

Ishbiliya Village

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Beautiful living now within reach

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You can now own your villa  
at Ishbiliya Village







## Your beautiful home within reach

A beautiful oasis located at the heart of Bahrain. A place where traditional values meet a modern lifestyle and a true sense of community touches all who live there.



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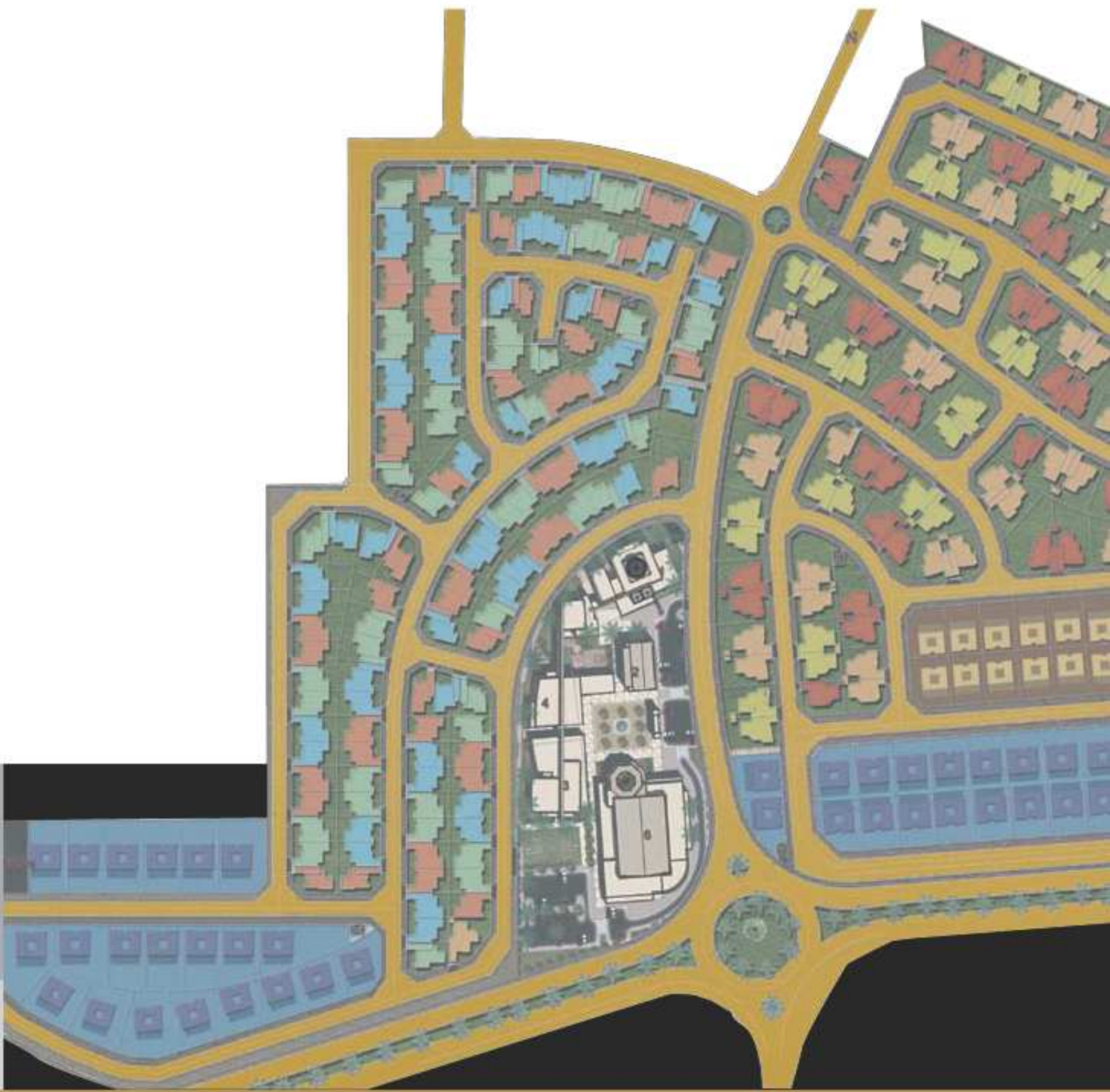


Ishbiliya Village is at the epicentre of Bahrain with your family's convenience in mind. Located just off the Sheikh Khalifa Bin Salman Highway, our village community offers easy access to Bahrain International Airport and all major hospitals and schools.

In addition to the range of amenities located at Ishbiliya Village, our community is within a short distance to Bahrain's prime shopping district, indoor water parks, 5 star hotels and mega cinema complexes; ensuring family entertainment is always within reach.

## Ideally located

The tranquil lifestyle of Ishbiliya Village is only minutes away from the heart of the city.





#### Row House

- Type (1) = 47 units
- Type (2) = 48 units
- Type (3) = 43 units

#### Single Detached House

- Type (1) = 36 units
- Type (2) = 39 units
- Type (3) = 32 units

- 4 storey building = 54 units
- 3 storey building = 18 units

Community Centre

Ishbiliya Village features over 240 luxuriously appointed villas and proposed 500 modern apartments, all harmoniously designed to reflect traditional values, the highest quality finishing and modern technology.

The villas are available in a range of architectural styles, sizes and configurations to suit your needs.

## Beautifully planned

The development provides homes connected with beautiful walking and cycling paths for family living at its best.



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Located at the centre of the development is the Ishbiliya Community Centre envisioned to cater to your family's social, leisure and everyday needs.

**Close to the Prayer Call:** Ishbiliya Village features a masjid for 450 men and 80 women as well as a daily Diwania.

**Boutique Shopping:** The boutique mall offers 14 outlets including quality clothing, chic home wares, a quality supermarket, cosy cafes and more.

**Gourmet Food at your doorstep:** A catering house offers the possibility of delivering your family and guests freshly cooked Arabic food 7 days a week.

**24 Hour Secure Living:** The Village is supported by 24 hour CCTV security to ensure you and your family can enjoy life worry free even at the last hour of the day.

## A vibrant community centre

Masjid | Shopping Mall | Supermarket | Coffee Shop  
Restaurant | Daily Diwania | Community Swimming Pool  
CCTV | Nursery and Kindergarten





## A lifestyle within reach

Enjoy a tranquil and convenient lifestyle with Ishbiliya's innovative services and amenities at your doorstep.

Detached Villa

Row Houses



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Detached House Type 1  
Front Elevation



Detached House Type 2  
Front Elevation



Detached House Type 3  
Front Elevation



Row House Type 1  
Front Elevation



Row House Type 2  
Front Elevation



Row House Type 3  
Front Elevation



## Perfectly placed

Ishbiliya Village features a range of 3 and 4 bedrooms detached villas and row houses giving you a wide selection of living options to choose from.



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Semi-furnished villas feature high quality fittings and furnishings including air conditioning, bathroom fitting and lighting, LG ducted split units, German parquet floor, fully fitted bathrooms and a fully fitted kitchen.



## A life of luxury within reach

The villas at Ishbiliya have been designed to the highest international standards and combine traditional Arabic essence with the best modern facilities.



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The detached villa offers a single open plan reception room on the ground floor, spacious dining room, guest bathroom, and a covered parking area for two cars.

The villa is finished to the highest standard including all floor and wall surfacing, bathroom fittings, central system air conditioning to all main rooms and a fully fitted kitchen and attached fry kitchen.



## Detached villa

A spacious four bedroom villa over three levels built on a 300m<sup>2</sup> plot area.

# Detached Villa / 4 bedroom



Detached Villa  
Ground Floor Plan

Ground Floor Legend	Width (m)	Depth (m)	Area (m <sup>2</sup> )
1. Foyer	2.25	1.80	4.05
2. Living Room	6.80	4.80	32.64
3. Dining Room	5.50	3.80	20.9
4. Kitchen	4.30	3.25	13.98
5. Fry Kitchen	1.80	2.20	3.96
6. Guest Bedroom	4.20	3.20	13.44
7. Guest Bathroom	1.80	3.10	5.58
8. Common Bathroom	2.25	2.05	4.61
9. Store Room	1.10	2.30	2.53



Detached Villa  
First Floor Plan

First Floor Legend	Width (m)	Depth (m)	Area (m <sup>2</sup> )
1. Master Bedroom	3.80	5.40	21.06
2. Master Bathroom	2.70	2.15	5.81
3. Master Dressing	3.5	1.35	4.73
4. Bedroom 1	5.10	3.40	17.34
5. Bedroom 2	3.80	4.80	18.72
6. Common Bathroom	3.20	1.80	5.76
7. Hall	1.70	1.80	3.06
8. Study	3.90	3.85	15.02



Detached Villa  
Second Floor Plan

Second Floor Legend	Width (m)	Depth (m)	Area (m <sup>2</sup> )
1. Laundry	2.25	1.50	3.38
2. Maid Bedroom	2.00	2.60	5.20
3. Maid Bathroom	1.45	1.40	2.03



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Row House  
Ground Floor Plan

Ground Floor Legend	Width (m)	Depth (m)	Area (m <sup>2</sup> )
1. Foyer	3.20	3.70	11.84
2. Family Living Room	5.50	3.55	19.53
3. Living / Dining Room	4.65	6.95	32.32
4. Kitchen	2.90	3.80	11.02
5. Fry Kitchen	2.00	2.15	4.3
6. Common Bathroom	1.65	2.10	3.26
7. Store Room	1.50	1.70	2.55



Row House  
First Floor Plan

First Floor Legend	Width (m)	Depth (m)	Area (m <sup>2</sup> )
1. Master Bedroom	4.65	4.00	18.60
2. Master Bathroom	2.95	2.20	6.49
3. Master Dressing	2.95	1.80	5.31
4. Bedroom 1	3.55	4.50	15.98
5. Bedroom 2	3.90	3.55	13.85
6. Common Bedroom	3.55	1.65	5.86
7. Hall	2.70	3.70	9.99



Row House  
Second Floor Plan

Second Floor Legend	Width (m)	Depth (m)	Area (m <sup>2</sup> )
1. Laundry	2.25	1.50	3.38
2. Maid Bedroom	2.00	2.80	5.20
3. Maid Bathroom	1.45	1.40	2.03

## Space to live

Our ready to move in detached villas and row houses come in a range of elevations and interior configurations giving you the opportunity to select your ideal home.



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The open plan spacious reception of the row house offers the family a generous and bright lounge / dining room on the ground floor.

The houses are finished to the highest standard including all floor and wall surfacing, bathroom fittings, split unit air conditioning to all main rooms and a fully fitted kitchen and attached fry kitchen, and with a covered parking area for two cars.

## Row houses

A spacious three bedroom house over three levels built on a 240m<sup>2</sup> plot area.



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## Contacts

For more information kindly contact us on:

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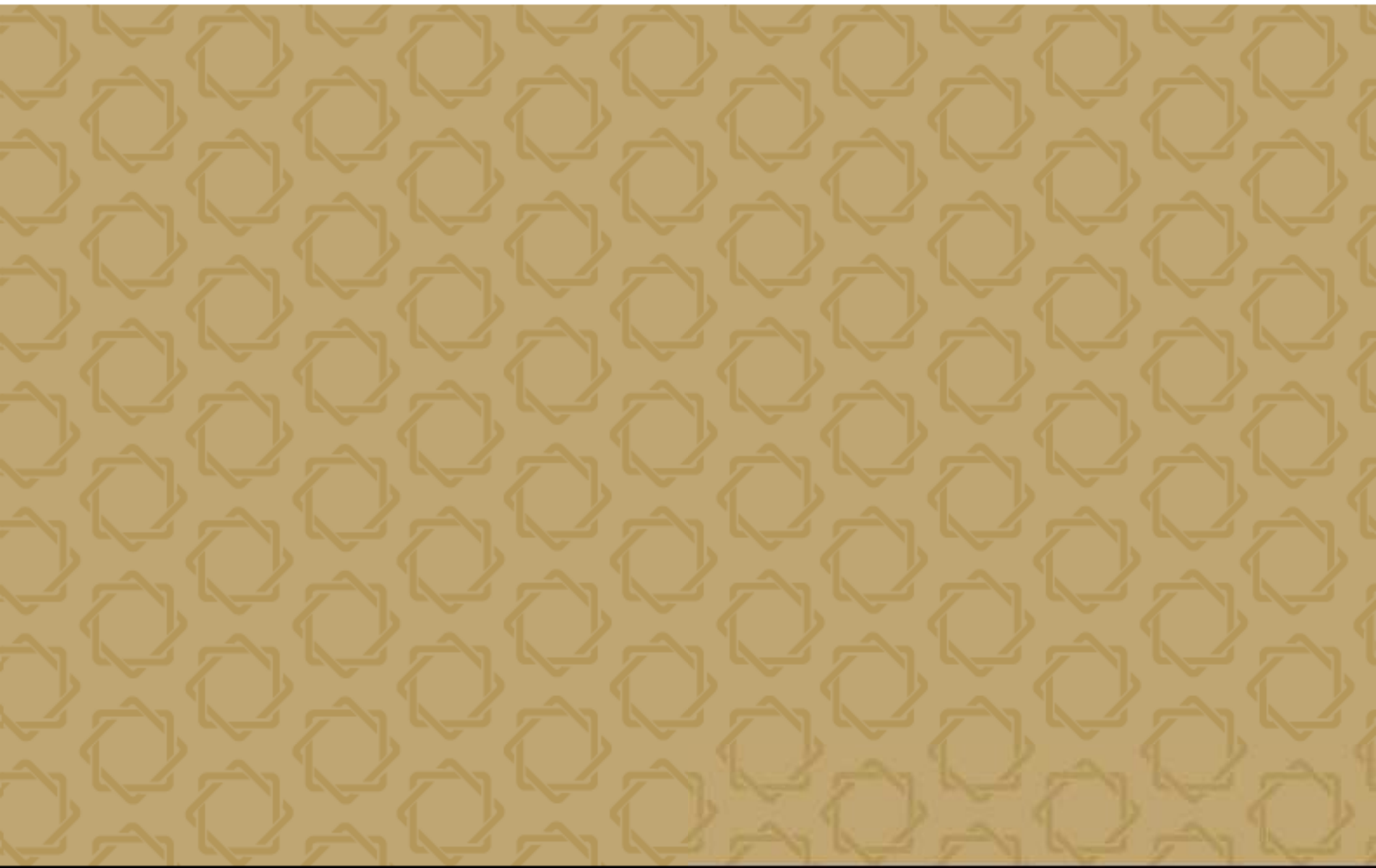
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