

Glee

North coast

THARAA DEVELOPMENTS

THARAA DEVELOPMENTS

FOUNDED IN 2019, THARAA DEVELOPMENTS COMPANY HAS SWIFTLY ESTABLISHED ITSELF AS A PROMINENT FORCE IN REAL ESTATE INVESTMENT AND DEVELOPMENT.

WE SPECIALIZE IN CREATING LUXURIOUS TOURIST RESIDENTIAL COMMUNITIES THAT EPITOMIZE COMFORT AND ELEGANCE.



OUR DEDICATION TO EXCELLENCE AND INNOVATION ENSURES THAT EACH PROJECT REFLECTS OUR COMMITMENT TO TRANSFORMING THE REAL ESTATE DEVELOPMENT FIELD
WITH A FOCUS ON LUXURY AND SOPHISTICATION, THARAA DEVELOPMENTS, WHEREVER THE SOUL FINDS ITS RICHNESS.



Introduction

Discover Glee, an exclusive project by Tharaa Developments that blends the timeless charm of the North Coast with contemporary sophistication.

Located in the heart of North Coast, Glee embodies simplicity and joy, offering an unparalleled coastal living experience.

With its stunning design and world-class amenities, Glee creates a harmonious retreat where serene landscapes meet modern elegance.

Embrace a lifestyle where every day is a celebration of relaxation and refinement, and savor the moments that make life truly fulfilling.

17128

www.tharaadevelopments.com

URBAN PLANNING AND ARCHITECTURAL CONSULTANT.
PHENOMENA STUDIO/ HISHAM ALAA DESIGNS



PHENOMEA STUDIO is an award-winning design practice founded 2006 by Architect MSc. Hisham Alaa.

With over 25 years of local and international design experience, spanning from architecture and Urban to Interior design and landscape.

Covering a vast large range of projects like Luxurious Palaces, Hotels, multi-use complexes and corporate projects, Architectural Design and Urban planning for resorts and residential compounds.

With a design philosophy that's passionate towards functional innovation, creativity and sharp attention to details.

And a well-earned reputation of commitment and application of the latest and most up to date design Methodologies and Engineering expertise.

Let's
all the week
Glee
North coast

Real Life Shots



THE SPARK BEHIND IT

Glee is your ultimate North Coast sanctuary, where every moment is infused with joy and laughter. Here, you can fully embrace carefree summer days as the tranquil sea and the rhythmic waves soothe your soul.

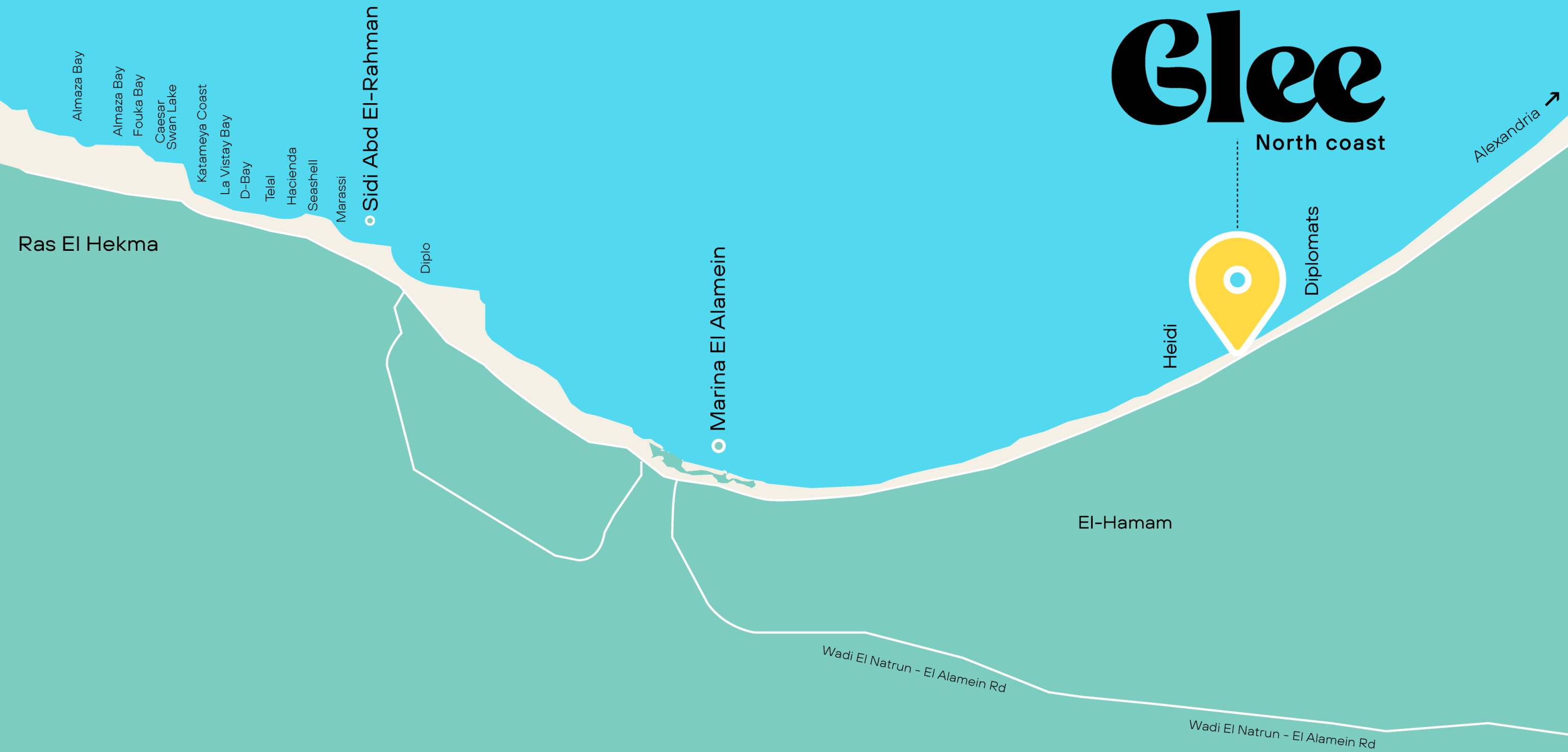
Glee artfully combines the cherished essence of classic North Coast vibes with contemporary flair, creating a seamless blend of nostalgia and modern elegance.

At Glee, every day is a celebration of happiness, with the sounds of laughter and the sea crafting the perfect soundtrack for your life.

**DISCOVER WHERE PURE JOY MEETS TIME-
LESS COMFORT—LET'S GLEE ALL THE WEEK.**

LOCATION

Glee is ideally positioned in the heart of the North Coast, offering effortless access to breathtaking beaches and stunning views. This prime location allows you to enjoy both serene seclusion and vibrant coastal life right at your doorstep.



FACILITIES



is designed to offer a diverse range of world-class facilities, ensuring that every aspect of your lifestyle is catered to with excellence and comfort.

Hilton Garden Inn

Hilton is a global hospitality leader with 24 brands, over 7,600 properties, and nearly 1.2 million rooms in 126 countries. It has welcomed over 3 billion guests and is recognized as the No. 1 World's Best Workplace. Hilton offers advanced technology, such as Digital Key Share, and its Hilton Honors program rewards nearly 190 million members. Guests can manage their stays via the Hilton Honors app.



Hilton Garden Inn offers upscale, affordable accommodations with modern amenities. With over 1,000 hotels in 62 countries, the brand aims to enhance every guest's stay.

At Tharaa Developments, we're committed to delivering exceptional costal living experiences that exceed your expectations. And now, we're taking it to the next level by partnering with Hilton Garden Inn, one of the world's most luxurious hotel brand.

Together, we're creating a unique fusion of luxury living and premium hospitality. Our costal hotel rooms will enjoy access to the highest standards of service, amenities, and facilities that Hilton Garden Inn is known for, right in the heart of our project Glee North Coast.

Hilton Garden Inn

Hilton Garden Inn Borg Al Arab Beach will offer 135 guest rooms and suites, a lobby bar, a pool bar, and an all-day dining restaurant, along with four flexible meeting rooms, a fitness centre, and a gym.

Guests will be able to enjoy an outdoor pool and direct access to the beach.

The hotel will be part of the Glee North Coast Resort, a mixed-use development featuring recreational and retail facilities.



International Branded Hotel

Experience luxury at its finest with our 200-room international branded hotel. Enjoy top-notch service, elegant accommodations, and a range of premium amenities that cater to your every need, ensuring a stay that exceeds expectations.



Hotel Serviced Apartments

Our hotel serviced apartments provide the perfect blend of home comfort and hotel luxury. Designed for both short and extended stays, these fully equipped apartments offer modern conveniences and stylish interiors for a sophisticated living experience.



Clubhouse

The clubhouse is the heart of social and recreational activities at Glee. With its inviting spaces and versatile facilities, it's the ideal spot for community events, gatherings, and leisurely relaxation.



Wellness Club -Spa

Enhance your well-being at our state-of-the-art wellness club. Offering a range of treatments and therapies, the wellness club is designed to rejuvenate and refresh, providing a holistic approach to health and relaxation.



Gym

Stay fit and active in our fully equipped gym. Featuring the latest fitness equipment and professional trainers, the gym is designed to meet all your workout needs, whether you're a seasoned athlete or just starting out.



Aqua Park

Dive into fun at our exciting aqua park. With a variety of slides, pools, and water activities, the aqua park offers endless entertainment for families and individuals looking to make a splash and enjoy a day of water-filled fun.



Sandy Lagoon

Relax and unwind by our picturesque sandy lagoon. This serene water feature provides a beautiful setting for leisurely days by the water, perfect for lounging, swimming, or enjoying a peaceful moment in nature.



Water Features

Glee is adorned with a range of stunning water features that enhance the beauty and tranquility of the development. From cascading fountains to serene reflective pools, these features add a touch of elegance and calm to the environment.



FAMILY FRIENDLY FACILITIES



12 swimming pools



Beach Cabanas



Sports Courts



Cinema Hall



Kids Planet



Floating F&B Islands.



Hyper Market.

PROJECT

- Total Area: **50 acres.**
- **370 m** Wide Beach Front.
- Total Units: **1116 Units** from [50 m2 to 254 m2].
- **80%** of Units [With spacious terrace gardens and sea view].

- **7500 m2** swimmable sandy beach lagoons and waterfalls.
- **115,000 m2** car free wide landscape and lagoons areas.
- International Hotel with **140 keys.**
- **600m** Commercial strip on main road.
- Delivery type: Fully Finished.
- Delivery Date: **3.5 years**

HIGHLIGHTS



Step 4
13^m Above Sea Level

Step 1
1^m Above Sea Level

Step 3
7^m Above Sea Level

Step 2
4^m Above Sea Level



Glee
North coast



COMMERCIAL
HOTEL
Hilton Garden Inn

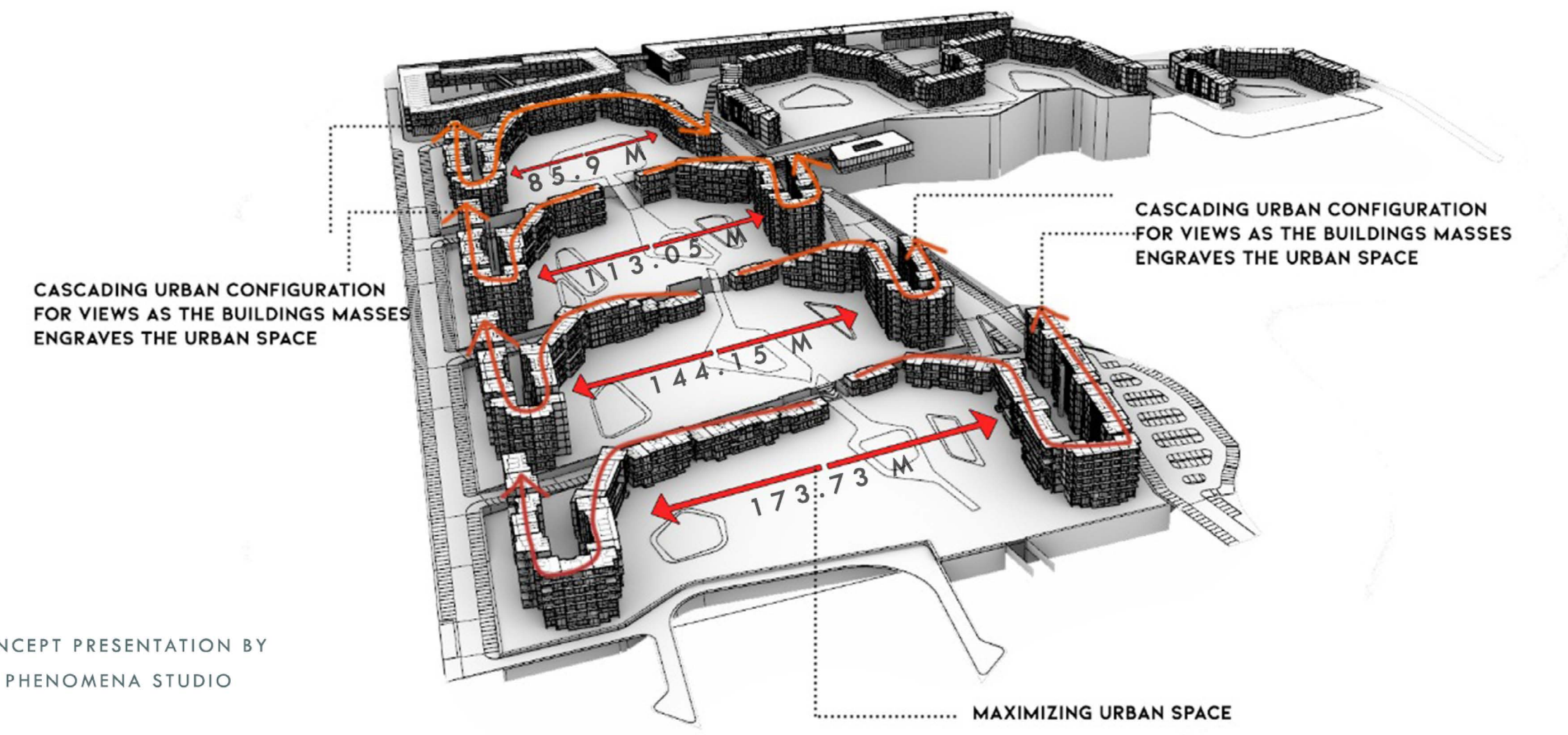
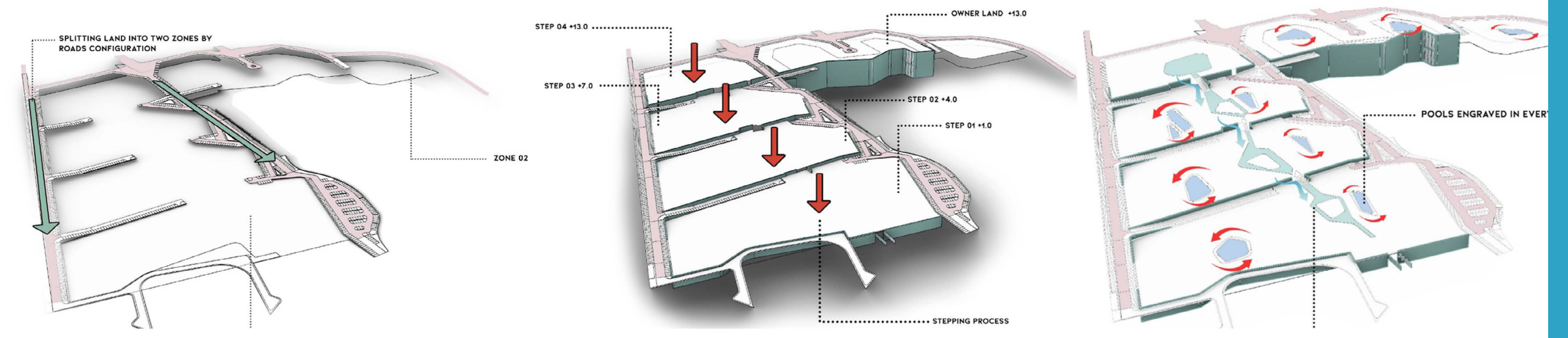
CLUBHOUSE

LAGOONA

LAGOONA

ABOVE SEA LEVEL

MASTER PLAN CONCEPT Form Generation



CONCEPT PRESENTATION BY
PHENOMENA STUDIO

RENDERS





Project Overview



Balcony View



600m Commercial Strip on The Main Road



Beach Cabanas



Sandy Lagoon



Sandy Lagoon



REAL LIFE SHOTS



Real Life Shots



Real Life Shots



Real Life Shots



Real Life Shots

UNITS TYPES

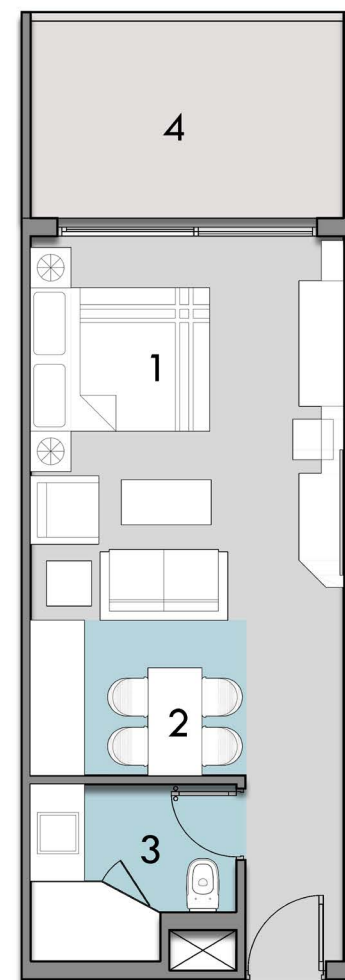




STUDIO 50 M²

- | | |
|----------------|---------------|
| 1. Bedroom | 3.46 X 4.29 M |
| 2. Kitchenette | 2.40 X 1.73 M |
| 3. Bathroom | 2.30 X 1.97 M |
| 4. Terrace | 3.50 X 2.20 M |

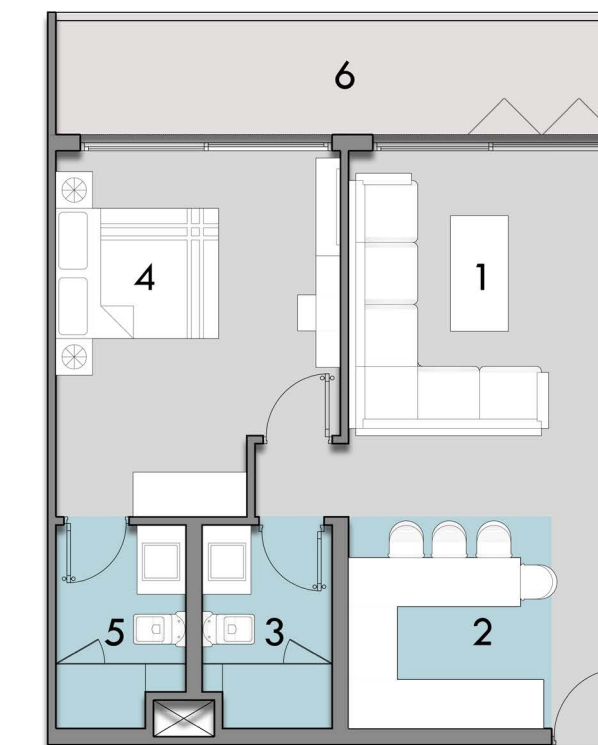
Terrace Area 10.63 M²



CHALET ONE BEDROOM 83 M²

- | | |
|--------------------|---------------|
| 1. Reception | 3.50 X 4.50 M |
| 2. Kitchenette | 2.50 X 2.60 M |
| 3. Bathroom | 1.60 X 2.50 M |
| 4. Master Bedroom | 3.50 X 4.50 M |
| 5. Master Bathroom | 1.60 X 2.30 M |
| 6. Terrace | 7.10 X 1.40 M |

Terrace Area 13.68 M²

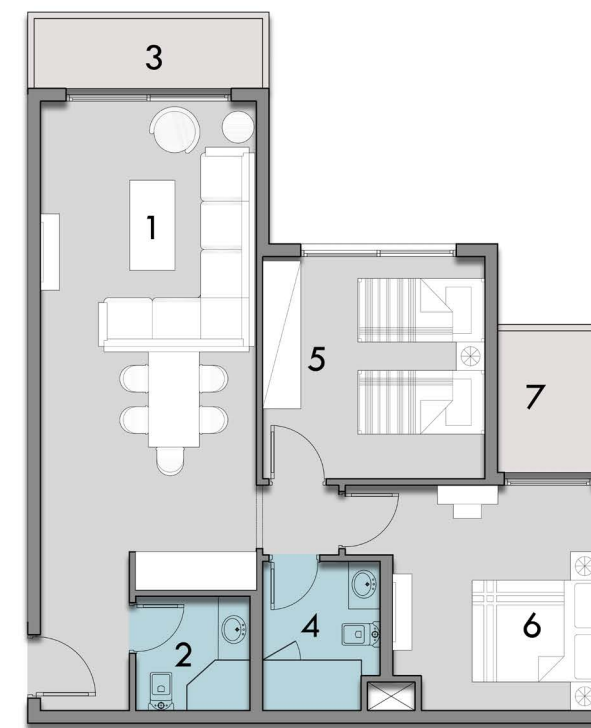




JUNIOR CHALET CORNER TWO BEDROOM 101 M²

1. Reception	3.40 X 7.70 M
2. Guest Bathroom	1.80 X 1.80 M
3. Reception Terrace	3.60 X 1.10 M
4. Bathroom	1.85 X 2.35 M
5. Bedroom	3.50 X 3.50 M
6. Master Bedroom	3.99 X 3.55 M
7. Master Bedroom Terrace	1.60 X 2.23 M

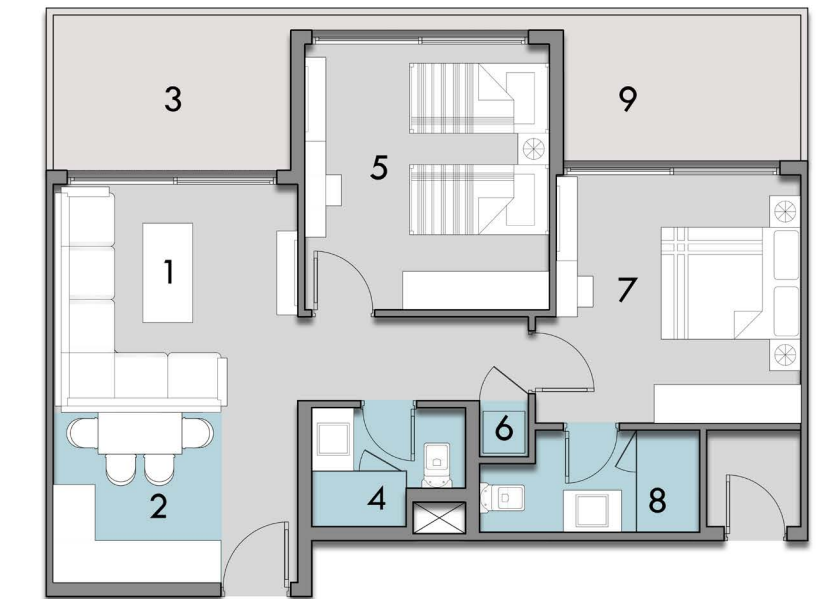
Terrace Area 10.65 M²



JUNIOR CHALET MIDDLE TWO BEDROOM 105 M²

1. Reception	3.50 X 3.26 M
2. Kitchenette	2.40 X 2.43 M
3. Reception Terrace	3.40 X 2.22 M
4. Bathroom	2.20 X 1.70 M
5. Bedroom	3.50 X 3.80 M
6. Laundry	0.70 X 0.80 M
7. Master Bedroom	3.80 X 3.55 M
8. Master Bathroom	3.15 X 1.46 M
9. Master Bedroom Terrace	3.39 X 2.08 M

Terrace Area 21.23 M²

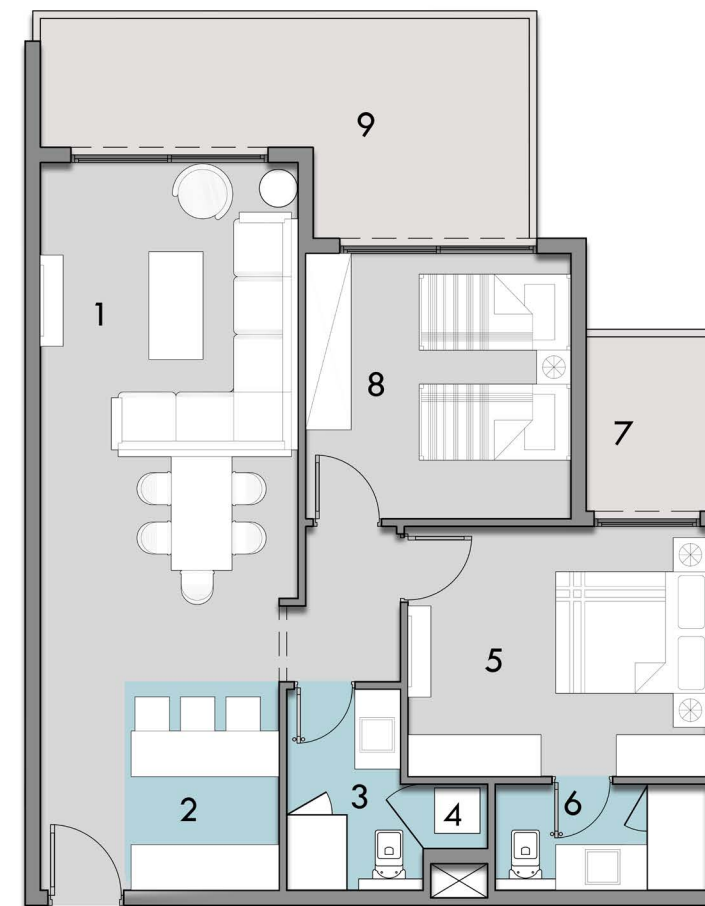




SENIOR CHALET CORNER TWO BEDROOM 123 M²

1. Reception	3.40 X 5.75 M
2. Kitchenette	2.05 X 2.75 M
3. Bathroom	1.80 X 2.65 M
4. Laundry	0.85 X 0.85 M
5. Master Bedroom	3.95 X 3.30 M
6. Master Bathroom	2.80 X 1.40 M
7. Terrace	6.55 X 3.00 M
8. Bedroom	3.50 X 3.50 M
9. Master Bedroom Terrace	1.70 X 2.40 M

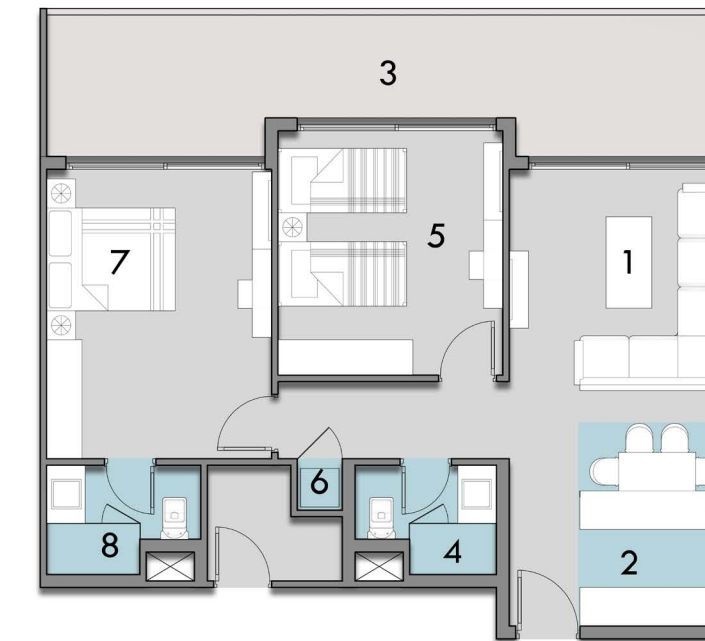
Terrace Area 24.65 M²



SENIOR CHALET MIDDLE TWO BEDROOM 123 M²

1. Reception	3.60 X 3.95 M
2. Kitchenette	2.40 X 3.15 M
3. Terrace	10.7 X 2.20 M
4. Bathroom	2.20 X 1.70 M
5. Bedroom	3.50 X 3.80 M
6. Laundry	0.70 X 0.80 M
7. Master Bedroom	3.50 X 4.50 M
8. Master Bathroom	2.40 X 1.70 M

Terrace Area 28.40 M²





SENIOR CHALET CORNER THREE BEDROOM 164 M²

1. Reception	3.50 X 4.76 M
2. Kitchenette	2.40 X 3.27 M
3. Terrace	10.1 X 3.15 M
4. Bathroom 1	1.60 X 2.50 M
5. Bedroom 1	3.50 X 5.30 M
6. Bathroom 2	1.60 X 2.50 M
7. Master Bedroom	3.90 X 4.44 M
8. Master Bathroom	1.95 X 2.50 M
9. Master Bedroom Terrace	1.60 X 1.90 M
10. Bedroom 2	3.50 X 3.60 M

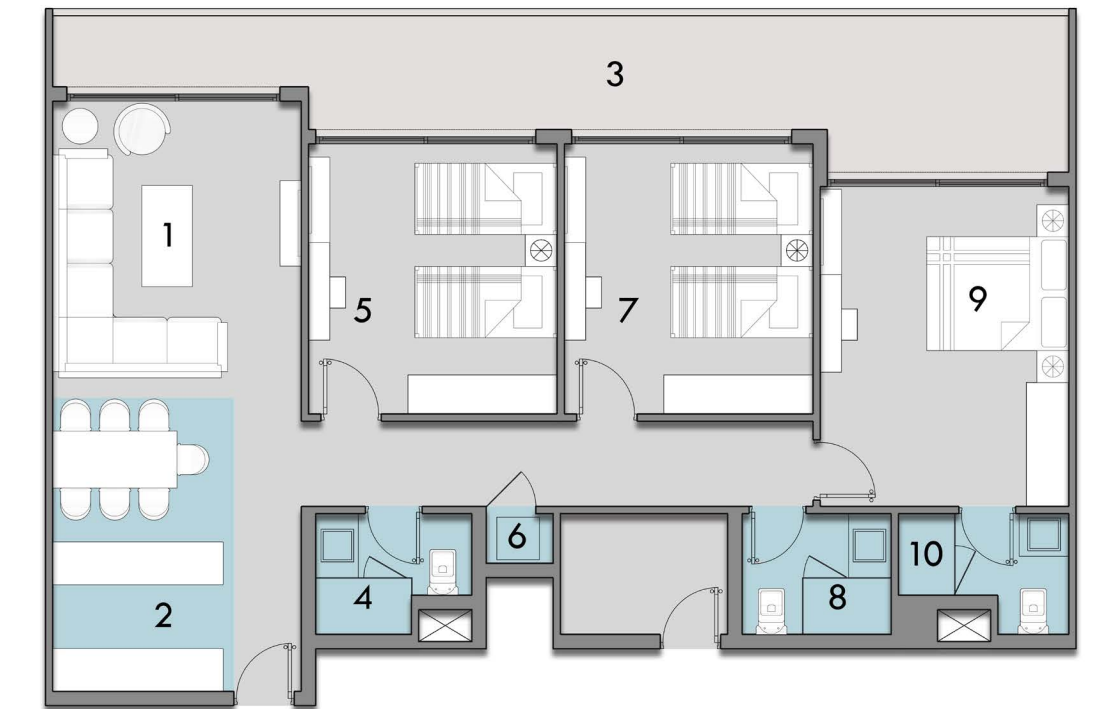
Terrace Area 31.8 M²



SENIOR CHALET MIDDLE THREE BEDROOM 160 M²

1. Reception	3.50 X 4.15 M
2. Kitchenette	2.55 X 4.15 M
3. Terrace	14.3 X 2.20 M
4. Bathroom 1	2.20 X 1.70 M
5. Bedroom 1	3.50 X 3.80 M
6. Laundry	0.94 X 0.70 M
7. Bedroom 2	3.50 X 3.80 M
8. Bathroom 2	2.10 X 1.70 M
9. Master Bedroom	3.50 X 4.50 M
10. Master Bathroom	2.40 X 1.70 M

Terrace Area 30.6 M²





DUPLEX THREE BEDROOM 172 M²

- | | |
|---------------|---------------|
| 1. Reception | 3.50 X 6.04 M |
| 2. Kitchen | 1.65 X 2.40 M |
| 3. Terrace 1 | 3.40 X 1.25 M |
| 4. Bathroom 1 | 2.25 X 1.85 M |
| 5. Bedroom 1 | 3.50 X 4.30 M |

Terrace Area 6.48 M²



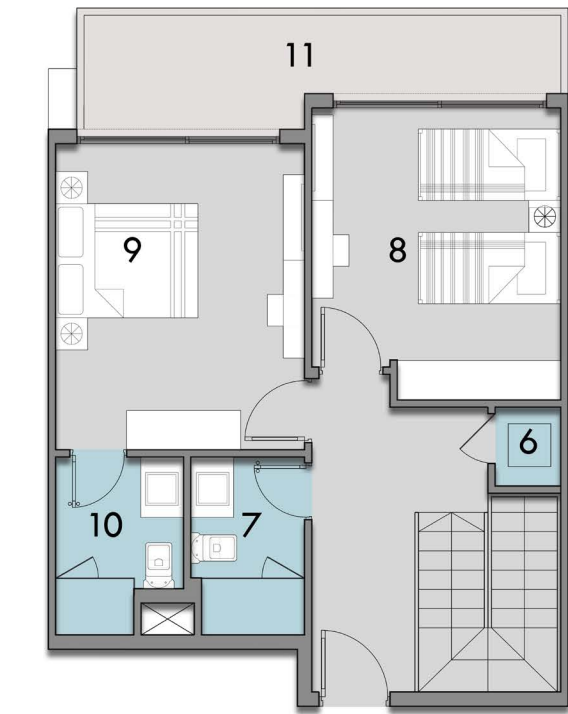
Ground Floor



DUPLEX THREE BEDROOM 172 M²

- | | |
|---------------------|---------------|
| 6. Laundry | 0.92 X 1.10 M |
| 7. Bathroom 2 | 2.50 X 1.60 M |
| 8. Bedroom 2 | 3.50 X 4.10 M |
| 9. Master Bedroom | 3.50 X 4.30 M |
| 10. Master Bathroom | 2.50 X 1.80 M |
| 11. Terrace 2 | 6.70 X 1.60 M |

Terrace Area 12.35 M²



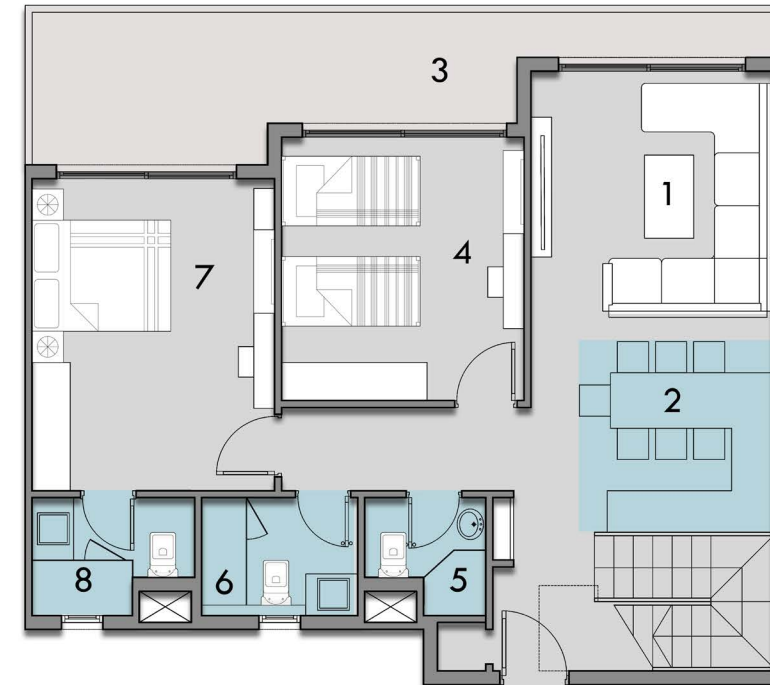
First Floor



LOFT THREE BEDROOM 254 M²

1. Reception	3.40 X 3.90 M
2. Kitchenette 1	2.60 X 2.75 M
3. Terrace	10.7 X 2.20 M
4. Bedroom 1	3.50 X 3.80 M
5. Bathroom 1	1.75 X 1.70 M
6. Bathrrom 2	2.25 X 1.70 M
7. Master Bedroom	3.50 X 4.50 M
8. Master Bathroom	2.34 X 1.70 M

Terrace Area 21.25 M²



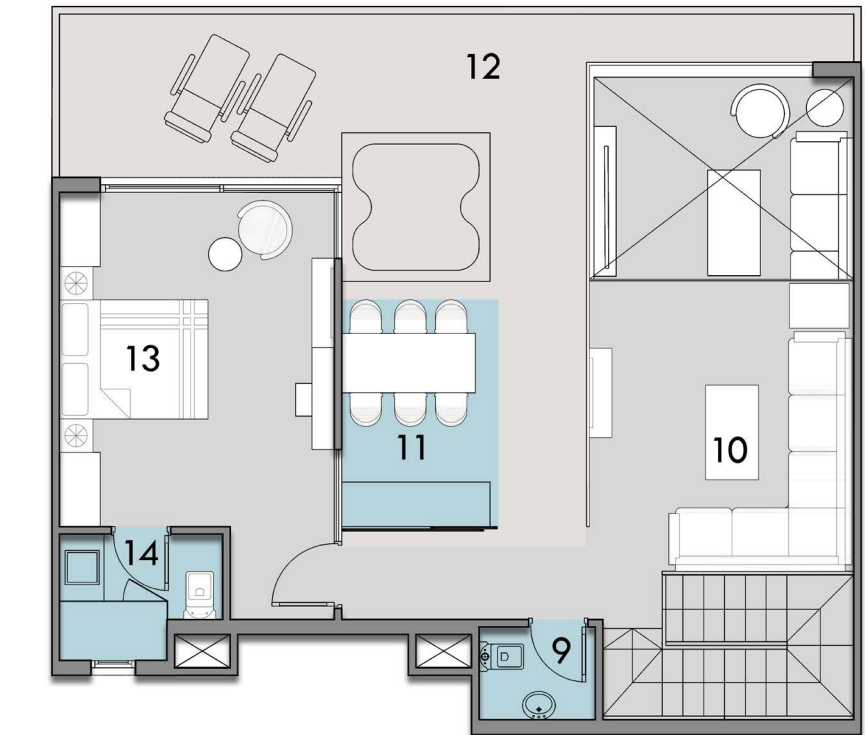
Ground Floor



LOFT THREE BEDROOM 254 M²

9. Bathroom 3	1.56 X 1.25 M
10. Living-Room	3.56 X 3.91 M
11. Kitchenette 2	2.09 X 3.07 M
12. Outdoor Terrace	10.7 X 6.89 M
13. Master Bedroom 2	3.70 X 5.75 M
14. Master Bathroom 2	2.20 X 1.70 M

Terrace Area 81.35 M²



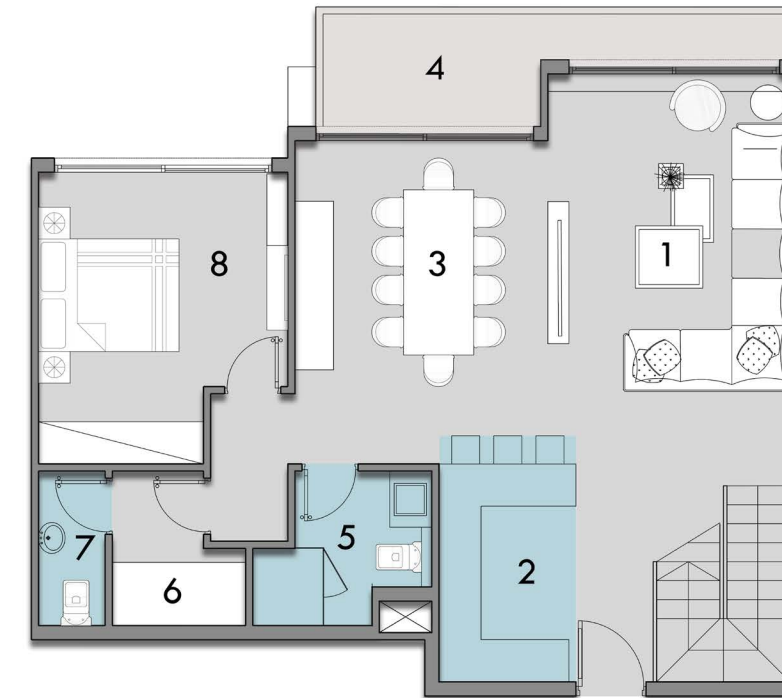
First Floor



TWIN HOUSE FOUR BEDROOM 237 M²

1. Reception	3.50 X 4.74 M
2. Kitchenette	3.50 X 1.95 M
3. Dining	3.60 X 3.60 M
4. Terrace 1	6.70 X 1.60 M
5. Bathroom 1	2.55 X 2.20 M
6. Maid-Room	1.90 X 2.20 M
7. Maid-Room Bathroom	0.95 X 2.20 M
8. Bedroom 1	3.55 X 4.15 M

Terrace Area 10.26 M²



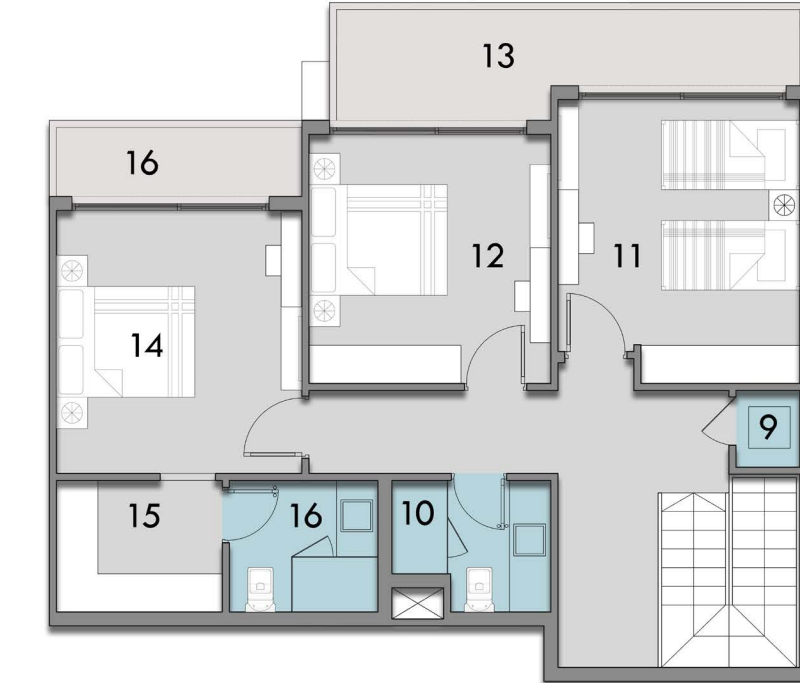
Ground Floor



TWIN HOUSE FOUR BEDROOM 237 M²

9. Laundry	0.92 X 1.10 M
10. Bathroom 2	2.30 X 1.90 M
11. Bedroom 2	3.50 X 4.10 M
12. Bedroom 3	3.50 X 3.60 M
13. Terrace 2	6.70 X 1.60 M
14. Master Bedroom	3.55 X 3.80 M
15. Dressing	2.40 X 1.90 M
16. Master Bathroom	2.15 X 1.90 M
17. Terrace 3	3.55 X 0.99 M

Terrace Area 17.37 M²



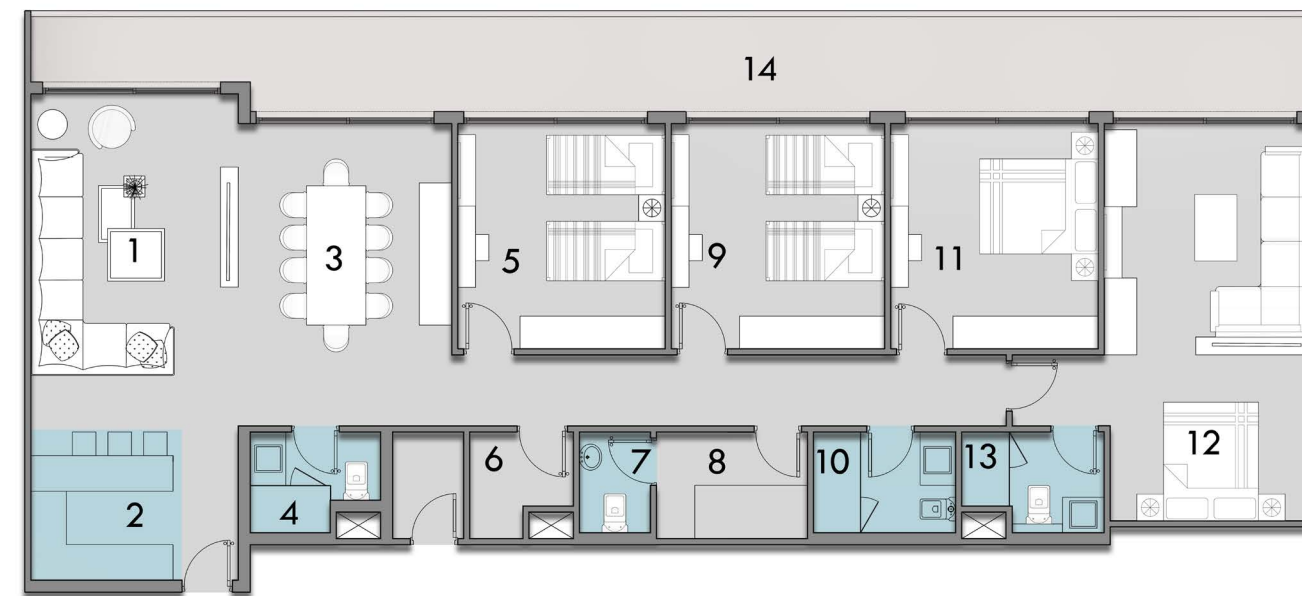
First Floor



PANORAMIC CHALET FOUR BEDROOM 245 M²

1. Reception	3.90 X 5.70 M
2. Kitchenette 1	2.55 X 2.50 M
3. Dining	3.20 X 3.90 M
4. Bathroom 1	2.20 X 1.70 M
5. Bedroom 1	3.50 X 3.80 M
6. Laundry	1.75 X 1.80 M
7. Maid-Room Bathroom	1.20 X 1.70 M
8. Maid-Room	2.54 X 1.80 M
9. Bedroom 2	3.60 X 3.80 M
10. Bathroom 2	2.40 X 1.70 M
11. Bedroom 3	3.50 X 3.80 M
12. Master Bedroom	6.70 X 3.49 M
13. Master Bathroom	2.40 X 1.70 M
14. Terrace	21.5 X 1.60 M

Terrace Area 43.94 M²





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