

AYA

BEACHFRONT RESIDENCES

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UMM AL QUWAIN

FLOORPLAN GUIDE

1 BEDROOM  
FLOORPLAN GUIDE



# 1 BEDROOM/S

1 BED / 1 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA

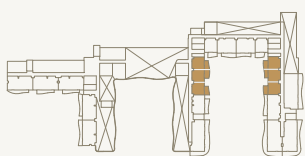
49 M2 / 524 FT2

TERRACE AREA

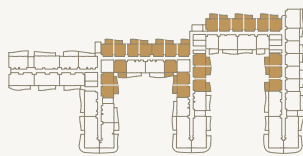
13 M2 / 138 FT2

TOTAL RESIDENCE

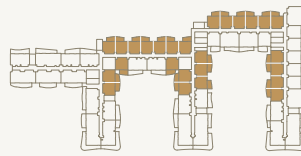
62 M2 / 662 FT2



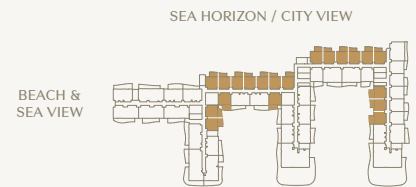
MEZZANINE



LEVEL 1



LEVEL 2 - 6



LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 7 - 8

A PROJECT BY

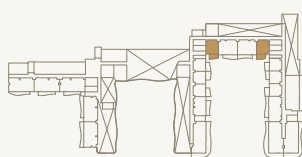
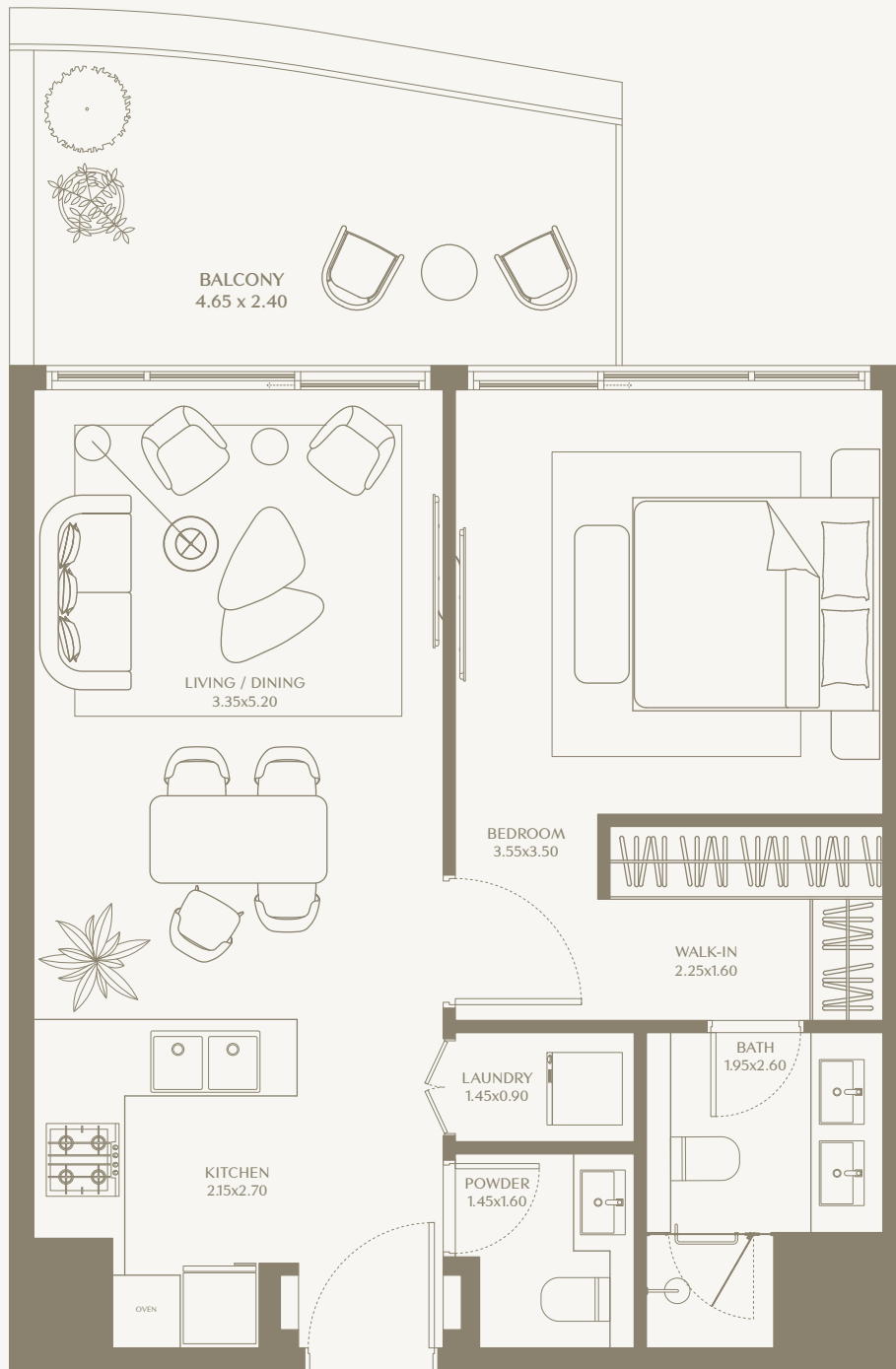


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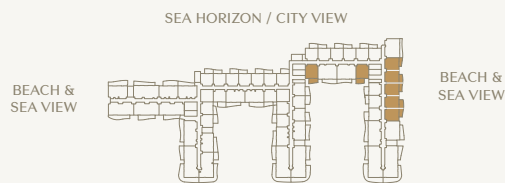
# 1 BEDROOM/L

1 BED / 1 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA	57 M2 / 609 FT2
TERRACE AREA	12 M2 / 134 FT2
TOTAL RESIDENCE	69 M2 / 743 FT2



MEZZANINE



LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 1 - 7

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2 BEDROOM  
FLOORPLAN GUIDE



# 2 BEDROOM/S

2 BED / 2 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA

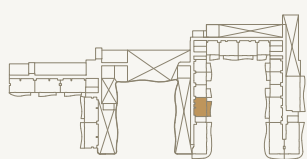
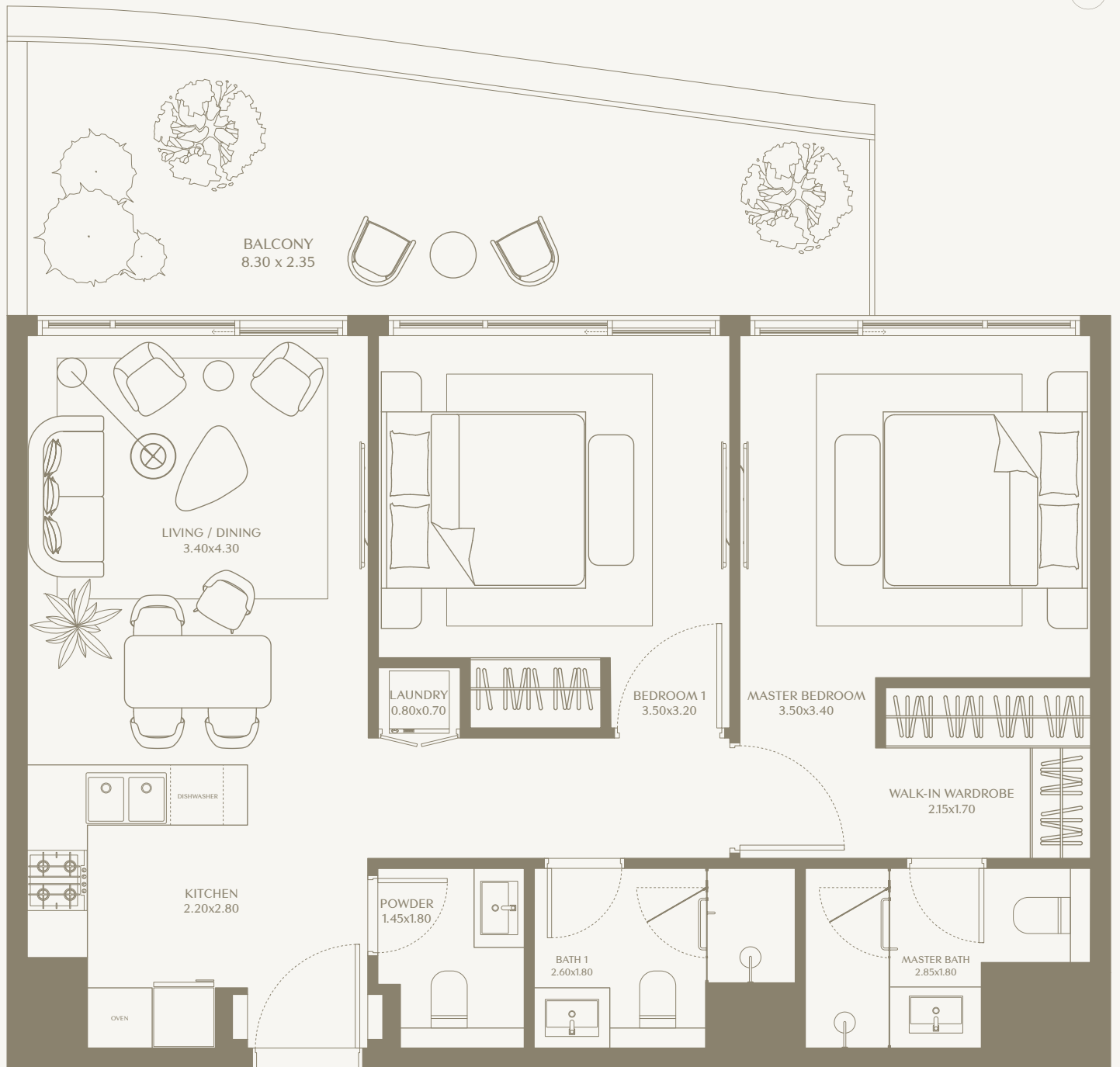
76 M2 / 820 FT2

TERRACE AREA

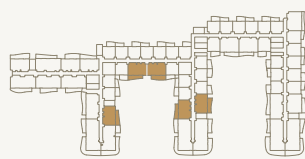
23 M2 / 247 FT2

TOTAL RESIDENCE

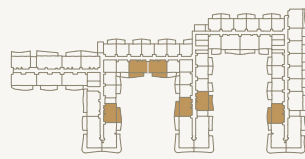
99 M2 / 1,067 FT2



MEZZANINE

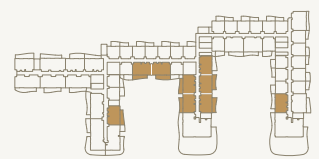


LEVEL 1



LEVEL 2 - 6

BEACH & SEA VIEW



LANDSCAPE / SEA / BEACH FRONT VIEW

BEACH & SEA VIEW

SEA HORIZON / CITY VIEW

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# 2 BEDROOM/M

2 BED / 2 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA

89 M2 / 963 FT2

TERRACE AREA

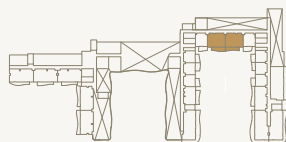
22 M2 / 242 FT2

TOTAL RESIDENCE

112 M2 / 1,205 FT2

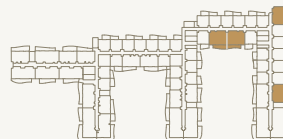


SEA HORIZON / CITY VIEW



MEZZANINE

BEACH & SEA VIEW



LANDSCAPE / SEA / BEACH FRONT VIEW

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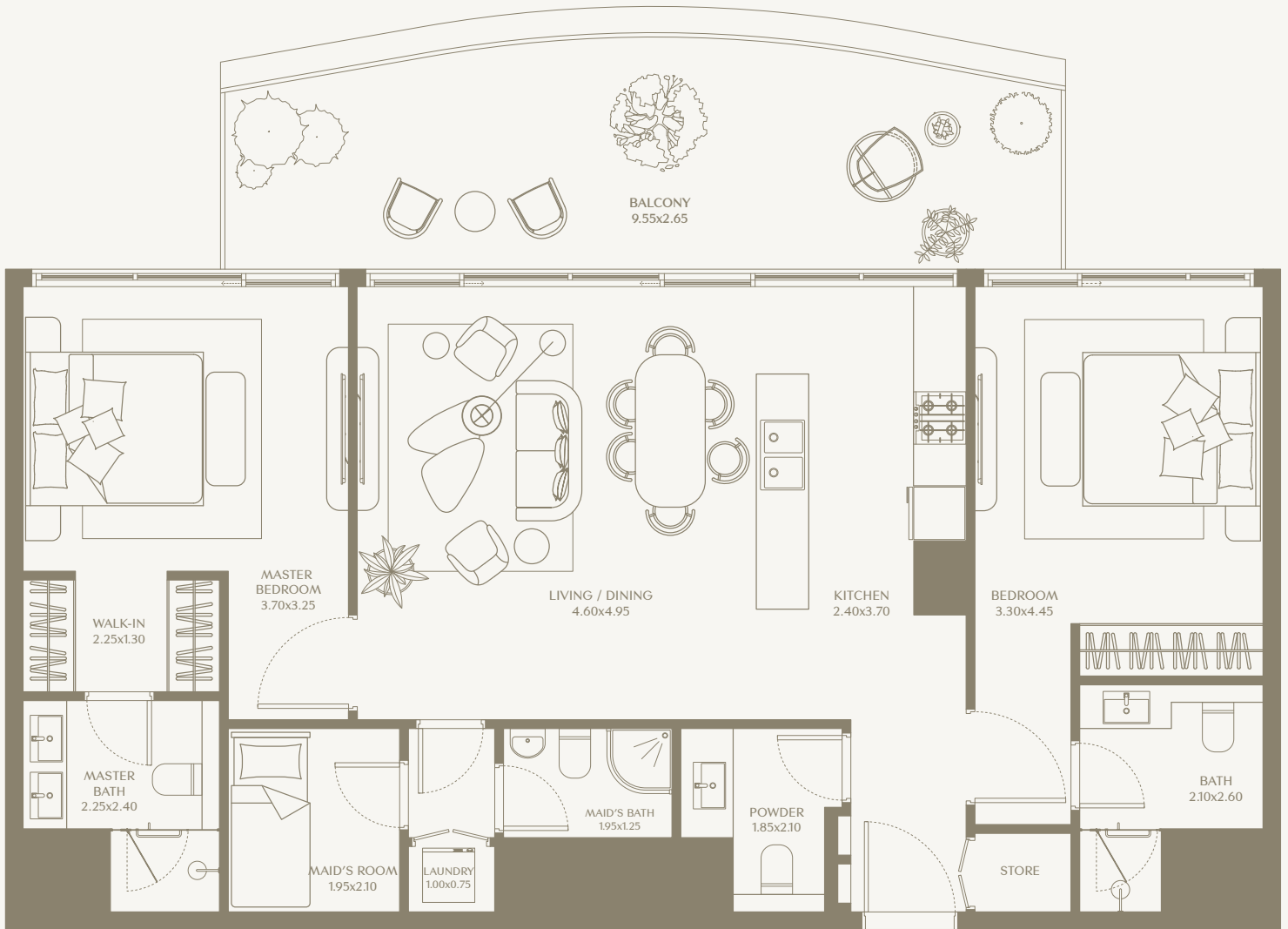


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# 2 BEDROOM/L-A

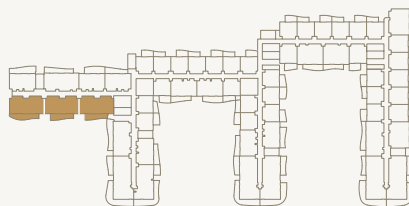
2 BED / 2 BATHS + FAMILY + MAID + SERVICE ROOM

A/C INTERIOR AREA	101 M2 / 1,083 FT2
TERRACE AREA	29 M2 / 308 FT2
TOTAL RESIDENCE	129 M2 / 1,391 FT2



SEA HORIZON / CITY VIEW

BEACH & SEA VIEW



BEACH & SEA VIEW

LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 1 - 7

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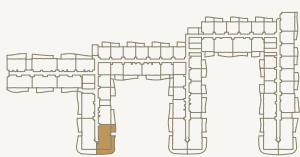
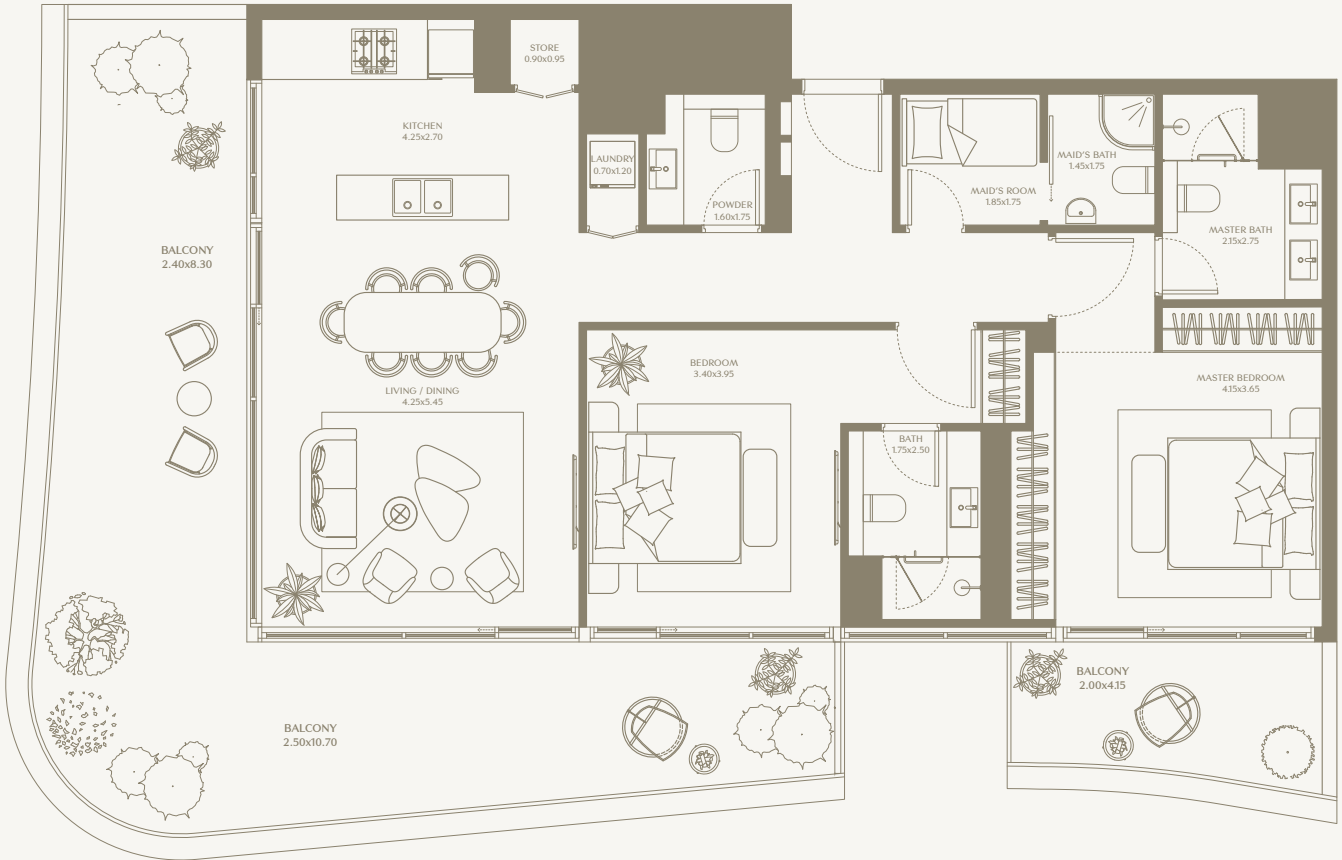
# 2 BEDROOM/L-B

2 BED / 2 BATHS + FAMILY + MAID + SERVICE ROOM

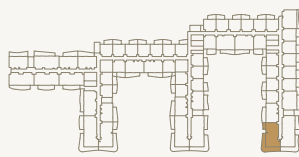
A/C INTERIOR AREA 106 M2 / 1,146 FT2

TERRACE AREA 54 M2 / 584 FT2

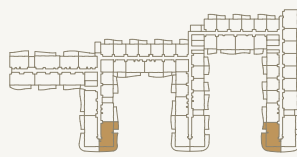
TOTAL RESIDENCE 161 M2 / 1,729 FT2



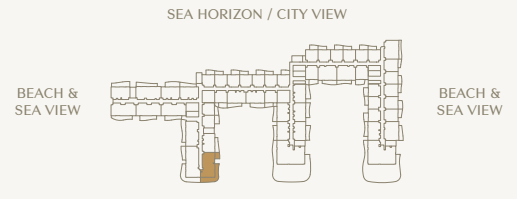
LEVEL 1



LEVEL 2, 4, 6



LEVEL 3, 5



LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 7

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# 2 BEDROOM /SIMPLEX

2 BED / 2 BATHS + FAMILY + MAID + SERVICE ROOM

A/C INTERIOR AREA 91 M2 / 977 FT2

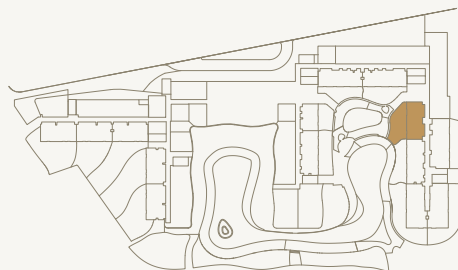
TERRACE AREA 78 M2 / 843 FT2

TOTAL RESIDENCE 169 M2 / 1,820 FT2



SEA HORIZON / CITY VIEW

BEACH & SEA VIEW



BEACH & SEA VIEW

LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 0

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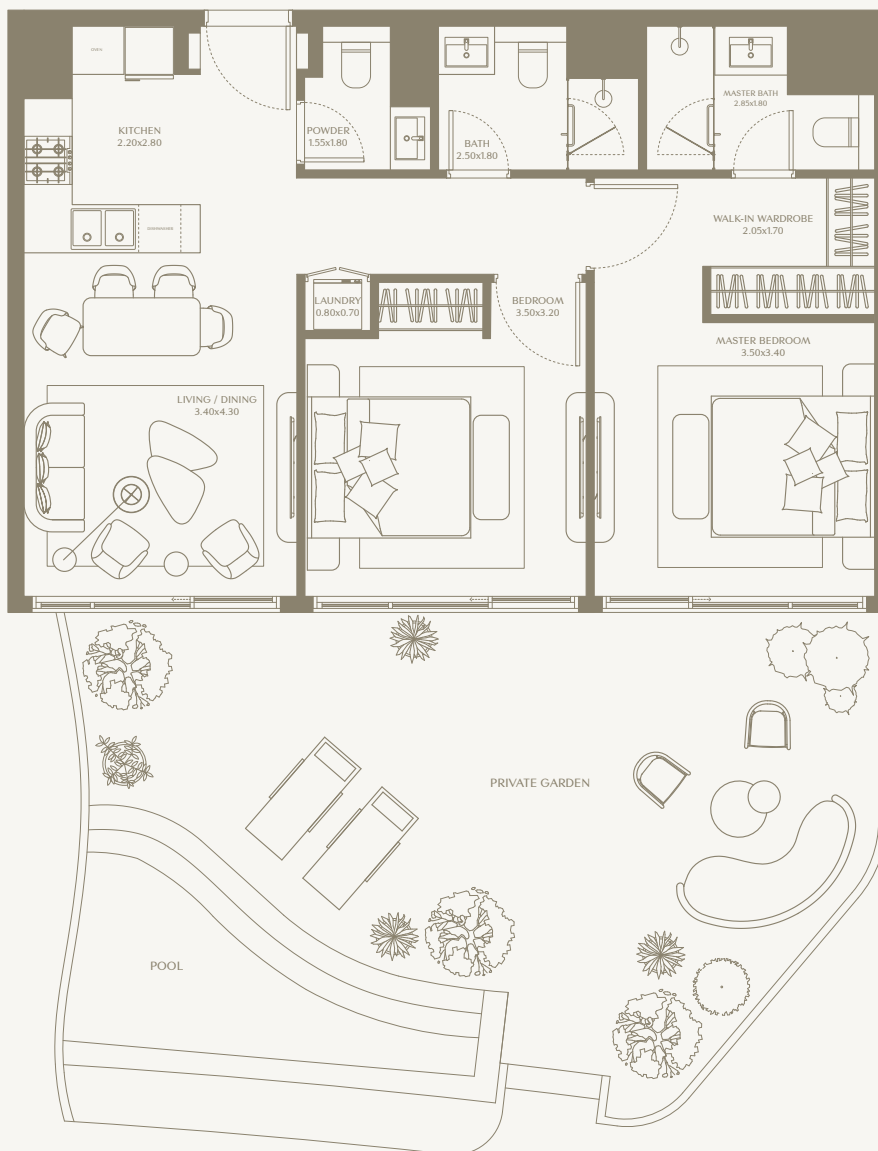
# 2 BEDROOM /SIMPLEX-A

2 BED / 2 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA 75 M2 / 815 FT2

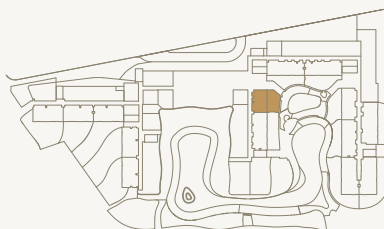
TERRACE AREA 62 M2 / 665 FT2

TOTAL RESIDENCE 137 M2 / 1,480 FT2



SEA HORIZON / CITY VIEW

BEACH &  
SEA VIEW



BEACH &  
SEA VIEW

LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 0

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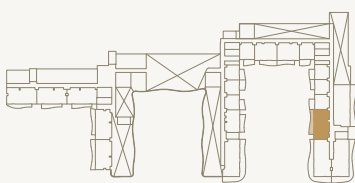
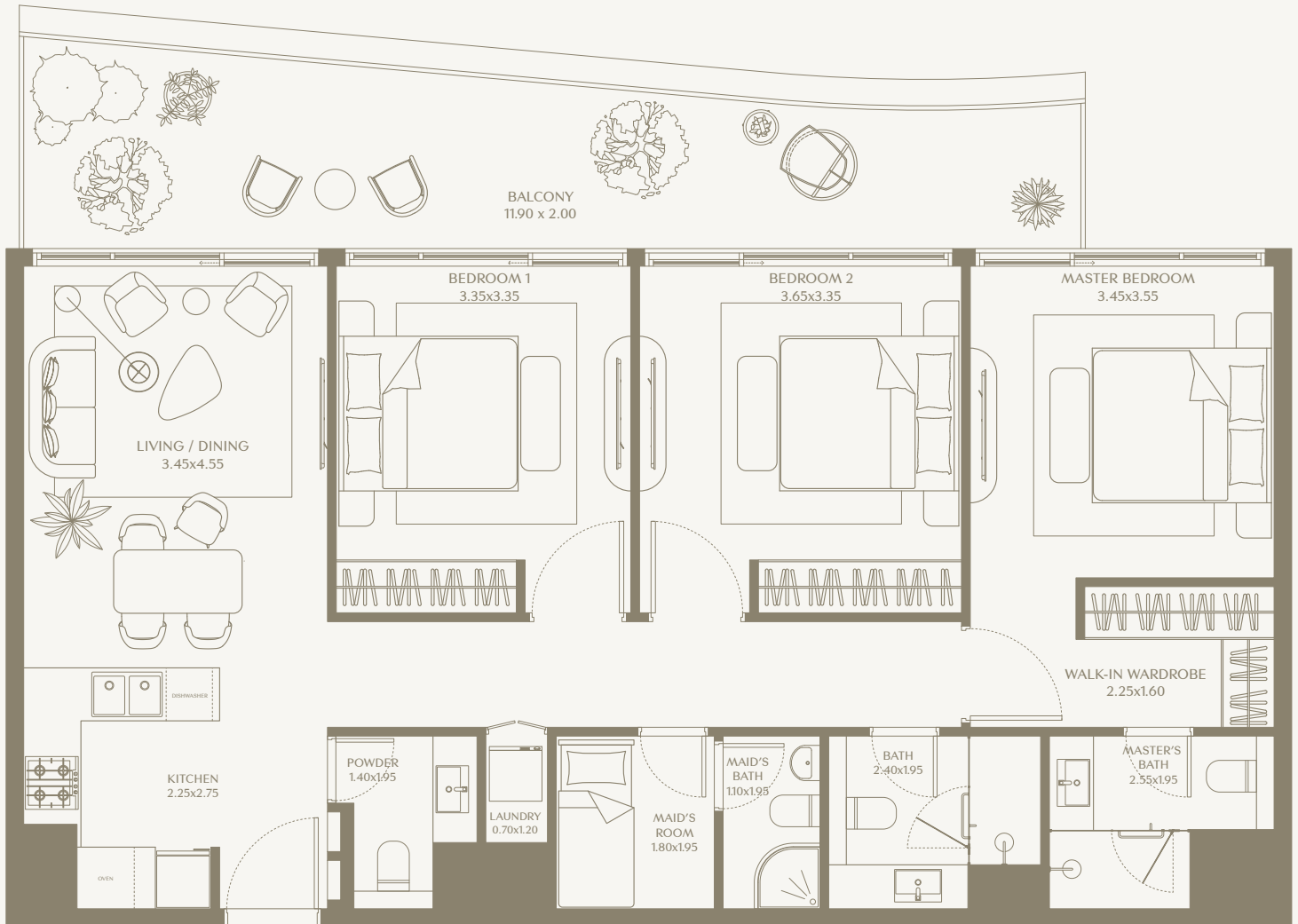
# 3 BEDROOM/S

3 BED / 3 BATHS + FAMILY + MAID + SERVICE ROOM

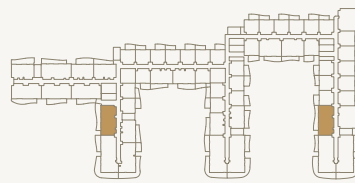
A/C INTERIOR AREA 105 M2 / 1,128 FT2

TERRACE AREA 27 M2 / 292 FT2

TOTAL RESIDENCE 132 M2 / 1,420 FT2

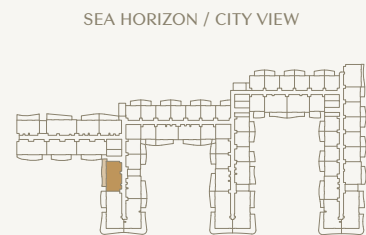


MEZZANINE



LEVEL 1

BEACH & SEA VIEW



LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 2 - 7

# 3 BEDROOM/L-A

3 BED / 3 BATHS + FAMILY + MAID + SERVICE ROOM

A/C INTERIOR AREA 123 M2 / 1,324 FT2

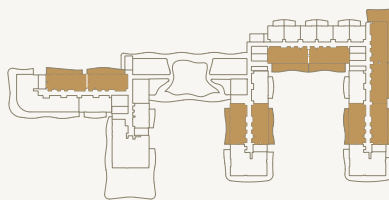
TERRACE AREA 51 M2 / 546 FT2

TOTAL RESIDENCE 174 M2 / 1,870 FT2



SEA HORIZON / CITY VIEW

BEACH & SEA VIEW



BEACH & SEA VIEW

LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 8

# 3 BEDROOM/L-B

3 BED / 3 BATHS + FAMILY + MAID + SERVICE ROOM

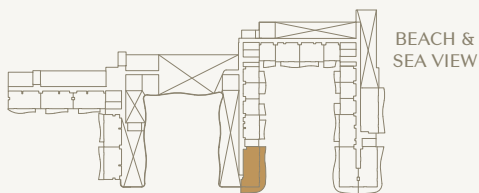
A/C INTERIOR AREA 137 M2 / 1,477 FT2

TERRACE AREA 61 M2 / 661 FT2

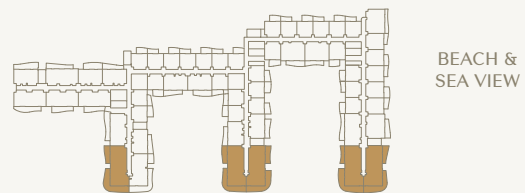
TOTAL RESIDENCE 199 M2 / 2,138 FT2



SEA HORIZON / CITY VIEW



MEZZANINE



LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 1 - 7

A PROJECT BY



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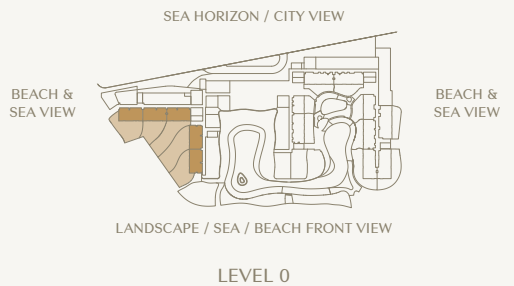
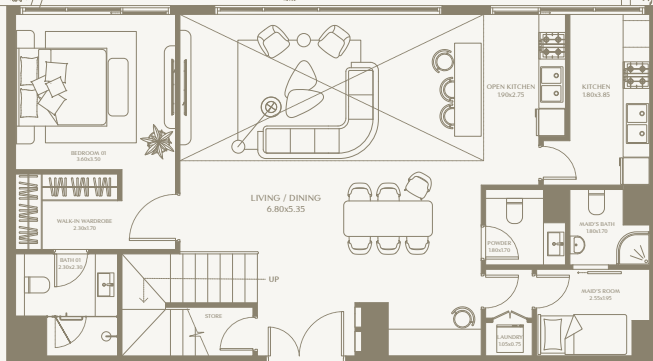
# 3 BEDROOM /DUPLEX

3 BED / 4 BATHS + FAMILY + SERVICE ROOM  
BEACH LEVEL

A/C INTERIOR AREA 200 M2 / 2,155 FT2

TERRACE AREA 237 M2 / 2,547 FT2

TOTAL RESIDENCE 437 M2 / 4,702 FT2



A PROJECT BY

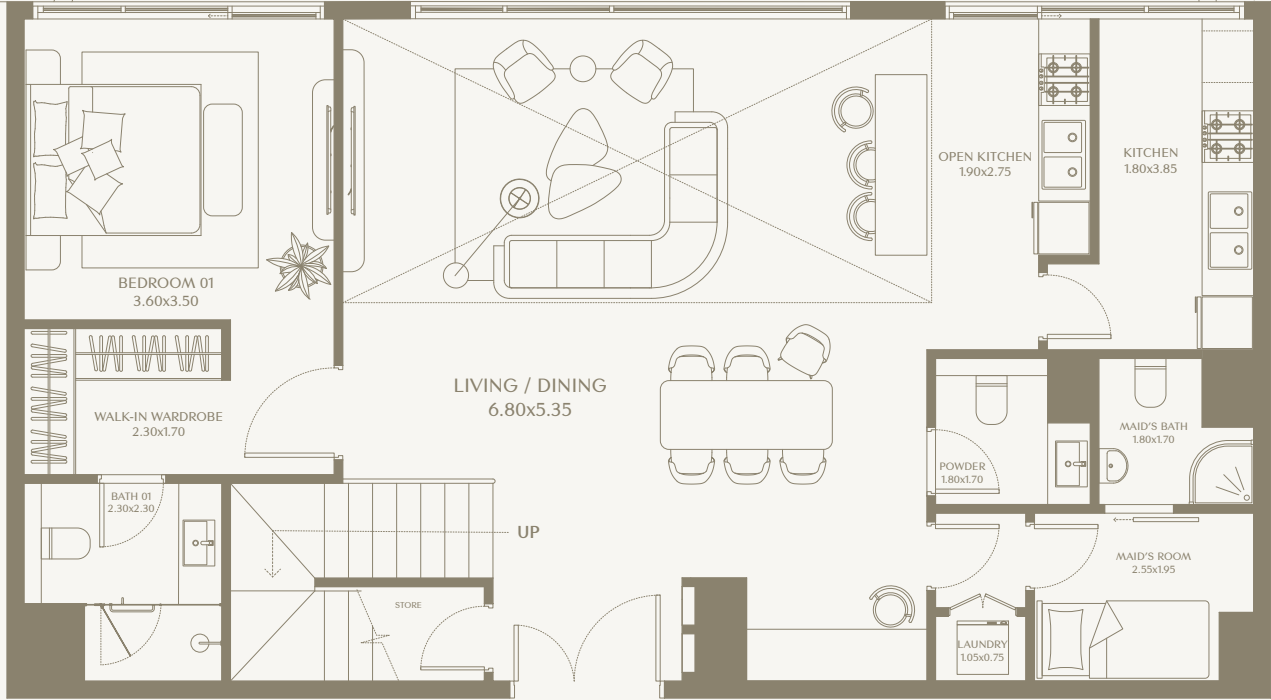
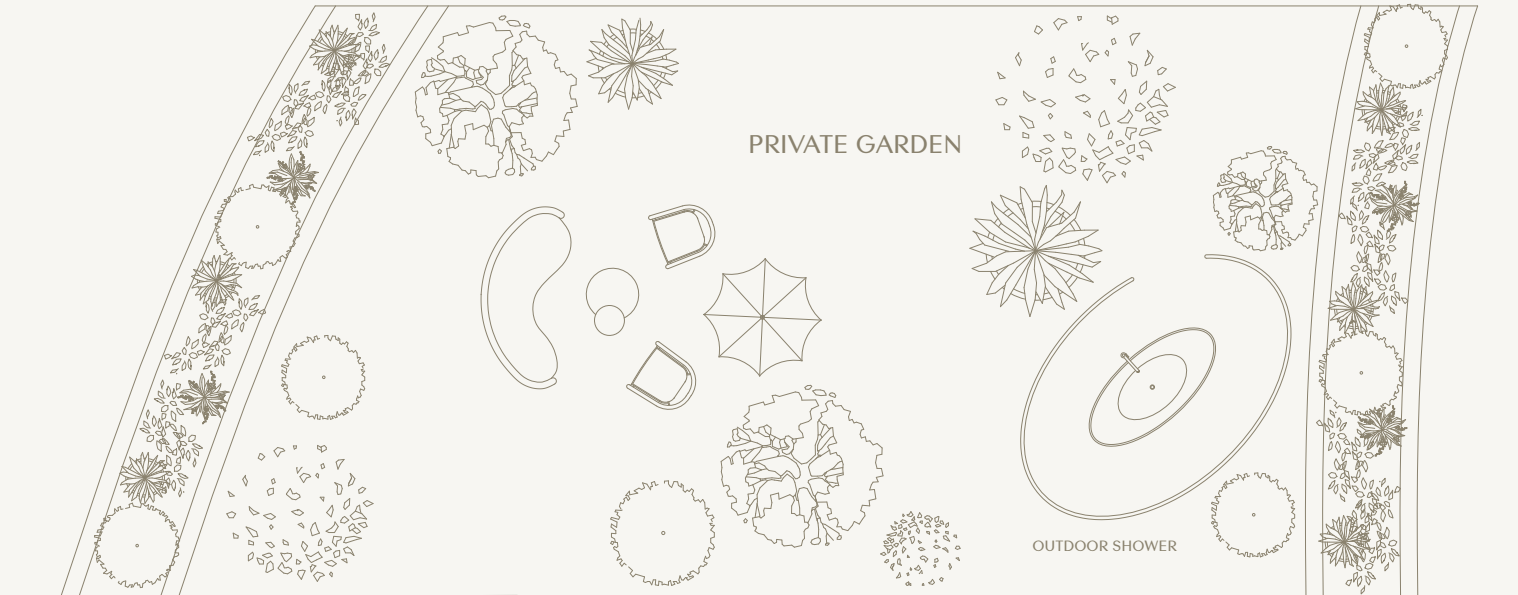


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# 3 BEDROOM /DUPLIX

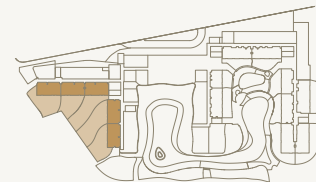
3 BED / 4 BATHS + FAMILY + SERVICE ROOM  
LOWER LEVEL

A/C INTERIOR AREA	200 M2 / 2,155 FT2
TERRACE AREA	237 M2 / 2,547 FT2
TOTAL RESIDENCE	437 M2 / 4,702 FT2



SEA HORIZON / CITY VIEW

BEACH & SEA VIEW



BEACH & SEA VIEW

LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 0

A PROJECT BY

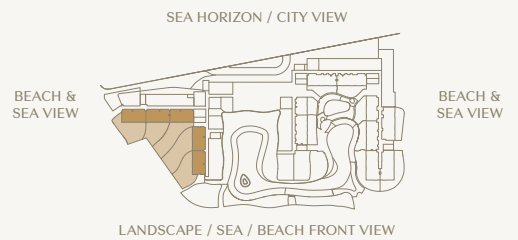
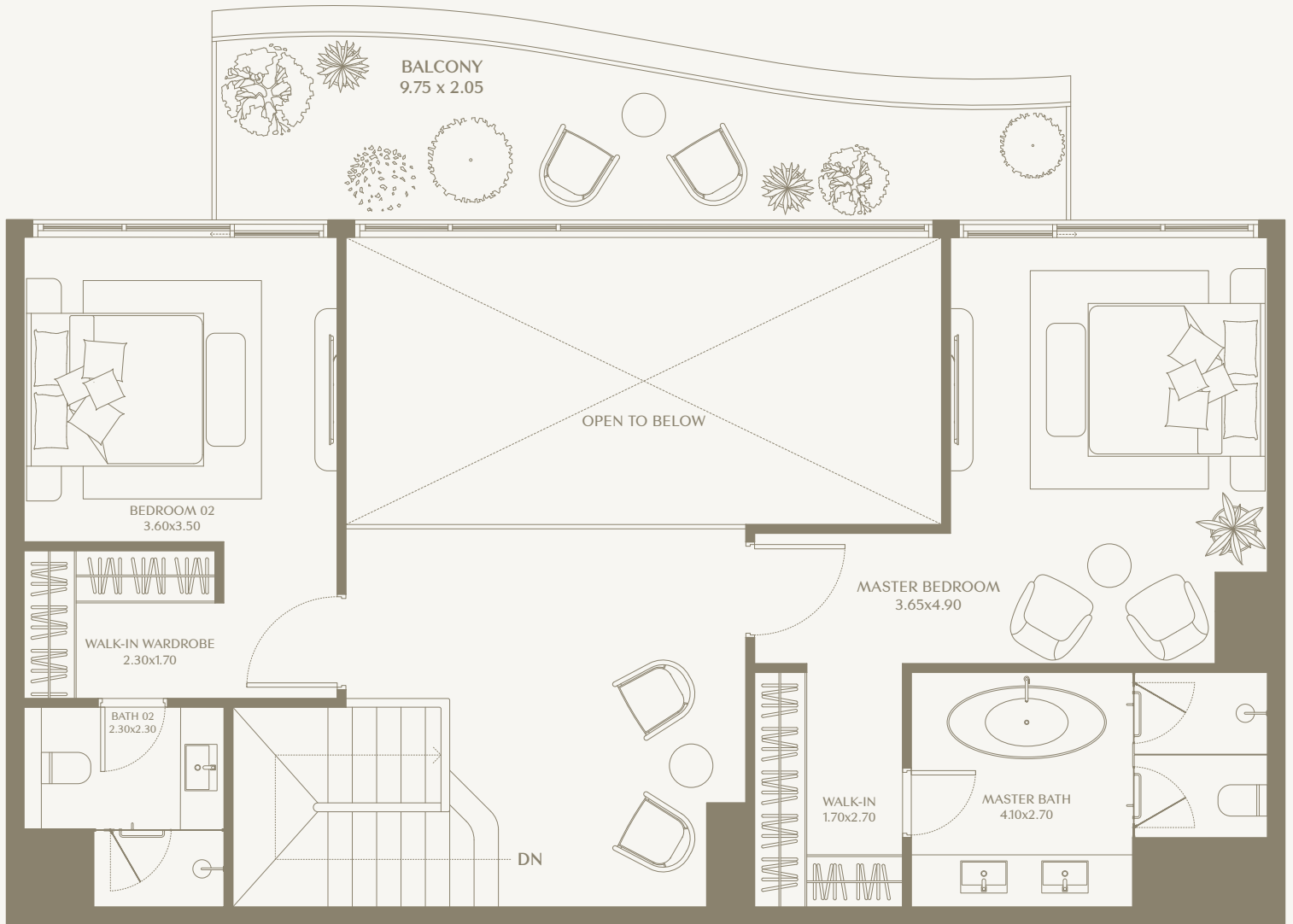


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# 3 BEDROOM /DUPLIX

3 BED / 4 BATHS + FAMILY + SERVICE ROOM  
UPPER LEVEL

A/C INTERIOR AREA	200 M2 / 2,155 FT2
TERRACE AREA	237 M2 / 2,547 FT2
TOTAL RESIDENCE	437 M2 / 4,702 FT2



LEVEL 0

A PROJECT BY



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SKY VILLA  
FLOORPLAN GUIDE

# SKY VILLA

4 BED / 5 BATHS + FAMILY + SERVICE ROOM

## LOWER LEVEL

A/C INTERIOR AREA

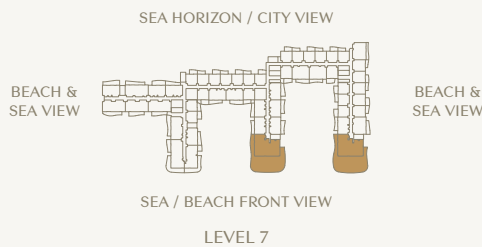
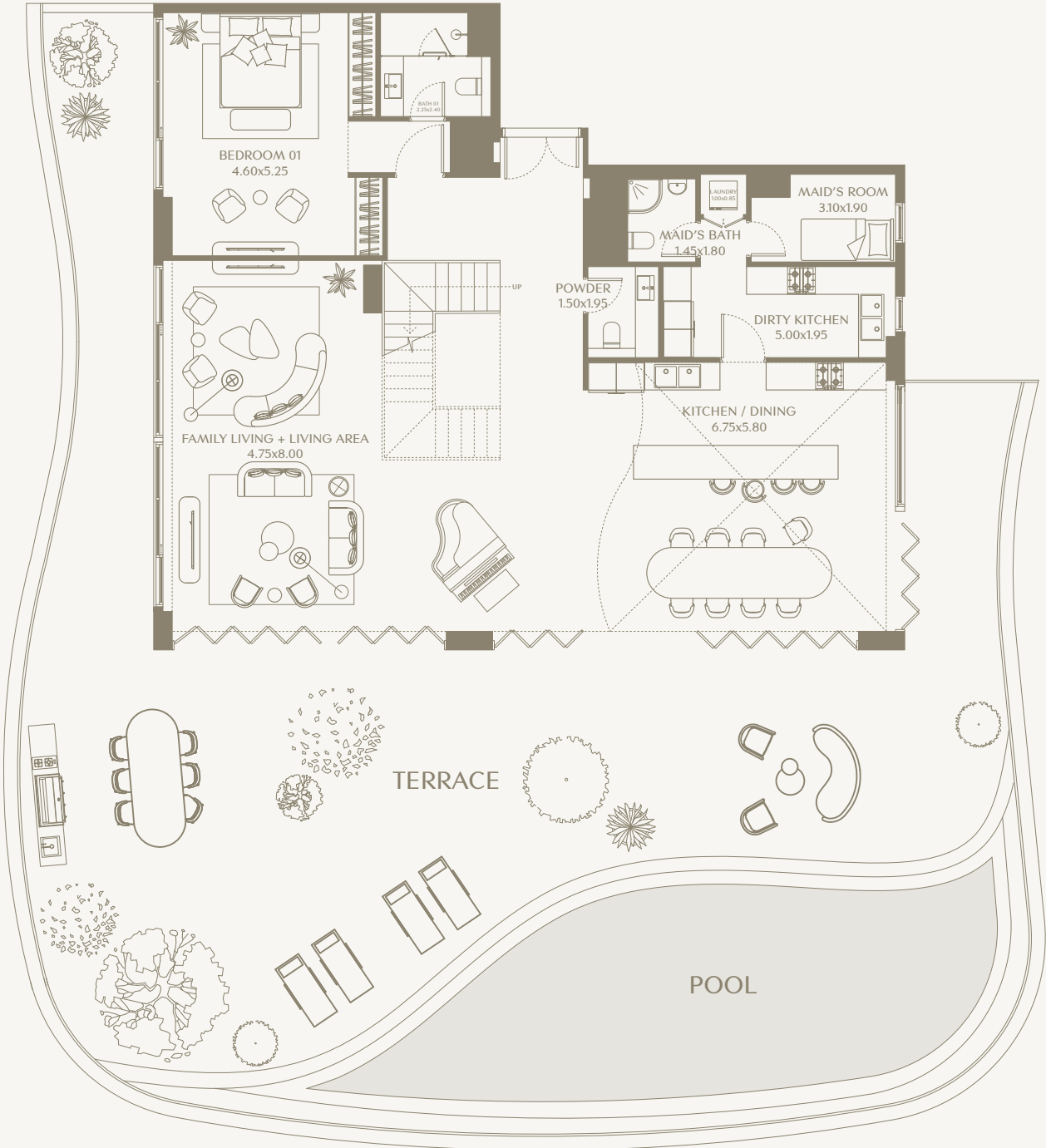
342 M2 / 3,677 FT2

TERRACE AREA

361 M2 / 3,886 FT2

TOTAL RESIDENCE

703 M2 / 7,563 FT2



LEVEL 7

A PROJECT BY



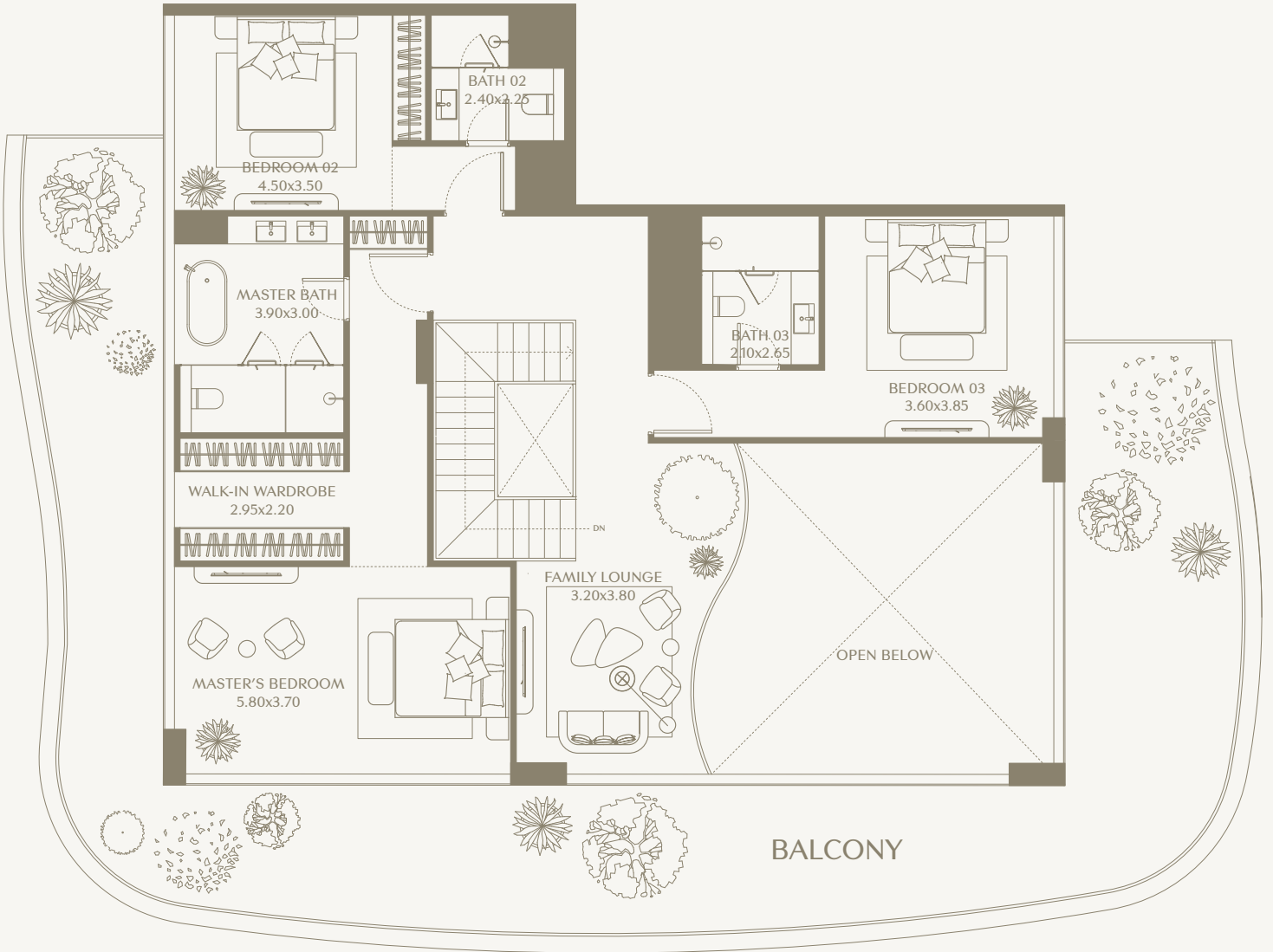
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# SKY VILLA

4 BED / 5 BATHS + FAMILY + SERVICE ROOM

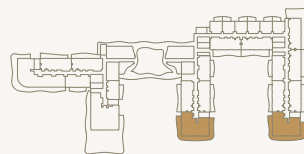
## UPPER LEVEL

A/C INTERIOR AREA	342 M2 / 3,677 FT2
TERRACE AREA	361 M2 / 3,886 FT2
TOTAL RESIDENCE	703 M2 / 7,563 FT2



SEA HORIZON / CITY VIEW

BEACH & SEA VIEW



BEACH & SEA VIEW

SEA / BEACH FRONT VIEW

LEVEL 8

A PROJECT BY



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