



GLORY REAL ESTATE · MARKET & INVESTMENT BRIEFING

# Breeze of Dilmunia

Dilmunia Island · Kingdom of Bahrain

JUNE 2026

STARTING FROM

**BHD 63,000**

**37**

RESIDENCES TOTAL

**28**

RELEASED FOR SALE

**5**

RESIDENTIAL LEVELS

**90-415**

SELLABLE AREA · M<sup>2</sup>

**0%**

INTEREST · 5-YEAR PLAN

**BHD 3.39M**

RELEASED PORTFOLIO

## THE ADDRESS

### Dilmunia — the wellness island

- ✓ USD 1.6 billion — master-planned "health island" on ~125 ha of reclaimed land off Muharraq.
- ✓ Freehold, all nationalities — designated foreign-ownership zone; title registered at the SLRB.
- ✓ Lifestyle on your doorstep — Mall of Dilmunia, canal promenade, clinics, hotels & landscaped parks.
- ✓ Education on the island — Bahrain Polytechnic campus; international schools a short drive away.
- ✓ Connected — Bahrain Bay & CBD ~7 min, airport ~15 min, Amwaj Islands adjacent.\*

## THE ASSET

### A boutique island address

- ✓ Low-density by design — only 37 apartments & duplexes share the whole building.
- ✓ Sea views that stay open — raised plot fronted by low-rise villas — most views can't be built out.
- ✓ Private amenity club — pool, gym, mini-spa, private cinema & games hall behind one marble lobby.
- ✓ Ready & released — 1, 2 & 3-bed apartments plus four signature duplexes (three rooftop pools).
- ✓ Proven hands — developed by APEX Real Estate Development; designed by Arab Architects.

## THE CASE

### The offer & investment case

|              |                  |
|--------------|------------------|
| 1-Bedroom    | from BHD 63,000  |
| 2-Bed + Maid | from BHD 86,000  |
| 3-Bedroom    | from BHD 110,000 |
| Duplex       | from BHD 195,000 |

- ✓ 0% developer plan — ~30% down, then 60 equal monthly instalments over 5 years — from BHD 735/mo, no bank.
- ✓ Crypto accepted — BTC · ETH · USDT via a CBB-licensed processor (KYC/AML applies).
- ✓ Bahrain market — 2025 set decade-high transaction volumes (+~20% YoY).\*
- ✓ Residency pathway — Golden Residency from property of ~BHD 130,000.\* Verify live threshold.



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**REGISTER INTEREST · RESERVE A UNIT**

\*Indicative third-party / market figures — confirm with the developer, RERA Bahrain and the SLRB. Prices, availability and terms are subject to change and to final confirmation at reservation; not an offer or contract. E&OE. Glory Real Estate W.L.L · RERA PM202411/1065 · Sales SA202102/1397.