



VILLANOVA

فيلانوفا



VILLANOVA

Phase 2 – La Quinta

11th Jan 2017



Villanova - Project Location

Villanova Community Development is situated on the south east side of the Dubailand, an area which is planned to accommodate most of the new residential investments in Dubai.









The Local Development Framework consists of mainly residential developments, such as The Villa, DLRC, Dubai Silicon Oasis, Falcon City, as well as activity centers such as Dubai Outlet Mall, Global Village and Academic City are suited in a close proximity of the project site.

The Development is suited along the Emirate Road, Near to the intersection Al Ain and Sheikh Mohammed Bin Zayed Road.



Existing developments within the project site's vicinity:

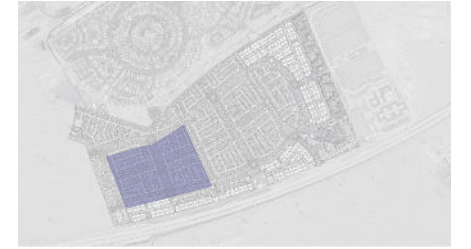
- | | | |
|--|-------------------------|--|
| 01 - City of Arabia | 09 - Sustainable city | 17 - Al Habtoor Polo and Equestrian Club |
| 02 - Falconcity of Wonders | 10 - Mudon | |
| 03 - The Villa | 11 - Motor City | |
| 04 - Dubailand Residence Complex | 12 - Jumeirah Park Nova | |
| 05 - Queue Point Liwan | 13 - Springs | |
| 06 - Dubai Silicon Oasis | 14 - Meadows | |
| 07 - Dubai International Academic City | 15 - Emirates Hill | |
| 08 - Arabian Ranches | 16 - The lakes | |

 30 minutes دقيقة 30 Downtown Dubai داون تاون دبي	 15 minutes دقيقة 15 Al Maktoum International Airport مطار آل مكتوم الدولي	 7 minutes دقائق 7 Global Village القرية العالمية	 5 minutes دقائق 5 Sheikh Mohammed Bin Zayed Road شارع الشيخ محمد بن زايد
 5 minutes دقائق 5 Hamdan Sports Complex مجمع حمدان بن راشد الرياضي	 15 minutes دقيقة 15 EXPO 2020 Site موقع إكسبو 2020	 10 minutes دقائق 10 Motor City موتور سيتي	 5 minutes دقائق 5 Dubai Cycling Course مضمار دبي للدراجات الهوائية

Villanova - Project Location



Villanova – Phase 2 – La Quinta



Unit Types – Villa 1



Villa 1

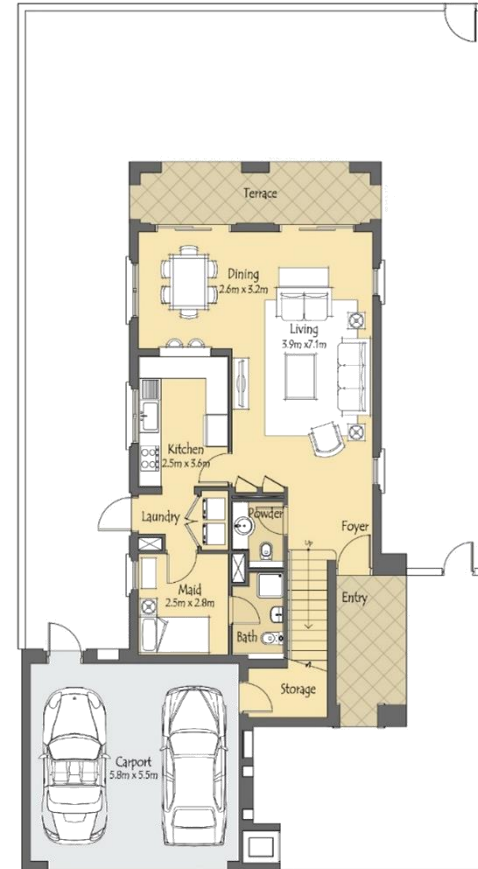
3 Bedrooms + Maids Room

Typical Plot Area 3,498.3 sq.ft \ 325 sq.m

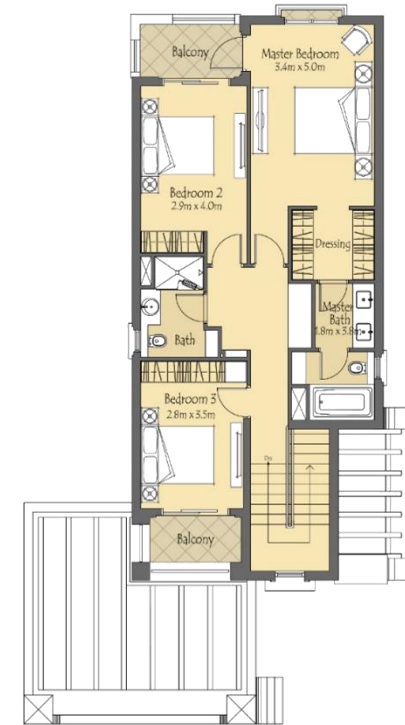
Suite Area	1927.17 Sq.ft	\ 179.04 Sq.m
Balcony Area	276.52 Sq.ft	\ 25.69 Sq.m
Carport	428.94 Sq.ft	\ 39.85 sq.m

Total Area* 2,204 Sq.ft \ 204.73 sq.m

* Total Area not including carports



GROUND LEVEL



FIRST LEVEL

Unit Types – Villa 1 Mediterranean Theme



Unit Types – Villa 1 Portuguese Theme



Unit Types – Villa 2



Villa 2

4 Bedrooms + Maids Room

Typical Plot Area 4,305.6 sq.ft \ 400 sq.m

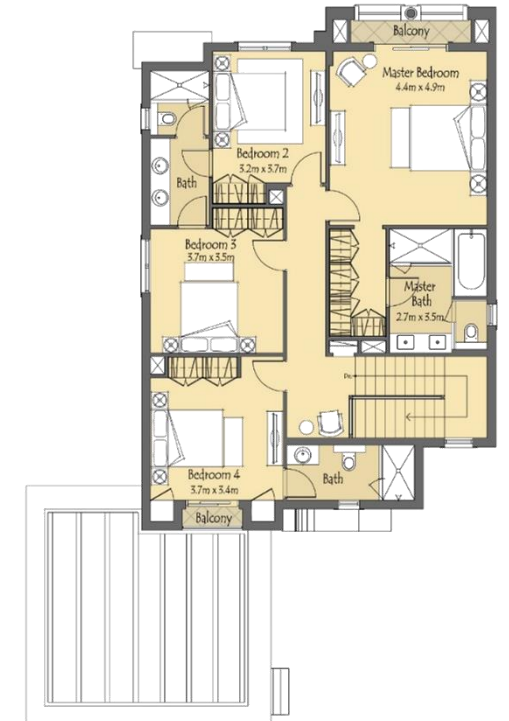
Suite Area	2,618.32 Sq.ft	\ 243.25 Sq.m
Balcony Area	280.29 Sq.ft	\ 26.04 Sq.m
Carport	427.97 Sq.ft	\ 39.76 sq.m

Total Area* 2,988Sq.ft \ 269.29 sq.m

* Total Area not including carports



GROUND LEVEL



FIRST LEVEL

Unit Types – Villa 2 Mediterranean Theme



Unit Types – Villa 2 Portuguese Theme



Villa 1 & 2 Interior Design Concept



Villa 1 & 2 Interior Design Concept



Villa 1 & 2 Interior Design Concept



Villa 1 & 2 Interior Design Concept





Unit Types – Villa 3

Villa 3

5 Bedrooms + Maids Room

Typical Plot Area 4,843.8 sq.ft \ 450 sq.m

Suite Area	3,022.18 Sq.ft	\ 280.77 Sq.m
Balcony Area	363.93 Sq.ft	\ 33.81 Sq.m
Carport	591.48 Sq.ft	\ 54.95 sq.m

Total Area* 3,386 Sq.ft \ 314.58 sq.m

* Total Area not including carports



GROUND LEVEL



FIRST LEVEL

Unit Types – Villa 3 Mediterranean Theme



Unit Types – Villa 3 Portuguese Theme



Unit Types – Villa 4



Villa 4

5 Bedrooms + Family Living Area @ 1st Floor + Maids Room

Typical Plot Area 4,843.8 sq.ft \ 450 sq.m

Suite Area	3,415.50 Sq.ft	\ 317.31 Sq.m
Balcony Area	447.03 Sq.ft	\ 41.53 Sq.m
Carport	648.31 Sq.ft	\ 60.23 sq.m

Total Area* 3,863 Sq.ft \ 358.84 sq.m

* Total Area not including carports



GROUND LEVEL



FIRST LEVEL

Unit Types – Villa 4 Mediterranean Theme



Unit Types – Villa 4 Portuguese Theme



Villa 3 & 4 Interior Design Concept



Villa 3 & 4 Interior Design Concept



Villa 3 & 4 Interior Design Concept



Villa 3 & 4 Interior Design Concept



Community Facilities



La Quinta is supported by Community Facility area, that contains:

- Pool House with Toilets, Showers and Changing areas
- Children Play Ground
- Sport Court

