# EDEN

## GOLF VIEWS 1

A PROJECT BY

FAHIM

THE DEVELOPER

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## CRAFTING TIMELESS LEGACIES

Fahim's journey began in Birmingham, UK, as an elite investor with a sharp eye for undervalued real estate opportunities. His early ventures in acquiring and transforming prime properties quickly evolved into a passion for **refurbishing landmark buildings**, breathing new life into them while unlocking their full potential.

With each project, Fahim elevated both the value and the character of the properties he touched, leaving a lasting impact on Birmingham's urban landscape. This blend of financial acumen and refined craftsmanship became the hallmark of his work.

Recognizing the limitless possibilities of the UAE's real estate market, Fahim brought his expertise to the region, collaborating on prestigious developments and contributing to its ever-evolving skyline. His deep understanding of high-quality construction and aspirational living standards laid the foundation for the creation of **Fahim Developers**, a brand dedicated to crafting properties that define excellence.

At Fahim Developers, we don't just create spaces; we design experiences. Our philosophy is built on **integrity, innovation, and timeless elegance**, ensuring every project embodies sophistication, comfort, and long-term value.

**Eden Golf Views 1** is the latest chapter in this legacy , a development where modern architecture meets refined living. Every detail is thoughtfully designed to inspire, offering residents a home that is as functional as it is beautiful.

With an unwavering commitment to quality and vision, Fahim Developers continues to redefine urban living in the UAE, one exceptional project at a time.

AL ZORAH

Al Zorah City devotes 60 percent of its land area to public space and promotes an eco-friendly lifestyle. The natural beauty of the site, a 12-kilometer waterfront, a mangrove forest, and natural creek for the defining elements of the landscape. Al Zorah City invites its residents and visitors to enjoy a wide range of recreational and beachside activities.

## LIFE BY NATURE

The vast expanse of views from the pristine greens to the tranquil waters, the lush mangroves to the inviting beach creates a distinguished living environment for individuals and families alike.

# A RARE INVESTMENT OPPORTUNITY

## FREEHOLD & FREE ZONE STATUS
Special privileges allow foreign and local residents and investors full ownership of businesses, land and property, which can be sold or rented.

## HIGH ROI AND CAPITAL APPRECIATION
High returns with ZERO tax on capital gains.

## GOLDEN VISA
Opportunity for investors to obtain a long-term golden visa, for up to ten years.

## HOLISTIC & BALANCED LIFESTYLE
Range of treatments for a customized wellness journey at wellness facilities of Zorah Developmen.

## FACILITIES
World class facilities and amenities on your doorstep.

## EXPERIENCE
In close proximity to many of the Zorah City‘s most exhilarating and authentic experiences.

## SPECTACULAR BEACH FRONT
Easy access to nearby beaches & watersports facilities.

## AN EMERGING NEW DESTINATION
Rapidly growing market - a magnet for international investors.

## PROPERTY MANAGEMENT
An experienced team to manage and maintain your property weather you are in residence or abroad.

## VIEWS
Breathtaking views of the Zohah Golf and Yacht Club and the Mangroves.

# ALZORAH CITY
## MASTER PLAN




### Community Amenities

1. Main Entrance
2. Commercial Showroom
3. Commercial Mall/Retail Centre
4. Al Zorah Golf & Yacht Club
5. Zoyah Health & Wellness Resort
6. Lakes
7. Mangroves
8. Mangrove Entrance
9. GEMS School (under Development)
10. Porto Marina 4
11. Four Seasons Resort
12. Marina 3
13. Marina 2
14. Marina 1 - F&B (Operational)
15. Kids Play Area & Zoo
16. Mosque

### Residential Projects

17. DISTRICT 9 (Town houses/Villas)
18. Golf Villas PH1
19. DISTRICT 6 (Town houses/Villas)
20. Golf Estate Buildings
21. Hybrid Cluster by Al Zorah
22. Gateway Porto by Al Zorah
23. Seaside Hills by Al Zorah
24. MAG (upcoming project)

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Exclusive
Sales & Marketing

NEXA
PROPERTIES

WHERE FAIRWAYS GREET YOUR EVERY MORNING ACCLAIMED AS ONE OF THE BEST GOLF VENUES

DISCOVER THE ENCHANTING
MANGROVE FOREST

# ZORAH BEACH
# A PRISTINE COASTAL GEM

MARINA AND YACHT CLUB

# REJUVENATE AT AL ZOYA HEALTH & WELLBEING RESORT

# UNWIND AT AL ZORAH 5 STAR BEACH RESORT (FOUR SEASONS)

# EDEN

GOLF VIEWS 1



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## DISTANCE & LOCATIONS

**25 MIN**
DUBAI
AIRPORT

**40 MIN**
DOWNTOWN
DUBAI

**40 MIN**
WYNN
CASINO

**12 MIN**
EDUCATIONAL
INSTITUTIONS

**5 MIN**
HOSPITALS AND
CLINICS

**15 MIN**
SHOPPING MALLS
& OUTLETS



# ABOUT EDEN GOLF VIEWS 1

Overlooking the golf course, marina, and golden beach, this is where nature and luxury live side by side. From lush fair ways to serene mangroves and pink flamingos, every view inspires calm, every detail speaks elegance.

# UNRIVALLED PANORAMIC VIEWS

# EDEN

GOLF VIEWS 1



# REFINED RESIDENCES FOR THE ELITE

At Eden Golf Views 1, take a leap into nature and rejuvenate yourself with elite sports and luxurious amenities. Embrace a lifestyle that seamlessly blends adventure and relaxation.


RECEPTION


CHANEL
CHANEL
AOICG




SIEMENS
8:30 AM
Midea





# COMMUNITY AMENITIES

GYM

POOL

PLAY AREA

# COMMUNITY AMENITIES

SAUNA

RESTAURANTS

YOGA

# COMMUNITY AMENITIES

BEACH

MANGROVE

GOLF

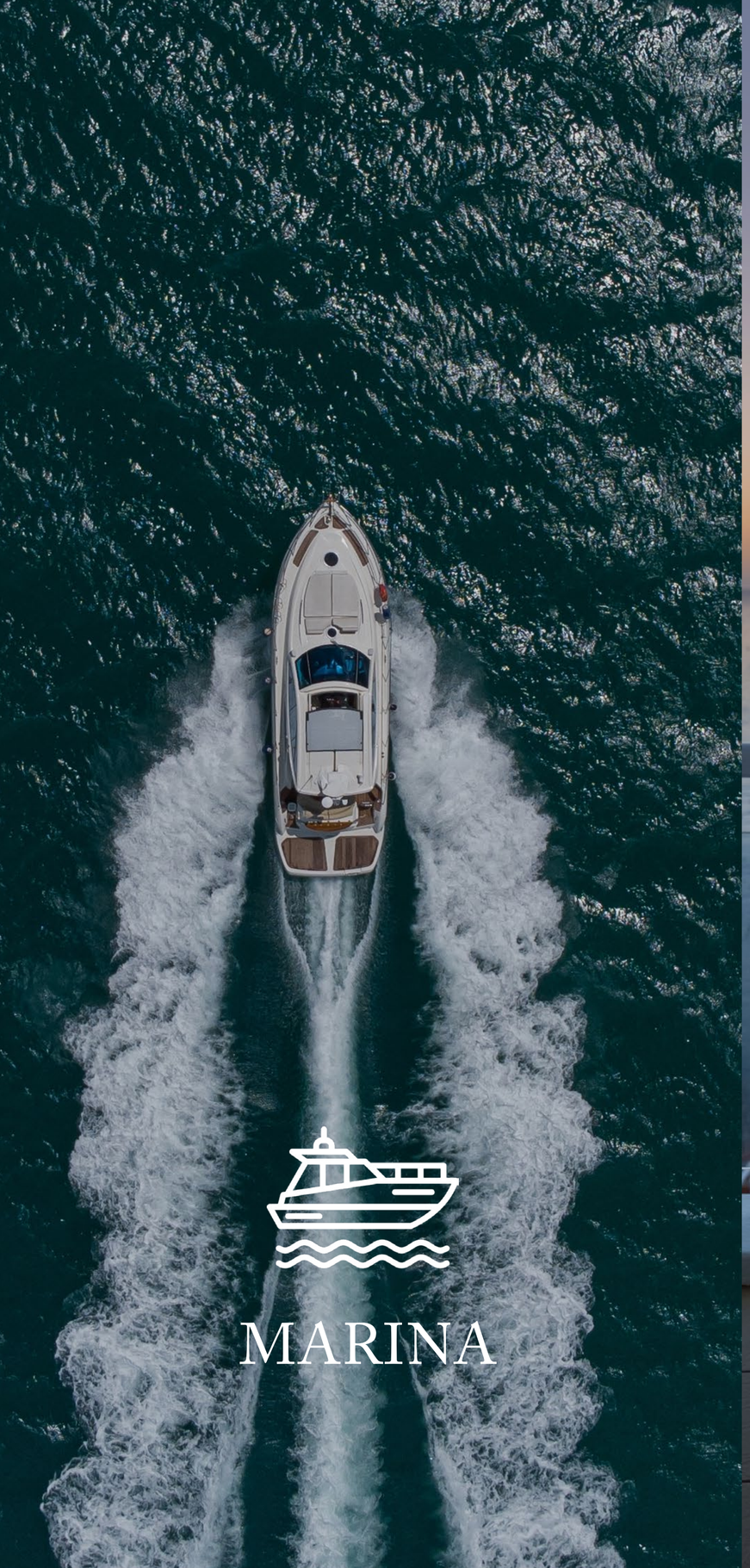
# COMMUNITY AMENITIES

ZOO

PARK

CYCLING

# COMMUNITY AMENITIES



MARINA



BEACH CLUB



COMMUNITY CENTER



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EXCLUSIVE
SALES AND MARKETING

NEXA
PROPERTIES

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