

**Case Study - Land Development**  
**Bahrain Bay Land Development**  
**Kingdom of Bahrain**

Bahrain Bay Development is a landmark US\$ 2.5 billion mixed-use waterfront development. Built on 450,000 sqm reclaimed land it is positioned off the north-eastern shore of Manama, the Capital of Bahrain.



Bahrain Bay Model (artist impression) – [www.bahrainbay.com](http://www.bahrainbay.com)

2024Sight staff was responsible for the Bahrain Bay Development's ICT Master Plan. In particular, 2024Sight developed a business model and a RFP (Request For Proposal) for an open access infrastructure. This type of infrastructure allows any service provider to deliver telecommunications, internet and television services to any occupier in Bahrain Bay over a common GEAPON-based Last Mile cable plant. Bahrain Bay was the first in the region to adopt an Open Access Infrastructure.

With its Open Access Model Bahrain Bay and 2024Sight have been able to contribute significantly to the formation of telecommunications regulations for 'Gated Community' developments of which Bahrain Bay is a prime example.

2024Sight staff, on behalf of Bahrain Bay, undertook:

- Development of the functional specifications of the Last Mile infrastructure and review of its logical and physical design;
- Liaison with the regulator ensuring compliance of the infrastructure with current and future regulation;
- Development of guidelines for Third Party Developers to ensure that the design and implementation of the Last Mile infrastructure is carried forward into the individual developments;

- Review of individual development's designs to ensure compliance with the guidelines;
- Development of an RFP to select the Last Mile infrastructure operator.



Arcapita Headquarters anchor development at Bahrain Bay with the Four Seasons island in the foreground & utility buildings in the background. (2010, ©2024Sight)