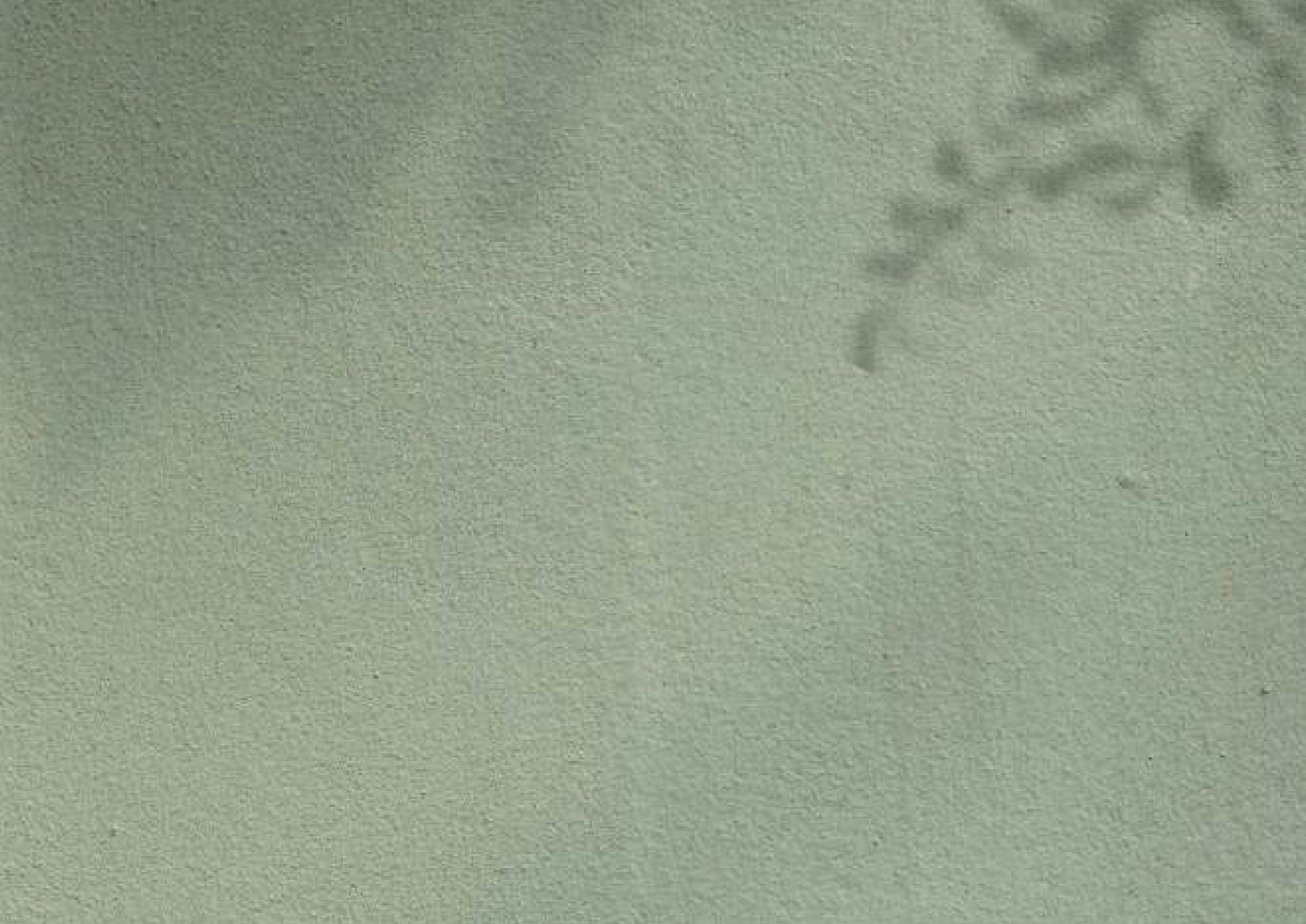




أريم  
ARIM





## حيّاك في "حيّان"

حيّان هو قلب الطبيعة لإمارة الشارقة. إنه مجمع فلل مستوحى من رونق الطبيعة ومصمم ليعكس فكرة العيش بأسلوب طبيعي وعصري. حيّان هو مجمع يمزج بين الطبيعة والمستقبل، ويُضفي الفن عليهما متعة الحياة.

حيّان  
Hayyan

MAKING HOMES HUMAN

## WELCOME TO HAYYAN

Hayyan is the green heart of Sharjah. It is an inspiring natural villa community designed to reflect the idea of a life well-lived. It's a community that is right between nature and the future, and the art makes life worth celebrating.



## أريم ... حديقة في الجنة

استمتع بالعيش في مجمع فلل في أحضان الطبيعة، حيث ستعشق العيش فيه لسنوات عديدة قادمة.

أريم، حديقة في الجنة تمزج بين الطبيعة والمستقبل. مجمع فني يأسرك ويثعرك بالسعادة.

أريم، المكان الأمثل لتحظى بالهدوء والاسترخاء والهناء.

أريم  
ARIM

## ARIM ... A GARDEN IN HEAVEN

Enjoy living in a uniquely crafted natural villa community where you will love living for many years.

Arim, a garden in heaven that is right between nature and the future, and the art make life worth celebrating.

A calm and serene place to relax and enjoy a peaceful life.

Discover new shades of blue  
in Sharjah's largest lagoon.

50,000 sq. ft. of swimming to the horizon.

اكتشف تدرجات جديدة زرقاء في  
أكبر بحيرة في الشارقة

50,000 قدم مربع من السباحة نحو الأفق



حَيَّان  
Hayyan

MAKING HOMES HUMAN

تجول ودع نفسك تتوه في روعة المساحات  
الخضراء في أكبر حديقة مجتمعية في الشارقة

1,000,000 قدم مربع من رونق الطبيعة

Let's get lost in Sharjah's  
largest community park.  
1,000,000 sq. ft. of unmanicured greens.

حَيَّان

Hayyan

MAKING HOMES HUMAN

بعض الأماكن تنمو داخلنا  
بعض الأماكن تتنامى من أجلنا

80,000 قدم مربع من الأراضي المخصصة للمزروعات العضوية المأكولة.

Some spaces grow inside us.  
Some grow for us.

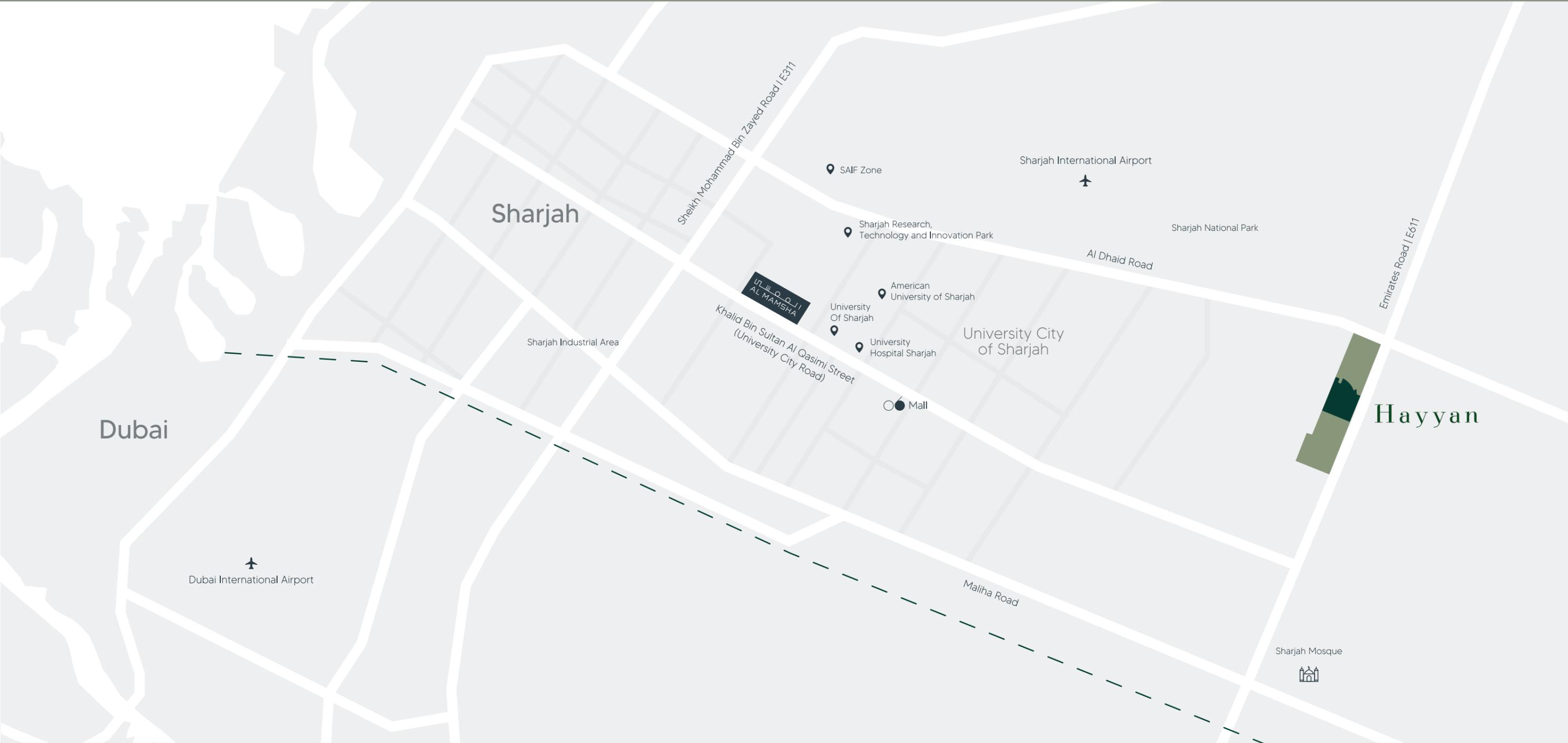
80,000 Sq. Ft. of allotments for organic edible gardens.

هناك أماكن تثير حماسك.  
هناك أماكن تنعش سرورك.

ملاعب شاسعة تبلغ 100,000 قدماً مربعاً لكرة القدم والتنس  
وكره السلة وكرة الطائرة وكرة المضرب وللتدرب على الكريكيت.

Some spaces spur excitement.  
Some fill us with extreme pleasure.

Massive 100000 Sq. Ft. of Play Fields including a Football Court,  
a Tennis Court, a Basketball Court, a Volleyball Court, a Paddle  
Tennis Court, and a Cricket practice Net.



1   SHARJAH MOSQUE	10 mins	5   SHARJAH INTERNATIONAL AIRPORT	10 mins
2   DUBAI INTERNATIONAL AIRPORT	20 mins	6   SHARJAH MUSEUM OF ISLAMIC CIVILIZATION	20 mins
3   SHARJAH NATIONAL PARK	8 mins	7   AL MAJAZ	20 mins
4   UNIVERSITY CITY	15 mins	8   SHARJAH INDUSTRIAL AREA	15 mins

MASTER PLAN

المخطط الرئيسي









**Key to Color Schedule**

Unit	Type
20151-21514	Townhouse
21515-21517	Townhouse
21518-21519	Townhouse
21520-21521	Townhouse
21522-21523	Townhouse
21524-21525	Townhouse
21526-21527	Apartment (400 sq ft)
21528-21529	Apartment (500 sq ft)
21530-21531	Apartment (600 sq ft)
21532-21533	Apartment (700 sq ft)
21534-21535	Apartment (800 sq ft)



INTERIORS

التصاميم الداخلية

## غرفة المعيشة LIVING ROOM

تتميز غرفة المعيشة في تصميمها بالإضاءة الطبيعية، كما يعزز السقف العالي إحساسك بالراحة، ويفيض المكان بالحيوية. وتتميز غرفة المعيشة بلمسات جمالية أنيقة، وتصاميم ملهمة ومساحات واسعة ومتنوعة.

The living room is crafted by natural light, the promised grandeur is higher than the high-ceiling, the space is alive from the floor to windows, to the ever-dancing dunes. The living room features elegant aesthetics, inspiring lived-in design, and generosity of space in precise dimensions.



غرفة المعيشة  
LIVING ROOM



غرفة المعيشة  
LIVING ROOM



# الحمام BATHROOM

أخذنا بعين الاعتبار عند تصميم هذا المكان، أن تتخطى المفهوم التقليدي للحمام. بدءاً من الأجواء، مروراً بالذوق الرفيع والتكنولوجيا، وصولاً إلى كل تفاصيل الإنارة التي تم وضعها بطرق مدروسة لتمتّع عينيك.

We have created a space that goes beyond the concept of a bathroom. A space designed to be your most intimate, your most personal. From the ambiance to its finesse, the technology, and every unit of light passing through, are carefully placed and curated. For your eyes only.



الحمام  
BATHROOM



# المطبخ KITCHEN

تتميز المطابخ بخزائن ذات جودة عالية وتصاميم متصلة لتعطي إتساعاً للمطبخ. كما تضم المطابخ أجهزة متكاملة، وحوض مطبخ معلق، وصنابير وإكسسوارات من علامة تجارية عالمية عالية الجودة.

The kitchens have premier custom design cabinetry and are interconnected to extend a more spacious feel. The kitchens also feature integrated appliances, an under-mount kitchen sink, designer line faucets, and accessories from a quality international brand.



## غرفة النوم BEDROOM

توفر غرف النوم الراحة التي يمكنك الإلتئام بها بالمنزل مع خزائن حائط حديثة ومجهزة بدقة. حيث تم تصميم غرفة النوم لتمنحك شعوراً مليئاً بالطمأنينة تتأقلم مع خيارات نمط حياتك.

The bedroom experience design is as real to the mind, as it feels surreal to the eye. It's like coziness acquired fine taste and they both manifested themselves in visual design. The space is crafted with no expense spared, and the beauty puts up with all your lifestyle choices.



غرفة النوم  
BEDROOM



TOWNHOUSE

تاون هاوس

2 غرف نوم تاون هاوس الواجهة الأمامية  
2 BEDROOMS TOWNHOUSE FRONT VIEW



2 غرف نوم تاون هاوس الواجهة الخلفية  
2 BEDROOMS TOWNHOUSE REAR VIEW





GROUND FLOOR PLAN



FIRST FLOOR PLAN

# حیات

## Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

2BTA1 - 36

GROUND FLOOR: 98.00 sq. m. | 1054.55 sq. ft.

FIRST FLOOR: 64.90 sq. m. | 699.35 sq. ft.

TOTAL AREA : 163.50 sq. m. | 1759.91 sq. ft.

PLOT AREA : 129.50 sq. m. | 1393.91 sq. ft.

STREET FACING DESIGN PATTERN

### NOTES

1. All dimensions are in meters unless otherwise specified.
2. P.O. Box address only, not for delivery.
3. All angles are in degrees unless otherwise specified.
4. All lines are solid unless otherwise specified.
5. All dimensions are in meters unless otherwise specified.

An Experience by



Alif



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# حَيَات

## Hayvan



### HAYVAN | PHASE 1 | TOWNHOUSE

2BTA2 - 35

GROUND FLOOR: 105.61 sq. m. | 1147.55 sq. ft.  
 FIRST FLOOR: 64.50 sq. m. | 695.35 sq. ft.

TOTAL AREA : 171.11 sq. m. | 1842.90 sq. ft.  
 PLOT AREA : 129.50 sq. m. | 1393.94 sq. ft.

PRIVATE GARDEN FACING DESIGN PATTERN

**NOTES:**

1. Measurements are based on 1:100 scale and include wall, column, door and window.
2. All dimensions are in meters unless otherwise specified.
3. All areas are in square meters unless otherwise specified.
4. Some areas are shaded in light grey and others in dark grey. This is to indicate areas that are not included in the total area of the plot.
5. The developer reserves the right to make any changes to the design and/or construction without any liability.





GROUND FLOOR PLAN



FIRST FLOOR PLAN

# حیات

## Hayvan



HAYVAN | PHASE 1 | TOWNHOUSE

2BTA3 - 16

GROUND FLOOR: 101.01 sq. m. | 1087.27 sq. ft.

FIRST FLOOR: 65.97 sq. m. | 710.31 sq. ft.

TOTAL AREA : 167.00 sq. m. | 1797.58 sq. ft.

PLOT AREA : 132.28 sq. m. | 1423.86 sq. ft.

CORNER TOWNHOUSE

STREET FACING DESIGN PATTERN

**NOTES:**

1. Measurements are for overall finished floor including wall panels - see notes
2. Plot Area does not include any land area outside
3. All numbers listed are for approximate dimensions only
4. Some items are shown as optional and their inclusion here is subject to the design and construction of the unit and the final design of the building
5. The developer reserves the right to make any changes in the number, location and/or dimensions of the units without any liability

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

# حَيَّان Hayyan



HAYYAN | PHASE 1 | **TOWNHOUSE**  
2BTA4 - 20

GROUND FLOOR: 108.87 sq. m. | 1171.87 sq. ft.  
FIRST FLOOR: 66.09 sq. m. | 710.31 sq. ft.

TOTAL AREA : 174.96 sq. m. | 1882.15 sq. ft.  
PLOT AREA : 132.20 sq. m. | 1423.86 sq. ft.

CORNER TOWNHOUSE  
PRIVATE GARDEN FACING DESIGN PATTERN

- NOTES:**
1. Final contract will include all items and details including construction details.
  2. Final contract will include all items and details including construction details.
  3. All weights and measures for construction purposes only.
  4. All dimensions are given in meters and centimeters unless otherwise specified.
  5. All dimensions are given in meters and centimeters unless otherwise specified.
  6. All dimensions are given in meters and centimeters unless otherwise specified.

3 غرف نوم تاون هاوس الواجهة الأمامية  
3 BEDROOMS TOWNHOUSE FRONT VIEW



3 غرف نوم تاون هاوس الواجهة الخلفية  
3 BEDROOMS TOWNHOUSE REAR VIEW



# حَيَّان

## Hayyan



HAYYAN | PHASE 1 | COMMERCIAL USE

3BTA1-07

GROUND FLOOR: 118.72 sq. m. | 1277.90 sq. ft.  
 FIRST FLOOR: 81.90 sq. m. | 881.57 sq. ft.

TOTAL AREA : 200.62 sq. m. | 2159.47 sq. ft.  
 PLOT AREA : 100.00 sq. m. | 1722.24 sq. ft.

### STREET FACING DESIGN PATTERN

#### NOTES

1. Dimensions are indicated in meters and square meters unless otherwise specified.
2. All dimensions are in meters unless otherwise specified.
3. All measurements are for exterior dimensions.
4. Referenced drawings of Hayyan are made available to all stakeholders only with their written consent.
5. The designer reserves the right to make alterations to the design drawings without prior notice.

An Experience by



GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# حیات Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE  
3BTA2 - 01

GROUND FLOOR: 129.80 sq. m. | 1398.13 sq. ft.  
FIRST FLOOR: 81.90 sq. m. | 881.57 sq. ft.  
TOTAL AREA : 211.70 sq. m. | 2279.70 sq. ft.  
PLOT AREA : 160.00 sq. m. | 1722.24 sq. ft.

PRIVATE GARDEN FACING DESIGN PATTERN

- NOTES:
1. The owner is to provide the necessary services and utilities to the house.
  2. The house is to be built on the plot shown.
  3. The house is to be built on the plot shown.
  4. The house is to be built on the plot shown.
  5. The house is to be built on the plot shown.



# حَيَّان

## Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

3BTA3 - 04

GROUND FLOOR: 120.33 sq. m. | 1301.58 sq. ft.  
 FIRST FLOOR: 83.44 sq. m. | 898.14 sq. ft.

TOTAL AREA : 203.76 sq. m. | 2199.71 sq. ft.  
 PLOT AREA : 103.00 sq. m. | 1109.53 sq. ft.

CORNER TOWNHOUSE  
 STREET FACING DESIGN PATTERN

- NOTES
1. Dimensions are indicated in meters and imperial units for reference purposes.
  2. All measurements are in meters.
  3. All measurements are for approximate purposes.
  4. All dimensions are in meters and imperial units for reference purposes only.
  5. The drawings are for information only and do not constitute a contract.

As Exposed by



Alef



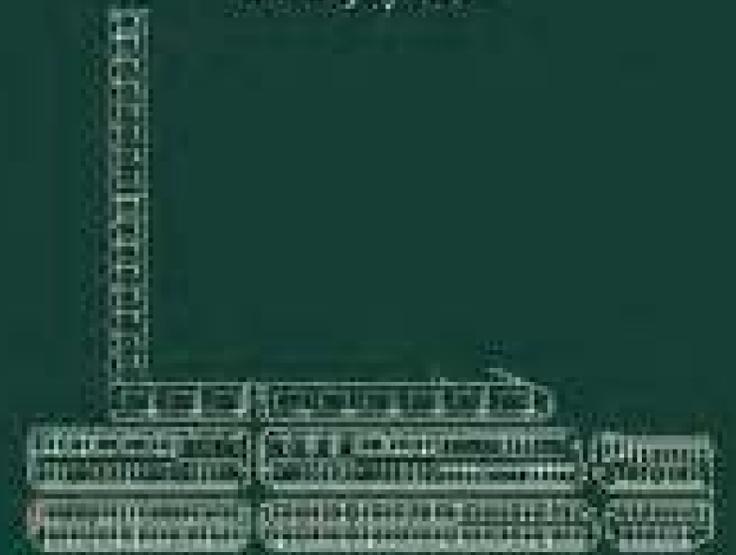
GROUND FLOOR PLAN



FIRST FLOOR PLAN

# حَيَّان

## Hayyan



HAYYAN | PHASE 1 | 10/Minhouse

3BTA4 - 04

GROUND FLOOR: 132.32 sq. m. | 1424.29 sq. ft.

FIRST FLOOR: 83.44 sq. m. | 896.14 sq. ft.

TOTAL AREA : 215.76 sq. m. | 2322.44 sq. ft.

PLOT AREA : 16300 sq. m. | 1754.53 sq. ft.

CORNER TOWNHOUSE

STREET FACING DESIGN PATTERN

### NOTES

1. Final contract will include all items (not shown) including construction details.
2. Final contract will include all items (not shown) including construction details.
3. All heights are in meters for construction purposes only.
4. Dimensions of items are for reference only and are not to be used for construction purposes.
5. All dimensions are in meters unless otherwise specified.
6. All dimensions are in meters unless otherwise specified.

Art. 10/Minhouse by



Alef



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PREMIUM TOWNHOUSE

تاون هاوس استثنائي

2 غرف نوم تاون هاوس الواجهة الأمامية  
2 BEDROOMS TOWNHOUSE FRONT VIEW



2 غرف نوم تاون هاوس الواجهة الخلفية  
2 BEDROOMS TOWNHOUSE REAR VIEW





GROUND FLOOR PLAN



FIRST FLOOR PLAN

# حَيَّان

## Hayyan



HAYYAN | PHASE 1 | 10 MIN TO EAST

28TB1 - 07

GROUND FLOOR: 100.58 sq. m. | 1086.94 sq. ft.

FIRST FLOOR: 70.19 sq. m. | 755.52 sq. ft.

TOTAL AREA : 171.17 sq. m. | 1842.47 sq. ft.

PLOT AREA : 143.50 sq. m. | 1546.63 sq. ft.

### STREET FACING DESIGN PATTERN

#### NOTES

1. Final design will be subject to local and national building codes and standards.
2. Final design will be subject to local and national building codes and standards.
3. All heights are in meters for commercial purposes only.
4. Detailed information of the project can be found in the project information sheet.
5. All dimensions are in meters unless otherwise specified.

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

# حَيَات

## Hayyan



HAYYAN | PHASE 1 | 1024/11/08/21

28TB2 - 08

GROUND FLOOR: 113.19 sq. m. | 1207.61 sq. ft.

FIRST FLOOR: 70.19 sq. m. | 755.52 sq. ft.

TOTAL AREA : 182.38 sq. m. | 1963.13 sq. ft.

PLOT AREA : 143.50 sq. m. | 1544.63 sq. ft.

PRIVATE GARDEN FACING DESIGN PATTERN

### NOTES

1. Floor area is relative to net (all walls including columns) area.
2. Plot area includes the yard area.
3. All height above the ground level.
4. Includes all items of fit and fix to be installed in the building.
5. All heights are above the ground level.
6. All heights are above the ground level.

An experience by



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GROUND FLOOR PLAN



FIRST FLOOR PLAN

# حَيَّان

## Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

28TB3 - 02

GROUND FLOOR: 103.18 sq. m. | 1110.30 sq. ft.

FIRST FLOOR: 71.71 sq. m. | 771.88 sq. ft.

TOTAL AREA : 174.90 sq. m. | 1882.19 sq. ft.

PLOT AREA : 146.50 sq. m. | 1577.79 sq. ft.

CORNER PREMIUM TOWNHOUSE

STREET FACING DESIGN PATTERN

### NOTES

1. Dimensions are indicated in meters and square meters in Arabic and English.
2. All measurements are in meters.
3. All measurements are for approximate quantities.
4. All dimensions are given in meters and square meters in Arabic and English. All dimensions are only approximate and not for construction.
5. The designer reserves the right to make alterations in the design drawings without any liability. Minimum scale is 1:50 for final drawings.

An Experience by



Aef

# حَيَّان

## Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

2BTB4 - 03

GROUND FLOOR: 114.90 sq. m. | 1233.55 sq. ft.

FIRST FLOOR: 71.71 sq. m. | 771.88 sq. ft.

TOTAL AREA : 186.61 sq. m. | 2005.44 sq. ft.

PLOT AREA : 146.50 sq. m. | 1577.79 sq. ft.

CORNER PREMIUM TOWNHOUSE

PRIVATE GARDEN FACING DESIGN PATTERN

### NOTES

1. Dimensions are indicated in meters and square meters in Arabic and English.
2. Area of construction is indicated in Arabic.
3. All measurements are for approximate purposes only.
4. Substituted materials, if allowed, are subject to approval by the relevant authorities only and should be done in accordance with laws.
5. The developer reserves the right in their absolute discretion to change the design of the project without notice.

An Experience by



Aef



GROUND FLOOR PLAN



FIRST FLOOR PLAN

3 غرف نوم تاون هاوس الواجهة الأمامية  
3 BEDROOMS TOWNHOUSE FRONT VIEW



3 غرف نوم تاون هاوس الواجهة الخلفية  
3 BEDROOMS TOWNHOUSE REAR VIEW



# حَيَّان

## Hayyan



### HAYYAN | PHASE 1 | TOWNHOUSE

3BTB1 - 26

GROUND FLOOR: 133.06 sq. m. | 1421.49 sq. ft.  
 FIRST FLOOR: 87.75 sq. m. | 944.54 sq. ft.  
 TOTAL AREA : 219.81 sq. m. | 2366.03 sq. ft.  
 PLOT AREA : 176.00 sq. m. | 1894.40 sq. ft.

- NOTES
1. Dimensions are indicated in meters and square meters in Arabic and English.
  2. Area of underground parking is not included.
  3. All measurements are for approximate positioning.
  4. Substituted windows of 100mm are shown with the same dimensions as the substituted window only with the window frame and sill in grey.
  5. The developer reserves the right to make alterations in the master plan and drawings without any liability.

An Experience by



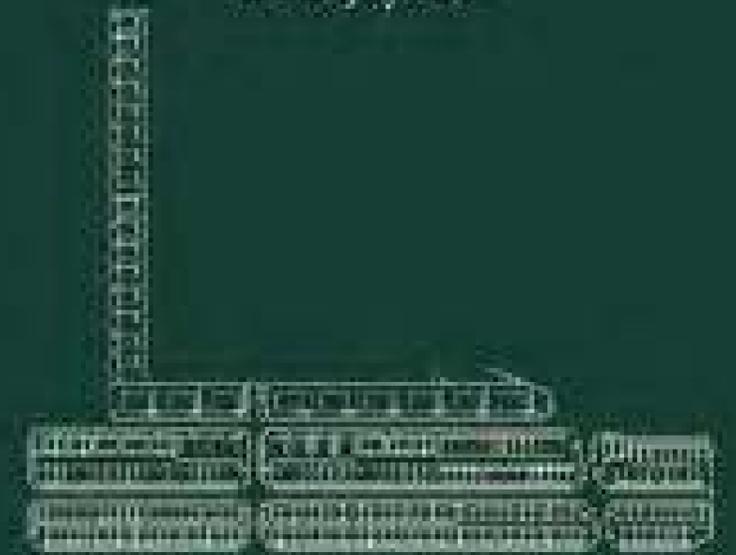
GROUND FLOOR PLAN



FIRST FLOOR PLAN

# حَيَّان

## Hayyan



HAYYAN | PHASE 1 | [www.aef.com.sa](http://www.aef.com.sa)

38TB2 - 13

GROUND FLOOR: 134.40 sq. m. | 1446.68 sq. ft.

FIRST FLOOR: 80.42 sq. m. | 862.51 sq. ft.

TOTAL AREA : 214.82 sq. m. | 2309.19 sq. ft.

PLOT AREA : 179.30 sq. m. | 1929.95 sq. ft.

CORNER PREMIUM TOWNHOUSE

### NOTES

1. Final floor plan subject to final plan issued including construction details.
2. Final plot dimensions may vary slightly.
3. All heights and area for commercial purposes only.
4. Subcontractor's responsibility for quality and safety of the work is not a liability of AEF.
5. All measurements are for information only and are not intended to be used for any legal or financial purposes.

An experience by



Aef



GROUND FLOOR PLAN



FIRST FLOOR PLAN

4 غرف نوم تاون هاوس الواجهة الأمامية  
4 BEDROOMS TOWNHOUSE FRONT VIEW



4 غرف نوم تاون هاوس الواجهة الخلفية  
4 BEDROOMS TOWNHOUSE REAR VIEW





GROUND FLOOR PLAN



FIRST FLOOR PLAN

# حَيَّان

## Hayyan



HAYYAN | PHASE 1 | 10 Minutes

48TB1 - 24

GROUND FLOOR: 162.00 sq. m. | 1743.78 sq. ft.  
 FIRST FLOOR: 107.86 sq. m. | 1161.00 sq. ft.

TOTAL AREA : 269.86 sq. m. | 2904.77 sq. ft.  
 PLOT AREA : 202.50 sq. m. | 2179.71 sq. ft.

### NOTES

1. Final floor plan subject to final approved building construction drawings.
2. Final floor plan subject to final approved building drawings.
3. All measurements are for general purposes only.
4. Detailed dimensions of the plot and building are provided in the approved drawings.
5. All measurements are for general purposes only.
6. All measurements are for general purposes only.

An experience by



Alef



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# حَيَّان

## Hayyan



HAYYAN | PHASE 1 | 10 Min House

4BTB2 - 11

GROUND FLOOR: 164.57 sq. m. | 1771.43 sq. ft.  
 FIRST FLOOR: 109.35 sq. m. | 1174.89 sq. ft.

TOTAL AREA : 273.92 sq. m. | 2946.32 sq. ft.  
 PLOT AREA : 205.87 sq. m. | 2215.98 sq. ft.

CORNER PREMIUM TOWNHOUSE

- NOTES:
1. Final contract will include all items (not limited to) being provided. 2024/01/01
  2. Final contract will include all items (not limited to) being provided. 2024/01/01
  3. All measurements are for general purposes only.
  4. All dimensions are given in meters and centimeters. All dimensions are given in meters and centimeters. All dimensions are given in meters and centimeters.
  5. All dimensions are given in meters and centimeters. All dimensions are given in meters and centimeters. All dimensions are given in meters and centimeters.



VILLAS

فيلا

فيلا 4 غرف نوم الواجهة الأمامية  
4 BEDROOMS VILLA FRONT VIEW



فيلا 4 غرف نوم الواجهة الخلفية  
4 BEDROOMS VILLA REAR VIEW





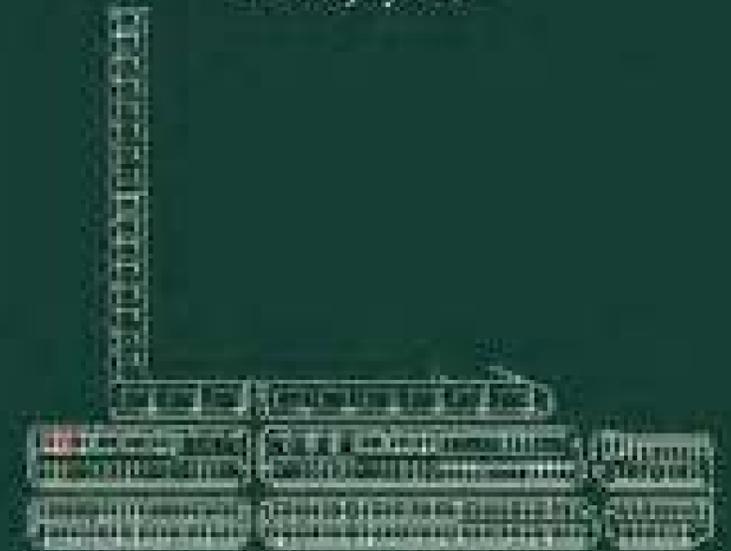
GROUND FLOOR PLAN



FIRST FLOOR PLAN

# حَيَات

## Hayyan



HAYYAN | PHASE 1 | **SMALL DETACHED**  
4BV1 - 08

GROUND FLOOR: 183.53 sq. m. | 1975.51 sq. ft.  
FIRST FLOOR: 121.44 sq. m. | 1307.18 sq. ft.  
TOTAL AREA : 304.97 sq. m. | 3282.69 sq. ft.  
PLOT AREA : 288.00 sq. m. | 3100.00 sq. ft.

### NOTES

1. This is a preliminary plan and subject to change without notice.
2. This is a preliminary plan and subject to change without notice.
3. All measurements are for general purposes only.
4. All dimensions are in meters and subject to change without notice.
5. All dimensions are in meters and subject to change without notice.

An experience by



Aef

LUXURY VILLAS

فلا فاخرة

فيلا فاخرة 4 غرف نوم الواجهة الأمامية  
4 BEDROOMS LUXURY VILLA FRONT VIEW



فيلا فاخرة 4 غرف نوم الواجهة الخلفية  
4 BEDROOMS LUXURY VILLA REAR VIEW





فيلا فاخرة 5 غرف نوم الواجهة الأمامية  
5 BEDROOMS LUXURY VILLA FRONT VIEW



فيلا فاخرة 5 غرف نوم الواجهة الخلفية  
5 BEDROOMS LUXURY VILLA REAR VIEW





GROUND FLOOR PLAN



FLOOR PLAN

# حَيَّان

## Hayyan



HAYYAN | PHASE 1 | **VILLA**  
SBLV1 - 17

GROUND FLOOR: 287.59 sq. m. | 3093.46 sq. ft.  
FIRST FLOOR: 187.91 sq. m. | 2022.66 sq. ft.  
**TOTAL AREA** : 475.50 sq. m. | 5116.12 sq. ft.  
**PLOT AREA** : 615.00 sq. m. | 6619.86 sq. ft.

### NOTES:

1. Plans are not to be used for construction purposes without the approval of the architect.
2. Plans are not to be used for any other purpose.
3. All measurements are in meters unless otherwise specified.
4. All dimensions are given in meters unless otherwise specified.
5. The architect assumes no responsibility for the accuracy of the information provided in this document.
6. The architect assumes no responsibility for the accuracy of the information provided in this document.

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MANSSION

فيلا فاخرة شاسعة

فيلا فاخرة شاسعة الواجهة الأمامية  
MANSION FRONT VIEW



فيلا فاخرة شاسعة الواجهة الخلفية  
MANSION REAR VIEW





GROUND FLOOR PLAN



FIRST FLOOR PLAN

# حَيَّان

## Hayyan



HAYYAN | PHASE 1 | VILLA

6BMV1 - 09

GROUND FLOOR: 530.14 sq. m. | 5706.42 sq. ft.

FIRST FLOOR: 343.60 sq. m. | 3698.51 sq. ft.

TOTAL AREA : 873.74 sq. m. | 9404.93 sq. ft.

PLOT AREA : 1222.00 sq. m. | 13153.61 sq. ft.

### NOTES:

1. Plans are not to be used for construction without the approval of the architect.
2. All dimensions are in meters unless otherwise specified.
3. All areas are in square meters unless otherwise specified.
4. All areas are in square meters unless otherwise specified.
5. The architect reserves the right to make amendments to the plans at any time without any liability.

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

# حَيَّان

## Hayyan



HAYYAN | PHASE 1 | VILLA

78MV1 - 09

GROUND FLOOR: 530.14 sq. m. | 5706.42 sq. ft.

FIRST FLOOR: 343.60 sq. m. | 3698.51 sq. ft.

TOTAL AREA : 873.74 sq. m. | 9404.93 sq. ft.

PLOT AREA : 1222.00 sq. m. | 13153.61 sq. ft.

### NOTES:

1. Plans are not intended to indicate the actual building construction details.
2. POA and B.O. should refer to the final drawings.
3. All areas shall be for nominal ground only.
4. All areas shall be for nominal ground only.
5. All areas shall be for nominal ground only.
6. All areas shall be for nominal ground only.
7. All areas shall be for nominal ground only.
8. All areas shall be for nominal ground only.
9. All areas shall be for nominal ground only.
10. All areas shall be for nominal ground only.

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حَيَّان  
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