

AL BADIA VILLAS

DUBAI FESTIVAL CITY

FLOORPLANS BOOK

KEYPLAN

AL BADIA
VILLAS

DUBAI FESTIVAL CITY



3 BR | TYPE A
3 BR | TYPE B

4 BR | TYPE A
4 BR | TYPE B

5 BR



AL BADIA VILLAS

DUBAI FESTIVAL CITY

3 BEDROOM

4 BEDROOM

5 BEDROOM

MIA

AL BADIA VILLAS

SHADEA

AL BADIA VILLAS

MODEA

AL BADIA VILLAS

AL BADIA VILLAS

DUBAI FESTIVAL CITY

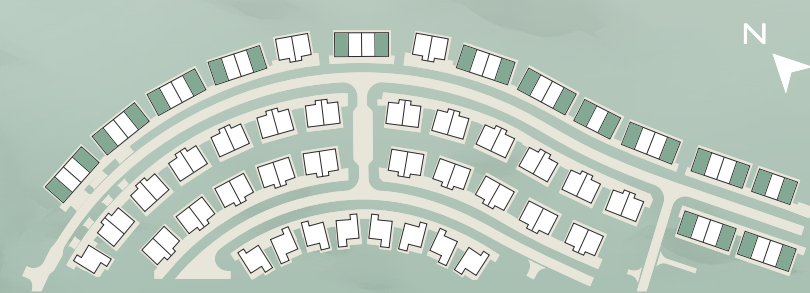
3 BEDROOM

TYPE A

	SQM	SQFT
GROUND FLOOR AREA	94	1,013
FIRST FLOOR AREA	116	1,246
BALCONY-EXTERNAL COVERED AREA	67	725
TOTAL BUA	277	2,984

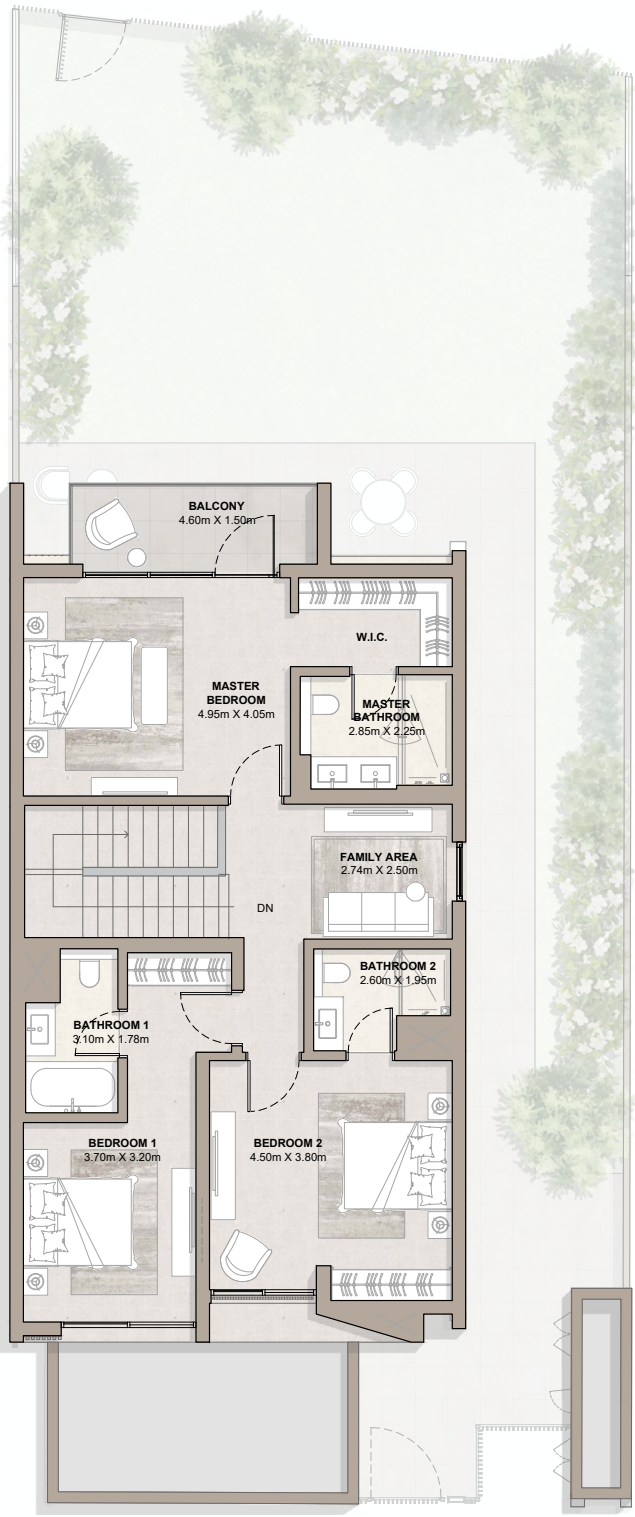
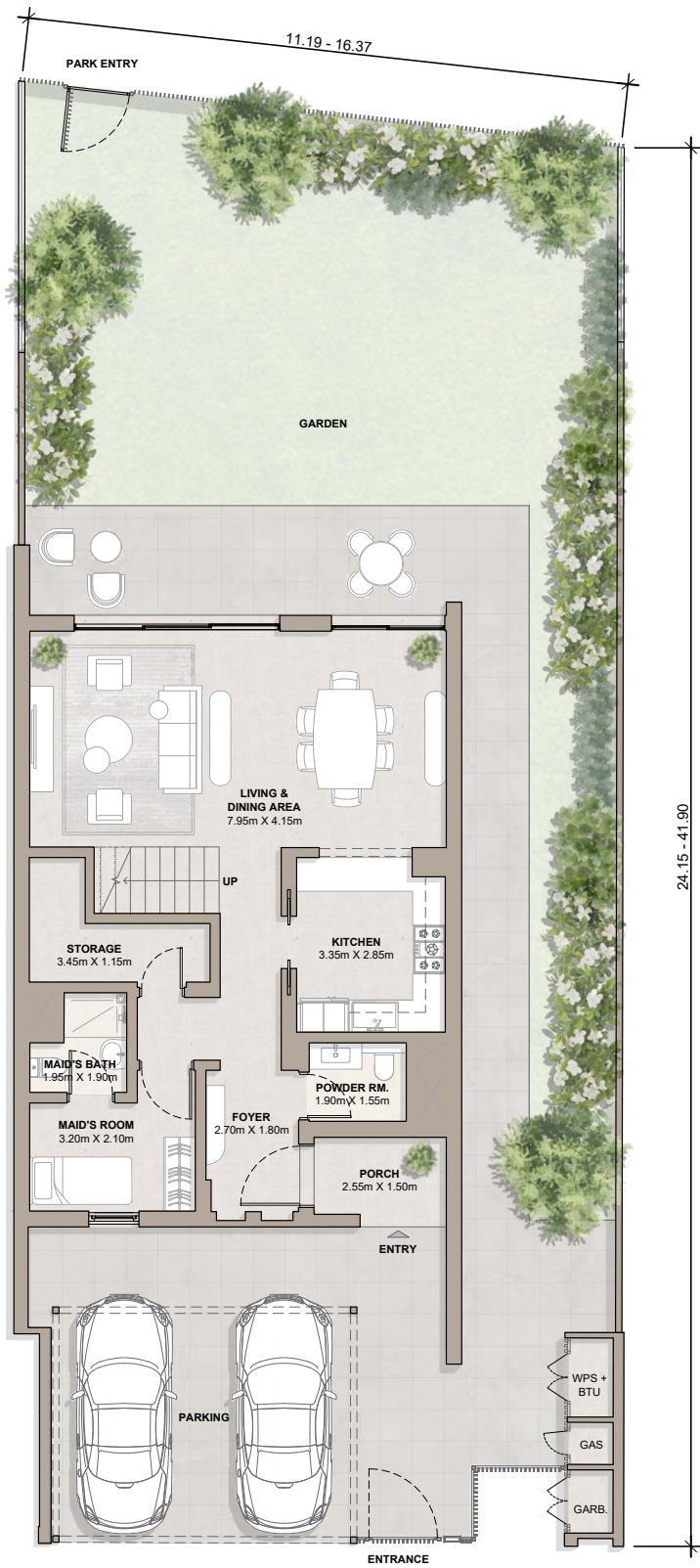
PLOT AREA	EXTERNAL AREA
FROM 284 TO 512 SQM	FROM 185 TO 413 SQM
FROM 3,054 TO 5,510 SQFT	FROM 1,989 TO 4,445 SQFT

KEYPLAN



MIA

AL BADIA VILLAS



DISCLAIMER: This publication is for illustrative purposes only and the final product may differ from that illustration. Some of the images shown in the document were developed with computer graphics technology (photorealistic rendering), with reference to details of the façade and elevations, common areas, private areas and interiors of the development, for the sole purpose of presenting a plan for future realization. The plans, specifications, images and other details herein are only indicative, and the developer reserves the right to change, add, modify, or remove any information or materials in the interest of the project/development. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and may vary with actual construction. Plot sizes of villas may differ. Actual views may vary and cannot be guaranteed. All depictions of furniture, appliances, plumbing fixtures, equipment, counters, soffits, floor coverings, landscaping, and other matters of detail are conceptual only and are not included in each unit. October 2025.

AL BADIA VILLAS

DUBAI FESTIVAL CITY

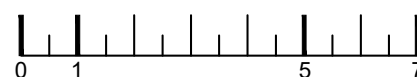
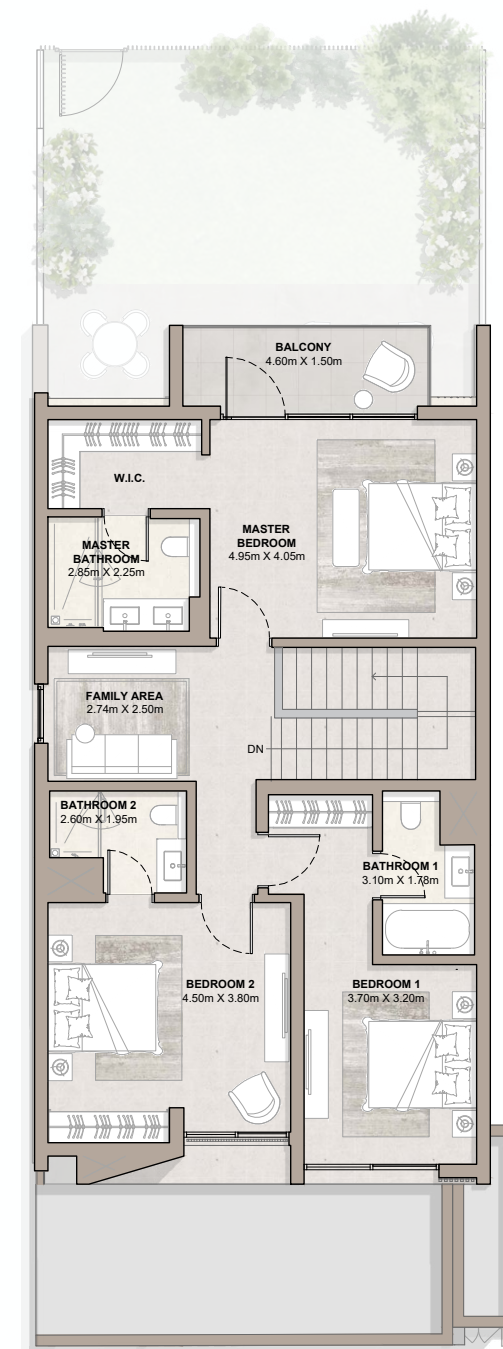
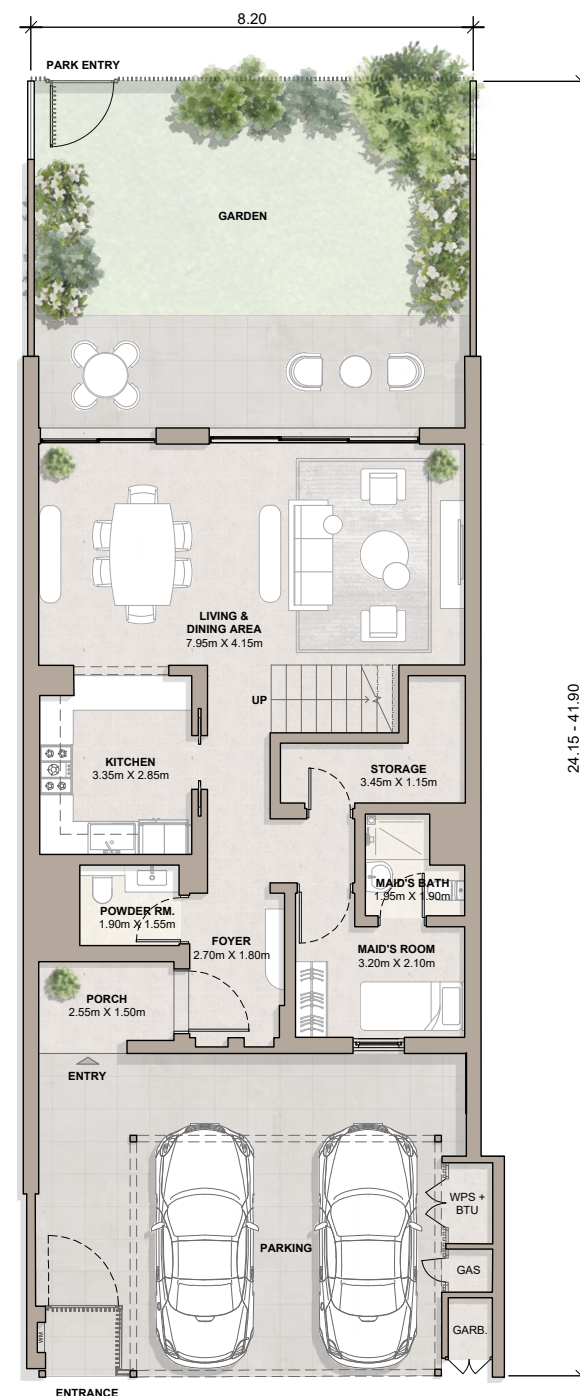
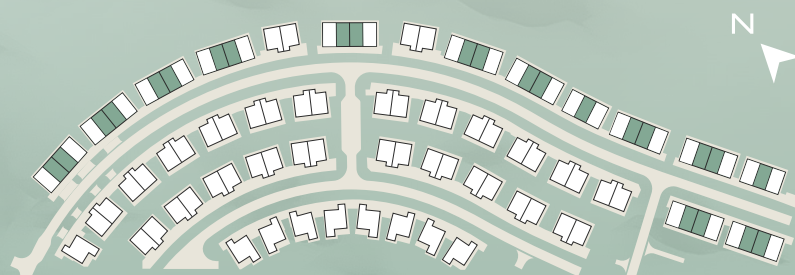
3 BEDROOM

TYPE B

	SQM	SQFT
GROUND FLOOR AREA	93	996
FIRST FLOOR AREA	114	1,223
BALCONY-EXTERNAL COVERED AREA	67	717
TOTAL BUA	273	2,935

PLOT AREA	EXTERNAL AREA
FROM 202 TO 342 SQM	FROM 104 TO 244 SQM
FROM 2,268 TO 3,684 SQFT	FROM 1,116 TO 2,629 SQFT

KEYPLAN



AL BADIA VILLAS

DUBAI FESTIVAL CITY

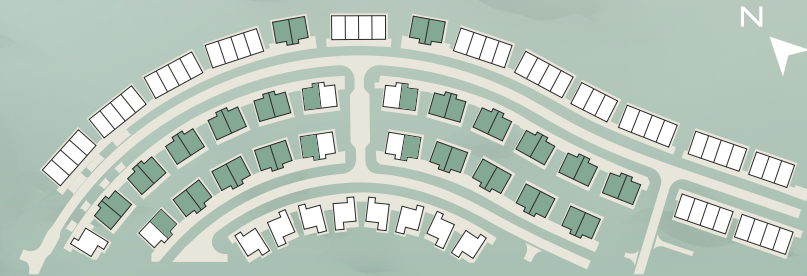
4 BEDROOM

TYPE A

	SQM	SQFT
GROUND FLOOR AREA	142	1,523
FIRST FLOOR AREA	136	1,466
BALCONY-EXTERNAL COVERED AREA	67	716
TOTAL BUA	344	3,705

PLOT AREA	EXTERNAL AREA
FROM 379 TO 578 SQM	FROM 233 TO 432 SQM
FROM 4,077 TO 6,217 SQFT	FROM 2,505 TO 4,645 SQFT

KEYPLAN



SHADEA

AL BADIA VILLAS



DISCLAIMER: This publication is for illustrative purposes only and the final product may differ from that illustration. Some of the images shown in the document were developed with computer graphics technology (photorealistic rendering), with reference to details of the façade and elevations, common areas, private areas and interiors of the development, for the sole purpose of presenting a plan for future realization. The plans, specifications, images and other details herein are only indicative, and the developer reserves the right to change, add, modify, or remove any information or materials in the interest of the project/development. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and may vary with actual construction. Plot sizes of villas may differ. Actual views may vary and cannot be guaranteed. All depictions of furniture, appliances, plumbing fixtures, equipment, counters, soffits, floor coverings, landscaping, and other matters of detail are conceptual only and are not included in each unit. October 2025.

AL BADIA VILLAS

DUBAI FESTIVAL CITY

4 BEDROOM

WITH SWIMMING POOL

TYPE B

	SQM	SQFT
GROUND FLOOR AREA	142	1,523
FIRST FLOOR AREA	136	1,466
BALCONY-EXTERNAL COVERED AREA	67	716
TOTAL BUA	344	3,705

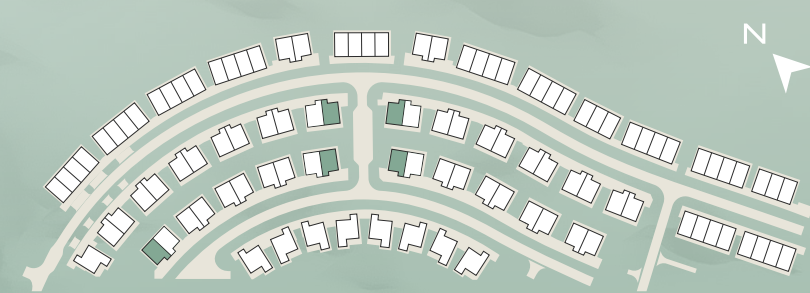
PLOT AREA

FROM 401 TO 664 SQM
FROM 4,315 TO 7,146 SQFT

EXTERNAL AREA

FROM 225 TO 518 SQM
FROM 2,743 TO 5,575 SQFT

KEYPLAN



SHADEA

AL BADIA VILLAS



DISCLAIMER: This publication is for illustrative purposes only and the final product may differ from that illustration. Some of the images shown in the document were developed with computer graphics technology (photorealistic rendering), with reference to details of the façade and elevations, common areas, private areas and interiors of the development, for the sole purpose of presenting a plan for future realization. The plans, specifications, images and other details herein are only indicative, and the developer reserves the right to change, add, modify, or remove any information or materials in the interest of the project/development. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and may vary with actual construction. Plot sizes of villas may differ. Actual views may vary and cannot be guaranteed. All depictions of furniture, appliances, plumbing fixtures, equipment, counters, soffits, floor coverings, landscaping, and other matters of detail are conceptual only and are not included in each unit. October 2025.

AL BADIA VILLAS

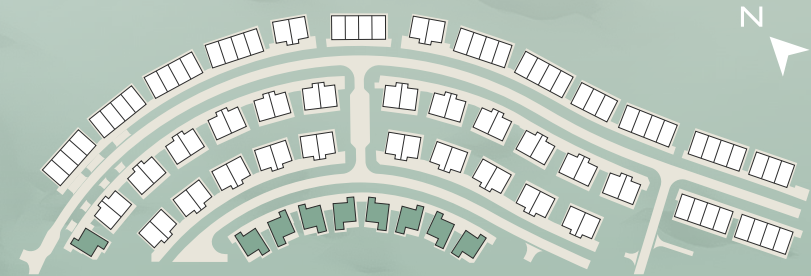
DUBAI FESTIVAL CITY

5 BEDROOM WITH SWIMMING POOL

	SQM	SQFT
GROUND FLOOR AREA	180	1,937
FIRST FLOOR AREA	195	2,095
ANNEXES-EXTERNAL COVERED AREA	83	894
TOTAL BUA	458	4,926

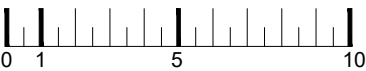
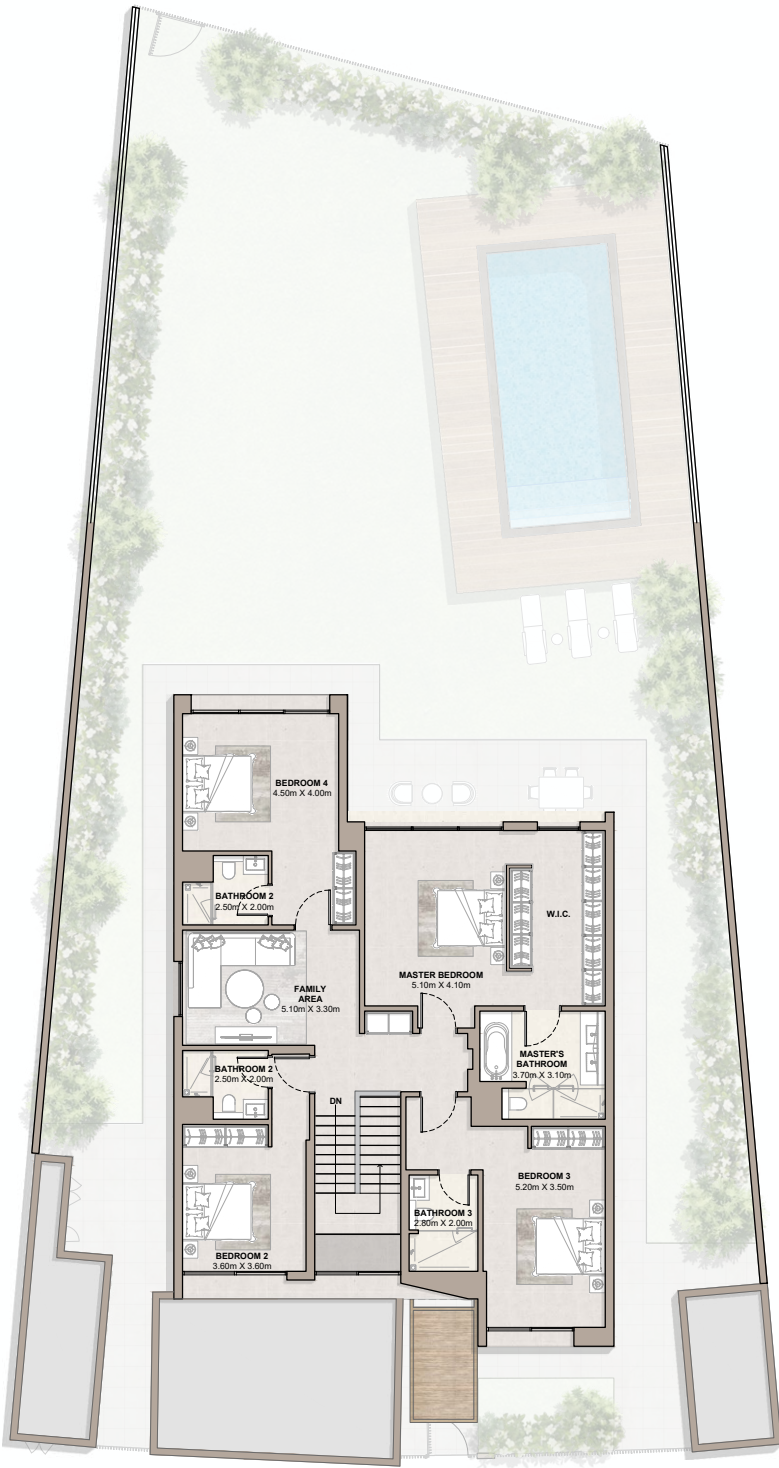
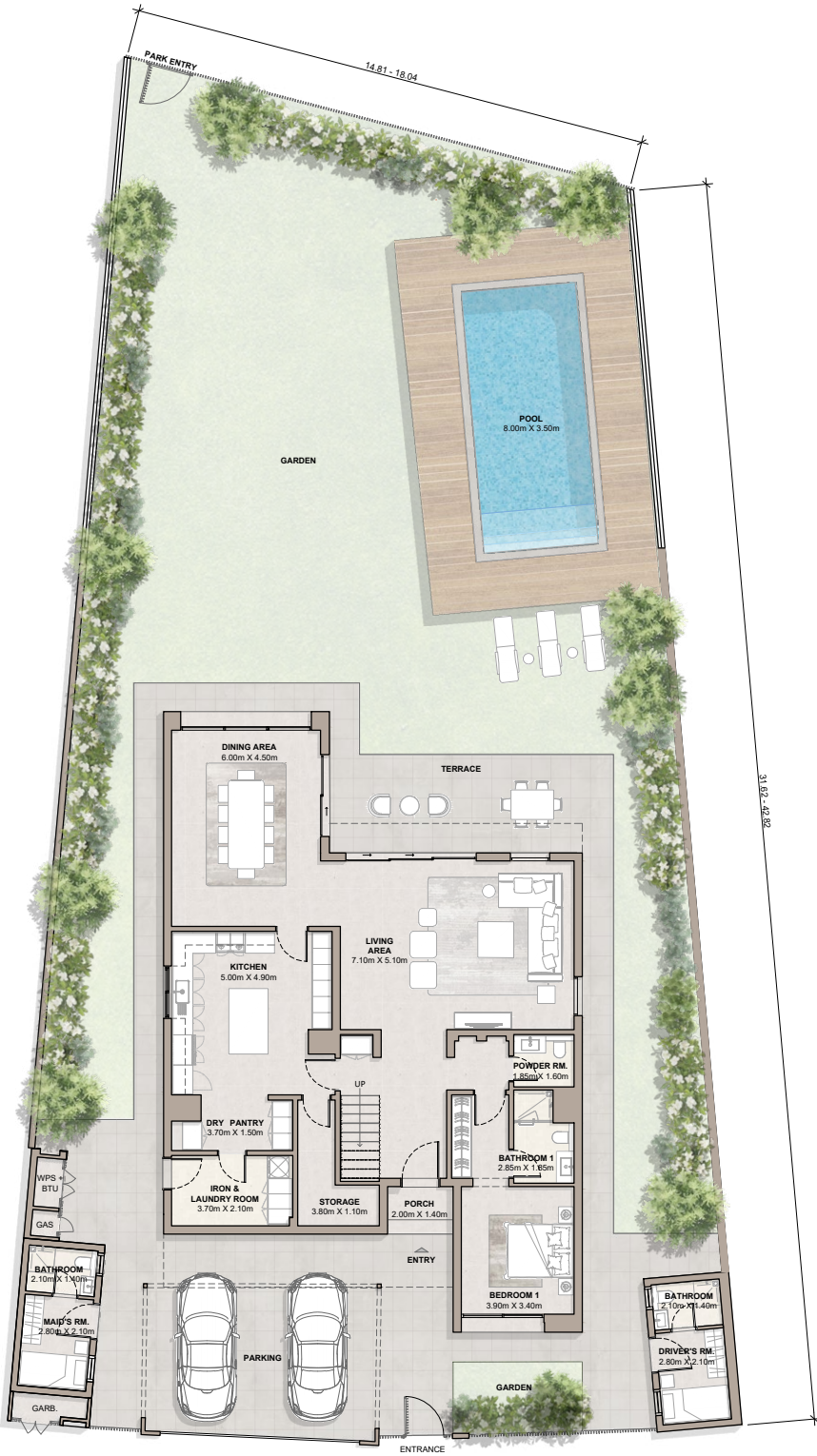
PLOT AREA	EXTERNAL AREA
FROM 669 TO 798 SQM	FROM 463 TO 621 SQM
FROM 7,204 TO 8,590 SQFT	FROM 4,986 TO 6,686 SQFT

KEYPLAN



MODEA

AL BADIA VILLAS



DISCLAIMER: This publication is for illustrative purposes only and the final product may differ from that illustration. Some of the images shown in the document were developed with computer graphics technology (photorealistic rendering), with reference to details of the façade and elevations, common areas, private areas and interiors of the development, for the sole purpose of presenting a plan for future realization. The plans, specifications, images and other details herein are only indicative, and the developer reserves the right to change, add, modify, or remove any information or materials in the interest of the project/development. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and may vary with actual construction. Plot sizes of villas may differ. Actual views may vary and cannot be guaranteed. All depictions of furniture, appliances, plumbing fixtures, equipment, counters, soffits, floor coverings, landscaping, and other matters of detail are conceptual only and are not included in each unit. October 2025.

AL BADIA VILLAS

DUBAI FESTIVAL CITY



This publication is for illustrative purposes only and the final product may differ from that illustration. Some of the images shown in the document were developed with computer graphics technology (photorealistic rendering), with reference to details of the façade and elevations, common areas, private areas and interiors of the development, for the sole purpose of presenting a plan for future realization. The plans, specifications, images and other details herein are only indicative, and the developer reserves the right to change, add, modify, or remove any information or materials in the interest of the project/development. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and may vary with actual construction. Plot sizes of villas may differ. Actual views may vary and cannot be guaranteed. All depictions of furniture, appliances, plumbing fixtures, equipment, counters, soffits, floor coverings, landscaping, and other matters of detail are conceptual only and are not included in each unit. October 2025.