



### PROPERTY AMENITIES

- 24/7 security
- 200,000 sqft of indigenous landscaped gardens
- Paddle tennis courts
- Natural sand amphitheatre
- Hammock area
- Adult pool
- Lap pool 25m x 3.3m
- Family pool
- Private outdoor dining
- Day care centre
- Kids play area
- Dry fountain
- Photography studio
- Laundry pick up
- ATM
- Salon facilities

### PROPERTY AMENITIES

- Fitness studio
- Hot fitness room
- Steam room
- 3 treatment rooms
- Hammam
- Event amphitheatre
- Screening room
- Gourmet market
- Restaurant
- Additional storage
- Additional maids rooms
- Water features
- Co-working space

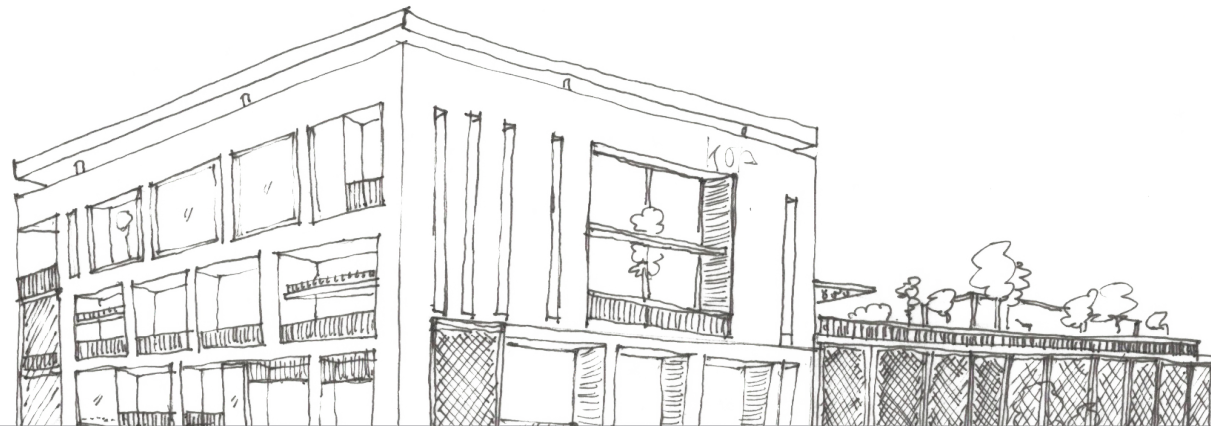
### RESIDENCE FEATURES

- Brushed oak bedroom flooring
- Open plan kitchen by Poggenpohl\*
- Service kitchen\*
- Maids room\*
- White washed timber oak ceilings\*
- Open grain white oak front door
- Large format brush hammered lava stone kitchen flooring
- Matt resin flooring
- Italian herringbone bathroom tiles
- Black powder coated metal finishes
- 3.1m high ceiling
- Floor to ceiling windows
- Exposed concrete columns
- White matt soft closing cupboards/dressing rooms
- Pure white quartz counter tops
- Bagno design sanitary\*
- Single leaf solid frameless flush doors

### LOCATION

- Sheikh Mohammed Bin Rashid Gardens
- Off Sheikh Mohammed Bin Zayed road
- 12km to Burj Khalifa
- 17km to Dubai Airport
- Grocery, pharmacy, café within 1km
- Bordering:
  - Nature reserve
  - Albarari Villas
  - HH Sheikh Hamdan Bin Mohammed Horse Race Track

\*Due to the uniqueness of each residence within KOA Canvas, material selection and features may vary from one unit to another.



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## DETAILS

1. Freehold development
2. Part of a larger members community and master community
3. Service charges will be applicable (Approved by RERA)
4. 4 building blocks A, B, C, D
5. Total of 77 residential units
6. Studio 1, 2, 3, 4 bedrooms
7. Sizes range from 580 sqft to 4,944 sqft
8. Prices from AED 682,000
9. Dubai Land Department Registration fees fully payable by the buyer  
(Pre-registration applicable on signing the sales & purchase agreement)
10. Anticipated completion
  - BLOCK A – Q1 2018
  - BLOCK B – Q1 2018
  - BLOCK C – Q4 2018
  - BLOCK D – Q2 2018

BLOCK A					
MONTH	0	3	6	9	COMPLETION
%	10	20	20	20	30

BLOCK C					
MONTH	0	6	12	18	COMPLETION
%	10	20	20	20	30