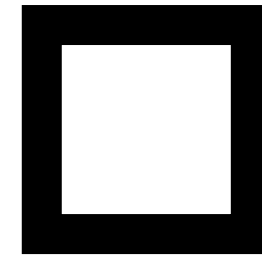
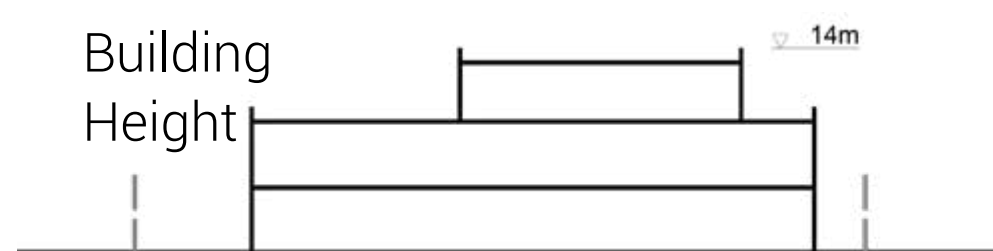
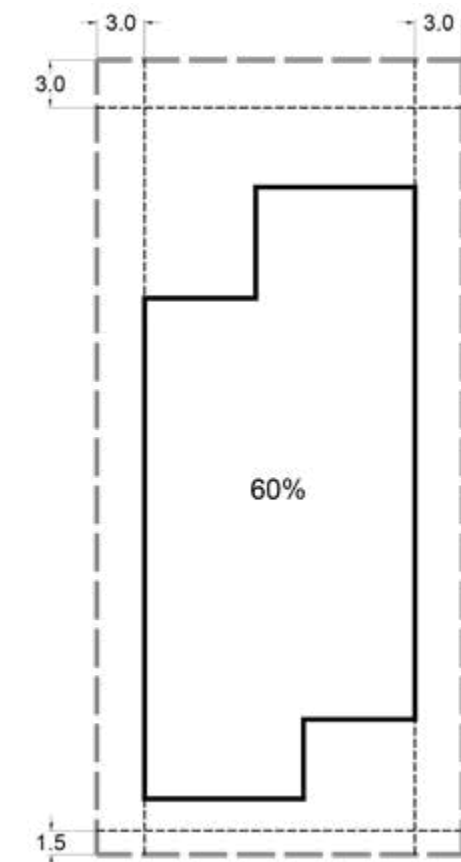


General Design Guidelines



Site Coverage and Setbacks



1. Floor Area Ratio (FAR)

Maximum 1

2. Minimum Building Setbacks

Street frontage: 1.5m

Park frontage: 3m

Side boundaries: 3m

3. Maximum Site Coverage

60% of plot area

Second floor shall not exceed

50% of first floor footprint

4. Maximum Building Height

G+2

14m to the top of parapet

5. Finished Floor Level

The finished floor level of the ground floor shall not be raised higher than 1m above the driveway level of the plot

6. Car Parking

Minimum 2 cars per villa in garage or carport within plot, maximum 4 cars total

7. Driveway Access

1 driveway per plot

8. Private Open Spaces

Major backgarden and front court to be provided as a minimum requirement

9. Amalgamated Plots

More than one plot can be purchased to construct a single villa taking into consideration the resulting plot size and setbacks

10. Design Codes

Villa design must comply with design codes of Dubai Municipality

11. Architecture

There is no limitation to the façade design subject to the master developer's approval