

TIVOLI RESIDENCES II



BILAL^{AL}JAZAYER



LIVE UNDER
PAINTED SKIES

TIVOLI

Edamah & Tivoli Proudly Presents

A new & highly desirable collection of
beautifully situated residences nestled within
the coastal resort of **Bilaj Al Jazayer**

WHEN HOME BECOMES YOUR GETAWAY

Introducing Tivoli Residences II

01 – The Vision

An Edamah Development

An architectural rendering of a modern multi-story residential building at dusk. The building features a light-colored facade with rounded balconies and large windows. Warm interior and balcony lighting is visible, contrasting with the cool blue and purple tones of the twilight sky. Palm trees are visible in the foreground and background, and a few cars and pedestrians are shown on the street level to provide a sense of scale and urban context.

Tivoli Residences II are one of the first residential buildings to be developed as part of the growing Bilaj Al Jazayer, a cornerstone destination on Bahrain's Sunset Coast.

The architectural design of Bilaj Beach Boulevard combines a blend of Miami's art deco elegance with Bahrain's traditional architecture, seamlessly blending luxury and relaxation to deliver a dynamic, sun-soaked beachfront destination. Bilaj Beach Boulevard offers a vibrant modern urban experience featuring sleek, soft-edged buildings with pastel coloured frontage, decked in colourful facades.

The boulevard is set directly behind the waterfront beachscape, providing a breezy, coastal ambiance to visitors and residents. Wide pedestrian walkways are lined with palm trees, chic cafes and boutique shops, fostering a lively, community-driven atmosphere.

Well Connected

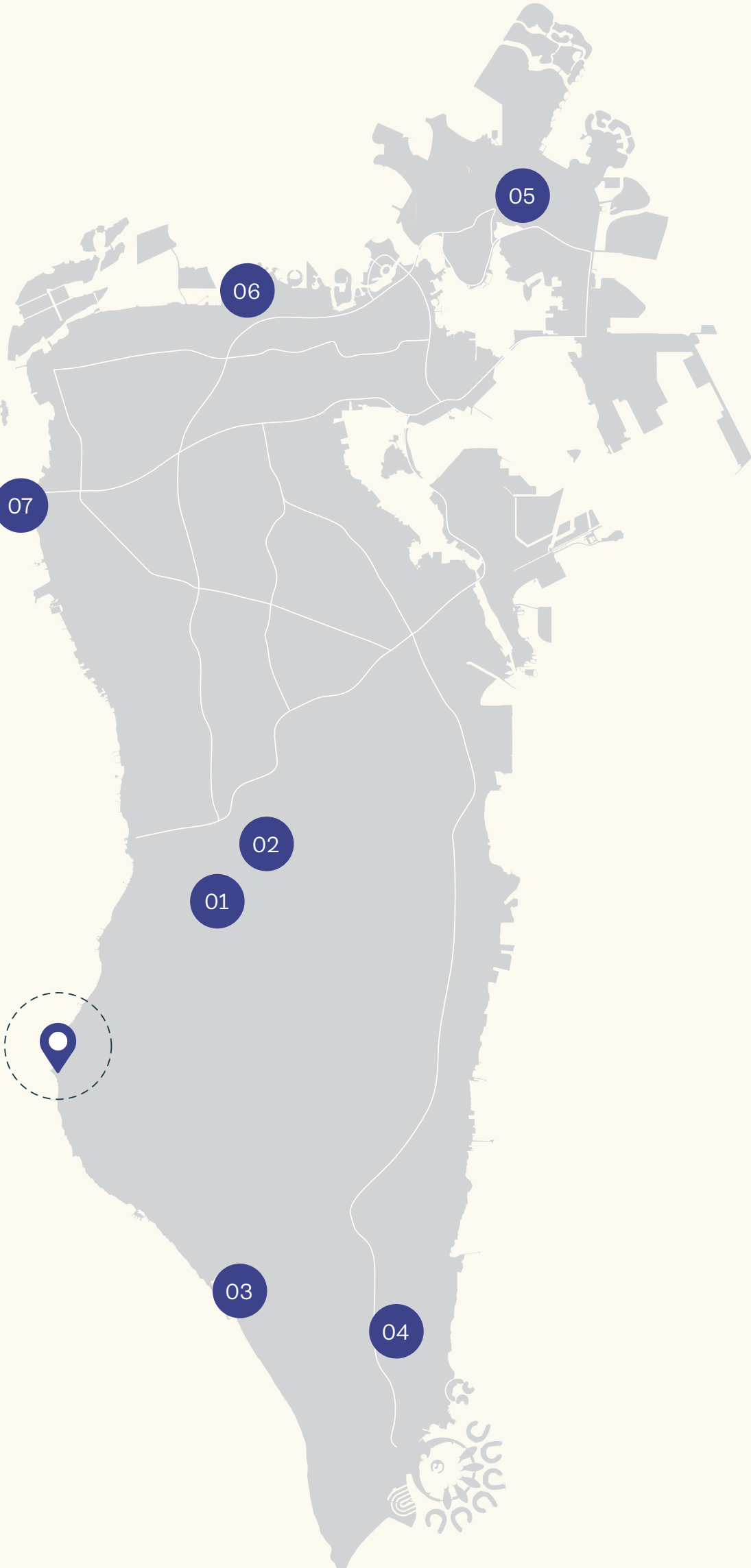
Perfectly Located

The Sunset Coast Welcomes Tivoli

Sitting ideally on Bahrain’s western coastline, Bilaj Al Jazayer is the crowning development of a planned beltway of world class destinations. Well connected to key landmarks and highways, the destination offers coastal seclusion with international connectivity.

The Sunset Coast’s plans, which are currently under development, are set to form a corridor of prosperity, from the island’s southern regions, past the Bilaj Al Jazayer and Tivoli Residences II, and its neighbours, up to the Seef District in the north.

Ref.	Landmark	Min
01	Bahrain International Circuit	14
02	Al Dana Amphitheatre	13
03	Southern City (Future)	24
04	King Abdullah Medical City (Southern Governorate)	41
05	Bahrain International Airport	44
06	Seef District	33
07	Saudi Causeway	50





The gateway to Bilaj Al Jazayer provides residents and their guests with a rich assortment of activities and attractions, including the Bahrain Surf Park - Club Hawaii Experience. The nation's latest water sports destination offers an endless wave for thrill-seekers and families alike.



Nestled along the pristine shores of the Arabian Gulf, the beach club offers a retreat where elegance meets leisure. Its shimmering pool overlooks acres of white sand, where the sea stretches endlessly toward the horizon. Casual dining venues serve fresh, vibrant dishes, perfect for a relaxed meal under the sun. For the adventurous, a variety of water and beach sports invite the whole family to dive into fun.



TIVOLI

Tivoli Residences II connect residents and their guests directly to the Bilaj Beach Boulevard and the Tivoli Hotel. The lively waterfront plays host to a vibrant lifestyle comprised of premium retail and F&B outlets.



Tivoli Residences II sits behind Bilaj Al Jazayer's expansive beachfront which lies on the Sunset Coast of Bahrain. Its vibrant avenues offer seclusion and excitement in equal measure.



SUBLIME RESIDENCES

DESIGNED TO SURPASS

Serviced, Coastal Living Spaces

02 – The Residences

ALL EXPECTATIONS



Tivoli Residences II

Endless Horizon

The Tivoli Residences II present a frontage that captures the elegance of the modern age, mingling seamlessly with Florida’s storied architectural roots. Inspired by the well-known Art Deco charm of this coastal city, the building boasts elegant, geometric lines softened by rounded edges, exuding an air of timeless refinement.

The pristine surfaces gleam under Bahrain’s sun, lending an open and airy ambiance. Accents in soft pastels, paired with horizontal grooves and tiered balconies, add a lively yet dignified touch, evoking the lively skyline of Sunset Boulevard’s waterfront.

Tropical landscaping, with swaying palms and lush greenery, frames the entrance, while a spacious portico welcomes residents into a world that blends sophistication with calm.



Expansive Hotel Rooftop Pool Horizon Views – *Infinite Leisure*

Above the rhythmic whispers of the waves, the rooftop pool stretches out like a gleaming mirror, catching the last golden light of day. From here, you can watch the sun sink slowly.

It is a place where time lingers, where the vast ocean meets the infinite sky and where restless dreamers find a fleeting stillness, wrapped in the warm embrace of a setting.



Residents' Courtyard

Verdant Shade, *Intimate Seclusion*

Tucked away from the bustle, the residents' courtyard unfolds as a serene sanctuary. Lush greenery weaves a canopy of shade, casting dappled light across the elegant stone pathways.

Whether enjoying lively moments with guests or fellow residents, or embracing a quiet, reflective pause, the courtyard provides the perfect balance. Vibrant outdoor cafés invite social connection, while serene, shaded areas offer a peaceful retreat. Whether unwinding with a favorite book or sharing stories over a light bite beneath a parasol or the evening stars, the courtyard serves as a central hub for relaxation and connection. Surrounded by lush greenery, it delivers a refreshing natural setting, ideal for savoring outdoor moments at any time of day.



Lobby Area *For Breathtaking Receptions*

Stepping into the reception area is like entering a scene from a bygone era of glamour. The silver-grey palette exudes quiet sophistication, while monotone frescos of swaying palms whisper of distant, sunlit shores.

Polished marble floors stretch beneath your feet, their cool elegance balanced by warm metallic accents that catch the light with subtle brilliance. Every detail, from the geometric lines to the rich textures, evokes the essence of Art Deco—timeless, bold, and refined. Here, modern luxury mingles with vintage charm, creating a space that is equally as welcoming as it is striking.

The living space's open-plan kitchen embodies a retro take on vibrant modernist styling. Subtle, warm greys caress coral blue and bronze tones accentuating the interiors clean lines and sleek furnishings, while geometric elements provide a nostalgic touch. The open plan kitchen area features geometric tiles details, mid-century-inspired cabinetry and metallic fixtures that echo the coastal Latino-American chic of the 1950s. Expansive windows brighten the space with natural light, connecting indoor and outdoor aspects. A fusion of retro charm and contemporary flare resolves into an elegant retreat.

Living Spaces *Luxury Living*



Tivoli Bedrooms

Tivoli Residences II bedrooms combine a modern, sleek coastal aesthetic with luxurious serenity. Expansive windows wash the space with natural light, while soft pastel tones, Art Deco touches and elegant furnishings create a soothing ambiance.

Tivoli Bathrooms

The Tivoli Residences II bathrooms blends modern, coastal flair with luxurious comfort. Sleek marble surfaces, bold geometric lines and soft pastel accents evoke a serene coastal vibe. Floor-to-ceiling windows bathe the space in natural light, offering a relaxing, spa-like experience.

Bedrooms & Bathrooms

Sleep in Tranquillity



An aerial photograph of a coastal city, likely Dubai, showing a series of artificial islands and beaches. The water is a vibrant turquoise, and the city is built with modern, low-rise buildings. The sky is a deep blue, and the overall scene is one of a luxurious beach getaway.

BEACH GETAWAYS

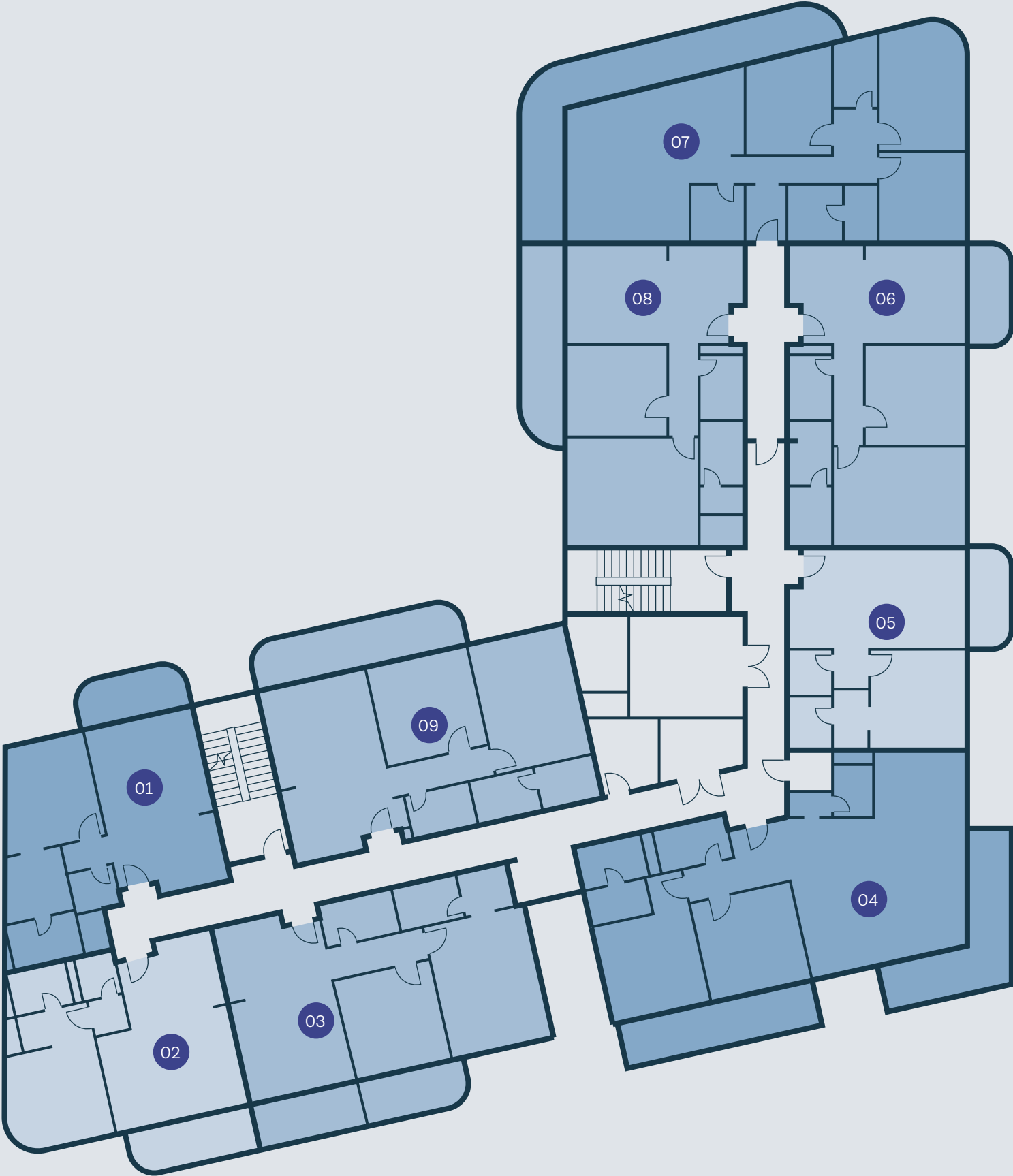
MASTER PLANNED

Five Unique Accommodation Types

03 – Plans

FOR INSPIRED LIVING

Level Plans – Schematics



Floor Plan

Key to Types

Apartments
Tivoli Residences II features beautifully designed apartments with 1, 2, or 3 bedrooms, available in standard layouts. Enjoy captivating courtyard or traditional alley, with three view options and configurations to suit your needs.

Ref.	Beds	Kind	View	Type
01	1	Apartment	Courtyard	A
02	1	Apartment	Urban	B
03	2	Apartment	Urban	A
04	2	Apartment	Urban	B
05	1	Apartment	Alley	C
06	2	Apartment	Alley	C
07	3	Apartment	Courtyard	A
08	2	Apartment	Courtyard	D
09	2	Apartment	Courtyard	E

One Bedroom – Type A

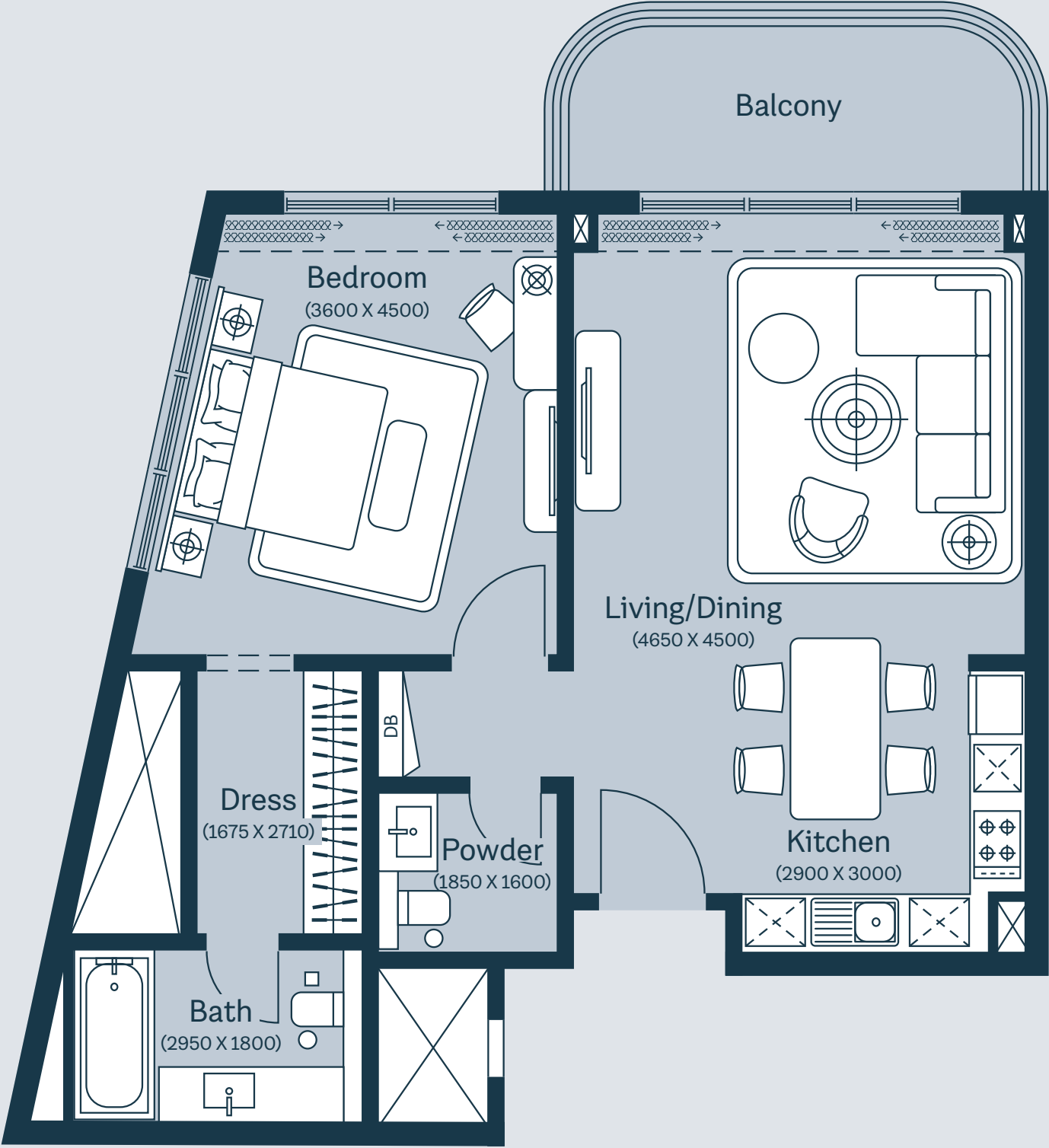
Total Area	Internal Area	Balcony
78sqm	71sqm	07sqm

Available Units:

Floor	View
01, 02, 03	Courtyard View



Location Guide



One Bedroom – Type B

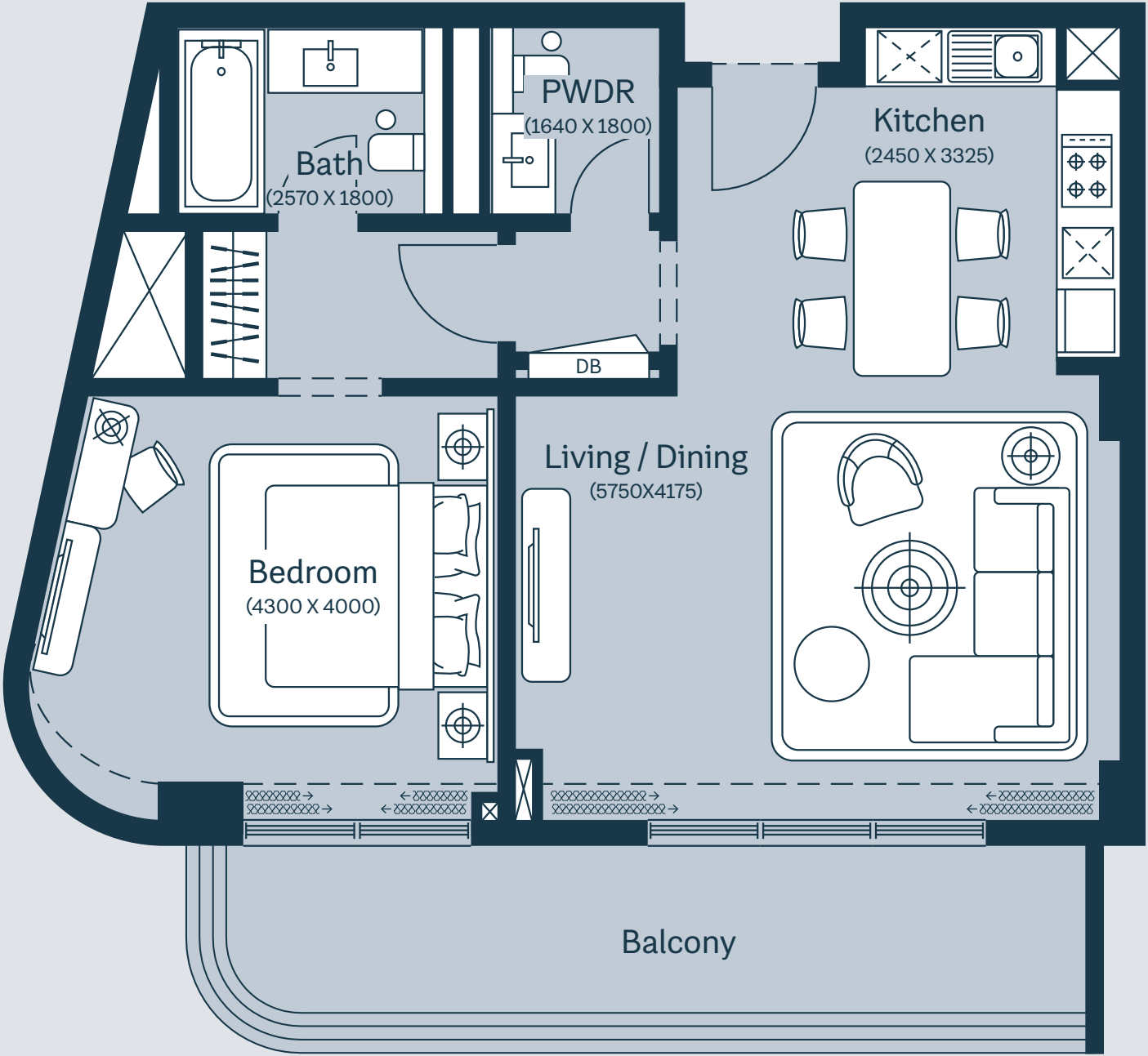
Total Area	Internal Area	Balcony	Floor
83sqm	71sqm	12sqm	01
78sqm	71sqm	07sqm	02, 03

Available Units:

Floor	View
01, 02, 03	Urban View



Location Guide

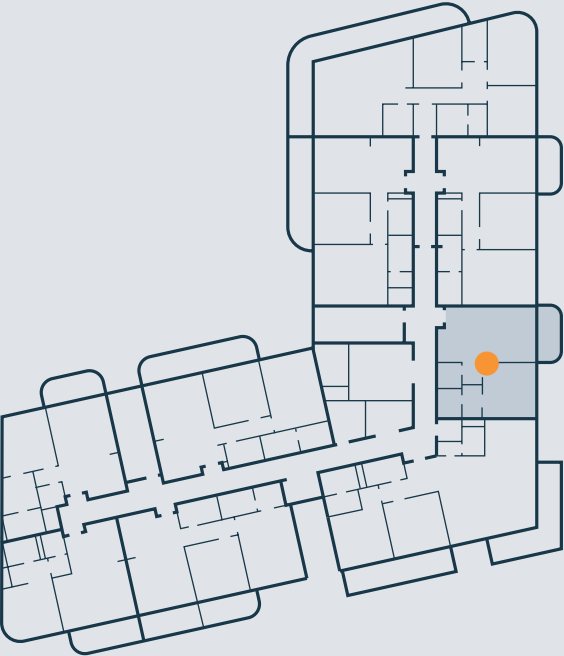


One Bedroom – Type C

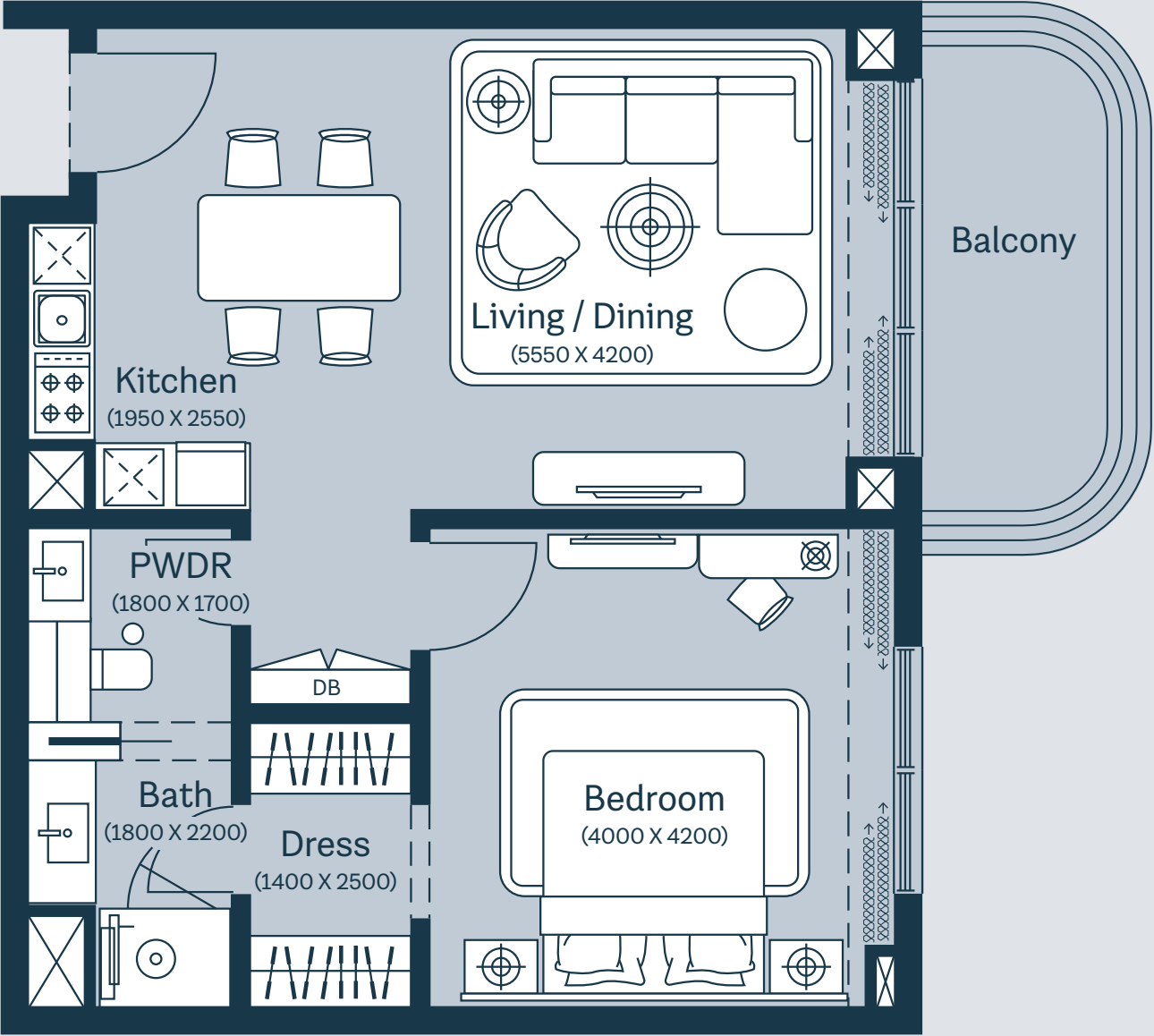
Total Area	Internal Area	Balcony
70sqm	64sqm	06sqm

Available Units:

Floor	View
01, 02, 03	Alley View



Location Guide

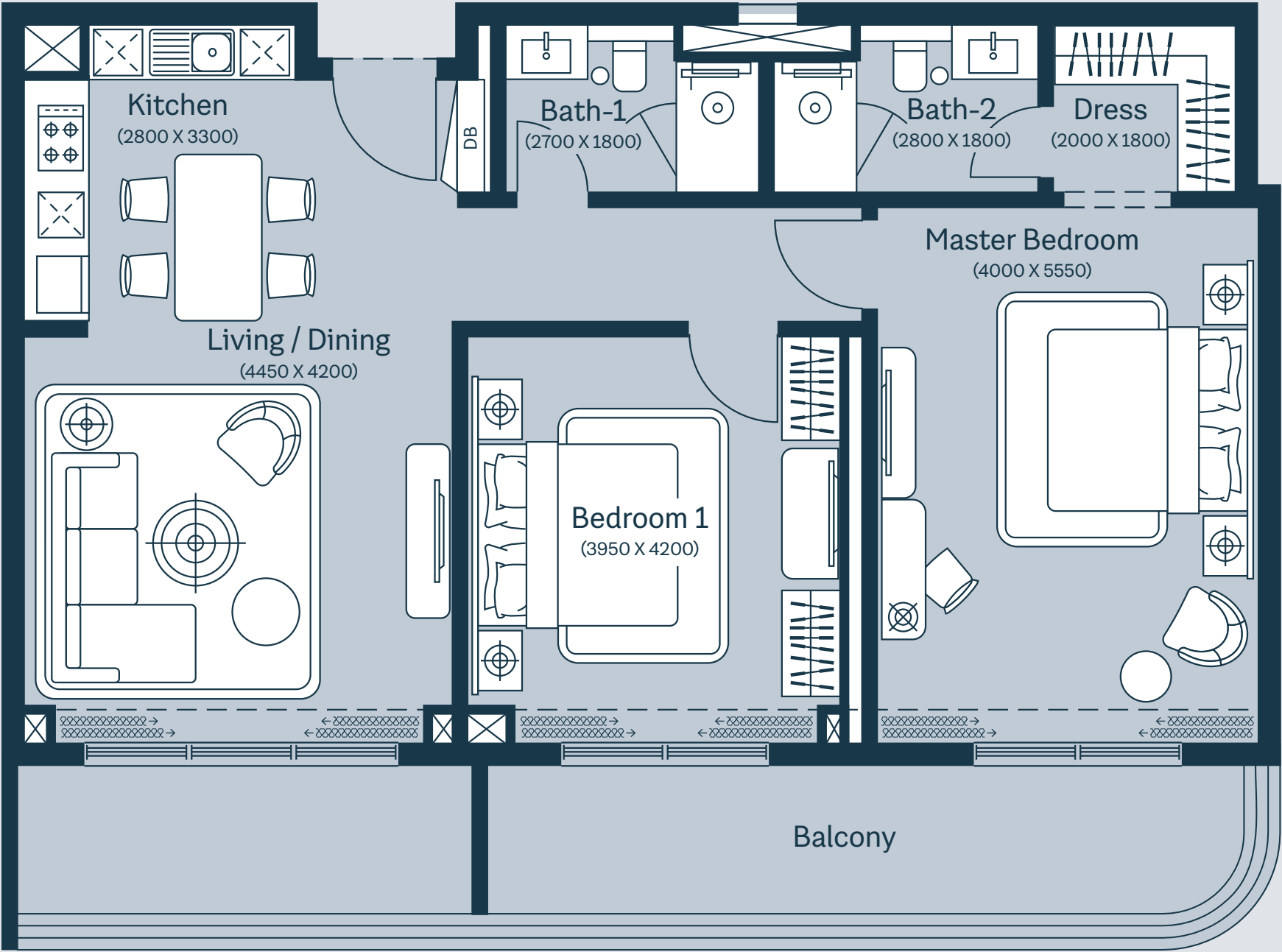


Two Bedroom – Type A

Total Area	Internal Area	Balcony	Floor
115sqm	95sqm	20sqm	01
109sqm	95sqm	14sqm	02, 03
Available Units:			
Floor	View		
01, 02, 03	Urban View		



Location Guide

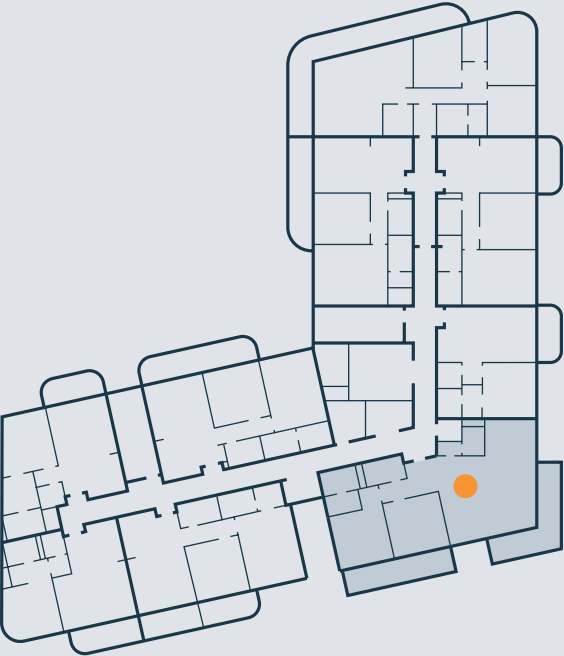


Two Bedroom – Type B

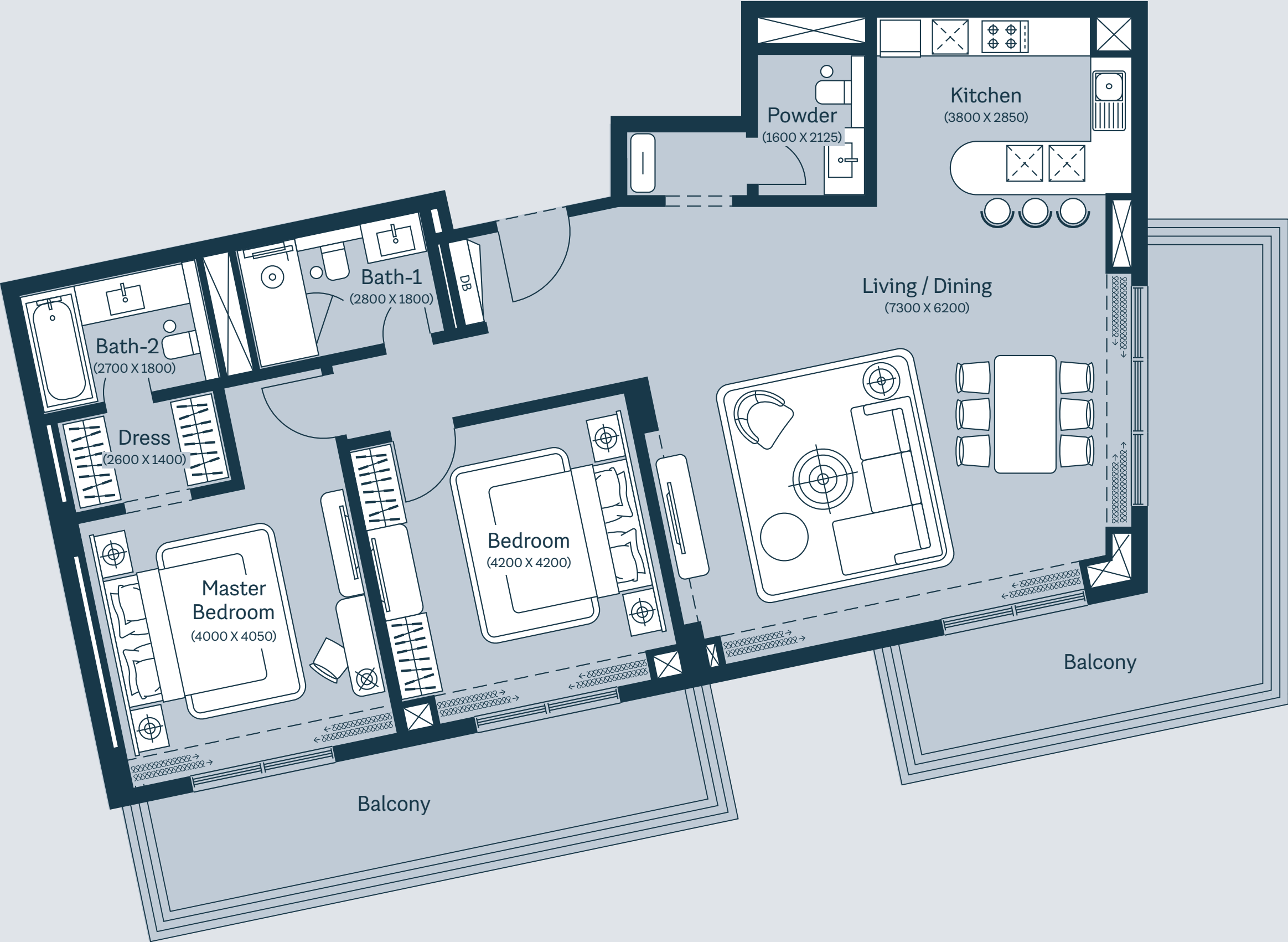
Total Area	Internal Area	Balcony
153sqm	124sqm	29sqm

Available Units:

Floor	View
01, 02, 03	Urban View



Location Guide

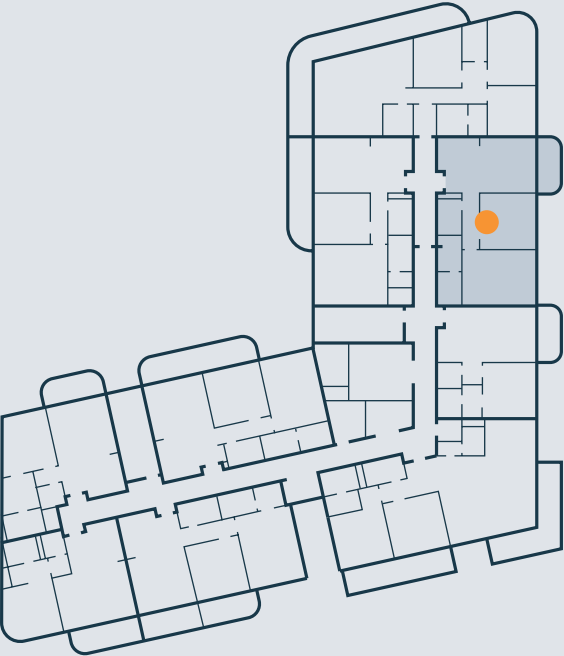


Two Bedroom – Type C

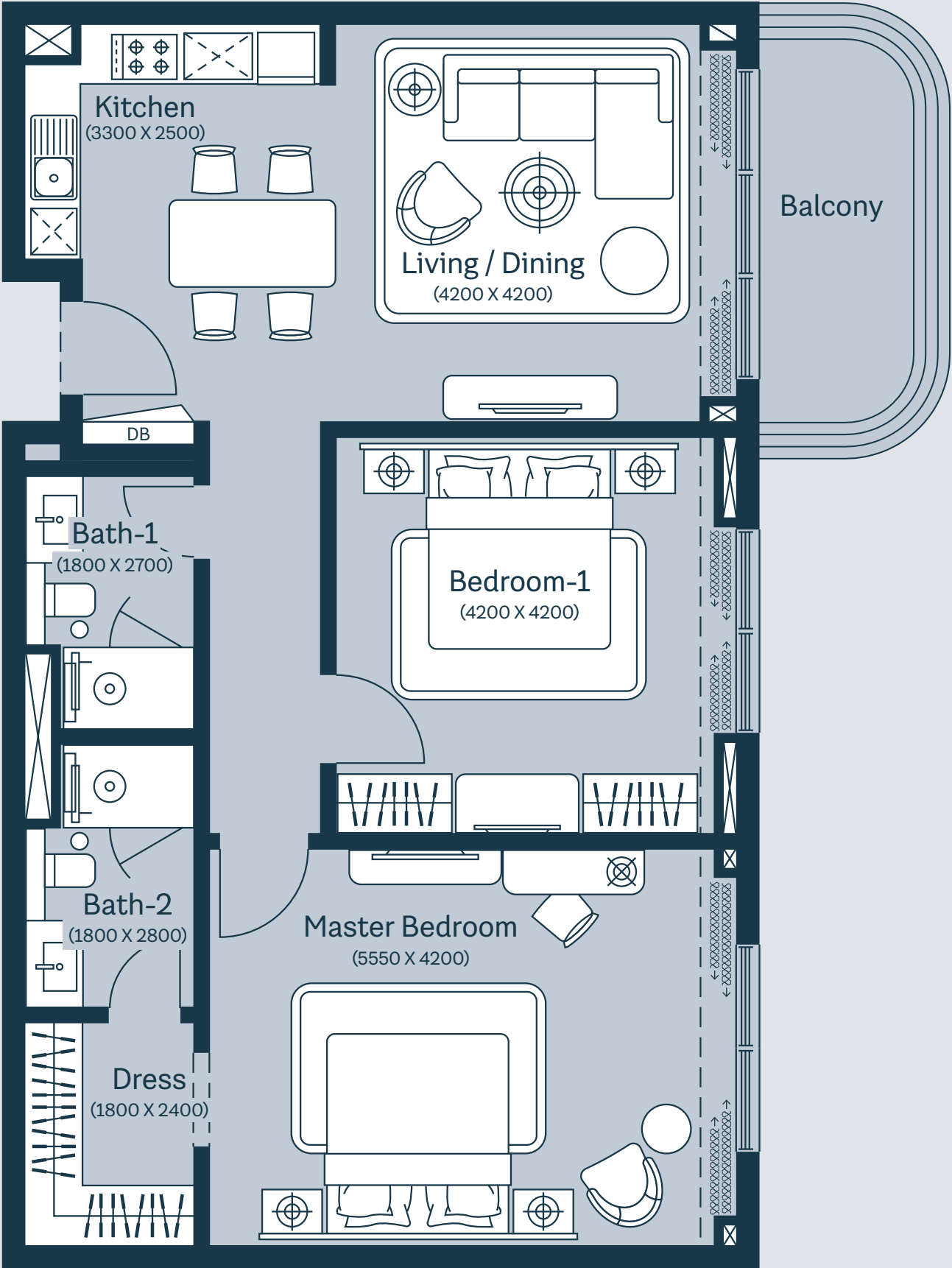
Total Area	Internal Area	Balcony
102sqm	96sqm	06sqm

Available Units:

Floor	View
01, 02, 03	Alley View



Location Guide

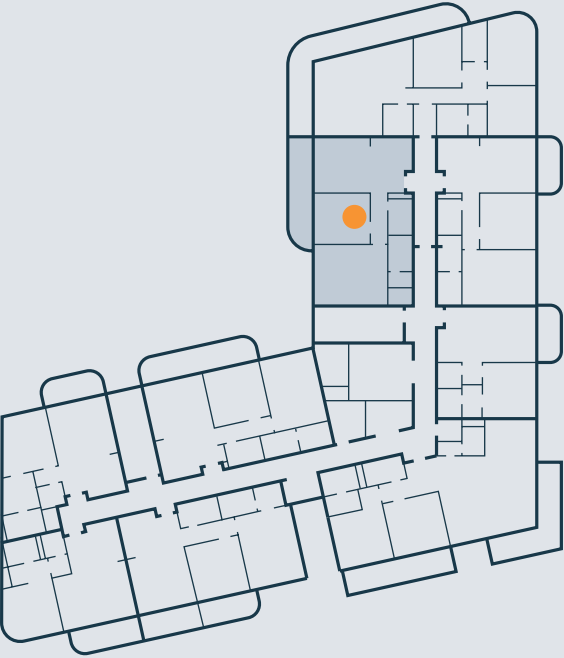


Two Bedroom – Type D

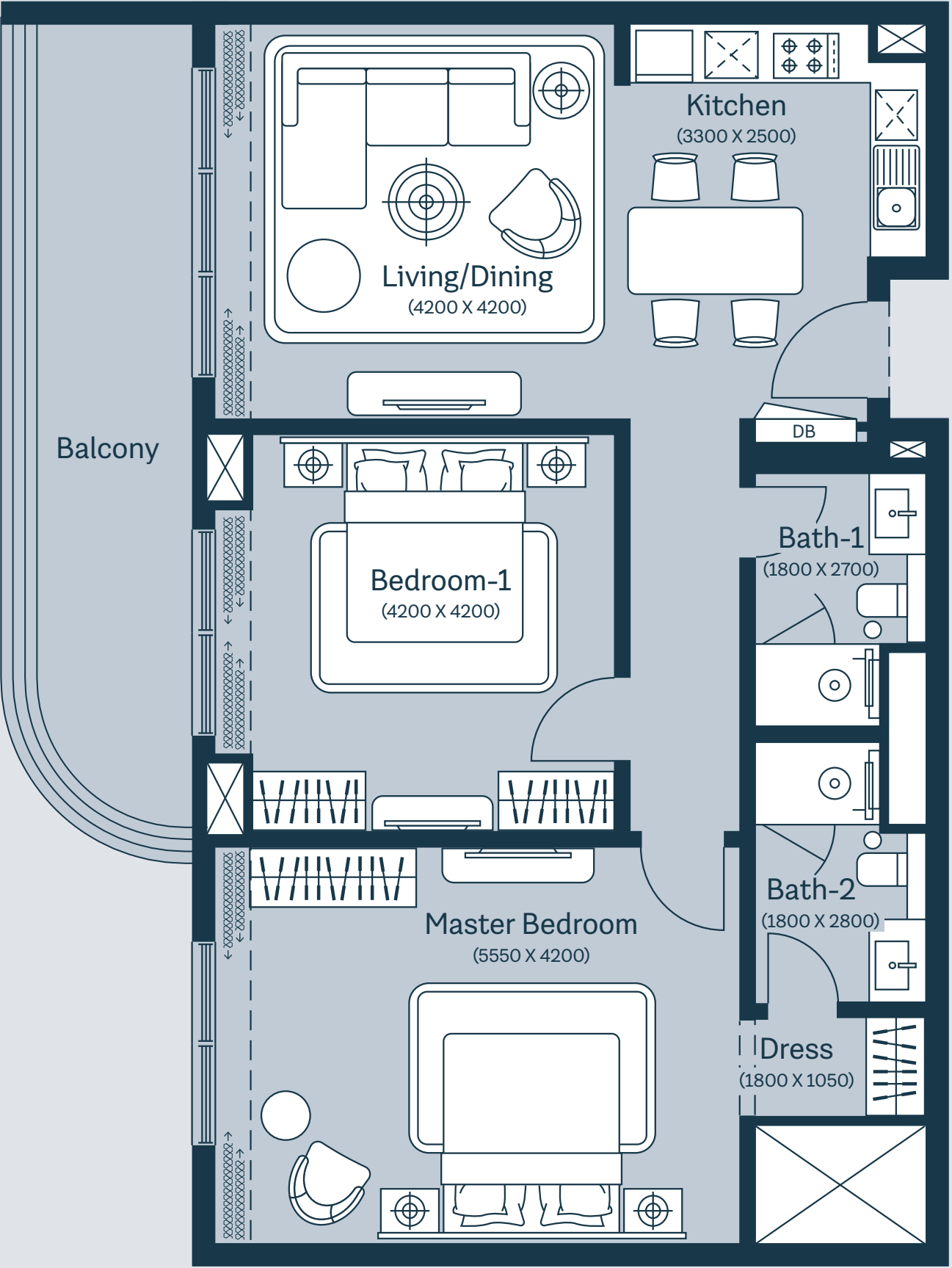
Total Area	Internal Area	Balcony
105sqm	92sqm	13sqm

Available Units:

Floor	View
01, 02, 03	Courtyard View



Location Guide

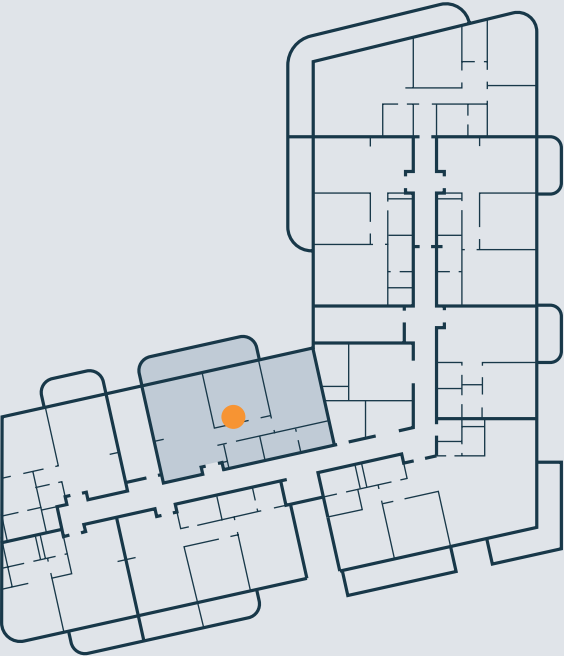


Two Bedroom – Type E

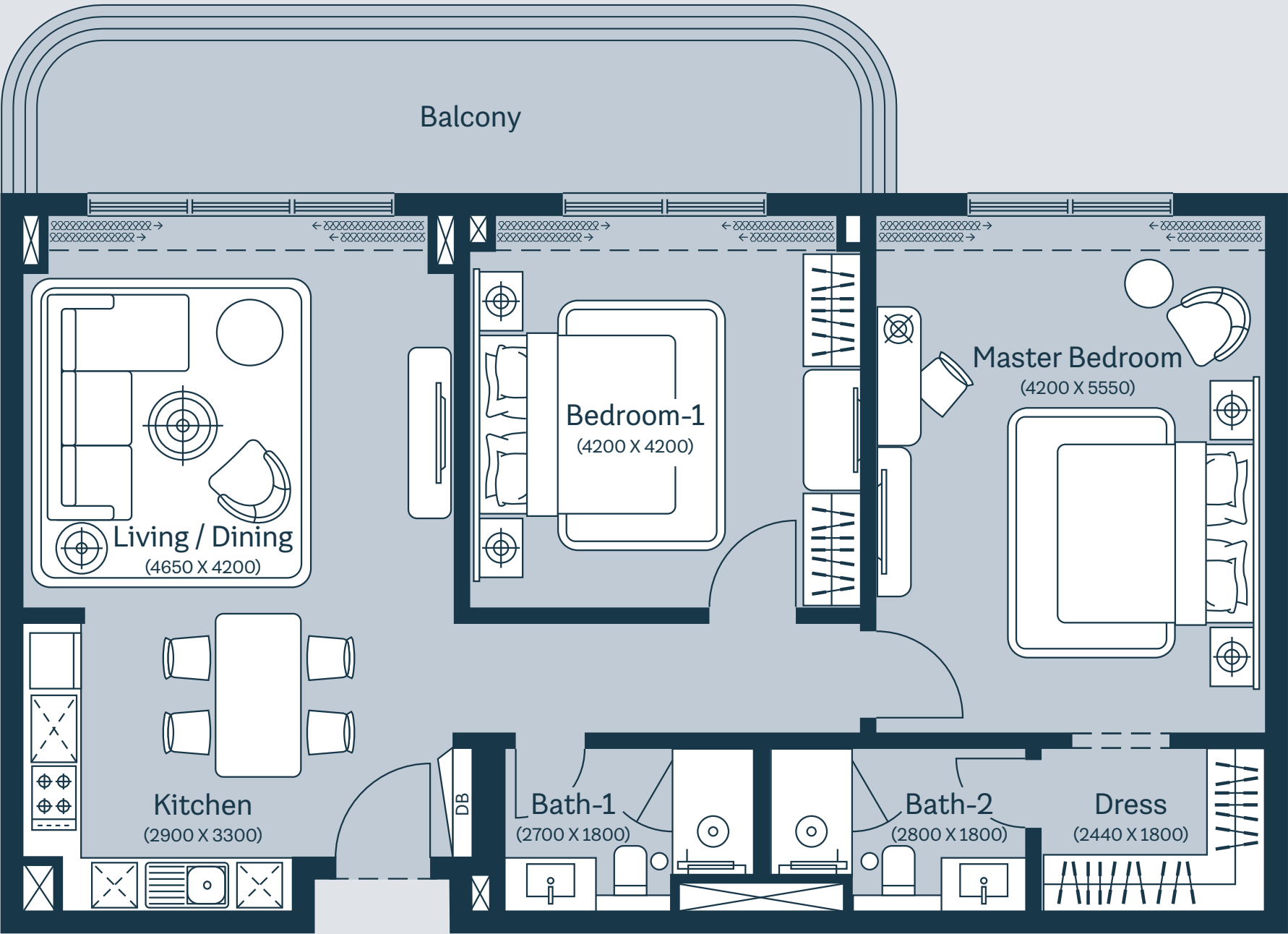
Total Area	Internal Area	Balcony
112sqm	98sqm	14sqm

Available Units:

Floor	View
01, 02, 03	Courtyard View

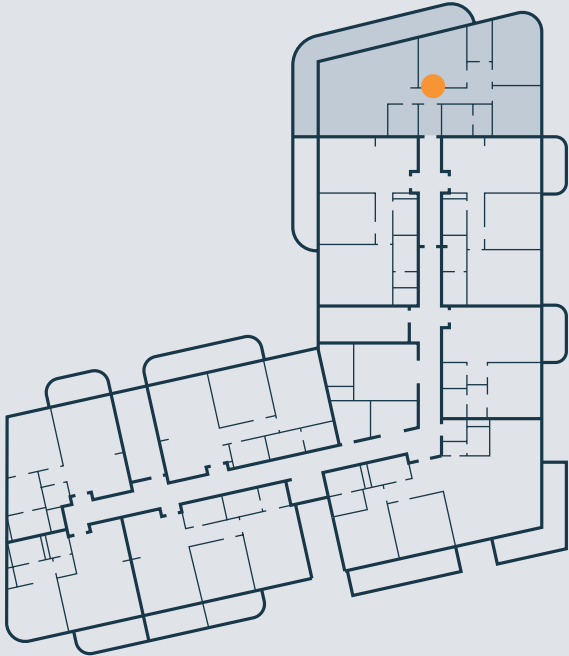


Location Guide

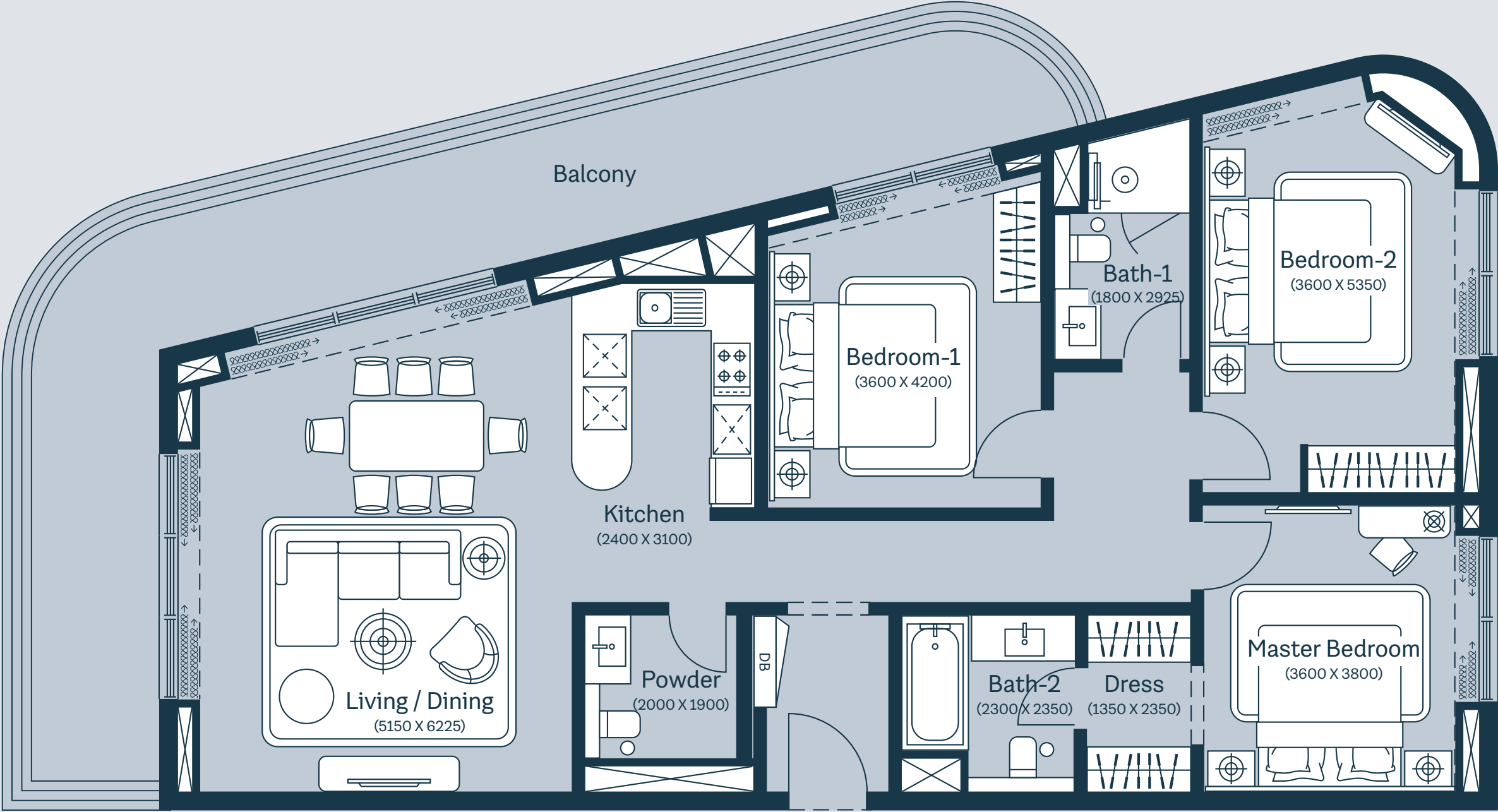


Three Bedroom – Type A

Total Area	Internal Area	Balcony
155sqm	125sqm	30sqm
Available Units:		
Floor	View	
01, 02, 03	Courtyard View	

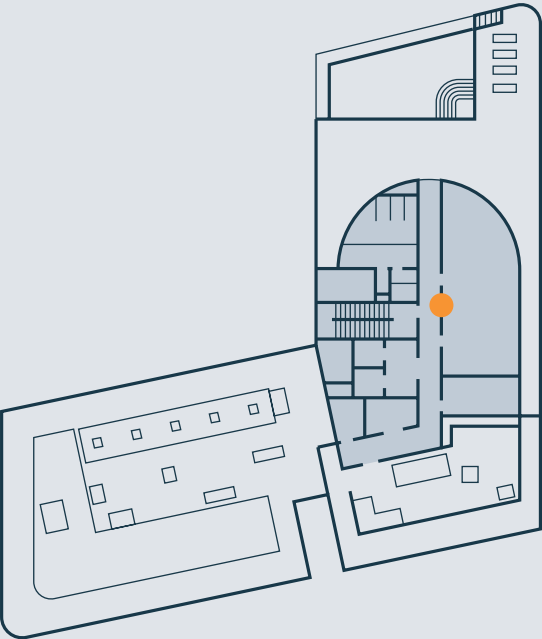


Location Guide

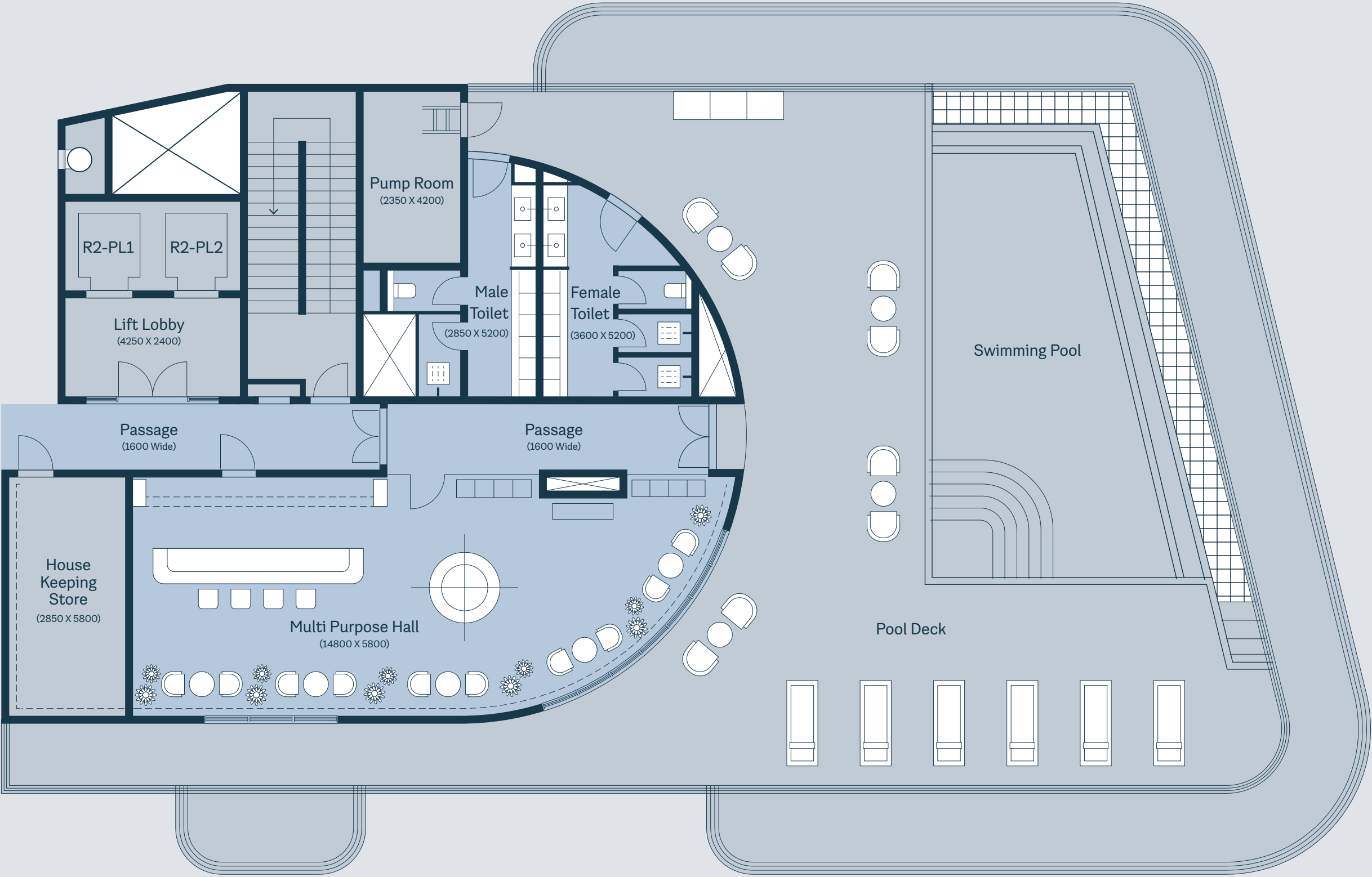


Pool Deck Area - 4th Floor

Total Area	Internal Area
337sqm	142sqm
Pool Deck	Swimming Pool
169sqm	66sqm



Location Guide



RELAX & STAY

IN REFINED COMPANY

Edamah & Tivoli

04 - The Partnership



Tivoli Doelen Hotel, Amsterdam

The European Elegance of Tivoli

Tivoli Hotels & Resorts is a brand that evokes elegance, heritage, vibrant cultural immersion. Born from a passion for the art of hospitality, Tivoli stands at the crossroads of timeless sophistication and modern luxury, where every stay feels like a curated experience in the world's most alluring destinations. Whether nestled in the historic heart of a European city, set amidst the exotic beauty of Southeast Asia, or sweeping along the sun-kissed shores of Bahrain, Tivoli promises an unforgettable blend of charm and warmth, where residents are embraced by the art of living well.

The Tivoli Story: Heritage Meets Innovation

Founded in 1933 in Lisbon, Tivoli began as a luxury hotel in the bustling capital of Portugal, catering to discerning travellers who sought more than a resting place. From its inception, Tivoli pioneered spaces blending local character with a cosmopolitan charm. Over the years, it expanded its presence, adding destinations across Portugal and beyond, never losing sight of its foundational values: exceptional service, cultural richness and a sense of place.

Tivoli's vision of luxury is rooted in authenticity. Each location is a tribute to its context, drawing from local customs, traditions, stories, yet executed with an understated elegance that is uniquely Tivoli. Whether it's the opulent architecture of a colonial palace in Sintra or the sleek, modern lines of Bilaj's beachfront, every property seamlessly integrates with its environment, inviting guests to escape and explore.

Reflecting the Soul of a Destination

The beauty of a Tivoli hotel lies not just in its aesthetic grandeur, but in the story it tells through design. Every detail is thoughtfully curated to reflect the soul of its surroundings. In Lisbon's Tivoli Avenida Liberdade, a grand lobby with marble floors and rich, deep wood accents recalls the opulence of the city's golden age, while the rooftop bar overlooks a cosmopolitan skyline, reminding guests they are at the heart of modern sophistication.

Sustainability and Responsibility

In today's world, luxury cannot exist without responsibility. Tivoli is committed to leading the way in sustainable hospitality. The brand takes a proactive approach to environmental conservation, with a focus on reducing its carbon footprint and preserving the natural beauty of the locations it calls home.

A Global Brand with a Local Heart

While Tivoli has grown into an internationally renowned luxury hotel brand, it remains deeply connected to the local communities it serves. At its core, Tivoli is a celebration of diversity, culture, history, where each property feels like a sonnet to its surroundings. Guests can expect warm, personalised service that reflects the values of the region, with staff who are not only experts in hospitality but also passionate ambassadors for their destination. Whether it's sharing the hidden gems of Lisbon's streets, introducing guests to the indigenous wildlife of Praia do Forte, or guiding them through the vibrant markets of Bangkok, Tivoli's team creates meaningful connections that leave a lasting impression.

TIVOLI

Tivoli Residences II comes to life through a truly unique partnership between *Edamah & Tivoli*, one of the world's most respected residential hospitality specialists

About the Developers



About Edamah

Edamah (Bahrain Real Estate Investment Company) is the real estate arm of the Bahrain Mumtalakat Holding Company, the sovereign wealth fund of the Kingdom of Bahrain. Established in 2006 to drive growth in Bahrain's property sector, Edamah focuses on developing, managing and operating high-quality real estate assets that contribute to the Kingdom's sustainable development goals. With a commitment to enhancing Bahrain's infrastructure and community-focused spaces, Edamah's portfolio spans diverse sectors, including hospitality, residential, commercial and mixed-use developments.

Edamah is dedicated to creating long-term value, fostering economic growth and enriching the local community through innovative real estate projects that are in harmony with Bahrain's rich cultural heritage and vision for the future.



About Bilaj Al Jazayer

Bilaj Al Jazayer Development Company was established to spearhead the transformation of Bilaj Al Jazayer, one of Bahrain's prime coastal destinations, into a world-class waterfront development. Owned by Edamah, this development company is at the forefront of creating an integrated, vibrant community that offers a mix of residential, hospitality and recreational spaces, designed to appeal to both locals and visitors.

Bilaj Al Jazayer aligns with Edamah's mission to support Bahrain's economic and tourism sectors, providing a new lifestyle destination that celebrates the Kingdom's natural beauty while attracting regional and international tourism. The close association between Edamah and Bilaj Al Jazayer Development Company underscores a shared vision to bring high-impact, sustainable real estate projects to Bahrain, contributing to its growing appeal as a top-tier tourism and leisure destination.

Reservations

Begin a life under painted skies and
reserve your new apartment today

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