

ARIF

KABBALI  
HILLS

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ARIF



ARIF  
DEVELOPMENTS



KABALI

# KABALI

HILLS

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## 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.

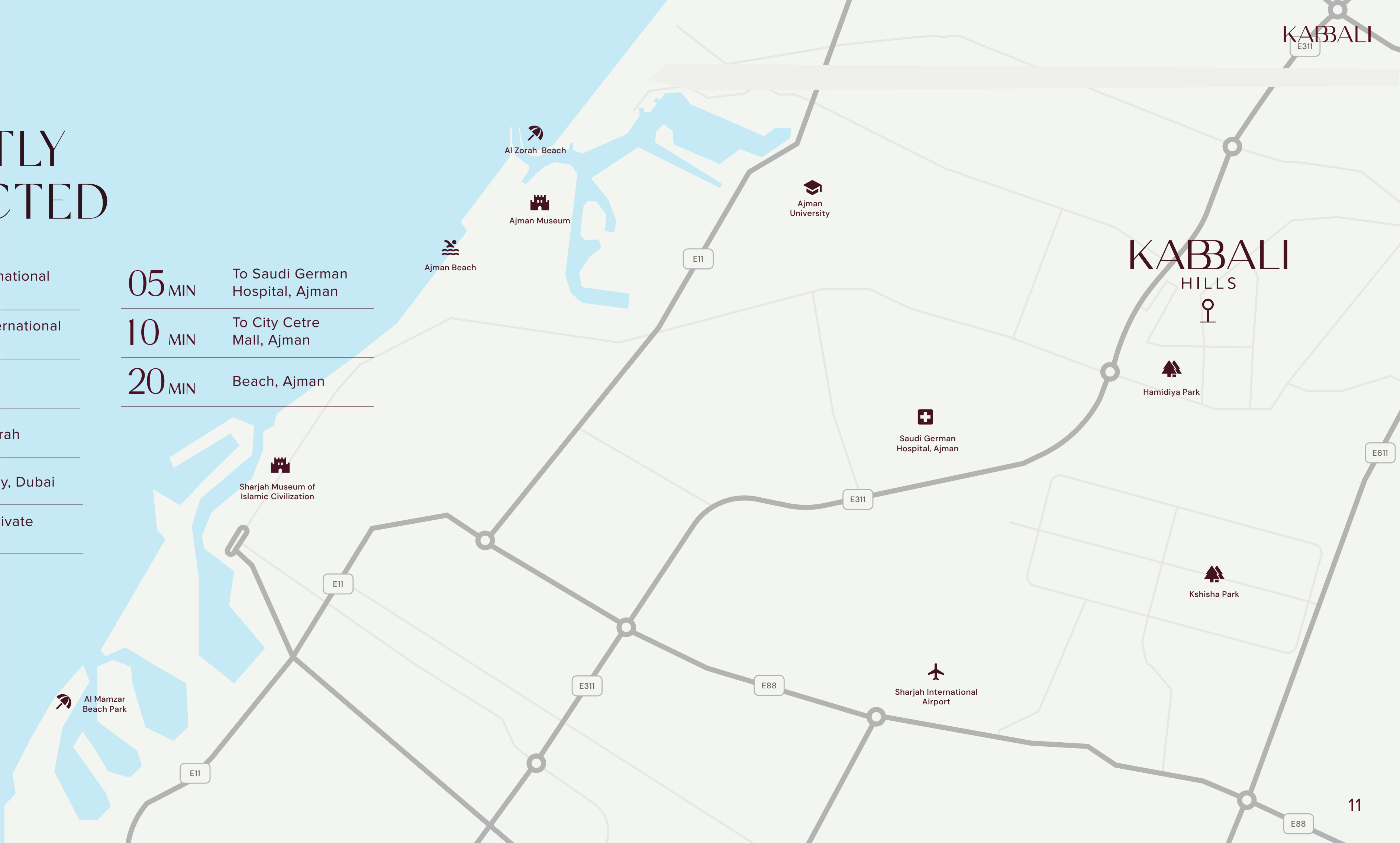




# PERFECTLY CONNECTED

- 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 Centre 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.



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WHERE  
INTERIORS  
SPEAK

Italian inspired ceilings, German kitchens and premium Italian finishes transform everyday life into an 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



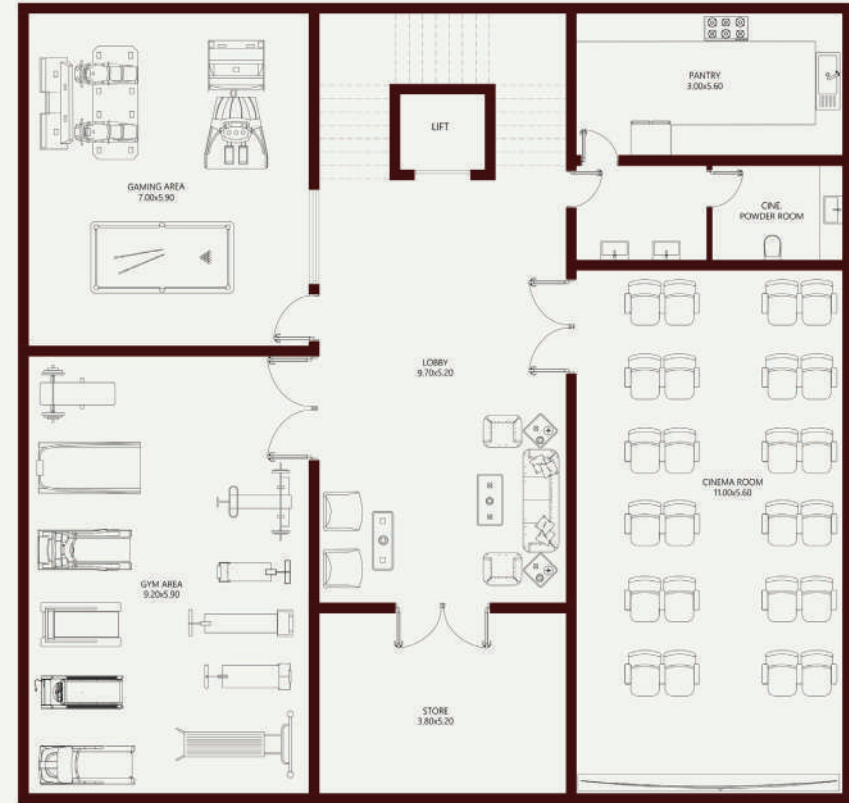


FLOOR PLANS

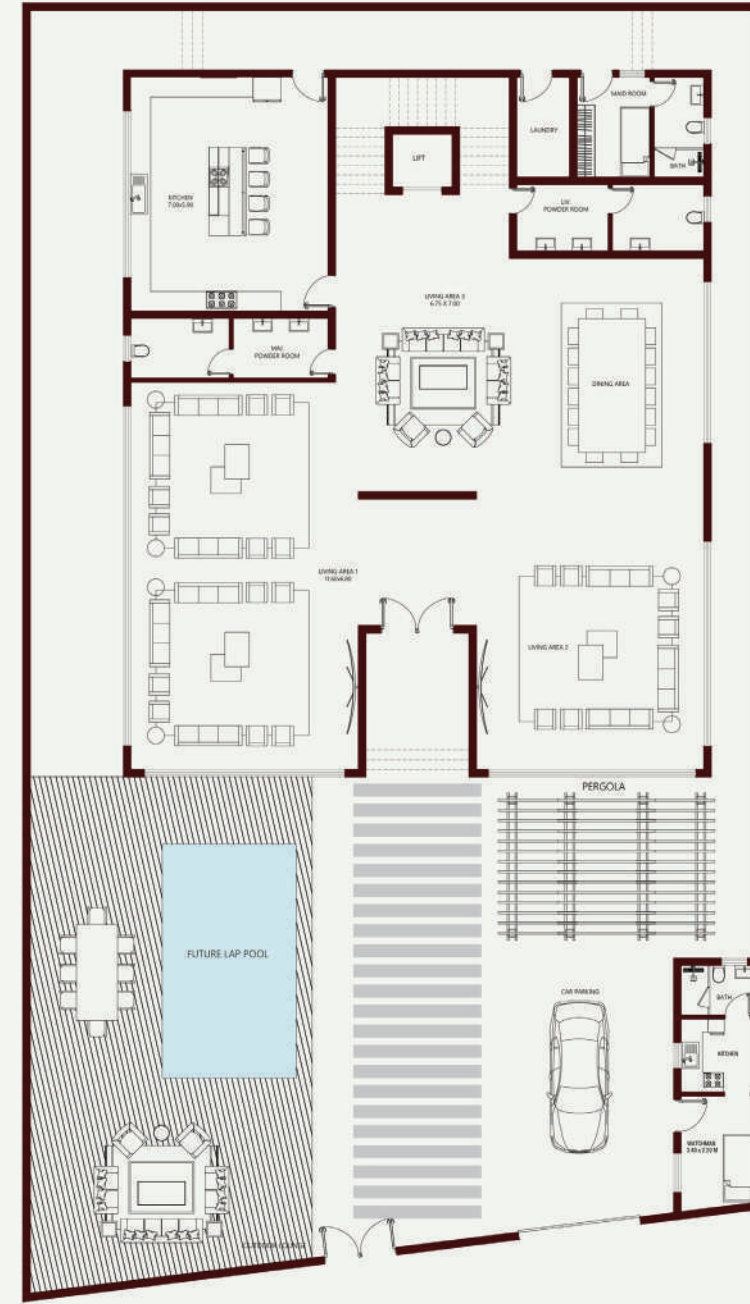
# EMIRIATI

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

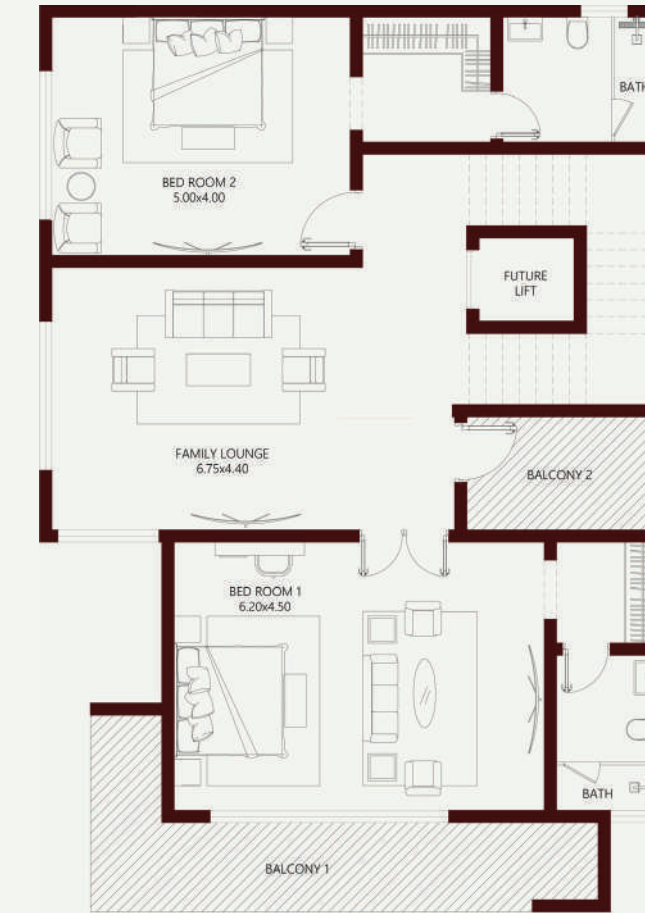
Heritage-inspired design interpreted through contemporary clarity.

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

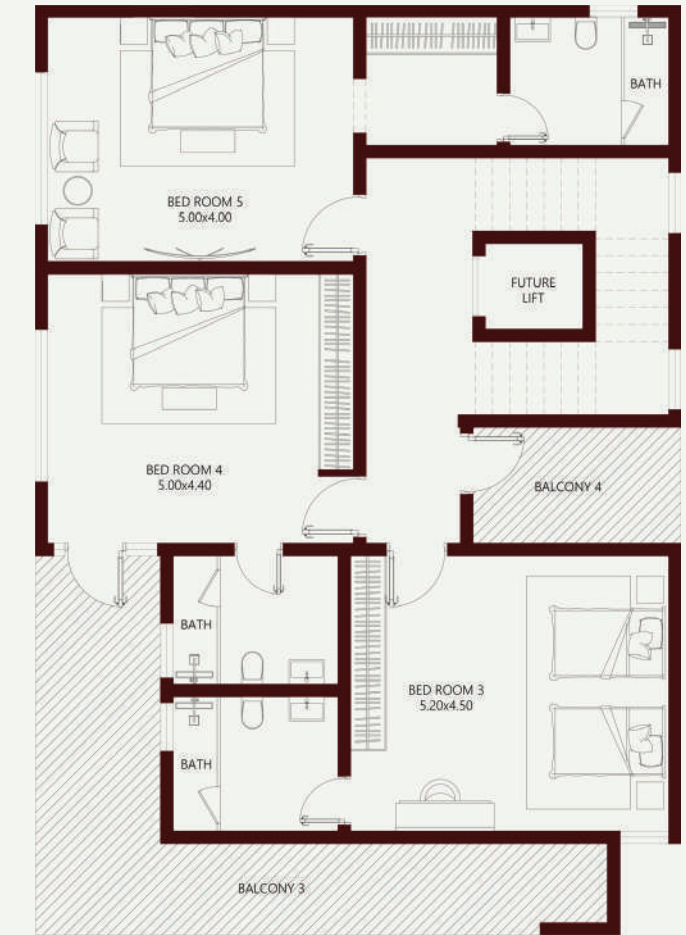
## VILLA 2



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR







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

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

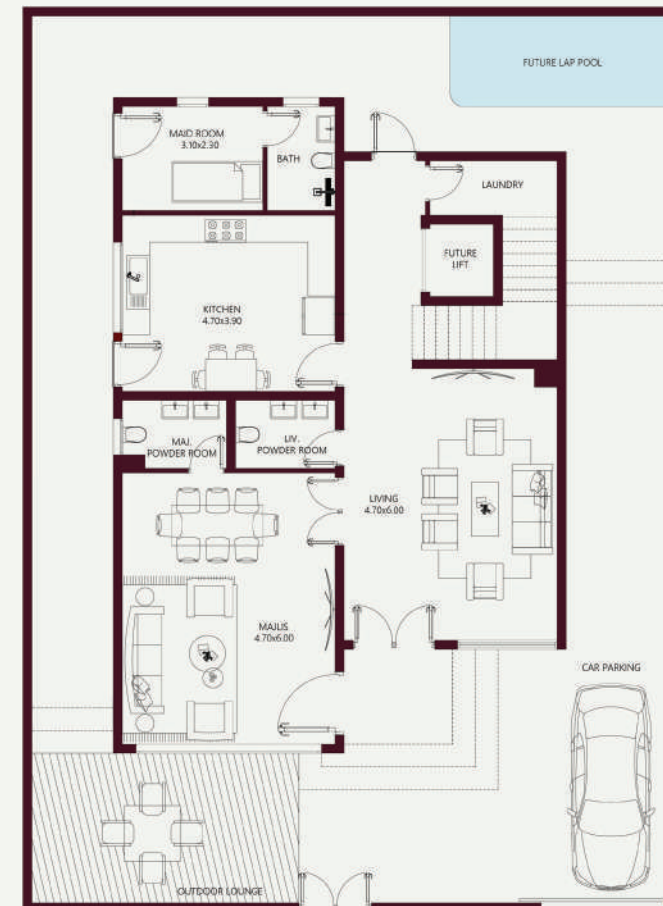
FLOOR PLANS

# BELLOTTI

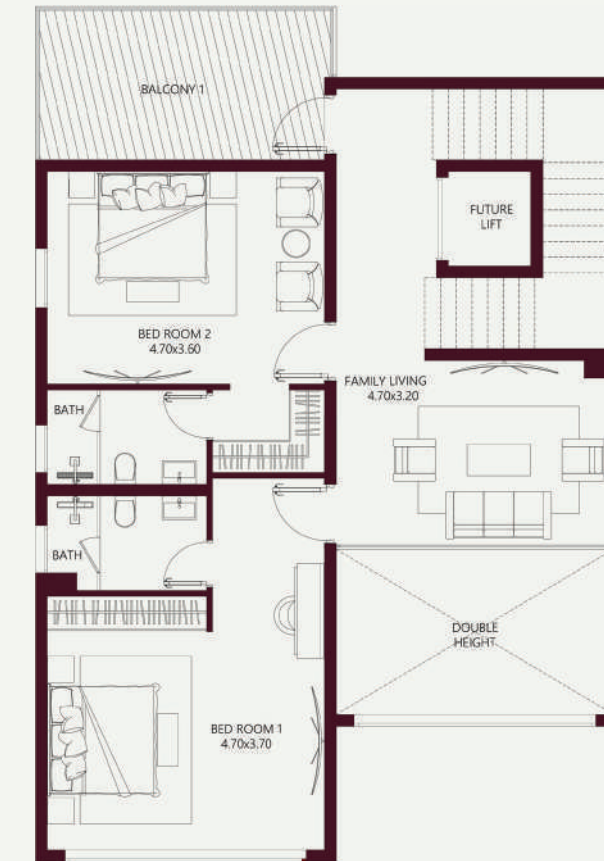
Elegant proportions and confident form create a composed and enduring living environment.

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

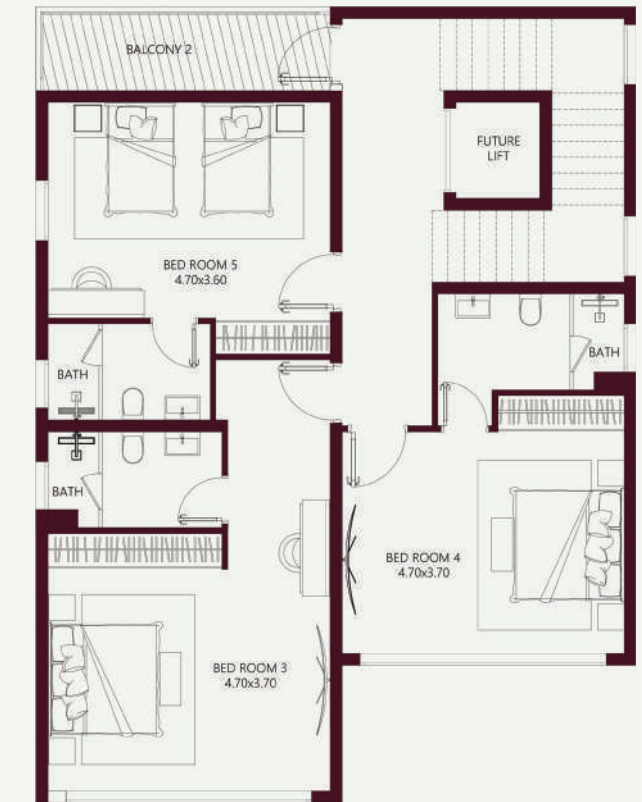
## VILLA 3



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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

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





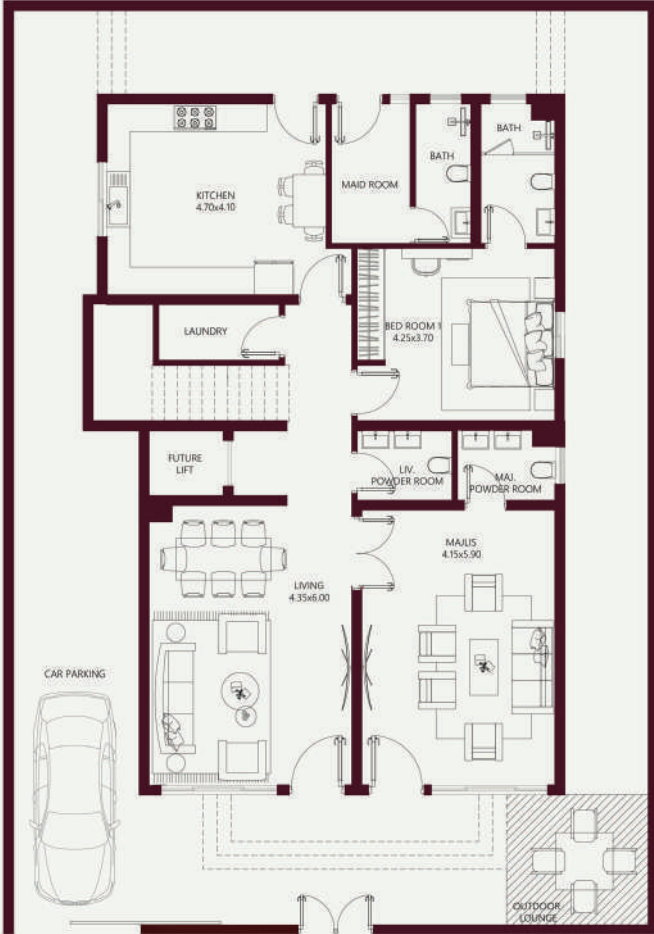
FLOOR PLANS

MARCELLI

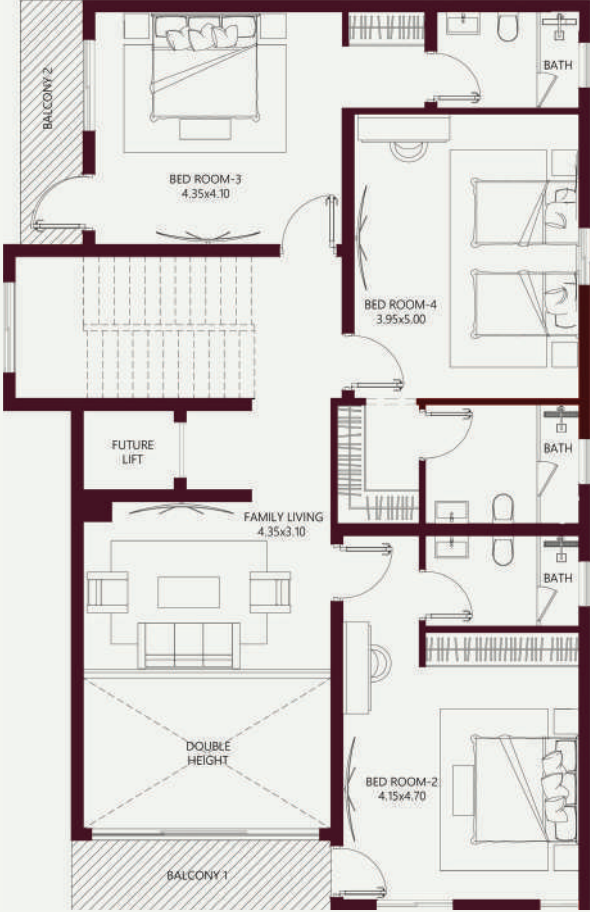
Classical inspiration refined into a modern expression of quiet luxury.

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

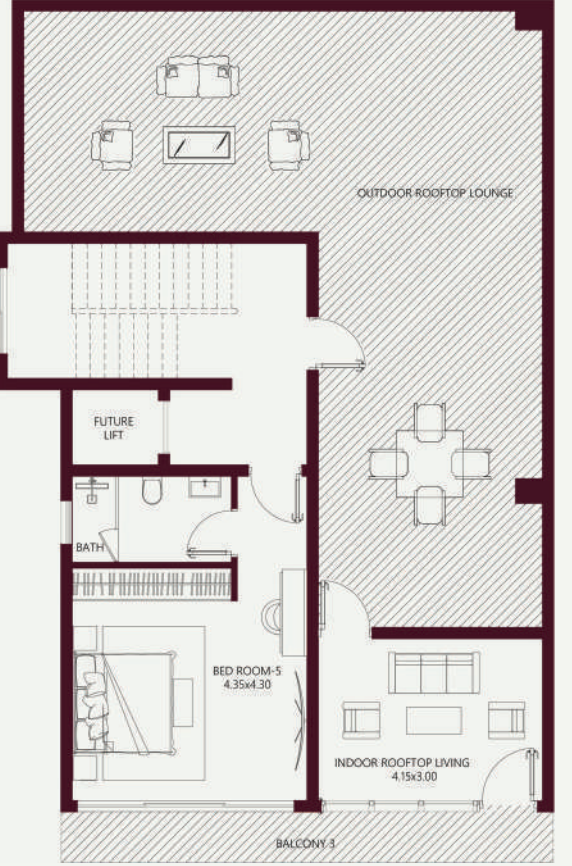
VILLA 4



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



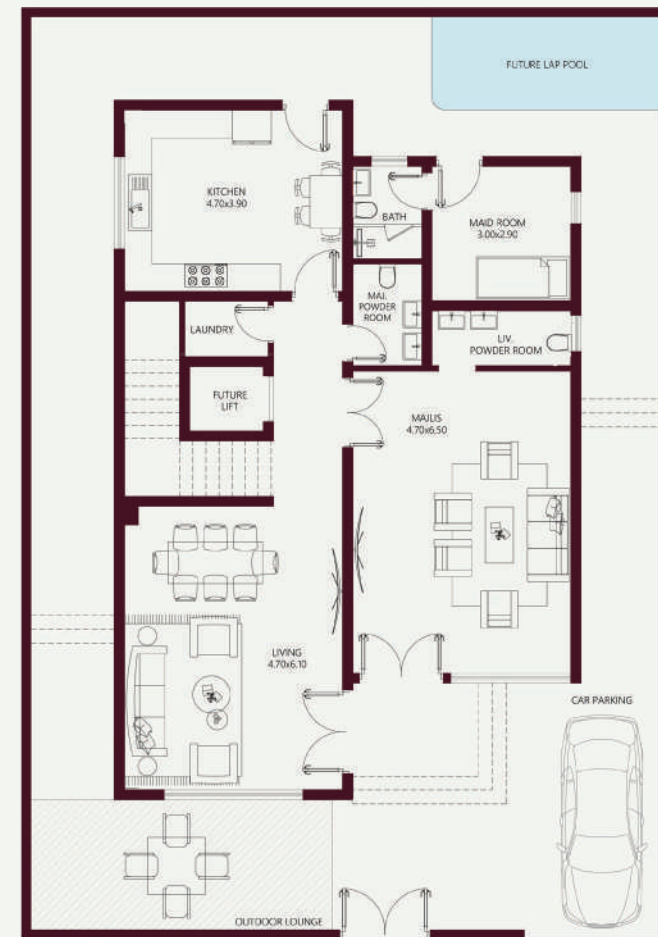
FLOOR PLANS

# CORSINI

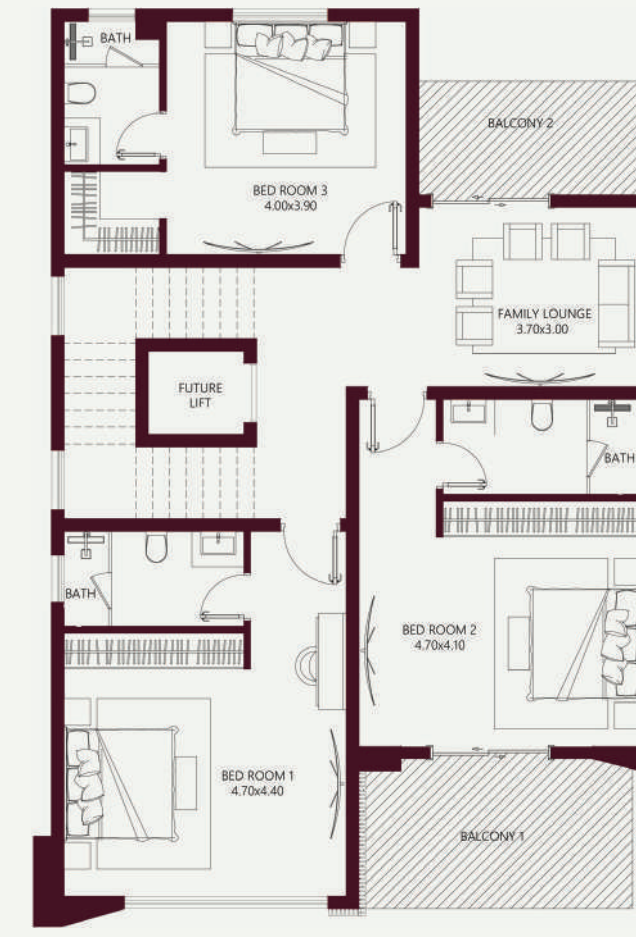
Soft elegance and flowing spaces  
designed for elevated everyday living.

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

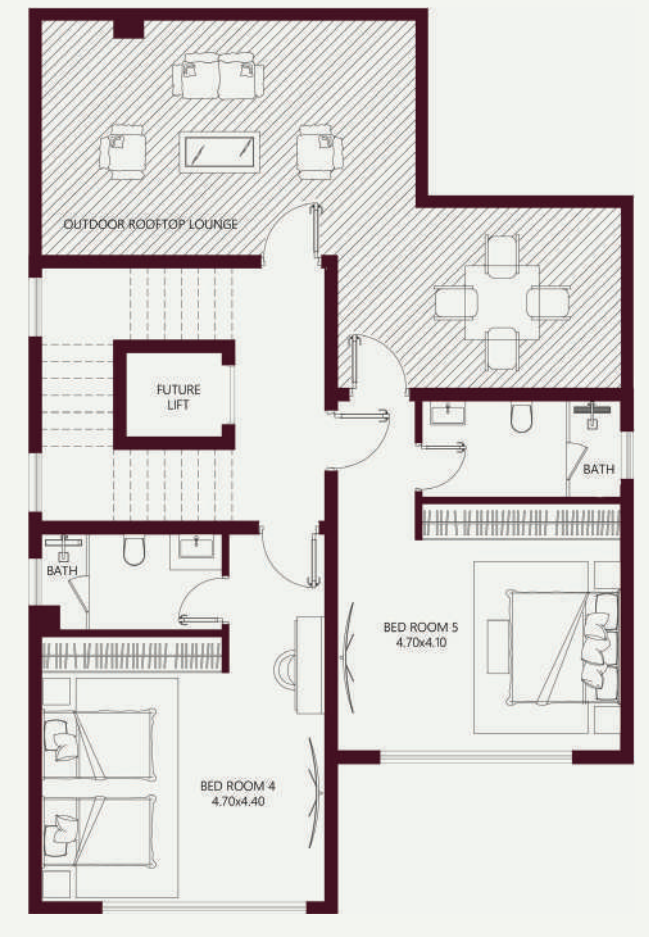
## VILLA 5



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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

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



FLOOR PLANS

VALORELLI

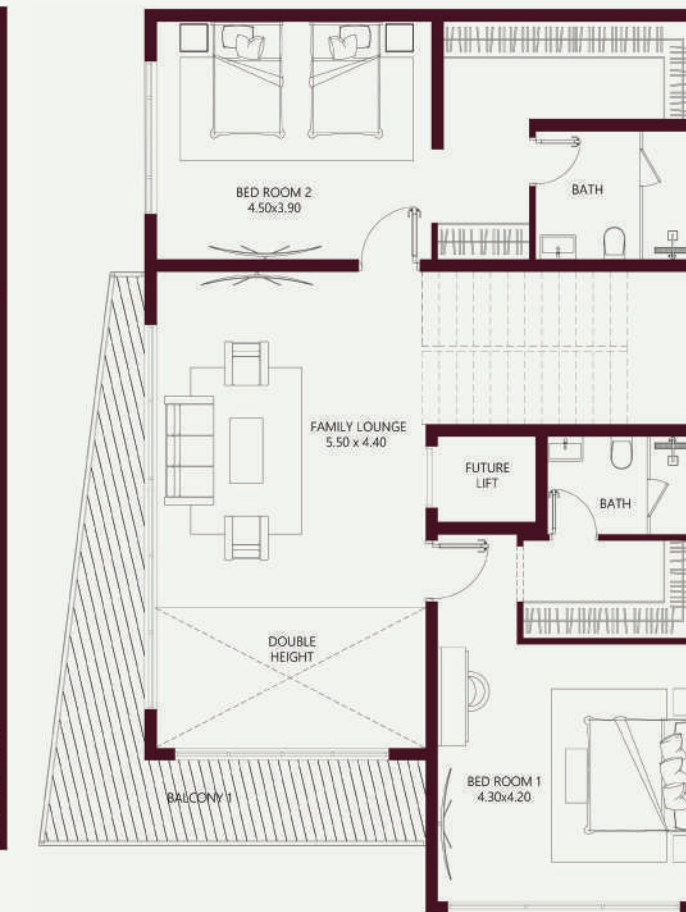
A Corner Villa shaped by enduring value and balance.

- GERMAN  
FITTED  
KITCHEN
- SMART HOME  
AUTOMATION  
SYSTEM
- LIFT  
PROVISION
- 5 CAR  
PARKING
- OUTDOOR  
LOUNGE

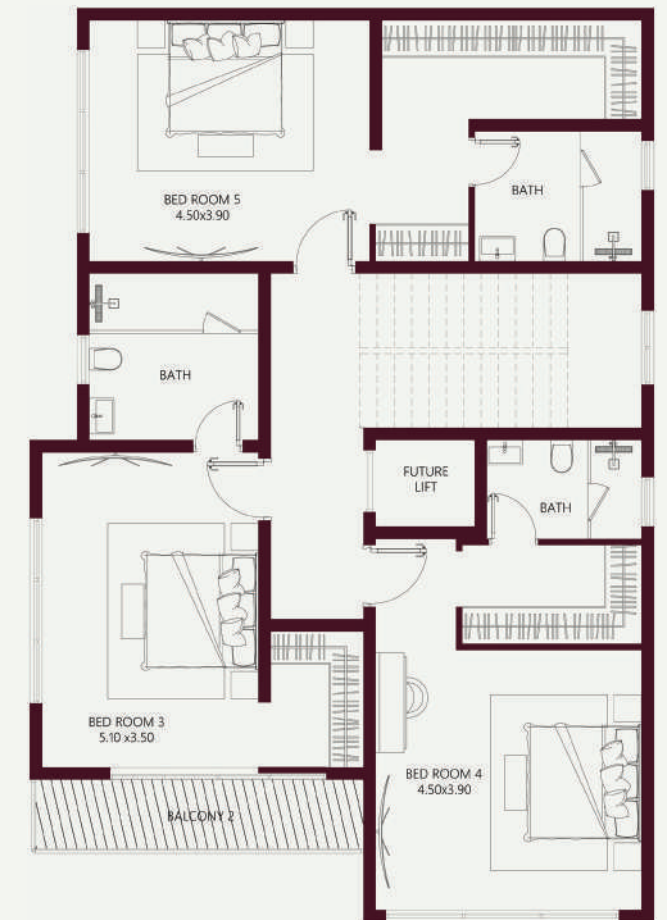
VILLA 6



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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

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



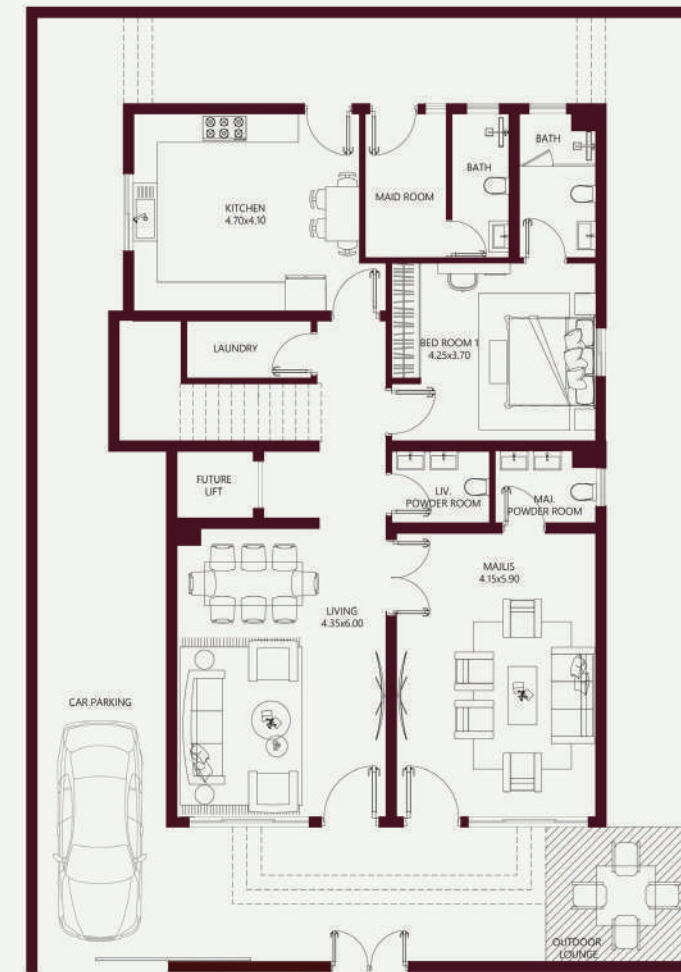
FLOOR PLANS

# DONATI

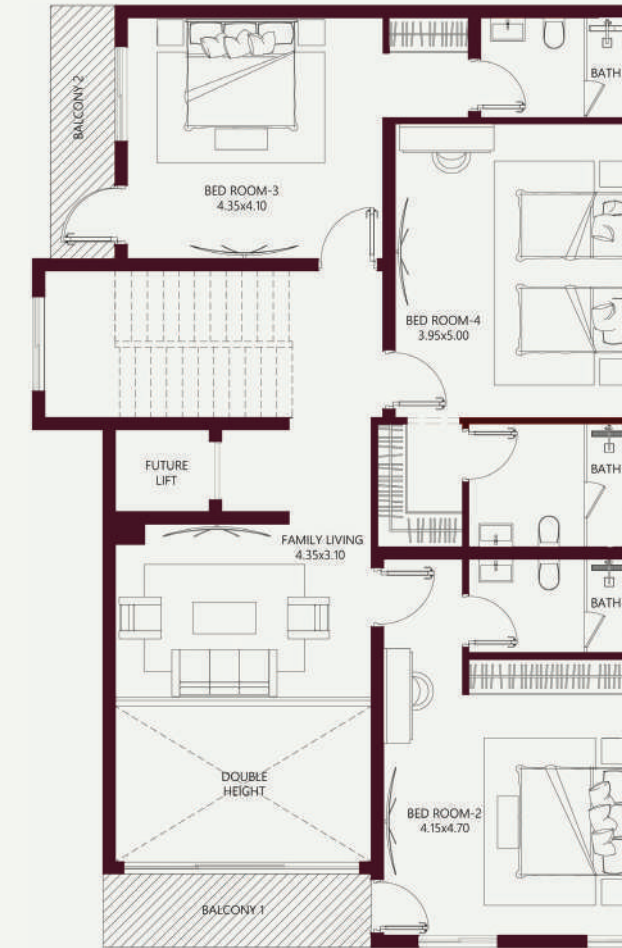
Thoughtfully composed interiors shaped by harmony and proportion.

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

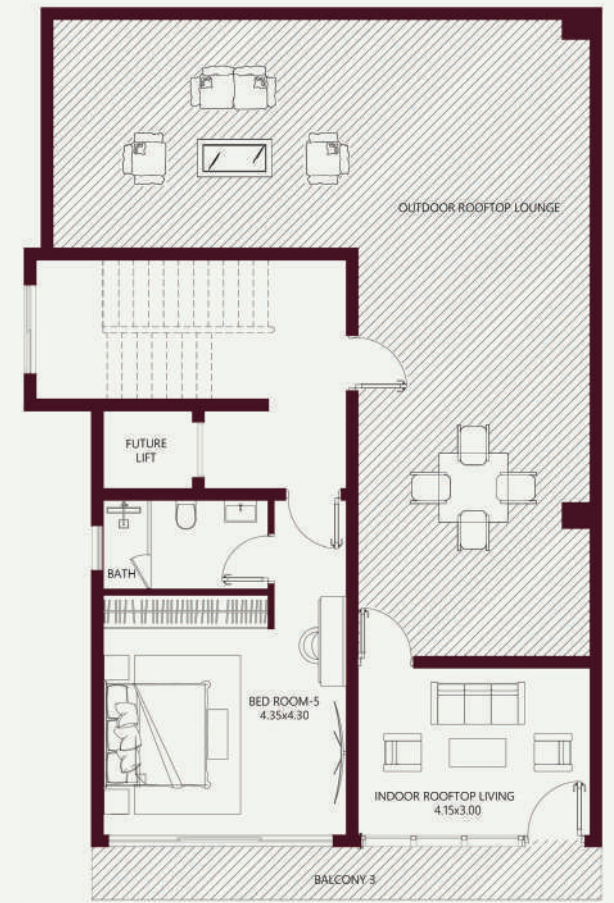
## VILLA 7



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



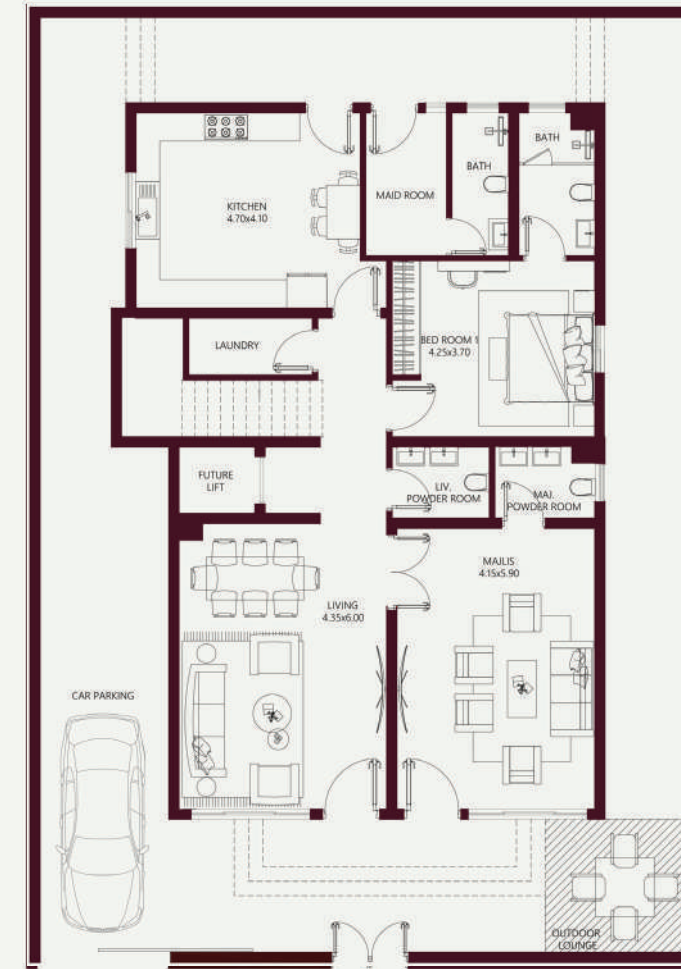
FLOOR PLANS

# MONTARI

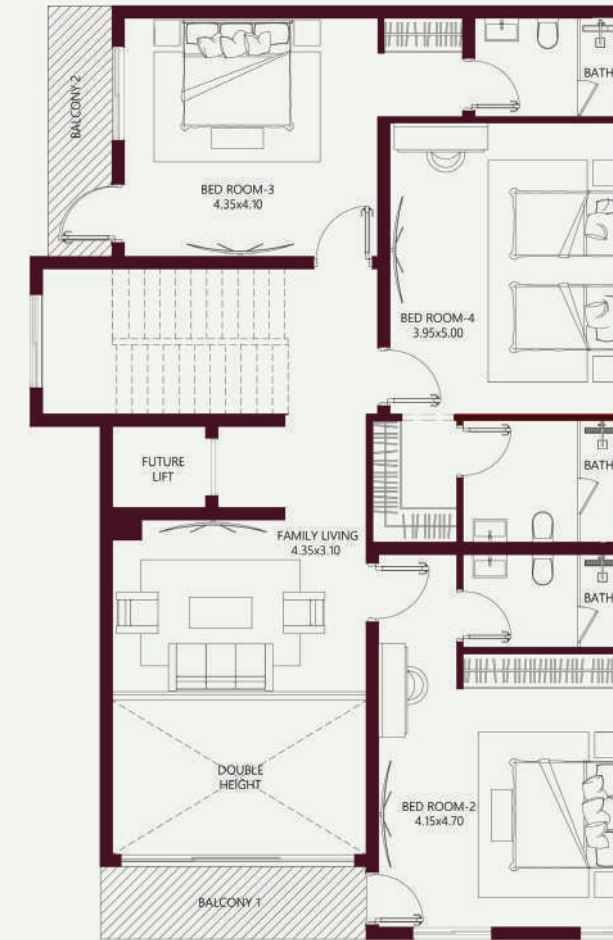
Elevated living defined by structure, openness, and proportion.

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

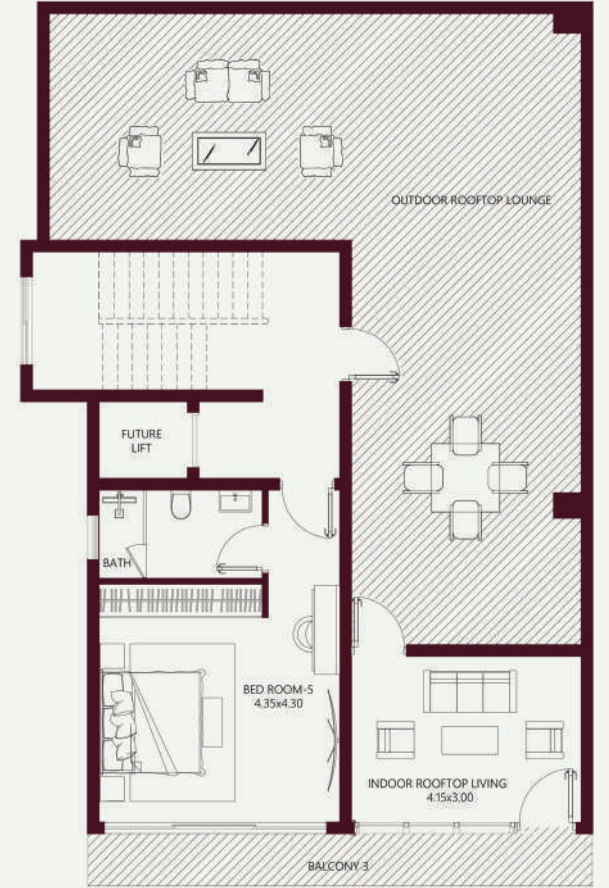
## VILLA 8



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

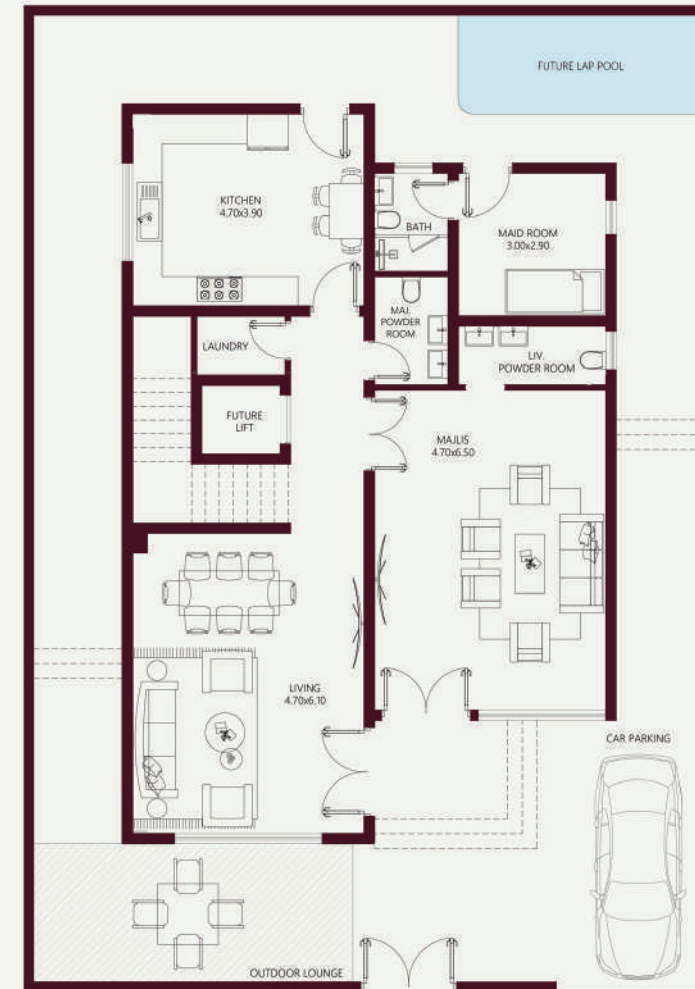


SWIMMING  
POOL  
PROVISION

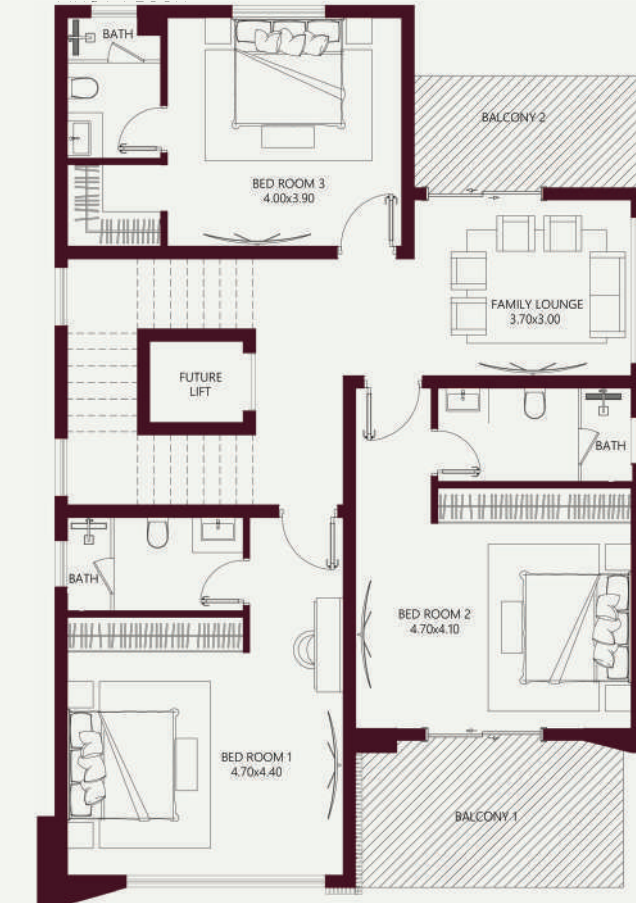


OUTDOOR  
LOUNGE

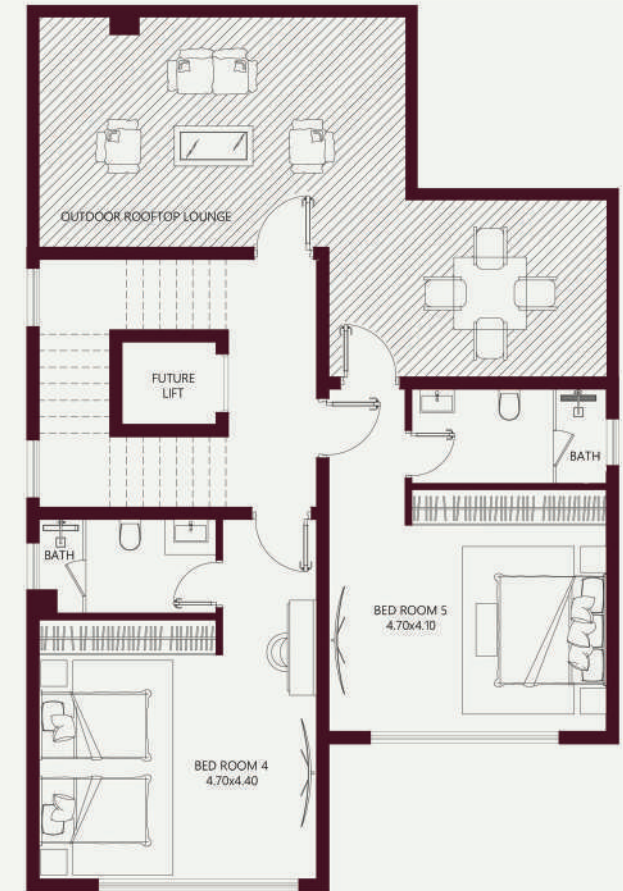
VILLA 9



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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

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



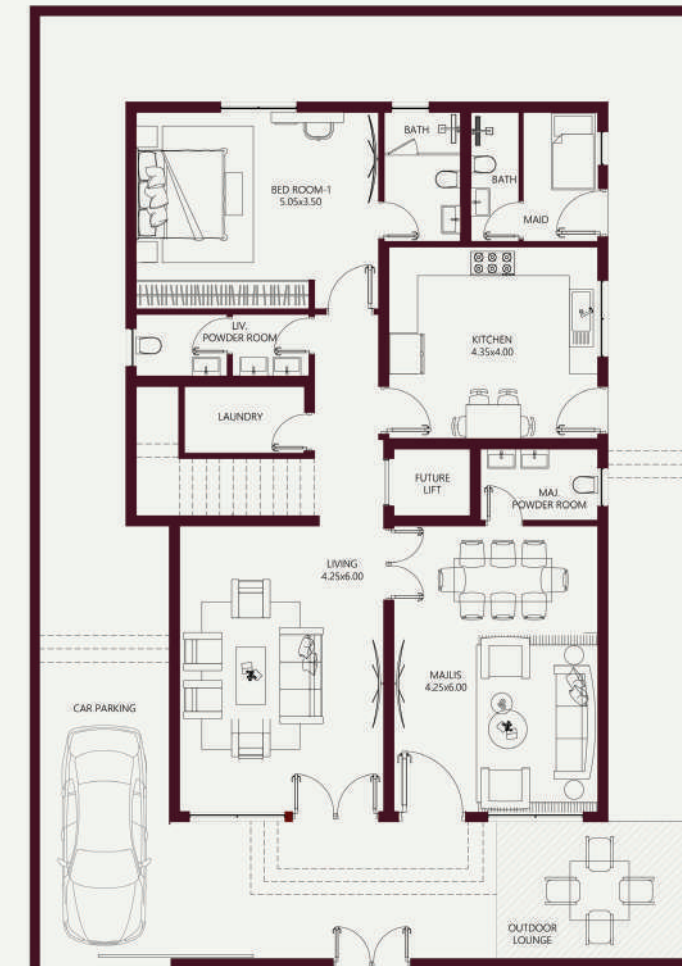
FLOOR PLANS

ORLANDI

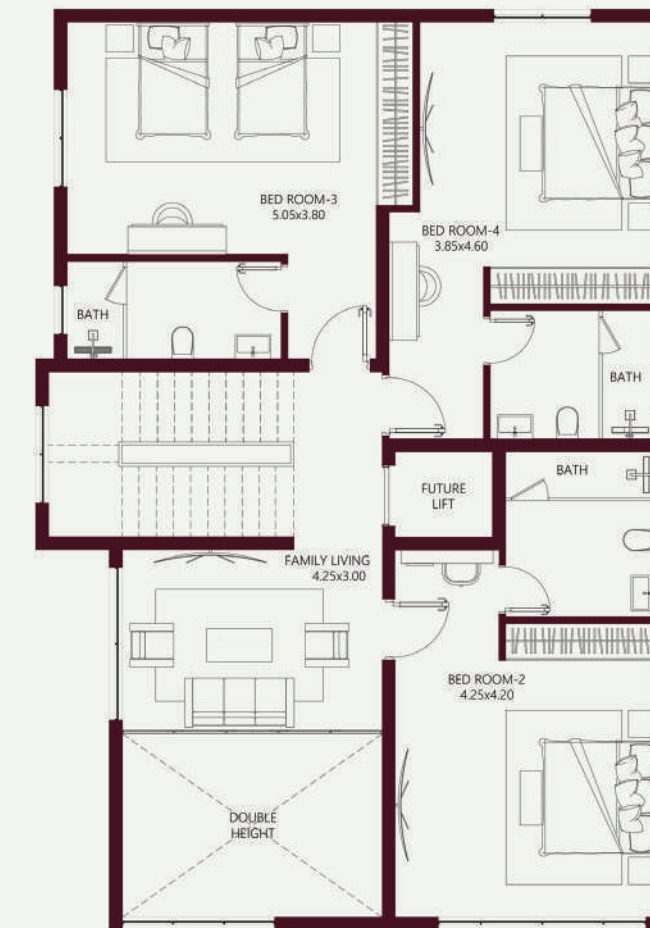
Timeless geometry paired with refined material expression.

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

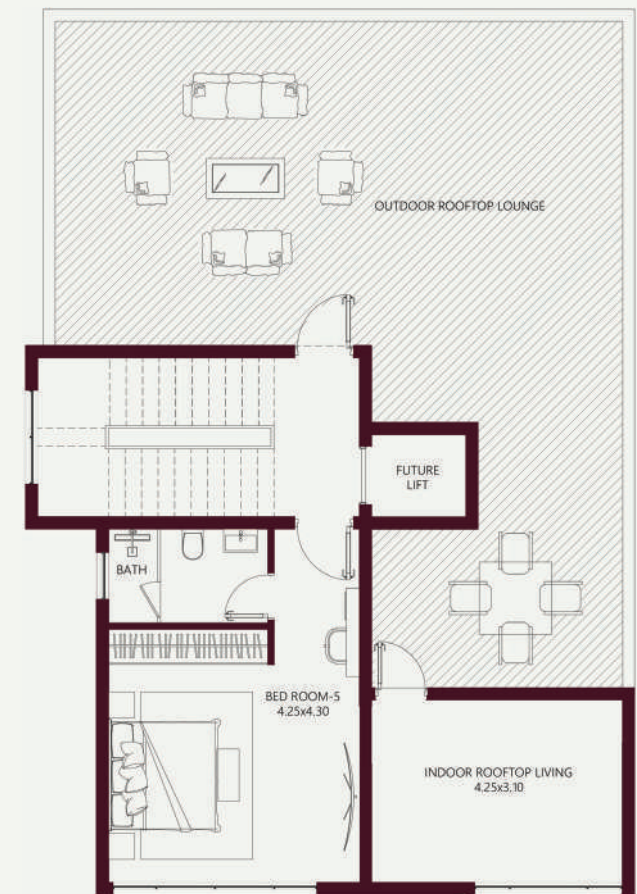
VILLA 10



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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

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

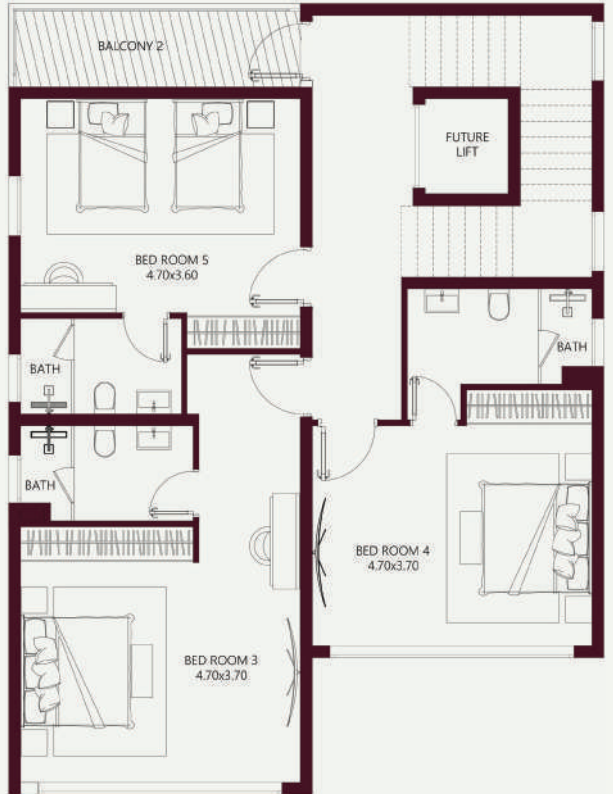
## VILLA II



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

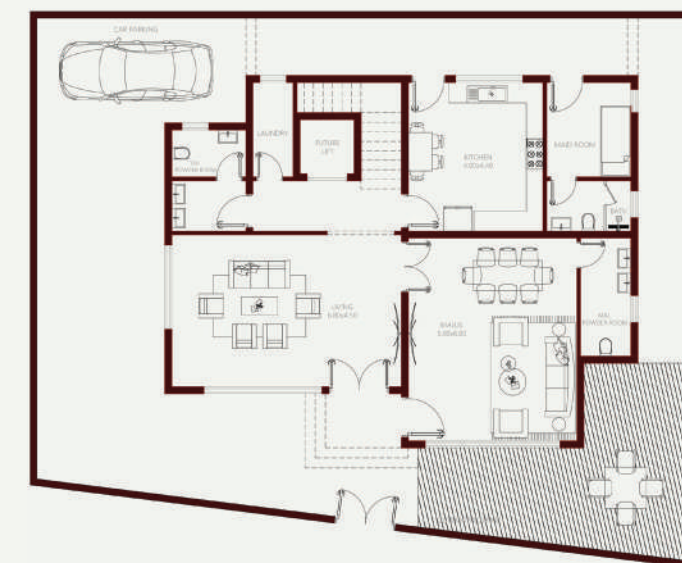


OUTDOOR LOUNGE

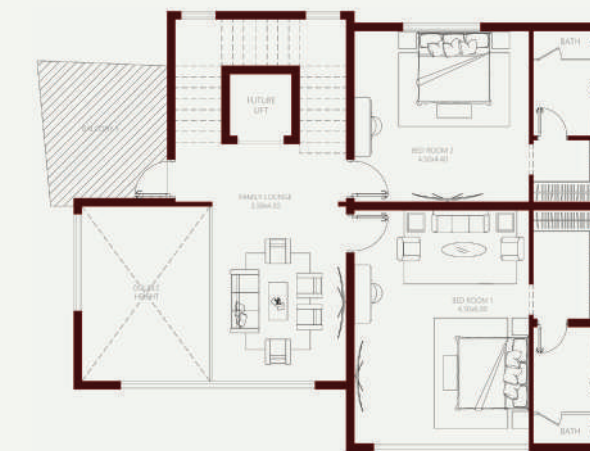


DOUBLE HEIGHT

## 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
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	2
BALCONY	2
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



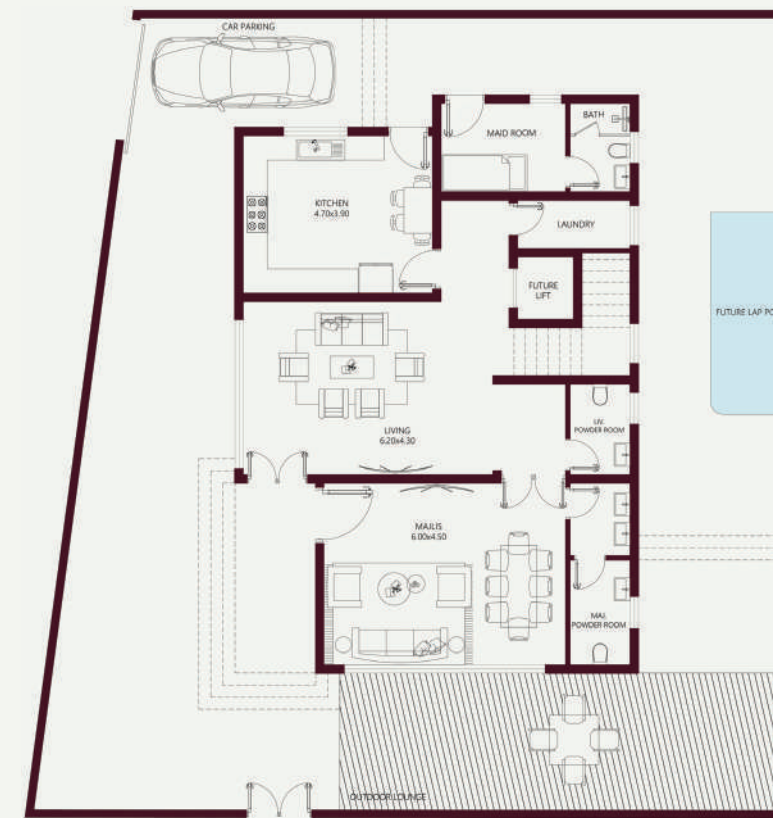
FLOOR PLANS

ILLORELLI

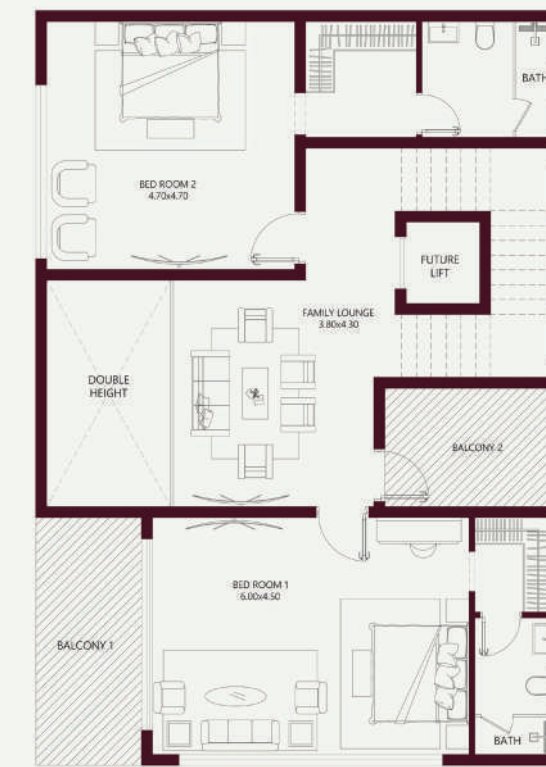
A Corner Villa distinguished by clarity of form and calm authority.

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

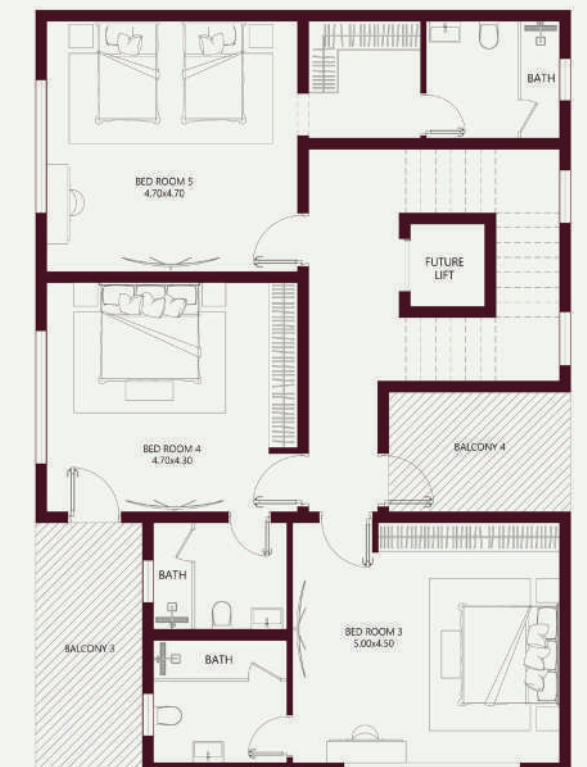
VILLA 13



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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

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



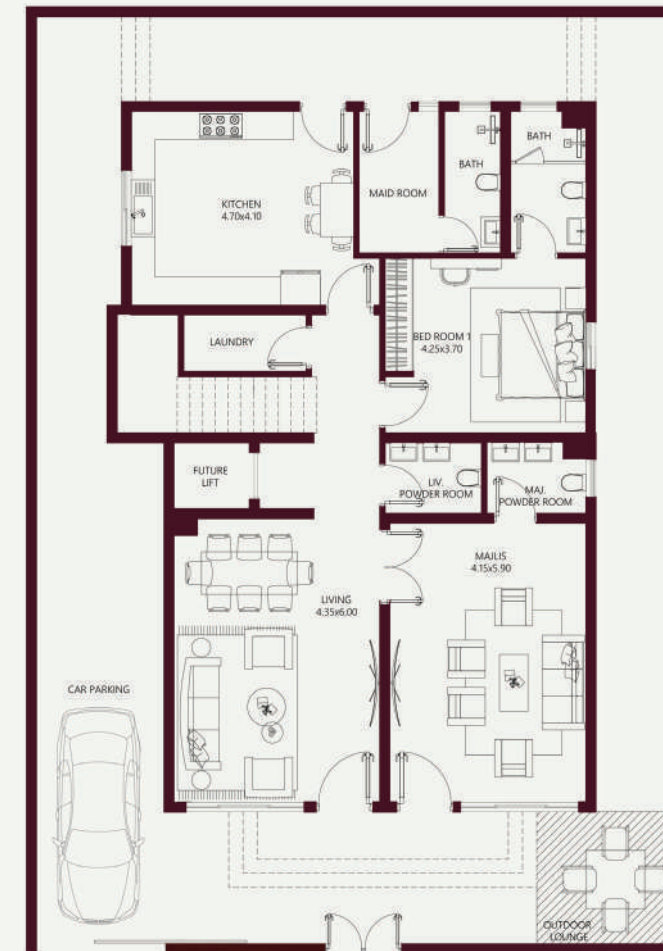
FLOOR PLANS

CALDERI

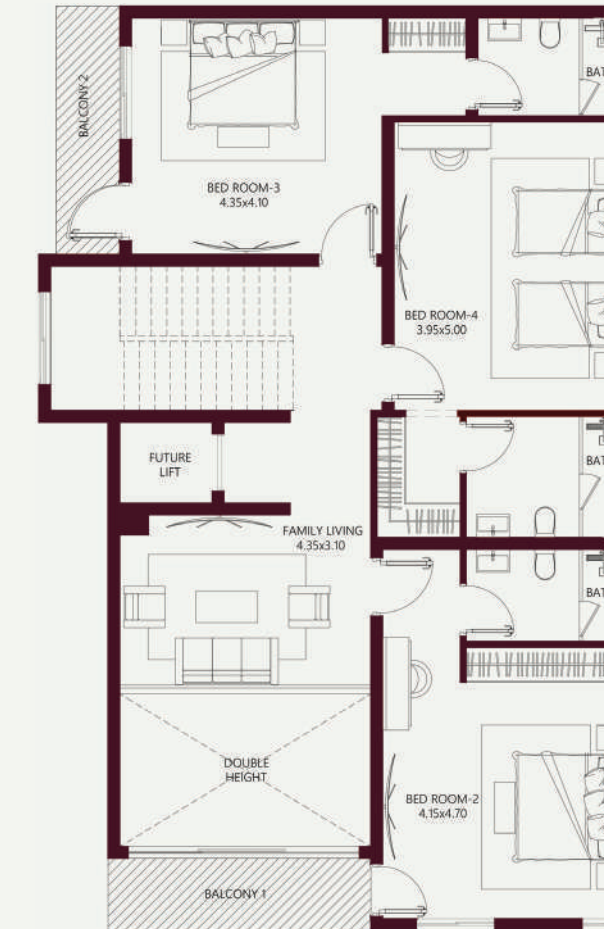
Balanced layouts offering comfort, flow, and sophistication.

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

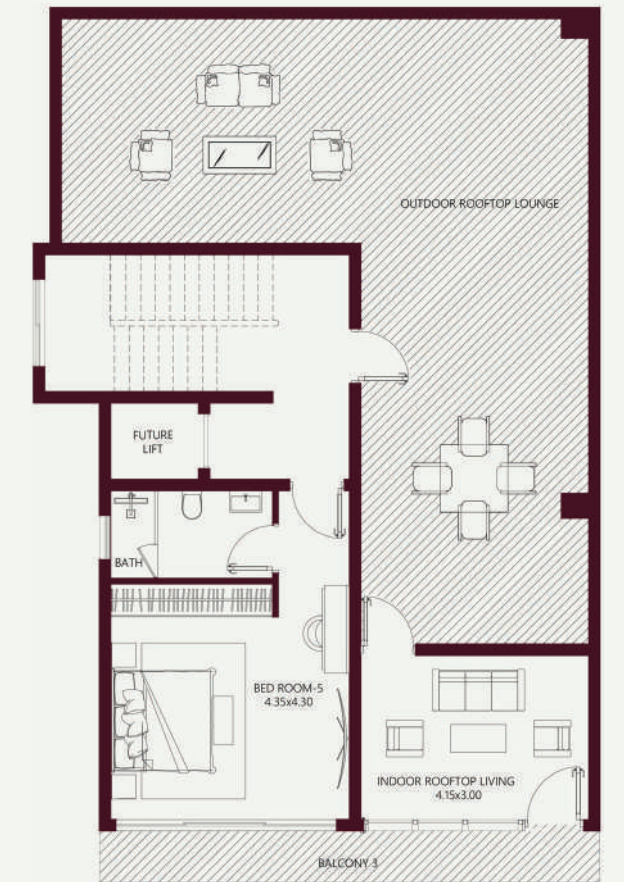
VILLA 14



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



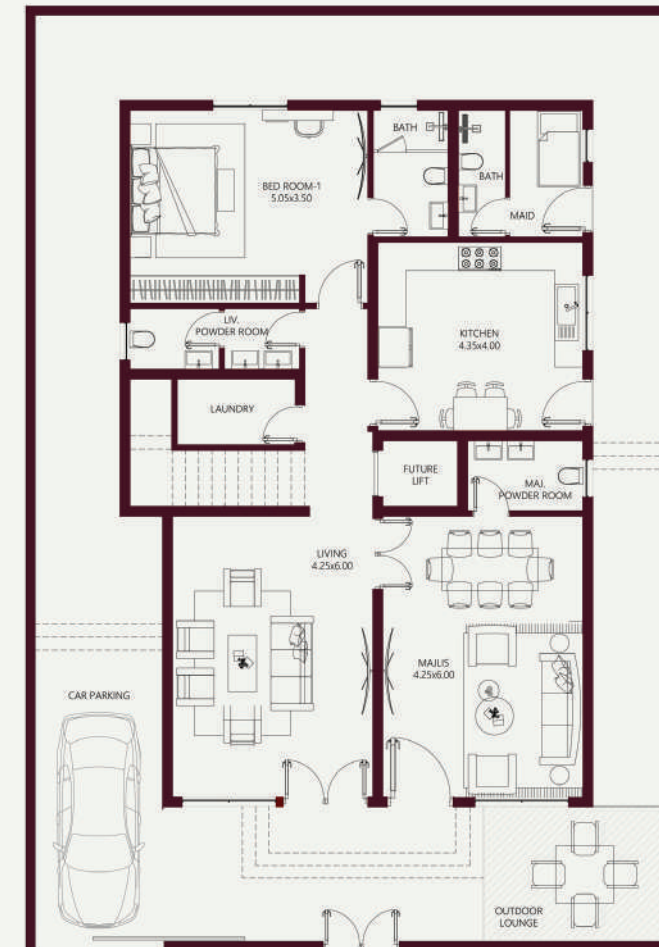
FLOOR PLANS

# VENTORI

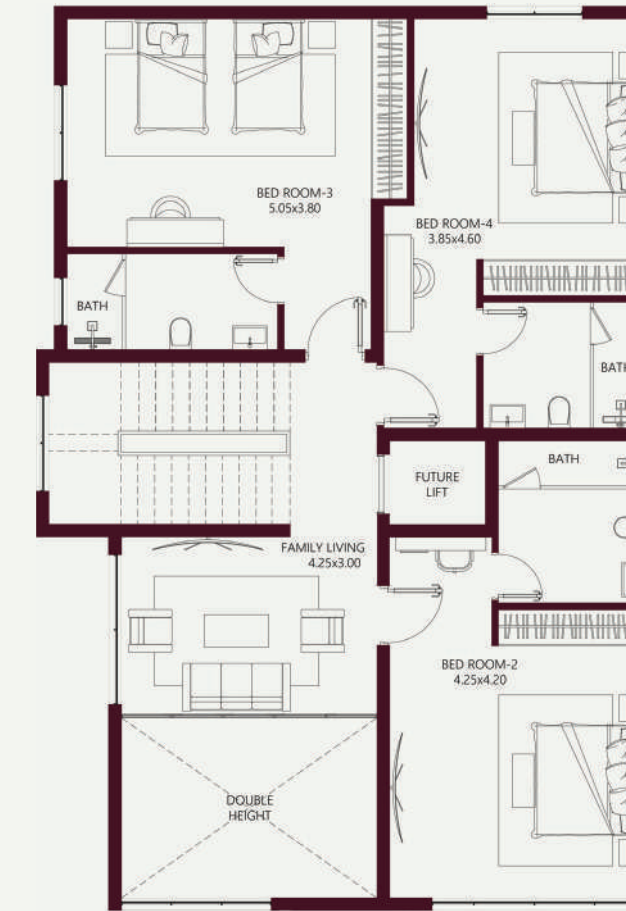
Confident proportions shaping an assured residential identity.

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

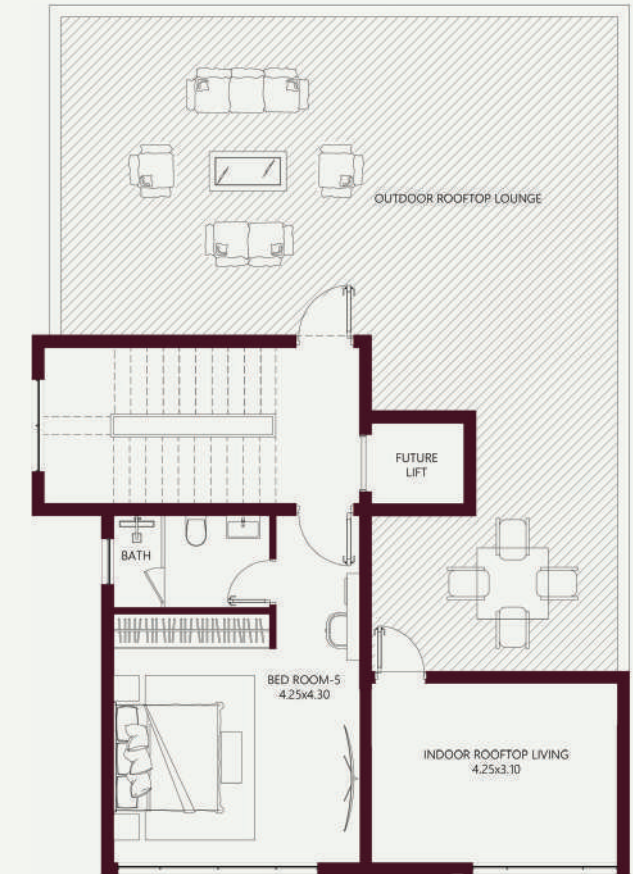
## VILLA 15



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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

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



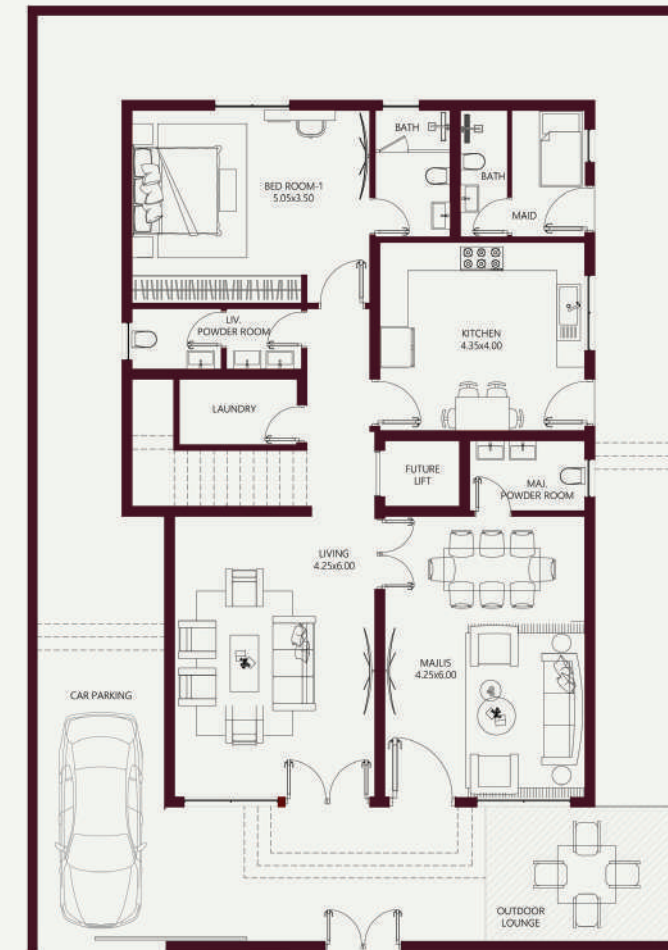
FLOOR PLANS

# TORVINI

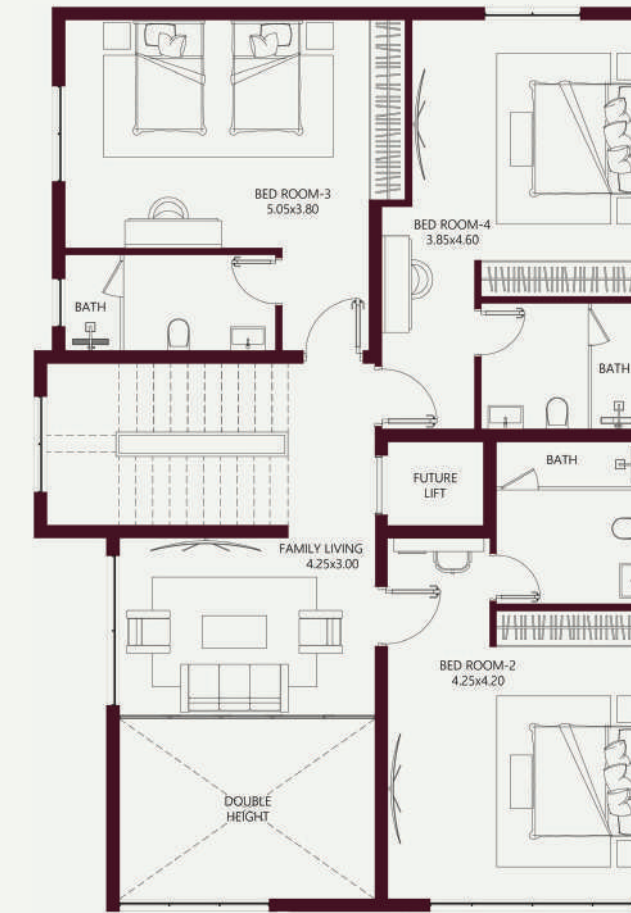
Structured elegance with architectural depth and strength.

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

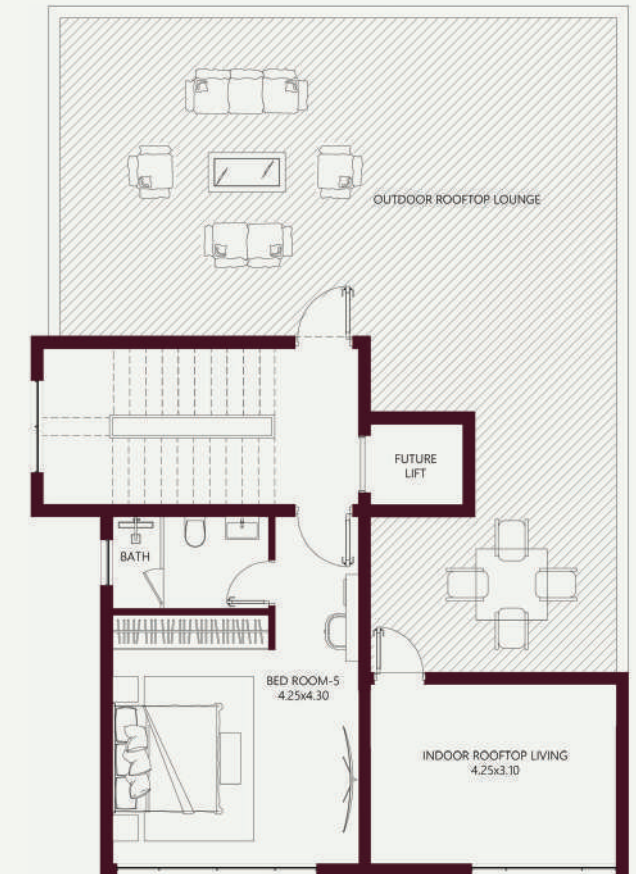
## VILLA 16



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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

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



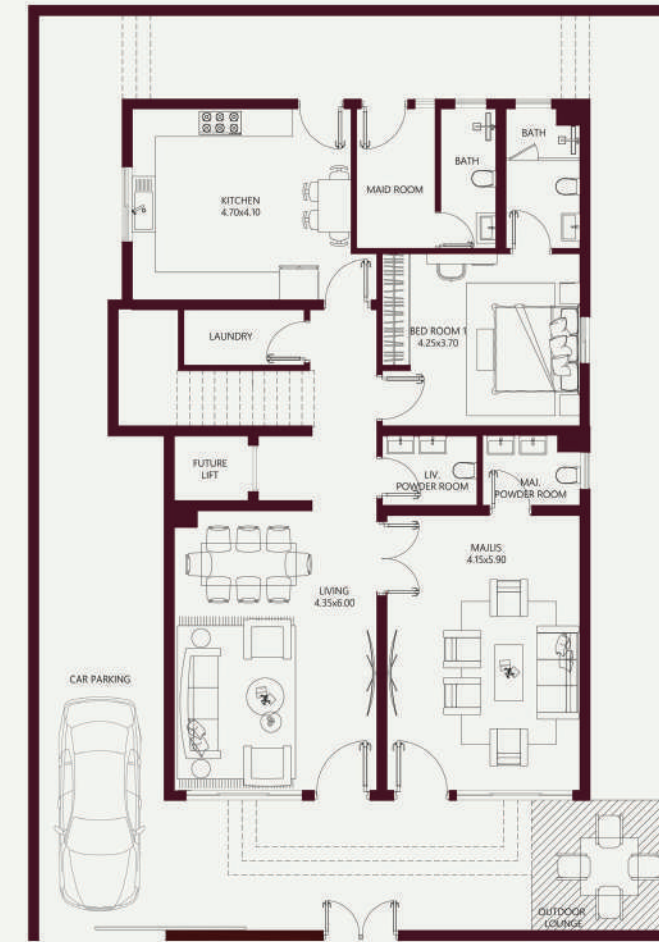
FLOOR PLANS

# ALTIERI

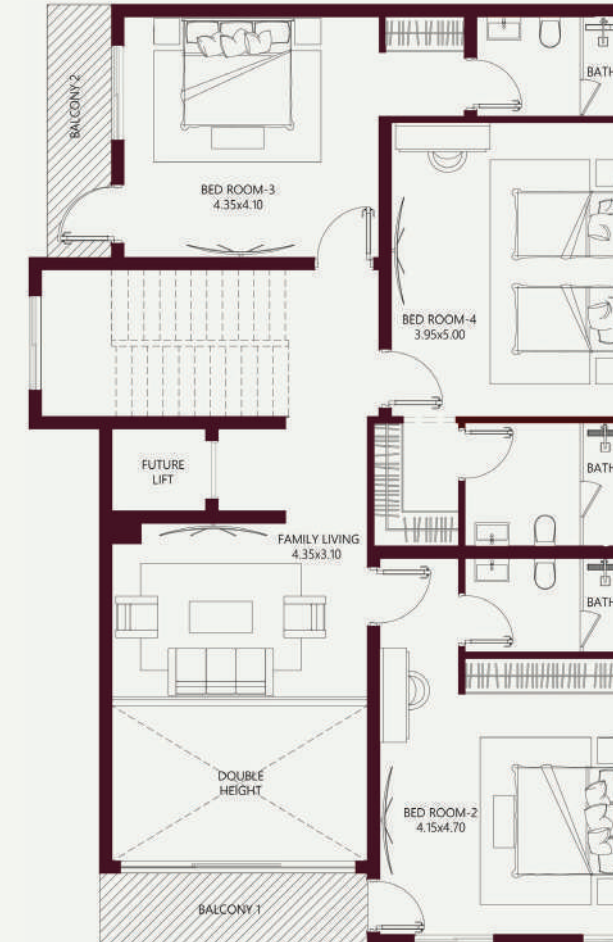
Rich textures and refined detailing creating understated luxury.

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

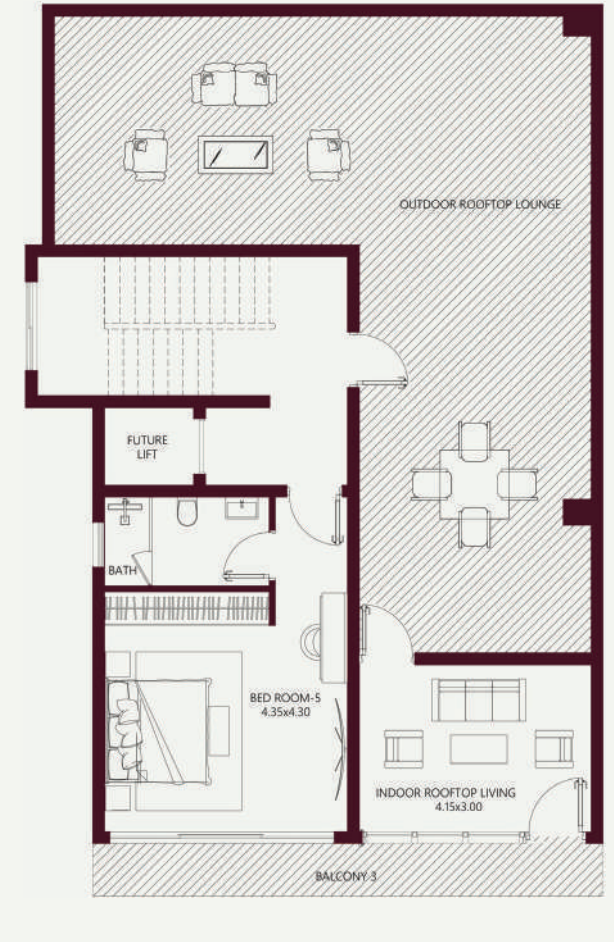
## VILLA 17



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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

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



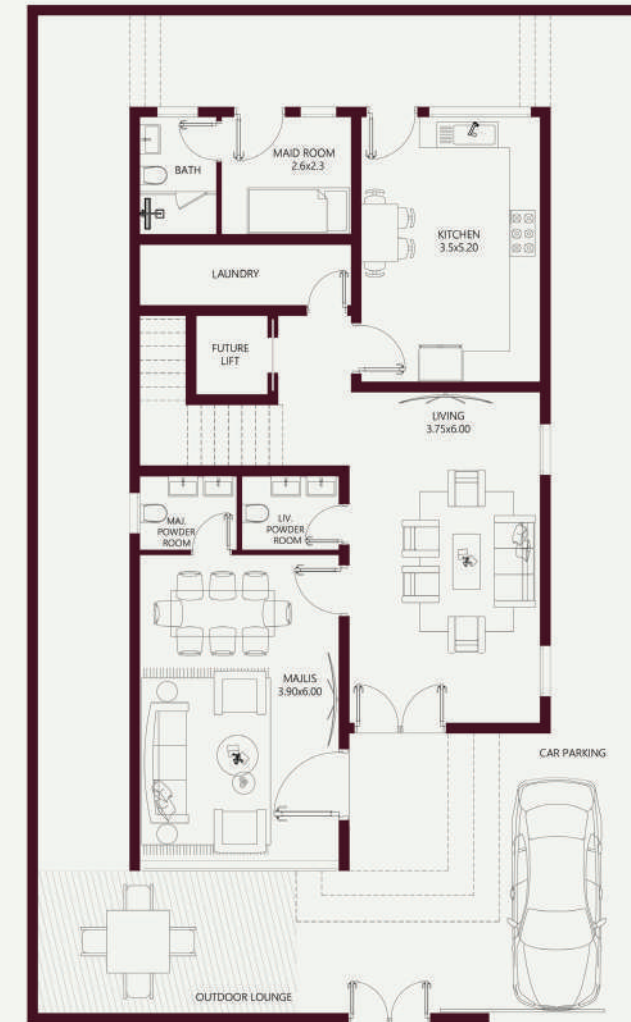
FLOOR PLANS

MARINI

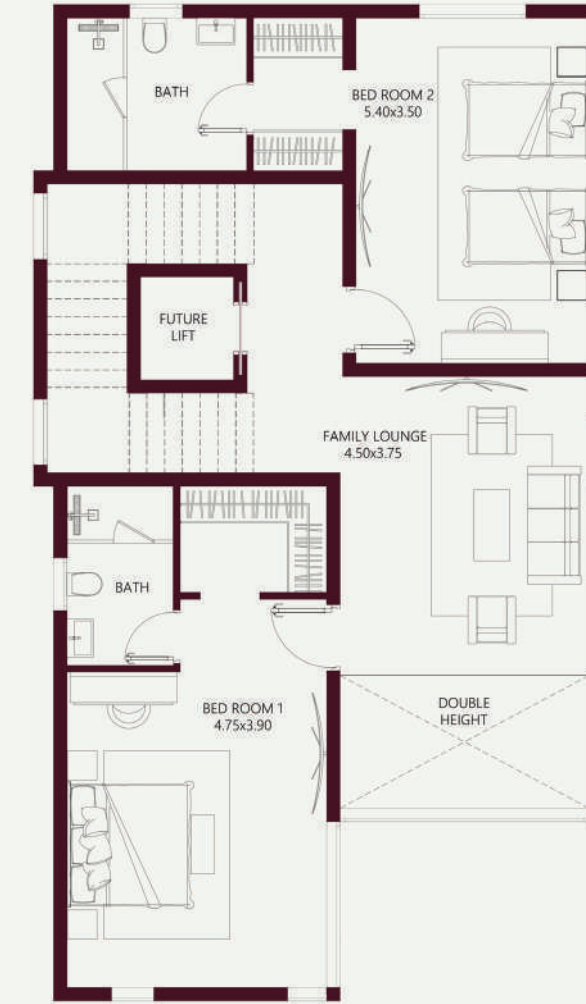
Fluid living spaces shaped by natural proportion.

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

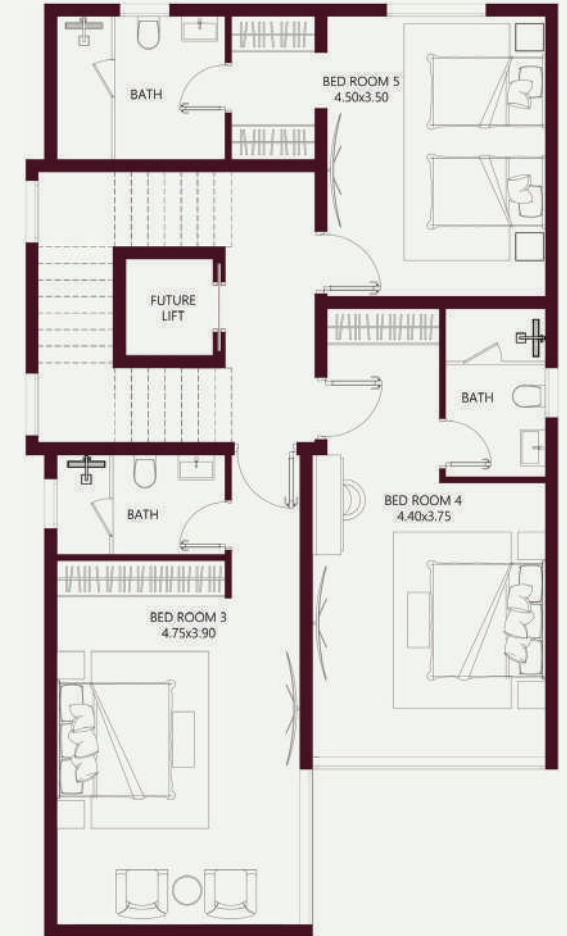
VILLA 18



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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

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



FLOOR PLANS

# EXCELLI

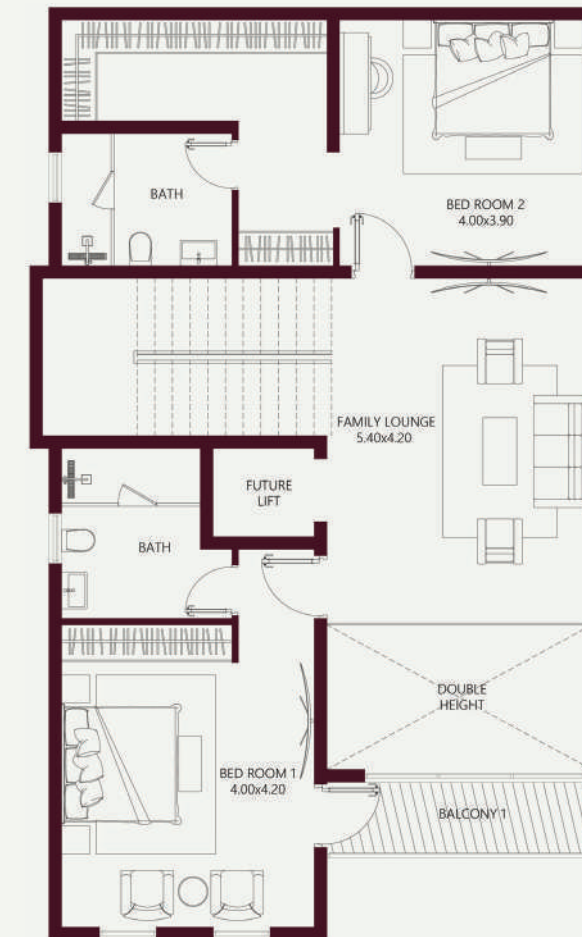
A Corner Villa crafted with timeless grace and refinement.

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

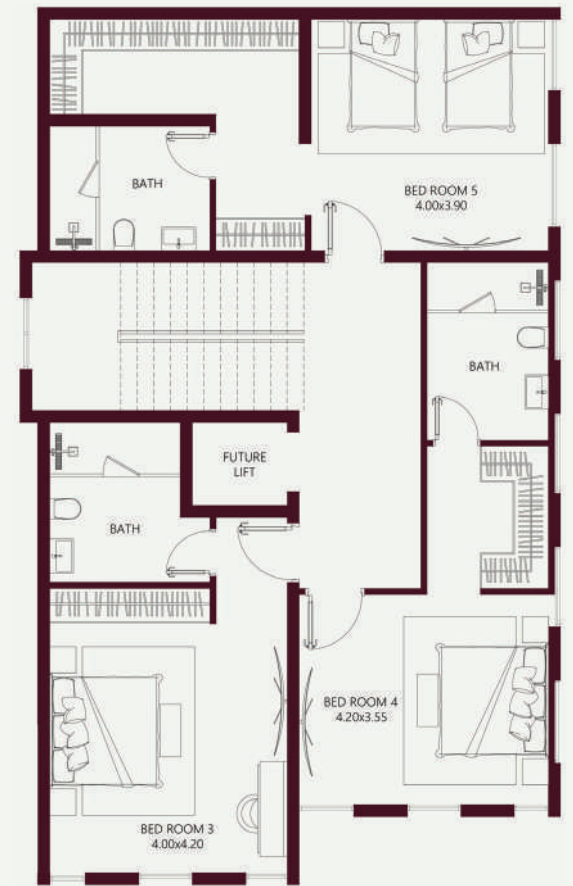
## VILLA 19 | CORNER VILLA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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

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



FLOOR PLANS

VANTELLI

A Corner Villa offering scale, visibility, and exclusivity.

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

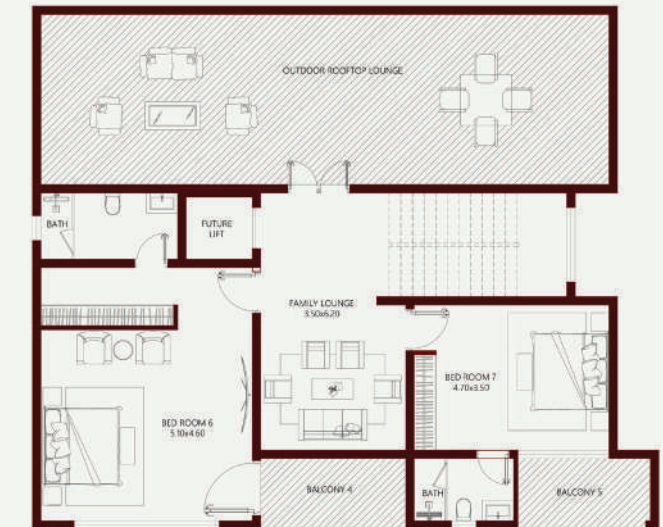
VILLA 20 | CORNER VILLA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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

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



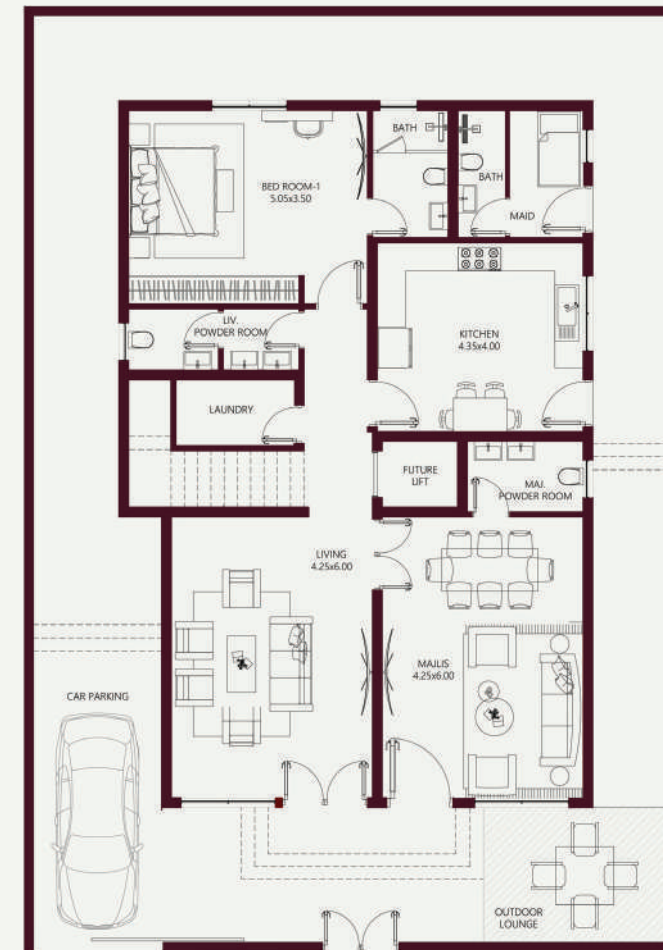
FLOOR PLANS

SAVELLI

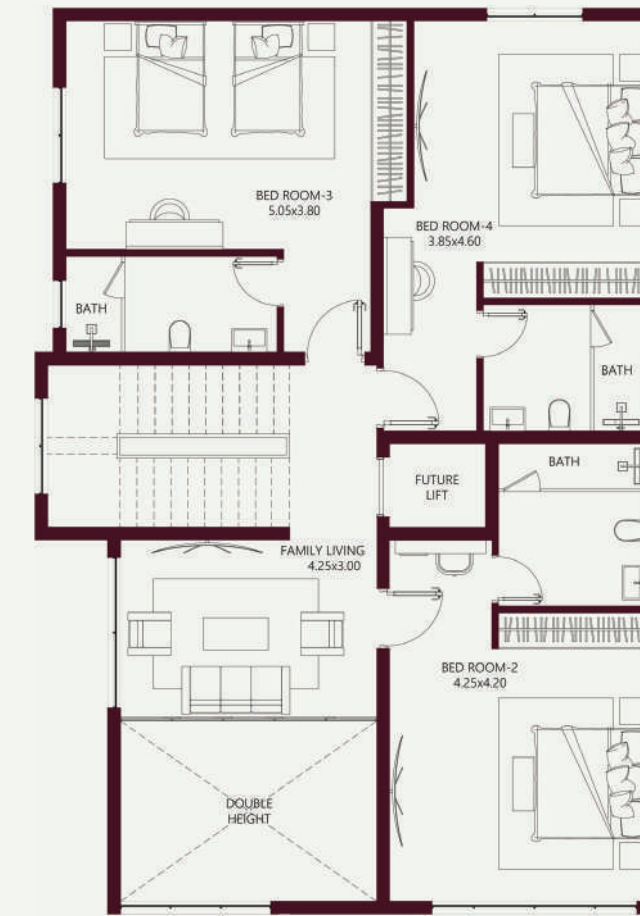
Calm elegance shaped by thoughtful architectural rhythm.

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

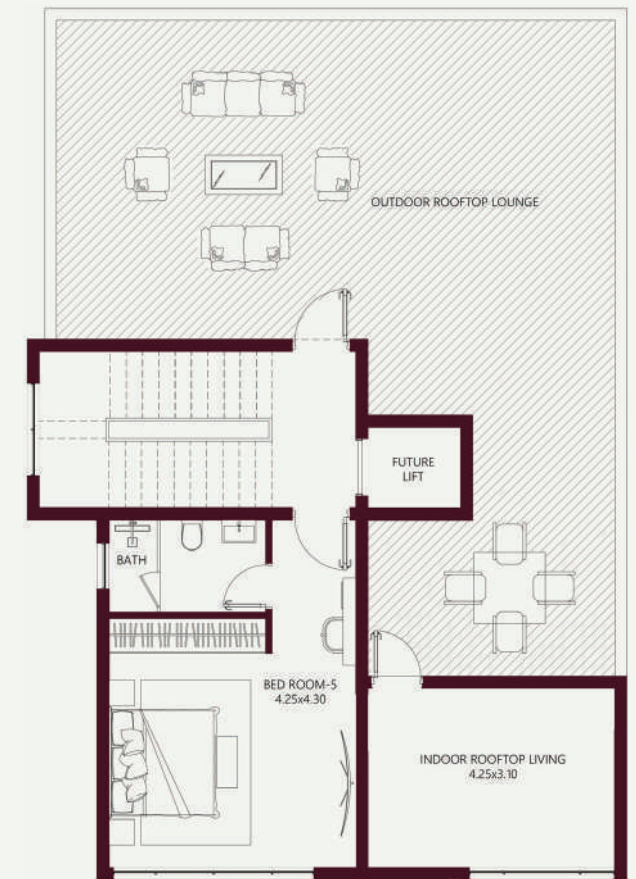
VILLA 21



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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

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



FLOOR PLANS

SANTORI

Clean architectural expression defined by balance and clarity.



GERMAN FITTED KITCHEN



SMART HOME AUTOMATION SYSTEM



LIFT PROVISION



3 CAR PARKING

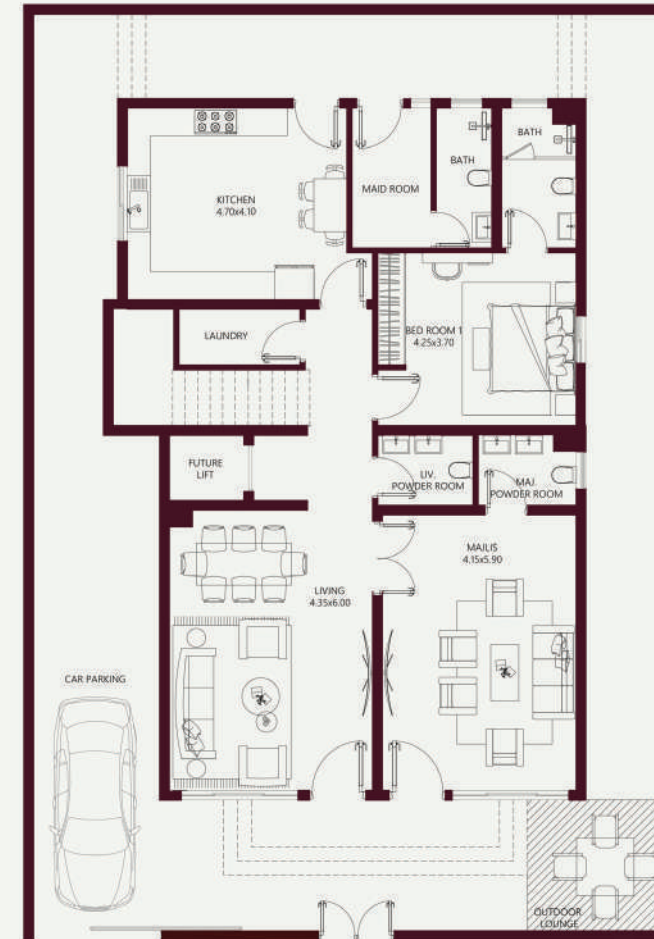


OUTDOOR LOUNGE

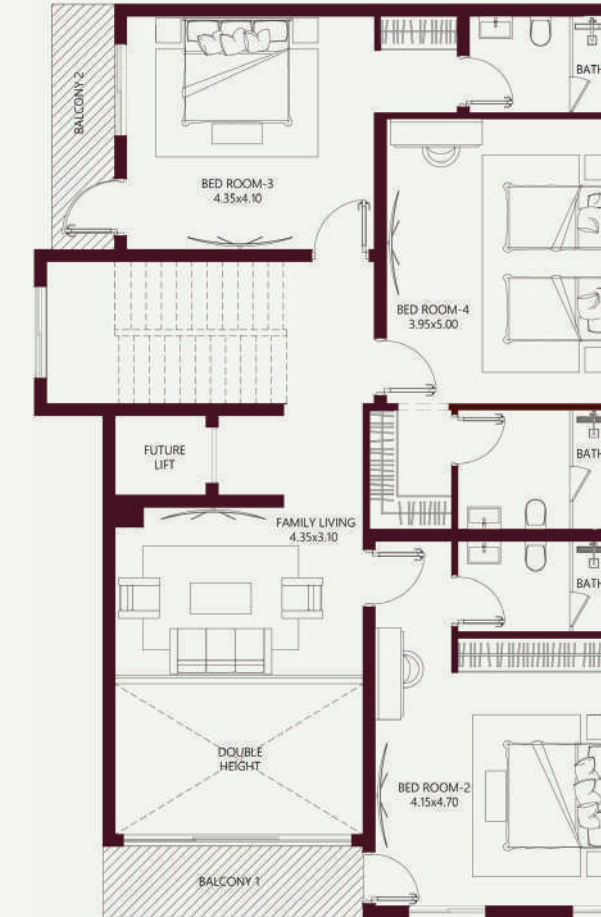


DOUBLE HEIGHT

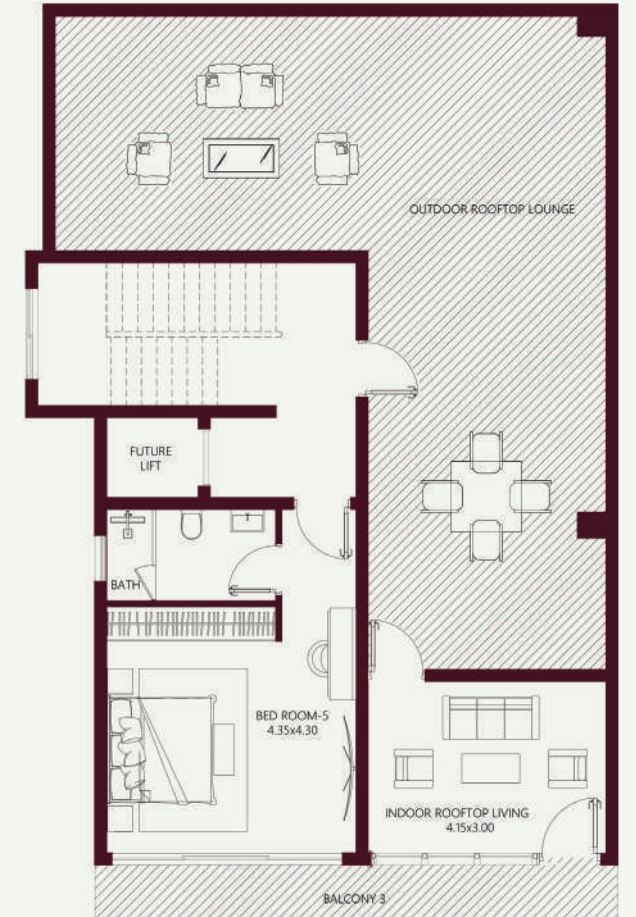
VILLA 22



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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

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



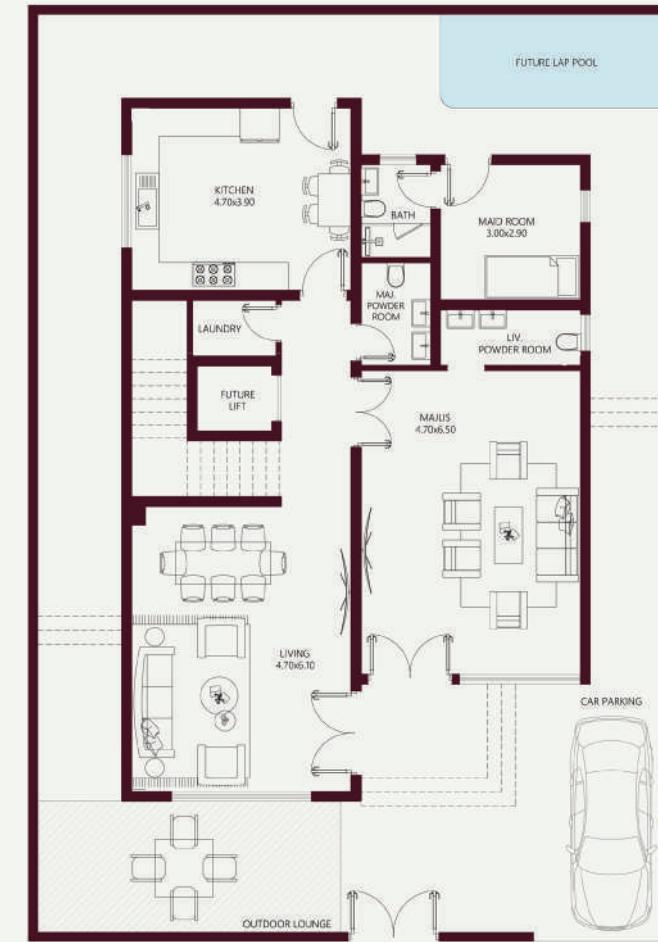
FLOOR PLANS

# DEVIRINI

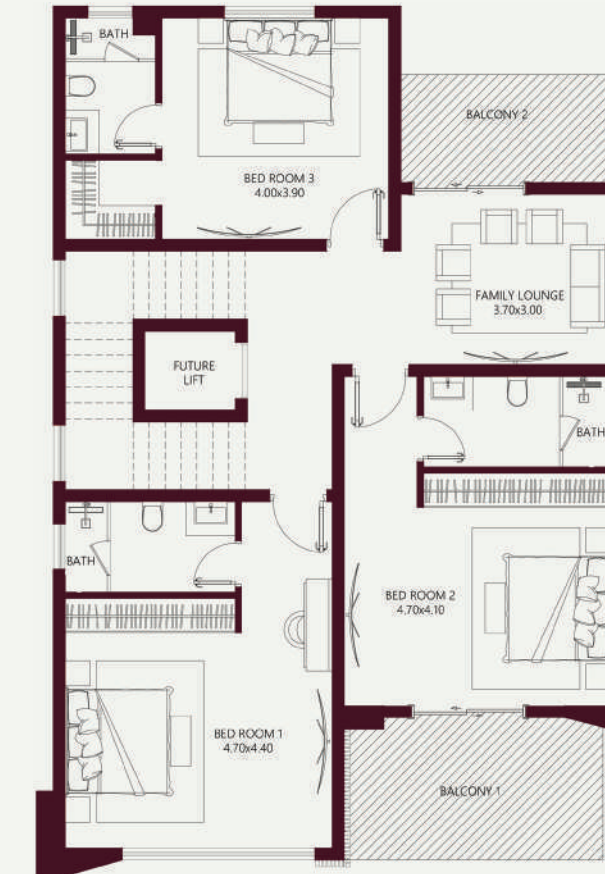
Modern sophistication articulated through precise design language.

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

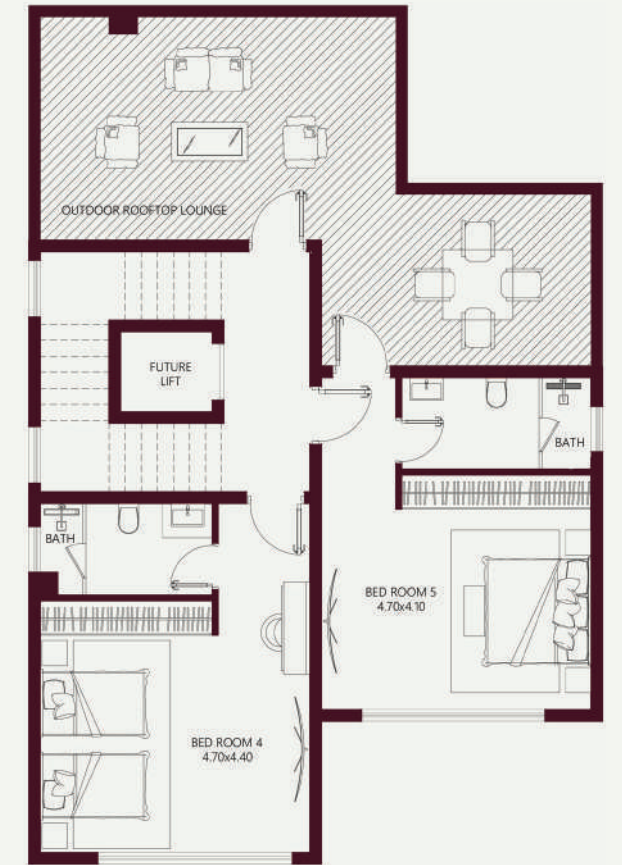
## VILLA 23



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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

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



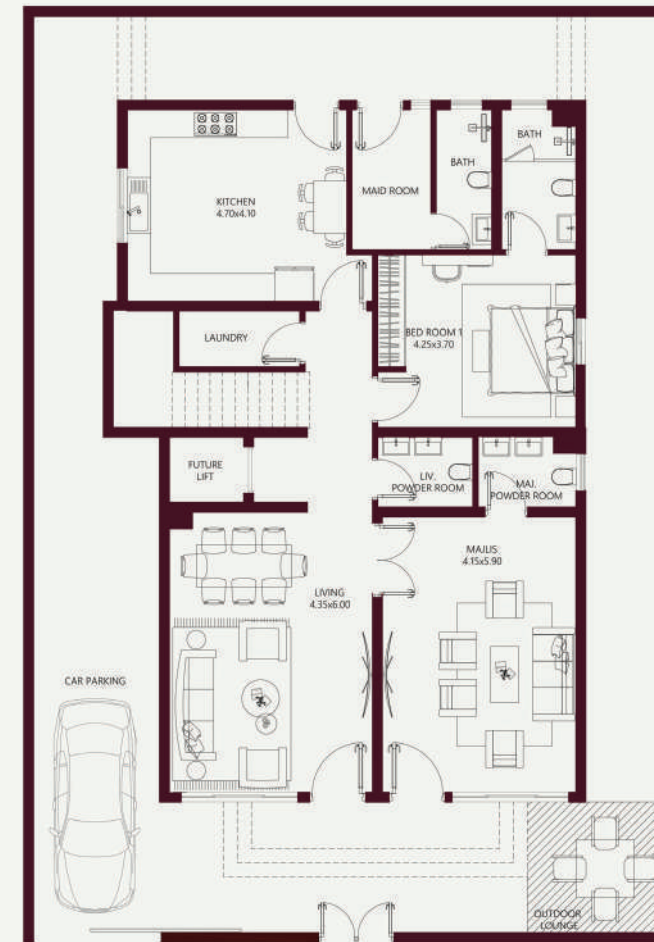
FLOOR PLANS

# LORENTI

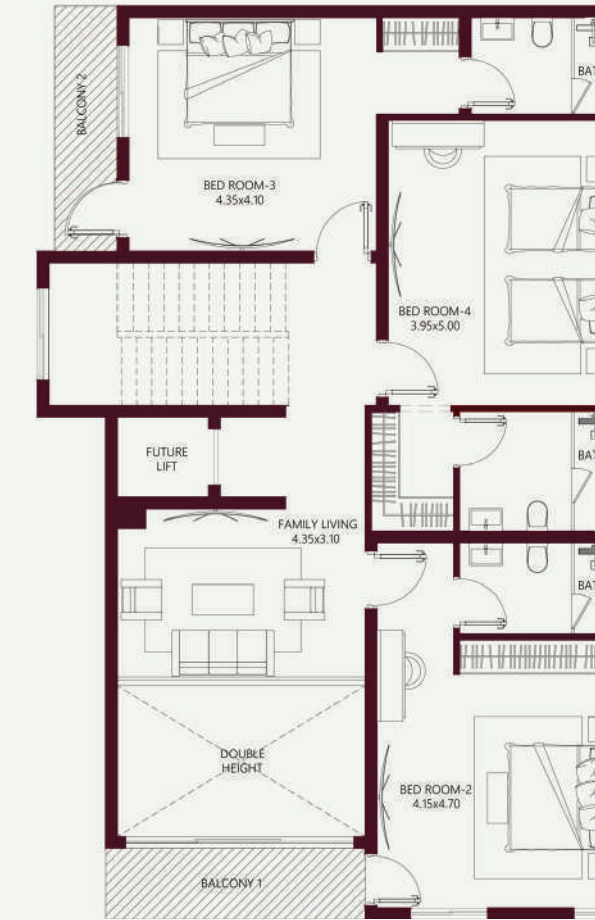
Warm interiors shaped by light and harmonious proportion.

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

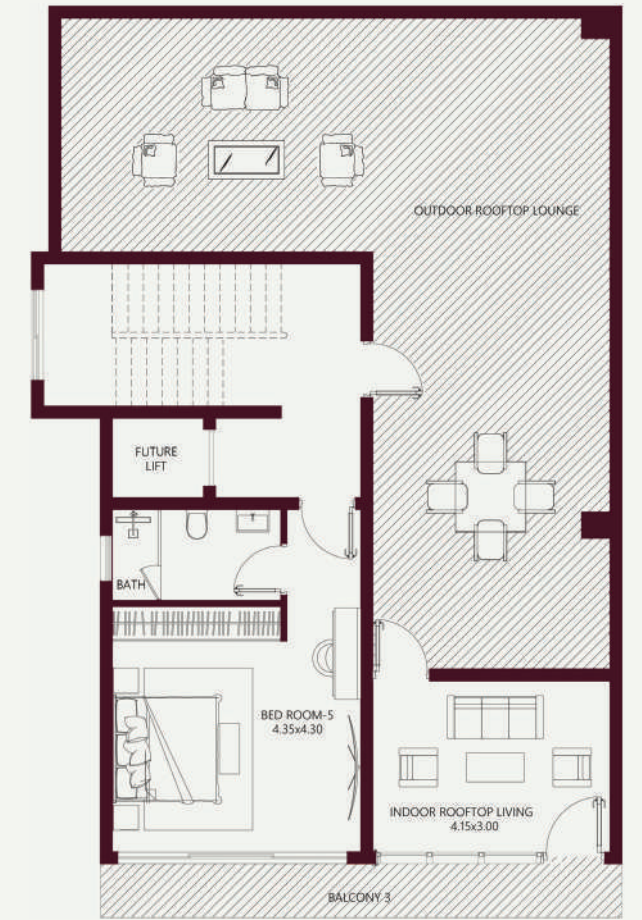
## VILLA 24



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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

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

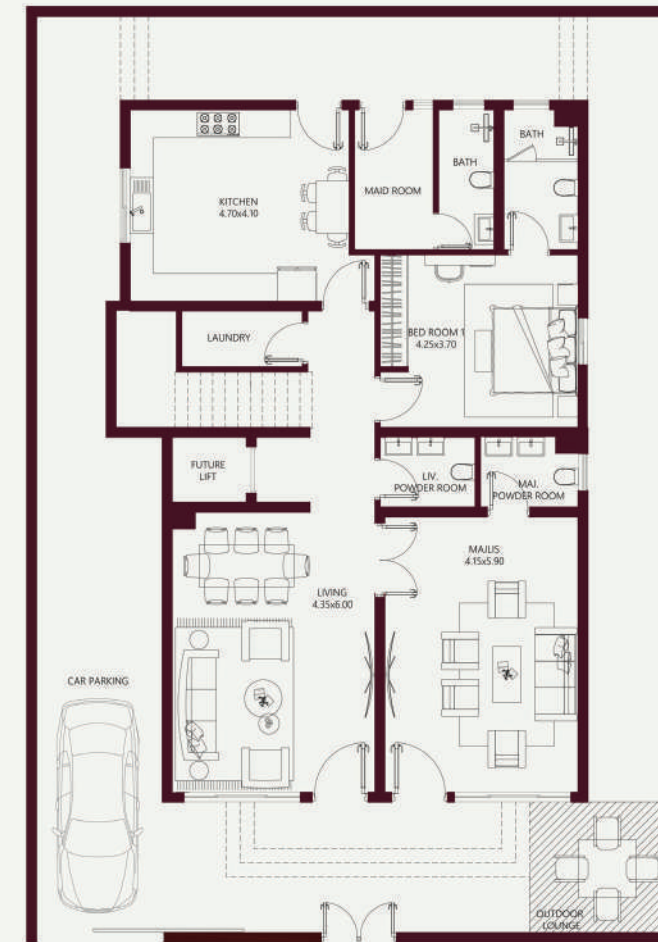
FLOOR PLANS

# MEDORI

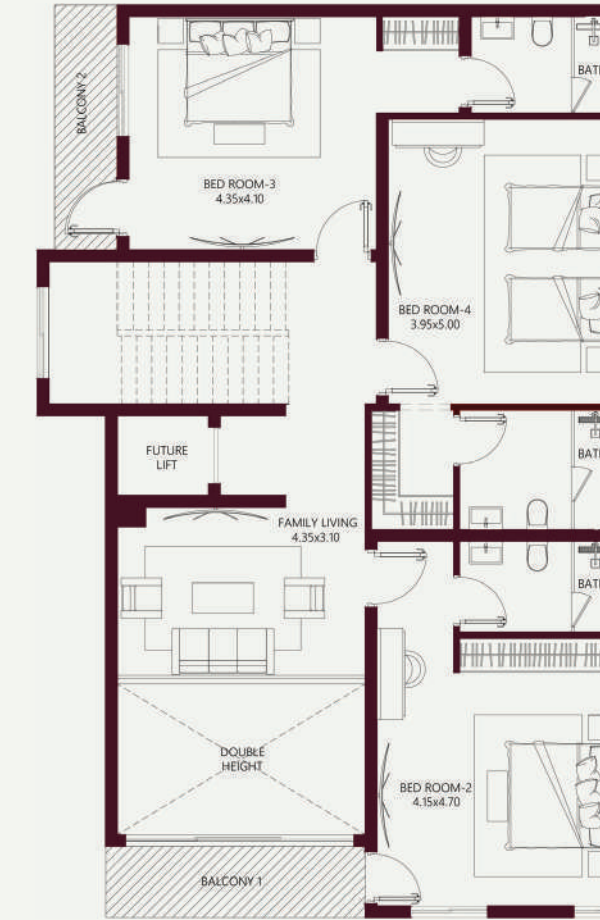
Subtle refinement expressed through calm, well-balanced spaces.

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

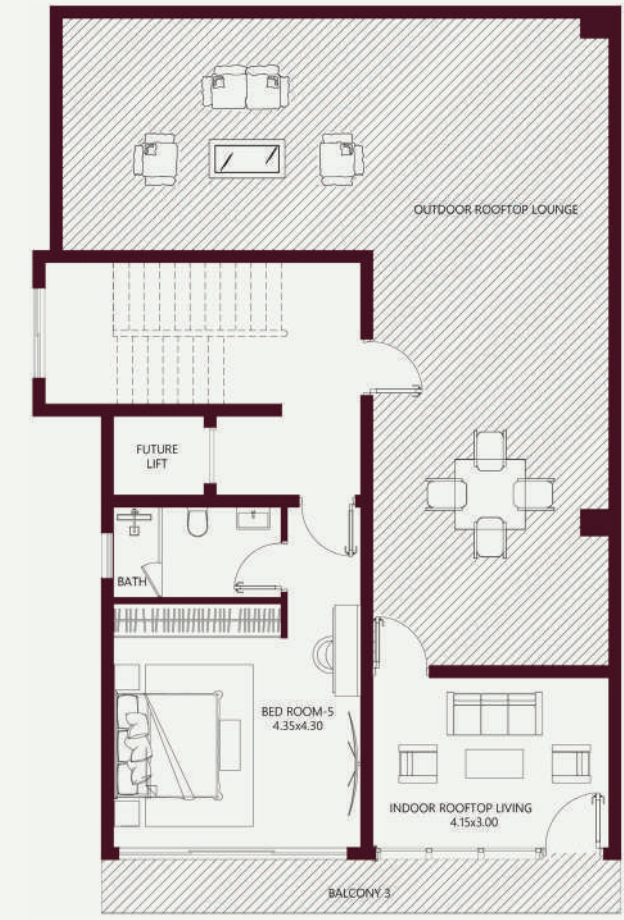
## VILLA 25



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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

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





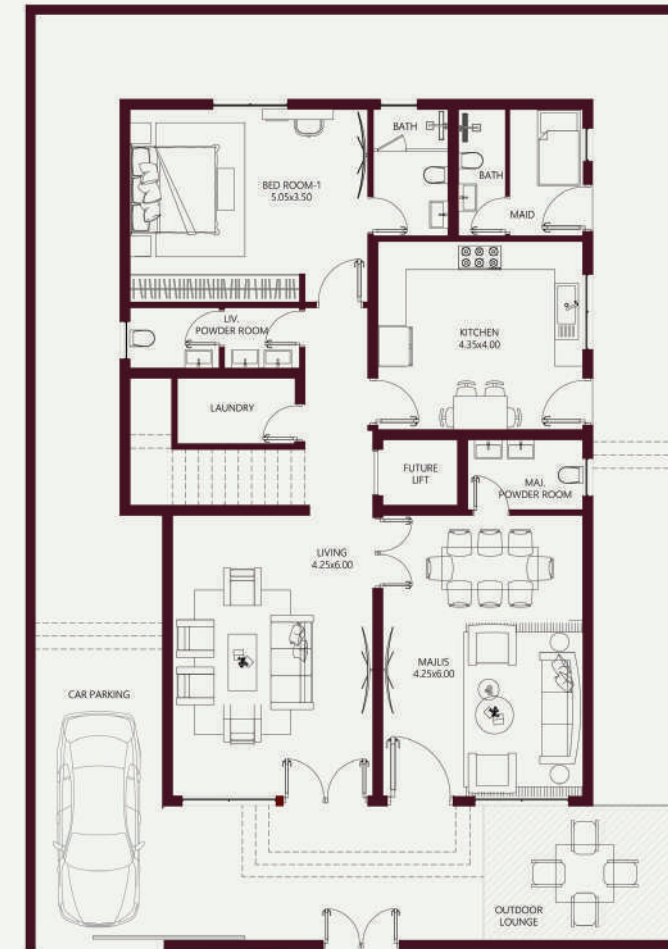
FLOOR PLANS

# TENORI

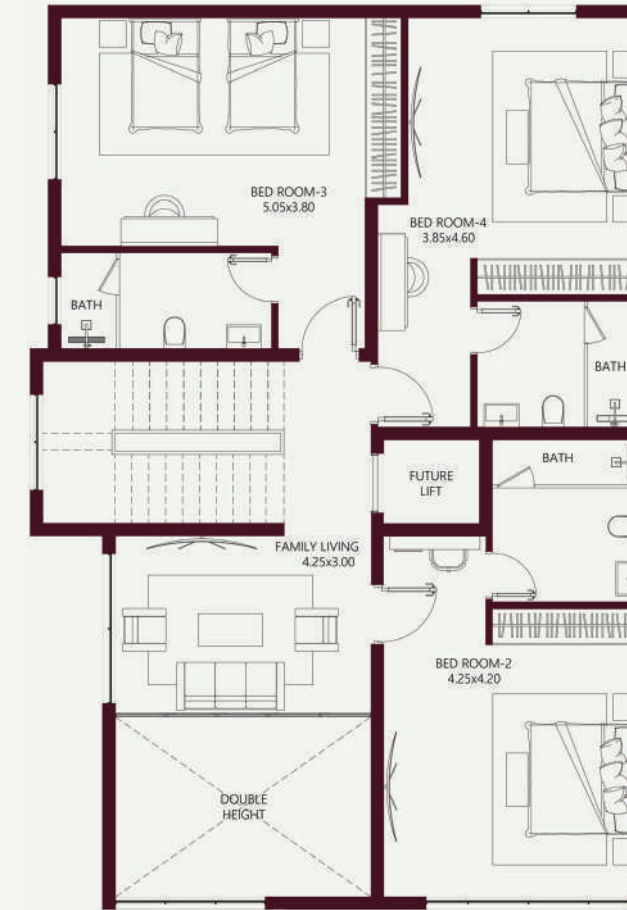
Structured living with a strong yet composed character.

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

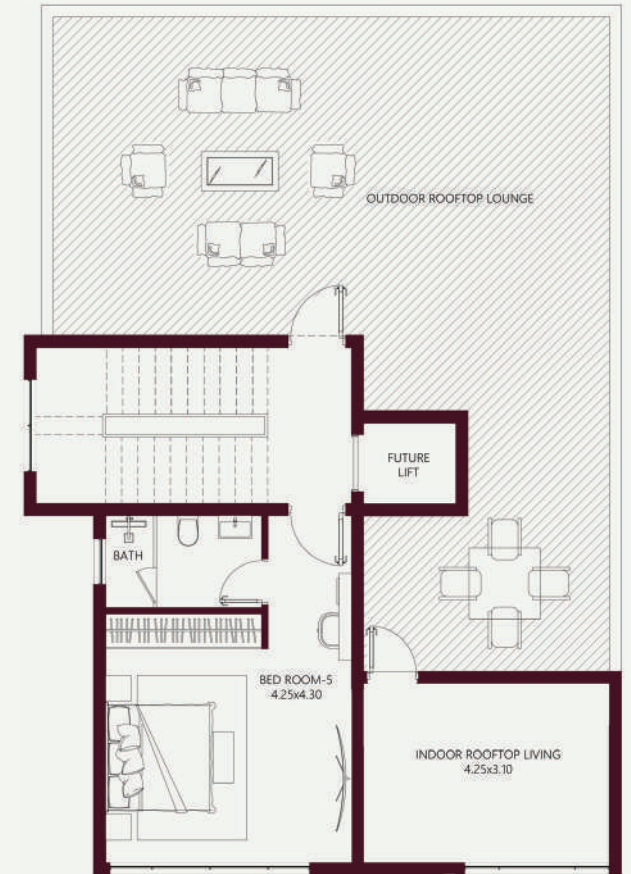
## VILLA 26



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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

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



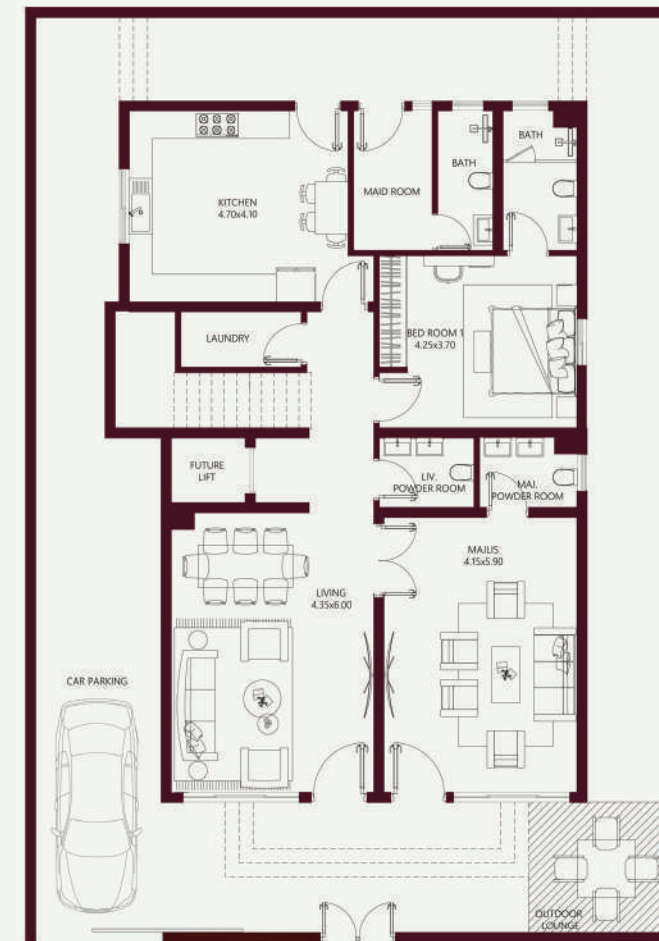
FLOOR PLANS

# FALCONI

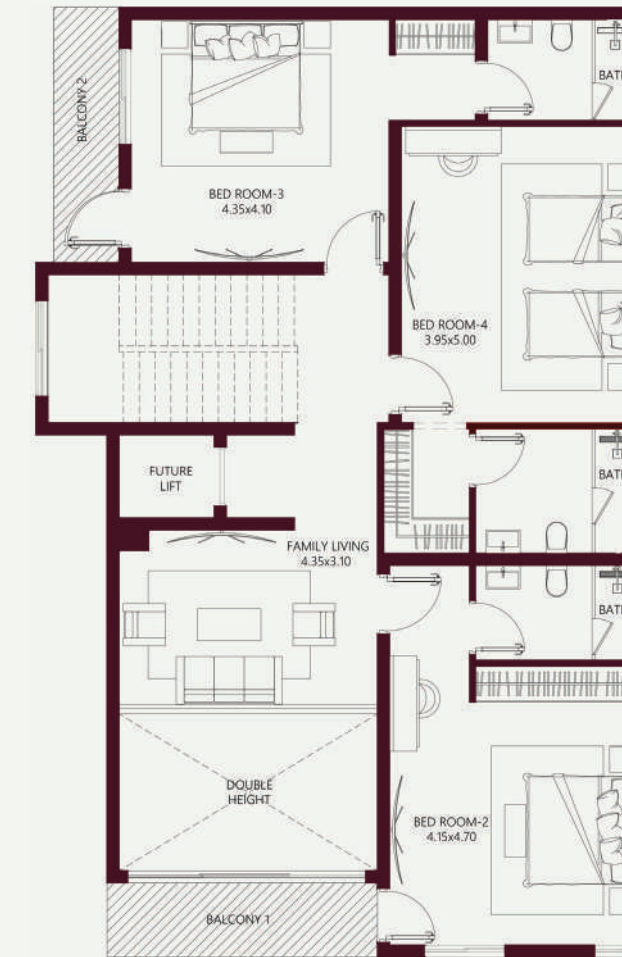
Confident architectural presence softened by elegant detailing.

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

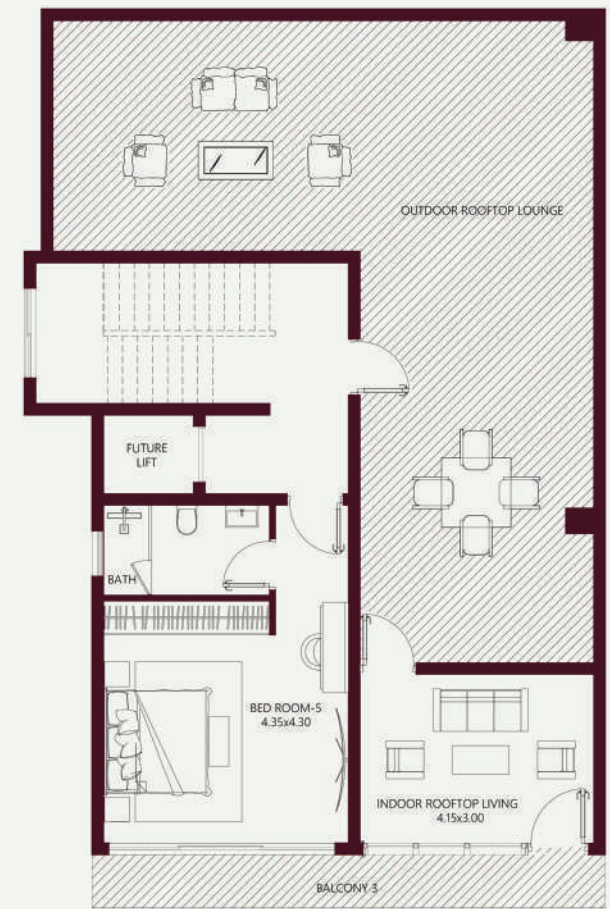
## VILLA 27



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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

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



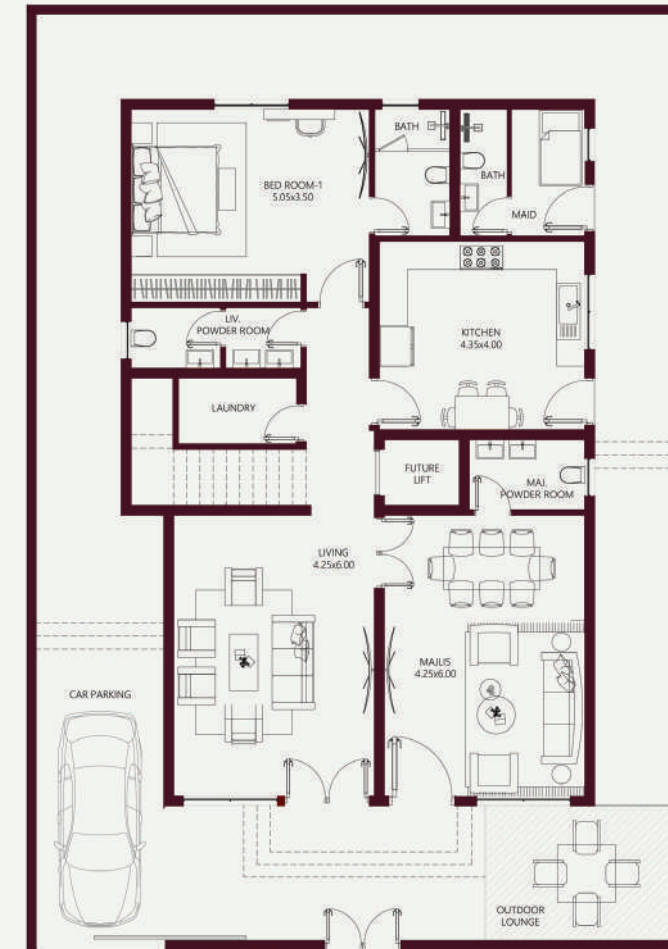
FLOOR PLANS

SIGNORELLI

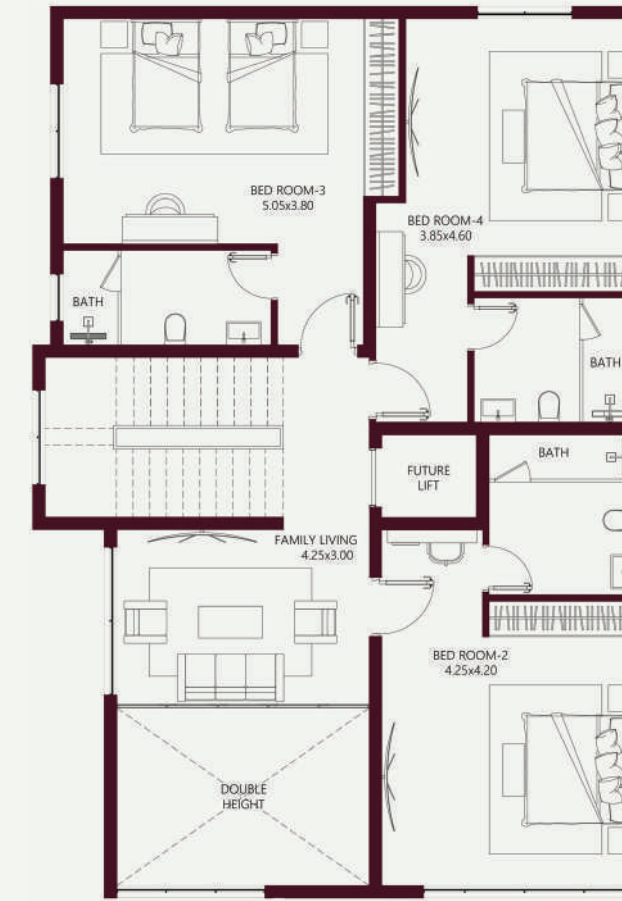
A Corner Villa inspired by noble European elegance.

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

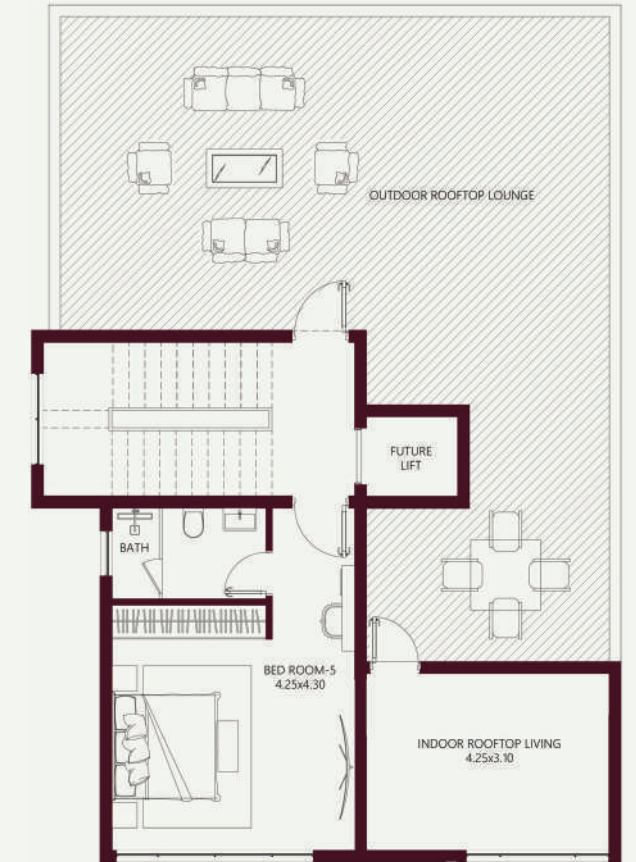
VILLA 28



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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

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



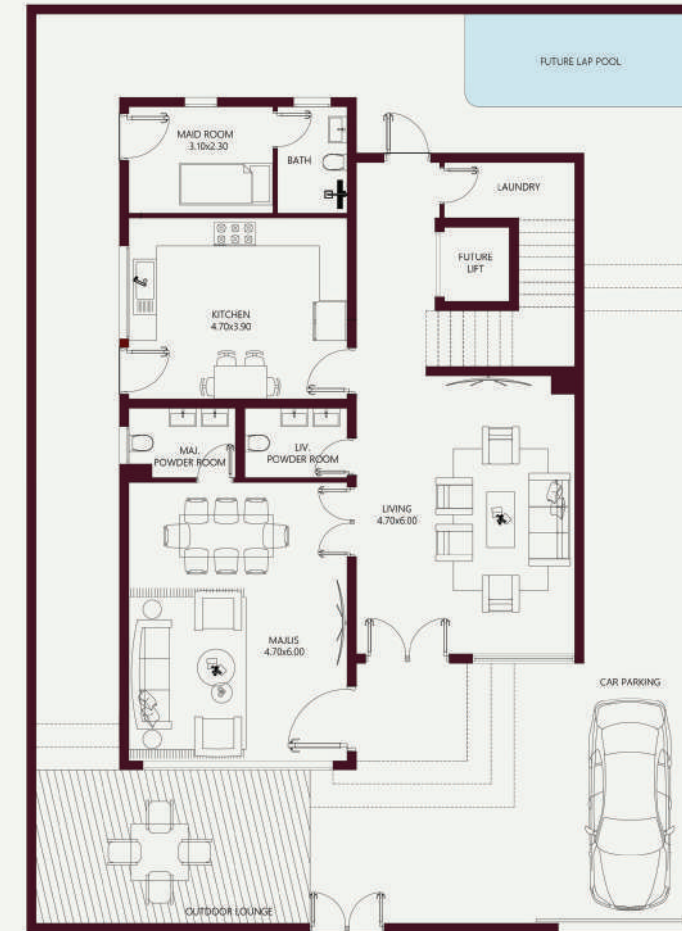
FLOOR PLANS

# VELLARI

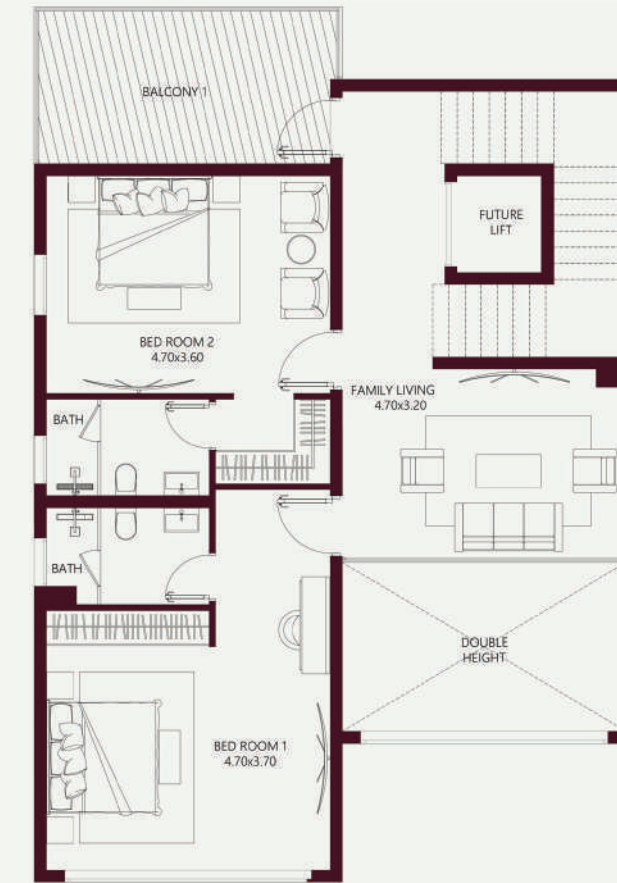
Smooth transitions shaping fluid and refined interiors.

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

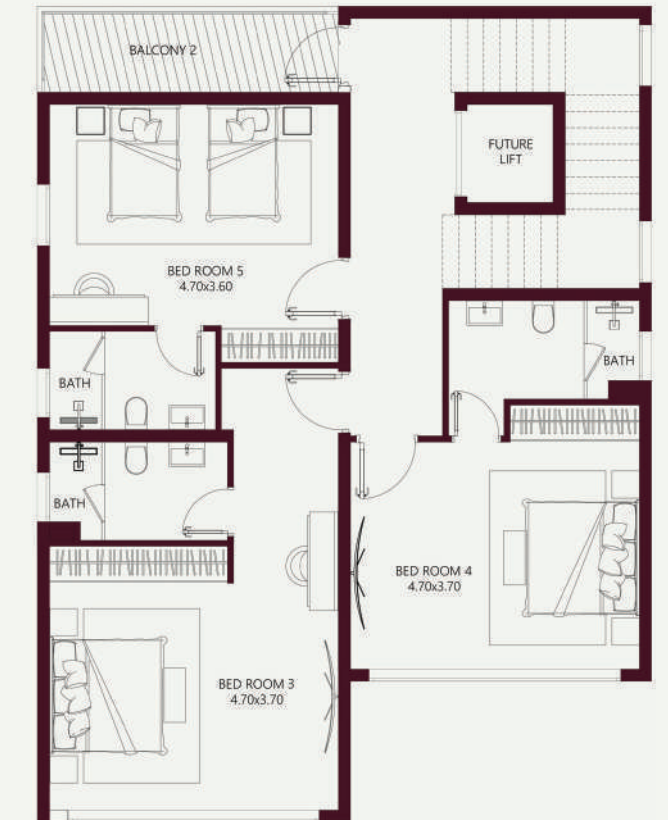
## VILLA 29



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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

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



FLOOR PLANS

# BELLORI

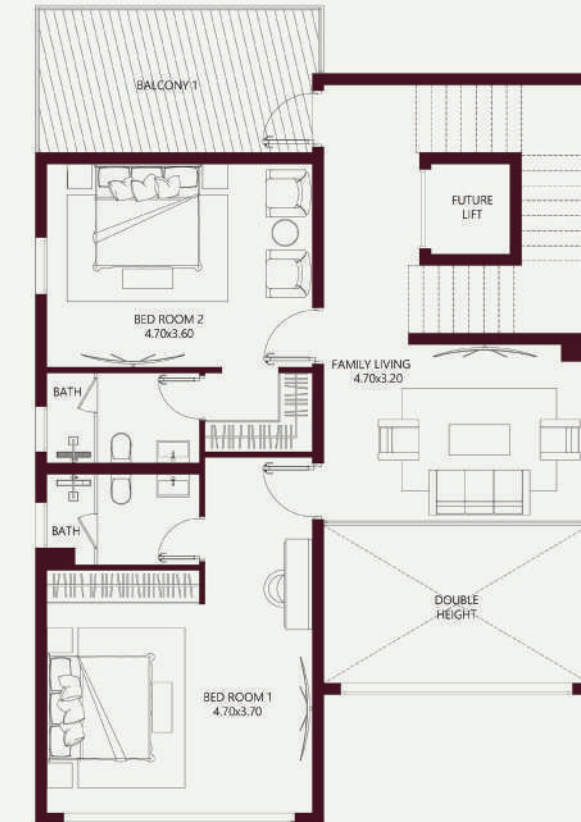
Elevated Luxe interior for modern residential living.

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

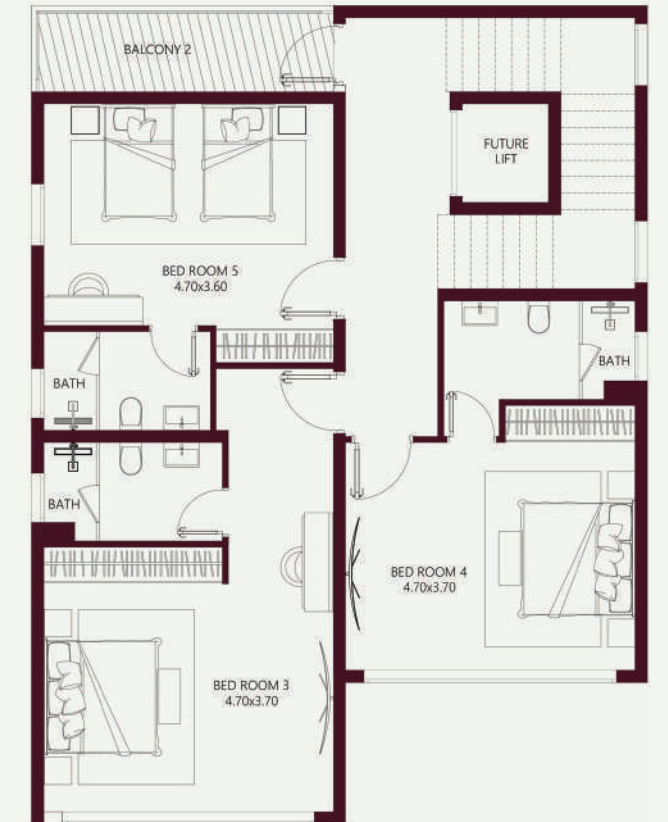
## VILLA 30



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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

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



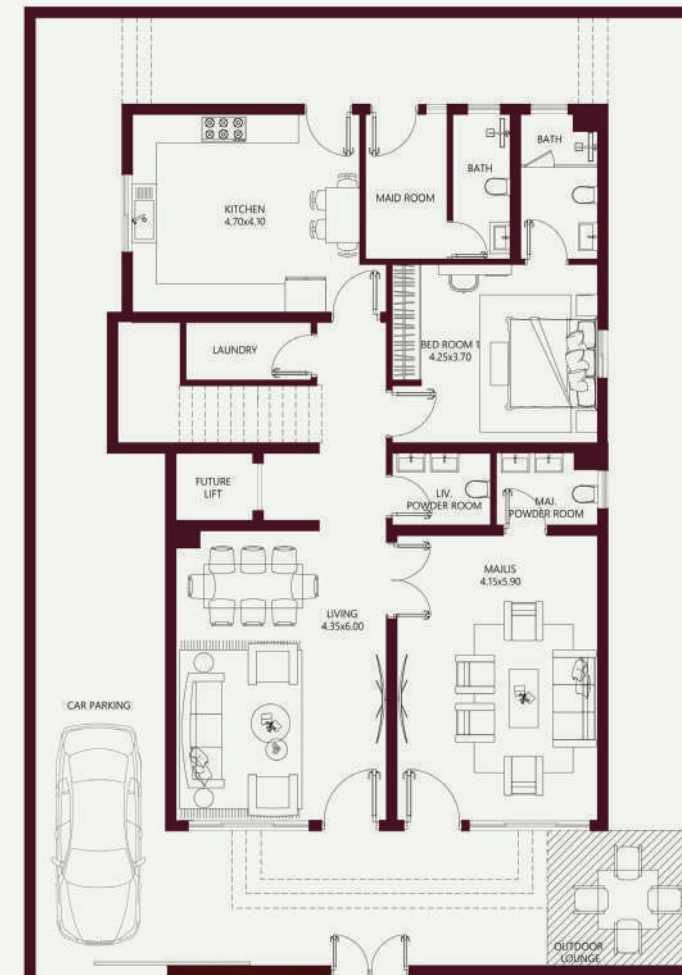
FLOOR PLANS

# CARVINI

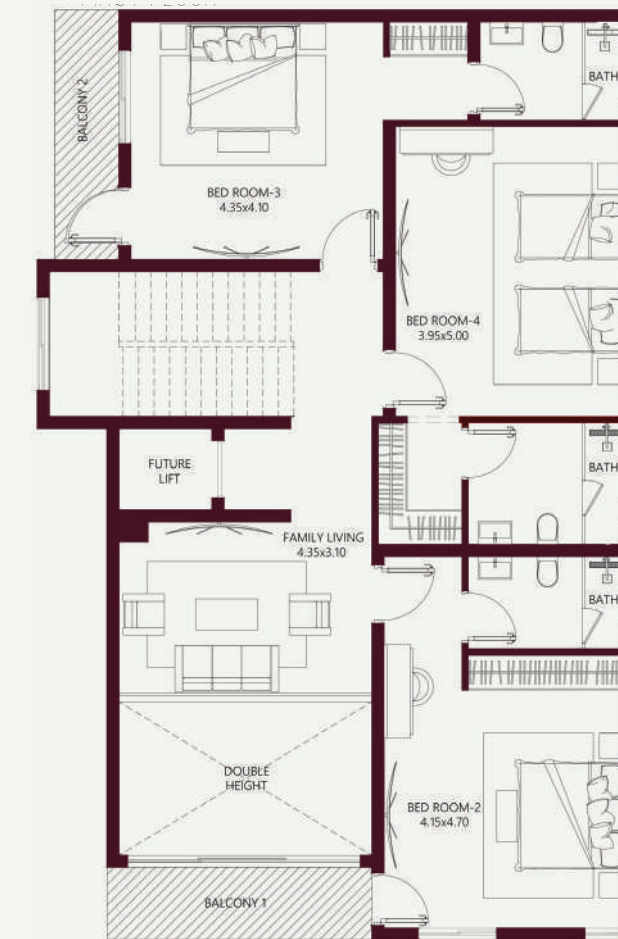
Balanced design guided by rhythm, proportion, and calm.

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

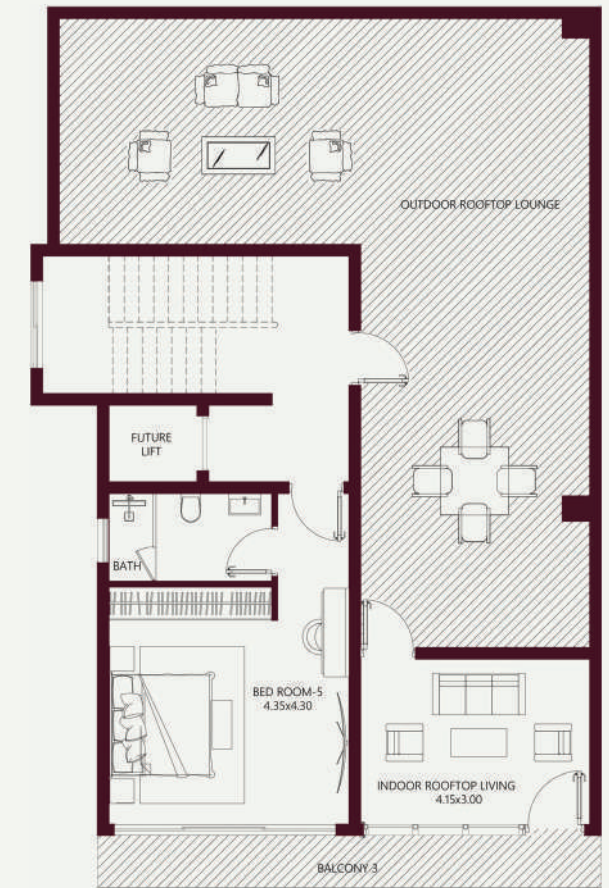
## VILLA 31



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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

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

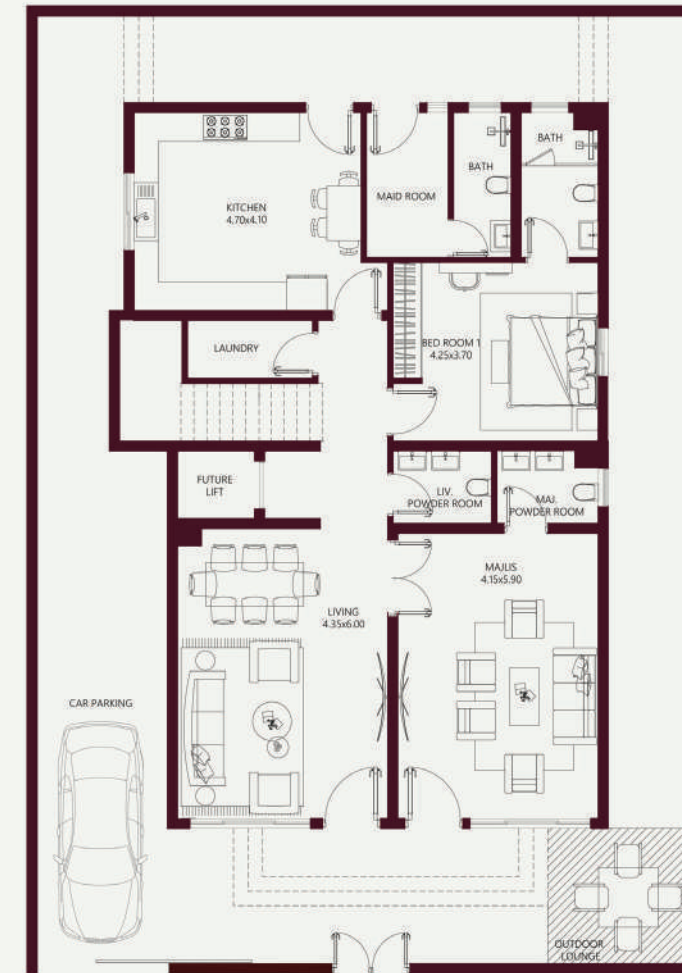
FLOOR PLANS

# ALBERTI

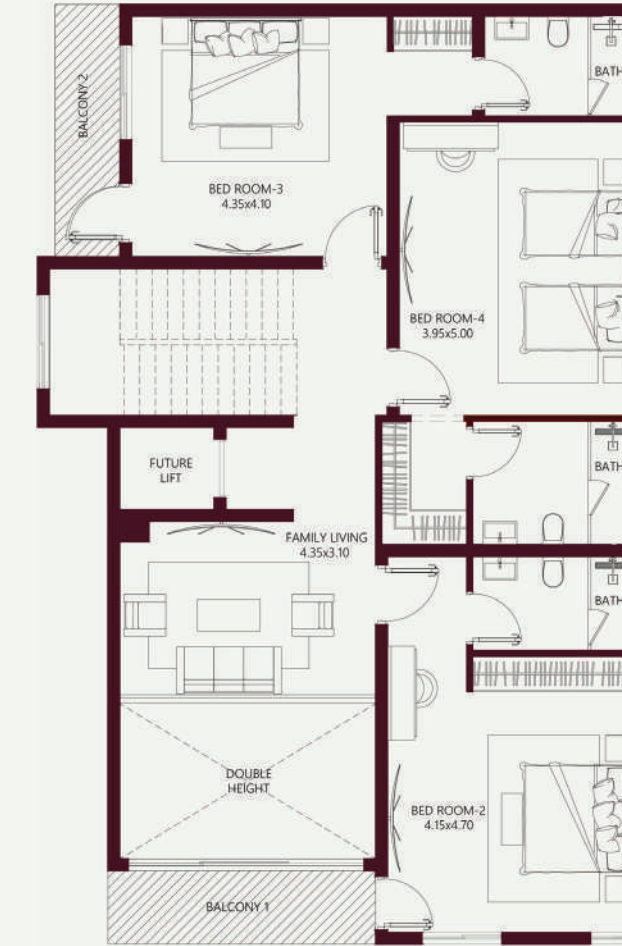
Intelligent architecture rooted in timeless principles.

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

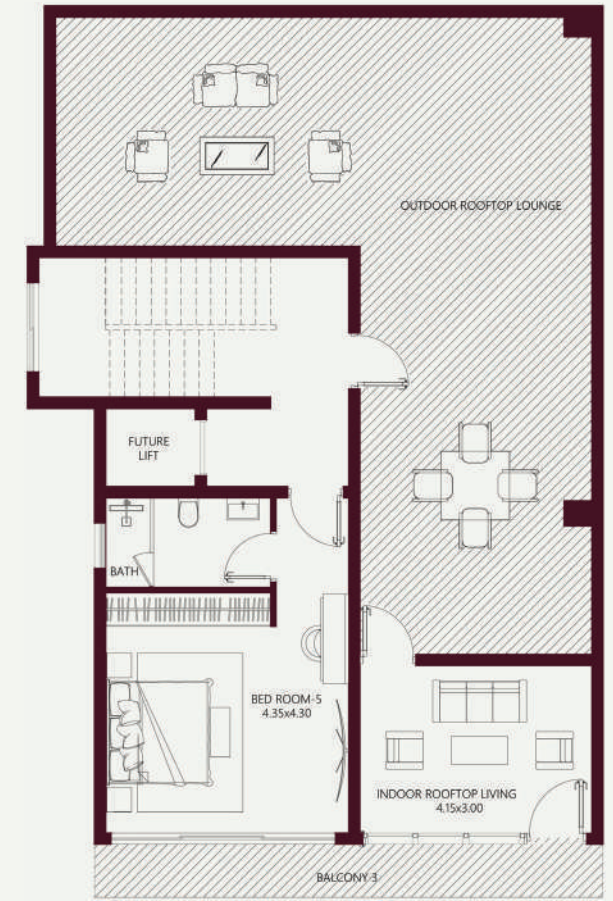
## VILLA 32



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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

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



KABBALI  
HILLS  
AP# 32



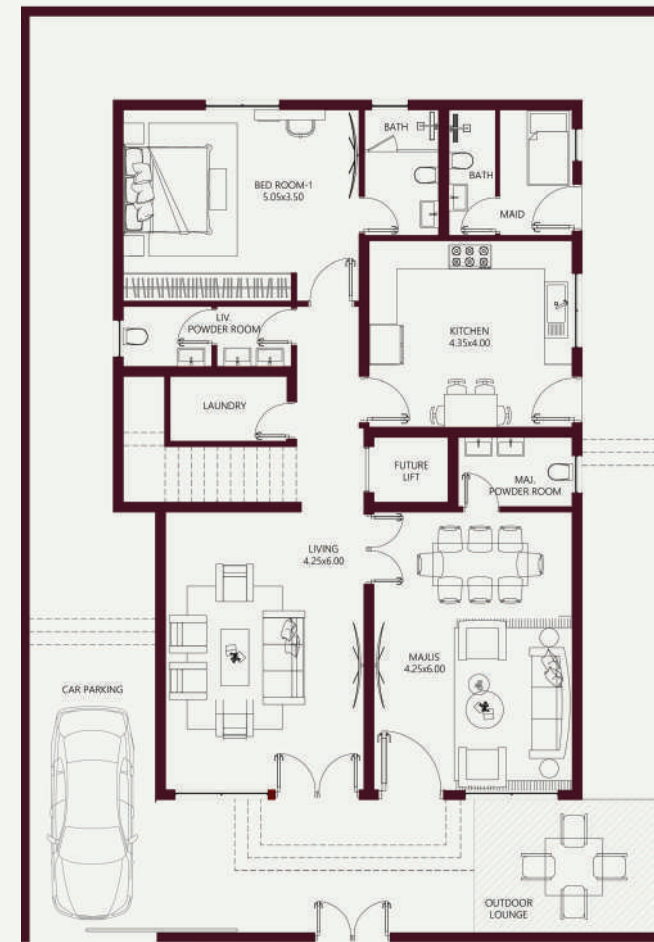
FLOOR PLANS

NOVELLI

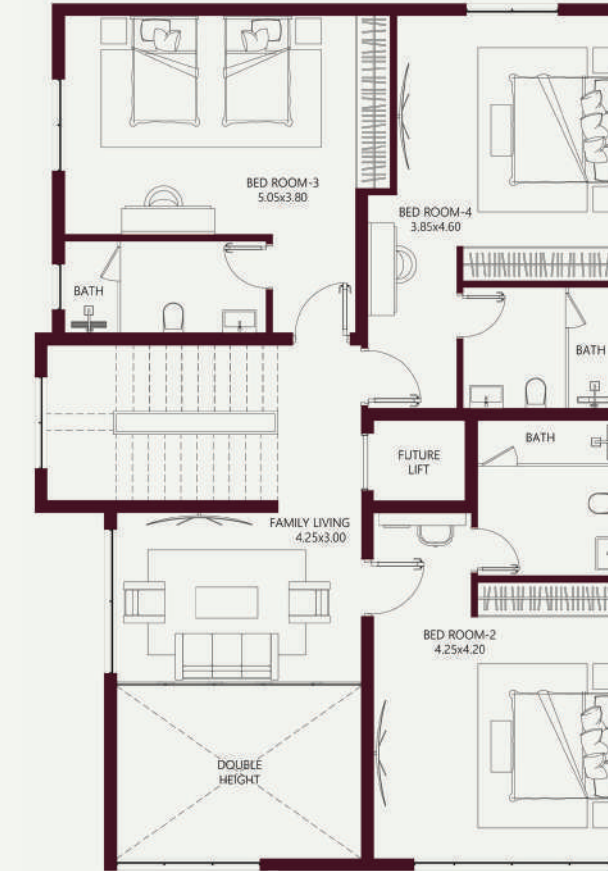
Contemporary elegance  
crafted for enduring appeal.

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

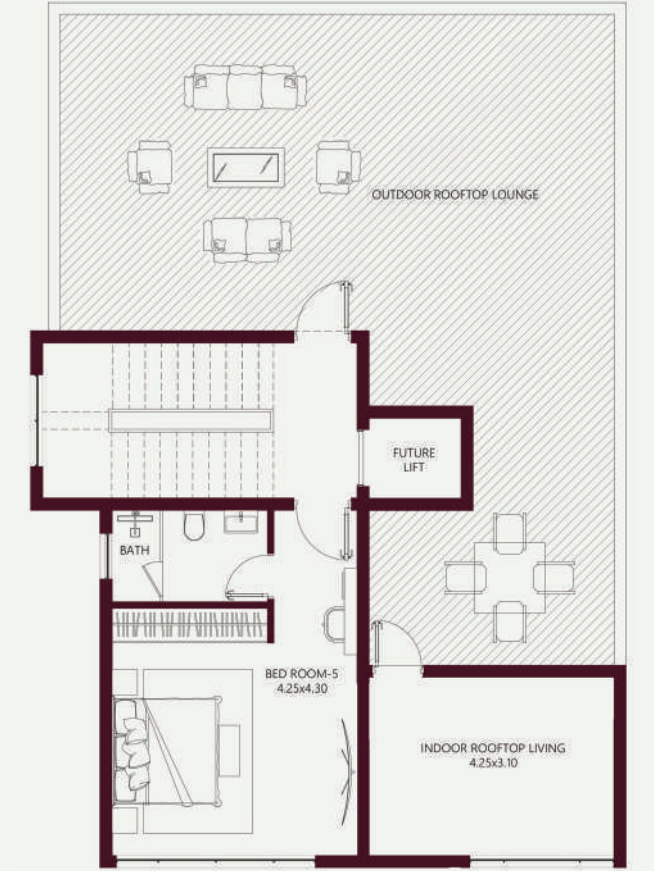
VILLA 33



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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

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



FLOOR PLANS

# FARNESI

Architectural precision  
defining understated luxury.



GERMAN  
FITTED  
KITCHEN



SMART HOME  
AUTOMATION  
SYSTEM



LIFT  
PROVISION



3 CAR  
PARKING

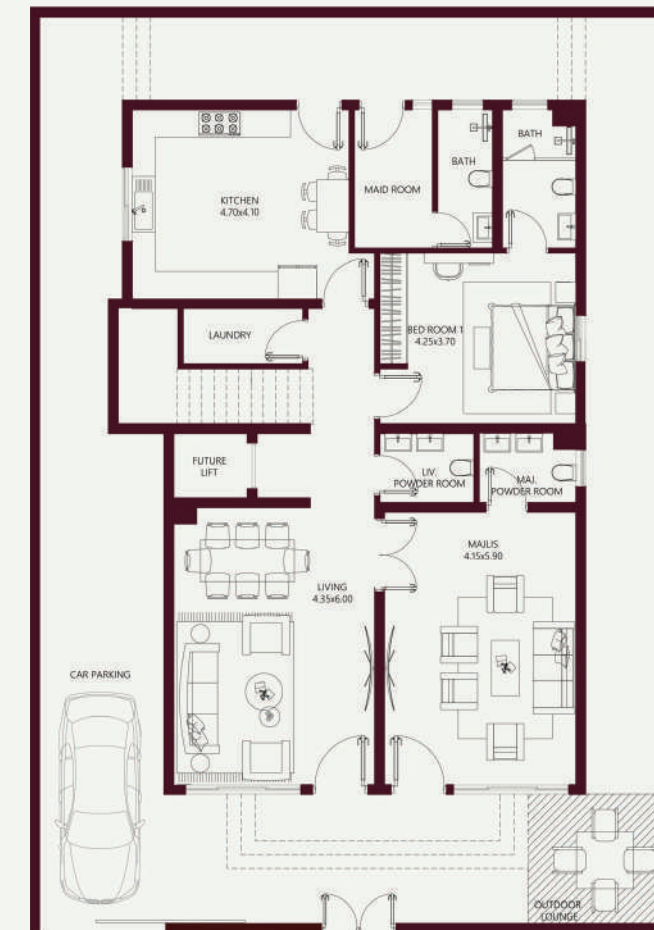


DOUBLE  
HEIGHT

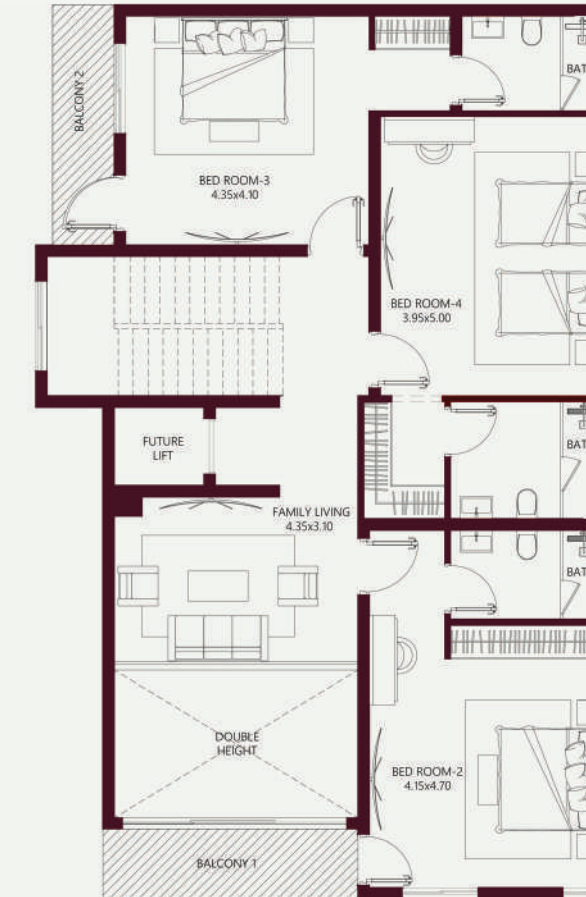


OUTDOOR  
LOUNGE

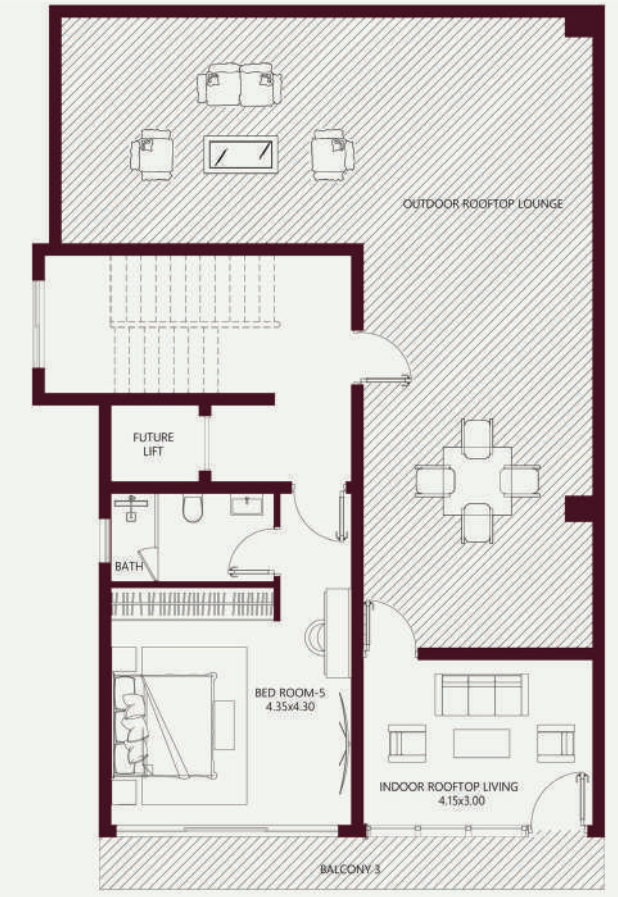
## VILLA 34



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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

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



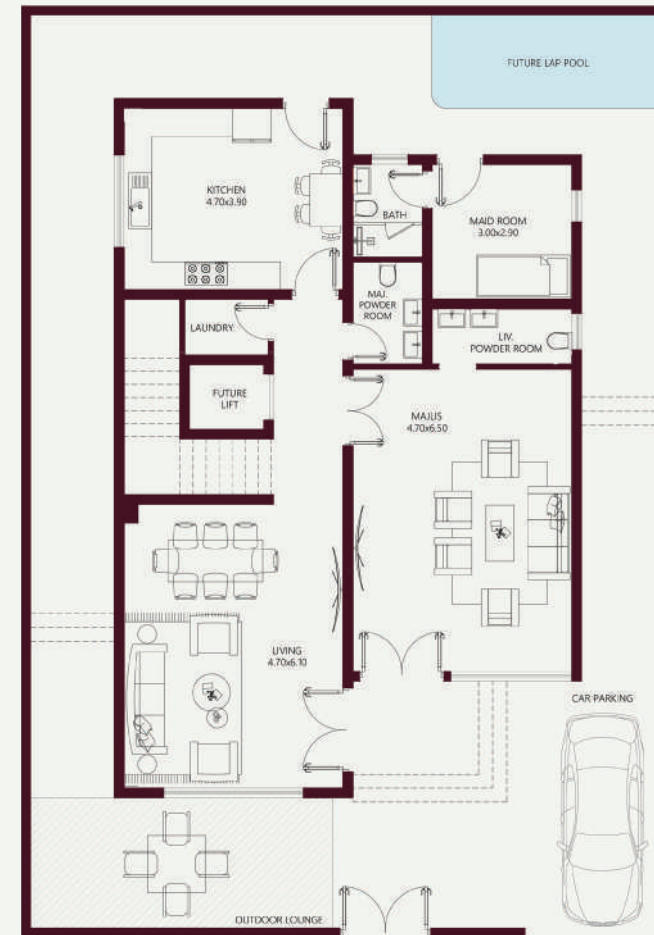
FLOOR PLANS

# GIORNI

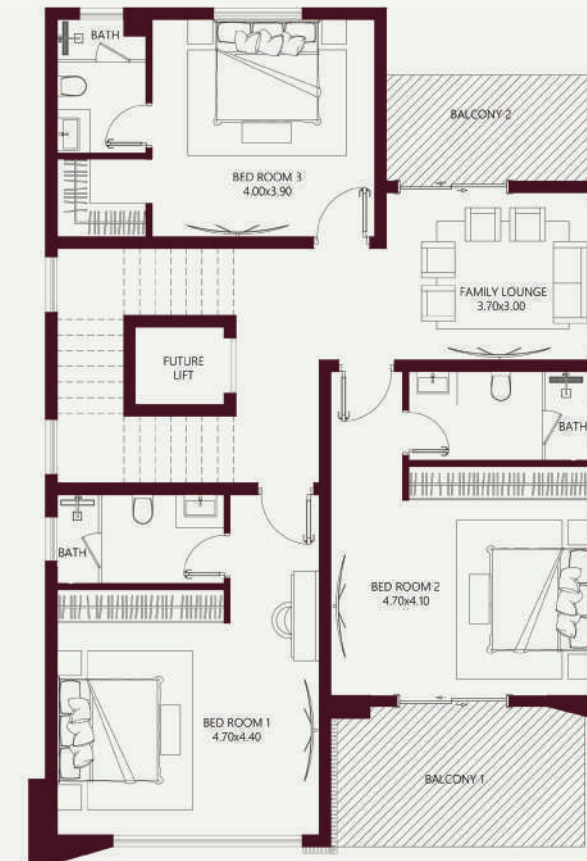
Soft modern living  
with timeless appeal.

## VILLA 35

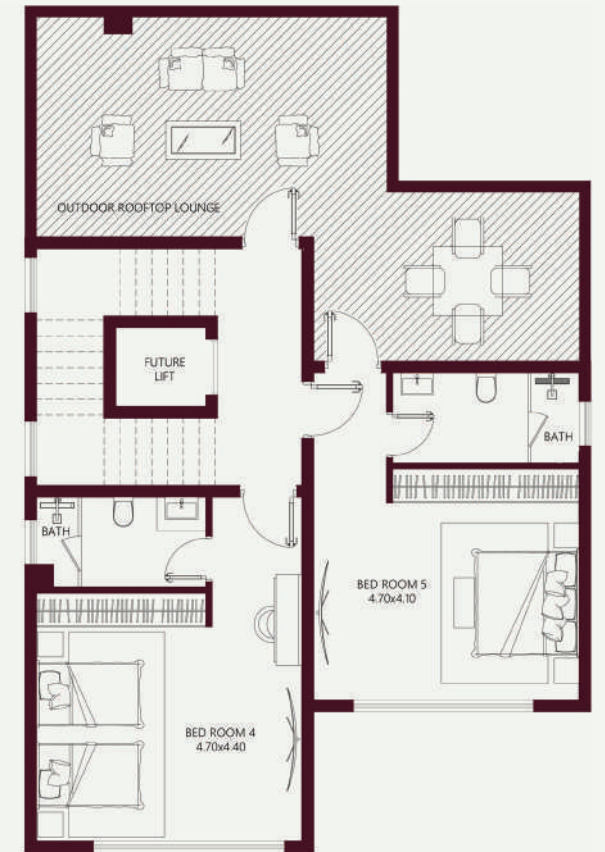
- GERMAN  
FITTED  
KITCHEN
- SMART HOME  
AUTOMATION  
SYSTEM
- LIFT  
PROVISION
- 3 CAR  
PARKING
- SWIMMING POOL  
PROVISION
- OUTDOOR  
LOUNGE



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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







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



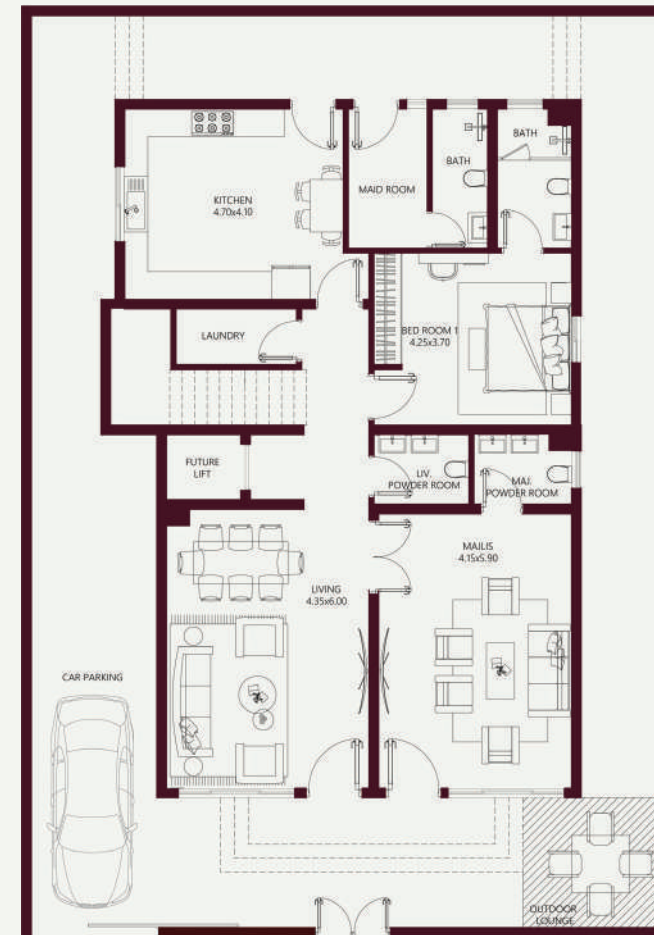
FLOOR PLANS

ALTAVINI

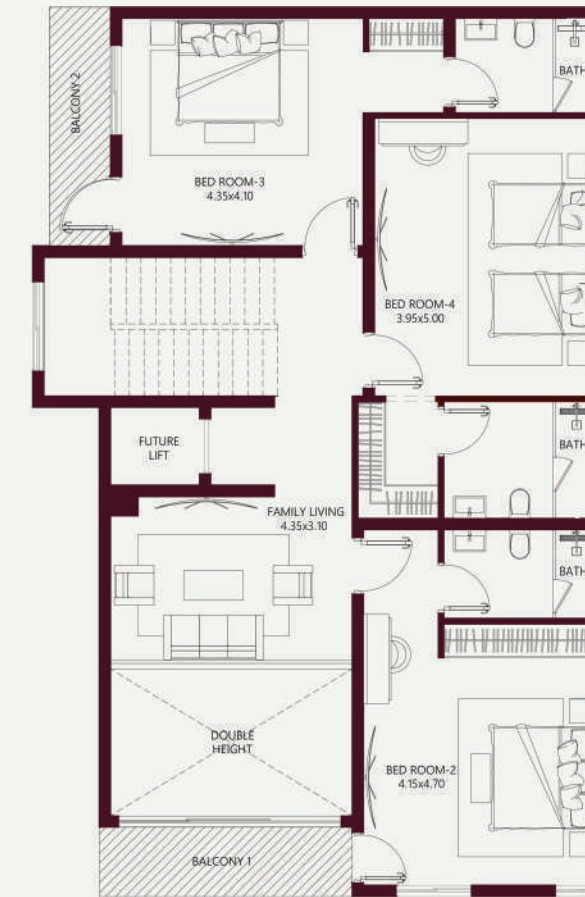
Elevated design guided by thoughtful proportion.

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

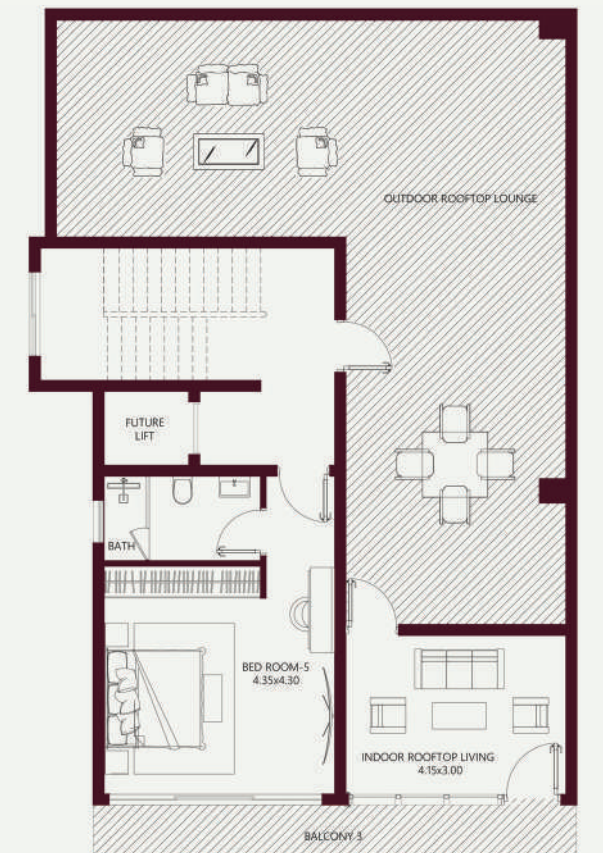
VILLA 36



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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

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



FLOOR PLANS

# ETERNELLI

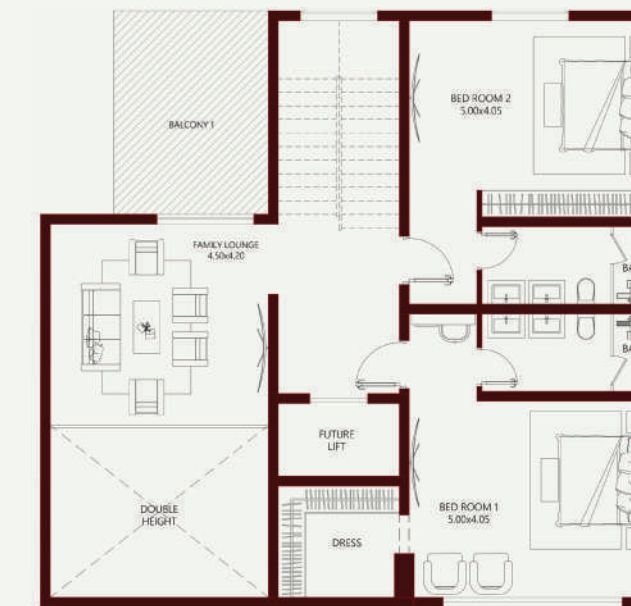
A Corner Villa defined by space, richness, and calm luxury.

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

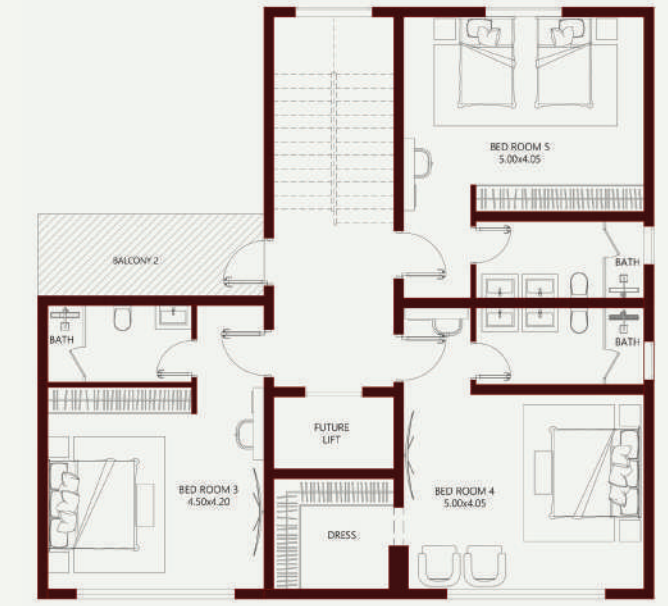
## VILLA 37 | CORNER VILLA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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

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

FLOOR PLANS

OPURELLI

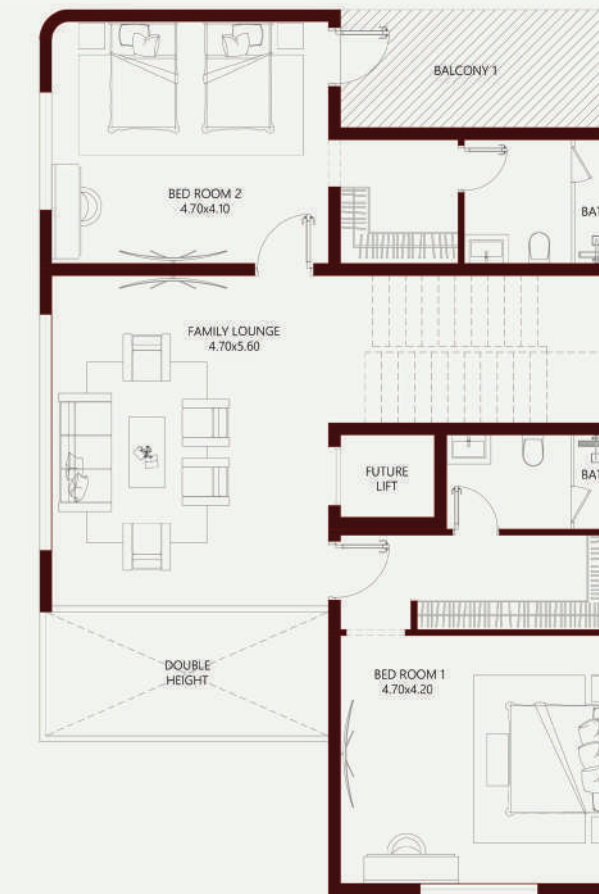
A Corner Villa created for timeless architectural appeal.

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

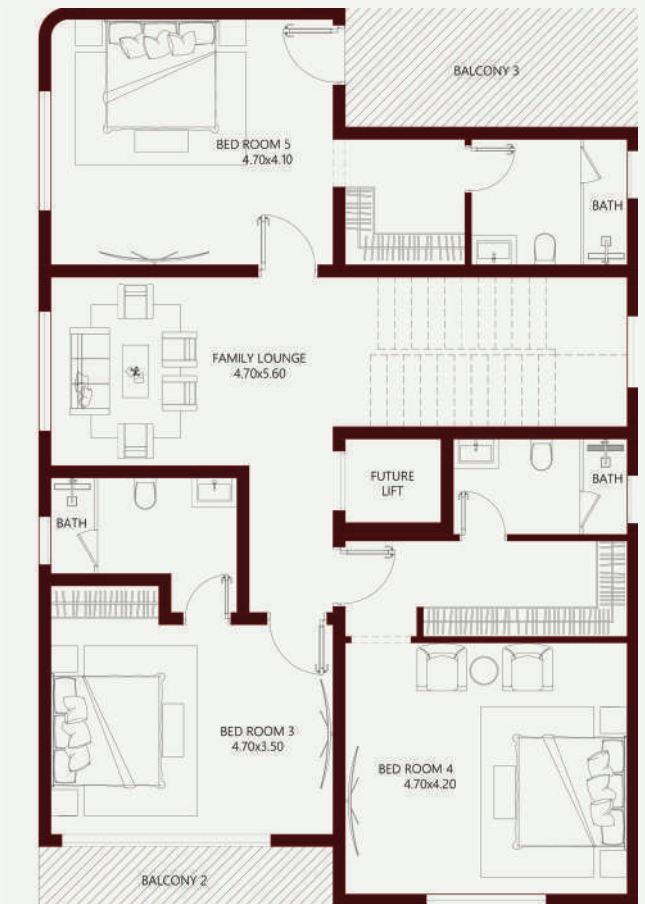
VILLA 38 | CORNER VILLA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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

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





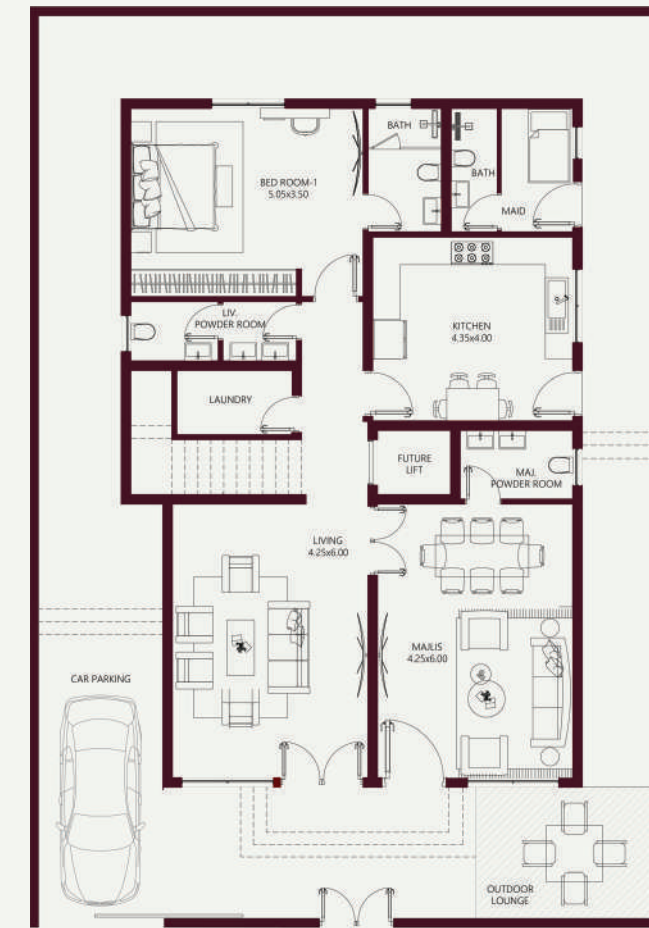
FLOOR PLANS

# GAVELLI

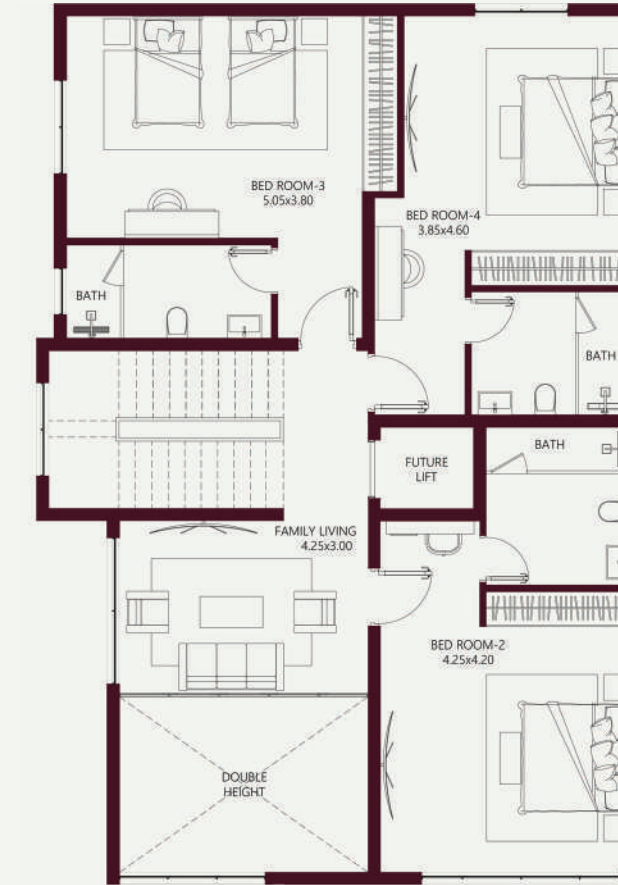
Strong proportions framed by quiet sophistication.

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

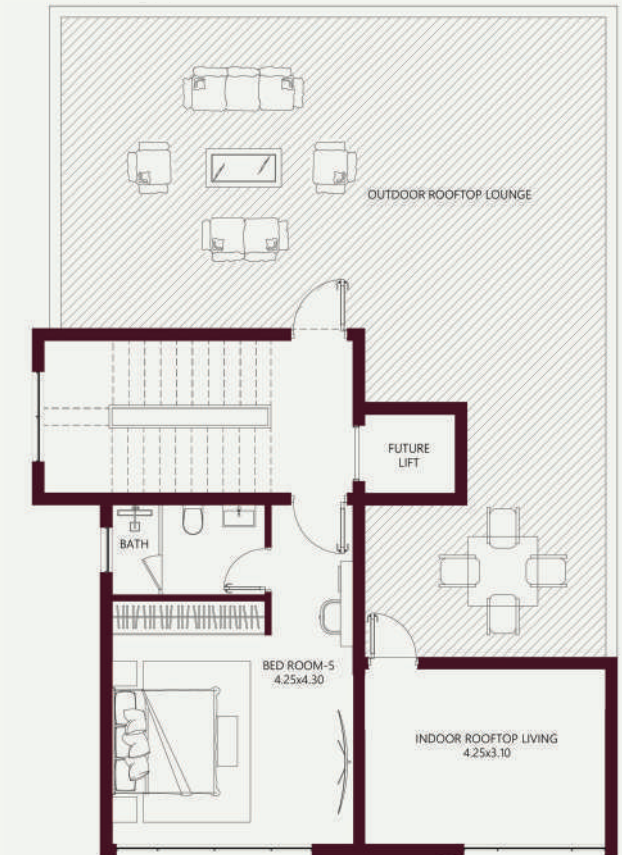
## VILLA 39



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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

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



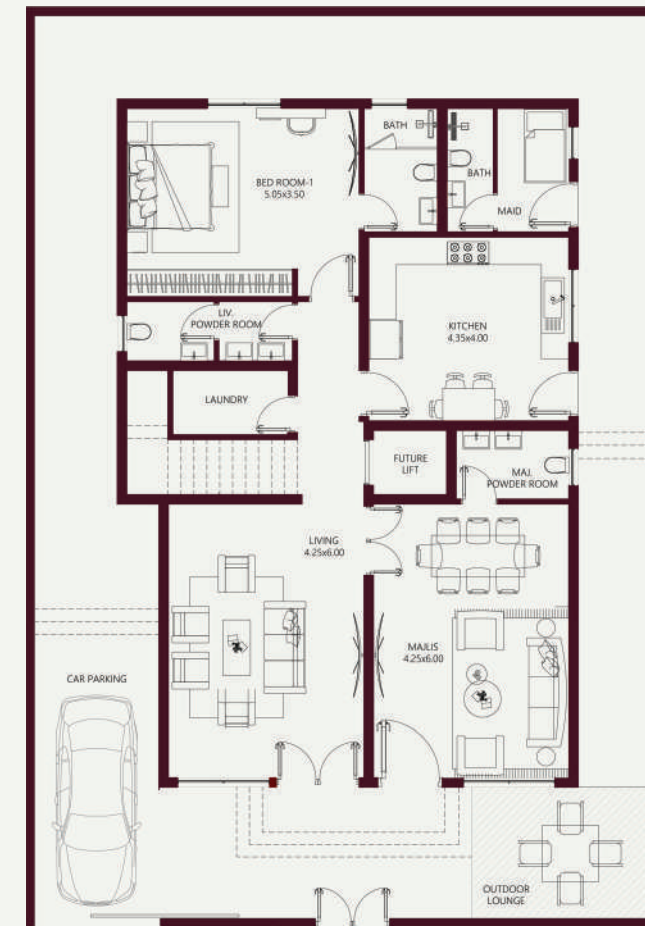
FLOOR PLANS

# RINALDI

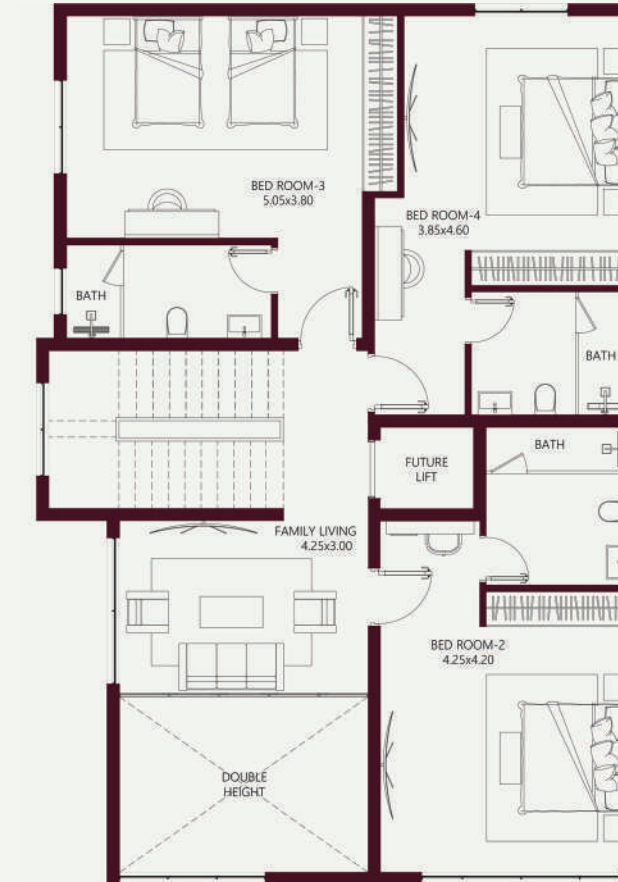
Enduring design language  
defined by clarity and balance.

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

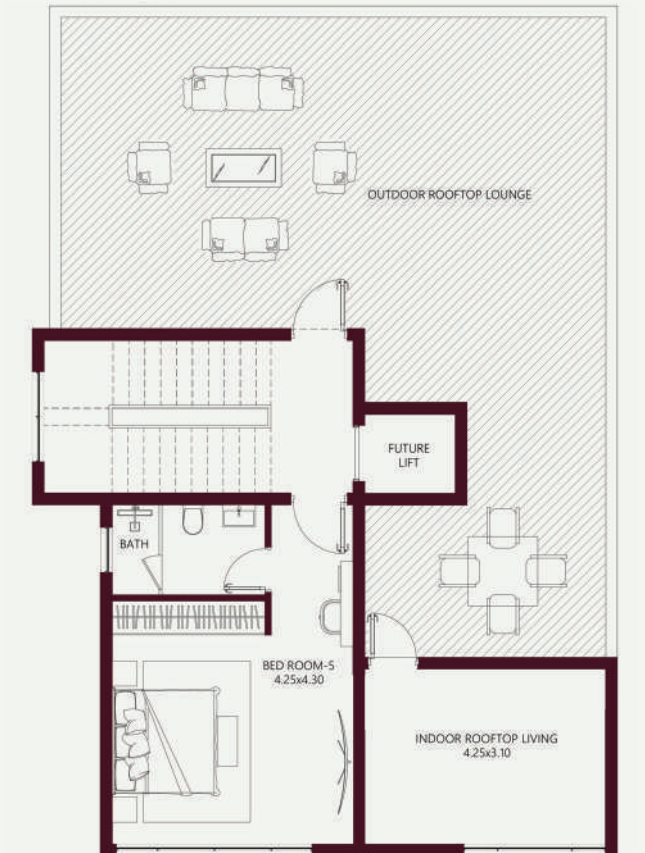
## VILLA 40



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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

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



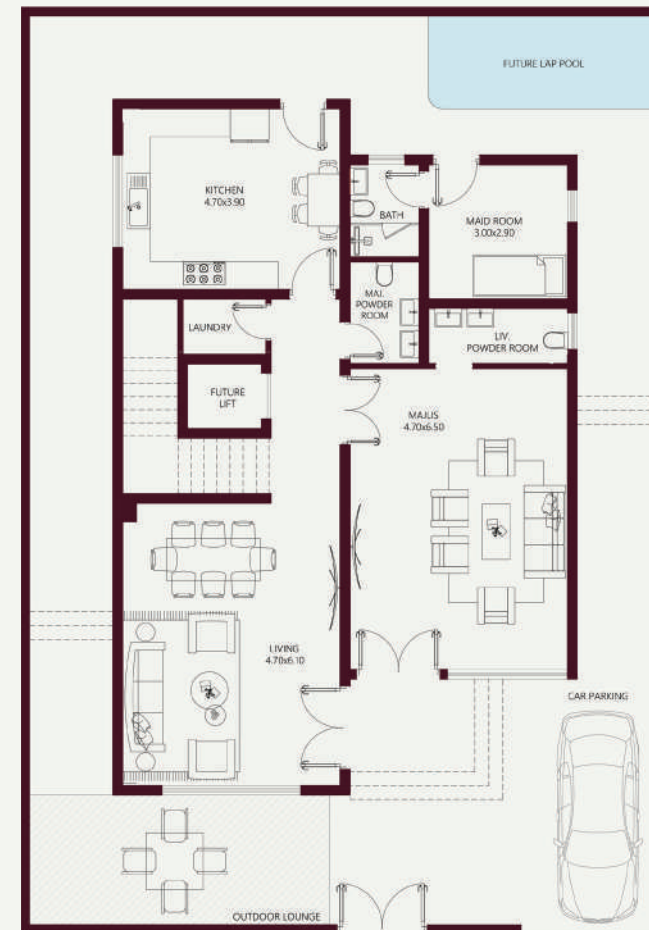
FLOOR PLANS

SILVANI

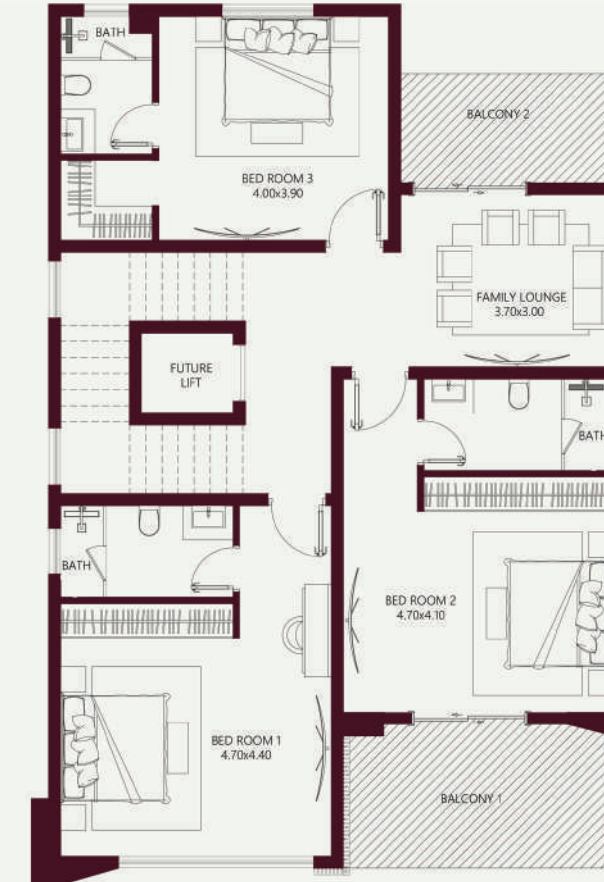
Calm interiors enriched by refined material choices.

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

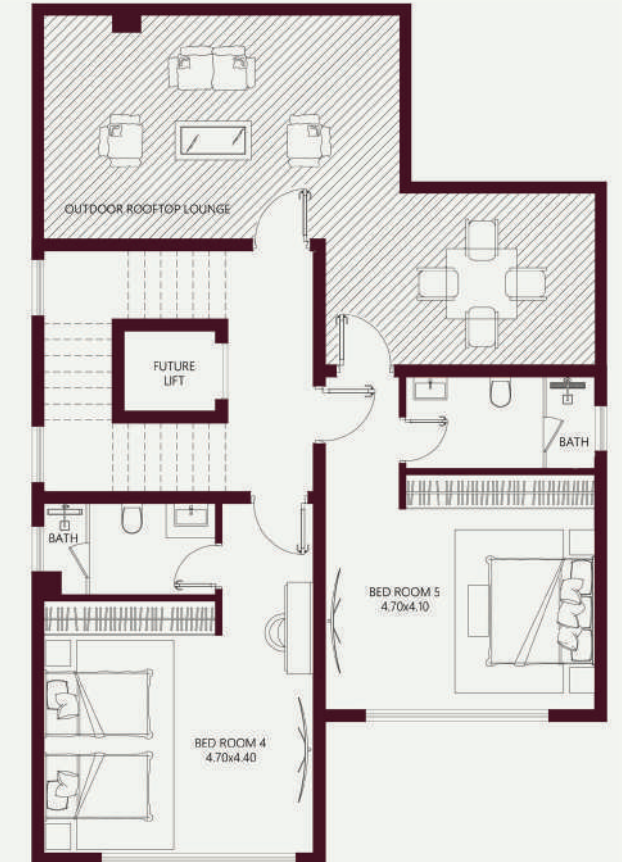
VILLA 41



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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

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



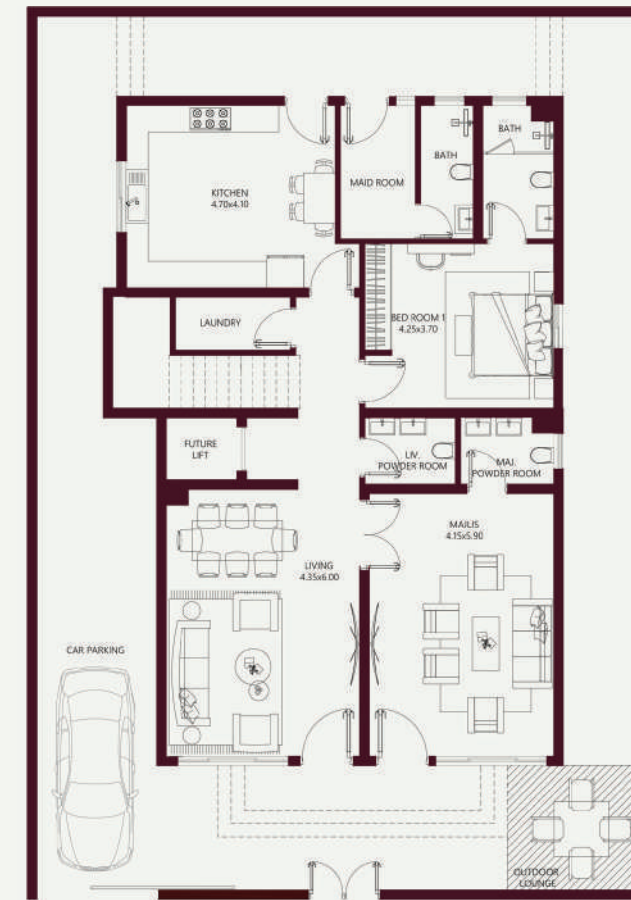
FLOOR PLANS

# PORTELLI

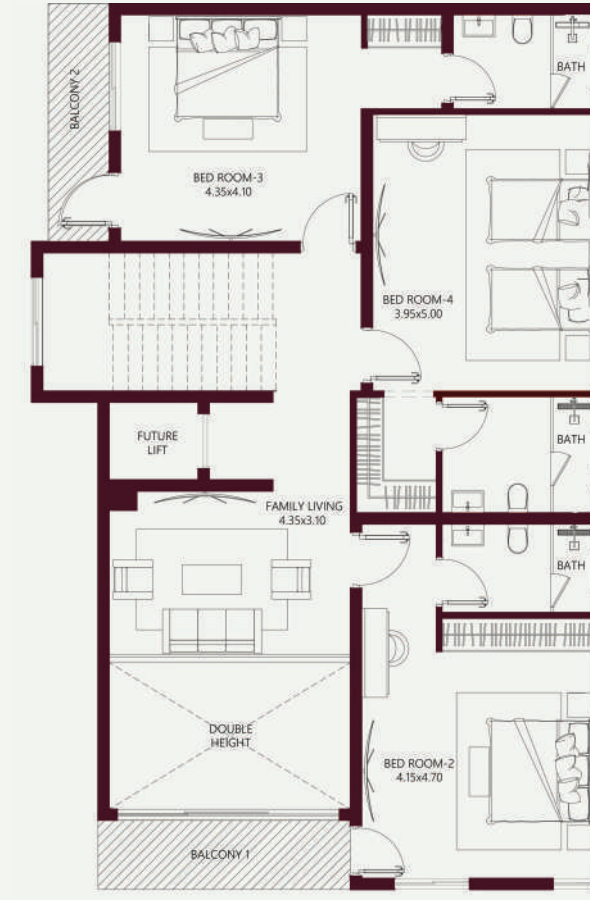
Structured layouts offering order, comfort, and elegance.

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

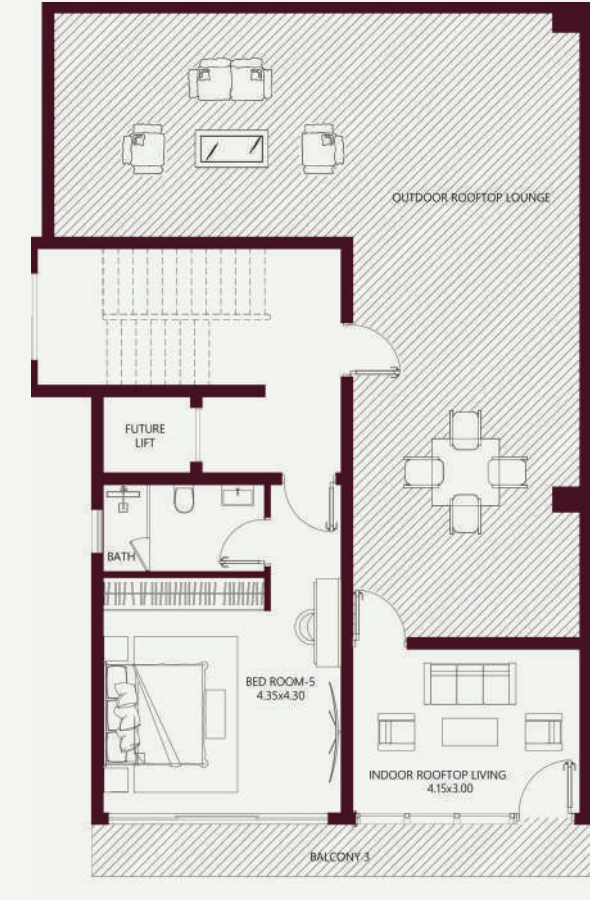
## VILLA 42



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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

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

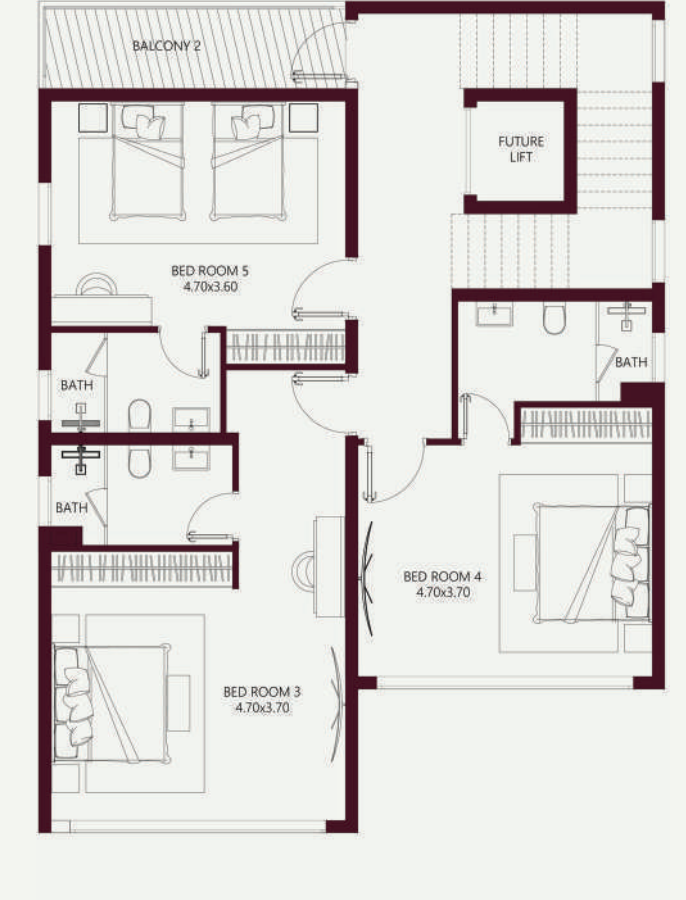
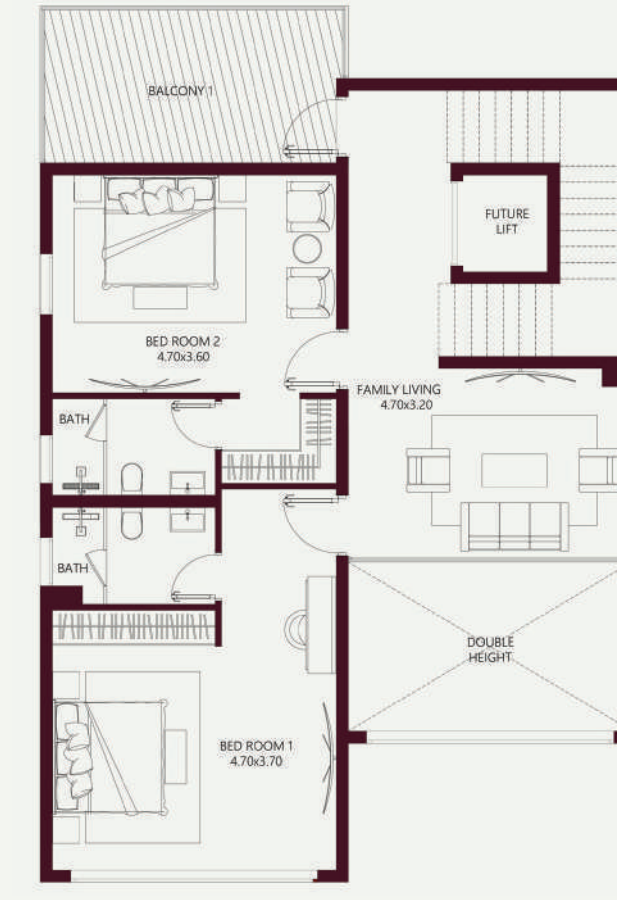
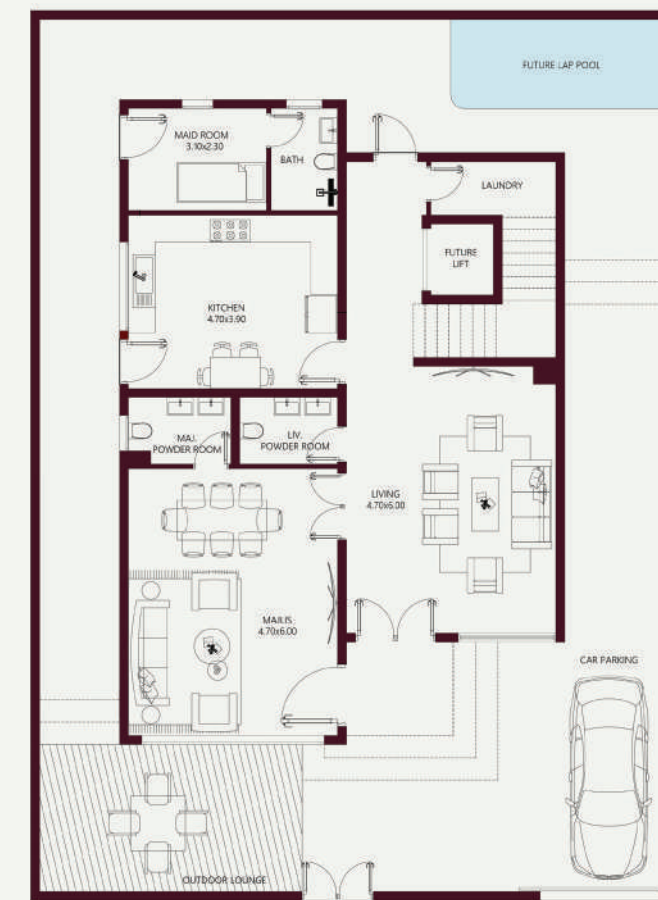
FLOOR PLANS

# 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



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

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





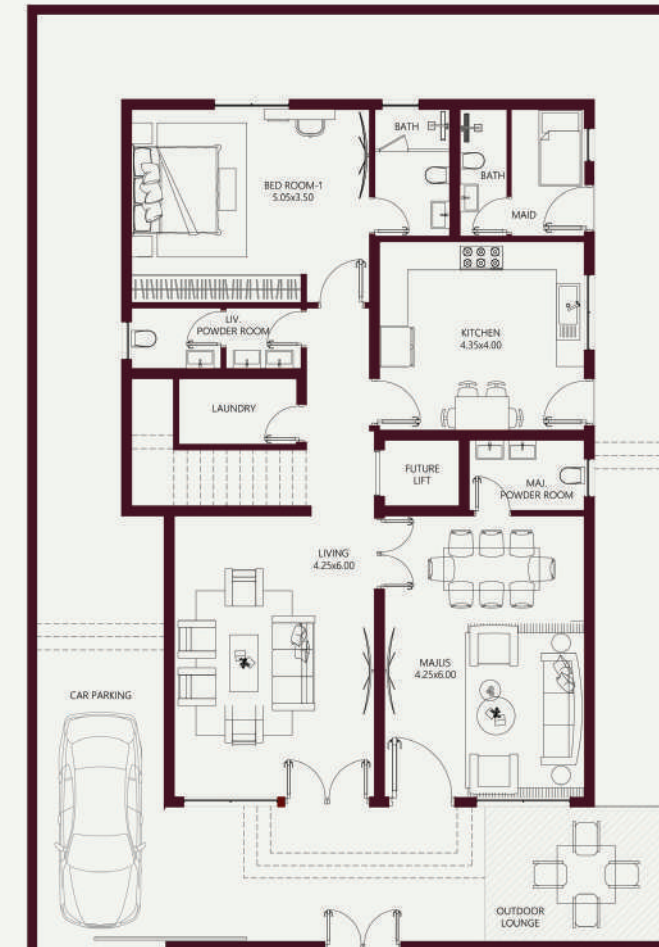
FLOOR PLANS

RIVANI

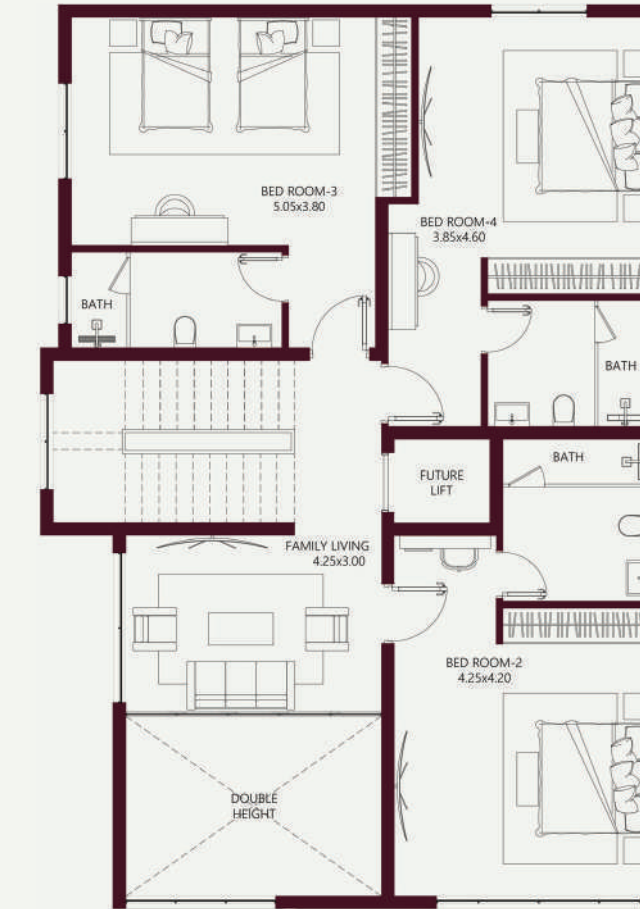
Restrained elegance expressed through architectural clarity.

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

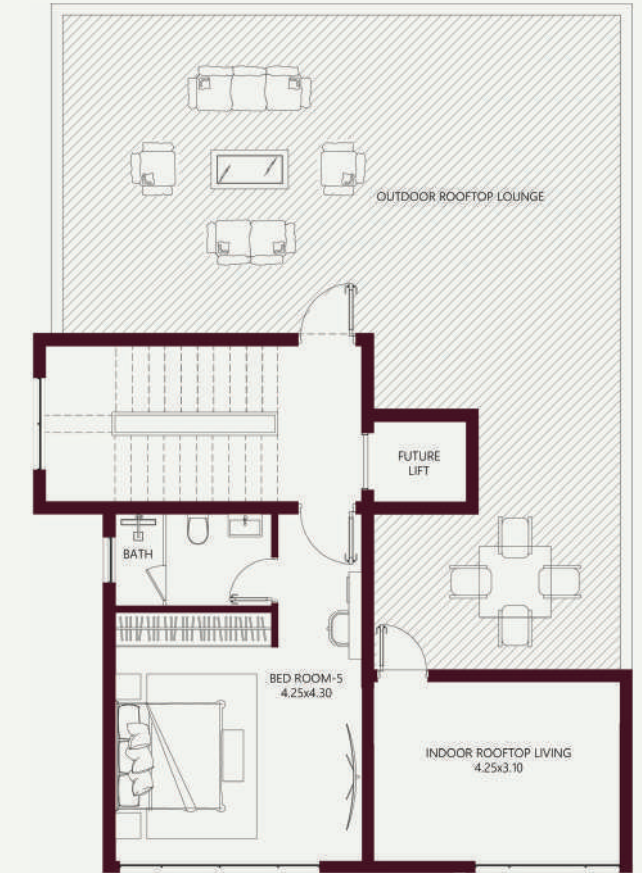
VILLA 44



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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

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



FLOOR PLANS

# CASELLI

Subtle luxury conveyed through harmonious spatial planning.



GERMAN FITTED KITCHEN



SMART HOME AUTOMATION SYSTEM



LIFT PROVISION



3 CAR PARKING

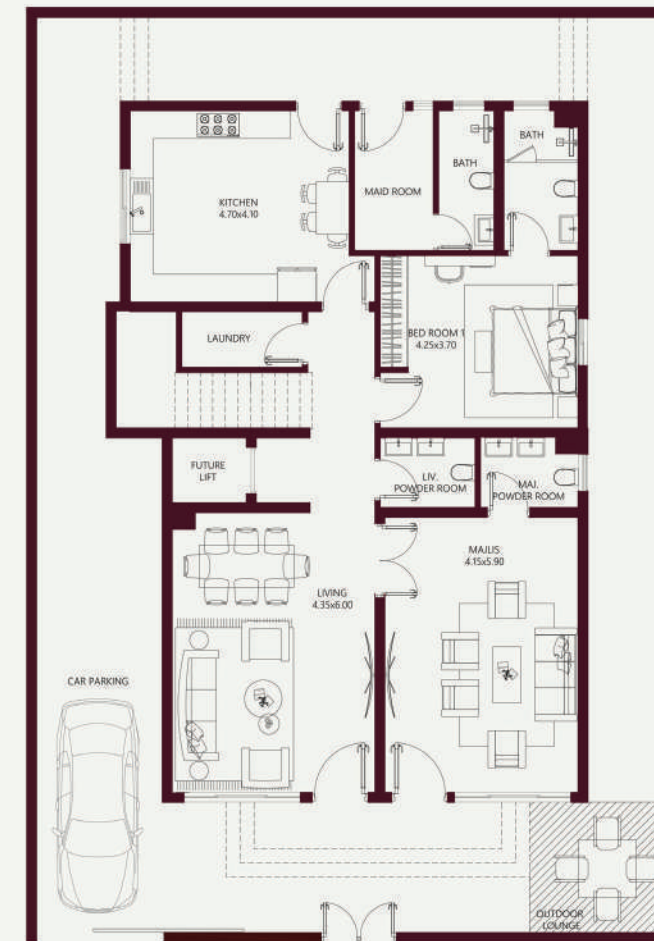


DOUBLE HEIGHT

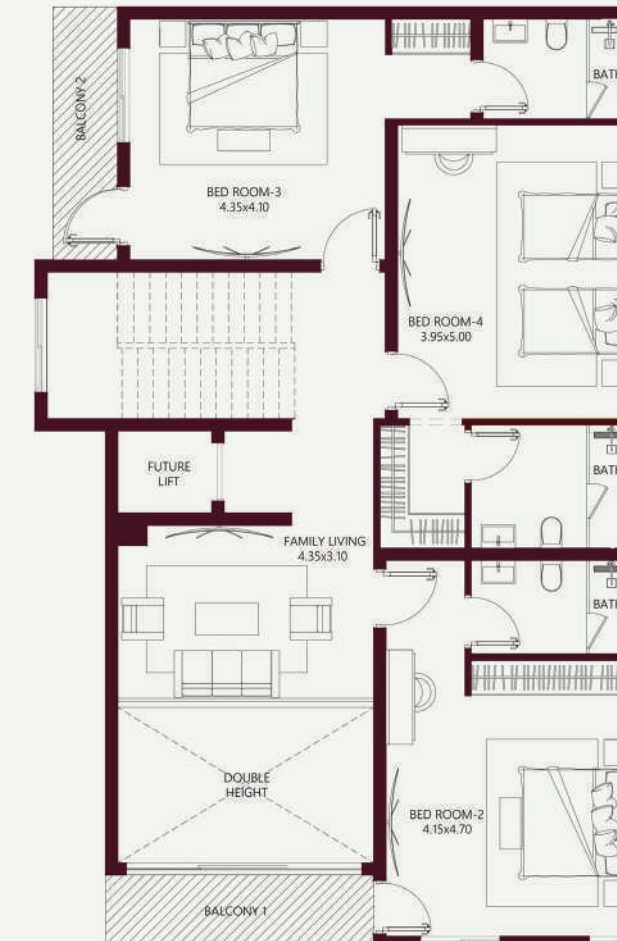


OUTDOOR LOUNGE

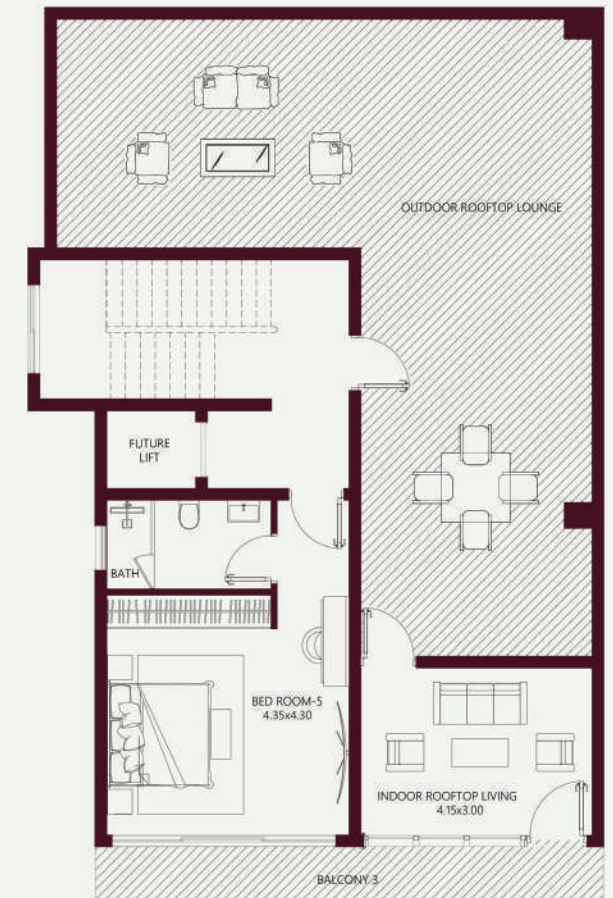
## VILLA 45



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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

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

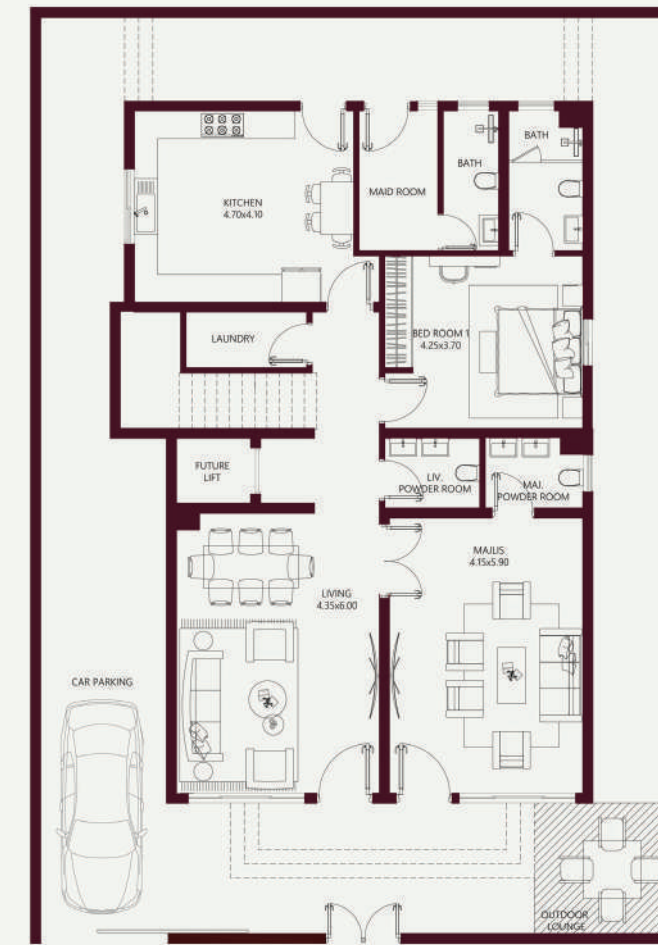
FLOOR PLANS

# RIVETTI

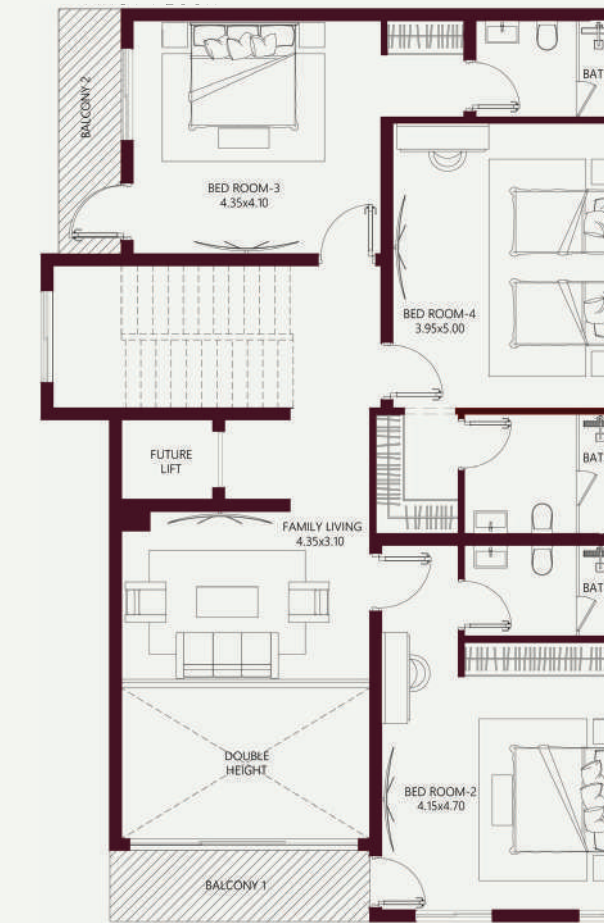
Soft architectural rhythm  
enhancing everyday living.

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

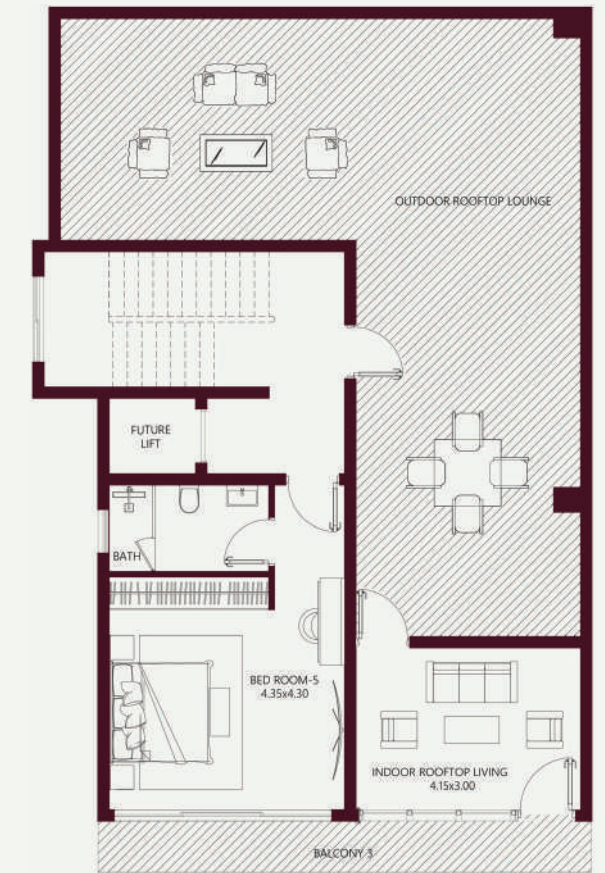
## VILLA 46



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

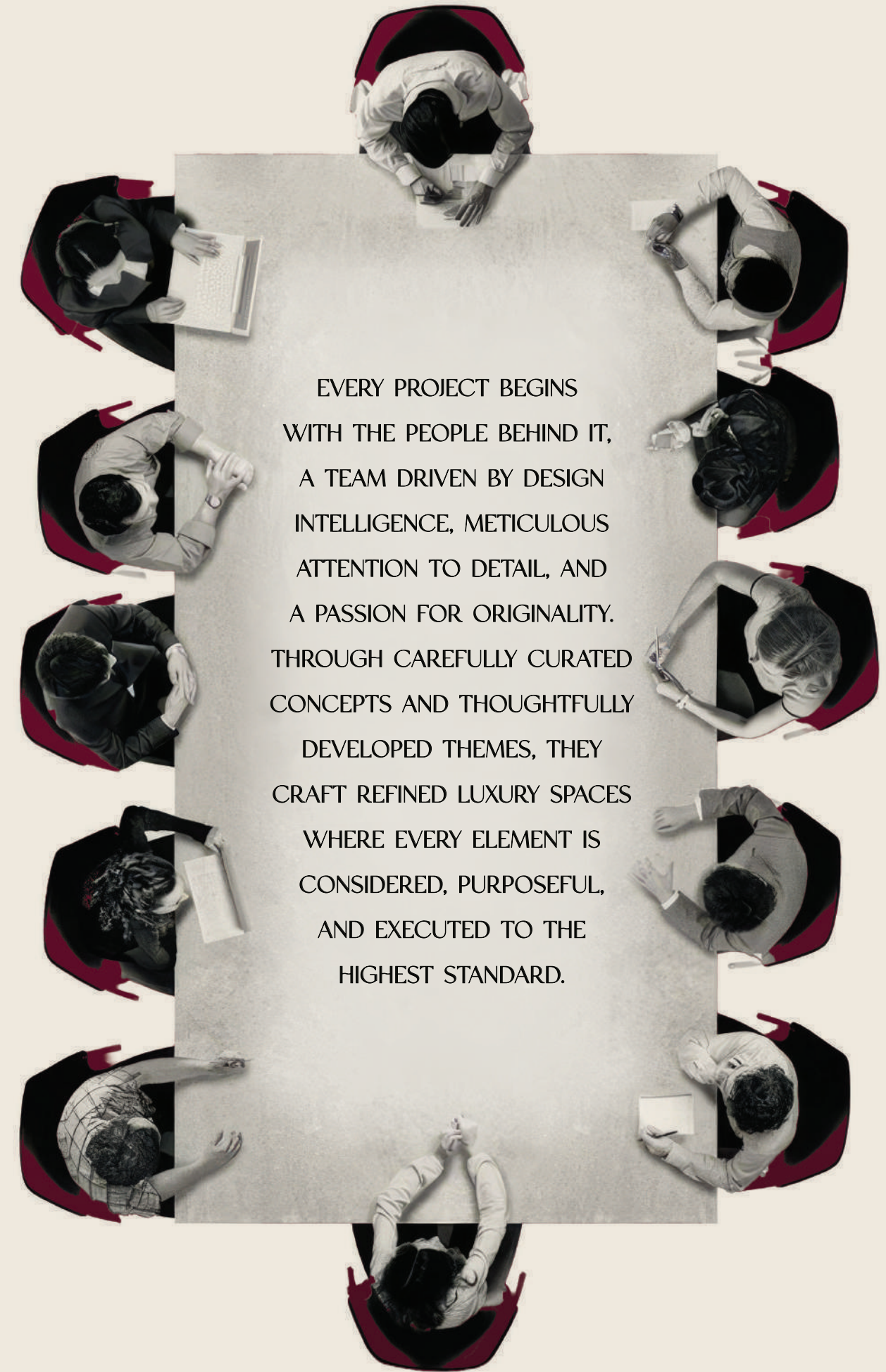
UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4016

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



# SETTING A NEW STANDARD IN VILLA DEVELOPMENT

EVERY PROJECT BEGINS WITH THE PEOPLE BEHIND IT, A TEAM DRIVEN BY DESIGN INTELLIGENCE, METICULOUS ATTENTION TO DETAIL, AND A PASSION FOR ORIGINALITY. THROUGH CAREFULLY CURATED CONCEPTS AND THOUGHTFULLY DEVELOPED THEMES, THEY CRAFT REFINED LUXURY SPACES WHERE EVERY ELEMENT IS CONSIDERED, PURPOSEFUL, AND EXECUTED TO THE HIGHEST STANDARD.



## 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 أحجام 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 المثبتة الظاهرة في الرسوم التوضيحية أو التصاميم هي لأغراض التوضيح فقط. ولا تُعتبر جزءًا من البيع والشراء إلا إذا نُصِّحَ 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 البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

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