



FLOOR PLAN



EXCLUSIVELINKS
Real Estate Brokers

DISTRICT 11

Opal Gardens

meydan

LAGOON & AMENITIES

- East Lagoon
- Main Lagoon Entrance
- Commercial Facilities
- Sand Beach
- Amenity Lawn
- Loop Road
- Gateway
- External Cycle Track
- Sikka
- Gated Community
- Mosque
- Retail
- Supermarkets
- Schools
- Clinics

MAP NOT TO SCALE. FOR ILLUSTRATION PURPOSES ONLY.





FLOOR PLAN

YOUR NEIGHBOURHOOD

- | | |
|---|--------------------------------------|
|  Townhouses (2-Plex) | 1. Emirates Airline Housing |
|  Townhouses (4-Plex) | 2. Kent College |
|  Villa (4-Bed) | 3. Hypermarkets |
|  Villa (5-Bed) | 4. Lycee Libanais Francophone School |
|  Villa (6-Bed) | 5. Mosque Plot |
|  Public Facility | 6. Neighbouring Community |
|  Commercial | |
|  Utility | |

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FLOOR PLAN



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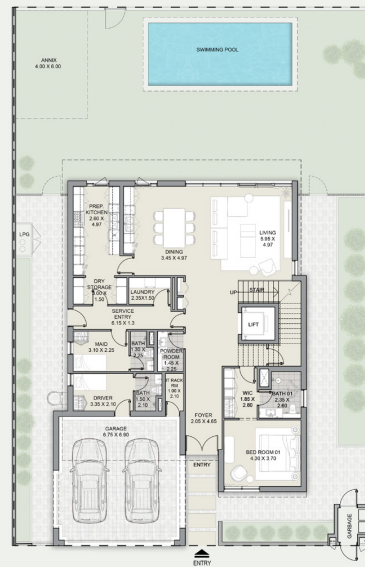
OPAL GARDENS

VILLAS, Type A

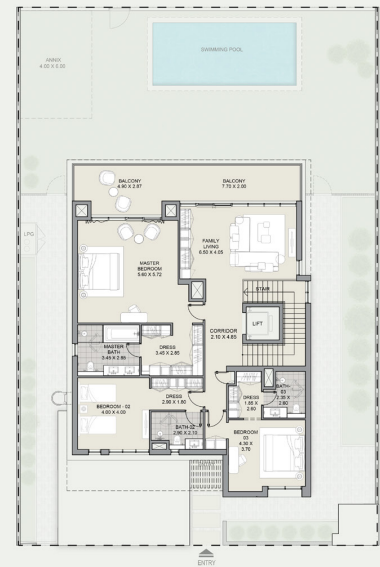
FOUR-BEDROOM

Ground Floor	
196.38 sq.m	2,113.82 sq.ft
First Floor Area	
194.57 sq.m	2,094.33 sq.ft
Balcony / Terrace, First Floor	
29.94 sq.m	322.27 sq.ft
Garage	
52.52 sq.m	565.32 sq.ft
Total Built-Up Area	
473.41 sq.m	5,095.74 sq.ft

PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR



FLOOR PLAN



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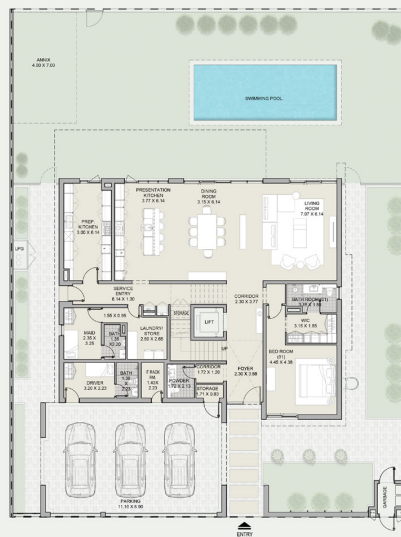
OPAL GARDENS

VILLAS, Type A

FIVE-BEDROOM

Ground Floor	
255.62 sq.m	2,751.47 sq.ft
First Floor	
277.56 sq.m	2,987.63 sq.ft
Balcony / Terrace, First Floor	
29.57 sq.m	318.29 sq.ft
Garage	
84.25 sq.m	906.86 sq.ft
Total Built-Up Area	
647 sq.m	6,964.25 sq.ft

PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR



FLOOR PLAN



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OPAL GARDENS

VILLAS, Type A

SIX-BEDROOM

Ground Floor	
313.36 sq.m	3,372.98 sq.ft
First Floor	
337 sq.m	3,627.44 sq.ft
Balcony / Terrace, First Floor	
379 sq.m	407.95 sq.ft
Garage	
97.06 sq.m	1,044.75 sq.ft
Total Built-Up Area	
785.32 sq.m	8,453.12 sq.ft

PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR



FLOOR PLAN

DISTRICT 11

OPAL GARDENS

SEMI-DETACHED VILLAS, Type A

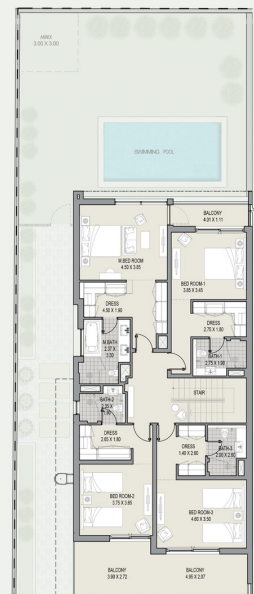
FOUR-BEDROOM

Ground Floor	
123.85 sq.m	1,333.11 sq.ft
First Floor	
154.54 sq.m	1,663.45 sq.ft
Balcony / Terrace, First Floor	
26.74 sq.m	287.83 sq.ft
Garage	
46.26 sq.m	497.94 sq.ft
Total Built-Up Area	
351.39 sq.m	3,782.33 sq.ft

PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR



FLOOR PLAN



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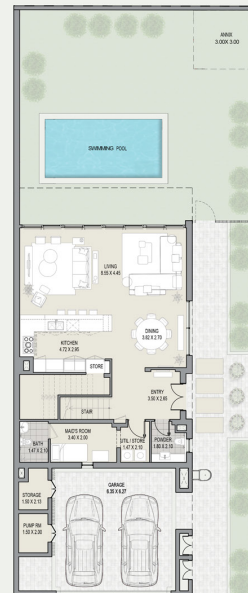
OPAL GARDENS

SEMI-DETACHED VILLAS, Type B

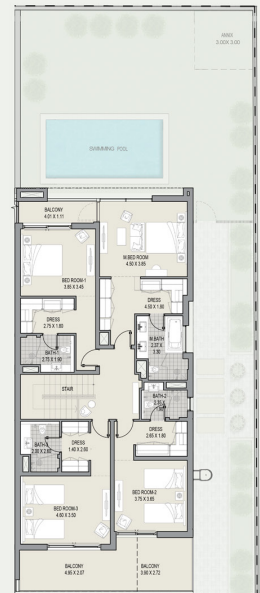
FOUR-BEDROOM

Ground Floor	
123.85 sq.m	1,333.11 sq.ft
First Floor	
154.11 sq.m	1,658.83 sq.ft
Balcony / Terrace, First Floor	
27.58 sq.m	296.87 sq.ft
Garage	
46.26 sq.m	497.94 sq.ft
Total Built-Up Area	
351.80 sq.m	3,786.75 sq.ft

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GROUND



1ST FLOOR



FLOOR PLAN



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OPAL GARDENS

TOWNHOUSES, Type A

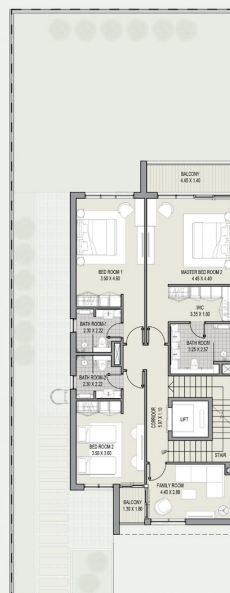
FOUR - BEDROOM

Ground Floor	
113.01 sq.m	1,216.43 sq.ft
Terrace / Porch, Ground Floor	
8.58 sq.m	92.35 sq.ft
First Floor	
137.80 sq.m	1,483.27 sq.ft
Balcony / Terrace, First Floor	
11.23 sq.m	120.88 sq.ft
Second Floor	
80.86 sq.m	870.37 sq.ft
Balcony / Terrace, Second Floor	
57.82 sq.m	622.37 sq.ft
Garage	
41.37 sq.m	445.30 sq.ft
Total Built-Up Area	
450.67 sq.m	4,850.97 sq.ft

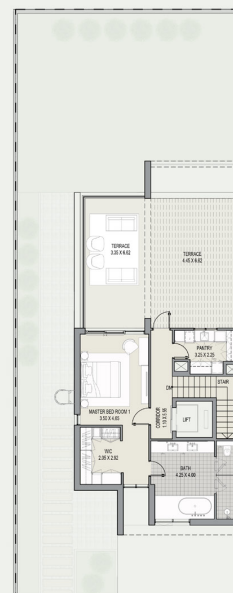
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GROUND



1ST FLOOR



ROOF



FLOOR PLAN



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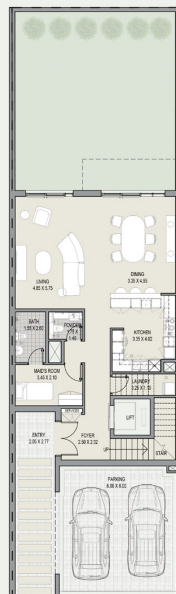
OPAL GARDENS

TOWNHOUSES, Type B

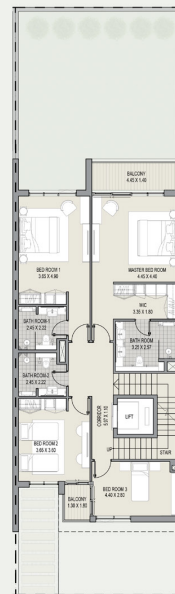
FOUR-BEDROOM

Ground Floor	
113.03 sq.m	1,216.64 sq.ft
Balcony / Terrace / Porch, Ground Floor	
6.10 sq.m	65.66 sq.ft
First Floor	
137.38 sq.m	1,478.75 sq.ft
Balcony / Terrace, First Floor	
10.56 sq.m	113.67 sq.ft
Second Floor	
17.40 sq.m	187.29 sq.ft
Garage	
41.37 sq.m	445.30 sq.ft
Total Built-Up Area	
325.84 sq.m	3,507.31 sq.ft

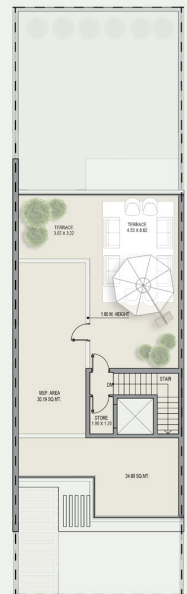
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GROUND



1ST FLOOR



ROOF



FLOOR PLAN

DISTRICT 11

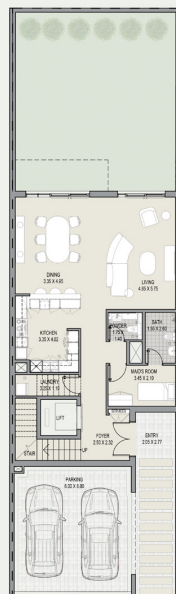
OPAL GARDENS

TOWNHOUSES, Type C

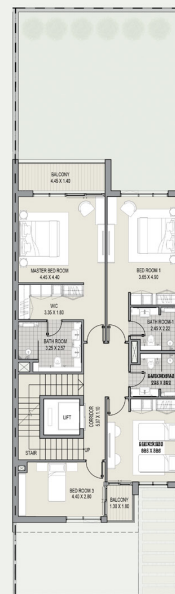
FOUR-BEDROOM

Ground Floor	
113.03 sq.m	1,216.64 sq.ft
Balcony / Terrace / Porch, Ground Floor	
6.10 sq.m	65.66 sq.ft
First Floor	
137.38 sq.m	1,478.75 sq.ft
Balcony / Terrace, First Floor	
10.56 sq.m	113.67 sq.ft
Second Floor	
17.40 sq.m	187.29 sq.ft
Garage	
41.37 sq.m	445.30 sq.ft
Total Built-Up Area	
325.84 sq.m	3,507.31 sq.ft

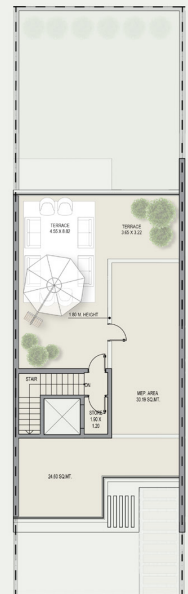
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GROUND



1ST FLOOR



ROOF



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OPAL GARDENS

TOWNHOUSES, Type D

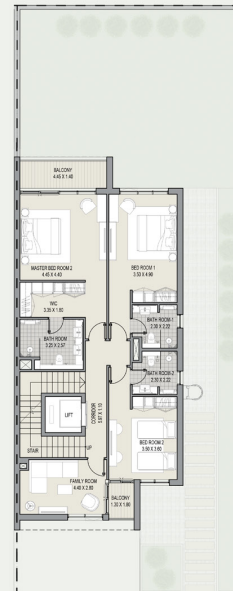
FOUR - BEDROOM

Ground Floor	
113.01 sq.m	1,216.43 sq.ft
Terrace / Porch, Ground Floor	
8.58 sq.m	92.35 sq.ft
First Floor	
137.80 sq.m	1,483.27 sq.ft
Balcony / Terrace, First Floor	
11.23 sq.m	120.88 sq.ft
Second Floor	
80.86 sq.m	870.37 sq.ft
Balcony / Terrace, Second Floor	
57.82 sq.m	622.37 sq.ft
Garage	
41.37 sq.m	445.30 sq.ft
Total Built-Up Area	
450.67 sq.m	4,850.97 sq.ft

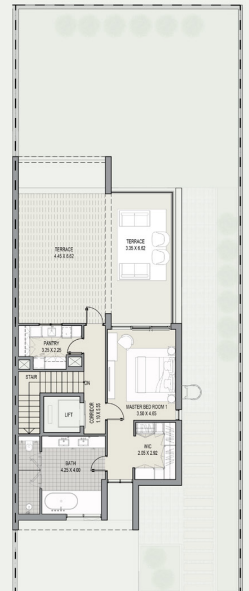
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GROUND



1ST FLOOR



ROOF