

entrance view

Technical description

The house is located on a 10000m² plot (100x100m). Generally the access area which includes driveway, guest parking, access to garage and house porch are all positioned at the smaller part of the stand, facing the road.

Larger part of the stand is proposed for landscaped areas, recreation and nice views. The stand will be walled including impressive electrically operated metal gate.

Palace will have free access to the beach.

All access roads, parking bays and walkways will be paved with hard paving blocks or bricks.

The Main house is a three storey building with arches, terraces and hundreds of tiny openings dominating the composition. The lower level houses the garages and all the services (workshops, utilities, laundry, pantry, etc) with the kitchen, toilets and cinema seating 28 centrally located. The main entrance to the palace is on the first floor, which is also connected to the driveway. On entering, the vestibule leads to the main Hall which houses a fountain and serves as a reception area.

The hall divides the house into two wings, the left, slightly more private: that contains the Family lounge, tv room, gym, spa and changing rooms; and the right: that houses the study, library, Game room, Entertainment room, and a separate guest area with lounge, bedroom, bathroom and dressing room.



Arabian Palace

Land Size: 10.000m² (100x100) · Total Net Area: 2.817m² · Terraces/Verandas: 672m²

The upper floor includes five bedrooms with en suite bathrooms, the game room, and the masterbedroom wing that will house the bedroom, bathroom, wardrobe and kitchenette, all fully fitted.

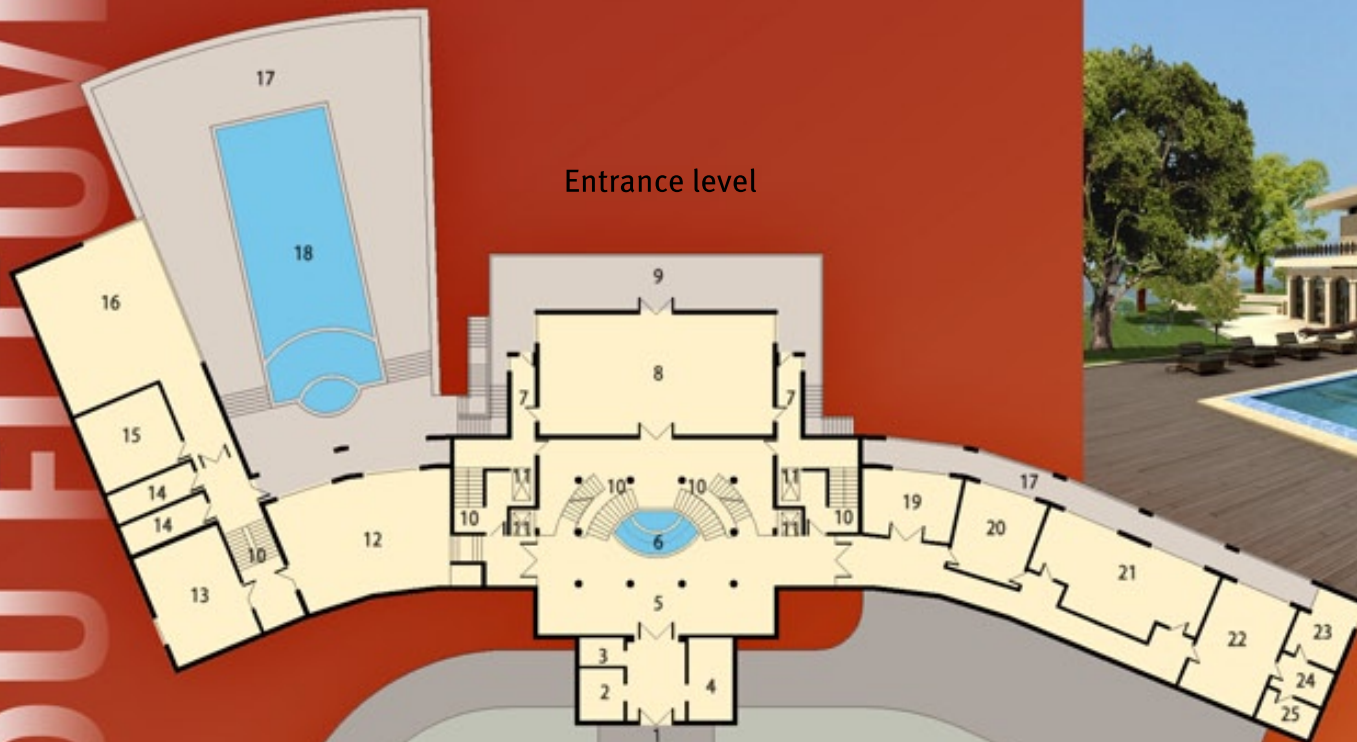
Spacious verandahs are located in front, towards landscaped garden, swimming pool, pool deck and river. The verandahs can accommodate both easy seating and outdoor dining. All rooms are spacious, airy and light.

Internal and external finishes are of highest standards and compliment to the overall feel of the house. The same pertains to the services, fittings and equipment.

In addition to the natural ventilation protected with insect screens, air conditioning is provided for all living rooms. All windows and screens are made of powder coated (coloured) aluminum and contain rolldown aluminum shutters.

In order to achieve “green” house design and reduce energy costs, a ventilated roof is proposed in addition to the thermal insulation under entire roof; solar water heating, recirculation of hot water; etc are proposed.

The house is founded on raft concrete slab. Blocks and bricks combined with concrete columns and beams will be main superstructure. Roof structure will be either steel or timber.



Entrance level

1. main entrance
2. security
3. toilet
4. wardrobe
5. vestibule
6. fountain
7. service corridor
8. main hall
9. balcony
10. stair
11. elevator
12. family lounge
13. tv room
14. changing room
15. spa
16. gym
17. terrace
18. pool
19. study
20. library
21. entertainment room
22. guest lounge
23. guestroom
24. closet
25. bathroom

NORTH ISLAND

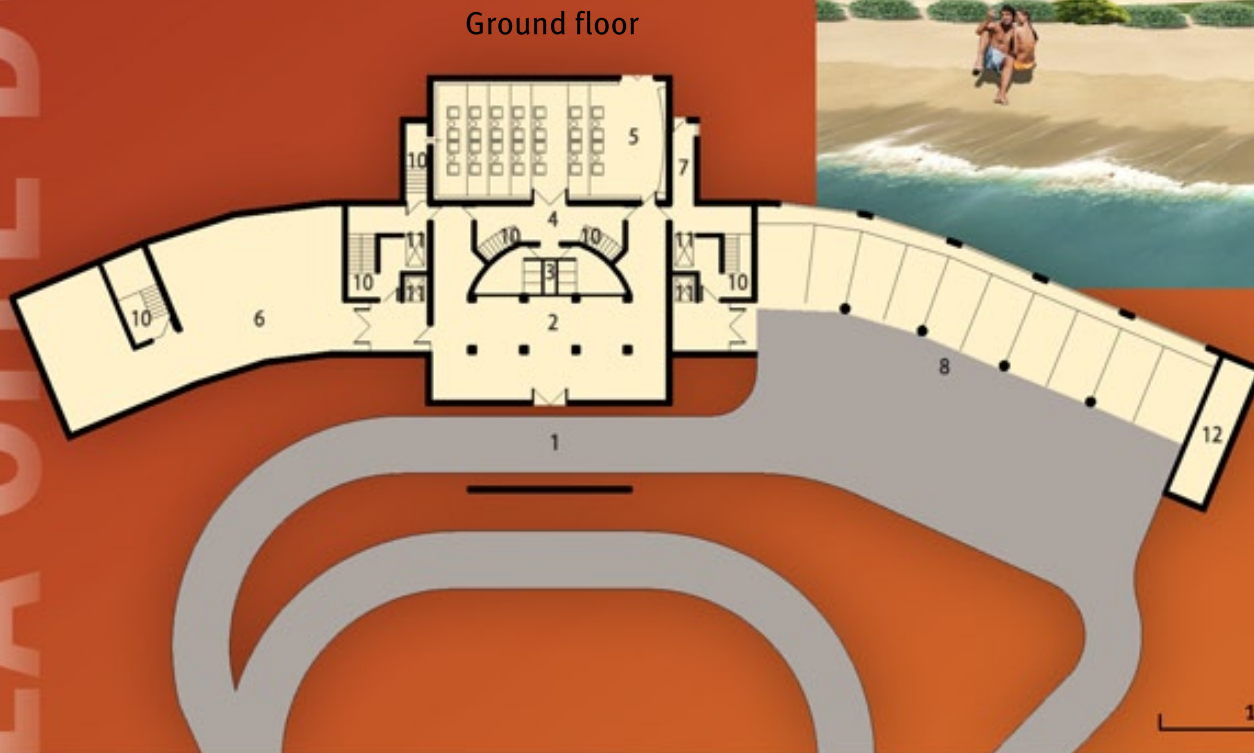
LA CITE DU FLEUVE



Second floor

Second floor

1. gallery
2. void
3. glassroof
4. walk-in closets and bathroom
5. master bedroom
6. bedroom
7. bathroom
8. game room
9. terrace
10. stair
11. elevator
12. store



Ground floor

Ground floor

1. supplies
2. kitchen
3. toilets
4. hall
5. cinema
6. laundry, utility workshops, services
7. service
8. garage
9. terrace
10. stair
11. elevator
12. store



river view

Arabian Palace