

ANOTHER FONTANA PROJECT

LIVE LIFE  
IN INFINITY









# WELCOME TO INFINITY

A refined blend of luxury and comfort awaits you at the latest Fontana development, Fontana Infinity. From our vision to create the next level of urban living space comes a stunning combination of luxury and comfort. Fontana Infinity couples the benefits of contemporary living in the stunning setting of new Juffair with the relaxing lifestyle only a resort can provide.

**The possibilities are endless, the potential is infinite.**

Our ambition with Fontana Infinity was to create a project that was full of the things you expect and enhances with surprises you wouldn't, including the price.

# A REFINED & SURPRISING DEVELOPMENT

Fontana Infinity was envisioned to be a home for the life of your family. Decades of architectural, landscape and interior design experience have culminated in state-of-the-art living spaces that provide a unique setting for today's modern family. Fontana Infinity is full of things that can surprise you and a few that will infinitely delight you.



---

Most developments have grounds but Fontana Infinity is the only one we know of that has a tropical oasis complete with lazy river and Aqua Park.



---

Residents have come to expect games rooms from modern developments, but few expect a full, resort level club house and business centre.

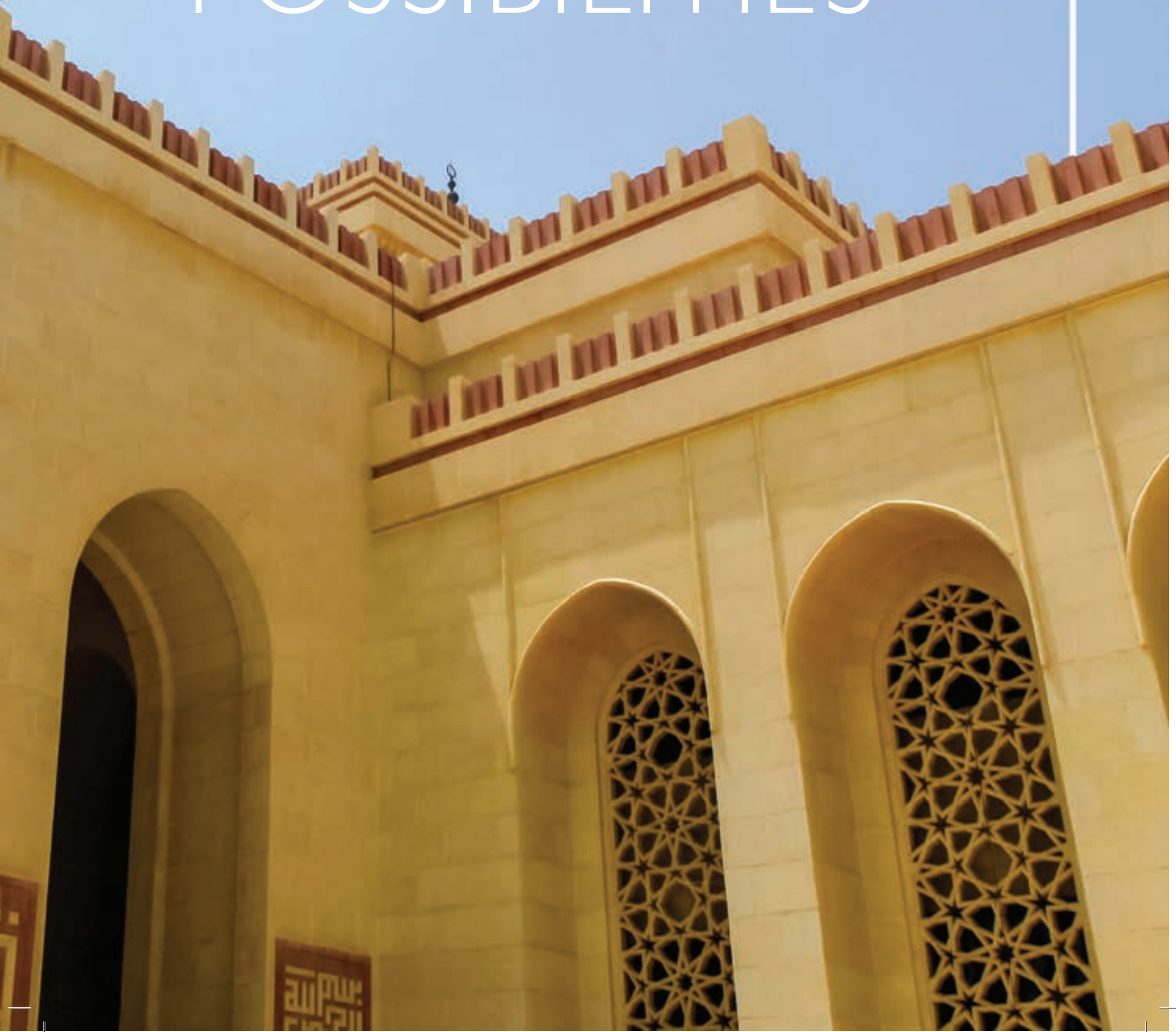


LOCATION & MAPS





A PRIME  
LOCATION  
WITH INFINITE  
POSSIBILITIES



NEW JUFFAIR  
RETAIL AREA

JUFFAIR LEISURE AREA  
'THE STRIP'

AL FATEH MOSQUE &  
SHAIKH ISA NATIONAL  
LIBRARY

NEW JUFFAIR ROAD  
ENTRANCE



Like its forebears, Fontana Infinity enjoys a central location close to the heart of Manama. The properties feature great views across on Bahrain's longest corniche, the soon to be completed Green Belt. Residents will enjoy being in close proximity to the areas' hotspots and amenities including restaurants, hotels, hospitals, malls, retails shops, and many more. New access points such as the easy new Prince Saud Al Faisal Highway make entry and exit to the up and coming new Juffair area simple for residents and guests alike.

GULF HOTEL & ADLIYA  
LEISURE DISTRICT

MODA MALL & WORLD  
TRADE CENTRE

BAHRAIN FINANCIAL  
HARBOUR



NATIONAL THEATRE  
COMPLEX

DIPLOMATIC AREA

HIGHWAY TO  
CAUSEWAY & AIRPORT

THE NEW AVENUES  
MALL & CORNICHE

FOUR SEASONS HOTEL  
& BAHRAIN BAY

# BAHRAIN'S 2030 CITYSCAPE

Fontana Infinity is set to become the defining landmark in the new Juffair area. One of the region's fastest growing development areas.

Enjoy being in close range with Bahrain's most dynamic hotspots of retail shops, restaurants, hotels, and many more.

# DEFINING THE SKYLINE OF NEW JUFFAIR

FONTANA INFINITY

FONTANA SUITES



FONTANA INFINITY

The vision for Fontana Infinity was to create a property that provides residents with a new quality of life. With its unique architectural form, it is set to become one of the Bahrain skylines most prominent residential structures and is set to establish a benchmark for new Juffair, the fast-paced development region of the city.

FONTANA GARDENS    FONTANA TOWERS




Fontana Infinity joins its sister developments in the area known as new Juffair; a location setting a new standard of comfort and connectivity.

Juffair is one of the Kingdom's most vibrant development zones. Investors in the area have experienced some of the best returns from similar residential projects such as Fontana Suites.

GARDENS & AMENITIES



A person wearing a white shirt is holding a small blue drone in their hand, with the drone's propellers visible. The background is a blurred tropical scene with green foliage and a body of water. The text is overlaid in the center of the image.

ENJOY THE  
SERENITY OF  
A TROPICAL  
OASIS IN THE  
HEART OF  
THE CITY



Fontana Infinity features truly unique gardens and grounds that provide residents with a resort lifestyle outside their front door.

# UNIQUE & LUSH TROPICAL GARDENS





Enjoy great rest and relaxation around Bahrain's largest residential leisure pool and the Kingdom's only tropical resort quality gardens.

Fontana Infinity is more than just a residence; it's a place that brings the child-like magic of a tropical oasis to your doorstep. The grounds between the two imposing towers feature a tropical oasis and one of the country's largest leisure pools. The grounds set on the 5<sup>th</sup> floor are unprecedented in Bahrain and reflects Fontana's commitment to the highest levels of residential satisfaction.

Fontana Infinity understands what today's parents require to keep their children entertained. To provide our residents with the amenities that will help them provide their little ones with inspirational fun and games all day we have teamed up with world renowned aqua leisure brand Vortex. We will be providing Fontana Infinity residents and their guests with a contemporary entertainment zone unlike any other in the kingdom.

Your kids will have the most awesome play dates in the kingdom in the Vortex designed Aqua Park.

With slides, splashers and fountains, there is a lot of wet and wild fun for all.



Your little ones will have the time of their lives playing at the largest children's Aqua Park in a residential property.

# UNIQUE, CHILDREN'S AQUA PLAY PARK





Take Kayak ride with friends or family on the lazy river around the extensive tropical gardens.

You, your children and your play dates will enjoy lazy days and fun filled afternoons on the Fontana Infinity lazy river. Chill out and let your life float by as the lazy river gently carries you through the lush tropical Fontana Infinity gardens. Stop off at the pool side bar and then carry on meandering for a loop or two.



# FLOAT AWAY ON A UNIQUE LAZY RIVER

Another Fontana Infinity first is the unique lazy river pool which winds its way around the development's grounds.

Resort style living on your door step is now possible thanks to Fontana Infinity's outdoor entertainment areas and amenities.

# WORLD CLASS RESORT AMENITIES

The tropical gardens of Fontana Infinity envelop the whole development in a calming and peaceful canopy of lush green dappled shade.



Fontana Infinity is designed to keep the kids entertained all day so you can enjoy a relaxing with friends, enjoying an active day on the jogging track or taking time out around tropical gardens. With an extensive swimming and fun pool featuring slides and rides, an outdoor entertainment zone complete with Barbeque and a jogging track which circles the grounds, you can enjoy a resort lifestyle on your door step.

Enjoy events at one of three outdoor entertainment areas or get active around the extensive grounds and 350m jogging track.



CLUB HOUSE & FACILITIES

# FUN & GAMES FOR ALL THE FAMILY





Residents at Fontana Infinity are creating a unique community that enjoys both the hustle and bustle of life in the heart of the city as well as the relaxation of resort living.

# COMMUNITY, CAFES AND NEIGHBORS

A dedicated Resident Care Team available 24/7 to ensure your absolute convenience.



Fontana Infinity doesn't only provide a space for the fine life, but also ensures the perfect catering to all its needs. Residents will feel like everything they need is taken care of with a dedicated 24/7 Resident Care Team that provides full support and hospitality services such as, but not limited to, housekeeping, 24-hour security, laundry, food delivery, and maintenance when needed. Fontana Infinity strives to provide an infinite luxurious comfort to your everyday.

Take rest from the vibrant pace of the city in one of our outlets or take a stroll to anyone of the nearby cafes or restaurants.

Enjoy living in a safe and multicultural community bringing together like-minded people who appreciate the fine contemporary life and its infinite potential.





Nothing keeps the boys busy like taking on their mates in a first person shooter and the kids can play all day in Fontana's games room.

Kids can play away in the games zone while mom and dad enjoy some much earned rest away from the action and activities.

Fontana Infinity cares for your family and places it as top priority. The building has a large, safe and secure entertainment area for your kids and their playmates. We have also provided a nursery where the little folks can receive love and care while you enjoy a little bit of rest and relaxation. We have tried to think of everything, for you and them.



# NUSERY, GAMES & AMUSEMENTS

You're doing it all for them and no one appreciates that more than Fontana Infinity, that's why we put them and their needs at the heart of our development.

Fontana Infinity provides you with the facilities you need to work out your stress or to indulge in some much needed pampering.

# WORLD CLASS GYM & SPA FACILITIES



Fontana Infinity ensures city life can be left behind as soon as you close the door. With state-of-the-art gym facilities set in superbly designed exercise rooms, you can work out your stresses and burn those calories whenever you desire.

Maintain your good health at our modern, bright and spacious health and fitness centre.

You can work it out in the fitness studio or gym or swim in the temperature controlled indoor pool.





Mingle with the friendly community of Fontana Infinity in the clubhouse and enjoy fine food and beverages from our in house chefs.



When it comes to quiet study or meeting times, Fontana Infinity's cutting-edge fully equipped business centre is the right place to get ahead.

We appreciate that sometimes work and leisure can crossover so we provided our residence with a Club House where they can work or meet in a refined atmosphere. Consider this your third place, business-like but relaxed, ready for work or for a relaxed meeting, the Club House sets the right tone for your next endeavour.



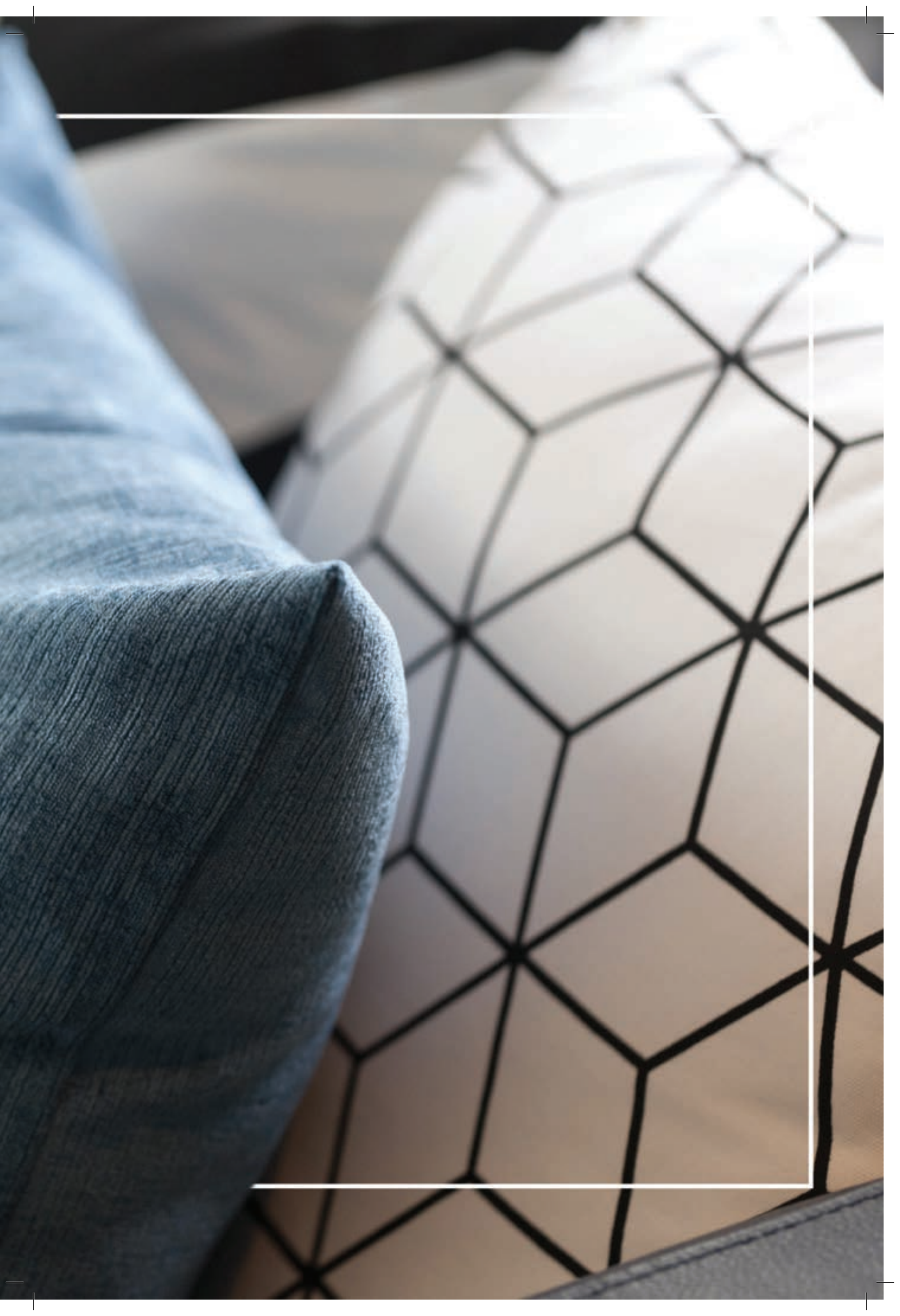


Create an event, invite the team over or just a few friends, if you want to entertain or find a quiet spot for a meeting, the Fontana Club house is the refined venue you will really appreciate.

# A CLUB HOUSE FOR ENTERTAINING & BUSINESS

LIVING ACCOMODATION

# COMFORT WITH FINESSE



The exquisite bespoke interior aspect of Fontana Infinity is instantly impressive, leaving you with spacious and stylish house adorned with sophisticated and luxurious finishes. The impeccably chosen interiors of the project are breath-taking and distinctive.

The generously sized living rooms at Fontana Infinity are masterpieces of the industry's most qualified interior designers.



The best thing about home is being able to close the door on the world and relax into your own private space. Fontana Infinity's interiors make that moment a memorable one, every time.

## ROOM FOR LIVING & LOUNGING

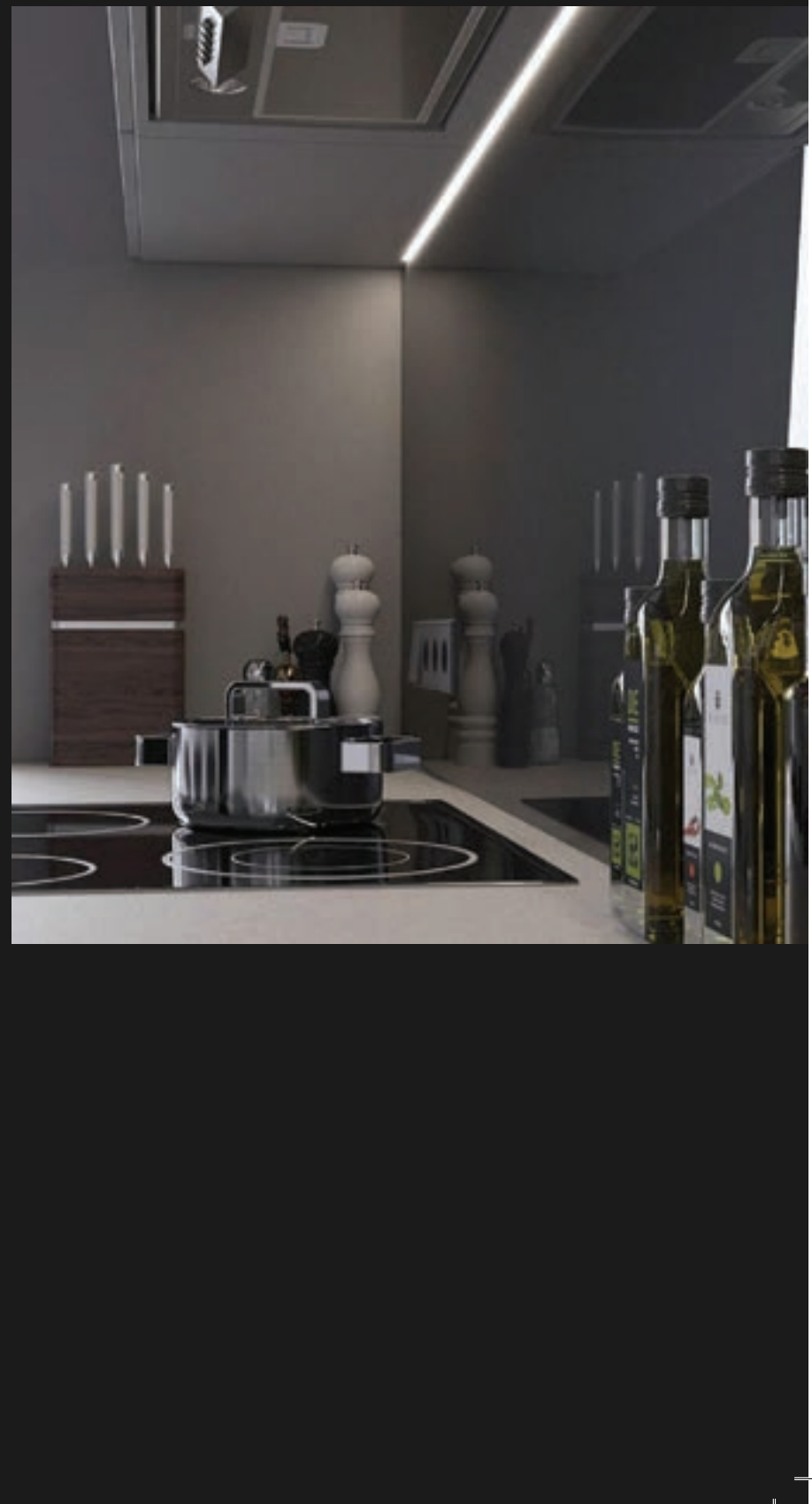


# KITCHENS CRAFTED WITH FINESSE

Your home interior at Fontana is complemented by a unique and tastefully illuminated kitchen, comprised of refined features, high quality units and robust finishes.



Mood enhancing lighting and many other details have been considered to make the heart of your home an enjoyable space for everyone.



The fixtures in the bathrooms are designed to last and to be low maintenance providing you with a bathroom that eases both the mind and the body.



Warm tones compliment the rest of the interior design scheme maintaining a contemporary Arabic quality that is uniquely Fontana Infinity.





# REFINED & RELAXING BATHROOMS

Wash away the day in a warm and soothing Fontana Infinity bathroom. These upmarket units maintain the prestige feeling through high quality units, materials and luxurious finishing.



# BEDROOMS THAT SETTLE THE MIND, BODY AND SOUL

The simple pleasure of sleeping requires a relaxed bedroom setting and Fontana Infinity's subtle interior designs and finishes.



Fontana Infinity makes your nights as pleasant as your days with warm and relaxing bedrooms, created by a blend of carefully considered fittings and high-end quality finishes.



FONTANA INFINITY

# YOUR PROPERTY AND ITS INFINITE POSSIBILITIES





# FONTANA FACTS & FIGURES

Fontana Infinity has been designed with buyers in mind. Whether you are buying to live or buying to let, the investment you make today will keep paying long after tomorrow.

Fontana is envisioned to be an exemplary real estate landmark in Bahrain for generations to come and is considered a property with high value appreciating with time. Fontana Infinity forms the best purchase value available in the market in terms of quality and price.

95% | Fontana Towers occupancy rate  
of the past five years,

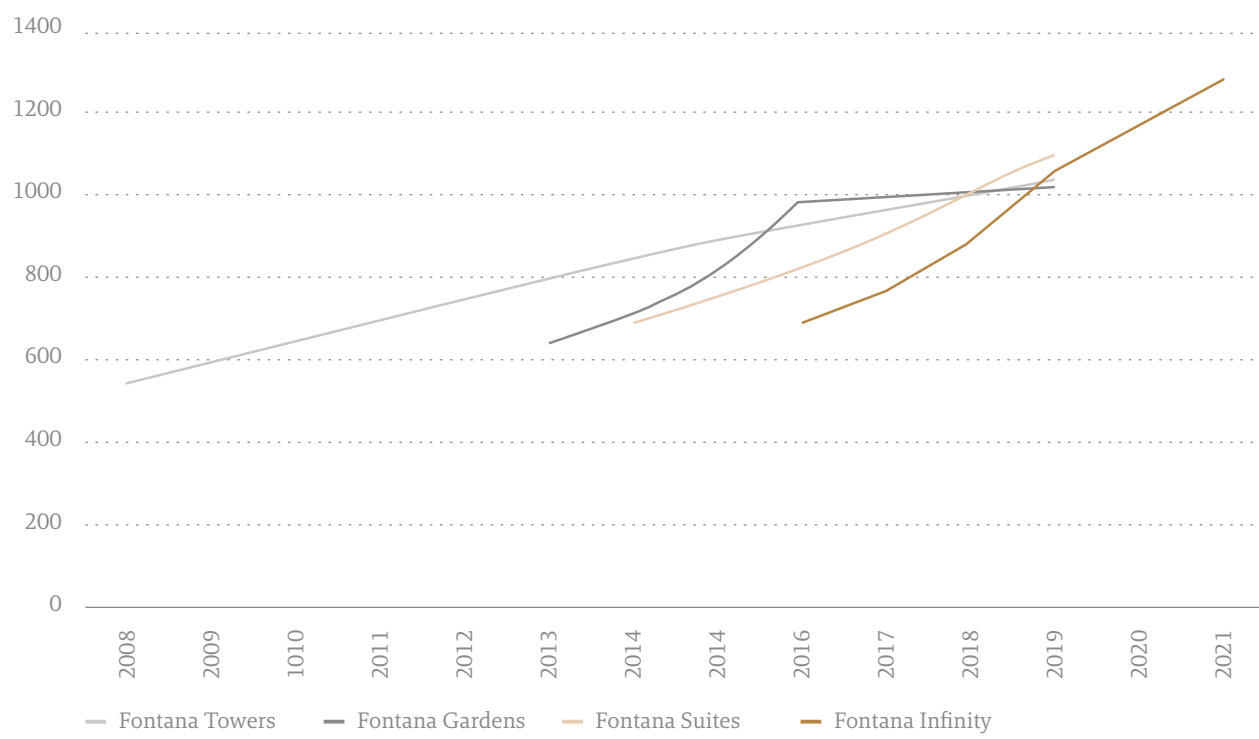
- Fontana projects have an excellent occupancy track record
- Previous Fontana projects have a proven growth rate in property value of over 70%, representing a profitable mid to long term investment
- Like our previous developments, Fontana Infinity is a real estate development with outstanding growth in value potential
- Fontana Infinity provides buyers with an excellent value for money property to live in, to let, or even resell.

#### **Disclaimer**

(A) All materials, dimensions and drawings are approximate. (B) All dimensions are measured to structural elements and exclude wall finishes and construction tolerances. (C) All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. (D) Drawings are not drawn to scale. (E) Actual area may differ from the stated area. (F) Information is subject to change without notice at developer's absolute discretion. (G) The developer reserves the right to make revisions/alterations at its absolute discretion, without any liability whatsoever. (H) Furnishings and kitchen appliances will be available at an additional cost. (I) The finishes specified in this brochure are indicative only, and it's up to developers sole discretion to make changes for alternatives without any liability. (J) All terms and conditions shall be as per the Sales Agreement. (K) All numbers here are used for reference only.

# 70%

Average price increase from initial offer price per sqm to current market value.



## Annual Appreciation Projection

	2012	2013	2014	2015	2016	2017	2018	2019
<b>Fontana Towers</b>	756	802	850	893	929	950	975	1050
<b>Fontana Gardens</b>	-	650	715	823	987	1050	1100	1200
<b>Fontana Suites</b>	-	-	700	758	826	950	1050	1150
<b>Fontana Infinity</b>	-	-	-	-	700	875	930	1100

# INVEST IN A DECADE OF SUCCESS

The Fontana brand is decade-long success story brought to life through a series of modern residential properties created by Fontana Real Estate Company.

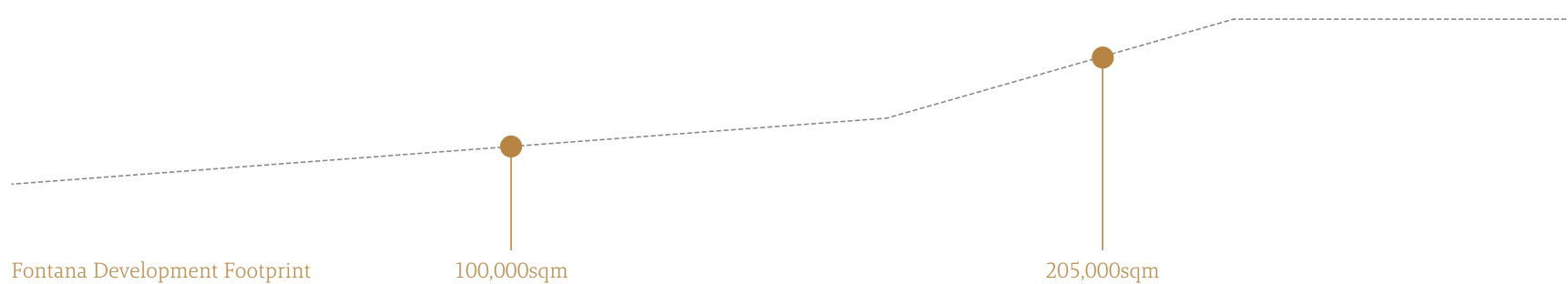


FONTANA TOWERS  
Occupied (Apr. '12)

FONTANA GARDENS  
Opening (Dec. '16)

Total Development Footprint ..... 100,000sqm  
Numbers of Apartments ..... 400  
Numbers of Floors ..... 32

Total Development Footprint ..... 105,000sqm  
Numbers of Apartments ..... 413  
Numbers of Floors ..... 38



FONTANA INFINITY



# FONTANA

— REAL ESTATE —

Established in 2006, the company spearheaded Fontana Series by the launch of Fontana Tower in 2008, followed by Fontana Gardens in 2013, Fontana Suites in 2014, and Fontana Infinity in 2016. Throughout a decade of delivering well-defined real estate products and achieving high levels of consumer satisfaction, the pioneer real estate company has delivered more than 800 comprehensive residential units with future plans of expansion and development.



FONTANA SUITES  
To be completed (Oct. '17)

Total Development Footprint ..... 62,000sqm  
 Numbers of Units ..... 378  
 Numbers of Floors ..... 31

FONTANA INFINITY  
Ground Breaking (Sep. '16)

Total Development Footprint ..... 121,000sqm  
 Numbers of Units ..... 800  
 Numbers of Floors ..... 43

267,000sqm

388,000sqm

# QUALITY YOU CAN RELY ON

Kooheji provides each project with a commitment to customer satisfaction, quality and performance-to-schedule. The company's construction experience expands across a variety of industries, from urban development to commercial and industrial projects.

Established in 1973, Kooheji Contractors has over 40 years of experience as a leader in providing construction, civil engineering and design services to customers in Bahrain and throughout the MENA region. We give each project a commitment of customer satisfaction, quality and outstanding performance. Our construction experience expands across a variety of industries from urban development to commercial and industrial projects. Our projects are located in every area of the country, we contribute to growing quality of community life in affordable housing projects, seaside communities, luxury high-rise living and more.

Kooheji's attention to detailed and methodical planning translates into 'no surprises' and our familiarity with the unique requirements of the MENA region, gained through many years of successful construction project experience, allows us to deliver consistent, high quality services and outstanding projects to our customers.

Our management is of the firm belief that addressing the Quality, Health & Safety, and Environment issues is the best way to be competitive and successful in the construction industry. To realise this goal and to provide the necessary confidence to our customers, we were the first construction company in Bahrain to have implemented the Integrated Management System (IMS) which is certified to ISO 9001:2008, ISO 14001:2004 and OHSAS 18001: 2007 standards

Kooheji Contractors maintains an essential and effective balance of interests of the owners, the customer, employees, suppliers, subcontractors and the community in general. The management endeavors to provide operations which are customer focused, understanding current and anticipating future customer needs. Kooheji Contractors offers a managed system of interlinked processes and decisions taken with factual analysis of data and information mutually benefitting relationships with suppliers, subcontractors and financial institutions, aimed at continuous improvement.

As employee owners, our people are dedicated and we have high expectations based on the company's past success, and bring a sense of timeliness to every project. Our skilled employees combine expertise with sustainable development in order to successfully deliver projects to customers. The Group's ability to transfer knowledge between different geographic markets also contributes to its strength and success.

The Kooheji brand is synonymous with integrity, trust and fairness for more than 40 years of working in Bahrain and across the GCC and North Africa. A driving element of the brand is our Values and Code of Conduct, which includes policies on employee relations, health & safety, the environment and business ethics.



Kooheji Contractors have successfully developed all the previous Fontana projects as well as many other civil engineering works.

LIVE LIFE IN INFINITY

PAGE 49

# STRESS-FREE LIVING

Established in 2006, Royal Ambassador Property & Facility Management Co. is one of the fastest growing property management companies in Bahrain.

With a long experience of the demands of the market we are proud to provide a service tailored to the varying needs of our clients. Through our growth as a business we have always invested in staff and resources to ensure that we are confidently able to handle and administer any new business opportunities that arise. In an increasingly challenging global financial climate, we continue to expand our widespread range of services. From local management companies and developers through to financial institutions of global reach, our clients and service recipients benefit from our flexible approach to their every need.

Today, Royal Ambassador ranks among the top local property management companies. We currently manage more than 1300 units with outstanding occupancy rates. This success story demonstrates our commitment towards providing quality assured services to our valued clients, living up to their expectations.

Royal Ambassador Property Management is fast-becoming a leading player in both Bahrain and the wider GCC region. From the newest concepts in smart, customized furnishing to the most experienced management team, we are pleased to offer our clients the best services available, within an ever-evolving market.



رويال أمباصادور  
ROYAL AMBASSADOR  
PROPERTY MANAGEMENT

The unique and high-end services offered by Royal Ambassador:

### **Consultancy & Marketing**

Royal Ambassador provides professional and expert advice in terms of property management, investment, management reporting, as well as real estate marketing and sales matters. Throughout the years of proven experience in various business-related fields, the company provides quality standard assurance to all of its clients to satisfy all their requirements.

### **Facility Management**

Royal Ambassador has established a strong engineering team to facilitate any major property issues. We have a wide area of experience such as, but not limited to, civil, mechanical, electrical, plumbing and other building management requirements.

### **Property Management**

Royal Ambassador is experienced in managing a wide variety of projects from residential apartments, hotel apartments and villas. We have grown exponentially in the last couple of years and recently launched the state-of-the-art Fontana Towers, Juffair development to the market.

This is a unique concept of combination of Freehold and long term residence under one roof. We are now seeking new opportunity for growth in such contracts both in Bahrain and the wider GCC region.







FONTANAINFINITY.COM

