



PALM HILLS
DEVELOPMENTS

Badyā

A CITY OF NEW WORLDS

BADYĀ

DISTRICT 6

ZOE Extension

Sales Kit

PHASING KEY AND NEW ZONE LOCATION

 Villas Phase 1

V1-A

- Handed over 63 units
- To Deliver 2023=74

V1-B

- Handed over Units=5
- To Deliver 2023=42

V2-A

- To Deliver 2023=27

 RAE Apartments

D1-A1

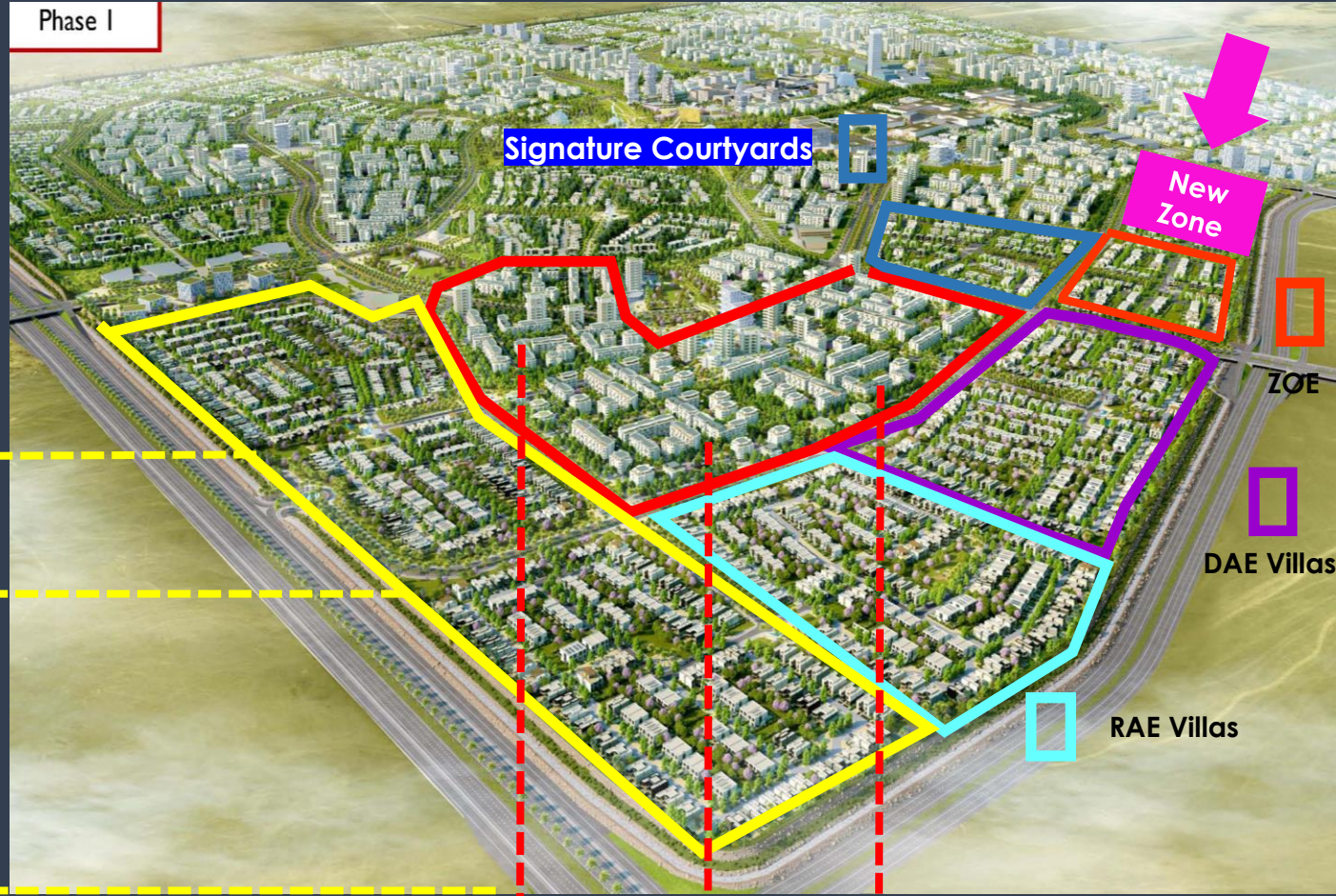
- To Deliver 2023=150

D1-A2

- Handed over 57 units
- To Deliver 2023=256

D1-A3

- To Deliver 2023=84



OVERVIEW



MASTER PLAN



VILLA TYPES

Optional

Land Area	BUA (G+F)	PH	Semi- covered roof	Roof
750	466	46	18.5	132

VILLA W1
4 units



ELEVATION



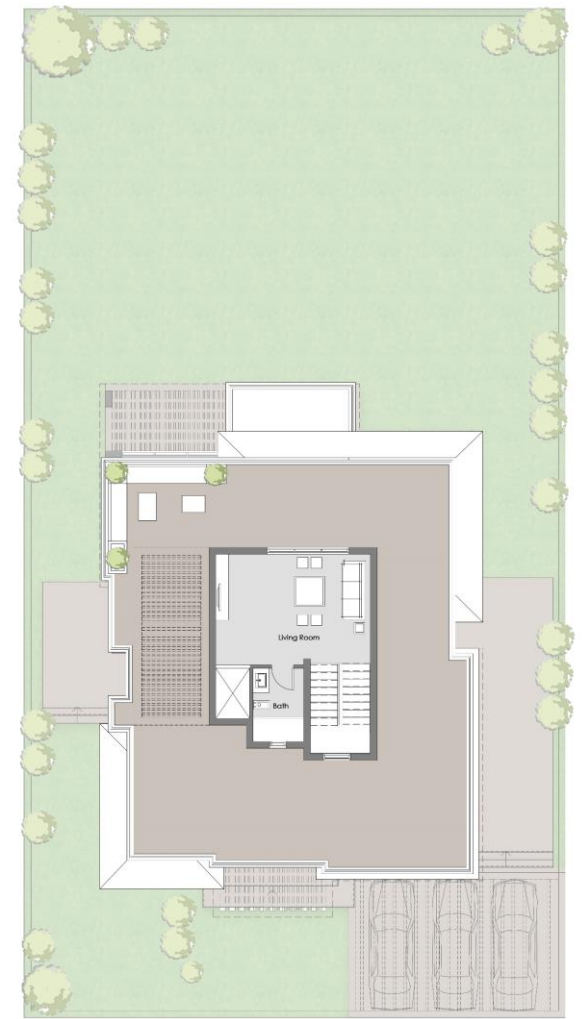
Floor Plans



Ground Floor Plan



First Floor Plan



Penthouse Floor Plan

Unit dimensions

Total Land Area	750.00 m ²
Total Built Up Area (Ground + First)	466.00 m ²
Optional	
Car Pergola	45.50 m ²
Penthouse	
Penthouse Area	46.00 m ²
Roof Terrace Area	132.00 m ²
Roof Pergola Area	18.50 m ²
Ground Floor Area	
Porch	4.20 m x 3.10 m
Vestibule	(2.85 m x 3.70 m) - (1.90 m x 2.50 m)
Reception & Dining	(4.35 m x 5.15 m) - (4.80 m x 3.75 m) - (4.10 m x 3.85 m)
Terrace	4.35 m x 2.25 m
Guest Bedroom - Bath	(3.50 m x 3.80 m) - (2.10 m x 3.20 m)
Hard Kitchen	3.40 m x 5.00 m
Soft Kitchen	3.50 m x 2.55 m
Maid's Room - Bath	(2.00 m x 3.75 m) - (1.35 m x 2.50 m)
Guest Toilet	3.30 m x 2.30 m
Driver's Room - Bath	(2.00 m x 1.80 m) - (1.50 m x 1.85 m)
First Floor Area	
Living Room	4.55 m x 3.20 m
Terrace	4.30 m x 4.35 m
Master Bedroom 1 - Bath - Dressing	(4.10 m x 3.95 m) - (2.10 m x 3.15 m) - (0.65 m x 3.15 m)
Master Bedroom 2 - Bath - Dressing	(4.35 m x 4.35 m) - (2.15 m x 3.15 m) - (0.60 m x 2.30 m)
Master Bedroom 3 - Bath	(5.10 m x 5.00 m) - (2.10 m x 3.15 m)
Bath	2.15 m x 3.15 m
Bedroom 4	4.05 m x 3.80 m
Bedroom 5	3.60 m x 4.35 m
Kitchenette	2.50 m x 0.60 m
Corridor	(8.55 m x 1.55 m) - (1.25 m x 3.85 m)
Penthouse Floor Area	
Living Room	5.70 m x 4.10 m
Bath	1.85 m x 2.70 m

VILLA X1

22 units

Land Area	BUA (G+F)	PH	Optional	
			Semi- covered roof	Roof
550	364	46	21	79



Floor Plans



Ground Floor Plan



First Floor Plan



Penthouse Floor Plan

Unit dimensions

Total Land Area	550.00 m ²
Total Built Up Area (Ground + First)	364.00 m ²
Optional	
Car Pergola	40.00 m ²
Penthouse	
Penthouse Area	46.00 m ²
Roof Terrace Area	79.00 m ²
Roof Pergola Area	21.00 m ²
Ground Floor Area	
Porch	2.65 m x 2.40 m
Vestibule	2.90 m x 5.50 m
Reception & Dining	(3.80 m x 5.60 m) - (3.85 m x 4.70 m) - (3.70 m x 6.90 m)
Terraces	(3.75 m x 2.90 m) - (4.75 m x 1.65 m)
Guest Bedroom - Bath	(3.80 m x 3.55 m) - (2.50 m x 1.70 m)
Kitchen	4.40 m x 3.55 m
Maid's Room - Bath	(1.90 m x 1.75 m) - (1.10 m x 1.75 m)
Guest Toilet	1.15 m x 2.10 m
Driver's Bedroom – Bath	(2.45 m x 1.85 m) - (1.25 m x 1.85 m)
First Floor Area	
Living Room	3.35 m x 4.80 m
Terrace	3.60 m x 2.70 m
Bath	2.40 m x 1.60 m
Master Bedroom 1 - Dressing- Bath	(3.80 m x 3.65 m) - (2.70 m x 1.95 m) - (2.55 m x 1.70 m)
Master Bedroom 2 - Bath	(3.95 m x 3.60 m) - (2.40 m x 1.60 m)
Master Bedroom 3 - Bath - Terrace	(4.40 m x 3.70 m) - (2.90 m x 2.20 m) - (4.90 m x 1.75 m)
Master Bedroom 4 - Bath	(4.05 m x 4.00 m) - (2.55 m x 1.70 m)
Kitchenette	3.45 m x 0.60 m
Corridor	(5.90 m x 1.40 m) - (1.20 m x 4.20 m)
Penthouse Floor Area	
Living Room	3.70 m x 4.95 m
Bath	2.65 m x 2.20 m

VILLA Z1
48 units

Land Area	BUA (G+F)	PH	Optional	
			Semi- covered roof	Roof
401	275.5	39.5	12	57.5



ELEVATION



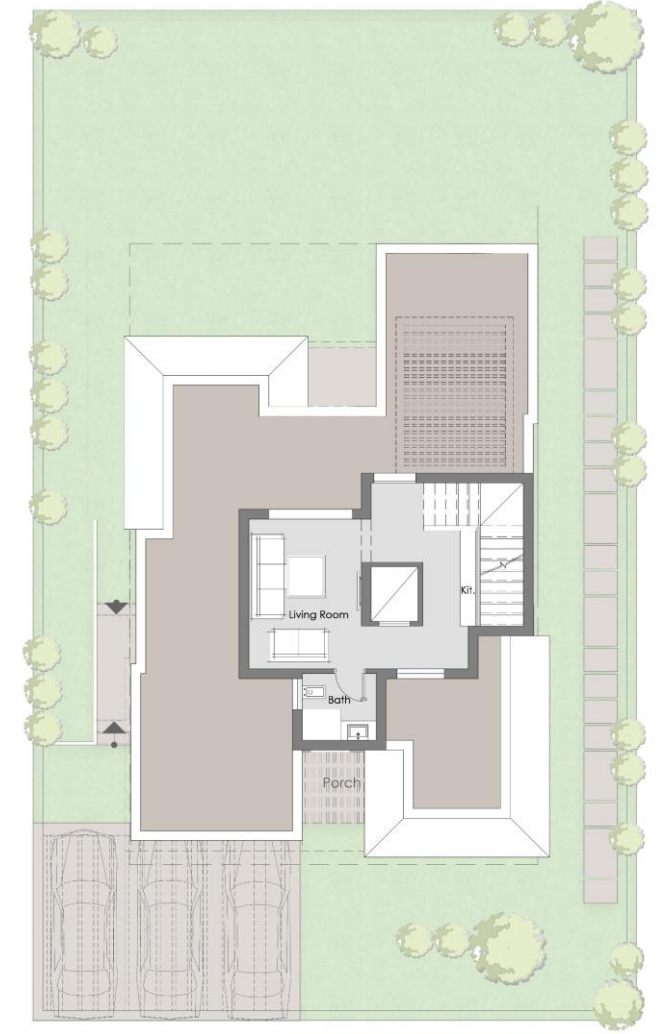
Floor Plans



Ground Floor Plan



First Floor Plan



Penthouse Floor Plan

Unit dimensions

Total Land Area	401.00 m ²
Total Built Up Area (Ground + First)	275.50 m ²
Optional	
Car Pergola	35.00 m ²
Penthouse	
Penthouse Area	39.50 m ²
Roof Terrace Area	69.00 m ²
Roof Pergola Area	12.00 m ²
Ground Floor Area	
Porch	1.90 m x 2.55 m
Vestibule	2.15 m x 3.60 m
Reception & Dining	(5.80 m x 3.75 m) - (3.50 m x 2.65 m) - (3.90 m x 4.80 m)
Terraces	(6.30 m x 1.65 m) - (4.15 m x 1.50 m)
Kitchen	3.75 m x 3.45 m
Maid's Room - Bath	(2.45 m x 1.70 m) - (1.20 m x 1.70 m)
Guest Toilet	1.55 m x 3.60 m
Driver's Bedroom - Bath	(1.85 m x 2.20 m) - (1.85 m x 1.25 m)
First Floor Area	
Living Room	3.05 m x 3.75 m
Kitchenette	1.80 m x 1.50 m
Terrace	2.05 m x 1.50 m
Master Bedroom 1 - Bath	(3.65 m x 3.60 m) - (1.55 m x 2.05 m)
Master Bedroom 2 - Bath	(3.60 m x 4.40 m) - (2.40 m x 1.70 m)
Master Bedroom 3 - Bath	(3.65 m x 4.15 m) - (2.15 m x 1.75 m)
Bedroom 4	3.90 m x 4.05 m
Bath	2.40 m x 1.60 m
Corridor	(4.55 m x 1.10 m) - (1.15 m x 4.75)
Penthouse Floor Area	
Living Room	2.90 m x 3.85 m
Bath	1.90 m x 1.70 m
Kitchenette	1.35 m x 2.45 m

VILLA S1

51 units

Land Area	BUA (G+F)	PH	Optional	
			Semi- covered roof	Roof
268	199	40	10.5	37.5



ELEVATION



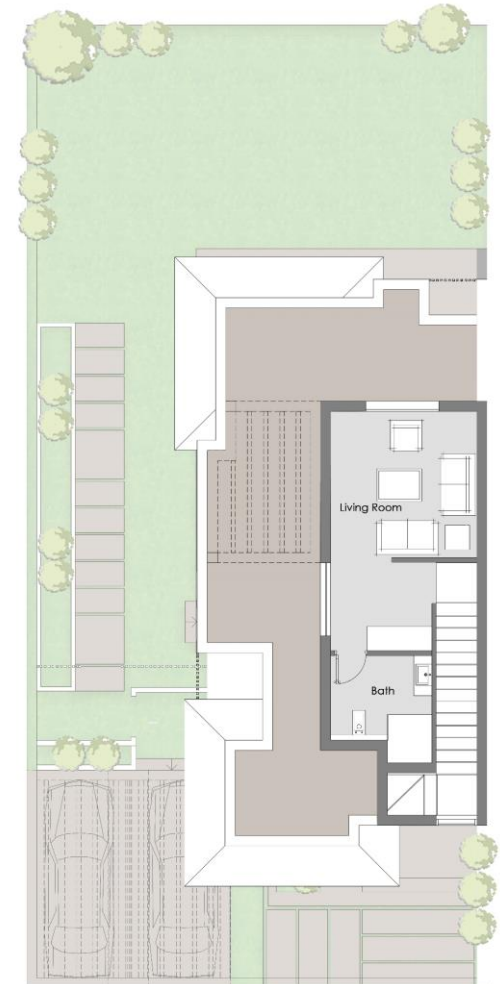
Floor Plans



Ground Floor Plan



First Floor Plan



Penthouse Floor Plan

Unit dimensions

Total Land Area	268.00 m ²
Total Built Up Area (Ground + First)	199.00 m ²
Optional	
Car Pergola	27.00 m ²
Penthouse	
Penthouse Area	40.00 m ²
Roof Terrace Area	37.50 m ²
Roof Pergola Area	10.50 m ²
Ground Floor Area	
Porch	3.85 m x 1.30 m
Vestibule	1.75 m x 6.35 m
Reception & Dining	6.65m x 5.50m
Kitchen	3.70 m x 3.05 m
Maid's Room - Bath	(1.90 m x 1.70 m) - (1.35 m x 1.70 m)
Guest Toilet	1.90 m x 1.20 m
First Floor Area	
Master Bedroom 1 - Dressing- Bath	(3.80 m x 3.65 m) - (1.00 m x 1.50 m) - (2.70 m x 2.10 m)
Master Bedroom 2 - Bath	(4.15 m x 3.50 m) - (2.75 m x 1.55 m)
Master Bedroom 3 - Bath	(4.15 m x 3.75 m) - (2.55 m x 1.50 m)
Kitchenette	1.00m x 2.70 m
Corridor	1.25 m x 7.65 m
Penthouse Floor Area	
Living Room	3.60 m x 3.60 m
Bath	2.50 m x 2.65 m
Kitchenette	1.60 m x 1.15 m

VILLA N1

44 units

Land Area	BUA (G+F)	PH	Semi- covered roof	Roof
255	179.95	NA	NA	NA



ELEVATION



Floor Plans

Average Back & Side Garden 106 SQM



Ground floor



First floor

TOWNHOUSE

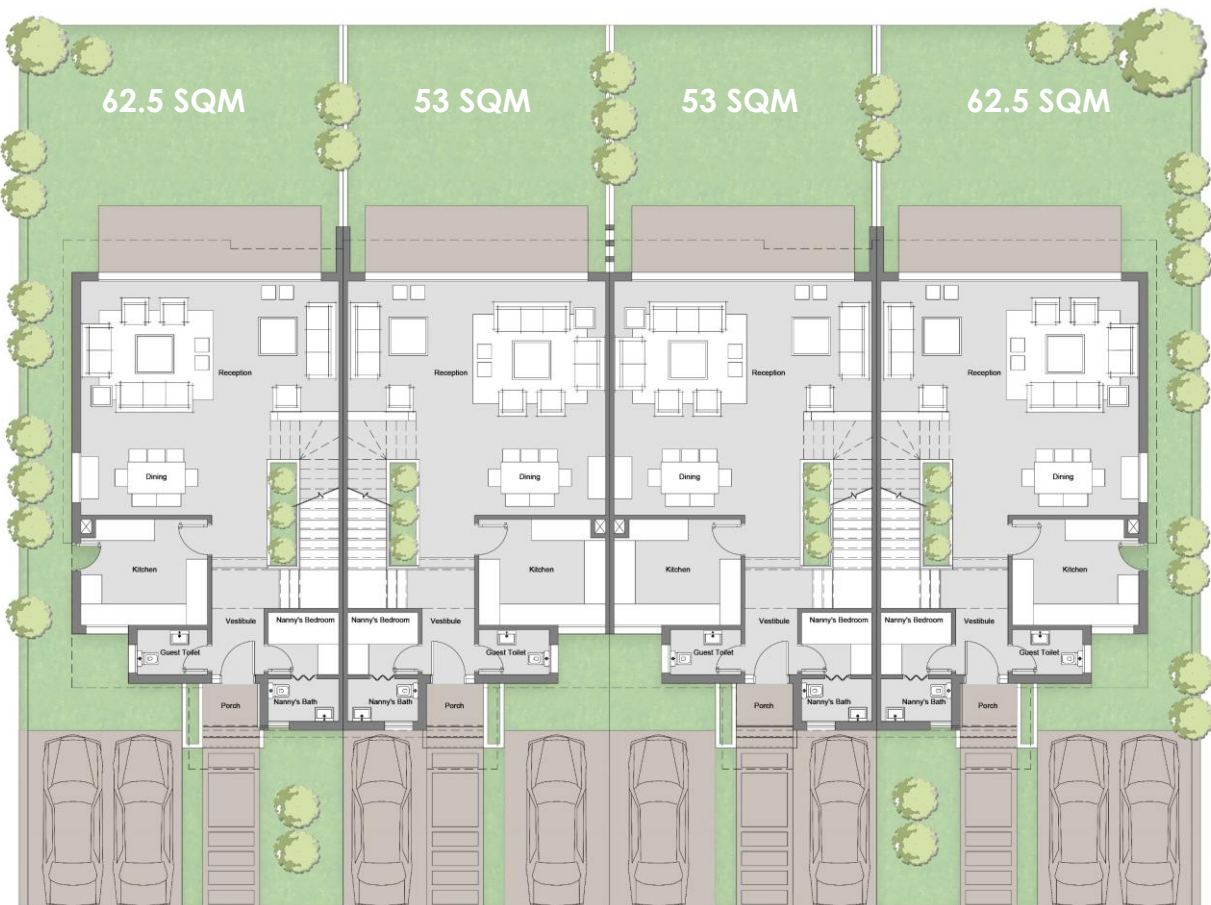
36 blocks

- 72 Corner
- 72 Middle

Corner Unit		Middle Unit	
Land Area	BUA	Land Area	BUA
230	194	189.5	190.5



Floor Plans



Ground Floor Plan



First Floor Plan

Unit dimensions

Corner Unit

Total Land Area	230.00 m ²
Total Built Up Area (Ground + First)	194.00 m ²
Ground Floor Plan	
Porch	2.45 m x 2.00 m
Vestibule	1.50 m x 4.50 m
Reception & Dining	7.30 m x 6.65 m
Kitchen	3.60 m x 3.00 m
Nanny's Room - Bath	(2.00 m x 1.75 m) - (2.00 m x 1.20 m)
Guest Toilet	2.00 m x 1.30 m
First Floor Plan	
Master Bedroom - Bath - Terrace	(3.60 m x 3.95 m) - (2.35 m x 1.55 m) - (0.80 m x 3.70 m)
Bedroom1	3.60 m x 4.20 m
Bedroom2	3.60 m x 3.60 m
Bath	2.35 m x 1.70 m
Living Room	3.60 m x 4.65 m
Kitchenette	1.20 m x 2.90 m
Corridor	1.20 m x 4.70 m

Middle unit

Total Land Area	189.50 m ²
Total Built Up Area (Ground + First)	190.50 m ²
Ground Floor Plan	
Porch	2.45 m x 2.00 m
Vestibule	1.50 m x 4.50 m
Reception & Dining	7.30 m x 6.65 m
Kitchen	3.60 m x 3.00 m
Nanny's Room - Bath	(2.00 m x 1.75 m) - (2.00 m x 1.20 m)
Guest Toilet	2.00 m x 1.30 m
First Floor Plan	
Master Bedroom - Bath - Terrace	(3.60 m x 3.95 m) - (2.35 m x 1.55 m) - (0.80 m x 3.45 m)
Bedroom1	3.60 m x 4.20 m
Bedroom2	3.60 m x 3.60 m
Bath	2.35 m x 1.70 m
Living Room	3.60 m x 4.65 m
Kitchenette	1.20 m x 2.90 m
Corridor	1.20 m x 4.70 m

ZOE EXTENSION SURROUNDINGS



THANK YOU