

NOI

RESIDENCE

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NOI VILLA



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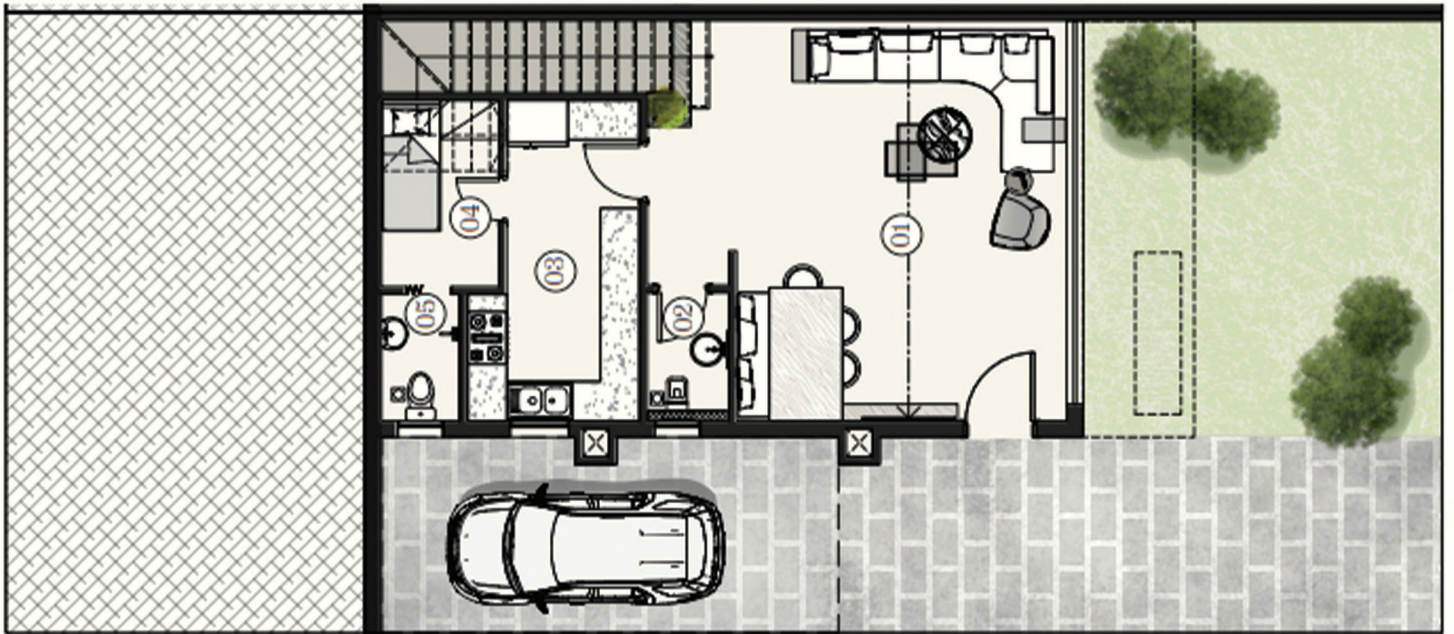


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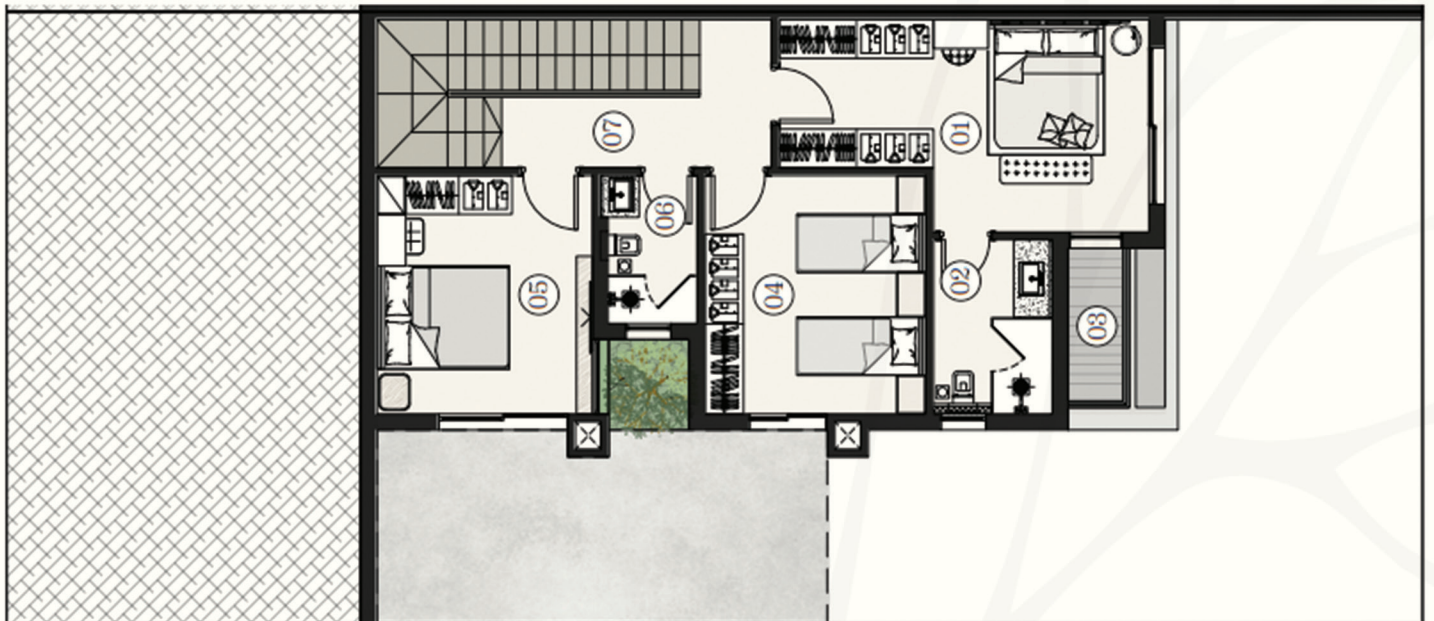


NOI VILLA LOWER GROUND FLOOR

LOWER VILLA BUA = 152.00M²

ROOM	DIMENSIONS
01 CASUAL RECEPTION AND DINING	6.75 X 6.50 M ²
02 GUEST TOILET	1.37 X 2.35 M ²
03 KITCHEN	2.75 X 5.25 M ²
04 MAIDS BEDROOM	2.95 X 2.10 M ²
05 MAIDS BATHROOM	1.50 X 2.25 M ²

LOWER GROUND FLOOR AREA 72.00 M²

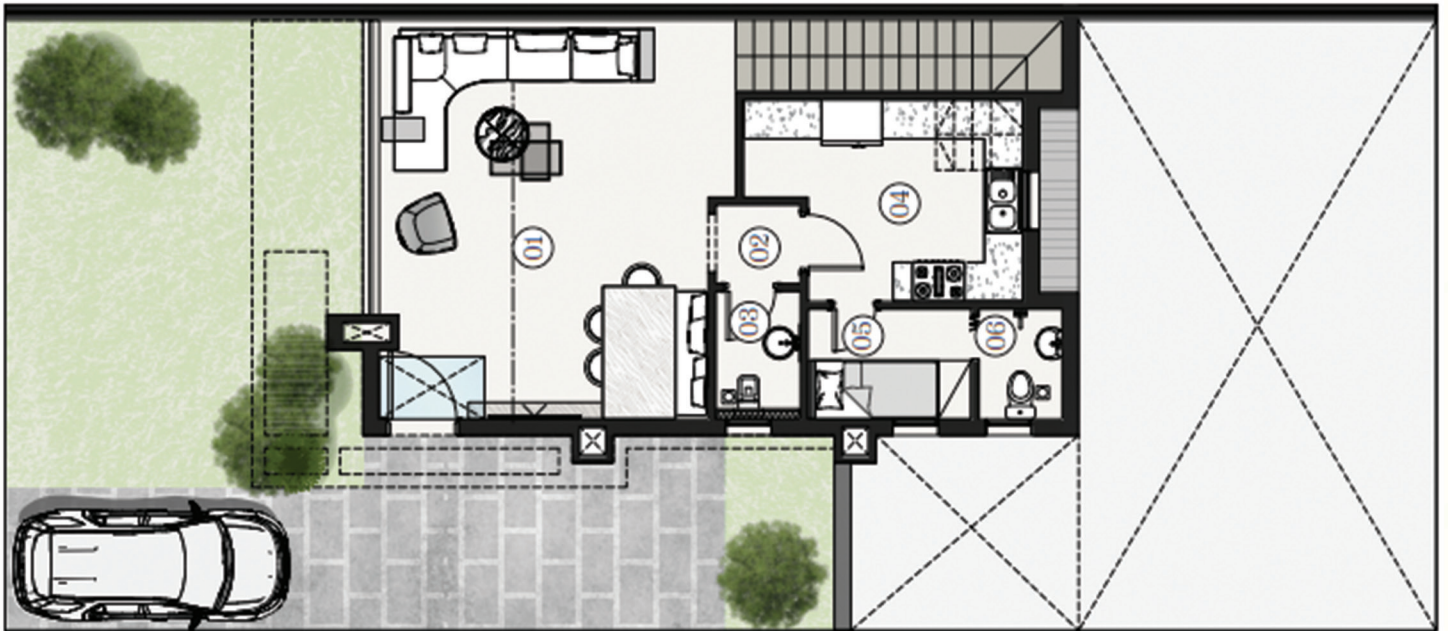


NOI VILLA LOWER FIRST FLOOR

LOWER VILLA BUA = 152.00M²

ROOM	DIMENSIONS
01 MASTER BEDROOM	6.05 X 3.68 M ²
02 MASTER BATHROOM	2.15 X 3.00 M ²
03 MASTER TERRACE	0.95 X 2.47 M ²
04 BEDROOM 01	3.75 X 4.00 M ²
05 BEDROOM 02	3.85 X 4.08 M ²
06 BATHROOM	1.57 X 2.60 M ²
07 CORRIDOR	4.25 X 2.50 M ²

LOWER FIRST FLOOR AREA 80.00 M²



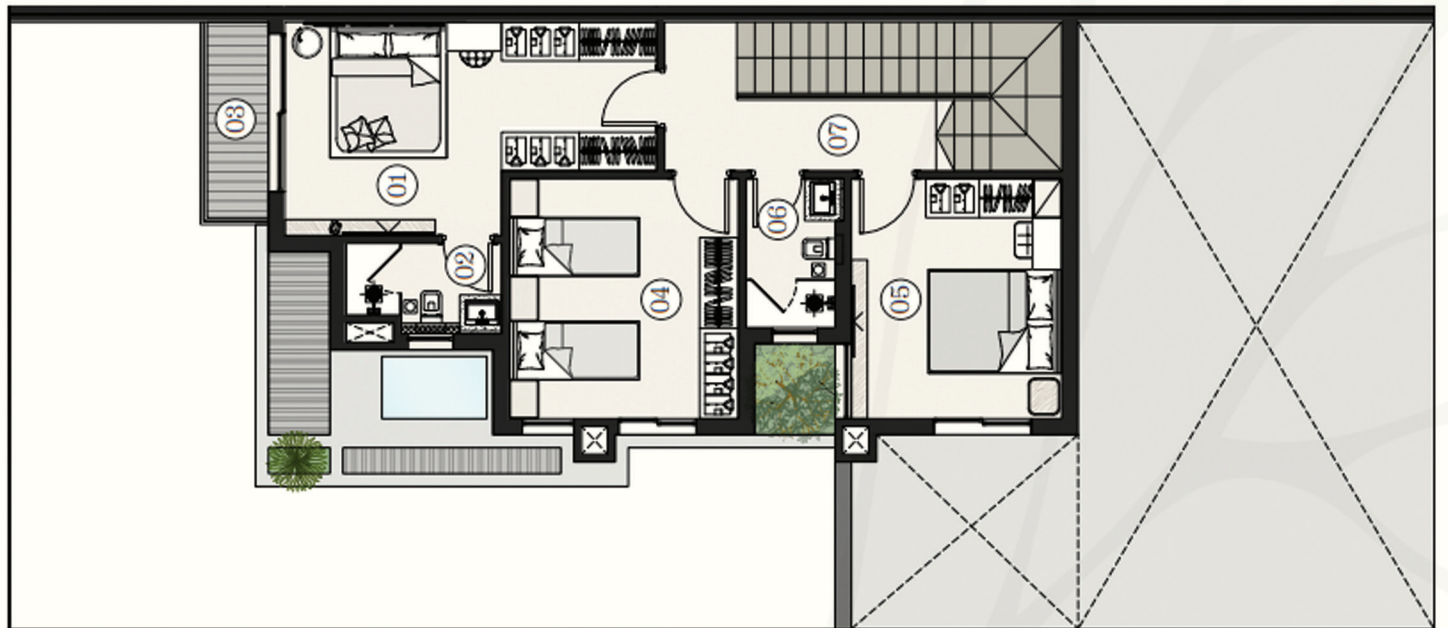
NOI VILLA

UPPER GROUND FLOOR

UPPER VILLA BUA = 191.00 M²

ROOM	DIMENSIONS
01 CASUAL RECEPTION AND DINING	6.80 X 6.50 M ²
02 LOBBY	1.42 X 1.35 M ²
03 GUEST TOILET	1.48 X 2.25 M ²
04 KITCHEN	4.60 X 3.25 M ²
05 MAIDS BEDROOM	2.60 X 2.00 M ²
06 MAIDS BATHROOM	1.60 X 2.00 M ²

UPPER GROUND FLOOR AREA 73.00 M²



NOI VILLA

UPPER FIRST FLOOR

UPPER VILLA BUA = 191.00 M²

ROOM	DIMENSIONS
01 MASTER BEDROOM	6.05 X 3.68 M ²
02 MASTER BATHROOM	2.70 X 1.70 M ²
03 MASTER TERRACE	1.05 X 3.15 M ²
04 BEDROOM 01	4.04 X 4.00 M ²
05 BEDROOM 02	3.75 X 4.00 M ²
06 BATHROOM	1.62 X 2.60 M ²
07 CORRIDOR	4.25 X 2.50 M ²

UPPER FIRST FLOOR AREA 77.00 M²
 UPPER FIRST FLOOR AREA WITH TERRACE 80.00 M²



NOI VILLA

UPPER PENTHOUSE

UPPER VILLA BUA = 191.00 M²

ROOM	DIMENSIONS
01 LIVING AREA	5.10 X 3.58 M ²
02 BATHROOM	2.75 X 1.70 M ²
03 STAIR LOBBY AND KITCHENETTE	1.80 X 3.60 M ²

PENTHOUSE AREA	38.00 M ²
BUA	191.00 M ²
ROOF TERRACE AREA	36.00 M ²
TOTAL USABLE AREA	227.00 M ²

TOWN HOUSE



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TOWN HOUSE

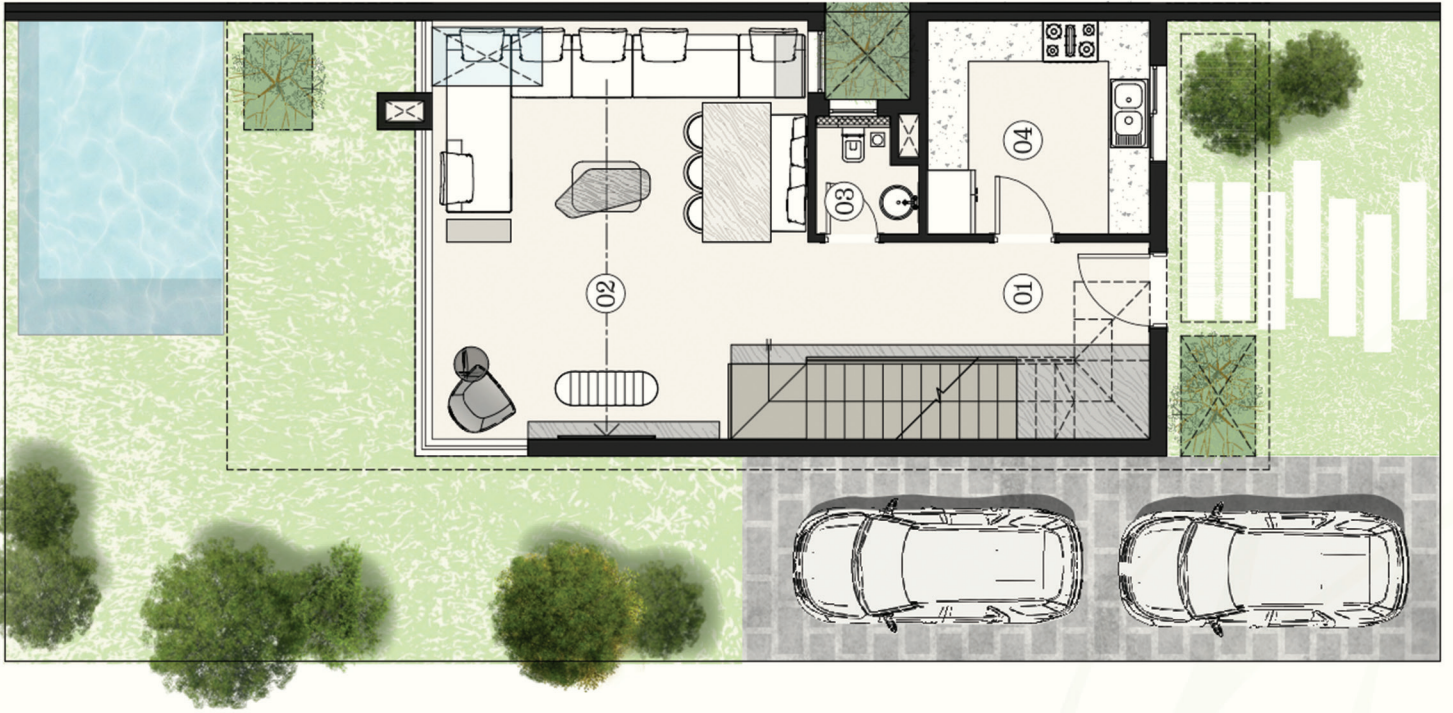


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TOWN HOUSE



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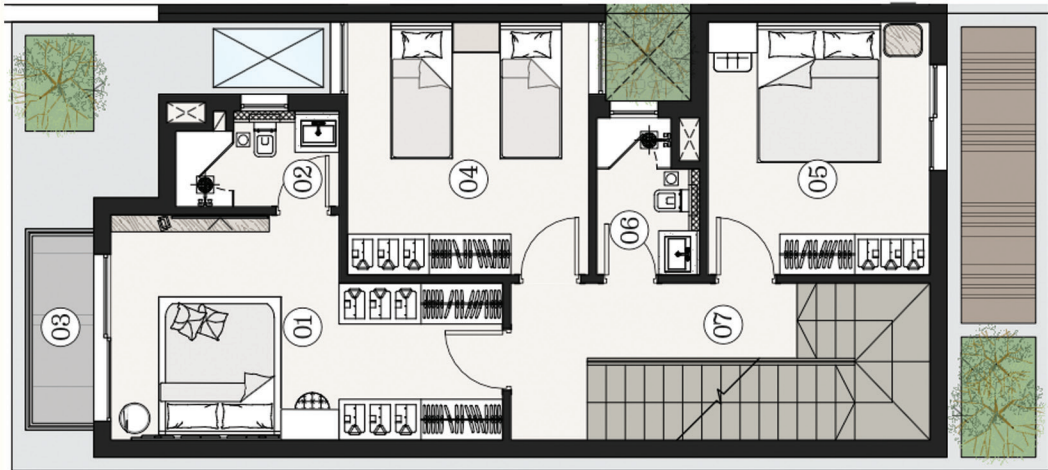


TOWN HOUSE GROUND FLOOR / TYPE A L

BUA = 192M²

ROOM	DIMENSIONS
01 ENTRANCE HALL	5.25 X 1.55 M ²
02 CASUAL RECEPTION & DINING AREA	6.00 X 6.50 M ²
03 GUEST TOILET	1.62 X 2.05 M ²
04 KITCHEN	3.75 X 3.30 M ²

GROUND FLOOR AREA 72.00 M²

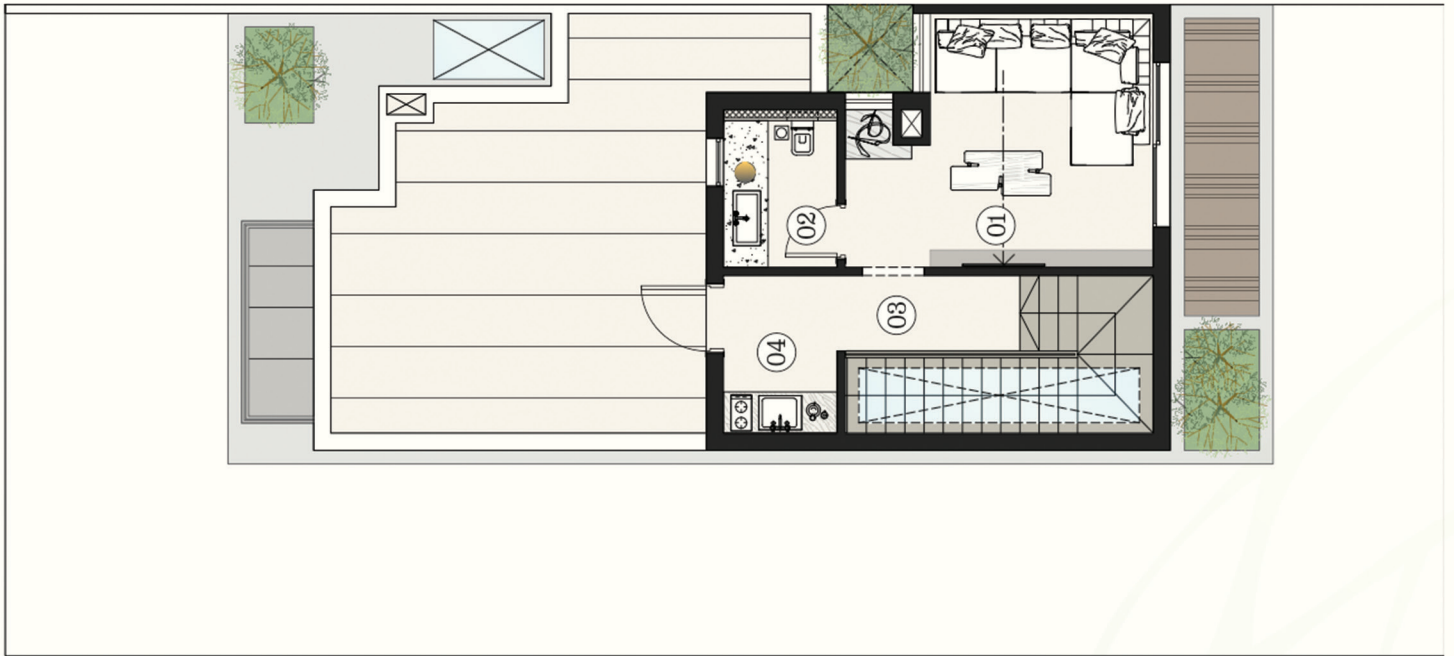


TOWN HOUSE FIRST FLOOR / TYPE A L

BUA = 192M²

ROOM	DIMENSIONS
01 MASTER BEDROOM	6.05 X 3.80 M ²
02 MASTER BATHROOM	2.70 X 1.70 M ²
03 MASTER TERRACE	2.94 X 1.00 M ²
04 BEDROOM 01	4.04 X 3.90 M ²
05 BEDROOM 02	3.75 X 3.90 M ²
06 BATHROOM	1.62 X 2.60 M ²
07 CORRIDOR	1.20 X 4.25 M ²

FIRST FLOOR AREA 77.00 M²
FIRST FLOOR AREA WITH TERRACE 80.00 M²

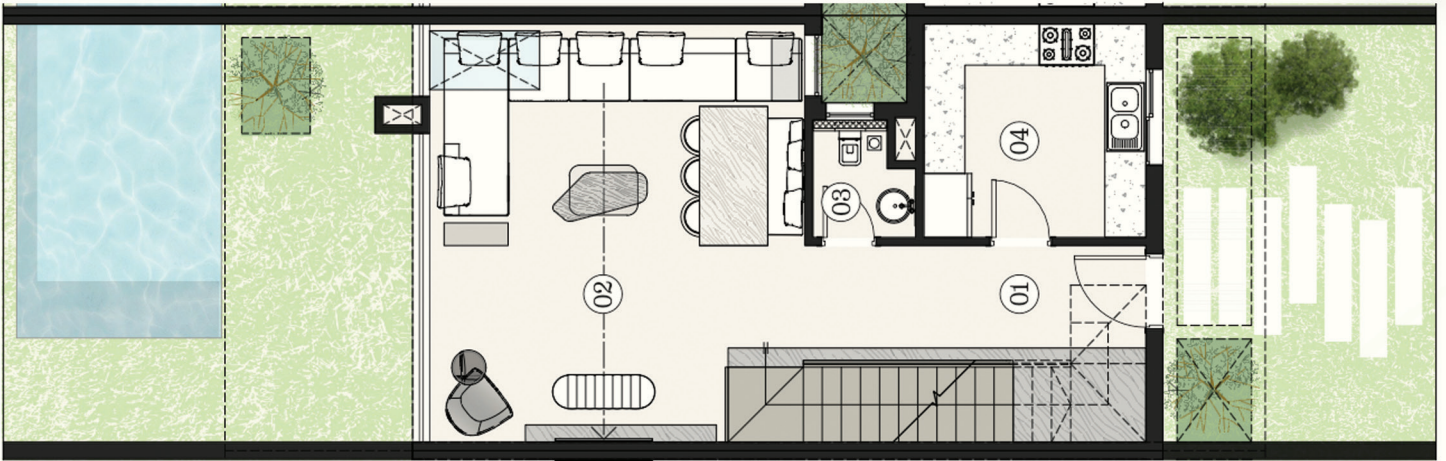


TOWN HOUSE PENTHOUSE/ TYPE A



BUA = 192M²

ROOM	DIMENSIONS
01 LIVING AREA	4.80 X 4.00 M ²
02 TOILET	1.95 X 2.60 M ²
03 STAIR LOBBY	2.60 X 1.20 M ²
04 KITCHENETTE	1.95 X 2.60 M ²
PENTHOUSE AREA	40.00 M ²
BUA	192.00 M ²
ROOF TERRACE AREA	35.60 M ²
TOTAL USABLE AREA	228.00 M ²



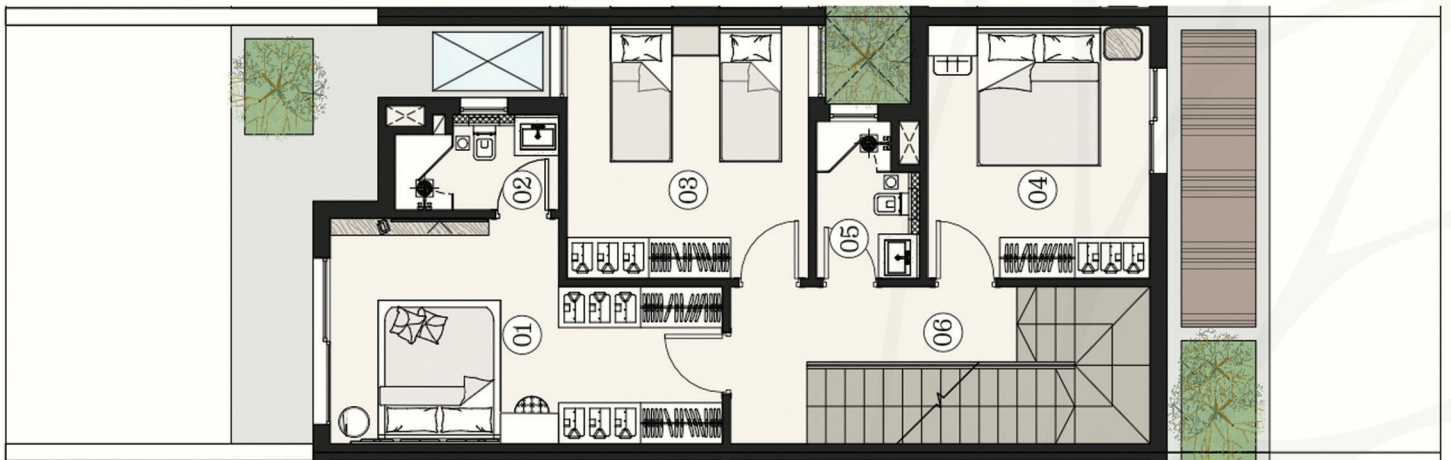
TOWN HOUSE

GROUND FLOOR / TYPE B' R

BUA = 188M²

ROOM	DIMENSIONS
01 ENTRANCE HALL	5.25 X 1.55 M ²
02 CASUAL RECEPTION & DINING AREA	6.00 X 6.50 M ²
03 GUEST TOILET	1.62 X 2.05 M ²
04 KITCHEN	3.75 X 3.30 M ²

GROUND FLOOR AREA 71.00 M²



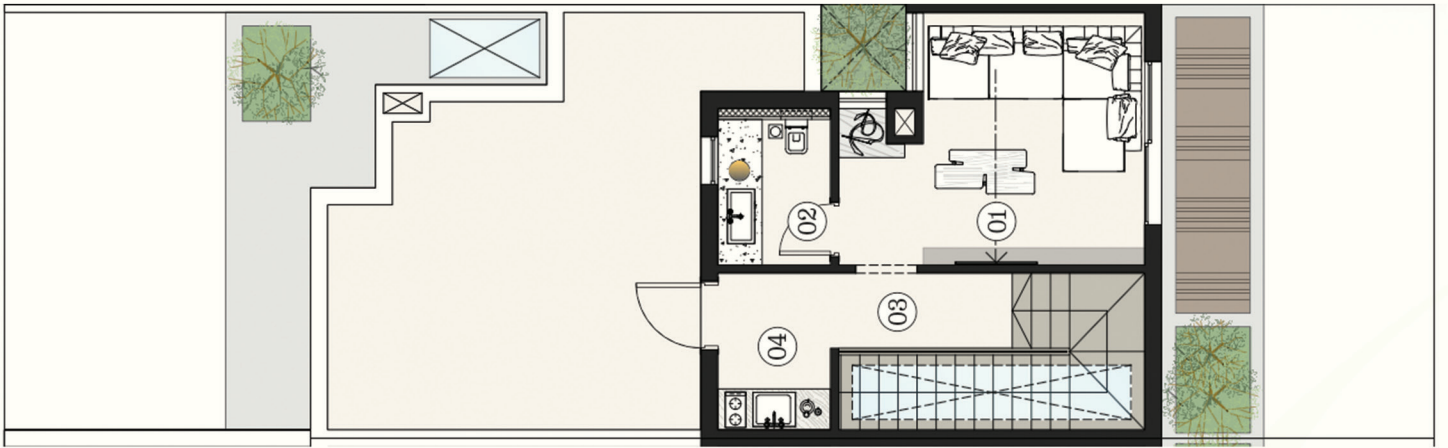
TOWN HOUSE

FIRST FLOOR / TYPE B' R

BUA = 188M²

ROOM	DIMENSIONS
01 MASTER BEDROOM	6.05 X 3.80 M ²
02 MASTER BATHROOM	2.70 X 1.70 M ²
03 BEDROOM 01	4.04 X 3.90 M ²
04 BEDROOM 02	3.75 X 3.90 M ²
05 BATHROOM	1.62 X 2.60 M ²
06 CORRIDOR	1.20 X 4.25 M ²

FIRST FLOOR AREA 77.00 M²



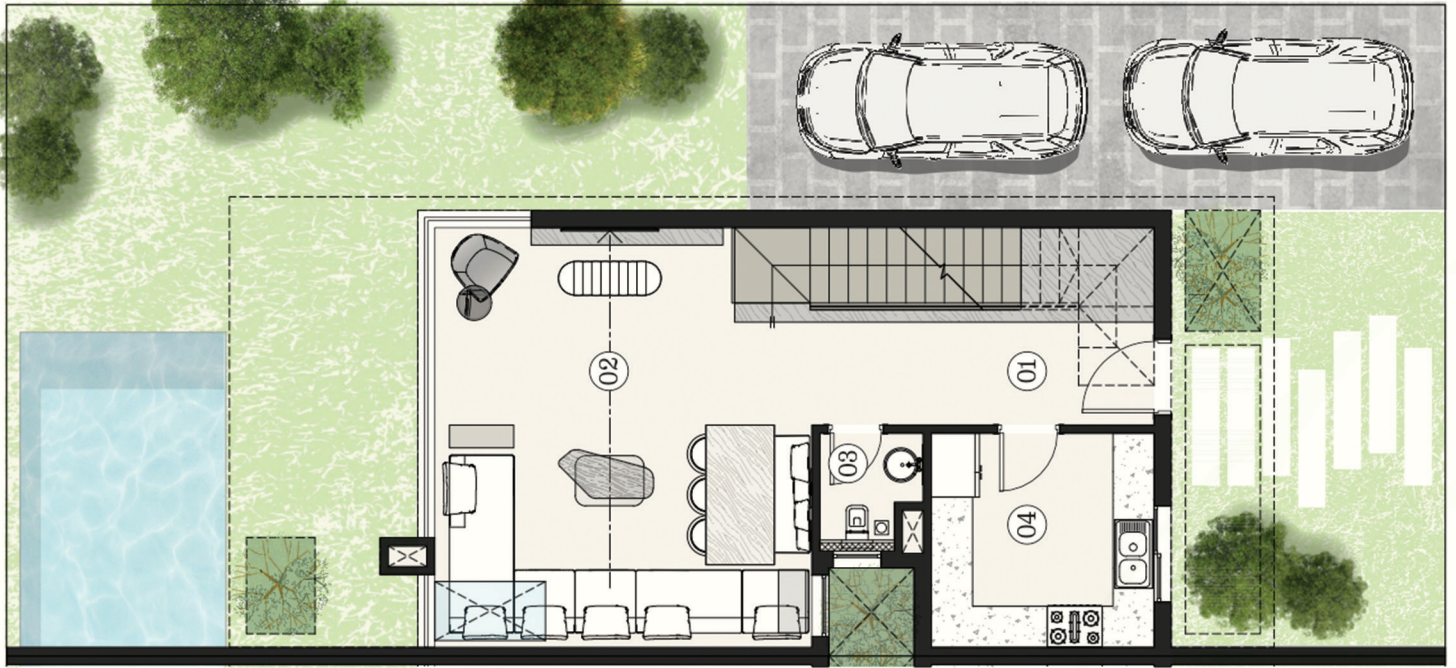
TOWN HOUSE

PENTHOUSE / TYPE B'



BUA = 188M²

ROOM	DIMENSIONS
01 LIVING AREA	4.80 X 4.00 M ²
02 TOILET	1.95 X 2.60 M ²
03 STAIR LOBBY	2.60 X 1.20 M ²
04 KITCHENETTE	1.95 X 2.60 M ²
PENTHOUSE AREA	40.00 M ²
BUA	188.00 M ²
ROOF TERRACE AREA	35.00 M ²
TOTAL USABLE AREA	222.00 M ²

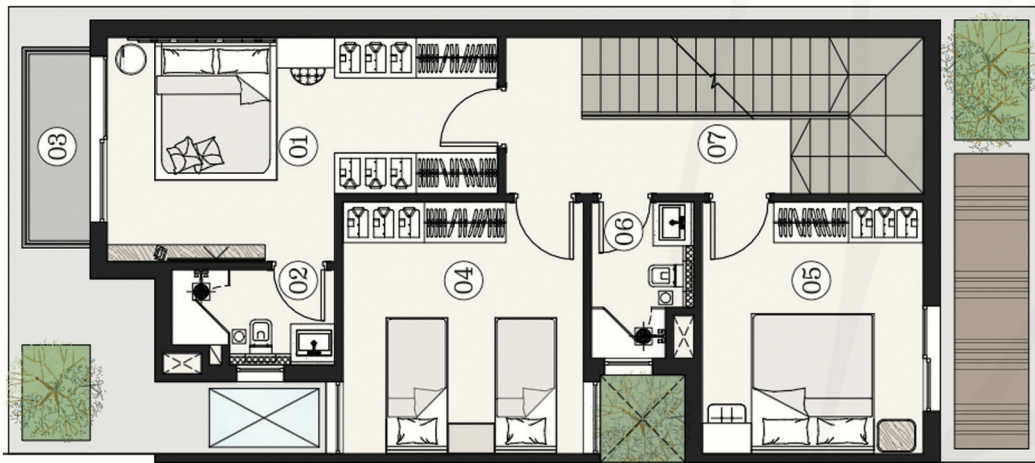


TOWN HOUSE GROUND FLOOR / TYPE A R

BUA = 170M²

ROOM	DIMENSIONS
01 ENTRANCE HALL	5.25 X 1.55 M ²
02 CASUAL RECEPTION & DINING AREA	6.00 X 6.50 M ²
03 GUEST TOILET	1.62 X 2.05 M ²
04 KITCHEN	3.75 X 3.30 M ²

GROUND FLOOR AREA 72.00 M²

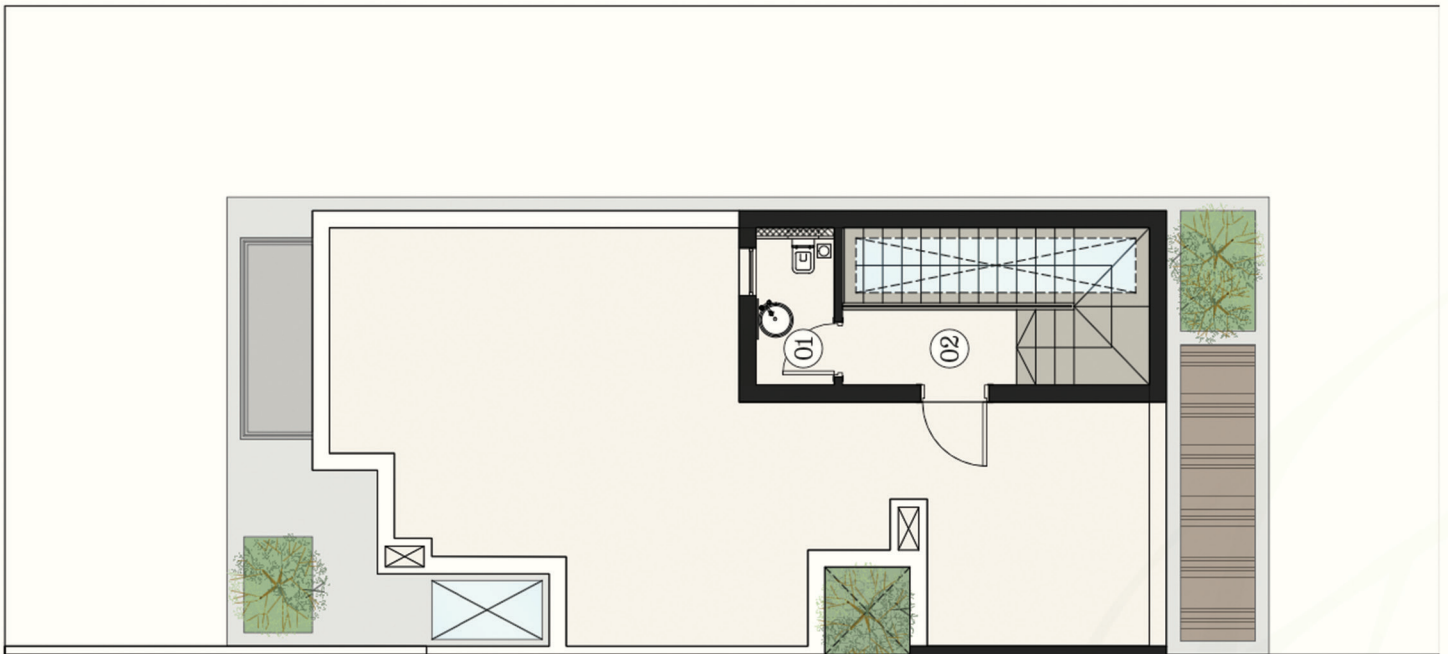


TOWN HOUSE FIRST FLOOR / TYPE A R

BUA = 170M²

ROOM	DIMENSIONS
01 MASTER BEDROOM	6.05 X 3.80 M ²
02 MASTER BATHROOM	2.70 X 1.70 M ²
03 MASTER TERRACE	2.94 X 1.00 M ²
04 BEDROOM 01	4.04 X 3.90 M ²
05 BEDROOM 02	3.75 X 3.90 M ²
06 BATHROOM	1.62 X 2.60 M ²
07 CORRIDOR	1.20 X 4.25 M ²

FIRST FLOOR AREA 77.00 M²
FIRST FLOOR AREA WITH TERRACE 80.00 M²

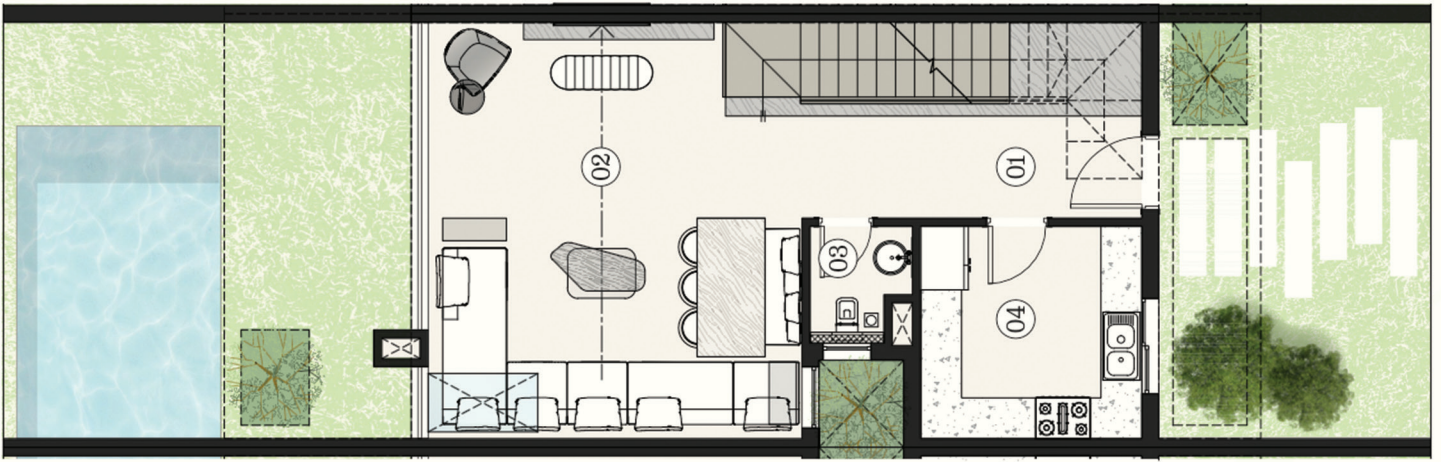


TOWN HOUSE PENTHOUSE/ TYPE A'



BUA = 170M²

ROOM	DIMENSIONS
01 TOILET	1.45 X 2.80 M ²
02 STAIR LOBBY	2.60 X 1.35 M ²
PENTHOUSE AREA	17.50 M ²
BUA	170.00 M ²
ROOF TERRACE AREA	58.00 M ²
TOTAL USABLE AREA	228.00 M ²

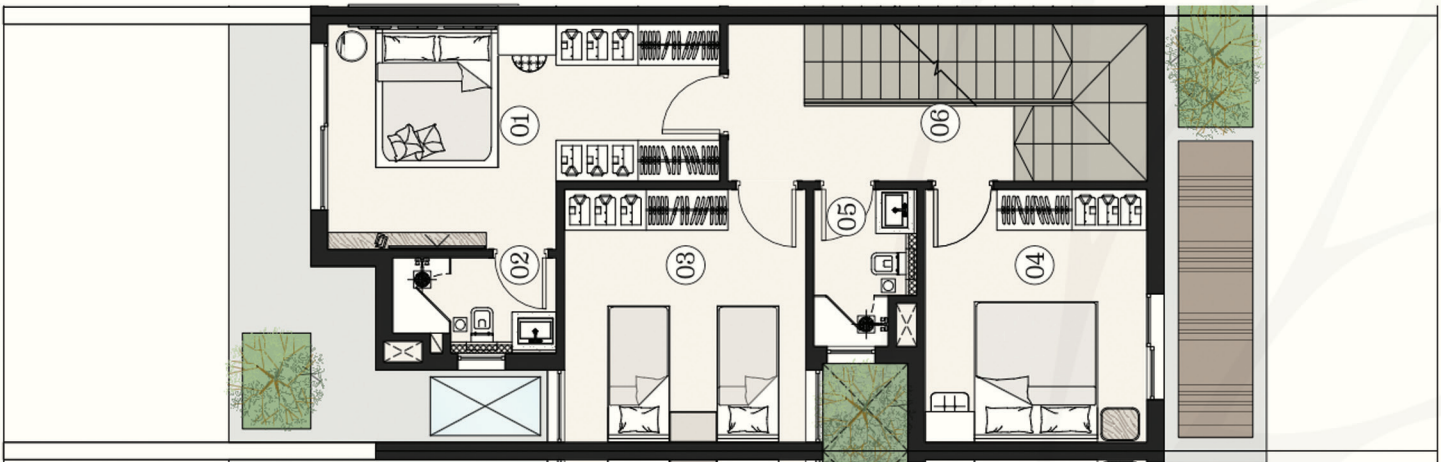


TOWN HOUSE GROUND FLOOR / TYPE B' L

BUA = 165M²

ROOM	DIMENSIONS
01 ENTRANCE HALL	5.25 X 1.55 M ²
02 CASUAL RECEPTION & DINING AREA	6.00 X 6.50 M ²
03 GUEST TOILET	1.62 X 2.05 M ²
04 KITCHEN	3.75 X 3.30 M ²

GROUND FLOOR AREA 71.00M²

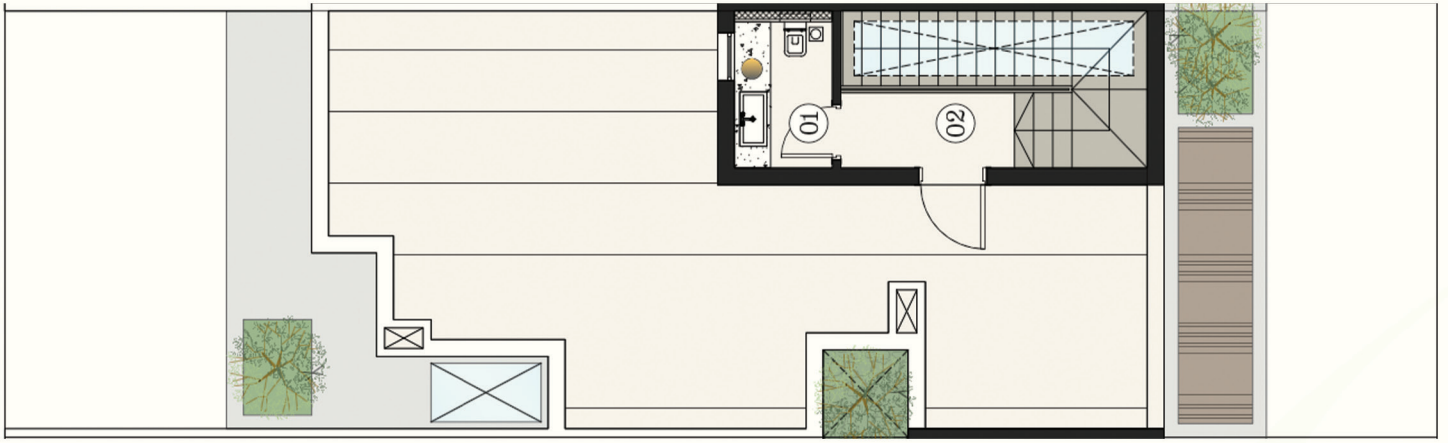


TOWN HOUSE FIRST FLOOR / TYPE B' L

BUA = 165M²

ROOM	DIMENSIONS
01 MASTER BEDROOM	6.05 X 3.80 M ²
02 MASTER BATHROOM	2.70 X 1.70 M ²
03 BEDROOM 01	4.04 X 3.90 M ²
04 BEDROOM 02	3.75 X 3.90 M ²
05 BATHROOM	1.62 X 2.60 M ²
06 CORRIDOR	1.20 X 4.25 M ²

FIRST FLOOR AREA 77.00M²



TOWN HOUSE

PENTHOUSE / TYPE B' L

BUA = 165M²

ROOM	DIMENSIONS
01 TOILET	1.74 X 2.68 M ²
02 STAIR LOBBY	2.60 X 1.35 M ²

PENTHOUSE AREA	17.50 M ²
BUA	165.00 M ²
ROOF TERRACE AREA	56.60 M ²
TOTAL USABLE AREA	222.00 M ²

TWIN HOUSE



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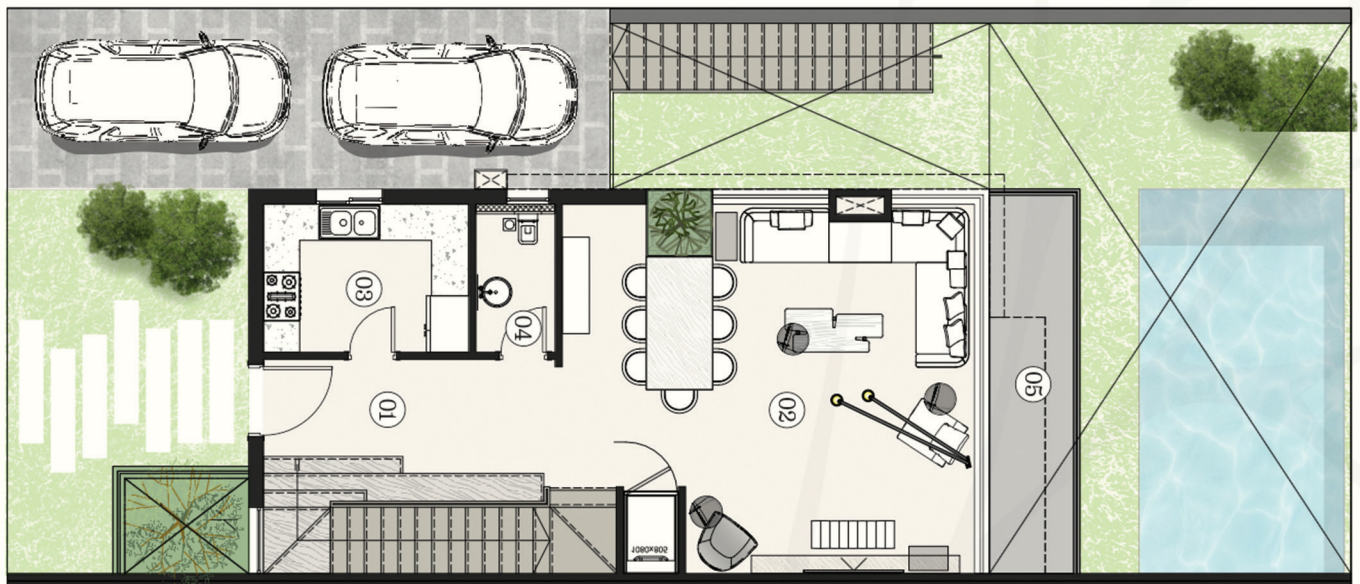




TWIN VILLA 01
BASEMENT FLOOR

TW01 BUA = 327.00 M²

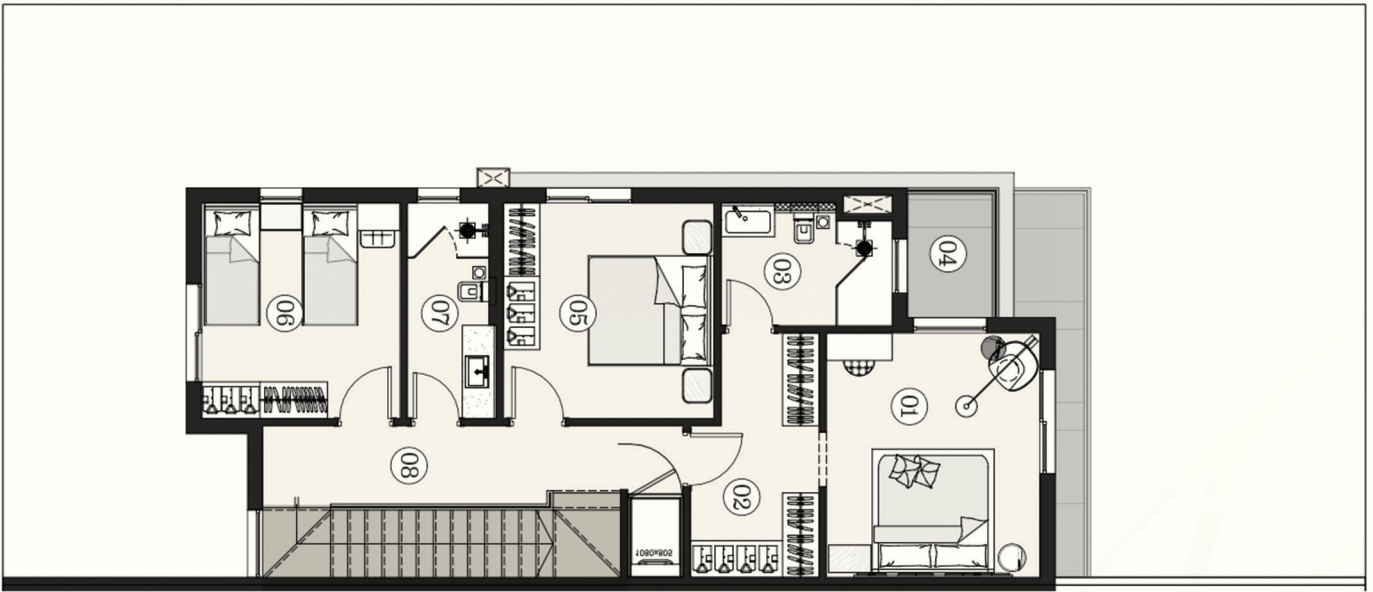
ROOM	DIMENSIONS
01 FAMILY LIVING AREA	5.82 X 6.50 M ²
02 POWDER ROOM	1.75 X 2.60 M ²
03 GUEST TOILET	1.75 X 2.20 M ²
04 CORRIDOR	7.10 X 1.26 M ²
05 MAID BEDROOM	1.87 X 2.10 M ²
06 MAID BATHROOM	1.87 X 1.35 M ²
07 GUEST BEDROOM	3.61 X 4.66 M ²
08 GUEST BATHROOM	1.57 X 3.45 M ²
09 DRIVERS BEDROOM	2.50 X 4.00 M ²
10 DRIVERS BATHROOM	2.06 X 1.40 M ²
BASEMENT FLOOR AREA	117.00 M²



TWIN VILLA 01
GROUND FLOOR

TW01 BUA = 327.00 M²

ROOM	DIMENSIONS
01 ENTRANCE LOBBY	5.20 X 1.95 M ²
02 LIVING AND DINING	7.15 X 6.50 M ²
03 KITCHEN	3.70 X 2.75 M ²
04 GUEST TOILET	1.43 X 2.45 M ²
05 TERRACE	1.50 X 6.50 M ²
GROUND FLOOR AREA	80.00 M²
GROUND FLOOR AREA WITH TERRACE	90.00 M²

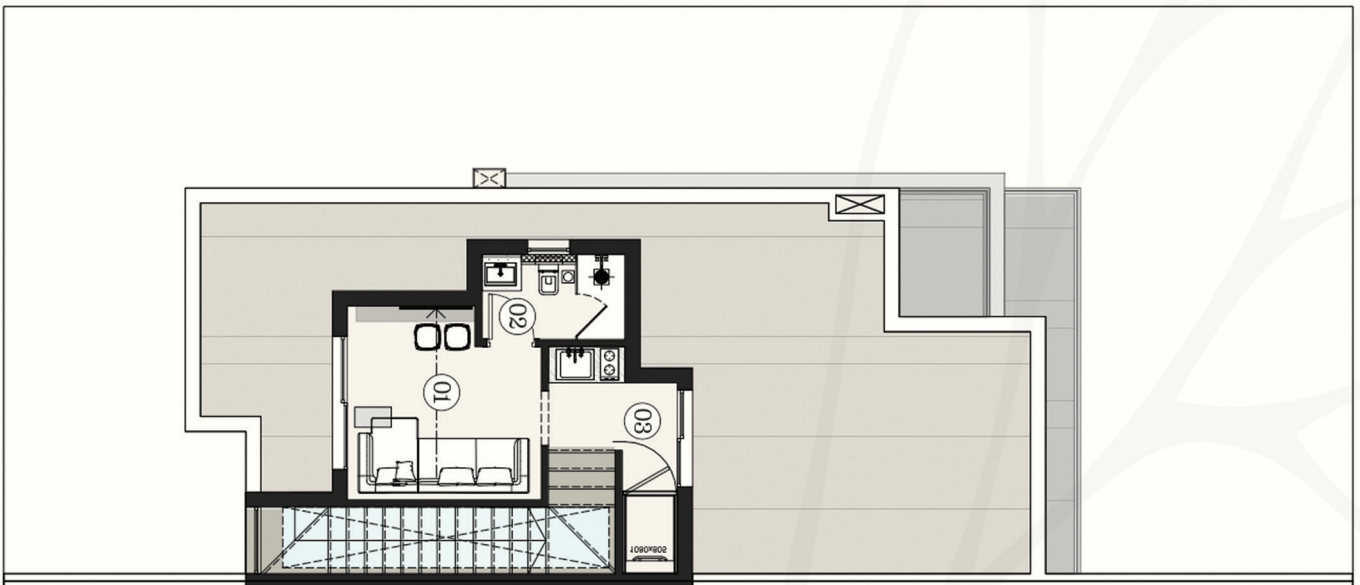


TWIN VILLA 01
FIRST FLOOR

TW01 BUA = 327.00 M²

ROOM	DIMENSIONS
01 MASTER BEDROOM	3.80 X 4.37 M ²
02 MASTER DRESSING	2.22 X 4.20 M ²
03 MASTER BATHROOM	3.10 X 2.30 M ²
04 MASTER TERRACE	1.50 X 2.13 M ²
05 BEDROOM 01	3.65 X 3.85 M ²
06 BEDROOM 02	3.55 X 3.84 M ²
07 BATHROOM	1.57 X 3.85 M ²
08 CORRIDOR	7.20 X 1.45 M ²

FIRST FLOOR AREA WITH TERRACE 88.00 M²



TWIN VILLA 01
PENTHOUSE

TW01 BUA = 327.00 M²

ROOM	DIMENSIONS
01 LIVING AREA	3.50 X 3.55 M ²
02 BATHROOM	2.74 X 1.70 M ²
03 STAIRS LOBBY	2.45 X 2.00 M ²

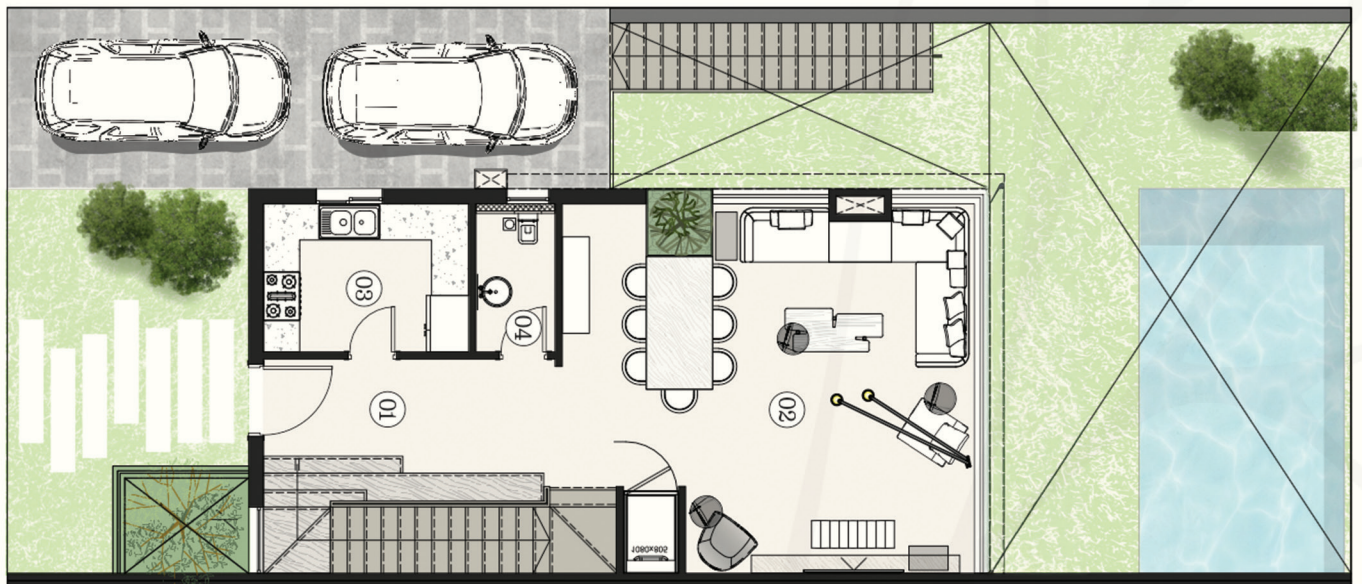
PENTHOUSE AREA 32.00 M²
 BUA 327.00 M²
 ROOF TERRACE AREA 53.00 M²
 TOTAL USABLE AREA 380.00 M²



TWIN VILLA 04 BASEMENT FLOOR

TW04 BUA = 317.00M²

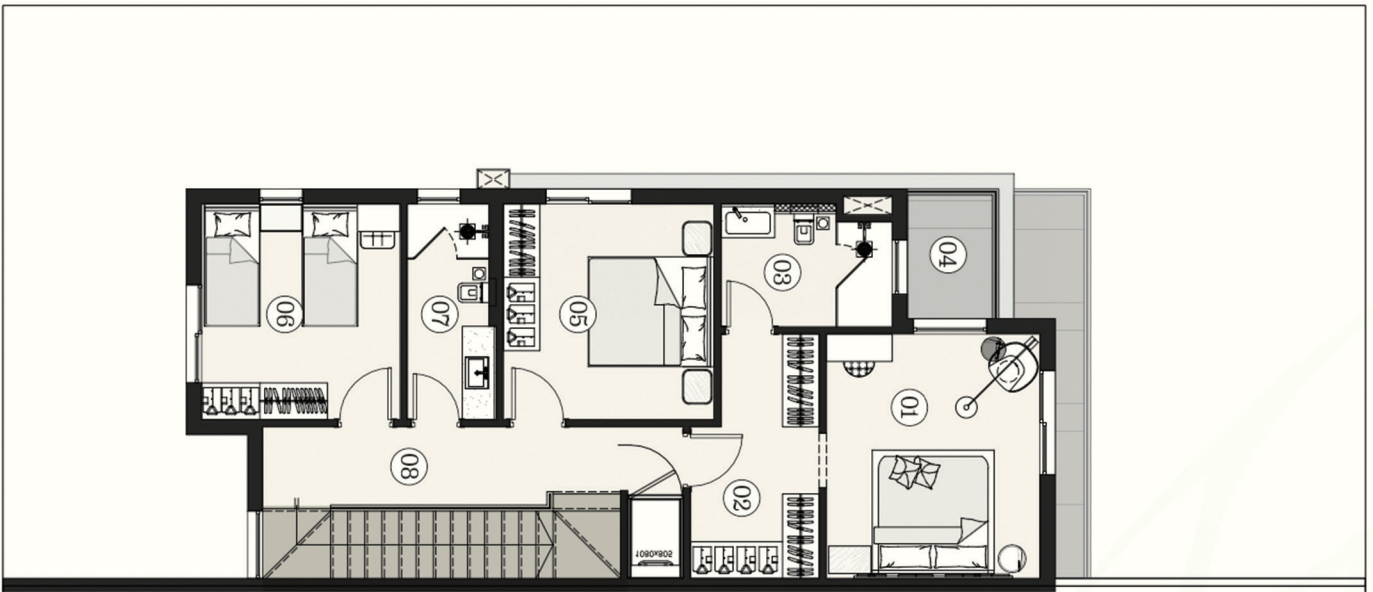
ROOM	DIMENSIONS
01 FAMILY LIVING AREA	5.82 X 6.50 M ²
02 POWDER ROOM	1.75 X 2.60M ²
03 GUEST TOILET	1.75 X 2.20M ²
04 CORRIDOR	7.10 X 1.26 M ²
05 MAID BEDROOM	1.87 X 2.10 M ²
06 MAID BATHROOM	1.87 X 1.35 M ²
07 GUEST BEDROOM	3.61 X 4.66 M ²
08 GUEST BATHROOM	1.57 X 3.45 M ²
09 DRIVERS BEDROOM	2.50 X 4.00 M ²
10 DRIVERS BATHROOM	2.06 X 1.40 M ²
BASEMENT FLOOR AREA	117.00 M²



TWIN VILLA 04 GROUND FLOOR

TW04 BUA = 317.00M²

ROOM	DIMENSIONS
01 ENTRANCE LOBBY	5.20 X 1.95 M ²
02 LIVING AND DINING	7.15 X 6.50 M ²
03 KITCHEN	3.70 X 2.75 M ²
04 GUEST TOILET	1.43 X 2.45 M ²
GROUND FLOOR AREA	80.00 M²

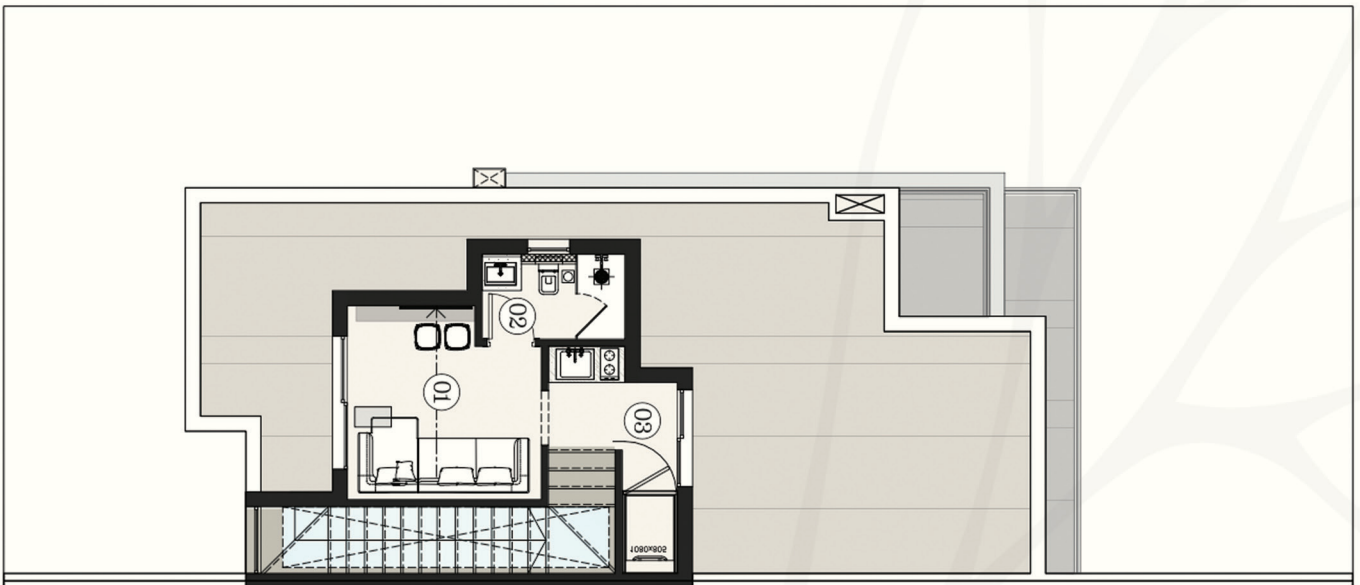


TWIN VILLA 04
FIRST FLOOR

TW04 BUA = 317.00M²

ROOM	DIMENSIONS
01 MASTER BEDROOM	3.80 X 4.37 M ²
02 MASTER DRESSING	2.22 X 4.20 M ²
03 MASTER BATHROOM	3.10 X 2.30 M ²
04 MASTER TERRACE	1.50 X 2.13 M ²
05 BEDROOM 01	3.65 X 3.85 M ²
06 BEDROOM 02	3.55 X 3.84 M ²
07 BATHROOM	1.57 X 3.85 M ²
08 CORRIDOR	7.20 X 1.45 M ²

FIRST FLOOR AREA WITH TERRACE 88.00 M²



TWIN VILLA 04
PENTHOUSE

TW04 BUA = 317.00M²

ROOM	DIMENSIONS
01 LIVING AREA	3.50 X 3.55 M ²
02 BATHROOM	2.74 X 1.70 M ²
03 STAIRS LOBBY	2.45 X 2.00 M ²

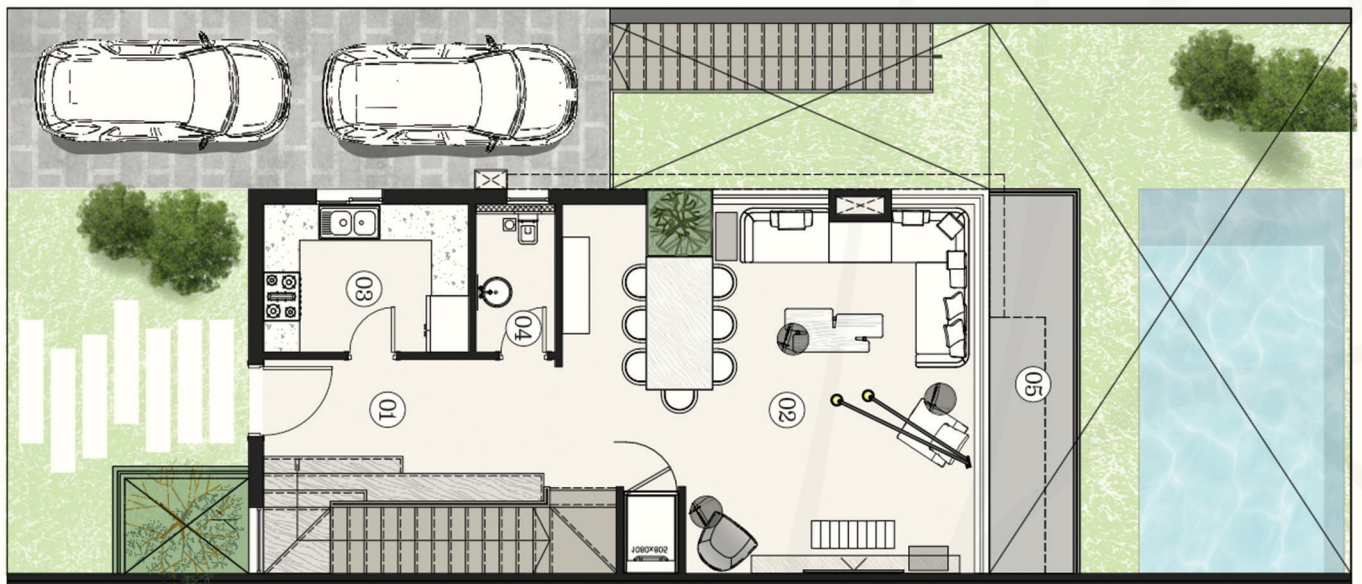
PENTHOUSE AREA 32.00 M²
BUA 317.00 M²
ROOF TERRACE AREA 53.00 M²
TOTAL USABLE AREA 370.00 M²



TWIN VILLA 02
BASEMENT FLOOR

TW02 BUA = 295.00M²

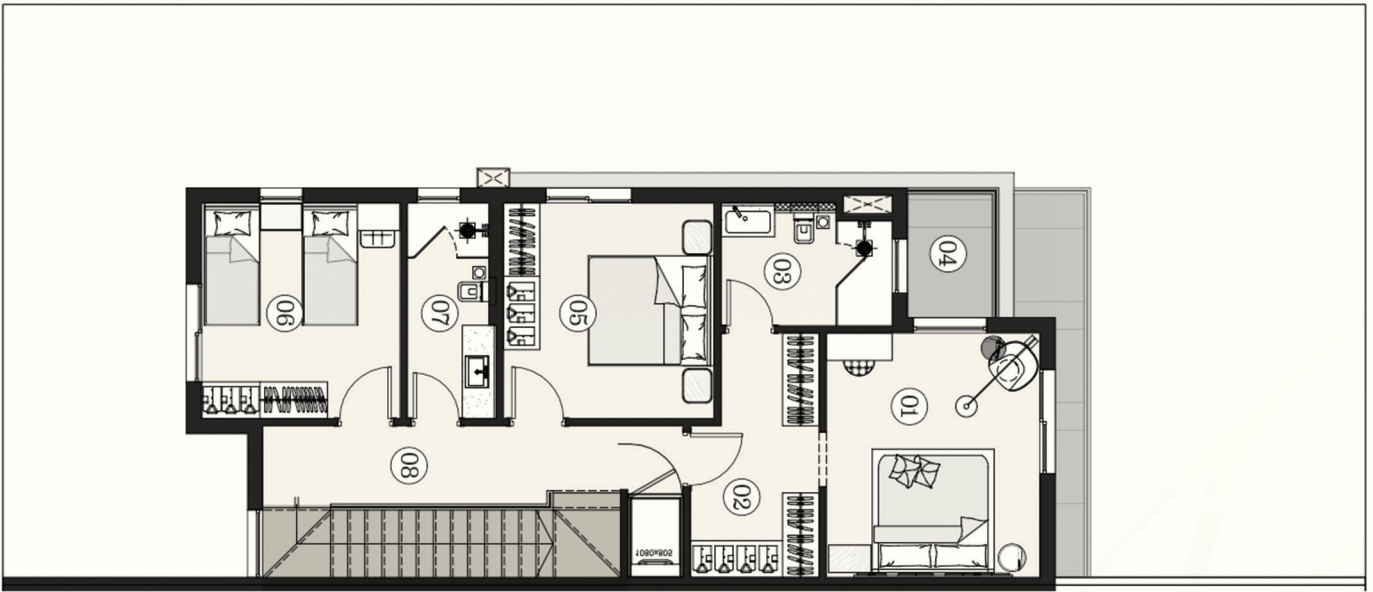
ROOM	DIMENSIONS
01 FAMILY LIVING AREA	5.82 X 6.50 M ²
02 POWDER ROOM	1.75 X 2.60 M ²
03 GUEST TOILET	1.75 X 2.20 M ²
04 CORRIDOR	7.10 X 1.26 M ²
05 MAID BEDROOM	1.87 X 2.10 M ²
06 MAID BATHROOM	1.87 X 1.35 M ²
07 GUEST BEDROOM	3.61 X 4.66 M ²
08 GUEST BATHROOM	1.57 X 3.45 M ²
09 DRIVERS BEDROOM	2.50 X 4.00 M ²
10 DRIVERS BATHROOM	2.06 X 1.40 M ²
BASEMENT FLOOR AREA	117.00 M²



TWIN VILLA 02
GROUND FLOOR

TW02 BUA = 295.00M²

ROOM	DIMENSIONS
01 ENTRANCE LOBBY	5.20 X 1.95 M ²
02 LIVING AND DINING	7.15 X 6.50 M ²
03 KITCHEN	3.70 X 2.75 M ²
04 GUEST TOILET	1.43 X 2.45 M ²
05 TERRACE	1.50 X 6.50 M ²
GROUND FLOOR AREA	80.00 M²
GROUND FLOOR AREA WITH TERRACE	90.00 M²



TWIN VILLA 02

FIRST FLOOR

TW02 BUA = 295.00M²

ROOM	DIMENSIONS
01 MASTER BEDROOM	3.80 X 4.37 M ²
02 MASTER DRESSING	2.22 X 4.20 M ²
03 MASTER BATHROOM	3.10 X 2.30 M ²
04 MASTER TERRACE	1.50 X 2.13 M ²
05 BEDROOM 01	3.65 X 3.85 M ²
06 BEDROOM 02	3.55 X 3.84 M ²
07 BATHROOM	1.57 X 3.85 M ²
08 CORRIDOR	7.20 X 1.45 M ²

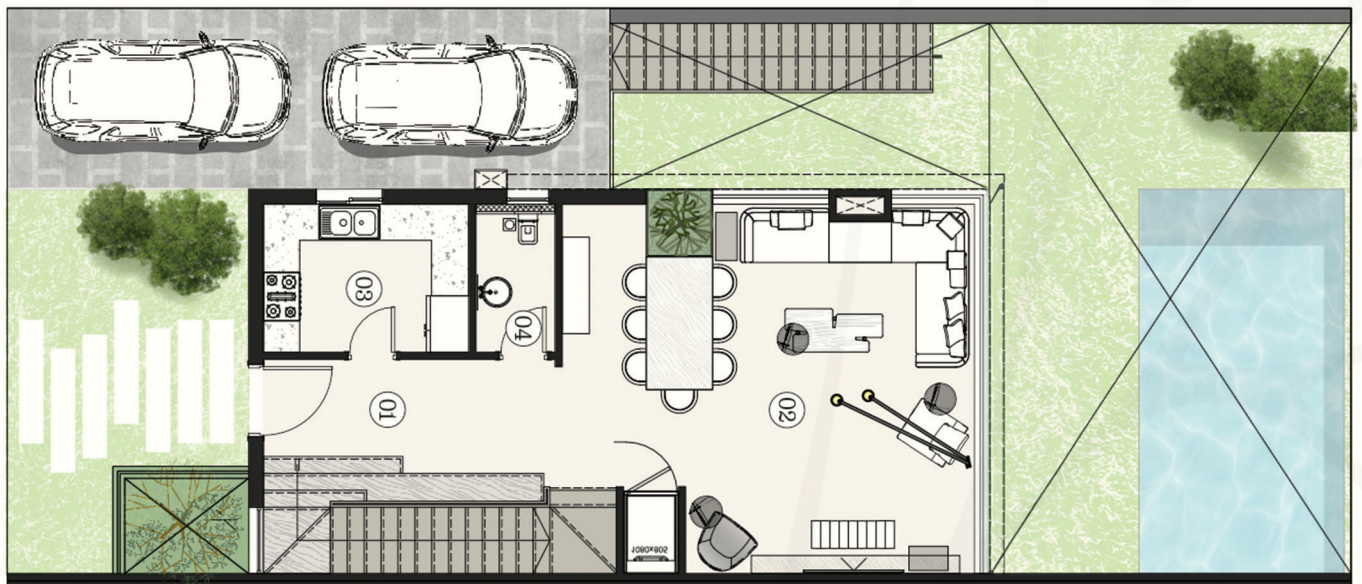
FIRST FLOOR AREA WITH TERRACE 88.00 M²



TWIN VILLA 03
BASEMENT FLOOR

TW03 BUA = 285.00M²

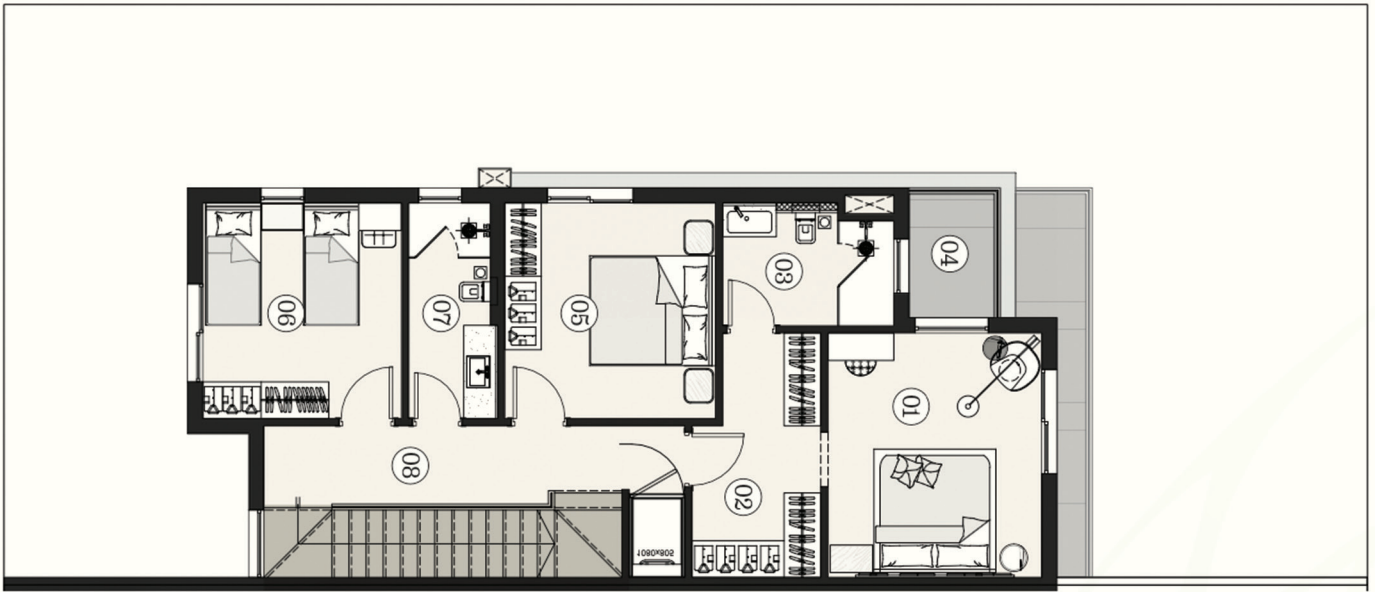
ROOM	DIMENSIONS
01 FAMILY LIVING AREA	5.82 X 6.50 M ²
02 POWDER ROOM	1.75 X 2.60M ²
03 GUEST TOILET	1.75 X 2.20M ²
04 CORRIDOR	7.10 X 1.26 M ²
05 MAID BEDROOM	1.87 X 2.10 M ²
06 MAID BATHROOM	1.87 X 1.35 M ²
07 GUEST BEDROOM	3.61 X 4.66 M ²
08 GUEST BATHROOM	1.57 X 3.45 M ²
09 DRIVERS BEDROOM	2.50 X 4.00 M ²
10 DRIVERS BATHROOM	2.06 X 1.40 M ²
BASEMENT FLOOR AREA	117.00 M²



TWIN VILLA 03
GROUND FLOOR

TW03 BUA = 285.00M²

ROOM	DIMENSIONS
01 ENTRANCE LOBBY	5.20 X 1.95 M ²
02 LIVING AND DINING	7.15 X 6.50 M ²
03 KITCHEN	3.70 X 2.75 M ²
04 GUEST TOILET	1.43 X 2.45 M ²
GROUND FLOOR AREA	80.00 M²



TWIN VILLA 03
FIRST FLOOR

TW03 BUA = 285.00M²

ROOM	DIMENSIONS
01 MASTER BEDROOM	3.80 X 4.37 M ²
02 MASTER DRESSING	2.22 X 4.20 M ²
03 MASTER BATHROOM	3.10 X 2.30 M ²
04 MASTER TERRACE	1.50 X 2.13 M ²
05 BEDROOM 01	3.65 X 3.85 M ²
06 BEDROOM 02	3.55 X 3.84 M ²
07 BATHROOM	1.57 X 3.85 M ²
08 CORRIDOR	7.20 X 1.45 M ²

FIRST FLOOR AREA WITH TERRACE 88.00 M²

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A MEMBER OF
EMEEL ABDALLA INVESTMENTS