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GHANTOOT | by OGA



A COMMUNITY YOU SHAPE



4.8M

Sqm Land



32K

Residents

ANCHORS

- 01. Beach
- 02. 5 Star Resort
- 03. Beach Town
- 04. Marina
- 05. Sports Club
- 06. Business Park
- 07. Schools
- 08. Healthcare Centre
- 09. Linear Park
- 10. Lagoon
- 11. Waterway
- 12. Neighbourhood Mall





- 02 -

DOUBLE HEIGHT VILLA

DOUBLE HEIGHT VILLA

5 Bedrooms

DOUBLE HEIGHT VILLA

4 Bedrooms

A Community Without Compromise

At the heart of the community, these villas offer an elegant sanctuary enveloped by tranquil parks and water features. Step into the double-height living space bathed in natural light streaming through the floor-to-ceiling glass. The graceful staircase and open-plan layout seamlessly flow onto the spacious terrace, just perfect for recreation. Located in proximity to the waterway and the lagoon, the villas foster a serene bond with nature.

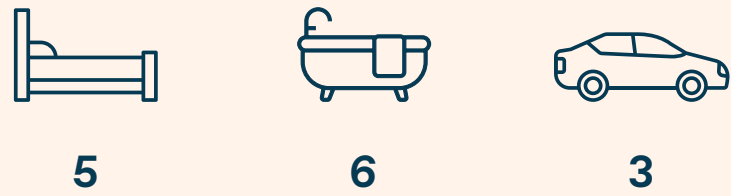


Disclaimer: All renderings and other visual materials, designs, and facades are for illustrative purposes only.



DOUBLE HEIGHT VILLA

5 Bedrooms



PLOT AREA	588.00 - 667.50 SQM	6,329 - 7,185 SQ.FT
Ground Floor	232 SQM	
First Floor	196 SQM	
Balconies	14 SQM	
Total SA	442 SQM	4,758 SQ.FT
TOTAL BUA	514 SQM	5,528 SQ.FT
Including Service Rooms & Covered Garage		



Ground Floor



First Floor

(1) All room dimensions are measured to structural elements and exclude wall finishes. Variation due to construction tolerances may apply. (2) All dimensions and drawings are provided by our consultant architects and are subject to change. (3) The actual of the unit may vary from the stated area. (4) The developer reserves the right to revise or alter any part of the development without prior notice, at its absolute discretion, and without any liability. (5) Floor plans may be mirrored depending on the unit's location within the master plan. (6) All landscaping, swimming pools and furniture shown are not included in the property and for illustrative purposes only. (7) The final orientation of each unit will be shown in the parcel layout and may differ from that shown in the floor plans.



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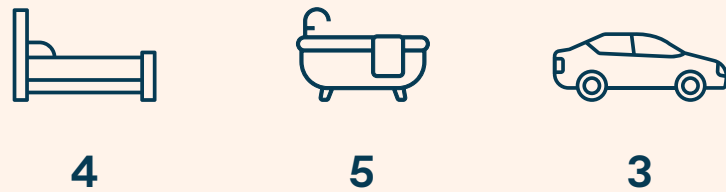


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DOUBLE HEIGHT VILLA

4 Bedrooms



PLOT AREA	487.50 - 739.28 SQM	5,247 - 7,958 SQ.FT
Ground Floor	192 SQM	
First Floor	162 SQM	
Balconies	19 SQM	
Total SA	374 SQM	4,026 SQ.FT
TOTAL BUA	448 SQM	4,826 SQ.FT

Including Service Rooms & Covered Garage



Ground Floor



First Floor

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FINISHING SPECS

Light Palette -
Double Height Villa

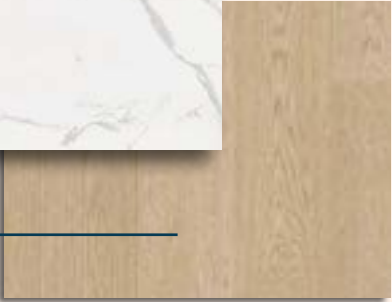
Natural Stone,
General Floor



Quartz,
Secondary Vanity
Countertop



Engineered Wood,
Bedrooms and WIC



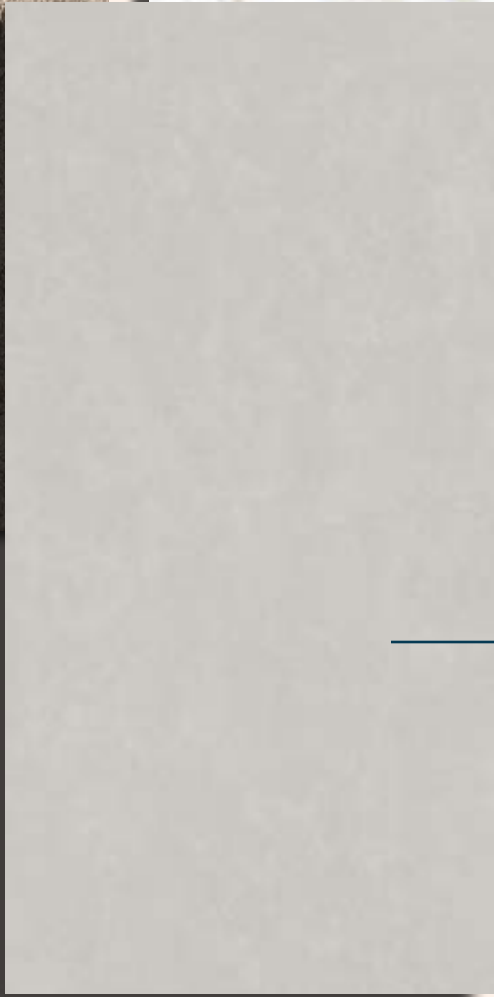
Laminate,
Master Bathroom Floor,
Vanity, Walls



Veneer & Laminate,
Joinery



Porcelain Tile,
Secondary Bathroom
Walls and Floor

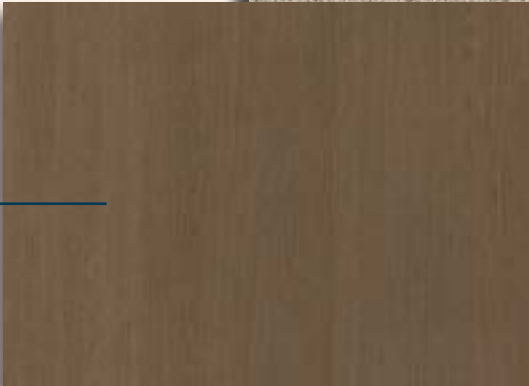


Medium Palette -
Double Height Villa

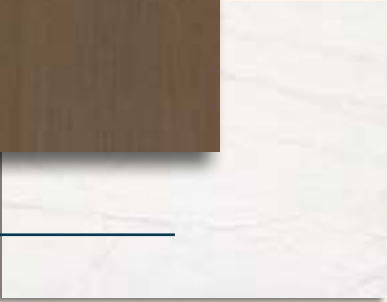
Natural Stone,
General Floor



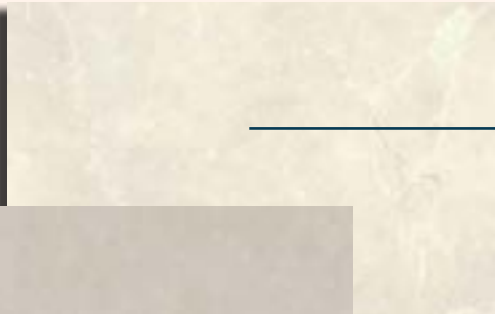
Engineered Wood,
Bedrooms and WIC



Quartz,
Secondary Vanity
Countertop



Marble,
Master Bathroom Floor,
Vanity, Walls



Veneer & Laminate,
Joinery



Porcelain Tile,
Secondary Bathroom
Walls and Floor



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A COMMUNITY WITHOUT
COMPROMISE