

VILLA ONE
442 SQM / 4,757 SQFT



BEACH RESIDENCES

BEACH RESIDENCES



VILLA
ONE

FOUR-BEDROOM VILLA
FLOOR PLAN

6
VILLAS

VILLA ONE

MAIN ENTRANCE
6.6 x 16.1 ft (2 x 4.9 m)

GUEST BATHROOM
4.9 x 6.6 ft (1.5 x 2 m)

KITCHEN
13.8 x 12.5 ft (4.2 x 3.8 m)

LIVING ROOM
26.2 x 16.1 ft (8 x 4.9 m)

DINING ROOM
26.2 x 13.1 ft (8 x 4 m)

SERVICE SAS
4.3 x 11.8 ft (1.3 x 3.6 m)

STAFF BEDROOM
7.5 x 8.2 ft (2.3 x 2.25 m)

STAFF BATHROOM
4.3 x 7.4 ft (1.35 x 2.25 m)

LIVING GARDEN TERRACE
17.7 x 36.6 ft (5.4 x 11.15 m)

SECONDARY ENTRANCE
6.1 x 5.7 ft (1.85 x 1.75 m)

MASTER DRESSING
11.2 x 7.4 ft (3.4 x 2.25 m)

MASTER BATHROOM
10.2 x 7.4 ft (3.1 x 2.25 m)

MASTER BEDROOM
16.4 x 16.2 ft (5 x 4.95 m)

MASTER GARDEN TERRACE
9.5 x 15.7 ft (2.9 x 4.8 m)

BEDROOM 1
11.8 x 15.6 ft (3.6 x 4.75 m)

BATHROOM 1
6.7 x 8.5 ft (2.05 x 2.6 m)

BEDROOM 2
11.8 x 15.6 ft (3.6 x 4.75 m)

BATHROOM 2
6.7 x 8.5 ft (2.05 x 2.6 m)

DRESSING 2
7.2 x 6.6 ft (2.2 x 2 m)

BEDROOM 3
13 x 16.4 ft (3.95 x 5 m)

BATHROOM 3
13 x 16.4 ft (3.95 x 5 m)

DRESSING 3
6.6 x 10.3 ft (2 x 3.15 m)

FAMILY ROOM
13.6 x 19.5 ft (4.15 x 5.95 m)

COURTYARD 1
17.7 x 9 ft (5.4 x 2.75 m)

PARKING
20.7 x 20.7 ft (6.3 x 6.3 m)

COURTYARD 2
6.6 x 7.1 ft (2 x 2.15 m)



VILLA TWO
367 SQM / 3,950 SQFT



BEACH RESIDENCES

BEACH RESIDENCES



VILLA
TWO

THREE-BEDROOM VILLA
FLOOR PLAN

10
VILLAS

VILLA TWO

BEACH RESIDENCES

| | | | | | |
|--|--|---|--|---|---|
| MAIN ENTRANCE 6.6 x 14.1 ft (2 x 4.3 m) | GUEST BATHROOM 4.9 x 5.9 ft (1.5 x 1.8 m) | KITCHEN 13.8 x 12.5 ft (4.2 x 3.8 m) | LIVING ROOM 27.9 x 16.4 ft (8.5 x 5 m) | DINING ROOM 27.9 x 11.5 ft (8.5 x 3.5 m) | SERVICE SAS 5.6 x 11.8 ft (1.7 x 3.6 m) |
| STAFF BEDROOM 7.7 x 7.4 ft (2.35 x 2.25 m) | STAFF BATHROOM 4.3 x 7.4 ft (1.35 x 2.25 m) | LIVING GARDEN TERRACE 17.7 x 29.9 ft (5.4 x 9.1 m) | SECONDARY ENTRANCE 12.8 x 4.4 ft (3.9 x 1.35 m) | MASTER DRESSING 11.2 x 6.4 ft (3.4 x 1.95 m) | MASTER BATHROOM 10.2 x 7.2 ft (3.1 x 2.20 m) |
| MASTER BEDROOM 17.4 x 13.8 ft (5.3 x 4.2 m) | MASTER GARDEN TERRACE 9.8 x 14.8 ft (3 x 4.5 m) | BEDROOM 1 13 x 14.6 ft (3.95 x 4.45 m) | BATHROOM 1 6.7 x 8.2 ft (2.05 x 2.5 m) | BEDROOM 2 13.3 x 14.6 ft (4.05 x 4.45) | BATHROOM 2 6.7 x 8.2 ft (2.05 x 2.5 m) |
| FAMILY ROOM 12.8 x 17.7 ft (3.9 x 5.4 m) | COURTYARD 1 20 x 7.9 ft (6.11 x 2.4 m) | COURTYARD 2 6.6 x 7.4 ft (2 x 2.25 m) | PARKING 19.8 x 25.4 ft (6.05 x 7.75 m) | | |



FLOOR PLAN

VILLA THREE
377 SQM / 4,058 SQFT



BEACH RESIDENCES

BEACH RESIDENCES



VILLA
THREE

THREE-BEDROOM VILLA
FLOOR PLAN

5
VILLAS

VILLA THREE

BEACH RESIDENCES

| | | | | | |
|--|---|---|--|---|---|
| MAIN ENTRANCE 6.6 x 10.8 ft (2 x 3.3 m) | GUEST BATHROOM 5.1 x 5.4 ft (1.55 x 1.65 m) | KITCHEN 13.8 x 12.5 ft (4.2 x 3.8 m) | LIVING ROOM 25.8 x 16.7 ft (7.85 x 5.1 m) | DINING ROOM 25.8 x 12.5 ft (7.85 x 3.8 m) | SERVICE SAS 3.9 x 14.9 ft (1.2 x 4.55 m) |
| STAFF BEDROOM 6.9 x 7.9 ft (2.1 x 2.4 m) | STAFF BATHROOM 7.9 x 3.1 ft (2.4 x 0.95 m) | LIVING GARDEN TERRACE 18.4 x 34 ft (5.6 x 10.35 m) | SECONDARY ENTRANCE 12 x 3.9 ft (3.65 x 1.2 m) | MASTER DRESSING 11.2 x 9 ft (3.4 x 2.75 m) | MASTER BATHROOM 10.2 x 7.2 ft (3.1 x 2.20 m) |
| MASTER BEDROOM 14.6 x 16.4 ft (4.5 x 5 m) | MASTER GARDEN TERRACE 11.2 x 17.4 ft (3.4 x 5.3 m) | BEDROOM 1 13.1 x 14.1 ft (4 x 4.3 m) | BATHROOM 1 6.4 x 8.2 ft (1.95 x 2.5 m) | BEDROOM 2 16.1 x 14.1 ft (4.9 x 4.3 m) | BATHROOM 2 9.8 x 6.2 ft (3 x 1.9 m) |
| FAMILY ROOM 12 x 23.3 ft (3.65 x 7.1 m) | COURTYARD 1 15.4 x 15.4 ft (4.7 x 4.7m) | COURTYARD 2 6.6 x 7.1 ft (2 x 2.15 m) | PARKING 21.3 x 26.7 ft (6.5 x 8.15 m) | | |



FLOOR PLAN

VILLAS
SCHEDULE
OF FINISHES

LIVING, DINING AND INTERNAL CORRIDORS

- Floors: marble or approved equivalent
- Walls: emulsion paint with three coats of putty and three coats of paint Guittet, ICI or approved equivalent
- Ceiling: split between rubber-base paint on concrete rendered ceiling and gypsum board with emulsion paint and spot lighting with white cover or approved equivalent
- Skirting: marble or approved equivalent

BEDROOMS AND DRESSING ROOMS

- Floors: marble or approved equivalent
- Walls: emulsion paint with three coats of putty and three coats of paint Guittet, ICI or approved equivalent
- Ceiling: split between rubber-base paint on concrete rendered ceiling and gypsum board with emulsion paint and spot lighting or approved equivalent
- Skirting: marble or approved equivalent

KITCHEN

- Floors: marble or approved equivalent
- Walls: moisture resistant paint with three coats of putty and three coats of Guittet, ICI or approved equivalent
- Ceiling: suspended moisture resistant gypsum board with rubber-base paint including a combination of fixed boards and removable MDF for access hatches or approved equivalent

KITCHEN UNITS

- Cabinets: melamine matt finish for upper and lower cabinets or approved equivalent
- Counter tops: quartz counter tops and backsplash with stainless steel sink and pullout mixer or approved equivalent

BATHROOMS

- Floors: marble or approved equivalent
- Master bedroom walls: clad with marble or approved equivalent
- Other bathrooms walls: moisture resistant paint with three coats of putty and three coats of paint Guittet, ICI or approved equivalent
- Ceiling: suspended moisture resistant gypsum board with rubber base paint including a combination of fixed boards and removable MDF for access hatches or approved equivalent

SANITARY WARE

- Ideal Standard range selection or approved equivalent

BALCONIES / TERRACES

- Floors: marble or approved equivalent
- Walls and ceiling: as per building external finish
- Pool: ceramic tiles or approved equivalent

CUPBOARDS AND WALK-IN CLOSETS

- Off white painted wood doors with polyurethane matt finish (RAL 9003) or approved equivalent

DOORS

- Entrance door: French oak veneer door leaves with stainless hinges and multi point security lock or approved equivalent
- Other doors: white-painted wood door leaves (RAL 9003) with hardwood frames and stainless steel hinges or approved equivalent
- Ironmongery and accessories: European brands in brushed stainless steel or approved equivalent

AIR-CONDITIONING

- Ducted split system controlled through thermostats in each room or approved equivalent

LIGHT FITTING

- Spotlights with round white covers in living areas and bedroom circulation areas or approved equivalent
- Single bulbs in living areas, bedrooms and corridors to enable owner choice
- Round white spotlights in kitchen and bathrooms or approved equivalent

VANITY UNITS

- All bathrooms are provided with vanity units, including marble tops and under counter washbasins or approved equivalent

WINDOWS

- Frames: light grey aluminum finish (RAL 9022) or approved equivalent
- Glass: Double glazing with clear tint or approved equivalent
- Profile: Technal, Schuco or approved equivalent

TELECOMMUNICATIONS

- Fiber optic to home technology
- CAT 6 cable to each unit
- Provisions for internal security and antenna TV
- Intercom system

APPLIANCES

- Built-in cooktop and oven within the kitchen furniture

FACT SHEET

PROJECT FEATURES

- Two controlled entry/exit points
- 24-hour security
- Visitor parking
- Closed Circuit TV (CCTV)
- Beautifully landscaped areas between the buildings and villas
- Direct access to the beach
- Park walkways for casual strolls
- Neighborhood shopping at the Boardwalk
- Easy access to the golf course, clubhouse, and wellness center
- Access to community center: pools, gym, and multipurpose room
- Close to 5-star hotels and resorts, and beach club

RESIDENCE FEATURES

- Outdoor balcony and terraces with open sea views to all residents
- Private dip pool for villas
- Two private covered parking spaces for each villa
- Underground parking for apartment buildings
- Intercom entry system
- Perimeter security systems
- CCTV and access control system
- Central A/C system
- Provision for TEL /TV/DATA
- Provision for high-speed internet

AMENITIES CENTER

- 250-square-meter adults' swimming pool overlooking the landscaped surroundings
- 50-square-meter children's swimming pool
- Gym
- Children's play area
- Multipurpose hall
- Shaded garden areas
- Linear landscaped park