

BAHRAIN PROPERTY

REPORT Q1 2025

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An aerial photograph of a city skyline at dusk. Two prominent skyscrapers with green-tinted glass facades stand out against the sky. The city is densely packed with buildings, and a body of water is visible in the foreground. The text "1. REAL ESTATE PERFORMANCE AND KPI" is overlaid in white, bold, sans-serif font, centered horizontally across the middle of the image. A thin orange horizontal line is positioned directly below the text.

1. REAL ESTATE PERFORMANCE AND KPI

REAL ESTATE PERFORMANCE AND KPI

	2024 Q1	2025 Q1	% Change	Change
Transactions volumes:	6,124	4,974	-18.78%	↓
Transactions value:	273,681,823	283,714,431	3.67%	↑
Rental rates	Stabilised	Stabilised	↔	↔
Occupancy rates	Stabilised	Stabilised	↔	↔

The first quarter of 2025 witnessed a decline in transaction volumes, dropping by 18.78% to 4,974 transactions compared to Q1 2024. Despite this decrease in activity, the overall transaction value increased by 3.67% to BHD 283.71 million, indicating a shift towards higher-value transactions in the market. This trend underscores the continued investor confidence in premium properties and assets across Bahrain.

Rental rates and occupancy in the office and retail sectors remained stable throughout Q1 2025, reflecting a balanced supply and demand dynamic. The sustained stability in rental rates signals market maturity, attracting investors seeking steady returns amidst broader economic shifts. This consistency in rental rates serves as a positive indicator for developers and investors considering long-term investment strategies.

REAL ESTATE PERFORMANCE AND KPI

	2024 Q1	2025 Q1	% Change	Change
Hotel and Tourism KPI				
Occupancy	54.20%	52.10%	-3.87%	↓
ADR	68.39	62.92	-8.00%	↓
RevPar	37.10	32.76	-11.70%	↓

The hospitality sector in Bahrain experienced a slight dip in key performance indicators in Q1 2025, with occupancy rates declining to 52.10%, down from 54.20% in the previous year. The ADR also decreased by 8.00% to BHD 62.92, while RevPAR fell by 11.70% to BHD 32.76. These declines are largely attributed to the impact of Ramadan during Q1, a period traditionally marked by subdued tourism and hospitality activity. Nonetheless, the sector remains well-positioned to rebound, supported by strategic marketing initiatives and ongoing investments in tourism infrastructure.

An aerial photograph of a modern city skyline, likely Dubai, featuring a large body of water in the foreground and several prominent skyscrapers, including the Burj Khalifa. The text "2. ECONOMIC OUTLOOK" is overlaid in white, bold, sans-serif font, centered horizontally and partially obscured by a thick orange horizontal line below it.

2. ECONOMIC OUTLOOK

ECONOMIC OUTLOOK

GLOBAL

- **United States:** U.S. economic resilience continues, with Q1 data confirming steady growth. GDP is projected to expand by 2.2% in 2025, down from 2.8% in 2024, as fiscal tightening and labor market cooling begin to weigh on momentum. The Federal Reserve cut rates by 100 basis points since late 2024 and signaled two more cuts likely this year, helping ease financial conditions and boost investor sentiment.
- **China:** China's recovery remains uneven, as fiscal revenues decline and real estate sector instability continues. The government has responded with an aggressive stimulus package—including 0.5 percentage point mortgage rate cuts, relaxed home buying rules, and local government property purchases—to support the sector and household demand. Meanwhile, strong semiconductor and tech investment demand across Asia remains a key growth driver.
- **Eurozone:** The Eurozone faces slow growth, with a GDP expansion projection of 1% in 2025, a slight increase from 0.8% in 2024, due to weak productivity and rising government debt (89.1% of GDP in 2024 to 89.6% in 2025). This upward trend reflects ongoing fiscal pressures and subdued economic growth across member states. Nonetheless, anticipated ECB interest rate cuts in the second half of 2025 may support a modest recovery, particularly in construction and lending sectors.
- **Global Trade:** Trade fragmentation is intensifying, with inter-bloc trade flows down 2.5% compared to pre-2022 levels due to persistent geopolitical and supply chain tensions. Still, intra-bloc trade remains stable, and global trade volumes are expected to grow by 3.2% annually in 2024 and 2025, tracking global GDP.
- **Inflation:** Inflation remains persistent, with elevated services inflation and tightening labor markets, while goods prices are rising from low levels. Though moderating, inflation is now expected to be higher than earlier forecasts. G20 headline inflation is projected to fall from 3.8% in 2025 to 3.2% in 2026, but core inflation (excluding food and energy prices) will likely stay above central bank targets in many countries, including the U.S. Ongoing geopolitical tensions and trade barriers could further fuel inflation. Monetary easing is expected to be gradual, offering some support to credit conditions and real estate markets.

ECONOMIC OUTLOOK

GCC

- **UAE:** Economic momentum remains strong in 2025, led by non-oil sector expansion, particularly in tourism, logistics, retail, and real estate. The Dubai Economic Agenda D33 continues to support diversification, while a resilient IPO market and increased foreign direct investment (FDI) reflect growing investor confidence and the city's appeal as a global destination. GDP growth is projected at 4.0%, with non-oil growth outpacing the regional average.
- **Kuwait:** Fiscal consolidation remains a priority after posting a USD 5.2 billion deficit in FY 2023–24 due to lower oil revenues under OPEC+ quotas. In 2025, increased spending on energy sector modernization and infrastructure is expected to support medium-term recovery. However, the pace of non-oil diversification remains modest, with real GDP growth projected at 1.9%.
- **Saudi Arabia:** Despite continued oil output constraints, the economy is projected to grow by 3.0% in 2025, driven by robust non-oil activity and rising private sector participation under Vision 2030. Tourism, logistics, and financial services remain key growth engines, building on over 925,000 tourism jobs created in 2023. Major giga-projects like NEOM and the Riyadh Metro are set to accelerate domestic investment.
- **Oman:** Oman's economy is projected to grow by 2.3% in 2025, driven by fiscal reforms and Vision 2040 diversification efforts. While the real estate market surged in 2024, with transaction values rising nearly 30%, early 2025 shows signs of cooling, with declines of up to 10.8%. Mortgage growth and foreign investment remain key supports amid a cautious market adjustment.
- **Qatar:** Qatar's tourism sector remains a key growth driver in 2025, following a record 5.1 million visitors in 2024—up 39% year-on-year. Tourist arrivals are projected to rise another 3.5% this year. Backed by increased public investment and major event hosting, tourism continues to support economic diversification and is expected to contribute significantly to GDP over the coming years.

ECONOMIC OUTLOOK

KINGDOM OF BAHRAIN

- **Economic Growth Forecast:** Bahrain's economic outlook for 2025 is marked by steady growth, strategic diversification, and enhanced global competitiveness. The International Monetary Fund (IMF) projects a GDP growth rate of 2.8% for the year, down from 3% in 2024, reflecting the impact of global trade tensions, tighter financial conditions, rising borrowing costs, and moderating oil-related activity.
- **Diversification and FDI:** A significant shift in Bahrain's economic structure is evident as the non-hydrocarbon sector is expected to constitute nearly 90% of the economy by 2029. This transition is bolstered by substantial foreign direct investments (FDI), with the country attracting over \$6.8 billion, focusing on sectors like financial services, information and communication technology, and manufacturing. The Golden License program remains instrumental in drawing large-scale projects and creating high-value jobs.
- **Implementation of Global Minimum Tax:** Bahrain is set to implement a 15% minimum tax on multinational enterprises in 2025, in alignment with OECD's global tax framework. The move is aimed at preventing profit shifting and reinforcing Bahrain's commitment to transparency while ensuring its tax policies remain globally competitive.
- **Banking and Finance:** Consolidation trends continue in Bahrain's banking sector, with ongoing merger talks between the National Bank of Bahrain and Bank of Bahrain and Kuwait. The financial services sector accounted for 17.8% of GDP in 2023 and is expected to grow further in 2025 as digital banking and fintech innovations expand.
- **Interest Rate Adjustments:** In response to anticipated easing by the U.S. Federal Reserve, the Central Bank of Bahrain is expected to reduce interest rates by 50 basis points to 4.75% in 2025. This is intended to spur credit growth, support business expansion, and enhance private sector investment.
- **International Partnerships:**
 - **UK-Gulf Gateway Strategy:** Bahrain is positioning itself as a strategic entry point for UK and European investors seeking access to the wider GCC market, leveraging its low operating costs, business-friendly policies, and strong bilateral ties with the UK.
 - **Saudi-Bahrain Industrial Integration:** Saudi Arabia's ACWA Power is acquiring major stakes in Bahrain's energy assets, strengthening bilateral cooperation. The \$693 million deal highlights growing economic integration between the two nations, particularly in the power and infrastructure sectors.

A modern high-rise apartment building at dusk. The building features a mix of glass facades and concrete balconies. A prominent vertical mural with colorful, abstract patterns is visible on the central part of the facade. The ground floor has large glass windows and entrances, with some signage visible. Palm trees and a low wall with planters are in the foreground. The sky is a deep blue, indicating twilight.

3. PROPERTY MARKET - SNAPSHOT

Dream big,
live larger

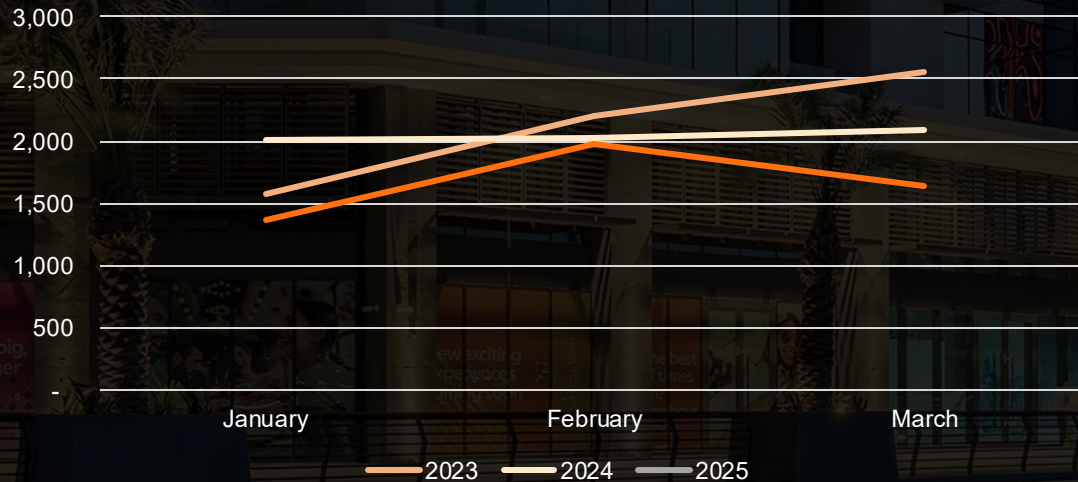
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PROPERTY MARKET

In Q1 2025, real estate transactions recorded with SLRB totaled 4,974—representing a notable 18.78% decline compared to 6,124 transactions during the same period in 2024. January 2025 recorded 1,358 transactions, down from 2,017 in January 2024. February saw a slight recovery with 1,979 transactions, nearly matching the previous year’s 2,021, while March closed the quarter at 1,637, a drop from 2,086. The overall dip in transaction volume is likely attributed to a quieter market sentiment and the seasonal impact of Ramadan during March. However, this was accompanied by a rise in total transaction value, indicating that high-value deals continued to drive activity, particularly in premium segments of the market.



	2023	2024	2025
January	1,576	2,017	1,358
February	2,202	2,021	1,979
March	2,557	2,086	1,637
Total	6,335	6,124	4,974



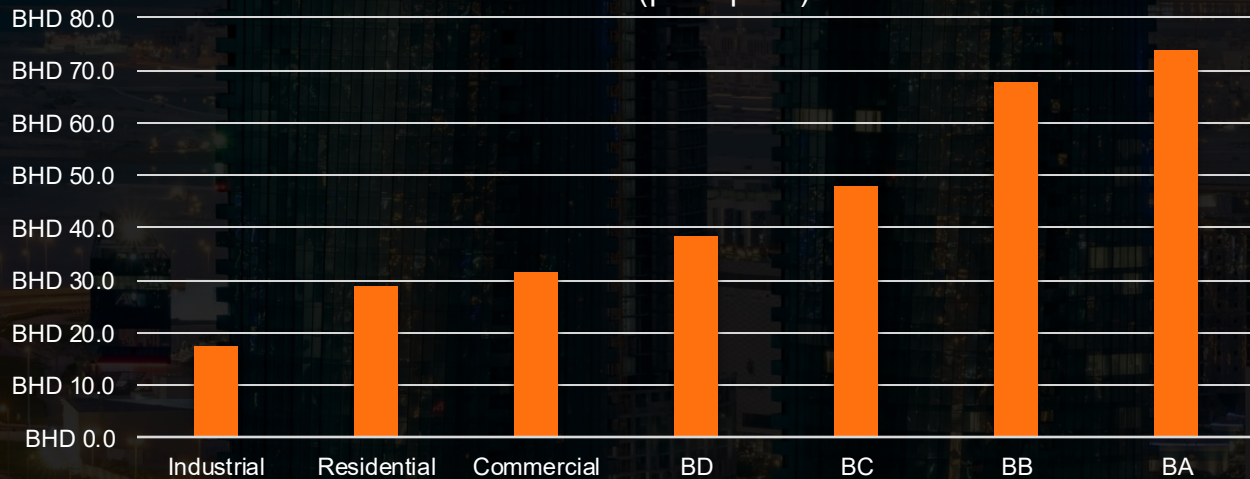
4. LAND MARKET

LAND MARKET



The land rate per square feet in Q1 2025 shows a clear zoning-based hierarchy in pricing across Bahrain. Industrial zones remain the most affordable at BHD 17.5 per square meter, reflecting their utilitarian focus. Residential land rates stand at an average of BHD 29, slightly below Commercial zones at BHD 31.7, indicating moderate demand in both sectors. The value steadily increases across investment zones: BD (BHD 38.3), BC (BHD 48.0), BB (BHD 67.7), and BA (BHD 74.0). This distribution underscores Bahrain’s structured urban planning and the premium commanded by strategic, high-utility locations.

Land Rates (per sq feet)



Zones	Built Percentage
Residential	180%
Industrial	240%
Commercial	300%
BD	360%
BC	600%
BB	750%
BA	1200%

This price gradient is supported by the respective built-up area allowances. Residential zones permit 180% (RA & RB) to 210% (RHA & RHB) built-up area, while industrial and commercial zones allow 240% and 300% respectively. In higher-density urban zones, allowances increase substantially—BD allows 360%, BC up to 600%, BB to 750%, and BA reaching 1200%. These high ratios provide significant development flexibility and are a key factor influencing land value and investor interest in Bahrain’s urban centers.

A photograph of a modern, multi-story residential building at dusk. The building features large glass windows and balconies, many of which are illuminated from within, casting a warm glow. The sky is a deep blue. In the foreground, there is a paved area with a metal railing and some landscaping. The text "5. RESIDENTIAL SECTOR" is overlaid in white, bold, sans-serif font, with a horizontal orange line underneath it.

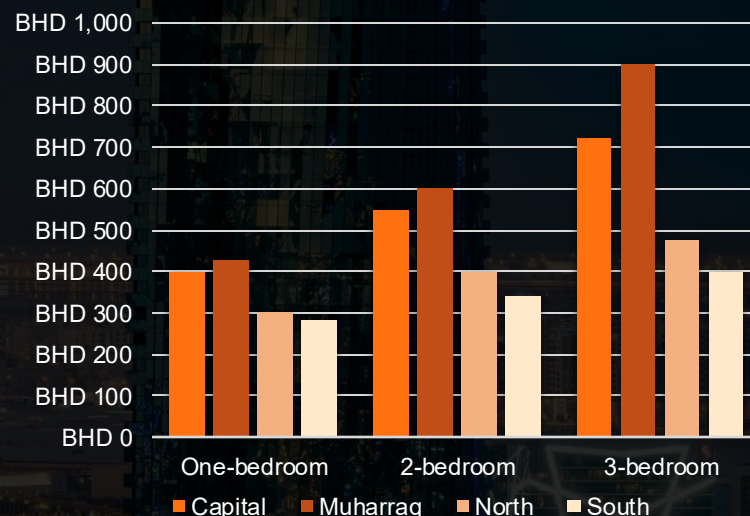
5. RESIDENTIAL SECTOR

RESIDENTIAL SECTOR

APARTMENT RENTALS / APARTMENT SALES

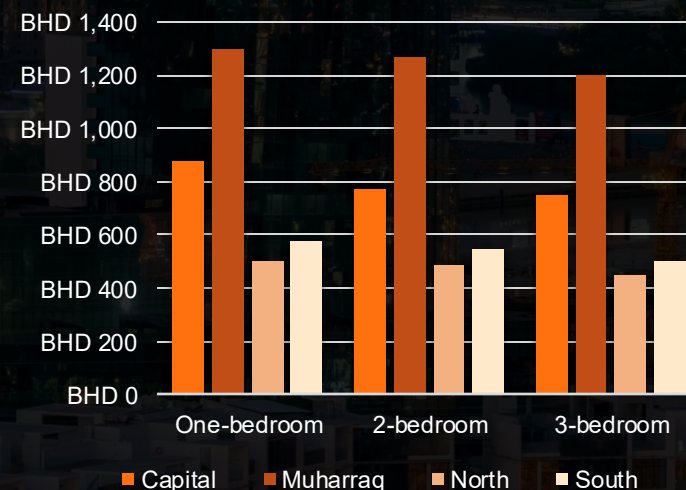
APARTMENT RENTALS

Rental trends across Bahrain's governorates continue to reflect distinct market tiers. Muharraq remains at the top end of the spectrum, underpinned by its portfolio of upscale developments and branded residences. Average monthly rents average at BHD 430 for one-bedroom apartments and up to BHD 900 for three-bedroom units, affirming its position as a high-demand residential destination. The Capital governorate, home to sought-after addresses such as Reef and Bahrain Bay, also records strong rental values supported by waterfront living and lifestyle appeal. Meanwhile, the Northern and Southern regions offer greater affordability, with entry-level options from BHD 285, serving tenants prioritizing value and essential connectivity. This spatial variation highlights Bahrain's evolving residential leasing landscape shaped by location prestige and development standards.



APARTMENT SALES

Apartment sale values in Bahrain illustrate a marked pricing gradient across regions, with Muharraq and the Capital leading due to a concentration of premium, high-spec projects. Muharraq commands the highest prices, with one-bedroom units averaging BHD 1,300 per sq. meter and three-bedrooms at BHD 1,200, attributed to the area's branded offerings and waterfront proximity. The Capital follows closely, bolstered by investment-grade developments in Bahrain Bay and Reef. In contrast, the Northern and Southern governorates continue to serve the mid-market segment, with rates for one-bedroom apartments ranging between BHD 500 and BHD 580 per sq. meter. These figures underscore the contrast between premium real estate offerings and value-oriented housing, reflecting end-user affordability across the Kingdom.



A blurred, high-angle photograph of a busy shopping mall. The image shows multiple levels with people moving on escalators and walking on the ground floor. A kiosk or service counter is visible in the background. The overall scene is dynamic and captures the fast-paced nature of a commercial environment.

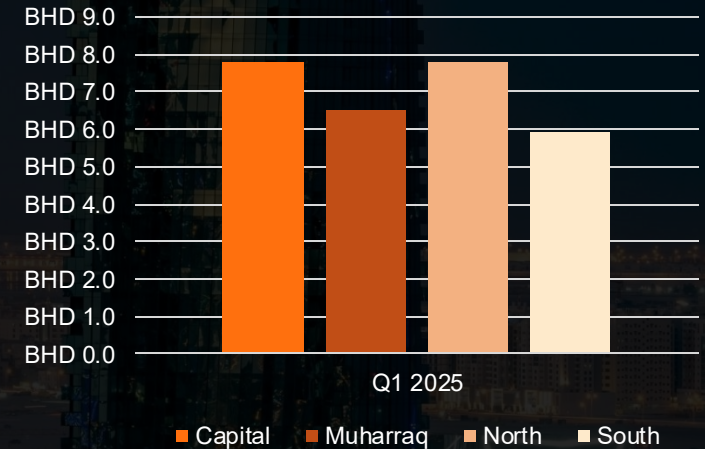
6. COMMERCIAL SECTOR

COMMERCIAL SECTOR

RETAIL / OFFICE RENTALS

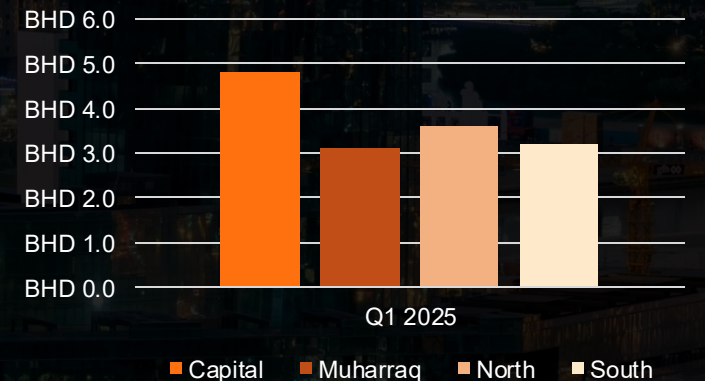
RETAIL RENTALS

Retail space rentals also show regional disparity, with both the Capital and Northern governorates sharing the highest average rate at BHD 7.8 per square meter, highlighting their strong consumer traffic and established retail zones. Muharraq averages BHD 6.5, benefiting from growing population centers and new developments, while the South remains the most affordable at BHD 5.9, ideal for expanding local retailers and community-focused outlets. These variations underscore the link between commercial activity density and rental pricing across Bahrain.



OFFICE RENTALS

Office rental rates in Q1 2025 vary notably across Bahrain's governorates, with the Capital commanding the highest average at BHD 4.8 per square meter—reflecting its role as the country's primary business and administrative hub. The Northern and Southern regions follow with more moderate rates of BHD 3.6 and BHD 3.2, respectively, appealing to small and medium-sized enterprises seeking cost-effective commercial spaces. Muharraq, despite increasing commercial development, remains competitively priced at BHD 3.1, offering accessible entry points for businesses establishing a presence in emerging areas.



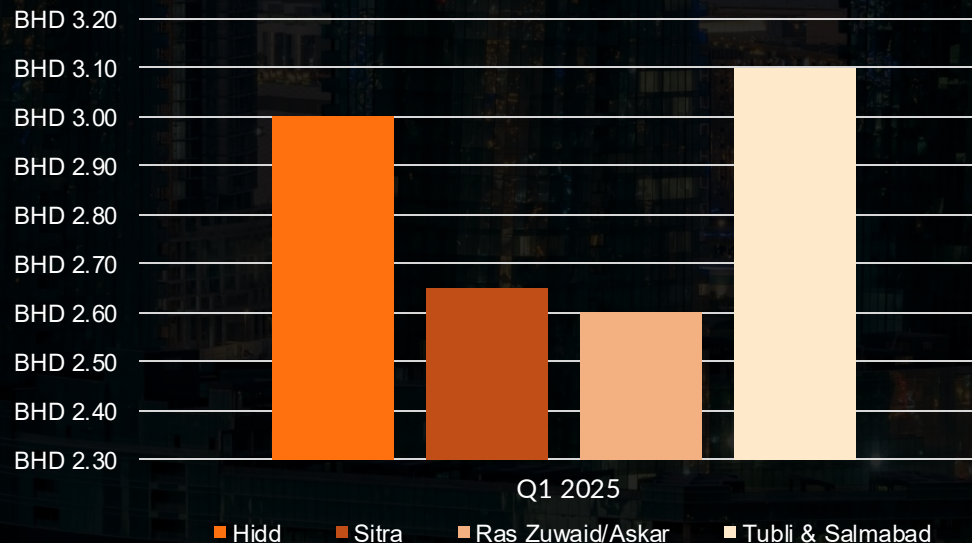


7. INDUSTRIAL SECTOR

INDUSTRIAL SECTOR

Warehouse rental rates across Bahrain's industrial zones in Q1 2025 showcased relative affordability and regional variation. Tubli and Salmabad recorded the highest average at BHD 3.10 per square meter, likely reflecting their central location, limited supply, and infrastructure advantage, followed closely by Hidd at BHD 3.00, maintaining its status as a key industrial hub.

In contrast, Sitra, Ras Zuwaid, and Askar offered more cost-effective options, ranging from BHD 2.60 to BHD 2.65 per square meter. These areas have a significantly higher inventory of warehousing and industrial plots of land, contributing to more competitive rental rates. Moreover, only selected pockets within Tubli and Salmabad are zoned or utilized for industrial use, thereby driving up rates in comparison to the more extensively industrialized zones of Sitra and Southern Governate.





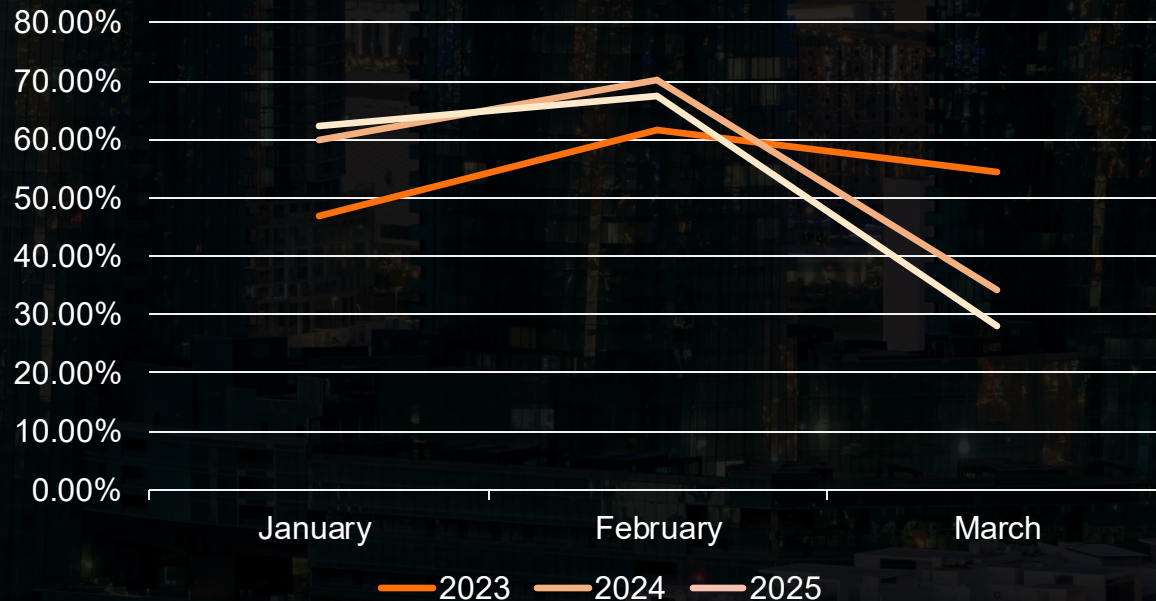
8. HOSPITALITY SECTOR

HOSPITALITY SECTOR OCCUPANCY RATE

The first quarter performance of Bahrain’s hospitality sector across 2023 to 2025 revealed fluctuating trends in occupancy rates, Average Daily Rate (ADR), and Revenue per Available Room (RevPAR). While occupancy remained relatively stable in January and February across the three years, a noticeable drop occurred in March 2024 and 2025, largely attributed to Ramadan—a period traditionally associated with lower travel and leisure activity.

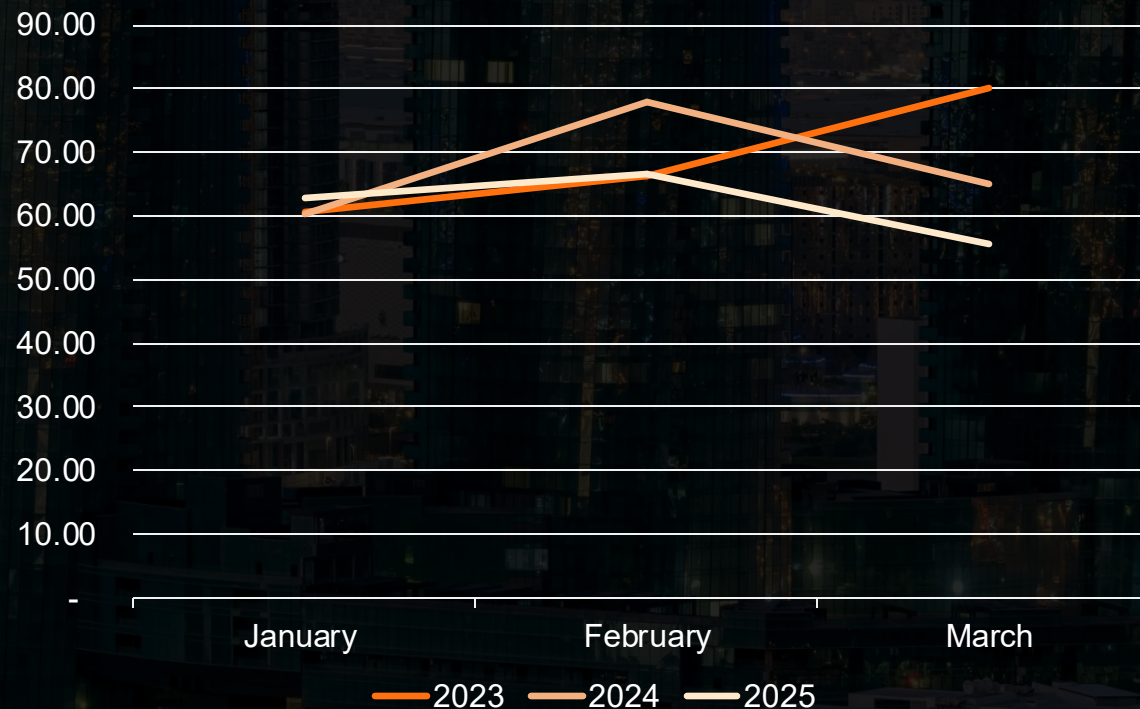
OCCUPANCY RATE

Occupancy rates show a generally positive trend from 2023 to 2025 during January and February, rising from 46.80% to 62.30% and 61.77% to 67.30% respectively, indicating improved winter tourism demand. However, occupancy in March fell significantly from 54.48% in 2023 to 34.20% in 2024 and further to 27.90% in 2025. This sharp drop aligns with Ramadan, which traditionally leads to reduced hospitality activity due to travel slowdowns and lower domestic consumption. The data highlights the sector's seasonality and sensitivity to cultural and religious calendars.



HOSPITALITY SECTOR AVERAGE DAILY RATE (ADR)

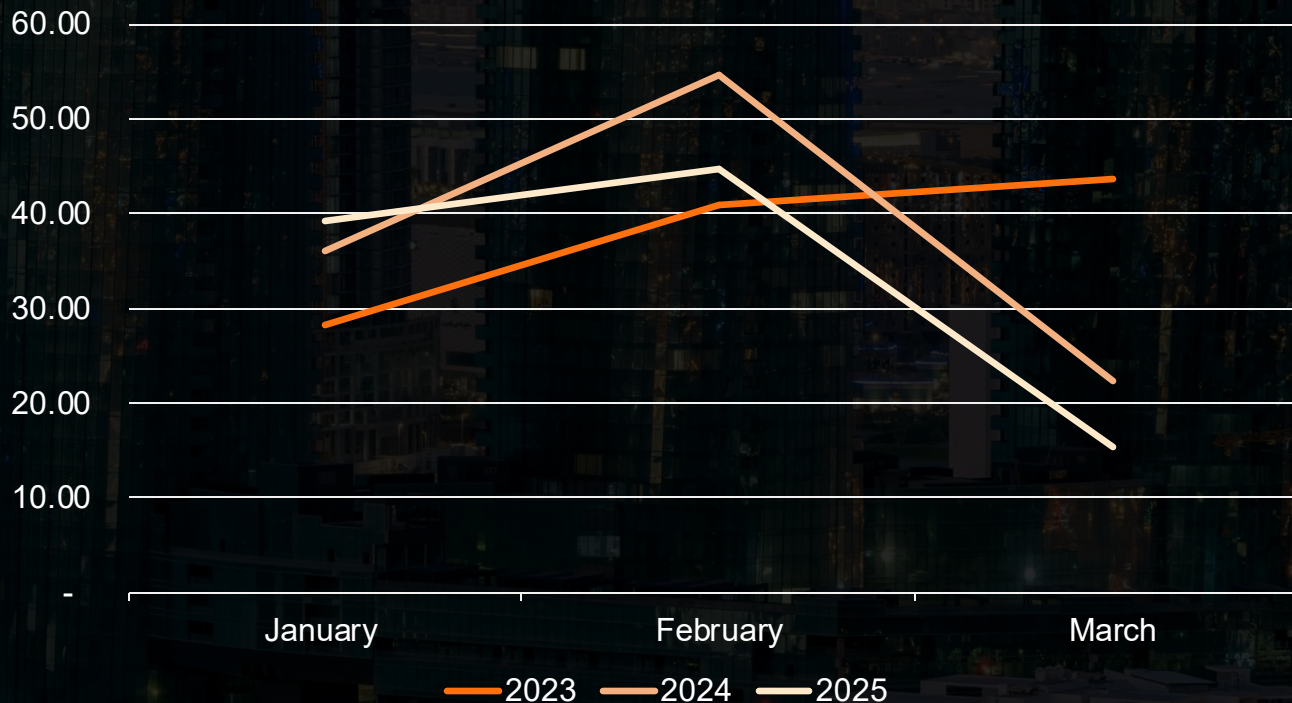
ADR remained relatively stable in January across the three years, increasing modestly from BHD 60.54 in 2023 to BHD 62.85 in 2025, showing strong pricing power during peak winter months. February saw more dynamic movement, peaking at BHD 77.79 in 2024 before returning to BHD 66.52 in 2025, reflecting possible promotional pricing adjustments or occupancy-targeted strategies. March saw a decline from BHD 80.18 in 2023 to BHD 55.50 in 2025, reinforcing the correlation between lower seasonal demand and downward pressure on room rates.



HOSPITALITY SECTOR

REVENUE PER AVAILABLE ROOM (RevPAR)

RevPAR followed similar trends to occupancy and ADR, with January figures increasing from BHD 28.33 in 2023 to BHD 39.16 in 2025, supported by improving occupancy and stable ADR. February consistently delivered the highest RevPAR across all three years, peaking at BHD 54.69 in 2024. March, however, witnessed a steep drop from BHD 43.68 in 2023 to BHD 15.40 in 2025, reaffirming the negative impact of Ramadan on overall revenue generation. This underscores the importance of strategic planning during off-peak periods to mitigate revenue dips.



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A panoramic view of the Dubai skyline at dusk. The sky is a deep blue, transitioning to a warm orange glow near the horizon. Several prominent skyscrapers are visible, including the Burj Khalifa on the left, illuminated with purple lights. In the center, there are two towers with curved, sail-like tops. To the right, a tall, rectangular tower is illuminated with a warm yellow light. Further right, there is a building with a grid of triangular patterns and another tall, dark tower. The water in the foreground reflects the lights from the buildings and the sky. A small boat is visible on the water.

9. IMPACT OF TRADE TARIFFS

IMPACT OF TRADE TARIFFS

FOCUS POINT

THE IMPACT OF TRADE TARIFFS ON THE GLOBAL ECONOMY AND BAHRAIN'S REAL ESTATE

On April 2, 2025, U.S. President Donald Trump announced a universal tariff on all imports, effective April 5, with additional country-specific rates introduced on April 9. Framed as 'reciprocal' measures, the tariffs aim to reverse long-standing trade imbalances and boost domestic manufacturing.

Notably, imports from Gulf Cooperation Council (GCC) countries, including Bahrain and Oman, are subject to a flat 10% tariff, despite existing Free Trade Agreements (FTAs) that have facilitated duty-free trade for over 15 years.

China faced a substantial 145% tariff, prompting retaliatory tariffs of up to 125% on U.S. goods. However, recent high-level negotiations in Geneva have led to discussions about reducing these tariffs to 80% or potentially 34%, contingent on agreements regarding market access and other issues.

Economists and world leaders have expressed concerns that these measures could lead to higher consumer prices, disrupted supply chains, and a potential global recession. The Organisation for Economic Co-operation and Development (OECD) has forecasted a 0.3% decline in global output if tariff levels are raised by 10 percentage points. Global inflation could rise by 0.4 percentage points per annum on average over the first three years if the tariff rates are permanently raised, OECD said. Such an economic slowdown would negatively affect Bahrain's economy, which is integrated into the international market.

In the Gulf Cooperation Council (GCC), where many currencies are pegged or tied to the U.S. dollar, the new tariffs could have a big impact. Higher import prices in the U.S. are likely to keep interest rates high for a longer period. This means borrowing costs in the GCC will stay elevated, making mortgage loans more expensive and possibly reducing demand for residential properties, especially among middle-income buyers who rely on loans. However, the luxury real estate market might stay strong as wealthy individuals look for safe investments.

IMPACT OF TRADE TARIFFS

FOCUS POINT

Although energy exports from the Gulf states are exempt from the new U.S. tariffs, the broader impact could still affect oil markets. Higher global consumption costs may reduce demand for goods and services, weakening economic growth. This uncertainty could lead to oil price volatility and lower energy consumption. A prolonged slump in oil prices could destabilize the Gulf's oil-dependent economies, increasing fiscal pressure and potentially leading to reduced public spending. This may affect infrastructure projects and real estate development, as the government scales back large-scale investments, further dampening demand for residential and commercial properties.

Financial markets have reacted negatively to the tariff announcements, with investors flocking to safe havens like gold and U.S. Treasuries amid growing uncertainty. Gold prices surged to a record high of over \$3,100 an ounce, while the Dow, S&P 500, and Nasdaq experienced their largest one-month declines since late 2022. This volatility signals weakened investor confidence, which could significantly affect Bahrain's real estate sector. In 2024, foreign investors accounted for 26.75% of off-plan sale transactions, with foreign investment reaching a record \$6.8 billion, highlighting the sector's reliance on international capital.

The effects of the tariffs are far from final, setting in motion an interactive process with responses from various global players. The region's oil producers, with their significant market power, will likely drive the next phase of this dynamic. This could lead to new alliances, with countries like Saudi Arabia, Egypt, and the UAE strengthening ties with BRICS nations in response to shifting global economic power. Additionally, President Trump may leverage the tariffs in upcoming negotiations, especially during his planned diplomatic visit to the Gulf in May. This ongoing back-and-forth dynamic will not only influence economic outcomes but also reshape geopolitical alignments.



10. OUTLOOK FOR 2025

The first quarter of 2025 revealed a mixed performance for Bahrain’s real estate market, shaped by seasonal shifts, ongoing economic adjustments, and evolving investor sentiment. While transaction volumes fell by 18.78% compared to Q1 2024, the total transaction value rose by 3.67% to BHD 283.71 million—signaling a continued preference for high-value, premium properties across the Kingdom.

Residential dynamics remained segmented across governorates. Muharraq and the Capital continued to lead in both rental and sales rates for apartments and villas, supported by branded residences and waterfront developments. Meanwhile, the Northern and Southern regions sustained their role as value-driven markets, appealing to cost-conscious tenants and mid-income buyers.

In the commercial sector, both retail and office rentals remained stable. The Capital retained the highest rates, particularly in established business and consumer hubs, while Muharraq and the South offered more accessible options for new businesses and community-based retailers.

The industrial sector demonstrated regional affordability, with Tubli and Salmabad commanding the highest warehouse rents due to their location and limited industrial zoning, whereas areas like Sitra and Askar remained cost-effective due to larger inventory and supply.

Hospitality indicators showed seasonal pressure, with March declines in occupancy and revenue attributed to Ramadan. However, strong January and February performance suggests underlying demand remains healthy. ADR and RevPAR trends reinforce the importance of strategic pricing and marketing to navigate seasonal lulls.

Looking forward, while macroeconomic uncertainties—such as global tariff changes and fluctuating oil revenues—may temper short-term sentiment, Bahrain’s market fundamentals remain intact. Stabilized rents, high-value transactions, and continued infrastructure and tourism investments position the market for sustained long-term growth. The emergence of premium developments and a maturing regulatory framework continue to strengthen Bahrain’s appeal as a regional investment destination.

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