



ERBIL HILLS

OXFORD

GRAND PALAIS



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Stately, solid and resolute. There is a straightforward elegance and practicality to the aesthetic of the English-inspired architecture of the London and Oxford Grand Palais. With dependable exteriors of solid brick and whitewashed window casings you might feel transported to the avenues and riverside ease of Southern England in the earlier and easier days of our contemporary era.

GROUND FLOOR



FLAT 1

Floor Area : 355,0 m²
 Terrace Area : 24,7 m²
 Basement Floor Share* : 107,4 m²
 Total Floor Area : 462,4 m²

FLAT 2

Floor Area : 355,0 m²
 Terrace Area : 24,7 m²
 Basement Floor Share* : 107,4 m²
 Total Floor Area : 462,4 m²

TOTAL

Ground Floor Area : 712,0 m²
 Ground Floor Terrace Area : 49,5 m²
 Total Floor Area : 3.557,0 m²

*Basement Floor Share is Included in the Floor Areas.

FIRST FLOOR



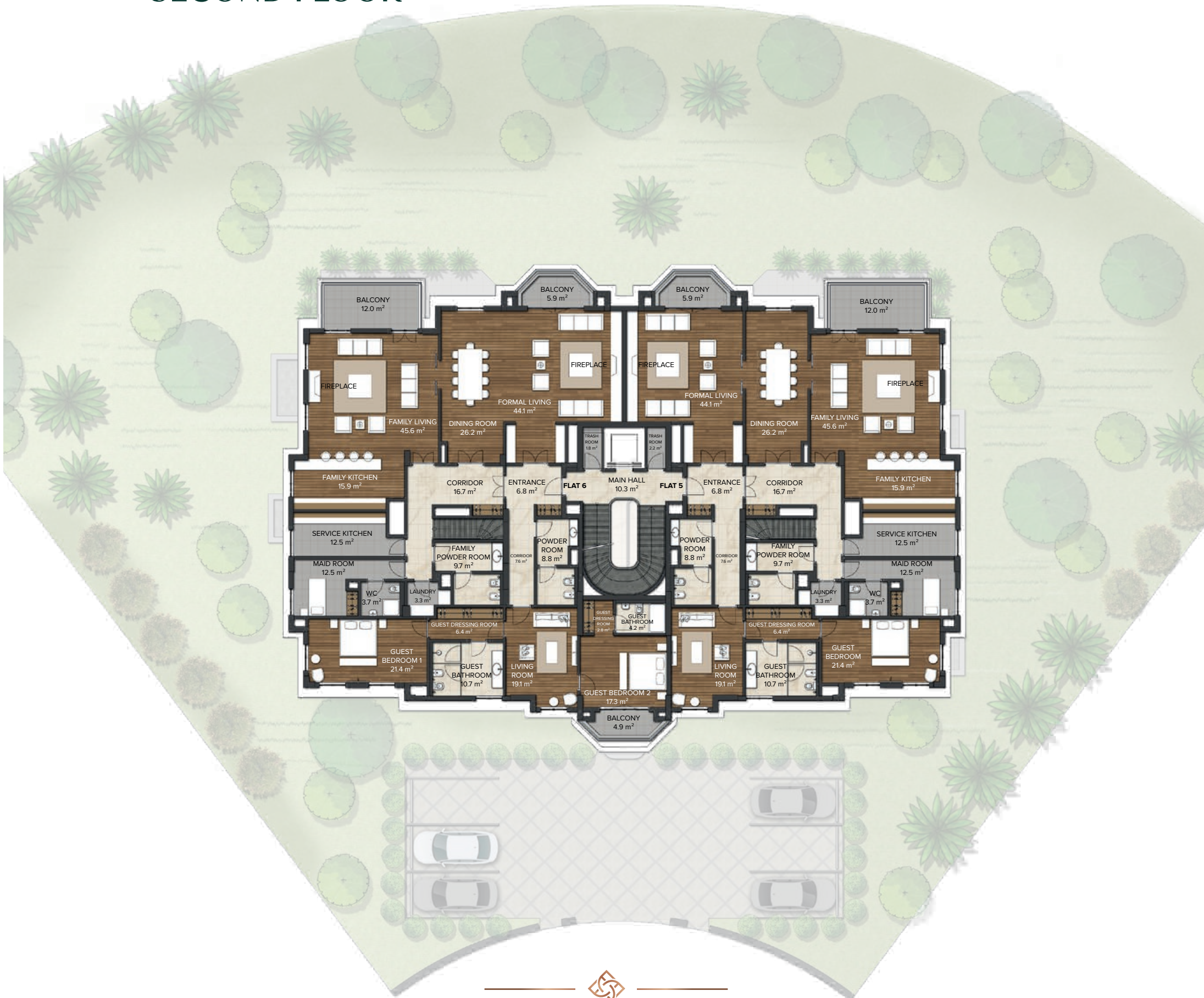
FLAT 3
 Floor Area : 349,0 m²
 Basement Floor Share* : 104,4 m²
 Total Floor Area : 453,4 m²

FLAT 4
 Floor Area : 349,0 m²
 Basement Floor Share* : 104,4 m²
 Total Floor Area : 453,4 m²

TOTAL
 First Floor Area : 698,0 m²

*Basement Floor Share is Included in the Floor Areas.

SECOND FLOOR



FLAT 5 (ROOF DUPLEX)

Ground Floor Area : 346,5 m²
Basement Floor Share* : 97,2 m²

Total Ground Floor Area : 443,7 m²
Total Floor Area : 837,0 m²

FLAT 6 (ROOF DUPLEX)

Ground Floor Area : 382,5 m²
Basement Floor Share* : 102,8 m²

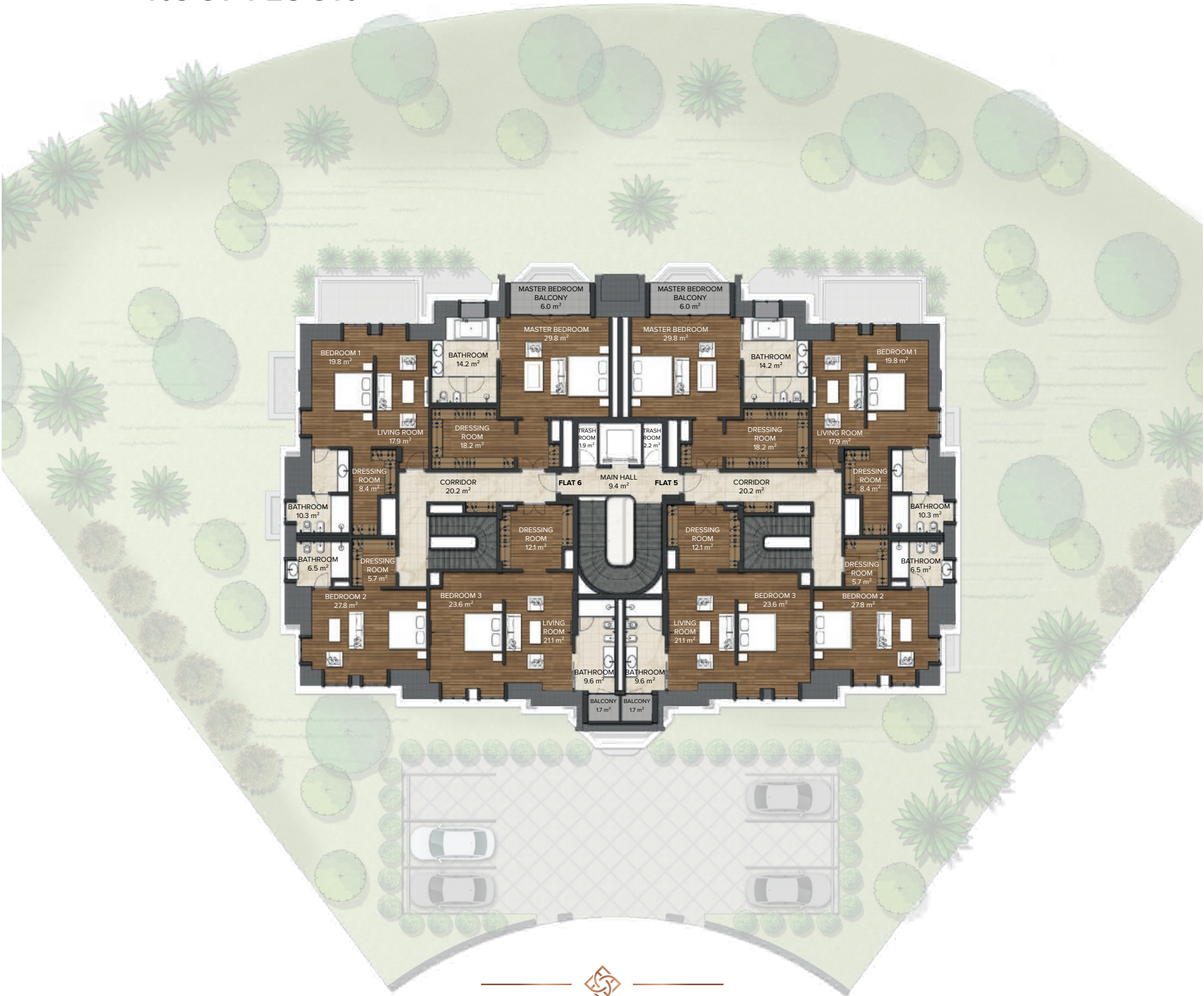
Total Ground Floor Area : 485,3 m²
Total Floor Area : 884,1 m²

TOTAL

Second Floor Area : 729,0 m²

*Basement Floor Share is Included in the Floor Areas.

ROOF FLOOR



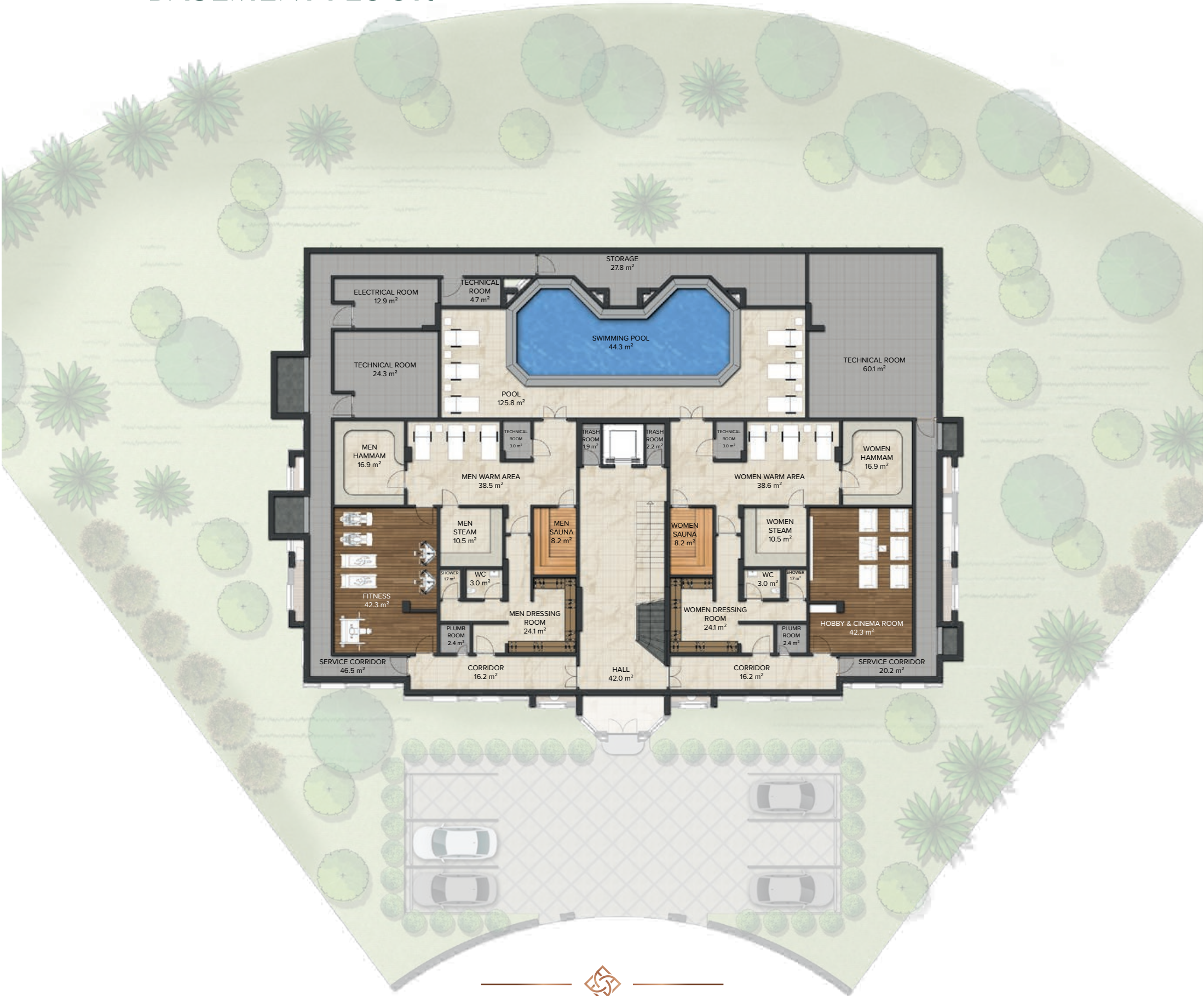
FLAT 5 (ROOF DUPLEX)
 First Floor Area : 296,0 m²
 Basement Floor Share* : 97,2 m²
 Total Floor Area : 393,2 m²

FLAT 6 (ROOF DUPLEX)
 Floor Area : 296,0 m²
 Basement Floor Share* : 102,8 m²
 Total Floor Area : 398,8 m²

TOTAL
 Roof Floor Area : 592,0 m²

*Basement Floor Share is Included in the Floor Areas.

BASEMENT FLOOR



BASEMENT FLOOR
 Floor Area : 826,0 m²

*Basement Floor Share is Included in the Floor Areas.

ERBIL HILLS SALES OFFICE

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LEGAL DISCLAIMER:

All types will be delivered as shell & core structure without interior walls. In the floor plans on the brochure a sample floor plan is offered for interior design. Those sample floor plans are not in the scope of sales agreement. All room dimensions are in metric and measured to structural elements and exclude interior wall finishes and construction tolerances. All dimensions have been provided by our consultant architects as a sample interior design. All materials, dimensions, drawings features and amenities are approximate at the time of printing. Actual area may vary from stated areas. Drawings not to scale E&EO. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice by Pelican Hills Company. The information shown in this brochure are for marketing purposes and subject to change without notice by Pelican Hills Company and these materials are provided for informational purposes only. Pelican Hills Company owns or has a license to all title and copyrights in and to the content provided on the Project. Use of any information or image requires written permission from Pelican Hills Company and/or any other party, as appropriate. Pelican Hills Company and its design logo, trademarks, service marks, graphics, and logos used in connection with Pelican Hills Company provision of services. The Customer are not granted any right or license with respect to the Pelican Hills Company trademarks or the trademarks of any third party. To the maximum extent permitted by applicable law, Pelican Hills Company disclaims all warranties, either express or implied, including, but not limited to, implied warranties of merchantability, fitness for a particular purpose, title and non-infringement.

All types in the project will be delivered by the Company as Shell & Core Concrete structure inside the Villa, as described in the sales agreement and its annex in detail. All interior, outdoor sample and stock visuals, floor plans, garden landscaping, common landscaping & garden finishing of terraces in marketing documents are just sample visuals for giving a lifestyle feeling to the buyers. Buyers will design & build all interior floors including the interior walls and all finishing's except from the shell & core concrete structure by themselves as the buyer will design the villa as his/her needs & desire. During the interior design & construction process if there is a problem occurs Company will not take any responsibility after shell & core delivery stage.



