



M

M I D T O W N  
B Y D E Y A A R

**أفنان ديستركت**  
**AFNAN DISTRICT**



WELCOME TO MIDTOWN

مرحباً بكم في ميدتاون





# أفنان ديستركت AFNAN DISTRICT

يوفر لكم ميدتاون فرصة سكن فريدة من نوعها. حيث تجتمع خبرة البناء والتطوير مع الحرفة المعمارية. هذا المجمع المتكامل يحمل بصمة (ديار) حيث يضم مجمعاً سكنياً، ومجموعة من وسائل الراحة والخدمات المختارة بعناية، ومجموعة من المتاجر والمطاعم، بالإضافة إلى المسطحات الخضراء، وكل ذلك ضمن مساحة تقارب 5 ملايين قدم مربع.



Where development expertise meets architectural mastery, Midtown welcomes you to a unique living experience. This signature township by Deyaar hosts a residential complex with an array of thoughtful amenities, retail services and dining options. Resting along the beautifully landscaped piazza, these amenities are spread over a sprawling 5 million square feet of development.



ABOUT AFNAN DISTRICT

عن أفنان ديستركت





## أفنان ديستركت AFNAN DISTRICT



تستقبلكم أفنان ديستركت في وسط مجمع ميدتاون، في أبنيتها السبعة المذهلة، والتي تنبض بمستوى حياة متميز، حيث صممت أفنان لتلبي جميع متطلبات الحياة العصرية عبر منازل مصممة بعناية ومساحات خضراء وملعب كرة سلة، ومسبح وغيرها الكثير، احجز منزلك الآن ليكون كل يوم تعيشه فيه ذكرى مميزة.



Afnan District, a slice of paradise in the heart of Midtown, welcomes you to seven magnificent buildings boasting the finest of lifestyle options. With beautifully designed homes, open lawns, a basketball court, swimming pool and more, Afnan District is designed to suit all your lifestyle needs. So book your home today and make every day, a day to remember.



# أفنان ديستركت AFNAN DISTRICT

IMPZ



SH. MOHAMMED BIN ZAYED  
ROAD



- 2 ملعب كرة سلة  
BASKETBALL COURT
- 4 بركة سباحة عائلية  
FAMILY SWIMMING POOL
- 5 بركة سباحة للأطفال  
CHILDREN'S POOL
- 6 غرف التبديل  
CHANGING FACILITIES
- 7 منطقة لعب الأطفال  
CHILDREN'S PLAY AREA
- 8 منصات لرياضة التسلق  
CLIMBING WALLS
- 9 مضمار الجري  
JOGGING TRACK

- 10 محلات تجزئة ومطاعم  
RETAIL - F&B OUTLETS
- 11 مناطق جلوس  
SEATING AREAS
- 12 مسطحات خضراء / منطقة فعاليات  
OPEN LAWN/ EVENTS SPACE
- 13 منطقة السكان  
RESIDENCES SQUARE

- 14 منطقة نزول وصعود الركاب  
DROP-OFF AREA
- 15 مواقف الزوار  
VISITORS PARKING
- 16 مدخل مواقف السكان  
RESIDENTS PARKING ENTRANCE
- 17 ممشى الحديقة المركزية  
CENTRAL GARDEN WALK
- 18 منطقة تطوير مستقبلية  
FUTURE DEVELOPMENT

JUMEIRAH GOLF  
ESTATES

# مخطط الطابق FLOOR PLANS

## إخلاء مسؤولية:

(1) جميع المعلومات والمواد والمخططات والمرافق الواردة هي تقريبية ووضعت لغايات العرض فقط، للمطور الحق في مراجعة المخططات ومواصفات والمواد والقياسات والرسومات والمرافق المعروضة دون إشعار مسبق. (2) مساحات الوحدات والأبعاد الحقيقية والمخططات ومواقع ومواصفات الشرفات والأبواب والخزائن أو أية تجهيزات أخرى قد تختلف من طابق إلى آخر أو من وحدة إلى أخرى وهي خاضعة للتعديل من قبل المطور. (3) لن يتم توفير أي أثاث أو أجهزة كهربائية من قبل المطور.

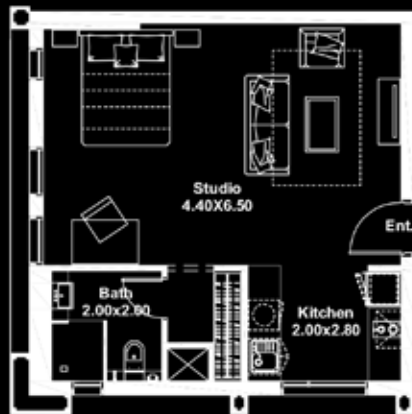
## Disclaimers:

(1) All information, materials, plans and amenities are approximate and provided for illustrative purposes only. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities of the project without notice. (2) Units areas, actual dimensions, layout, location, specifications of balcony, door, wardrobe or other fixtures may vary from floor to floor and between units and are subject to revision by the developer. (3) Furniture and electric devices will not be provided by the developer.

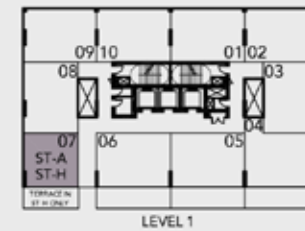
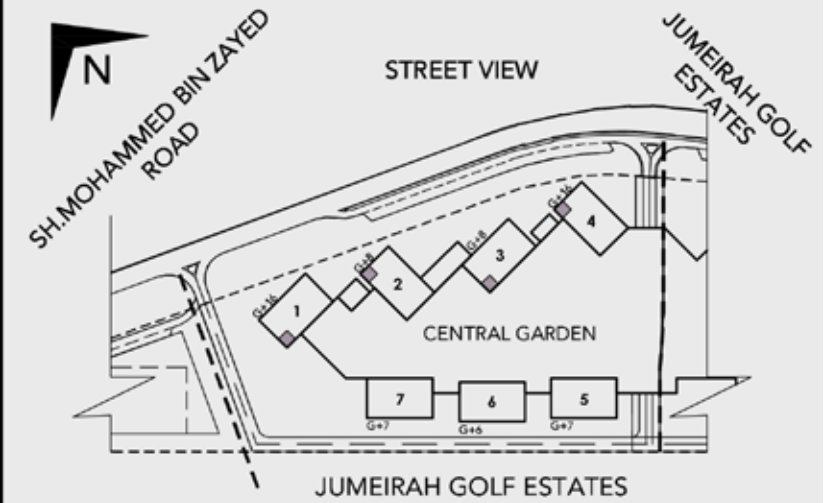
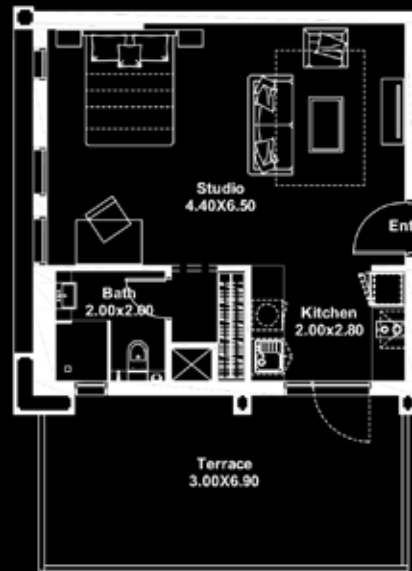


# AFNAN 1,2,3 & 4 STUDIO APARTMENT - TYPE A & H

ST/A



ST/H



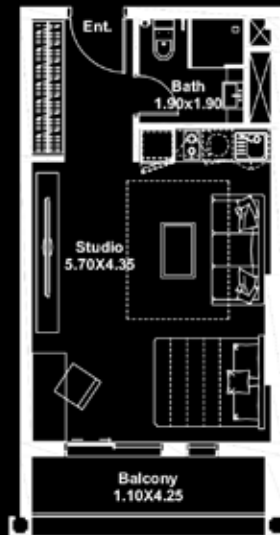
TYPE	UNIT NO.	LEVEL	UNIT (SQ.FT.)	BALCONY (SQ.FT.)	TOTAL (SQ.FT.)	TOTAL COUNT (NO.)
ST/A	07 (BLDG 1,2 & 4)	1	498	0	498	3
ST/H	07 (BLDG 3)	1	498	251	749	1



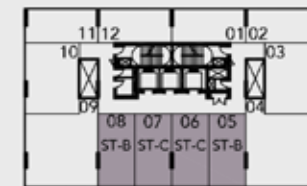
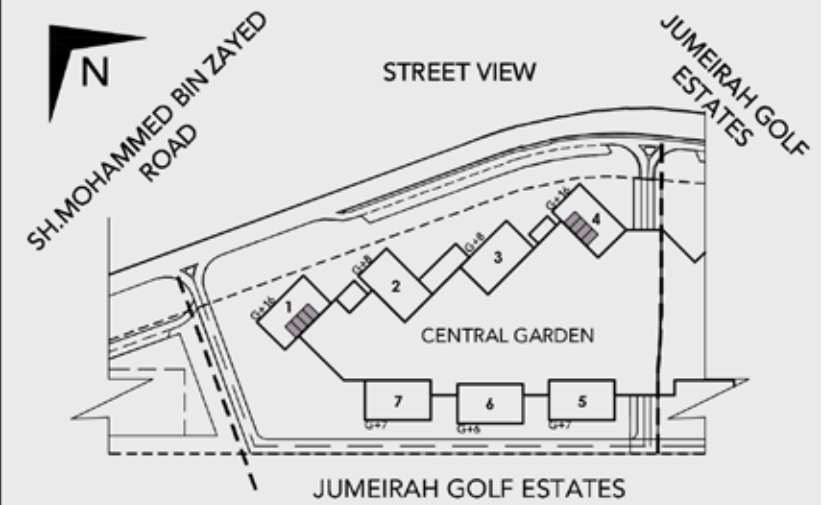
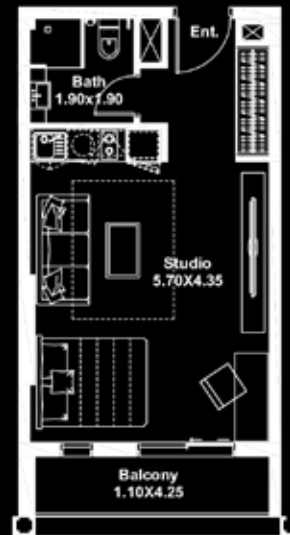
# AFNAN 1 & 4

## STUDIO APARTMENT - TYPE B & C

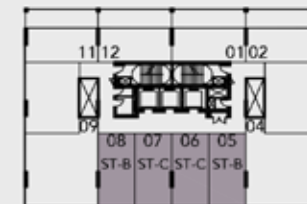
ST/B



ST/C



LEVEL 10-16



LEVEL 9

TYPE	UNIT NO.	LEVEL	UNIT (SQ.FT.)	BALCONY (SQ.FT.)	TOTAL (SQ.FT.)	TOTAL COUNT (NO.)
ST/B	05 & 08	9-16	382	54	436	32
ST/C	06 & 07	9-16	388	54	442	32

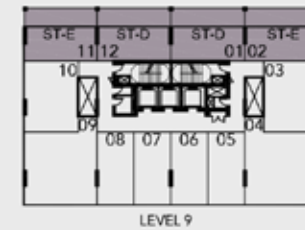
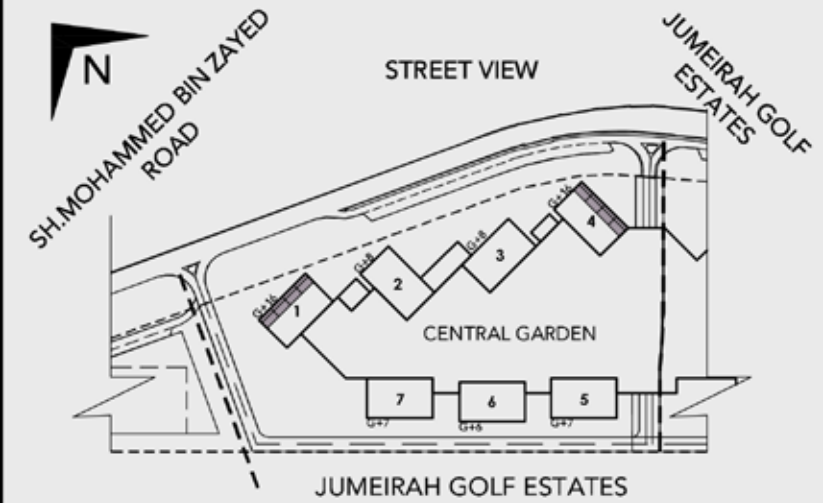
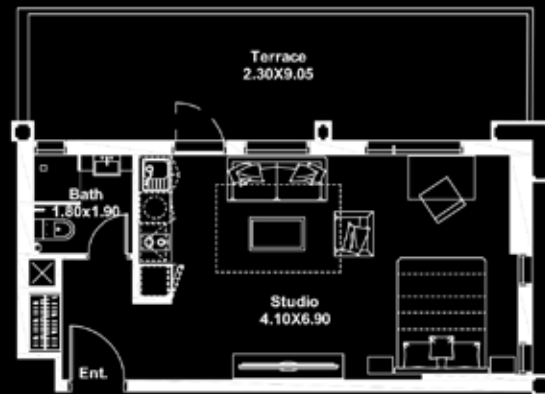
# AFNAN 1 & 4

## STUDIO APARTMENT - TYPE D & E

### ST/D



### ST/E



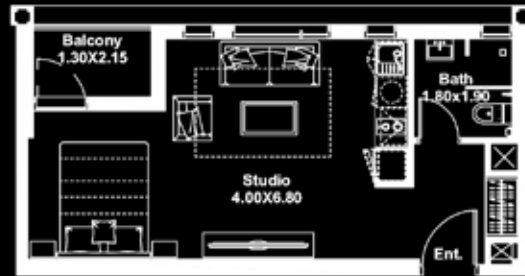
TYPE	UNIT NO.	LEVEL	UNIT (SQ.FT.)	BALCONY (SQ.FT.)	TOTAL (SQ.FT.)	TOTAL COUNT (NO.)
ST/D	01 & 12	9	426	235	661	4
ST/E	02 & 11	9	432	242	674	4



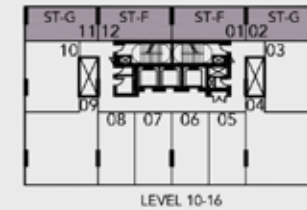
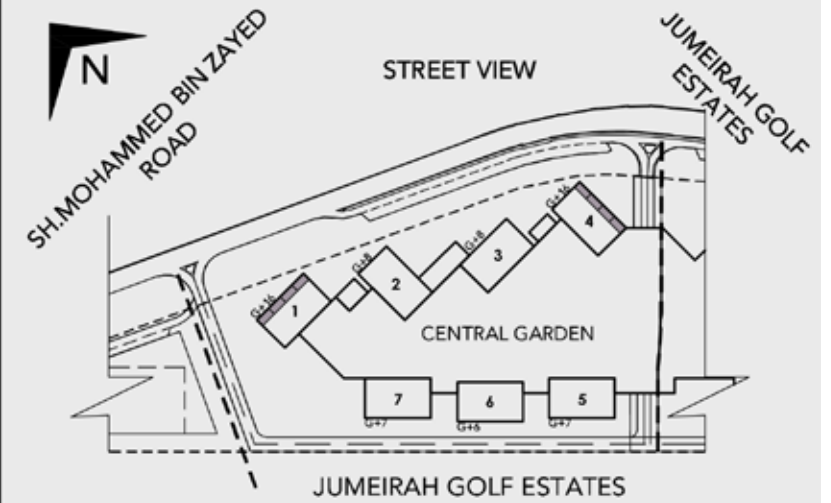
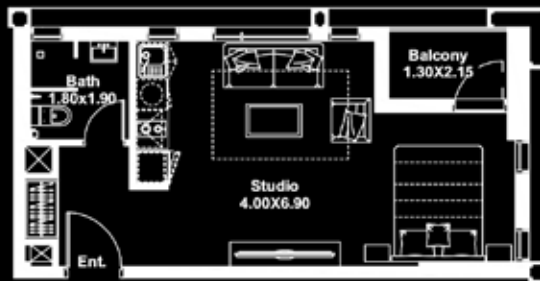
# AFNAN 1 & 4

## STUDIO APARTMENT - TYPE F & G

ST/F



ST/G



LEVEL 10-16

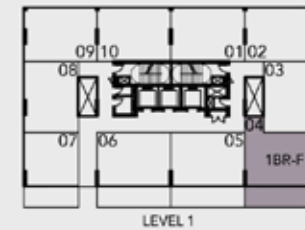
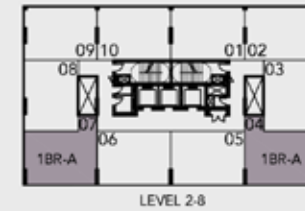
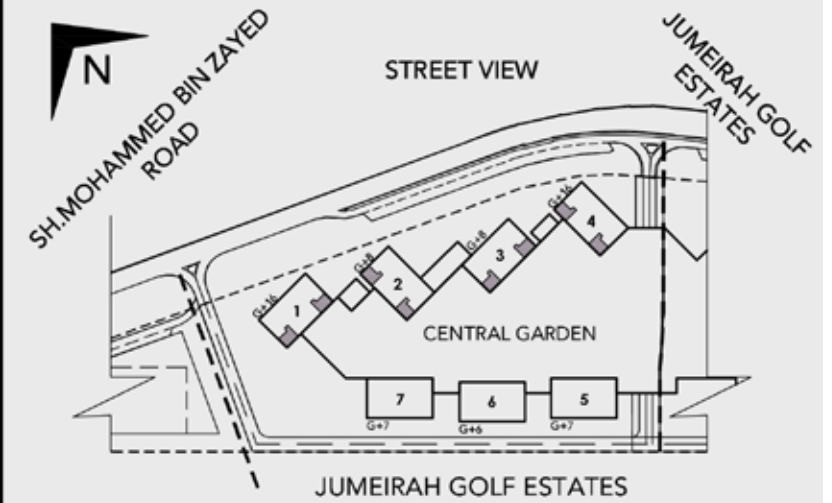
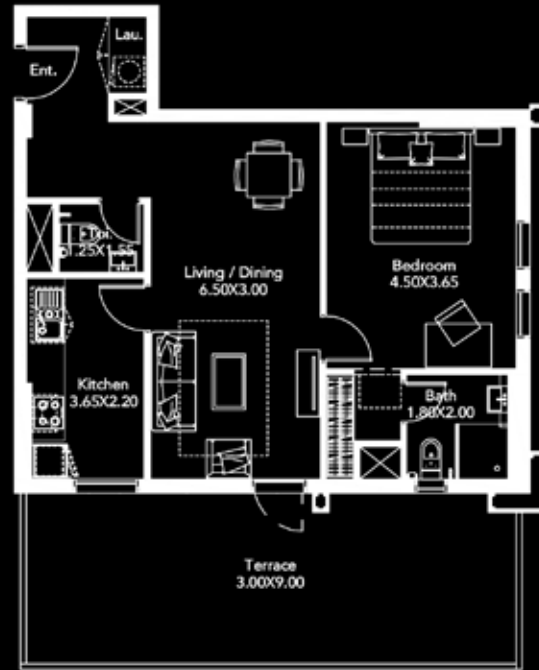
TYPE	UNIT NO.	LEVEL	UNIT (SQ.FT.)	BALCONY (SQ.FT.)	TOTAL (SQ.FT.)	TOTAL COUNT (NO.)
ST/F	01 & 12	10-16	393	33	425	28
ST/G	02 & 11	10-16	395	36	432	28

# AFNAN 1,2,3 & 4 ONE BEDROOM APARTMENT - TYPE A & F

1BR/A



1BR/F

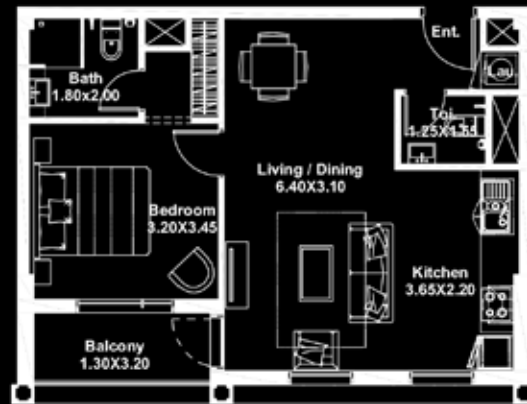


TYPE	UNIT NO.	LEVEL	UNIT (SQ.FT.)	BALCONY (SQ.FT.)	TOTAL (SQ.FT.)	TOTAL COUNT (NO.)
1BR/A	04 & 07	2-8	664	52	716	56
1BR/F	04	1	715	313	1,028	4

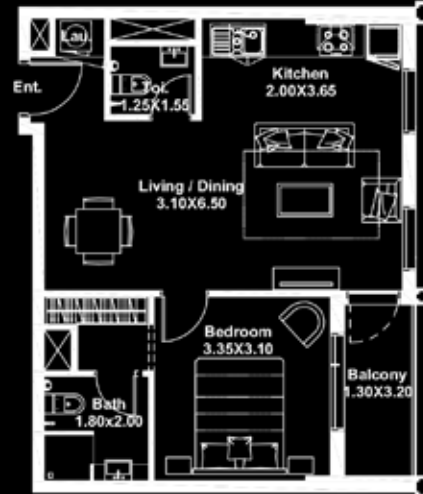


# AFNAN 1,2,3 & 4 ONE BEDROOM APARTMENT - TYPE B & C

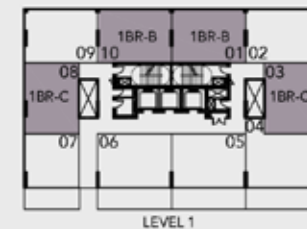
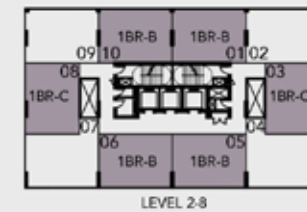
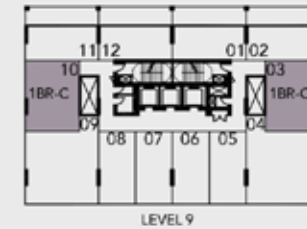
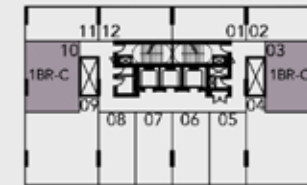
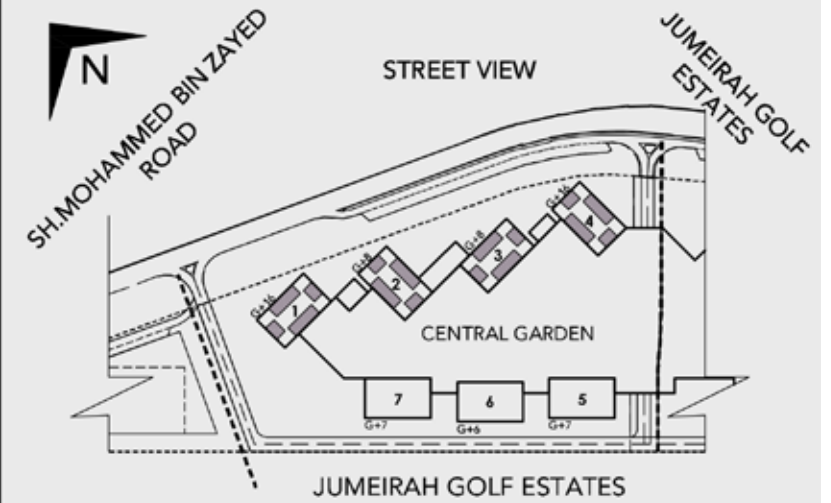
1BR/B



1BR/C



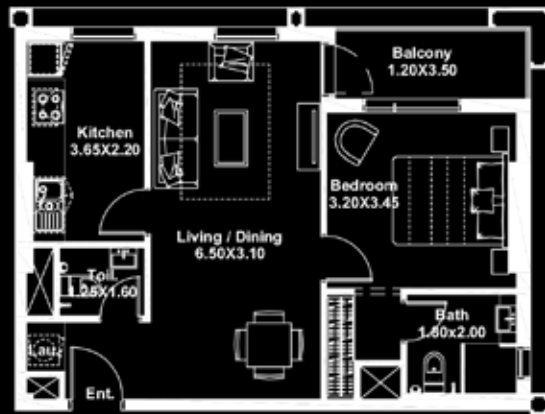
TYPE	UNIT NO.	LEVEL	UNIT (SQ.FT.)	BALCONY (SQ.FT.)	TOTAL (SQ.FT.)	TOTAL COUNT (NO.)
1BR/B	01 & 10	1-8	602	47	649	64
1BR/B	05 & 06	2-8	595	47	642	56
1BR/C	03 & 08/10	1-16	574	50	624	96



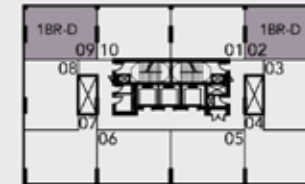
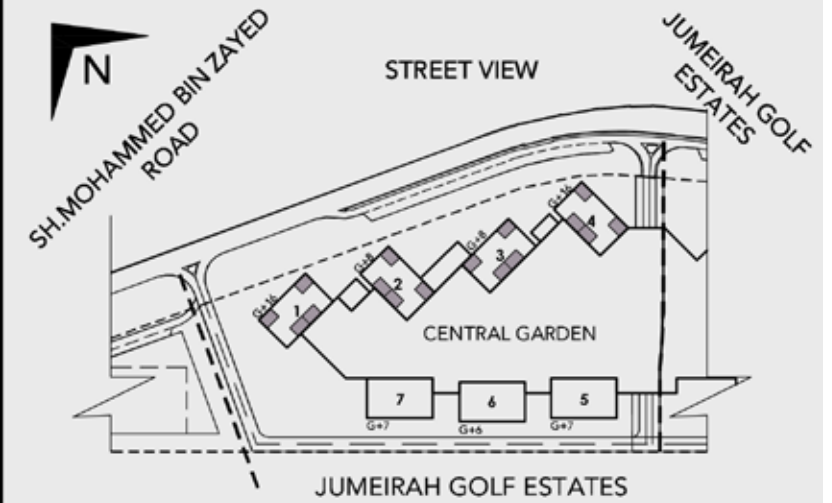
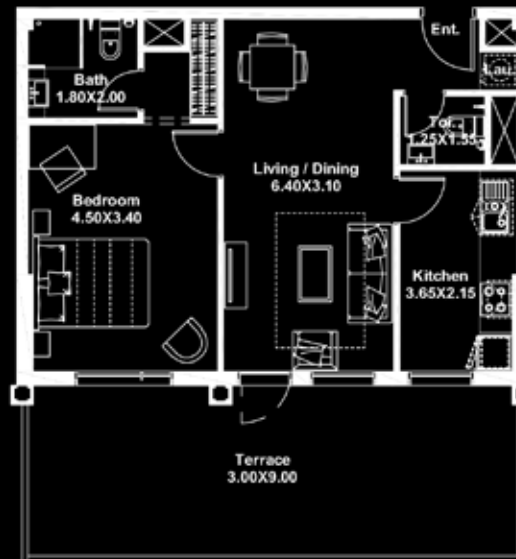
# AFNAN 1,2,3 & 4

## ONE BEDROOM APARTMENT - TYPE D & E

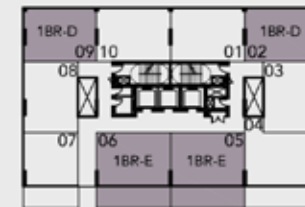
1BR/D



1BR/E



LEVEL 2-8



LEVEL 1

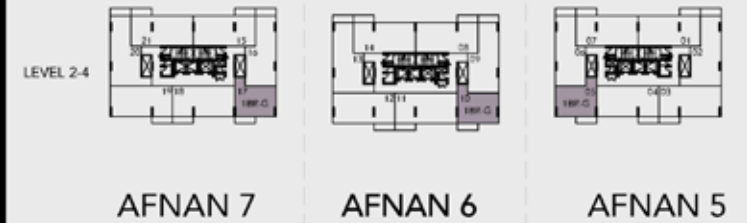
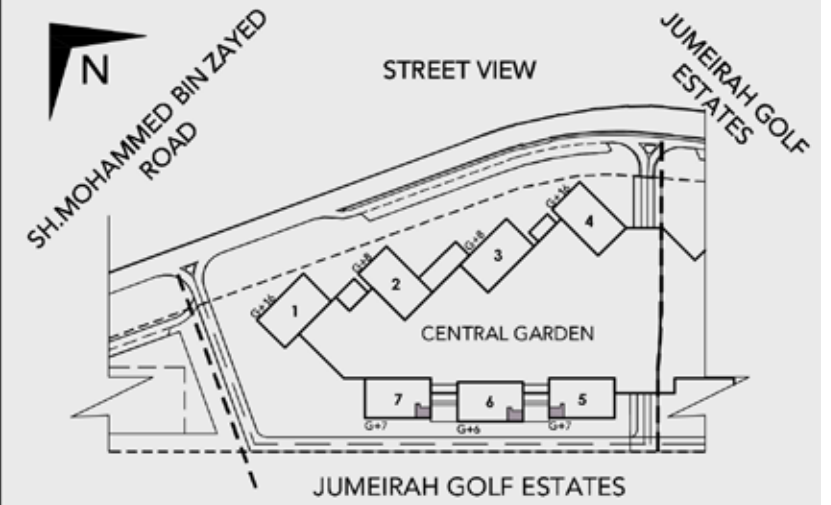
TYPE	UNIT NO.	LEVEL	UNIT (SQ.FT.)	BALCONY (SQ.FT.)	TOTAL (SQ.FT.)	TOTAL COUNT (NO.)
1BR/D	02 & 09	2-8	612	50	662	64
1BR/E	05 & 06	1	642	313	956	8



# AFNAN 5,6 & 7

## ONE BEDROOM APARTMENT - TYPE G

1BR/G

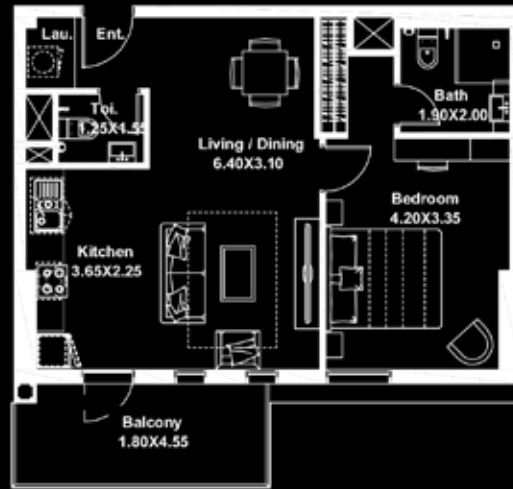


TYPE	UNIT NO.	LEVEL	UNIT (SQ.FT.)	BALCONY (SQ.FT.)	TOTAL (SQ.FT.)	TOTAL COUNT (NO.)
1BR/G	05, 10 & 17	2-4	679	96	775	9

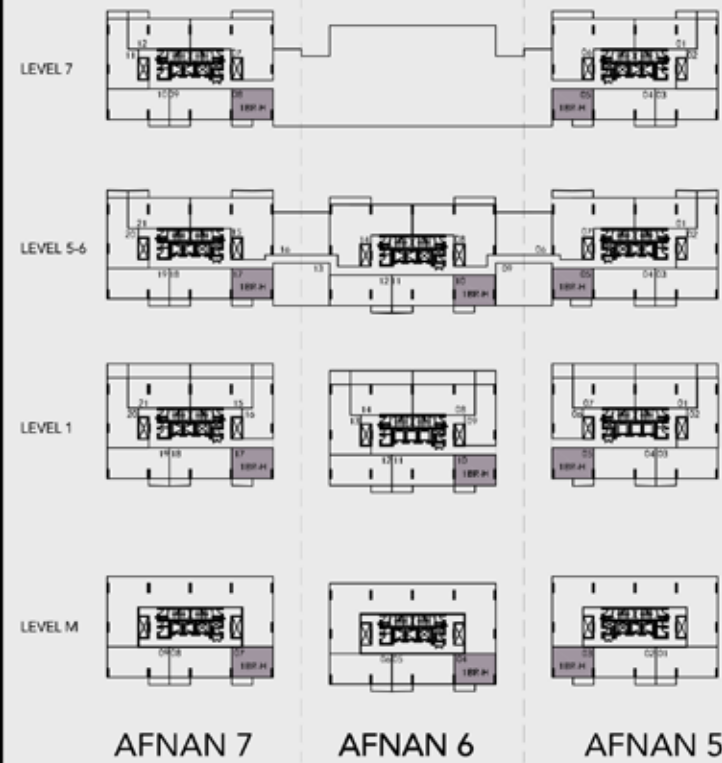
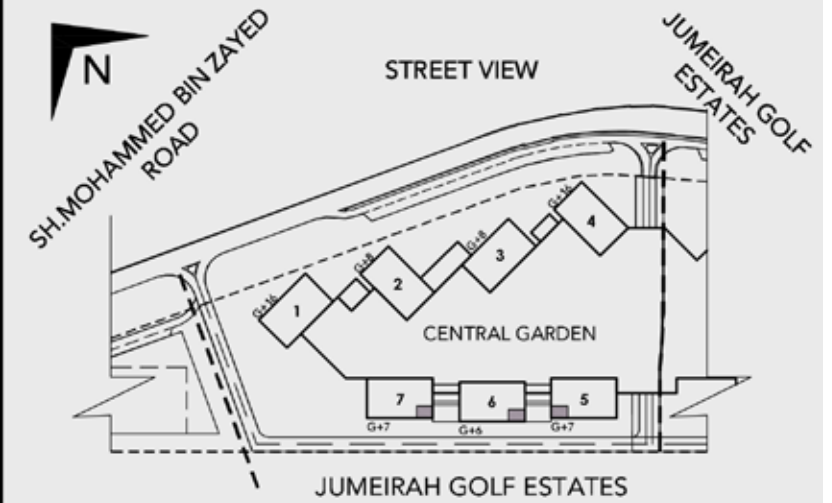
# AFNAN 5,6 & 7

## ONE BEDROOM APARTMENT - TYPE H

1BR/H



TYPE	UNIT NO.	LEVEL	UNIT (SQ.FT.)	BALCONY (SQ.FT.)	TOTAL (SQ.FT.)	TOTAL COUNT (NO.)
1BR/H	03, 04 & 07	M	649	94	743	8
	05, 10 & 17	1				
	05 & 08	7				
	05, 10 & 17	5-6	638	94	732	6



AFNAN 7

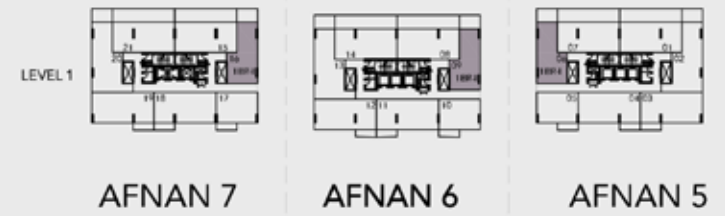
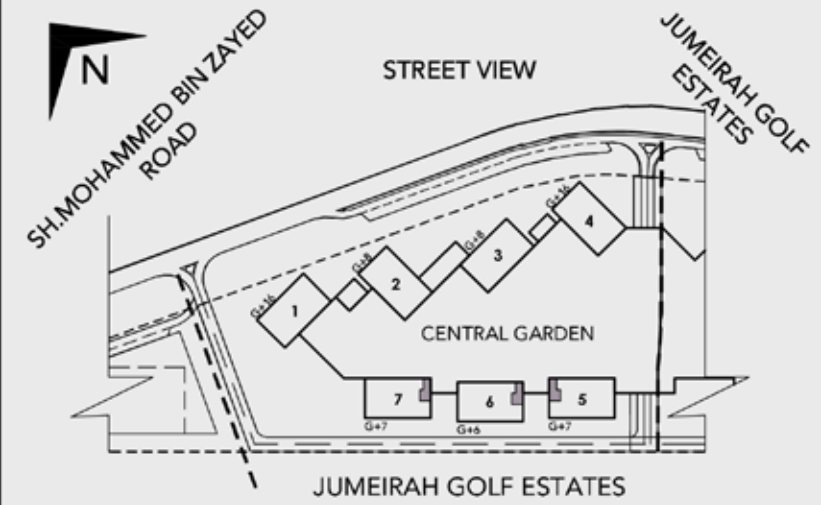
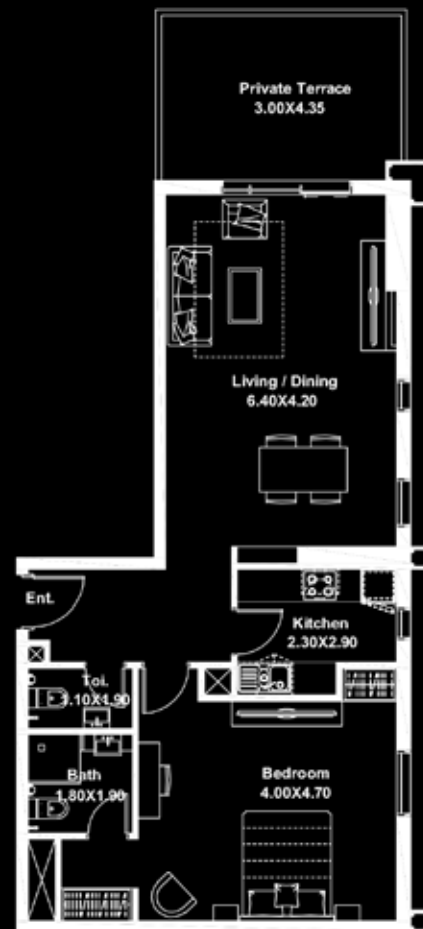
AFNAN 6

AFNAN 5

# AFNAN 5,6 & 7

## ONE BEDROOM APARTMENT - TYPE I

1BR/I



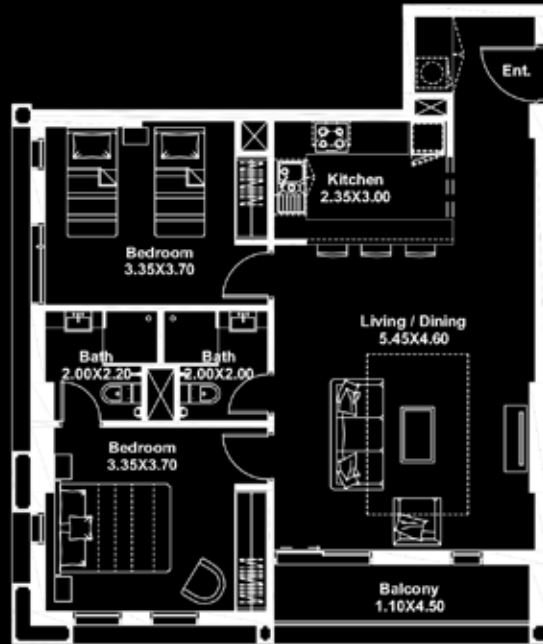
TYPE	UNIT NO.	LEVEL	UNIT (SQ.FT.)	BALCONY (SQ.FT.)	TOTAL (SQ.FT.)	TOTAL COUNT (NO.)
1BR/I	06, 09 & 16	1	824	150	974	3



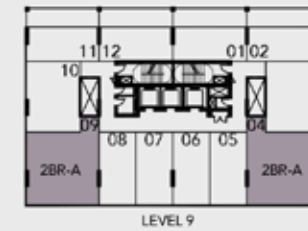
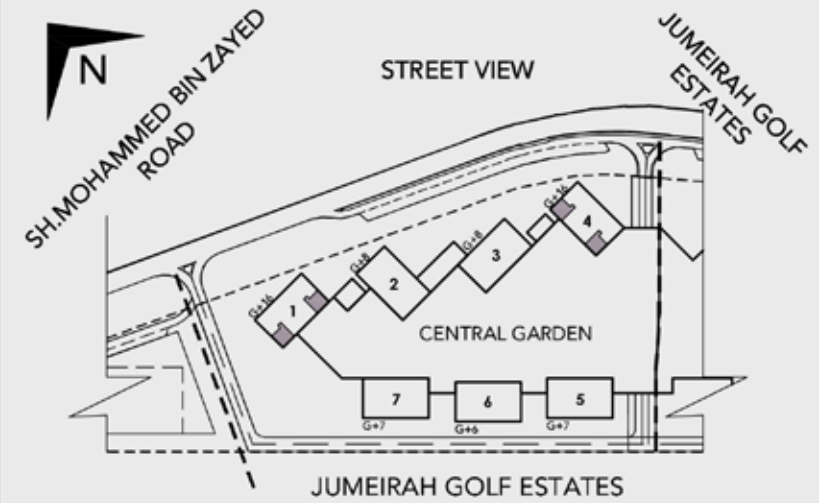
# AFNAN 1 & 4

## TWO BEDROOM APARTMENT - TYPE A

2BR/A



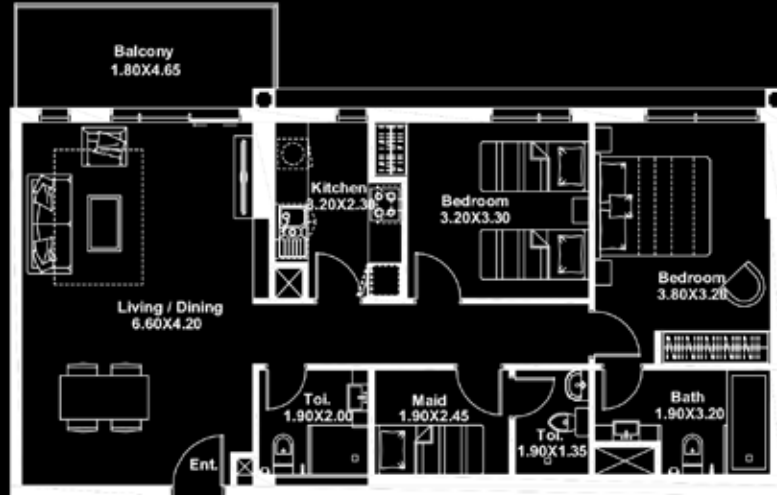
TYPE	UNIT NO.	LEVEL	UNIT (SQ.FT.)	BALCONY (SQ.FT.)	TOTAL (SQ.FT.)	TOTAL COUNT (NO.)
2BR/A	04 & 09	9-16	904	63	967	32



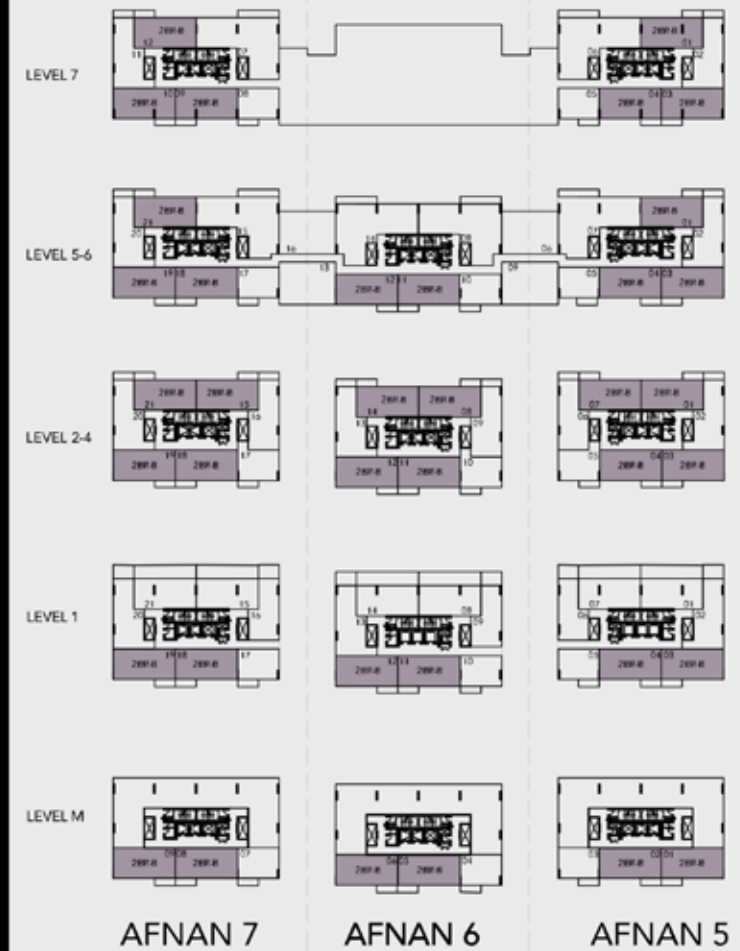
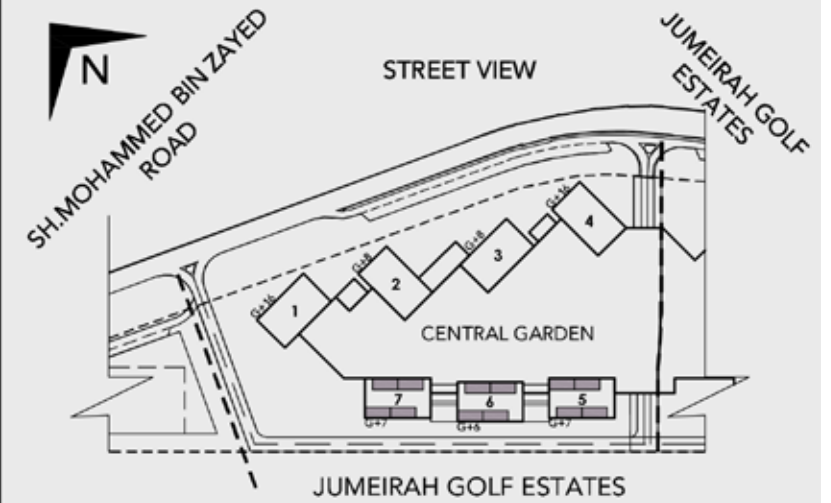
# AFNAN 5,6 & 7

## TWO BEDROOM APARTMENT - TYPE B

### 2BR/B



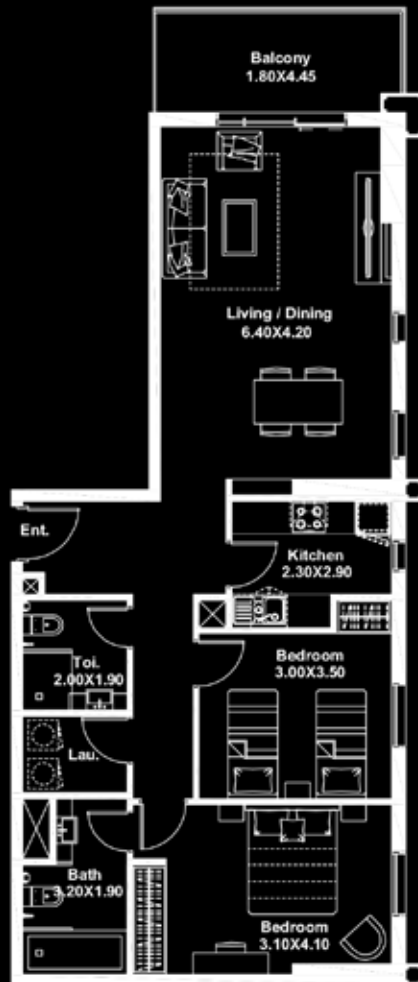
TYPE	UNIT NO.	LEVEL	UNIT (SQ.FT.)	BALCONY (SQ.FT.)	TOTAL (SQ.FT.)	TOTAL COUNT (NO.)
2BR/B	01, 06 & 09	M	961	98	1,059	23
	03, 12 & 19	1-6				
	03 & 10	7				
	02, 05 & 08	M	990	98	1,088	23
	04, 11 & 18	1-6				
	04 & 09	7				
	01, 07, 08, 14, 15 & 21	2-4	1,008	95	1,103	24
	01 & 21	5-6				
01 & 12	7					



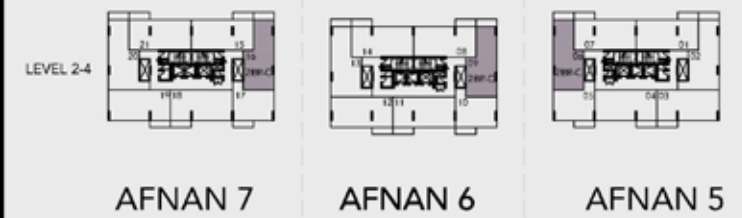
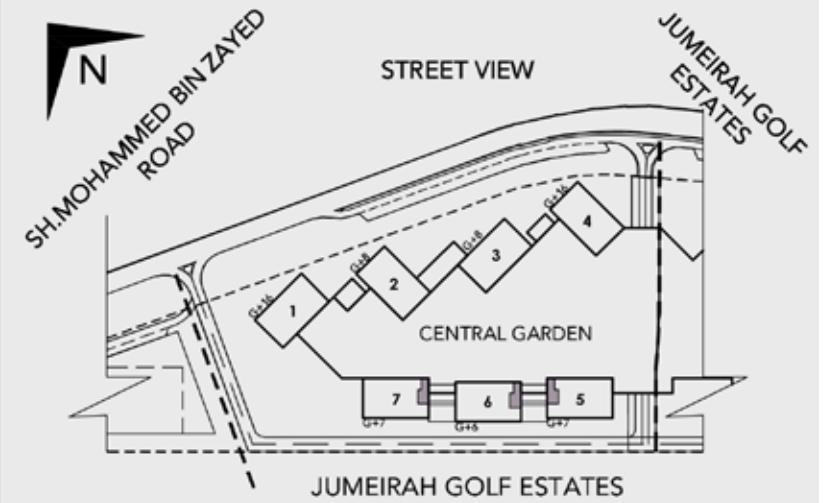
# AFNAN 5,6 & 7

## TWO BEDROOM APARTMENT - TYPE C

2BR/C



TYPE	UNIT NO.	LEVEL	UNIT (SQ.FT.)	BALCONY (SQ.FT.)	TOTAL (SQ.FT.)	TOTAL COUNT (NO.)
2BR/C	06, 09 & 16	2-4	994	93	1,087	9

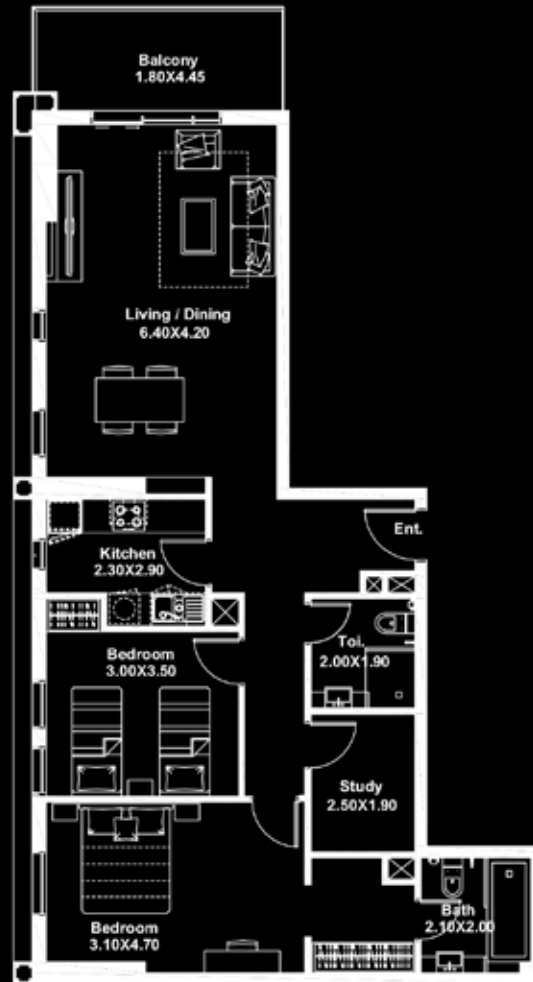




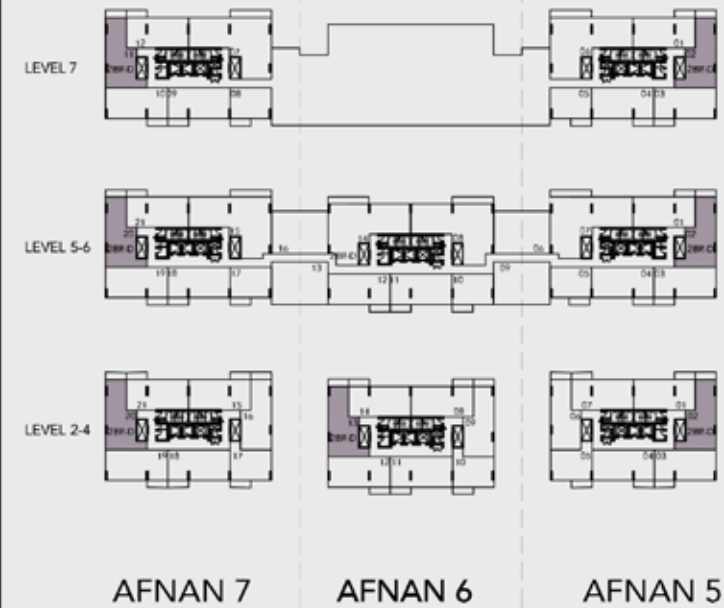
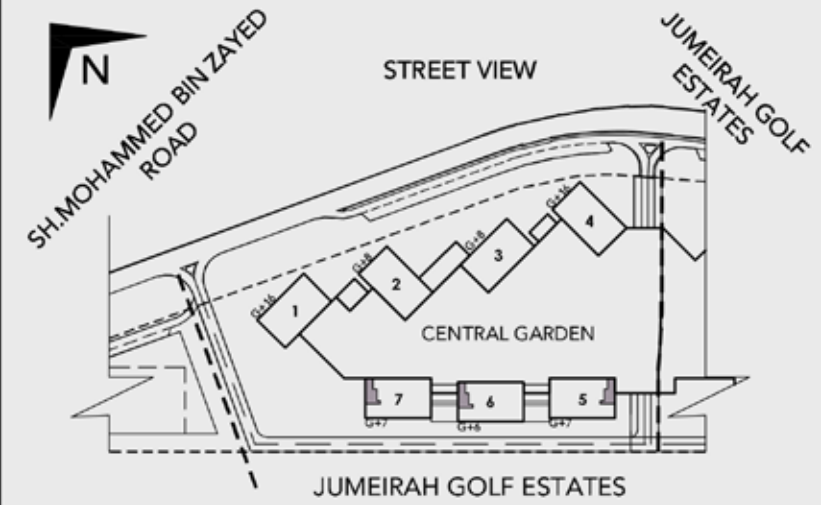
# AFNAN 5,6 & 7

## TWO BEDROOM APARTMENT - TYPE D

2BR/D



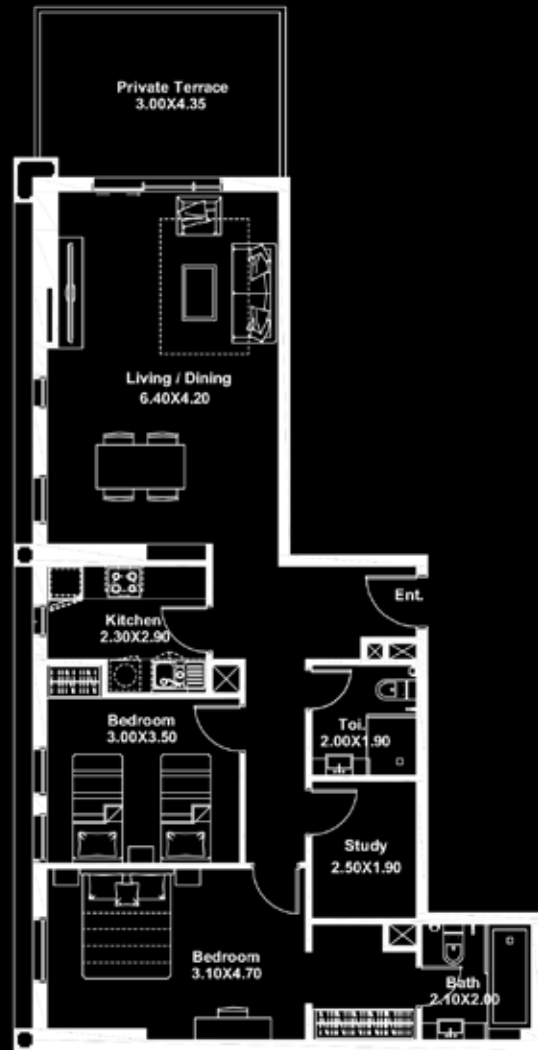
TYPE	UNIT NO.	LEVEL	UNIT (SQ.FT.)	BALCONY (SQ.FT.)	TOTAL (SQ.FT.)	TOTAL COUNT (NO.)
2BR/D	02, 13 & 20	2-4	1,049	92	1,141	15
	02 & 20	5-6				
	02 & 11	7				



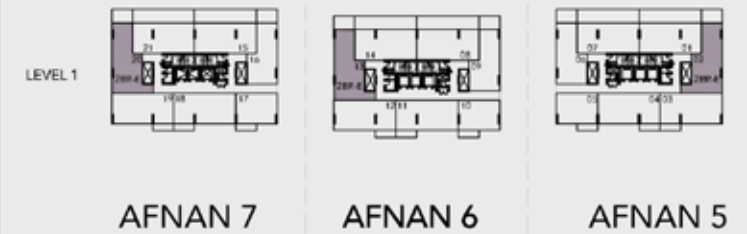
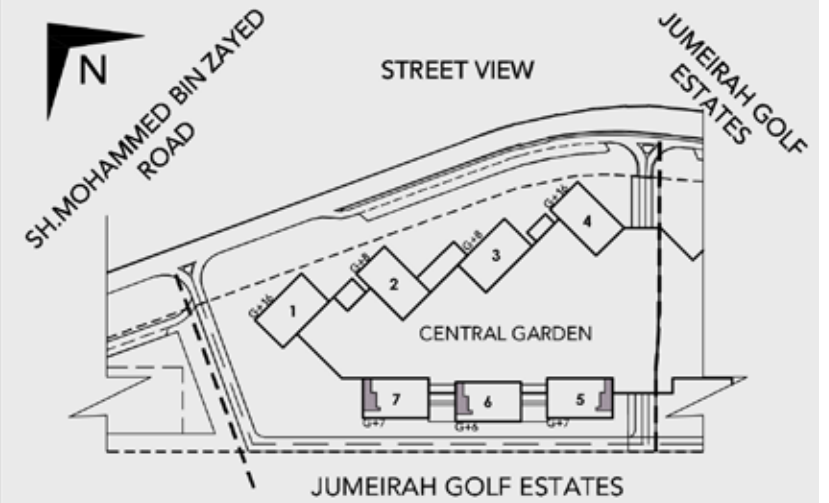
# AFNAN 5,6 & 7

## TWO BEDROOM APARTMENT - TYPE E

### 2BR/E



TYPE	UNIT NO.	LEVEL	UNIT (SQ.FT.)	BALCONY (SQ.FT.)	TOTAL (SQ.FT.)	TOTAL COUNT (NO.)
2BR/E	02, 13 & 20	1	1,049	150	1,199	3



LEVEL 1

AFNAN 7

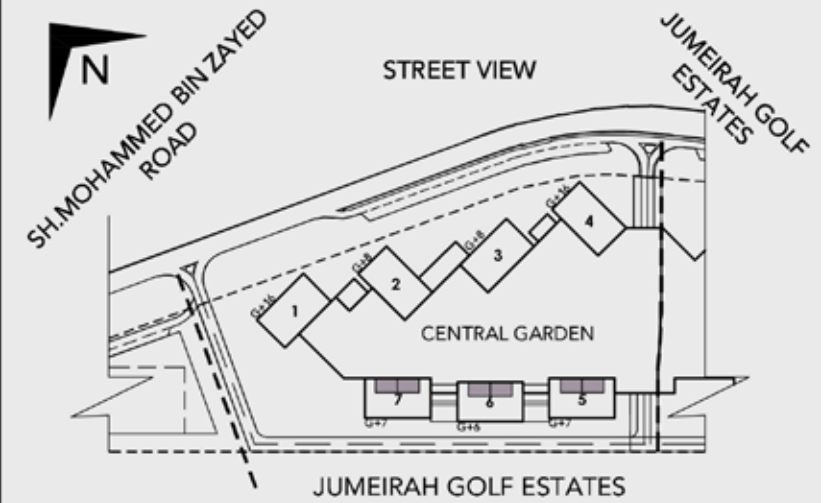
AFNAN 6

AFNAN 5

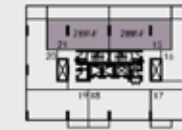
# AFNAN 5,6 & 7

## TWO BEDROOM APARTMENT - TYPE F

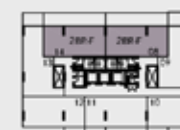
2BR/F



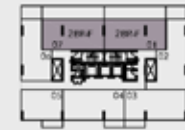
LEVEL 1



AFNAN 7



AFNAN 6



AFNAN 5

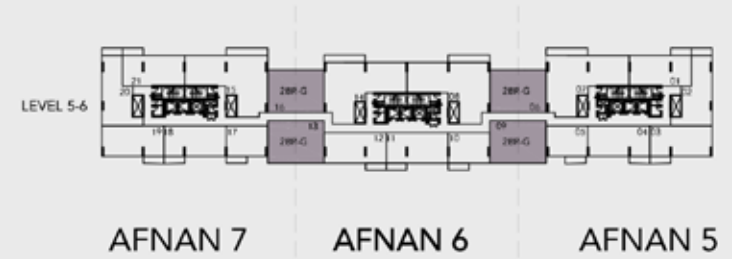
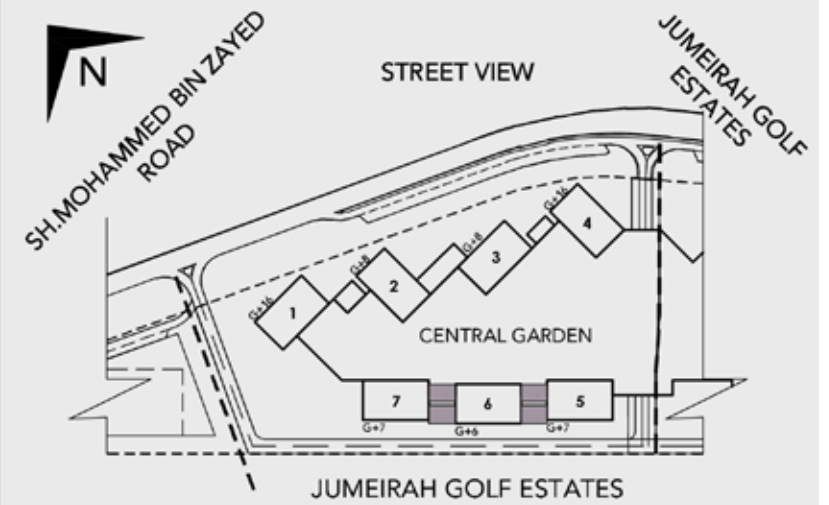
TYPE	UNIT NO.	LEVEL	UNIT (SQ.FT.)	BALCONY (SQ.FT.)	TOTAL (SQ.FT.)	TOTAL COUNT (NO.)
2BR/F	01, 07, 08, 14, 15 & 21	1	1,008	459	1,467	6



# AFNAN 5,6 & 7

## TWO BEDROOM APARTMENT - TYPE G

2BR/G

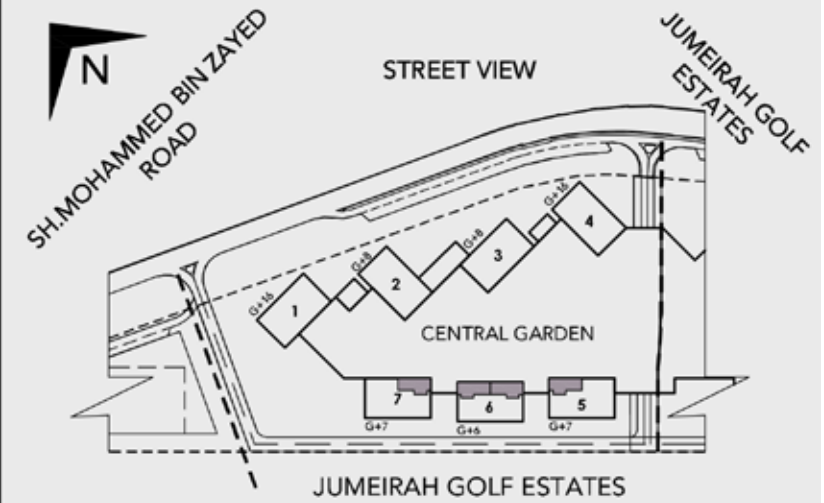


TYPE	UNIT NO.	LEVEL	UNIT (SQ.FT.)	BALCONY (SQ.FT.)	TOTAL (SQ.FT.)	TOTAL COUNT (NO.)
2BR/G	06, 09, 13 & 16	5-6	1,158	120	1,278	8

# AFNAN 5,6 & 7

## THREE BEDROOM APARTMENT - TYPE A

### 3BR/A



TYPE	UNIT NO.	LEVEL	UNIT (SQ.FT.)	BALCONY (SQ.FT.)	TOTAL (SQ.FT.)	TOTAL COUNT (NO.)
3BR/A	07,08,14 & 15	5-6	1,481	196	1,677	8
	06 & 07	7	1,481	196	1,677	2



**أفنان ديستركت**  
**AFNAN DISTRICT**







# TEXTURE

## PROPERTIES

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