



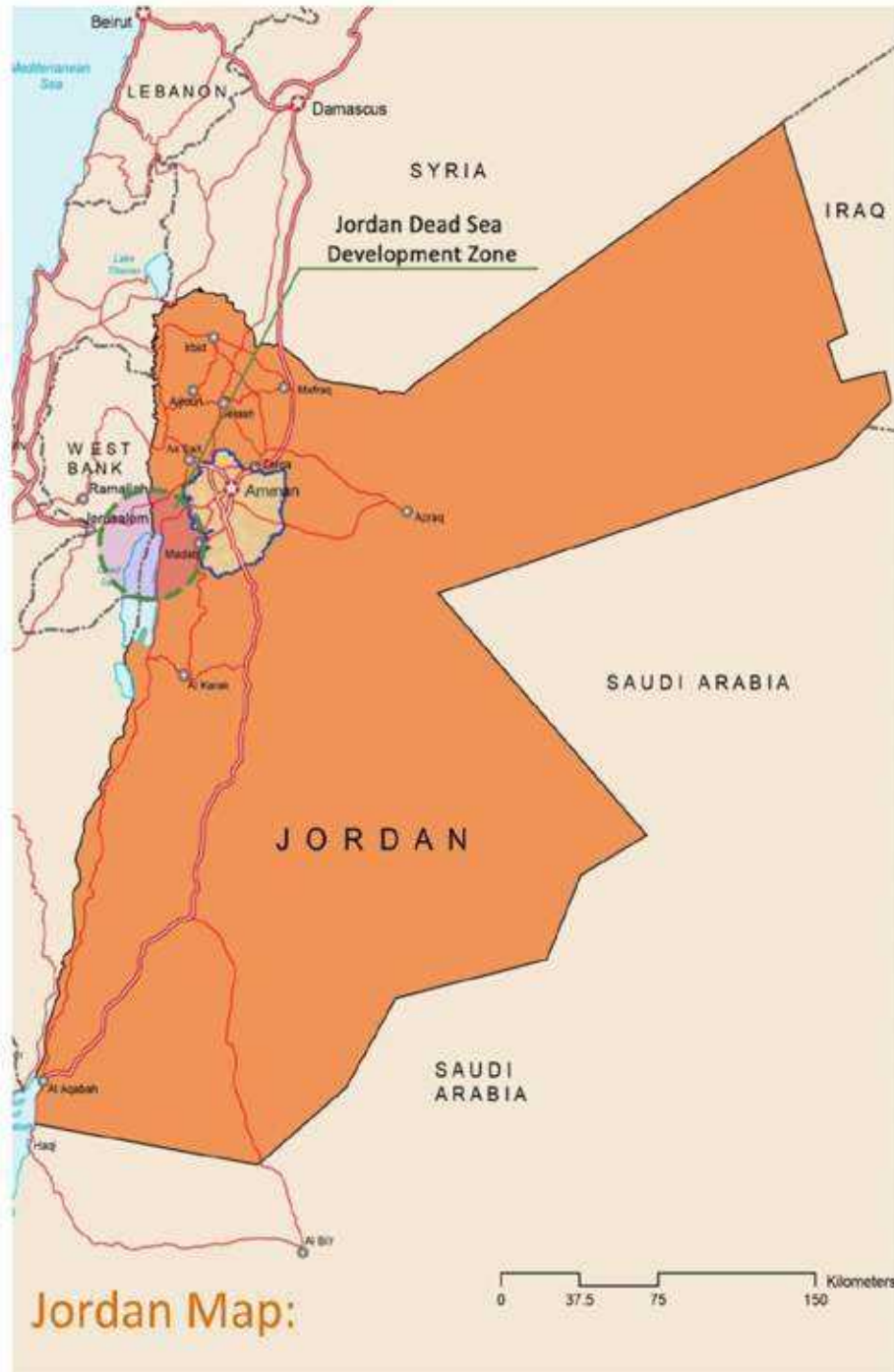
Porto

Dead Sea

Never 760

Dead Sea - Jordan

Location



Porto Dead Sea Project is located in the heart of the historic Jordan Rift Valley- the Dead Sea.
Porto is part of the Jordan Dead Sea Development Zone DSDZ.

60 min from Queen Alia International Airport

40 min from Amman

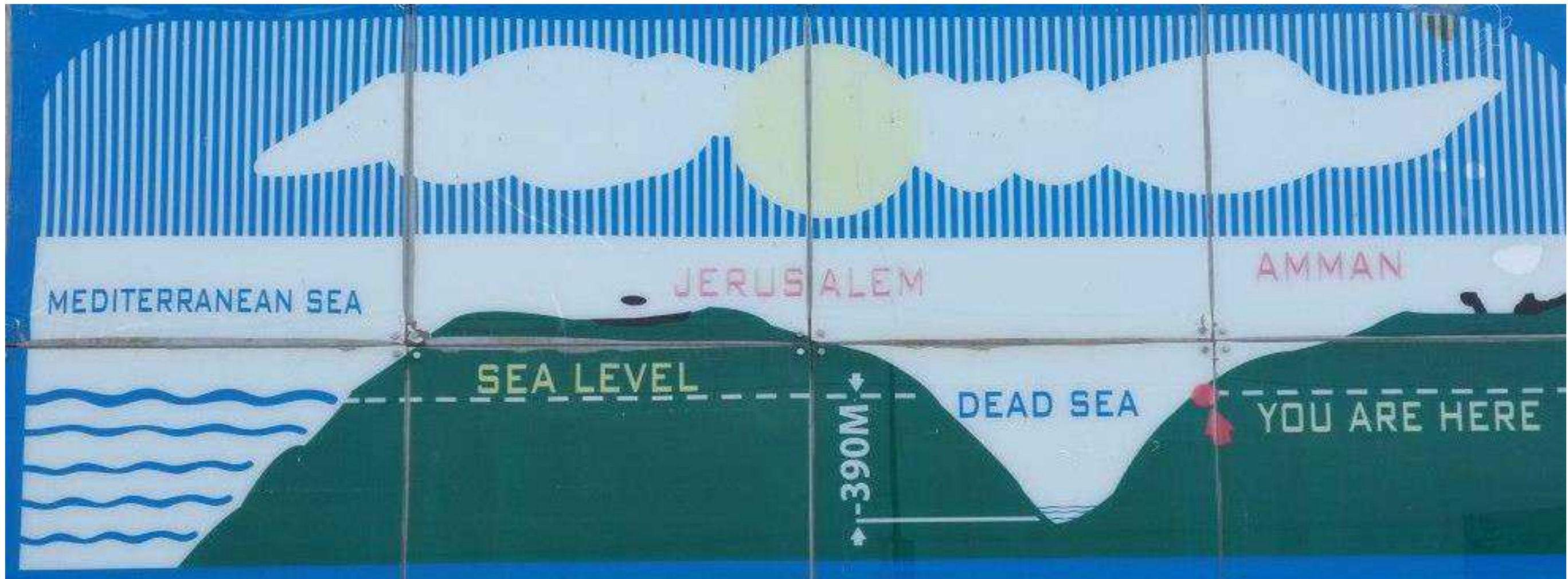
Site Map:

On the Main Highway Amman- Dead Sea Road; Porto occupies a strategic location along with many other recreational



Location





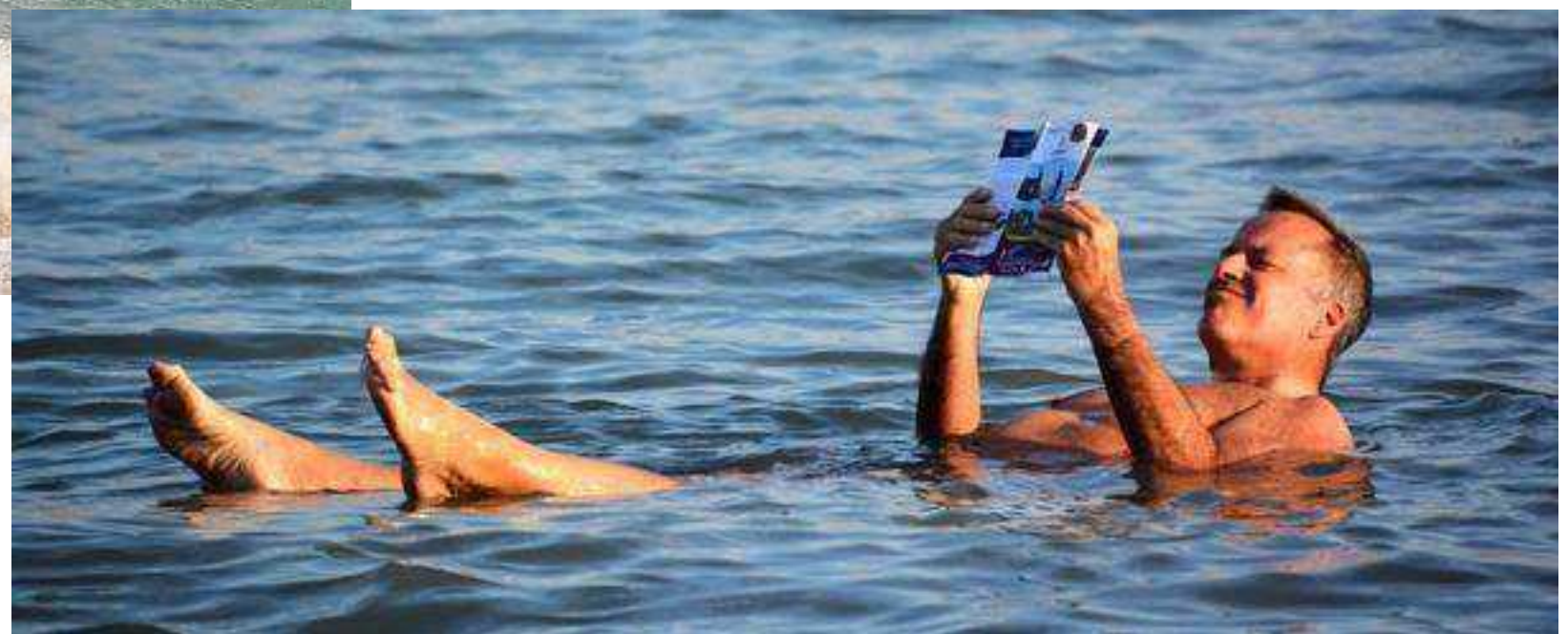
Dead Sea is the lowest point on Earth. Its At 423 meters below sea level, The sea is long, and not very wide, so from the Jordan side, you can see across to the West Bank.

Location



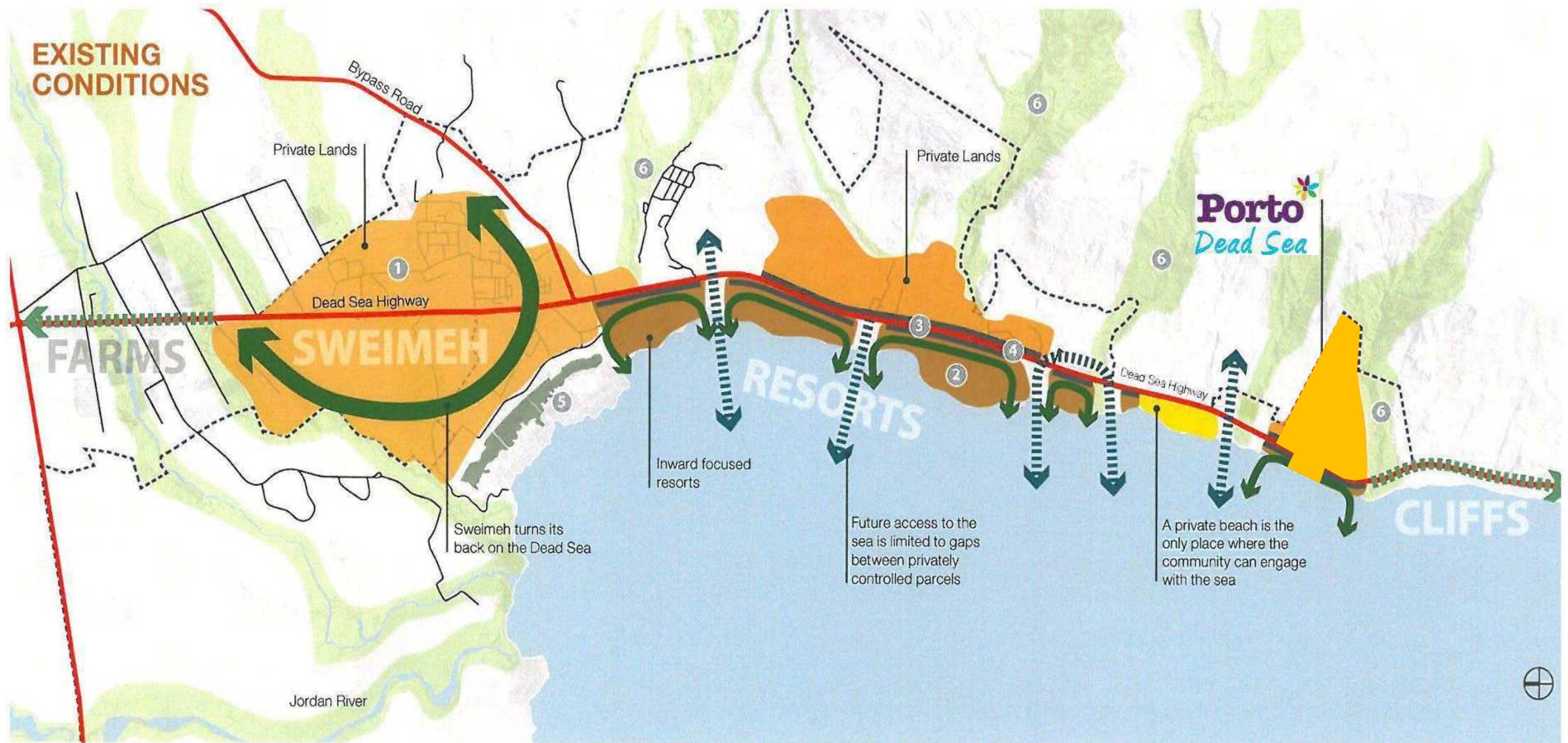
The Dead Sea is one of the only salt lakes in the world that is accessible for swimming, the Dead Sea's high concentration of salt that makes it so dense that humans can float on top of it. The Dead Sea has an average salinity of 33.7 percent, which is about 10 times saltier than ordinary seawater.

the experience of floating in it's salty water is enough reason to go. But there's plenty more reasons, too.



Location

Porto Dead sea located in wide area of the dead sea which gives a unique view .



Location



Location



The project land consists of two plots:

- **Plot 1 PO4 – Beach Hotel**
directly fronting the Dead Sea, with an area of 19,534 square meters.
- **Plot 2 PO5 – Mountain**
located to the east of the main road, with an area of 780,000 M2.



An aerial rendering of the Porto Dead Sea project. The image shows a large, modern resort complex built on a hillside overlooking the Dead Sea. The resort features a large, tiered, pyramid-like structure with a central archway, surrounded by various buildings, including hotels and residential units. A large, winding river or canal flows through the resort, and a large, circular swimming pool is visible. In the foreground, there is a sandy beach with a pier extending into the water. The background shows a range of mountains under a clear blue sky with a few hot air balloons.

Current Position, Vision, and Phases

- Porto Dead Sea lies at 45 km west of Amman, on the eastern shore of the Dead Sea an internationally renowned tourist destination in Jordan. The Porto Dead Sea project is a mixed-use real estate development project located on the Dead Sea on an area of 800,000 square meters adjacent to the main coastal road.
- The project is composed of residential units, hotel, gym, restaurants, a commercial mall with retail outlets, and various entertainment amenities. As such, the project encompasses comprehensive tourism facilities, for both the international and the internal tourist, equipped with the services needed, and with a special focus on family tourism – children have special attention with multiple swimming pools and access to water and other sports, games, and entertainment activities.

The project land consists of two plots:

- **Plot 1 PO4** – Beach Hotel
directly fronting the Dead Sea, with an
area of 19,534 square meters.

Total BUA= 66,628 M2

- **Plot 2 PO5** – Mountain
located to the east of the main road, with
an area of 780,000 M2.



- **1ST PHASE – BEACH HOTEL PO4**

Plot # : 120

Sector Name: 39 Farshet Ain Ghazal

Land use: Hotel

Plot Area: 19,534 M2

Sea Front: 230 M

Total Built Up Area: 66,628 M2



- **1ST PHASE – BEACH HOTEL**

Plot # : 120

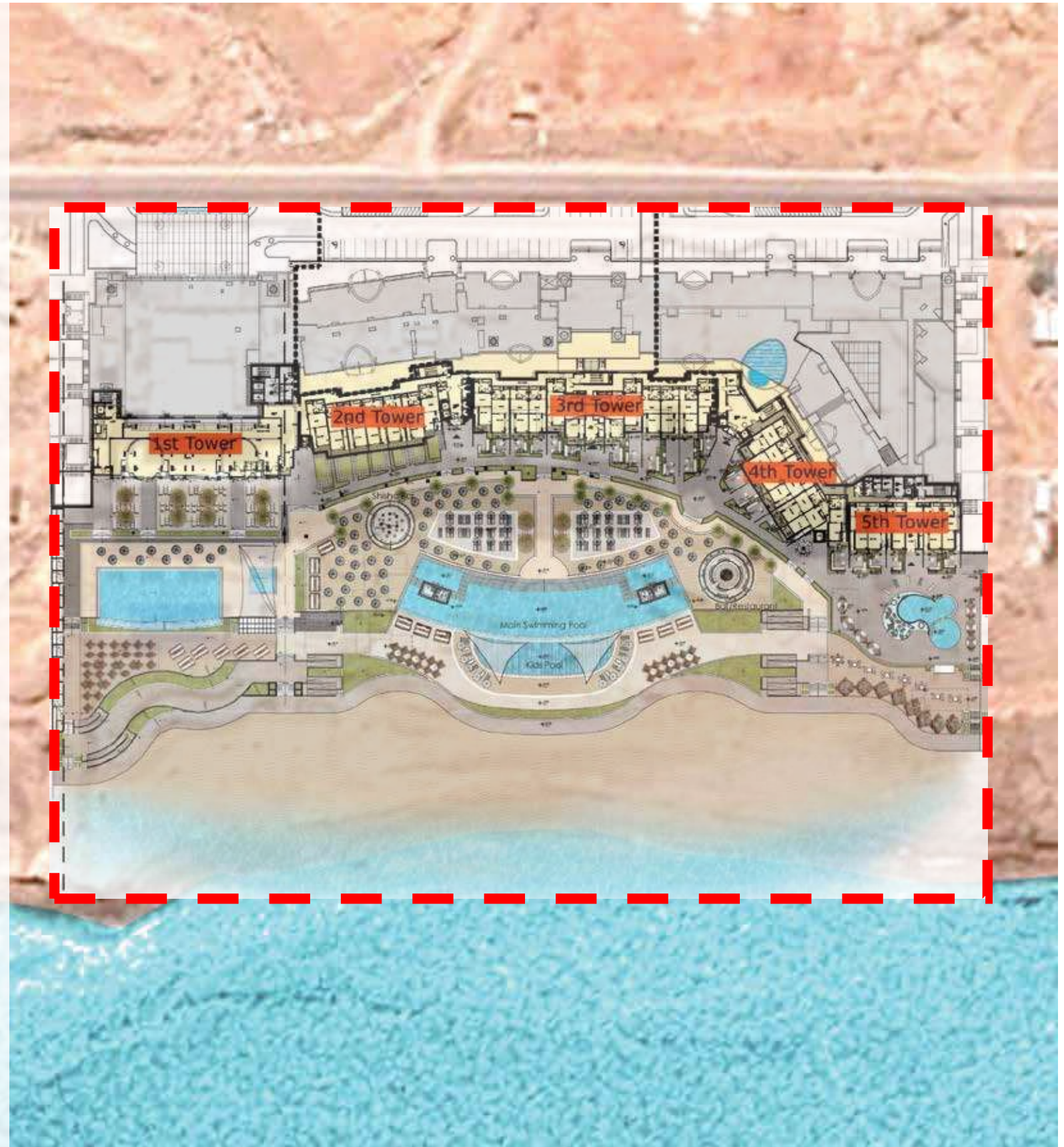
Sector Name: 39 Farshet Ain Ghazal

Land use: Hotel

Plot Area: 19,534 M2

Sea Front: 230 M

Total Built Up Area: 66,628 M2



1st & 2nd Towers

Sales (Remaining)

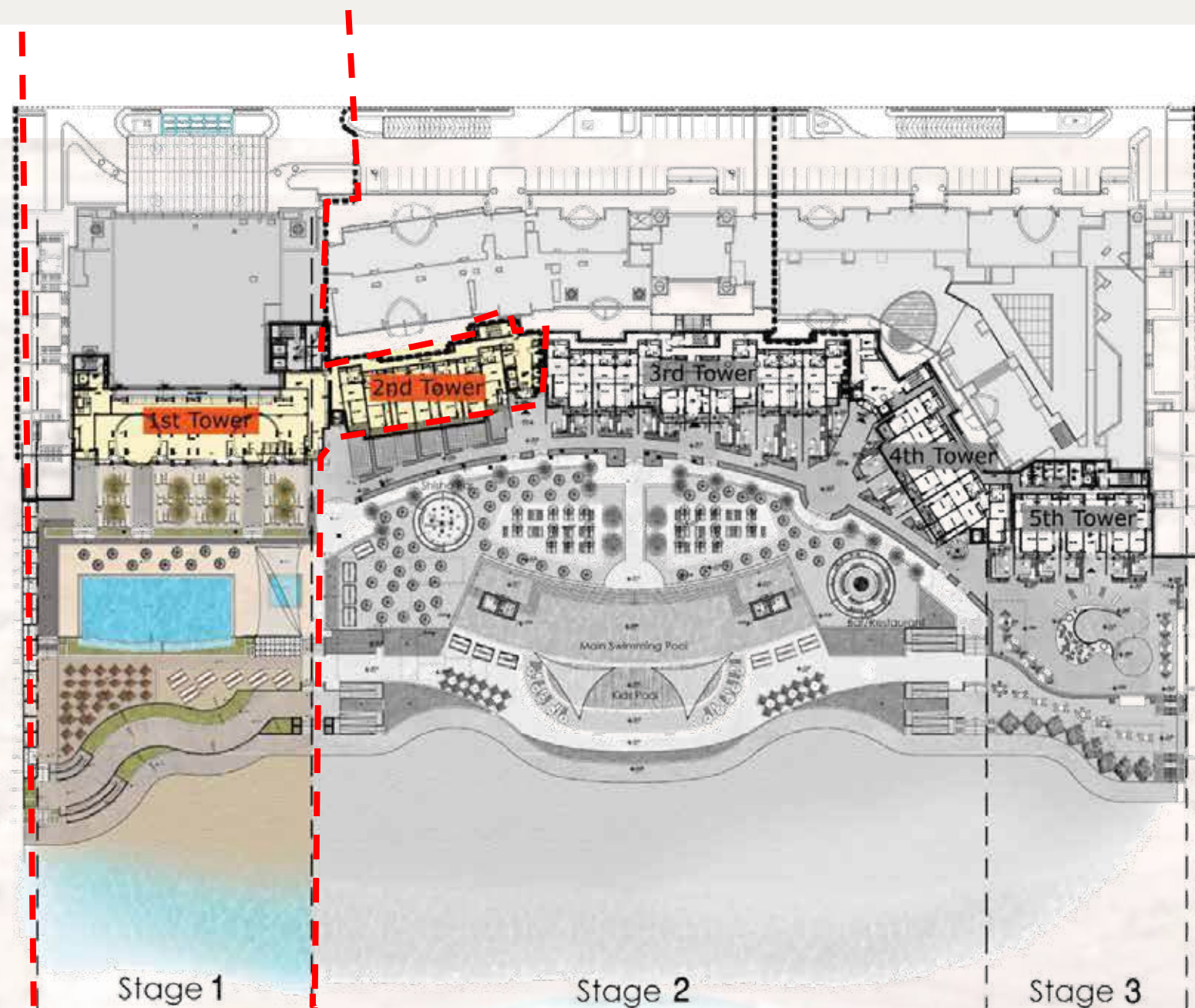
- Retail Areas: **5,780 sqm (18 Shop/Café).**
Average Price= 1,777 JOD/sqm
- Outdoor Areas: **1,500 sqm.**
Average Price= 1,000 JOD/sqm
- Residential Units: **1,474 sqm (20 Unit).**
Average Price= 1,610 JOD/sqm

Total Revenue = 14,142,401 JOD

Cost (Remaining)

- Construction Cost= **2,211,865 JOD**
- Land Cost & Opex= **2,711,437 JOD**
- Other Obligations= **2,852,377 JOD**

Total Cash Out = 8,036,164 JOD



Cash Flows	Year 01	Year 02	Year 03	Total JOD
Total Cash In	3,535,600	7,071,200	3,535,600	14,142,401
Total Cash Out	6,367,691	1,504,169	164,304	8,036,164
Cash Deficit/Surplus	(2,832,091)	5,567,031	3,371,296	6,106,237
Cumilative Deficit/Surplus	(2,832,091)	2,734,940	6,106,237	6,106,237

1st , 2nd & 3rd Towers

Sales (Remaining)

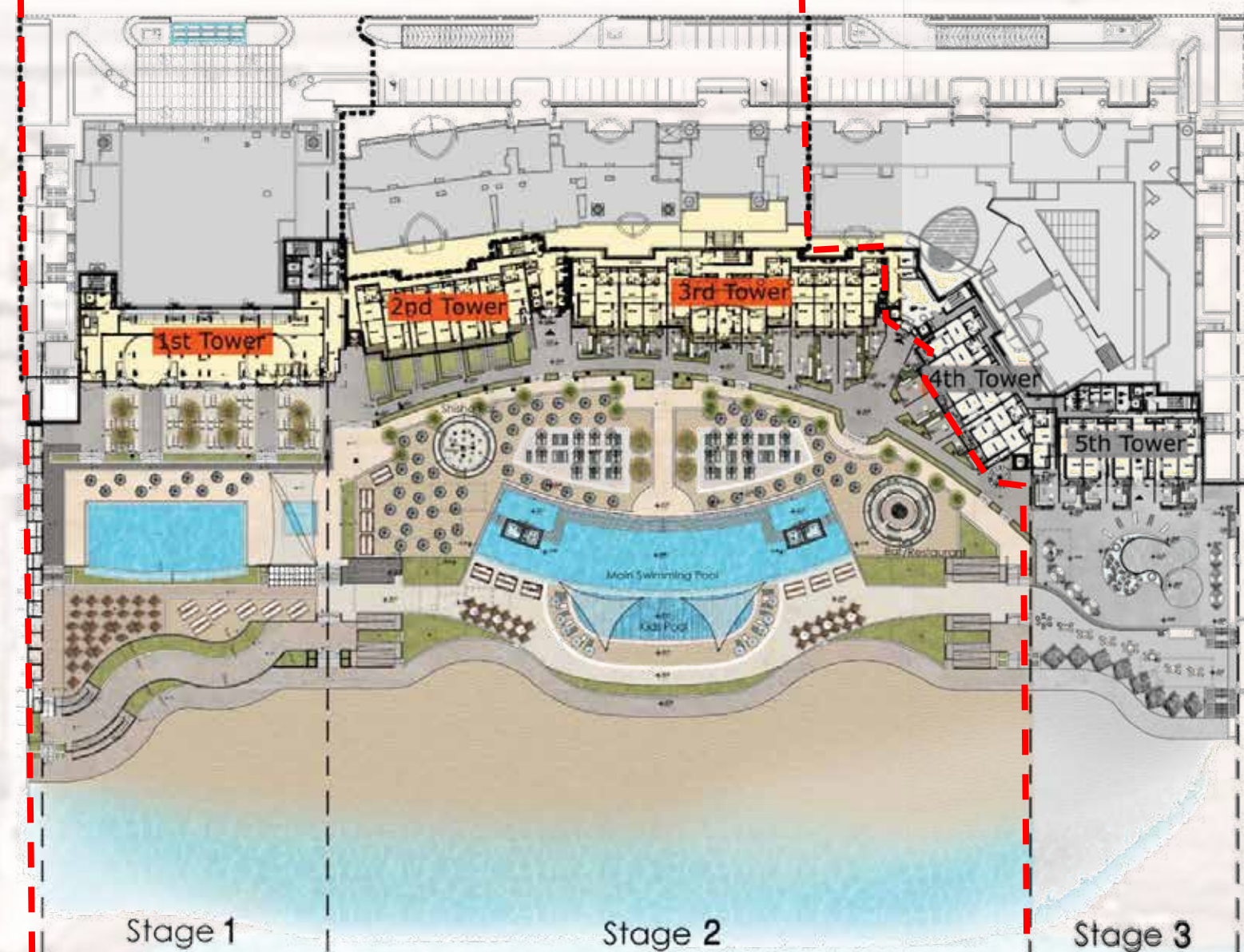
- Retail Areas: **7,130 sqm (38 Shop/Café).**
Average Price= 1,777 JOD/sqm
- Outdoor Areas: **2,402 sqm.**
Average Price= 1,000 JOD/sqm
- Residential Units: **10,464 sqm (142 Unit).**
Average Price= 1,610 JOD/sqm

Total Revenue = 31,917,005 JOD

Cost (Remaining)

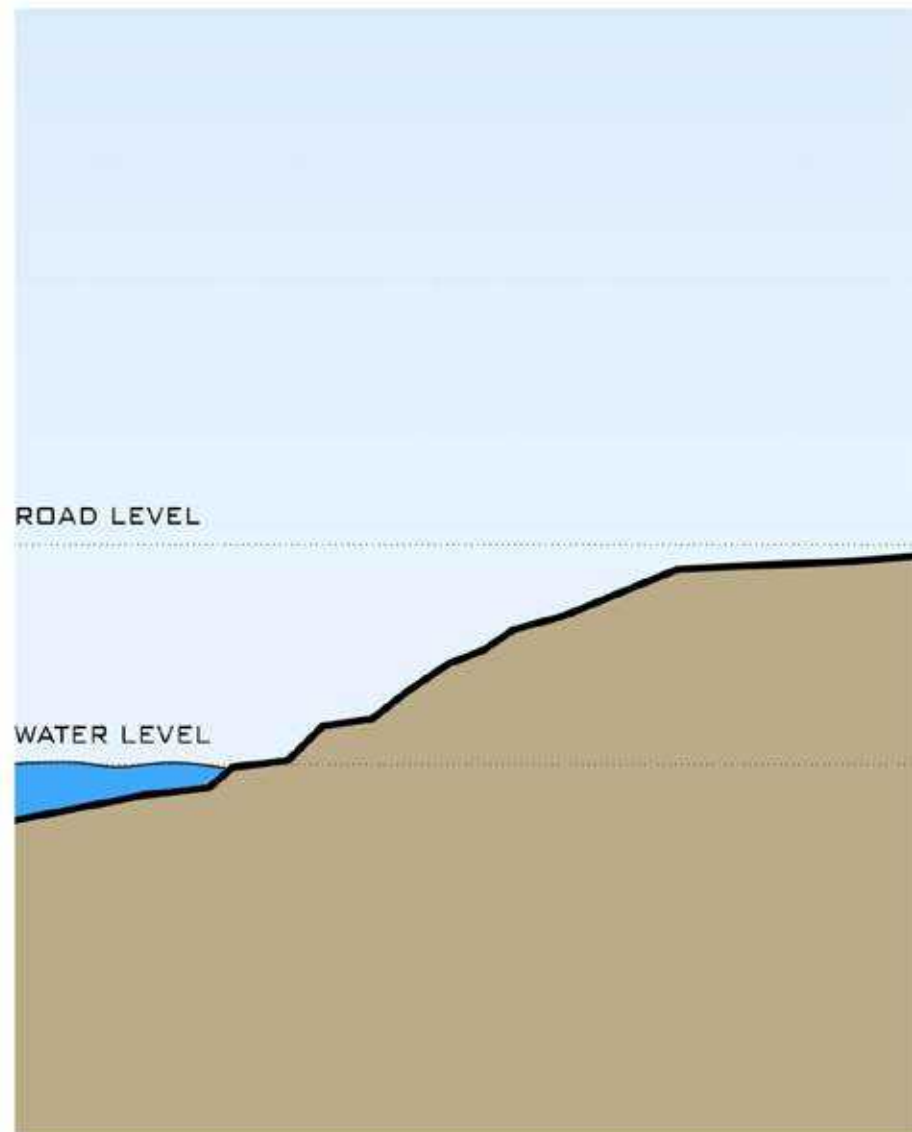
- Construction Cost= **11,127,995 JOD**
- Land Cost & Opex= **5,049,077 JOD**
- Other Obligations= **2,852,377 JOD**

Total Cash Out = 19,029,450 JOD

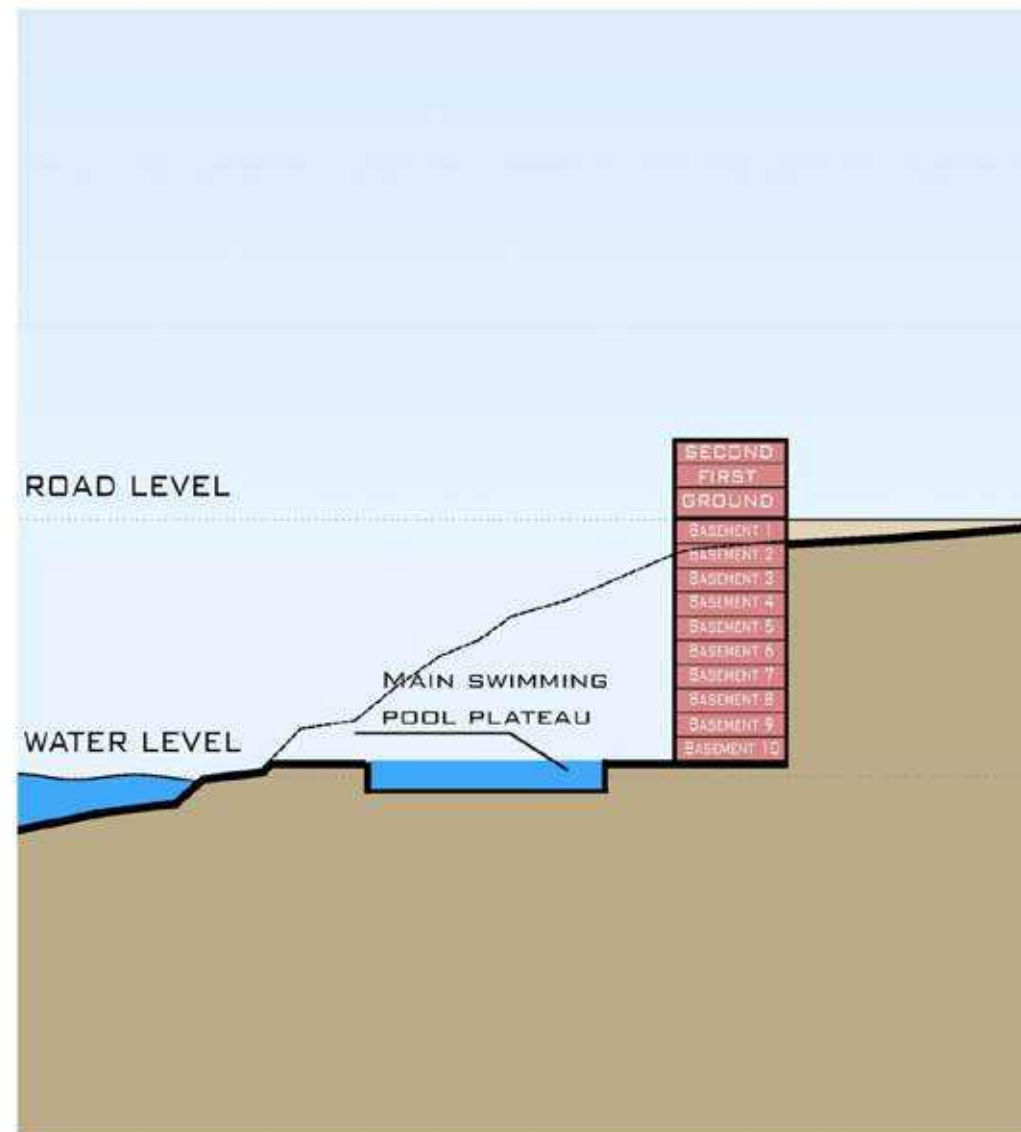


Cash Flows	Year 01	Year 02	Year 03	Year 04	Year 05	Total JOD
Total Cash In	3,861,161	6,174,703	8,697,394	7,492,596	5,691,151	31,917,005
Total Cash Out	7,026,671	5,151,071	4,985,974	1,865,733	0	19,029,450
Cash Deficit/Surplus	(3,165,510)	1,023,632	3,711,419	5,626,863	5,691,151	12,887,555
Cumulative Deficit/Surplus	(3,165,510)	(2,141,879)	1,569,540	7,196,404	12,887,555	12,887,555

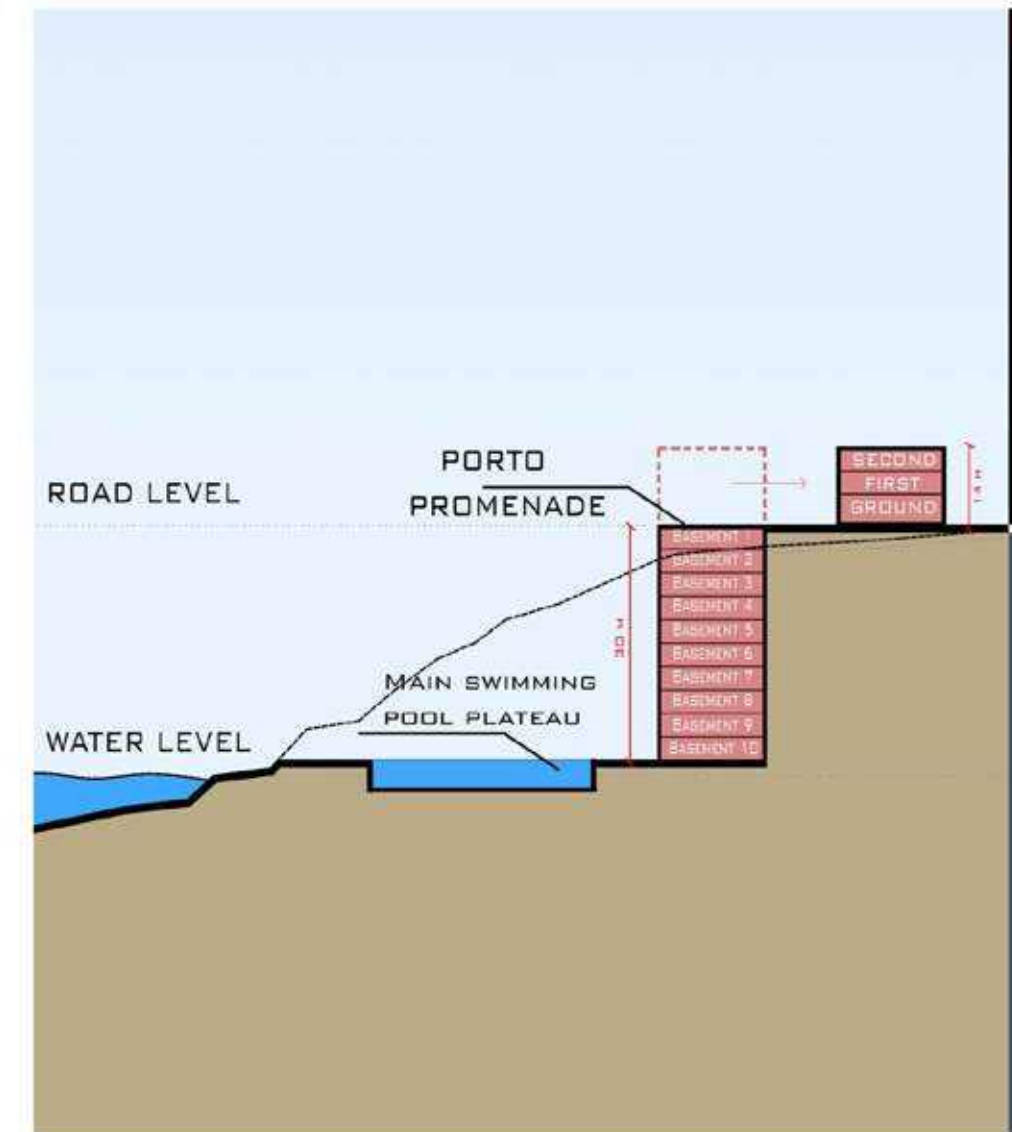
Project Concept



SECTION - 1
ACTUAL CONTOUR LINE



SECTION - 2
PROPOSED BUILDING FOOTPRINT = 10 %
ACCORDING TO THE GIVEN REGULATIONS



SECTION - 3
SHIFT THE UPPER GROUND, 1ST AND
2ND FLOORS TO CREATE PORTO DEAD
SEA SKY PROMENADE

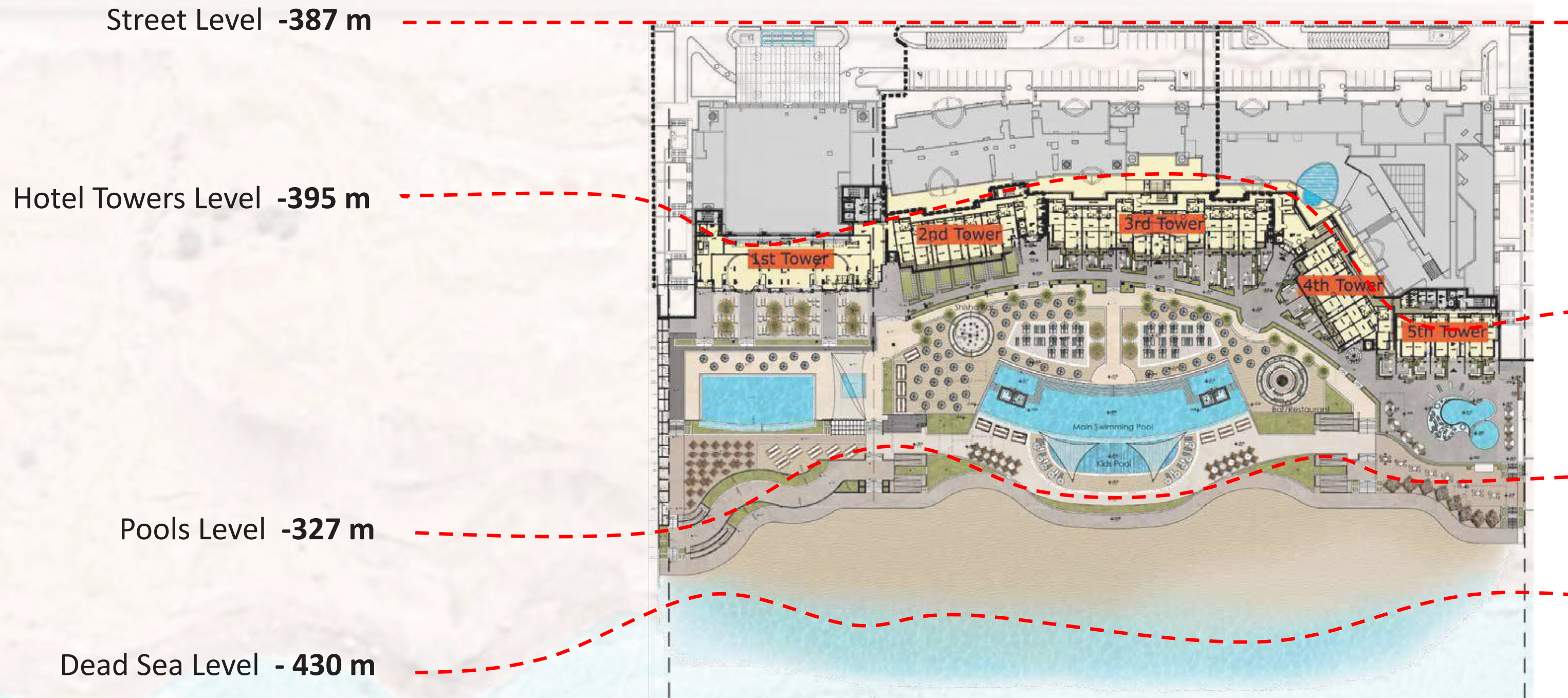
Project Concept

Main Street Level -387 m

Pools Level -327 m

SECTION A-A

Project Levels



Project Shots



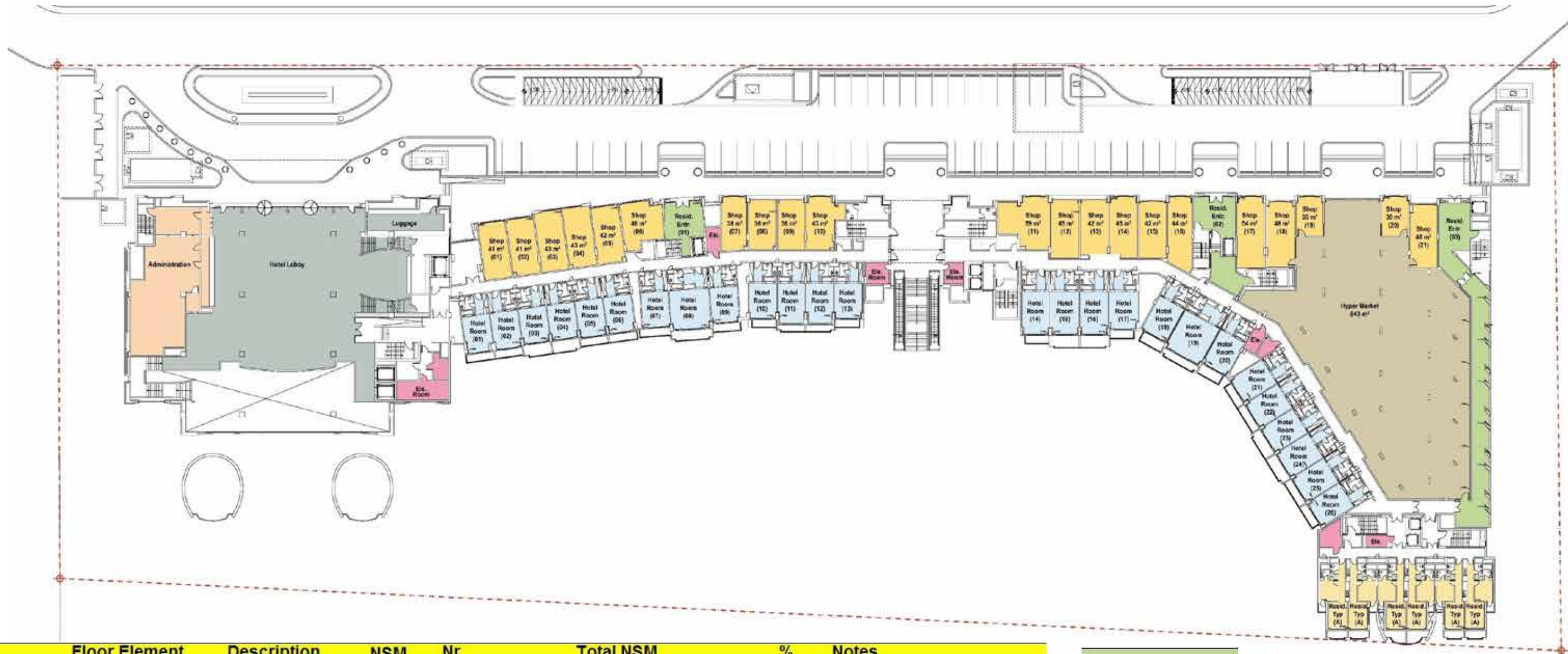


- **Porto Dead Sea Hotel consist of:**
 - 439 hotel apartments.
 - 87 hotel room.
 - 31 Day use Cabanas.
 - Executive Lounge.
 - Banqueting Hall.
 - Roof Terrace with infinity Pool.
 - Swimming pools & recreational beach.
 - Hotel Gym and Spa.
 - Hotel restaurant.
 - Beach Special Restaurant.



- Beach Hotel Space Program:

Discription	Nr	GSM	%
Residential Units =	439	31,806	48%
Retail (Shops & Restaurants) =	40	10,576	16%
Hotel Rooms & Cabanas	118	7,841	12%
Hotel Facilities	-	6,464	10%
Hotel Services	-	9,942	15%
Retail Leasable Area		3,497	Not Included
Total =		66,628	100%



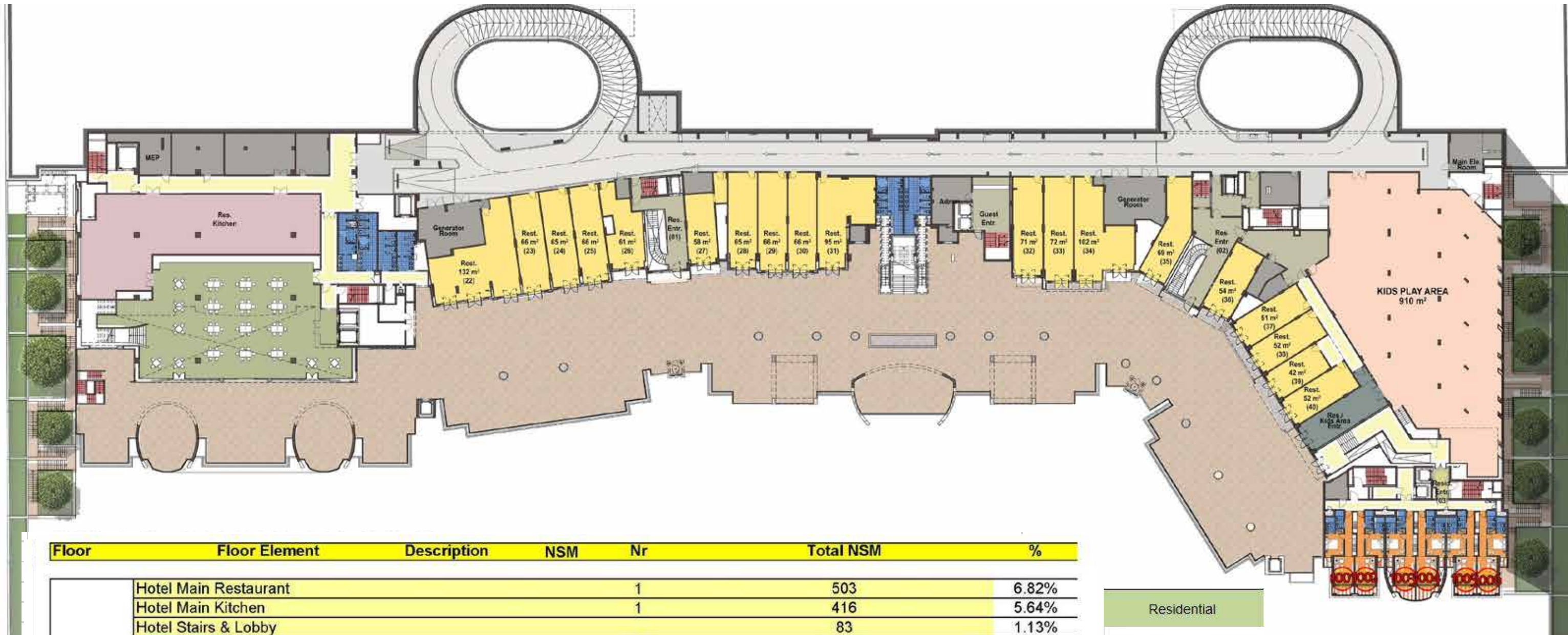
Floor	Floor Element	Description	NSM	Nr	Total NSM	%	Notes
Ground FLOOR Level 0	Hotel Reception			1	1368	21.67%	
	Hotel Rooms			26	1550.31	24.56%	
	Shops			22	905	14.34%	
	Residential Entrance			4	256	4.06%	
	Residential Unit Type A			6	309	4.89%	
	Hyper Market			1	977	15.48%	
	Bridge Stairs			1	99	1.57%	
	Services				771.51	12.22%	
	MEP				77	1.22%	
	Total				6312.82	GSM	100.00%

Residential
Hotel Rooms & Cabanas
Hotel Facilities
Retail
Hotel Services



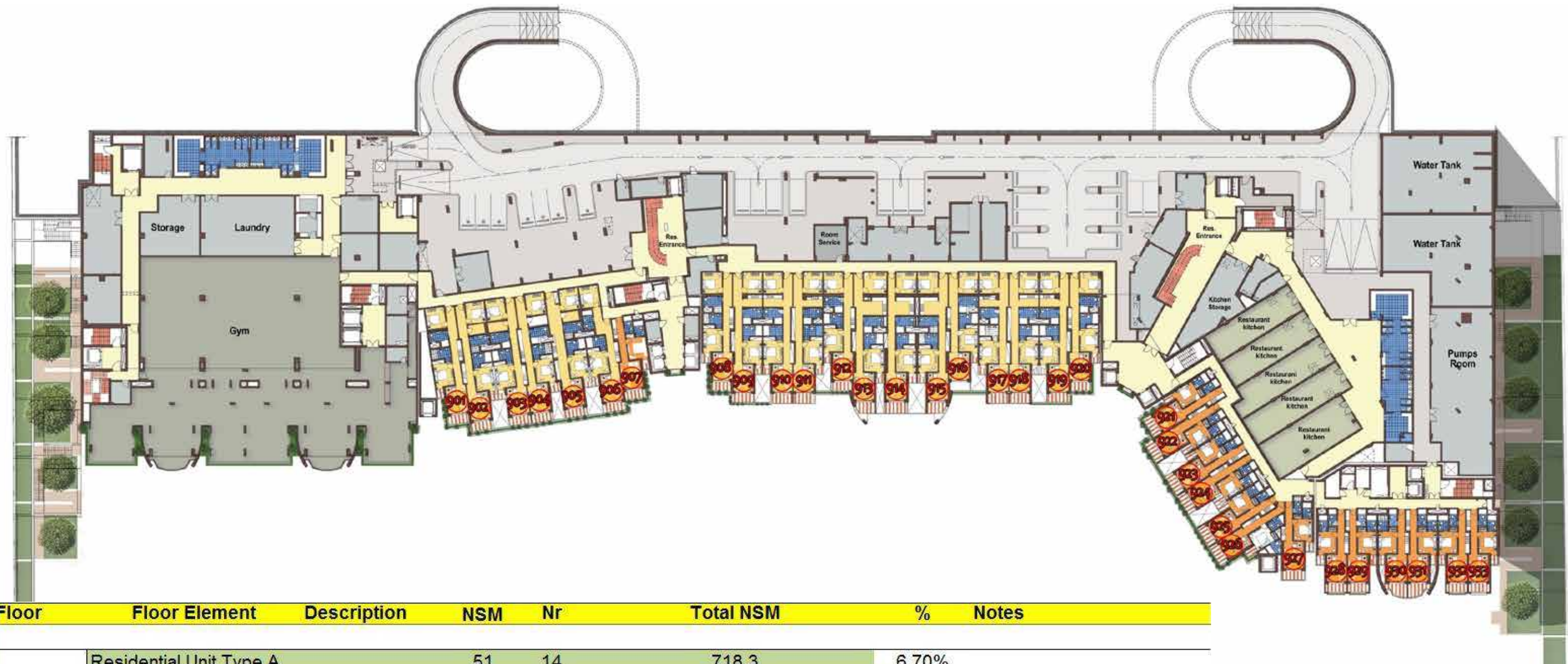
Floor	Floor Element	Description	NSM	Nr	Total NSM	%	Notes
1st FLOOR Level +5.60	Hotel Rooms		66	48	3152.72	47.36%	
	Hotel Rooms Services				289.96	4.36%	
	Executive Lounge		520	1	520	7.81%	
	Residential Unit Type A		52	12	624.89	9.39%	
	Ballroom		1341	1	1341	20.14%	
	Bridge Stairs				40	0.60%	
	MEP				89	1.34%	
	Services				599.61	9.01%	
	Total				6657.18	GSM	100.00%

Residential
Hotel Rooms & Cabanas
Hotel Facilities
Retail
Hotel Services



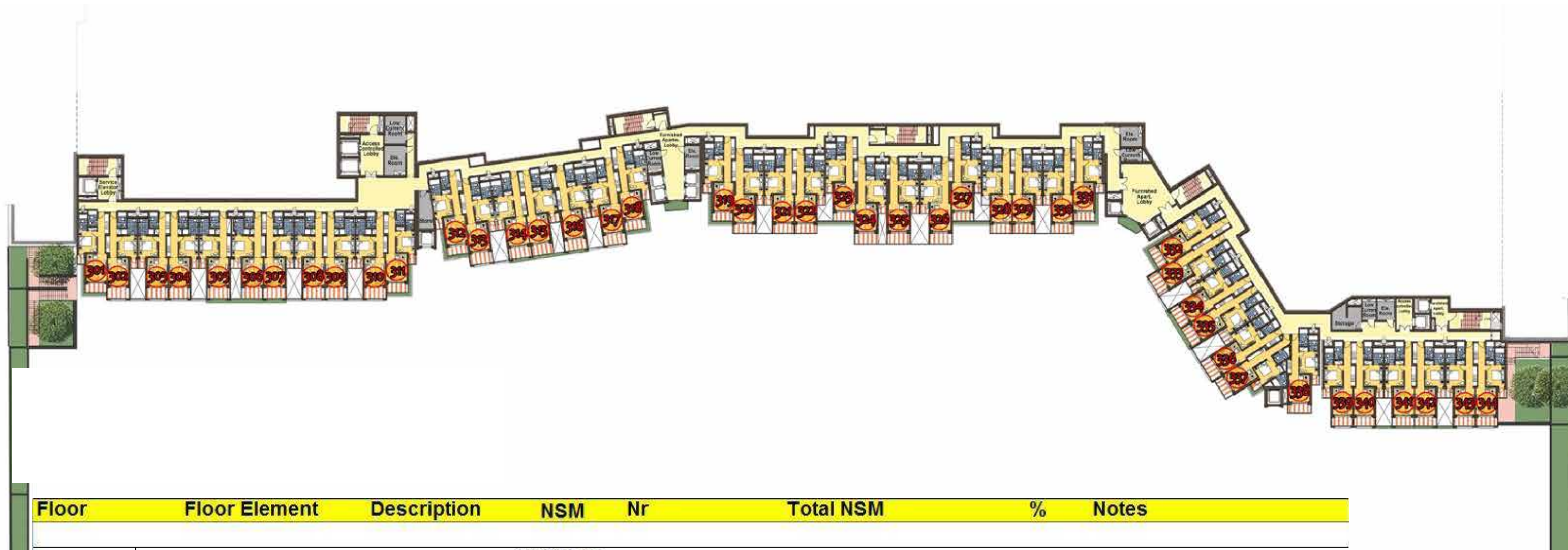
Floor	Floor Element	Description	NSM	Nr	Total NSM	%
Promenade FLOOR Level - 4.00	Hotel Main Restaurant			1	503	6.82%
	Hotel Main Kitchen			1	416	5.64%
	Hotel Stairs & Lobby				83	1.13%
	Public Toilets			4	154	2.09%
	Restaurants		71.05	19	1350	18.32%
	Residential Entrances			3	293	3.98%
	Kids Area			1	907	12.31%
	Residential Unit Type A		54.02	6	324.12	4.40%
	MEP				349	4.74%
	Services				1568.69	21.28%
	Bridge Stairs			1	65	0.88%
	Parking			1	1357.79	18.42%
	Terraces				3303.65	
	Total				7370.60	GSM 100.00%

Residential
Hotel Facilities
Retail
Hotel Services
Retail Leasable Area



Floor	Floor Element	Description	NSM	Nr	Total NSM	%	Notes
Res. 9th FLOOR Level - 8.60	Residential Unit Type A		51	14	718.3	6.70%	
	Residential Unit Type B		82	19	1559.98	14.56%	
	Gym & Spa		2365	1	2365	22.07%	
	Restaurant's Kitchens		864	1	864	8.06%	
	Hotel loading Area				379	3.54%	
	Ramps				588.62	5.49%	
	Parking				2023	18.88%	
	Retail Services				572	5.34%	
	Services				1645.54	15.36%	
	Total				10715.44	GSM	100.00%

Residential
Hotel Facilities
Retail
Hotel Services



Floor	Floor Element	Description	NSM	Nr	Total NSM	%	Notes
Res. 2nd to 8th FLOOR Level - 30.30 To - 11.70			MEP/Hotel				
	Floor Level	MEP/Res. Share	Share				
	Res. 8th Floor	905.45	223.26	44	2288.00	3416.71	MEP/Res. Share = 81%
	Res. 7th Floor	903.96	223.26	44	2288.00	3415.22	
	Res. 6th Floor	915.19	223.26	44	2288.00	3426.45	
	Res. 5th Floor	905.6	223.26	44	2288.00	3416.86	MEP/Hotel Share= 19%
	Res. 4th Floor	929.7	223.26	44	2288.00	3440.96	
	Res. 3rd Floor	916.75	223.26	44	2288.00	3428.01	
	Res. 2nd Floor	963.93	223.26	44	2288.00	3475.19	
	Res. 1st Floor	1144.94	223.26	44	2288.00	3656.20	
Total		7585.52	1786.08	352	18304.00	27675.60	GSM

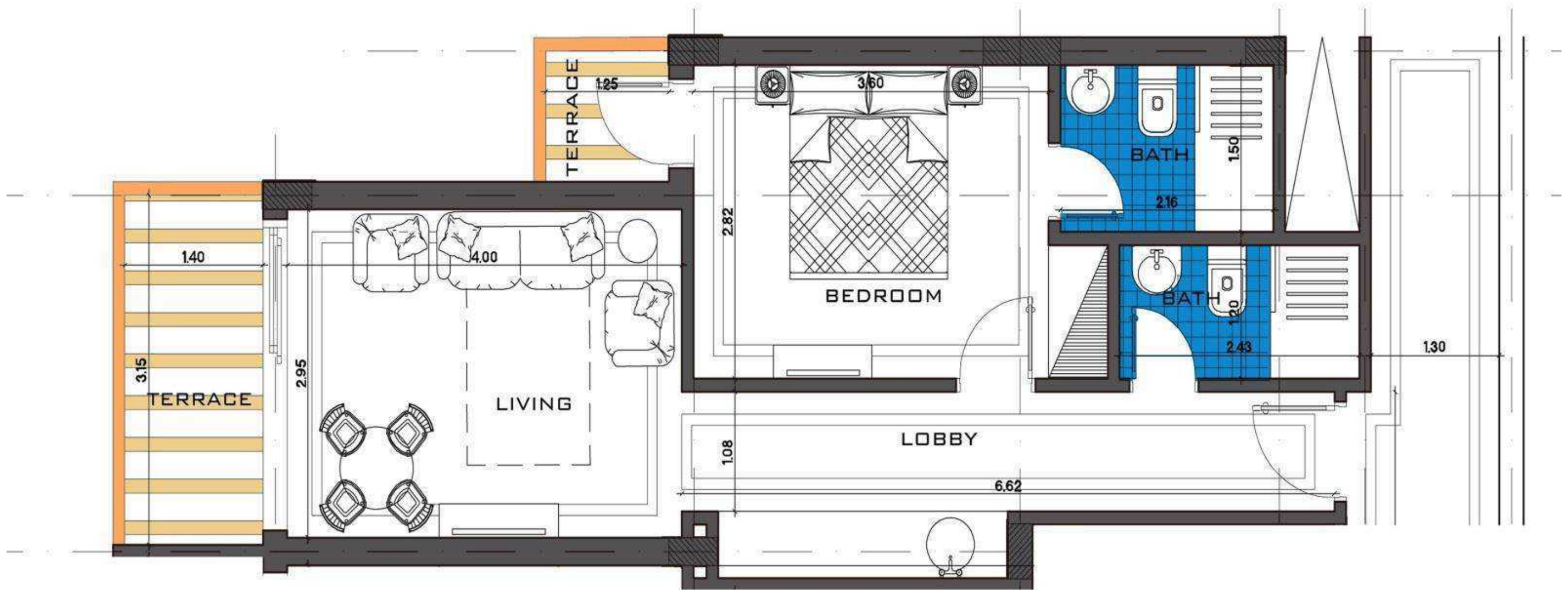
Residential



Floor	Floor Element	Description	NSM	Nr	Total NSM	%	Notes
Cabanas FLOOR Level - 36.50	Special Restaurant			1	673.29	18.46%	
	Hotel Cabanas			31	1946	53.34%	
	Residential Entrances			3	252	6.91%	
	Services				687.98	18.86%	
	Pool				1533.07		Not Included
	MEP				89	2.44%	
	Total				3648.27	GSM	100.00%

Residential
Retail
Hotel Rooms & Cabanas
Hotel Services

Units Type

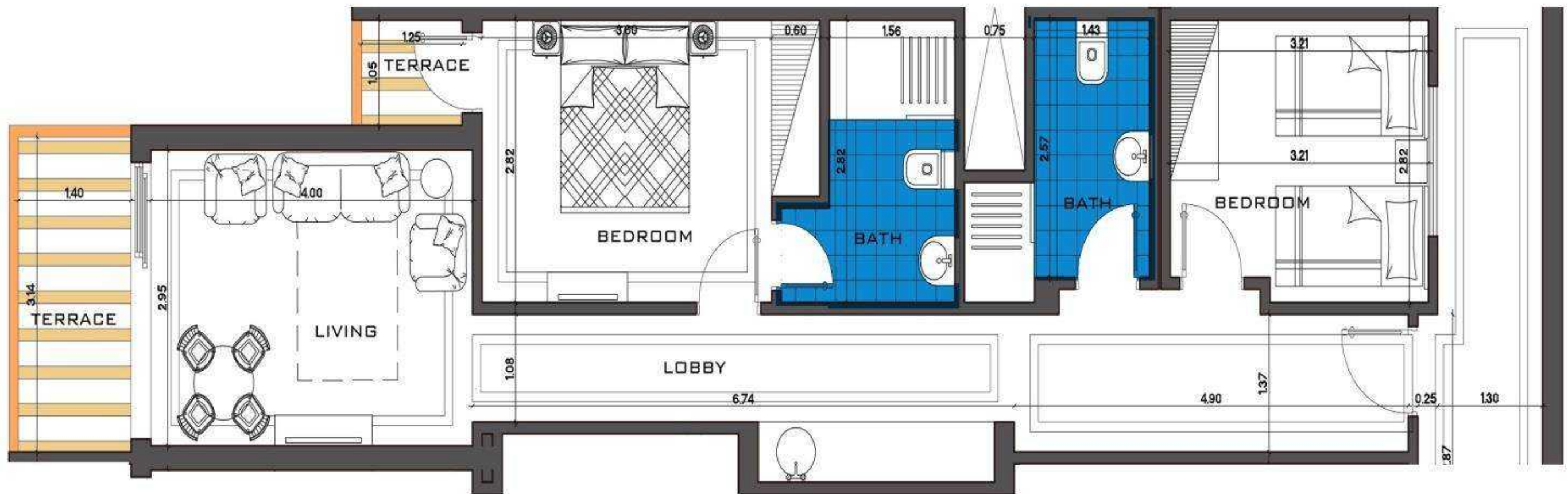


Unit Type A

Number of units: 419 unit

Net Area: 52 sqm

Units Type



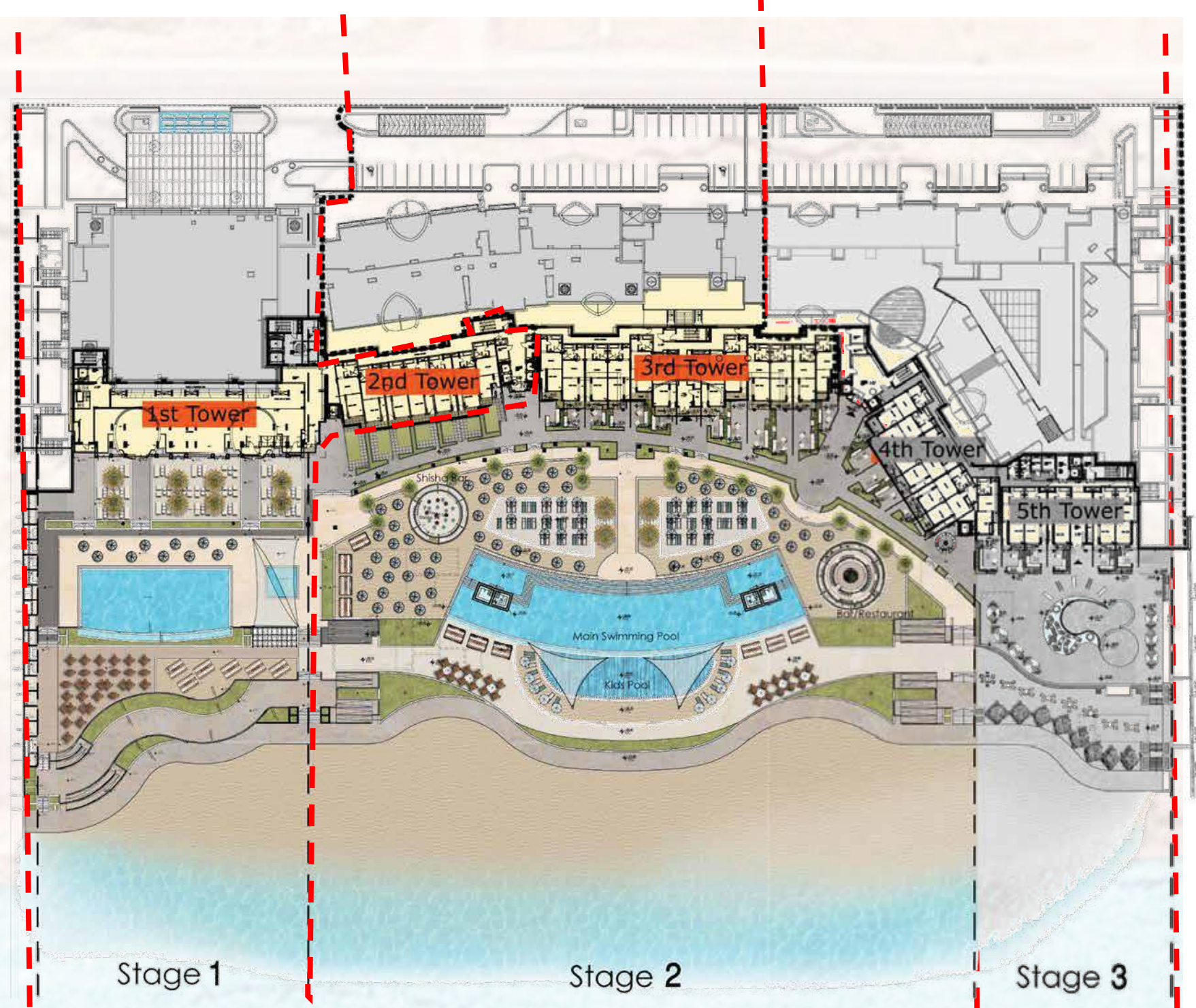
Unit Type B

Number of units: 20 unit

Net Area: 75 sqm

Project Stages

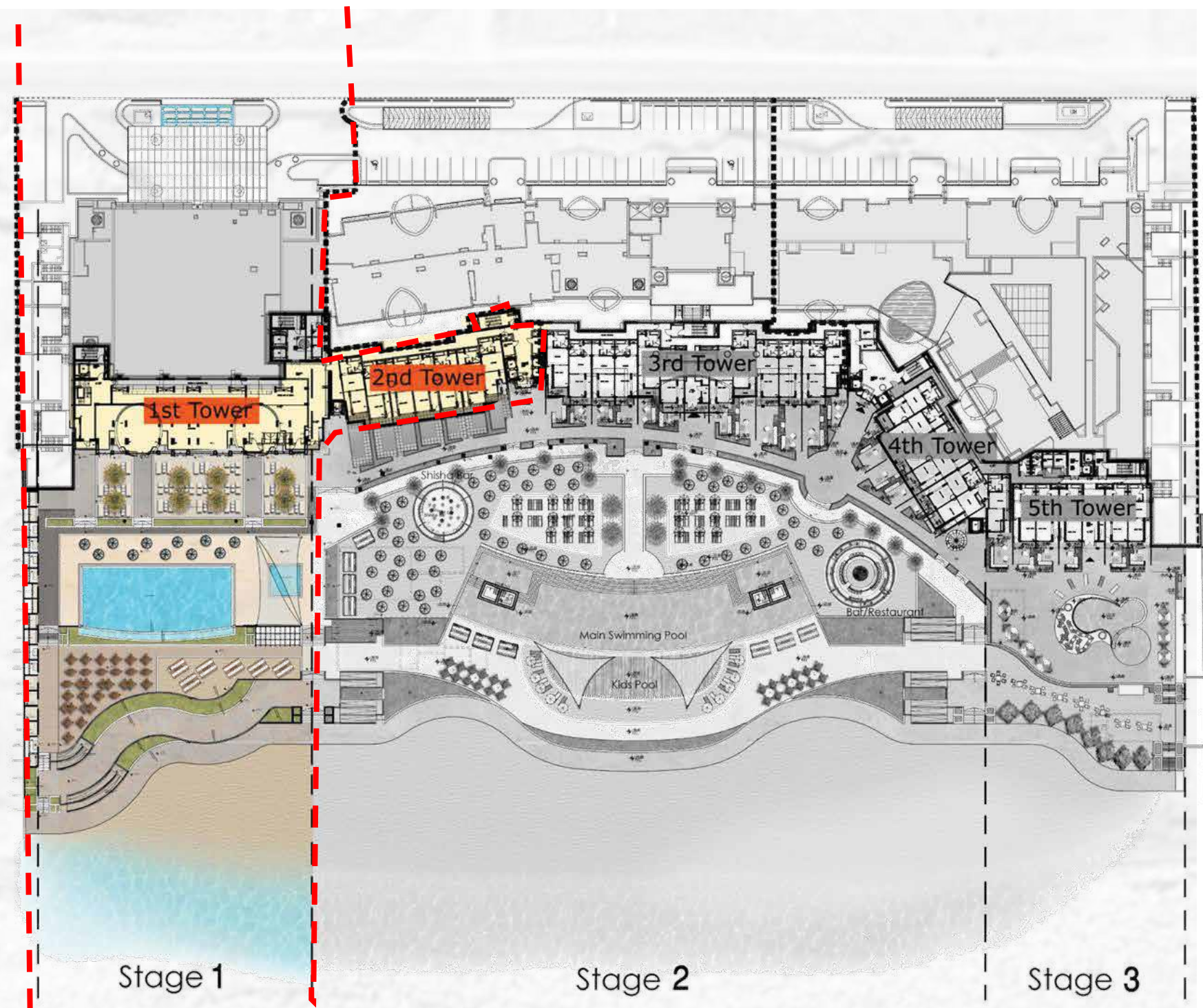
- Porto Dead Sea project divided to 3 construction stages.



Project Stages

Stage 1

- Towers: **A, F & G**
- Total Built up Area : **21,625 sqm.**
- Number of Units: **157 Unit**
- Retail: **15 shop/Café**

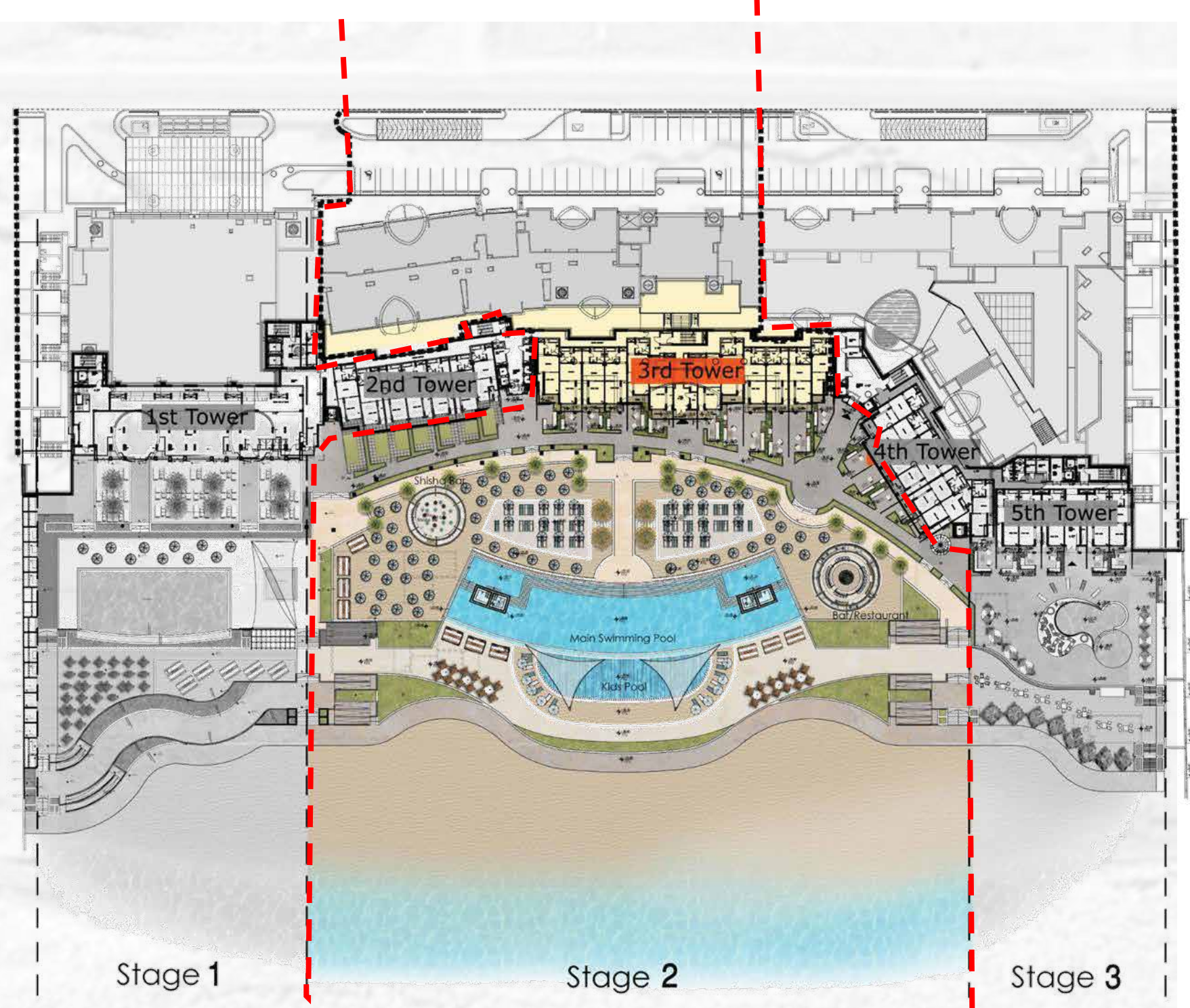
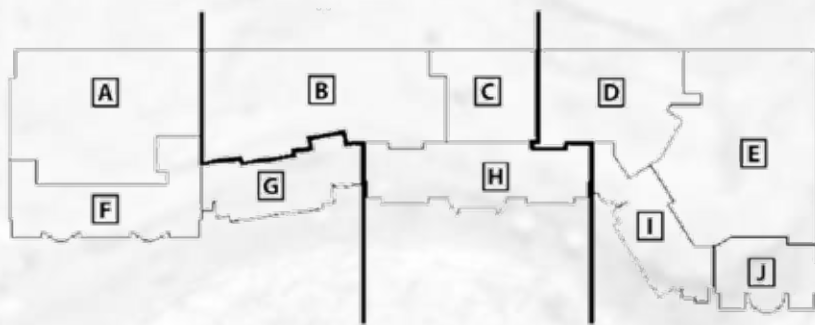


Package	Tower	Delivery	No. of Floors		Tower Area / m ²	Tower components						Notes		
						Cabanas		Hotel Rooms		Residetial units			Shops / Restaurants	
						No.	Area	No.	Area	No.	Area		No.	Area
Package 01	Tower A	2022	4 Floors + Roof	B2,B1,Gr,1st	6,487.61	-		-		-	15	4,541.33	open space area	
	Tower F	2021	10 Floors	B11-B2	8,997.51	-		-		88	7,888.19	1	402.00	
	Tower G	2021	10 Floors	B11-B2	6,140.00	7	637.83	-		63	5,501.81	-		
	Total				21,625.12	7	637.83	0		151	13,390.00	16	4,943.33	

Project Stages

Stage 2

- Towers: **B, C & H**
- Total Built up Area : **18,430 sqm.**
- Number of Units: **178 Unit**
- Retail: **20 shop/Cafe**

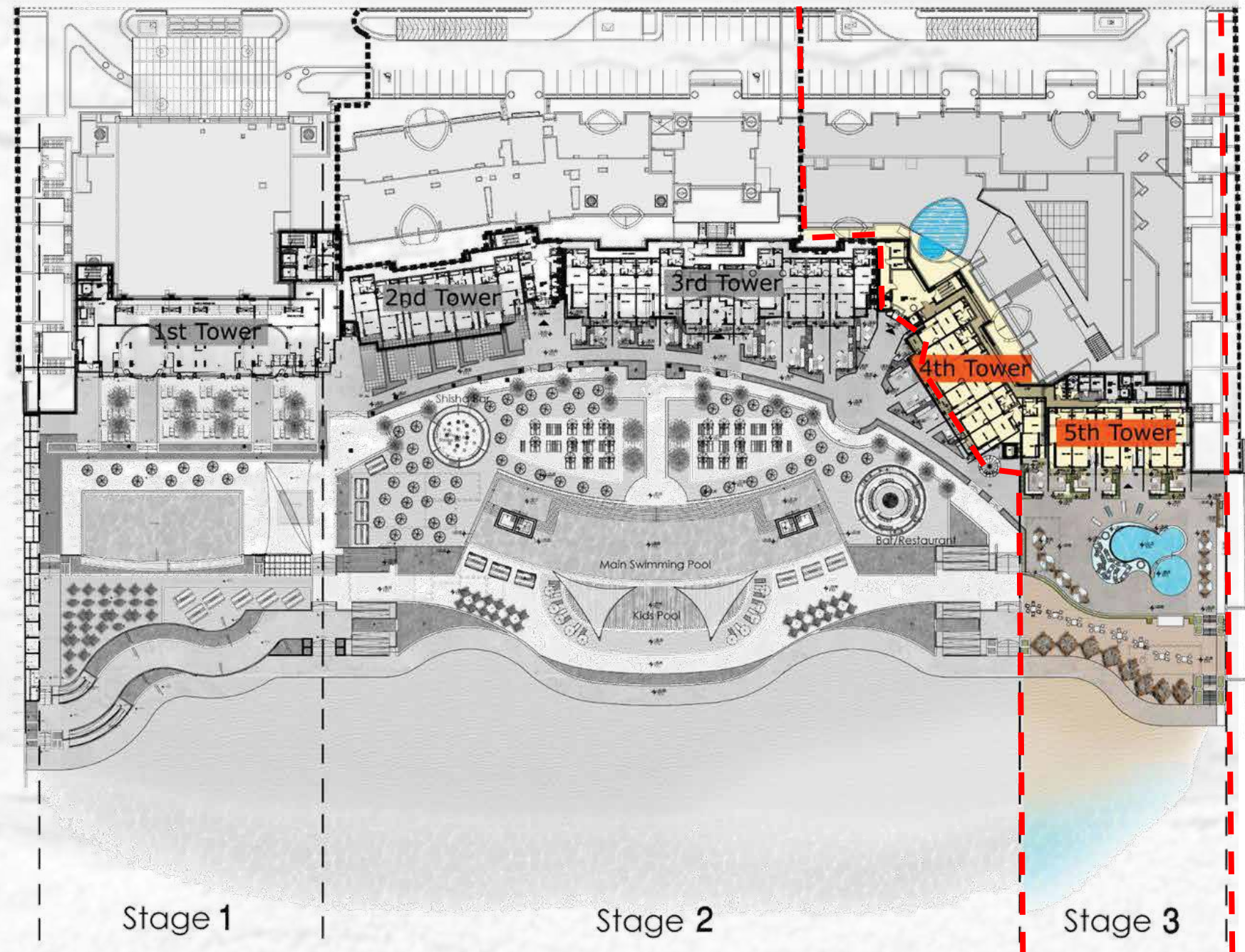


Package	Tower	Delivery	No. of Floors		Tower Area / m ²	Tower components						Notes		
						Cabanas		Hotel Rooms		Residetal units			Shops / Restaurants	
						No.	Area	No.	Area	No.	Area		No.	Area
Package 02	Tower B	2022	5 Floors + Roof	B2,B1,Gr,1st,2nd	7,133.74	-		49	2,137.64	-		20	3,351.42	
	Tower C	2022	5 Floors + Roof	B2,B1,Gr,1st,2nd	2,412.10	-		-		-		-		
	Tower H	2022	10 Floors	B11-B2	8,885.10	12	946.75	-		117	7,938.38	-		
	Total				18,430.94	12	946.75	49	2,137.64	117	7,938.38	20	3,351.42	

Project Stages

Stage 3

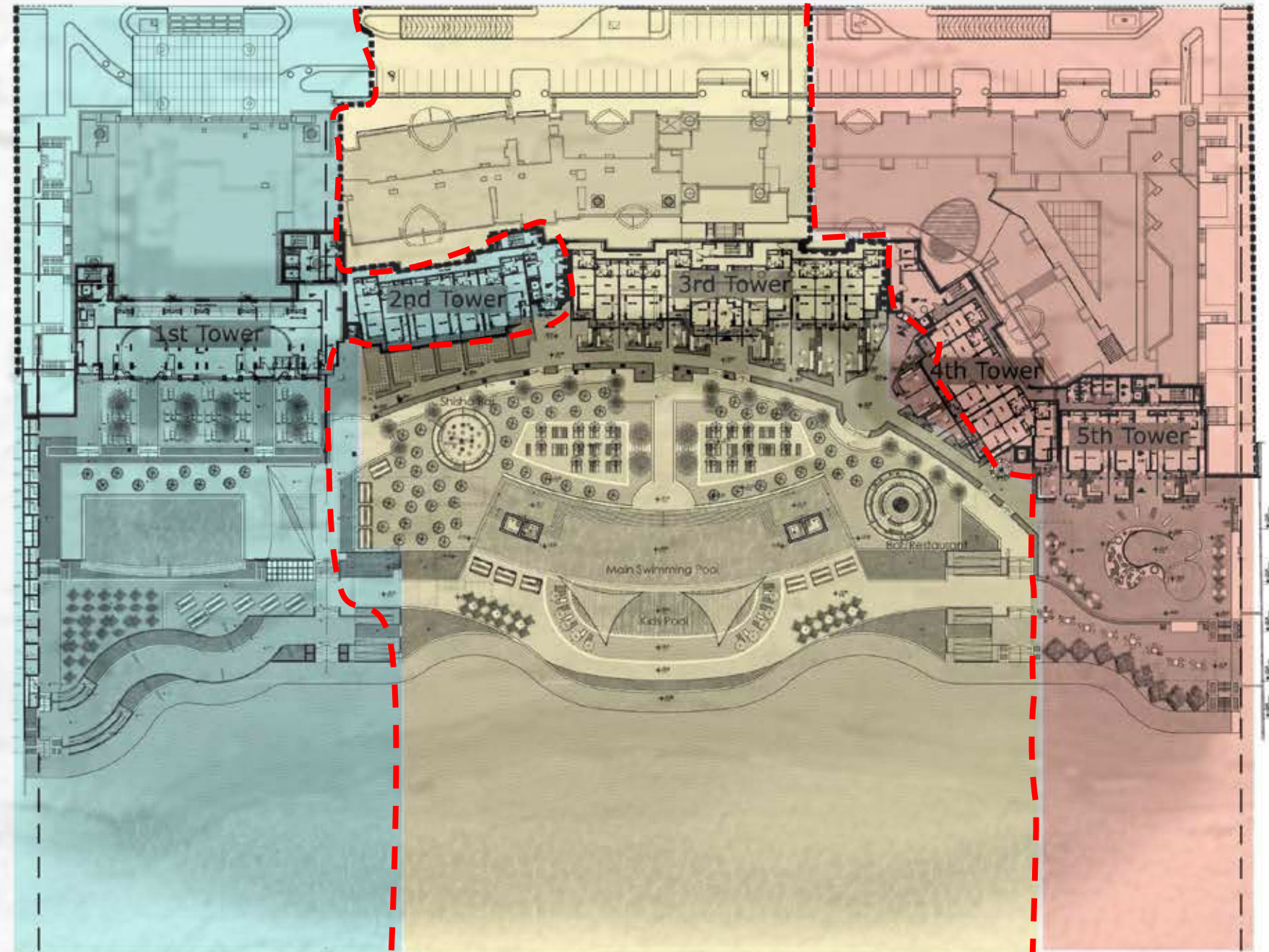
- Towers: **D, E, I & J**
- Total Built up Area : **26,572 sqm.**
- Number of Units: **221 Unit**
- Retail: **20 shop/Cafe**



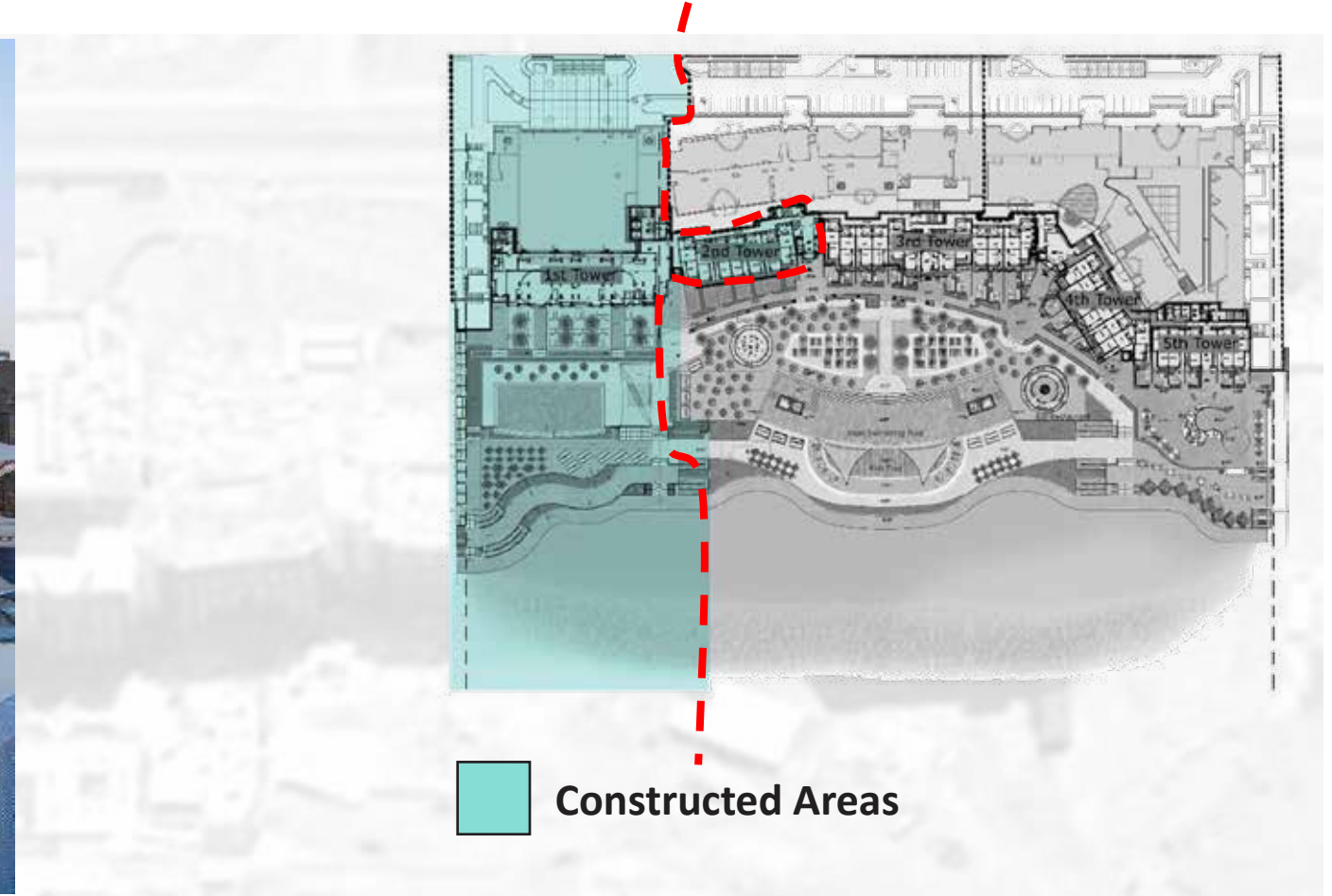
Package	Tower	Delivery	No. of Floors		Tower Area / m ²	Tower components						Notes		
						Cabanas		Hotel Rooms		Residetial units			Shops / Restaurants	
						No.	Area	No.	Area	No.	Area		No.	Area
Package 03	Tower D	2024	5 Floors	B2,B1,Gr,1st,2nd	4,977.59	-		21	922.96	6	349.43	12	2,431.76	
	Tower E	2024	5 Floors	B2,B1,Gr,1st,2nd	8,214.60	-		17	880.46	18	1,613.14	8	1,390.98	
	Tower I	2023	10 Floors	B11-B2	6,203.10	7	645.79	-		63	5,557.32	-		
	Tower J	2023	15 Floors	B11-2nd	7,177.50	5	496.91	-		84	6,592.84	-		
	Total				26,572.79	12	1142.7	38	1,803.42	171	14,112.73	20	3,822.74	

Project Status

-  **Constructed Areas**
(BUA= 21,625 m2)
-  **Under Construction Areas**
(BUA= 18,431 m2)
-  **Not Implemented Areas**
(BUA= 26,572 m2)



Project Status



Project Status



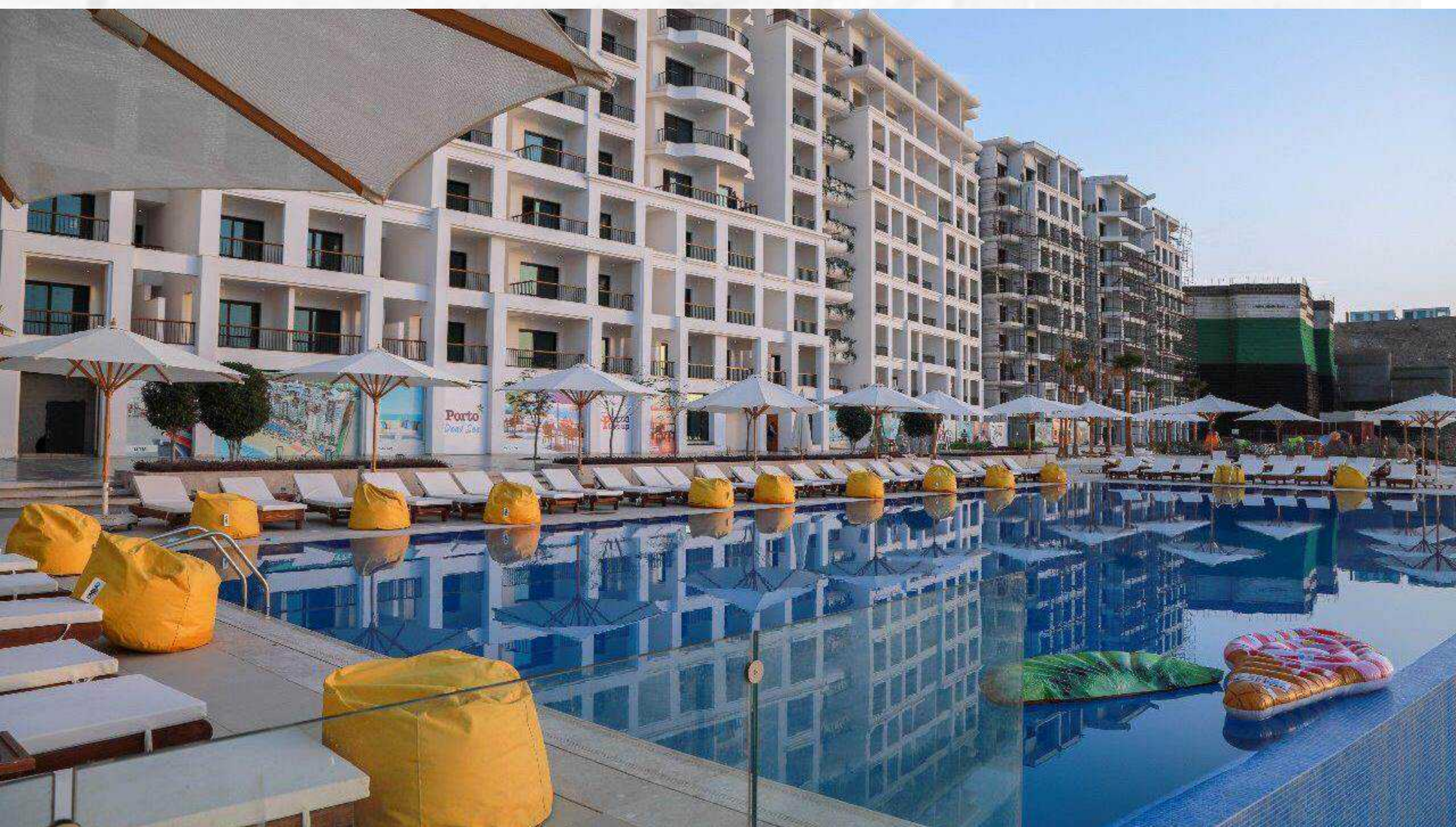
Project Status



Project Status

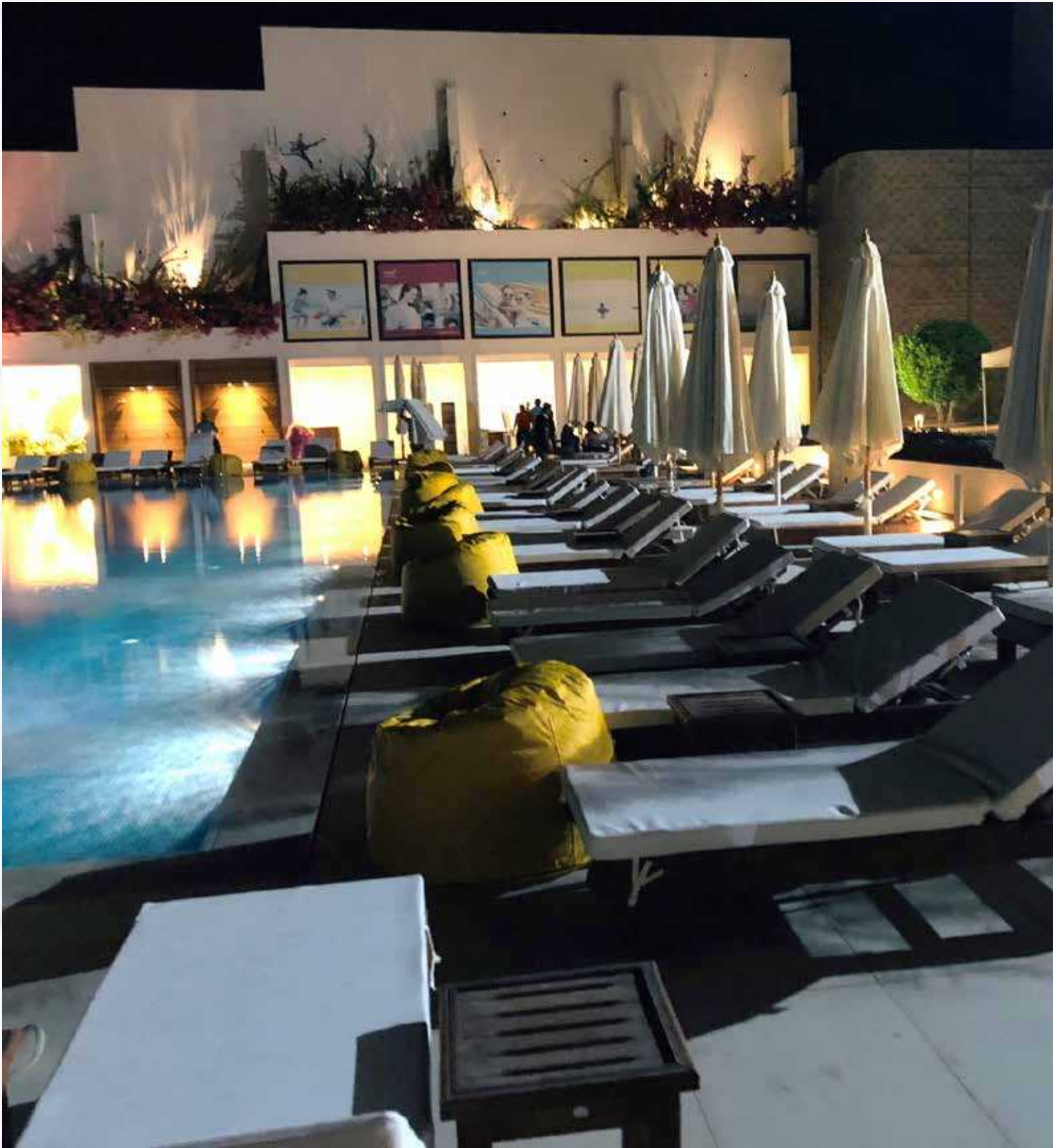


Project Status





Project Status



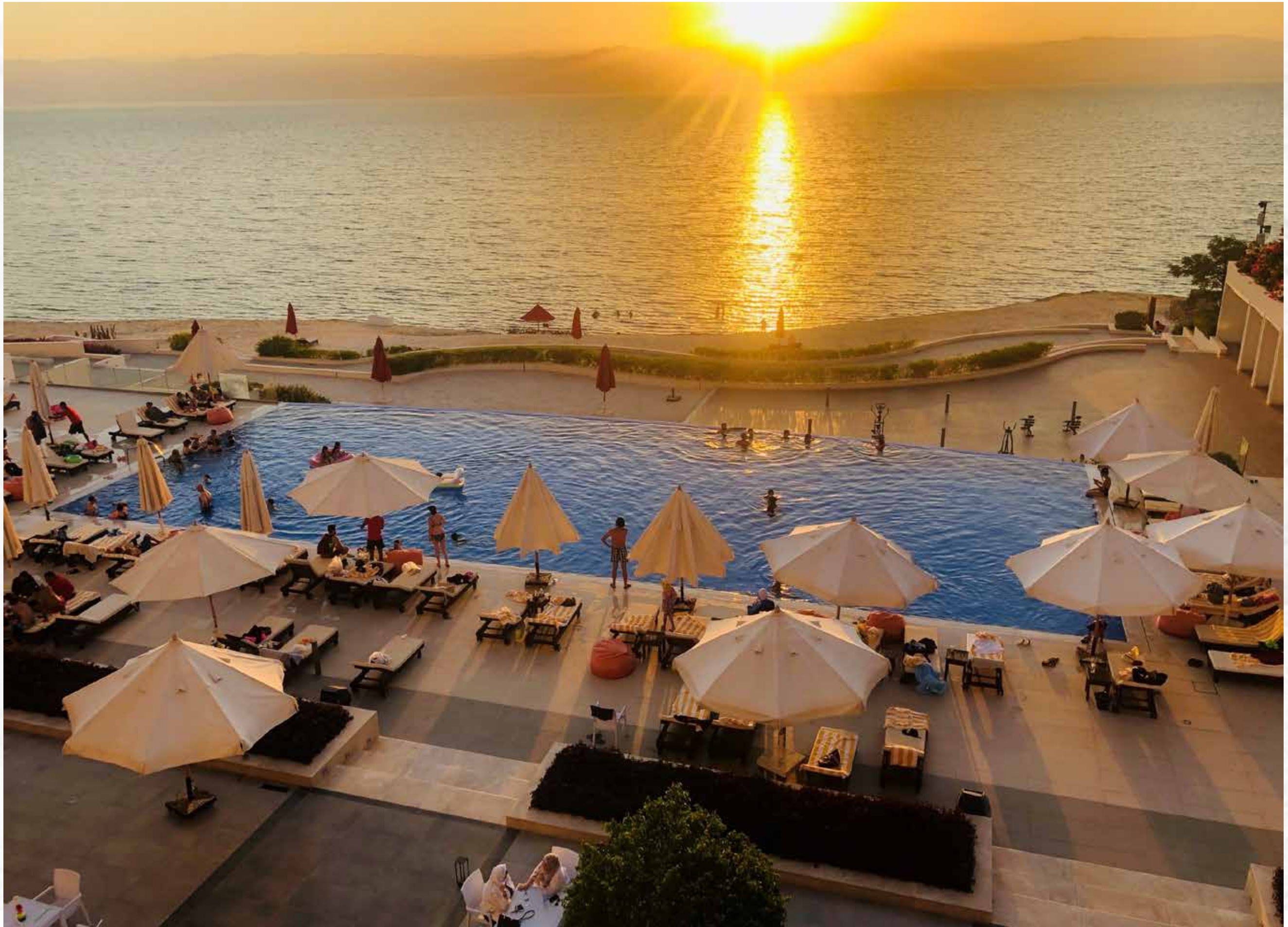
Project Status



Project Status



Project Status



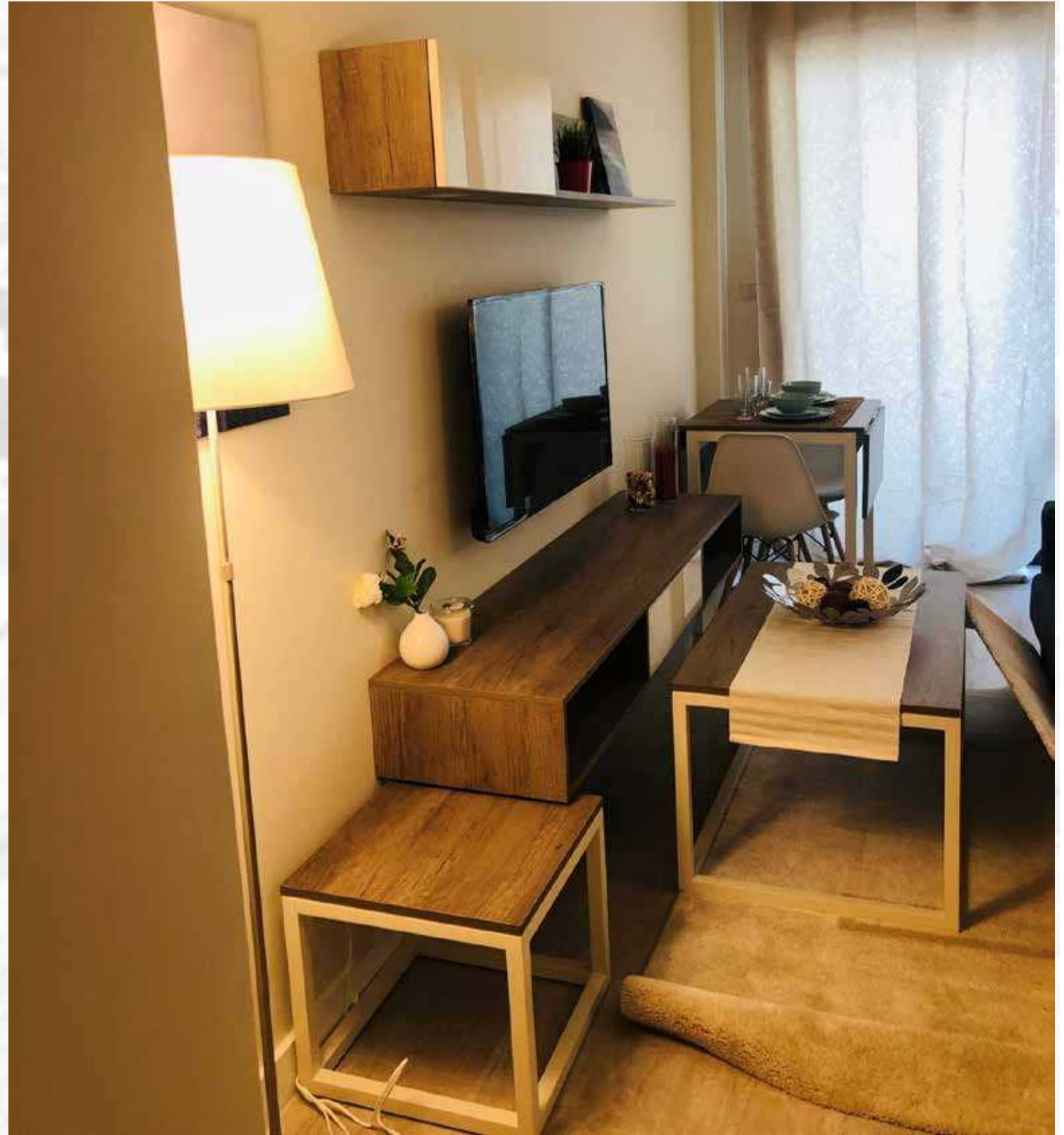
Mockup Unit



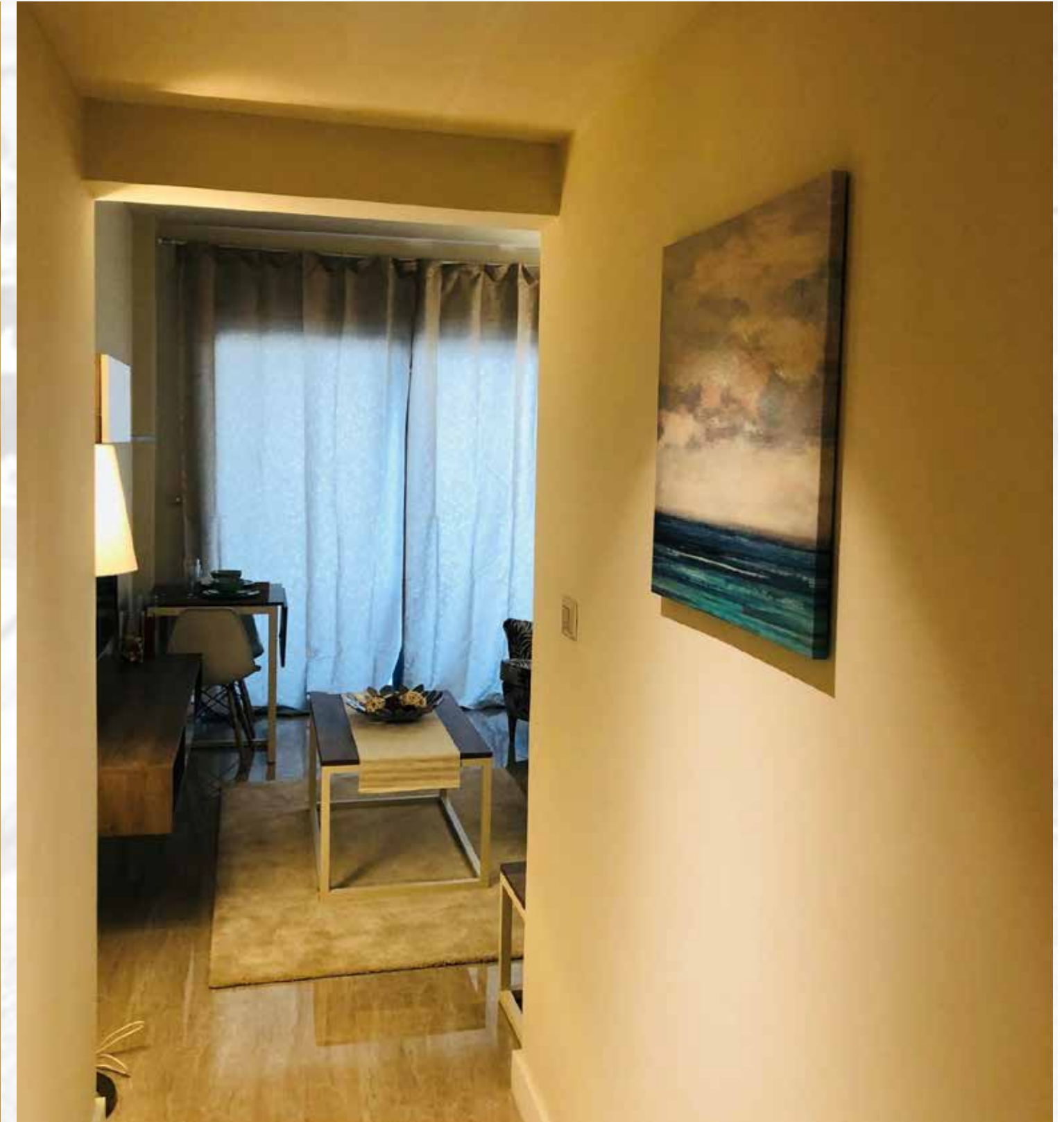
Project Status



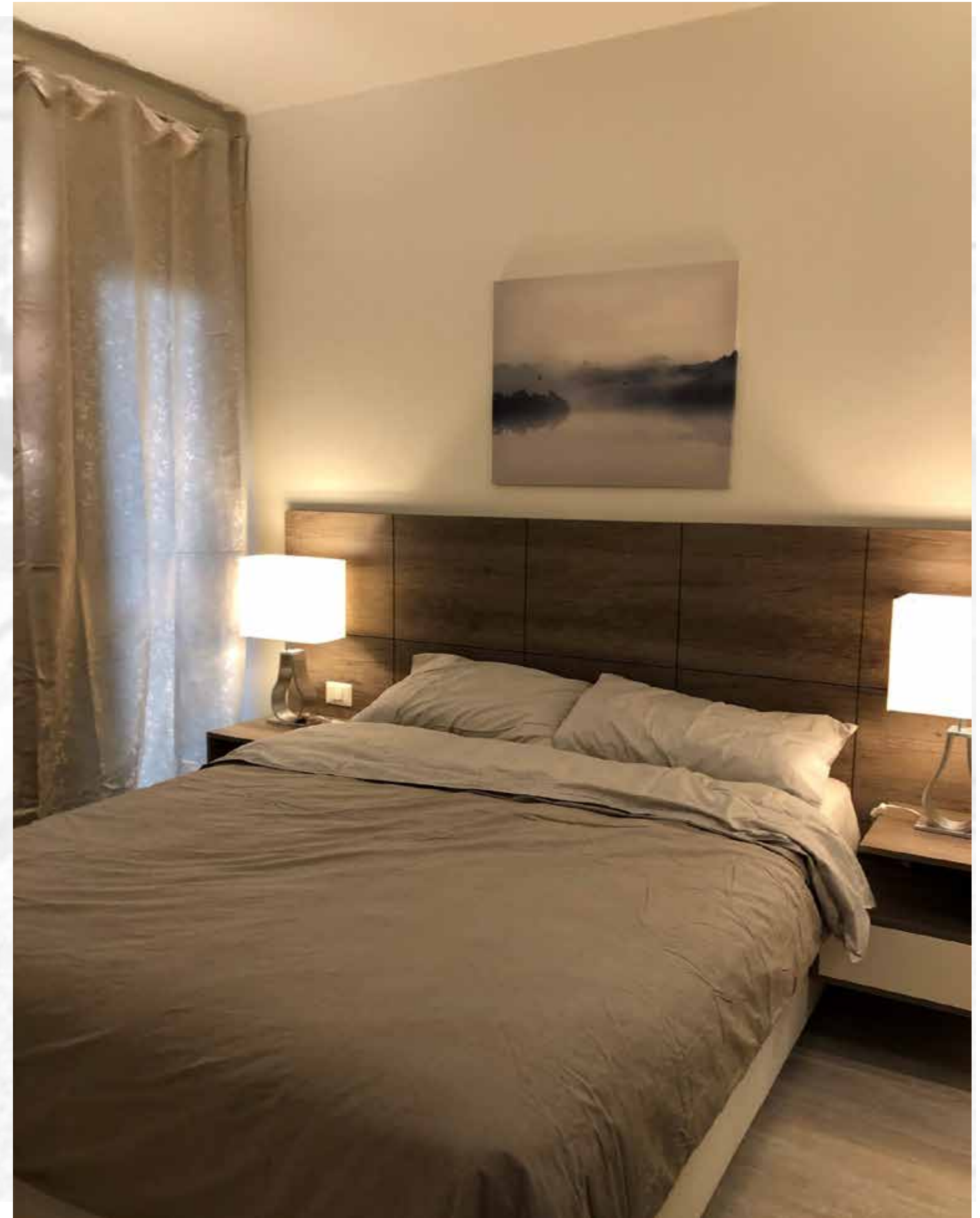
Project Status



Project Status



Project Status



The project land consists of two plots:

- Plot 1 PO4 – Beach Hotel
directly fronting the Dead Sea, with an
area of 19,534 square meters.
Total BUA= 66,628 m2.

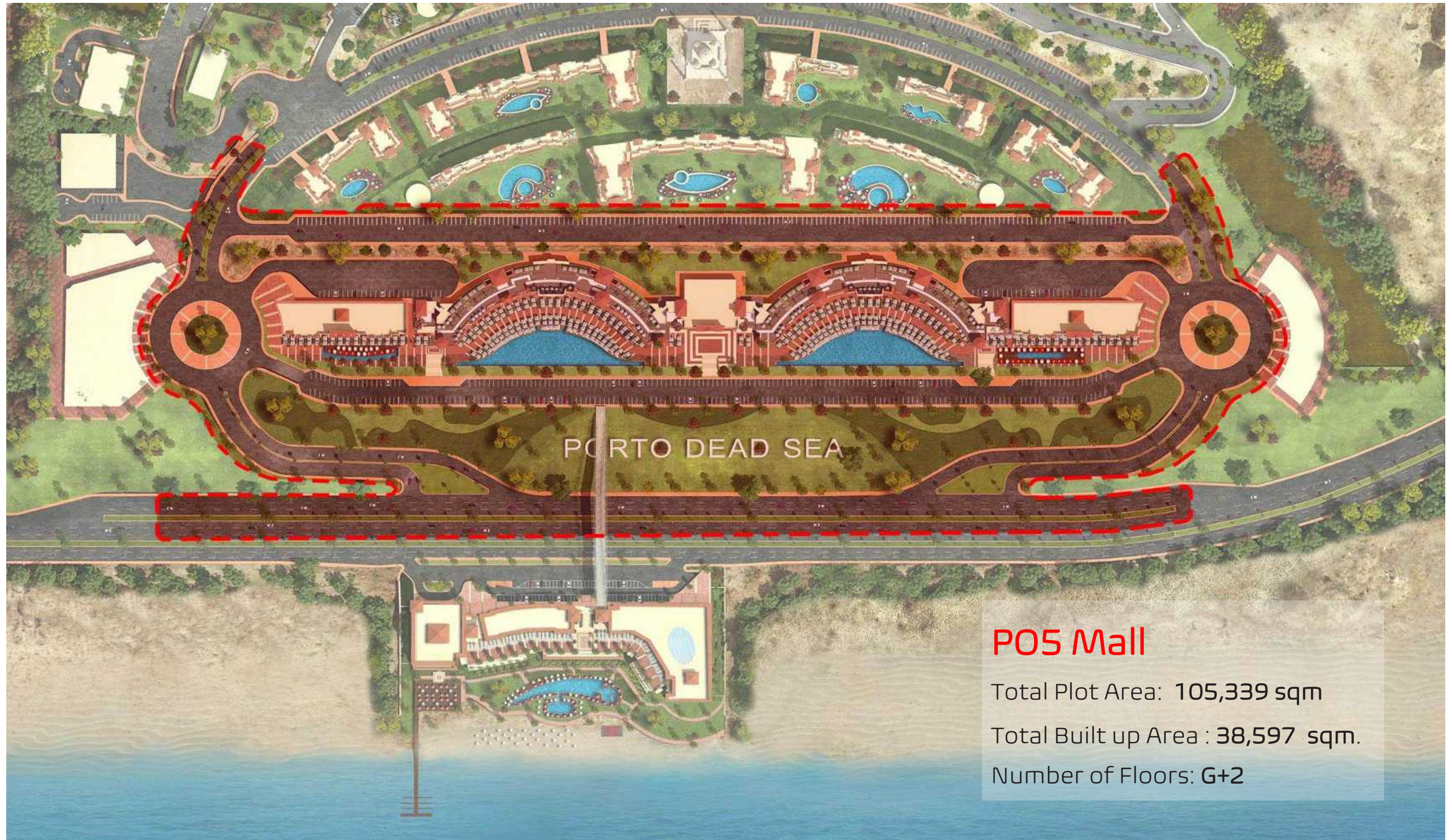
- **Plot 2 PO5 – Mountain**
located to the east of the main road, with
an area of 780,000 M2.

Total BUA= 183,000 M2.



Item	Residential units	Palaces	Villas Type B	Villas Type C	Mall	Retail Leasable Area *	Public Services	Club/Golf	Mosque	Total
Sellable Area (m2)	63,750	3,600	48,000	39,600	12,007	19,543	8,043	7,000	1,000	183,000
No of units	750	12	320	360	100					
Land Area (M2)		2,000	800	500						

P05 Phase (1) Mall :





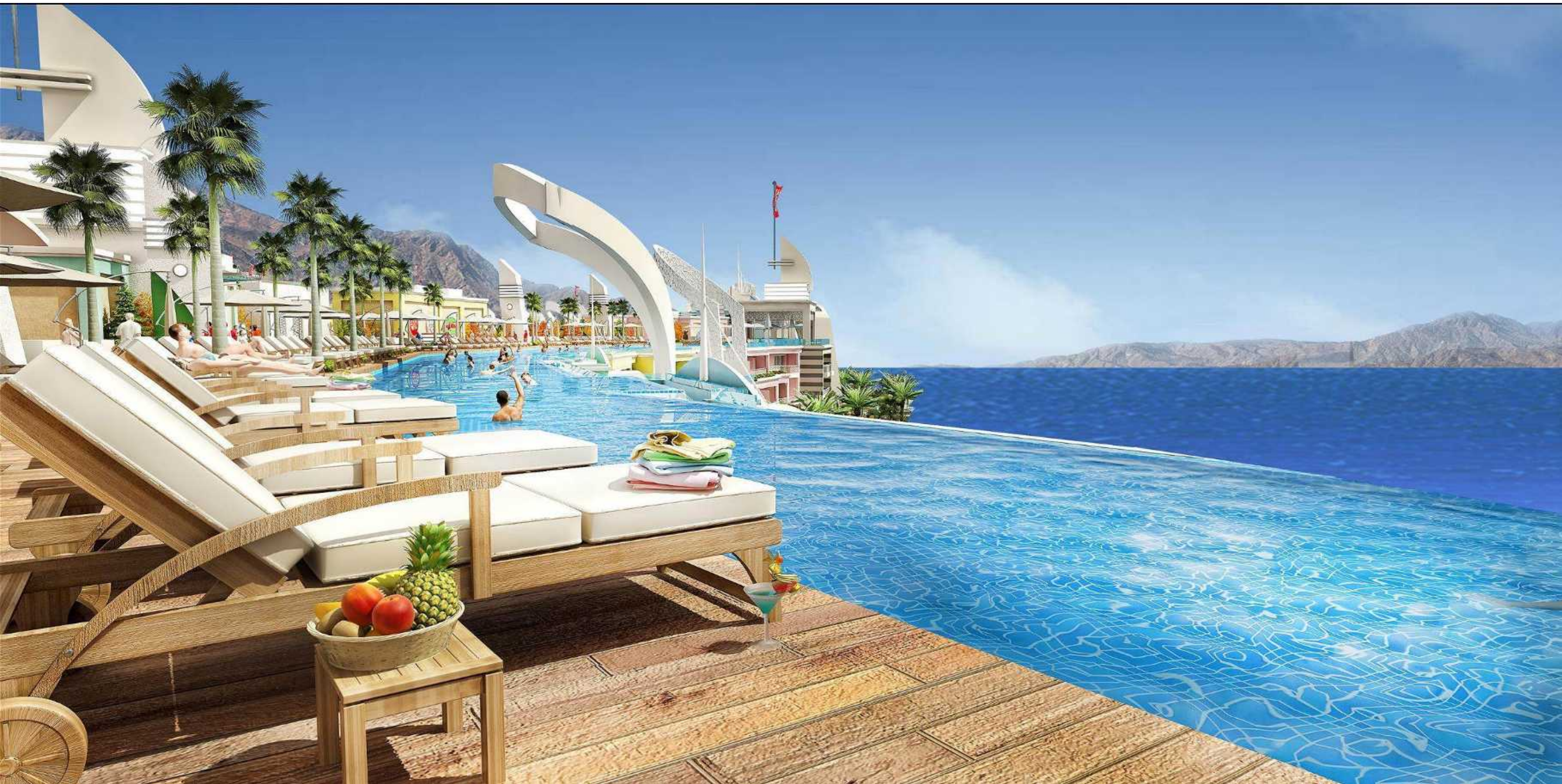
PO5 Mall

Item	Restaurants / Cafes (indoor Areas)	Retail Leasable Area* (outdoor Areas)	Apartments	Public Services	Total (IOD)
Sellable Area	12,007	17,766	23,380	3,210	38,597
No of units	100	-	284		

Mall Shots : Infinity Pool



Mall Shots : Infinity Pool



Mall Shots :



Mall Shots :



P05 Phase (1) Mall : Layout



P05 Phase (1) Mall : Space Program



Floor	Floor Element	Description	GSM	Nr	Total GSM	%	Notes
ground floor plan Level +26.00	Restaurants		79.85	96	7665.37	58.50%	
	Services and MEP		-	-	1893.29	14.45%	
	Public Tiolets		66.32	4	265.28	2.02%	
	Terraces				9946.22		Not Included
	Anchor		718.45	2	1436.90	10.97%	
	Sky Café entrances		204.56	2	409.12	3.12%	
	Staff Showers and Toilets		114.32	2	228.64	1.75%	
	Main Residential Entrances		133.52	3	400.57	3.06%	
	Cinema Hall		161.69	2	323.38	2.47%	
	Cinema Services		-	-	479.53	3.66%	
Total					13102.08	SI 100.00%	

P05 Phase (1) Mall : Space Program



Floor	Floor Element	Description	GSM	Nr	Total GSM	%	Notes
First Floor	Residential Type A		59.94	116	6953.22	57.82%	
	Residential Type B		70.31	4	281.24	2.34%	
	Residential Type C		56.35	2	112.70	0.94%	
	Residential Type D		99.34	4	397.36	3.30%	
	Services and MEP		-	-	2352.55	19.56%	
	Cenima Services and MEP		-	-	733.48	6.10%	
	Residential Entrances		58.89	4	235.54	1.96%	
	Gym		222.47	2	444.94	3.70%	
	Staff Accomodation		257.41	2	514.82	4.28%	
Total					12025.85	SI 100.00%	

P05 Phase (1) Mall : Space Program



Floor	Floor Element	Description	GSM	Nr	Total GSM	%	Notes
Roof Floor	Residential Type A		61.54	8	492.29	5.15%	
	Toilets and Changing		34.53	8	276.24	2.89%	
	Showers		27.26	4	109.04	1.14%	
	Kitchen		52.16	20	1043.14	10.91%	
	Café		92.55	2	185.10	1.94%	
	Services and Circulation		-	-	1904.83	19.91%	
	Pool		518.12	2	1036.24	10.83%	
	Pool Terraces				1001.64	10.47%	
	Tarraces		-	-	3516.84	36.77%	
Total					9565.36	SI 100.00%	

• PO5 Phase (2) – Villas & Palaces

Item	Residential units	Palaces	Villas Type B	Villas Type C
Sellable Area (m2)	63,750	3,600	48,000	39,600
No of units	750	12	320	360
Land Area (M2)		2,000	800	500





THANKS