

MÜDON

راس الحكمة

RAS EL HEKMA

YEMM LINKS VILLAS

INTRODUCING
RAS EL HEKMA





PROPERTY DETAILS

VILLAS



ULTRA LUXURY
VILLA

7 BEDROOM

ULTRA LUXURY VILLA 7 BEDROOM



- | | |
|----|---------|
| 1. | Pool |
| 2. | Terrace |

ULTRA LUXURY VILLA

7 BEDROOM



Ground floor

Area	Size
Interior Area	1,074 sqm
Terraces Area	105 sqm
Total Gross Area	1,266 sqm

Legend

		Size (m)
1	Entrance Hall	6.5 × 2.5
2	Garage	8.5 × 6.4
3	Ground floor hall	4.2 × 2.5
4	Main Staircase	4.2 × 3.6
5	Elevator	2.4 × 1.8
6	Powder Room	3.6 × 2.7
7	Living / Dining / Kitchen	13.8 × 10.8
8	Majis Living / Dining	10.4 × 4.0
9	Guest Bedroom	4.0 × 4.0
10	Guest Bathroom	3.5 × 2.0
11	Guest Dressing Room	3.6 × 1.8
12	Pantry	2.6 × 1.8
13	BOH Kitchen	6.9 × 2.4
14	Laundry Room	3.2 × 2.5
15	Private Staff Bedroom	4.1 × 4.0
16	Private Staff Bathroom	2.1 × 1.8
17	Pool Toilet	4.0 × 1.4
18	Machines Room	4.7 × 2.0
19	Security Room	3.7 × 1.6
20	Drivers Room	3.7 × 3.6
21	Drivers Bathroom	2.5 × 2.0
A	Pergola	10.9 × 3.0
B	Waste Bins	2.2 × 2.0
C	Gardner's Tools	1.5 × 0.9
D	Covered Terrace	21.0 × 5.0
E	Pool	20.0 × 4.0

DISCLAIMER

These floor plans are produced for illustrative purposes only, to represent the typical layout of the villa and outdoor living areas. Modon makes no representation or warranty regarding the accuracy or completeness of the information shown. The floor plans are indicative only and based on preliminary development plans, variations may occur and the floor plans, drawings and illustrations are subject to change, without notice.

ULTRA LUXURY VILLA

7 BEDROOM



First floor

Area	Size
Interior Area	1,074 sqm
Terraces Area	24 sqm
Total Gross Area	1,266 sqm

Legend

		Size (m)
1	First Floor Hall	14.4 × 2.5
2	Main Staircase	4.2 × 3.6
3	Elevator	2.4 × 1.8
4	Master Bedroom	7.0 × 4.5
5	Master Dressing Room	5.0 × 2.5
6	Master Bathroom	7.0 × 3.1
7	Office	5.2 × 4.0
8	Office Toilet	2.1 × 1.7
9	Bedroom 1	5.3 × 3.6
10	Bathroom 1	2.4 × 2.2
11	Dressing Room 1	3.0 × 2.6
12	Bedroom 2	5.3 × 3.6
13	Bathroom 2	2.4 × 2.2
14	Dressing Room 2	3.0 × 2.6
15	Bedroom 3	5.7 × 3.1
16	Bathroom 3	2.9 × 1.8
17	Dressing Room 3	3.0 × 1.9
18	Bedroom 4	4.4 × 4.3
19	Bathroom 4	4.0 × 2.7
20	Dressing Room 4	3.1 × 2.5
21	Upstairs Family Room	6.5 × 4.5
A	Master Suite Terrace	12.7 × 5.1
B	Bedrooms 1 & 2 Terrace	11.7 × 1.5
C	Bedroom 3 Terrace	4.8 × 1.5

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ULTRA LUXURY VILLA

7 BEDROOM



Basement

Area	Size
Interior Area	1,074 sqm
Total Gross Area	1,266 sqm

Legend

		Size (m)
1	Hall	4.2 × 3.6
2	Main Staircase	4.2 × 3.6
3	Elevator	2.4 × 1.8
4	Lobby	4.2 × 4.0
5	Office	8.5 × 3.6
6	Miscellaneous Room	3.3 × 2.9
7	Powder Room 1	2.9 × 1.5
8	Changing Room	5.4 × 3.1
9	Powder Room 2	2.9 × 1.5
10	Gym	11.5 × 3.5
11	Spa	7.2 × 3.0
12	Machine Room	4.0 × 3.0
A	Patio	3.6 × 3.0

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ULTRA LUXURY VILLA 7 BEDROOM



1. Living & dining
2. Terrace
3. Master bedroom

ULTRA LUXURY
VILLA

5 BEDROOM

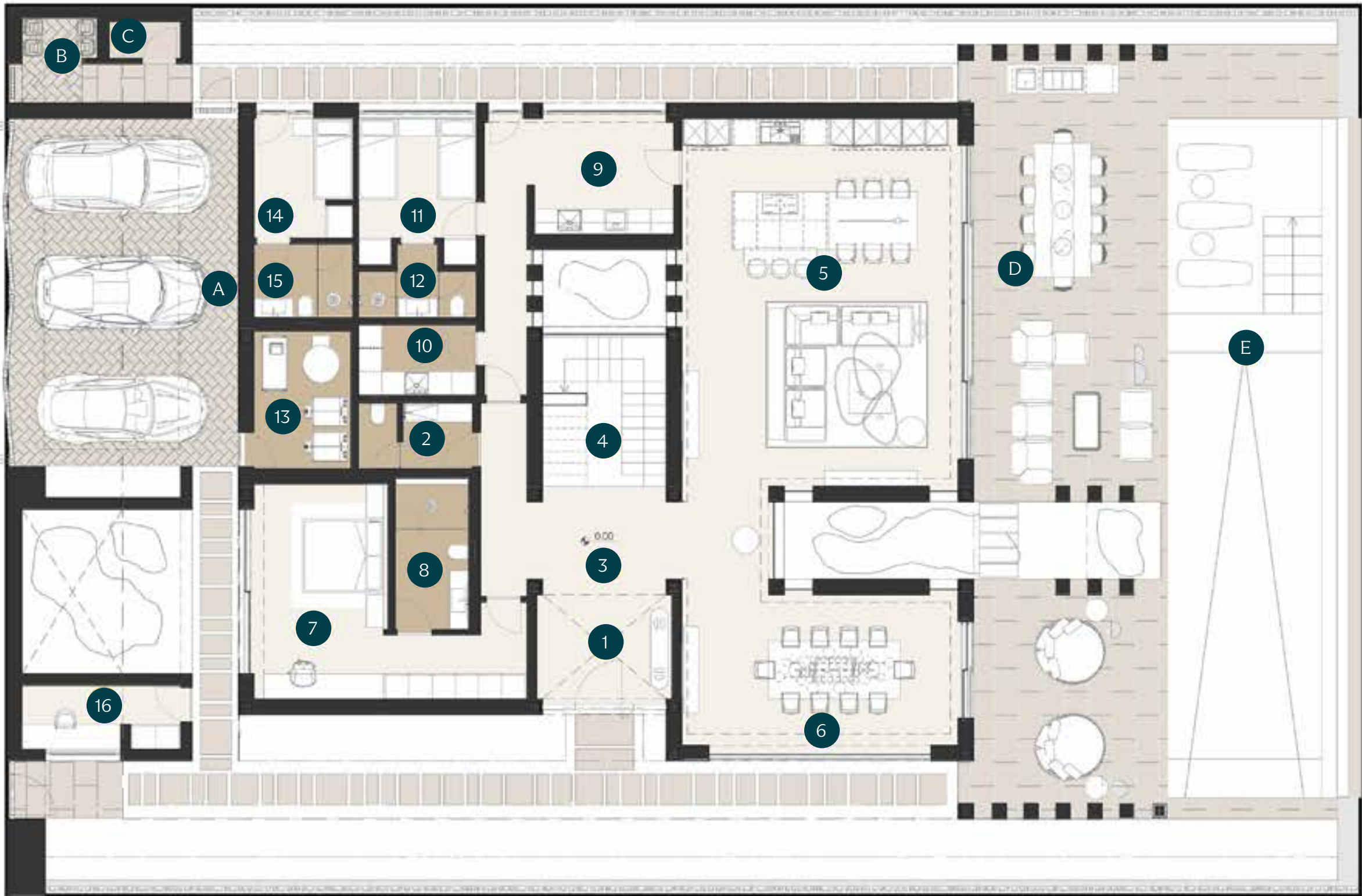
ULTRA LUXURY VILLA 5 BEDROOM



- 1. Pool
- 2. Terrace

ULTRA LUXURY VILLA

5 BEDROOM



Ground floor

Area	Size
Interior Area	552 sqm
Terraces Area	122 sqm
Total Gross Area	802 sqm

Legend

		Size (m)
1	Entrance Hall	3.2 × 2.7
2	Powder Room	3.0 × 1.7
3	Ground floor hall	7.0 × 2.8
4	Main Staircase	3.9 × 3.2
5	Living / Dining / Kitchen	9.5 × 7.2
6	Formal Dining Room	7.2 × 3.9
7	Guest Bedroom	5.6 × 3.5
8	Guest Bathroom	3.8 × 2.0
9	BOH Kitchen	3.6 × 2.9
10	Laundry Room	3.0 × 1.8
11	Private Staff Bedroom	3.8 × 3.0
12	Private Staff Bathroom	3.0 × 1.2
13	MEP Room	3.6 × 2.5
14	Drivers Room	3.1 × 2.5
15	Drivers Bathroom	2.5 × 1.9
16	Security Room	4.1 × 1.7
A	Parking Pergola	9.0 × 6.0
B	Waste Bins	2.2 × 2.0
C	Gardner's Tools	1.9 × 1.0
D	Covered Terrace	19.5 × 5.0
E	Pool	17.5 × 4.0

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ULTRA LUXURY VILLA

5 BEDROOM



First floor

Area	Size
Interior Area	552 sqm
Terraces Area	103 sqm
Total Gross Area	802 sqm

Legend

		Size (m)
1	First Floor Hall	7.0 × 2.8
2	Main Staircase	3.9 × 3.2
3	Master Bedroom	5.6 × 4.7
4	Master Dressing Room	5.6 × 2.4
5	Master Bathroom	3.8 × 3.0
6	Bedroom 1	3.9 × 3.5
7	Bathroom 1	3.9 × 1.9
8	Dressing Room 1	2.9 × 1.3
9	Bedroom 2	5.6 × 3.5
10	Bathroom 2	3.8 × 2.0
11	Dressing Room 2	3.7 × 1.7
12	Bedroom 3	5.6 × 3.5
13	Bathroom 3	3.8 × 2.0
14	Dressing Room 3	3.7 × 1.7
15	Upstairs Family Room	4.8 × 3.7
16	Upstairs Family Office	4.2 × 3.4
A	Master Suite Terrace	11.2 × 5.0
B	Terrace 1	9.7 × 3.6
C	Terrace 2	4.8 × 2.7

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ULTRA LUXURY VILLA 5 BEDROOM



1. Living
2. Dining
3. Master bedroom