

NSHAMA



*Balcony sizes vary

1 bedroom - Unit type A

Suite 52.38 Sq.m / 563.81 Sq.ft

Balcony 6.54 Sq.m / 70.40 Sq.ft

Total built-up 58.92 Sq.m / 634.21 Sq.ft

- 1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
- 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings features and amenities are approximate at the time of printing. 4. Actual area may vary from stated area. Drawings not to scale E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.



*Balcony sizes vary

1 bedroom - Unit type B

Area	Min	Max
Suite	51.69 Sq.m / 556.39 Sq.ft	51.69 Sq.m / 556.39 Sq.ft
Balcony	6.52 Sq.m / 70.18 Sq.ft	6.63 Sq.m / 71.36 Sq.ft
Total built-up	58.21 Sq.m / 626.57 Sq.ft	58.32 Sq.m / 627.75 Sq.ft

- 1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
- 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings features and amenities are approximate at the time of printing. 4. Actual area may vary from stated area. Drawings not to scale E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.



*Balcony sizes vary

1 bedroom - Unit type C

Area	Min	Max
Suite	55.23 Sq.m / 594.49 Sq.ft	55.70 Sq.m / 599.55 Sq.ft
Balcony	4.72 Sq.m / 50.81 Sq.ft	4.81 Sq.m / 51.77 Sq.ft
Total built-up	59.95 Sq.m / 645.30 Sq.ft	60.51 Sq.m / 651.32 Sq.ft

- 1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
- 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings features and amenities are approximate at the time of printing. 4. Actual area may vary from stated area. Drawings not to scale E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.



*Balcony sizes vary

1 bedroom - Unit type D

Area	Min	Max
Suite	47.47 Sq.m / 510.96 Sq.ft	47.47 Sq.m / 510.96 Sq.ft
Balcony	4.67 Sq.m / 50.27 Sq.ft	4.71 Sq.m / 50.70 Sq.ft
Total built-up	52.14 Sq.m / 561.23 Sq.ft	52.18 Sq.m / 561.66 Sq.ft

- 1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
- 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings features and amenities are approximate at the time of printing. 4. Actual area may vary from stated area. Drawings not to scale E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.



*Balcony sizes vary

2 bedroom - Unit type A

Area	Min	Max
Suite	73.84 Sq.m / 794.81 Sq.ft	74.49 Sq.m / 801.80 Sq.ft
Balcony	6.23 Sq.m / 67.06 Sq.ft	6.13 Sq.m / 65.98 Sq.ft
Total built-up	80.07 Sq.m / 861.87 Sq.ft	80.62 Sq.m / 867.79 Sq.ft

- 1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
- 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings features and amenities are approximate at the time of printing. 4. Actual area may vary from stated area. Drawings not to scale E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.



*Balcony sizes vary

2 bedroom - Unit type B

Area	Min	Max
Suite	74.45 Sq.m / 801.37 Sq.ft	74.81 Sq.m / 805.25 Sq.ft
Balcony	6.13 Sq.m / 65.98 Sq.ft	6.15 Sq.m / 66.20 Sq.ft
Total built-up	80.60 Sq.m / 867.57 Sq.ft	80.94 Sq.m / 871.23 Sq.ft

- 1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
- 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings features and amenities are approximate at the time of printing. 4. Actual area may vary from stated area. Drawings not to scale E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.



*Balcony sizes vary

2 bedroom - Unit type D

Area	Min	Max
Suite	82.73 Sq.m / 890.50 Sq.ft	84.04 Sq.m / 904.60 Sq.ft
Balcony	7.28 Sq.m / 78.36 Sq.ft	7.55 Sq.m / 81.27 Sq.ft
Total built-up	90.01 Sq.m / 968.86 Sq.ft	91.59 Sq.m / 985.87 Sq.ft

^{1.} All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.

^{2.} All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings features and amenities are approximate at the time of printing. 4. Actual area may vary from stated area. Drawings not to scale E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.



*Balcony sizes vary

2 bedroom - Unit type E

Area	Min	Max
Suite	83.50 Sq.m / 898.79 Sq.ft	83.58 Sq.m / 899.65 Sq.ft
Balcony	7.17 Sq.m / 77.18 Sq.ft	7.46 Sq.m / 80.30 Sq.ft
Total built-up	90.67 Sq.m / 975.96 Sq.ft	90.96 Sq.m / 979.09 Sq.ft

^{1.} All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.

^{2.} All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings features and amenities are approximate at the time of printing. 4. Actual area may vary from stated area. Drawings not to scale E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.



*Balcony sizes vary

2 bedroom - Unit type F

Area	Min	Max
Suite	84.10 Sq.m / 905.24 Sq.ft	84.12 Sq.m / 905.46 Sq.ft
Balcony	7.22 Sq.m / 77.22 Sq.ft	7.35 Sq.m / 79.11 Sq.ft
Total built-up	91.34 Sq.m / 983.18 Sq.ft	91.47 Sq.m / 984.57 Sq.ft

^{1.} All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.

^{2.} All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings features and amenities are approximate at the time of printing. 4. Actual area may vary from stated area. Drawings not to scale E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.



*Balcony sizes vary

2 bedroom - Unit type G

Area	Min	Max
Suite	79.17 Sq.m / 852.18 Sq.ft	79.24 Sq.m / 852.93 Sq.ft
Balcony	6.52 Sq.m / 70.18 Sq.ft	6.55 Sq.m / 70.50 Sq.ft
Total built-up	85.69 Sq.m / 922.36 Sq.ft	85.79 Sq.m / 923.44 Sq.ft

^{1.} All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.

^{2.} All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings features and amenities are approximate at the time of printing. 4. Actual area may vary from stated area. Drawings not to scale E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.



*Balcony sizes vary

2 bedroom - Unit type H

Suite 82.68 Sq.m / 889.96 Sq.ft

Balcony 7.45 Sq.m / 80.19 Sq.ft

Total built-up 90.13 Sq.m / 970.15 Sq.ft

Disclaimer

2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings features and amenities are approximate at the time of printing. 4. Actual area may vary from stated area. Drawings not to scale E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.

^{1.} All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.



*Balcony sizes vary

3 bedroom - Unit type A

Area	Min	Max
Suite	112.88 Sq.m / 1215.03 Sq.ft	113.05 Sq.m / 1216.86 Sq.ft
Balcony	12.05 Sq.m / 129.79 Sq.ft	12.28 Sq.m / 132.18 Sq.ft
Total built-up	125.10 Sq.m / 1346.57 Sq.ft	125.26 Sq.m / 1348.29 Sq.ft

^{1.} All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.

^{2.} All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings features and amenities are approximate at the time of printing. 4. Actual area may vary from stated area. Drawings not to scale E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.

AUGUSTA

FOR MORE INFORMATION PLEASE CONTACT



- +971 55 476 7630
- +971 4 368 7878
- www.afsrealestate.com



- +971 50 674 2020
- +971 4 368 7878
- www.dubricks.com

NSHAMA