

Town House Villa



A TMG DEVELOPMENT







Town House Villa

Ground Floor Units 01, 02, 03, 04

الدور الأرضي وحدات 01, 02, 03, 04

Unit 01 & Unit 04

Total Area: 207.00 m²

Ground Floor

Area 84.50 m²

Entrance Foyer	2.20 x 2.40 m
Reception/ Living Room	3.70 x 5.05 m
Dining Room	3.70 x 4.20 m
Outdoor Deck	15.75 m ²
Powder Room	1.60 x 2.35 m
Kitchen	3.65 x 3.30 m

Unit 02 & Unit 03

Total Area: 204.00 m²

Ground Floor

Area 84.50 m²

Entrance Foyer	2.20 x 2.40 m
Reception/ Living Room	3.70 x 5.05 m
Dining Room	3.80 x 4.20 m
Outdoor Deck	14.75 m ²
Powder Room	1.60 x 2.35 m
Kitchen	3.75 x 3.30 m







Town House Villa

First Floor Units 01, 02, 03, 04

الدور الأول وحدات 01, 02, 03, 04

Unit 01 & Unit 04

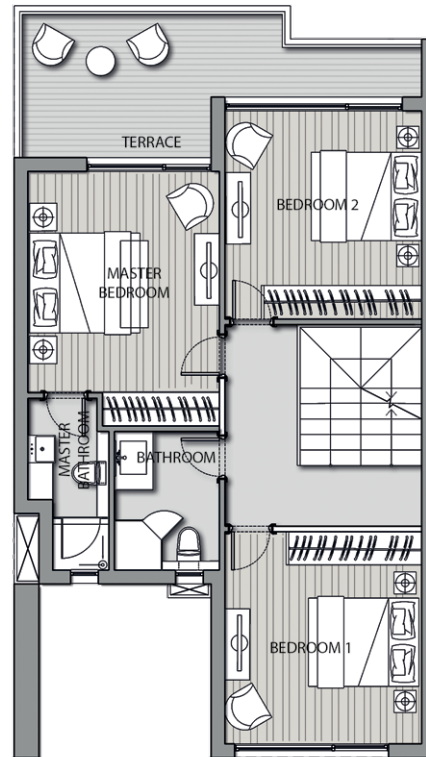
First Floor

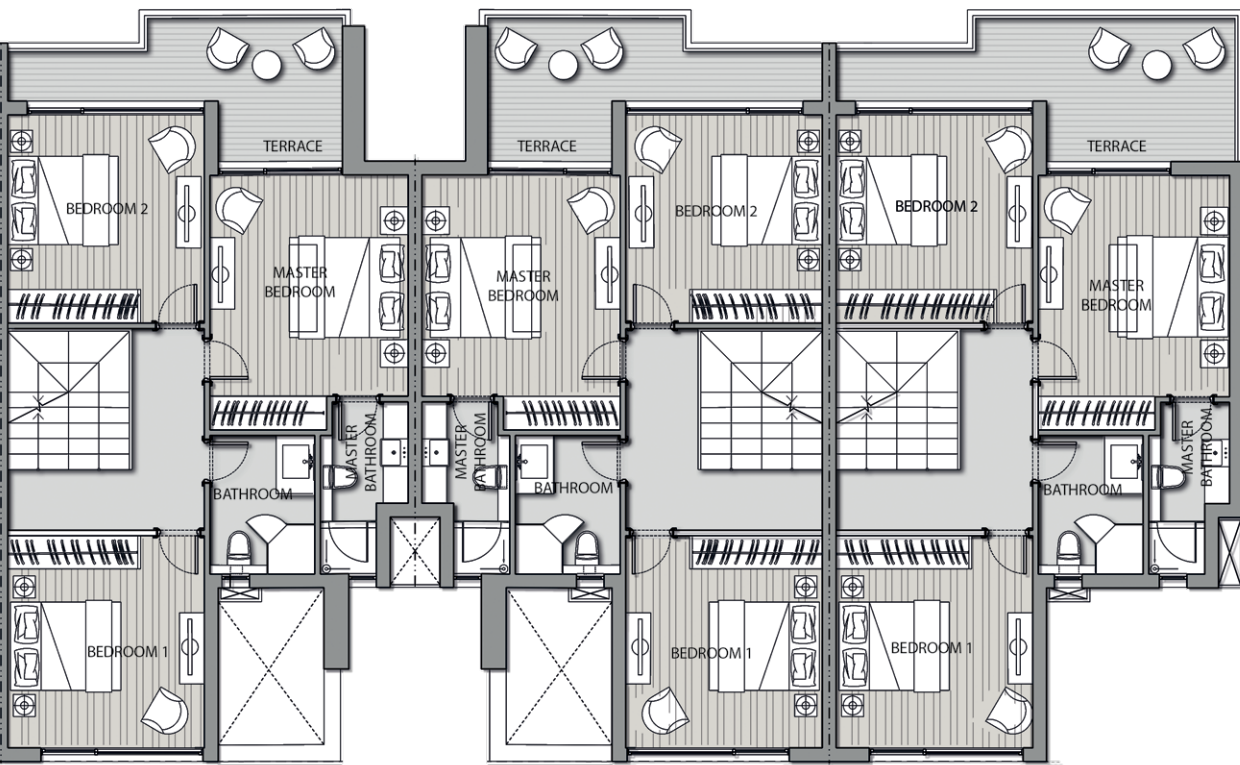
Area	90.00 m²
Master Bedroom	3.65 x 4.80 m
Master Bathroom	1.65 x 3.30 m
Terrace	15 m ²
Bedroom 1	3.80 x 4.00 m
Bedroom 2	3.75 x 3.95 m
Bathroom	2.00 x 2.70 m

Unit 02 & Unit 03

First Floor

Area	87.00 m²
Master Bedroom	3.75 x 4.80 m
Master Bathroom	1.75 x 3.30 m
Terrace	12 m ²
Bedroom 1	3.80 x 4.00 m
Bedroom 2	3.75 x 3.95 m
Bathroom	2.00 x 2.70 m







Town House Villa

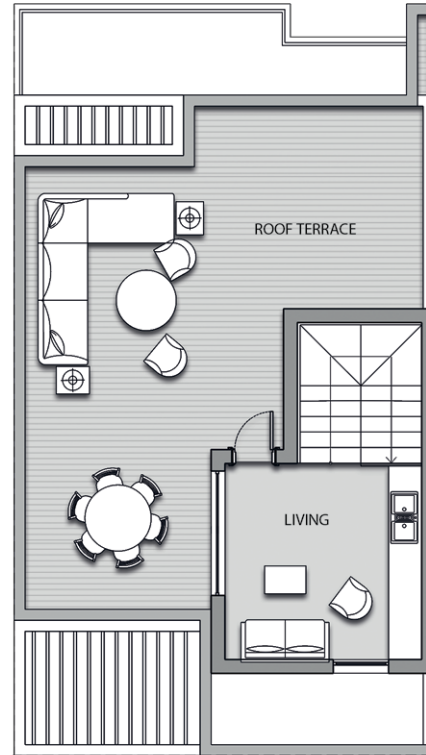
Roof Floor

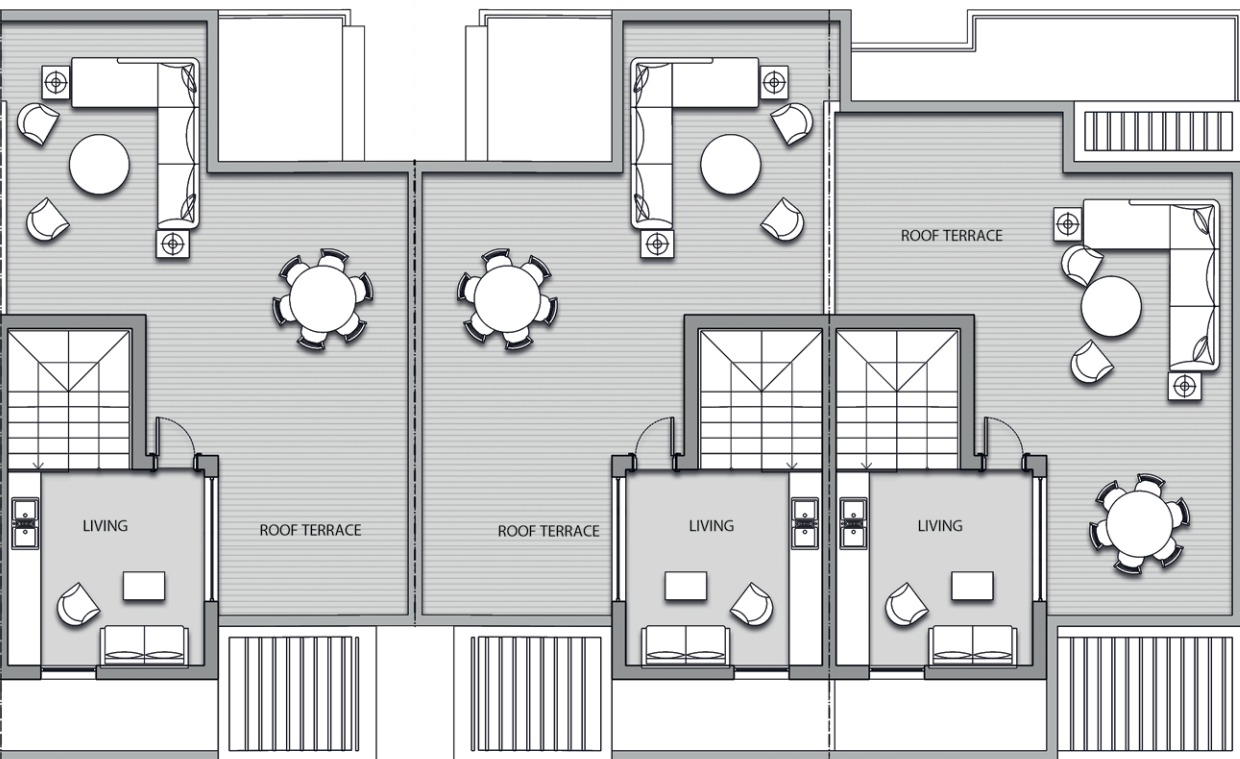
Units 01, 02, 03, 04

دور الروف وحدات 01, 02, 03, 04

Roof Floor

Area	32.50 m²
Living room	3.80 x 3.80 m
Roof Terraces	10 m ²







Town House Villa

Unit 01

فيلا تاون هاوس 01

Total Area: 207.00 m²

Ground Floor

Area	84.50 m²
Entrance Foyer	2.20 x 2.40 m
Reception / Living Room	3.70 x 5.05 m
Dining Room	3.70 x 4.20 m
Outdoor Deck	15.75 m ²
Powder Room	1.60 x 2.35 m
Kitchen	3.65 x 3.30 m

First Floor

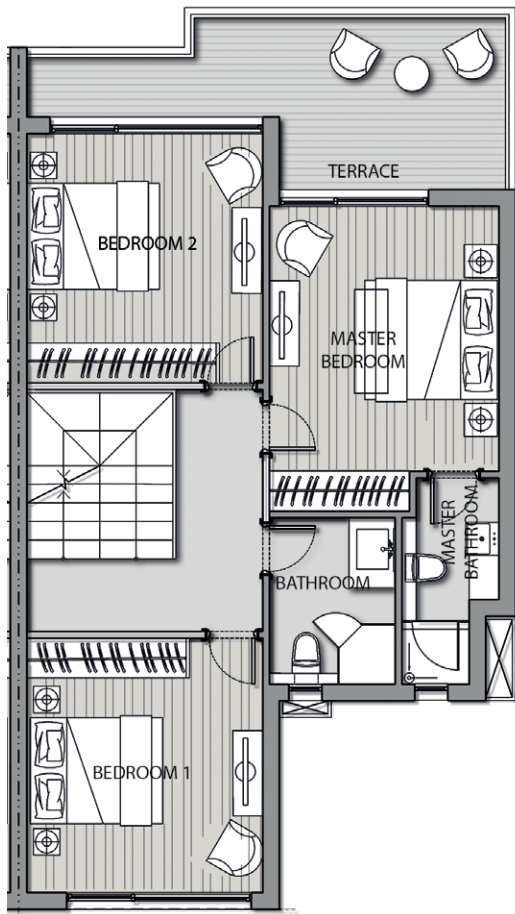
Area	90.00 m²
Master Bedroom	3.65 x 4.80 m
Master Bathroom	1.65 x 3.30 m
Terrace	15 m ²
Bedroom 1	3.80 x 4.00 m
Bedroom 2	3.75 x 3.95 m
Bathroom	2.00 x 2.70 m

Roof Floor

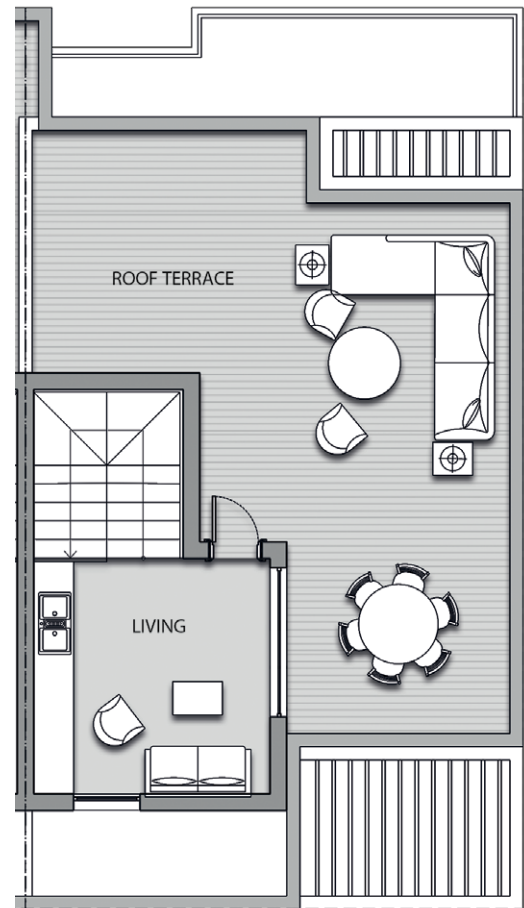
Area	32.50 m²
Living room	3.80 x 3.80 m
Roof Terraces	10 m ²



First Floor



Roof Floor





Town House Villa

Unit 02

فيلا تاون هاوس 02

Total Area: 204.00 m²

Ground Floor

Area	84.50 m²
Entrance Foyer	2.20 x 2.40 m
Reception/ Living Room	3.70 x 5.05 m
Dining Room	3.80 x 4.20 m
Outdoor Deck	14.75 m ²
Powder Room	1.60 x 2.35 m
Kitchen	3.75 x 3.30 m

First Floor

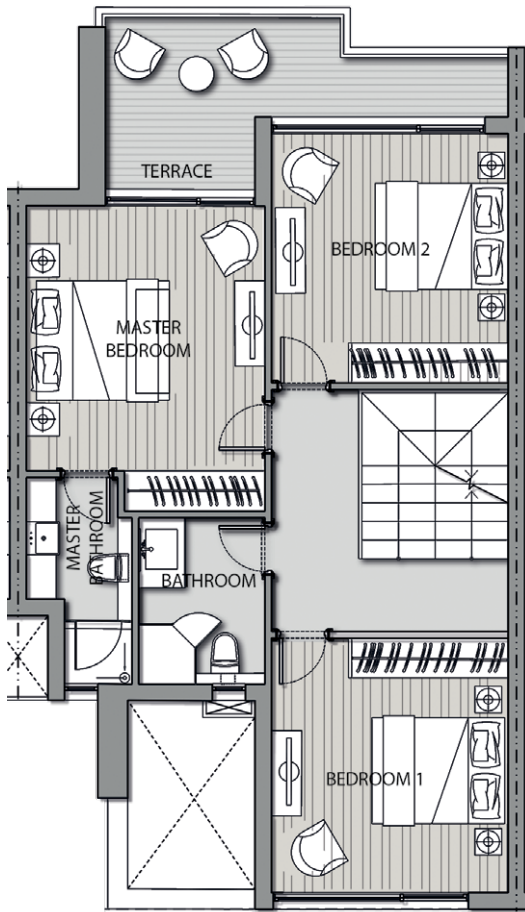
Area	87.00 m²
Master Bedroom	3.75 x 4.80 m
Master Bathroom	1.75 x 3.30 m
Terrace	12 m ²
Bedroom 1	3.80 x 4.00 m
Bedroom 2	3.75 x 3.95 m
Bathroom	2.00 x 2.70 m

Roof Floor

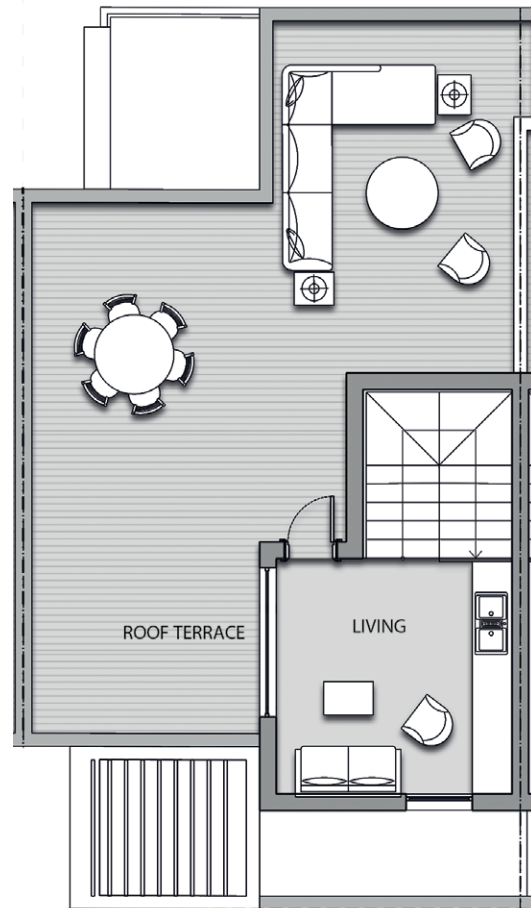
Area	32.50 m²
Living room	3.80 x 3.80 m
Roof Terraces	10 m ²



First Floor



Roof Floor





Town House Villa

Unit 03

فيلا تاون هاوس 03

Total Area: 204.00 m²

Ground Floor

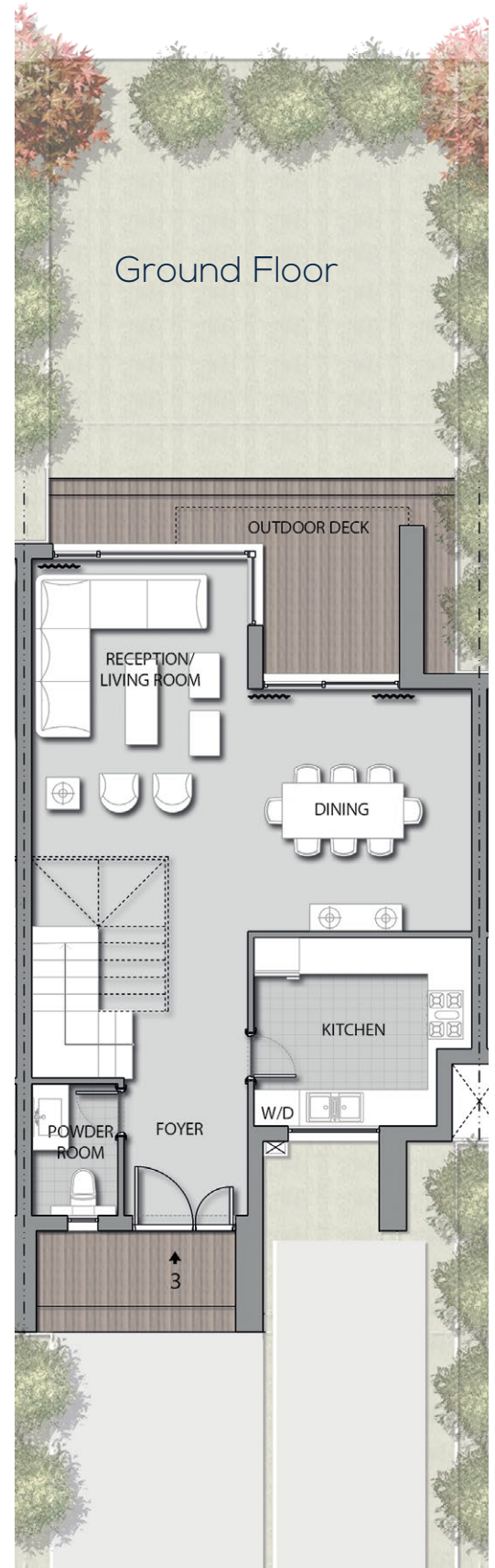
Area	84.50 m²
Entrance Foyer	2.20 x 2.40 m
Reception/ Living Room	3.70 x 5.05 m
Dining Room	3.80 x 4.20 m
Outdoor Deck	14.75 m ²
Powder Room	1.60 x 2.35 m
Kitchen	3.75 x 3.30 m

First Floor

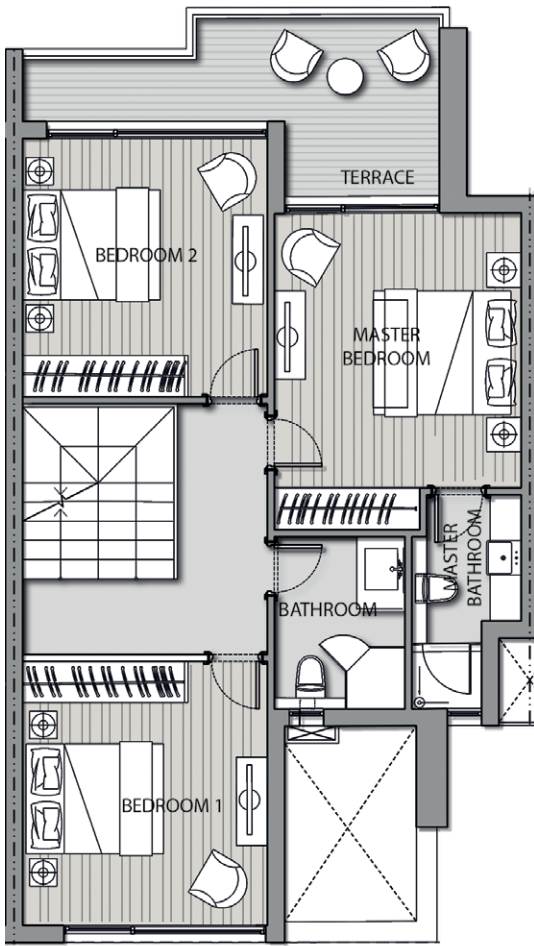
Area	87.00 m²
Master Bedroom	3.75 x 4.80 m
Master Bathroom	1.75 x 3.30 m
Terrace	12 m ²
Bedroom 1	3.80 x 4.00 m
Bedroom 2	3.75 x 3.95 m
Bathroom	2.00 x 2.70 m

Roof Floor

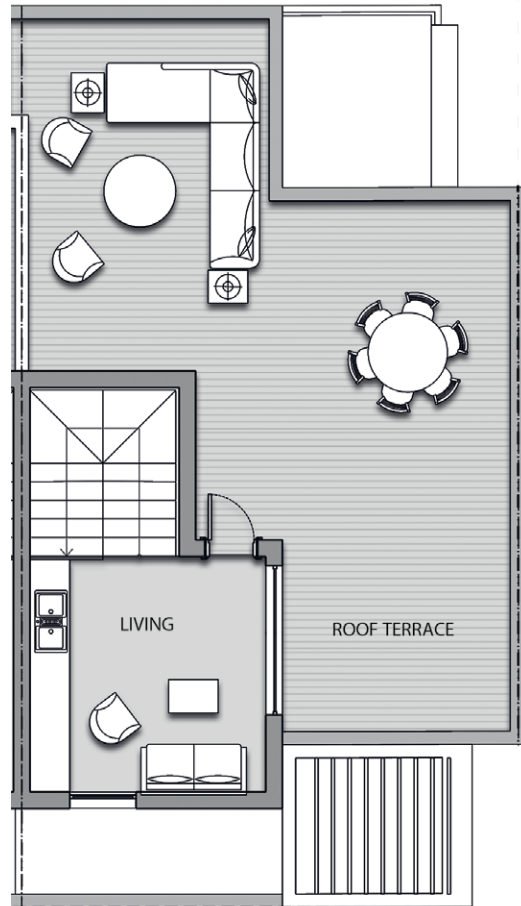
Area	32.50 m²
Living room	3.80 x 3.80 m
Roof Terraces	10 m ²



First Floor



Roof Floor





Town House Villa

Unit 04

فيلا تاون هاوس 04

Total Area: 207.00 m²

Ground Floor

Area	84.50 m²
Entrance Foyer	2.20 x 2.40 m
Reception/ Living Room	3.70 x 5.05 m
Dining Room	3.70 x 4.20 m
Outdoor Deck	15.75 m ²
Powder Room	1.60 x 2.35 m
Kitchen	3.65 x 3.30 m

First Floor

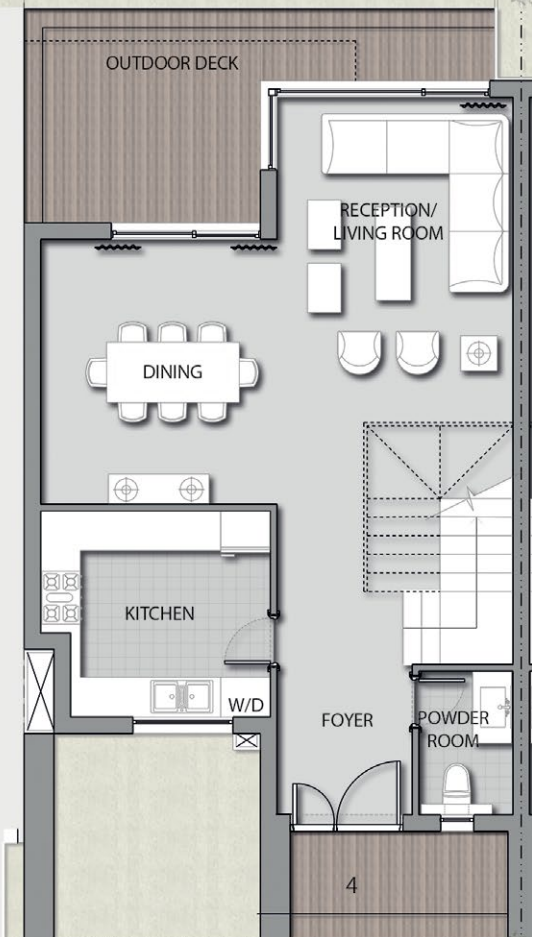
Area	90.00 m²
Master Bedroom	3.65 x 4.80 m
Master Bathroom	1.65 x 3.30 m
Terrace	15 m ²
Bedroom 1	3.80 x 4.00 m
Bedroom 2	3.75 x 3.95 m
Bathroom	2.00 x 2.70 m

Roof Floor

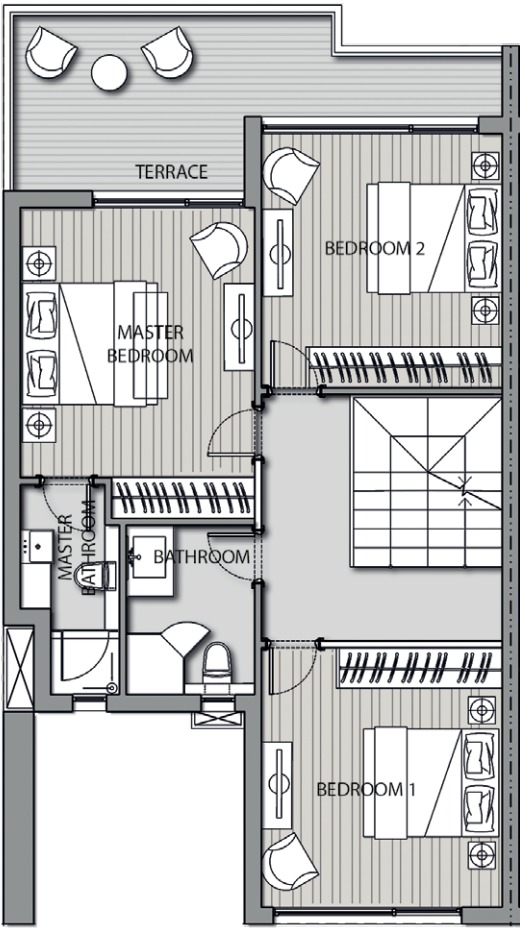
Area	32.50 m²
Living room	3.80 x 3.80 m
Roof Terraces	10 m ²



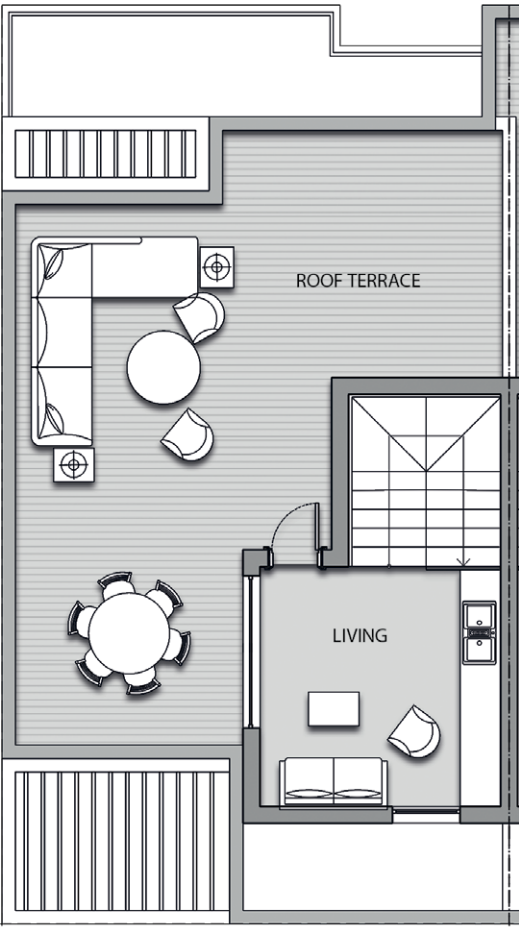
Ground Floor



First Floor



Roof Floor

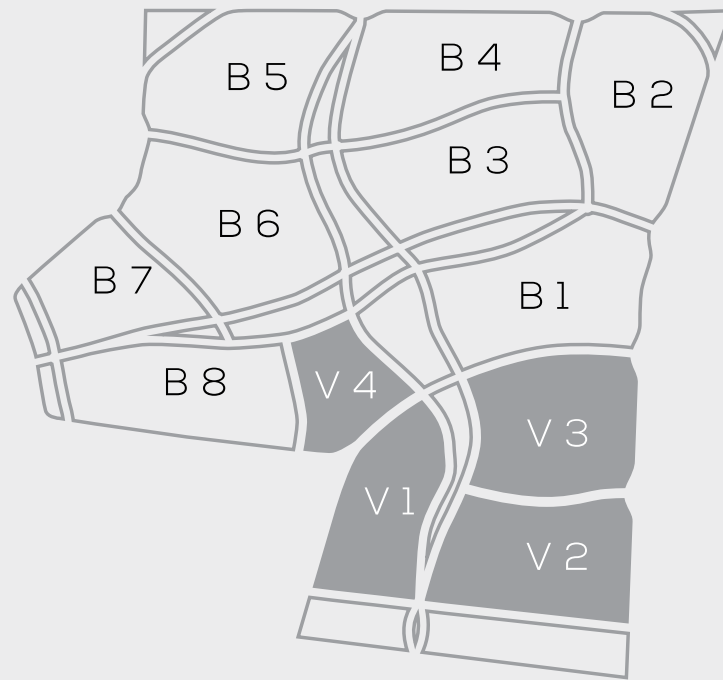




NOOR Master Plan

Villa Zones

مناطق الفيلات



مناطق الفيلات
Villa Zones



Disclaimer:

1. Rooms' measurements are from the centerline of walls and the unit total area includes external walls thickness.
2. Diagrams are for illustrative purposes only and not to scale.
3. All finishes, furniture, sanitary fixtures setup and fences shown in the accompanying renderings are for illustrative purposes only.
4. All landscaping visuals are for illustrative purposes only and are not included in the property.
5. All renderings and other visual materials, designs, façades are for demonstrative purposes only and are subject to change.
6. Gardens are for guidance only, and the only trusted source for the plot area, dimensions and shape is mentioned within the contract of the sold unit.

تنويه:

١. الأبعاد الموضحة للفراغات هي الأبعاد بين محاور الحوائط، والمسطح الأجمالي يشمل سمك الحوائط الخارجية.
٢. الرسومات الموضحة بالكتالوج بدون مقياس رسم وهي للتوضيح فقط.
٣. التشطيبات، والفرش، وتوزيع الأجهزة الصحية، والأسوار بالكتالوج، هي للتوضيح فقط وقابلة للتغيير.
٤. عناصر تنسيق الحدائق (العامة والخاصة) بالكتالوج للتوضيح والأخراج الفني فقط، وهي غير مدرجة في الوحدة المباعة.
٥. عناصر الإخراج الفني للتصميمات والواجهات، هي وسائل أظهار مرئي فقط وخاضعة للتغيير.
٦. الحدائق إسترشادية فقط، والمصدر الوحيد الموثوق به لمساحة الأرض وأبعادها وشكلها مذكور في عقد الوحدة المباعة.

 **TMG**
www.talaatmoustafa.com

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