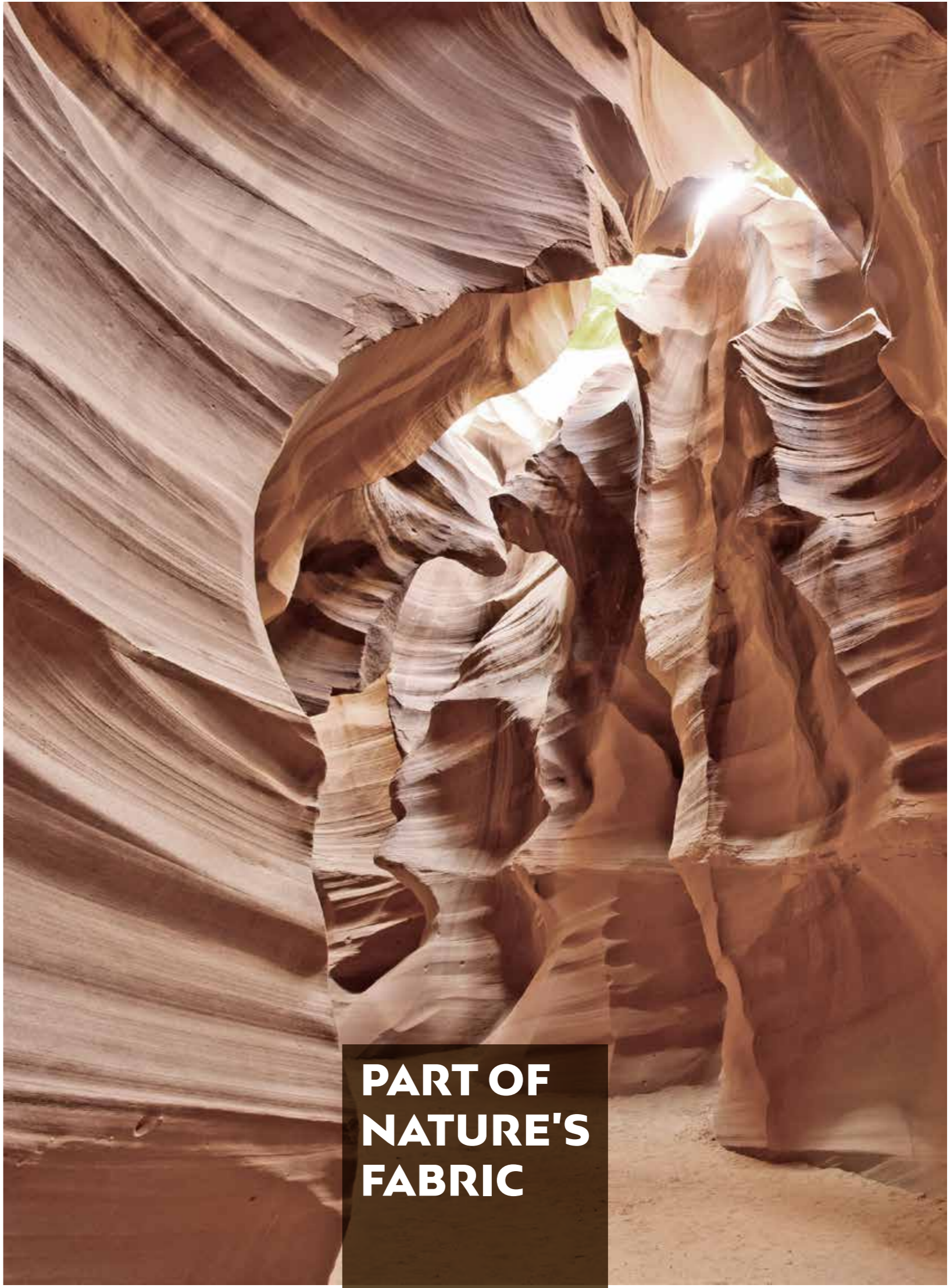




HAJAR

PREMIUM STONE
VILLAS

AKOYA



**PART OF
NATURE'S
FABRIC**



PART OF HISTORY

Homes built of stone have been around for centuries. Standing the test of time, this beautiful natural material is seen in architecture all over the world.

Styles vary, and colours too; yet there is a constant: stone buildings inspire a sense of nostalgia – a wistful nod to the past where homes were created with love and careful attention paid to every detail.





PART OF MODERN LIFE

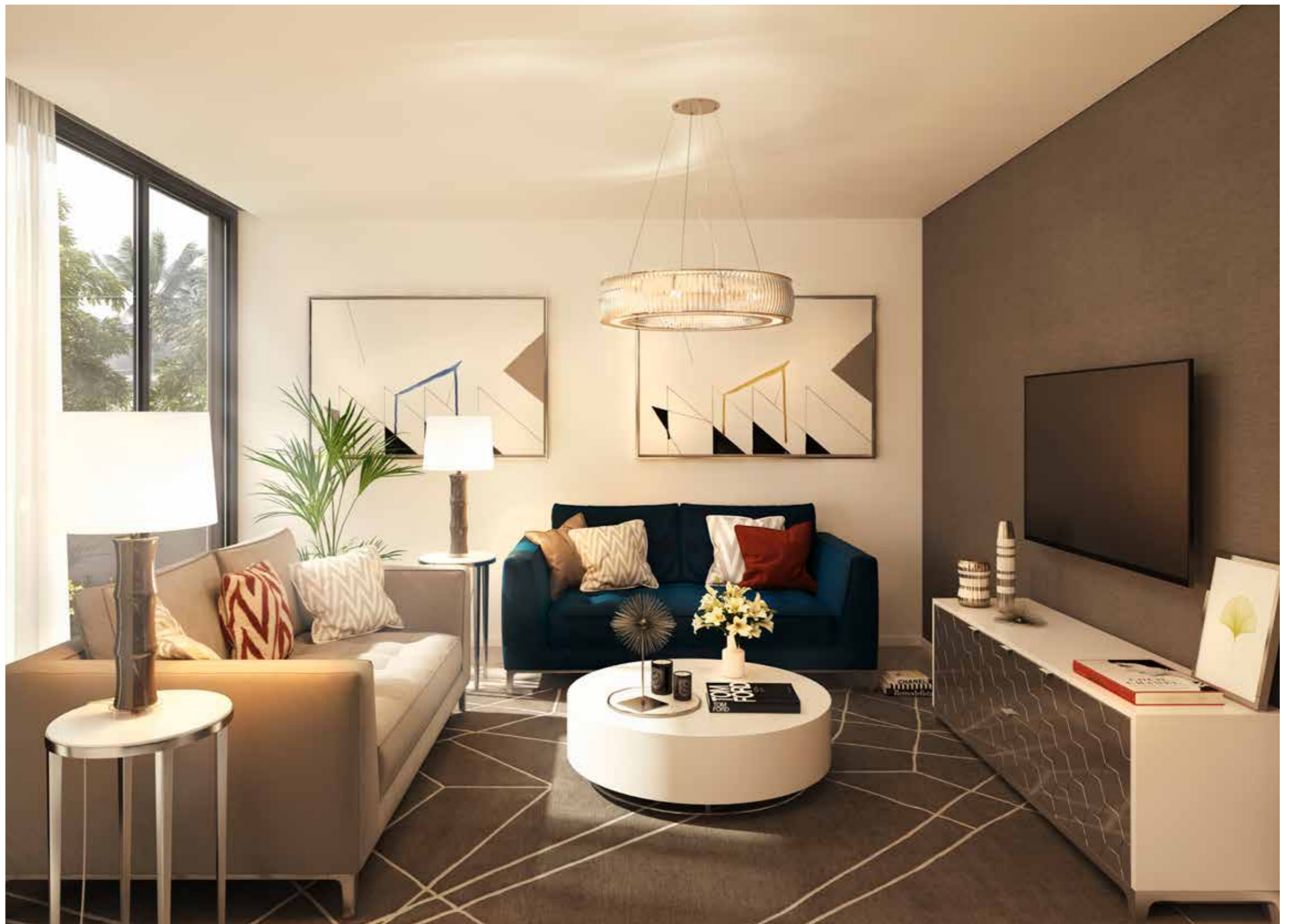
Hajar Villas combine an ancient material used throughout history, with artistic modern-day form. Not only strong, durable and beautiful, the stone build means these characterful homes are naturally warmer in winter and cooler in summer. Good looks are one thing but Hajar Villas are practical, energy-efficient and ultimately kinder to their environment as well.



PART OF NATURE

Expansive picture windows frame the lovely green vistas of the master community without, whilst private gardens and attractive balconies provide ample space to enjoy the outdoors.

For those in search of a luxurious home that's also low maintenance, a Hajar Villa is the perfect investment.



PART OF A COLLECTION

Set in their own private enclave of the international golf community, AKOYA, Hajar Villas are available in various sizes and arrangements to cater to a broad spectrum of investors – from newly married couples to large families.





SPACIOUS THREE-BEDROOM HOMES

These provide ample room to start, and grow, your family. Along with the master bedroom, the second room can be converted into a nursery and the third can be kept as a guest room.

LARGE FOUR-BEDROOM VILLAS

These villas give each family member the space they deserve. While the living areas encourage togetherness and family bonding, the bedrooms allow family members individual space to relax and reflect.



A wide-angle, high-angle photograph of a golf course. In the foreground, a lush green fairway leads to a large, well-maintained green. A golfer in a blue shirt is crouching on the green, preparing for a putt. Three other golfers stand nearby, watching. To the left, a water hazard with several small ponds is visible. The background shows rolling green hills under a clear sky. The lighting suggests late afternoon or early morning, with long shadows cast across the grass.

CHARMING SURROUNDINGS

Hajar Villas have access to the many amenities on offer at AKOYA. With nature-inspired facilities, gourmet fare, retail boutiques, an international golf club, and more, AKOYA is a refreshing escape from the hustle and bustle of the city.

A CONVENIENT LOCATION

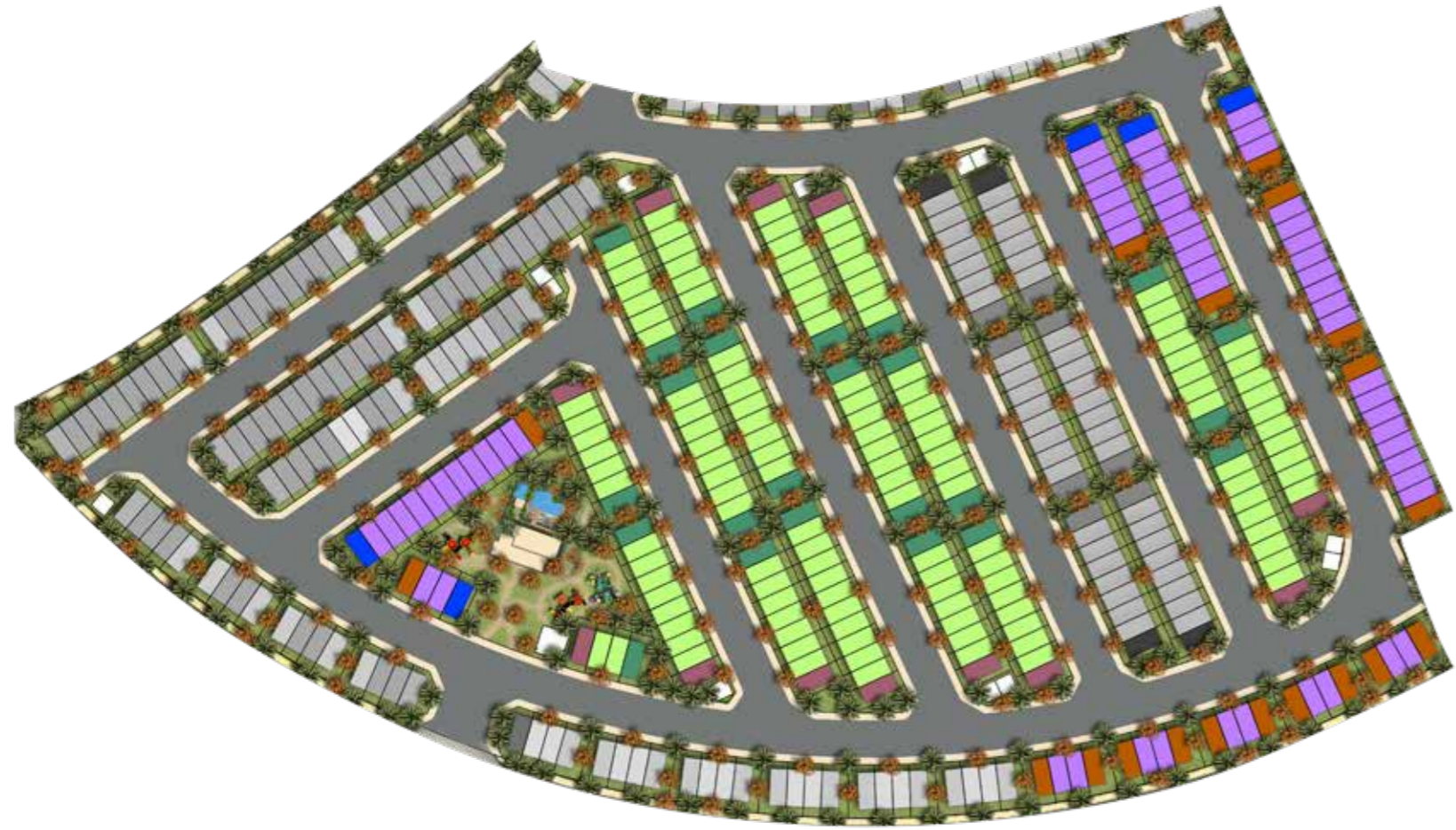
Just a short drive from the centre of the city, and yet feels like a world away. The strategic location allows easy access to four major highways and other networks that put the city within easy reach. Take the Umm Suqeim Expressway and find yourself at the gates of AKOYA within 25 minutes.



- MASTER PLAN SERVICES
- RESIDENTIAL | RETAIL
- SCHOOLS
- TRUMP WORLD GOLF CLUB DUBAI
- ENTRANCE GATE

VICTORIA CLUSTER

R4-EE R4-EM R4-M RN-EE RN-EM RN-M



VILLA TYPE RN-EE

VILLA TYPE RN-EM

VILLA TYPE RN-M



GROUND FLOOR

FIRST FLOOR

GROUND FLOOR

FIRST FLOOR

GROUND FLOOR

FIRST FLOOR

Unit type	Ground floor	First floor	Balcony / terrace & external covered area	Covered garage	Total area
RN-EE	485	606	434	218	1,743
RN-EM	485	606	434	218	1,743
RN-M	475	597	424	211	1,707

Disclaimer: Unless stated above, all accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, swimming pool(s) and other elements displayed in the brochure, or within the show apartment / villa or between the plot boundary and the unit, are not part of the standard unit and exhibited for illustrative purposes only. Areas shown are based on plans at the time of printing; actual dimensions could vary up to final 'as built' status and are not intended to form part of any contract or warranty.

All areas have been measured in square feet.

VILLA TYPE R4-EE

VILLA TYPE R4-EM

VILLA TYPE R4-M



GROUND FLOOR

FIRST FLOOR

GROUND FLOOR

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Unit type	Ground floor	First floor	Balcony / terrace & external covered area	Covered garage	Total area
R4-EE	470	592	518	241	1,821
R4-EM	470	592	518	241	1,821
R4-M	460	583	506	234	1,783

All areas have been measured in square feet.



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