ALBA

RESIDENCE

امـــــايا للعقـــــارات
AMAYA PROPERTIES

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AMAYA PROPERTIES

Amaya Properties' motto, "Where quality meets timely delivery," encapsulates our commitment to excellence.

We prioritise product quality and customer satisfaction above all else. Every detail of our work reflects our passion for excellence, and we maintain a solid commitment to on-time delivery.

At Amaya Properties, we strive to exceed expectations and ensure that our clients receive the highest standards of service and craftsmanship.



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The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



Location

Nestled in the Liwan Community at the intersection of Al Ain and Sheikh Mohammed Bin Zayed Roads, Alba Residence is in proximity to renowned attractions and seamless access to major road networks.

This well-connected location ensures effortless travel to significant destinations, making Liwan a highly desirable neighborhood for those seeking connectivity.

Proximities

- 10 Minutes - Silicon Central Mall
- 10 Minutes - IMG World
- 10 Minutes - Academic City
- 10 Minutes - Habtoor Polo Club
- 10 Minutes - Dubai Outlet Mall
- 10 Minutes - Sobha Reserve
- 15 Minutes - Global Village
- 20 Minutes - Meydan Race Course
- 20 Minutes - Dubai Airport

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Plot Location

Liwan Community

Liwan II situated within Dubai Land, is an emerging district strategically positioned at the convergence of Al Ain and Sheikh Mohammed Bin Zayed Roads, overlooking Dubai Silicon Oasis.

Initiated by Dubai Holding Real Estate in 2006, Liwan encompasses an expansive area spanning 13 million square feet. Boasting rapid development, it is evolving into a premier destination characterized by lush green spaces, convenient access to various amenities, schools, healthcare centers, and efficient transportation networks.



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Site Plan





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ALBA Residence

Elegantly designed across four floors, ALBA Residence features twenty stylish apartments, ranging from one to two bedrooms.

Residents will benefit from the convenience of ground-floor retail, secure parking, and close proximity to hospitals, schools, and universities, offering a seamless blend of comfort and accessibility.

Alba Residence is the ideal choice for those seeking a convenient and vibrant living experience.



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Building Configuration



Ground + 4 Levels	20 Units	1 Bedroom (8 Units)	2 Bedroom (12 Units)	2 Retail

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Amenities & Attractions

Covered Parking



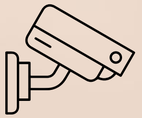
Nearby School and Universities



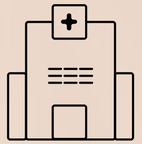
Community Retail, nearby Malls



24x7 Security



Nearby clinics and Hospitals



Unit Types

Unit Type	Unit Size	Starting Price in AED
1 Bedroom	637 Sqft	855,888
1 Bedroom Executive	867 Sqft	1,162,888
2 Bedroom	973 Sqft	1,245,888
2 Bedroom Executive	1,195 Sqft	1,458,888

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Facade



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Living Space

Home:
Where cherished memories reside.

Welcome to your contemporary designed apartments, where each unit features outstanding light colored finishing, while the sleek and modern kitchen design elevates functionality and style.

An inviting space with a bright ambiance, perfect for creating lasting memories.



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Living Space



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Living Space



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Bedroom



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Bedroom



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Bathroom



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Bathroom



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Floor Plans

Typical Floor Plan

- 1 Bedroom
- 1 Bedroom Executive
- 2 Bedroom
- 2 Bedroom Executive



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One Bedroom Executive

Unit Type	1B-1
Unit Area	729 Sqft
Balcony Area	139 Sqft
Total Area	867 Sqft



Living Room 3.5M x 4.5M	Bath 2.3M x 2.4M
Bedroom 3.6M x 5.1M	WC 1.2M x 1.6M
Kitchen 2.6M x 2.9M	Laundry 1.2M x 1.5M

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One Bedroom

Unit Type	1B-2
Unit Area	585 Sqft
Balcony Area	52 Sqft
Total Area	637 Sqft



Living Room
3.8M x 3.8M

Bedroom
3.5M x 4.4M

Kitchen
2.3M x 3.7M

Bath
1.8M x 2.6M

WC
1.6M x 1.3M

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Two Bedroom

Unit Type	2B-3
Unit Area	854 Sqft
Balcony Area	118 Sqft
Total Area	973 Sqft



Living Room 5.1M x 4.2M	Kitchen 2.7M x 2.5M
Bedroom 1 3.6M x 4.4M	Bath 2.3M x 2.2M
Bedroom 2 3.8M x 4.3M	WC 3.2M x 1.6M

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Two Bedroom Executive

Unit Type	2B-4
Unit Area	1,099 Sqft
Balcony Area	96 Sqft
Total Area	1,195 Sqft



Living Room 7.9M x 7.6M	Bath 1.8M x 2.4M
Bedroom 1 6.5M x 3.5M	Bath 1.6M x 3.6M
Bedroom 2 4.9M x 3.8M	WC 1.2M x 2.1M
Kitchen 2.4M x 2.7M	Store 0.8M x 1.52M

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Two Bedroom

Unit Type	2B-5
Unit Area	806 Sqft
Balcony Area	219 Sqft
Total Area	1,025 Sqft



Living Room
5.7M x 3.4M

Bedroom 1
3.2M x 3.5M

Bedroom 2
4.2M x 3.1M

Kitchen
1.9M x 4.2M

Bath 1 & 2
1.10M x 1.10M

WC
1.4M x 1.6M

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