

Abdulrahman Alrustumani Compound Villa



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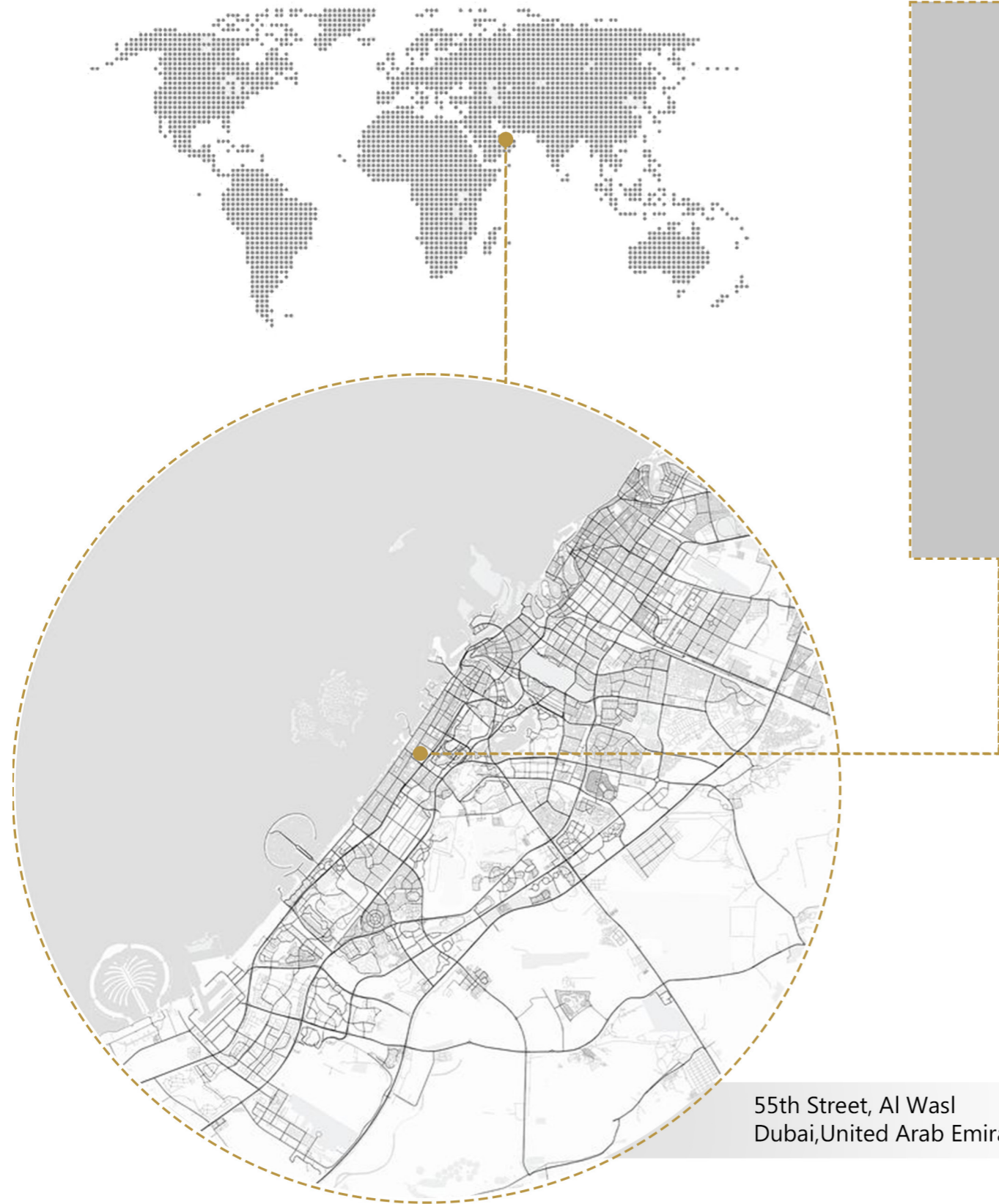
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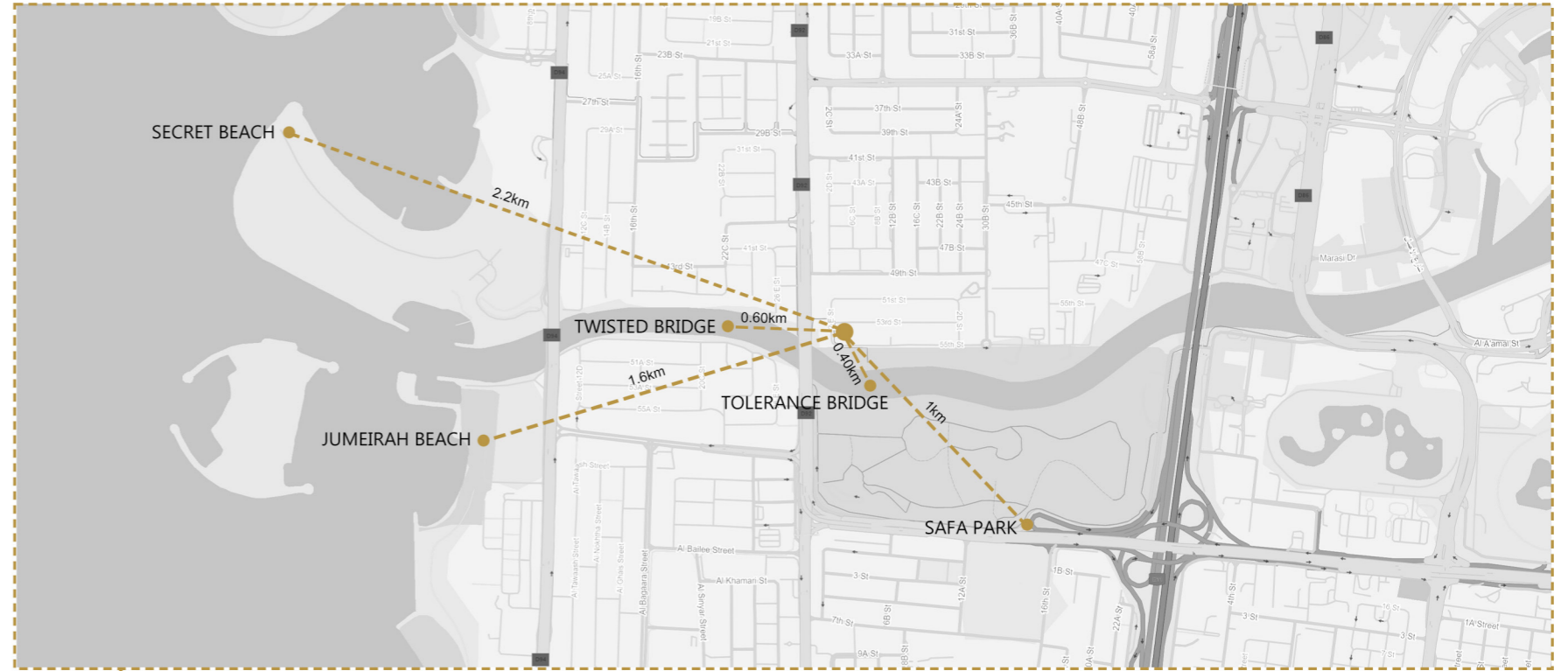
01 SITE STUDIES

PLOT LOCATION



55th Street, Al Wasl
Dubai, United Arab Emirates

PROXIMITY TO SURROUNDING LANDMARKS



SAFA PARK



JUMEIRAH BEACH



TWISTED BRIDGE



SECRET BEACH



PLOT INFORMATION

LOCATION : 55th Street, Al Wasl, Dubai, United Arab Emirates

LAND USE : Residential / Investment Villas

PLOT NO : 3430116

PLOT AREA : 4645.15 sq.m
(The plot area for each villa must not be less than 400 sqm)

ZONE CODE : R2/2

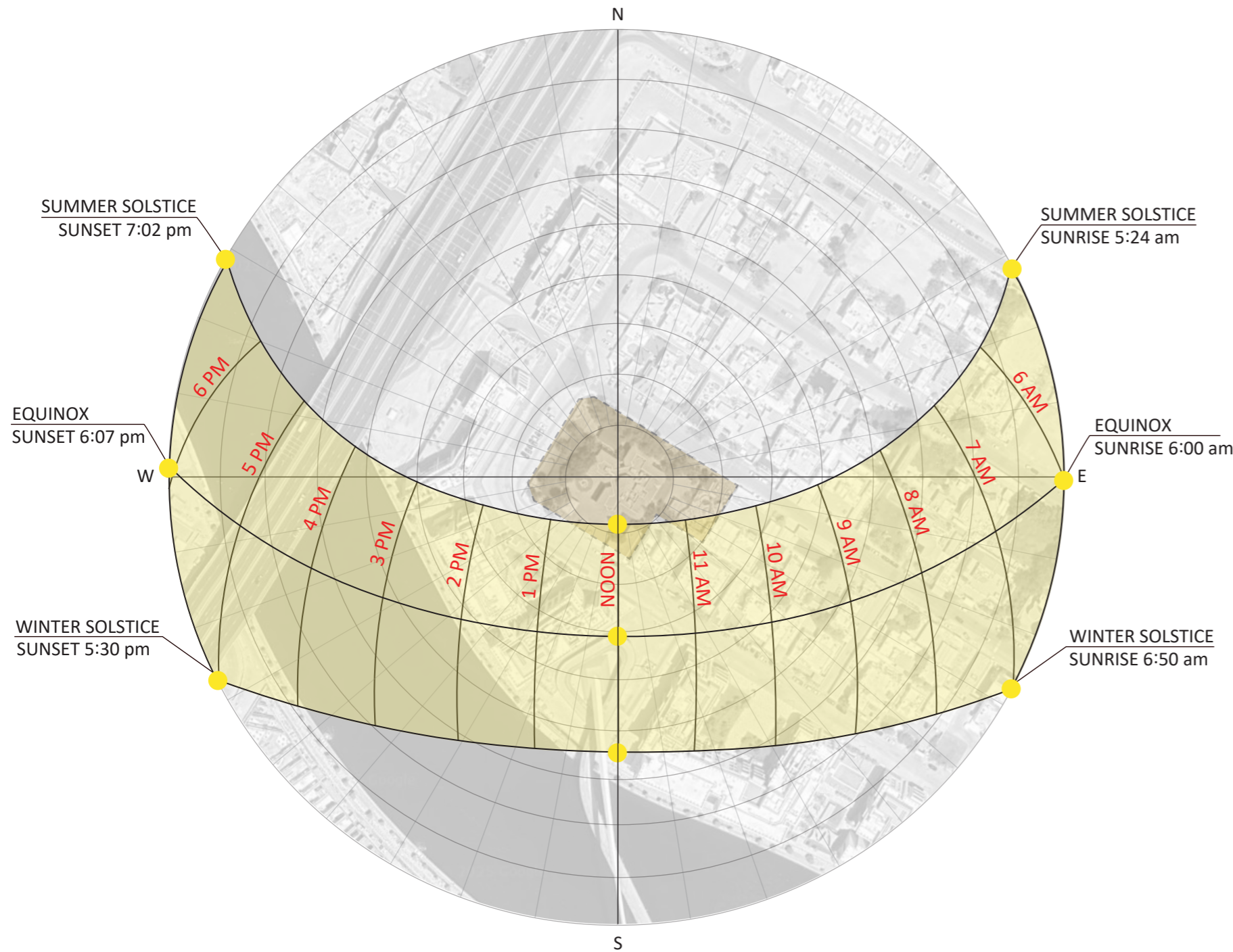
HEIGHT : G + 1

SET BACKS : 3 Meters From All Directions Of Main Buildings

PARKING : Minimum One Parking space for each Villa.

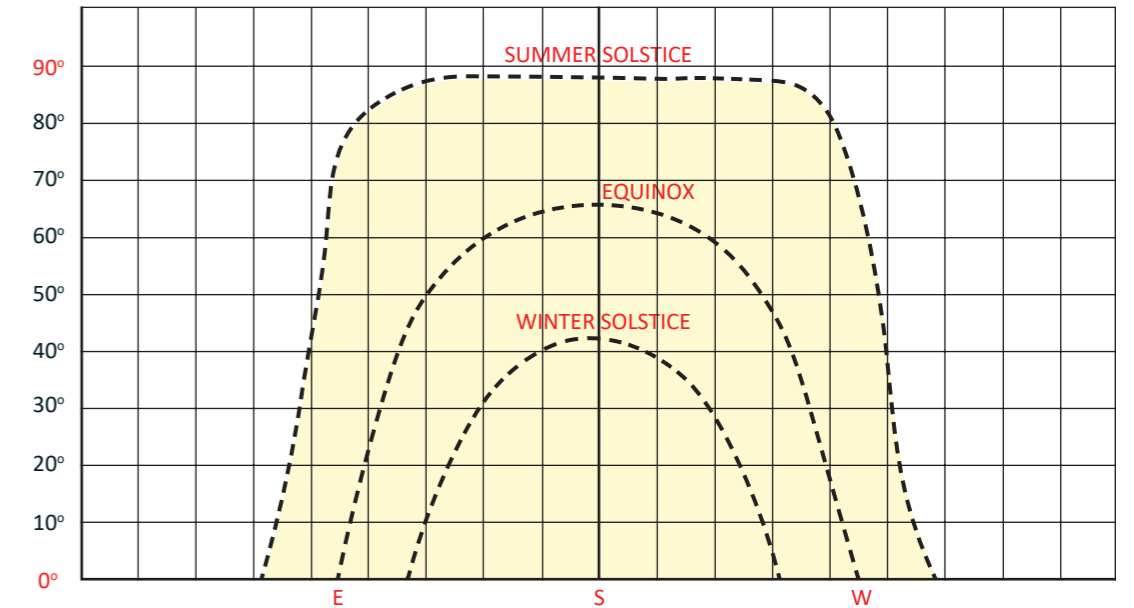


SUN DIAGRAM

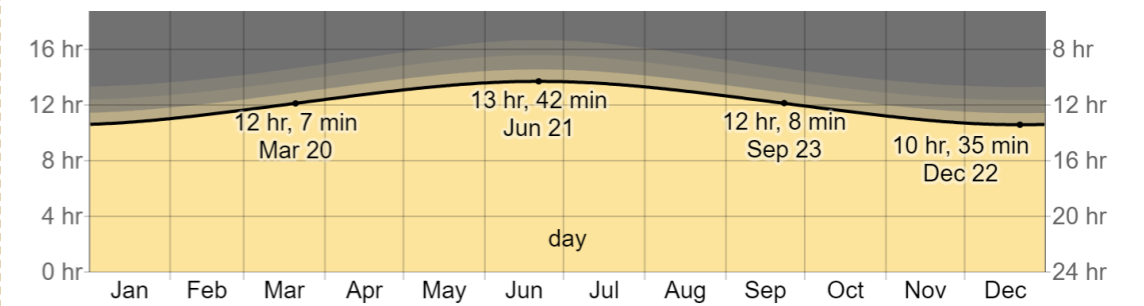


PROJECT PLOT

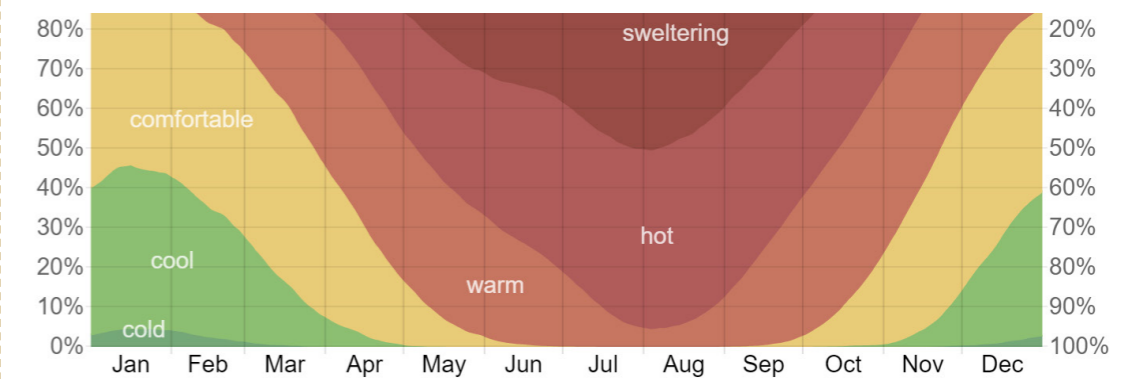
VERTICAL SUN DIAGRAM OF DUBAI



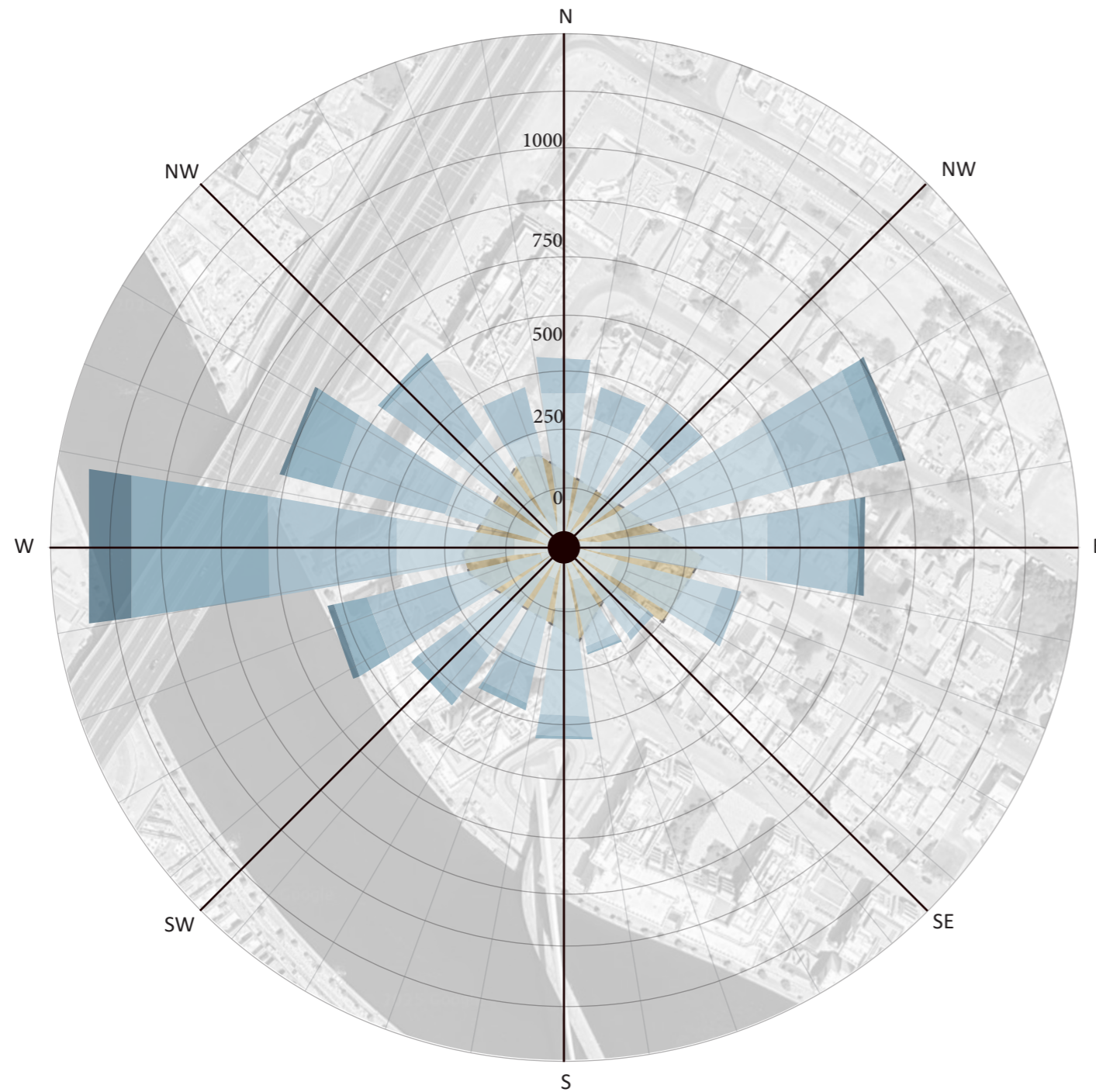
AVERAGE HOURS OF DAYLIGHT



TIME SPENT IN VARIOUS TEMPERATURES

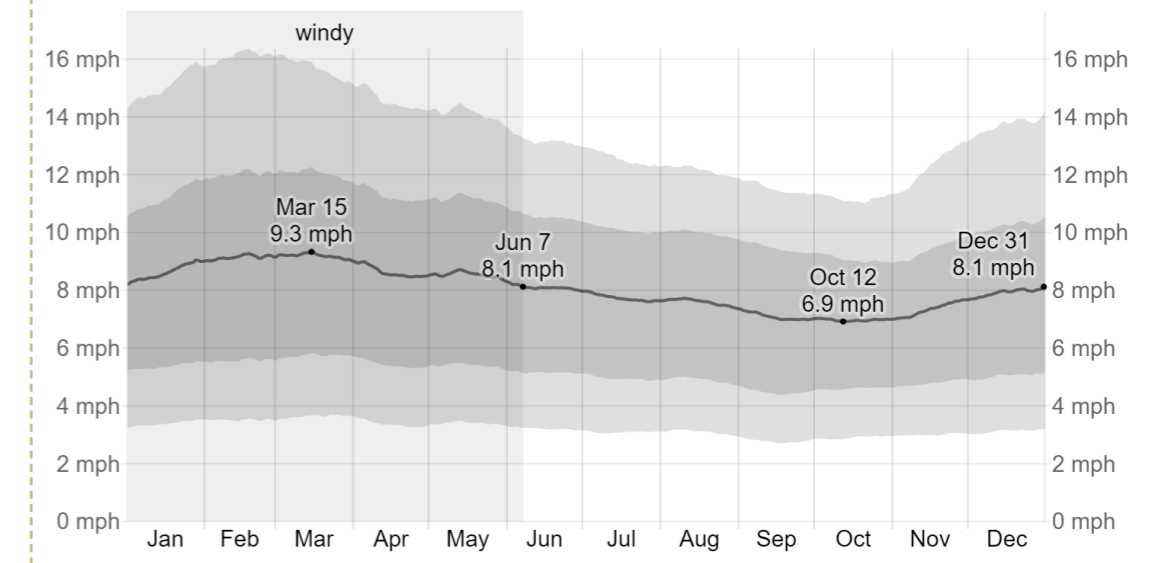


AVERAGE WIND DIRECTION IN DUBAI

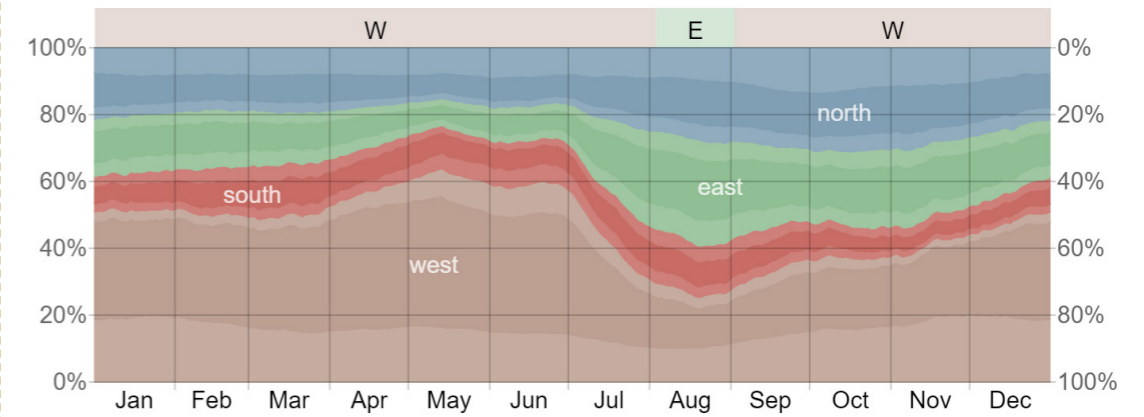


PROJECT PLOT

AVERAGE WIND SPEED IN DUBAI



WIND DIRECTION IN DUBAI

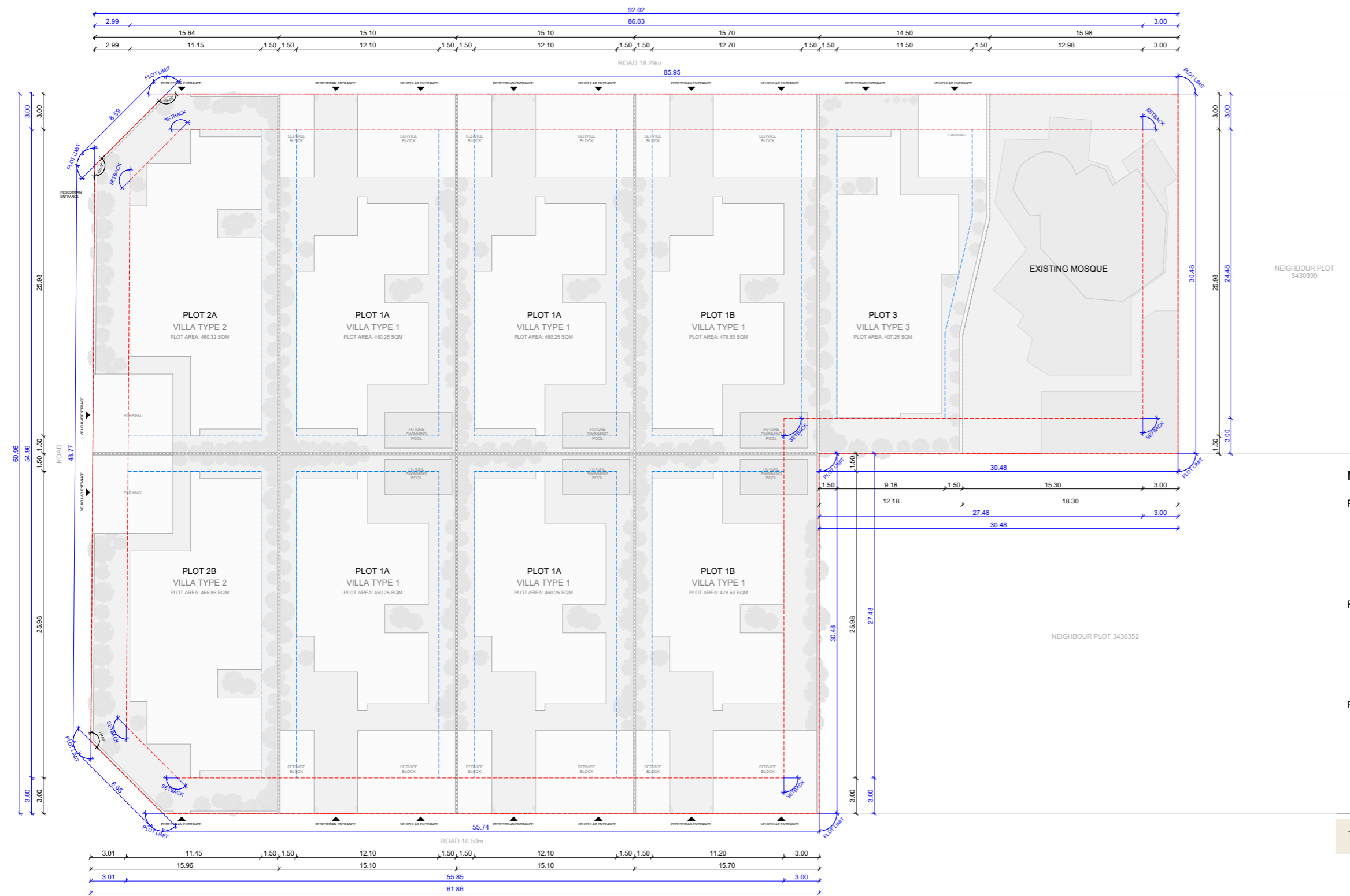


LEGEND

- >0 km/h
- >1 km/h
- >5 km/h
- >12 km/h
- >19 km/h

The diagram for Dubai shows the days per month, during which the wind reaches a certain speed. An interesting example is the Tibetan Plateau, where the monsoon creates steady strong winds from December to April, and calm winds from June to October.

02 SCHEMATIC MASTER PLAN OPTIONS



MASTER PLAN SCHEME 01

PLOT TYPE 1: VILLA:

- PLOT AREA: 1A= 460.25 Sq m
- PLOT AREA: 1B= 478.53 Sq m
- VILLA TYPE 1: MAXIMUM PERMISSIBLE BUILDING FOOT PRINT = 314.35 Sq m
- NUMBER OF VILLAS = 6

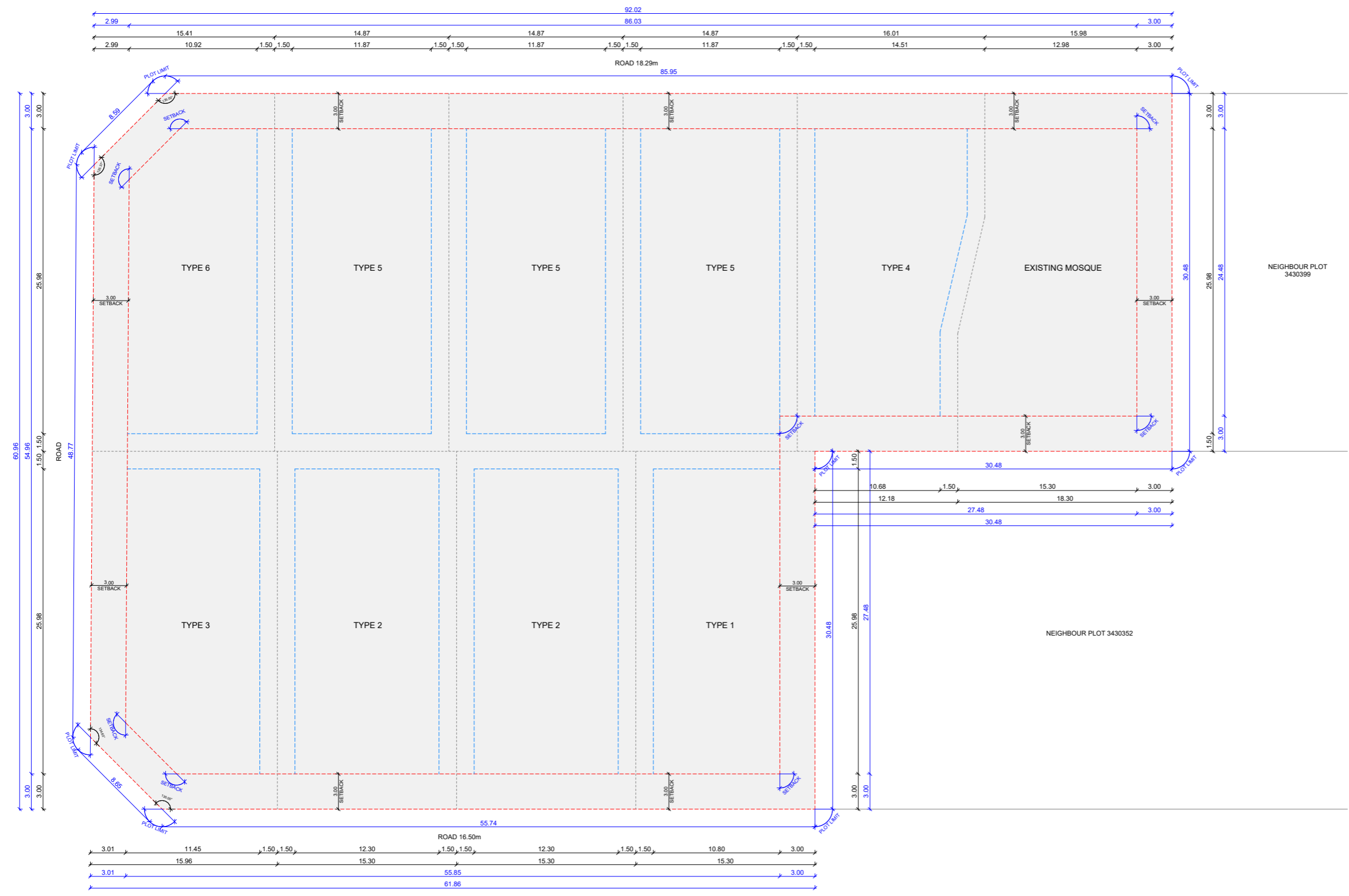
PLOT TYPE 2: VILLA:

- PLOT AREA: 2A = 460.32 Sq m
- PLOT AREA: 2B = 465.86 Sq m
- VILLA TYPE 2: MAXIMUM PERMISSIBLE BUILDING FOOT PRINT = 280.60 Sq m
- NUMBER OF VILLAS = 2

PLOT TYPE 3: VILLA:

- PLOT AREA = 407.25 Sq m
- VILLA TYPE 3: MAXIMUM PERMISSIBLE BUILDING FOOT PRINT = 253.36 Sq m
- NUMBER OF VILLAS = 1

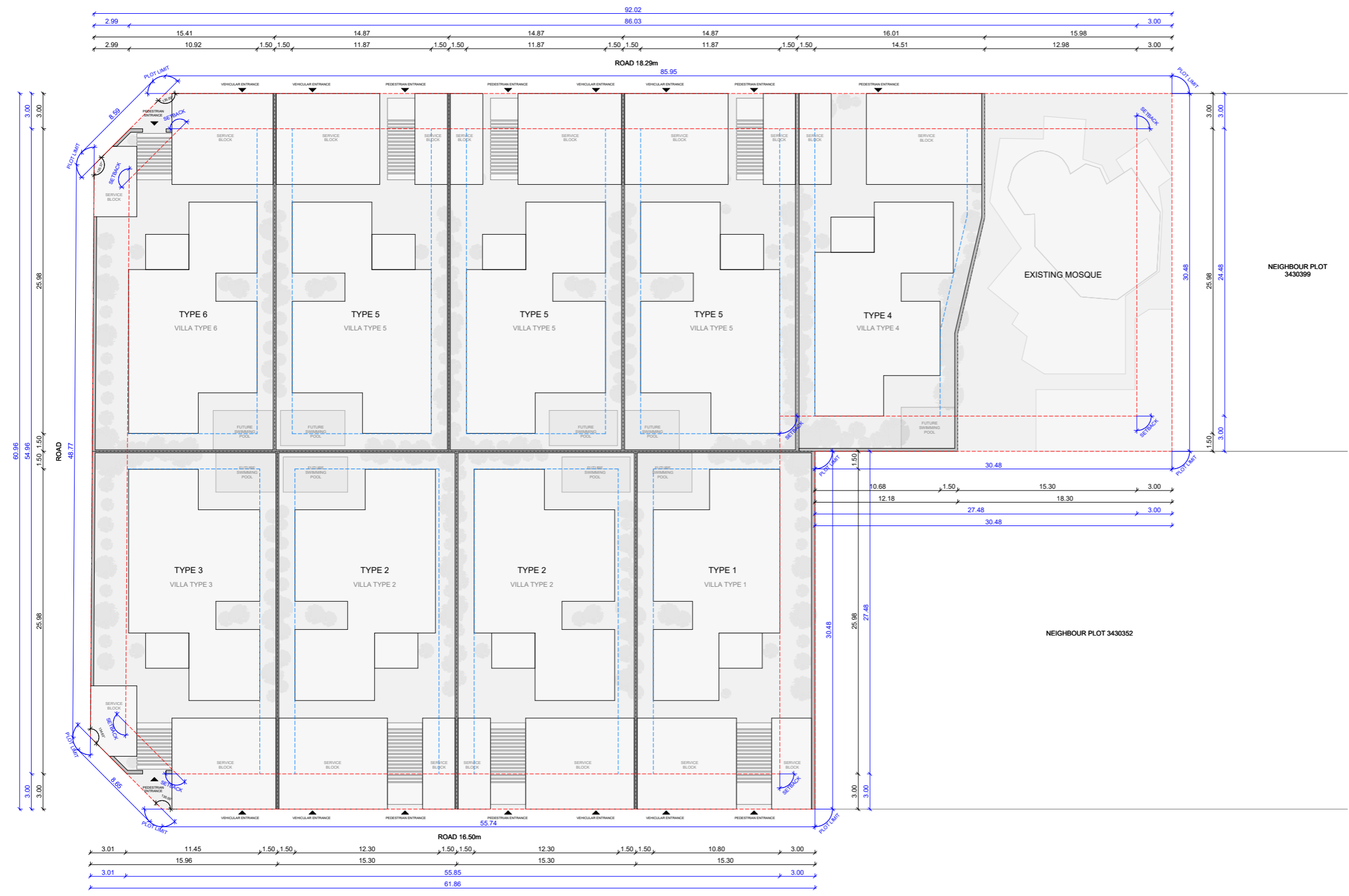
TOTAL NUMBER OF VILLAS = 9



MASTER PLAN SCHEME 02

- PLOT TYPE 1: VILLA:
 - PLOT AREA = 466.34 Sq m
 - MAXIMUM PERMISSIBLE BUILDING FOOT PRINT = 280.58 Sq m
 - NUMBER OF VILLAS = 1
- PLOT TYPE 2: VILLA:
 - PLOT AREA = 466.34 Sq m
 - MAXIMUM PERMISSIBLE BUILDING FOOT PRINT = 319.55 Sq m
 - NUMBER OF VILLAS = 2
- PLOT TYPE 3: VILLA:
 - PLOT AREA = 465.86 Sq m
 - MAXIMUM PERMISSIBLE BUILDING FOOT PRINT = 296.08 Sq m
 - NUMBER OF VILLAS = 1
- PLOT TYPE 4: VILLA:
 - PLOT AREA = 453.32 Sq m
 - MAXIMUM PERMISSIBLE BUILDING FOOT PRINT = 290.36 Sq m
 - NUMBER OF VILLAS = 1
- PLOT TYPE 5: VILLA:
 - PLOT AREA = 453.32 Sq m
 - MAXIMUM PERMISSIBLE BUILDING FOOT PRINT = 308.45 Sq m
 - NUMBER OF VILLAS = 3
- PLOT TYPE 6: VILLA:
 - PLOT AREA = 453.32 Sq m
 - MAXIMUM PERMISSIBLE BUILDING FOOT PRINT = 275.94 Sq m
 - NUMBER OF VILLAS = 1

TOTAL NUMBER OF VILLAS = 9

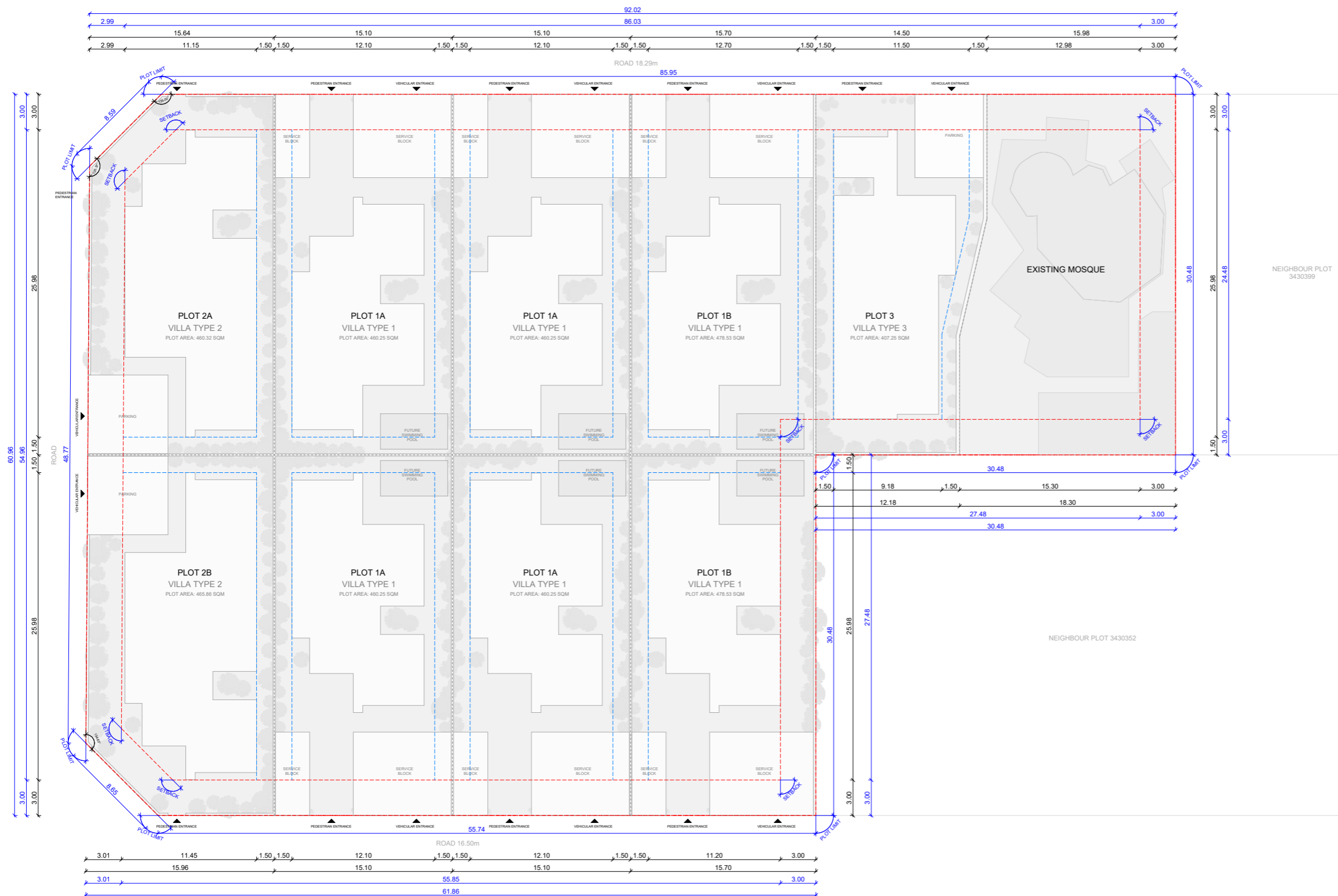


MASTER PLAN SCHEME 02

- PLOT TYPE 1: VILLA:
 - PLOT AREA = 466.34 Sq m
 - MAXIMUM PERMISSIBLE BUILDING FOOT PRINT = 280.58 Sq m
 - NUMBER OF VILLAS = 1
- PLOT TYPE 2: VILLA:
 - PLOT AREA = 466.34 Sq m
 - MAXIMUM PERMISSIBLE BUILDING FOOT PRINT = 319.55 Sq m
 - NUMBER OF VILLAS = 2
- PLOT TYPE 3: VILLA:
 - PLOT AREA = 465.86 Sq m
 - MAXIMUM PERMISSIBLE BUILDING FOOT PRINT = 296.08 Sq m
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 - PLOT AREA = 453.32 Sq m
 - MAXIMUM PERMISSIBLE BUILDING FOOT PRINT = 275.94 Sq m
 - NUMBER OF VILLAS = 1

TOTAL NUMBER OF VILLAS = 9

03 SCHEME 01 MASTER PLAN OPTIONS



TYPE 1 BUA

GROUND FLOOR BUA : 145 Sq.m
 FIRST FLOOR BUA : 185 Sq.m
 SERVICE BLOCK BUA : 75 Sq.m

TOTAL BUA : 405 Sqm

TYPE 2 BUA

GROUND FLOOR BUA : 195 Sqm
 FIRST FLOOR BUA : 215 Sqm
 SERVICE BLOCK BUA : 45 Sqm

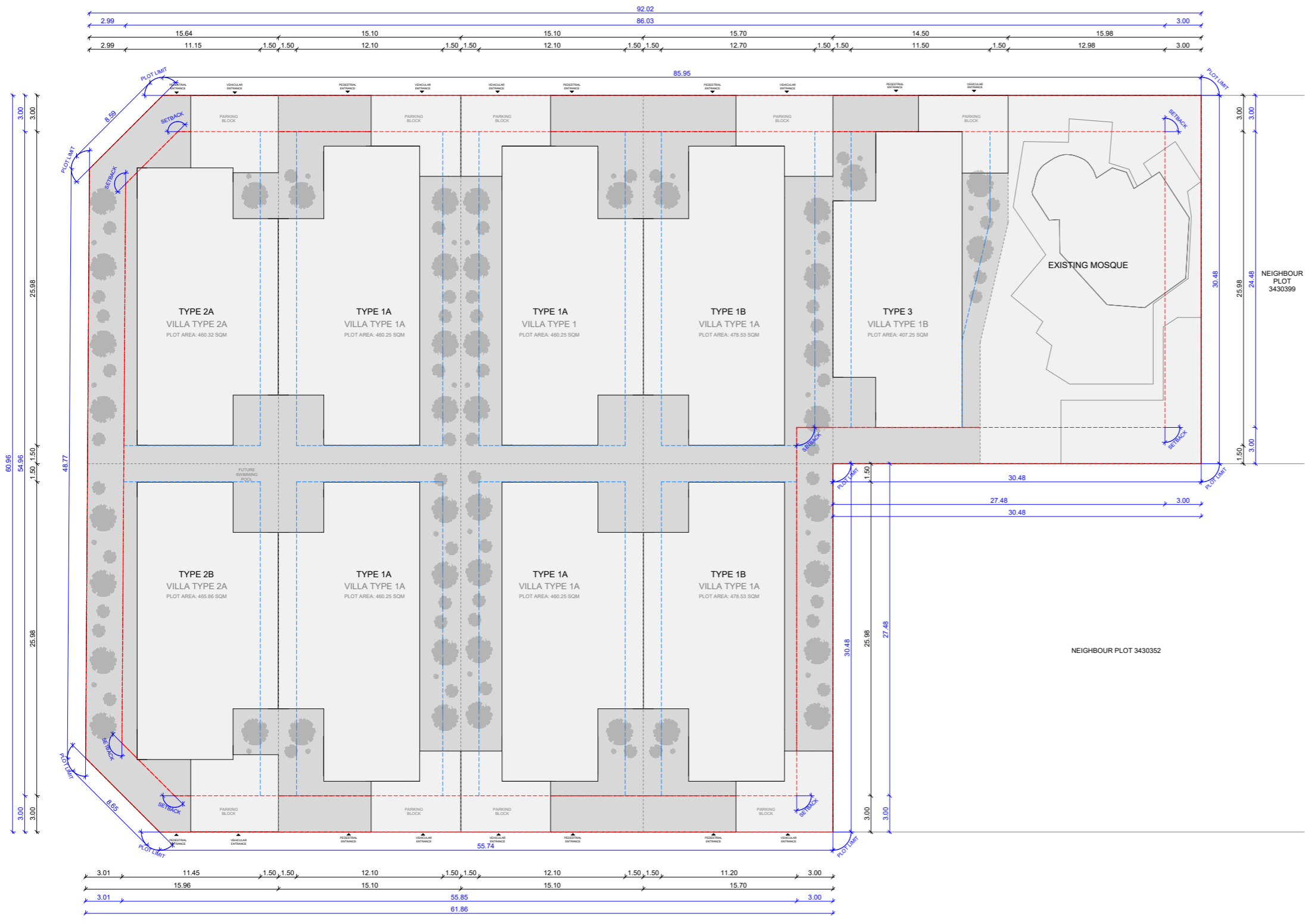
TOTAL BUA : 455 Sqm

TYPE 3 BUA

GROUND FLOOR BUA : 185 Sqm
 FIRST FLOOR BUA : 190 Sqm
 SERVICE BLOCK BUA : 45 Sqm

TOTAL BUA : 420 Sqm

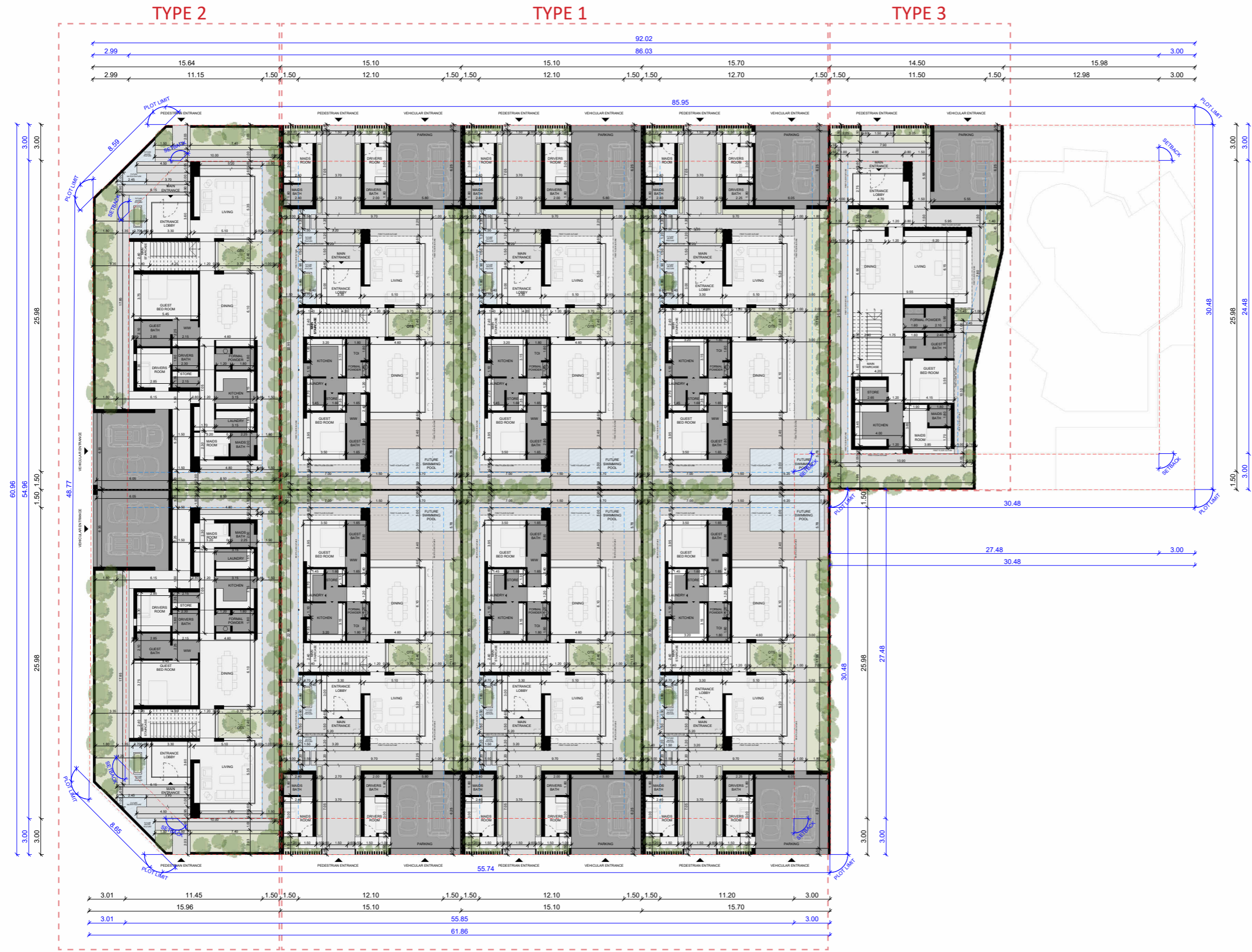
MASTER PLAN



TYPE 1 BUA	
GROUND FLOOR BUA	: 186 Sq.m
FIRST FLOOR BUA	: 200 Sq.m
TOTAL BUA	: 386 Sqm
TYPE 2 BUA	
GROUND FLOOR BUA	: 171 Sqm
FIRST FLOOR BUA	: 182 Sqm
TOTAL BUA	: 353 Sqm
TYPE 3 BUA	
GROUND FLOOR BUA	: 182 Sqm
FIRST FLOOR BUA	: 186 Sqm
TOTAL BUA	: 368 Sqm

MASTER PLAN

04 SCHEMATIC ZONING - OPTION 01



TYPE 1 BUA

- GROUND FLOOR BUA : 145 Sq.m
- FIRST FLOOR BUA : 185 Sq.m
- SERVICE BLOCK BUA : 75 Sq.m
- TOTAL BUA : 405 Sqm

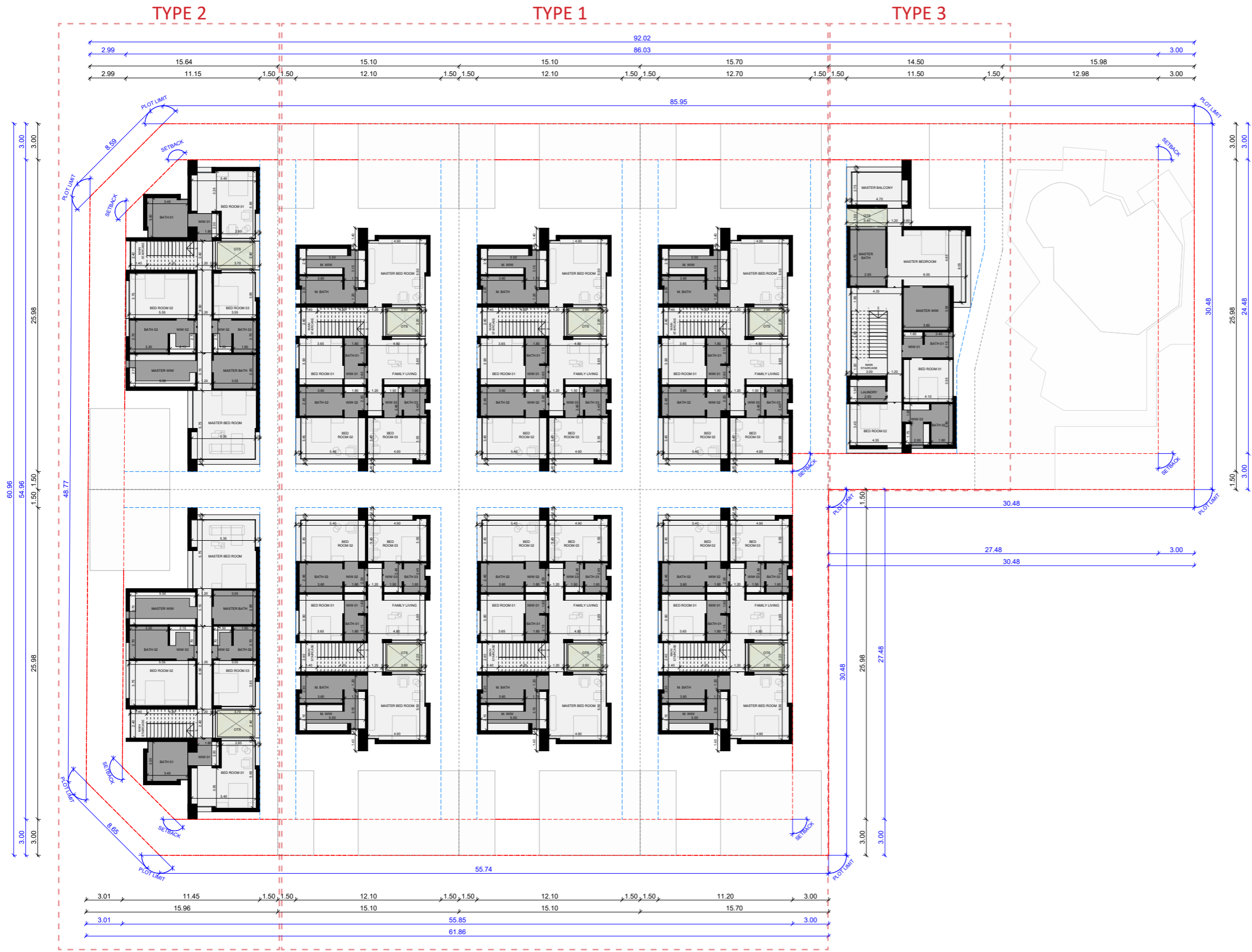
TYPE 2 BUA

- GROUND FLOOR BUA : 195 Sqm
- FIRST FLOOR BUA : 215 Sqm
- SERVICE BLOCK BUA : 45 Sqm
- TOTAL BUA : 455 Sqm

TYPE 3 BUA

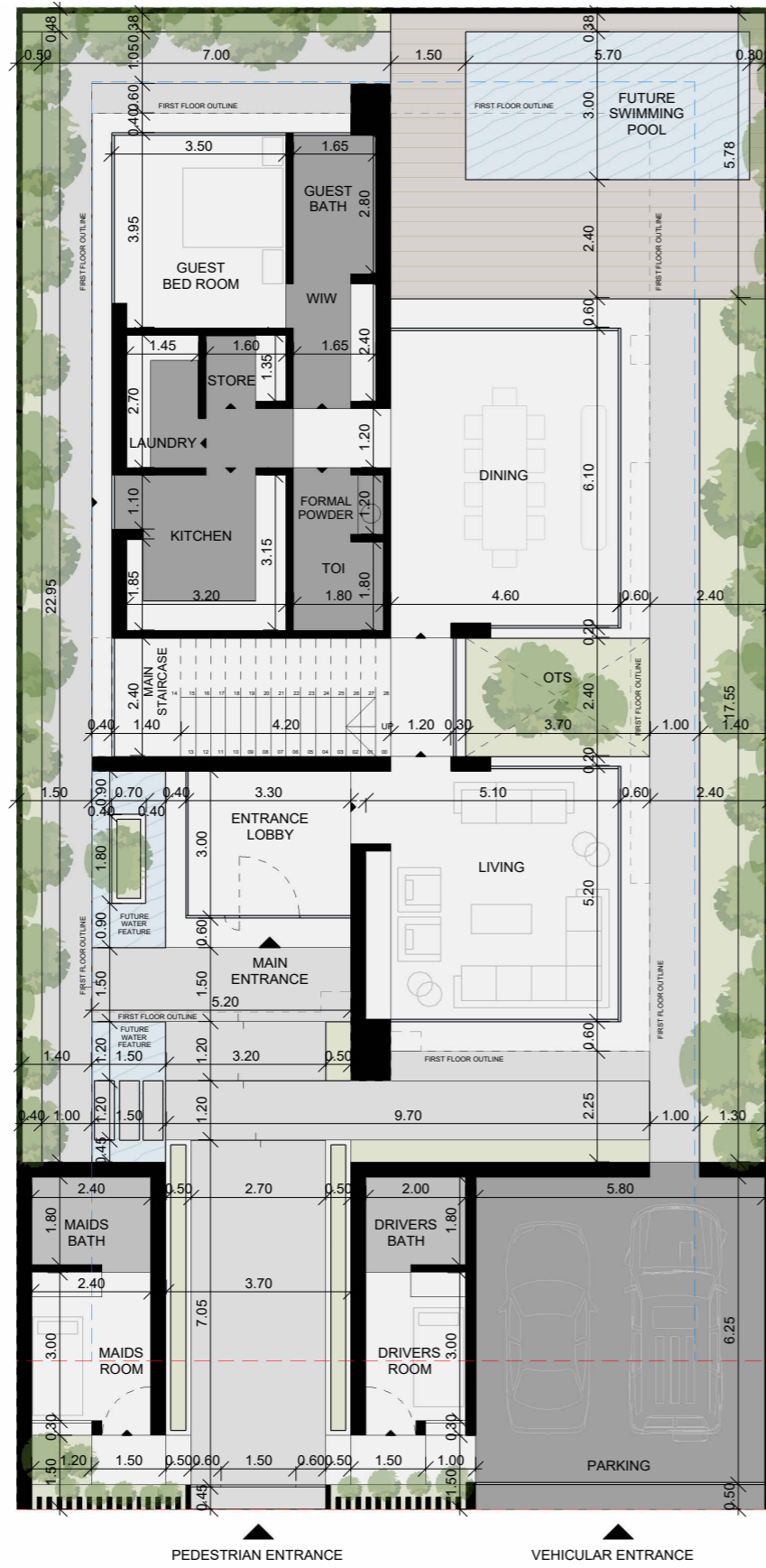
- GROUND FLOOR BUA : 185 Sqm
- FIRST FLOOR BUA : 190 Sqm
- SERVICE BLOCK BUA : 45 Sqm
- TOTAL BUA : 420 Sqm

GROUND FLOOR PLAN

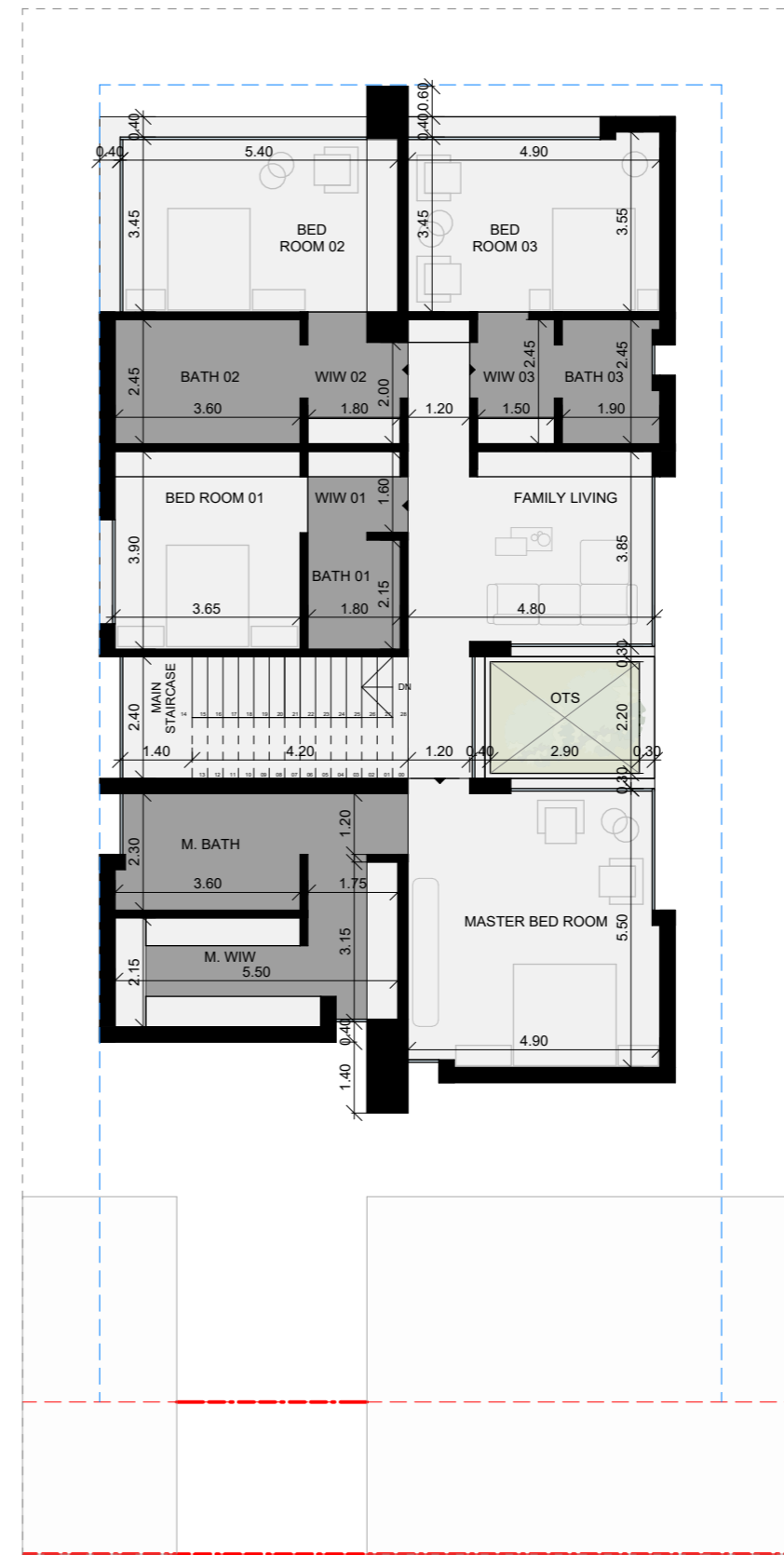


- TYPE 1 BUA**
- GROUND FLOOR BUA : 145 Sq.m
- FIRST FLOOR BUA : 185 Sq.m
- SERVICE BLOCK BUA : 75 Sq.m
- TOTAL BUA : 405 Sqm
- TYPE 2 BUA**
- GROUND FLOOR BUA : 195 Sqm
- FIRST FLOOR BUA : 215 Sqm
- SERVICE BLOCK BUA : 45 Sqm
- TOTAL BUA : 455 Sqm
- TYPE 3 BUA**
- GROUND FLOOR BUA : 185 Sqm
- FIRST FLOOR BUA : 190 Sqm
- SERVICE BLOCK BUA : 45 Sqm
- TOTAL BUA : 420 Sqm

FIRST FLOOR PLAN



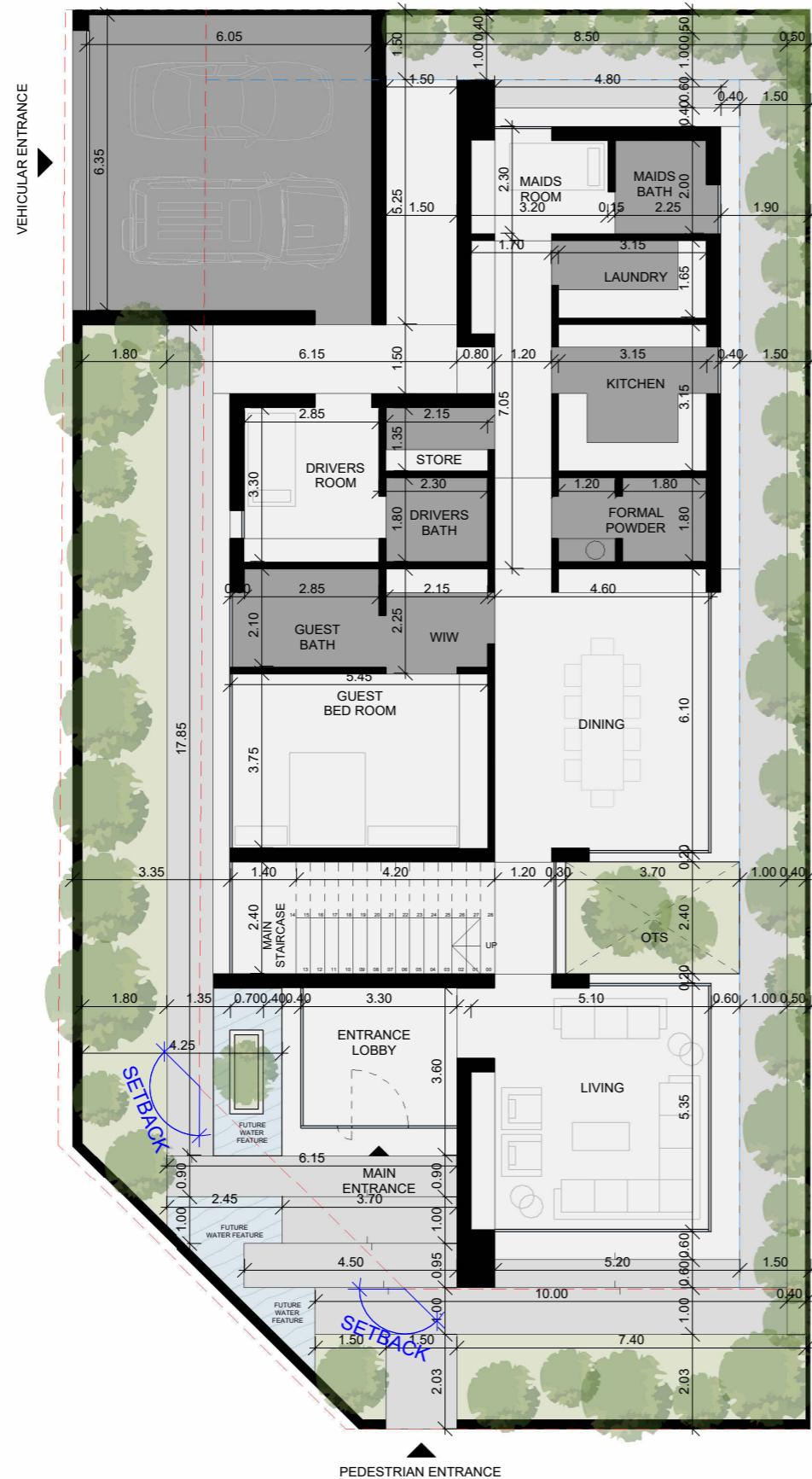
GROUND FLOOR PLAN



FIRST FLOOR PLAN

TYPE 1 BUA

GROUND FLOOR BUA	: 145 Sq.m
FIRST FLOOR BUA	: 185 Sq.m
SERVICE BLOCK BUA	: 75 Sq.m
TOTAL BUA	: 405 Sqm



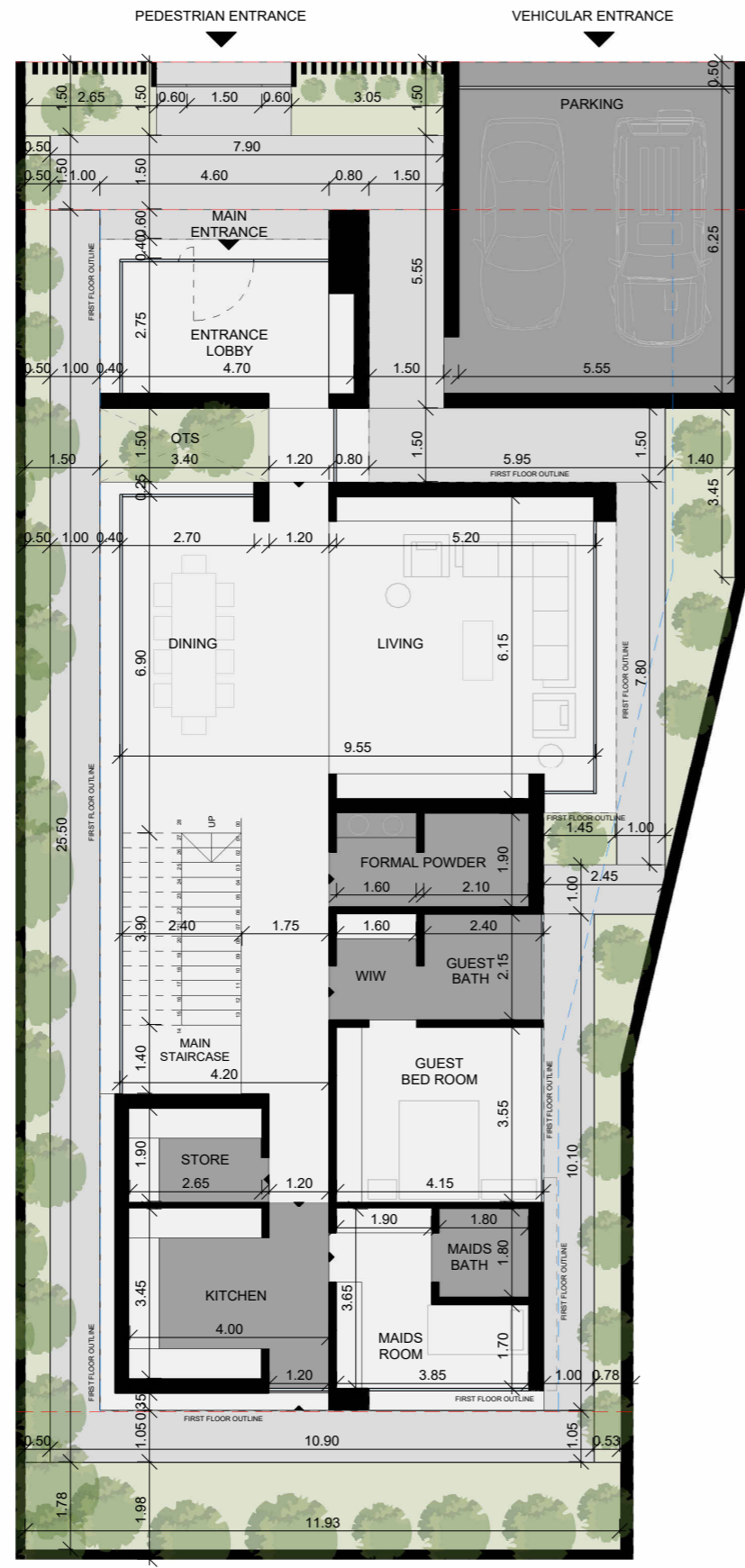
GROUND FLOOR PLAN



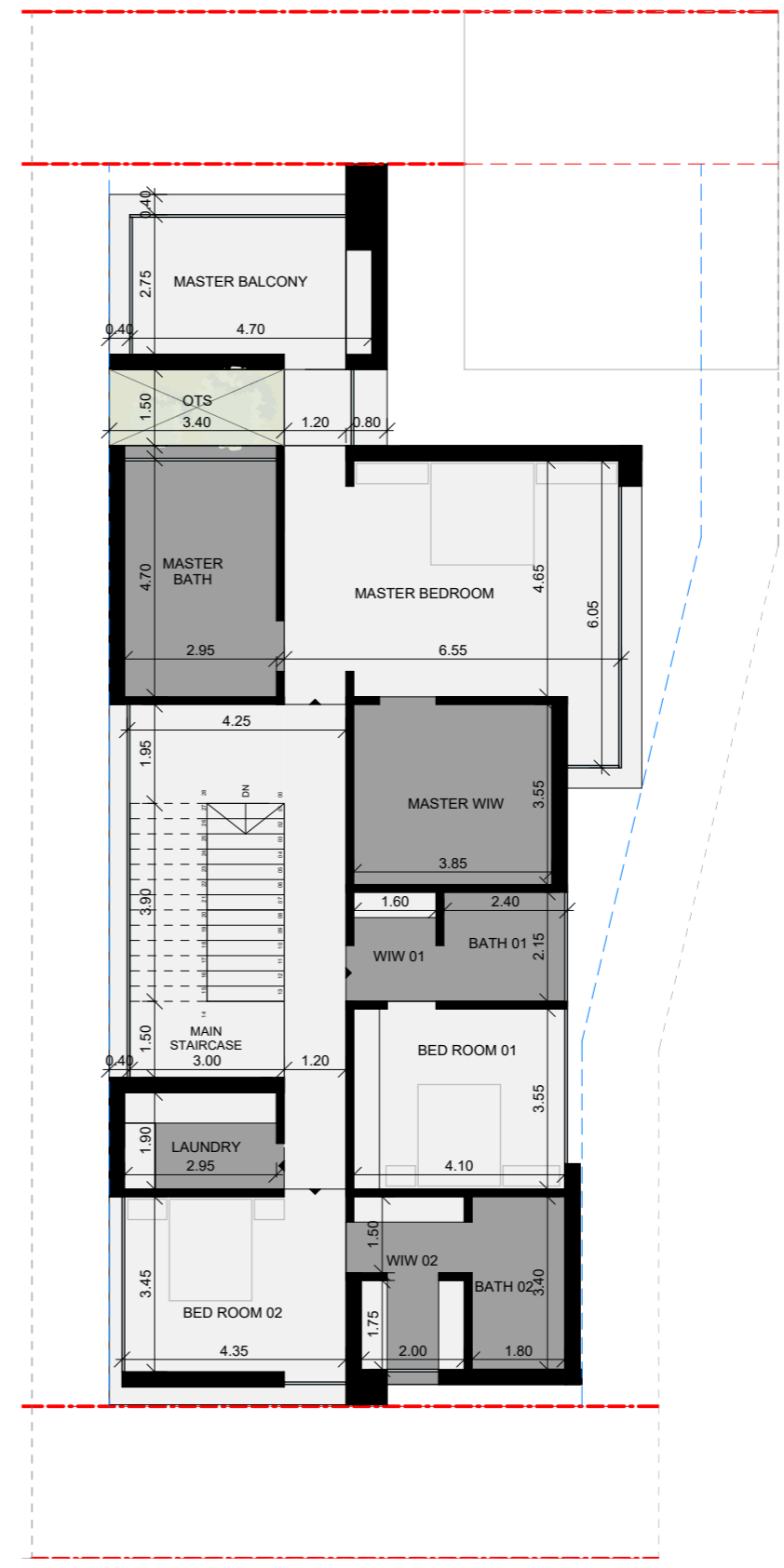
FIRST FLOOR PLAN

TYPE 2 BUA

GROUND FLOOR BUA	: 195 Sqm
FIRST FLOOR BUA	: 215 Sqm
SERVICE BLOCK BUA	: 45 Sqm
TOTAL BUA	: 455 Sqm



GROUND FLOOR PLAN

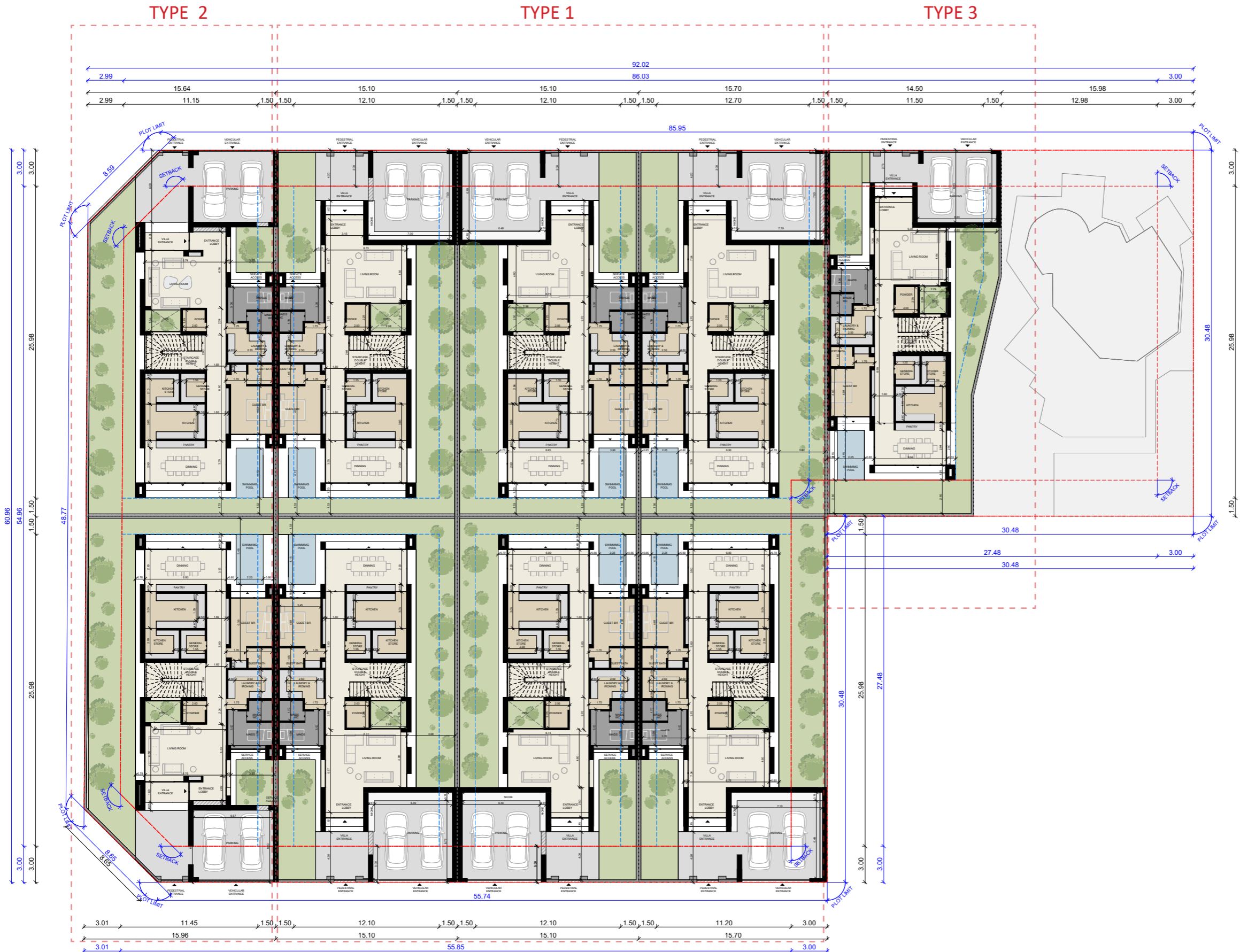


FIRST FLOOR PLAN

TYPE 3 BUA

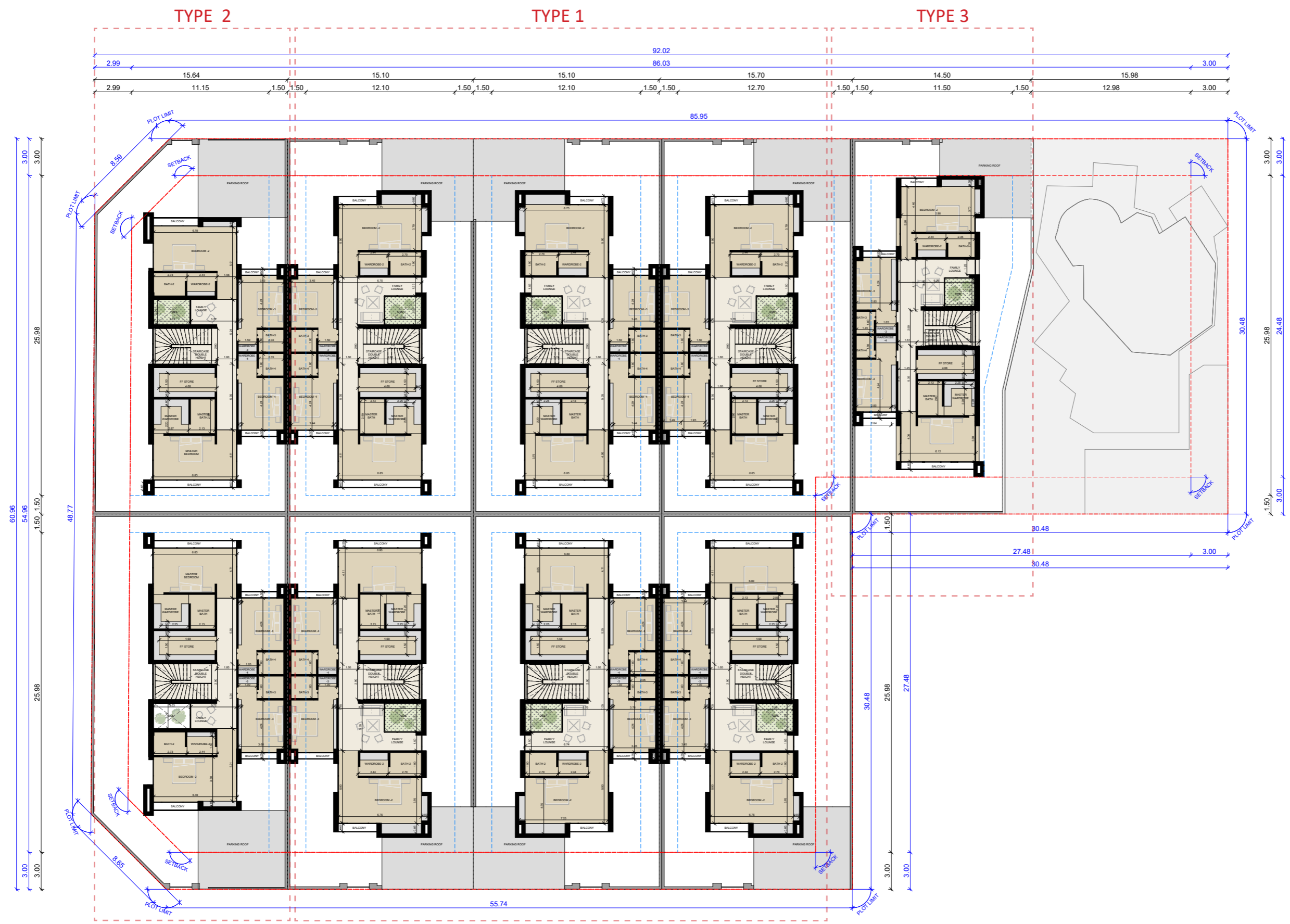
GROUND FLOOR BUA	: 185 Sqm
FIRST FLOOR BUA	: 190 Sqm
SERVICE BLOCK BUA	: 45 Sqm
TOTAL BUA	: 420 Sqm

05 SCHEMATIC ZONING - OPTION 02



TYPE 1 BUA	
GROUND FLOOR BUA	: 186 Sq.m
FIRST FLOOR BUA	: 200 Sq.m
TOTAL BUA	: 386 Sqm
TYPE 2 BUA	
GROUND FLOOR BUA	: 171 Sqm
FIRST FLOOR BUA	: 182 Sqm
TOTAL BUA	: 353 Sqm
TYPE 3 BUA	
GROUND FLOOR BUA	: 182 Sqm
FIRST FLOOR BUA	: 186 Sqm
TOTAL BUA	: 368 Sqm

GROUND FLOOR PLAN



TYPE 1 BUA	
GROUND FLOOR BUA	: 186 Sq.m
FIRST FLOOR BUA	: 200 Sq.m
TOTAL BUA	: 386 Sqm
TYPE 2 BUA	
GROUND FLOOR BUA	: 171 Sqm
FIRST FLOOR BUA	: 182 Sqm
TOTAL BUA	: 353 Sqm
TYPE 3 BUA	
GROUND FLOOR BUA	: 182 Sqm
FIRST FLOOR BUA	: 186 Sqm
TOTAL BUA	: 368 Sqm

FIRST FLOOR PLAN

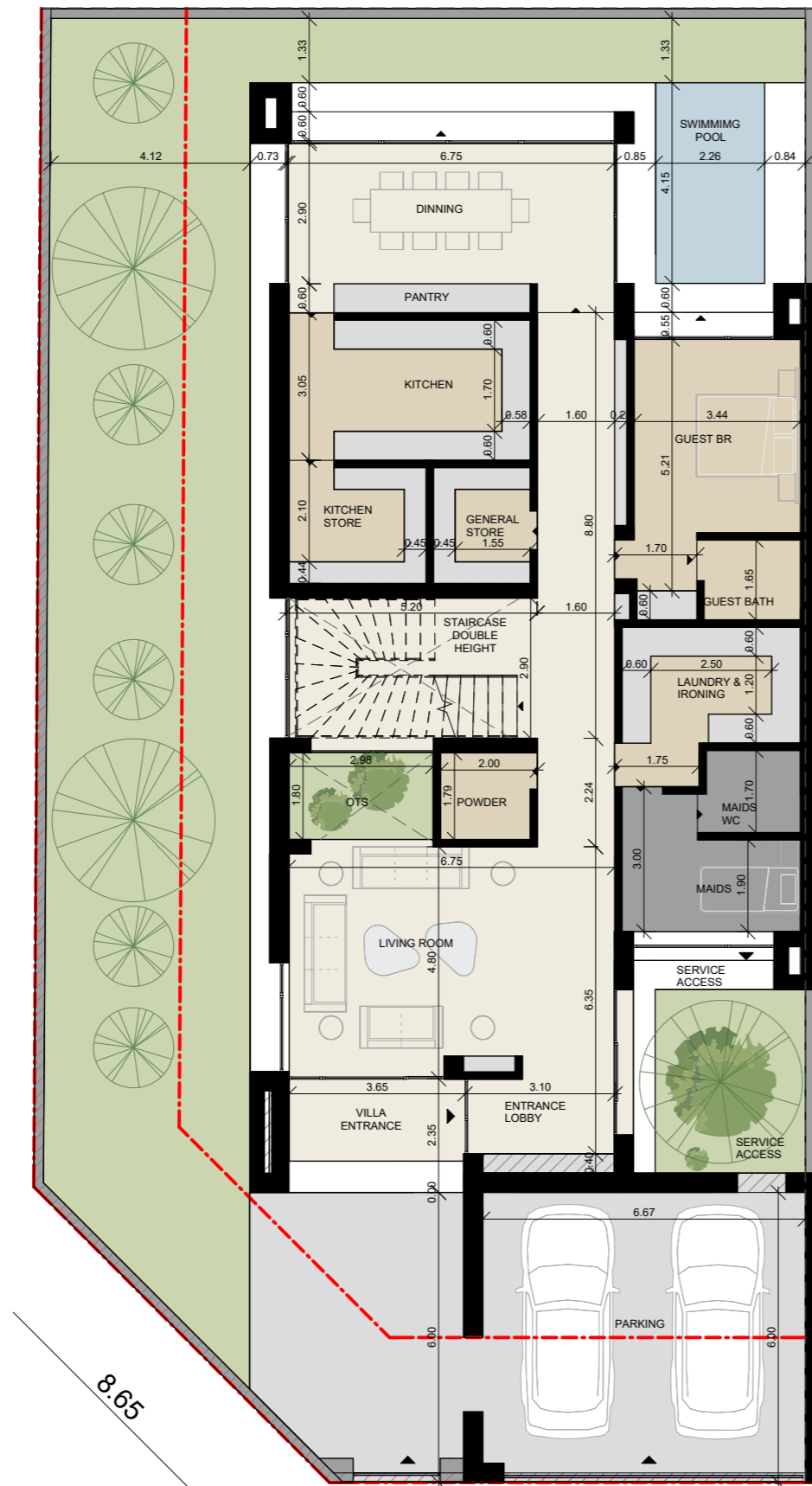


GROUND FLOOR PLAN



FIRST FLOOR PLAN

TYPE 1 BUA
 GROUND FLOOR BUA : 186 Sq.m
 FIRST FLOOR BUA : 200 Sq.m
 TOTAL BUA : 386 Sqm

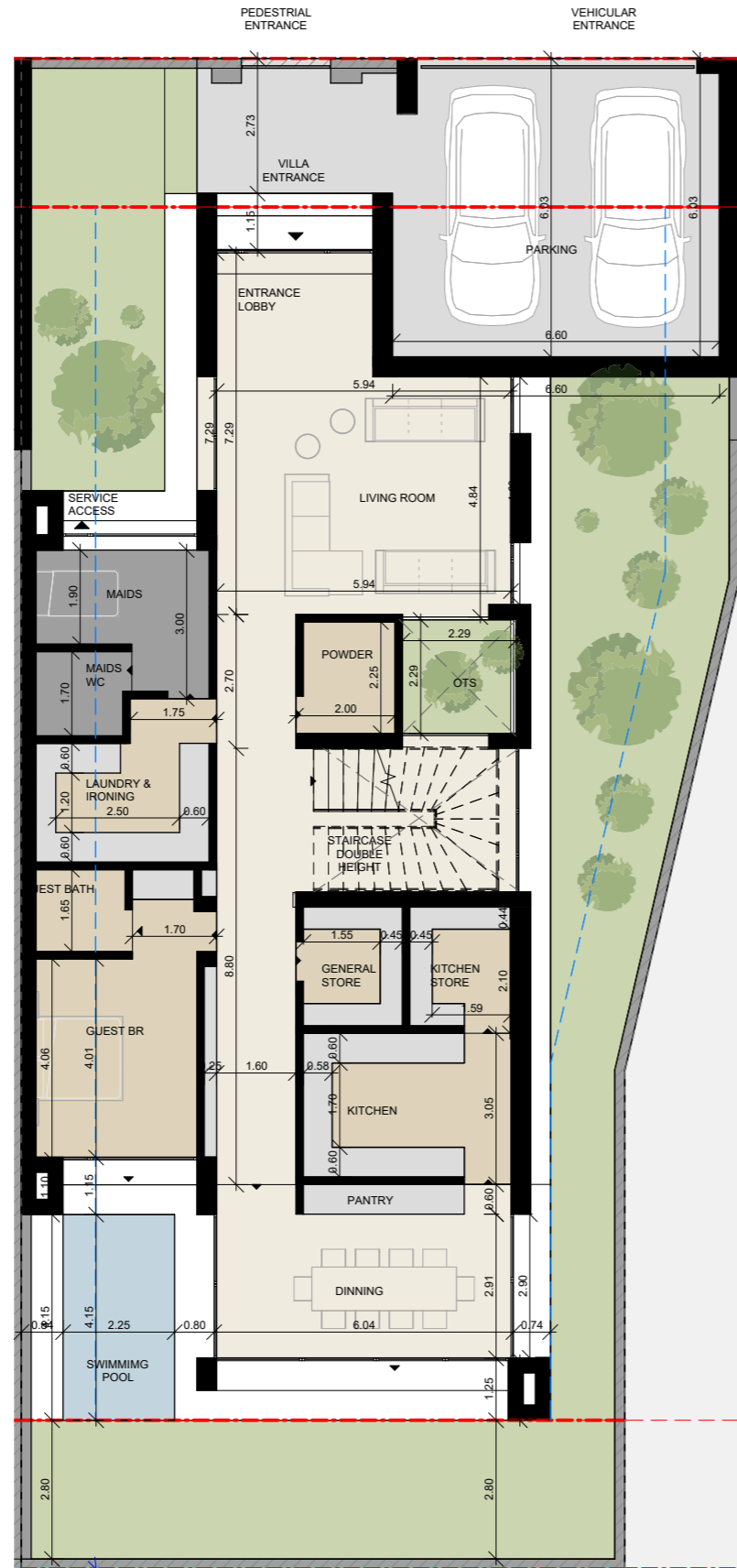


GROUND FLOOR PLAN



FIRST FLOOR PLAN

TYPE 2 BUA	
GROUND FLOOR BUA	: 182 Sqm
FIRST FLOOR BUA	: 186 Sqm
TOTAL BUA	: 368 Sqm



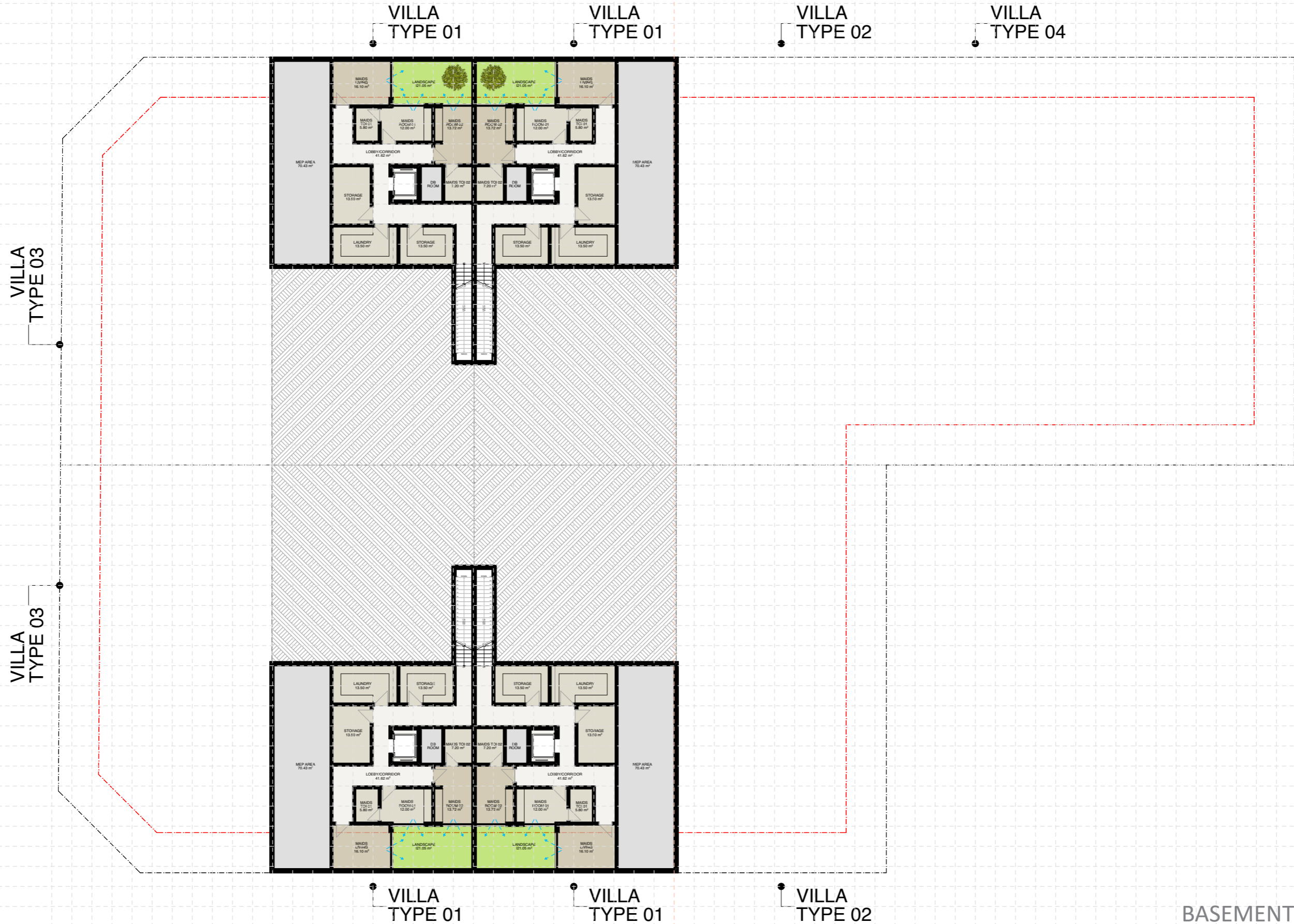
GROUND FLOOR PLAN



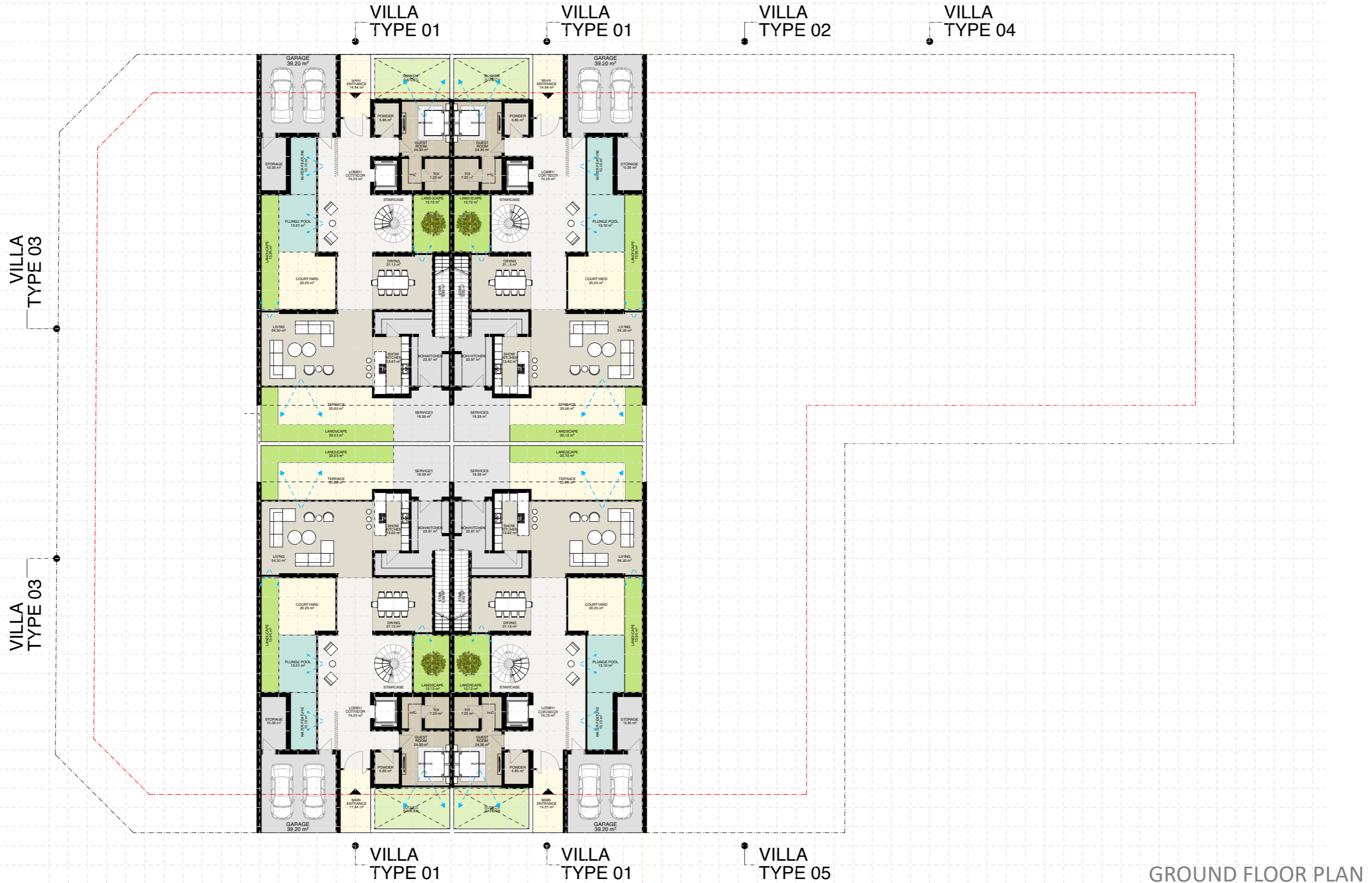
FIRST FLOOR PLAN

TYPE 3 BUA	
GROUND FLOOR BUA	: 171 Sqm
FIRST FLOOR BUA	: 182 Sqm
TOTAL BUA	: 353

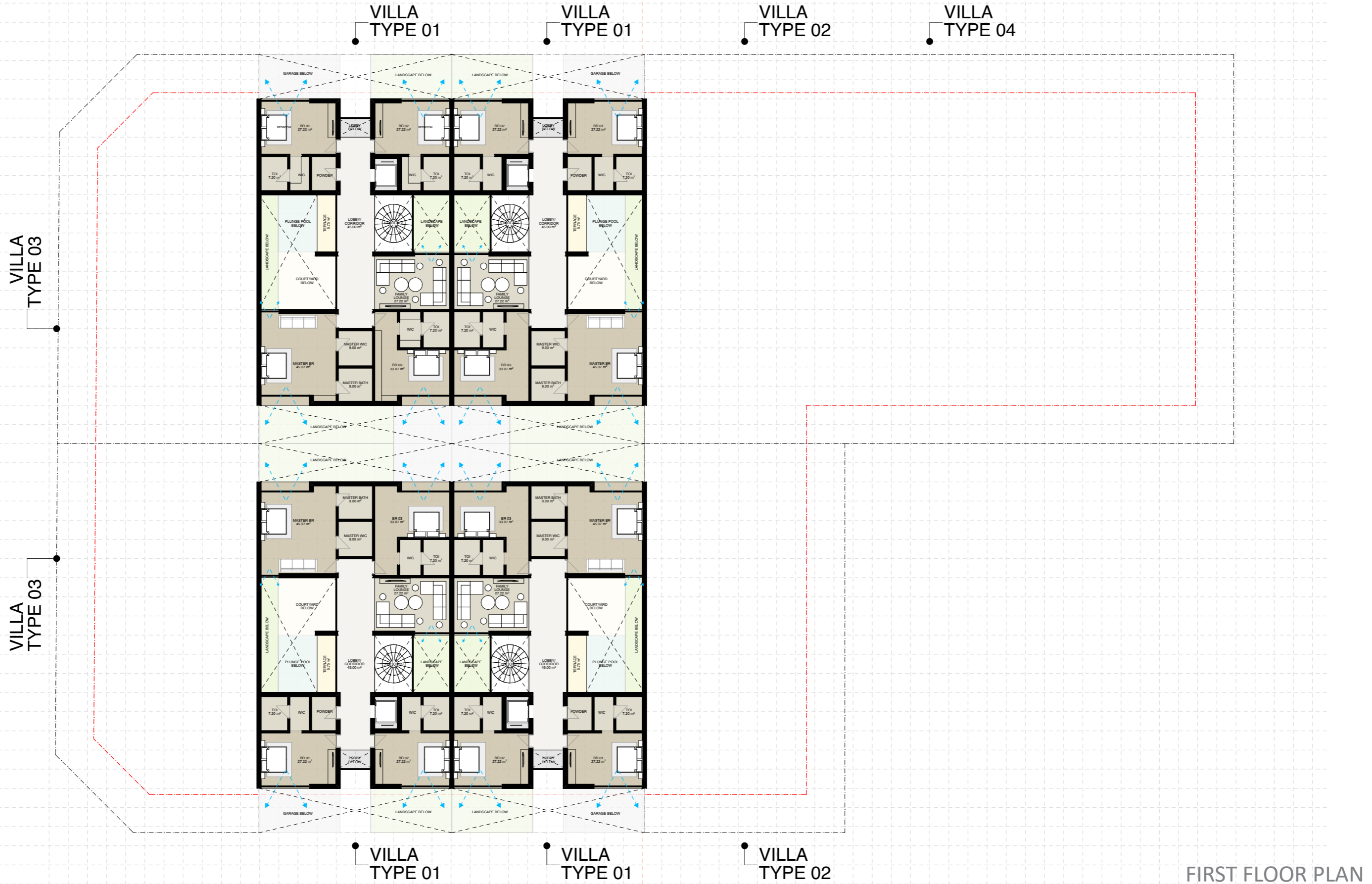
06 SCHEMATIC ZONING - OPTION 03



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

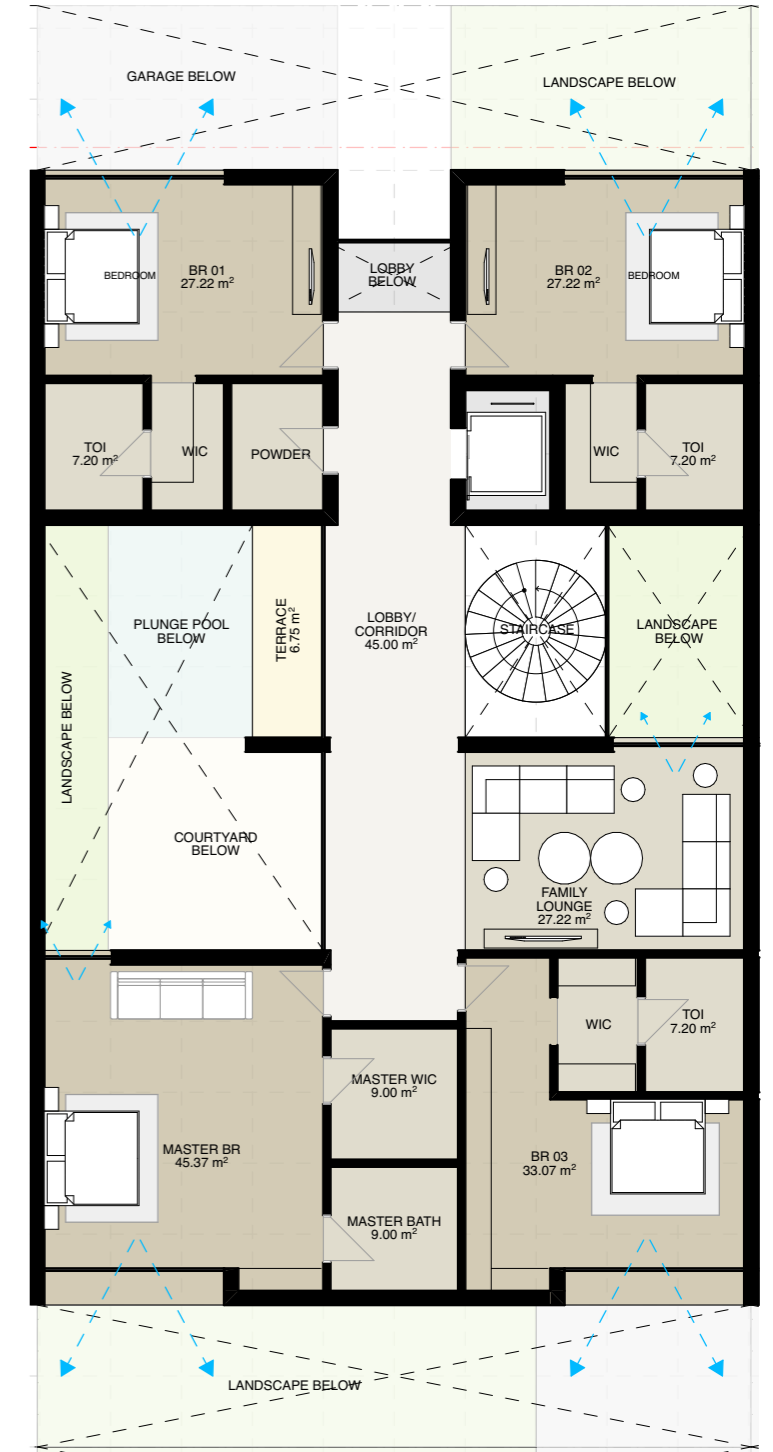
TOTAL BUA: 831m²



BASEMENT FLOOR
BUA: 229m²



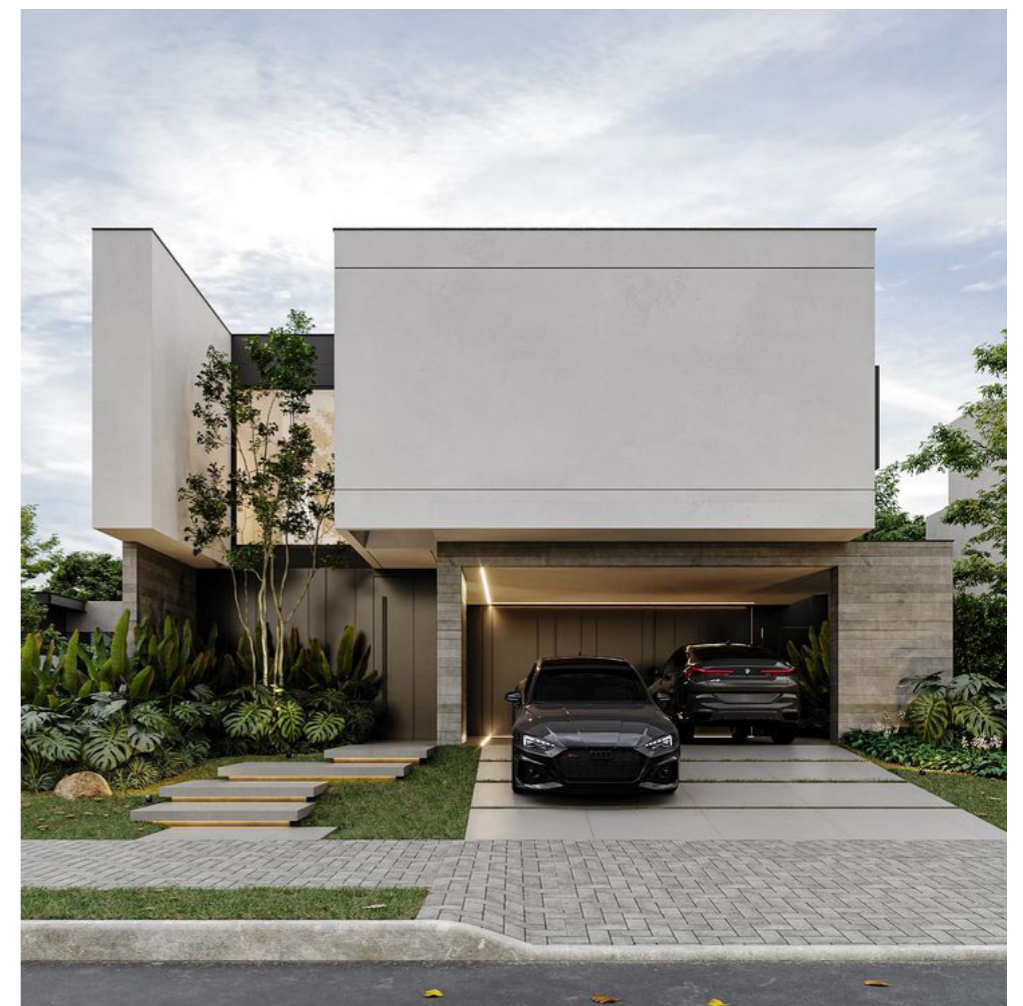
GROUND FLOOR
BUA: 315m²



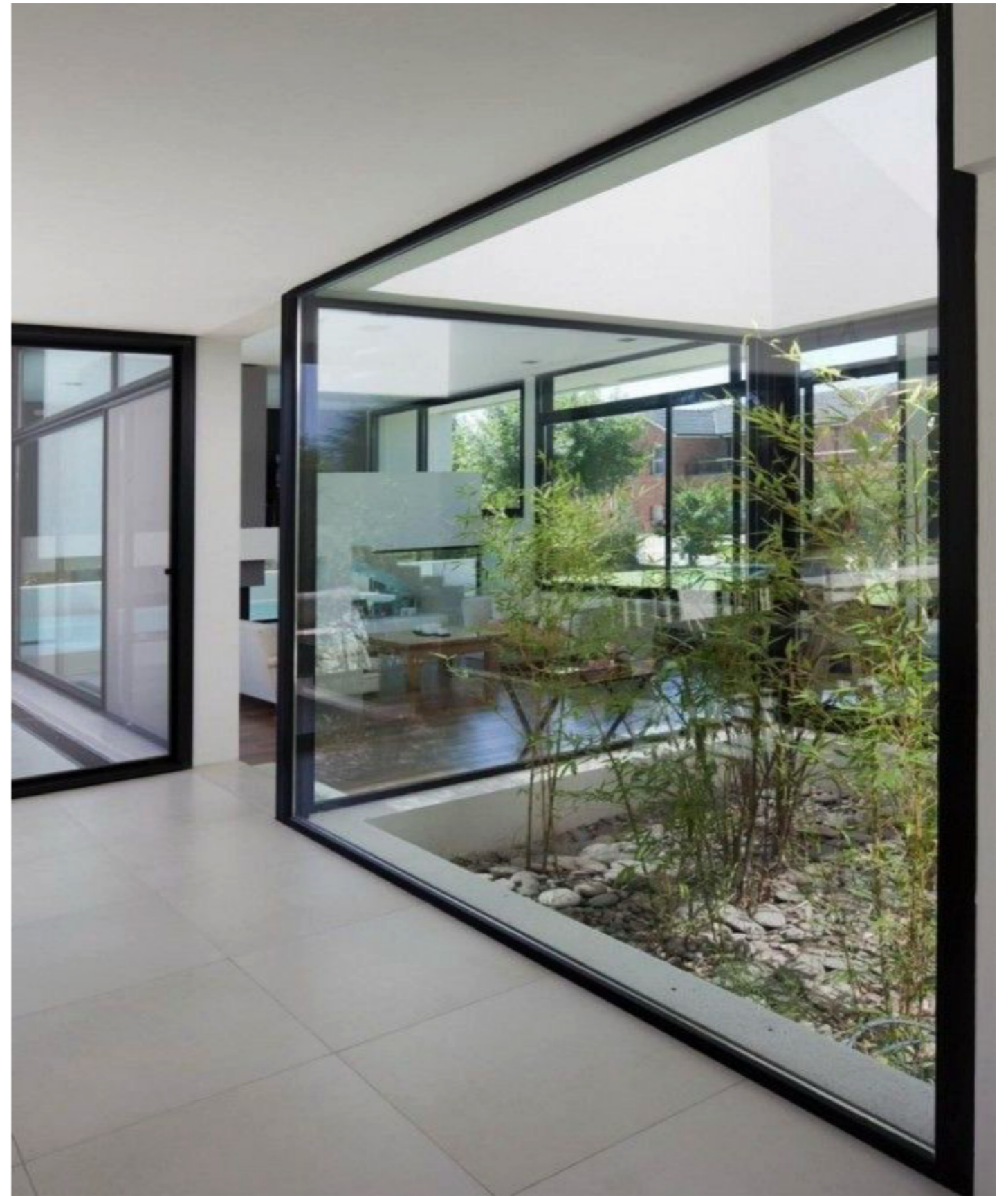
FIRST FLOOR
BUA: 287m²

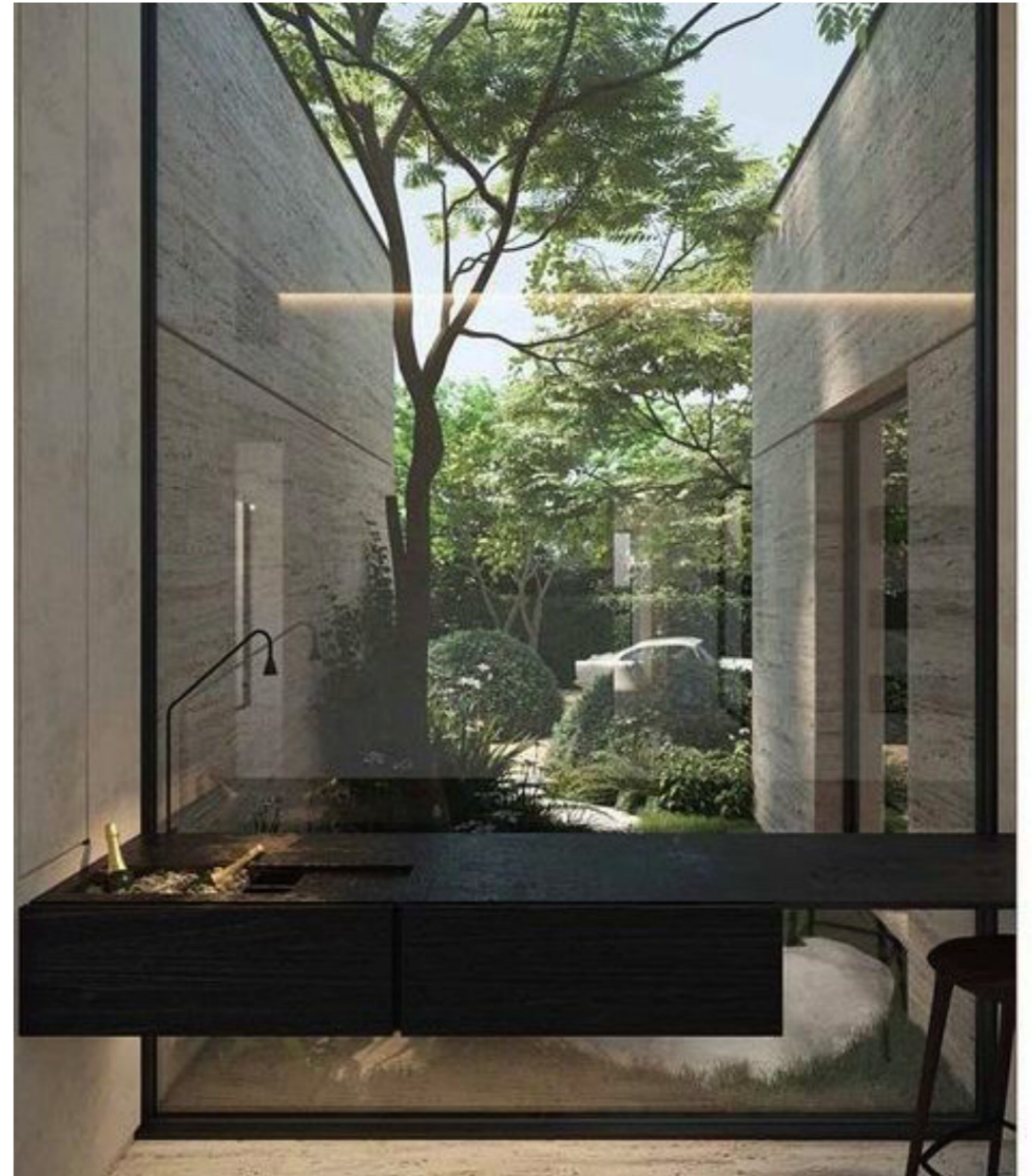
06 MOOD IMAGES

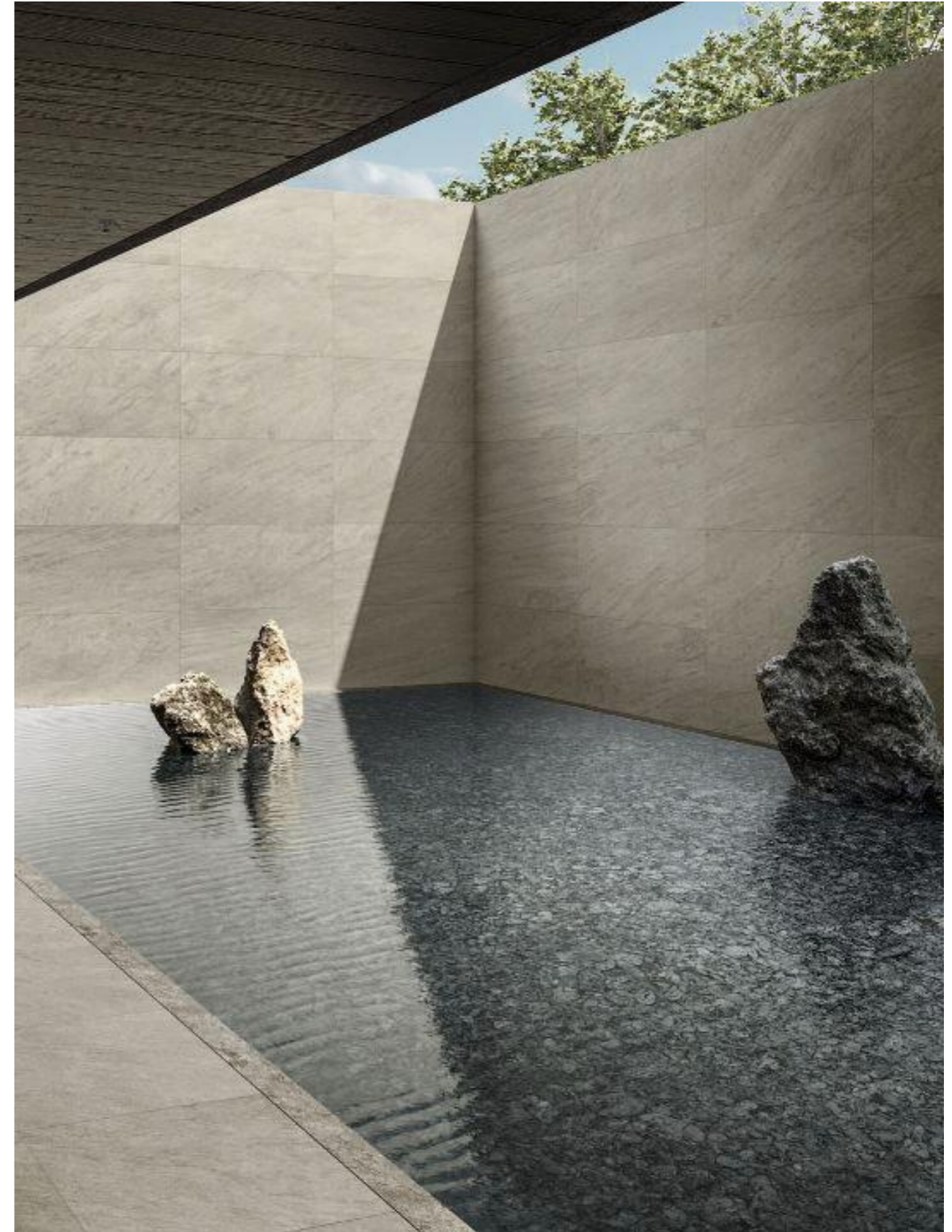


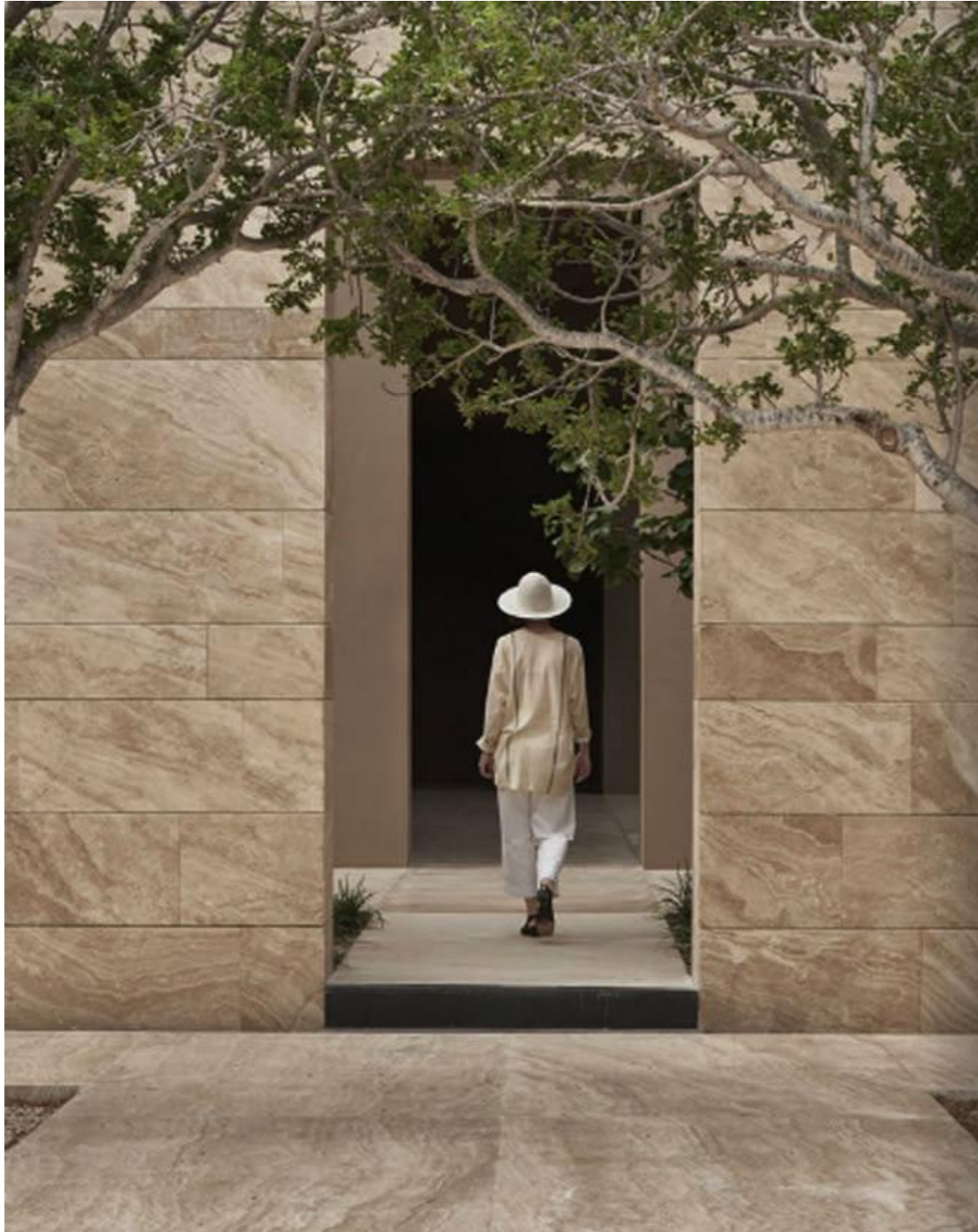


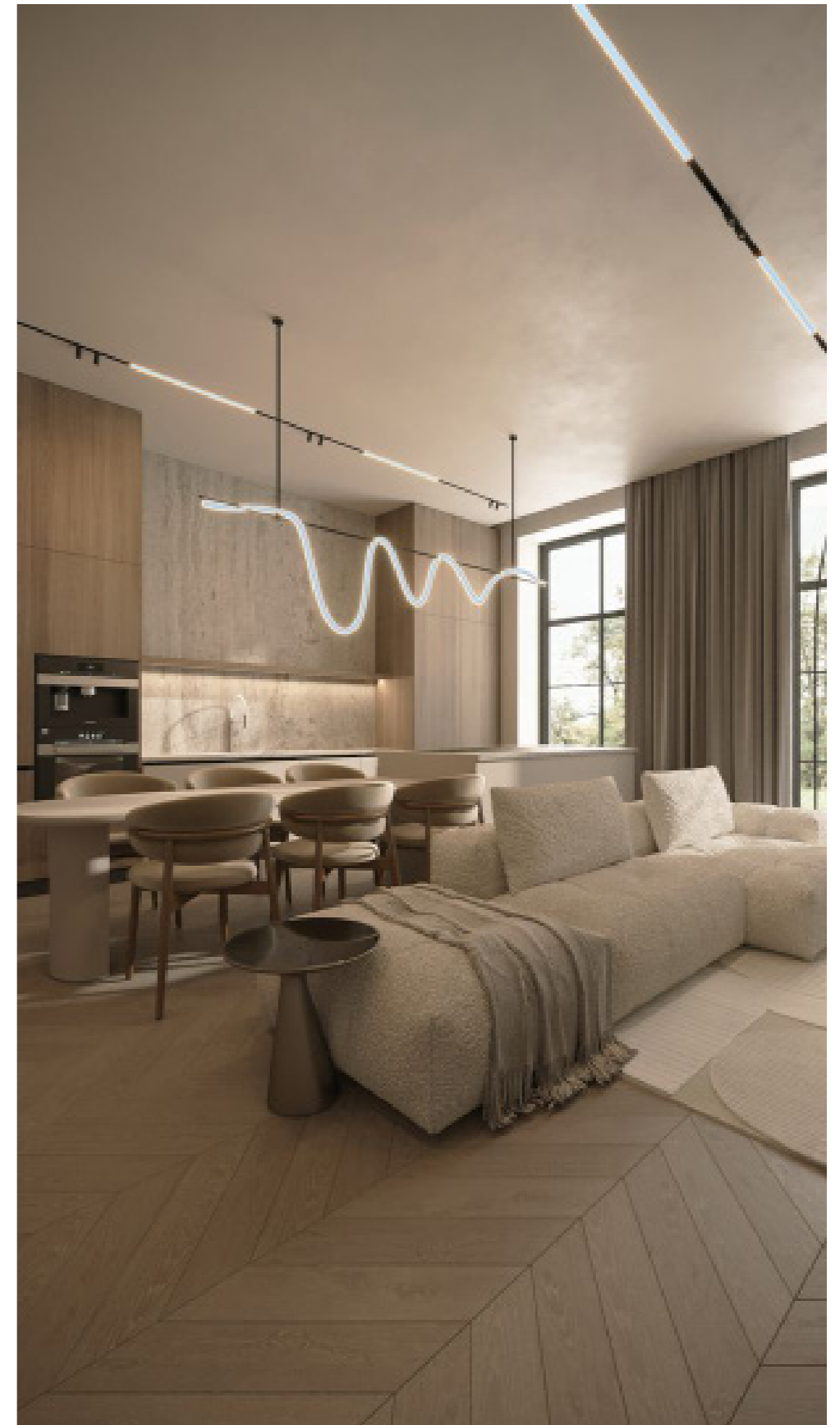


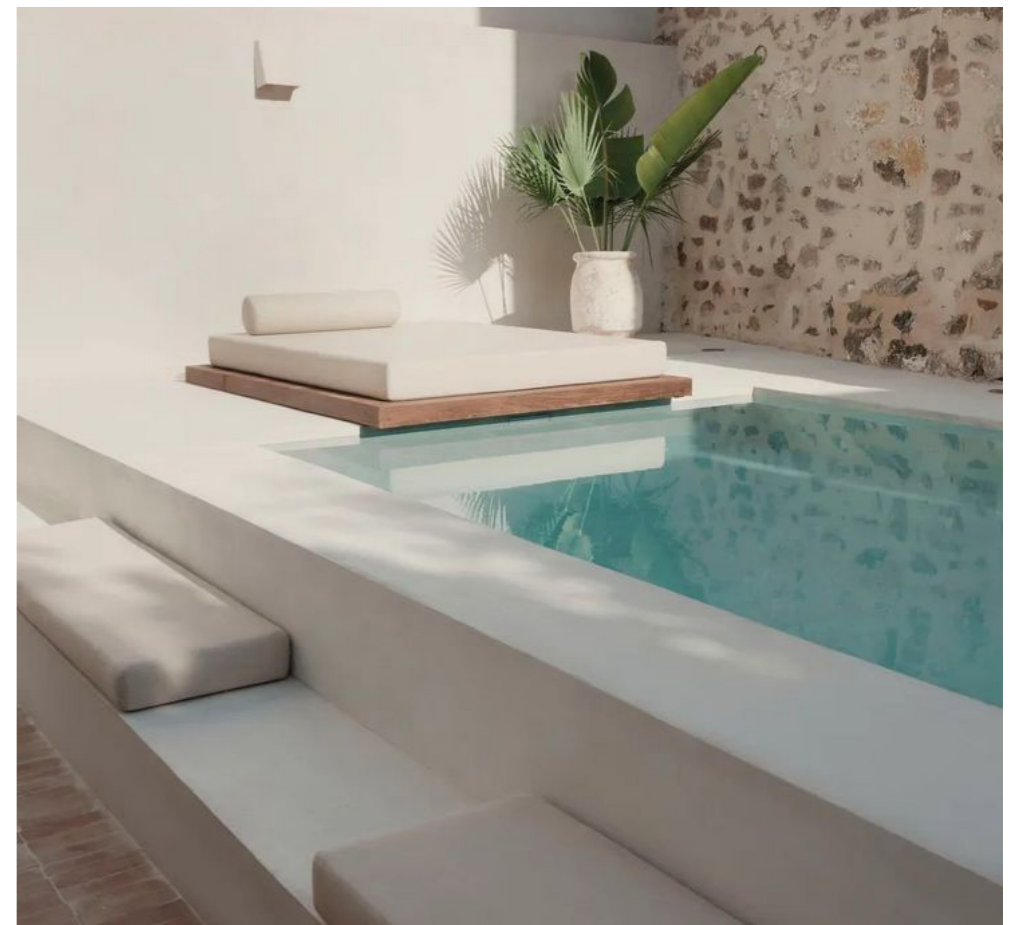
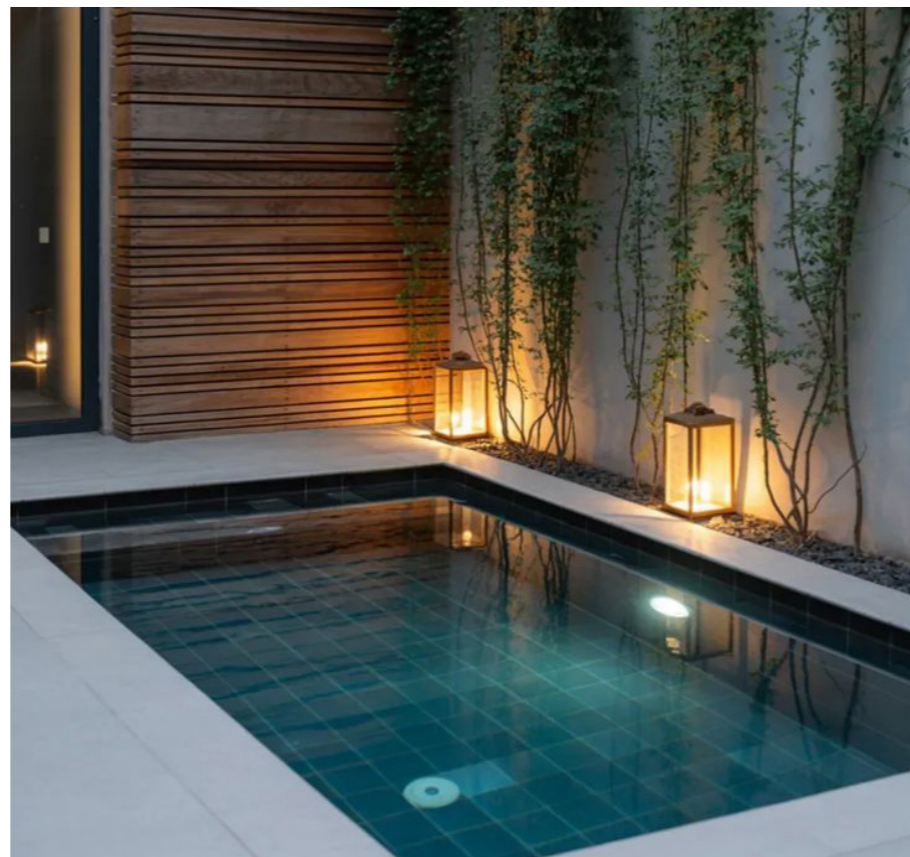


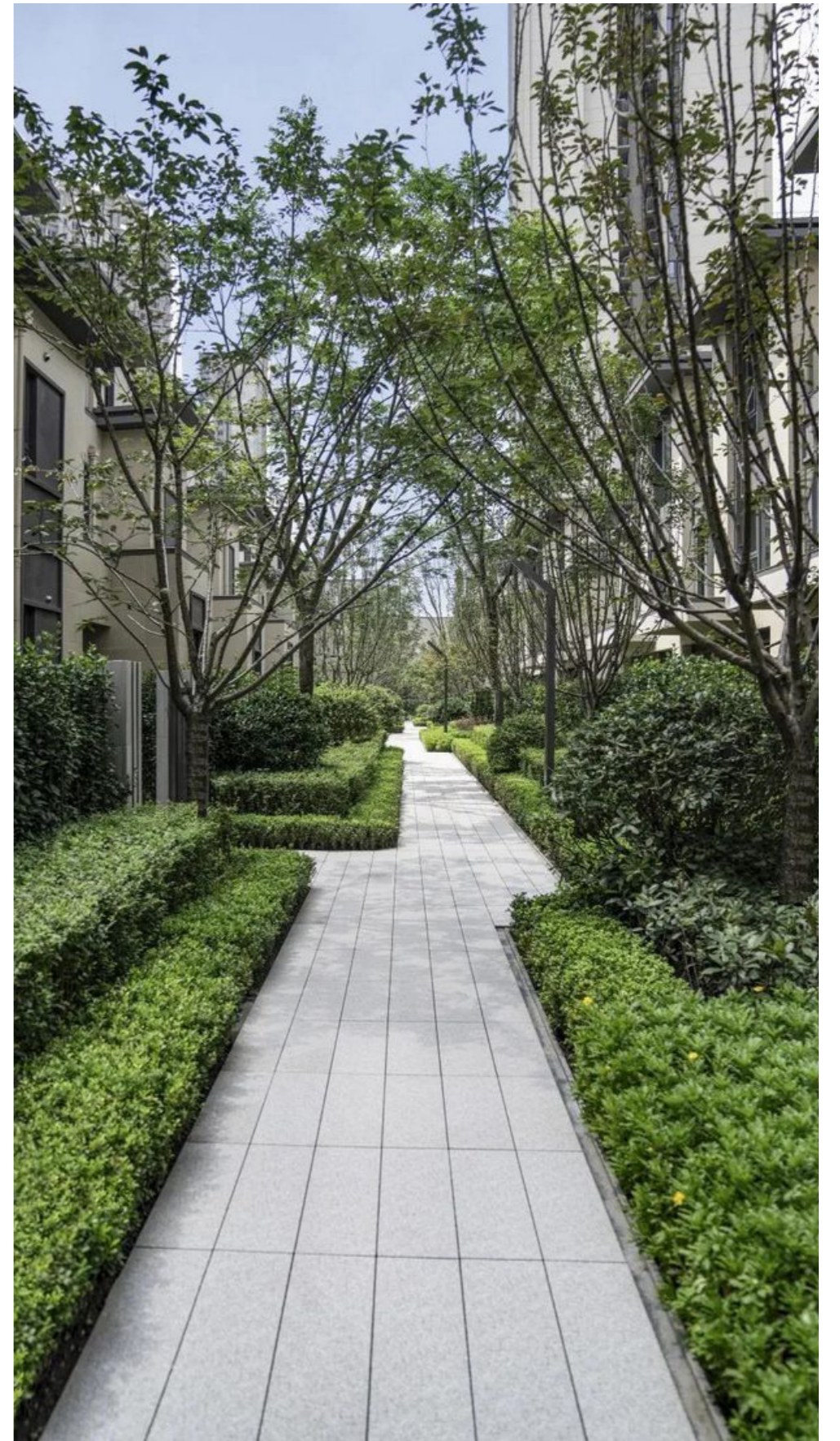
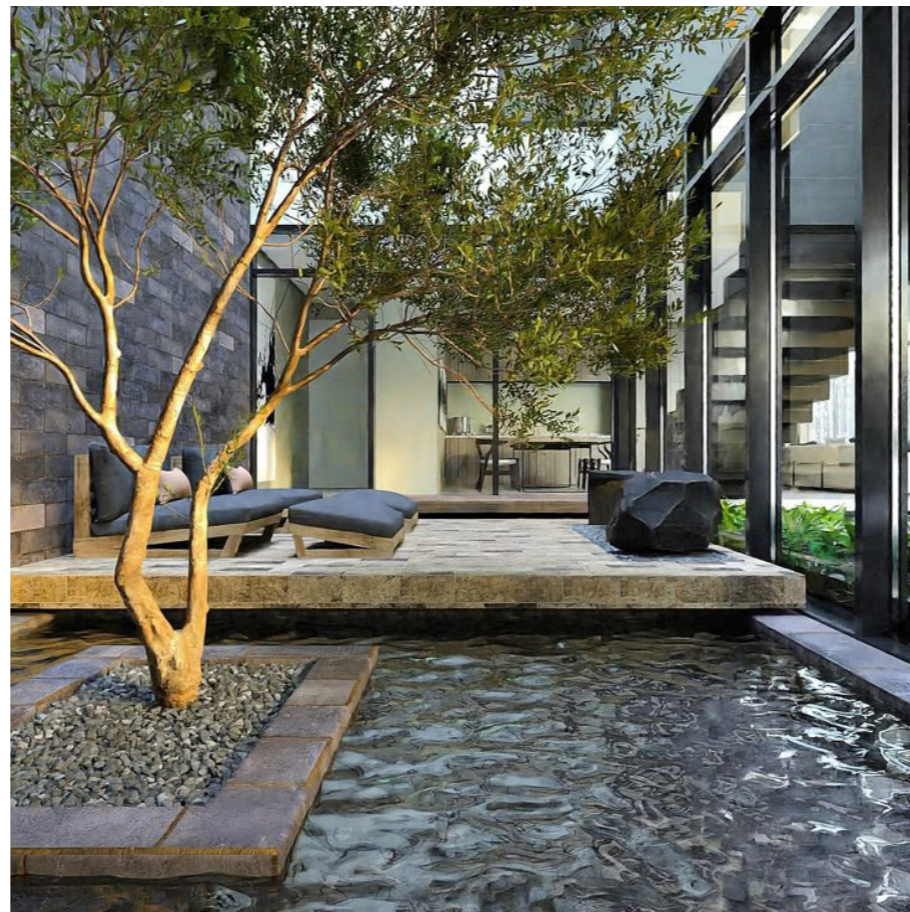
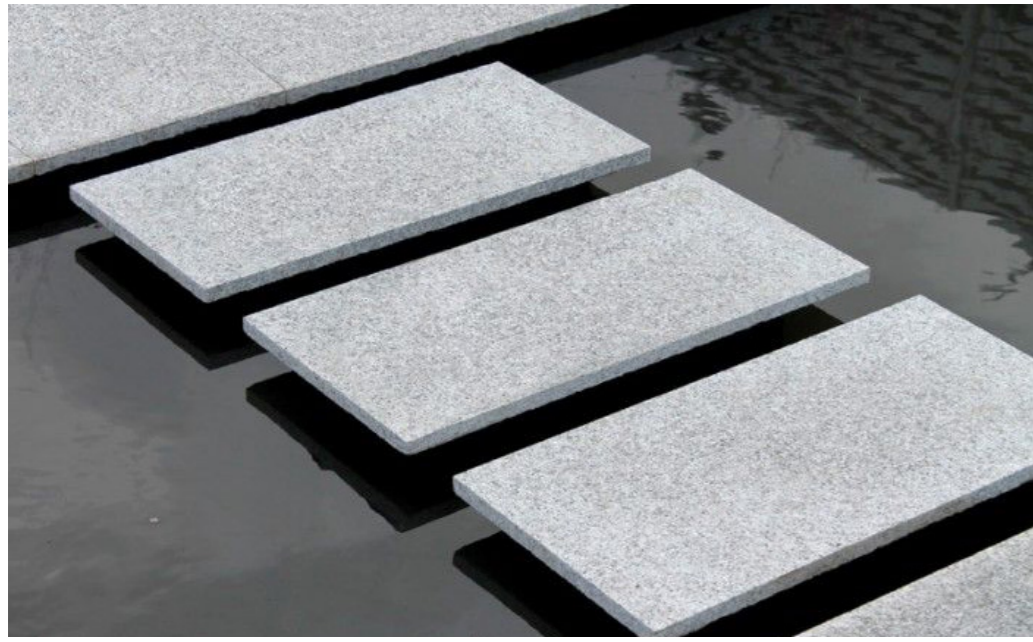












Thank You

