

FLOOR PLAN AND SPECIFICATIONS

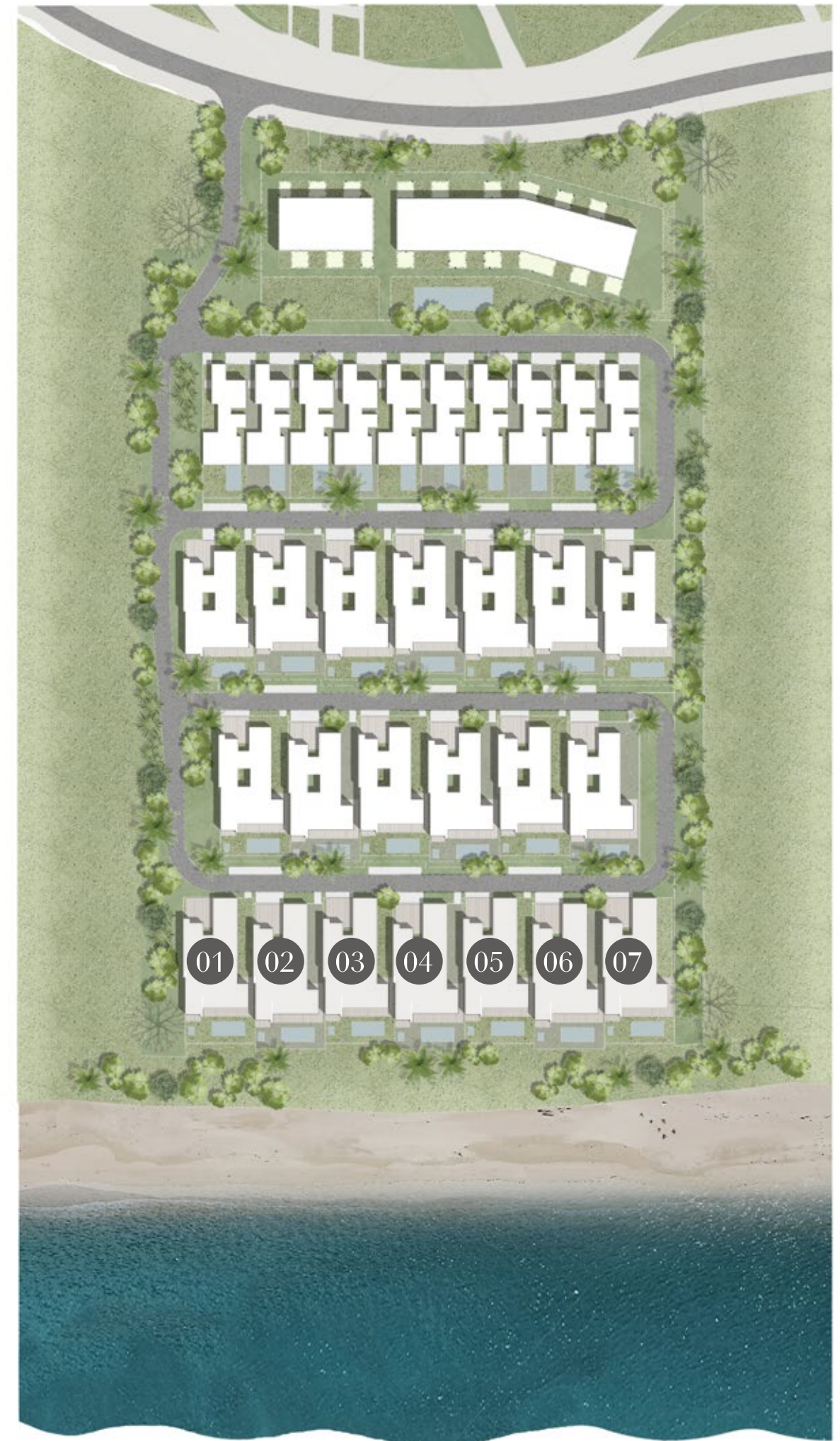
FACT SHEET

PROJECT FEATURES

- Community access with a private and secure entrance
- 24-hour security with CCTV coverage
- Full landscaping for private and common areas
- Ample pedestrian walkways
- Direct beach access
- 10-km professional cycling track within the development
- Walking distance to The Oberoi Beach Resort, Al Zorah
- In proximity of the Al Zorah championship 18-hole golf course, Al Zorah marinas, and the Zoya Health and Wellness Resort

VILLAS FEATURES

- Spacious living and dining space with uninterrupted panoramic sea views
- Private beach access
- Three different entrances: main guest, secondary family, and service entrances
- Gardens, private pools and external shaded areas
- Fitted kitchen with a spacious internal courtyard area that allow ample spaces flooded with light and cross-ventilated, as well as open sea views throughout
- Master bedroom suites with direct sea views
- All bedrooms with en-suite naturally ventilated bathrooms, fitted cupboards, and garden access
- Up to three enclosed parking spaces
- Service area including a maid's room and bathroom



LAND AREA

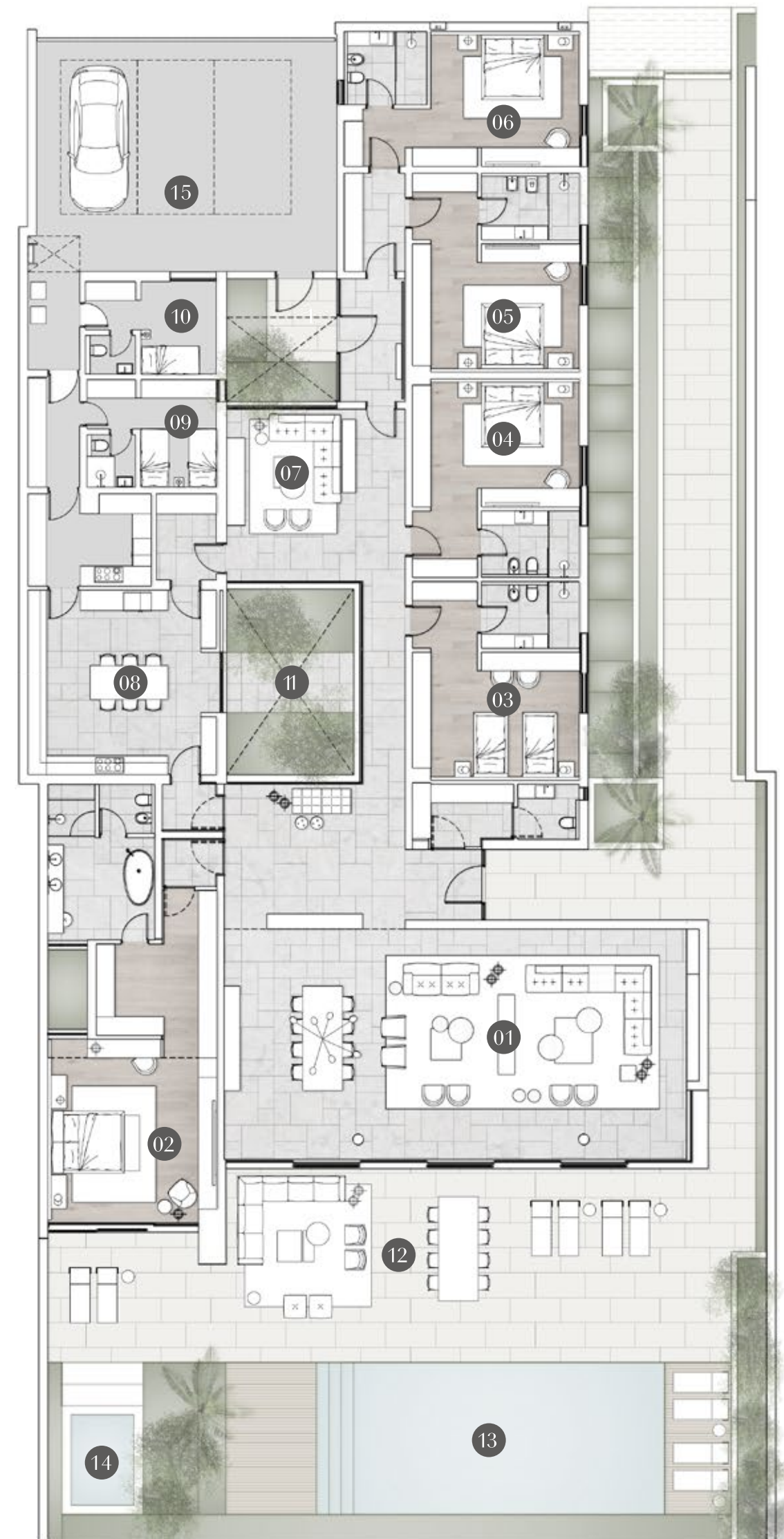
12,900 sqft

SELLABLE BUILT-UP AREA

7,338

SQFT

- 01 DINING AND LIVING (158.55 M²) 12.3M X 15.5M
Lobby 4.7m x 8.4m
Powder Room 2.0m x 5.4m
- 02 MASTER BEDROOM (68.68 M²) 14.3M X 5.5M
Dressing 3.1m x 2.1m
Master Bathroom 5.1m x 3.5m
Courtyard 2.6m x 1.3m
- 03 BEDROOM 1 (34.31 M²) 6.5M X 5.5M
Dressing 2.2m x 2.1m
Bathroom 2.2m x 3.2m
- 04 BEDROOM 2 (34.43 M²) 6.5M X 5.5M
Dressing 2.2m x 2.1m
Bathroom 2.2m x 3.2m
- 05 BEDROOM 3 (34m²) 5m X 4.6m
Dressing 2.2m x 2.1m
Bathroom 2.2m x 3.2m
- 06 BEDROOM 4 (32.48 M²) 4.4M X 7.7M
Dressing 1.9m x 2m
Bathroom 2.4m x 2.7m
- 07 FAMILY ROOM (41.70 M²) 12.2M X 5.8M
Corridor 12.2m x 1.4m
- 08 KITCHEN (58.28 M²) 9.1M X 6.3M
Service Kitchen 3.0m x 4.0m
- 09 STAFF BEDROOM (20.56 M²) 3.5M X 4.2M
Dressing 1.6m x 1.6m
Staff Bathroom 1.7M X 1.6M
Laundry 3.6M X 1.7M
- 10 DRIVER BEDROOM (12.41 M²) 3.0M X 4.3M
Dressing 1.6M X 1.6M
Driver Bathroom 1.3m x 1.6m
- 11 COURTYARD (24.98 M²) 6.0M X 4.1M
- 12 LIVING TERRACE
- 13 POOL
- 14 JACUZZI
- 15 PARKING



INTERNAL FINISHES

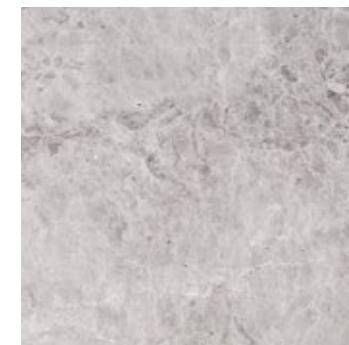
1. Marble Floor (Entrance, Living, Dining, Kitchen)
2. Oak Walls, Ceiling and Joinery (Living Rooms, Kitchen, Master Bedroom)
3. Joinery Marble Base (Living Rooms)
4. Joinery Back Panel (Living Room)
5. Timber Floor (Bedrooms)
6. Kitchen Top (Kitchen)
7. Feature Plaster Wall (Main Corridor)
8. Kitchen Full-height Storage (Kitchen)
9. Oak Joinery (Family Bedrooms)
10. Master Wardrobe Internals
11. Joinery Back Panel
12. Wall Cladding (Dining Room)
13. Master Bathroom Vanity Top
14. Master Bathroom Vanity Storage
15. Master Bathroom Vanity Top
16. Master Bathroom Vanity Storage
17. Bathroom Wall and Floor Stone Tiles



ENTRANCE

The entrance features a custom-designed timber ceiling and wall panelling that serve as a distinctive element, marking the arrival area and encircling the green courtyard. The bespoke timber ceiling adds a unique touch to the entrance and guides individuals towards the private rooms.

1. Oak wall panelling
2. Marble stone floor
3. Oak ceiling panelling
4. Feature metal and glass joinery with bench stone
5. Integrated high quality ceiling spotlights
6. Oak flush interior doors integrated with the panelling
7. Feature plaster wall
8. Wardrobes with solid timber doors and bench
9. Oak vanity joinery
10. Marble vanity top and sinks



FLOOR



WALL



CEILING



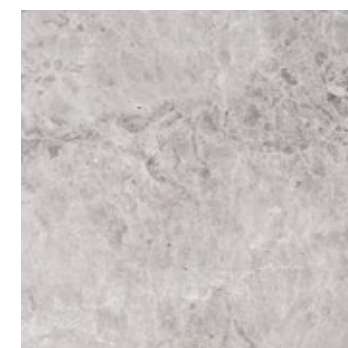
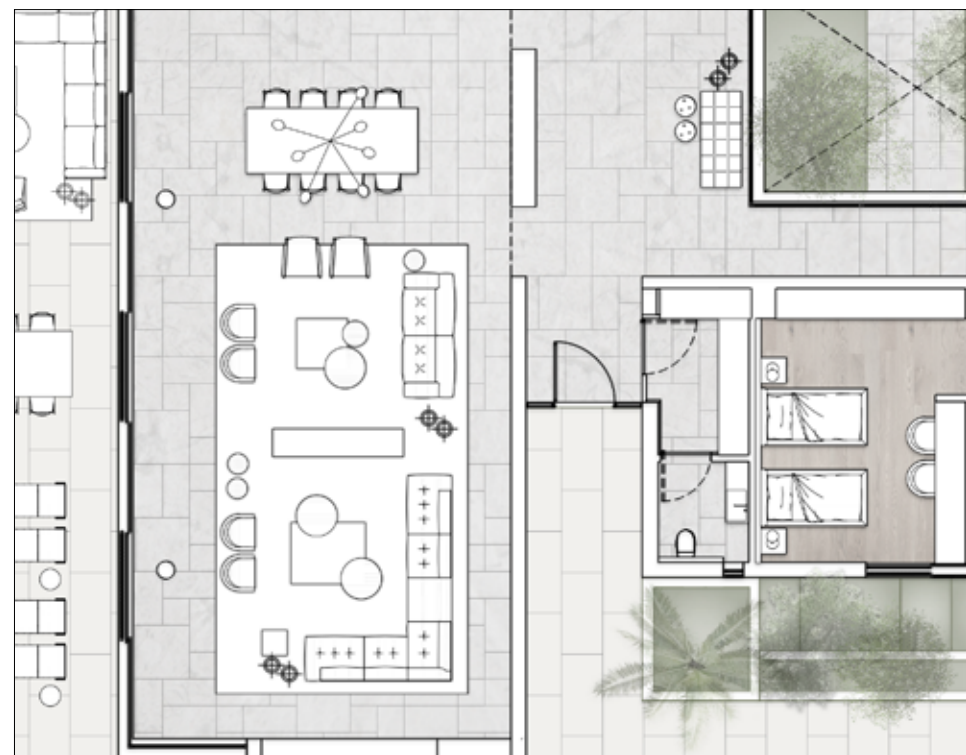
WALL

DINING ROOM

The dining room is enhanced by an elegant screen that serves to delineate the space from the entrance. The space is enhanced with wall panelling that aligns with the table area.

The stone floor pattern from the entrance seamlessly extends, creating a cohesive flow throughout the interconnected spaces.

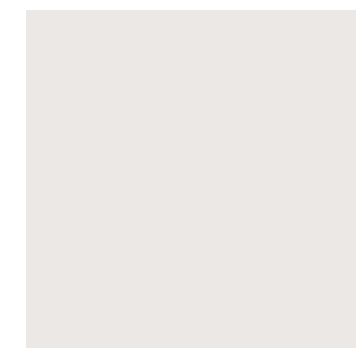
1. Walls high-quality matte-finish paint
2. Ceiling high-quality matte-finish paint
3. Metal and glass room divider with a stone base
4. Wall cladding
5. Marble stone floor



FLOOR



WALL



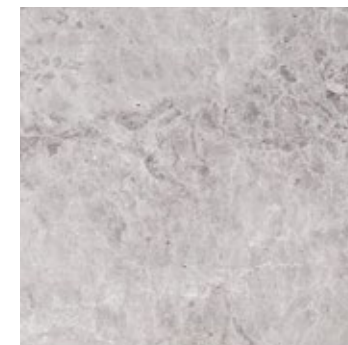
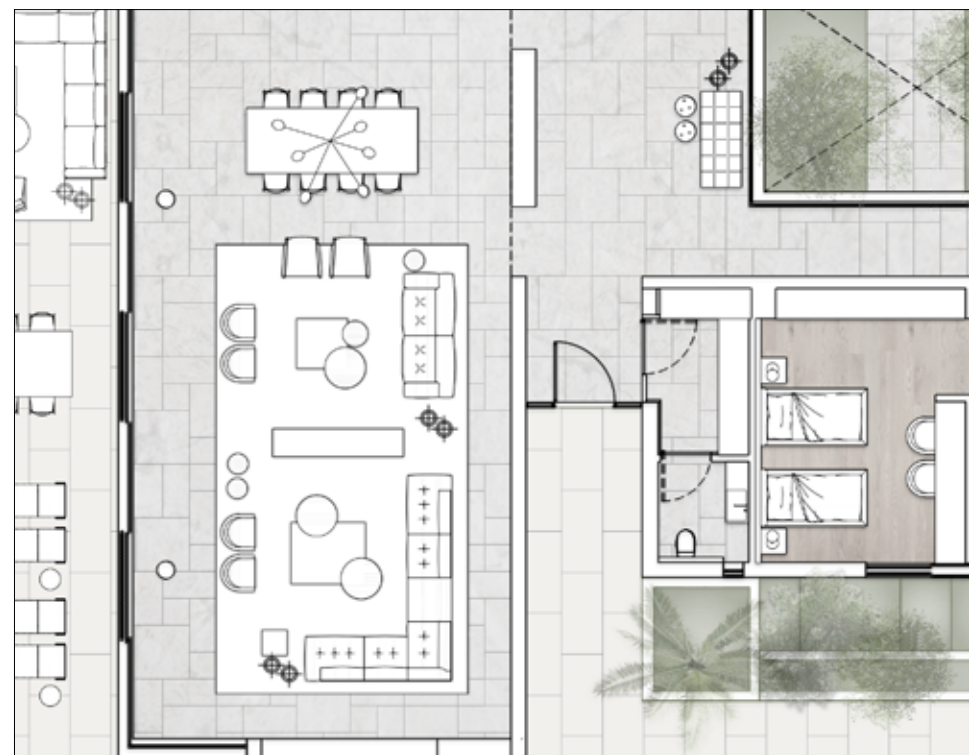
CEILING AND WALLS

LIVING ROOM

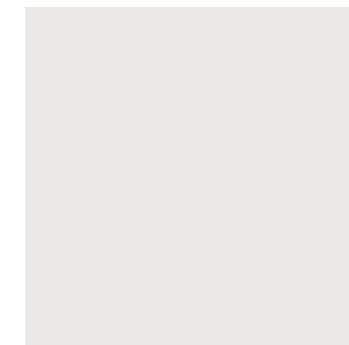
The living room showcases a custom-designed TV wall with backlit shelves and storage above a stone base.

The ceiling design, incorporating coves with subtly integrated lighting, adds to a sophisticated and ambient illumination.

1. Walls high-quality matte-finish paint
2. Ceiling high-quality matte-finish paint
3. TV unit with storage and stone base
4. Marble stone floor



FLOOR



CEILING AND WALLS



JOINERY



JOINERY



JOINERY

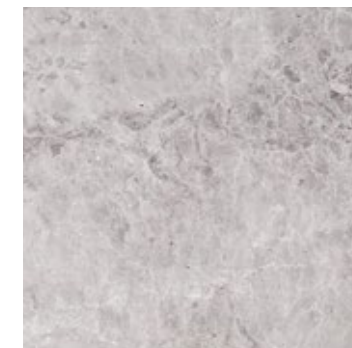
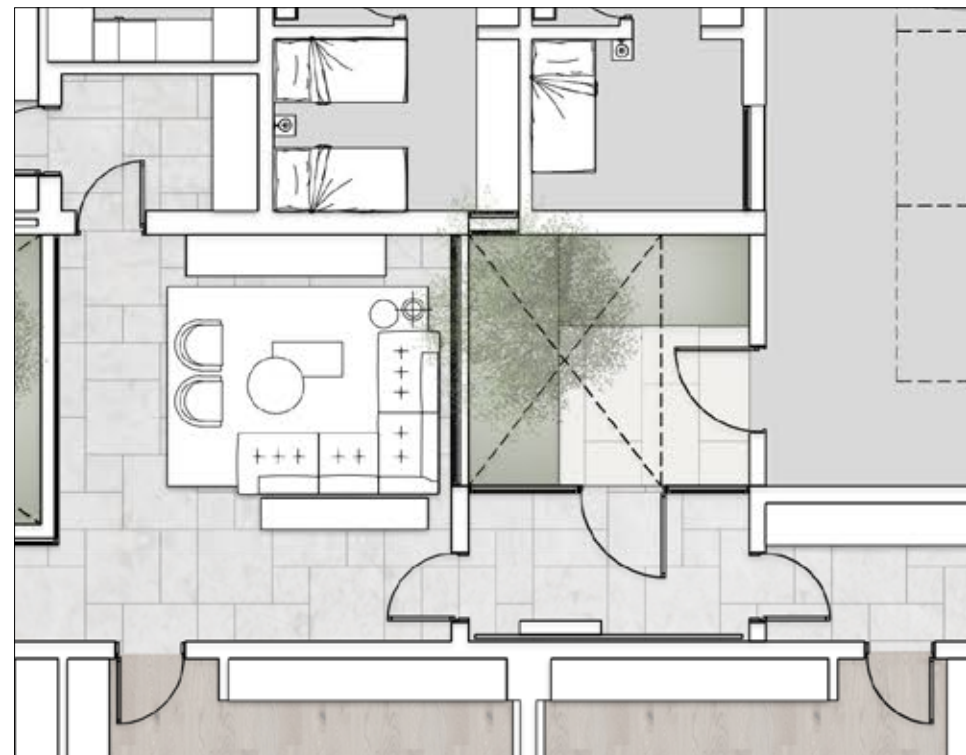


WALL

FAMILY LIVING ROOM

The family living room at the rear of the house radiates a distinctive atmosphere, situated between the courtyards and characterized by the timber ceiling.

1. Oak wall panelling
2. Marble stone floor
3. Oak ceiling panelling
4. TV unit with storage and stone base
5. Oak flush interior doors integrated with the panelling
6. Feature plaster wall



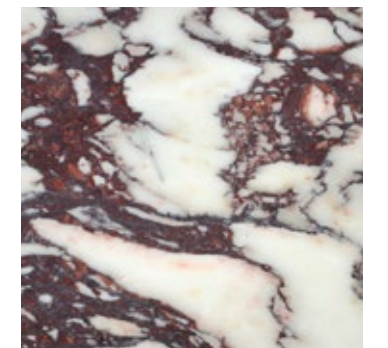
FLOOR



WALL



CEILING



JOINERY



WALL

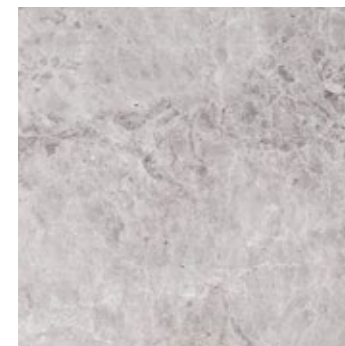
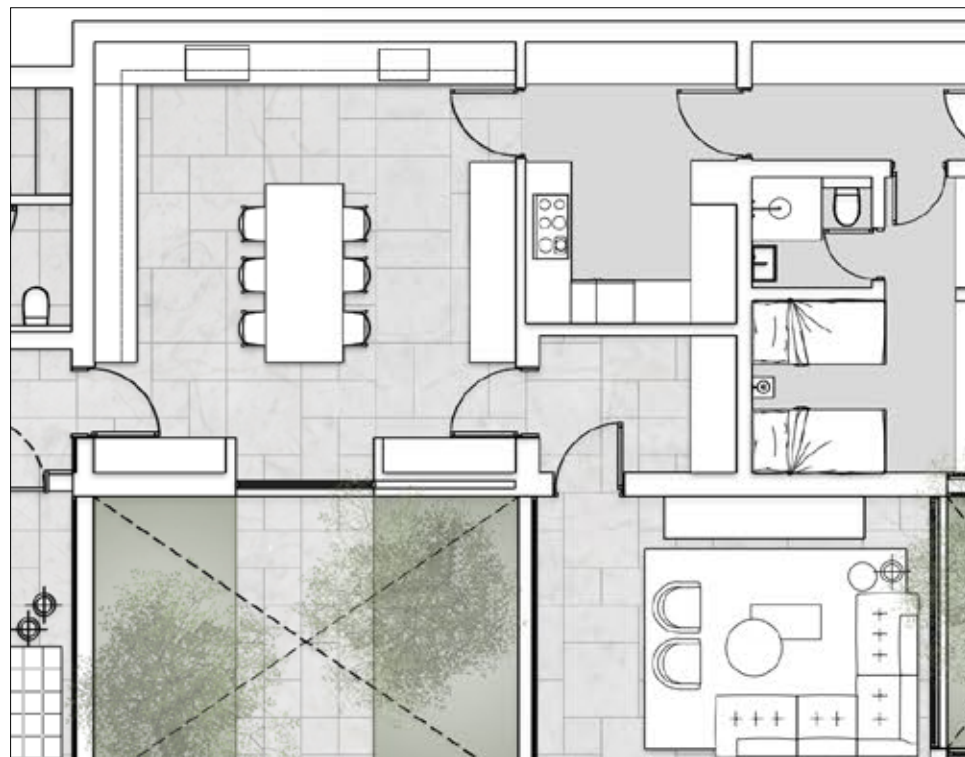
KITCHEN

European-branded kitchens, individually designed for excellence, boast top-tier quality. They showcase lacquered full-height units, illuminated glass high-level cabinets, and complementary timber base units that harmonize with the overall aesthetic of the apartment. Selected for both elegance and practical robustness, the counter tops are crafted from high-quality porcelain tile, complemented by a matching splash back and integrated sink.

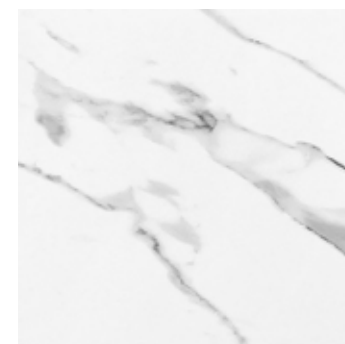
1. High-quality porcelain tile counter top
2. High level cabinets with built-in hood
3. High level cabinets with glass display
4. Timber base units
5. Lacquered full-height units with integrated appliances
6. Ceiling high-quality matte-finish paint
7. Marble stone floor

Integrated appliances are by Miele or approved equivalent and include:

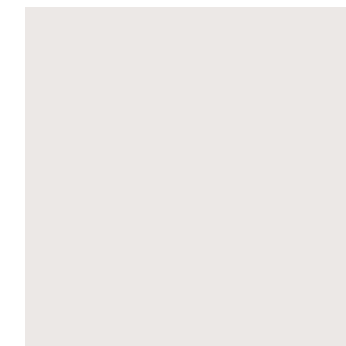
8. Built-in coffee machine
9. Gourmet warming drawer
10. Built-in oven
11. Built-in steam oven
12. Built-in microwave
13. Two integrated dishwashers
14. Full height large integrated fridge
15. Full height large integrated freezer
16. Full-surface induction hob
17. Built-in hood
18. Integrated sink
19. 3-in-1 tap with flexible pull-out hoses
20. Wine fridge



FLOOR



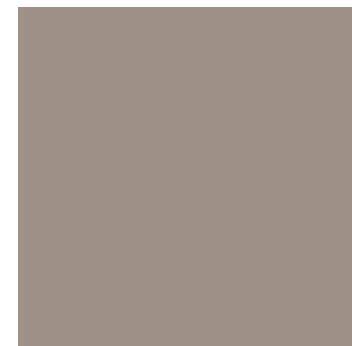
KITCHEN



CEILING AND WALLS



KITCHEN



KITCHEN

MASTER BEDROOM

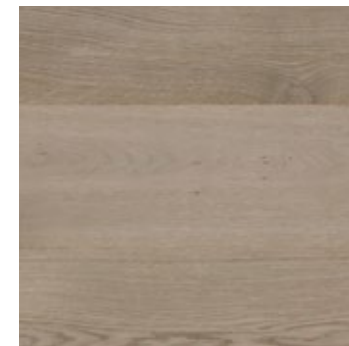
The master bedroom, with a beautiful view, welcomes with warm finishes, featuring an inviting timber vestibule that seamlessly extends into a walk-in closet. The warm tones persist as bespoke joinery leads towards the sleeping area. The fitted wardrobes in the master bedroom showcase back-lit smoked glass doors, revealing high-quality interiors complete with shelves, hanging rails, and drawers. This combination of elegant design and practical functionality enhances the overall allure of the master suite.

The bedroom's timber flooring not only enhances the visual appeal of the private rooms but also infuses a sense of warmth and sophistication, creating a distinct and relaxing atmosphere.

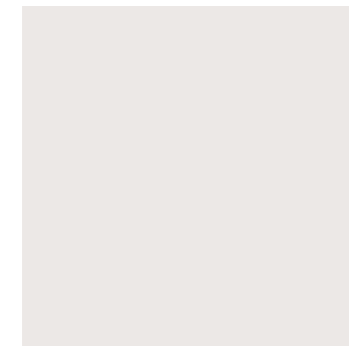
The ceiling design provides soft, indirect, and dimmable lighting.

The window treatment provides two tracks, accommodating both sheer and blackout curtains for versatile light control and privacy options.

1. Walls high-quality matte-finish paint
2. Ceiling high-quality matte-finish paint
3. Timber floor
4. Oak wall panelling with lacquered inserts
5. TV unit with storage
6. Wardrobes with back-lit smoked glass doors
7. Oak flush interior doors integrated with the panelling



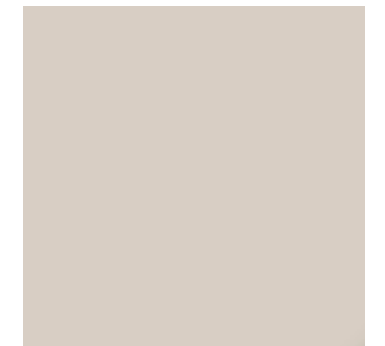
FLOOR



CEILING AND WALLS



JOINERY



JOINERY



JOINERY

MASTER BATHROOM

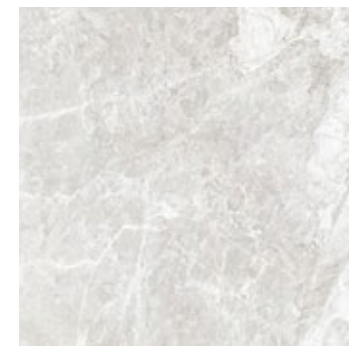
The master bathroom features high-quality natural stone on both the floors and walls.

The bathrooms feature high-quality sanitary ware, complemented by a modern selection of taps and showers, all sourced from Italy.

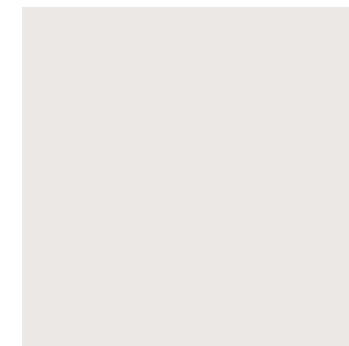
Key elements of the bathroom include a freestanding bath paired with floor-mounted taps and bespoke stone vanity units featuring timber storage.

The shower areas are equipped with large-format shower screens or doors and a stone bench. As an additional option, a steam shower is available.

1. Marble stone floor
2. Marble wall tiles
3. Ceiling high-quality matte-finish paint
4. Oak vanity joinery
5. Marble vanity top and sinks



FLOOR AND WALLS



CEILING



VANITY



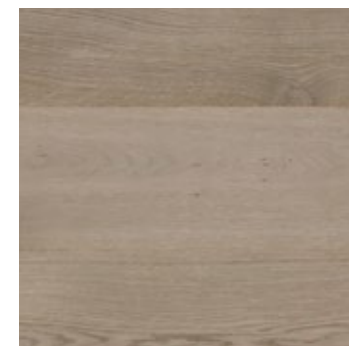
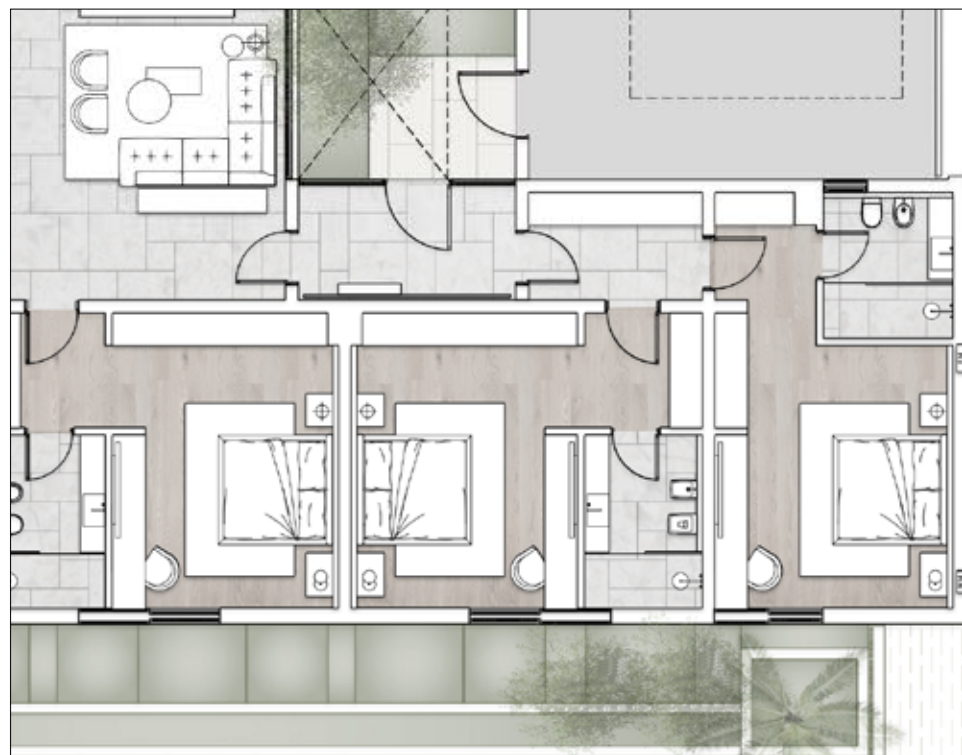
VANITY

FAMILY BEDROOM

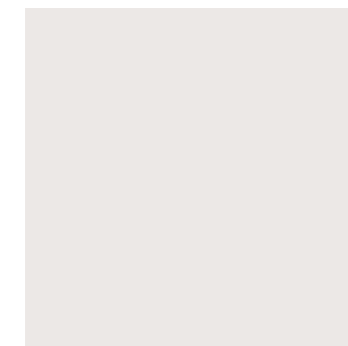
The family bedroom showcases timber flooring and includes two fitted wardrobes. One wardrobe features back-lit smoked glass doors, while the other has timber doors, harmonizing with the timber wall panelling at the entrance. A bespoke fitted desk adds to the comfort of the room, providing a tailored and functional touch to the space.

A ceiling with discreet, dimmable downlights and coves that conceal two tracks for window treatments ensure comfort in the room.

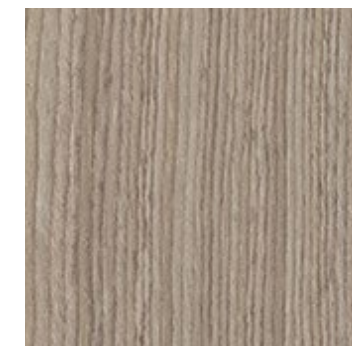
1. Walls high-quality matte-finish paint
2. Ceiling high-quality matte-finish paint
3. Timber floor
4. Oak wall panelling
5. Oak flush interior doors integrated with the panelling
6. Bespoke lacquered desk with drawers
7. Wardrobes with back-lit smoked glass doors
8. Wardrobes with solid timber doors



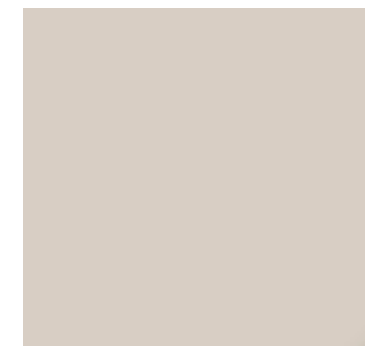
FLOOR



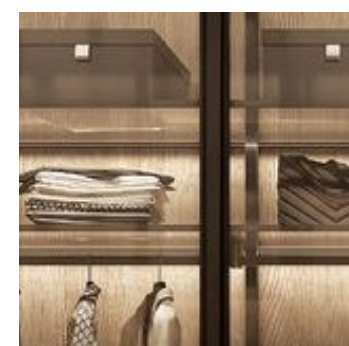
CEILING AND WALLS



JOINERY



JOINERY

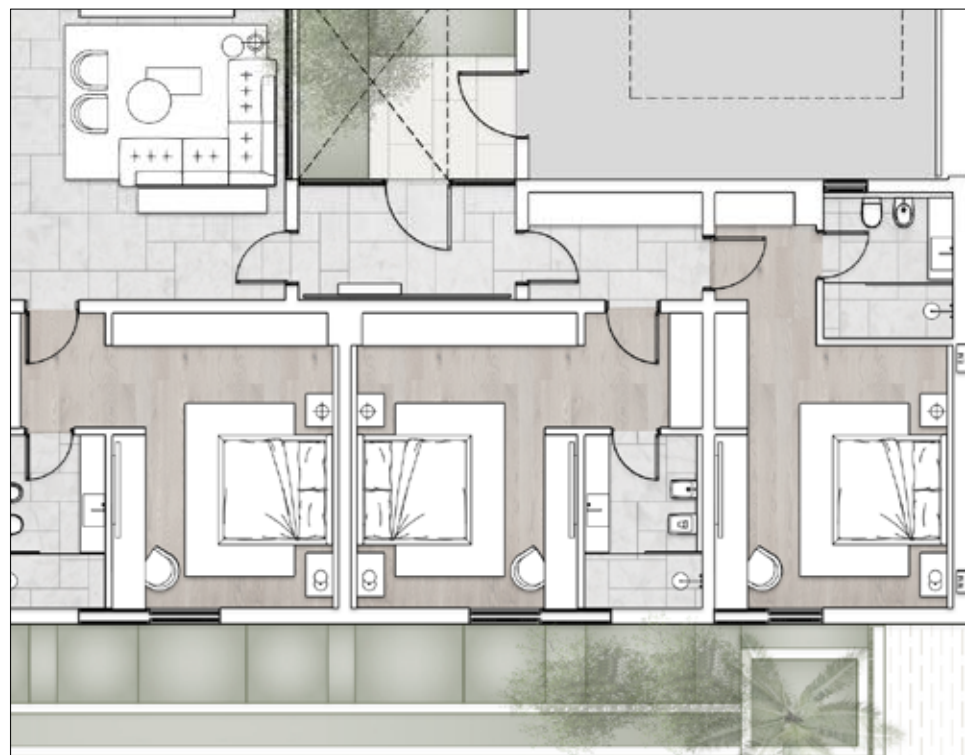


JOINERY

FAMILY BATHROOM

The family bathrooms are enhanced with refined natural stone floor and wall finishes. A bespoke stone vanity with timber storage and a walk-in, comfortable shower add to the overall design. The space includes sanitary ware and brass ware sourced from Europe.

1. Marble stone floor
2. Marble wall tiles
3. Ceiling high-quality matte-finish paint
4. Oak vanity joinery
5. Marble vanity top and sinks



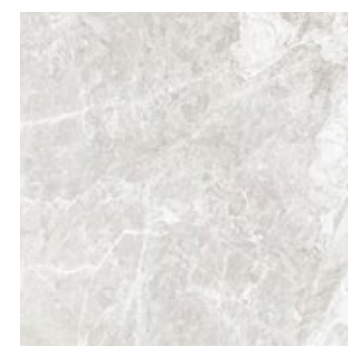
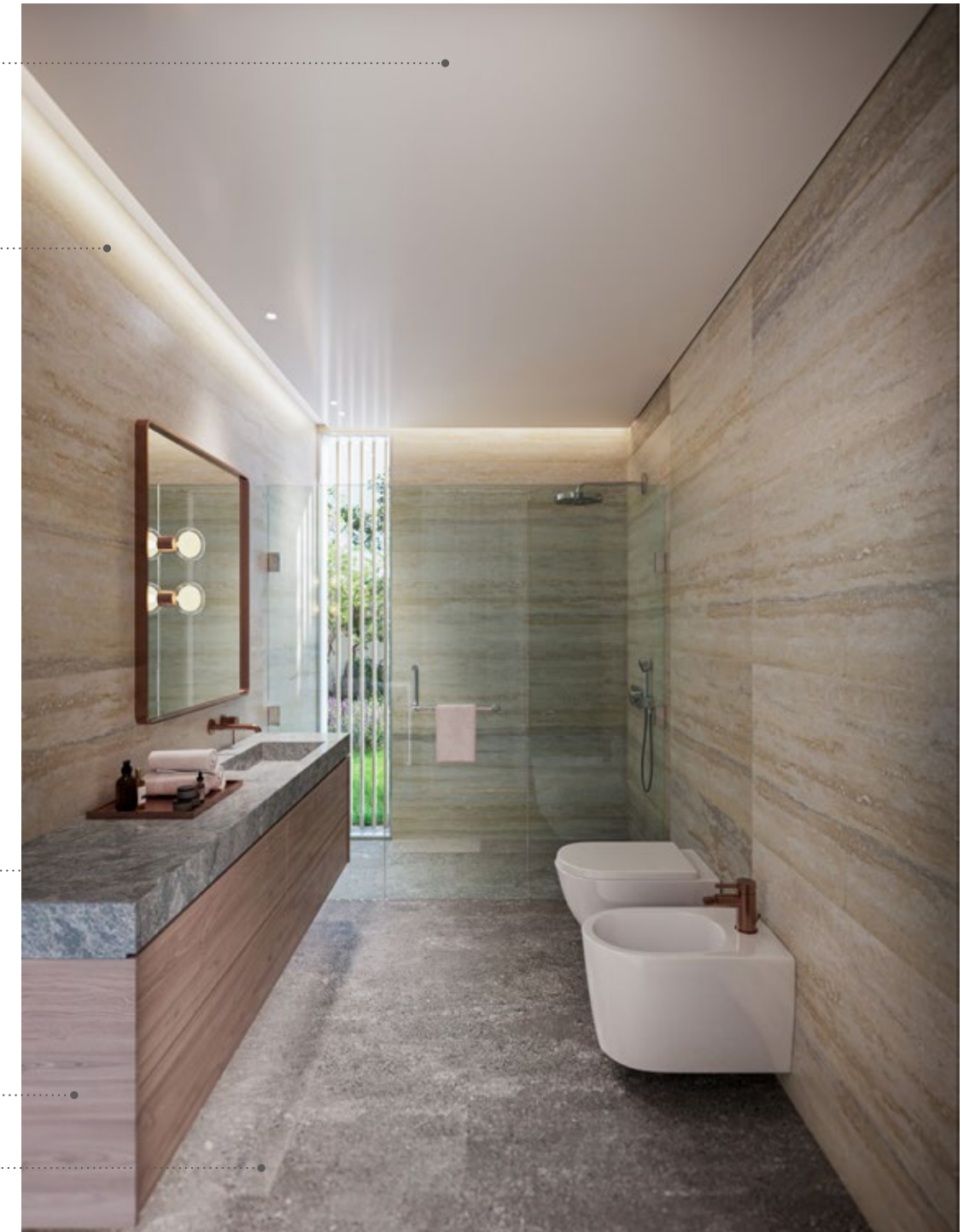
03

02

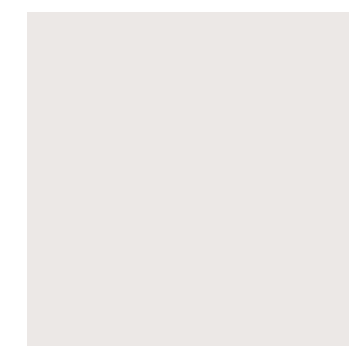
05

04

01



FLOOR AND WALLS



CEILING



VANITY



VANITY

INTERNAL DOORS

INTERNAL DOORS BY LAULDI OR APPROVED EQUIVALENT.

All internal doors feature a high-quality contemporary European design with timber veneer that harmonizes with the villa's joinery. The minimal design is accentuated by a bronze frame refining the door edges and concealed hinges. Creating a striking contrast with the timber veneer, the ironmongery is crafted in brass with a PVD anthracite satin finish.

Doors facing the main corridor are equipped with elegant knobs, while doors leading to bathrooms feature lever handles with privacy locks

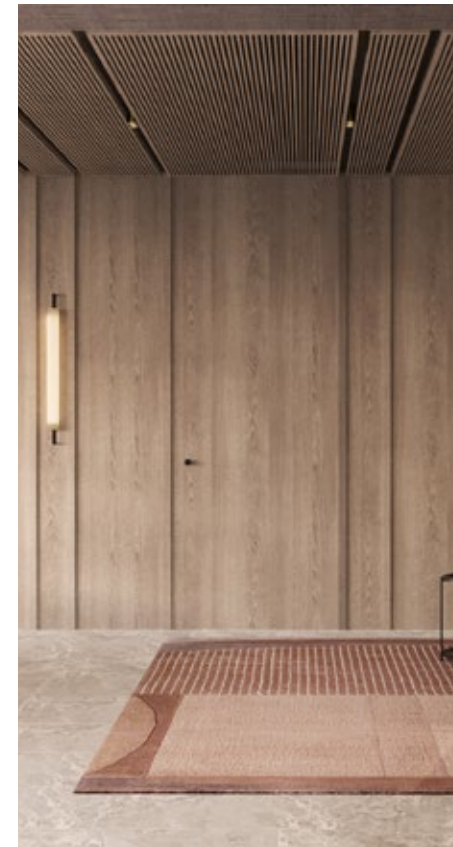
KNOB



LEVER HANDLE



PRIVACY LOCK



SANITARY WARE AND BRASSWARE

SANITARY WARE BY FLAMINIA
AND BRASSWARE BY GESSI OR
APPROVED EQUIVALENT.

The brassware is crafted from solid brass, utilizing the finest quality parts and components. It is built for durability, incorporating the highest quality PVD finishes.

All bathrooms are furnished with ceramic designer sanitary ware, renowned for its high quality and crafted in Italy.

SHOWER HEAD



BASIN MIXER



BIDET MIXER



SHOWER MIXER



TOWEL RAIL



ACCESSORIES



KITCHEN APPLIANCES

INTEGRATED APPLIANCES ARE BY MIELE OR APPROVED EQUIVALENT

BUILT-IN COFFEE MACHINE



BUILT-IN STEAM OVEN



GOURMET WARMING DRAWER



BUILT-IN MICROWAVE



BUILT-IN OVEN



INTEGRATED DISHWASHER



FULL-SURFACE INDUCTION HOB



FULL HEIGHT LARGE INTEGRATED FRIDGE FREEZER



BUILT-IN HOOD



BUILT-IN MICROWAVE



INTEGRATED SINK



3-IN-1 TAP WITH FLEXIBLE PULL-OUT HOSE

