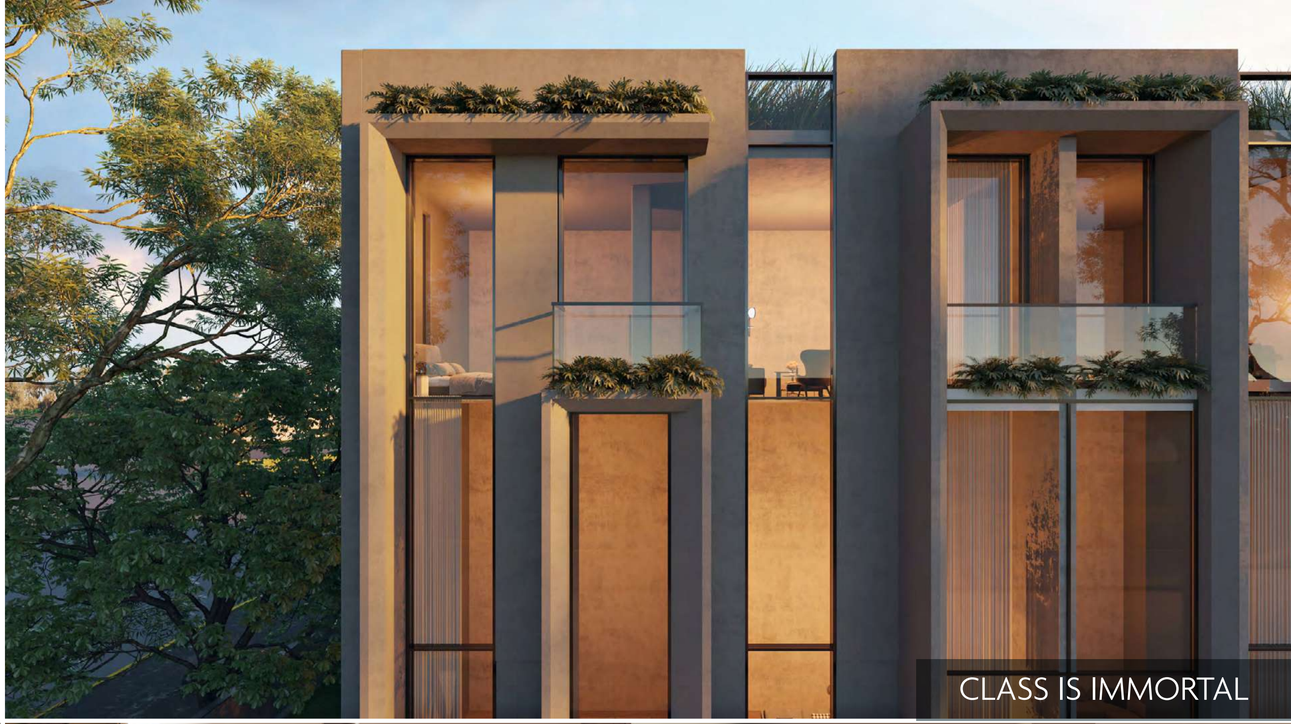
THE AUTOGRAPH

BY GREEN GROUP

"What people understand as luxury varies from person to person. It's about exquisite materials, quality, the best workmanship, traditional craftsmanship, the latest technologies and future-oriented design.

We permanently redefine ourselves to achieve the Extraordinary – we call it X-Factor. This is the only way we can preserve our unique style, using every chance to surprise, to go wild, shape trends and spark desire"

SPOTLIGHT ON INNOVATION



CLASS IS IMMORTAL

SCALE AND VOLUME

DEDICATED FULL FLOOR FOR MASTER BEDROOM & COFFEE LOUNGE

ROOMS WITH FREE STANDING WALL FOR LCD

"THE AUTOGRAPH X HAS AN ARCHITECTURAL DESIGN AND ETHOS THAT CREATES A MOOD AND PERSONALITY THAT WILL ATTRACT FREE THINKING PEOPLE."

A SPACE FOR PEOPLE MAKING A CONSCIOUS CHOICE TO LIVE SOMEWHERE AUTHENTIC

THE AUTOGRAPH X

BY GREEN GROUP

3 BEDROOMS + MAID'S ROOM

SINGLE ROW | DOUBLE ENTRANCE

G + 2

VILLA 01 - COMMUNITY VIEW

TOTAL AREA	SQM	SQFT
TOTAL BUILT UP AREA	255.39	2749.00
TOTAL PLOT AREA	239.04	2573.00

FLOOR TYPE	SQM	SQFT
GROUND FLOOR BUILT UP AREA	70.60	759.93
FIRST FLOOR BUILT UP AREA	60.74	653.79
SECOND FLOOR BUILT UP AREA	74.32	799.97
LANDSCAPE AREA	117.07	1260.1
PARKING AREA	49.73	535.28

KEYPLAN

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

DISCLAIMER

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are taken from the typical floor of the building and columns may vary in size depending on the floor level. The furnishings and accessories shown are for representation only. The length and width of the unit and balcony varies depending on which floor and which orientation the unit is located within the building to comply with the building authority regulations.

THE AUTOGRAPH X

BY GREEN GROUP

3 BEDROOMS + MAID'S ROOM

SINGLE ROW | DOUBLE ENTRANCE

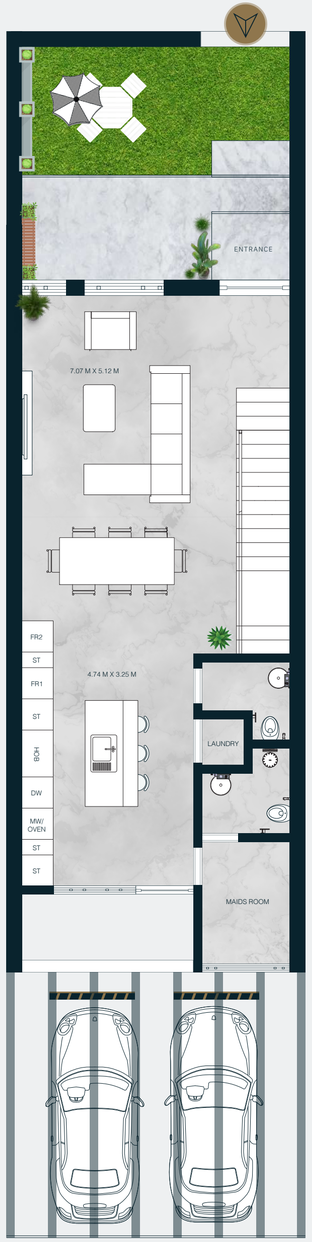
G + 2

VILLA 14 - PARK VIEW

TOTAL AREA	SQM	SQFT
TOTAL BUILT UP AREA	242.53	2610.57
TOTAL PLOT AREA	140.45	1511.79

FLOOR TYPE	SQM	SQFT
GROUND FLOOR BUILT UP AREA	69.05	743.24
FIRST FLOOR BUILT UP AREA	59.12	636.36
SECOND FLOOR BUILT UP AREA	72.57	781.13
LANDSCAPE AREA	29.61	318.71
PARKING AREA	41.79	449.82

KEYPLAN



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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PROJECT FEATURES & SPECIFICATIONS

KITCHEN APPLIANCES
ITALIAN TECHNO COOKING

Built-in Fridge
Yes

Built-in Oven
Yes

Gas Hob
Yes

Hood
Yes

Built in Dishwasher
Yes

Microwave
Yes

LIVING AREA

Living Area Entrance Style
Double Height Ceiling 7.4m

Main Door Lock
Smart Digital Lock

Flooring
Stone Finish Tiles

Entrance
Double | Front Door and Backyard Entrance

GOURMET KITCHEN

Kitchen Island & Counter Top
Granite - Anti Bacterial - Matt Black Finish

Under mounted kitchen sink
Matt Black Finish

Faucet and soap dispenser
Matt Black Finish

Trash Can
Pull Out Trash Can Under Cabinet

Flooring
Stone Finish Tiles

Drainage System
Anti odor and pest restrained

Ventilation System
Centralized Ecology System with Odor and Intoxicants Control

Cabinetry
Custom Designed

USB Sockets
Yes

Lighting
Energy Efficient LED

BESPOKE BATHROOMS AND POWDER ROOM

Flooring
Stone finish tiles

Sanitary Fitting
Brass Base finished in chrome

Mirror
Integrated energy efficient LED Light

Smart Mirror - Inclusive in All Bathrooms
Mobile Integrated via BlueTooth

Exhaust System
Anti Fogger

Water Flush Tank
By Geberit | SWISS

Ensuite Bathroom
All Rooms

Shower Head
Rain Shower

MASTER BEDROOM AND SECONDARY BEDROOMS

Flooring
Swiss Wood Flooring

Thermostat - Installed in all rooms
ECO Friendly Mobile Integrated NEST Thermostat

Windows & Curtain Walls
Highly performance - Protection from UV & IR - Sound & Temperature Controlled

Indoor Air Quality
Fresh & Purified Air

Door Stopper
Yes

USB Sockets
Yes

Wardrobe
Custom Designed

Balcony
Yes

SMART & SUSTAINABLE FEATURES

- Artificial Intelligence Enabled Nest Thermostat
- Smart Mirror with LED Light | BlueTooth | Radio
- Tech Enabled Security System
- USB Sockets
- Energy Efficient LED Lighting
- Water Efficient Flush Tanks by Geberit
- Smart Door Bell / Video Intercom
- Smart Door Lock

Utility Connection
DEWA Only

PET FRIENDLY
Yes

Architecture and Design
Contemporary |Green & Sustainable Energy Conserving

Service Charges
Estimated AED 1.5 To be determined by RERA

Maid Room
Inclusive

Covered Parking
Inclusive for 2 Cars

Outdoor Landscaping Area
Inclusive

Townhouse Category
Single Row