



FAY
ALREEMAN

An aerial night-time photograph of a city grid, likely Los Angeles, showing a dense residential area with many small houses and palm trees. The city is illuminated by streetlights and building lights. A large white diagonal overlay covers the left side of the image, containing the text 'Master plan'.

Master plan



KEY FACTS

No. of villas

554

Types

3,4,5,6 bed villas
Mediterranean, Modern Arabic, Contemporary

Status

Available For Sale

Handover date

Q4 2025



COMMUNITY FACILITIES



MOSQUE



SCHOOL



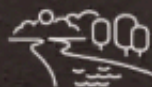
COMMUNITY
RETAIL



MULTI PURPOSE
COURTS



KIDS PLAY AREAS



OPEN GREEN
SPACES



PEDESTRIAN AND
CYCLE NETWORK

PROPERTY FEATURES

FAMILY
ORIENTED



SUSTAINABLE
CONSTRUCTION
MATERIALS

EFFICIENT WATER
FIXTURES



UNIQUE CHOICE
OF UNIT LOOK
AND FEEL

RANGE OF
INTERIOR
FINISHES



POSSIBILITY OF
PROPERTY
CUSTOMIZATION

PREMIUM
UPGRADE
PACKAGES



ESTIDAMA PEARL 2
RATING



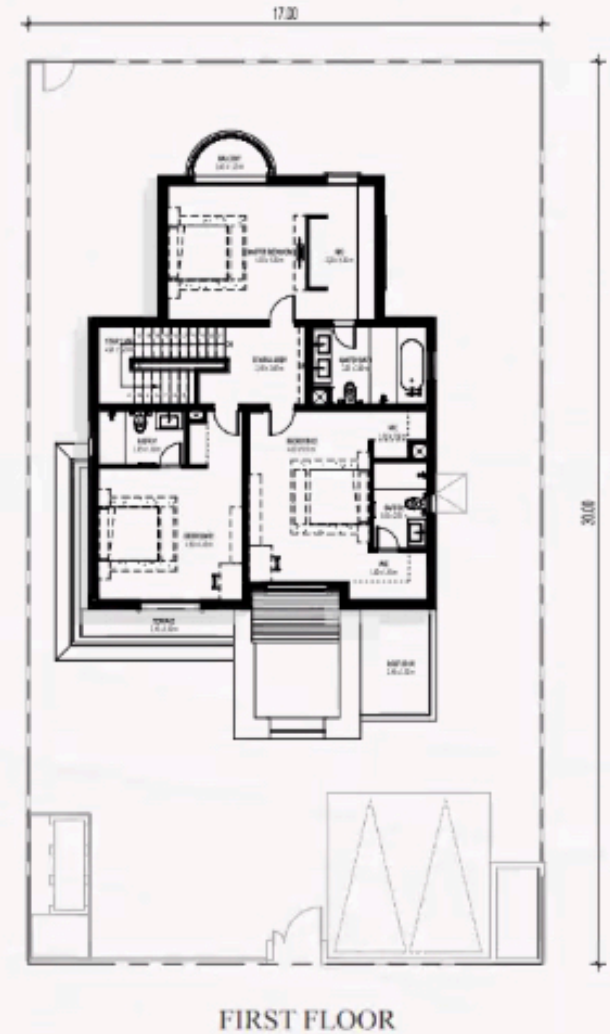
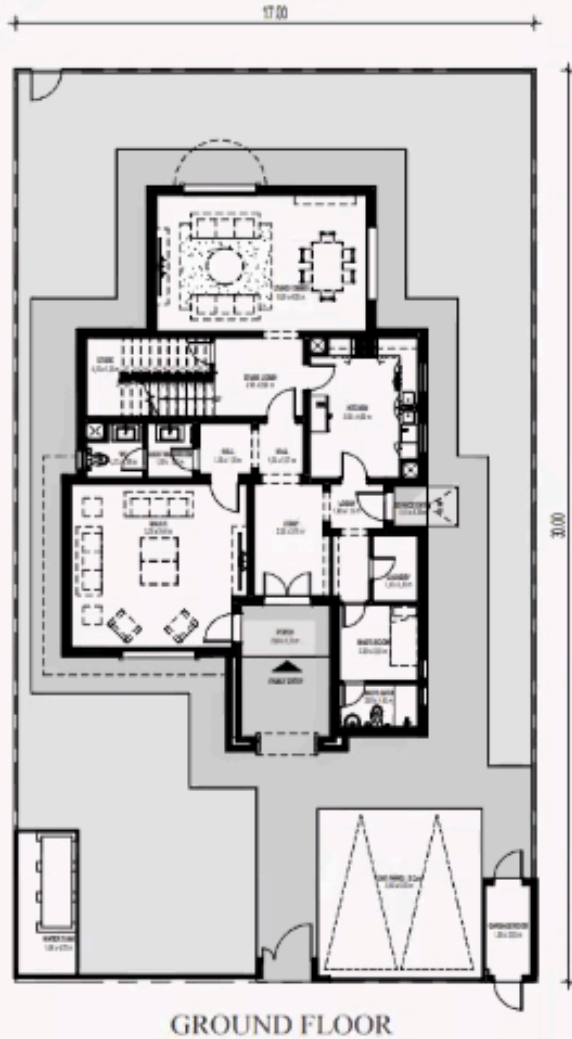




3 BEDROOMS

MEDITERRANEAN

MEDITERRANEAN
3 BEDROOM + MAID'S ROOM
INTERNAL SELLABLE AREA: 301 SQM | BALCONY: 10 SQM



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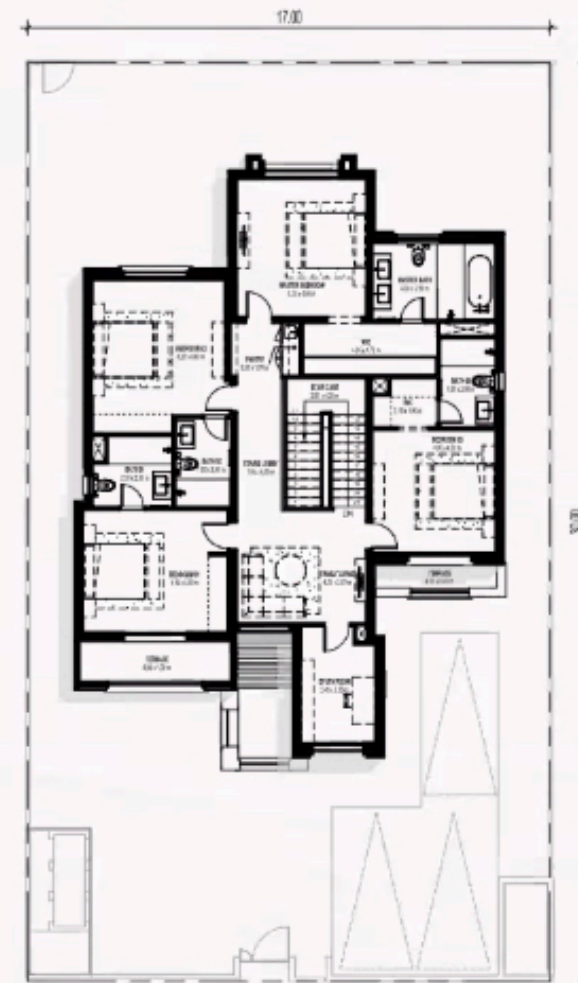
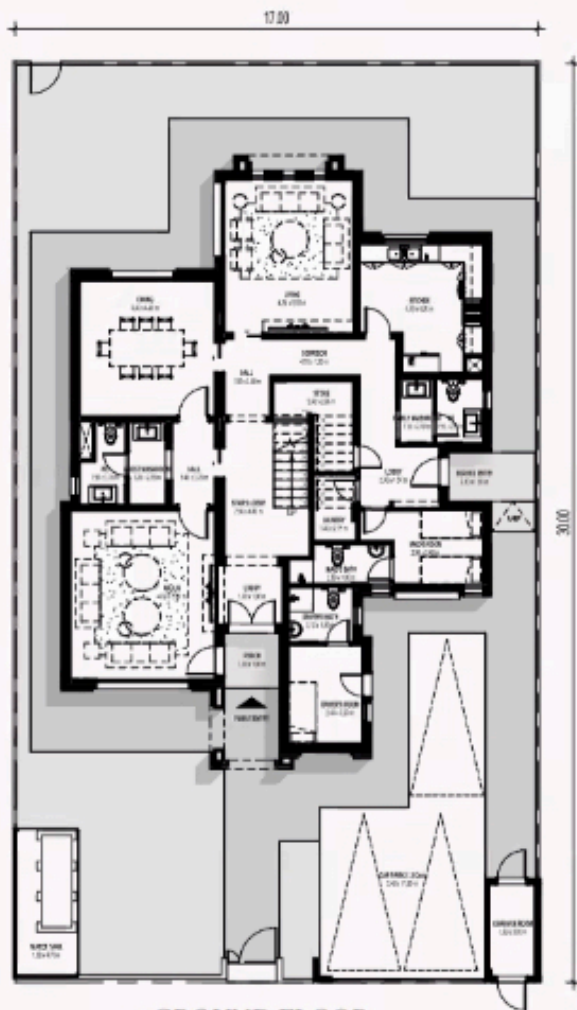


4 BEDROOMS

MODERN ARABIC

MEDITERRANEAN

MODERN ARABIC
4 BEDROOM + MAID'S ROOM
INTERNAL SELLABLE AREA: 378 SQM | BALCONY: 12 SQM



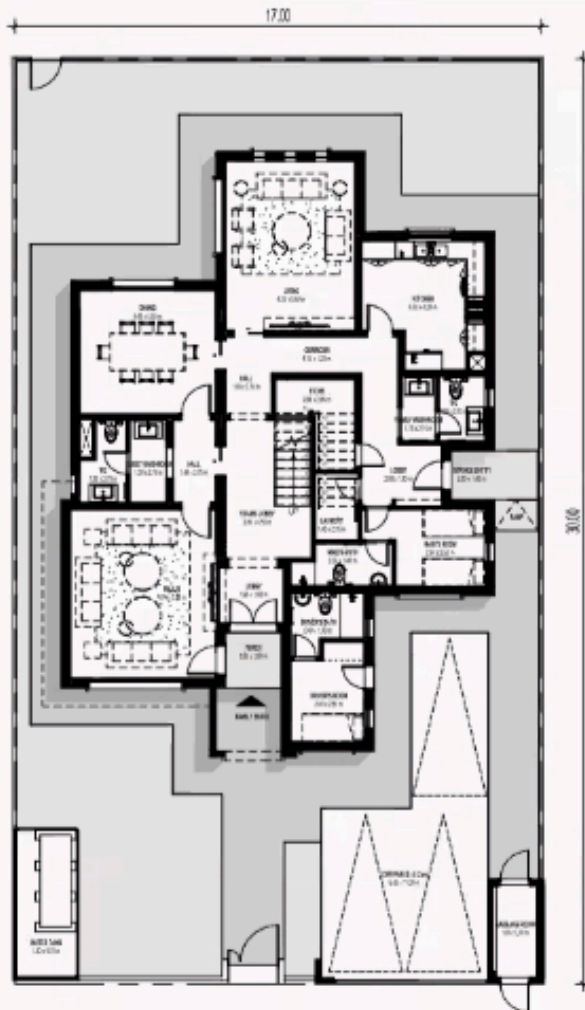
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007

20334

MEDITERRANEAN
4 BEDROOM + MAID'S ROOM
 INTERNAL SELLABLE AREA: 376 SQM | BALCONY: 15 SQM



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5 BEDROOMS

MODERN ARABIC

MEDITERRANEAN

MODERN ARABIC
5 BEDROOM + MAID'S ROOM
 INTERNAL SELLABLE AREA: 463 SQM | BALCONY: 45 SQM



GROUND FLOOR



FIRST FLOOR

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092



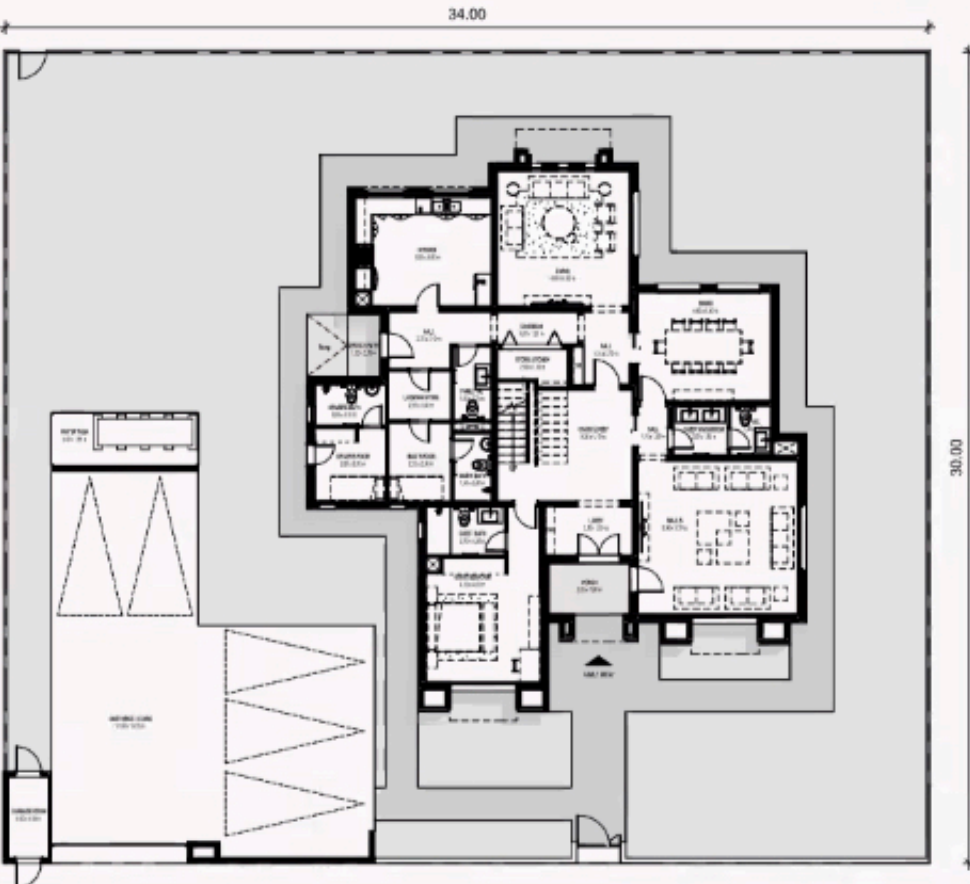
6 BEDROOMS

CONTEMPORARY

MEDITERRANEAN

MODERN ARABIC

MODERN ARABIC
6 BEDROOM + MAID'S ROOM
INTERNAL SELLABLE AREA: 498 SQM | BALCONY: 11 SQM



GROUND FLOOR

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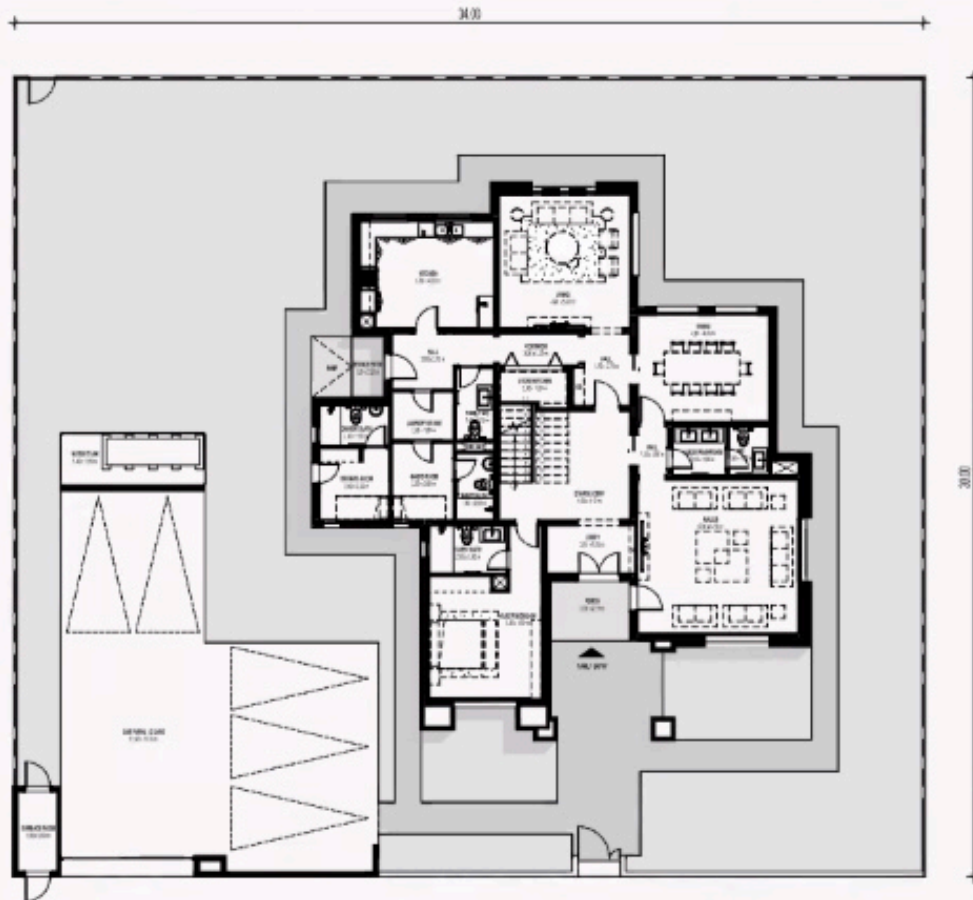


FIRST FLOOR



121

CONTEMPORARY
6 BEDROOM + MAID'S ROOM
INTERNAL SELLABLE AREA: 500 SQM | BALCONY: 23 SQM



GROUND FLOOR

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FIRST FLOOR



122







AVAILABILITY

Unit Model	Total Units	Avg. Unit GSA (m ²)	Average Price (AED)
Villa Type 1 - (3BR)	28	311	2.7m
Villa Type 2 - (4BR)	248	390	3.3m
Villa Type 3 - (5BR)	187	477	4m
Villa Type 4 - (6BR)	91	485	4.5m



ELEVATIONS AVAILABILITY MATRIX

MEDITERRANEAN



MODERN ARABIC



CONTEMPORARY



3 BED



4 BED



5 BED



6 BED





672

RANGE ROVER

10234

PAYMENT PLAN

FAY ALREEMAN

Status	Payment Date	Installment #	40/60	50/50	60/40
Signing SPA	April-22	1	10%	10%	10%
Construction Start	1-Oct-22	2	5%	10%	10%
Structure Works 50%	30-Apr-23	3	10%	5%	10%
Super structure completion 50%	30-Nov-23	4	5%	10%	10%
Super structure completion 100%	30-Jun-24	5	5%	10%	10%
End substantial completion	28-Feb-25	6	5%	5%	10%
Handover	31-Oct-25	7	60%	50%	40%

1% discount

2% discount





STANDARD FINISHES

STANDARD LIGHT

Throughout Villa

Interior
Doors &
Wardrobes



Wood
Melamine

General
Flooring



Porcelain
Tile

General
Painting



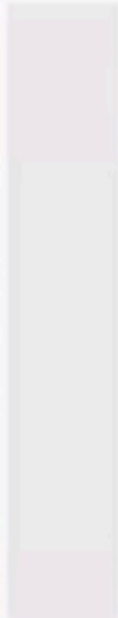
Emulsion
Paint

Stairs



Porcelain
Tile

Wall
Painting



Emulsion
Paint

Kitchen

Kitchen backsplash



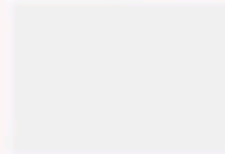
Quartz

Kitchen cabinetry
Upper units



Wood Melamine

Kitchen cabinetry
Lower units



Wood Melamine

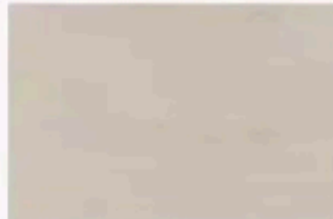
Bathroom

Bathroom Wall & Flooring



Porcelain Tile

Flooring



Porcelain Tile

Kitchen Counter top



Quartz



Quartz



STANDARD DARK

Throughout Villa

Interior
Doors &
Wardrobes



Wooden
Cladding

General
Flooring
& Stairs



Porcelain
Tile

General
Painting



Emulsion
Paint

Ceiling
Painting



Emulsion
Paint

Kitchen backsplash



Quartz

Flooring



Porcelain
Tile

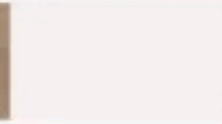
Kitchen

Kitchen cabinetry
Upper units



Wood Melamine

Kitchen cabinetry
Lower units



Wood Melamine

Kitchen Counter top



Quartz

Bathroom

Bathroom Flooring



Porcelain
Tile

Bathroom Wall



Porcelain
Tile

Vanity Counter top



Quartz



PREMIUM FINISHES



PREMIUM LIGHT

Throughout Villa

Interior
Doors &
Wardrobes



Wooden
Veneer

General
Flooring &
Stairs



Porcelain Tile

General
Painting



Emulsion Paint

Wall
Painting



Emulsion Paint

Berdooms
Flooring



Engineered
Parquet

Kitchen
backsplash



Quartz

Flooring



Porcelain Tile

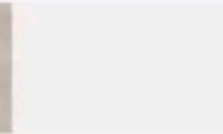
Kitchen

Kitchen cabinetry
Upper units



Wood Melamine

Kitchen cabinetry
Lower units



Wood Melamine

Kitchen Counter top



Quartz

Bathroom

Bathroom Wall & Flooring



Porcelain Tile

Vanity Unit



Wooden Veneer

Vanity Counter top









Quartz





PREMIUM DARK





Throughout Villa

Interior Doors & Wardrobes	General Flooring	General Painting	Accent Wall Painting	Stairs	Bedroom Flooring
					
Wood Veneer	Porcelain Tile	Emulsion Paint	Emulsion Paint	Marble	Engineered Parquet

Kitchen

Kitchen backsplash	Kitchen cabinetry Upper units	Kitchen cabinetry Lower units
		
Quartz	Wooden Cladding	Wooden Cladding
Flooring	Kitchen Counter top	
		
Porcelain Tile	Quartz	

Bathroom

Bathroom Flooring	Bathroom Walls	Vanity Unit	Vanity Counter top
			
Porcelain Tile	Porcelain Tile	Wooden Cladding	Quartz



