

# Cityscape Bahrain Interview with Alex Heuff, Regional Director of Cityscape

**1. This year's theme is "Elevate Your Living". Could you elaborate on how this theme reflects both global real estate trends and Bahrain's aspirations?**

"Elevate Your Living" captures the global shift toward real estate that blends luxury with purpose. Around the world, buyers are moving beyond square footage and prioritizing curated experiences, wellness, and homes that feel like sanctuaries. Branded residences, hospitality-level service, and eco-conscious design have become defining elements of modern luxury.

The theme also reflects Bahrain's own trajectory. As the Kingdom advances its Economic Vision 2030, we're seeing a clear ambition to raise quality of life across all communities. Developers are responding with projects that emphasize lifestyle, sustainability, and long-term value rather than short-term speculation. For Cityscape, this theme signals a market ready to compete at a global standard while staying rooted in Bahrain's culture of livability and openness.

**2. Cityscape Bahrain is**

**well-known as being a leading real-estate exhibition. Could you tell us more about the role of Cityscape Talks and how it enriches the overall experience?"**

Cityscape Talks is the knowledge engine of the event. While the exhibition showcases the scale of development, the Talks provide the insight, context, and practical guidance that help buyers and investors make informed decisions.

This year, we're bringing together more than 40 thought leaders, policymakers, and industry pioneers to unpack market trends, investment strategies, and emerging opportunities across Bahrain and the region. It's also a platform where ministerial speakers and senior officials, including our partners at RERA Bahrain, address regulatory updates and policy directions directly with the market.

One of the sessions I'm most excited about is the practical guidance series for first-time buyers and new investors. We'll dive into essential topics such as due diligence, legal insights, financing options, and identifying up-and-coming neighborhoods.



Alex Heuff, Regional Director of Cityscape

It's designed to demystify the process and empower attendees to move confidently.

**3. From your perspective, how are investor interests shifting in the region, and what opportunities does Bahrain offer in that regard?**

Investor priorities across the GCC are evolving. There's a noticeable move away from speculative projects toward investments grounded in long-term stability, lifestyle quality, and environmental responsibility. This shift is shaped by global demand patterns and by the region's own diversification strategies.

Bahrain is exceptionally well-positioned within this landscape. The Kingdom offers a clear and competitive property ownership framework, with extensive freehold zones such as Amwaj Islands, Diyar Al Muharrag, and Bahrain Bay. For international investors, programs like the Golden Residency have become a major draw, signaling a commitment to residency-based, long-term investment rather than short-term flipping. We'll be hosting speakers from the EDB who will outline exactly how these incentives translate into opportunity.

Ultimately, investors are looking for markets where lifestyle, regulation, and long-term value align. Bahrain is increasingly becoming that destination.

**4. Cityscape often brings together both government institutions and private sector players as partners. How do you see this public-private collaboration advancing Bahrain's real estate sector?**

Public-private collaboration is one of Bahrain's strongest competitive advantages. Events like Cityscape create a shared space where regulators, devel-

opers, and investors can engage directly, accelerating alignment around national priorities and market needs.

Government bodies such as RERA and various ministries use the platform to communicate regulatory updates, land-use policies, and new investment incentives. This level of transparency gives developers and investors clarity, reduces uncertainty, and improves the overall ease of doing business.

It also encourages more sophisticated partnership models. We're seeing increased appetite for Public-Private Partnership (PPP) structures on large or complex projects, which strengthens investor confidence and supports the long-term goals of Economic Vision 2030. Cityscape's role is to facilitate these conversations in a neutral, open forum where collaboration can genuinely occur.

**5. What are you most excited about for this year's edition, and what would you like attendees to take away from it?**

One of the most exciting developments this year is the rise of wellness-focused and branded residential concepts. Develop-

ers are moving away from conventional building styles and creating integrated lifestyle communities that combine nature-inspired design, smart home technology, and high-end amenities. The exhibition floor will showcase projects that offer not only homes but complete living environments.

On the Cityscape Talks stage, I am particularly looking forward to the conversations around residency programs, regulatory improvements, and Bahrain's growing appeal as a destination for long-term global investors. Hearing directly from government and RERA officials gives attendees clarity that is difficult to find elsewhere.

This year's edition takes place from 25 to 29 November at Exhibition World Bahrain, alongside Jewellery Arabia. My hope is that attendees leave with a clear understanding of where Bahrain's real estate sector is heading, and a strong sense of the opportunities available to them. Whether they are buying their first home or planning a major investment, this year's Cityscape will give them the insight and confidence they need.

## Flight boom

Bahrain airport records 11.2% rise in passengers, reaching over 851,000 travellers in October

Mohammed Darwish  
TDT | Manama

Passenger traffic through Bahrain International Airport rose in October 2025, with 851,981 travellers passing through the terminal, up from 766,394 in September, a month-to-month rise of 11.2 per cent.

This was according to Civil Aviation Affairs statistics from the Ministry of Transportation and Telecommunications.

Arrivals totalled 432,490 passengers and departures 418,894, while 597 travellers were recorded in transit.

Aircraft movements also increased over the month.

The airport handled 8,532 flights, split between 4,273 arrivals and 4,259 departures.

### Airspace

During the same period,



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46,675 aircraft crossed Bahrain's airspace without landing.

Air cargo and mail volumes moved higher too.

The total handled reached 34,970 tonnes, including 13,726 tonnes inbound, 8,682 tonnes outbound and 12,562 tonnes of

transit freight.

The figures add to the rise seen across air travel and freight activity during 2025.

### Destinations

India and the United Arab Emirates led the destinations

showing the fastest rise in passenger numbers compared with October 2024.

Travel to India via Bengaluru and Mumbai rose by 87 per cent to 51,363 passengers.

Traffic to the UAE through Abu Dhabi and Sharjah rose by 44 per cent to 82,228 passengers.

### Postal transactions

In a separate update, the ministry said Bahrain Post processed 40,536 postal transactions in October 2025 across incoming and outgoing services.

Express mail accounted for 2,307 incoming items and 603 outgoing, while parcel post handled 1,567 incoming parcels and 477 outgoing.

Registered mail saw 7,972 incoming items and 1,501 outgoing, and ordinary mail totalled 22,121 incoming letters and 3,988 outgoing.

## Joint closing statement of Bahrain and UAE military exercise successful

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The joint Bahrain-UAE military exercise "Rabdan Shuwaiman" concluded successfully in the presence of His Majesty King Hamad bin Isa Al Khalifa, the Supreme Commander of the Armed Forces, and His Highness Sheikh Mohamed bin Zayed Al Nahyan, President of the United Arab Emirates and Supreme Commander of the UAE Armed Forces.

The exercise involved the Royal Guard of the Bahrain Defence Force (BDF) and the Hamad bin Isa Airborne Brigade of the UAE Presidential Guard.

It aimed to enhance the close relations between the Kingdom of Bahrain and the UAE, and to advance their strategic partnership and ongoing military cooperation to raise combat readiness and develop

joint operational and tactical capabilities.



The exercise featured field drills and joint operations focused on planning, execution, air support, and airborne landing procedures, demonstrating a high level of professionalism, coordination, and

commitment. The leadership of both countries commended the positive results achieved in the "Rabdan Shuwaiman" exercise, which reflects the long-standing ties and their shared commitment to strengthening military cooperation and the capabilities of participating units, contributing to security and stability in the region.

They also expressed appreciation to all participants for their dedicated efforts that ensured the success of the exercise and the achievement of its goals.

## HH Shaikh Nasser takes part in TEDxDilmun event

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His Highness Shaikh Nasser bin Hamad Al Khalifa, Representative of His Majesty the King for Humanitarian Work and Youth Affairs, participated as a keynote speaker at TEDxDilmun, a global event held for the first time in the Kingdom of Bahrain.

The event featured wide participation from influential figures from Bahrain, the region, and the world, under the theme of four main pillars: Exploration, Discovery, Growth, and Engagement. The event was attended by Her Excellen-



HH Shaikh Nasser

cy Fatima bint Jaafar Al Sairafi, Minister of Tourism, and H.E. Rawan bint Najeeb Tawfiqi, Minister of Youth Affairs.

HH Shaikh Nasser bin Hamad shared personal experiences and humanitarian insights that inspired those attending, speaking about success, determination, and discipline.

## Bahrain-Malta relations

His Excellency Abdulla bin Adel Fakhro, Minister of Industry and Commerce, met with Silvio Schembri, Malta's Minister for the Economy, Enterprise and Strategic Projects, and his accompanying delegation, as part of the minister's official visit to the Kingdom of Bahrain. The meeting was attended by Eman Ahmed Al Doseri, Undersecretary of the Ministry, along with senior officials. They reviewed relations between Bahrain and Malta and discussed means to enhance cooperation, particularly in investment-related domains where both countries share promising opportunities.

