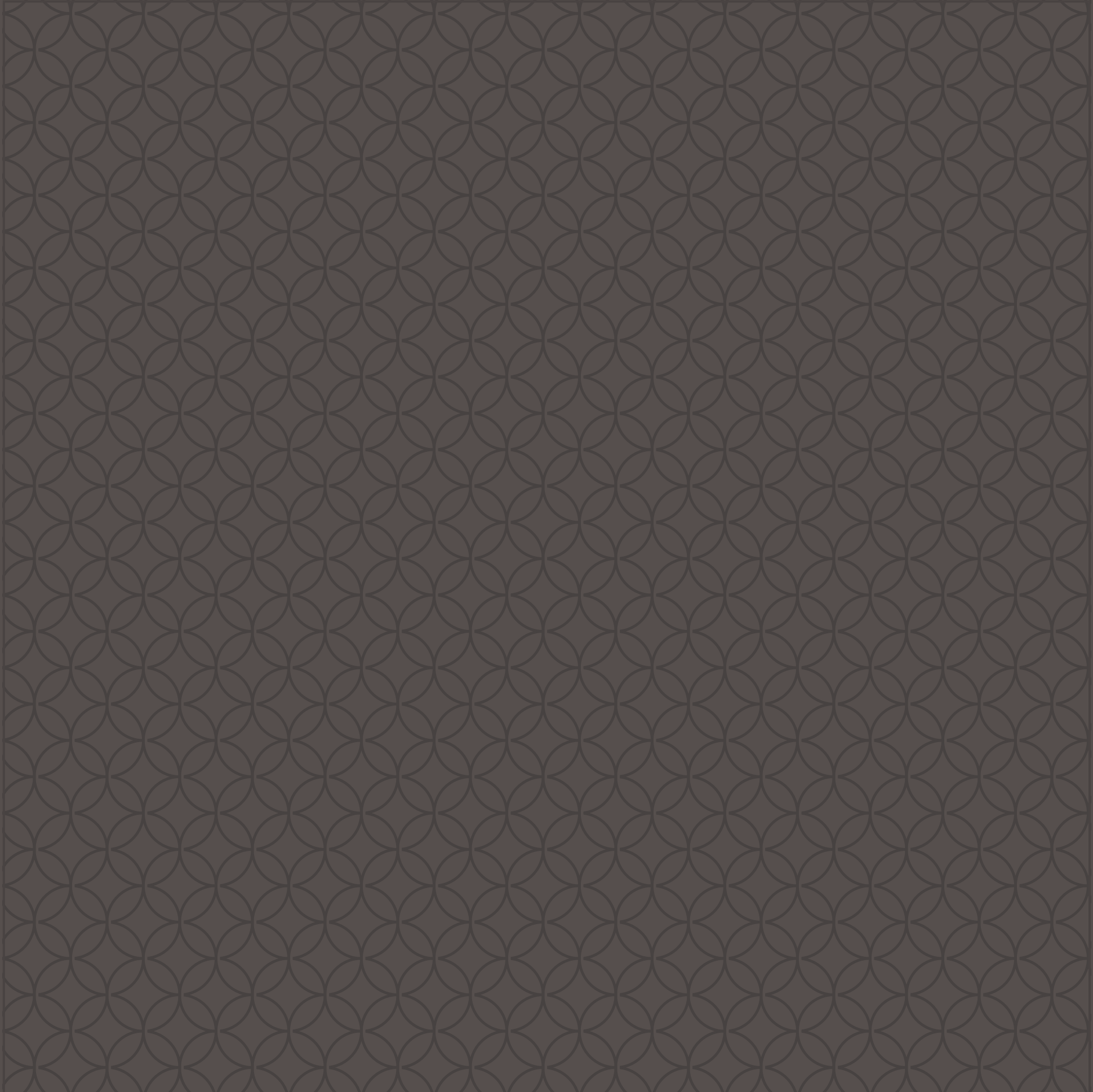




# ONYX SKYVIEW

by Kooheji







The second Kooheji Property to grace the skyline of Bahrain Bay, Onyx Skyview enhances and expands the concept of a downtown lifestyle with a new level of comfort & spaciousness. Joined by a retail plaza and commercial building, the project delivers on the promise of an interconnected *work-life experience*.



# OS

Location & Setting  
Pages 05 - 17

# 01

Accommodation & Facilities  
Pages 09 - 11

# 02

Commercial Offices  
Pages 13 - 21

# 03

Retail Units  
Pages 23 - 27

# 04

Materiality & Finishings  
Pages 29 - 31

# 05

The Development Team  
Pages 33 - 35

## We have the space, let us live *the skylife*

*Onyx Skyview* is the second building in our highly successful Onyx series and represents the nexus of contemporary architecture and modern urban living. Building on over 30 years of development experience, my team and I have sought to combine our understanding of urban development with the kind of life-design today's professionals and families seek. We sought with *Onyx Skyview* to create not only a work/life balance that surpasses expectations; but have also managed to design floorplans that deliver a spacious environment as yet unseen at this price point. We hope you enjoy reviewing the development and are looking forward to discussing your needs.



Eng. Mohamed AbdulGhaffar AlKooheji

CEO. Kooheji Development



With three decades of experience developing in Bahrain, we know its market and what people need. This experience guided our development approach for Onyx Skyview. Our team first reviewed our market knowledge and sentiment to best understand the needs of today's professionals and young families. Understanding the pressures of living in the built environment, with ever-increasing traffic, it became clear to us that a gap existed that could be filled with a new, connected and singular environment, one ideally suited to the nation we call home.

City views, waterfront living  
The Location  
& *Setting*



15

**Airport Connectivity**

The project is 10 minutes by car to Bahrain's International Airport, making Onyx Skyview the ideal address for global business people.

30

**Connected to KSA**

The Saudi Causeway is a mere 25 minutes by road, allowing fast connections to the region's largest and fastest-growing economy.

Island lifestyle, Arabian charm

# Enjoy 360° waterfront views of Bahrain, Arabia's only island nation

**Bahrain is considered by many the pearl of the Arabian Gulf.** The only Island nation in the Arabian family, the culture here is as unique as the people who create it. It is no surprise to those who call the land of two seas home, that Bahrain is one of the most popular destinations in the Arabian Gulf. The island is rich in history and open to cultures from across the region and beyond.

Bahrain is a small archipelago of islands, famed for its pearls and home to 2 UNESCO heritage sites. The island is steeped in history be it the Sumerian Dilmun era, the Grecian Tylos, Portuguese or British colonial past, all made possible thanks to the welcoming nature of the Bahraini people. This charming, friendly atmosphere is what has made this small but influential island one of the world's most popular expat postings.

Arguably the first post-oil economy in the Gulf, Bahrain has since invested heavily in its banking and FinTech sectors as well as sports and tourism. Visitors enjoy world-class motorsports at the Sakhir Stadium, entertainment at the Dana Amphitheatre and National Theatre, dining in the famous Adliya restaurant district, shopping at one of the many high-end malls or staying in one of a multitude of 5 star hotels.

Location	Distance KM
Four Seasons Hotel	0.300
Bahrain Financial Harbour	2.7
Diplomatic Area	2.7
City Centre Mall	4.3
Seef Mall	5.0



## The future of the Nation is Bahrain Bay

Set in the picturesque heart of Manama's north western coast, overlooking the Arabian Gulf, stands Bahrain Bay. The 1.45mil sqm island is proving to be the focus for the capital's development. Connected walk-ways and water-ways thread the urban island together on a human scale, while the fast inter-island highway allows for superfast connections to all the main urban centres.

The island is set to become a focal point of Bahrain's food and leisure sector and is already playing host to the Bahrain Food Festival as well as an assortment of touristic cafés, restaurants and retail locations. The district is also home to The Avenues Mall, The Park and The Wharf, as well as Hotels like the Four Seasons and the Wyndham. The future of Bahrain is happening in Bahrain Bay.

Avenues Mall

World Trade Centre

Four Seasons Hotel

Bahrain Financial Harbour

Harbour Heights

Wyndham Hotel

Onyx Skyview

Reef Islands



Entrance 01 to Four Seasons Hotel

Bahrain Bay Sensory Gardens

BAHRAIN BAY البحرين







 **SENSORY  
GARDEN**

With Bahrain Bay's Sensory Gardens on the doorstep of Onyx Skyview, you'll enjoy a self-contained garden space that enhances your overall well-being with a sense of natural joy.



**Staggered Balconies**  
Expansive bayside views

**3 Interlocking Towers**  
A unique visual signature

**Minimal Office Facade**  
A serious face for business

**Attractive Retail Location**  
For visitors & residents alike

**Distinguished Lobby**  
Drop-off & pick up in style

Onyx Skyview Architecture

*Spacious, connected, elegant*  
Onyx Skyview is a project designed with purpose & ingenuity

**Three essential elements, one considered development**

The architecture of the development creates a uniquely self-contained environment that feels at home to both business users and residents alike. Offices and Retail units provide residents unmatched life-balance benefits.

01

**435 Accommodation Units**  
Apartments ranging from studios and single bedrooms to 2, 3 & 4 bedrooms provide a range of accommodation styles to suit

02

**40 Offices + Commercial Spaces**  
Forty commercial offices spaces enable businesses to enjoy the best possible work-life-balance.

03

**07 Retail Units**  
A dedicated floor of retail provides residents with essential lifestyle services from our preferred and hand-selected retail partners.

# Introducing *The skylife*



## An enjoyable balance<sup>01</sup>

### Healthy living for you and the whole family

Take time out for health and fitness in one of our many health amenities which includes a spa, a professional multi-gym, lazy river and infinity pool or lap pool. If the work out is too much like hard work then there is always the cafe, the juice bar or movie night in our movie theatre.

## of spacious living<sup>02</sup>

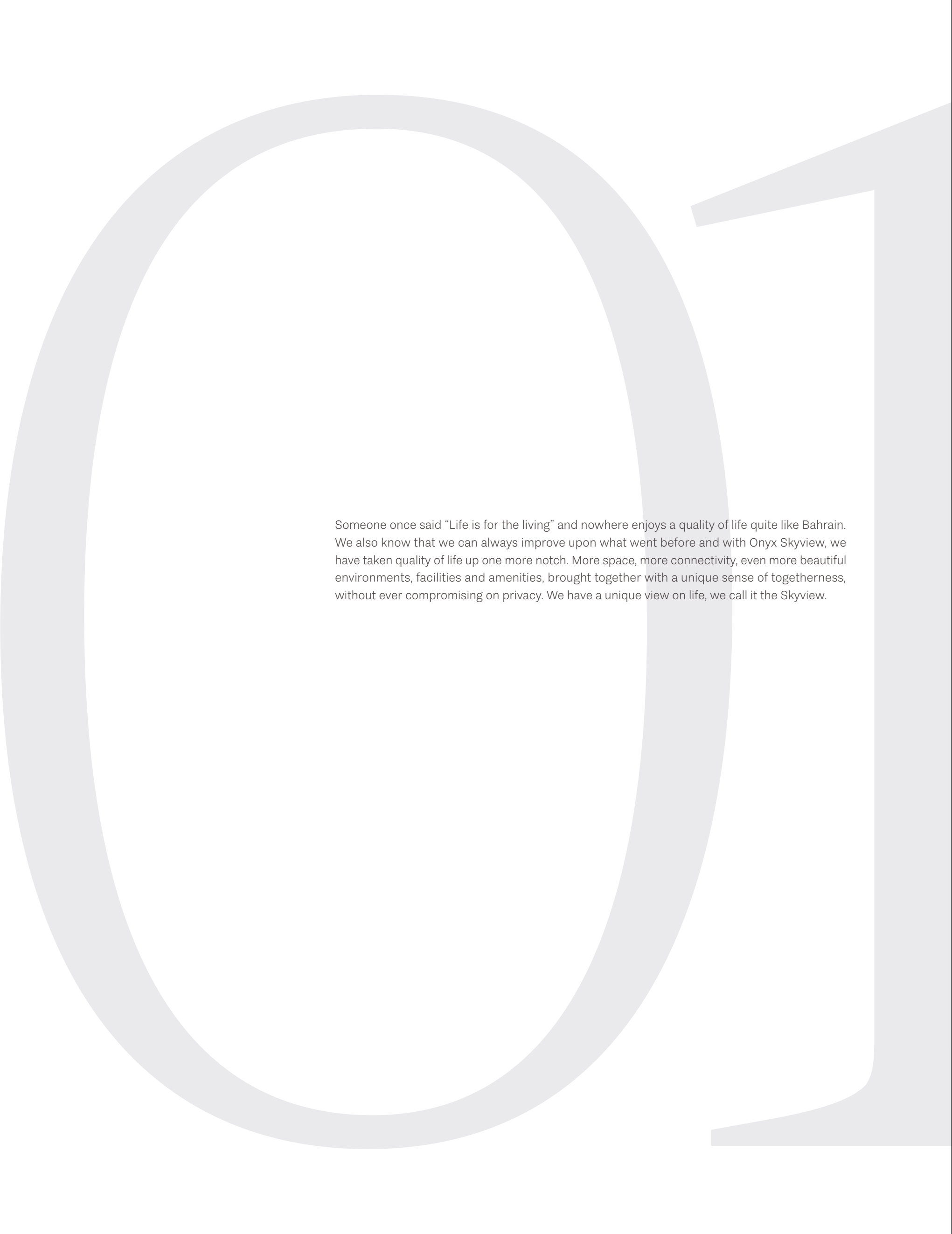
### A connected residence, in the thriving centre of Bahrain

For those seeking to live the skylife, there is no better address than Onyx Skyview. Residents will enjoy breath-taking views from a range of spacious accommodation units with unique fixtures, designer furnishings and bespoke finishing.

## and integrated work spaces<sup>03</sup>

### A business & retail address in the heart of the city

Enjoy unrivalled work life balance with a connected office address or retail location. Set inside a dedicated part of the project is our commercial address situated behind a slick, minimal and corporate facade.

A large, light gray, stylized logo consisting of the letters 'O' and 'A' in a serif font. The 'O' is on the left and the 'A' is on the right, both rendered in a thick, uniform stroke. The 'A' has a distinctive shape with a pointed top and a wide base.

Someone once said “Life is for the living” and nowhere enjoys a quality of life quite like Bahrain. We also know that we can always improve upon what went before and with Onyx Skyview, we have taken quality of life up one more notch. More space, more connectivity, even more beautiful environments, facilities and amenities, brought together with a unique sense of togetherness, without ever compromising on privacy. We have a unique view on life, we call it the Skyview.

We have a unique view on what’s  
essential *to living the good life*

Residential  
& Facilities

Private and secluded, or open and inclusive, the grounds of Onyx Skyview can provide your family with the experience that suits your needs, whatever the moment. Pictured below is Fish Market restaurant, one of the many attractions in the Bahrain Bay district.



You need to experience space to really know what you have been missing. Onyx Skyview has been created to provide genuinely spacious homes that redefine your expectations. Our range of accommodation options provide you with the kind of luxuriant and airy spaces you told yourself would always be beyond your reach. A new level of refinement awaits you in a place you will soon call *your home in the sky*.





The natural, verdant canopies above the Onyx Skyview grounds reveal the urban backdrop, punctuated by the neighbouring hotels of the Bahrain Bay district. Residents will safely enjoy a sense of privacy and tranquillity whilst being moments away from the city's fast paced urban centres.



The optional and extra interior design packages commissioned by Kooheji provide you with the perfect balance of classic-craftsmanship with contemporary styling cues. The interior palettes grace the living spaces providing a delicate harmony between the sensation of openness and warming intimacy.

Onyx Skyview Interior Design

Interior design approaches that  
make you *look & feel incredible*  
from the inside out





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 Skyview interiors provide enhanced space utilisation, delivering remarkable expansive views of Bahrain Bay directly into your living environment in ways which will delight your senses



Classic wooden flooring designs, cool stone finishes and panelled walls bring natural touches to balance the impact of the expansive glazing. The spacious floor plans adapt to your personal needs and can be easily configured into a range of different expressions.



The feeling of connectivity is expressed in the open plan living rooms which thoughtfully introduce the kitchen and dining areas into the lounge. Quality fixtures and finishes compliment the soft furnishings creating a singular palette that is welcoming and inspiring in equal measure.



Tasteful contemporary artworks and bespoke furnishings, from occasional tables to Ottoman stools and everything in-between, provide you with the kind of thoughtful elegance you thought you would only find in a magazine, not your living room.

## All you need to live the skylife

The Onyx Skyview amenities cater to all of your daily requirements for living, ensuring you have everything you need to live the sky-life, from indoor experiences to the tranquillity of the beautiful grounds.

### Interior & Exterior

Main Reception

Coworking Spaces

VIP Lounge

Multi-purpose Hall

Cinema

Café

Pool Bar

BBQ Area

Outdoor Kitchen

Fire pit

### Fitness & Health

Men's Gym

Ladies' Gym

Fitness Area

Aerobics Deck

Changing Rooms

Infinity Pool

Lap Pool

Pool Showers

Juice Bar

### Children & Family

Kids Indoor Play Area

Kids Outdoor Play Area

Games Room

Entertainment Zone

Kids Pool

Lazy River

Splash Pad

Onyx Skyview Amenities

Every detail is taken care of, *so you can relax & enjoy the view*





The juice bar at Onyx Skyview is an open, green and refreshing space where residents can enjoy a glass of freshly squeezed fruit or vegetable juice along with a selection of healthy snacks, prepared daily and to order.



Movie night will never be the same again as you experience the meaning of 'home cinema' at Onyx Skyview. The incredible screen is married to a full surround sound experience that you can enjoy any time, day or night. Book out the entire room for a private viewing of your favourite movies.



Book your family events in the beautifully appointed and spacious Multi-Function Hall. Events can be staged during the day or evening for weddings, blessings and other social functions.






The spa and sports centre provide you with a haven within a haven. A space you can call your own, away from the joys of parenting. Stay fit as you work out and work up a sweat in the expansive and professionally equipped gym surrounded by city and waterfront views of downtown Manama and Bahrain Bay.

Live it up and then get down to the gym to work it off or pamper yourself in the Spa. Healthy lifestyles at Onyx Skyview fit to your wants and needs.



The development sports centre is crowned by the arresting reflections that bounce off the pool's tiled surfaces. Mirroring the incredible bayside views, swimmers will bathe in a splendour that shimmers and sparkles.

A large, light gray, stylized number '2' graphic that spans across the top and middle of the page. It is composed of thick, rounded strokes. The top curve of the '2' is on the left, and the bottom curve is on the right, with a vertical stem in the middle. The graphic is positioned behind the text on the left and right sides of the page.

When people think about work/life balance they cannot begin to imagine the level possible at Onyx Skyview. For one simple reason; Onyx Skyview is an inter-connected work/life experience permitting residents to work where they live and live where they work. Residents can enjoy the privacy of a residential development and the connectedness of a downtown address. This is the balance and harmony Onyx Skyview makes possible.

Work your way to the top in  
Onyx Skyview's *Office Tower*

Commercial  
Offices

When we talk about remote working we often imagine being slightly cut off from the world, attached to a laptop sending in our work via emails from the coffee shop. With Onyx Skyview you can work from the office and still be home before the files finish sending. If 'balance' means anything, it means the best of both worlds.

The climb to the top can be achieved with ease & simplicity at Onyx Skyview, thanks to the interconnected business addresses which comprise the commercial tower. You can live and work away from the hustle and bustle of downtown traffic with *a commute measured in footsteps, not miles.*






Your important guests will enjoy the sumptuous surrounds of the VIP Lounge. Relax in comfort and book the entire space for the sense of privacy your VIP guests will enjoy.



The office spaces share a tastefully designed central commercial lobby space which will help your visitors to be checked in securely and find their way to your floor in no time at all. With superfast internet as standard, guests can check on their messages while they wait to be attended to.

A large, light gray, stylized number '3' is positioned on the left side of the page, spanning across a vertical line that divides the page. The number is composed of thick, rounded strokes.

Meet them for lunch, for coffee, juice or cake, it's all possible in the retail plaza. Carefully selected brands will provide a range of services to passersby, the residents and employees who create the connected, vibrant community of Onyx Skyview.

Quench your thirst or your thirst  
for shopping in the *Retail Plaza*

Onyx Skyview  
Retail Units

Everyone loves a good coffee. Served hot or cold, is the drink that makes mornings possible for us all. You can enjoy your morning brew in the development's café and coffee shop, one of the range of outlets carefully selected to serve the Onyx Skyview community.



The community residing and working at Onyx Skyview will enjoy tailored retail experiences, meeting their daily needs for nutrition, relaxation and invigoration. Onyx Skyview brings everything you need to live the sky-life within easy reach. The retail units provide select partners *opportunities to serve* not only the captive audience residing above, but also the local community.







When life gets busy, take five, or ten at the Onyx Skyview Retail Plaza. Today's café culture is an experience we all relish and the community will enjoy great coffee from brands who truly understand the higher expectations of today's caffeine aficionados. A range of outlets will serve you and your tribe with a healthy assortment of cuisine so you can enjoy life's little moments for as long as you desire.

The Kooheji name has become synonymous with redoubtable quality. The attention to detail and focus on the finest finishes are what have come to epitomise our developments. With this pedigree behind us, we aim with Onyx Skyview to maintain or surpass your expectations for finishes of the highest order.



Technical details, specifications  
& *high-tech* components

Materiality  
& *Finishes*



**Sofa**  
Upholstered body in approved fabric finish with platform and frame in wood.



**Bar Stool**  
Upholstered body in approved fabric finish with wooden base and legs..



**Lounge Chair**  
Upholstered body in approved fabric finish with wooden legs and rattan.



**Ottoman**  
Upholstered in approved fabric or PU with wooden base.



**Armchair**  
Upholstered body in approved fabric finish with wooden legs.



**Dining Chair**  
Upholstered body in approved fabric finish with wooden base and legs.



**Desk chair**  
Upholstered body in approved fabric finish with wooden base and legs.



**Bed with Headboard**  
Upholstered body in approved fabric or PU finish with wooden base platform structure.



**Dining Table**  
Bronze tinted glass top with wooden and metal base.



**Side Table**  
Patagonia marble block.



**Coffee Table**  
Bronze tinted glass top with wooden and metal base.



**Side Table**  
Patagonia marble base with wood top.

**Please Note.** Computer Generated Images are an approximation of the final items.

Furniture, Fixtures & Fittings

*Sumptuous, enveloping, inspiring*  
Onyx Skyview fixtures & fittings  
take your expectations skyward



**Console Table**  
Black metal base with light veneer top.



**Night Stand**  
Wooden night stand with cross legs.



**Side Table**  
Wooden base table with bronze tinted glass top.



**Chandelier**  
2 lamp shades in two different metal colours.



**Pendant**  
Frosted glass pendant light hanging with leather support and metal rod.



**Table Lamp**  
Stand oak drum linen shade table lamp.



**Chandelier**  
Circular dark bronze metal with fluted glass.



**Floor Lamp**  
Thin tall stem overhangs the light fitting and its unique two tier homespun linen shade design.



**Pendant**  
Linen shade pendant with black cord.



**Table Lamp**  
Oak drum linen shade table lamp.



**Electric Cooktop**  
Elegant ceramic-glass cooking surface with refined touch-controls for easy cooking.



**Built-in Fridge Freezer**  
Top fridge & bottom freezer appliance combines energy efficiency with convenience.



**Built-in Microwave**  
Stainless steel fascia seamlessly integrates into the kitchen cabinetry.



**Fridge Freezer**  
Stylish and refined, this unit sits well in the kitchen design.



**Built-in Single Oven**  
Large capacity make these ovens the top choice for chefs and home bakers.



**Extractor Hood**  
Crisp lines and glass accents provide a sophisticated design for your kitchen.



**Built-in Dish Washer**  
Flush, fitted design providing a large capacity for your everyday needs.



**Washer Dryer**  
Compact design for versatility without sacrificing the utility you need.

**Please Note.** Computer Generated Images are an approximation of the final items.



**Quality furnishings by Kooheji Interiors**  
Surprisingly attainable signature pieces,  
hand-selected by our designers for you

**Please Note.** Computer Generated Images are an approximation of the final items.



**Water Closet**

Wall mounted unit can be operated with a water saving dual volume flush.



**Basin Mixer**

AquaSmart from Villeroy Bosch saves water without compromising on ease of use.



**Wash Basin**

Under counter, integrated ceramic valve cover for function with beautiful aesthetics.



**Towel Holder**

Elements Tender Towel rail, 854 x 85 x 54 mm, Chrome.



**Bathrobe Holder**

Elements Tender Towel hook, 54 x 32 x 54 mm.



**Shower Head**

Shapes and sizes from 250 to 400 mm wide with EasyClean nozzles.



**Hand Shower Holder**



**Hand Shower**

Aqua Smart Sustainable, limited water flow: saving water without sacrificing on performance.



**Push Plate**

Loop R Mechanical Control Panel.



**Bath Mixer**

Liberty Concealed single lever bath shower mixer.



**Floor Drain**

SC100 120 Elegant Gold Side Siphone - Elegant V-Flow. Code: 5701253.



**Patagonia Marble**



**White emperor**



**Herringbone Flooring**




**Fluted wood**

**Renowned fit-out quality & bespoke manufacturing**

Kooheji Interiors provide an end to end, turnkey solution for your design residence





With a combined history of 50 years, the companies who are envisioning, constructing and managing the Onyx Skyview project have a reputation to uphold, one that ranks them as one of the very best in the region. The consortium's track record of delivering above and beyond their promise is once again upheld with this, their latest development in the Onyx series.

Immensely talented  
and *highly experienced*

Developer *with strong  
construction arm*



About the Onyx Skyview Developer

One team developing one coherent product, *focussed 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).

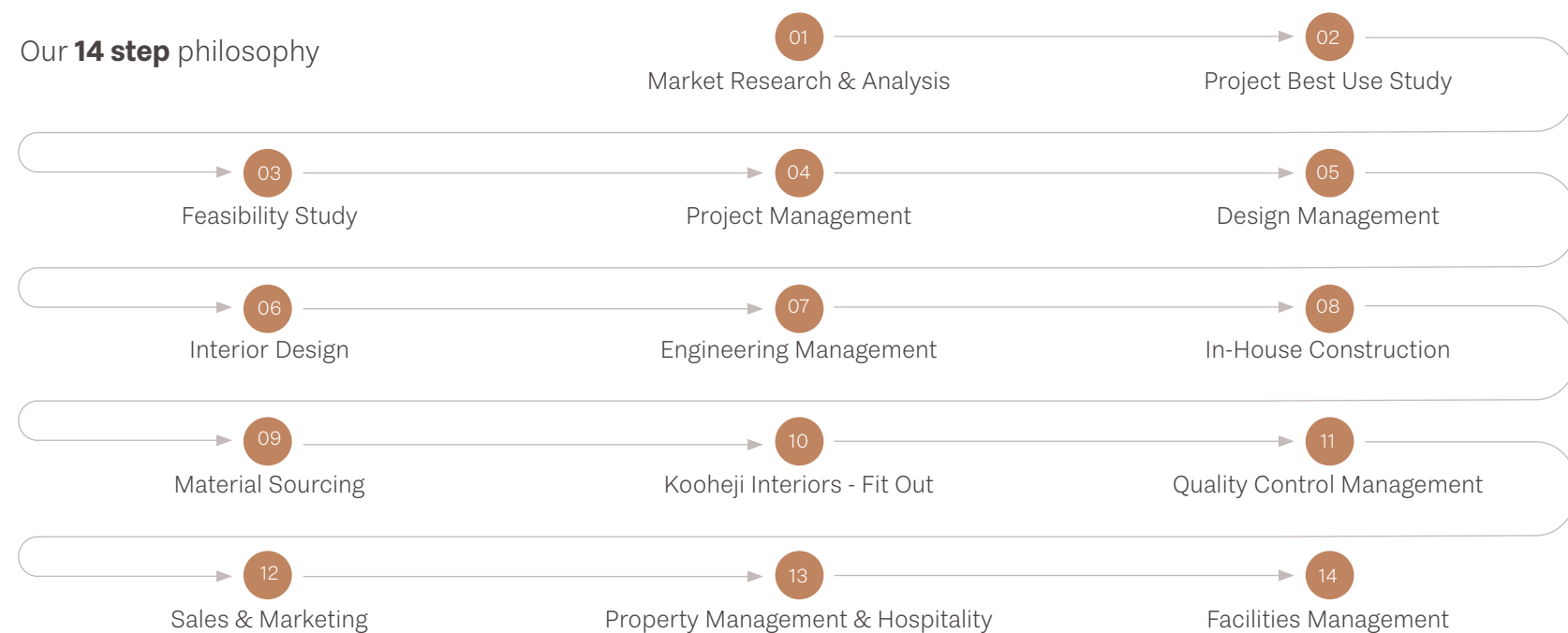
With a diversified portfolio and proven cross-sector competencies, Kooheji Development has risen up the ranks to become a key player in Bahrain's real estate market. The firm attributes its success to focussing on end user satisfaction. It has gained deep market insights from it's Property and Facilities 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 14 step philosophy**





About the Onyx Skyview Lead Contractor

A unique contractor with  
*international experience* delivering  
over 80 landmark projects



**The Main Contractor**

Established in 1973, Kooheji Contractors has 49 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.

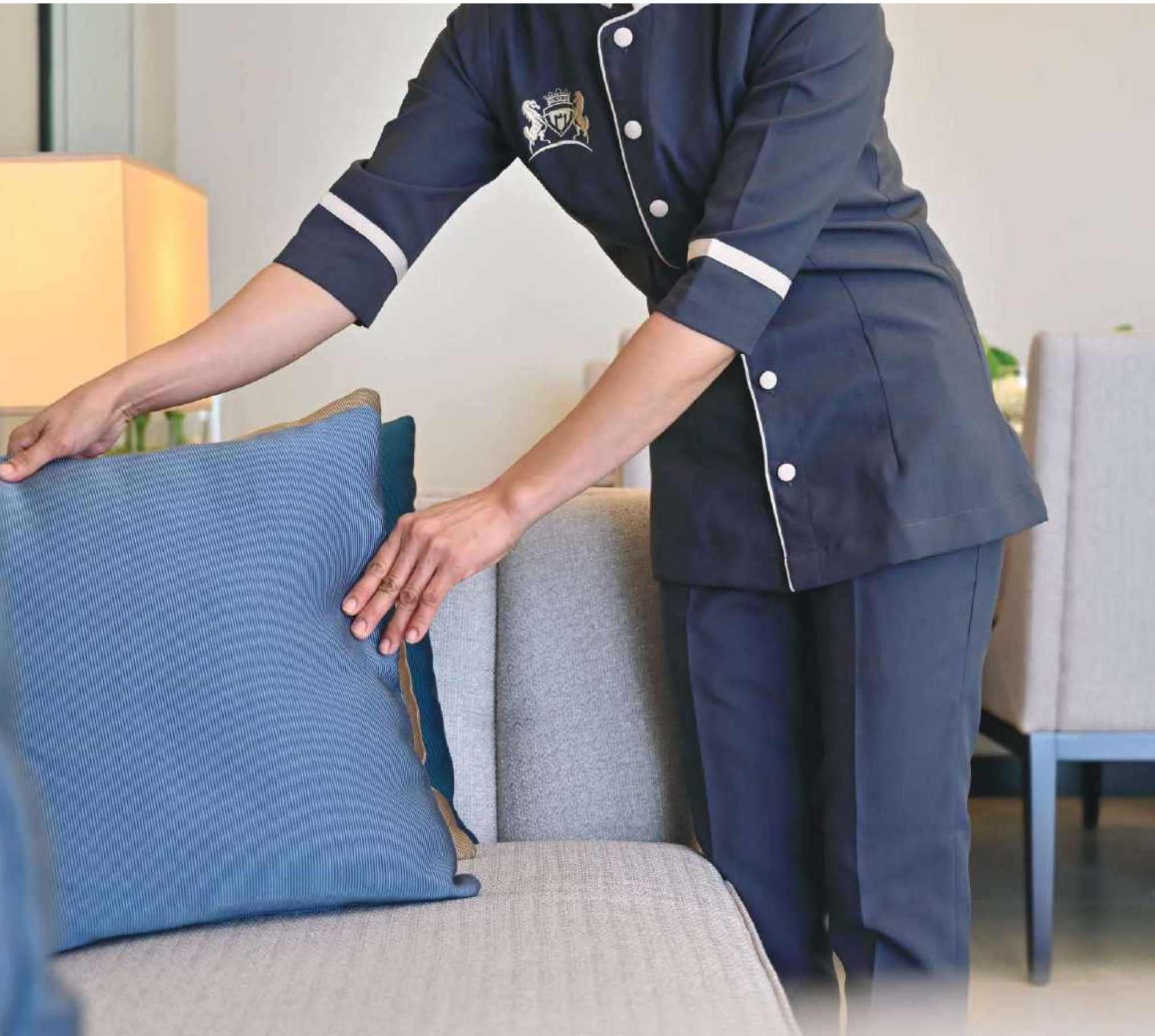
Synonymous with integrity, trust and fairness, a driving element of our success lies in our values and code of conduct, which includes policies on employee relations, health & safety, the environment and business ethics. We believe that addressing quality, health & safety, and environmental issues leads 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 Skyview 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 11 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 11 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



