

**AYA**  
BEACHFRONT RESIDENCES  

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UMM AL QUWAIN

FLOORPLAN GUIDE

# 1 BEDROOM FLOORPLAN GUIDE



# 1 BEDROOM/S

1 BED / 1 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA

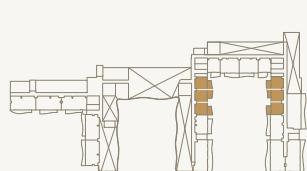
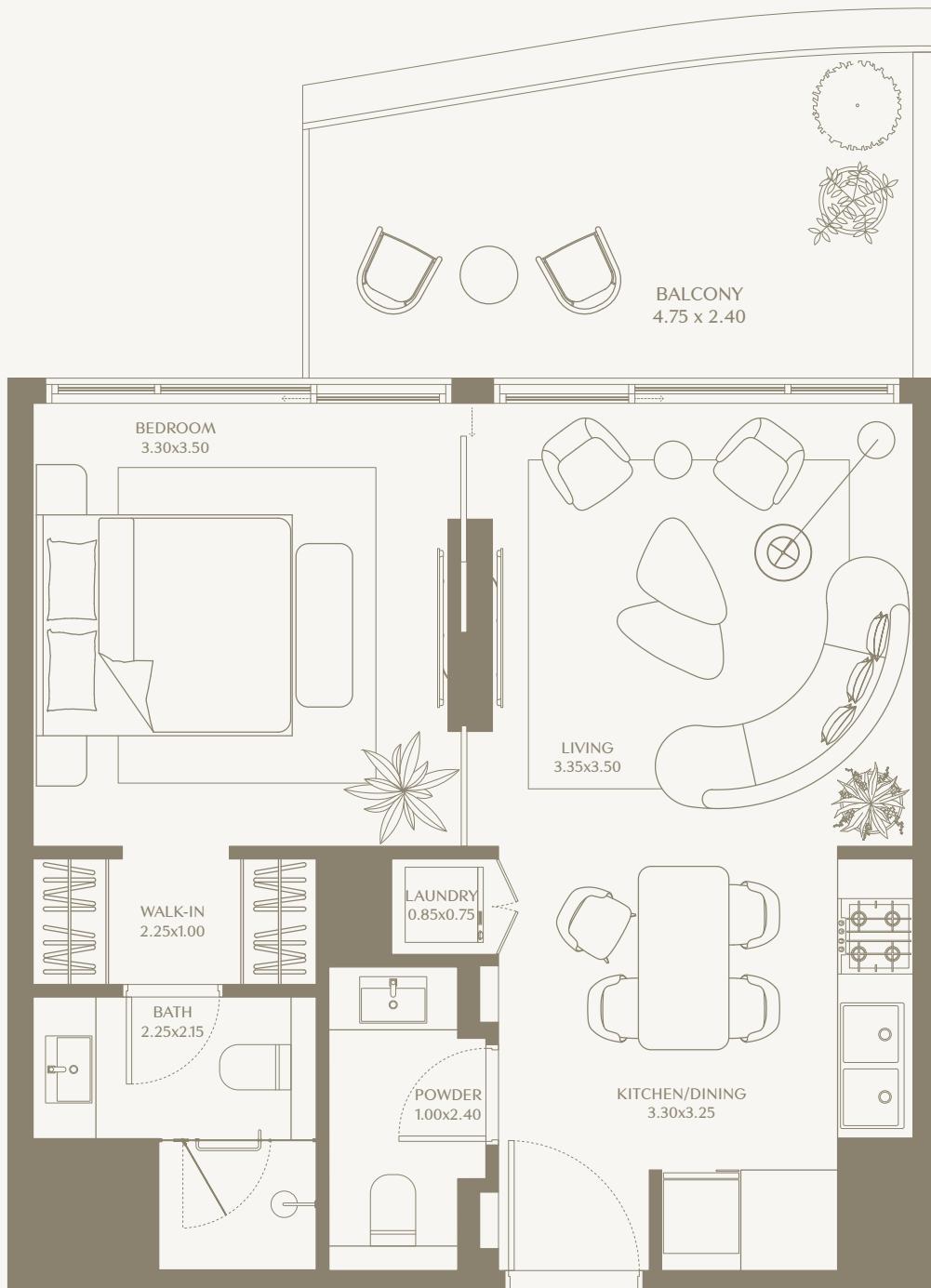
49 M<sup>2</sup> / 524 FT<sup>2</sup>

TERRACE AREA

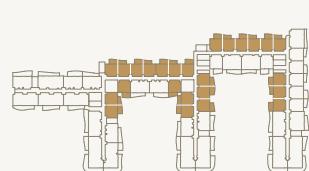
13 M<sup>2</sup> / 138 FT<sup>2</sup>

TOTAL RESIDENCE

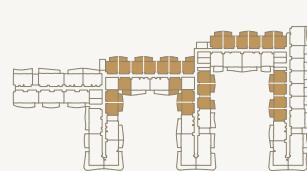
62 M<sup>2</sup> / 662 FT<sup>2</sup>



MEZZANINE

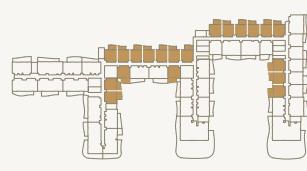


LEVEL 1



LEVEL 2 - 6

BEACH &  
SEA VIEW



LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 7 - 8

SEA HORIZON / CITY VIEW

BEACH &  
SEA VIEW

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All dimensions are in meters. The unit shown is a typical example; actual units may differ in size, layout, materials, orientation, and location. Some units may have mirrored layout. Window placements, balconies, fixtures, cabinets, and wardrobes are indicative and may change. All displayed furniture and accessories are for illustration only and are not included unless specified in Schedule A of the SPA.

# 1 BEDROOM/L

1 BED / 1 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA

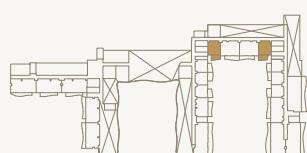
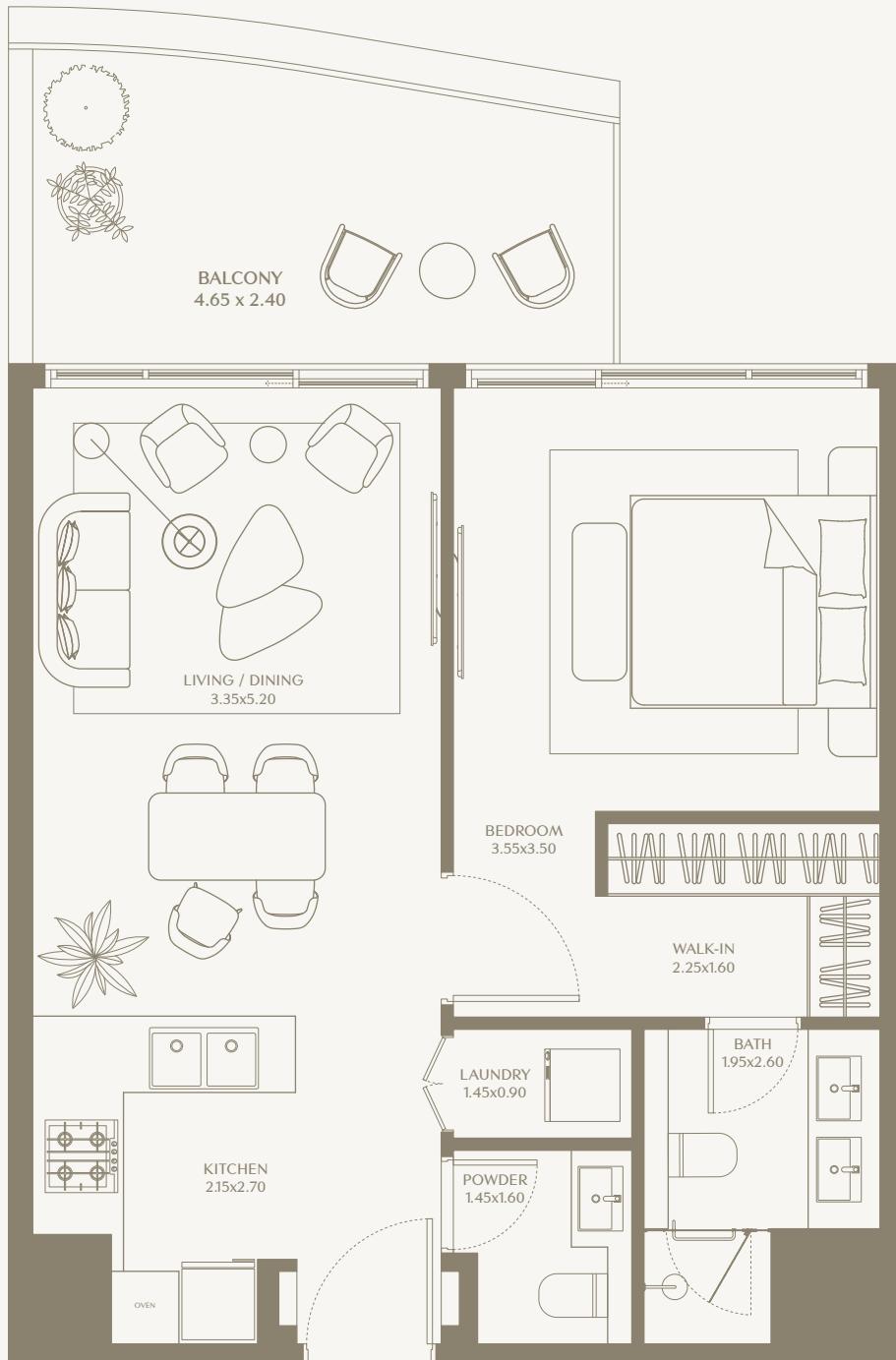
57 M<sup>2</sup> / 609 FT<sup>2</sup>

TERRACE AREA

12 M<sup>2</sup> / 134 FT<sup>2</sup>

TOTAL RESIDENCE

69 M<sup>2</sup> / 743 FT<sup>2</sup>



MEZZANINE



LEVEL 1 - 7

## 2 BEDROOM FLOORPLAN GUIDE



# 2 BEDROOM/S

2 BED / 2 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA

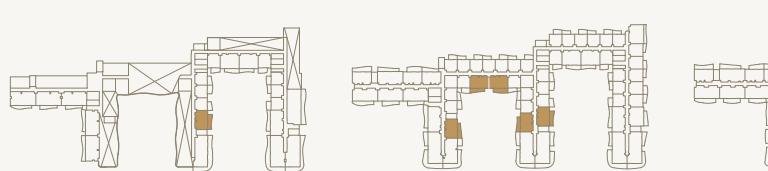
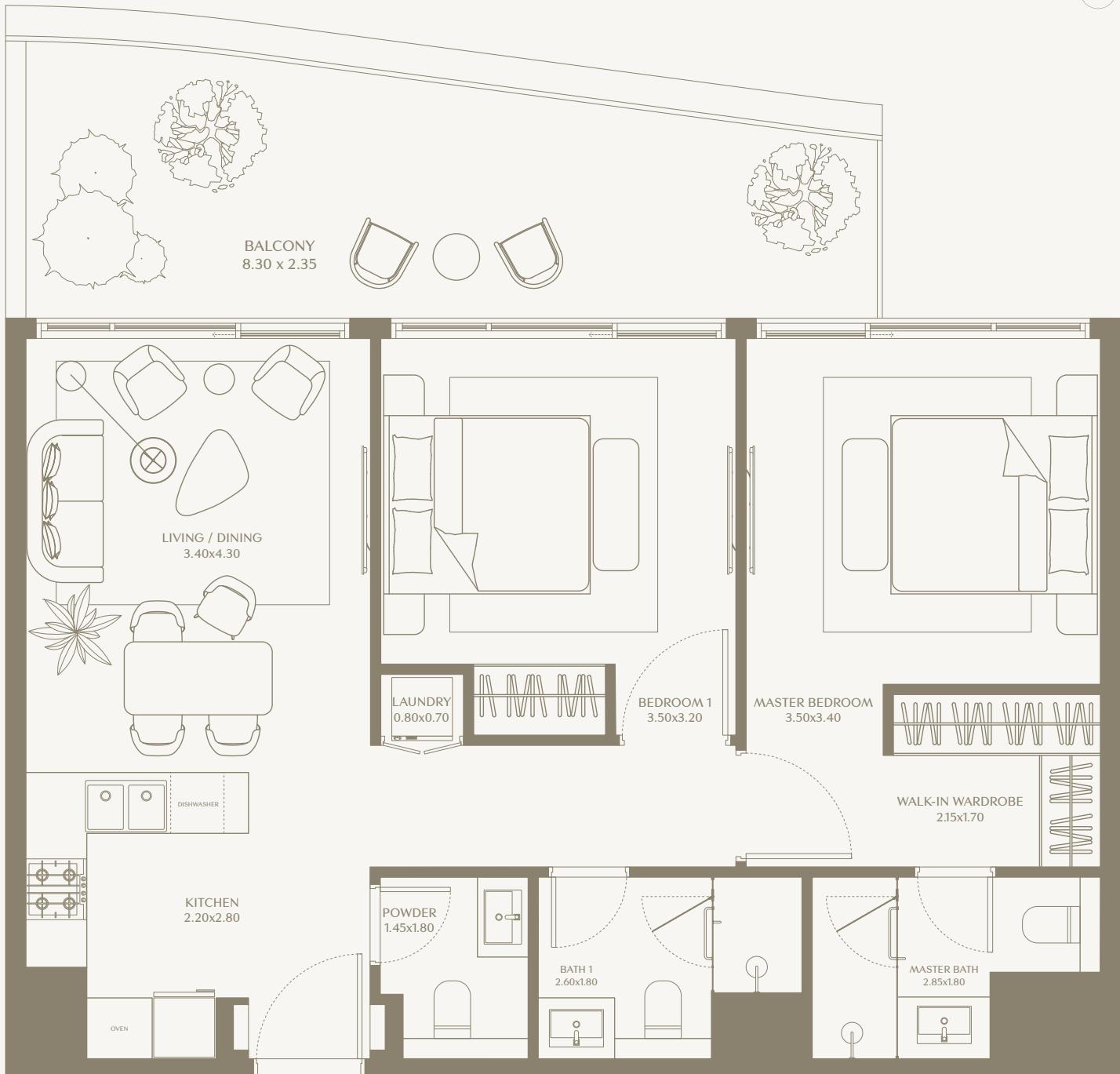
76 M<sup>2</sup> / 820 FT<sup>2</sup>

TERRACE AREA

23 M<sup>2</sup> / 247 FT<sup>2</sup>

TOTAL RESIDENCE

99 M<sup>2</sup> / 1,067 FT<sup>2</sup>



MEZZANINE

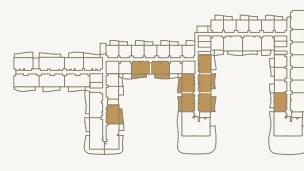
LEVEL 1

LEVEL 2 - 6

LEVEL 7

SEA HORIZON / CITY VIEW

BEACH &  
SEA VIEW



LANDSCAPE / SEA / BEACH FRONT VIEW

BEACH &  
SEA VIEW

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# 2 BEDROOM/M

2 BED / 2 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA

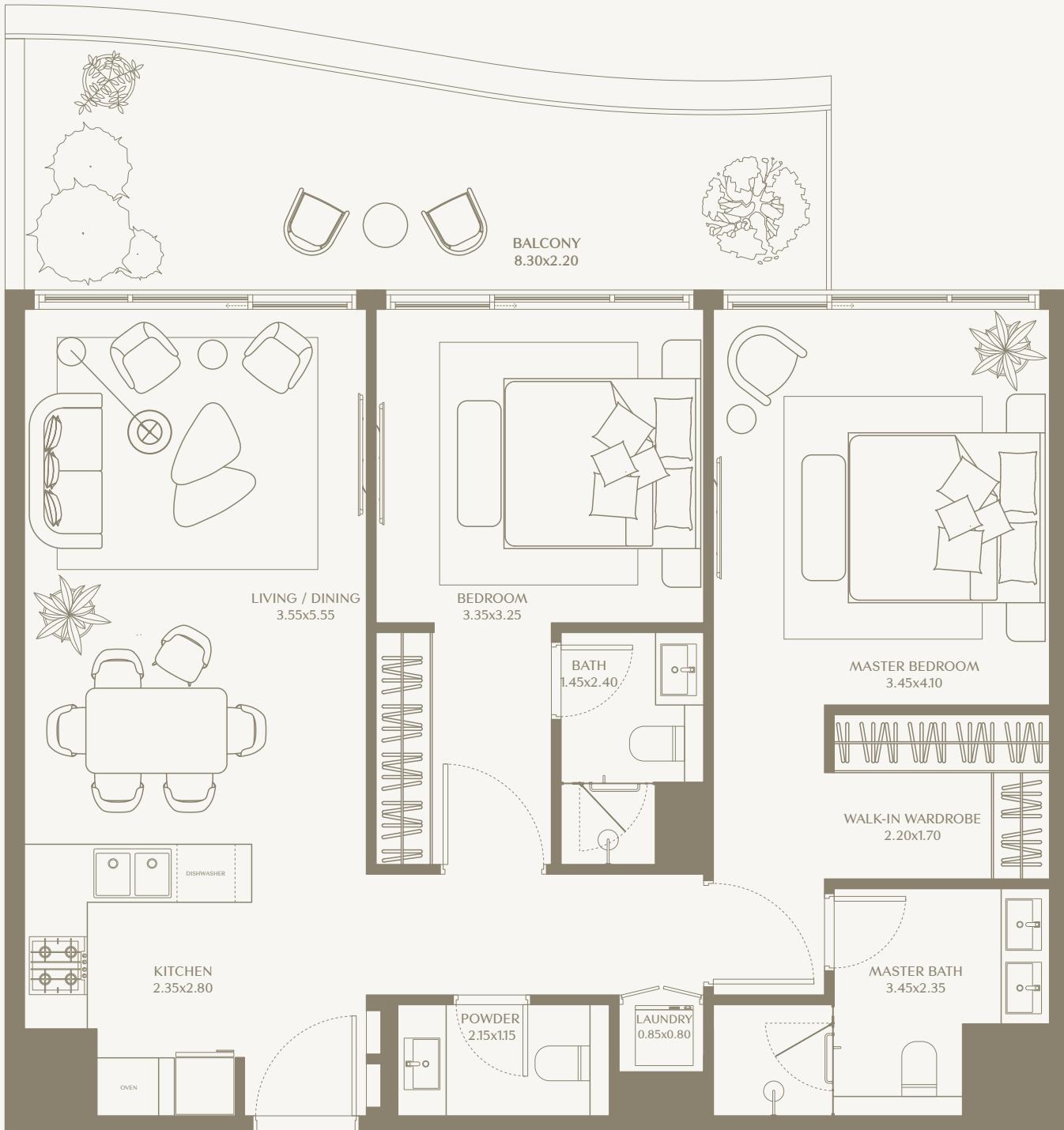
89 M<sup>2</sup> / 963 FT<sup>2</sup>

TERRACE AREA

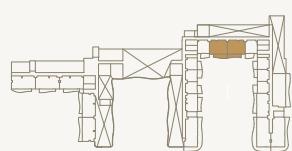
22 M<sup>2</sup> / 242 FT<sup>2</sup>

TOTAL RESIDENCE

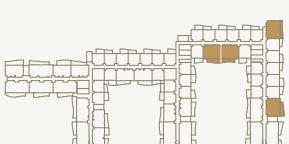
112 M<sup>2</sup> / 1,205 FT<sup>2</sup>



SEA HORIZON / CITY VIEW



BEACH &  
SEA VIEW



BEACH &  
SEA VIEW

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# 2 BEDROOM/L-A

2 BED / 2 BATHS + FAMILY + MAID + SERVICE ROOM

A/C INTERIOR AREA

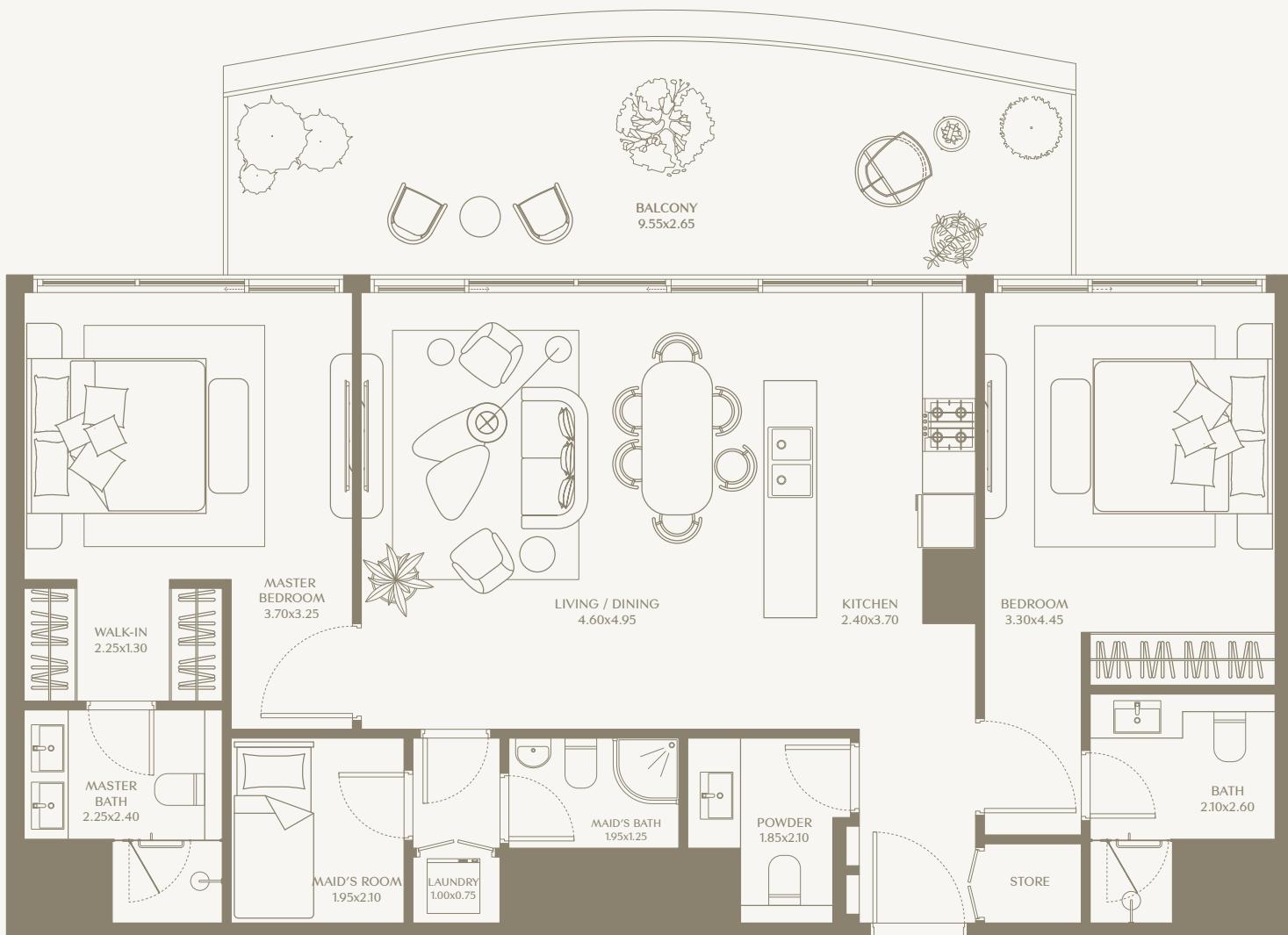
101 M<sup>2</sup> / 1,083 FT<sup>2</sup>

TERRACE AREA

29 M<sup>2</sup> / 308 FT<sup>2</sup>

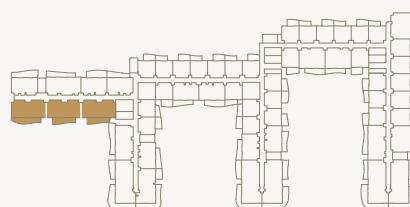
TOTAL RESIDENCE

129 M<sup>2</sup> / 1,391 FT<sup>2</sup>



SEA HORIZON / CITY VIEW

BEACH &  
SEA VIEW



BEACH &  
SEA VIEW

LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 1 - 7

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All dimensions are in meters. The unit shown is a typical example; actual units may differ in size, layout, materials, orientation, and location. Some units may have a mirrored layout. Window placements, balconies, fixtures, cabinets, and wardrobes are indicative and may change. All displayed furniture and accessories are for illustration only and are not included unless specified in Schedule A of the SPA.

# 2 BEDROOM/L-B

2 BED / 2 BATHS + FAMILY + MAID + SERVICE ROOM

A/C INTERIOR AREA

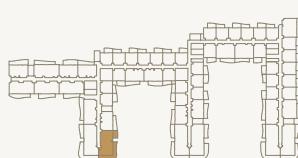
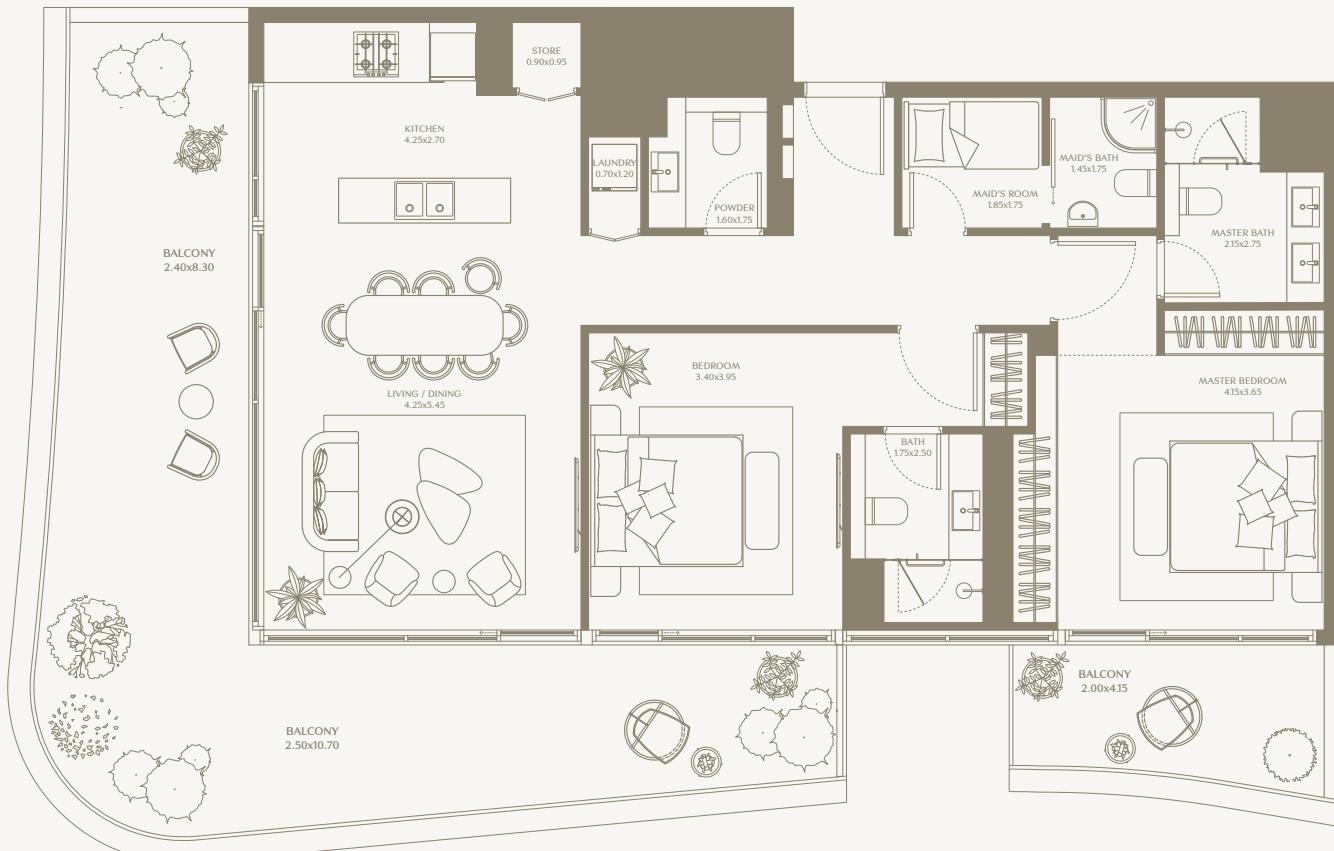
106 M<sup>2</sup> / 1,146 FT<sup>2</sup>

TERRACE AREA

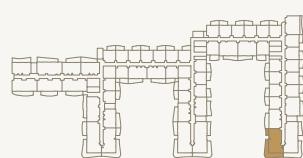
54 M<sup>2</sup> / 584 FT<sup>2</sup>

TOTAL RESIDENCE

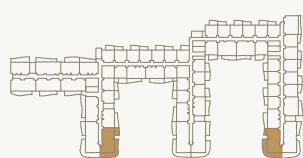
161 M<sup>2</sup> / 1,729 FT<sup>2</sup>



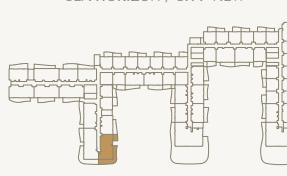
LEVEL 1



LEVEL 2, 4, 6



LEVEL 3, 5



LEVEL 7

SEA HORIZON / CITY VIEW

BEACH &  
SEA VIEW

BEACH &  
SEA VIEW

LANDSCAPE / SEA / BEACH FRONT VIEW

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# 2 BEDROOM /SIMPLEX

2 BED / 2 BATHS + FAMILY + MAID + SERVICE ROOM

A/C INTERIOR AREA

91 M<sup>2</sup> / 977 FT<sup>2</sup>

TERRACE AREA

78 M<sup>2</sup> / 843 FT<sup>2</sup>

TOTAL RESIDENCE

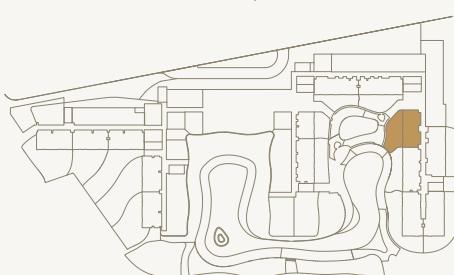
169 M<sup>2</sup> / 1,820 FT<sup>2</sup>



SEA HORIZON / CITY VIEW

BEACH &  
SEA VIEW

BEACH &  
SEA VIEW



LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 0

# 2 BEDROOM /SIMPLEX-A

2 BED / 2 BATHS + FAMILY + SERVICE ROOM

A/C INTERIOR AREA

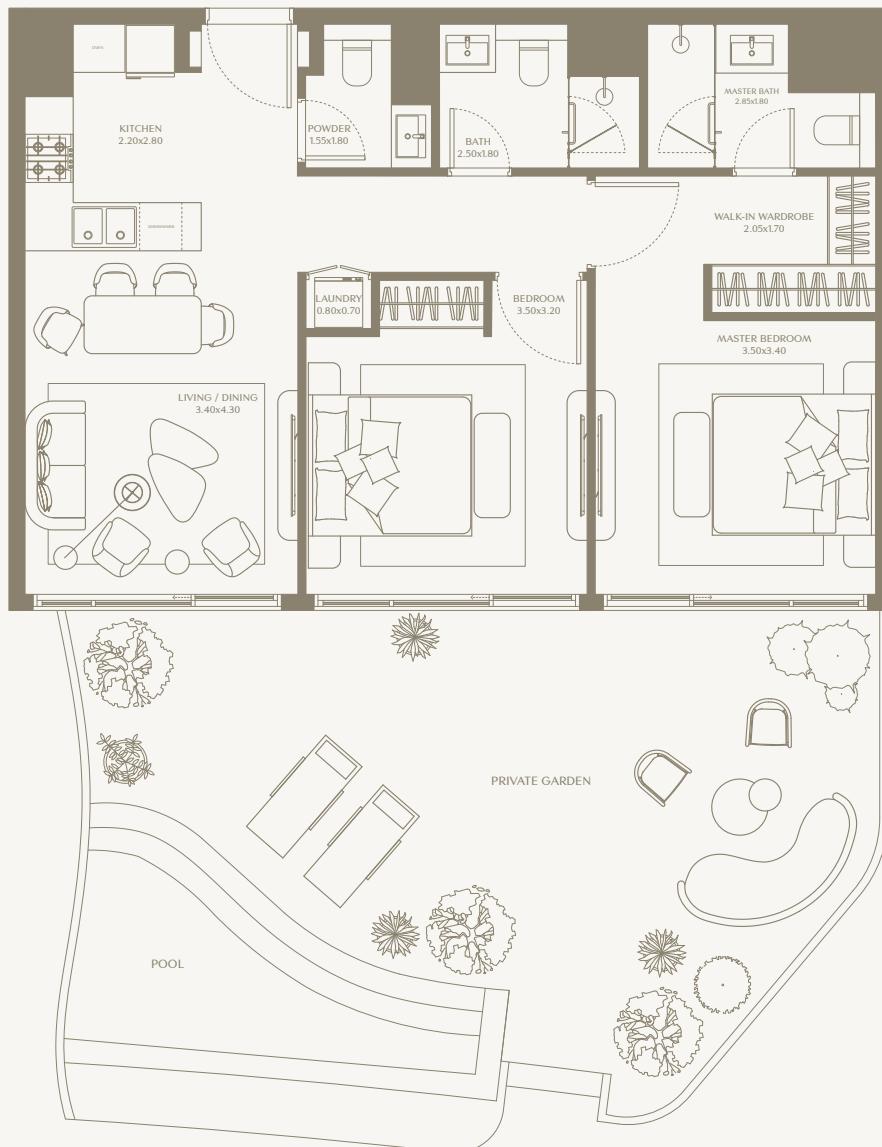
75 M<sup>2</sup> / 815 FT<sup>2</sup>

TERRACE AREA

62 M<sup>2</sup> / 665 FT<sup>2</sup>

TOTAL RESIDENCE

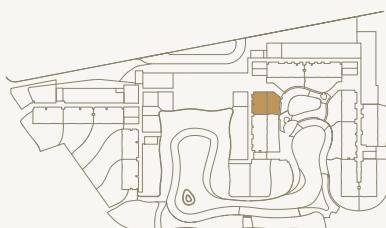
137 M<sup>2</sup> / 1,480 FT<sup>2</sup>



SEA HORIZON / CITY VIEW

BEACH &  
SEA VIEW

BEACH &  
SEA VIEW



LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 0



# 3 BEDROOM/S

3 BED / 3 BATHS + FAMILY + MAID + SERVICE ROOM

A/C INTERIOR AREA

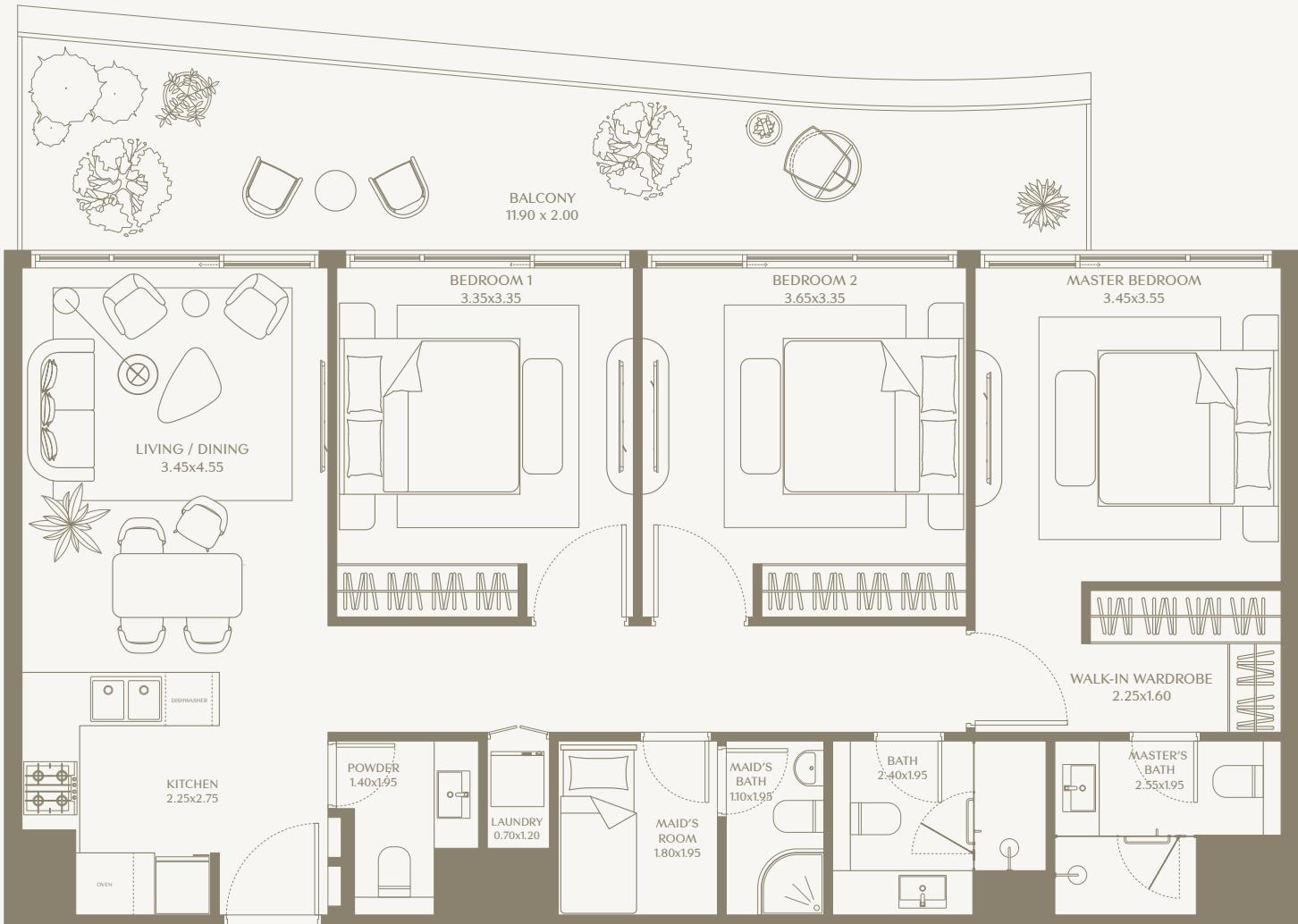
105 M<sup>2</sup> / 1,128 FT<sup>2</sup>

TERRACE AREA

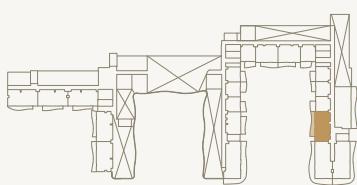
27 M<sup>2</sup> / 292 FT<sup>2</sup>

TOTAL RESIDENCE

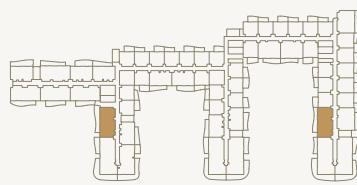
132 M<sup>2</sup> / 1,420 FT<sup>2</sup>



SEA HORIZON / CITY VIEW

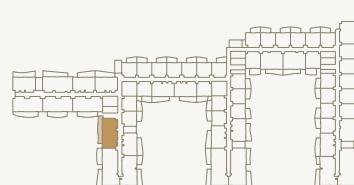


MEZZANINE



LEVEL 1

BEACH &  
SEA VIEW



LEVEL 2 - 7

LANDSCAPE / SEA / BEACH FRONT VIEW

# 3 BEDROOM/L-A

3 BED / 3 BATHS + FAMILY + MAID + SERVICE ROOM

A/C INTERIOR AREA

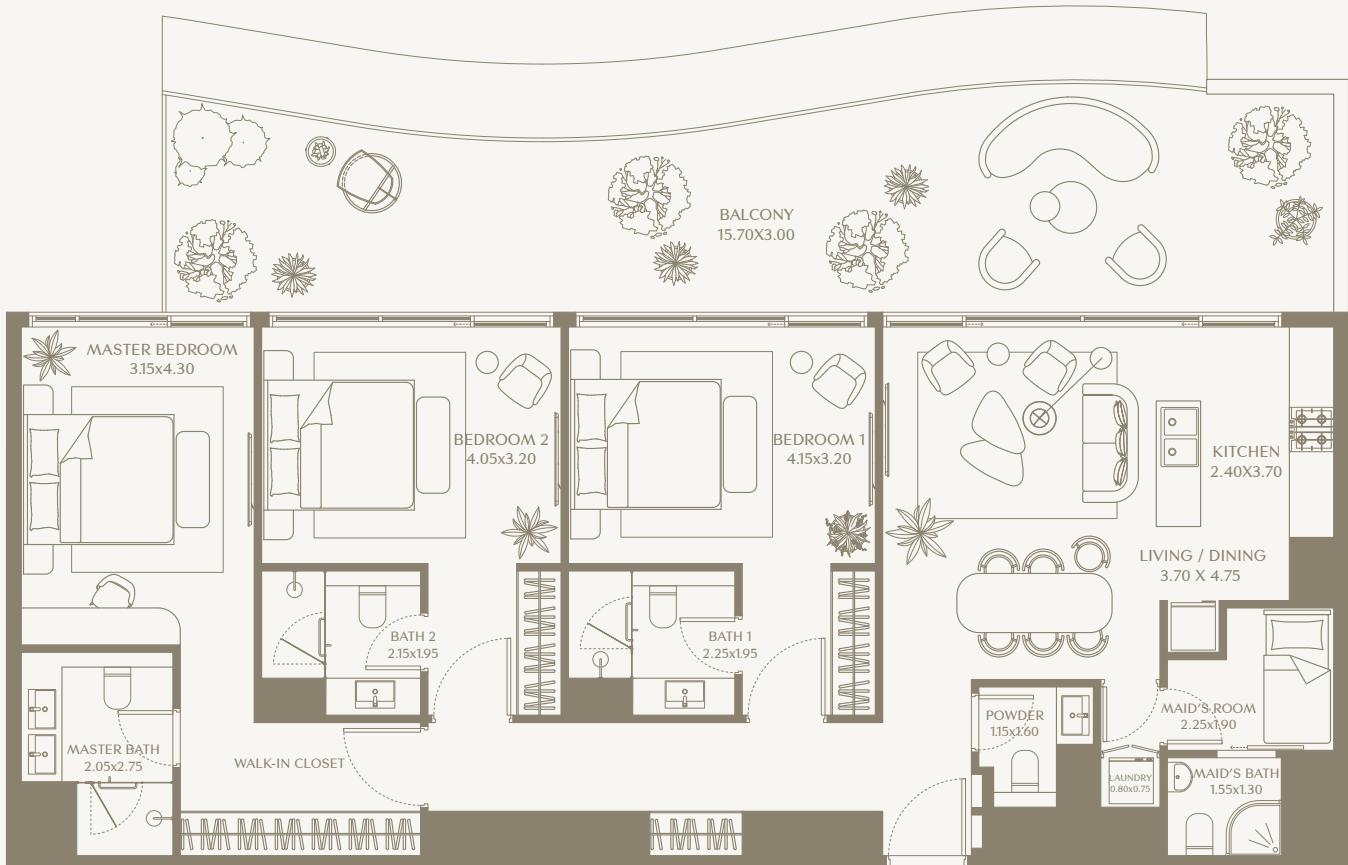
123 M<sup>2</sup> / 1,324 FT<sup>2</sup>

TERRACE AREA

51 M<sup>2</sup> / 546 FT<sup>2</sup>

TOTAL RESIDENCE

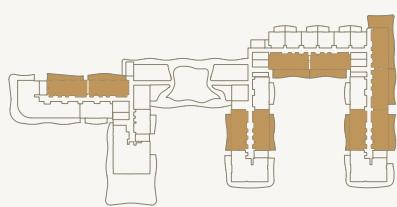
174 M<sup>2</sup> / 1,870 FT<sup>2</sup>



SEA HORIZON / CITY VIEW

BEACH &  
SEA VIEW

BEACH &  
SEA VIEW



LANDSCAPE / SEA / BEACH FRONT VIEW

LEVEL 8

A PROJECT BY

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# 3 BEDROOM/L-B

3 BED / 3 BATHS + FAMILY + MAID + SERVICE ROOM

A/C INTERIOR AREA

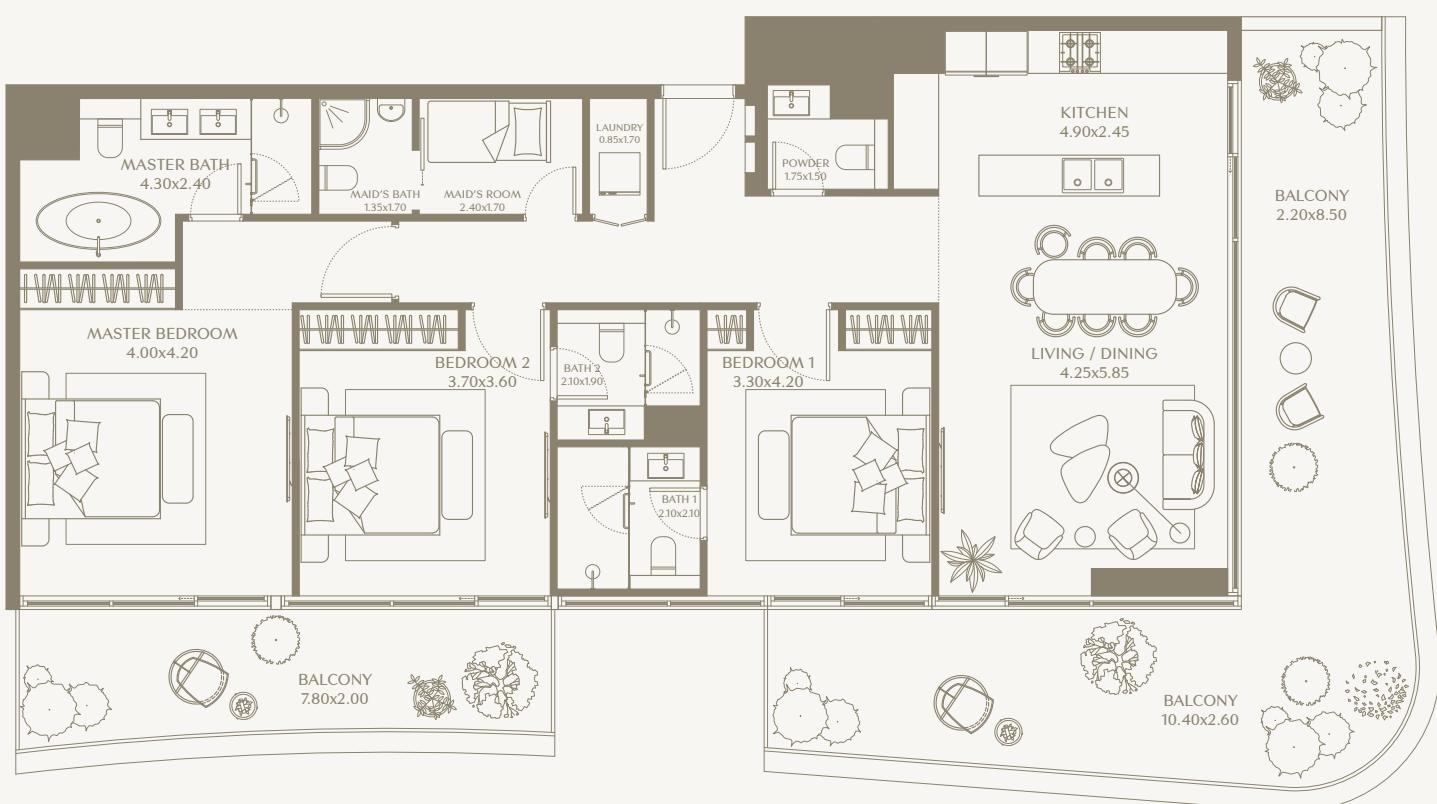
137 M<sup>2</sup> / 1,477 FT<sup>2</sup>

TERRACE AREA

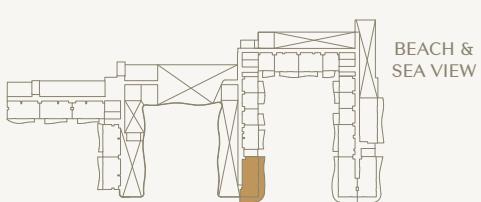
61 M<sup>2</sup> / 661 FT<sup>2</sup>

TOTAL RESIDENCE

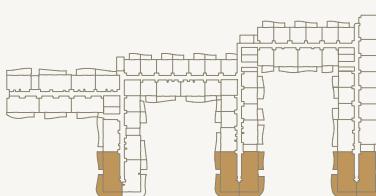
199 M<sup>2</sup> / 2,138 FT<sup>2</sup>



SEA HORIZON / CITY VIEW



MEZZANINE



BEACH &  
SEA VIEW

LEVEL 1 - 7

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# 3 BEDROOM / DUPLEX

3 BED / 4 BATHS + FAMILY + SERVICE ROOM  
BEACH LEVEL

A/C INTERIOR AREA	200 M <sup>2</sup> / 2,155 FT <sup>2</sup>
TERRACE AREA	237 M <sup>2</sup> / 2,547 FT <sup>2</sup>
TOTAL RESIDENCE	437 M <sup>2</sup> / 4,702 FT <sup>2</sup>



# 3 BEDROOM / DUPLEX

3 BED / 4 BATHS + FAMILY + SERVICE ROOM  
LOWER LEVEL

A/C INTERIOR AREA	200 M <sup>2</sup> / 2,155 FT <sup>2</sup>
TERRACE AREA	237 M <sup>2</sup> / 2,547 FT <sup>2</sup>
TOTAL RESIDENCE	437 M <sup>2</sup> / 4,702 FT <sup>2</sup>



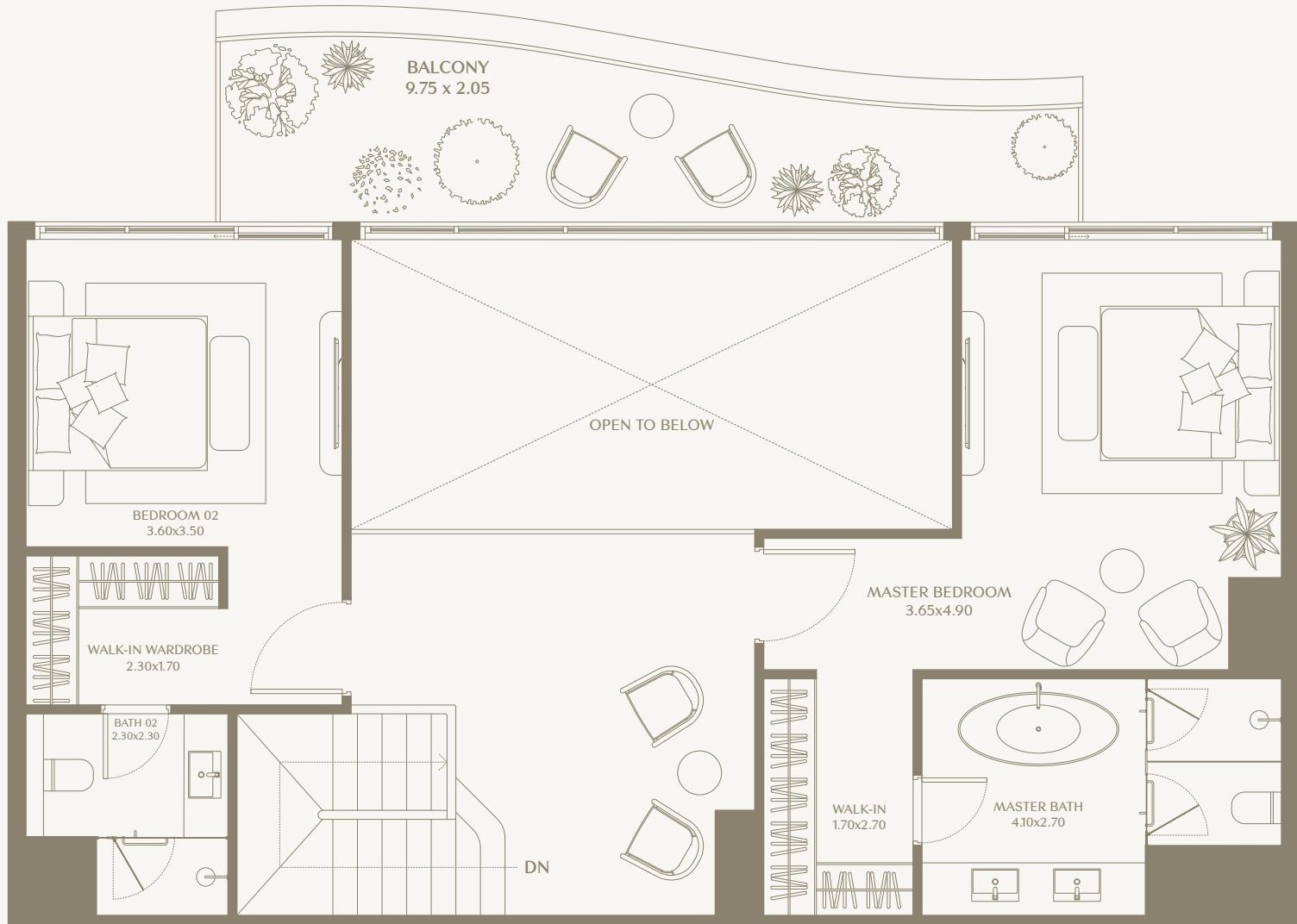
LEVEL 0

# 3 BEDROOM / DUPLEX

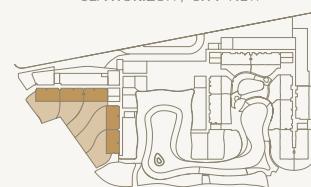
3 BED / 4 BATHS + FAMILY + SERVICE ROOM  
UPPER LEVEL



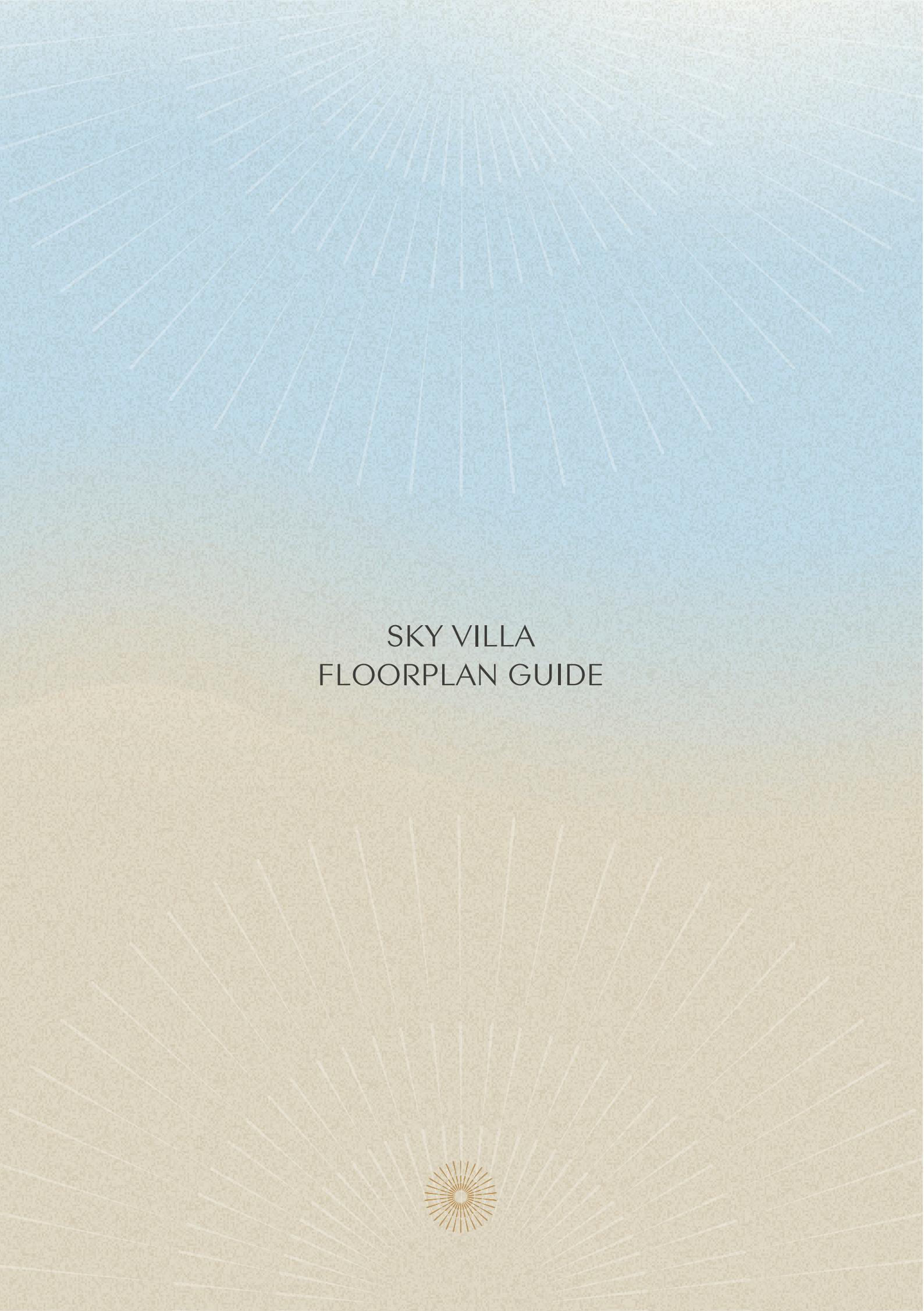
A/C INTERIOR AREA	200 M <sup>2</sup> / 2,155 FT <sup>2</sup>
TERRACE AREA	237 M <sup>2</sup> / 2,547 FT <sup>2</sup>
TOTAL RESIDENCE	437 M <sup>2</sup> / 4,702 FT <sup>2</sup>



SEA HORIZON / CITY VIEW



LEVEL 0



SKY VILLA  
FLOORPLAN GUIDE



# SKY VILLA

4 BED / 5 BATHS + FAMILY + SERVICE ROOM

LOWER LEVEL

A/C INTERIOR AREA

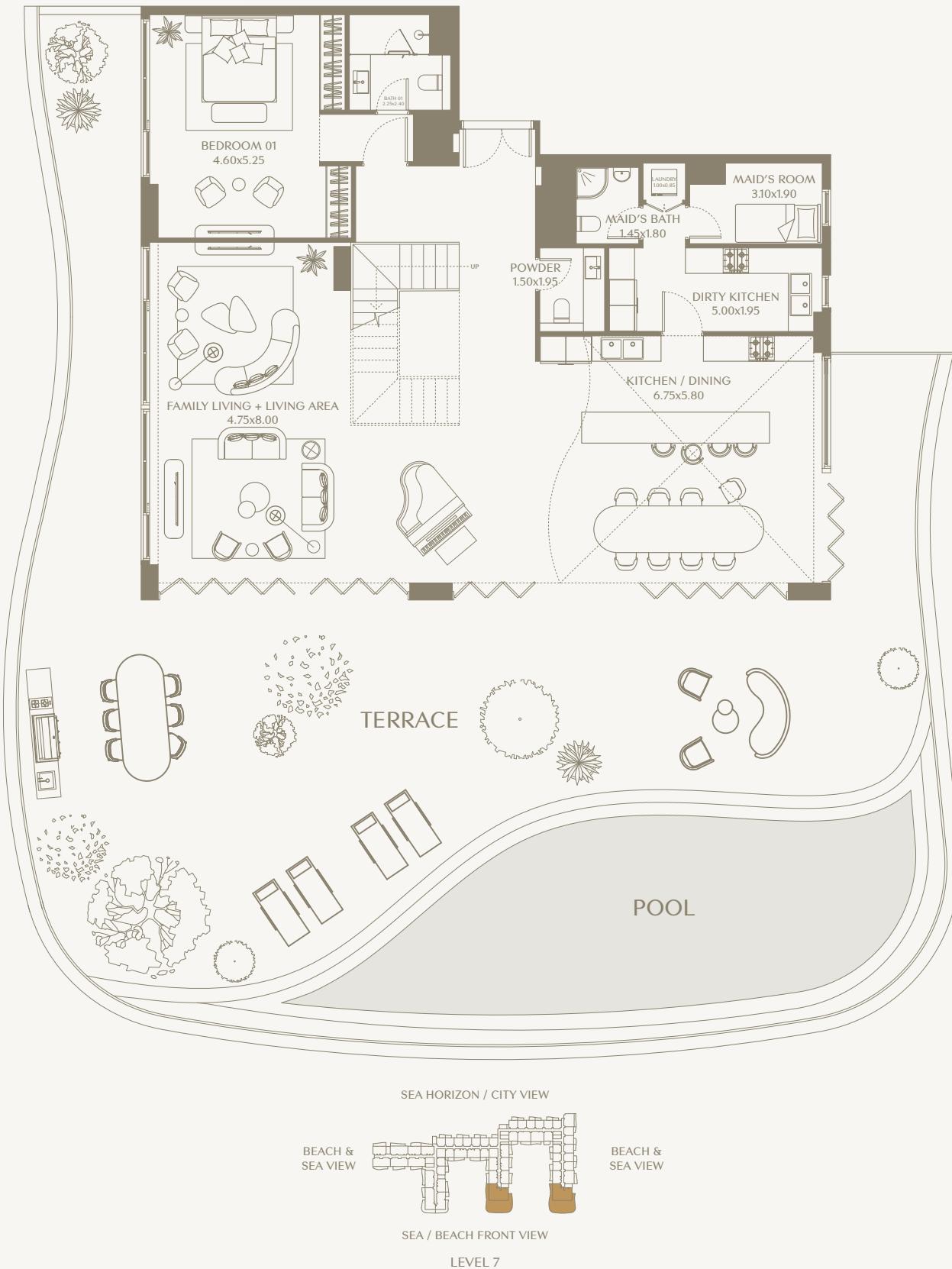
342 M<sup>2</sup> / 3,677 FT<sup>2</sup>

TERRACE AREA

361 M<sup>2</sup> / 3,886 FT<sup>2</sup>

TOTAL RESIDENCE

703 M<sup>2</sup> / 7,563 FT<sup>2</sup>



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# SKY VILLA

4 BED / 5 BATHS + FAMILY + SERVICE ROOM

UPPER LEVEL

A/C INTERIOR AREA

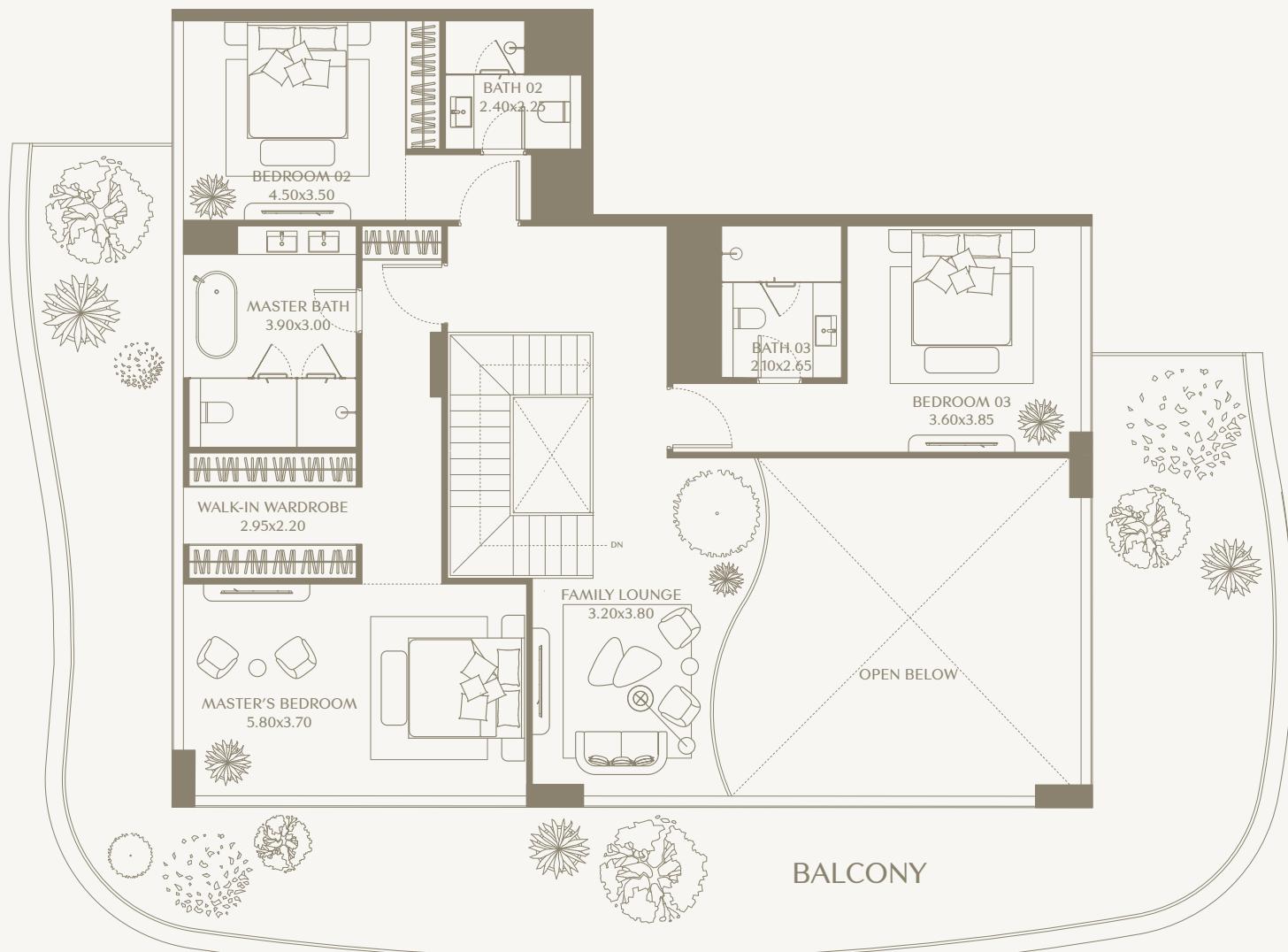
342 M<sup>2</sup> / 3,677 FT<sup>2</sup>

TERRACE AREA

361 M<sup>2</sup> / 3,886 FT<sup>2</sup>

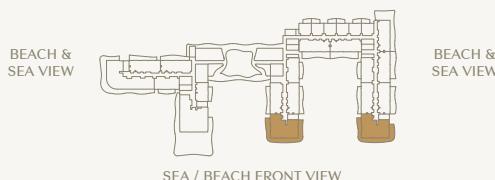
TOTAL RESIDENCE

703 M<sup>2</sup> / 7,563 FT<sup>2</sup>



BALCONY

SEA HORIZON / CITY VIEW



LEVEL 8

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