AYYĀM RESIDENCE

CCR DEVELOPMENTS

EVERY DAY TELLS MORE

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EVERY DAY TELLS MORE

حِكايـــة جَديـــدة كُل يَـــوم

At Ayyam Residence, life isn't defined by a single moment, but by the rhythm of days that keep unfolding. Every sunrise carries a new beginning, every step adds to a growing story and every space is designed to evolve with you. This is a place where time isn't just passing, it's building meaning. Because here, every day doesn't just pass... it tells more.

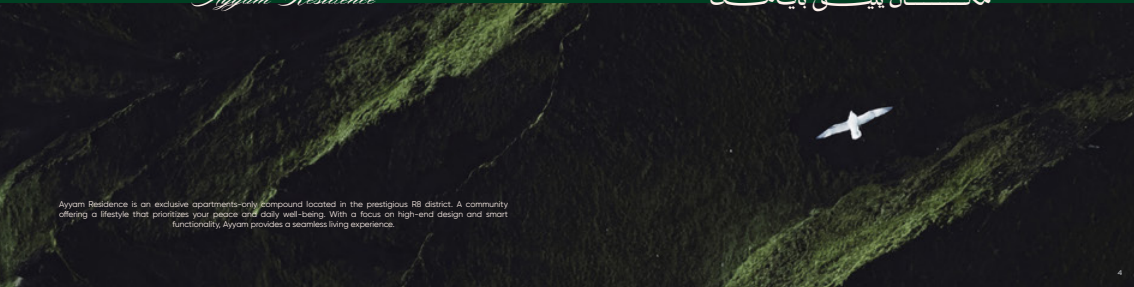
ABOUT AYYAM RESIDENCE

أيـــام | RESIDENCE

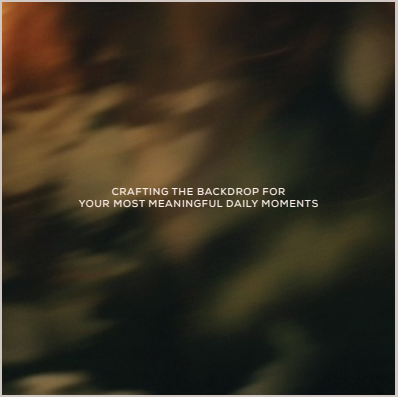
A SANCTUARY
FOR YOUR
DAYS

Ayyam Residence

مكـــــان يليـــق بأيامـــك



Ayyam Residence is an exclusive apartments-only compound located in the prestigious R8 district. A community offering a lifestyle that prioritizes your peace and daily well-being. With a focus on high-end design and smart functionality, Ayyam provides a seamless living experience.



STORY OF AYYAM RESIDENCE

THE JOURNEY FROM SUNRISE TO SUNSET

حِكايـــة جَديـــــدة كُل يَـــوم

Life is a collection of days, and at Ayyam, we believe every single one should be special. We designed this project to ensure that your home inspires a new narrative. From the first light of dawn to the quiet of the evening, the atmosphere here is curated for inspiration. Ayyam is where your personal story finds its perfect, most peaceful setting.

Ayyam Residence



OUR STORY

A LEGACY
BUILT ON A PATTERN OF TRUST

حِكايـة ثِقـــة بَـدأت من أربعيـــن سَنـة

Four decades of crafting spaces that withstand the test of time. For over 40 years, CCR Developments has been a cornerstone of the real estate industry. Creating sustainable environments where communities can truly thrive and grow. Our commitment to quality and transparency has earned the trust of thousands. Every project we undertake is a testament to our dedication to excellence, innovation, and long-term value.

Ramon Taghian
FOUNDER & CEO

FACTS & NUMBERS

150+
RESIDENTIAL PROJECTS
IN EAST CAIRO

3500+
FAMILIES
SERVED

250+
COMMERCIAL UNITS
DELIVERED

2
GATED COMPOUNDS
SPANNING A TOTAL OF 40 ACRES IN NEW CAIRO

ACTIVE PRESENCE IN NEW CAPITAL,
NEW CAIRO, EAST CAIRO

A PATTERN OF TRUST

CCR Developments brings decades of experience in shaping communities built on trust, consistency, and real delivery. With a strong presence across East Cairo and the New Administrative Capital, a portfolio reflects a commitment to quality, functionality, and long-term value. This legacy continues, creating a place where thoughtful planning meets everyday living, and every detail is designed to support a better life, day after day.

CCR DEVELOPMENTS

أرقـــــام تصنـــــع الفـــــارق



Backed by a strong track record, CCR Developments has delivered over 150 residential projects, served more than 3,500 families, and developed 250+ commercial units. With two gated communities spanning a total of 40 acres and an active presence across New Cairo, East Cairo, and the New Administrative Capital, CCR continues to build with consistency, trust, and proven results.

Ccr Developments



أيـام | RESIDENCE

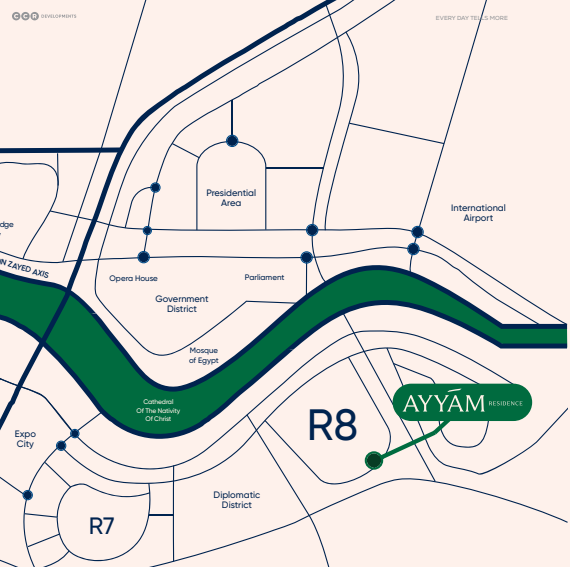
A GOOD DAY IS A COLLECTION OF MEANINGFUL MOMENTS

At Ayyam Residence, every day is shaped around the little moments that make life feel complete; a quiet morning, a walk in nature, a family gathering, and a home that turns everyday living into stories worth remembering.

اليَـــومُ جَمـــــالُه في لَحظاتِـــه

Defined by its moments

Built for memories



LOCATION

حيث تبدأ الحكاية

العاصمة الإدارية الجديدة

PERFECTLY POSITIONED FOR CONNECTION

The New Administrative Capital is more than just a city; it is the blueprint for Egypt's future. Strategically located in the R8 district, Ayyam Residence places you at the center of this transformative urban vision, surrounded by the city's most iconic landmarks and greenery.

07 MIN FROM **SOKHNA ROAD**

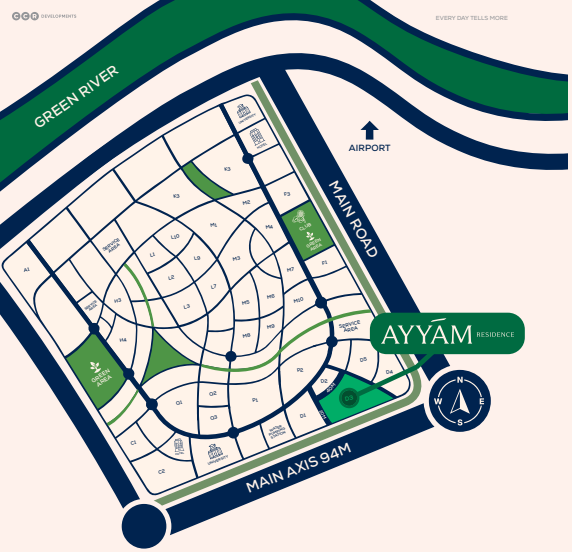
07 MIN FROM **SUEZ ROAD**

10 MIN FROM **NEW CAIRO**

05 MIN FROM **ICONIC TOWER**

03 MIN FROM **GREEN RIVER**

02 MIN FROM **DIPLOMATIC DISTRICT**



LOCATION

موقــع يـربط كل شيء

أكبرواجهة مباشرة، على محور رئيسي بعرض 94 متر

AT THE HEART OF THE NEW CAPITAL'S MOST VITAL DISTRICT. R8

Ayyam Residence stands as a landmark of accessibility within the R8's premier setting. Perfectly positioned to offer both sanctuary and connectivity, it grants you immediate access to the Green River's landscapes and the city's vibrant diplomatic quarter. Here, your home is not just an address; it is a gateway to the most iconic destinations of the New Capital, ensuring that everything you need is always within reach.

SURROUNDED BY:

- INT. SCHOOLS
- UNIVERSITIES
- GAS STATIONS
- HOTELS
- MOSQUES
- MEDICAL
- SPORTS CLUBS
- RETAIL / F&B



MASTER PLAN PHILOSOPHY

صُمم لأيامك القادمة

DESIGNED FOR SIGHT AND SOUL

81%

PLANNING THAT CONNECTS
HOMES, VIEWS, AND OPEN SPACES.

Our master plan prioritizes the "Green Breath". By dedicating 81% of the land to landscapes and aesthetic water features, we ensure that every window opens to a serene and refreshing view.

Ayyam Residence

MASTERPLAN IN DETAILS

A LAYOUT DESIGNED FOR EVERYDAY FLOW.

The masterplan of Ayyam Residence was created to make daily movement feel effortless. Residential clusters are carefully positioned around greenery, water features, walking paths, and open views, giving every zone its own character while keeping the whole community connected, balanced, and easy to live in.



A LIVING LAYOUT DESIGNED AROUND FLOW, VIEWS, AND EVERYDAY COMFORT

81%

DEDICATED TO NATURE, WATER FEATURES, AND OPEN HORIZONS.



TYPE A
TYPE A-
TYPE B
TYPE C
TYPE D
TYPE E
TYPE F

With 81% of the land dedicated to open spaces, landscapes, and water features, Ayyam Residence gives every unit a sense of breathing room. The masterplan is designed to offer refreshing views, smooth circulation, and a balanced community where nature becomes part of everyday living.

MASTERPLAN IN DETAILS

A CLEAR VIEW OF EVERY BUILDING.

The masterplan of Ayyam Residence is presented with clear building numbers to make every zone easier to read, locate, and understand. Each residential cluster is organized around open spaces, internal roads, landscapes, and community features, giving every building a defined place within the project's overall flow.





FACILITES & AMENITIES

AYYĀM RESIDENCE

EVERYDAY EXPERIENCES, PLANNED AROUND YOU.

Ayyam Residence brings daily life closer to everything it needs. From clubhouses, swimming pools, and sports courts to walking tracks, kids' zones, smart gates, and essential services, every facility is carefully placed to create a smoother, more comfortable, and more connected living experience.



- 2 Clubhouses
- Landscape Areas
- Commercial Strip Mall
- Sports Courts (Squash - Padel - Football - Tennis)
- Water features & Lakes
- Smart Gates (2 Main Gates - 1 Service Gate)
- Garage Rain drainage
- Lighting & Sound Smart Systems
- Gym & Spa (StandAlone)
- Trash Tunnel System
- Kids play zones & Nursery (StandAlone)
- Walking & Jogging tracks
- Swimming Pools
- Security & Surveillance (in shared areas)
- Cycling Tracks
- AC Stands (Not on the facade)
- Electric Car Charging Stations
- 2 - Level Underground Parking
- Community Application
- Mosque (After obtaining government approval)
- Church (After obtaining the Lutheran's approval and the government's approval)

EVERY DETAIL HERE, SHAPES YOUR DAY.

At Ayyam Residence, facilities are not added for luxury alone; they are planned to make every day easier, calmer, and more connected. From movement and wellness to family time, nature, security, and daily services, everything comes together to support the way you live.



تفاصيـل المشـروع

PROJECT DETAILS

TOTAL LAND AREA:	FACADE LENGTH:	PLOT NO.:	FLOORS:
39 ACRES	580M	D3	G+8

B.U.A:	EXCEPECTED PHASES:	DELIVERY IN:
19%	4 PHASES	4 YEARS

Ayyam Residence

At Ayyam, every sunrise starts with an inspiring story, where refined architecture meets the effortless comfort of owning your peace.



الرؤيـــة المعمـــاريـــة

ARCHITECTURAL CONCEPT

ARCHRETE

A UNIFIED FACADE DESIGN THAT PRESERVES AESTHETIC HARMONY

Ayyam features a sleek, minimalist architectural style that emphasizes clean lines. Our unified facade design ensures that the beauty of the buildings remains untouched. This attention to detail guarantees a sophisticated look that stays consistent and prestigious for years to come for all residents.

Ayyam Residence



FACILITIES & AMENITIES

Live your best days

A SEAMLESS DAILY EXPERIENCE

خدمات متكاملة ليوم أسهل

Ayyam Residence

Imagine a day that flows as naturally as the light in your home. At Ayyam Residence, we've woven every facility into the fabric of your journey, creating a rhythm that simplifies your life and elevates your story. From morning energy to evening stillness, every space is a chapter designed for your balance and belonging.





أيامـــك .. في الإنتعـاش

SWIMMING POOLS

Your days in serenity

Dive into a refreshing routine that washes away the stress, offering a cool, blue sanctuary for your family's joyful moments.

أيامـــك .. في الملعــب

SPORTS COURTS

TENNIS / PADEL / SQUASH / FOOTBALL

Your days in action

Energize your narrative with a friendly match, turning your physical Well-being into a vibrant chapter of your daily success story.





أيامـــك .. في الطبيعة

LANDSCAPE AREAS

Your days in the nature

Live in the serenity of Ayyam's green view, where every morning is a fresh page and every sunset is a peaceful conclusion.

أيامـــك .. في قلب اللمة

2 CLUB HOUSES

Your days in the land

Connection is the heart of every story; enjoy two signature clubhouses crafted for social bonds and shared experiences.





أيامـــك .. في تـــوازن

GYM AND SPA

STANDALONE

Your days in the gym

Balance your day with strength and relaxation, ensuring your body and mind are ready for whatever the next chapter holds.

LAND AREA: 2750 M²

أيامـــك .. في الحركة

WALKING & JOGGING TRACKS

Your days in rhythm

Clear your mind on dedicated paths designed for reflection, where every step forward helps you write a healthier personal history.

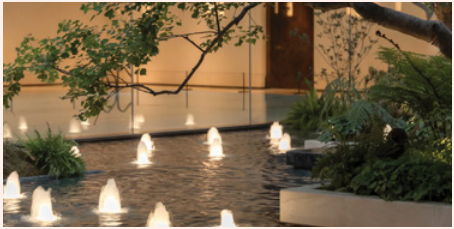


أيامـــك .. في الهدوء

WATER FEATURES & LAKES

Your days in the flow

Let the aesthetic lakes set a serene backdrop for your thoughts, reflecting the quiet beauty of a well-lived, peaceful day.



أيامـــك .. في تنـــوع

COMMERCIAL STRIP MALL

Your days in the variety

Find everything you need just steps away, allowing your story to flow effortlessly without the interruption of a long commute.

LAND AREA: 12,000 M²



أيامـــك .. في إنطلاق

CYCLING TRACKS

Your days in the open

Experience the freedom of the open path, where a simple bike ride becomes a cherished part of your daily rhythm.



أيامـــك .. في تناغم

LIGHTING & SOUND SMART SYSTEMS

Your days in the ambiance

Experience shared spaces that respond to your presence with ambient lighting and sound, creating a perfectly atmospheric daily experience.



أيامـــك .. في سعادتهم

NURSERY & KIDS PLAY ZONES

STANDALONE

Your days in their happiness

LAND AREA: 100 M²

Watch their stories begin in safe, creative spaces designed to nurture the imagination of the next generation at Ayyam Residence.

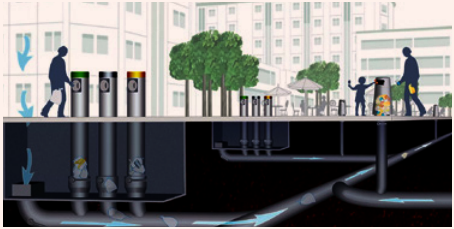


أيامـــك .. في نقـاء

TRASH TUNNEL SYSTEM

Your days in the clean

Enjoy a clean, odor-free environment thanks to advanced hidden systems that keep the beauty of your story completely undisturbed.



أيامـــك .. في صفاء المشهد

AC STANDS (NOT ON THE FACADE)

Your days in the pure

Preserve the beauty of your home's facade with hidden AC stands, ensuring the visual story of Ayyam remains pristine.



أيامـــك .. في سلام

CHURCH

Your days in tranquility

LAND AREA: 684 M²

A space for reflection and community worship, ensuring that every resident finds the spiritual home their own story requires.



أيامـــك .. في سكينة

MOSQUE

Your days in peace

LAND AREA: 684 M²

Find spiritual serenity just moments from your door, adding a layer of traditional peace to your modern daily lifestyle.



أيامـــك .. في حماية

GARAGE RAIN DRAINAGE

Your days in the care

Your journey remains smooth with smart drainage systems that protect your car and your daily commute.



أيامـــك .. في سهولة

2-LEVEL UNDERGROUND PARKING

Your days in the secure

Return home to a guaranteed spot, where sheltered parking makes the transition from the world to your sanctuary perfectly seamless.



أيامـــك .. في المستقبل

ELECTRIC CAR CHARGING STATIONS

Your days in the future

Power your journey with sustainable energy solutions, aligning your daily life with a forward-thinking and eco-conscious modern narrative.



أيامـــك .. في طمأنينة

SECURITY & SURVEILLANCE

Your days in the safety

Live with the quiet confidence that your family is protected by 24/7 surveillance, allowing you to focus on living.



أيامـــك .. في أمان

SMART GATES

Your days in the ease

2 main gates dedicated to secure your ease using smart entry cards for you and a dedicated guest application, ensuring privacy and effortless access every single day.



أيامـــك .. في نظام

SERVICE GATE

Your days in the exclusive

Maintain the tranquility of the main entrances with a dedicated service gate that keeps the daily logistics moving silently behind-the-scenes.





AYYĀM RESIDENCE

مساحـــات صُممـــت لراحتـــك

THE GEOMETRY OF YOUR PRIVACY

FLOOR PLANS





AYYĀM RESIDENCE

THE GOLDEN TYPE (A)

A bright and valuable choice, designed to bring a golden sense of warmth, comfort, and quiet elegance into your everyday living experience.



TYPE A
DUPLEX 01
GROUND - FIRST FLOOR

TOTAL AREA: 195 M²
GARDEN: 49 M²

DOWN	
1. Reception	4.68 x 4.82
2. Terrace	2.40 x 1.36
3. Corridor	2.37 x 1.00
4. M.B.Room	3.95 x 3.72
5. M.Bath	3.78 x 1.49
6. Kitchen	2.57 x 2.31
7. Stairs	2.57 x 0.95
8. WC	2.57 x 1.47

UP	
1. Living	6.11 x 4.18
2. Terrace	2.40 x 1.36
3. Corridor	4.66 x 1.00
4. B.Room	3.78 x 3.74
5. M.B.Room	3.95 x 3.78
6. M.Bath	3.87 x 1.43
7. Bath	2.57 x 2.31
8. Stairs	2.57 x 2.42









TYPE A
DUPLEX 02
GROUND - FIRST FLOOR

TOTAL AREA: 215 M²
GARDEN: 36 M²

DOWN		UP	
1. Reception	4.44 x 3.87	1. Living	4.32 x 3.75
2. Terrace	2.66 x 1.30	2. Terrace	2.60 x 1.42
3. Dining	4.39 x 3.78	3. Corridor	4.73 x 1.10
4. Corridor	1.10 x 0.89	4. B.Room	3.84 x 3.84
5. M.B.Room	3.75 x 3.74	5. M.B.Room	3.77 x 3.68
6. Dressing	2.19 x 1.88	6. Dressing	2.17 x 1.98
7. M.Bath	2.18 x 1.99	7. M.Bath	2.06 x 1.64
8. Kitchen	3.47 x 2.52	8. Bath	2.92 x 2.58
9. Stairs	3.47 x 1.01	9. Stairs	2.92 x 2.42
10. WC	2.85 x 1.41		









TYPE A
DUPLEX 03
GROUND - FIRST FLOOR

TOTAL AREA: 215 M²
GARDEN: 36 M²

DOWN	
1. Reception	4.44 x 3.87
2. Terrace	2.66 x 1.30
3. Dining	4.39 x 3.78
4. Corridor	1.10 x 0.89
5. M.B.Room	3.75 x 3.74
6. Dressing	2.19 x 1.88
7. M.Bath	2.18 x 1.99
8. Kitchen	3.47 x 2.52
9. Stairs	3.47 x 1.01
10. WC	2.85 x 1.41

UP	
1. Living	4.32 x 3.75
2. Terrace	2.60 x 1.42
3. Corridor	4.73 x 1.10
4. B.Room	3.84 x 3.84
5. M.B.Room	3.77 x 3.68
6. Dressing	2.17 x 1.98
7. M.Bath	2.06 x 1.64
8. Bath	2.92 x 2.58
9. Stairs	2.92 x 2.42









TYPE A
APARTMENT 04
GROUND FLOOR

TOTAL AREA: 114 M²
GARDEN: 58 M²

1. Reception	6.17 x 4.13
2. Terrace	2.40 x 1.30
3. Corridor	4.66 x 1.00
4. B.Room	3.84 x 3.74
5. M.B.Room	3.95 x 3.78
6. M.Bathroom	3.78 x 1.43
7. Bathroom	2.57 x 1.82
8. Kitchen	2.57 x 2.91





TYPE A
APARTMENT 04
FIRST FLOOR

TOTAL AREA: 112 M²

1. Reception	6.17 x 4.13
2. Terrace	2.40 x 1.30
3. Corridor	4.66 x 1.00
4. B.Room	3.84 x 3.74
5. M.B.Room	3.95 x 3.78
6. M.Bathroom	3.78 x 1.43
7. Bathroom	2.57 x 1.82
8. Kitchen	2.57 x 2.91





TYPE A
APARTMENT 01
LOWER FLOOR

TOTAL AREA: 112 M²

1. Reception	6.17 x 4.13
2. Terrace	2.40 x 1.30
3. Corridor	4.66 x 1.00
4. B.Room	3.84 x 3.74
5. M.B.Room	3.95 x 3.78
6. M.Bathroom	3.78 x 1.43
7. Bathroom	2.57 x 1.82
8. Kitchen	2.57 x 2.91





TYPE A
DUPLEX 02
LOWER - UPPER FLOOR

TOTAL AREA: 215 M²

DOWN		UP	
1. Reception	4.44 x 3.87	1. Reception	4.38 x 3.81
2. Terrace	2.60 x 1.30	2. Terrace	2.66 x 1.36
3. Dining	4.27 x 3.84	3. Corridor	4.73 x 1.10
4. Corridor	1.10 x 0.89	4. B.Room	3.84 x 3.78
5. M.B.Room	3.77 x 3.68	5. M.B.Room	3.77 x 3.68
6. Dressing	2.17 x 1.76	6. Dressing	2.17 x 1.98
7. M.Bath	2.17 x 1.99	7. M.Bath	2.17 x 1.89
8. Kitchen	3.47 x 2.58	8. Bath	2.92 x 2.58
9. Stairs	3.47 x 0.95	9. Stairs	2.92 x 2.42
10. WC	2.60 x 1.47		









TYPE A
DUPLEX 03
LOWER - UPPER FLOOR

TOTAL AREA: 215 M²

DOWN		UP	
1. Reception	4.44 x 3.87	1. Reception	4.38 x 3.81
2. Terrace	2.60 x 1.30	2. Terrace	2.66 x 1.36
3. Dining	4.27 x 3.84	3. Corridor	4.73 x 1.10
4. Corridor	1.10 x 0.89	4. B.Room	3.84 x 3.78
5. M.B.Room	3.77 x 3.68	5. M.B.Room	3.77 x 3.68
6. Dressing	2.17 x 1.76	6. Dressing	2.17 x 1.98
7. M.Bath	2.17 x 1.99	7. M.Bath	2.17 x 1.89
8. Kitchen	3.47 x 2.58	8. Bath	2.92 x 2.58
9. Stairs	3.47 x 0.95	9. Stairs	2.92 x 2.42
10. WC	2.60 x 1.47		









TYPE A
APARTMENT 04
LOWER FLOOR

TOTAL AREA: 112 M²

1. Reception	6.17 x 4.13
2. Terrace	2.40 x 1.30
3. Corridor	4.66 x 1.00
4. B.Room	3.84 x 3.74
5. M.B.Room	3.95 x 3.78
6. M.Bathroom	3.78 x 1.43
7. Bathroom	2.57 x 1.82
8. Kitchen	2.57 x 2.91





TYPE A
APARTMENT 01
UPPER FLOOR

TOTAL AREA: 112 M²

1. Reception	6.17 x 4.13
2. Terrace	2.40 x 1.30
3. Corridor	4.66 x 1.00
4. B.Room	3.84 x 3.74
5. M.B.Room	3.95 x 3.78
6. M.Bathroom	3.78 x 1.43
7. Bathroom	2.57 x 1.82
8. Kitchen	2.57 x 2.91





TYPE A
APARTMENT 04
UPPER FLOOR

TOTAL AREA: 112 M²

1. Reception	6.17 x 4.13
2. Terrace	2.40 x 1.30
3. Corridor	4.66 x 1.00
4. B.Room	3.84 x 3.74
5. M.B.Room	3.95 x 3.78
6. M.Bathroom	3.78 x 1.43
7. Bathroom	2.57 x 1.82
8. Kitchen	2.57 x 2.91





TYPE A
APARTMENT 01
EIGHTH FLOOR

TOTAL AREA: 112 M²

1. Reception	6.17 x 4.13
2. Terrace	2.40 x 1.30
3. Corridor	4.66 x 1.00
4. B.Room	3.84 x 3.74
5. M.B.Room	3.95 x 3.78
6. M.Bathroom	3.78 x 1.43
7. Bathroom	2.57 x 1.82
8. Kitchen	2.57 x 2.91





TYPE A
APARTMENT 02
EIGHTH FLOOR

TOTAL AREA: 215 M²

1. Reception	4.38 x 3.81	11. Terrace	2.66 x 1.36
2. Terrace	2.66 x 1.36	12. Dining	4.46 x 3.78
3. Corridor	3.78 x 1.17	13. Corridor	1.17 x 0.95
4. B.Room	3.84 x 3.78	14. M.B.Room	3.77 x 3.68
5. M.B.Room	4.57 x 3.77	15. Dressing	2.17 x 1.88
6. Dressing	2.17 x 1.88	16. M.Bath	2.16 x 1.99
7. M.Bath	2.16 x 1.99	17. Bath	3.40 x 1.88
8. Bath	2.85 x 2.24	18. Kitchen	3.40 x 3.11
9. Nanny	2.85 x 2.91		
10. Living	4.44 x 3.81		





TYPE A
APARTMENT 03
EIGHTH FLOOR

TOTAL AREA: 112 M²

1. Reception	6.17 x 4.13
2. Terrace	2.40 x 1.30
3. Corridor	4.66 x 1.00
4. B.Room	3.84 x 3.74
5. M.B.Room	3.95 x 3.78
6. M.Bathroom	3.78 x 1.43
7. Bathroom	2.57 x 1.82
8. Kitchen	2.57 x 2.91





AYYĀM RESIDENCE

THE BLOOMING TYPE (A-)

A home made for fresh starts, with open and calming spaces that allow your family's everyday moments to bloom naturally over time.



TYPE A-
DUPLEX 01
GROUND - FIRST FLOOR

TOTAL AREA: 207 M²
GARDEN AREA: 31 M²

DOWN		UP	
1. Dining	3.81 x 2.95	1. Living	4.32 x 3.75
2. Terrace	2.66 x 1.36	2. Terrace	2.60 x 1.42
3. Living	4.39 x 3.78	3. Corridor	4.73 x 1.10
4. Corridor	1.10 x 0.89	4. B.Room	3.84 x 3.84
5. M.B.Room	3.77 x 3.74	5. M.B.Room	3.77 x 3.68
6. Dressing	2.17 x 1.88	6. Dressing	2.17 x 1.98
7. M.Bath	2.16 x 1.99	7. M.Bath	2.06 x 1.64
8. Kitchen	3.47 x 2.52	8. Bath	2.92 x 2.58
9. Stairs	2.85 x 1.07	9. Stairs	2.92 x 2.42
10. WC	2.85 x 1.41		









TYPE A-
APARTMENT 02
GROUND FLOOR

TOTAL AREA: 112 M²
GARDEN AREA: 59 M²

1. Reception	6.17 x 4.18
2. Terrace	2.40 x 1.30
3. Corridor	4.66 x 1.00
4. B.Room	3.78 x 3.74
5. M.B.Room	3.95 x 3.78
6. M.Bathroom	3.78 x 1.43
7. Bathroom	2.57 x 1.82
8. Kitchen	2.57 x 2.91





TYPE A-
DUPLEX 03
GROUND - FIRST FLOOR

TOTAL AREA: 224 M²
GARDEN AREA: 59 M²

DOWN		UP	
1. Reception	6.11 x 4.13	1. Living	6.11 x 4.18
2. Terrace	2.40 x 1.36	2. Terrace	2.40 x 1.36
3. Living	4.74 x 3.84	3. Corridor	4.66 x 1.00
4. Corridor	1.12 x 0.83	4. B.Room	3.78 x 3.74
5. M.B.Room	3.95 x 3.78	5. M.B.Room	3.95 x 3.78
6. M.Bath	3.87 x 1.43	6. M.Bath	3.87 x 1.43
7. Kitchen	2.57 x 2.26	7. Bath	2.57 x 2.31
8. Stairs	2.57 x 1.06	8. Stairs	2.57 x 2.42
9. WC	2.57 x 1.41		







TYPE A-
DUPLEX 04
GROUND - FIRST FLOOR

TOTAL AREA: 207 M²
GARDEN AREA: 31 M²

DOWN		UP	
1. Dining	3.81 x 2.95	1. Living	4.32 x 3.75
2. Terrace	2.66 x 1.36	2. Terrace	2.60 x 1.42
3. Living	4.39 x 3.78	3. Corridor	4.73 x 1.10
4. Corridor	1.10 x 0.89	4. B.Room	3.84 x 3.84
5. M.B.Room	3.77 x 3.74	5. M.B.Room	3.77 x 3.68
6. Dressing	2.17 x 1.88	6. Dressing	2.17 x 1.98
7. M.Bath	2.16 x 1.99	7. M.Bath	2.06 x 1.64
8. Kitchen	3.47 x 2.52	8. Bath	2.92 x 2.58
9. Stairs	2.85 x 1.07	9. Stairs	2.92 x 2.42
10. WC	2.85 x 1.41		









TYPE A-
APARTMENT 02
FIRST FLOOR

TOTAL AREA: 112 M²

1. Reception	6.17 x 4.13
2. Terrace	2.40 x 1.30
3. Corridor	4.66 x 1.00
4. B.Room	3.84 x 3.74
5. M.B.Room	3.95 x 3.78
6. M.Bathroom	3.78 x 1.43
7. Bathroom	2.57 x 1.82
8. Kitchen	2.57 x 2.91





TYPE A-
DUPLEX 01
LOWER - UPPER FLOOR

TOTAL AREA: 215 M²

DOWN		UP	
1. Reception	4.44 x 3.87	1. Reception	4.38 x 3.81
2. Terrace	2.60 x 1.30	2. Terrace	2.66 x 1.36
3. Dining	4.27 x 3.84	3. Corridor	4.73 x 1.10
4. Corridor	1.10 x 0.89	4. B.Room	3.84 x 3.78
5. M.B.Room	3.77 x 3.68	5. M.B.Room	3.77 x 3.68
6. Dressing	2.17 x 1.76	6. Dressing	2.17 x 1.98
7. M.Bath	2.17 x 1.99	7. M.Bath	2.17 x 1.89
8. Kitchen	3.47 x 2.58	8. Bath	2.92 x 2.58
9. Stairs	3.47 x 0.95	9. Stairs	2.92 x 2.42
10. WC	2.60 x 1.47		









TYPE A-
APARTMENT 02
LOWER FLOOR

TOTAL AREA: 112 M²

1. Reception	6.17 x 4.13
2. Terrace	2.40 x 1.30
3. Corridor	4.66 x 1.00
4. B.Room	3.84 x 3.74
5. M.B.Room	3.95 x 3.78
6. M.Bathroom	3.78 x 1.43
7. Bathroom	2.57 x 1.82
8. Kitchen	2.57 x 2.91





TYPE A-
APARTMENT 03
LOWER FLOOR

TOTAL AREA: 112 M²

1. Reception	6.17 x 4.13
2. Terrace	2.40 x 1.30
3. Corridor	4.66 x 1.00
4. B.Room	3.84 x 3.74
5. M.B.Room	3.95 x 3.78
6. M.Bathroom	3.78 x 1.43
7. Bathroom	2.57 x 1.82
8. Kitchen	2.57 x 2.91





TYPE A-
DUPLEX 04
LOWER - UPPER FLOOR

TOTAL AREA: 215 M²

DOWN		UP	
1. Reception	4.44 x 3.87	1. Reception	4.38 x 3.81
2. Terrace	2.60 x 1.30	2. Terrace	2.66 x 1.36
3. Dining	4.27 x 3.84	3. Corridor	4.73 x 1.10
4. Corridor	1.10 x 0.89	4. B.Room	3.84 x 3.78
5. M.B.Room	3.77 x 3.68	5. M.B.Room	3.77 x 3.68
6. Dressing	2.17 x 1.76	6. Dressing	2.17 x 1.98
7. M.Bath	2.17 x 1.99	7. M.Bath	2.17 x 1.89
8. Kitchen	3.47 x 2.58	8. Bath	2.92 x 2.58
9. Stairs	3.47 x 0.95	9. Stairs	2.92 x 2.42
10. WC	2.60 x 1.47		









TYPE A-
APARTMENT 02
UPPER FLOOR

TOTAL AREA: 112 M²

1. Reception	6.17 x 4.13
2. Terrace	2.40 x 1.30
3. Corridor	4.66 x 1.00
4. B.Room	3.84 x 3.74
5. M.B.Room	3.95 x 3.78
6. M.Bathroom	3.78 x 1.43
7. Bathroom	2.57 x 1.82
8. Kitchen	2.57 x 2.91





TYPE A-
APARTMENT 03
UPPER FLOOR

TOTAL AREA: 112 M²

1. Reception	6.17 x 4.13
2. Terrace	2.40 x 1.30
3. Corridor	4.66 x 1.00
4. B.Room	3.84 x 3.74
5. M.B.Room	3.95 x 3.78
6. M.Bathroom	3.78 x 1.43
7. Bathroom	2.57 x 1.82
8. Kitchen	2.57 x 2.91





TYPE A-
APARTMENT 01
EIGHTH FLOOR

TOTAL AREA: 215 M²

1. Reception	4.38 x 3.81	11. Terrace	2.66 x 1.36
2. Terrace	2.66 x 1.36	12. Dining	4.46 x 3.78
3. Corridor	3.78 x 1.17	13. Corridor	1.17 x 0.95
4. B.Room	3.84 x 3.78	14. M.B.Room	3.77 x 3.68
5. M.B.Room	4.57 x 3.77	15. Dressing	2.17 x 1.88
6. Dressing	2.17 x 1.88	16. M.Bath	2.16 x 1.99
7. M.Bath	2.16 x 1.99	17. Bath	3.40 x 1.88
8. Bath	2.85 x 2.24	18. Kitchen	3.40 x 3.11
9. Nanny	2.85 x 2.91		
10. Living	4.44 x 3.81		





TYPE A-
APARTMENT 02
EIGHTH FLOOR

TOTAL AREA: 112 M²

1. Reception	6.17 x 4.13
2. Terrace	2.40 x 1.30
3. Corridor	4.66 x 1.00
4. B.Room	3.84 x 3.74
5. M.B.Room	3.95 x 3.78
6. M.Bathroom	3.78 x 1.43
7. Bathroom	2.57 x 1.82
8. Kitchen	2.57 x 2.91





TYPE A-
APARTMENT 03
EIGHTH FLOOR

TOTAL AREA: 112 M²

1. Reception	6.17 x 4.13
2. Terrace	2.40 x 1.30
3. Corridor	4.66 x 1.00
4. B.Room	3.84 x 3.74
5. M.B.Room	3.95 x 3.78
6. M.Bathroom	3.78 x 1.43
7. Bathroom	2.57 x 1.82
8. Kitchen	2.57 x 2.91





AYYĀM RESIDENCE

THE PRIME TYPE (B)

A well-balanced layout created around what truly matters, offering prime comfort, practical flow, and the right spaces for a smoother daily routine.



TYPE B
APARTMENT 01
GROUND FLOOR

TOTAL AREA: 112 M²
GARDEN: 45 M²

1.	Reception	4.78 x 4.94
2.	Terrace	2.74 x 1.32
3.	Corridor	2.16 x 1.10
4.	B.Room	3.72 x 3.78
5.	M.B.Room	3.78 x 3.78
6.	Dressing	1.88 x 1.78
7.	M.Bathroom	1.99 x 1.78
8.	Bathroom	2.57 x 1.82
9.	Kitchen	2.57 x 2.72
10.	WC	2.57 x 1.41





TYPE B
DUPLEX 02
GROUND - UPPER FLOOR

TOTAL AREA: 287 M²
GARDEN: 55 M²

DOWN

1.	Reception	6.77 x 4.12
2.	Terrace	2.74 x 1.32
3.	Living	7.56 x 4.82
4.	M.B.Room	3.78 x 3.78
5.	Dressing	1.88 x 1.78
6.	M.Bath	1.99 x 1.78
7.	Kitchen	2.99 x 2.57
8.	Stairs	2.57 x 0.95
9.	WC	2.57 x 2.01

UP

1.	Living	4.18 x 3.13
2.	B.Room	4.06 x 3.52
3.	Terrace	2.74 x 1.32
4.	B.Room	3.84 x 3.72
5.	B.Room	3.84 x 3.78
6.	Corridor	5.76 x 1.10
7.	M.B.Room	3.78 x 3.78
8.	Dressing	1.88 x 1.78
9.	M.Bath	1.99 x 1.78
10.	Bath	2.99 x 2.57
11.	Stairs	3.08 x 2.57









TYPE B
DUPLEX 03
GROUND - UPPER FLOOR

TOTAL AREA: 287 M²
GARDEN: 55 M²

DOWN

1.	Reception	6.77 x 4.12
2.	Terrace	2.74 x 1.32
3.	Living	7.56 x 4.82
4.	M.B.Room	3.78 x 3.78
5.	Dressing	1.88 x 1.78
6.	M.Bath	1.99 x 1.78
7.	Kitchen	2.99 x 2.57
8.	Stairs	2.57 x 0.95
9.	WC	2.57 x 2.01

UP

1.	Living	4.18 x 3.13
2.	B.Room	4.06 x 3.52
3.	Terrace	2.74 x 1.32
4.	B.Room	3.84 x 3.72
5.	B.Room	3.84 x 3.78
6.	Corridor	5.76 x 1.10
7.	M.B.Room	3.78 x 3.78
8.	Dressing	1.88 x 1.78
9.	M.Bath	1.99 x 1.78
10.	Bath	2.99 x 2.57
11.	Stairs	3.08 x 2.57









TYPE B
APARTMENT 04
GROUND FLOOR

TOTAL AREA: 145 M²
GARDEN: 54 M²

1.	Reception	6.71 x 4.25
2.	Terrace	2.74 x 1.38
3.	Corridor	5.87 x 1.10
4.	B.Room	3.84 x 3.78
5.	B.Room	3.84 x 3.66
6.	M.B.Room	3.78 x 3.78
7.	Dressing	1.88 x 1.79
8.	M.Bathroom	1.99 x 1.79
9.	Bathroom	2.57 x 1.82
10.	Kitchen	2.57 x 2.72
11.	WC	2.57 x 1.41





TYPE B
APARTMENT 01
UPPER FLOOR

TOTAL AREA: 143 M²

1.	Reception	6.77 x 4.12
2.	Terrace	2.74 x 1.32
3.	Corridor	5.88 x 1.10
4.	B.Room	3.84 x 3.78
5.	B.Room	3.84 x 3.78
6.	M.B.Room	3.84 x 3.78
7.	Dressing	1.88 x 1.78
8.	M.Bathroom	1.99 x 1.78
9.	Bathroom	2.57 x 1.76
10.	Kitchen	2.72 x 2.45
11.	WC	2.57 x 1.41





TYPE B
APARTMENT 04
UPPER FLOOR

TOTAL AREA: 143 M²

1.	Reception	6.77 x 4.12
2.	Terrace	2.74 x 1.32
3.	Corridor	5.88 x 1.10
4.	B.Room	3.84 x 3.78
5.	B.Room	3.84 x 3.78
6.	M.B.Room	3.84 x 3.78
7.	Dressing	1.88 x 1.78
8.	M.Bathroom	1.99 x 1.78
9.	Bathroom	2.57 x 1.76
10.	Kitchen	2.72 x 2.45
11.	WC	2.57 x 1.41





TYPE B
APARTMENT 01
TYPICAL FLOOR

TOTAL AREA: 143 M²

1.	Reception	6.77 x 4.12
2.	Terrace	2.74 x 1.32
3.	Corridor	5.88 x 1.10
4.	B.Room	3.84 x 3.78
5.	B.Room	3.84 x 3.78
6.	M.B.Room	3.84 x 3.78
7.	Dressing	1.88 x 1.78
8.	M.Bathroom	1.99 x 1.78
9.	Bathroom	2.57 x 1.76
10.	Kitchen	2.72 x 2.45
11.	WC	2.57 x 1.41





TYPE B
APARTMENT 02
TYPICAL FLOOR

TOTAL AREA: 143 M²

1.	Reception	6.77 x 4.12
2.	Terrace	2.74 x 1.32
3.	Corridor	5.88 x 1.10
4.	B.Room	3.84 x 3.78
5.	B.Room	3.84 x 3.78
6.	M.B.Room	3.84 x 3.78
7.	Dressing	1.88 x 1.78
8.	M.Bathroom	1.99 x 1.78
9.	Bathroom	2.57 x 1.76
10.	Kitchen	2.72 x 2.45
11.	WC	2.57 x 1.41





TYPE B
APARTMENT 03
TYPICAL FLOOR

TOTAL AREA: 143 M²

1.	Reception	6.77 x 4.12
2.	Terrace	2.74 x 1.32
3.	Corridor	5.88 x 1.10
4.	B.Room	3.84 x 3.78
5.	B.Room	3.84 x 3.78
6.	M.B.Room	3.84 x 3.78
7.	Dressing	1.88 x 1.78
8.	M.Bathroom	1.99 x 1.78
9.	Bathroom	2.57 x 1.76
10.	Kitchen	2.72 x 2.45
11.	WC	2.57 x 1.41





TYPE B
APARTMENT 04
TYPICAL FLOOR

TOTAL AREA: 143 M²

1.	Reception	6.77 x 4.12
2.	Terrace	2.74 x 1.32
3.	Corridor	5.88 x 1.10
4.	B.Room	3.84 x 3.78
5.	B.Room	3.84 x 3.78
6.	M.B.Room	3.84 x 3.78
7.	Dressing	1.88 x 1.78
8.	M.Bathroom	1.99 x 1.78
9.	Bathroom	2.57 x 1.76
10.	Kitchen	2.72 x 2.45
11.	WC	2.57 x 1.41





AYYĀM RESIDENCE

THE SIGNATURE TYPE (C)

Created for a lifestyle with character, this type reflects a distinctive sense of home through thoughtful spaces, elegant flow, and details made to be remembered.



TYPE C
APARTMENT 01
GROUND FLOOR

TOTAL AREA: 125 M²
GARDEN: 42 M²

1.	Reception	5.09 x 4.78
2.	Terrace	2.94 x 1.22
3.	Corridor	1.84 x 1.05
4.	B.Room	4.04 x 3.78
5.	M.B.Room	4.36 x 3.78
6.	Dressing	2.08 x 1.98
7.	M.Bathroom	2.51 x 2.04
8.	Bathroom	3.22 x 1.72
9.	Kitchen	3.22 x 2.62
10.	WC	3.22 x 2.28





TYPE C
APARTMENT 02
GROUND FLOOR

TOTAL AREA: 160 M²
GARDEN: 51 M²

1.	Reception	7.60 x 4.24
2.	Terrace	2.94 x 1.22
3.	Corridor	5.56 x 1.05
4.	B.Room	3.92 x 3.78
5.	B.Room	3.92 x 3.78
6.	M.B.Room	4.36 x 3.78
7.	Dressing	2.08 x 1.98
8.	M.Bathroom	2.51 x 1.92
9.	Bathroom	3.22 x 1.72
10.	Kitchen	3.22 x 2.62
11.	WC	3.22 x 1.41





TYPE C
APARTMENT 03
GROUND FLOOR

TOTAL AREA: 160 M²
GARDEN: 51 M²

1.	Reception	7.60 x 4.24
2.	Terrace	2.94 x 1.22
3.	Corridor	5.56 x 1.05
4.	B.Room	3.92 x 3.78
5.	B.Room	3.92 x 3.78
6.	M.B.Room	4.36 x 3.78
7.	Dressing	2.08 x 1.98
8.	M.Bathroom	2.51 x 1.92
9.	Bathroom	3.22 x 1.72
10.	Kitchen	3.22 x 2.62
11.	WC	3.22 x 1.41





TYPE C
APARTMENT 04
GROUND FLOOR

TOTAL AREA: 162 M²
GARDEN: 50 M²

1.	Reception	7.60 x 4.24
2.	Terrace	2.94 x 1.22
3.	Corridor	5.56 x 1.05
4.	B.Room	4.04 x 3.78
5.	B.Room	4.04 x 3.78
6.	M.B.Room	4.36 x 3.78
7.	Dressing	2.08 x 1.98
8.	M.Bathroom	2.51 x 1.92
9.	Bathroom	3.22 x 1.72
10.	Kitchen	3.22 x 2.62
11.	WC	3.22 x 1.41





TYPE C
APARTMENT 01
TYPICAL FLOOR

TOTAL AREA: 160 M²

1.	Reception	7.60 x 4.24
2.	Terrace	2.94 x 1.22
3.	Corridor	5.56 x 1.05
4.	B.Room	3.92 x 3.78
5.	B.Room	3.92 x 3.78
6.	M.B.Room	4.36 x 3.78
7.	Dressing	2.08 x 1.98
8.	M.Bathroom	2.51 x 1.92
9.	Bathroom	3.22 x 1.72
10.	Kitchen	3.22 x 2.62
11.	WC	3.22 x 1.41





TYPE C
APARTMENT 02
TYPICAL FLOOR

TOTAL AREA: 160 M²

1.	Reception	7.60 x 4.24
2.	Terrace	2.94 x 1.22
3.	Corridor	5.56 x 1.05
4.	B.Room	3.92 x 3.78
5.	B.Room	3.92 x 3.78
6.	M.B.Room	4.36 x 3.78
7.	Dressing	2.08 x 1.98
8.	M.Bathroom	2.51 x 1.92
9.	Bathroom	3.22 x 1.72
10.	Kitchen	3.22 x 2.62
11.	WC	3.22 x 1.41





TYPE C
APARTMENT 03
TYPICAL FLOOR

TOTAL AREA: 160 M²

1.	Reception	7.60 x 4.24
2.	Terrace	2.94 x 1.22
3.	Corridor	5.56 x 1.05
4.	B.Room	3.92 x 3.78
5.	B.Room	3.92 x 3.78
6.	M.B.Room	4.36 x 3.78
7.	Dressing	2.08 x 1.98
8.	M.Bathroom	2.51 x 1.92
9.	Bathroom	3.22 x 1.72
10.	Kitchen	3.22 x 2.62
11.	WC	3.22 x 1.41





TYPE C
APARTMENT 04
TYPICAL FLOOR

TOTAL AREA: 160 M²

1.	Reception	7.60 x 4.24
2.	Terrace	2.94 x 1.22
3.	Corridor	5.56 x 1.05
4.	B.Room	3.92 x 3.78
5.	B.Room	3.92 x 3.78
6.	M.B.Room	4.36 x 3.78
7.	Dressing	2.08 x 1.98
8.	M.Bathroom	2.51 x 1.92
9.	Bathroom	3.22 x 1.72
10.	Kitchen	3.22 x 2.62
11.	WC	3.22 x 1.41





AYYĀM RESIDENCE

THE ELITE TYPE (D)

A home that speaks with quiet confidence, offering elevated comfort, generous proportions, and a refined living experience tailored for those who expect more.



TYPE D
APARTMENT 01
GROUND FLOOR

TOTAL AREA: 145 M²
GARDEN: 66 M²

1.	Reception	7.20 x 4.18
2.	Terrace	2.94 x 1.38
3.	Corridor	4.83 x 1.05
4.	B.Room	3.84 x 3.72
5.	B.Room	3.78 x 3.78
6.	M.B.Room	4.01 x 4.01
7.	Dressing	1.92 x 1.72
8.	M.Bathroom	2.12 x 1.92
9.	Bathroom	2.97 x 1.97
10.	Kitchen	2.86 x 2.97





TYPE D
APARTMENT 02
GROUND FLOOR

TOTAL AREA: 184 M²
GARDEN: 76 M²

1. Reception	8.07 x 4.18
2. Terrace	2.94 x 1.32
3. Living	3.12 x 3.24
4. Corridor	7.95 x 1.05
5. B.Room	3.72 x 4.04
6. B.Room	3.78 x 3.98
7. M.B.Room	3.72 x 4.07
8. Dressing	2.35 x 1.72
9. M.Bathroom	2.35 x 2.12
10. Bathroom	2.74 x 2.52
11. Kitchen	4.11 x 2.74
12. WC	2.74 x 1.51





TYPE D
APARTMENT 03
GROUND FLOOR

TOTAL AREA: 184 M²
GARDEN: 76 M²

1.	Reception	8.07 x 4.18
2.	Terrace	2.94 x 1.32
3.	Living	3.12 x 3.24
4.	Corridor	7.95 x 1.05
5.	B.Room	3.72 x 4.04
6.	B.Room	3.78 x 3.98
7.	M.B.Room	3.72 x 4.07
8.	Dressing	2.35 x 1.72
9.	M.Bathroom	2.35 x 2.12
10.	Bathroom	2.74 x 2.52
11.	Kitchen	4.11 x 2.74
12.	WC	2.74 x 1.51





TYPE D
APARTMENT 04
GROUND FLOOR

TOTAL AREA: 184 M²
GARDEN: 76 M²

1. Reception	8.07 x 4.18
2. Terrace	2.94 x 1.32
3. Living	3.12 x 3.24
4. Corridor	7.95 x 1.05
5. B.Room	3.72 x 4.04
6. B.Room	3.78 x 3.98
7. M.B.Room	3.72 x 4.07
8. Dressing	2.35 x 1.72
9. M.Bathroom	2.35 x 2.12
10. Bathroom	2.74 x 2.52
11. Kitchen	4.11 x 2.74
12. WC	2.74 x 1.51





TYPE D
APARTMENT 01
TYPICAL FLOOR

TOTAL AREA: 185 M²

1.	Reception	8.07 x 4.18
2.	Terrace	2.94 x 1.32
3.	Living	3.12 x 3.24
4.	Corridor	7.95 x 1.05
5.	B.Room	3.72 x 4.04
6.	B.Room	3.78 x 3.98
7.	M.B.Room	3.72 x 4.07
8.	Dressing	2.35 x 1.72
9.	M.Bathroom	2.35 x 2.12
10.	Bathroom	2.74 x 2.52
11.	Kitchen	4.11 x 2.74
12.	WC	2.74 x 1.51





TYPE D
APARTMENT 02
TYPICAL FLOOR

TOTAL AREA: 185 M²

1.	Reception	8.07 x 4.18
2.	Terrace	2.94 x 1.32
3.	Living	3.12 x 3.24
4.	Corridor	7.95 x 1.05
5.	B.Room	3.72 x 4.04
6.	B.Room	3.78 x 3.98
7.	M.B.Room	3.72 x 4.07
8.	Dressing	2.35 x 1.72
9.	M.Bathroom	2.35 x 2.12
10.	Bathroom	2.74 x 2.52
11.	Kitchen	4.11 x 2.74
12.	WC	2.74 x 1.51





TYPE D
APARTMENT 03
TYPICAL FLOOR

TOTAL AREA: 185 M²

1.	Reception	8.07 x 4.18
2.	Terrace	2.94 x 1.32
3.	Living	3.12 x 3.24
4.	Corridor	7.95 x 1.05
5.	B.Room	3.72 x 4.04
6.	B.Room	3.78 x 3.98
7.	M.B.Room	3.72 x 4.07
8.	Dressing	2.35 x 1.72
9.	M.Bathroom	2.35 x 2.12
10.	Bathroom	2.74 x 2.52
11.	Kitchen	4.11 x 2.74
12.	WC	2.74 x 1.51





TYPE D
APARTMENT 04
TYPICAL FLOOR

TOTAL AREA: 185 M²

1.	Reception	8.07 x 4.18
2.	Terrace	2.94 x 1.32
3.	Living	3.12 x 3.24
4.	Corridor	7.95 x 1.05
5.	B.Room	3.72 x 4.04
6.	B.Room	3.78 x 3.98
7.	M.B.Room	3.72 x 4.07
8.	Dressing	2.35 x 1.72
9.	M.Bathroom	2.35 x 2.12
10.	Bathroom	2.74 x 2.52
11.	Kitchen	4.11 x 2.74
12.	WC	2.74 x 1.51





AYYĀM RESIDENCE

THE ICONIC TYPE (E)

Designed to stand out, this type brings together bold spatial character, lasting comfort, and a lifestyle that turns everyday living into a recognizable story.



TYPE E
APARTMENT 01
GROUND FLOOR

TOTAL AREA: 156 M²
GARDEN: 48 M²

1.	Reception	5.36 x 5.18
2.	Terrace	3.30 x 1.62
3.	Corridor	1.46 x 1.11
4.	B.Room	4.37 x 4.31
5.	M.B.Room	4.98 x 4.70
6.	M.Terrace	2.13 x 1.65
7.	Dressing	2.31 x 2.82
8.	M.Bathroom	2.73 x 2.82
9.	Bathroom	3.37 x 1.72
10.	Kitchen	3.37 x 2.80
11.	WC	3.37 x 2.12





TYPE E
APARTMENT 02
GROUND FLOOR

TOTAL AREA: 389 M²
GARDEN: 116 M²

1. Reception	8.50 x 8.25	12. Corridor	5.58 x 1.11
2. Terrace	3.30 x 1.50	13. B.Room	4.37 x 4.18
3. Terrace	3.30 x 1.50	14. B.Room	4.37 x 4.31
4. Living	8.49 x 4.31	15. M.B.Room	4.98 x 4.46
5. Corridor	2.32 x 1.16	16. M.Terrace	2.14 x 1.65
6. M.B.Room	4.98 x 4.50	17. Dressing	2.31 x 2.28
7. M.Terrace	2.13 x 1.64	18. M.Bath	2.73 x 2.29
8. Dressing	2.31 x 2.16	19. Bath	3.37 x 2.12
9. M.Bath	2.73 x 2.28	20. Nanny	3.37 x 2.18
10. Bath	3.38 x 2.32	21. N.Bath	3.37 x 1.34
11. Kitchen	4.54 x 3.46		





TYPE E
APARTMENT 03
GROUND FLOOR

TOTAL AREA: 196 M²
GARDEN: 57 M²

1. Reception	8.37 x 4.31
2. Terrace	3.30 x 1.62
3. Corridor	5.58 x 1.11
4. B.Room	4.37 x 4.12
5. B.Room	4.31 x 4.25
6. M.B.Room	4.98 x 4.70
7. M.Terrace	2.13 x 1.40
8. Dressing	2.28 x 2.31
9. M.Bathroom	2.28 x 2.67
10. Bathroom	3.37 x 1.72
11. Kitchen	3.37 x 2.67
12. WC	3.37 x 1.39





TYPE E
APARTMENT 01
TYPICAL FLOOR

TOTAL AREA: 389 M²

1. Reception	8.50 x 8.25	12. Corridor	5.58 x 1.11
2. Terrace	3.30 x 1.50	13. B.Room	4.37 x 4.18
3. Terrace	3.30 x 1.50	14. B.Room	4.37 x 4.31
4. Living	8.49 x 4.31	15. M.B.Room	4.98 x 4.46
5. Corridor	2.32 x 1.16	16. M.Terrace	2.14 x 1.65
6. M.B.Room	4.98 x 4.50	17. Dressing	2.31 x 2.28
7. M.Terrace	2.13 x 1.64	18. M.Bath	2.73 x 2.29
8. Dressing	2.31 x 2.16	19. Bath	3.37 x 2.12
9. M.Bath	2.73 x 2.28	20. Nanny	3.37 x 2.18
10. Bath	3.38 x 2.32	21. N.Bath	3.37 x 1.34
11. Kitchen	4.54 x 3.46		





TYPE E
APARTMENT 02
TYPICAL FLOOR

TOTAL AREA: 389 M²

1. Reception	8.50 x 8.25	12. Corridor	5.58 x 1.11
2. Terrace	3.30 x 1.50	13. B.Room	4.37 x 4.18
3. Terrace	3.30 x 1.50	14. B.Room	4.37 x 4.31
4. Living	8.49 x 4.31	15. M.B.Room	4.98 x 4.46
5. Corridor	2.32 x 1.16	16. M.Terrace	2.14 x 1.65
6. M.B.Room	4.98 x 4.50	17. Dressing	2.31 x 2.28
7. M.Terrace	2.13 x 1.64	18. M.Bath	2.73 x 2.29
8. Dressing	2.31 x 2.16	19. Bath	3.37 x 2.12
9. M.Bath	2.73 x 2.28	20. Nanny	3.37 x 2.18
10. Bath	3.38 x 2.32	21. N.Bath	3.37 x 1.34
11. Kitchen	4.54 x 3.46		





AYYĀM RESIDENCE

THE ROYAL TYPE (F)

A spacious, elevated home experience where privacy, comfort, and refined details come together to create a lifestyle that feels truly distinguished.



TYPE F
DUPLEX 01
GROUND - FIRST FLOOR

TOTAL AREA: 250 M²
GARDEN: 45 M²

DOWN

1.	Reception	6.86 x 5.62
2.	Stairs	2.56 x 2.30
3.	Terrace	2.93 x 1.38
4.	M.B.Room	4.16 x 3.78
5.	Dressing	1.88 x 1.78
6.	M.Bath	2.25 x 1.88
7.	Kitchen	3.17 x 3.13
8.	WC	2.43 x 1.38

UP

1.	Living	8.12 x 4.32
2.	Corridor	4.11 x 1.10
3.	B.Room	4.00 x 3.60
4.	Terrace	2.75 x 1.20
5.	M.B.Room	4.04 x 3.98
6.	Dressing	1.88 x 1.78
7.	M.Bath	2.25 x 1.88
8.	Bath	3.17 x 2.12
9.	Kitchenette	3.17 x 2.19







TYPE F
DUPLEX 02
GROUND - FIRST FLOOR

TOTAL AREA: 267 M²
GARDEN: 47 M²

DOWN

1.	Reception	8.12 x 5.36
2.	Living	4.88 x 4.32
3.	Terrace	2.98 x 1.38
4.	M.B.Room	4.16 x 3.78
5.	Dressing	1.19 x 1.78
6.	M.Bath	2.25 x 1.91
7.	Kitchen	3.17 x 3.13
8.	WC	2.43 x 1.38

UP

1.	Living	7.87 x 4.23
2.	Corridor	4.11 x 1.10
3.	B.Room	4.06 x 3.78
4.	Terrace	2.93 x 1.38
5.	M.B.Room	4.17 x 3.98
6.	Dressing	1.91 x 1.78
7.	M.Bath	2.25 x 1.91
8.	Bath	3.17 x 2.12
9.	Kitchenette	3.17 x 2.20









TYPE F
DUPLEX 03
GROUND - FIRST FLOOR

TOTAL AREA: 267 M²
GARDEN: 47 M²

DOWN

1.	Reception	8.12 x 5.36
2.	Living	4.88 x 4.32
3.	Terrace	2.98 x 1.38
4.	M.B.Room	4.16 x 3.78
5.	Dressing	1.19 x 1.78
6.	M.Bath	2.25 x 1.91
7.	Kitchen	3.17 x 3.13
8.	WC	2.43 x 1.38

UP

1.	Living	7.87 x 4.23
2.	Corridor	4.11 x 1.10
3.	B.Room	4.06 x 3.78
4.	Terrace	2.93 x 1.38
5.	M.B.Room	4.17 x 3.98
6.	Dressing	1.91 x 1.78
7.	M.Bath	2.25 x 1.91
8.	Bath	3.17 x 2.12
9.	Kitchenette	3.17 x 2.20









TYPE F
DUPLEX 04
GROUND - FIRST FLOOR

TOTAL AREA: 250 M²
GARDEN: 45 M²

DOWN

1.	Reception	6.86 x 5.62
2.	Stairs	2.56 x 2.30
3.	Terrace	2.93 x 1.38
4.	M.B.Room	4.16 x 3.78
5.	Dressing	1.88 x 1.78
6.	M.Bath	2.25 x 1.88
7.	Kitchen	3.17 x 3.13
8.	WC	2.43 x 1.38

UP

1.	Living	8.12 x 4.32
2.	Corridor	4.11 x 1.10
3.	B.Room	4.00 x 3.60
4.	Terrace	2.75 x 1.20
5.	M.B.Room	4.04 x 3.98
6.	Dressing	1.88 x 1.78
7.	M.Bath	2.25 x 1.88
8.	Bath	3.17 x 2.12
9.	Kitchenette	3.17 x 2.19







TYPE F
DUPLEX 01
LOWER - UPPER FLOOR

TOTAL AREA: 267 M²

DOWN		UP	
1. Reception	5.18 x 4.85	1. Living	8.12 x 4.32
2. Dining	4.25 x 3.27	2. Corridor	4.00 x 1.10
3. Terrace	2.87 x 1.32	3. B.Room	4.12 x 3.78
4. Living	4.82 x 4.31	4. Terrace	2.87 x 1.38
5. M.B.Room	4.16 x 3.78	5. M.B.Room	4.16 x 3.98
6. Dressing	1.89 x 1.78	6. Dressing	1.88 x 1.78
7. M.Bath	2.25 x 1.89	7. M.Bath	2.25 x 1.88
8. Kitchen	3.17 x 3.13	8. Bath	3.17 x 2.12
9. WC	2.43 x 1.38	9. Kitchenette	3.17 x 1.94







TYPE F
DUPLEX 02
LOWER - UPPER FLOOR

TOTAL AREA: 267 M²

DOWN		UP	
1. Reception	5.18 x 4.85	1. Living	8.12 x 4.32
2. Dining	4.25 x 3.27	2. Corridor	4.00 x 1.10
3. Terrace	2.87 x 1.32	3. B.Room	4.12 x 3.78
4. Living	4.82 x 4.31	4. Terrace	2.87 x 1.38
5. M.B.Room	4.16 x 3.78	5. M.B.Room	4.16 x 3.98
6. Dressing	1.89 x 1.78	6. Dressing	1.88 x 1.78
7. M.Bath	2.25 x 1.89	7. M.Bath	2.25 x 1.88
8. Kitchen	3.17 x 3.13	8. Bath	3.17 x 2.12
9. WC	2.43 x 1.38	9. Kitchenette	3.17 x 1.94







TYPE F
DUPLEX 03
LOWER - UPPER FLOOR

TOTAL AREA: 267 M²

DOWN		UP	
1. Reception	5.18 x 4.85	1. Living	8.12 x 4.32
2. Dining	4.25 x 3.27	2. Corridor	4.00 x 1.10
3. Terrace	2.87 x 1.32	3. B.Room	4.12 x 3.78
4. Living	4.82 x 4.31	4. Terrace	2.87 x 1.38
5. M.B.Room	4.16 x 3.78	5. M.B.Room	4.16 x 3.98
6. Dressing	1.89 x 1.78	6. Dressing	1.88 x 1.78
7. M.Bath	2.25 x 1.89	7. M.Bath	2.25 x 1.88
8. Kitchen	3.17 x 3.13	8. Bath	3.17 x 2.12
9. WC	2.43 x 1.38	9. Kitchenette	3.17 x 1.94







TYPE F
DUPLEX 04
LOWER - UPPER FLOOR

TOTAL AREA: 267 M²

DOWN		UP	
1. Reception	5.18 x 4.85	1. Living	8.12 x 4.32
2. Dining	4.25 x 3.27	2. Corridor	4.00 x 1.10
3. Terrace	2.87 x 1.32	3. B.Room	4.12 x 3.78
4. Living	4.82 x 4.31	4. Terrace	2.87 x 1.38
5. M.B.Room	4.16 x 3.78	5. M.B.Room	4.16 x 3.98
6. Dressing	1.89 x 1.78	6. Dressing	1.88 x 1.78
7. M.Bath	2.25 x 1.89	7. M.Bath	2.25 x 1.88
8. Kitchen	3.17 x 3.13	8. Bath	3.17 x 2.12
9. WC	2.43 x 1.38	9. Kitchenette	3.17 x 1.94







TYPE F
APARTMENT 01
EIGHTH FLOOR

TOTAL AREA: 135 M²

1.	Reception	8.12 x 4.18
2.	Corridor	4.32 x 1.10
3.	B.Room	4.18 x 3.84
4.	Terrace	2.93 x 1.32
5.	M.B.Room	4.16 x 3.78
6.	Dressing	1.78 x 1.88
7.	M.Bathroom	1.88 x 2.25
8.	Kitchen	3.17 x 3.13
9.	WC	3.17 x 1.35





TYPE F
APARTMENT 02
EIGHTH FLOOR

TOTAL AREA: 135 M²

1.	Reception	8.12 x 4.18
2.	Corridor	4.32 x 1.10
3.	B.Room	4.18 x 3.84
4.	Terrace	2.93 x 1.32
5.	M.B.Room	4.16 x 3.78
6.	Dressing	1.78 x 1.88
7.	M.Bathroom	1.88 x 2.25
8.	Kitchen	3.17 x 3.13
9.	WC	3.17 x 1.35





TYPE F
APARTMENT 03
EIGHTH FLOOR

TOTAL AREA: 135 M²

1.	Reception	8.12 x 4.18
2.	Corridor	4.32 x 1.10
3.	B.Room	4.18 x 3.84
4.	Terrace	2.93 x 1.32
5.	M.B.Room	4.16 x 3.78
6.	Dressing	1.78 x 1.88
7.	M.Bathroom	1.88 x 2.25
8.	Kitchen	3.17 x 3.13
9.	WC	3.17 x 1.35





TYPE F
APARTMENT 04
EIGHTH FLOOR

TOTAL AREA: 135 M²

1. Reception	8.12 x 4.18
2. Corridor	4.32 x 1.10
3. B.Room	4.18 x 3.84
4. Terrace	2.93 x 1.32
5. M.B.Room	4.16 x 3.78
6. Dressing	1.78 x 1.88
7. M.Bathroom	1.88 x 2.25
8. Kitchen	3.17 x 3.13
9. WC	3.17 x 1.35

1. Living	4.18 x 3.13
2. B.Room	4.06 x 3.52
3. Terrace	2.74 x 1.32
4. B.Room	3.84 x 3.72
5. B.Room	3.84 x 3.78
6. Corridor	5.76 x 1.10
7. M.B.Room	3.78 x 3.78
8. Dressing	1.88 x 1.78
9. M.Bath	1.99 x 1.78
10. Bath	2.99 x 2.57
11. Stairs	3.08 x 2.57



