

# ella Extension



## BADYA ANCHORS KEY MAP



- Schools
- Badya International University
- Palm Hills Club
- Equestrian
- Right To Dream



- 50 Feddans
- Product Mix

- Z2
- S2
- N2
- THS3
- THS4



# Villa Type S2

Total Land Area 268.00 m<sup>2</sup>

Total Built Up Area  
(Ground + First) 205.00 m<sup>2</sup>

Optional

Car Pergola 27.00 m<sup>2</sup>

Penthouse Area 40.00 m<sup>2</sup>

Roof Terrace Area 48.00 m<sup>2</sup>

Roof Pergola Area 10.50 m<sup>2</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.

# Villa Type S2



Ground Floor



First Floor



Penthouse Floor

## GROUND FLOOR

Porch	3.85 m x 1.30 m
Vestibule	1.75 m x 6.35 m
Reception & Dining -Terrace	(6.65m x 5.70m) - (5.75m x 1.15m)
Kitchen	3.70 m x 3.05 m
Maid's Room - Bath	(1.90 m x 1.70 m) - (1.35 m x 1.70 m)
Guest Toilet	1.90 m x 1.20 m

## FIRST FLOOR

Master Bedroom 1- Dressing- Bath	(3.80 m x 3.65 m) - (1.00 m x1.50 m) - (2.70 m x 2.10 m)
Master Bedroom 2 - Bath	(4.15 m x 3.50 m) - (2.75 m x 1.55 m)
Master Bedroom 3 - Bath	(3.65 m x 3.50 m) - (2.85 m x 1.50 m)
Kitchenette	1.00 m x 2.70 m
Corridor	1.25 m x 7.65 m

## PENTHOUSE FLOOR

Living Room	3.60 m x 3.60 m
Bath	2.50 m x 2.65 m
Kitchenette	1.60 m x 1.15 m