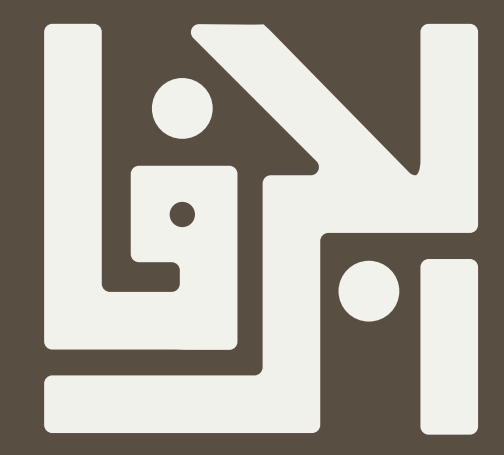


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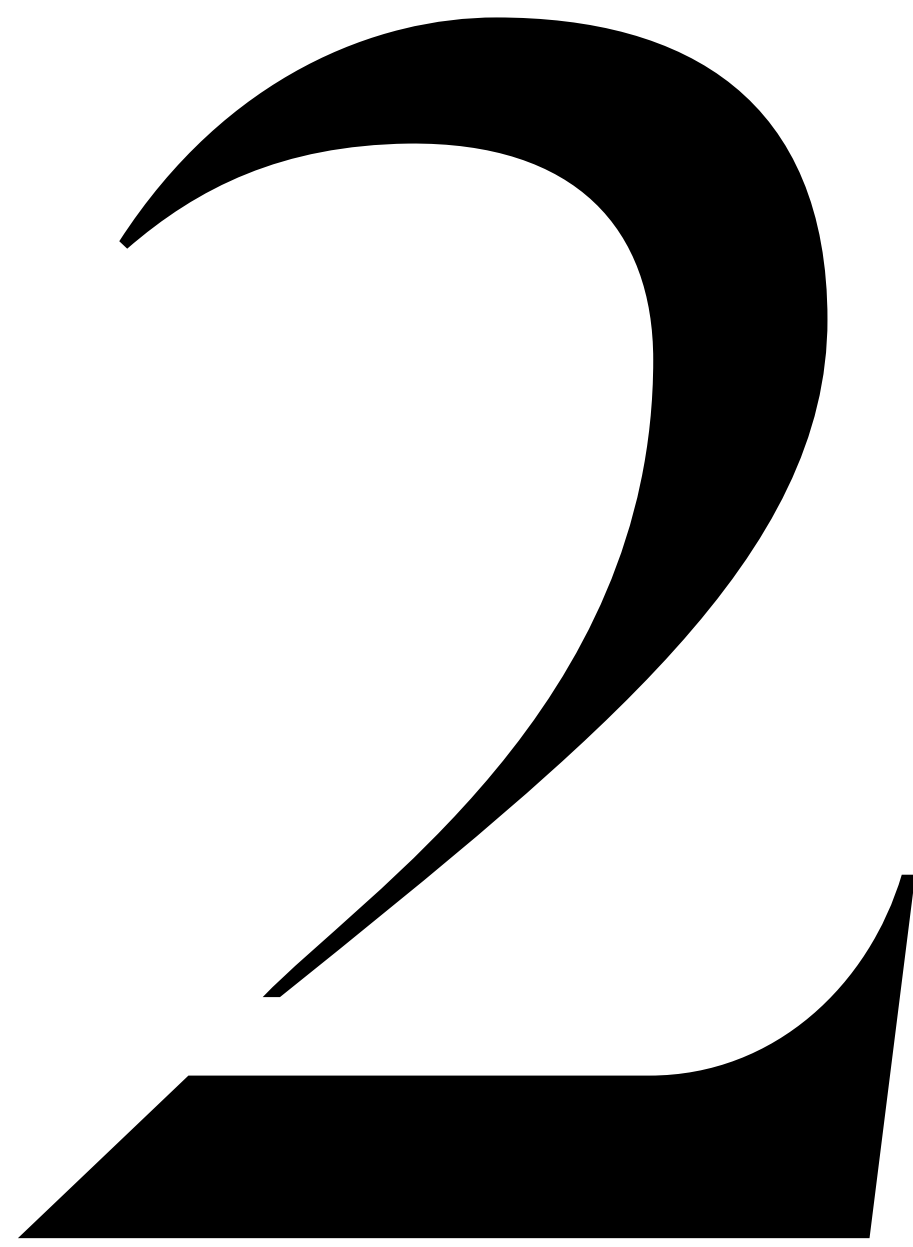
Aljurf
GARDENS
—
FLOOR PLANS

إمكانان
I M K A N



BUDOOR VILLAS

Budoor Villa



Bedroom Villa



2 Br Budoor Villa	SQM
Plot Area Options	609 / 756
Ground Floor	207
Balconies / Terraces	16
Car Port	46 / 80
Total	269 / 303

Disclaimer:

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Ground-Floor Plan



Budoor Villa

3

Bedroom
Villa



3 Br Budoor Villa	SQM
Plot Area Options	609 / 756
Ground Floor	207
First Floor	55
Balconies / Terraces	77
Car Port	46 / 80
Total	385 / 419

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Ground-Floor Plan



Budoor Villa

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First-Floor Plan



Budoor Villa

4

Bedroom
Villa



4 Br Budoor Villa	SQM
Plot Area Options	539 / 609 / 756
Ground Floor	207
First Floor	66
Balconies / Terraces	66
Car Port	46 / 80
Total	385 / 419

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Ground-Floor Plan



Budoor Villa

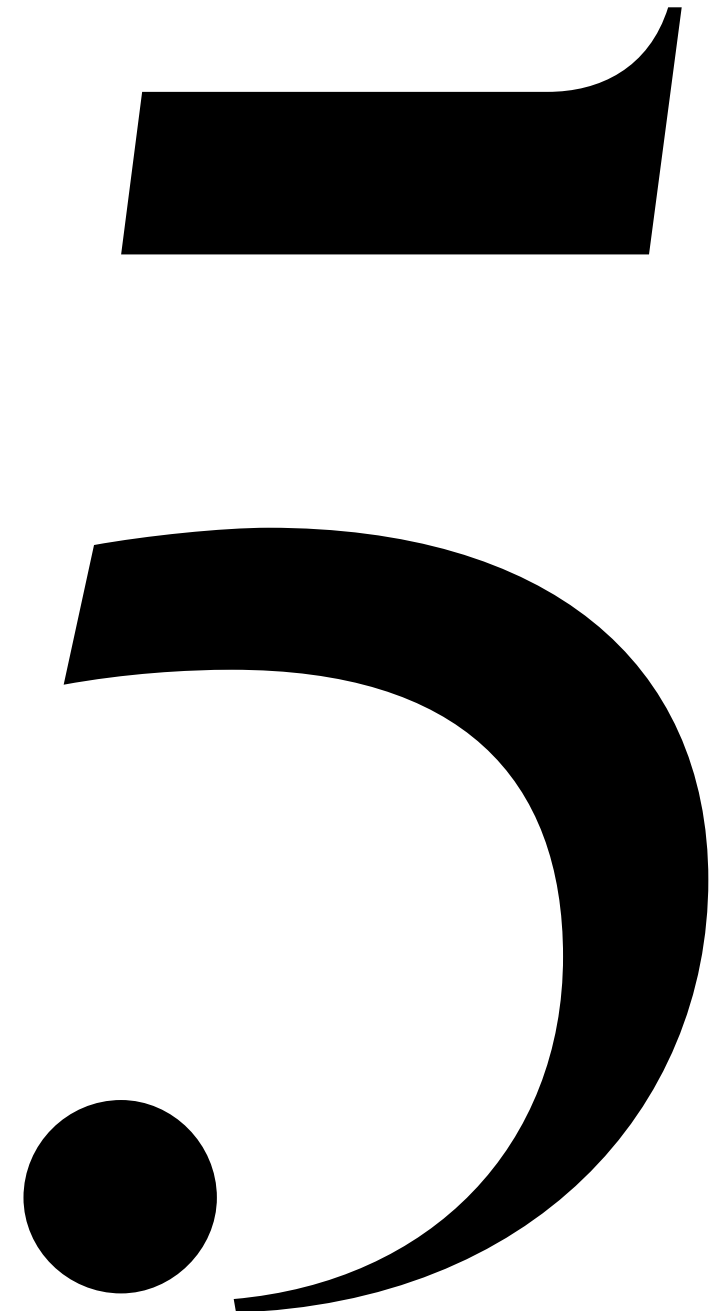
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First-Floor Plan



Budoor Villa



Bedroom
Villa



5 Br Budoor Villa	SQM
Plot Area Options	784 / 1620
Ground Floor	276
First Floor	154
Balconies / Terraces	87
Car Port	60 / 118
Total	577 / 635

Disclaimer:

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Ground-Floor Plan



Budoor Villa

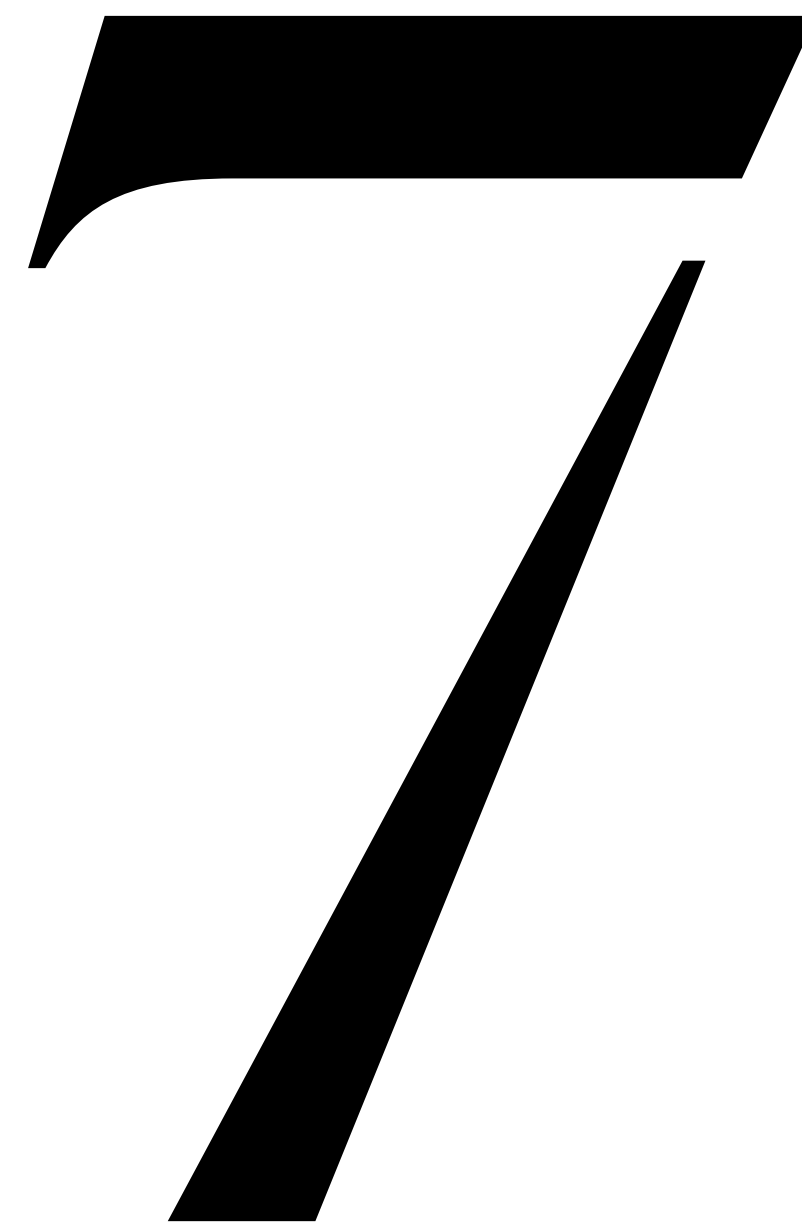
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First-Floor Plan



Budoor Villa



Bedroom Villa



7 Br Budoor Villa	SQM
Minimum Plot Area	2025
Ground Floor	495
First Floor	75
Balconies / Terraces	155
Car Port	105
Total	830

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Ground-Floor Plan



Budoor Villa

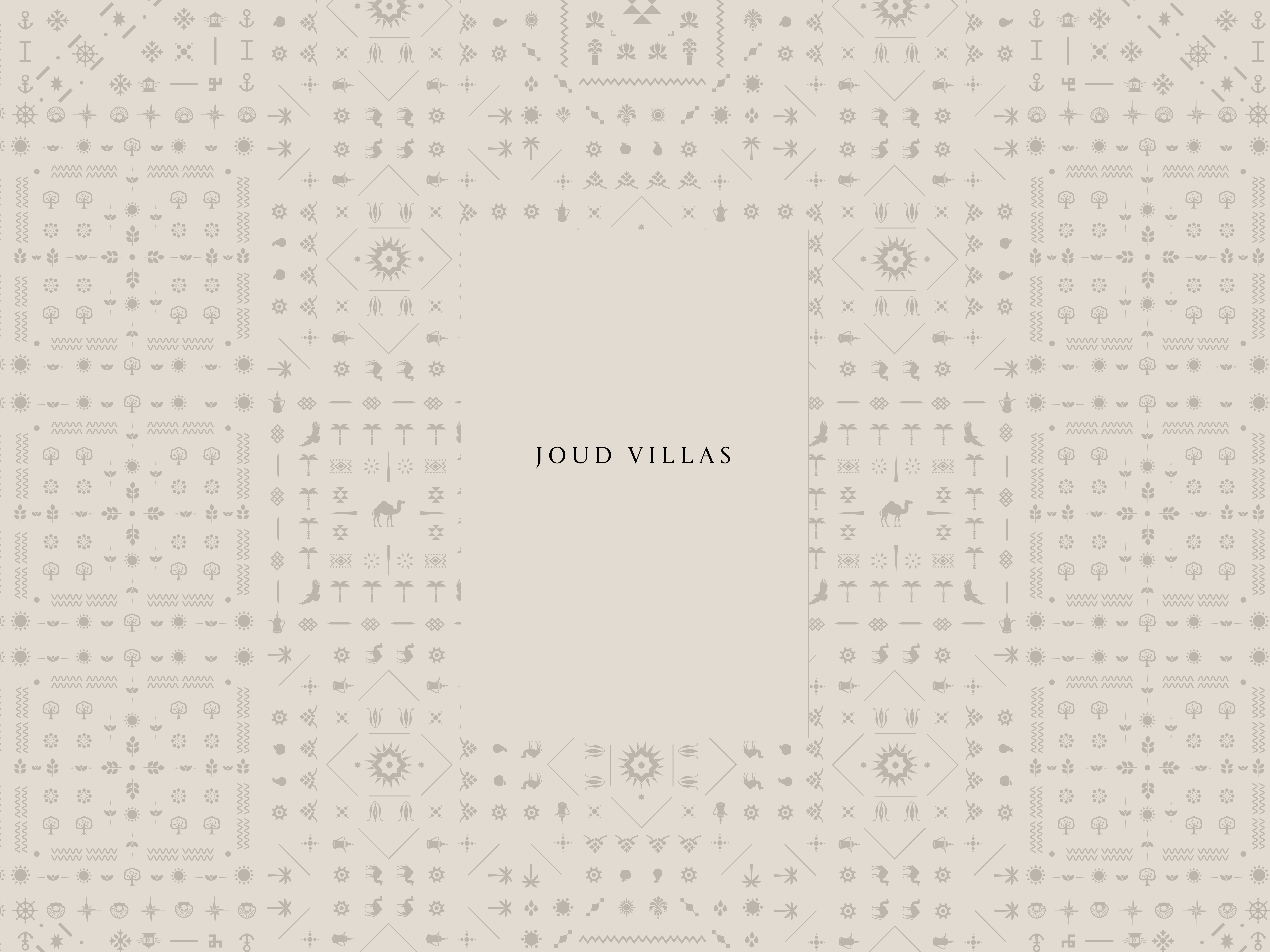
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First-Floor Plan



JOUR VILLAS



Joud Villa

3

Bedroom
Villa



3 Br Joud Villa	SQM
Minimum Plot Area	756
Ground Floor	181
First Floor	136
Balconies / Terraces	42
Car Port	63
Total	422

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Ground-Floor Plan



Joud Villa

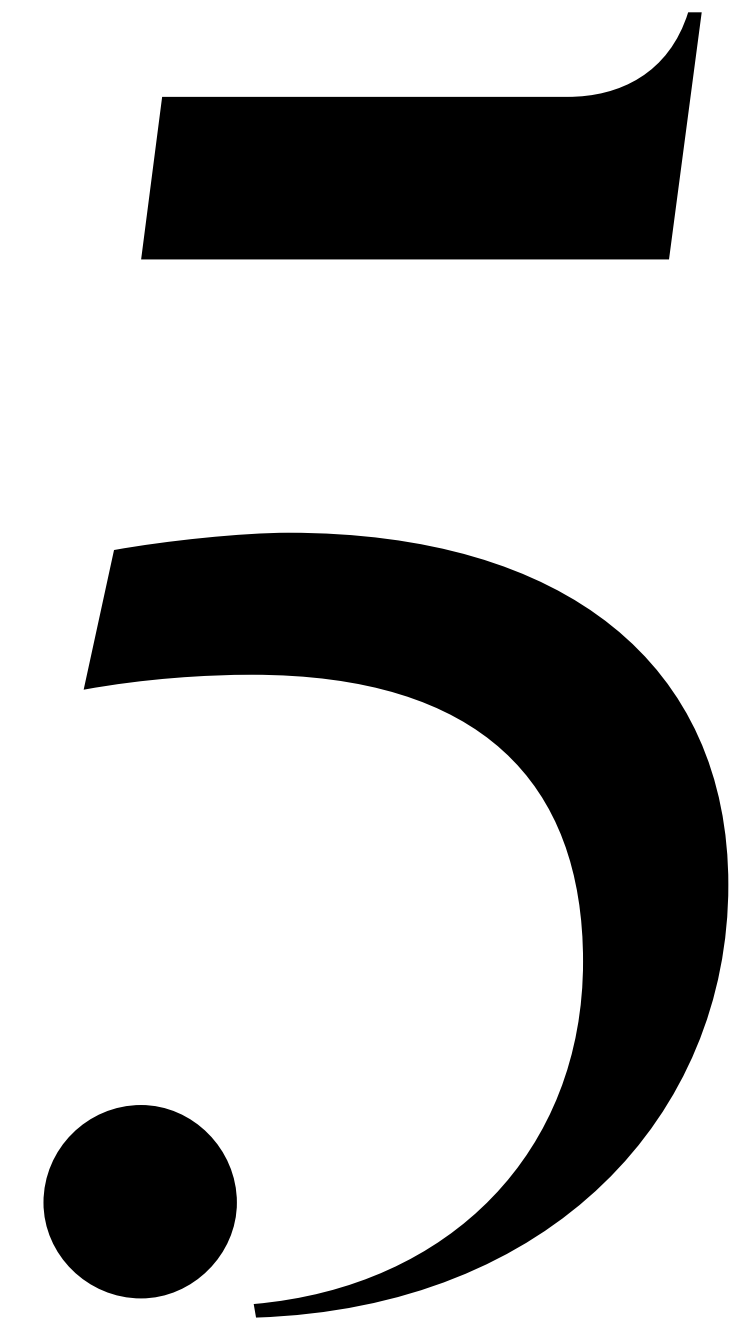
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First-Floor Plan



Joud Villa



Bedroom Villa



5 Br Joud Villa	SQM
Minimum Plot Area	1620
Ground Floor	282
First Floor	196
Balconies / Terraces	73
Car Port	89
Total	640

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Ground-Floor Plan



Joud Villa

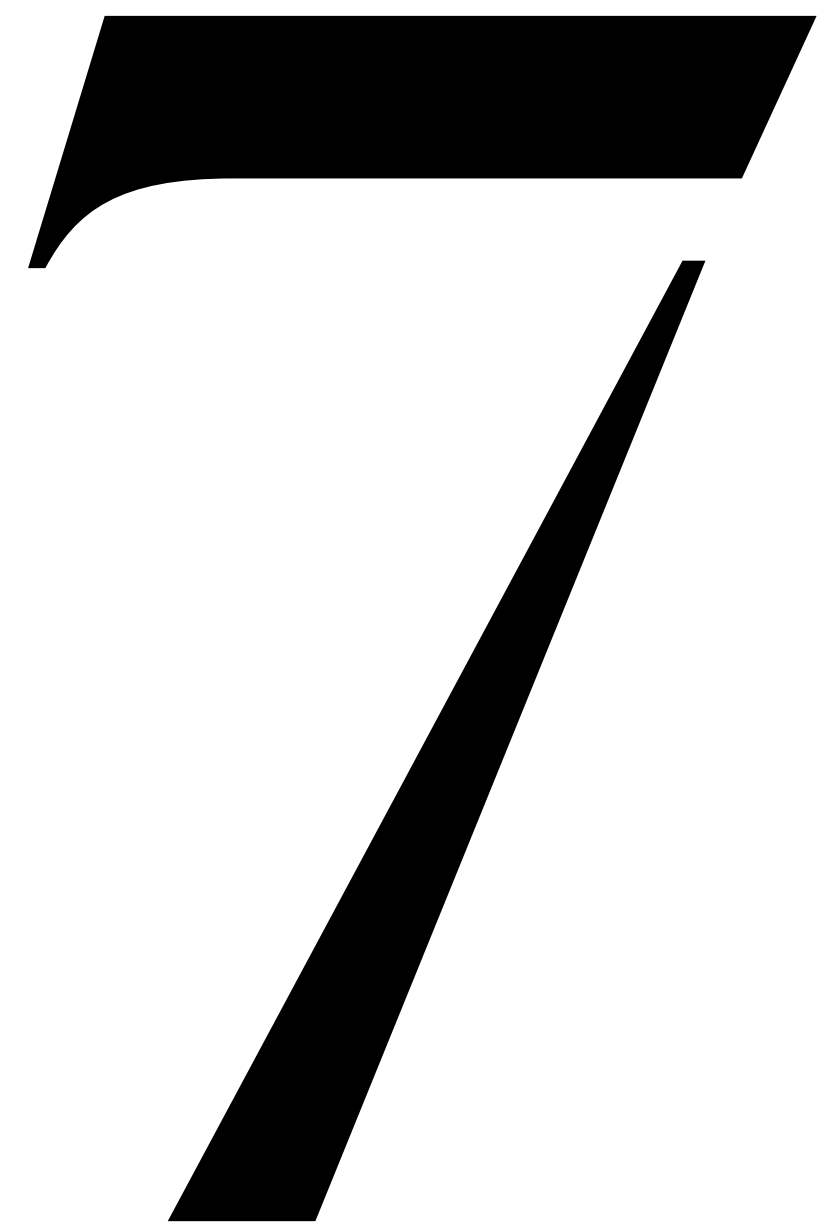
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First-Floor Plan



Joud Villa



Bedroom
Villa



7 Br Joud Villa	SQM
Minimum Plot Area	2025
Ground Floor	396
First Floor	342
Balconies / Terraces	122
Car Port	105
Total	965

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Ground-Floor Plan



Joud Villa

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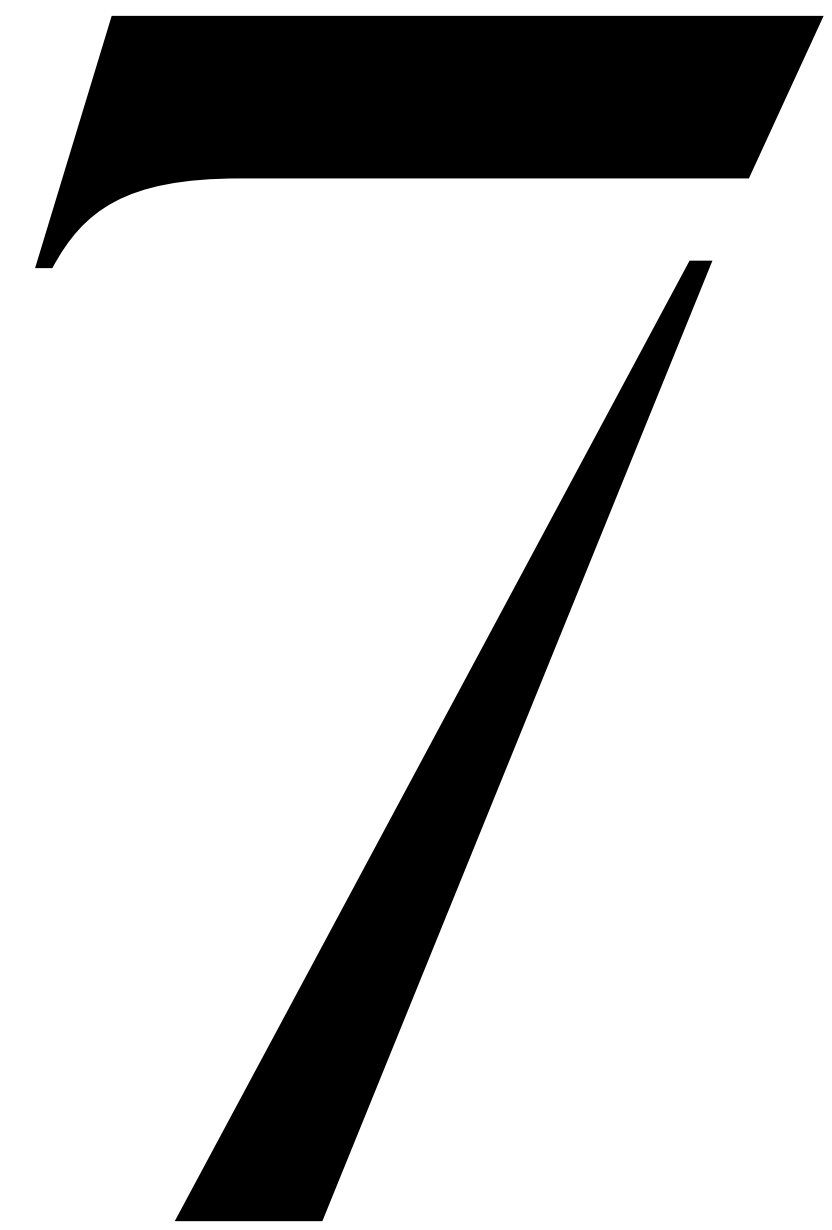
First-Floor Plan





RABIA VILLAS

Rabia Villa



Bedroom
Villa



7 Br Rabia Villa	SQM
Minimum Plot Area	2025
Ground Floor	454
First Floor	345
Second Floor	54
Balconies / Terraces	213
Car Parking - 4 cars covered & 2 car spaces not covered	60
Total	1126

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Ground-Floor Plan



Rabia Villa

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First-Floor Plan

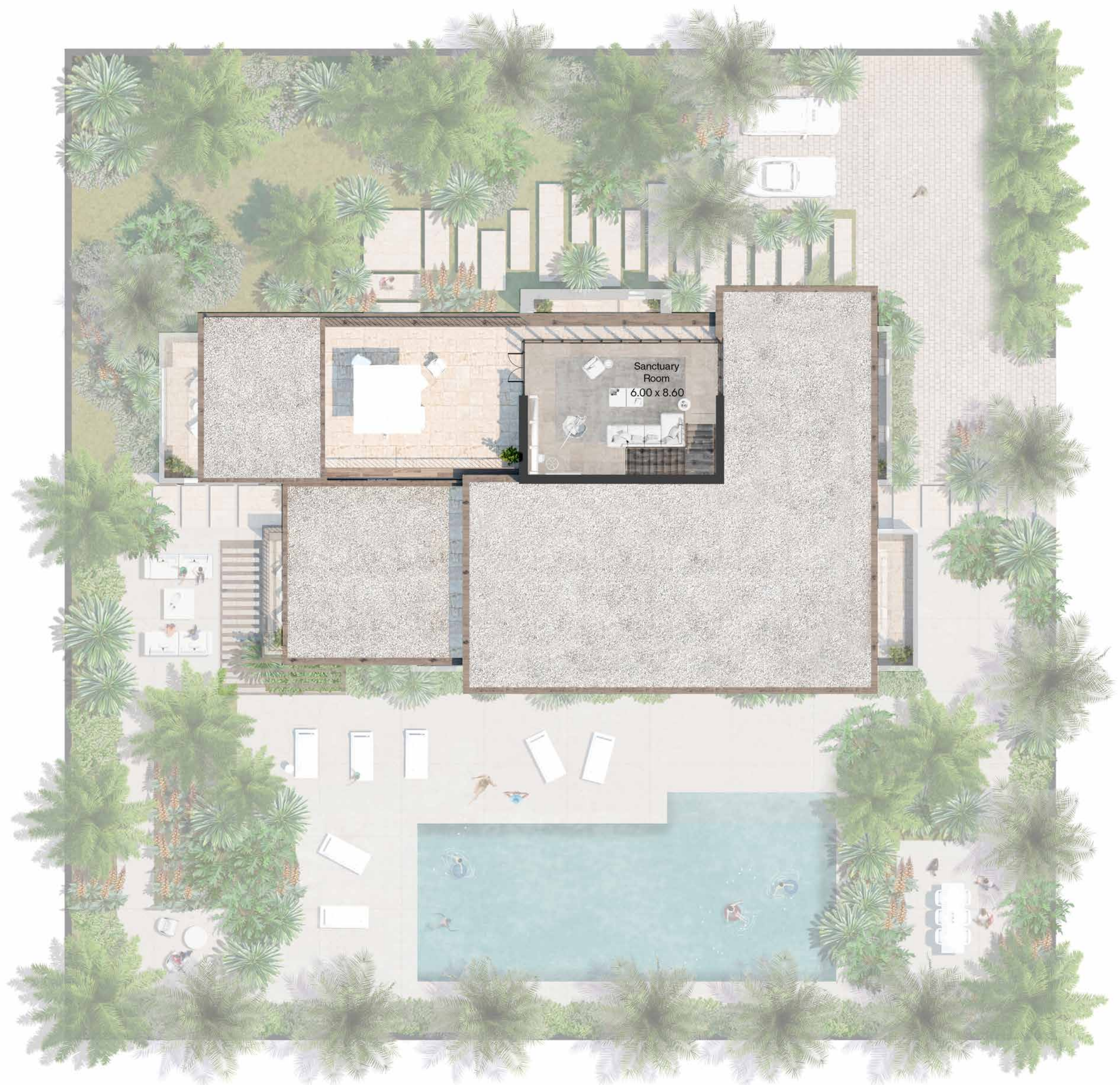


Rabia Villa

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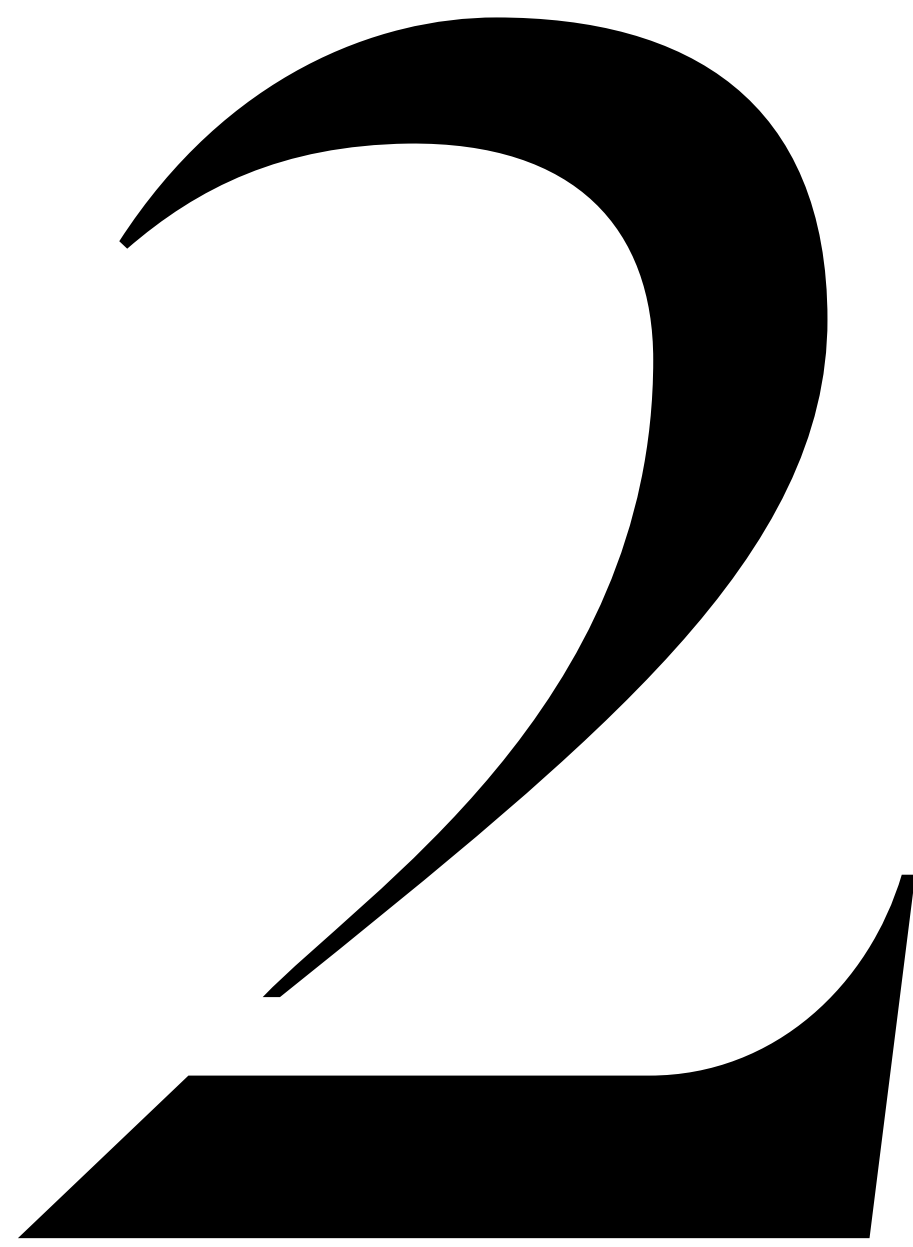
Second-Floor Plan





BADYA VILLAS

Badya Villa



Bedroom
Villa



2 Br Badya Villa	SQM
Minimum Plot Area	311
Ground Floor	73
First Floor	58
Total	131
Car Port	33

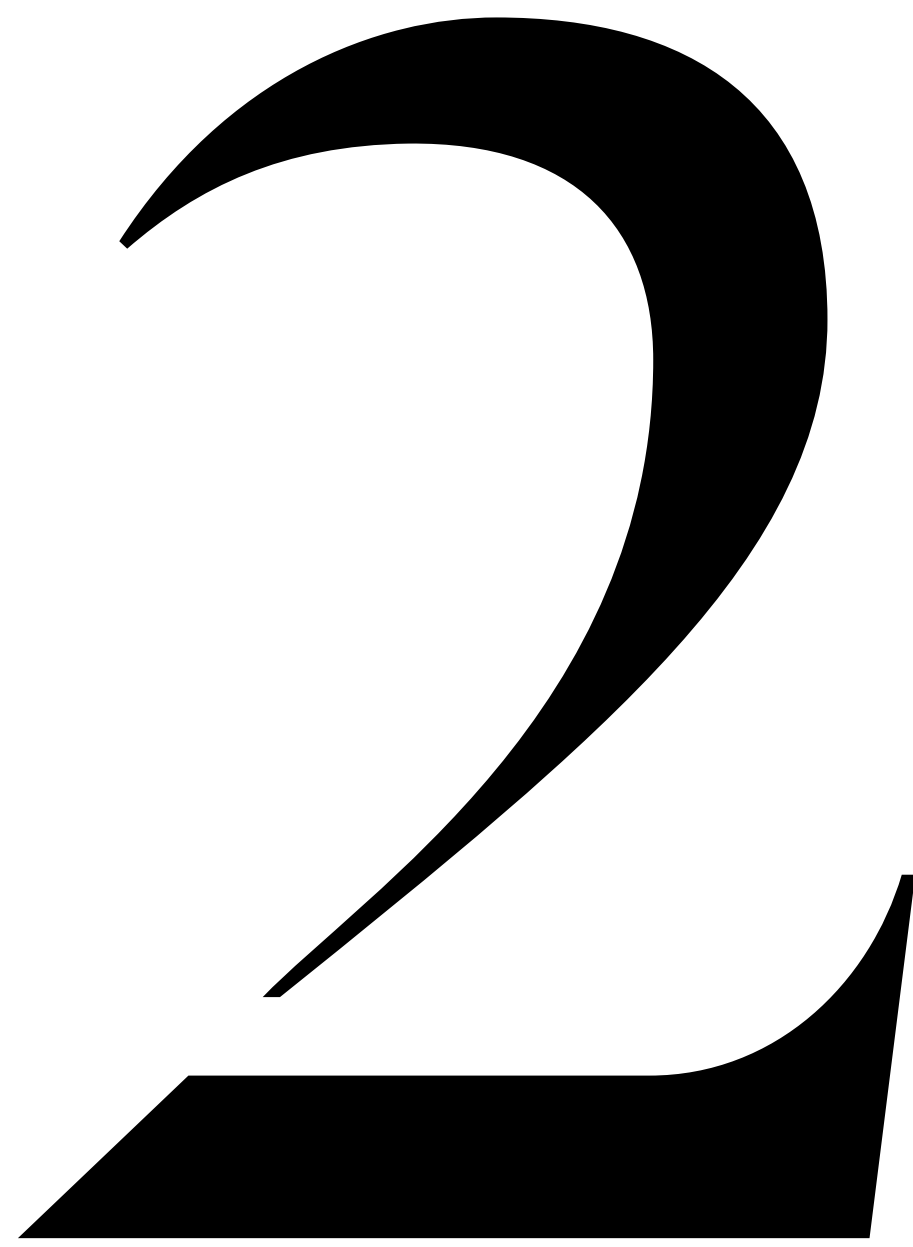
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Ground Floor Plan

Badya Villa



Bedroom
Villa

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First Floor Plan

Badya Villa

3

Bedroom
Villa



3 Br Badya Villa	SQM
Minimum Plot Area	420
Ground Floor	110
First Floor	70
Balconies / Terraces	8
Total	188
Car Port	33

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Ground Floor Plan

Badya Villa

3

Bedroom
Villa

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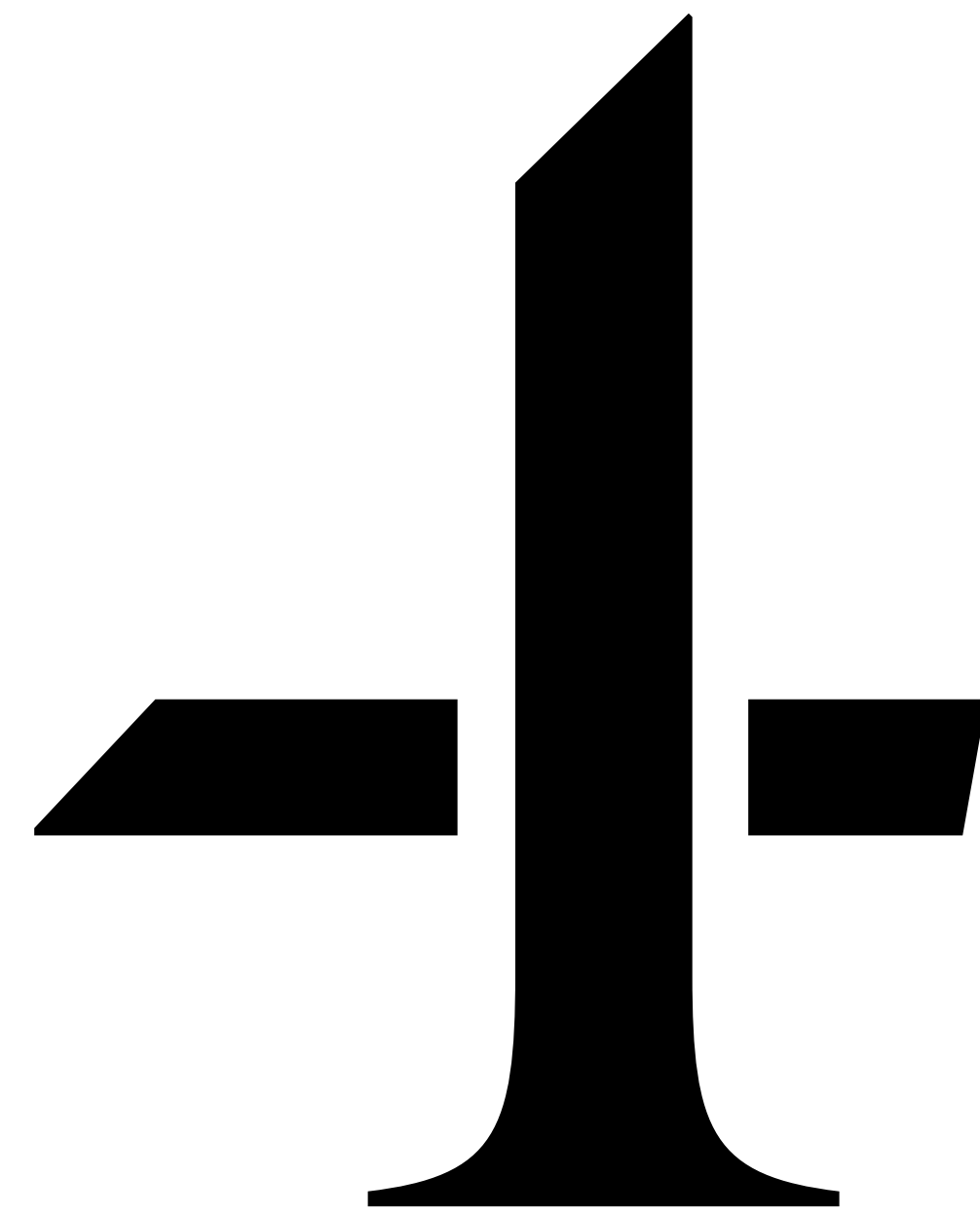


First Floor Plan

Badya Villa

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Bedroom
Villa



4 Br Badya Villa	SQM
Minimum Plot Area	525
Ground Floor	129
First Floor	102
Total	231
Car Port	33

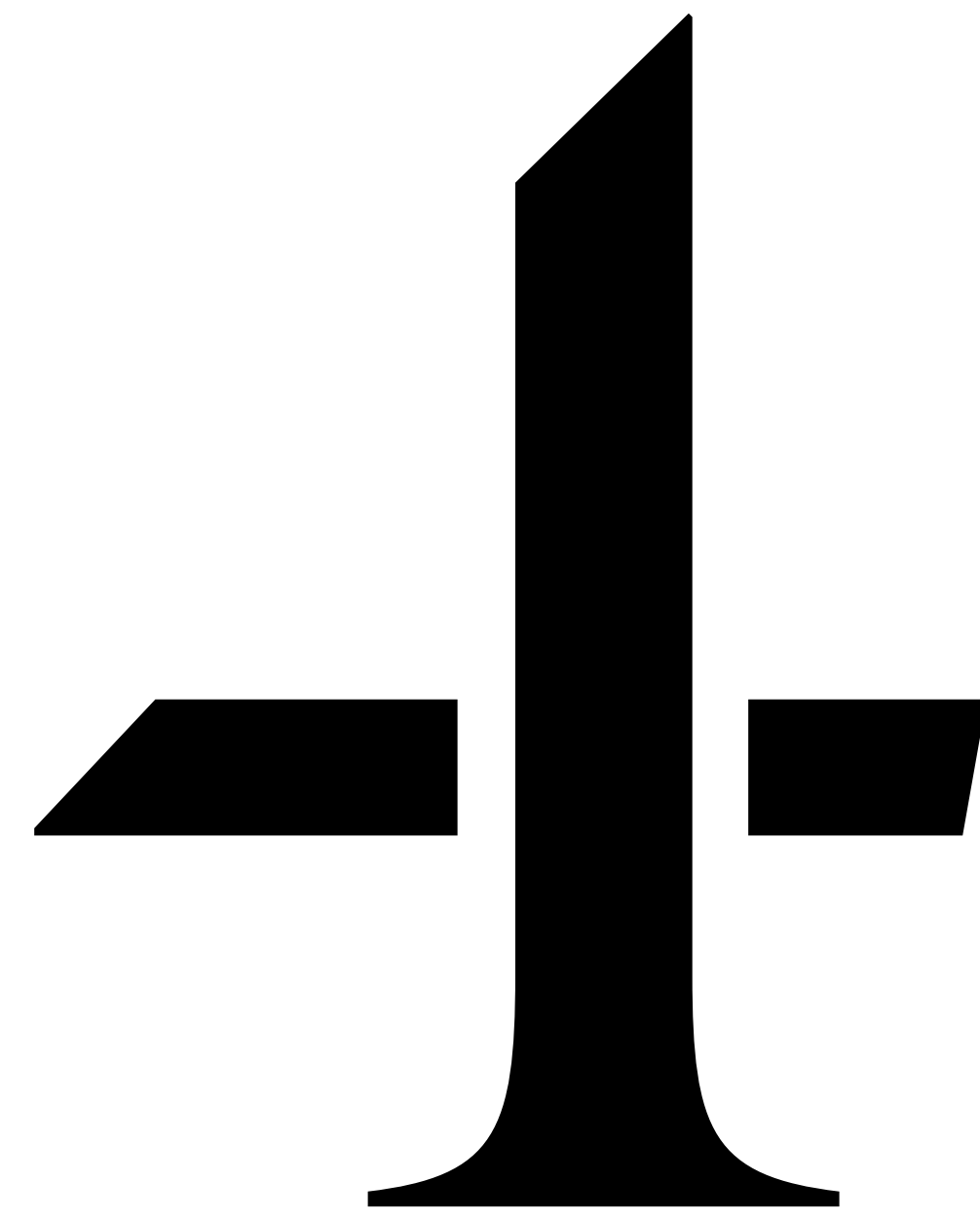


Ground Floor Plan

Badya Villa

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Bedroom
Villa

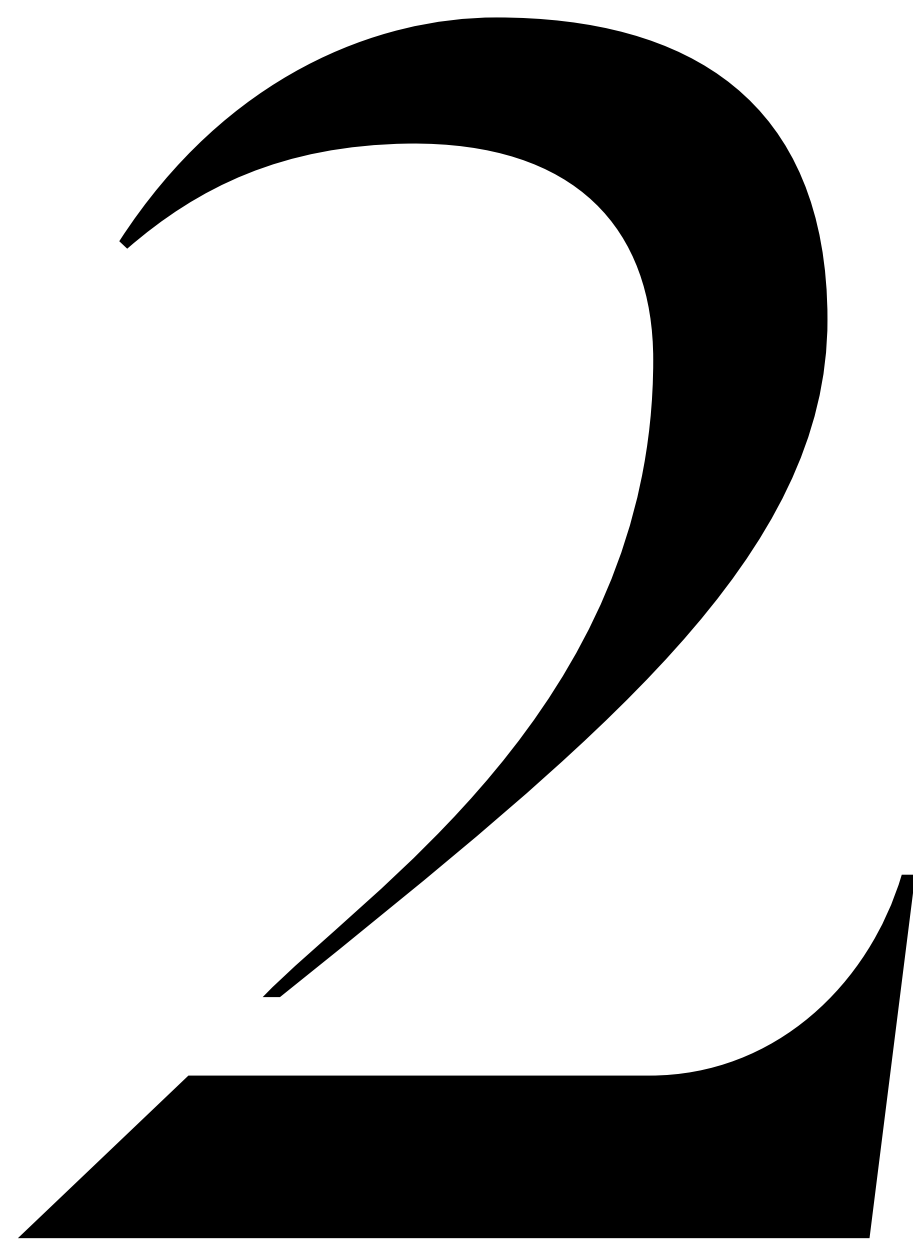


First Floor Plan



SHADEN VILLAS

Shaden Villa



Bedroom Villa



2 Br Shaden Villa	SQM
Minimum Plot Area	311
Ground Floor	77
First Floor	56
Balconies / Terraces	6
Total	139
Car Port	33

Disclaimer:

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Ground Floor Plan



Shaden Villa

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Bedroom
Villa



First Floor Plan

Shaden Villa

3

Bedroom
Villa



3 Br Shaden Villa	SQM
Minimum Plot Area	420
Ground Floor	93
First Floor	84
Balconies / Terraces	9
Total	186
Car Port	33

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Ground Floor Plan

Shaden Villa

3

Bedroom
Villa

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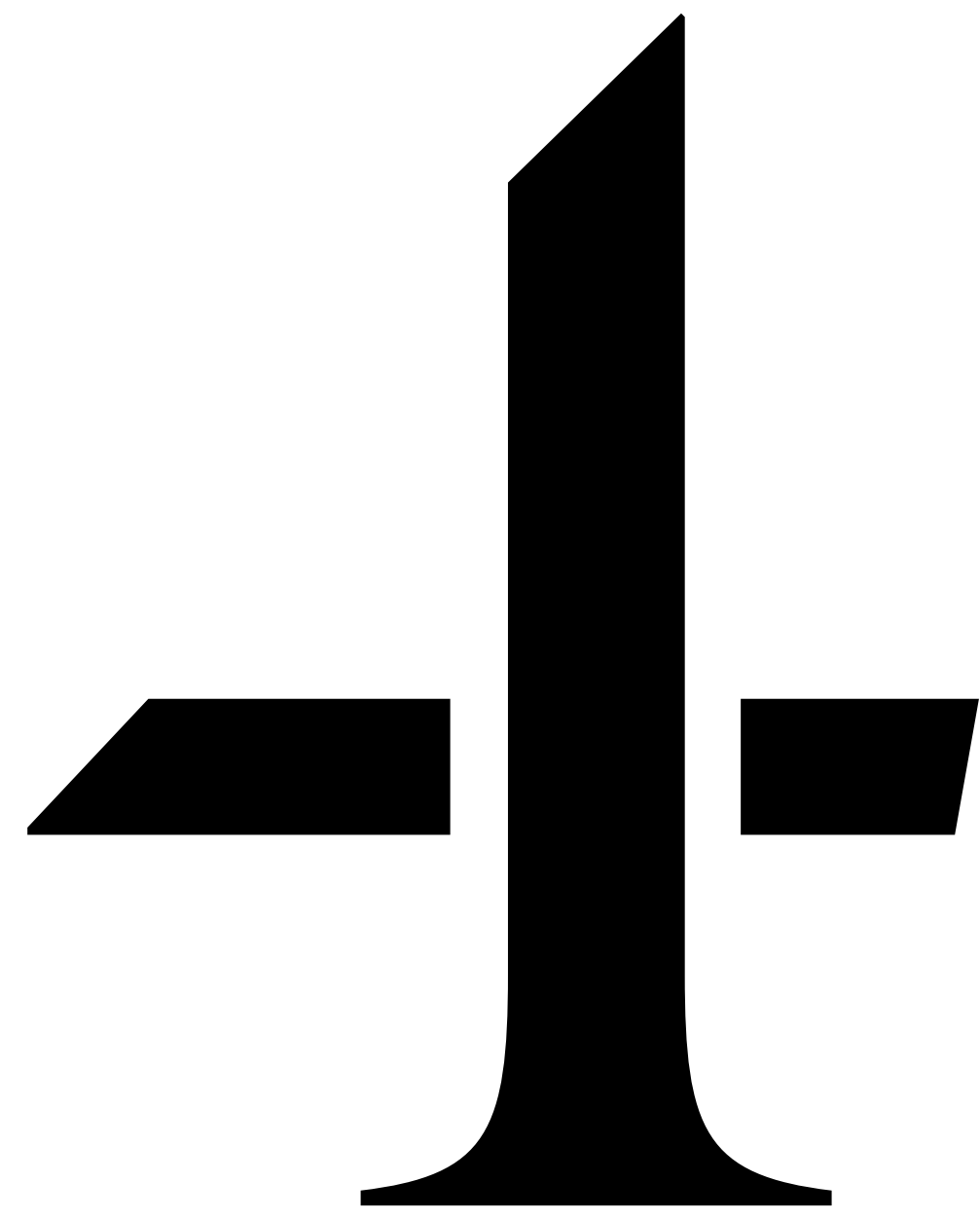


First Floor Plan

Shaden Villa

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Bedroom
Villa



4 Br Shaden Villa	SQM
Minimum Plot Area	525
Ground Floor	127
First Floor	101
Balconies / Terraces	8
Total	236
Car Port	33

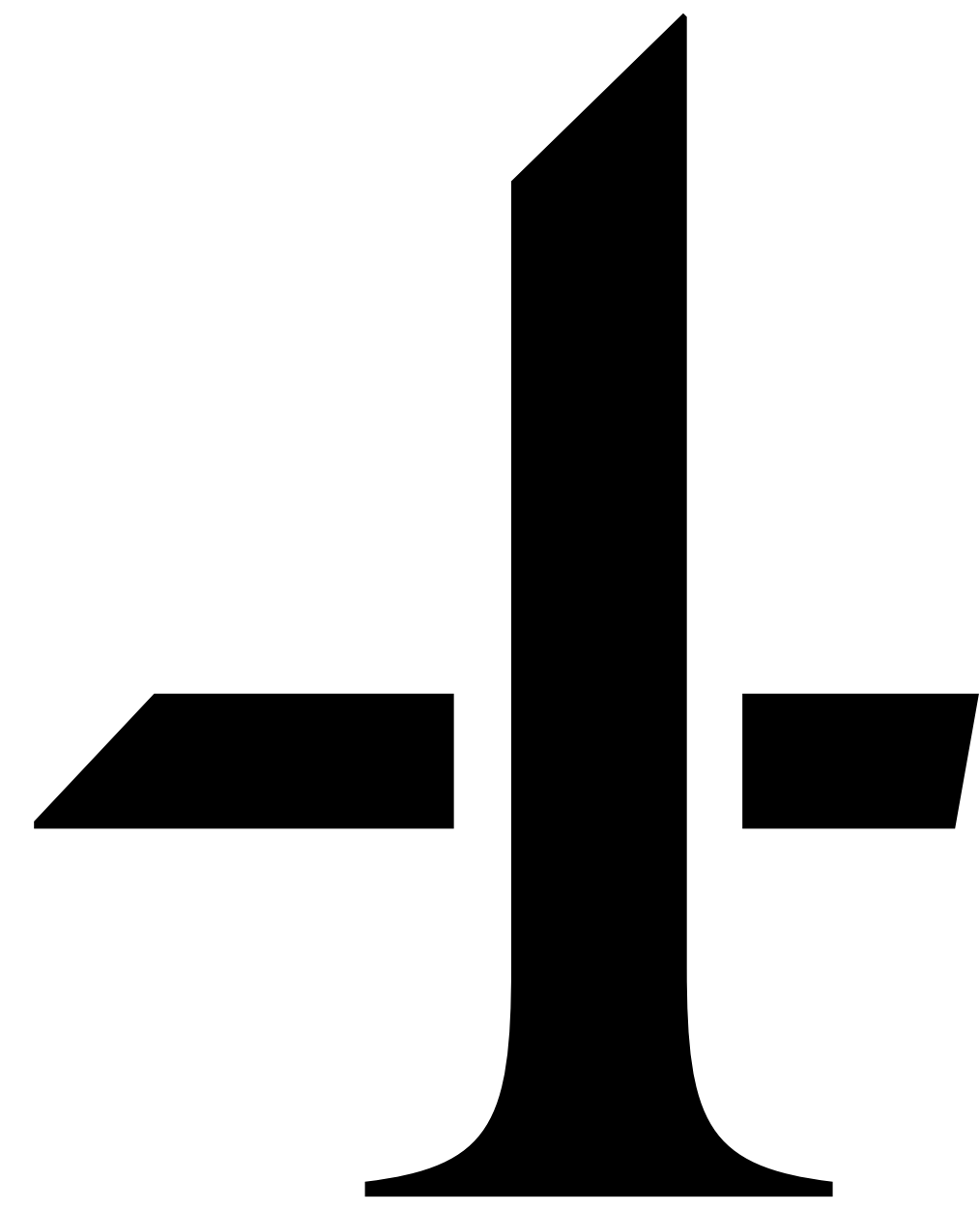


Ground Floor Plan

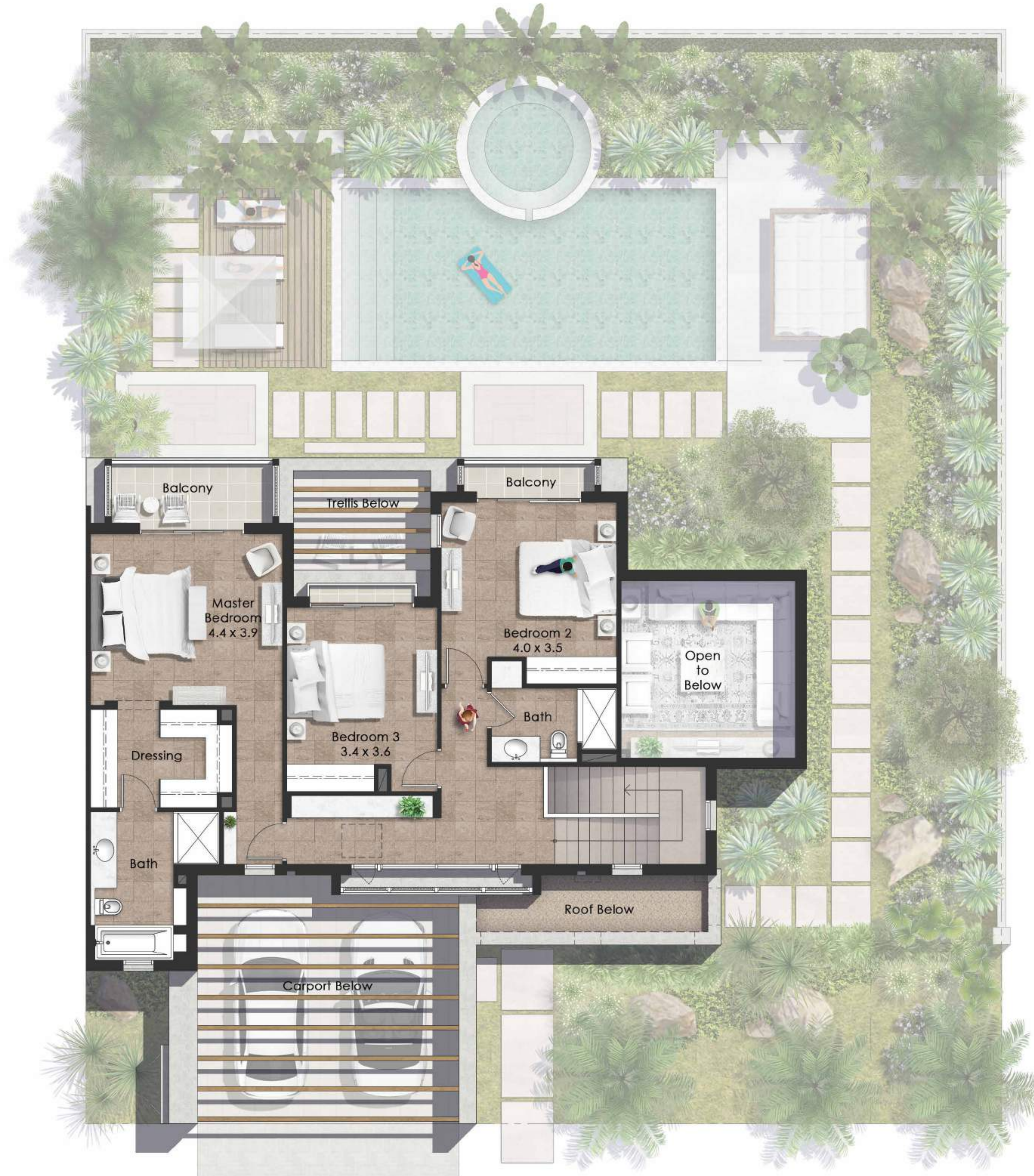
Shaden Villa

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Bedroom
Villa



First Floor Plan

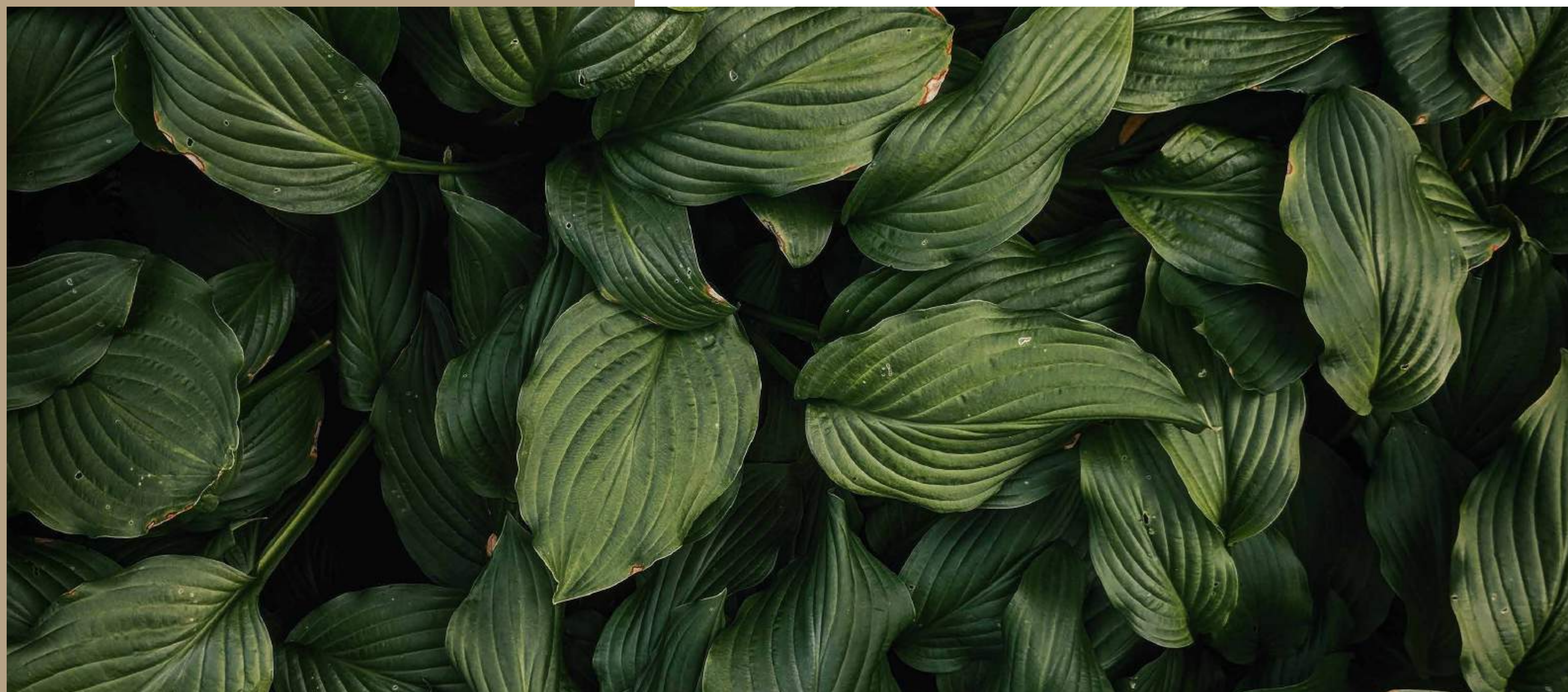


LAND PLOTS



Aljurf
GARDENS
—
LAND PLOTS

Boutique

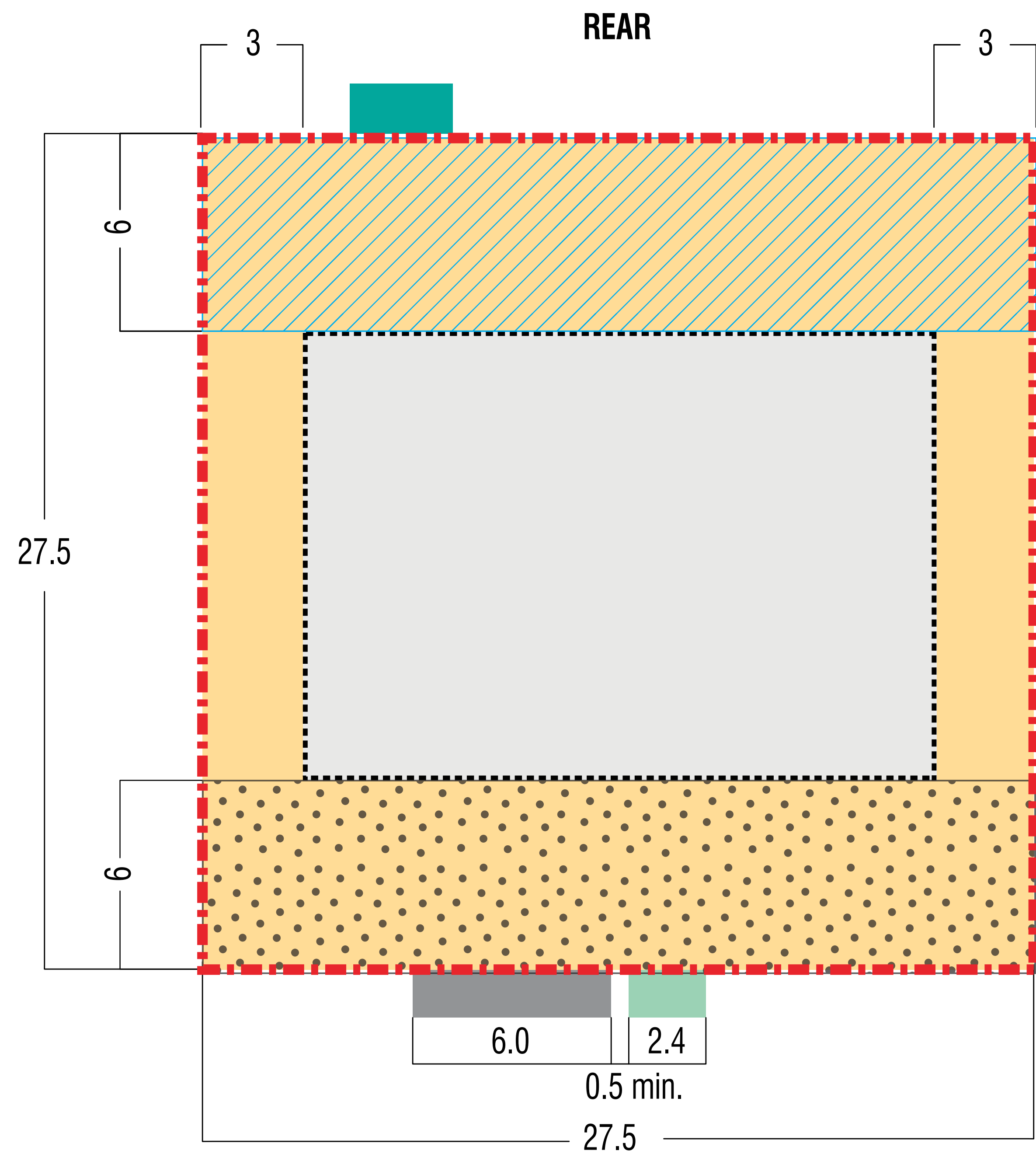


BOUTIQUE

Parcelisation Plan

Land Use	Residential
Typical (width x depth)	27.5 x 27.5 m
Typical Plot Area	756 sqm (approx.)
Allowable GFA	335 / 445
FAR	0.44
Front and Rear Set Back	6 m
Side Set Backs	3 m
Maximum Floors	G + 1
Maximum Roof Line Height	12 m
Accessory Building Height	4 m

Plot Plan



- Allowable Zone for Expansion Uses/ Structures
- Allowable Zone for Ancillary Uses/ Structures
- Main Villa (Primary Building) Zone
- Vehicular Access Zone
- Pedestrian Access Zone
- Optional Pedestrian Access (where permissible)
- Plot Boundary

Notes:

- All dimensions indicated are in metres
- Optional Pedestrian Access point is indicative and subject to Master Developer approval
- Villa designs are to be reviewed and approved by the Master Developer in line with the Architectural Design Guidelines prior to authority approval
- Swimming pool permitted within the main villa (primary building) zone and the Expansion Zone. Location and size to be approved by Master Developer.

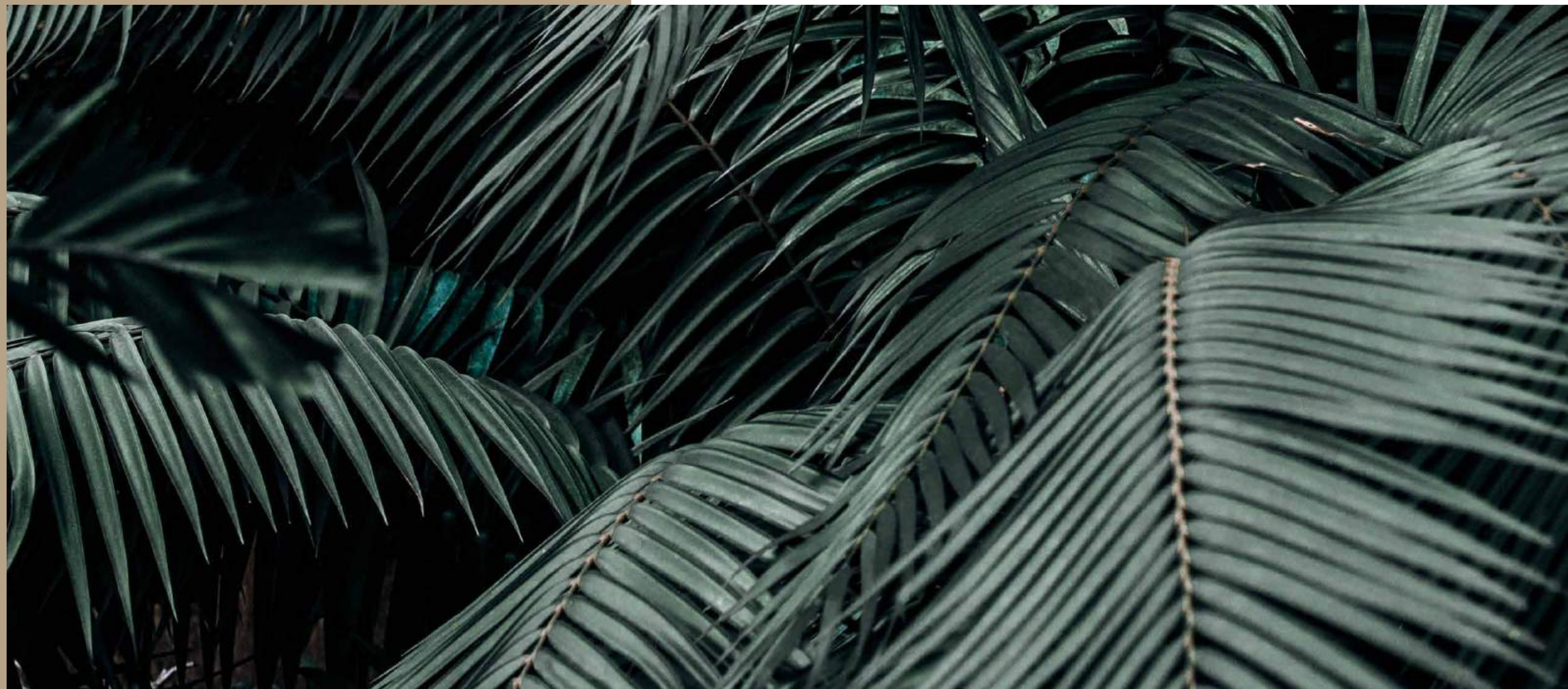
Floor Plan



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Premium

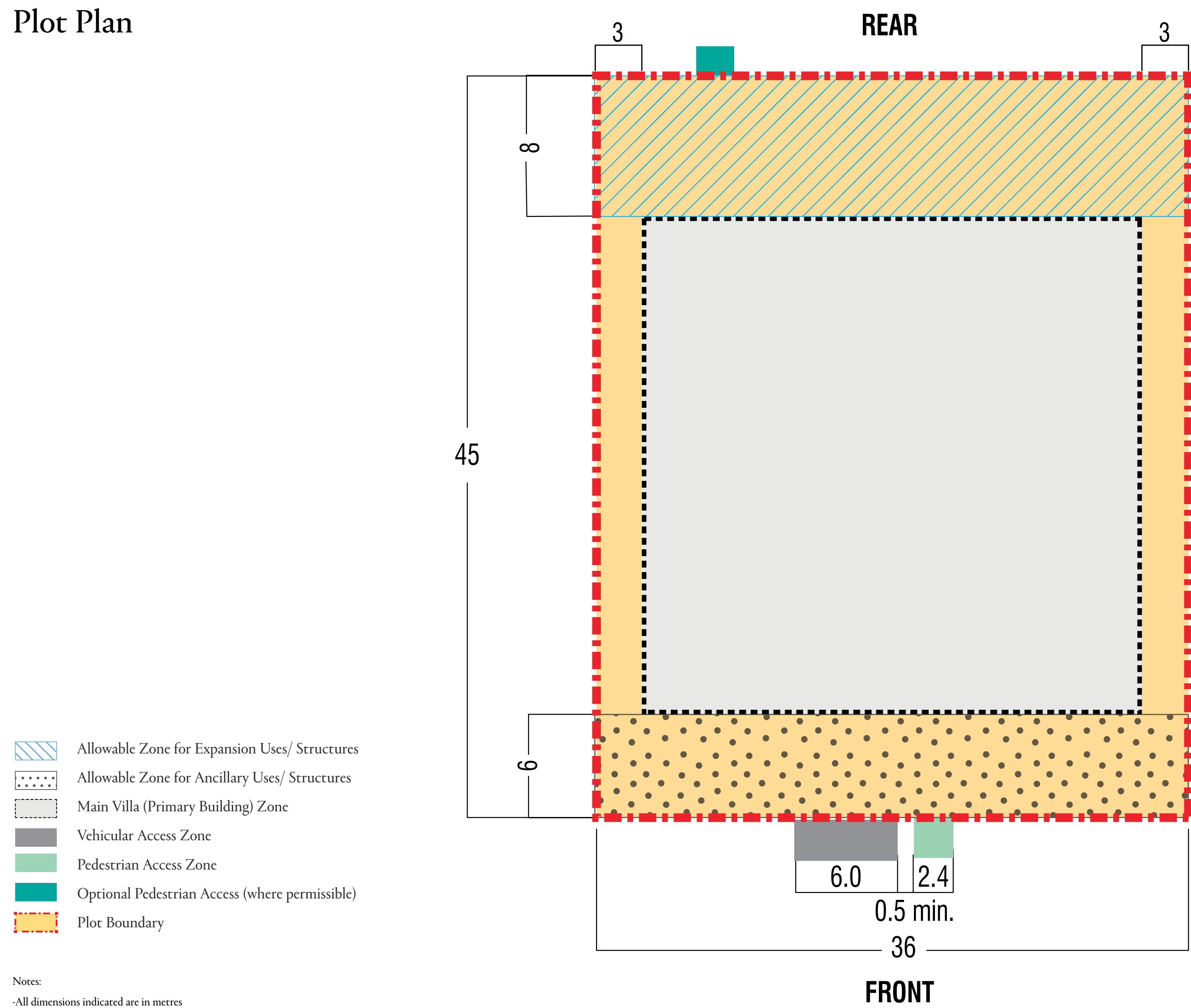


PREMIUM

Parcelisation Plan

Land Use	Residential
Typical Plot Size (width x depth)	36 × 45 m
Typical Plot Area	1620 sqm (approx.)
Allowable GFA	580 sqm
FAR	0.36
Front Set Back	6 m
Rear Set Back	8 m
Side Set Back	3 m
Maximum Floors	G + 1
Maximum Roof Line Height	12 m
Accessory Building Height	4 m

Plot Plan



Notes:

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- Swimming pool permitted within the main villa (primary building) zone and the Expansion Zone. Location and size to be approved by Master Developer.

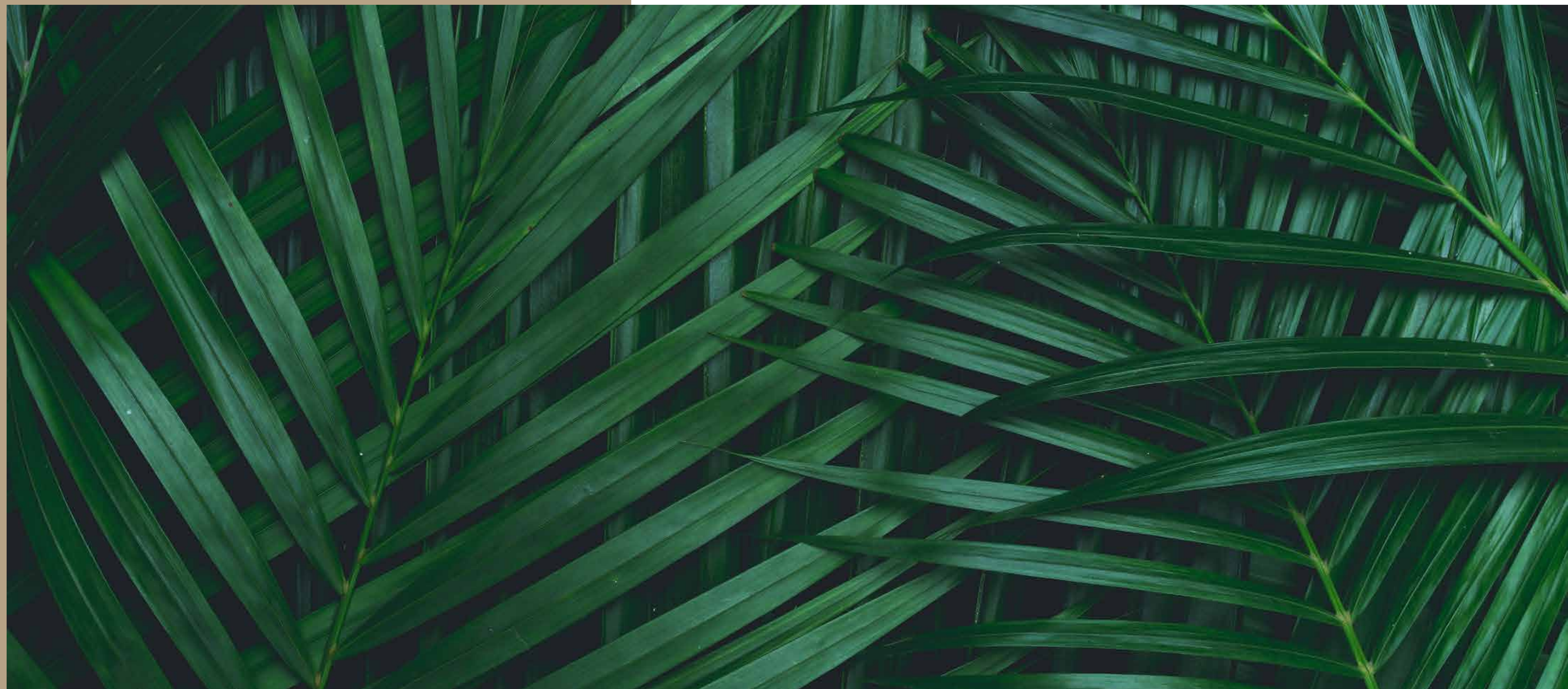
Floor Plan



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Superior

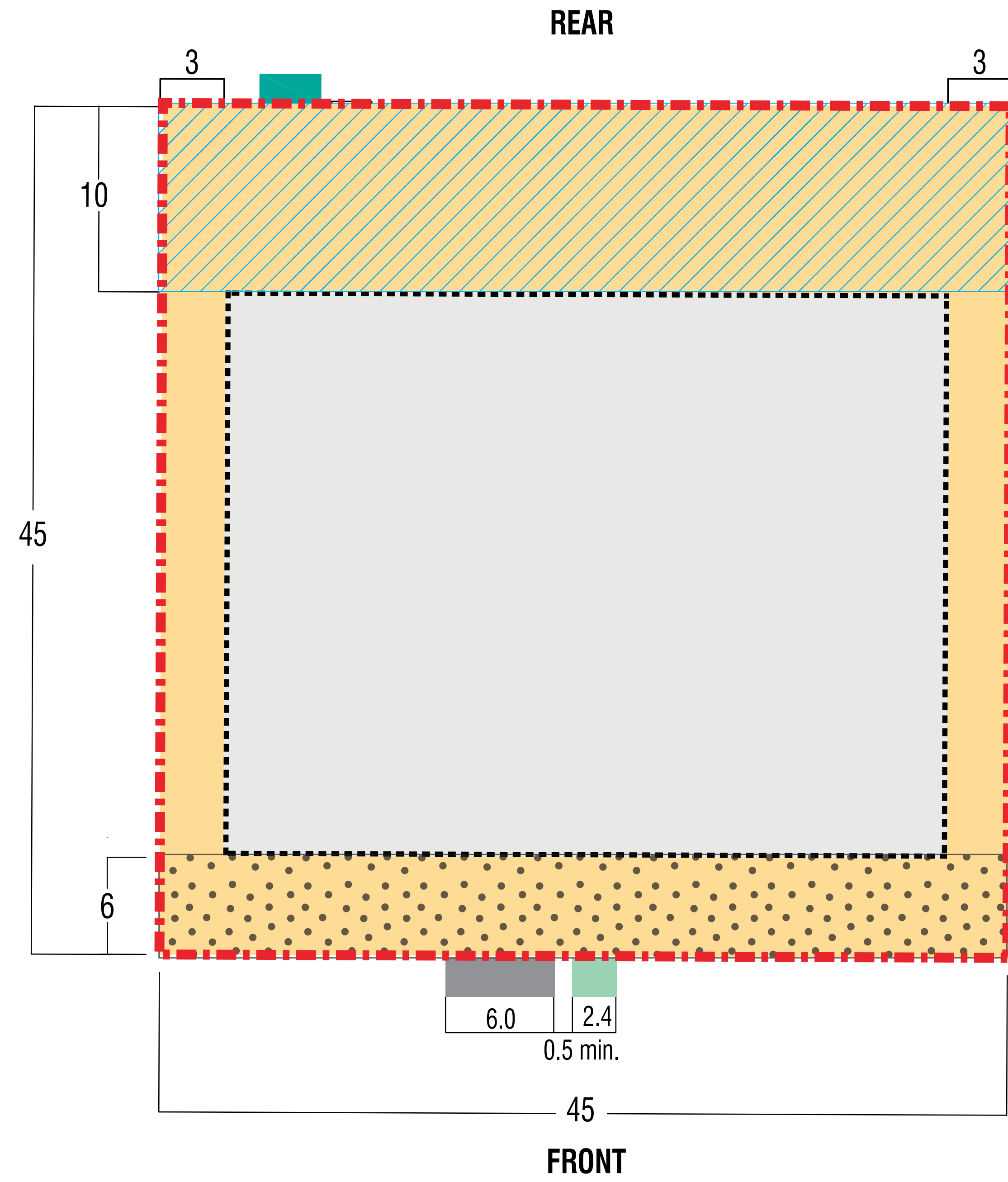


SUPERIOR

Parcelisation Plan

Land Use	Residential
Typical Plot Size (width x depth)	45 × 45 m
Typical Plot Area	2025 sqm (approx.)
Allowable GFA	900 sqm
FAR	0.44
Front Set Back	6 m
Rear Set Back	10 m
Side Set Back	3 m
Maximum Floors	G + 1
Maximum Roof Line Height	12 m
Accessory Building Height	4 m

Plot Plan



Notes:

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- Swimming pool permitted within the main villa (primary building) zone and the Expansion Zone. Location and size to be approved by Master Developer.

Floor Plan



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Signature

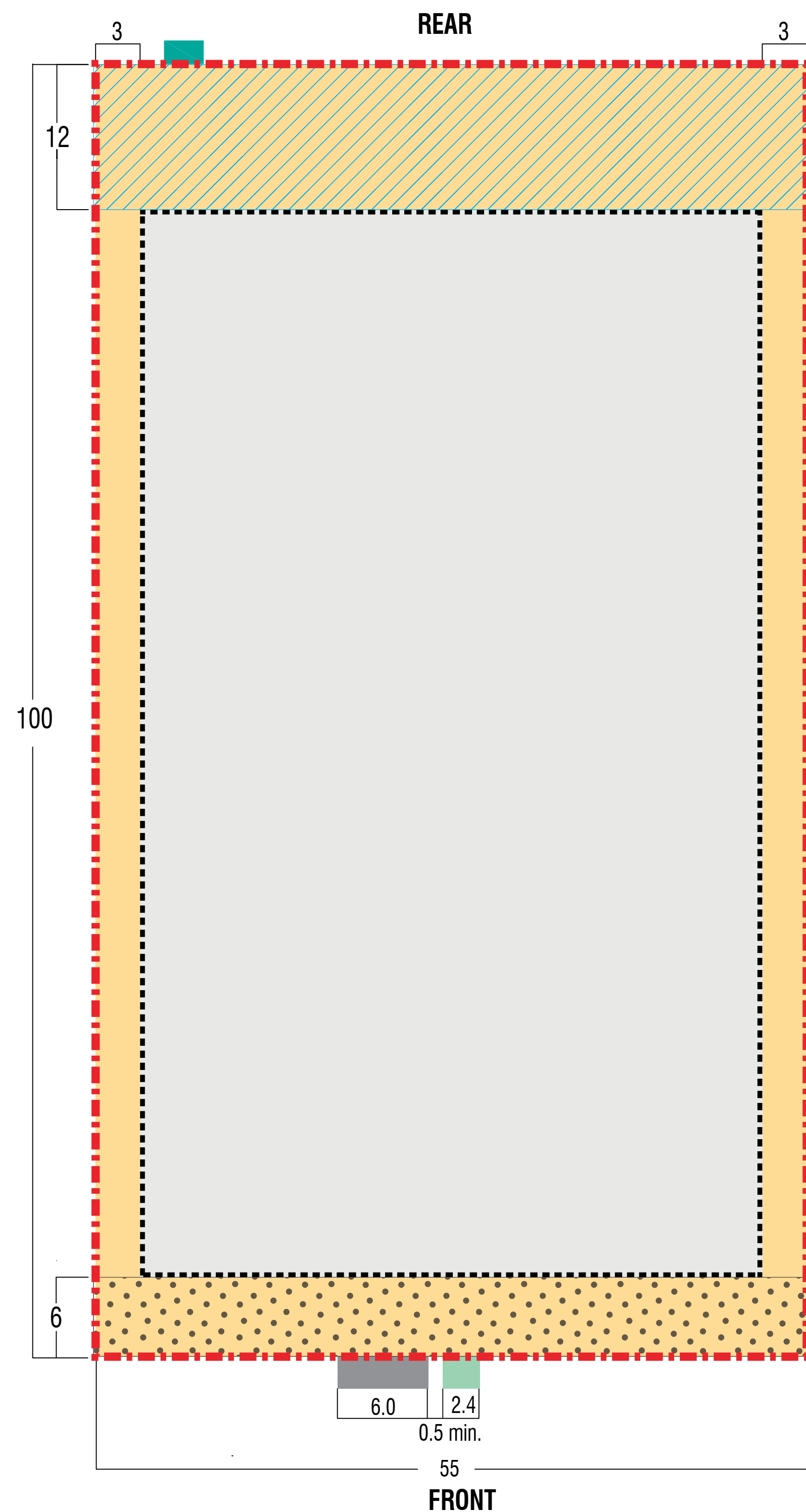


SIGNATURE

Parcelisation Plan

Land Use	Residential
Typical Plot Size (width x depth)	55 × 100 m
Typical Plot Area	5500 sqm (approx.)
Allowable GFA	2000 sqm
FAR	0.36
Front Set Back	6 m
Rear Set Back	12 m
Side Set Back	3 m
Maximum Floors	G + 1
Maximum Roof Line Height	12 m
Accessory Building Height	4 m

Plot Plan



- Allowable Zone for Expansion Uses/ Structures
- Allowable Zone for Ancillary Uses/ Structures
- Main Villa (Primary Building) Zone
- Vehicular Access Zone
- Pedestrian Access Zone
- Optional Pedestrian Access (where permissible)
- Plot Boundary

Notes:
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Floor Plan



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