



بلقيس رزیدنس
BALQIS RESIDENCE



FIND LEGENDS REWRITTEN AT THE KINGDOM OF SHEBA

THE WONDROUS SPICES OF A MAGICAL LAND

BEHOLD THE SUN AT THE KINGDOM OF SHEBA

AS A NEW WORLD EMERGES ABOVE THE SAND

IFA HOTELS & RESORTS

IFA Hotels & Resorts develops, licenses, operates and manages luxury residential hotel and resort projects for international investors and owners with a focus on emerging markets. Listed on the Kuwait Stock Exchange, IFA Hotels & Resorts has a market capitalization of approximately US\$1 billion.

DEFINING DESTINATIONS

With a proven track record of delivering integrated resorts operated by the world's foremost five-star hotel operators, IFA Hotels & Resorts offers a wide range of exclusive residential, resort and hotel properties in exotic locations the world over, from the stunning Fairmont Zimbali to the ultra-modern YOTEL New York. Whether a sound property investment, a beautiful home or the vacation of a lifetime, IFA Hotels & Resorts guarantees you a living à la carte experience.

LEFT
Fairmont Zimbali Resort,
South Africa



RIGHT
Pine Cliffs, Portugal





LEFT
Legend Golf & Safari Resort,
South Africa

Where the Arabian Desert meets the Arabian Sea and from small beginnings on the shores of Dubai Creek, in less than 50 years Dubai has become one of the fastest growing cities on the globe.

THE JEWEL OF THE MIDDLE EAST

With its year-round sunshine, excellent infrastructure and high standard of living, Dubai has a tremendous amount to offer. Astonishing architecture, high-tech business parks, vast convention halls and exhibition centres, championship golf courses, indoor ski slopes and enormous shopping malls coexist with pristine beaches and some of the most glamorous hotels and resorts on the planet.

RIGHT
Dubai Creek



Dubai has emerged as a very desirable destination, unique in its international access. The city's scope and vision are evident at every turn and it competes successfully at every level. With phenomenal construction and development across many industries, Dubai has commanded the world's attention. Extraordinary real estate projects have resulted in new islands, new waterfronts and entries to the Guinness Book of World Records.

WHERE THE FUTURE EXCITES

Dubai has also gained a formidable reputation as a leading sports location, hosting major events that include the Dubai Tennis Championships, golf's Dubai Desert Classic and horse racing's famous Dubai World Cup. Hundreds of restaurants, bars and clubs guarantee a vibrant night life and of course, the city's duty-free shopping is renowned.





K I N G D O M O F S H E B A

Certain to become a significant landmark as one of the largest and most ambitious projects on The Palm Jumeirah, the Kingdom of Sheba has four separate and spectacular elements, strongly influenced by classic Yemeni architecture.



KINGDOM OF SHEBA

Gracing The Crescent, on 141,500 square metres of prime land, the Kingdom of Sheba is adjacent to the trailblazing Atlantis.

Reminiscent of Arabia's ancient cities, the Kingdom of Sheba has a sense of history and grandeur. The construction will reflect the traditional values and symmetry that are inherent in all Yemeni art forms.

Importantly, the buildings will retain a simplicity and modern edge in keeping with The Crescent's environment. The entire development is designed with people in mind and the primary focus is on convenience and outstanding facilities.

The contemporary elegance of the living spaces, the fabulous furnishings and fittings, the inviting outdoor areas and surrounding greenery, the sea and the beach, all contribute to a lifestyle of consummate quality.

Live here, spend several weeks a year here or take a great vacation here. The incredible options available at the Kingdom of Sheba offer something very special to both individuals and families.



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BALQIS RESIDENCE

LEFT
Balqis Residence, Palm
Jumeirah, Dubai

LEFT
Five Bedroom Villa,
Balqis Residence



RIGHT
Four Bedroom Villa,
Balqis Residence

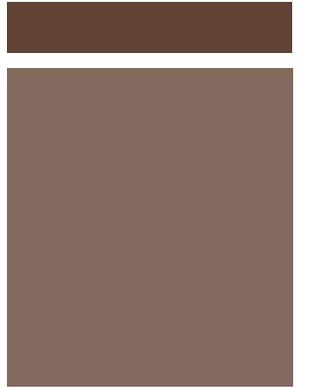


BALQIS RESIDENCE

Here are homes to cherish, set within lush grounds on the curving breakwater of The Crescent, Palm Jumeirah and with sweeping views of the Arabian Gulf or Dubai's dramatic skyline. There are 34 palatial four and five bedroom villas that are sea facing with private pools, landscaped gardens and enclosed three car garages. There are also elegant townhouses, again with private pools, landscaped gardens and enclosed three car garages as standard.

A HOME OF RARE REFINEMENT

The penthouses are each in duplex style with four or five bedrooms, varying in layout from the signature penthouse to the royal and imperial offerings. The spacious two, three, four and five bedroom apartments will have an array of amenities including several swimming pools and ample covered parking. Residents will share a private beach club, a large gymnasium and residence meeting facilities. They will also appreciate the convenience of a selection of shops, restaurants and cafés on site, together with easy access to everything offered by the Kingdom of Sheba.



FACILITIES & AMENITIES

RESIDENCES

- Stunning water and sea views
- Walk-in/built-in closet with shelves
- Insulated and double-glazed windows
- Overhead lighting
- Apartments ready for cable TV, telephones and state-of-the-art security system

BATHROOM

- Quality vanities with granite tops
- High-quality mirrors and vanity lighting
- Ceramic accessory package to match bathroom design
- Safety glass shower enclosures
- High-quality mixer taps

KITCHEN

- High-quality kitchen cabinetry
- Selected granite tops
- Stainless steel sink with quality mixer tap
- Space and services provided for major appliances
- Track lighting

AMENITIES

- Swimming pool and lap pool
- Spa and health centre
- Beach club and gym
- Restaurants and cafés





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