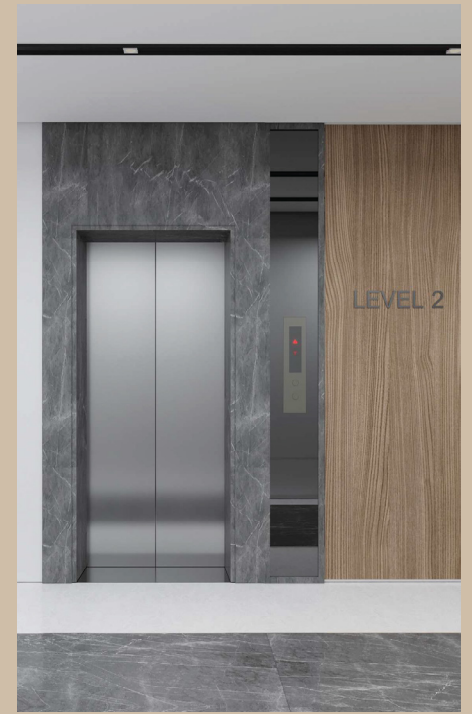


RESIDENTIAL BUILDING IN NAD AL SHEBA (1)

GF + 2P + 6TYP + ROOF+ UPPER ROOF
PODIUM KIDS PLAYING AREA (120 sqm)
ROOF SWIMMING POOL (58 sqm)









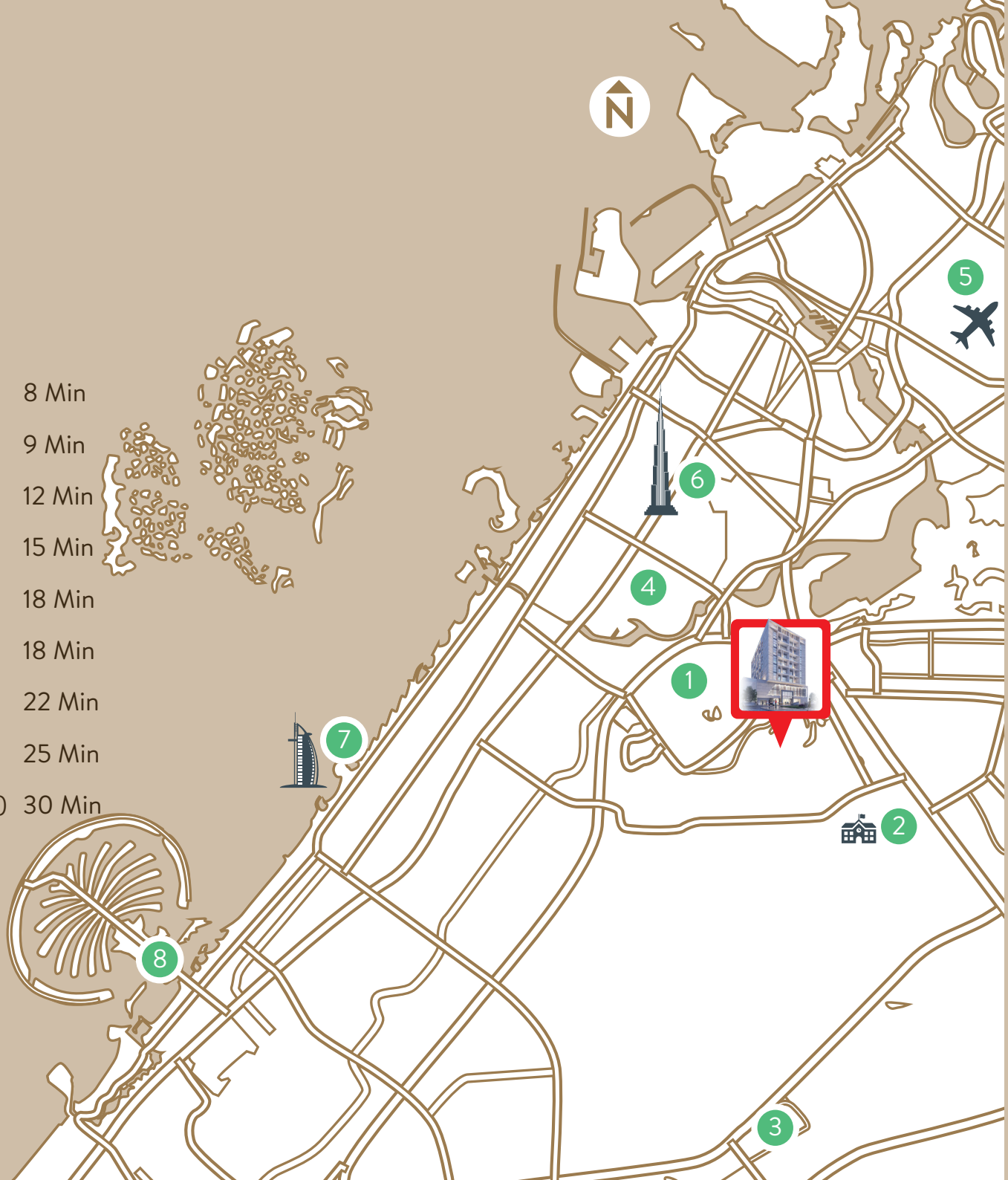
RESIDENTIAL BUILDING

IN NAD AL SHEBA (1)

GF + 2P + 6TYP + ROOF+ UPPER ROOF

NEAR TO

- 1 The Meydan Hotel 8 Min
- 2 Kent College Dubai 9 Min
- 3 Global Village 12 Min
- 4 Dubai Mall 15 Min
- 5 Dubai International Airport (DXB) 18 Min
- 6 Dubai World Trade Centre 18 Min
- 7 Burj Al Arab 22 Min
- 8 Palm Jumairah 25 Min
- 9 Al Maktoum International Airport (DWC) 30 Min



RESIDENTIAL BUILDING

IN NAD AL SHEBA (1)

GF + 2P + 6TYP + ROOF+ UPPER ROOF

CONVENIENTLY REACHABLE VIA NEARBY ROADS AND HIGHWAYS.



COMMUNITY CENTRE
WITHIN REACH
(SPINNEYS)



MEYDAN GOLF
COURSE



KENT COLLEGE
DUBAI



NAD AL SHEBA
GRAND MOSQUE



NAD AL SHEBA
PARK

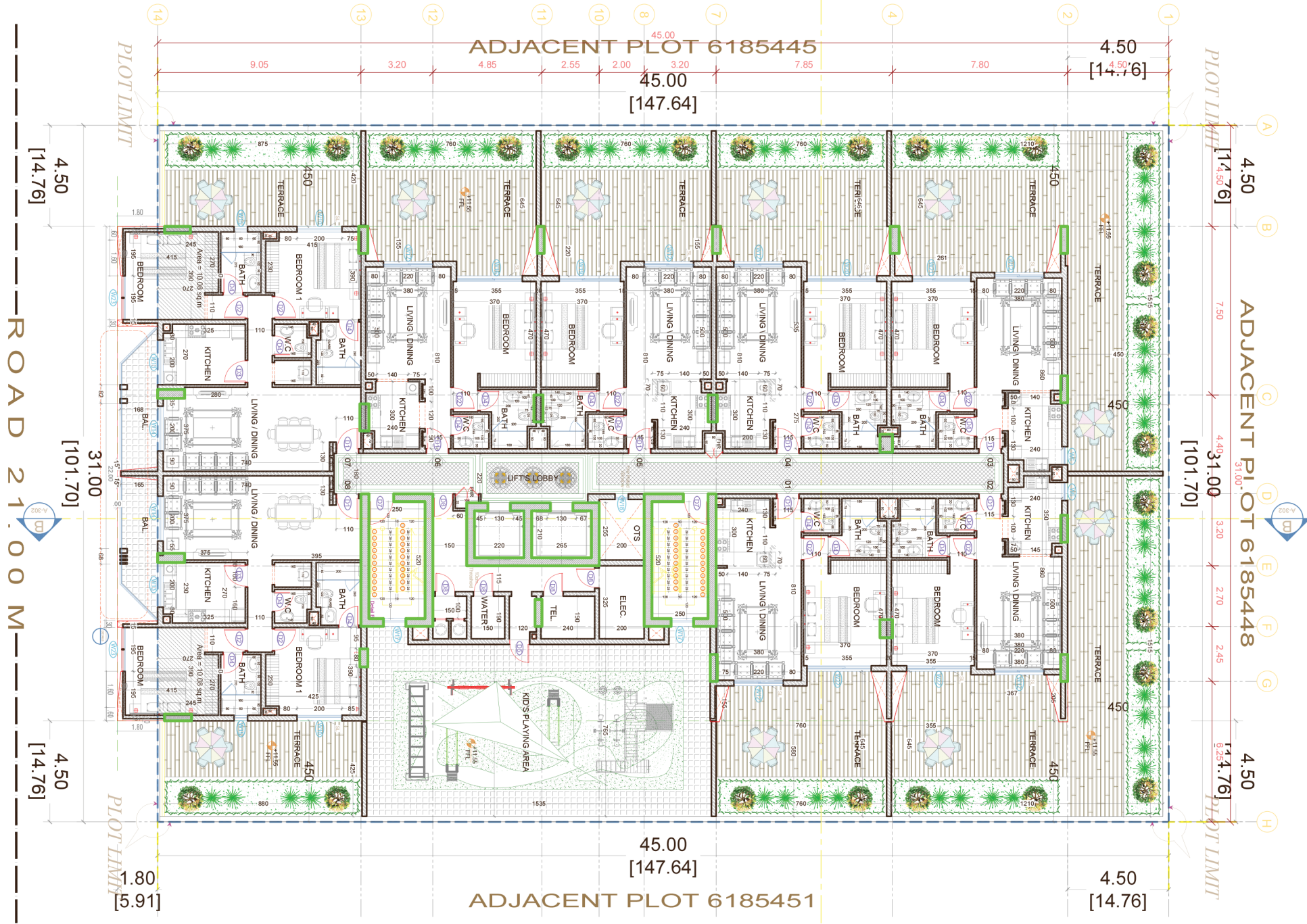
RESIDENTIAL BUILDING IN NAD AL SHEBA (1)

SUMMARY FOR TOTAL FLOOR AREA RATIO (F.A.R)			
		sq mtr	sq ft
GROUND FLOOR		150.80	1623.19
FIRST PODIUM FLOOR		0	0
SECOND PODIUM FLOOR		0	0
1st FLOOR FLOOR		672.29	7236.46
2nd TO 6TH TYPICAL	672.29 X 5	3361.45	36182.34
ROOF FLOOR		0	0
UPPER ROOF FLOOR		0	0
TOTAL		4184.54	45042.01

SUMMARY FOR TOTAL FLOOR AREA RATIO (B.U.A)			
		sq mtr	sq ft
GROUND FLOOR		1393.80	15002.73
FIRST PODIUM FLOOR		1374.87	14798.97
SECOND PODIUM FLOOR		1374.87	14798.97
1st FLOOR FLOOR		1284.42	13825.37
2nd TO 6TH TYPICAL	845.53 X 5	4227.65	45506.04
ROOF FLOOR		855.36	9207.01
UPPER ROOF FLOOR		62.17	669.19
TOP ROOF FLOOR		60.56	651.86
TOTAL		10633.70	114460.14

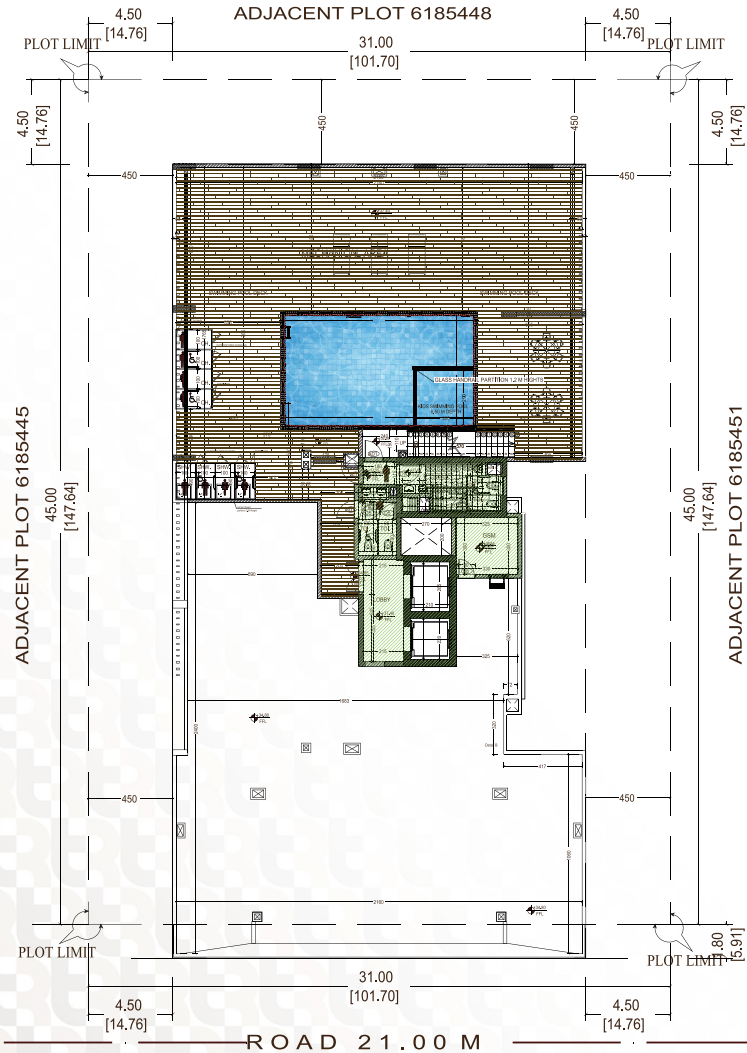
ESTIMATED No. OF USERS			
Apartment type	NUMBER OF FLAT	Occupancy rate (persons)	Total Occupancy rate (persons)
1 BEDROOM	36	1.8	64.8
2 BEDROOM	12	3	36
TOTAL			100.8





ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.
SHAPE AND SIZE IS INDICATIVE ONLY.

RESIDENTIAL BUILDING IN NAD AL SHEBA (1)



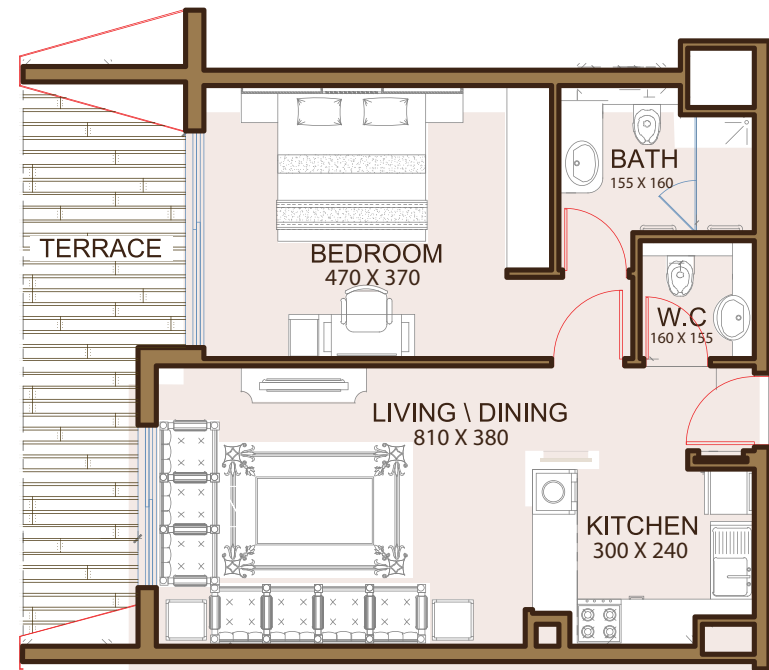
RESIDENTIAL UNIT AREAS OF EACH FLOOR							
FLAT NO.	BEDROOM NOS	Area (without balcony)		Area (with balcony)		TOTAL NUMBER OF FLATS	
		Sq.m	Sq.ft	Sq.m	Sq.ft	1 BEDROOM	2 BEDROOM
01	1BD	65.66	706.75	113.76	1224.50	6	2
02	1BD	65.04	700.08	184.86	1989.81		
03	1BD	65.32	703.09	184.57	1986.69		
04	1BD	63.62	684.79	111.71	1202.43		
05	1BD	63.42	682.64	111.03	1207.92		
06	1BD	63.42	682.64	111.31	1198.13		
07	2BD	105.60	1136.66	156.47	1684.22	30	10
08	2BD	107.38	1155.82	158.70	1708.23		
01	1BD	65.66	706.75	78.25	842.27		
02	1BD	65.04	700.08	80.76	869.29		
03	1BD	65.57	705.78	79.36	854.22		
04	1BD	63.62	684.79	76.64	824.94		
05	1BD	63.42	682.64	75.96	817.62		
06	1BD	63.42	682.64	76.23	820.53		
07	2BD	105.60	1136.66	114.90	1236.77	36	12
08	2BD	107.59	1158.08	116.90	1258.30		
TOTAL NUMBER OF FLATS						36	12

SUMMARY OF PARKING REQUIRED					
TOTAL AREA & NUMBER			CALCULATION	PARKING	
				REQUIRED	PROVIDED
	UNIT				
1 BEDROOM FLAT	36	No.	1 PARKING \ 1.B.R	36	36
2 BEDROOM FLAT	12	No.	1 PARKING \ 2.B.R	12	35
				48	71

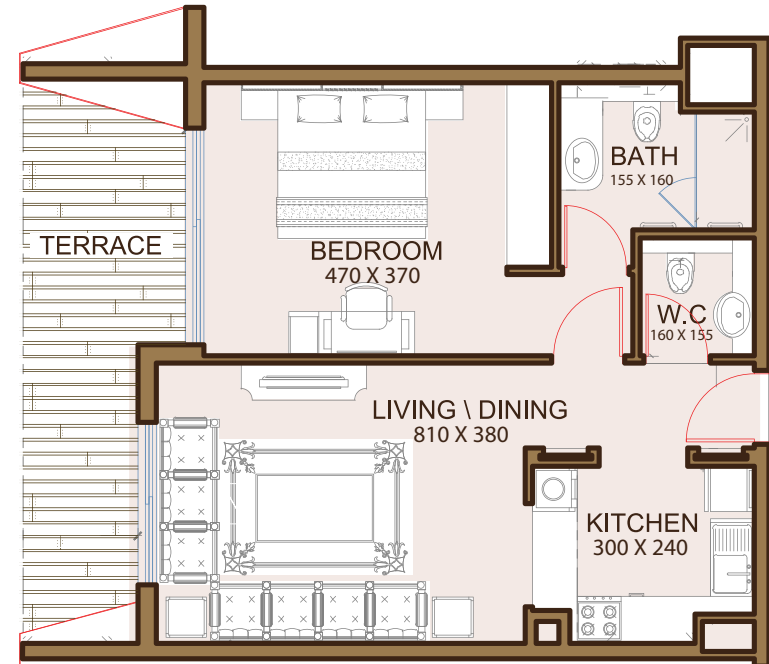
RESIDENTIAL BUILDING IN NAD AL SHEBA (1)



**TWO BEDROOM
12 UNITS**



ONE BEDROOM (OPEN KITCHEN) 18 UNITS



ONE BEDROOM (CLOSED KITCHEN) 18

