

The background is a collage of textures. The top left shows clear blue water with ripples. The top right is a close-up of golden sand with shadows cast across it. The middle left features a semi-transparent overlay with the shadow of a wicker chair. The bottom right shows a soft, out-of-focus view of sand dunes under a pale sky.

vaya

JEFAIRA | INERTIA



*" There are places  
you live in ... And  
there are places that  
live in you. "*

In the heart of Jefaira, Vaya is a coastal chapter drawn in soft lines, still waters and sun-warmed stone. A place in rhythm with the sea, where homes breathe light and every path leads to calm.

This is not just architecture, it's atmosphere. A lull between design and nature, where barefoot mornings stretch into golden afternoons and every return feels like an exhale.

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*Vaya is for those who long  
for connection:*

to self, to nature, to stillness. A home that doesn't demand attention but holds it: quietly confident, effortlessly graceful, shaped by the elements and softened by time.

Its beauty lives in the details, its rhythm traced through gentle clusters and winding walkways. Here, every day begins like a tide: slow, certain and full of quiet returns.

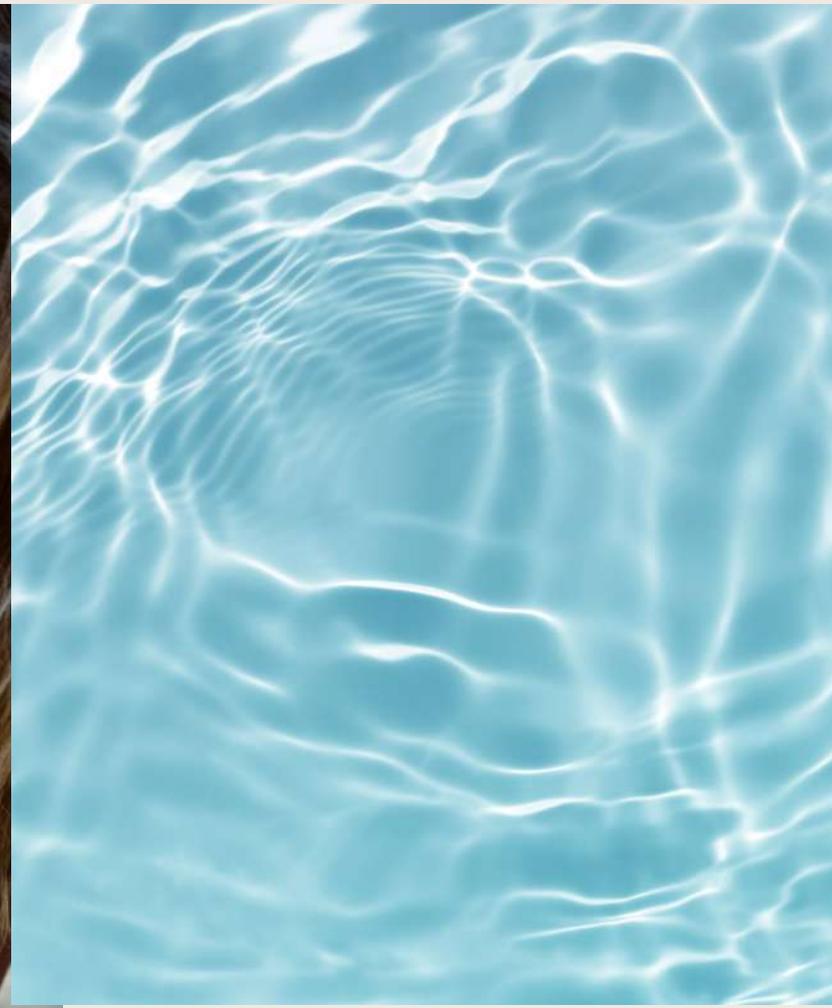
## SIGNATURE ELEMENTS

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### Lagoon-Front Homes

*A place that drifts  
between light and lagoon.*

Over 85% of homes enjoy serene views of 20.000 m<sup>2</sup> of swimmable lagoons lined with more than 3 km of sandy shores. Mornings glow. Views soothe. Water is always near.



## SIGNATURE ELEMENTS

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### The Walkable Heart

*A green spine where  
footsteps turn to stories.*

At Vaya's center lies a 7,000 sqm trail of shaded paths, soft foliage and landscaped gathering spaces.

A neighbourhood designed for wandering, barefoot, slowly, at ease.



## SIGNATURE ELEMENTS

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Built for Stillness

*Serenity, layered  
into the land.*

Softly gated clusters, intentional spacing and native landscaping create a setting where privacy isn't only protected: it's part of the design.



DISCLAIMER: All visual materials, colors and façade are for demonstrative purpose only and subject to change. All private swimming pools, furniture, pergolas and landscaping are for illustrative purpose only and not part of the property

## SIGNATURE ELEMENTS

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The Villa Spirit. Everywhere

*Even our Chalets  
stand alone in spirit.*

Whether chalet or townhouse, every unit feels independent with private entrances, minimal shared walls and generous spacing. You'll feel the grace of a villa, no matter the format.



## SIGNATURE ELEMENTS

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Homes for Every Heartbeat

*From first home  
to forever stay.*

Whether it's your first step, a summer retreat or your forever home, Vaya offers spaces that grow with you. Choose from cozy one-bedroom sanctuaries to expansive four-bedroom villas: all bathed in light and grounded in ease.



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## ARCHITECTURE STYLE



*Soft modernism  
with a coastal soul.*

Vaya's architecture blends soft modernism with coastal clarity. Layered rooftops, warm palettes and breathable elevations mirror the fluid rhythm of the coast. Each building is designed with human scale in mind, open, minimal and timeless in tone.



*The result: homes that  
feel timeless, tactile and  
completely in tune with  
their surroundings.*

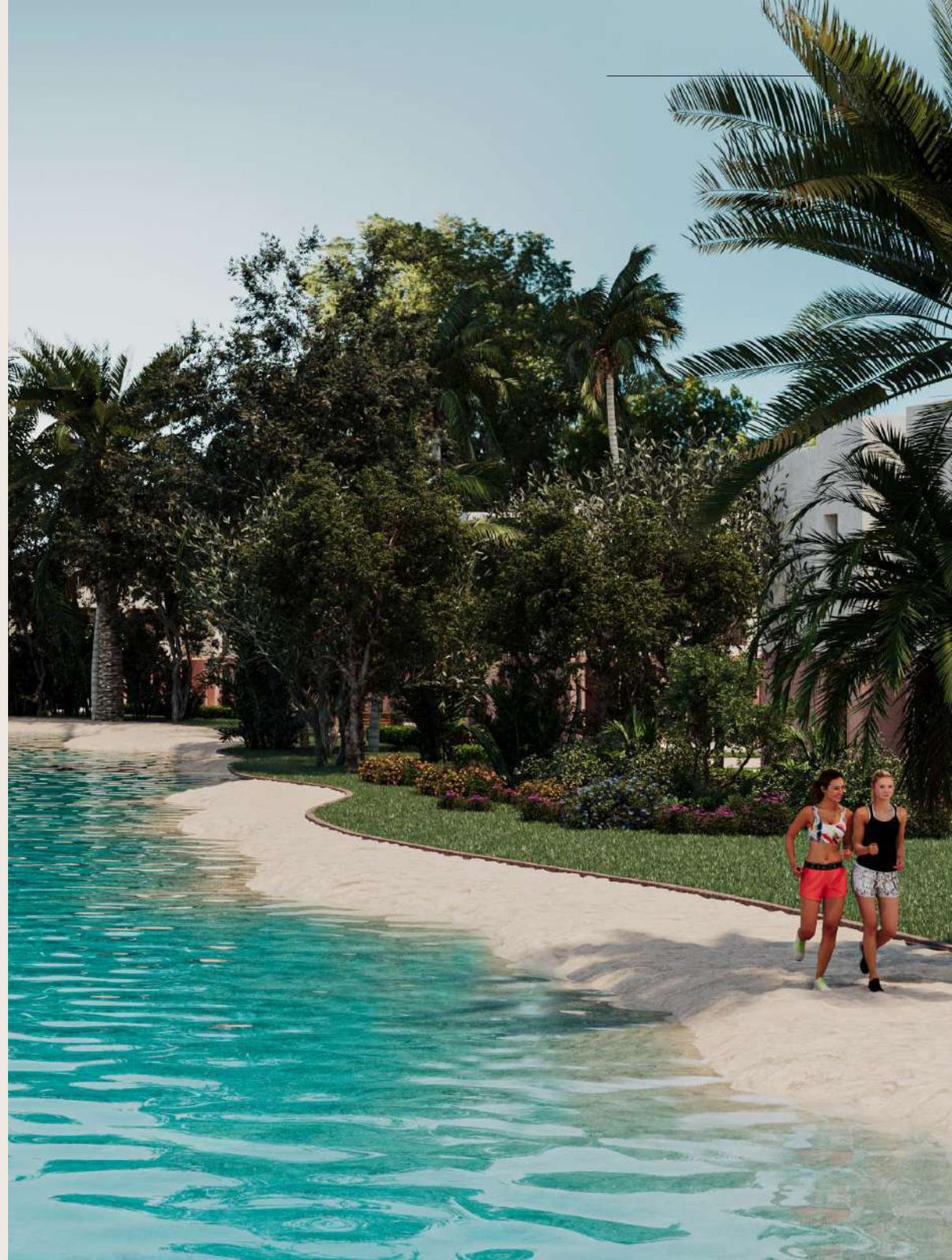
## LOCATION

*Where Jefaira  
blooms, Vaya breathes.*

Vaya lies at the vibrant heart of Jefaira. central. connected and calm. Just a short walk brings you to the beach. community parks. the promenade and Jefaira's full suite of amenities including the commercial strip. hospital and more. All while enjoying the peace and privacy of a gated neighbourhood.

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# DESTINATION MASTER PLAN

1. Beachfront Hotels
  2. Downtown Area
  3. Jefaira Park
  4. Beach Promenade
  5. Amenities Promenade
  6. Beachfront Green Link
  7. Jefaira Hospital
  8. Commercial Strip
  9. Ayla Hotel
  10. Community Open Spaces
- ▲ Jefaira Entrances



## PHASE MASTER PLAN

*A neighbourhood  
shaped by flow.*

Vaya unfolds in soft U-shaped clusters, wrapping shaded courtyards and quiet communal gardens. At its center, a green spine gently weaves the neighbourhood together, connecting without interrupting.

Over 90% of homes face north or northwest, capturing coastal breezes and golden light. Paths meander. Roads curve. Privacy feels natural. The entire community moves like water.

*Step Into A Neighbourhood  
Shaped Not Just By Design  
But By A Way Of Life.*

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# PHASE MASTER PLAN

 The Ūna Villa

 The Nēxus Villa

 The Prima Chalet

 The Ripa Residences II

 The Duō Villa

 The Sōlus Chalet

 The Ripa Residences I

 The Ripa Residences III



**DISCLAIMER:** The project's Master Plan shown in this brochure is only an indicative of the envisaged developments and the same are subject to approvals from local authorities which can be subject to changes.

# Unit Types



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*Many homes.  
One horizon.*

Each home, throughout Vaya, carries the same rhythm of light, of ease, of thoughtful design; yet speaks to a different story. From serene rooftops to shaded courtyards, every space invites you to dwell, breathe and belong.

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# THE ÚNA VILLA

*Front and Back View*

## THE ÛNA VILLA

*For those who  
dream in light and  
host with ease.*

Softly surrounded by greenery and open skies. The Ûna Villa is designed to stretch your living space into the garden and beyond. With breezy interiors and a flexible upper-level suite that opens onto a private roof terrace, it's perfect for slow mornings and sunlit gatherings.

- 4 en-suite bedrooms  
- Maid's room

- Guest toilet  
- On-plot parking

- Roof terrace



# THE ÛNA VILLA

. Internal BUA: 184 m<sup>2</sup>  
 . Terraces: 7 m<sup>2</sup>  
 . Total BUA 191 m<sup>2</sup>  
 . Roof terrace 46 m<sup>2</sup>

## Ground Floor

Entrance	4.95 X 1.55 m <sup>2</sup>
Reception	4.90 X 3.65 m <sup>2</sup>
Dining & Kitchen	4.10 X 2.90 m <sup>2</sup>
Maid's Bedroom	2.00 X 2.00 m <sup>2</sup>
Maid's Bathroom	2.00 X 0.80 m <sup>2</sup>
Guest Toilet	2.00 X 1.15 m <sup>2</sup>

## First Floor

Master Bedroom	3.30 X 3.30 m <sup>2</sup>
Master Bathroom	3.30 X 1.20 m <sup>2</sup>
Bedroom 1	3.30 X 3.30 m <sup>2</sup>
Bathroom 1	2.50 X 1.15 m <sup>2</sup>
Bedroom 2	3.95 X 3.30 m <sup>2</sup>
Bathroom 2	2.80 X 1.35 m <sup>2</sup>
Terrace	3.60 X 1.05 m <sup>2</sup>

## Penthouse

Bedroom 3	3.45 x 3.30 m <sup>2</sup>
Bathroom 3	2.50 X 1.00 m <sup>2</sup>
Roof Terrace	4.90 x 3.30 m <sup>2</sup>



Ground Floor



First Floor



Penthouse

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# THE DUÒ VILLA

*Front View*

An architectural rendering of a modern residential complex named 'The Duò Villa'. The image shows a row of three-story villas with a minimalist, geometric design. The upper floors are finished in a light, off-white color, while the ground floor features a darker, greyish-blue facade. Large, rectangular windows with light-colored curtains are prominent on the upper levels. The villas are set on a paved driveway with a brick pattern. Several vintage cars are parked: a green classic car on the left, a dark blue classic car in the center, and another green classic car on the right. The scene is surrounded by lush greenery, including trees and various plants. The sky is a clear, bright blue. The overall atmosphere is clean, modern, and serene.

# THE DUÒ VILLA

*Front View*



# THE DUÒ VILLA

*Back View*

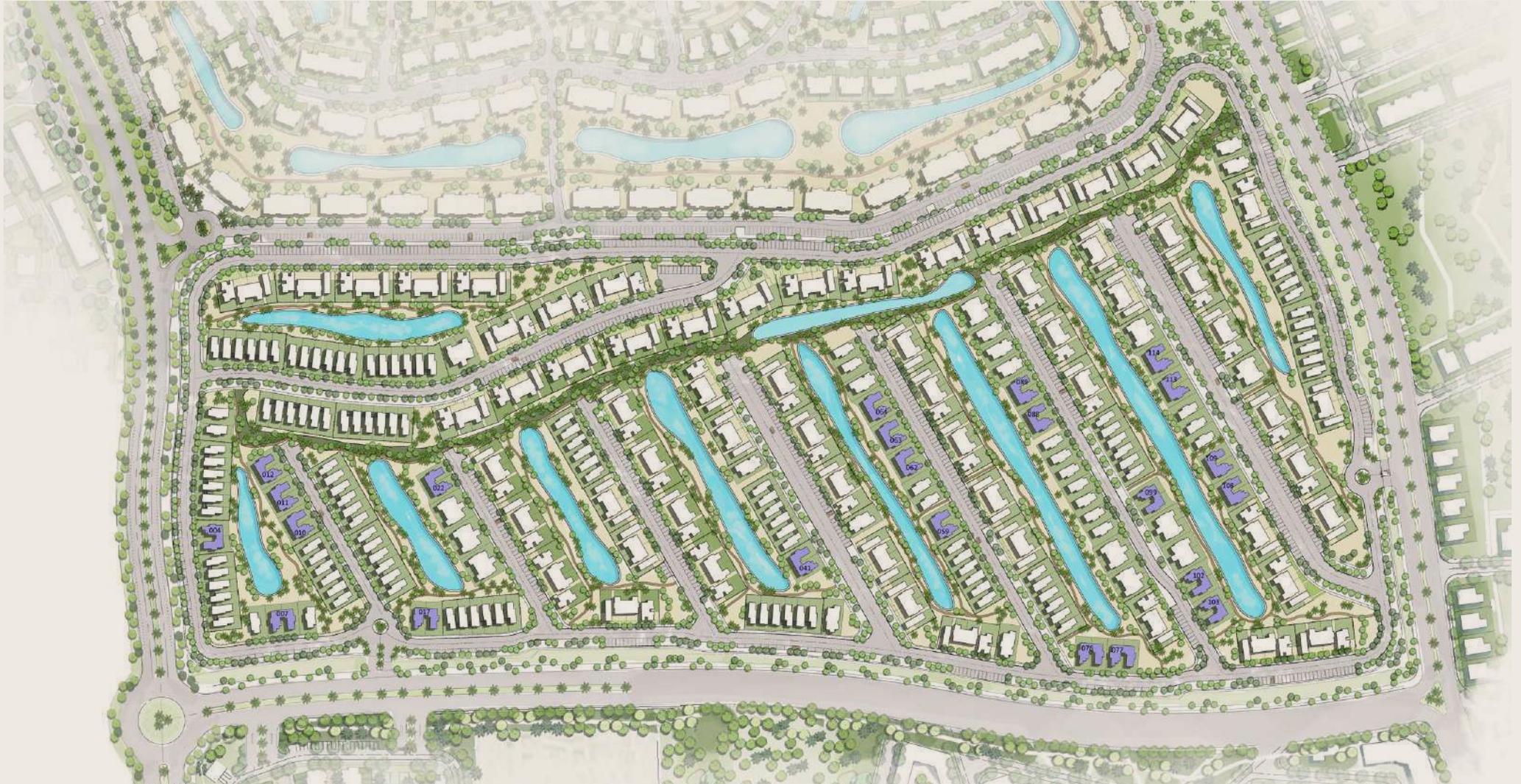
## THE DUÒ VILLA

*Detached by  
design. Connected  
to calm.*

With its own private entrance and only a single-floor room link. The Duò Villa lives like a standalone home. Lush gardens, smart layouts and refined finishes offer the quiet confidence of a villa made to hold space, light and ease.

- 3 en-suite bedrooms
- Maid's room

- Guest toilet
- On-plot parking



# THE DUÒ VILLA

Type One

. Internal BUA 155 m<sup>2</sup>

. Terraces 11 m<sup>2</sup>

. Total BUA 166 m<sup>2</sup>

## Ground Floor

Entrance	4.70 X 1.65 m <sup>2</sup>
Reception	6.70 X 4.00 m <sup>2</sup>
Dining & Kitchen	3.30 X 3.20 m <sup>2</sup>
Maid's Bedroom	2.05 X 1.95 m <sup>2</sup>
Maid's Bathroom	2.05 X 0.90 m <sup>2</sup>
Guest Toilet	2.05 X 1.10 m <sup>2</sup>

## First Floor

Master Bedroom	3.80 X 3.30 m <sup>2</sup>
Master Bathroom	2.50 X 1.50 m <sup>2</sup>
Bedroom 1	3.55 X 3.30 m <sup>2</sup>
Bathroom 1	2.50 X 1.10 m <sup>2</sup>
Bedroom 2	4.10 X 3.30 m <sup>2</sup>
Bathroom 2	2.65 X 1.10 m <sup>2</sup>
Terrace	4.15 X 2.40 m <sup>2</sup>



Ground Floor



First Floor



Ground Floor Keyplan

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# THE DUÒ VILLA

Type Two

. Internal BUA 151 m<sup>2</sup>

. Terraces 17 m<sup>2</sup>

. Total BUA 168 m<sup>2</sup>

## Ground Floor

Entrance	3.20 X 1.70 m <sup>2</sup>
Reception	6.70 X 4.00 m <sup>2</sup>
Dining & Kitchen	3.30 X 3.20 m <sup>2</sup>
Maid's Bedroom	2.00 X 2.00 m <sup>2</sup>
Maid's Bathroom	2.00 X 1.20 m <sup>2</sup>
Guest Toilet	2.00 X 1.10 m <sup>2</sup>

## First Floor

Master Bedroom	3.80 X 3.30 m <sup>2</sup>
Master Bathroom	2.50 X 1.50 m <sup>2</sup>
Bedroom 1	3.55 X 3.30 m <sup>2</sup>
Bathroom 1	2.50 X 1.10 m <sup>2</sup>
Bedroom 2	3.80 X 3.30 m <sup>2</sup>
Bathroom 2	2.50 X 1.10 m <sup>2</sup>
Terrace	5.20 X 2.65 m <sup>2</sup>



Ground Floor Keyplan



Ground Floor



First Floor

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An architectural rendering of a modern residential development. The image shows a row of five villas with a minimalist, geometric design. Each villa has a two-story structure. The upper level is white with large, recessed window openings and balconies. The lower level is a contrasting light pink or terracotta color. The villas are set against a clear blue sky, with various green trees and foliage in the foreground and background. The overall aesthetic is clean and contemporary.

# THE NEXUS VILLA

*Front View*



# THE NEXUS VILLA

*Front View*

An architectural rendering of a modern residential complex named 'The Nexus Villa'. The image shows a row of two-story villas with a clean, minimalist design. The upper level is white with large windows and balconies, while the lower level is a warm terracotta color with large glass doors. The villas are situated on a sandy beach next to a swimming pool. Two lounge chairs are on the sand, and the water is clear and blue. The sky is a soft, pale blue, and there are some green leaves in the top left corner.

# THE NEXUS VILLA

*Back View*

## THE NEXUS VILLA

*Where connection  
feels like quiet.*

Linked only through architectural beams that form shaded outdoor thresholds. The Nexus Villa offers privacy and presence in equal measure. Indoors and out blend softly, giving you room to breathe, entertain and retreat.

- 3 en-suite bedrooms
- Maid's room

- Guest toilet
- On-plot parking



# THE NĒXUS VILLA

Type One

. Internal BUA 140 m<sup>2</sup>

. Terraces 12 m<sup>2</sup>

. Total BUA 152 m<sup>2</sup>

## Ground Floor

Entrance	1.60 X 1.25 m <sup>2</sup>
Reception	4.45 X 3.40 m <sup>2</sup>
Dining & Kitchen	4.90 X 3.10 m <sup>2</sup>
Maid's Bedroom	2.15 X 1.90 m <sup>2</sup>
Maid's Bathroom	1.90 X 1.20 m <sup>2</sup>
Guest Toilet	1.85 X 1.25 m <sup>2</sup>

## First Floor

Master Bedroom	3.80 X 3.30 m <sup>2</sup>
Master Bathroom	2.50 X 1.10 m <sup>2</sup>
Bedroom 1	3.30 X 3.30 m <sup>2</sup>
Bathroom 1	2.50 X 0.90 m <sup>2</sup>
Bedroom 2	3.30 X 3.30 m <sup>2</sup>
Bathroom 2	2.50 X 1.50 m <sup>2</sup>



Ground Floor



First Floor



Ground Floor Keyplan

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# THE NEXUS VILLA

Type Two

- . Internal BUA 140 m<sup>2</sup>
- . Terraces 9-10 m<sup>2</sup>
- . Total BUA 149-150 m<sup>2</sup>

## Ground Floor

Entrance	3.20 X 1.20 m <sup>2</sup>
Reception	4.45 X 3.40 m <sup>2</sup>
Dining & Kitchen	4.90 X 3.15 m <sup>2</sup>
Maid's Bedroom	2.20 X 2.15 m <sup>2</sup>
Maid's Bathroom	2.20 X 1.20 m <sup>2</sup>
Guest Toilet	2.35 X 1.10 m <sup>2</sup>

## First Floor

Master Bedroom	3.80 X 3.30 m <sup>2</sup>
Master Bathroom	2.50 X 1.10 m <sup>2</sup>
Bedroom 1	3.30 X 3.30 m <sup>2</sup>
Bathroom 1	2.50 X 0.90 m <sup>2</sup>
Bedroom 2	3.30 X 3.30 m <sup>2</sup>
Bathroom 2	2.50 X 1.50 m <sup>2</sup>



Ground Floor Keyplan



Ground Floor



First Floor

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# THE NEXUS VILLA

Type Three

. Internal BUA 140 m<sup>2</sup>

. Terraces 9 m<sup>2</sup>

. Total BUA 149 m<sup>2</sup>

## Ground Floor

Entrance	1.60 X 1.25 m <sup>2</sup>
Reception	4.45 X 3.40 m <sup>2</sup>
Dining & Kitchen	4.90 X 3.10 m <sup>2</sup>
Maid's Bedroom	2.15 X 1.90 m <sup>2</sup>
Maid's Bathroom	1.90 X 1.20 m <sup>2</sup>
Guest Toilet	1.85 X 1.25 m <sup>2</sup>

## First Floor

Master Bedroom	3.80 X 3.30 m <sup>2</sup>
Master Bathroom	2.50 X 1.10 m <sup>2</sup>
Bedroom 1	3.30 X 3.30 m <sup>2</sup>
Bathroom 1	2.50 X 0.90 m <sup>2</sup>
Bedroom 2	3.30 X 3.30 m <sup>2</sup>
Bathroom 2	2.50 X 1.50 m <sup>2</sup>



Ground Floor



First Floor



Ground Floor Keyplan

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# THE NEXUS VILLA

Type Four

. Internal BUA 140 m<sup>2</sup>

. Terraces 9 m<sup>2</sup>

. Total BUA 149 m<sup>2</sup>

## Ground Floor

Entrance	1.60 X 1.25 m <sup>2</sup>
Reception	4.45 X 3.40 m <sup>2</sup>
Dining & Kitchen	4.90 X 3.10 m <sup>2</sup>
Maid's Bedroom	2.15 X 1.90 m <sup>2</sup>
Maid's Bathroom	1.90 X 1.20 m <sup>2</sup>
Guest Toilet	1.85 X 1.25 m <sup>2</sup>

## First Floor

Master Bedroom	3.80 X 3.30 m <sup>2</sup>
Master Bathroom	2.50 X 1.10 m <sup>2</sup>
Bedroom 1	3.30 X 3.30 m <sup>2</sup>
Bathroom 1	2.50 X 0.90 m <sup>2</sup>
Bedroom 2	3.30 X 3.30 m <sup>2</sup>
Bathroom 2	2.50 X 1.50 m <sup>2</sup>



Ground Floor



First Floor



Ground Floor Keyplan

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An architectural rendering of a modern, two-story chalet. The building features a light beige, textured facade with large, rectangular window openings. A balcony with a metal railing is visible on the upper level. The ground floor has a darker, muted green or grey finish. In the foreground, there are concrete steps leading up to the building, surrounded by lush landscaping including palm trees, cacti, and various shrubs. The sky is a clear, light blue.

# THE SÓLUS CHALET

*Front View*



# THE SÖLUS CHALET

*Front View*



# THE SÖLUS CHALET

*Back View*

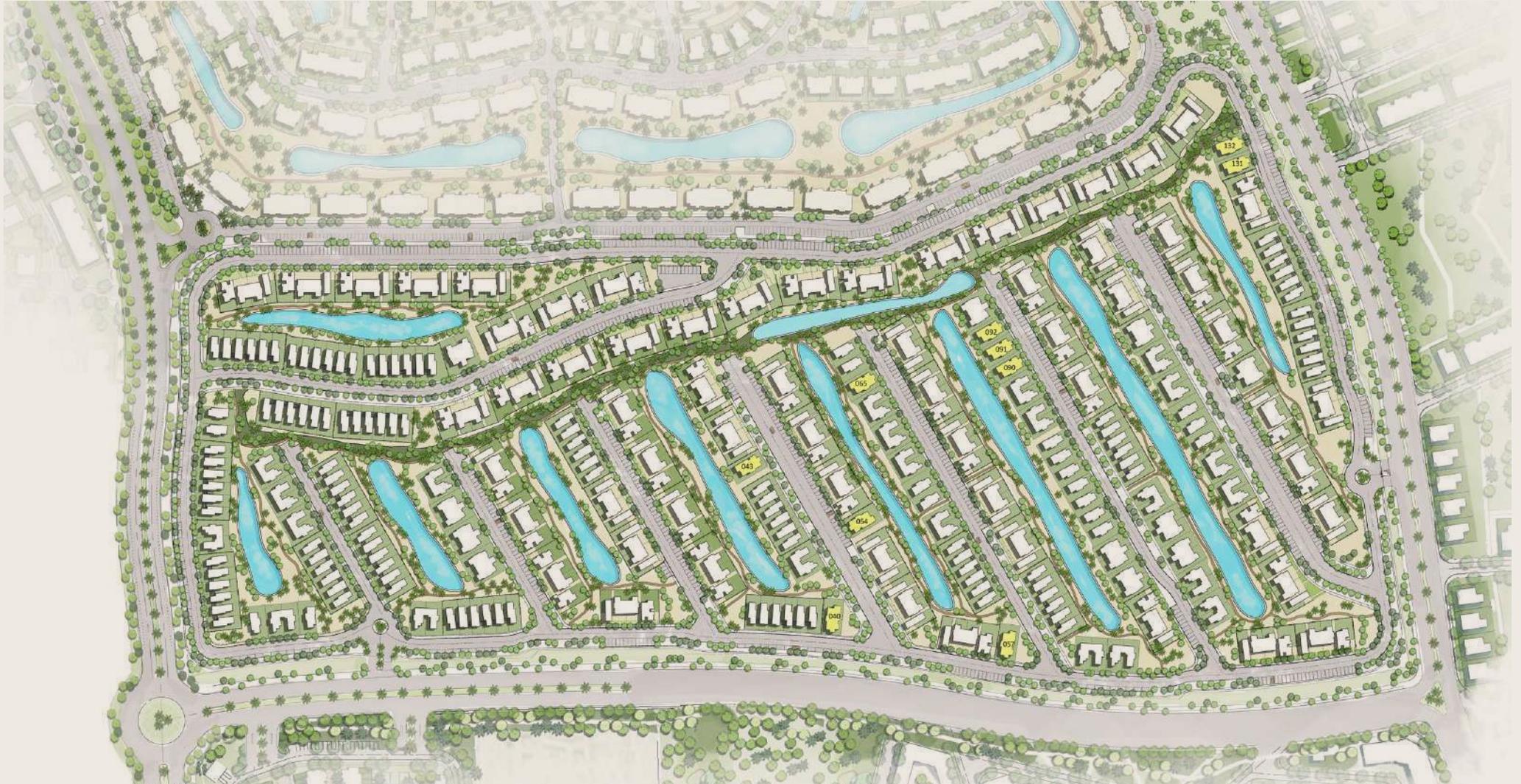
## THE SÖLUS CHALET

*A standalone soul,  
shaped by light.*

Whether nestled at garden level or set above with sweeping views. The Sölus Chalet is fully detached, deeply personal and naturally lit. A chalet that feels as independent as a villa: perfect for those who move to their own rhythm.

- 3 Bedrooms (1 en-suite bedroom)
- Maid's room

- Guest toilet
- Private entrance



# THE SÖLUS CHALET

Ground Chalet

Total BUA 117 m<sup>2</sup>

## Ground Floor

Entrance	2.50 X 1.40 m <sup>2</sup>
Reception	4.50 X 3.50 m <sup>2</sup>
Dining & Kitchen	3.40 X 2.35 m <sup>2</sup>
Guest Toilet	2.20 X 0.95 m <sup>2</sup>
Master Bedroom	3.80 X 3.30 m <sup>2</sup>
Master Bathroom	2.50 X 1.10 m <sup>2</sup>
Bedroom 1	3.30 X 3.30 m <sup>2</sup>
Bathroom 1	2.50 X 1.10 m <sup>2</sup>
Bedroom 2	3.80 X 3.30 m <sup>2</sup>
Maid's Bedroom	2.00 X 2.00 m <sup>2</sup>
Maid's Bathroom	2.00 X 1.20 m <sup>2</sup>



Ground Floor

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# THE SÖLUS CHALET

Upper Chalet

. Internal BUA 117 m<sup>2</sup>

. Terraces 6 m<sup>2</sup>

. Total BUA 123 m<sup>2</sup>

## First Floor

Entrance	2.50 X 1.40 m <sup>2</sup>
Reception	3.50 X 3.40 m <sup>2</sup>
Dining & Kitchen	2.80 X 2.35 m <sup>2</sup>
Guest Toilet	2.20 X 0.95 m <sup>2</sup>
Master Bedroom	3.80 X 3.30 m <sup>2</sup>
Master Bathroom	2.50 X 1.10 m <sup>2</sup>
Bedroom 1	3.30 X 3.30 m <sup>2</sup>
Bathroom 1	2.50 X 1.10 m <sup>2</sup>
Bedroom 2	3.80 X 3.30 m <sup>2</sup>
Maid's Bedroom	2.00 X 2.00 m <sup>2</sup>
Maid's Bathroom	2.00 X 1.20 m <sup>2</sup>
Terrace	2.75 X 1.60 m <sup>2</sup>



First Floor

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An architectural rendering of a modern, multi-story residential building named 'The Prima Chalet'. The building features a minimalist design with light-colored, textured walls and large, rectangular windows. A prominent feature is a wide, white staircase that leads up to a second-floor balcony. The balcony has a white railing and is partially covered by a white pergola structure. In the foreground, a black convertible car is parked under the pergola on the left, and a green sports car is parked on the right. The ground is paved with light-colored tiles, and there are various green plants and trees scattered throughout the scene. The sky is a clear, light blue.

# THE PRIMA CHALET

*Front View*



# THE PRIMA CHALET

*Front View*



# THE PRIMA CHALET

*Back View*

## THE PRIMA CHALET

*Where compact living feels complete.*

With only two homes per floor and private entries, The Prima Chalet offers intimacy without compromise. Designed for seamless coastal living, every layout brings in softness, flow, and the grace of a home.

**Ground Floor Units:** - 2 en-suite bedrooms - Private entrance  
- Guest toilet - On-plot parking

**Upper Floor Units:** - 3 Bedrooms - Guest toilet - Roof terrace  
(1 en-suite bedroom) - Private entrance - On-plot parking



# THE PRIMA CHALET

Ground Chalet

Total BUA 86 m<sup>2</sup>

## Ground Floor

Entrance	2.00 x 2.00 m <sup>2</sup>
Reception	3.60 x 3.35 m <sup>2</sup>
Dining & Kitchen	4.00 x 2.20 m <sup>2</sup>
Master Bedroom	3.40 x 3.30 m <sup>2</sup>
Master Bathroom	2.50 x 1.10 m <sup>2</sup>
Bedroom I	3.30 x 3.30 m <sup>2</sup>
Bathroom I	2.50 x 1.10 m <sup>2</sup>
Guest Toilet	2.00 x 1.35 m <sup>2</sup>



Ground Floor Keyplan



Ground Floor

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# THE PRIMA CHALET

Upper Chalet

Total BUA 117 m<sup>2</sup>  
Roof terrace 27 m<sup>2</sup>

## First Floor

Entrance	1.75 X 1.50 m <sup>2</sup>
Bedroom 1	3.40 X 3.30 m <sup>2</sup>
Bathroom 1	2.50 X 1.10 m <sup>2</sup>
Bedroom 2	3.40 X 3.30 m <sup>2</sup>
Bathroom 2	2.50 X 1.10 m <sup>2</sup>
Reception	3.60 X 3.35 m <sup>2</sup>
Dining and Kitchen	3.10 X 2.35 m <sup>2</sup>

## Penthouse

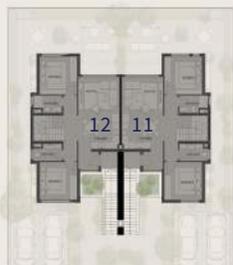
Master Bedroom	3.30 x 3.30 m <sup>2</sup>
Master Bathroom	2.50 X 1.10 m <sup>2</sup>
Roof Terrace	6.25 x 3.30 m <sup>2</sup>



First Floor



Penthouse



First Floor Keyplan

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# THE RĪPA RESIDENCES I

*Front View*

# THE RĪPA RESIDENCES I

*Front View*



The image shows a modern, multi-story residential building with a light beige facade and a pinkish-red base. The building has a complex, stepped design with various levels, balconies, and large windows. In the foreground, there is a swimming pool with clear turquoise water. The pool is surrounded by a sandy area and lush green landscaping, including various plants and trees. The sky is a clear, light blue. The text "THE RĪPA RESIDENCES I" is overlaid in the center, with "Back View" written below it in a smaller, italicized font.

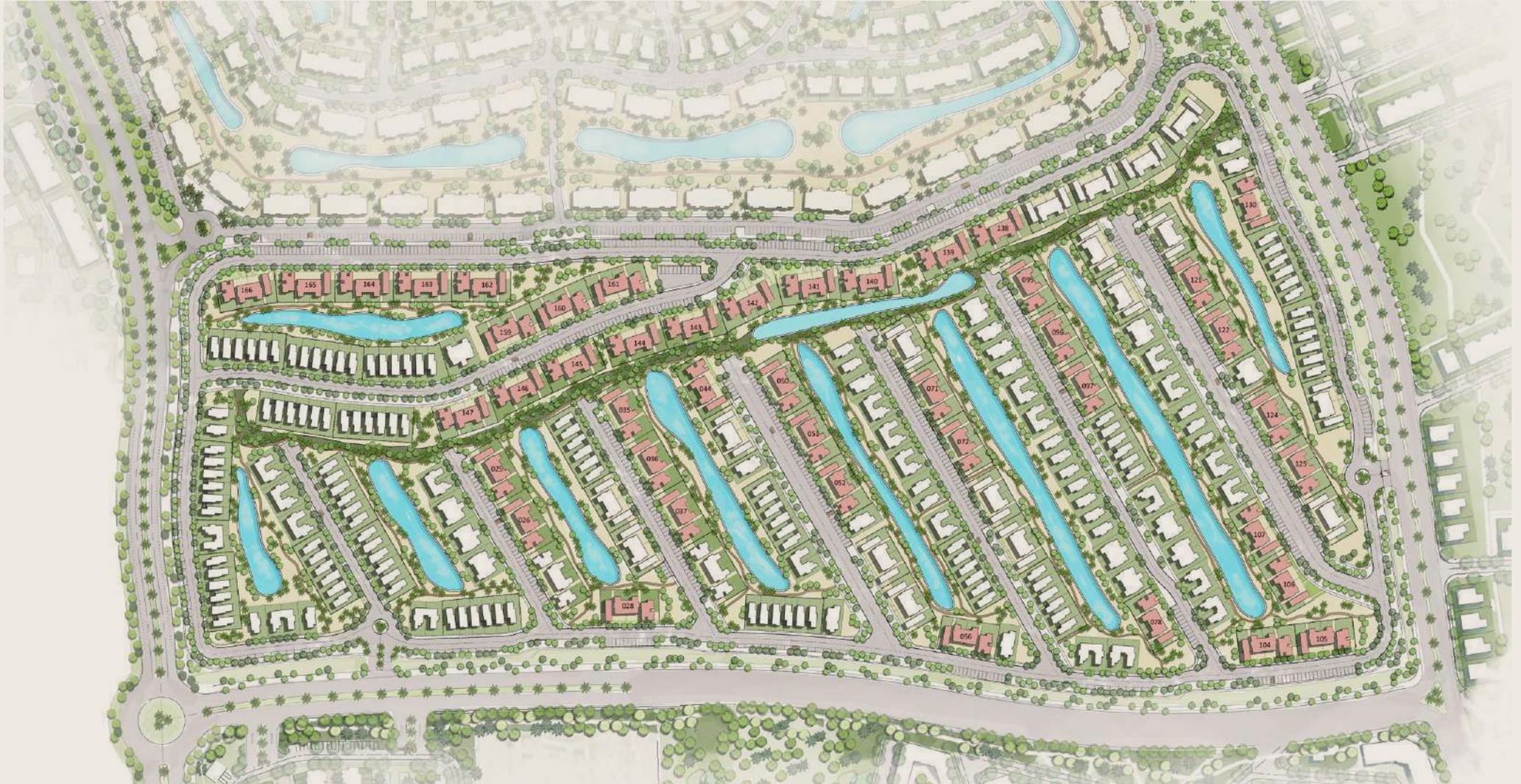
# THE RĪPA RESIDENCES I

*Back View*

## THE RĪPA RESIDENCES I

*One and two bedroom apartments.  
small in scale. large in feeling.*

Detached on at least one side, these boutique homes bring in light and calm from all directions. Perfect for quiet escapes or grounded everyday living, they offer all the essentials simply and beautifully.



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# THE RĪPA RESIDENCES I

One Bedroom Corner Ground Floor Unit

BUA 63 m<sup>2</sup>

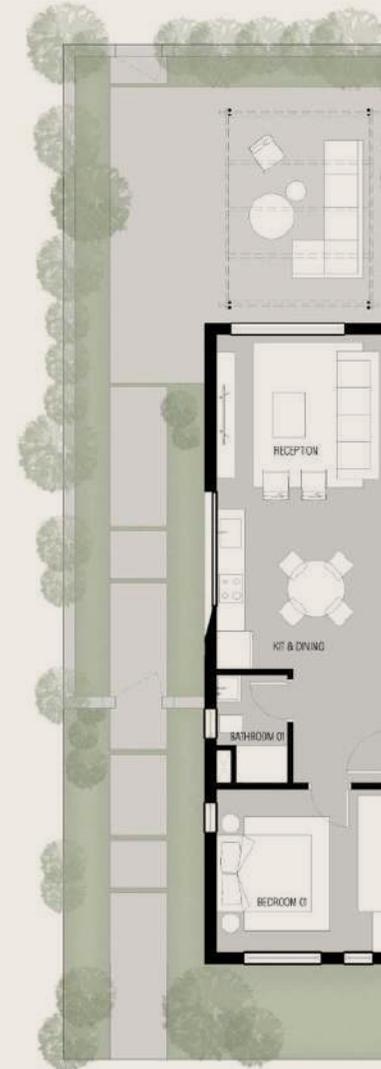
.1 Bedroom  
.Private garden entrance

## Ground Floor

Reception	3.65 X 3.65 m <sup>2</sup>
Dining and Kitchen	3.60 X 3.40 m <sup>2</sup>
Bedroom 1	3.60 X 3.45 m <sup>2</sup>
Bathroom 1	2.30 X 1.10 m <sup>2</sup>



Ground Floor Keyplan



Ground Floor

### DISCLAIMER:

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3. The developer reserves the right to make revisions to the floor plan.
4. Information is subject to change without notice.

# THE RĪPA RESIDENCES I

One Bedroom Corner Upper Floor Unit

. Internal BUA 53-54 m<sup>2</sup>

. Terraces 7-9 m<sup>2</sup>

. Total BUA 60-63 m<sup>2</sup>

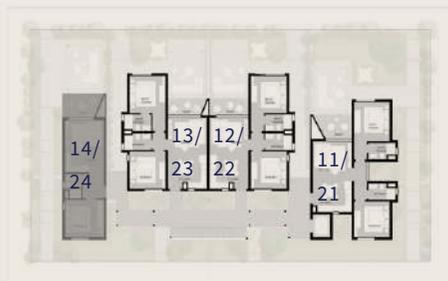
. 1 Bedroom

## First and Second Floor

Reception	3.65 X 3.00 m <sup>2</sup>
Dining and Kitchen	2.20 X 1.80 m <sup>2</sup>
Bedroom 1	3.60 X 3.45 m <sup>2</sup>
Bathroom 1	2.30 X 1.10 m <sup>2</sup>
Terrace	2.85 X 2.10 m <sup>2</sup>



Typical Floors



Typical Floors Keyplan

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# THE RĪPA RESIDENCES I

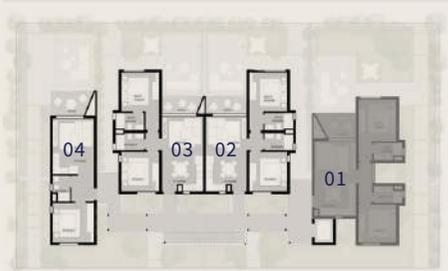
Two Bedrooms Corner Ground Floor Unit

Total BUA 94 m<sup>2</sup>

. 2 Bedrooms (1 en-suite bedroom)  
. Private garden entrance

## Ground Floor

Reception	3.60 X 4.10 m <sup>2</sup>
Dining and Kitchen	3.20 X 2.85 m <sup>2</sup>
Master Bedroom	3.65 X 3.30 m <sup>2</sup>
Master Bathroom	2.50 X 1.10 m <sup>2</sup>
Bedroom I	3.30 X 3.30 m <sup>2</sup>
Bathroom I	2.50 X 1.05 m <sup>2</sup>



Ground Floor Keyplan



Ground Floor

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# THE RĪPA RESIDENCES I

Two Bedrooms Corner Upper Floor Unit

. Internal BUA 85-86 m<sup>2</sup>

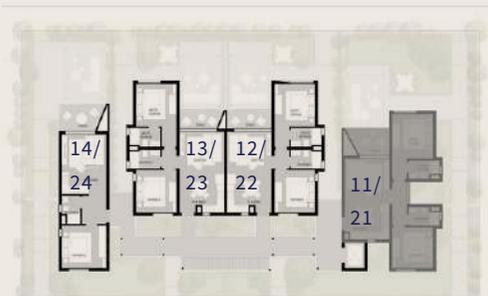
. Terraces 7-9 m<sup>2</sup>

. Total BUA 93-94 m<sup>2</sup>

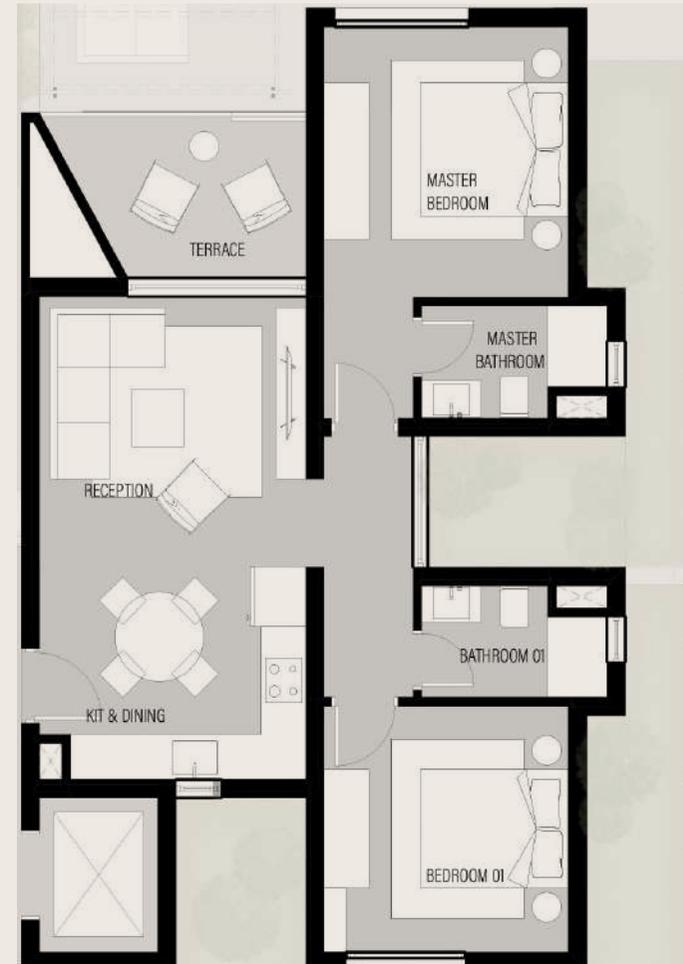
. 2 Bedrooms (1 en-suite bedroom)

## First and Second Floor

Reception	3.60 X 2.45 m <sup>2</sup>
Dining and Kitchen	3.20 X 2.85 m <sup>2</sup>
Master Bedroom	3.65 X 3.30 m <sup>2</sup>
Master Bathroom	2.50 X 1.10 m <sup>2</sup>
Bedroom I	3.30 X 3.30 m <sup>2</sup>
Bathroom I	2.50 X 1.05 m <sup>2</sup>
Terrace	2.40 X 2.10 m <sup>2</sup>



Typical Floors Keyplan



Typical Floors

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# THE RĪPA RESIDENCES I

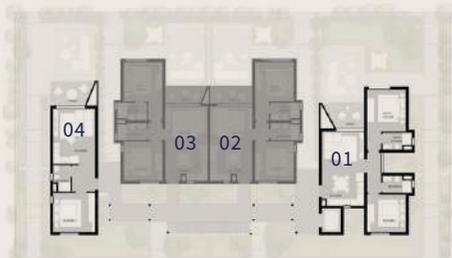
Two Bedrooms Middle Ground Floor Unit

Total BUA 85 m<sup>2</sup>

.2 Bedrooms (1 en-suite bedroom)  
.Private garden entrance

## Ground Floor

Reception	3.60 X 3.00 m <sup>2</sup>
Dining and Kitchen	3.55 X 1.75 m <sup>2</sup>
Master Bedroom	3.45 X 3.30 m <sup>2</sup>
Master Bathroom	2.50 X 1.35 m <sup>2</sup>
Bedroom I	3.45 X 3.30 m <sup>2</sup>
Bathroom I	2.50 X 1.35 m <sup>2</sup>



Ground Floor Keyplan



Ground Floor

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# THE RĪPA RESIDENCES I

Two Bedrooms Middle Upper Floor Unit

. Internal BUA 79 m<sup>2</sup>

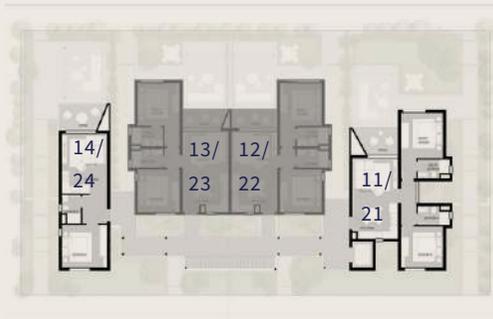
. Terraces 5 m<sup>2</sup>

. Total BUA 84 m<sup>2</sup>

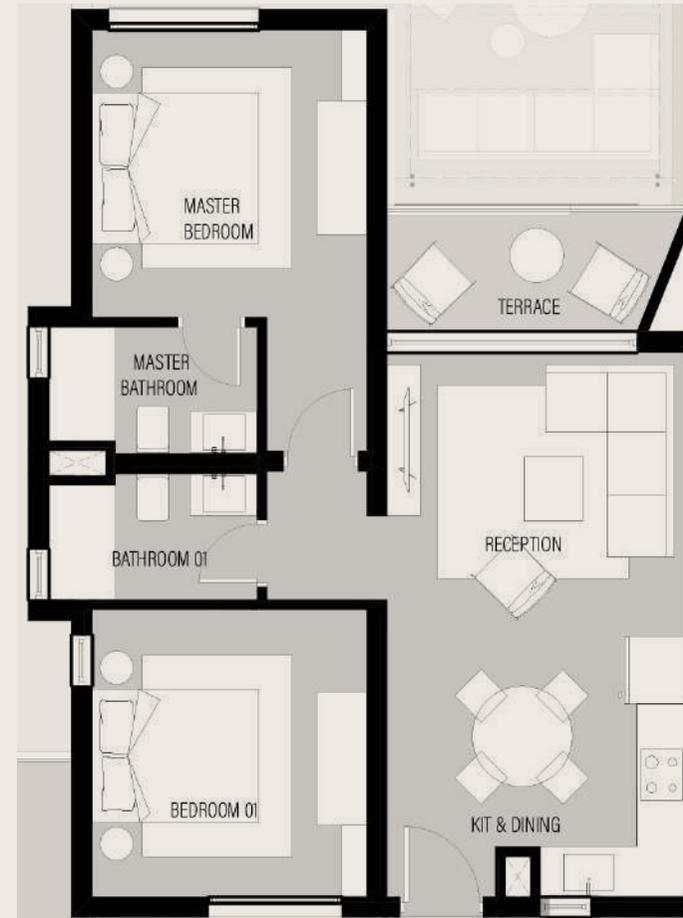
. 2 Bedrooms (1 en-suite bedroom)

## First and Second Floor

Reception	3.60 X 1.95 m <sup>2</sup>
Dining and Kitchen	3.10 X 1.75 m <sup>2</sup>
Master Bedroom	3.45 X 3.30 m <sup>2</sup>
Master Bathroom	2.50 X 1.35 m <sup>2</sup>
Bedroom I	3.45 X 3.30 m <sup>2</sup>
Bathroom I	2.50 X 1.35 m <sup>2</sup>
Terrace	3.60 X 1.40 m <sup>2</sup>



Typical Floors Keyplan



Typical Floors

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# THE RĪPA RESIDENCES II

*Front View*



The image shows a row of modern, multi-story residential buildings with a back view. The buildings are constructed with light-colored, possibly white or cream, stucco or concrete. They feature large windows and balconies with dark metal railings. Some balconies have pergolas with light-colored fabric canopies. The ground floor has a reddish-brown or terracotta finish. In the foreground, there is a swimming pool with clear, turquoise water. The pool is bordered by a sandy beach area with some lounge chairs and greenery. The sky is a pale, overcast blue.

# THE RĪPA RESIDENCES II

*Back View*



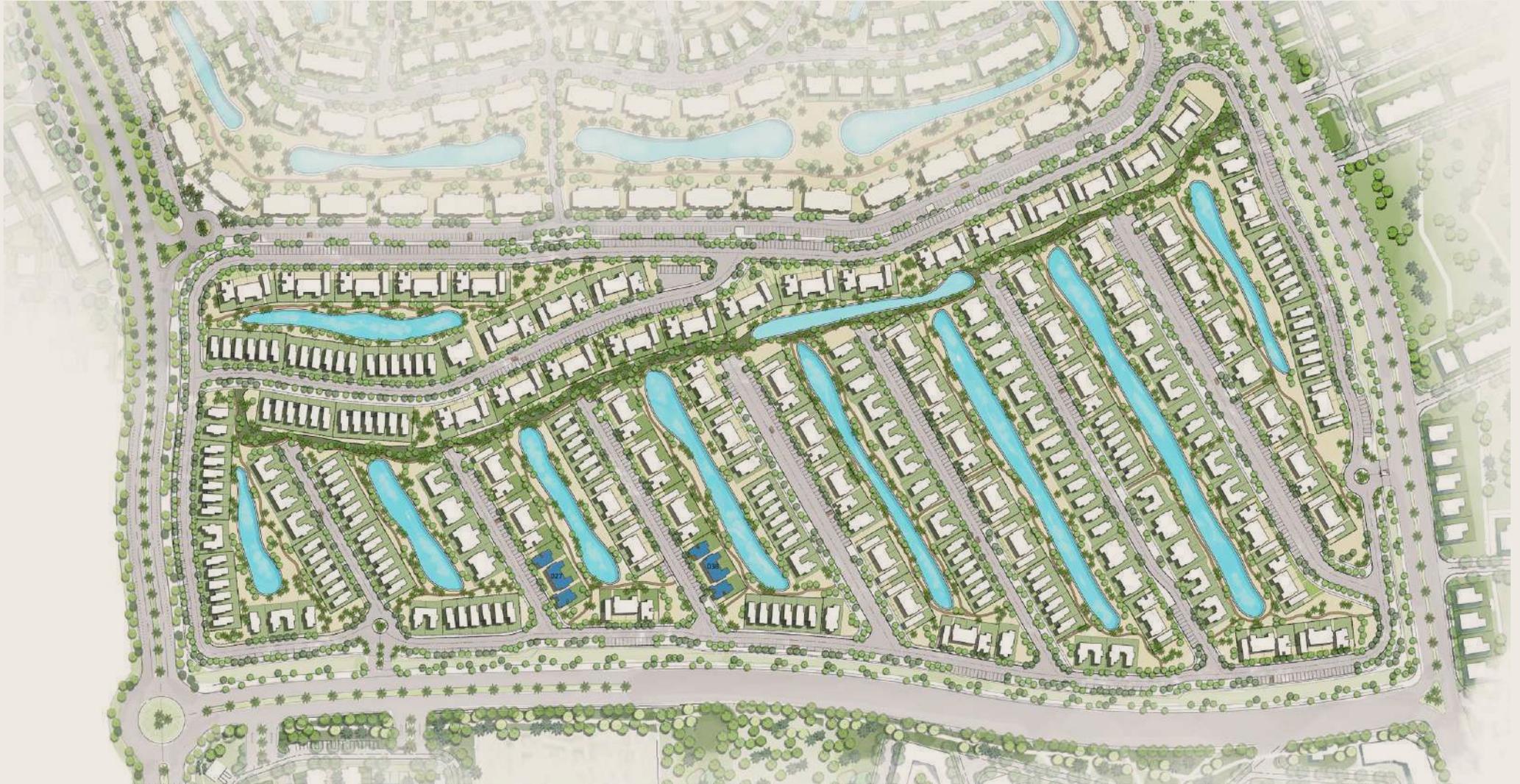
# THE RĪPA RESIDENCES II

*Back View*

## THE RĪPA RESIDENCES II

*Two and three bedroom apartments.  
elevated design. effortless flow.*

With no side connections, these residences offer total privacy, generous space and uninterrupted light. Three-bedroom units include a private penthouse level with a sweeping terrace: a rare retreat framed by sky and lagoon.



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# THE RĪPA RESIDENCES II

Two Bedrooms Corner Ground Floor Unit

Total BUA 91 m<sup>2</sup>

2 Bedrooms (1 en-suite bedroom)  
Private garden entrance

## Ground Floor

Reception	3.60 X 4.10 m <sup>2</sup>
Dining and Kitchen	3.20 X 2.85 m <sup>2</sup>
Master Bedroom	3.65 X 3.30 m <sup>2</sup>
Master Bathroom	2.50 X 1.15 m <sup>2</sup>
Bedroom I	3.35 X 3.30 m <sup>2</sup>
Bathroom I	2.50 X 1.10 m <sup>2</sup>



Ground Floor Keyplan



Ground Floor

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# THE RĪPA RESIDENCES II

Two Bedrooms Middle Ground Floor Unit

Total BUA 85 m<sup>2</sup>

2 Bedrooms (1 en-suite bedroom)  
Private garden entrance

## Ground Floor

Reception	3.60 X 2.65 m <sup>2</sup>
Dining and Kitchen	3.85 X 1.75 m <sup>2</sup>
Master Bedroom	3.45 X 3.30 m <sup>2</sup>
Master Bathroom	3.00 X 1.20 m <sup>2</sup>
Bedroom I	3.45 X 3.30 m <sup>2</sup>
Bathroom I	2.40 X 2.20 m <sup>2</sup>



Ground Floor Keyplan



Ground Floor

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# THE RĪPA RESIDENCES II

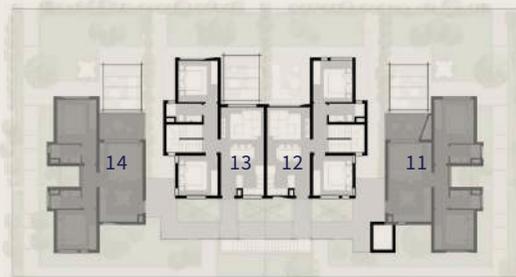
Two Bedrooms Corner Upper Floor Unit

- . Internal BUA 83 m<sup>2</sup>
- . Terraces 7-8 m<sup>2</sup>
- . Total BUA 90-91 m<sup>2</sup>

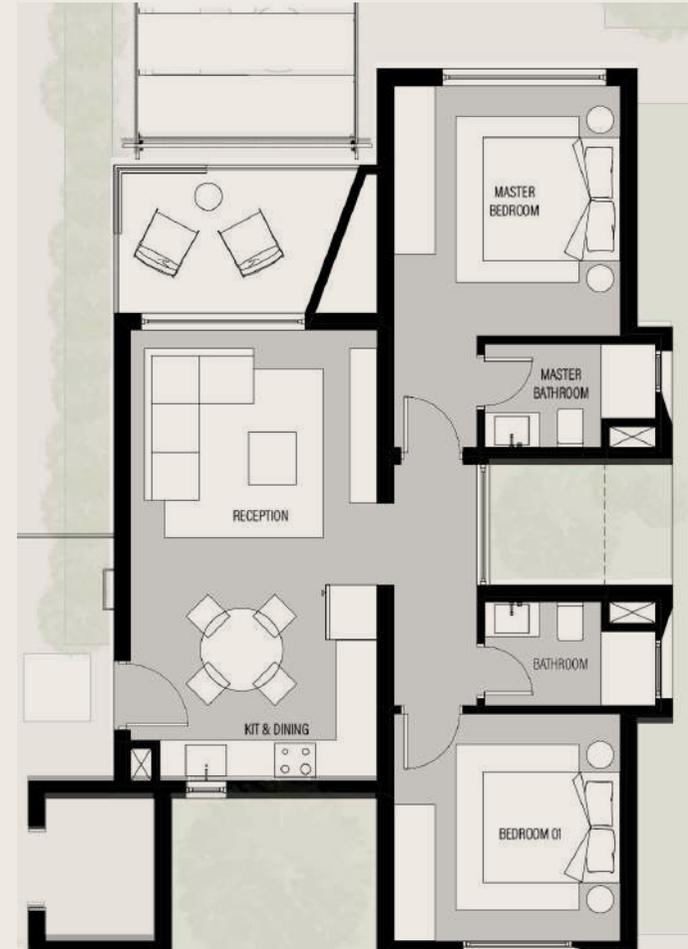
. 2 Bedrooms (1 en-suite bedroom)

## First Floor

Reception	3.60 X 2.50 m <sup>2</sup>
Dining and Kitchen	3.20 X 2.85 m <sup>2</sup>
Master Bedroom	3.65 X 3.30 m <sup>2</sup>
Master Bathroom	2.50 X 1.10 m <sup>2</sup>
Bedroom I	3.30 X 3.30 m <sup>2</sup>
Bathroom I	2.50 X 1.10 m <sup>2</sup>
Terrace	2.75 X 2.10 m <sup>2</sup>



First Floor Keyplan



First Floor

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# THE RĪPA RESIDENCES II

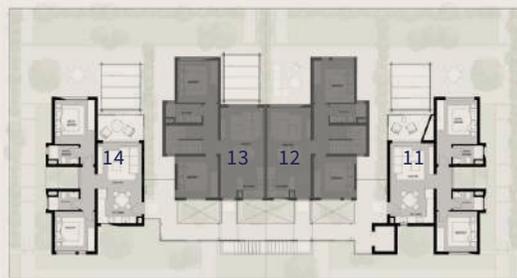
Three Bedrooms Middle Upper Floor Unit

Total BUA 112 m<sup>2</sup>  
Roof terrace 45 m<sup>2</sup>

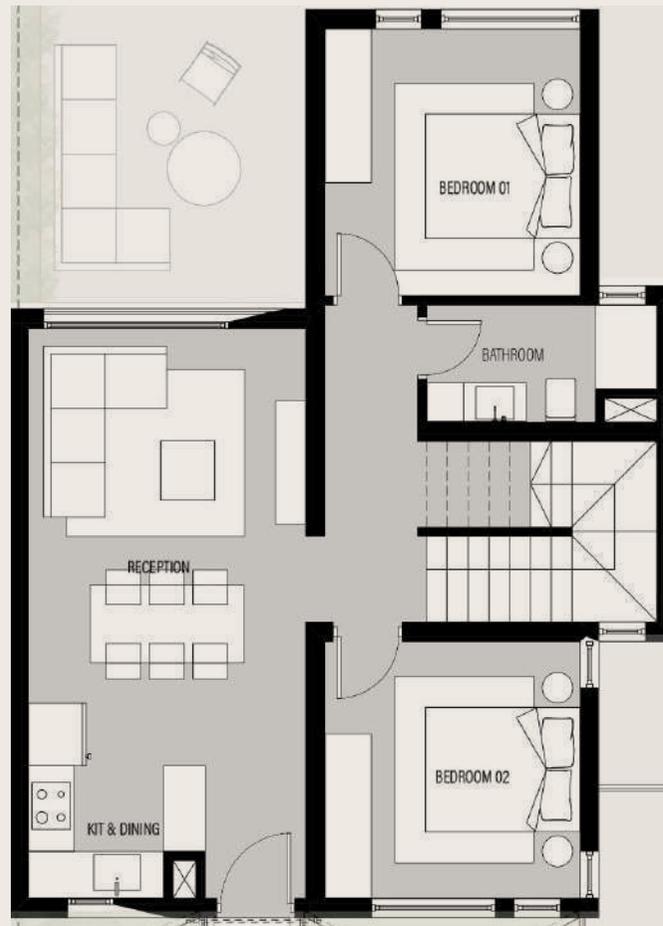
3 Bedrooms (1 en-suite bedroom)  
Roof terrace

## First Floor and Penthouse

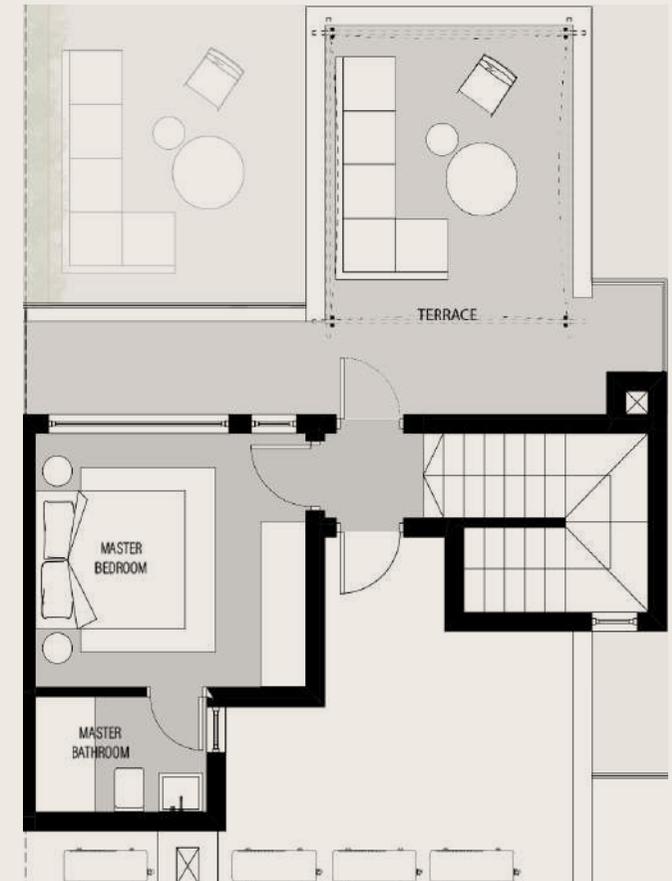
Reception	3.60 X 2.65 m <sup>2</sup>
Dining and Kitchen	2.50 X 1.75 m <sup>2</sup>
Master Bedroom	3.60 X 3.30 m <sup>2</sup>
Master Bathroom	2.25 X 1.50 m <sup>2</sup>
Bedroom 1	3.45 X 3.30 m <sup>2</sup>
Bathroom 1	2.50 X 1.10 m <sup>2</sup>
Bedroom 2	3.30 X 3.30 m <sup>2</sup>



First Floor Keyplan



First Floor



Penthouse

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# THE RĪPA RESIDENCES III

*Front View*



# THE RĪPA RESIDENCES III

*Back View*

## THE RĪPA RESIDENCES III

*One and two bedroom apartments.  
discreetly planned. beautifully  
connected!*

With layouts that minimize direct connections, these residences are thoughtfully crafted to offer enhanced privacy, quiet comfort, and a sense of independence, while still embracing the ease and warmth of community living.



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# THE RĪPA RESIDENCES III

One Bedroom Corner Ground Floor Unit

BUA 63 m<sup>2</sup>

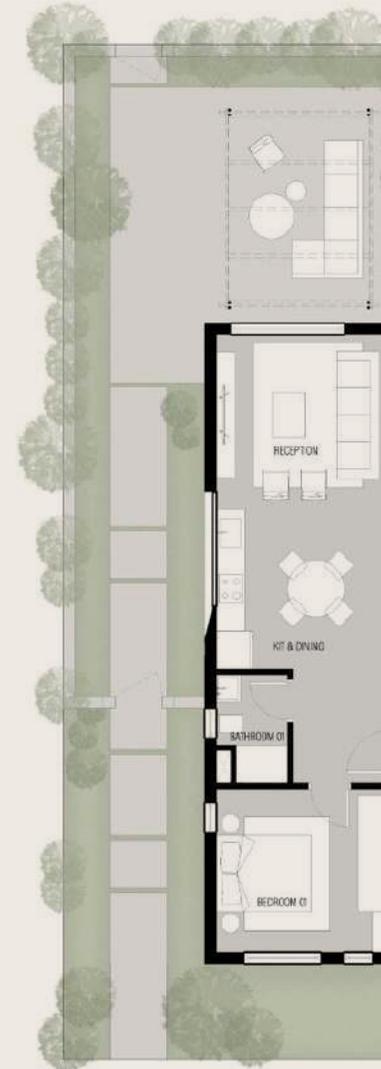
- .1 Bedroom
- .Private garden entrance

## Ground Floor

Reception	3.65 X 3.65 m <sup>2</sup>
Dining and Kitchen	3.60 X 3.40 m <sup>2</sup>
Bedroom 1	3.60 X 3.45 m <sup>2</sup>
Bathroom 1	2.30 X 1.10 m <sup>2</sup>



Ground Floor Keyplan



Ground Floor

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# THE RĪPA RESIDENCES III

One Bedroom Corner Upper Floor Unit

- . Internal BUA 53-54 m<sup>2</sup>
- . Terraces 7-9 m<sup>2</sup>
- . Total BUA 60-63 m<sup>2</sup>

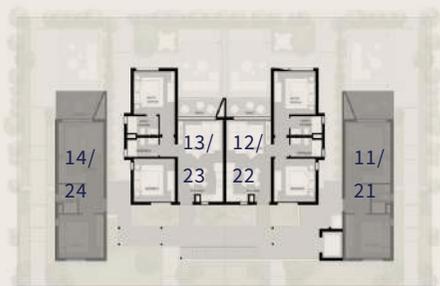
. 1 Bedroom

## First and Second Floor

Reception	3.65 X 3.00 m <sup>2</sup>
Dining and Kitchen	2.20 X 1.80 m <sup>2</sup>
Bedroom I	3.60 X 3.45 m <sup>2</sup>
Bathroom I	2.30 X 1.10 m <sup>2</sup>
Terrace	2.85 X 2.10 m <sup>2</sup>



Typical Floors



Typical Floors Keyplan

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# THE RĪPA RESIDENCES III

Two Bedrooms Middle Ground Floor Unit

Total BUA 85 m<sup>2</sup>

.2 Bedrooms (1 en-suite bedroom)  
.Private garden entrance

## Ground Floor

Reception	3.60 X 3.00 m <sup>2</sup>
Dining and Kitchen	3.55 X 1.75 m <sup>2</sup>
Master Bedroom	3.45 X 3.30 m <sup>2</sup>
Master Bathroom	2.50 X 1.35 m <sup>2</sup>
Bedroom I	3.45 X 3.30 m <sup>2</sup>
Bathroom I	2.50 X 1.35 m <sup>2</sup>



Ground Floor Keyplan



Ground Floor

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# THE RĪPA RESIDENCES III

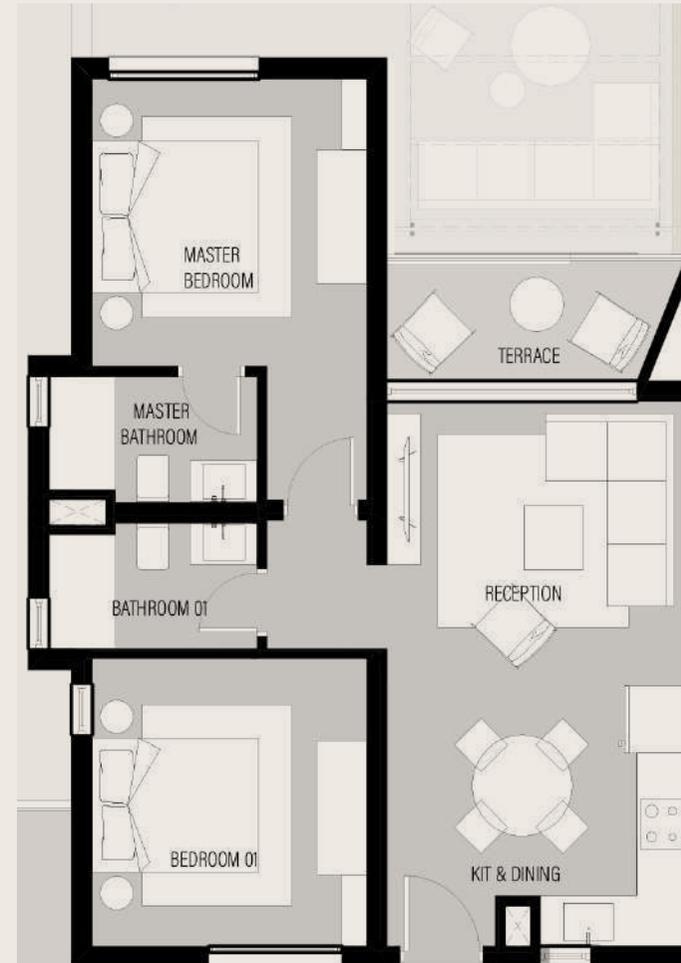
Two Bedrooms Middle Upper Floor Unit

- . Internal BUA 79 m<sup>2</sup>
- . Terraces 5 m<sup>2</sup>
- . Total BUA 84 m<sup>2</sup>

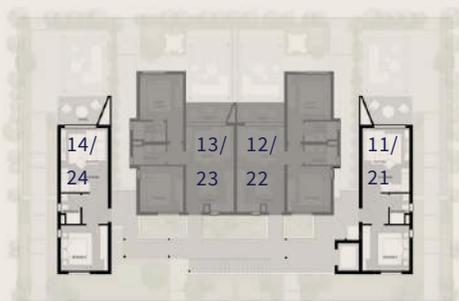
. 2 Bedrooms (1 en-suite bedroom)

## First and Second Floor

Reception	3.60 X 1.95 m <sup>2</sup>
Dining and Kitchen	3.10 X 1.75 m <sup>2</sup>
Master Bedroom	3.45 X 3.30 m <sup>2</sup>
Master Bathroom	2.50 X 1.35 m <sup>2</sup>
Bedroom I	3.45 X 3.30 m <sup>2</sup>
Bathroom I	2.50 X 1.35 m <sup>2</sup>
Terrace	3.60 X 1.40 m <sup>2</sup>



Typical Floors



Typical Floors Keyplan

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# Interior Shots

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- All furniture and partitions are for illustrative purpose only and not part of the property



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- All furniture and partitions are for illustrative purpose only and not part of the property

# Internal Finishing Specs

## Entrance & Reception:

- Flooring: Porcelain/Ceramic Tiles
- Walls: Paint
- Ceiling: Paint

## Kitchen & Dining:

- Flooring: Porcelain/Ceramic Tiles
- Walls: Paint
- Ceiling: Paint
- Cabinets & Appliances: Not Included

## Master & Secondary Bedrooms:

- Flooring: Porcelain/Ceramic Tiles
- Walls: Paint
- Ceiling: Paint

## Doors:

- Entrance Door: Included
- Internal Doors: Included

## Bathrooms:

- Flooring: Porcelain/Ceramic Tiles
- Walls: Paint
- Ceiling: Paint
- Sanitary Fixtures: Included
- Cabinets: Not Included
- Vanity Top: Natural Stone

## AC & Electrical Works:

- AC & Heaters Provisions only: Included
- All internal works including main panels, switches and covers

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DEVELOPER

**INERTIA**

MAIN CONSULTANT  
AND ARCHITECTURE  
& INTERIOR DESIGNER

F&R PARTNERSHIP architecture  
workspace

STRUCTURE  
& MEP CONSULTANT



SOIL CONSULTANT



MASTER PLAN  
CONSULTANT



F&R PARTNERSHIP architecture  
workspace



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