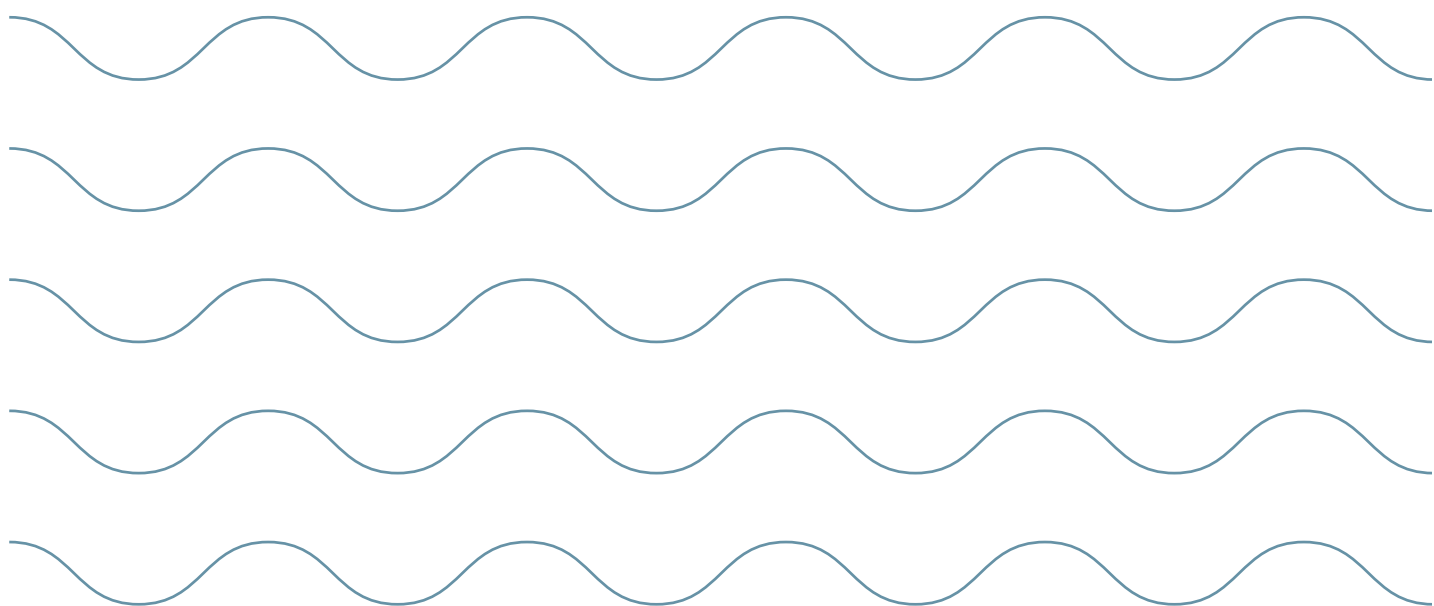


# Rawya

VILLAS





# RAWYA

A HOME OF MANY STORIES

Make yourself at home. Curate the life of your dreams. The gorgeous Rawya villa gives you the freedom to live a life enchanted.

Yes, it's luxury, but completely immersed with nature. Relaxed luxury. With its floor-to-ceiling windows, the design of the 4 and 5-bedroom villas blurs the separation between the interior and the great outdoors. This home feels like a retreat, but even more, it feels just right. An escape from the everyday, until you realise that every day can be an escape.

Sharp angles and rectilinear volumes create the modern architectural language of this typology, while the natural stone finishings allow the villas to merge beautifully with the natural environment of AlJurf.

On the ground floor, the double-height entrance foyer has direct views to the landscaped gardens, creating a feeling of openness. The versatile open-plan layout of the living spaces features expansive glazing that visually and physically connects to the scenery outside. On the first floor, a large terrace extends the full length of the villa – thoughtfully designed for gathering with loved ones and sharing stories.

Rawya

A VILLA THAT TELLS A STORY



4 BEDROOM VILLA



\*Artist Impression

Rawya

A VILLA THAT TELLS A STORY



4 BEDROOM VILLA



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4 BEDROOM VILLA



\*Artist Impression



Ground Floor (Option 1)

Disclaimer: All renderings, floorplans, features and specifications are conceptual only and subject to change. All above drawings are not to scale. The architectural details, dimensions and area in the plan are based on Schematic Design information only, all dimensions are approximate and may vary with actual construction. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. Residential units are sold as unfurnished without furnishings and decoration. Landscaping, pools and out-buildings (summer-house, majlis, drivers room) are not included within the sale of the villa. They have been provided for illustrative purposes only. The Sale and Purchase Agreement shall include the correct representation of the items included in the units. Masterplans, illustrations and sections are "work in progress" which may periodically change as circumstances require and according to applicable government regulations and permits. Overall concepts may be used as general reference source, but specific details are not to be viewed as 'set in stone'. IMKAN reserves the right to make revisions and alterations, at its absolute discretion, and without any liability whatsoever.



Ground Floor (Option 2)



First Floor



# Rawya

## 4 Bedroom Villa

04



04



02



RAWYA	SQM
PLOT AREA	500–615
GROUND FLOOR AREA	153
FIRST FLOOR AREA	132
BALCONY AREA	29
TOTAL SELLABLE AREA	314

BUILT UP AREA: 344 m<sup>2</sup>



Rawya

A VILLA THAT TELLS A STORY





\*Artist Impression

Rawya

A VILLA THAT TELLS A STORY



5 BEDROOM VILLA



\*Artist Impression

Rawya

A VILLA THAT TELLS A STORY



5 BEDROOM VILLA



\*Artist Impression

Rawya

A VILLA THAT TELLS A STORY



5 BEDROOM VILLA



\*Artist Impression

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Ground Floor (Option 1)

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Ground Floor (Option 2)



First Floor



# Rawya

## 5 Bedroom Villa

05



06



03



RAWYA	SQM
PLOT AREA	725–800
GROUND FLOOR AREA	246
FIRST FLOOR AREA	200
BALCONY AREA	49
TOTAL SELLABLE AREA	495

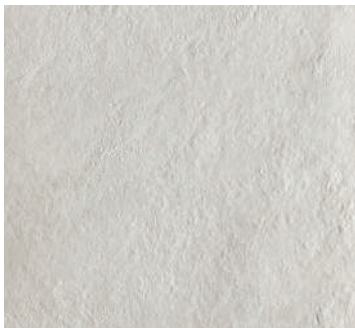
BUILT UP AREA: 518 m<sup>2</sup>



# FINISHING SPECIFICATIONS

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*Item*  
Porcelain Tiles



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*Area of use*  
General Flooring

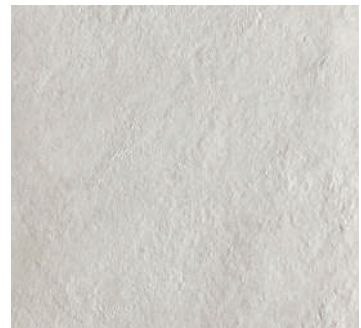
*Item*  
Porcelain Tiles



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*Area of use*  
Bedrooms  
Bathroom Flooring

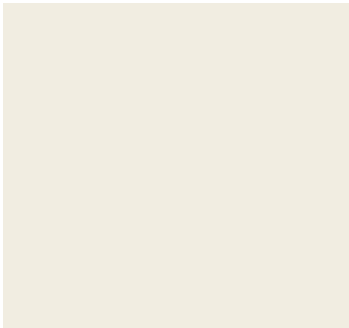
*Item*  
Porcelain Tiles



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*Area of use*  
Bathroom Walls

*Item*  
Paint



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*Area of use*  
General Walls

*Item*  
Laminate



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*Area of use*  
Joinery Throughout

*Item*  
Porcelain Slab



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*Area of use*  
Bathroom Countertops

