

Tal el SINDIAN project
Villas

EDAMA Housing

-Built to Last-

Established in 2013, EDAMA aims to set a new standard in the Jordanian real estate market. With over 45 years of experience in consultancy, construction, and design, we have the necessary background and expertise required to meet the Jordanian capital's housing needs. We aim to cater to Jordanian high and middle income class by providing various sizes of housing while maintaining one core value: an enhanced living experience built to the standard we would want to live in ourselves. We aim to achieve this by focusing on four main pillars:

- Superior quality and design: Designing houses with a high level of efficiency, meaning no wasted space and beautiful column free plans, using only the highest grade of material and the best caliber workmanship which translates to better value.
- Flexibility: Flexible interiors that can accommodate changes in the layout; flexibility in finishing materials to include personal taste and choice; flexibility in electromechanical systems to accommodate upgrades.
- Low Maintenance, low running costs: choosing systems that have low running and operating costs and require minimal maintenance long term, as well as finishing materials that will not lose their glamour over time.
- Comfort: ensure privacy, reduced noise levels, spacious rooms and interiors, massive gardens and the latest in home automation.

EDAMA
built to last

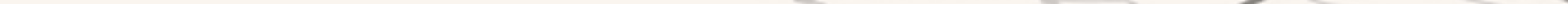
Tal el SINDIAN project

Tal-el-SINDIAN project

Set within Badr elJadidah - a beautiful quiet neighborhood in Amman, the Tal-el-SINDIAN Homes Project offers the serenity of seclusion, surrounded by fresh air and oak tree hills, and yet it is only 4KM away from the hustle and bustle of the city.

With an intricate modern design, Tal-el-SINDIAN is built on 4000 meter square elevated land and comprises of only seven semi-detached units of various sizes made to capture the highlights of view, gardens, natural light. The remaining land serves as gardens, terraces and parking areas for the units.

Some highlights of the project:



LOCATION	FEATURES
	High-end neighbourhood
	Low density area
	Green landscape with indigenous Oak forests
	4 Km from Amman ring-road (Khalda Circle)
DESIGN	FEATURES
	Exteriors with contemporary/rural residential Image in local high grade stone and glass
	Large private garden for each unit (between 200 - 570 meters)
	Private entrance for every unit.
	Spacious interiors with maximum area utilization and large bedrooms.
	Luxurious interior feel: large deep windows, large expanses of glass, high ceilings, open design.
	Flexible, can accommodate changes in the layout; flexibility in finishing materials to include personal taste and choice.
	Multipurpose Hall
	At least 3 parking spaces for each unit including covered parking
	Between 45 - 65 cubic meter underground water tank, and 2 cubic meter Stainless steel roof tank.
SPECIFICATIONS	FEATURES
	Underfloor heating
	VRV Air conditioning System, full coverage
	Home automation: control of Lighting, Heating, Shutters, and Security System
	Gas boiler
	Standby Generators
	Double glazed, special section, aluminum windows
	Top quality finishing materials, 1st grade European standard tiling, sanitary bathroom units--premium European wall mounted
	Reversed electric shutters
	Preliminary installation (first fix) and provision of infrastructure for expansion of several systems: Sound system, Solar Heating, Water treatment, etc.

Specifications



Views from & into the site



Site aerial view

100.00

 MIDDLE OF 30M ASPHALT ROAD



105.00

 8M ASPHALT ROAD

6M ASPHALT ROAD

 107.85

Villas:

Each of the five bedroom villas is encompassed by large gardens (450 and 572 m² gardens), has its own entrance, services and amenities. The villas, with total livable space of around 600m² each, are split into three full floors and a penthouse on top. All floors are accessible via stairs and a central private lift. The ground floor houses the spacious open salon and dining, with adjoining Powder Room. Ample kitchen space and a large bedroom/office are also on the ground floor. The basement houses a multipurpose room / play area with access to a garden, a kitchenette and bathroom; the services are located in a separate section of the basement including the maids' room, laundry, storage, and mechanical rooms. The first floor enjoys an open living room with a fireplace and terrace access with four bedrooms: 2 large master bedrooms with dressing area and private bathrooms, and two spacious bedrooms sharing a bathroom. The top floor has an extra living room which opens towards the huge terraces and view. Two villas are available.

VILLAS

The STELLATA

(Post Oak)

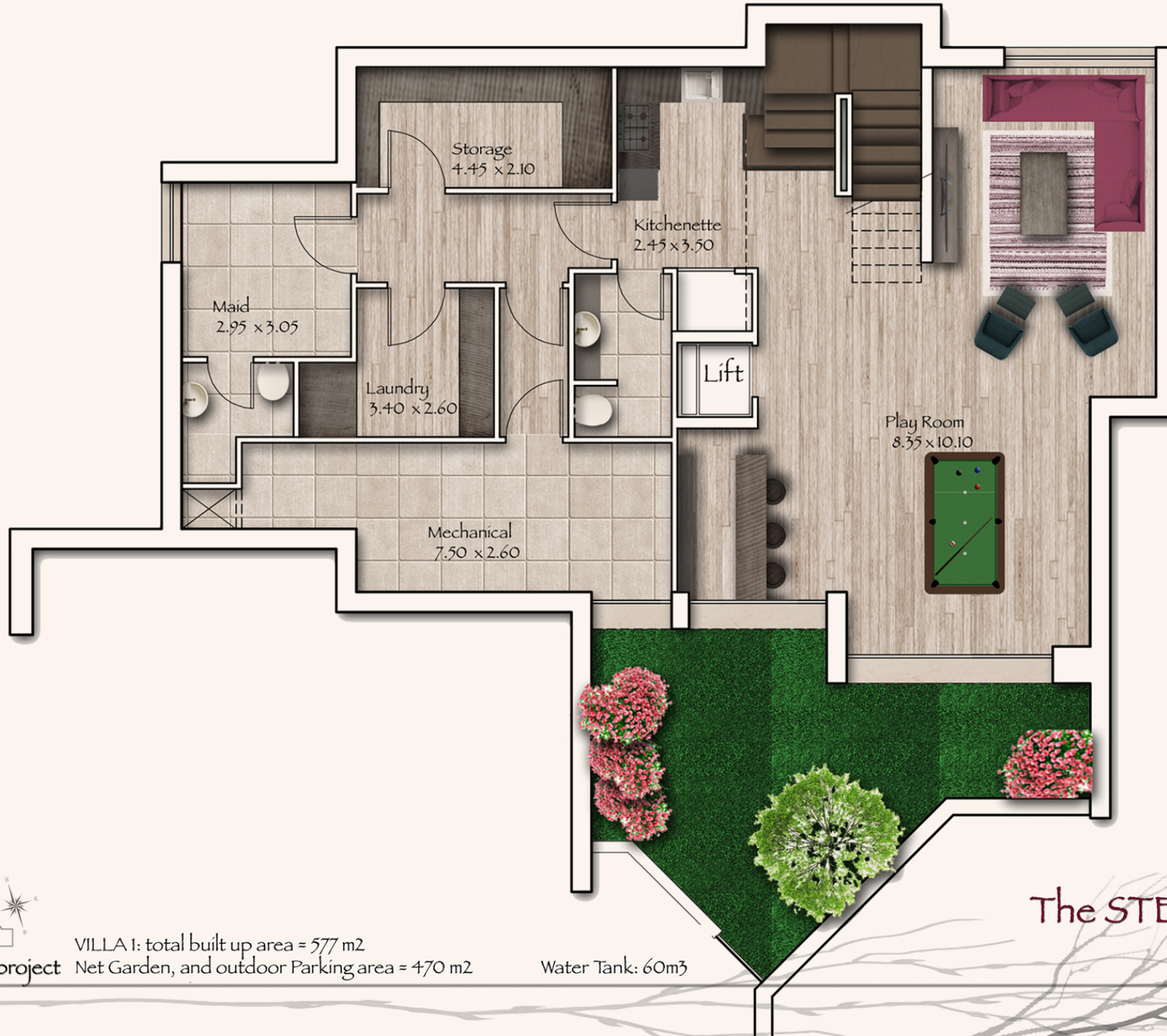




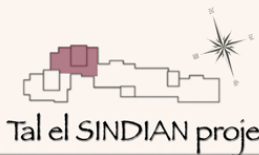
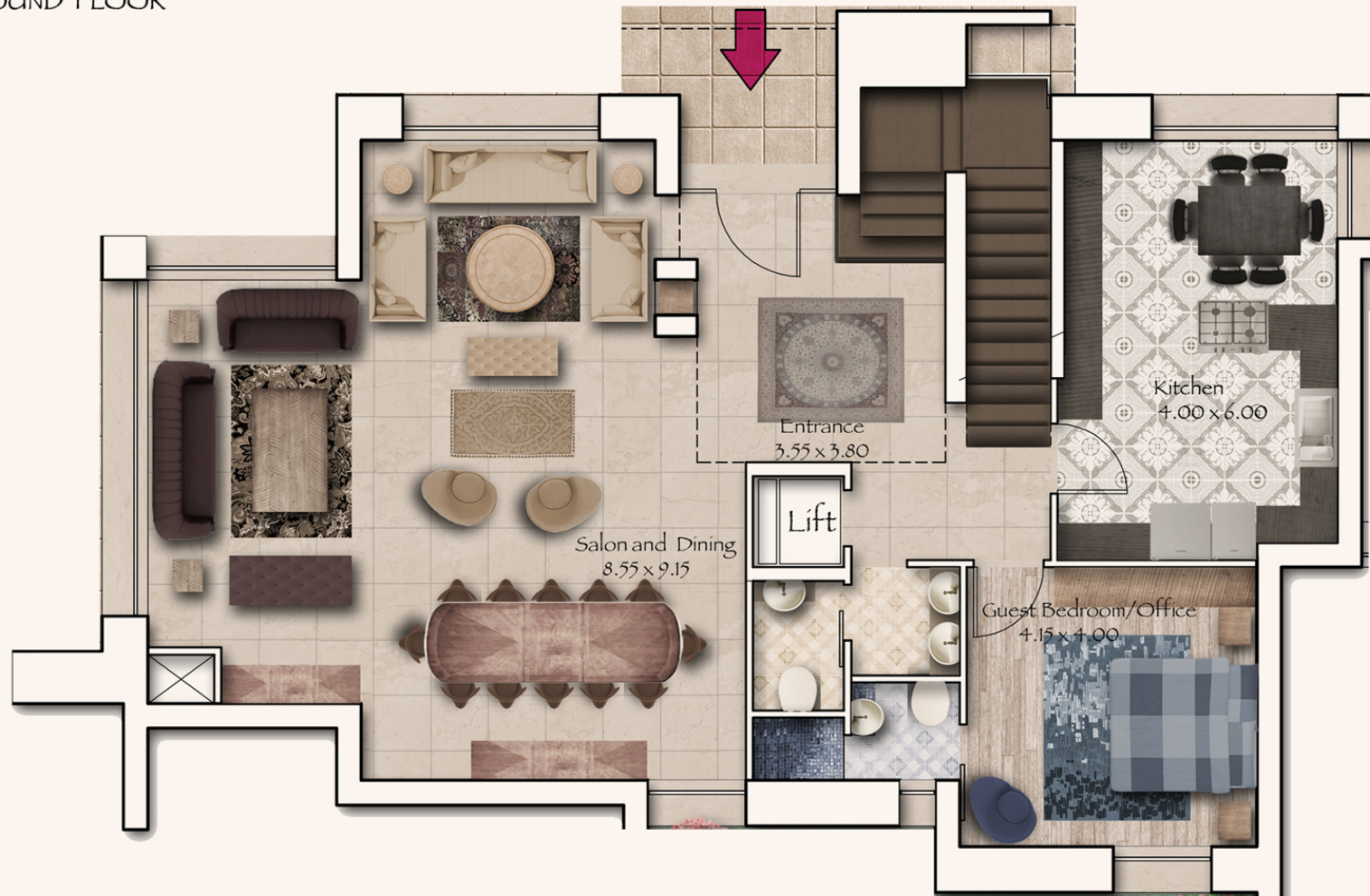
GROUND FLOOR



BASEMENT FLOOR



GROUND FLOOR

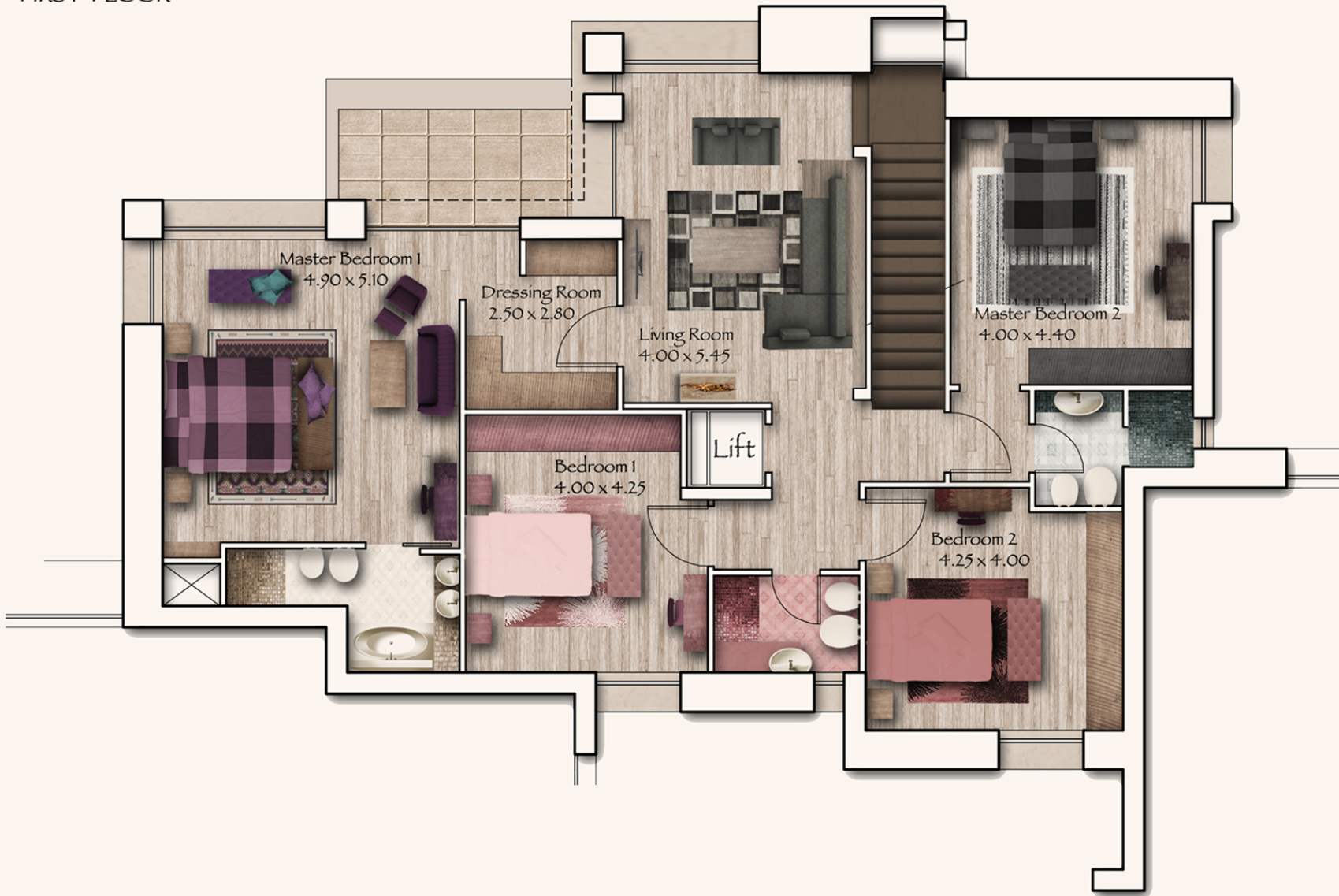


VILLA 1: total built up area = 577 m2
Net Garden, and outdoor Parking area = 470 m2

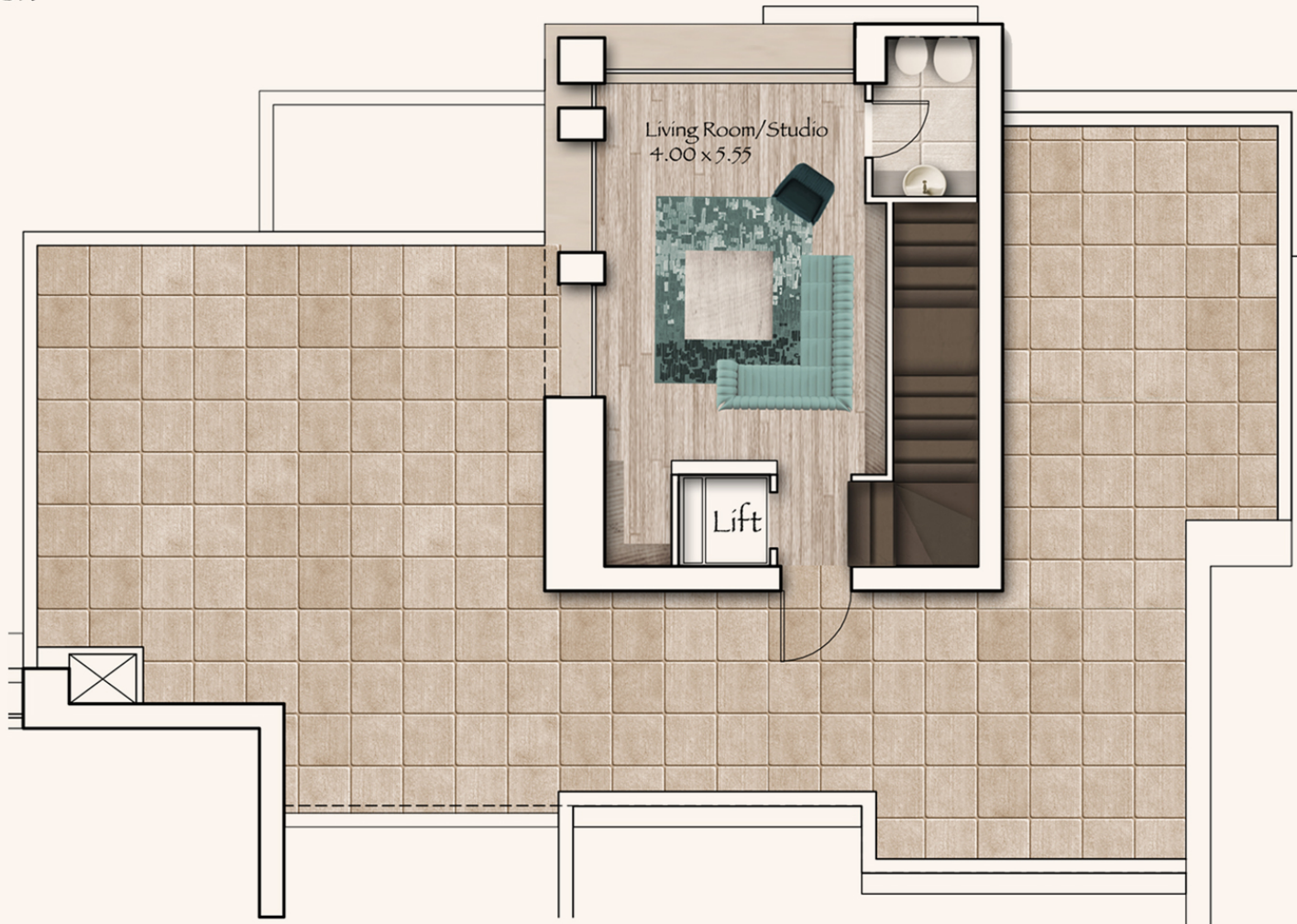
Water Tank: 60m3

The STELLATA
(Post Oak)

FIRST FLOOR



ROOF FLOOR



The CARMEN

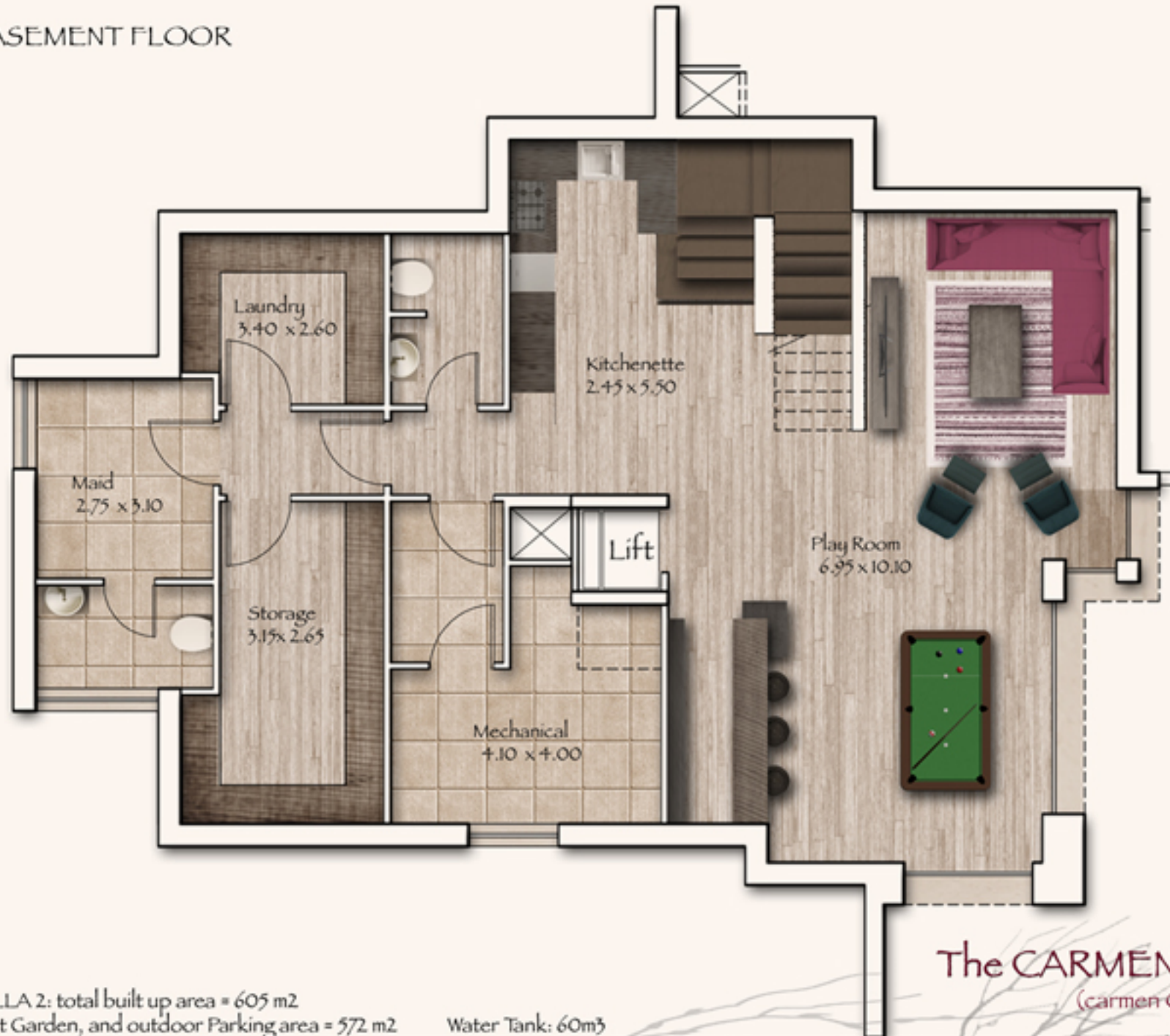
(carmen Oak)



GROUND FLOOR

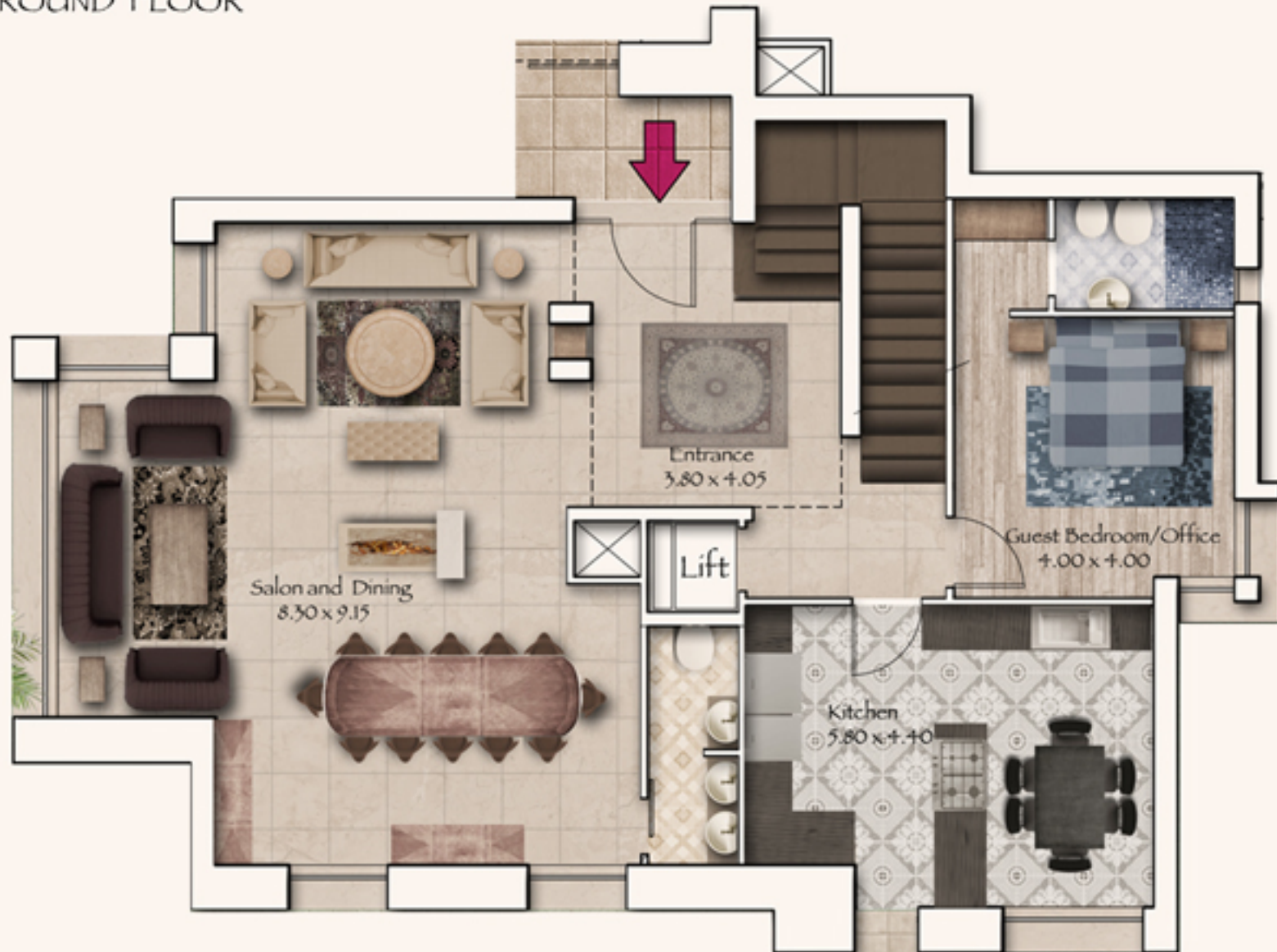


BASEMENT FLOOR

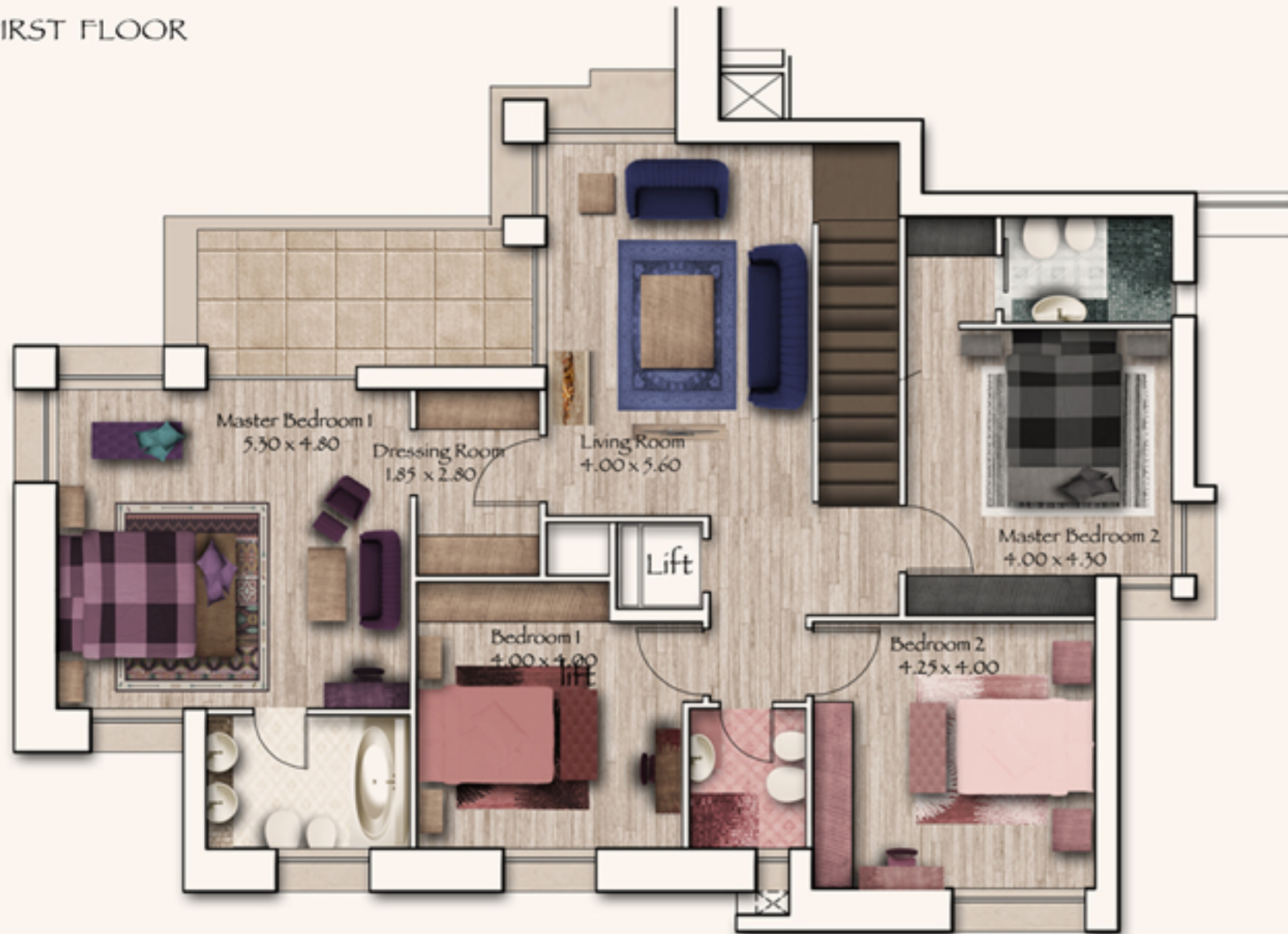


The CARMEN
(carmen Oak)

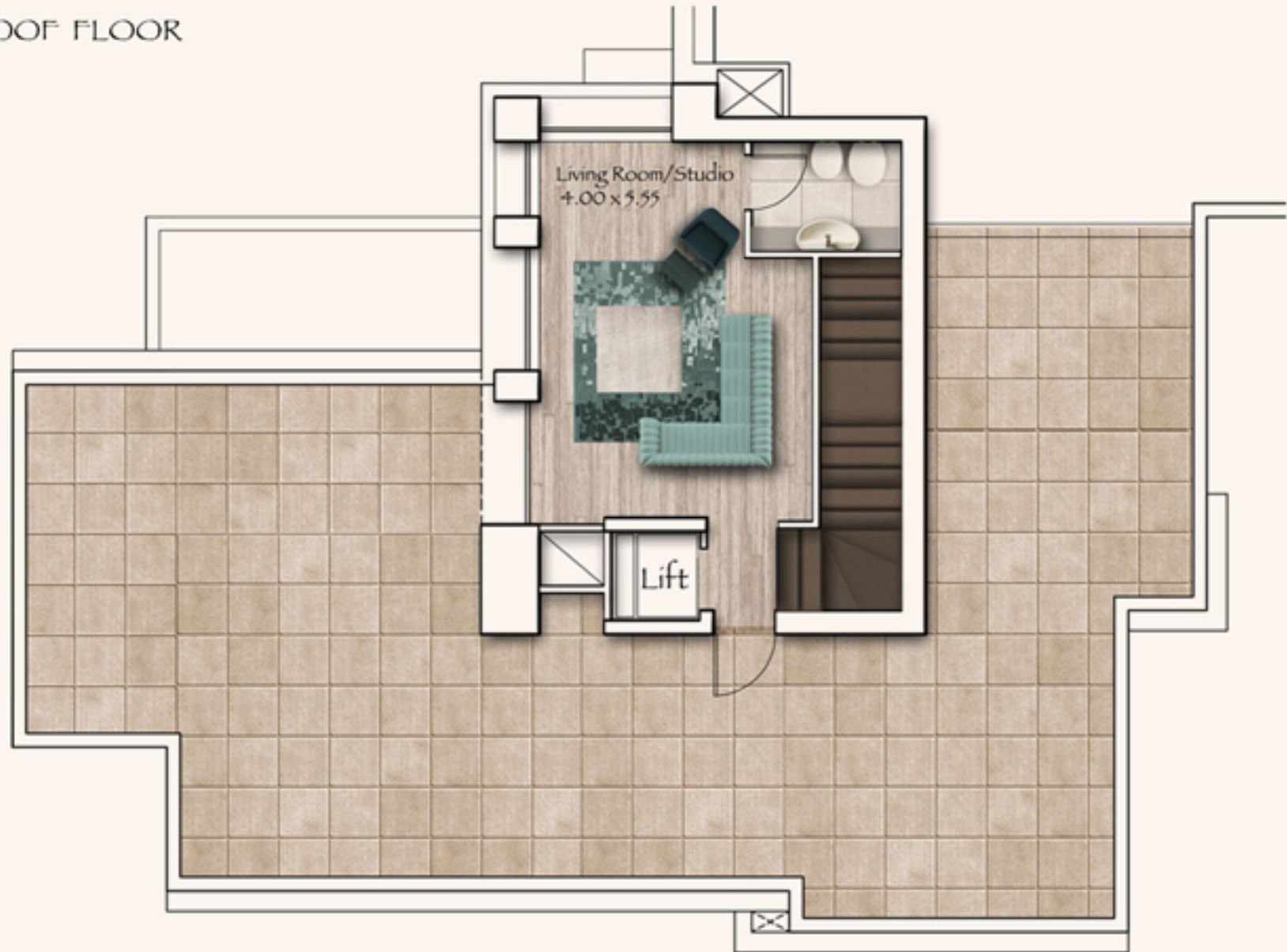
GROUND FLOOR



FIRST FLOOR



ROOF FLOOR



Tal el SINDIAN project

VILLA 2: total built up area = 605 m2

Net Garden, and outdoor Parking area = 572 m2

Water Tank: 60m3

The CARMEN

(carmen Oak)

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