

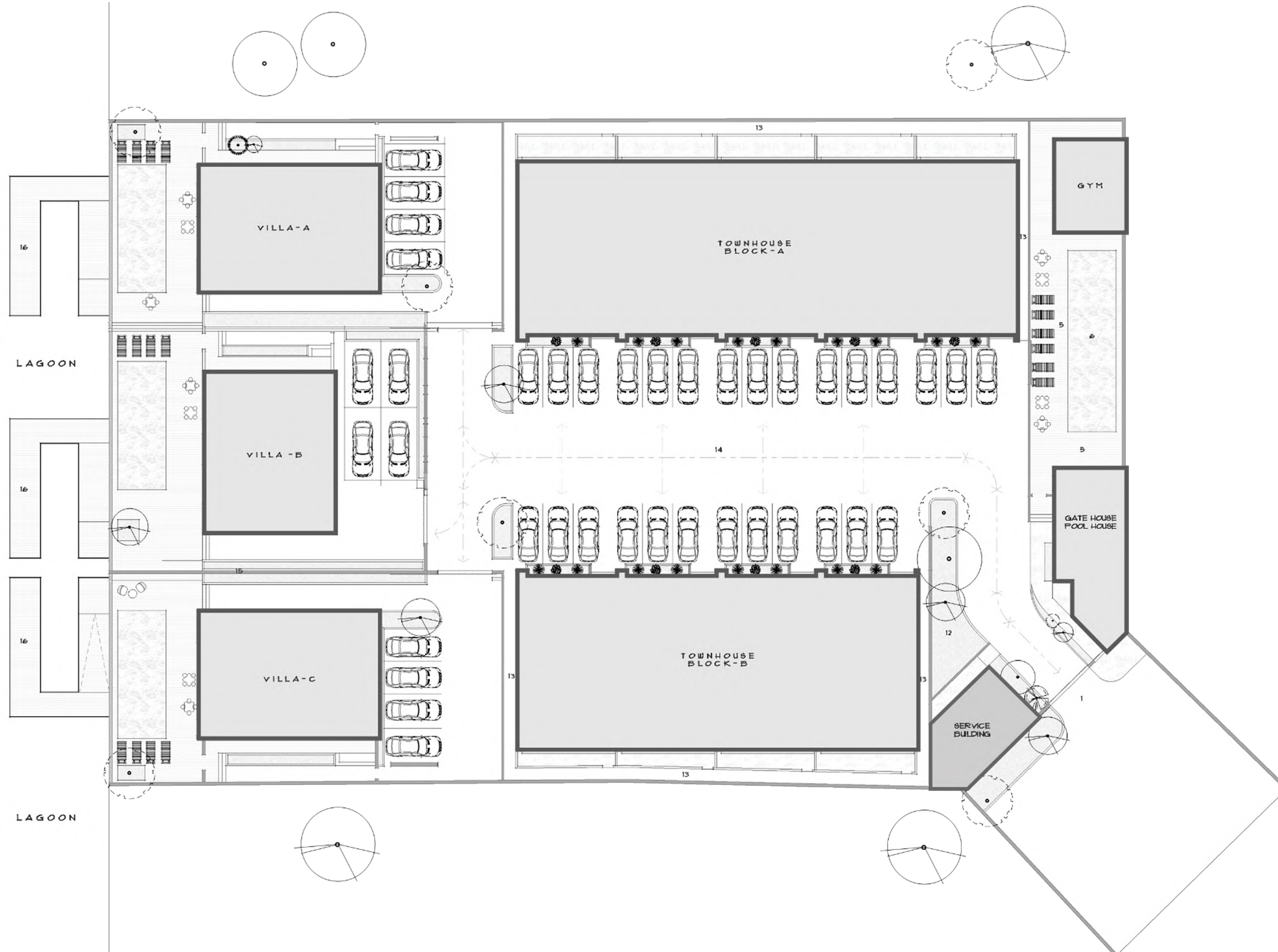




AYORA STRATONGATE QUAYS

B A N A N A I S L A N D , I K O Y I .

SITE PLAN 4611 SQM



TOWNHOUSE BLOCK-A:

- 5 UNITS (5BEDROOMS)
- 3CARS PER UNIT

TOWNHOUSE BLOCK-B:

- 4 UNITS (5BEDROOMS)
- 3CARS PER UNIT

VILLA -A

- 6BEDROOMS
- 4 CARS PER UNIT
- SWIMMING POOL
- PRIVATE JETTY

VILLA - B

- 6BEDROOMS
- 4 CARS PER UNIT
- SWIMMING POOL
- PRIVATE JETTY

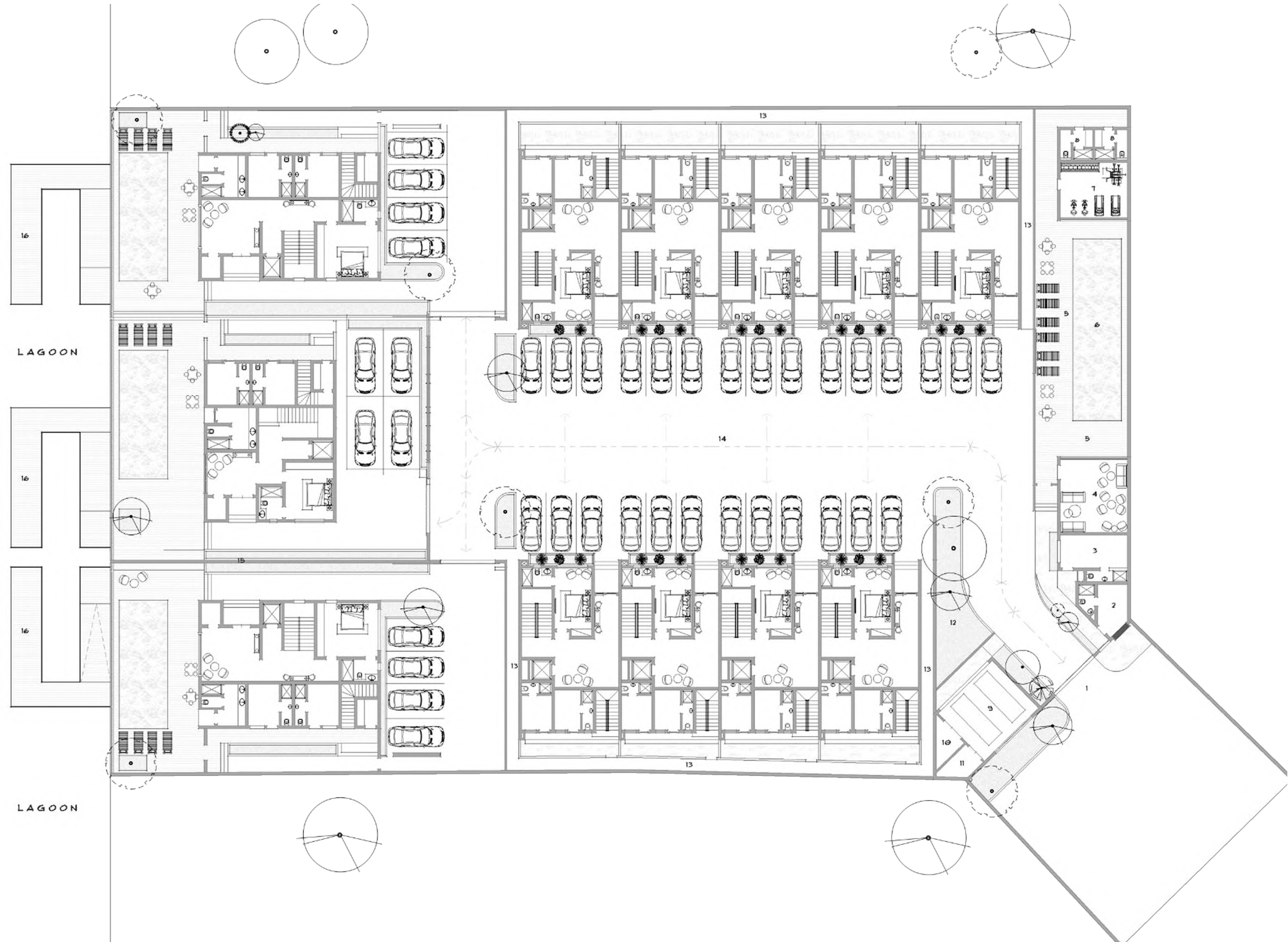
VILLA - C

- 6BEDROOMS
- 4 CARS PER UNIT
- SWIMMING POOL
- PRIVATE JETTY

GENERAL FACILITIES

- GYM
- SWIMMING POOL
- POOL LOUNGE
- FACILITY OFFICE
- GATE HOUSE
- SERVICES

SITE LAYOUT PLAN 4611 SQM



LEGEND

- 1 - ENTRANCE GATE
- 2 - GATE HOUSE
- 3 - FACILITY OFFICE
- 4 - POOL LOUNGE
- 5 - POOL DECK
- 6 - SWIMMING POOL
- 7 - GYM
- 8 - WASH ROOM
- 9 - GEN HOUSE
- 10 - PANEL ROOM
- 11 - DAY TANK
- 12 - GARDEN
- 13 - WALK WAY
- 14 - DRIVEWAY
- 15 - JETTY

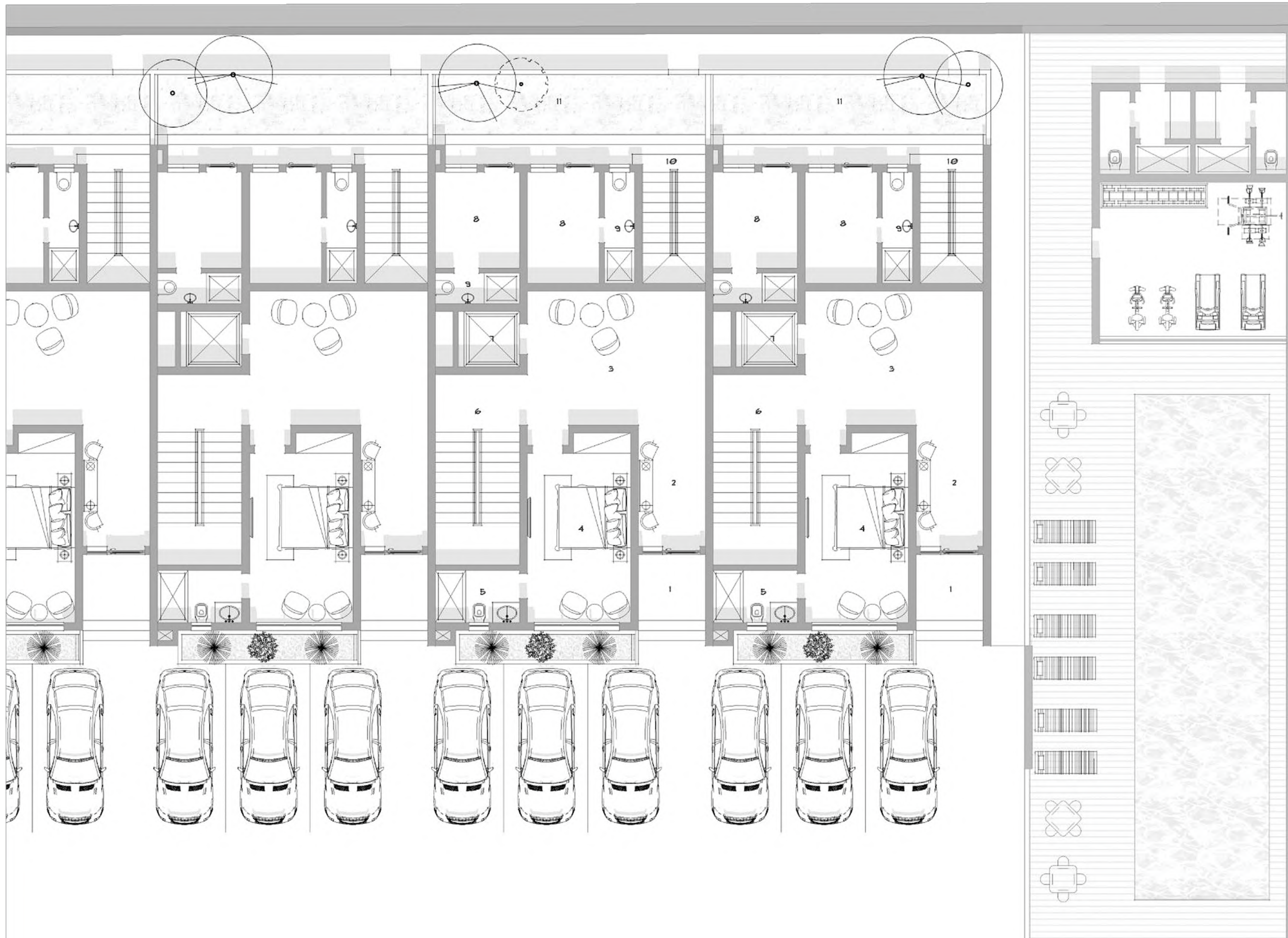
TYPICAL TOWNHOUSE UNIT

SIZE - 546.85QM
GROUND + 3 FLOORS
5 BEDROOMS ENSUITE
2- B.Q
3 CARS PER UNIT



TYPICAL TOWNHOUSE

GROUND FLOOR PLAN - 113.5 SQM

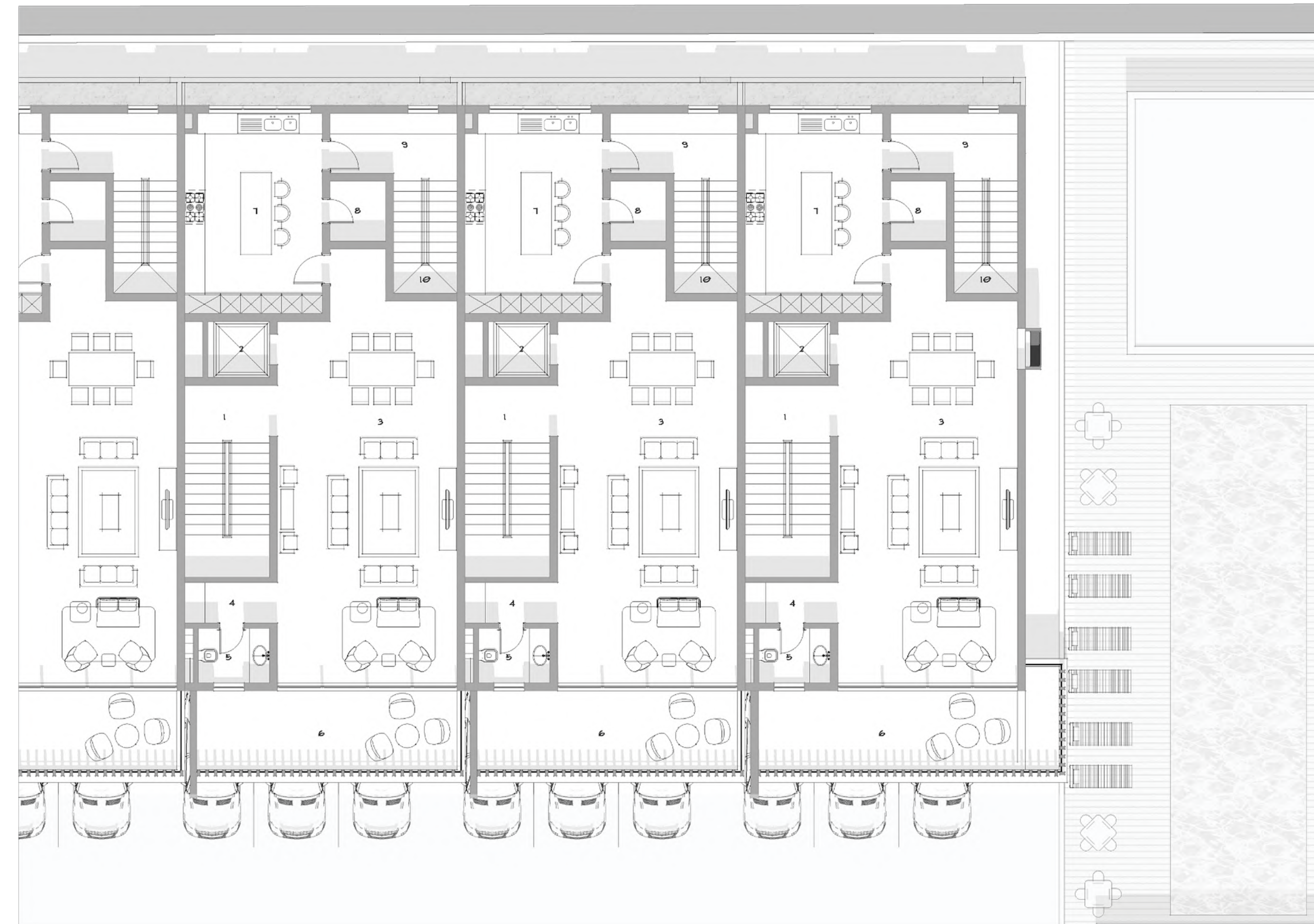


LEGEND

- 1 - ENTRANCE PORCH - 4SQM
- 2 - FOYER - 7.16SQM
- 3 - ANTE-ROOM - 21SQM
- 4 - GUEST BEDROOM - 16.56SQM
- 5 - BATHROOM - 4SQM
- 6 - STAIR HALL - 15SQM
- 7 - LIFT
- 8 - B.Q - 7SQM
- 9 - BATH - 3SQM
- 10 - SERVICE STAIRS - 7SQM
- 11 - YARD - 16.89SQM

TYPICAL TOWNHOUSE

FIRST FLOOR PLAN – 153.3 SQM



LEGEND

- 1 – STAIR HALL – 156SQM
- 2 – LIFT
- 3 – LIVING & DINING – 616SQM
- 4 – POWDER ROOM – 3.29SQM
- 5 – VISITOR'S TOILET – 35SQM
- 6 – TERRACE – 186SQM
- 7 – KITCHEN – 246SQM
- 8 – STORE – 36SQM
- 9 – LAUNDRY – 76SQM
- 10 – SERVICE STAIRS – 76SQM

TYPICAL TOWNHOUSE

SECOND FLOOR PLAN - 140 SQM

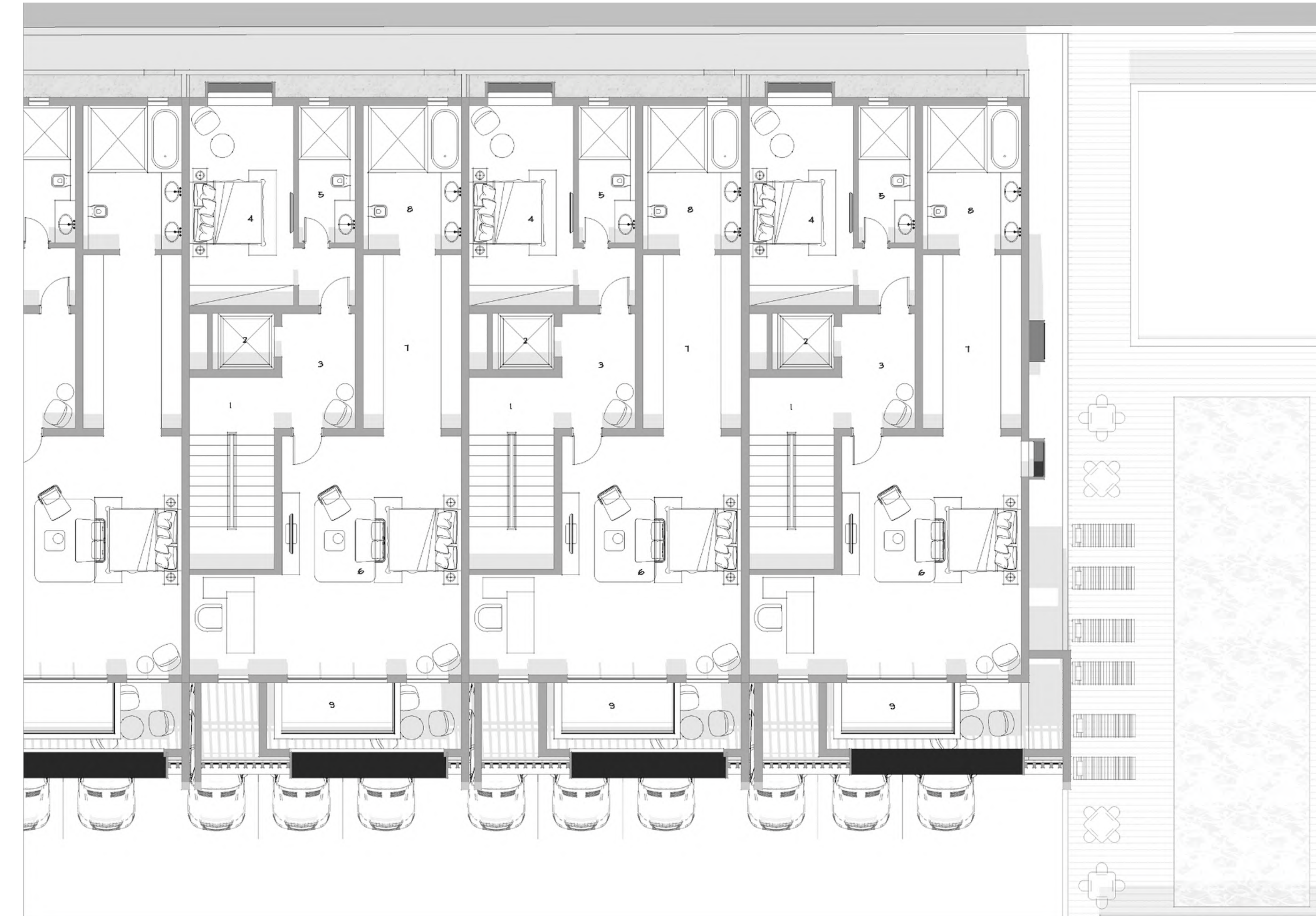


LEGEND

- 1 - STAIR HALL - 15SQM
- 2 - LIFT
- 3 - FAMILY LOUNGE - 34SQM
- 4 - TERRACE - 9SQM
- 5 - BEDROOM 3 - 16.5SQM
- 6 - BATHROOM - 9SQM
- 7 - BOX ROOM - 5SQM
- 8 - BEDROOM 4 - 23SQM
- 9 - CLOSET - 7SQM
- 10 - BATHROOM - 7SQM

TYPICAL TOWNHOUSE

THIRD FLOOR PLAN - 140 SQM



LEGEND

1 - STAIR HALL	- 15SQM
2 - LIFT	
3 - LOBBY	- 7.35SQM
4 - BEDROOM 5	- 21SQM
5 - BATHROOM	- 7SQM
6 - MASTER BEDROOM	- 45SQM
7 - WALK-IN CLOSET	- 15SQM
8 - BATHROOM	- 12SQM
9 - TERRACE	- 7SQM

TYPICAL DETACHED VILLA UNITS A&C

COMPOUND AREA - 551.75QM

BUILDING SIZE - 8395QM

GROUND + 3FLOORS

6 BEDROOMS ENSUITE

2- B.Q

4CAR PARKING(COVERED)

PRIVATE SWIMMING POOL

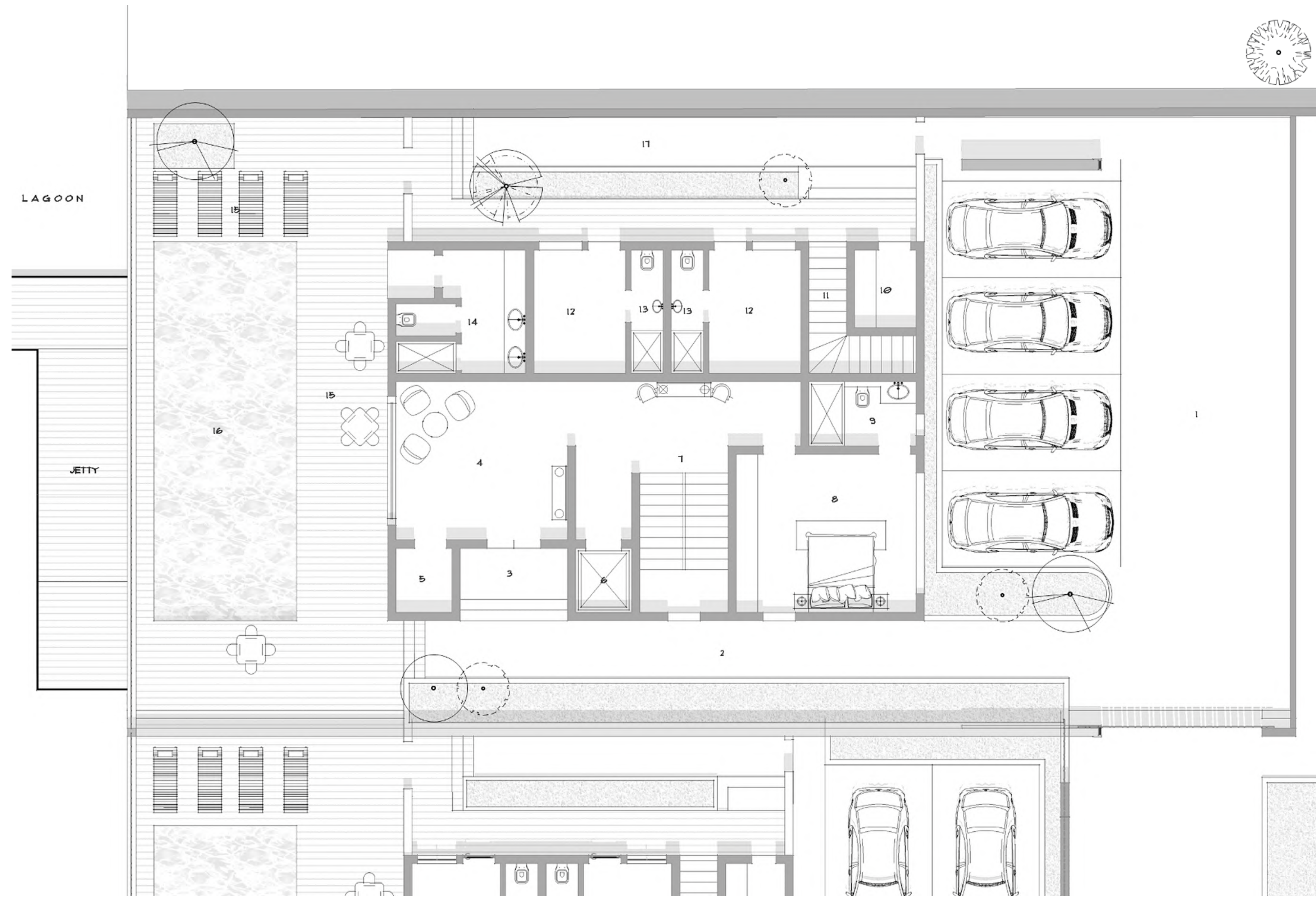
LAGOON VIEW

ELEVATED GARDEN



TYPICAL VILLA A & C

GROUND FLOOR PLAN - 141 SQM



LEGEND

- 1 - DRIVEWAY + CARPARK -
- 2 - WALKWAY -
- 3 - ENTRANCE PORCH - 45SQM
- 4 - ANTE ROOM - 215SQM
- 5 - E.L.V ROOM - 35SQM
- 6 - LIFT
- 7 - STAIR + HALL - 295SQM
- 8 - GUEST BEDROOM - 225SQM
- 9 - BATH - 55SQM
- 10 - KITCHENETTE - 45SQM
- 11 - SERVICE STAIRS - 65SQM
- 12 - B.Q - 95SQM
- 13 - BATH - 35SQM
- 14 - WASH ROOM - 105SQM
- 15 - POOL DECK - 855SQM
- 16 - SWIMMING POOL -
- 17 - SERVICE YARD -

TYPICAL VILLA A & C

FIRST FLOOR PLAN - 263 SQM



LEGEND

1 - STAIR + HALL	- 296QRM
2 - LIFT	-
3 - VISITOR'S TOILET	- 6QRM
4 - BEDROOM 3	- 27.76QRM
5 - BATH	- 76QRM
6 - MAIN LIVING	- 496QRM
7 - SIT-OUT TERRACE	- 306QRM
8 - DINING	- 316QRM
9 - KITCHEN	- 366QRM
10 - STORE	- 56QRM
11 - LAUNDRY	- 66QRM
12 - SERVICE STAIRS	- 66QRM
13 - PANTRY	- 36QRM
14 - GARDEN	- 106QRM

TYPICAL VILLA A & C

SECOND FLOOR PLAN - 172 SQM

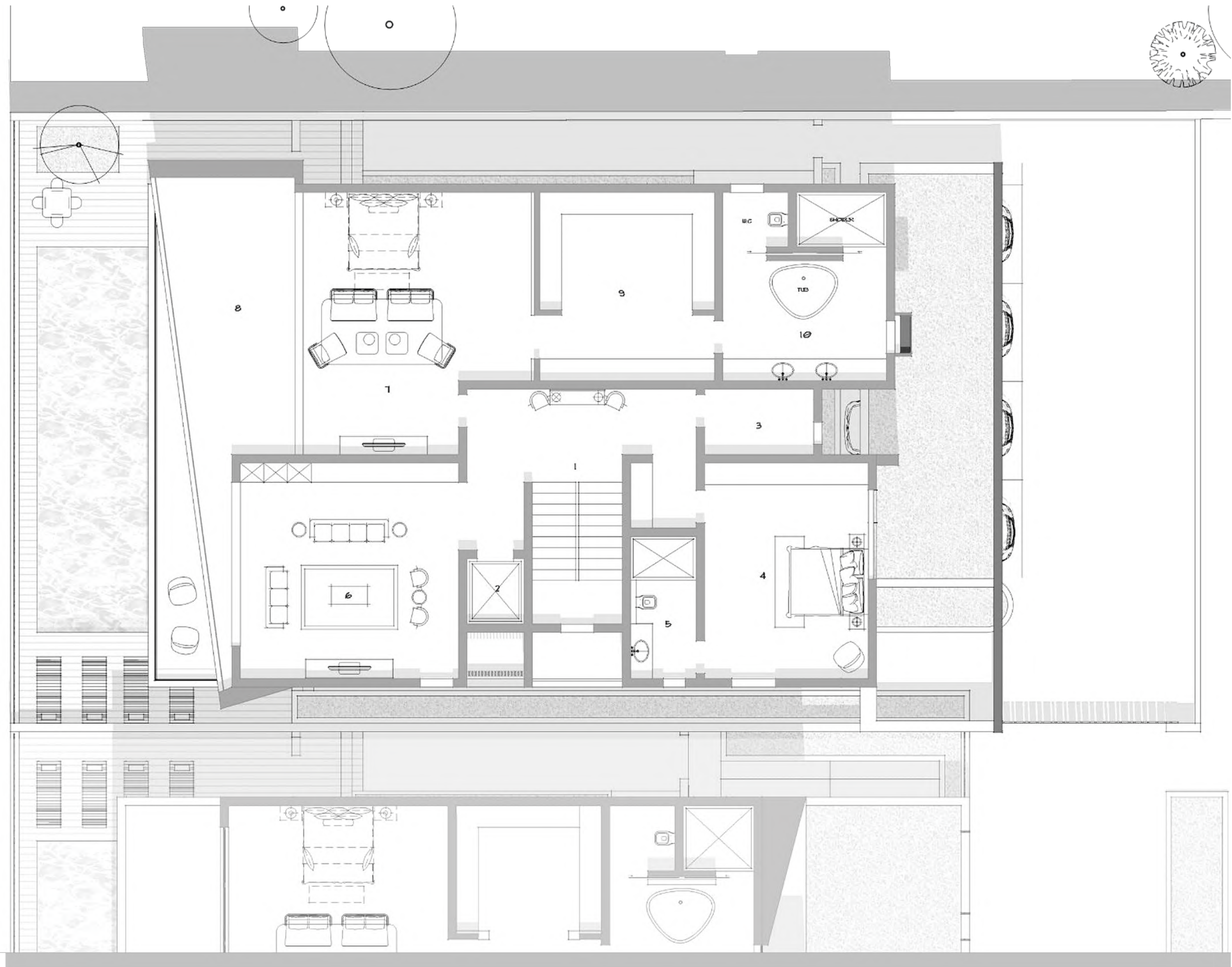


LEGEND

- 1 - STAIR + HALL - 29SQM
- 2 - LIFT
- 3 - GYM - 19SQM
- 4 - GAMES ROOM - 34SQM
- 5 - BEDROOM 4 - 26SQM
- 6 - BATHROOM - 5SQM
- 7 - TERRACE - 8SQM
- 8 - BEDROOM 5 - 26.75SQM
- 9 - BATHROOM - 5SQM

TYPICAL VILLA A & C

THIRD FLOOR PLAN - 255 SQM



LEGEND

1 - STAIR + HALL	- 29SQM
2 - LIFT	-
3 - BOX ROOM	- 5.46SQM
4 - BEDROOM 6	- 26.79SQM
5 - BATHROOM	- 5SQM
6 - FAMILY LOUNGE	- 35.56SQM
7 - MASTER BEDROOM	- 45SQM
8 - TERRACE	- 27SQM
9 - WALK-IN CLOSET	- 24SQM
10 - BATHROOM	- 23SQM

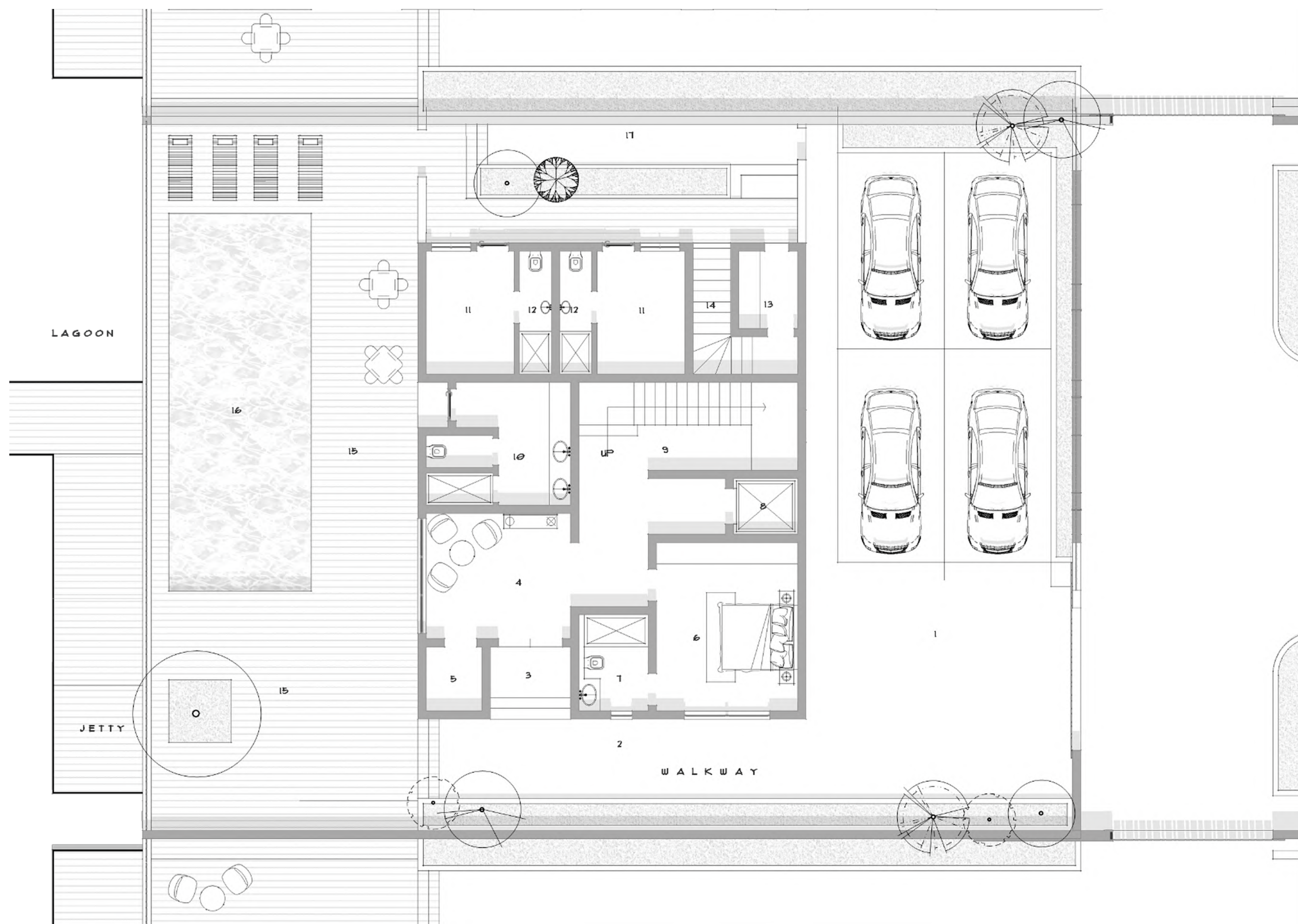
DETACHED VILLA B

COMPOUND AREA - 515.75QM
BUILDING SIZE - 8609QM
GROUND + 3 FLOORS
6 BEDROOMS ENSUITE
2- B.Q
4 CAR PARKING (COVERED)
PRIVATE SWIMMING POOL
LAGOON VIEW
ELEVATED GARDEN



VILLA B

GROUND FLOOR PLAN - 141 SQM

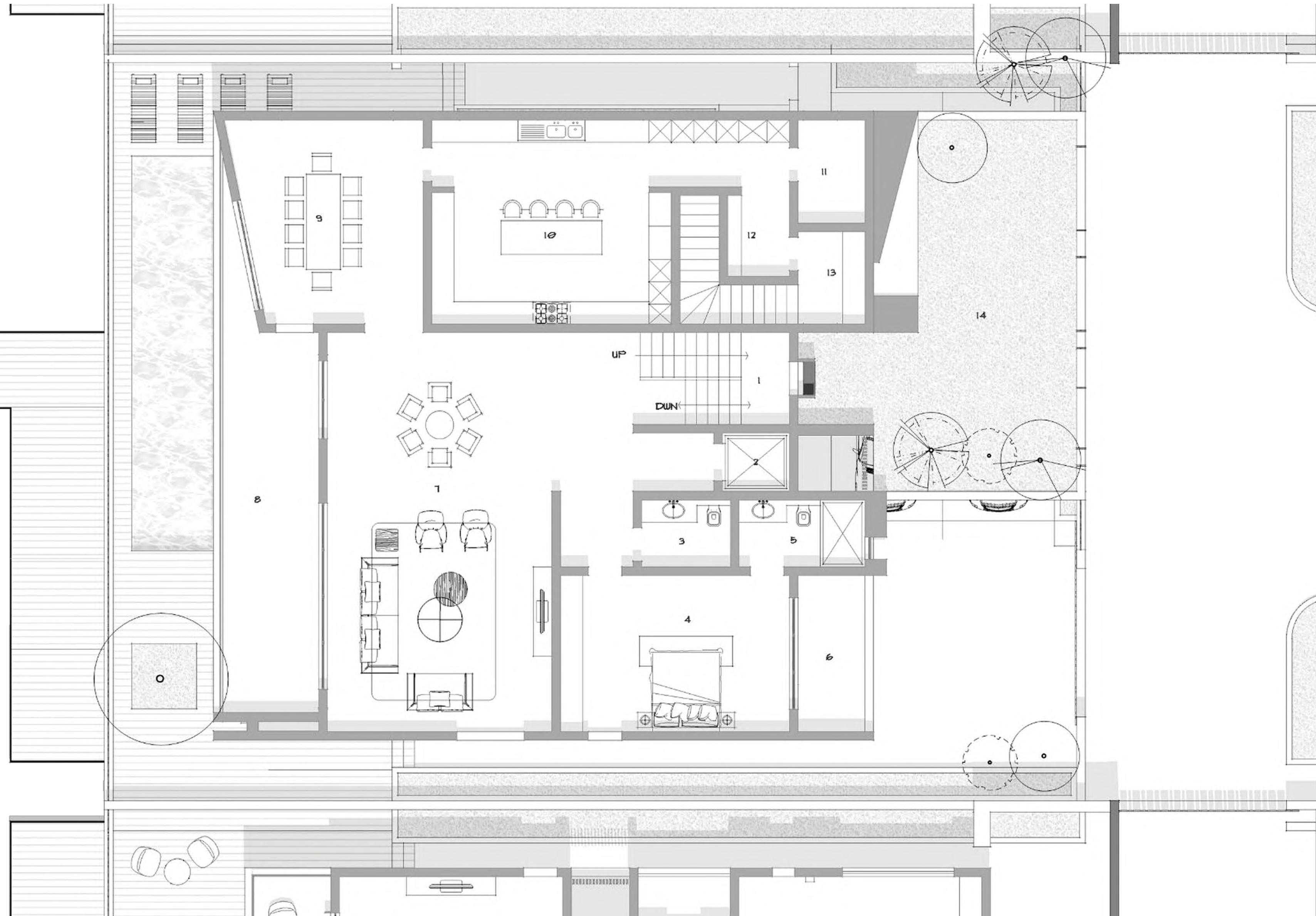


LEGEND

- 1 - DRIVEWAY + CARPARK -
- 2 - WALKWAY -
- 3 - ENTRANCE PORCH - 4SQM
- 4 - ANTE ROOM - 18SQM
- 5 - E.L.V ROOM - 3SQM
- 6 - GUEST BEDROOM - 18SQM
- 7 - BATHROOM - 5SQM
- 8 - LIFT -
- 9 - STAIR HALL - 22SQM
- 10 - WASH ROOM - 13SQM
- 11 - B.Q - 9SQM
- 12 - BATH - 3SQM
- 13 - KITCHENETTE - 3.65SQM
- 14 - SERVICE STAIRS - 6SQM
- 15 - POOL DECK - 106.85SQM
- 16 - SWIMMING POOL -
- 17 - SERVICE YARD -

VILLA B

FIRST FLOOR PLAN - 213 SQM

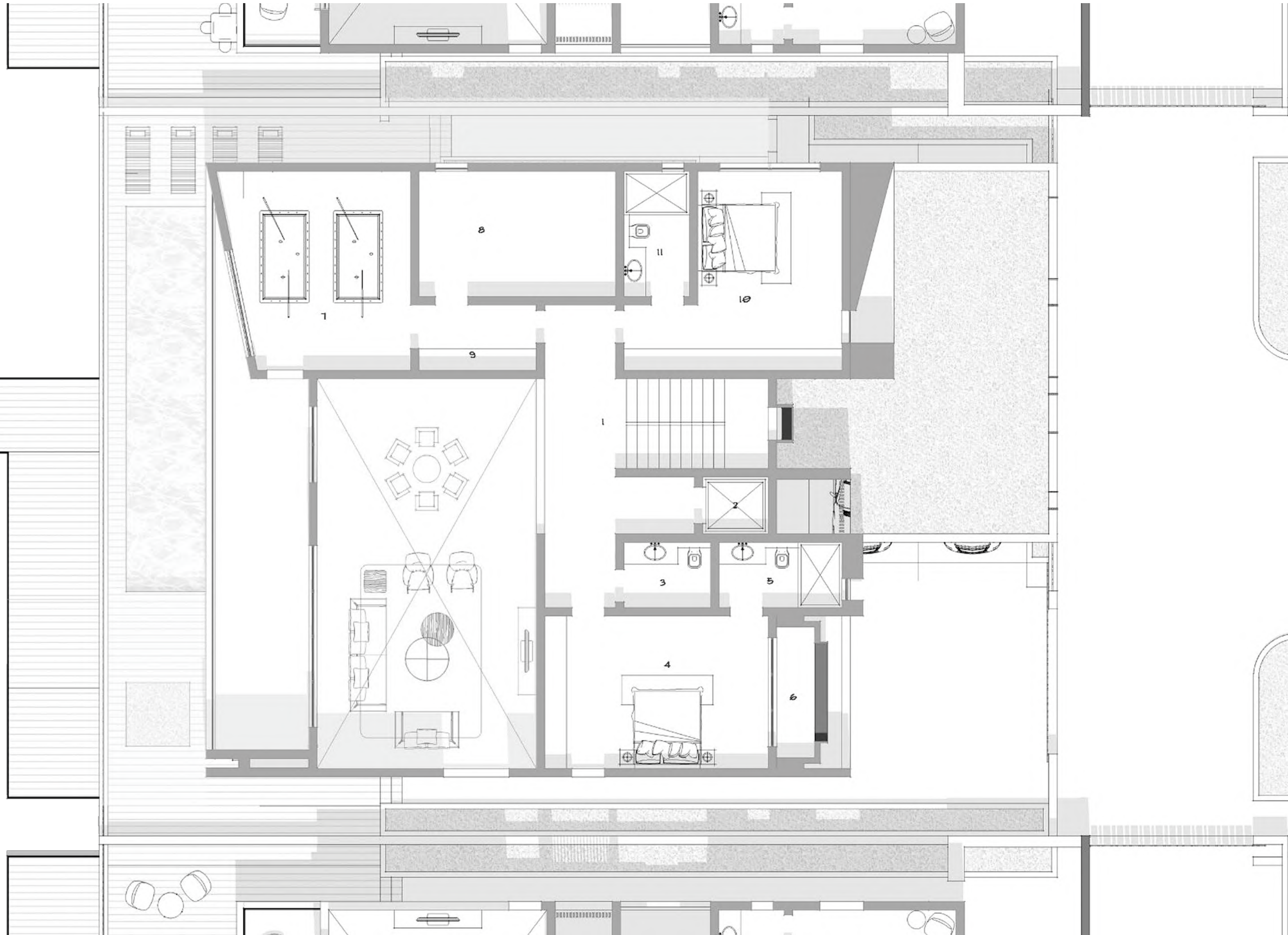


LEGEND

1 - STAIR HALL	-
2 - LIFT	-
3 - VISITOR'S TOILET	- 4SQM
4 - BEDROOM 3	- 26SQM
5 - BATHROOM	- 6SQM
6 - TERRACE	- 7.5SQM
7 - MAIN LIVING	- 65SQM
8 - SIT -OUT TERRACE	- 25SQM
9 - DINING	- 25SQM
10 - KITCHEN	- 40SQM
11 - STORE	- 5SQM
12 - PANTRY	- 3.65SQM
13 - LAUNDRY	- 5SQM
14 - GARDEN	- 26SQM

VILLA B

SECOND FLOOR PLAN - 161 SQM

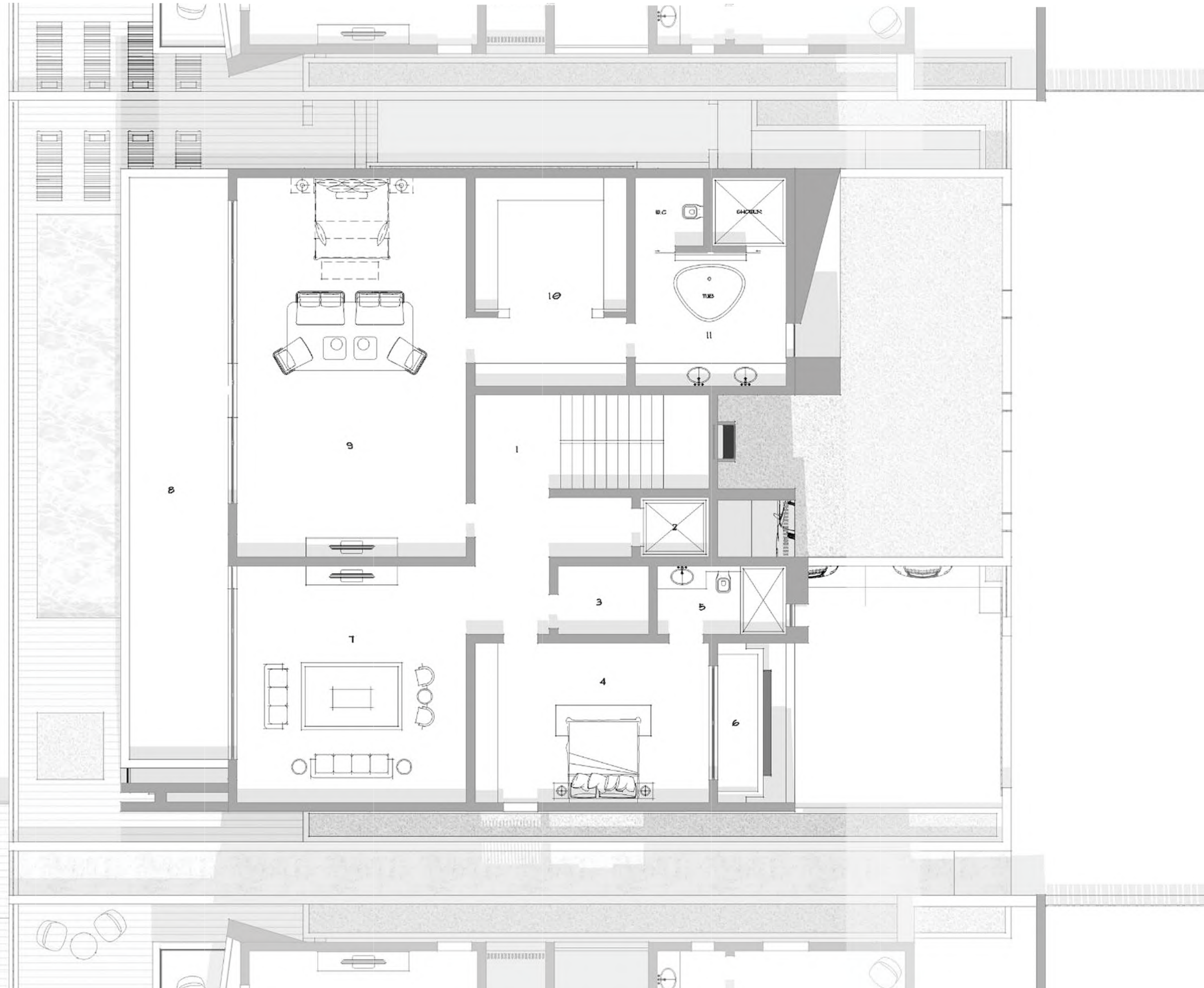


LEGEND

- 1 - STAIR HALL -
- 2 - LIFT -
- 3 - TOILET - 4SQM
- 4 - BEDROOM 4 - 26SQM
- 5 - BATHROOM - 6SQM
- 6 - TERRACE - 4SQM
- 7 - GAMES ROOM - 25SQM
- 8 - GYM - 18SQM
- 9 - LOBBY
- 10 - BEDROOM 5 - 25SQM
- 11 - BATHROOM - 6SQM

VILLA B

THIRD FLOOR PLAN – 213 SQM

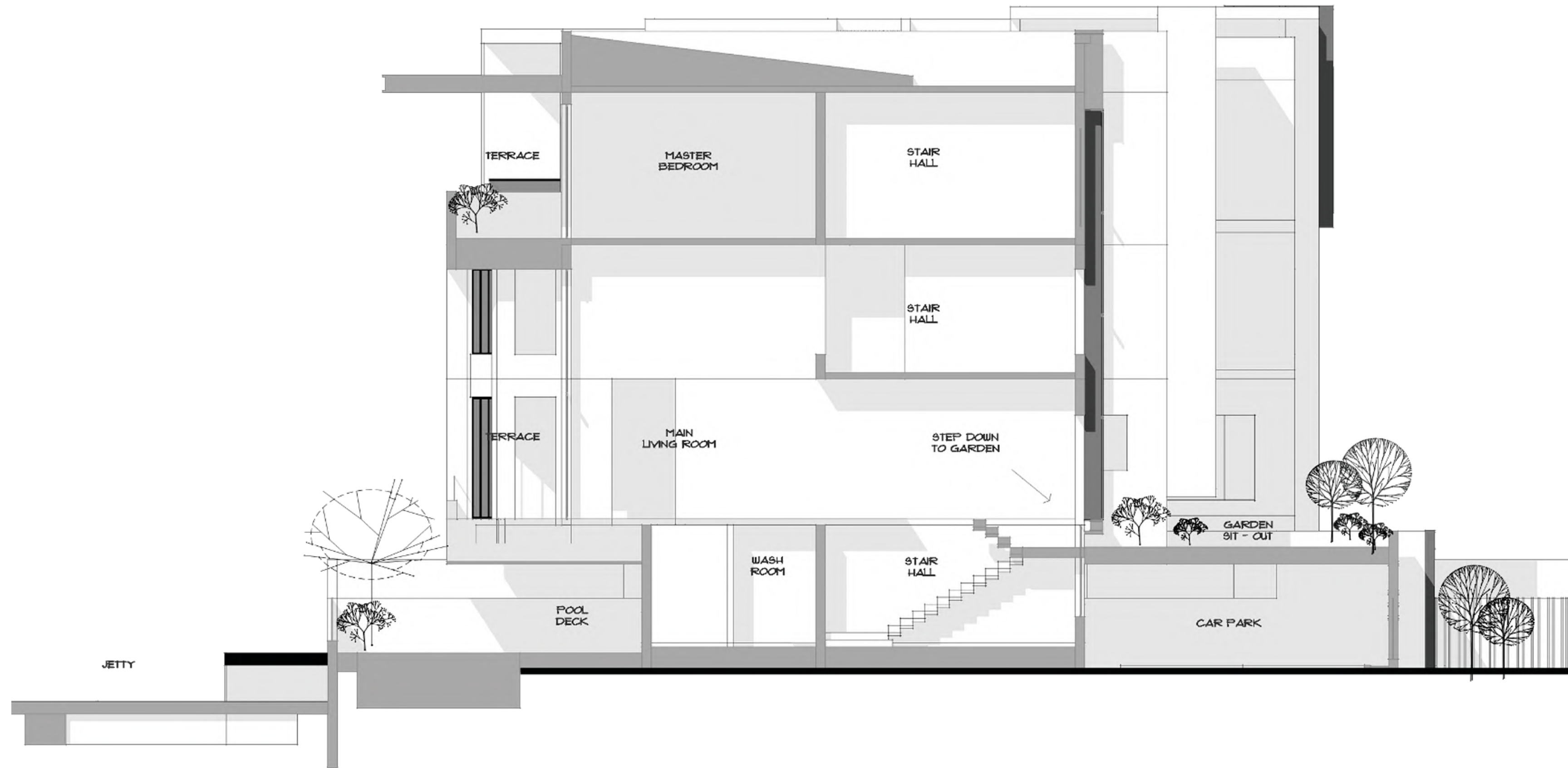


LEGEND

1 – STAIR HALL	-
2 – LIFT	-
3 – BOX ROOM	- 4SQM
4 – BEDROOM 6	- 26SQM
5 – BATHROOM	- 6SQM
6 – TERRACE	- 4SQM
7 – FAMILY LOUNGE	- 36SQM
8 – SIT-OUT TERRACE	- 33SQM
9 – MASTER BEDROOM	- 60SQM
10 – WALK-IN CLOSET	- 22SQM
11 – BATHROOM	- 22SQM

VILLA B

SECTION - GARDEN ACCESS



3D RENDERS



3D VIEW
APPROACH VIEW



AYORA
STRATONGATE
QUAYS

3D VIEW

DRIVE IN



3D VIEW
TOWN HOUSES



3D VIEW

TOWN HOUSES



3D VIEW

VILLAS



3D VIEW

VILLA A & C



3D VIEW

VILLA A & C LAGOON VIEW



3D VIEW

VILLA B



3D VIEW

VILLA B LAGOON VIEW



3D VIEW
VILLAS
LAGOON VIEW



3D VIEW
TYPICAL VILLA
POOL DECK



3D VIEW
VILLA B POOL DECK



3D VIEW

GENERAL ENTERTAINMENT AREA



3D VIEW

TOWN HOUSES - NIGHT



3D VIEW
APPROACH VIEW - NIGHT

