ayan124

ayan
أيان العقارية
Ayan Real Estate

Masterplan



Elevations

Elevations

Elevations

Villas Design

Villa 01



Land Area = 360.00 m2

Ground Floor Area = 223.75 m2
First Floor Area = 265.65 m2
Roof Floor Area = 166.15 m2
Roof Terrace Area = 99.50 m2

Villa Total Area = 655.55 m2



Villa 01

Land Area = 360.00 m2
Ground Floor Area = 223.75 m2
First Floor Area = 265.65 m2
Roof Floor Area = 166.15 m2
Roof Terrace Area = 99.50 m2

Ground Floor

Entrance	2.25m X 3.50m
G-Bath + Wash	1.50m X 2.25m + 1.50m X 1.70m
Salon	6.35m X 4.65m
Dining	6.95m X 4.30m
Bath	1.70m X 1.60m
Hard Kitchen	3.60m X 2.20m
Soft Kitchen	3.75m X 3.70m
Storage	1.70m X 1.60m
Family Living	7.85m X 6.40m
Driver + Bath	2.30m X 2.55m + 2.30m X 1.40m



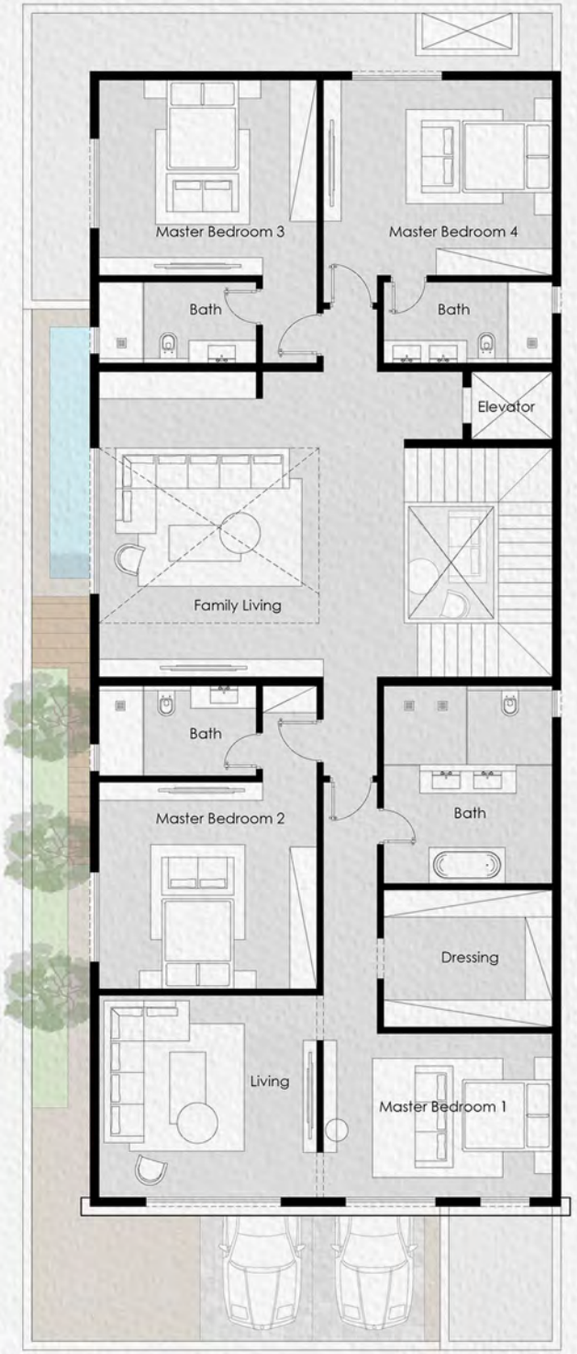
Villa 01

Land Area = 360.00 m2
Ground Floor Area = 223.75 m2
First Floor Area = 265.65 m2
Roof Floor Area = 166.15 m2
Roof Terrace Area = 99.50 m2

Master Bedroom Area = 19.65 m2
Master Living Area = 22.50 m2
Master Dressing Area = 11.45 m2
Master Bathroom Area = 16.50 m2

Master Bedroom1 + Living	5.10m X 3.65m + 4.85m X 4.50m
Dressing + Bath	3.75m X 3.05m + 3.75m X 4.40m
Master Bedroom 2 + Bath	4.85m X 4.60m + 3.50m X 2.00m
Family Living + KIT	6.80m X 6.80m
Master Bedroom 3 + Bath	4.85m X 4.35m + 3.50m X 1.80m
Master Bedroom 4 + Bath	5.10m X 4.35m + 3.75m X 1.80m

First Floor

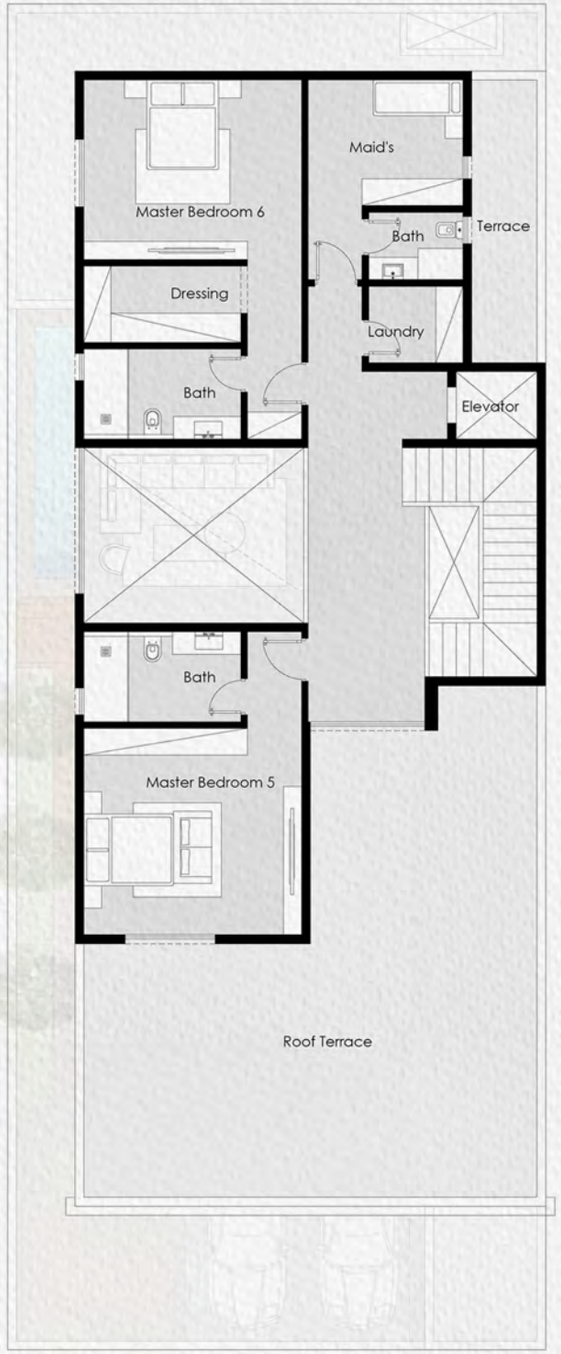


Villa 01

Land Area = 360.00 m2
Ground Floor Area = 223.75 m2
First Floor Area = 265.65 m2
Roof Floor Area = 166.15 m2
Roof Terrace Area = 99.50 m2

Roof Floor

Master Bedroom 5 + Bath	4.85m X 4.60m + 3.50m X 2.00m
Master Bedroom 6	4.85m X 4.00m
Dressing + Bath	3.65m X 1.70m + 3.50m X 2.00m
Maid's + Bath	3.45m X 2.80m + 2.10m X 1.50m
Laundry	2.10m X 1.70m
Terrace	1.45m X 6.30m
Roof Terrace	88.75 m2



Villa 02

Land Area = 355.00 m2

Ground Floor Area = 223.75 m2
First Floor Area = 252.80 m2
Roof Floor Area = 156.45 m2
Roof Terrace Area = 85.65 m2

Villa Total Area = 633.00 m2





Villa 02



Land Area = 355.00 m2

Ground Floor Area = 223.75 m2
First Floor Area = 252.80 m2
Roof Floor Area = 156.45 m2
Roof Terrace Area = 85.65 m2

Villa Total Area = 633.00 m2



Villa 02

Land Area = 355.50 m2
Ground Floor Area = 223.75 m2
First Floor Area = 252.80 m2
Roof Floor Area = 156.45 m2
Roof Terrace Area = 85.65 m2

Ground Floor

Entrance	2.25m X 3.50m
G-Bath + Wash	1.50m X 2.25m + 1.50m X 1.70m
Salon	6.35m X 4.65m
Dining	6.95m X 4.30m
Bath	1.70m X 1.60m
Hard Kitchen	3.60m X 2.20m
Soft Kitchen	3.75m X 3.70m
Storage	1.70m X 1.60m
Family Living	7.85m X 6.40m
Driver + Bath	2.30m X 2.55m + 2.30m X 1.40m



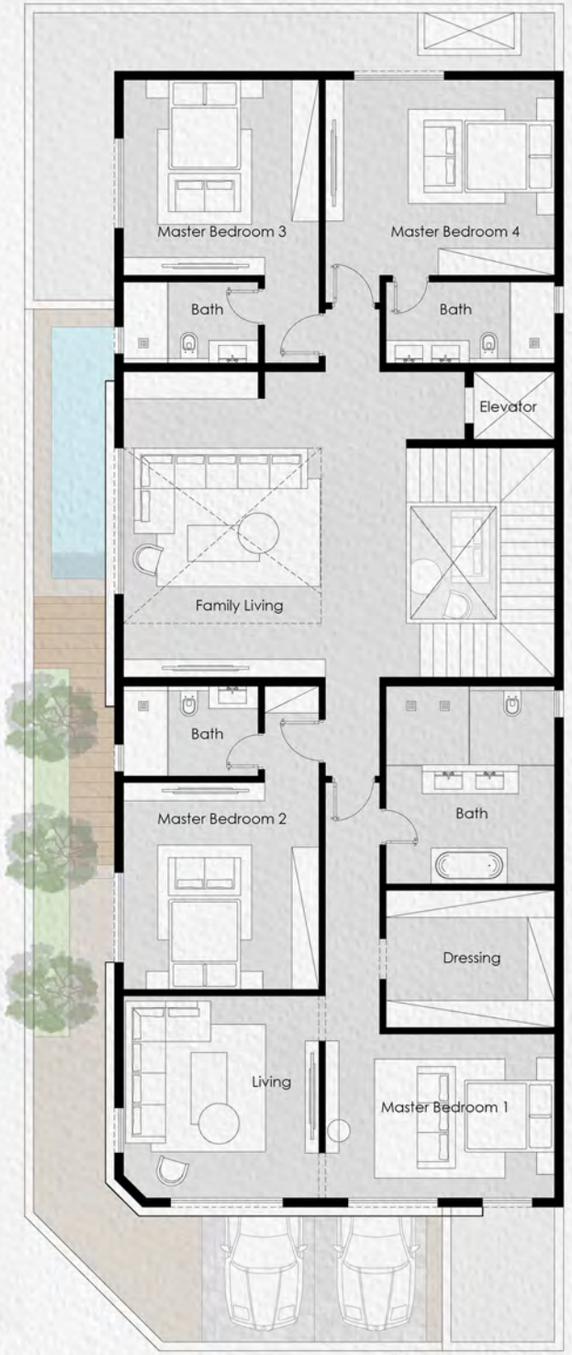
Villa 02

Land Area = 355.50 m2
Ground Floor Area = 223.75 m2
First Floor Area = 252.80 m2
Roof Floor Area = 156.45 m2
Roof Terrace Area = 85.65 m2

Master Bedroom Area = 19.65 m2
Master Living Area = 20.10 m2
Master Dressing Area = 11.45 m2
Master Bathroom Area = 16.50 m2

Master Bedroom1 + Living	5.10m X 3.65m + 4.35m X 4.50m
Dressing + Bath	3.75m X 3.05m + 3.75m X 4.40m
Master Bedroom 2 + Bath	4.35m X 4.60m + 3.00m X 2.00m
Family Living + KIT	6.30m X 6.80m
Master Bedroom 3 + Bath	4.35m X 4.35m + 3.50m X 1.80m
Master Bedroom 4 + Bath	5.10m X 4.35m + 3.75m X 1.80m

First Floor



Villa 02

Land Area = 355.50 m2
Ground Floor Area = 223.75 m2
First Floor Area = 252.80 m2
Roof Floor Area = 156.45 m2
Roof Terrace Area = 96.35 m2

Roof Floor

Master Bedroom 5 + Bath	4.35m X 4.60m + 3.00m X 2.00m
Master Bedroom 6	4.35m X 4.00m
Dressing + Bath	3.15m X 1.70m + 3.00m X 2.00m
Maid's + Bath	3.45m X 2.80m + 2.10m X 1.50m
Laundry	2.10m X 1.70m
Terrace	1.45m X 6.30m
Roof Terrace	85.65 m2



Villa 03

Land Area = 355.00 m2

Ground Floor Area = 223.75 m2
First Floor Area = 252.80 m2
Roof Floor Area = 156.45 m2
Roof Terrace Area = 85.65 m2

Villa Total Area = 633.00 m2





Villa 03



Land Area = 355.00 m2

Ground Floor Area = 223.75 m2
First Floor Area = 252.80 m2
Roof Floor Area = 156.45 m2
Roof Terrace Area = 85.65 m2

Villa Total Area = 633.00 m2



Villa 03

Land Area = 355.50 m2

Ground Floor Area = 223.75 m2

First Floor Area = 252.80 m2

Roof Floor Area = 156.45 m2

Roof Terrace Area = 85.65 m2

Ground Floor

Entrance	2.25m X 3.50m
G-Bath + Wash	1.50m X 2.25m + 1.50m X 1.70m
Salon	6.35m X 4.65m
Dining	6.95m X 4.30m
Bath	1.70m X 1.60m
Hard Kitchen	3.60m X 2.20m
Soft Kitchen	3.75m X 3.70m
Storage	1.70m X 1.60m
Family Living	7.85m X 6.40m
Driver + Bath	2.30m X 2.55m + 2.30m X 1.40m



Villa 03

Land Area = 355.50 m2
Ground Floor Area = 223.75 m2
First Floor Area = 252.80 m2
Roof Floor Area = 156.45 m2
Roof Terrace Area = 85.65 m2

Master Bedroom Area = 19.65 m2
Master Living Area = 20.10 m2
Master Dressing Area = 11.45 m2
Master Bathroom Area = 16.50 m2

Master Bedroom1 + Living	5.10m X 3.65m + 4.35m X 4.50m
Dressing + Bath	3.75m X 3.05m + 3.75m X 4.40m
Master Bedroom 2 + Bath	4.35m X 4.60m + 3.00m X 2.00m
Family Living + KIT	6.30m X 6.80m
Master Bedroom 3 + Bath	4.35m X 4.35m + 3.50m X 1.80m
Master Bedroom 4 + Bath	5.10m X 4.35m + 3.75m X 1.80m

First Floor

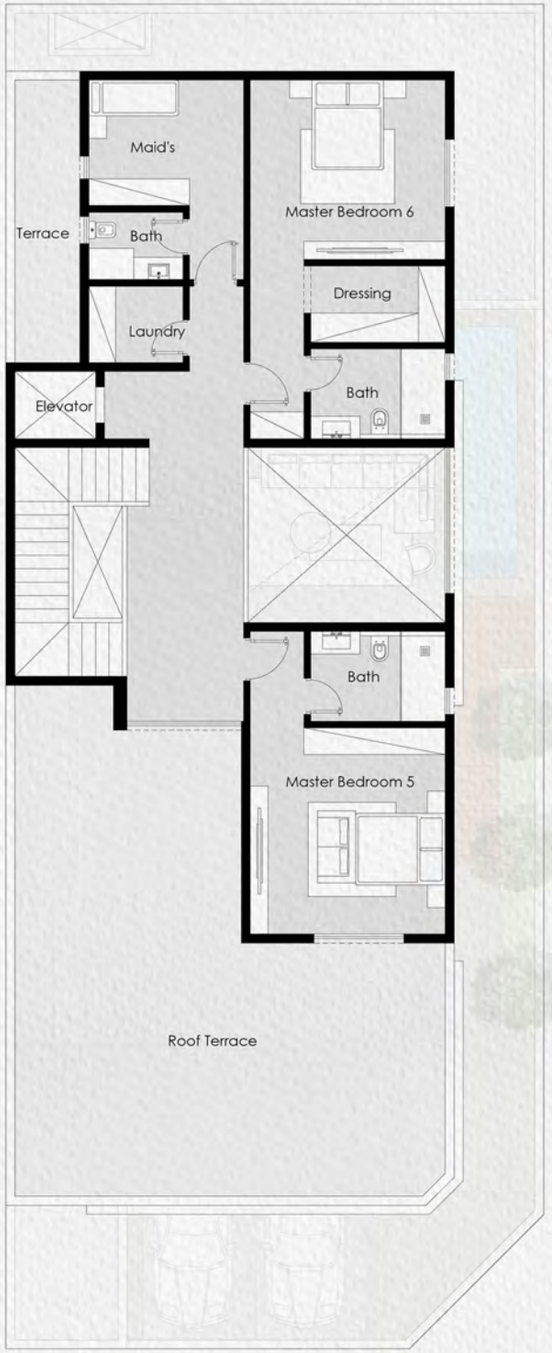


Villa 03

Land Area = 355.50 m2
Ground Floor Area = 223.75 m2
First Floor Area = 252.80 m2
Roof Floor Area = 156.45 m2
Roof Terrace Area = 96.35 m2

Roof Floor

Master Bedroom 5 + Bath	4.35m X 4.60m + 3.00m X 2.00m
Master Bedroom 6	4.35m X 4.00m
Dressing + Bath	3.15m X 1.70m + 3.00m X 2.00m
Maid's + Bath	3.45m X 2.80m + 2.10m X 1.50m
Laundry	2.10m X 1.70m
Terrace	1.45m X 6.30m
Roof Terrace	85.65 m2



Villa 04

Land Area = 360.00 m2

Ground Floor Area = 223.75 m2
First Floor Area = 265.65 m2
Roof Floor Area = 166.15 m2
Roof Terrace Area = 99.50 m2

Villa Total Area = 655.55 m2





Villa 04

Land Area = 360.00 m2
Ground Floor Area = 223.75 m2
First Floor Area = 265.65 m2
Roof Floor Area = 166.15 m2
Roof Terrace Area = 99.50 m2

Ground Floor

Entrance	2.25m X 3.50m
G-Bath + Wash	1.50m X 2.25m + 1.50m X 1.70m
Salon	6.35m X 4.65m
Dining	6.95m X 4.30m
Bath	1.70m X 1.60m
Hard Kitchen	3.60m X 2.20m
Soft Kitchen	3.75m X 3.70m
Storage	1.70m X 1.60m
Family Living	7.85m X 6.40m
Driver + Bath	2.30m X 2.55m + 2.30m X 1.40m



Villa 04

Land Area = 360.00 m2
Ground Floor Area = 223.75 m2
First Floor Area = 265.65 m2
Roof Floor Area = 166.15 m2
Roof Terrace Area = 99.50 m2

Master Bedroom Area = 19.65 m2
Master Living Area = 22.50 m2
Master Dressing Area = 11.45 m2
Master Bathroom Area = 16.50 m2

Master Bedroom1 + Living	5.10m X 3.65m + 4.85m X 4.50m
Dressing + Bath	3.75m X 3.05m + 3.75m X 4.40m
Master Bedroom 2 + Bath	4.85m X 4.60m + 3.50m X 2.00m
Family Living + KIT	6.80m X 6.80m
Master Bedroom 3 + Bath	4.85m X 4.35m + 3.50m X 1.80m
Master Bedroom 4 + Bath	5.10m X 4.35m + 3.75m X 1.80m

First Floor

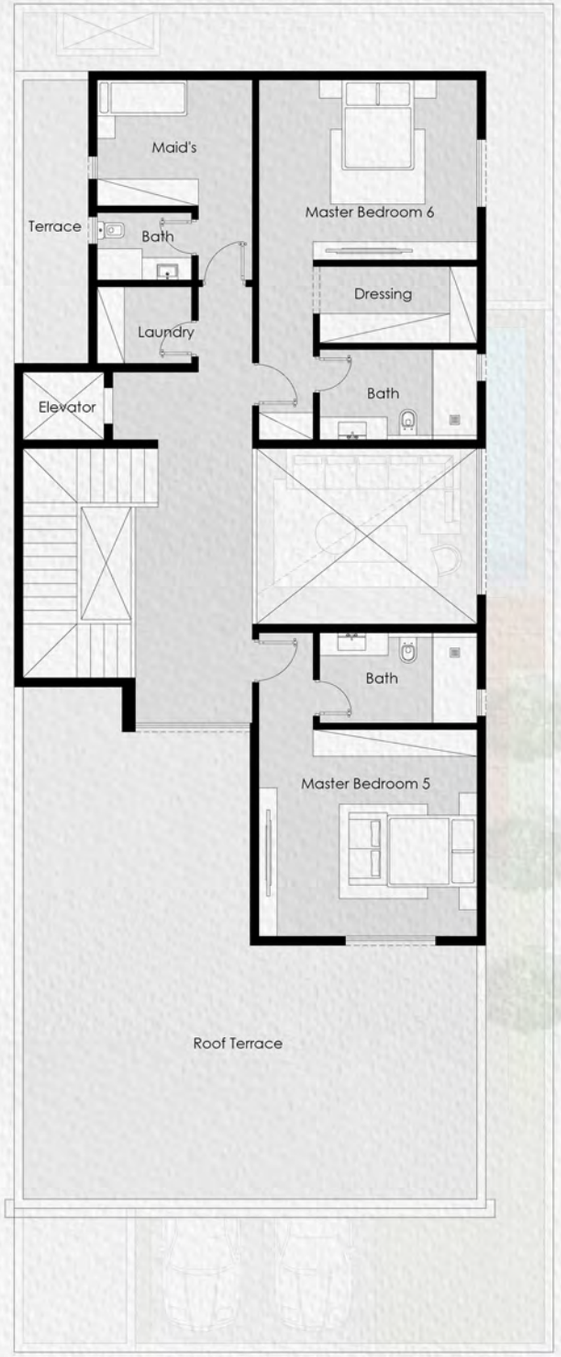


Villa 04

Land Area = 360.00 m2
Ground Floor Area = 223.75 m2
First Floor Area = 265.65 m2
Roof Floor Area = 166.15 m2
Roof Terrace Area = 99.50 m2

Roof Floor

Master Bedroom 5 + Bath	4.85m X 4.60m + 3.50m X 2.00m
Master Bedroom 6	4.85m X 4.00m
Dressing + Bath	3.65m X 1.70m + 3.50m X 2.00m
Maid's + Bath	3.45m X 2.80m + 2.10m X 1.50m
Laundry	2.10m X 1.70m
Terrace	1.45m X 6.30m
Roof Terrace	88.75 m2



Villa 05

Land Area = 345.00 m2

Ground Floor Area = 228.30 m2
First Floor Area = 234.00 m2
Roof Floor Area = 151.90 m2
Roof Terrace Area = 82.15 m2

Villa Total Area = 614.20 m2





Villa 05

Land Area = 345.00 m2

Ground Floor Area = 228.30 m2

First Floor Area = 234.00 m2

Roof Floor Area = 151.90 m2

Roof Terrace Area = 82.15 m2

Ground Floor

Entrance	2.25m X 3.50m
G-Bath + Wash	1.50m X 2.25m + 1.50m X 1.70m
Salon	6.85m X 4.35m
Dining	7.45m X 4.30m
Bath	1.70m X 1.60m
Hard Kitchen	3.60m X 2.20m
Soft Kitchen	3.75m X 3.70m
Storage	1.70m X 1.60m
Family Living	7.35m X 6.40m
Driver + Bath	2.30m X 2.55m + 2.30m X 1.40m



Villa 05

Land Area = 345.00 m2
Ground Floor Area = 228.30 m2
First Floor Area = 234.00 m2
Roof Floor Area = 151.90 m2
Roof Terrace Area = 82.15 m2

Master Bedroom Area = 16.90 m2
Master Living Area = 20.25 m2
Master Dressing Area = 9.15 m2
Master Bathroom Area = 13.20 m2

Master Bedroom1 + Living	4.35m X 3.65m + 4.35m X 4.50m
Dressing + Bath	3.00m X 3.05m + 3.00m X 4.40m
Master Bedroom 2 + Bath	4.35m X 4.60m + 3.00m X 2.00m
Family Living + KIT	5.55m X 6.80m
Master Bedroom 3 + Bath	4.35m X 4.45m + 3.00m X 1.70m
Master Bedroom 4 + Bath	4.35m X 4.45m + 3.00m X 1.70m

First Floor

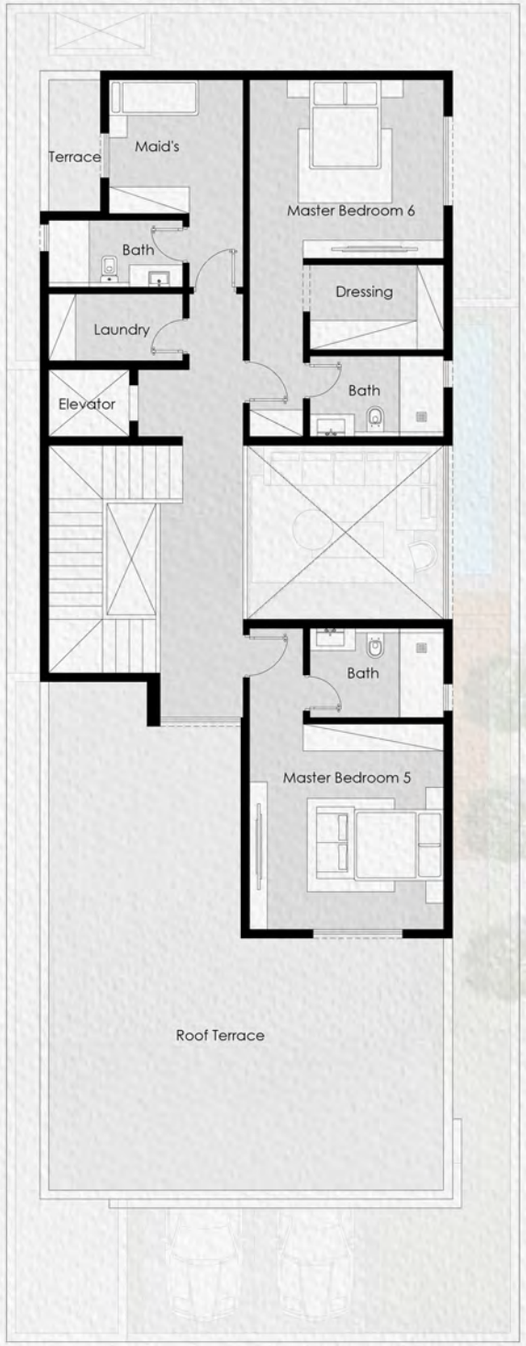


Villa 05

Land Area = 345.00 m2
Ground Floor Area = 228.30 m2
First Floor Area = 234.00 m2
Roof Floor Area = 151.90 m2
Roof Terrace Area = 82.15 m2

Roof Floor

Master Bedroom 5 + Bath	4.35m X 4.60m + 3.00m X 2.00m
Master Bedroom 6	4.35m X 4.00m
Dressing + Bath	3.15m X 1.70m + 3.00m X 2.00m
Maid's + Bath	3.00m X 3.00m + 3.00m X 1.50m
Laundry	3.00m X 1.50m
Terrace	1.15m X 2.95m
Roof Terrace	77.90 m2



Villa 06

Land Area = 345.00 m2

Ground Floor Area = 228.30 m2
First Floor Area = 234.00 m2
Roof Floor Area = 151.90 m2
Roof Terrace Area = 82.15 m2

Villa Total Area = 614.20 m2





Villa 06

Land Area = 345.00 m2
Ground Floor Area = 228.30 m2
First Floor Area = 234.00 m2
Roof Floor Area = 151.90 m2
Roof Terrace Area = 82.15 m2

Ground Floor

Entrance	2.25m X 3.50m
G-Bath + Wash	1.50m X 2.25m + 1.50m X 1.70m
Salon	6.85m X 4.35m
Dining	7.45m X 4.30m
Bath	1.70m X 1.60m
Hard Kitchen	3.60m X 2.20m
Soft Kitchen	3.75m X 3.70m
Storage	1.70m X 1.60m
Family Living	7.35m X 6.40m
Driver + Bath	2.30m X 2.55m + 2.30m X 1.40m



Villa 06

Land Area = 345.00 m2
Ground Floor Area = 228.30 m2
First Floor Area = 234.00 m2
Roof Floor Area = 151.90 m2
Roof Terrace Area = 82.15 m2

Master Bedroom Area = 16.90 m2
Master Living Area = 20.25 m2
Master Dressing Area = 9.15 m2
Master Bathroom Area = 13.20 m2

Master Bedroom1 + Living	4.35m X 3.65m + 4.35m X 4.50m
Dressing + Bath	3.00m X 3.05m + 3.00m X 4.40m
Master Bedroom 2 + Bath	4.35m X 4.60m + 3.00m X 2.00m
Family Living + KIT	5.55m X 6.80m
Master Bedroom 3 + Bath	4.35m X 4.45m + 3.00m X 1.70m
Master Bedroom 4 + Bath	4.35m X 4.45m + 3.00m X 1.70m

First Floor

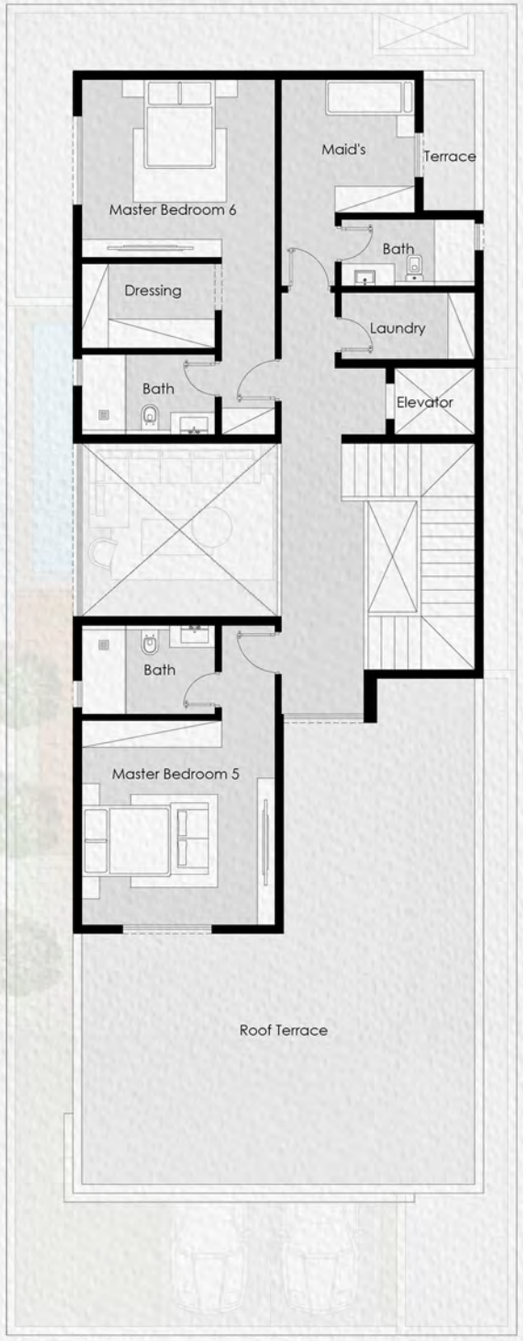


Villa 06

Land Area = 345.00 m2
Ground Floor Area = 228.30 m2
First Floor Area = 234.00 m2
Roof Floor Area = 151.90 m2
Roof Terrace Area = 82.15 m2

Roof Floor

Master Bedroom 5 + Bath	4.35m X 4.60m + 3.00m X 2.00m
Master Bedroom 6	4.35m X 4.00m
Dressing + Bath	3.15m X 1.70m + 3.00m X 2.00m
Maid's + Bath	3.00m X 3.00m + 3.00m X 1.50m
Laundry	3.00m X 1.50m
Terrace	1.15m X 2.95m
Roof Terrace	77.90 m2



Villa 07

Land Area = 322.50 m2

Ground Floor Area = 210.00 m2

First Floor Area = 234.00 m2

Roof Floor Area = 151.90 m2

Roof Terrace Area = 82.15 m2

Villa Total Area = 595.90 m2





Villa 07

Land Area = 322.50 m2
Ground Floor Area = 210.00 m2
First Floor Area = 234.00 m2
Roof Floor Area = 151.90 m2
Roof Terrace Area = 82.15 m2

Ground Floor

Entrance	2.00m X 3.50m
G-Bath + Wash	1.50m X 2.25m + 1.50m X 1.70m
Salon	6.35m X 4.65m
Dining	6.70m X 4.30m
Bath	1.50m X 1.60m
Hard Kitchen	3.20m X 2.20m
Soft Kitchen	3.35m X 3.70m
Storage	1.50m X 1.60m
Family Living	7.00m X 6.40m
Driver + Bath	2.30m X 2.55m + 2.30m X 1.40m



Villa 07

Land Area = 322.50 m2
Ground Floor Area = 210.00 m2
First Floor Area = 234.00 m2
Roof Floor Area = 151.90 m2
Roof Terrace Area = 82.15 m2

Master Bedroom Area = 16.90 m2
Master Living Area = 20.25 m2
Master Dressing Area = 9.15 m2
Master Bathroom Area = 13.20 m2

Master Bedroom1 + Living	4.35m X 3.65m + 4.35m X 4.50m
Dressing + Bath	3.00m X 3.05m + 3.00m X 4.40m
Master Bedroom 2 + Bath	4.35m X 4.60m + 3.00m X 2.00m
Family Living + KIT	5.55m X 6.80m
Master Bedroom 3 + Bath	4.35m X 4.45m + 3.00m X 1.70m
Master Bedroom 4 + Bath	4.35m X 4.45m + 3.00m X 1.70m

First Floor

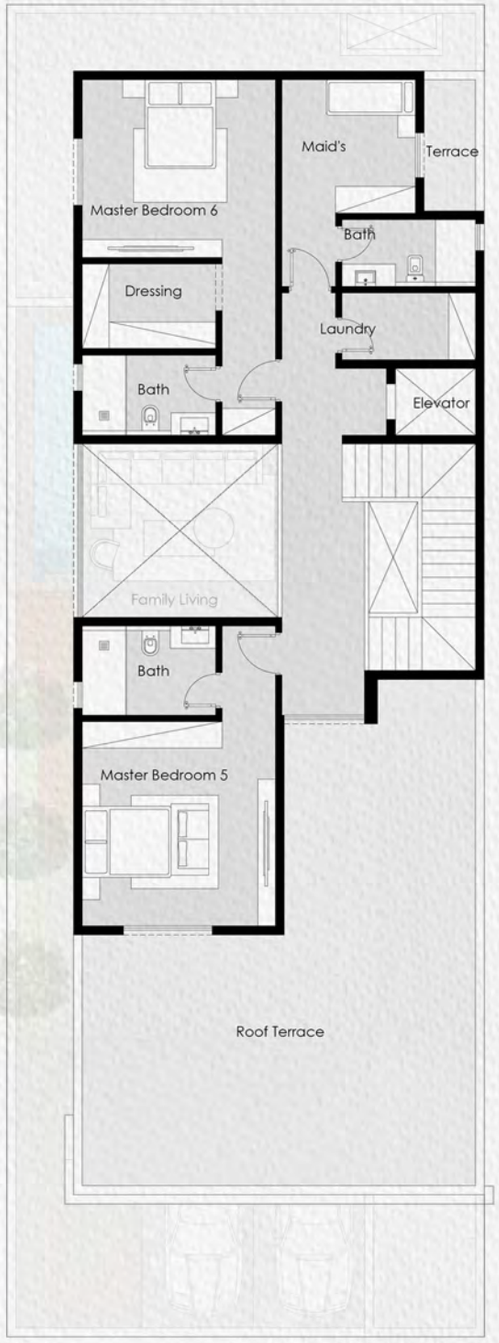


Villa 07

Land Area = 322.50 m2
Ground Floor Area = 210.00 m2
First Floor Area = 234.00 m2
Roof Floor Area = 151.90 m2
Roof Terrace Area = 82.15 m2

Roof Floor

Master Bedroom 5 + Bath	4.35m X 4.60m + 3.00m X 2.00m
Master Bedroom 6	4.35m X 4.00m
Dressing + Bath	3.15m X 1.70m + 3.00m X 2.00m
Maid's + Bath	3.00m X 3.00m + 3.00m X 1.50m
Laundry	3.00m X 1.50m
Terrace	1.15m X 2.95m
Roof Terrace	77.90 m2



Villas Interior