

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

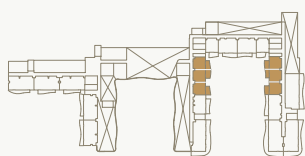
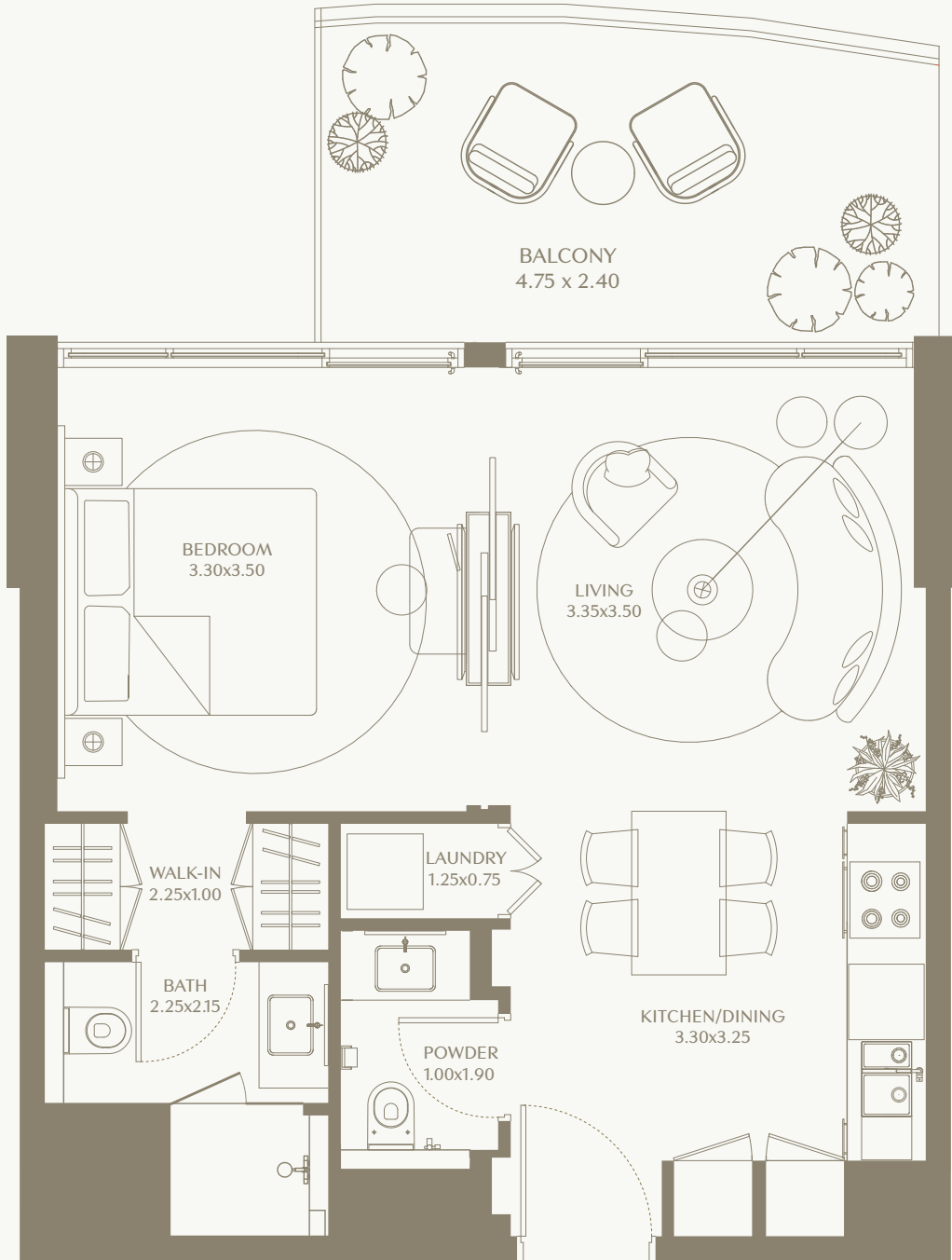
49 M2 / 524 FT2

TERRACE AREA

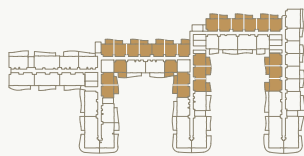
13 M2 / 138 FT2

TOTAL RESIDENCE

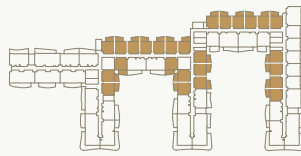
62 M2 / 662 FT2



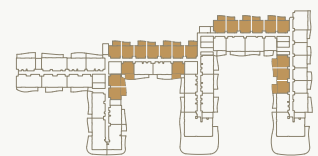
MEZZANINE



LEVEL 1



LEVEL 2 - 6



LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 7 - 8

BEACH & SEA VIEW

BEACH & SEA VIEW

A PROJECT BY

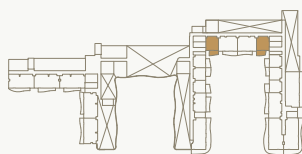
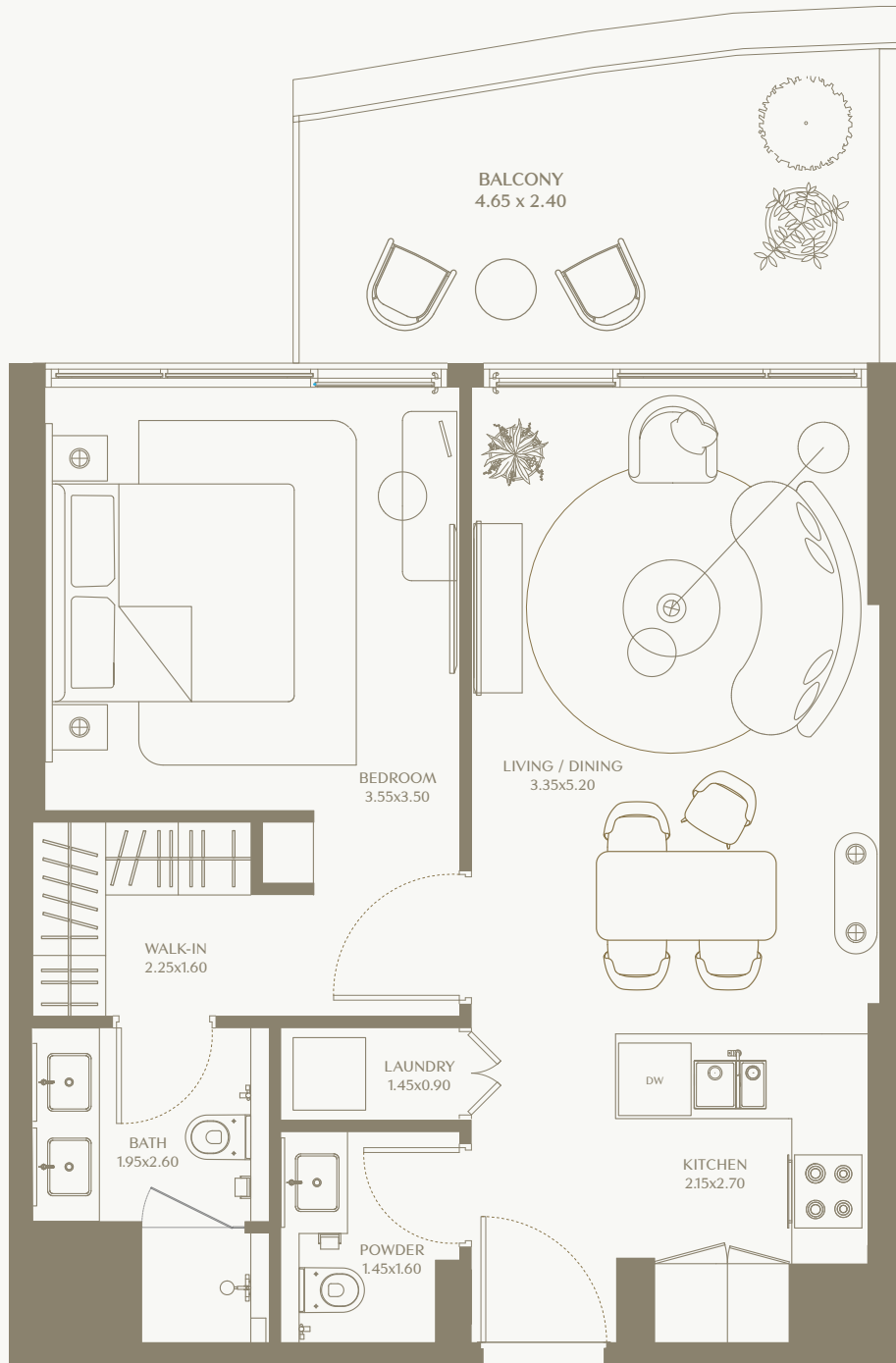


All dimensions are in meters. The unit shown is a typical example; actual units may differ in size, layout, materials, orientation, and location. Some units may have a mirrored layout. Window placements, balconies, fixtures, cabinets, and wardrobes are indicative and may change. All displayed furniture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

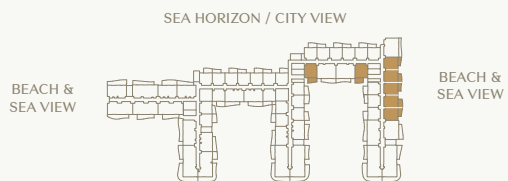
1 BEDROOM/L

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

2 BEDROOM
FLOORPLAN GUIDE



2 BEDROOM/S

2 BED / 2 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA

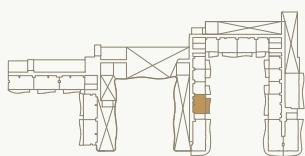
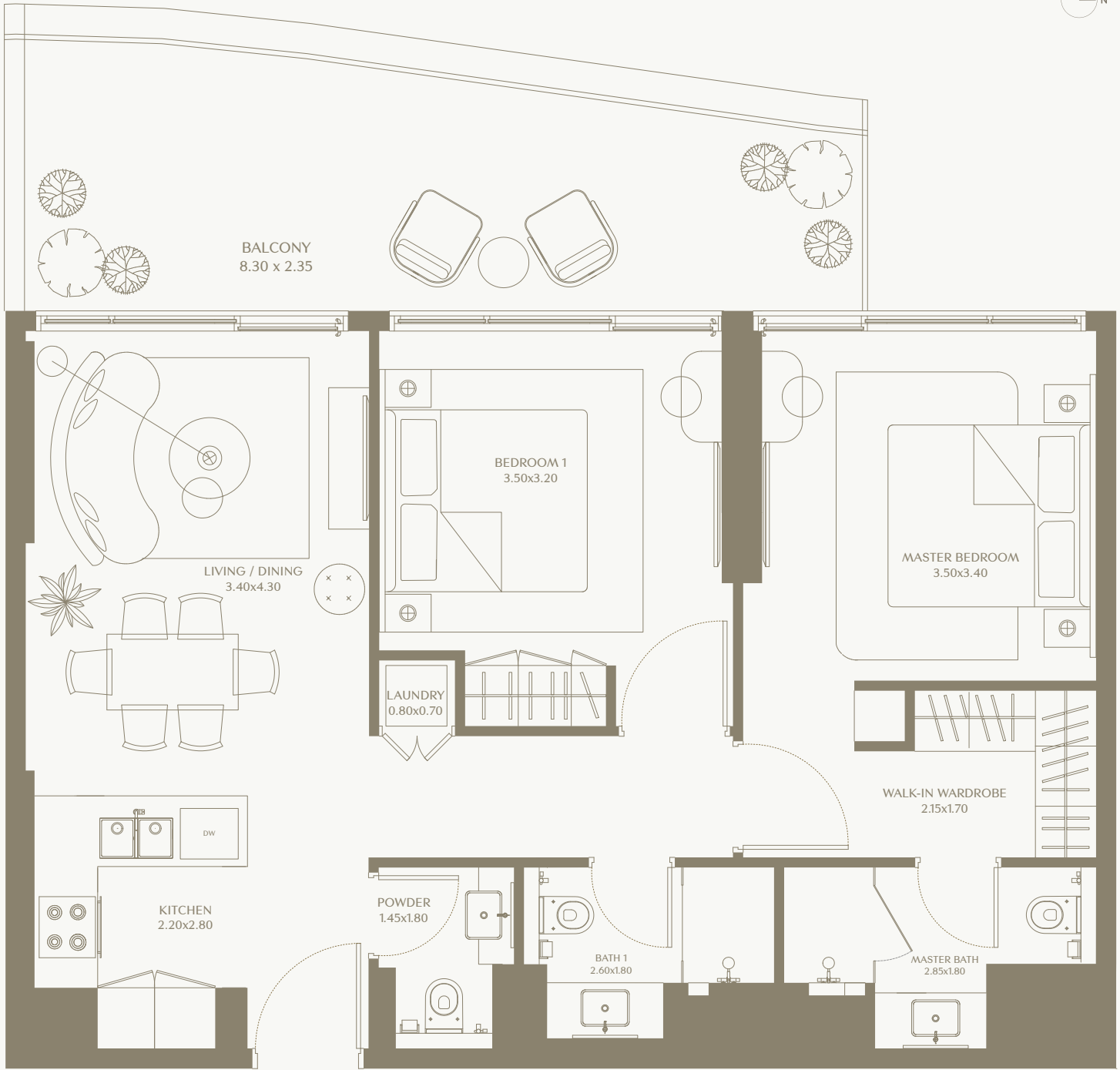
76 M² / 820 FT²

TERRACE AREA

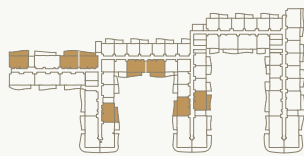
23 M² / 247 FT²

TOTAL RESIDENCE

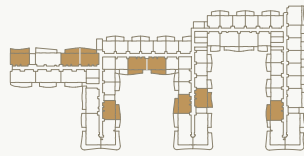
99 M² / 1,067 FT²



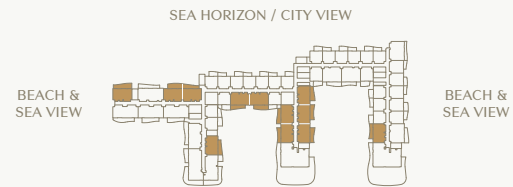
MEZZANINE



LEVEL 1



LEVEL 2 - 6



LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 7 - 8

2 BEDROOM/M

2 BED / 2 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA

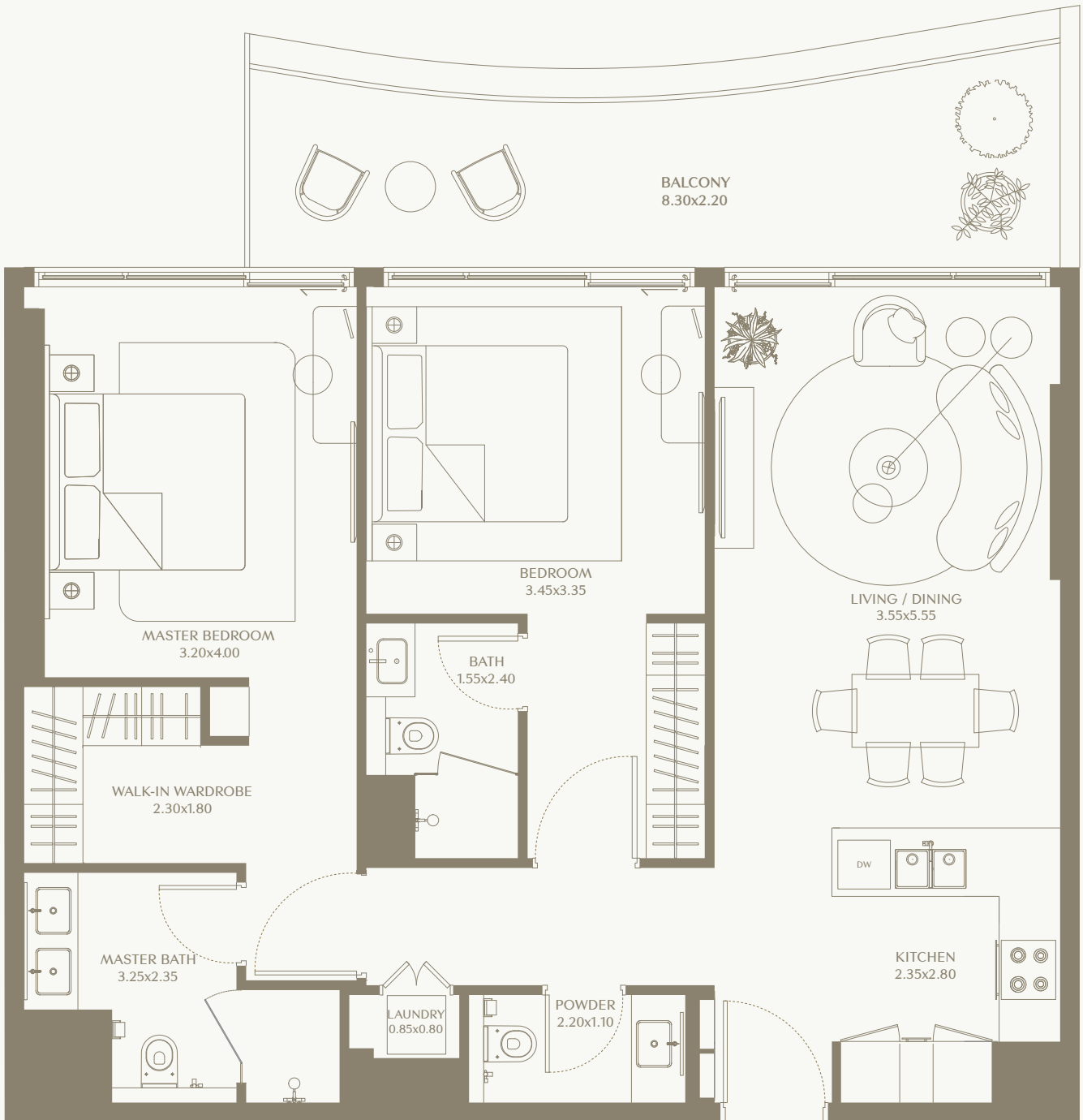
89 M2 / 963 FT2

TERRACE AREA

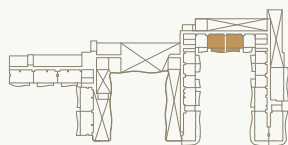
22 M2 / 242 FT2

TOTAL RESIDENCE

112 M2 / 1,205 FT2

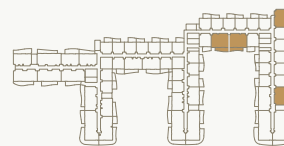


SEA HORIZON / CITY VIEW



MEZZANINE

BEACH & SEA VIEW



LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 1 - 7

2 BEDROOM/L-A

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

A/C INTERIOR AREA

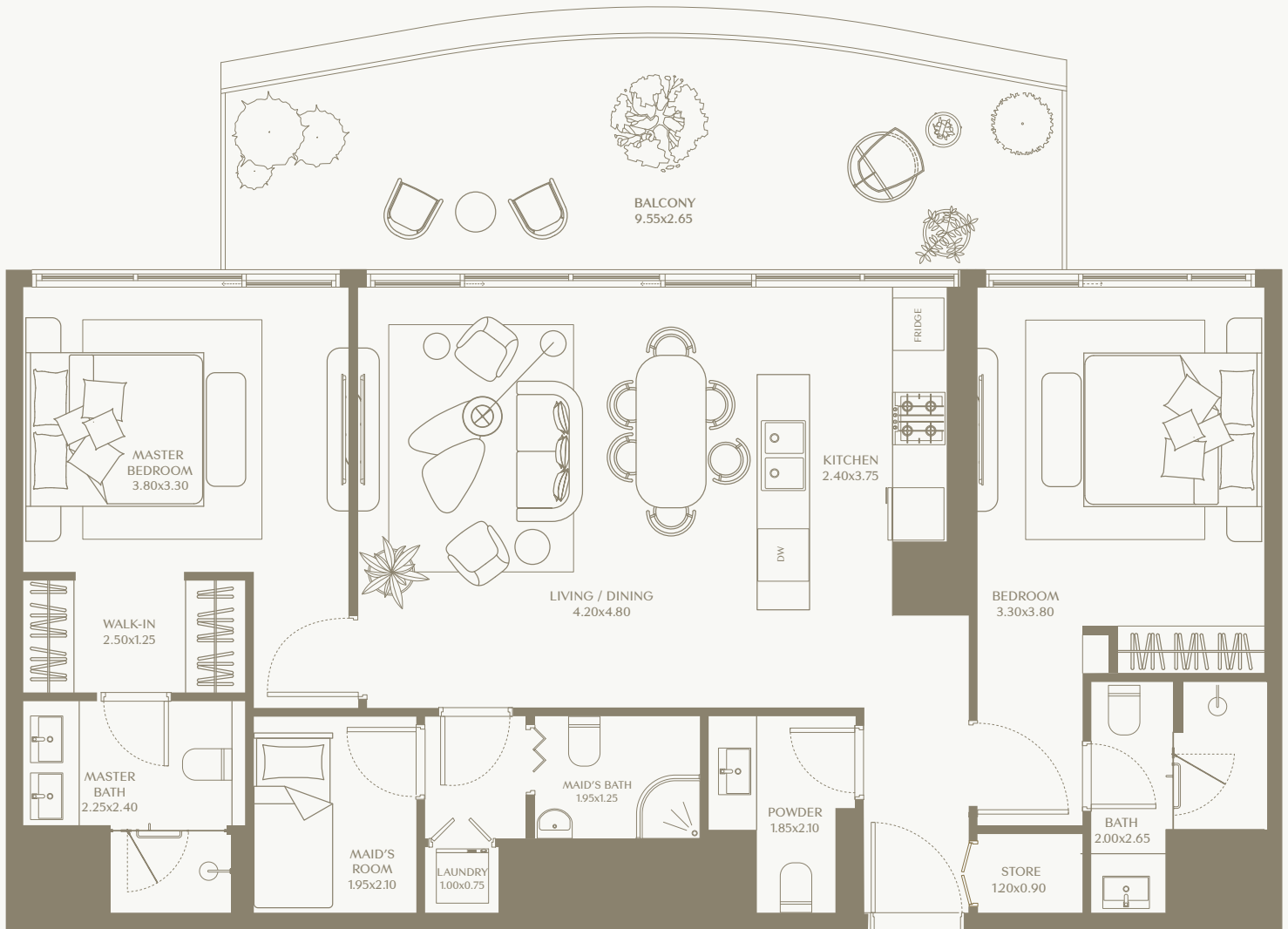
101 M² / 1,083 FT²

TERRACE AREA

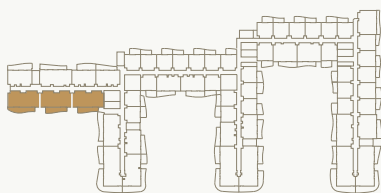
29 M² / 308 FT²

TOTAL RESIDENCE

129 M² / 1,391 FT²

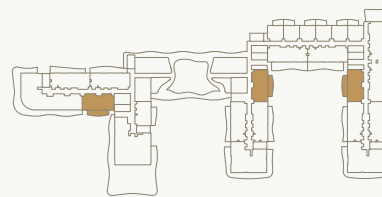


SEA HORIZON / CITY VIEW



LEVEL 1 - 7

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.

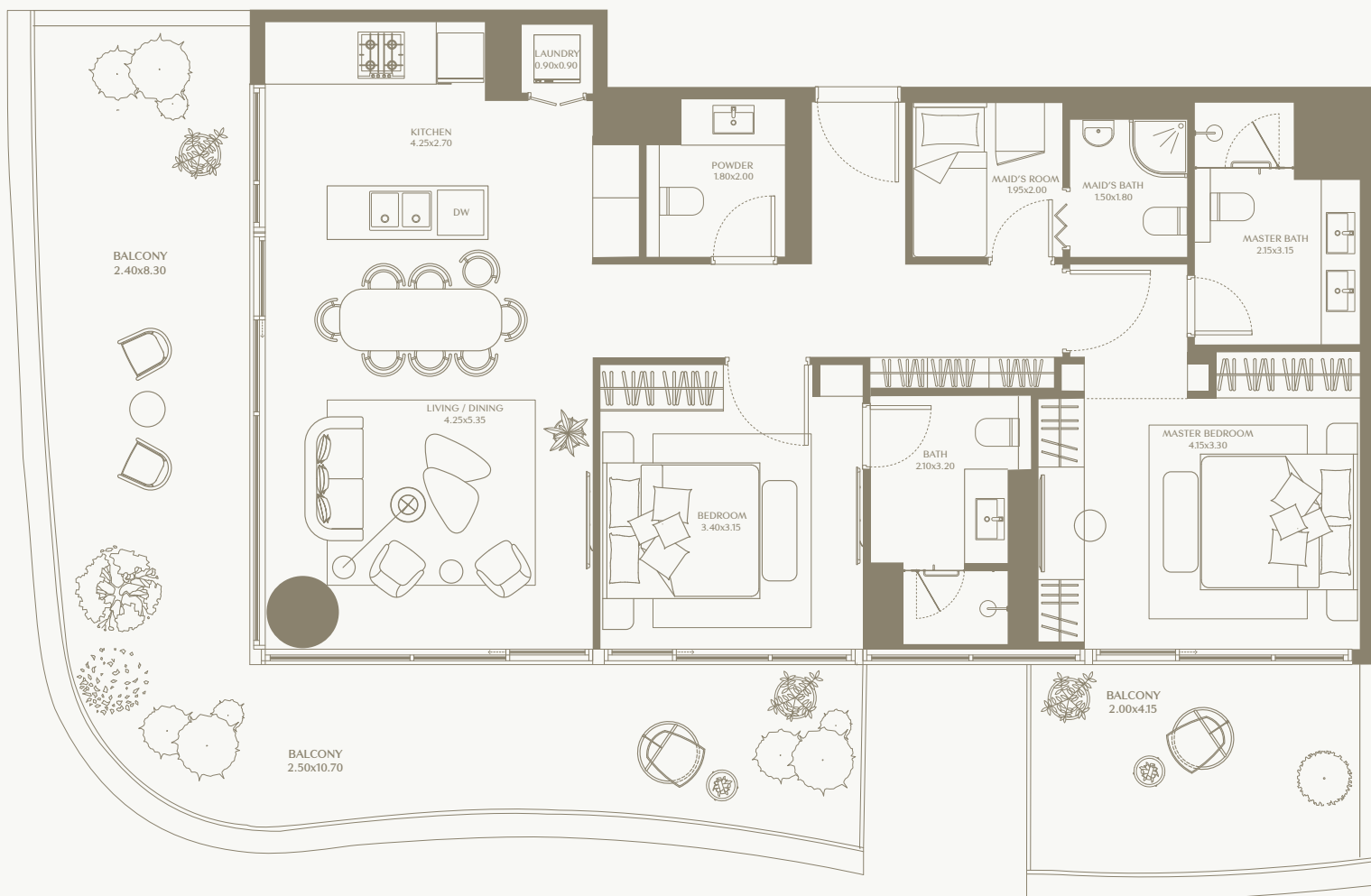
2 BEDROOM/L-B

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

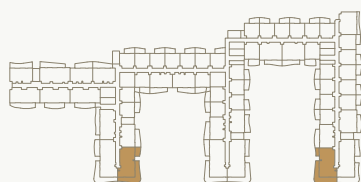
A/C INTERIOR AREA 106 M2 / 1,146 FT2

TERRACE AREA 54 M2 / 584 FT2

TOTAL RESIDENCE 161 M2 / 1,729 FT2

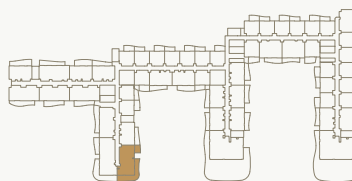


SEA HORIZON / CITY VIEW



LEVEL 2 - 6

BEACH & SEA VIEW



LEVEL 7

BEACH & SEA VIEW

LANDSCAPE / SEA / BEACH FRONT VIEW

A PROJECT BY



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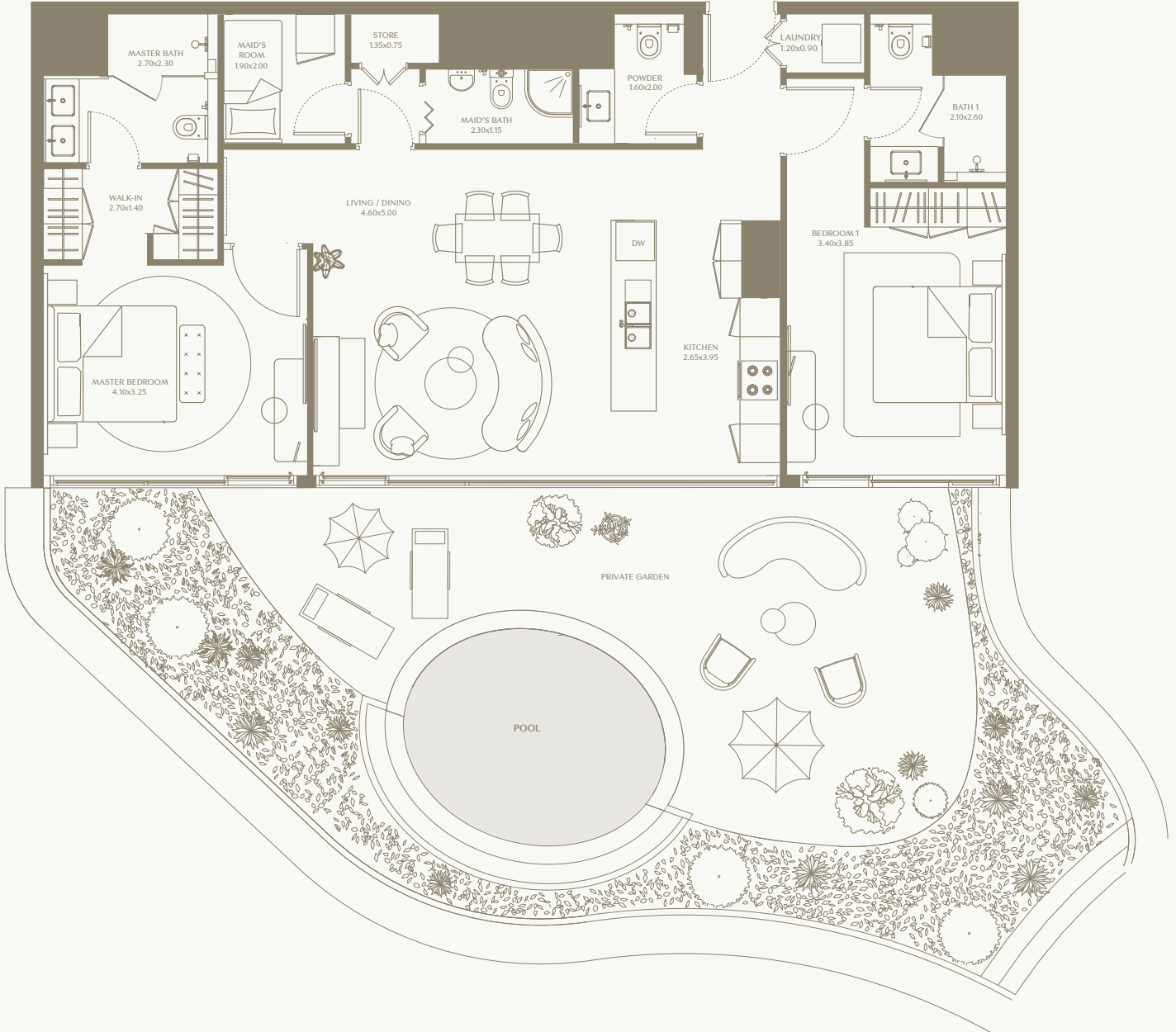
2 BEDROOM /SIMPLEX

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

A/C INTERIOR AREA 106 M2 / 1,137 FT2

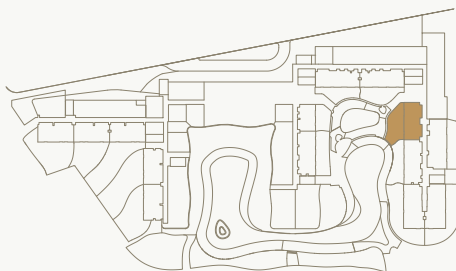
TERRACE AREA 95 M2 / 1,021 FT2

TOTAL RESIDENCE 201 M2 / 2,158 FT2



SEA HORIZON / CITY VIEW

BEACH & SEA VIEW



BEACH & SEA VIEW

LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 0

A PROJECT BY



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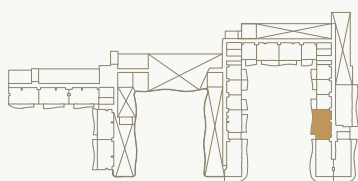
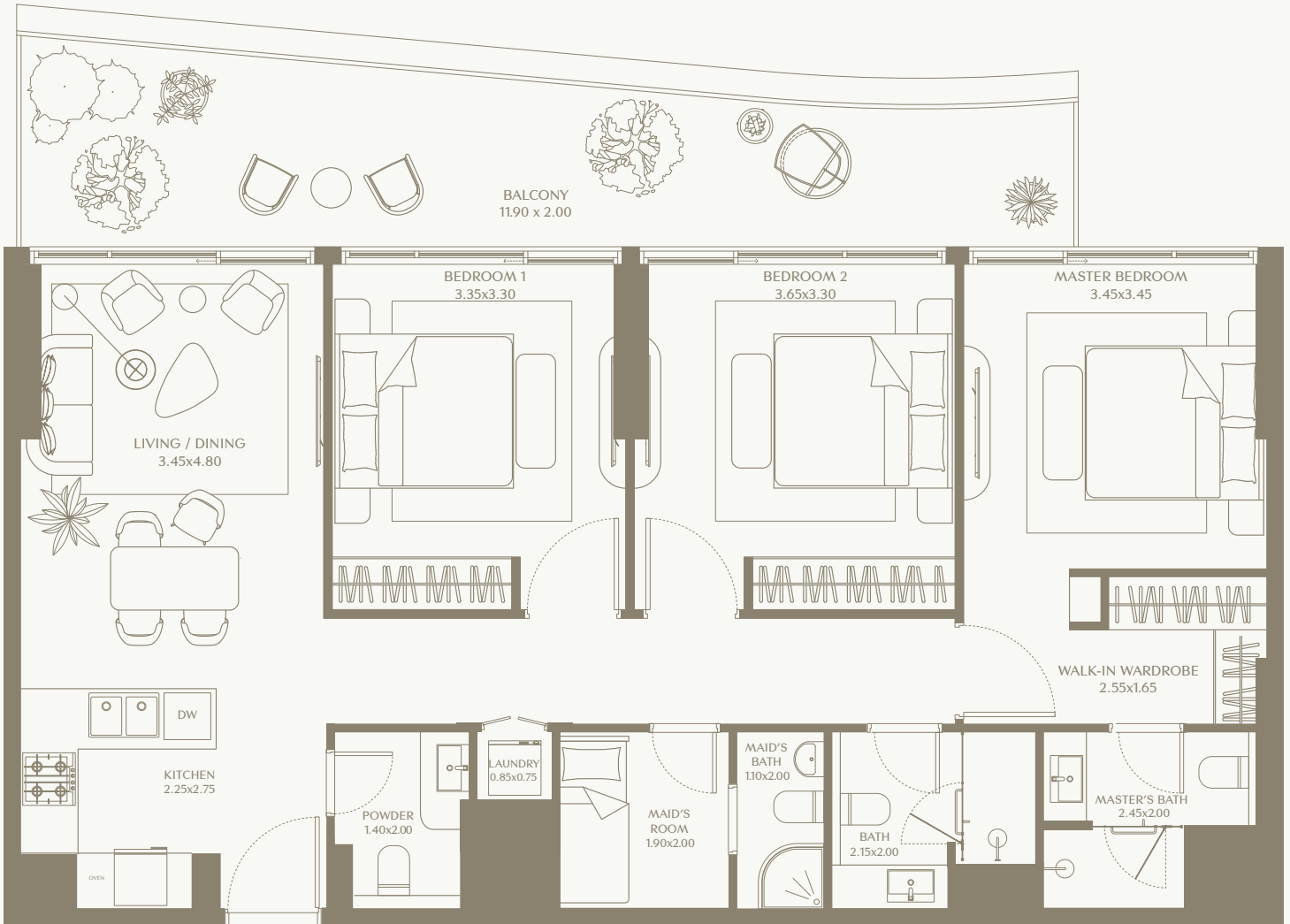
3 BEDROOM/S

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

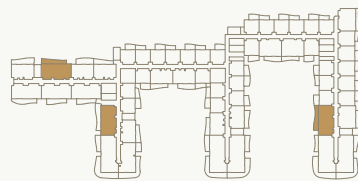
A/C INTERIOR AREA 105 M2 / 1,128 FT2

TERRACE AREA 27 M2 / 292 FT2

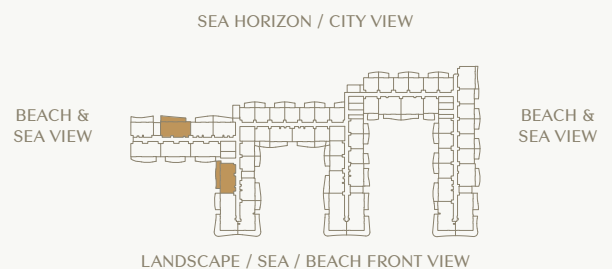
TOTAL RESIDENCE 132 M2 / 1,420 FT2



MEZZANINE



LEVEL 1



LANDSCAPE / SEA / BEACH FRONT VIEW

3 BEDROOM/L-A

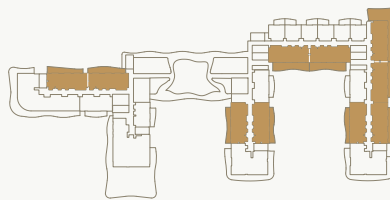
3 BED / 3 BATHS + FAMILY + MAID + SERVICE ROOM

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



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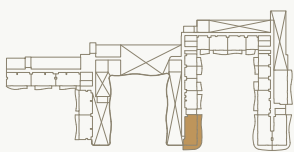
3 BEDROOM/L-B

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

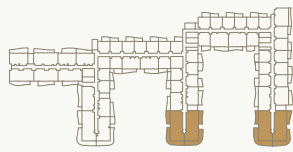
A/C INTERIOR AREA 137 M2 / 1,477 FT2

TERRACE AREA 61 M2 / 661 FT2

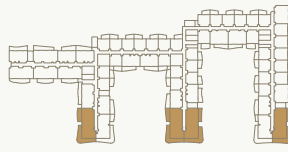
TOTAL RESIDENCE 199 M2 / 2,138 FT2



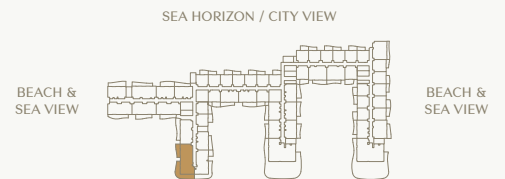
MEZZANINE



LEVEL 1



LEVEL 2 - 6



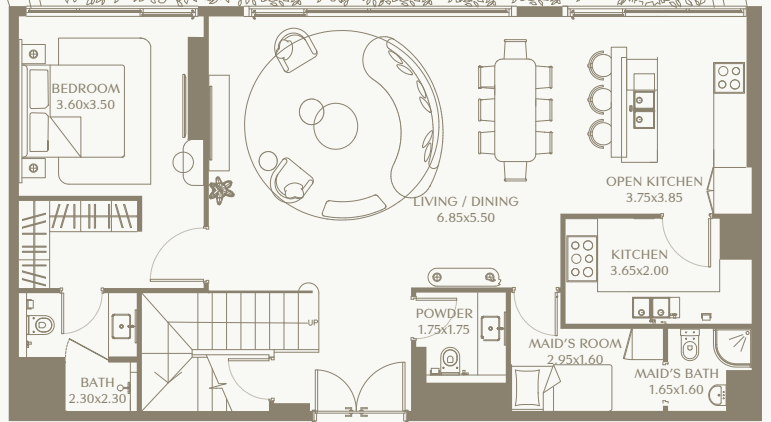
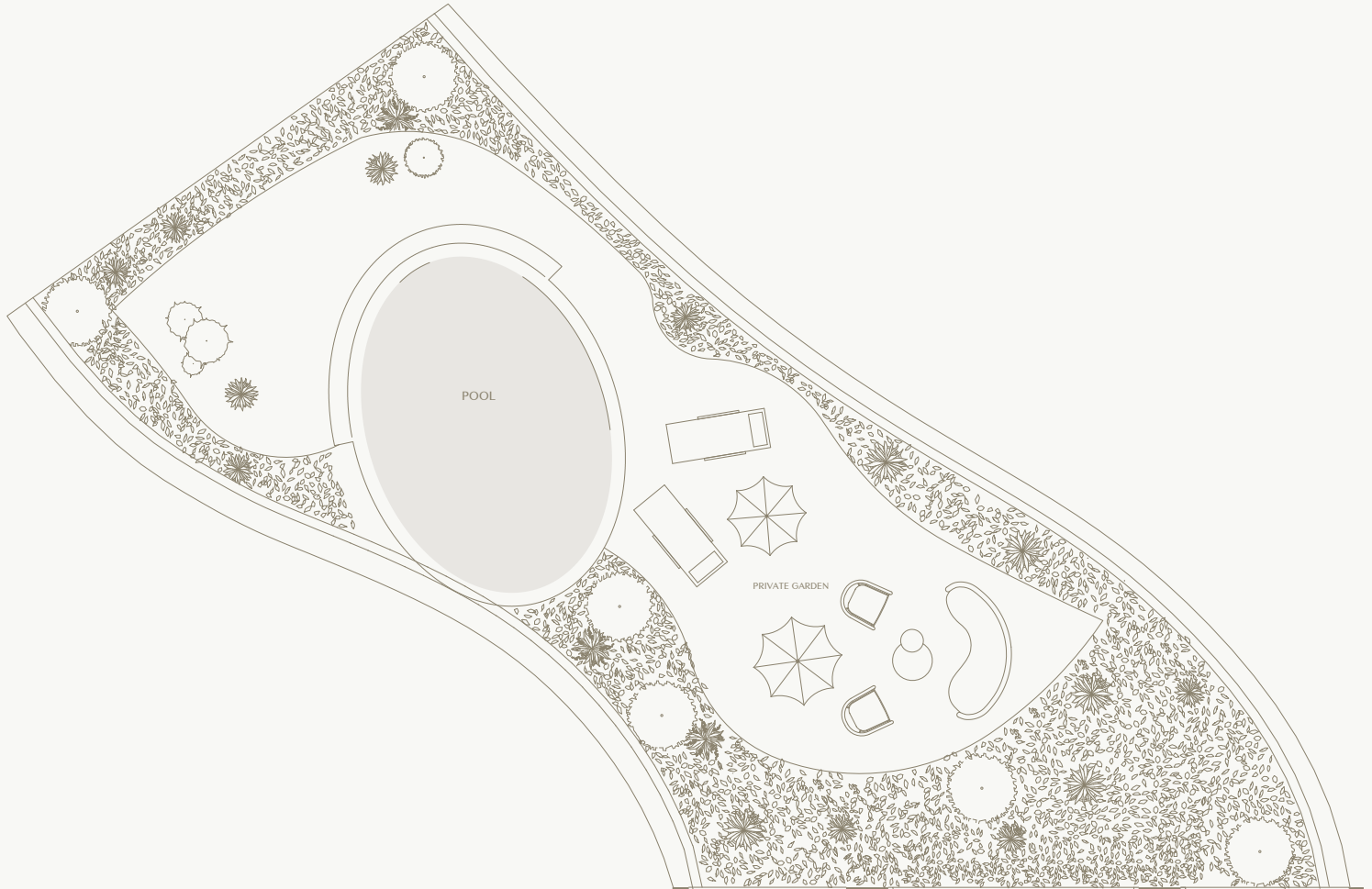
LEVEL 7

3 BEDROOM / DUPLEX

GROUND FLOOR

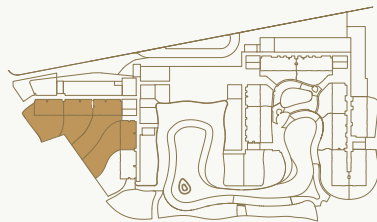
3 BED / 3 BATHS + FAMILY + SERVICE ROOM

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



SEA HORIZON / CITY VIEW

BEACH &
SEA VIEW



BEACH &
SEA VIEW

LANDSCAPE / SEA / BEACH FRONT VIEW

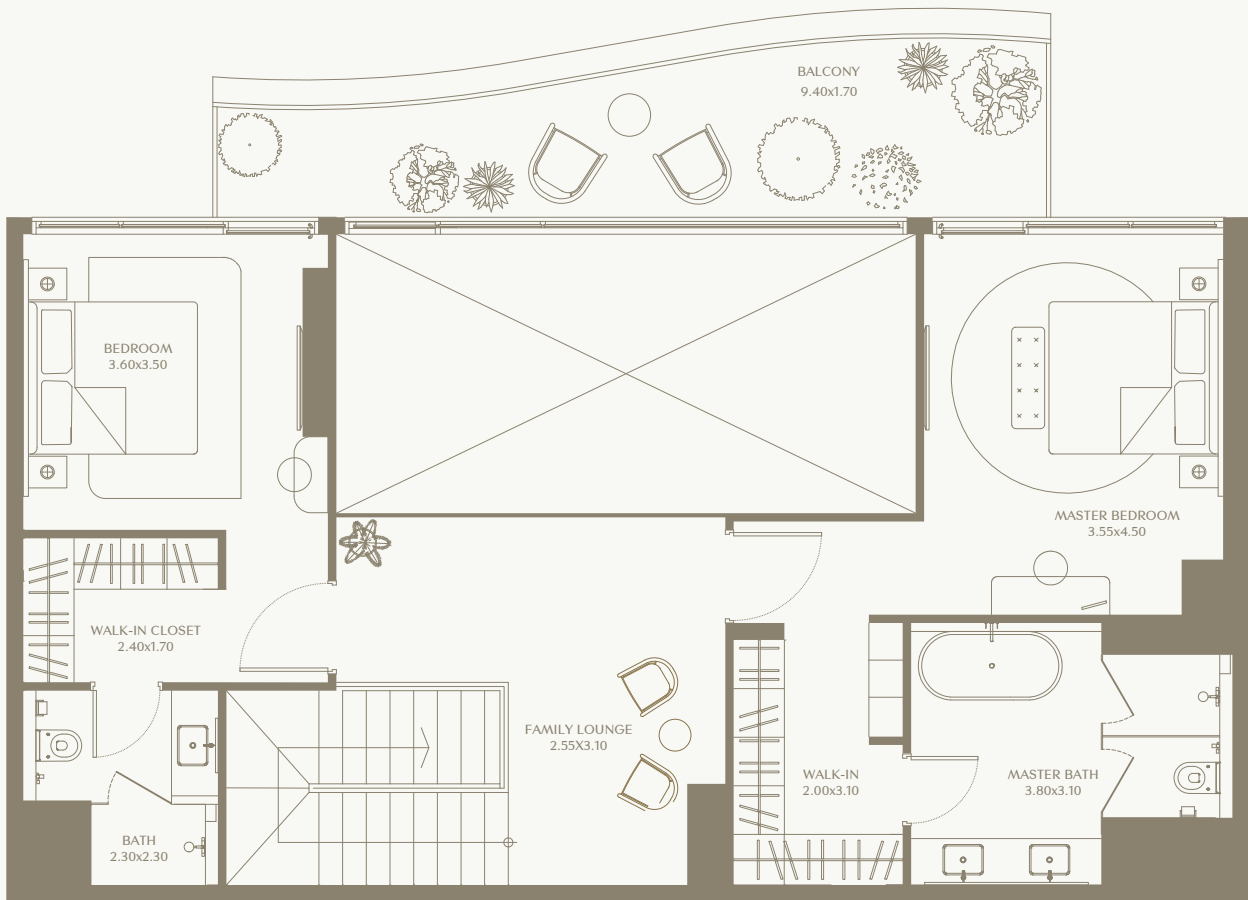
LEVEL 0

3 BEDROOM / DUPLEX

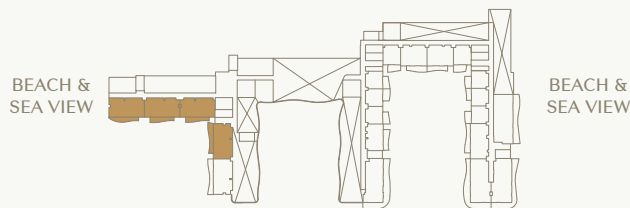
FIRST FLOOR

3 BED / 3 BATHS + FAMILY + SERVICE ROOM

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



SEA HORIZON / CITY VIEW



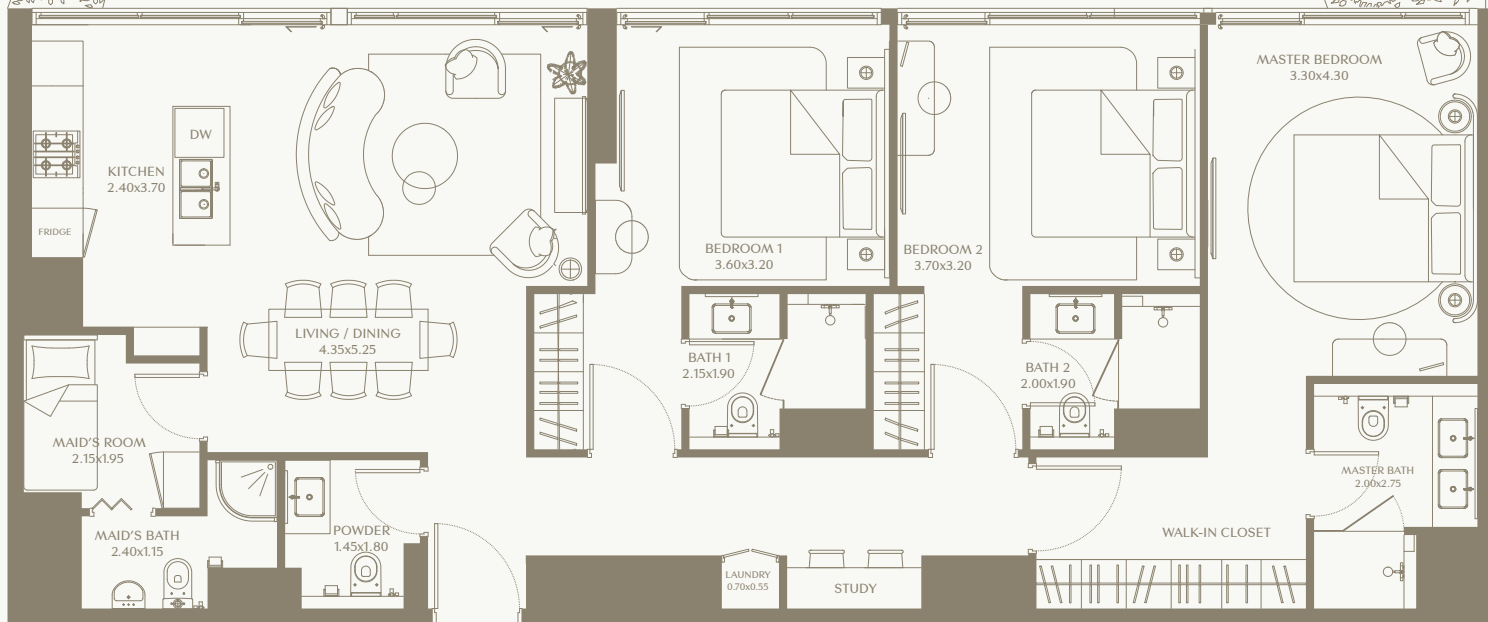
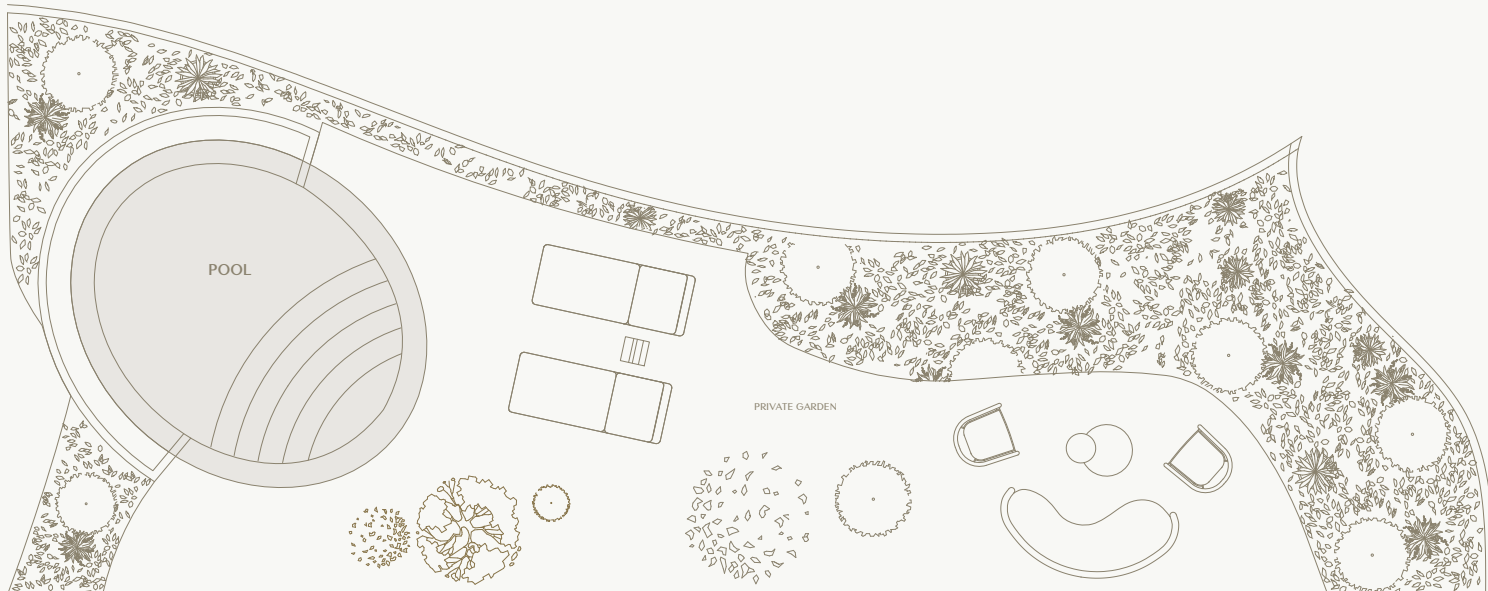
LANDSCAPE / SEA / BEACH FRONT VIEW

MEZZANINE

3 BEDROOM /SIMPLEX

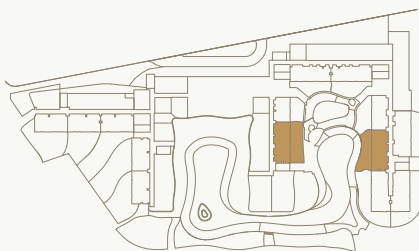
3 BED / 3 BATHS + FAMILY + SERVICE ROOM

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 0

3 BEDROOM /SIMPLEX

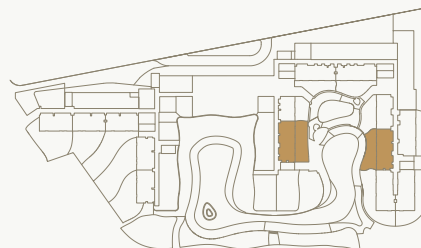
3 BED / 3 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA	126 M2 / 1,359 FT2
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SEA HORIZON / CITY VIEW

BEACH & SEA VIEW



BEACH & SEA VIEW

LANDSCAPE / SEA / BEACH FRONT VIEW

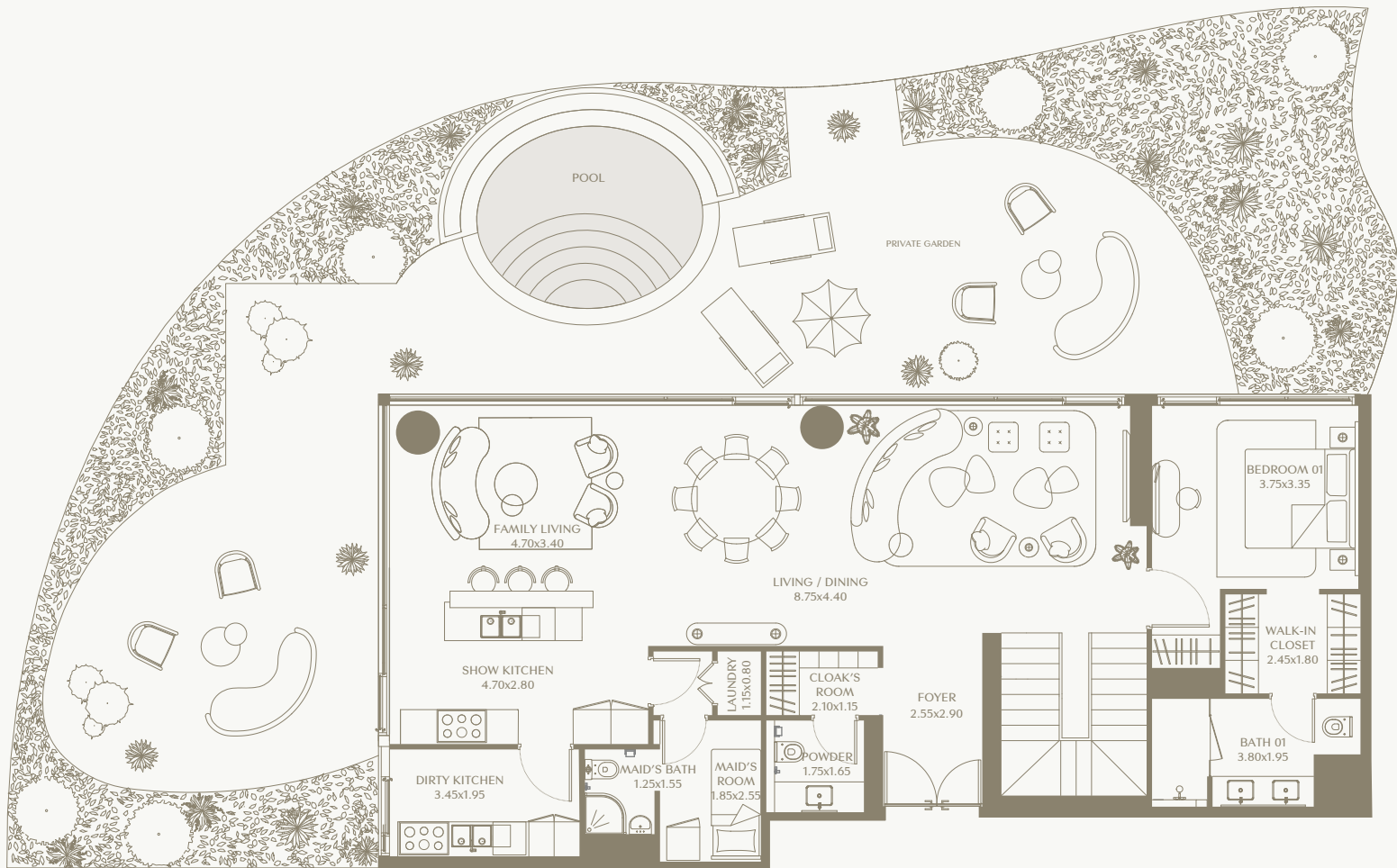
LEVEL 0

4 BEDROOM / DUPLEX - A

LOWER LEVEL

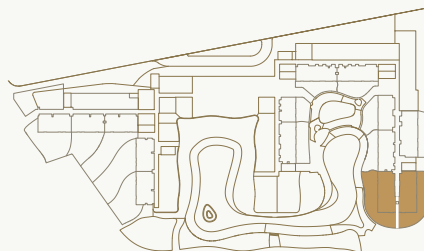
4 BED / 4 BATHS + FAMILY + SERVICE ROOM

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

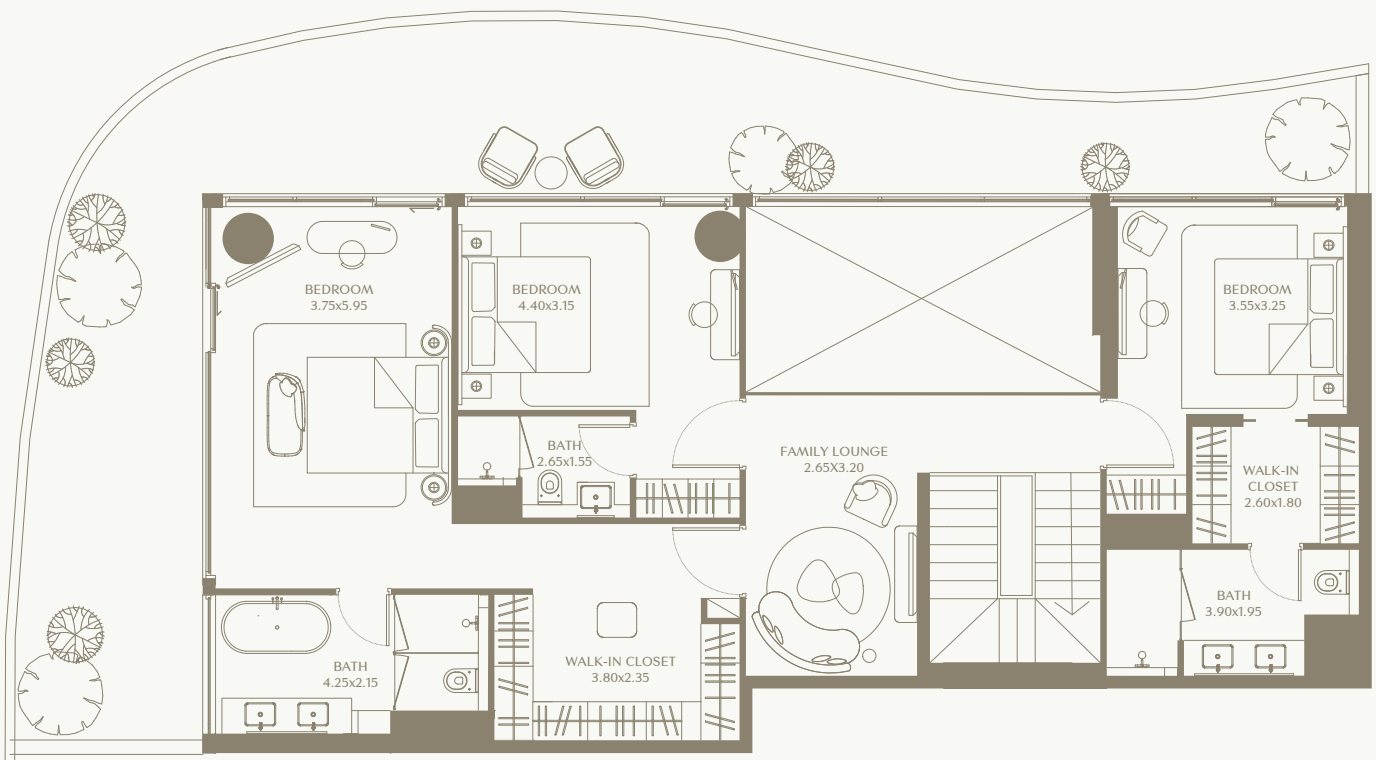
LEVEL 0

4 BEDROOM / DUPLEX - A

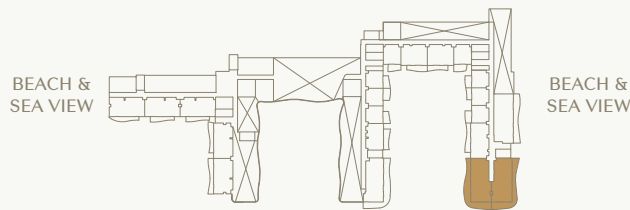
A/C INTERIOR AREA	263 M2 / 2,835 FT2
TERRACE AREA	233 M2 / 2,507 FT2
TOTAL RESIDENCE	496 M2 / 5,341 FT2

UPPER LEVEL

4 BED / 4 BATHS + FAMILY + SERVICE ROOM



SEA HORIZON / CITY VIEW



LANDSCAPE / SEA / BEACH FRONT VIEW

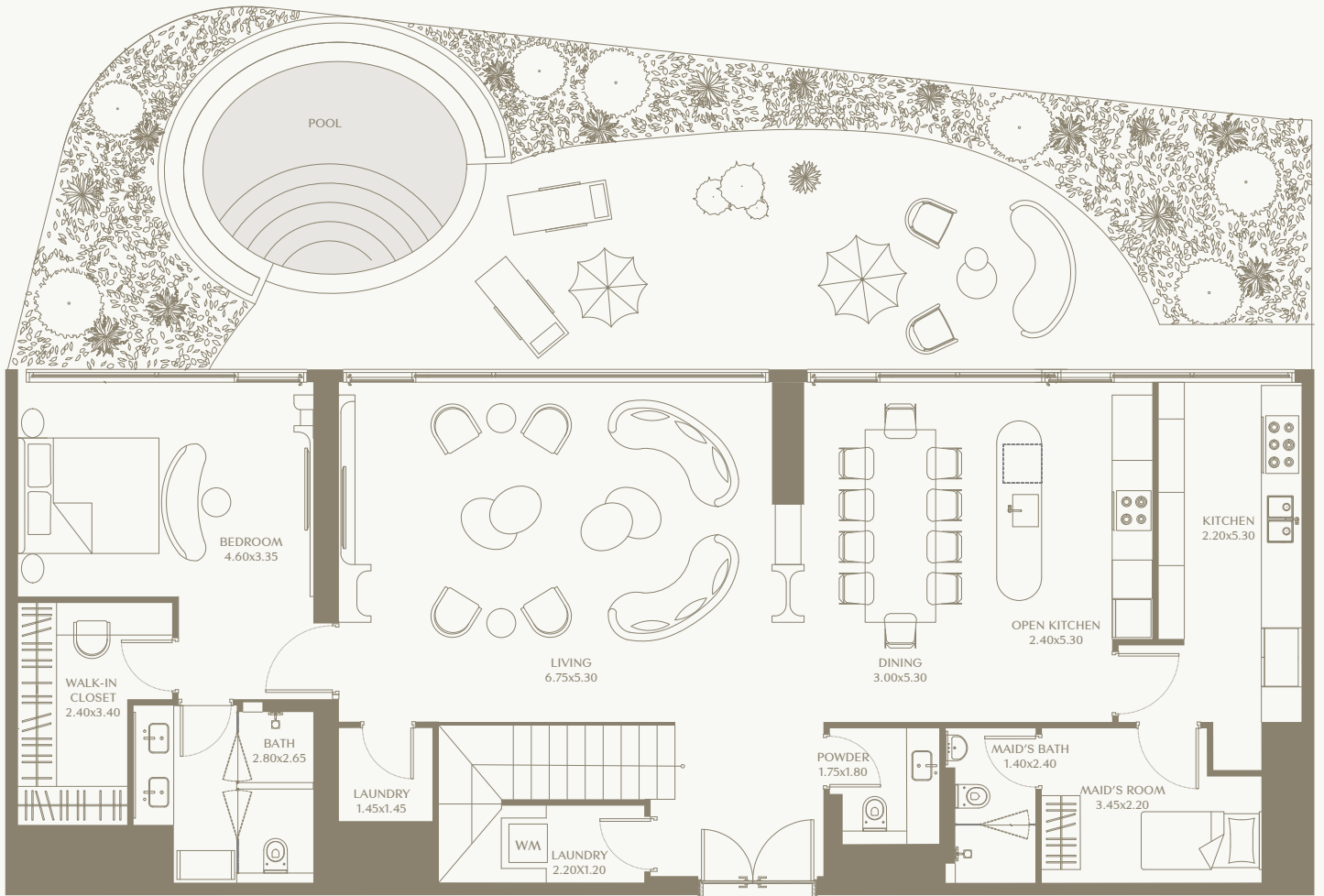
MEZZANINE

4 BEDROOM / DUPLEX - B

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

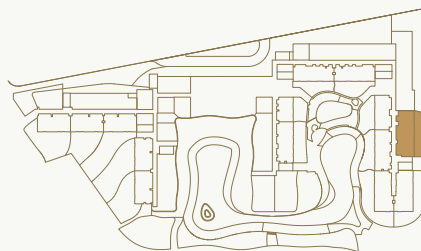
LOWER LEVEL

4 BED / 4 BATHS + FAMILY + SERVICE ROOM



SEA HORIZON / CITY VIEW

BEACH &
SEA VIEW



BEACH &
SEA VIEW

LANDSCAPE / SEA / BEACH FRONT VIEW

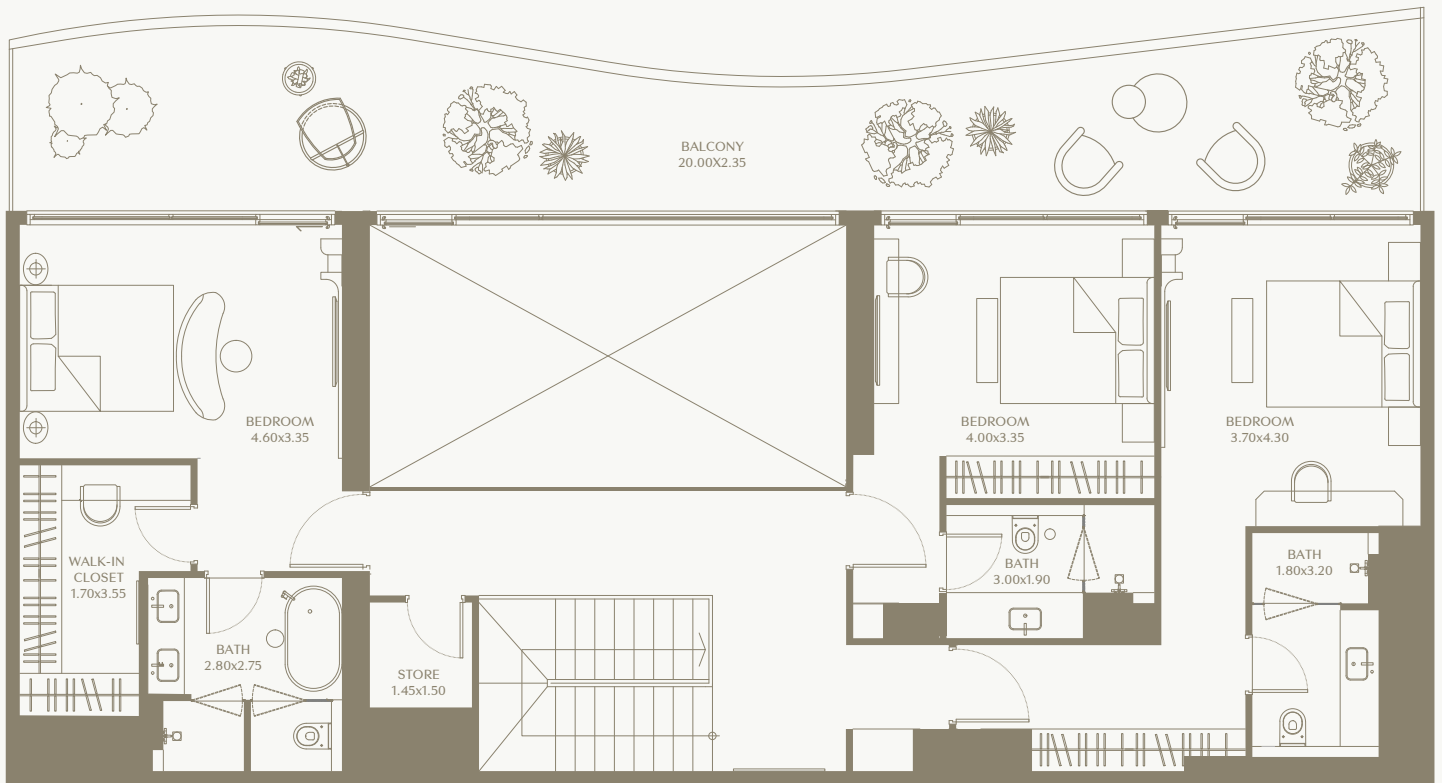
LEVEL 0

4 BEDROOM / DUPLEX - B

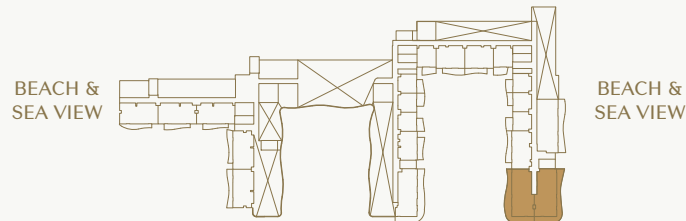
A/C INTERIOR AREA	286 M2 / 3,079 FT2
TERRACE AREA	144 M2 / 1,549 FT2
TOTAL RESIDENCE	430 M2 / 4,628 FT2

UPPER LEVEL

4 BED / 4 BATHS + FAMILY + SERVICE ROOM



SEA HORIZON / CITY VIEW



LANDSCAPE / SEA / BEACH FRONT VIEW

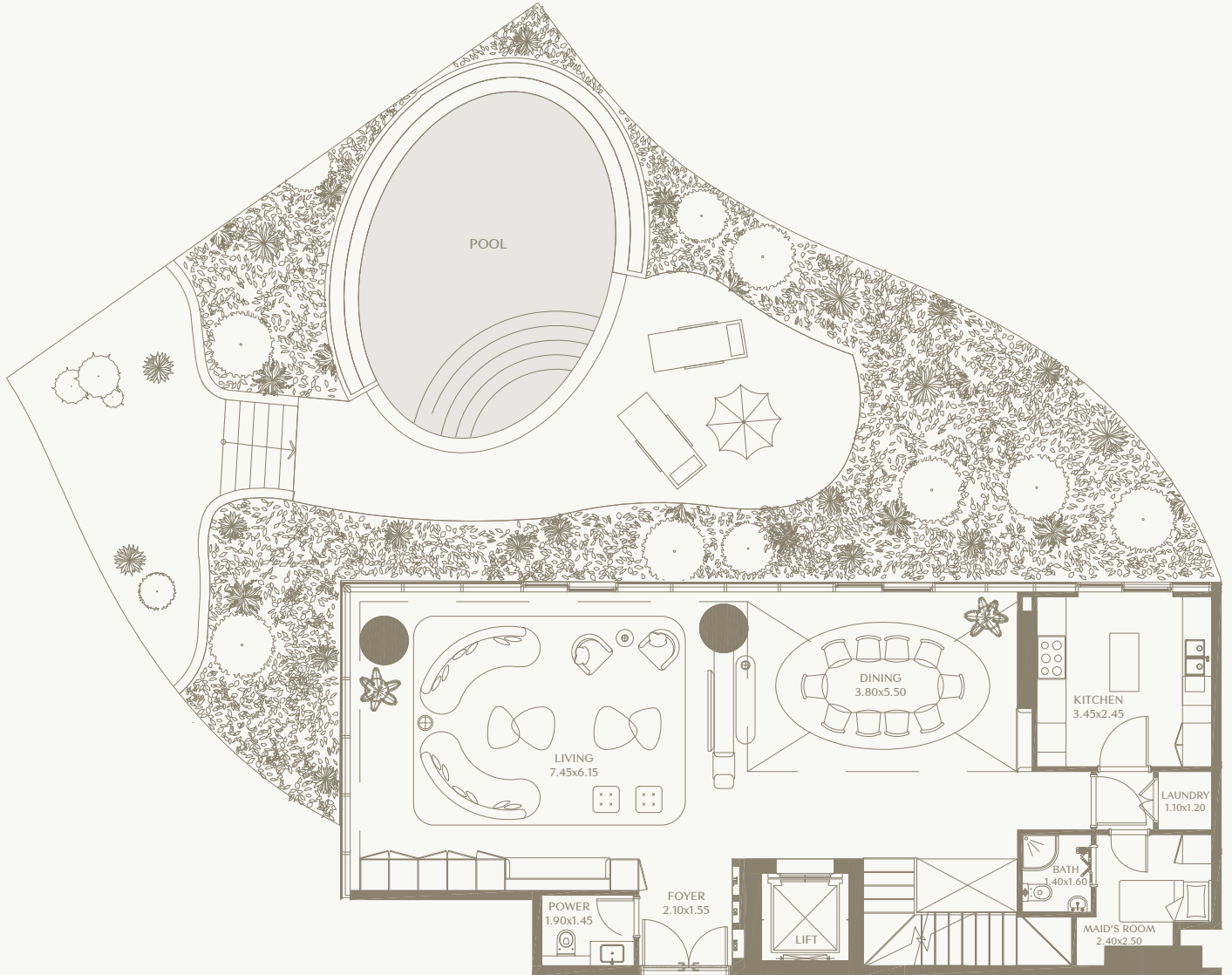
MEZZANINE

5 BEDROOM BEACH VILLA

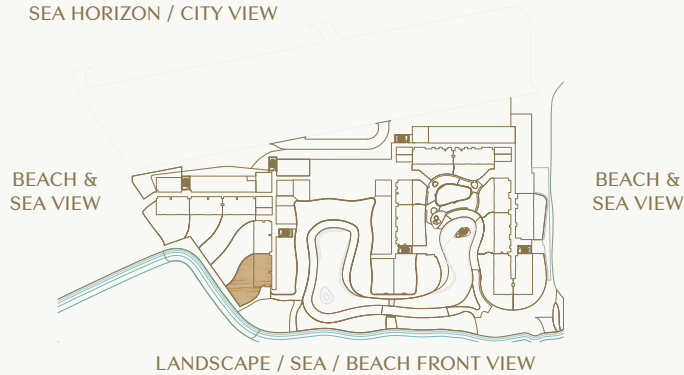
GROUND FLOOR

5 BED / 5 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA	515 M2 / 5,539 FT2
TERRACE AREA	401 M2 / 4,316 FT2
TOTAL RESIDENCE	916 M2 / 9,854 FT2



SEA HORIZON / CITY VIEW



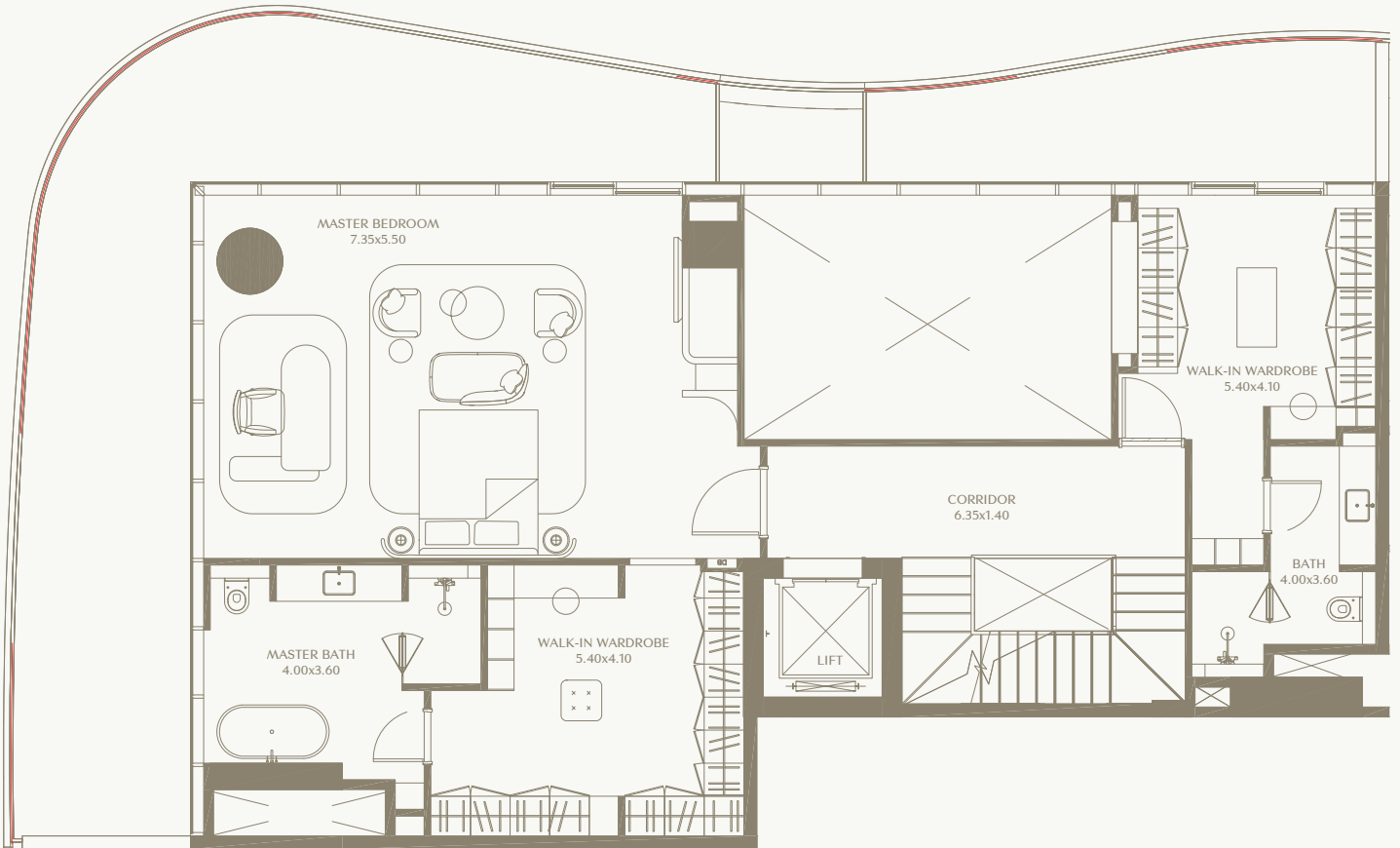
LEVEL 0

5 BEDROOM BEACH VILLA

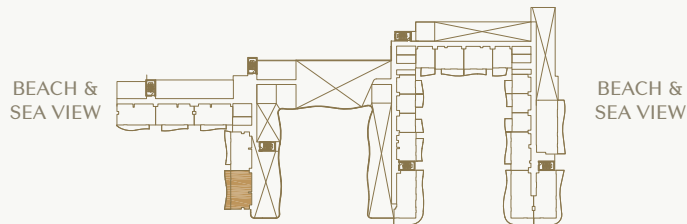
MEZZANINE FLOOR

5 BED / 5 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA	515 M2 / 5,539 FT2
TERRACE AREA	401 M2 / 4,316 FT2
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SEA HORIZON / CITY VIEW



LANDSCAPE / SEA / BEACH FRONT VIEW

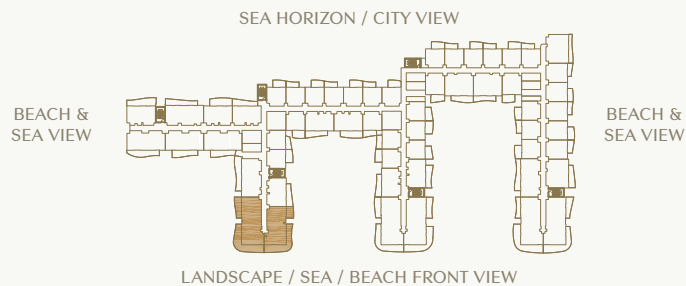
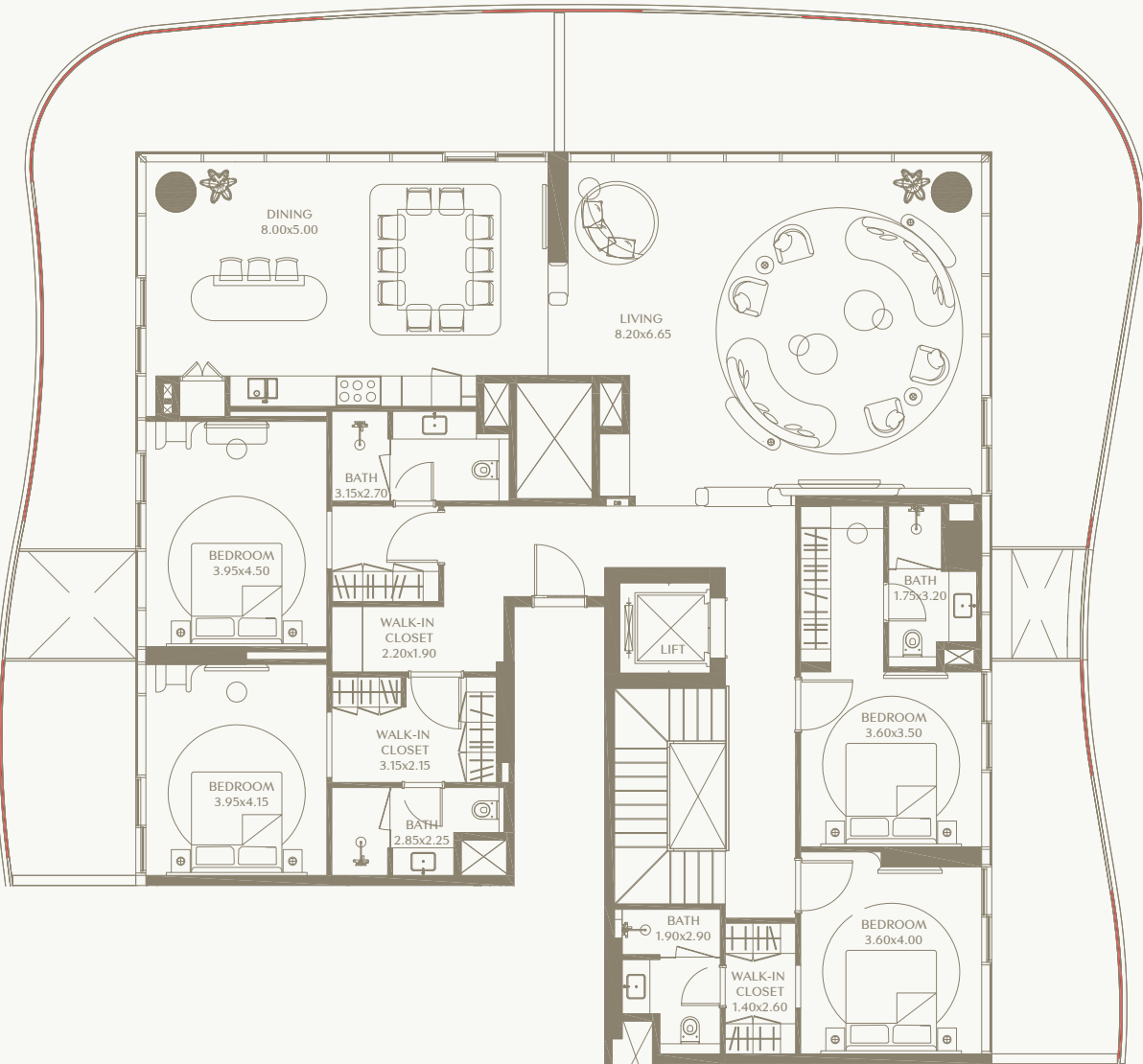
MEZZANINE

5 BEDROOM BEACH VILLA

FIRST FLOOR

5 BED / 5 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA	515 M2 / 5,539 FT2
TERRACE AREA	401 M2 / 4,316 FT2
TOTAL RESIDENCE	916 M2 / 9,854 FT2



LEVEL 1

PENTHOUSE
FLOORPLAN GUIDE



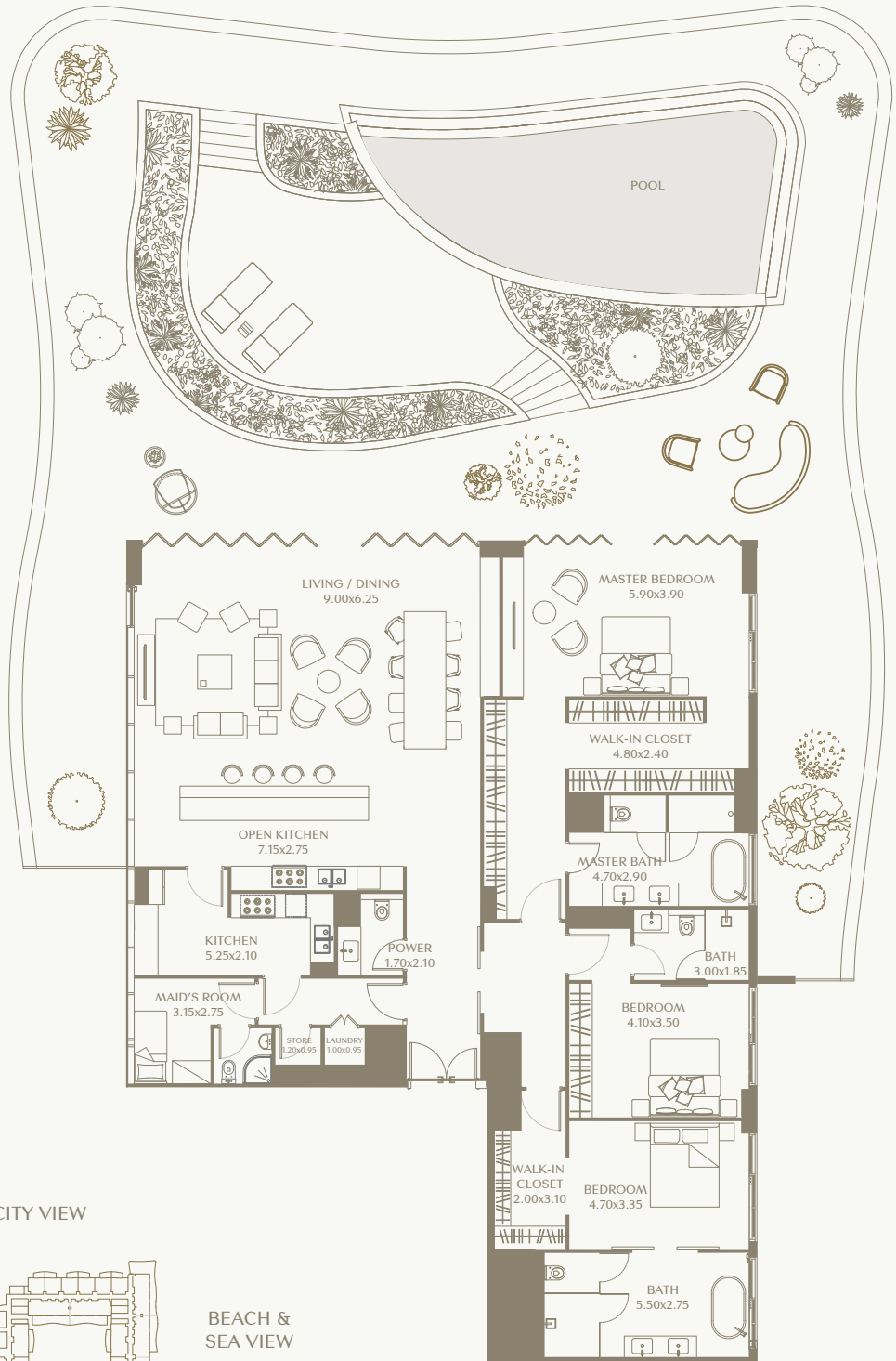
PENTHOUSE A

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

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

TERRACE AREA 367 M2 / 3,945 FT2

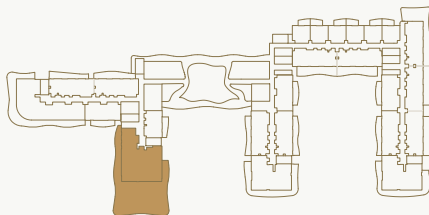
TOTAL RESIDENCE 639 M2 / 6,874 FT2



SEA HORIZON / CITY VIEW

BEACH & SEA VIEW

BEACH & SEA VIEW



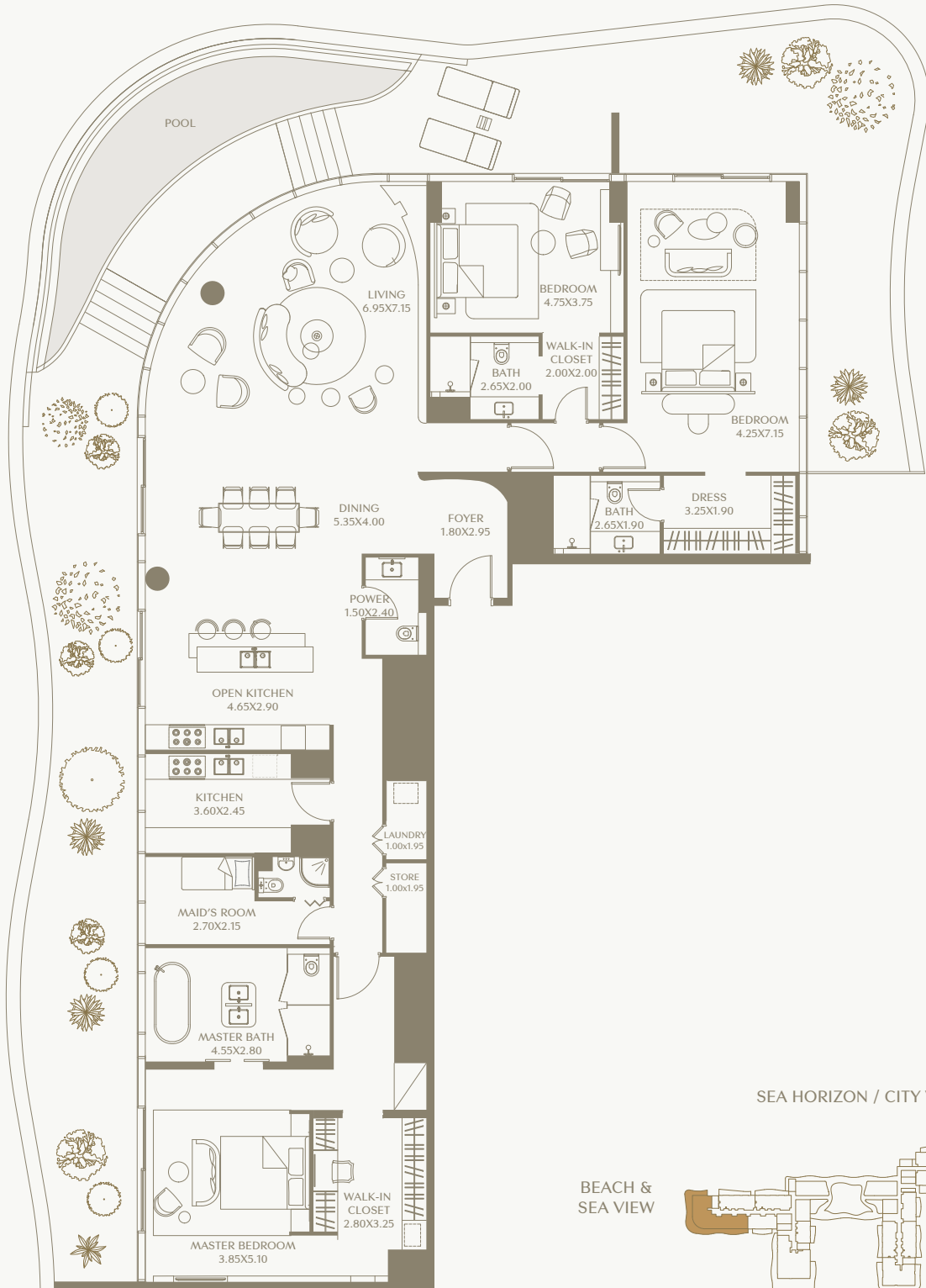
LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 8

PENTHOUSE B

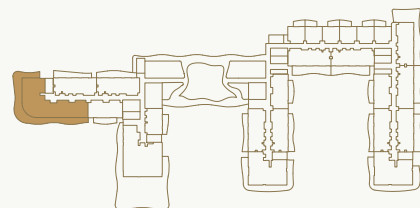
3 BED / 3 BATHS + FAMILY + MAID + SERVICE ROOM

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



SKY VILLA
FLOORPLAN GUIDE

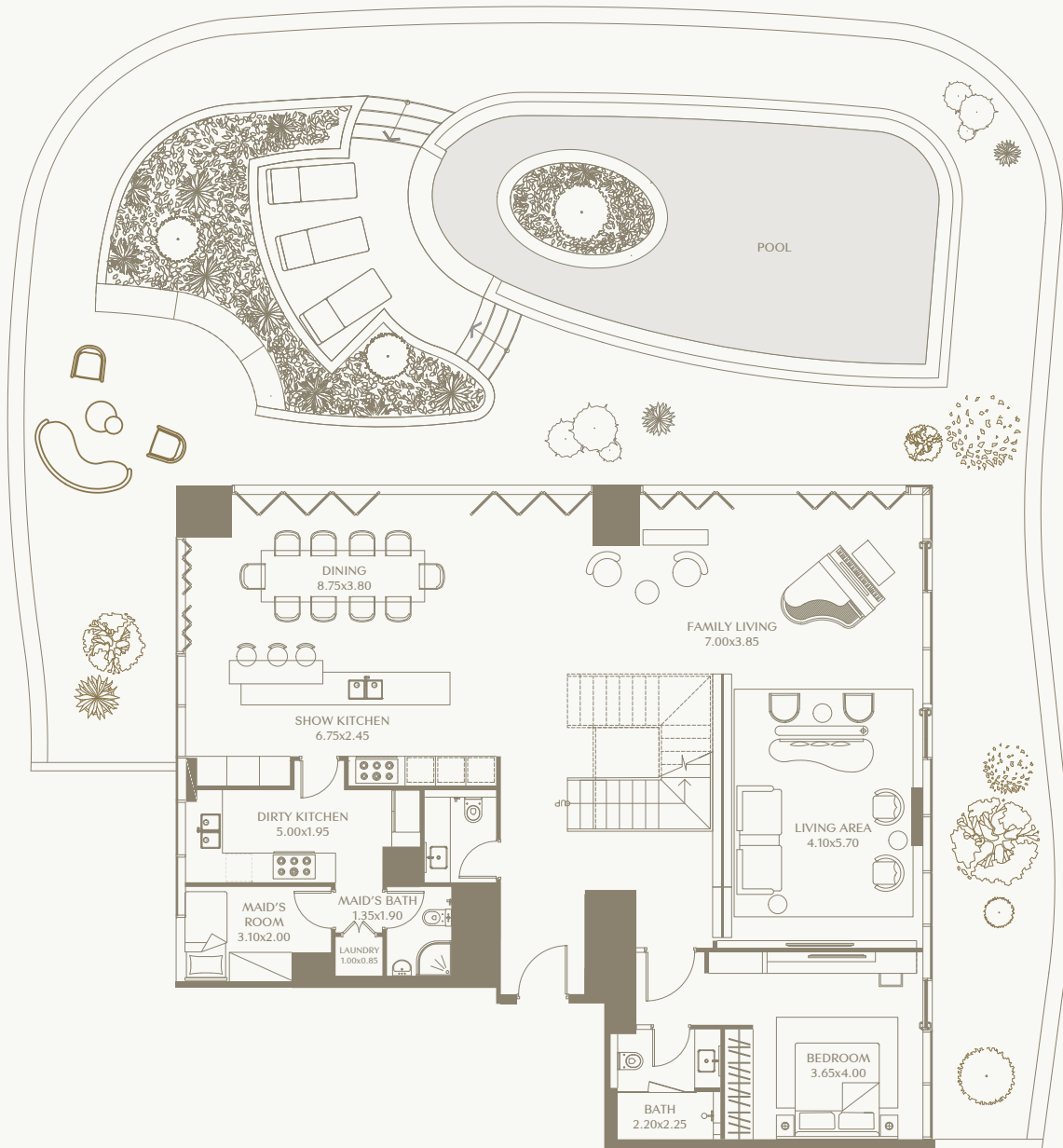


SKY VILLA

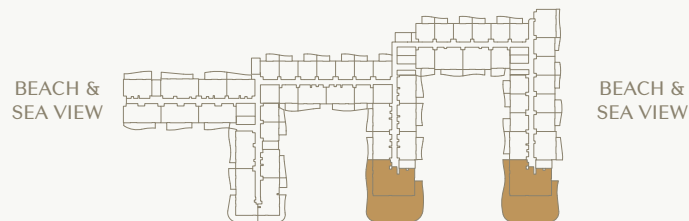
LOWER LEVEL

4 BED / 5 BATHS + FAMILY + SERVICE ROOM

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



LANDSCAPE / SEA / BEACH FRONT VIEW

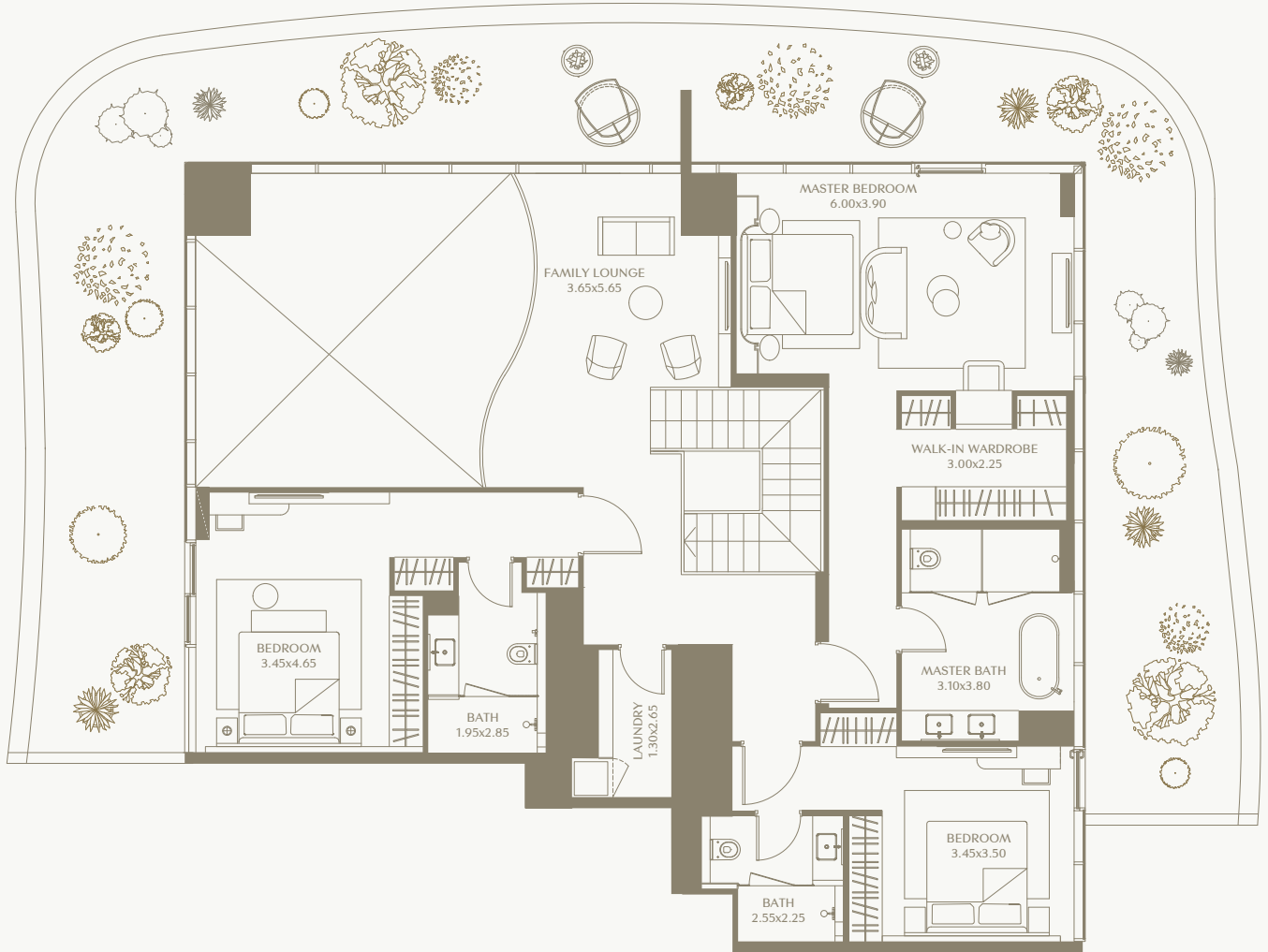
LEVEL 7

SKY VILLA

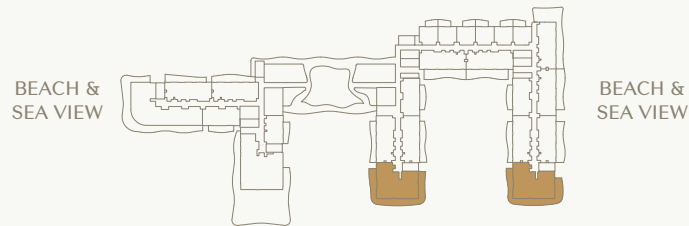
UPPER LEVEL

4 BED / 5 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA	342 M ² / 3,677 FT ²
TERRACE AREA	361 M ² / 3,886 FT ²
TOTAL RESIDENCE	703 M ² / 7,563 FT ²



SEA HORIZON / CITY VIEW



LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 8

AYA

BEACHFRONT RESIDENCES

UMM AL QUWAIN

دييار
DEYAAR

