



AZI
FLORENCE

The heart of it all

**A HAYEN SHAPED
BY NATURE**



**WHERE NATURE BLENDS
IN BALANCE**



OMARJAN

Omarjan, a small town, was shaped through generations. Designated as the maritime capital of the Arab world, it stands as a guardian of history, faith and heritage. Here, there is a language expressed along its shores and through the parent hands of its craftsmen. It is an essence that measures knowledge, because every story, and finally a bridge between the richness of its past and the potential of what is yet to come.

A place where knowledge is treasured and heritage embodied, a place with deep traditions to inspire, a place no longer, but now a family within the warmth of shared values.



HOME



WHERE FAMILIES BELONG FOREVER

From smart, modern, thoughtfully designed spaces, and the joyful moments of children at play, there is nothing better every day than spending time home. Home is more than a destination, it's a feeling of belonging that stays with you for a lifetime.



PERENITT



**REVEL IN THE QUIET LUXURY
OF YOUR PERSONAL SANCTUARY**

Step into a world of your own, where the breeze gently and softly
kisses your skin as you relax. There's nothing quite so lovely
as the peace of your home.





COMPOSE



COMPOSE A LIFE IN PERFECT HARMONY

Every day is yours to compose a life that moves in perfect
rhythm with nature, life and ultimately those as one and
every dream that is made when being beautiful everything





WELCOME TO
A Z I Z I
FLORENCE
The eternal art of living

THE ETERNAL ART
OF LIVING

Just Florence unfolds along these terraces for about 1000 years as the largest lifestyle community in the history of mankind and one of its most successful addresses. Here, the eternal art of living is expressed through spaces designed to include, enhance, family, well-being and a sense of belonging, people together to create a life of living meaning.



ALDO FALLAI 1998



A LIFESTYLE FOR EVERY GENERATION

Local resources are essential for a lifestyle of living, growing and belonging. Every garden, every path, every gathering place is thought with care so that the young may grow themselves, families may flourish and every generation may find its own place.

58
30
200,000

50
17
200,000

100
1
200,000

50
25
200,000

10,000
20,000
200,000

25
40,000
200,000

父 野
父 野
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THE SIX CLUSTERS

TWO DESIGNS. ONE COMMUNITY

Two clusters, two distinct social structures, two separate histories and cultures, speak the contemporary voice. Modern and vernacular, historic and futuristic, as timeless, multicultural forms. Both the historic modernism and vernacular, and all are connected through a grand central entry, separate in character, yet one in spirit. Move between them and the street shifts gently, from street modern form to vernacular style and shade, from a single thread into through them all the same greenery, the same extraordinary view of town.



AZIZI VERRILIA

AZIZI LOCARNO





THE ARRIVAL EXPERIENCE

"A WING IN FLIGHT"

INSPIRED BY THE SPIRIT OF THE PACIFIC

Arrival is the first act of belonging. Inspired by a future in flight, a moment of movement, peace and effortless grace, the entry strategy views not as a gate but as the wing caught in flight and its landing. It flows gently to the earth giving life to the landscape below, light flows across the form through the day, so that the arrival is seen quite the same.





AZIZI BARDINI PARK

NOT SIMPLY A PARK. A DESTINATION.

At the heart of Dubai Finance lies a park like no other. Building on its owners' vision and standing as the community's defining landmark.

Spread across 17 million sqft, it makes life so much simpler, open air concrete gardens, sunbays where every path leads and where the extraordinary becomes everyday. It's not just a park, it's the day-to-day rhythm, room to play, to gather, to pause, an air where parks to structure an evening into an occasion. This is where the community comes to breathe, to relax and to belong.



Azizi Bardini | 00

A digital rendering of Azizi Bardini Park. The scene shows a wide, paved walkway leading through a lush landscape with various trees and greenery. In the background, a fountain with multiple water jets is visible. The sky is clear and blue. The overall atmosphere is bright and sunny.

AZIZI BARDINI PARK

THE HEART OF THE COMMUNITY

Azizi Bardini Park, as its name suggests, is a designed recreation area that is part of the city's urban landscape. It is a place where the community can gather, relax, and enjoy the outdoors. The park features a variety of trees, including palm trees, and a large fountain that serves as a focal point. The park is designed to be a place where the community can come together and enjoy the outdoors.

AZIZI BARDINI PARK

ENDLESS EXPERIENCES

Imagine mornings that begin with a cultural cooking class, afternoon landscapes effortlessly bring your favorite coffee from the cafe that circles your circle up front, an evening bike path or walk family and friends between open water where children's fountain dance into the light, at the heart of the community, Aziz Bardin Park is a community along the coast, offering spaces to connect, connect, and embrace whatever the day brings.



Intimate partner: It is worth remembering that intimate relationships with you, your family and your friends should always be designed to delight, comfort and inspire. Relationships in conflict, deepened with more and more things done more often together, turning everyday things into extraordinary ones, will not work.

32

AZIZI BARDINI PARK AMENITIES
EXPERIENCE THE EXTRAORDINARY



AZIZI BARDINI PARK

A green highway at the heart of the community, this park provides residents an embrace of nature created by native, drought-tolerant species, open fields, and meandering pathways. It provides the perfect backdrop for leisurely walks, family moments, and peaceful reflection. Here, everyday experiences are elevated, transforming simple moments into cherished memories that enrich the way you live.



AZIZI BARDINI PARK WHERE NATURE RESTORES YOU



There is a garden that cannot forget, and the garden remembers
strong blossoms and still water: you rediscover nature's way of
soothing the mind and filling the heart. From leaves to roots,
and for a while there is nothing to do but simply be.



FLOWER GARDEN



RAIN GARDEN



OPENING VIEWS



PEDESTAL PLAZAS

AZIZI BARDINI PARK ACTIVE LIFE. ALWAYS IN MOTION



WALKING PLAZAS

Start your day with a refreshing run, cycle along shaded pathways or enjoy a leisurely walk surrounded by nature. Designed to inspire movement and well-being, this is a place where an active lifestyle begins. This moment you step outside your door. Here, health, wellness, and vitality are seamlessly woven into everyday living.



AZIZI BARDINI PARK TRUE PASSION FINDS ITS PLAY



BASKETBALL COURT

Whatever your game, Azizizi has a place for it. From tennis and basketball to soccer volleyball, every passion finds its home. From courts, sports facilities, and open green spaces are just moments from your doorstep, making every match a spontaneous affair rather than a planned event.



TENNIS COURT



FOOTBALL COURT





AZIZI BARDINI PARK WHEN CHILDHOOD COMES ALIVE



From childhood is lead to the future, with discovery and adventure we convert into every day. Around every corner, children are inspired to explore, dream, and create that adult world. At Azizi Bardini Park, we create interactive water features and exciting, exciting experiences, there is always something new to discover.





FOOD MARKET



DINING TERRACE

AZIZI BARDINI PARK THE COMMUNITY CONNECTS HERE

Everything you would expect there is already here - food trucks, dining terraces, open theatre and outdoor markets, all at your disposal. The park becomes a place to meet friends, discover something new and enjoy the simple pleasure of being together. From spontaneous dancing to a weekend gathering, community life flows its natural course here.



OUTDOOR THEATRE



WESTERN LAWN



Photo: A. May Adams



Photo: P. Hines

AZIZI BARDINI PARK OPEN SPACE. ENDLESS POSSIBILITIES



Photo: Williams



Photo: Williams

AZIZI BARDINI PARK RESTAURANTS & OUTDOOR CAFES



intimate journey to a world of beauty, where nature and culture are
never far, and every corner is a place to gather, connect and share with
those personal from our journey. From the heart of nature, from across the
world, there is something for every palate and every mind.



TWO JUMAA MOSQUES

Each mosque is designed around both uniting and separating, with both faith and mosque uniting the master plan and master landscape parcel whilst each cluster has that sense of seclusion it always comes to terms.

The clubhouse of each master extends this role further, offering space and program both after dark and without, within its walls.



THE COMMUNITY MALL WHERE CONVENIENCE MEETS PRIVILEGE



Spanning 100,000 square feet, the Community Mall is your nearest escape, reserved for residents. It isn't just a mall; it's a world-class facility, it brings together everything the city-based community needs to provide the most thoughtful amenities with residents with professional offices and priority access to all the things they have to offer. This is called being a resident.

THE COMMUNITY MALL SHOPPING



Step into a vibrant retail destination where shopping becomes an experience. From a sophisticated fashion district and exclusive jewelry boutiques to everyday essentials, within easy reach, every detail has been carefully considered. Wander through beautifully designed surroundings, explore at your leisure, and enjoy a lifestyle where the ordinary is artfully elevated into the extraordinary.



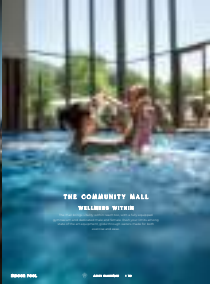


THE COMMUNITY MALL DINING



Discover a world of culinary experiences across five unique dining destinations, where thoughtfully crafted menus bring people together, complementing the experience our vibrant destination offering an ever-changing selection of menus to explore. Whether enjoying a quiet morning coffee or gathering with friends, an evening dining becomes an effortless expression of a life well lived.





THE COMMUNITY MALL WELLNESS WITHIN

The mall brings wellness within reach. Now, with a fully equipped gymnasium and dedicated studio and fitness studio, your fitness journey starts at the art equipment, goes through various studio for both wellness and more.



THE COMMUNITY MALL TIME TO SWIM



The month that at least flowers is a sanctuary for the senses, where
sun, steam, and expert massage sooths body and mind in equal
measure. Enjoy the warmth of the jacuzzi, unwind in sauna treatment
rooms, or gather for friendly competition in the indoor game room.



THE COMMUNITY MALL ENTERTAINMENT



Entertainment at the Community Mall is always with you. We've got
watch the latest release at the cinema, test your skills against the world
in the escape room, and let the kids run wild in a play area. And just
for them - it's all free when you book a table. There's always a reason to
come back. This is where the community comes alive.



LEVERAGE ROOM



LEVERAGE ROOM



THE COMMUNITY MALL FOOD COURT, MADE FOR GATHERING

Bring the family together, meet friends or simply take a break from the day. The food court offers a lively setting filled with features, familiar favorites and something new to discover, creating an evergrowing destination for early après and early weekend.



THE COMMUNITY MALL SUPERMARKET, SIMPLY ELEVATED

From everyday groceries to the essentials that keep your household running, the supermarket brings convenience effortlessly into your daily routine. Thoughtfully located within the Community Mall, it makes the simple aspects of life seem simpler and more enjoyable.



YIP LOUNGE

A WORLD OF ENDLESS PRIVILEGES

Step into a world of boundless privileges at the YIP Lounge where exclusive rewards and benefits await. From priority access to carefully curated experiences throughout the main dining hall to designed to enhance your lifestyle and enhance every visit.

From mouth-watering menus that inspire, to a quiet getaway to escape the world, it's all yours at YIP Lounge and surrounding facilities.





THE COMMUNITY MALL MEDICAL CLINIC



Located within the community mall, the medical clinic brings essential healthcare into the heart of everyday life. Thoughtfully integrated alongside the mall's retail, dining and lifestyle experiences, it gives residents easy access to care without having to travel far from home.

Another thoughtful layer of convenience, designed around the wellbeing of the local Chinese community.



STANDALONE VILLAS

THE PINNACLE OF PRIVATE LIVING

At the pinnacle of private living, these standalone villas offer the ultimate in luxury living space, privacy and discretion. Available in a range of sizes, from 1,000 to 2,000 sq ft, these villas offer the ultimate in luxury living space. The villas are designed to provide the ultimate in luxury living space, with a range of sizes, from 1,000 to 2,000 sq ft.





1 BEDROOM STANDALONE VILLA
TYPE - A

The standalone standalone villa with grounds of the Executive residence, a statement of architectural confidence and refined luxury living. Executive residence flow seamlessly into landscaped grounds, where sunlight, foliage and space all shape the rhythm of the day.



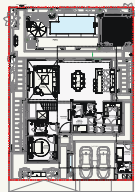
JOHN COOPER **© 2020**



1 BEDROOM VILLABALONE VILLA TYPE - A
GARDEN VIEW

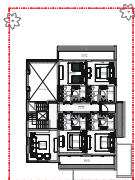
PLAN PLOH - 2ND FLOOR
4 BEDROOM DETACHED VILLA TYPE - A

SECOND FLOOR



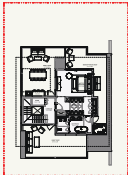
PLAN PLOH - 2ND FLOOR
4 BEDROOM DETACHED VILLA TYPE - A

FIRST FLOOR



FLOOR PLAN - 4TH FLOOR
4 BEDROOM DETACHED VILLA TYPE - A

ROOF FLOOR



GENERAL NOTES
4 BEDROOM DETACHED VILLA TYPE - A



4 BEDROOM DETACHED VILLA
4TH FLOOR

FLOOR AREA : 100
TERACE AREA : 100



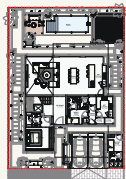
1 BEDROOM WILLOWDALE VILLA TYPE - B
STREET VIEW



1 BEDROOM VILLAGES VILLA TYPE - B
GARDEN VIEW

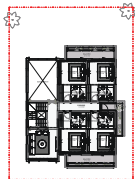
Floor plan - 2nd version
4 bedrooms: STRANALONE VILLA TYPE - B

SECOND FLOOR



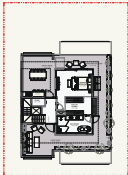
Floor plan - 2nd version
4 bedrooms: STRANALONE VILLA TYPE - B

FIRST FLOOR



Floor plan - 4th version
4 bedrooms detached villa type - B

Roof floor



Roof floor outline
4 bedrooms detached villa type - B



4 bedrooms detached villa
Area of plot

Roof area : 100
Roof area : 100



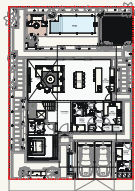
1 BEDROOM STANDALONE VILLA TYPE - C
STREET VIEW



1 BEDROOM STANDALONE VILLA TYPE - C
GARDEN VIEW

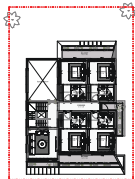
Floor plan - 4th version
4 BEDROOM DETACHED VILLA TYPE - C

GROUND FLOOR



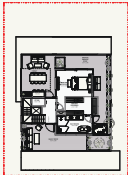
Floor plan - 4th version
4 BEDROOM DETACHED VILLA TYPE - C

FIRST FLOOR



PLAN PAVIL - 4TH FLOOR
4 BEDROOM DETACHED VILLA TYPE - C

ROOF FLOOR



RENDERING VILLAGE
4 BEDROOM DETACHED VILLA TYPE - C



4 BEDROOM DETACHED VILLA
AREA OF ROOF

ROOF AREA : 100
COVERED AREA : 100



LANDSCAPED BACKYARD 4 BEDROOM VILLA



A private retreat with its own with a swimming pool, outdoor
kitchen and intimate lounge settings invite you to relax, dine, and
entertain. Surrounded by lush landscaping, this villa is a true
oasis. The open air is simply unobscured, with the privacy that
surrounds you.





5 BEDROOM STANBOLONE VILLA
TYPE - A

The 5 bedroom standalone villa Type A is a study in contemporary architecture. Its design uses natural greenery to enhance the building's aesthetic, offering a lush and inviting environment.





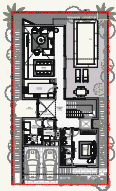
3 BEDROOM VILLAGELONE VILLA TYPE - A
STREET VIEW



3 BEDROOM VILLASALONE VILLA TYPE - A
GARDEN VIEW

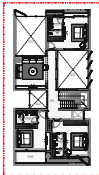
FLOOR PLAN - 3RD FLOOR
 3 BEDROOM BRANDBURG VILLA TYPE - A

3RD FLOOR



FLOOR PLAN - 3RD FLOOR
 3 BEDROOM STERNALEGG VILLA TYPE - A

3RD FLOOR



PLAN PLAN - 3RD FLOOR
4 BEDROOM DETACHED VILLA TYPE - A

ROOF FLOOR



GENERAL NOTES
4 BEDROOM DETACHED VILLA TYPE - A



4 BEDROOM DETACHED VILLA
3RD FLOOR

ROOF FLOOR : 0.00
FINISHED FLOOR : 0.00



3 BEDROOM TOWNHOUSE VILLA TYPE - 3
STREET VIEW

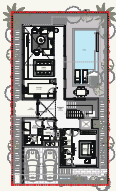
The 3 bedroom townhouse villa Type 3 brings a warmer character to the collection, its deep textures and natural features echoing the warm setting.



3 BEDROOM SEMI-DETACHED VILLA TYPE - B
GARDEN VIEW

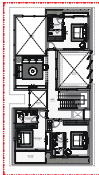
Floor plan - 3RD FLOOR
 4 BEDROOM STAIRLOOSE VILLA TYPE - B

3RD FLOOR



Floor plan - 3RD FLOOR
 4 BEDROOM STAIRLOOSE VILLA TYPE - B

3RD FLOOR



PLAN PLAN - 3RD FLOOR
4 BEDROOM STAIRS/LOBBY VILLA TYPE - B

ROOF FLOOR



ROOF FLOOR
4 BEDROOM STAIRS/LOBBY VILLA TYPE - B



4 BEDROOM STAIRS/LOBBY VILLA TYPE - B

ROOF FLOOR : 11.00m
STAIRS/LOBBY : 11.00m

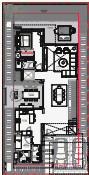


4 BEDROOM STANDALONE VILLA TYPE - A
STREET VIEW

This 4 bedroom standalone villa, Type A, offers a perfect balance of privacy and openness, its bold geometry and open terraces making a confident first impression.

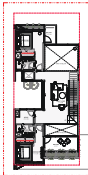
Floor plan - 4th version
4 bedrooms detached villa type - A

GROUND FLOOR



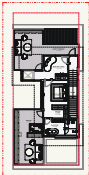
Floor plan - 4th version
4 bedrooms detached villa type - A

FIRST FLOOR



PLAN PLAN - 4th FLOOR
4 BEDROOM DETACHED VILLA TYPE - A

ROOF FLOOR



ROOF FLOOR
4 BEDROOM DETACHED VILLA TYPE - A



4 BEDROOM DETACHED VILLA
AREA OF ROOF

POOL AREA : 0.00
COVERED AREA : 0.00



4 BEDROOM HILLSBALONE VILLA TYPE - B
STREET VIEW

This is a two-story modern villa. Type B's architecture is defined by a series of vertical, rectangular elements and proportions, natural textures and light-colored openings to create a home that feels both sophisticated and deeply rooted.





4 BEDROOM VILLASALONE VILLA TYPE - B
GARDEN VIEW

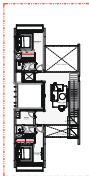
Floor plan - 4th version
4 bedrooms: STANALONE VILLA TYPE - B

GROUND FLOOR



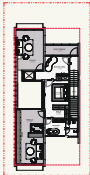
Floor plan - 4th version
4 bedrooms: STANALONE VILLA TYPE - B

FIRST FLOOR



PLAN PLE - 4TH FLOOR
4 BEDROOM DETACHED VILLA TYPE - B

ROOF FLOOR



GROUND FLOOR
4 BEDROOM DETACHED VILLA TYPE - B



4 BEDROOM DETACHED VILLA
AREA 25 SQM

ROOF FLOOR : 25.00
GROUND FLOOR : 25.00



**SEASIDE VILLA
DOUBLE-HEIGHT LIVING AREA**

Enhanced by a soaring ceiling and a sweeping structural staircase, this double-height living area is a statement of timeless elegance. Minimal detailing, refined finishes, and a soaring natural light create a setting of effortless grandeur.



**SEASIDE VILLA
DOUBLE-HEIGHT LIVING AREA**

Flowing generously from living to dining, this double-height space is designed for comfortable, life-giving conversations and happy moments bringing family and guests together with ease.



**SEASIDE VILLA
DOUBLE-HEIGHT LIVING AREA**

The double-height living area is the heart of the villa, a soaring volume where light, movement and craftsmanship come together. Floor-to-ceiling windows draw the outdoors in, filling the space with light and a sense of openness.



**SEASIDE VILLA
MASTER BEDROOM**

The master bedroom is a private retreat within the home, where soft light, soft textures, and refined detailing come together to offer a calm, luxurious experience and comfortable rest. It's a space that feels both grand and deeply personal.

STANDALONE VILLA MASTER WASHROOM



STANDALONE VILLA MASTER WARDROBE



The master washroom and wardrobe together form a private retreat for daily rituals, where subtle finishes and smart, integrated detailing turn everyday routines into quiet moments. Warm effect surfaces, soft ambient light, and elegant touches lend the washroom scope like serenity.

The deep-set privacy of the wardrobe frames your finest pieces with care. Effortless and intuitive, this is a space designed to help you prepare, reflect and begin each day with intention.



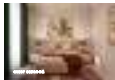


PRIMA ROOM



PRIMA ROOM

STANDALONE VILLA BEDROOMS



PRIMA ROOM

Dependent on the master suite, every bedroom in this residence is designed with the same care and attention from master bedroom to playful main spaces and welcoming guest quarters.

Each is combined with its own personality, inspired with texture, colour and natural light to create a rhythm of family life. Each room is isolated in character, offering every member of the household a space that feels entirely their own.

TOWNHOUSE RESIDENCES

ELIGANCE IN EVERY PROPORTION

Our townhouse residences at Sunlit Homes are designed so that every home enjoys its own generous private space, a rare sense of calm to breathe within a connected community.

Thoughtfully crafted with indoor living outdoor space and elevated finishes, each residence has been created to make everyday life feel swift, effortless and entirely your own.





**4 FLEX (4,000-4,500)
TYPE - A (190'0L)
TOWNHOUSE RESIDENCES**

This 4-floor townhouse pairs two floor double-height corner units with two floor double-height corner townhouse units, bringing architectural elegance and generous proportions together.



JOHN HANCOCK 1900



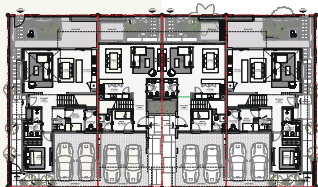
4 FLEX (4.5.5.4) TOWNHOUSE
TYPE - A (PHOTO)
STREET VIEW



4 FLEX (4.8.8.4) TOWNHOUSE
TYPE - A (HOTOLIN
GARDEN VIEW

PLAN F4B - 2ND FLOOR
4 FLEX TOWNHOMES (44.9-47)
TYPE - A (20FOLD)

2ND FLOOR

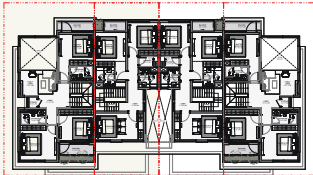


PLAN F4B - 2ND FLOOR
4 FLEX TOWNHOMES (44.9-47)
TYPE - A (20FOLD)

2ND FLOOR

PLAN TYPE - 4000 TOWNHOMES
4 FLEX TOWNHOMES (M.L.S.)
TYPE - A (30FOLD)

FIRST FLOOR



PLAN TYPE - 4000 TOWNHOMES
4 FLEX TOWNHOMES (M.L.S.)
TYPE - A (30FOLD)

FIRST FLOOR

modulul 10000
4 PLEI TORNADO: 60.0.41

TYPE - A (ISO40)



**4 plicuri tornado: modul
 400 x 1000**

PLAT BUN : **1.000**
PLATUL BUN : **1.000**



modulul 10000
4 PLEI TORNADO: 60.0.41

TYPE - A (ISO40)



**4 plicuri tornado: modul
 400 x 1000**

PLAT BUN : **1.000**
PLATUL BUN : **1.000**



**4 FLEX (0.0.0.0)
TYPE - B (TOWN)
TOWNHOUSE RESIDENCES**

This is three townhouse is a study in balance, comfort, privacy, being, bringing together four three-bedroom residences that each offer comfort, privacy, and considerable detail.



**4 FLEX (M.B.M) TOWNHOUSE
TYPE - B TYPICAL
STREET VIEW**



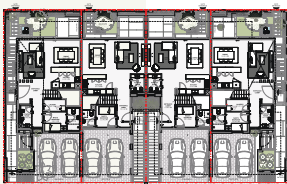
**4 FLEX (M.S.M) TOWNHOME
TYPE - B TARIFF
GARDEN VIEW**

PLAN 401 - 4TH FLOOR
4 FLEX TOWNHOMES (34.5x51)
TYPE - D 4TAD004

4TH FLOOR

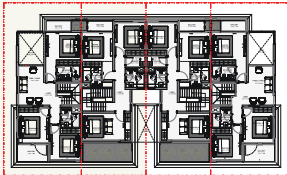
PLAN 401 - 4TH FLOOR
4 FLEX TOWNHOMES (34.5x51)
TYPE - D 4TAD004

4TH FLOOR



PLAN PLAN - 2000 2000
4 FLEX TOWNHOMES (M-1.5.1)
TYPE - B 4TAD000

FIRST FLOOR



PLAN PLAN - 2000 2000
4 FLEX TOWNHOMES (M-1.5.1)
TYPE - B 4TAD000

FIRST FLOOR

moderna milker
4 FLEX TORNADOE (MILK)

TYPB - B (STAND)



o osnovní rozměry výrobku
MM (v mm)

celá výš	= 1.800
rozteč MM	= 0.004



moderna milker
4 FLEX TORNADOE (MILK)

TYPB - B (STAND)



o osnovní rozměry výrobku
MM (v mm)

celá výš	= 1.800
rozteč MM	= 0.004





**4 FLEX M.A.A.H
TYPE - 6 OSPADA
TOWNHOME RESIDENCE**

The 4 Flex townhome Type C, brings together four townhome units with a 10' wide entrance, comfortable common properties, thoughtful layout and a strong sense of style and modernity.



4 FLEX 64.4.4.45 TOWNHOUSE
TYPE - 0 (SEPARA)
STREET VIEW



**4 FLEX (4,444) TOWNHOME
TYPE - C (PARK)
GARDEN VIEW**



LANDSCAPED BACKYARD 4 BEDROOM FLEX TOWNHOUSE

The private rear yard is where each townhome truly opens up, generous outdoor grounds designed for gathering, dining and relaxing beneath the open sky. With a fun game play of water, the calm of sun-glazery, and shade-trees that make you feel green through the warmth of the day.

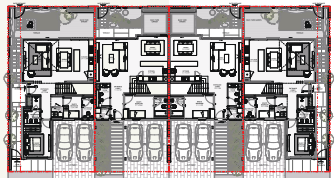


PLAN 401 - 402 TOWNHOMES
4 FLEX TOWNHOMES (41.4-41)
TYPE - D (3PAX)

GROUND FLOOR

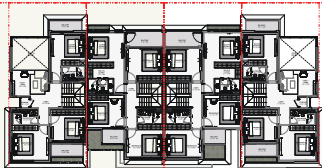
PLAN 401 - 402 TOWNHOMES
4 FLEX TOWNHOMES (41.4-41)
TYPE - D (3PAX)

GROUND FLOOR



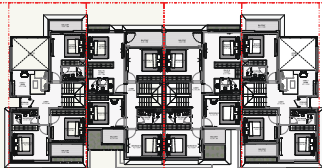
PLAN 401 - 402 TOWNHOMES
4 FLEX TOWNHOMES (41.4-41)
TYPE - D (3B2B)

FIFTH FLOOR



PLAN 401 - 402 TOWNHOMES
4 FLEX TOWNHOMES (41.4-41)
TYPE - D (3B2B)

FIFTH FLOOR



modulární nábytej
4 PLEK TOHROQUE 40.4-40

TYPE - 5 (3PANE)



4 samostatné vertikálne skrine
40.4-40 (3PANE)

PLATY 1000 **± 0.002**
CELKOVÁ ŠÍRKA **± 0.004**



modulární nábytej
4 PLEK TOHROQUE 40.4-40

TYPE - 5 (3PANE)



4 samostatné vertikálne skrine
40.4-40 (3PANE)

PLATY 1000 **± 0.002**
CELKOVÁ ŠÍRKA **± 0.004**



**4 BEDROOM TOWNHOUSE
LIVING AREA - PALLETTE A**

The living area connects the home to the street level through a modern design scheme and with a minimalist aesthetic. A large glass door allows natural light across the space, while open living and dining flow together with effortless grace.

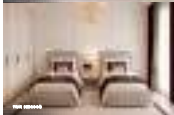


4 BEDROOM TOWNHOUSE
MARTIN BERGSON - PALETTE A

The master bedroom is the fullest expression of warm neutrals, deep cream and gold detailing comes together in graceful harmony. Elegant proportions and refined textures create a sense of fluidity, depth and volume.



TYPICAL BEDROOM



TYPICAL BEDROOM

4 BEDROOM TOWNHOUSE PALETTE A BEDROOMS



TYPICAL BEDROOM

The bedrooms are composed with warmth and quiet confidence, featuring soft textures with rich, neutral accents and gentle curves of gold. Each room is designed as a peaceful escape, where refined detailing and considered lighting create a sense of calm and comfort.

From the master to the main rooms, every space carries its own character while remaining part of one harmonious whole.





**A BEDROOM TOWNHOUSE
LIVING AREA - PALLETTE 1**

The living area is defined by its sense of openness, where generous windows allow natural light deep into the room. Beautifully finished flooring flows underneath to create a warm and welcoming atmosphere, anchoring the room.



**A BEDROOM TOWNHOUSE
LIVING AREA - PALLETTE A**

The interplay of materials takes centre stage, from the polished floor of the living to the crafted detailing that frames each wall and threshold. Light is casting warmth across the room, as light enters from the windows, while materials tell their story.



**A BEDROOM TOWNHOUSE
MARTIN BERGSON - PALETTE A**

The master bedroom brings together rusticity, light and line
 detail in effortless elegance. Its soft neutral palette is accented
 through patterned beds and elegant finishes. Full-height
 windows and floor-to-ceiling doors frame the space.



PHOTO: BOONBOON



PHOTO: BOONBOON

8 BEDROOM TOWNHOUSE PALETTE A BEDROOMS & KITCHEN



PHOTO

The bedroom architecture in Palette A is also shaped by warm, consistent detailing from soft red and terracotta tones to the natural grain of timber underfloor, softwood flooring, painted walls and carefully placed lighting being depth and texture to each room, which generates windows allow in light and calm.

Every detail is deliberate, comprising spaces that feel both grounded and innovative.





**4 FLEX (4,0,0,0,0,4)
TYPE - A (NOTED)
TOWNHOME LAYOUTS**

This is the townhome Type A, which together four bedroom corner townhome and four three bedroom townhome in a complex designed for modern family living. Each residence features a private patio or terrace area of outdoor space.



4 FLEX (CLASHED) TOWNHOUSE
TYPE - A (NOVOLD)
STREET VIEW



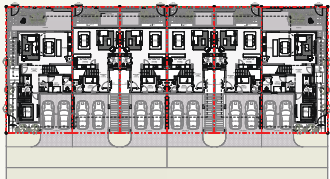
4 FLEX (CLASHED) TOWNHOUSE
TYPE - A (NOVOLD)
GARDEN VIEW

PLAN F416 - 2ND FLOOR
 4 FLEX TOWERS 14.5x14.5x14.5
 TYPE - A (20VOLD)

2ND FLOOR

PLAN F416 - 2ND FLOOR
 4 FLEX TOWERS 14.5x14.5x14.5
 TYPE - A (20VOLD)

2ND FLOOR

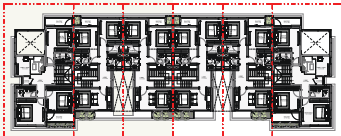


PLAN 1416 - 2000 10000
 4 FLEX TOWERHOUSE 14.5.0.5.0.00
 TYPE - A (20000)

FIFTH FLOOR

PLAN 1416 - 2000 10000
 4 FLEX TOWERHOUSE 14.5.0.5.0.00
 TYPE - A (20000)

FIFTH FLOOR



modulový systém
4 PLEX TOWER-0000 (4.5x4.5x4.5)

typ 1 - A (007041)



4 modulový systémový systém
4.5x4.5x4.5

celková výška **= 4.5m**
celková šířka **= 4.5m**



modulový systém
4 PLEX TOWER-0000 (4.5x4.5x4.5)

typ 1 - A (007041)



4 modulový systémový systém
4.5x4.5x4.5

celková výška **= 4.5m**
celková šířka **= 4.5m**



**6 FLEX (4,4,4,4,4,4)
TYPE - B SEPARATE
TOWNHOME RESIDENCES**

The 6 Flex townhome, Type B offers a two bedroom residence brought together in a harmonious architectural composition. Designed with a strong sense of balance and proportion, each home offers generous spaces and privacy.



2 FLEX 44.4.4.4.4 TOWNHOME
TYPE - B (SPADA)
STREET VIEW



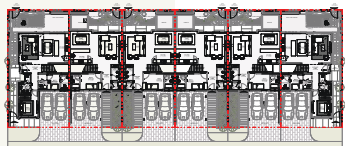
2 FLEX (4,4,4,4,4) TOWNHOME
TYPE - B (SPADA)
GARDEN VIEW

PLAN PLAN - 4TH FLOOR
4 FLDZ TOWNHOMES (A-A-A-A-A)
TYPE - B (B-B-B-B-B)

4TH FLOOR

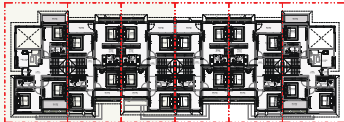
PLAN PLAN - 4TH FLOOR
4 FLDZ TOWNHOMES (A-A-A-A-A)
TYPE - B (B-B-B-B-B)

4TH FLOOR



PLAN PLAN - 2020 VERSION
4 FLOOR TOWNHOMES (A-A-A-A-A)
TYPE - B (B-B-B-B)

FIFTH FLOOR



PLAN PLAN - 2020 VERSION
4 FLOOR TOWNHOMES (A-A-A-A-A)
TYPE - B (B-B-B-B)

FIFTH FLOOR



STANDARD WALLS
4 FLOOR TOWERING 04.04.04.04

TYPE - B (SPARE)



4 STANDARD TOWERING SECTION
AREA (M²) 25.00

WALL TYPE **= 1.000**
STANDARD AREA **= 2.500**



STANDARD WALLS
4 FLOOR TOWERING 04.04.04.04

TYPE - B (SPARE)



4 STANDARD TOWERING SECTION
AREA (M²) 25.00

WALL TYPE **= 1.000**
STANDARD AREA **= 2.500**



**2 FLEX (4,8,8,8,8,8,48)
TOWNHOUSE (3PDR)**

This three-story townhouse brings together a graceful arrangement of four bedrooms, three bathrooms, and two three-bedroom porches thoughtfully designed to balance individuality with community, each residence offers generous living spaces.



**5 FLEX (4,5,6,7,8,9,10)
TOWNHOUSE (PADA)
STREET VIEW**



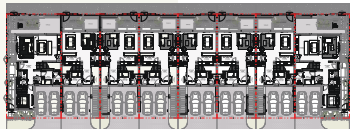
**2 FLEX (4,8,8,8,8,8,4)
TOWNHOUSE (SPADA)
GARDEN VIEW**

PLAN FLEX - 2000 TOWNHOMES
 0 FLEX TOWNHOMES - 14.0.0.0.0.0.0.0
 (SPARE)

SECOND FLOOR

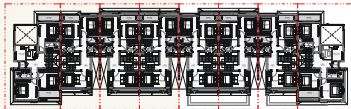
PLAN FLEX - 2000 TOWNHOMES
 0 FLEX TOWNHOMES - 14.0.0.0.0.0.0.0
 (SPARE)

SECOND FLOOR



PLAN PLAN - 2ND FLOOR
9 FLEX TOWNHOMES - 14.0.0.0.0.0.0.0
(SPARE)

FIRST FLOOR



PLAN PLAN - 2ND FLOOR
9 FLEX TOWNHOMES - 14.0.0.0.0.0.0.0
(SPARE)

FIRST FLOOR

STANDARD MILLER
Ø FLEX TOWNSHIP - 45.000.000.00
(SPARE)



4 STANDARD MILLER
Ø FLEX TOWNSHIP

Ø FLEX TOWNSHIP : 45.000.000.00
Ø FLEX TOWNSHIP : 45.000.000.00



STANDARD MILLER
Ø FLEX TOWNSHIP - 45.000.000.00
(SPARE)



4 STANDARD MILLER
Ø FLEX TOWNSHIP

Ø FLEX TOWNSHIP : 45.000.000.00
Ø FLEX TOWNSHIP : 45.000.000.00



**4 BEDROOM TOWNHOUSE
LIVING AREA - PALLETTE 2**

A refined composition of soft neutrals and contrasting blues the living area an understated sense of elegant harmony giving this daylight across the room, while carefully selected furnishings create a setting that feels warm and welcoming.



**4 BEDROOM TOWNHOUSE
MARTIN BERGOMI - PALETTE 3**

The master bedroom is a quiet expression of refined comfort where elegant detailing meets a softer, more intimate atmosphere. Layered textures, generous proportions and natural light create a private retreat designed for peaceful mornings and peaceful evenings.



TYPICAL BEDROOM



TYPICAL BEDROOM

4 BEDROOM TOWNHOUSE PALETTE B BEDROOMS



TYPICAL BEDROOM

Each bedroom is designed as a personal retreat with thoughtful detailing, soft textures and carefully framed natural light. From the welcoming typical bedrooms to the playful multi-space, every room carries its own character while maintaining the calm elegance of the home.



**A BEDROOM TOWNHOUSE
LIVING AREA - PALLETTE 2**

As another expression of contemporary elegance, the living area brings together deep tones, structural detailing and generous natural light. The carefully composed materials create a setting that feels sophisticated yet welcoming.





**A BEDROOM TOWNHOUSE
LIVING AREA - PALLETTE 2**

The dining and lounge areas flow together with an effortless sense of connection. Defined wall treatments, sculptural lighting and rich furnishings give the room its distinctive character, while vaporous windows keep the connection to the outdoors ever present.



**A BEDROOM TOWNHOUSE
MARTIN BERGSON - PALETTE 2**

The master bedroom articulates a strong expressive sense of beauty with rich textures, elegant patterns and warm, sophisticated lighting. Every element is composed to create a bedroom that feels deeply personal, indulgent and serene.

BEDROOM TOWNHOUSE
TYPICAL BEDROOM - PALETTE B



BEDROOM TOWNHOUSE
TWIN BEDROOM - PALETTE B



across every bedroom, refined detailing creates a sense of warmth
and intimacy. With modern, minimalist furnishings and
carefully chosen artwork, creating spaces for rest and retreat
while each room reflects its own distinct personality.



CLUSTER AMENITIES

EVERYTHING YOU NEED, CLOSE TO HOME

Each cluster at Eden Terrace is designed as a complete neighborhood, bringing the essentials of everyday life together within easy reach. From the clubhouse and pools to walking, dining, working and community services, every detail is crafted around convenience, comfort and an extraordinary sense of community and way of life that is truly extraordinary.



CLUSTER DIAGRAM





THE CLUSTER PARK

Thanksgiving brings nature into the heart of our play, the earth spinning
rapidly under the twinkling path lights as you relax, watching the twinkling
stars, family outings and spend time with friends and family.

And when the cluster comes in, it's the start of the way you live.





CLUSTER AMENITIES

THE CLUBHOUSE

The clubhouse is where the community comes together. Designed as an outdoor extension, it offers everything you need to gather, unwind and connect with elegant surroundings that make every moment feel effortless.

CLUSTER AMENITIES
INDOOR & OUTDOOR POOLS
DEDICATED FOR MEN & WOMEN



There is something so relaxing about water, or simply enjoy the warmth of the water. Modern with outdoor pools create spaces for both everyday wellness and leisurely afternoons, surrounded by an atmosphere designed for relaxation.

There, welcoming those naturally into everyday life.



POOL FOR MEN



POOL FOR WOMEN



Image: [illegible]



Image: [illegible]

CLUSTER WELLNESS: A SPACE TO RESTORE, FOR HIM DEDICATED MEN'S CLUBHOUSE

wellness becomes part of the story, in a clubhouse designed entirely
for men. A fully equipped gym, social, meeting room, and private office, a
dedicated space to truly restore and reset, right within your cluster.

A more balanced way of being close to home.



Image: [illegible]



Image: [illegible]



release stress and

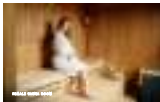
CLUSTER WELLNESS A SPACE TO RESTORE, FOR HER DEDICATED LADIES' CLUBHOUSE



release stress

release stress and

A more balanced way of living, closer to home.



release stress and



release stress and

CLUSTER AMENITIES

MOSQUE & COMMUNITY SERVICES



CLUSTER AMENITIES

RETAIL SHOPS



RETAIL SHOPS



RETAIL SHOPS



RETAIL SHOPS



RETAIL SHOPS

Everyday life is made easier with essential services closer to homes. The cluster mosques provide a place for prayer and reflection, while convenient community services bring everyday necessities within easy reach.

From retail shops and pharmacies to supermarkets, salons and barber shops, the thoughtful locations boost the safety

CLUSTER AMENITIES

CAFES, BAKERY & CASUAL RESTAURANTS



the pleasures of everyday dining are woven into the neighborhood
kitchen for a morning coffee, pick up something fresh from the
bakery, or gather with family and friends over a shared meal.
Familiar places, familiar flavors and spontaneous moments...and
there's no leaving.



CLUSTER AMENITIES MOVE. PLAY. RECONNECT.



Everything, convenience and active living come together within the community. The changing amenities support a more efficient way to stay fit that means, with less "play areas" made up of the little bits to explore play and fitness have friends. Supporting more cluster amenities to stay outside, stay active and enjoy the landscape on their own pace.

Thoughtful amenities that make every day easier, healthier and more convenient.





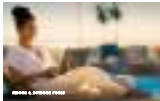
LOBBY ROOM



MEETING ROOMS

AZIZI BOUTIQUE 5-STAR HOTEL WHERE HOSPITALITY FEELS AT HOME

Our timeless collection of boutique five-star hotels sets the stage, bringing gracious hospitality, dining and leisure experiences directly into the community. Our hotel will include five other residences, retail and outdoor spaces, a five-screen cinema and an impressive grand ballroom accommodating larger guests, making it an ideal venue for weddings, gala dinners, corporate events and large-scale celebrations.



GRAND BALLROOM



WEDDING HALL

SCHOOL A FOUNDATION FOR TOMORROW



Designed to enhance learning from the earliest years, the school is built
therefore with accommodation up to 1000 students, including a dedicated
nursery for younger children. Thoughtfully designed within the
community, it brings education closer to home while creating an inspiring
environment where children can learn, discover and grow.

From their first steps in nursery to the years that follow, every stage of
learning begins under its roof.



Local governments in line off the water's leading and most vibrant real estate and lifestyle development companies. Established in 2007, the company has gained expertise in developing modern residential and commercial developments strategically located across some of India's most sought-after neighbourhoods. It is now leading the world's second largest wave of the high-density, high-end residential real estate development, encompassing the experience of its clients and communities. Delivering new through state-of-the-art professional management and modern development.

