



کریستال

**CRYSTAL RESIDENCES**

**TOWER 1**

# كريستان

## CRYSTAL RESIDENCES ONE

BUILDING	CRYSTAL ONE
1 BEDROOM	TYPE 1A
UNIT NO.	306, 308, 310, 406, 408, 410, 506, 508, 510, 606, 608, 610, 706, 708, 710, 806, 808, 810, 906, 908, 910, 1006, 1008, 1010, 1106, 1108, 1110
SUITE AREA	61.9 m <sup>2</sup> / 666.6 ft <sup>2</sup>
BALCONY AREA	4.7 m <sup>2</sup> / 50.4 ft <sup>2</sup>
TOTAL AREA	66.6 m <sup>2</sup> / 717.0 ft <sup>2</sup>



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جزيرة مريم  
MARYAM ISLAND  
SHARJAH

# كريستان

## CRYSTAL RESIDENCES ONE

BUILDING	CRYSTAL ONE
1 BEDROOM	TYPE 1B
UNIT NO.	312, 412, 512, 612, 712, 812, 912, 1012, 1112
SUITE AREA	63.4 m <sup>2</sup> / 682.4 ft <sup>2</sup>
BALCONY AREA	4.6 m <sup>2</sup> / 49.7 ft <sup>2</sup>
TOTAL AREA	68.0 m <sup>2</sup> / 732.2 ft <sup>2</sup>



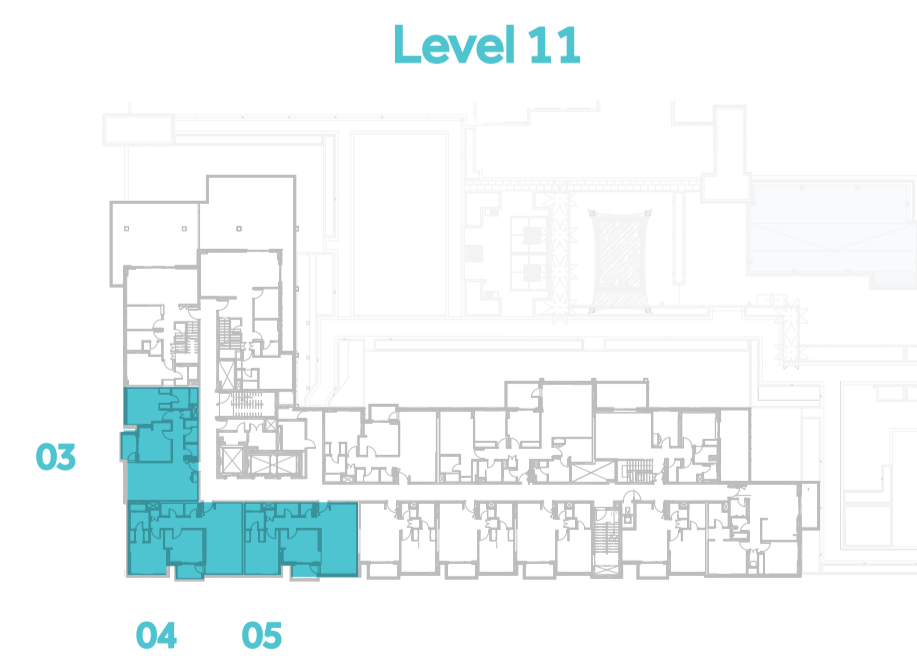
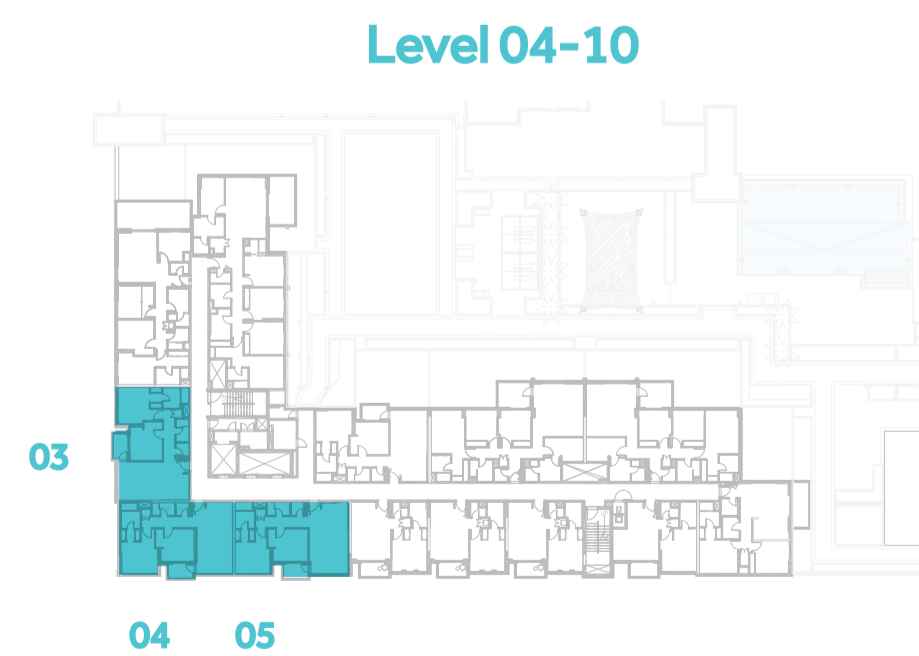
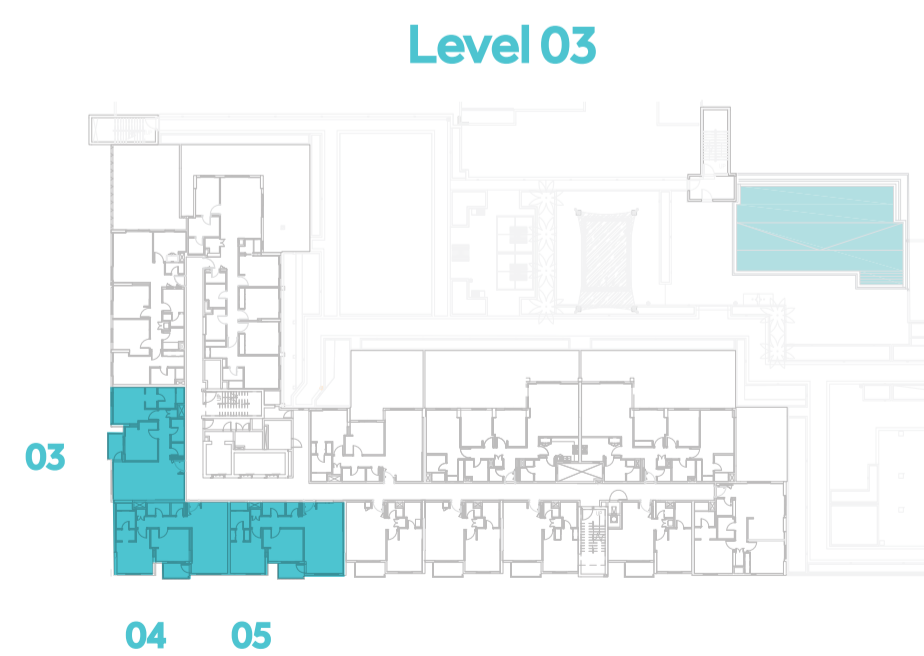
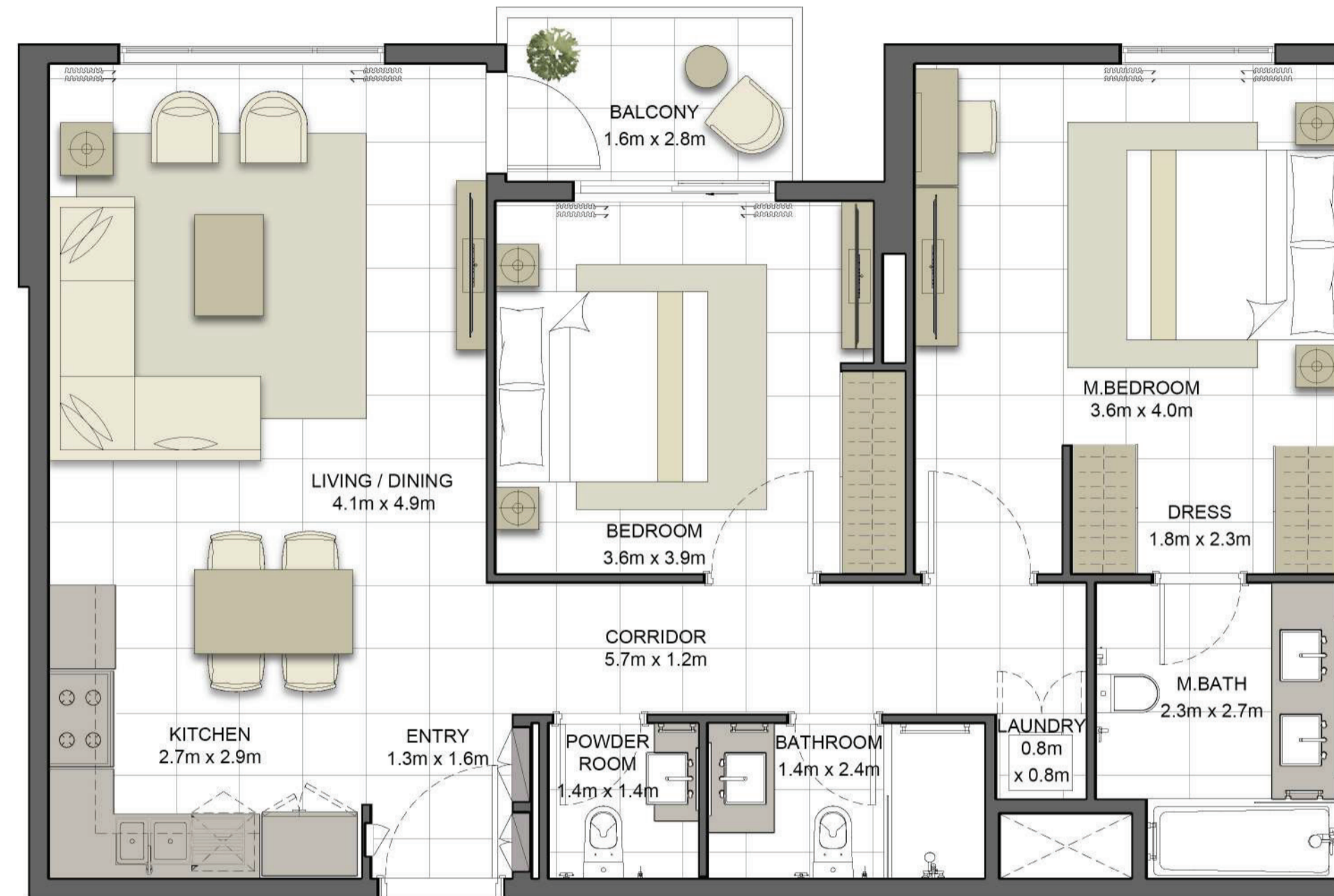
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BUILDING	CRYSTAL ONE
2 BEDROOM	TYPE 2A
UNIT NO.	303, 304, 305, 403, 404, 405, 503, 504, 505, 603, 604, 605, 703, 704, 705, 803, 804, 805, 903, 904, 905, 1003, 1004, 1005, 1103, 1104, 1105,
SUITE AREA	95.8 m <sup>2</sup> / 1031.4 ft <sup>2</sup>
BALCONY AREA	4.4 m <sup>2</sup> / 47.7 ft <sup>2</sup>
TOTAL AREA	100.3 m <sup>2</sup> / 1079.1 ft <sup>2</sup>



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## CRYSTAL RESIDENCES ONE

BUILDING	CRYSTAL ONE
2 BEDROOM	TYPE 2A-1
UNIT NO.	307
SUITE AREA	95.6 m <sup>2</sup> / 1029.0 ft <sup>2</sup>
COVERED TERRACE AREA	4.9 m <sup>2</sup> / 52.3 ft <sup>2</sup>
TERRACE AREA	48.6 m <sup>2</sup> / 523.3 ft <sup>2</sup>
TOTAL AREA	149.1 m <sup>2</sup> / 1604.7 ft <sup>2</sup>



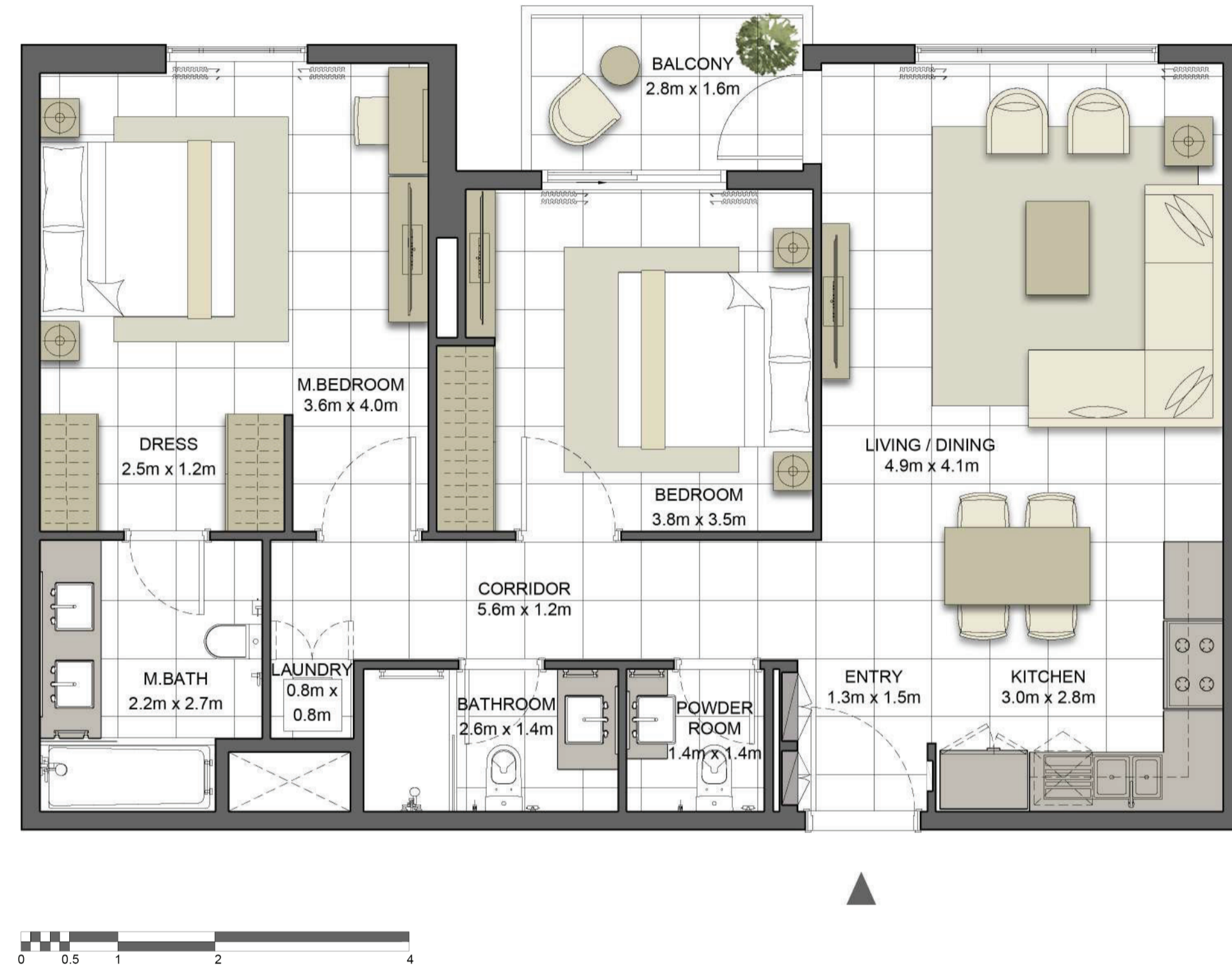
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## CRYSTAL RESIDENCES ONE

BUILDING	CRYSTAL ONE
2 BEDROOM	TYPE 2A-3
UNIT NO.	407, 507, 607, 707, 807, 907, 1007, 1107
SUITE AREA	95.8 m <sup>2</sup> / 1031.2 ft <sup>2</sup>
BALCONY AREA	4.5 m <sup>2</sup> / 47.9 ft <sup>2</sup>
TOTAL AREA	100.3 m <sup>2</sup> / 1079.1 ft <sup>2</sup>



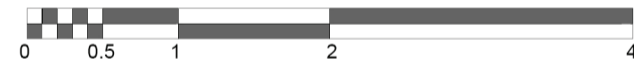
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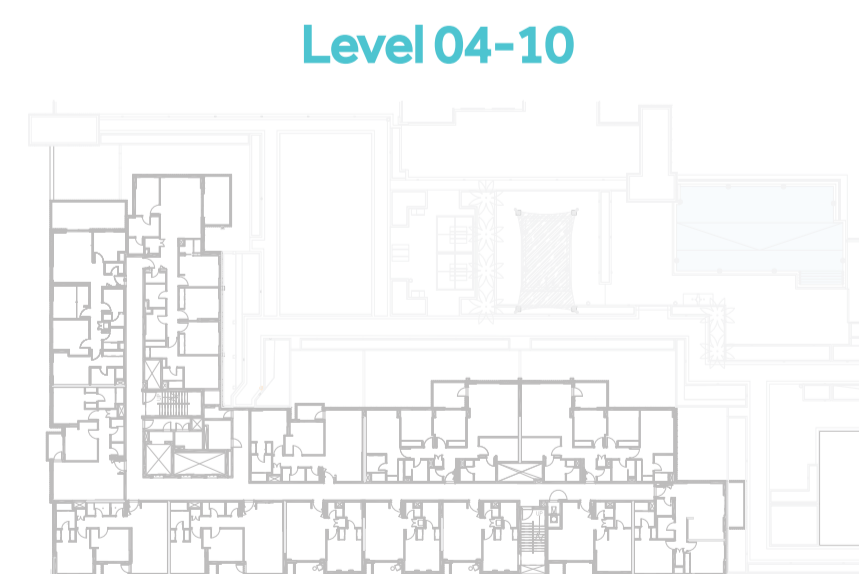
# كريستان

## CRYSTAL RESIDENCES ONE

BUILDING	CRYSTAL ONE
2 BEDROOM	TYPE 2B
UNIT NO.	313
SUITE AREA	96.5 m <sup>2</sup> / 1038.3ft <sup>2</sup>
TERRACE AREA	44.1 m <sup>2</sup> / 474.7 ft <sup>2</sup>
TOTAL AREA	140.6 m <sup>2</sup> / 1513.0 ft <sup>2</sup>



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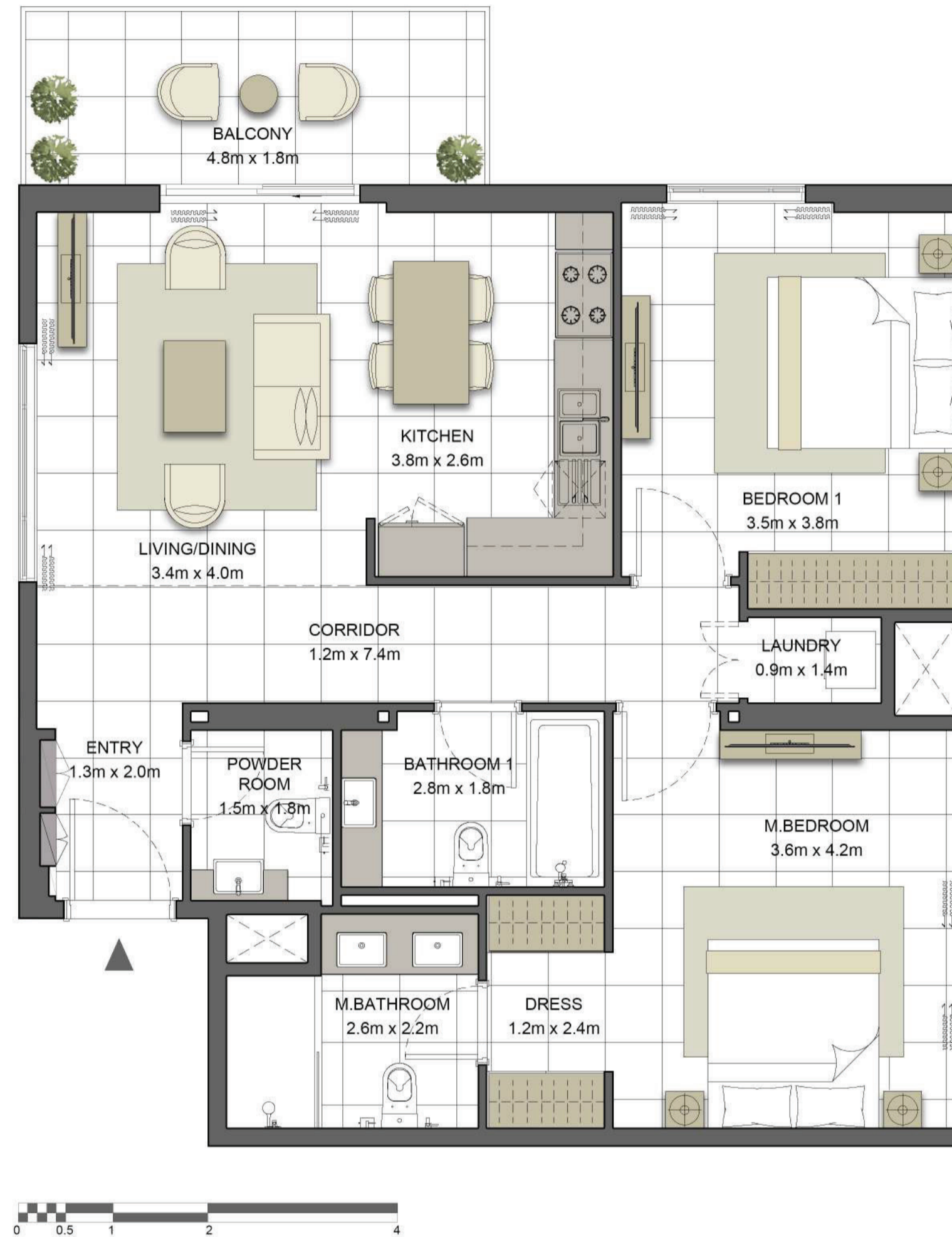
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## CRYSTAL RESIDENCES ONE

BUILDING	CRYSTAL ONE
2 BEDROOM	TYPE 2B-1
UNIT NO.	413, 513, 613, 713, 813, 913, 1013, 1113
SUITE AREA	96.5 m <sup>2</sup> / 1038.3 ft <sup>2</sup>
BALCONY AREA	9.4 m <sup>2</sup> / 101.2 ft <sup>2</sup>
TOTAL AREA	105.9 m <sup>2</sup> / 1139.5 ft <sup>2</sup>



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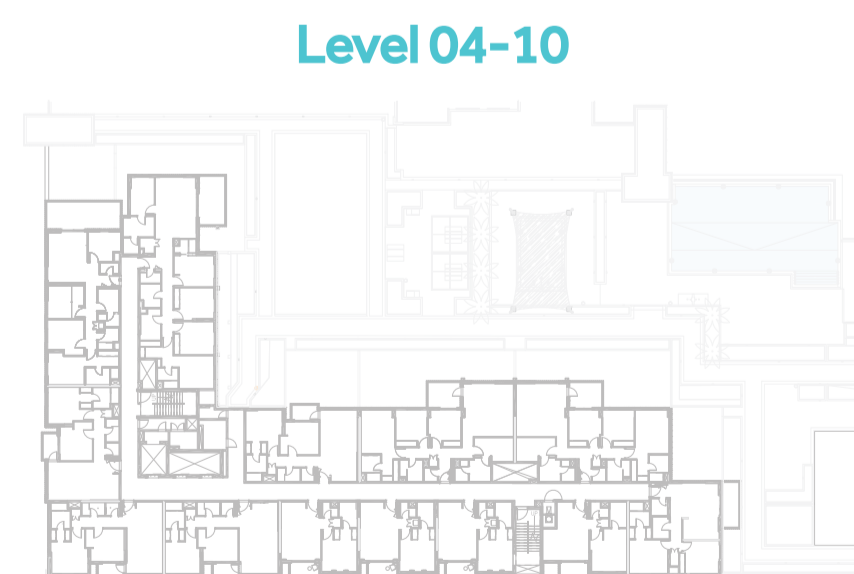
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# كريستان

## CRYSTAL RESIDENCES ONE

BUILDING	CRYSTAL ONE
3 BEDROOM +MAID	TYPE 3A
UNIT NO.	309
SUITE AREA	147.6 m <sup>2</sup> / 1588.2 ft <sup>2</sup>
COVERED TERRACE AREA	10.4 m <sup>2</sup> / 111.9 ft <sup>2</sup>
TERRACE AREA	77.4 m <sup>2</sup> / 832.7 ft <sup>2</sup>
TOTAL AREA	235.3 m <sup>2</sup> / 2532.9 ft <sup>2</sup>



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## CRYSTAL RESIDENCES ONE

BUILDING	CRYSTAL ONE
3 BEDROOM +MAID	TYPE 3A-1
UNIT NO.	311
SUITE AREA	147.2 m <sup>2</sup> / 1584.6 ft <sup>2</sup>
COVERED TERRACE AREA	10.4 m <sup>2</sup> / 111.9 ft <sup>2</sup>
TERRACE AREA	77.1 m <sup>2</sup> / 829.5 ft <sup>2</sup>
TOTAL AREA	234.7 m <sup>2</sup> / 2526.0 ft <sup>2</sup>



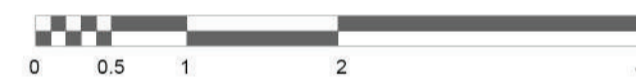
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# كريستان

## CRYSTAL RESIDENCES ONE

BUILDING	CRYSTAL ONE
3 BEDROOM +MAID	TYPE 3A-3
UNIT NO.	409, 509, 609, 709, 809, 909, 1009, 1109
SUITE AREA	147.5 m <sup>2</sup> / 1587.7 ft <sup>2</sup>
BALCONY AREA	9.8 m <sup>2</sup> / 105.1 ft <sup>2</sup>
TOTAL AREA	157.3 m <sup>2</sup> / 1692.7 ft <sup>2</sup>



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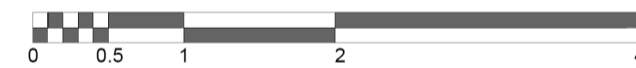


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# كريستان

## CRYSTAL RESIDENCES ONE

BUILDING	CRYSTAL ONE
3 BEDROOM +MAID	TYPE 3A-4
UNIT NO.	411, 511, 611, 711, 811, 911, 1011
SUITE AREA	147.2 m <sup>2</sup> / 1584.0 ft <sup>2</sup>
BALCONY AREA	9.8 m <sup>2</sup> / 105.1 ft <sup>2</sup>
TOTAL AREA	156.9 m <sup>2</sup> / 1689.1 ft <sup>2</sup>



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## CRYSTAL RESIDENCES ONE

BUILDING	CRYSTAL ONE
3 BEDROOM + STUDY	TYPE 3B
UNIT NO.	301
SUITE AREA	136.6 m <sup>2</sup> / 1469.9 ft <sup>2</sup>
COVERED TERRACE AREA	23.6 m <sup>2</sup> / 254.0 ft <sup>2</sup>
TERRACE AREA	43.9 m <sup>2</sup> / 472.3 ft <sup>2</sup>
TOTAL AREA	204.0 m <sup>2</sup> / 2196.3 ft <sup>2</sup>



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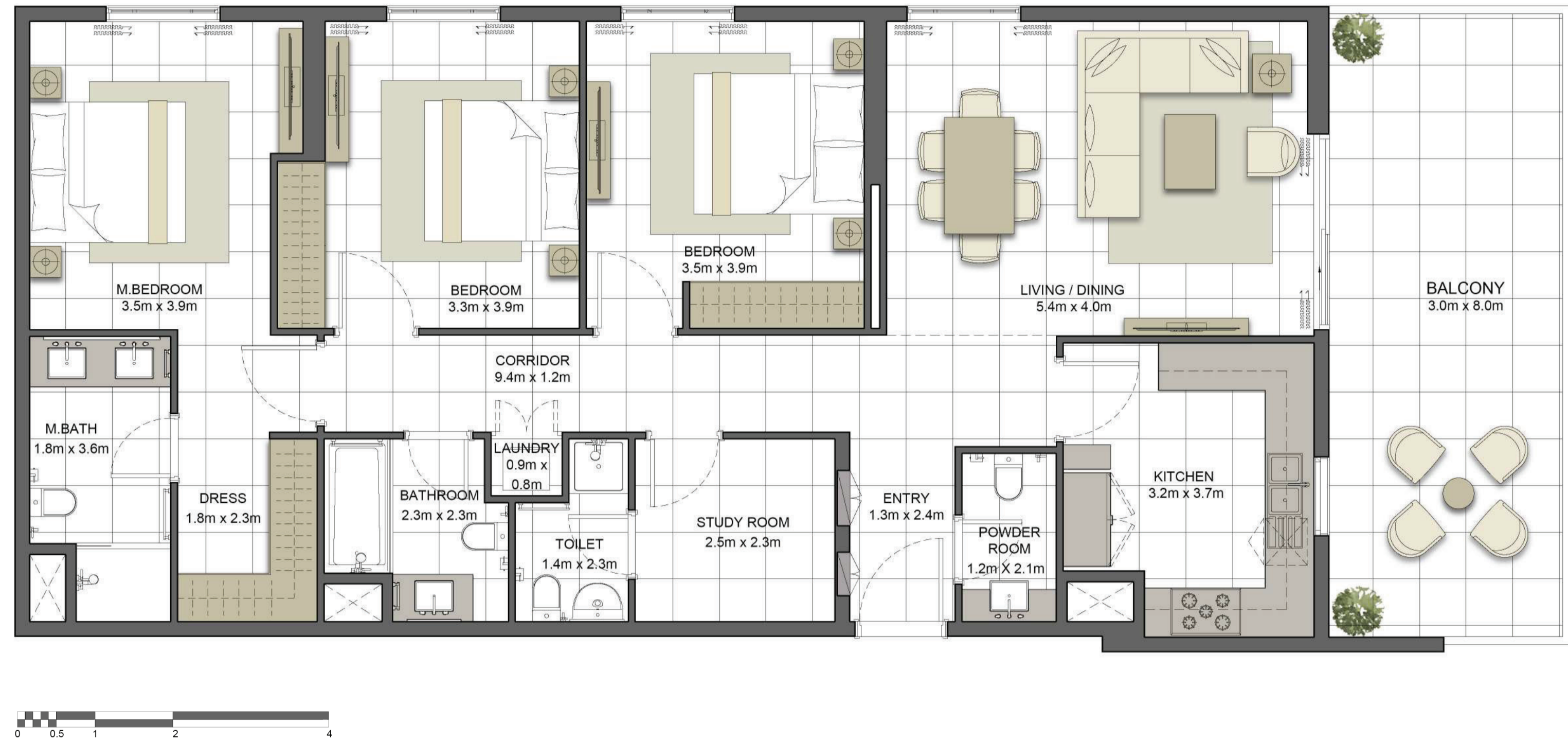


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## CRYSTAL RESIDENCES ONE

BUILDING	CRYSTAL ONE
3 BEDROOM + STUDY	TYPE 3F
UNIT NO.	401, 501, 601, 701, 801, 901, 1001
SUITE AREA	136.6 m <sup>2</sup> / 1470.0 ft <sup>2</sup>
BALCONY AREA	23.9 m <sup>2</sup> / 256.8 ft <sup>2</sup>
TOTAL AREA	160.4 m <sup>2</sup> / 1726.9 ft <sup>2</sup>



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## CRYSTAL RESIDENCES ONE

BUILDING	CRYSTAL ONE
4 BEDROOM +MAID+STUDY	TYPE 4A
UNIT NO.	302
SUITE AREA	184.4 m <sup>2</sup> / 1985.3 ft <sup>2</sup>
COVERED TERRACE AREA	16.2 m <sup>2</sup> / 173.8 ft <sup>2</sup>
TERRACE AREA	76.9 m <sup>2</sup> / 827.2 ft <sup>2</sup>
TOTAL AREA	277.4 m <sup>2</sup> / 2986.3 ft <sup>2</sup>



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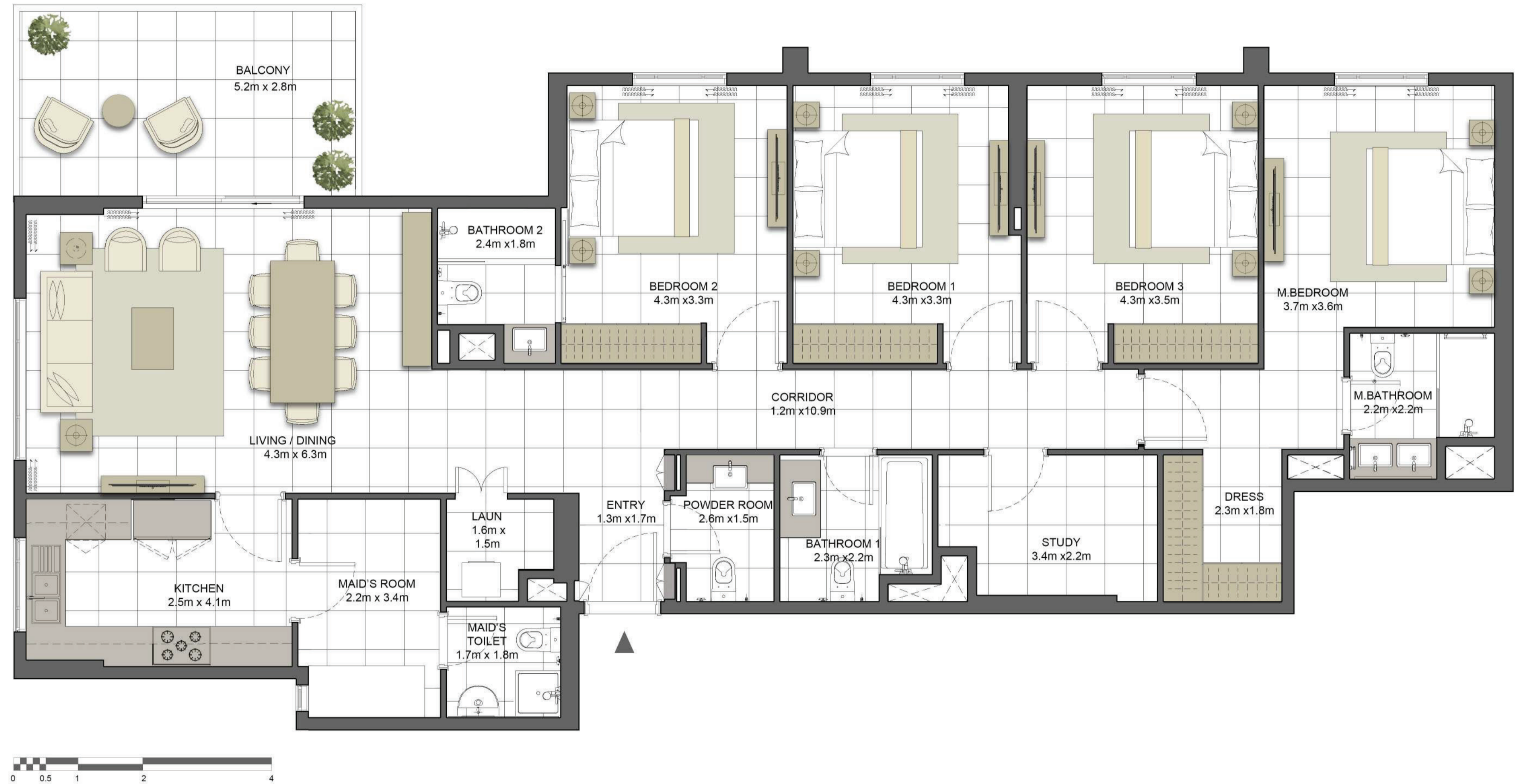


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## CRYSTAL RESIDENCES ONE

BUILDING	CRYSTAL ONE
4 BEDROOM +MAID+STUDY	TYPE 4A-1
UNIT NO.	402, 502, 602, 702, 802, 902, 1002
SUITE AREA	183.3 m <sup>2</sup> / 1973.2 ft <sup>2</sup>
BALCONY AREA	14.9 m <sup>2</sup> / 160.1 ft <sup>2</sup>
TOTAL AREA	198.2 m <sup>2</sup> / 2133.3 ft <sup>2</sup>



Level 03



Level 04-10



Level 11



Level 12



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HILLS  
ABU DHABI



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## CRYSTAL RESIDENCES ONE

BUILDING	CRYSTAL ONE
4 BEDROOM +MAID	TYPE 4D-A
UNIT NO.	1101
SUITE AREA	194.9 m <sup>2</sup> / 2097.7 ft <sup>2</sup>
BALCONY AREA	13.3 m <sup>2</sup> / 142.6 ft <sup>2</sup>
TERRACE AREA	66.4 m <sup>2</sup> / 714.3 ft <sup>2</sup>
TOTAL AREA	274.5 m <sup>2</sup> / 2954.6 ft <sup>2</sup>



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# كريستان

## CRYSTAL RESIDENCES ONE

BUILDING	CRYSTAL ONE
4 BEDROOM +MAID	TYPE 4D-B
UNIT NO.	1102
SUITE AREA	210.1 m <sup>2</sup> / 2261.0 ft <sup>2</sup>
BALCONY AREA	19.4 m <sup>2</sup> / 208.5 ft <sup>2</sup>
TERRACE AREA	93 m <sup>2</sup> / 1000.8 ft <sup>2</sup>
TOTAL AREA	322.4 m <sup>2</sup> / 3470.3 ft <sup>2</sup>



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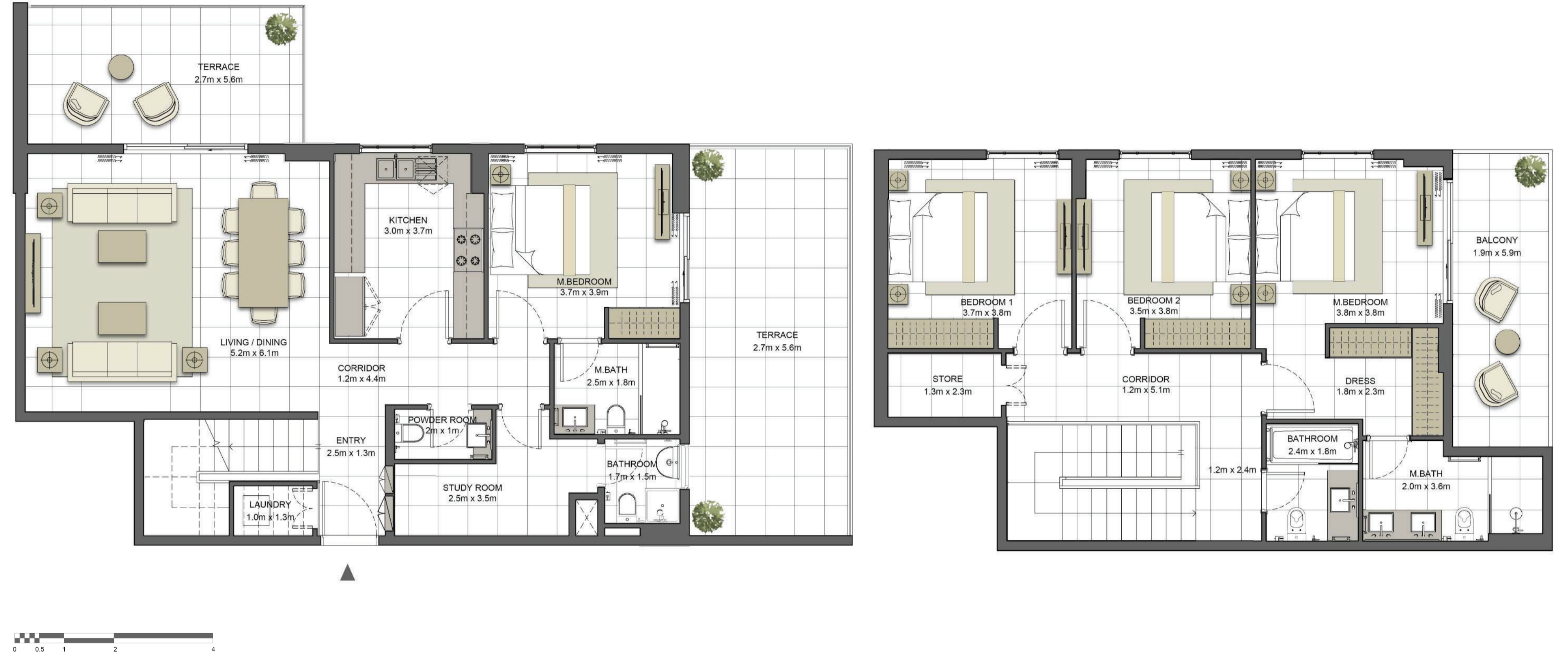


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# كريستان

## CRYSTAL RESIDENCES ONE

BUILDING	CRYSTAL ONE
4 BEDROOM + STUDY	TYPE 4D-C
UNIT NO.	1111
SUITE AREA	195.9 m <sup>2</sup> / 2108.2 ft <sup>2</sup>
BALCONY AREA	11.3 m <sup>2</sup> / 121.6 ft <sup>2</sup>
TERRACE AREA	40.2 m <sup>2</sup> / 432.7 ft <sup>2</sup>
TOTAL AREA	247.4 m <sup>2</sup> / 2662.6 ft <sup>2</sup>



### Disclaimer:

1. All room dimensions are measured to structural elements and exclude all finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of the demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of the demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level.



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