

AMMÁLI

I S L A N D

## VILLA AVATEA AT A GLANCE

72050 SQ FT

PLOT AREA

7

BEDROOMS

32400 SQ FT

AREA

ISLAND LOCATION

VILLA LOCATION



PRICE ON REQUEST

### PAYMENT PLAN

DESCRIPTION	DEPOSIT	1 <sup>st</sup> INSTALLMENT	2 <sup>nd</sup> INSTALLMENT	3 <sup>rd</sup> INSTALLMENT	4 <sup>th</sup> INSTALLMENT	5 <sup>th</sup> INSTALLMENT	6 <sup>th</sup> INSTALLMENT	7 <sup>th</sup> INSTALLMENT	8 <sup>th</sup> INSTALLMENT	9 <sup>th</sup> INSTALLMENT
MILESTONE EVENT	IMMEDIATE	WITHIN 3 MONTHS OF SALE DATE	WITHIN 4 MONTHS OF SALE DATE	WITHIN 9 MONTHS OF SALE DATE	WITHIN 12 MONTHS OF SALE DATE	WITHIN 15 MONTHS OF SALE DATE	WITHIN 18 MONTHS OF SALE DATE	WITHIN 21 MONTHS OF SALE DATE	WITHIN 24 MONTHS OF SALE DATE	ON COMPLETION
(%) VALUE	20	5	5	5	5	5	5	5	5	40

4% OLD FEE TO BE PAID IN ADDITION TO THE INITIAL DEPOSIT.

## BASEMENT

WATER SPORTS ACTIVITY DISPLAY	INDOOR POOL
LUXURY BOAT GARAGE	FAMILY LIFT (2)
ARRIVAL	BOH LIFT (2)
POWDER ROOM	STEAM ROOM
STORAGE	SAUNA
LIVING ROOM	INDOOR SPA POOL
CINEMA ROOM	SPA
ELECTRICAL ROOM	CHANGING ROOMS
POOL PLANT ROOM	STAFF ACCOMMODATION (2)
TREATMENT ROOM	DIRTY KITCHEN

## GROUND FLOOR

GARAGE	GAMES ROOM
WATER FEATURE PLANT ROOM	FORMAL LIVING ROOM
ATRIUM	FORMAL DINING ROOM AND
LOBBY	SHOW KITCHEN
CASUAL LIVING ROOM	PANTRY
CASUAL DINING ROOM	GALLERY
PANTRY	CIGAR LOUNGE
GALLERY	GYM
KIDS PLAY ROOM (WITH BATHROOM)	

## FIRST FLOOR

LOBBY	OUTDOOR LIVING ROOM (2)
BREAKFAST ROOM	FAMILY LOUNGE
GUEST ROOM 1	GUEST ROOM 3
GUEST ROOM 2	GUEST ROOM 4

## SECOND FLOOR

LOBBY	OFFICE
MASTER BEDROOM	LOUNGE CABANA
CLOSET (2)	OUTDOOR RELAXING AREA
BATHROOM	OUTDOOR CINEMA
TREATMENT CABANA	

## OUTDOOR

TEA TERRACE	WATER SPORTS LIFT
TREATMENT CABIN	SURF SHACK/LAWNS/ZEN WALK
GROTTO WITH CASCADE	SHISHA LOUNGE
LOUNGE DECKS/WATER GARDEN	TEPPANYAKI PERGOLA
SHALLOW POOLS (2)	JACUZZI/ONSEN/SUN TERRACE
LAP POOL/BEACH POOL	SUNKEN SEATING
POOL BAR/DJ BOOTH	JUMP OFF ROCKS
BARBECUE AREA	KOI CARP POND /PRIVATE BEACH

## VILLA ARIA AT A GLANCE

56200 SQ FT

PLOT AREA

7

BEDROOMS

22470 SQ FT

AREA

ISLAND LOCATION

VILLA LOCATION

PRICE

STARTING FROM AED 106.25M

### PAYMENT PLAN

DESCRIPTION	DEPOSIT	1 <sup>ST</sup> INSTALLMENT	2 <sup>ND</sup> INSTALLMENT	3 <sup>RD</sup> INSTALLMENT	4 <sup>TH</sup> INSTALLMENT	5 <sup>TH</sup> INSTALLMENT	6 <sup>TH</sup> INSTALLMENT	7 <sup>TH</sup> INSTALLMENT	8 <sup>TH</sup> INSTALLMENT	9 <sup>TH</sup> INSTALLMENT
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(%) VALUE	20	5	5	5	5	5	5	5	5	40

4% OLD FEE TO BE PAID IN ADDITION TO THE INITIAL DEPOSIT.

## BASEMENT

LUXURY BOAT GARAGE STORAGE

FAMILY LIFT

## GROUND FLOOR

GARAGE

FAMILY LIVING

SPA (WITH BATHROOM)

STUDY ROOM

GYM (WITH BATHROOM)

FAMILY DINING AND SHOW KITCHEN

ENTRANCE FOYER AND STAIRCASE

KITCHEN

STAIRCASE

STORAGE

SERVICE LIFT/FAMILY LIFT

STAFF ACCOMMODATION (2)

SUNKEN SEATING AREA

STAFF BATHROOM AND

POWDER ROOM-SNUG

CHANGING ROOM

## FIRST FLOOR

LOBBY

BATHROOM

MASTER LOUNGE

MASTER BEDROOM

POWDER ROOM

NIGHT WC

GUEST ROOM 1

WARDROBE(2)

WARDROBE

BATHROOM/SAFE ROOM

## SECOND FLOOR

LOBBY

GUEST BEDROOM 3

GUEST BEDROOM 1

WARDROBE

WARDROBE

BATHROOM

BATHROOM

GUEST BEDROOM 4

GUEST BEDROOM 2

WARDROBE

WARDROBE

BATHROOM

BATHROOM

## OUTDOOR

ENTRY PAVILION

BEACH SIDE BAR AND CINEMA

BUGGY AND BIKE GARAGE

BEACH SIDE LOUNGE FIREPLACE

YOGA DECK

FAMILY BARBECUE PAVILION

WATER PLAZA

POOL AND BEACH SHOWER

PRIVATE POOL

SURF SHACK

SPA

PRIVATE PIER

VITALITY POOL

BOAT LIFT AND DOCK

JACUZZI

WATER PAVILION

LAZY RIVER

NET BED

DINING DECK

SALT WATER POOL

FLOATING GUEST DECK

PRIVATE BEACH

SUNKEN SUN BED DECK

LAWN

HORIZON EDGE LAP POOL

# VILLA *Aria*

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	707	7610
First Floor Area	644	6931
Second Floor Area	667	7180
TOTAL AREA	2087	22470
TOTAL PLOT AREA	5221	56200

## VILLA LOCATION



# VILLA Aria

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	707	7610
First Floor Area	644	6931
Second Floor Area	667	7180
TOTAL AREA	2087	22470
TOTAL PLOT AREA	5221	56200

## VILLA LOCATION



GRANDE 1



FIRST FLOOR

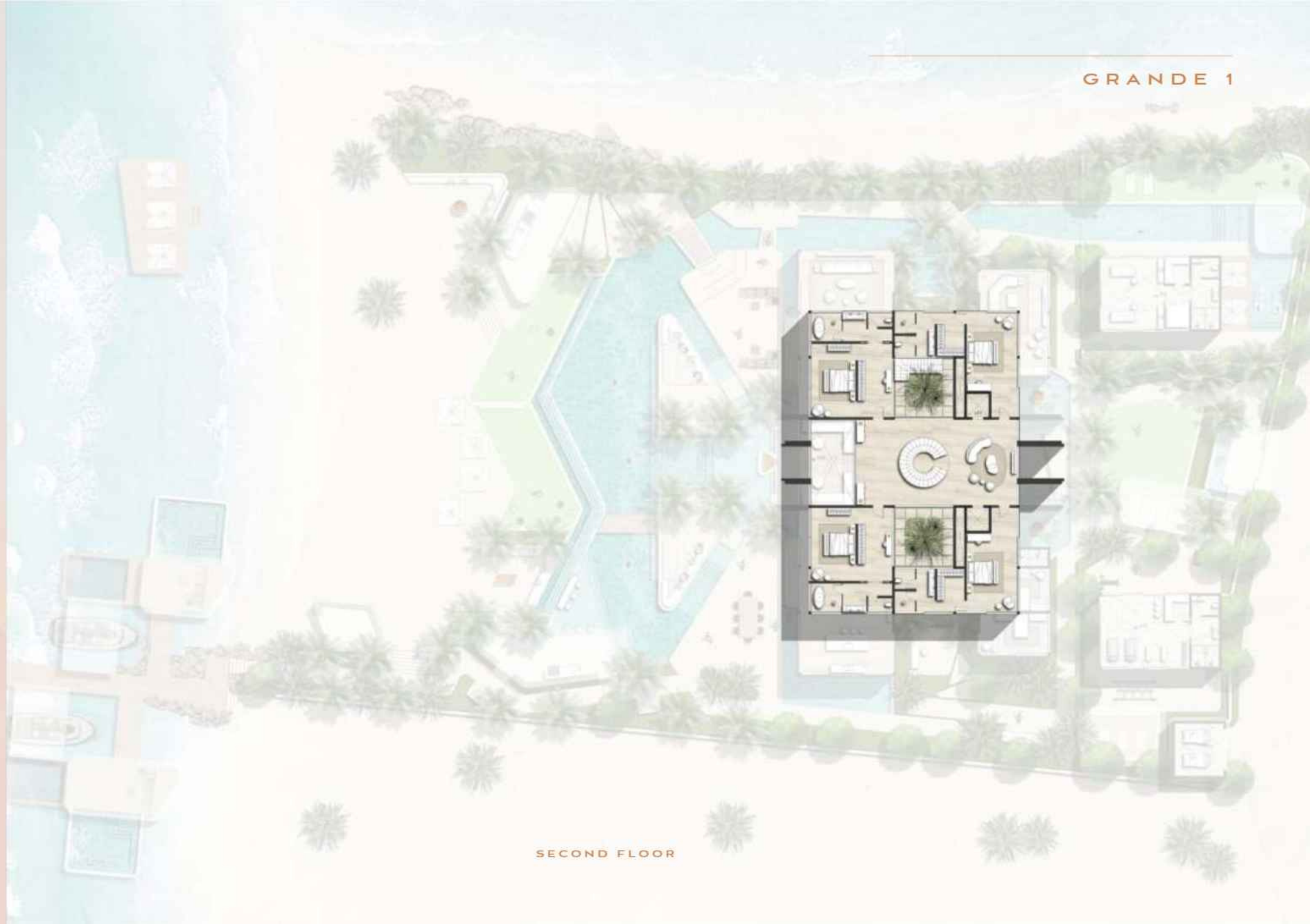
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## VILLA LOCATION



GRANDE 1



SECOND FLOOR

## VILLA AURORA AT A GLANCE

46770 SQ FT

16620 SQ FT

PLOT

AREA

7

BEDROOMS

ISLAND LOCATION

VILLA LOCATION

PRICE

STARTING FROM AED 63M

### PAYMENT PLAN

DESCRIPTION	DEPOSIT	1 <sup>ST</sup> INSTALLMENT	2 <sup>ND</sup> INSTALLMENT	3 <sup>RD</sup> INSTALLMENT	4 <sup>TH</sup> INSTALLMENT	5 <sup>TH</sup> INSTALLMENT	6 <sup>TH</sup> INSTALLMENT	7 <sup>TH</sup> INSTALLMENT	8 <sup>TH</sup> INSTALLMENT	9 <sup>TH</sup> INSTALLMENT
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## GROUND FLOOR

ENTRANCE LOBBY	ISLAND/BREAKFAST AREA
FEATURE STAIRCASE	DINING ROOM
SUNKEN LOUNGE	BOH KITCHEN
POWDER ROOM	STAFF QUARTERS
FAMILY LIFT	GYM
CIGAR ROOM	PRIVATE STUDY (WITH BATHROOM)
LOUNGE/KITCHEN	

## FIRST FLOOR

LOBBY	BEDROOM 3
BEDROOM 1	WARDROBE
WARDROBE	BATHROOM
BATHROOM	BEDROOM 4
BEDROOM 2	WARDROBE
WARDROBE	BATHROOM
BATHROOM	

## SECOND FLOOR

LOBBY	OUTDOOR SHOWER
MASTER BEDROOM	OUTDOOR KITCHENETTE
CLOSET (2)	JACUZZI
BATHROOM (2)	OUTDOOR LOUNGE

## OUTDOOR GRANDE

ENTRY PAVILION	BEACH SIDE BAR AND CINEMA
BUGGY AND BIKE GARAGE	BEACH SIDE LOUNGE FIREPLACE
YOGA DECK	FAMILY BARBECUE PAVILION
WATER PLAZA	POOL AND BEACH SHOWER
PRIVATE POOL	SURF SHACK
SPA	PRIVATE PIER
VITALITY POOL	BOAT LIFT AND DOCK
JACUZZI	WATER PAVILION
LAZY RIVER	NET BED
DINING DECK	SALT WATER POOL
FLOATING GUEST DECK	PRIVATE BEACH
SUNKEN SUN BED DECK	LAWN
HORIZON EDGE LAP POOL	



# VILLA Aurora

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	515	5542
First Floor Area	441	4743
Second Floor Area	543	5843
<b>TOTAL AREA</b>	<b>1544</b>	<b>16620</b>
<b>TOTAL PLOT AREA</b>	<b>4345</b>	<b>46770</b>

## VILLA LOCATION





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## VILLA LOCATION



## GRANDE 1



FIRST FLOOR

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## VILLA LOCATION



## GRANDE 1



SECOND FLOOR

# VILLA Aurora

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	511	5501
First Floor Area	530	5708
Second Floor Area	540	5812
TOTAL AREA	1544	16620
TOTAL PLOT AREA	4345	46770

## VILLA LOCATION



VILLA  
*Aurora*

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	511	5501
First Floor Area	530	5708
Second Floor Area	540	5812
TOTAL AREA	1544	16620
TOTAL PLOT AREA	4345	46770

VILLA LOCATION



VIEW TO DUBAI SKYLINE

GRANDE 2



FIRST FLOOR

VILLA  
*Aurora*

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	511	5501
First Floor Area	530	5708
Second Floor Area	540	5812
TOTAL AREA	1544	16620
TOTAL PLOT AREA	4345	46770

VILLA LOCATION



GRANDE 2



SECOND FLOOR

## VILLA AMORINO AT A GLANCE

32630 SQ FT

12690 SQ FT

PLOT

AREA

5

BEDROOMS

VASTU COMPLIANT

ISLAND LOCATION

VILLA LOCATION



VIEW TO DUBAI SKYLINE

PRICE

STARTING FROM AED 40.75M

### PAYMENT PLAN

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## GROUND FLOOR

ENTRANCE LOBBY	ISLAND/BREAKFAST AREA
FEATURE STAIRCASE	DINING ROOM
SUNKEN LOUNGE	BOH KITCHEN
POWDER ROOM	STAFF QUARTERS
FAMILY LIFT	GYM
CIGAR ROOM	PRIVATE STUDY (WITH BATHROOM)
LOUNGE/KITCHEN	

## FIRST FLOOR

LOBBY	BEDROOM 3
BEDROOM 1	WARDROBE
WARDROBE	BATHROOM
BATHROOM	BEDROOM 4
BEDROOM 2	WARDROBE
WARDROBE	BATHROOM
BATHROOM	

## SECOND FLOOR

LOBBY	OUTDOOR SHOWER
MASTER BEDROOM	OUTDOOR KITCHENETTE
CLOSET (2)	JACUZZI
BATHROOM (2)	OUTDOOR LOUNGE

## OUTDOOR GRANDE

ENTRY PAVILION	BEACH SIDE BAR AND CINEMA
BUGGY AND BIKE GARAGE	BEACH SIDE LOUNGE FIREPLACE
YOGA DECK	FAMILY BARBECUE PAVILION
WATER PLAZA	POOL AND BEACH SHOWER
PRIVATE POOL	SURF SHACK
SPA	PRIVATE PIER
VITALITY POOL	BOAT LIFT AND DOCK
JACUZZI	WATER PAVILION
LAZY RIVER	NET BED
DINING DECK	SALT WATER POOL
FLOATING GUEST DECK	PRIVATE BEACH
SUNKEN SUN BED DECK	LAWN
HORIZON EDGE LAP POOL	

# VILLA Amorino

FLOOR TYPE	SD. M.	SD. FT.
Ground Floor	314	3380
First Floor Area	461	4963
Second Floor Area	462	4973
<b>TOTAL AREA</b>	<b>1177</b>	<b>12690</b>
<b>TOTAL PLOT AREA</b>	<b>3032</b>	<b>32630</b>

## VILLA LOCATION



GRANDE 1



GROUND FLOOR

# VILLA Amorino

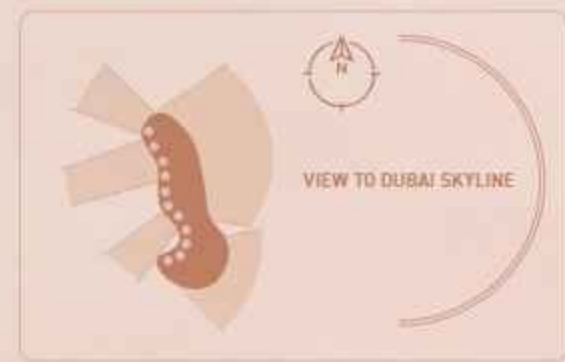
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GRANDE 1



FIRST FLOOR

VILLA LOCATION



VIEW TO DUBAI SKYLINE



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Ground Floor	314	3380
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<b>TOTAL PLOT AREA</b>	<b>3032</b>	<b>32630</b>

GRANDE 1



SECOND FLOOR

## VILLA LOCATION





**TOTALLY HOME**

REAL ESTATE



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