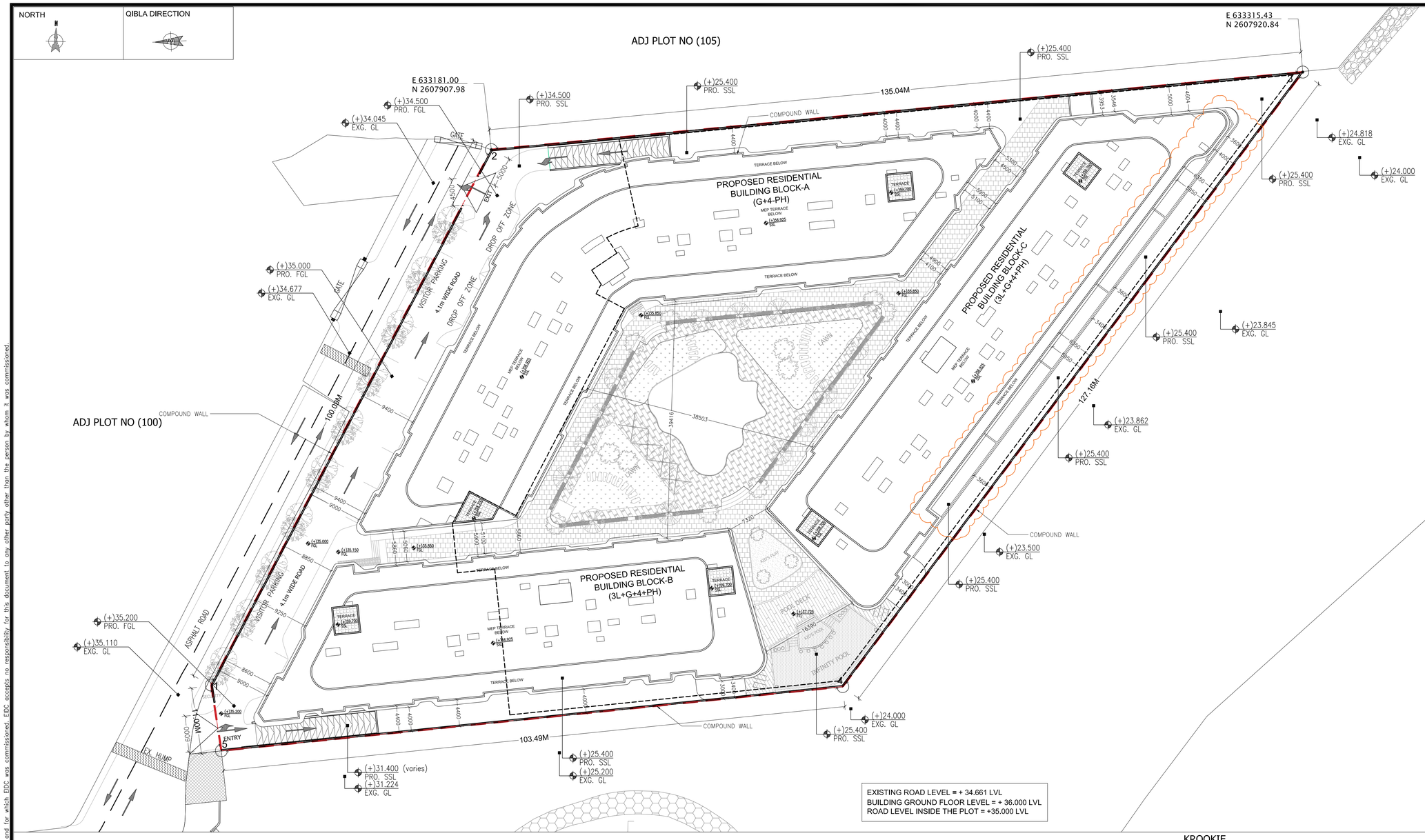


001 | SITE PLAN
A-104 | SCALE 1:350



SATELLITE MAP

AREA STATEMENT

LOCATION	: MADINAT AL ERFAAN
PLOT AREA	: 11565.00 m²
TYPE OF BUILDING	: RESIDENTIAL
GROUND FLOOR COVERAGE :	54 %
NO. OF FLOORS	: L3+G+4+P.H
PROPOSED NO OF UNITS	: 366 Nos

PARKING PROVIDED

LEVELING FLOOR - 01	: 101 Nos.
LEVELING FLOOR - 02	: 101 Nos.
LEVELING FLOOR - 03	: 190 Nos.
GROUND FLOOR (VISITOR) PARKING	: 19 Nos.
TOTAL PARKING	: 411 Nos.

TANDEM PARKING PROVIDED

LEVELING FLOOR - 01	: 23 Nos.
LEVELING FLOOR - 02	: 23 Nos.
LEVELING FLOOR - 03	: 12 Nos.
TOTAL TANDEM PARKING	: 58 Nos.

FLOOR	NO. OF APARTMENTS	PARKING REQUIRED
LEVELLING FLOOR-1	- Nos.	- Nos.
LEVELLING FLOOR-2	13 Nos.	13 Nos.
LEVELLING FLOOR-3	13 Nos.	13 Nos.
GROUND FLOOR	52 Nos.	52 Nos.
FIRST FLOOR	58 Nos.	58 Nos.
SECOND FLOOR	58 Nos.	58 Nos.
THIRD FLOOR	58 Nos.	58 Nos.
FOURTH FLOOR	58 Nos.	58 Nos.
PENT HOUSE	56 Nos.	56 Nos.
TOTAL PARKING REQUIRED		: 366 Nos.
TOTAL PROPOSED CAR PARKING		: 411 Nos.

AREA STATEMENT

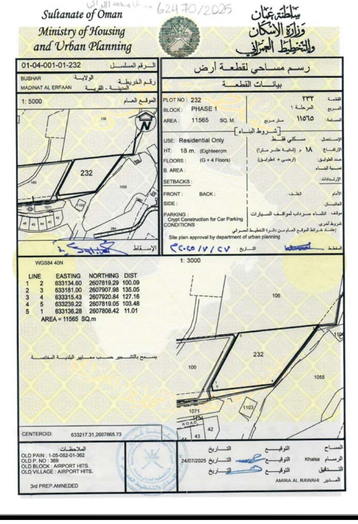
GROUND COVERAGE

	TOTAL AREA	SECOND FLOOR BUILT UP AREA	GROUND COVERAGE
TOTAL PLOT AREA	11565	6250	54%

STATEMENT OF BUILT UP AREA

FLOOR	USE	TOTAL AREA (Sq.m)
LEVELING FLOOR -3	PARKING	7855
LEVELING FLOOR - 2	PARKING + RESIDENCE	7100
LEVELING FLOOR - 1	PARKING + RESIDENCE	7600
GROUND FLOOR	RESIDENCE	6200
FIRST FLOOR	RESIDENCE	6180
SECOND FLOOR	RESIDENCE	6250
THIRD FLOOR	RESIDENCE	6235
FORTH FLOOR	RESIDENCE	6220
PENTHOUSE FLOOR	RESIDENCE	6205
TOTAL		**59845**

KROOKIE



NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES AND LEVELS ARE IN METRES, UNLESS OTHERWISE SPECIFIED.
2. DRAWING NOT TO BE SCALED, WORK TO FIGURED DIMENSIONS ONLY
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4. CHECK ALL DIMENSIONS ON SITE PRIOR TO CARRYING OUT WORK
5. ANY VARIATION TO BE REFERRED TO THE ENGINEER

MINISTRY OF HOUSING AND URBAN DESIGN APPROVAL :-

REV.	DATE	DESCRIPTION	CHKD.	APRD.
M3	12.11.2025	ISSUED FOR APPROVAL	SBS	PKK
M2	21.09.2025	ISSUED FOR APPROVAL	SBS	PKK
M1	15.09.2025	ISSUED FOR APPROVAL	SBS	PKK
M0	25.08.2025	ISSUED FOR APPROVAL	SBS	PKK
M0	23.06.2025	ISSUED FOR APPROVAL	SBS	PKK

PROJECT

GOLF HILLS

PLOT NO.	PLOT AREA	LOCATION
232	11565 Sq.m.	MADINAT AL ERFAAN

TYPE OF BUILDING	NO. OF FLOORS
RESIDENTIAL	B+G+4+P

CLIENT

MR. AMUR HAMED ABDULLAH AL SULEIMANI
MR.ABDUL REDHA MUSTAFA ABDUL REDHA SULTAN
MR.HASSAN MOHAMED JUMA AL LAWATI

CONSULTANT

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DRAWING TITLE

SITE PLAN

DESIGNED BY	CHECKED BY	APPROVED BY
SBN	SBN	PKK
DRAWN BY	SCALE	DATE
AAH		04.08.2025
DRAWING NO.		REVISION NO.
25104-A-001		M2

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001 | LEVELING FLOOR - 02
A-102 | SCALE 1:250

REVIEWED
By Haitham Al Badaee at 12:32 pm, Nov 17, 2025

2 PARKING LAYOUT
SCALE 1:100

CAR PARKING STATEMENT
TOTAL NO OF PARKING - 101 Nos.

NOTES:
1. ALL TOILETS AREA MECHANICALLY VENTILATED.
2. ALL TELECOM AND GARBAGE ROOMS AREA MECHANICALLY VENTILATED.

NOTES
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M2	21.09.2025	ISSUED FOR APPROVAL	SBS	PKK
M3	12.11.2025	ISSUED FOR APPROVAL	SBS	PKK

PROJECT
GOLF HILLS

PLOT NO.	PLOT AREA	LOCATION
232	11565 Sq.m.	MADINAT AL ERFAAN

TYPE OF BUILDING	NO. OF FLOORS
RESIDENTIAL	B+G+3+P

CLIENT
MR. AMUR HAMED ABDULLAH AL SULEIMANI
MR.ABDUL REDHA MUSTAFA ABDUL REDHA SULTAN
MR.HASSAN MOHAMED JUMA AL LAWATI

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DRAWING TITLE
LEVELING FLOOR - 02

DESIGNED BY	CHECKED BY	APPROVED BY
SBN	SBN	PKK
DRAWN BY	SCALE	DATE
AAH		17.04.2025
DRAWING NO.		REVISION NO.
25104-A-102		M3

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001 | LEVELING FLOOR - 01
A-101 | SCALE 1:250

2 PARKING LAYOUT
SCALE 1:100

CAR PARKING STATEMENT
TOTAL NO OF PARKING - 101 Nos.

NOTES:
1. ALL TOILETS AREA MECHANICALLY VENTILATED.
2. ALL TELECOM AND GARBAGE ROOMS AREA MECHANICALLY VENTILATED.

NOTES
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M3	12.11.2025	ISSUED FOR APPROVAL	SBS	PKK

PROJECT: GOLF HILLS

PLOT NO.	PLOT AREA	LOCATION
232	11565 Sq.m.	MADINAT AL ERFAAN

TYPE OF BUILDING	NO. OF FLOORS
RESIDENTIAL	B+G+3+P

CLIENT: MR. AMUR HAMED ABDULLAH AL SULEIMANI
MR.ABDUL REDHA MUSTAFA ABDUL REDHA SULTAN
MR.HASSAN MOHAMED JUMA AL LAWATI

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DRAWING TITLE: LEVELING FLOOR - 01

DESIGNED BY	CHECKED BY	APPROVED BY
SBN	SBN	PKK
DRAWN BY	SCALE	DATE
AAH		17.04.2025
DRAWING NO.		REVISION NO.
25104-A-101		M3

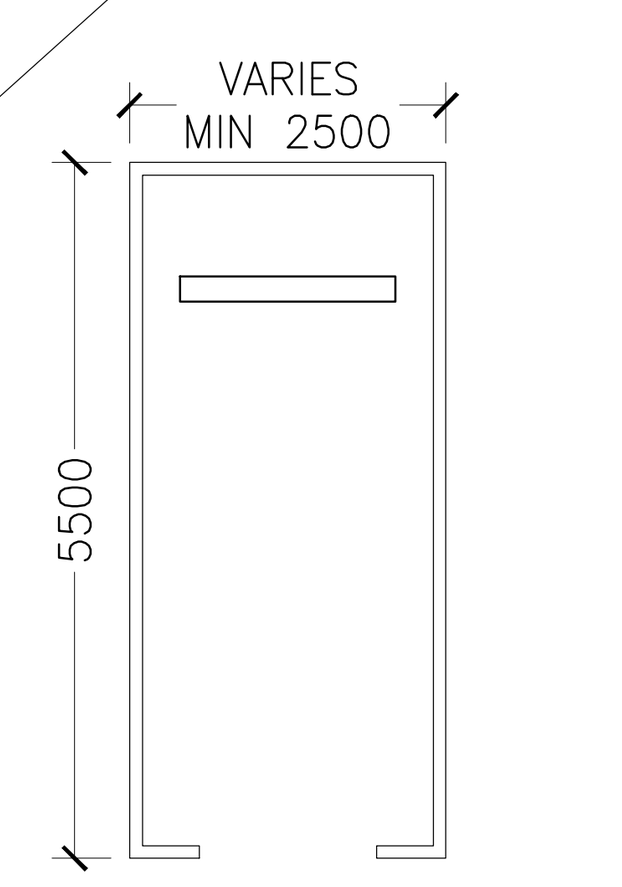
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001 GROUND FLOOR PLAN
A-104 SCALE 1:250

NOTES:
1. ALL AMENITIES SUCH AS SWIMMING POOL, GYM & KIDS PLAY AREA ARE EXCLUSIVELY FOR THE USE OF THE TENANTS ONLY
2. ALL TOILETS AREA MECHANICALLY VENTILATED.
3. ALL TELECOM AND GARBAGE ROOMS AREA MECHANICALLY VENTILATED.

CAR PARKING STATEMENT
TOTAL NO OF PARKING (VISITORS) - 19 Nos.



2 PARKING LAYOUT
SCALE 1:100

NOTES
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M2	21.09.2025	ISSUED FOR APPROVAL	SBS	PKK
M3	12.11.2025	ISSUED FOR APPROVAL	SBS	PKK

PROJECT
GOLF HILLS

PLOT NO.	PLOT AREA	LOCATION
232	11565 Sq.m.	MADINAT AL ERFAAN

TYPE OF BUILDING	NO. OF FLOORS
RESIDENTIAL	B+G+3+P

CLIENT
MR. AMUR HAMED ABDULLAH AL SULEIMANI
MR.ABDUL REDHA MUSTAFA ABDUL REDHA SULTAN
MR.HASSAN MOHAMED JUMA AL LAWATI

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DRAWING TITLE
GROUND FLOOR PLAN

DESIGNED BY	CHECKED BY	APPROVED BY
SBN	SBN	PKK
DRAWN BY	SCALE	DATE
AAH		17.04.2025
DRAWING NO.		REVISION NO.
25104-A-104		M3

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LEGEND:-

TYPE		SPECIFICATION
FL1		75 mm SCREED TO BE PROVIDED IN COORDINATION WITH ID LAYOUTS (FINISH AS PER INTERIOR DESIGN PACKAGE)
FL1A		100 mm SCREED TO BE PROVIDED IN COORDINATION WITH ID LAYOUTS (FINISH AS PER INTERIOR DESIGN PACKAGE)
FL2		FINISH AS PER LANDSCAPE & HARDSCAPE DESIGN PACKAGE
FL3		FINSH BY TENANT
FL4		600x600x13 mm THICK HEAVY DUTY , ANTI SLIP (R10) CHEMICAL RESISTANT PORCELAIN TILES OF APPROVED COLOR AND SHADE AS PER ENGINEER'S APPROVAL
FL5		600x600x10 mm THICK, ANTI SLIP PORCELAIN TILES OF APPROVED COLOR AND SHADE AS PER ENGINEER'S APPROVAL
FL6		SOLVENT BASED, UV TREATED CHEMICAL & OIL RESISTANT, 2 COATS EPOXY RESIN COATING SYSTEM OVER SAND CEMENT SCREED STEEL TROWELLED, FREE OF TROWELL MARKS - MASTERTOP 1205 OR APPROVED EQUIVALENT.
FL7		SOLVENT FREE, NON TOXIC SMOOTH EPOXY COATING (WITH MEDIUM TEXTURED ANTI SLIP SURFACE ANTI SLIP ACCESSORIES-FOR STEPS & STAIRS) AS PER ENGINEERS APPROVAL - MASTERTOP 100 OR APPROVED EQUIVALENT. (OVER 100 mm BONDED CEMENT SCREED UNO)
FL8		FL-06 WITH RUBBER MATT IN LOCAL AREAS AS PER NAMA ELECTRICITY REQUIREMENTS (OVER SELF LEVELLING SCREED)
FL9		MULTICOMPONANT, NON SOLVENT EPOXY RESIN BASED HARDWEARING, SLIP RESISTANT COATING FOR PARKING GRADE/DRIVEWAY ALONG WITH HARD WEARING AGGREGATE TO PROVIDE FINE COURSE TEXTURE COATING IN THE DRIVEWAY AND SMOOTH FINISH COATING IN THE PARKING BAYS (LIGHT GREY FOR DRIVEWAY & DARK GREY FOR PARKING SLOT) MASTERSEAL TRAFFIC 1330 OR EQUIVALENT APPROVED. (COLOR & FINISH AS PER ENGINEER'S APPROVAL)
FL9A		FL9 + 100 mm THICK MASS CONCRETE FILLING. WITH PRECAST KERB STONE AT DROPPED EDGE AND SLOPE
FL10		300 mm RAISED FLOORING SYSTEM 600x600 mm TILE WITH VINYL FINISH - GREY SHADE RAL 7040
FL11		300x1500x30 mm THK STEP TREAD & RISER NATURAL STONE OF APPROVED SHADE AND COLOUR WITH ANTI SLIP GROOVES
FL12		150 mm WIDE AND 1200 mm LONG NATURAL STONE WITH ANTI SLIP GROOVES
FL13		COMBO WATERPROOFING WITH SCREED TO SLOPE
FL14		200x500 mm HEAVY DUTY 80 mm THICK CONCRETE PAVERS BLOCKS FOR CAR PARKING - SHOT BLASTED (COLOR , PATTERN & SHAPE AS PER ENGINEER'S APPROVAL) SEPARATE COLOR FOR DRIVEWAY & CAR PARKING SLOT.TO BE COORDINATED WITH LANDSCAPE PACKAGE.
FL15		200x100x 60 mm THICK CONCRETE PAVERS BLOCKS FOR WALKWAY - SHOT BLASTED (COLOR , PATTERN & SHAPE AS PER ENGINEER'S APPROVAL) WITH 100 mm HIGH CONCRETE CURBSTONE AT PARKING/DRIVEWAY.TO BE COORDINATED WITH LANDSCAPE PACKAGE.
FL16		CEMENTATIOUS WATERPROOFING LAYER (2 NOS)
FL17		3 mm THK ACRYLIC SHEET/ LAYER
FL18		200x1200x13 mm THICK HEAVY DUTY, ANTI SLIP (PORCELAIN TILES- WOODEN TEXTURE OF APPROVED COLOR AND SHADE AS PER ENGINEER'S APPROVAL

1 / A-705

FLOORING LAYOUT - FIRST FLOOR PLAN

1 : 250

NOTES

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REV.	DATE	DESCRIPTION	CHKD.	APRD.
T0	01/03/2026	TENDER PACKAGE		

PROJECT

GOLF HILLS
ITC / FREEHOLD PROPERTY DEVELOPMENT

PLOT No.	PLOT AREA	LOCATION
232	11565 Sq.m.	MADINAT AL ERFAAN

TYPE OF BUILDING	No. OF FLOORS
RESIDENTIAL	L1+L2+L3+G+4+P

CLIENT

MR. AMUR HAMED ABDULLAH AL SULEIMANI
MR.ABDUL REDHA MUSTAFA ABDUL REDHA SULTAN
MR.HASSAN MOHAMED JUMA AL LAWATI

DEVELOPER

AL OSOOL INTERNATIONAL REAL ESTATE DEVELOPMENT LLC

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Muscat Sultanate of Oman.

CONSULTANT

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DRAWING TITLE

FLOORING LAYOUT FIRST FLOOR PLAN

DESIGNED BY	CHECKED BY	APPROVED BY
SBN	BIM	SBN
DRAWN BY	SCALE	DATE
RPSS/MJM	As indicated	01/03/2026
DRAWING No.		REVISION No.
25104-GA-A-705		T0

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001 | SECOND FLOOR PLAN

A-106 | SCALE 1:250

NOTES:

1. ALL TOILETS AREA MECHANICALLY VENTILATED.
2. ALL TELECOM AND GARBAGE ROOMS AREA MECHANICALLY VENTILATED.

NOTES

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M0	23.06.2025	ISSUED FOR APPROVAL	SBS	PKK
M0	25.08.2025	ISSUED FOR APPROVAL	SBS	PKK
M1	15.09.2025	ISSUED FOR APPROVAL	SBS	PKK
M2	21.09.2025	ISSUED FOR APPROVAL	SBS	PKK

PROJECT

GOLF HILLS

PLOT NO.	PLOT AREA	LOCATION
232	11565 Sq.m.	MADINAT AL ERFAAN

TYPE OF BUILDING	NO. OF FLOORS
RESIDENTIAL	B+G+3+P

CLIENT

MR. AMUR HAMED ABDULLAH AL SULEIMANI
MR.ABDUL REDHA MUSTAFA ABDUL REDHA SULTAN
MR.HASSAN MOHAMED JUMA AL LAWATI

DEVELOPER

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CONSULTANT

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DRAWING TITLE

SECOND FLOOR PLAN

DESIGNED BY	CHECKED BY	APPROVED BY
SBN	SBN	PKK
DRAWN BY	SCALE	DATE
AAH		17.04.2025
DRAWING NO.		REVISION NO.
25104-A-106		M2

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001 | A-107 THIRD FLOOR PLAN
SCALE 1:250

NOTES:
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2. ALL TELECOM AND GARBAGE ROOMS AREA MECHANICALLY VENTILATED.

NOTES
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PROJECT
GOLF HILLS

PLOT NO.	PLOT AREA	LOCATION
232	11565 Sq.m.	MADINAT AL ERFAAN

TYPE OF BUILDING	NO. OF FLOORS
RESIDENTIAL	B+G+3+P

CLIENT
MR. AMUR HAMED ABDULLAH AL SULEIMANI
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DRAWING TITLE
THIRD FLOOR PLAN

DESIGNED BY	CHECKED BY	APPROVED BY
SBN	SBN	PKK
DRAWN BY	SCALE	DATE
AAH		17.04.2025
DRAWING NO.		REVISION NO.
25104-A-107		M2

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001 | THIRD FLOOR PLAN

A-107 | SCALE 1:250

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PROJECT

GOLF HILLS

PLOT NO.	PLOT AREA	LOCATION
232	11565 Sq.m.	MADINAT AL ERFAAN

TYPE OF BUILDING	NO. OF FLOORS
RESIDENTIAL	B+G+3+P

CLIENT

MR. AMUR HAMED ABDULLAH AL SULEIMANI
MR.ABDUL REDHA MUSTAFA ABDUL REDHA SULTAN
MR.HASSAN MOHAMED JUMA AL LAWATI

DEVELOPER

AL OSOOL INTERNATIONAL REAL ESTATE DEVELOPMENT LLC

الأصول Al Osool

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Muscat Sultanate of Oman.

CONSULTANT

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ENGINEERING INNOVATION DESIGN & CONSULTING L.L.C.

P.O. Box: 1116, Al-Azaiba
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DRAWING TITLE

FOURTH FLOOR PLAN

DESIGNED BY	CHECKED BY	APPROVED BY
SBN	SBN	PKK
DRAWN BY	SCALE	DATE
AAH		17.04.2025
DRAWING NO.		REVISION NO.
25104-A-108		M2



001 | PENTHOUSE FLOOR PLAN

A-109 | SCALE 1:250

NOTES:

1. ALL TOILETS AREA MECHANICALLY VENTILATED.
2. ALL TELECOM AND GARBAGE ROOMS AREA MECHANICALLY VENTILATED.

NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES AND LEVELS ARE IN METRES, UNLESS OTHERWISE SPECIFIED.
2. DRAWING NOT TO BE SCALED, WORK TO FIGURED DIMENSIONS ONLY.
3. PREFERENCE TO BE GIVEN TO DETAILS OVER SMALLER SCALE DRAWINGS.
4. CHECK ALL DIMENSIONS ON SITE PRIOR TO CARRYING OUT WORK.
5. ANY VARIATION TO BE REFERRED TO THE ENGINEER.

REV.	DATE	DESCRIPTION	CHKD.	APRD.
M0	23.06.2025	ISSUED FOR APPROVAL	SBN	PKK
M0	25.08.2025	ISSUED FOR APPROVAL	SBN	PKK
M1	15.09.2025	ISSUED FOR APPROVAL	SBN	PKK
M2	21.09.2025	ISSUED FOR APPROVAL	SBN	PKK
M3	12.11.2025	ISSUED FOR APPROVAL	SBN	PKK

PROJECT

GOLF HILLS

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