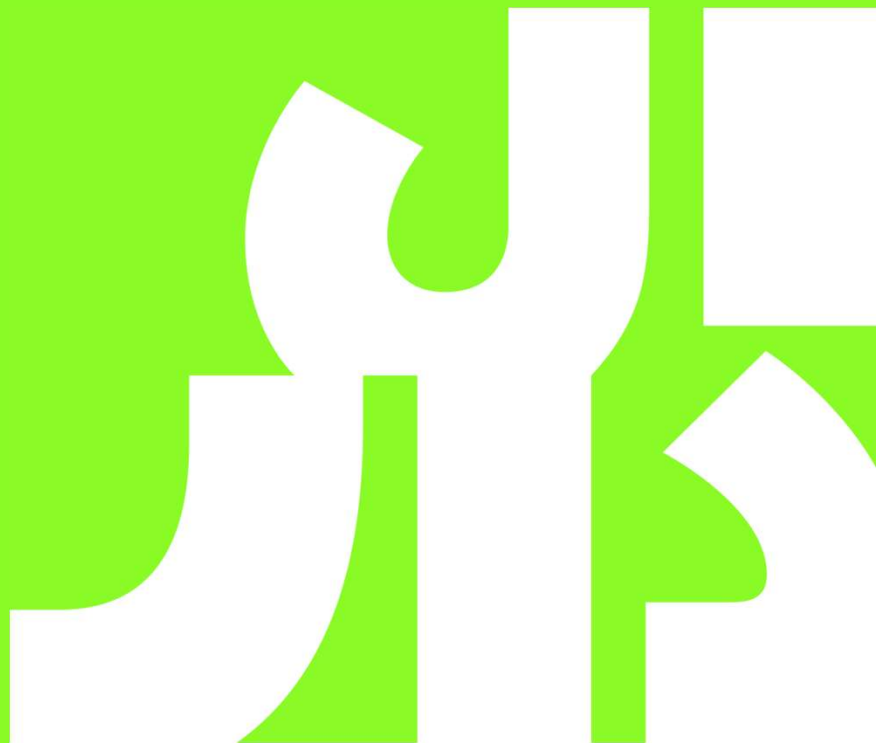


AL ZEINA

August 2011



AL ZEINA

RESIDENTIAL OVERVIEW

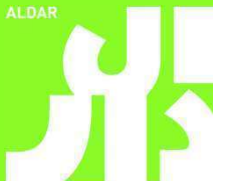
ALDAR





AL ZEINA AT A GLANCE

ALDAR



Described as the 'garden city', Al Zeina is a quiet corner of Al Raha Beach located at its eastern end. Set amongst these gardens are the community's townhouses, spacious 1, 2, 3 and 4 bedroom apartments and sky villas, some with private courtyards and pools, and beach villas looking out to Yas Island across a 500-meter long private sandy beach.

Adding to the welcoming atmosphere, a retail high street will be the place to visit for home ware and furniture store, and for those in need of relaxation, al fresco dining in cafes and restaurants making the most of the greenery. A Waitrose supermarket will be a place for residents to stock up on fresh foods and convenience goods.

AL ZEINA

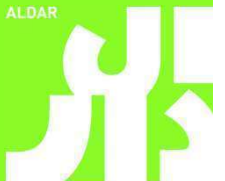
ALDAR





AL ZEINA

ALDAR



FEATURES

- Cable Television
- Broadband cabling for Internet, telephone and connection capability
- Lighting protection
- Air conditioning
- Maid's room in selected units

AMENITIES

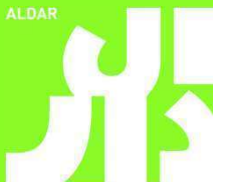
- 500 metres of premium beachfront
- State-of-the-art gymnasiums
- Library, relaxation areas and meeting areas
- Waterside restaurants, al fresco cafes and outdoor eating areas
- Retails high-street shopping area
- Supermarket
- Sea views

TYPES

- Sky villa
- Beach front villas
- Podium villas
- Townhouses
- Residential Towers

EXTERIORS

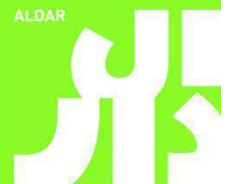
- Footpaths and courtyards paved in stone and timber with integrated soft planting and landscaped garden courtyards
- Lush green landscaped gardens – private and public
- Water features connecting landscape and walkways
- Swimming pools and plunge pools to private residences
- Glass doors to courtyards, terraces and balconies
- Double glazing with acoustic insulation to windows and doors





AL ZEINA

ALDAR



INTERIORS

- Generous and luxurious interior spaces, double-height living spaces
- Floors, walls and ceilings of consistent high quality finishes
- Ceramic floor finish through all living areas, inside and out
- Built-in wardrobes in all bedrooms
- Recessed-down lights

BATHROOMS

- Solid surface bench tops
- Contemporary and classic bathrooms with built-in-vanity, ceramic tile floor and walls, accessories and fittings
- High-quality white ceramic sanitary wares throughout
- Large en suites to master bedrooms, with double vanities and separate shower toilet

KITCHENS

- Contemporary kitchens with timber veneer or laminated finishes
- Solid surface bench tops
- Kitchen fitted with oven, rangehold, hob and space for fridge and microwave

SECURITY

- 24-hour gated secure communities
- 24-hour manned security office
- Video surveillance entry security
- Secure garage with access control



AL ZEINA

FLOOR PLANS

RESIDENCE TYPE A 1



APARTMENT TYPE A1

RESIDENCE LOCATION

Building A	Level 2 to 14
Building C	Level 2 to 11

RESIDENCE DETAILS

2 Bedrooms	
1 Storey	
Total Net Internal Area(NIA)	108 SQ.M
Total Gross External Area(GEA)	116 SQ.M
Living/Dining	6.9m x 4.5m
Bedroom 2	3.9m x 3.4m
Master Bedroom	4.0m x 3.5m
Kitchen	3.1m x 2.2m
Balcony Area	23 SQ.M
Car Parking Space	1

AL ZEINA

ALDAR



RESIDENCE TYPE A 1C



APARTMENT TYPE A1C

RESIDENCE LOCATION

Building E Ground

RESIDENCE DETAILS

2 Bedrooms
1 Storey

Total Net Internal Area(NIA) 143 SQ.M
Total Gross External Area(GEA) 158 SQ.M

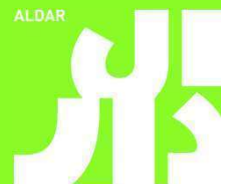
Living/Dining 6.9m x 4.6m
Bedroom 2 3.7m x 3.4m
Master Bedroom 4.4m x 3.5m
Kitchen 3.3m x 2.0m

Courtyard 63 SQ.M

Car Parking Space 1

AL ZEINA

ALDAR



RESIDENCE TYPE A 2



APARTMENT TYPE A 2

RESIDENCE LOCATION

Building B	Level G to 2
Building C	Level 4 to 10
Building E	Level 2 to 10

RESIDENCE DETAILS

2 Bedrooms
2 Storey

Total Net Internal Area(NIA)	133 SQ.M
Total Gross External Area(GEA)	155 SQ.M

Living/Dining	8.5m x 5.6m
Bedroom 2	4.6m x 3.3m
Master Bedroom	4.6m x 3.8m
Kitchen	3.3m x 2.7m

Balcony Area	14 SQ.M
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Car Parking Space	1
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AL ZEINA

ALDAR



RESIDENCE TYPE A 3



APARTMENT TYPE A 3

RESIDENCE LOCATION

Building A	Level 4 to 14
Building B	Level 6 to 11
Building C	Level 3 to 11

RESIDENCE DETAILS

3 Bedrooms
1 Storey

Total Net Internal Area(NIA)	182 SQ.M
Total Gross External Area(GEA)	195 SQ.M

Living/Dining	8.5m x 5.8m
Master Bedroom	4.1m x 3.8m
Bedroom 2	4.2m x 3.4m
Bedroom 3	4.2m x 3.4m
Kitchen	5.9m x 2.7m

Balcony Area	20 SQ.M
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Car Parking Space	2
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AL ZEINA

ALDAR



RESIDENCE TYPE A 4



LOWER LEVEL



UPPER LEVEL

APARTMENT TYPE A 4

RESIDENCE LOCATION

Building B	Level 2 to 10
Building C	Level 2 to 10

RESIDENCE DETAILS

3 Bedrooms
2 Storey

Total Net Internal Area(NIA)	243 SQ.M
Total Gross External Area(GEA)	271 SQ.M

Living/Dining	8.5m x 6.7m
Bedroom 2	4.2m x 4.2m
Bedroom 3	3.9m x 3.9m
Master Bedroom	5.4m x 4.2m
Kitchen	4.1m x 3.3m

Balcony Area	25 SQ.M
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Car Parking Space	2
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AL ZEINA

ALDAR



RESIDENCE TYPE A 6B



APARTMENT TYPE A 6B

RESIDENCE LOCATION

Building A Level 2 to 14

RESIDENCE DETAILS

4 Bedrooms
1 Storey

Total Net Internal Area(NIA) 233 SQ.M
Total Gross External Area(GEA) 250 SQ.M

Living/Dining 8.6m x 6.2m
Bedroom 2 4.4m x 3.9m
Bedroom 3 4.4m x 4.4m
Master Bedroom 4.6m x 4.4m
Kitchen 5.5m x 2.3m

Balcony Area 36 SQ.M

Car Parking Space 2

AL ZEINA

ALDAR



RESIDENCE TYPE A 6C



APARTMENT TYPE A 6C

RESIDENCE LOCATION

Building A Level 2 to 14
 Building B Level 2 to 11

RESIDENCE DETAILS

4 Bedrooms
 1 Storey

Total Net Internal Area(NIA) 230 SQ.M
 Total Gross External Area(GEA) 246 SQ.M

Living/Dining 8.5m x 6.1m
 Bedroom 2 4.6m x 4.2m
 Bedroom 3 4.2m x 4.3m
 Master Bedroom 4.6m x 4.0m
 Kitchen 4.6m x 2.5m
 Family Room 4.5m x 2.2m

Balcony Area 30 SQ.M
 Car Parking Space 2

AL ZEINA

ALDAR



RESIDENCE TYPE A 6D



APARTMENT TYPE A 6D

RESIDENCE LOCATION

Building E Ground

RESIDENCE DETAILS

2 Bedrooms
1 Storey

Total Net Internal Area(NIA) 201 SQ.M
Total Gross External Area(GEA) 217 SQ.M

Living/Dining 8.3m x 6.5m
Bedroom 2 4.6m x 4.1m
Bedroom 3 4.7m x 4.2m
Master Bedroom 4.7m x 4.2m
Kitchen 5.2m x 2.3m

Courtyard 76 SQ.M

Car Parking Space 1

AL ZEINA

ALDAR



RESIDENCE TYPE A 7



SECONDARY FIRE ESCAPE

APARTMENT TYPE A 7

RESIDENCE LOCATION

Building A	Level 2
Building B	Level 2 to 10
Building C	Level 4 to 10
Building E	Level 2 to 10

RESIDENCE DETAILS

4 Bedrooms	
2 Storey	
Total Net Internal Area(NIA)	263 SQ.M
Total Gross External Area(GEA)	293 SQ.M
Living/Dining	8.4m x 6.1m
Bedroom 2	3.9m x 3.3m
Bedroom 3	4.2m x 3.3m
Bedroom 4	4.2m x 3.3m
Master Bedroom	4.4m x 4.0m
Kitchen	4.2m x 3.0m
Family Room	4.8m x 4.1m
Balcony Area	28 SQ.M
Car Parking Space	2

AL ZEINA

ALDAR



RESIDENCE TYPE A 8



UPPER LEVEL



LOWER LEVEL

APARTMENT TYPE A 8

RESIDENCE LOCATION

Building E Level 2 to 11

RESIDENCE DETAILS

4 Bedrooms
2 Storey

Total Net Internal Area (NIA) 258 SQ.M
Total Gross External Area(GEA) 291 SQ.M

Living/Dining	10.6m x 5.1m
Bedroom 2	3.9m x 3.6m
Bedroom 3	4.0m x 3.9m
Bedroom 4	4.2m x 3.6m
Master Bedroom	4.7m x 4.5m
Kitchen	5.8m x 3.4m
Family Room	4.3m x 2.9m

Balcony Area 42 SQ.M

Car Parking Space 2

AL ZEINA

ALDAR



RESIDENCE TYPE A 9



APARTMENT TYPE A 9

RESIDENCE LOCATION

Building E Level 3 to 4

RESIDENCE DETAILS

3 Bedrooms
1 Storey

Total Net Internal Area (NIA) 166 SQ.M
Total Gross External Area(GEA) 174 SQ.M

Living/Dining	5.6m x 5.6m
Bedroom 2	3.7m x 3.1m
Bedroom 3	4.1m x 3.3m
Master Bedroom	4.3m x 4.2m
Kitchen	3.5m x 3.1m

Balcony Area 53 SQ.M

Car Parking Space 2

AL ZEINA

ALDAR



APARTMENT TYPE 10



APARTMENT TYPE 10

RESIDENCE LOCATION

Building F Level 12

RESIDENCE DETAILS

2 Bedrooms
1 Storey

Total Net Internal Area(NIA) 133 SQ.M
Total Gross External Area(GEA) 143 SQ.M

Living 4.8m x 4.1m
Dining 4.7m x 3.4m
Bedroom 2 4.7m x 4.1m
Master Bedroom 5.7m x 3.4m
Kitchen 4.7m x 2.1m

Balcony Area 29 SQ.M

Car Parking Space 1

AL ZEINA

ALDAR



APARTMENT TYPE 11



APARTMENT TYPE 11

RESIDENCE LOCATION

Building F Level 12

RESIDENCE DETAILS

2 Bedrooms
1 Storey

Total Net Internal Area(NIA) 132 SQ.M
Total Gross External Area(GEA) 142 SQ.M

Living/Dining 6.5m x 5.1m
Bedroom 2 4.9m x 3.9m
Master Bedroom 5.2m x 4.0m
Kitchen 3.0m x 3.0m

Balcony Area 30 SQ.M

Car Parking Space 1

AL ZEINA

ALDAR



APARTMENT TYPE A 12A



APARTMENT TYPE A 12A

RESIDENCE LOCATION

Building A Level 2 to 13

RESIDENCE DETAILS

1 Bedroom
1 Storey

Total Net Internal Area(NIA) 81 SQ.M
Total Gross External Area(GEA) 88 SQ.M

Living/Dining 6.6m x 4.2m
Master Bedroom 4.1m x 4.0m
Kitchen 2.6m x 2.4m

Balcony Area 15 SQ.M

Car Parking Space 1

AL ZEINA

ALDAR



APARTMENT TYPE A 12B



APARTMENT TYPE A 12B

RESIDENCE LOCATION

Building A Level 4 to 13

RESIDENCE DETAILS

1 Bedroom
1 Storey

Total Net Internal Area(NIA) 91 SQ.M
Total Gross External Area(GEA) 99 SQ.M

Living/Dining 6.0m x 5.0m
Master Bedroom 5.0m x 3.3m
Kitchen 3.3m x 2.4m
Balcony 4.0m x 1.9m

Balcony Area 18 SQ.M

Car Parking Space 1

AL ZEINA

ALDAR



APARTMENT TYPE A 14



APARTMENT TYPE A 14

RESIDENCE LOCATION

Building A	Level 4 to 14
Building C	Level 2 to 11

RESIDENCE DETAILS

1 Bedroom
1 Storey

Total Net Internal Area(NIA)	69 SQ.M
Total Gross External Area(GEA)	76 SQ.M

Living/Dining	5.0m x 4.2m
Master Bedroom	4.3m x 4.2m
Kitchen	4.2m x 1.6m

Balcony Area	19 SQ.M
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Car Parking Space	1
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AL ZEINA

ALDAR



APARTMENT TYPE A 15



APARTMENT TYPE A 15

RESIDENCE LOCATION

Building A Level 4 to 13

RESIDENCE DETAILS

2 Bedroom
1 Storey

Total Net Internal Area(NIA) 138 SQ.M
Total Gross External Area(GEA) 147 SQ.M

Living/Dining 6.4m x 4.0m
Bedroom 2 4.4m x 3.4m
Master Bedroom 5.2m x 4.0m
Kitchen 4.3m x 2.9m

Balcony Area 24 SQ.M

Car Parking Space 1

AL ZEINA

ALDAR



APARTMENT TYPE A 15A



APARTMENT TYPE A 15

RESIDENCE LOCATION

Building A Level 4 to 13

RESIDENCE DETAILS

2 Bedroom
1 Storey

Total Net Internal Area(NIA) 138 SQ.M
Total Gross External Area(GEA) 147 SQ.M

Living/Dining 6.4m x 4.0m
Bedroom 2 4.4m x 3.4m
Master Bedroom 5.2m x 4.0m
Kitchen 4.3m x 2.9m

Balcony Area 24 SQ.M

Car Parking Space 1

AL ZEINA

ALDAR



APARTMENT TYPE A 15B



APARTMENT TYPE A 15 B

RESIDENCE LOCATION

Building A Level 4 to 13

RESIDENCE DETAILS

2 Bedroom
1 Storey

Total Net Internal Area(NIA) 140 SQ.M
Total Gross External Area(GEA) 150 SQ.M

Living/Dining 6.6m x 4.0m
Bedroom 2 4.2m x 3.9m
Bedroom 3 4.1m x 3.3m
Master Bedroom 5.3m x 4.2m
Kitchen 4.3m x 2.7m

Balcony Area 25 SQ.M

Car Parking Space 1

AL ZEINA

ALDAR



APARTMENT TYPE A 16



APARTMENT TYPE A 16

RESIDENCE LOCATION

Building A Level 2 to 13

RESIDENCE DETAILS

2 Bedroom	
1 Storey	
Total Net Internal Area(NIA)	193 SQ.M
Total Gross External Area(GEA)	204 SQ.M
Living/Dining	14.7m x 4.0m
Bedroom 2	6.4m x 3.9m
Master Bedroom	5.8m x 4.5m
Kitchen	4.1m x 3.3m
Balcony Area	38 SQ.M
Car Parking Space	1

AL ZEINA

ALDAR



RESIDENCE TYPE A 18



APARTMENT TYPE A 18

RESIDENCE LOCATION

Building B	Level 2 to 11
Building C	Level 4 to 11

RESIDENCE DETAILS

1 Bedroom	
1 Storey	
Total Net Internal Area(NIA)	55 SQ.M
Total Gross External Area(GEA)	60 SQ.M
Living/Dining	7.6m x 3.0m
Master Bedroom	3.0m x 3.0m
Kitchen	3.1m x 2.0m
Balcony Area	6 SQ.M
Car Parking Space	1

AL ZEINA

ALDAR



APARTMENT TYPE A 19



APARTMENT TYPE A 19

RESIDENCE LOCATION

Building F

Level G to 13

RESIDENCE DETAILS

3 Bedroom

1 Storey

Total Net Internal Area(NIA) 263 SQ.M

Total Gross External Area(GEA) 282 SQ.M

Living/Dining 7.3m x 7.3m

Master Bedroom 6.4m x 5.6m

Bedroom 2 5.0m x 4.3m

Bedroom 3 4.5m x 4.3m

Kitchen 4.2m x 3.1m

Balcony Area 17 SQ.M

Car Parking Space 2

AL ZEINA

ALDAR



APRTMENT TYPE A 20



APARTMENT TYPE A 20

RESIDENCE LOCATION

Building F

Level G to 13

RESIDENCE DETAILS

2 Bedroom

1 Storey

Total Net Internal Area (NIA) 151 SQ.M

Total Gross External Area(GEA) 167 SQ.M

Living/Dining 7.5m x 7.3m

Master Bedroom 5.0m x 4.3m

Bedroom 2 4.0m x 3.7m

Kitchen 3.0m x 2.8m

Balcony Area 17 SQ.M

Car Parking Space 1

AL ZEINA

ALDAR



APARTMENT TYPE A 21



APARTMENT TYPE A 21

RESIDENCE LOCATION

Building F Level G to 13

RESIDENCE DETAILS

1 Bedroom
1 Storey

Total Net Internal Area (NIA) 104 SQ.M
Total Gross External Area (GEA) 116 SQ.M

Living/Dining 8.7m x 4.3m
Master Bedroom 5.3m x 4.4m
Kitchen 3.3m x 2.4m

Balcony Area Varies

Car Parking Space 1

AL ZEINA

ALDAR



RESIDENCE TYPE A TF



APARTMENT TYPE A TF

RESIDENCE LOCATION

Building A	Basement
Building B	Basement

RESIDENCE DETAILS

1 Bedroom
1 Storey

Total Net Internal Area (NIA)	86 SQ.M
Total Gross External Area(GEA)	92 SQ.M

Living/Dining	7.2m x 4.5m
Master Bedroom	5.3m x 3.9m
Kitchen	2.7m x 1.7m

Patio	29 SQ.M
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Car Parking Space	1
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AL ZEINA

ALDAR



BEACH VILLA TYPE BV 3A



LOWER LEVEL



MIDDLE LEVEL



UPPER LEVEL



BASEMENT

BEACH VILLA TYPE BV 3A

RESIDENCE LOCATION

Building G

Level B1 to 2

RESIDENCE DETAILS

5 Bedroom

4 Storey

Total Net Internal Area(NIA) 490 SQ.M

Total Gross External Area(GEA) 572 SQ.M

Living	10.2m x 3.9m
Dining	8.9m x 4.7m
Master Bedroom	8.6m x 4.8m
Bedroom 2	8.4m x 4.7m
Bedroom 3	4.0m x 3.6m
Bedroom 4	3.9m x 3.7m
Bedroom 5	4.3m x 4.1m
Family Room	5.5m x 4.9m
Sun Room	5.4m x 4.8m
Kitchen	6.6m x 2.9m

Balcony Area 370 SQ.M

Car Parking Space 2

AL ZEINA

ALDAR



RESIDENCE TYPE BV 3B



LOWER LEVEL



MIDDLE LEVEL



UPPER LEVEL



BASEMENT

BEACH VILLA TYPE BV 3B

RESIDENCE LOCATION

Building G

Level B1 to 2

RESIDENCE DETAILS

5 Bedroom

4 Storey

Total Net Internal Area(NIA) 505 SQ.M

Total Gross External Area(GEA) 588 SQ.M

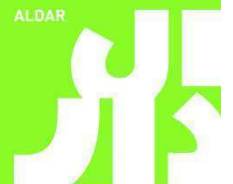
Living	10.4m x 4.8m
Dining	6.4m x 4.8m
Master Bedroom	8.7m x 4.8m
Bedroom 2	8.4m x 4.8m
Bedroom 3	3.7m x 4.7m
Bedroom 4	3.7m x 4.7m
Bedroom 5	4.4m x 4.7m
Family Room	5.6m x 3.0m
Sun Room	5.4m x 4.8m
Kitchen	5.0m x 3.0m

Balcony Area 367 SQ.M

Car Parking Space 2

AL ZEINA

ALDAR



RESIDENCE TYPE BV 3C



LOWER LEVEL



MIDDLE LEVEL



UPPER LEVEL



BASEMENT

BEACH VILLA TYPE BV 3C

RESIDENCE LOCATION

Building G Level B1 to 2

RESIDENCE DETAILS

5 Bedroom
4 Storey

Total Net Internal Area(NIA) 535 SQ.M
Total Gross External Area(GEA) 619 SQ.M

Living	10.4m x 4.8m
Dining	6.4m x 4.8m
Master Bedroom	8.7m x 4.8m
Bedroom 2	8.4m x 4.8m
Bedroom 3	3.7m x 4.7m
Bedroom 4	3.7m x 4.7m
Bedroom 5	4.4m x 4.7m
Family Room	5.6m x 3.0m
Sun Room	5.4m x 4.8m
Kitchen	5.0m x 3.0m
Balcony Area	373 SQ.M
Car Parking Space	2

AL ZEINA

ALDAR



BEACH VILLA TYPE BV 3D



LOWER LEVEL



MIDDLE LEVEL



UPPER LEVEL

BEACH VILLA TYPE BV 3D

RESIDENCE LOCATION

Building G Level B1 to 2

RESIDENCE DETAILS

5 Bedroom
4 Storey

Total Net Internal Area(NIA) 630 SQ.M
Total Gross External Area(GEA) 718 SQ.M

Living	10.4m x 4.8m
Dining	6.4m x 4.8m
Master Bedroom	8.7m x 4.8m
Bedroom 2	8.4m x 4.8m
Bedroom 3	3.7m x 4.7m
Bedroom 4	3.7m x 4.7m
Bedroom 5	4.4m x 4.7m
Family Room	5.6m x 3.0m
Sun Room	5.4m x 4.8m
Kitchen	5.0m x 3.0m

Balcony Area 373 SQ.M

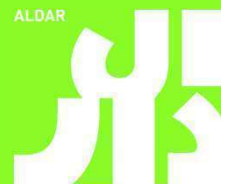
Car Parking Space 2



BASEMENT

AL ZEINA

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BEACH VILLA TYPE BV 3E



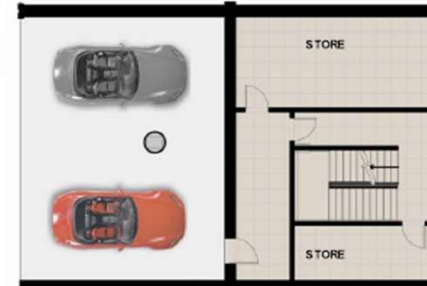
LOWER LEVEL



MIDDLE LEVEL



UPPER LEVEL



BASEMENT

BEACH VILLA TYPE BV 3E

RESIDENCE LOCATION

Building G Level B1 to 2

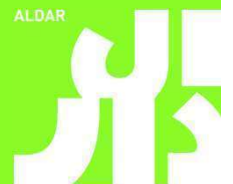
RESIDENCE DETAILS

5 Bedroom
4 Storey

Total Net Internal Area(NIA) 536 SQ.M
Total Gross External Area(GEA) 621 SQ.M

Living	10.4m x 4.8m
Dining	6.4m x 4.8m
Master Bedroom	8.7m x 4.8m
Bedroom 2	8.4m x 4.8m
Bedroom 3	3.7m x 4.7m
Bedroom 4	3.7m x 4.7m
Bedroom 5	4.4m x 4.7m
Family Room	5.6m x 3.0m
Sun Room	5.4m x 4.8m
Kitchen	5.0m x 3.0m

Balcony Area 375 SQ.M



BEACH VILLA TYPE BV 3F



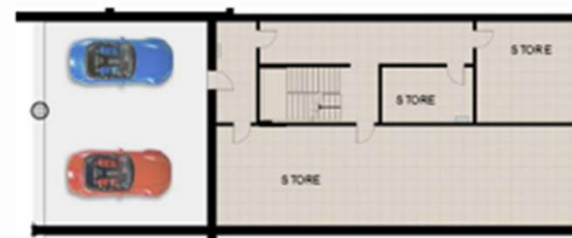
LOWER LEVEL



MIDDLE LEVEL



UPPER LEVEL



BASEMENT

BEACH VILLA TYPE BV 3F

RESIDENCE LOCATION

Building G Level B1 to 2

RESIDENCE DETAILS

5 Bedroom
4 Storey

Total Net Internal Area(NIA) 631 SQ.M
Total Gross External Area(GEA) 718 SQ.M

Living	10.4m x 4.8m
Dining	6.4m x 4.8m
Master Bedroom	8.7m x 4.8m
Bedroom 2	8.4m x 4.8m
Bedroom 3	3.7m x 4.7m
Bedroom 4	3.7m x 4.7m
Bedroom 5	4.4m x 4.7m
Family Room	5.6m x 3.0m
Sun Room	5.4m x 4.8m
Kitchen	5.0m x 3.0m

Balcony Area 386 SQ.M

Car Parking Space 2



BEACH VILLA TYPE BV 3G



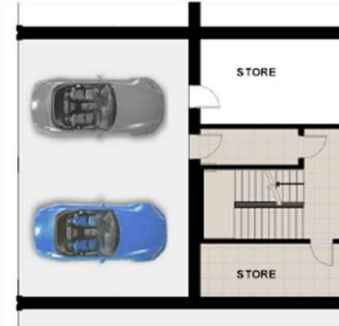
LOWER LEVEL



MIDDLE LEVEL



UPPER LEVEL



BASEMENT

BEACH VILLA TYPE BV 3G

RESIDENCE LOCATION

Building G Level B1 to 2

RESIDENCE DETAILS

5 Bedroom
4 Storey

Total Net Internal Area(NIA) 517 SQ.M
Total Gross External Area(GEA) 601 SQ.M

Living	10.4m x 4.8m
Dining	6.4m x 4.8m
Master Bedroom	8.7m x 4.8m
Bedroom 2	8.4m x 4.8m
Bedroom 3	3.7m x 4.7m
Bedroom 4	3.7m x 4.7m
Bedroom 5	4.4m x 4.7m
Family Room	5.6m x 3.0m
Sun Room	5.4m x 4.8m
Kitchen	5.0m x 3.0m
Balcony Area	369 SQ.M
Car Parking Space	2

AL ZEINA

ALDAR



BEACH VILLA TYPE BV 4A



LOWER LEVEL



MIDDLE LEVEL



UPPER LEVEL



BASEMENT

BEACH VILLA TYPE BV 4A

RESIDENCE LOCATION

Building G Level B1 to 2

RESIDENCE DETAILS

5 Bedroom
4 Storey

Total Net Internal Area(NIA) 463 SQ.M
Total Gross External Area(GEA) 555 SQ.M

Living	5.5m x 7.8m
Dining	3.7m x 6.4m
Master Bedroom	6.3m x 4.4m
Bedroom 2	3.7m x 4.8m
Bedroom 3	3.5m x 4.8m
Bedroom 4	4.6m x 4.3m
Bedroom 5	8.4m x 6.0m
Family Room	4.6m x 4.4m
Study	7.8m x 3.4m
Kitchen	8.0m x 3.1m

Balcony Area 334 SQ.M

Car Parking Space 2

AL ZEINA

ALDAR



BEACH VILLA TYPE BV 4B



LOWER LEVEL



MIDDLE LEVEL



UPPER LEVEL



BASEMENT

BEACH VILLA TYPE BV 4B

RESIDENCE LOCATION

Building G Level B1 to 2

RESIDENCE DETAILS

5 Bedroom

4 Storey

Total Net Internal Area(NIA) 523 SQ.M

Total Gross External Area(GEA) 619 SQ.M

Living	5.5m x 7.8m
Dining	3.7m x 6.4m
Master Bedroom	6.3m x 4.4m
Bedroom 2	3.7m x 4.8m
Bedroom 3	3.5m x 4.8m
Bedroom 4	4.6m x 4.3m
Bedroom 5	8.4m x 6.0m
Family Room	4.6m x 4.4m
Study	7.8m x 3.4m
Kitchen	8.0m x 3.1m

Balcony Area 200 SQ.M

Car Parking Space 2

AL ZEINA

ALDAR



BEACH VILLA TYPE BV 5A



BEACH VILLA TYPE BV 5A

RESIDENCE LOCATION

Building G Level B1 to 1

RESIDENCE DETAILS

5 Bedroom
3 Storey
Total Net Internal Area(NIA) 466 SQ.M
Total Gross External Area(GEA) 548 SQ.M

Living	9.7m x 5.7m
Dining	9.7m x 6.0m
Master Bedroom	7.6m x 5.7m
Bedroom 2	3.9m x 3.4m
Bedroom 3	4.1m x 3.4m
Bedroom 4	4.1m x 3.3m
Bedroom 5	3.8m x 3.4m
Family Room	5.7m x 4.6m
Study	4.3m x 3.6m
Kitchen	5.2m x 3.5m
Balcony Area	300 SQ.M
Car Parking Space	2

AL ZEINA



BEACH VILLA TYPE BV 5C



LOWER LEVEL



UPPER LEVEL



BASEMENT

BEACH VILLA TYPE BV 5C

RESIDENCE LOCATION

Building G

Level B1 to 1

RESIDENCE DETAILS

5 Bedroom
3 Storey

Total Net Internal Area(NIA) 510 SQ.M
Total Gross External Area(GEA) 593 SQ.M

Living	9.8m x 5.7m
Dining	9.8m x 6.1m
Master Bedroom	7.9m x 5.7m
Bedroom 2	4.6m x 3.5m
Bedroom 3	4.8m x 3.4m
Bedroom 4	4.8m x 3.4m
Bedroom 5	4.4m x 3.5m
Family Room	4.7m x 5.8m
Study	4.3m x 5.7m
Kitchen	5.4m x 3.5m
Balcony Area	300 SQ.M
Car Parking Space	2



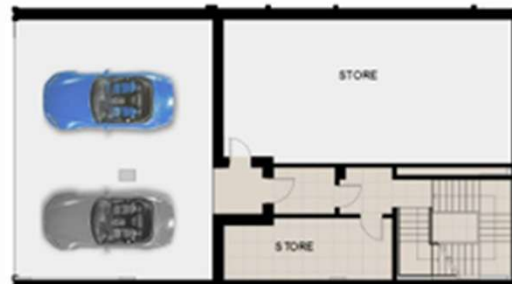
BEACH VILLA TYPE BV 5D



LOWER LEVEL



UPPER LEVEL



BASEMENT

BEACH VILLA TYPE BV 5D

RESIDENCE LOCATION

Building G Level B1 to 1

RESIDENCE DETAILS

5 Bedroom
3 Storey

Total Net Internal Area(NIA) 539 SQ.M
Total Gross External Area(GEA) 622 SQ.M

Living	9.8m x 5.7m
Dining	9.8m x 6.1m
Master Bedroom	7.9m x 5.7m
Bedroom 2	4.6m x 3.5m
Bedroom 3	4.8m x 3.4m
Bedroom 4	4.8m x 3.4m
Bedroom 5	4.4m x 3.5m
Family Room	4.7m x 5.8m
Study	4.3m x 5.7m
Kitchen	5.4m x 3.5m

Balcony Area 300 SQ.M

Car Parking Space 2

AL ZEINA

ALDAR



APARTMENT TYPE PH A1



APARTMENT TYPE PH A1

RESIDENCE LOCATION

Building A Level 14

RESIDENCE DETAILS

4 Bedroom
1 Storey

Total Net Internal Area(NIA) 401 SQ.M
Total Gross External Area(GEA) 427 SQ.M

Living/Dining	12.6m x 8.6m
Master Bedroom	5.1m x 4.8m
Bedroom 2	3.8m x 3.2m
Bedroom 3	4.2m x 3.8m
Bedroom 4	4.2m x 3.8m
Family Room	3.8m x 3.7m
Kitchen	4.3m x 3.1m

Balcony Area 44 SQ.M

Car Parking Space 2

AL ZEINA

ALDAR



APARTMENT TYPE PH A2



APARTMENT TYPE PH A2

RESIDENCE LOCATION

Building A Level 14

RESIDENCE DETAILS

4 Bedroom
1 Storey

Total Net Internal Area (NIA) 455 SQ.M
Total Gross External Area(GEA) 492 SQ.M

Living/Dining	13.3m x 8.6m
Master Bedroom	6.7m x 3.8m
Bedroom 2	4.2m x 3.6m
Bedroom 3	4.2m x 3.6m
Bedroom 4	4.2m x 3.6m
Family Room	4.2m x 3.1m
Kitchen	4.1m x 2.9m

Balcony Area 90 SQ.M

Car Parking Space 2

AL ZEINA

ALDAR



APARTMENT TYPE PH A3



APARTMENT TYPE PH A3

RESIDENCE LOCATION

Building A Level 14

RESIDENCE DETAILS

4 Bedroom
1 Storey

Total Net Internal Area (NIA) 357 SQ.M
Total Gross External Area(GEA) 377 SQ.M

Living/Dining	9.2m x 8.9m
Master Bedroom	4.2m x 4.0m
Bedroom 2	4.3m x 4.2m
Bedroom 3	4.3m x 4.2m
Bedroom 4	4.3m x 4.2m
Family Room	8.6m x 4.2m
Kitchen	5.1m x 3.1m

Balcony Area 63 SQ.M

Car Parking Space 2

AL ZEINA

ALDAR



APARTMENT TYPE PH A4



APARTMENT TYPE PH A4

RESIDENCE LOCATION

Building A Level 14

RESIDENCE DETAILS

4 Bedroom
1 Storey

Total Net Internal Area(NIA) 349 SQ.M
Total Gross External Area(GEA) 365 SQ.M

Living/Dining 9.6m x 7.5m
Master Bedroom 7.8m x 4.2m
Bedroom 2 5.2m x 4.0m
Bedroom 3 4.0m x 3.6m
Bedroom 4 4.3m x 4.2m
Family Room 7.3m x 4.2m
Kitchen 5.1m x 3.9m

Balcony Area 67 SQ.M

Car Parking Space 2

AL ZEINA

ALDAR



APARTMENT TYPE PH B1



APARTMENT TYPE PH B1

RESIDENCE LOCATION

Building B Level 2 to 7

RESIDENCE DETAILS

4 Bedroom
1 Storey

Total Net Internal Area (NIA) 264SQ.M
Total Gross External Area(GEA) 282SQ.M

Living/Dining 9.0m x 8.8m
Master Bedroom 4.6m x 4.4m
Kitchen 3.6m x 2.6m
Bedroom 2 3.3m x 3.1m
Bedroom 3 4.2m x 3.3m
Bedroom 4 4.5m x 3.3m

Balcony Area 64 SQ.M

Car Parking Space 2

AL ZEINA

ALDAR



APARTMENT TYPE PH B2



APARTMENT TYPE PH B1

RESIDENCE LOCATION

Building B

Level 2 to 7

RESIDENCE DETAILS

4 Bedroom
1 Storey

Total Net Internal Area(NIA) 260 SQ.M
Total Gross External Area(GEA) 278 SQ.M

Living/Dining 8.8m x 8.8m
Master Bedroom 4.4m x 4.4m
Bedroom 2 3.1m x 3.1m
Bedroom 3 4.2m x 3.1m
Bedroom 4 4.5m x 3.1m
Kitchen 3.6m x 2.6m

Balcony Area 64 SQ.M

Car Parking Space 2

AL ZEINA

ALDAR



PENTHOUSE TYPE E1



PENTHOUSE TYPE E1

RESIDENCE LOCATION

Building E Level 3 & 4

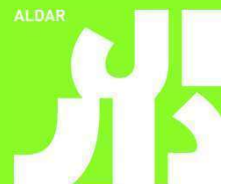
RESIDENCE DETAILS

4 Bedrooms
1 Storey
Total Net Internal Area(NIA) 351 SQ.M
Total Gross External Area(GEA) 378 SQ.M

Living/ Dining	7.0m x 13.2m
Bedroom 2	3.6m x 4.5m
Bedroom 3	4.3m x 5.4m
Bedroom 4	4.3m x 5.4m
Master Bedroom	6.4m x 8.6m
Family Room	4.2m x 7.0m
Kitchen	3.5m x 4.2m
Balcony Area	73 SQ.M
Car Parking Space	2

AL ZEINA

ALDAR



PENTHOUSE TYPE F1



PENTHOUSE TYPE F1

RESIDENCE LOCATION

Building F Level 12

RESIDENCE DETAILS

5 Bedrooms	
1 Storey	
Total Net Internal Area(NIA)	381 SQ.M
Total Gross External Area(GEA)	400 SQ.M
Living/Dining	7.1m x 12.4m
Bedroom 2	5.3m x 4.9m
Bedroom 3	4.1m x 4.3m
Bedroom 4	4.1m x 4.2m
Bedroom 5	4.4m x 7.6m
Master Bedroom	4.4m x 7.0m
Kitchen	6.1m x 2.9m
Study Room	4.4m x 2.9m
Balcony Area	85 SQ.M
Car Parking Space	2

AL ZEINA

ALDAR



PENTHOUSE TYPE F2



PENTHOUSE TYPE F2

RESIDENCE LOCATION

Building F

Level 12

RESIDENCE DETAILS

4 Bedrooms

1 Storey

Total Net Internal Area(NIA) 284 SQ.M

Total Gross External Area(GEA) 300 SQ.M

Living/Dining	7.6m x 7.8m
Bedroom 2	3.4m x 4.1m
Bedroom 3	5.2m x 4.1m
Bedroom 4	4.4m x 4.0m
Master Bedroom	5.1m x 4.6m
Kitchen	4.2m x 3.1m
Family Room	4.2m x 3.2m
Study Room	3.4m x 3.2m

Balcony Area 84 SQ.M

Car Parking Space 2

AL ZEINA

ALDAR



PENTHOUSE TYPE F3



PENTHOUSE TYPE F3

RESIDENCE LOCATION

Building F Level 12

RESIDENCE DETAILS

5 Bedrooms
1 Storey

Total Net Internal Area(NIA) 448 SQ.M
Total Gross External Area(GEA) 478SQ.M

Living/Dining	5.4m x 7.4m
Bedroom 2	4.4m x 7.0m
Bedroom 3	4.3m x 4.2m
Bedroom 4	4.6m x 4.2m
Bedroom 5	4.4m x 4.2m
Bedroom 6	4.1m x 3.6m
Master Bedroom	5.6m x 7.7m
Kitchen	5.2m x 3.1m
Study Room	3.3m x 4.2m
Family Room	8.1m x 4.1m
Balcony Area	110 SQ.M

Car Parking Space 2

AL ZEINA

ALDAR



PODIUM VILLA TYPE PV 1-A2



LOWER LEVEL



MIDDLE LEVEL



UPPER LEVEL

PODIUM VILLA TYPE PV 1 – A2

RESIDENCE LOCATION

Building A Level 2

RESIDENCE DETAILS

6 Bedroom
3 Storey

Total Net Internal Area (NIA) 535 SQ.M
Total Gross External Area(GEA) 607 SQ.M

Living	9.2m x 8.6m
Dining	6.9m x 4.3m
Master Bedroom	6.8m x 4.3m
Bedroom 2	4.4m x 4.3m
Bedroom 3	5.6m x 4.1m
Bedroom 4	3.5m x 3.5m
Bedroom 5	3.9m x 3.6m
Bedroom 6	3.4m x 3.4m
Family Room	9.1m x 7.4m
Kitchen	5.0m x 3.4m

Balcony Area 121SQ.M

Car Parking Space 2



PODIUM VILLA TYPE PV 1-C2 Level 4



LOWER LEVEL



MIDDLE LEVEL



UPPER LEVEL

PODIUM VILLA TYPE PV 1 – C2 Level 4

RESIDENCE LOCATION

Building C Level 4

RESIDENCE DETAILS

6 Bedroom
3 Storey

Total Net Internal Area (NIA) 501 SQ.M
Total Gross External Area(GEA) 576 SQ.M

Living	9.2m x 8.6m
Dining	6.9m x 4.3m
Master Bedroom	6.8m x 4.3m
Bedroom 2	4.4m x 4.3m
Bedroom 3	5.6m x 4.1m
Bedroom 4	3.5m x 3.5m
Bedroom 5	3.9m x 3.6m
Bedroom 6	3.4m x 3.4m
Family Room	9.1m x 7.4m
Kitchen	5.0m x 3.4m

Balcony Area 130SQ.M

Car Parking Space 2



PODIUM VILLA TYPE PV 1-C2 Level 2



LOWER LEVEL



MIDDLE LEVEL



UPPER LEVEL

PODIUM VILLA TYPE PV 1 – C2 Level 2

RESIDENCE LOCATION

Building C Level 2

RESIDENCE DETAILS

6 Bedroom
3 Storey

Total Net Internal Area (NIA) 540 SQ.M
Total Gross External Area(GEA) 623 SQ.M

Living	9.2m x 8.6m
Dining	6.9m x 4.3m
Master Bedroom	6.8m x 4.3m
Bedroom 2	4.4m x 4.3m
Bedroom 3	5.6m x 4.1m
Bedroom 4	3.5m x 3.5m
Bedroom 5	3.9m x 3.6m
Bedroom 6	3.4m x 3.4m
Family Room	9.1m x 7.4m
Kitchen	5.0m x 3.4m

Balcony Area 130SQ.M

Car Parking Space 2

AL ZEINA

ALDAR



PODIUM VILLA TYPE PV2-B2



LOWER LEVEL



UPPER LEVEL

PODIUM VILLA TYPE PV 2 - B2

RESIDENCE LOCATION

Building B Level 2 to 3

RESIDENCE DETAILS

4 Bedroom	
2 Storey	
Total Net Internal Area(NIA)	358 SQ.M
Total Gross External Area(GEA)	424 SQ.M
Living	6.2m x 5.4m
Dining	5.4m x 4.2m
Master Bedroom	5.6m x 4.6m
Bedroom 2	4.2m x 3.3m
Bedroom 3	4.4m x 3.6m
Bedroom 4	4.4m x 3.6m
Family Room	5.9m x 5.6m
Study	3.6m x 3.1m
Kitchen	3.5m x 3.4m
Balcony Area	100 SQ.M
Car Parking Space	2

AL ZEINA

ALDAR



PODIUM VILLA TYPE PV2-C2



PODIUM VILLA TYPE PV 2 – C2

RESIDENCE LOCATION

Building C Level 2 to 3

RESIDENCE DETAILS

4 Bedroom
2 Storey

Total Net Internal Area(NIA) 365 SQ.M
Total Gross External Area(GEA) 443 SQ.M

Living	6.2m x 5.4m
Dining	5.4m x 4.2m
Master Bedroom	5.6m x 4.6m
Bedroom 2	4.2m x 3.3m
Bedroom 3	4.4m x 3.6m
Bedroom 4	4.4m x 3.6m
Family Room	5.9m x 5.6m
Study	3.6m x 3.1m
Kitchen	3.5m x 3.4m

Balcony Area 107 SQ.M

Car Parking Space 2

AL ZEINA

ALDAR



SKY VILLA TYPE SV 1



LOWER LEVEL



UPPER LEVEL

SKY VILLA TYPE SV 1

RESIDENCE LOCATION

Building F Ground to 12

RESIDENCE DETAILS

5 Bedroom
2 Storey

Total Net Internal Area (NIA) 392 SQ.M
Total Gross External Area (GEA) 440SQ.M

Living 7.0m x 6.0
Dining 7.4m x 3.6m
Bedroom 5 4.3m x 3.5m
Family Room 4.6m x 4.3m
Kitchen 5.1m x 2.6m
Master Bedroom 5.6m x 4.4m
Bedroom 2 3.2m x 3.5m
Bedroom 3 4.6m x 4.1m
Bedroom 4 4.0m x 3.3m
Family Room 2 4.7m x 4.0m

Balcony Area 41 SQ.M

Car Parking Space 2

AL ZEINA

ALDAR



TOWNHOUSE TYPE TH 1



LOWER LEVEL



UPPER LEVEL

TOWNHOUSE TYPE TH 1

RESIDENCE LOCATION

Building A	Ground
Building B	Ground
Building C	Ground

RESIDENCE DETAILS

3 Bedroom
2 Storey

Total Net Internal Area(NIA)	251 SQ.M
Total Gross External Area(GEA)	284 SQ.M

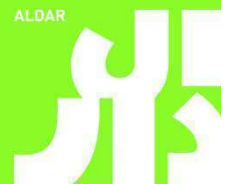
Living/Dining	6.3m x 5.9m
Master Bedroom	6.3m x 4.5m
Bedroom 2	4.1m x 3.6m
Bedroom 3	3.6m x 3.5m
Family Room	5.4m x 5.1m
Kitchen	5.1m x 3.3m

Balcony Area	76 SQ.M
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Car Parking Space	2
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AL ZEINA

ALDAR



TOWNHOUSE TYPE TH 3



UPPER LEVEL



LOWER LEVEL

TOWNHOUSE TYPE TH 3

RESIDENCE LOCATION

Building A	Level 2
Building B	Ground
Building C	Level G to 4

RESIDENCE DETAILS

3 Bedroom
2 Storey

Total Net Internal Area (NIA)	257 SQ.M
Total Gross External Area(GEA)	287 SQ.M

Living/Dining	6.3m x 5.9m
Master Bedroom	6.3m x 4.5m
Bedroom 2	4.1m x 3.6m
Bedroom 3	3.6m x 3.5m
Family Room	5.4m x 5.1m
Kitchen	5.1m x 3.3m

Balcony Area Varies

Car Parking Space 2



TOWNHOUSE TYPE TH 4



UPPER LEVEL



LOWER LEVEL

TOWNHOUSE TYPE TH 4

RESIDENCE LOCATION

Building E First

RESIDENCE DETAILS

4 Bedroom
2 Storey

Total Net Internal Area (NIA) 263 SQ.M
Total Gross External Area(GEA) 294 SQ.M

Living/Dining	10.5m x 5.0m
Master Bedroom	5.5m x 4.1m
Bedroom 2	4.3m x 3.7m
Bedroom 3	4.3m x 3.6m
Bedroom 4	4.1m x 3.4m
Family Room	4.7m x 3.0m
Kitchen	6.7m x 3.3m

Balcony Area 59 SQ.M

Car Parking Space 2

AL ZEINA

ALDAR



TOWNHOUSE TYPE TH 5



LOWER LEVEL



UPPER LEVEL

TOWNHOUSE TYPE TH 5

RESIDENCE LOCATION

Building E Ground

RESIDENCE DETAILS

3 Bedroom
2 Storey

Total Net Internal Area(NIA) 244 SQ.M
Total Gross External Area(GEA) 272 SQ.M

Living/Dining 8.6m x 5.7m
Master Bedroom 7.3m x 4.7m
Bedroom 2 4.7m x 3.7m
Bedroom 3 4.6m x 3.7m
Family Room 5.1m x 3.8m
Kitchen 5.2m x 2.7m

Balcony Area 77 SQ.M

Car Parking Space 2

AL ZEINA

ALDAR



TOWNHOUSE TYPE TH 6



LOWER LEVEL



UPPER LEVEL

TOWNHOUSE TYPE TH 6

RESIDENCE LOCATION

Building A	Second
Building B	Level 2 & 4
Building C	Second

RESIDENCE DETAILS

3 Bedroom
2 Storey

Total Net Internal Area(NIA)	244 SQ.M
Total Gross External Area(GEA)	271 SQ.M

Living/Dining	6.1m x 5.1m
Master Bedroom	8.2m x 4.8m
Bedroom 2	4.7m x 3.6m
Bedroom 3	4.7m x 3.3m
Family Room	5.1m x 3.7m
Kitchen	5.2m x 2.6m

Balcony Area 80 SQ.M

Car Parking Space 2

AL ZEINA

ALDAR



TOWNHOUSE TYPE TH 7



LOWER LEVEL



UPPER LEVEL

TOWNHOUSE TYPE TH 7

RESIDENCE LOCATION

Building C

Second

RESIDENCE DETAILS

3 Bedroom
2 Storey

Total Net Internal Area (NIA) 277 SQ.M

Total Gross External Area (GEA) 312 SQ.M

Living/Dining	8.6m x 7.1m
Master Bedroom	4.5m x 3.9m
Bedroom 2	6.7m x 3.9m
Bedroom 3	3.7m x 3.3m
Family Room	4.9m x 3.1m
Kitchen	3.8m x 3.3m

Balcony Area 44 SQ.M

Car Park Space 2

AL ZEINA

ALDAR

