



Sukkari Investments Ltd.

ABA'AD أبعاد  
REAL ESTATE للتطوير العقاري



**Sindyan  
Project**

Luxury...Redefined







---

Situated at a prime location between the 4<sup>th</sup> and 5<sup>th</sup> roundabouts, the project serves clients who are looking for ultimate luxury and modern lifestyle where space utilization is paramount.

---



## Sindyan Project

A deluxe escape  
from the norm

The project consists of 14 mid-size apartments with different sizes ranging from 110m<sup>2</sup> to 240m<sup>2</sup> offering clients multiple prototypes of two and three bedrooms

Three of the apartments are ground floor apartments with access to private gardens, while two apartments are duplex with access to exclusive spacious terrace for each one of them

**Reviving  
beauty  
at every  
turn**



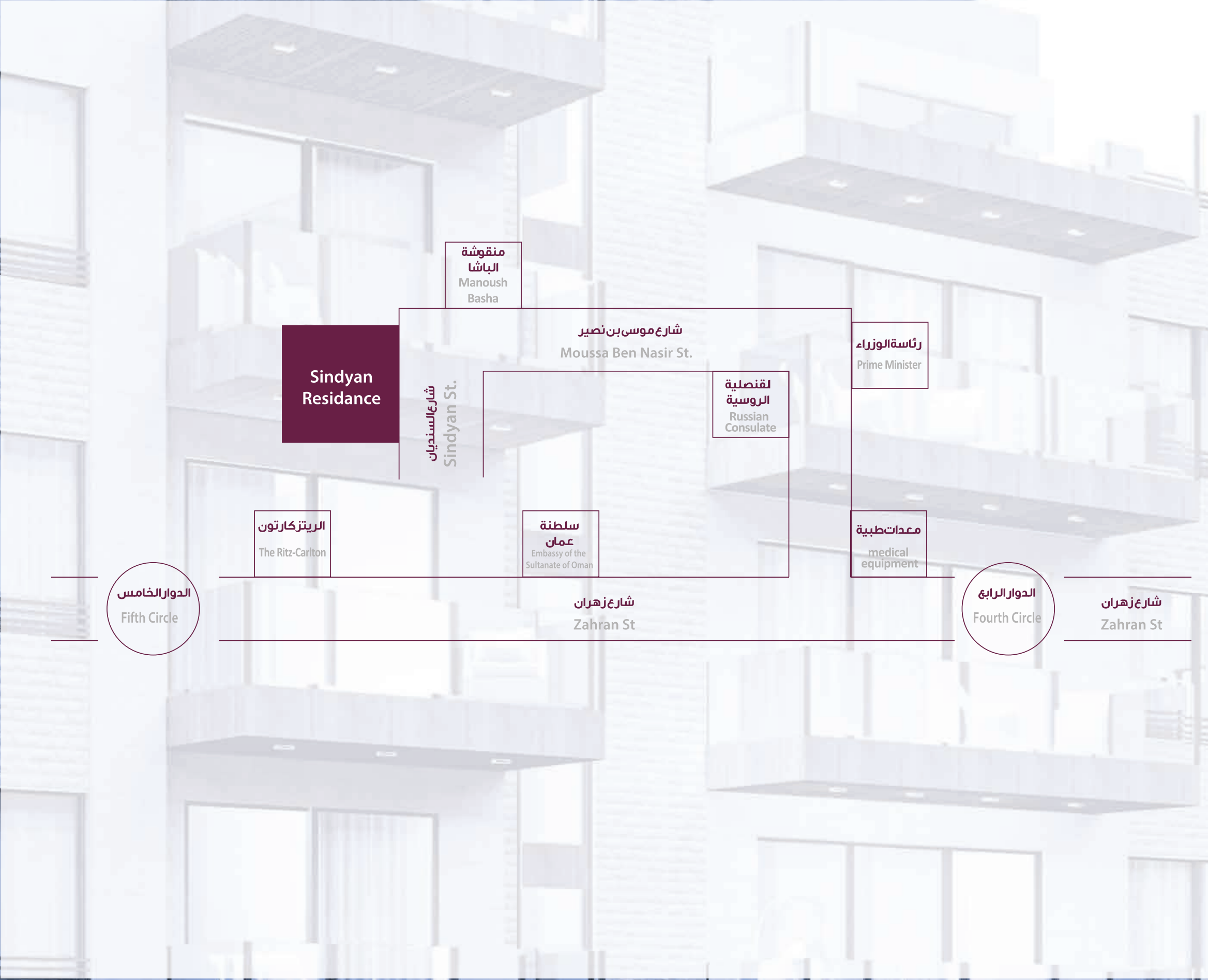


# Sindyan Project

## The Location

Sindyan Residence is set in one of Amman’s most prestigious addresses — nestled between the 4<sup>th</sup> and 5<sup>th</sup> roundabouts, surrounded by the Ritz-Carlton Hotel and the Prime Ministry headquarters. This prime location offers views to the Abdali downtown as well as being moments away from the Boulevard district, a thriving hub for commerce and upscale shopping.

Opening  
a window  
on motionless  
dances





# Specifications

## In-Residence Specifications

### GENERAL

- CCTV SYSTEM FOR UNDERGROUND PARKING, MAIN LOBBY AND EACH FLOOR ENTERANCE.
- ACCESS CONTROL TO PARKING AND LOBBY
- EXTERIOR WALL CLADDING OF FIRST GRADE ROWAISHED NATURAL STONE
- CONSOLIDATED POINT (CP) IN EACH UNIT CONNECTED TO CENTRAL FIBER OPTIC NETWORK

### ENTREE, KITCHEN, DINING, SALON, BED-ROOM, MASTER BEDROOM

- FLOOR FINISH: FIRST GRADE EUROPEAN PORCELAIN TILES
- CEILING FINISH: PAINTED DECORATIVE CEILING WITH INDIRECT AND DIRECT LIGHTING (WHERE APPLICABLE)
- WALLS: BONE WHITE FINISH EMULSION PAINT ON FINELY PLASTERED WALLS

### AIR CONDITIONING AND HEATING

- CENTRAL MULTI-STAGE AIR CONDITIONG SYSTEM FROM LG, DAIKIN OR EQUIVALENT FOR NOBLE AREA
- GAS- BASED UNDERFLOOR HEATING SYSTEM
- CENTRAL GAS SYSTEM FOR ALL APARTMENTS



### BATHROOMS

- FLOOR FINISH: FIRST GRADE EUROPEAN PORCELAIN TILES
- CEILING FINISH: PAINTED DECORATIVE CEILING (MOISTURE RESISTANT) AND INDIRECT LIGHTING WHERE APPLICABLE
- WALLS: FIRST GRADE EUROPEAN PORCELAIN TILES
- TOPS: FABRICATED POLISHED MARBLE TOPS AROUND LAVATORY
- SANITARY WEAR: EUROPEAN LAUFEN, DURAVIT OR EQUIVALENT
- MIXERS: HANSGROHE OR EQUIVALENT

### WINDOWS

- MEDUIM ANTIQUE BRONZE COLOR, SUPER DURABLE PVDF COATED ALUMINUM QUALITY PROFILES, LAMINATED DOUBLE GLAZING LIGHTLY TINTED COLOR

### DOORS

- MAIN DOOR: STAINED, WOOD VENEER, SOLID FRAMES AND VENEERED LEAF
- INTERNAL DOORS: SEMI-HOLLOW WITH SOLID FRAMES AND PAINTED LEAF

### ELECTRICAL

- LE GRANDE BRAND SOCKETS
- IN-HOUSE AUTOMATION SYSTEM

# Facilities Floor

Each apartment is served with one parking spot along with a private store room, both are served with electric sockets.

Each 3-bedroom apartment has an additional concrete water reservoir with a minimum capacity of 10 m<sup>3</sup>.





# MEZZANINE FLOOR

PROTOTYPE

1

Level: Ground level  
Area: 187 m<sup>2</sup>  
Garden: 200 m<sup>2</sup>  
Bedrooms: 3 / 1 Master Bedroom

PROTOTYPE

2

Level: Ground Level  
Area: 184 m<sup>2</sup>  
Garden: 200 m<sup>2</sup>  
Bedrooms: 3 / 1 Master Bedroom



# GROUND FLOOR

PROTOTYPE

3

Level: Ground Floor  
Area: 192 m<sup>2</sup>  
Garden: 137 m<sup>2</sup>  
Bedrooms: 3 / 1 Master Bedroom

PROTOTYPE

4

Level: Ground Floor  
Area: 226 m<sup>2</sup>  
Balcony: Main 6.7 m X 1.85 m  
              Secondary 1.7 m X 4.35 m  
Bedrooms: 3 / 2 Master Bedrooms





# 1<sup>ST</sup> & 2<sup>ND</sup> FLOOR

PROTOTYPE

5

Level: 1<sup>st</sup> & 2<sup>nd</sup> Floor  
Area: 117 m<sup>2</sup>  
Balcony: 4.4 m X 1.75 m  
Bedrooms: 2 / 1 Master Bedroom

PROTOTYPE

6

Level: 1<sup>st</sup> & 2<sup>nd</sup> Floor  
Area: 111 m<sup>2</sup>  
Balcony: 1.4 m X 3.6 m  
Bedrooms: 2 / 1 Master Bedroom

PROTOTYPE

7

Level: 1<sup>st</sup> & 2<sup>nd</sup> Floor  
Area: 200 m<sup>2</sup>  
Balcony: Main 1.85 m X 6.70 m  
          Secondary 1.7m X 4.35m  
Bedrooms: 3 / 1 Master Bedroom





# 3<sup>RD</sup> FLOOR & ROOF

PROTOTYPE

8

Level: 3<sup>rd</sup> Floor & Roof Duplex  
Area: 160 m<sup>2</sup>  
Balcony: 1.85 m X 4.35 m  
Bedrooms: 2 / 1 Master Bedroom

PROTOTYPE

9

Level: 1<sup>st</sup> & 2nd Floor  
Area: 111 m<sup>2</sup>  
Balcony: 1.4 m X 3.6 m  
Bedrooms: 2 / 1 Master Bedroom

PROTOTYPE

10

Level: 3<sup>rd</sup> Floor & Roof Duplex  
Area: 240 m<sup>2</sup>  
Balcony: Main 1.85 m X 6.70 m  
              Secondary 1.7m X 4.35 m  
Bedrooms: 3 / 1 Master Bedroom





# 3<sup>RD</sup> FLOOR & ROOF

PROTOTYPE

8

Level: Roof  
Area: 40 m<sup>2</sup>  
Terrace: 50 m<sup>2</sup> Private Roof  
Layout: Multi-purpose Room

PROTOTYPE

10

Level: Roof  
Area: 40 m<sup>2</sup>  
Terrace: 80 m<sup>2</sup> Private Roof  
Layout: Multi-purpose Room





Sukkari Investments Ltd.

أبْعَاد ABA'AD  
للتطوير العقاري REAL ESTATE



314 Zahran St. **Husseini Commercial Complex** Second Floor **Office No. 214**  
M +962 777 877 636 M+962 7 9683 8888 T +962 6 582 5633 F +962 6 582 5733  
mo@sukkarinvest.com mishal.a@pdsinvest.com