

ZALLAQ
Springs

Reflect | Relax | Rewind

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INTRODUCTION ZALLAQ SPRINGS

Located at the heart of Zallaq, Zallaq Springs is a destination like no other in Bahrain, offering breathtaking indoor and outdoor dining experience, lifestyle therapy, cultural events, and exciting new attractions. It has been designed for visitors to unwind from their daily routines and dissolve themselves by the beauty and serenity created by an enchanted retreat within Bahrain.



INSPIRATION

Zallaq Springs waterfront destination has been inspired by ideas of Japanese Zen gardens, and provides an avant-garde central point for everyone to meet, relax, eat, socialize and engage in a panoramic location quite eccentric keeping other conventional Bahraini assembly points in mind.

The purpose of creating this wonderful mirage is to provide visitors with an organic, natural, serene experience within Bahrain. Zallaq Springs wishes to emulate the soothing resonance, aura and overall sense of tranquilly from its inspiration and amalgamate it with a choice of activities and cuisines to enhance the customer experience.

Zallaq Springs intends on becoming home to cultural events and social activities in the Kingdom, including art and photography exhibitions, festivals and similar occasions aimed at bringing people together to celebrate. It is a destination for families and friends to enjoy together with the range of activities Zallaq Springs offers.

AL ZALLAQ REAL ESTATE

Al Zallaq Real Estate wishes to expand its footprint through an urban development project in the Southern Governorate of the Kingdom of Bahrain. The development consists of a residential section known as "The Gardens at Zallaq", which comprises of residential villas and townhouses completed in the year 2012. Zallaq Springs, the commercial section, is under construction and due for completion in Q2 of 2018.



THE ZALLAQ COMMUNITY

The project is spread over an area of 25,338 sqm and aims to offer leisure and family oriented activities. It consists of 16 shops, 9 waterfront restaurant/café units, and 1 drive through café unit, and around 168 car parking spaces.

Zallaq Springs is an open meeting point that lies adjacent to a breathtaking residential community "The Gardens at Zallaq". The Residential Compound comprises' of 28 aesthetically designed state of the art villas equipped with a swimming pool & Jacuzzi, 18 carefully crafted townhouses and a total of around 300 residents. The compound also houses a dazzling clubhouse with many community-sporting facilities such as a squash court, swimming pool, and a fully equipped gym. This guarantees an inordinate adjoining community enthusiastically awaiting the inauguration of Zallaq Springs and it's plethora of activities.

OUR HAVEN

As the name suggests, Zallaq Springs is designed to incorporate water springs, which will be complimented by wildlife birds such as Flamingos, Swans, and ducks. The Zen inspired gardens will house various types of greenery, distinctive botanic gardens covered with moss, shrubs and a wide range of beautiful flowers to represent nature's true spirit. Zallaq springs is the perfect location to inspire meditation and contemplation while being surrounded by an unpolluted, natural backdrop.

Bahrain has historically been home to numerous indigenous bird species. It has also been a critical habitat and migration ground for a number of endangered species, making it a very appealing place for avid birdwatchers. We wish to help maintain that tradition by introducing three species in our nature inspired Haven.

Additionally Zallaq Springs will also feature green leafy foliage such as Palm Trees and aquatic plants creating a serene and picturesque environment.

The atmosphere is organic, fresh and fun. Beautiful landscaped gardens cascading through the infrastructure allowing families and visitors to dissolve into the beauty of the surroundings.

Zallaq Springs is the perfect location to inspire meditation and contemplation while being surrounded by an unpolluted, natural backdrop.





A UNIQUE FAMILY RETREAT

Zallaq Springs features a community life, which promotes healthy and fresh family life. Inspired by Zen gardens, it is the perfect escape for families of all age groups, students and athletes. It is the perfect venue to connect, relax, dine and unwind. Zallaq Springs believes in serving high-quality food in a natural environment, to help their customers enjoy their time out in an unperturbed, tranquil setting.

It boasts of a wide range of flavors suitable for everyone's unique acquired taste buds complimenting the peacefulness and stress-free setting.

Zallaq Springs intention is to become the preferred desirable meeting point for Bahraini residents and tourists looking to spend quality time within Bahrain far away from the conventional mechanical meeting places to enjoy great food with their loved ones surrounded by heavenly natural beauty.

Designated play areas and fun kids rides will be available with Zallaq Springs. The Project is the perfect venue to spend quality time with friends and family where regular cultural and social events, open-air markets and festivals take place.

AN ESCAPE WITHIN BAHRAIN

Zallaq Springs aims to be a place of healing and escape to visitors. The beautiful landscape is set to be a retreat for stress relief. The view of the scenes of nature reduces negative emotions, contributes to the physical wellbeing and the reduction of stress hormones.

Human beings are genetically programmed to find natural elements like trees and water, which distracts the self from pain and discomfort which makes Zallaq Springs a healing nature center.

We aim to be a restorative environment where nature has an impact on people's mental functions, social relationships and physical wellbeing. By being located in a sheltered area in the Southern governorate of the Kingdom. Our goal is to provide a healthy, organic, peaceful and visually breath-taking retreat for people to unravel, relax and enjoy themselves without having to travel outside Bahrain.



UNPARALLELED AMBIANCE

The ambiance created with the extensive focus on landscaping and selection of birds as well as the distinct choice of retail spaces chosen for Zallaq Springs makes it a destination worth visiting with friends, family and acquaintances. Zallaq Springs wishes to compliment the aura created by the natural surroundings with the type of retailers selected and the products and services they offer the audience so that Zallaq Springs becomes a destination customers remember as the place to visit for the scenery as well as the type of places they can relax, work out and dine at.



A HEALTHY LIFESTYLE

Zallaq Springs will feature a walking pathway where health conscious individuals and athletes can train amidst the breathtaking botanical environment. It is the perfect wellness destination to de-stress and focus on the body, mind and soul. The venue aims to provide a holistic approach to living well, thereby enhancing their health and happiness.

KEY HIGHLIGHTS

Zallaq Springs aims to meet public demand by offering:

1. Shopping activities and a dine in restaurants.
2. Promotes outdoor recreational facilities such as a play area for children
3. Provides ample car park spaces and the option of availing valet services to accommodate large volumes of visitors.
4. Retail outlets with close proximity.
5. Offers retailers an opportunity to increase their brand reach through the uniqueness of the project's location

6. Increase the overall popularity of the area by marketing the project and its offering
7. Ensuring quality of facilities by Stringent screening of tenants and clean environment through skilled and experienced in house property management and maintenance teams.
8. Increases consumer options for visitors of Bahrain International Circuit and Sofitel Hotel as well as students at the University of Bahrain due to its close proximity to the above.



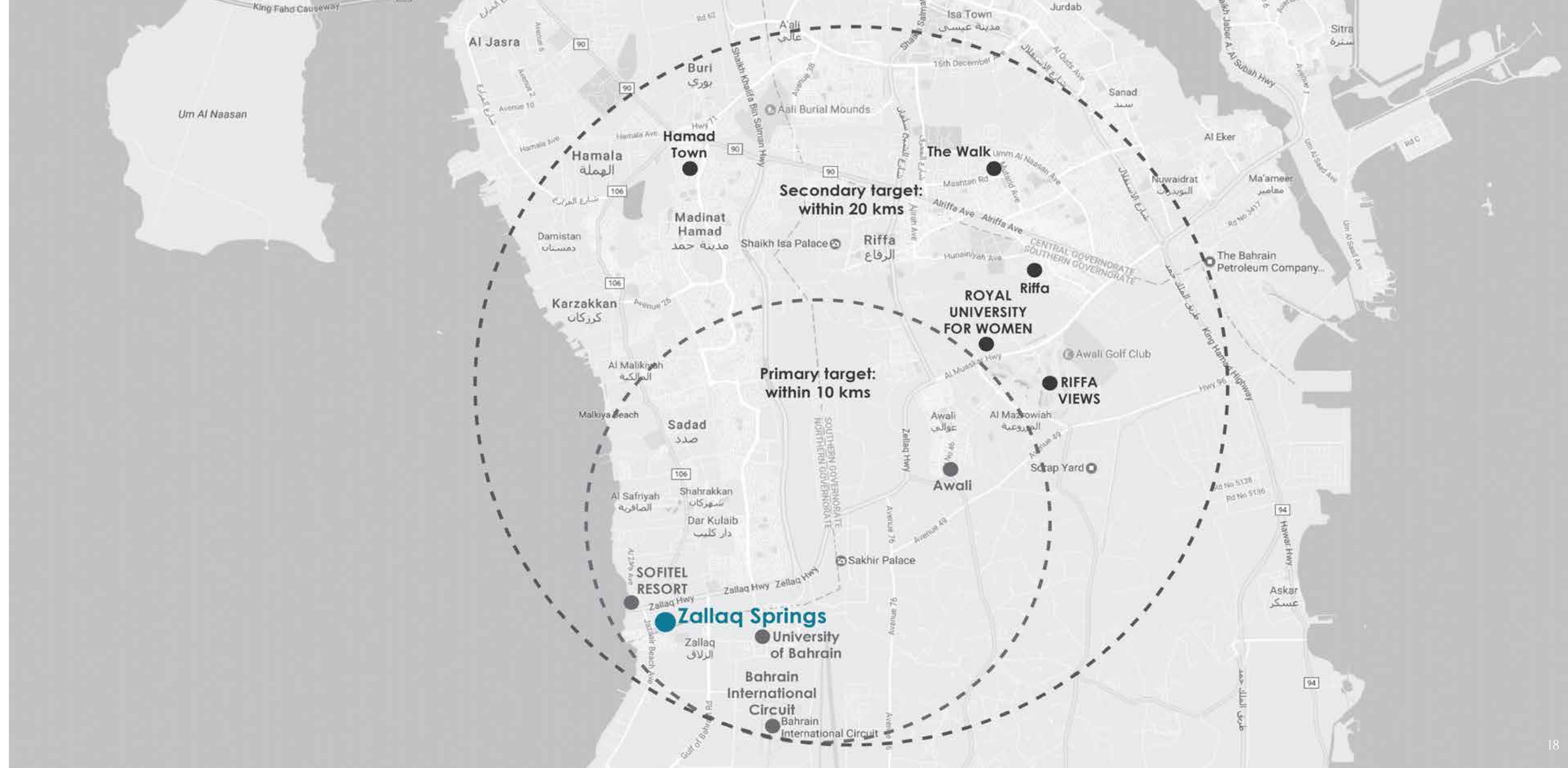
LOCATION

Located in Zallaq just minutes away from the Bahrain International Circuit, Zallaq Beach, Al Areen Wild Life Park and Bahrain University, Zallaq Springs is ideally placed away from the commotion of city life and an ideal place for a quick retreat.

Zallaq Springs wishes to create a unique, organic living space within Bahrain to suit the needs of students, athletes and families to be captivated by the serenity of natural environment created.

| Proximity within 10 kms | Km |
|---|-----|
| Sofitel Bahrain Zallaq Thalassa Sea & Spa | 0.2 |
| University of Bahrain | 3.4 |
| Bahrain International Circuit | 5.5 |
| Awali | 8.5 |

| Proximity within 20 kms | Km |
|----------------------------|------|
| Royal University for Women | 10.2 |
| Riffa | 11.7 |
| Riffa Views | 11.9 |
| Hamad Town | 12.5 |
| The Walk, Riffa | 15.7 |





FACILITIES OVERVIEW

Zallaq Springs is equipped with all the necessary amenities needed to compliment an ideal stress free day out with family and friends. The design includes spacious prayer rooms and a walkway to promote a healthy lifestyle. The parking space has been designed to accommodate comfortable parking, and ATM machines have been placed at convenient locations.

SHOPS AND RETAIL SPACES

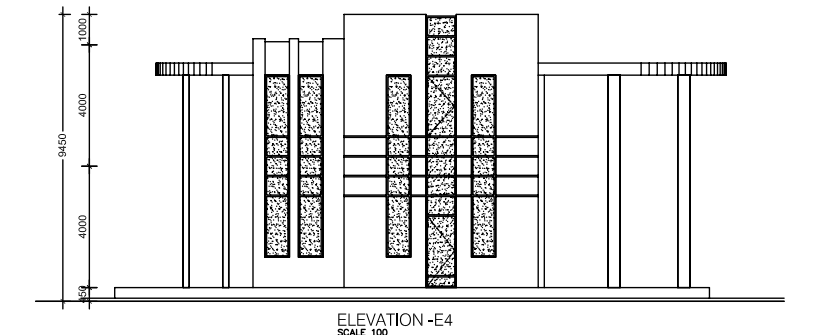
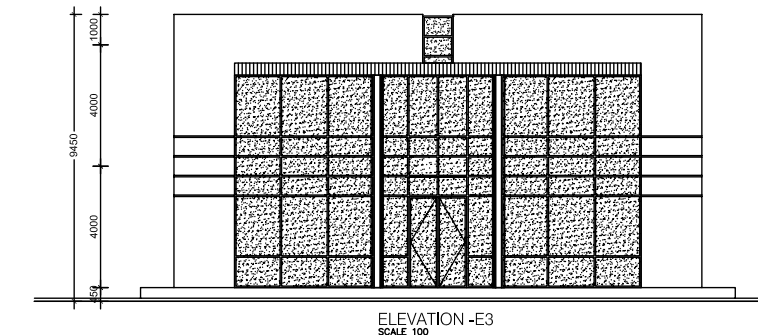
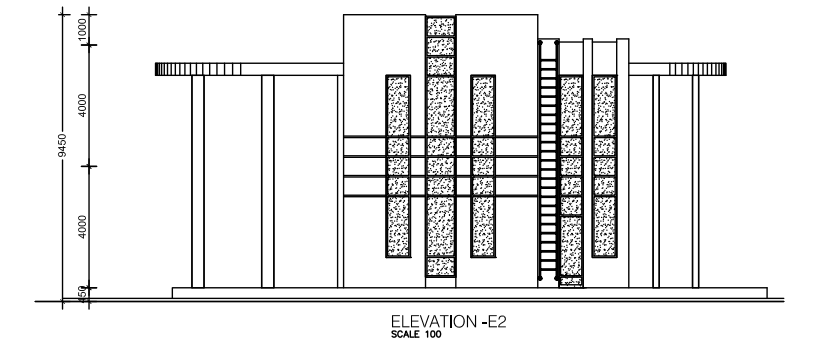
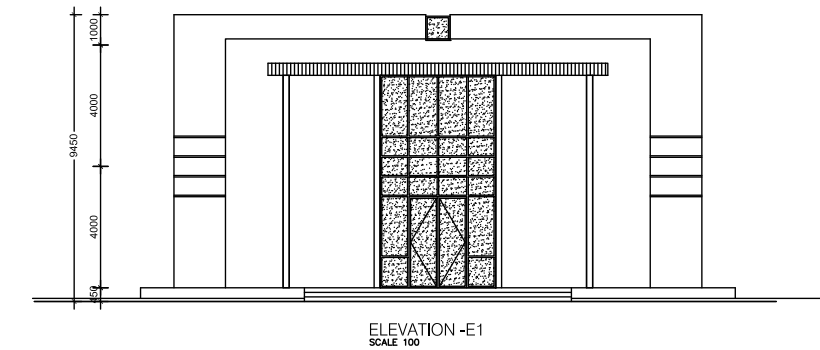
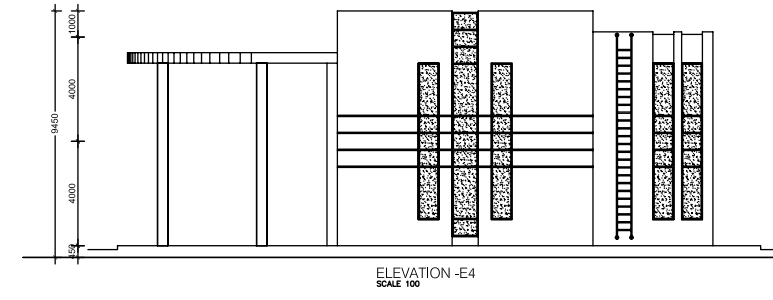
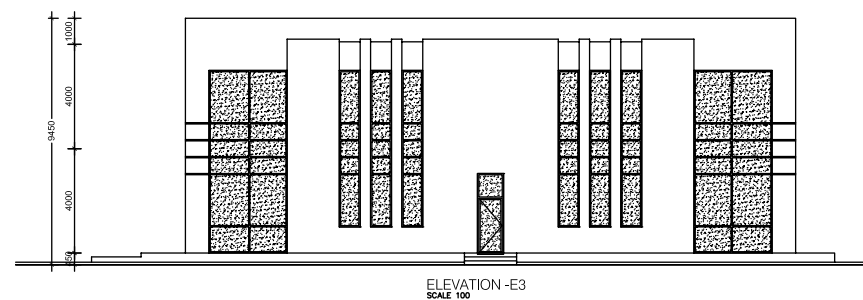
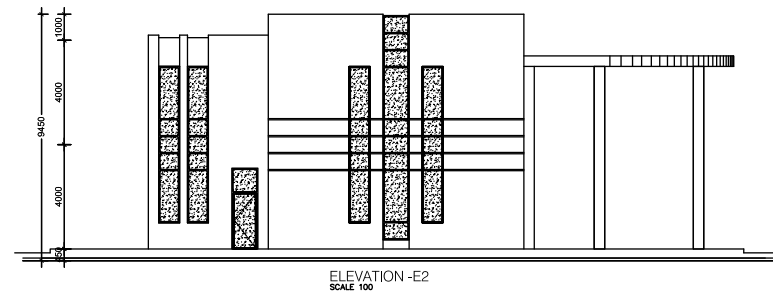
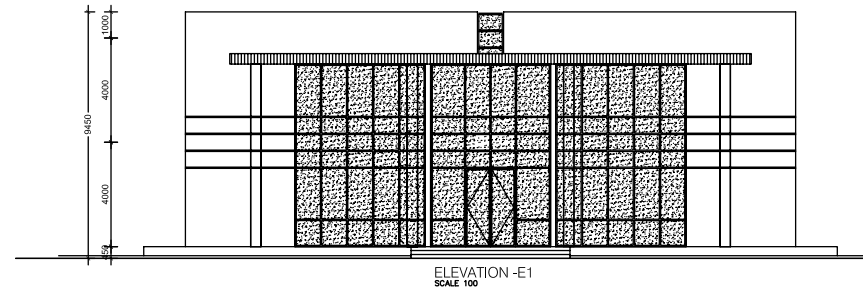
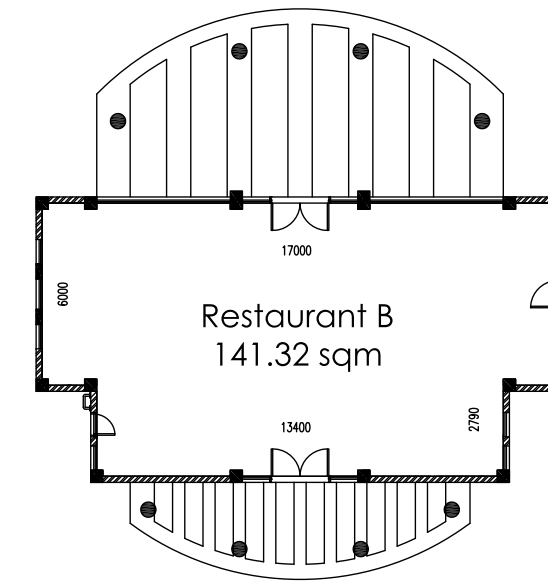
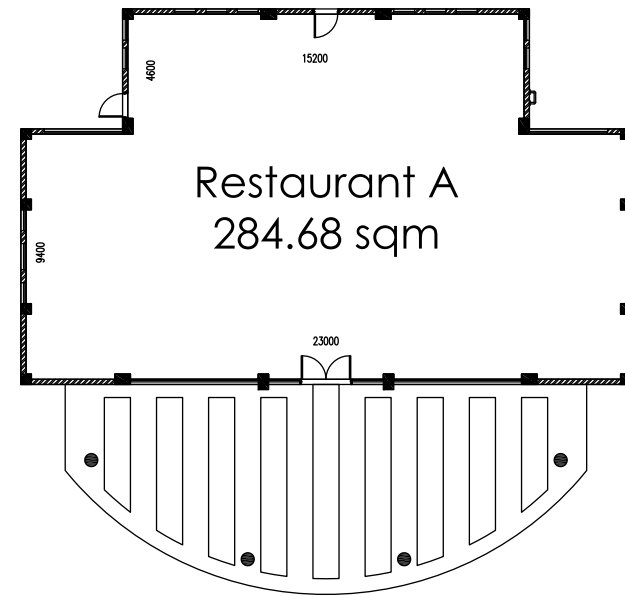
Zallaq Springs will be a unique one of its kind retreat in Bahrain, which will feature shops, restaurants and a drive through cafe. Interested tenants have a unique opportunity to join this haven by expressing their interest in being part of Zallaq Springs family of retailers. The strategic location of Zallaq Springs adjacent to The Gardens at Zallaq and The Sofitel Hotel guarantees a market of existing residents and visitors.



FLOOR PLANS

Type A Restaurants (3)

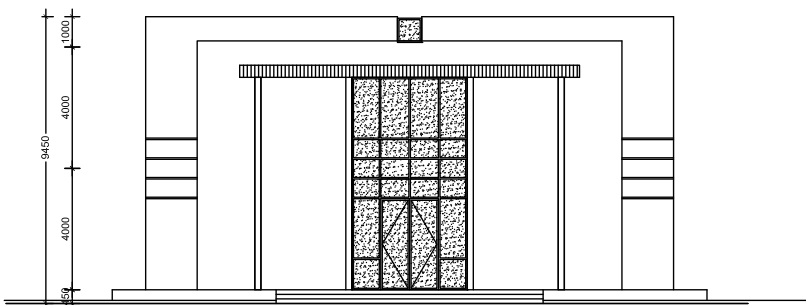
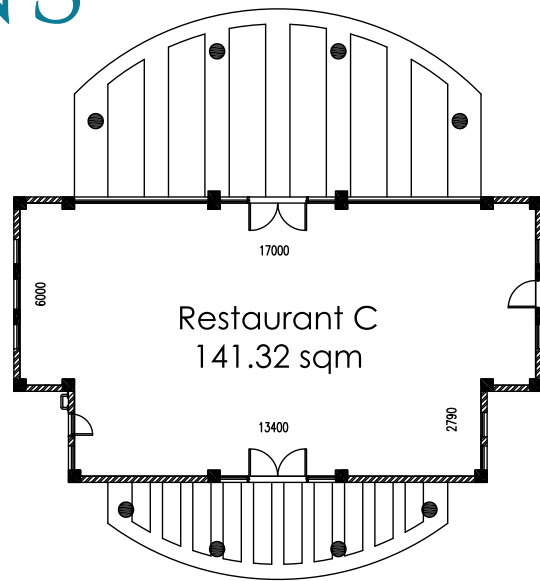
Type B Restaurants (6)



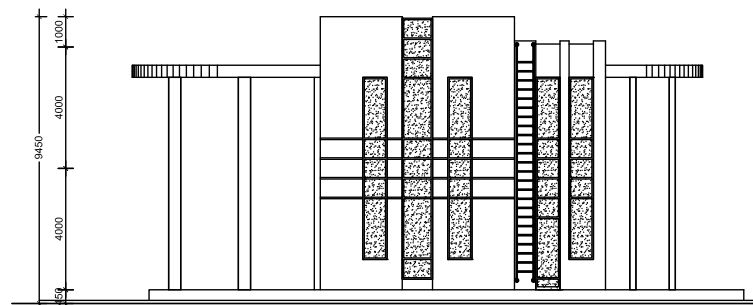
FLOOR PLANS

Type C Restaurant Drive Through (1)

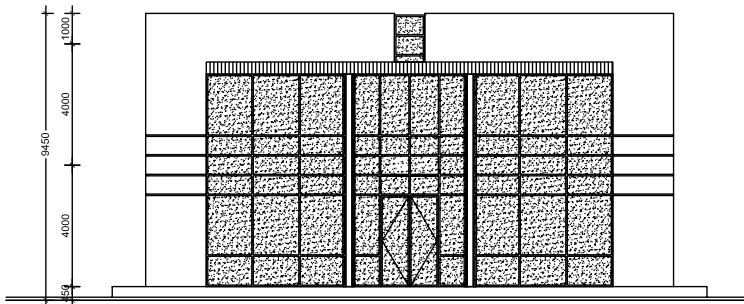
Shops (16)



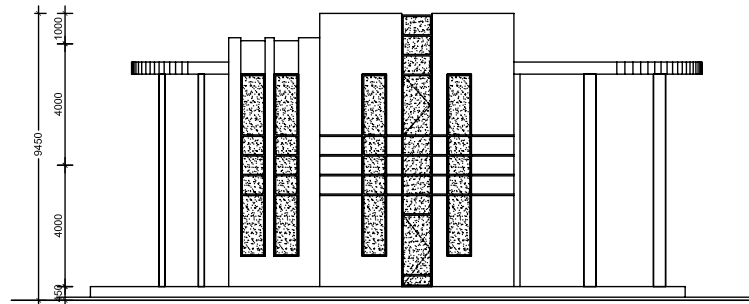
ELEVATION -E1
SCALE 100



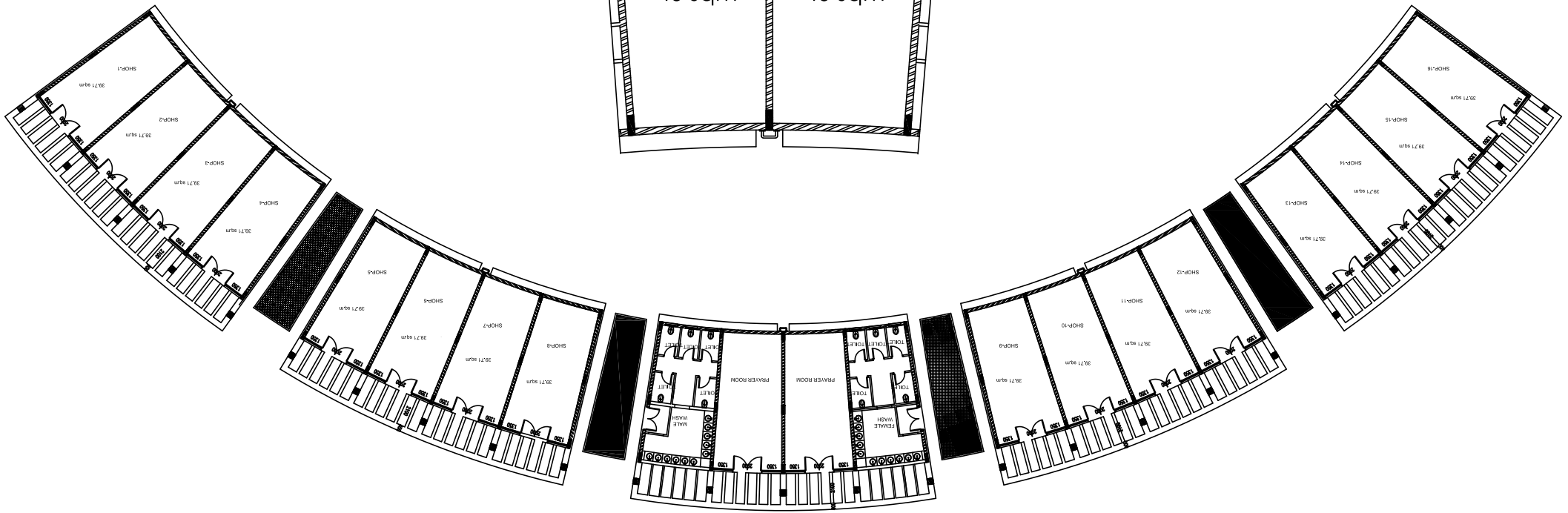
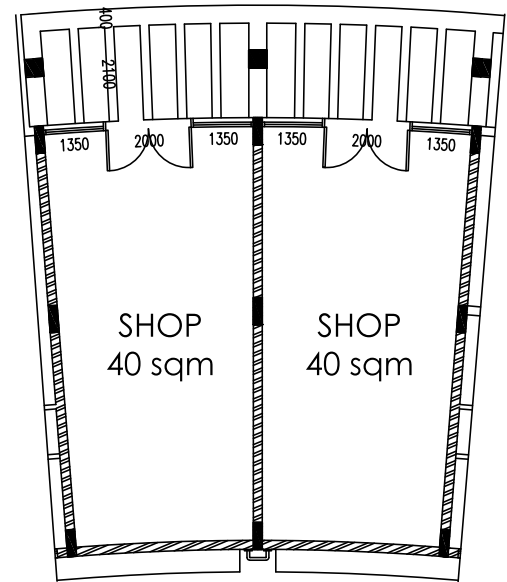
ELEVATION -E2
SCALE 100



ELEVATION -E3
SCALE 100



ELEVATION -E4
SCALE 100



A SUSTAINABLE ECOSYSTEM

Zallaq Springs wishes to lay the foundation of a sustainable ecosystem, hence the choice of plants incorporated as well as the birds introduced in combination with the water springs create a unique new natural habitat for visitors to experience.

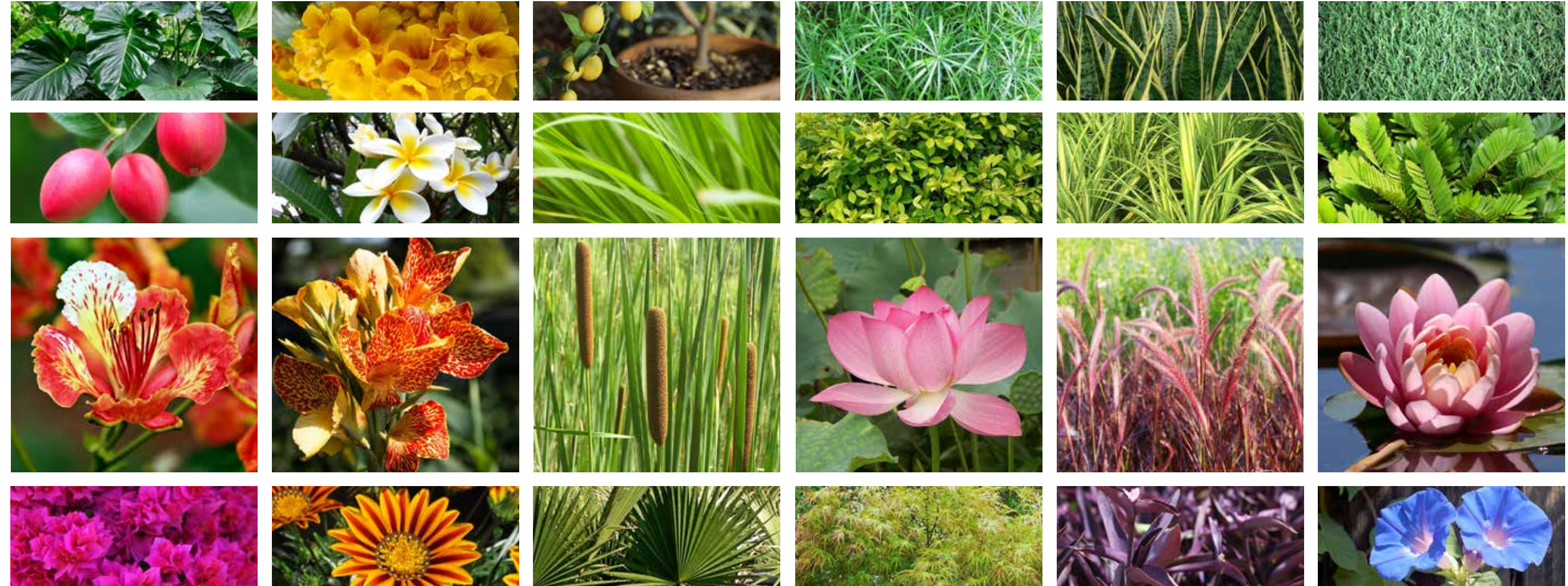
From ancient times, people discovered that running water could help them recover health, and we're certain that inhaling spring water vapors will result in a positive impact on peoples mental health and well being.

The focus of this development has been on making the surroundings organic as well as visually pleasing. Instead of placing air stones and air pumps into the springs adequate

aquatic plants have been introduced to produce necessary amounts of oxygen while absorbing carbon dioxide released into the air and water.

The aquatic plants chosen have an astounding ability to absorb and remove all types waste created by birds, insects, decaying materials, and even heavy metals. In addition to this natural filtration process, aquatic plants also create additional surface area for beneficial bacteria to grow on which provides additional biological filtration.

Zallaq Springs has been consciously designed to produce an overall therapeutic ambiance created by the choice of shrubs, trees, aquatic plants and birds and we look forward to creating a natural, organic meeting place for people to relax, meditate and absorb all the goodness of the ecosystem created.



PLANTING SCHEDULE (SHEET-J)

| SL NO. | CODE | BOTANICAL NAME | HEIGHT | QTY (NO.S) |
|-----------------|------------|-------------------------|-----------------------|------------|
| A PALMS | | | | |
| 1 | P/WASH F | WASHINGTONIA FILIFERA | 2.0-3.0M BROWN HEIGHT | 10 |
| B TREES | | | | |
| 1 | T/OTR L | CITRUS LIMON | 1.5M CLEAR STEM | 2 |
| 2 | T/DEL R | DELONIKREGIA | 2.5M CLEAR STEM | 8 |
| 3 | T/FLOU N | FIGUS NITIDA | 1.8M CLEAR STEM | 12 |
| 4 | T/PLUM O | PLUMERIA OBTUSA | 3.0M OVER-ALL HEIGHT | 3 |
| C SHRUBS | | | | |
| 1 | SH/CANI J | CANNA INDIKA | 0.8M HEIGHT | 122 |
| 2 | SH/CAH M | CARESSA MACROCARPA | 0.4M-0.6M HEIGHT | 47 |
| 3 | SH/FLOU MG | FIGUS MICROCARPA GOLDEN | 0.5M-0.7M HEIGHT | 499 |
| 4 | SH/TECO S | TECOMA STANS | 0.5M-1.0M HEIGHT | 25 |

| SL.NO. | CODE | BOTANICAL NAME | HEIGHT | QTY.(NO.S) |
|-------------------------|------------|------------------------|-------------------------|------------|
| D GROUND COVERS | | | | |
| 1 | GC/BOUG G | BOUGAINVILLEA GLABRA | 0.4M-0.5M SPREAD | 364 |
| 2 | GC/CAJA R | CACAJA REGENIS | 0.3M SPREAD | 431 |
| 3 | GC/POA PC | POLYPODIA PAS. CAPRAE | 0.8M SPREAD | 547 |
| 4 | GC/SETC P | SETORIS SEA PURPUREA | 0.3M SPREAD | 205 |
| E GRASS | | | | |
| 1 | GR/PAND B | PANDANUS BAPTISTI | 0.3M-0.5M HEIGHT | 115 |
| 2 | GR/PENN S | PENNESETUM SETACEUM | 0.4M-0.6M HEIGHT | 222 |
| F SUCCULENTS | | | | |
| 1 | SU/SASA T | SANSEVERIA TRIFASCIATA | 0.5M-0.7M HEIGHT | 128 |
| 2 | SU/ZAMA F | ZAMA FURFURACEA | 0.5M-0.7M HEIGHT | 44 |
| G AQUATIC PLANTS | | | | |
| 1 | AQ/CYP A | CYPERUS ALTERNIFOLIUS | 0.5M-0.7M HEIGHT | 530 |
| 2 | AQ/ALOC M | ALOCASIA MACRORHIZO | 0.2M-0.4M HEIGHT | 351 |
| 3 | AQ/CYM C | CYMBOPOGON CITRATUS | 0.3M-0.5M HEIGHT | 182 |
| 4 | AQ/TYP L | TYPHA LATIFOLIA | 0.7M-0.9M HEIGHT | 197 |
| 5 | AQ/RYM A | RYMPHAEA ALBA | 0.3M SPREAD/MT 5 LEAVES | 288 |
| 6 | AQ/HEL N | HELIUM NUOIFERA | 0.3M SPREAD/MT 7 LEAVES | 171 |
| H LAWN | | | | |
| 1 | P/ASPALLAM | PASPALLAM VAGINATUM | | 438 m² |

CONTACT US

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