

AYA

BEACHFRONT RESIDENCES

---

UMM AL QUWAIN

FLOORPLAN GUIDE

1 BEDROOM  
FLOORPLAN GUIDE



# 1 BEDROOM/S

1 BED / 1 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA

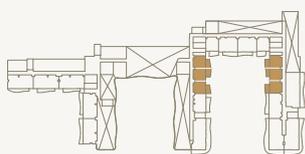
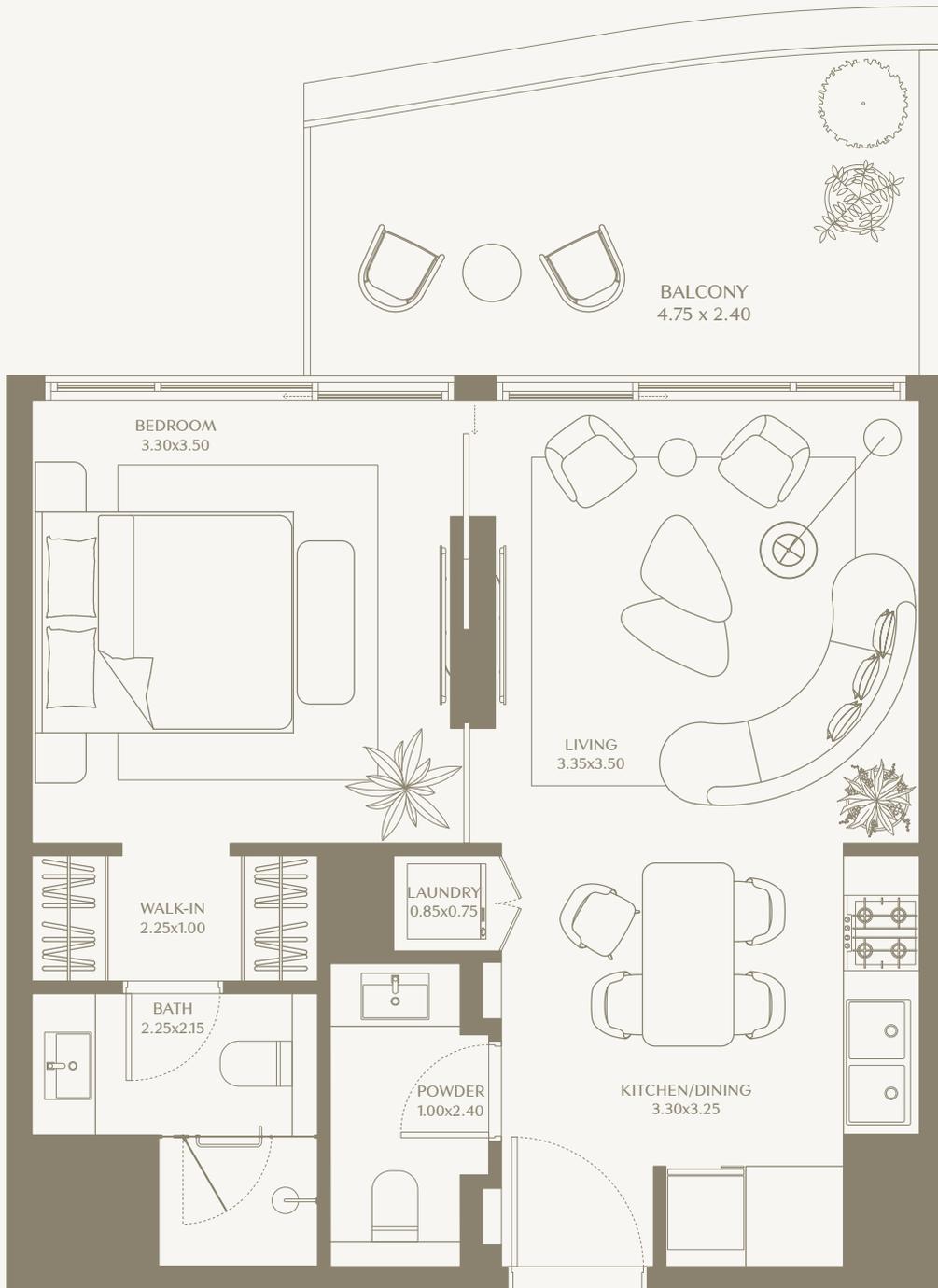
49 M2 / 524 FT2

TERRACE AREA

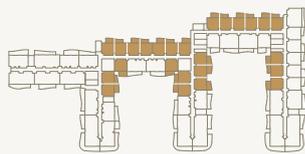
13 M2 / 138 FT2

TOTAL RESIDENCE

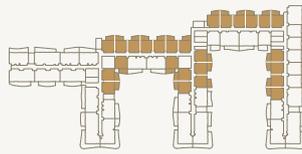
62 M2 / 662 FT2



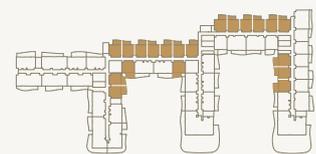
MEZZANINE



LEVEL 1



LEVEL 2 - 6



LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 7 - 8

A PROJECT BY



All dimensions are in meters. The unit shown is a typical example; actual units may differ in size, layout, materials, orientation, and location. Some units may have a mirrored layout. Window placements, balconies, fixtures, cabinets, and wardrobes are indicative and may change. All displayed furniture and accessories are for illustration only and are not included unless specified in Schedule A of the SPA.

# 1 BEDROOM/L

1 BED / 1 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA

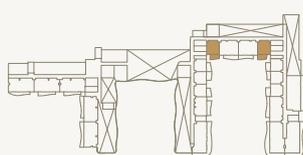
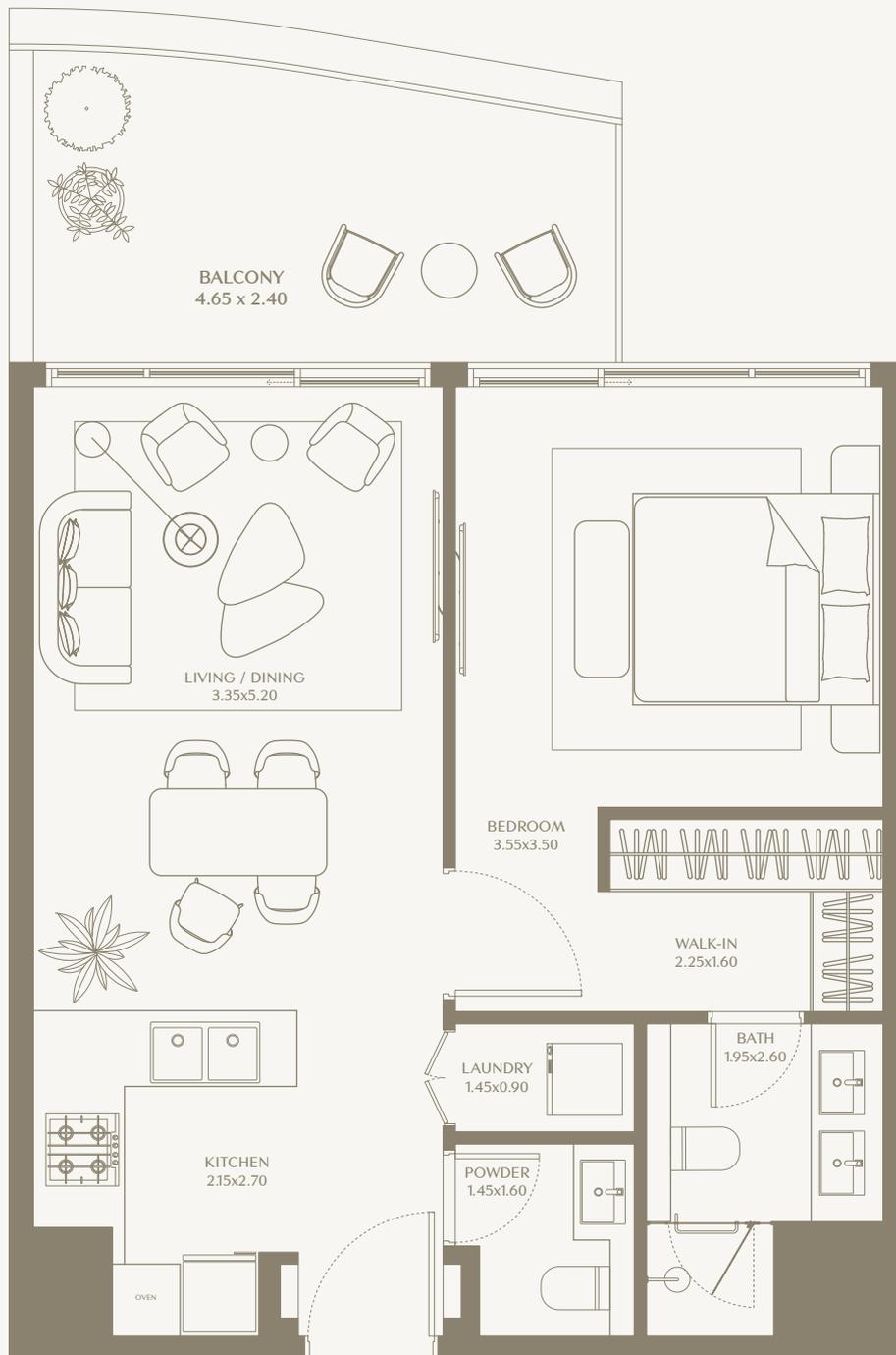
57 M2 / 609 FT2

TERRACE AREA

12 M2 / 134 FT2

TOTAL RESIDENCE

69 M2 / 743 FT2



MEZZANINE



LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 1 - 7

A PROJECT BY



All dimensions are in meters. The unit shown is a typical example; actual units may differ in size, layout, materials, orientation, and location. Some units may have a mirrored layout. Window placements, balconies, fixtures, cabinets, and wardrobes are indicative and may change. All displayed furniture and accessories are for illustration only and are not included unless specified in Schedule A of the SPA.

2 BEDROOM  
FLOORPLAN GUIDE



# 2 BEDROOM/S

2 BED / 2 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA

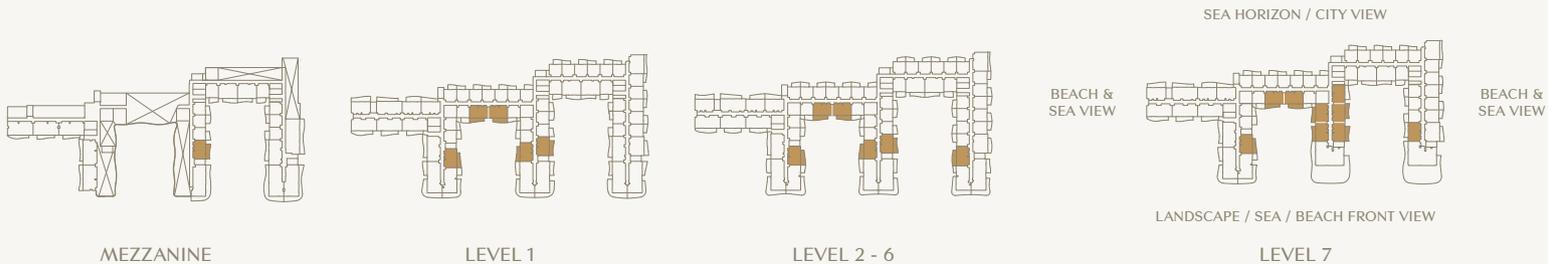
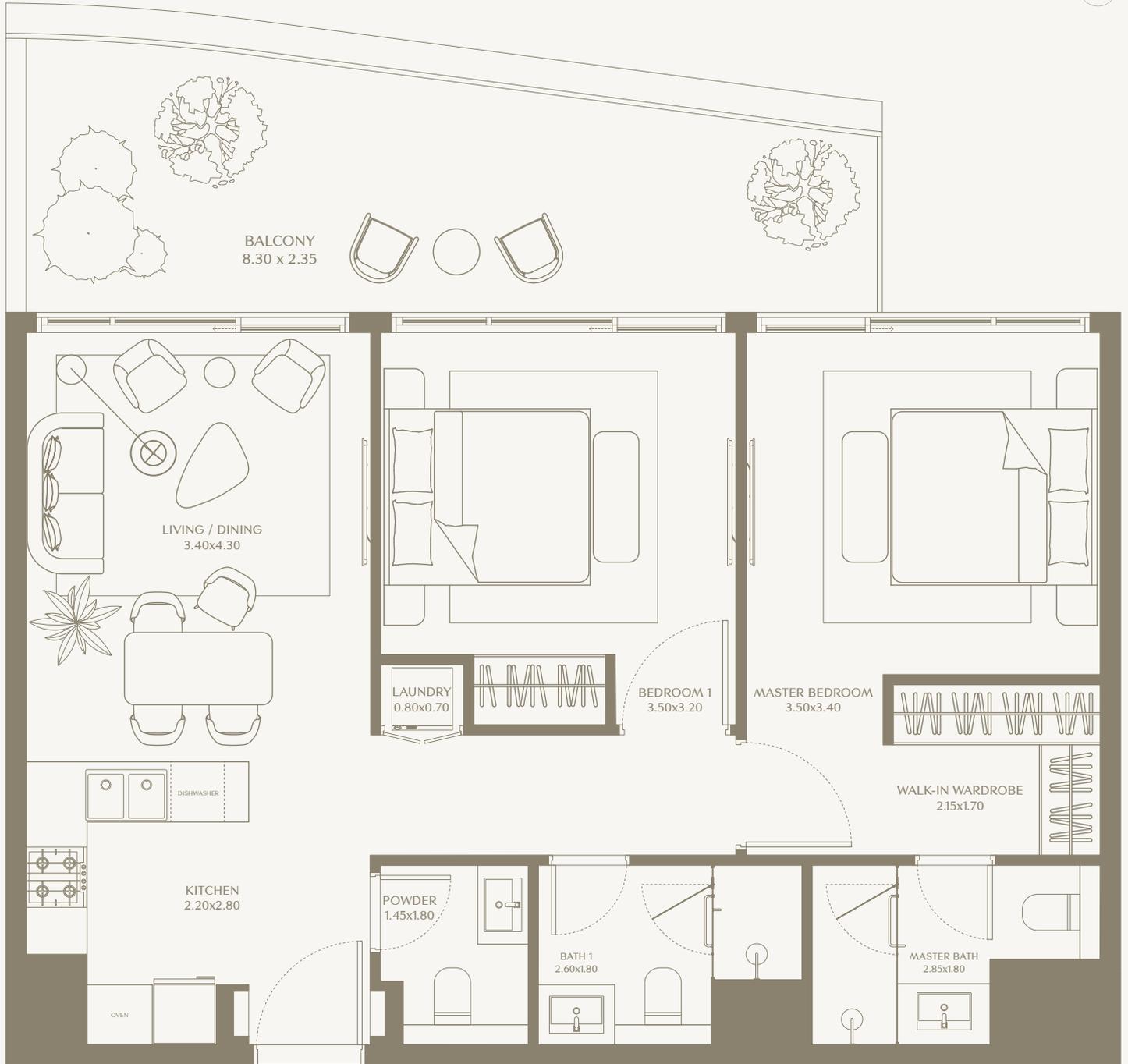
76 M<sup>2</sup> / 820 FT<sup>2</sup>

TERRACE AREA

23 M<sup>2</sup> / 247 FT<sup>2</sup>

TOTAL RESIDENCE

99 M<sup>2</sup> / 1,067 FT<sup>2</sup>



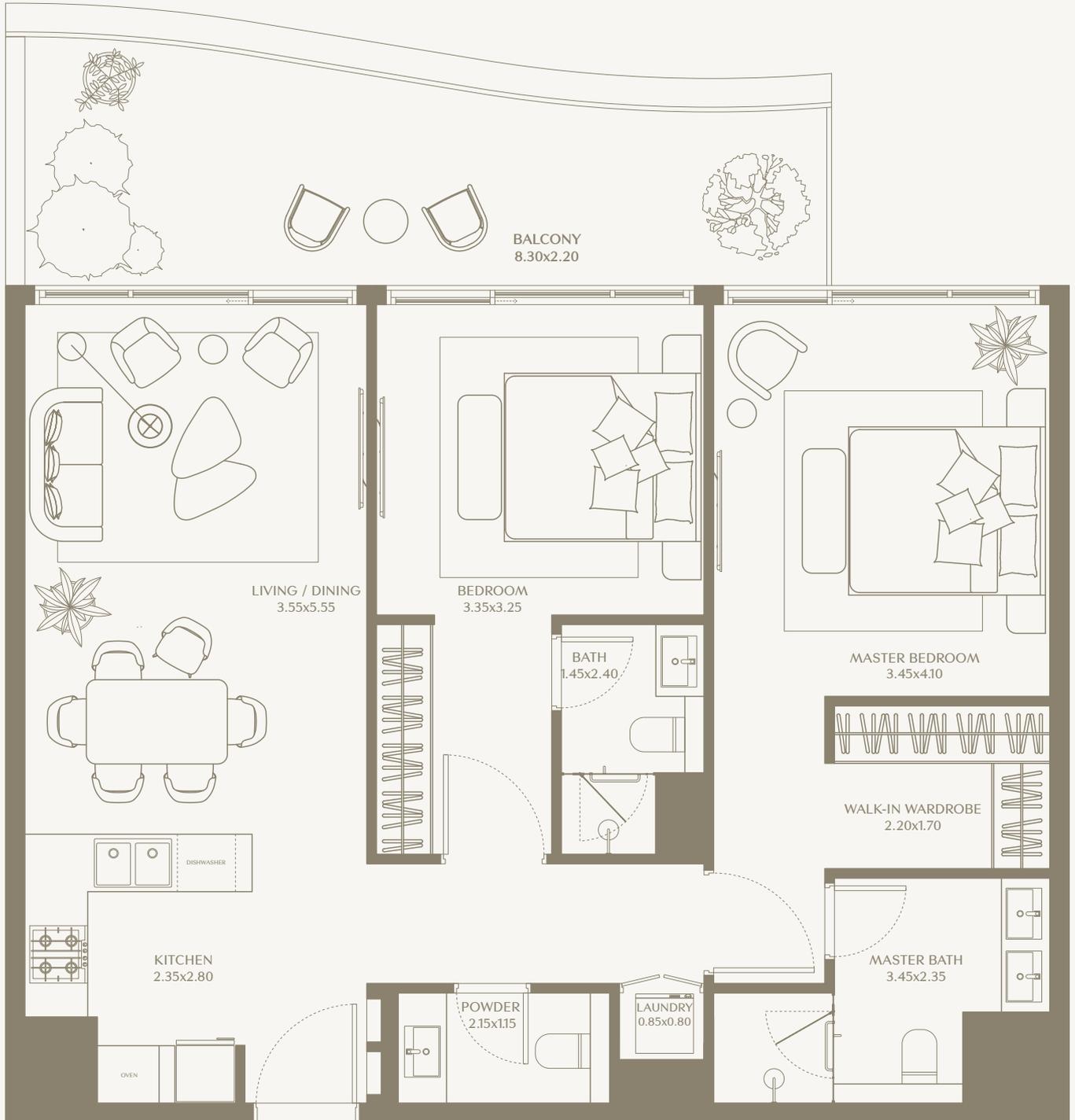
# 2 BEDROOM/M

2 BED / 2 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA 89 M2 / 963 FT2

TERRACE AREA 22 M2 / 242 FT2

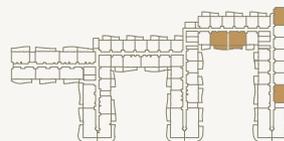
TOTAL RESIDENCE 112 M2 / 1,205 FT2



MEZZANINE

SEA HORIZON / CITY VIEW

BEACH & SEA VIEW



BEACH & SEA VIEW

LANDSCAPE / SEA / BEACH FRONT VIEW

A PROJECT BY



All dimensions are in meters. The unit shown is a typical example; actual units may differ in size, layout, materials, orientation, and location. Some units may have a mirrored layout. Window placements, balconies, fixtures, cabinets, and wardrobes are indicative and may change. All displayed furniture and accessories are for illustration only and are not included unless specified in Schedule A of the SPA.

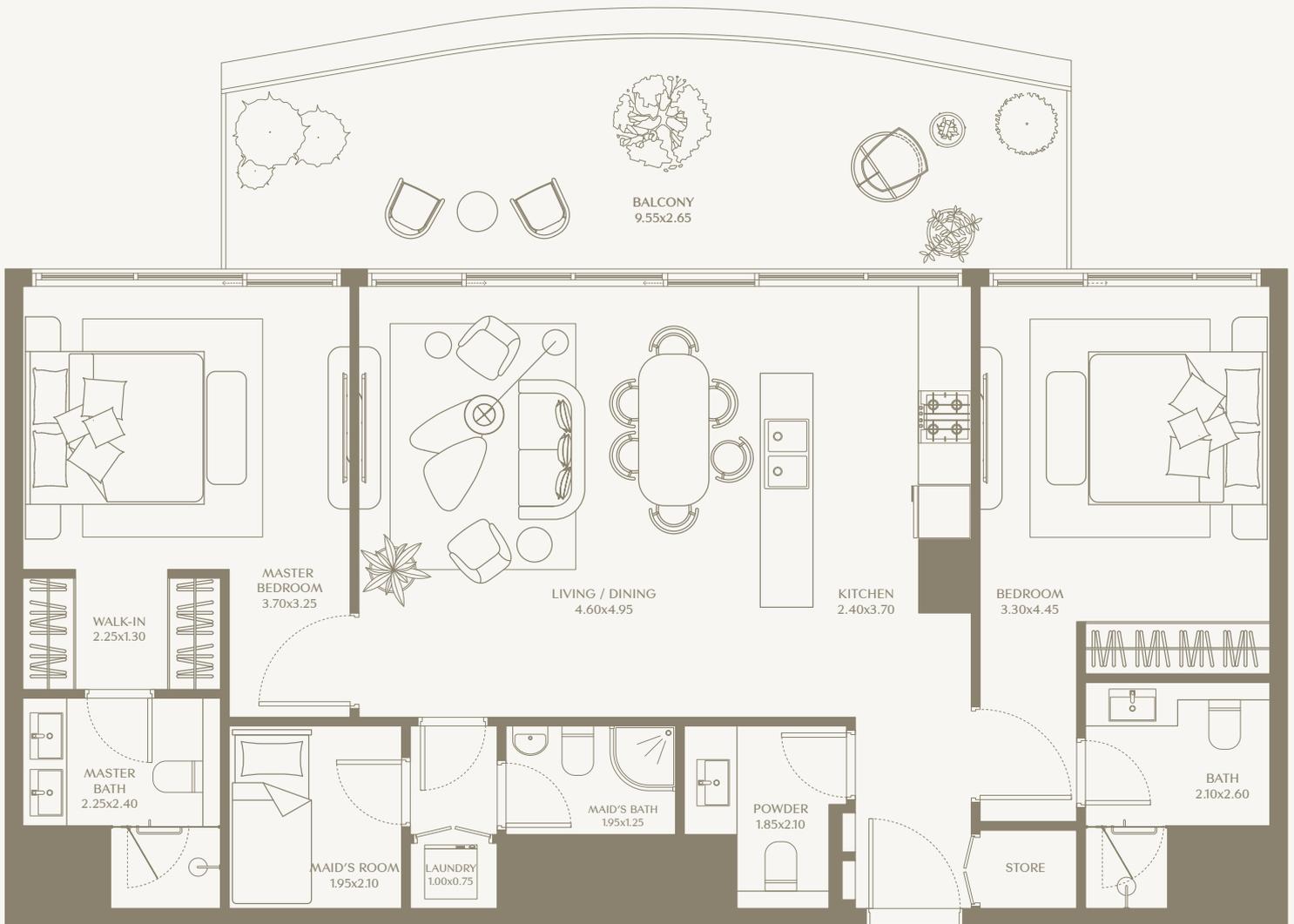
# 2 BEDROOM/L-A

2 BED / 2 BATHS + FAMILY + MAID + SERVICE ROOM

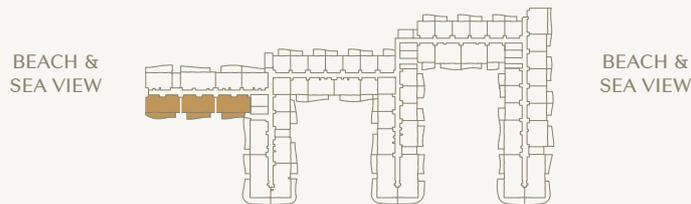
A/C INTERIOR AREA 101 M<sup>2</sup> / 1,083 FT<sup>2</sup>

TERRACE AREA 29 M<sup>2</sup> / 308 FT<sup>2</sup>

TOTAL RESIDENCE 129 M<sup>2</sup> / 1,391 FT<sup>2</sup>



SEA HORIZON / CITY VIEW



LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 1 - 7

A PROJECT BY



All dimensions are in meters. The unit shown is a typical example; actual units may differ in size, layout, materials, orientation, and location. Some units may have a mirrored layout. Window placements, balconies, fixtures, cabinets, and wardrobes are indicative and may change. All displayed furniture and accessories are for illustration only and are not included unless specified in Schedule A of the SPA.

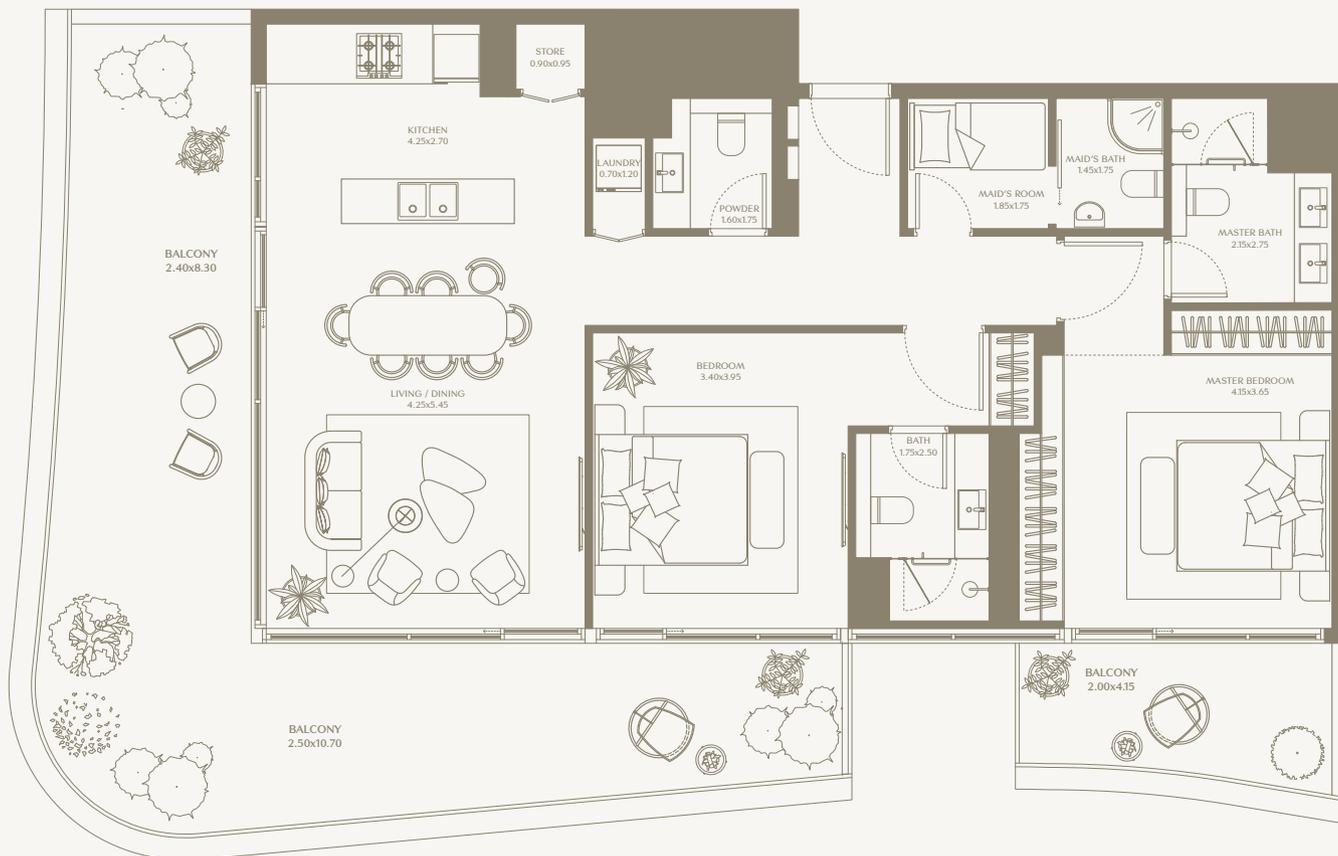
# 2 BEDROOM/L-B

2 BED / 2 BATHS + FAMILY + MAID + SERVICE ROOM

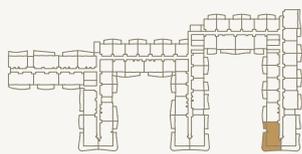
A/C INTERIOR AREA 106 M2 / 1,146 FT2

TERRACE AREA 54 M2 / 584 FT2

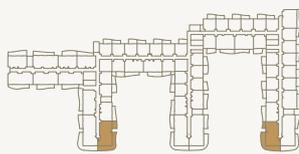
TOTAL RESIDENCE 161 M2 / 1,729 FT2



LEVEL 1



LEVEL 2, 4, 6



LEVEL 3, 5



LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 7

A PROJECT BY



All dimensions are in meters. The unit shown is a typical example; actual units may differ in size, layout, materials, orientation, and location. Some units may have a mirrored layout. Window placements, balconies, fixtures, cabinets, and wardrobes are indicative and may change. All displayed furniture and accessories are for illustration only and are not included unless specified in Schedule A of the SPA.



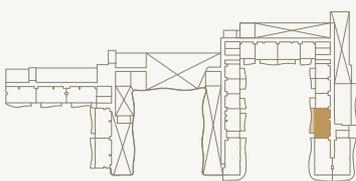
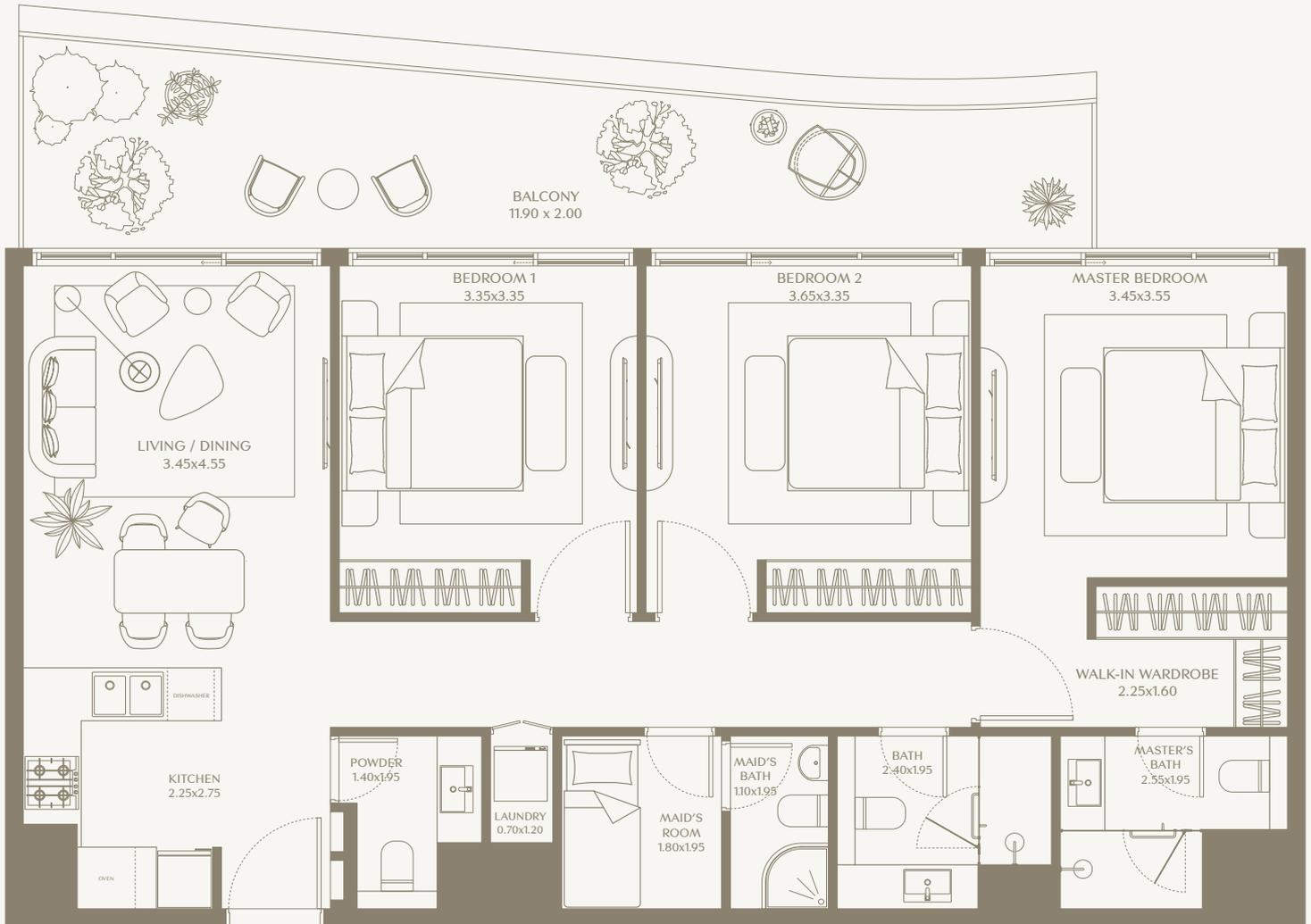
# 3 BEDROOM/S

3 BED / 3 BATHS + FAMILY + MAID + SERVICE ROOM

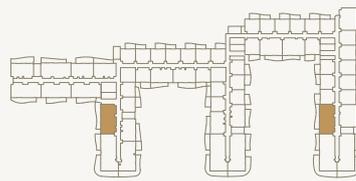
A/C INTERIOR AREA 105 M2 / 1,128 FT2

TERRACE AREA 27 M2 / 292 FT2

TOTAL RESIDENCE 132 M2 / 1,420 FT2

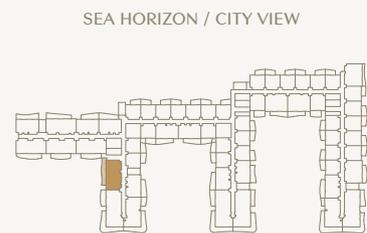


MEZZANINE



LEVEL 1

BEACH & SEA VIEW



LANDSCAPE / SEA / BEACH FRONT VIEW

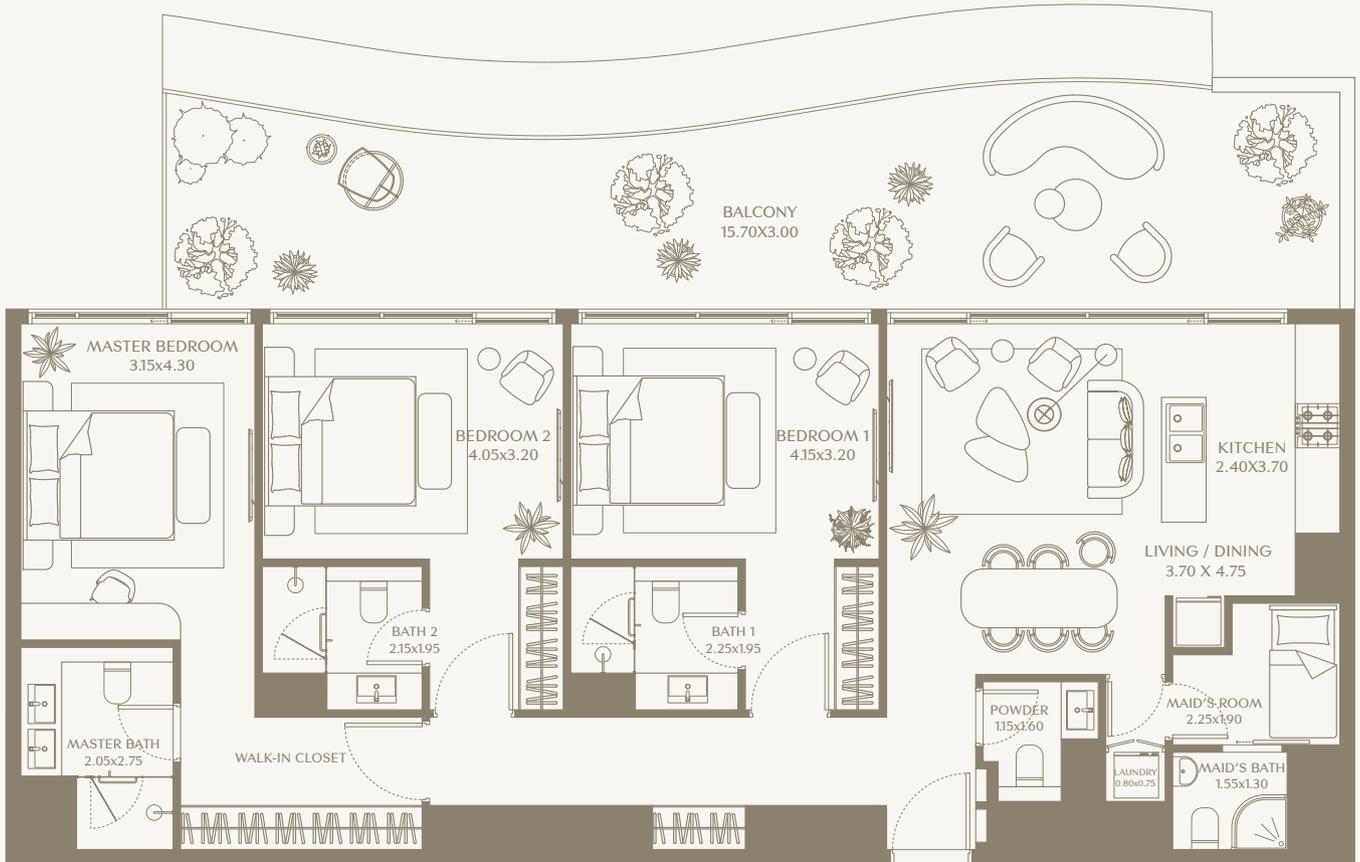
BEACH & SEA VIEW

LEVEL 2 - 7

# 3 BEDROOM/L-A

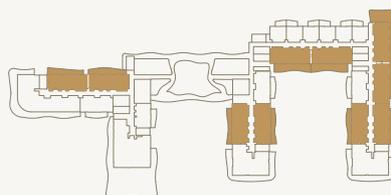
3 BED / 3 BATHS + FAMILY + MAID + SERVICE ROOM

A/C INTERIOR AREA	123 M2 / 1,324 FT2
TERRACE AREA	51 M2 / 546 FT2
TOTAL RESIDENCE	174 M2 / 1,870 FT2



SEA HORIZON / CITY VIEW

BEACH &  
SEA VIEW



BEACH &  
SEA VIEW

LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 8

A PROJECT BY



All dimensions are in meters. The unit shown is a typical example; actual units may differ in size, layout, materials, orientation, and location. Some units may have a mirrored layout. Window placements, balconies, fixtures, cabinets, and wardrobes are indicative and may change. All displayed furniture and accessories are for illustration only and are not included unless specified in Schedule A of the SPA.

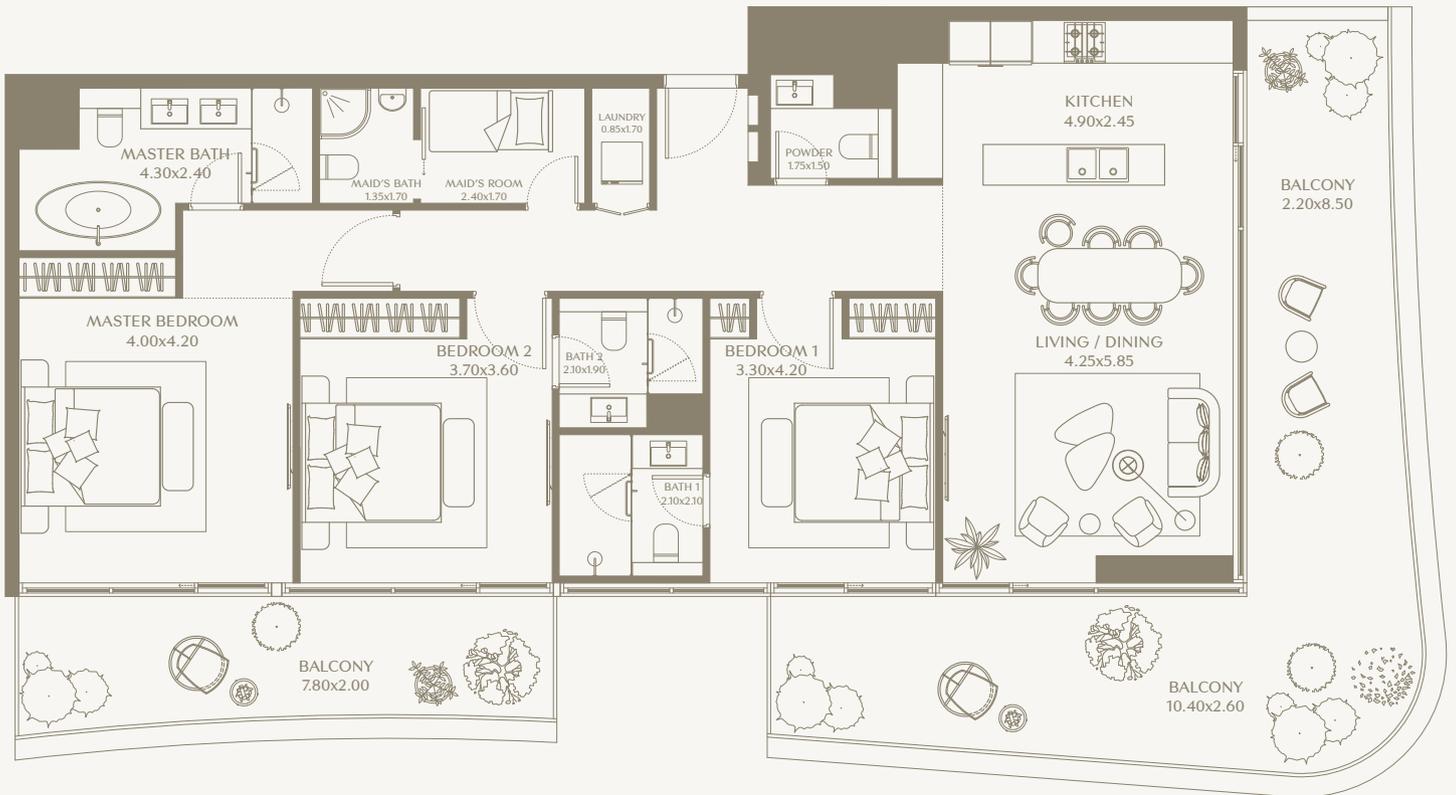
# 3 BEDROOM/L-B

3 BED / 3 BATHS + FAMILY + MAID + SERVICE ROOM

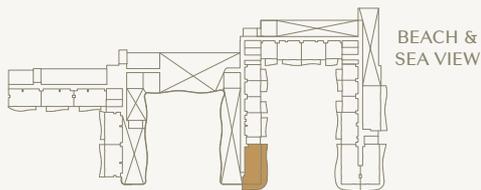
A/C INTERIOR AREA 137 M2 / 1,477 FT2

TERRACE AREA 61 M2 / 661 FT2

TOTAL RESIDENCE 199 M2 / 2,138 FT2

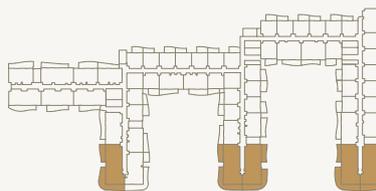


SEA HORIZON / CITY VIEW



BEACH & SEA VIEW

MEZZANINE



BEACH & SEA VIEW

LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 1 - 7

A PROJECT BY



All dimensions are in meters. The unit shown is a typical example; actual units may differ in size, layout, materials, orientation, and location. Some units may have a mirrored layout. Window placements, balconies, fixtures, cabinets, and wardrobes are indicative and may change. All displayed furniture and accessories are for illustration only and are not included unless specified in Schedule A of the SPA.

BEACH HOMES  
FLOORPLAN GUIDE



# 2 BEDROOM /SIMPLEX

2 BED / 2 BATHS + FAMILY + MAID + SERVICE ROOM

A/C INTERIOR AREA

91 M<sup>2</sup> / 977 FT<sup>2</sup>

TERRACE AREA

78 M<sup>2</sup> / 843 FT<sup>2</sup>

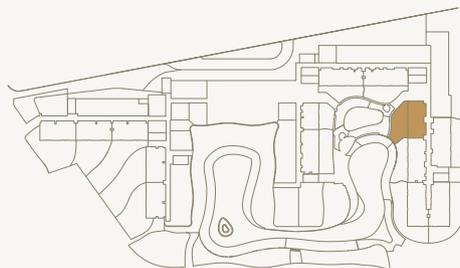
TOTAL RESIDENCE

169 M<sup>2</sup> / 1,820 FT<sup>2</sup>



SEA HORIZON / CITY VIEW

BEACH &  
SEA VIEW



BEACH &  
SEA VIEW

LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 0

A PROJECT BY



All dimensions are in meters. The unit shown is a typical example; actual units may differ in size, layout, materials, orientation, and location. Some units may have a mirrored layout. Window placements, balconies, fixtures, cabinets, and wardrobes are indicative and may change. All displayed furniture and accessories are for illustration only and are not included unless specified in Schedule A of the SPA.

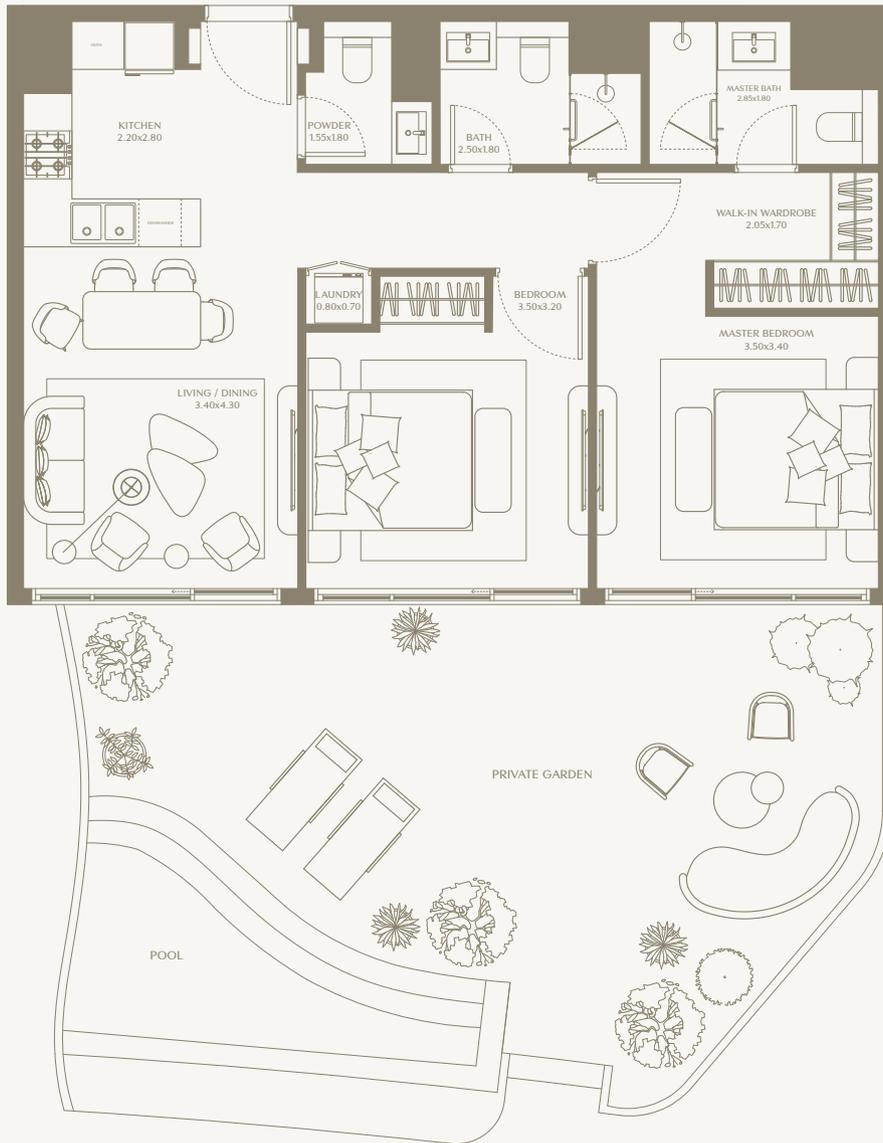
# 2 BEDROOM /SIMPLEX-A

2 BED / 2 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA 75 M2 / 815 FT2

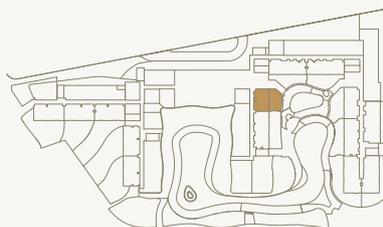
TERRACE AREA 62 M2 / 665 FT2

TOTAL RESIDENCE 137 M2 / 1,480 FT2



SEA HORIZON / CITY VIEW

BEACH & SEA VIEW



BEACH & SEA VIEW

LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 0

A PROJECT BY

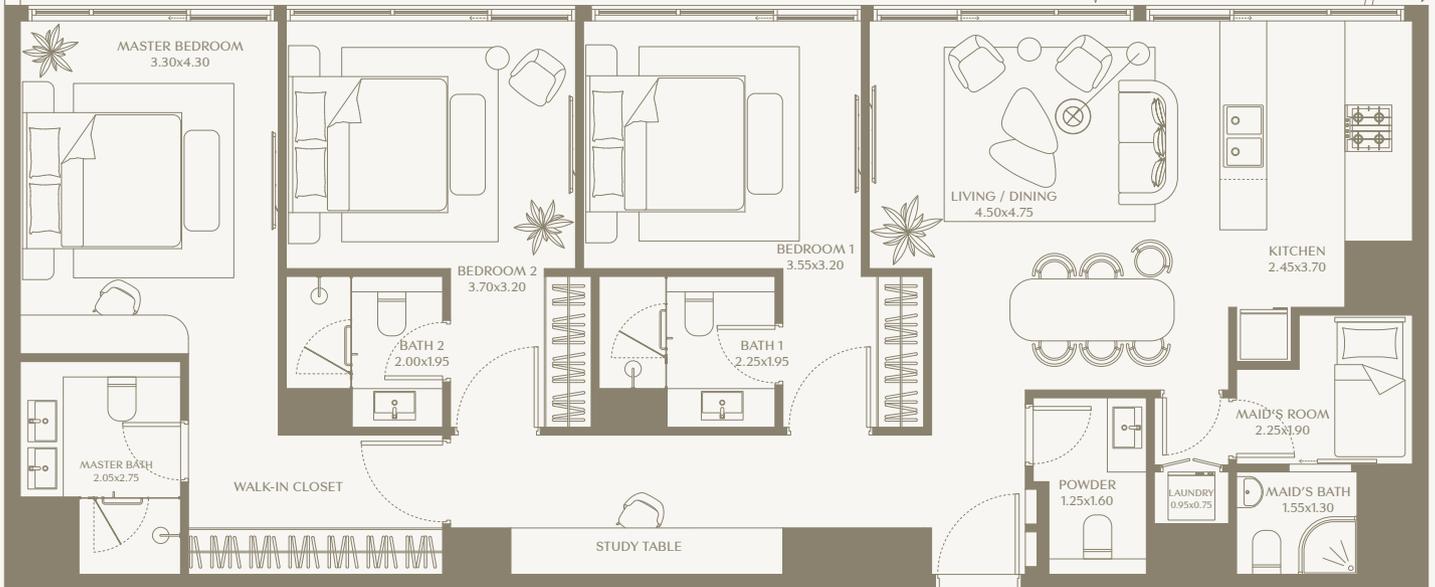
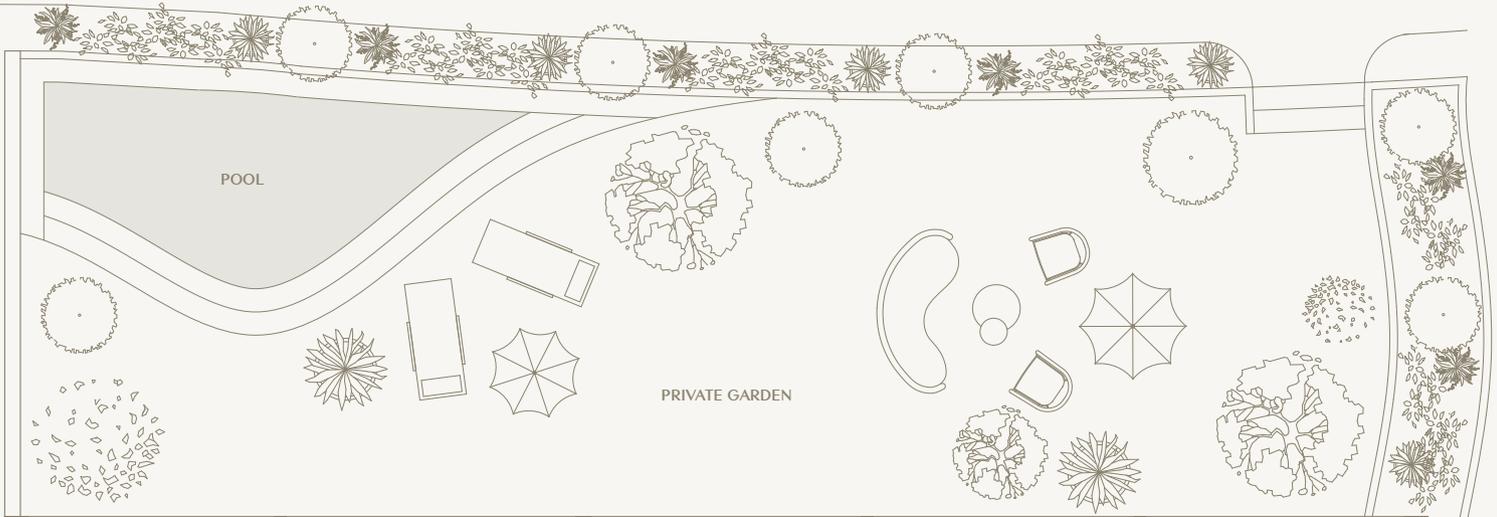


All dimensions are in meters. The unit shown is a typical example; actual units may differ in size, layout, materials, orientation, and location. Some units may have a mirrored layout. Window placements, balconies, fixtures, cabinets, and wardrobes are indicative and may change. All displayed furniture and accessories are for illustration only and are not included unless specified in Schedule A of the SPA.

# 3 BEDROOM /SIMPLEX

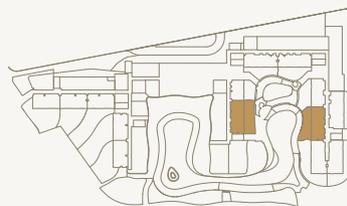
3 BED / 3 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA	126 M2 / 1,359 FT2
TERRACE AREA	98 M2 / 1,058 FT2
TOTAL RESIDENCE	225 M2 / 2,417 FT2



SEA HORIZON / CITY VIEW

BEACH & SEA VIEW



BEACH & SEA VIEW

LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 0SA

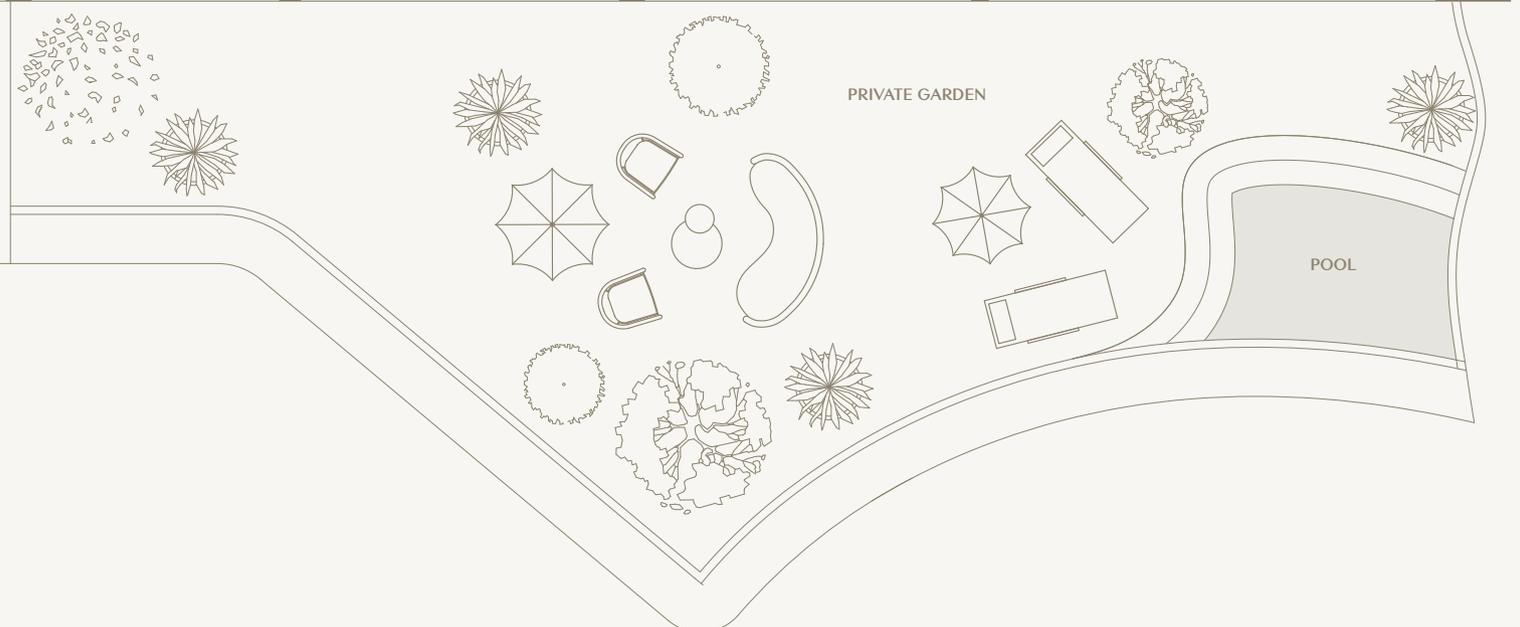
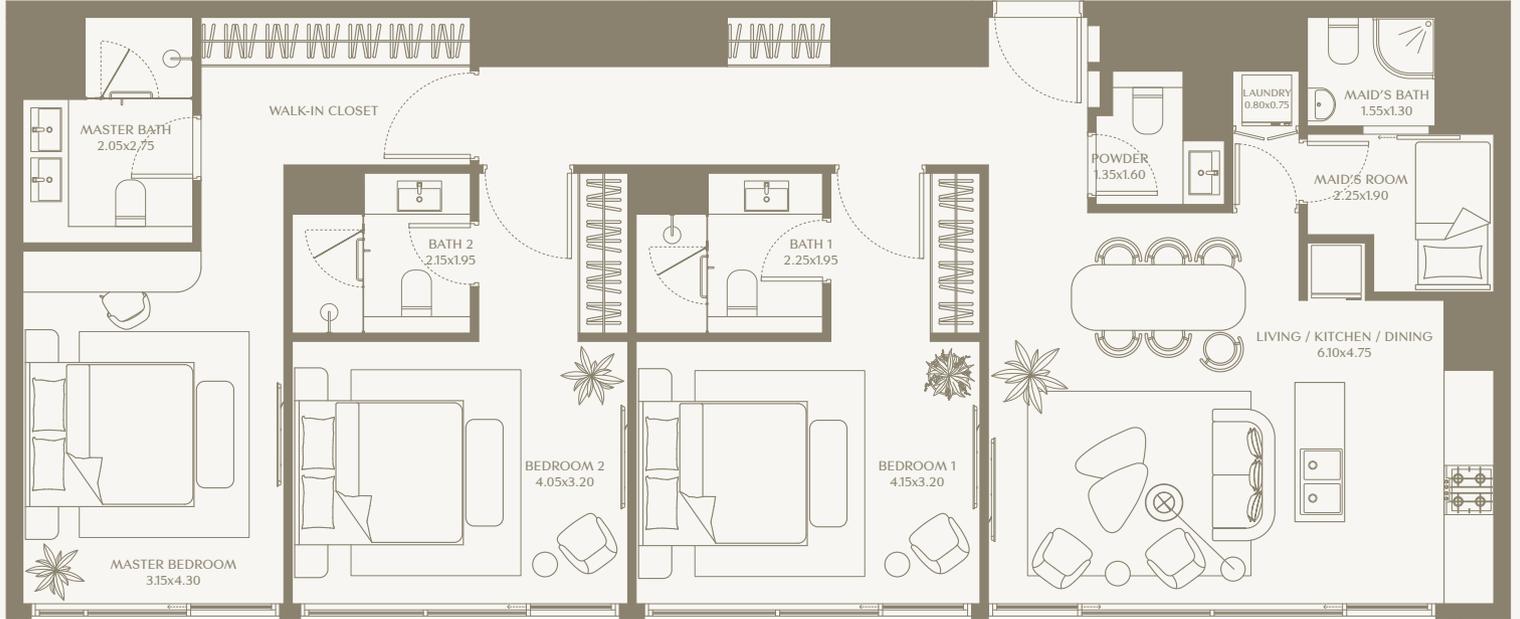
# 3 BEDROOM /SIMPLEX-A

3 BED / 3 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA 123 M2 / 1,326 FT2

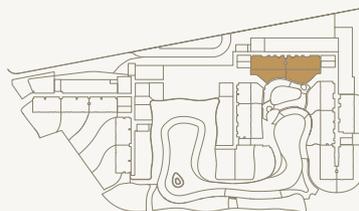
TERRACE AREA 90 M2 / 963 FT2

TOTAL RESIDENCE 213 M2 / 2,289 FT2



SEA HORIZON / CITY VIEW

BEACH & SEA VIEW



BEACH & SEA VIEW

LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 0

A PROJECT BY



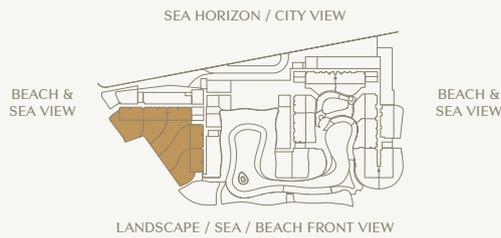
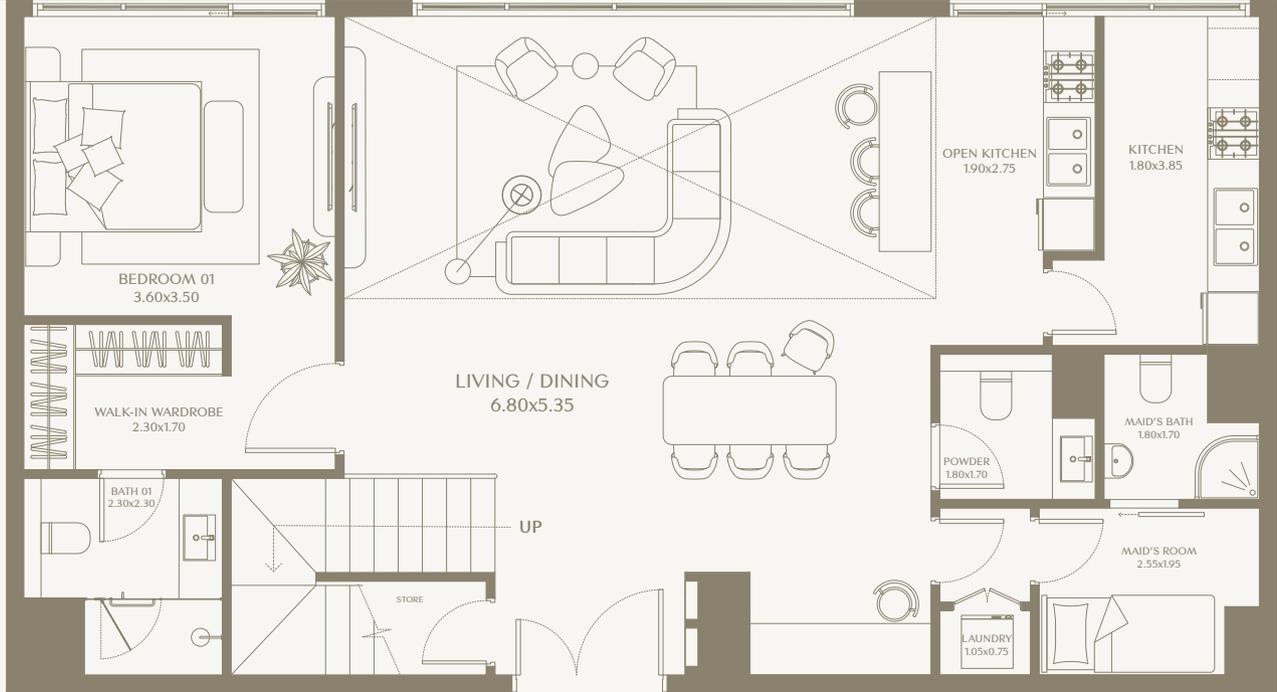
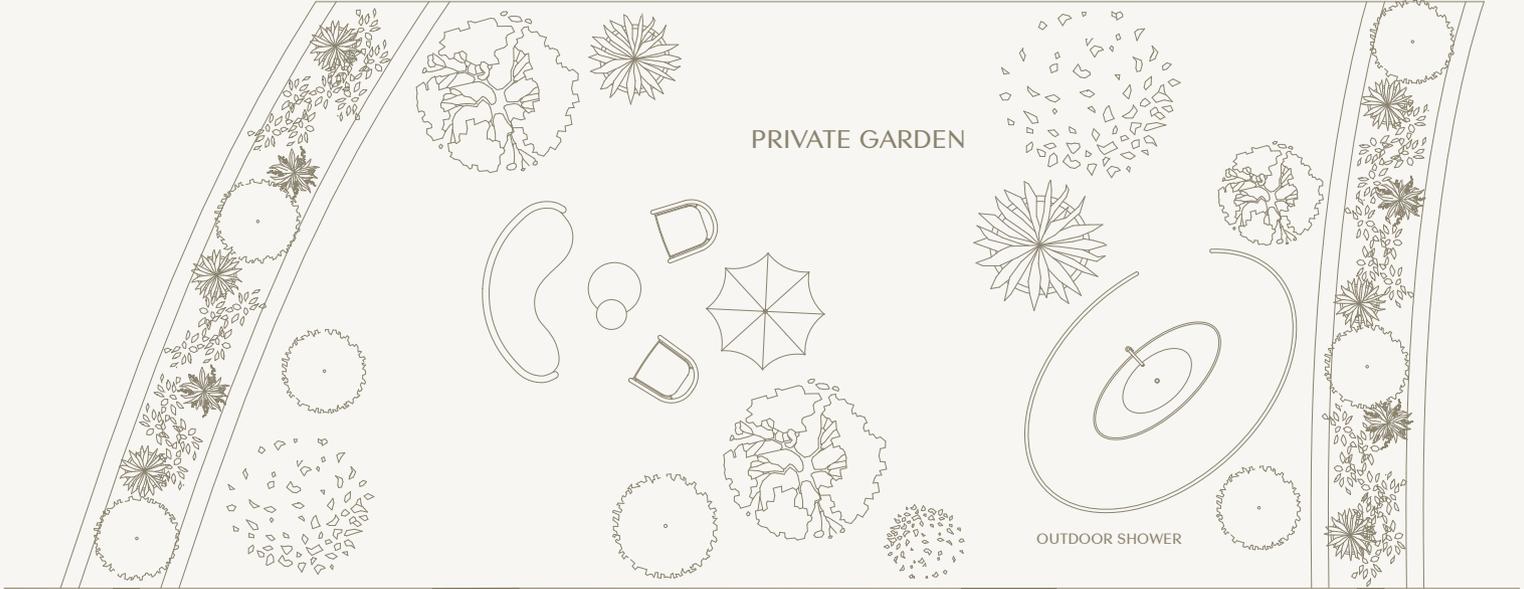
All dimensions are in meters. The unit shown is a typical example; actual units may differ in size, layout, materials, orientation, and location. Some units may have a mirrored layout. Window placements, balconies, fixtures, cabinets, and wardrobes are indicative and may change. All displayed furniture and accessories are for illustration only and are not included unless specified in Schedule A of the SPA.



# 3 BEDROOM / DUPLEX

3 BED / 4 BATHS + FAMILY + SERVICE ROOM  
LOWER LEVEL

A/C INTERIOR AREA	200 M2 / 2,155 FT2
TERRACE AREA	237 M2 / 2,547 FT2
TOTAL RESIDENCE	437 M2 / 4,702 FT2



LEVEL 0

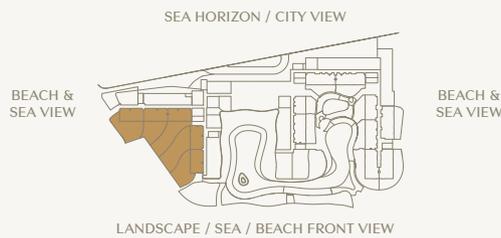
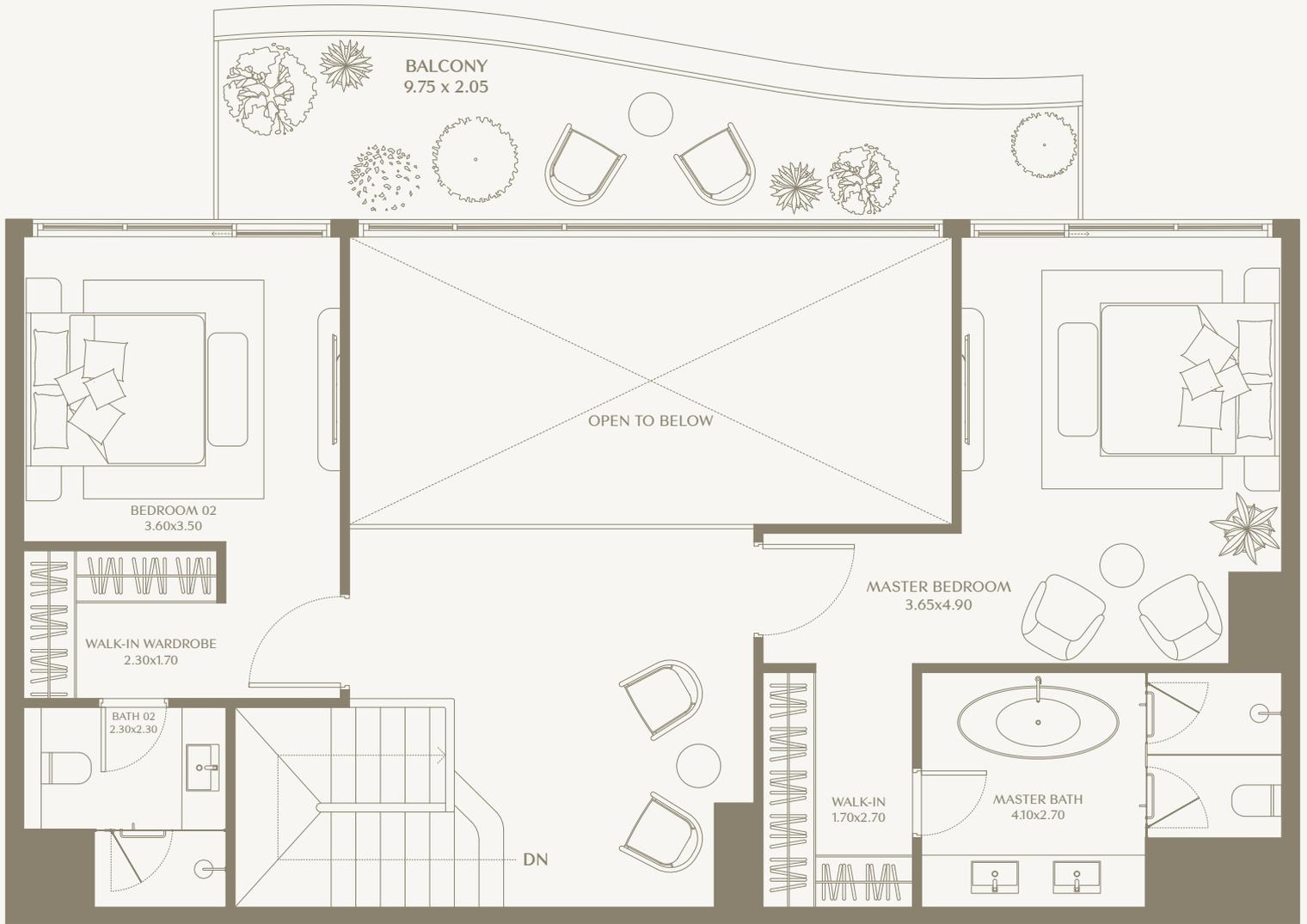
# 3 BEDROOM /DUPLIX

3 BED / 4 BATHS + FAMILY + SERVICE ROOM  
UPPER LEVEL

A/C INTERIOR AREA 200 M2 / 2,155 FT2

TERRACE AREA 237 M2 / 2,547 FT2

TOTAL RESIDENCE 437 M2 / 4,702 FT2



LEVEL 0

A PROJECT BY



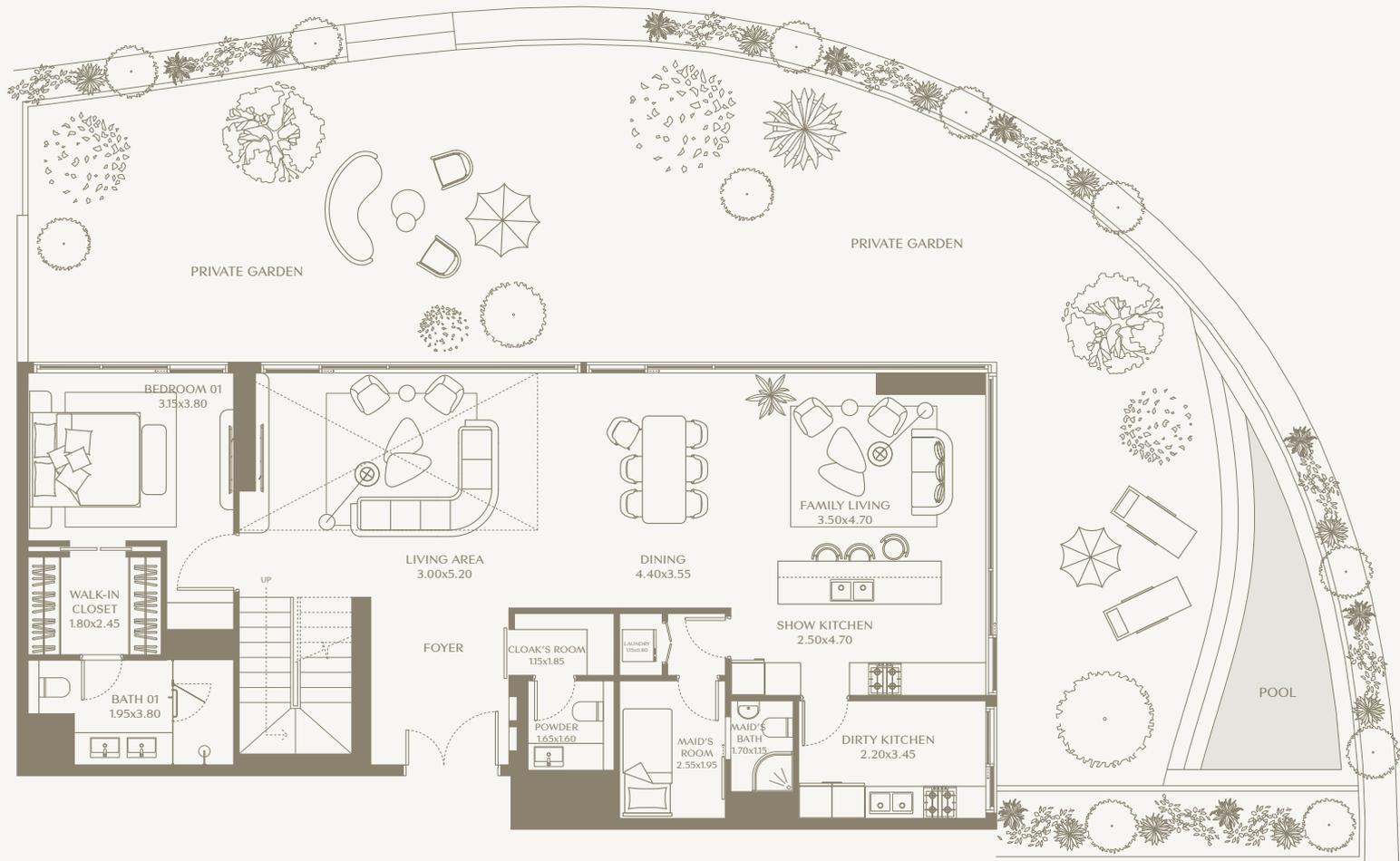
All dimensions are in meters. The unit shown is a typical example; actual units may differ in size, layout, materials, orientation, and location. Some units may have a mirrored layout. Window placements, balconies, fixtures, cabinets, and wardrobes are indicative and may change. All displayed furniture and accessories are for illustration only and are not included unless specified in Schedule A of the SPA.

# 4 BEDROOM /DUPLIX-A

4 BED / 4 BATHS + FAMILY + SERVICE ROOM

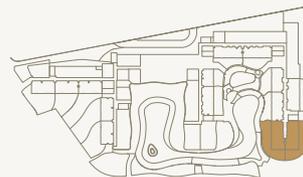
## LOWER LEVEL

A/C INTERIOR AREA	263 M2 / 2,835 FT2
TERRACE AREA	233 M2 / 2,507 FT2
TOTAL RESIDENCE	496 M2 / 5,341 FT2



SEA HORIZON / CITY VIEW

BEACH & SEA VIEW



BEACH & SEA VIEW

LANDSCAPE / SEA / BEACH FRONT VIEW

GROUND

A PROJECT BY



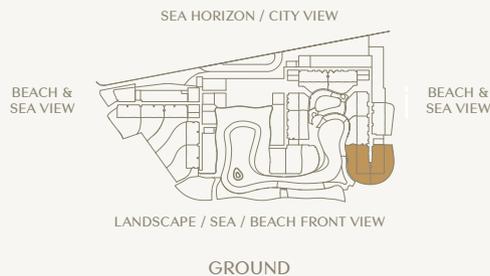
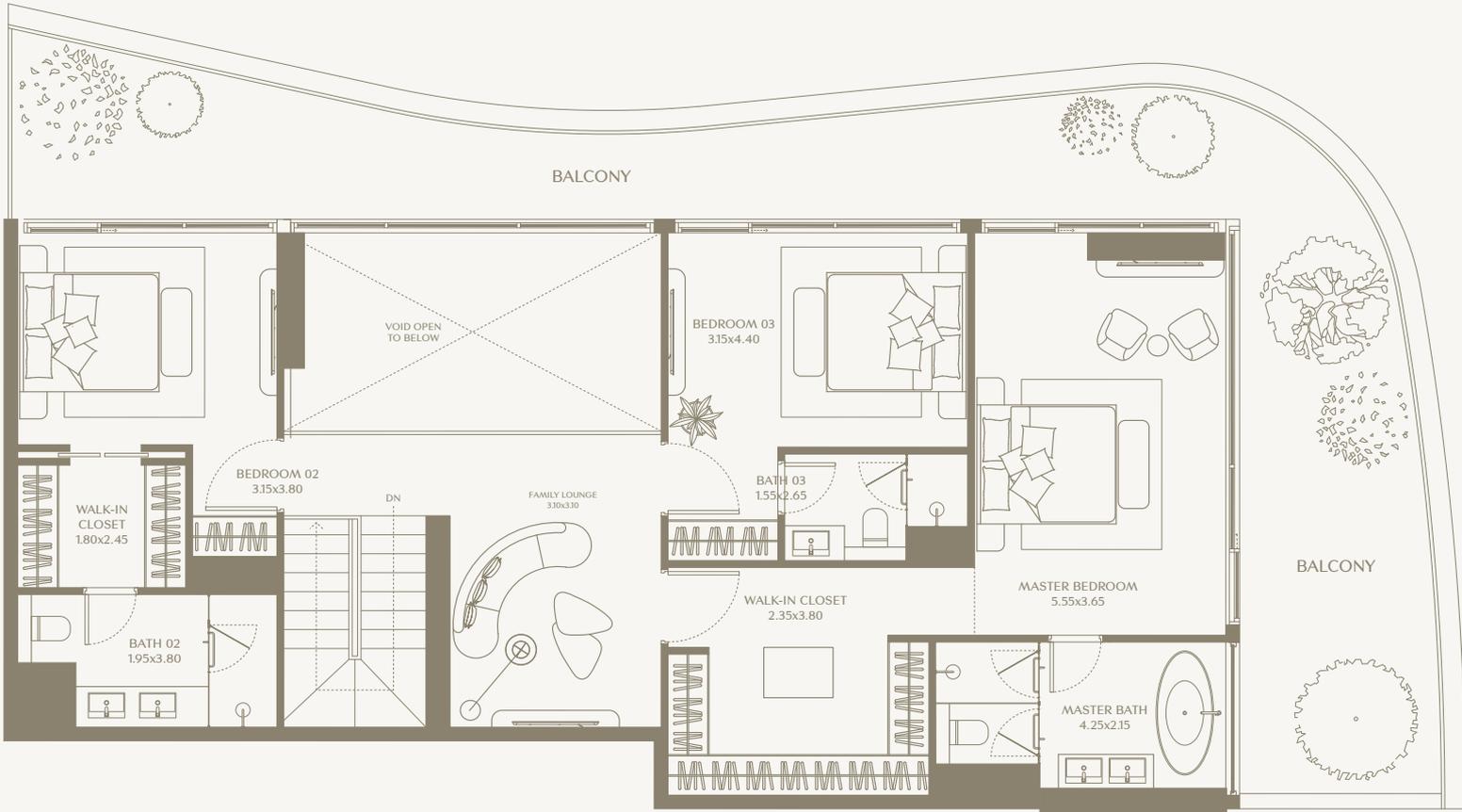
All dimensions are in meters. The unit shown is a typical example; actual units may differ in size, layout, materials, orientation, and location. Some units may have a mirrored layout. Window placements, balconies, fixtures, cabinets, and wardrobes are indicative and may change. All displayed furniture and accessories are for illustration only and are not included unless specified in Schedule A of the SPA.

# 4 BEDROOM /DUPLEX-A

4 BED / 4 BATHS + FAMILY + SERVICE ROOM

UPPER LEVEL

A/C INTERIOR AREA	263 M2 / 2,835 FT2
TERRACE AREA	233 M2 / 2,507 FT2
TOTAL RESIDENCE	496 M2 / 5,341 FT2



A PROJECT BY



All dimensions are in meters. The unit shown is a typical example; actual units may differ in size, layout, materials, orientation, and location. Some units may have a mirrored layout. Window placements, balconies, fixtures, cabinets, and wardrobes are indicative and may change. All displayed furniture and accessories are for illustration only and are not included unless specified in Schedule A of the SPA.

# 4 BEDROOM /DUPLEX-B

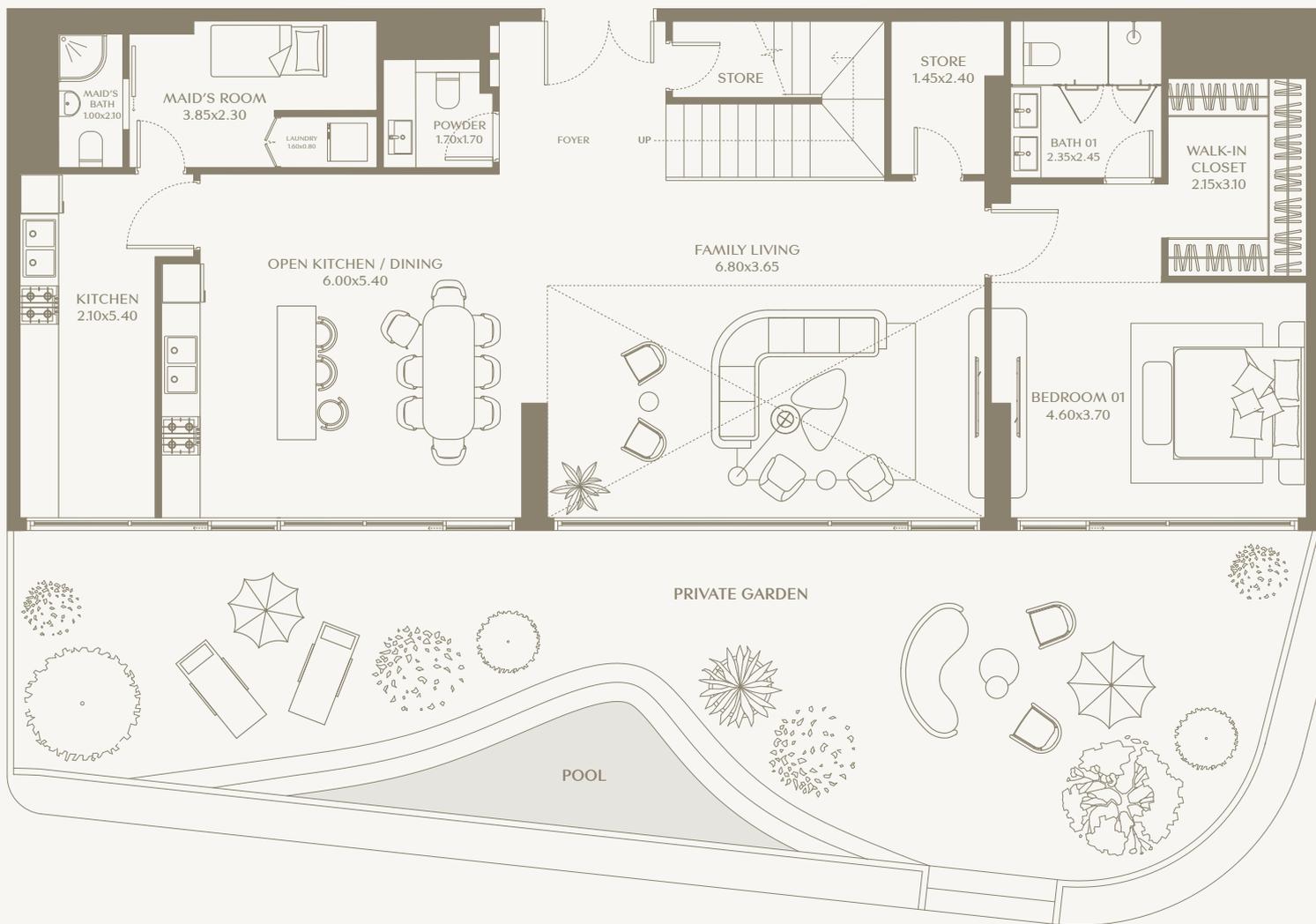
4 BED / 4 BATHS + FAMILY + SERVICE ROOM

## LOWER LEVEL

A/C INTERIOR AREA 286 M2 / 3,079 FT2

TERRACE AREA 144 M2 / 1,549 FT2

TOTAL RESIDENCE 430 M2 / 4,628 FT2



A PROJECT BY



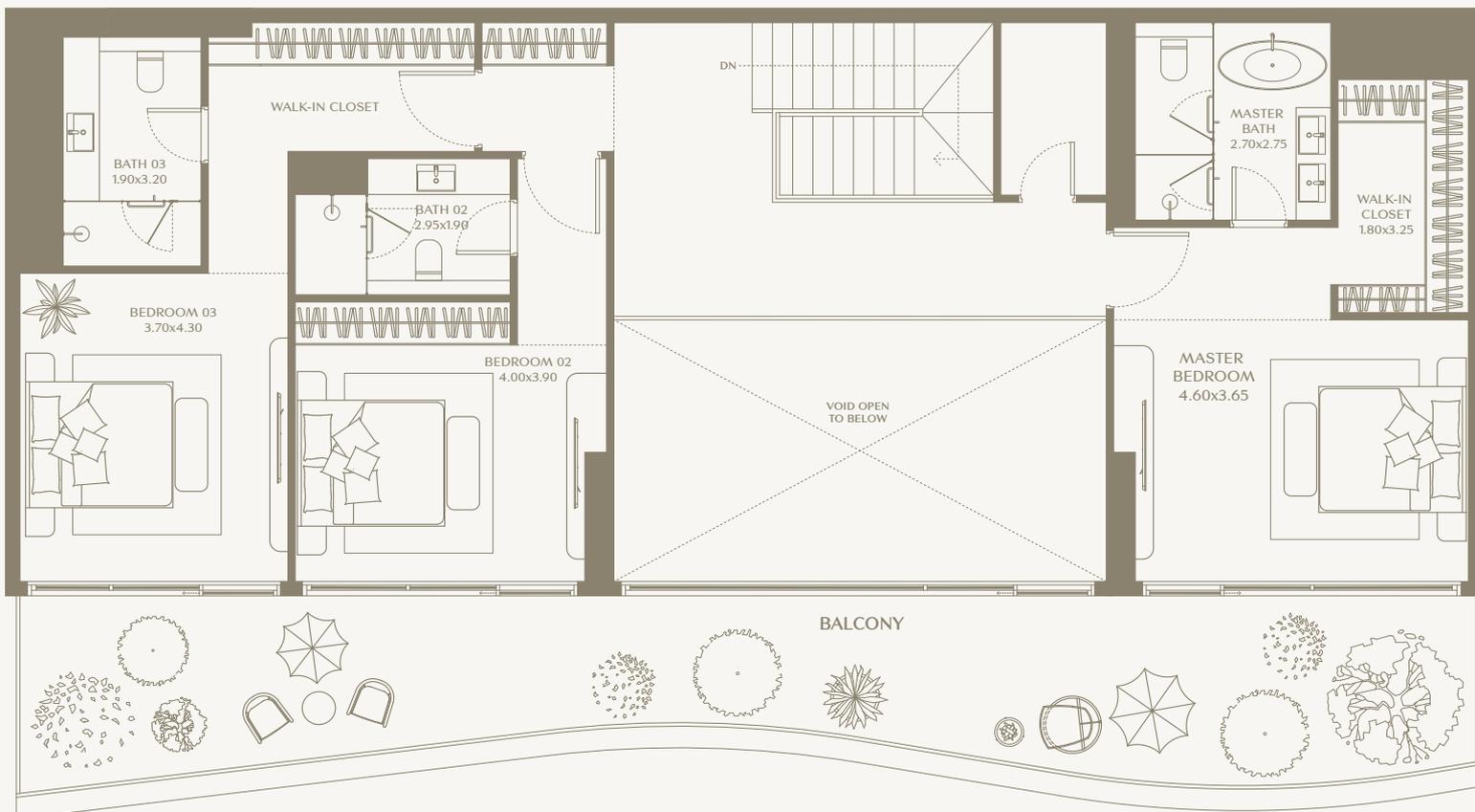
All dimensions are in meters. The unit shown is a typical example; actual units may differ in size, layout, materials, orientation, and location. Some units may have a mirrored layout. Window placements, balconies, fixtures, cabinets, and wardrobes are indicative and may change. All displayed furniture and accessories are for illustration only and are not included unless specified in Schedule A of the SPA.

# 4 BEDROOM /DUPLEX-B

4 BED / 4 BATHS + FAMILY + SERVICE ROOM

## UPPER LEVEL

A/C INTERIOR AREA	286 M2 / 3,079 FT2
TERRACE AREA	144 M2 / 1,549 FT2
TOTAL RESIDENCE	430 M2 / 4,628 FT2



A PROJECT BY



All dimensions are in meters. The unit shown is a typical example; actual units may differ in size, layout, materials, orientation, and location. Some units may have a mirrored layout. Window placements, balconies, fixtures, cabinets, and wardrobes are indicative and may change. All displayed furniture and accessories are for illustration only and are not included unless specified in Schedule A of the SPA.

PENTHOUSE  
FLOORPLAN GUIDE



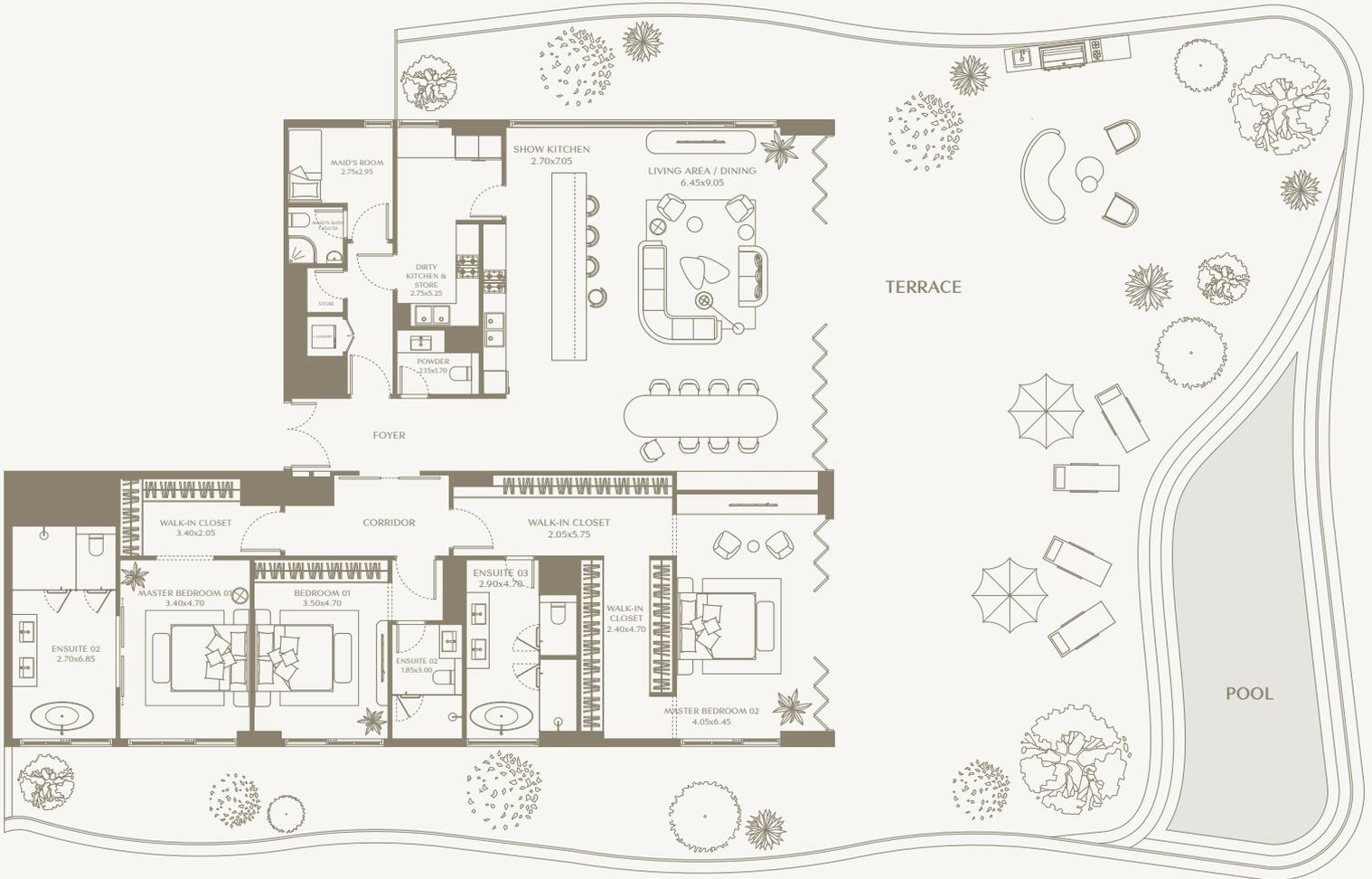
# PENTHOUSE-A

3 BED / 3 ENSUITE + FAMILY + MAID + SERVICE ROOM

A/C INTERIOR AREA 272 M2 / 2,929 FT2

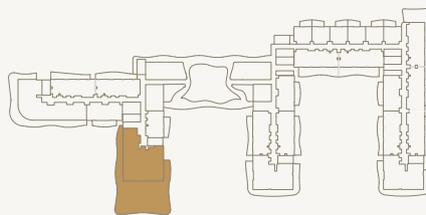
TERRACE AREA 367 M2 / 3,945 FT2

TOTAL RESIDENCE 639 M2 / 6,874 FT2



SEA HORIZON / CITY VIEW

BEACH & SEA VIEW



BEACH & SEA VIEW

LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 8

A PROJECT BY



All dimensions are in meters. The unit shown is a typical example; actual units may differ in size, layout, materials, orientation, and location. Some units may have a mirrored layout. Window placements, balconies, fixtures, cabinets, and wardrobes are indicative and may change. All displayed furniture and accessories are for illustration only and are not included unless specified in Schedule A of the SPA.

# PENTHOUSE-B

3 BED / 3 BATHS + FAMILY + MAID + SERVICE ROOM

A/C INTERIOR AREA 268 M2 / 2,888 FT2

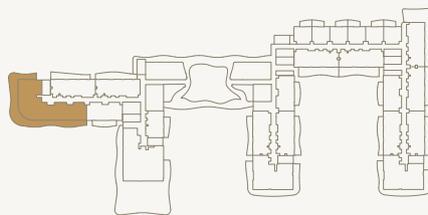
TERRACE AREA 160 M2 / 1,718 FT2

TOTAL RESIDENCE 428• M2 / 4,606 FT2



SEA HORIZON / CITY VIEW

BEACH & SEA VIEW



BEACH & SEA VIEW

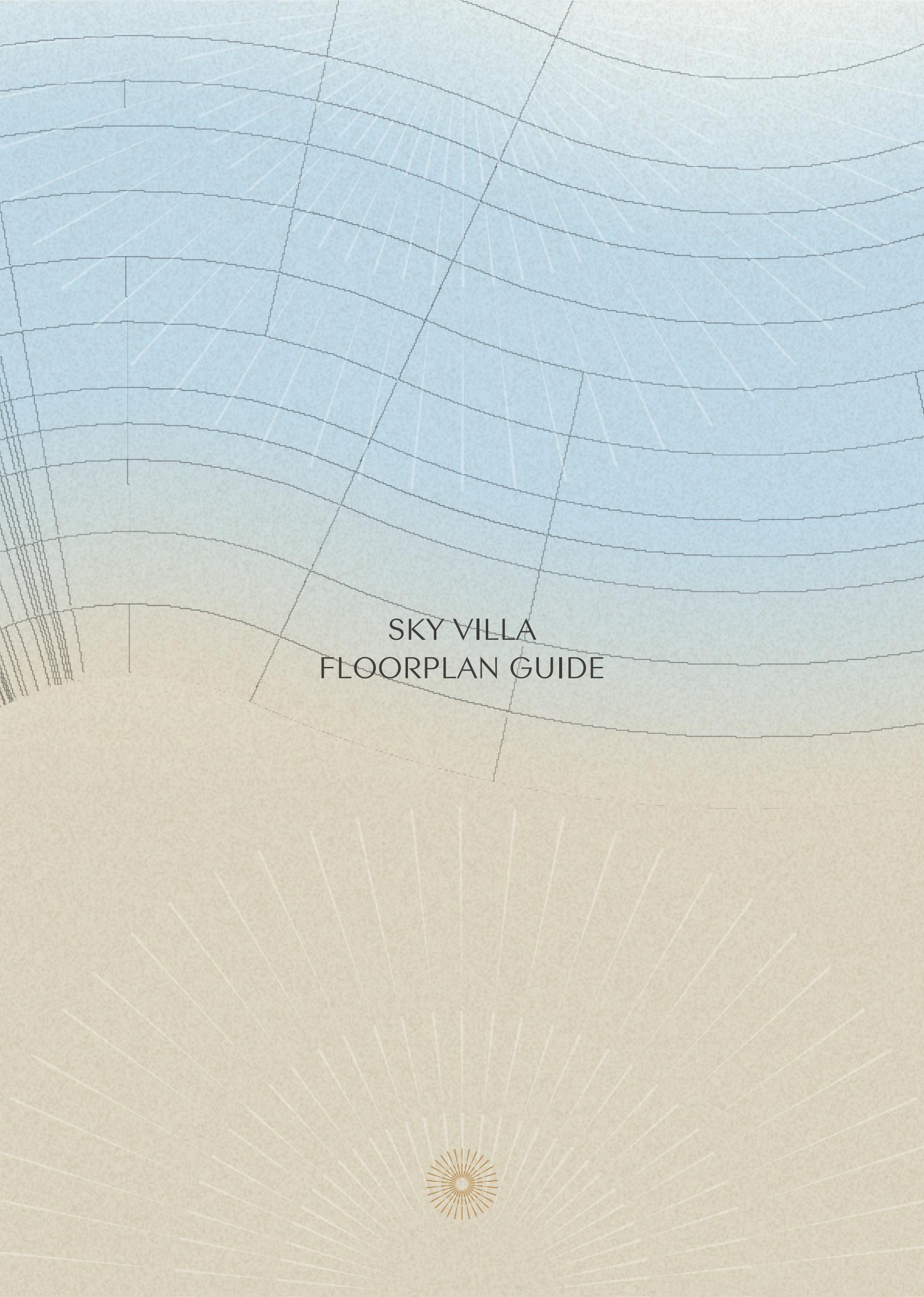
LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 8

A PROJECT BY



All dimensions are in meters. The unit shown is a typical example; actual units may differ in size, layout, materials, orientation, and location. Some units may have a mirrored layout. Window placements, balconies, fixtures, cabinets, and wardrobes are indicative and may change. All displayed furniture and accessories are for illustration only and are not included unless specified in Schedule A of the SPA.



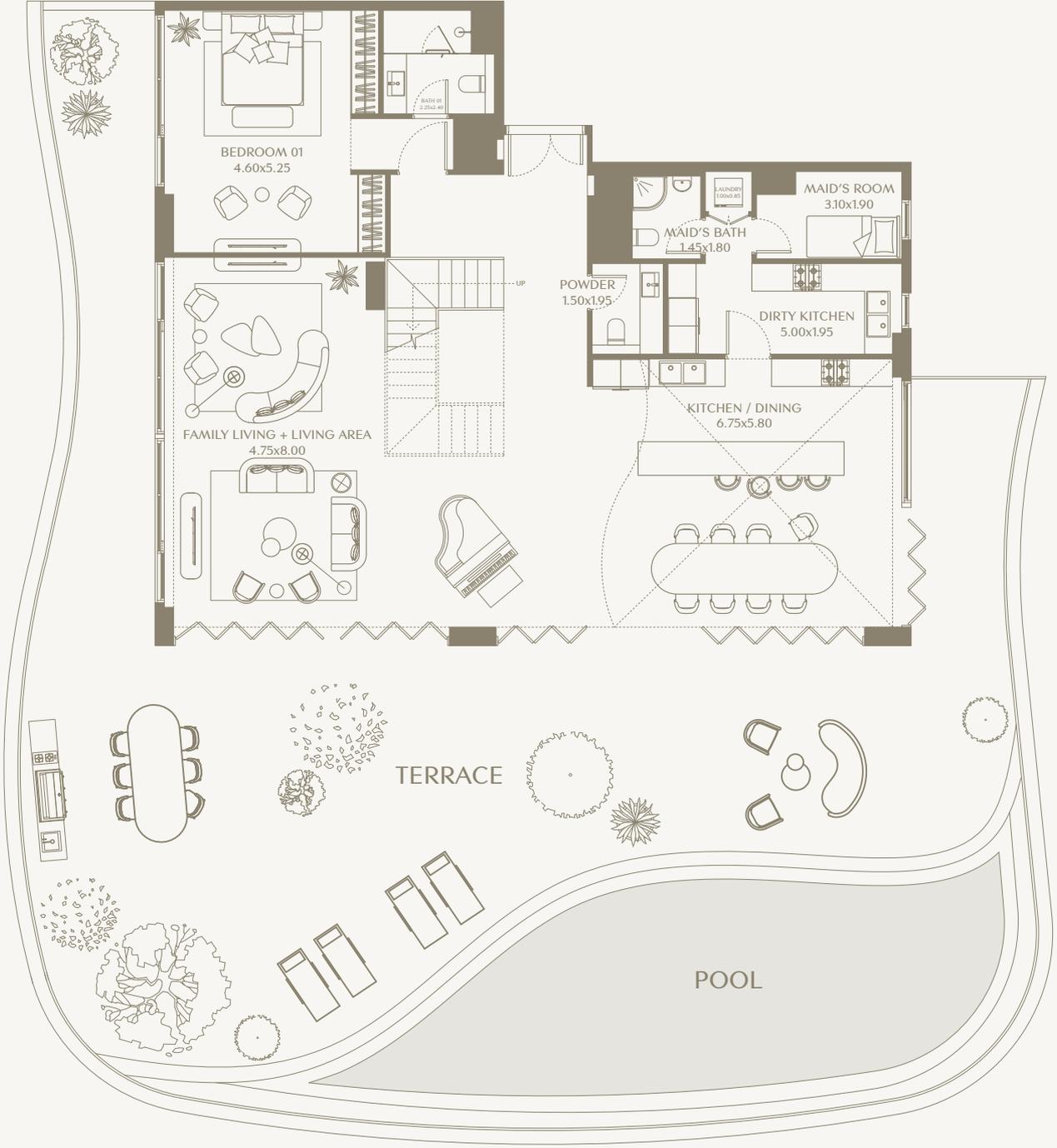
SKY VILLA  
FLOORPLAN GUIDE

# SKY VILLA

4 BED / 5 BATHS + FAMILY + SERVICE ROOM

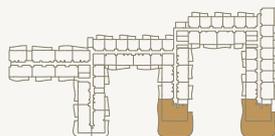
## LOWER LEVEL

A/C INTERIOR AREA	342 M2 / 3,677 FT2
TERRACE AREA	361 M2 / 3,886 FT2
TOTAL RESIDENCE	703 M2 / 7,563 FT2



SEA HORIZON / CITY VIEW

BEACH & SEA VIEW



BEACH & SEA VIEW

SEA / BEACH FRONT VIEW

LEVEL 7

# SKY VILLA

4 BED / 5 BATHS + FAMILY + SERVICE ROOM

## UPPER LEVEL

A/C INTERIOR AREA

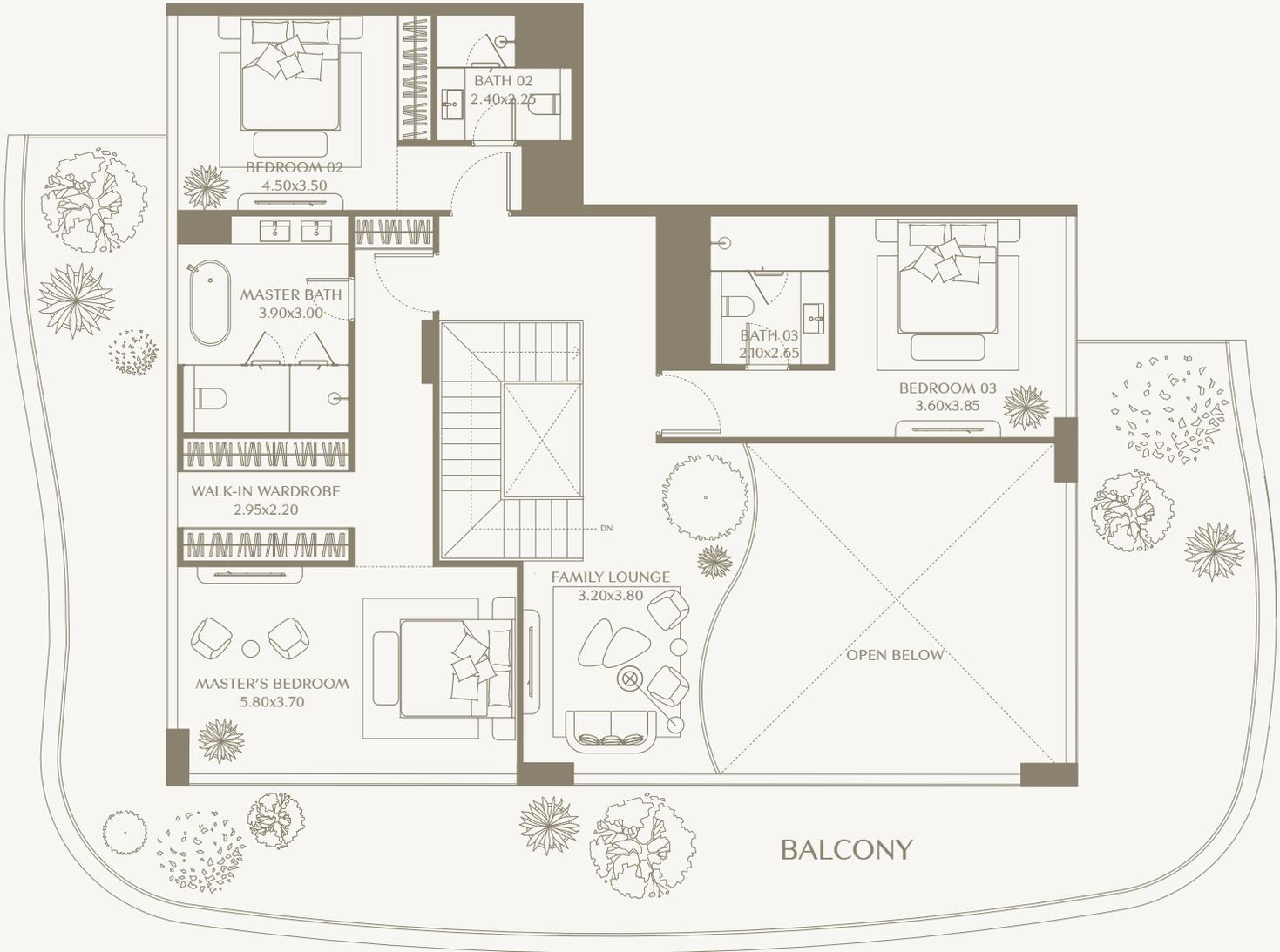
342 M<sup>2</sup> / 3,677 FT<sup>2</sup>

TERRACE AREA

361 M<sup>2</sup> / 3,886 FT<sup>2</sup>

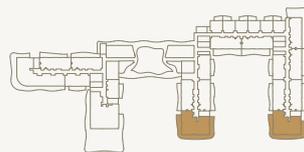
TOTAL RESIDENCE

703 M<sup>2</sup> / 7,563 FT<sup>2</sup>



SEA HORIZON / CITY VIEW

BEACH & SEA VIEW



BEACH & SEA VIEW

SEA / BEACH FRONT VIEW

LEVEL 8

A PROJECT BY



All dimensions are in meters. The unit shown is a typical example; actual units may differ in size, layout, materials, orientation, and location. Some units may have a mirrored layout. Window placements, balconies, fixtures, cabinets, and wardrobes are indicative and may change. All displayed furniture and accessories are for illustration only and are not included unless specified in Schedule A of the SPA.