



Sea View

DUBAI ISLANDS



Sea View

D U B A I I S L A N D S

creating a unique definition of “living at sea”.



Dubai Islands

The beach winds are like nature's whispers,
secrets shared Only with those willing to
pause and listen.





Dubai Islands

Dubai Islands, situated along Dubai's coastline, is an Ambitious development comprising four man-made Islands. Intending to redefine urban living and entertainment, It offers a blend of Residential commercial, and leisure Spaces, adding a new dimension to Dubai's cityscape



SlandA:

- 1- Hotel Riu Dubai
- 2- Centara Mirage Beach Resort Dubai
- 3- Deira Islands Mall
- 4- Dubai Islands Beach
- 5- Deira Marina WIM
- 6- RIXOS Hotel
- 7- Souk Al Marfa





Pool View







PROPOSED RESIDENTIAL BLDG.
(G+1P+1ST+7TYP.)

FOR

MOHAMAD AHMAD HIJAZI

PLOT NO. : DIA -RE-0209
DUBAI ISLANDS - DUBAI

8th FLOOR PLAN (Enlarge Plan with Upper Duplex)

PLOT AREA = 3,083.00 SQ.M. (33,186.22 Sq.Ft.)

NO. OF FLATS:

FLAT TYPE	NO.	PARKING
1 BR	49	49
2 BR	12	12
DUPLEX (3BR)	02	06
TOTAL	63 NOS.	67

G.F.A. (2.50)

ALLOWED	PROPOSED	EXTRA
7,708.0 SQ.M. 82,970.93 SQ.FT.	7,708.0 SQ.M. 82,970.93 SQ.FT.	

B.U.A. :

TOTAL BUA FOR G+1P+1ST+7TYP= 13,065 SQ.M.
(140,631 SQ.FT.)

RENTABLE AREA :

TOTAL RENTABLE/SELLABLE AREA = 7,419.5 sq.mt. (79,865 sq.ft.)
(EFFICIENCY: GFA = 96 % / BUA = 56.7 %)

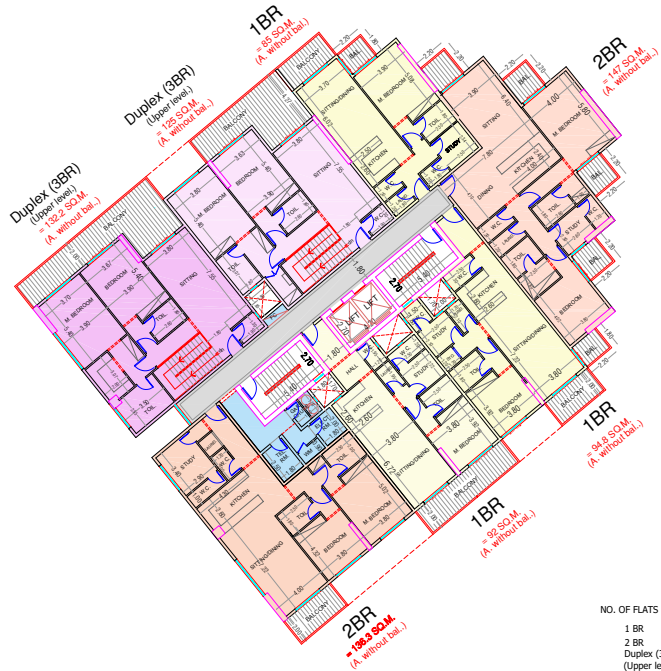
PARKING :

TOTAL NO. OF PROPOSED REQUIRED = 67 CARS
TOTAL NO. OF PROPOSED PARKING = 87 CARS



ENR. KHARI/NOEL/10 DEC 2023

www.mohamadhijazi.com



NO. OF FLATS (8th FLR.):

1 BR = 3 NOS.
2 BR = 2 NOS.
Duplex (3BR) = 2 NOS.
(Upper level.)

TOTAL = 7 NOS.



PROPOSED RESIDENTIAL BLDG.
(G+1P+1ST+7TYP.)

FOR

MOHAMAD AHMAD HIJAZI

PLOT NO. : DIA -RE-0209
DUBAI ISLANDS - DUBAI

7th FLOOR PLAN
(Enlarge Plan with Lower Duplex)

PLOT AREA = 3,083.00 SQ.M. (33,186.22 Sq.Ft.)

NO. OF FLATS:

FLAT TYPE	NO.	PARKING
1 BR	49	49
2 BR	12	12
DUPLEX (3BR)	02	06
TOTAL	63 NOS.	67

G.F.A. (2.50)

ALLOWED	PROPOSED
7,708.0 SQ.M. 82,970.93 SQ.FT.	7,708.0 SQ.M. 82,970.93 SQ.FT.

B.U.A. :

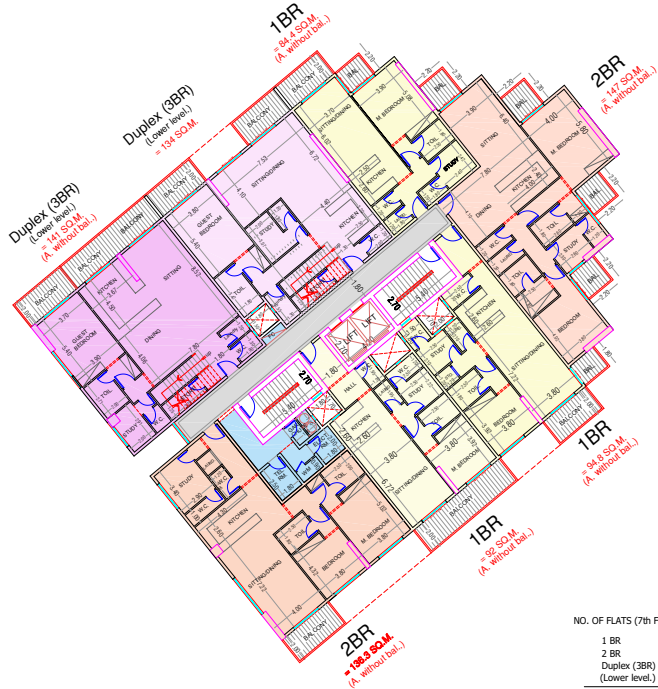
TOTAL BUA FOR G+1P+1ST+7TYP= 13,065 SQ.M.
(140,631 SQ.FT.)

RENTABLE AREA :

TOTAL RENTABLE/SELLABLE AREA = 7,419.5 sq.mt. (79,865 sq.ft)
(EFFICIENCY: GFA = 96 % / BUA = 56.7 %)

PARKING :

TOTAL NO. OF PROPOSED REQUIRED = 67 CARS
TOTAL NO. OF PROPOSED PARKING = 87 CARS



NO. OF FLATS (7th FLR.):

1 BR	= 3 NOS.
2 BR	= 2 NOS.
Duplex (3BR)	= 2 NOS.
(Lower level.)	

TOTAL = 7 NOS.



PROPOSED RESIDENTIAL BLDG.
(G+1P+1ST+7TYP.)

FOR

MOHAMAD AHMAD HIJAZI

PLOT NO. : DIA -RE-0209
DUBAI ISLANDS - DUBAI

5th & 6th FLOOR PLAN
(2 RES. FLR. - ENLARGE PLAN)

PLOT AREA = 3,083.00 SQ.M. (33,186.22 Sq.Ft.)

NO. OF FLATS:

FLAT TYPE	NO.	PARKING
1 BR	49	49
2 BR	12	12
DUPLEX (3BR)	02	06
TOTAL	63 NOS.	67

G.F.A. (2.50)

ALLOWED	PROPOSED
7,708.0 SQ.M. 82,970.93 SQ.FT.	7,708.0 SQ.M. 82,970.93 SQ.FT.

B.U.A. :

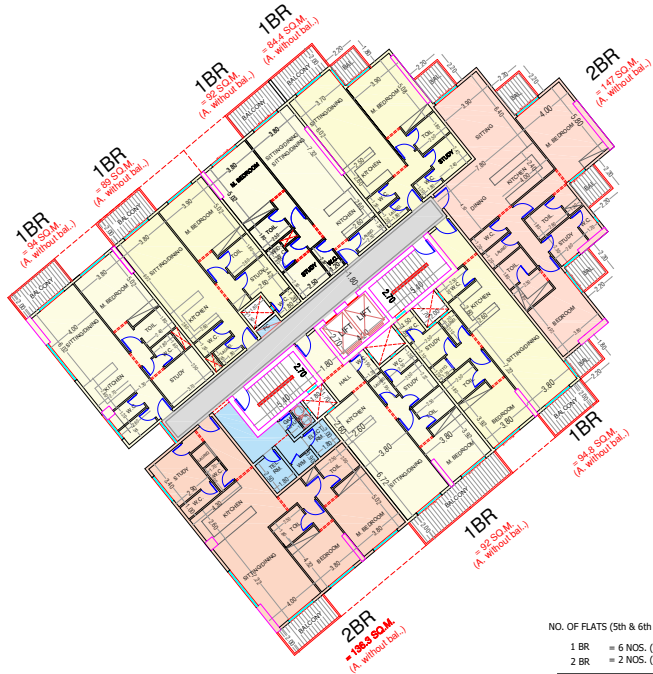
TOTAL BUA FOR G+1P+1ST+7TYP= 13,065 SQ.M.
(140,631 SQ.FT.)

RENTABLE AREA :

TOTAL RENTABLE/SELLABLE AREA = 7,419.5 sq.mt. (79,865 sq.ft)
(EFFICIENCY: GFA = 96 % / BUA = 56.7 %)

PARKING :

TOTAL NO. OF PROPOSED REQUIRED = 67 CARS
TOTAL NO. OF PROPOSED PARKING = 87 CARS



NO. OF FLATS (5th & 6th TYP.):

1 BR = 6 NOS. (x2 = 12 Nos.)
2 BR = 2 NOS. (x2 = 04 Nos.)

TOTAL = 8 NOS. (x2 = 16 Nos.)



PROPOSED RESIDENTIAL BLDG.
(G+1P+1ST+7TYP.)

FOR

MOHAMAD AHMAD HIJAZI

PLOT NO. : DIA -RE-0209
DUBAI ISLANDS - DUBAI

2nd-4th FLOOR PLAN
(3 RES. FLR. - ENLARGE PLAN)

PLOT AREA = 3,083.00 SQ.M. (33,186.22 Sq.Ft.)

NO. OF FLATS:

FLAT TYPE	NO.	PARKING
1 BR	49	49
2 BR	12	12
DUPLIX (3BR)	02	06
TOTAL	63 NOS.	67

G.F.A. (2.50)

ALLOWED	PROPOSED
7,708.0 SQ.M. 82,970.93 SQ.FT.	7,708.0 SQ.M. 82,970.93 SQ.FT.

B.U.A. :

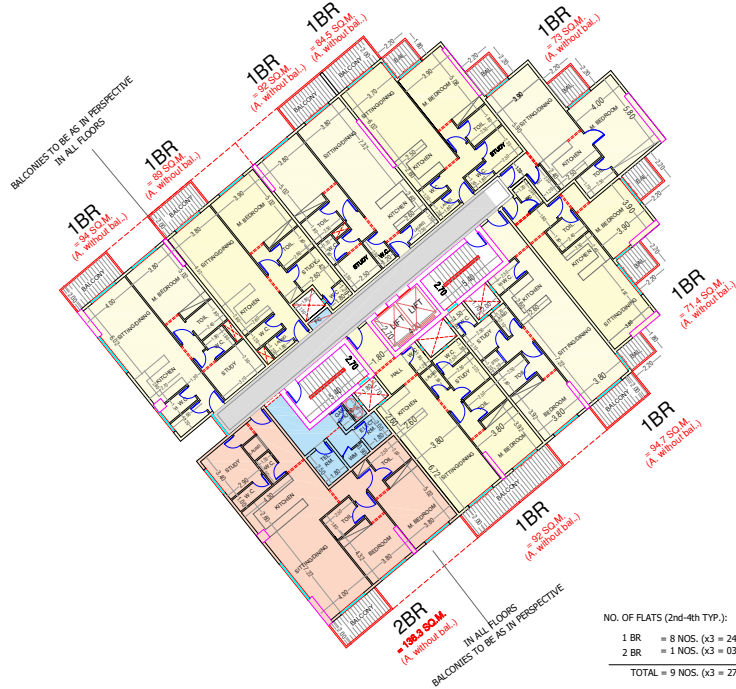
TOTAL BUA FOR G+1P+1ST+7TYP= 13,065 SQ.M.
(140,631 SQ.FT.)

RENTABLE AREA :

TOTAL RENTABLE/SELLABLE AREA = 7,419.5 sq.m. (79,865 sq.ft)
(EFFICIENCY: GFA = 96 % / BUA = 56.7 %)

PARKING :

TOTAL NO. OF PROPOSED REQUIRED = 67 CARS
TOTAL NO. OF PROPOSED PARKING = 87 CARS



NO. OF FLATS (2nd-4th TYP.):

1 BR = 8 NOS. (x3 = 24 Nos.)
2 BR = 1 NOS. (x3 = 03 Nos.)

TOTAL = 9 NOS. (x3 = 27 Nos.)



PROPOSED RESIDENTIAL BLDG.
(G+1P+1ST+7TYP.)

FOR

MOHAMAD AHMAD HIJAZI

PLOT NO. : DIA -RE-0209
DUBAI ISLANDS - DUBAI

1st FLOOR PLAN

PLOT AREA = 3,083.00 SQ.M. (33,186.22 Sq.Ft.)

NO. OF FLATS:

FLAT TYPE	NO.	PARKING
1 BR	49	49
2 BR	12	18
DUPLEX (3BR)	02	06
TOTAL	63 NOS.	67

G.F.A. (2.50)

ALLOWED	PROPOSED
7,708.0 SQ.M. 82,970.93 SQ.FT.	7,708.0 SQ.M. 82,970.93 SQ.FT.

B.U.A. :

TOTAL BUA FOR G+1P+1ST+7TYP= 13,065 SQ.M.
(140,631 SQ.FT.)

RENTABLE AREA :

TOTAL RENTABLE/SELLABLE AREA = 7,419.5 sq.mt. (79,865 sq.ft)
(EFFICIENCY: GFA = 96 % / BUA = 56.7 %)

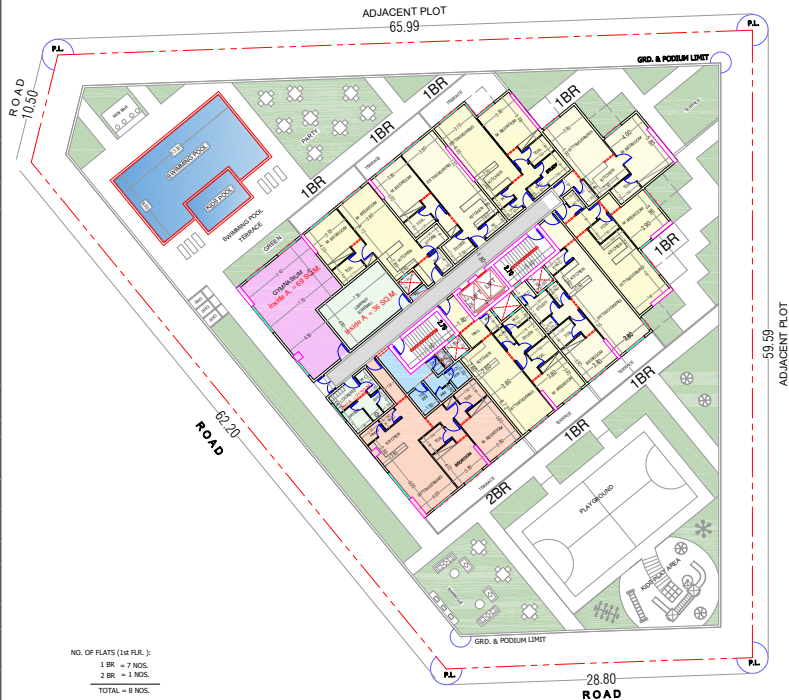
PARKING :

TOTAL NO. OF PROPOSED REQUIRED = 67 CARS
TOTAL NO. OF PROPOSED PARKING = 87 CARS



ENGINEERING FIRM
RAG ALJASSRA ENGINEERING
P.O. BOX 121202
DUBAI, U.A.E.

ENR. KHARI INCEL 10 DEC. 2023



NO. OF FLATS (1st FLR.):
1 BR = 7 NOS.
2 BR = 1 NOS.
TOTAL = 8 NOS.

28.80
ROAD

59.59
ADJACENT PLOT



PROPOSED RESIDENTIAL BLDG.
(G+1P+1ST+7TYP.)
FOR

MOHAMAD AHMAD HIJAZI

PLOT NO. : DIA -RE-0209
DUBAI ISLANDS - DUBAI

**PODIUM FLOOR PLAN
(1 PARKING FLR.)**

PLOT AREA = 3,083.00 SQ.M. (33,186.22 Sq.Ft.)

NO. OF FLATS:

FLAT TYPE	NO.	PARKING
1 BR	49	49
2 BR	12	18
DUPLEX (3BR)	02	06
TOTAL	63 NOS.	67

G.F.A. (2.50)

ALLOWED	PROPOSED
7,708.0 SQ.M. 82,970.93 SQ.FT.	7,708.0 SQ.M. 82,970.93 SQ.FT.

B.U.A. :

TOTAL BUA FOR G+1P+1ST+7TYP= 13,065 SQ.M.
(140,631 SQ.FT.)

RENTABLE AREA :

TOTAL RENTABLE/SELLABLE AREA = 7,419.5 sq.m. (79,865 sq.ft)
(EFFICIENCY: GFA = 96 % / BUA = 56.7 %)

PARKING :

TOTAL NO. OF PROPOSED REQUIRED = 67 CARS
TOTAL NO. OF PROPOSED PARKING = 87 CARS





PROPOSED RESIDENTIAL BLDG.
(G+1P+1ST+7TYP.)

FOR

MOHAMAD AHMAD HIJAZI

PLOT NO. : DIA -RE-0209
DUBAI ISLANDS - DUBAI

GROUND FLOOR PLAN

TOTAL AREA = 3,083.00 SQ.M. (33,186.22 Sq.Ft.)

NO. OF FLATS:

FLAT TYPE	NO.	PARKING
1 BR	49	49
2 BR	12	18
DUPLEX (3BR)	02	06
TOTAL	63 NOS.	67

AREA (2.50)

EXISTING	PROPOSED
7,708.0 SQ.M. 82,970.93 SQ.FT.	7,708.0 SQ.M. 82,970.93 SQ.FT.

AREA :

TOTAL BUA FOR G+1P+1ST+7TYP= 13,065 SQ.M.
(140,631 SQ.FT.)

TABLE AREA :

NET RENTABLE/SELLABLE AREA = 7,419.5 sq.mt. (79,865 sq.ft.)
(EFFICIENCY: GFA = 96 % / BUA = 56.7 %)

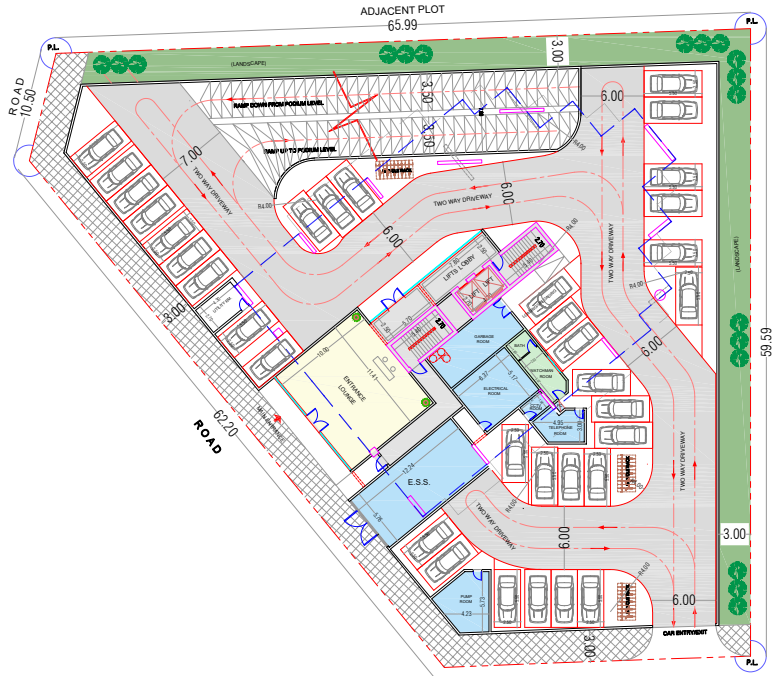
PARKING :

TOTAL NO. OF PROPOSED REQUIRED = 67 CARS
TOTAL NO. OF PROPOSED PARKING = 87 CARS



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MODEL 10 DEC. 2023





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