



TOTAL LAND (as per titles and de facto utilisation of land at head of valley)	
Krooki 194	MSQ
Krooki 11	Hay Al Mina
Krooki 9	Hay Al Mina
Krooki 1	Hay Al Mina
graded land adjacent to Krooki 194, at head of valley	2,414.73
	1,058,636.73

Demographics	
Project Area	1,058,636.73 m ²
Number of Apartment Dwelling Units	5,066 No.
Number of Townhouse Dwelling Units	79 No.
Number of Hotel Keys	810
Number of Serviced Apartments	680
Population, Resident / Visitor Only	36,480 Pax
Density	29.02 Pax / m ² (Density Factor)

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10.02.2019 Version 7.0 updates removed

Phase	Name	PRECINT	TOT. PARCELS WITH PHASE	Residential		Hotels, Serviced Apartments		Commercial, & Retail		F&B		Public-realm, Cultural		Parking, Podiums, Utilities		Total
				UNITS	GFA	KEYS	APT	GFA	GFA	GFA	GFA	GFA	GFA	GFA	GFA	
P	PHASE 1A Bab Al Mina + Rawda		7.67 A	510	57,447.39	200	90	31,863.86	16,956.78	5,813.94	-	-	-	2,054.00	114,135.97	
R	PHASE 1B Bab Al Mina		9.65 4.15	0	300	0	24,024.00	17,199.75	-	-	19,000.00	-	-	-	60,223.75	
E	Phase 2 Arbraaq		6.77 7.67	1784	154,999.84	0	0	-	3,800.00	-	4,000.00	-	-	-	162,799.84	
C	Phase 3 Rawda		7.91 5.79 A	0	0	0	270	27,000.05	5,600.25	-	214.40	2,500.02	-	1,020.60	36,335.52	
I	Phase 4 Aykon Al Marsa		4.86 4.35	786	70,699.86	160	0	17,606.79	-	-	-	-	-	-	88,306.65	
N	Phase 5 Al Shotayfi Village		15.89 15.89	2065	191,469.74	0	320	31,999.66	5,600.25	-	-	-	-	-	229,069.65	
T	Phase 6 Al Rabia		3.11 2.65	0	150	0	15,006.07	-	-	-	-	-	-	-	15,006.07	
	Phase 7 Hay Al Mina		4.06 4.06	0	0	-	-	21,840.00	-	-	-	-	-	-	21,840.00	
	Total		52.23 52.23 #	5145	474,616.83	810	680	147,500.43	70,997.03	5,813.94	214.40	25,500.02	3,074.60	727,717.25	727,717.25	
A	A number of items within Phase 1 (The Gateway) are utility works within "The Link" precinct															
B	Al Inshirah taken below line															

In the Shotayfi Village Precinct the entire public realm is elevated up to the edge of the sea wall, containing one or two underground levels with function of car park fully integrated with the surrounding mountains and the large public park connected from Rawda Precinct. Therefore the real footprint of the constructions is the one emerging from the new public realm level. Future review of this document should discount the Phase 1A temporary retail. Classification of parkland (both public and private) within the total land ration factor should be subject to periodic review.

GENERAL INFORMATION

VERSION Rev-6.2	HA	SQM
PROJECT AREA Total	105.86	1,058,636.73
Project GFA Maximum		750,000.00

TOTAL FORECAST POPULATION (RESIDENTS & WORKERS)

41,611 pax

LANDUSE ALLOCATION (GENERAL PLOT CLASSIFICATION)

COMPONENT	Area of Plots m ²	Area %	Developed	Total	GFA ON PLOT (SQM)	GFA %
			Area %	GFA ON PLOT (SQM)		
RESIDENTIAL	230,952.11	37.2%	21.8%	519,982.99	71.45%	
MIXED USE	30,885.00	5.0%	2.9%	79,534.58	10.93%	
HOTELS, SERVICED APARTMENTS	40,517.38	6.5%	3.8%	56,636.86	7.78%	
F&B, COMMERCIAL, & RETAIL	30,884.74	5.0%	2.9%	31,934.09	4.39%	
PUBLIC-REALM	106,550.85	17.2%	10.1%	214.40	0.03%	
CULTURAL	12,241.13	2.0%	1.2%	14,499.72	1.99%	
SERVICES & UTILITY	70,273.50	11.3%	6.6%	24,914.60	3.42%	
SECURE PORT ZONE (ISPS)	22,354.00	3.6%	2.1%	n/a	n/a	
ROADS	75,553.51	12.2%	7.1%	n/a	n/a	
TOTAL DEVELOPED	620,212.22		58.6%			
ROYAL YACHT SQUADRON	19,610.22		1.9%			
ISPS ZONE	22,354.00		2.1%			
UNBUILT ZONE ADJ. BERTH 1	6,990.04		0.7%			
UNDEVELOPED (HILLSIDE, etc.)	389,470.253		36.8%			
GRAND TOTAL	1,058,636.73m²			GFA - 727,717.25m²		

Under-utilized
22,282.75m²

GENERAL NOTES

- Do not scale from this drawing.
- This drawing must be read in conjunction with all other relevant drawings.
- Contractor must report any discrepancies prior to execution of any works.
- All dimensions must be verified on site prior to order or manufacture of materials or production of site drawings.

