



ERBIL HILLS

TOSCANA

GROVE MANSIONS



TOSCANA
GROVE MANSIONS





A courtyard approach which emphasises family gatherings and a garden-like existence. Here home is a place that recalls warm evenings dining alfresco and daytime shaded retreats from an abundantly sunshine-drenched landscape.

Refreshed by colourful sprays of flowers and ornamental pools which recall a distinctly Italian-style sweep of Mediterranean grace, each day possesses a charm.

GROUND FLOOR



GROUND FLOOR
Floor Area : 377,0 m²
Terrace Area : 190,0 m²
Swimming Pool Area : 87,0 m²

TOTAL
Floor Area : 1.514,0 m²
Terrace Area : 190,0 m²

FIRST FLOOR



FIRST FLOOR
Floor Area : 429,0 m²

ROOF FLOOR
Floor Area: 13 m²

*The layout of the Roof has not been shown in this leaflet.

BASEMENT FLOOR



1st BASEMENT FLOOR

Floor Area : 435 m²

2nd BASEMENT FLOOR

Floor Area: 260 m²

*2nd Basement is just for technical and maintenance purpose. Technical area level shown here is above 1.80 cm. The layout of the 2nd Basement has not been shown in this leaflet.

ERBIL HILLS GUEST HOUSE

100M Street, Golf Avenue, Erbil Hills District, No: 1
+964 750 908 4444 - 3333 | info@erbilhills.com

ERBILHILLS.COM

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.



