

**ABYAN**

**DOR ABYAN**  
DEVELOPMENT

*First Choice*



ABYAN 61

NEW HOME.



*Happiness* **IS ABYAN**

**ABYAN**

*your first choice*





# بداية جديدة مع أبيان

يعد مشروع أبيان هو احد مشاريع شركة دور أبيان للتطوير العقاري مشروع أبيان 61 هي شقق تعكس حياتك كبداية لك ولعائلتك من خلال ضمان خدمات الضيافة والتقنية الذكية بالشقق ويتميز بموقعه في حي الملقا بأن الحي يوفر لك جميع الخدمات مع الحفاظ على الوصول الى جميع الوجهات الاخرى



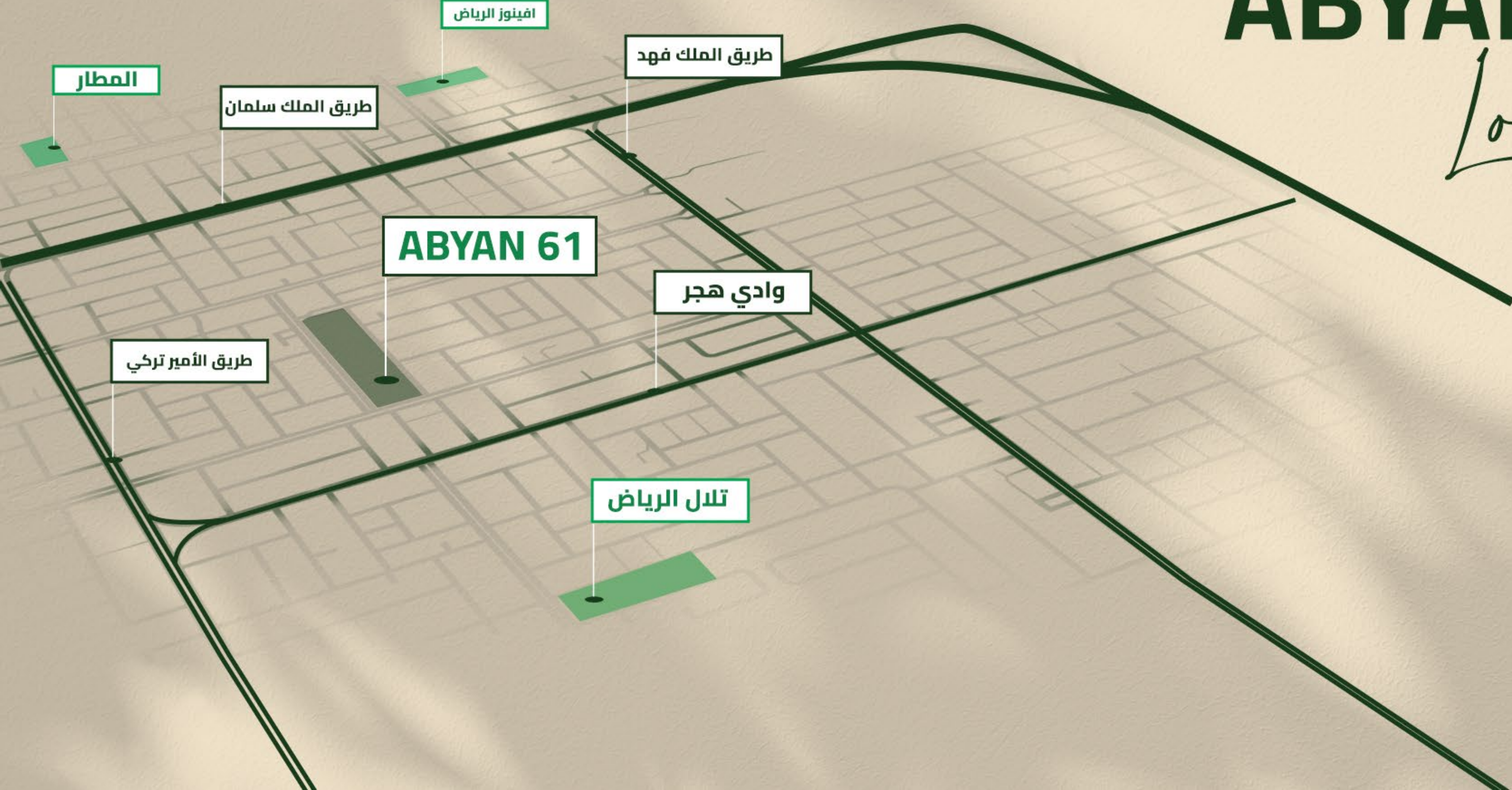


**WELCOME**

*to our life*

# ABYAN 61

*Location*



مواقف داخلية وخارجية



مكيفات لكل وحدة



تأمين ضد العيوب الخفية



مداخل خاصة



غرفة خادمة



مصعد



اشراف هندسي لمراحل البناء



بمواصفات الكود السعودي

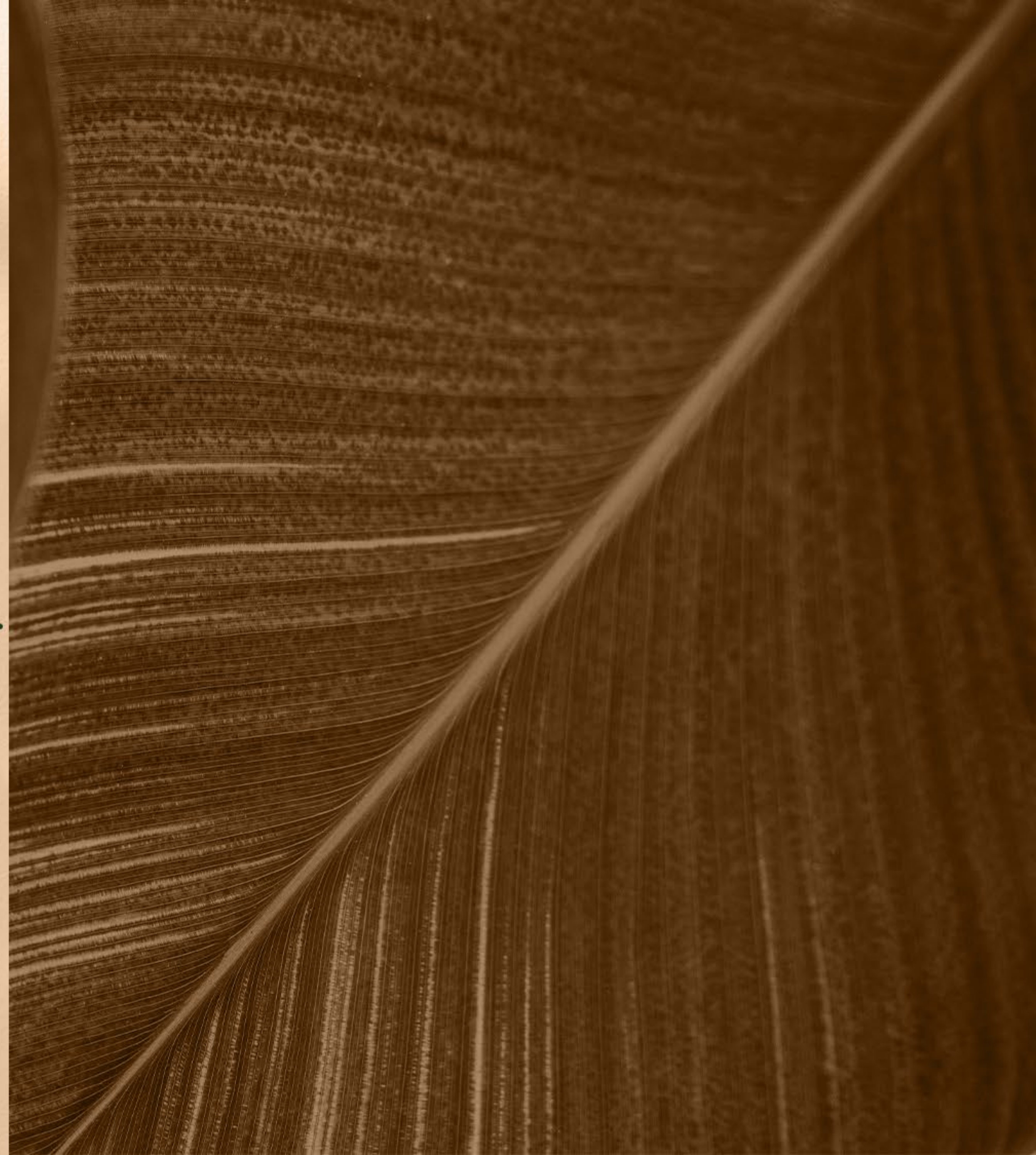
**ABYAN 61**

*Features*



# ABYAN 61

*specifications*





**BEDROOM**





# LIVING ROOM





# BATHROOM





**KITCHEN**



# DINING TABLE





# ABYAN 61

## WARRANTY



# ABYAN 61

DOR ABYAN DEVELOPMENTS



# GRO FLOOR

# OUND



**Flat (1)**  
Flat Area: 109.5m<sup>2</sup>

TABLE OF DIMENSIONS	
Space	Area
Sitting&Dining	4.10x5.10m
Bedroom 01	3.80x3.00m
Master Room	3.70x4.90m
Bathroom 01	1.55x2.50m
Bathroom 02	1.50x3.50m
Bathroom 03	1.55x1.55m
Kitchen	2.45x3.40m
Maid Room	3.25x1.85m



**Flat (3)**  
Flat Area: 124.5m<sup>2</sup>

TABLE OF DIMENSIONS	
Space	Area
Sitting&Dining	6.10x5.95m
Bedroom 01	3.65x3.36m
Bedroom 02	3.70x3.50m
Master Room	4.90x3.70m
Bathroom 01	1.50x2.40m
Bathroom 02	3.50x1.50m
Bathroom 03	1.50x1.50m
Kitchen	3.40x2.50m
Maid Room	3.25x1.85m



**Flat (2)**  
Flat Area: 112.5m<sup>2</sup>

TABLE OF DIMENSIONS	
Space	Area
Sitting&Dining	5.30x6.00m
Bedroom 01	3.95x2.95m
Bedroom 02	3.36x3.65m
Master Room	4.15x3.70m
Bathroom 01	1.50x2.40m
Bathroom 02	2.20x2.50m
Bathroom 03	1.30x2.50m
Kitchen	2.50x3.60m

**GROUND FLOOR**

**FIR**  
**FLOOR**

**ST**





**Flat (4)**  
Flat Area: 130.5m<sup>2</sup>

TABLE OF DIMENSIONS	
Space	Area
Sitting&Dining	6.95x6.00m
Bedroom 01	3.70x3.55m
Bedroom 02	3.70x3.50m
Master Room	4.90x3.70m
Bathroom 01	1.50x1.55m
Bathroom 02	1.55x2.30m
Bathroom 03	3.50x1.50m
Kitchen	2.45x3.25m
Maid Room	1.85x3.25m



**Flat (5)**  
Flat Area: 142m<sup>2</sup>

TABLE OF DIMENSIONS	
Space	Area
Sitting&Dining	6.20x7.15m
Bedroom 01	3.70x3.90m
Bedroom 02	3.70x3.00m
Master Room	5.00x3.80m
Bathroom 01	2.00x1.20m
Bathroom 02	2.30x1.500m
Bathroom 03	1.50x2.40m
Kitchen	3.25x3.20
Maid Room	3.65x1.50m
Store	1.25x3.00m



**Flat (6)**  
Flat Area: 143m<sup>2</sup>

TABLE OF DIMENSIONS	
Space	Area
Sitting&Dining	6.30x7.20m
Bedroom 01	3.65x3.75m
Bedroom 02	3.70x3.50
Master Room	5.00x3.70m
Bathroom 01	1.95x1.20m
Bathroom 02	2.40x1.50m
Bathroom 03	2.40x1.50m
Kitchen	3.25x3.20m
Maid Room	3.65x1.50m
Store	1.30x3.00m



**Flat (7)**  
Flat Area: 131m<sup>2</sup>

TABLE OF DIMENSIONS	
Space	Area
Sitting&Dining	6.10x7.00m
Bedroom 01	3.70x3.50m
Bedroom 02	3.75x3.65m
Master Room	4.90x3.70m
Bathroom 01	2.40x1.55m
Bathroom 02	1.50x1.50
Bathroom 03	3.50x1.50m
Kitchen	3.40x2.50m
Maid Room	1.85x3.25m

# SECOND FLOOR



# COND



**Flat (8)**  
Flat Area: 130.5m<sup>2</sup>

TABLE OF DIMENSIONS	
Space	Area
Sitting&Dining	6.95x6.00m
Bedroom 01	3.55x3.70m
Bedroom 02	3.50x3.70m
Master Room	4.90x3.70m
Bathroom 01	1.50x1.55m
Bathroom 02	2.30x1.55m
Bathroom 03	3.50x1.50
Kitchen	3.40x2.45m
Maid Room	1.85x3.25m



**Flat (9)**  
Flat Area: 142m<sup>2</sup>

TABLE OF DIMENSIONS	
Space	Area
Sitting&Dining	7.15x6.20m
Bedroom 01	3.90x3.70m
Bedroom 02	3.70x3.00m
Master Room	5.00x3.80m
Bathroom 01	1.20x2.00m
Bathroom 02	1.55x2.30m
Bathroom 03	2.40x1.50m
Kitchen	3.25x3.20m
Maid Room	3.65x1.50m
Store	3.00x1.30m



**Flat (10)**  
Flat Area: 154m<sup>2</sup>

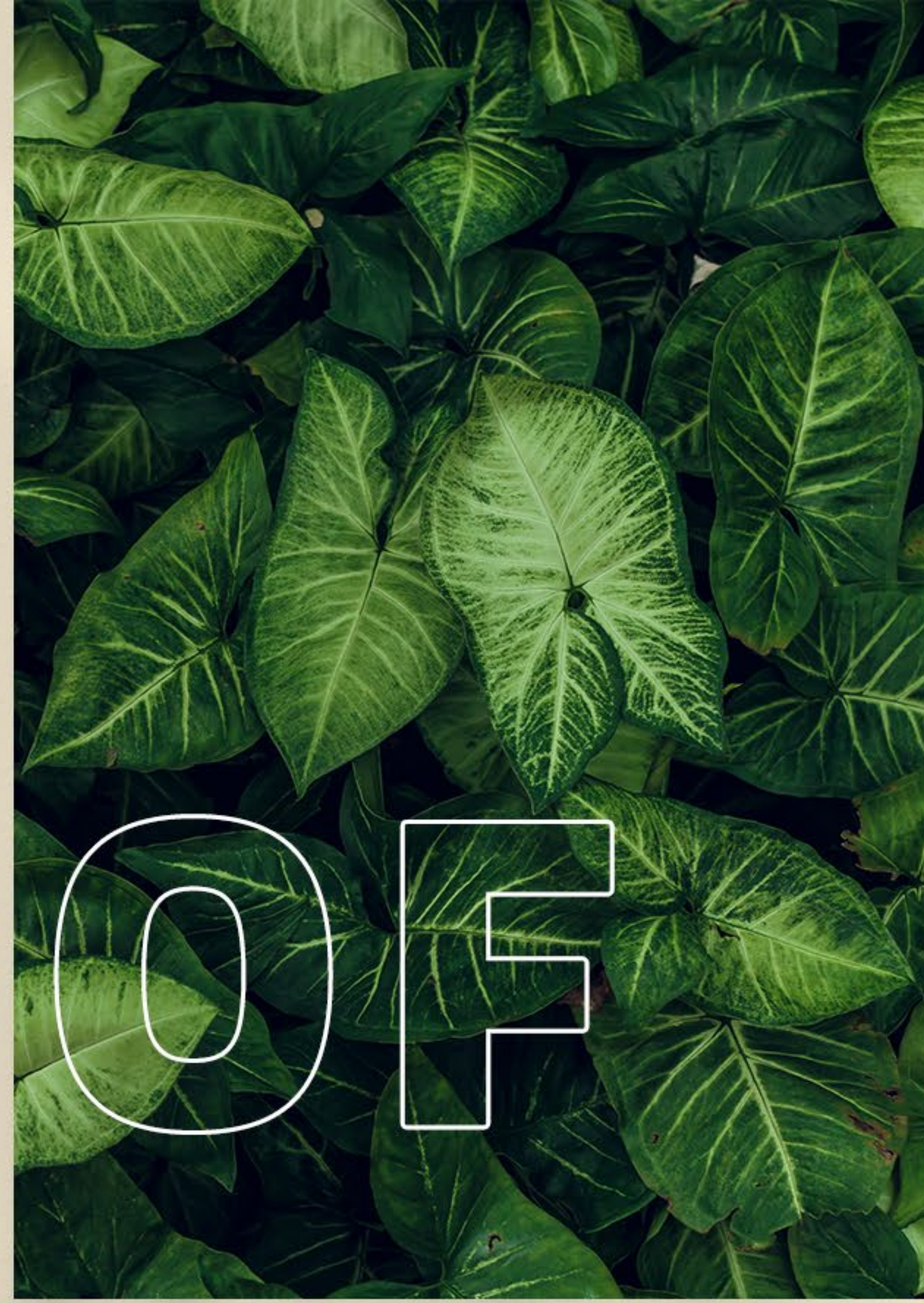
TABLE OF DIMENSIONS	
Space	Area
Sitting&Dining	6.30x7.20m
Bedroom 01	3.65x3.75m
Bedroom 02	3.50x5.10m
Master Room	5.00x3.85m
Bathroom 01	1.20x1.95m
Bathroom 02	2.40x1.55m
Bathroom 03	2.40x1.50m
Kitchen	4.70x3.20m
Maid Room	3.65x1.50m



**Flat (11)**  
Flat Area: 142m<sup>2</sup>

TABLE OF DIMENSIONS	
Space	Area
Sitting&Dining	6.10x7.00m
Bedroom 01	3.65x3.90m
Bedroom 02	3.50x3.70m
Master Room	4.90x3.70m
Bathroom 01	1.50x1.35m
Bathroom 02	2.40x1.55m
Bathroom 03	3.50x1.50m
Kitchen	3.50x3.40m

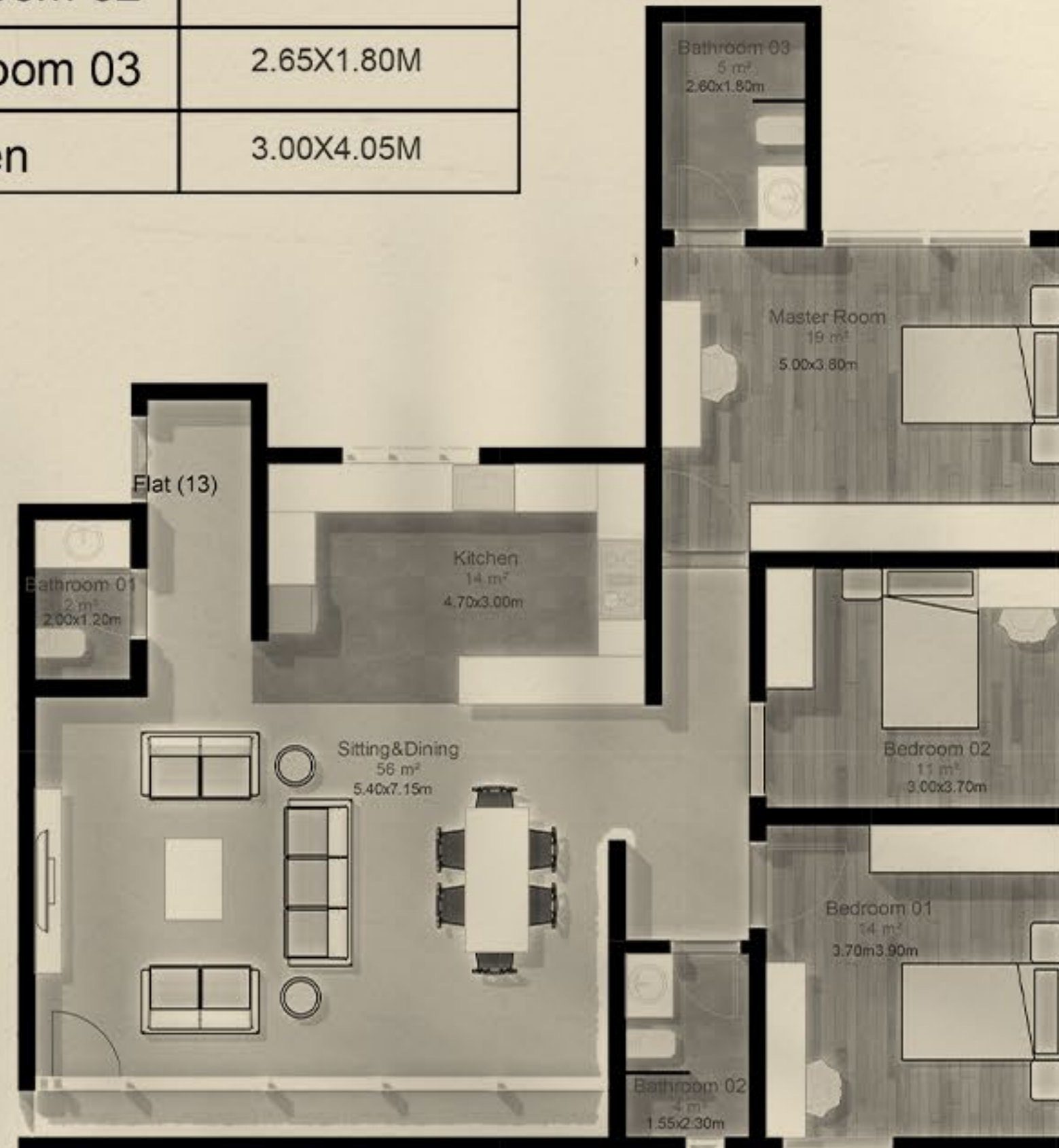
**RO**  
**FLOOR**





**Flat (12)**  
**Flat Area: 109m<sup>2</sup>**

TABLE OF DIMENSIONS	
Space	Area
Sitting&Dining	6.95X5.40M
Bedroom 01	3.70X3.55M
Master Room	3.80X5.15M
Bathroom 01	1.85X1.35M
Bathroom 02	1.55X2.30M
Bathroom 03	2.65X1.80M
Kitchen	3.00X4.05M



**Flat (13)**  
**Flat Area: 112.5m<sup>2</sup>**

TABLE OF DIMENSIONS	
Space	Area
Sitting&Dining	5.40x7.15m
Bedroom 01	3.70m3.90m
Bedroom 02	3.00x3.70m
Master Room	5.00x3.80m
Bathroom 01	2.00x1.20m
Bathroom 02	1.55x2.30m
Bathroom 03	2.60x1.80m
Kitchen	4.70x3.00m

# SUCCESS PARTNER



دهانات الجزيرة  
Jazeera Paints



QEMAT ALMURSALAT  
قمة المرسلات



GHADAH ALMUDAIHSH  
INTERIOR DESIGNER



# ABYAN

**DOR ABYAN**  
DEVELOPMENT

CONTACT US

 **9200 28122**

 **+966502222434**

  **DORABYAN.DEVELOPMENTS**