



02

Villa Model 2

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577.75M<sup>2</sup>

02

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Your finest world and first sanctuary

577.75M<sup>2</sup>





# 53

## Dreams and Lives

53 villas that are the perfect embodiment of sustainable housing communities. Our villas provide families with a sense of calmness and security, make them feel welcome in their vast spaces, awaken the passion for creating memories and provide a great sense of satisfaction at the heart of the integrated services provided.





## Aseeb

Your dream home with an abundance of opportunities

Aseeb, three plots of residential land that have been partitioned and developed with a high investment sense to keep up with future living ideals.

The project is located in a prime location in the center of Tharwa city, near Khobar and Dammam cities, as well as the South Dammam Corniche, Rakah area, Imam Abdulrahman Bin Faisal University, and many public facilities.

We provide our clients with a residential community inspired by their identity, culture, and lifestyle, complete with green spaces and proximity to the best educational institutions and numerous services.

3  
lands

53  
villas

# 02

## Villa Model 2



Construction size  
**577.75M<sup>2</sup>**

Land size  
**617M<sup>2</sup>**

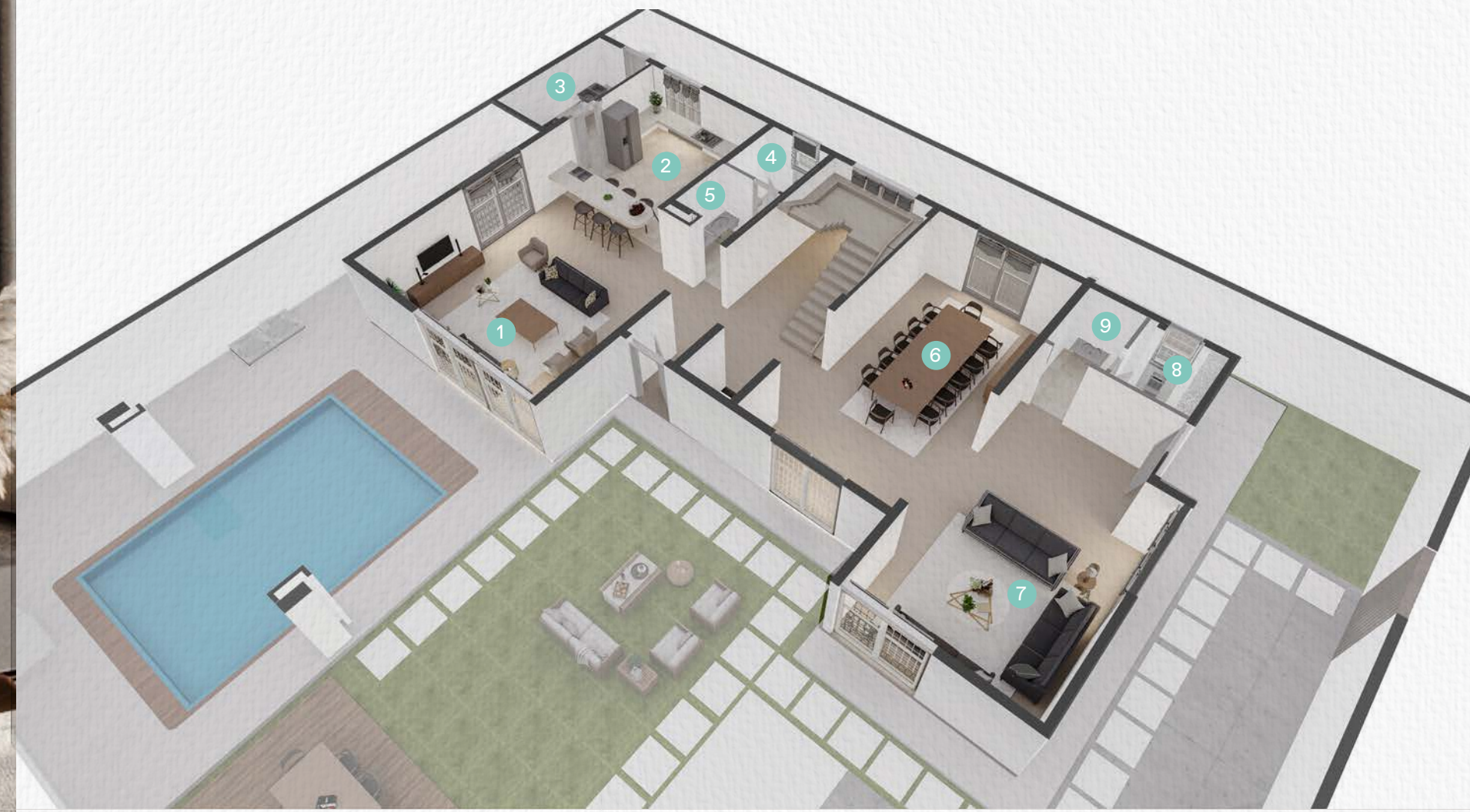
Floors  
**2**  
floors and upstairs  
extension

A home that goes beyond a simple house, with light sending a great sense of glass facades. Your morning coffee is served in a modern open kitchen, surrounded by greenery, with adequate rooms and facilities for the present and future on each floor, while you can enjoy all the places where you can welcome guests and conduct business.

# 02

Villa Model 2

Ground Floor	Spaces
1- Living Room	6.10x6.50
2- Kitchen	4.40x4.50
3- Kitchen's Storage	4.10x2.10
4- Toilet 1	1.90x1.85
5- Washstand 1	1.90x1.95
6- Dining Hall	8.00x4.00
7- Majles	4.20x5.65
8- Toilet 2	1.95x1.85
9- Washstand 2	1.45x1.95
<b>Total floor size</b>	<b>257.23 M<sup>2</sup></b>



# 02

## Villa Model 2

First Floor	Spaces	First Floor	Spaces
1- Bedroom	5.00x4.90	11- Dressing Room 3	2.00x1.45
2- Dressing Room 1	4.00x1.90	12- Bedroom Toilet 3	2.55x1.85
3- Bedroom Toilet 1	2.85x1.95	13- Bedroom 4	4.75x4.05
4- Terrace	1.30x5.00	14- Dressing Room 4	1.45x2.00
5- Living Room	4.00x5.00	15- Bedroom Toilet 4	2.55x1.85
6- Open Kitchen	3.00x4.00	16- Hall	2.00x3.50
7- Bedroom 2	4.50x4.60	17- Washstand	1.90x1.60
8- Dressing Room 2	2.00x1.65	18- Toilet 5	1.55x1.85
9- Bedroom Toilet 2	1.90x2.75	<b>Total floor size</b>	<b>226.9 M<sup>2</sup></b>
10- Bedroom 3	4.05x4.85		



# 02

Villa Model 2

Extension	Spaces
1- Living Room	4.00x4.00
2- Kitchen	1.55x1.70
3- Toilet	1.70x2.20
4- Housemaid's room	4.00x1.65
5- Housemaid's Toilet	1.65x2.20
6- Laundry	1.85x2.10
7- Store 1	1.50x1.65
8- Store 2	2.10x1.90
<b>Total floor size</b>	<b>93.62 M<sup>2</sup></b>







## Warranties

### Providing solid foundations

	Specifications	Warranties
External painting	External paint with the possibility of adding Porcelain Wall paper (Jotun & Jazeera Paints)	1 year
Outside doors	Aluminum Doors	2 years
Inside doors	Hinged wooden doors and accordion	2 years
Windows	Aluminum windows and double glass (on 2 layers) 24 mm thickness	2 years
Bathroom sets	Full bathroom sets (GROHE)	2 years
Interior flooring & Tiles	60x60cm polished marble with 20 mm thickness for the ground floor Porcelain Wall paper 60x60 cm and 10 mm thickness for upstairs Majles Wooden floors for bedrooms	1 year
Interior ceilings	All interior ceilings of greased plasterboard moist resistant ceilings	1 year
Outdoor flooring	A harmonious selection of granite, stone, and porcelain flooring	1 year
Bathroom flooring/walls	Processed anti-slip ceramic 40x40 cm, 9 mm thickness/walls	1 year
Kitchens	The kitchen's cabinets and sink are optional	N/A
Plumbing	Internal and external pipes (PRP and UPVC)	10 years
Heaters	Central Electric Heater	5 years
Thermal insulation	Thermal insulation of ceilings and insulation of exterior walls with insulated bricks	10 years
Waterproofing	Water insulation for all bases, bathrooms, balconies, fences, and outdoor farming basins	10 years
Staircase	Marble staircase with decorative glass railing	1 year
Intercom	Establishment and installation of the entire system	2 years
Garage	Electric Motor 2 Garage Doors	2 years
Air Conditioning	Installing hidden air conditioning for the ground floor and wall based for the other floors (GREE)	N/A
CCTV	Installing	N/A



ثبات للتطوير العقاري

THABAT REAL ESTATE DEVELOPMENT

