

تیبیان
tibiaan



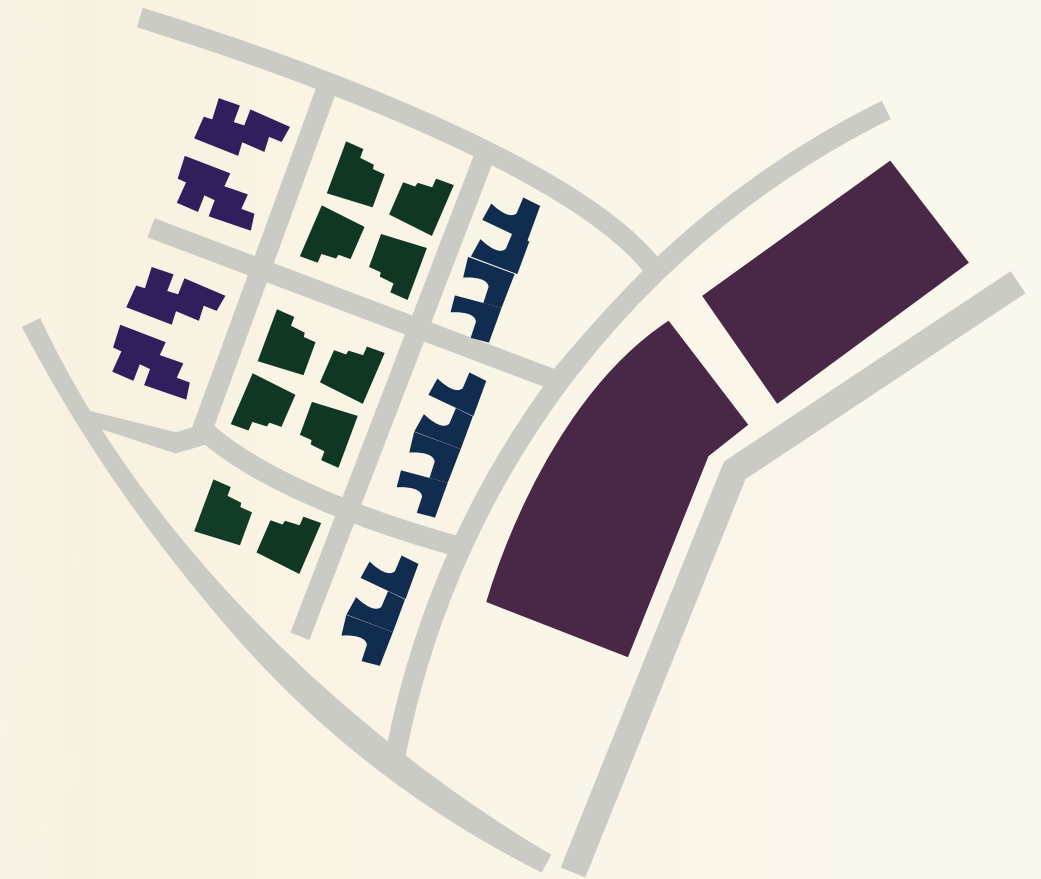
حي النُّهى
HAY A'NUHA

HAY A'NUHA

Hay A'Nuha is an exclusive, fully integrated residential community offering a modern and refined lifestyle. In addition to a limited collection of 25 villas, the development includes Tibiaan residential apartments retail spaces, a walkable green promenade, an international school, and health center - creating a complete and connected community with a strong sense of privacy and belonging.

Scan to view
Hay A'Nuha location





-  Majestic Villas
-  Oriana Villas 1
-  Oriana Villa 2
-  Lilac Villas
-  Tibiaan Buildings



Majestic Villas

Layout & Details

6 Bedrooms | Maid's Room

A Place to Call
Home



Majestic Villas

Villa Area Details

Villa No	Built-up Area	Land Area
1	744.02	600
2	744.02	600
3	744.02	600
4	744.02	597



Ground Floor

First Floor

Second Floor



Majlis



Dining Room



4 Parking Spaces



Storage Room



Living Room



Swimming Pool



Garbage Room



Guest Room



Private Garden



Elevator provisions



4 Bathrooms



Driver Room



Kitchen



Ground Floor
First Floor
Second Floor

- | | | | |
|---|---------------------|--|---------------|
|  | Master Bedroom |  | Dressing Room |
|  | Elevator provisions |  | Storage Room |
|  | 4 Bathrooms |  | Living Area |
|  | Balcony |  | Pantry |
|  | 3 Bedrooms | | |



Ground Floor
First Floor
Second Floor

-  Maid's Room  Bathroom  Laundry Room
 Elevator provisions





Experience Timeless
Luxury at Home

Oriana Villas 1

Layout & Details

5 Bedrooms | Maid's Room



Nature, Perfectly
Framed

Oriana Villas 1

Villa Area Details

Villa No	Built-up Area	Land Area
2	561.17	573
3	561.17	397
4	561.17	400
5	561.17	400
6	561.17	397
7	561.17	397
8	561.17	400
9	561.17	400
10	561.17	397



Ground Floor

First Floor

Second Floor



Majlis



Dining Room



3 Parking Spaces



3 Bathrooms



Driver Room



Private Garden



Kitchen



Garbage Room



Living Room



Swimming Pool



Storage Room



Oriana Villas 1

Ground Floor
First Floor
Second Floor

- 

Master Bedroom with Lounge

Dressing Room

Storage Room

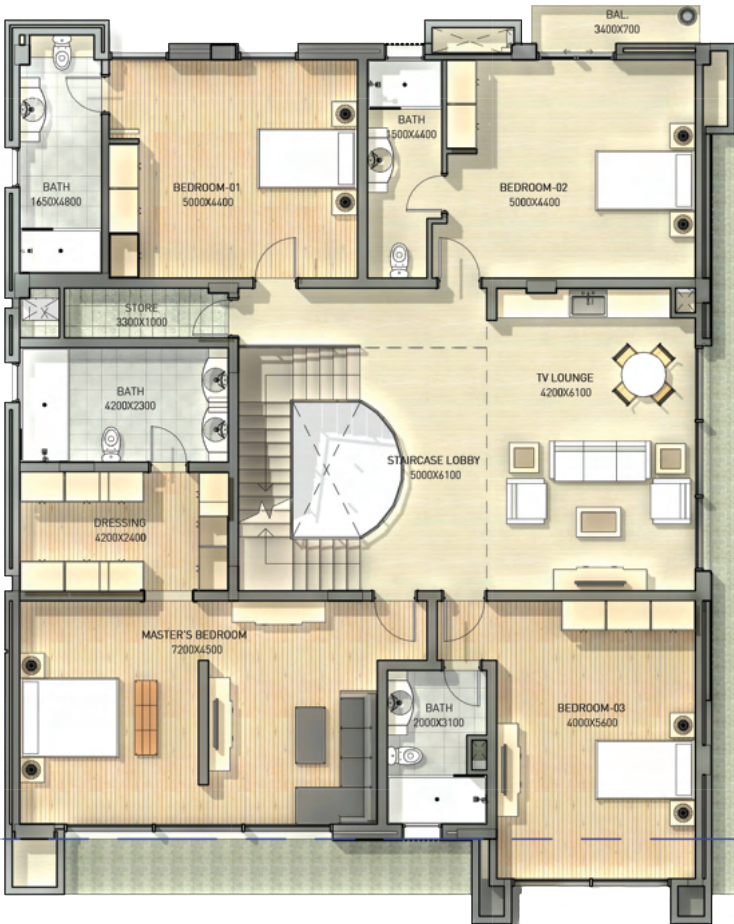
Living Area
- 

4 Bathrooms

Balcony

3 Bedrooms

Pantry



Oriana Villas 1

Ground Floor
First Floor
Second Floor



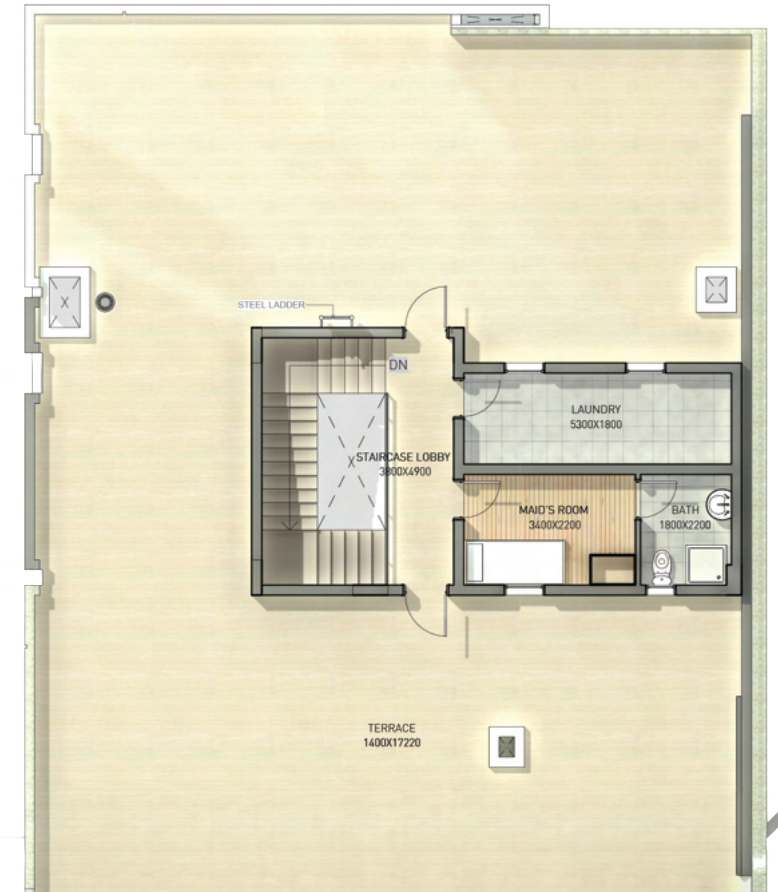
Maid's Room



Laundry Room



Bathroom



Oriana Villas 1



Where Every *Meal*
Becomes a Moment

Oriana Villa 2

Layout & Details

5 Bedroom | Maid's Room



Pure Serenity
Modern Minimalism

Oriana Villa 2

Villa Area Details

Villa No	Built-up Area	Land Area
1	532.04	397



Ground Floor

First Floor

Second Floor



Majlis



Dining Room



3 Parking Spaces



Storage Room



Living Room



Swimming Pool



Driver Room



Private Garden



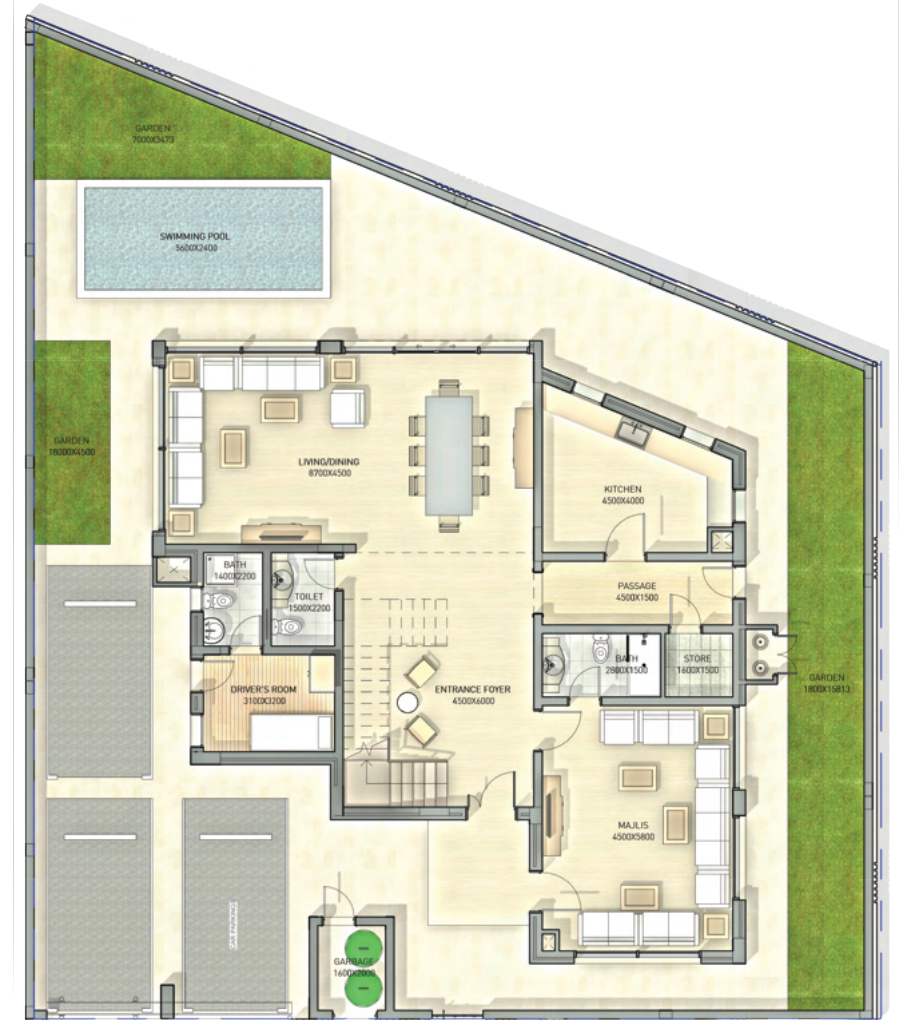
Kitchen



3 Bathrooms



Garbage Room



Ground Floor
First Floor
Second Floor

- 

Master Bedroom with Lounge



Dressing Room



Storage Room



Pantry
- 

4 Bathrooms



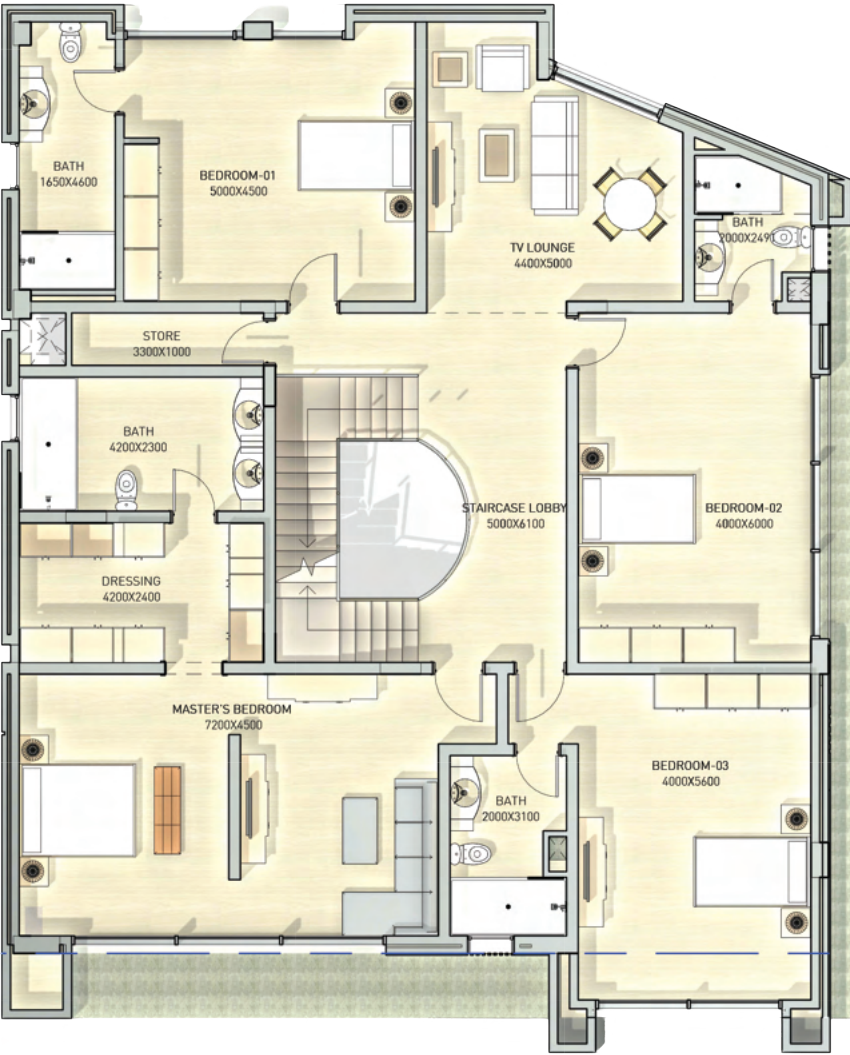
Balcony



Living Area



3 Bedrooms

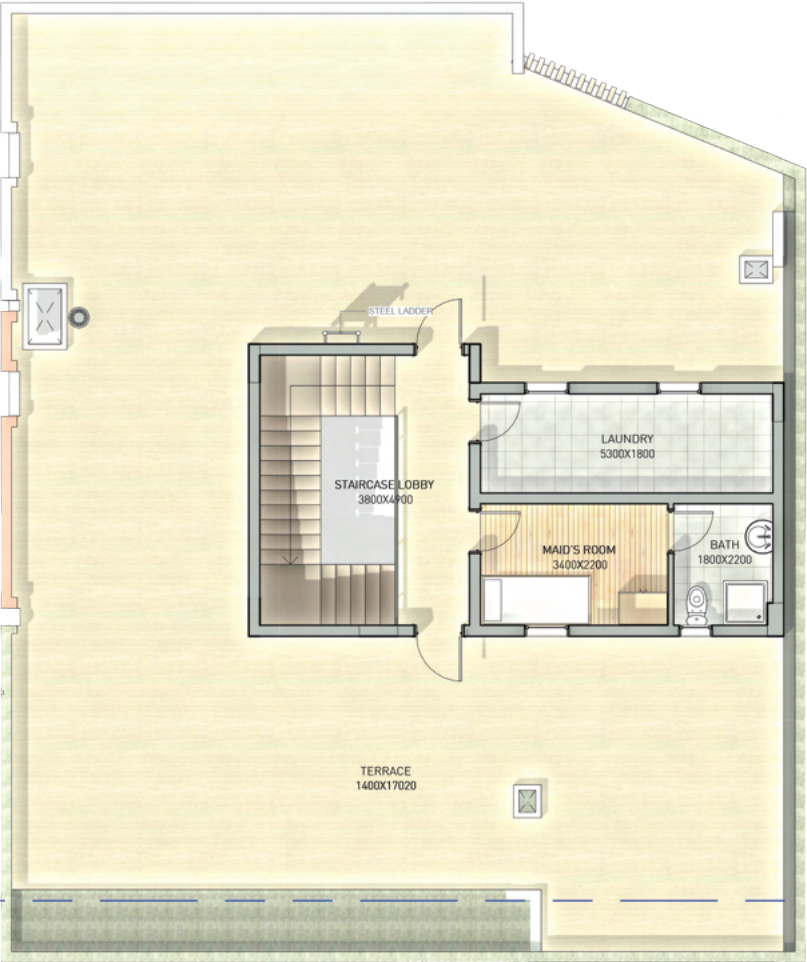


Ground Floor
First Floor
Second Floor

 Maid's Room

 Bathroom

 Laundry Room





Designed for
Effortless Living

Lilac Villas

Layout & Details

3 Bedrooms | Maid's Room



Wide Open Spaces,
Pure Comfort

Lilac Villa

Villa Area Details

Villa No	Built-up Area	Land Area
1	384.55	309
2	383.36	222
3	383.36	355
4	383.36	222
5	383.36	222
6	383.36	222
7	383.36	222
8	383.36	222
9	383.36	222
10	383.36	222
11	383.36	222



Ground Floor

First Floor

Second Floor



Majlis



Private Garden



Kitchen



Fountain



Garbage Room



Wash Area



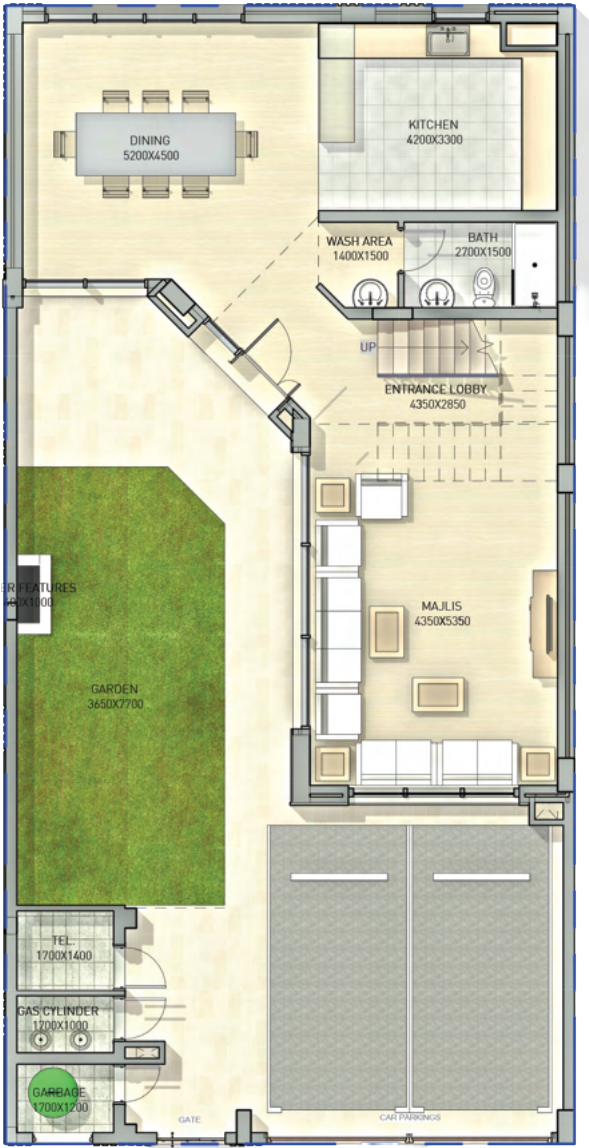
2 Parking Spaces



Bathrooms

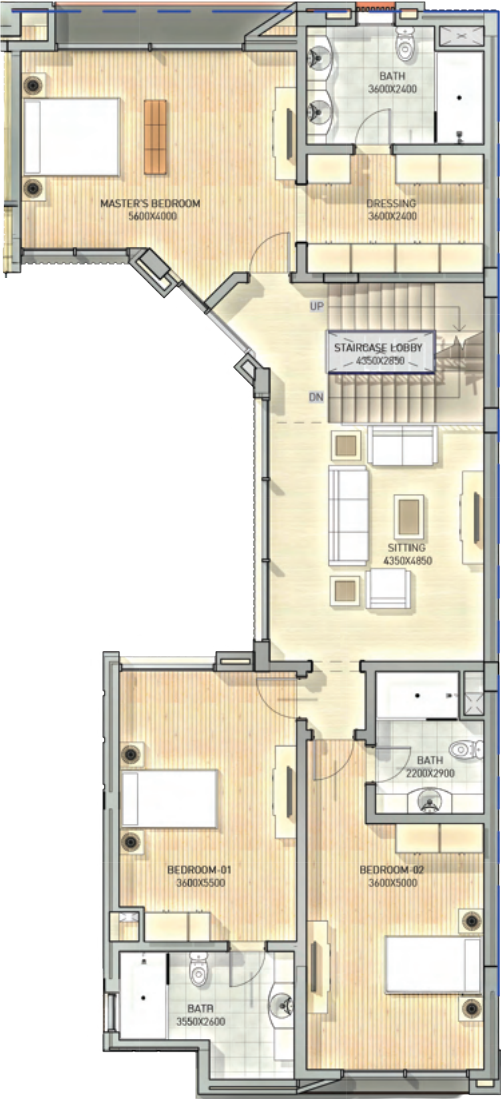


Dining Room



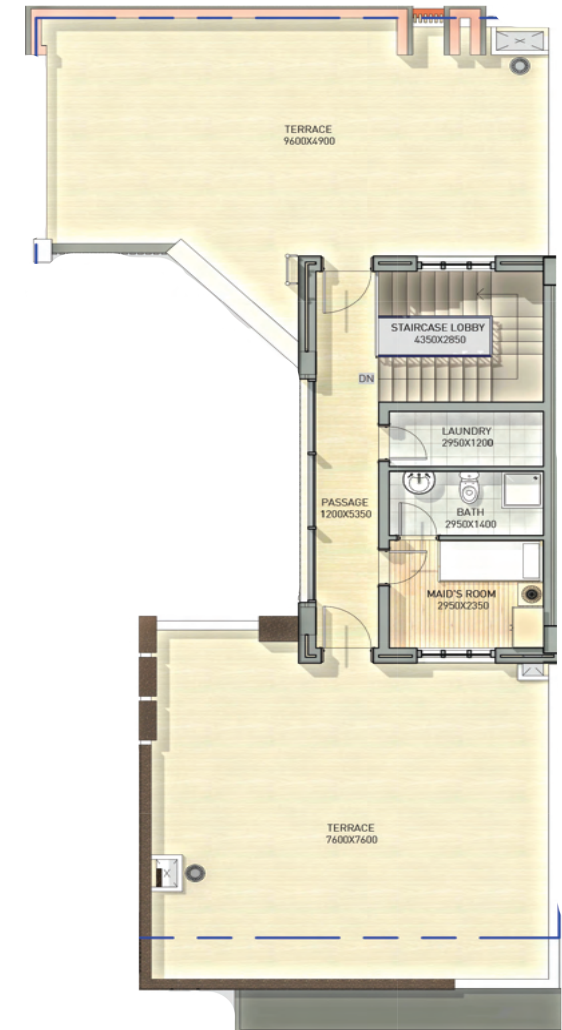
Ground Floor
First Floor
Second Floor

-  Master Bedroom
-  Living Room
-  3 Bathrooms
-  3 Bedrooms
-  Dressing Room



Ground Floor
First Floor
Second Floor

 Maid's Room  Bathroom  Laundry Room



Inspired Design
for Daily *Renewal*



Payment Plan

20% Down Payment

60% Installments During the Construction Period

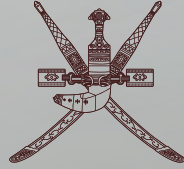
20% Final Payment Upon Handover

Disclaimer

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Partners

وزارة الإسكان
والتخطيط العمراني
Ministry of Housing and
Urban Planning



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