

فيلانو
VELLANO

FLOWING
WITH WATERFRONT LUXURY



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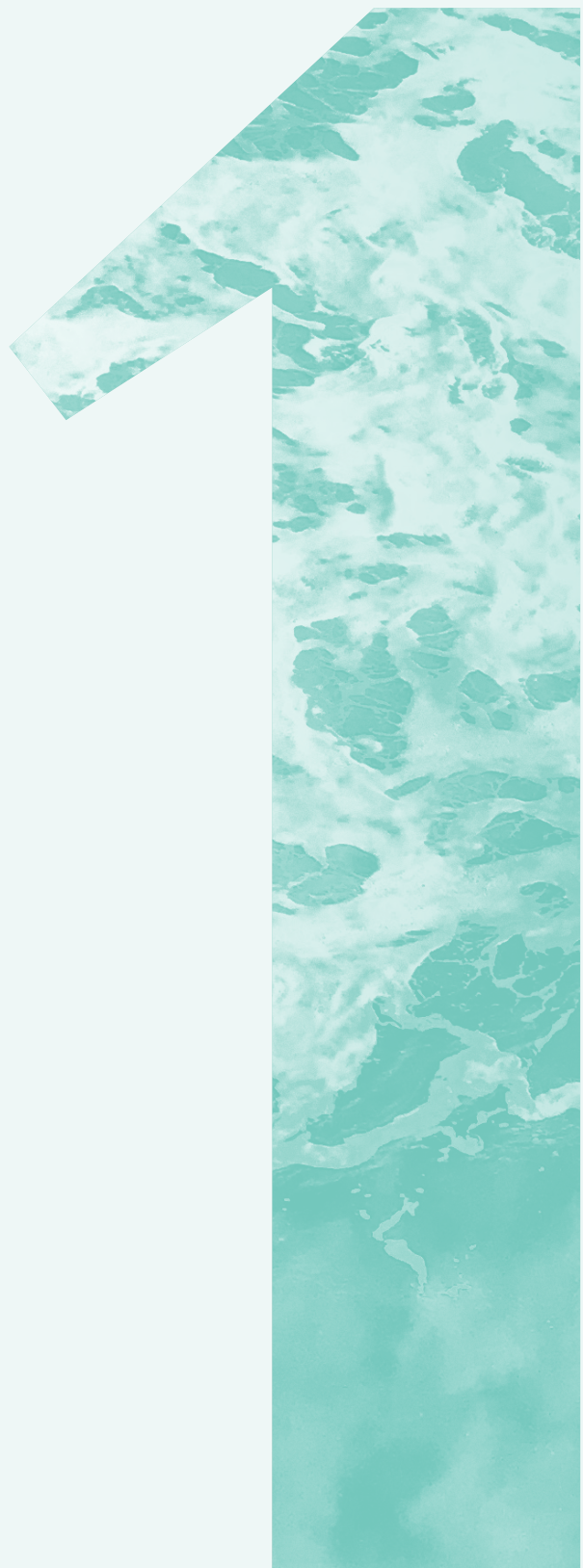
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ABOUT KOONHEJI



A PERFECT HARMONY OF OCEAN, NATURE, & REFINED LIVING



ABOUT KOOHEJI DEVELOPMENT

Kooheji Real Estate Development is one of the leading companies in the real estate sector in the Kingdom of Bahrain and the region, specializing in the development of iconic, world-class real estate projects. The company adopts the approach of Reverse Integration of Future Thinking: A Step Toward Sustainability and Success, which brings together experts' knowledge across all project phases to create luxurious residential towers that stand out for their elegance and are considered among the finest in the region.

Kooheji takes pride in developing a wide range of high-end residential projects, including towers, and retail centers, and continues to achieve success while enriching the real estate sector with its innovative and high-quality developments.

The company strives to provide added value to its clients by focusing on understanding each customer's individual needs and lifestyle in order to enhance their quality of life and meet their aspirations. Kooheji sets high standards in design,

quality, services, and maintenance, aiming to create a luxurious lifestyle that serves as the guiding principle of its real estate development policy.

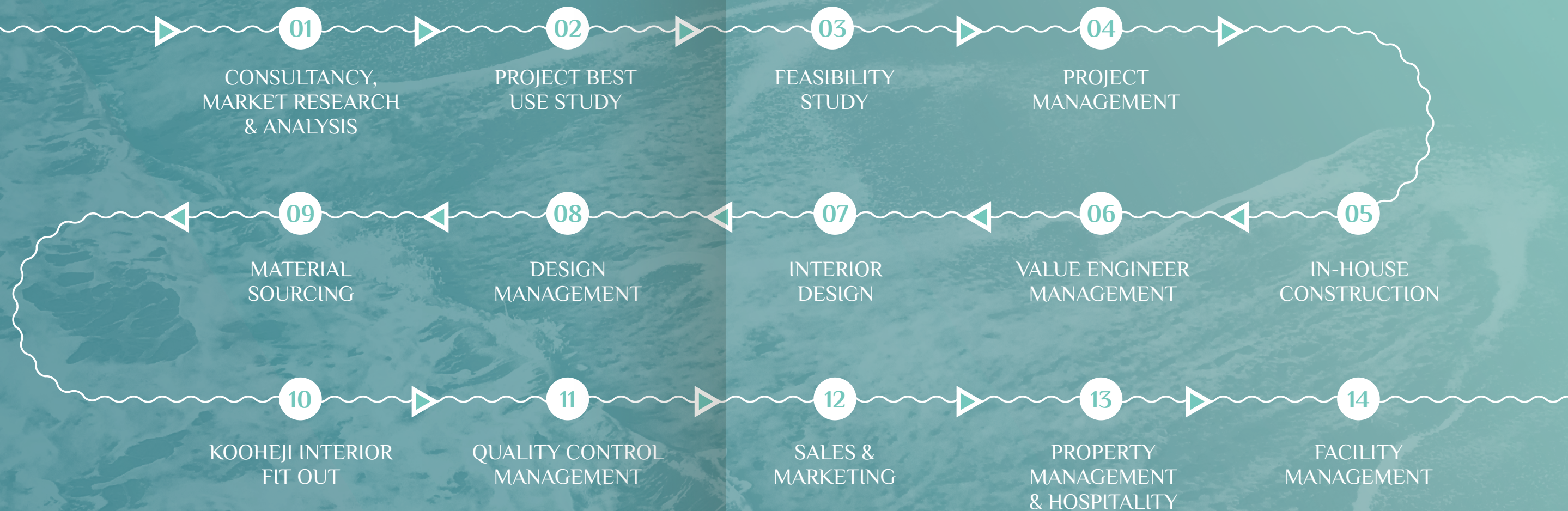
Dedicated to building world-class projects with exceptional craftsmanship, Kooheji fosters innovation and consistently exceeds customer expectations in all its endeavours.

The company is firmly committed to making a positive contribution to improving the real estate sector and enriching communities and individuals. Through its future-oriented development and provision of innovative, luxury lifestyles, Kooheji seeks to have a positive impact on people's lives while meeting the needs of both investors and residents. With its distinguished reputation as a consistent developer of quality and innovation, Kooheji continues to surpass client expectations and set new benchmarks of excellence in the real estate industry.

[Click to find out more](#)



14 STEPS DEVELOPMENT PHILOSOPHY



21 SUCCESSFULLY
COMPLETED TOWERS
PROJECTS OVER OUR
50+ YEARS HISTORY

ABOUT VELLANO

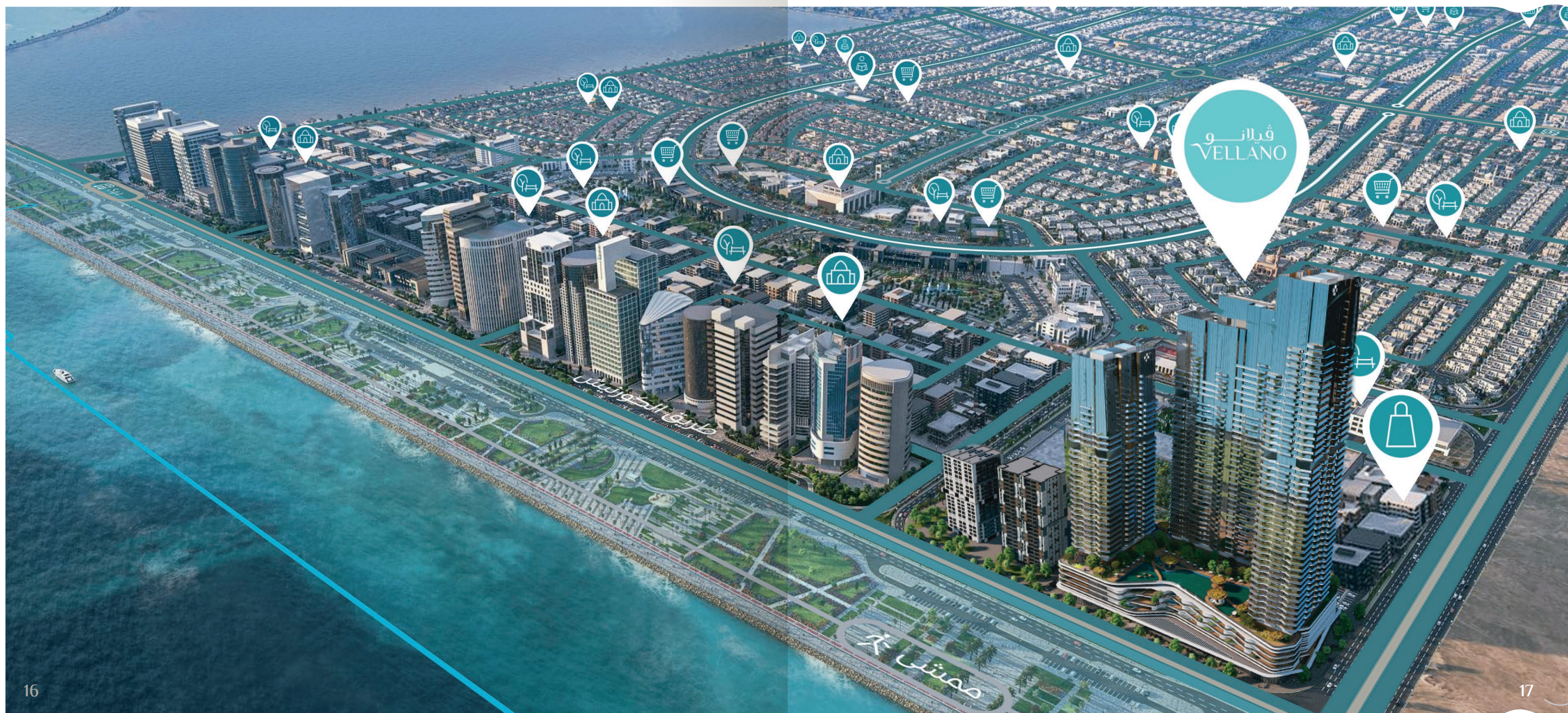
IMMERSE YOURSELF IN SEAFRONT SERENITY



DISCOVER THE HEART OF THARWA CITY

Vellano is a pioneering real estate project located in the heart of the Golden Belt, one of the most sought-after areas in Al Khobar. The project boasts a strategic location, ensuring easy access from all parts of the city.

Al Khobar is a city rich in culture and tradition, a renowned destination for both tourists and residents alike. It offers a vibrant blend of old and new, with modern shopping centres and luxury hotels standing side by side with mosques, traditional markets, and historical landmarks.





WHERE LUXURY RISES BESIDE THE SEA

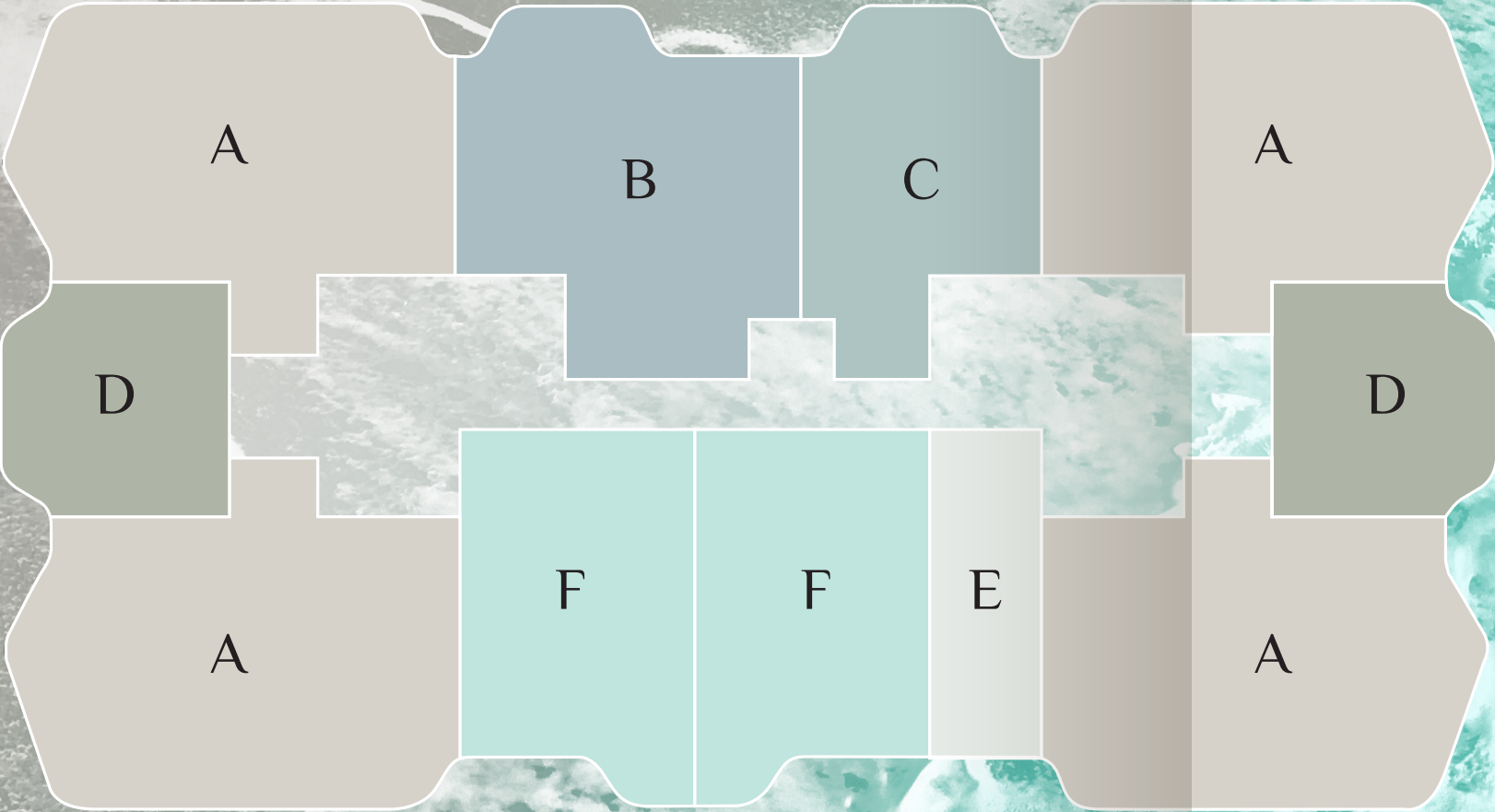
VELLANO WHERE LUXURY MEETS COASTAL CALM

Vellano is a 17,138 m2 prestigious waterfront development inspired by the ebb and flow of the coast. The project comprises of 3 towered development integrating natural elements with modern architecture, fostering a seamless connection between indoor and outdoor spaces.

It provides a combination of on-site luxury amenities and close by access to essential facilities to provide you the luxury lifestyle you

deserve while maintaining privacy and offering amazing views of the corniche and the beautiful city of Tharwa.

With options ranging from 1 to 2 Bedroom layouts, Vellano offers unique beautifully designed spaces in an idyllic location with the Tharwa Corniche on the doorstep.



A	Unit Area	113 m ²
	Balcony Area	32.5 m ²
	Total Area	145.5 m ²
B	Unit Area	114 m ²
	Balcony Area	15 m ²
	Total Area	129 m ²
C	Unit Area	71 m ²
	Balcony Area	15 m ²
	Total Area	86 m ²
D	Unit Area	55 m ²
	Balcony Area	10 m ²
	Total Area	65 m ²
E	Unit Area	44 m ²
	Total Area	44 m ²
F	Unit Area	81.5 m ²
	Balcony Area	13 m ²
	Total Area	94.5 m ²

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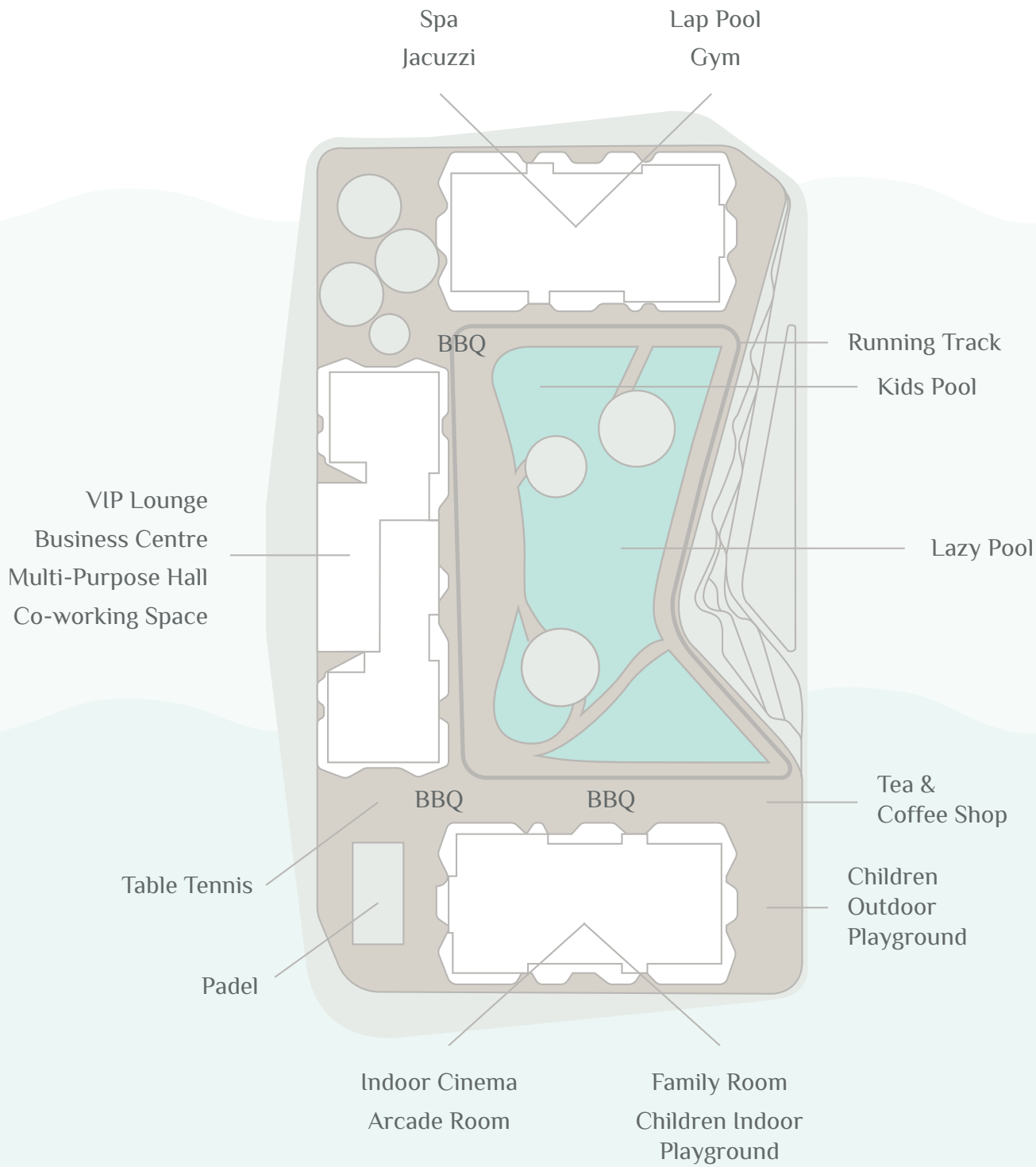
AMENITIES DESIGNED TO PROMOTE HEALTH & WELL-BEING

Vellano integrates natural elements with modern architecture, fostering a seamless connection between indoor and outdoor spaces. The Podium Roof Landscape & Amenities Program seamlessly blends wellness, social, and play areas into a cohesive environment. Central to the layout is a lazy pool, perfect for leisurely swims and relaxation.

Surrounding this are various wellness amenities including a kid’s pool, ensuring fun and safety for children, and a lap pool for those seeking a more vigorous workout. A running track encircles the area, encouraging cardiovascular activities. The gym is

conveniently located for comprehensive fitness routines. For ultimate relaxation, the spa and Jacuzzi offer soothing retreats. The interconnected design facilitates easy transitions between activities, whether swimming in the lazy pool, working in the co-working spaces, or enjoying the indoor cinema.

This thoughtfully curated landscape supports a balanced lifestyle, fostering physical fitness, relaxation, and catering to all ages and interests, fostering a vibrant community where wellness, leisure, and socialization coexist harmoniously, providing residents with a rich, fulfilling lifestyle.



Mosque



24/7
Security



24/7
Reception



Laundry &
Dry Cleaning



Mini Mart



Hairdressing
Salon

LUXURY
LIVING,
REFLECTED
IN EVERY
RIPPLE



WHERE FAMILY TIME FLOWS NATURALLY



WHERE WELLNESS
BECOMES A WAY
OF LIFE

FOCUS ON
PROGRESS
NOT
PERFECTION.



WHERE SEA
VIEWS MEET
VERDANT CALM

THE PERFECT BALANCE OF CITY ENERGY & COASTAL CALM



Vellano's prime location has everything you need within effortless reach—from mosques to markets and daily conveniences, all just a short walk away. The neighbourhood is pedestrian-friendly, offering a safe and peaceful environment where families can thrive.

The building is positioned close to the Tharwa city gate and has the addition of 3 luxury drop-off areas where you can arrive in style, complemented by a well-designed, meticulously maintained 1435 space fully shaded parking spaces. Wide lanes, clear safety signage, and secure gated access make every entry and exit smooth and stress-free.

03

MINUTES

BEACHFRONT
ALKHOBAR
CORNICHE

12

MINUTES

AL EMAM
ABDULRAHMAN BIN
FAISAL UNIVERSITY

03

MINUTES

AL DHAHRAN
EXHIBITIONS

39

MINUTES

KING FAHAD
INTERNATIONAL
AIRPORT

25

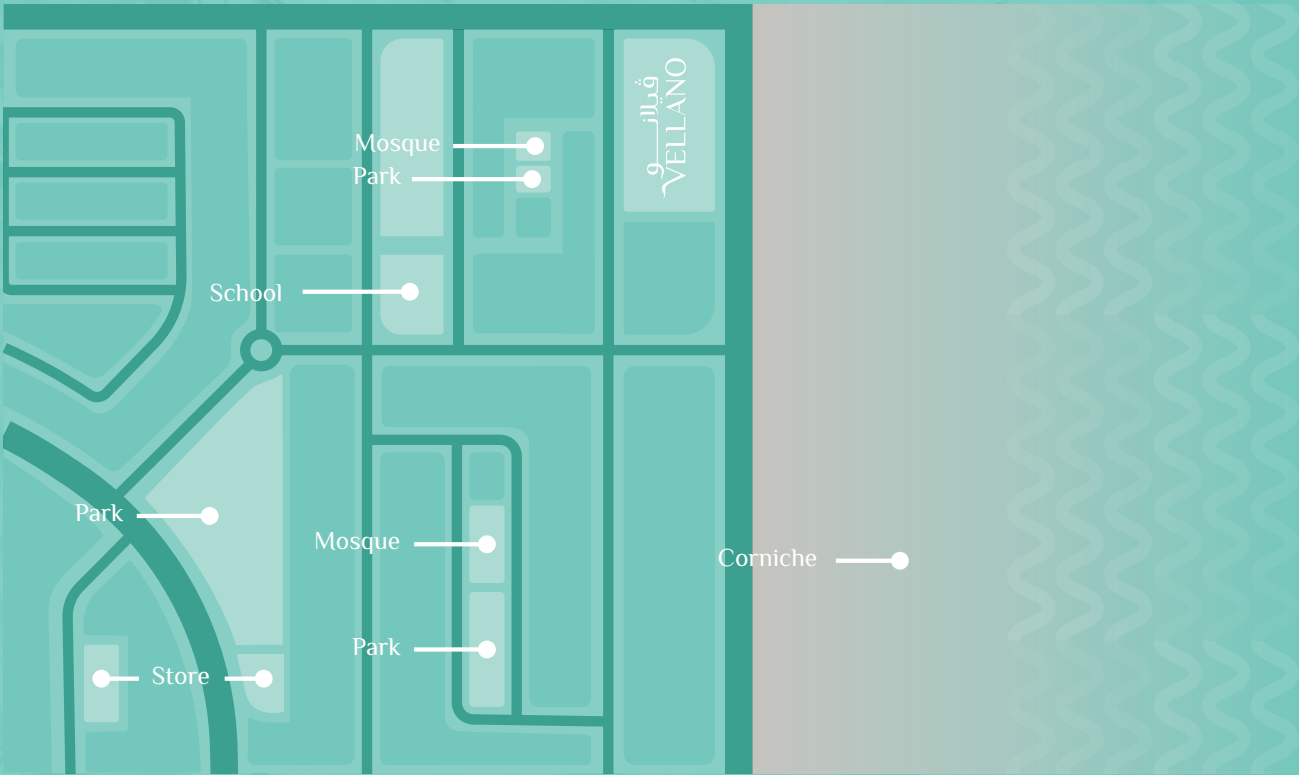
MINUTES

KING FAHAD
BRIDGE
(BAHRAIN)

15

MINUTES

ARAMCO
STADIUM



A woman wearing a white hijab and a white long-sleeved top is shown in profile, smiling and looking out over a beach. The background features a sandy beach, turquoise ocean waves, and a blue sky with scattered white clouds. The image is split vertically, with the woman on the right side of the spread.

EMBRACE A LIFE OF COASTAL SERENITY

A SEASIDE SANCTUARY WHERE FAMILIES FLOURISH

Experience the pinnacle of modern luxury living at Vellano, an exclusive coastal community designed to provide the perfect environment for your family. With generous play areas and opportunities for children to connect and grow, Vellano fosters a true sense of belonging and community.

Residents enjoy access to a wide range of premium shared Wellness facilities, creating a lifestyle where convenience, privacy, and elegance come together. Vellano is more than a home—it's a complete family-focused community, where everything you need is within reach.



SPACES DESIGNED TO REFLECTS THE ART OF ELEGANT LIVING



INTERIORS THAT ECHO THE CALM AND GRACE OF THE COASTLINE



Vellano's interiors are a masterful blend of elegance, comfort, and modern sophistication. Inspired by coast it features rich materials and coastal colour tones to create an atmosphere of coastal calm.

Vellano's sophistication is reflected in its meticulous design details. The essence of the sea and sand is captured in every detail. This transitional design harmonizes the tranquillity of blue and beige tones, evoking the gentle flow of the ocean. Various shades of blue ripple through the space, mimicking the waves, while light flooring infuses calmness throughout.

Each space is enhanced with modern lighting and smart home technology, with climate control and smart lighting systems Integrated into each space providing comfort and energy efficiency, ensuring that every apartment exceeds the expectations of modern urban living.

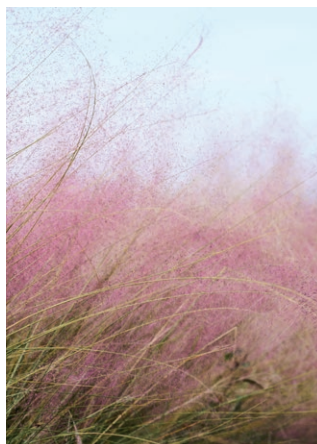
Together, these elements combine creating a unique residential experience that offering timeless comfort and coastal chic at its finest.



WHERE GREEN LIVING RISES TO NEW HEIGHTS



GREEN SPACES WOVEN SEAMLESSLY INTO MODERN LIVING



With the Corniche on its threshold Vellano has been designed to have nature reflected throughout its lush landscaped gardens and serene water features provide a tranquil retreat, offering residents a peaceful escape from urban life.

Greenery is integrated throughout the facade creating a reflection of the cornice and seafront reflected where architecture and landscaping combine. The rooftop gardens are beautifully

landscaped with Ghaf and Neem trees and flowers from the region. Regional grasses, shrubs and Succulents form the foundation of colour and lush greens with Agave, Aloe Vera, vibrant Tecoma, and Oleander coupled with Lantana, Gazania and Muhly Grass. The vibrant beauty is enhanced by the aromatic scents of herbs and flowers weaved through out the spaces with rosemary, lavender and jasmine.



FLOWING LINES OF COASTAL WAVES REFLECTED IN THE FACADE

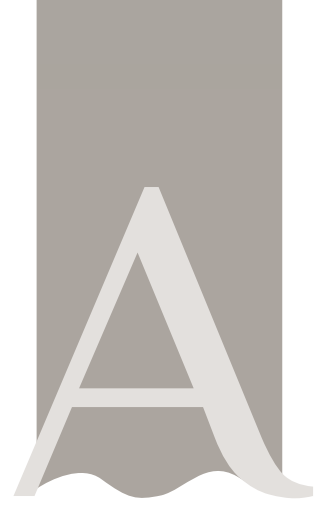


FLOORPLANS

02

WAVE INSPIRED BALCONIES CREATE UNIQUE SPACES

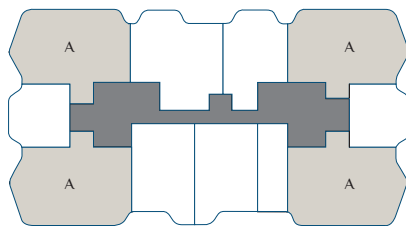
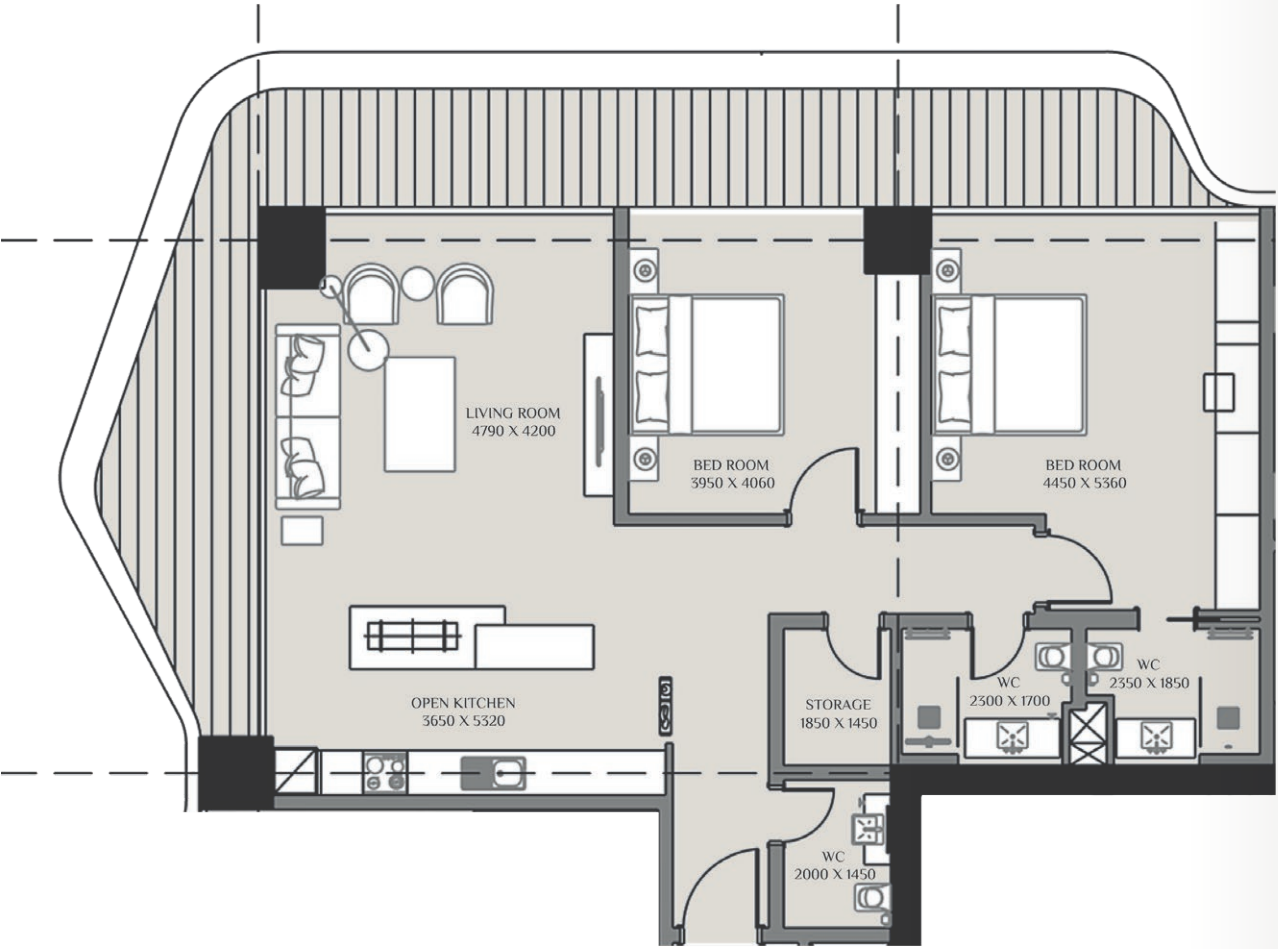




2 BEDROOM

Unit Area	113 m ²
Balcony	32.5 m ²
Sub Total Area	145.5 m ²

Living Room	4.79 m x 4.20 m	Bedroom 1	3.95 m x 4.06 m
Open Kitchen	3.65 m x 5.32 m	Bathroom 2	2.30 m x 1.70 m
Master Bedroom	4.45 m x 5.36 m	Guest Toilet	2.00 m x 1.45 m
Master Bathroom	2.35 m x 1.85 m	Storage	1.85 m x 1.45 m



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A GENTLE SANCTUARY WHERE FAMILY LIFE FINDS ITS RHYTHM

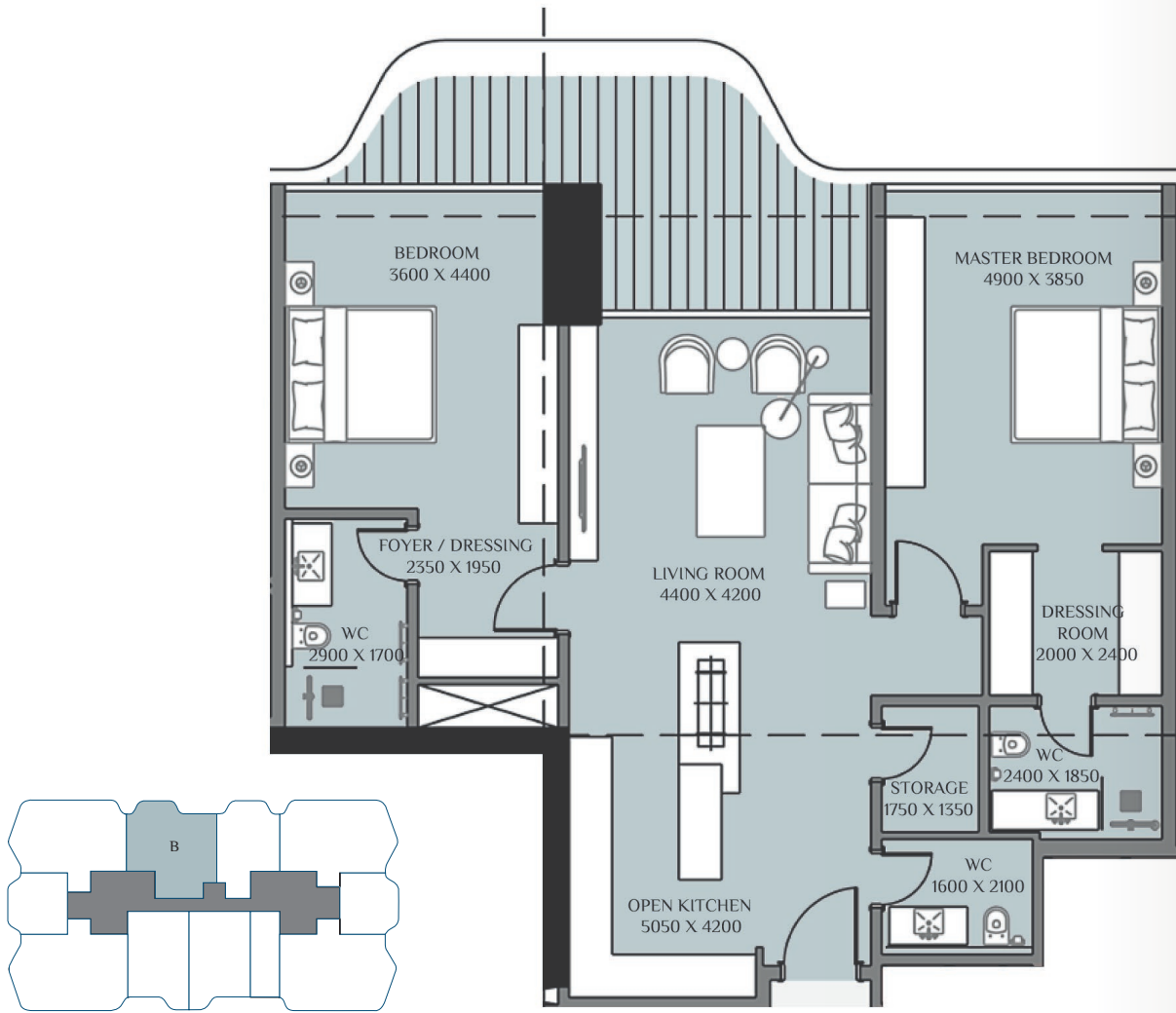


B

2 BEDROOM

Unit Area	114 m ²
Balcony Area	15 m ²
Total Area	129 m ²

Living Room	4.40 m x 4.20 m	Bedroom 1	3.60 m x 4.40 m
Open Kitchen	5.05 m x 4.20 m	Dressing Room	2.35 m x 1.95 m
Master Bedroom	4.90 m x 3.85 m	Bathroom 2	2.90 m x 1.70 m
Dressing Room	2.00 m x 2.40 m	Guest Toilet	1.60 m x 2.10 m
Master Bathroom	2.40 m x 1.85 m	Storage	1.75 m x 1.35 m



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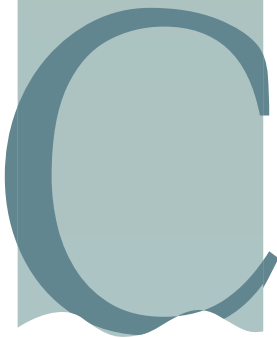
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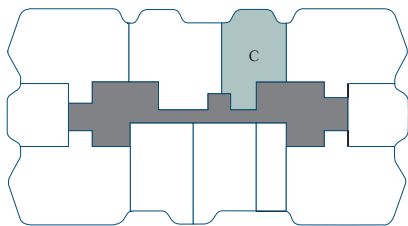
WHERE EVERY
DETAIL RADIATES
WARMTH AND
ELEGANCE



1 BEDROOM

Unit Area	71 m ²
Balcony Area	15 m ²
Sub Total Area	86 m ²

Living Room	4.24 m x 4.45 m	Bathroom	1.70 m x 2.90 m
Open Kitchen / Dining	3.11 m x 4.45 m	Guest Toilet	1.45 m x 1.80 m
Bedroom	3.75 m x 5.46 m		

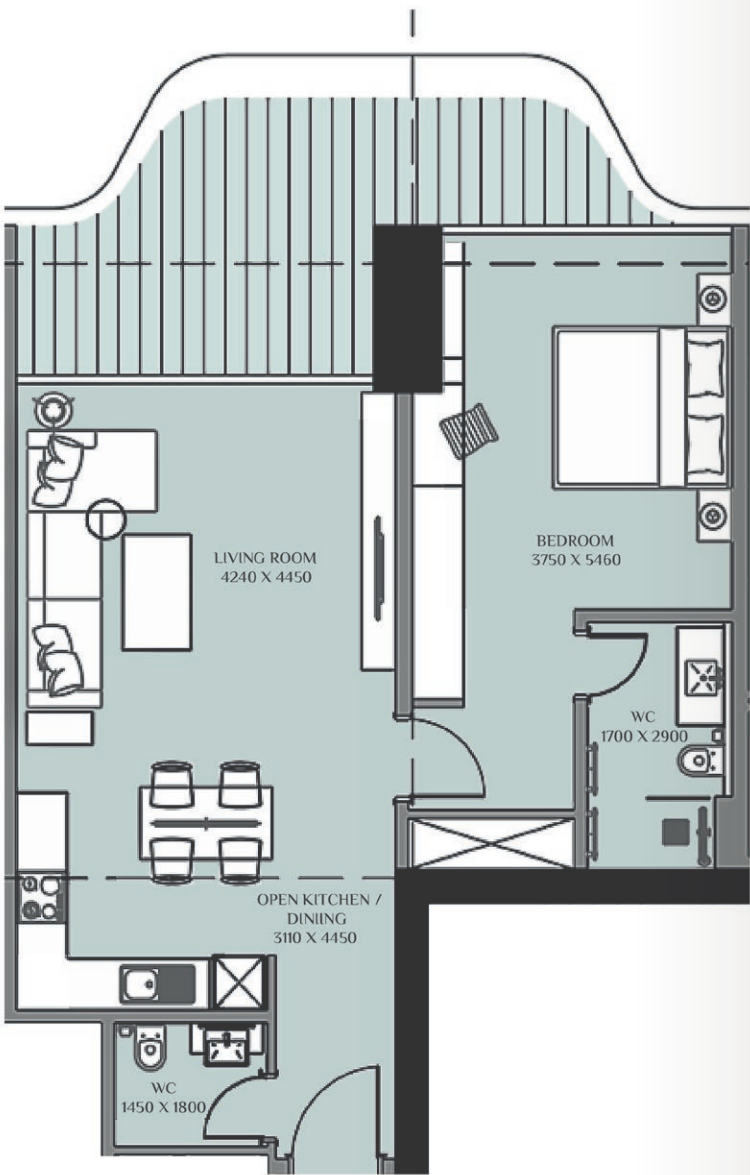


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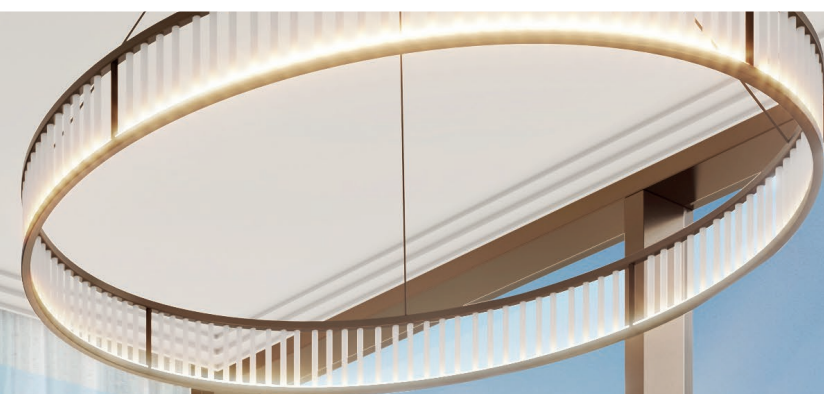
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WHERE DREAMS FLOW WITH THE RHYTHM OF THE WAVES

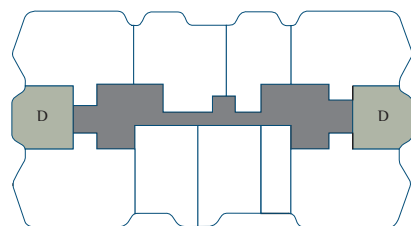




1 BEDROOM

Unit Area	55 m ²
Balcony Area	10 m ²
Sub Total Area	65 m ²

Living Room	3.70 m x 3.06 m	Room Foyer / Desk	1.60 m x 1.65 m
Open Kitchen / Dining	3.70 m x 3.06 m	Bathroom	1.60 m x 2.55 m
Master Bedroom	4.42 m x 4.30 m		

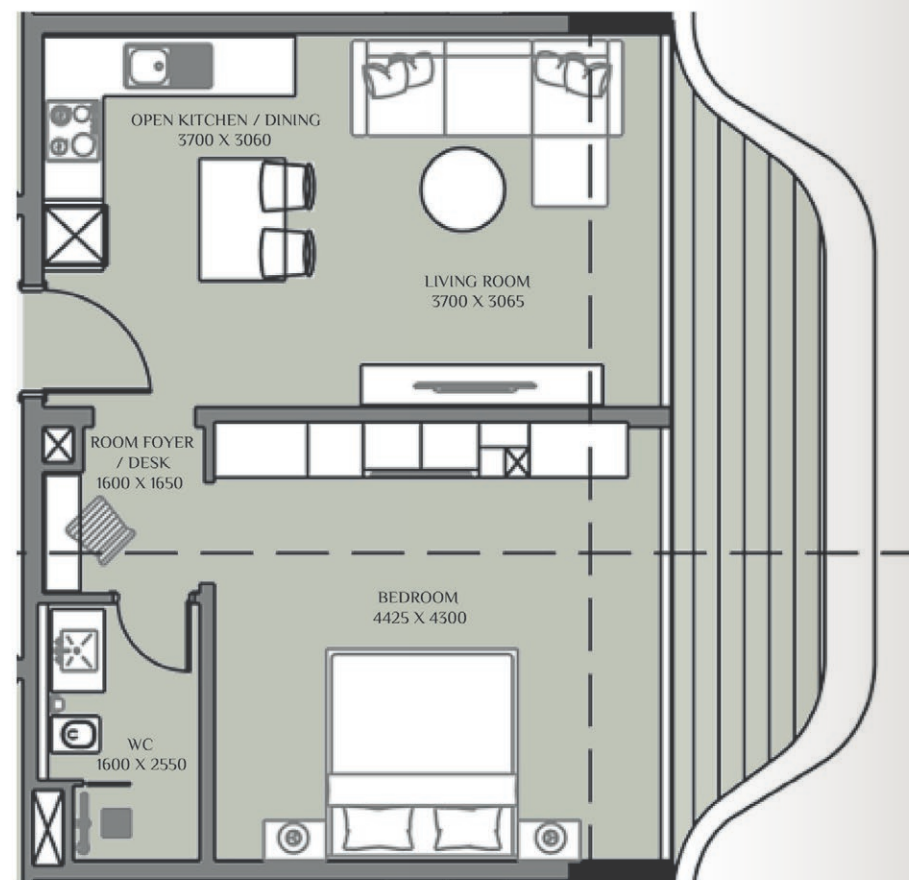


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WHERE TRANQUILITY AND SEA VIEWS INTERTWINE



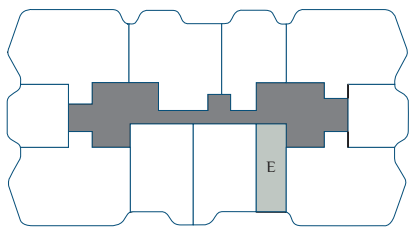


1 BEDROOM

Unit Area	44 m ²
Sub Total Area	44 m ²

Living Room	4.30 m x 3.08 m
Open Kitchen / Foyer	2.15 m x 3.34 m

Bedroom	3.20 m x 4.30 m
Bathroom	1.70 m x 2.70 m

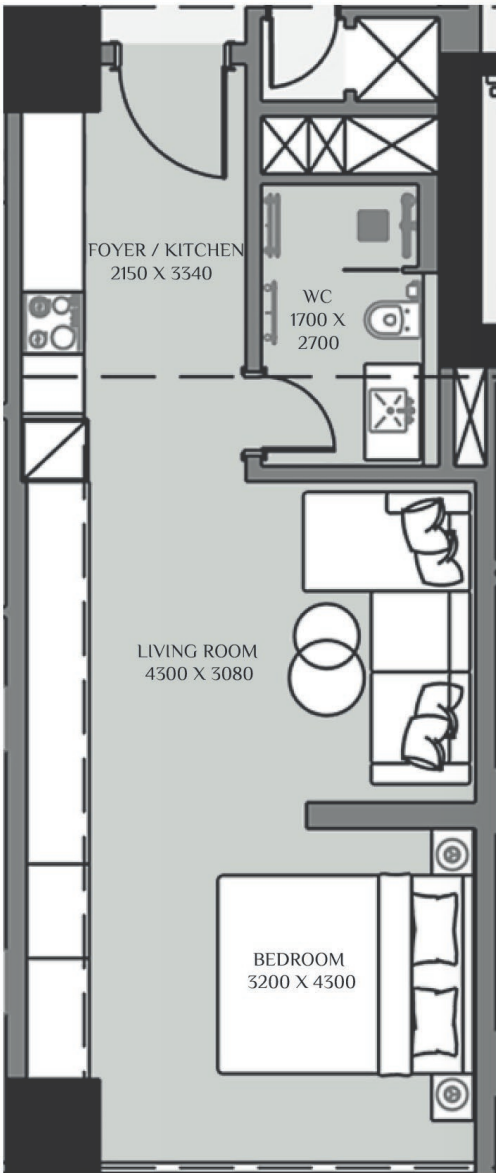


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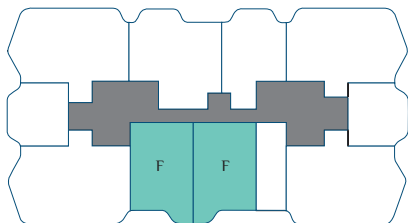
A LIVING ROOM
THAT ECHOES
THE SEA'S
TRANQUILLITY



1 BEDROOM

Unit Area	81.5 m ²
Balcony Area	13 m ²
Sub Total Area	94.5 m ²

Living Room	4.36 m x 4.02 m	Bathroom	1.70 m x 2.80 m
Open Kitchen / Dining	3.34 m x 4.02 m	Guest Toilet	1.65 m x1.80 m
Bedroom	3.65 m x 5.23 m	Storage	1.70 m x 1.40 m
Dressing Room	2.35 m x 1.80 m		



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