

SHIHAB

ELITE RESIDENCES

Private Collection of Six Residences

UM UTHAINA · WEST AMMAN · JORDAN

Renovation completed May 2026.

Single owner, owner-architected, privately governed.

Now accepting private viewings.

AT A GLANCE

Six Residences. One Owner.

6

RESIDENCES

Five available · One from September 2026

Single

OWNER & ARCHITECT

Personally curated · Shihab Khalil

May 2026

RENOVATION COMPLETED

Originally built 1990 by the owner's father

24/7

ON-SITE PRESENCE

Day attendant (WhatsApp + intercom) + night guard

JOD 5K–35K

ANNUAL LEASE RANGE

USD-equivalent settlement at any time

60 Days

MISSION CLAUSE NOTICE

For UN, embassy, and multinational tenants

ADDRESS

Um Uthaina, between the 5th and 6th Circles · West Amman · Jordan

Building on two streets · ~1,500 sqm elevated plot · nothing blocking the views

THE BUILDING & THE OWNER

Single-Ownership Governance

SHIHAB Elite Residences is a privately owned and personally governed boutique building in Um Uthaina. The foundation was built in 1990 by the owner's father and added to across decades. The current owner, Shihab Khalil, acquired the building in full and undertook a complete contemporary renovation completed in May 2026 — every layout, material, and finish specified personally, to the standard of an owner-occupier.

Under Jordan's current residential framework, owners' associations are required by law but rarely enforced in practice. Most apartment buildings in Amman are owned floor by floor, by unrelated individuals, with no shared budget or accountable manager. SHIHAB is structurally different: the entire building is owned, governed, and maintained by a single party. Uniform standards, uniform accountability, and curated tenancy.

OWNER & STEWARD

Shihab Khalil

Founder & CEO of ZagTrader — a global capital-markets technology platform trusted by 100+ institutions across 25+ regulated markets. Also Founder of ZaroVerse and Managing Partner of ZagVentures. Personally interviews every prospective resident. LinkedIn: [linkedin.com/in/shihab](https://www.linkedin.com/in/shihab) · X: x.com/shihabkhalil

24/7 ON-SITE PRESENCE

Day attendant lives on site in a dedicated basement apartment — reachable via the building intercom and via direct WhatsApp message — and reports directly to the owner. A separate night guard covers evening and overnight hours. ZagTrader's regional office, with a separate basement entrance, provides additional same-building management. Controlled access, full CCTV, on-demand EV charging.

LEASE TERMS

How Tenancy Works

Annual Lease

Minimum 12 months. Renewable. No subletting and no short-term stays under any circumstances.

Payment in JOD with USD Flexibility

All payments denominated in Jordanian Dinar. Residents may settle in USD at the prevailing JOD/USD rate at any time.

Bilingual Lease

English and Arabic, identical terms in both languages. Template can be shared upon qualified inquiry.

Mission Clause (60 Days)

If a resident is recalled by their employer or their official posting ends, the lease may be terminated with 60 days' written notice supported by an official letter from the employer or mission.

Furnishing

Fully Furnished: Residences 101 and 303. Semi-Furnished: 102, 201, 301, 302 (kitchen, washer, AC, closets included; resident brings beds, dining, couches). A 4-year lease unlocks a custom furnishing arrangement.

Utilities

Each resident holds their own electricity subscription and gas subscription where applicable. RO-filtered drinking water from every tap is included by the building.

Pets

Cats welcome with prior notice. Dogs not permitted.

Internet

Fiber-to-the-home throughout — lines run all the way inside the building. Resident subscribes to their preferred operator (Orange / Zain / Umniah) at up to 1 Gbps.

THE COLLECTION

Six Residences. Visible Prices.

| UNIT | LAYOUT | AREA | JOD / YEAR | USD ≈ |
|------|--|-------------------------|-------------------|-------------|
| 101 | 2BR Fully Furnished <i>Available Sept 2026</i> | ~200 sqm | JOD 20,000 | ~USD 28,200 |
| 102 | 3BR Semi-Furnished + Terrace <i>Available</i> | ~260 sqm | JOD 27,000 | ~USD 38,100 |
| 201 | 4BR Full-Floor Semi-Furnished <i>Available · Flagship</i> | 346 + ~100 sqm terraces | JOD 35,000 | ~USD 49,400 |
| 301 | Rooftop 2BR Semi-Furnished <i>Available</i> | ~130 sqm + terrace | JOD 18,000 | ~USD 25,400 |
| 302 | Rooftop 2BR Semi-Furnished <i>Available</i> | ~130 sqm + terrace | JOD 18,000 | ~USD 25,400 |
| 303 | Rooftop Studio Fully Furnished <i>Available</i> | ~30 sqm | JOD 5,000 | ~USD 7,050 |

Six residences total. No expansion planned. No short-term stock. No investor turnover. Floor plans for residences 101, 102, 201, 301, and 302 are appended after the location and contact summary on the following pages.

LOCATION & CONTACT

Um Uthaina — Why Here

Elevated plot between the 5th and 6th Circles. On two streets with nothing blocking the views — uncommon in central Amman. Quieter than Abdoun, more residential than Sweifieh, less remote than Dabouq.

Diplomatic missions

Japan, Indonesia, Bangladesh, Bulgaria (walking-close · ~5 min) · UAE, Saudi Arabia, Egypt (5th–6th Circle · ~5–10 min) · US, UK, Netherlands, Sweden, EU Delegation (Abdoun · ~10 min)

International schools

Modern American School (~9–12 min) · Cambridge HS (~10 min) · Lycée Français (~10 min) · American Community School (~10–15 min) · IAA, Mashrek (Dabouq · ~12–15 min)

Healthcare

Al-Khalidi Medical Center — the diplomatic-default hospital (~5–8 min) · Istishari (~5–8 min) · Specialty Hospital, JCI-accredited (~12–15 min)

Hotels (5th Circle cluster)

Four Seasons · St. Regis · Sheraton · Fairmont — all 3–6 min from the building

Lifestyle

Golden Gate Mall (inside Um Uthaina · walking close) · Cozmo Centre at 7th Circle — the main expat grocery (~5 min) · Sweifieh Village (~6–8 min) · Abdoun Mall (~8–10 min) · Mecca Mall (~7–10 min) · City Mall (~10–12 min)

Transport

Queen Alia International Airport: 30–35 min off-peak / 45–60 min peak · Downtown (Balad): 15 min off-peak / 25–35 min peak · No BRT service to Um Uthaina; car required

INQUIRE

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Web: www.shihabresidences.com

Embassy housing officers, UN HR, and relocation agencies — please contact directly.









