



ياسمينه سار
YASMEENAT SAAR







ABOUT YASMEENAT SAAR

Yasmeenat Saar comprises of 27 luxurious villas built to the highest standard specifications with open plan layouts to suit today's life-style aspirations. Yasmeenat Saar is targeted at the medium income segment, offering quality homes and amenities in a prime location at competitive prices.

- Prime Location
- Flexibility, privacy and spacious comfortable living
- Luxury finishings, luxurious homes
- Close proximity to services, retail and amenities
- Situated within a highly sought after neighbourhood with established road links
- Balanced design enhanced with natural light
- Built to the highest standard specifications



Location

Located in the Saar area within the North-West part of the Kingdom of Bahrain, the development can be accessed from the Saar exit of the Shaikh Khalifa bin Salman Highway. The homes are located on Avenue 13, approximately 400 meters west of the Saar exit, opposite the newly completed Saar Mall development. The development's prime location offers homeowners a wide variety of amenities, services and retail choices that cover supermarkets, pharmacies, a bank, restaurants and cafes, a major school and nursery.



SITE LOCATION ON BAHRAIN MAP



SITE LOCATION- NORTHERN GOVERNORATE



IMPORTANT PLACES WITHIN THE VICINITY OF THE SITE



CONCEPT MASTERPLAN

MASTERPLAN

Built on an overall plot size of 17,000 square meters, the master plan has been carefully designed by a well-renowned leading consultant engineer, MSCEB. The development has taken into account all survey aspects including the sun path trajectory, wind direction, sound and noise, and overall traffic flow within and around the development. Plot sizes on the development start at a minimum of 300 square meters with larger plots available. The gross floor areas of the villas range from a three-bedroom 273.42 square meters villa up to an impressive five-bedroom home over 398.90 square meters. There are two main entry and exit points from the development allowing for convenient access to homeowners at all times. Yasmeenat Saar homes are built as detached units offering ample spaces around the villas for the purpose of privacy and comfort within an integrated and open- community style living.





THE HOMES

The houses have been thoughtfully designed to include a wide range of indoor and outdoor, formal and informal spaces, including; majlis, open living area, shaded garage spaces and open terraces. The homes have also been designed to take privacy into account, future expansion and transforming spaces into extra rooms. The majlis for example can be closed off for privacy, or opened up for a more open plan layout. This allows homeowners to conveniently use their spaces to suit their lifestyle requirements. Other parts of the house can be flexibly utilized to suit the homeowners preferences whereby the servant quarters in the house can be used to accommodate both the housemaid and driver or utilizing the space for an extra housemaid to support the household. These rooms can also be used as extra storage spaces if the homeowner chooses.





3 BEDROOM VILLAS

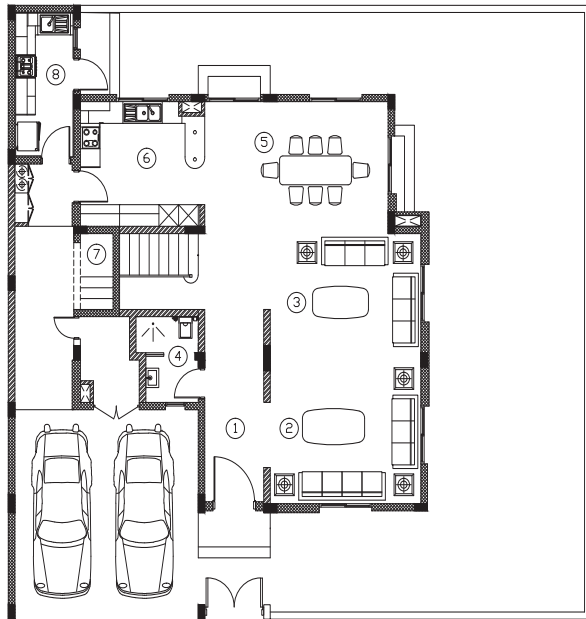
Yasmeenat Saar's three-bedroom villas are built on plot sizes starting from 301.5 square meters and with a gross floor area of 273.42 square meters over three stories. There are two types of three bedroom units, with the main difference being a larger gross floor area as well as a larger-sized garden. Typically the three bedroom units are inclusive of these main features:

UNIT COMPONENTS

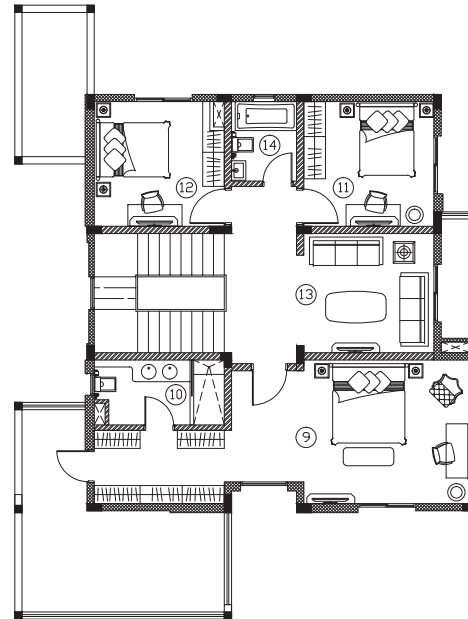
- Main living/family room
- Dining room
- Kitchen (Internal)
- Majlis
- Three bedrooms (master bedroom includes en-suite bathroom and walk-in changing room). The other two bedrooms share one bathroom
- Shaded double size garage for two cars
- Kitchen (External)
- Upstairs sitting area
- Servant quarters & laundry room
- Medium size garden
- Two upper level terraces
- Downstairs guest bathroom with shower

	Ground Floor		First Floor		Second Floor		Total Gross Floor Area (GF + FF + SF + Services)
		sqm (approx.)		sqm (approx.)		sqm (approx.)	
Three Bedroom Villa	1 Foyer	6.30	9 Master bedroom and walk-in closet	33.69	15 Maids room	11.88	273.42m²
	2 Majlis	18.40	10 Master bedroom: en-suite bathroom	6.48	16 Maids bathroom	2.50	
	3 Living/family room	15.18	11 Bedroom 2	12.42	17 Laundry room	3.87	
	4 Guest bathroom	4.51	12 Bedroom 3	12.42	Others	18.55	
	5 Dining room	19.32	13 Sitting area	10.80			
	6 Kitchen (Internal)	13.30	14 First floor bathroom	3.96			
	7 Storage room	2.52	Staircase, landing and others	36.95			
	Others	31.07					
	Total Gross Ground Floor Area	110.60m²	Total Gross First Floor Area	116.72m²	Total Gross Second Floor area	36.80m²	
	8 Services (External kitchen)	9.30m ²					
	Garage	34.62m ²					

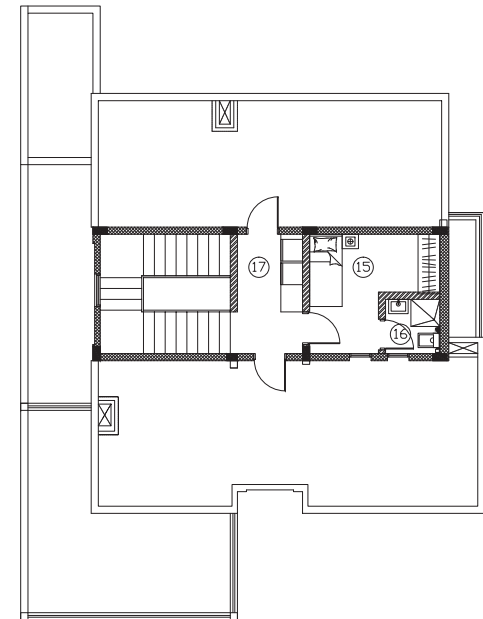
3 Bedroom Floor Plan



Ground Floor



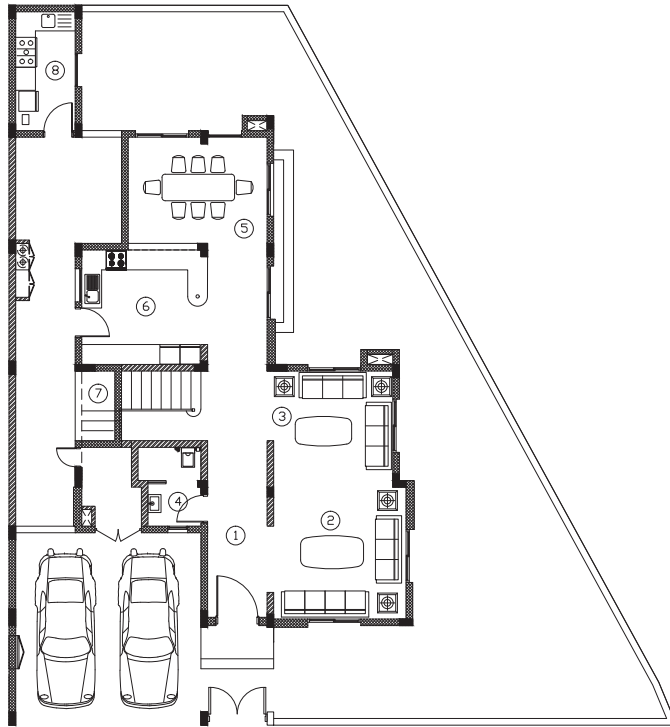
First Floor



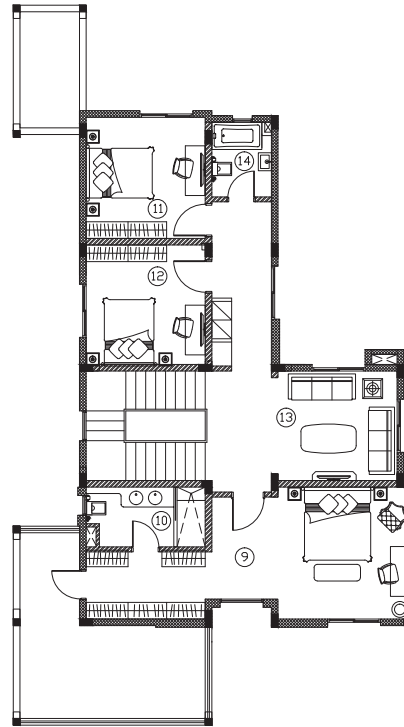
Second Floor



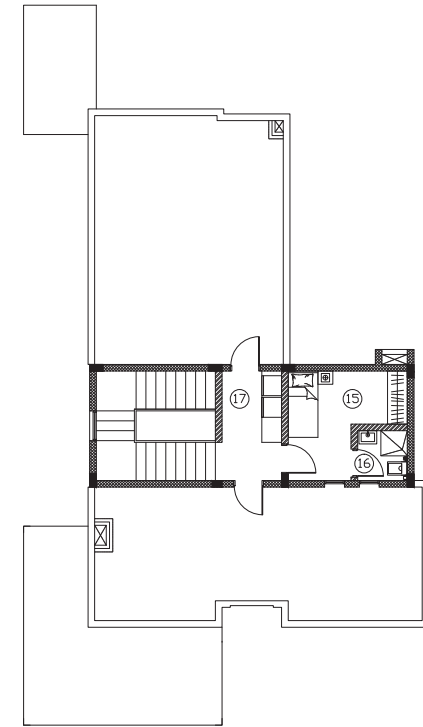
3A Bedroom Floor Plan



Ground Floor



First Floor



Second Floor

Three (A) Bedroom Villa	Ground Floor		First Floor		Second Floor		Total Gross Floor Area (GF + FF + SF + Services)
		sqm (approx.)		sqm (approx.)		sqm (approx.)	
	1 Foyer	4.00	9 Master bedroom and walk-in closet	31.87	15 Maids room	11.88	275.72m²
	2 Majlis	16.00	10 Master bedroom: en-suite bathroom	6.48	16 Maids bathroom	2.50	
	3 Living/family room	12.24	11 Bedroom 2	13.14	17 Laundry room	3.87	
	4 Guest bathroom	4.51	12 Bedroom 3	12.96	Others	18.01	
	5 Dining room	13.44	13 Sitting area	11.88			
	6 Kitchen (Internal)	12.59	14 First floor bathroom	4.05			
	7 Storage room	2.52	Staircase, landing and others	43.62			
	Others	36.70					
	Total Gross Ground Floor Area	102.00m²	Total Gross First Floor Area	124.00m²	Total Gross Second Floor Area	36.26m²	
	8 Services (External kitchen)	13.46m ²					
	Garage	34.60m ²					





4 BEDROOMS

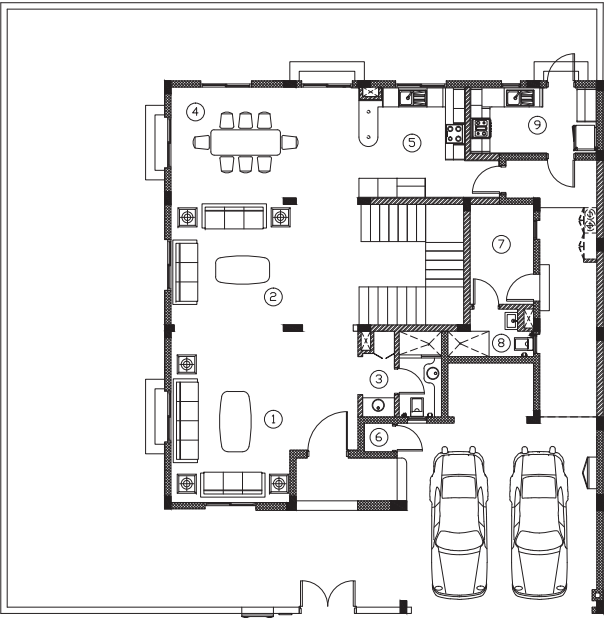
Yasmeenat Saar's four-bedroom villas are built on plot sizes starting from 363 square meters with a gross floor area of 348.63 square meters over three stories. Each unit includes the following features:

UNIT COMPONENTS

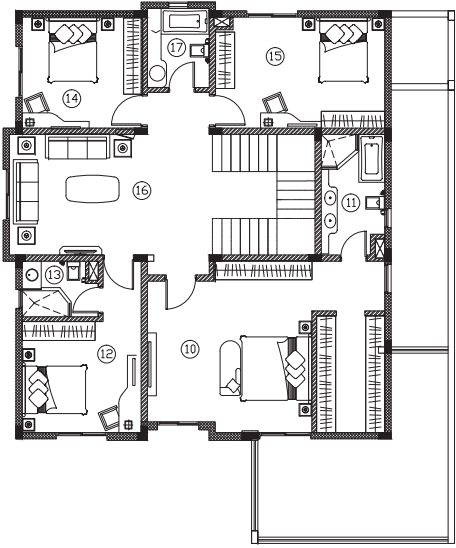
- Main living/family room
- Dining room
- Kitchen (Internal)
- Majlis
- Full downstairs bathroom and vanity area with shower
- Four bedrooms (master bedroom includes en-suite bathroom and walk-in changing room. Another bedroom has one en-suite bathroom, while the two other bedrooms share one bathroom)
- Upstairs sitting area
- Shaded side-by-side garage for two cars
- Kitchen (External)
- Servant quarters and laundry room
- Drivers room or additional maids room

Ground Floor		sqm (approx.)	First Floor	sqm (approx.)	SecondFloor	sqm (approx.)	Total Gross Floor Area (GF + FF + SF + Services)
Four Bedroom Villa	1 Majlis	19.98	10 Master bedroom and walk-in closet	35.10	18 Maids room	6.90	348.63 m ²
	2 Living/family hall	15.20	11 Master bedroom: en-suite bathroom	6.40	19 Maids bathroom	3.00	
	3 Guest bathroom	3.51	12 Bedroom 2	20.52	20 Laundry room	2.60	
	4 Dining room	20.82	13 Bedroom 2 en-suite	4.00	Others	21.67	
	5 Kitchen (Internal)	11.55	14 Bedroom 3	13.30			
	6 Storage room	0.50	15 Bedroom 4	18.55			
	7 Driver's room	6.00	16 Sitting area	16.09			
	8 Driver's bathroom	3.00	17 First floor bathroom	5.00			
	Others	61.94	Staircase, landing and others	42.50			
Total Gross Ground Floor Area		142.5m ²	Total Gross First Floor Area		161.46m ²	Total Gross Second Floor Area 34.17m ²	
9 Services (External kitchen)		10.50m ²					
Garage		40.05m ²					

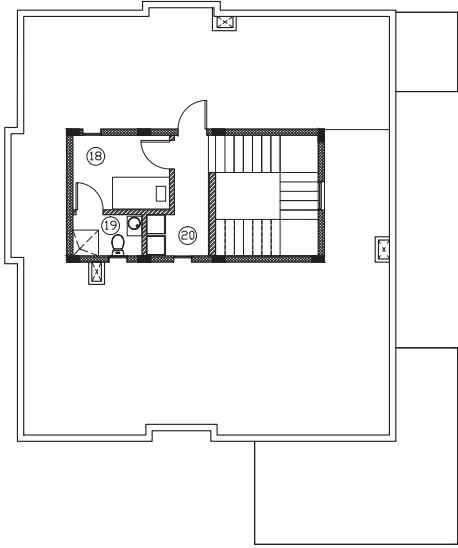
4 Bedroom Floor Plan



Ground Floor



First Floor



Second Floor

4 Bedrooms

5 BEDROOM VILLAS

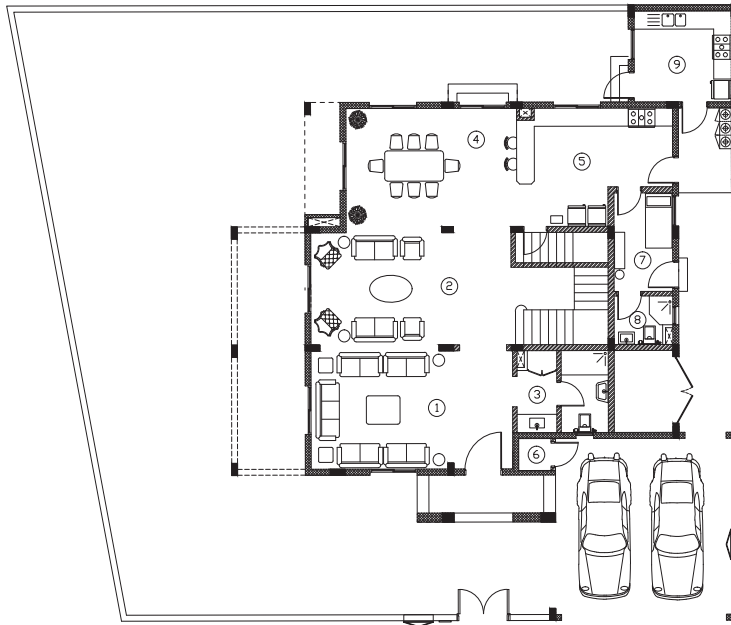
Yasmeenat Saar's largest sized homes are built on the larger plots of land sizes starting from 433 sqm with a gross floor area of 398.90 square meters over three stories. Each unit includes the following main features:

UNIT COMPONENTS

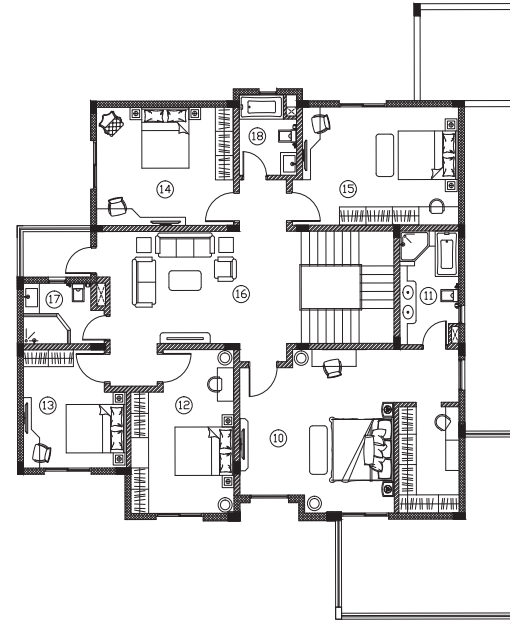
- Main living/family room
- Dining room
- Majlis
- Full downstairs bathroom and vanity
- Five bedrooms (master bedroom and 2 bedrooms with en-suite bathrooms, bedrooms four and five share a bathroom)
- Upstairs sitting area
- Shaded double size garage for two cars
- External kitchen and laundry area
- Servant quarters
- Drivers room or additional maids room
- Large size garden
- Two upper level terraces

	Ground Floor	sqm (approx.)	First Floor	sqm (approx.)	Second Floor	sqm (approx.)	Total Gross Floor Area (GF + FF + SF + Services)
Five Bedroom Villa	1 Majlis	18.33	10 Master bedroom and walk-in closet	35.52	19 Maids room	10.36	398.90m²
	2 Living/family room	25.16	11 Master bedroom: en-suite bathroom	7.40	20 Maids bathroom	3.50	
	3 Guest bathroom	4.32	12 Bedroom 2	18.90	21 Laundry room	7.95	
	4 Dining room	21.84	13 Bedroom 3	13.65	Others	21.24	
	5 Kitchen (Internal)	21.06	14 Bedroom 4	18.13			
	6 Storage room	3.15	15 Bedroom 5	20.67			
	7 Driver's room	6.40	16 Sitting area	24.05			
	8 Driver's bathroom	3.20	17 First floor bathroom 1	5.00			
	Others	50.54	18 First floor bathroom 2	5.16			
			Staircase, landing and others	41.12			
	Total Gross Ground Floor Area	154.00m²	Total Gross First Floor Area	189.60m²	Total Gross Second Floor Area	43.05m²	
	9 Service (External kitchen)	12.24m²					
	Garage	40.06m ²					

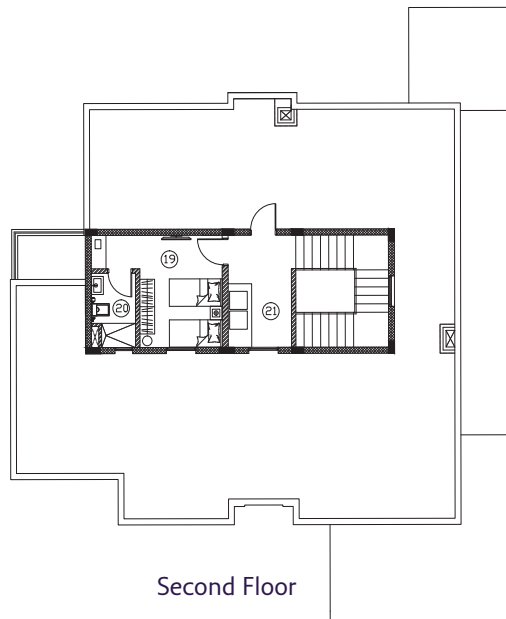
5 Bedrooms Villa Floor Plan



Ground Floor



First Floor



Second Floor





BUYING YOUR HOME AT YASMEENAT SAAR

Call Naseej's customer service center on 00 973 1655 7996



ABOUT THE DEVELOPER



Naseej BSC (c) is the MENA region's first fully-integrated real estate and infrastructure development company, encompassing the entire value chain from concept to completion. The Company's core activities comprise design and master planning; development and construction; building components; mortgage facilitation; and asset management.

Headquartered in the Kingdom of Bahrain and capitalised at US\$ 286 million, the Company was established by prominent private and public sector investors to act as a pioneering catalyst for addressing the region's affordable housing development needs. Key shareholders of Naseej include Ithmaar Bank, Ithmaar Development Company, BBK, Gulf Finance House, Khaleeji Commercial Bank, Faisal Islamic Bank of Egypt, Ibdar Bank, Palm Capital, Social Insurance Organisation of the Kingdom of Bahrain, and Eskan Bank.

Demand-driven, the Company is committed to delivering value-based real estate solutions through insight and innovation; applying pragmatism when meeting new challenges; delivering real benefits to individuals and societies; and building the foundations of prosperity for future generations . . . always with vision. The logo of Naseej signifies the texture of life within the societies that the Company serves.

Naseej B.S.C.(c)

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