



Tal el SINDIAN project

Duplexes

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
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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:

Tal el SINDIAN

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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

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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

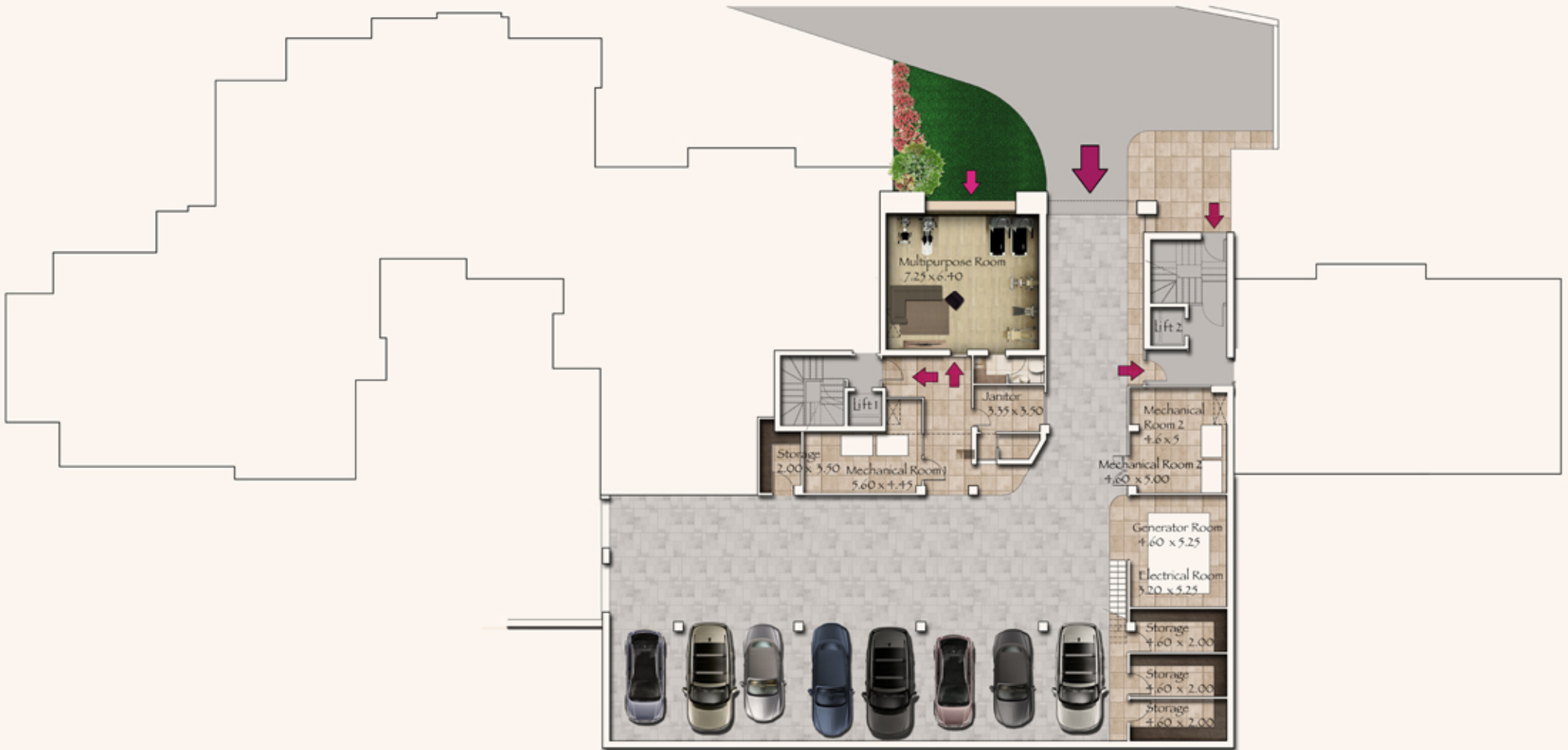
Duplexes:

The duplexes are designed to furnish the utmost comfort and pleasure through various facilities. With 4 bedrooms, the duplexes are ideal for a medium sized family looking to get away from the inner congestion and enjoy pure tranquility, with a separate entrance and 200m²-356m² of garden area for each unit. Privacy and tranquility are guaranteed. The Duplexes with a livable area of 300m²-335m², allow for the rare combination of an apartment size unit with all the advantages of a separate, independent villa. Each duplex is comprised of a Lower floor (ground floor) at the same level as the private garden and entrance, and an upper floor. The ground floor houses the spacious salons and dining with access to the gardens. Also on the ground floor is the kitchen, a bathroom and one extra room, to be used as desired (extra bedroom, living room, office, etc). Also on the ground floor is the maids' room with a separate bathroom. The upper floor opens up to the cozy side of the family, where an open living room with a terrace and a fireplace, is surrounded by 3 bedrooms: one spacious master bedroom with a private bathroom and dressing area, and two spacious bedrooms sharing one bathroom. Access to the covered parking and shared amenities (which include parking spaces, a multipurpose room, storage rooms, electromechanical rooms and Janitor) is through a staircase and semi private elevator. The duplexes also have the added benefit of 2 part access, from the lower ground covered parking and private surface parking in front of each duplex. Four duplexes are available.

DUPLEXES

Tal el SINDIAN project





SERVICES FLOOR

(TOTAL AREA 900 M2)

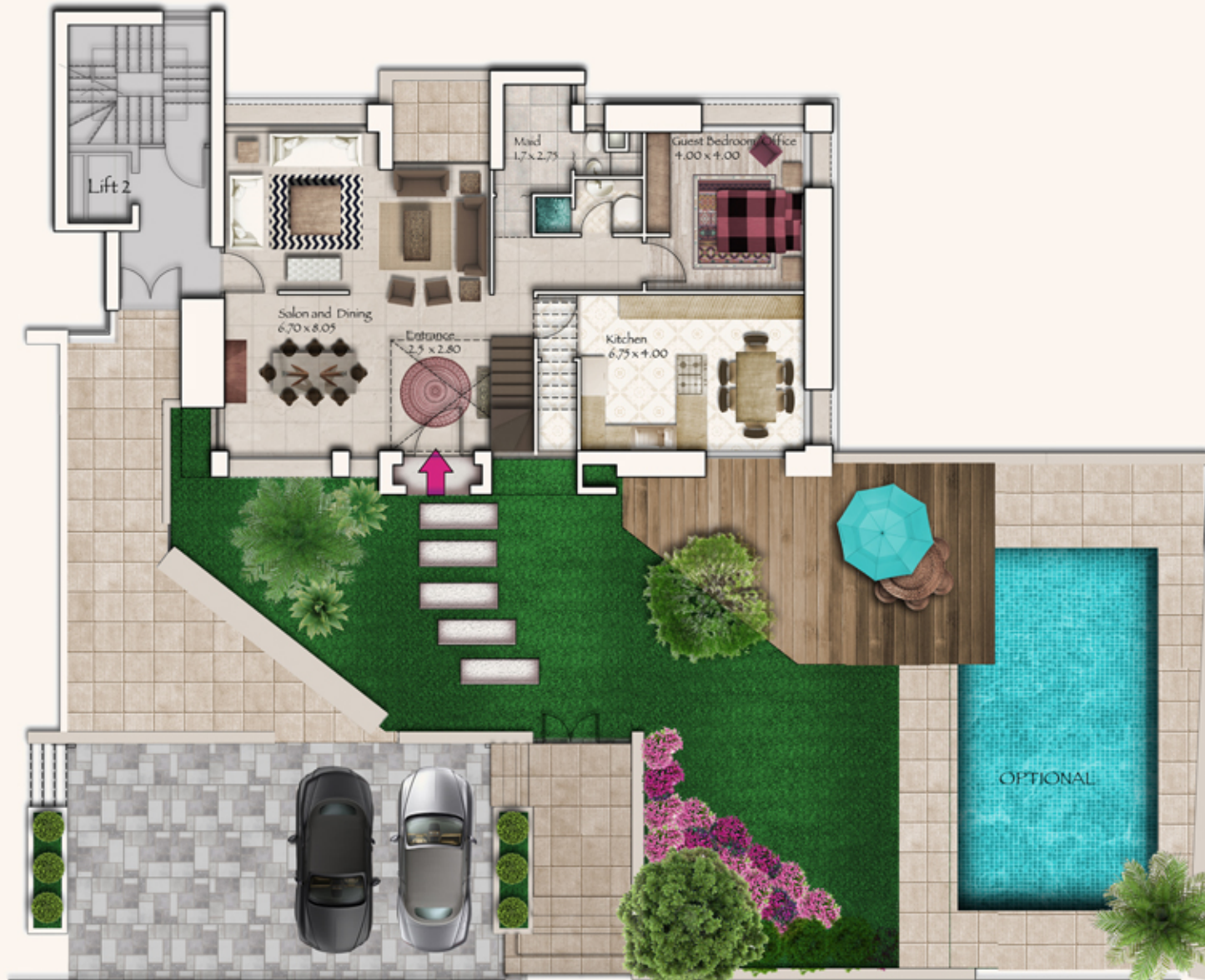
The LIBANI

(Lebanon Oak)





LOWER FLOOR



LOWER FLOOR





The GRISEA

(Gray Oak)

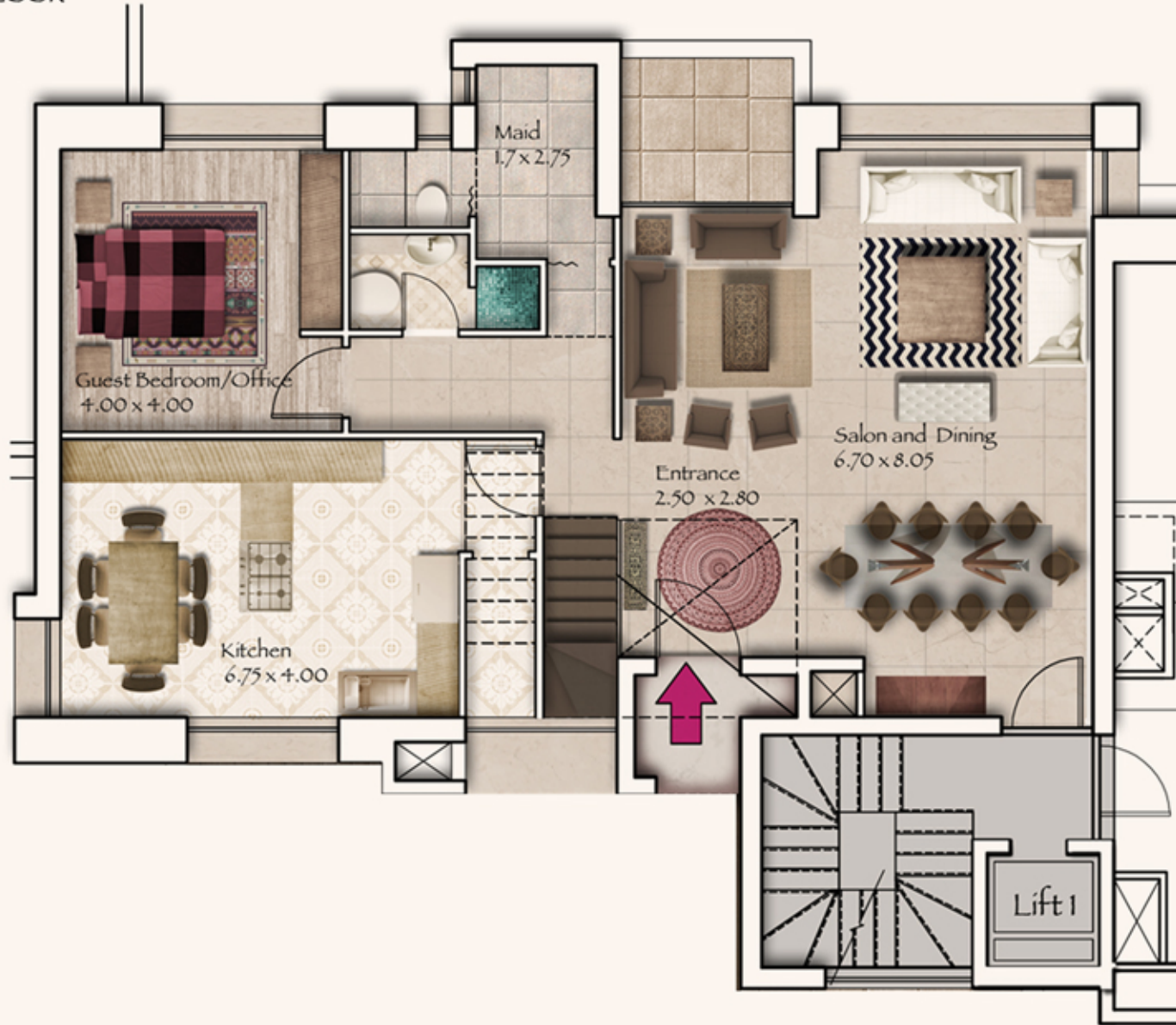




LOWER FLOOR



LOWER FLOOR



UPPER FLOOR



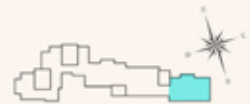
The CASTANEA

(Mexican Oak)





LOWER FLOOR



Tal el SINDIAN project

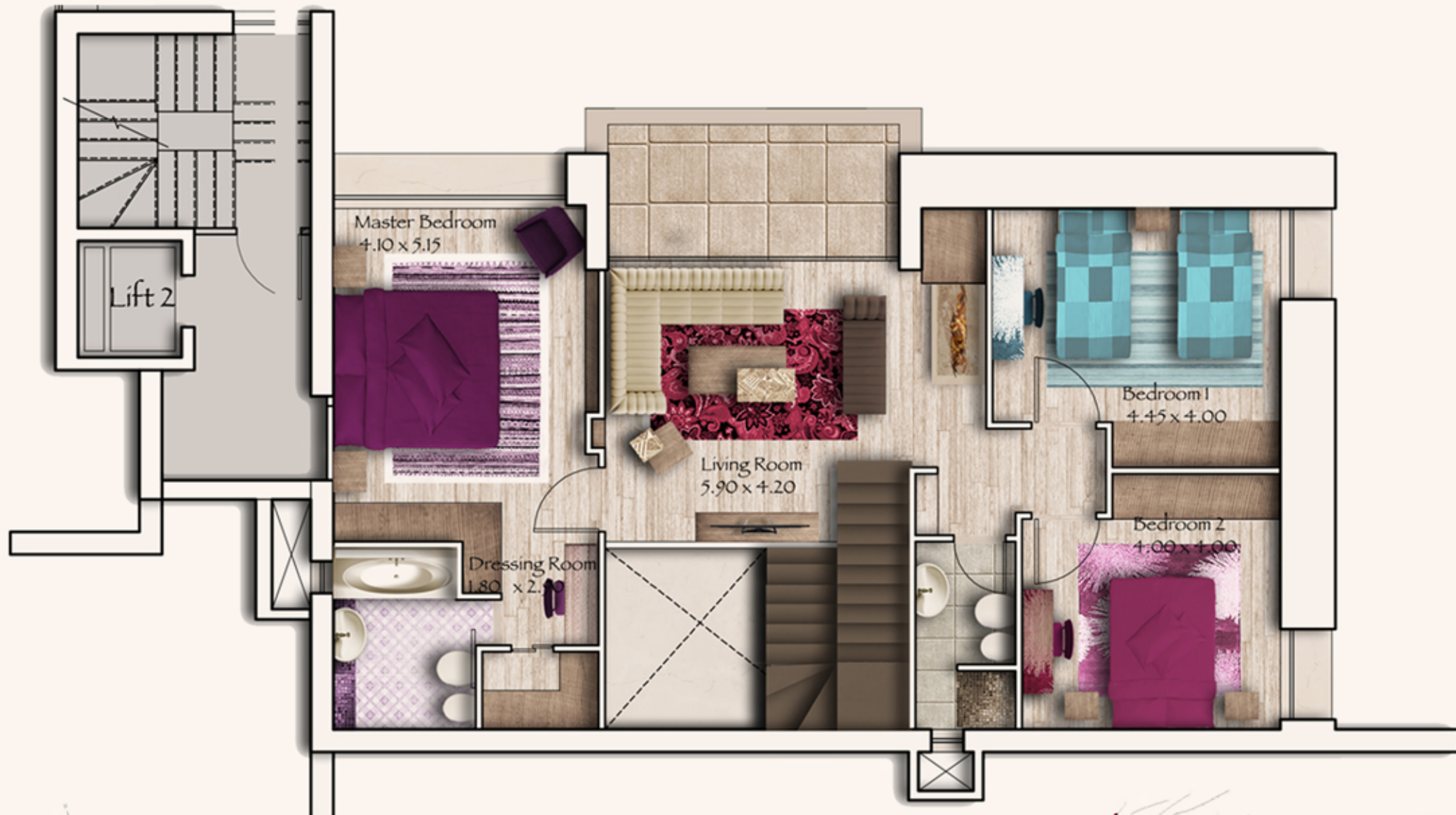
Duplex 3 BUILT UP AREAS: 481m² (NET LIVABLE AREA 301m² + SERVICES 180m²)
Net GARDEN and outdoor PARKING 356m² WATER TANK 45m³

The CASTANEA
(Mexican Oak)

LOWER FLOOR



UPPER FLOOR

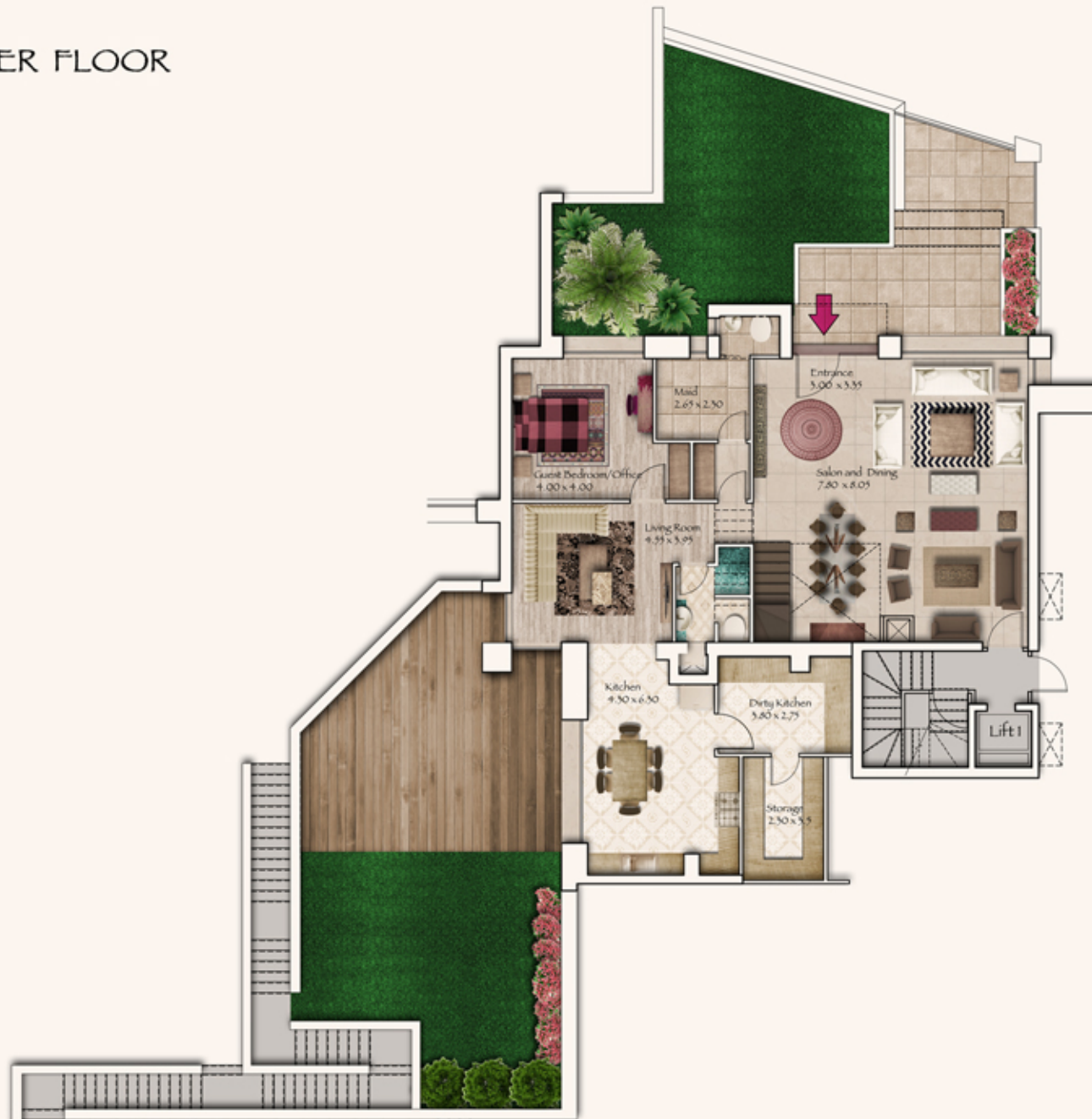


The ALIENA (Oriental Oak)





LOWER FLOOR



LOWER FLOOR



UPPER FLOOR



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