



ERBIL HILLS

ROYAL CROWN

GROVE MANSIONS  
TYPE A



**ROYAL CROWN**  
GROVE MANSIONS / TYPE A





A reinterpretation and reapplication of classic eastern design motifs interwoven into the benefits of contemporary life. Opulent flourishes harmonise with the comforts and functionalities of next generation technology and design thinking.

Enjoy a home with the feel of old world hospitality, regal splendour and no comfort spared for your satisfaction. Here you will feel refreshed and revived by an environment finished to perfection with the finest of materials.

# GROUND FLOOR



**GROUND FLOOR**  
Floor Area : 373,0 m<sup>2</sup>  
Terrace Area : 182,0 m<sup>2</sup>  
Swimming Pool Area : 124,0 m<sup>2</sup>

**TOTAL**  
Floor Area : 1.102,0 m<sup>2</sup>  
Ground Floor Terrace Area : 182,0 m<sup>2</sup>  
Roof Floor Terrace Area : 207,0 m<sup>2</sup>

# FIRST FLOOR



**FIRST FLOOR**  
Floor Area : 302,0 m<sup>2</sup>

# ROOF FLOOR



**ROOF FLOOR**  
Floor Area : 35,0 m<sup>2</sup>  
Terrace Area : 207 m<sup>2</sup>

# BASEMENT FLOOR



**BASEMENT FLOOR**  
Floor Area : 392,0 m<sup>2</sup>



## ERBIL HILLS GUEST HOUSE

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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 Costumer 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.