

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

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 on4000 meter square elevated land and compromises 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

LOCATION	FEATURES
	High-end neighbourhoud
	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 Europea 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











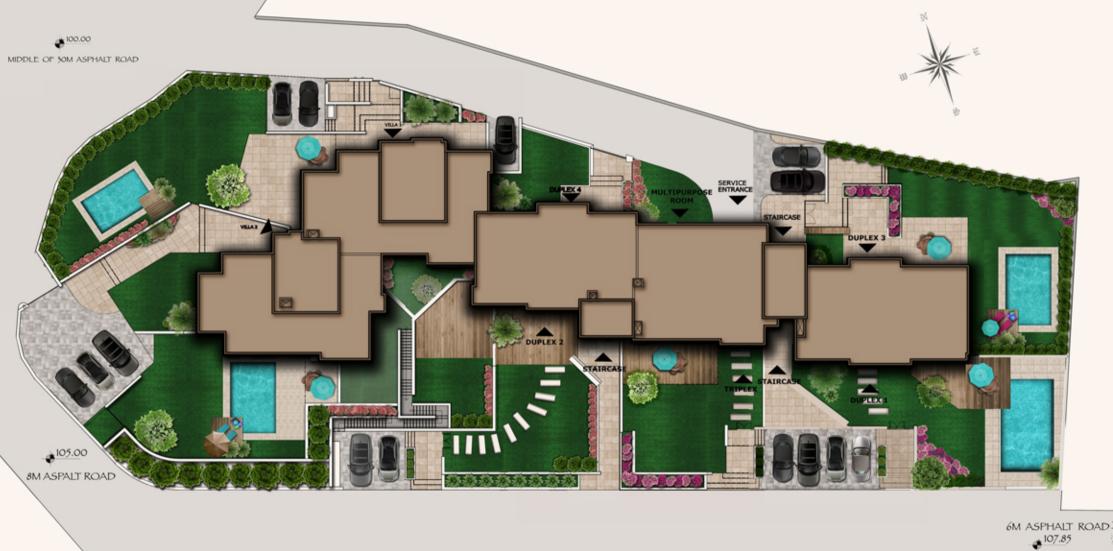
Views from & into the site





Site aerial view







Master Plan

Triplex:

The five bedroom triplex caters to the needs of a bigger family with 450 meter2 livable space and 235 m2 private outdoor area- including gardens, terraces and parking. The ground floor encompasses the beautiful garden views with 81 meters of salons and dining area and a powder room. The ground floor also houses the grand kitchen. The upper floor houses a roomy open living room with a fire place and access to a terrace as well as three large bedrooms: one large master bedroom with a private bathroom and two spacious bedrooms sharing a bathroom. The lower floor houses another two spacious bedrooms sharing a bathroom, as well as 27 m2 of extra living room and kitchenette. Also located on the lower ground floor are the maids' room and separate laundry room. Accessibility to the 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 triplex also has the added benefit of 2 part access, from the lower ground covered parking and private surface parking in front of the triplex. One triplex is available.



TRIPLEX







SERVICES FLOOR (TOTAL AREA 900 M2)

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The TROJANA
(Macedonian Oak)





Triplex BUILT UP AREAS: 63Im2 (NET LIVABLE AREA 45Im2 + SERVICES 180m2)
Tal el SINDIAN project Net GARDEN and outdoor PARKING 235m2 WATER TANK 45m3

The TROJANA
(Macedonian Oak)

GROUND FLOOR







Triplex BUILT UP AREAS: 631m2 (NET LIVABLE AREA 451m2 + SERVICES 180m2)

Tal el SINDIAN project Net GARDEN and outdoor PARKING 235m2 WATER TANK 45m3

The TROJANA

(Macedonian Oak)

Triplex pl

GROUND FLOOR







Triplex BUILT UP AREAS: 631m2 (NET LIVABLE AREA 451m2 + SERVICES 180m2)

Tal el SINDIAN project Net GARDEN and outdoor PARKING 235m2 WATER TANK 45m3

The TROJANA

(Macedonian Oak)

LOWER FLOOR







Triplex BUILT UP AREAS: 631m2 (NET LIVABLE AREA 451m2 + SERVICES 180m2)

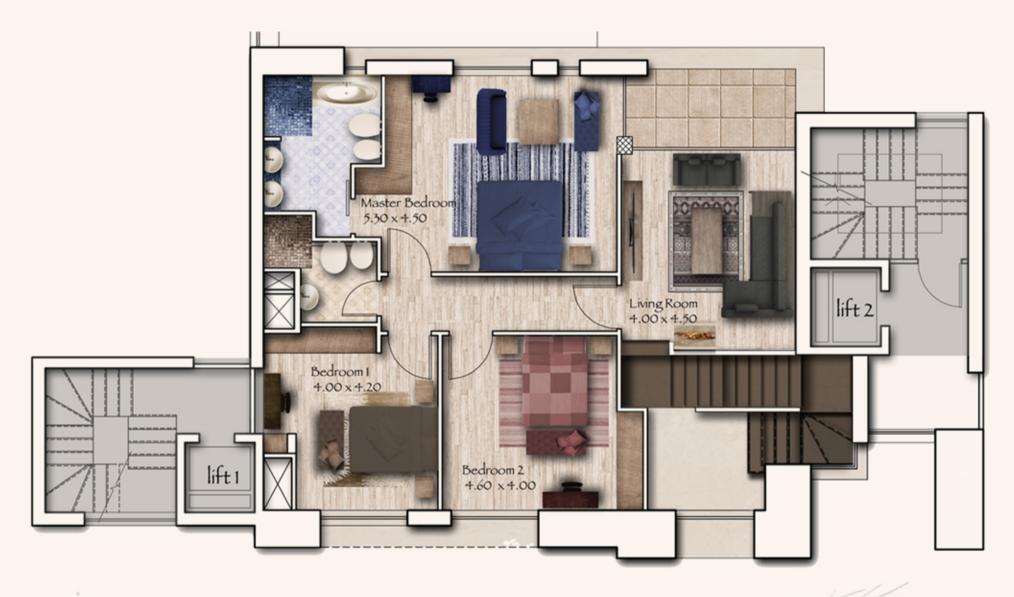
Tal el SINDIAN project Net GARDEN and outdoor PARKING 235m2 WATER TANK 45m3

The TROJANA

(Macedonian Oak)

UPPER FLOOR







Triplex BUILT UP AREAS: 631m2 (NET LIVABLE AREA 451m2 + SERVICES 180m2)
Tal el SINDIAN project Net GARDEN and outdoor PARKING 235m2 WATER TANK 45m3

The TROJANA

(Macedonian Oak)