



Saraya Aqaba Fact Sheet

- Announced in May 2005 during the World Economic Forum at the Dead Sea
- Foundation Stone was laid in January 2006 to commence mobilization and construction Phase
- Saraya Aqaba is located in the heart of Aqaba, on 634,000m² of land, adding 1.5km to the beach front
- Saraya Aqaba will commence operations during 2010
- The estimated cost of the project is above US\$ 1 billion
- Saraya Aqaba will consist of:
 - Residential units
 - 12 Grand Villas
 - 51 Villas
 - 184 Townhouses
 - 376 Apartments
 - 82 Lofts and Khan Apartments
 - 50 Beach Club Duplexes
 - Nikki Beach Lifestyle Residences
 - Five premium 5 star Hotels + 2 Boutique Hotels
 - **Al Qala'a Hotel** operated by Jumeirah
 - **Qasr Al Aqaba Hotel** operated by Jumeirah
 - **Dar Al Masyaf Hotel** (Boutique Hotel) operated by Jumeirah
 - **Westin Aqaba Hotel** operated by Starwood Hotels & Resorts Worldwide Inc. under the "Westin" brand
 - **Al Manara Hotel** operated by Starwood Hotels & Resorts Worldwide Inc under "The Luxury Collection" brand
 - **Bab Al Bahar Hotel** (Boutique Hotel) operated by Starwood Hotels & Resorts Worldwide Inc under "The Luxury Collection" brand
 - **Nikki Beach Resort and Spa** operated by Nikki Beach EMEA Hotels & Resorts Limited
 - *Souk Saraya* with retail units which include: restaurants, shops, night spots, etc.
 - Leisure:
 - Wild Wadi Water Park
 - Amphitheatre
 - Kids Club
 - Al Rimal Beach Club
 - Nightlife
 - Sports Park
 - Excursion
 - Business: Al Multaqa Conference Center & Diwan Al Saraya Offices



سرايا العقبة
SARAYA AQABA
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Master Plan



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Residential

Al Hassoon Grand Villas - (Zone E)



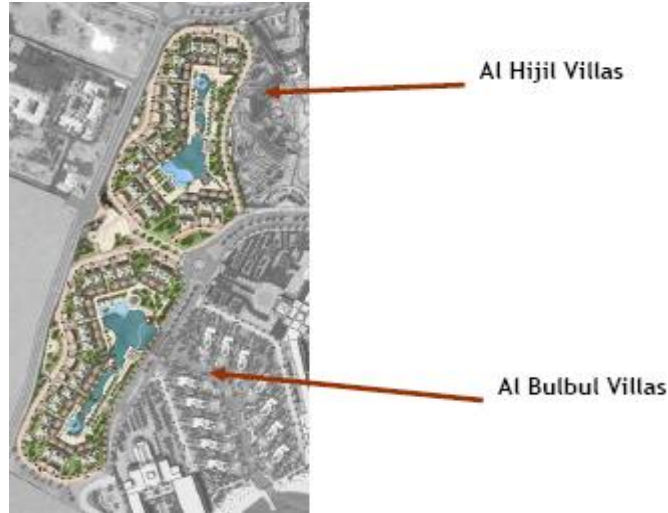
- 12 Exclusive Units
- Sales Launch Date June 2006
- Built Up Area Range: 748m² - 832m²
- Land Area Range: 1320m² - 2212m²

Features of the Grand Villas:

- Ultimate in luxury and exclusivity
- Large size units with private heated swimming pools and gardens
- Serviced by Jumeirah
- Interior design by international known designer (KCA International)
 - Projects: Burj Al Arab, Madinat Jumeriah, Intercontinental London
 - Currently designing hotels for Mandarin Oriental, Four Seasons etc.
- Design and construction by Saudi Oger
- Fully furnished units with different schemes to ensure uniqueness of each unit
- Prime location of Grand Villas
- Private beach
- Financing from Arab Bank which will provide the best in financing for Saraya customers in the case it is needed

Access to various leisure and entertainment facilities for all needs i.e. Wild Wadi Water Park, Sports Park, Souk Saraya, Al Rimal beach club

Al Hijil & Al Bulbul Villas - (Zone G & Zone H)



Al Hijil Villa

- 25 Units
- Sales commenced June 2006
- Land Areas Range: 338m² - 965m²
- Built Up Area Range: 348m² - 404m²

Al Bulbul Villa

- 26 Units
- Sales commenced June 2006
- Land Areas Range: 324m² - 897m²
- Built Up Area Range: 348m² - 404m²

Features of the Villas:

- Exclusive neighborhoods
- Good size units with private heated pools and gardens
- Villa zone common pools
- Serviced by Jumeirah
- Interior design by international known designer (KCA International)
 - Projects: Burj Al Arab, Madinat Jumeriah, Intercontinental London
 - Currently designing hotels for Mandarin Oriental, Four Seasons etc.
- Design and construction by Saudi Oger
- Fully furnished units with different schemes to ensure uniqueness of each unit
- Financing from Arab Bank which will provide the best in financing for Saraya customers in the case it is needed
- Access to various leisure and entertainment facilities for all needs i.e. Wild Wadi Water Park, Sports Park, Souk Saraya, Al Rimal beach club

Al Nawras Grand Townhouses - (Zone S)



- Number of Units: 94
- Sales commenced: November, 2006
- Built Up Area Range: 246m² - 280m²
- Total Net / Sellable area of 24,138m²

Features of Grand Townhouses:

- Center heated swimming pools and water features
- Private residence parking per unit. Visitor parking is also available
- Across the street from the beach club
- Closer to the lagoon
- Close vicinity to Souk Saraya
- Private Jacuzzi in all units
- Fully furnished units with different schemes to ensure uniqueness of each unit
- Private garden for all units
- Managed, serviced and maintained by Saraya
- Interior design by international known designer (KCA International)
 - Projects: Burj Al Arab, Madinat Jumeirah, Intercontinental London
 - Currently designing hotels for Mandarin Oriental, Four Seasons etc.
- Design and construction by Saudi Oger
- Financing from Arab Bank which will provide the best in financing for Saraya customers in the case it is needed
- Access to various leisure and entertainment facilities for all needs i.e Wild Wadi Water Park, Sports Park, Souk Saraya, Al Rimal beach club

Al Sonono Garden & Terrace Townhouses - (Zone R1)



- Number of Units: 90 (45 Garden Townhouses & 45 Terrace Townhouses)
- Sales commenced: November, 2006
- Built Up Area Range: 160m² - 245m²
- Total Net / Sellable area of 17,603m²

Features of Garden & Terrace Townhouses:

- Center heated swimming pools and water features
- Underground parking for all. Visitor parking is also available on the ground level
- Private garden for all Garden Townhouses
- Across the street from Al Rimal Beach Club
- Closer to the lagoon
- Close vicinity to Souk Saraya
- Fully furnished units with different schemes to ensure uniqueness of each unit
- Managed, serviced and maintained by Saraya
- Interior design by international known designer (KCA International)
 - Projects: Burj Al Arab, Madinat Jumeirah, Intercontinental London
 - Currently designing hotels for Mandarin Oriental, Four Seasons etc.
- Design and construction by Saudi Oger
- Financing from Arab Bank which will provide the best in financing for Saraya customers in the case it is needed
- Access to various leisure and entertainment facilities for all needs i.e. Wild Wadi Water Park, Sports Park, Souk Saraya, Al Rimal beach club

Al Qobara Apartments - (Zone I3)



- Number of Units: 74
- Sales commenced July, 2006
- Built Up Area Range: 87m² - 164m²
- Buildings: 4
- Total Net / Sellable area of 9,041m²

Al Khudari Apartments - (Zone K)



- Number of Units: 207 (39 of which are duplexes)
- Sales commenced August, 2006
- Built Up Area Range: 89m² - 195m²
- Buildings: 13
- Total Net / Sellable area of 28,924m²

Al Carawan Apartments - (Zone R)



- Number of Units: 95 (13 of which are duplexes)
- Sales commenced November, 2006
- Built Up Area Range: 94m² - 207m²
- Buildings: 8
- Total Net / Sellable area of 13,893m²

Features of the Apartments:

- Center heated swimming pools and water features
- Underground parking for all. Visitor parking is also available on the ground level
- Offering simplex and duplex apartments
- Elevator access in all buildings
- Across the street from the Wild Wadi Water Park
- Close vicinity to the Souk Saraya and Al Rimal Beach Club
- Fully furnished units with different schemes to ensure uniqueness of each unit
- Private garden for all ground floor units
- Managed, serviced and maintained by Saraya
- Interior design by international known designer (KCA International)
 - Projects: Burj Al Arab, Madinat Jumeriah, Intercontinental London
 - Currently designing hotels for Mandarin Oriental, Four Seasons etc.
- Design and construction by Saudi Oger
- Financing from Arab Bank which will provide the best in financing for Saraya customers in the case it is needed
- Access to various leisure and entertainment facilities for all needs i.e. Wild Wadi Water Park, Sports Park, Souk Saraya, Al Rimal beach club

Hotels

Al Qala'a Hotel
(Operated by Jumeirah)


Jumeirah



- 350 guestrooms, including 57 suites
- 3 restaurants including 1 main restaurant and 2 specialty restaurants

Features of Al Qala'a Hotel:

- Traditional Arabic Architecture
- Construction by Saudi Oger
- Specialty shops
- Health & beauty spa
- Kids museum
- Banquet halls & business center
- Swimming pools & private beaches
- Dividable banquet halls 373m², pre-function 57m², 5 meeting rooms & business center 125m²

Qasr Al Aqaba Hotel
(Operated by Jumeirah)

**Jumeirah**



- 300 guestrooms, including 50 suites
- Main casual restaurant, specialty restaurants and prestigious lounges

Features of Qasr Al Aqaba Hotel:

- Traditional Arabic Architecture
- Construction by Saudi Oger
- Elegant yet casual resort offering a relaxed and luxurious lifestyle
- Calm sand beaches and swimming pools facing the lagoon
- Spa and health club
- Recreational facilities
- Specialty shops
- Business center
- Premier executive club 168m², dividable banquet hall 319m², meeting rooms 161m², pre-function space 119m², executive lounge 295m²

Dar Al Masyaf Hotel (Boutique Hotel)

(Operated by Jumeirah)

**Jumeirah**

- 13 guestrooms

Westin Aqaba Hotel

(Operated by Starwood Hotels & Resorts Worldwide Inc.
under the "Westin" brand)



- 300 elegant rooms including 23 suites
- Four main restaurants with terraces overlooking lush gardens and waterfront views

Features of Westin Aqaba Hotel:

- Traditional Middle Eastern architecture
- Construction by Saudi Oger.
- Health and fitness club
- World-class day spa
- Specialty shops
- Children's club and teenager's activity center
- Outdoor recreation facilities with two swimming pools and a private beach
- Business Center 60m², ballroom 500m², 3 function rooms 220m² (one of which is 60m²), board room 30m², function space support 505m²



Al-Manara Hotel

(Operated by Starwood Hotels & Resorts Worldwide Inc. under "The Luxury Collection" brand)



- 201 guestrooms, including 18 suites
- Three main restaurants with waterfront views

Features of Al-Manara Hotel:

- Traditional architecture
- Construction by Saudi Oger
- Specialty shops
- Health club
- Spa and recreational facilities access
- Swimming pools and private beaches facing both the Gulf of Aqaba and Saraya lagoon
- Business center 68m²

Bab Al Bahar (Boutique Hotel)

Under "The Luxury Collection" Brand

(Operated by Starwood Hotels & Resorts Worldwide Inc.)



- 13 guestrooms

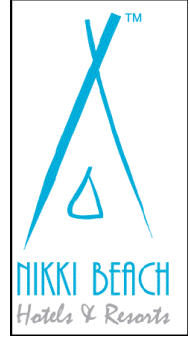
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Nikki Beach Resort and Spa

(Operated by Nikki Beach Hotels and Resorts Limited under the "Nikki Beach Resort and Spa" brand)

- Hotel rooms, some of which are hotel suites
- Residential component consisting of units of one, two and three bedroom units



Features of Nikki Beach Resorts and Spa:

- 6-star services with unique and bespoke privileges
- Fully furnished residential units
- Different dining facilities and restaurants
- Beach club and outdoor pool
- Spa and fitness facilities
- Business center with meeting rooms
- Retail shops
- Priority access and VIP treatment in all the hotel's facilities and outlets
- Exclusive discounts
- 24 hour "Nikki Sensations" concierge services
- Care free maintenance 24-7

Souk Saraya



General Theme and Image

The proposed Souk Saraya is a themed old city mixed use area that shall reflect the Oriental/ Arab downtown in a gated community with specific access points to the *souk*; it will be treated as an open air district with pedestrian-friendly urban-style living zone and streetscapes.

Features, facilities, and amenities

1. Fully Furnished Residential Units

a. *Furniture:*

- All residential units will be fully furnished, including all fixed and movable furniture, TV sets, telephone sets according to the interior design of each unit
- Fabrics, rugs, curtains and color themes will be chosen from a pre-defined color schemes prepared by the interior designers

b. *Kitchen:*

All residential units will be fully equipped and fully fitted kitchens including basic Electrical Appliances, Crockery, Cutlery, Glassware, Utensils etc... according to the interior design and pre-defined quantities set for each unit.

c. *Bedrooms & Bathrooms:*

All bedrooms and bathrooms of the residential units will have comfortable mattresses, bed and bathroom linens, accessories etc... according to the interior design of each unit.

2. Air Conditioning System

Saraya Aqaba has chosen the most advanced Air Conditioning systems to ensure the maximum comfort and flexibility of climate control in each residential unit. These systems are considered environmentally friendly for its minimum sound pollution.

3. 24 Hour Security

Saraya Aqaba Resort will be secured through 24 Hour controlled gates to monitor site access. In addition, advanced security systems will be installed to maintain the security of the zones and buildings; as well as security patrols will be available to ensure security within the resort.

4. 24 Hour Maintenance

Saraya Aqaba Resort will maintain all areas in the resort on 24 Hr basis (including Residential zones and public areas). This will exclude misuse by residents and preventive maintenance for individually owned units. Saraya Aqaba resort will provide maintenance services (including plumbing, air conditioning and electrical services) at a nominal fee. Spare parts will be charged separately.

5. Landscaping

Saraya Aqaba Resort will maintain a healthy, clean, safe and attractive lush landscaping in all areas of the resort (including Residential zones and public areas).

6. Triple Play Communication

Telephone, Internet and Satellite connections will be available in all residential units. Owners are expected to hook up the connections with the designated service providers according to their needs. Free to air satellite will be provided free of charge.

7. Recreational Facilities:

a. *Al Rimal Beach Club*

All residents will have access to a state of the art Beach Club located on the Saraya Lagoon. The Beach Club will have sandy beaches, swimming facilities for adults and children and fitness and wellness areas.

b. *Zones Swimming Pools & Gardens*

In each residential zone there are swimming pools (for adults and children) that are accessible only for the residents of each zone. Saraya Aqaba will maintain the pools as a clean and healthy environment.

c. *Sports Park*

A multi-use sports courts will be available at Saraya Aqaba's Sports Park situated next to the eastern residential zones.

d. *Kids Club*

The Kids Club located in the Beach Club will consist of a kids' pool, outdoor and shaded play areas. A professionally trained team of staff will be on hand to ensure the utmost safety and security of children between the ages of 4 - 12 years with a full, action packed list of activities enabling parents to enjoy a relaxing break.

8. Water Taxi Services

Transportation by Water Taxis within Saraya Aqaba Lagoon will be provided free of charge.

9. Golf Cart & Shuttle Bus Service

Transportation by Golf Cart & Shuttle Buses within Saraya Aqaba resort will be provided free of charge.

10. Saraya Aqaba Express Customer Service Center

Saraya Aqaba will have an "Express Customer Service Center" located within Souk Saraya area, where:

- a. Residents will be able to pay all their bills related to their homes at Saraya Aqaba.
- b. The following "A la Carte Services" will available to all Saraya Aqaba residents for a fee:
 - i. Travel & Hospitality Services
 - ii. Housekeeping services
 - iii. Concierge services
 - iv. Laundry & Dry Clean Services
 - v. Babysitting Services



Offsite facilities

To keep the value Saraya Aqaba provides for its residents and locals, the following offsite facilities were created:

- 1- Staff accommodation
- 2- Central laundry
- 3- Central stores
- 4- Common workshop