

FLOOR PLANS



Dalia

INDIVIDUAL VILLAS

This is the medium sized villa. The precision in detail is visible on all fronts, starting with the façade’s unitized aluminum system, low-e double glass, and French porcelain. In line with its modern architecture, the interior flaunts subtle touches through the suspended, moisture-resistant gypsum ceiling and cornices. The villa includes a parking area for two cars, an extensive terrace, and a private swimming pool.

856 SQM

ARCHITECTURAL
AND DESIGN
SPECIFICATIONS

GENERAL

- . Floor –to-ceiling: Clear height of (4.3m at reception area and 3.2m at upper floors)
- . Façade: (12 m)
- . Windows: Fitted with high-end sunscreens in reception areas and blackout screens in bedrooms.
- . Glazed loggias: acting as extensions to the reception and family areas.

FACADE

- . Unitized European Aluminum system with low E Double glass.
- . 1st Choice French Monocouche outdoor paint.
- . Faveton louvers or approved equal porcelain.

SPECIFICATIONS

- . The villa is earthquake-resistant.
- . International high standard reinforce concrete.
- . Advanced building management system (BMS).
- . Central A/C DX system (Mitsubishi or equivalent).
- . On-site water tank and septic tank.

SECURITY AND FIRE SAFETY

- . Remote parking door entrance.
- . Gated fence with full videophone system.
- . Guard House next to main entrance.
- . Civil defense requirement are fully met.

FLOORING

- . Receptions: 1st choice European Marble stone 100*100 cm with 6 cm high skirting.
- . Living rooms and bedrooms: 1st choice European mass ceramic big sizes / Parquet Imitation.
- . Multipurpose: 1st choice European mass ceramic big sizes
- . Kitchens: 1st choice European fully body Ceramic tiling 60*120 cm for walls and flooring.
- . Staff areas: European Porcelain tiles 40*40cm for walls and flooring.

BATHROOMS

- . Main Master: 1st choice European mass ceramic big sizes
- . 100x300cm floors and walls, marble countertop.
- . Guest: 1st choice European Marble stone big sizes with quartz
- . modern design vanities.
- . Bedrooms: 1st choice European mass ceramic big sizes
- . 100x300cm floors and walls, marble countertop.

KITCHENS

- . Cabinets: “Nolte” Modern design custom made kitchens with quartz countertop and backsplash. “Optional”
- . Floor: 1st Choice European Porcelain tiling 60*120 cm.

SANITARY WARES AND FIXTURES

- . Wares and fixtures: Duravit or equivalent.

WOODWORK AND IRONMONGERY

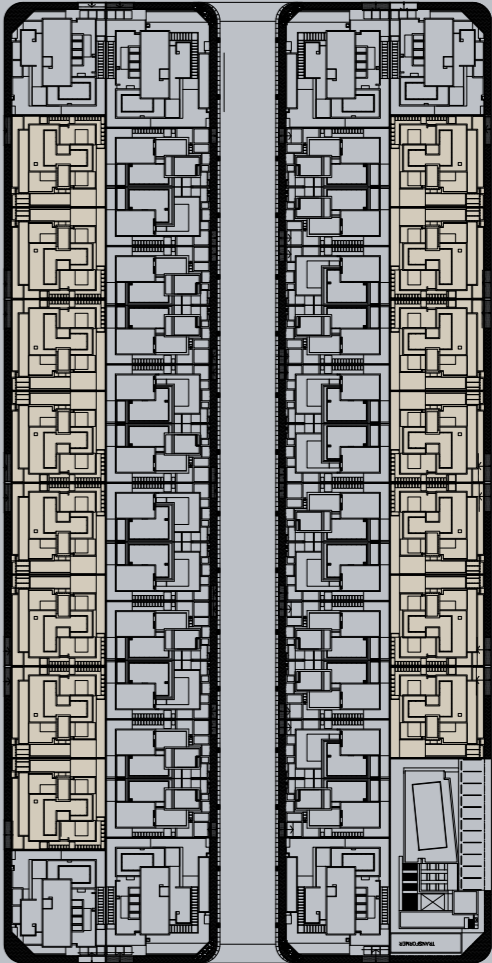
- . Front door: French Oak double wood veneer door Leaves with European multi-lock ironmongery.
- . Reception area doors: French Oak double wood veneer
- . Door leaves with stainless steel/chrome hinges.
- . Secondary doors: MDF wood veneer doors
- . Fitted cupboards and wardrobes: Wardrobes MDF wood veneer walnut (Optional)
- . Outdoor doors and fence: Steel with epoxy finish frames with Faveton louvers and European ironmongery.

GYP SUM CORNICS AND SOFFITS

- . Reception Areas: suspended Moisture Resistant gypsum
- . Board decorative false ceiling with indirect cornice Lighting.
- . All Bathrooms: Suspended Moisture Resistant gypsum
- . Board ceiling.

PAINT

- . Three coats of putty and three coats of paint ICI, Guittet Or equivalent.



15
VILLAS

GROUND FLOOR

175 sqm

ENTRANCE HALL, RECEPTION HALL, DINING HALL, FAMILY LIVING, GUEST TOILET, ABAYA, CLEAN KITCHEN, DIRTY KITCHEN, LAUNDRY, MAID ROOM, TOILET



LANDSCAPING
100 sqm

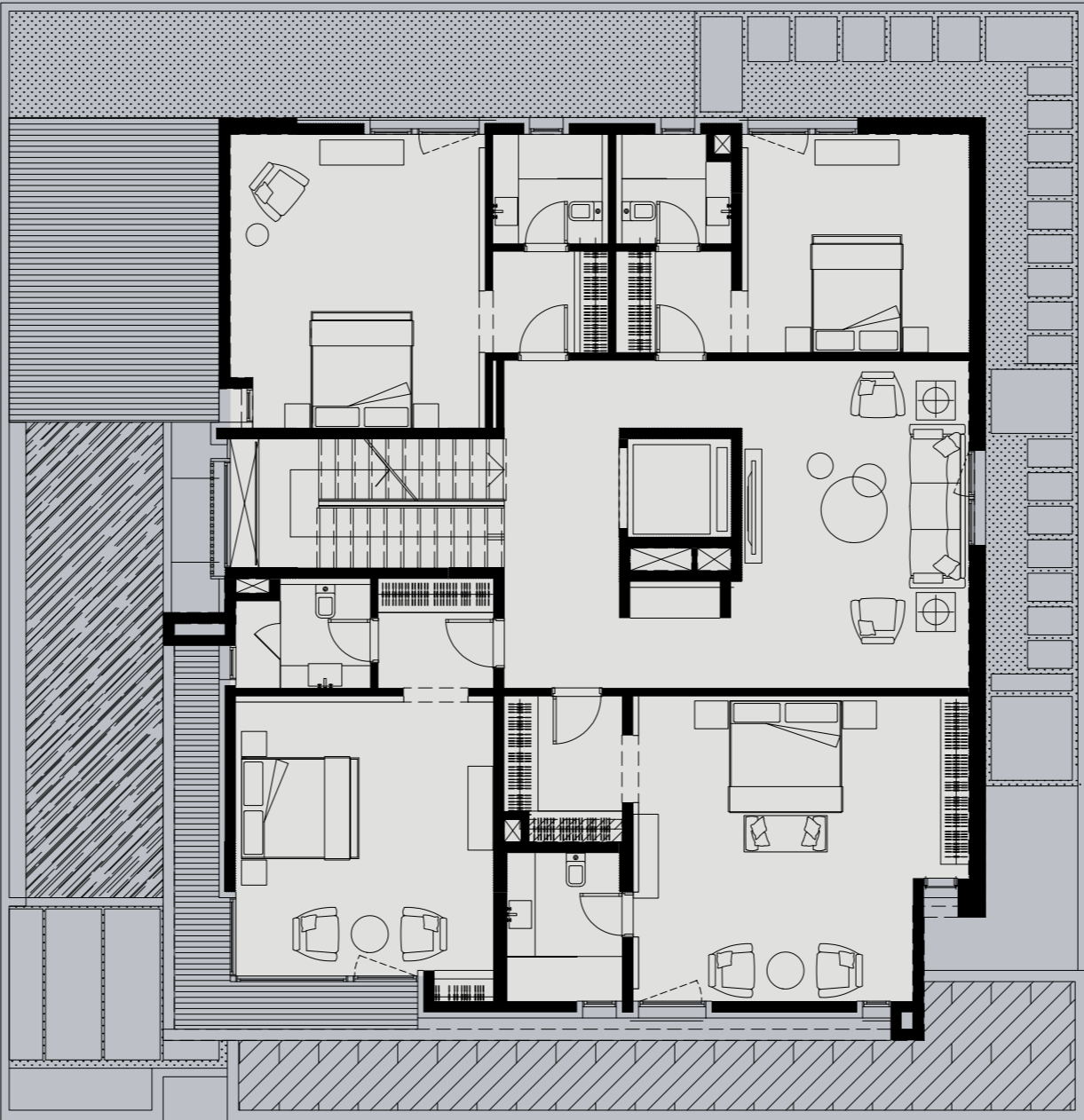
PARKING SPOTS
One

SERVICES
GUARD HOUSE, W.C, ELEC ROOM,
PUMP ROOM
13 sqm

FIRST FLOOR

207 sqm

FAMILY LIVING, 4 MASTER BEDROOMS



TERRACE
5 sqm

SECOND FLOOR

105 sqm

MULTI PURPOSE, MASTER BEDROOM



TERRACE AND GARDEN
121 sqm

FLOOR PLANS



Lily
CORNER VILLAS

The corner villa is the largest of all three categories. The areas radiate a sense of freedom through the more spacious gardens and terraces. On the inside, the ideal balance of indirect and natural lighting sheds warmth and intimacy. To ensure security and privacy, the outer doors and fence include steel with epoxy finish frames. The villa has a parking area for two cars, and a private pool.

990 SQM

ARCHITECTURAL
AND DESIGN
SPECIFICATIONS

GENERAL

- . Floor –to-ceiling: Clear height of (4.3m at reception area and 3.2m at upper floors)
- . Façade: (12 m)
- . Windows: Fitted with high-end sunscreens in reception areas and blackout screens in bedrooms.
- . Glazed loggias: acting as extensions to the reception and family areas.

FACADE

- . Unitized European Aluminum system with low E Double glass.
- . 1st Choice French Monocouche outdoor paint.
- . Faveton louvers or approved equal porcelain.

SPECIFICATIONS

- . The villa is earthquake-resistant.
- . International high standard reinforce concrete.
- . Advanced building management system (BMS).
- . Central A/C DX system (Mitsubishi or equivalent).
- . On-site water tank and septic tank.

SECURITY AND FIRE SAFETY

- . Remote parking door entrance.
- . Gated fence with full videophone system.
- . Guard House next to main entrance.
- . Civil defense requirement are fully met.

FLOORING

- . Receptions: 1st choice European Marble stone 100*100 cm with 6 cm high skirting.
- . Living rooms and bedrooms: 1st choice European mass ceramic big sizes / Parquet Imitation.
- . Multipurpose: 1st choice European mass ceramic big sizes
- . Kitchens: 1st choice European fully body Ceramic tiling 60*120 cm for walls and flooring.
- . Staff areas: European Porcelain tiles 40*40cm for walls and flooring.

BATHROOMS

- . Main Master: 1st choice European mass ceramic big sizes
- . 100x300cm floors and walls, marble countertop.
- . Guest: 1st choice European Marble stone big sizes with quartz
- . modern design vanities.
- . Bedrooms: 1st choice European mass ceramic big sizes
- . 100x300cm floors and walls, marble countertop.

KITCHENS

- . Cabinets: “Nolte” Modern design custom made kitchens with quartz countertop and backsplash. “Optional”
- . Floor: 1st Choice European Porcelain tiling 60*120 cm.

SANITARY WARES AND FIXTURES

- . Wares and fixtures: Duravit or equivalent.

WOODWORK AND IRONMONGERY

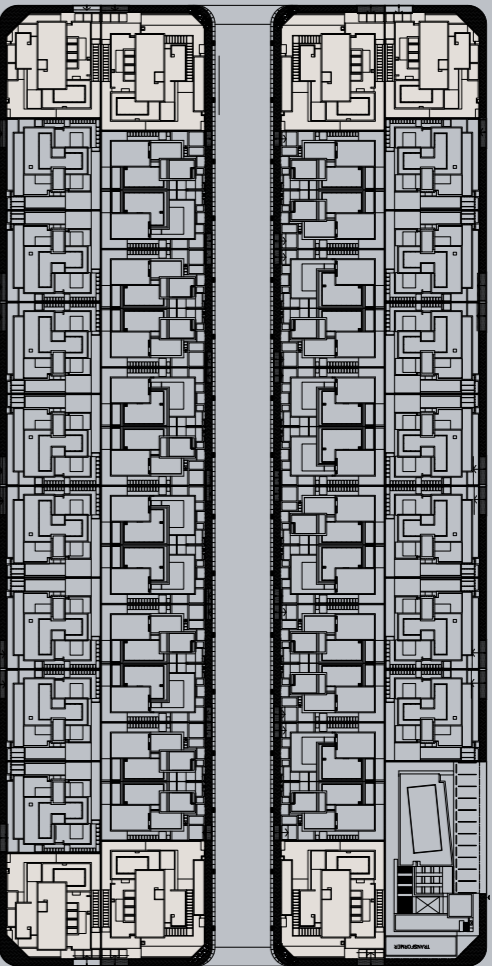
- . Front door: French Oak double wood veneer door Leaves with European multi-lock ironmongery.
- . Reception area doors: French Oak double wood veneer
- . Door leaves with stainless steel/chrome hinges.
- . Secondary doors: MDF wood veneer doors
- . Fitted cupboards and wardrobes: Wardrobes MDF wood veneer walnut (Optional)
- . Outdoor doors and fence: Steel with epoxy finish frames with Faveton louvers and European ironmongery.

GYP SUM CORNICS AND SOFFITS

- . Reception Areas: suspended Moisture Resistant gypsum
- . Board decorative false ceiling with indirect cornice Lighting.
- . All Bathrooms: Suspended Moisture Resistant gypsum
- . Board ceiling.

PAINT

- . Three coats of putty and three coats of paint ICI, Guittet Or equivalent.



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VILLAS

GROUND FLOOR

214 sqm

ENTRANCE HALL, RECEPTION HALL, DINING HALL,
FAMILY LIVING, GUEST W.C, ABAYA, CLEAN KITCHEN,
DIRTY KITCHEN, LAUNDRY, MAID, W.C



LANDSCAPING
100 sqm

PARKING SPOTS
One

SERVICES
GUARD HOUSE, W.C, ELEC ROOM,
PUMP ROOM
13 sqm

FIRST FLOOR

260 sqm

FAMILY LIVING, 4 MASTER BEDROOMS



TERRACE
5 sqm

SECOND FLOOR

131 sqm

MULTI PURPOSE, MASTER BEDROOM



TERRACE AND GARDEN
121 sqm

FLOOR PLANS



Jasmine
ATTACHED VILLAS

The state of the art duplex combines luxurious finishes with practical distribution of space. The marble flooring at the entrance, ceramic tiling in the living rooms, and parquet ceramic bedroom floors further highlight the theme. In the ground floor, kitchens are equipped with the German Nolte cabinets and quartz countertops. The villa includes a one-car parking space and a grand terrace.

629 SQM

ARCHITECTURAL
AND DESIGN
SPECIFICATIONS

GENERAL

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- . Façade: (12 m)
- . Windows: Fitted with high-end sunscreens in reception areas and blackout screens in bedrooms.
- . Glazed loggias: acting as extensions to the reception and family areas.

FACADE

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- . 1st Choice French Monocouche outdoor paint.
- . Faveton louvers or approved equal porcelain.

SPECIFICATIONS

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- . On-site water tank and septic tank.

SECURITY AND FIRE SAFETY

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FLOORING

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- . Staff areas: European Porcelain tiles 40*40cm for walls and flooring.

BATHROOMS

- . Main Master: 1st choice European mass ceramic big sizes
- . 100x300cm floors and walls, marble countertop.
- . Guest: 1st choice European Marble stone big sizes with quartz
- . modern design vanities.
- . Bedrooms: 1st choice European mass ceramic big sizes
- . 100x300cm floors and walls, marble countertop.

KITCHENS

- . Cabinets: “Nolte” Modern design custom made kitchens with
- . quartz countertop and backsplash. “Optional”
- . Floor: 1st Choice European Porcelain tiling
- . 60*120 cm.

SANITARY WARES AND FIXTURES

- . Wares and fixtures: Duravit or equivalent.

WOODWORK AND IRONMONGERY

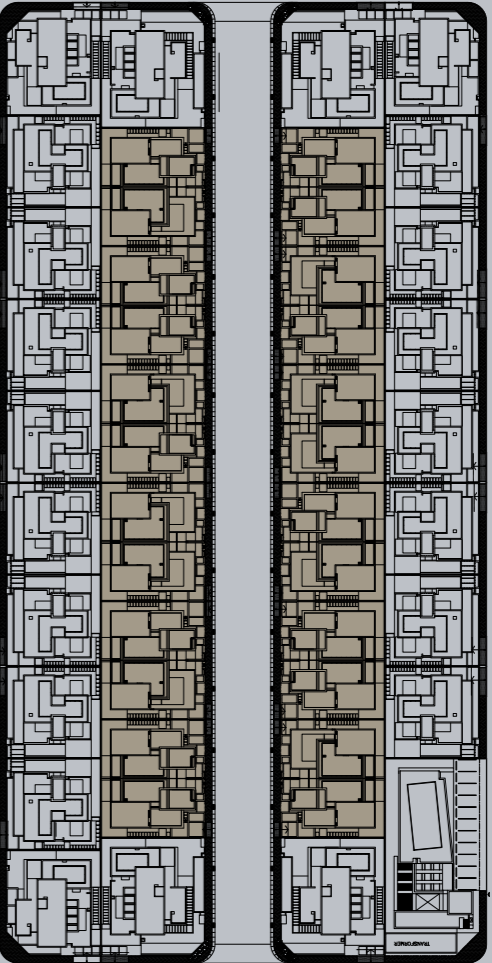
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- . Reception area doors: French Oak double wood veneer
- . Door leaves with stainless steel/chrome hinges.
- . Secondary doors: MDF wood veneer doors
- . Fitted cupboards and wardrobes: Wardrobes MDF wood
- . veneer walnut (Optional)
- . Outdoor doors and fence: Steel with epoxy finish frames with
- . Faveton louvers and European ironmongery.

GYPSUM CORNICS AND SOFFITS

- . Reception Areas: suspended Moisture Resistant gypsum
- . Board decorative false ceiling with indirect cornice
- . Lighting.
- . All Bathrooms: Suspended Moisture Resistant gypsum
- . Board ceiling.

PAINT

- . Three coats of putty and three coats of paint ICI, Guittet Or equivalent.

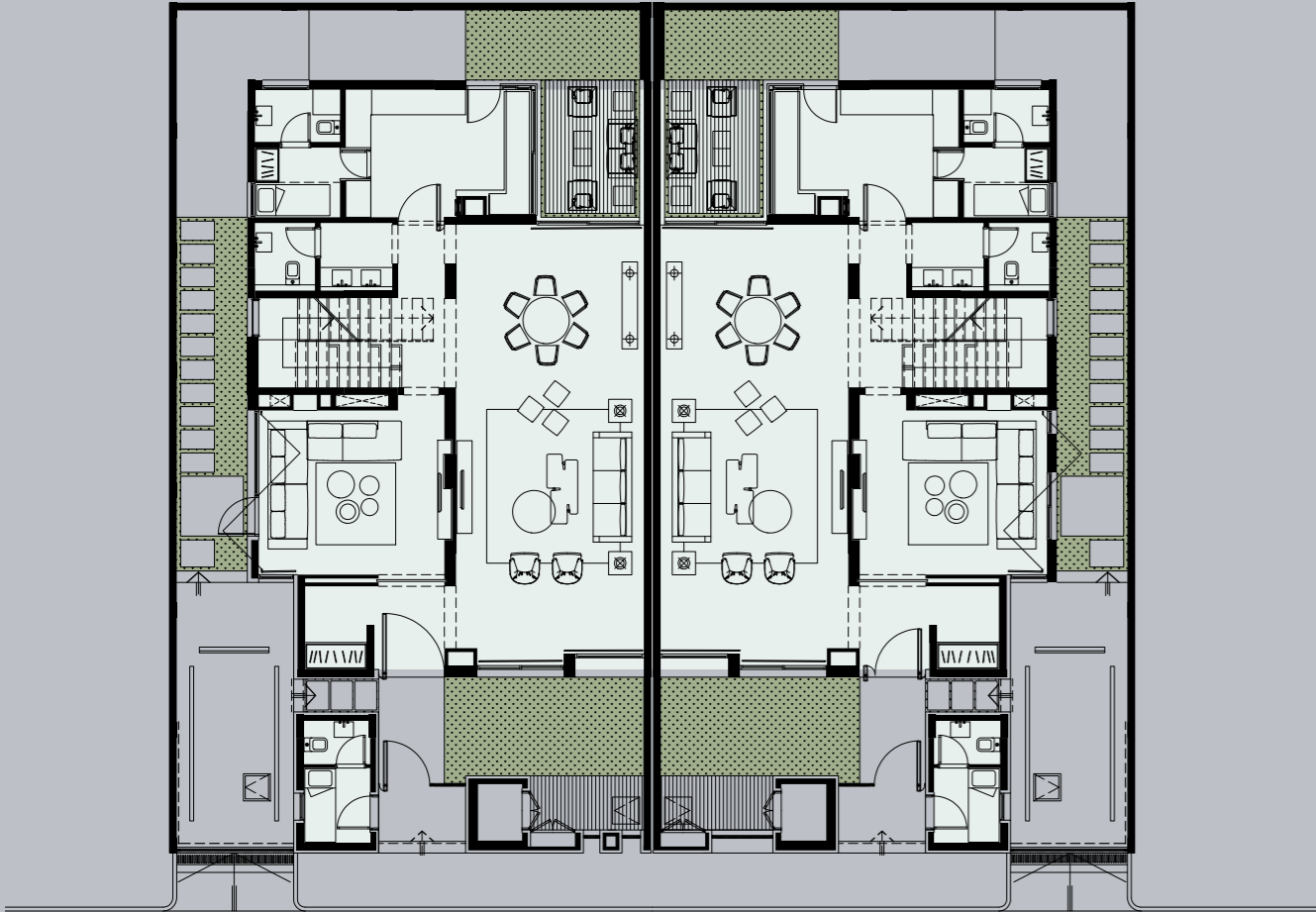


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VILLAS

GROUND FLOOR

144 sqm

ENTRANCE, RECEPTION HALL, DINING HALL,
FAMILY LIVING, GUEST W.C, ABAYA, KITCHEN, DIRTY
KITCHEN (OPTIONAL), MAID, W.C



LANDSCAPING

100 sqm

PARKING SPOTS

One

SERVICES

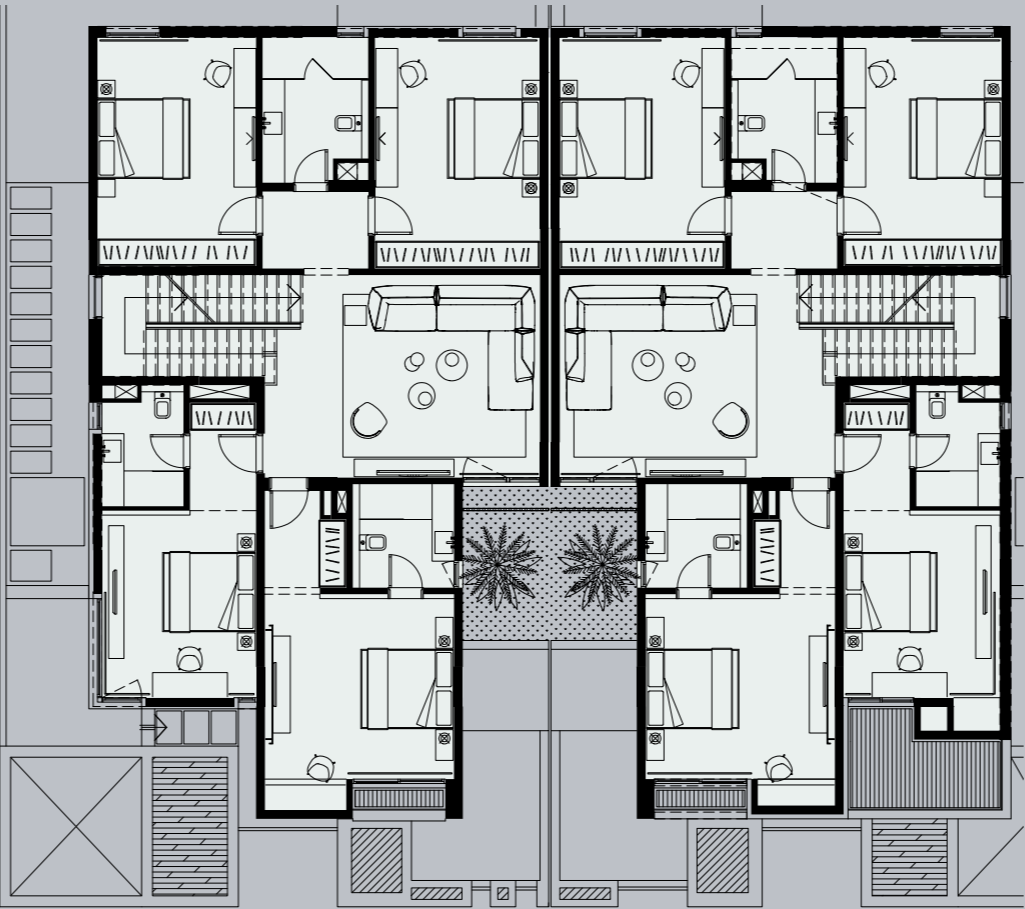
GUARD HOUSE, W.C, ELEC ROOM,
PUMP ROOM

13 sqm

FIRST FLOOR

164 sqm

FAMILY LIVING, 2 BEDROOMS, BATHROOM,
2 MASTER BEDROOMS



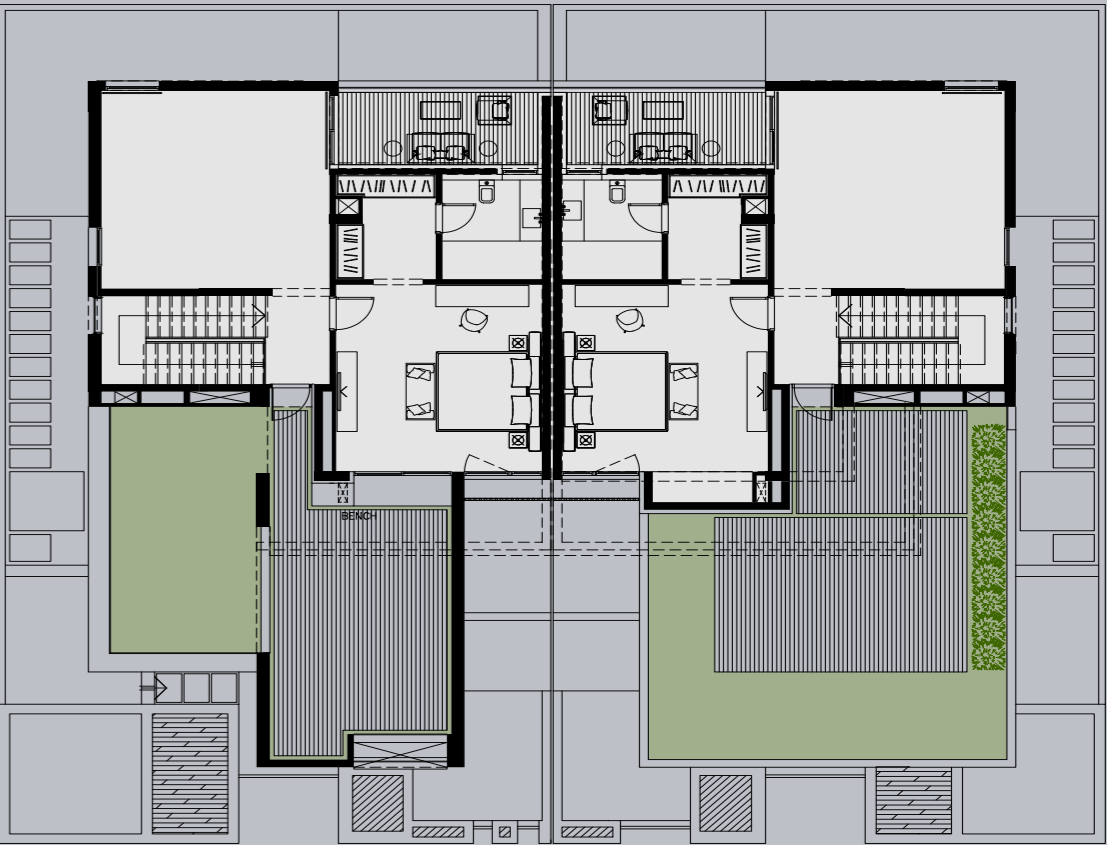
TERRACE

5 sqm

SECOND FLOOR

88 sqm

MULTI PURPOSE, MASTER BEDROOM



TERRACE AND GARDEN

121 sqm