

Riviera
Heights

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Riviera Heights

Project Overview

A warm Welcome

from the Partners

Riviera Heights is being developed by MAG Group Holding in partnership with AD Ports Group and the Aqaba Development Corporation (ADC). An exceptional waterfront development as phase I of the vast development and master project Marsa Zayed located along the stunning Red Sea coast in Aqaba, Jordan.





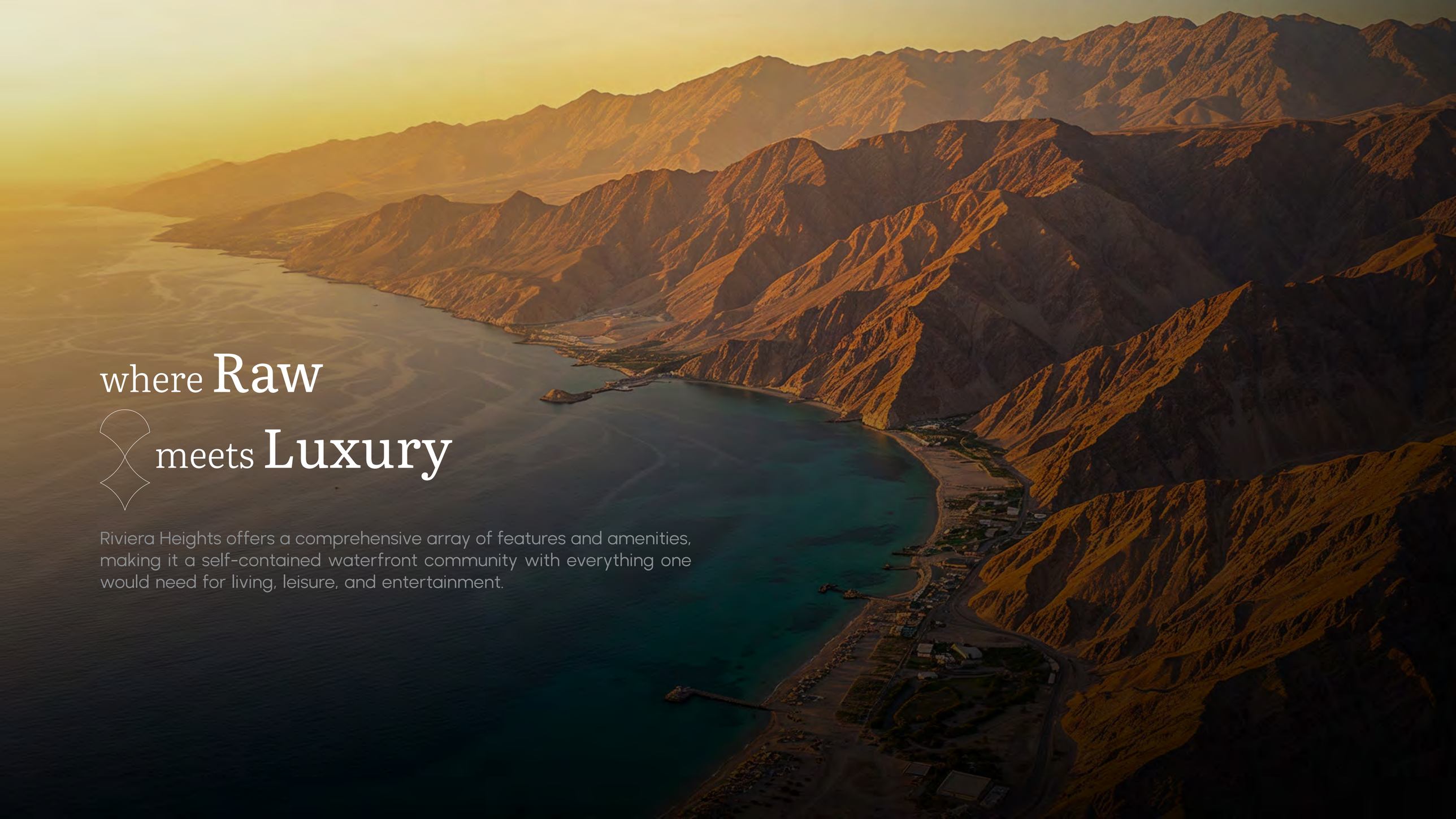
For the

Generations to Come

Marsa Zayed is set to transform Aqaba into a global destination for luxury living, tourism, and business.

مرسى زايد

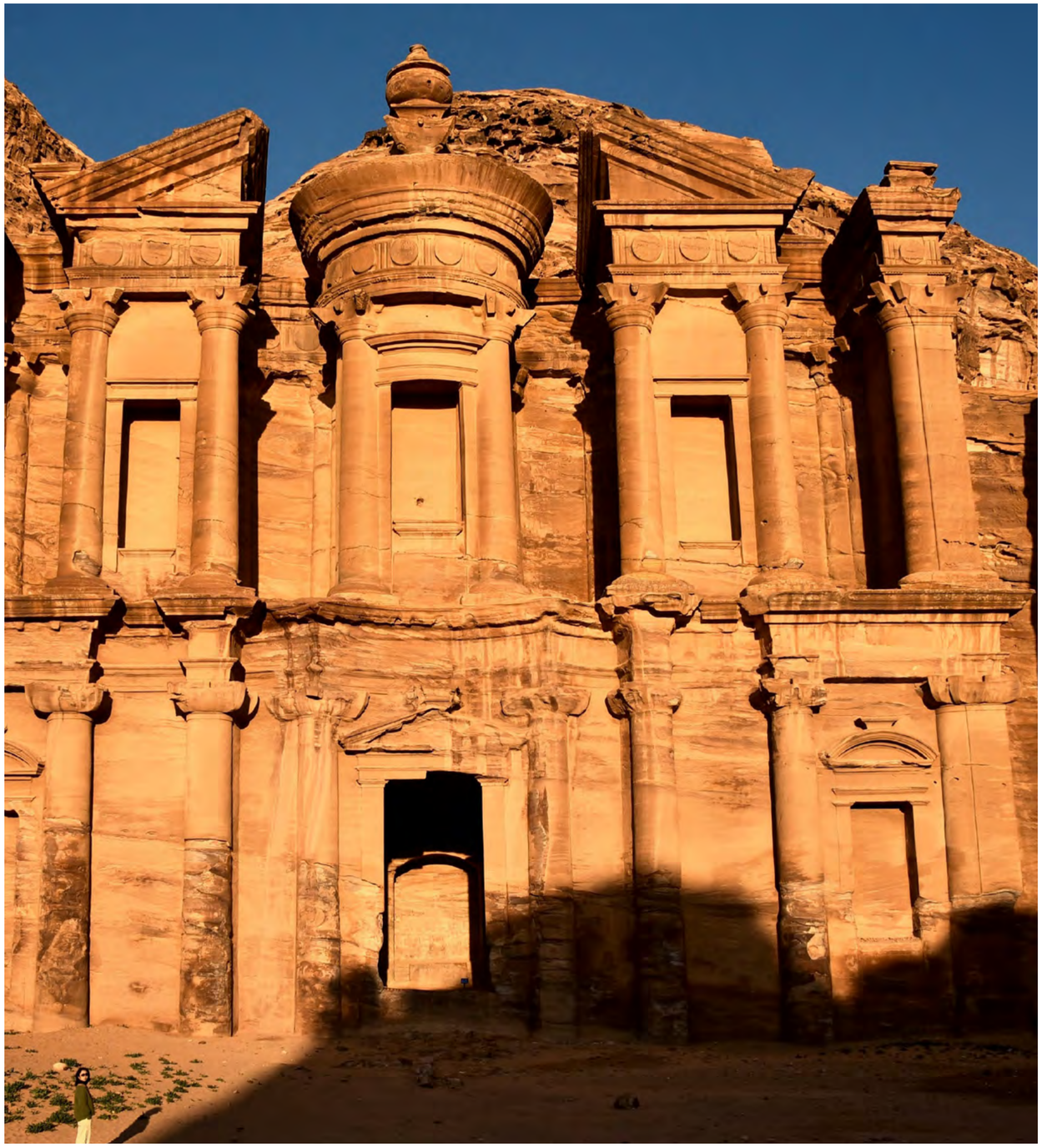
Marsa Zayed



where Raw meets Luxury

Riviera Heights offers a comprehensive array of features and amenities, making it a self-contained waterfront community with everything one would need for living, leisure, and entertainment.

Location



Jordan

A Timeless Land at the Crossroads of Civilizations, With its central location bridging Asia, Africa, and Europe, Jordan serves as a gateway to the region's most important markets. Its capital, Amman, is a dynamic and modern metropolis, while Aqaba, Jordan's only coastal city on the Red Sea, is emerging as a key economic and tourism hub under the vision of the Aqaba Special Economic Zone (ASEZ).









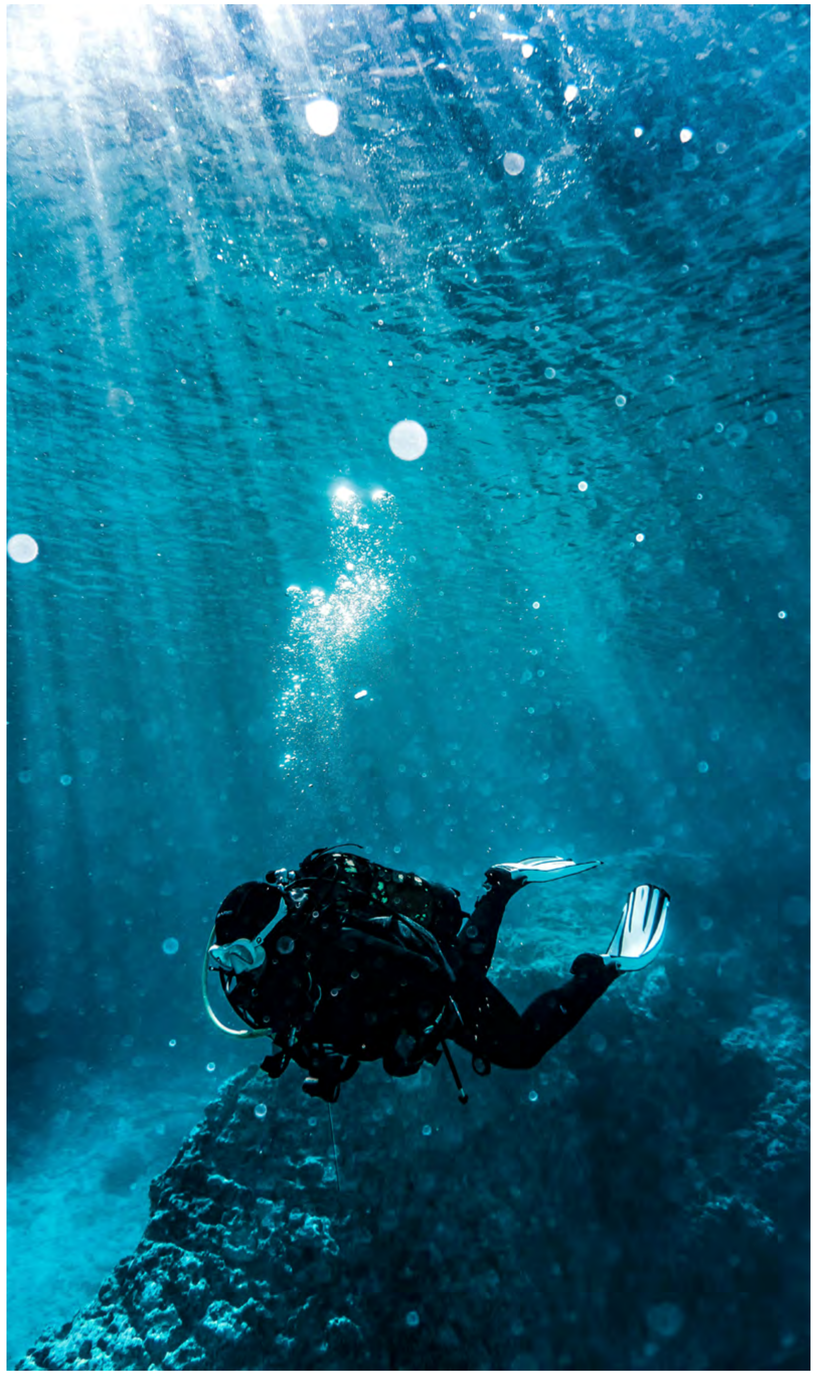




Aqaba

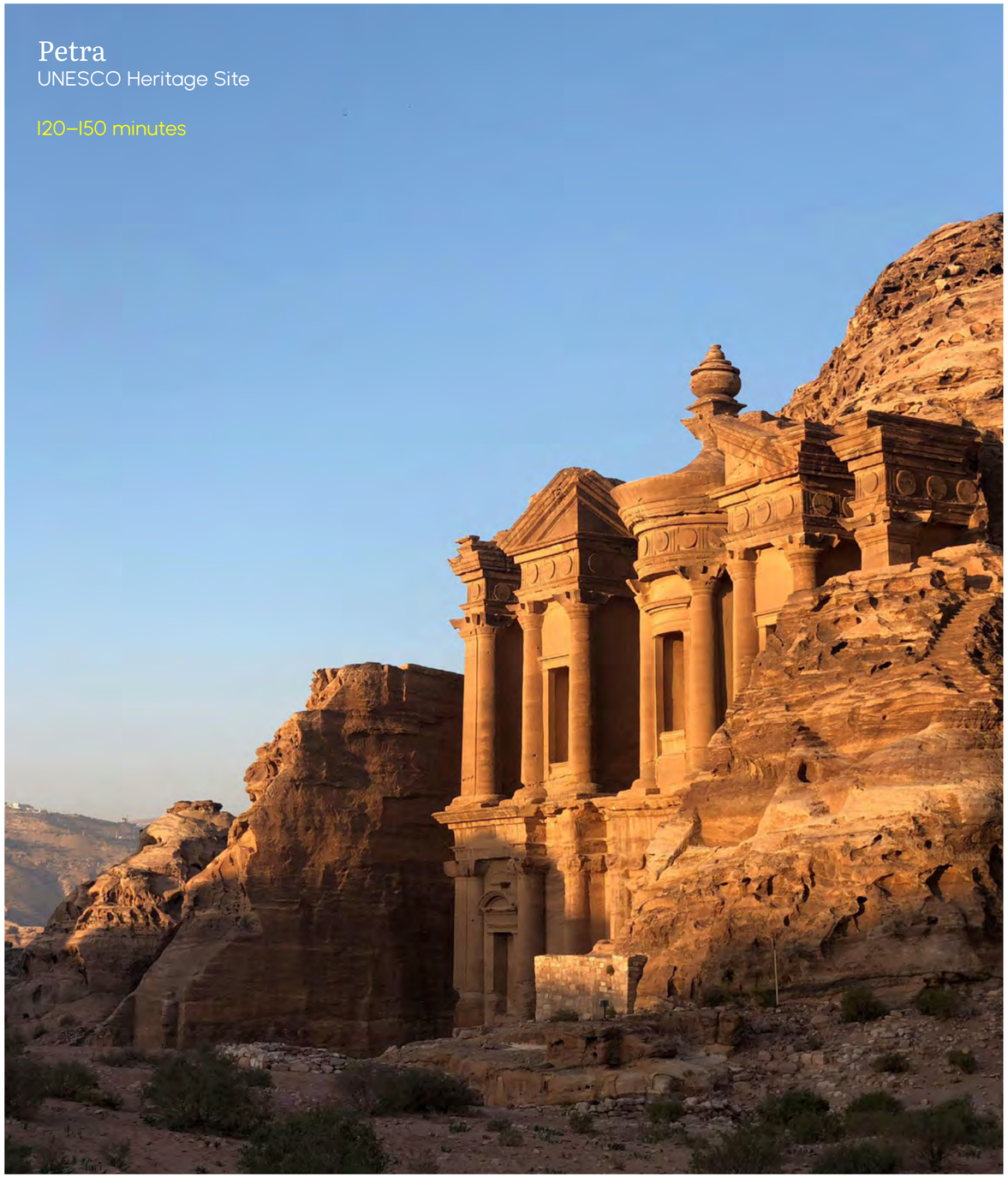
This coveted location means Riviera Heights is just minutes from downtown Aqaba's shops and restaurants, while also serving as a southern gateway to Jordan's famed attractions – including the ancient city of Petra and the desert landscapes of Wadi Rum.





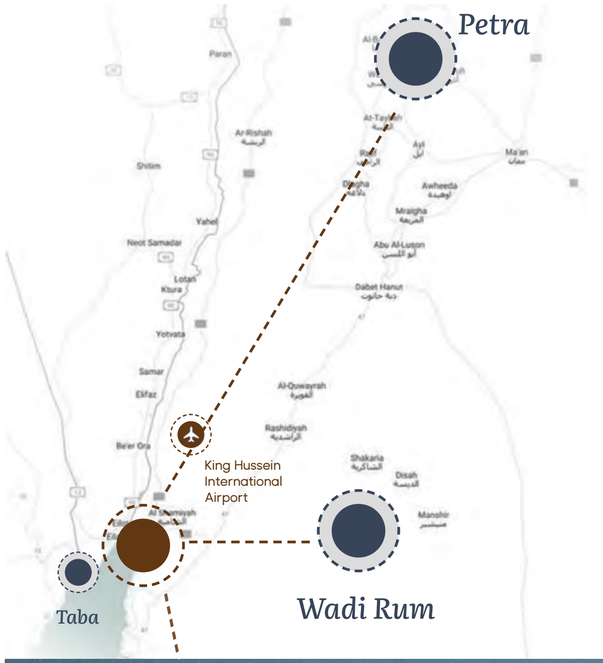






Petra
UNESCO Heritage Site

120–150 minutes



Aqaba's coveted location means Marsa Zayed is just minutes from downtown shops and restaurants, 15 minutes from King Hussein International Airport, while also serving as a southern gateway to Jordan's famed attractions ...

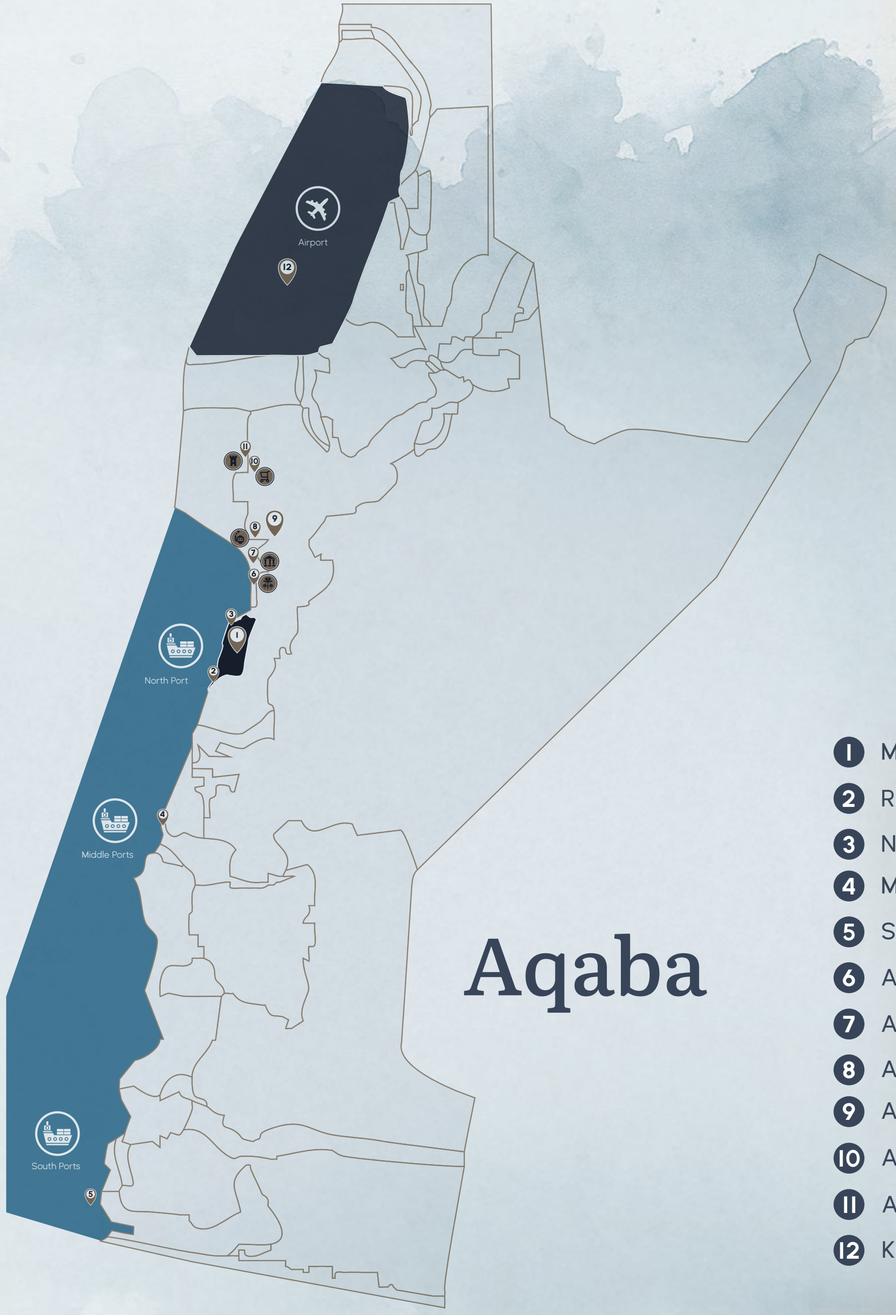
the ancient city of **Petra** and the desert landscapes of **Wadi Rum.**

Aqaba's strategic location is not limited to Jordan but to the neighboouring countries as well with a 2h 50m drive away from Neom in Saudi Arabia and 1h 50m from Taba, Egypt

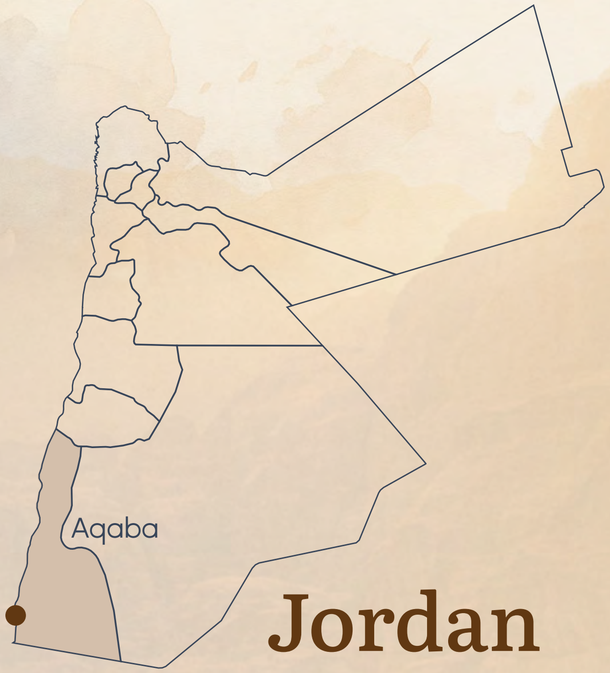


Wadi Rum Desert
Nature & Adventure

45 minutes

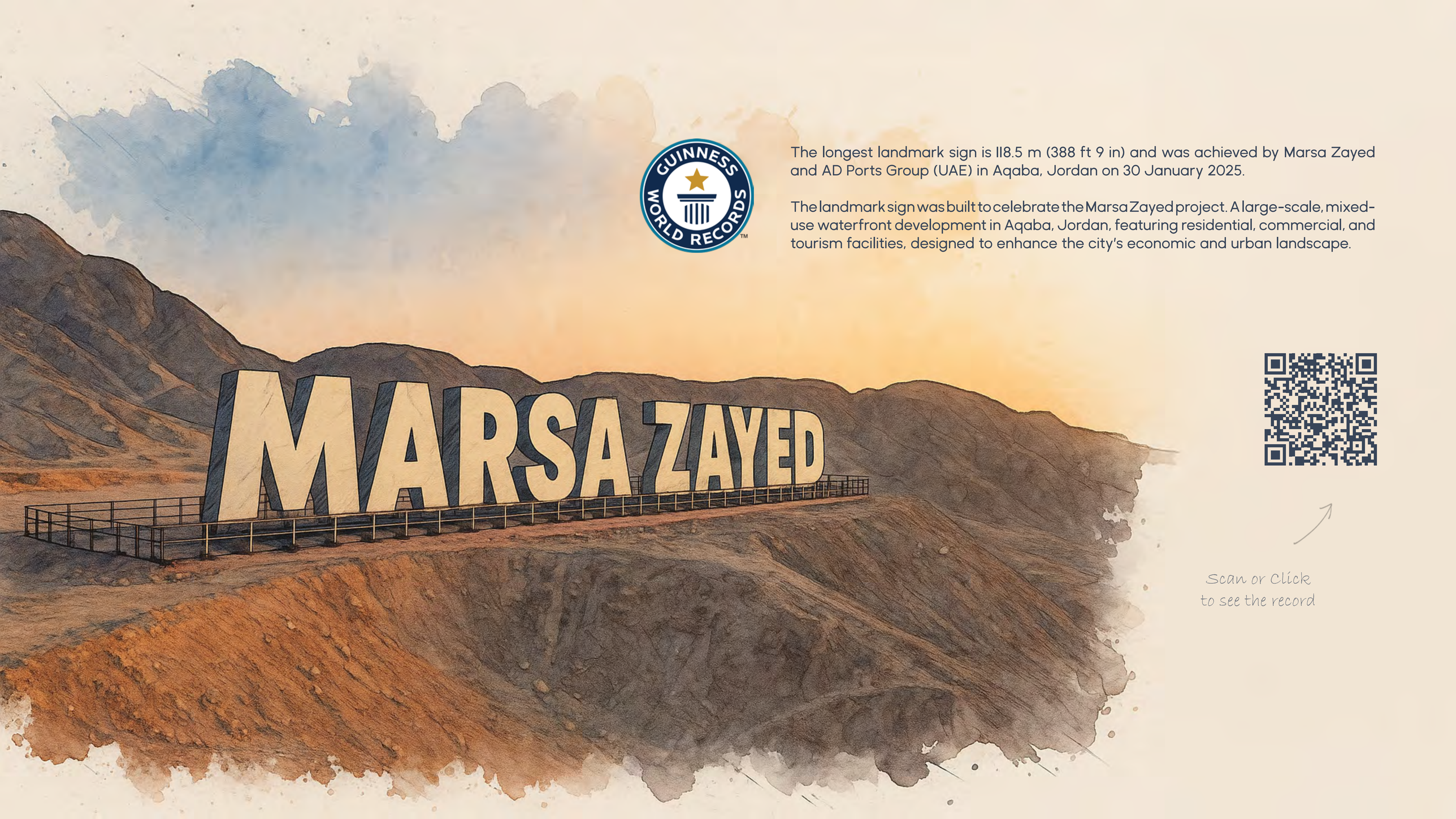


Aqaba



Jordan

1	Marsa Zayed		
2	Riviera Heights		
3	North Ports		
4	Middle Ports	6.2 km	9 min.
5	South Ports	20.3 km	22 min.
6	AlHafayer Park	1.1 km	4 min.
7	Aqaba Museum & Fort	3.1 km	6 min.
8	Aqaba International Dive Center	2.7 km	7 min.
9	Aqaba Downtown	2.8 km	7 min.
10	Aqaba Gateway	3.2 km	7 min.
11	Ancient Islamic City of Ayla	3.0 km	7 min.
12	King Hussein International Airport	13 km	17 min.



The longest landmark sign is 118.5 m (388 ft 9 in) and was achieved by Marsa Zayed and AD Ports Group (UAE) in Aqaba, Jordan on 30 January 2025.

The landmark sign was built to celebrate the Marsa Zayed project. A large-scale, mixed-use waterfront development in Aqaba, Jordan, featuring residential, commercial, and tourism facilities, designed to enhance the city's economic and urban landscape.

Scan or Click
to see the record



1. Cruise Terminal
2. Historic Tower
3. Sunken Plane
4. Aqaurium & Marine Life Research Center
5. Riviera Heights

Future Zones

- Hotel & Serviced Apartments
- Vistors Center
- Marina Docking & Club
- Coral Pier
- Beach Plaza & Bazar
- Business Center
- Community Center
- Business Hub
- Hospital
- School
- Future Residential Communities

CRUISE TERMINAL



مرسى زايد
Marsa Zayed

HISTORICAL TOWER



Marsa Zayed

RESIDENTIAL COMMUNITY



مرسى زايد
Marsa Zayed

YACHT CLUB



مرسى زايد
Marsa Zayed



مرسى زايد
Marsa Zayed

RIVIERA HEIGHTS ...



Lifestyle

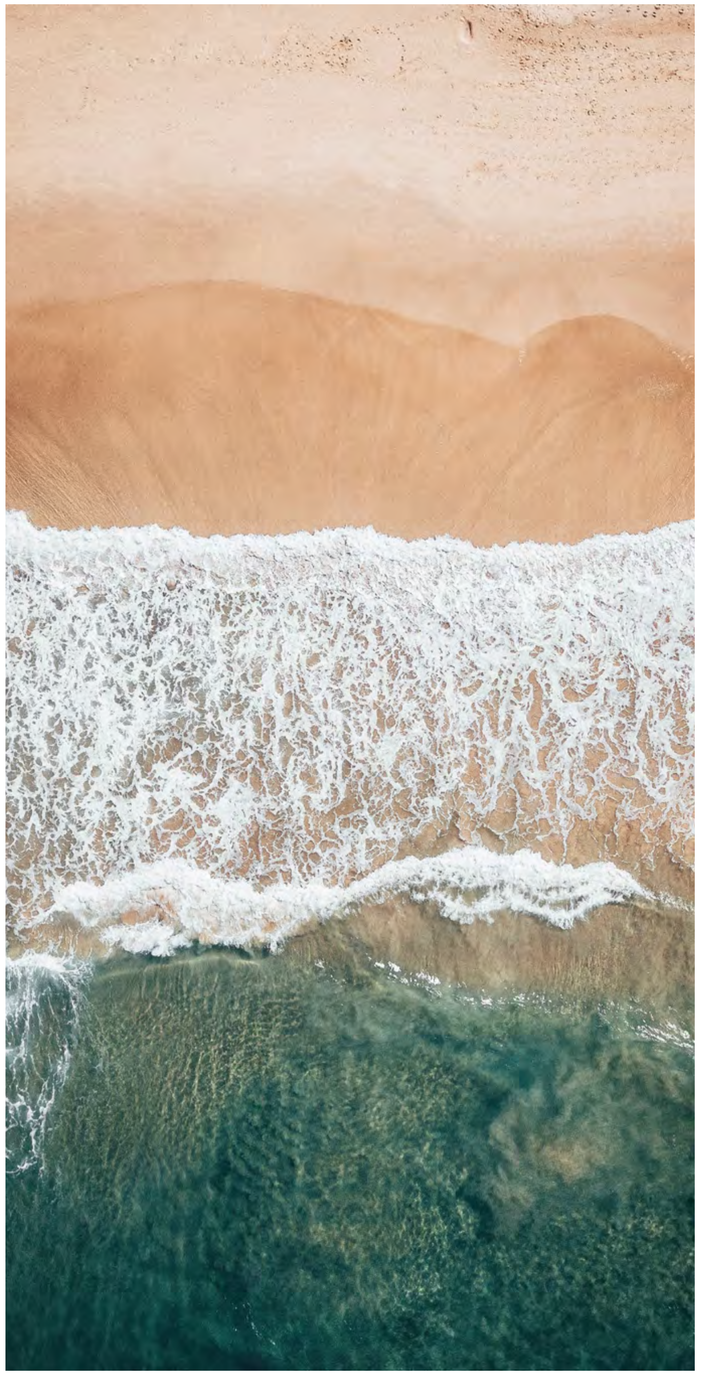
Blue **Shores** & Golden **Sands**

“From sea to desert to ancient wonders
unforgettable adventures begin just steps from home.”

At Riviera Heights, life is not confined to the shoreline. Here, the blue waters and the golden dunes come together to craft a lifestyle unlike any other. Whether you’re seeking relaxation by the sea or thrilling desert adventures, your perfect day begins with the choice to do both.

The blue shores at Riviera Heights are not just a description that’s limited to it’s natural beauty but extend to facts; as the project aims to rehabilitation the beach to be become environmental friendly using the most advanced techniques preventing the abrasion and corrosion of it shores







A life that

Flows by the Coast

Dive into adventure, sail into serenity

Welcome to a thriving waterfront community where life is shaped by the sea, nature, and social connection. Every corner of Riviera Heights invites you to pause, breathe, and belong.

From early morning walks along the marina promenade to family gatherings in landscaped parks, Riviera Heights offers a lifestyle where relaxation and togetherness come naturally.









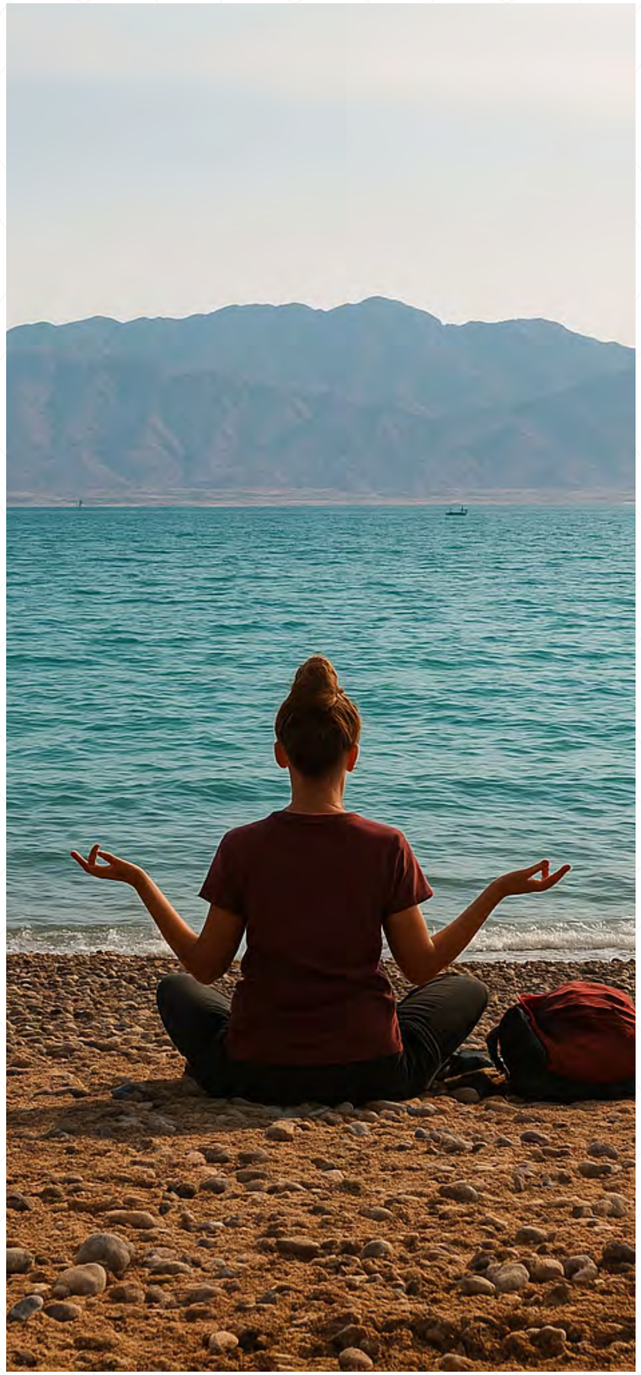


The Nomad & The Adventurer

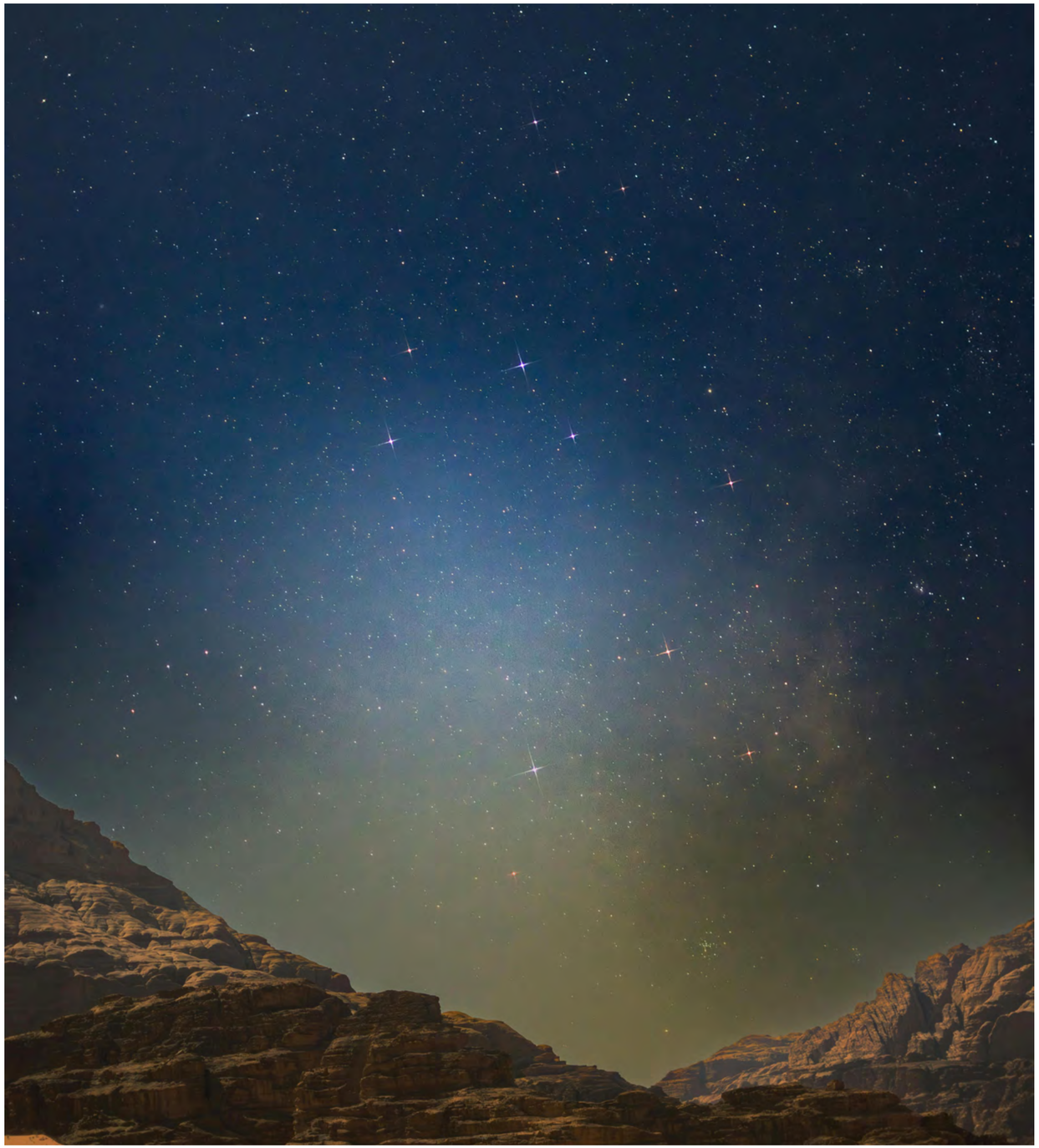
A Journey of Serenity and Discovery

At Riviera Heights, life is not confined to the shoreline. Here, the blue waters and the golden dunes come together to craft a lifestyle unlike any other.

Whether you're seeking relaxation by the sea or thrilling desert adventures, your perfect day begins with the choice to do both.







The Nomad

A Soul Set Free

Camel Trekking

Rock Climbing & Hiking

4x4 Desert Safaris in Wadi Rum

Hot Air Balloon Ride over Wadi Rum

Bedouin Camp Experience & Stargazing

Let the whispers of the waves guide you on tranquil beach walks Savor serene mornings with sunrise yoga and seaside meditation, or lose yourself in moments of reflection, surrounded by nature's quiet beauty.











The Adventurer

A Spirit Unleasbed

Jet Skiing & Kayaking

Diving & Snorkelling at Coral Reefs

Diving at the Sunken Plane

Water Sports

For those who seek the extraordinary, Riviera Heights is your playground Sail, dive, ride, and explore—from the blue depths of the sea to the golden horizons of the desert.

Engage in marine adventures, desert safaris, and mountain trails, where every experience ignites your passion for life.













Riviera Heights



1 Roof Garden
2 Tower A
3 Community Courts
4 Infinity Pools
5 Tower B
6 Beach Plaza
7 Tower C
8 Tower D

Riviera Heights

Site Studies

Wind, Sun and Views





Concept

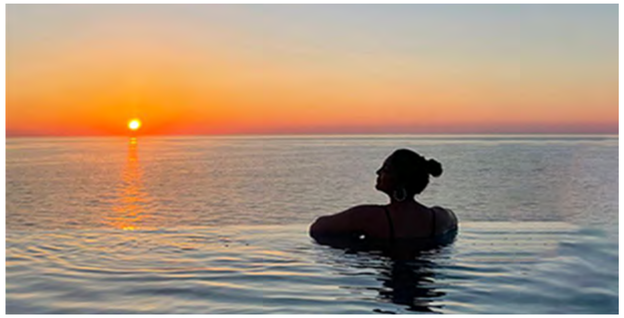
Inspiration

The verticality of the towers pays homage to the majestic mountains surrounding Aqaba. Just as these geological formations rise confidently from the desert terrain, the towers ascend as sculptural landmarks, anchoring the skyline and echoing the rhythm of the natural topography.

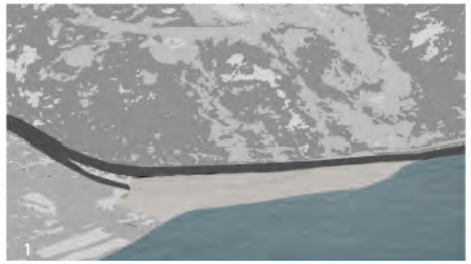


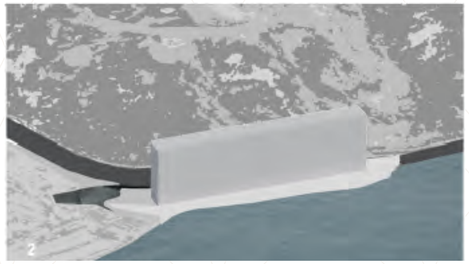


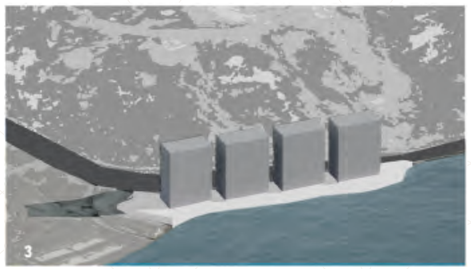


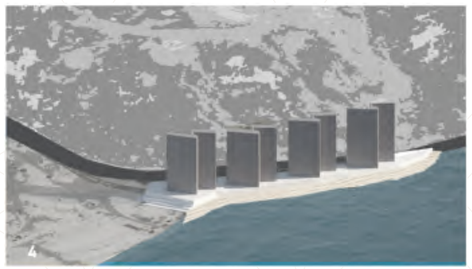


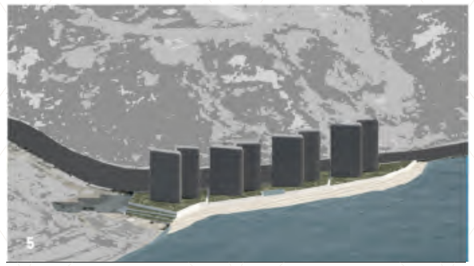






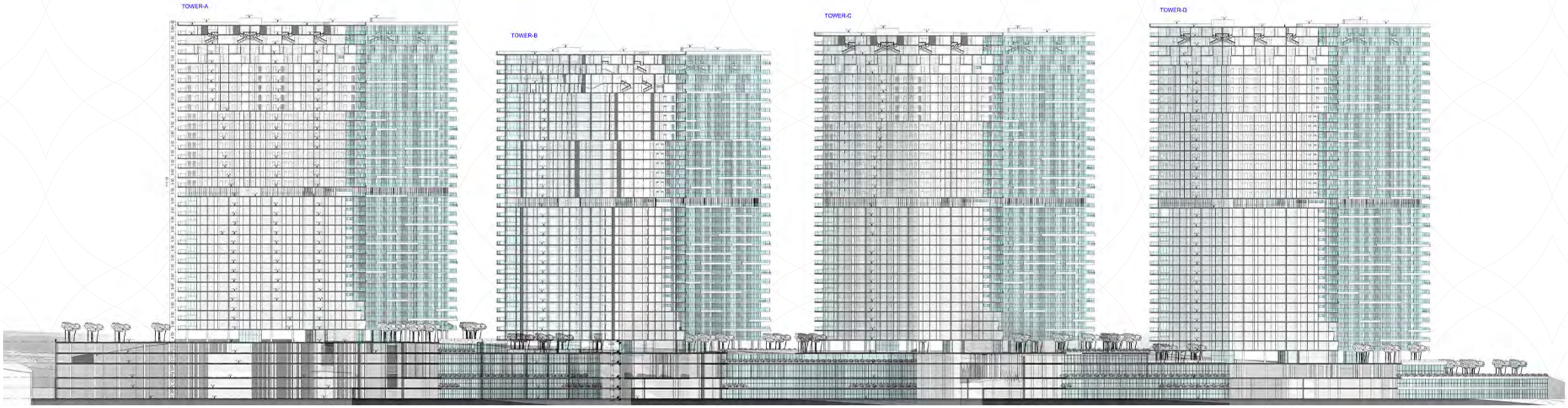






The design journey

The base of the development - the podium - takes its staggered, terraced form from the natural erosion patterns found in the region's desert landscapes. These flowing, stepped geometries reflect the dynamic effects of wind and water on sandstone, creating a visually rich and texturally engaging platform that grounds the towers in place.




Riviera
Heights





Community Amenities

Riviera Heights, has officially broken ground (foundation stone laid in Feb 2025). This initial phase focuses on establishing the project's signature waterfront experience and residential offerings. Key components



PRIVATE BEACH

INFINITY POOLS

MULTIPURPOSE ROOM

SPA

CONCIERGE SERVICES

INDOOR & KIDS POOLS

PARKS

KIDS PARKS

DOG PARKS

CAMPING ZONES

TENNIS & PADEL COURTS

GYMS

BASKETBALL COURTS

YOGA ROOMS

HIKING TRAILS

RETAIL SHOPS

RESTAURANTS

RETAIL OUTLETS

HEALTH & BEAUTY CLINICS

CHILDREN CARE CENTERS



Outdoor

Infinity Pool



Indoor

Pool









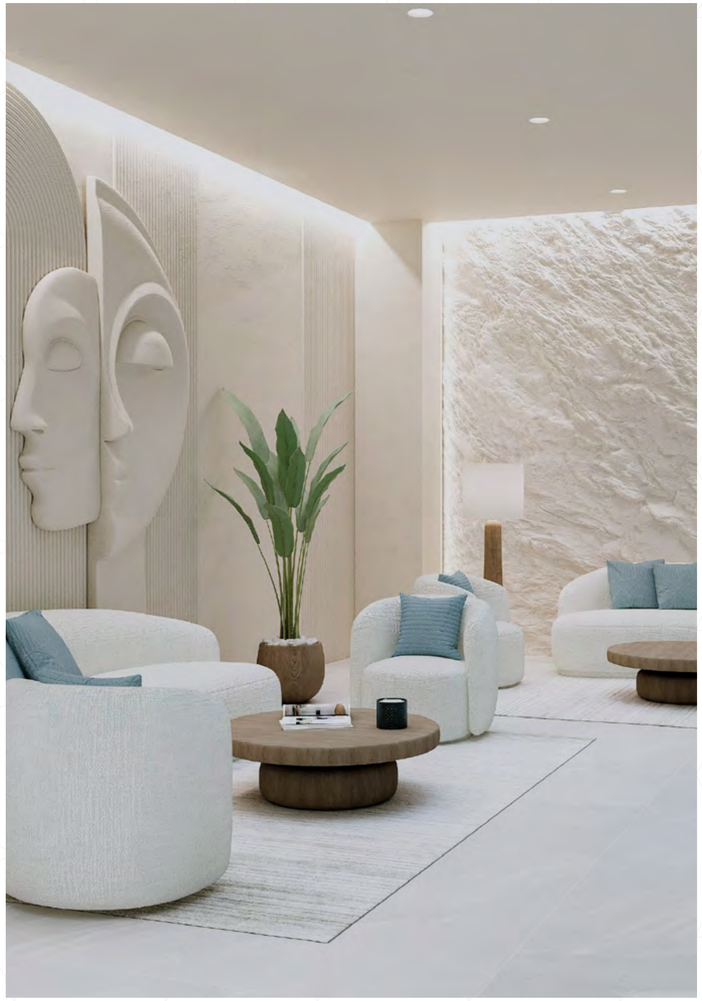
Wellness

Facilities









Multipurpose

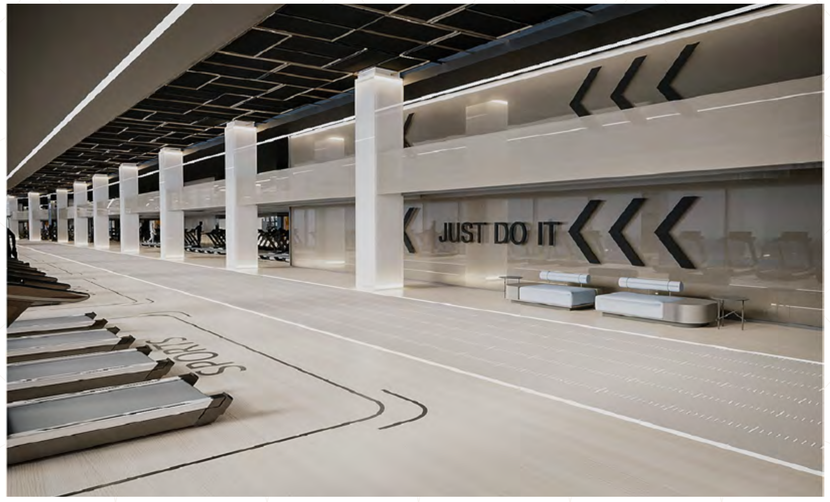
Ballroom

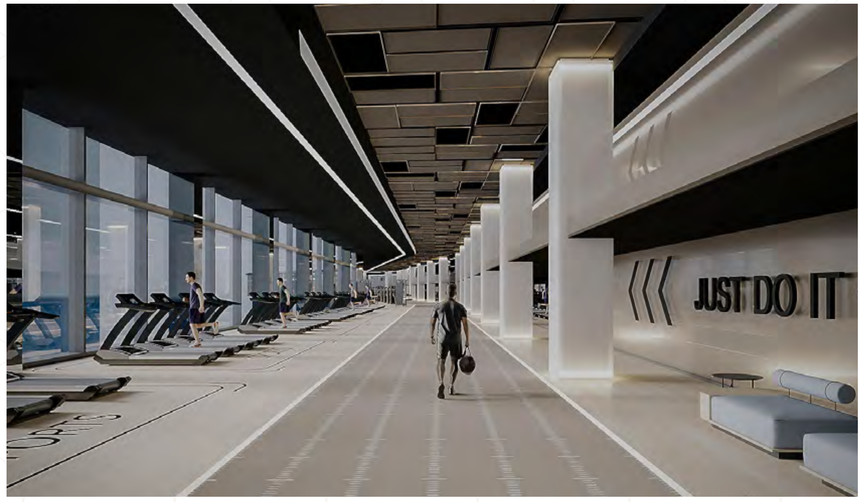


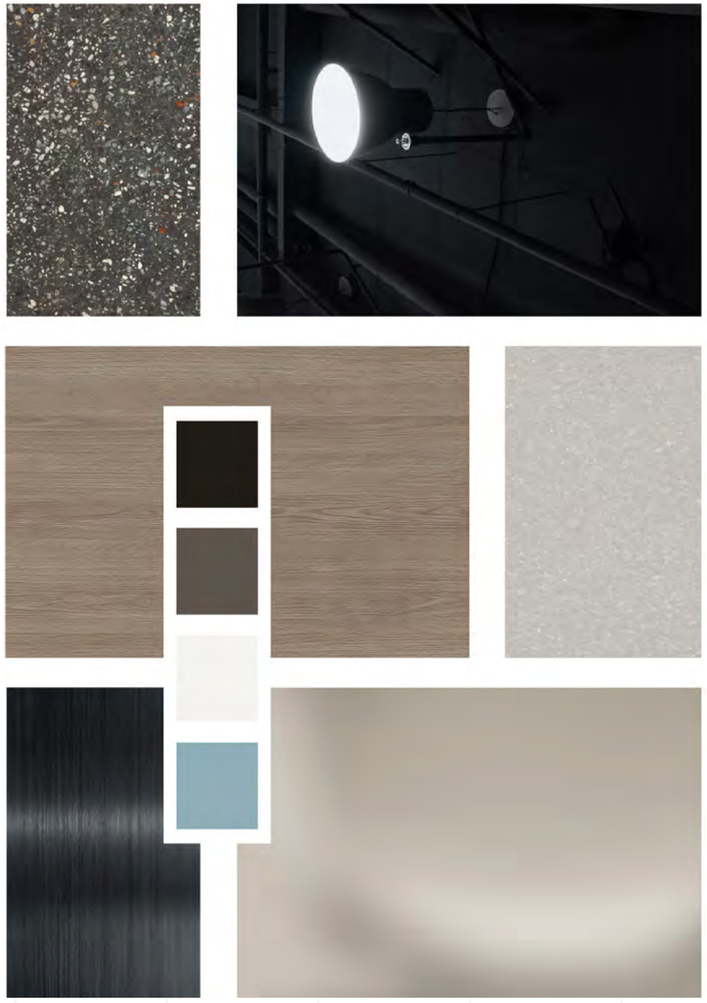
Panoramic

GYM









Panoramic Studio

Yoga & Pillates











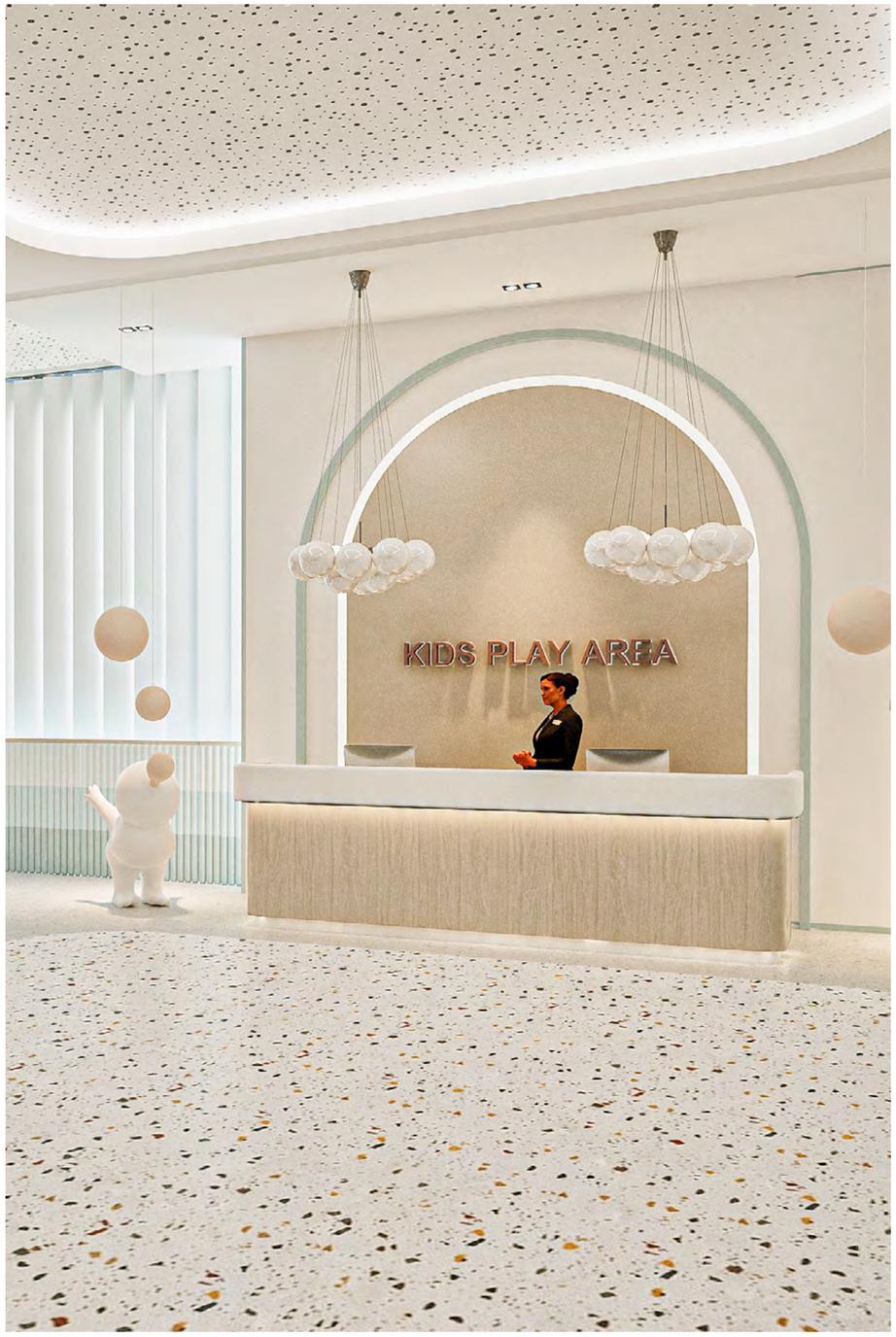


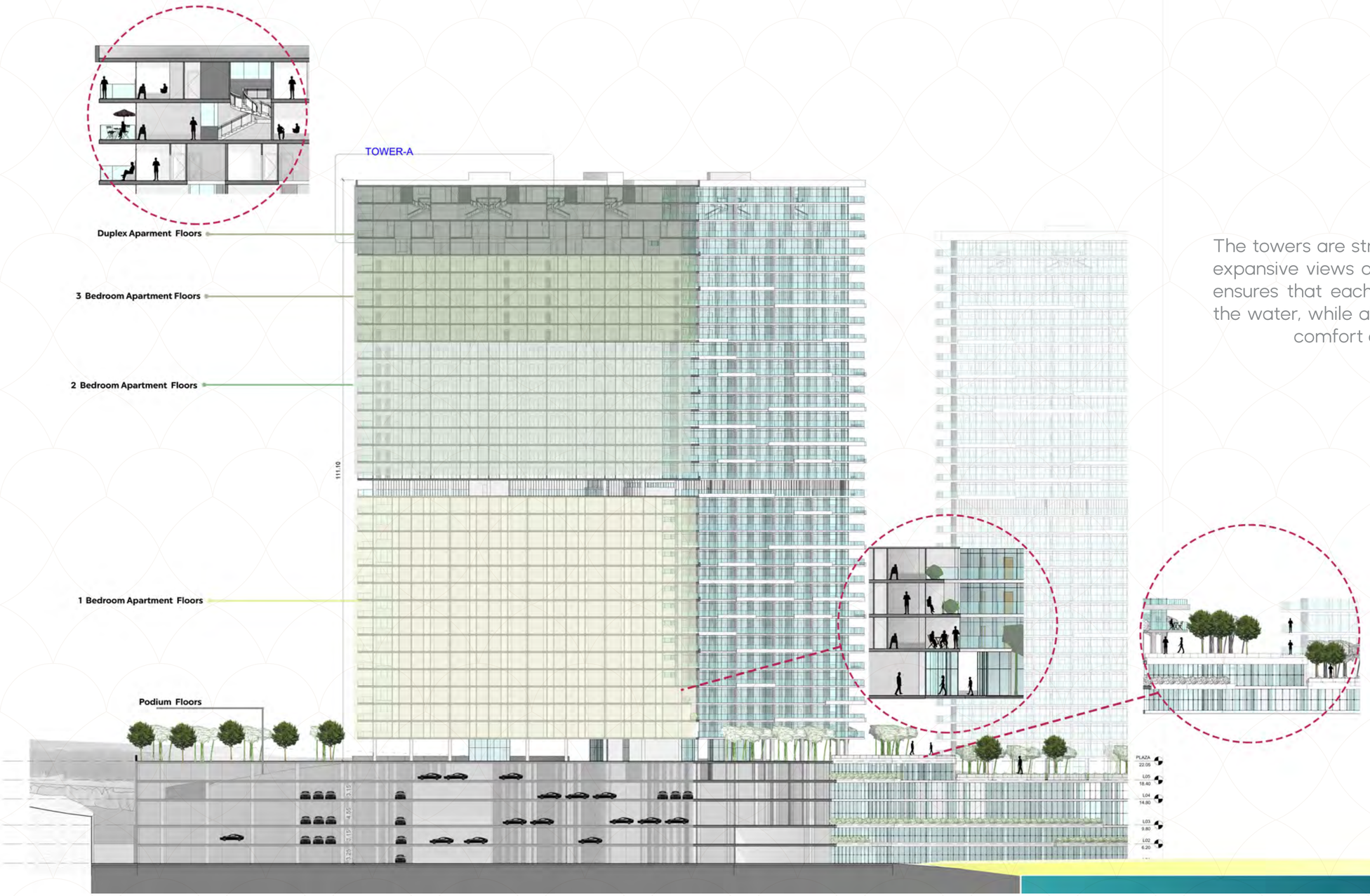




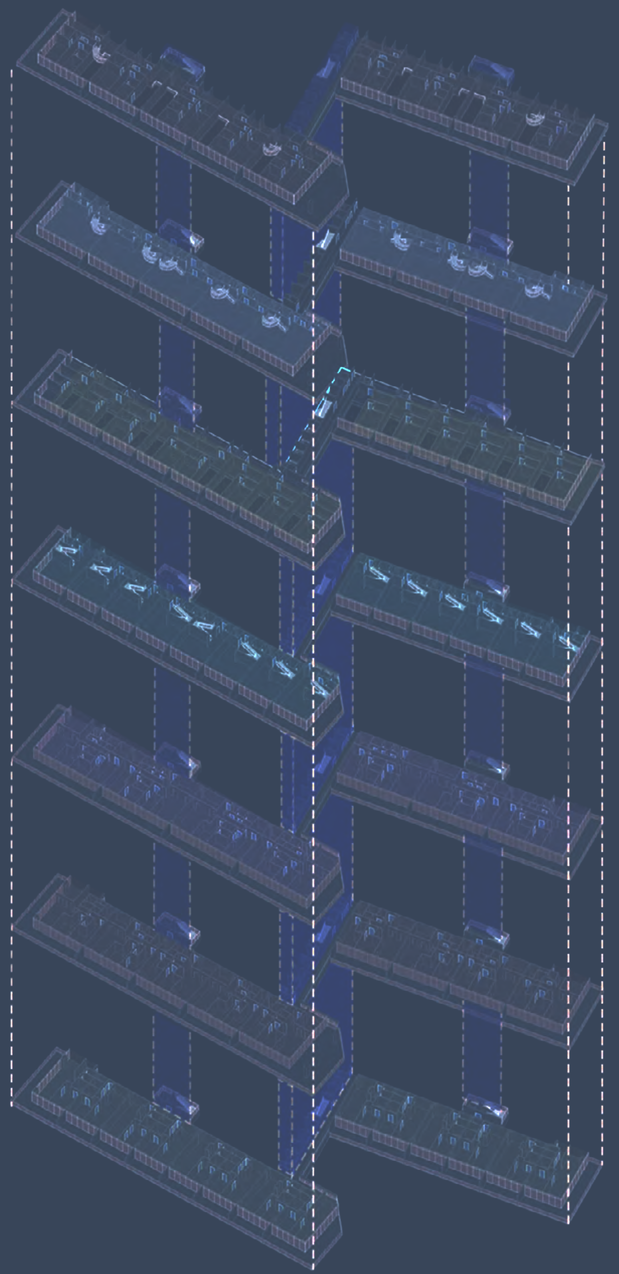



RED
ORANGE
YELLOW
GREEN
BLUE
PURPLE
BROWN


KIDS PLAY AREA



The towers are strategically rotated and shaped to open up expansive views of the Red Sea. This thoughtful orientation ensures that each residence enjoys a direct connection to the water, while also inviting sea breezes indoors enhancing comfort and the coastal living experience.





This project envisions the development of luxury residential towers strategically positioned to offer spectacular views of the Aqaba Gulf.

4
TOWERS

up to 38
FLOORS

1250+
SEAVIEW UNITS

The towers will be complemented by a range of high-end amenities and retail spaces along the beach, creating an integrated and vibrant beach front community. This project will harmonize modern living with the natural beauty of the Aqaba Gulf, providing both residents and visitors with an elevated lifestyle experience.

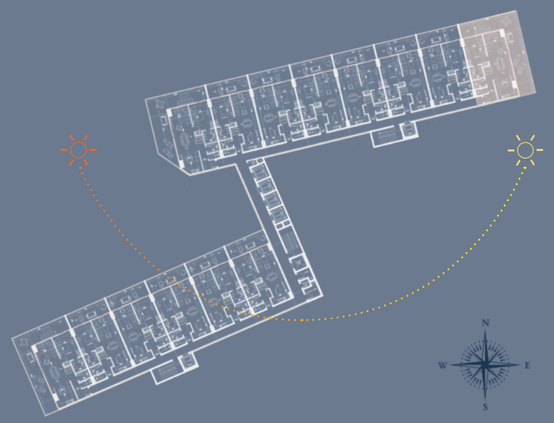

Riviera
Heights



All room sizes and floorplan measurements are approximate and may vary per unit. Floorplans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for items included with your Unit.

ONE BEDROOM

Corner



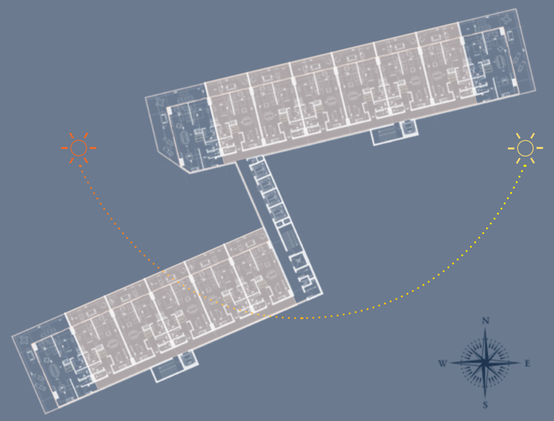
FLOORS	07 - 21
UNIT AREA	80.00 SQ.M.
BALCONY	57.00 SQ.M.
AREA	137.00 SQ.M.
TYPE	A
SERIES	01



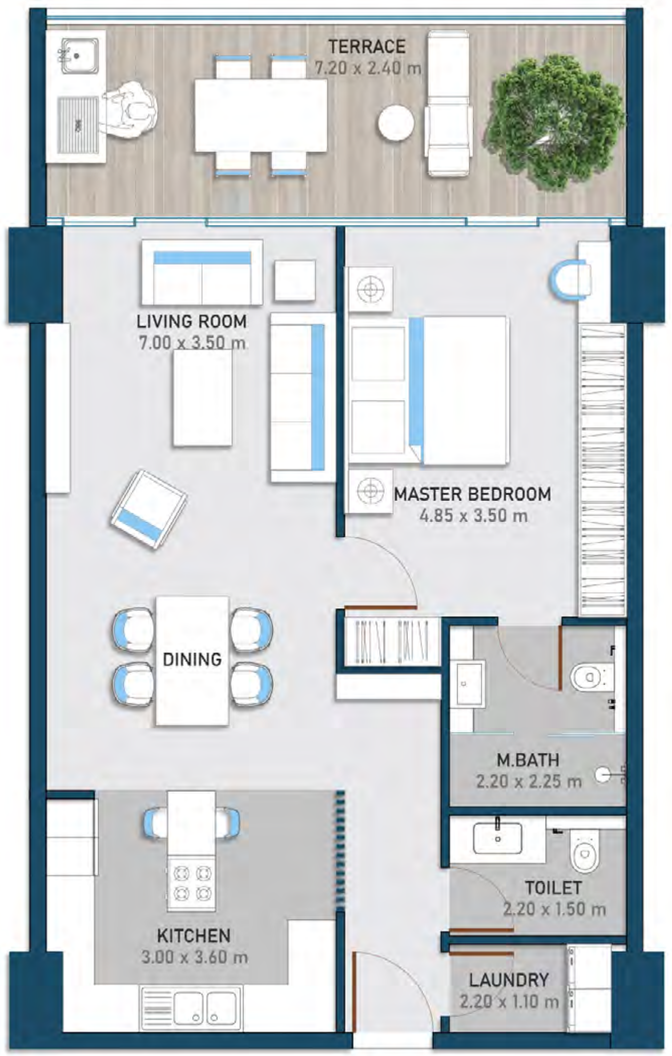
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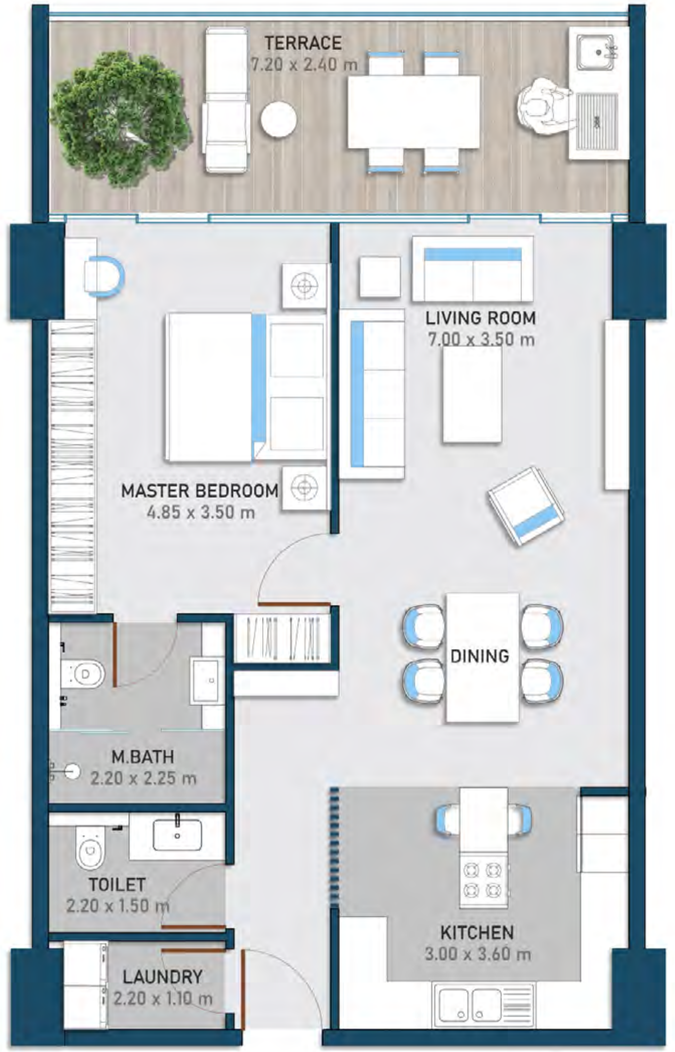
ONE BEDROOM

Typical



FLOORS	07 - 21
UNIT AREA	71.00 SQ.M.
BALCONY	18.00 SQ.M.
AREA	89.00 SQ.M.
TYPE	B & C
SERIES	02, 03, 04, 05, 06, 07, 11, 12, 13

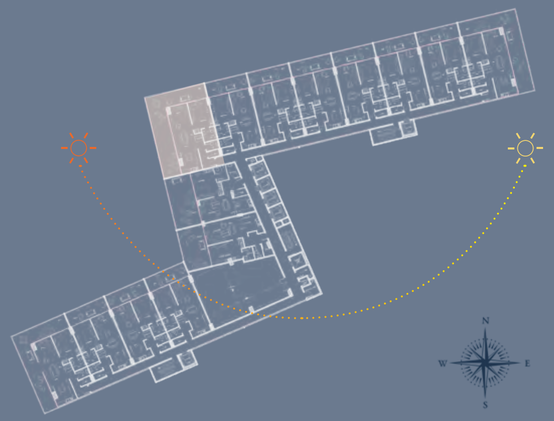




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ONE BEDROOM

Corner



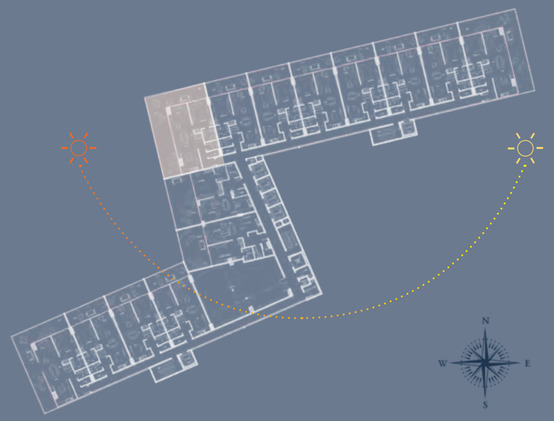
FLOORS	07
UNIT AREA	80.00 SQ.M.
BALCONY	56.00 SQ.M.
AREA	136.00 SQ.M.
TYPE	E-01
SERIES	08



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ONE BEDROOM

Corner



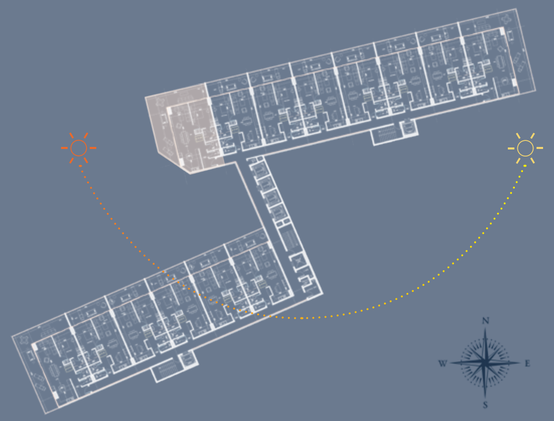
FLOORS	08 AND 09
UNIT AREA	80.00 SQ.M.
BALCONY	40.00 SQ.M.
AREA	120.00 SQ.M.
TYPE	E-02
SERIES	08



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ONE BEDROOM

Corner



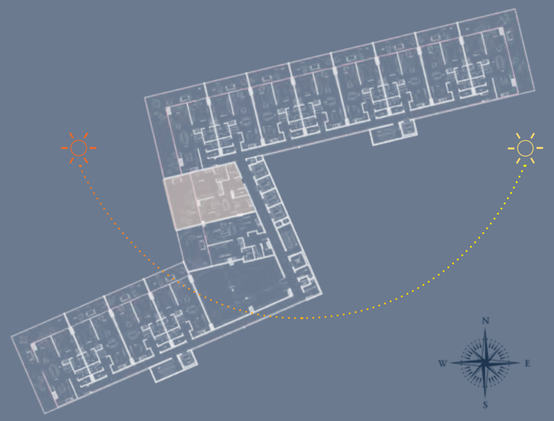
FLOORS	10 - 21
UNIT AREA	80.00 SQ.M.
BALCONY	17.00 SQ.M.
AREA	97.00 SQ.M.
TYPE	E
SERIES	08



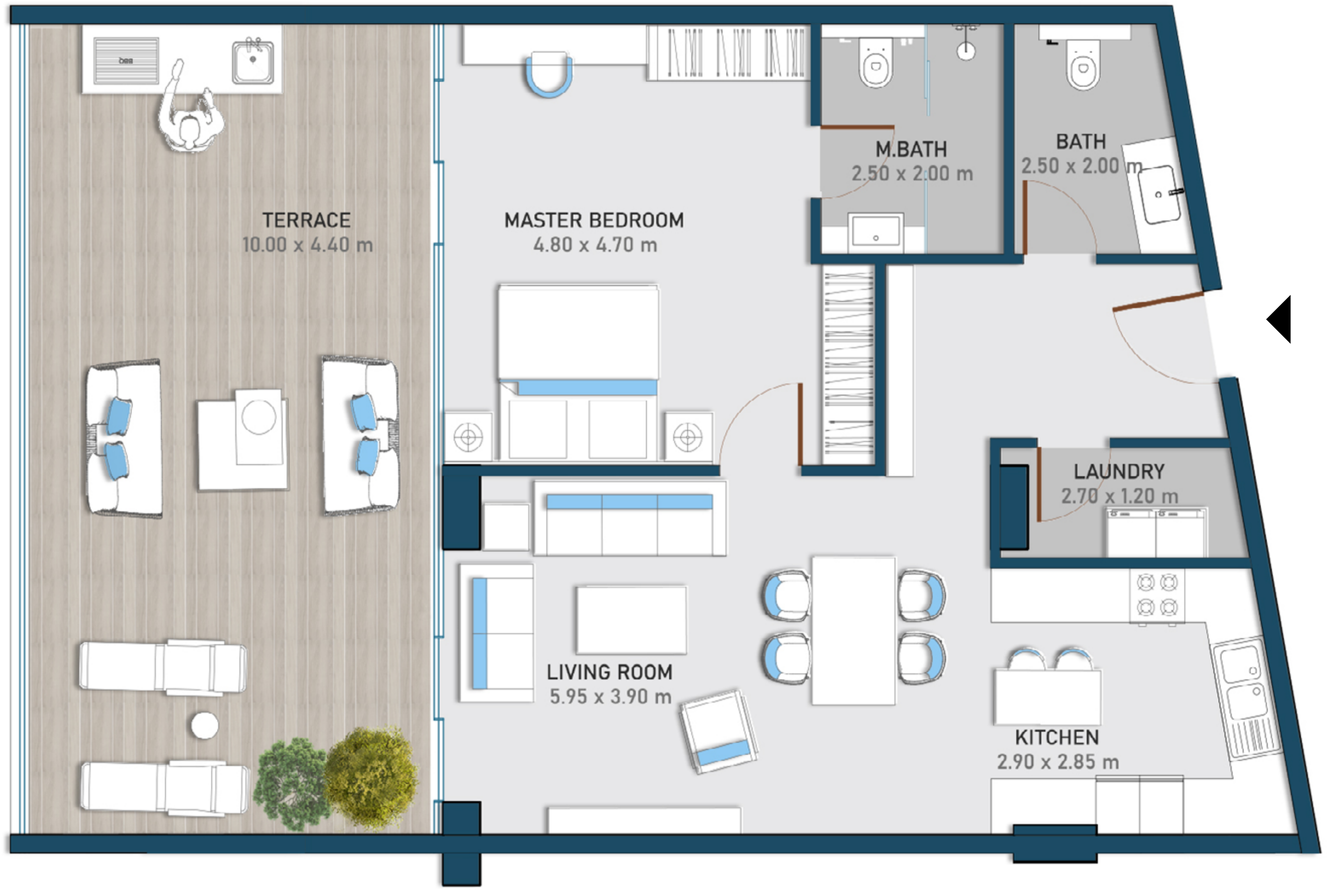
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ONE BEDROOM

Typical



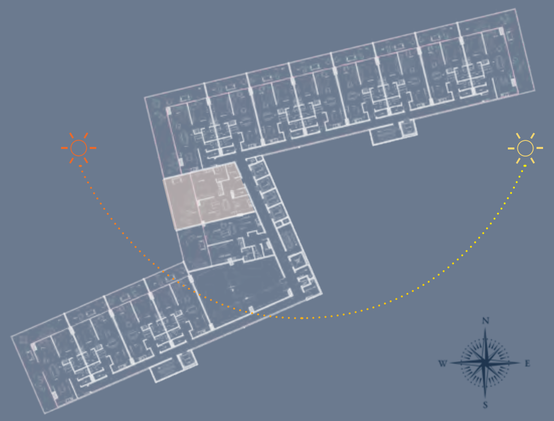
FLOORS	07
UNIT AREA	75.00 SQ.M.
BALCONY	40.00 SQ.M.
AREA	115.00 SQ.M.
TYPE	F-01
SERIES	09



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ONE BEDROOM

Typical



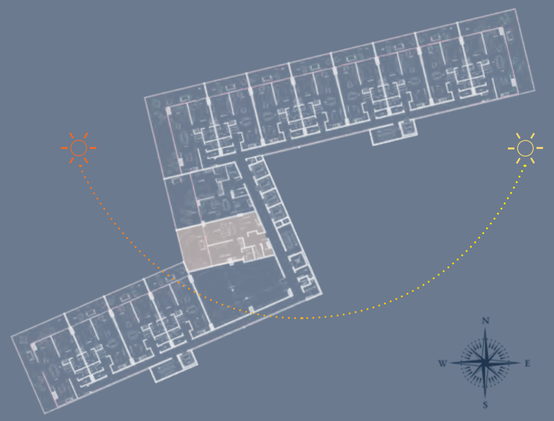


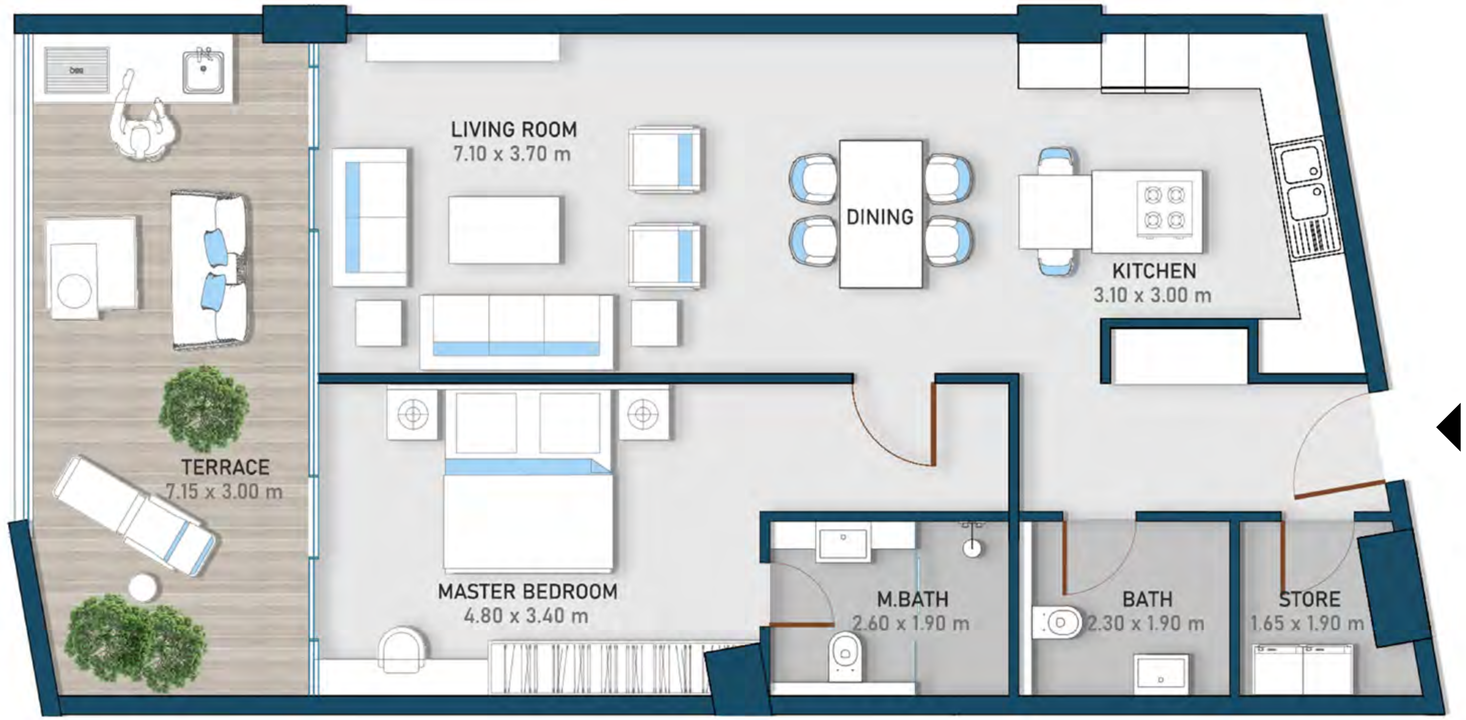
FLOORS	08 AND 09
UNIT AREA	75.00 SQ.M.
BALCONY	27.00 SQ.M.
AREA	102.00 SQ.M.
TYPE	F-02
SERIES	09

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ONE BEDROOM

Typical



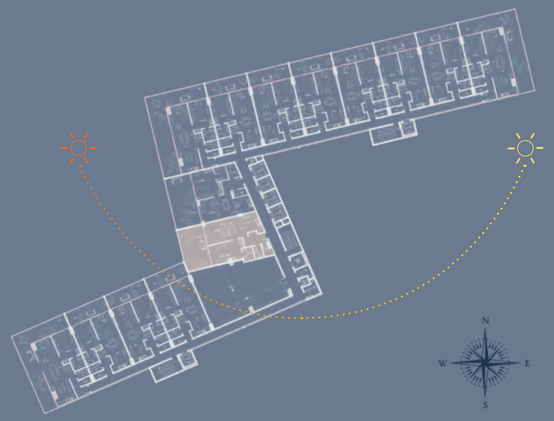


FLOORS	07
UNIT AREA	74.00 SQ.M.
BALCONY	32.00 SQ.M.
AREA	106.00 SQ.M.
TYPE	G-01
SERIES	10

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ONE BEDROOM

Typical



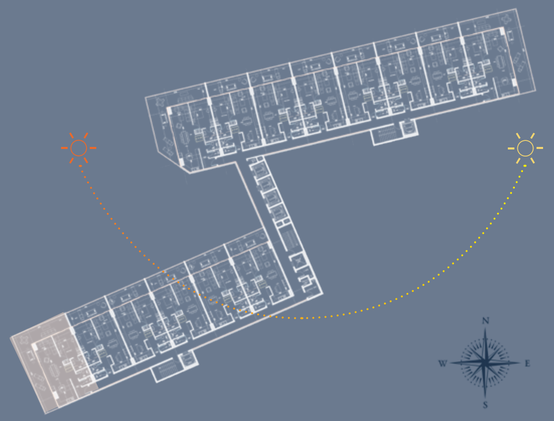


FLOORS	08 AND 09
UNIT AREA	75.00 SQ.M.
BALCONY	24.00 SQ.M.
AREA	99.00 SQ.M.
TYPE	G-02
SERIES	10

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ONE BEDROOM

Corner



FLOORS	07 - 21
UNIT AREA	80.00 SQ.M.
BALCONY	53.00 SQ.M.
AREA	133.00 SQ.M.
TYPE	D
SERIES	14



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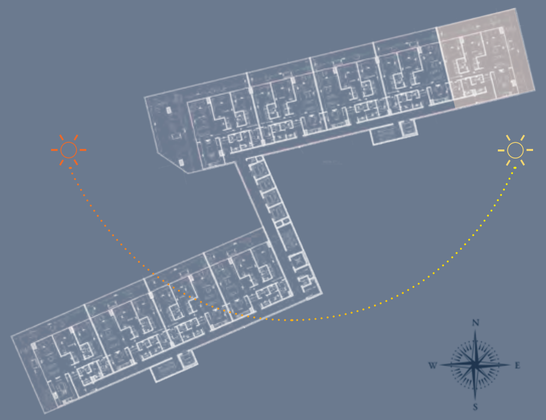
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TWO BEDROOM

Corner



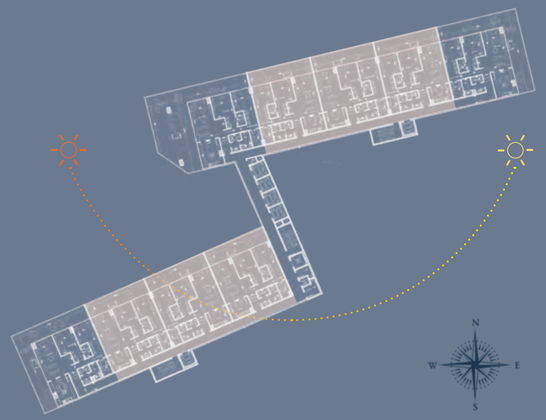
FLOORS	22 - 29
UNIT AREA	119.00 SQ.M.
BALCONY	67.00 SQ.M.
AREA	186.00 SQ.M.
TYPE	A
SERIES	01



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TWO BEDROOM

Typical



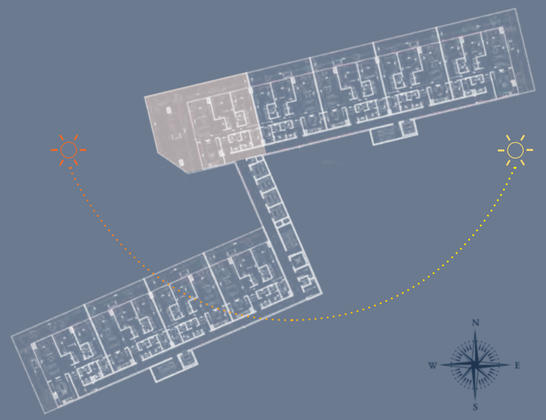
FLOORS	22 - 29
UNIT AREA	108.00 SQ.M.
BALCONY	27.00 SQ.M.
AREA	135.00 SQ.M.
TYPE	B & C
SERIES	02, 03, 04, 06, 07, 08



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TWO BEDROOM

Corner



FLOORS	22 - 29
UNIT AREA	115.00 SQ.M.
BALCONY	113.00 SQ.M.
AREA	228.00 SQ.M.
TYPE	E
SERIES	05



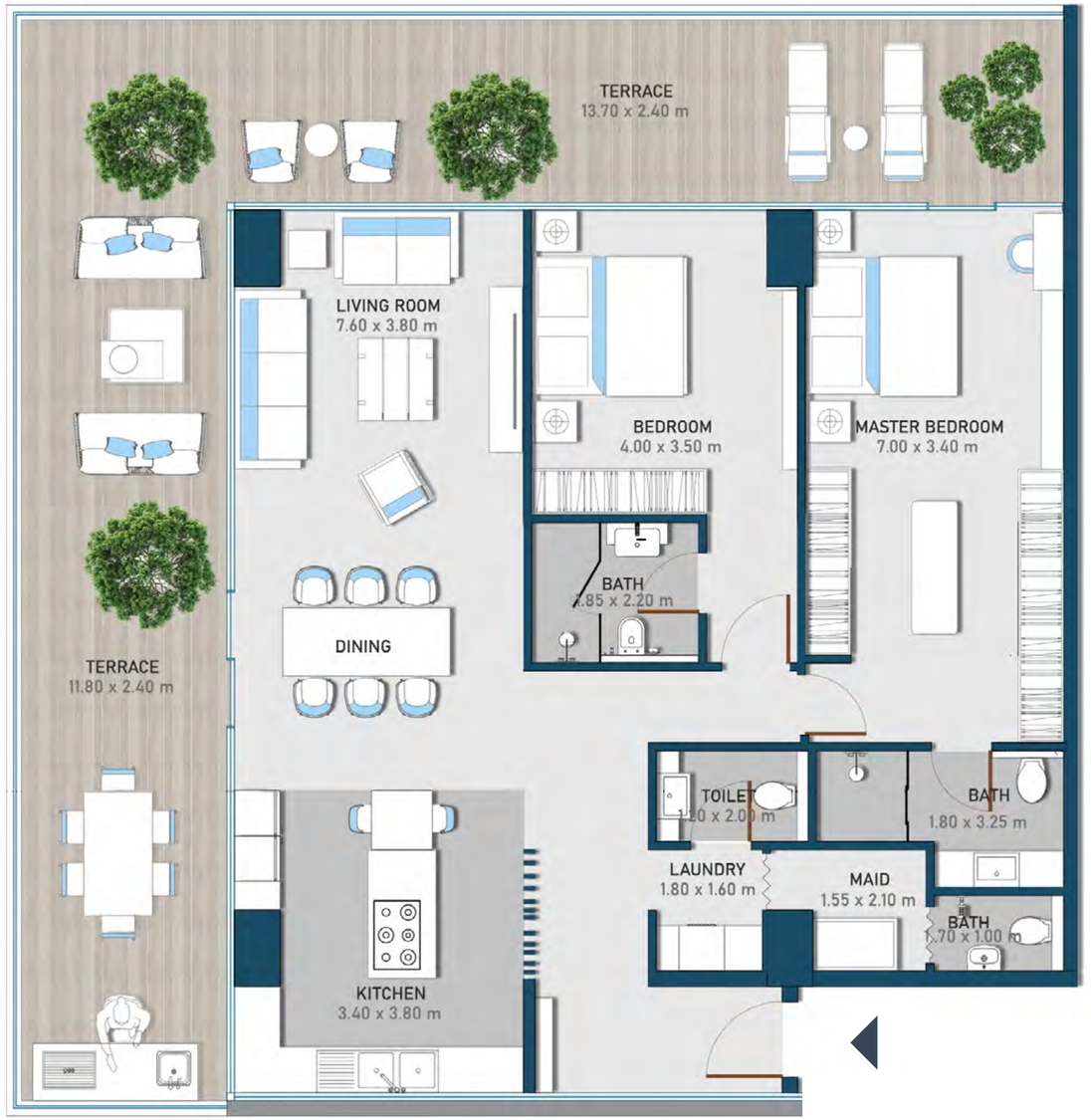
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TWO BEDROOM

Corner



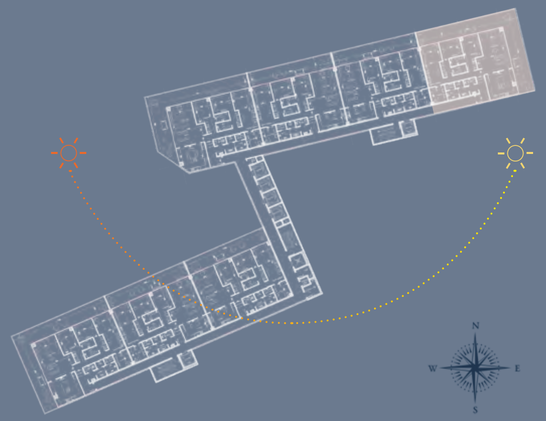
FLOORS	22 - 29
UNIT AREA	119.00 SQ.M.
BALCONY	62.00 SQ.M.
AREA	181.00 SQ.M.
TYPE	D
SERIES	09



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THREE BEDROOM

Corner



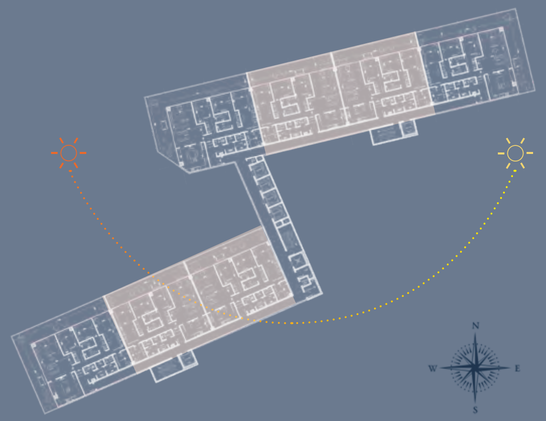
FLOORS	30 - 34
UNIT AREA	157.00 SQ.M.
BALCONY	76.00 SQ.M.
AREA	233.00 SQ.M.
TYPE	A
SERIES	01



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THREE BEDROOM

Typical



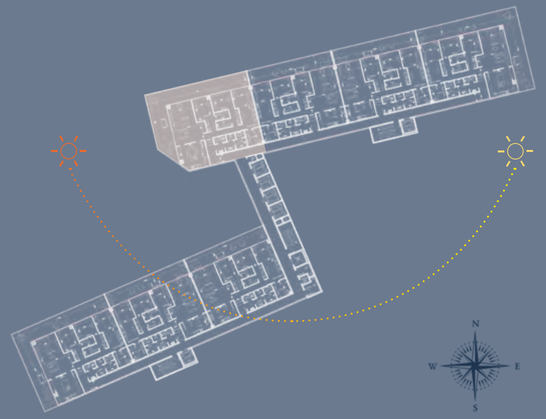
FLOORS	30 - 34
UNIT AREA	145.00 SQ.M.
BALCONY	37.00 SQ.M.
AREA	182.00 SQ.M.
TYPE	B & C
SERIES	02, 03, 05, 06



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THREE BEDROOM

Corner



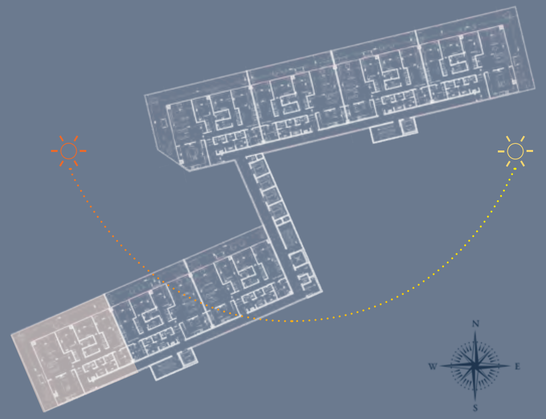


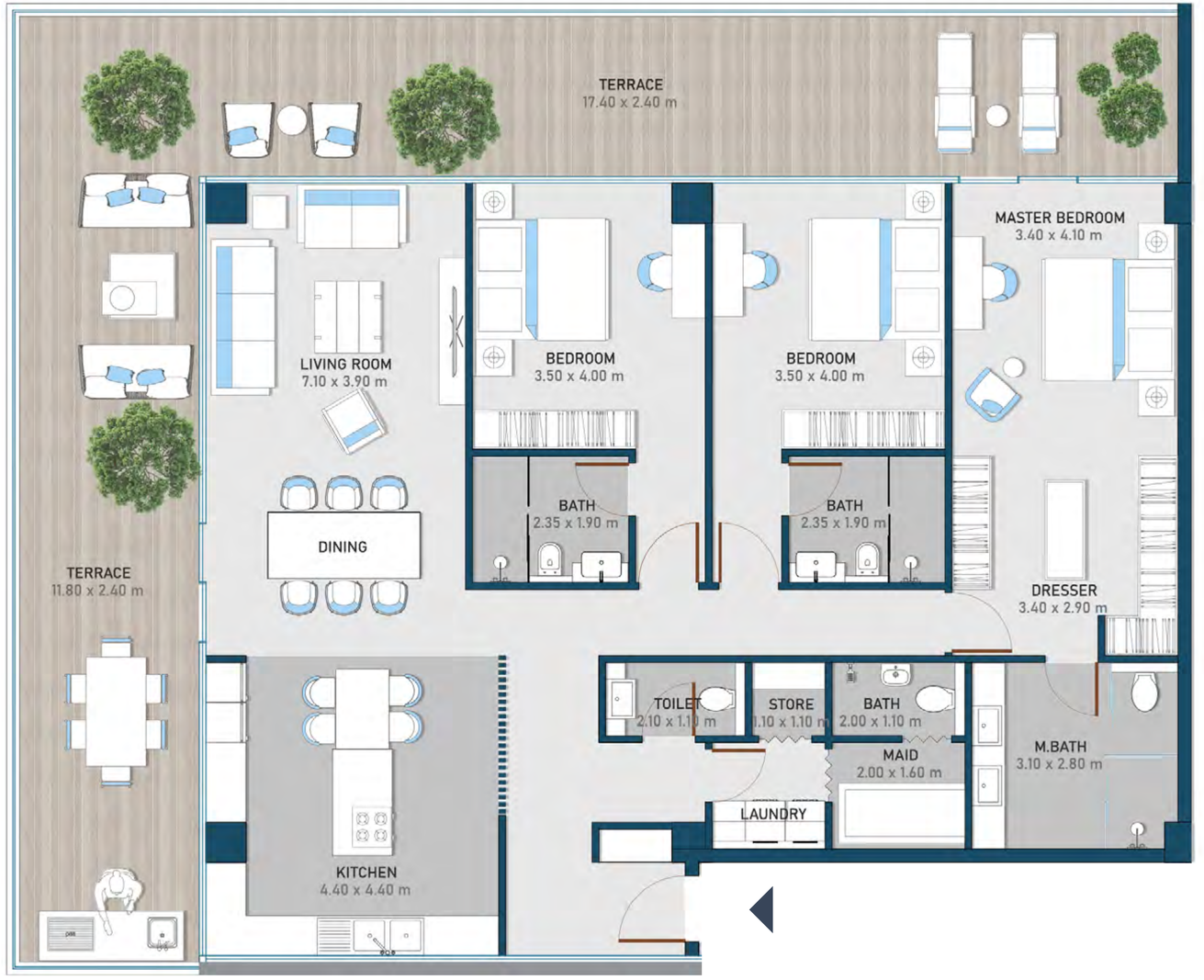
FLOORS	30 - 34
UNIT AREA	155.00 SQ.M.
BALCONY	71.00 SQ.M.
AREA	226.00 SQ.M.
TYPE	E
SERIES	04

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THREE BEDROOM

Corner



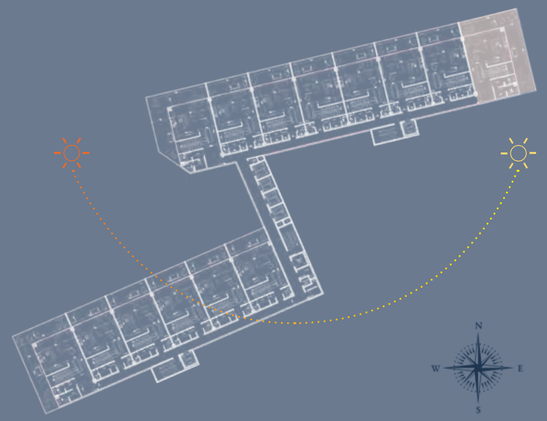


FLOORS	30 - 34
UNIT AREA	156.00 SQ.M.
BALCONY	72.00 SQ.M.
AREA	228.00 SQ.M.
TYPE	D
SERIES	07

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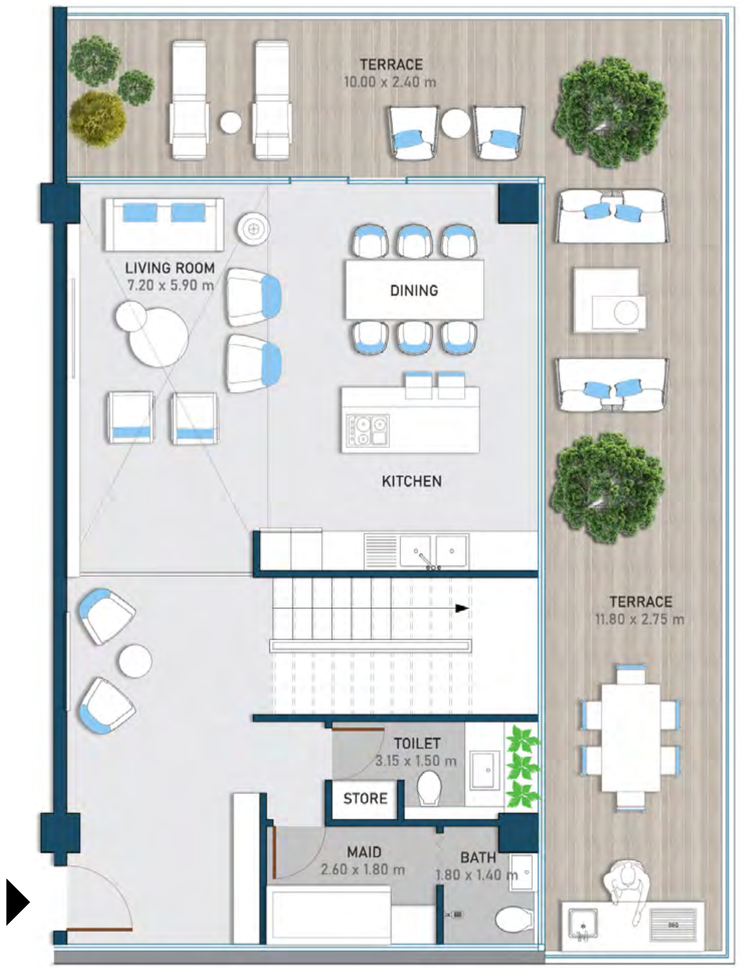
TWO BEDROOM

Duplex, Corner



FLOORS	35 (GF) + 36 (FIRST)
UNIT AREA	140.00 SQ.M.
BALCONY	116.00 SQ.M.
AREA	256.00 SQ.M.
TYPE	A
SERIES	01

GROUND FLOOR



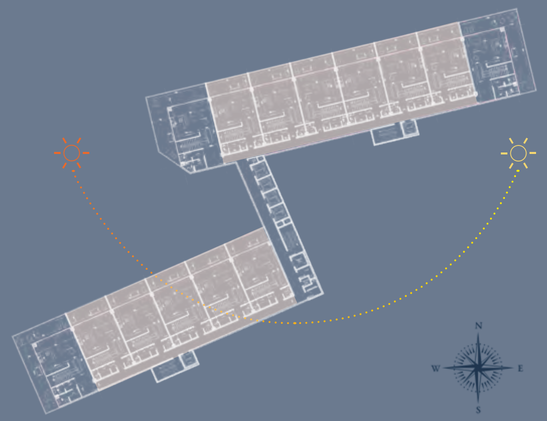
FIRST FLOOR



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TWO BEDROOM

Duplex, Typical



FLOORS	35 (GF) + 36 (FIRST)
UNIT AREA	129.00 SQ.M.
BALCONY	36.00 SQ.M.
AREA	165.00 SQ.M.
TYPE	B & C
SERIES	02, 03, 04, 05, 06, 07, 09, 10, 11 , 12

GROUND FLOOR



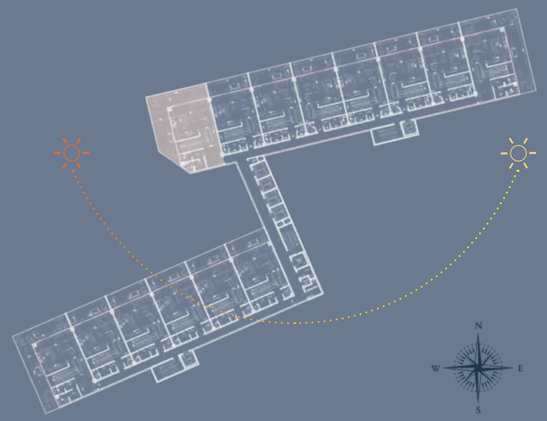
FIRST FLOOR



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TWO BEDROOM

Duplex, Corner



FLOORS	35 (GF) + 36 (FIRST)
UNIT AREA	139.00 SQ.M.
BALCONY	104.00 SQ.M.
AREA	243.00 SQ.M.
TYPE	E
SERIES	08

GROUND FLOOR



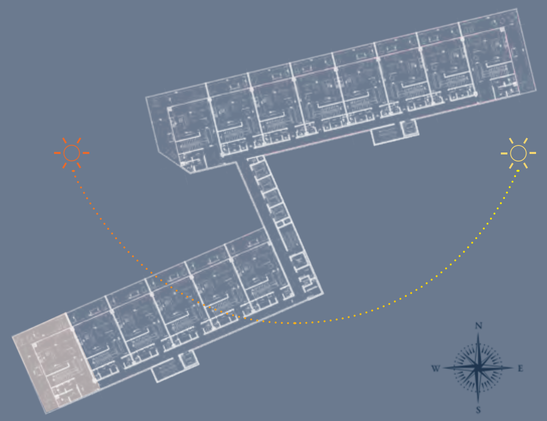
FIRST FLOOR



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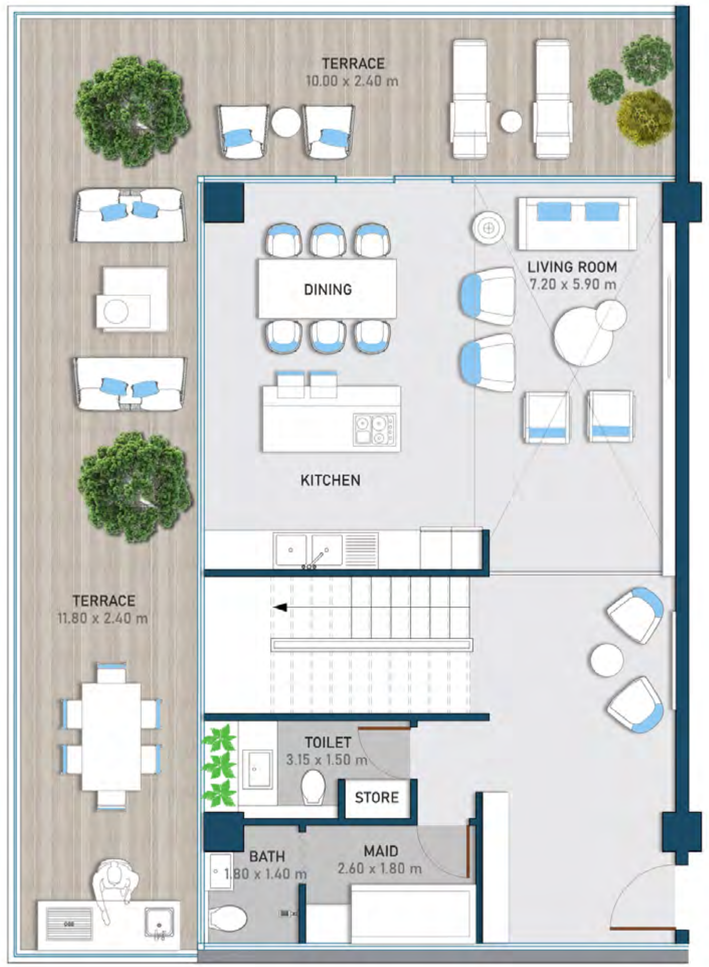
TWO BEDROOM

Duplex, Corner



FLOORS	35 (GF) + 36 (FIRST)
UNIT AREA	140.00 SQ.M.
BALCONY	106.00 SQ.M.
AREA	246.00 SQ.M.
TYPE	D
SERIES	14

GROUND FLOOR



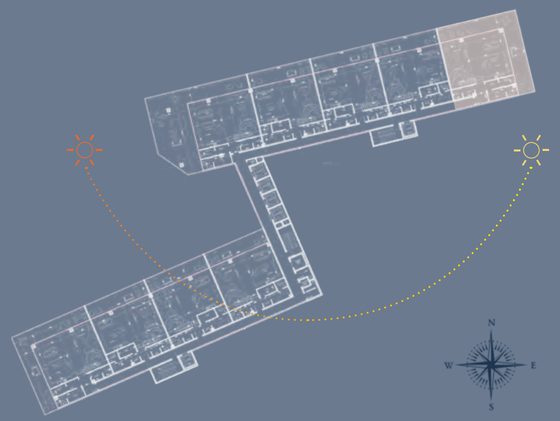
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THREE BEDROOM

Duplex, Corner



FLOORS	37 (GF) + 38 (FIRST)
UNIT AREA	220.00 SQ.M.
BALCONY	134.00 SQ.M.
AREA	354.00 SQ.M.
TYPE	A
SERIES	01

GROUND FLOOR



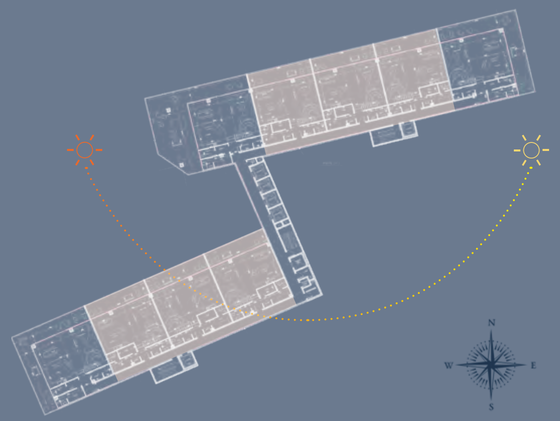
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THREE BEDROOM

Duplex, Typical



FLOORS	37 (GF) + 38 (FIRST)
UNIT AREA	209.00 SQ.M.
BALCONY	54.00 SQ.M.
AREA	263.00 SQ.M.
TYPE	B & C
SERIES	02, 03, 04, 06, 07, 08

GROUND FLOOR



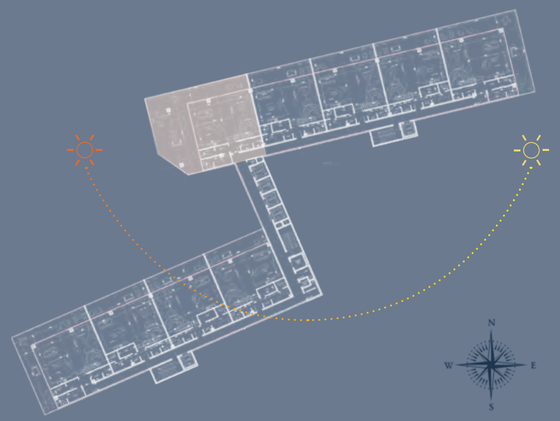
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THREE BEDROOM

Duplex, Corner



FLOORS	37 (GF) + 38 (FIRST)
UNIT AREA	227.00 SQ.M.
BALCONY	128.00 SQ.M.
AREA	455.00 SQ.M.
TYPE	E
SERIES	05

GROUND FLOOR



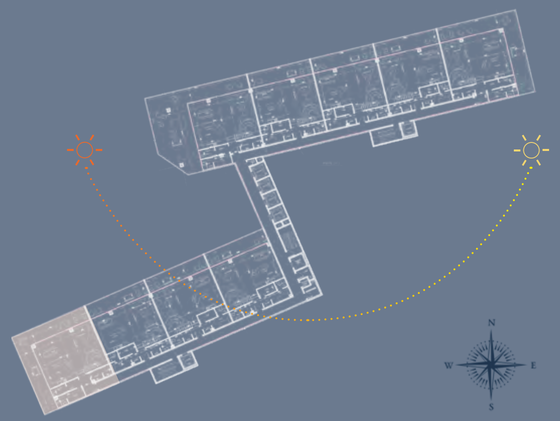
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THREE BEDROOM

Duplex, Corner

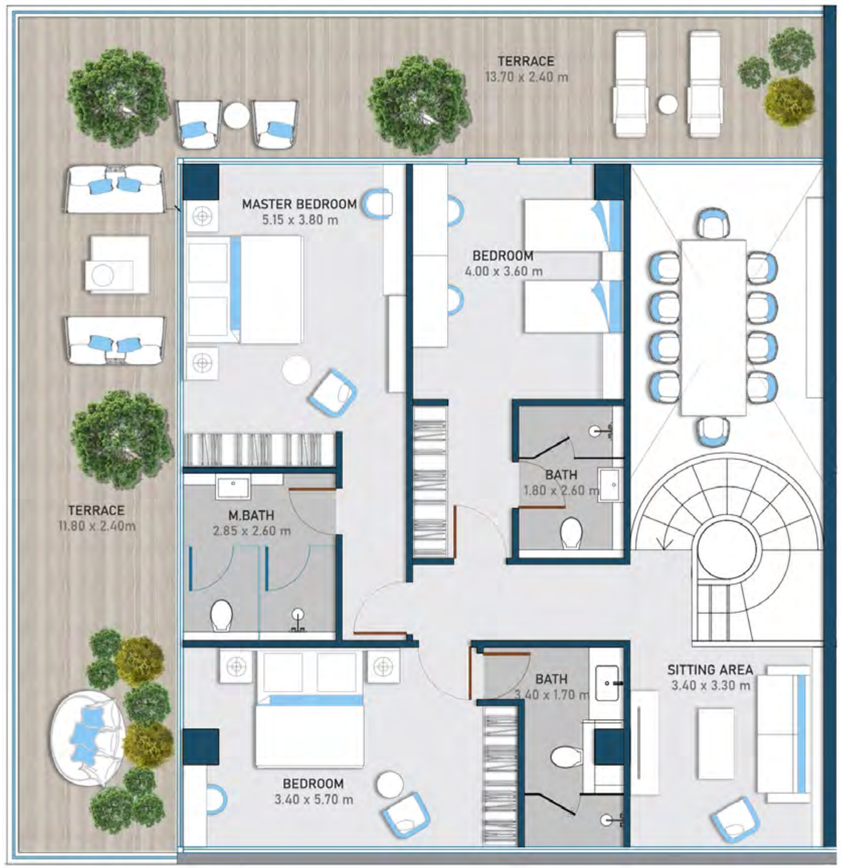


FLOORS	37 (GF) + 38 (FIRST)
UNIT AREA	220.00 SQ.M.
BALCONY	120.00 SQ.M.
AREA	340.00 SQ.M.
TYPE	D
SERIES	06

GROUND FLOOR



FIRST FLOOR



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ASALI



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