

ARIF

KABBALI
HILLS

ARIF



ARIF
DEVELOPMENTS



KABALI

KABALI

HILLS

ARIF





WELCOME TO KABBALI HILLS

Kabbali Hills is a one-of-its-kind villa development in Ajman, offering an unparalleled living experience. The community comprises just villas, each architecturally distinct and individually designed by our in-house team of architects. Every residence reflects a unique vision, combining thoughtful layouts, high-quality finishes, and seamless integration with the surrounding landscape.

From private gardens and terraces to spacious interiors filled with natural light, each villa has been crafted to balance luxury, comfort, and functionality.

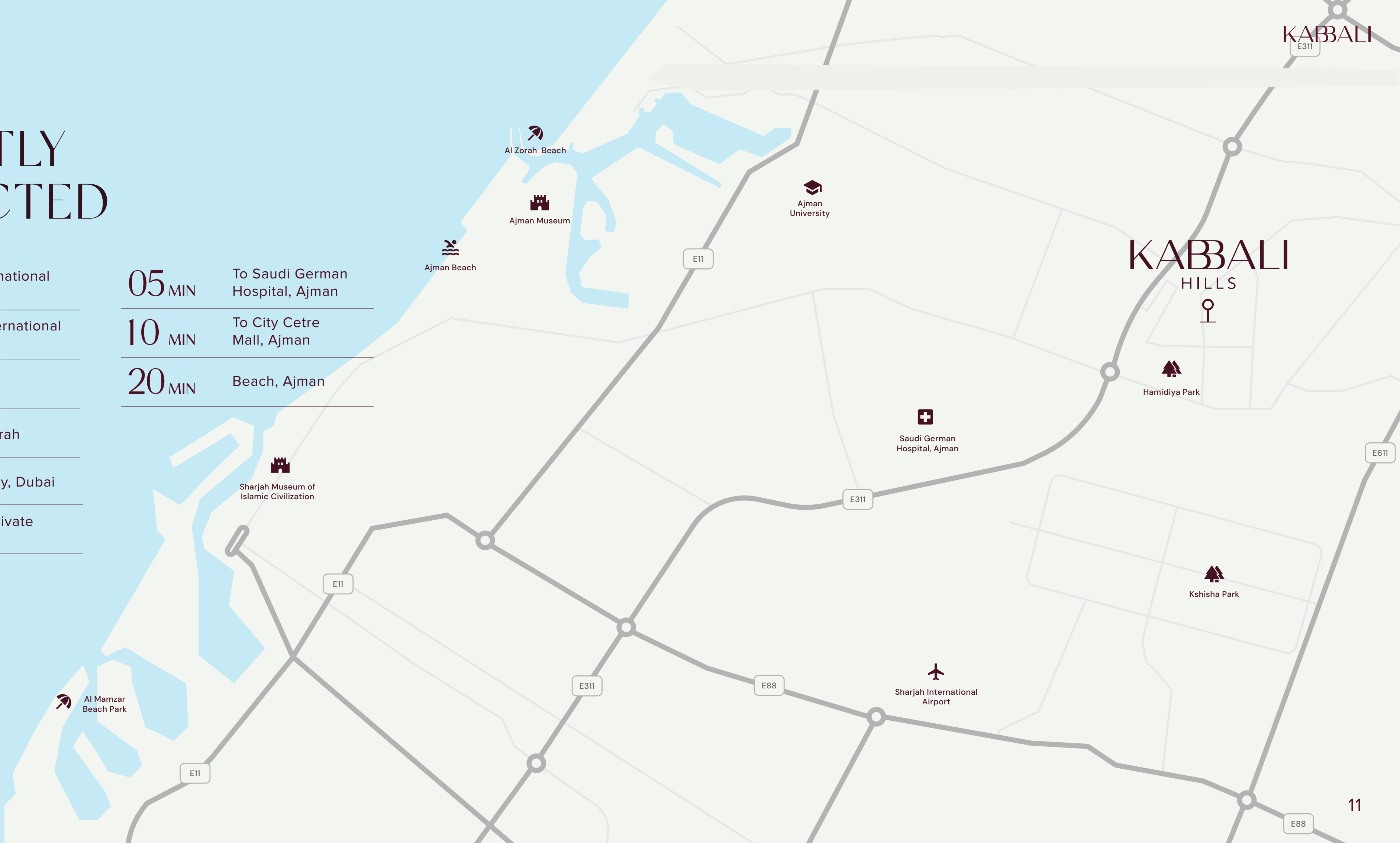




PERFECTLY CONNECTED

- 25 MIN To Dubai International Airport
- 20 MIN To Sharjah International Airport
- 35 MIN To Dubai Mall
- 55 MIN To Palm Jumeirah
- 40 MIN To Business Bay, Dubai
- 10 MIN To American Private School, Ajman

- 05 MIN To Saudi German Hospital, Ajman
- 10 MIN To City Centre Mall, Ajman
- 20 MIN Beach, Ajman





INTEGRATED RETAIL LIVING

Cafés, boutiques, and everyday essentials come together, shaping a connected community where living, leisure, and convenience coexist.

EMBRACE OUTDOOR LIVING

Transform your outdoor space into a serene retreat with beautifully designed private gardens and meticulously landscaped backyards. Every detail is crafted to combine aesthetics, functionality, and tranquility, creating a perfect escape right at home.





LOCAL COMMUNITY MOSQUE

A dedicated place of worship within the neighbourhood, offering a peaceful environment for prayer and reflection, supporting daily spiritual practice and strengthening a sense of community and belonging among residents.



C
R
A
T
E
R
I
E
S
I
N
T
E
R
I
O
R
S



WHERE
INTERIORS
SPEAK

Italian inspired ceilings, German kitchens and premium Italian finishes transform everyday life into an experience of elegance and grace.



BEDROOMS

built-in wardrobes with soft close mechanism for an organized, luxurious experience



SPACIOUS LIVING
& DINING AREAS

featuring clean, Italian-inspired ceilings



GERMAN-MADE
KITCHEN

fully equipped with premium Siemens appliances



BATHROOMS

Italian fittings and accessories, walk-in shower cabins with glass enclosures.



DISCOVER
A CURATED
COLLECTION OF
SIGNATURE
VILLAS



MANSION VILLA



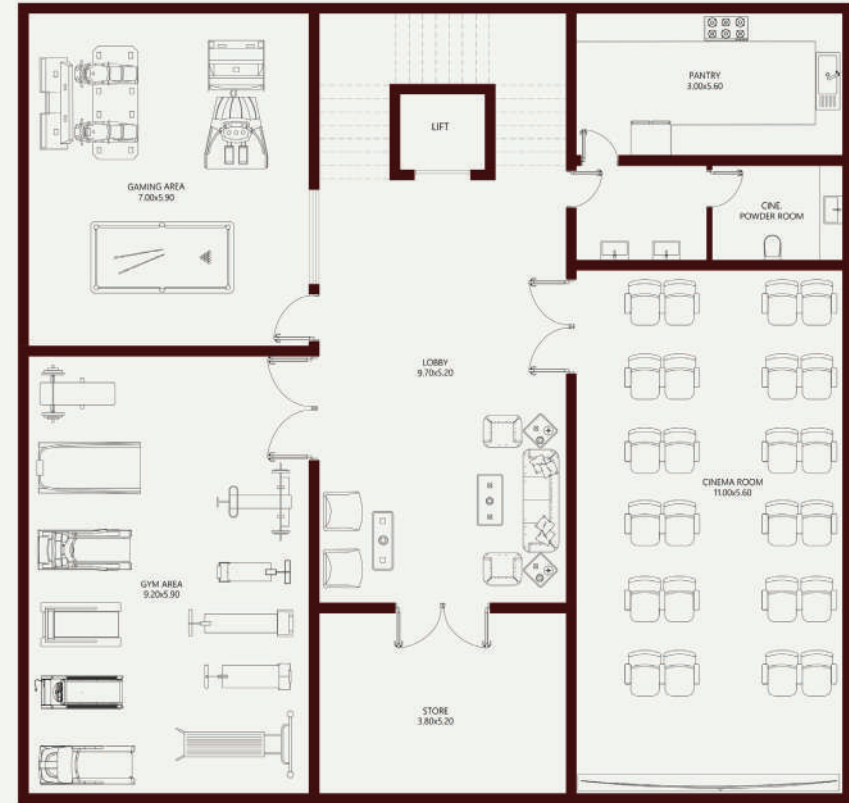


FLOOR PLANS

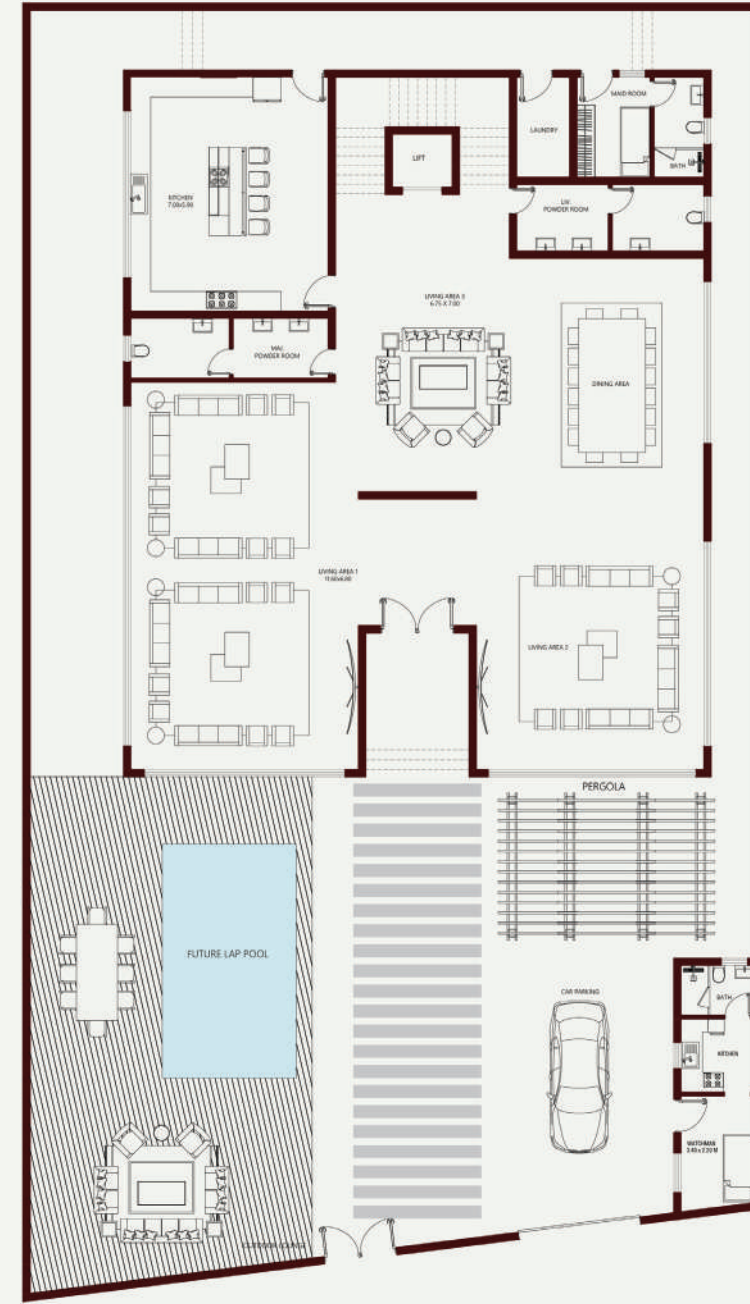
EMIRIATI

A Corner Villa rising above conventional luxury standards.

VILLA 1



BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GERMAN FITTED KITCHEN	SMART HOME AUTOMATION SYSTEM	LIFT PROVISION	10 CAR PARKING	SWIMMING POOL PROVISION	OUTDOOR LOUNGE

UNIT AREA	SQ. FT
LAND AREA	9007.90
BUILT UP AREA	17694

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	8
BATHROOMS	8
POWDER ROOMS	3
LIVING AREA	5
BALCONY	3
MAID'S ROOM WITH BATHROOM	1
SECURITY GUARD ROOM	1
LAUNDRY ROOM	1



FLOOR PLANS

ROMANI

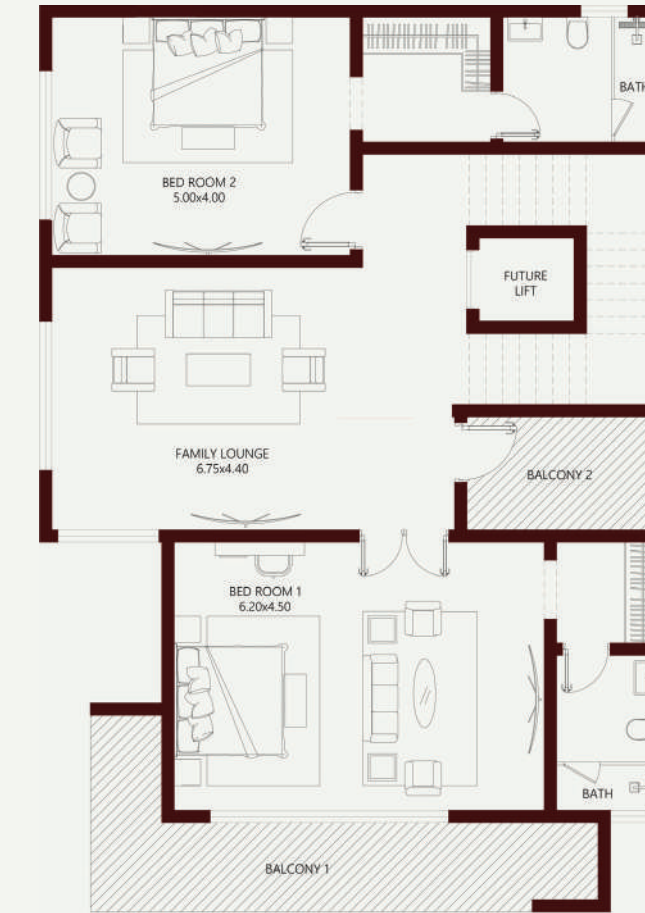
Heritage-inspired design interpreted through contemporary clarity.

- GERMAN FITTED KITCHEN
- SMART HOME AUTOMATION SYSTEM
- LIFT PROVISION
- 5 CAR PARKING
- DOUBLE HEIGHT
- OUTDOOR LOUNGE

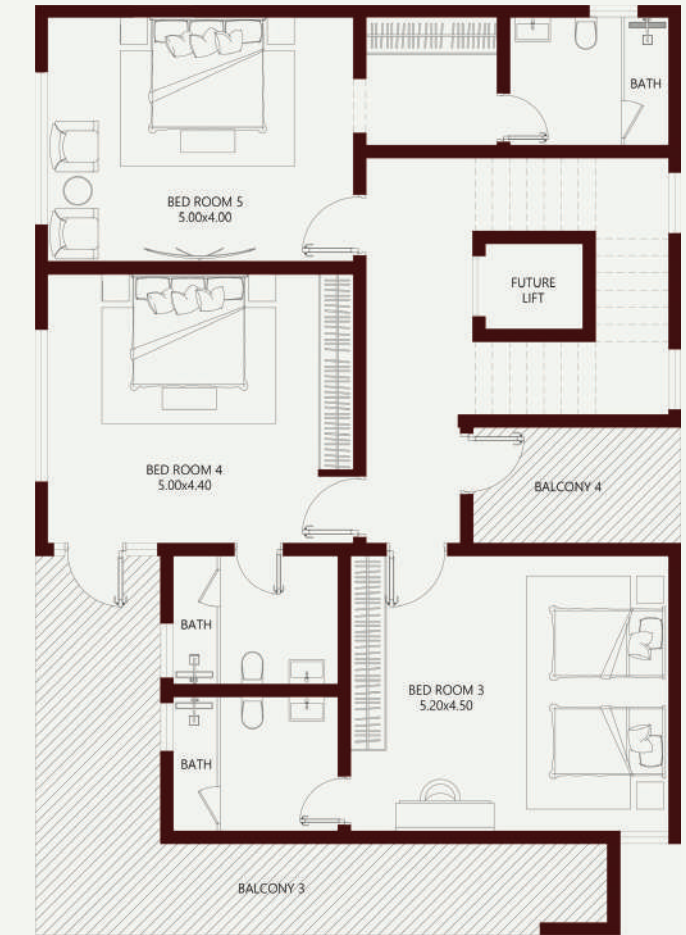
VILLA 2



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR







UNIT AREA	SQ. FT
LAND AREA	3384.07
BUILT UP AREA	4515

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	2
BALCONY	3
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1

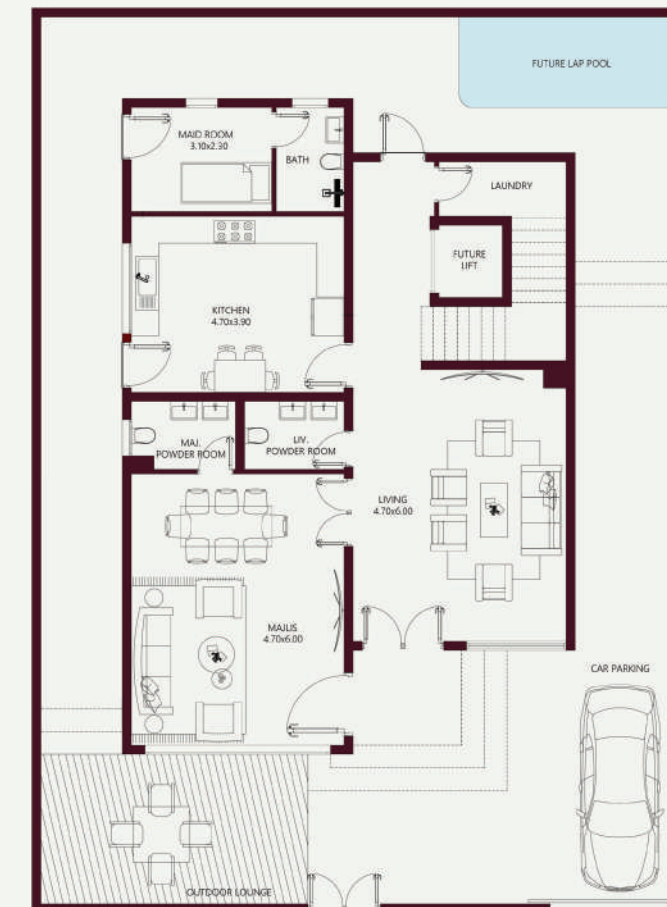
FLOOR PLANS

BELLOTTI

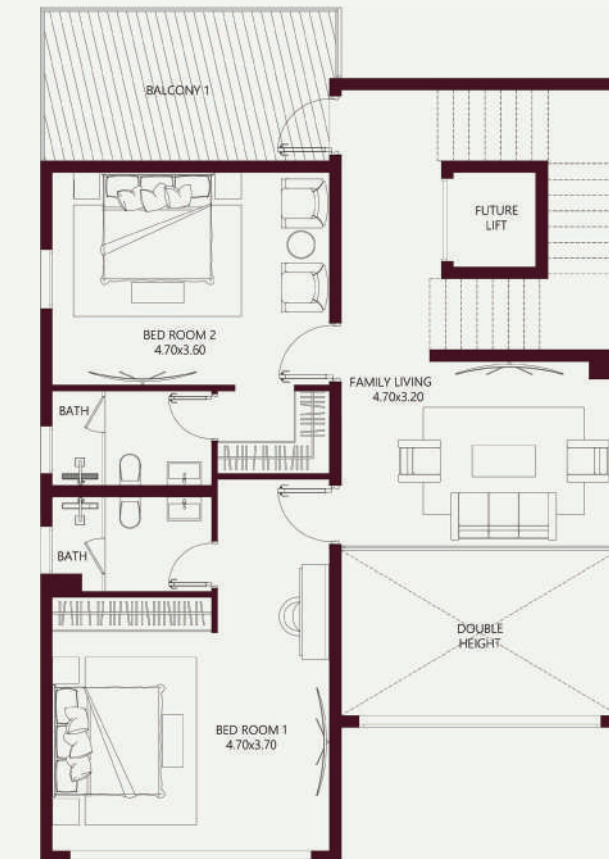
Elegant proportions and confident form
create a composed and enduring living environment.

- 
GERMAN
FITTED
KITCHEN
- 
SMART HOME
AUTOMATION
SYSTEM
- 
LIFT
PROVISION
- 
3 CAR
PARKING
- 
DOUBLE
HEIGHT
- 
OUTDOOR
LOUNGE

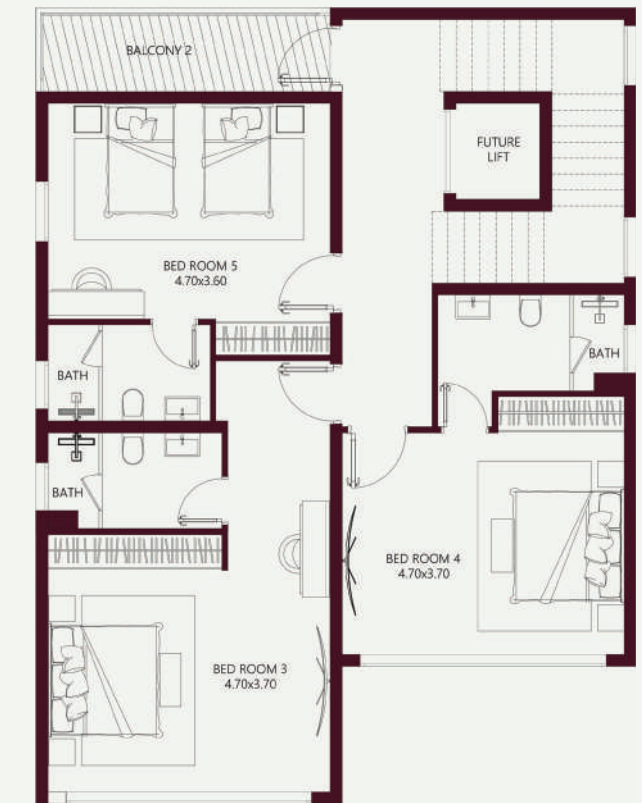
VILLA 3



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3151.53
BUILT UP AREA	4023

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	2
BALCONY	2
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1





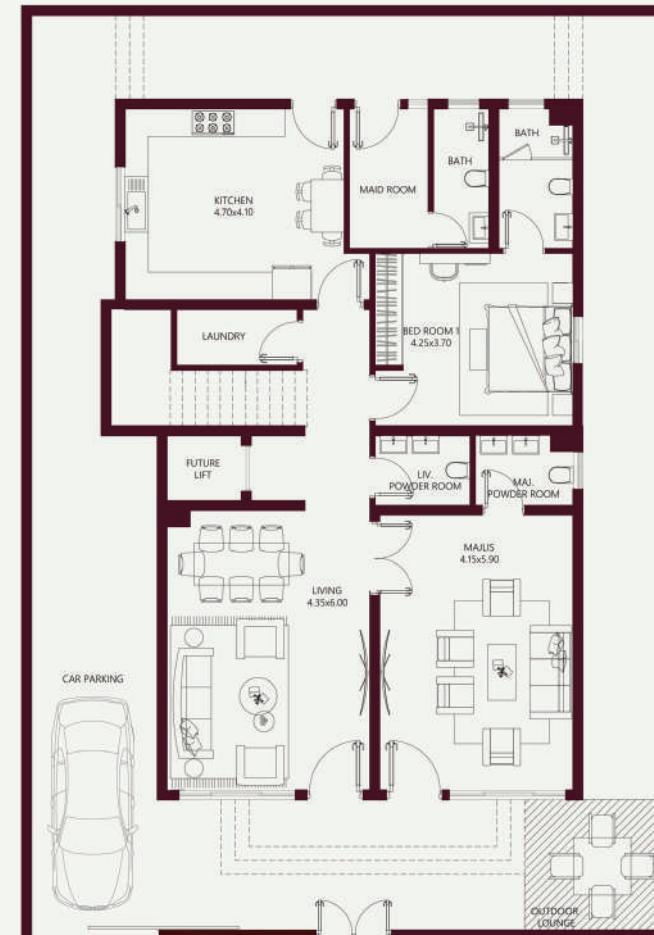
FLOOR PLANS

MARCELLI

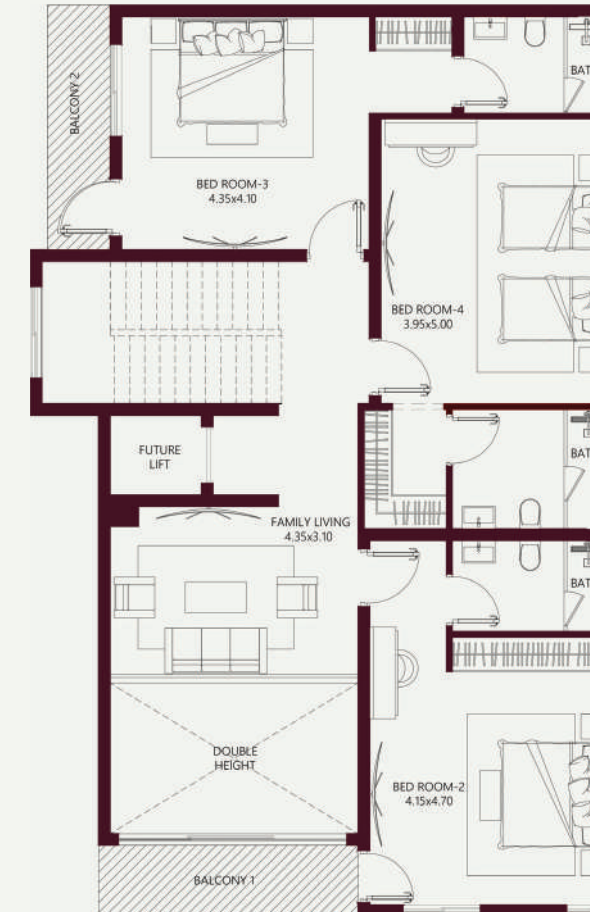
Classical inspiration refined into a modern expression of quiet luxury.

- GERMAN FITTED KITCHEN
- SMART HOME AUTOMATION SYSTEM
- LIFT PROVISION
- 3 CAR PARKING
- DOUBLE HEIGHT
- OUTDOOR LOUNGE

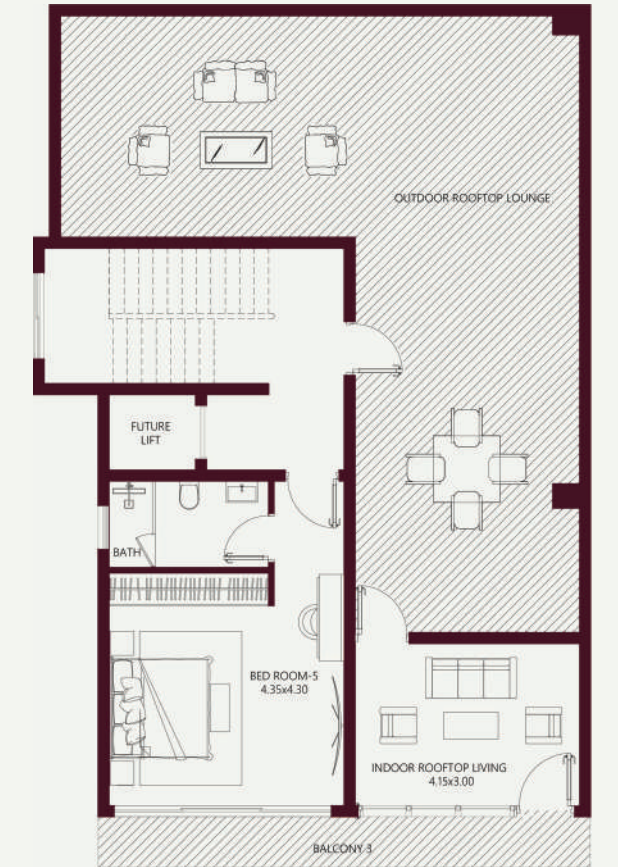
VILLA 4



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4053

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	3
BALCONY	3
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



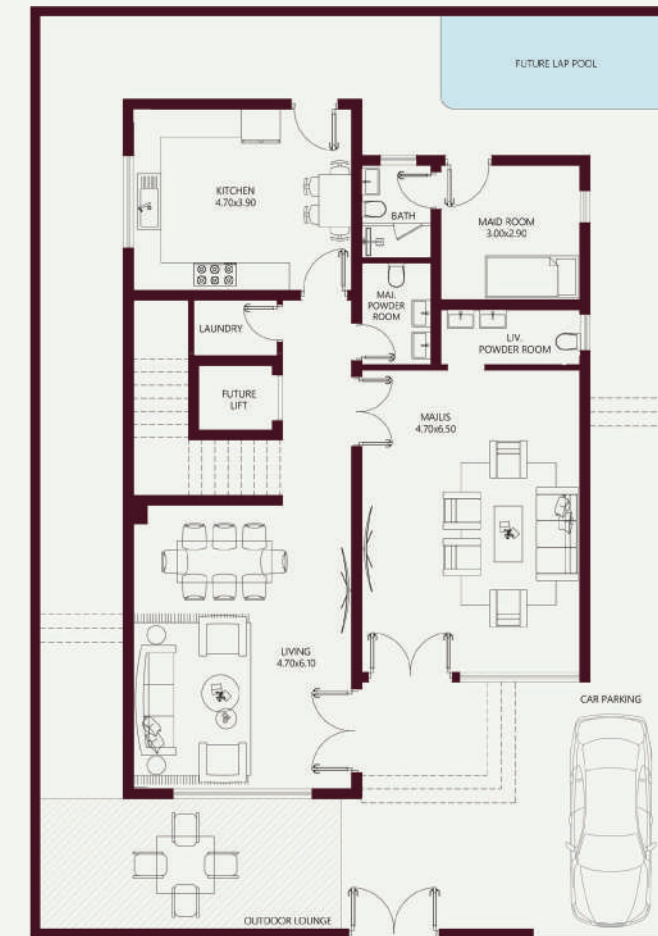
FLOOR PLANS

CORSINI

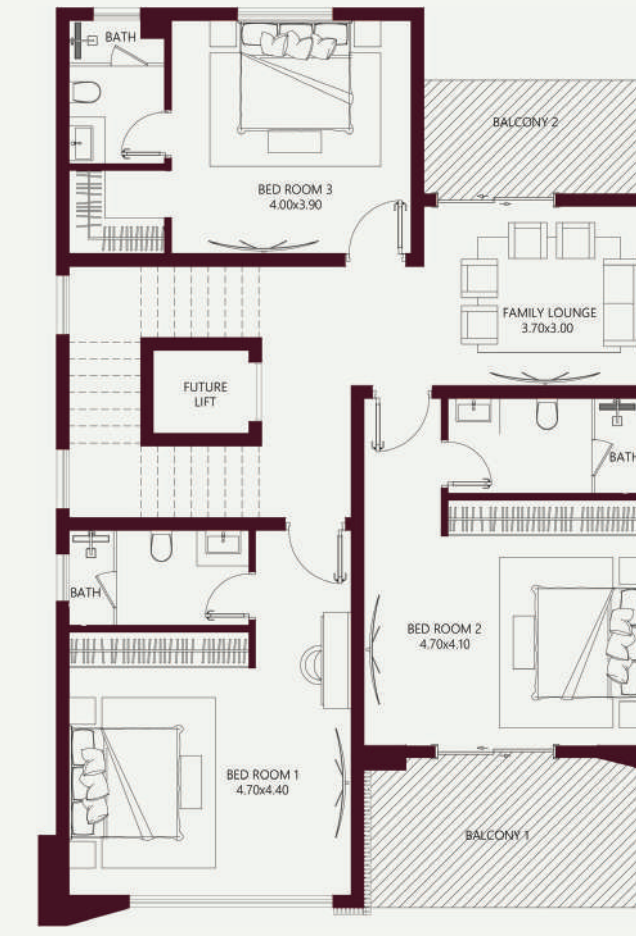
Soft elegance and flowing spaces
designed for elevated everyday living.

- GERMAN
FITTED
KITCHEN
- SMART HOME
AUTOMATION
SYSTEM
- LIFT
PROVISION
- 3 CAR
PARKING
- SWIMMING
POOL
PROVISION
- OUTDOOR
LOUNGE

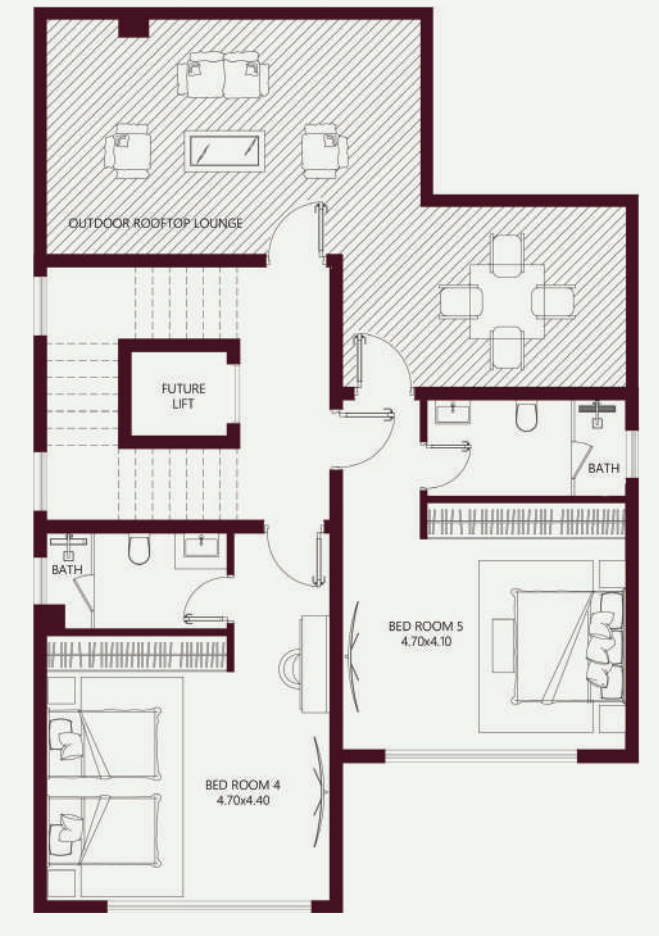
VILLA 5



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3012.80
BUILT UP AREA	4027

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	2
BALCONY	2
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



FLOOR PLANS

VALORELLI

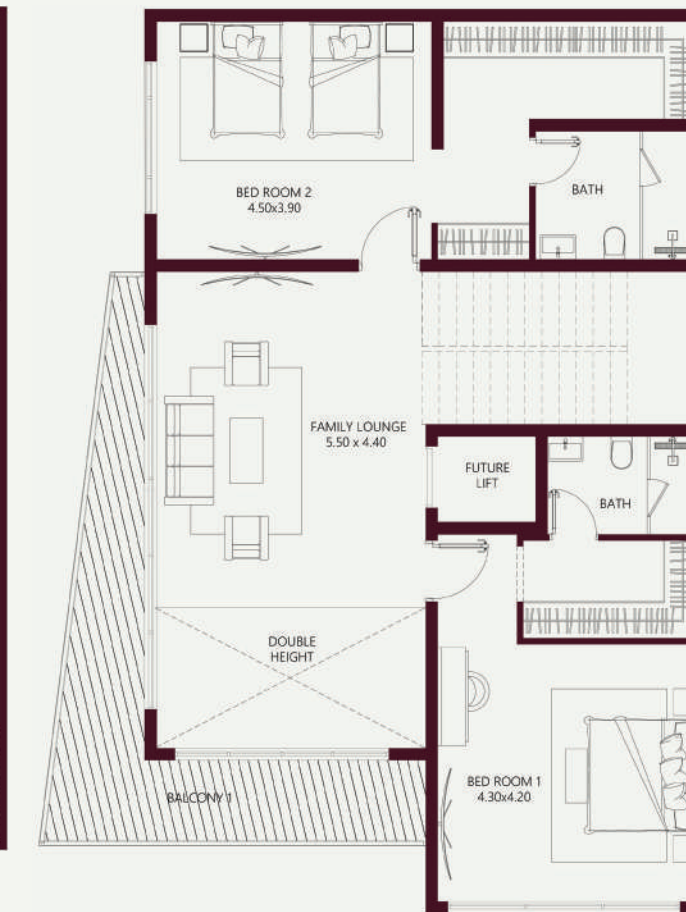
A Corner Villa shaped by enduring value and balance.

- GERMAN
FITTED
KITCHEN
- SMART HOME
AUTOMATION
SYSTEM
- LIFT
PROVISION
- 5 CAR
PARKING
- OUTDOOR
LOUNGE

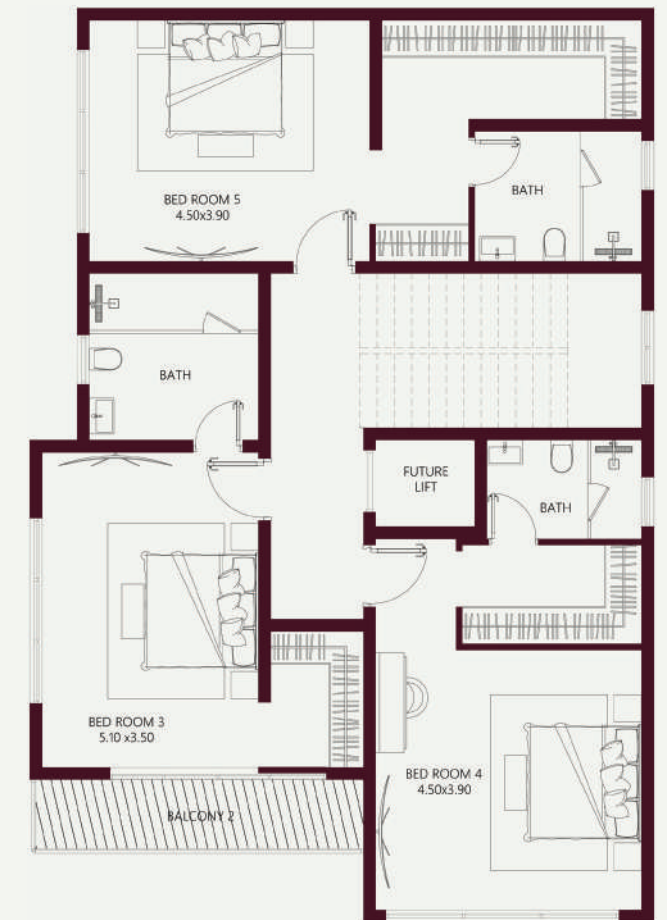
VILLA 6



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3012.80
BUILT UP AREA	4027

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	2
BALCONY	2
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



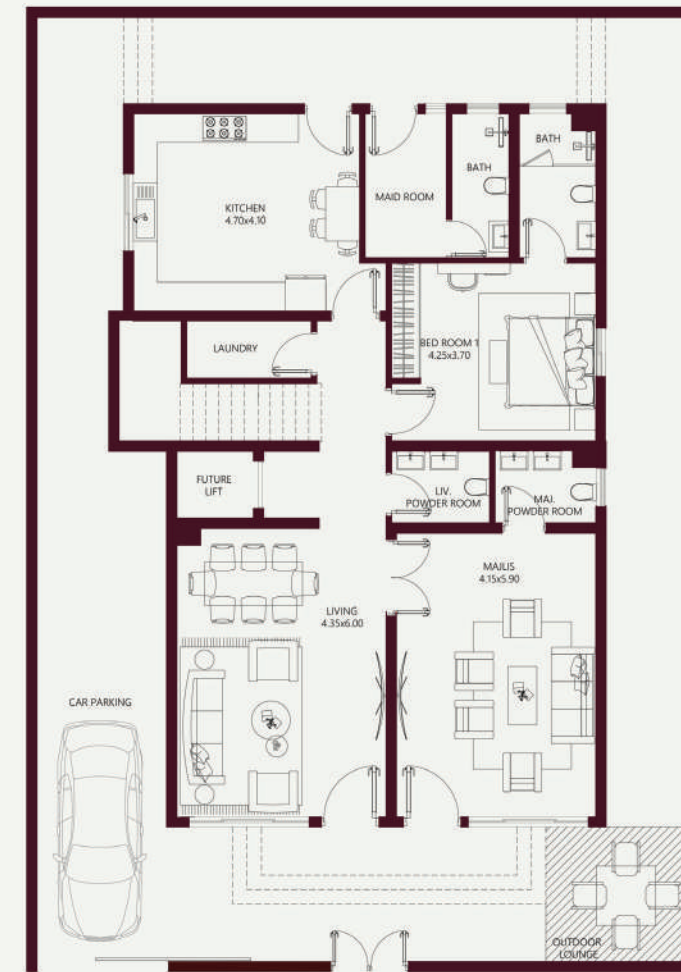
FLOOR PLANS

DONATI

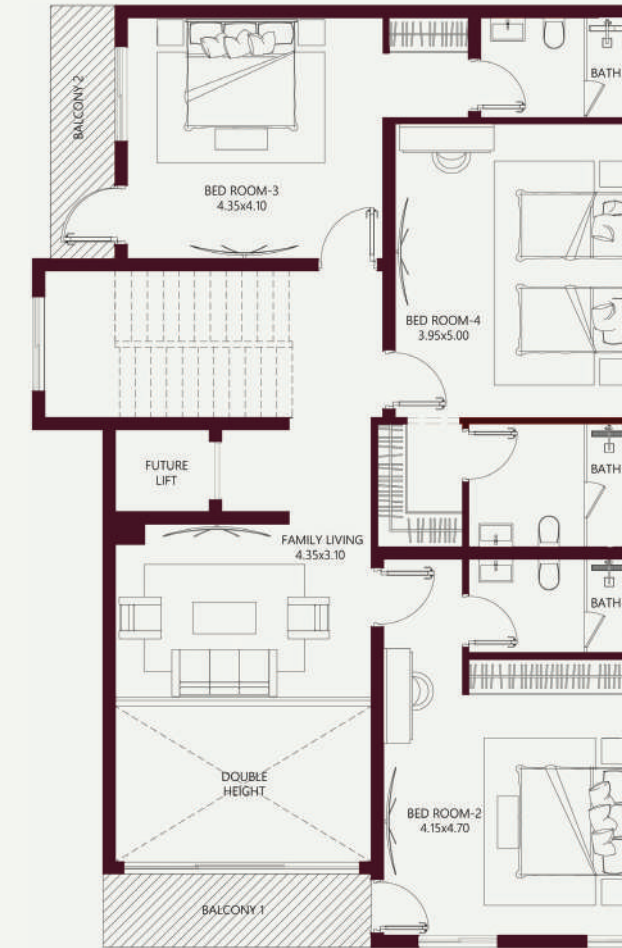
Thoughtfully composed interiors shaped by harmony and proportion.

- GERMAN FITTED KITCHEN
- SMART HOME AUTOMATION SYSTEM
- LIFT PROVISION
- 3 CAR PARKING
- DOUBLE HEIGHT
- OUTDOOR LOUNGE

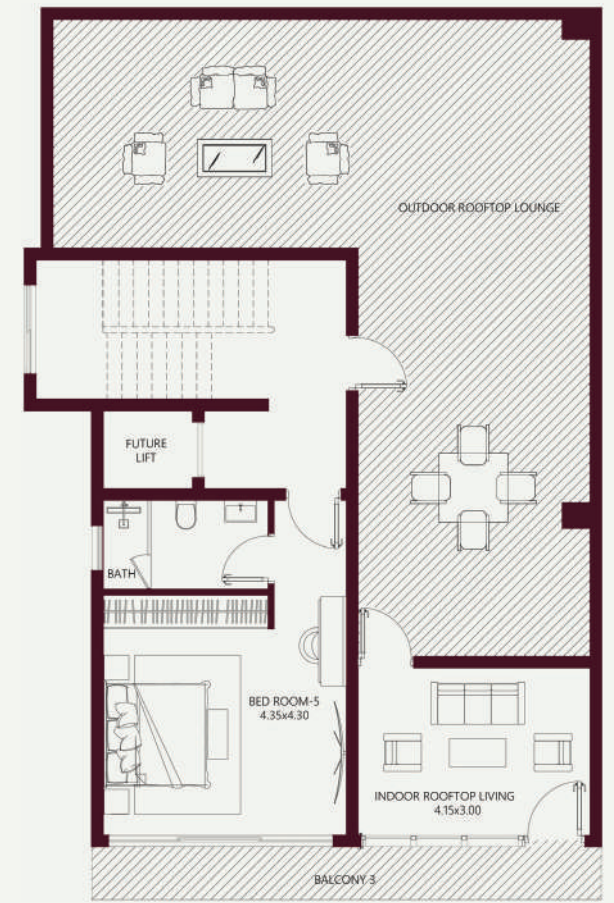
VILLA 7



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4003

VILLA DESIGN COMPONENTS		
MASTER BEDROOMS	5	
BATHROOMS	5	
POWDER ROOMS	2	
MAJLIS	1	
LIVING AREA		3
BALCONY		3
MAID'S ROOM WITH BATHROOM		1
LAUNDRY ROOM		1



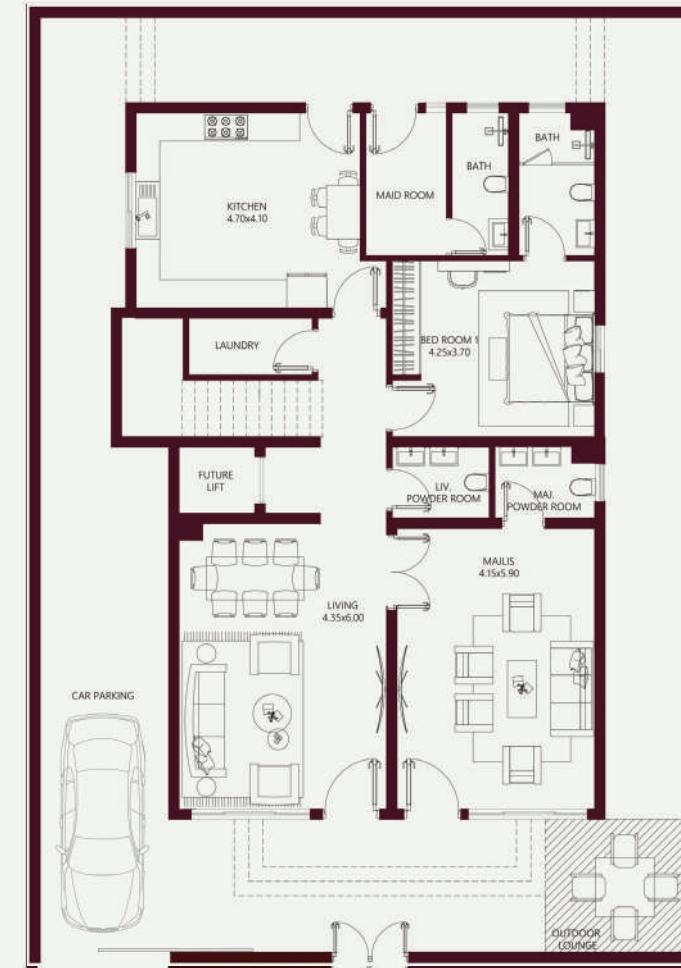
FLOOR PLANS

MONTARI

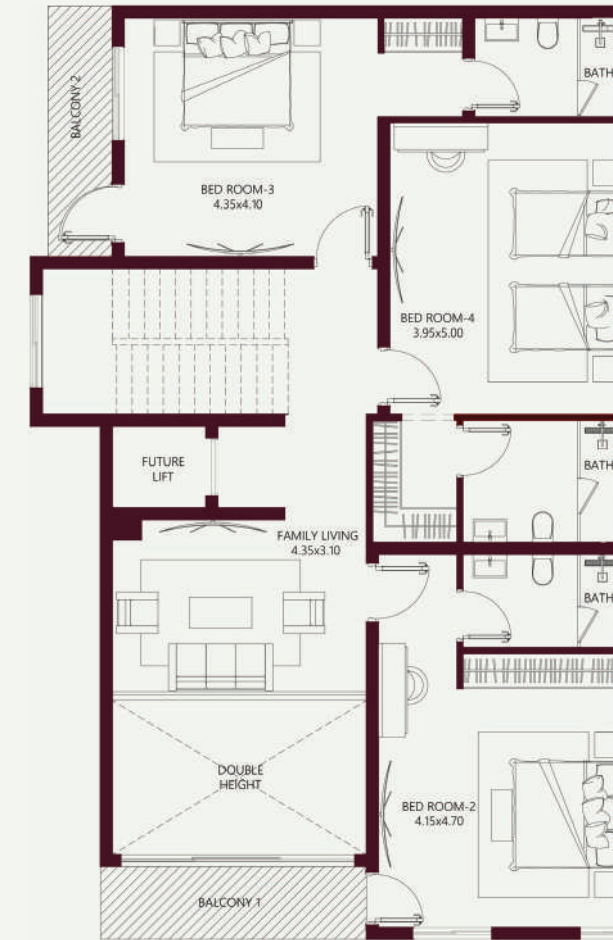
Elevated living defined by structure, openness, and proportion.

- GERMAN FITTED KITCHEN
- SMART HOME AUTOMATION SYSTEM
- LIFT PROVISION
- 3 CAR PARKING
- DOUBLE HEIGHT
- OUTDOOR LOUNGE

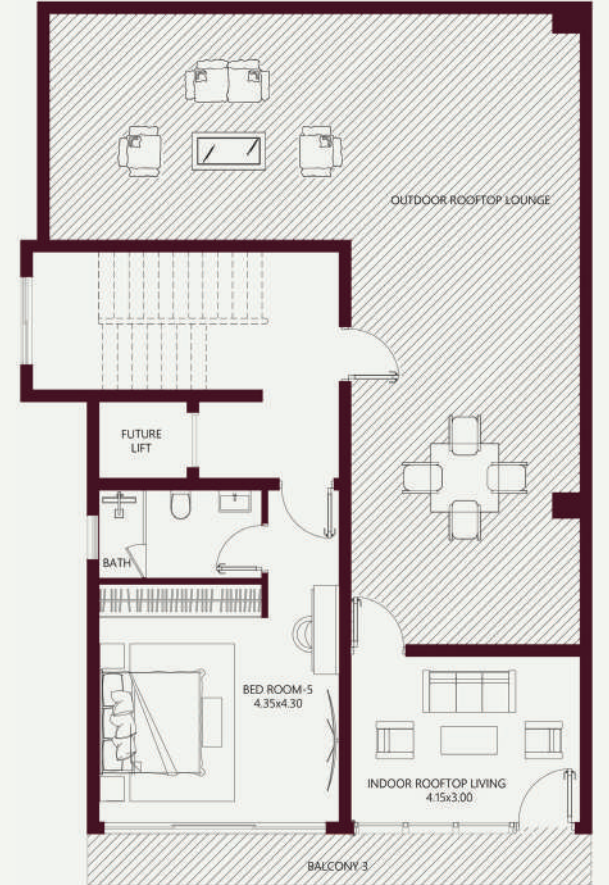
VILLA 8



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4082

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	3
BALCONY	3
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



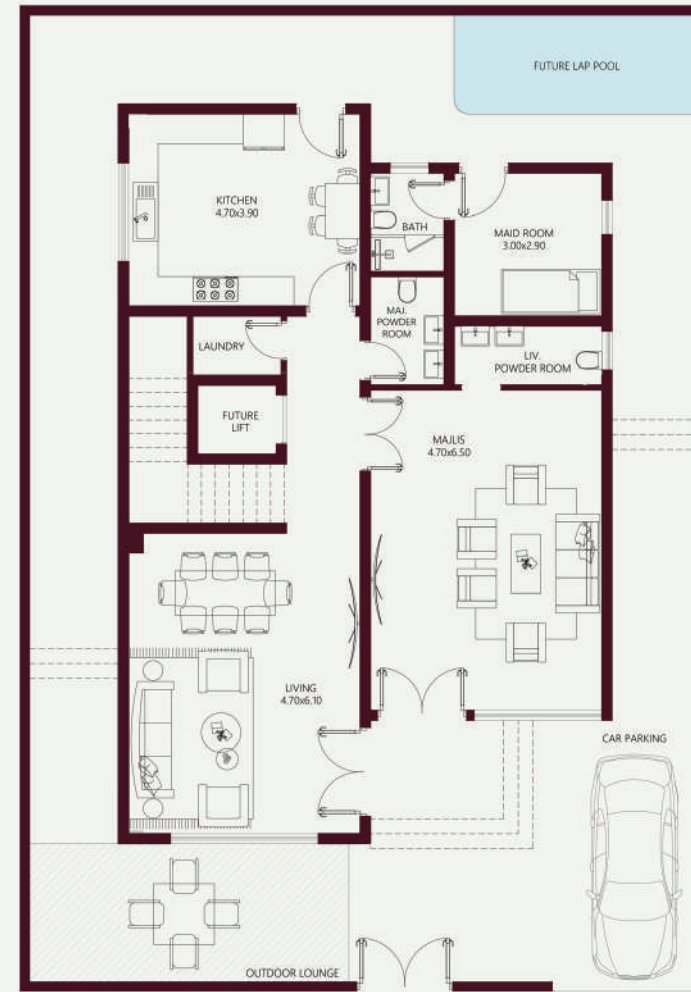
FLOOR PLANS

CRETANI

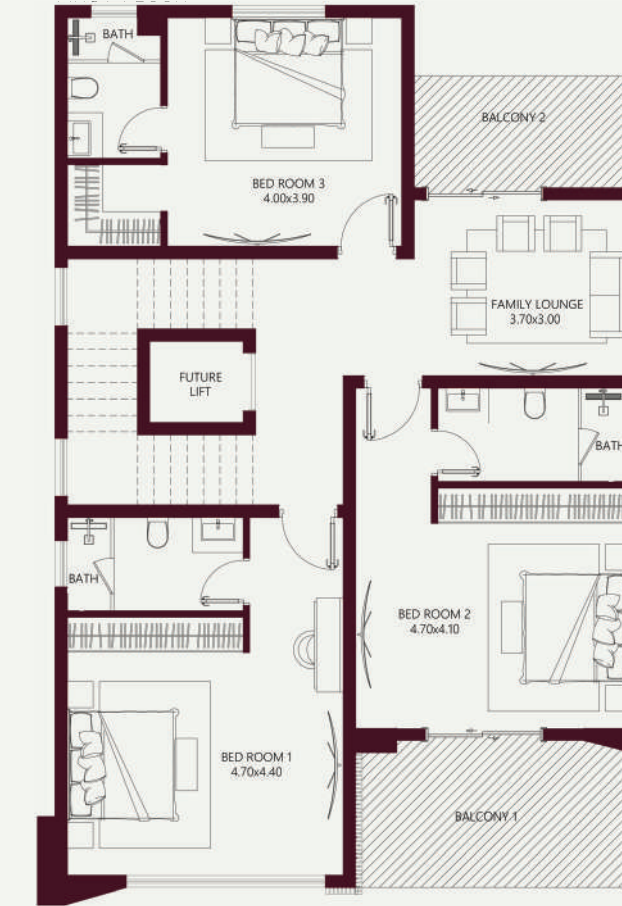
A composed residence guided by architectural discipline and warmth.

- GERMAN
FITTED
KITCHEN
- SMART HOME
AUTOMATION
SYSTEM
- LIFT
PROVISION
- 3 CAR
PARKING
- SWIMMING
POOL
PROVISION
- OUTDOOR
LOUNGE

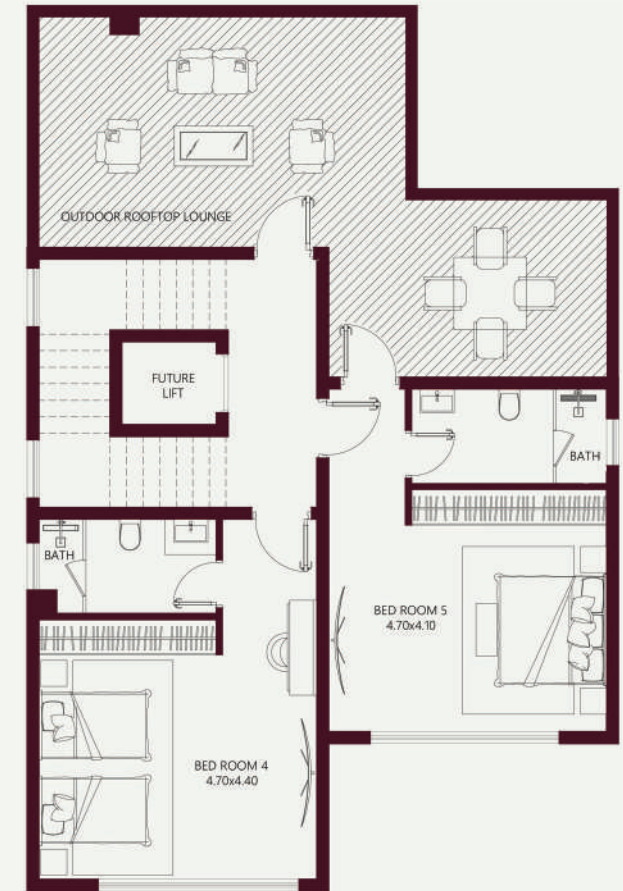
VILLA 9



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4008

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	2
BALCONY	2
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



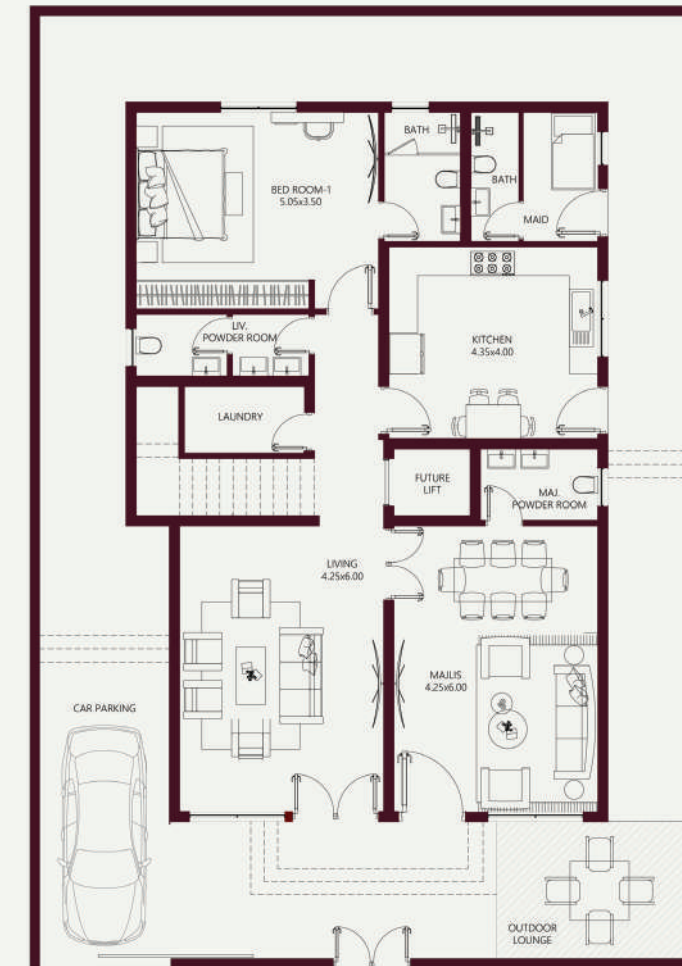
FLOOR PLANS

ORLANDI

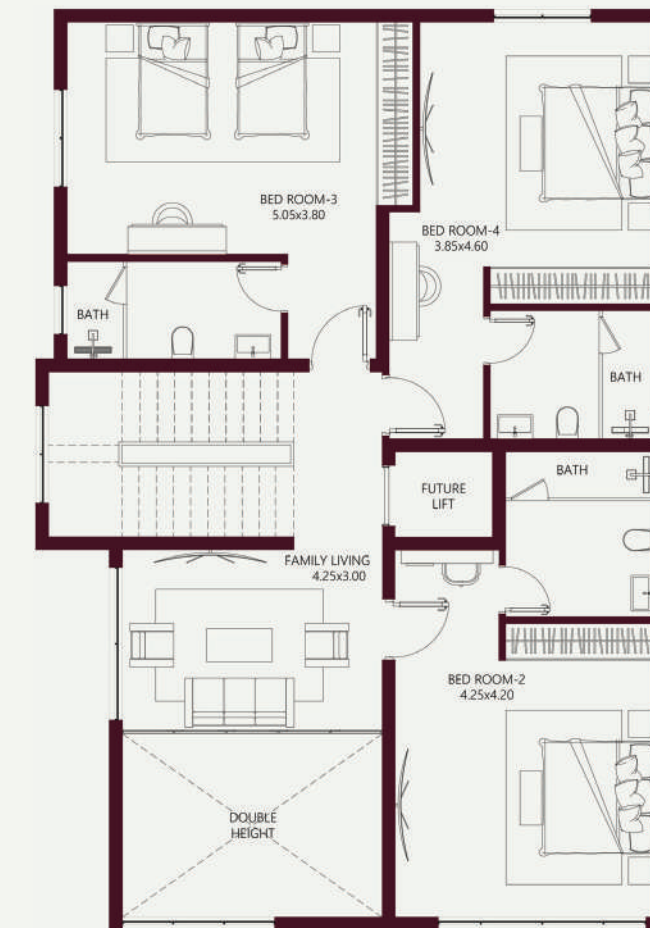
Timeless geometry paired with refined material expression.

- GERMAN FITTED KITCHEN
- SMART HOME AUTOMATION SYSTEM
- LIFT PROVISION
- 3 CAR PARKING
- DOUBLE HEIGHT
- OUTDOOR LOUNGE

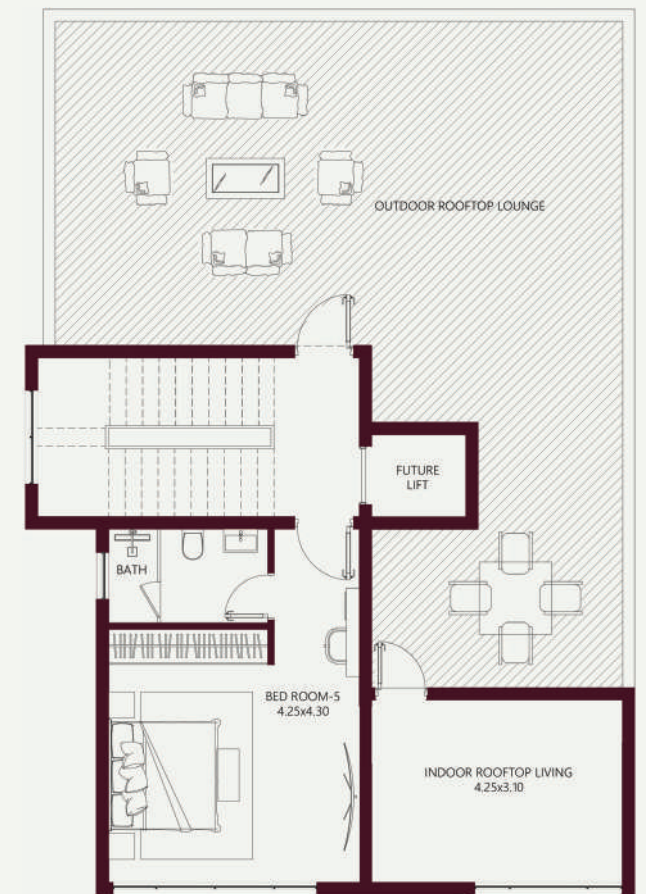
VILLA 10



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4005

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	3
BATHROOMS	5	MAID'S ROOM WITH BATHROOM	1
POWDER ROOMS	2	LAUNDRY ROOM	1
MAJLIS	1		



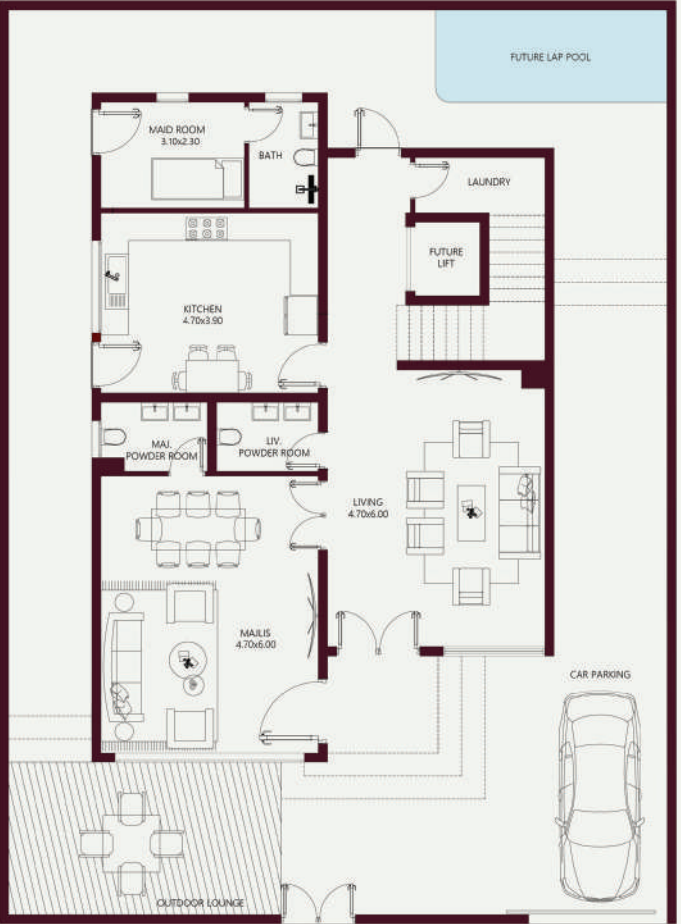
FLOOR PLANS

LAZZERI

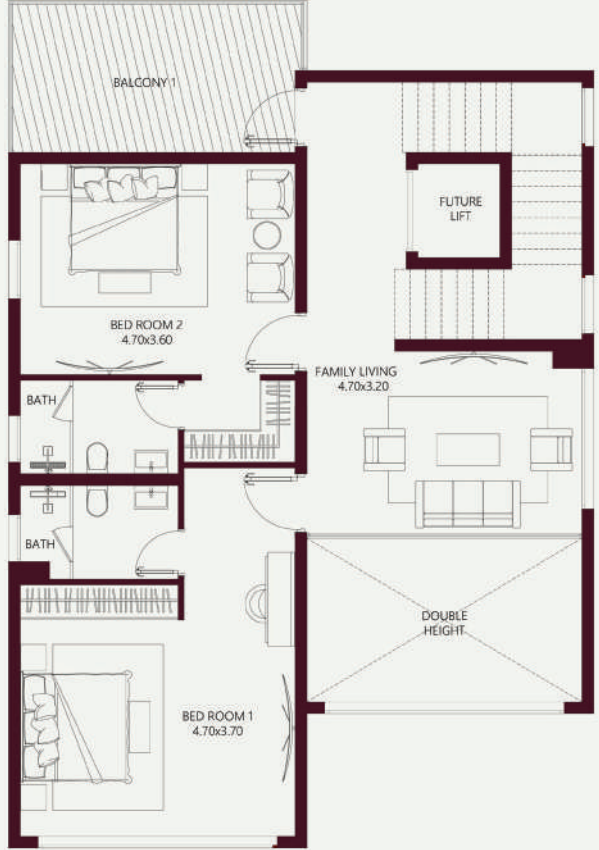
Elegant restraint shaping
a refined modern lifestyle.

- GERMAN
FITTED
KITCHEN
- SMART HOME
AUTOMATION
SYSTEM
- LIFT
PROVISION
- 3 CAR
PARKING
- SWIMMING
POOL
PROVISION
- OUTDOOR
LOUNGE
- DOUBLE
HEIGHT

VILLA II



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4031

VILLA DESIGN COMPONENTS			
MASTER BEDROOMS	5	LIVING AREA	2
BATHROOMS	5	BALCONY	2
POWDER ROOMS	2	MAID'S ROOM WITH BATHROOM	1
MAJLIS	1	LAUNDRY ROOM	1



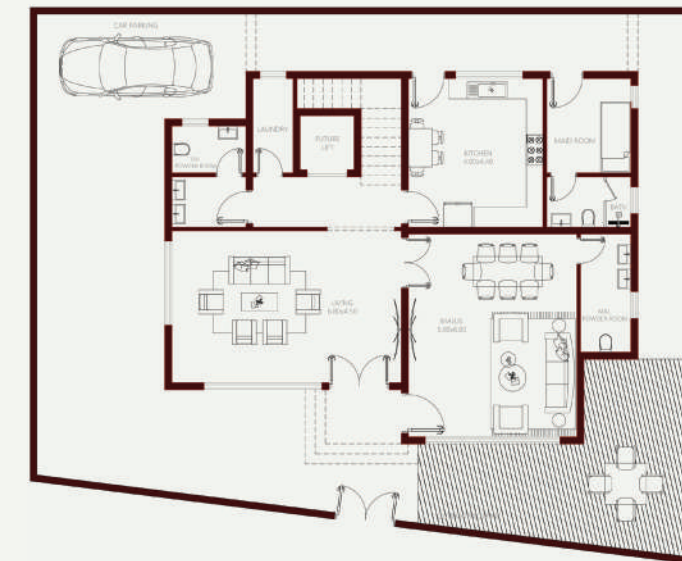
FLOOR PLANS

SUMMITELLI

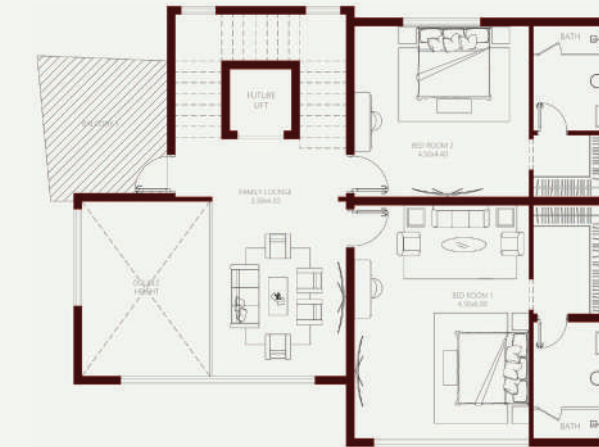
A Corner Villa representing the peak of refined residential living

- GERMAN FITTED KITCHEN
- SMART HOME AUTOMATION SYSTEM
- LIFT PROVISION
- 5 CAR PARKING
- OUTDOOR LOUNGE
- DOUBLE HEIGHT

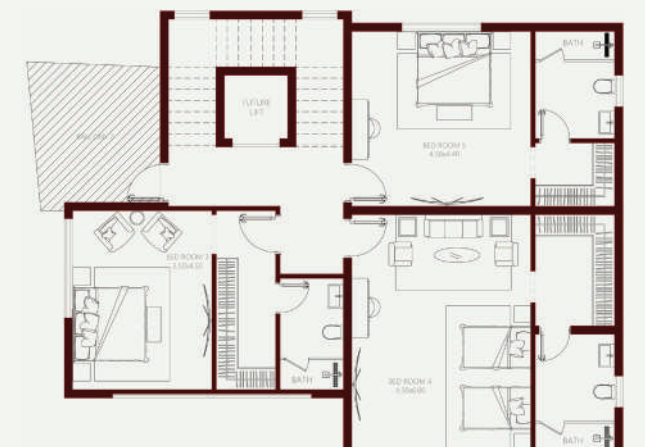
VILLA 12



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

UNIT AREA	SQ. FT
LAND AREA	3282
BUILT UP AREA	4256

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	2
BALCONY	2
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



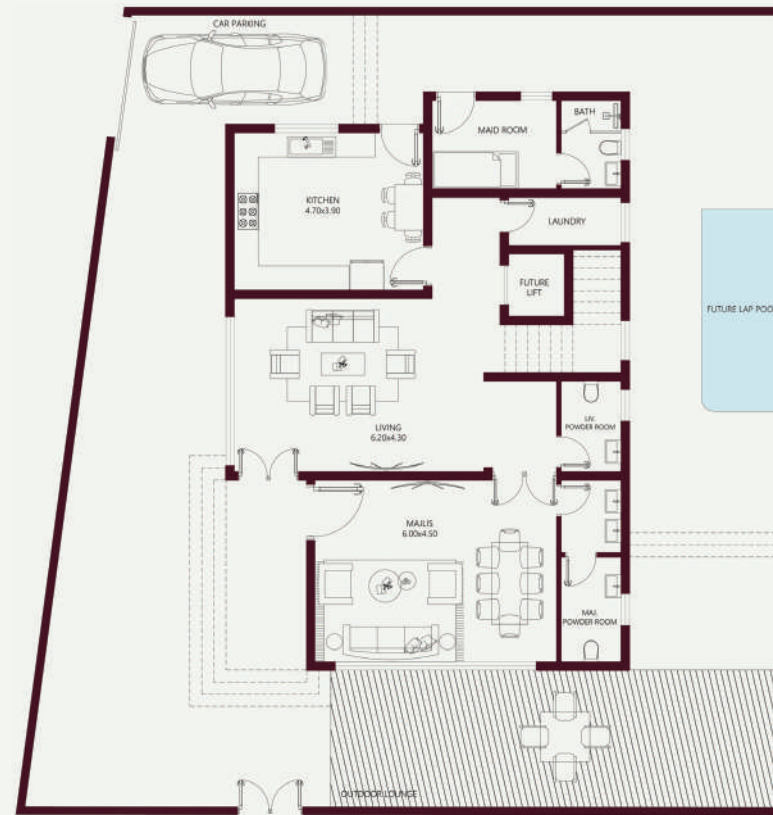
FLOOR PLANS

ILLORELLI

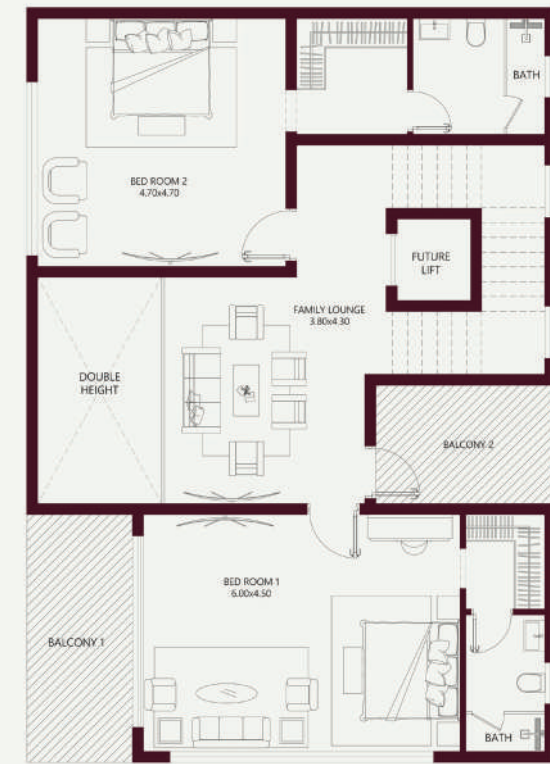
A Corner Villa distinguished by clarity of form and calm authority.

- GERMAN FITTED KITCHEN
- SMART HOME AUTOMATION SYSTEM
- LIFT PROVISION
- 5 CAR PARKING
- OUTDOOR LOUNGE
- DOUBLE HEIGHT

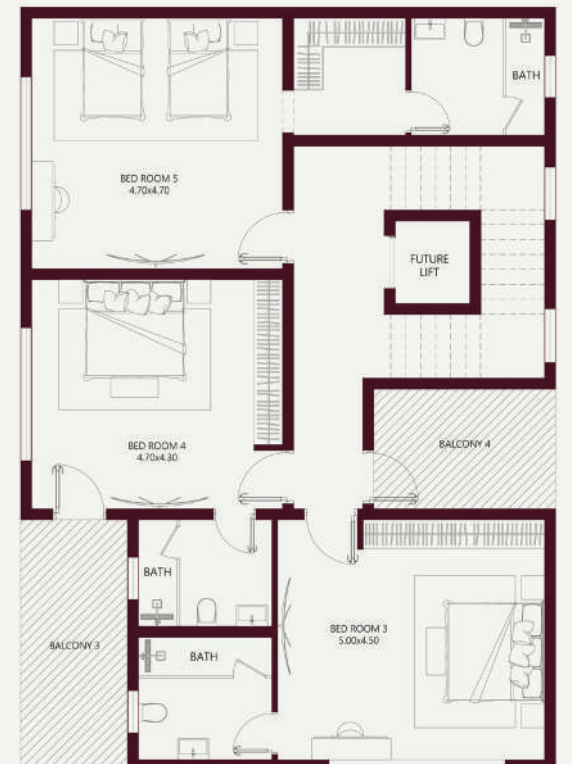
VILLA 13



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

UNIT AREA	SQ. FT
LAND AREA	3824
BUILT UP AREA	4401

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	2
BALCONY	4
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



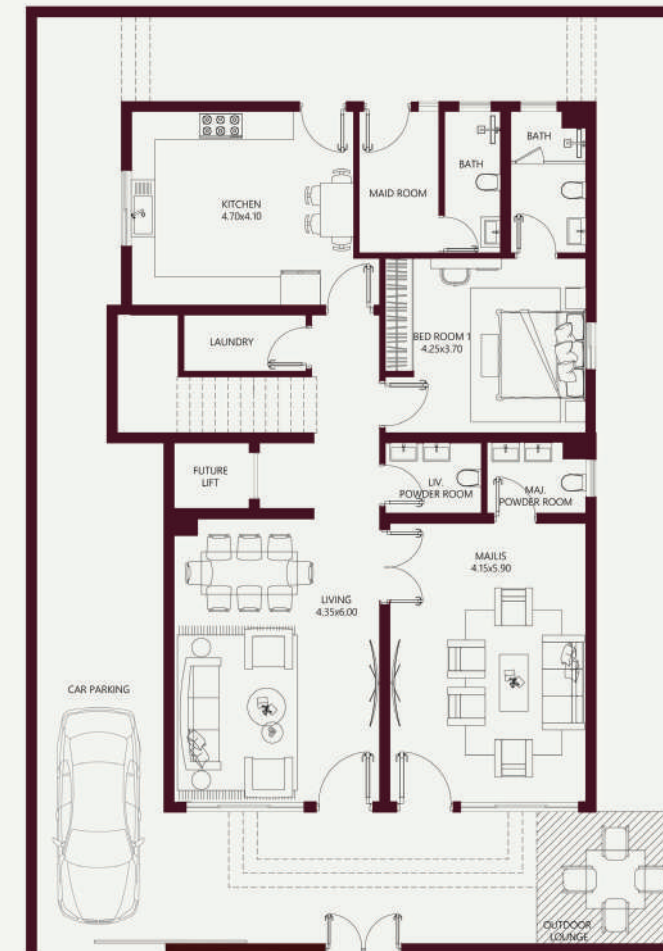
FLOOR PLANS

CALDERI

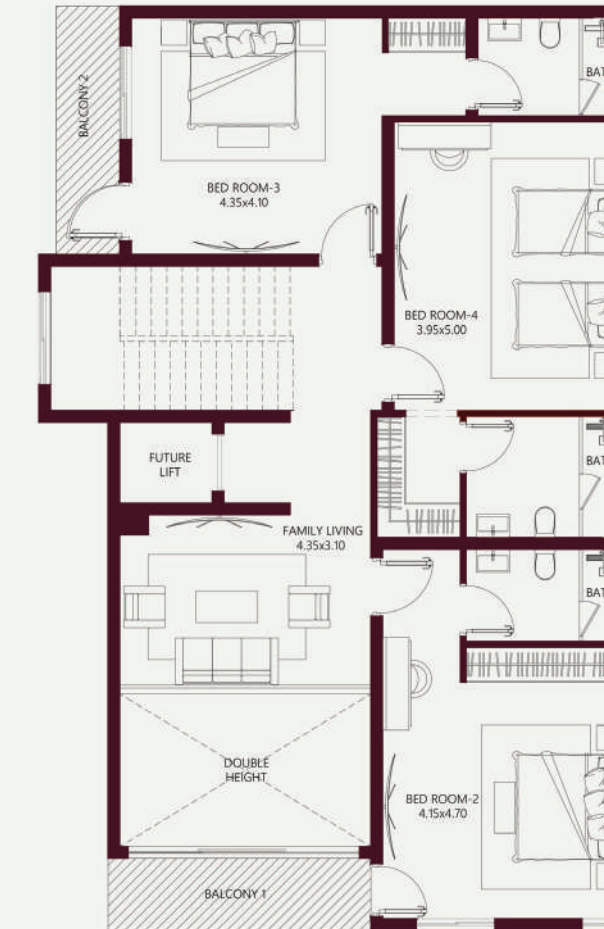
Balanced layouts offering comfort, flow, and sophistication.

- GERMAN FITTED KITCHEN
- SMART HOME AUTOMATION SYSTEM
- LIFT PROVISION
- 3 CAR PARKING
- OUTDOOR LOUNGE
- DOUBLE HEIGHT

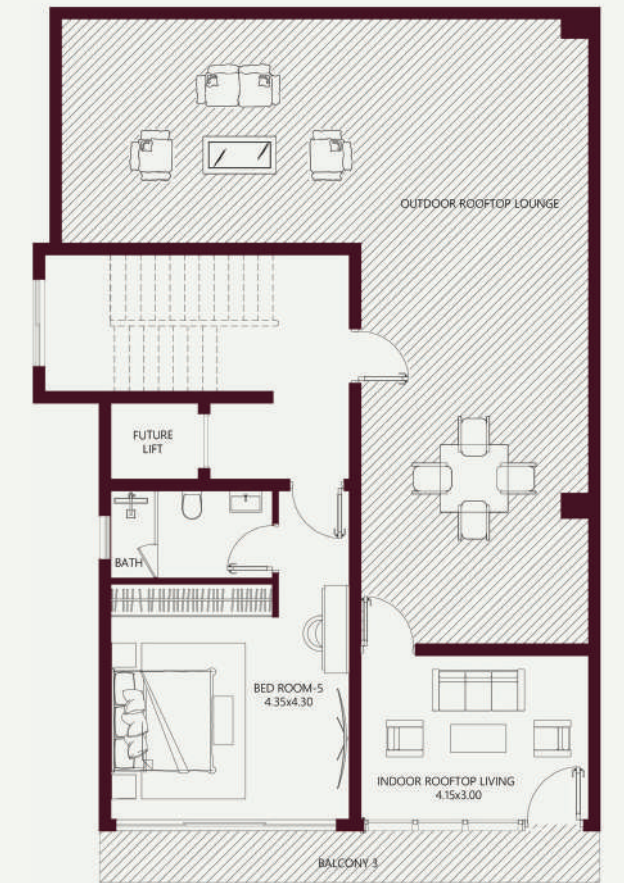
VILLA 14



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4083

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	3
BALCONY	3
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



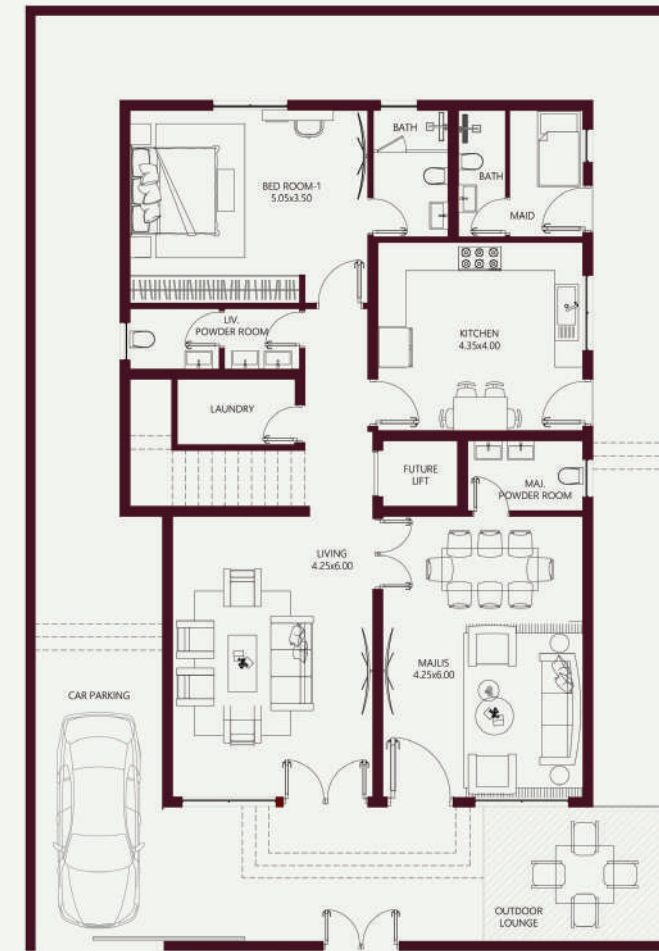
FLOOR PLANS

VENTORI

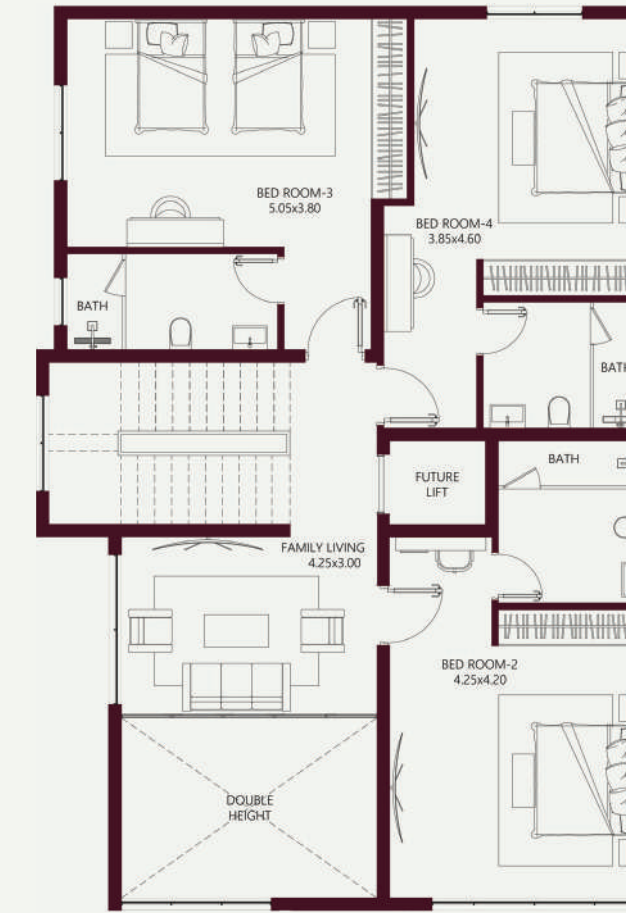
Confident proportions shaping an assured residential identity.

- GERMAN FITTED KITCHEN
- SMART HOME AUTOMATION SYSTEM
- LIFT PROVISION
- 3 CAR PARKING
- OUTDOOR LOUNGE
- DOUBLE HEIGHT

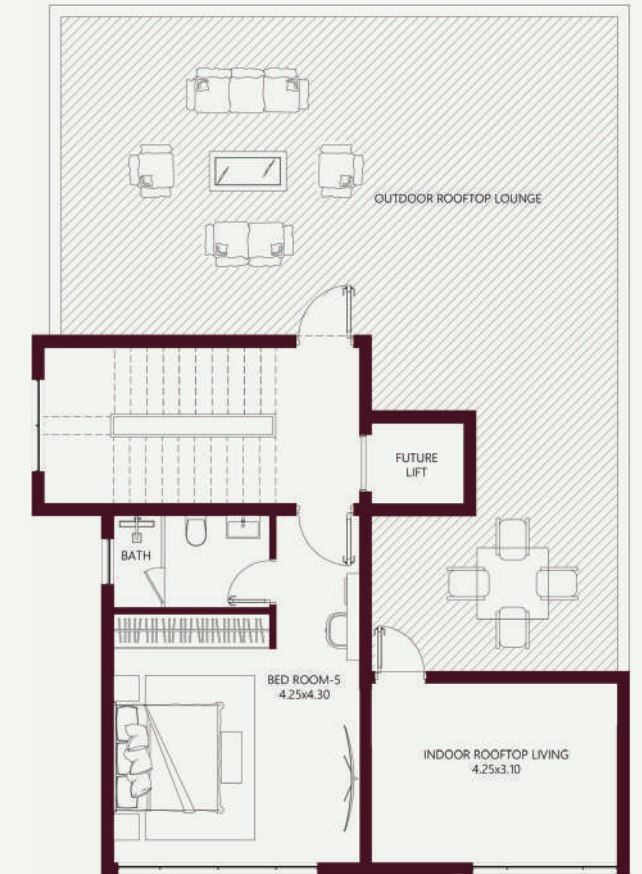
VILLA 15



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4009

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	3
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



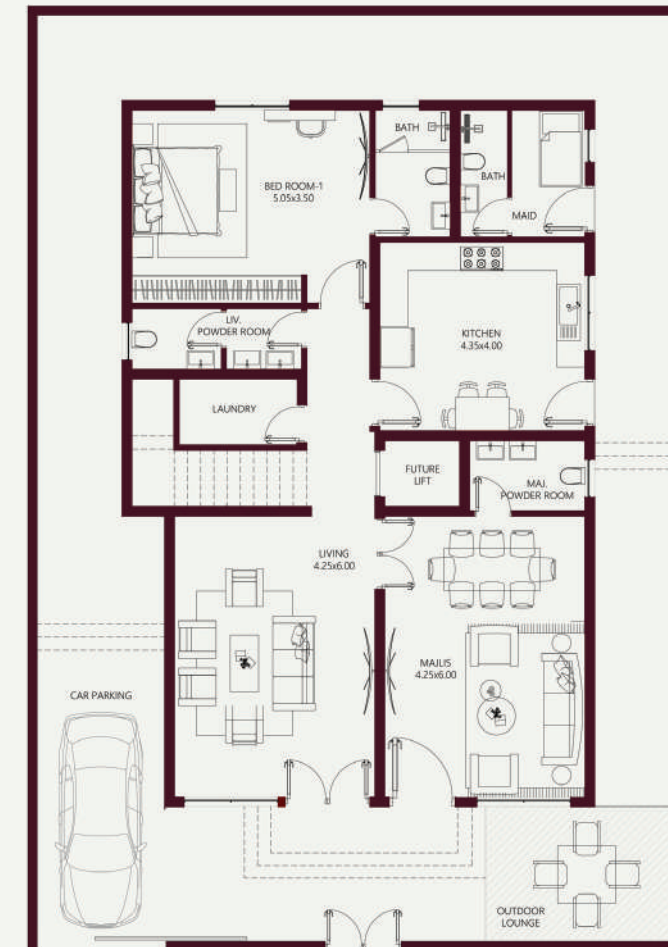
FLOOR PLANS

TORVINI

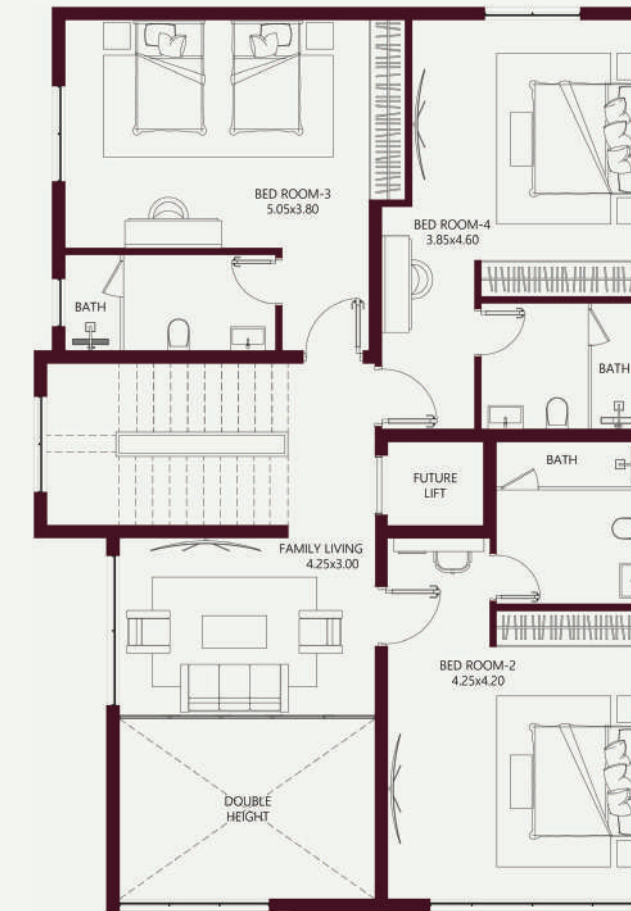
Structured elegance with architectural depth and strength.

- GERMAN
FITTED
KITCHEN
- SMART HOME
AUTOMATION
SYSTEM
- LIFT
PROVISION
- 3 CAR
PARKING
- OUTDOOR
LOUNGE
- DOUBLE
HEIGHT

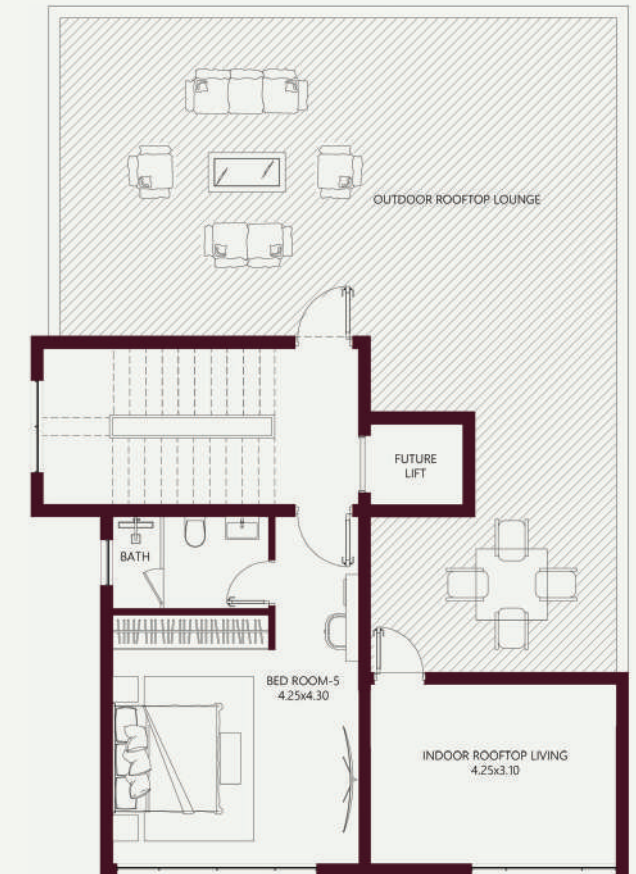
VILLA 16



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4003

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	3
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1

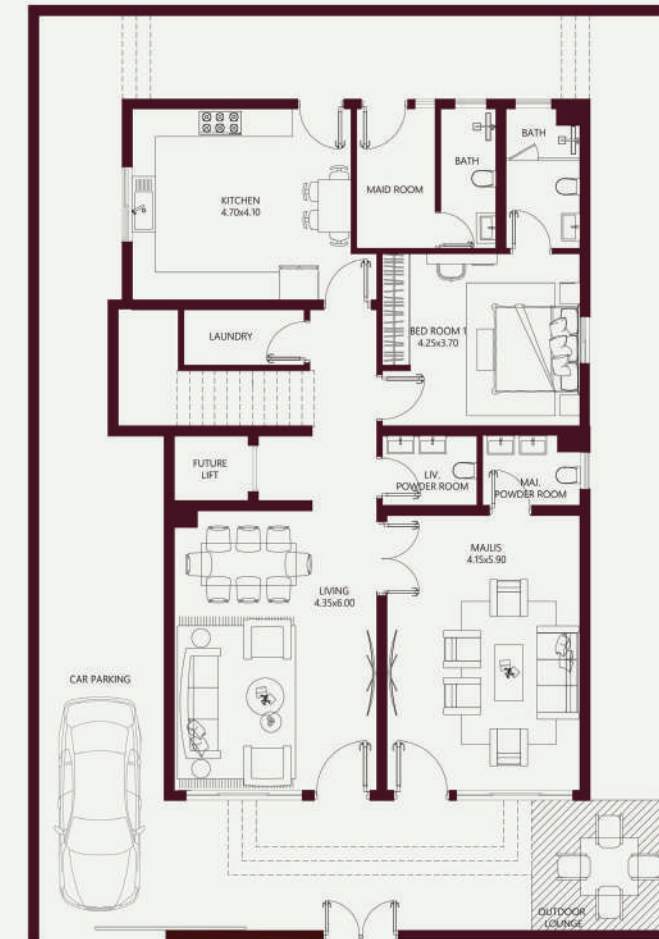
FLOOR PLANS

ALTIERI

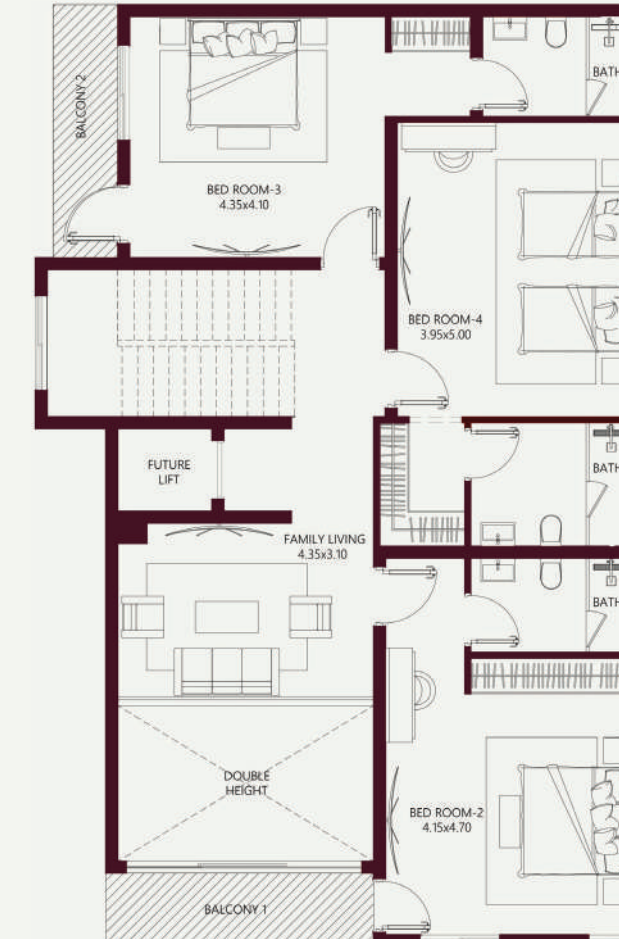
Rich textures and refined detailing
creating understated luxury.

- GERMAN
FITTED
KITCHEN
- SMART HOME
AUTOMATION
SYSTEM
- LIFT
PROVISION
- 3 CAR
PARKING
- OUTDOOR
LOUNGE
- DOUBLE
HEIGHT

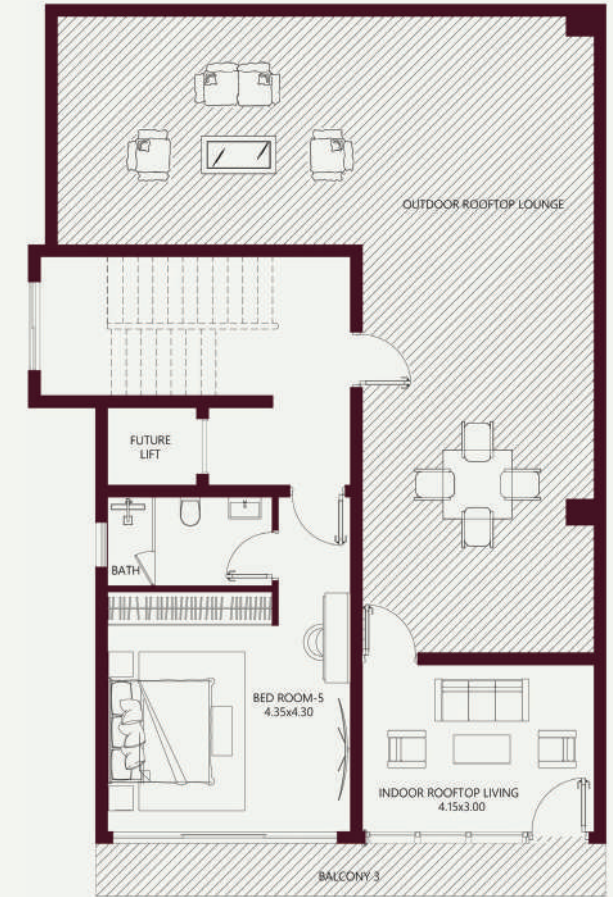
VILLA 17



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4006

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	3
BALCONY	3
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1





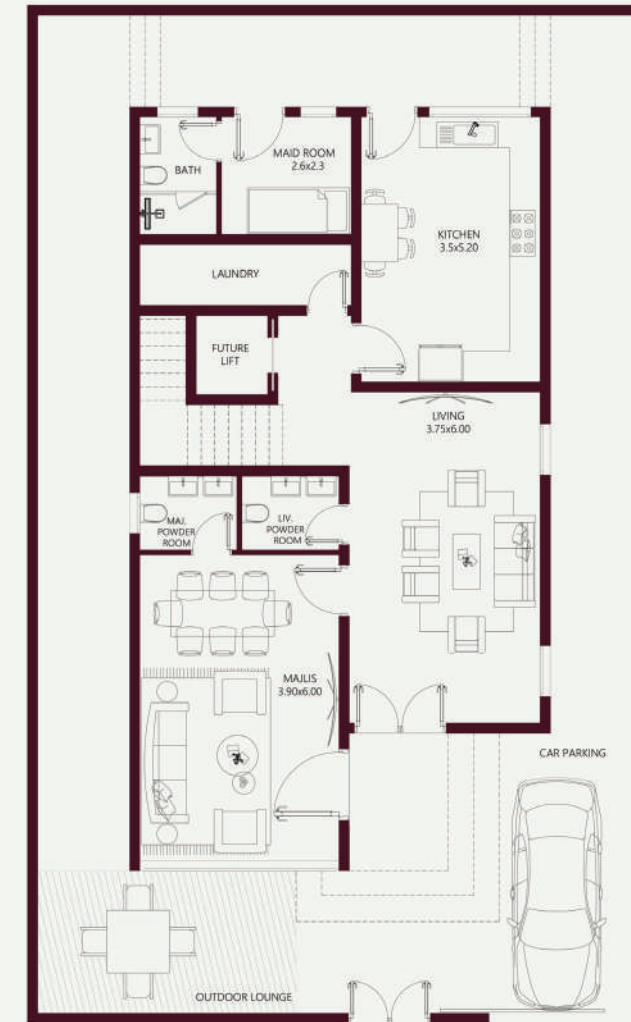
FLOOR PLANS

MARINI

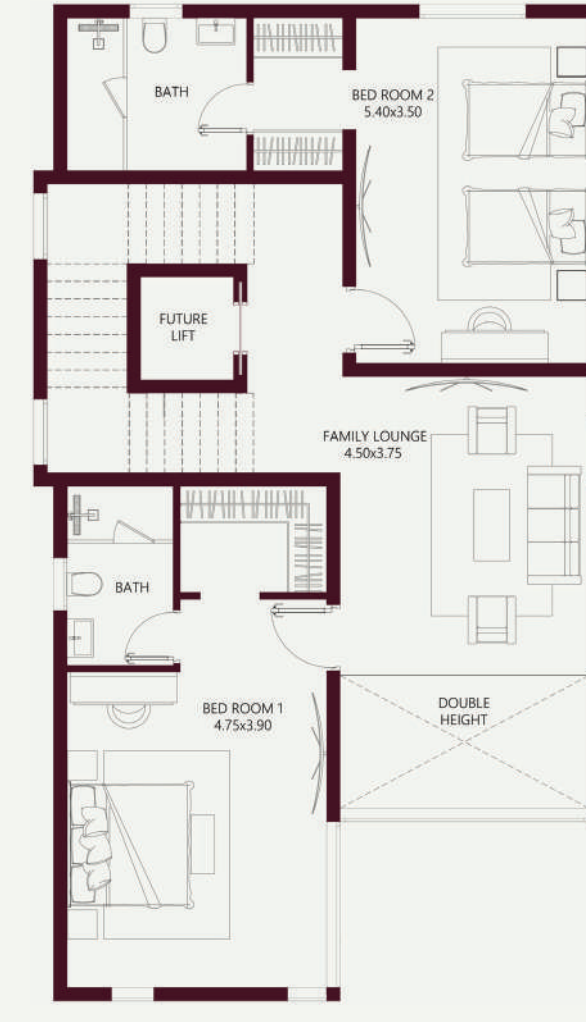
Fluid living spaces shaped by natural proportion.

- GERMAN FITTED KITCHEN
- SMART HOME AUTOMATION SYSTEM
- LIFT PROVISION
- 3 CAR PARKING
- OUTDOOR LOUNGE
- DOUBLE HEIGHT

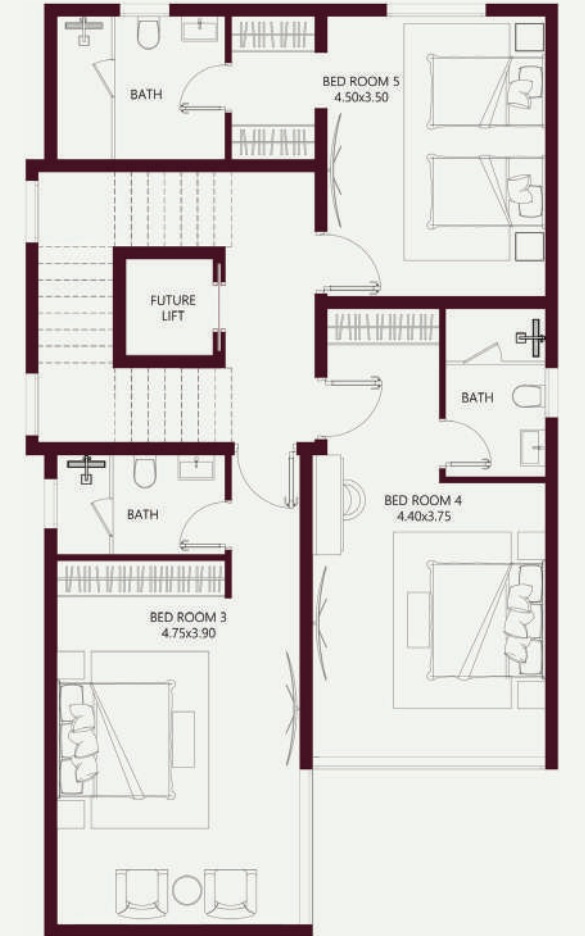
VILLA 18



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

UNIT AREA	SQ. FT
LAND AREA	2634.05
BUILT UP AREA	3650

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	2
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



FLOOR PLANS

EXCELLI

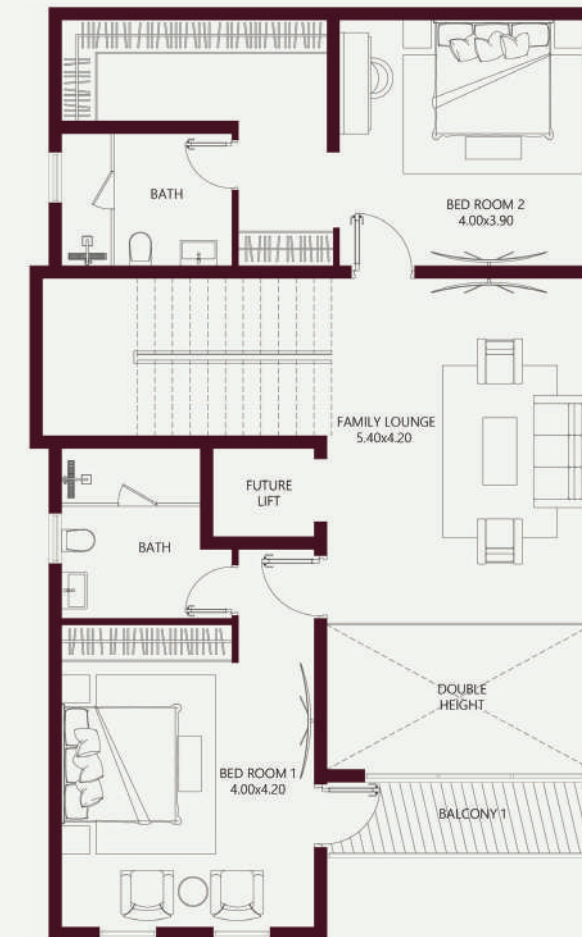
A Corner Villa crafted with timeless grace and refinement.

- GERMAN FITTED KITCHEN
- SMART HOME AUTOMATION SYSTEM
- LIFT PROVISION
- 5 CAR PARKING
- OUTDOOR LOUNGE
- DOUBLE HEIGHT

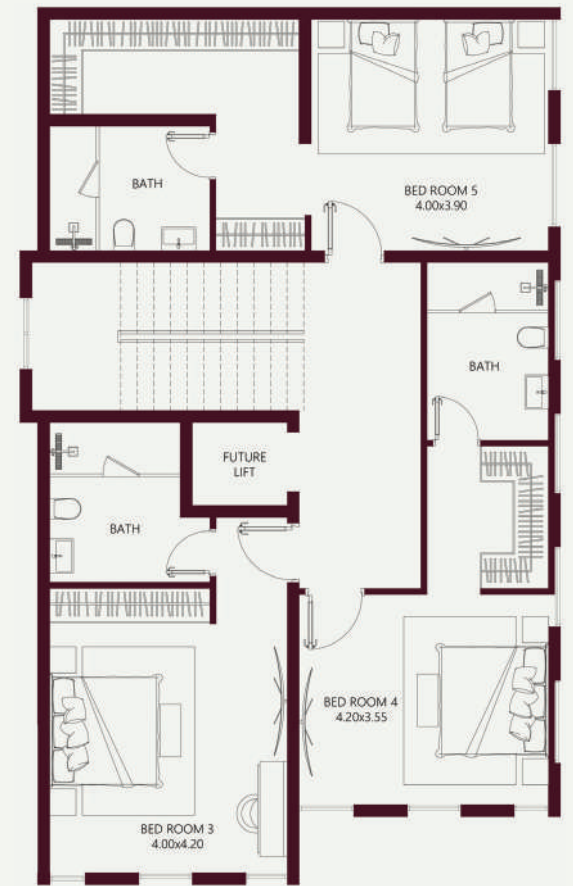
VILLA 19 | CORNER VILLA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

UNIT AREA	SQ. FT
LAND AREA	2901.92
BUILT UP AREA	3900

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	2
BALCONY	1
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



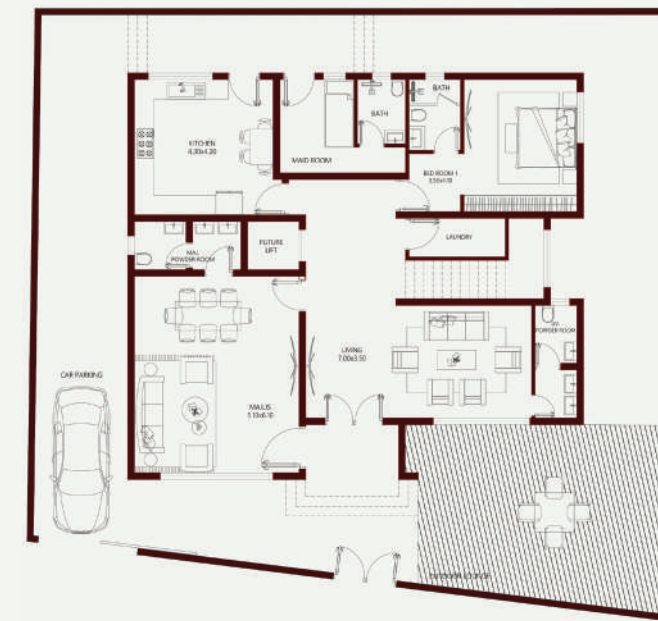
FLOOR PLANS

VANTELLI

A Corner Villa offering scale, visibility, and exclusivity.

VILLA 20 | CORNER VILLA

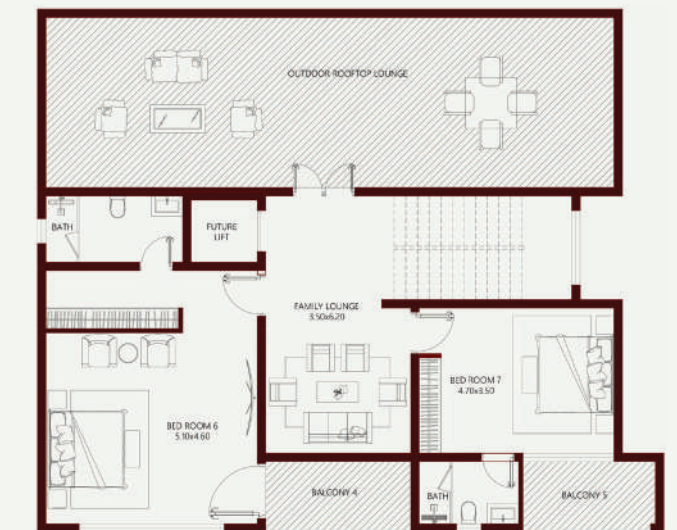
- GERMAN
FITTED
KITCHEN
- SMART HOME
AUTOMATION
SYSTEM
- LIFT
PROVISION
- 5 CAR
PARKING
- OUTDOOR
LOUNGE
- DOUBLE
HEIGHT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

UNIT AREA	SQ. FT
LAND AREA	3822.59
BUILT UP AREA	4612

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	7
BATHROOMS	7
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	3
BALCONY	5
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



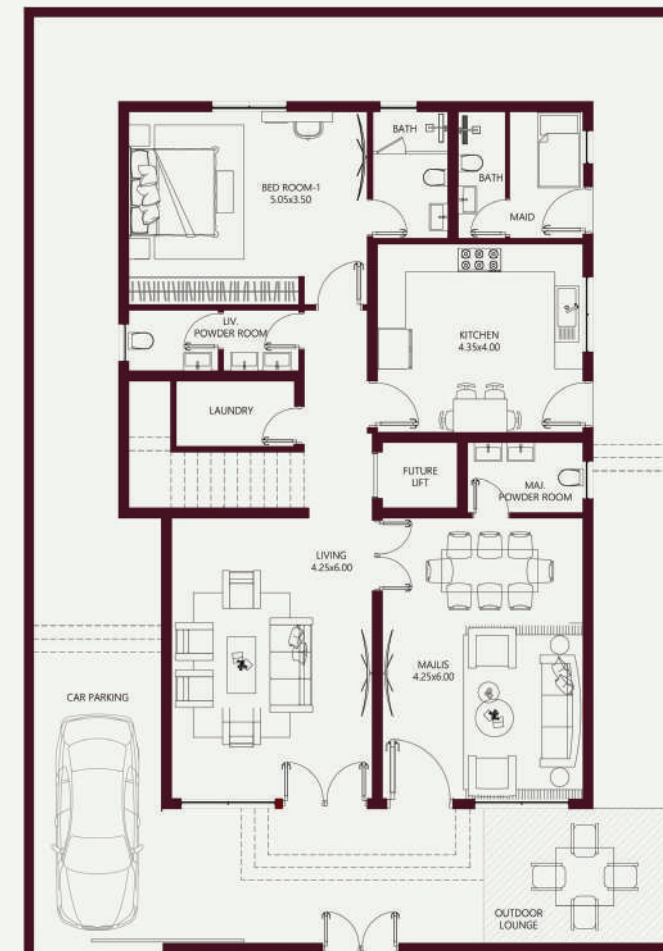
FLOOR PLANS

SAVELLI

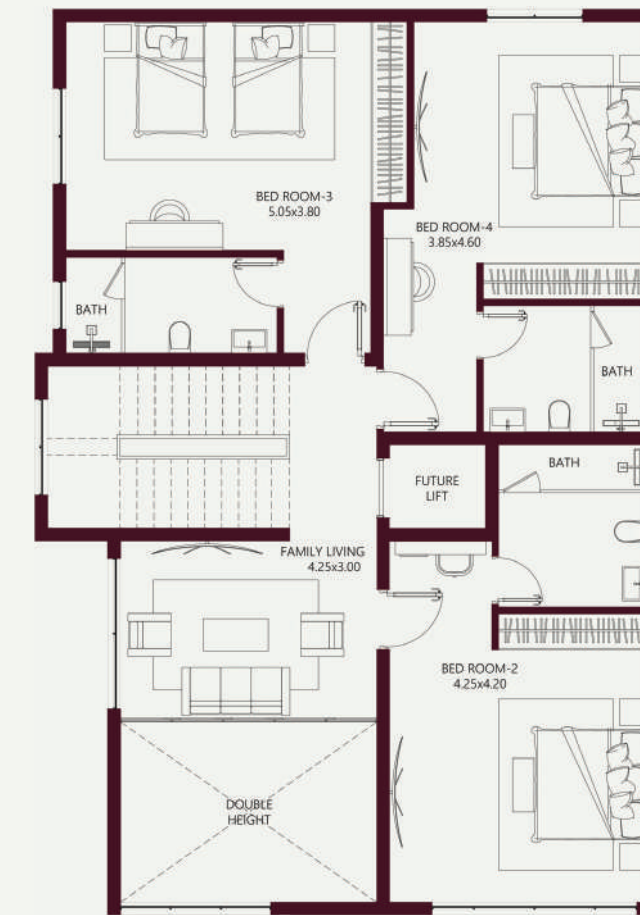
Calm elegance shaped by thoughtful architectural rhythm.

- GERMAN FITTED KITCHEN
- SMART HOME AUTOMATION SYSTEM
- LIFT PROVISION
- 3 CAR PARKING
- OUTDOOR LOUNGE
- DOUBLE HEIGHT

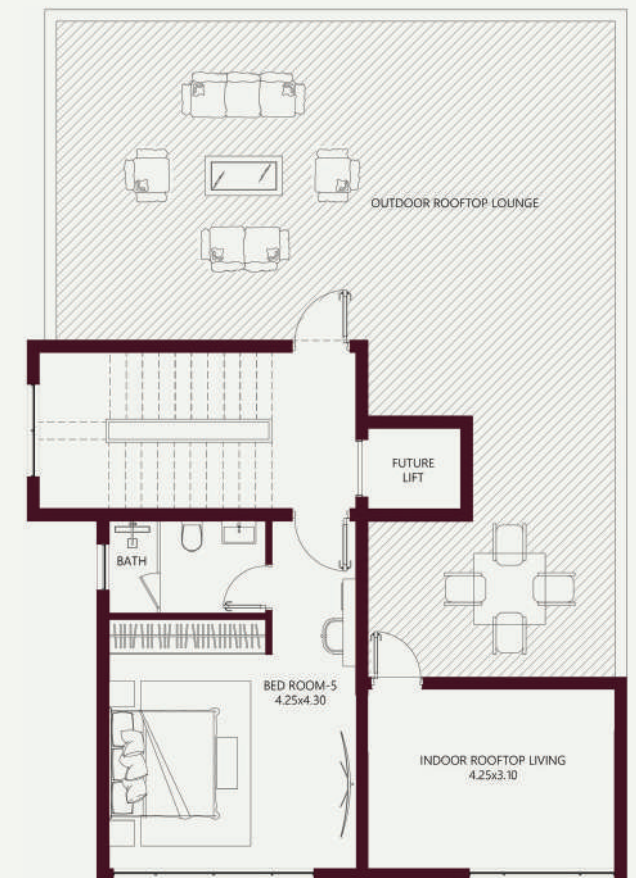
VILLA 21



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4001

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	3
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



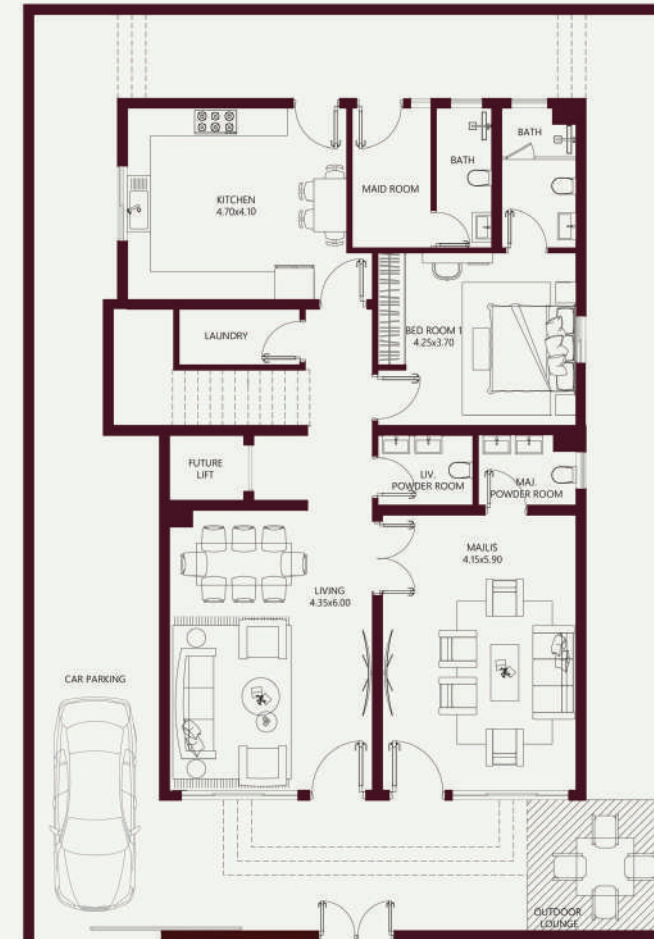
FLOOR PLANS

SANTORI

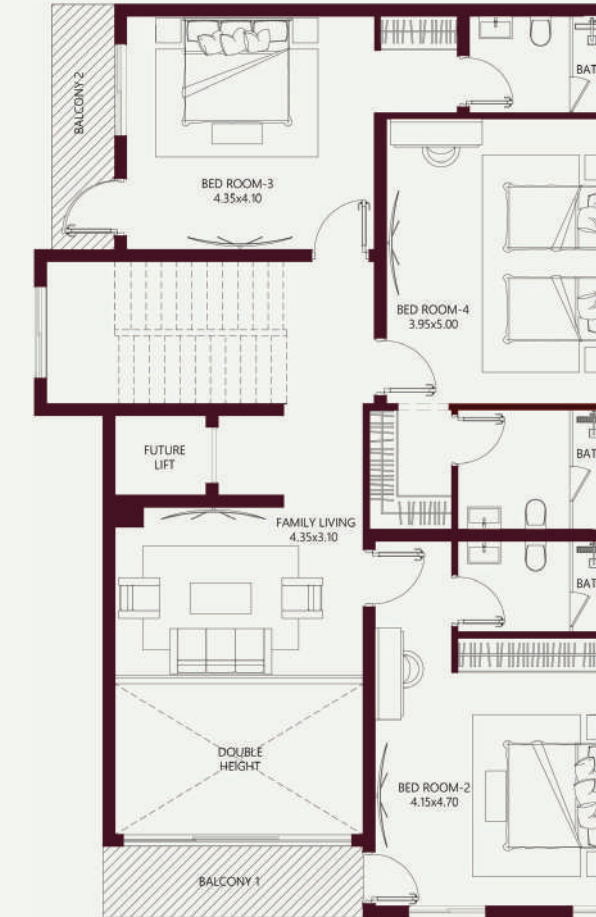
Clean architectural expression defined by balance and clarity.

- GERMAN FITTED KITCHEN
- SMART HOME AUTOMATION SYSTEM
- LIFT PROVISION
- 3 CAR PARKING
- OUTDOOR LOUNGE
- DOUBLE HEIGHT

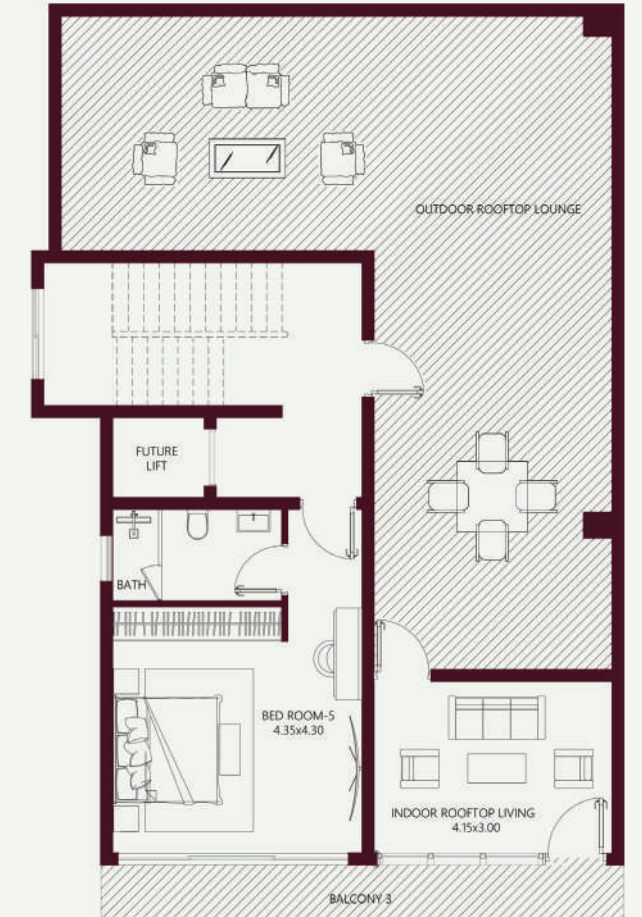
VILLA 22



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4082

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	3
BALCONY	3
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



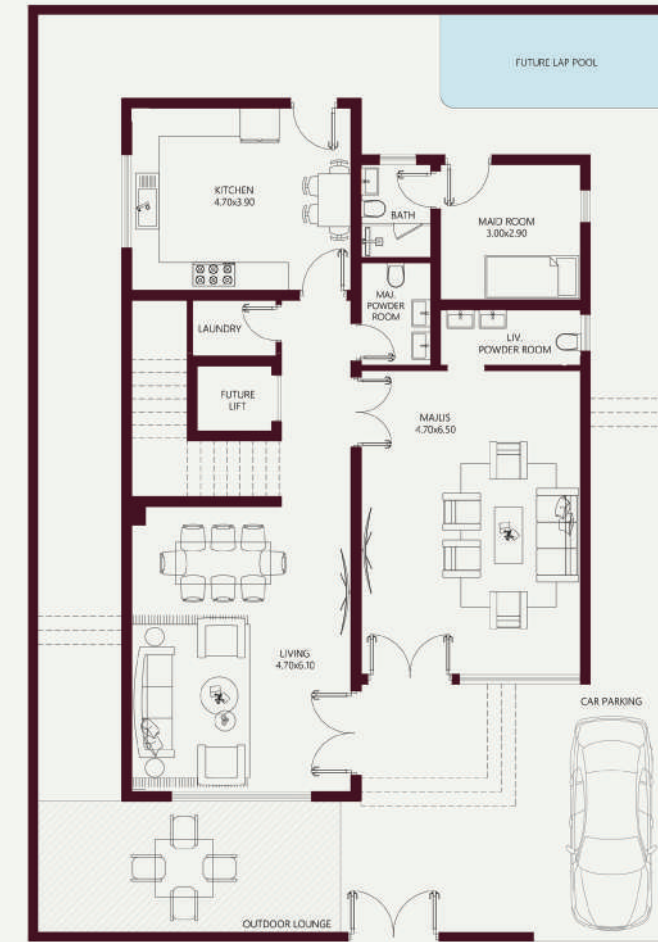
FLOOR PLANS

DEVIRINI

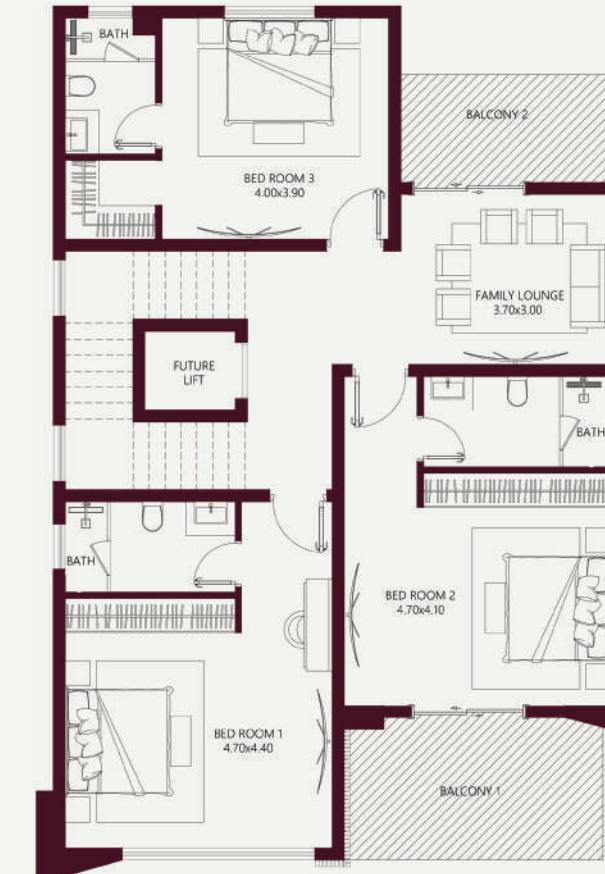
Modern sophistication articulated through precise design language.

- GERMAN FITTED KITCHEN
- SMART HOME AUTOMATION SYSTEM
- LIFT PROVISION
- 3 CAR PARKING
- OUTDOOR LOUNGE
- SWIMMING POOL PROVISION

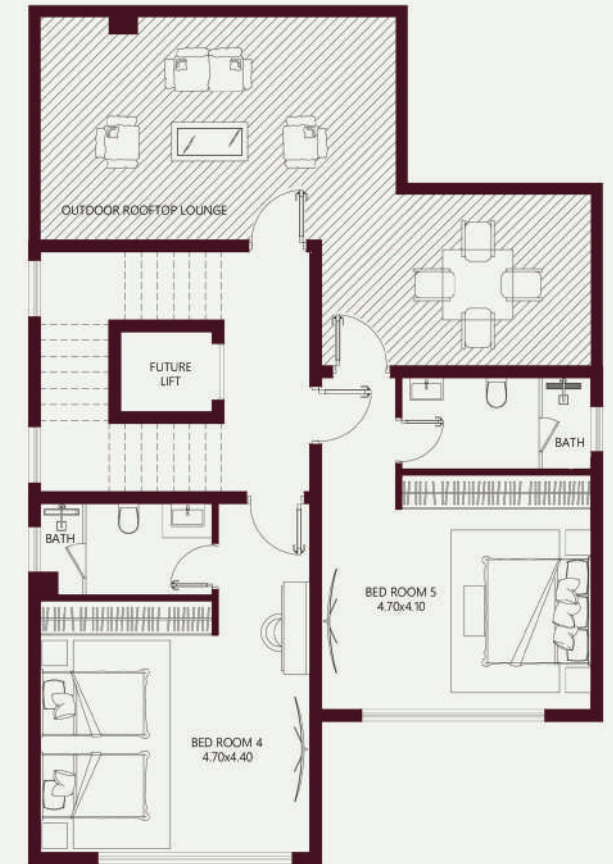
VILLA 23



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4005

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	2
BALCONY	2
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1

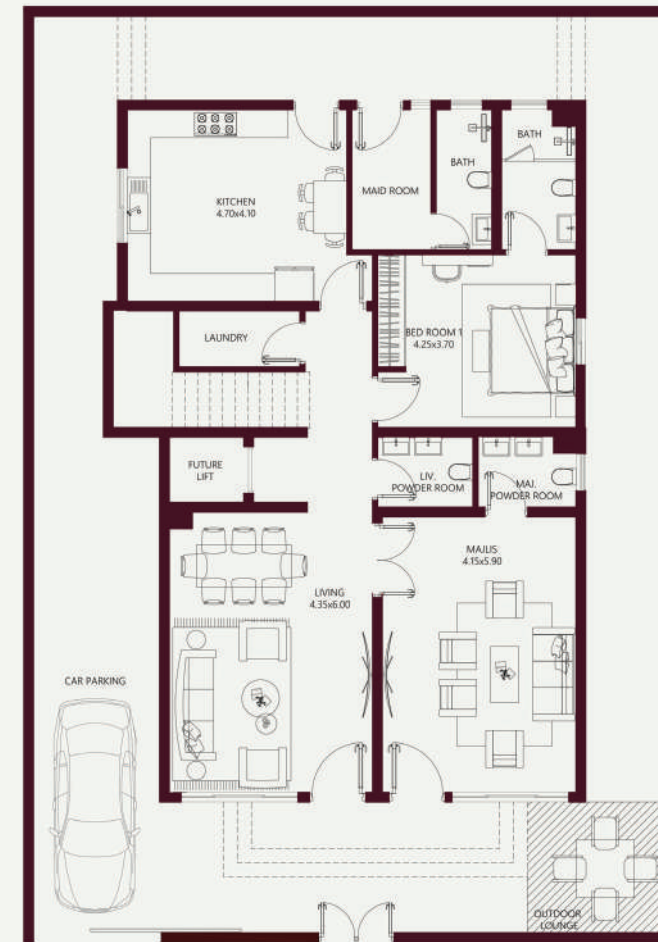
FLOOR PLANS

LORENTI

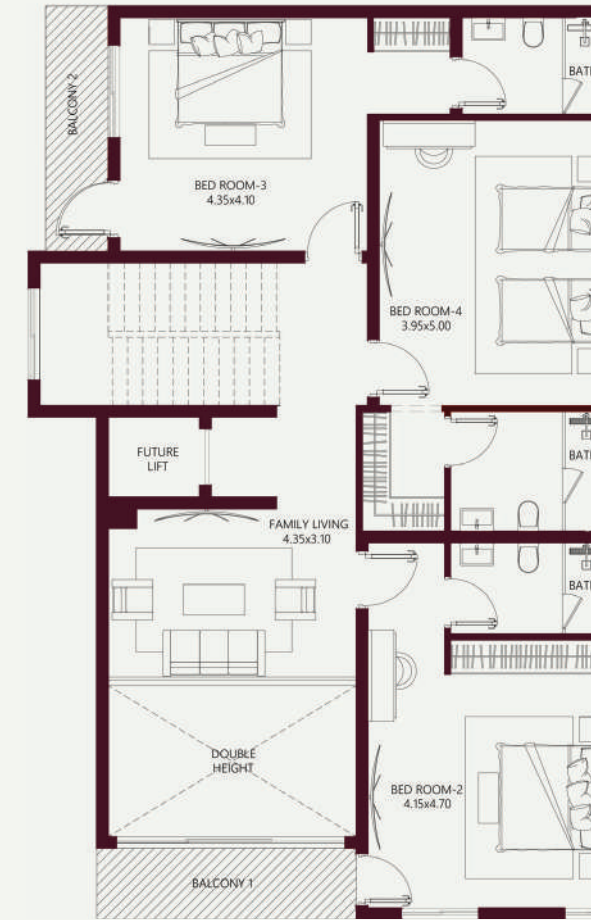
Warm interiors shaped by light and harmonious proportion.

- GERMAN
FITTED
KITCHEN
- SMART HOME
AUTOMATION
SYSTEM
- LIFT
PROVISION
- 3 CAR
PARKING
- OUTDOOR
LOUNGE
- DOUBLE
HEIGHT

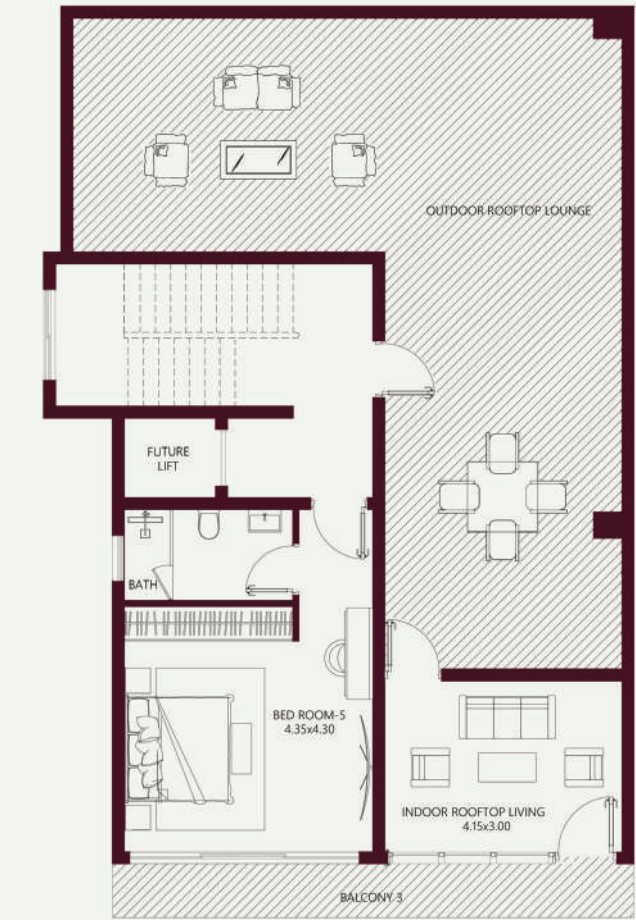
VILLA 24



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4008

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	3
BALCONY	3
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



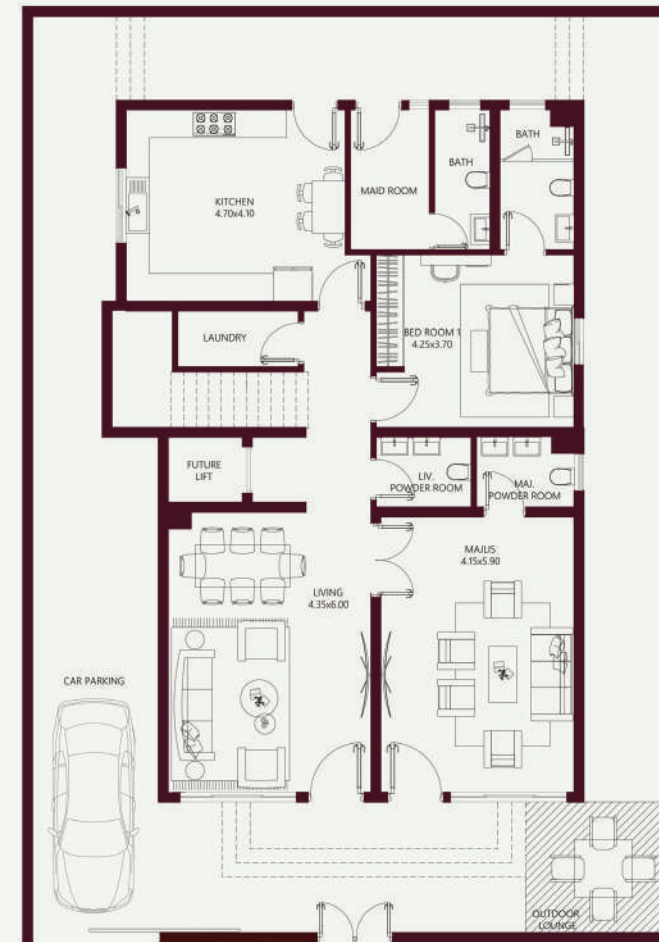
FLOOR PLANS

MEDORI

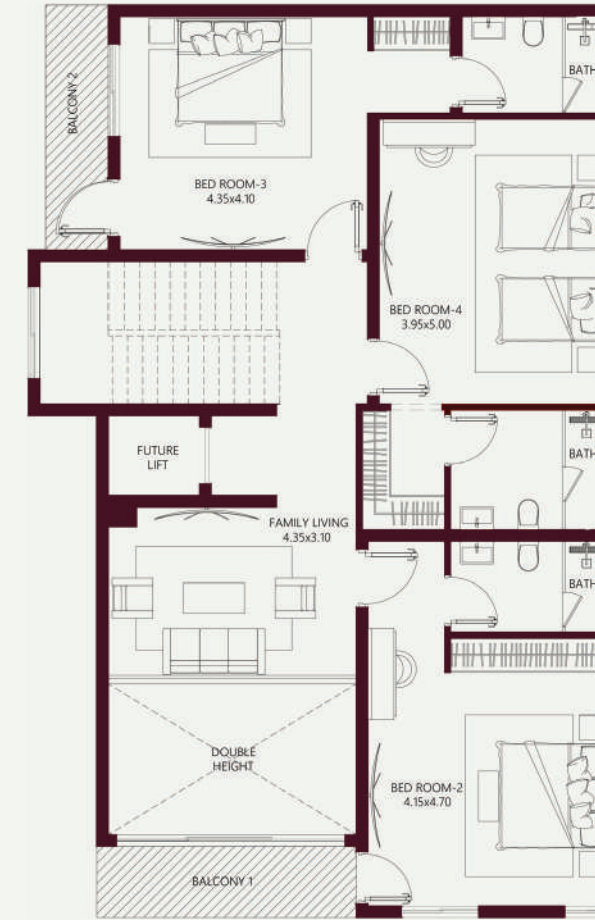
Subtle refinement expressed through calm, well-balanced spaces.

- GERMAN FITTED KITCHEN
- SMART HOME AUTOMATION SYSTEM
- LIFT PROVISION
- 3 CAR PARKING
- OUTDOOR LOUNGE
- DOUBLE HEIGHT

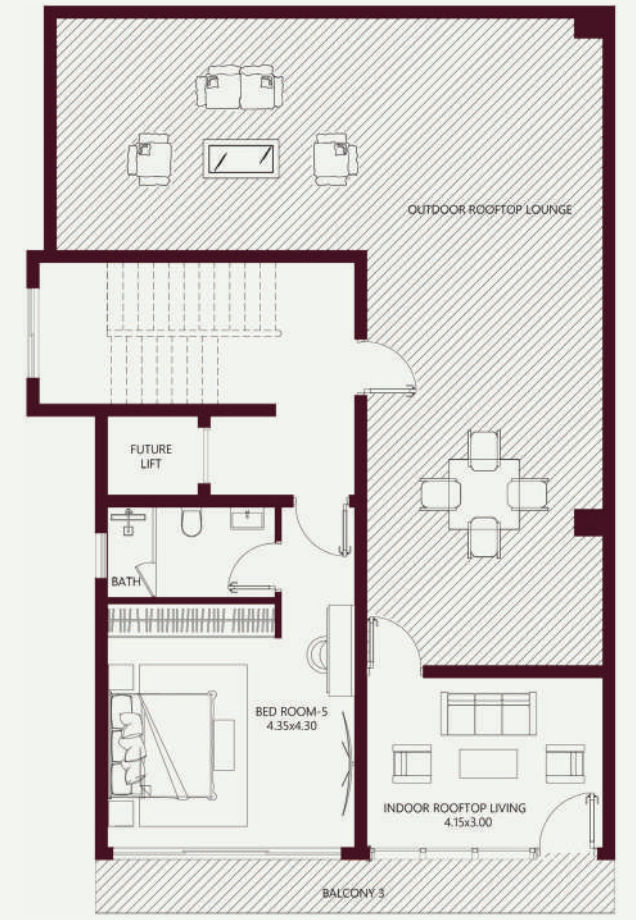
VILLA 25



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4005

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	3
BALCONY	3
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



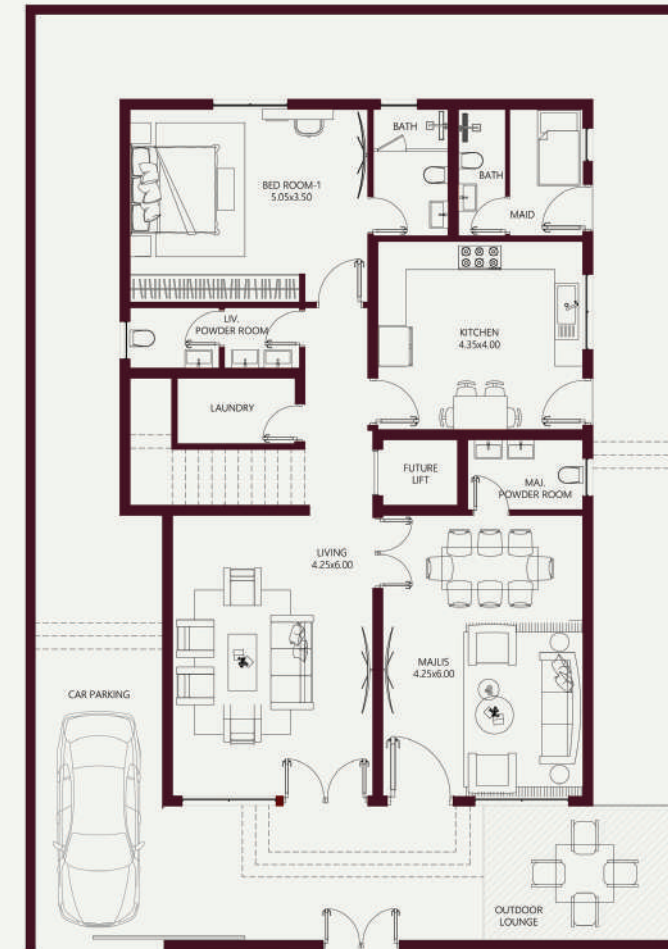
FLOOR PLANS

TENORI

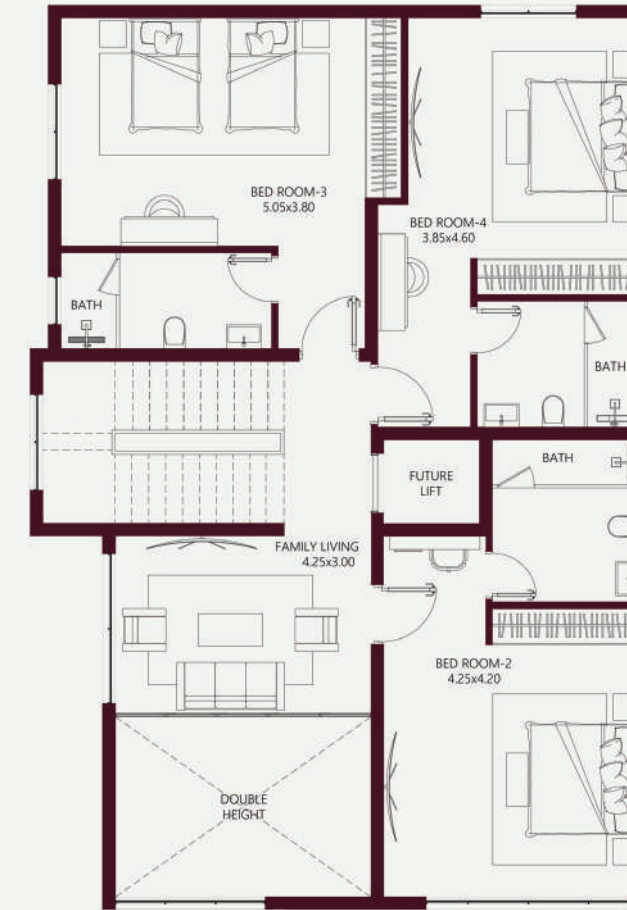
Structured living with a strong yet composed character.

- GERMAN FITTED KITCHEN
- SMART HOME AUTOMATION SYSTEM
- LIFT PROVISION
- 3 CAR PARKING
- OUTDOOR LOUNGE
- DOUBLE HEIGHT

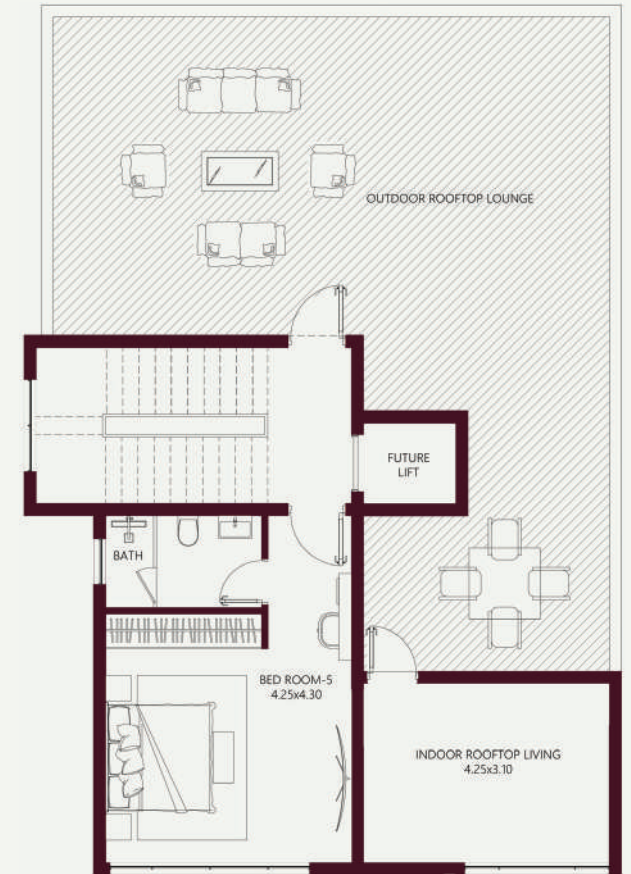
VILLA 26



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4001

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	3
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



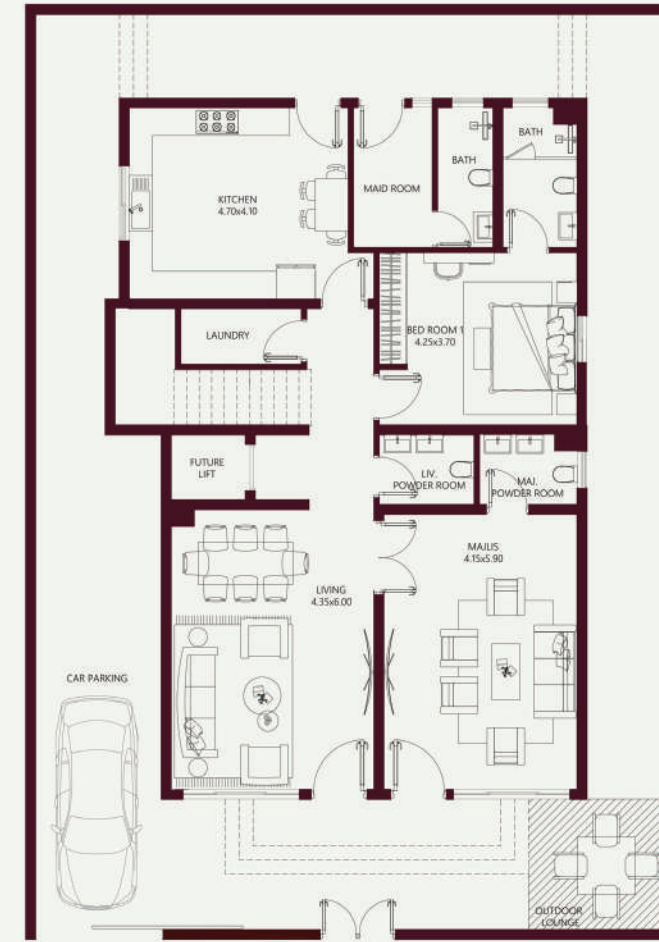
FLOOR PLANS

FALCONI

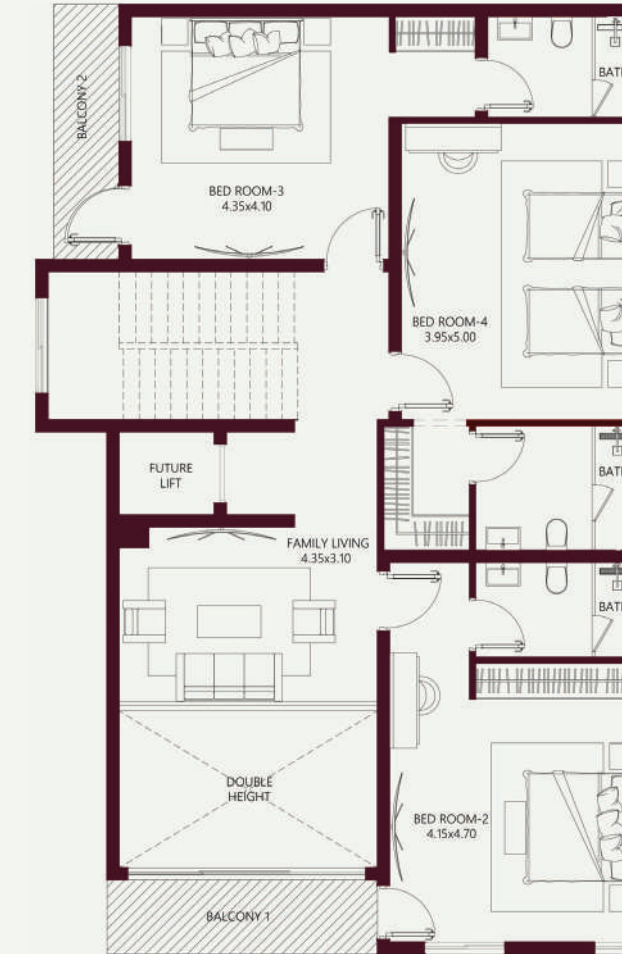
Confident architectural presence softened by elegant detailing.

- GERMAN FITTED KITCHEN
- SMART HOME AUTOMATION SYSTEM
- LIFT PROVISION
- 3 CAR PARKING
- OUTDOOR LOUNGE
- DOUBLE HEIGHT

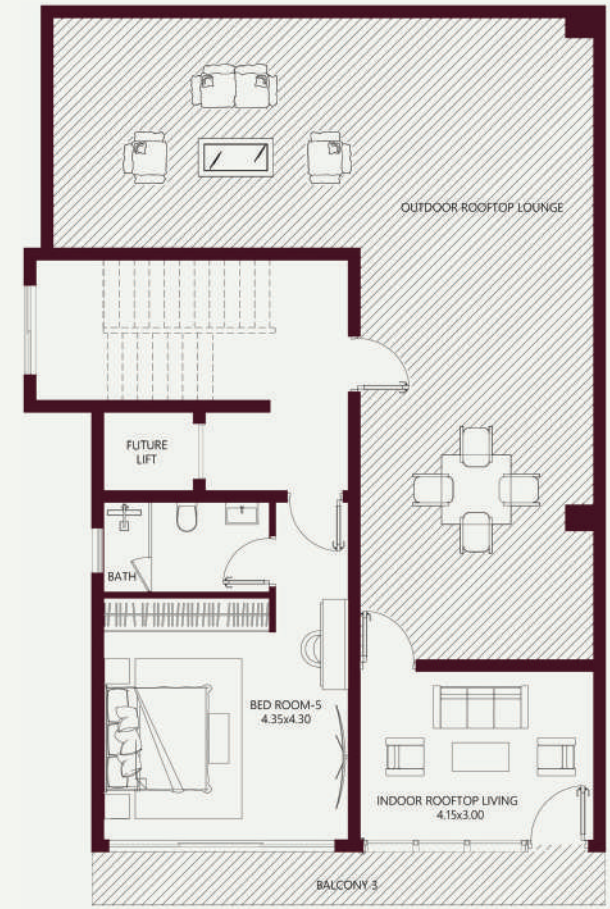
VILLA 27



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4013

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	3
BALCONY	3
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



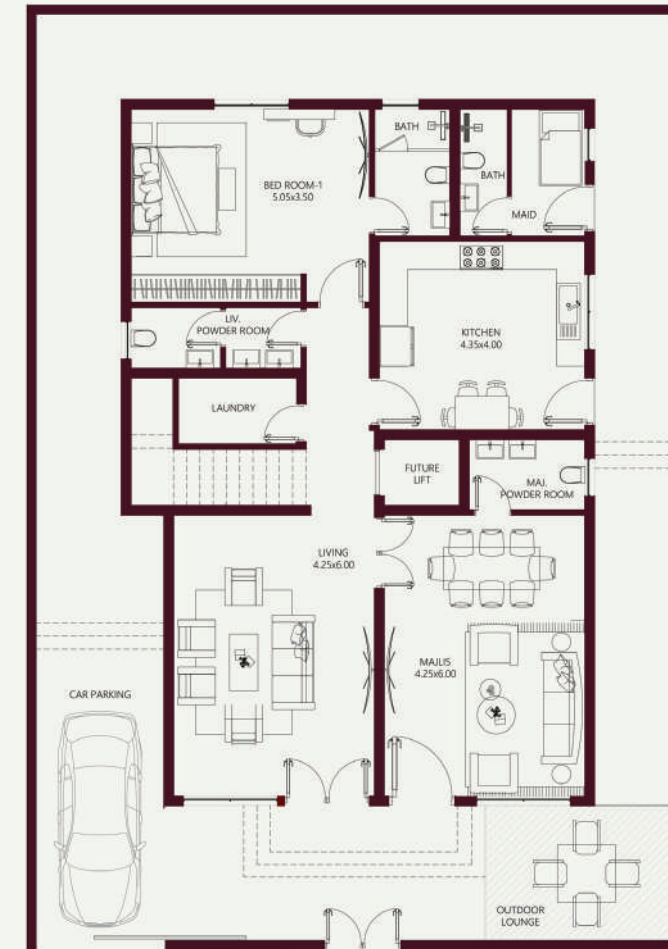
FLOOR PLANS

SIGNORELLI

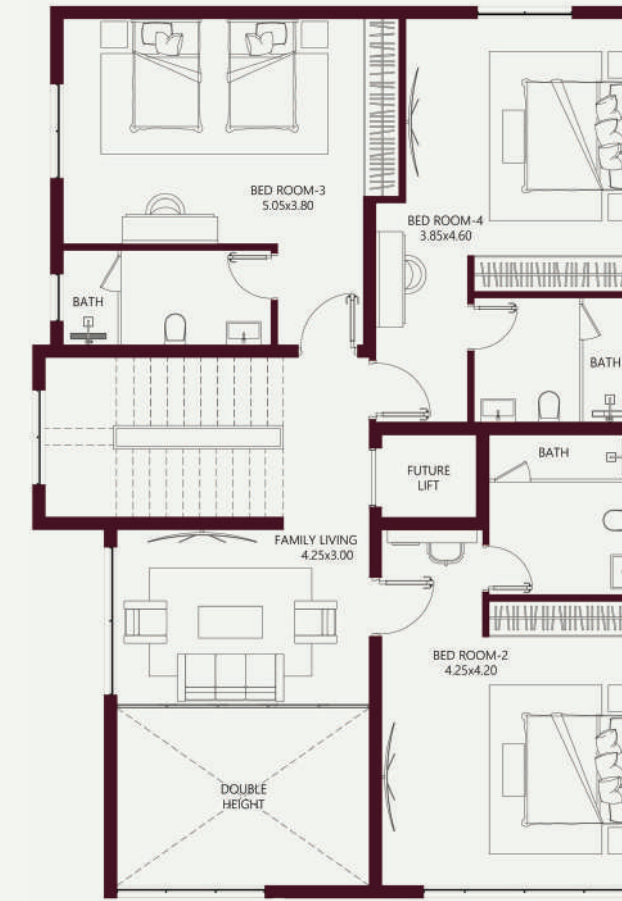
A Corner Villa inspired by noble European elegance.

- GERMAN FITTED KITCHEN
- SMART HOME AUTOMATION SYSTEM
- LIFT PROVISION
- 3 CAR PARKING
- OUTDOOR LOUNGE
- DOUBLE HEIGHT

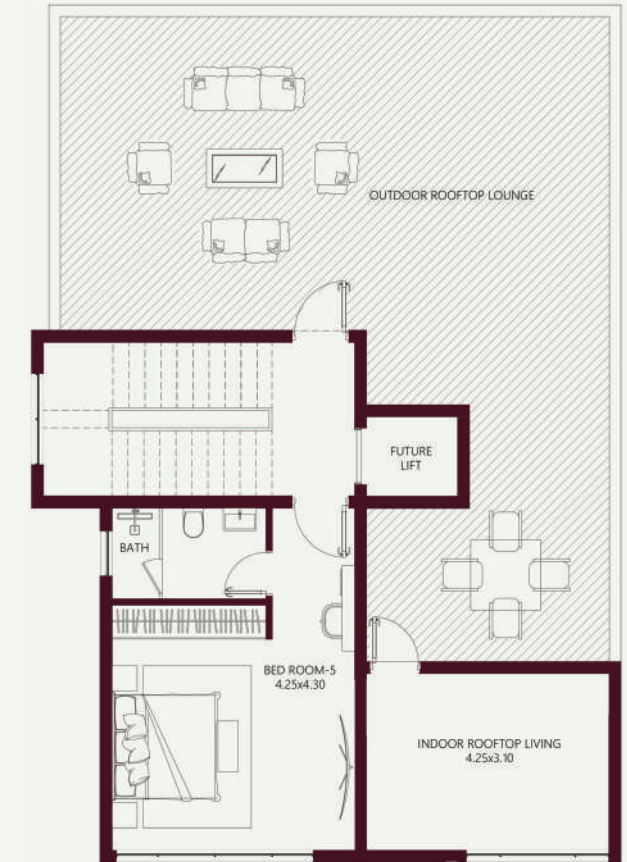
VILLA 28



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3450.97
BUILT UP AREA	4002

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	3
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



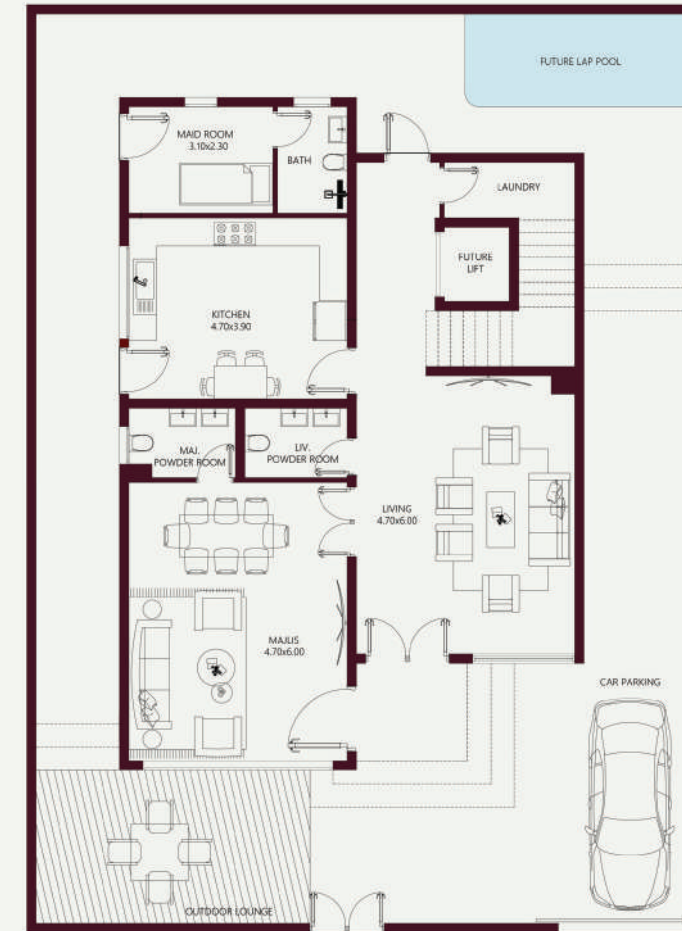
FLOOR PLANS

VELLARI

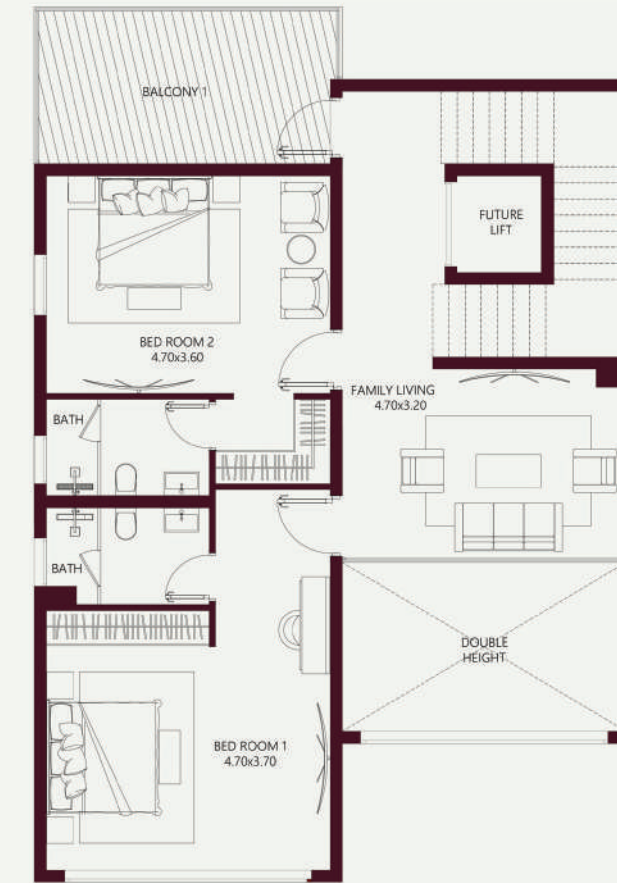
Smooth transitions shaping fluid and refined interiors.

- GERMAN FITTED KITCHEN
- SMART HOME AUTOMATION SYSTEM
- LIFT PROVISION
- 3 CAR PARKING
- OUTDOOR LOUNGE
- DOUBLE HEIGHT
- SWIMMING POOL PROVISION

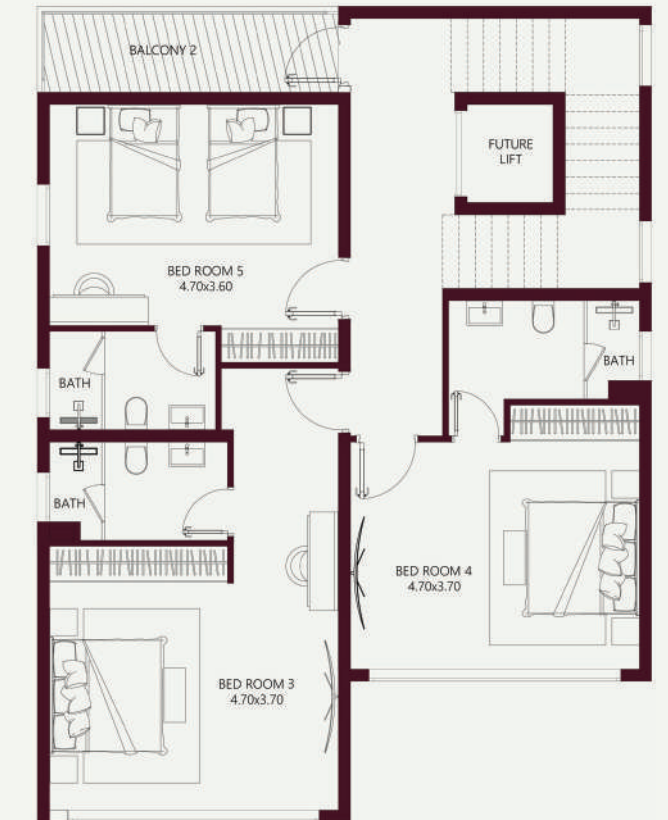
VILLA 29



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4027

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	2
BALCONY	2
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



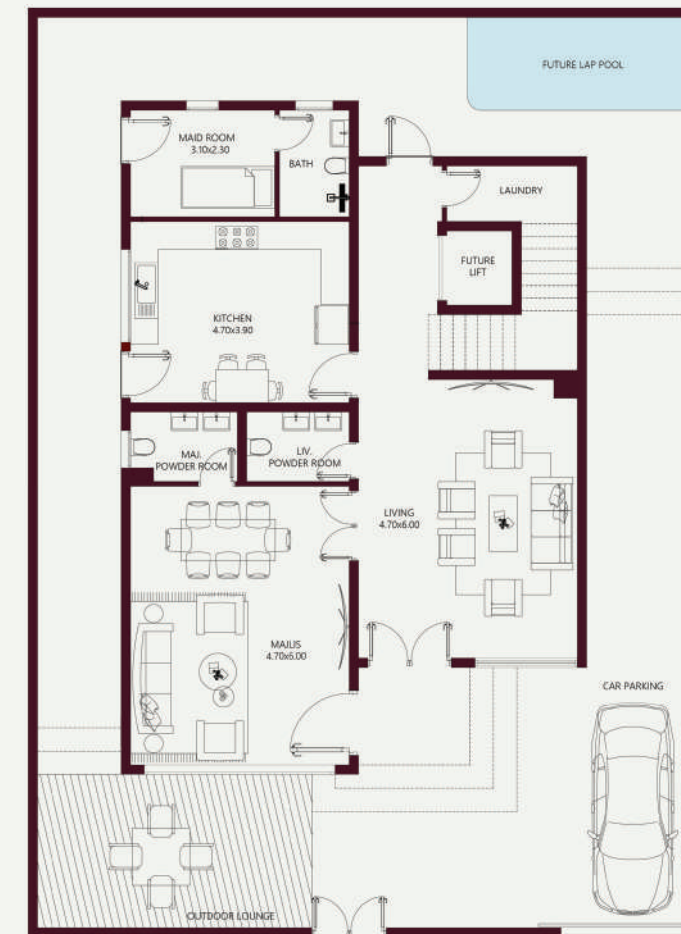
FLOOR PLANS

BELLORI

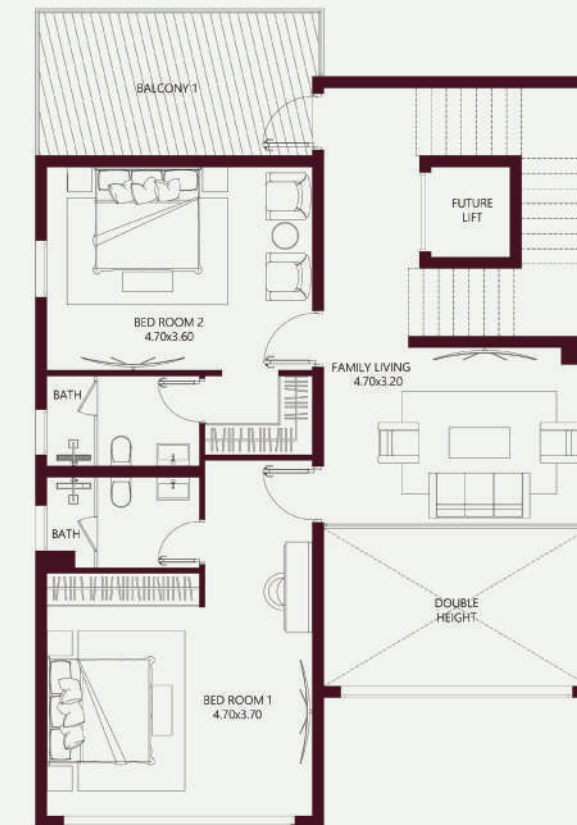
Elevated Luxe interior for modern residential living.

- GERMAN FITTED KITCHEN
- SMART HOME AUTOMATION SYSTEM
- LIFT PROVISION
- 3 CAR PARKING
- OUTDOOR LOUNGE
- DOUBLE HEIGHT
- SWIMMING POOL PROVISION

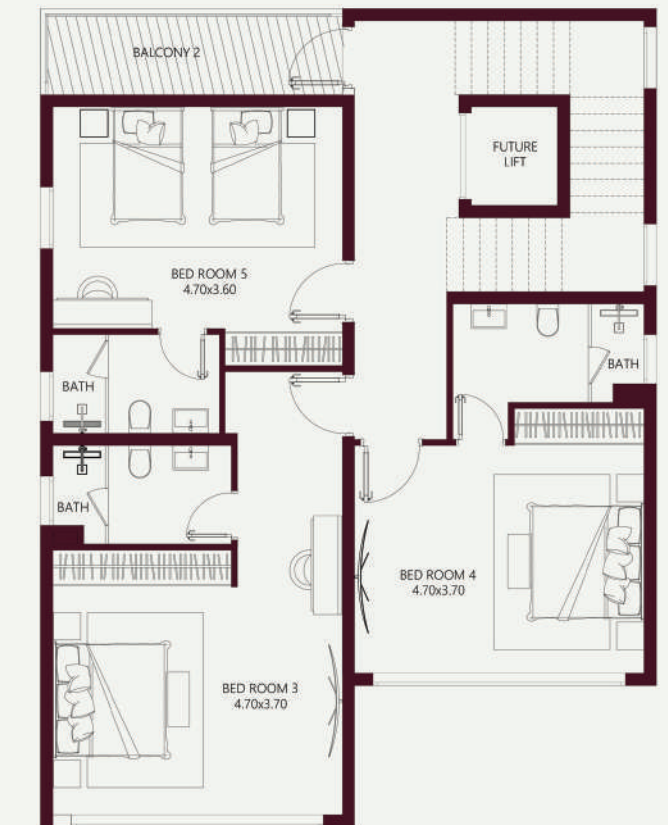
VILLA 30



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4027

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	2
BALCONY	2
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



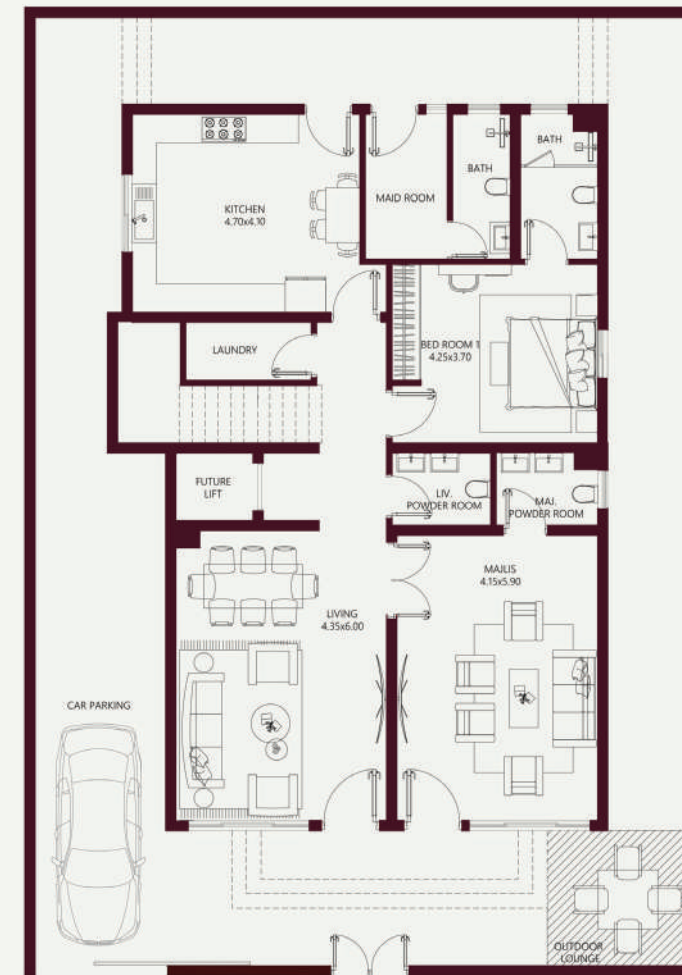
FLOOR PLANS

CARVINI

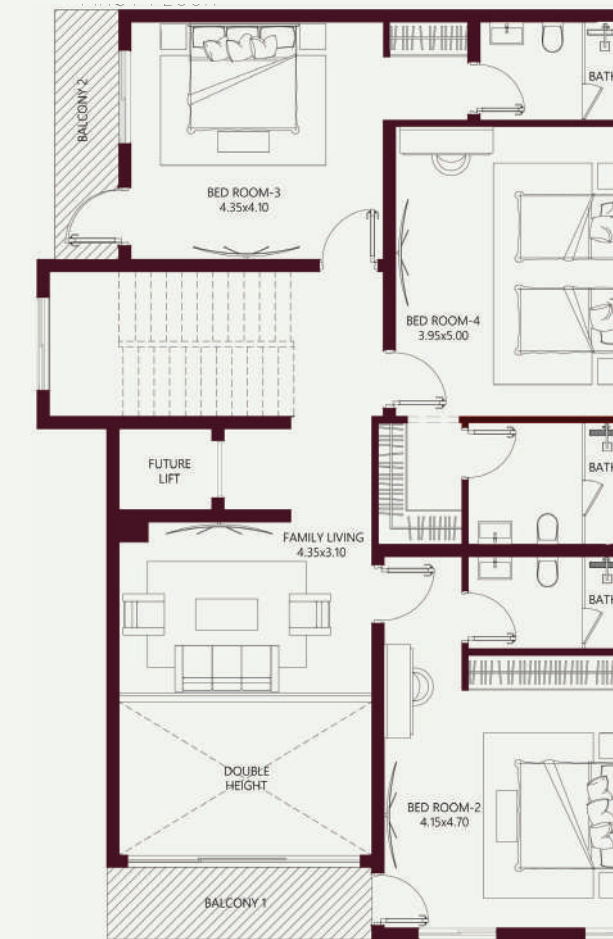
Balanced design guided by rhythm, proportion, and calm.

- GERMAN
FITTED
KITCHEN
- SMART HOME
AUTOMATION
SYSTEM
- LIFT
PROVISION
- 3 CAR
PARKING
- OUTDOOR
LOUNGE
- DOUBLE
HEIGHT

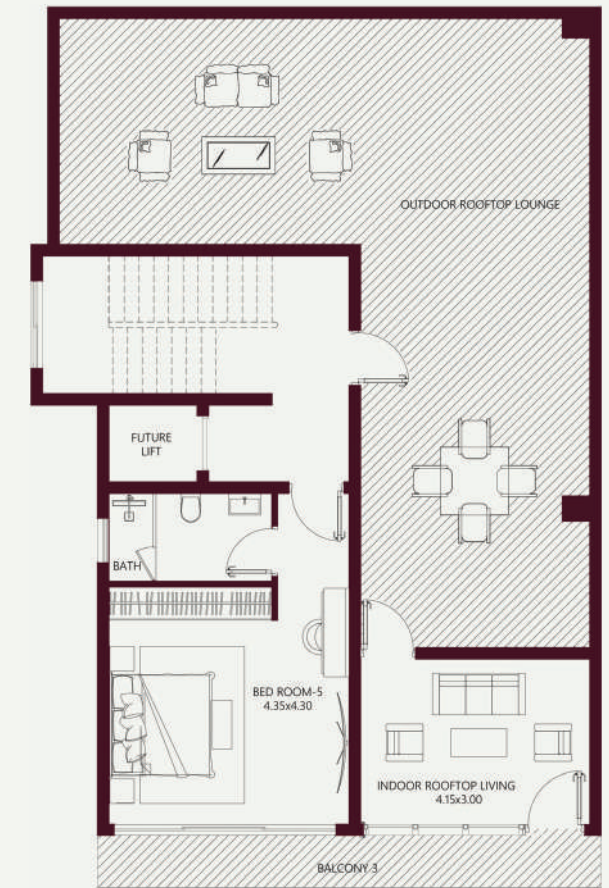
VILLA 31



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4006

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	3
BALCONY	3
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



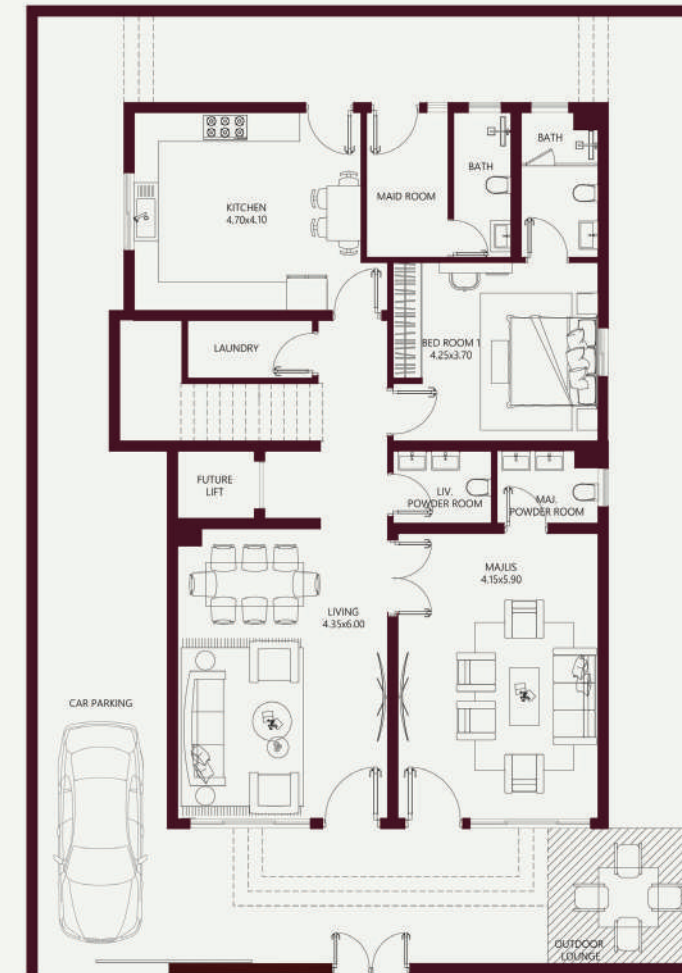
FLOOR PLANS

ALBERTI

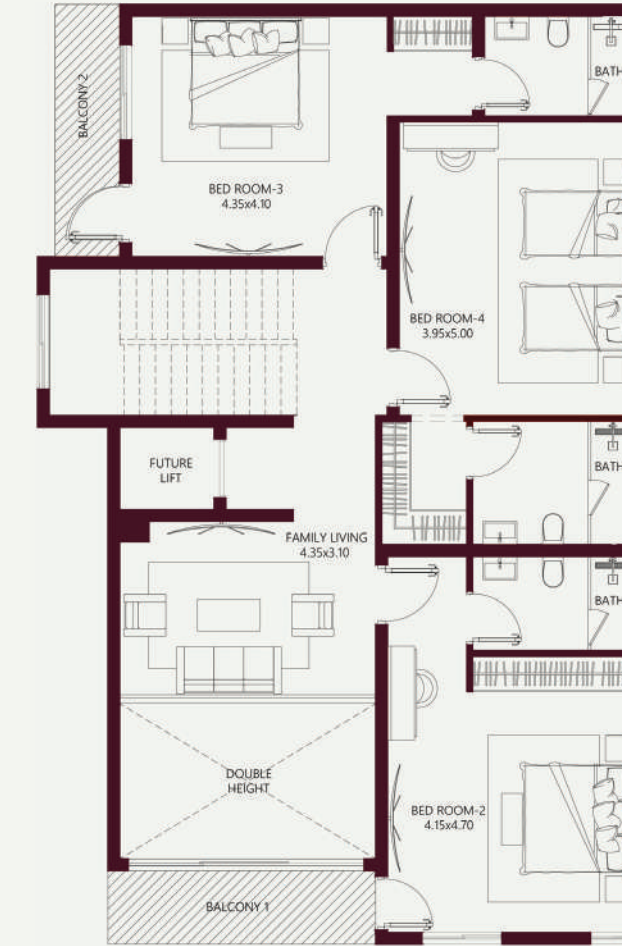
Intelligent architecture rooted in timeless principles.

- GERMAN FITTED KITCHEN
- SMART HOME AUTOMATION SYSTEM
- LIFT PROVISION
- 3 CAR PARKING
- OUTDOOR LOUNGE
- DOUBLE HEIGHT

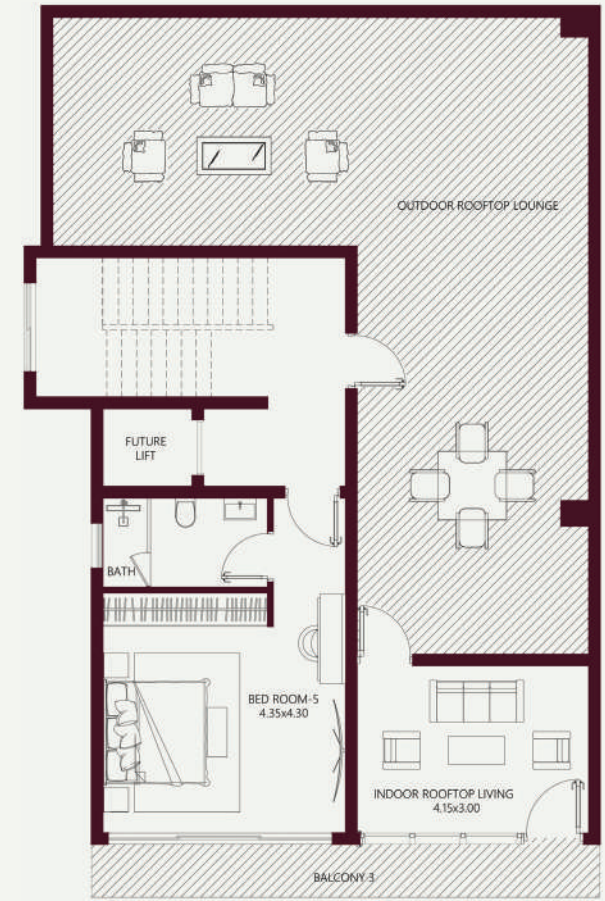
VILLA 32



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4007

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	3
BALCONY	3
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



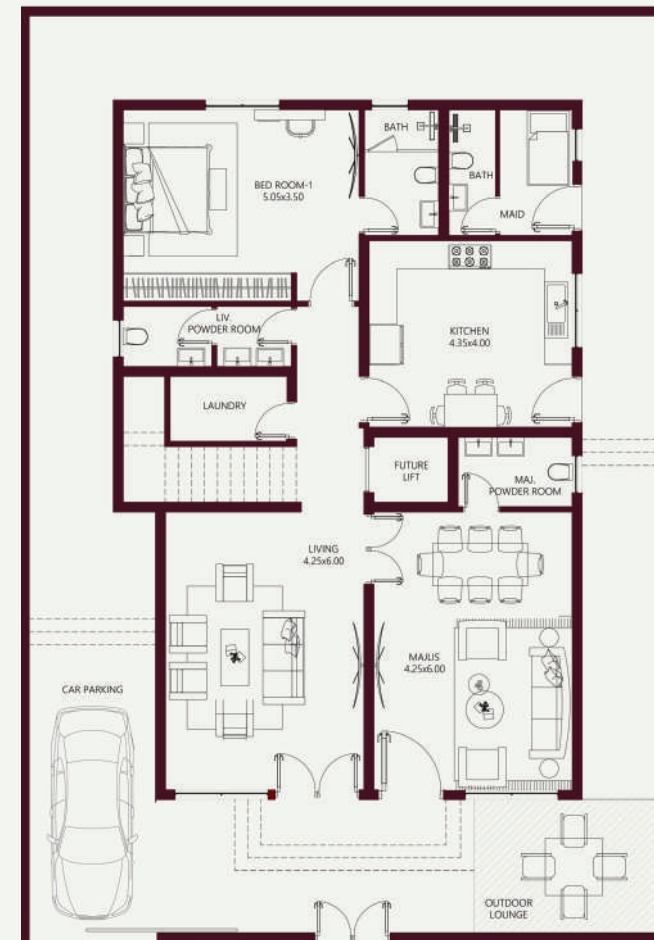
FLOOR PLANS

NOVELLI

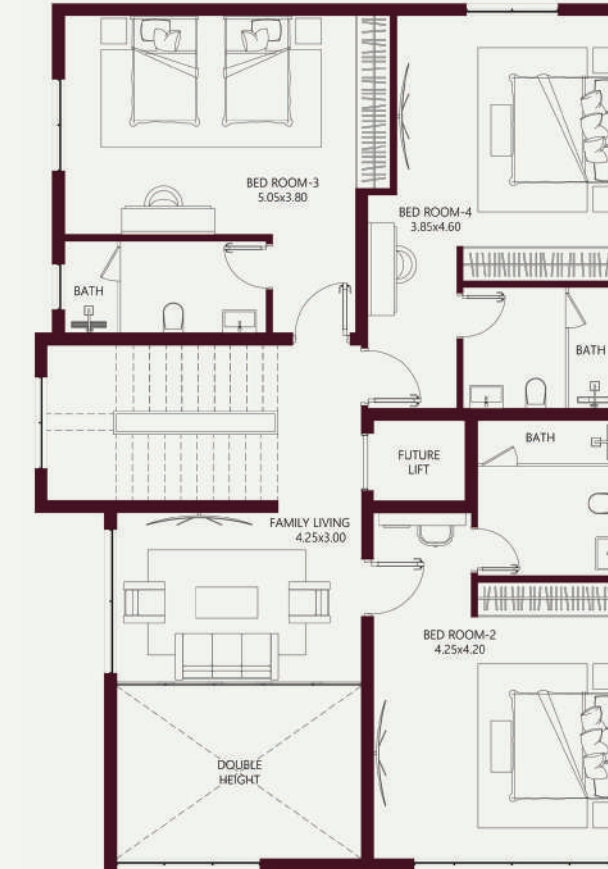
Contemporary elegance
crafted for enduring appeal.

- GERMAN
FITTED
KITCHEN
- SMART HOME
AUTOMATION
SYSTEM
- LIFT
PROVISION
- 3 CAR
PARKING
- DOUBLE
HEIGHT
- OUTDOOR
LOUNGE

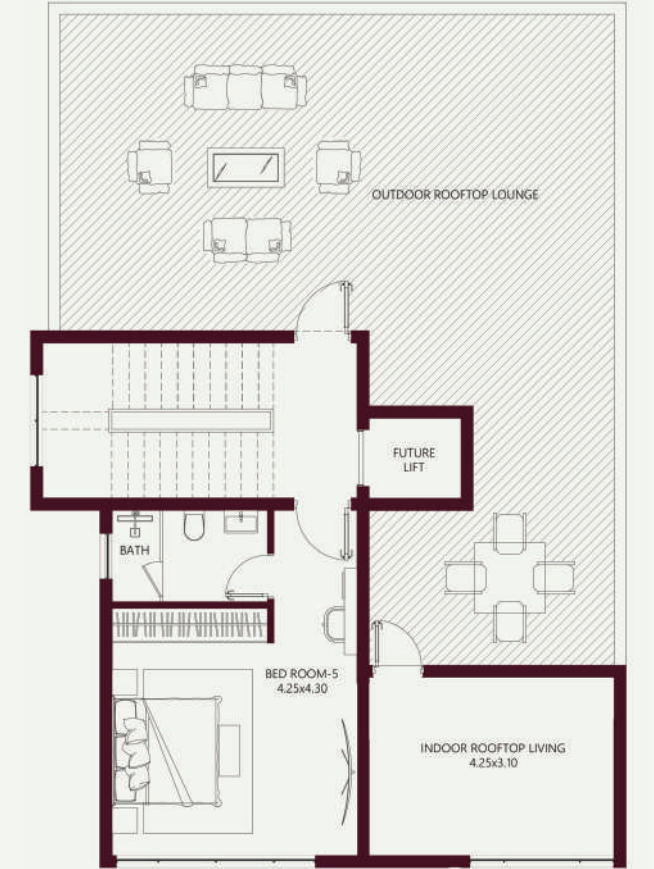
VILLA 33



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4032

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	3
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



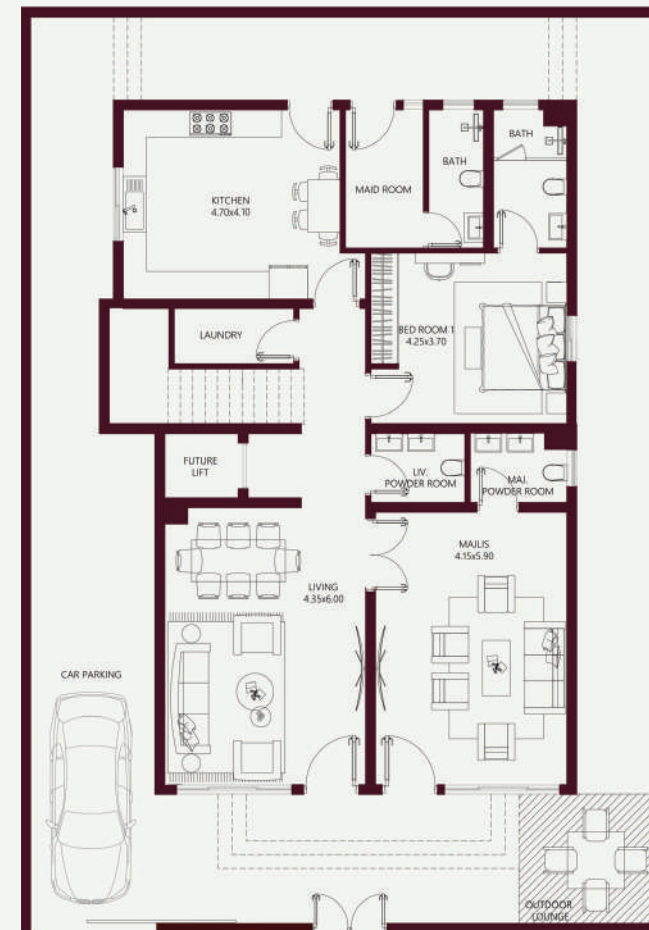
FLOOR PLANS

FARNESI

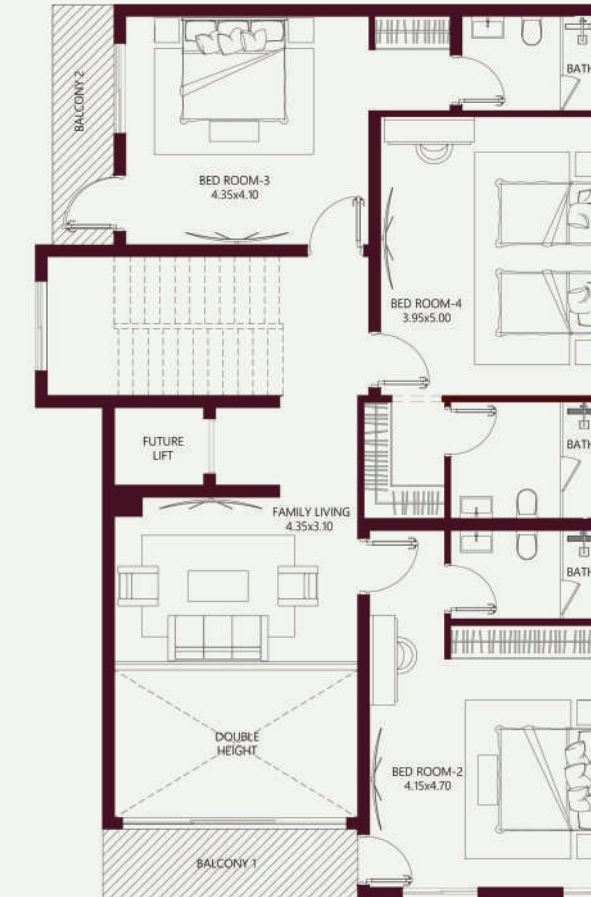
Architectural precision
defining understated luxury.

- GERMAN FITTED KITCHEN
- SMART HOME AUTOMATION SYSTEM
- LIFT PROVISION
- 3 CAR PARKING
- DOUBLE HEIGHT
- OUTDOOR LOUNGE

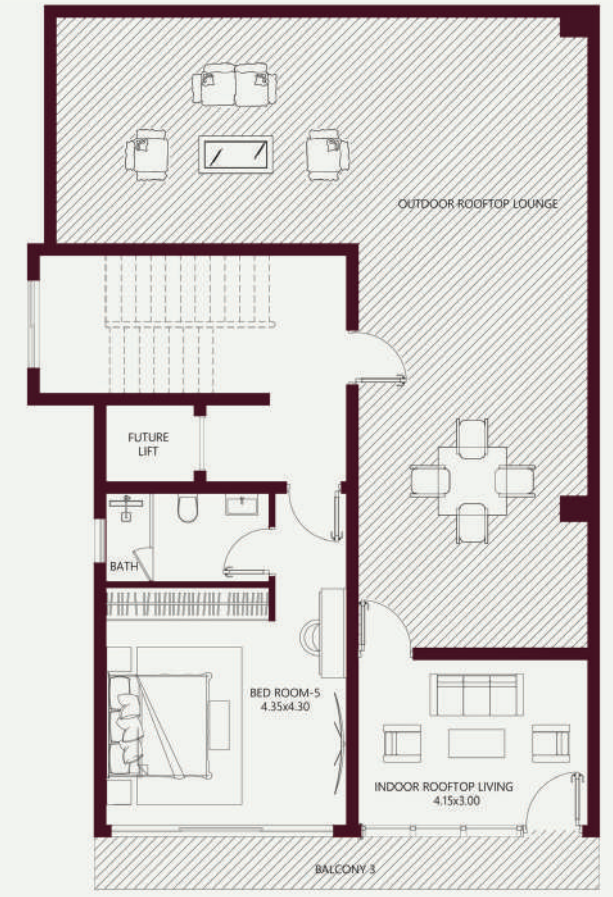
VILLA 34



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4001

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	3
BALCONY	3
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



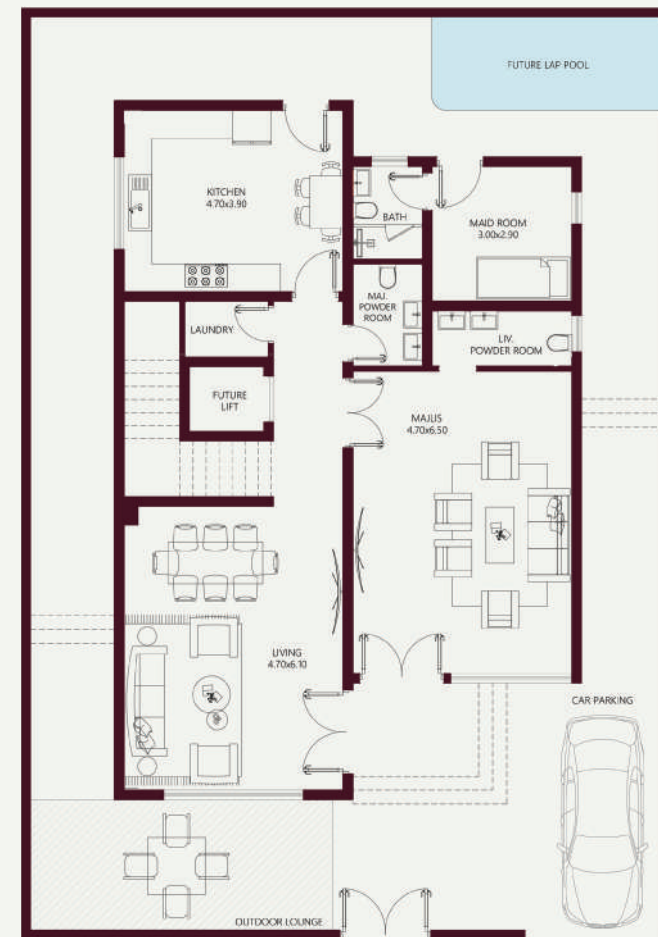
FLOOR PLANS

GIORNI

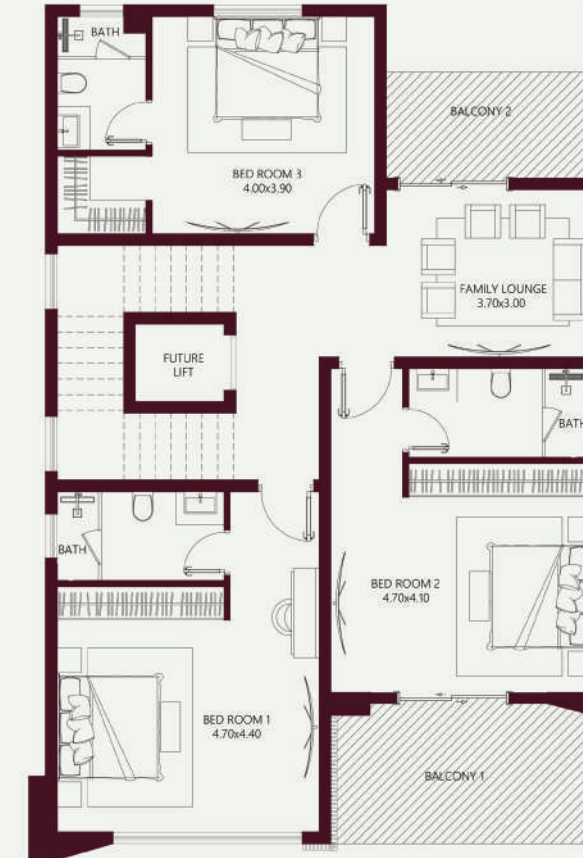
Soft modern living
with timeless appeal.

VILLA 35

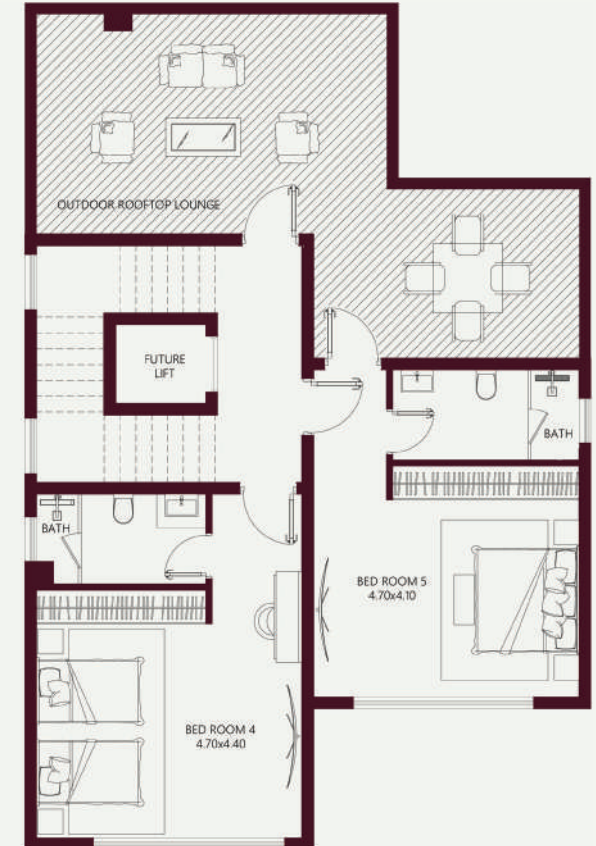
- GERMAN
FITTED
KITCHEN
- SMART HOME
AUTOMATION
SYSTEM
- LIFT
PROVISION
- 3 CAR
PARKING
- SWIMMING POOL
PROVISION
- OUTDOOR
LOUNGE



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4021

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	2
BALCONY	2
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



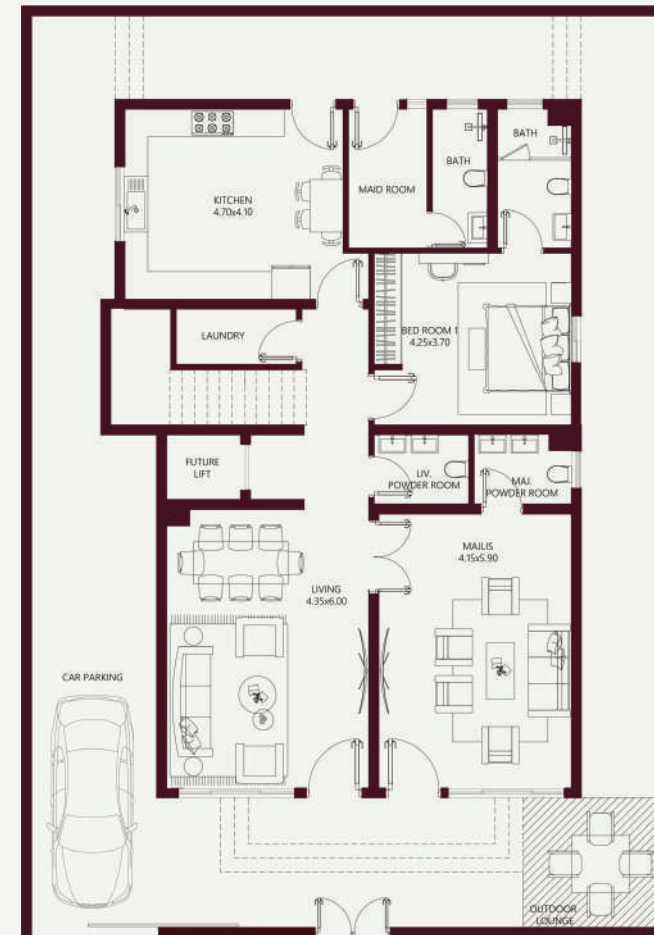
FLOOR PLANS

ALTAVINI

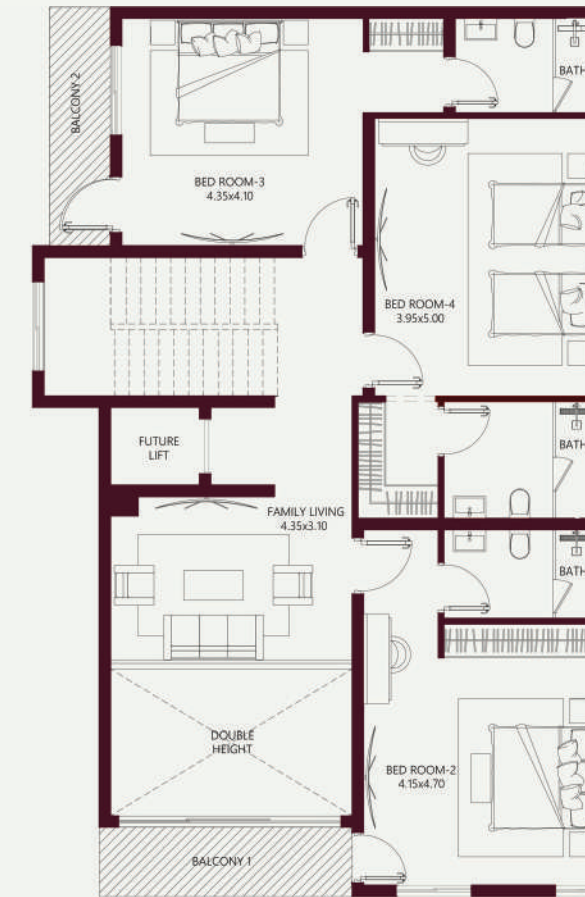
Elevated design guided by thoughtful proportion.

- GERMAN FITTED KITCHEN
- SMART HOME AUTOMATION SYSTEM
- LIFT PROVISION
- 3 CAR PARKING
- DOUBLE HEIGHT
- OUTDOOR LOUNGE

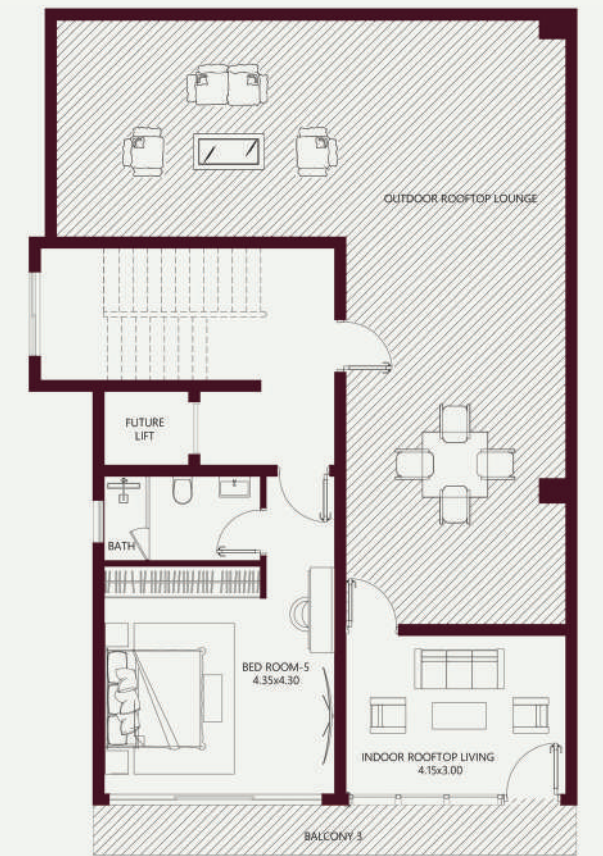
VILLA 36



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4021

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	3
BALCONY	3
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1

FLOOR PLANS

ETERNELLI

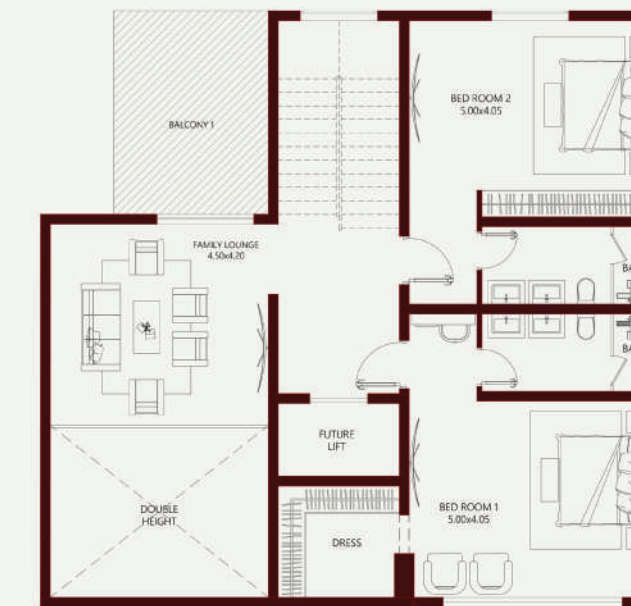
A Corner Villa defined by space, richness, and calm luxury.

- GERMAN FITTED KITCHEN
- SMART HOME AUTOMATION SYSTEM
- LIFT PROVISION
- 5 CAR PARKING
- DOUBLE HEIGHT
- SWIMMING POOL PROVISION
- OUTDOOR LOUNGE

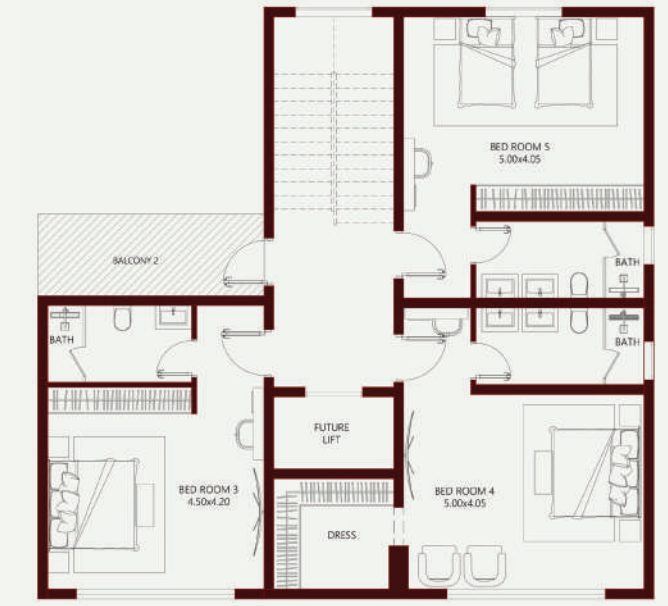
VILLA 37 | CORNER VILLA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

UNIT AREA	SQ. FT
LAND AREA	3730.16
BUILT UP AREA	4446

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	2
BALCONY	2
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



FLOOR PLANS

OPURELLI

A Corner Villa created for timeless architectural appeal.



GERMAN
FITTED
KITCHEN



SMART HOME
AUTOMATION
SYSTEM



LIFT
PROVISION



5 CAR
PARKING



DOUBLE
HEIGHT

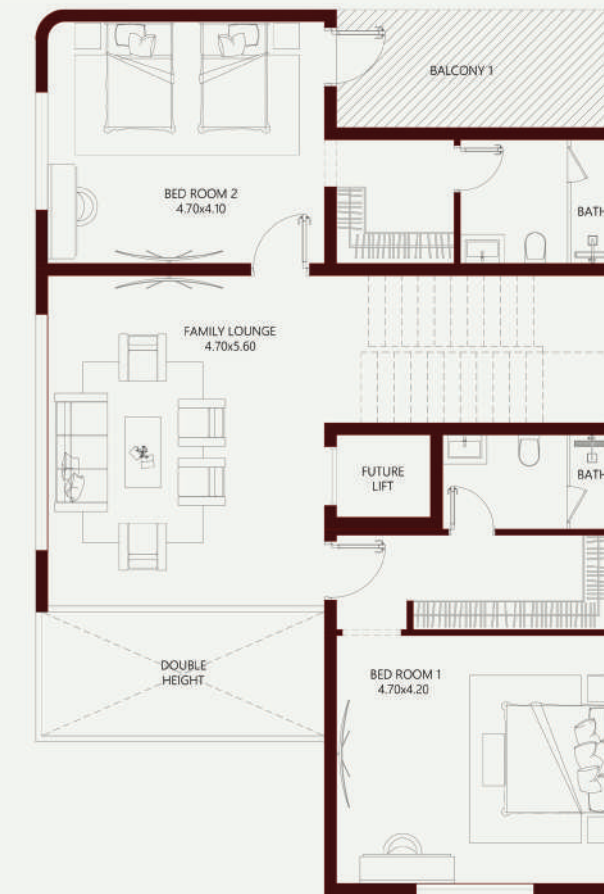


OUTDOOR
LOUNGE

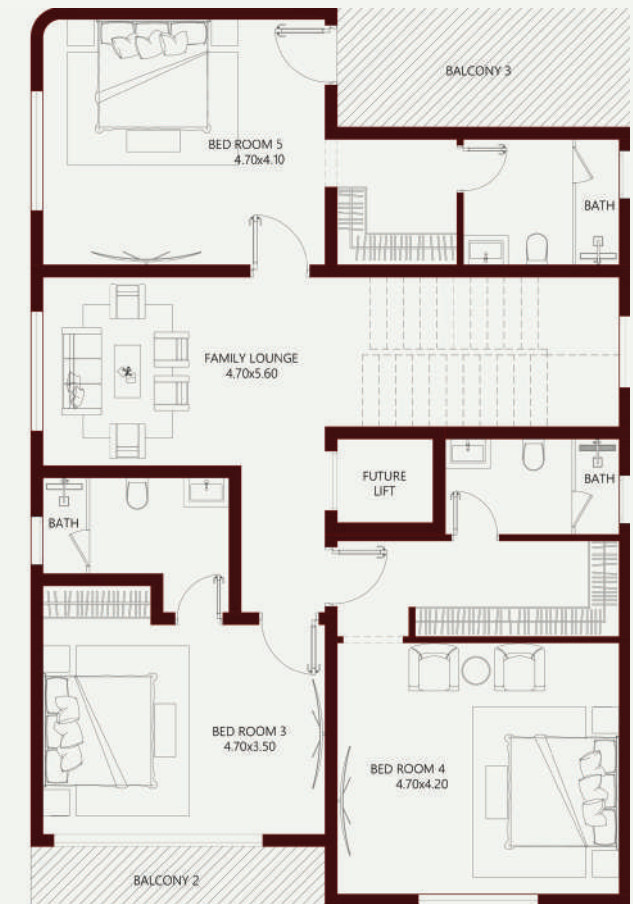
VILLA 38 | CORNER VILLA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

UNIT AREA	SQ. FT
LAND AREA	3180.57
BUILT UP AREA	4147

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	3
BALCONY	3
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



KABBALI
HILLS

ARIF

KABBALI
HILLS
ARIF 38



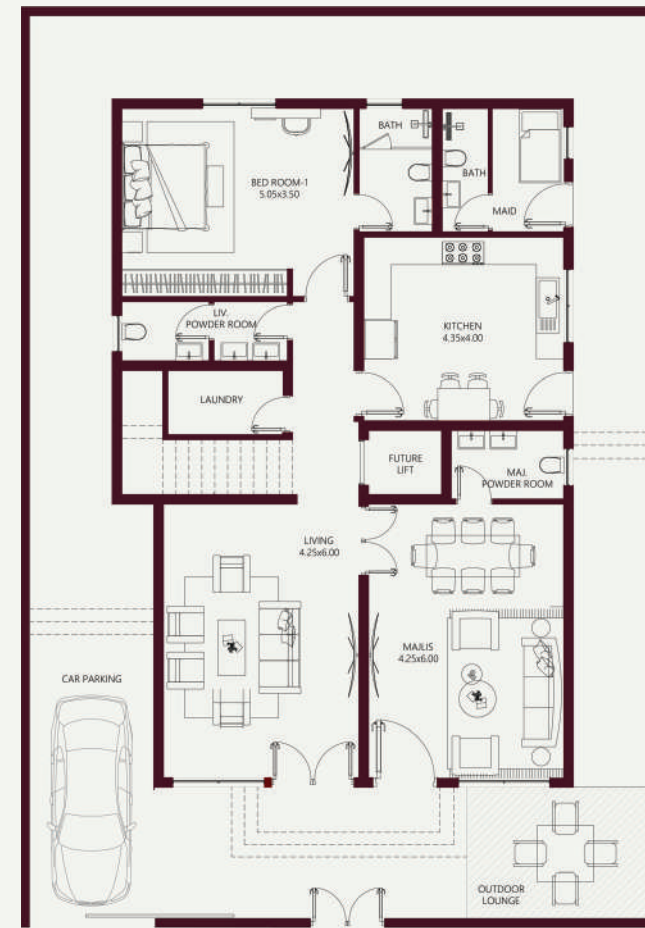
FLOOR PLANS

GAVELLI

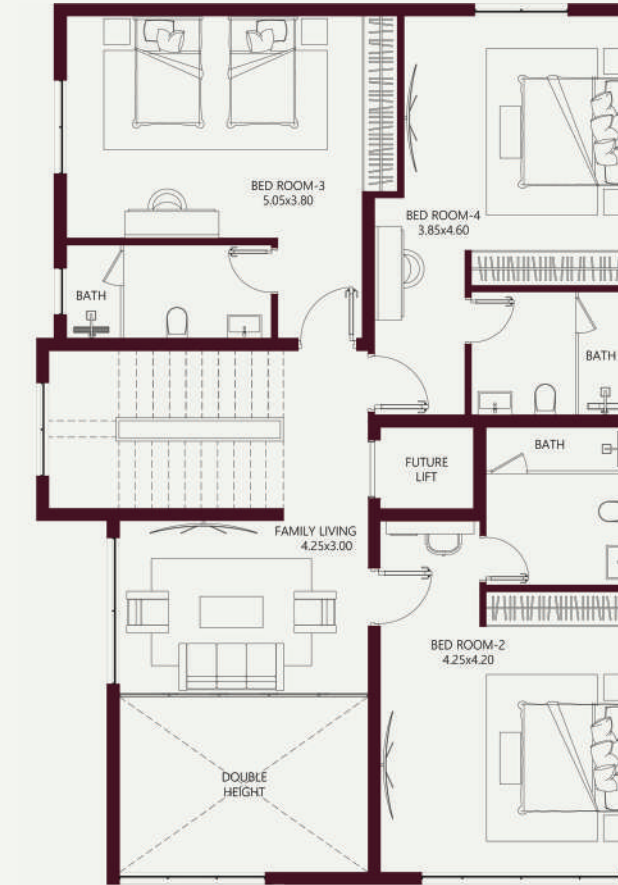
Strong proportions framed
by quiet sophistication.

- GERMAN
FITTED
KITCHEN
- SMART HOME
AUTOMATION
SYSTEM
- LIFT
PROVISION
- 3 CAR
PARKING
- DOUBLE
HEIGHT
- OUTDOOR
LOUNGE

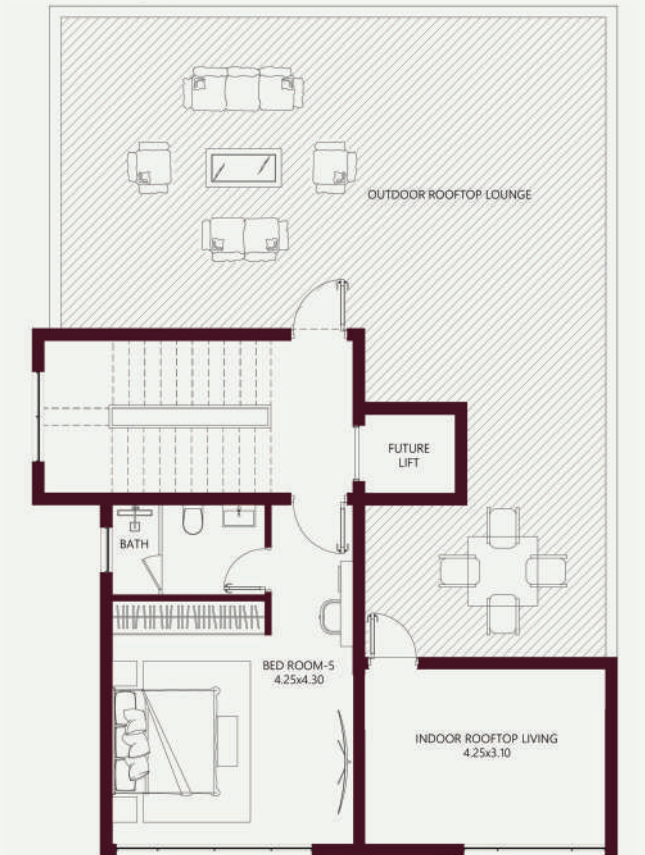
VILLA 39



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4012

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	3
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



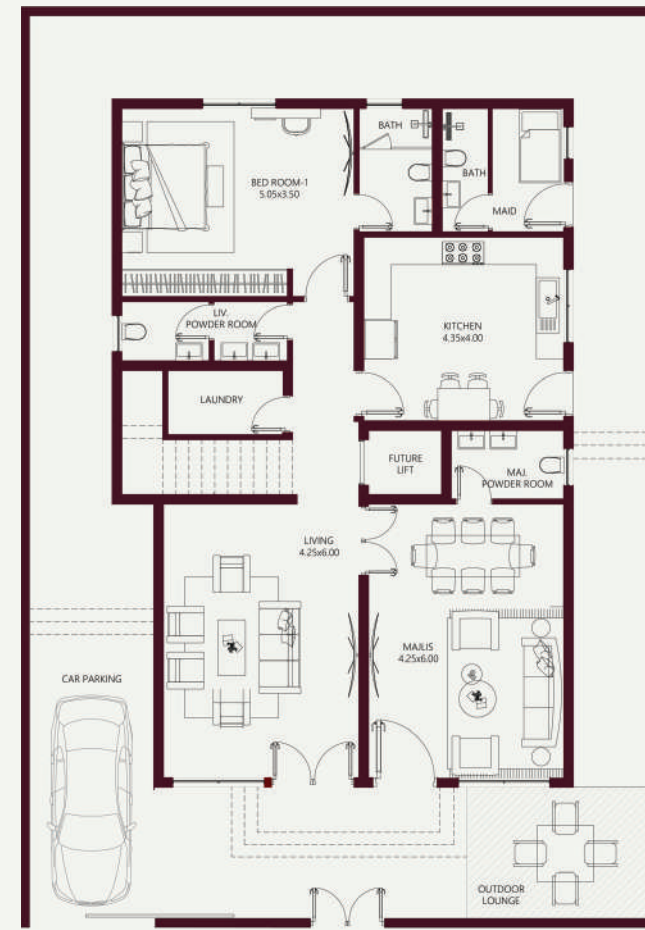
FLOOR PLANS

RINALDI

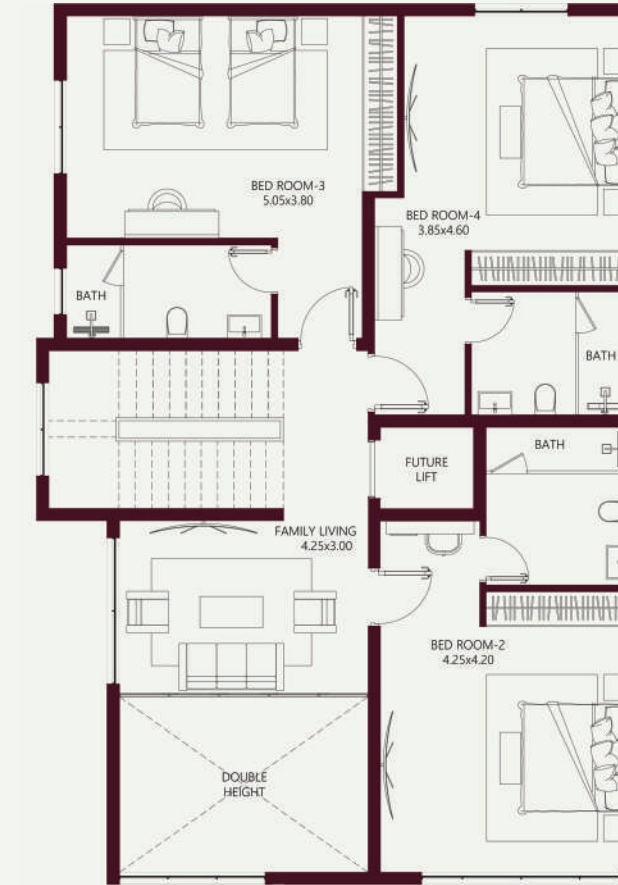
Enduring design language
defined by clarity and balance.

- GERMAN
FITTED
KITCHEN
- SMART HOME
AUTOMATION
SYSTEM
- LIFT
PROVISION
- 3 CAR
PARKING
- DOUBLE
HEIGHT
- OUTDOOR
LOUNGE

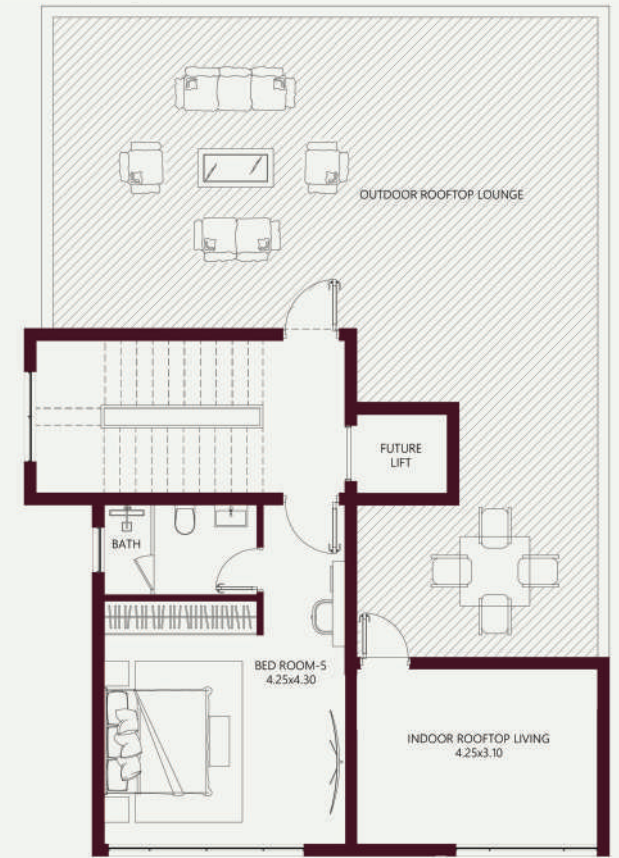
VILLA 40



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4016

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	3
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



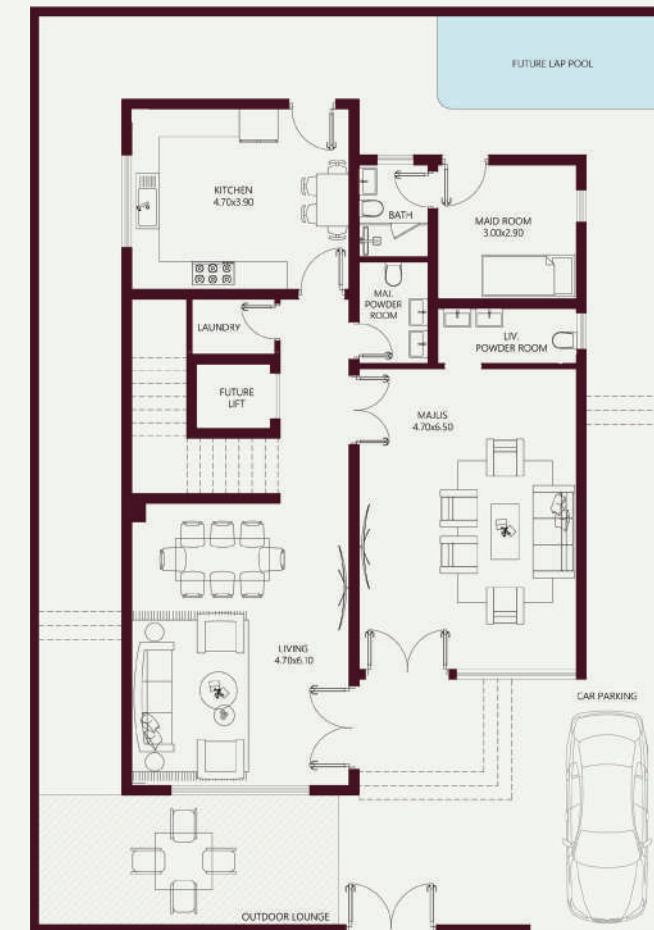
FLOOR PLANS

SILVANI

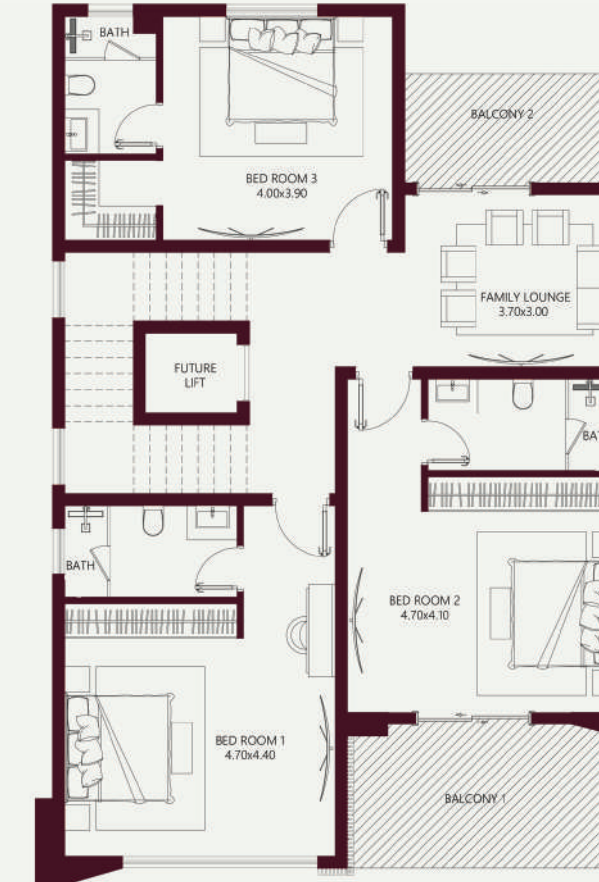
Calm interiors enriched by refined material choices.

- GERMAN FITTED KITCHEN
- SMART HOME AUTOMATION SYSTEM
- LIFT PROVISION
- 3 CAR PARKING
- SWIMMING POOL PROVISION
- OUTDOOR LOUNGE

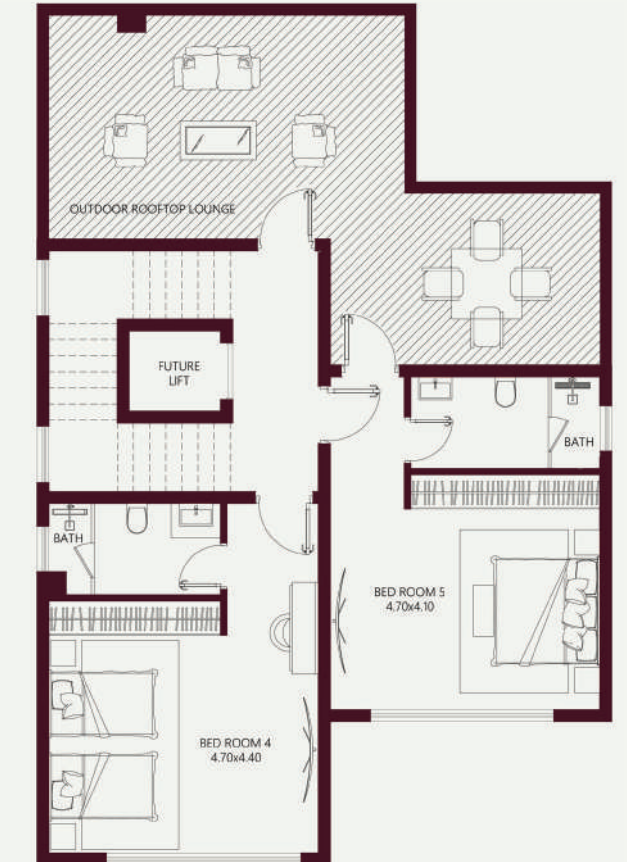
VILLA 41



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4027

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	2
BALCONY	2
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



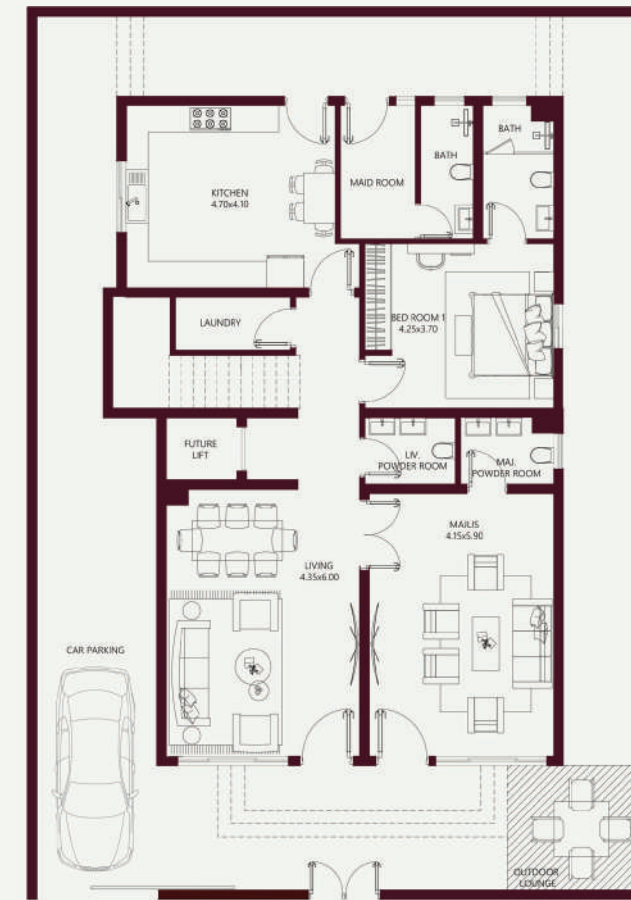
FLOOR PLANS

PORTELLI

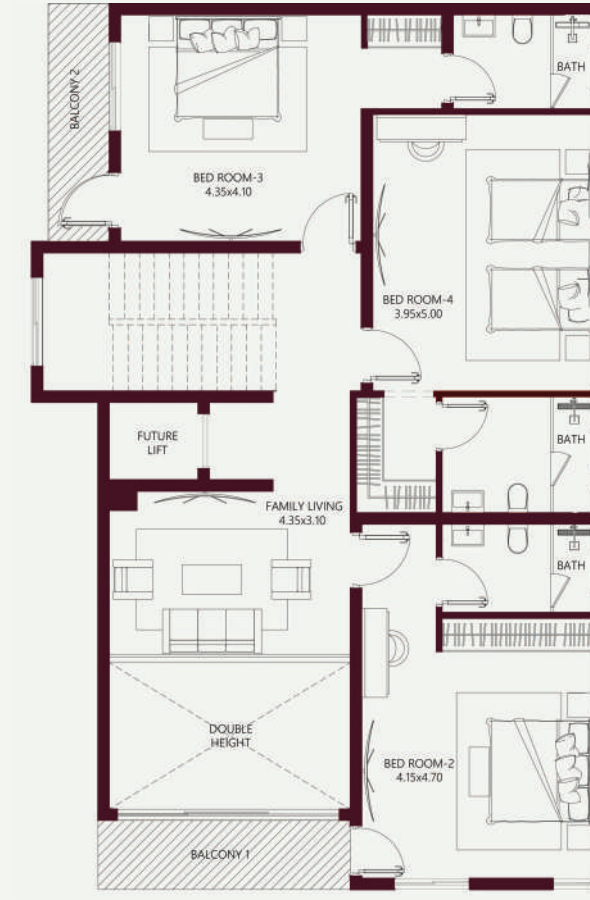
Structured layouts offering order, comfort, and elegance.

- GERMAN FITTED KITCHEN
- SMART HOME AUTOMATION SYSTEM
- LIFT PROVISION
- 3 CAR PARKING
- DOUBLE HEIGHT
- OUTDOOR LOUNGE

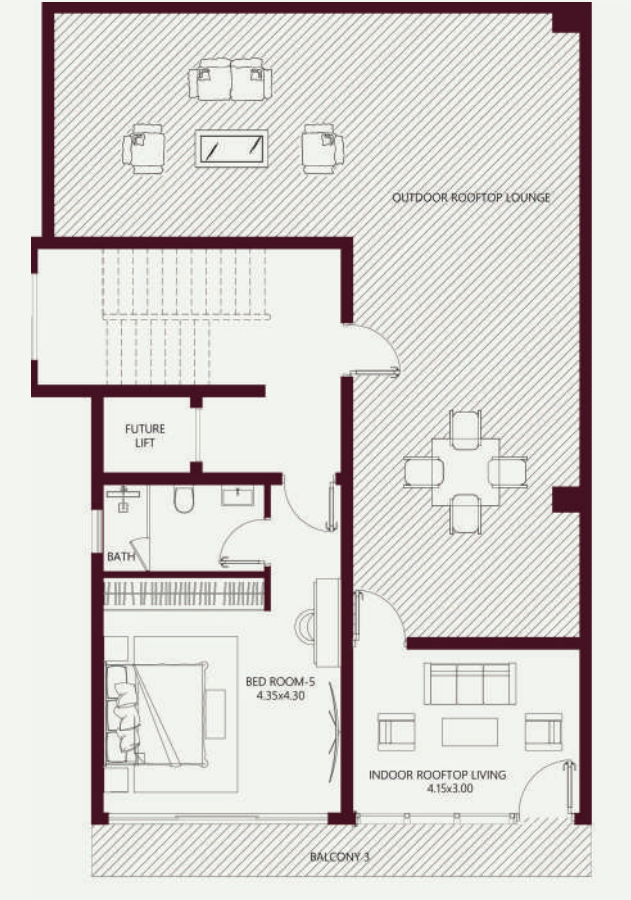
VILLA 42



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4001

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	3
BALCONY	3
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1

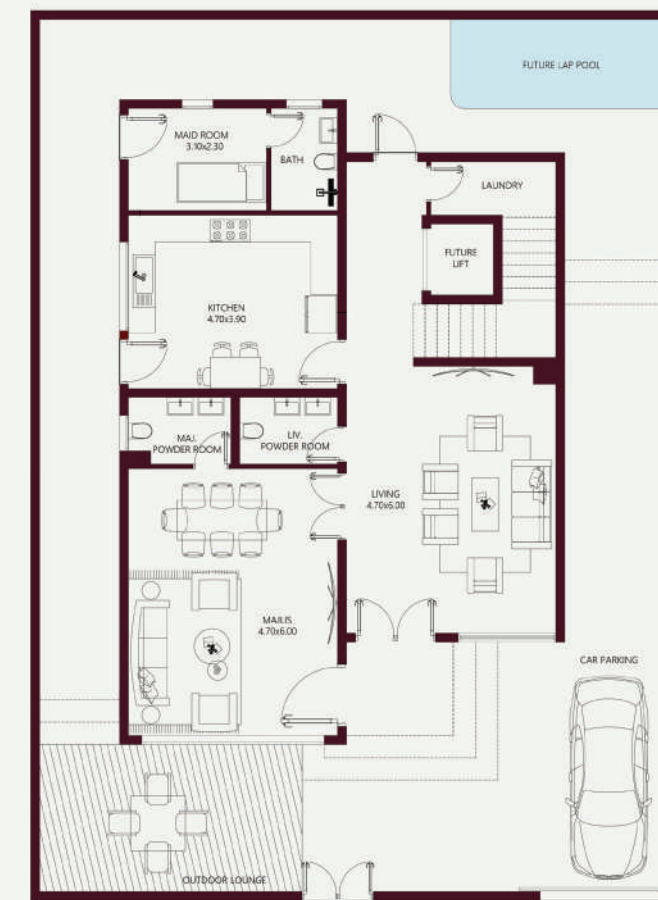
FLOOR PLANS

DELORI

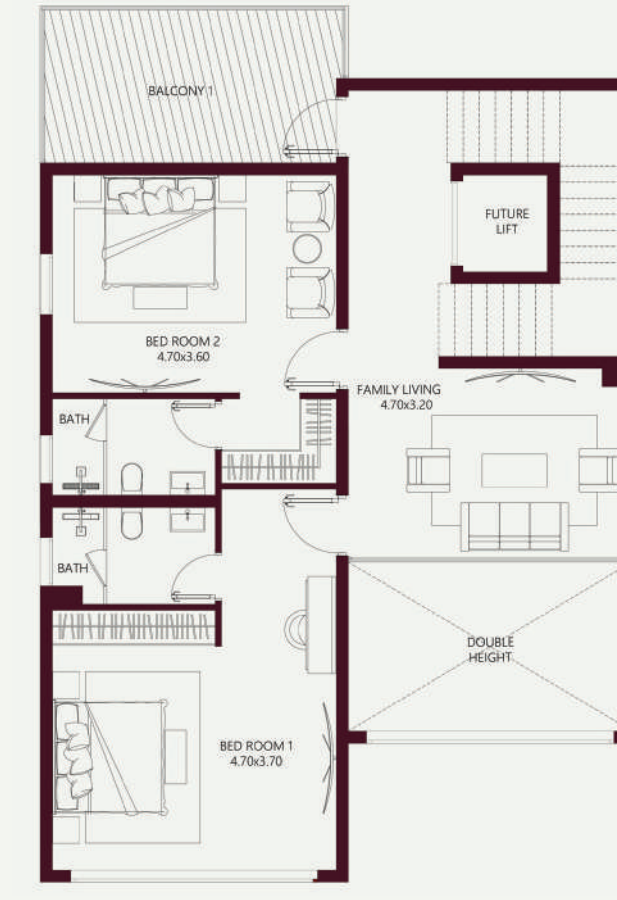
Architectural simplicity elevated through thoughtful detailing.

- GERMAN FITTED KITCHEN
- SMART HOME AUTOMATION SYSTEM
- LIFT PROVISION
- 3 CAR PARKING
- SWIMMING POOL PROVISION
- DOUBLE HEIGHT
- OUTDOOR LOUNGE

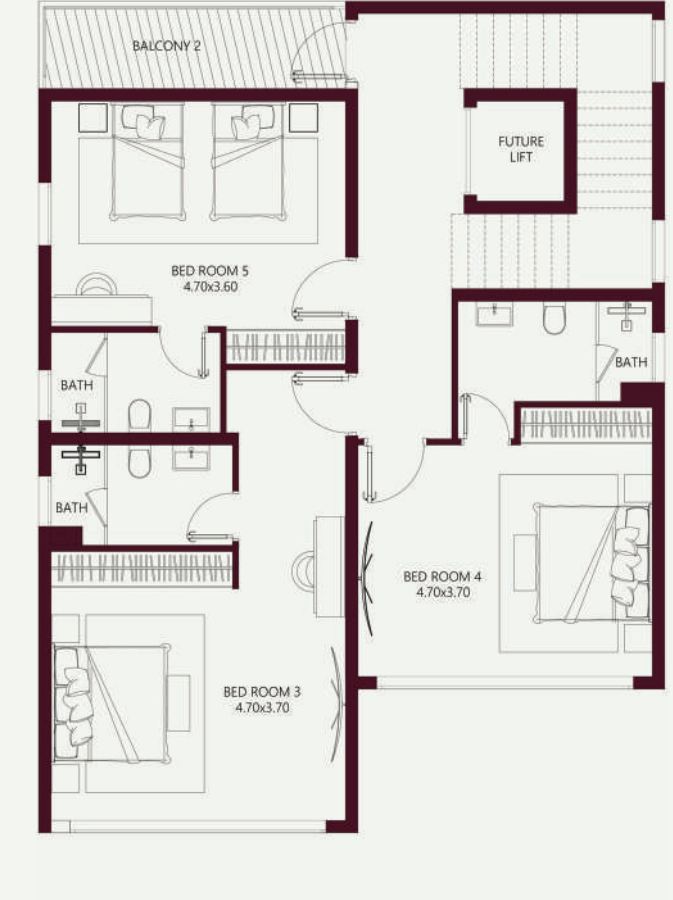
VILLA 43



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4124

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	2
BALCONY	2
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1





FLOOR PLANS

RIVANI

Restrained elegance expressed through architectural clarity.



GERMAN FITTED KITCHEN



SMART HOME AUTOMATION SYSTEM



LIFT PROVISION



3 CAR PARKING

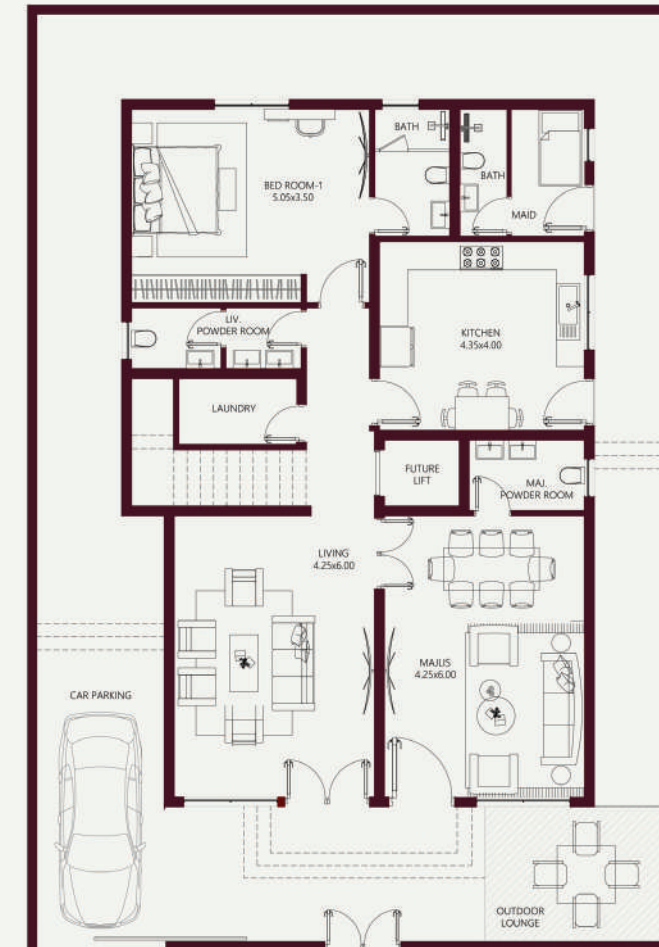


DOUBLE HEIGHT

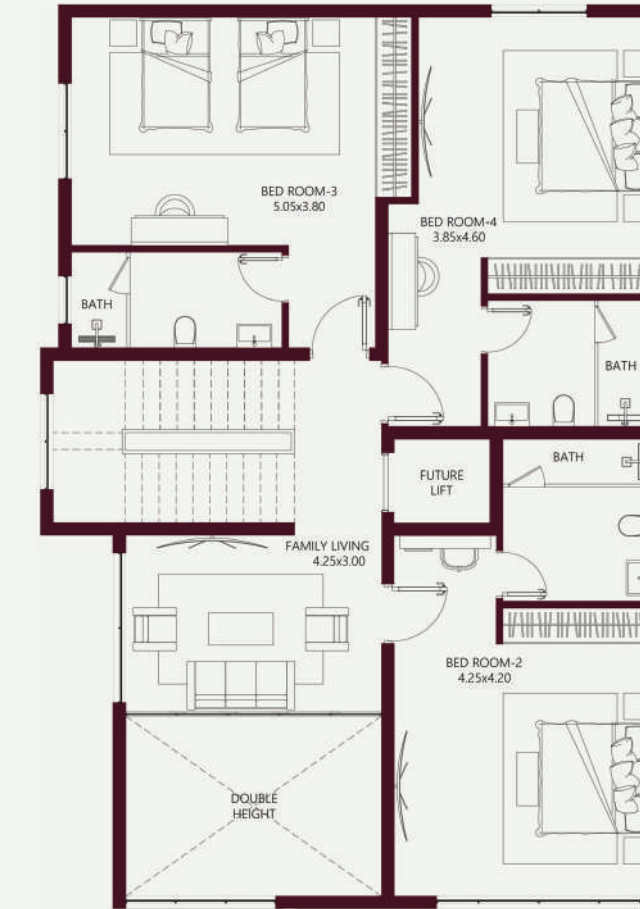


OUTDOOR LOUNGE

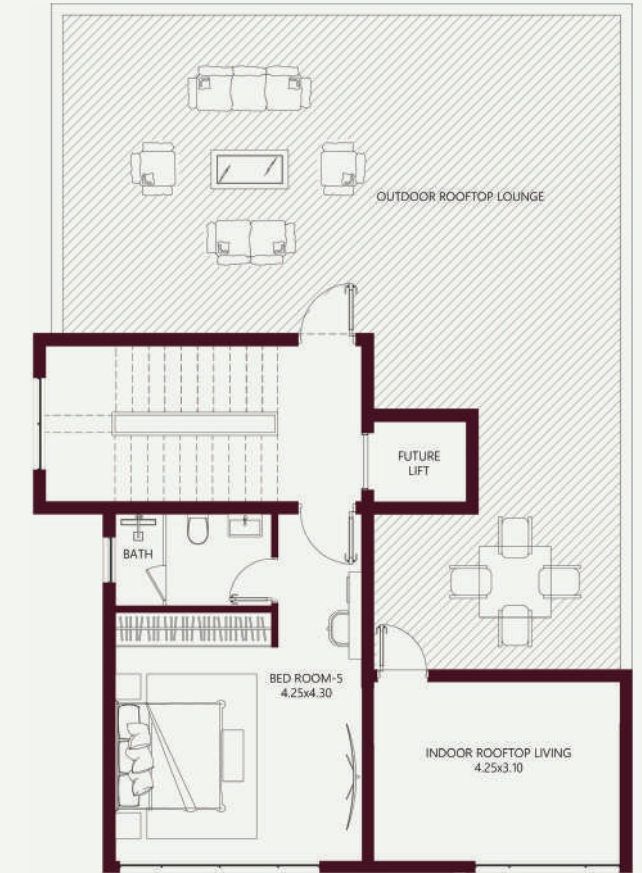
VILLA 44



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4005

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	3
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



FLOOR PLANS

CASELLI

Subtle luxury conveyed through harmonious spatial planning.



GERMAN
FITTED
KITCHEN



SMART HOME
AUTOMATION
SYSTEM



LIFT
PROVISION



3 CAR
PARKING

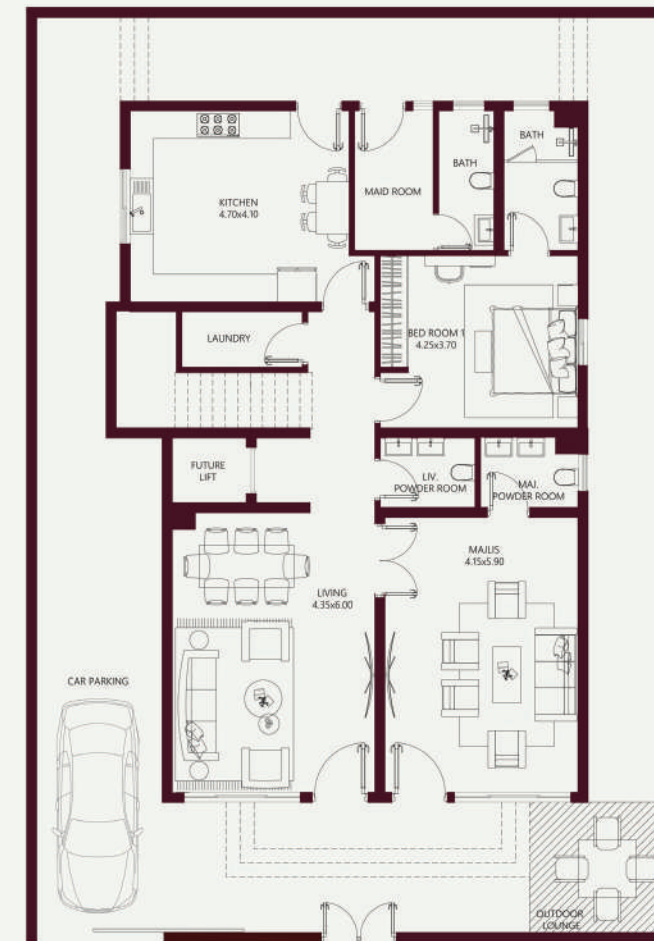


DOUBLE
HEIGHT

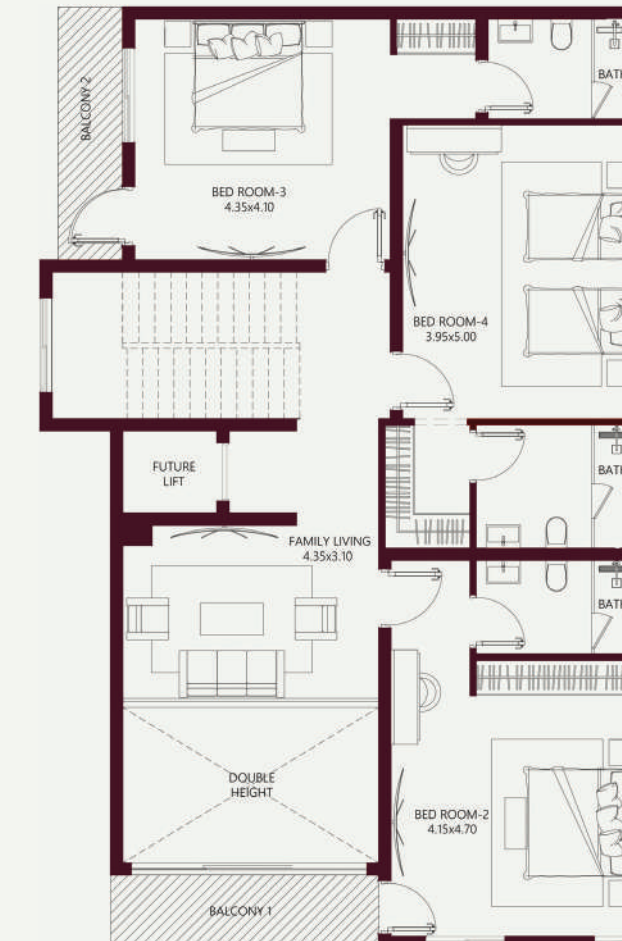


OUTDOOR
LOUNGE

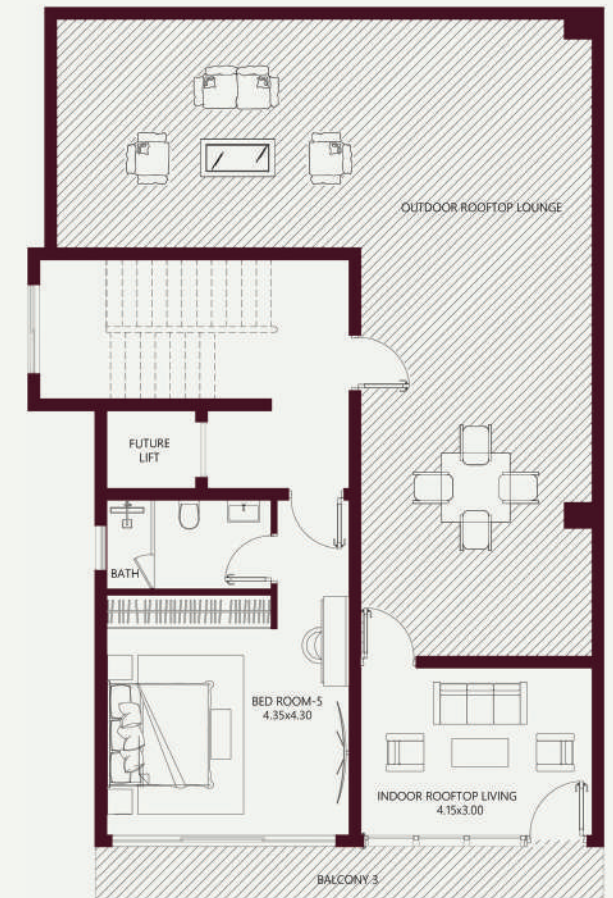
VILLA 45



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4013

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	3
BALCONY	3
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1

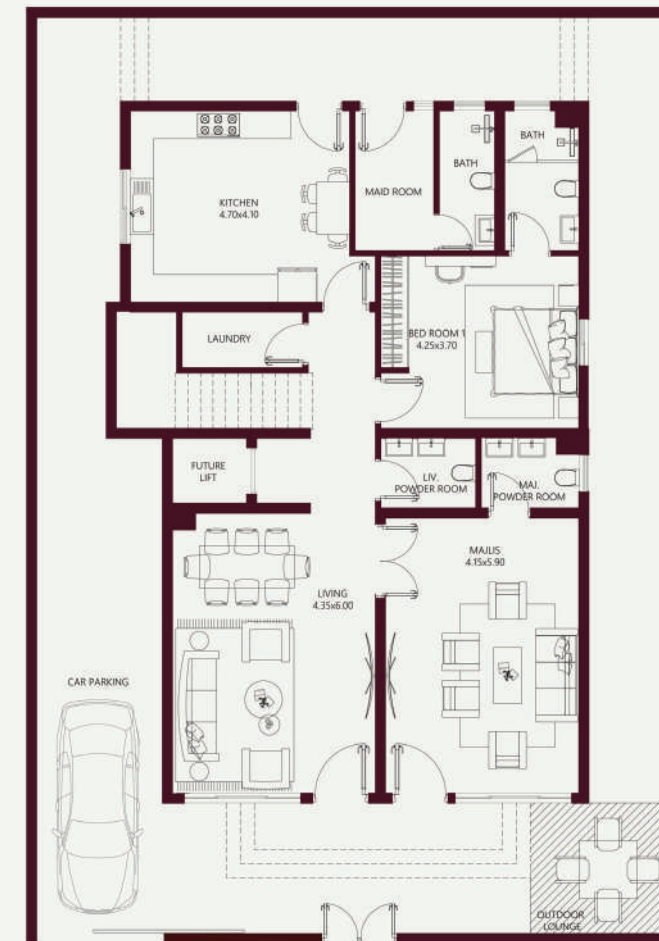
FLOOR PLANS

RIVETTI

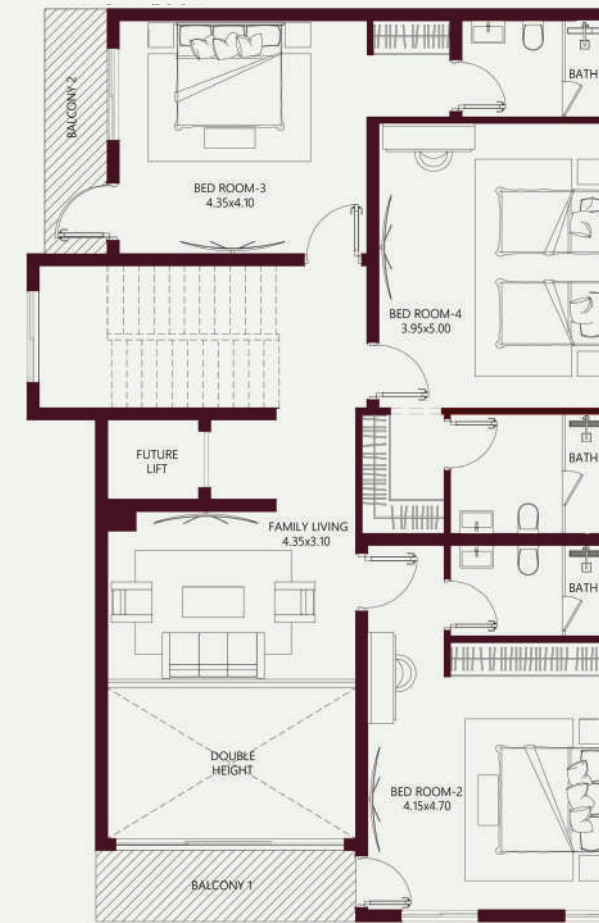
Soft architectural rhythm
enhancing everyday living.

- GERMAN
FITTED
KITCHEN
- SMART HOME
AUTOMATION
SYSTEM
- LIFT
PROVISION
- 3 CAR
PARKING
- OUTDOOR
LOUNGE
- DOUBLE
HEIGHT

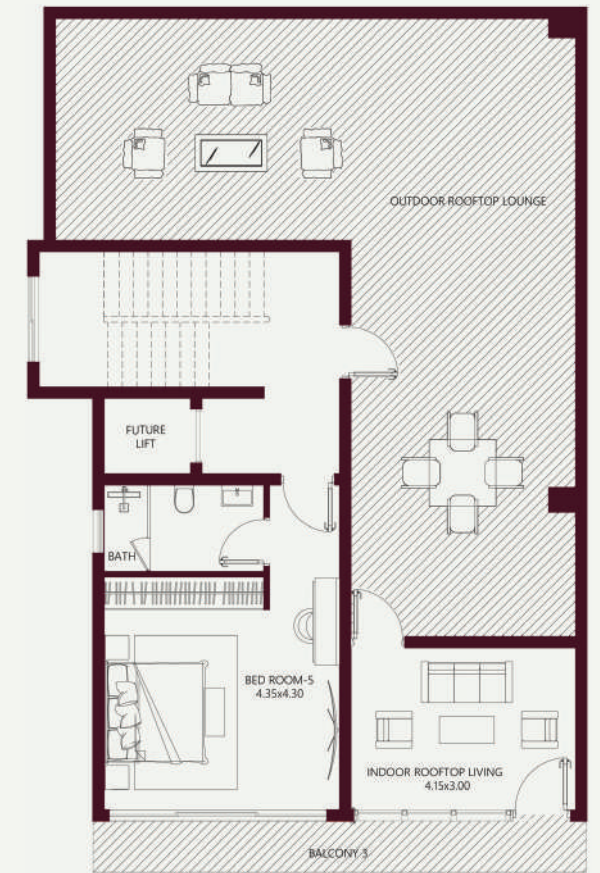
VILLA 46



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

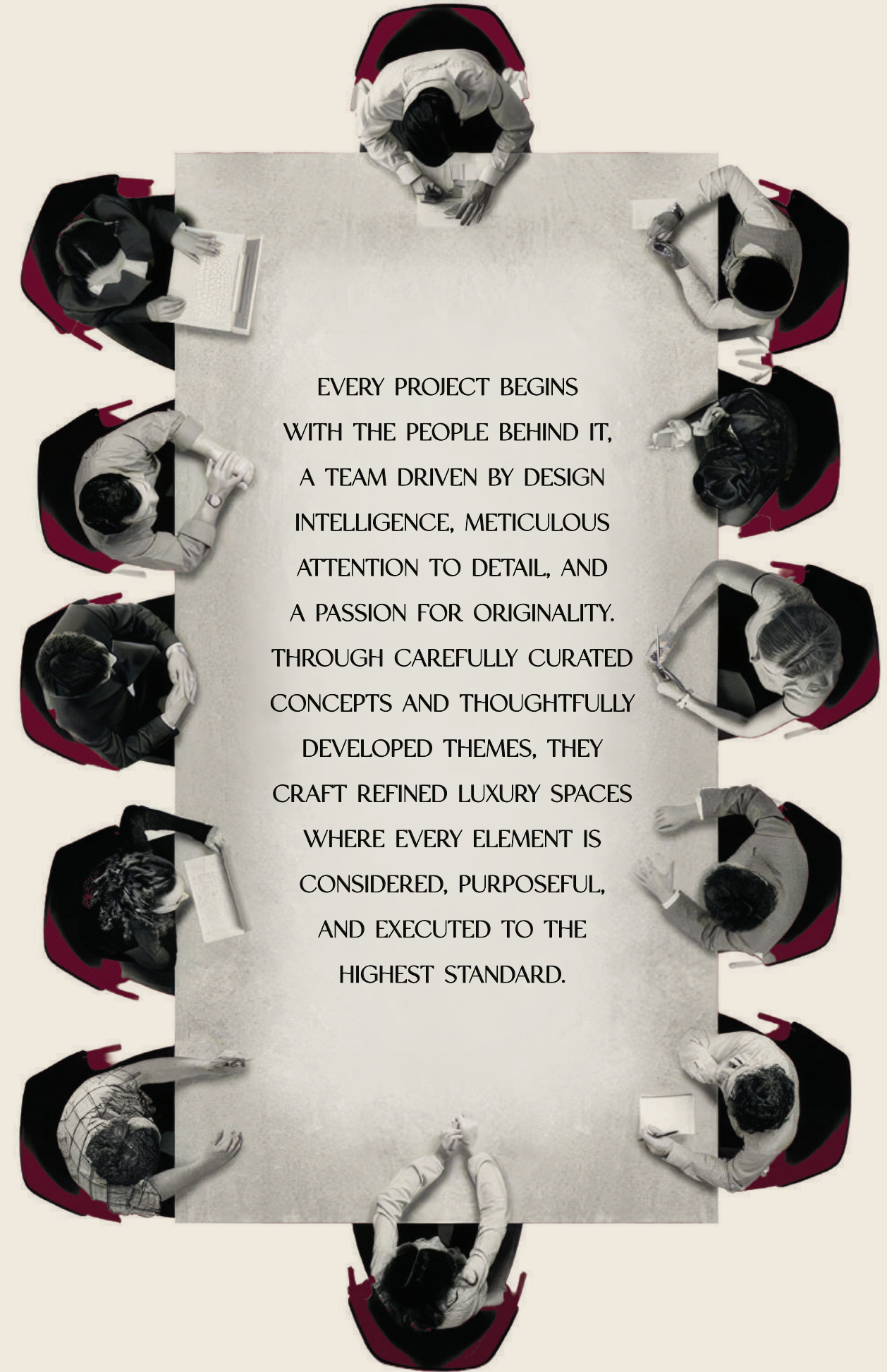
UNIT AREA	SQ. FT
LAND AREA	3014
BUILT UP AREA	4016

VILLA DESIGN COMPONENTS	
MASTER BEDROOMS	5
BATHROOMS	5
POWDER ROOMS	2
MAJLIS	1
LIVING AREA	3
BALCONY	3
MAID'S ROOM WITH BATHROOM	1
LAUNDRY ROOM	1



SETTING A NEW STANDARD IN VILLA DEVELOPMENT

EVERY PROJECT BEGINS WITH THE PEOPLE BEHIND IT, A TEAM DRIVEN BY DESIGN INTELLIGENCE, METICULOUS ATTENTION TO DETAIL, AND A PASSION FOR ORIGINALITY. THROUGH CAREFULLY CURATED CONCEPTS AND THOUGHTFULLY DEVELOPED THEMES, THEY CRAFT REFINED LUXURY SPACES WHERE EVERY ELEMENT IS CONSIDERED, PURPOSEFUL, AND EXECUTED TO THE HIGHEST STANDARD.



Disclaimer

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate. Information is subject to change without notice.
4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions.
5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit.
6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony.
7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level.
8. For each unit type, unit sizes and details might be slightly different.
9. All illustrations, interior and exterior renders, images, plans, layouts, and visual representations are for illustrative purposes only and do not form part of any offer or contract.
10. Renders and visual materials are non-binding and subject to change without notice due to design development, material availability, regulatory requirements, or construction considerations.
11. Loose furniture, fittings, fixtures, lighting, appliances, wall cladding, décor elements, and mounted items shown in illustrations or renders are indicative only and are not included unless expressly stated in the Sale and Purchase Agreement.
12. The developer shall not be held responsible for any discrepancies, inaccuracies, errors, or omissions in any illustrations, renders, drawings, or visual materials, nor for any reliance placed upon them.

Please refer to the sales and purchase agreement for the actual size of each specific unit.

إخلاء مسؤولية

1. إن أبعاد الغرف يتم قياسها طبقا للعناصر الهيكلية مع استبعاد تشطيبات الجدران ودرجة تحمل البناء.
2. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا.
3. جميع المواد والأبعاد والرسومات تقريبية. تخضع المعلومات للتغيير دون إشعار مسبق.
4. قد تختلف منطقة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها . يحتفظ المطور بالحق في إجراء التغييرات.
5. يتم قياس حساب منطقة الجناح كمنطقة يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى . والوجه الخارجي لجميع الجدران الخارجية . والوجه الخارجي لجدار الممر المحيط بالوحدة المجاورة.
6. ويقاس حساب منطقة الشرفة على أنها المنطقة التي يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى. والوجه الأبعد للحارس المرفق والوجه الخارجي للشرفة المجاورة.
7. يتم قياس الوحدات في الطابق النموذجي في المبنى. قد تختلف الأعمدة في الحجم حسب مستوى الطابق.
8. قد تكون أحجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة .
9. جميع الرسوم التوضيحية، والتصاميم الداخلية والخارجية، والصور والمخططات، والتصاميم، والتمثيلات المرئية هي لأغراض التوضيح فقط. ولا تُعد جزءًا من أي عرض أو عقد.
10. التصاميم والمواد المرئية غير ملزمة، وتخضع للتغيير دون إشعار مسبق نظرًا لتطوير التصميم، أو توفر المواد، أو المتطلبات التنظيمية، أو اعتبارات البناء.
11. الأثاث المنفصل، والتجهيزات، والتركيبات، والإضاءة، والأجهزة، وتكسية الجدران، وعناصر الديكور، والعناصر المثبتة الظاهرة في الرسوم التوضيحية أو التصاميم هي لأغراض التوضيح فقط. ولا تُعتبر جزءًا من البيع والشراء إلا إذا نُصِّحَ على ذلك صراحةً في اتفاقية البيع والشراء.
12. لا يتحمل المطور أي مسؤولية عن أي اختلافات، أو عدم دقة، أو أخطاء، أو سهو في أي من الرسوم التوضيحية، أو التصاميم، أو الرسومات، أو المواد المرئية، ولا عن أي اعتماد عليها.

يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

ARIF



KABBALI
HILLS

WWW.ARIFDEVELOPMENTS.COM