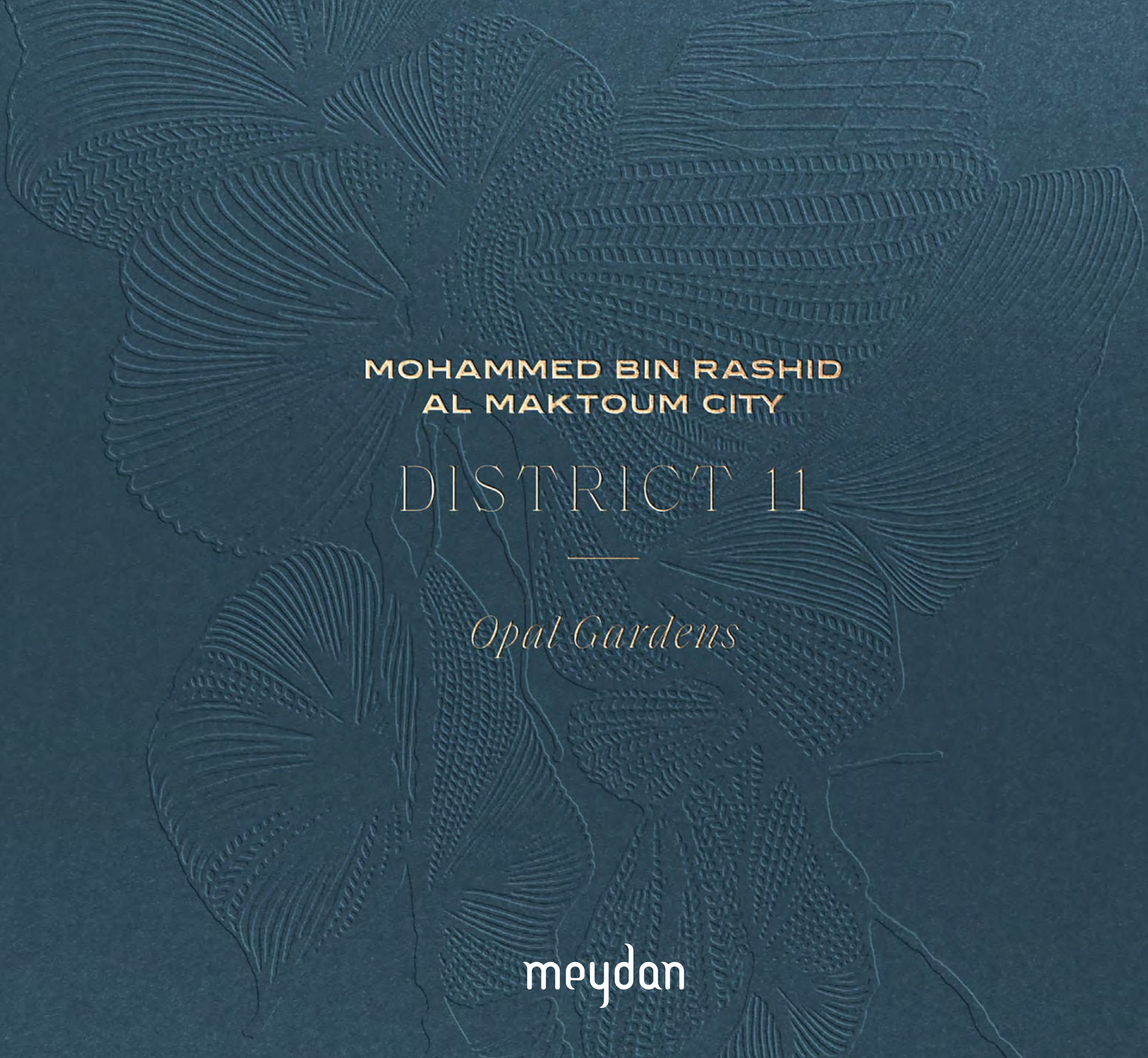




MOHAMMED BIN RASHID
AL MAKTOUM CITY

DISTRICT 11

Opal Gardens

meydan

DISTRICT 11

OPAL GARDENS

Available as four to six-bedroom villas, the generous layouts of the homes are spacious and airy, with large windows letting in an abundance of natural light. Large balconies and terraces of each villa feature ample space for outdoor entertaining (with pool option).

ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.

VILLAS

Available as four to six-bedrooms.



VILLAS,
Type A

FOUR-BEDROOM

Ground Floor	
196.38 sq.m	2,113.82 sq.ft
First Floor Area	
194.57 sq.m	2,094.33 sq.ft
Balcony / Terrace, First Floor	
29.94 sq.m	322.27 sq.ft
Garage	
52.52 sq.m	565.32 sq.ft
Total Built-Up Area	
473.41 sq.m	5,095.74 sq.ft

PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



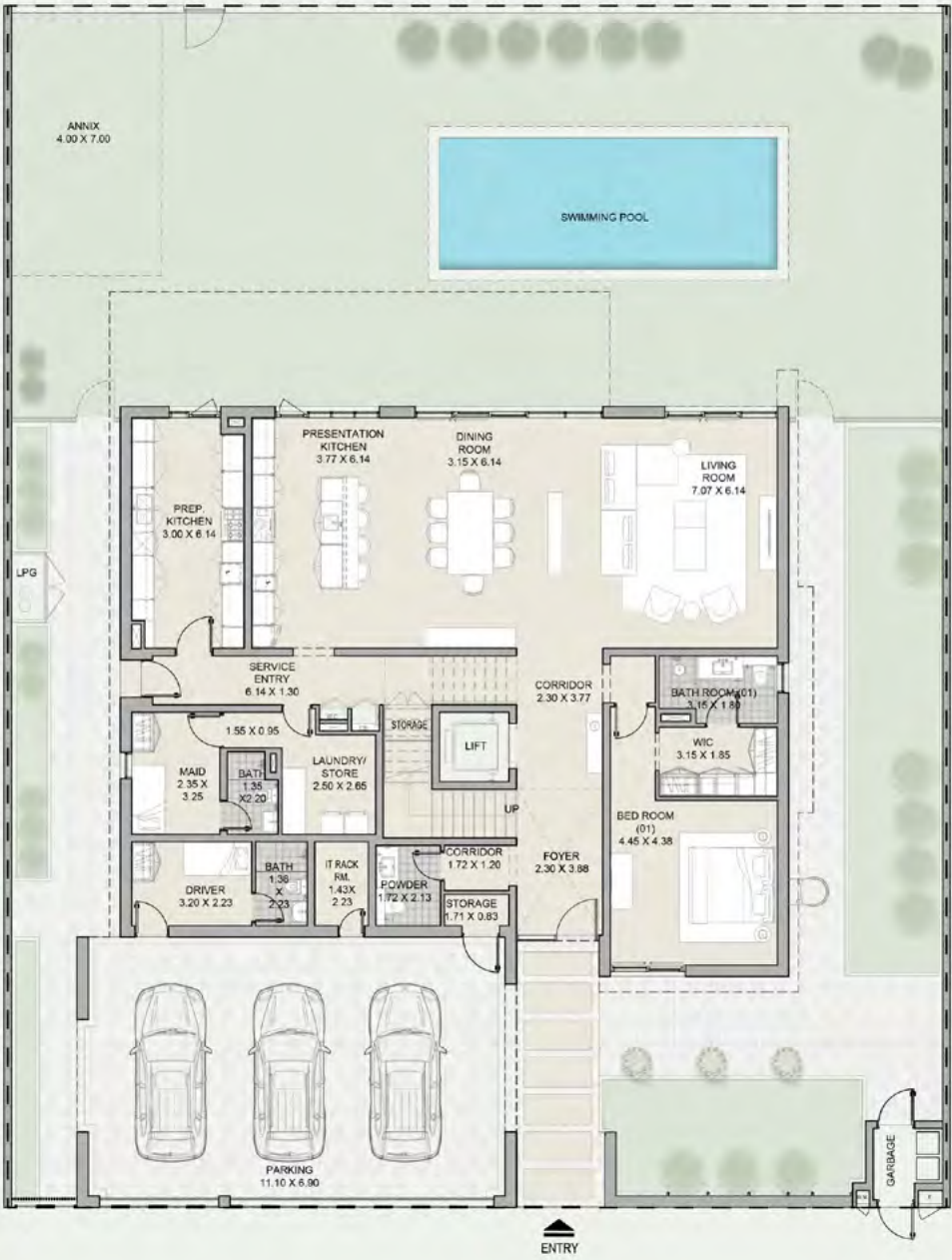
1ST FLOOR

VILLAS,
Type A

FIVE-BEDROOM

Ground Floor	
255.62 sq.m	2,751.47 sq.ft
First Floor	
277.56 sq.m	2,987.63 sq.ft
Balcony / Terrace, First Floor	
29.57 sq.m	318.29 sq.ft
Garage	
84.25 sq.m	906.86 sq.ft
Total Built-Up Area	
647 sq.m	6,964.25 sq.ft

PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR

VILLAS,
Type A

SIX - BED ROOM

Ground Floor	
313.36 sq.m	3,372.98 sq.ft
First Floor	
337 sq.m	3,627.44 sq.ft
Balcony / Terrace, First Floor	
37.9 sq.m	407.95 sq.ft
Garage	
97.06 sq.m	1,044.75 sq.ft
Total Built-Up Area	
785.32 sq.m	8,453.12 sq.ft

PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR

DISTRICT 11

OPAL GARDENS

These four-bedroom semi-detached villas feature high ceilings, generous layouts, and large windows. Each semi-detached villa offers a large backyard space, complete with an elegantly designed patio for nights spent under the stars.

ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.

SEMI— DETACHED VILLAS

Four-bedroom



SEMI-DETACHED
VILLAS, Type A

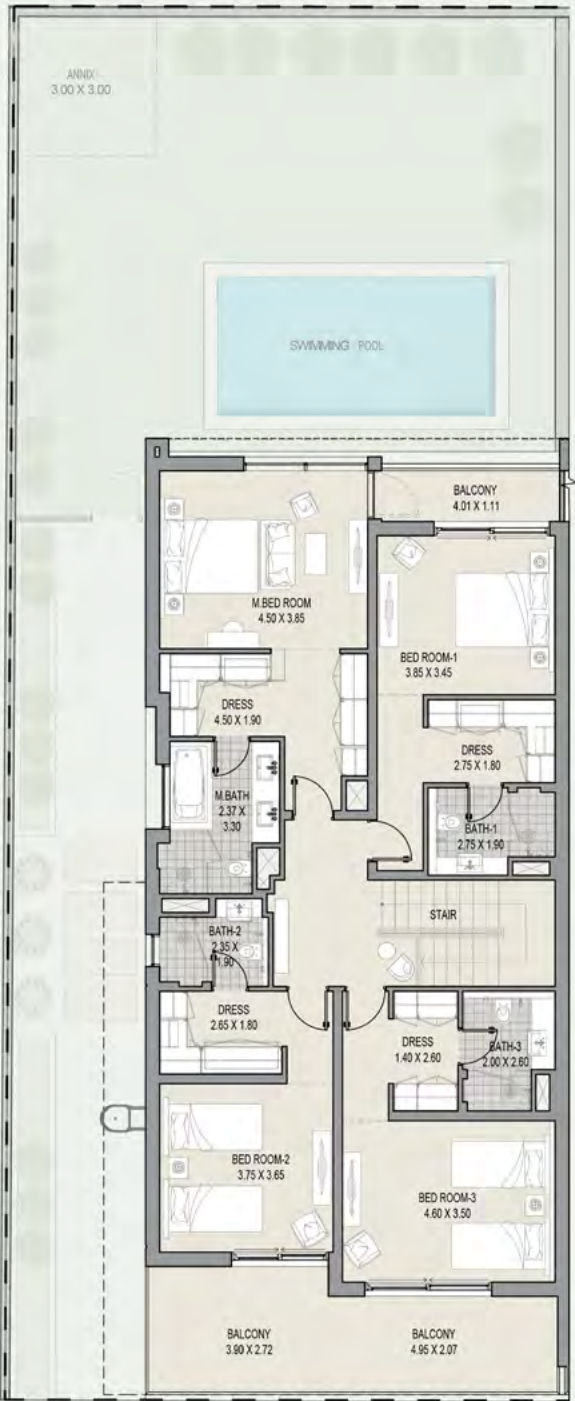
FOUR-BEDROOM

Ground Floor	
123.85 sq.m	1,333.11 sq.ft
First Floor	
154.54 sq.m	1,663.45 sq.ft
Balcony / Terrace, First Floor	
26.74 sq.m	287.83 sq.ft
Garage	
46.26 sq.m	497.94 sq.ft
Total Built-Up Area	
351.39 sq.m	3,782.33 sq.ft

PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR

SEMI-DETACHED
VILLAS, Type B

FOUR-BEDROOM

Ground Floor	
123.85 sq.m	1,333.11 sq.ft
First Floor	
154.11 sq.m	1,658.83 sq.ft
Balcony / Terrace, First Floor	
27.58 sq.m	296.87 sq.ft
Garage	
46.26 sq.m	497.94 sq.ft
Total Built-Up Area	
351.80 sq.m	3,786.75 sq.ft

PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR

DISTRICT 11

OPAL GARDENS

The elevated four-bedroom townhouses are thoughtfully laid out to maximise space and feature large windows. Each townhouse features a private backyard with elegant landscaping.

ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.

TOWNHOUSES

Four-bedroom



TOWNHOUSES,
Type A

FOUR - BED ROOM

Ground Floor
113.01 sq.m 1,216.43 sq.ft

Terrace / Porch, Ground Floor
8.58 sq.m 92.35 sq.ft

First Floor
137.80 sq.m 1,483.27 sq.ft

Balcony / Terrace, First Floor
11.23 sq.m 120.88 sq.ft

Second Floor
80.86 sq.m 870.37 sq.ft

Balcony / Terrace, Second Floor
57.82 sq.m 622.37 sq.ft

Garage
41.37 sq.m 445.30 sq.ft

Total Built-Up Area
450.67 sq.m 4,850.97 sq.ft

PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND

1ST FLOOR

ROOF

TOWNHOUSES,
Type B

FOUR - BED ROOM

Ground Floor
113.03 sq.m 1,216.64 sq.ft

Balcony / Terrace / Porch, Ground Floor
6.10 sq.m 65.66 sq.ft

First Floor
137.38 sq.m 1,478.75 sq.ft

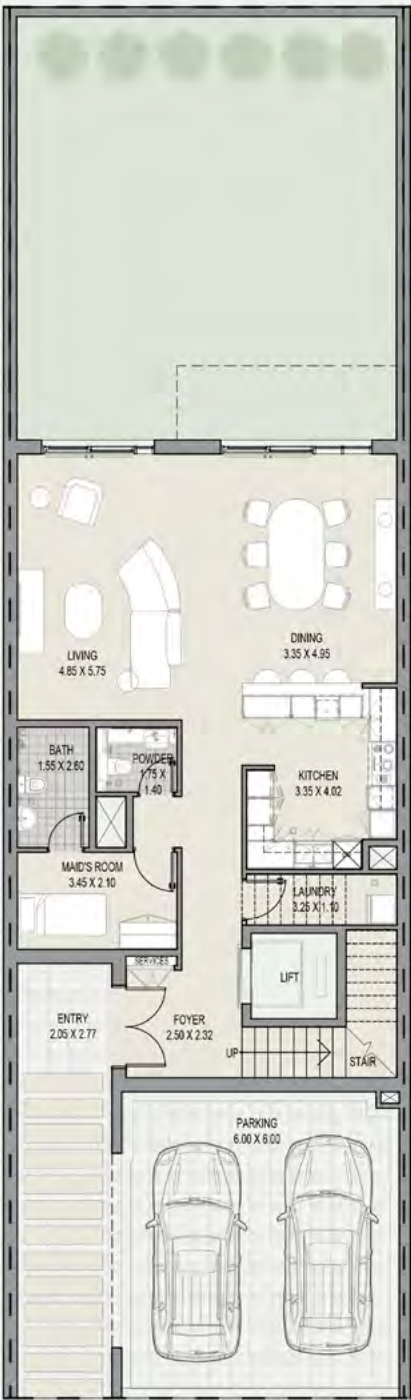
Balcony / Terrace, First Floor
10.56 sq.m 113.67 sq.ft

Second Floor
17.40 sq.m 187.29 sq.ft

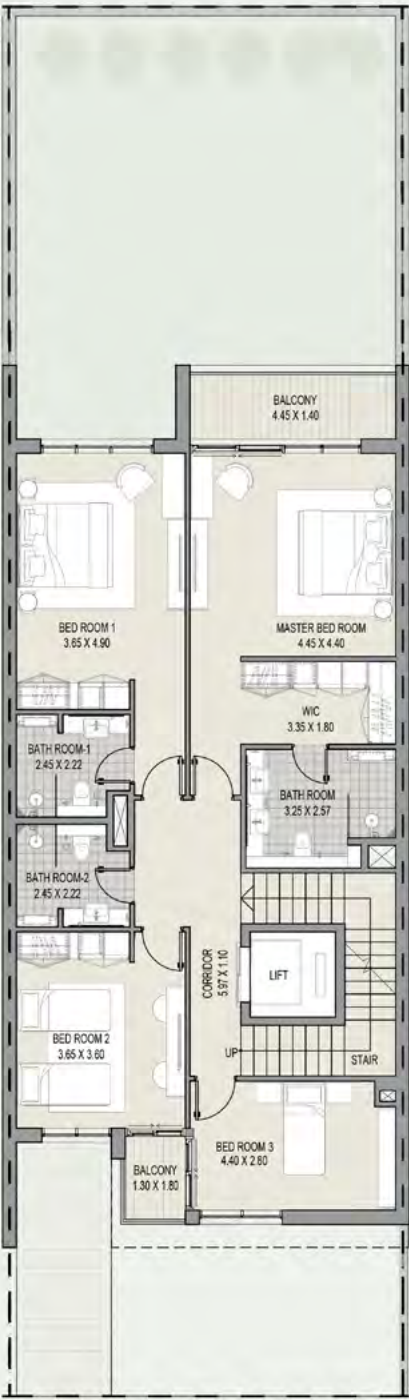
Garage
41.37 sq.m 445.30 sq.ft

Total Built-Up Area
325.84 sq.m 3,507.31 sq.ft

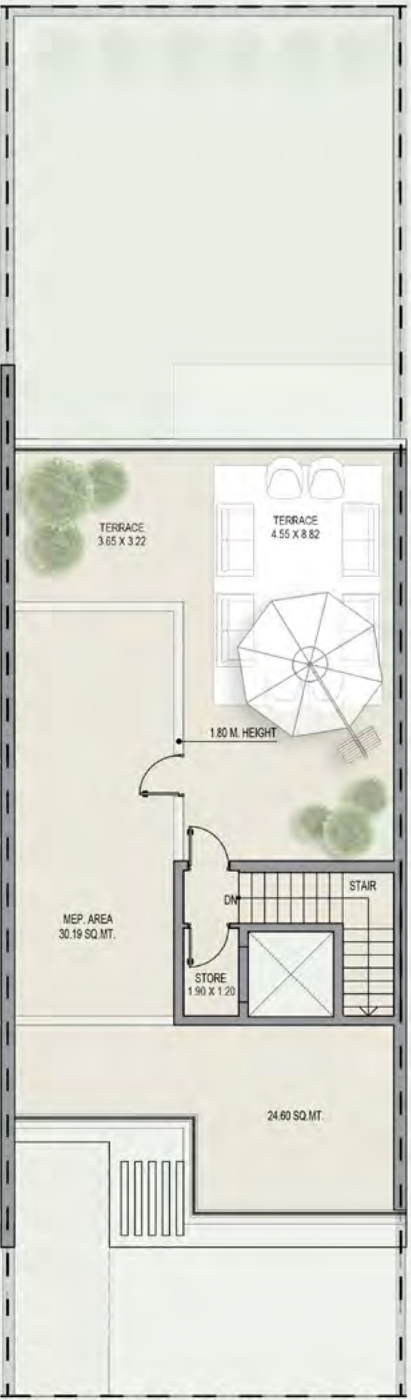
PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR



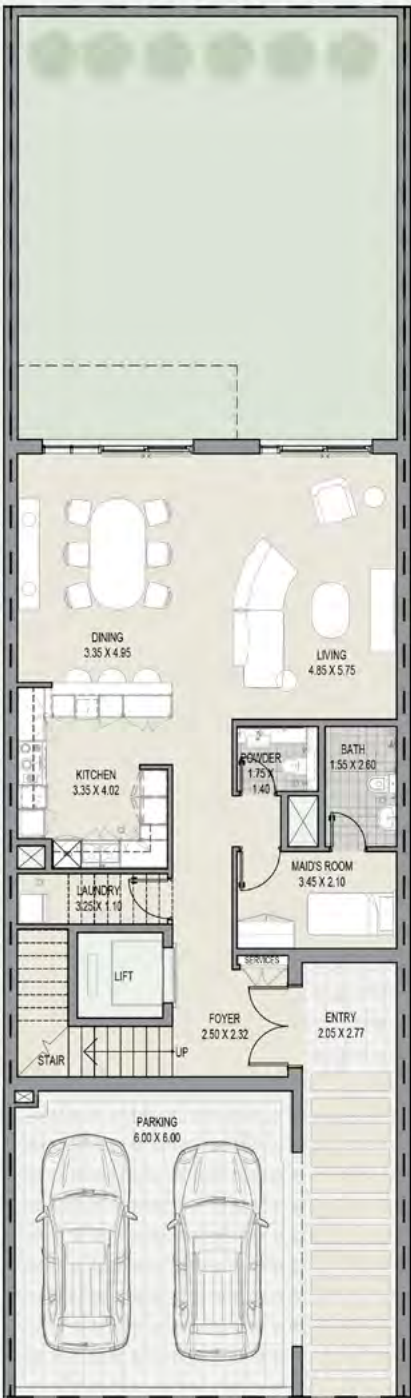
ROOF

TOWNHOUSES,
Type C

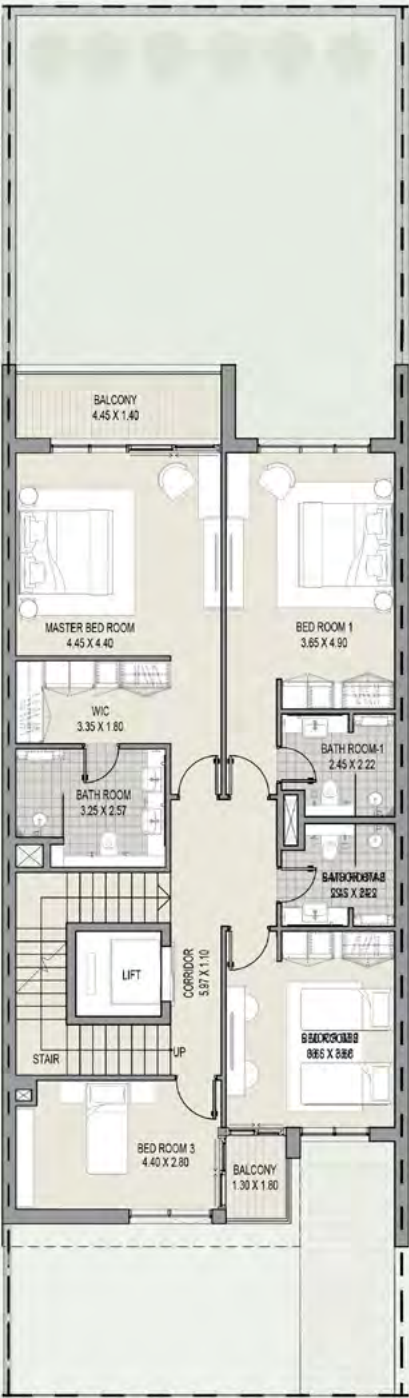
FOUR - BED ROOM

Ground Floor	
113.03 sq.m	1,216.64 sq.ft
Balcony / Terrace / Porch, Ground Floor	
6.10 sq.m	65.66 sq.ft
First Floor	
137.38 sq.m	1,478.75 sq.ft
Balcony / Terrace, First Floor	
10.56 sq.m	113.67 sq.ft
Second Floor	
17.40 sq.m	187.29 sq.ft
Garage	
41.37 sq.m	445.30 sq.ft
Total Built-Up Area	
325.84 sq.m	3,507.31 sq.ft

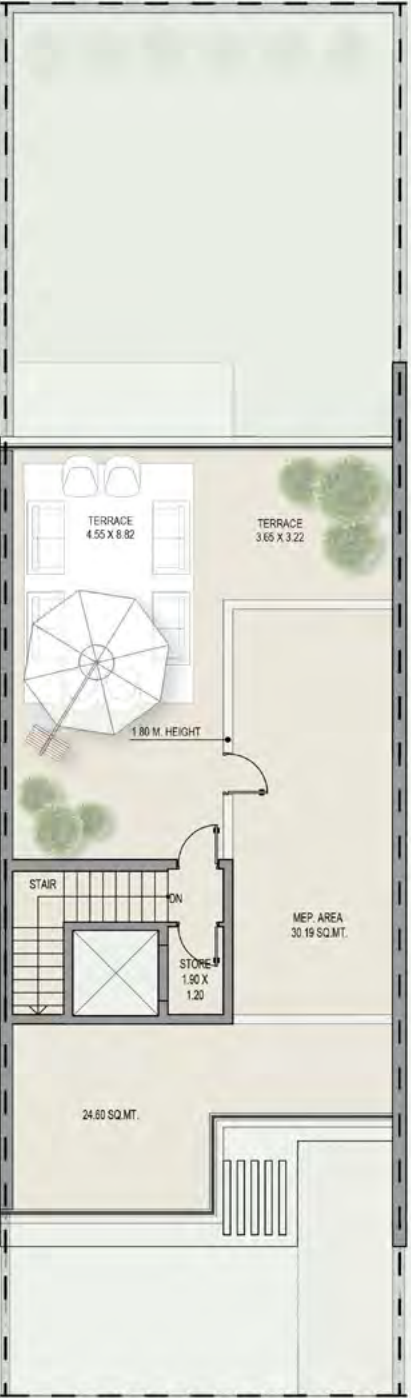
PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR



ROOF

TOWNHOUSES,
Type D

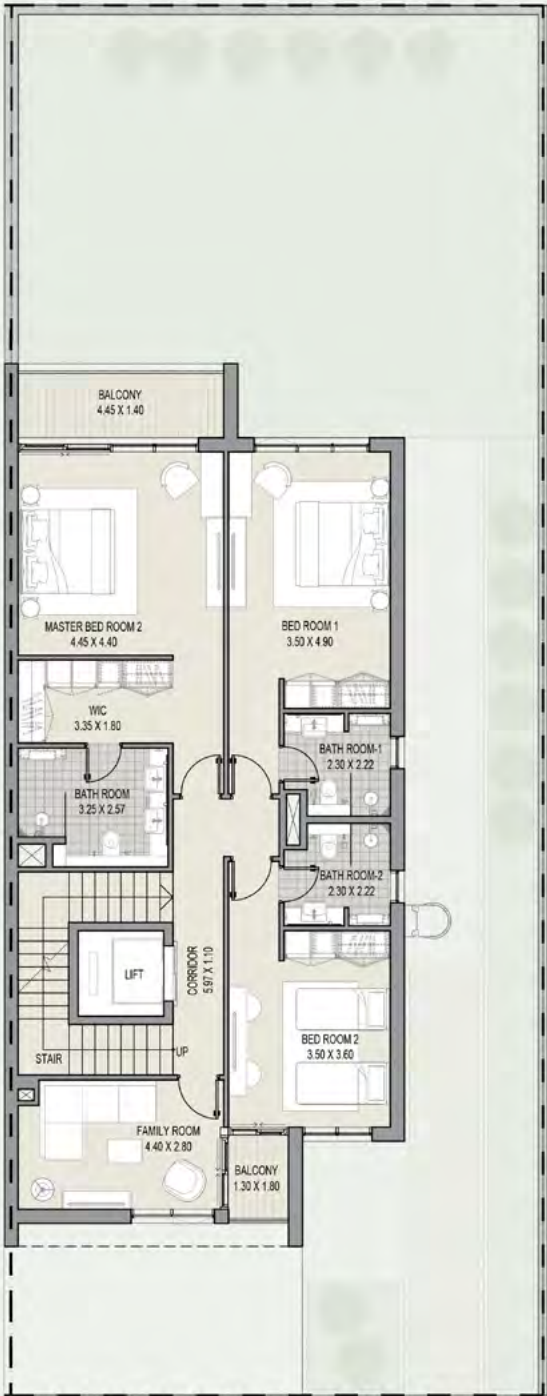
FOUR - BED ROOM

Ground Floor	
113.01 sq.m	1,216.43 sq.ft
Terrace / Porch, Ground Floor	
8.58 sq.m	92.35 sq.ft
First Floor	
137.80 sq.m	1,483.27 sq.ft
Balcony / Terrace, First Floor	
11.23 sq.m	120.88 sq.ft
Second Floor	
80.86 sq.m	870.37 sq.ft
Balcony / Terrace, Second Floor	
57.82 sq.m	622.37 sq.ft
Garage	
41.37 sq.m	445.30 sq.ft
Total Built-Up Area	
450.67 sq.m	4,850.97 sq.ft

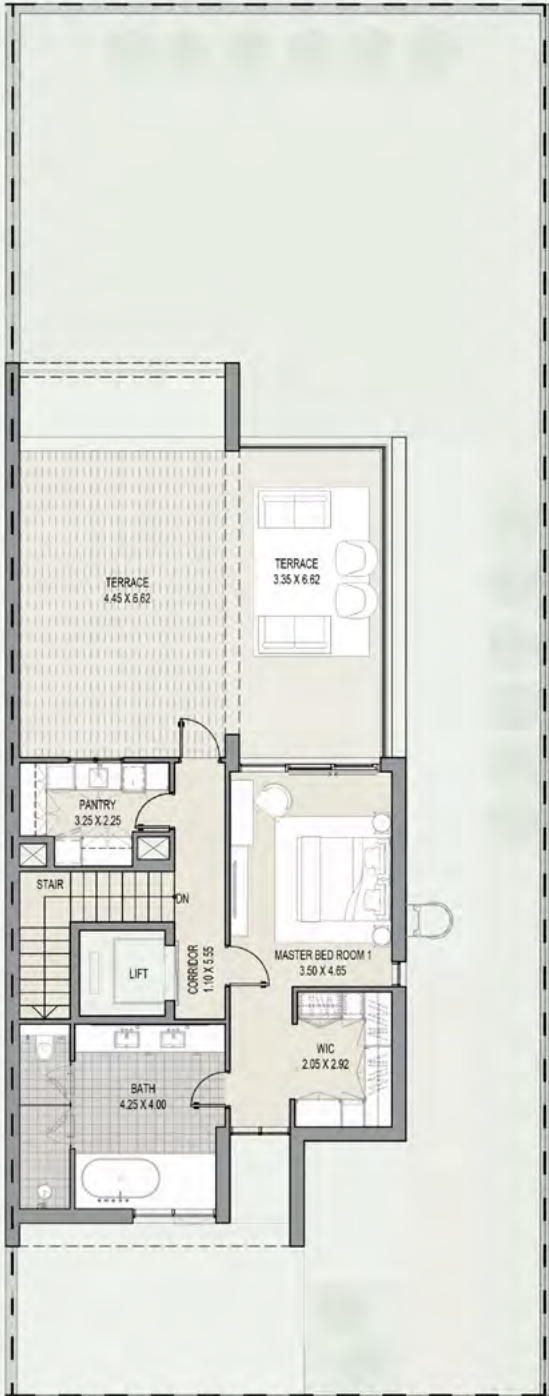
PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR



ROOF