



Life as you dream it

As an outset...

We cordially thank your interest in our project, and we would like to provide you with the following details:

(Sama City) Project is the first typical luxurious residential project established in the City of Aleppo. It is an integrated residential city consisting of (321) villas with different designs and sizes, and is surrounded by a fence and gates. Located within the city, there is a commercial center and a worship place, in addition to a number of parks, playgrounds, and entertainment areas.

(Sama City) Project is characterized by its easy accessibility, where it is only (10) km away from the Alliramoon Rotary towards Gazi Entab Road.

In the meanwhile, we have completely finished working on the infrastructure, including sewage, water, electricity, telephone and Internet lines installations, and fire extinguishing systems, sidewalks and streets and external lighting. (The infrastructure executive company is Puzant Yacoubian & sons (PYS).

To add, the implementation procedures of (12) model villas have been signed. Construction works will begin during January 2011 for showing them to the clients, and seeing the interiors of the villas.

Project Idea:

It is to find a developed residential area tailored according to the needs of the family in the recent century, taking in consideration its being close to the city center, away from its noises, and integral in its services.



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Location Importance:

- It is on Road to Izaz (Gazi Entab), less than (10) km away from Alliramoon Rotary. The site has been selected on a hill rising (420) meters above the sea level, and (35) meters away from the main street.
- The project site is less than (1) km away from Gazi Entab Road. The objective of that is to completely keep away from the cars and noises.
- The site topography ranges, which adds a natural beauty to the project.

Project Current Situation:

- Working on the infrastructure has totally been completed.
- 60% of Model villas constructions have almost been finished.
- 40% of the Wall barrier works have been finished and the main and secondary entrances are in the process of construction.

Project Legality:

- The entire project is within the certified and authorized organizational chart. All buildings are partitioned fully of (2400) shares. And a copy of them is attached with the contract (Title Deed).
- The entire project infrastructure has been licensed pursuant to official documents including: electricity, water, telephone, sewage, streets, and parks.
- A legal approval has been obtained on fencing the project as a whole.
- A legal approval has been obtained on the residential buildings from the official authorities.
- A final legal approval has been obtained to launch the project and start the subscription, from all the official authorities
- Sales are officially recorded by the Municipality and Technical Services in Aleppo.

Project Constituents:

- (321) residential villas.
- Project entertainment and commercial center, which comprises:
 - A supermarket containing all the family's daily needs.
 - A Launderette.
 - (3) Cafes and restaurants.
 - Men and women Integrated health clubs.
 - Integrated Game court for bowling and snooker for people of 12 year-old and above.
 - Several stores for family daily needs.
 - A park and a Café for residents only.
 - A playground for children under 12 years.
 - A modern architectural mosque designed to accommodate up to1500 people with special areas for abolishing and a separate hall for ladies and two additional houses for both the "Imam " and the "Moazen"

The most remarkable characteristics of the project:

- Residential Villas:

- All villas' foundations are completely insulated with the Membrane system.
- All villas' walls are well insulated with a unique material that prevents heat, sound and damp from passing through.
- The exterior finishing is of the finest natural stone.
- All natural stones are being chopped off by laser allowing no in-between gaps exceeding 1 mml.
- The whole structure is made of concrete.
- All villas are resistant to earth quakes.
- The Sink Slab system is being applied to all bathrooms in order to conceal all pipes under the ground and facilitate maintenance.
- All villas are provided with special places in the basement for heating chambers and boilers in addition to a spare water tank.
- All roofs are provided with certain places for antennas, water tanks, solar energy providers and different kinds of AC's in order to avoid any random installation.
- All villas are compatible with two kinds of lifts: room less and hydraulic.
- All villas' rooms have no cantilevers or bridges but flat slabs instead, to facilitate the process of decoration as well as air conditioning installation.
- The ground floor that contains the living and guestrooms is 4 meters in height for extra decoration issues.
- All villas include inner parking.
- All swimming pools within the villas are provided with the over flow system. Besides, they are completely molded and insulated.
- The possibility of requesting a full basement floor that allows benefit from it as a residential floor and developed after studying the villa's land and to identify additional cost to enlarge the basement.

- Roads:

- 95% of the roads are 20 meters wide. As for the regular retreat of each villa, 4 meters are being added to eventually create a distance of 28 meters between each villa and it's opposite.
- All roads have been paved in such a way that prevents any future subsiding.
- All roads are made in the shape of a curve to prevent future rain water collection.
- All sidewalks are paved with colorful Interlock stones and planted with various kinds of plans forming constant greenery along Sama City.
- There are special parking on both sides of the road for visitors , guests and extra residents' cars.

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- All roads are being paved with a 11 cm asphalt layer that guarantees perpetuity and non cracking.
- Special chambers for infrastructure maintenance are being designed in Sama City in order to avoid any future drilling and digging.
- **Electrical Energy:**
 - According to the agreement with the Public Company of Electricity of Aleppo, there would be a supply of 5 MW of electricity that would cover all needs.
 - All villas are supplied with 11 electrical converters distributed all over Sama City, each with a separate exit.
- **Water:**
 - Highly world standard pipes are being used for drinking water.
- **Sewage System:**
 - The sewage system is dug down to a depth of 3.5m covering the other pipes that are related to the basement. This, in turn, would put an end to unpleasant odors and toxic gases coming from waste chemical transformation. In other words, Drains are not being used at all.
 - As for sanitation, pipes being used are of GRP quality which is known for their solidity and flexible conveyance of water. Besides, they rarely leave a deposit on the surface; therefore they are used by the European Union countries.
 - All pipes' diameters are designed to fit the increase in population for the next 50 years, allowing better access for rain water with no accumulation.
 - All manholes are made of prefabricated concrete in order to guarantee no leaking and eliminate diseases caused by still water.
 - All pipes are provided with movable joints to avoid the possibility of future breaking.
- **Phone connections:**
 - Sama City is provided with a high quality telephone network through which each villa enjoys at least three land lines in addition to a DSL internet connection.
- **Firefighting Equipment:**
 - Sama City is provided with advanced firefighting equipments with special emergency exits.



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A Private compound:

- Sama city is a completely walled compound with specific entrance and exit gates.
- Constant guard around the clock.
- Monitoring Cams.
- General maintenance of roads, parks and playgrounds.
- Daily garbage collection.
- Ongoing general care

Sama City Design & Foundation:

- All Sama City layouts have been designed by the world-famous designer Jean Claude Malhama and applied by Al- Bateen Engineering Consultancy.
- All architectural, constructional and electromechanical plans were designed by Al- Bateen Engineering Consultancy following the best advanced geometrical standards.
- As for the infrastructure, It is assigned to AAW firm under the supervision of both: Halcrow Group and Al- Bateen Engineering Consultancy
- Al- Bateen Engineering Consultancy from the UAE has been assigned to supervise and manage the project during the implementation period.
- Interior designs are presented by Gida for Interior designs from the KSA.
- As for the infrastructure, Puzant & Leon Yacoubian company has started the implementation since 01/05/2010.
- A new contract of building Model Villas has been signed with a number of contracting firms.