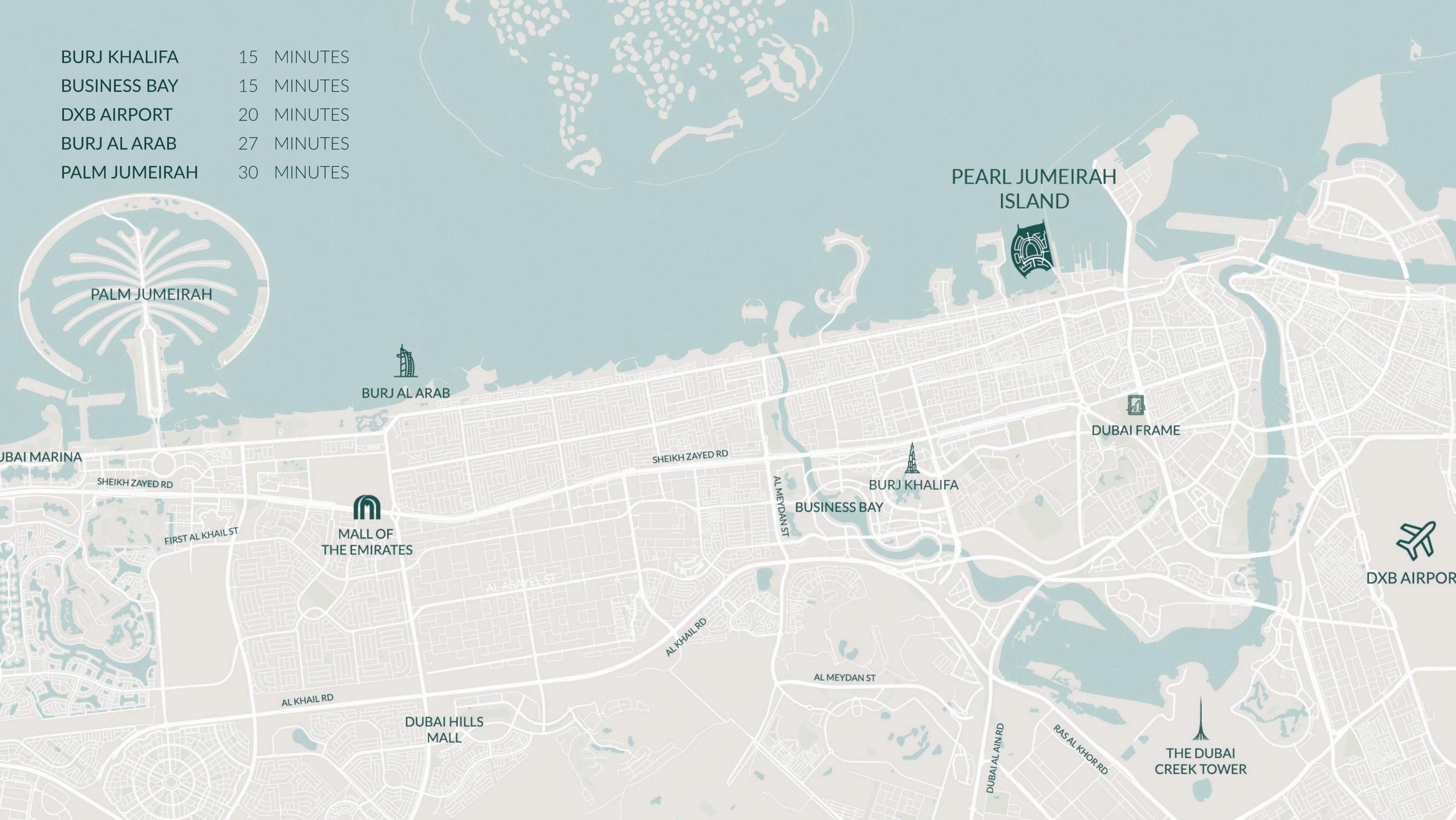


NAIA

ATARA
DEVELOPMENT



- BURJ KHALIFA 15 MINUTES
- BUSINESS BAY 15 MINUTES
- DXB AIRPORT 20 MINUTES
- BURJ AL ARAB 27 MINUTES
- PALM JUMEIRAH 30 MINUTES



PEARL JUMEIRAH ISLAND



BURJ AL ARAB



DUBAI FRAME



DUBAI MARINA

SHEIKH ZAYED RD

SHEIKH ZAYED RD

BURJ KHALIFA



BUSINESS BAY

AL MEYDAN ST

DXB AIRPORT



MALL OF THE EMIRATES



FIRST AL KHAIL ST

AL ASAYEL ST

AL KHAIL RD

AL MEYDAN ST

AL KHAIL RD

DUBAI HILLS MALL

DUBAI AL AIN RD

RAS AL KHOR RD

THE DUBAI CREEK TOWER

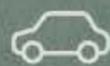




6 BEDROOMS



MAID ROOM



DRIVER ROOM



PARKING FOR 3 CARS

PLOT 10,314.97 SQ.FT (958.64 SQ.MT)

BUA 13,603.31 SQ.FT (1,263.7 SQ.MT)

SWIMMING POOL 753.20 SQ.FT (70 SQ.MT)

GROUND FLOOR LAYOUT





HALLWAY



SEATING / DINING ROOM



DINING ROOM



SEATING ROOM



DINING ROOM



BEDROOM



BATHROOM

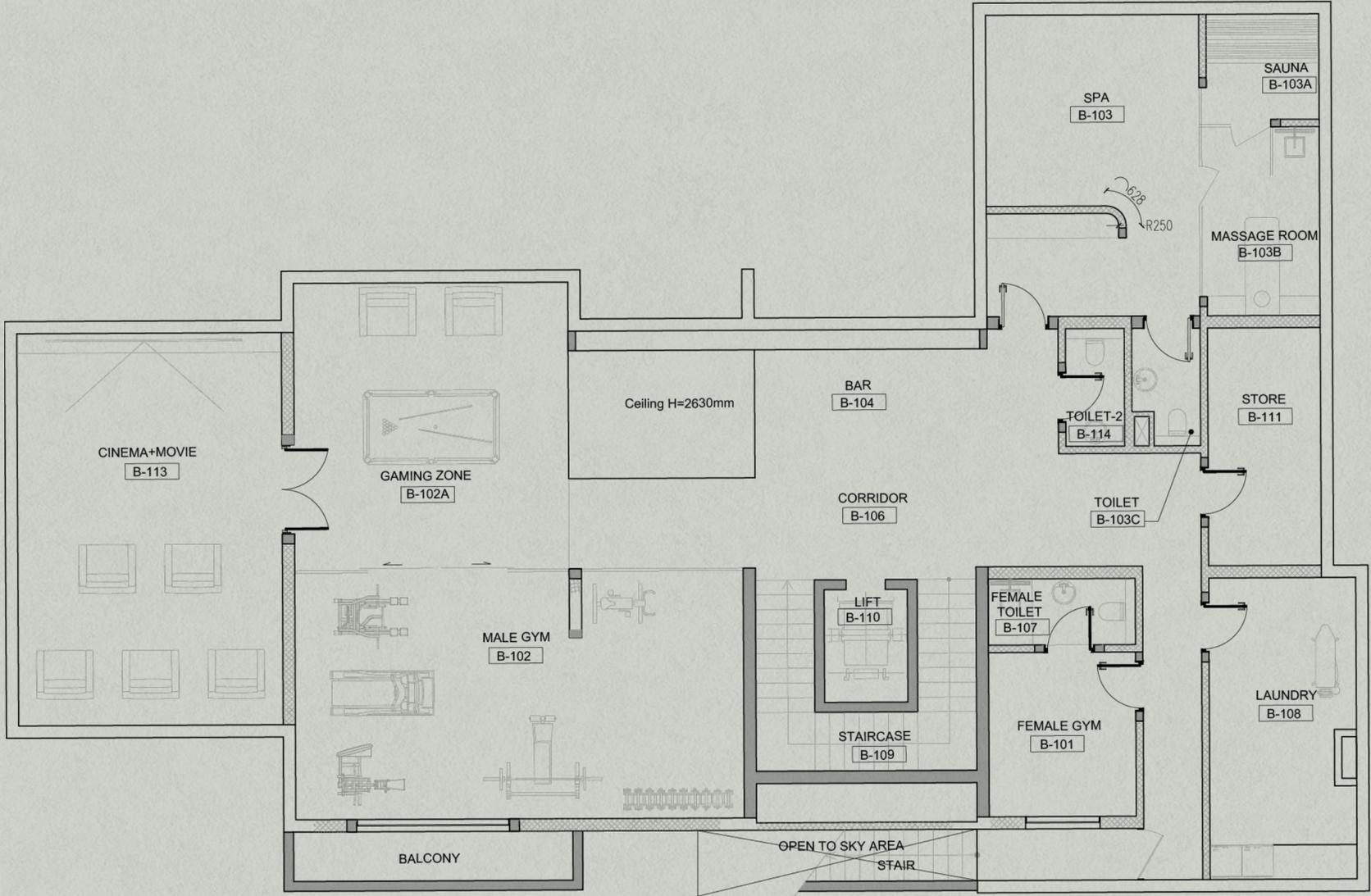




GUEST TOILET



BASEMENT FLOOR LAYOUT





CINEMA



CINEMA



GAMING ZONE



GYM

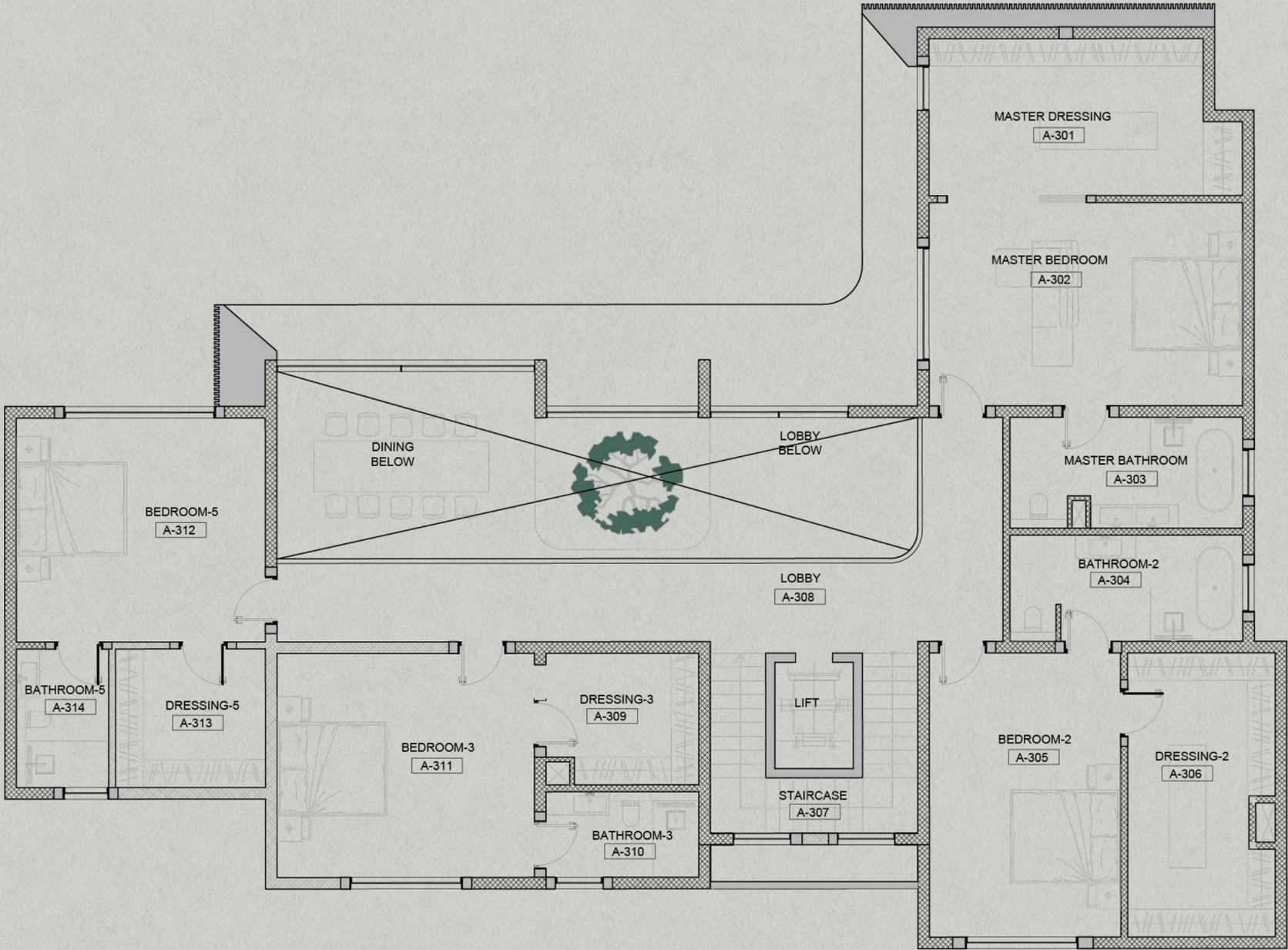


GYM



BAR

FIRST FLOOR LAYOUT





BEDROOM

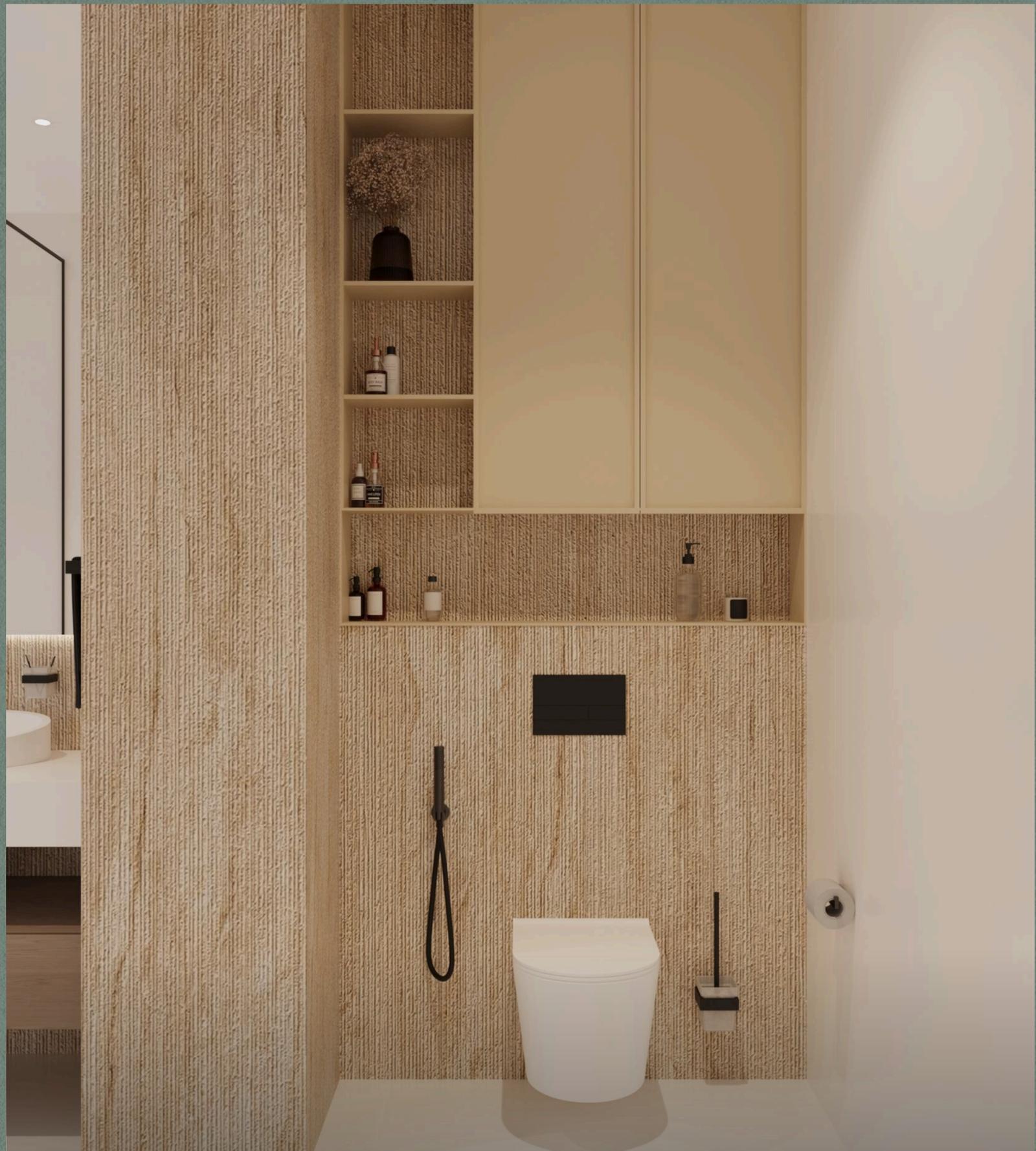


BATHROOM

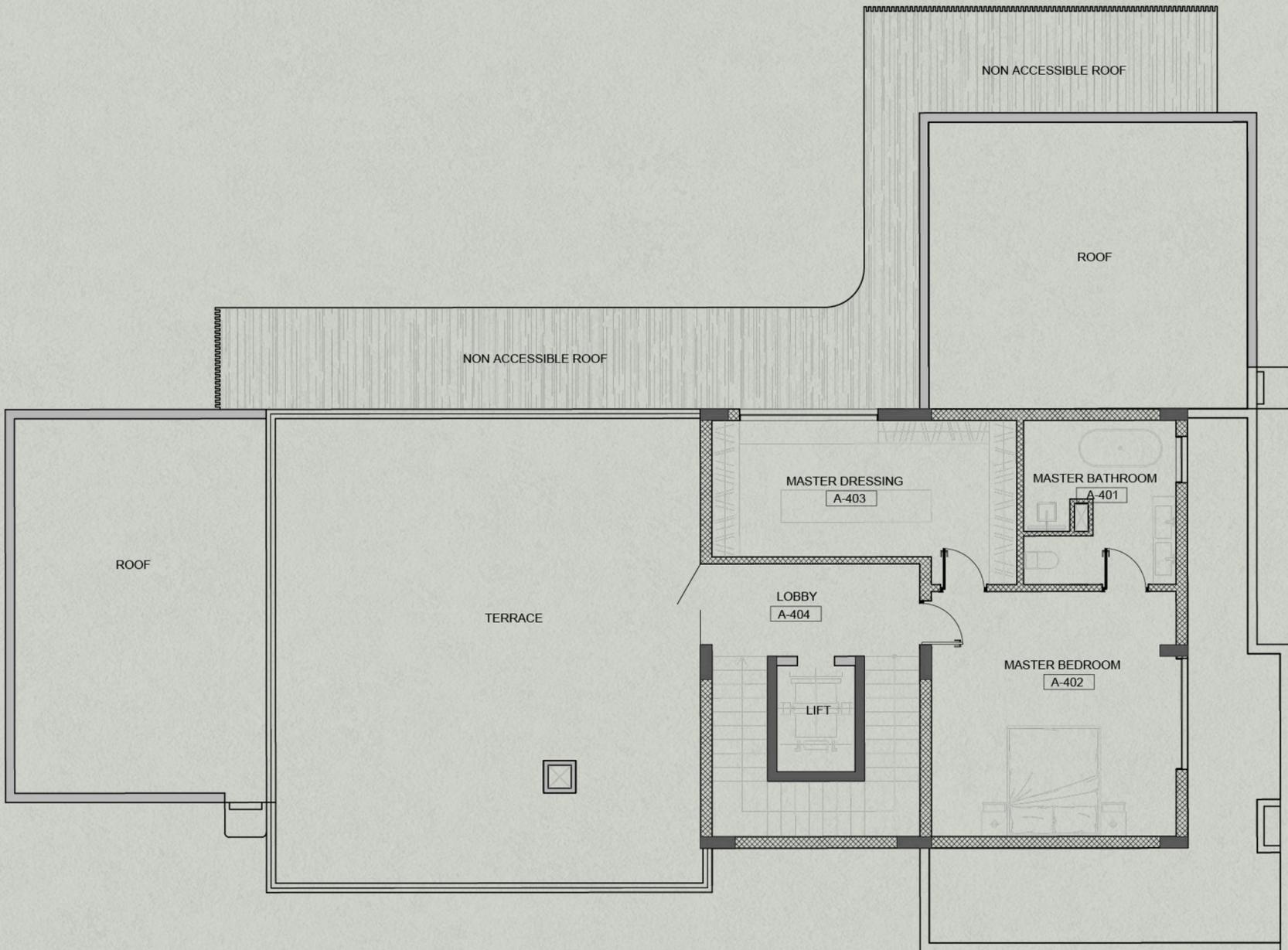




MASTER BEDROOM



ROOF FLOOR LAYOUT





MASTER BEDROOM



MASTER BATHROOM





SPA ROOM



SAUNA ROOM

No	Description	Orgin/Manufacture	Remarks
1	Kitchen	Local / UAE	Kitchen laminated materials Island and counter tops
2	Main Entrance Door Villa	Local / Golden Tower	1.2 m x 2.4 m Aluminum door with Philips smart lock feature
3	Sauna System	Harvey / Finland	Sauna room Located at basement with Harvey Heating System
4	LIFT	Fuji / Japan	Lift with 8 people capacity of weight 630 kg with finishes
5	Filter & Boiling Water	Quooker	Quooker system is attached in the front Kitchen
6	Garage Door	Motor / Italy	Panoramic Garage door installed with home automation control
7	External Gate	NICE - Motor / Italy	Gate Controlled with Home Automation System
8	Bedroom Flooring	Floor World	Swiss made Hardwood 15 mm thick with self levelling
9	Gym & Spa Area	UAE	8mm thickness Rubber flooring
10	Furniture & Wardrobes & Wall Cladding	Local / UAE	Local Hand Made Furniture with Engineering Design



ATARA
DEVELOPMENT