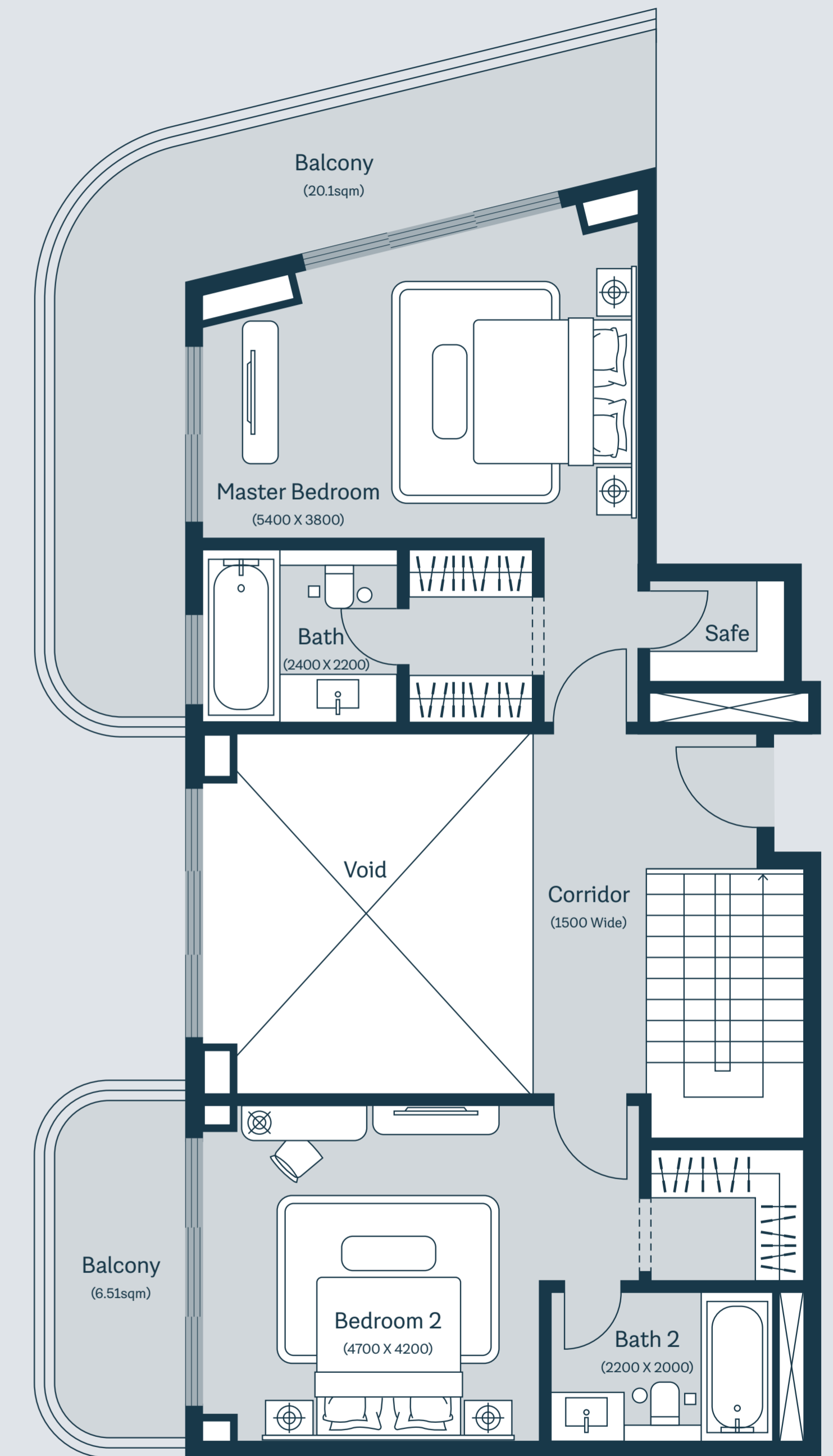
Available Units:

Floor	View	Balcony (sqm)
Ground & 01	Courtyard	26.61

Location Guide



Ground Floor



First Floor

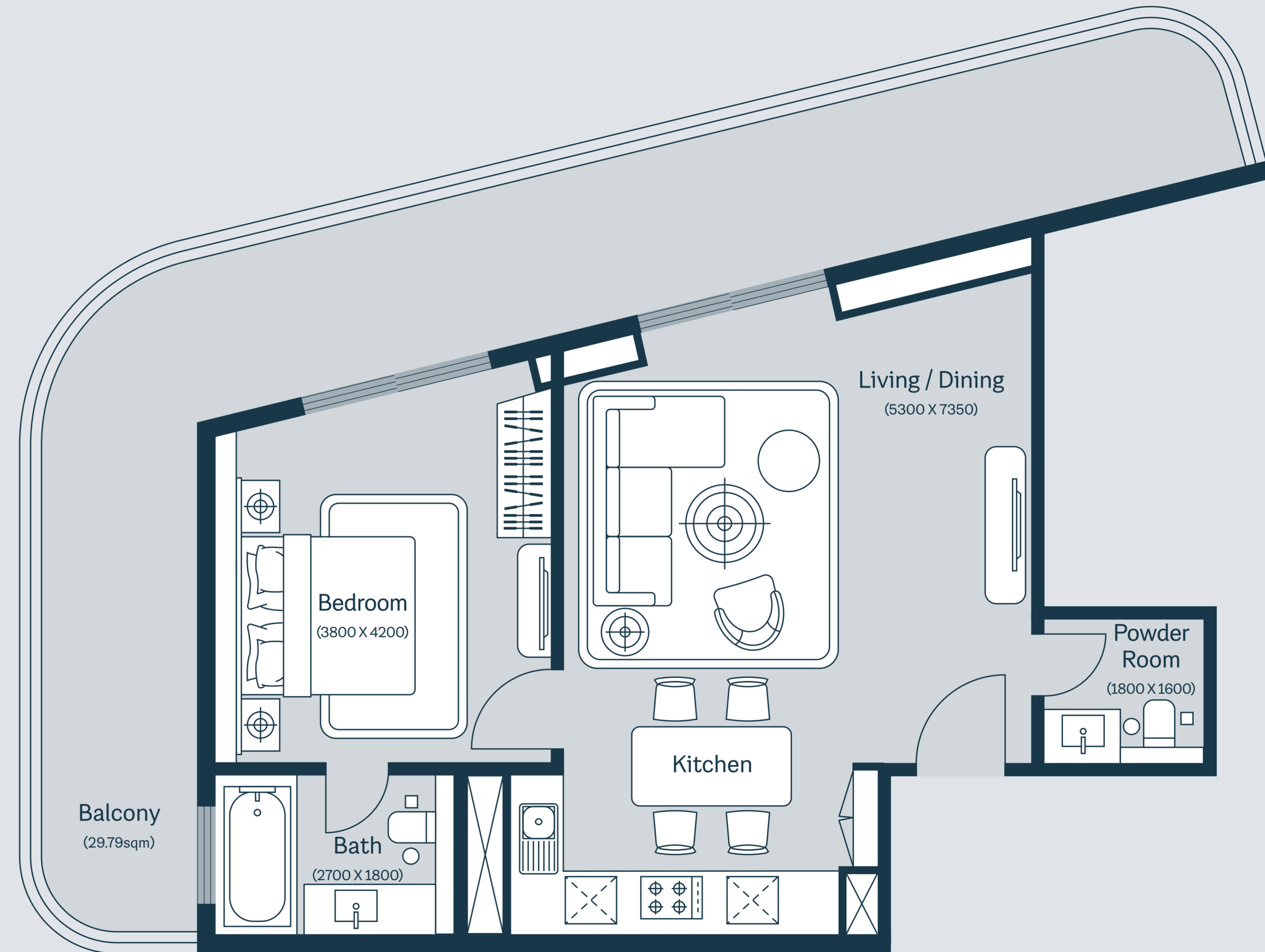
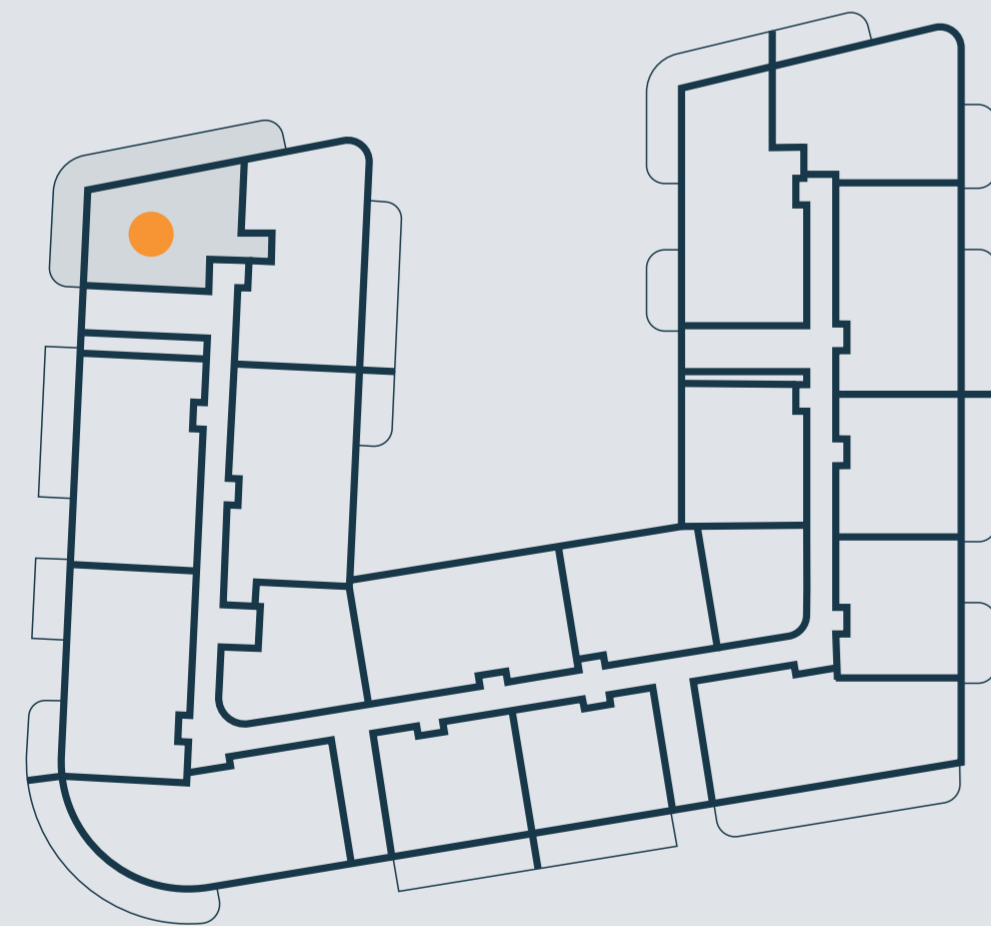
One Bedroom - Type A

Total Area	Internal Area
90.83sqm	61.04sqm

Available Units:

Floor	View	Balcony (sqm)
01	● Partial Sea	29.79

Location Guide



One Bedroom – Type B

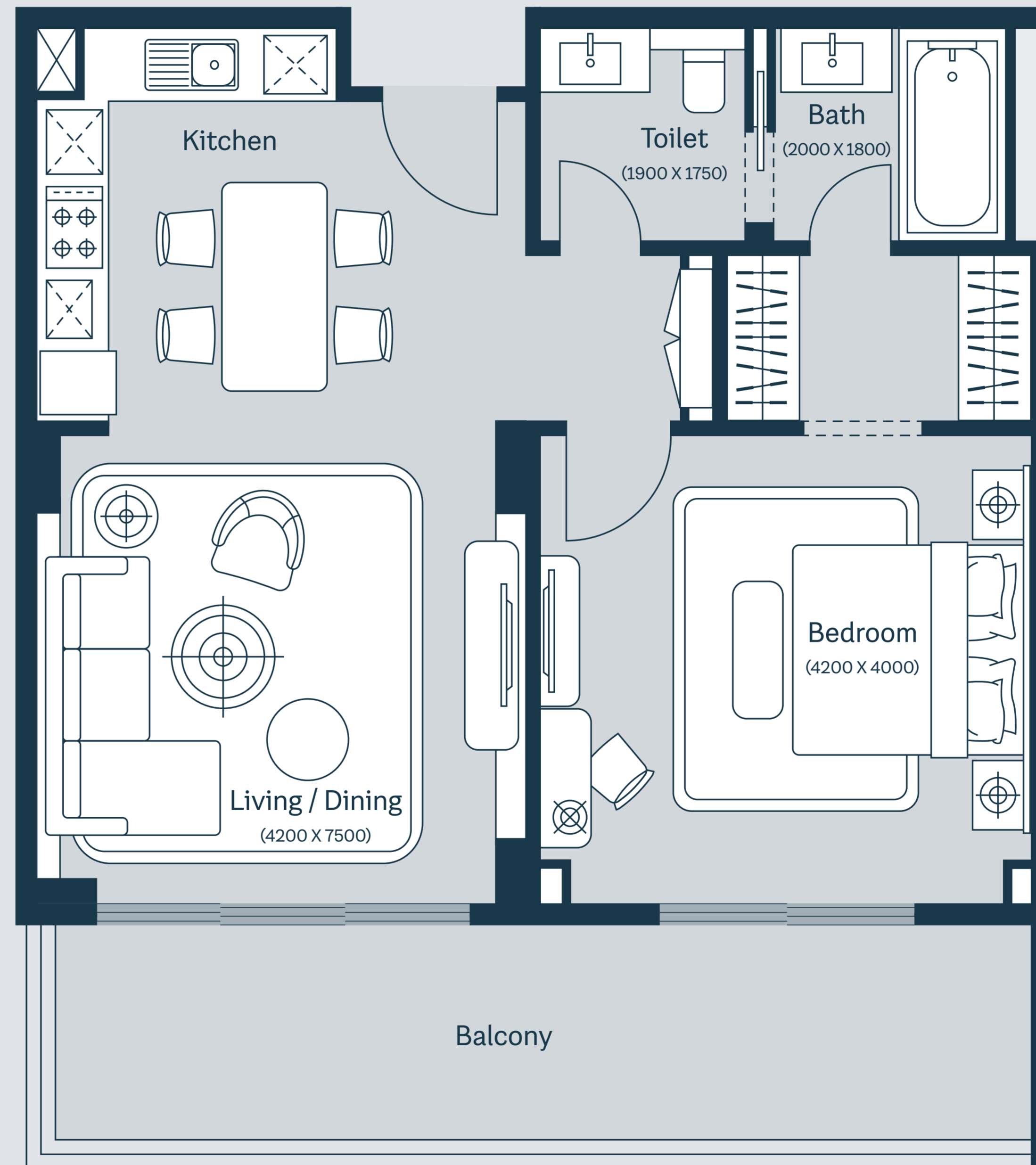
Internal Area

63sqm

Available Units:

Floor	View	Balcony (sqm)
02, 03	● Courtyard	13.7
02, 03, 04	● Courtyard	NA
02, 03, 04	● Courtyard	6.2
02, 03	● Courtyard	6.3
02, 03	● Courtyard	6.4
01, 02, 03, 04	● Urban	13
01, 02, 03, 04	● Alley	6.4
01, 02, 03	● Courtyard	13.6

Location Guide



Two Bedroom - Type A

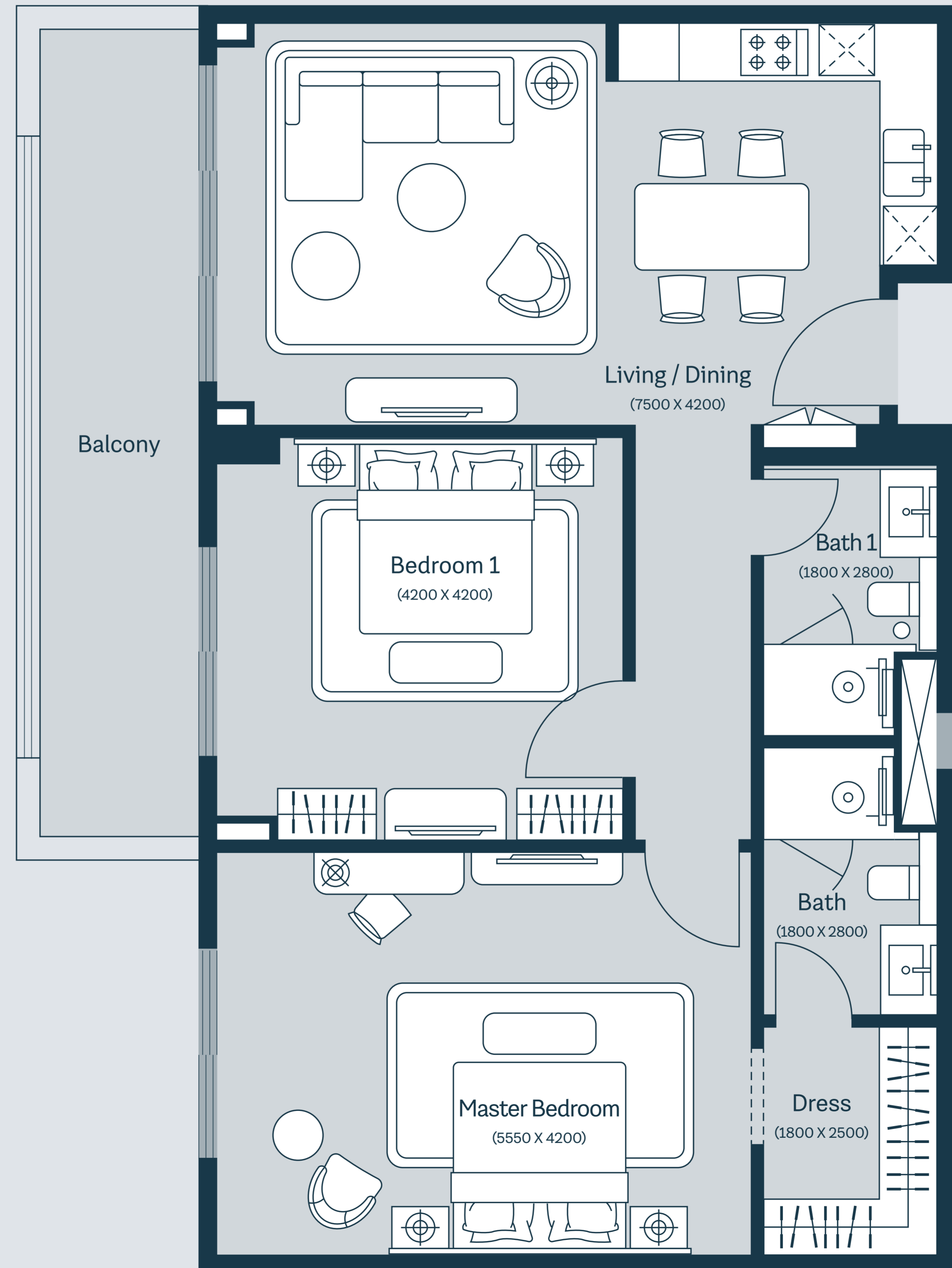
Internal Area

96sqm

Available Units:

Floor	View	Balcony (sqm)
01, 02, 03, 04	● Partial Sea	14
01, 02, 03, 04	● Partial Sea	14
02, 03, 04	● Courtyard	6.2
01, 02, 03	● Courtyard	13.5

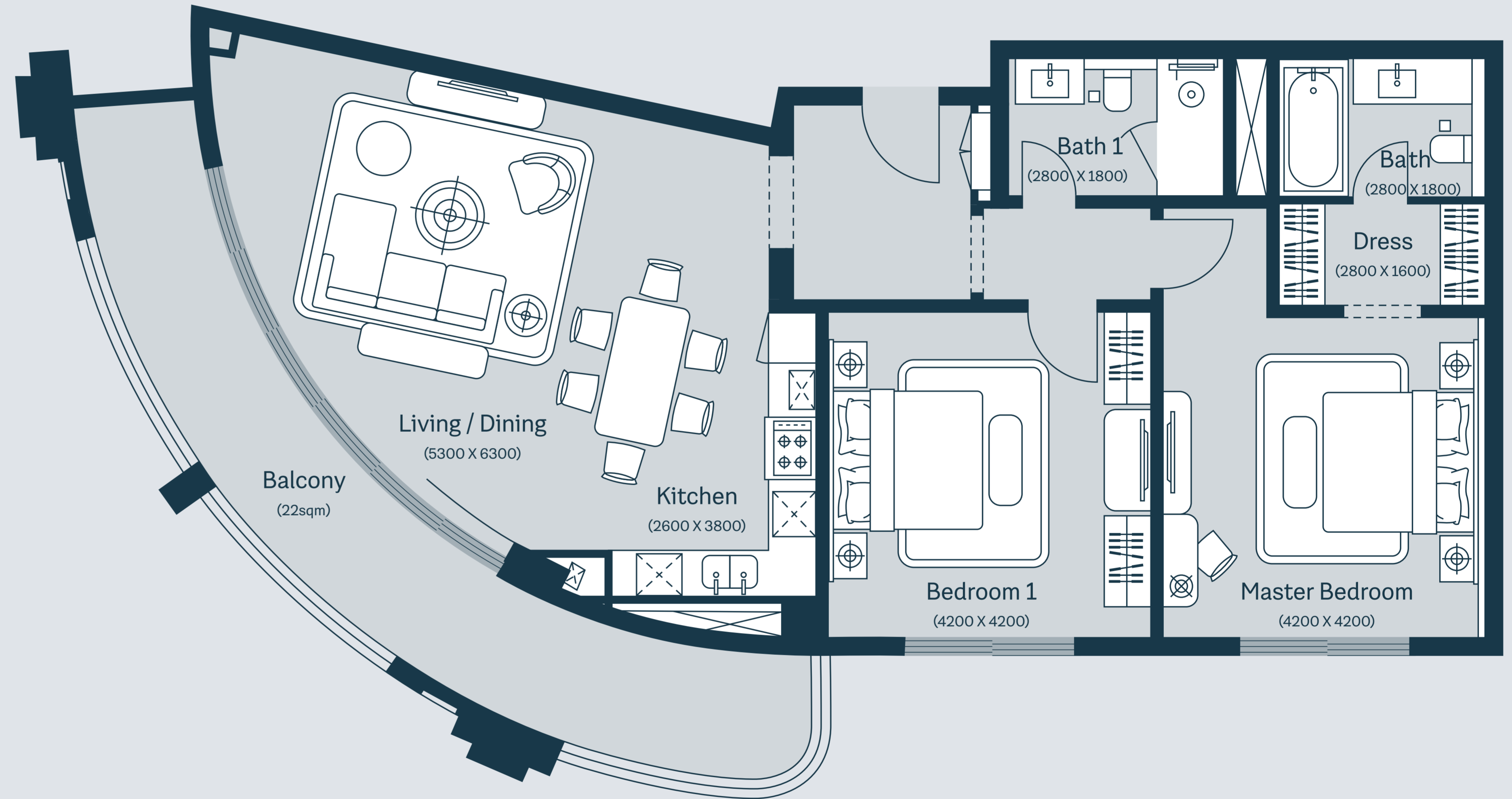
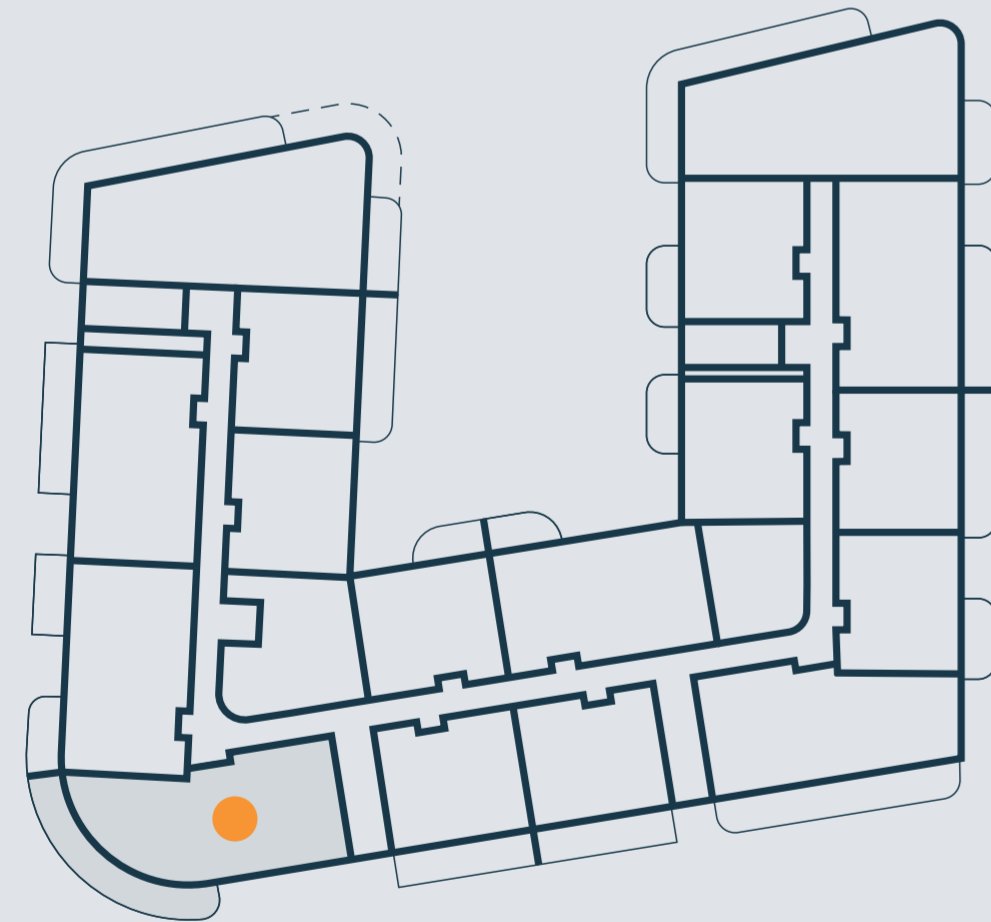
Location Guide



Two Bedroom - Type B

Total Area	Internal Area	
127sqm	105sqm	
Available Units:		
Floor	View	Balcony (sqm)
01, 02, 03, 04	● Urban	22

Location Guide



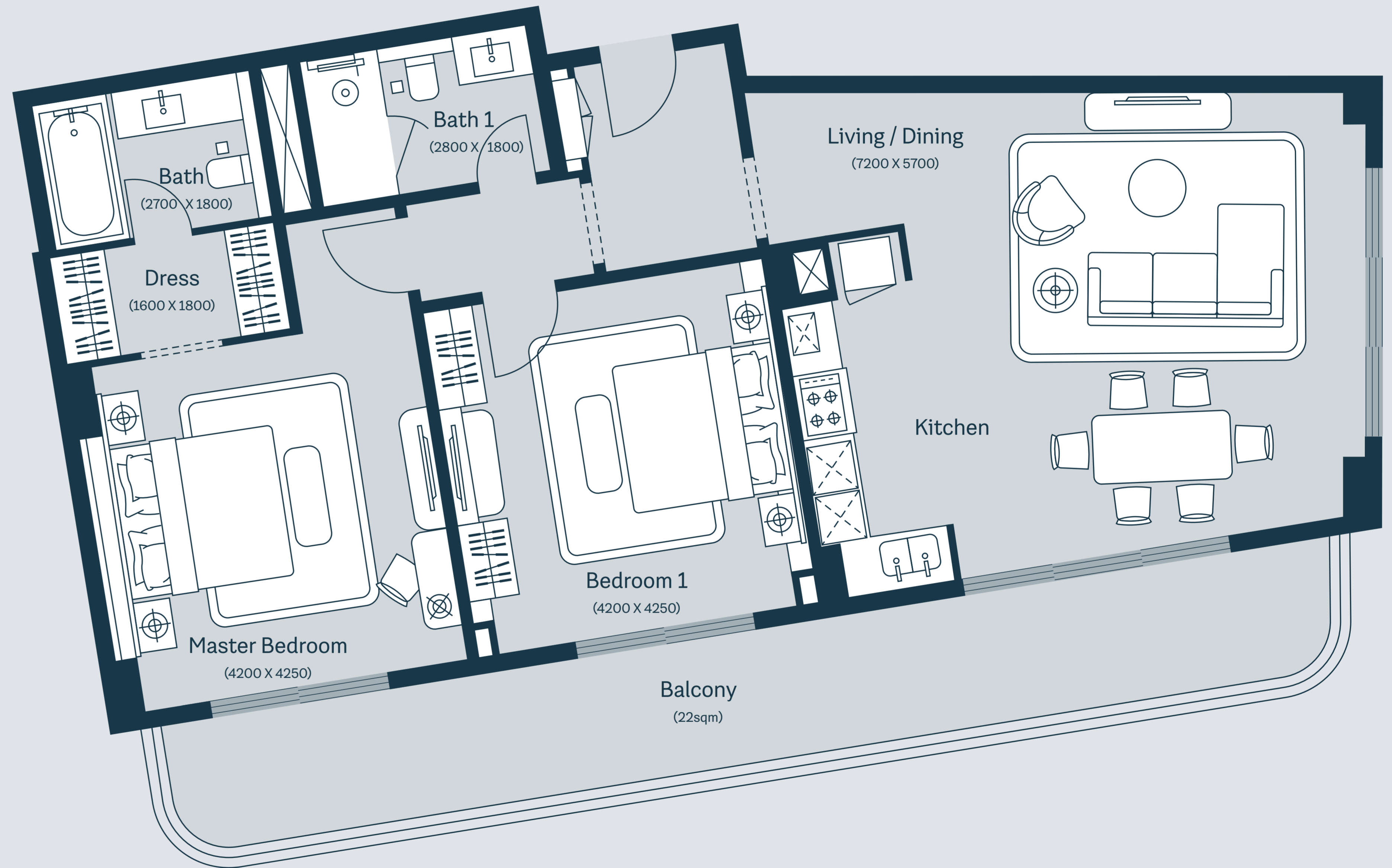
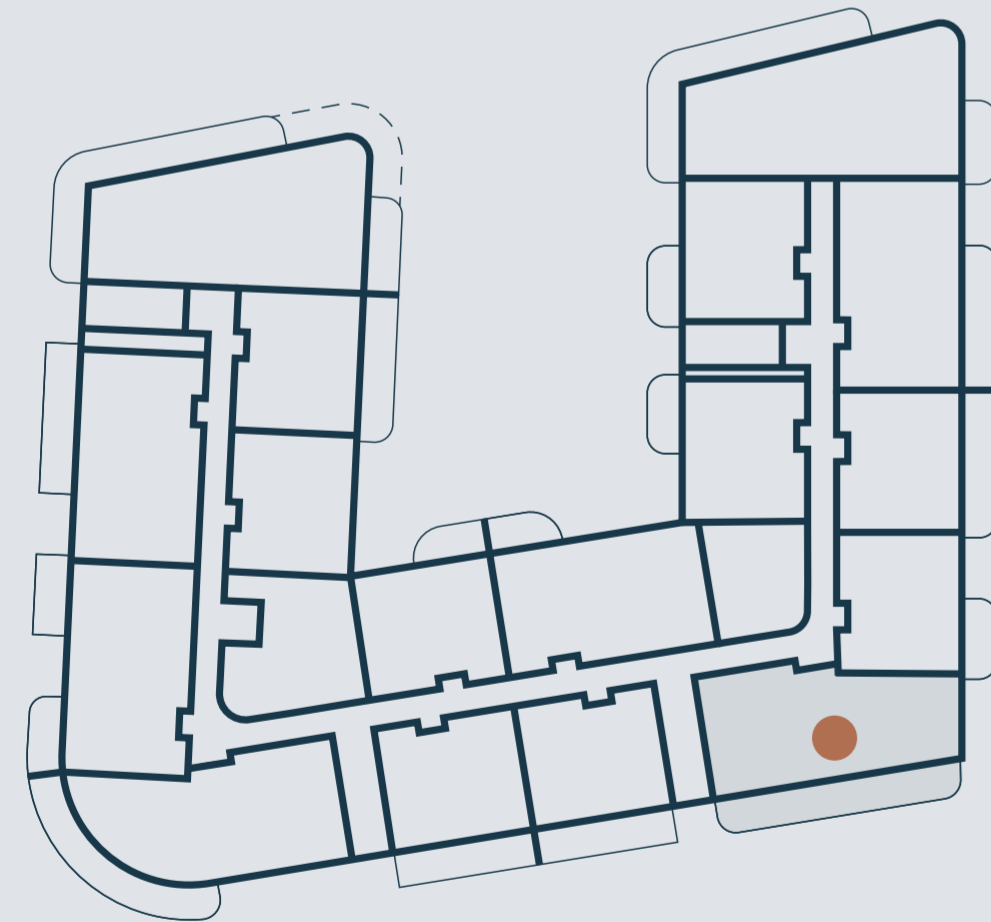
Two Bedroom - Type C

Total Area	Internal Area
125sqm	103sqm

Available Units:

Floor	View	Balcony (sqm)
01, 02, 03, 04	● Urban	22

Location Guide



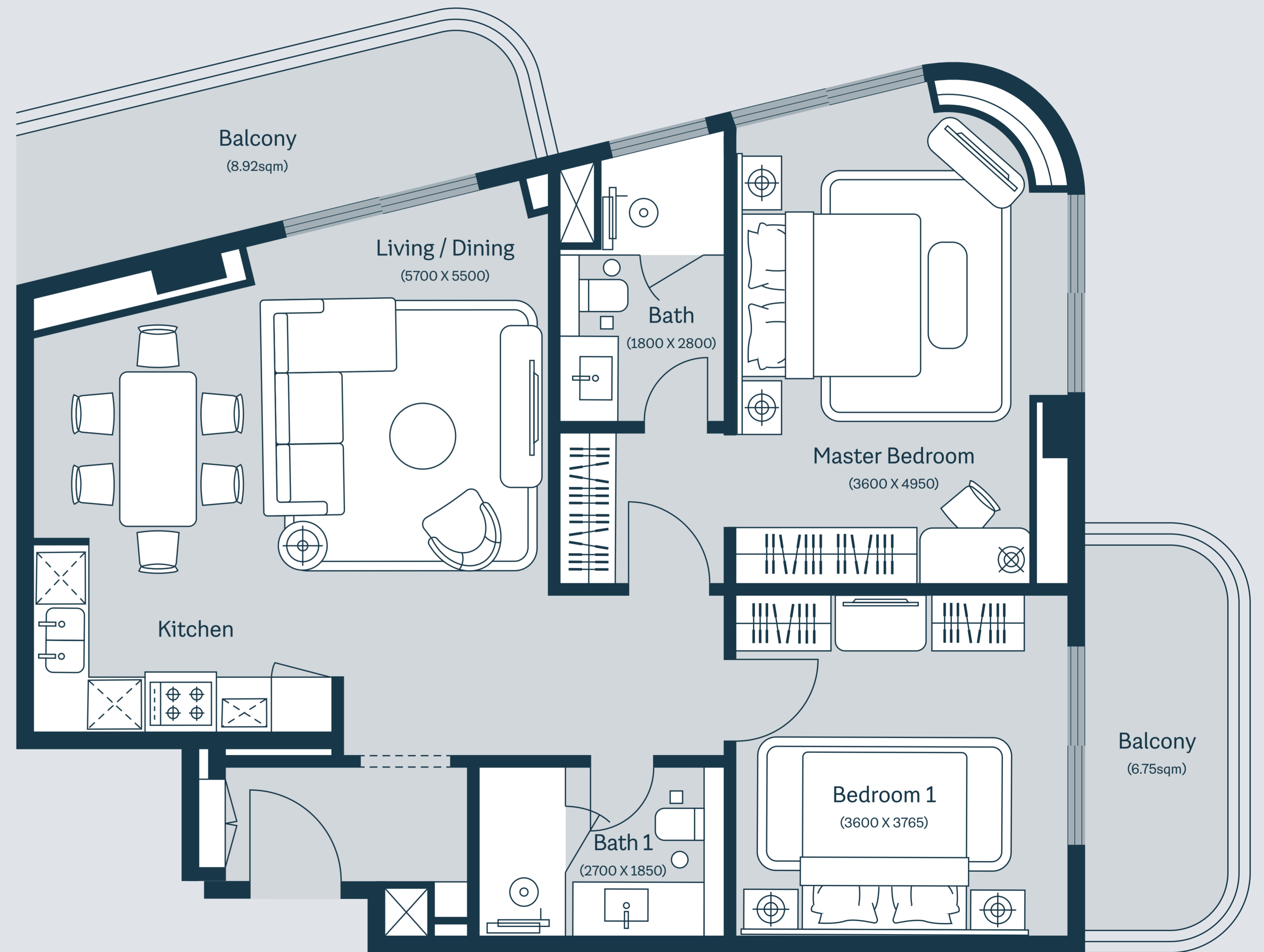
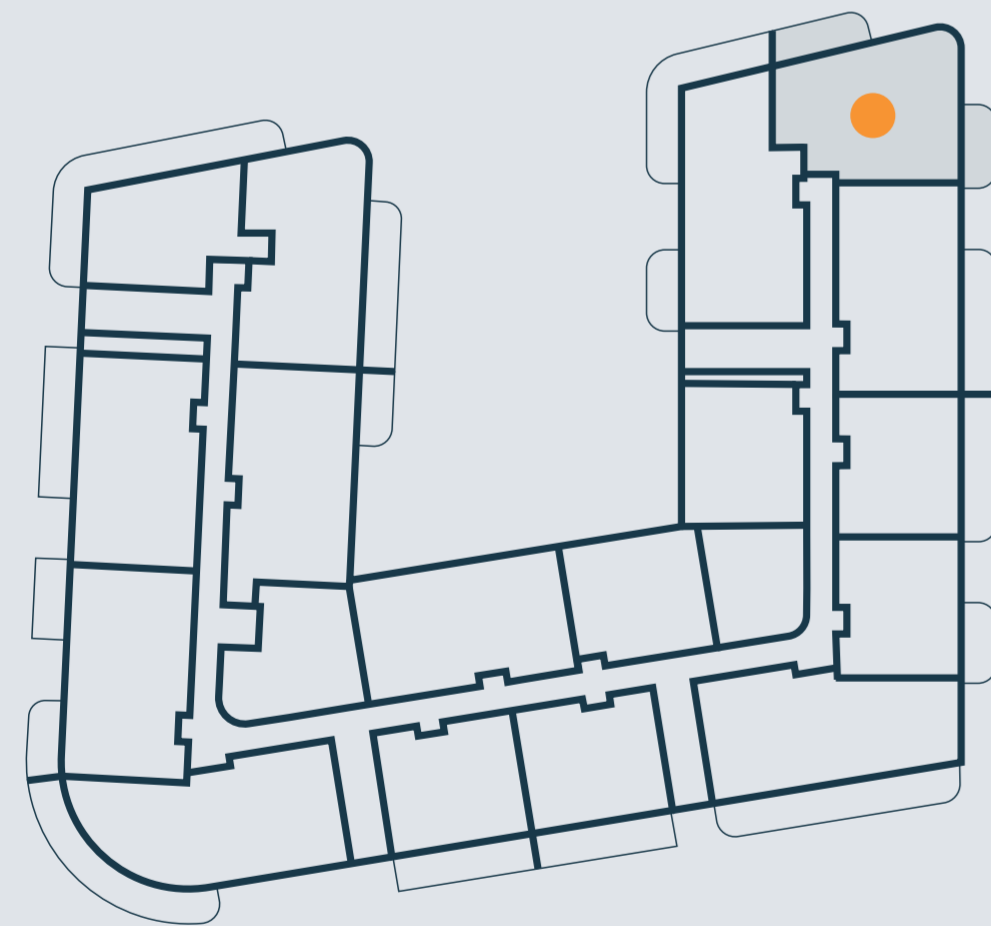
Two Bedroom - Type D

Total Area	Internal Area
104sqm	89sqm

Available Units:

Floor	View	Balcony (sqm)
01	● Courtyard	16

Location Guide



Three Bedroom - Type A

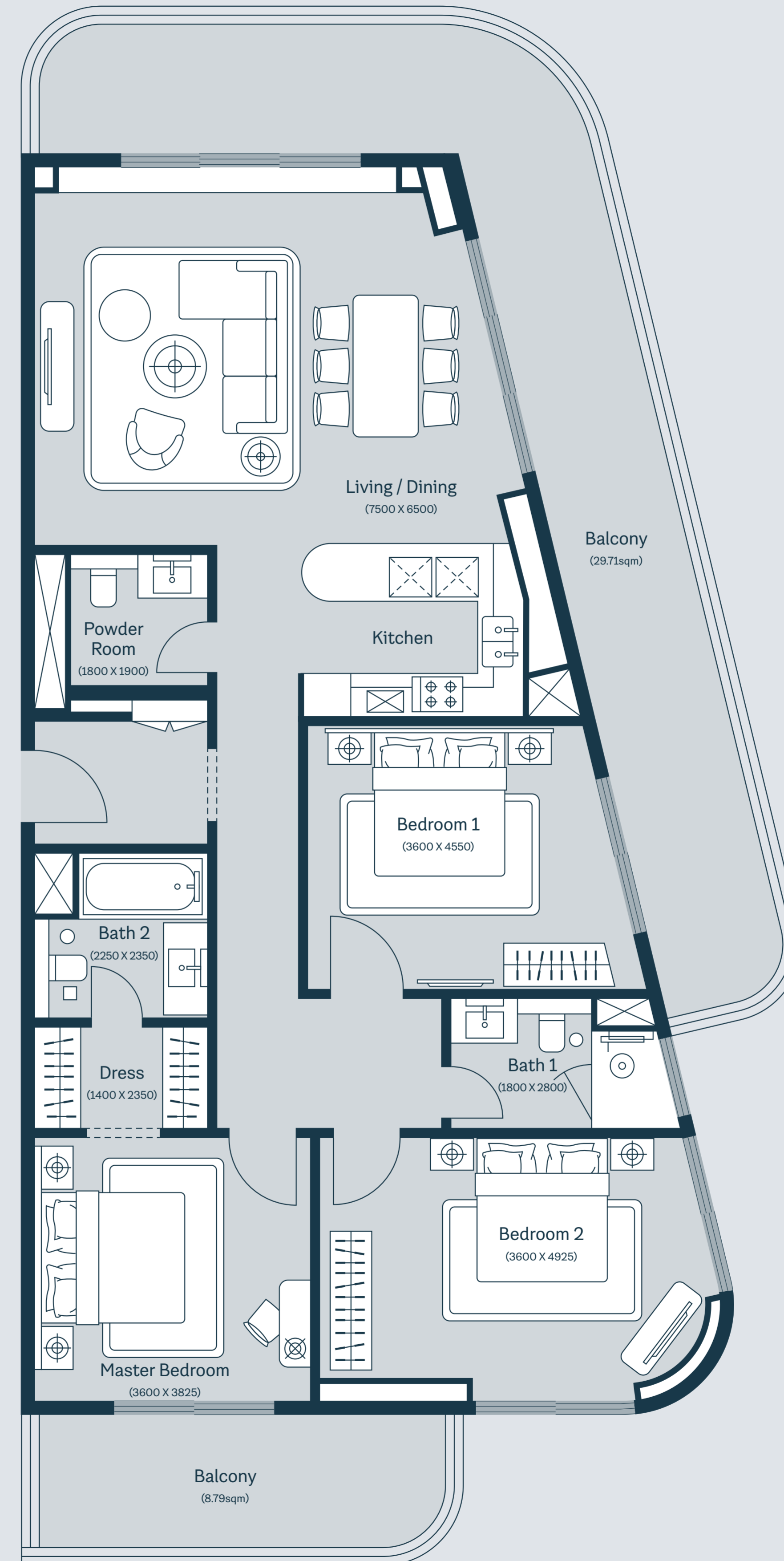
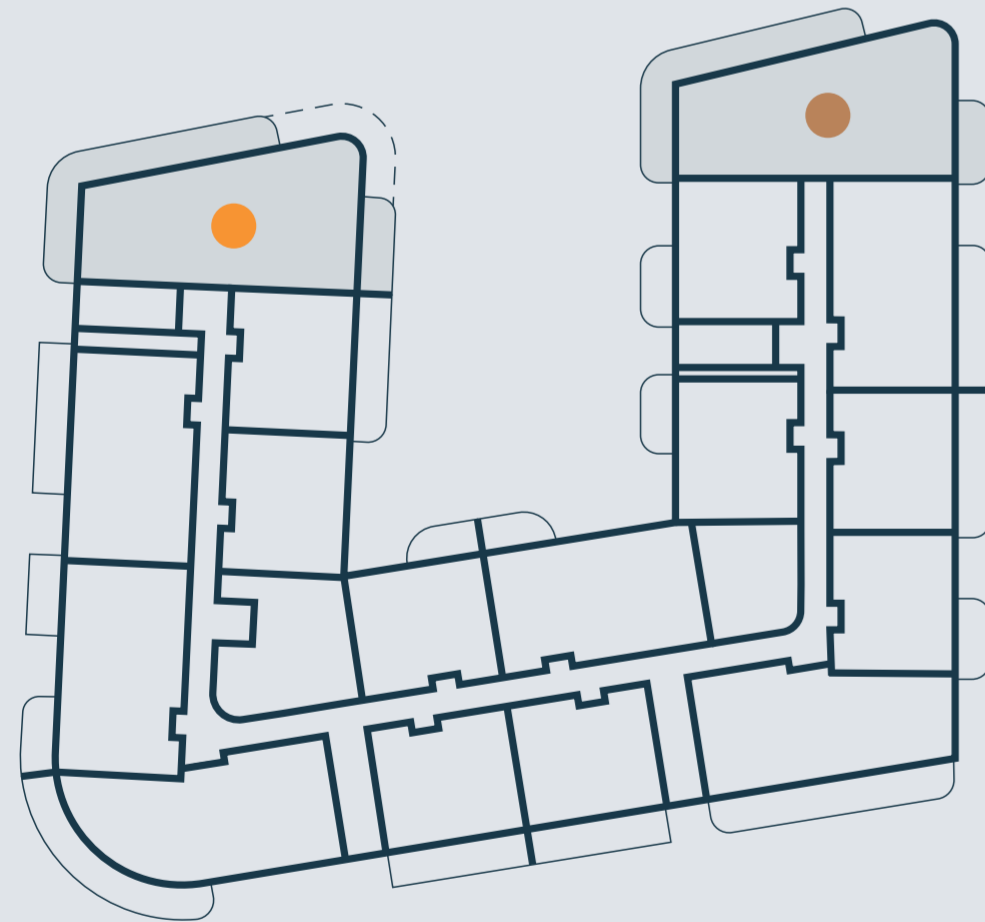
Internal Area

130.05sqm

Available Units:

Floor	View	Balcony (sqm)
02, 03	● Partial Sea & Courtyard	38.32
02, 03	● Courtyard	36.45

Location Guide



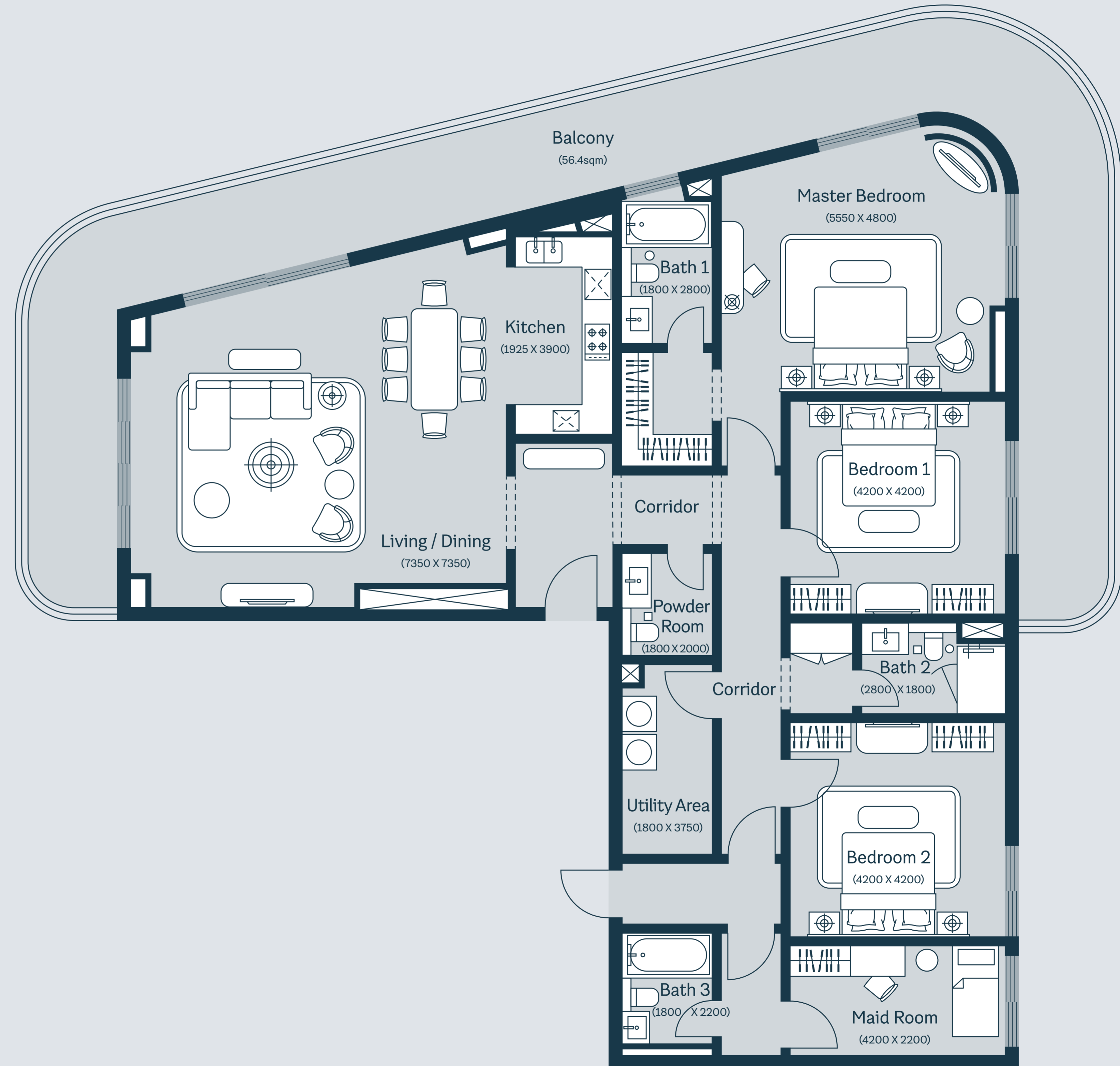
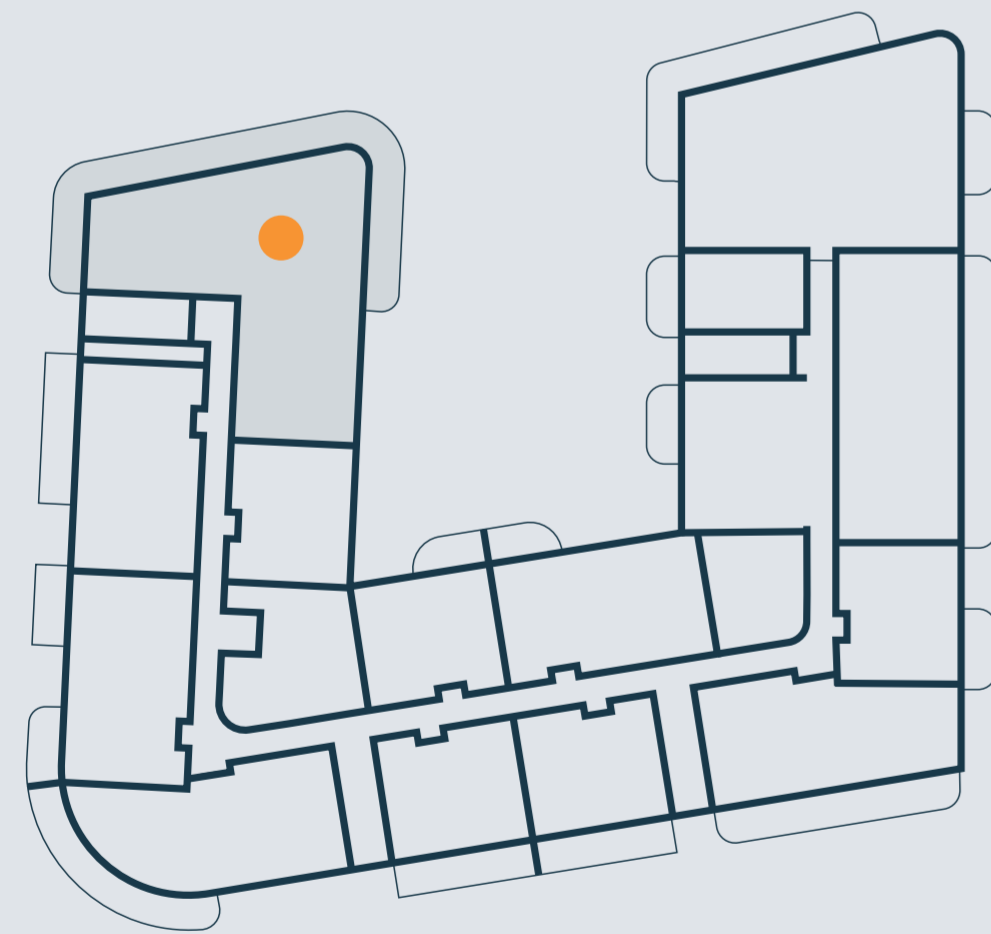
Three Bedroom - Penthouse

Total Area	Internal Area
251.13sqm	194.73sqm

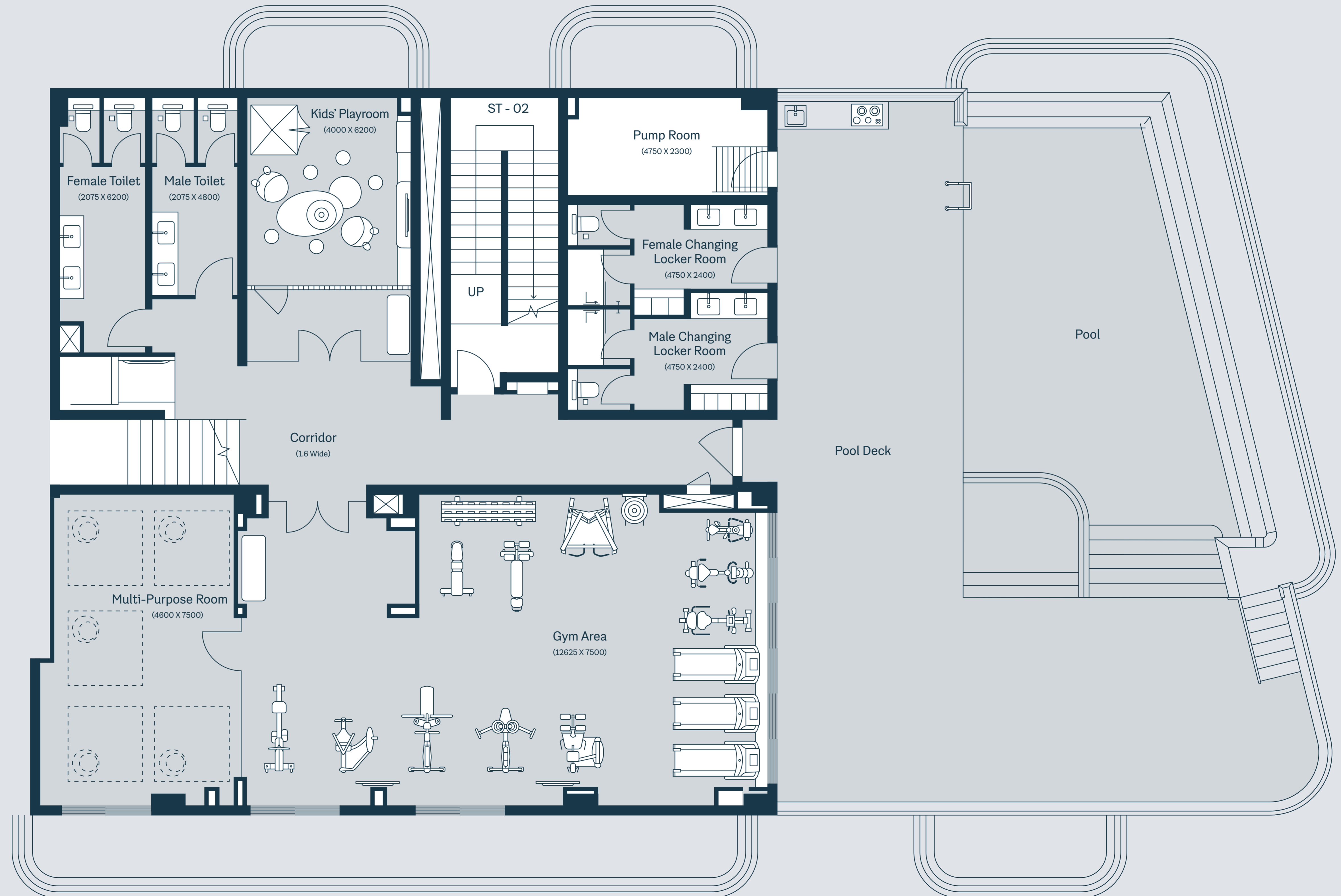
Available Units:

Floor	View	Balcony (sqm)
04	● Partial Sea & Courtyard	56.4

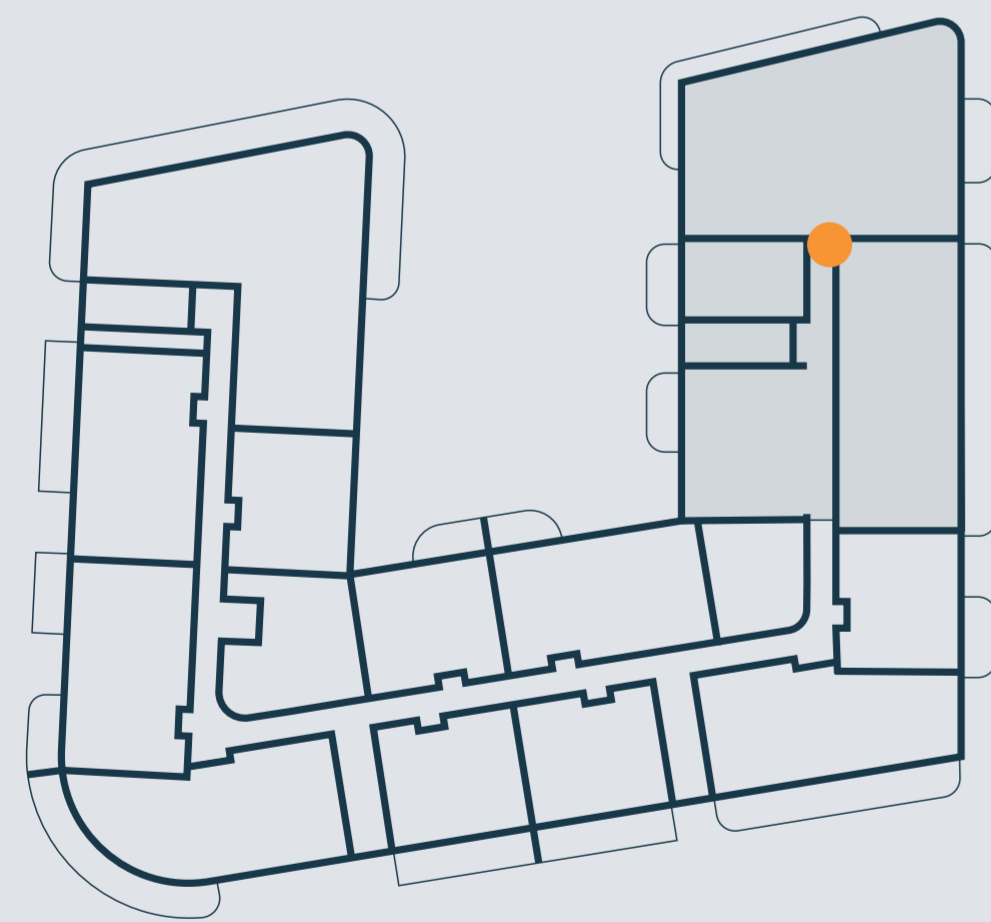
Location Guide



Facilities & Amenities



Location Guide



RELAX & STAY

IN REFINED COMPANY

Edamah & Tivoli

04 - The Partnership



Tivoli Doelen Hotel, Amsterdam

The European Elegance of Tivoli

Tivoli Hotels & Resorts is a brand that evokes elegance, heritage, vibrant cultural immersion. Born from a passion for the art of hospitality, Tivoli stands at the crossroads of timeless sophistication and modern luxury, where every stay feels like a curated experience in the world's most alluring destinations. Whether nestled in the historic heart of a European city, set amidst the exotic beauty of Southeast Asia, or sweeping along the sun-kissed shores of Bahrain, Tivoli promises an unforgettable blend of charm and warmth, where residents are embraced by the art of living well.

The Tivoli Story: Heritage Meets Innovation

Founded in 1933 in Lisbon, Tivoli began as a luxury hotel in the bustling capital of Portugal, catering to discerning travellers who sought more than a resting place. From its inception, Tivoli pioneered spaces blending local character with a cosmopolitan charm. Over the years, it expanded its presence, adding destinations across Portugal and beyond, never losing sight of its foundational values: exceptional service, cultural richness and a sense of place.

Tivoli's vision of luxury is rooted in authenticity. Each location is a tribute to its context, drawing from local customs, traditions, stories, yet executed with an understated elegance that is uniquely Tivoli. Whether it's the opulent architecture of a colonial palace in Sintra or the sleek, modern lines of Bilaj's beachfront, every property seamlessly integrates with its environment, inviting guests to escape and explore.

Reflecting the Soul of a Destination

The beauty of a Tivoli hotel lies not just in its aesthetic grandeur, but in the story it tells through design. Every detail is thoughtfully curated to reflect the soul of its surroundings. In Lisbon's Tivoli Avenida Liberdade, a grand lobby with marble floors and rich, deep wood accents recalls the opulence of the city's golden age, while the rooftop bar overlooks a cosmopolitan skyline, reminding guests they are at the heart of modern sophistication.

Sustainability and Responsibility

In today's world, luxury cannot exist without responsibility. Tivoli is committed to leading the way in sustainable hospitality. The brand takes a proactive approach to environmental conservation, with a focus on reducing its carbon footprint and preserving the natural beauty of the locations it calls home.

A Global Brand with a Local Heart

While Tivoli has grown into an internationally renowned luxury hotel brand, it remains deeply connected to the local communities it serves. At its core, Tivoli is a celebration of diversity, culture, history, where each property feels like a sonnet to its surroundings. Guests can expect warm, personalised service that reflects the values of the region, with staff who are not only experts in hospitality but also passionate ambassadors for their destination. Whether it's sharing the hidden gems of Lisbon's streets, introducing guests to the indigenous wildlife of Praia do Forte, or guiding them through the vibrant markets of Bangkok, Tivoli's team creates meaningful connections that leave a lasting impression.

TIVOLI

Tivoli Residences comes to life through a truly unique partnership between *Edamah & Tivoli*, one of the world's most respected residential hospitality specialists

About the Developers



About Edamah

Edamah (Bahrain Real Estate Investment Company) is the real estate arm of the Bahrain Mumtalakat Holding Company, the sovereign wealth fund of the Kingdom of Bahrain. Established in 2006 to drive growth in Bahrain's property sector, Edamah focuses on developing, managing and operating high-quality real estate assets that contribute to the Kingdom's sustainable development goals. With a commitment to enhancing Bahrain's infrastructure and community-focused spaces, Edamah's portfolio spans diverse sectors, including hospitality, residential, commercial and mixed-use developments.

Edamah is dedicated to creating long-term value, fostering economic growth and enriching the local community through innovative real estate projects that are in harmony with Bahrain's rich cultural heritage and vision for the future.



BILAJ^{AL}JAZAYER

About Bilaj Al Jazayer

Bilaj Al Jazayer Development Company was established to spearhead the transformation of Bilaj Al Jazayer, one of Bahrain's prime coastal destinations, into a world-class waterfront development. Owned by Edamah, this development company is at the forefront of creating an integrated, vibrant community that offers a mix of residential, hospitality and recreational spaces, designed to appeal to both locals and visitors.

Bilaj Al Jazayer aligns with Edamah's mission to support Bahrain's economic and tourism sectors, providing a new lifestyle destination that celebrates the Kingdom's natural beauty while attracting regional and international tourism. The close association between Edamah and Bilaj Al Jazayer Development Company underscores a shared vision to bring high-impact, sustainable real estate projects to Bahrain, contributing to its growing appeal as a top-tier tourism and leisure destination.

Reservations

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reserve your new apartment today

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