



**THE VILLAGE**

COLLEGE TOWN

| *Badyã* |

A CITY OF NEW WORLDS



# BADYA UNIVERSITY

Nestled in the heart of The Village, Badya University is dedicated to revolutionizing higher education by offering a comprehensive and innovative learning experience. Badya's curriculum surpasses traditional learning, equipping students with critical thinking skills and practical knowledge. Through its partnership with the University of Texas Medical Branch, Badya provides unique research opportunities and student exchange programs, fostering a global perspective and solidifying its position as a regional leader.



Badya's schools of Medicine, Dentistry, Physical Therapy, Computing and Data Science, and Business and Applied Economics offer a diverse range of programs to meet the needs and aspirations of aspiring professionals.



# OPEN VIEW

All apartments have a stunning panorama featuring the triple view of:

- The Biggest Club in the West: extensive health and wellness facilities for both seasoned athletes and casual fitness enthusiasts.
- The Village's picturesque residential area and commercial strip; vibrant area with shops, cafes everything you need within reach.
- Badya University: cutting edge facilities in collaboration with UTMB. 

# Centralized Building

Common Space in G+1 Building, with the below amenities:

## Ground Floor:

- Storage: Convenient space for your belongings
- Gym: Fully-equipped for daily workouts
- Laundry: On-site for easy access
- Lockers: Secure storage for your personal items
- Mini Market: Stocked with everyday essentials
- Pharmacy: Your go-to for health and wellness needs

## First Floor:

- Study Area: A quiet space designed for focus and productivity

## Roof Area:

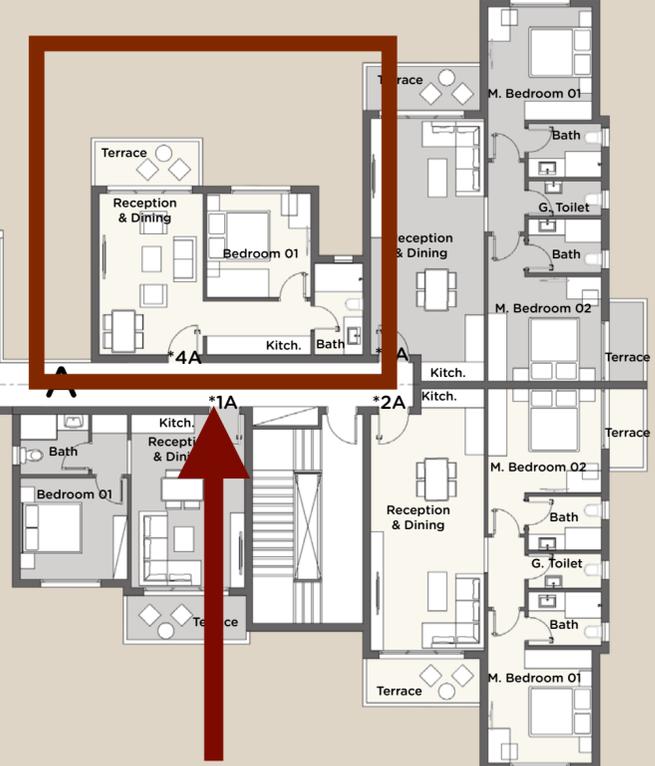
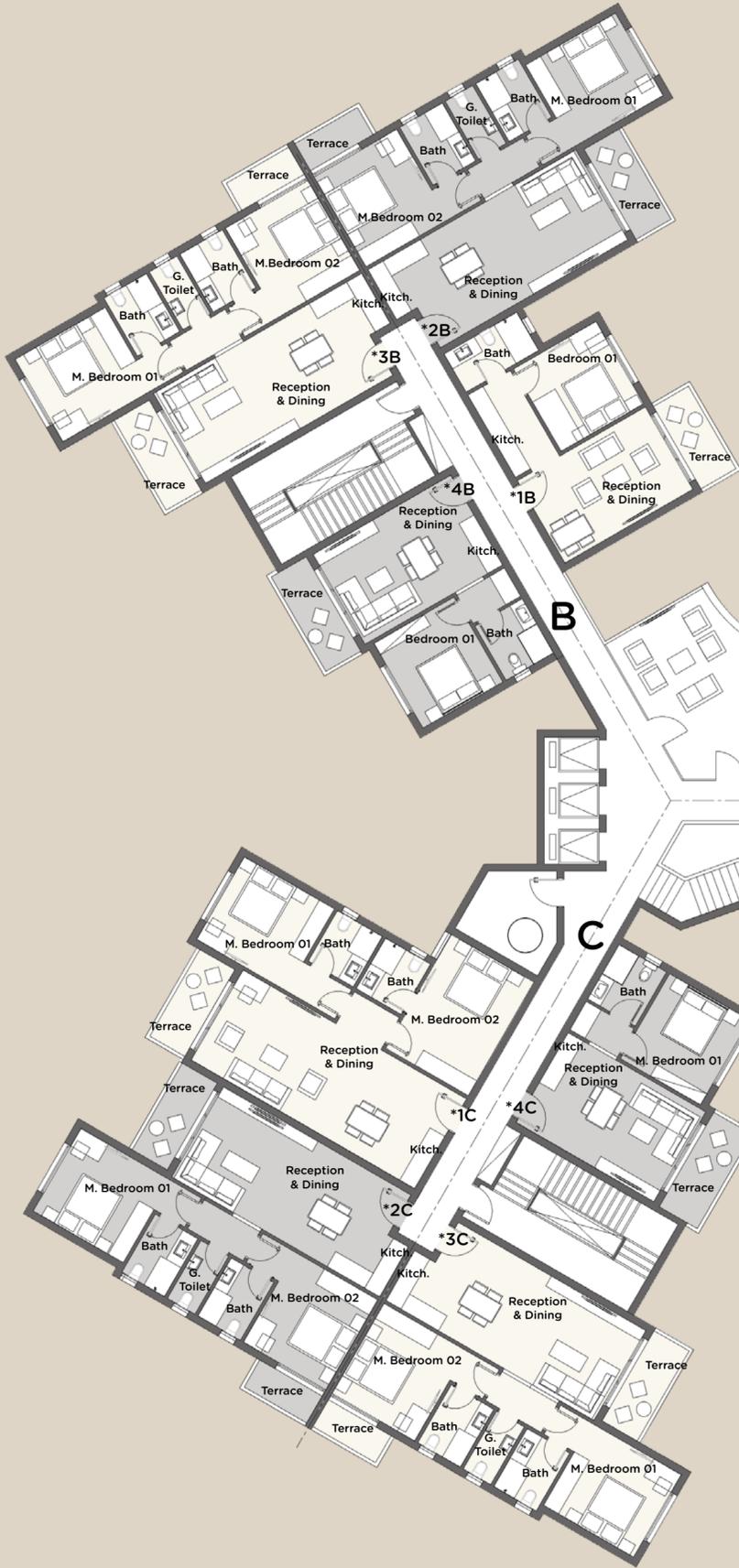
- Barbecue & Outdoor: Semi-shaded lounge perfect for gatherings



# TYPE. Y

G + 5  
G + 6  
G + 7

Typical with  
Amentieis 1<sup>st</sup>+2<sup>nd</sup>



#### DISCLAIMER

- Visual materials are not to scale and are intended for illustrative purpose
- All landscaping and pools are not included in the property and solely for illustrative purpose
- Terraces and exterior elements may vary upon elevation
- Palm Hills Developments retain the right to make alterations
- The above areas do not include the penthouse and the garage areas
- Penthouses are added upon request
- Unit costs are not inclusive of Pergolas.

#### Apartment \*1A - BUA: 63.65 m<sup>2</sup>

|                                  |                                       |
|----------------------------------|---------------------------------------|
| Reception - Dining - Kitchenette | (3.60 m x 4.90 m) - (2.00 m x 0.60 m) |
| Bedroom 01                       | 3.40 m x 3.20 m                       |
| Bathroom                         | 2.20 m x 1.90 m                       |
| Lobby/Storage                    | 1.15 m x 1.90 m                       |
| Terrace                          | 3.80 m x 1.40 m                       |

#### Apartment \*2A - BUA: 111.65 m<sup>2</sup>

|                                  |                                       |
|----------------------------------|---------------------------------------|
| Entrance Lobby                   | 1.60 m x 1.30 m                       |
| Reception - Dining - Kitchenette | (3.60 m x 6.20 m) - (2.00 m x 2.10 m) |
| Master Bedroom 01 - Bathroom     | (3.30 m x 3.60 m) - (2.30 m x 1.70 m) |
| Master Bedroom 02 - Bathroom     | (3.60 m x 3.30 m) - (2.30 m x 1.70 m) |
| G.Toilet                         | 2.30 m x 1.10 m                       |
| Terrace 1                        | 3.60 m x 1.40 m                       |
| Terrace 2                        | 2.50 m x 1.10 m                       |

#### Apartment \*3A - BUA: 111.10 m<sup>2</sup>

|                                  |                                       |
|----------------------------------|---------------------------------------|
| Entrance Lobby                   | 1.60 m x 1.30 m                       |
| Reception - Dining - Kitchenette | (3.60 m x 6.20 m) - (2.00 m x 2.10 m) |
| Master Bedroom 01 - Bathroom     | (3.30 m x 3.60 m) - (2.30 m x 1.70 m) |
| Master Bedroom 02 - Bathroom     | (3.60 m x 3.30 m) - (2.30 m x 1.70 m) |
| G.Toilet                         | 2.30 m x 1.10 m                       |
| Terrace 1                        | 3.60 m x 1.40 m                       |
| Terrace 2                        | 2.50 m x 1.10 m                       |

#### Apartment \*4A - BUA: 63.90 m<sup>2</sup>

|                    |                 |
|--------------------|-----------------|
| Reception - Dining | 3.30 m x 5.10 m |
| Kitchenette        | 3.30 m x 1.70 m |
| Bedroom 01         | 3.30 m x 3.30 m |
| Bathroom           | 1.55 m x 2.90 m |
| Terrace            | 3.30 m x 1.40 m |

#### Apartment \*1B - BUA: 63.90 m<sup>2</sup>

|                    |                 |
|--------------------|-----------------|
| Reception - Dining | 5.10 m x 3.30 m |
| Kitchenette        | 1.70 m x 3.30 m |
| Bedroom 01         | 3.30 m x 3.30 m |
| Bathroom           | 2.90 m x 1.55 m |
| Terrace            | 1.40 m x 3.30 m |

#### Apartment \*2B - BUA: 111.10 m<sup>2</sup>

|                                  |                                       |
|----------------------------------|---------------------------------------|
| Entrance Lobby                   | 1.60 m x 1.30 m                       |
| Reception - Dining - Kitchenette | (3.60 m x 6.20 m) - (2.10 m x 2.00 m) |
| Master Bedroom 01 - Bathroom     | (3.60 m x 3.30 m) - (1.70 m x 2.30 m) |
| Master Bedroom 02 - Bathroom     | (3.30 m x 3.60 m) - (1.70 m x 2.30 m) |
| G.Toilet                         | 1.10 m x 2.30 m                       |
| Terrace 1                        | 1.40 m x 3.60 m                       |
| Terrace 2                        | 2.50 m x 1.10 m                       |

#### Apartment \*3B - BUA: 111.65 m<sup>2</sup>

|                                  |                                       |
|----------------------------------|---------------------------------------|
| Entrance Lobby                   | 1.60 m x 1.30 m                       |
| Reception - Dining - Kitchenette | (3.60 m x 6.20 m) - (2.10 m x 2.00 m) |
| Master Bedroom 01 - Bathroom     | (3.60 m x 3.30 m) - (1.70 m x 2.30 m) |
| Master Bedroom 02 - Bathroom     | (3.30 m x 3.60 m) - (1.70 m x 2.30 m) |
| G.Toilet                         | 1.10 m x 2.30 m                       |
| Terrace 1                        | 1.40 m x 3.60 m                       |
| Terrace 2                        | 2.50 m x 1.10 m                       |

#### Apartment \*4B - BUA: 63.65 m<sup>2</sup>

|                                  |                                       |
|----------------------------------|---------------------------------------|
| Reception - Dining - Kitchenette | (3.60 m x 4.90 m) - (2.00 m x 0.60 m) |
| Bedroom 01                       | 3.40 m x 3.20 m                       |
| Bathroom                         | 2.20 m x 1.90 m                       |
| Lobby/Storage                    | 1.15 m x 1.90 m                       |
| Terrace                          | 3.80 m x 1.40 m                       |

#### Apartment \*1C - BUA: 109.25 m<sup>2</sup>

|                                  |                                       |
|----------------------------------|---------------------------------------|
| Reception - Dining - Kitchenette | (3.60 m x 8.35 m) - (0.60 m x 2.10 m) |
| Master Bedroom 01 - Bath         | (3.30 m x 3.60 m) - (2.00 m x 1.80 m) |
| Master Bedroom 02 - Bath         | (4.55 m x 3.30 m) - (2.00 m x 1.80 m) |
| Terrace                          | 1.40 m x 3.45 m                       |

#### Apartment \*2C - BUA: 109.95 m<sup>2</sup>

|                                  |                                       |
|----------------------------------|---------------------------------------|
| Entrance Lobby                   | 1.60 m x 1.30 m                       |
| Reception - Dining - Kitchenette | (3.60 m x 6.15 m) - (2.00 m x 2.10 m) |
| Master Bedroom 01 - Bathroom     | (3.30 m x 3.60 m) - (2.30 m x 1.70 m) |
| Master Bedroom 02 - Bathroom     | (3.60 m x 3.30 m) - (2.30 m x 1.70 m) |
| G.Toilet                         | 2.30 m x 1.10 m                       |
| Terrace 1                        | 3.45 m x 1.40 m                       |
| Terrace 2                        | 1.10 m x 2.50 m                       |

#### Apartment \*3C - BUA: 111.65 m<sup>2</sup>

|                                  |                                       |
|----------------------------------|---------------------------------------|
| Entrance Lobby                   | 1.60 m x 1.30 m                       |
| Reception - Dining - Kitchenette | (3.60 m x 6.15 m) - (2.00 m x 2.10 m) |
| Master Bedroom 01 - Bathroom     | (3.30 m x 3.60 m) - (2.30 m x 1.70 m) |
| Master Bedroom 02 - Bathroom     | (3.60 m x 3.30 m) - (2.30 m x 1.70 m) |
| G.Toilet                         | 2.30 m x 1.10 m                       |
| Terrace 1                        | 3.60 m x 1.40 m                       |
| Terrace 2                        | 1.10 m x 2.50 m                       |

#### Apartment \*4C - BUA: 63.65 m<sup>2</sup>

|                                  |                                       |
|----------------------------------|---------------------------------------|
| Reception - Dining - Kitchenette | (3.60 m x 4.90 m) - (2.00 m x 0.60 m) |
| Bedroom 01                       | 3.40 m x 3.20 m                       |
| Bathroom                         | 2.20 m x 1.90 m                       |
| Lobby/Storage                    | 1.15 m x 1.90 m                       |
| Terrace                          | 3.80 m x 1.50 m                       |