



REAL ESTATE WORKS, DUBAI

NBCC
OVERSEAS REAL
ESTATE LLC

PROJECT BRIEF DETAILS

Description		Details
Plot Area	:	1372.81 Sqm. / 14776.79 Sqft
Permitted Use		Mixed Use (Residential with retail @GF)
Configuration	:	G+2P+8
FAR Allowed	:	3.5
FAR Achieved	:	3.5
Available Gross Floor Area	:	4,804.84 Sqm. / 51,718.76 Sqft.
Achieved Gross Floor Area	:	4,805.00 Sqm. / 51,720.54 Sqft.
Maximum Podium Coverage	:	100% of Plot Area
Tower Coverage	:	65% of Plot Area
Setbacks	:	Front & Rear – 0.00 mtr. Sides – 3.00 mtr.
Average Unit size	:	75.00 sqm.
Retail	:	60.00 sqm.

SITE LOCATION – International City- 1, Al Warsan



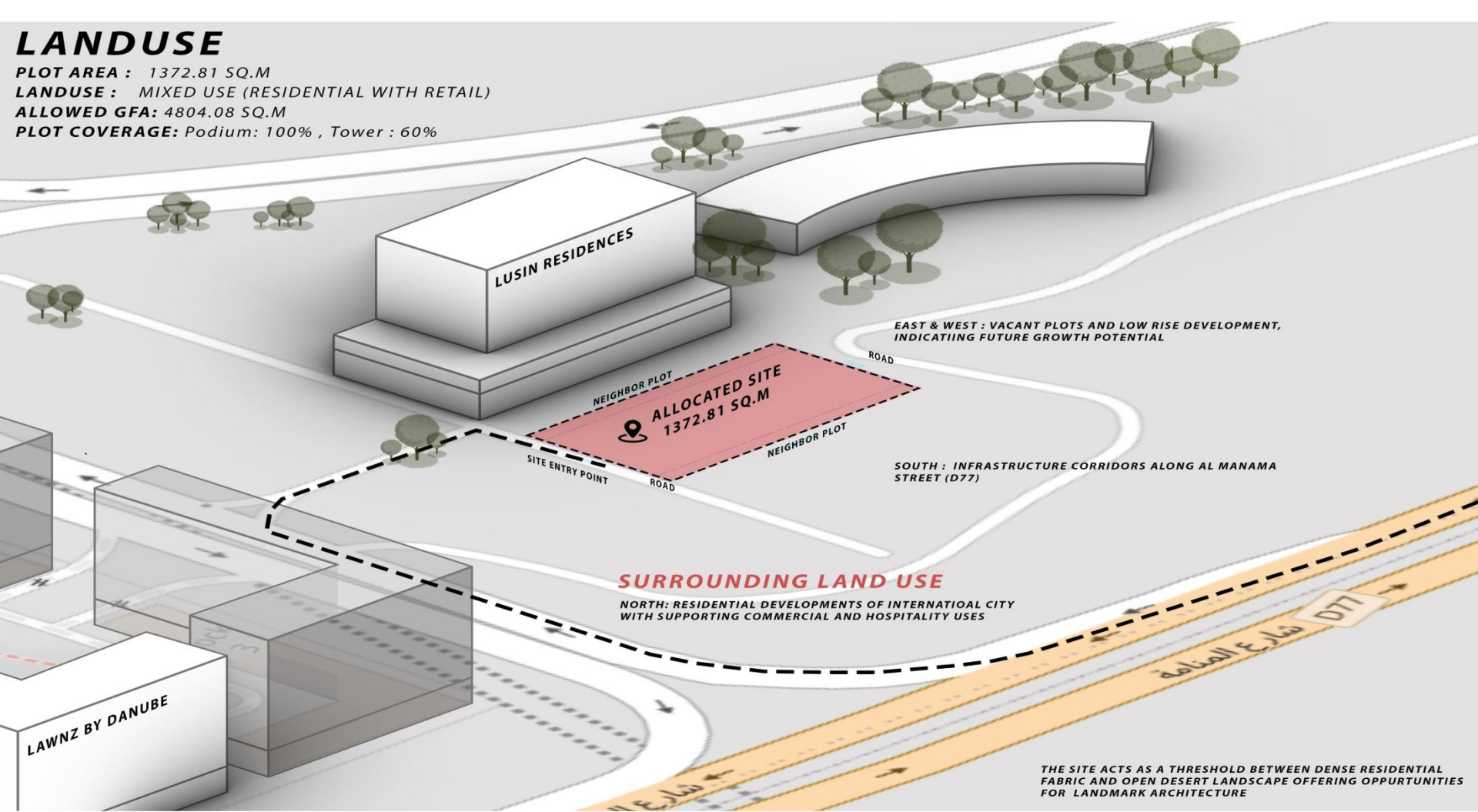
LANDUSE

PLOT AREA : 1372.81 SQ.M

LANDUSE : MIXED USE (RESIDENTIAL WITH RETAIL)

ALLOWED GFA: 4804.08 SQ.M

PLOT COVERAGE: Podium: 100% , Tower : 60%



SURROUNDING LAND USE

NORTH: RESIDENTIAL DEVELOPMENTS OF INTERNATIONAL CITY
WITH SUPPORTING COMMERCIAL AND HOSPITALITY USES

THE SITE ACTS AS A THRESHOLD BETWEEN DENSE RESIDENTIAL
FABRIC AND OPEN DESERT LANDSCAPE OFFERING OPPURTUNITIES
FOR LANDMARK ARCHITECTURE

AREA DETAILS

GFA CALCULATION		
Area Type	Area (Sq.m)	Area (Sq.Ft)
Plot Area :	1,372.81	14,776.79
FAR Allowed :	3.5	
FAR Provided :	3.5	
Building configuration :	G+2P+8+R	
GFA "Allowed" Sq.ft Area :	4,804.84	51,718.76
GFA "Provided" Sq.ft Area :	4,800.96	51,677.02
Ground Floor	210.99	2271.07
Podium – 01	59.90	644.75
Podium – 02	69.75	750.78
1 st Floor	501.50	5398.06
2,4,6 Floor	1690.33	18194.57
3,5,7 Floor	1690.33	18194.57
8 th Floor	556.81	5993.41
Roof Floor	21.35	229.81
Total	4800.96	51677.02

AREA DETAILS

BUILT UP AREA CALCULATION		
Area Type	Area (Sq.m)	Area (Sq.Ft)
Ground floor	1,350.00	14,531.27
UNDERGROUND	162.51	1749.24
GROUND FLOOR	1353.07	14564.33
PODIUM • 01	1207.92	13001.92
PODIUM • 02	943.04	10150.80
1ST FLOOR	574.05	6179.02
2,4,6 FLOOR	2096.59	22567.50
3,5,7 FLOOR	2131.40	22942.25
8th FLOOR	580.66	6250.17
ROOF FLOOR	21	229.81
Total Builtup Area	9070.59	97635.04

PARKING DETAILS

Parking Calculation Required					
Apartment Type	No		Ratio	Total	
1 BHK	47	no.	1	47	no.
2 BHK	15	no.	1.5	23	no.
Total	62	no.		70	No.
Retail	646	Sqft	753	2	no.
Visitor Parking	70			2	
Total No. of Parking				74	no.

Parking Calculation Proposed		
Parking @ Ground floor	20	no.
Parking @ podium 01	31	no.
Parking @ podium 02	23	no.
Total Parking	74	no.

3D VIEWS







3D VIEWS



3D VIEWS



Ground floor plan



Area Type	Area (Sq.m)
Retail area	60.49
Lobby area + Staircase + Lift	137.81
Services	50.54
Overall floor area	248.84

Parking	20 Nos.
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Podium 1 floor plan



Area Type	Area (Sq.m)
Podium (1)	1,225.00
Parking	31 Nos.

Podium 2 floor plan



Area Type	Area (Sq.m)
Podium (2)	925.00
Parking	23Nos.

ROAD

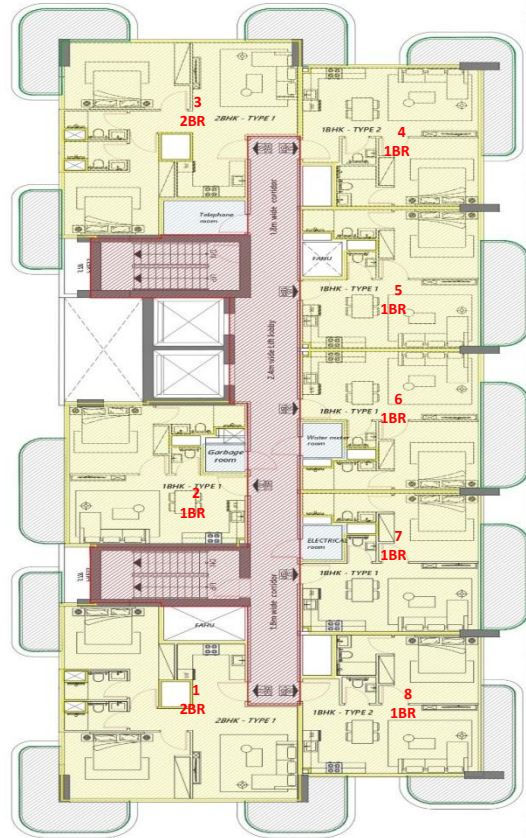


Area Type		Area (Sq.m)	Percentage (%)
Net area	1BHK	250.44	27%
	2BHK	78.4	9%
	Total net area	328.84	36%
Terrace area		473.92	52%
Common area	Services	16.37	2%
	Corridor + Staircase	97.03	11%
	Total common area	113.4	12%
Overall floor area		916.16	

Typical (2,4,6,8) floor plan

ROAD

NEIGHBOR PLOT



ROAD

NEIGHBOR PLOT

Legend

- Net area
- Balcony
- Corridor + Staircase
- Services

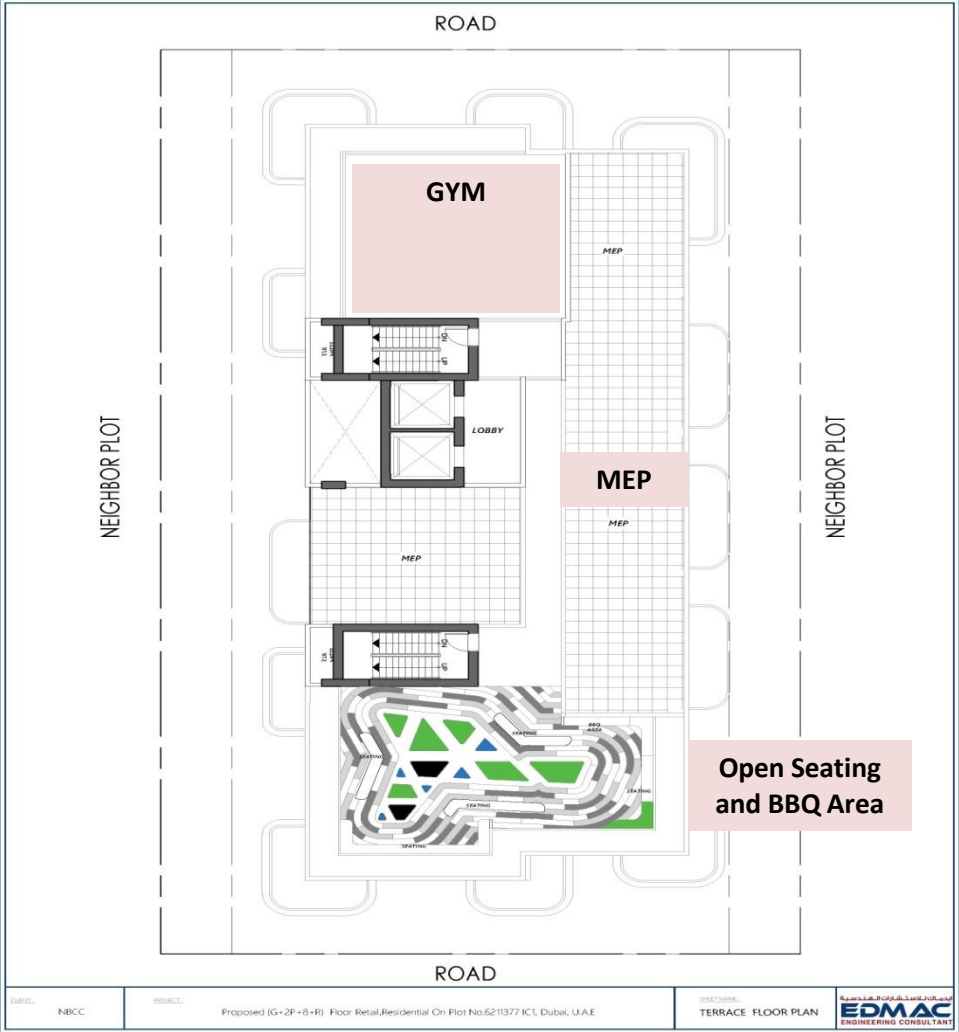
Area Type		Area (Sq.m)	Percentage (%)
Net area	1BHK	300.99	43%
	2BHK	157.33	22%
	Total net area	458.32	65%
Balcony area		121.97	17%
Common area	Services	16.37	2%
	Corridor + Staircase	107.45	15%
	Total common area	123.82	18%
Overall floor area		704.11	

Typical (3,5,7) floor plan



Area Type		Area (Sq.m)	Percentage (%)
Net area	1BHK	300.99	43%
	2BHK	157.33	22%
Total net area		458.32	66%
Balcony area		117.26	17%
Common area	Services	16.37	2%
	Corridor + Staircase	107.45	15%
Total common area		123.82	18%
Overall floor area		699.4	

Terrace floor plan

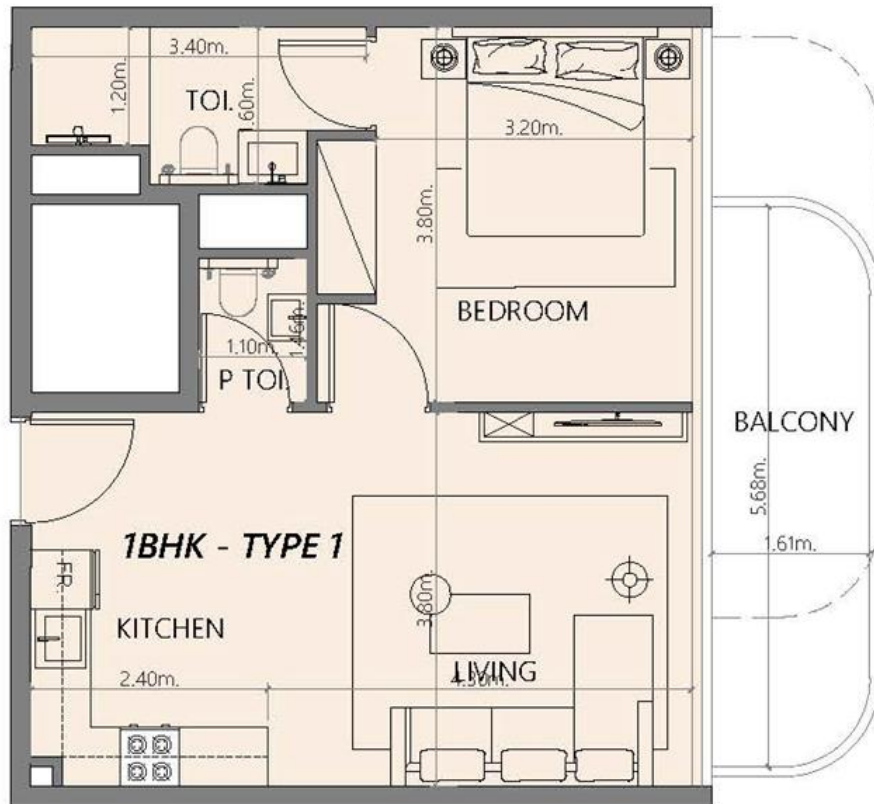


Unit floor plan – 2 BHK

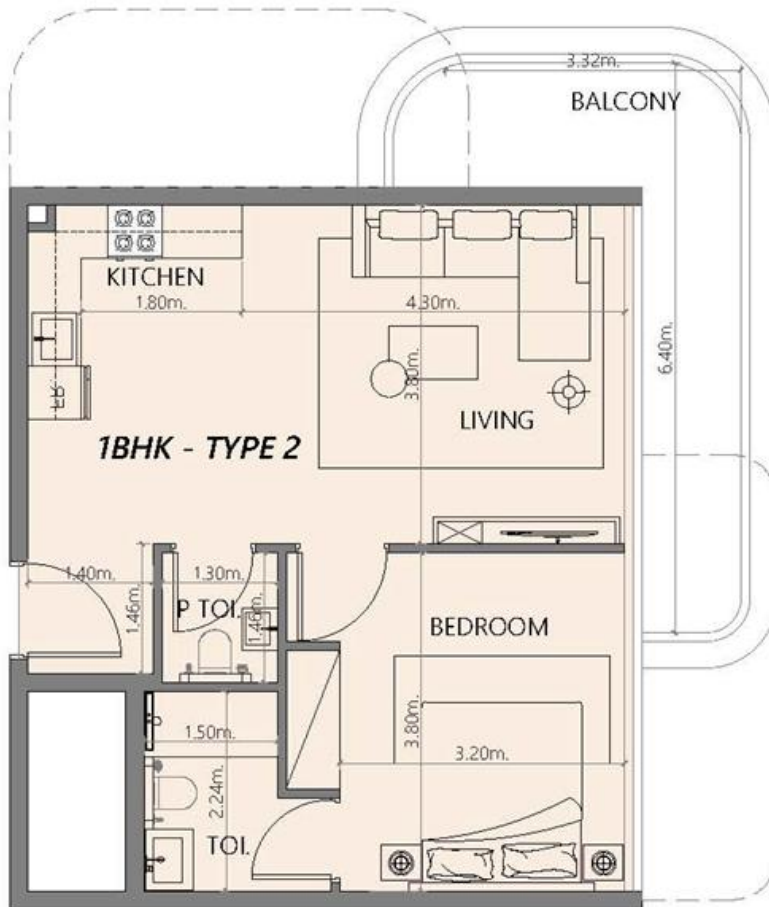


2BHK - TYPE 1
Net area : 843 sqft
Balcony area: 203 sqft
total area : 1046.36 sqft

Unit floor plan – 1 BHK – Type 1



Unit floor plan – 1 BHK – TYPE-2



1BHK - TYPE 2

Net area : 551 sqft

Balcony area: 233 sqft

total area : 785 sqft

Tentative Floor wise - Unit details

S.NO	UNIT NO	FLOOR/LEVEL NO	TYPE	NET AREA		BALCONY AREA		TOTAL AREA	
				SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
1	1	1st FLOOR	1BR	50.27	541.10	106.28	1143.99	156.55	1685.09
2	2	1st FLOOR	2BR	78.33	843.14	150.31	1617.92	228.64	2461.06
3	3	1st FLOOR	1BR	51.21	551.22	100.72	1084.14	151.93	1635.36
4	4	1st FLOOR	1BR	49.42	531.95	37.96	408.60	87.38	940.55
5	5	1st FLOOR	1BR	49.42	531.95	37.96	408.60	87.38	940.55
6	6	1st FLOOR	1BR	50.07	538.95	39.16	421.51	89.23	960.46
7	1	2nd FLOOR	2BR	78.33	843.14	18.88	203.22	97.21	1046.36
8	2	2nd FLOOR	1BR	50.27	541.10	10.18	109.58	60.45	650.68
9	3	2nd FLOOR	2BR	78.33	843.14	18.88	203.22	97.21	1046.36
10	4	2nd FLOOR	1BR	51.21	551.22	21.72	233.79	72.93	785.01
11	5	2nd FLOOR	1BR	49.42	531.95	10.18	109.58	59.60	641.53
12	6	2nd FLOOR	1BR	49.42	531.95	10.18	109.58	59.60	641.53
13	7	2nd FLOOR	1BR	49.42	531.95	10.18	109.58	59.60	641.53
14	8	2nd FLOOR	1BR	51.21	551.22	21.72	233.79	72.93	785.01

Tentative Floor wise - Unit details

S.NO	UNIT NO	FLOOR/LEVEL NO	TYPE	NET AREA		BALCONY AREA		TOTAL AREA	
				SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
15	1	3rd FLOOR	2BR	78.33	843.14	19.96	214.85	98.29	1057.98
16	2	3rd FLOOR	1BR	50.27	541.10	10.15	109.25	60.42	650.35
17	3	3rd FLOOR	2BR	78.33	843.14	19.96	214.85	98.29	1057.98
18	4	3rd FLOOR	1BR	51.21	551.22	18.30	196.98	69.51	748.20
19	5	3rd FLOOR	1BR	49.42	531.95	10.18	109.58	59.60	641.53
20	6	3rd FLOOR	1BR	49.42	531.95	10.18	109.58	59.60	641.53
21	7	3rd FLOOR	1BR	49.42	531.95	10.18	109.58	59.60	641.53
22	8	3rd FLOOR	1BR	51.21	551.22	18.30	196.98	69.51	748.20
23	1	4th FLOOR	2BR	78.33	843.14	18.88	203.22	97.21	1046.36
24	2	4th FLOOR	1BR	50.27	541.10	10.18	109.58	60.45	650.68
25	3	4th FLOOR	2BR	78.33	843.14	18.88	203.22	97.21	1046.36
26	4	4th FLOOR	1BR	51.21	551.22	21.72	233.79	72.93	785.01
27	5	4th FLOOR	1BR	49.42	531.95	10.18	109.58	59.60	641.53
28	6	4th FLOOR	1BR	49.42	531.95	10.18	109.58	59.60	641.53
29	7	4th FLOOR	1BR	49.42	531.95	10.18	109.58	59.60	641.53
30	8	4th FLOOR	1BR	51.21	551.22	21.72	233.79	72.93	785.01

Tentative Floor wise - Unit details

S.NO	UNIT NO	FLOOR/LEVEL NO	TYPE	NET AREA		BALCONY AREA		TOTAL AREA	
				SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
31	1	5th FLOOR	2BR	78.33	843.14	19.96	214.85	98.29	1057.98
32	2	5th FLOOR	1BR	50.27	541.10	10.15	109.25	60.42	650.35
33	3	5th FLOOR	2BR	78.33	843.14	19.96	214.85	98.29	1057.98
34	4	5th FLOOR	1BR	51.21	551.22	18.30	196.98	69.51	748.20
35	5	5th FLOOR	1BR	49.42	531.95	10.18	109.58	59.60	641.53
36	6	5th FLOOR	1BR	49.42	531.95	10.18	109.58	59.60	641.53
37	7	5th FLOOR	1BR	49.42	531.95	10.18	109.58	59.60	641.53
38	8	5th FLOOR	1BR	51.21	551.22	18.30	196.98	69.51	748.20
39	1	6th FLOOR	2BR	78.33	843.14	18.88	203.22	97.21	1046.36
40	2	6th FLOOR	1BR	50.27	541.10	10.18	109.58	60.45	650.68
41	3	6th FLOOR	2BR	78.33	843.14	18.88	203.22	97.21	1046.36
42	4	6th FLOOR	1BR	51.21	551.22	21.72	233.79	72.93	785.01
43	5	6th FLOOR	1BR	49.42	531.95	10.18	109.58	59.60	641.53
44	6	6th FLOOR	1BR	49.42	531.95	10.18	109.58	59.60	641.53
45	7	6th FLOOR	1BR	49.42	531.95	10.18	109.58	59.60	641.53
46	8	6th FLOOR	1BR	51.21	551.22	21.72	233.79	72.93	785.01

Tentative Floor wise - Unit details

S.NO	UNIT NO	FLOOR/LEVEL NO	TYPE	NET AREA		BALCONY AREA		TOTAL AREA	
				SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
47	1	7th FLOOR	2BR	78.33	843.14	19.96	214.85	98.29	1057.98
48	2	7th FLOOR	1BR	50.27	541.10	10.15	109.25	60.42	650.35
49	3	7th FLOOR	2BR	78.33	843.14	19.96	214.85	98.29	1057.98
50	4	7th FLOOR	1BR	51.21	551.22	18.30	196.98	69.51	748.20
51	5	7th FLOOR	1BR	49.42	531.95	10.18	109.58	59.60	641.53
52	6	7th FLOOR	1BR	49.42	531.95	10.18	109.58	59.60	641.53
53	7	7th FLOOR	1BR	49.42	531.95	10.18	109.58	59.60	641.53
54	8	7th FLOOR	1BR	51.21	551.22	18.30	196.98	69.51	748.20
55	1	8th FLOOR	2BR	78.33	843.14	18.88	203.22	97.21	1046.36
56	2	8th FLOOR	1BR	50.27	541.10	10.18	109.58	60.45	650.68
57	3	8th FLOOR	2BR	78.33	843.14	18.88	203.22	97.21	1046.36
58	4	8th FLOOR	1BR	51.21	551.22	21.72	233.79	72.93	785.01
59	5	8th FLOOR	1BR	49.42	531.95	10.18	109.58	59.60	641.53
60	6	8th FLOOR	1BR	49.42	531.95	10.18	109.58	59.60	641.53
61	7	8th FLOOR	1BR	49.42	531.95	10.18	109.58	59.60	641.53
62	8	8th FLOOR	1BR	51.21	551.22	21.72	233.79	72.93	785.01
TOTAL SALAEABLE SQ.M						4843.69		52136.99	

~ ~ THANK YOU ~ ~