

ICONA 1

OFF-PLAN REAL ESTATE REGISTRATION
ISSUED FOR ADM APPROVAL
29 DECEMBER 2025

[illegible]

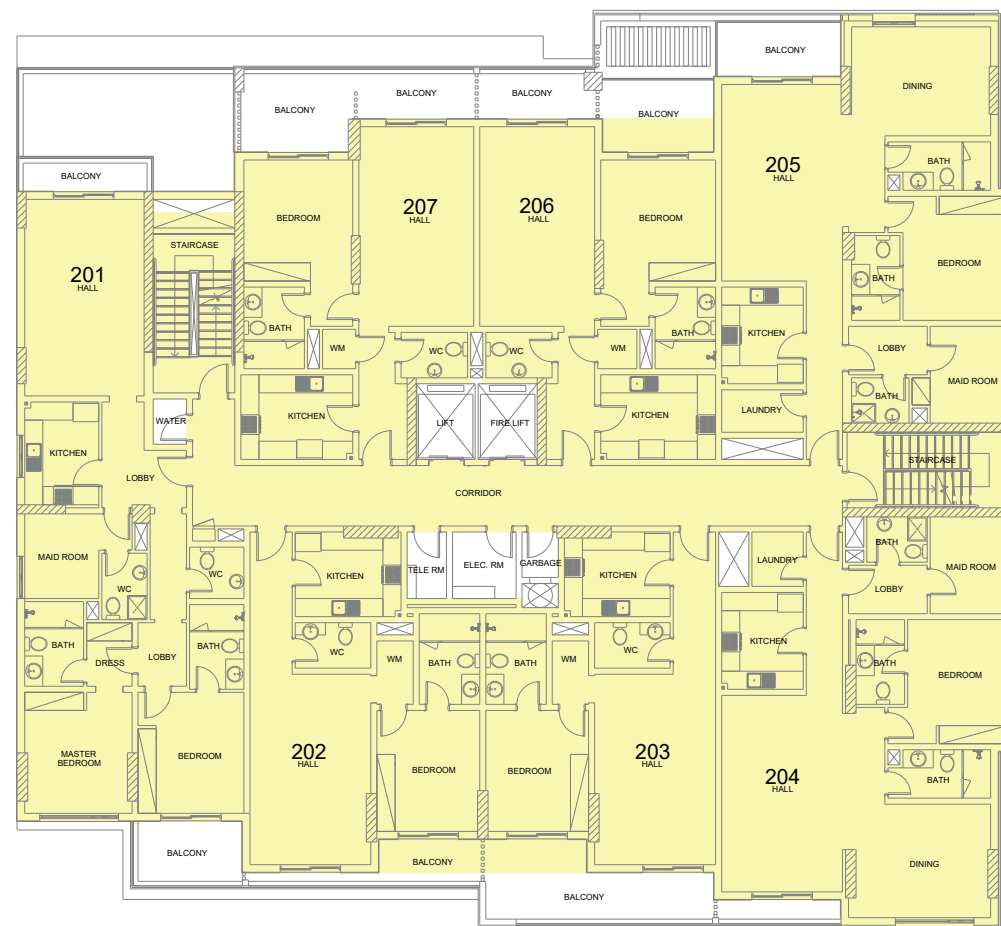
Legend :

■ Area included in GFA

GENERAL NOTES:

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2. ALL DIMENSIONS ARE IN MM. UNLESS STATED OTHERWISE.
3. GROSS FLOOR AREA DRAWINGS ARE BASED ON DETAILED DESIGN DRAWINGS PREPARED FOR PURPOSE OF BUILDING PERMIT APPLICATION SUBMISSION.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH OTHER RELEVANT AND RELATED DRAWINGS FOR THE SAME BUILDING.
5. THIS PLAN PREPARED FROM DESIGN DRAWINGS FOR PURPOSE OF REAL ESTATE PROJECT REGISTRATION.

ICONA 1 GFA	
Floor	Area (SQ.M)
LEVEL 1	797.98



ICONA 1 GFA	
Floor	Area (SQ.M)
LEVEL 2	786.84

KEY PLAN :

AL SHAMHKAH



SH36

GENERAL NOTES

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4. ANY DISCREPANCY IN THE DRAWINGS AND DESIGN DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / ENGINEER.
5. CHECK ALL DIMENSION ON SITE PRIOR TO CONSTRUCTION

DATUM LEVEL:
±0.00m. = +4.20m. NADO

[illegible]

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**Castor Real Estate Enterprises Investment
Development - L.L.C-S.P.C**

CONSULTANT:



MAIN DEVELOPER

ALDAR PROPERTIES PJSC
P.O BOX 51133, ABU DHABI
UNITED ARAB EMIRATES
T: +971 2 810 5555
F: +971 2 810 5550



SURVEY CONSULTANT



Office No.: 248 2nd Floor
Madinat Zayed Office Tower
PO Box: 450422, Abu Dhabi
United Arab Emirates
Phone: +971 5 5204 0152
Email: info@electra-surveys.com

PROJECT NAME :

ICONA 1
(Al Reeman - Phase 1)

ZONE :

Al Shamkhah

SECTOR NO :

PLOT NO :	C48
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PROJECT DESCRIPTION :

Building consists of: Basement-1, Ground Floor + First to 6th Floor + Roof + Top Roof , Substation, Generator Room Etc.

DRAWING TITLE :

LEVEL 1 & LEVEL 2 GFA CALCULATION

DRAWING NO :

AG00B

REVISION NO

0

SUBMISSION DATE :

29-Dec-2025

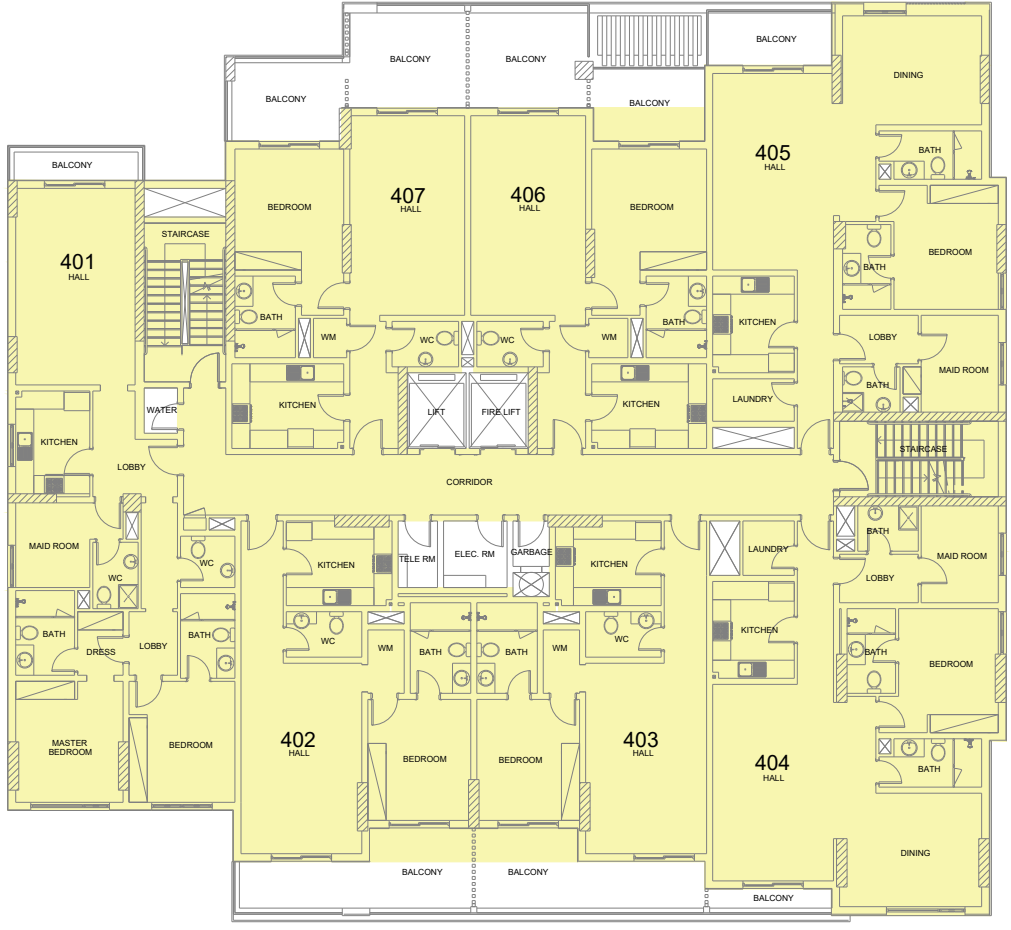
SCALE :

1.250

PROJECT ID :

PLAN ID:

OFFICE USE ONLY :



Area included in GFA

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THIS PLAN PREPARED FROM DESIGN DRAWINGS FOR PURPOSE OF REAL ESTATE PROJECT REGISTRATION

ICONA 1 GFA	
Floor	Area (SQ.M)
LEVEL 3	788.38

ICONA 1 GFA	
Floor	Area (SQ.M)
LEVEL 4	788.47



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[illegible]

CLIENT:

**Castor Real Estate Enterprises Investment
Development - L.L.C-S.P.C**

CONSULTANT:



TARGET *Engineering Consultant*
TARGET ENGINEERING CONSULTANT
 Tel: +671 2 78 8888 Email: info@target.com.net
 Web: +671 2 78 8222 Website: www.target.com.net

Location: 400 Kennedy, Marine Road, Al Jazeera City, Tower A, Office 1102, P.O. Box 115811, 06154, Doha, Qatar, Doha, Qatar

MAIN DEVELOPER:

ALDAR PROPERTIES PJSC
P.O BOX 51 133, ABU DHABI
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F: +971 2 810 5550

The Aldar logo is a stylized, dark grey emblem consisting of three interlocking, curved shapes that form a central 'A' and two side elements, all enclosed within a thin grey square border. Below the emblem, the word 'ALDAR' is written in a bold, dark grey, sans-serif typeface.

SURVEY CONSULTANT



ELECTRA SURVEYING
ENGINEERING CONSULTANCY

Office No.: 248 2nd Floor
Madinat Zayed Office Tower
PO Box: 450422, Abu Dhabi
United Arab Emirates

Phone: +971 5 5204 0152
Email: info@electra-surveys.com

PROJECT NAME :

ICONA 1
(AI Reeman - Phase 1)

ZONE : Al Shamkhah

SECTOR NO : SH36	PLOT NO : C48
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PROJECT DESCRIPTION :

Building consists of: Basement-1, Ground Floor + First to 6th Floor + Roof + Top Roof , Substation, Generator Room Etc.

DRAWING TITLE :

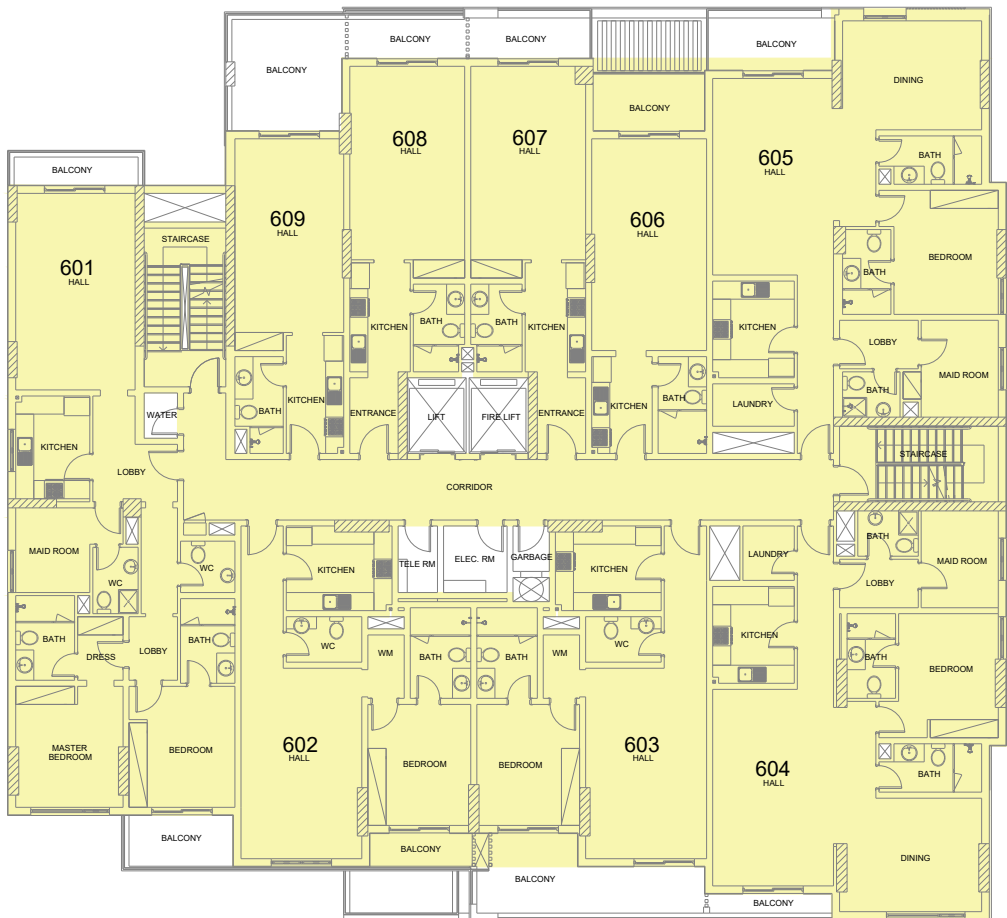
LEVEL 3 & LEVEL 4
GFA CALCULATION

DRAWING NO : AG00C	REVISION NO: 0
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SUBMISSION DATE :	SCALE :
29-Dec-2025	1:250

PROJECT ID :	PLAN ID :
*	*

OFFICE USE ONLY:

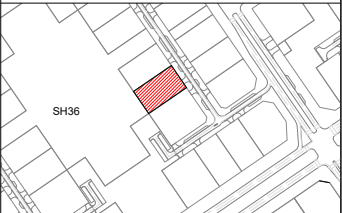


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ICONA 1 GFA	
Floor	Area (SQ.M)
LEVEL 5	802.08

ICONA 1 GFA	
Floor	Area (SQ.M)
LEVEL 6	814.45



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[illegible]

REV	DATE	DESCRIPTION	DRWN	CHKD
CLIENT:				

**Castor Real Estate Enterprises Investment
Development - L.L.C-S.P.C**

CONSULTANT:



ALDAR PROPERTIES PJSC
P.O BOX 51133, ABU DHABI
UNITED ARAB EMIRATES
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SURVEY CONSULTANT



PROJECT NAME :

ICONA 1
(Al Reeman - Phase 1)

ZONE :

SECTOR NO : SH36	PLOT NO : C48
---------------------	------------------

PROJECT DESCRIPTION :
Building consists of: Basement-1, Ground Floor + First to 6th Floor + Roof + Top Roof , Substation, Generator Room Etc.

DRAWING TITLE :

LEVEL 5 & LEVEL 6
GFA CALCULATION

DRAWING NO : AG00D	REVISION NO: 0
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SUBMISSION DATE :	SCALE :
29-Dec-2025	1:250

PROJECT ID :	PLAN ID :
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OFFICE USE ONLY :

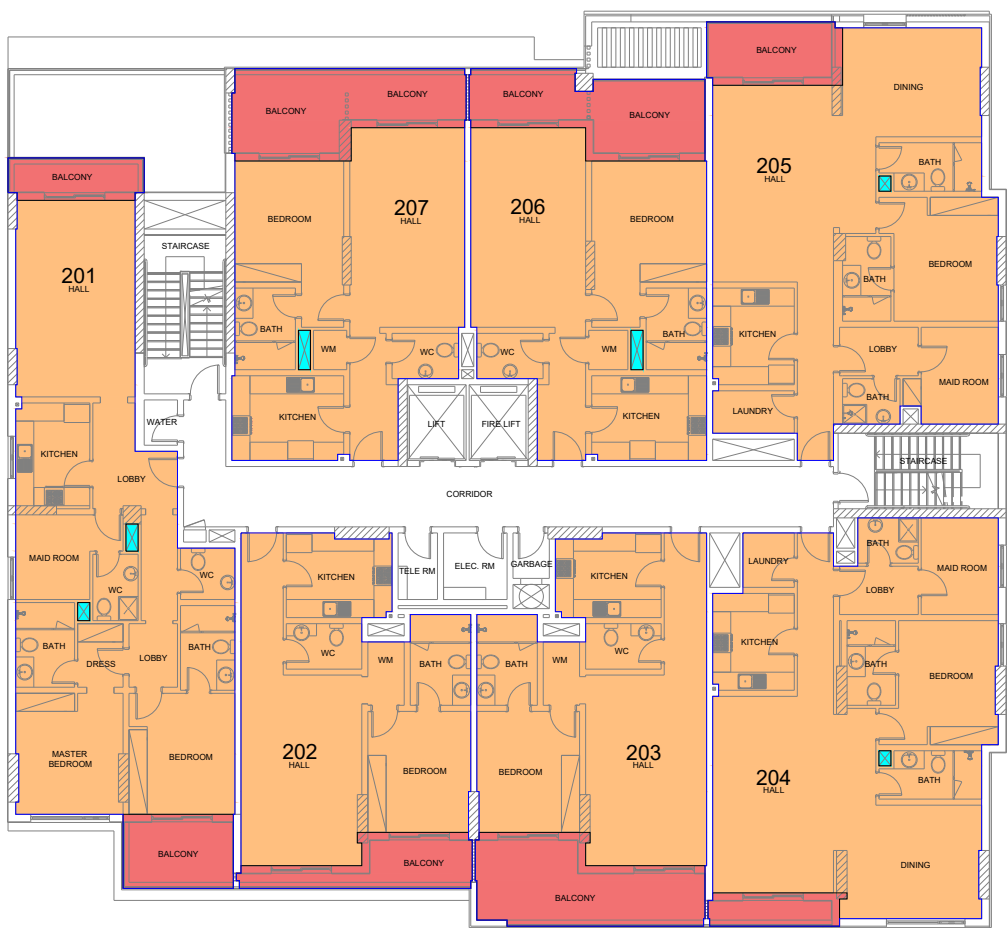
Legend :

■ Area included in GFA

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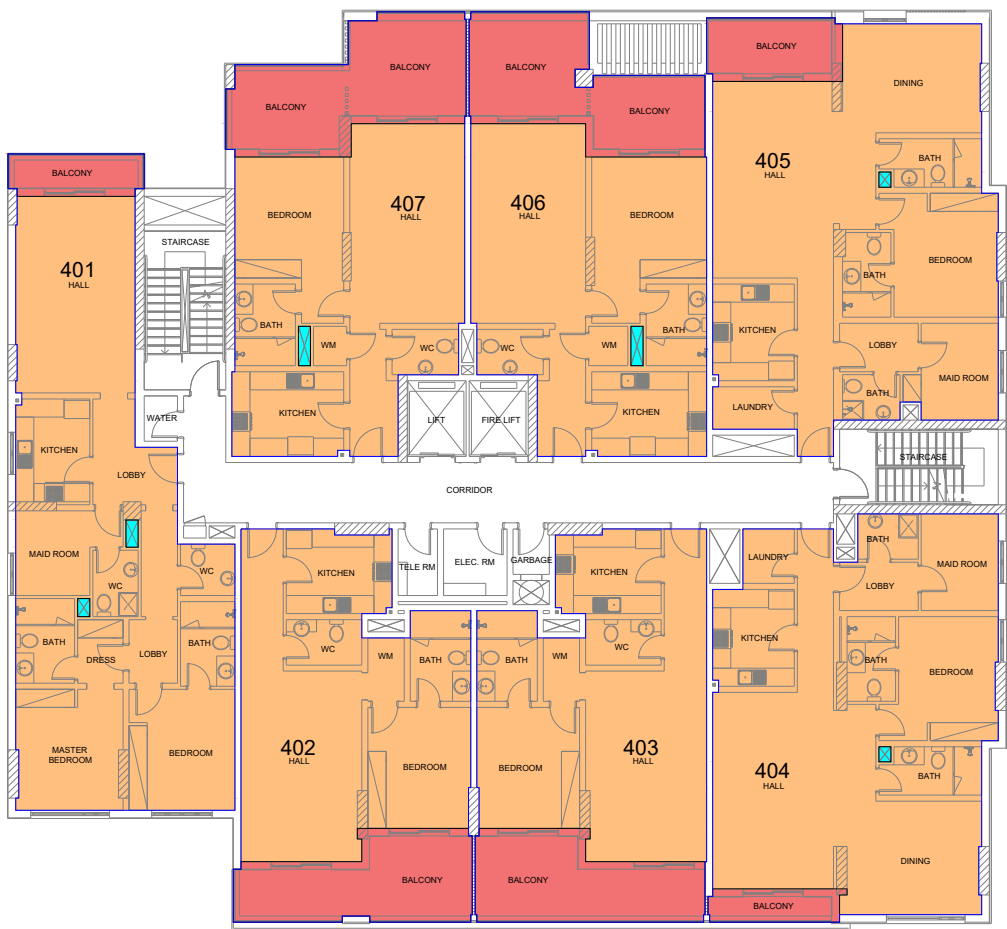
ICONA 1 GFA	
Floor	Area (SQ.M)
ROOF	40.9



Project Name : Icona 1				Plot :	C48		
Area :	Al Shankhah			Building :	1		
Sector :	SH36			Floor:	2		
*	Unit Area-1	Unit Area-2	Ua	Ub	Uc	**	Survey
Unit No.	ADUA-1	ADUA-2	(Balcony)	(Stairs)	(Voids)	Volumetric	Status
201	127.85	112.76	15.09	-	0.60	422.85	As Planned
202	80.54	70.73	9.81	-	0.00	265.24	As Planned
203	89.72	70.77	18.95	-	0.00	265.39	As Planned
204	117.34	112.55	4.79	-	0.20	422.06	As Planned
205	123.31	113.96	9.35	-	0.20	427.35	As Planned
206	92.32	74.52	17.80	-	0.52	279.45	As Planned
207	92.1	72.77	19.33	-	0.52	272.89	As Planned

5. THIS PLAN PREPARED FROM DESIGN DRAWINGS FOR PURPOSE OF REAL ESTATE PROJECT REGISTRATION

[illegible]

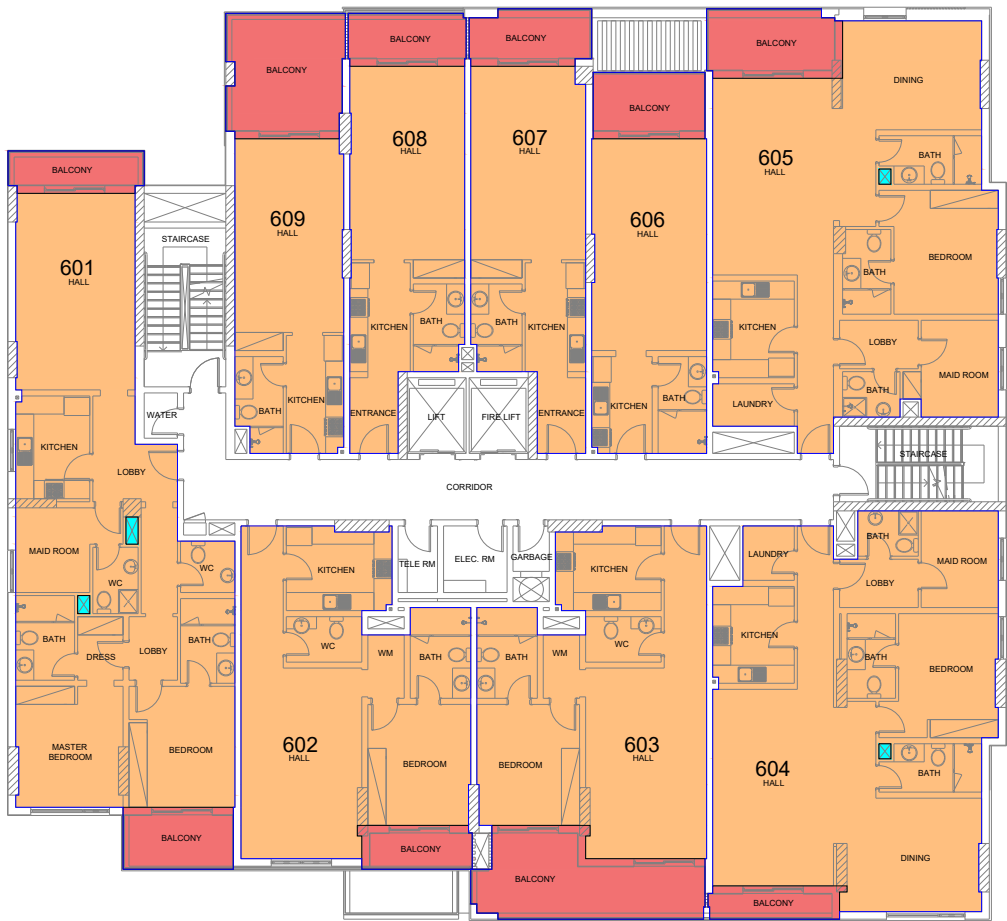


Project Name : Icona 1				Plot :	C48		
Area :	Al Shankhah			Building :	1		
Sector :	SH36			Floor:	4		
*	Unit Area-1	Unit Area-2	Ua	Ub	Uc	**	Survey
Unit No.	ADUA-1	ADUA-2	(Balcony)	(Stairs)	(Voids)	Volumetric	Status
401	118.91	112.76	6.15	-	0.60	422.85	As Planned
402	90.3	70.72	19.58	-	0.00	265.20	As Planned
403	89.98	70.77	19.21	-	0.00	265.39	As Planned
404	117.33	112.55	4.78	-	0.20	422.06	As Planned
405	123.31	113.96	9.35	-	0.20	427.35	As Planned
406	99.33	74.52	24.81	-	0.52	279.45	As Planned
407	99.04	72.77	26.27	-	0.52	272.89	As Planned

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OFFICE USE ONLY :



Project Name : Icona 1				Plot :	C48		
Area :	Al Shankhah			Building :	1		
Sector :	SH36			Floor:	6		
*	Unit Area-1	Unit Area-2	Ua	Ub	Uc	**	Survey
Unit No.	ADUA-1	ADUA-2	(Balcony)	(Stairs)	(Voids)	Volumetric	Status
601	126.39	112.76	13.63	-	0.60	422.85	As Planned
602	76.04	70.73	5.31	-	0.00	265.24	As Planned
603	89.23	70.77	18.46	-	0.00	265.39	As Planned
604	117.33	112.55	4.78	-	0.20	422.06	As Planned
605	124.03	113.97	10.06	-	0.20	427.39	As Planned
606	47.46	39.32	8.14	-	0.00	147.45	As Planned
607	49.57	42.31	7.26	-	0.00	158.66	As Planned
608	49.16	42.37	6.79	-	0.00	158.89	As Planned
609	52.72	36.99	15.73	-	0.00	138.71	As Planned

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