



VILLANOVA

فيلانوفا



# **VILLANOVA**

## **Phase 2 – La Quinta**

**11<sup>th</sup> Jan 2017**



# Villanova - Project Location

Villanova Community Development is situated on the south east side of the Dubailand, an area which is planned to accommodate most of the new residential investments in Dubai.









The Local Development Framework consists of mainly residential developments, such as The Villa, DLRC, Dubai Silicon Oasis, Falcon City, as well as activity centers such as Dubai Outlet Mall, Global Village and Academic City are suited in a close proximity of the project site.

The Development is suited along the Emirate Road, Near to the intersection Al Ain and Sheikh Mohammed Bin Zayed Road.



## Existing developments within the project site's vicinity:

- |  |                         |  |
|--|-------------------------|--|
| 01 - City of Arabia                    | 09 - Sustainable city   | 17 - Al Habtoor Polo and Equestrian Club |
| 02 - Falconcity of Wonders             | 10 - Mudon              |  |
| 03 - The Villa                         | 11 - Motor City         |  |
| 04 - Dubailand Residence Complex       | 12 - Jumeirah Park Nova |  |
| 05 - Queue Point Liwan                 | 13 - Springs            |  |
| 06 - Dubai Silicon Oasis               | 14 - Meadows            |  |
| 07 - Dubai International Academic City | 15 - Emirates Hill      |  |
| 08 - Arabian Ranches                   | 16 - The lakes          |  |

 30 minutes / دقيقة 30 Downtown Dubai / داون تاون دبي	 15 minutes / دقيقة 15 Al Maktoum International Airport / مطار آل مكتوم الدولي	 7 minutes / دقائق 7 Global Village / القرية العالمية	 5 minutes / دقائق 5 Sheikh Mohammed Bin Zayed Road / شارع الشيخ محمد بن زايد
 5 minutes / دقائق 5 Hamdan Sports Complex / مجمع حمدان بن راشد الرياضي	 15 minutes / دقيقة 15 EXPO 2020 Site / موقع إكسبو 2020	 10 minutes / دقائق 10 Motor City / موتور سيتي	 5 minutes / دقائق 5 Dubai Cycling Course / مضمار دبي للدراجات الهوائية

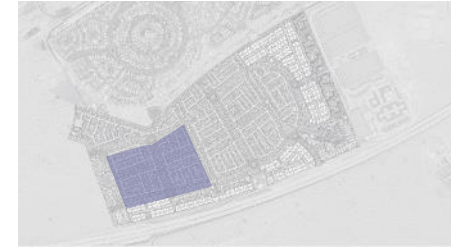
# Villanova - Project Location



Phase 2 – La Quinta



# Villanova – Phase 2 – La Quinta



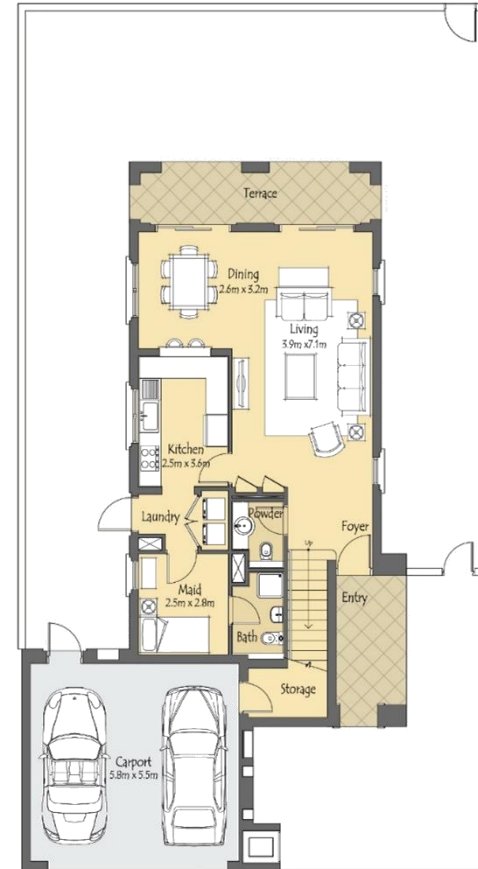
# Unit Types – Villa 1



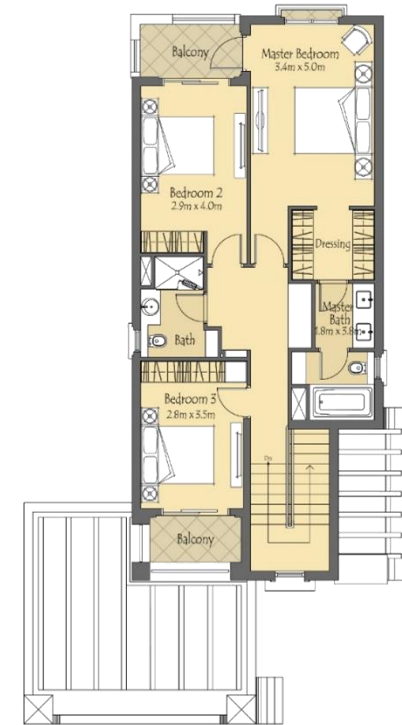
## Villa 1 3 Bedroom unit + Maids Room

- **Plot Dimension:** 13mx25m
- **Plot Area:** 325 sqm; 3,498.27 sqft
- **Total no. of units in Phase 2:** 128

# Storeys	Suite Area	Balcony	Carport (Excluded from BUA)	Built Up Area (Sq.M)
G+1	179.04	25.69	39.85	204.73



GROUND LEVEL



FIRST LEVEL

## Unit Types – Villa 1 Mediterranean Theme





## Unit Types – Villa 1 Portuguese Theme



# Unit Types – Villa 2



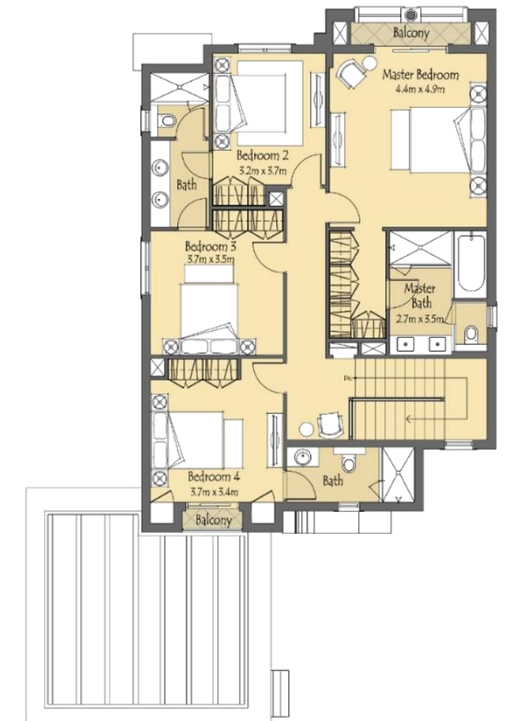
## Villa 2 4 Bedroom unit + Maids Room

- **Plot Dimension:** 16mx25m
- **Plot Area:** 400 sqm; 4,305.56 sqft
- **Total no. of units in Phase 2:** 78

# Storeys	Suite Area	Balcony	Carport (Excluded from BUA)	Built Up Area (Sq.M)
G+1	243.25	26.04	39.76	269.29



GROUND LEVEL



FIRST LEVEL

## Unit Types – Villa 2 Mediterranean Theme



## Unit Types – Villa 2 Portuguese Theme



# Villa 1 & 2 Interior Design Concept



# Villa 1 & 2 Interior Design Concept



# Villa 1 & 2 Interior Design Concept



## Villa 1 & 2 Interior Design Concept





# Unit Types – Villa 3



## Villa 3 5 Bedroom unit + Maids Room

- **Plot Dimension:** 18mx25m
- **Plot Area:** 400 sqm; 4, 845.76 sqft
- **Total no. of units in Phase 1:** 24

# Storeys	Suite Area	Balcony	Carport (Excluded from BUA)	Built Up Area (Sq.M)
G+1	280.77	33.81	54.95	314.58



GROUND LEVEL



FIRST LEVEL

## Unit Types – Villa 3 Mediterranean Theme



## Unit Types – Villa 3 Portuguese Theme



# Unit Types – Villa 4



## Villa 4 5 Bedroom unit + Maids Room+ 1<sup>st</sup> Floor Family Room

- **Plot Dimension:** 18mx25m
- **Plot Area:** 400 sqm; 4, 845.76 sqft
- **Total no. of units in Phase 2:** 19

# Storeys	Suite Area	Balcony	Carport (Excluded from BUA)	Built Up Area (Sq.M)
G+1	317.31	41.53	60.23	358.84



GROUND LEVEL



FIRST LEVEL

## Unit Types – Villa 4 Mediterranean Theme



## Unit Types – Villa 4 Portuguese Theme



# Villa 3 & 4 Interior Design Concept



# Villa 3 & 4 Interior Design Concept





# Villa 3 & 4 Interior Design Concept



# Villa 3 & 4 Interior Design Concept



# Community Facilities



La Quinta is supported by Community Facility area, that contains:

- Pool House with Toilets, Showers and Changing areas
- Children Play Ground
- Sport Court





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Thank You