

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

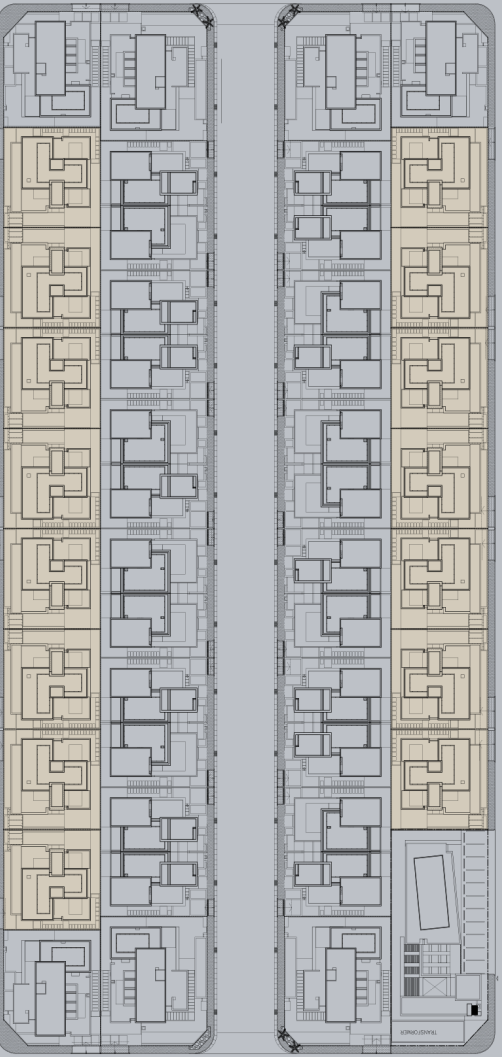
- . Front door: French Oak double wood veneer door Leaves with European multi-lock ironmongery.
- . Reception area doors: French Oak double wood veneer Door leaves with stainless steel/chrome hinges.
- . Secondary doors: MDF wood veneer doors
- . Fitted cupboards and wardrobes: Wardrobes MDF wood veneer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

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.



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



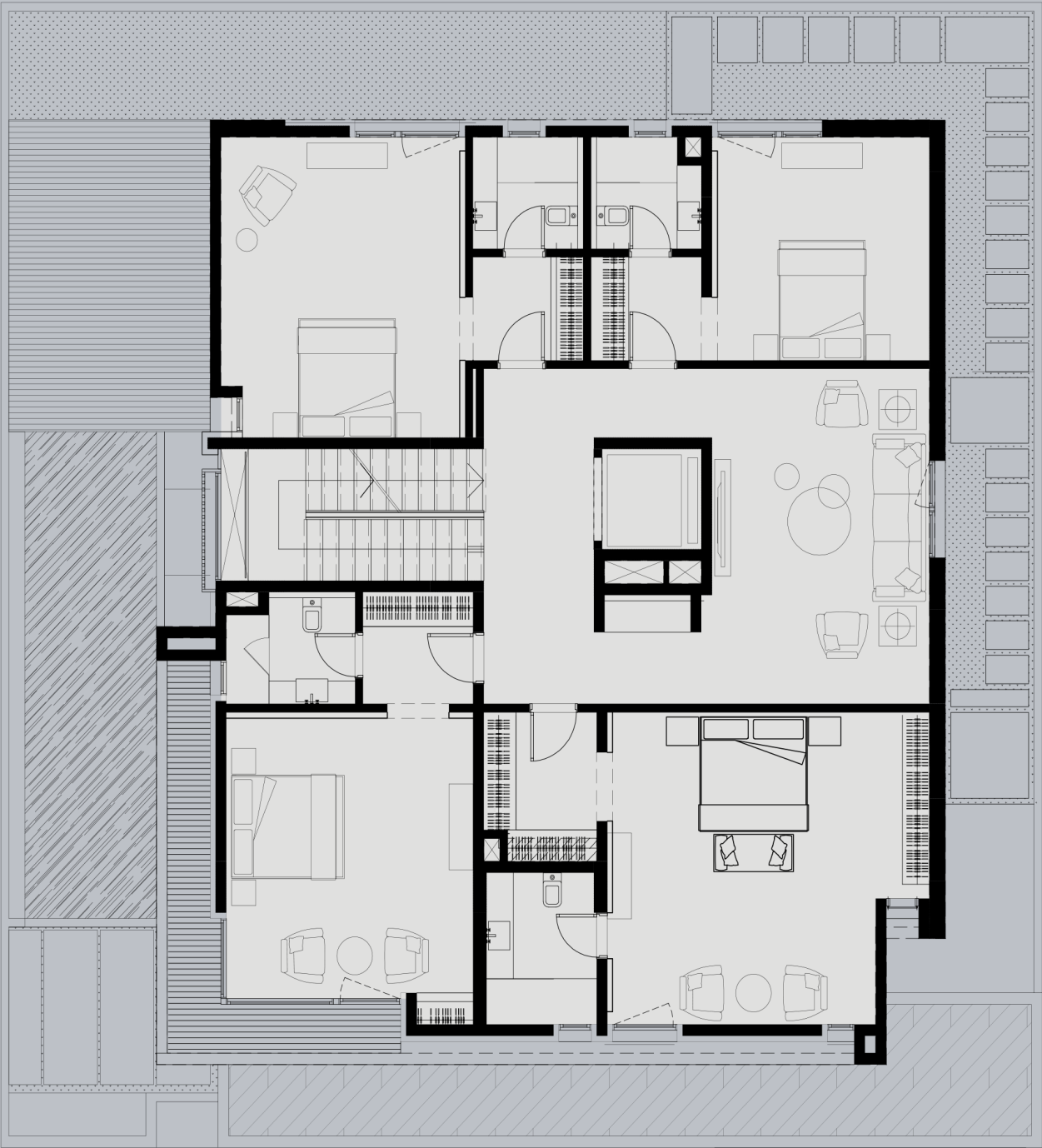
LANDSCAPING
100 sqm

PARKING SPOTS
One

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

FIRST FLOOR
207 sqm

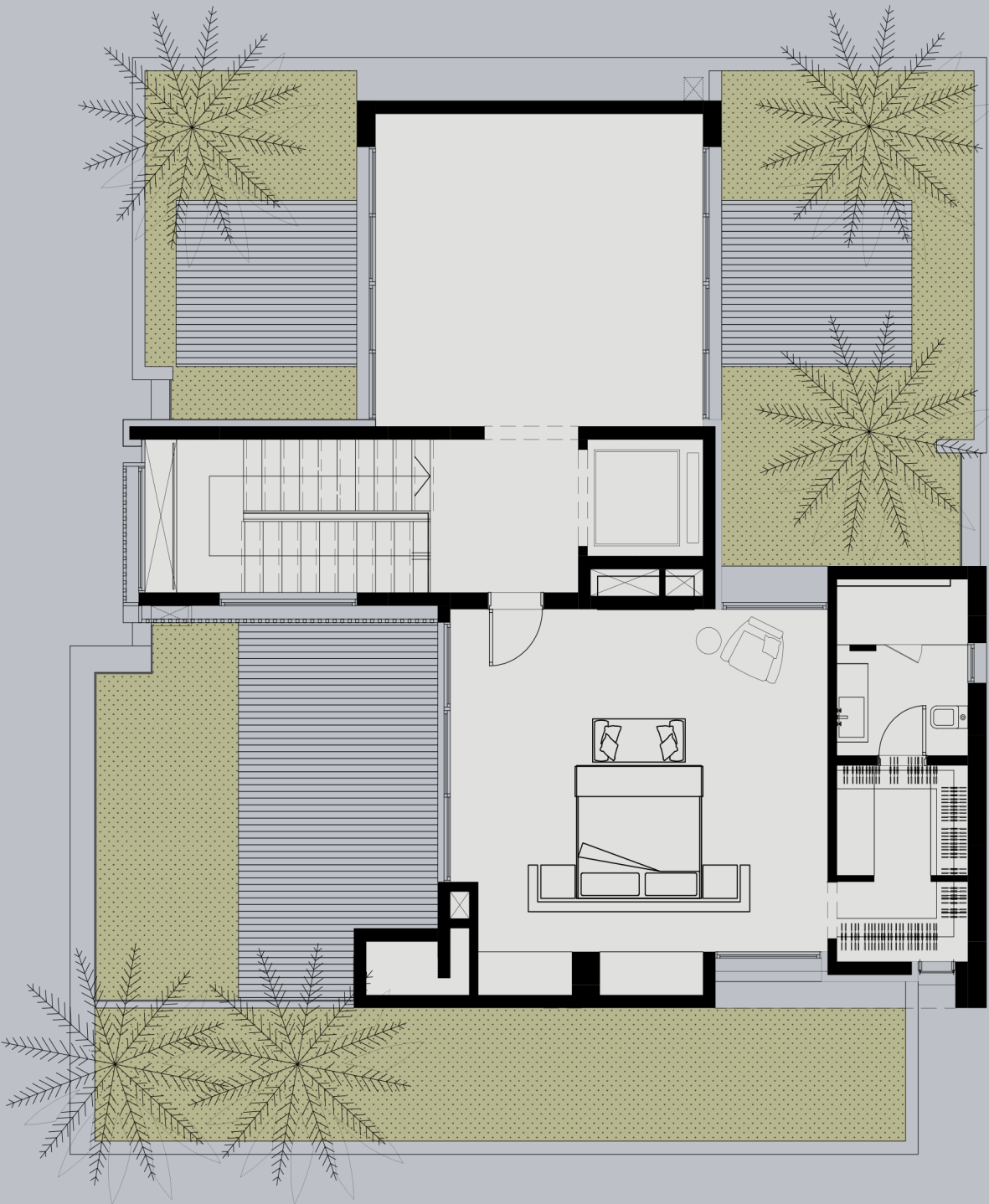
FAMILY LIVING, 4 MASTER BEDROOMS



TERRACE
5 sqm

SECOND FLOOR
105 sqm

MULTI PURPOSE, MASTER BEDROOM



TERRACE AND GARDEN
121 sqm