

# Vela

LAGOON FRONT HOMES

by

*Azha*   
north



The background is a solid teal color with a pattern of soft, out-of-focus shadows cast by palm tree fronds. The shadows are in a lighter shade of teal and yellow, creating a layered, organic texture. The text is centered horizontally and vertically.

NORTH'S TRUE ESSENCE



# AZHA NORTH

Featuring innovative architectural design, first-class amenities and abundant green spaces, this ideally located community is a gem – secluded enough to offer families a perfect place of rest while boasting seamless access to near-by communities and amenities as well as to the North Coast's main arteries.

# MASTER PLAN

Designed by the world class architectural firm WATG, Azha North is a first-of-its-kind master development in scale and magnitude that aesthetically translates the core values of our hospitality heritage.

Within the master plan development are plenty of opportunities for outdoor activities intrinsic to maintaining a healthy lifestyle.

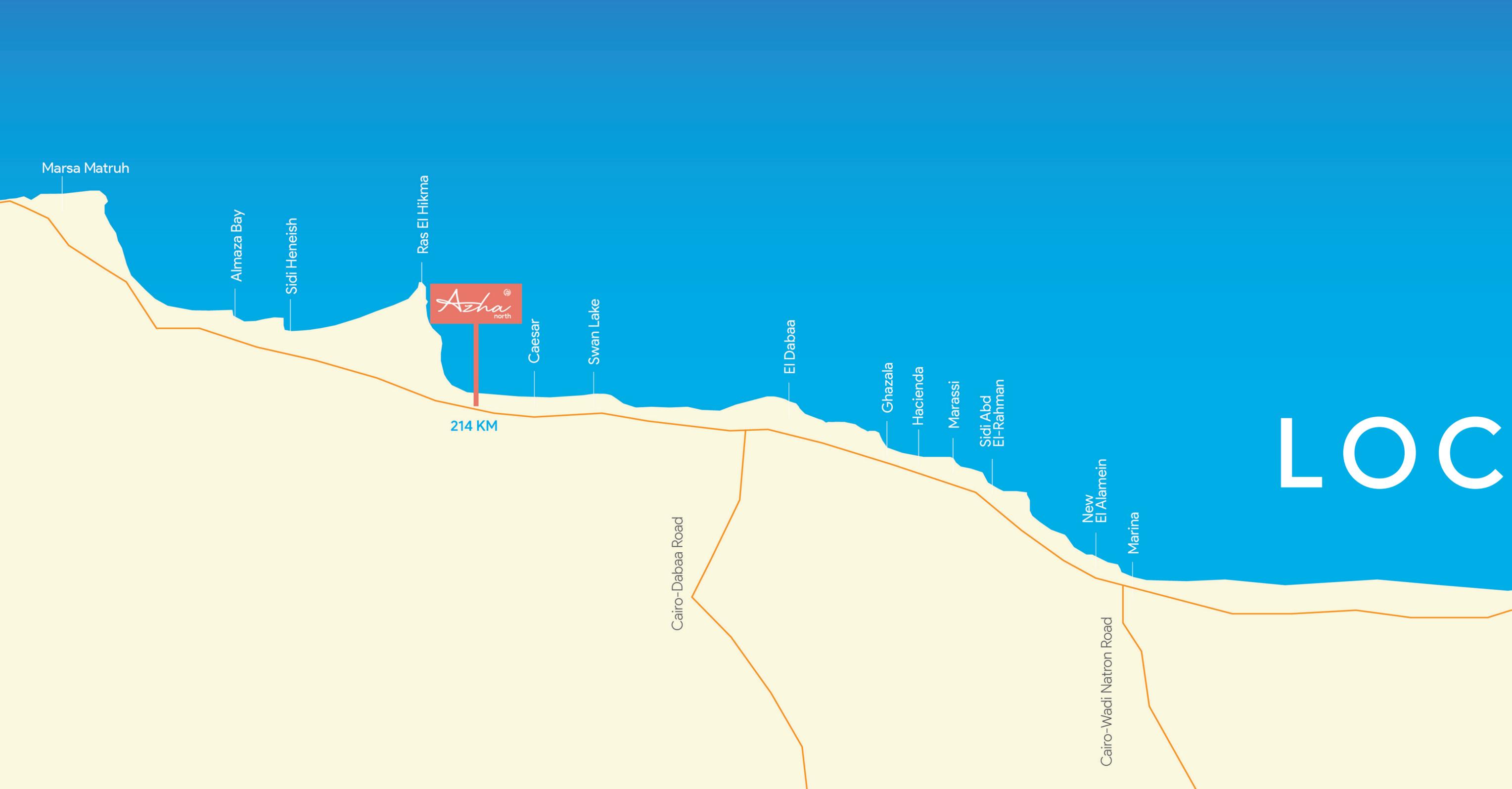


# Velo

## LAGOON FRONT HOMES

- SENIOR CHALET
- TW-C
- TW-A
- TOWNHOUSE





# LOCATION

Overlooking a stunning white sandy beach, right on the water's edge and on the closest to the new city of Ras El Hikma.

Another gem that will sparkle on North Coast's is a place where taste, elegance and refinement will meet and merge.

A top-down view of a person's hand and arm in a swimming pool. The water is a vibrant turquoise color with shimmering ripples. The person's hand is positioned in the upper right corner, with fingers slightly curled. They are wearing a black, textured wristband. The text 'A MYRIAD OF FLAVOURS' is centered horizontally across the middle of the image in a bold, white, sans-serif font.

A MYRIAD OF FLAVOURS

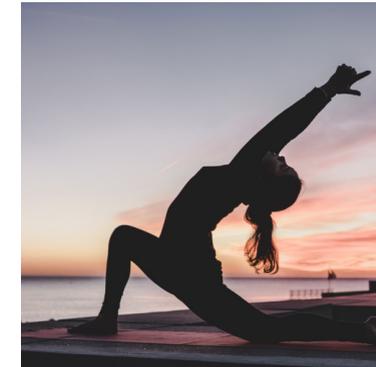
# WORLD CLASS AMENITIES

5 STARS  
LUXURY  
HOTEL



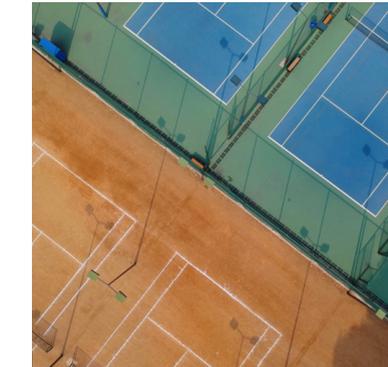
40,000 M<sup>2</sup>  
COMMERCIAL  
AREA

CRYSTAL  
LAGOON



MEDITATION  
BY THE SEA

BEACH  
BAR/  
RESTAURANT



SPORTS  
FACILITIES

FINE  
DINING  
OUTLETS



SAVOUR THE SOLITUDE



LAGOON FRONT  
HOMES

TW-A

BUA **209** M<sup>2</sup>

T W I N V I L L A



L A G O O N V I E W

TW-A

BUA **209** M<sup>2</sup>

T W I N V I L L A



E N T R A N C E V I E W

# TW-A

## GROUND FLOOR



BUA **209** M<sup>2</sup>

1	ENTRANCE LOBBY	2.85 × 1.30	M
2	GUEST BATHROOM	2.00 × 2.00	M
3	KITCHEN	3.10 × 2.30	M
4	DINING	3.30 × 2.40	M
5	RECEPTION	4.75 × 3.80	M
6	MASTER BEDROOM	4.55 × 3.50	M
7	MASTER BATHROOM	3.00 × 1.60	M
8	STORAGE	2.10 × 1.10	M

## FIRST FLOOR



1	MASTER BEDROOM	3.60 × 3.60	M
2	MASTER BATHROOM	2.50 × 2.00	M
3	MASTER DRESSING ROOM	2.00 × 1.90	M
4	MASTER CORRIDOR	3.50 × 1.10	M
5	M. BEDROOM 2	3.80 × 3.50	M
6	BATHROOM 2	2.50 × 1.90	M
7	M. BEDROOM 3	4.00 × 3.80	M
8	BATHROOM 3	1.90 × 1.70	M
9	DRESSING 3	2.00 × 1.40	M

TW-C TWIN VILLA



BUA **171** M<sup>2</sup>

T W I N V I L L A

L A G O O N V I E W

**TW-C** TWIN VILLA

BUA **171** M<sup>2</sup>

T W I N V I L L A



E N T R A N C E V I E W

# TW-C

## GROUND FLOOR



1	ENTRANCE LOBBY	2.50 × 1.10	M
2	GUEST BATHROOM	2.70 × 1.40	M
3	KITCHEN	2.80 × 2.40	M
4	DINING	4.20 × 3.70	M
5	RECEPTION	4.75 × 3.35	M

BUA **171** M<sup>2</sup>

## FIRST FLOOR



1	MASTER BEDROOM	3.70 × 3.60	M
2	MASTER BATHROOM	2.10 × 1.70	M
3	MASTER TERRACE	2.40 × 1.20	M
4	MASTER DRESSING	2.10 × 1.60	M
5	BEDROOM 2	3.60 × 3.50	M
6	TERRACE 2	3.05 × 1.25	M
7	BEDROOM 3	3.60 × 3.60	M
8	MAIN BATHROOM	2.10 × 1.70	M

TH

BUA **165** M<sup>2</sup>



T O W N H O U S E S

L A G O O N V I E W

TH

BUA **165** M<sup>2</sup>



T O W N H O U S E S

E N T R A N C E V I E W

# TH

## GROUND FLOOR



BUA **165** M<sup>2</sup>

1	GUEST BATHROOM	2.30 × 1.30	M
2	KITCHEN	3.10 × 2.80	M
3	DINING	3.10 × 3.00	M
4	RECEPTION	6.30 × 3.70	M
5	MAID'S ROOM	2.00 × 1.65	M
6	MAID'S BATHROOM	1.60 × 1.20	M

## FIRST FLOOR



1	MASTER BEDROOM	3.60 × 3.50	M
2	MASTER BATHROOM	2.00 × 1.77	M
3	BEDROOM2	4.30 × 3.80	M
4	BEDROOM 3	3.60 × 3.60	M
5	BATHROOM	2.50 × 2.50	M

# SENIOR CHALET

GROUND FLOOR

BUA **141** M<sup>2</sup>

UPPER FLOOR

BUA **289** M<sup>2</sup>



SENIOR CHALET

LAGOON VIEW

# SENIOR CHALET

GROUND FLOOR

BUA **141** M<sup>2</sup>

UPPER FLOOR

BUA **289** M<sup>2</sup>



SENIOR CHALET

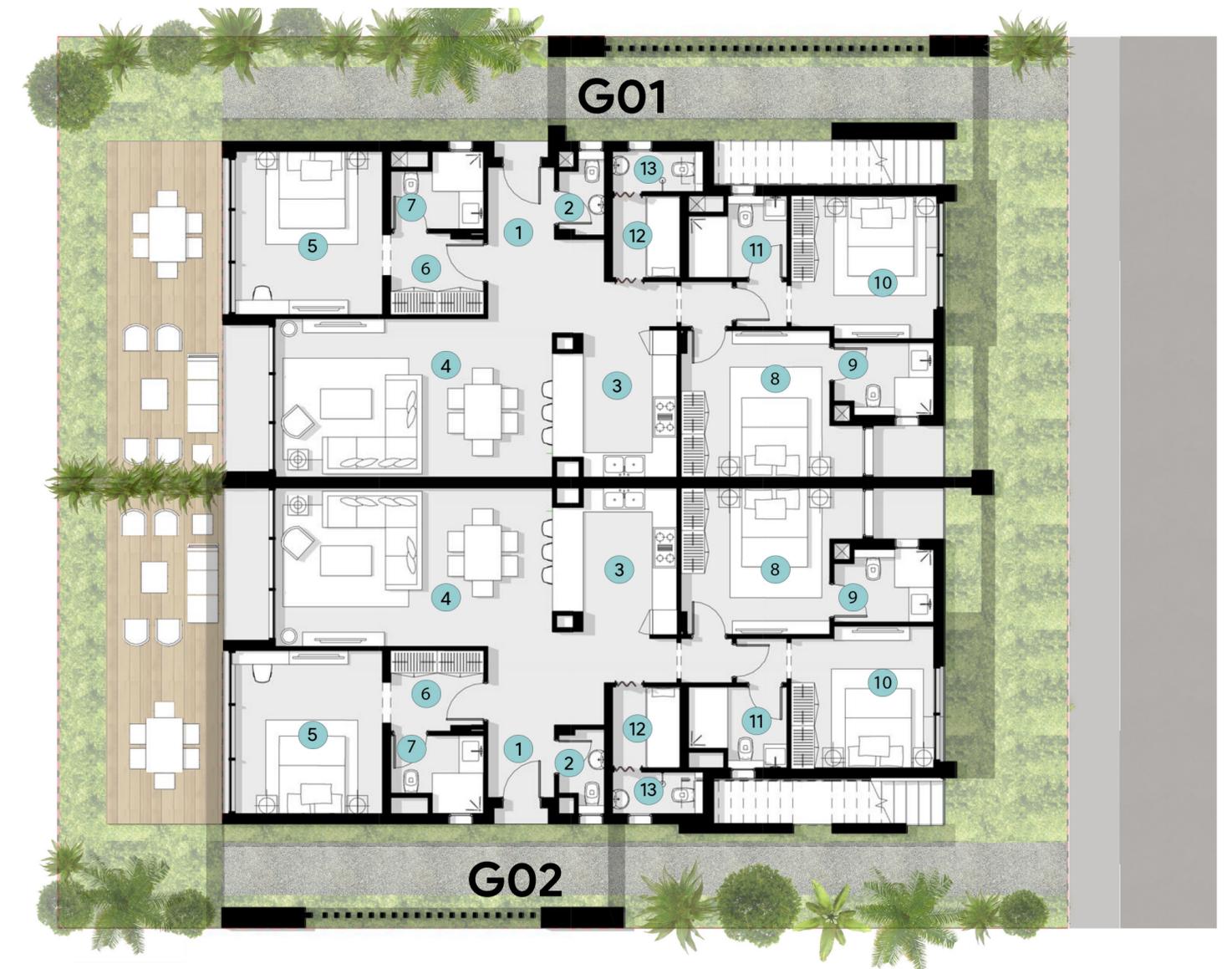
ENTRANCE VIEW

# SENIOR CHALET

## GROUND FLOOR

G01  
G02 **141** M<sup>2</sup>

1	ENTRANCE LOBBY	1.70 × 1.62	M
2	GUEST BATHROOM	2.00 × 1.10	M
3	KITCHEN	3.50 × 3.00	M
4	LIVING & DINING	6.70 × 3.90	M
5	MASTER BEDROOM	4.00 × 3.50	M
6	M. DRESSING ROOM	2.25 × 2.00	M
7	M. BATHROOM	2.25 × 1.90	M
8	M. BEDROOM 2	3.60 × 3.60	M
9	BATHROOM 2	2.40 × 1.80	M
10	M. BEDROOM 3	3.50 × 3.50	M
11	BATHROOM 3	2.40 × 2.00	M
12	MAID'S ROOM	2.00 × 1.60	M
13	MAID'S BATHROOM	2.20 × 1.00	M

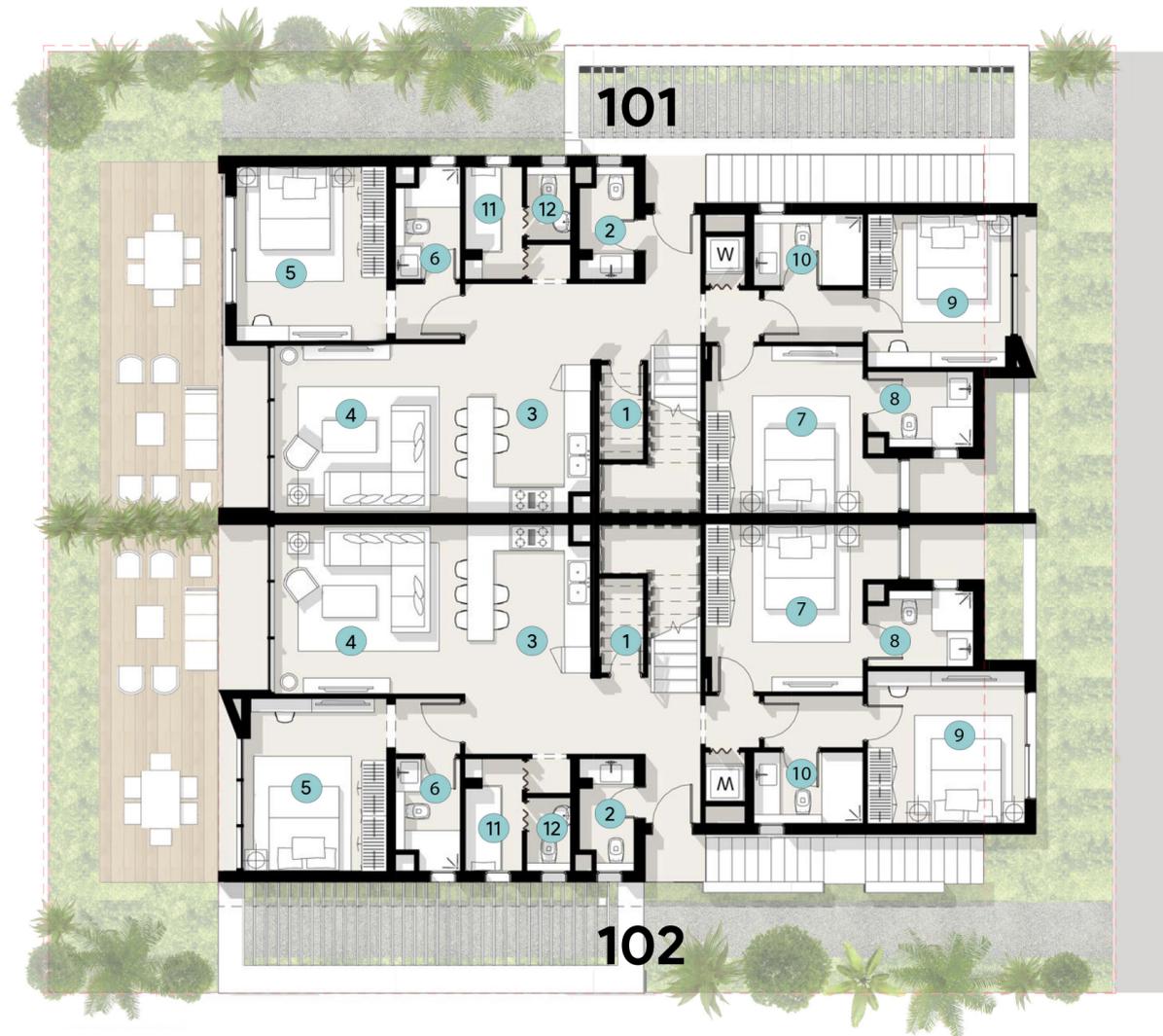


# SENIOR CHALET

## UPPER FLOOR

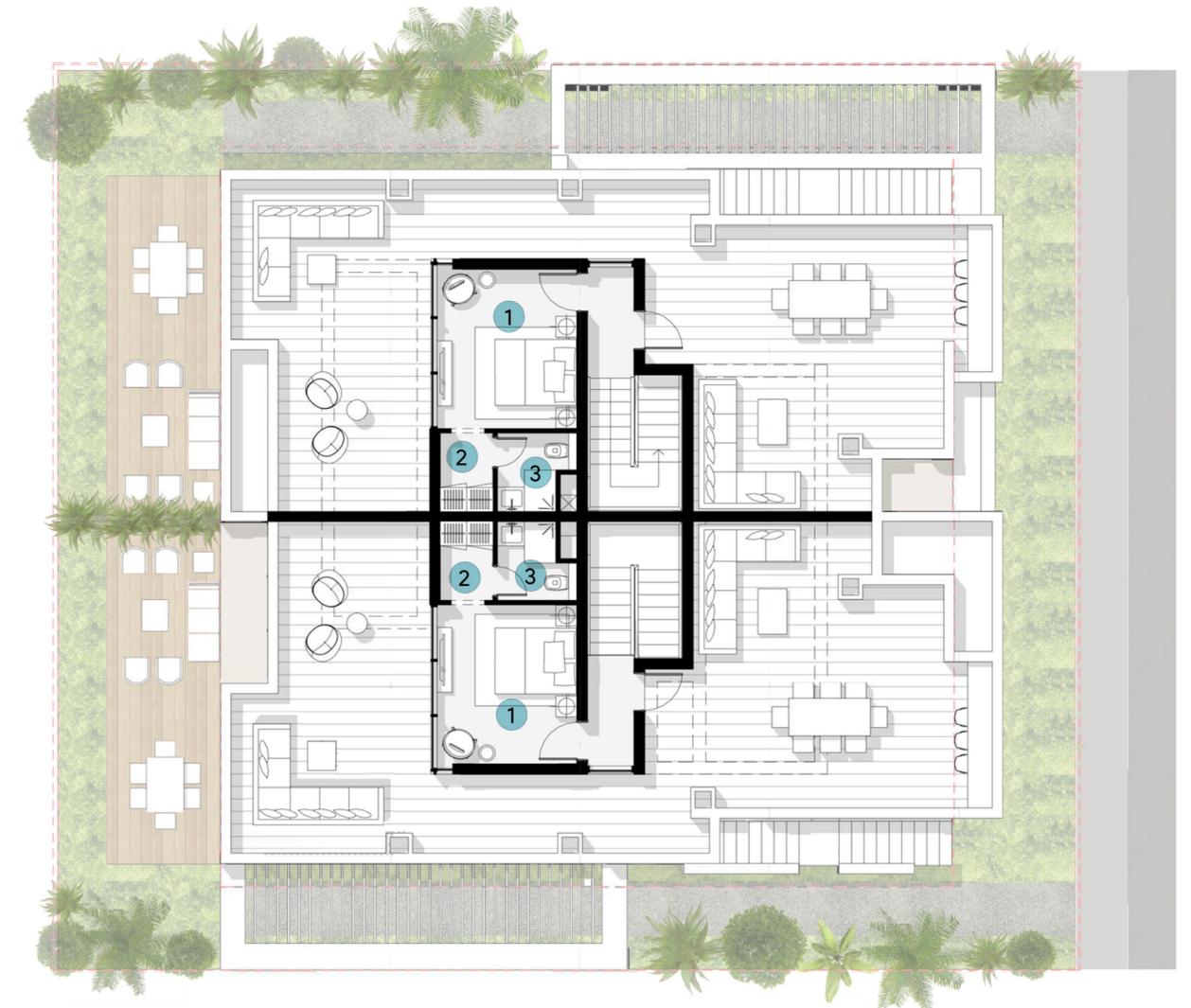
101 **289** M<sup>2</sup>  
102

- |    |                 |             |   |
|----|-----------------|-------------|---|
| 1  | ENTRANCE LOBBY  | 1.70 × 1.20 | M |
| 2  | GUEST BATHROOM  | 2.60 × 1.25 | M |
| 3  | KITCHEN         | 3.50 × 2.80 | M |
| 4  | LIVING ROOM     | 4.40 × 3.80 | M |
| 5  | MASTER BEDROOM  | 4.00 × 3.65 | M |
| 6  | M. BATHROOM     | 2.60 × 1.40 | M |
| 7  | BEDROOM 2       | 3.80 × 3.60 | M |
| 8  | BATHROOM 2      | 2.40 × 1.80 | M |
| 9  | BEDROOM 3       | 3.50 × 3.50 | M |
| 10 | BATHROOM 3      | 2.50 × 1.60 | M |
| 11 | MAID'S ROOM     | 2.60 × 1.30 | M |
| 12 | MAID'S BATHROOM | 1.70 × 1.00 | M |



## ROOF FLOOR

- |   |                 |             |   |
|---|-----------------|-------------|---|
| 1 | MASTER BEDROOM  | 3.80 × 3.40 | M |
| 2 | MASTER DRESSING | 1.90 × 1.28 | M |
| 3 | MASTER BATHROOM | 1.90 × 1.90 | M |



# SPECIFICATIONS & FACILITIES

## 1. ENTRANCE, RECEPTION, DINING ROOM, CORRIDORS, AND KITCHEN

- FLOORING: PORCELAIN TILES WITH 6-8 CM HEIGHT SKIRTING
- WALLS AND CEILING: JOTUN PLASTIC PAINTS OR EQUIVALENT
  - INTERNAL STAIRCASE: FINE MARBLE FINISH

## 2. LIVING ROOM AND BEDROOM

- FLOORING: CERAMIC TILES WITH 6-8 CM HEIGHT SKIRTING
- WALLS AND CEILING: JOTUN PLASTIC PAINTS OR EQUIVALENT

## 3. KITCHEN

- FINE GRANITE/MARBLE COUNTER TOP FINISH
- SANITARY WARE: DURAVIT OR EQUIVALENT
  - KITCHEN UNITS: MDF

## 4. BATHROOMS

- FLOORING & WALLS: FINE CERAMIC
- SANITARY WARE: DURAVIT OR EQUIVALENT
- BATHROOM FIXTURES: GROHE OR EQUIVALENT

## 5. OUTDOOR TERRACE

- FLOORING: PORCELAIN/CERAMIC TILES
- WALLS AND CEILING: JOTUN/SIPES PLASTIC PAINTS OR EQUIVALENT
  - LIGHTING: GENERAL FIXED DESIGN

## 6. ALUMINUM WINDOWS

- ALUNILE

## 7. DOORS

- DILUTED DOKU PROLETAN FINISH

## 8. AIR CONDITIONERS

- SPLIT UNITS INCLUDED IN ALL SPACES (Except of bathroom)

## 9. STAIRS

- MARBLE FINISH



#### Disclaimer:

Room measurements are consistent with face of wall to face of wall dimensions and do not include wall finishes or additional construction. Diagrams are not to scale and are for illustrative purposes only. All finishes, furniture, fences and mill-work shown in the accompanying renderings are for illustrative purposes only; refer to the sales contract annex for exact finishing specifications. All landscaping visuals are for illustrative purposes only and are not included in the property. All renderings and other visual materials, designs, façades are for demonstrative purposes only and are subject to change. Please refer to master-plan for adjacent buildings. All materials, dimensions and drawings are approximate. The developer reserves the right to make revisions to the floor plans, information is subject to change without notice. All displayed gardens and terraces areas may vary according to the final allocation within the master-plan. Drawings are not to scale and actual finishes may vary from the visual floor plans.

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LAGOON FRONT HOMES

