

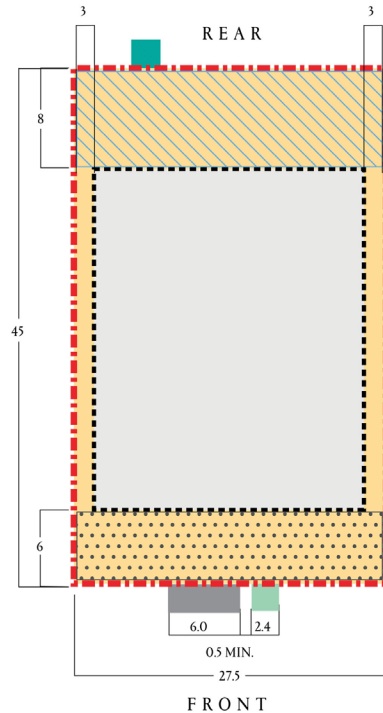
# AlJurf Lifestyle Land Plots

## LIFESTYLE

### Parcelisation Plan

Land Use	Residential
Typical Plot Size (width x depth)	27.5 x 45 m
Typical Plot Area	1237 sqm (approx)
Allowable GFA	445 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



- 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

Note:  
 All dimensions indicated are in meters.  
 Optional Pedestrian Access points 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 authority approval.

### Key Plan



### Floor Plan



#### Disclaimer:

All renderings, floorplans, features and specifications are conceptual only and subject to change. All above drawings are not to scale. The architectural details, dimensions and area in the plan are based on Schematic Design information only, all dimensions are approximate and may vary with actual construction. All images used are for illustrative purposes only and do not represent the actual site, features, specifications, fittings and furnishings. Residential units are sold as unfurnished without furnishings and decorations. Landscaping, pools and site building (summer house, malls, drivers rooms) are not included within the sale of the villa. They have been provided for illustrative purposes only. The Sale and Purchase Agreement shall include the correct representation of the items included in the site. Masterplans, illustrations and sections are "work in progress" which may periodically change as circumstances require and according to applicable government regulations and permits. Overall concept may be used as general reference source, but specific details are not to be viewed as "set in stone". DUKAN reserves the right to make revisions and alterations, at its absolute discretion and without any liability whatsoever.