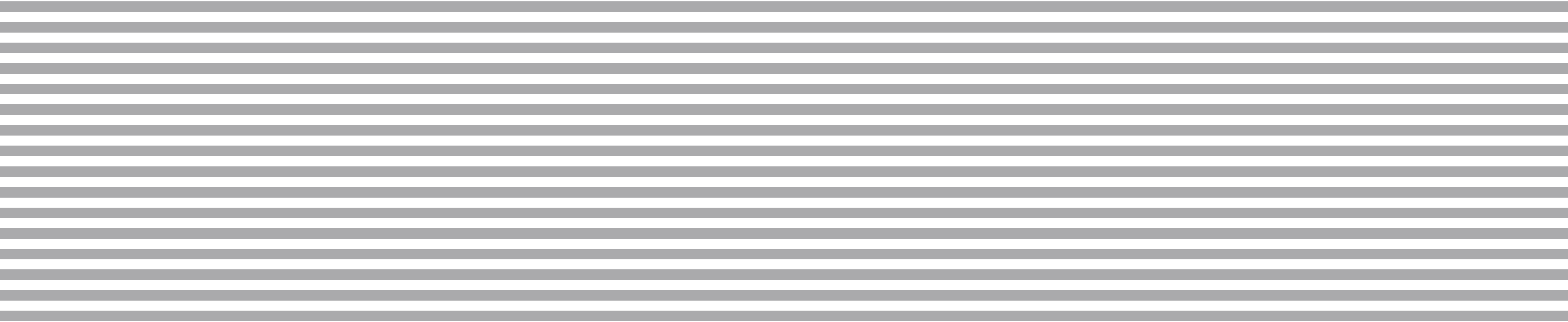


TYPICAL FLOORPLANS

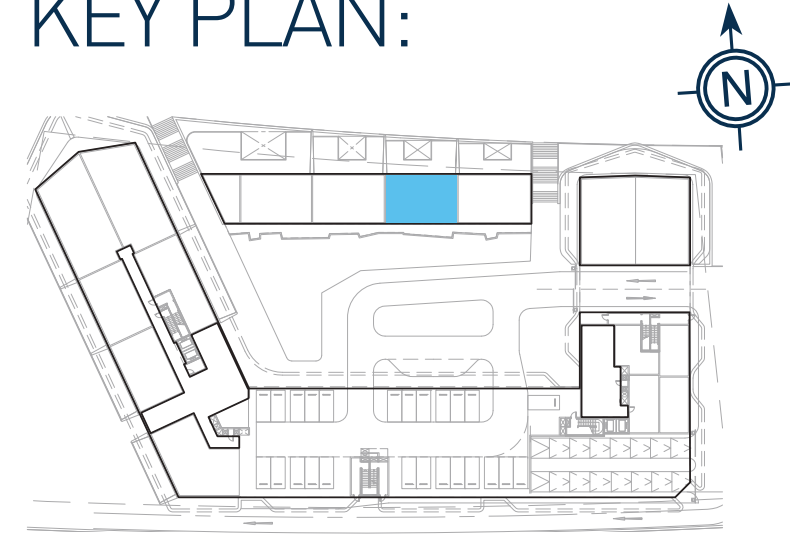
الرسومات والمخططات الهندسية



# 3 BEDROOM TOWNHOUSE

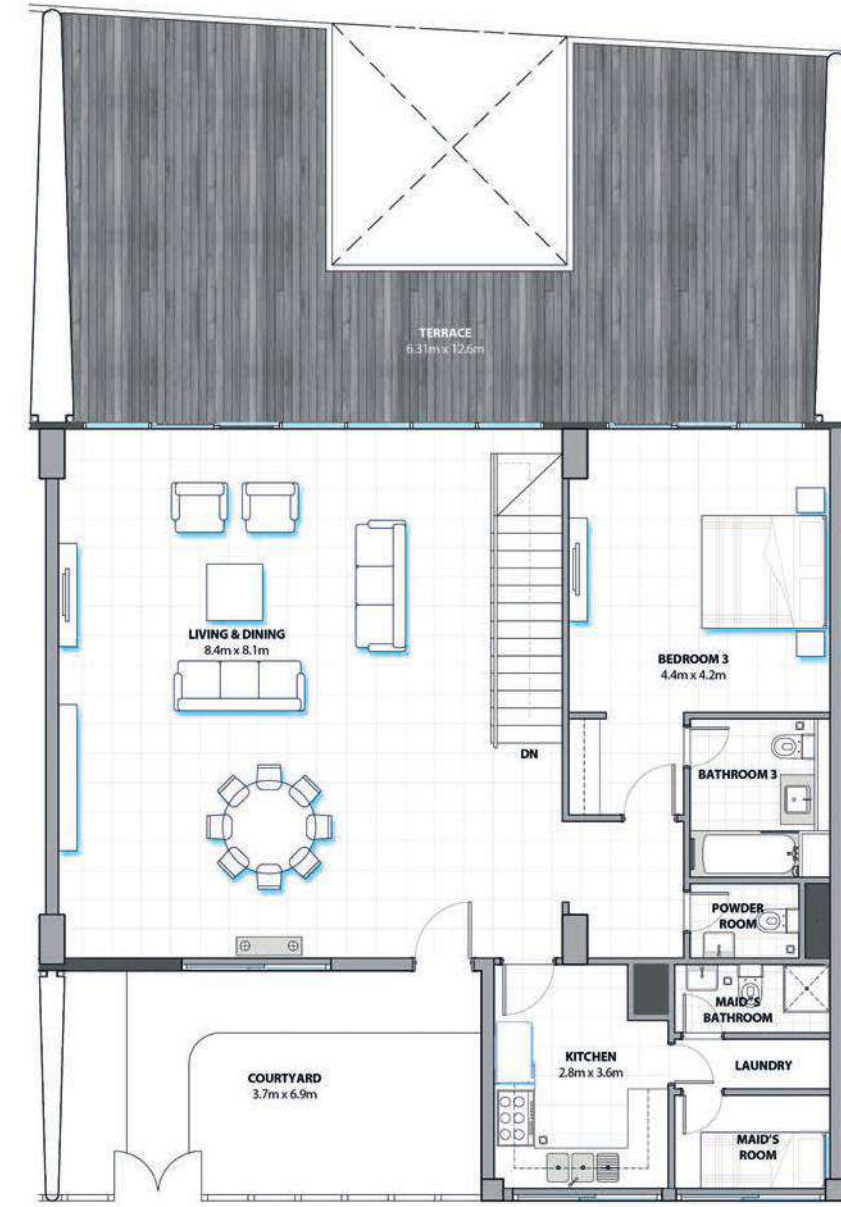
## UPPER FLOOR

KEY PLAN:



## DIMENSIONS:

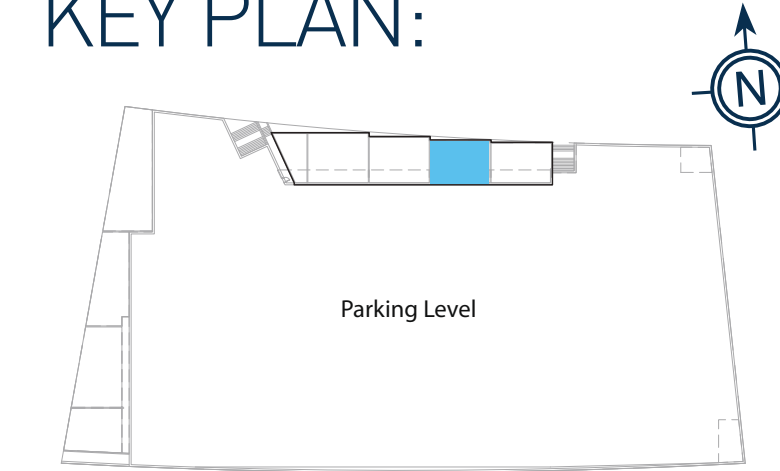
Upper Floor Suite area	1,387.2 SQ.FT (128.8 SQ.MT)
Upper Floor Balcony area	601.3 SQ.FT (55.8 SQ.MT)
Courtyard area	282.5 SQ.FT (26.2 SQ.MT)
Upper Floor Total area	2,271.0 SQ.FT (210.8 SQ.MT)
Total Unit area	2,271.0 SQ.FT (327.6 SQ.MT)



# 3 BEDROOM TOWNHOUSE

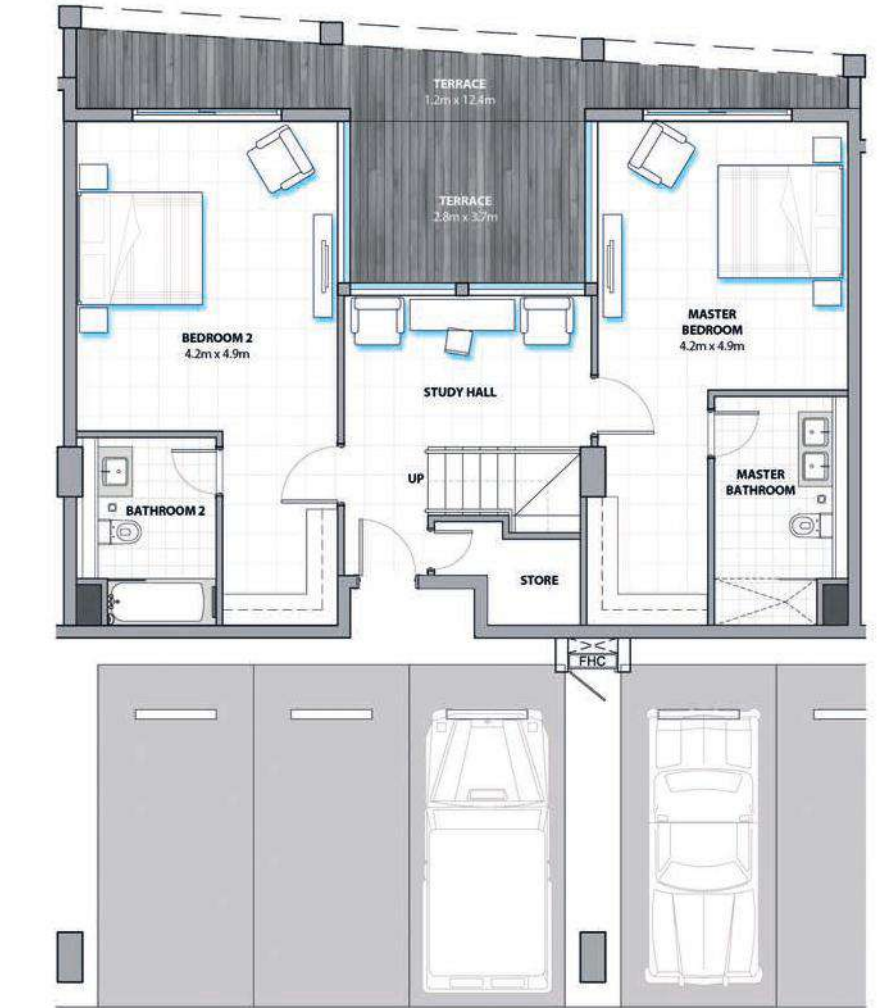
## LOWER FLOOR

KEY PLAN:



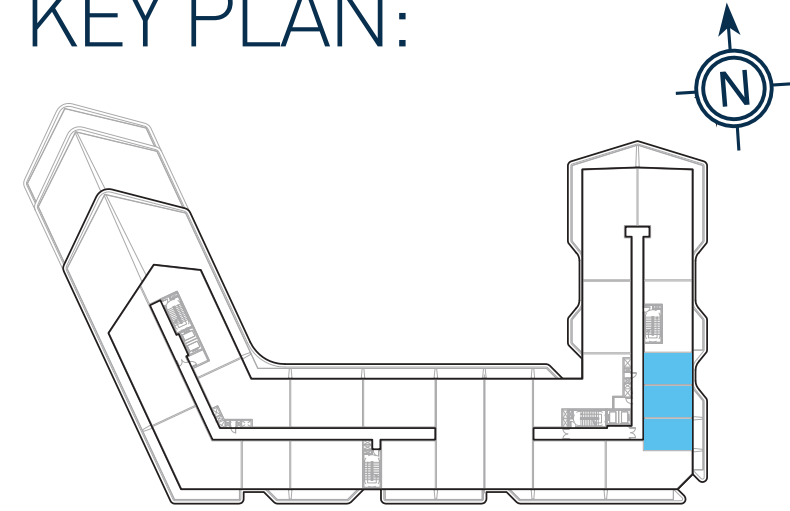
## DIMENSIONS:

Lower Floor Suite area	977.4 SQ.FT (90.8 SQ.MT)
Lower Floor Balcony area	280.4 SQ.FT (26.0 SQ.MT)
Lower Floor Total area	1,257.8 SQ.FT (116.8 SQ.MT)
Total Unit area	3,529.6 SQ.FT (327.6 SQ.MT)



# STUDIO

## KEY PLAN:



## DIMENSIONS:

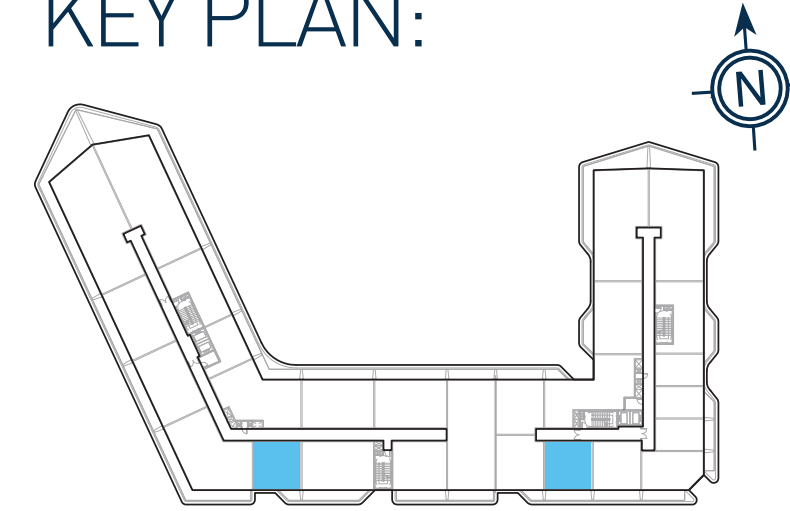
Suite area	499.7 SQ.FT (46.4 SQ.MT)
Balcony area*	105.8 SQ.FT (9.8 SQ.MT)
<b>Total area</b>	<b>605.5SQ.FT (56.2 SQ.MT)</b>

\* For specific apartment location and adjacent balcony area please refer to the area schedule.



# 1 BEDROOM

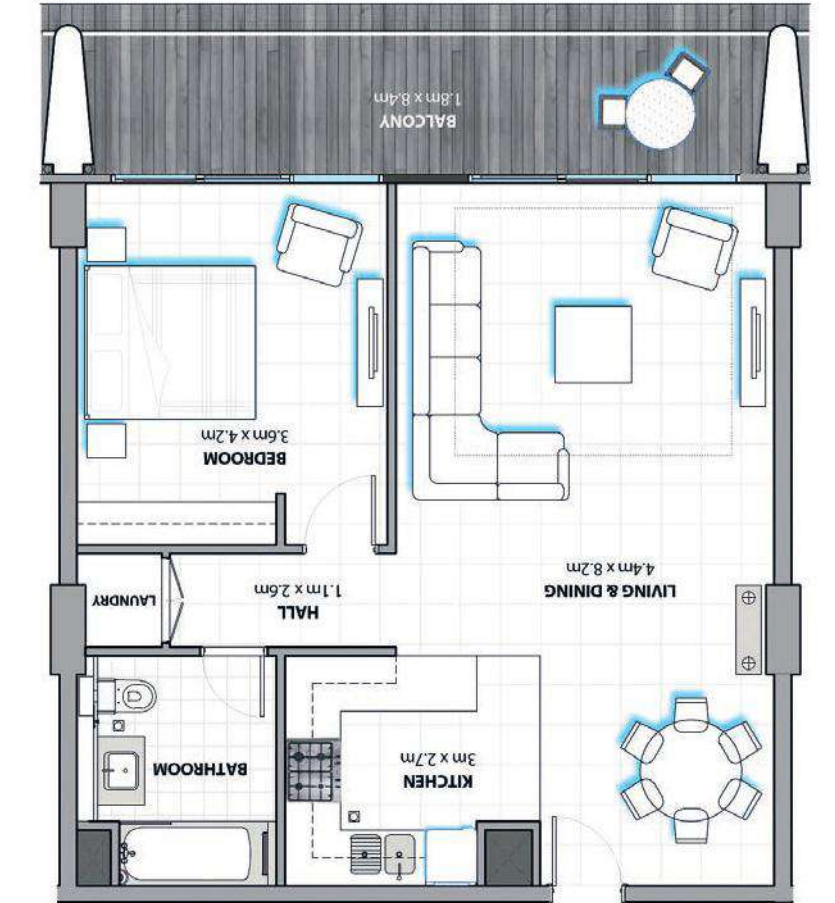
## KEY PLAN:



## DIMENSIONS:

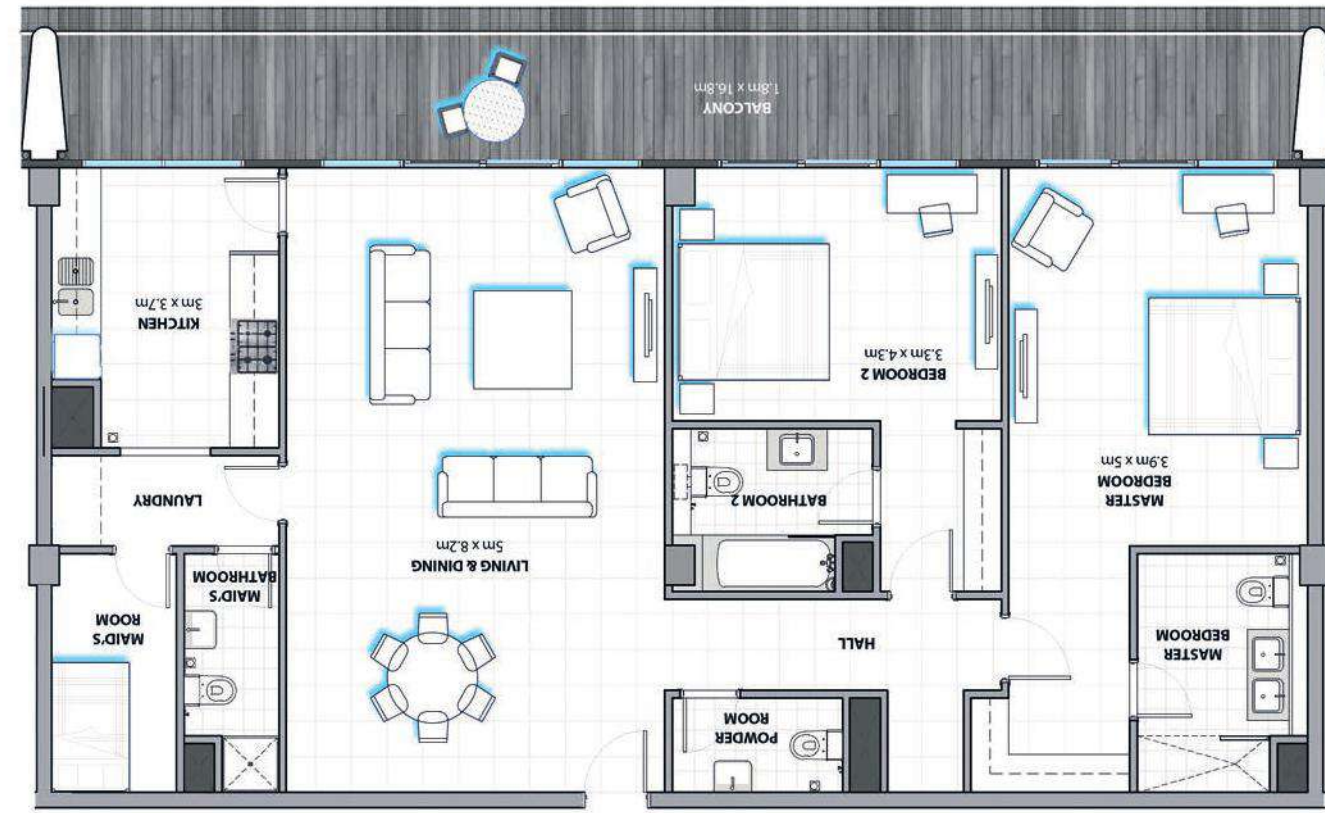
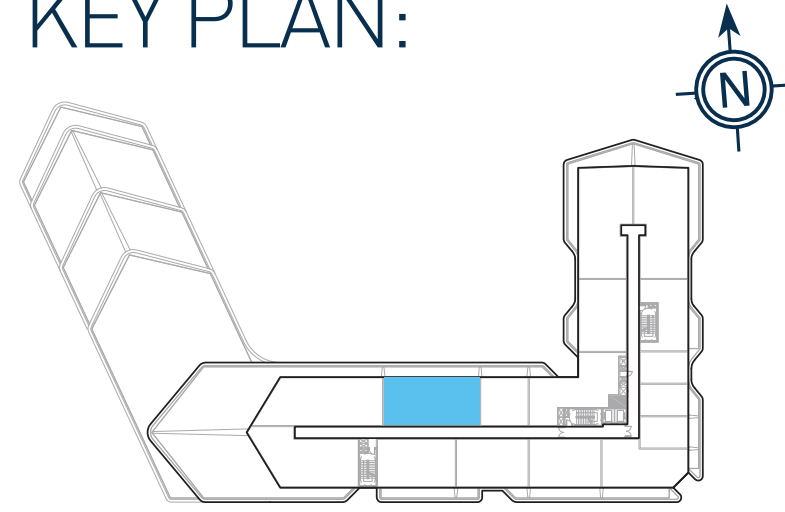
Suite area	752.5 SQ.FT (69.9 SQ.MT)
Balcony area*	161.5 SQ.FT (15.0 SQ.MT)
<b>Total area</b>	<b>914.0 SQ.FT (84.9 SQ.MT)</b>

\* For specific apartment location and adjacent balcony area please refer to the area schedule.



# 2 BEDROOM

## KEY PLAN:



## DIMENSIONS:

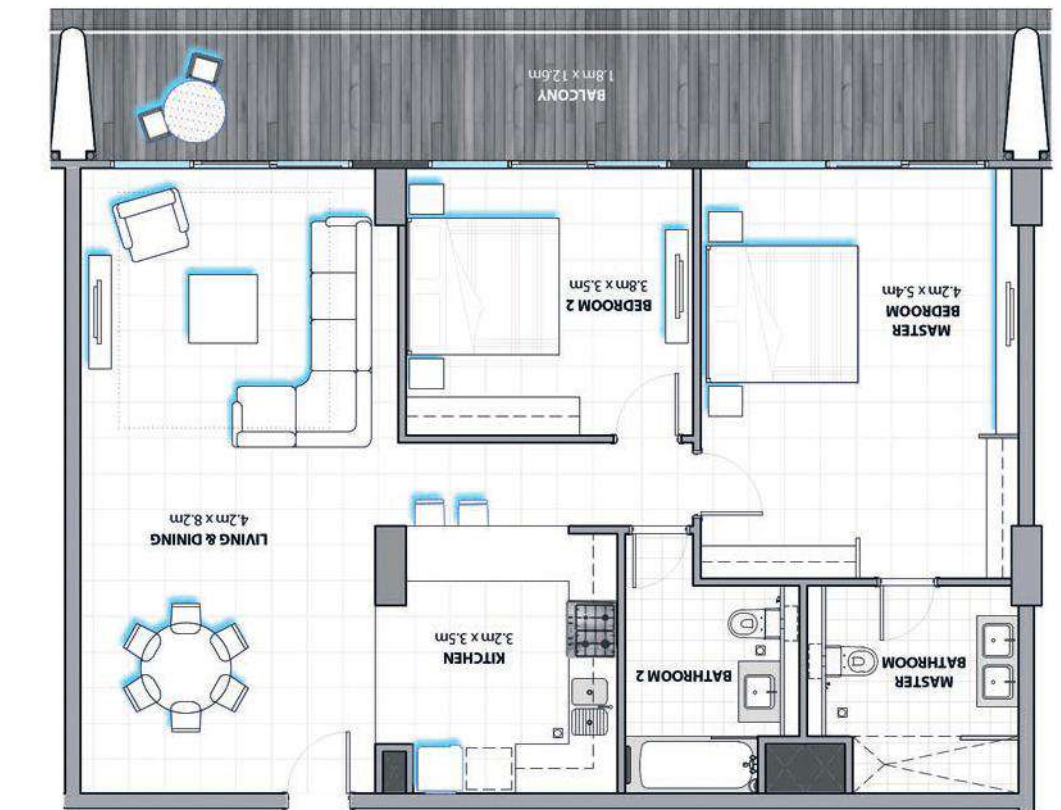
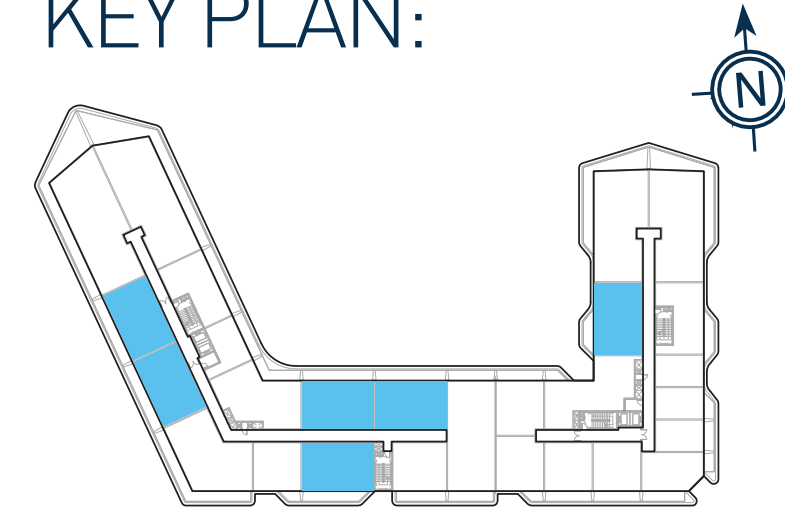
Suite area	1,498.4 SQ.FT (139.2 SQ.MT)
Balcony area	323.2 SQ.FT (30.0 SQ.MT)
<b>Total area</b>	<b>1,821.6 SQ.FT (169.2 SQ.MT)</b>

DISCLAIMER: The Purchaser acknowledges that anything contained in any brochures, drawings, plans, advertisements, or other marketing materials, or any statements made by the Vendor's sale representatives is intended only for illustration purposes, and there is no warranty or representation contained herein on the part of the Vendor as to the area of the Property or any other matter. The Purchase Price is not calculated on a price per square meter basis. Accordingly, the Purchaser shall not be entitled to any abatement or refund of the Purchase Price based on the precise area and/or final configuration of the completed Property



# 2 BEDROOM

## KEY PLAN:



## DIMENSIONS:

Suite area	1,131.4 SQ.FT (105.1 SQ.MT)
Balcony area*	242.4 SQ.FT (22.5 SQ.MT)
<b>Total area</b>	<b>1,373.8 SQ.FT (127.6 SQ.MT)</b>

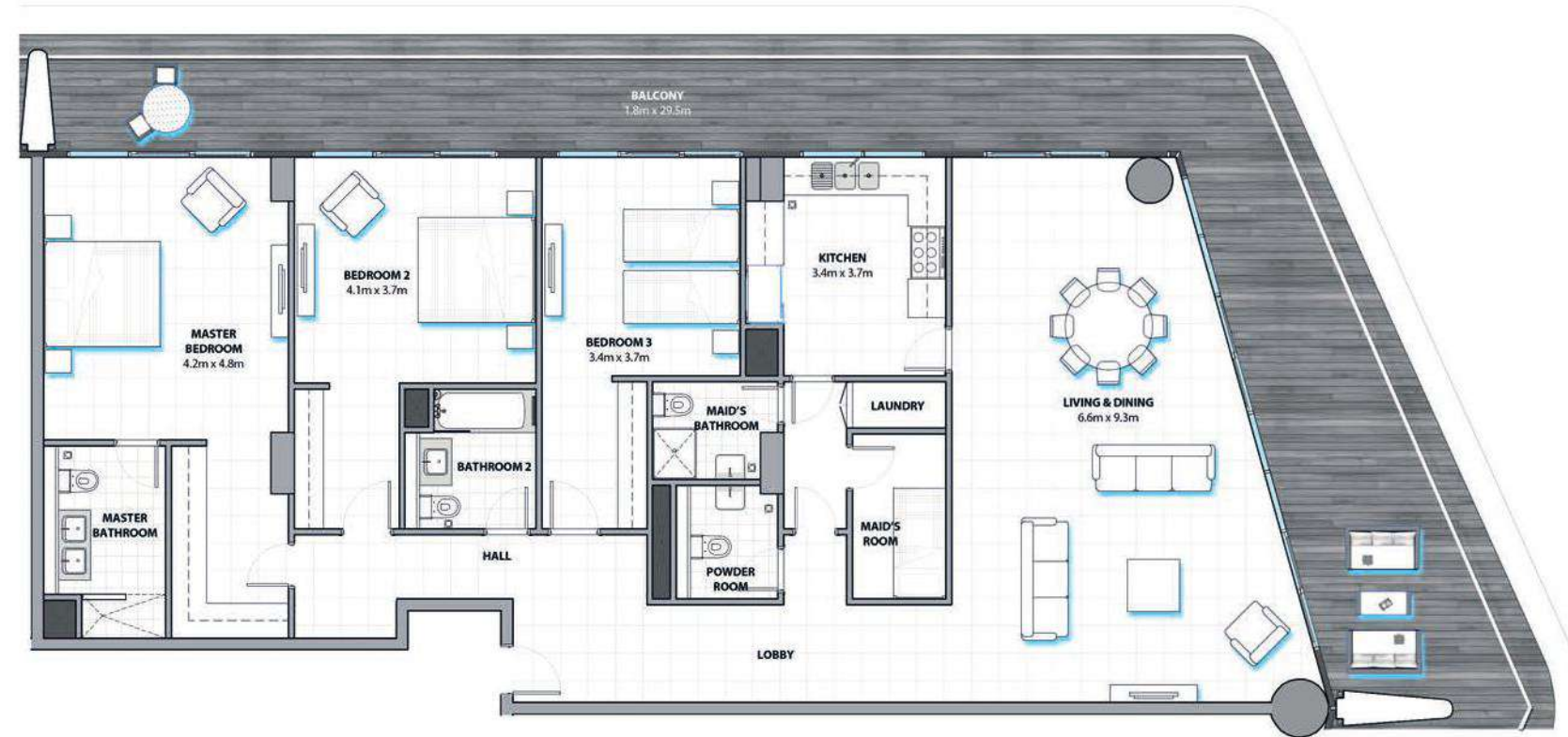
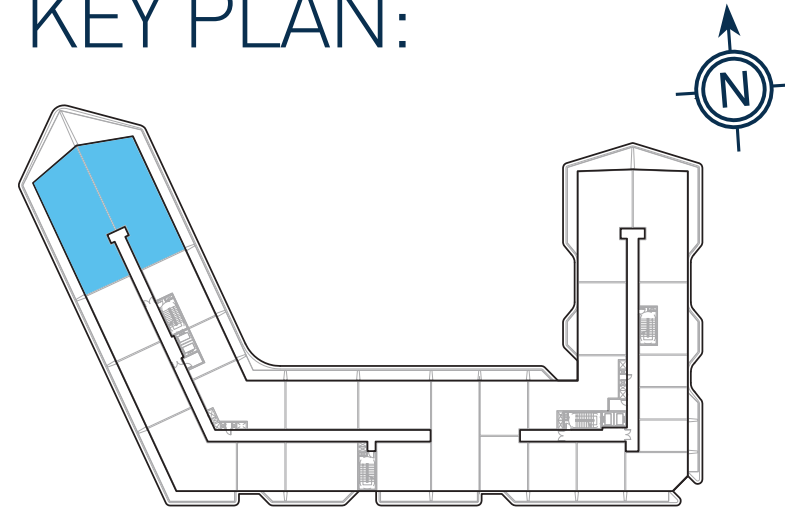
\* For specific apartment location and adjacent balcony area please refer to the area schedule.

DISCLAIMER: The Purchaser acknowledges that anything contained in any brochures, drawings, plans, advertisements, or other marketing materials, or any statements made by the Vendor's sale representatives is intended only for illustration purposes, and there is no warranty or representation contained herein on the part of the Vendor as to the area of the Property or any other matter. The Purchase Price is not calculated on a price per square meter basis. Accordingly, the Purchaser shall not be entitled to any abatement or refund of the Purchase Price based on the precise area and/or final configuration of the completed Property



# 3 BEDROOM

## KEY PLAN:



## DIMENSIONS:

Suite area	2,017.2 SQ.FT (187.4 SQ.MT)
Balcony area	696.4 SQ.FT (64.7 SQ.MT)
Total area	2,713.6 SQ.FT (252.1 SQ.MT)

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# LOCATION

# الموقع



Situated between Abu Dhabi and Yas Island, Al Hadeel at Al Bandar, Al Raha Beach has been designed for effortless access.

Removed from the bustle of the city, Al Hadeel is a mere 20 minutes away from Abu Dhabi city centre, a 45 minute drive from Dubai Internet and Media City and just 10 minutes from Abu Dhabi International Airport.

يقع الهديل في البندر - شاطئ الراحة بين أبوظبي وجزيرة ياس، وقد تم تصميم مشروع الهديل بطريقة تتيح إمكانية الوصول إليه بمتنهي الراحة والسهولة.

بعيداً عن صخب المدينة، يقع الهديل على مسافة ٢٠ دقيقة من وسط مدينة أبوظبي، وعلى بُعد ١٠ دقائق من مطار أبوظبي الدولي. وعلى مسافة ٤٥ دقيقة بالسيارة من مدينة دبي.