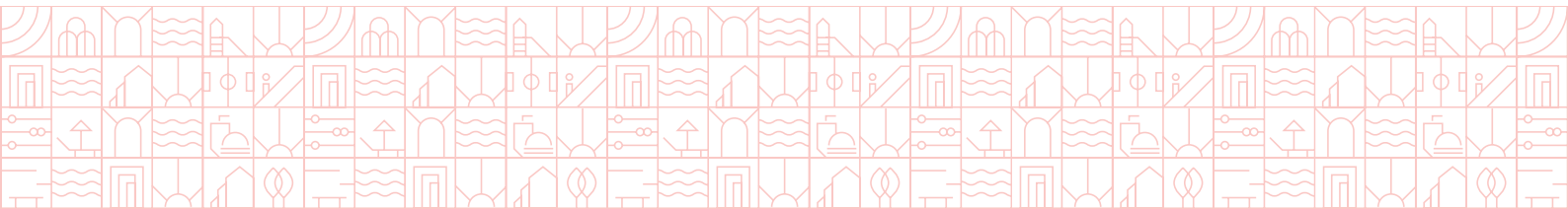




AL MSAYYAN  
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## Diyar Al Muharraq

Diyar Al Muharraq is a mixed-use city, characterized by being the natural extension of Muharraq City with all its historical and rich heritage, as it prioritizes the requirements and needs of the contemporary Bahraini family, it is designed with all the facilities that meet its aspirations, such as schools, universities, health centers, commercial centers, parks, beaches and sports facilities.

DIYAR  
AL-MUHARRAQ  
ديار المحرق



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Rd No 3469





Ever since the 1960s and to this day, the Kingdom of Bahrain's government has focused on providing Bahraini families with adequate housing solutions. The first achievement on that front was the establishment of Isa Town. In 1975, the Ministry of Housing and Urban Planning was founded and worked towards establishing Hamad Town in the eighties and Zayed town in the nineties.

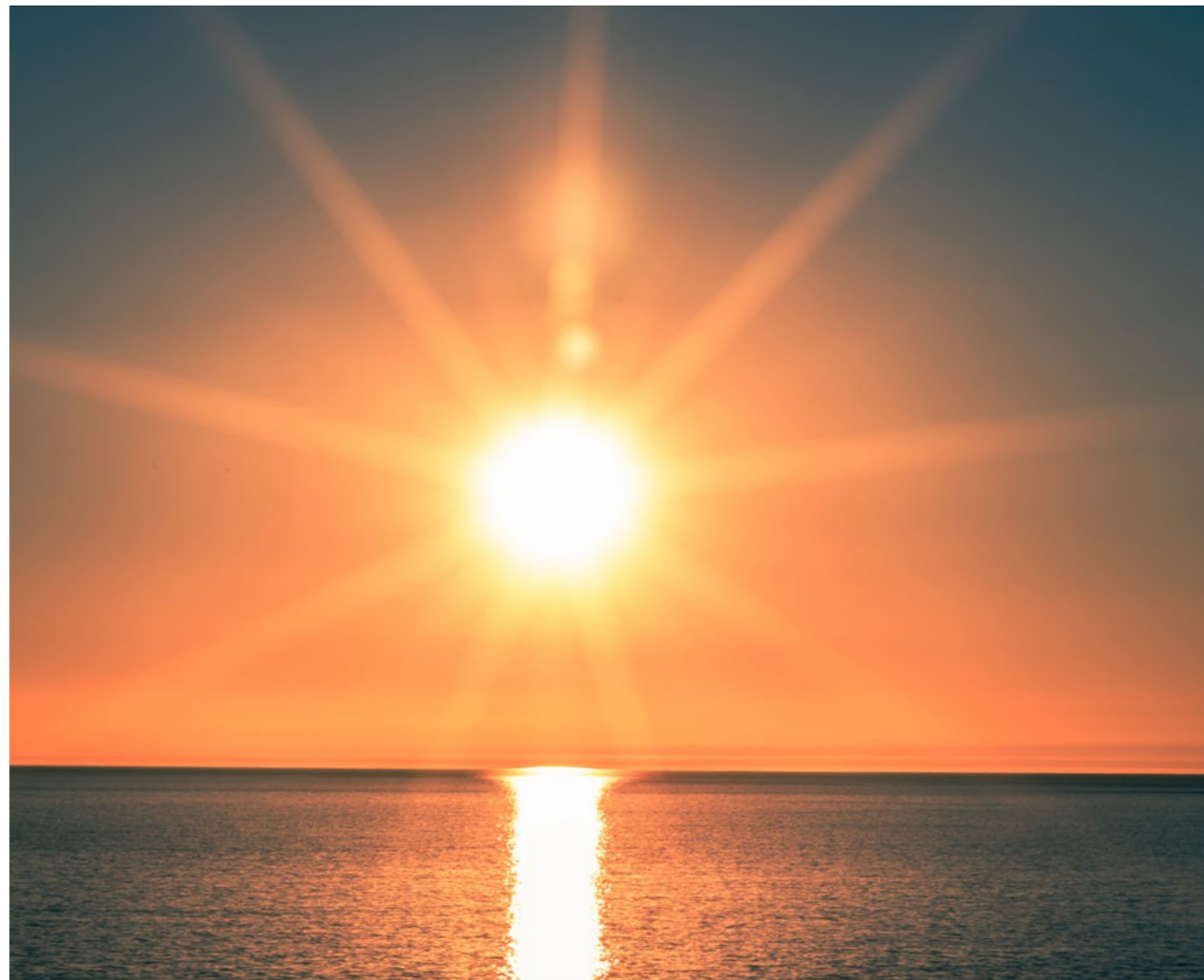
Today, the Ministry of Housing and Urban Planning has delivered many successful housing projects to citizens, including Madinat Salman, Madinat Khalifa, East Hidd, Al Ramli and East Sitra.



Since 1979, ESKAN Bank has served as a financial advisor to the Ministry of Housing and Urban Planning. Offering a suite of diverse financial services, the bank continues to work closely with the Ministry to help in providing thousands of homes to Bahraini families.

Over the years, and in addition to its original role as the financial advisor to the Ministry of Housing and Urban Planning, ESKAN Bank's operations have evolved to become a direct provider of many housing projects to Bahraini families through ESKAN Properties Company.





## About Al Msayyan Land Plots

A walking distance from Diyar Al Muharraq, Al Msayyan Land Plots consists of 260 residential plots with complete infrastructure & utilities including electricity, water and paved roadways. Offered by Eskan Bank, the plots range from 230 to 481 square meters, with prices starting from BD 63,000 and are exclusive for Tas'heel and New Mazaya applicants, as part of the new housing financing services launched by the Ministry of Housing and Urban Planning.



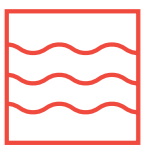
Flexibility to design your own space



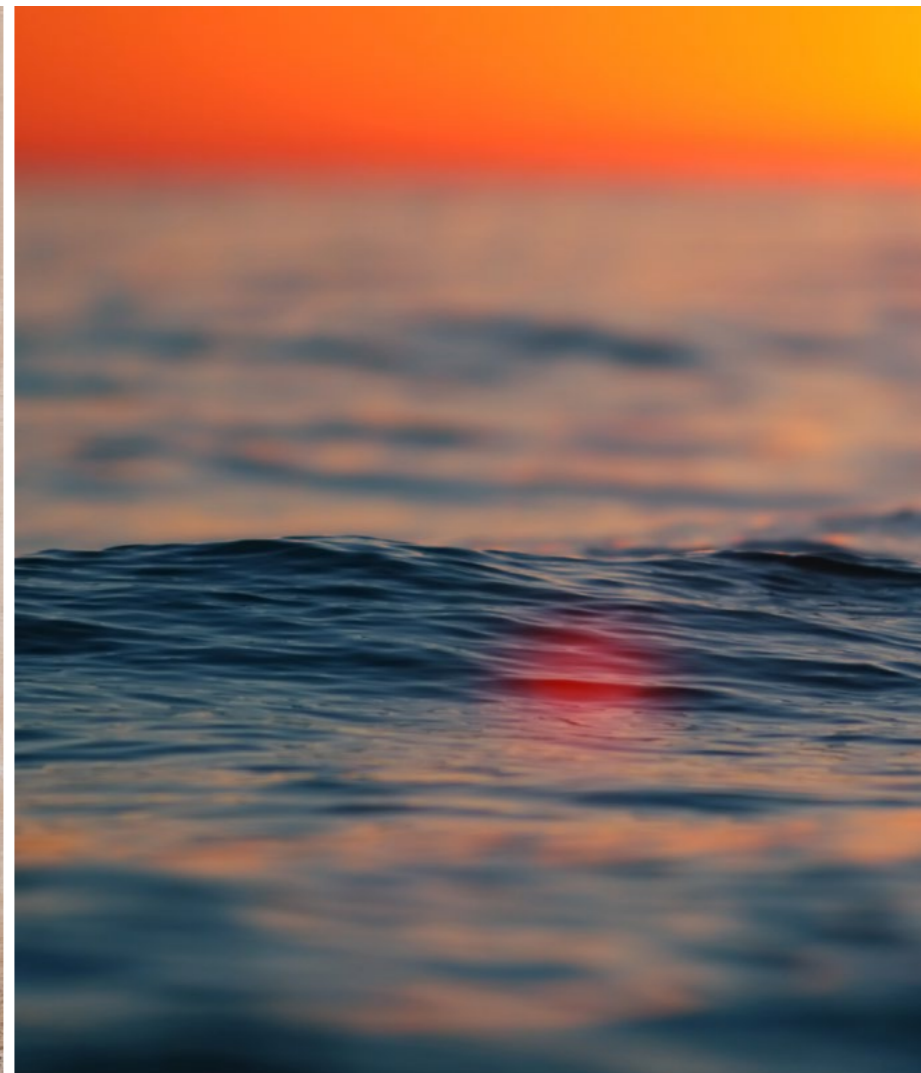
Affordable housing solutions



Modern approach with a local footprint



Distinctive location in a calm area



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# A Strategic Location In The Heart Of Diyar Al Muharraq

Nestled in the heart of Diyar Al Muharraq, Al Msayyan Land Plots are strategically situated to fulfill the needs of the Bahraini family within close proximity to schools and educational facilities, Dragon City, Deerat Al Oyoun Project, Souq Al Baraha, Marassi Galleria, Marassi Beach, Hadiqat Al Diyar, community centers, and mosques.



Deerat Al Oyoun

Thai Mart

Dragon City

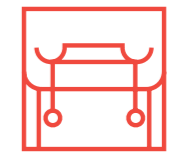
Souq Al Baraha

Educational Facilities

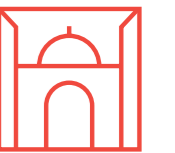
Marassi Beach



Souq Al Baraha



Dragon City



Mosques



Educational Facilities



Marassi Beach



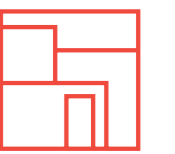
Close to Bahrain International Airport



Thai Mart



Diyar Park



Deerat Al Oyoun



Community Centre

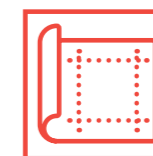




## Al Msayyan Features



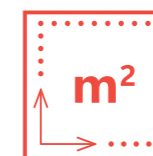
Ready title deeds



Ready floor plans & design options  
provided by Eskan Bank and Eskan  
Properties

Prices start at

**BHD 63,000**



Land areas range from 230 to  
481 sqm



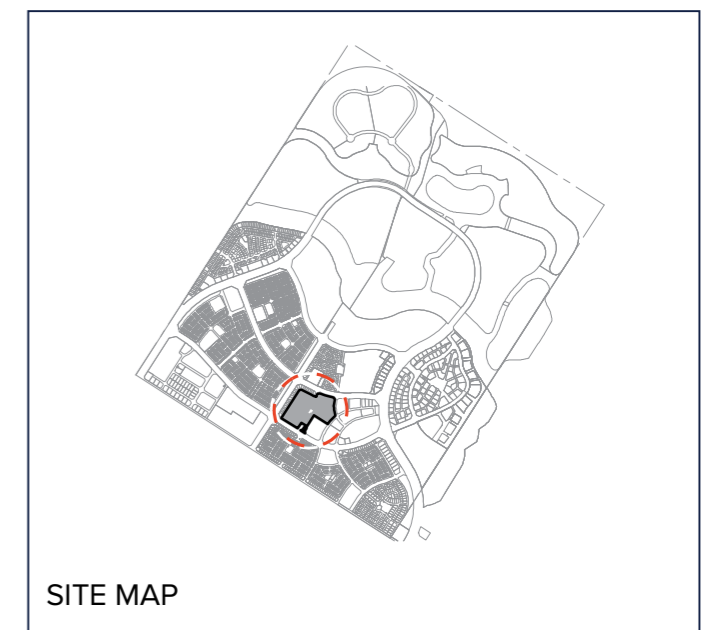
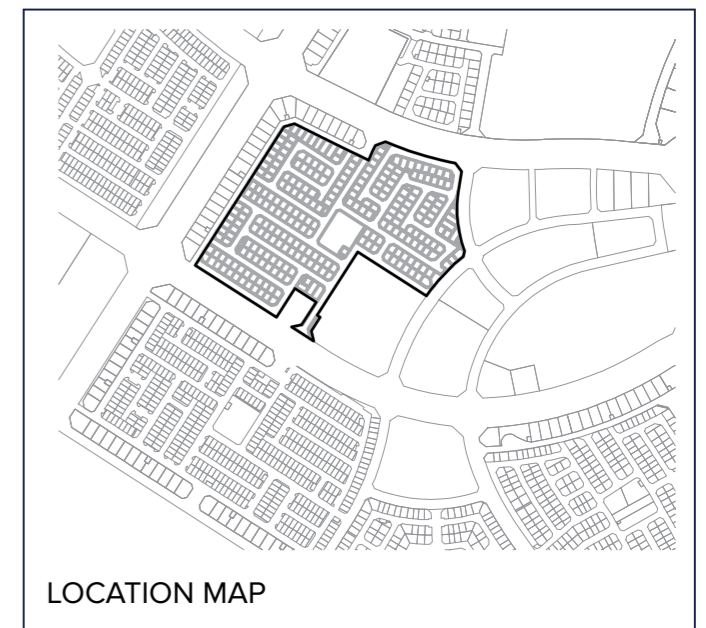
Exclusive for Tas'heel and New  
Mazaya applicants





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## Master Plan





## Tas'heel Application Steps



### 01 Submitting the application

Submit your application using the e-Government portal by choosing Tas'heel, then enter the requested data and upload all the required documents. Then sign a declaration via the "Family Members Declaration" service.



### 02 Eligibility process

The Ministry of Housing and Urban Planning will review your application and ensure compliance with the eligibility criteria. Upon approval, the Ministry will issue the Eligibility Certificate online.



### 03 Financing amount

Eskan Bank will calculate the amount of financing you are entitled to based on the monthly deduction percentage you request only after reviewing your financial commitments, benefit report and credit history.



### 04 Reservation of a land plot in Al Msayyan

Visit Eskan Bank to reserve your land plot in Al Msayyan.



### 05 Final approval

The Ministry of Housing and Urban Planning will issue the final approval, and allocate the financing amount.



### 06 Final procedures

Eskan Bank will contact you to finalize the process for Tas'heel to purchase the reserved land plot in Al Msayyan.



## New Mazaya Application Steps



### 01 Submitting the application

Submit your application using the e-Government portal by choosing New Mazaya, then enter the requested data and attach the required documents. Then sign a declaration via the "Family Members Declaration" service.



### 02 Eligibility process

The Ministry of Housing and Urban Planning will review your application and ensure compliance with the eligibility criteria. Upon approval, the Ministry will issue the Eligibility Certificate online.



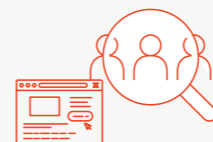
### 03 Reservation of a land plot in Al Msayyan

Visit Eskan Bank to reserve your land plot in Al Msayyan.



### 04 Applying for a financing scheme from participating banks

Visit one of the participating banks with all the required documents and the bank will issue you an initial offer letter.



### 05 Final approval

The Ministry of Housing and Urban Planning will review the documents from the financing bank, then issue the final approval and a beneficiary subsidy certificate online.



### 06 Final procedures

Eskan Bank will coordinate with you and the financing bank to finalize the process of New Mazaya to purchase the reserved land plot in Al Msayyan.





Al Msayyan Location



Restricted Conventional Retail Bank Licensed and Regulated by the Central Bank of Bahrain  
مصرف قطاع تجزئة ذو نشاط محدد مرخص من قبل مصرف البحرين المركزي وخاضع تحت إشرافه

For more information, contact us on:

**17567888 | 37755501**

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إن المعلومات الواردة هنا هي معلومات إرشادية، ويقصد بها أن تكون بمنزلة دليل فقط للمنتج النهائي. ووفق لذلك، وبسبب سياستنا المتهمة في التحسين المستمر، فضلاً عن التزامنا باشتراطات وضوابط التعمير ومتطلبات الجهات الرسمية، فإن المنتج النهائي قد يختلف عن المعلومات المقدمة. فقد تخضع التفاصيل والأبعاد والمواصفات لتغييرات طفيفة. وعليه، يجب ألا تعتمد هذه التفاصيل على أنها بيانات حقيقية أو إقرارات، ويجب على المتقدمين الراغبين بالشراء التأكد من مدى صحتها والتحقق من المعلومات بكل السبل المتاحة. هذا ولا تشكل هذه المعلومات عقداً أو ضمان بأي حال من الأحوال، ولن يتحمل البنك، المطورون، و المالك، أو وكلائهم أية مسؤولية تجاه الغير بشأن صحة تلك المعلومات.





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