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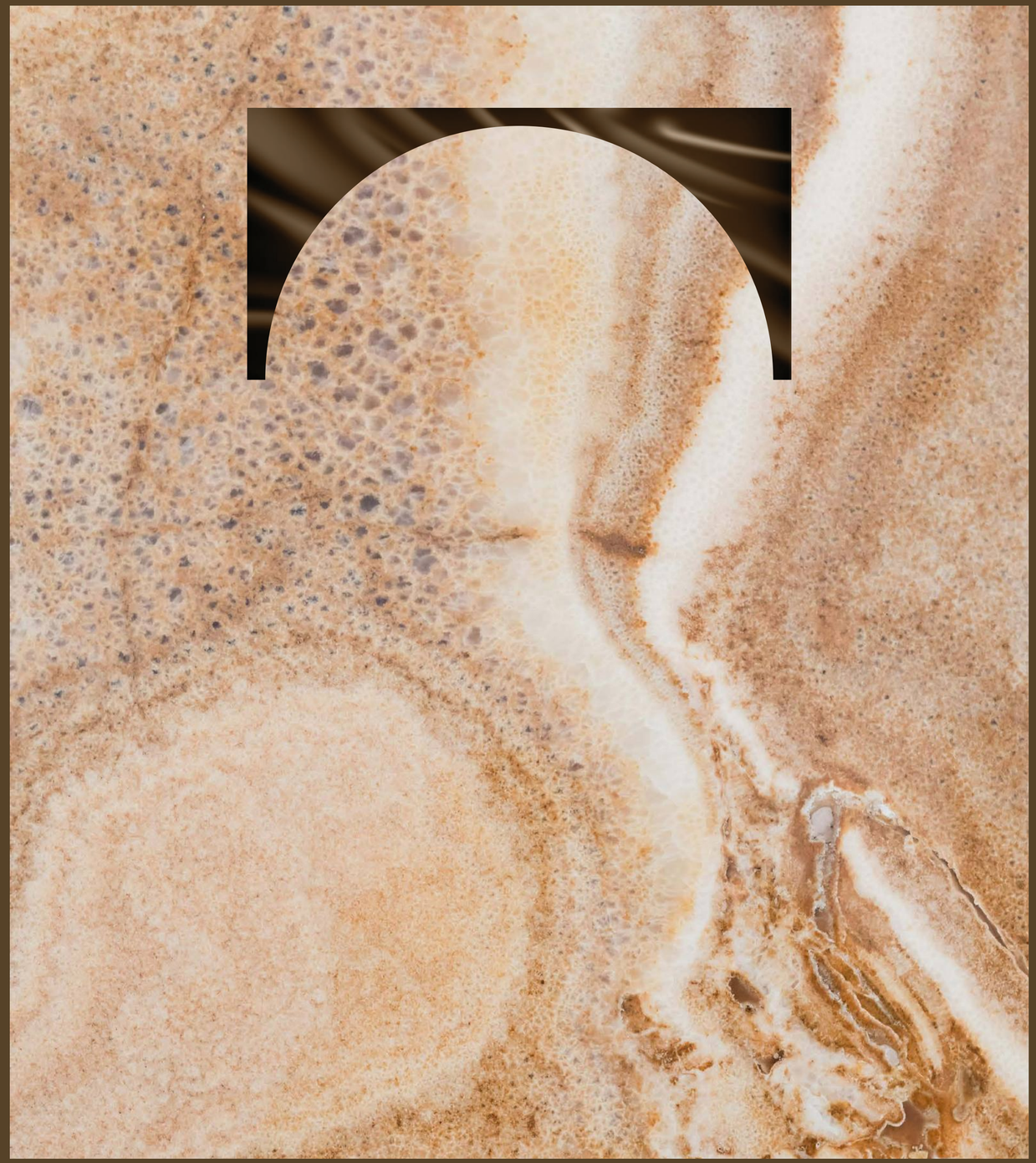
Nawayef

Park Views

By

MÖDON

RAPHAEL
HOMES



Contents

01 Modon
02 Abu Dhabi
03 Hudayriyat Island
04 Nawayef Souq
05 Nawayef Park Views
06 Floor Plans

01
Modon



MODON

Developing Vibrant & Unique Leisure Destinations

Modon has developed some of the capital's most vibrant leisure and cultural destinations, tailored for those with an active soul and an appetite for life. We have designed, constructed and now manage several leisure, hospitality and retail projects which are serving the local community and contribute to the thriving tourism industry in the Emirate of Abu Dhabi.

Perched high in the hills of Hudayriyat Island, overlooking the bustling marina or nestled along the serene banks of the Hudayriyat Canal, these residential neighbourhoods are tailored for those in search of an enviable island lifestyle in the heart of the capital.

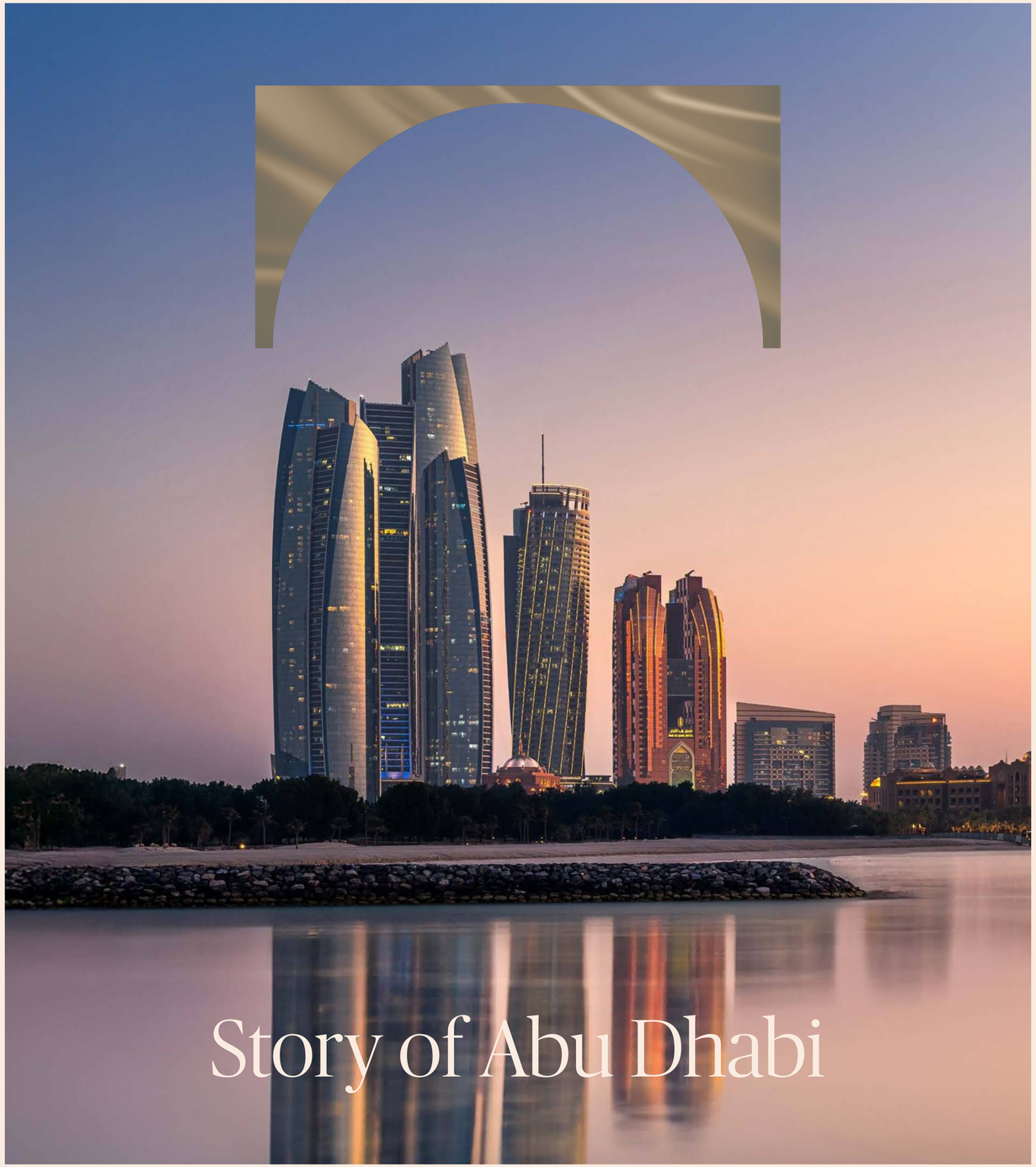
Modon has brought nature's playground to life, providing a unique space you can call home as you immerse yourself in a vibrant community to live, play, stay, dine, shop, and keep active.





02
Abu Dhabi





Story of Abu Dhabi

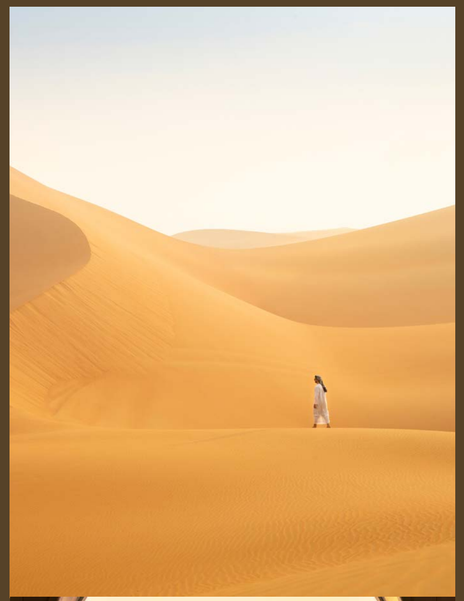
The Capital of the UAE, ‘The Safest City in the World’

Embracing over 200 islands, this vibrant emirate showcases a rich tapestry of landscapes, from pristine golden beaches and lush mangrove forests to breathtaking sand dunes. It is an enticing choice for its scenic beauty, cultural richness and economic stability, promising a multifaceted future. The city is a canvas of endless possibilities waiting for you to paint your story of success and prosperity.

Abu Dhabi has cemented its place as one of the world’s fastest-growing economies. With real estate and tourism playing pivotal roles in the nation’s success, Abu Dhabi’s reputation as a global safe haven for both living and investment is well-deserved. The city’s appeal extends beyond its economic strength.

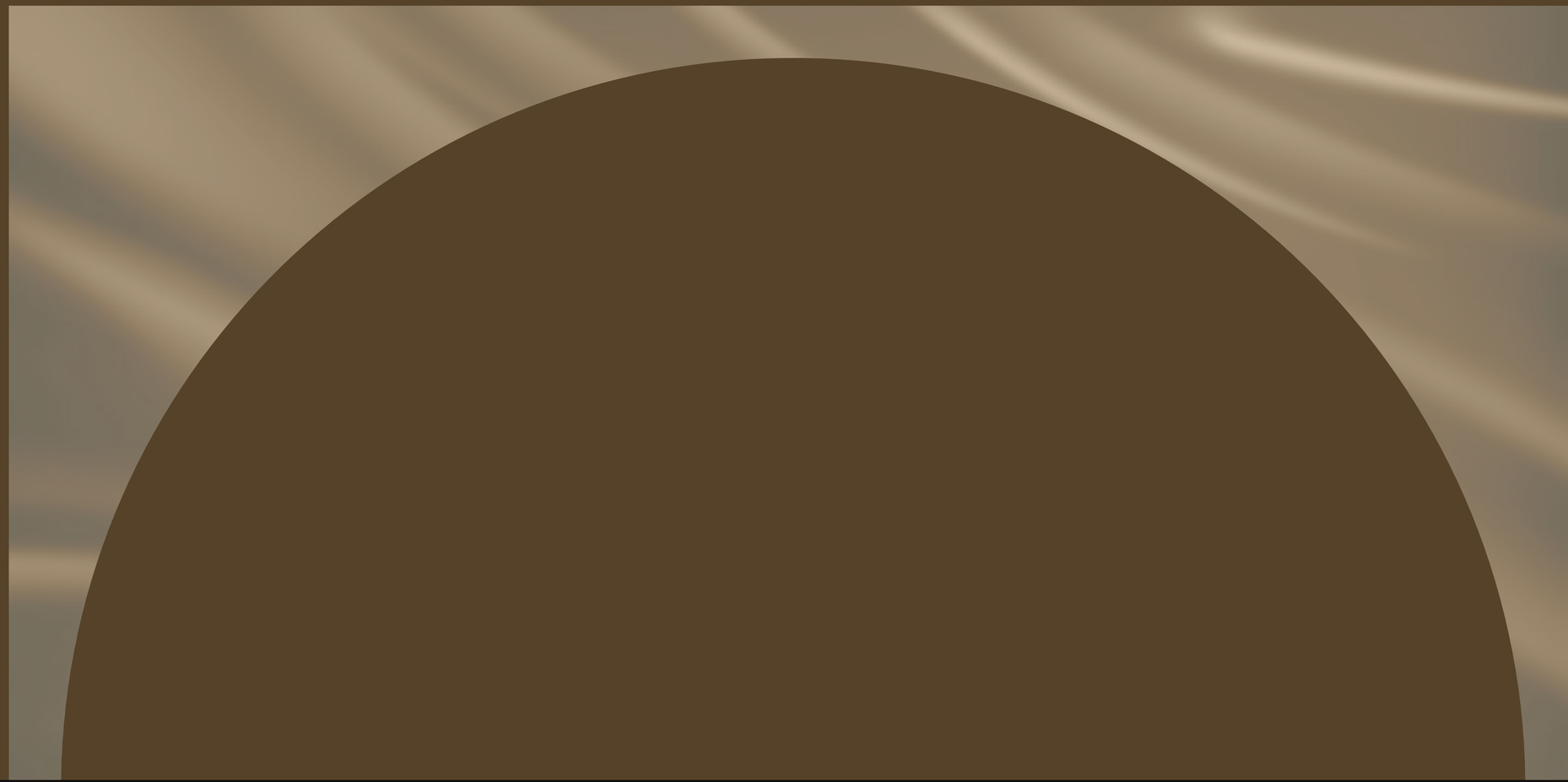
Home to a wealth of leisure attractions and cultural sites, Abu Dhabi seamlessly blends tradition with modernity, with its skyline graced by iconic architectural wonders that exemplify the city’s commitment to innovation and progress. From the breathtaking Sheikh Zayed Grand Mosque to the thrill of Yas Marina Circuit, Abu Dhabi beautifully bridges the gap between history and contemporary living.

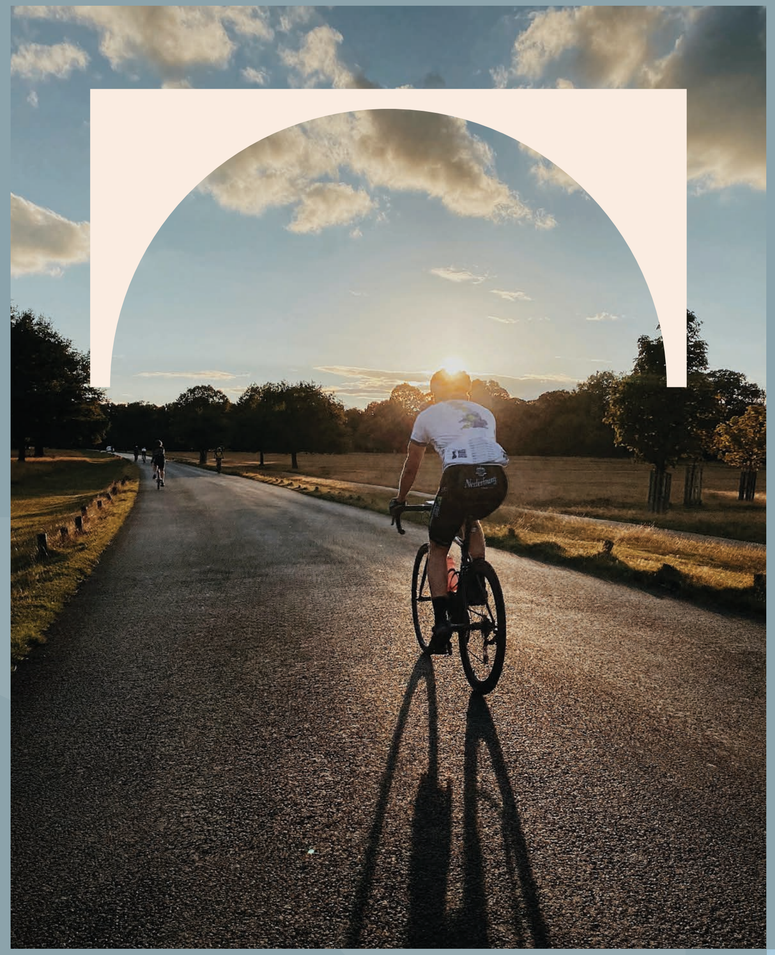
The city offers many cultural experiences, including numerous museums, galleries and heritage sites that allow you to immerse yourself in its rich history. Abu Dhabi’s diverse culinary scene, upscale shopping options and year-round cultural events make it a compelling choice for those seeking a well-rounded lifestyle.





03
Hudayriyat Island



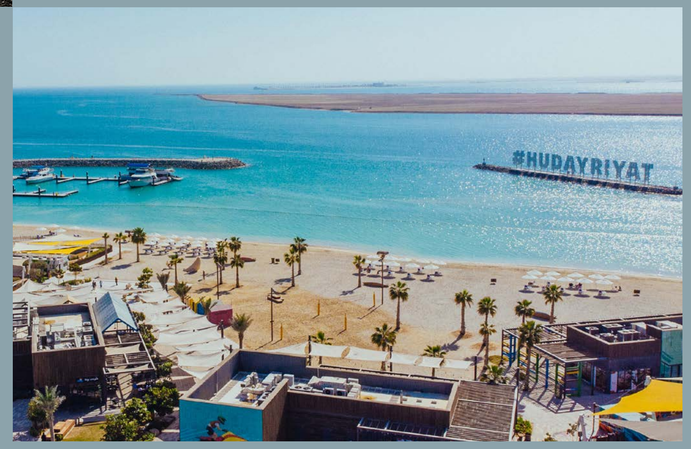


Uncover an array of activities on your doorstep.

Hudayriyat Island presents an all-encompassing community offering an exquisite fusion of sports, nature, relaxation and warm hospitality awaiting your arrival. This is where you'll find a collection of world-class sports facilities nestled within the embrace of nature's beauty, granting you access to some of the region's most exceptional amenities.

Hudayriyat Island's ambitious project unveils an impressive roster of destinations, including Velodrome Abu Dhabi, Surf Abu Dhabi, a diverse range of sporting facilities, boutique retail outlets, charming cafes and delectable restaurants. It doesn't end there; leisure amenities, the emirate's largest urban park and a sprawling 220-kilometre network of cycle tracks beckon you to explore, promising an unmatched living experience.

Embrace an Active Lifestyle on Hudayriyat Island





One Destination. Unlimited Experiences.

23 MINS
Emirates Palace

34 MINS
Zayed International Airport

38 MINS
New York University
Abu Dhabi

33 MINS
Louvre
Abu Dhabi

20 MINS
Downtown
Abu Dhabi

30 MINS
Abu Dhabi Global
Financial Centre

90 MINS
Downtown Dubai

23 MINS
Sheikh Zayed Grand Mosque

Hudayriyat Island Masterplan

Amenities

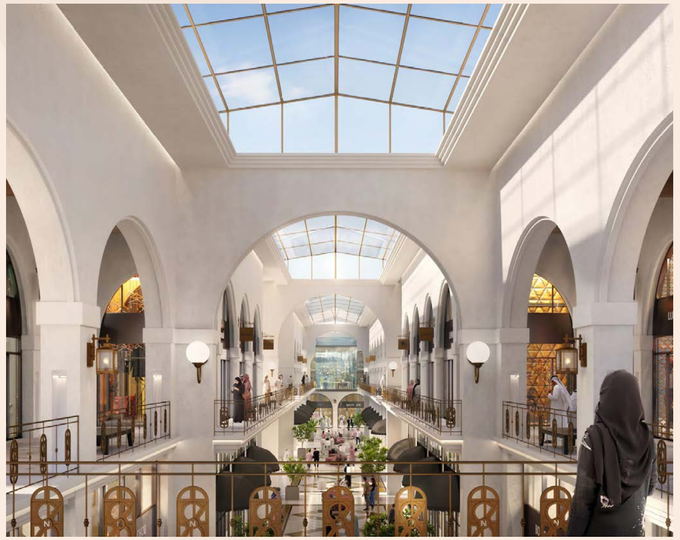
1. Nawayef West
2. Park
3. Nawayef Park Views
4. Nawayef East
5. Al Naseem Community
6. Luxury Souq
7. Luxury 5 Star Hotel
8. Beach Club



Nawayef Souq



Living/Dining Room





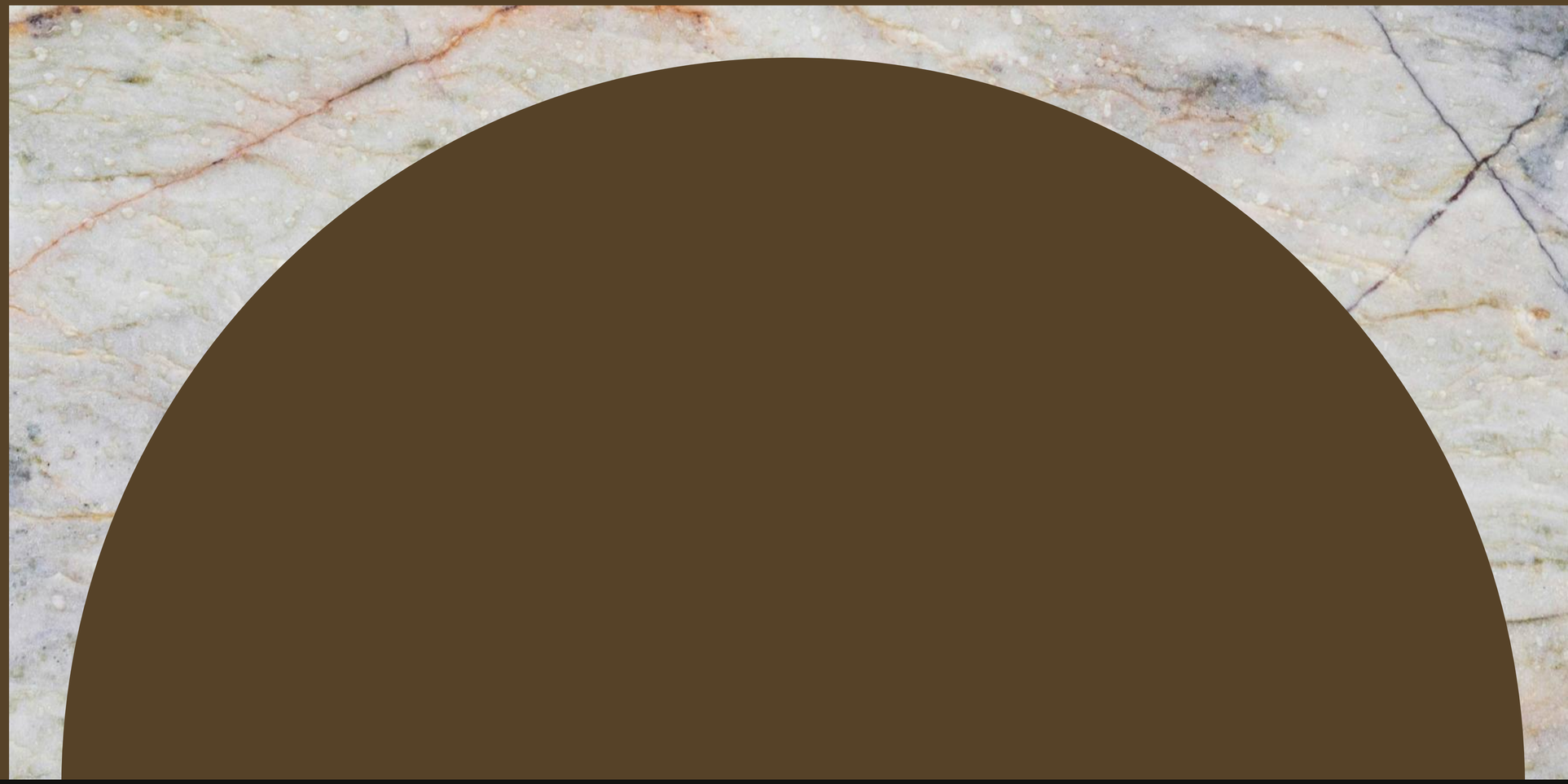
Located at the heart of the Hudayriyat masterplan, Nawayef Souq is the island's vibrant gathering place, offering a cosmopolitan lifestyle that brings people together. Anchored by a lively central plaza, it is a destination where culture, leisure and community converge. From luxury retail and world-class dining to dynamic events and open-air terraces, Nawayef Souq is designed to be the island's social heartbeat.

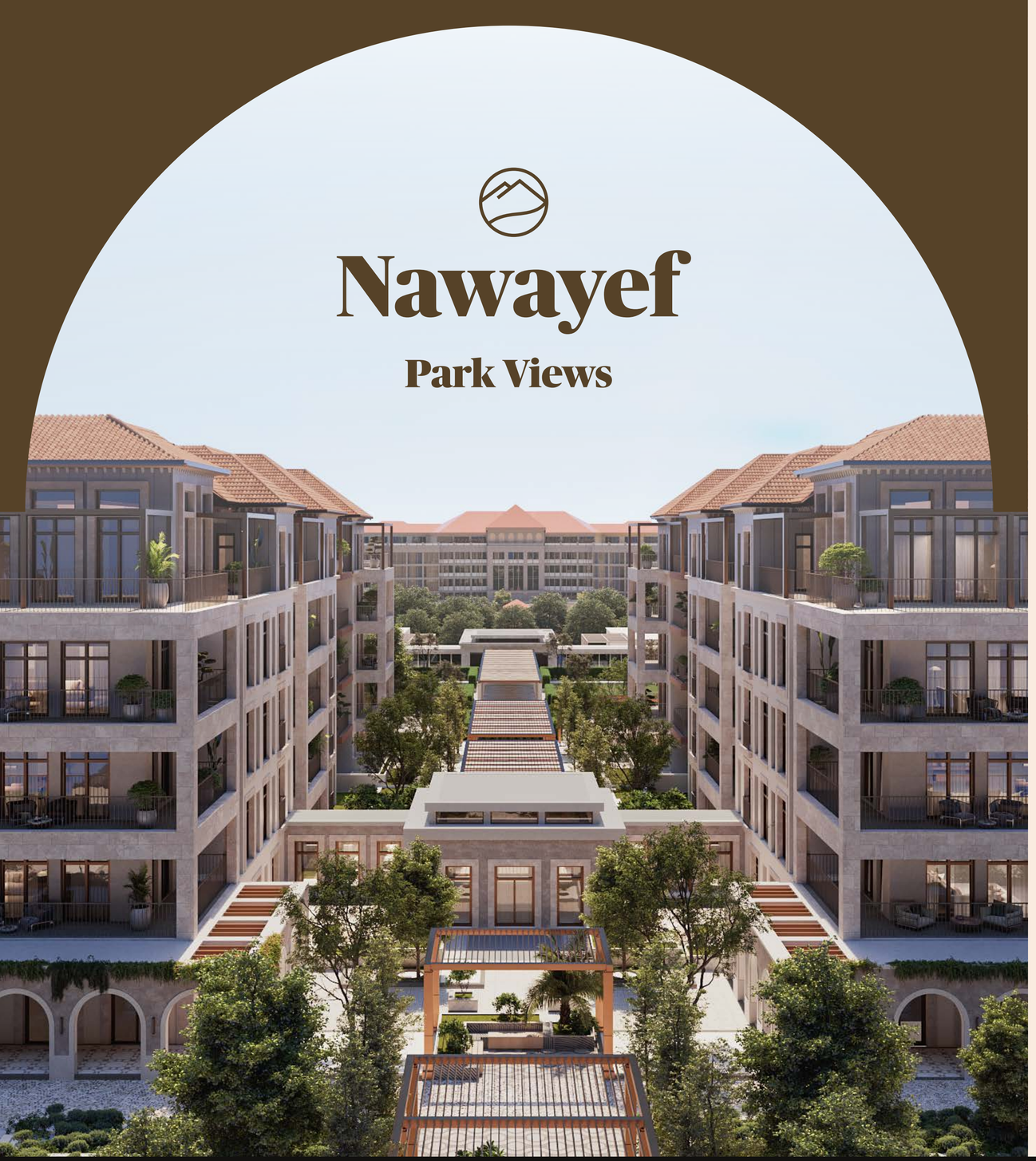
Framed by rolling hills and infused with the island's natural beauty, Nawayef Souq's lively atmosphere is brought to life by luxury retail, refined dining and open-air terraces that offer the perfect backdrop for vibrant social interactions and memorable moments. Whether exploring boutique stores, enjoying alfresco dining or attending cultural events in the plaza, every corner of Nawayef Souq exudes energy and charm.

Nawayef Souq seamlessly integrates into its surroundings, offering thoughtfully crafted spaces that encourage connection and relaxation. The central plaza serves as a focal point for gatherings, while shaded walkways, artisanal markets and leisure areas provide endless opportunities to unwind and explore.

At Nawayef Souq, every detail—from its cosmopolitan energy to its welcoming ambience—has been carefully considered to create a place where life thrives. Embrace a lifestyle that celebrates community, culture and connection in the most vibrant corner of Hudayriyat Island.

04
Nawayef
Park Views





Perfectly Placed, Exquisitely Crafted



Situated in the heart of Hudayiryat Island, in close proximity to the beach and adjacent to a park, Nawayef Park Views draws inspiration from Mediterranean charm, infusing every corner with beauty and elegance.

Here, picturesque surroundings and luxurious residences come together to offer an unmatched residential experience. This vibrant community located next to the souq's central plaza, luxury retail, and fine dining, embraces a wellness-centered lifestyle, establishing itself as a tranquil haven within the vast Hudayriyat masterplan.

A Mediterranean-style Sanctuary of Serenity



Nawayef Park Views combines village serenity with luxury homes, stunning vistas, fine dining, and community-focused amenities—all thoughtfully designed to elevate your lifestyle. With a focus on well- being and a range of premium office spaces, it embodies the vision of a vibrant and thriving island community.

Embodying the essence of island living, Nawayef Park Views reflects authenticity, integrity and meticulous craftsmanship. Experience effortless simplicity in every space, inviting you to unwind and immerse yourself in the tranquil rhythms of island life. Whether relaxing on the sun-drenched terrace or savouring the open-air surroundings, you'll find a sense of belonging and serenity that is uniquely your own.







Step Outside to Timeless Charm



Feel the allure of coastal elegance at every turn. Capturing the essence of urban island living, Nawayef Park Views celebrates the timeless architectural beauty inspired by serene waterfront locales.

From charming, pristine articulated façades to the thoughtful use of natural materials, the design evokes a sense of timeless elegance and understated luxury. With beachy neutrals and subtle pops of colour, it serves as a transportive portal to the charm and sophistication of island life.

This harmonious blend of tradition and modernity creates an environment that not only delights visually but also embodies the essence of refined coastal living.

Exquisite Living in Every Detail



Embrace timeless charm in every detail. Inside, Nawayef Park Views embodies elegance with pristine off-white walls and natural materials that exude sophistication.

Textured surfaces and artisanal details create a rich tapestry of sensory experiences, where every curve and grain reflect dedication to quality. Each space is thoughtfully curated, blending effortless simplicity with refined luxury.



Bedroom

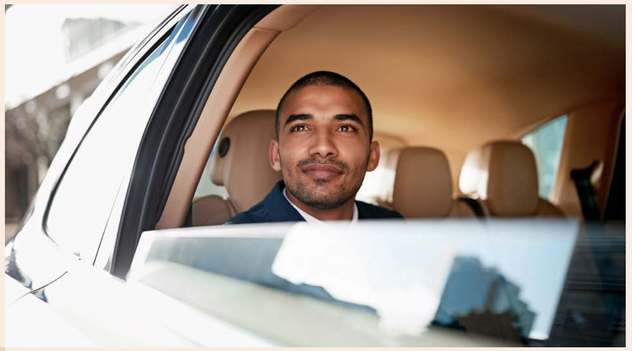


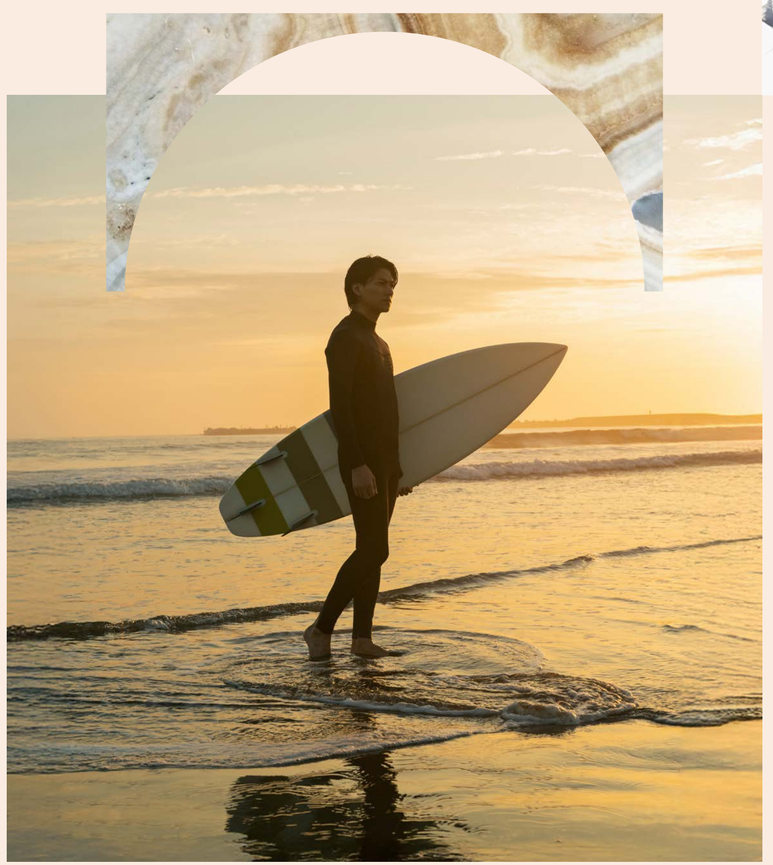
Kitchen



Bathroom

Where Life Comes Together







At Nawayef Park Views, you'll find amenities designed to enrich your vibrant, wellness-focused lifestyle. Stay active with a fully equipped gym, a serene yoga zone and lush green spaces featuring shaded seating and BBQ areas. Tailored services such as concierge and valet ensure every detail of your day is seamless, while the co-working space offers a productive environment for remote work.

For recreation, enjoy the clubhouse and games room. Unwind in the lap pool while children delight in their own pool with splash features.

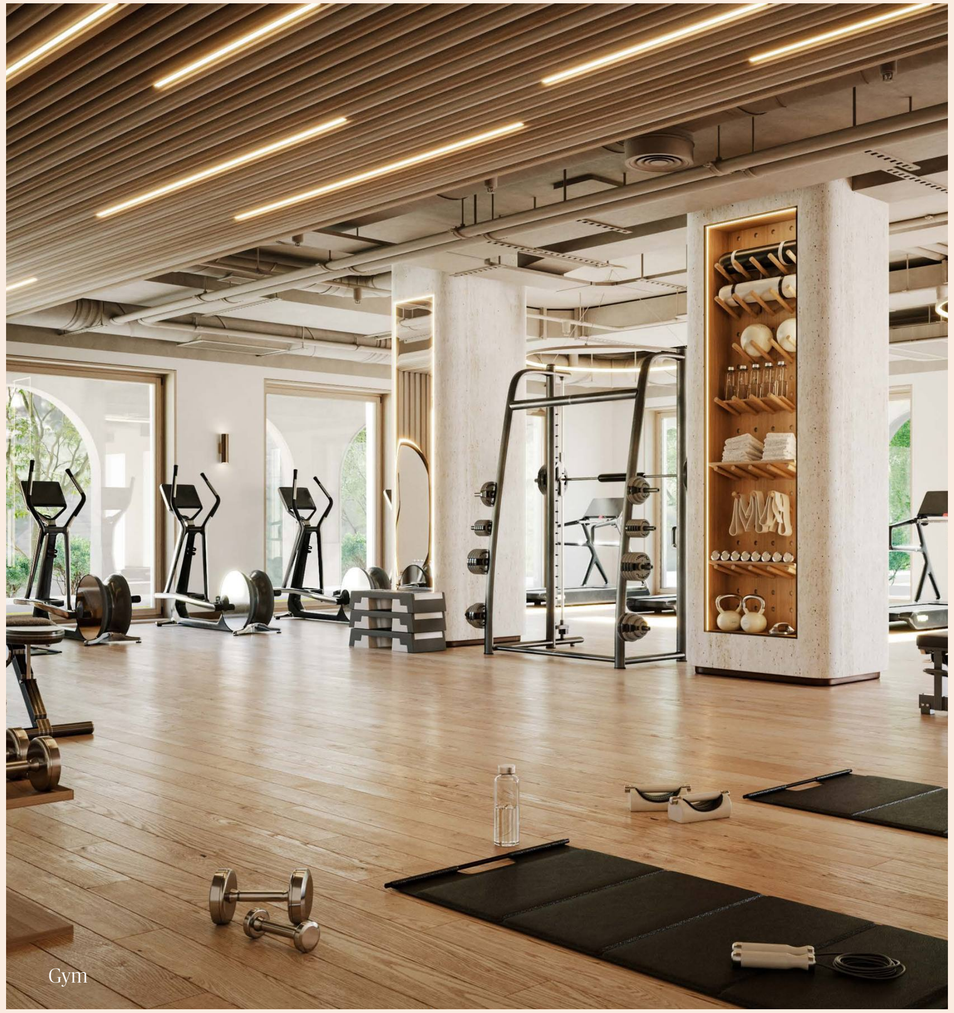
- Walking Distance to the Beach
- Adjacent to Park
- Exclusive Catering Facilities
- Laundry Services
- Gym
- Clubhouse
- Yoga Zone
- Swimming Pool
- Games Room
- Outdoor Play Area
- Children's Pool/ Splash Area
- Valet & Concierge
- Coworking Space
- Retail
- Fine Dining



Swimming Pool



Kids Room

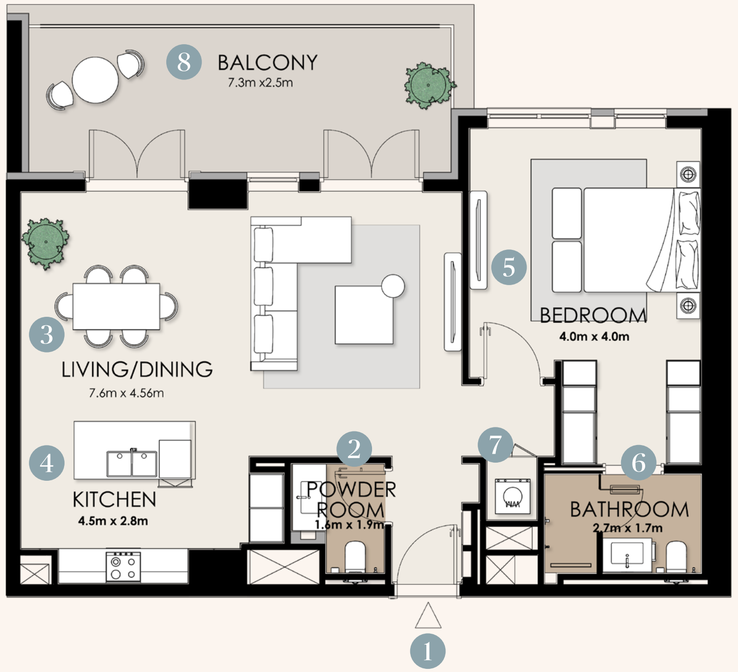


Gym

05
Floor Plans



1 Bedroom
Type A1



Area	Size
Internal	80.70 sqm
Balcony	20.60 sqm
Total (GSA)	101.30 sqm

Type A1	Size
1. Entrance	-
2. Powder Room	1.6 x 1.9m
3. Living/Dining Room	7.6 x 4.56m
4. Kitchen	4.5 x 2.8m
5. Bedroom	4.0 x 4.0m
6. Bathroom	2.7 x 1.7m
7. Laundry	-
8. Balcony	2.7 x 1.7m

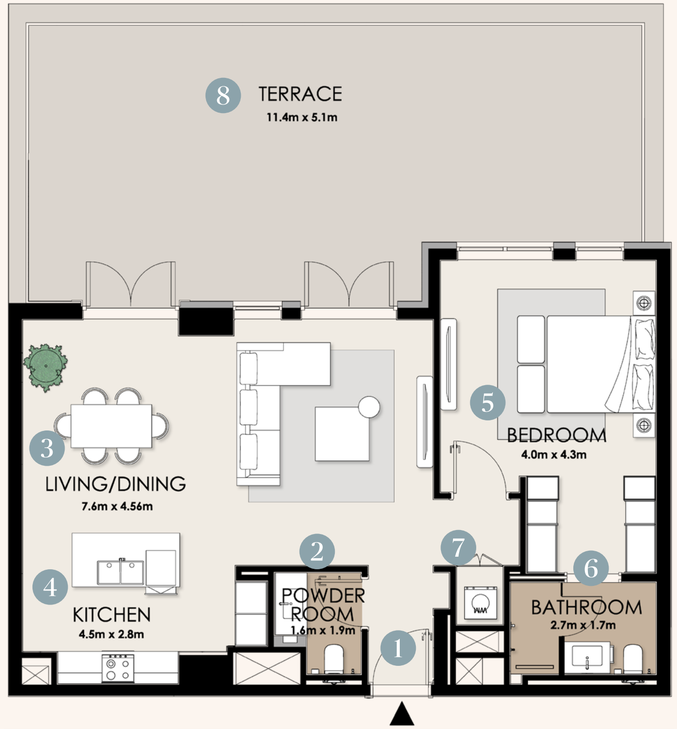






Disclaimer: These floor plans are produced for illustrative purposes only, to represent the typical layout of the villa and outdoor living areas. Modon makes no representation or warranty regarding the accuracy or completeness of the information shown. The floor plans are indicative only and based on preliminary development plans, variations may occur and the floor plans, drawings and illustrations are subject to change, without notice.

1 Bedroom
Type A2



Area	Size
Internal	81.54 sqm
Balcony	59.06 sqm
Total (GSA)	140.6 sqm

Type A2	Size
1. Entrance	-
2. Powder Room	1.6 x 1.9m
3. Living/Dining Room	7.6 x 4.56m
4. Kitchen	4.5 x 2.8m
5. Bedroom	4.0 x 4.3m
6. Bathroom	2.7 x 1.7m
7. Laundry	-
8. Terrace	11.4 x 5.1m



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1 Bedroom
Type A3



Area	Size
Internal	82.29 sqm
Balcony	45.19 sqm
Total (GSA)	127.48 sqm

Type A3	Size
1. Entrance	-
2. Powder Room	1.6 x 1.9m
3. Living/Dining Room	7.6 x 4.6m
4. Kitchen	4.5 x 2.8m
5. Bedroom	4.0 x 4.3m
6. Bathroom	2.7 x 1.7m
7. Laundry	-
8. Terrace	11.8 x 4.0m



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1 Bedroom
Type B1



Area	Size
Internal	78.82 sqm
Balcony	17.97 sqm
Total (GSA)	96.79 sqm

Type B1	Size
1. Entrance	-
2. Powder Room	1.6 x 1.9m
3. Living/Dining Room	6.8 x 5.15m
4. Kitchen	3.8 x 2.8m
5. Bedroom	4.0 x 3.8m
6. Bathroom	2.7 x 1.7m
7. Laundry	-
8. Balcony	6.2 x 2.5m



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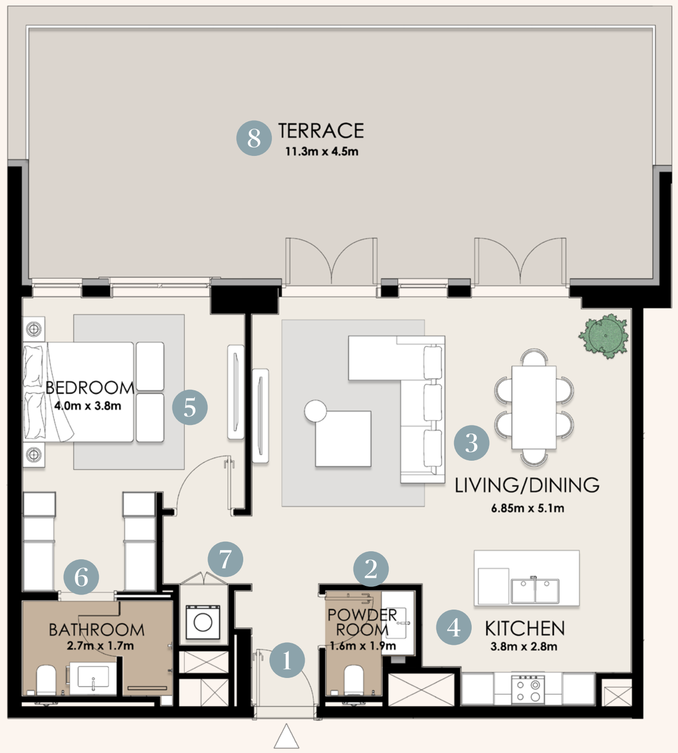
1 Bedroom
Type B2



Area	Size
Internal	78.83 sqm
Balcony	55.56 sqm
Total (GSA)	134.39 sqm

Type B2		Size
1.	Entrance	-
2.	Powder Room	1.6 x 1.9m
3.	Living/Dining Room	6.85 x 5.1m
4.	Kitchen	3.8 x 2.8m
5.	Bedroom	4.0 x3.8m
6.	Bathroom	2.7 x 1.7m
7.	Laundry	-
8.	Terrace	11.3 x 4.5m



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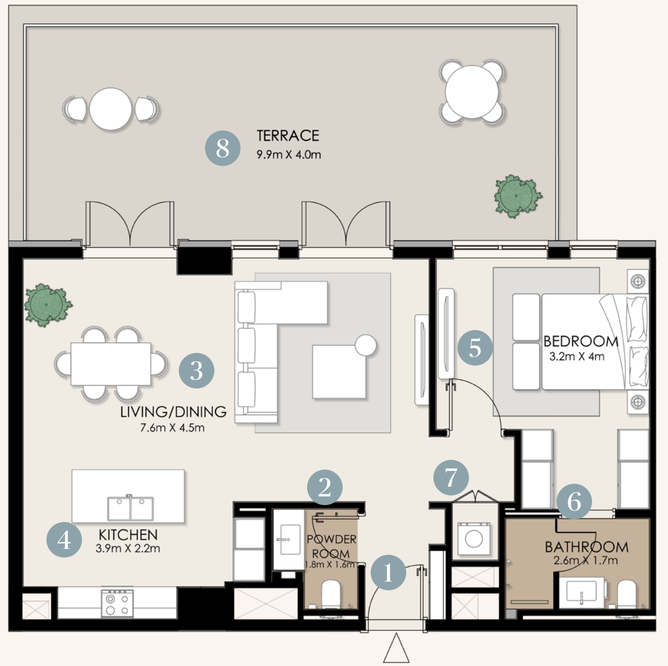
1 Bedroom
Type C1



Area	Size
Internal	77.76 sqm
Balcony	44.2 sqm
Total (GSA)	121.96 sqm

Type C		Size
1.	Entrance	-
2.	Powder Room	1.8 x 1.6m
3.	Living/Dining Room	7.6 x 4.5m
4.	Kitchen	3.9 x 2.2m
5.	Bedroom	3.2 x 4m
6.	Bathroom	2.6 x 1.7m
7.	Laundry	-
8.	Terrace	9.9 x 4.0m



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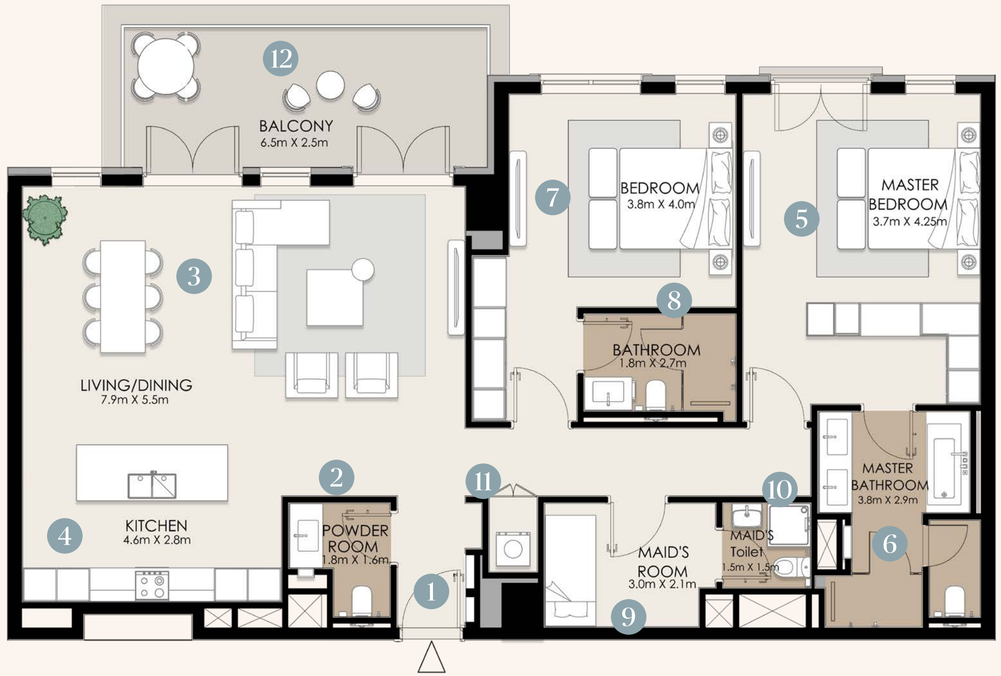
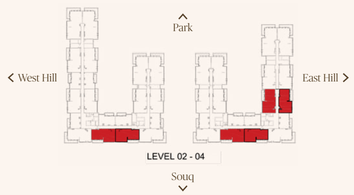
2 Bedroom
Type A1

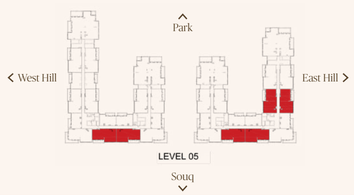


Area	Size
Internal	144.3 sqm
Balcony	18.5 sqm
Total (GSA)	162.8 sqm

Type A1	Size
1. Entrance	-
2. Powder Room	1.8 x 1.6m
3. Living/Dining Room	7.9 x 5.5m
4. Kitchen	4.6 x 2.8m
5. Master Bedroom	3.7 x 4.25m
6. Master Bathroom	3.8 x 2.9m
7. Bedroom 2	3.8 x 4.0m
8. Bathroom 2	1.8 x 2.7m
9. Maid's Room	3.0 x 2.1m
10. Maid's Bathroom	1.5 x 1.5m
11. Laundry	-
12. Balcony	6.5 x 2.5m







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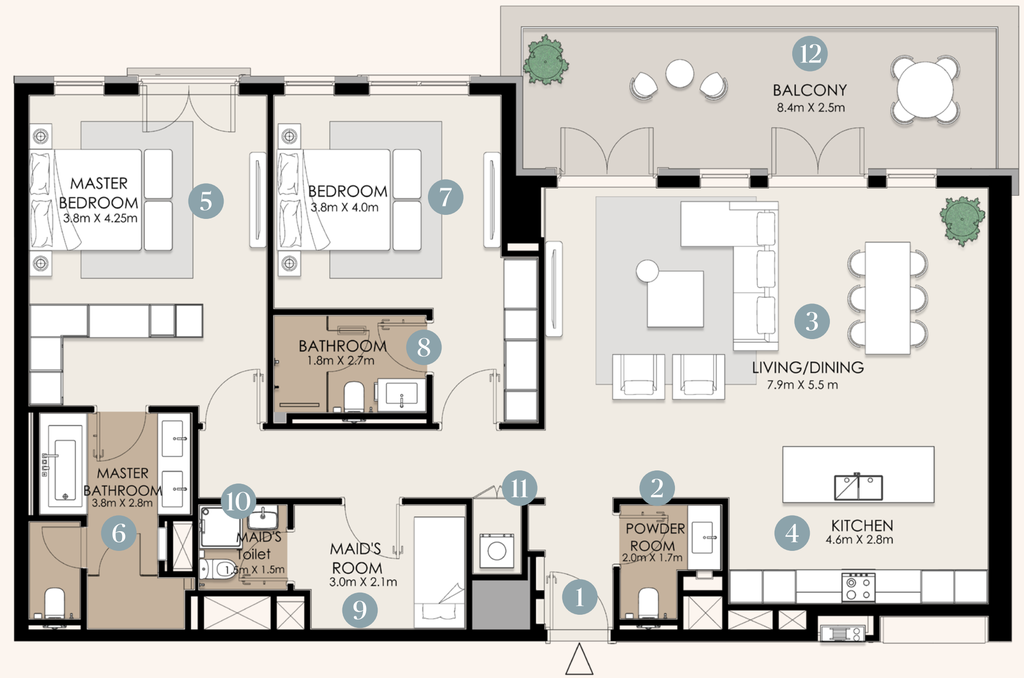
2 Bedroom
Type A2



Area	Size
Internal	145.11 sqm
Balcony	25.03 sqm
Total (GSA)	170.14 sqm

Type A2	Size
1. Entrance	-
2. Powder Room	2.0 x 1.7m
3. Living/Dining Room	7.9 x 5.5m
4. Kitchen	4.6 x 2.8m
5. Master Bedroom	3.8 x 4.25m
6. Master Bathroom	3.8 x 2.8m
7. Bedroom 2	3.8 x 4.0m
8. Bathroom 2	1.8 x 2.7m
9. Maid's Room	3.0 x 2.1m
10. Maid's Bathroom	1.5 x 1.5m
11. Laundry	-
12 Balcony	8.4 x 2.5m







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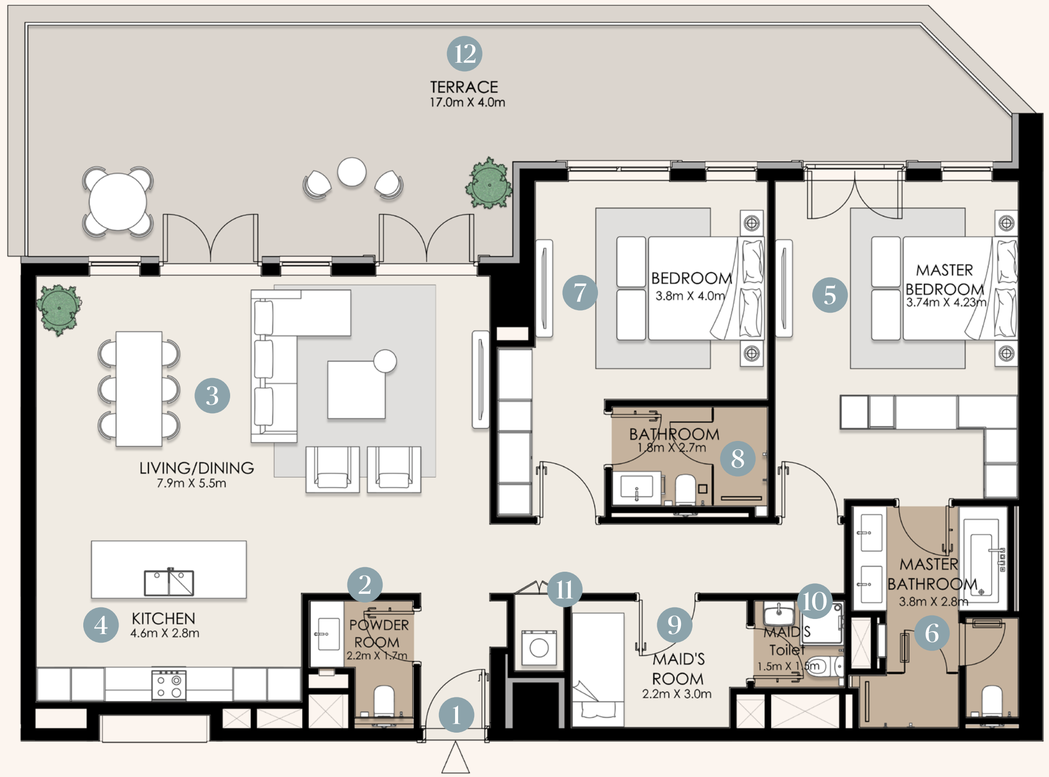
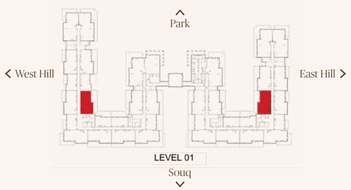
2 Bedroom
Type A3



Area	Size
Internal	144.52 sqm
Balcony	60.74 sqm
Total (GSA)	205.26 sqm

Type A3	Size		Size
1. Entrance	-	7. Bedroom 2	3.8 x 4.0m
2. Powder Room	2.2 x 1.7m	8. Bathroom 2	1.8 x 2.7m
3. Living/Dining Room	7.9 x 5.5m	9. Maid's Room	2.2 x 3.0m
4. Kitchen	4.6 x 2.8m	10. Maid's Bathroom	1.5 x 1.5m
5. Master Bedroom	3.7 x 4.23m	11. Laundry	-
6. Master Bathroom	3.8 x 2.8m	12 Terrace	17.0 x 4.0m



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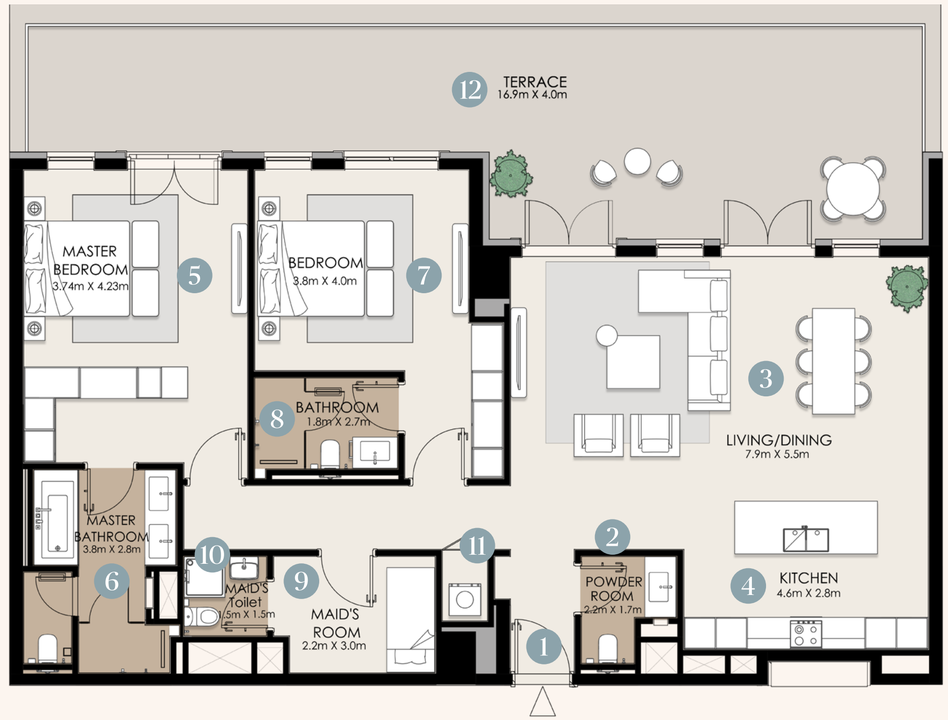
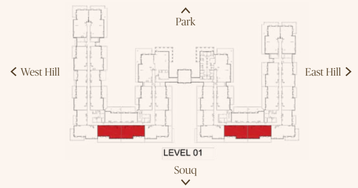
2 Bedroom
Type A4



Area	Size
Internal	144.52 sqm
Balcony	61.04 sqm
Total (GSA)	205.56 sqm

Type A4	Size
1. Entrance	-
2. Powder Room	2.2 x 1.7m
3. Living/Dining Room	7.9 x 5.5m
4. Kitchen	4.6 x 2.8m
5. Master Bedroom	3.7 x 4.2m
6. Master Bathroom	3.8 x 2.8m
7. Bedroom 2	3.8 x 4.0m
8. Bathroom 2	1.8 x 2.7m
9. Maid's Room	2.2 x 3.0m
10. Maid's Bathroom	1.5 x 1.5m
11. Laundry	-
12. Terrace	16.9 x 4.0m



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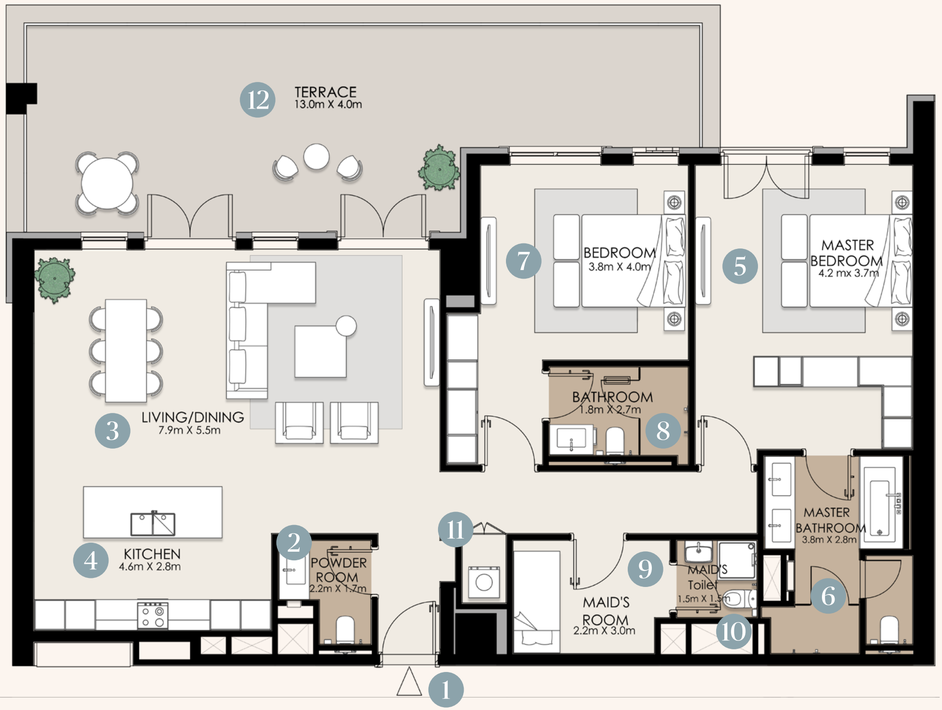
2 Bedroom
Type A5



Area	Size
Internal	145.12 sqm
Balcony	51 sqm
Total (GSA)	196.12 sqm

Type A5		Size
1.	Entrance	-
2.	Powder Room	2.2 x 1.7m
3.	Living/Dining Room	7.9 x 5.5m
4.	Kitchen	4.6 x 2.8m
5.	Master Bedroom	4.2 x 3.7m
6.	Master Bathroom	3.8 x 2.8m
7.	Bedroom 2	3.8 x 4.0m
8.	Bathroom 2	1.8 x 2.7m
9.	Maid's Room	2.2 x 3.0m
10.	Maid's Bathroom	1.5 x 1.5m
11.	Laundry	-
12.	Terrace	13.0 x 4.0m



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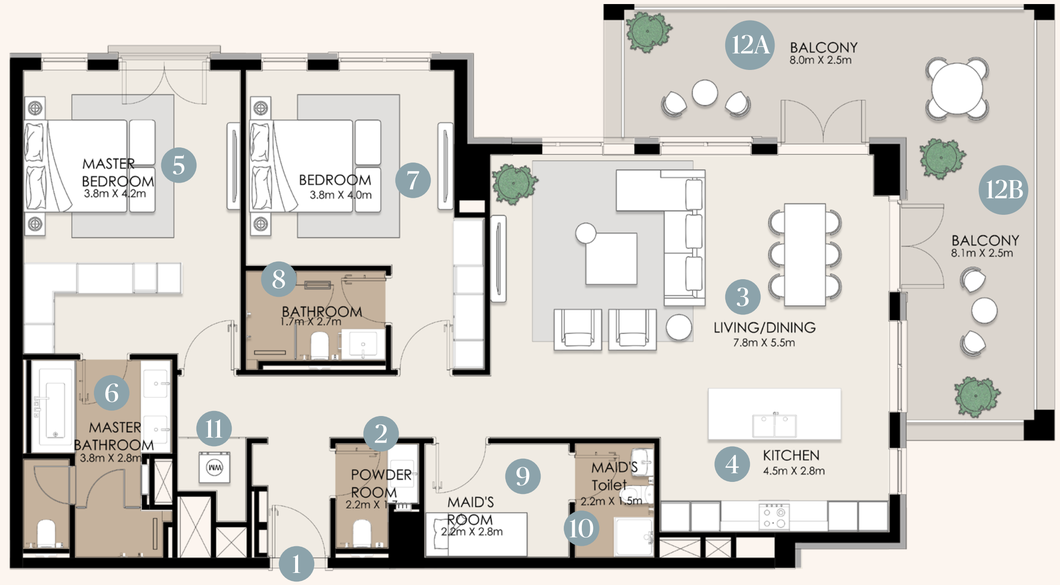
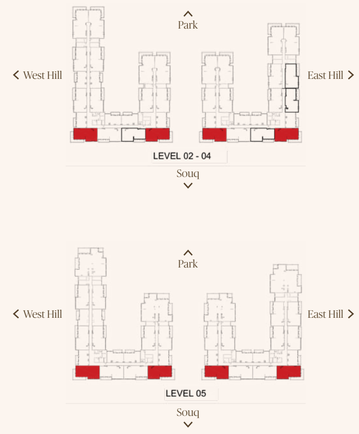
2 Bedroom
Type B1



Area	Size
Internal	143.88 sqm
Balcony	37.5 sqm
Total (GSA)	181.38 sqm

Type B1		Size
1.	Entrance	-
2.	Powder Room	2 .2 x 1.7m
3.	Living/Dining Room	7.8 x 5.5m
4.	Kitchen	4.5 x 2.8m
5.	Master Bedroom	3.8 x4.2m
6.	Master Bathroom	3.8 x 2.8m
7.	Bedroom 2	3.8 x 4.0m
8.	Bathroom 2	1.7 x 2.7m
9.	Maid's Room	2.2 x 2.8m
10.	Maid's Bathroom	2.2 x 1.5m
11.	Laundry	-
12A.	Balcony	8.0 x 2.5m
12B.	Balcony	8.1 x 2.5m



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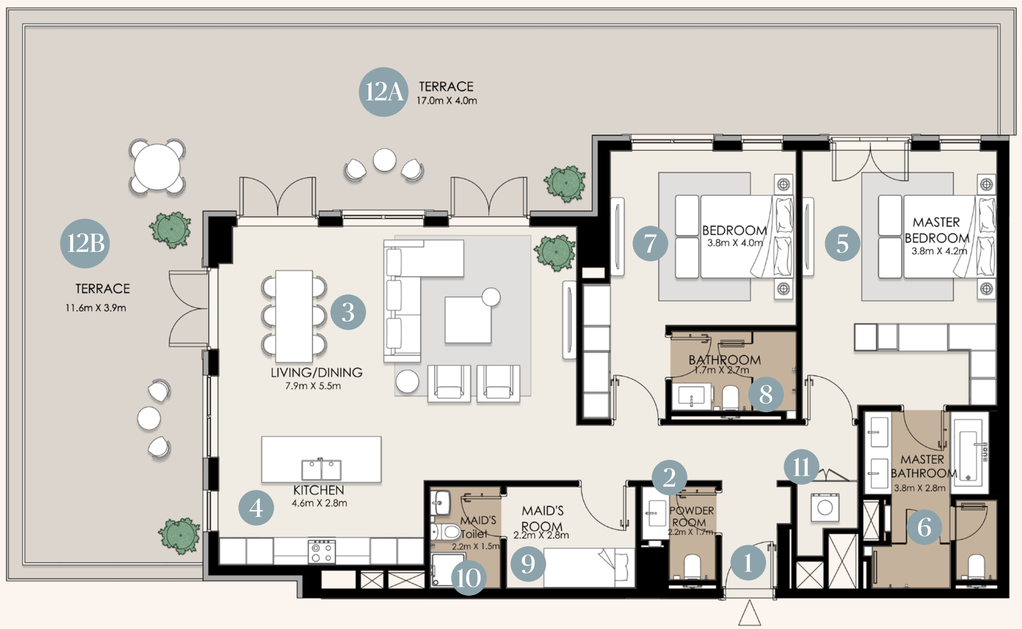
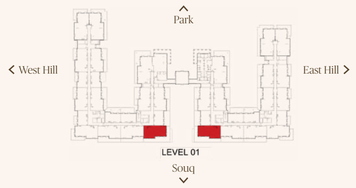
2 Bedroom
Type B2



Area	Size
Internal	143.21 sqm
Balcony	111.35 sqm
Total (GSA)	254.56 sqm

Type B2		Size
1.	Entrance	-
2.	Powder Room	2.2 x 1.7m
3.	Living/Dining Room	7.9 x 5.5m
4.	Kitchen	4.6 x 2.8m
5.	Master Bedroom	3.8 x4.2m
6.	Master Bathroom	3.8 x 2.8m
7.	Bedroom 2	3.8 x 4.0m
8.	Bathroom 2	1.7 x 2.7m
9.	Maid's Room	2.2 x 2.8m
10.	Maid's Bathroom	2.2 x 1.5m
11.	Laundry	-
12A.	Terrace	17.0 x 4.0m
12B.	Terrace	1 1.6 x 3.9m



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2 Bedroom
Type B3



Area	Size
Internal	153.86 sqm
Balcony	44.84 sqm
Total (GSA)	198.7 sqm

Type B3		Size
1.	Entrance	-
2.	Powder Room	2.2 x 1.7m
3.	Living/Dining Room	7.8 x 5.5m
4.	Kitchen	4.5 x 2.8m
5.	Master Bedroom	3.8 x 4.2m
6.	Master Bathroom	3.8 x 2.8m
7.	Bedroom 2	3.8 x 4.0m
8.	Bathroom 2	1.7 x 2.7m
9.	Maid's Room	2.2 x 2.8m
10.	Maid's Bathroom	2.2 x 1.5m
11.	Laundry	-
12A.	Balcony	9.8 x 2.5m
12B.	Balcony	5.5 x 2.5m
13.	Terrace	3.8 x 2.3m



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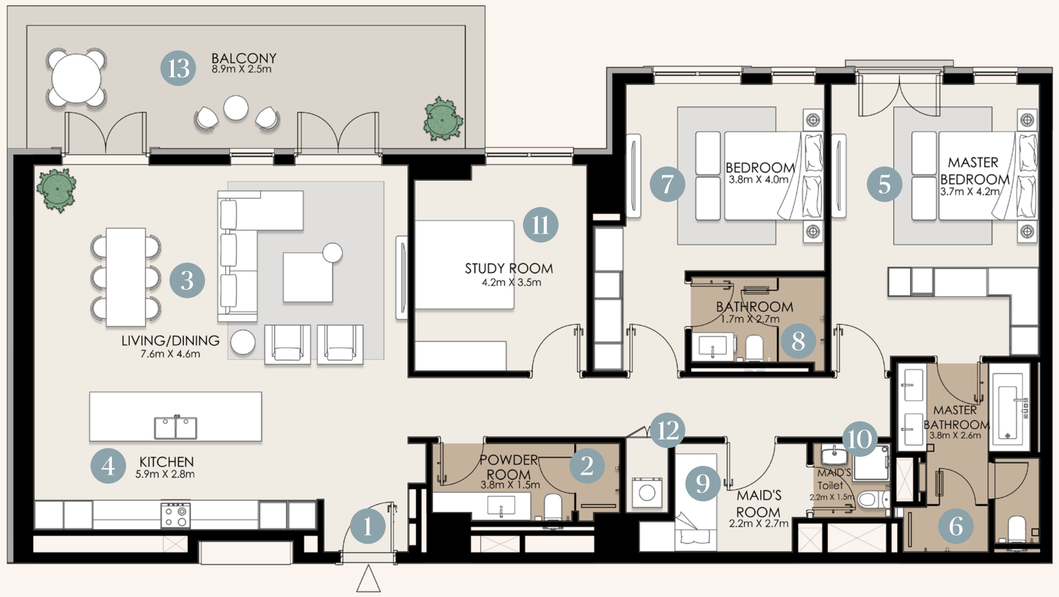
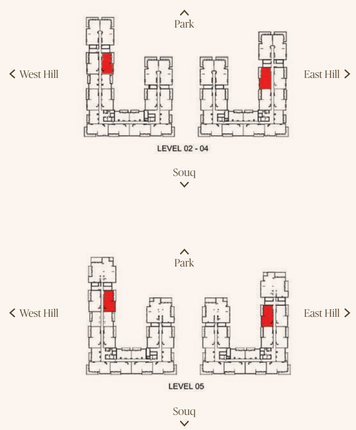
2 Bedroom
Type C



Area	Size
Internal	169.2 sqm
Balcony	26.6 sqm
Total (GSA)	195.7 sqm

Type C		Size
1.	Entrance	-
2.	Powder Room	3.8 x1.5m
3.	Living/Dining Room	7.6 x 4.6m
4.	Kitchen	5.9 x 2.8m
5.	Master Bedroom	3.7 x 4.2m
6.	Master Bathroom	3.8 x 2.6m
7.	Bedroom 2	3.8 x 4.0m
8.	Bathroom 2	1.7 x 2.7m
9.	Maid's Room	2.2 x 2.7m
10.	Maid's Bathroom	2.2 x 1.5m
11.	Study	4.2 x 3.5m
12.	Laundry	-
13.	Balcony	8.9 x 2.5m



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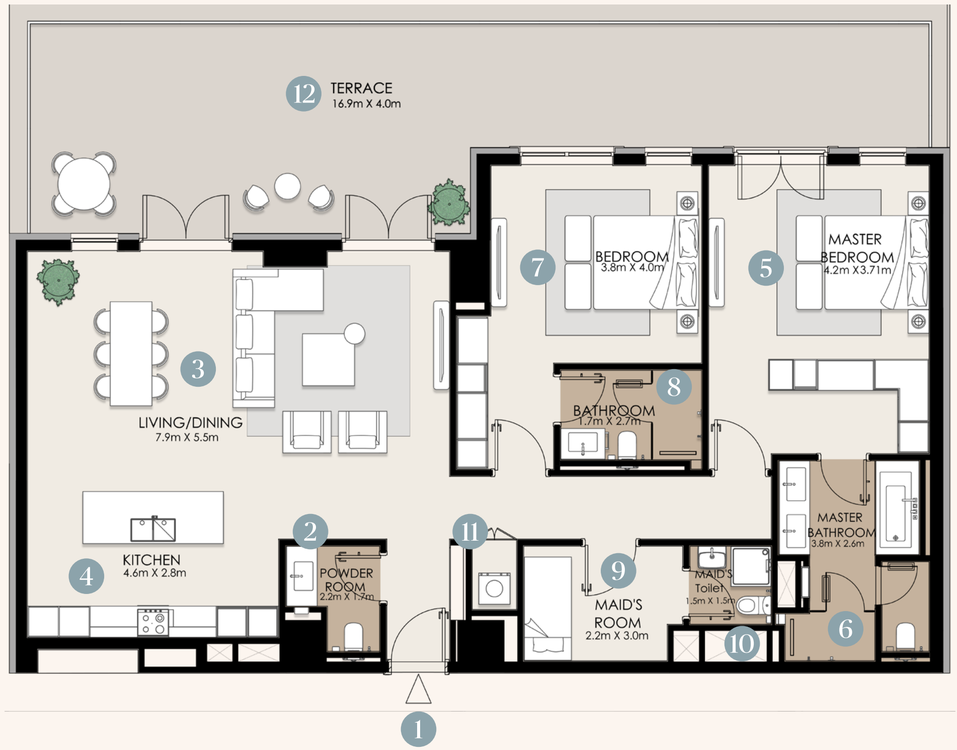
2 Bedroom
Type D1



Area	Size
Internal	157.34 sqm
Balcony	69.16 sqm
Total (GSA)	226.5 sqm

Type D1		Size
1.	Entrance	-
2.	Powder Room	2.2 x 1.7m
3.	Living/Dining Room	7.9 x 5.5m
4.	Kitchen	4.6 x 2.8m
5.	Master Bedroom	4.2 x 3.7m
6.	Master Bathroom	3.8 x 2.6m
7.	Bedroom 2	3.8 x 4.0m
8.	Bathroom 2	1.7 x 2.7m
9.	Maid's Room	2.2 x 3.0m
10.	Maid's Bathroom	1.5 x 1.5m
11.	Laundry	-
12.	Terrace	9.8 x 2.5m



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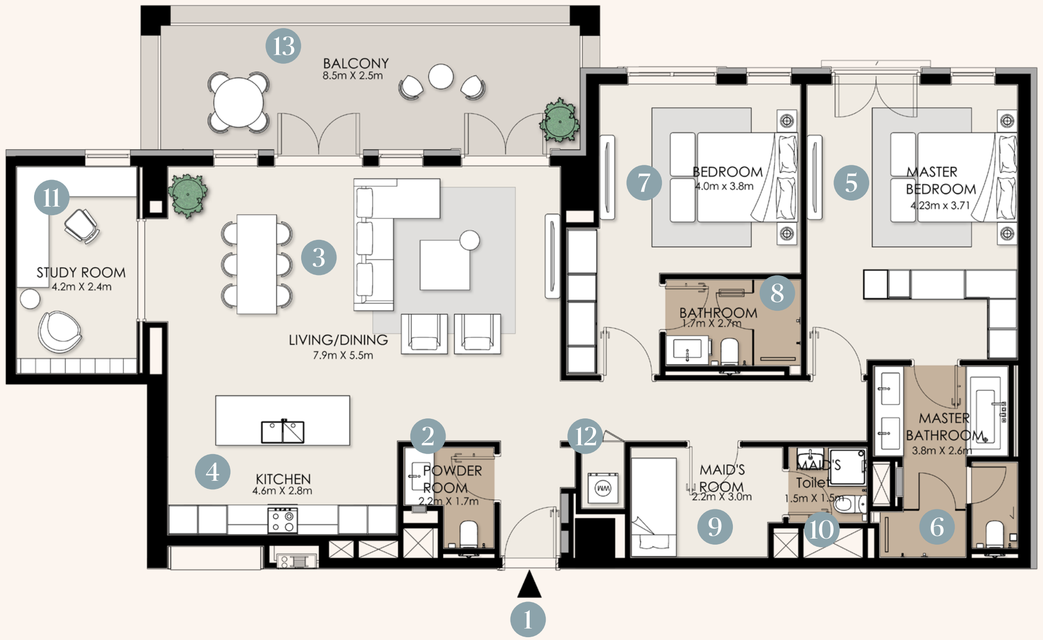
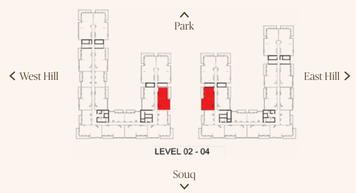
2 Bedroom
Type D2



Area	Size
Internal	155.08 sqm
Balcony	24.2 sqm
Total (GSA)	179.28 sqm

Type D2		Size
1.	Entrance	-
2.	Powder Room	2.2 x 1.7m
3.	Living/Dining Room	7.9 x 5.5m
4.	Kitchen	4.6 x 2.8m
5.	Master Bedroom	4.2 x 3.7m
6.	Master Bathroom	3.8 x 2.6m
7.	Bedroom 2	4.0 x 3.8m
8.	Bathroom 2	1.7 x 2.7m
9.	Maid's Room	2.2 x 3.0m
10.	Maid's Bathroom	1.5 x 1.5m
11.	Study	4.2 x 2.4m
12.	Laundry	-
13.	Balcony	8.5 x 2.5m





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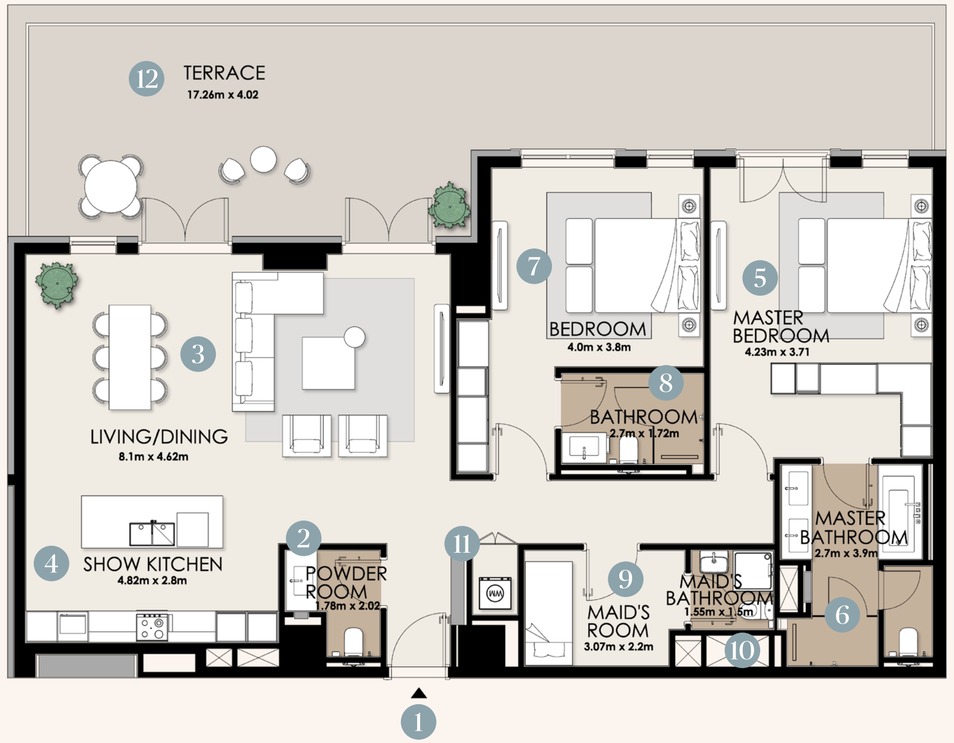
2 Bedroom
Type E



Area	Size
Internal	145.92 sqm
Balcony	62.47 sqm
Total (GSA)	208.39 sqm

Type E		Size
1.	Entrance	-
2.	Powder Room	1.8 x 2.0m
3.	Living/Dining Room	8.1 x 4.6m
4.	Kitchen	4.8 x 2.8m
5.	Master Bedroom	4.2 x 3.7m
6.	Master Bathroom	2.7 x 3.9m
7.	Bedroom 2	4.0 x 3.8m
8.	Bathroom 2	2.7 x 1.7m
9.	Maid's Room	3.0 x 2.2m
10.	Maid's Bathroom	1.5 x 1.5m
11.	Laundry	-
12.	Terrace	17.3 x 4.0m



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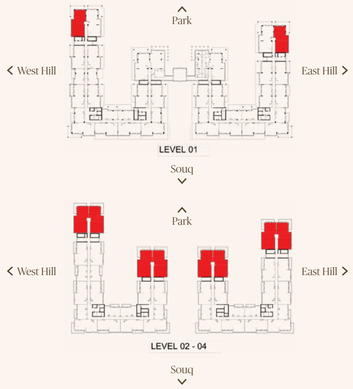
3 Bedroom
Type A1



Area	Size
Internal	187 sqm
Balcony	45.56 sqm
Total (GSA)	232.56 sqm

Type A1		Size
1.	Entrance	-
2.	Powder Room	2.0 x 1.6m
3.	Living	6.5 x 4.6m
4.	Dining Room	4.0 x 4.2m
5.	Kitchen	2.4 x 4.0m
6.	Master Bedroom	4.4 x 3.6m
7.	Master Bathroom	2.7 x 3.8m
8.	Bedroom 2	4.0 x 3.6m
9.	Bathroom 2	2.7 x 1.7m
10.	Bedroom 3	4.0x 3.6m
11.	Bathroom 3	2.7 x 1.7m
12.	Maid's Room	2.9 x 2.2m
13.	Maid's Bathroom	2.2 x 2.1m
14.	Laundry	-
15.	Balcony	15.7 x 2.5m



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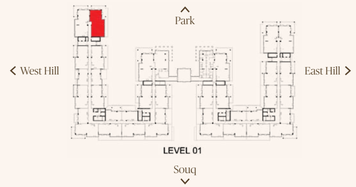
3 Bedroom
Type A2



Area	Size
Internal	186.89 sqm
Balcony	85.51 sqm
Total (GSA)	272.4 sqm

Type A2		Size
1.	Entrance	-
2.	Powder Room	2.0 x 1.6m
3.	Living	6.5 x 4.4m
4.	Dining Room	4.0 x 4.2m
5.	Kitchen	2.4 x 4.0m
6.	Master Bedroom	4.4x 3.6m
7.	Master Bathroom	2.7 x 3.7m
8.	Bedroom 2	4.0 x 3.6m
9.	Bathroom 2	2.7 x 1.7m
10.	Bedroom 3	4.0 x 3.6m
11.	Bathroom 3	2.7 x 1.7m
12.	Maid's Room	3.0 x 2.2m
13.	Maid's Bathroom	2.6 x 2.0m
1 4.	Laundry	-
15A.	Terrace	14.7 x 2.0m
15B.	Terrace	9.7 x 2.5m
15C.	Terrace	2.5 x 7.8m



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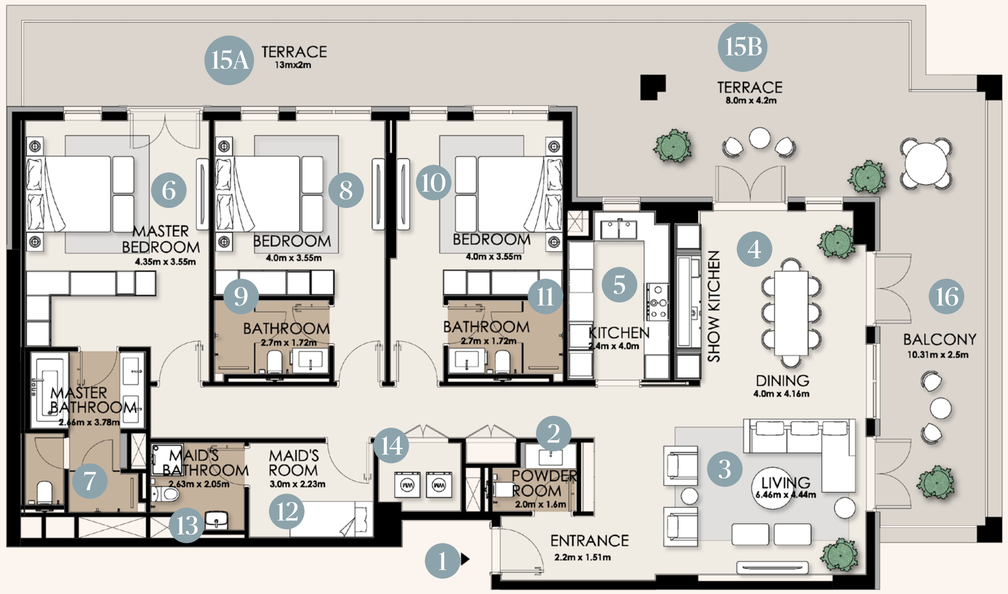
3 Bedroom
Type A3



Area	Size
Internal	197.52 sqm
Balcony	85.85 sqm
Total (GSA)	283.37 sqm

Type A3		Size
1.	Entrance	-
2.	Powder Room	2.0 x 1.6m
3.	Living	6.5 x 4.4m
4.	Dining Room	4.0 x 4.2m
5.	Kitchen	2.4 x 4.0m
6.	Master Bedroom	4.4 x 3.6m
7.	Master Bathroom	2.7 x 3.8m
8.	Bedroom 2	4.0 x 3.6m
9.	Bathroom 2	2.7 x 1.7m
10.	Bedroom 3	4.0x 3.6m
11.	Bathroom 3	2.7 x 1.7m
12.	Maid's Room	3.0 x 2.2m
13.	Maid's Bathroom	2.6 x 2.1m
14.	Laundry	-
15A.	Terrace	13.0 x 2.0m
15B.	Terrace	8.0 x 4.2m
16.	Balcony	10.3 x 2.5m



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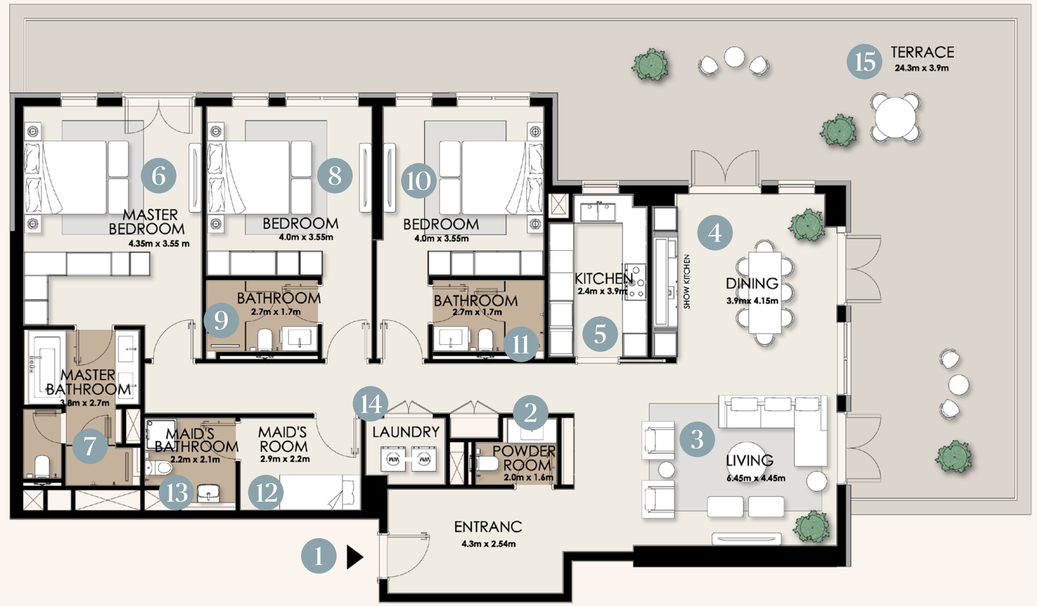
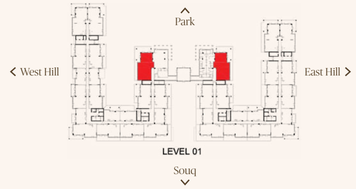
3 Bedroom
Type B1



Area	Size
Internal	194.91 sqm
Balcony	110.86 sqm
Total (GSA)	305.77 sqm

Type A2		Size
1.	Entrance	-
2.	Powder Room	2.0 x 1.6m
3.	Living	6.5 x 4.4m
4.	Dining Room	4.0 x 4.2m
5.	Kitchen	2.4 x 4.0m
6.	Master Bedroom	3.6 x 4.4m
7.	Master Bathroom	3.8 x 2.7m
8.	Bedroom 2	4.0 x 3.6m
9.	Bathroom 2	2.7 x 1.7m
10.	Bedroom 3	4.0 x 3.6m
11.	Bathroom 3	2.7 x 1.7m
12.	Maid's Room	3.0 x 2.2m
13.	Maid's Bathroom	2.2 x 2.1m
14.	Laundry	-
15.	Terrace	24.3 x 3.9m



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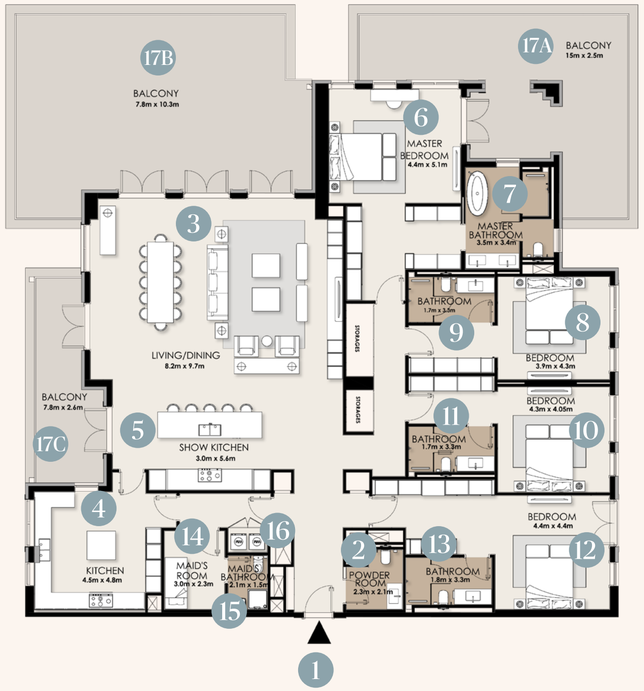
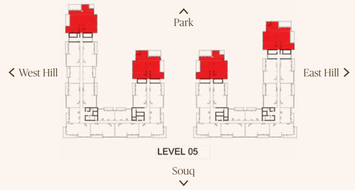
4 Bedroom
Type A



Area	Size
Internal	339.16 sqm
Balcony	156.09 sqm
Total (GSA)	495.25 sqm

Type B1		Size
1.	Entrance	-
2.	Powder Room	2.3 x 2.1m
3.	Living/Dining Room	8.2 x 9.7m
4.	Closed Kitchen	4.5 x 4.8m
5.	Show Kitchen	3.0 x 5.6m
6.	Master Bedroom	4.4 x 5.1m
7.	Master Bathroom	3.5 x 3.4m
8.	Bedroom 2	3.9 x 4.3m
9.	Bathroom 2	1.7 x 3.3m
10.	Bedroom 3	4.3 x 4.1m
11.	Bathroom 3	1.7 x 3.3m
12.	Bedroom 4	4.4 x 4.4m
13.	Bathroom 4	1.8 x 3.3m
14.	Maid's Room	3.0 x 2.3m
15.	Maid's Bathroom	2.1 x 1.5m
16.	Laundry	-
17A.	Balcony	15.0 x 2.5m
17B.	Balcony	7.8 x 10.3m
17C.	Balcony	7.8 x 2.6m





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