KABBALI
HILLS

ARIF



ARIF
DEVELOPMENTS

KABBALI
HILLS

ARIF





WELCOME TO KABBALI HILLS

Kabbali Hills is a one-of-its-kind villa development in Ajman, offering an unparalleled living experience. The community comprises just villas, each architecturally distinct and individually designed by our in-house team of architects. Every residence reflects a unique vision, combining thoughtful layouts, high-quality finishes, and seamless integration with the surrounding landscape.

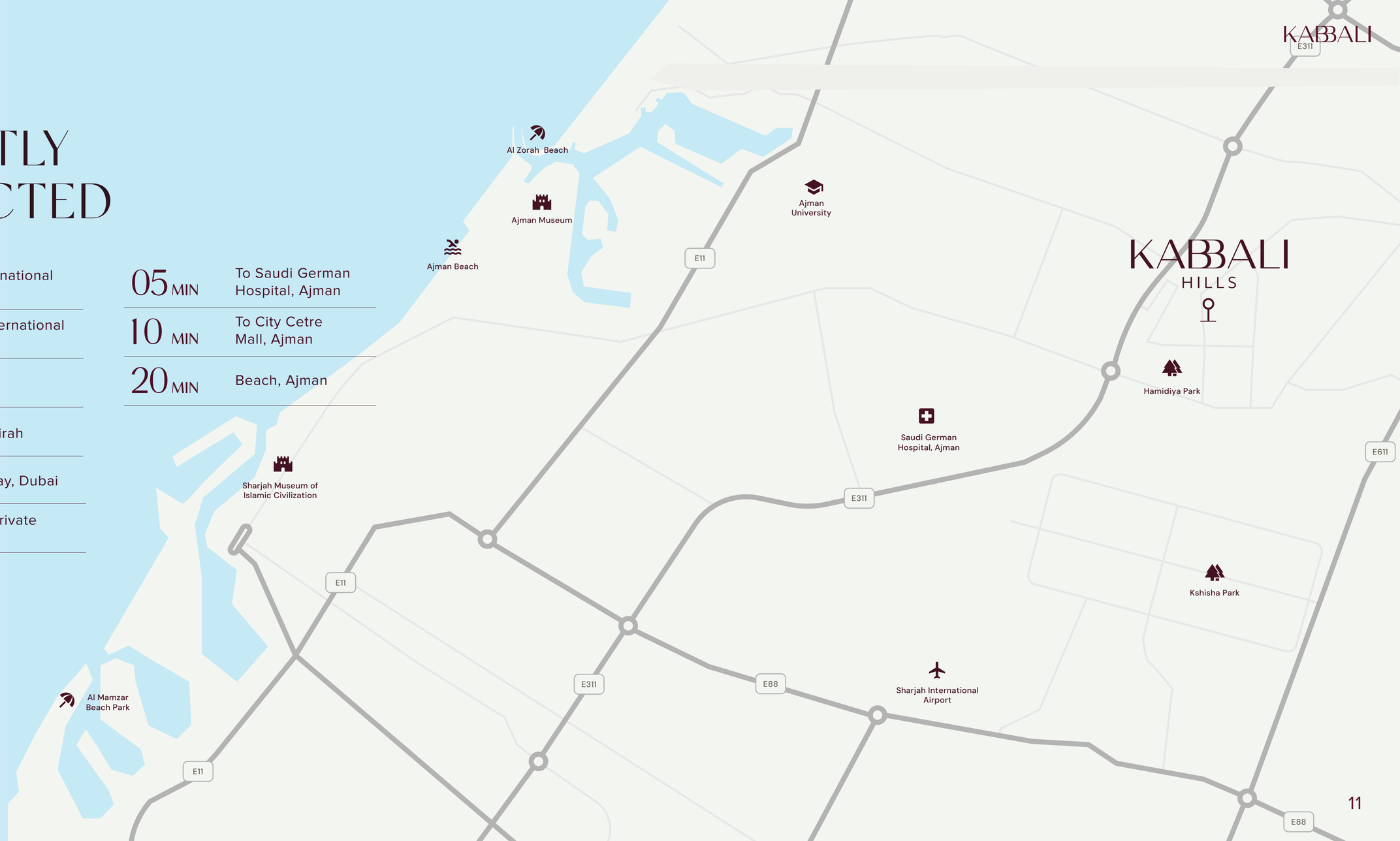
From private gardens and terraces to spacious interiors filled with natural light, each villa has been crafted to balance luxury, comfort, and functionality.



PERFECTLY CONNECTED

25 MIN	To Dubai International Airport
20 MIN	To Sharjah International Airport
35 MIN	To Dubai Mall
55 MIN	To Palm Jumeirah
40 MIN	To Business Bay, Dubai
10 MIN	To American Private School, Ajman

05 MIN	To Saudi German Hospital, Ajman
10 MIN	To City Cetre Mall, Ajman
20 MIN	Beach, Ajman





INTEGRATED RETAIL LIVING

Cafés, boutiques, and everyday essentials come together, shaping a connected community where living, leisure, and convenience coexist.

EMBRACE OUTDOOR LIVING

Transform your outdoor space into a serene retreat with beautifully designed private gardens and meticulously landscaped backyards. Every detail is crafted to combine aesthetics, functionality, and tranquility, creating a perfect escape right at home.



LOCAL COMMUNITY MOSQUE

A dedicated place of worship within the neighbourhood, offering a peaceful environment for prayer and reflection, supporting daily spiritual practice and strengthening a sense of community and belonging among residents.



CRAFTED

INTERIORS



WHERE INTERIORS SPEAK

Italian inspired ceilings, German kitchens and premium Italian finishes transform everyday life into and experience of elegance and grace.



BEDROOMS

built-in wardrobes with soft close mechanism for an organized, luxurious experience



SPACIOUS LIVING & DINING AREAS

featuring clean, Italian-inspired ceilings



GERMAN-MADE KITCHEN

fully equipped with premium Siemens appliances



BATHROOMS

Italian fittings and accessories, walk-in shower cabins with glass enclosures.



DISCOVER A CURATED COLLECTION OF SIGNATURE VILLAS

MANSION VILLA



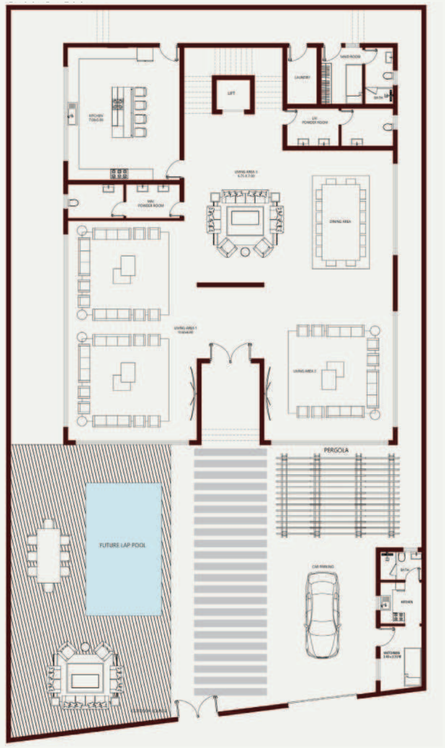
EMIRIATI

A Corner Villa rising above conventional luxury standards.

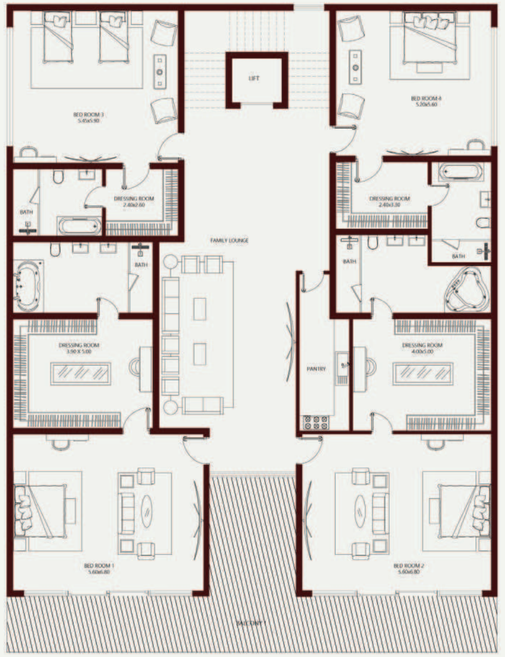
VILLA 1



BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GERMAN FITTED KITCHEN

SMART HOME AUTOMATION SYSTEM

LIFT PROVISION

10 CAR PARKING

SWIMMING POOL PROVISION

OUTDOOR LOUNGE

UNIT AREA	SQ. FT
LAND AREA	9007.90
BUILT UP AREA	17694

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	8	BALCONY	3
BATHROOMS	8	MAID'S ROOM WITH BATHROOM	1
POWDER ROOMS	3	SECURITY GUARD ROOM	1
LIVING AREA	5	LAUNDRY ROOM	1



FLOOR PLANS

ROMANI

Heritage-inspired design interpreted through contemporary clarity.

GERMAN FITTED KITCHEN

SMART HOME AUTOMATION SYSTEM

LIFT PROVISION

5 CAR PARKING

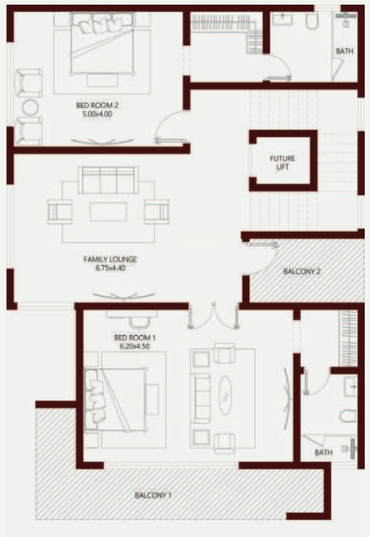
DOUBLE HEIGHT

OUTDOOR LOUNGE

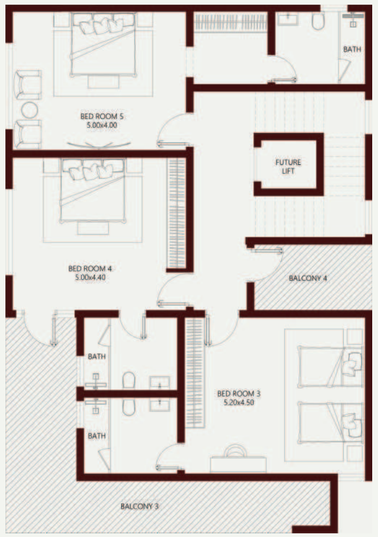
VILLA 2



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

UNIT AREA	SQ. FT
LAND AREA	3384.07
BUILT UP AREA	4515

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	2
BATHROOMS	5	BALCONY	3
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



FLOOR PLANS

BELLOTTI

Elegant proportions and confident form
create a composed and enduring living environment.

GERMAN FITTED KITCHEN
SMART HOME AUTOMATION SYSTEM
LIFT PROVISION
3 CAR PARKING
DOUBLE HEIGHT
OUTDOOR LOUNGE

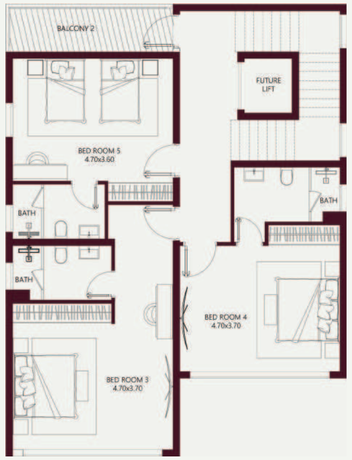
VILLA 3



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3151.53
BUILT UP AREA	4023

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	2
BATHROOMS	5	BALCONY	2
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



FLOOR PLANS

MARCELLI

Classical inspiration refined into
a modern expression of quiet luxury.

GERMAN FITTED KITCHEN

SMART HOME AUTOMATION SYSTEM

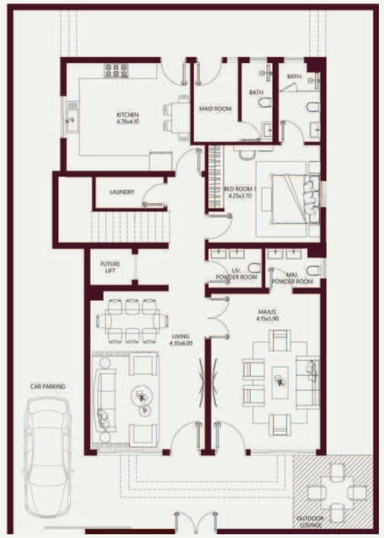
LIFT PROVISION

3 CAR PARKING

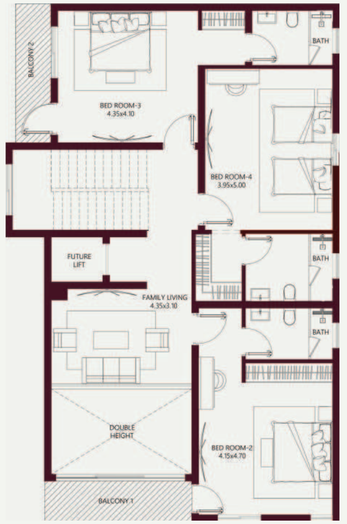
DOUBLE HEIGHT

OUTDOOR LOUNGE

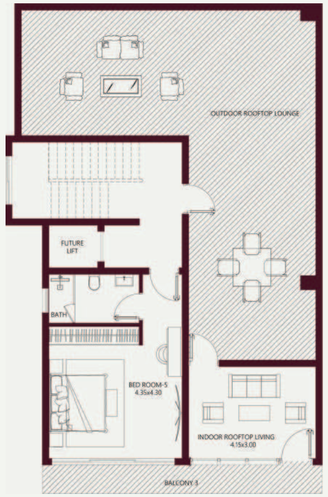
VILLA 4



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4053

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	3
BATHROOMS	5	BALCONY	3
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



FLOOR PLANS

CORSINI

Soft elegance and flowing spaces
designed for elevated everyday living.

GERMAN FITTED KITCHEN

SMART HOME AUTOMATION SYSTEM

LIFT PROVISION

3 CAR PARKING

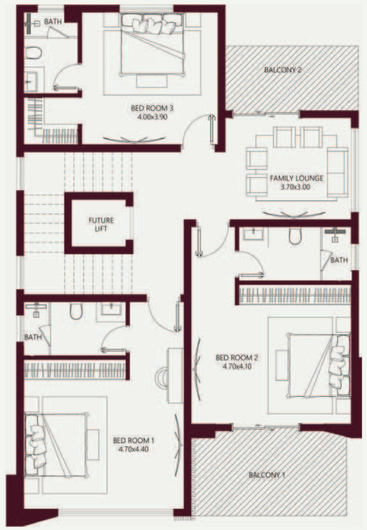
SWIMMING POOL PROVISION

OUTDOOR LOUNGE

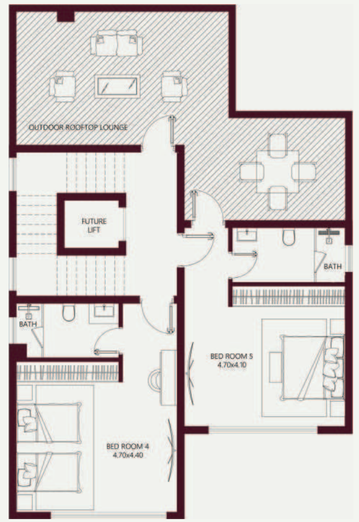
VILLA 5



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3012.80
BUILT UP AREA	4027

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	2
BATHROOMS	5	BALCONY	2
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



FLOOR PLANS

VALORELLI

A Corner Villa shaped by
enduring value and balance.

GERMAN FITTED KITCHEN

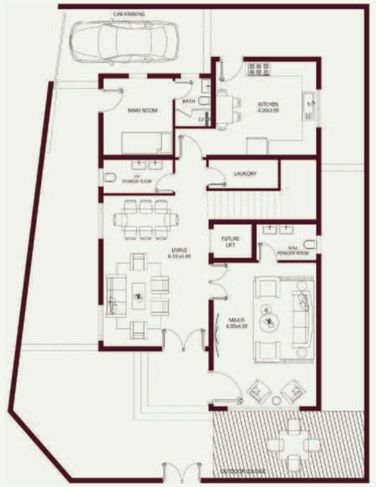
SMART HOME AUTOMATION SYSTEM

LIFT PROVISION

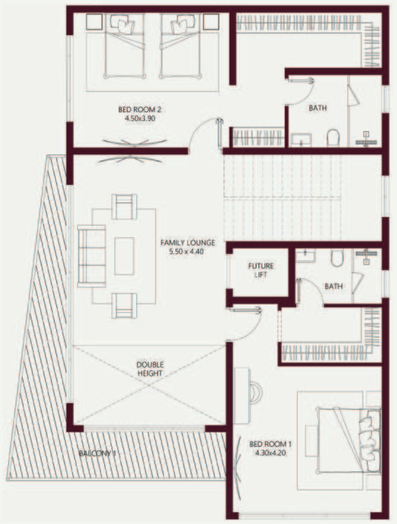
5 CAR PARKING

OUTDOOR LOUNGE

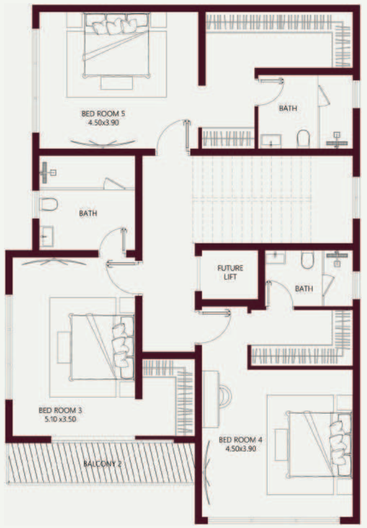
VILLA 6



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3012.80
BUILT UP AREA	4027

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	2
BATHROOMS	5	BALCONY	2
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



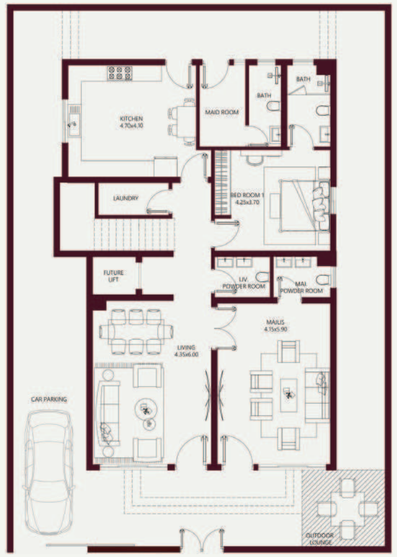
FLOOR PLANS

DONATI

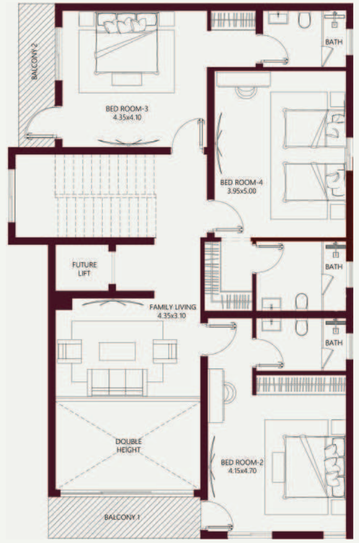
Thoughtfully composed interiors
shaped by harmony and proportion.

GERMAN FITTED KITCHEN | SMART HOME AUTOMATION SYSTEM | LIFT PROVISION | 3 CAR PARKING | DOUBLE HEIGHT | OUTDOOR LOUNGE

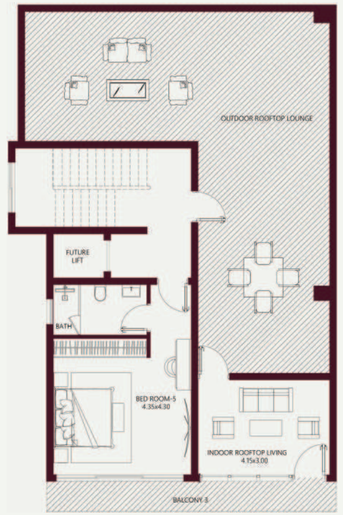
VILLA 7



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4003

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	3
BATHROOMS	5	BALCONY	3
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



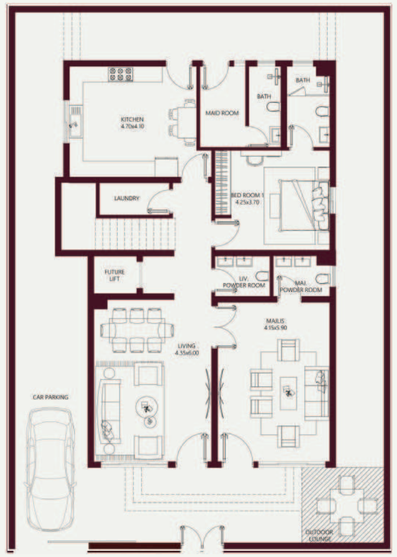
FLOOR PLANS

MONTARI

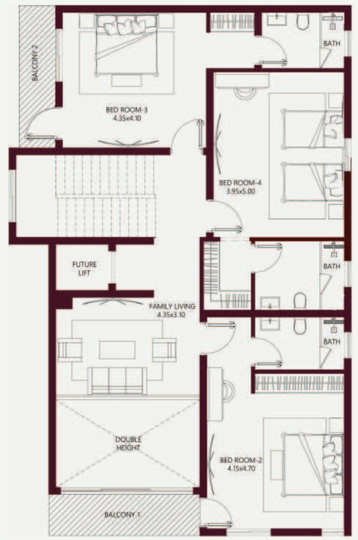
Elevated living defined by structure, openness, and proportion.

GERMAN FITTED KITCHEN | SMART HOME AUTOMATION SYSTEM | LIFT PROVISION | 3 CAR PARKING | DOUBLE HEIGHT | OUTDOOR LOUNGE

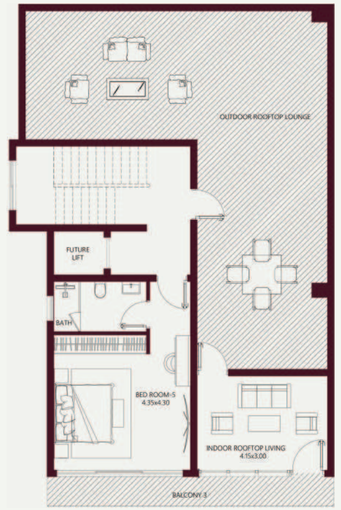
VILLA 8



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4082

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	3
BATHROOMS	5	BALCONY	3
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



FLOOR PLANS

CRETANI

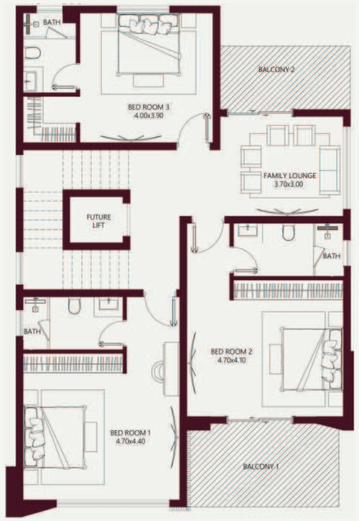
A composed residence guided by architectural discipline and warmth.

GERMAN FITTED KITCHEN | SMART HOME AUTOMATION SYSTEM | LIFT PROVISION | 3 CAR PARKING | SWIMMING POOL PROVISION | OUTDOOR LOUNGE

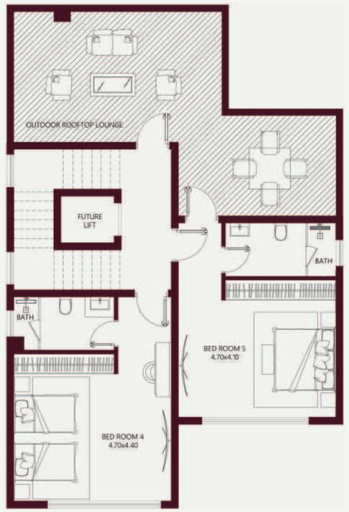
VILLA 9



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4008

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	2
BATHROOMS	5	BALCONY	2
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



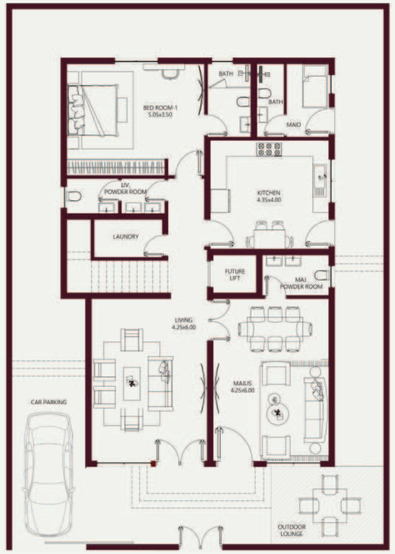
FLOOR PLANS

ORLANDI

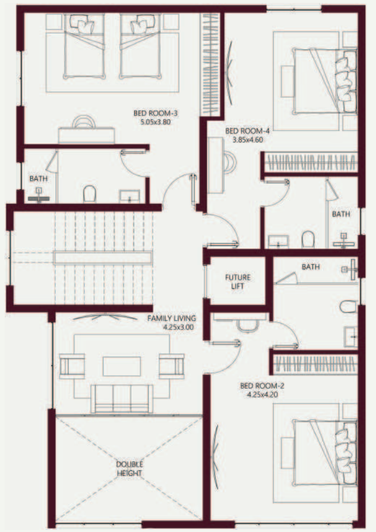
Timeless geometry paired with refined material expression.

GERMAN FITTED KITCHEN | SMART HOME AUTOMATION SYSTEM | LIFT PROVISION | 3 CAR PARKING | DOUBLE HEIGHT | OUTDOOR LOUNGE

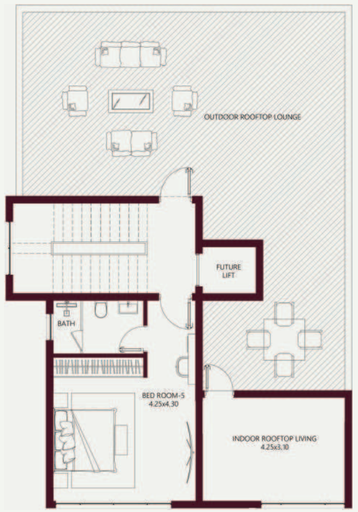
VILLA 10



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4005

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	3
BATHROOMS	5	MAID'S ROOM WITH BATHROOM	1
POWDER ROOMS	2	LAUNDRY ROOM	1
MAJLIS	1		



FLOOR PLANS

LAZZERI

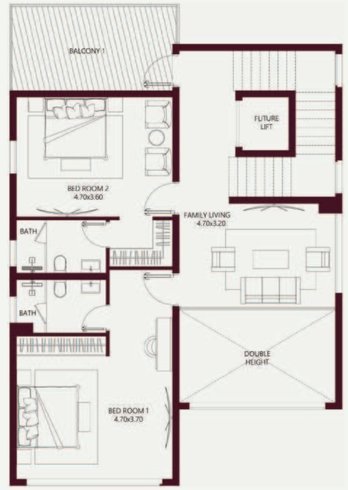
Elegant restraint shaping
a refined modern lifestyle.

GERMAN FITTED KITCHEN | SMART HOME AUTOMATION SYSTEM | LIFT PROVISION | 3 CAR PARKING | SWIMMING POOL PROVISION | OUTDOOR LOUNGE | DOUBLE HEIGHT

VILLA 11



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4031

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	2
BATHROOMS	5	BALCONY	2
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



FLOOR PLANS

SUMMITELLI

A Corner Villa representing
the peak of refined residential living

GERMAN FITTED KITCHEN

SMART HOME AUTOMATION SYSTEM

LIFT PROVISION

5 CAR PARKING

OUTDOOR LOUNGE

DOUBLE HEIGHT

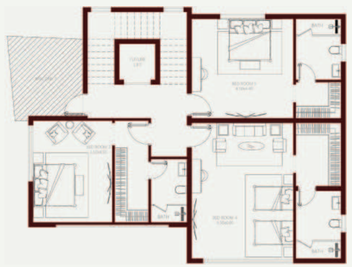
VILLA 12



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

UNIT AREA	SQ. FT
LAND AREA	3282
BUILT UP AREA	4256

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	2
BATHROOMS	5	BALCONY	2
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



FLOOR PLANS

ILLORELLI

A Corner Villa distinguished
by clarity of form and calm authority.

GERMAN FITTED KITCHEN

SMART HOME AUTOMATION SYSTEM

LIFT PROVISION

5 CAR PARKING

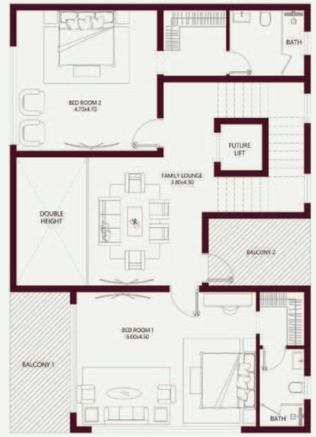
OUTDOOR LOUNGE

DOUBLE HEIGHT

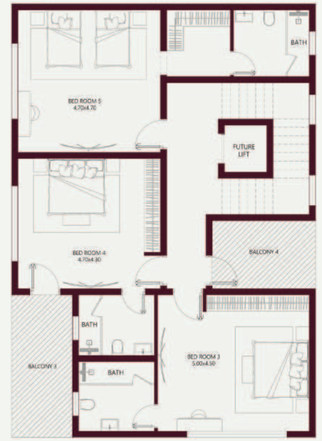
VILLA 13



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

UNIT AREA	SQ. FT
LAND AREA	3824
BUILT UP AREA	4401

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	2
BATHROOMS	5	BALCONY	4
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



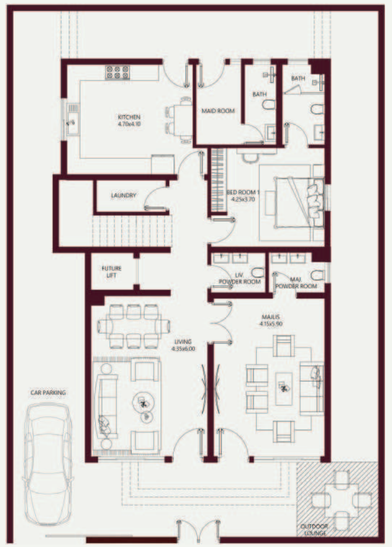
FLOOR PLANS

CALDERI

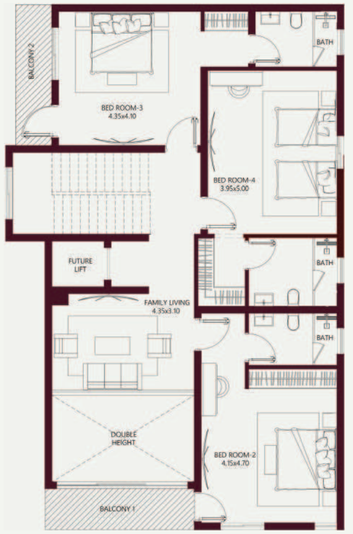
Balanced layouts offering comfort, flow, and sophistication.

GERMAN FITTED KITCHEN | SMART HOME AUTOMATION SYSTEM | LIFT PROVISION | 3 CAR PARKING | OUTDOOR LOUNGE | DOUBLE HEIGHT

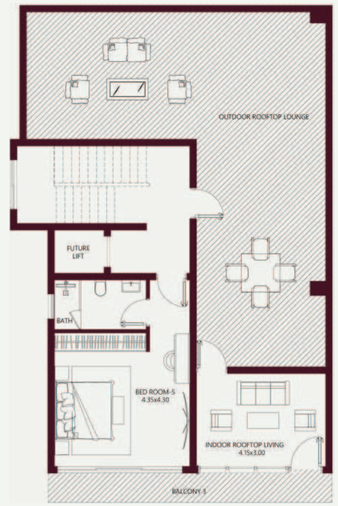
VILLA 14



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4083

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	3
BATHROOMS	5	BALCONY	3
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



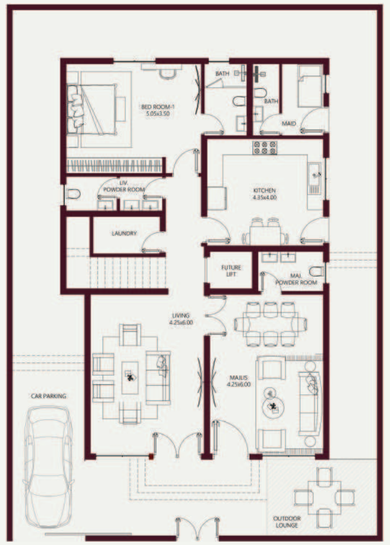
FLOOR PLANS

VENTORI

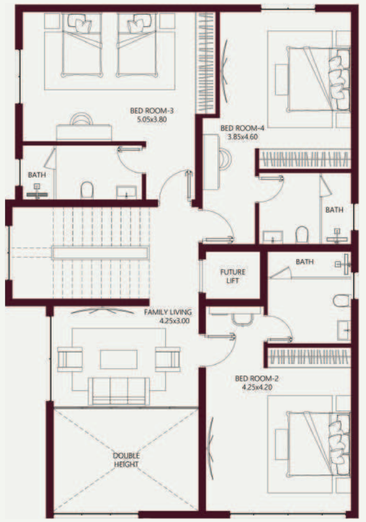
Confident proportions shaping
an assured residential identity.

GERMAN FITTED KITCHEN
SMART HOME AUTOMATION SYSTEM
LIFT PROVISION
3 CAR PARKING
OUTDOOR LOUNGE
DOUBLE HEIGHT

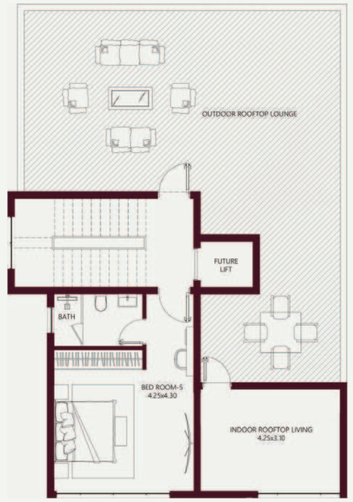
VILLA 15



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4009

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	3
BATHROOMS	5	MAID'S ROOM WITH BATHROOM	1
POWDER ROOMS	2	LAUNDRY ROOM	1
MAJLIS	1		



FLOOR PLANS

TORVINI

Structured elegance with
architectural depth and strength.

GERMAN FITTED KITCHEN

SMART HOME AUTOMATION SYSTEM

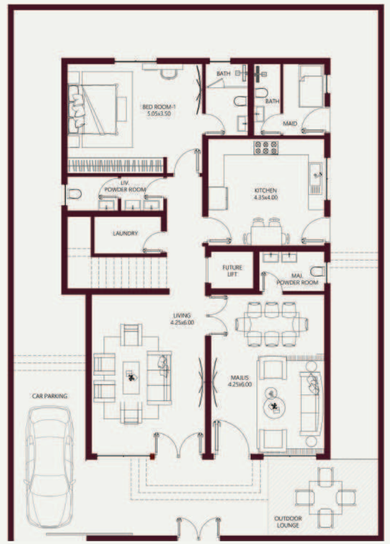
LIFT PROVISION

3 CAR PARKING

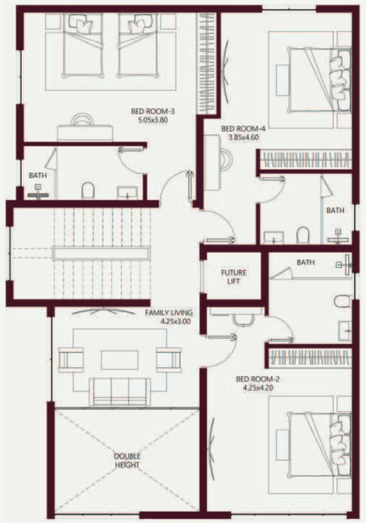
OUTDOOR LOUNGE

DOUBLE HEIGHT

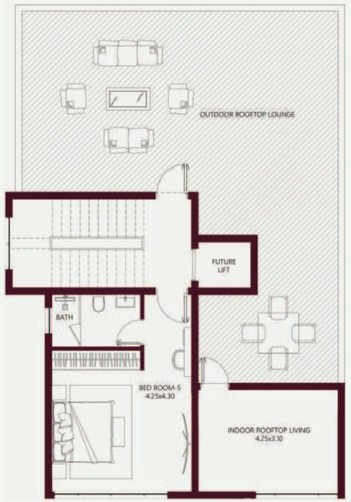
VILLA 16



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4003

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	3
BATHROOMS	5	MAID'S ROOM WITH BATHROOM	1
POWDER ROOMS	2	LAUNDRY ROOM	1
MAJLIS	1		



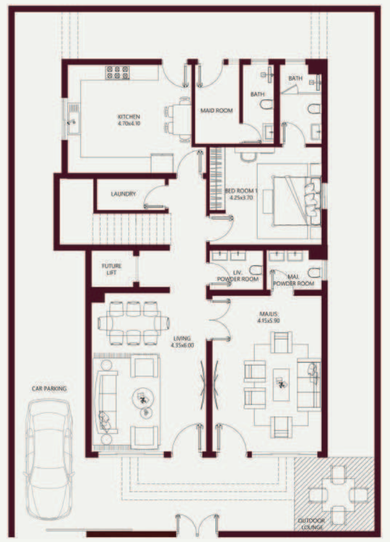
FLOOR PLANS

ALTIERI

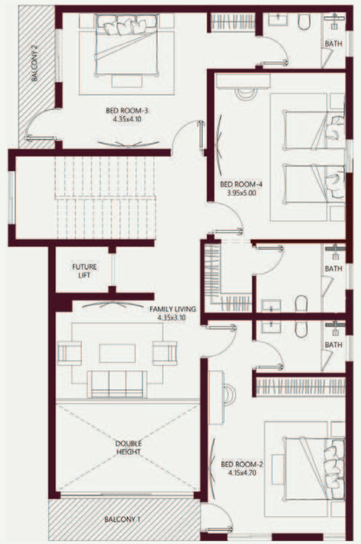
Rich textures and refined detailing creating understated luxury.

GERMAN FITTED KITCHEN | SMART HOME AUTOMATION SYSTEM | LIFT PROVISION | 3 CAR PARKING | OUTDOOR LOUNGE | DOUBLE HEIGHT

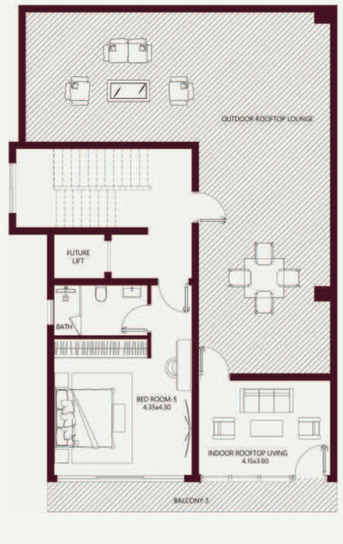
VILLA 17



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4006

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	3
BATHROOMS	5	BALCONY	3
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



FLOOR PLANS

MARINI

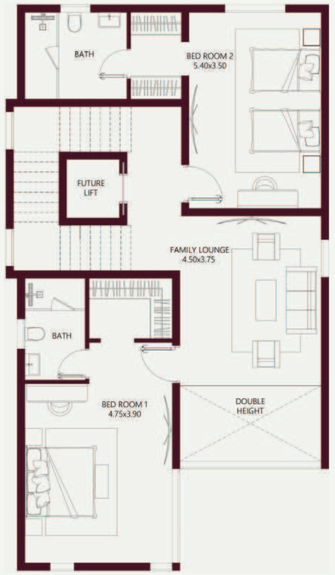
Fluid living spaces shaped
by natural proportion.

GERMAN FITTED KITCHEN | SMART HOME AUTOMATION SYSTEM | LIFT PROVISION | 3 CAR PARKING | OUTDOOR LOUNGE | DOUBLE HEIGHT

VILLA 18



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

UNIT AREA	SQ. FT
LAND AREA	2634.05
BUILT UP AREA	3650

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	2
BATHROOMS	5	MAID'S ROOM WITH BATHROOM	1
POWDER ROOMS	2	LAUNDRY ROOM	1
MAJLIS	1		



FLOOR PLANS

EXCELLI

A Corner Villa crafted with
timeless grace and refinement.

GERMAN FITTED KITCHEN

SMART HOME AUTOMATION SYSTEM

LIFT PROVISION

5 CAR PARKING

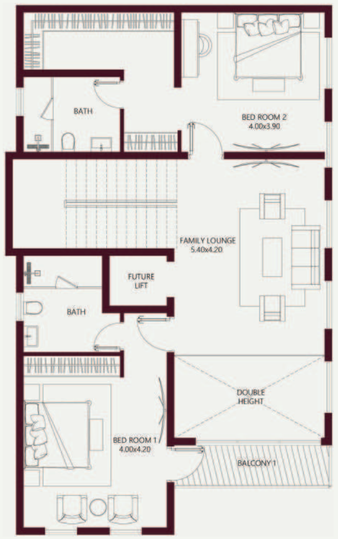
OUTDOOR LOUNGE

DOUBLE HEIGHT

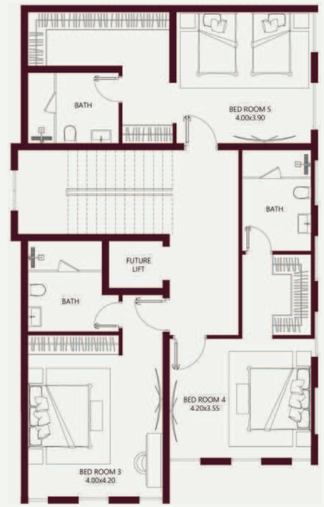
VILLA 19 | CORNER VILLA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

UNIT AREA	SQ. FT
LAND AREA	2901.92
BUILT UP AREA	3900

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	2
BATHROOMS	5	BALCONY	1
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



FLOOR PLANS

VANTELLI

A Corner Villa offering scale, visibility, and exclusivity.

VILLA 20 | CORNER VILLA

GERMAN FITTED KITCHEN

SMART HOME AUTOMATION SYSTEM

LIFT PROVISION

5 CAR PARKING

OUTDOOR LOUNGE

DOUBLE HEIGHT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

UNIT AREA	SQ. FT
LAND AREA	3822.59
BUILT UP AREA	4612

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	7	LIVING AREA	3
BATHROOMS	7	BALCONY	5
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



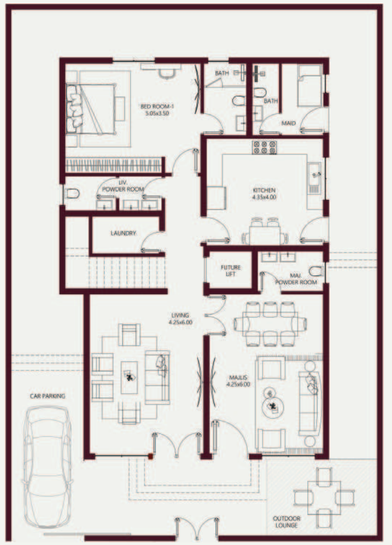
FLOOR PLANS

SAVELLI

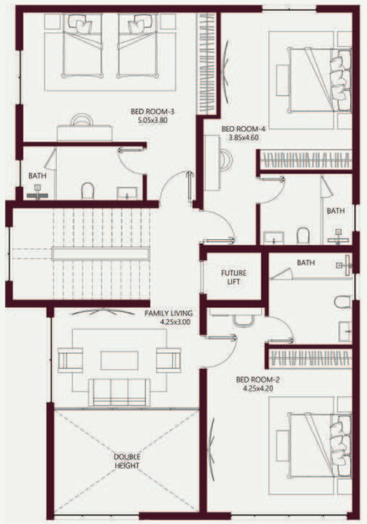
Calm elegance shaped by thoughtful architectural rhythm.

GERMAN FITTED KITCHEN | SMART HOME AUTOMATION SYSTEM | LIFT PROVISION | 3 CAR PARKING | OUTDOOR LOUNGE | DOUBLE HEIGHT

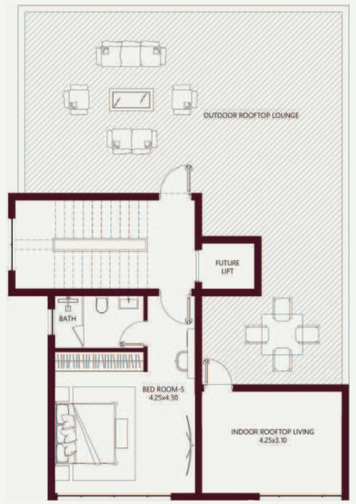
VILLA 21



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4001

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	3
BATHROOMS	5	MAID'S ROOM WITH BATHROOM	1
POWDER ROOMS	2	LAUNDRY ROOM	1
MAJLIS	1		



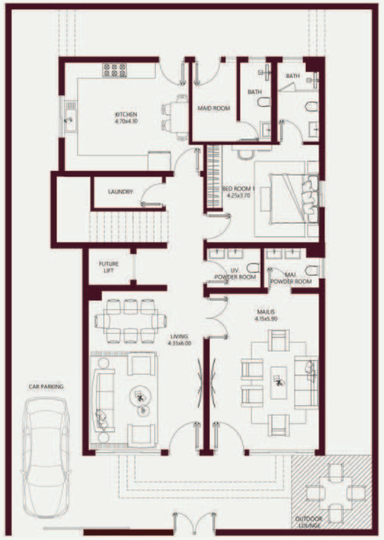
FLOOR PLANS

SANTORI

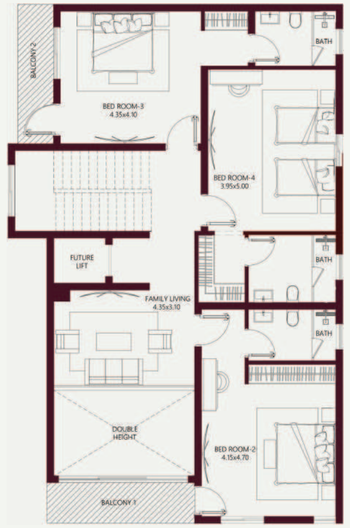
Clean architectural expression
defined by balance and clarity.

GERMAN FITTED KITCHEN | SMART HOME AUTOMATION SYSTEM | LIFT PROVISION | 3 CAR PARKING | OUTDOOR LOUNGE | DOUBLE HEIGHT

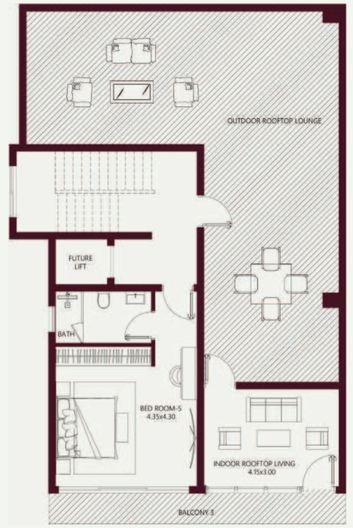
VILLA 22



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4082

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	3
BATHROOMS	5	BALCONY	3
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



FLOOR PLANS

DEVRINI

Modern sophistication articulated through precise design language.

GERMAN FITTED KITCHEN

SMART HOME AUTOMATION SYSTEM

LIFT PROVISION

3 CAR PARKING

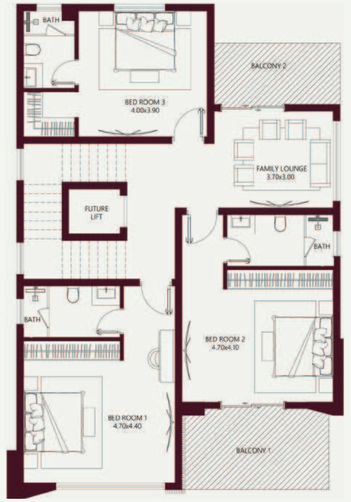
OUTDOOR LOUNGE

SWIMMING POOL PROVISION

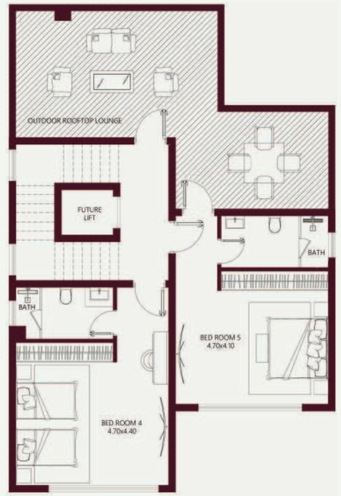
VILLA 23



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4005

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	2
BATHROOMS	5	BALCONY	2
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



FLOOR PLANS

LORENTI

Warm interiors shaped by
light and harmonious proportion.

GERMAN FITTED KITCHEN

SMART HOME AUTOMATION SYSTEM

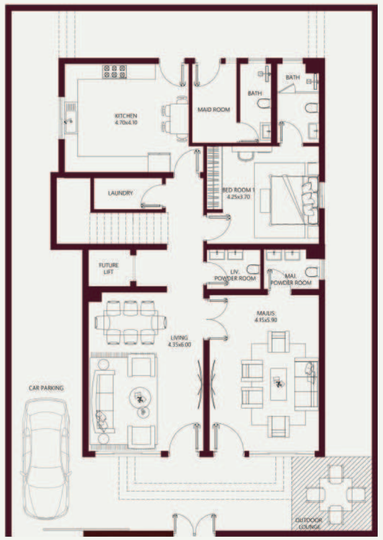
LIFT PROVISION

3 CAR PARKING

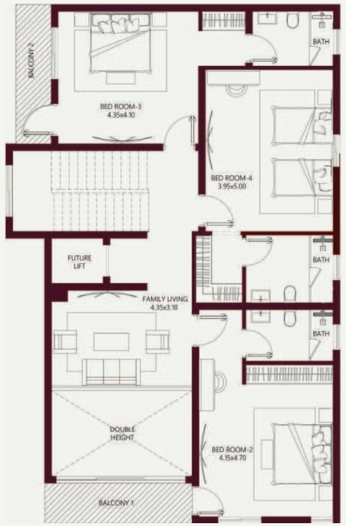
OUTDOOR LOUNGE

DOUBLE HEIGHT

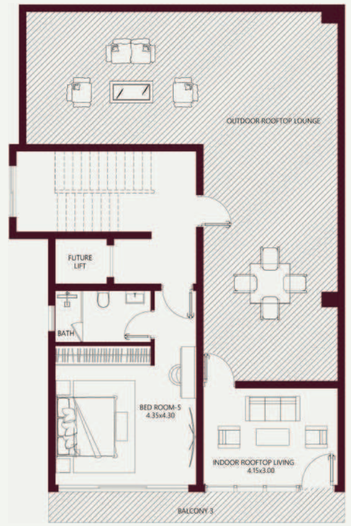
VILLA 24



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4008

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	3
BATHROOMS	5	BALCONY	3
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



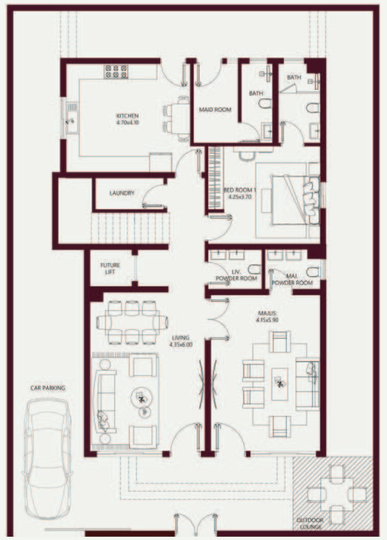
FLOOR PLANS

MEDORI

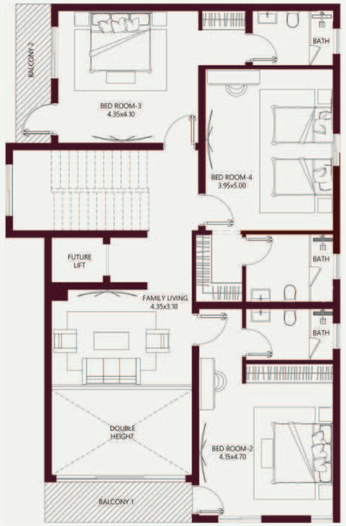
Subtle refinement expressed
through calm, well-balanced spaces.

GERMAN FITTED KITCHEN
SMART HOME AUTOMATION SYSTEM
LIFT PROVISION
3 CAR PARKING
OUTDOOR LOUNGE
DOUBLE HEIGHT

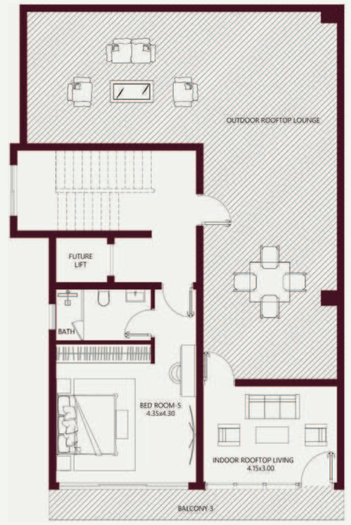
VILLA 25



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4005

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	3
BATHROOMS	5	BALCONY	3
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



FLOOR PLANS

TENORI

Structured living with a strong
yet composed character.

GERMAN FITTED KITCHEN

SMART HOME AUTOMATION SYSTEM

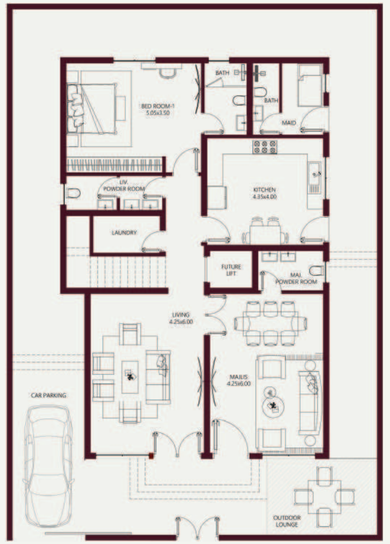
LIFT PROVISION

3 CAR PARKING

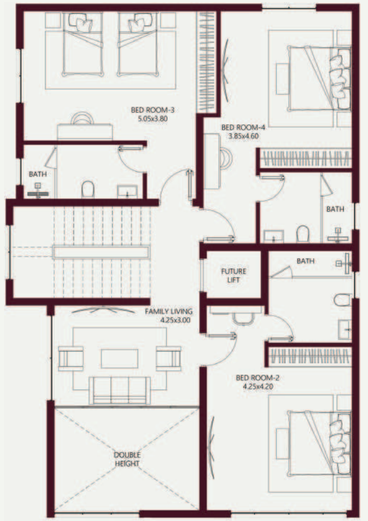
OUTDOOR LOUNGE

DOUBLE HEIGHT

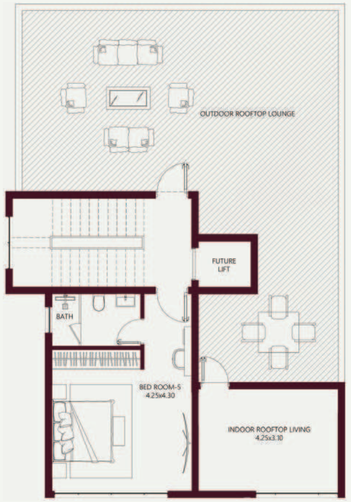
VILLA 26



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4001

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	3
BATHROOMS	5	MAID'S ROOM WITH BATHROOM	1
POWDER ROOMS	2	LAUNDRY ROOM	1
MAJLIS	1		



FLOOR PLANS

FALCONI

Confident architectural presence
softened by elegant detailing.

GERMAN FITTED KITCHEN

SMART HOME AUTOMATION SYSTEM

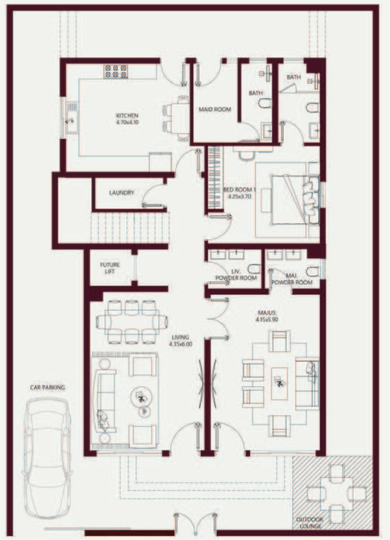
LIFT PROVISION

3 CAR PARKING

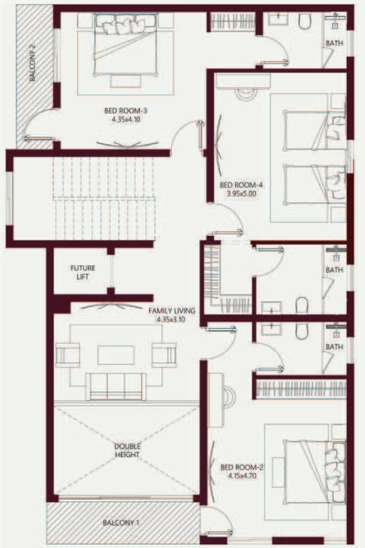
OUTDOOR LOUNGE

DOUBLE HEIGHT

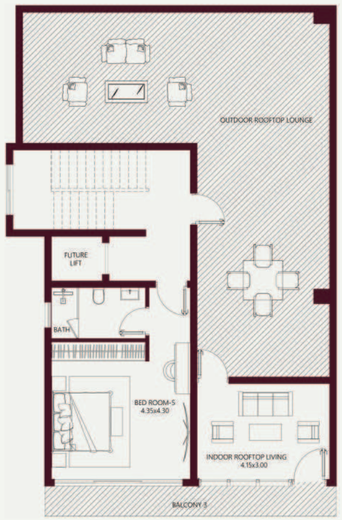
VILLA 27



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4013

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	3
BATHROOMS	5	BALCONY	3
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



FLOOR PLANS

SIGNORELLI

A Corner Villa inspired by
noble European elegance.

GERMAN FITTED KITCHEN

SMART HOME AUTOMATION SYSTEM

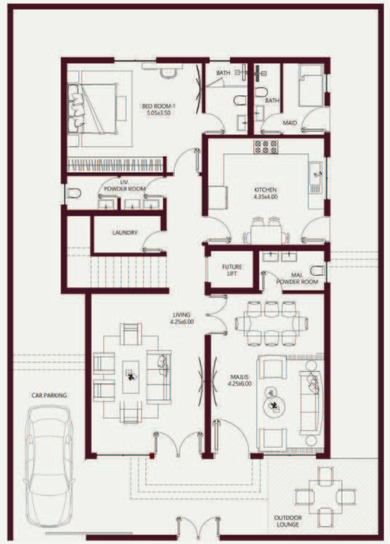
LIFT PROVISION

3 CAR PARKING

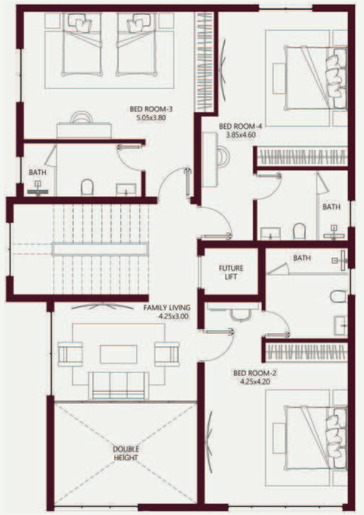
OUTDOOR LOUNGE

DOUBLE HEIGHT

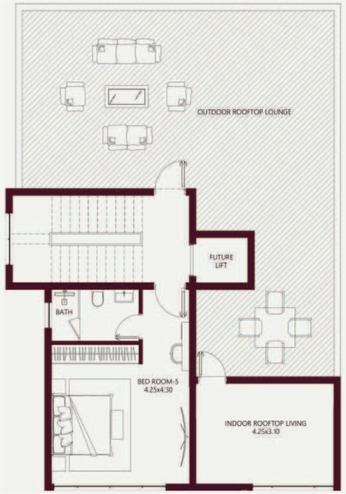
VILLA 28



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3450.97
BUILT UP AREA	4002

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	3
BATHROOMS	5	MAID'S ROOM WITH BATHROOM	1
POWDER ROOMS	2	LAUNDRY ROOM	1
MAJLIS	1		



FLOOR PLANS

VELLARI

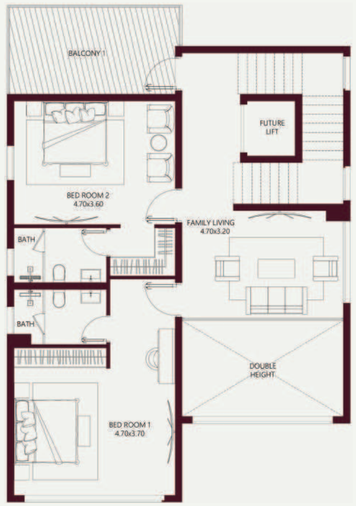
Smooth transitions shaping
fluid and refined interiors.

GERMAN FITTED KITCHEN
SMART HOME AUTOMATION SYSTEM
LIFT PROVISION
3 CAR PARKING
OUTDOOR LOUNGE
DOUBLE HEIGHT
SWIMMING POOL PROVISION

VILLA 29



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4027

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	2
BATHROOMS	5	BALCONY	2
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



FLOOR PLANS

BELLORI

Elevated Luxe interior for modern residential living.

GERMAN FITTED KITCHEN | SMART HOME AUTOMATION SYSTEM | LIFT PROVISION | 3 CAR PARKING | OUTDOOR LOUNGE | DOUBLE HEIGHT | SWIMMING POOL PROVISION

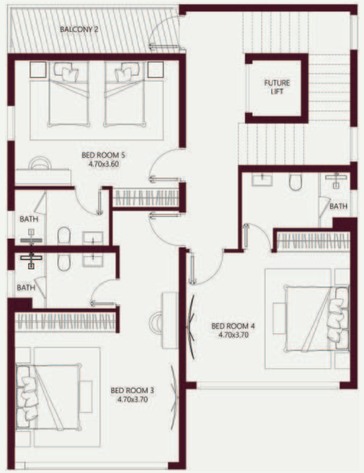
VILLA 30



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4027

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	2
BATHROOMS	5	BALCONY	2
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



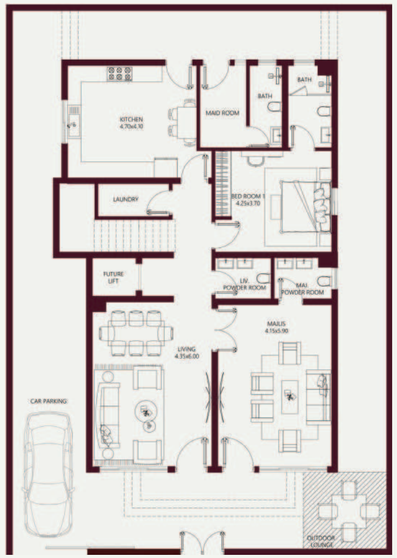
FLOOR PLANS

CARVINI

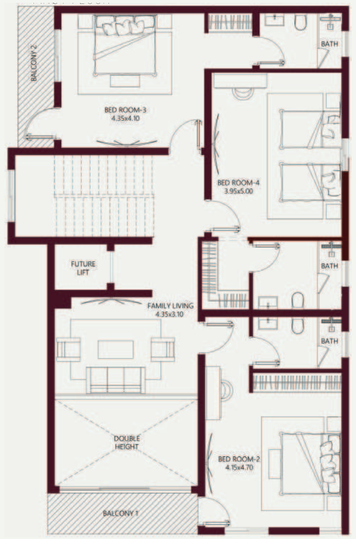
Balanced design guided by
rhythm, proportion, and calm.

GERMAN FITTED KITCHEN | SMART HOME AUTOMATION SYSTEM | LIFT PROVISION | 3 CAR PARKING | OUTDOOR LOUNGE | DOUBLE HEIGHT

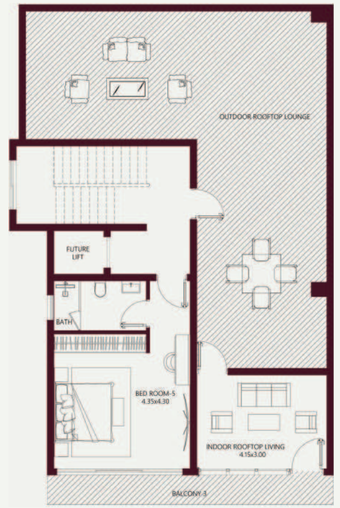
VILLA 31



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4006

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	3
BATHROOMS	5	BALCONY	3
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



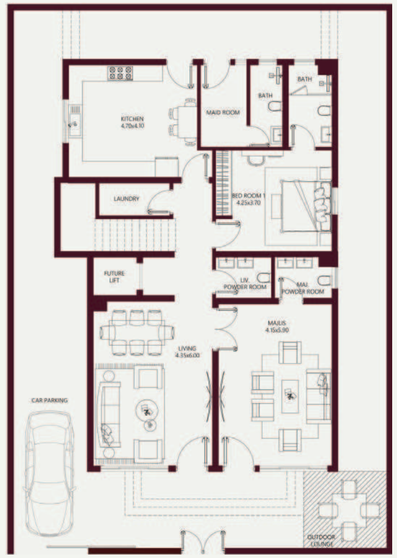
FLOOR PLANS

ALBERTI

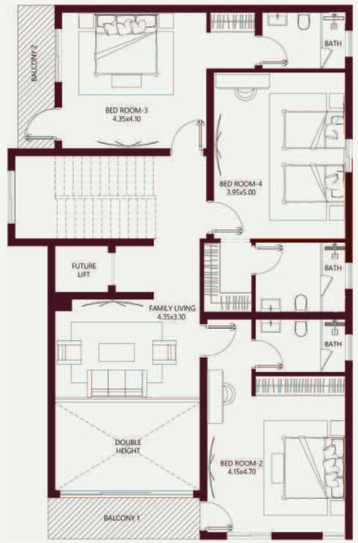
Intelligent architecture rooted
in timeless principles.

GERMAN FITTED KITCHEN | SMART HOME AUTOMATION SYSTEM | LIFT PROVISION | 3 CAR PARKING | OUTDOOR LOUNGE | DOUBLE HEIGHT

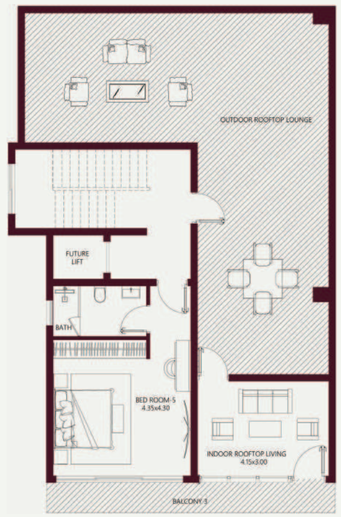
VILLA 32



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4007

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	3
BATHROOMS	5	BALCONY	3
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



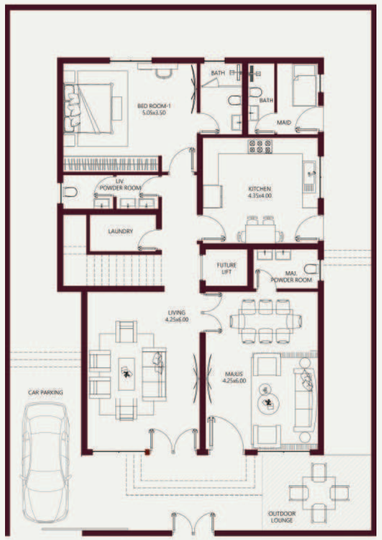
FLOOR PLANS

NOVELLI

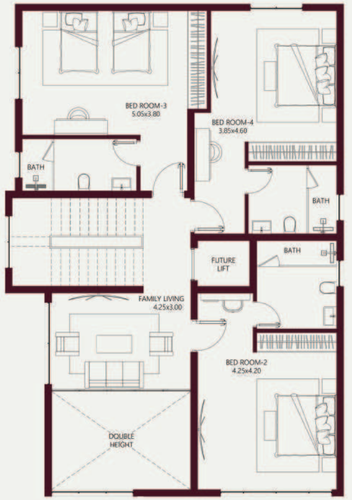
Contemporary elegance
crafted for enduring appeal.

GERMAN FITTED KITCHEN | SMART HOME AUTOMATION SYSTEM | LIFT PROVISION | 3 CAR PARKING | DOUBLE HEIGHT | OUTDOOR LOUNGE

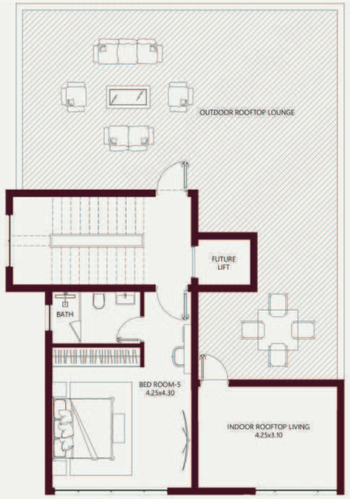
VILLA 33



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4032

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	3
BATHROOMS	5	MAID'S ROOM WITH BATHROOM	1
POWDER ROOMS	2	LAUNDRY ROOM	1
MAJLIS	1		



FLOOR PLANS

FARNESI

Architectural precision
defining understated luxury.

GERMAN FITTED KITCHEN

SMART HOME AUTOMATION SYSTEM

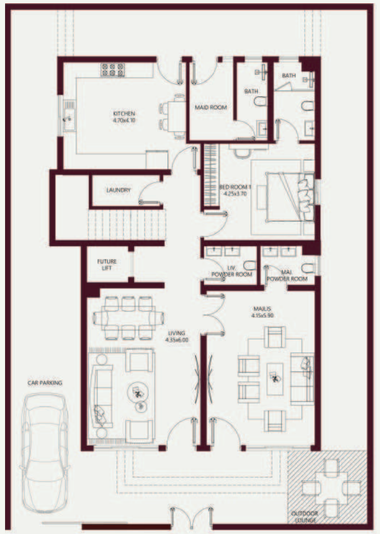
LIFT PROVISION

3 CAR PARKING

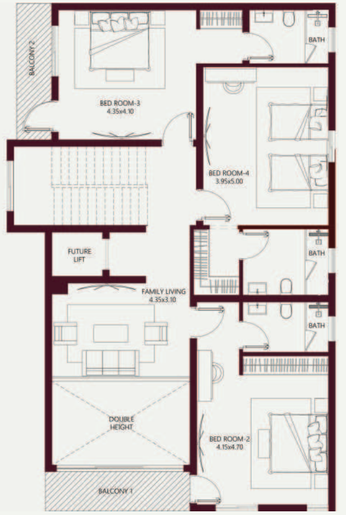
DOUBLE HEIGHT

OUTDOOR LOUNGE

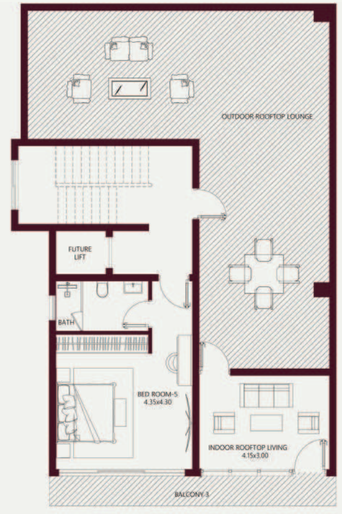
VILLA 34



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4001

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	3
BATHROOMS	5	BALCONY	3
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



FLOOR PLANS

GIORNI

Soft modern living
with timeless appeal.

GERMAN FITTED KITCHEN

SMART HOME AUTOMATION SYSTEM

LIFT PROVISION

3 CAR PARKING

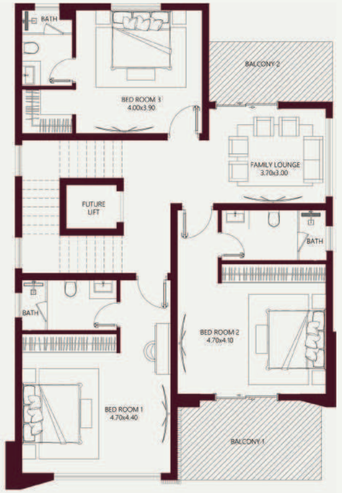
SWIMMING POOL PROVISION

OUTDOOR LOUNGE

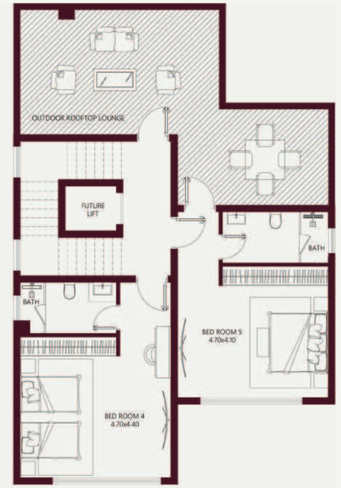
VILLA 35



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4021

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	2
BATHROOMS	5	BALCONY	2
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



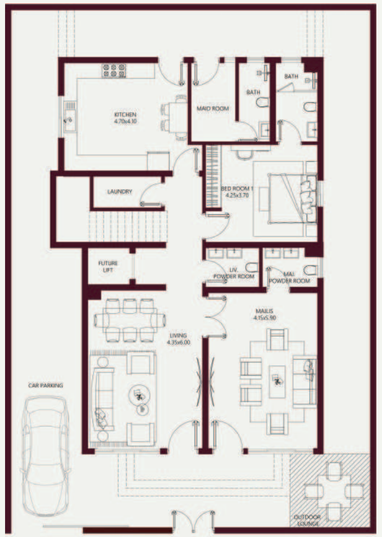
FLOOR PLANS

ALTAVINI

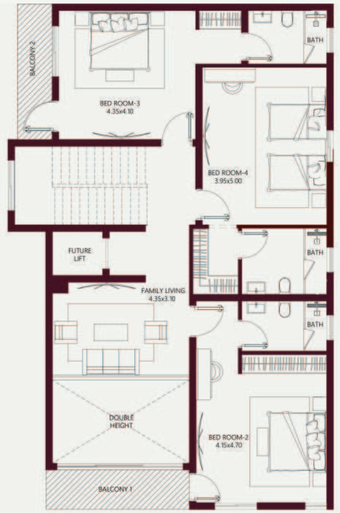
Elevated design guided
by thoughtful proportion.

GERMAN FITTED KITCHEN | SMART HOME AUTOMATION SYSTEM | LIFT PROVISION | 3 CAR PARKING | DOUBLE HEIGHT | OUTDOOR LOUNGE

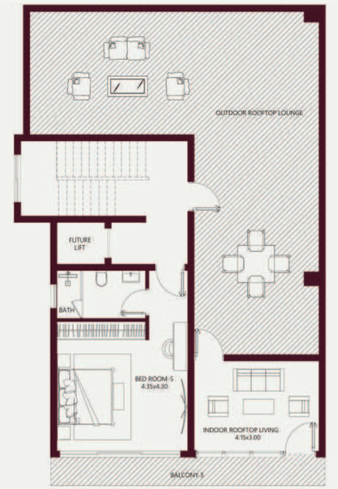
VILLA 36



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4021

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	3
BATHROOMS	5	BALCONY	3
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



FLOOR PLANS

ETERNELLI

A Corner Villa defined by space, richness, and calm luxury.

VILLA 37 | CORNER VILLA

GERMAN FITTED KITCHEN | SMART HOME AUTOMATION SYSTEM | LIFT PROVISION | 5 CAR PARKING | DOUBLE HEIGHT | SWIMMING POOL PROVISION | OUTDOOR LOUNGE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

UNIT AREA	SQ. FT
LAND AREA	3730.16
BUILT UP AREA	4446

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	2
BATHROOMS	5	BALCONY	2
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



FLOOR PLANS

OPURELLI

A Corner Villa created for
timeless architectural appeal.

GERMAN FITTED KITCHEN

SMART HOME AUTOMATION SYSTEM

LIFT PROVISION

5 CAR PARKING

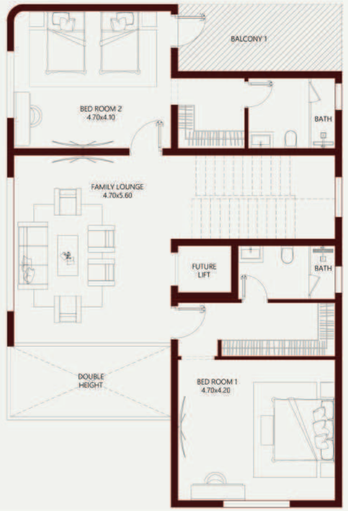
DOUBLE HEIGHT

OUTDOOR LOUNGE

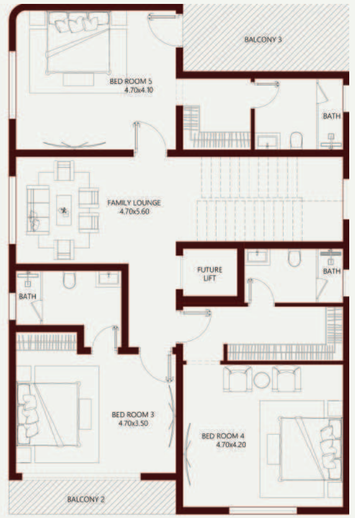
VILLA 38 | CORNER VILLA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

UNIT AREA	SQ. FT
LAND AREA	3180.57
BUILT UP AREA	4147

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	3
BATHROOMS	5	BALCONY	3
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



FLOOR PLANS

GAVELLI

Strong proportions framed
by quiet sophistication.

GERMAN FITTED KITCHEN

SMART HOME AUTOMATION SYSTEM

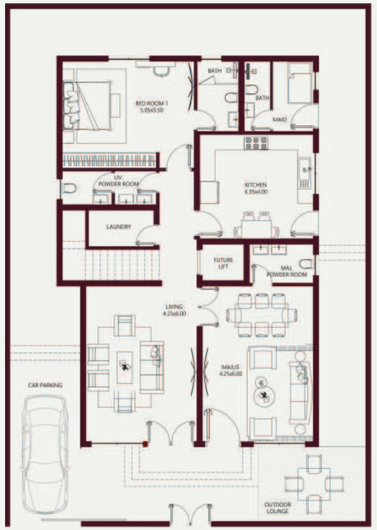
LIFT PROVISION

3 CAR PARKING

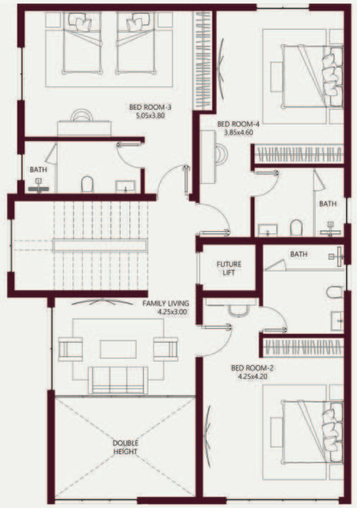
DOUBLE HEIGHT

OUTDOOR LOUNGE

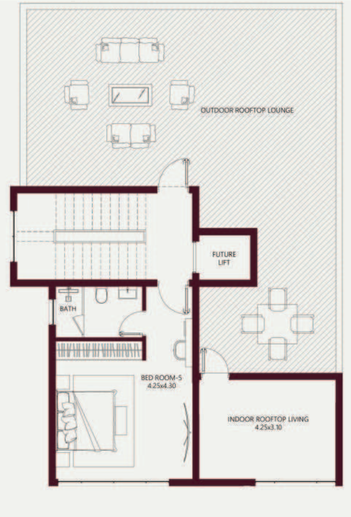
VILLA 39



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4012

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	3
BATHROOMS	5	MAID'S ROOM WITH BATHROOM	1
POWDER ROOMS	2	LAUNDRY ROOM	1
MAJLIS	1		



FLOOR PLANS

RINALDI

Enduring design language
defined by clarity and balance.

GERMAN FITTED KITCHEN

SMART HOME AUTOMATION SYSTEM

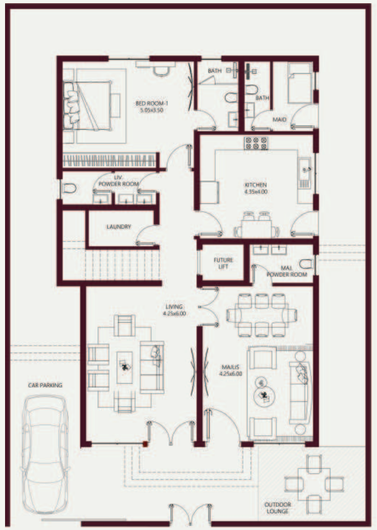
LIFT PROVISION

3 CAR PARKING

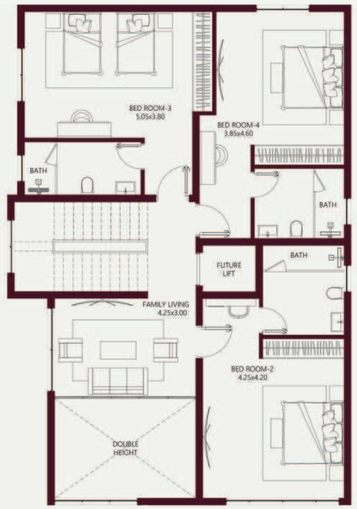
DOUBLE HEIGHT

OUTDOOR LOUNGE

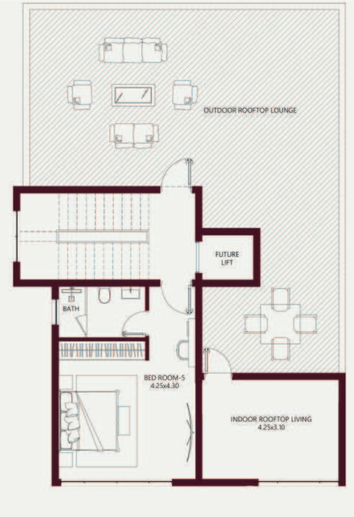
VILLA 40



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4016

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	3
BATHROOMS	5	MAID'S ROOM WITH BATHROOM	1
POWDER ROOMS	2	LAUNDRY ROOM	1
MAJLIS	1		



FLOOR PLANS

SILVANI

Calm interiors enriched by refined material choices.

GERMAN FITTED KITCHEN

SMART HOME AUTOMATION SYSTEM

LIFT PROVISION

3 CAR PARKING

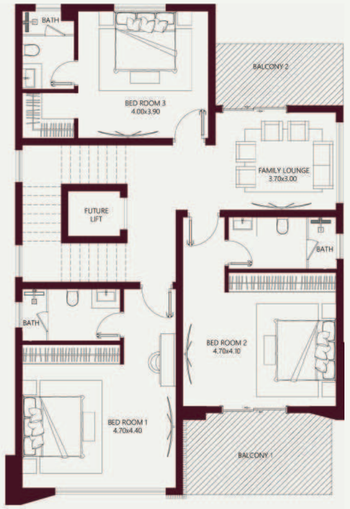
SWIMMING POOL PROVISION

OUTDOOR LOUNGE

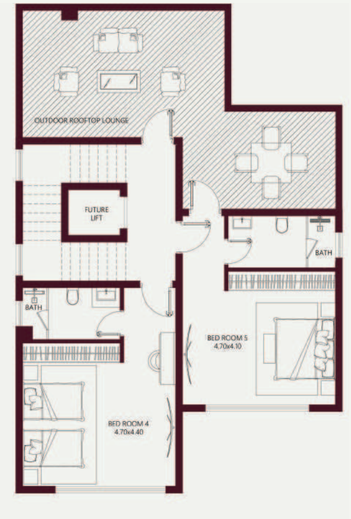
VILLA 41



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4027

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	2
BATHROOMS	5	BALCONY	2
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



FLOOR PLANS

PORTELLI

Structured layouts offering
order, comfort, and elegance.

GERMAN FITTED KITCHEN

SMART HOME AUTOMATION SYSTEM

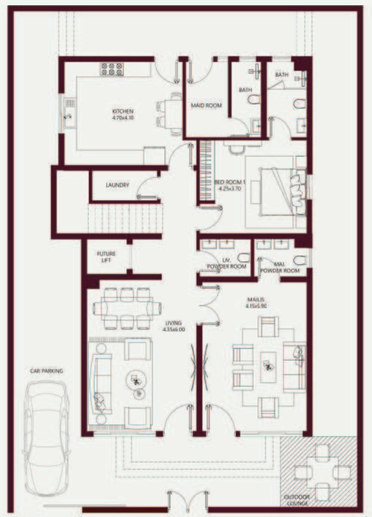
LIFT PROVISION

3 CAR PARKING

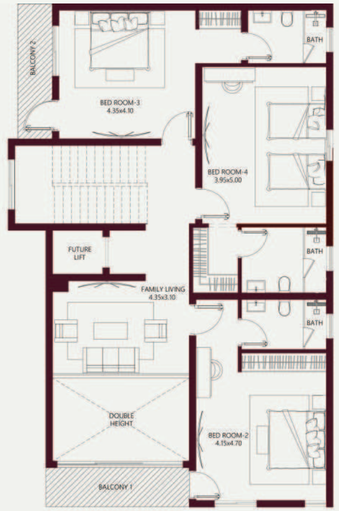
DOUBLE HEIGHT

OUTDOOR LOUNGE

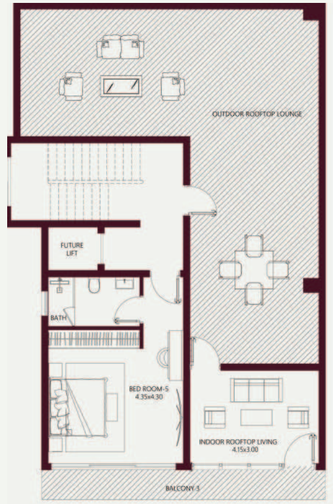
VILLA 42



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4001

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	3
BATHROOMS	5	BALCONY	3
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



FLOOR PLANS

DELORI

Architectural simplicity elevated through thoughtful detailing.

GERMAN FITTED KITCHEN | SMART HOME AUTOMATION SYSTEM | LIFT PROVISION | 3 CAR PARKING | SWIMMING POOL PROVISION | DOUBLE HEIGHT | OUTDOOR LOUNGE

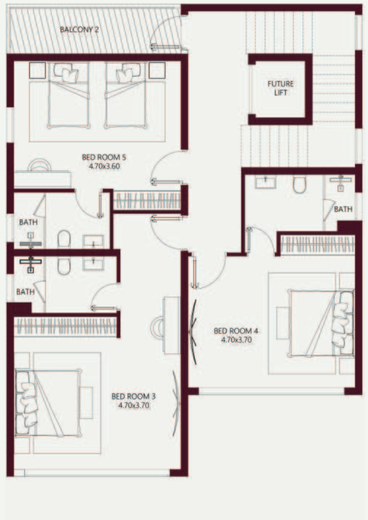
VILLA 43



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4124

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	2
BATHROOMS	5	BALCONY	2
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



FLOOR PLANS

RIVANI

Restrained elegance expressed
through architectural clarity.

GERMAN FITTED KITCHEN

SMART HOME AUTOMATION SYSTEM

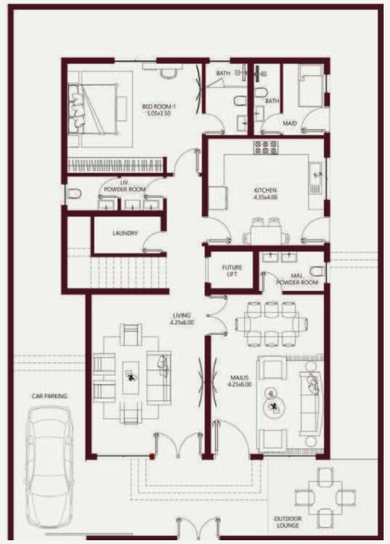
LIFT PROVISION

3 CAR PARKING

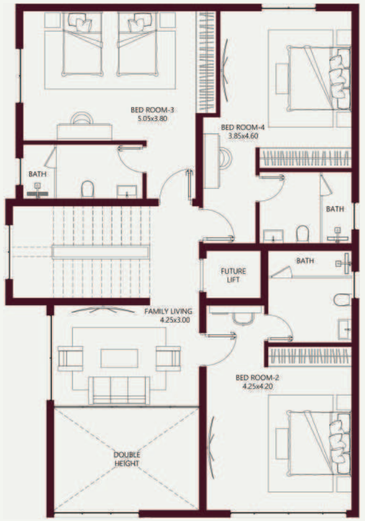
DOUBLE HEIGHT

OUTDOOR LOUNGE

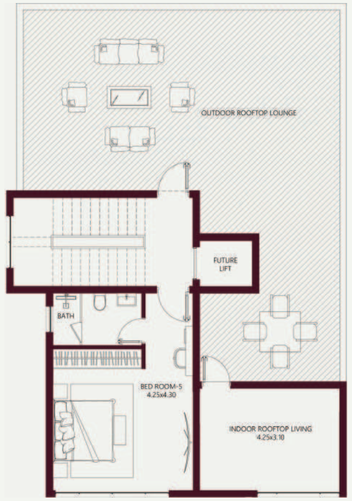
VILLA 44



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4005

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	3
BATHROOMS	5	MAID'S ROOM WITH BATHROOM	1
POWDER ROOMS	2	LAUNDRY ROOM	1
MAJLIS	1		



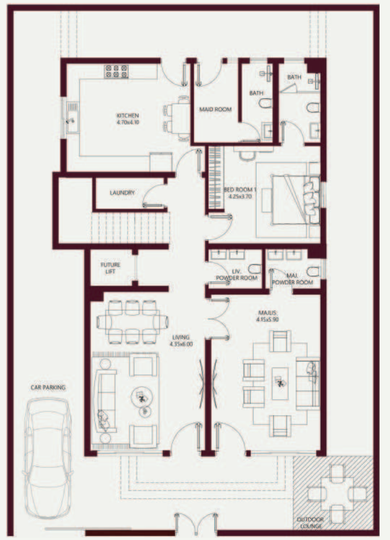
FLOOR PLANS

CASELLI

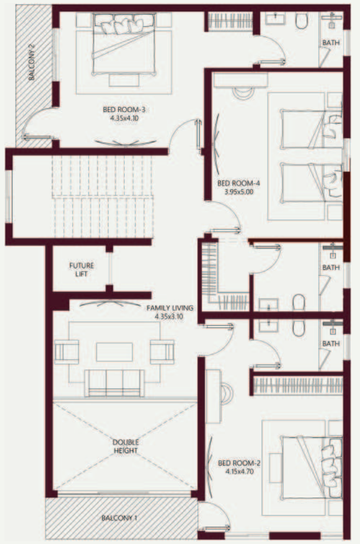
Subtle luxury conveyed through harmonious spatial planning.

GERMAN FITTED KITCHEN | SMART HOME AUTOMATION SYSTEM | LIFT PROVISION | 3 CAR PARKING | DOUBLE HEIGHT | OUTDOOR LOUNGE

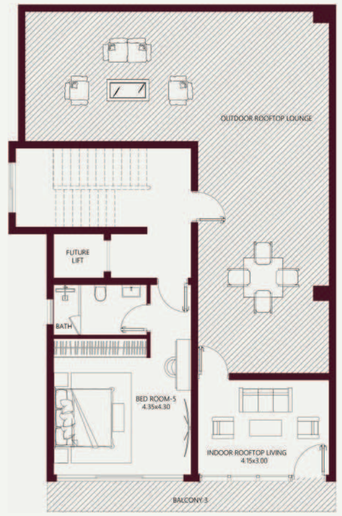
VILLA 45



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4013

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	3
BATHROOMS	5	BALCONY	3
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



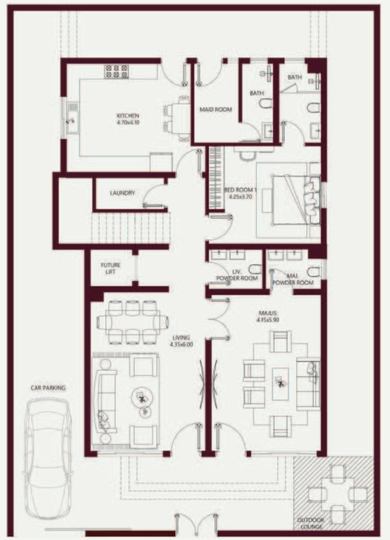
FLOOR PLANS

RIVETTI

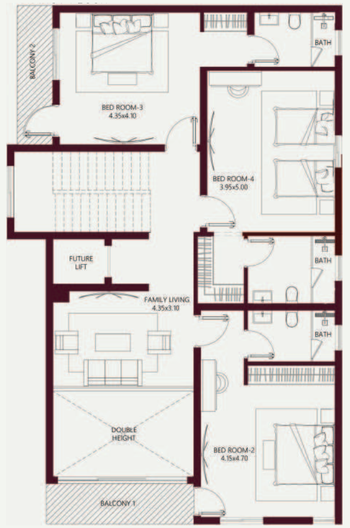
Soft architectural rhythm
enhancing everyday living.

GERMAN FITTED KITCHEN | SMART HOME AUTOMATION SYSTEM | LIFT PROVISION | 3 CAR PARKING | OUTDOOR LOUNGE | DOUBLE HEIGHT

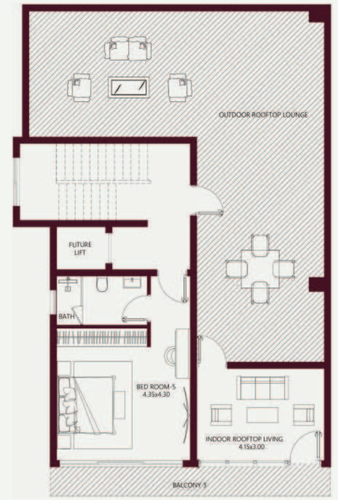
VILLA 46



GROUND FLOOR



FIRST FLOOR

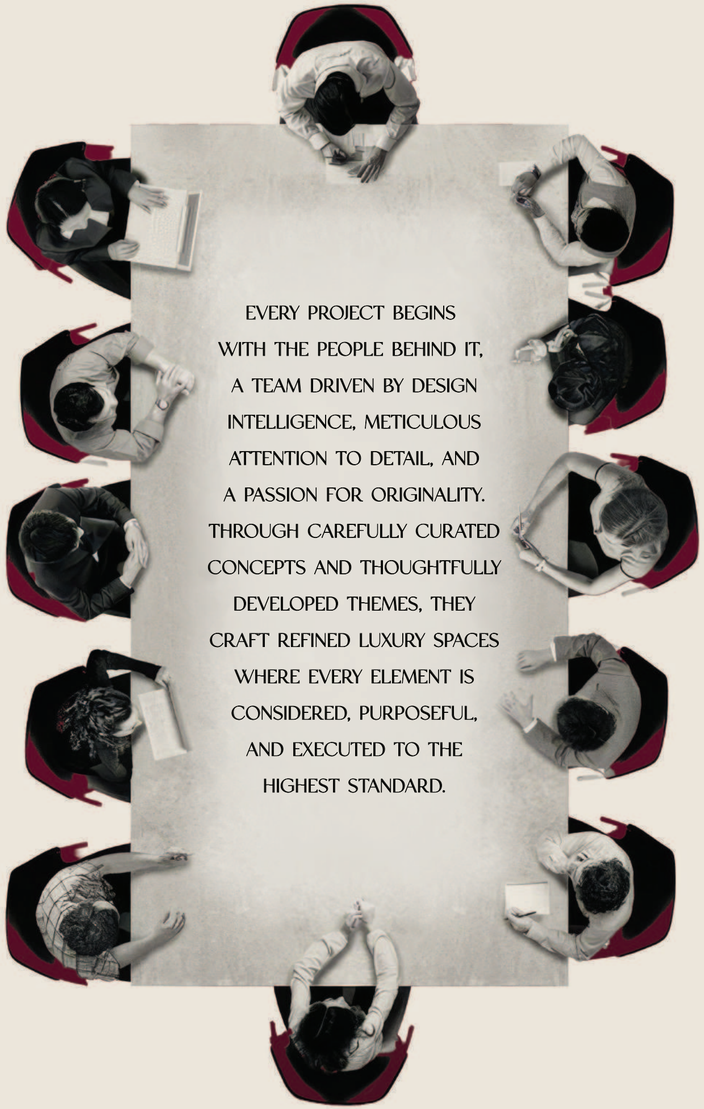


ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4016

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	3
BATHROOMS	5	BALCONY	3
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1

SETTING A NEW STANDARD IN VILLA DEVELOPMENT



Disclaimer

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate. Information is subject to change without notice.
4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions.
5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit.
6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony.
7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level.
8. For each unit type, unit sizes and details might be slightly different.
9. All illustrations, interior and exterior renders, images, plans, layouts, and visual representations are for illustrative purposes only and do not form part of any offer or contract.
10. Renders and visual materials are non-binding and subject to change without notice due to design development, material availability, regulatory requirements, or construction considerations.
11. Loose furniture, fittings, fixtures, lighting, appliances, wall cladding, décor elements, and mounted items shown in illustrations or renders are indicative only and are not included unless expressly stated in the Sale and Purchase Agreement.
12. The developer shall not be held responsible for any discrepancies, inaccuracies, errors, or omissions in any illustrations, renders, drawings, or visual materials, nor for any reliance placed upon them.

Please refer to the sales and purchase agreement for the actual size of each specific unit.

إخلاء مسؤولية

١.إن أبعاد الغرف يتم قياسها طبقا للعناصر الهيكلية مع استبعاد تشطيبات الجدران ودرجة تحمل البناء.

٢. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا.

٣. جميع المواد والأبعاد والرسومات تقريبية. تخضع المعلومات للتغيير دون إشعار مسبق.

٤. قد تختلف منطقة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها . يحتفظ المطور بالحق في إجراء التغييرات.

٥. يتم قياس حساب منطقة الجناح كمنطقة يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى ، والوجه الخارجي لجميع الجدران الخارجية ، والوجه الخارجي لجدار الممر المحيط بالوحدة المجاورة.

٦. ويقاس حساب منطقة الشرفة على أنها المنطقة التي يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والوجه الأبعد للحارس المرفق والوجه الخارجي للشرفة المجاورة.

٧. يتم قياس الوحدات في الطابق النموذجي في المبنى. قد تختلف الأعمدة في الحجم حسب مستوى الطابق.

٨. قد تكون احجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة .

٩. جميع الرسوم التوضيحية، والتصاميم الداخلية والخارجية، والصور، والمخططات، والتصاميم، والتمثيلات المرئية هي لأغراض التوضيح فقط، ولا تُعد جزءًا من أي عرض أو عقد.

١٠. التصاميم والمواد المرئية غير ملزمة، وتخضع للتغيير دون إشعار مسبق نظرًا لتطوير التصميم، أو توفر المواد، أو المتطلبات التنظيمية، أو اعتبارات البناء.

١١. الأثاث المنفصل، والتجهيزات، والتركيبات، والإضاءة، والأجهزة، وتكسية الجدران، وعناصر الديكور، والعناصر المُثبّتة الظاهرة في الرسوم التوضيحية أو التصاميم هي لأغراض التوضيح فقط، ولا تُعتبر جزءًا من البيع والشراء إلا إذا نُصّ على ذلك صراحةً في اتفاقية البيع والشراء.

١٢. لا يتحمل المطور أي مسؤولية عن أي اختلافات، أو عدم دقة، أو أخطاء، أو سهو في أي من الرسوم التوضيحية، أو التصاميم، أو الرسومات، أو المواد المرئية، ولا عن أي اعتماد عليها.

يرجى الرجوع إلى اتفاقية االبيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

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