

JEFAIRA

BEACH TOWN

THE CRIBS NEIGHBOURHOOD



WELCOME TO THE NAUTICAL LIFE
OF THE MEDITERRANEAN.

The Cribbs Neighbourhood is the beginning and the end of our beach town. This neighbourhood is all about serenity - from the minimalistic architectural designs to the white colored dominance that inspires tranquility, where the water is accessible at every turn. There's no need to walk miles when you can walk to the transparent blues in the swimming pools.

THE CRIBS NEIGHBOURHOOD

The Cribbs Neighbourhood boasts of extensive fully-finished apartment product mix with maximum utilization of space, overlooking all natural elements, with an open space for recreational activities.



pool bar



IDEAL PLACE TO RELAX

Nestled in The Crib's Neighbourhood, the pool bar is the ideal place to relax, unwind and enjoy the sun accompanied by dedicated pool services. The pool bar offers seasonal menus with a wide selection of tropical cocktails, refreshing chill juices, and light snacks.



signature services



MORE LEISURE TIME

The Cribs Neighbourhood will host several services such as:

Rental Services: The Cribs Neighbourhood's rental service will keep you hassle-free by renting out your home whenever you need.

Housekeeping Services: With our signature housekeeping services, you will have more time to enjoy your stay.



A TOWN RICH WITH EXPERIENTIAL AMENITIES

SEAFRONT

- 1 Park Beach
- 2 Marina
- 3 Terrace Beach
- 4 Central Beach
- 5 Cove Beach
- 6 Promenade

CENTRAL PARK

- 7 Leisure Lake
- 8 Central River
- 9 Education Zone
- 10 Sportsfield
- 11 Recreation Hub

DOWNTOWN

- 12 Hotel
- 13 Downtown & College
- 14 Marina Retail Area
- 15 Convention Centre
- 16 Sports Centre
- 17 School

CLUBHOUSES

- 18 Cove Clubhouse
- 19 Terrace Clubhouse
- 20 Beach Clubhouse

▲ Jefaira Entrance



THE CRIBS NEIGHBOURHOOD
LOCATION



MASTER PLAN

- BUILDING A
- BUILDING B
- BUILDING C
- BUILDING D
- BUILDING E
- BUILDING F
- BUILDING G



The Cribs Neighbourhood has its own unique sense of architectural style; where less is more. Contemporary minimalism is the overall theme of the neighbourhood's architecture.











floor plans



STUDIOS

In The Cribs Neighbourhood, there are 123 studios that are either at ground, first, or second floor. The studio is approximately 40sqm with 8sqm terraces.

STUDIO TYPE A

TOTAL BUA 36 m²



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Space name	Dimensions
Reception & Bedroom	5.15 x 3.45 m
Bathroom	2.30 x 1.60 m
Kitchenette	2.20 x 1.70 m
Average Terrace	8 m ²
Average Garden	23 m ²

DISCLAIMER: All materials, dimensions and drawings are approximate. Information is subject to change without notice. Drawings are not to scale and actual usable floor space may vary from the state floor plans. The developer reserves the right to make revisions to the floor plans. All displayed garden and terrace areas vary according to unit locations in buildings and according to the project layout.

STUDIO TYPE B

TOTAL BUA 38 m²



GROUND FLOOR



FIRST FLOOR



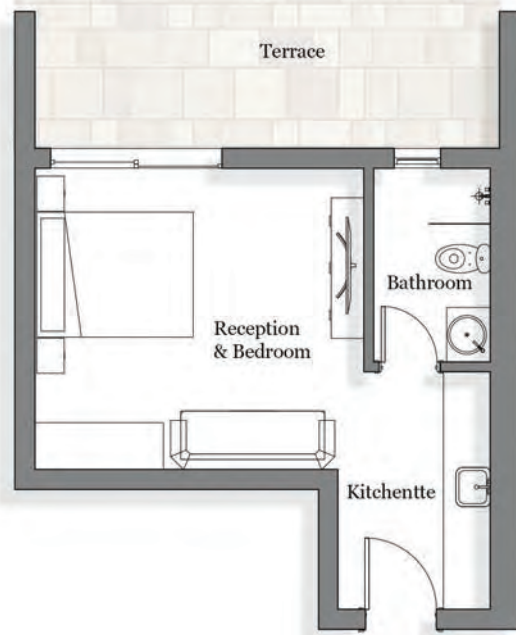
SECOND FLOOR

Space name	Dimensions
Reception & Bedroom	4.70 x 3.85 m
Kitchenette	2.70 x 1.70 m
Bathroom	2.40 x 1.55 m
Average Terrace	7 m ²
Average Garden	13 m ²

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STUDIO TYPE C

TOTAL BUA 40 m²



GROUND FLOOR



FIRST FLOOR

Space name	Dimensions
Reception & Bedroom	4.20 x 3.85 m
Kitchenette	3.05 x 1.95 m
Bathroom	2.50 x 1.50 m
Average Terrace	13 m ²
Average Garden	47 m ²

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STUDIO TYPE D

TOTAL BUA 40 m²



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Space name	Dimensions
Bedroom	3.30 x 3.00 m
Reception & Kitchenette	3.30 x 2.40 m
Bathroom	2.75 x 1.60 m
Average Terrace	14 m ²
Average Garden	20 m ²

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STUDIO TYPE E

TOTAL BUA 36 m²



GROUND FLOOR

Space name	Dimensions
Bedroom	3.45 x 3.40 m
Kitchenette	2.10 x 1.80 m
Bathroom	3.10 x 1.55 m
Average Garden	29 m ²

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STUDIO TYPE F

TOTAL BUA 36 m²



GROUND FLOOR



FIRST FLOOR

Space name	Dimensions
Bedroom	3.50 x 3.45 m
Kitchenette	2.25 x 1.45 m
Bathroom	2.20 x 1.55 m
Average Terrace	6 m ²
Average Garden	24 m ²

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STUDIO TYPE G

TOTAL BUA 40 m²



GROUND FLOOR



FIRST FLOOR



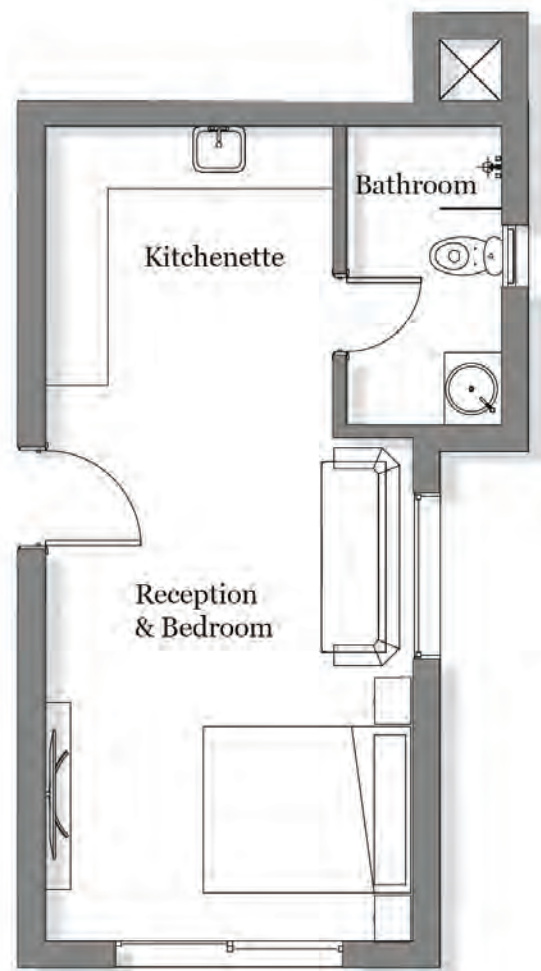
SECOND FLOOR

Space name	Dimensions
Bedroom	3.50 x 3.45 m
Reception & Kitchenette	3.10 x 2.40 m
Bathroom	2.35 x 1.45 m
Average Terrace	5 m ²
Average Garden	9 m ²

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STUDIO TYPE H

TOTAL BUA 44 m²



GROUND FLOOR



FIRST FLOOR

Space name	Dimensions
Reception & Bedroom	4.85 x 3.55 m
Kitchenette	2.80 x 2.50 m
Bathroom	2.90 x 1.60 m
Average Terrace	7 m ²
Average Garden	24 m ²

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ONE-BEDROOM APARTMENTS

In The Cribs Neighbourhood, there are 186 one-bedroom apartments that are either at ground, first, or second floor. The apartment is approximately 47sqm to 70sqm.

ONE-BEDROOM TYPE A

TOTAL BUA 63 m²



GROUND FLOOR



FIRST FLOOR



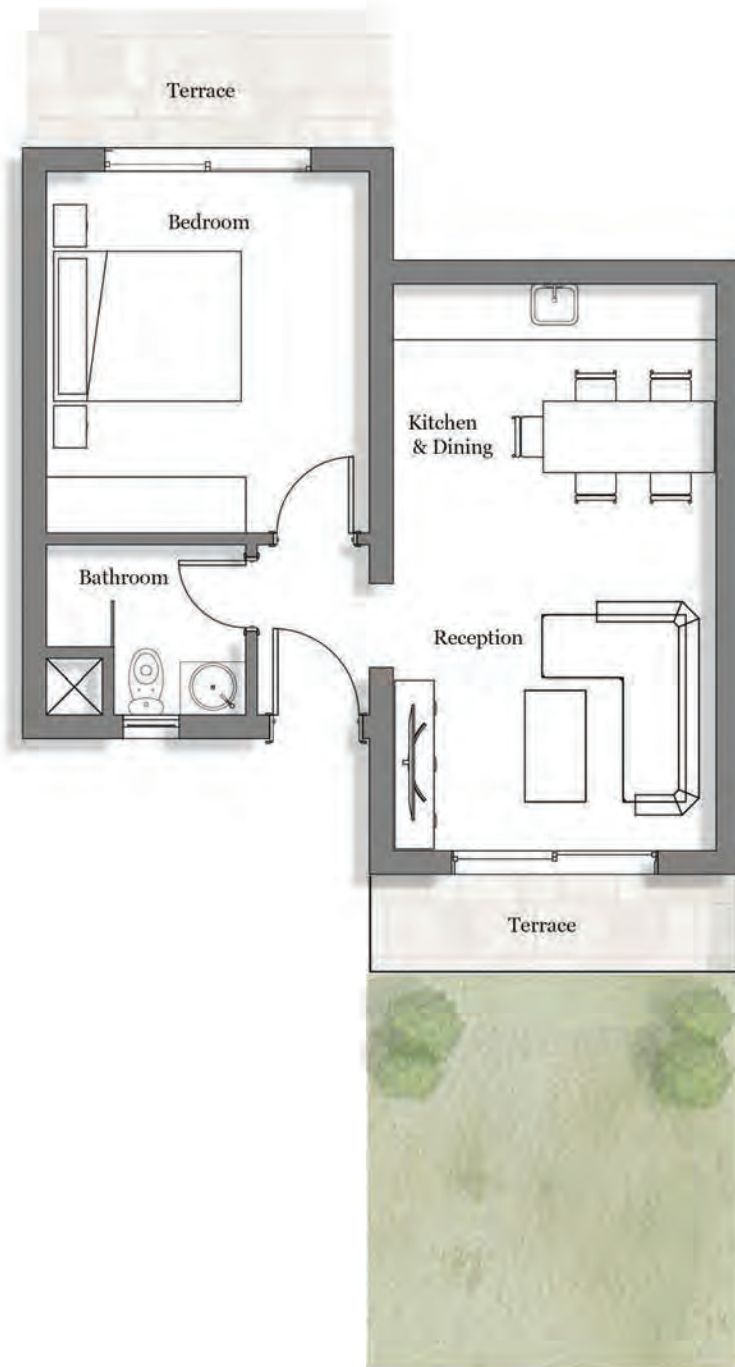
SECOND FLOOR

Space name	Dimensions
Reception & Dining	5.45 x 3.45 m
Kitchen	2.20 x 2.10 m
Bedroom	3.85 x 3.45 m
Bathroom	2.20 x 1.80 m
Average Terrace	22 m ²
Average Garden	50 m ²

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ONE-BEDROOM TYPE B

TOTAL BUA 56 m²



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Space name	Dimensions
Reception	3.60 x 3.45 m
Dining & Kitchen	3.45 x 2.45 m
Bedroom	3.85 x 3.45 m
Bathroom	2.15 x 1.80 m
Average Terraces	16 m ²
Average Garden	18 m ²

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ONE-BEDROOM TYPE C

TOTAL BUA 66 m²



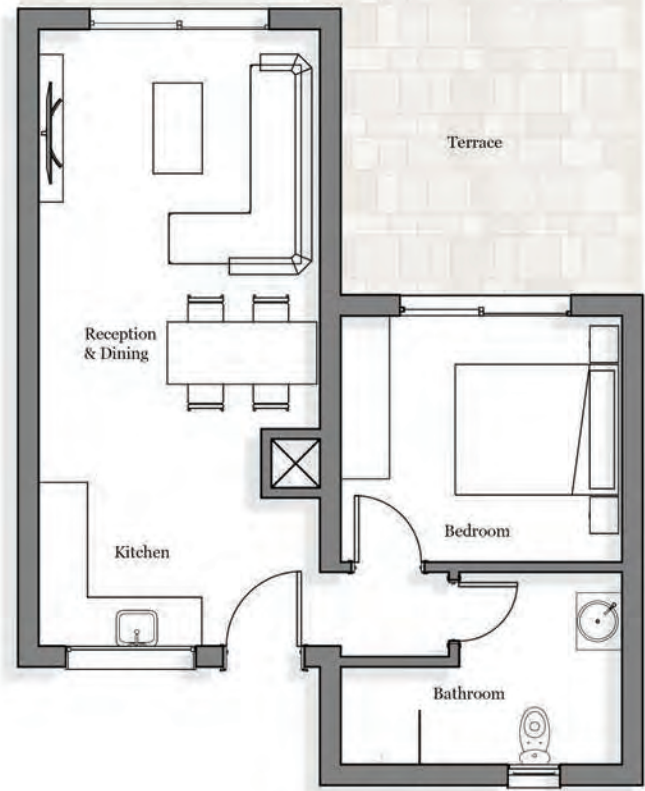
SECOND FLOOR

Space name	Dimensions
Reception	3.45 x 3.30 m
Dining & Kitchen	3.40 x 3.30 m
Bedroom	4.30 x 4.05 m
Bathroom	2.75 x 1.55 m
Average Terrace	38 m ²

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ONE-BEDROOM TYPE D

TOTAL BUA 62 m²



GROUND FLOOR



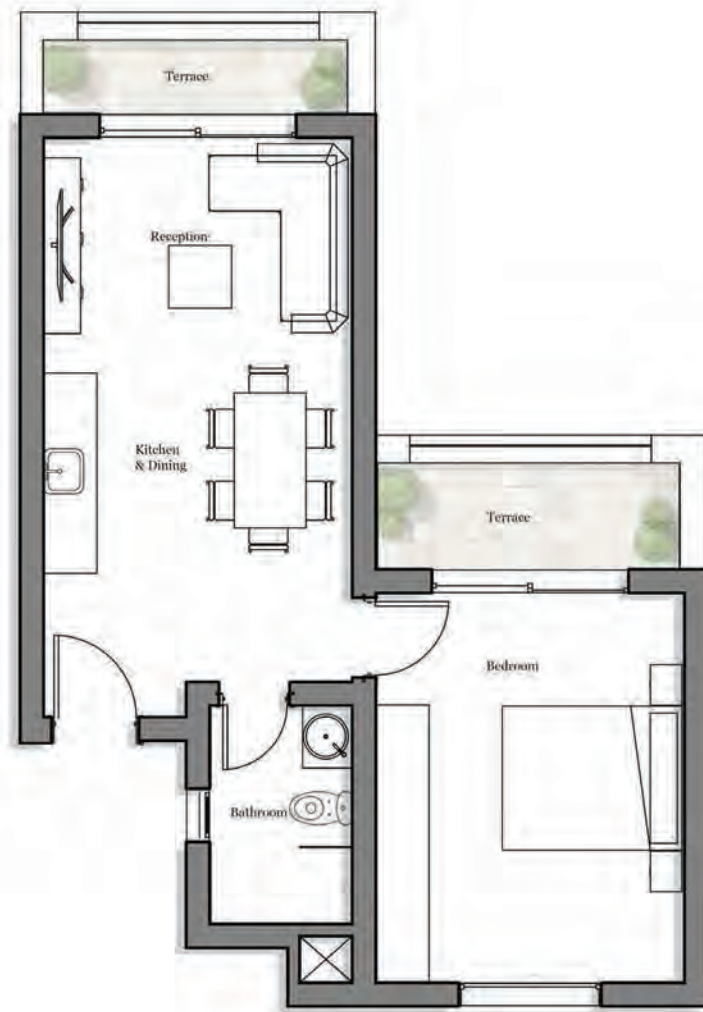
FIRST FLOOR

Space name	Dimensions
Reception & Dining	4.90 x 3.45 m
Kitchen	2.65 x 2.00 m
Bedroom	3.45 x 3.00 m
Bathroom	2.35 x 2.00 m
Average Terrace	19 m ²
Average Garden	59 m ²

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ONE-BEDROOM TYPE E

TOTAL BUA 58 m²



FIRST FLOOR

Space name	Dimensions
Reception	3.35 x 2.60 m
Dining & Kitchen	3.35 x 2.20 m
Bedroom	4.35 x 3.45 m
Bathroom	2.45 x 1.60 m
Average Terraces	11 m ²

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ONE-BEDROOM TYPE F

TOTAL BUA 70 m²



FIRST FLOOR



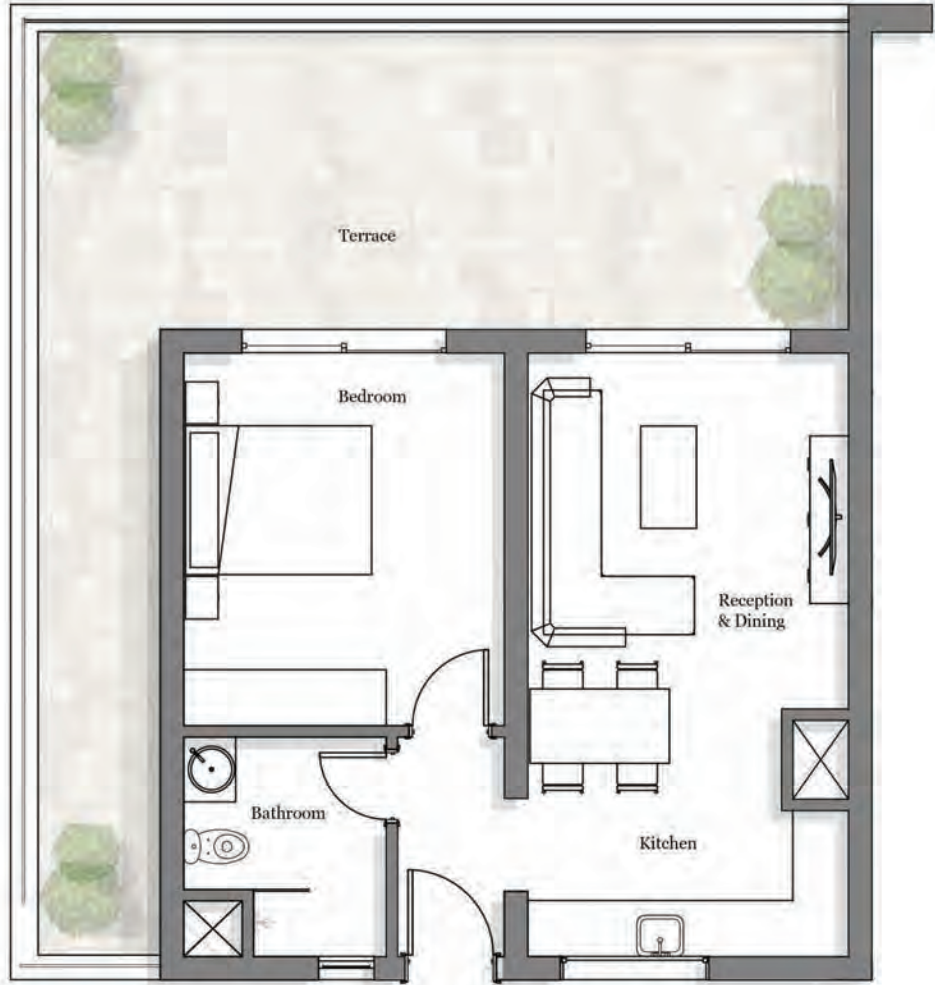
SECOND FLOOR

Space name	Dimensions
Reception	4.50 x 3.45 m
Kitchen & Dining	3.05 x 2.75 m
Bedroom	4.40 x 2.95 m
Bathroom	3.00 x 1.70 m
Average Terraces	40 m ²

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ONE-BEDROOM TYPE G

TOTAL BUA 58 m²



SECOND FLOOR

Space name	Dimensions
Reception & Dining	4.80 x 3.45 m
Kitchen	2.85 x 1.70 m
Bedroom	4.00 x 3.45 m
Bathroom	2.35 x 2.20 m
Average Terrace	33 m ²

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ONE-BEDROOM TYPE H

TOTAL BUA 67 m²



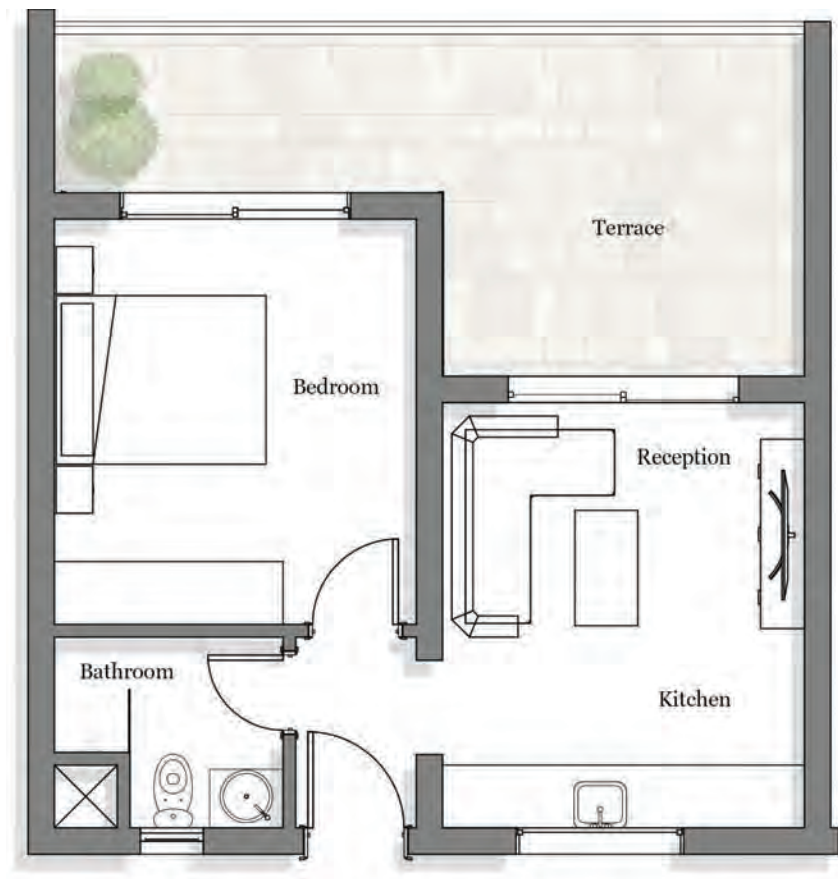
SECOND FLOOR

Space name	Dimensions
Reception	3.65 x 3.45 m
Kitchen & Dining	3.45 x 2.60 m
Bedroom	4.70 x 3.45 m
Bathroom	2.20 x 1.75 m
Average Terrace	20 m ²

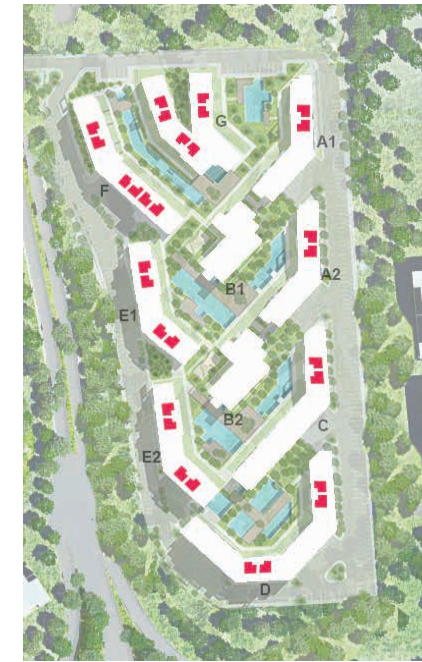
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ONE-BEDROOM TYPE I

TOTAL BUA 47 m²



FIRST FLOOR



SECOND FLOOR

Space name	Dimensions
Reception	3.45 x 2.45 m
Kitchen	3.45 x 1.60 m
Bedroom	3.85 x 3.45 m
Bathroom	2.20 x 1.80 m
Average Terrace	23 m ²

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ONE-BEDROOM TYPE J

TOTAL BUA 63 m²



GROUND FLOOR



FIRST FLOOR

Space name	Dimensions
Reception	3.15 x 3.45 m
Kitchen & Dining	3.50 x 3.15 m
Bedroom	3.45 x 3.10 m
Bathroom	2.30 x 2.20 m
Average Terrace	19 m ²
Average Garden	25 m ²

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ONE-BEDROOM TYPE K

TOTAL BUA 57 m²



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Space name	Dimensions
Reception & Dining	4.80 x 4.80 m
Kitchen	3.15 x 2.30 m
Bedroom	3.50 x 3.20 m
Bathroom	2.50 x 2.00 m
Average Terrace	12 m ²
Average Garden	12 m ²

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ONE-BEDROOM TYPE L

TOTAL BUA 83 m²



GROUND FLOOR



FIRST FLOOR



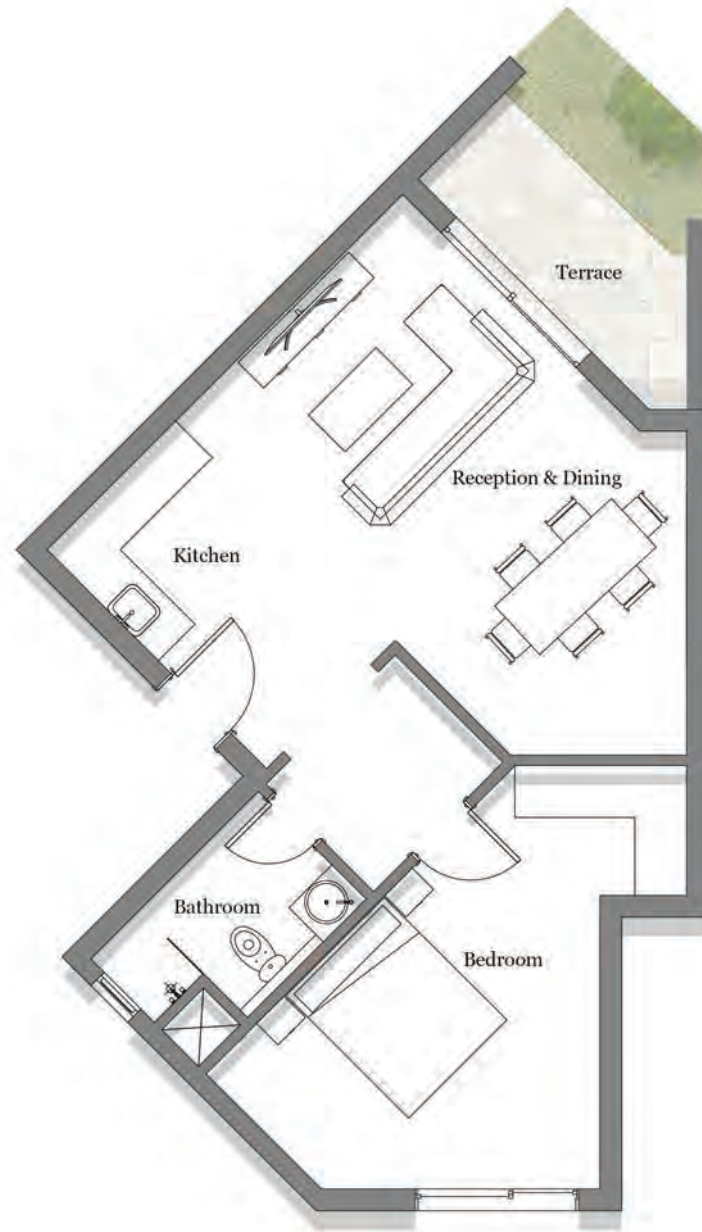
SECOND FLOOR

Space name	Dimensions
Reception & Dining	4.50 x 3.45 m
Kitchen	1.85 x 1.75 m
Bedroom	4.50 x 3.15 m
Bathroom	3.60 x 1.55 m
Average Terrace	11 m ²
Average Garden	17 m ²

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ONE-BEDROOM TYPE M

TOTAL BUA 78 m²



GROUND FLOOR



FIRST FLOOR



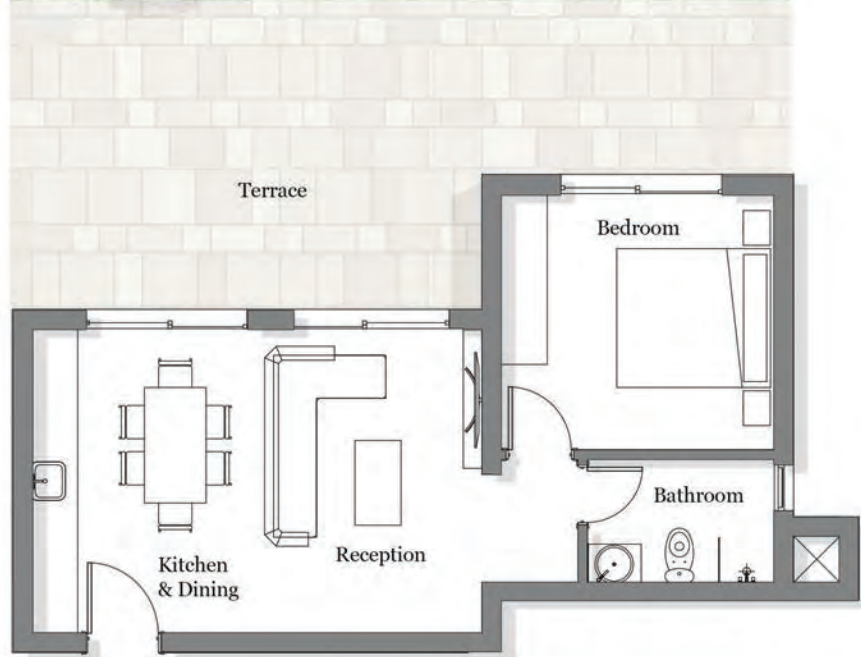
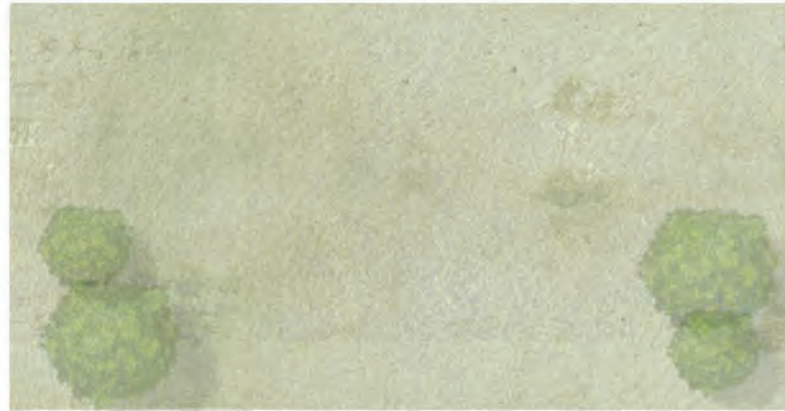
SECOND FLOOR

Space name	Dimensions
Reception & Dining	5.50 x 3.70 m
Kitchen	2.10 x 1.80 m
Bedroom	5.00 x 3.50 m
Bathroom	2.75 x 1.75 m
Average Terrace	8 m ²
Average Garden	17 m ²

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ONE-BEDROOM TYPE N

TOTAL BUA 59 m²



GROUND FLOOR



FIRST FLOOR

Space name	Dimensions
Reception	3.95 x 3.20 m
Kitchen & Dining	3.95 x 2.60 m
Bedroom	3.55 x 3.30 m
Bathroom	2.45 x 1.60 m
Average Terrace	28 m ²
Average Garden	93 m ²

ONE-BEDROOM TYPE O

TOTAL BUA 69 m²

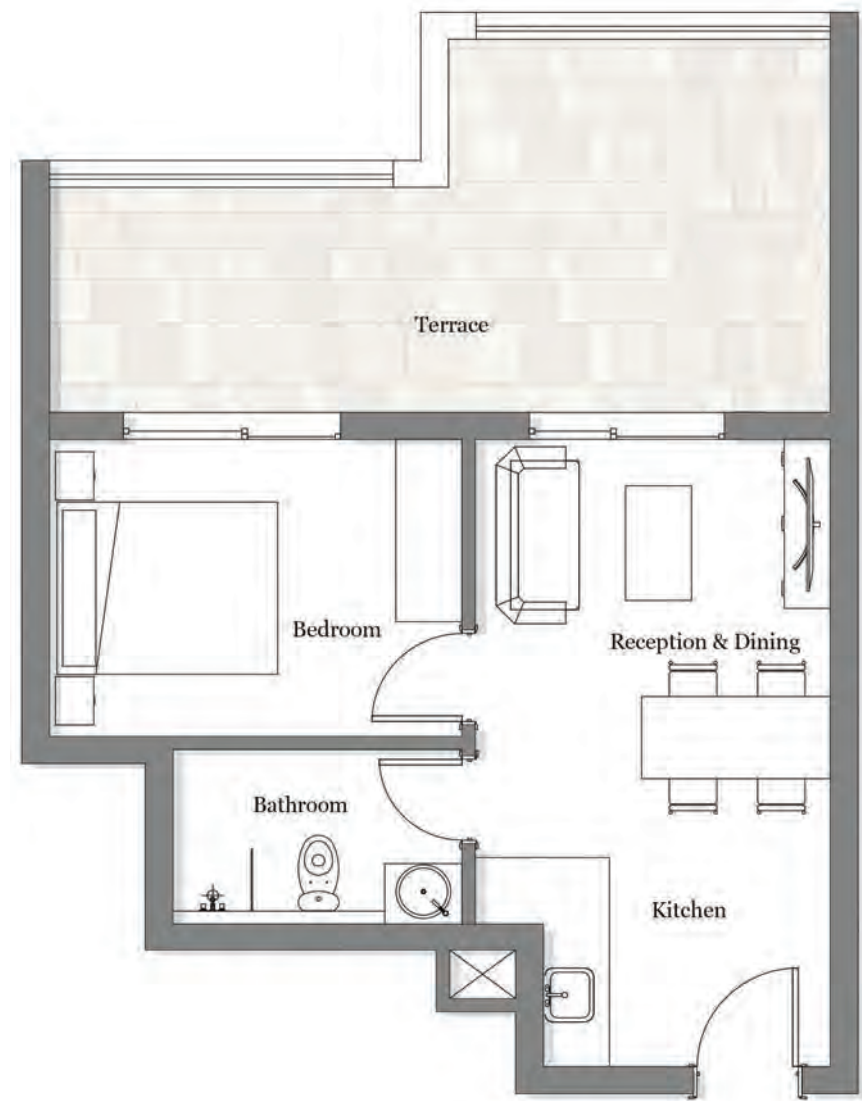


SECOND FLOOR

Space name	Dimensions
Reception & Dining	4.90 x 3.50 m
Kitchen	3.10 x 2.10 m
Bedroom	3.50 x 3.15 m
Bathroom	2.40 x 2.00 m
Average Terrace	38 m ²

ONE-BEDROOM TYPE P

TOTAL BUA 49 m²



SECOND FLOOR

Space name	Dimensions
Reception & Dining	3.90 x 3.20 m
Kitchen	2.60 x 2.00 m
Bedroom	3.75 x 2.75 m
Bathroom	2.60 x 1.60 m
Average Terrace	21 m ²



TWO-BEDROOM APARTMENTS

In The Cribs Neighbourhood, there are 66 two-bedroom apartments that are either at ground, first, or second floor. The apartment is approximately 64sqm to 85sqm.

TWO-BEDROOM TYPE A

TOTAL BUA 91 m²



GROUND FLOOR



FIRST FLOOR

Space name	Dimensions
Reception	4.75 x 3.60 m
Kitchen & Dining	3.75 x 3.60 m
Master Bedroom	3.45 x 3.45 m
Master Bathroom	2.20 x 1.70 m
Bedroom	3.45 x 3.25 m
Bathroom	2.20 x 1.50 m
Average Terrace	21 m ²
Average Garden	57 m ²

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TWO-BEDROOM TYPE B

TOTAL BUA 91 m²



GROUND FLOOR



FIRST FLOOR



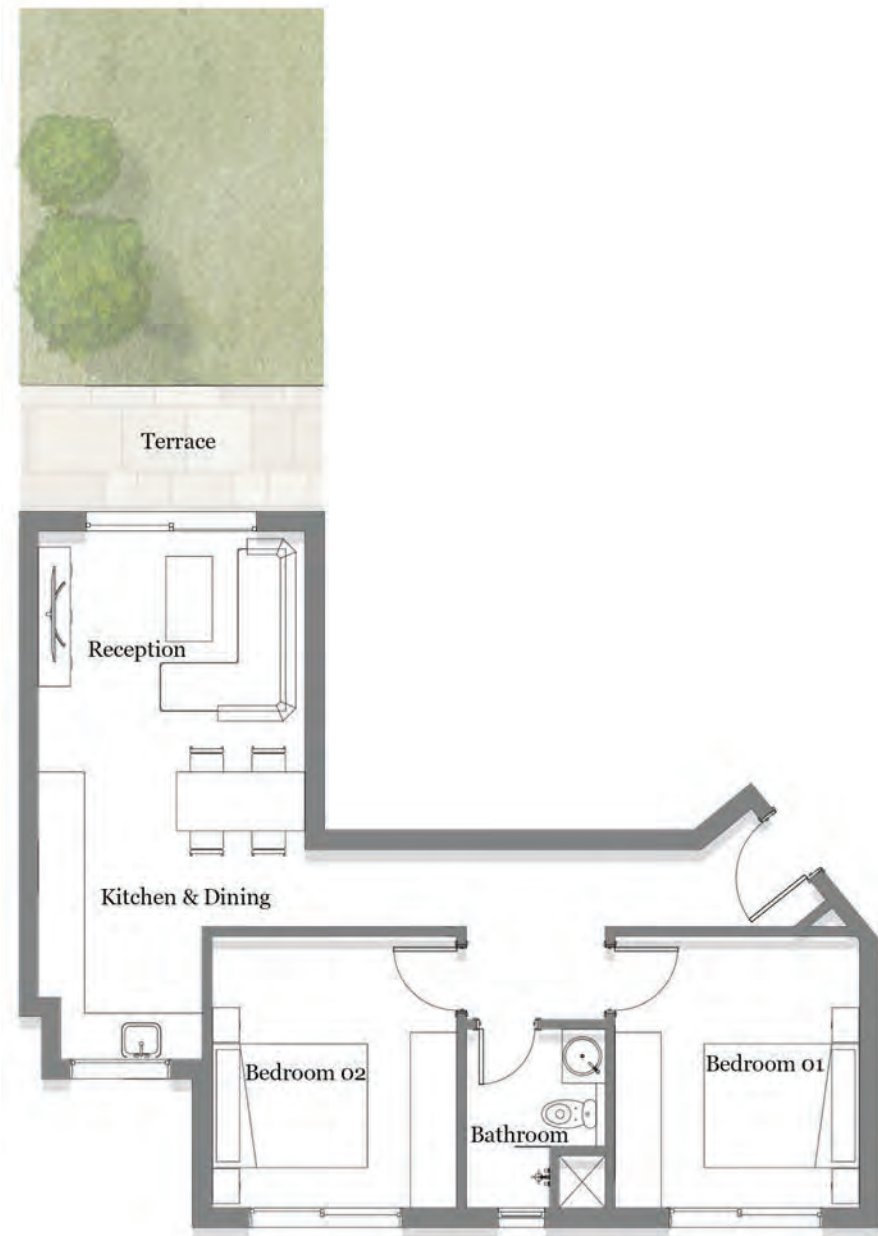
SECOND FLOOR

Space name	Dimensions
Reception	4.65 x 3.45 m
Kitchen & Dining	4.35 x 3.45 m
Bedroom 01	3.55 x 3.45 m
Bedroom 02	3.60 x 3.30 m
Bathroom	3.45 x 2.00 m
Average Terraces	55 m ²
Average Garden	105 m ²

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TWO-BEDROOM TYPE C

TOTAL BUA 82 m²



GROUND FLOOR



FIRST FLOOR



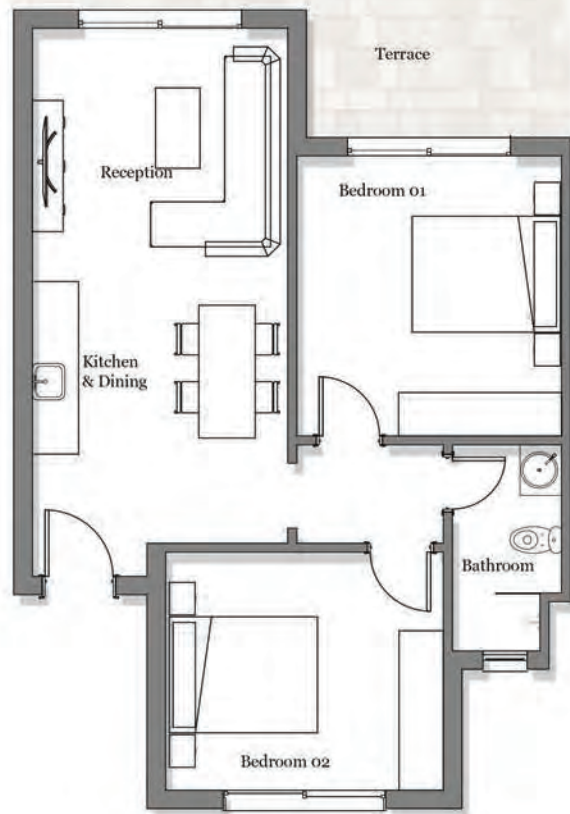
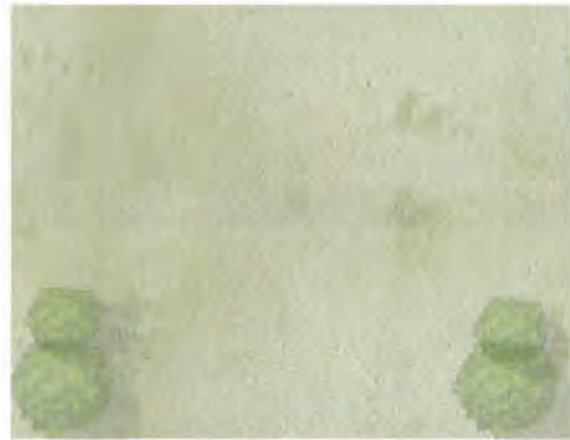
SECOND FLOOR

Space name	Dimensions
Reception	3.00 x 3.45 m
Kitchen & Dining	3.70 x 4.05 m
Bedroom 01	3.50 x 3.15 m
Bedroom 02	3.50 x 3.15 m
Bathroom	2.30 x 1.80 m
Average Terrace	7 m ²
Average Garden	17 m ²

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TWO-BEDROOM TYPE D

TOTAL BUA 80 m²



GROUND FLOOR



FIRST FLOOR



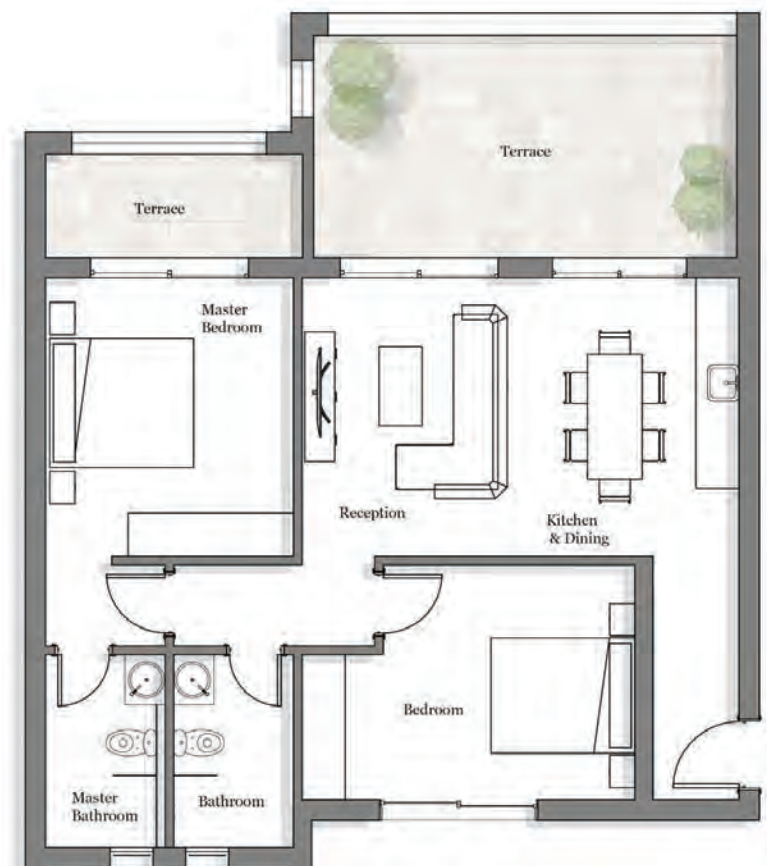
SECOND FLOOR

Space name	Dimensions
Reception	3.45 x 3.35 m
Kitchen & Dining	3.45 x 2.50 m
Bedroom 01	3.85 x 3.60 m
Bedroom 02	3.75 x 3.30 m
Bathroom	2.85 x 1.20 m
Average Terrace	7 m ²
Average Garden	45 m ²

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TWO-BEDROOM TYPE E

TOTAL BUA 95 m²



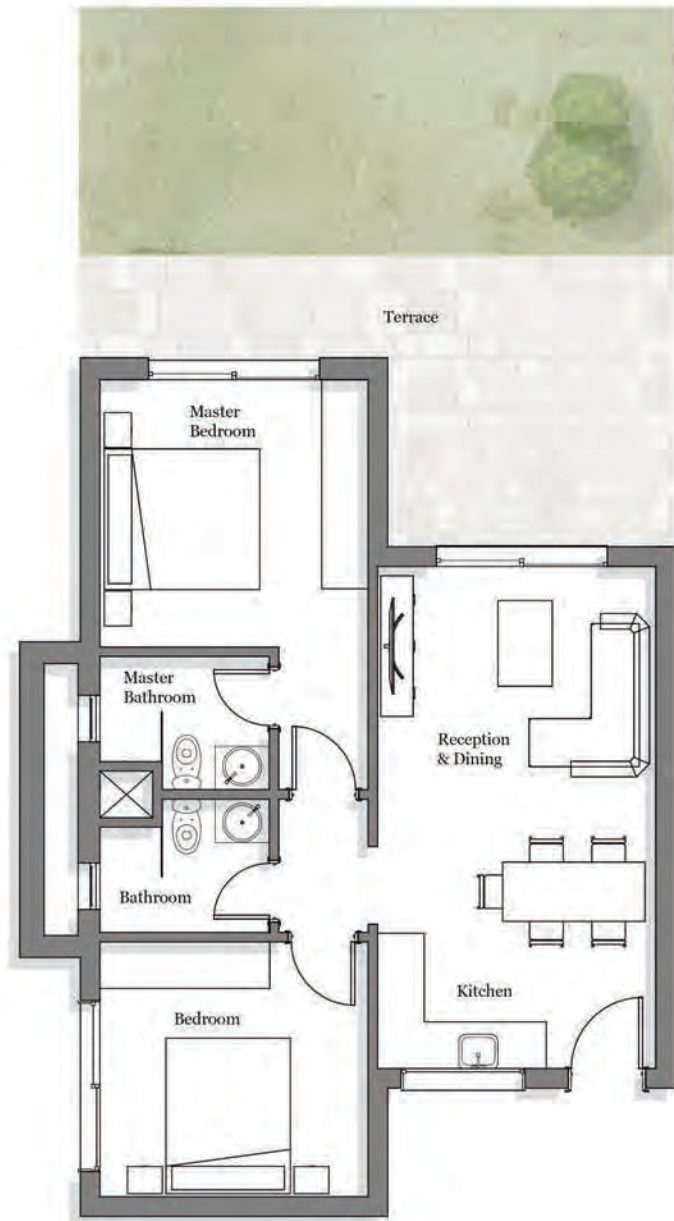
FIRST FLOOR

Space name	Dimensions
Reception	3.85 x 3.30 m
Kitchen & Dining	3.85 x 2.75 m
Master Bedroom	3.85 x 3.40 m
Master Bathroom	2.70 x 1.65 m
Bedroom	3.50 x 3.25 m
Bathroom	2.70 x 1.65 m
Average Terrace	30 m ²

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TWO-BEDROOM TYPE F

TOTAL BUA 81 m²



GROUND FLOOR



FIRST FLOOR



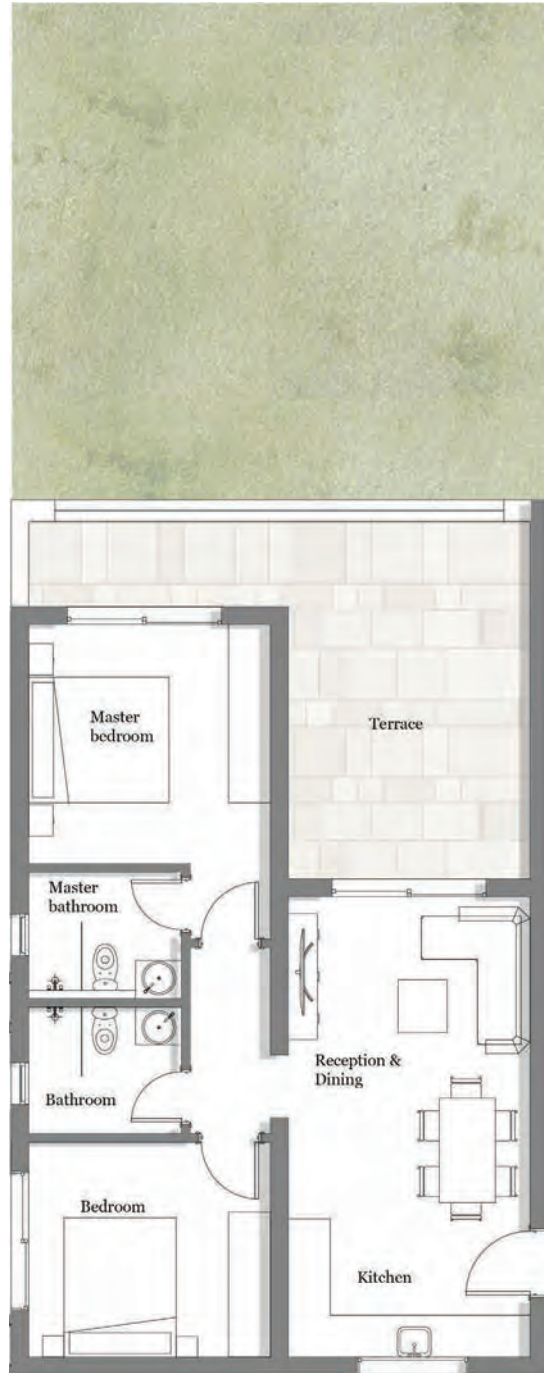
SECOND FLOOR

Space name	Dimensions
Reception & Dining	4.55 x 3.60 m
Kitchen	2.15 x 1.75 m
Master Bedroom	3.45 x 3.45 m
Master Bathroom	2.20 x 1.70 m
Bedroom	3.45 x 3.30 m
Bathroom	2.20 x 1.70 m
Average Terrace	20 m ²
Average Garden	58 m ²

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TWO-BEDROOM TYPE G

TOTAL BUA 83 m²



FIRST FLOOR

Space name	Dimensions
Reception & Dining	3.65 x 3.45 m
Kitchen	3.45 x 2.85 m
Bedroom 01	3.45 x 3.10 m
Master Bedroom	3.45 x 3.45 m
Master Bathroom	2.20 x 1.80 m
Bathroom	2.20 x 1.80 m
Average Terrace	27 m ²

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TWO-BEDROOM TYPE H

TOTAL BUA 89 m²



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Space name

Dimensions

Reception	3.45 x 3.45 m
Kitchen & Dining	3.45 x 2.40 m
Master Bedroom	3.85 x 3.45 m
Master Bathroom	2.20 x 1.80 m
Bedroom	3.45 x 3.20 m
Bathroom	2.50 x 1.70 m

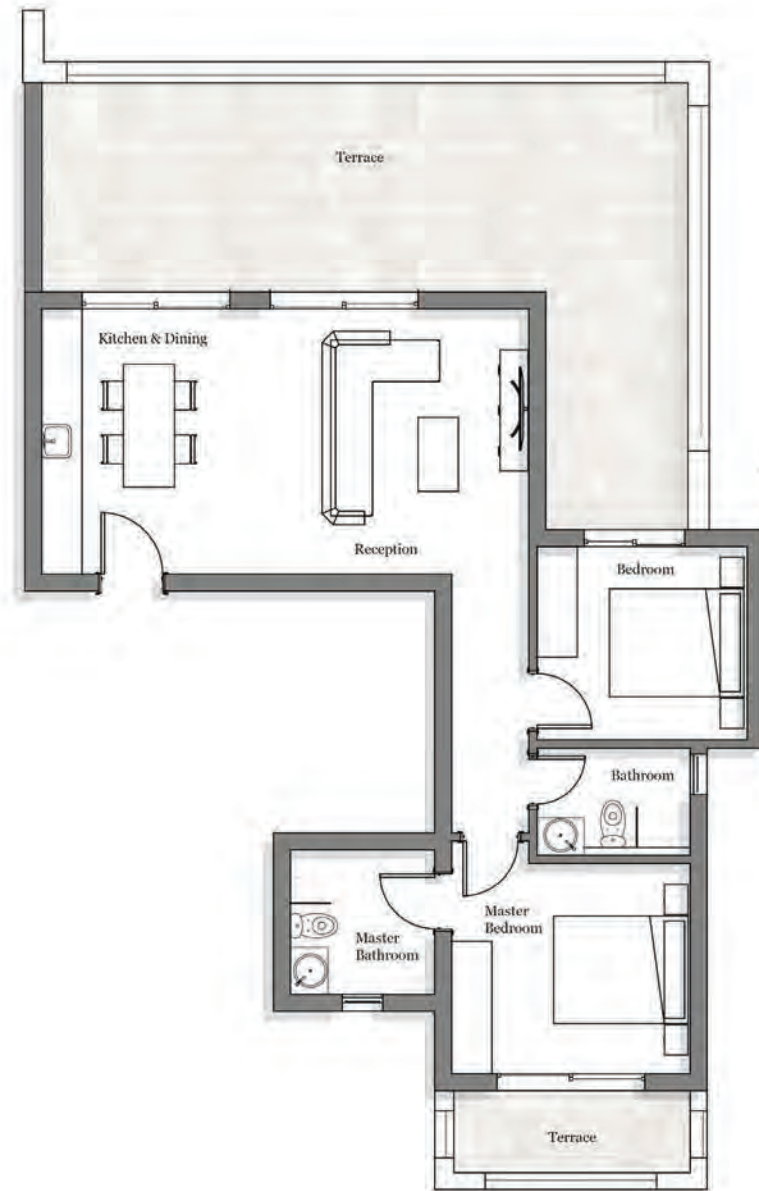
Average Terrace
Average Garden

30 m²
86 m²

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TWO-BEDROOM TYPE I

TOTAL BUA 88 m²

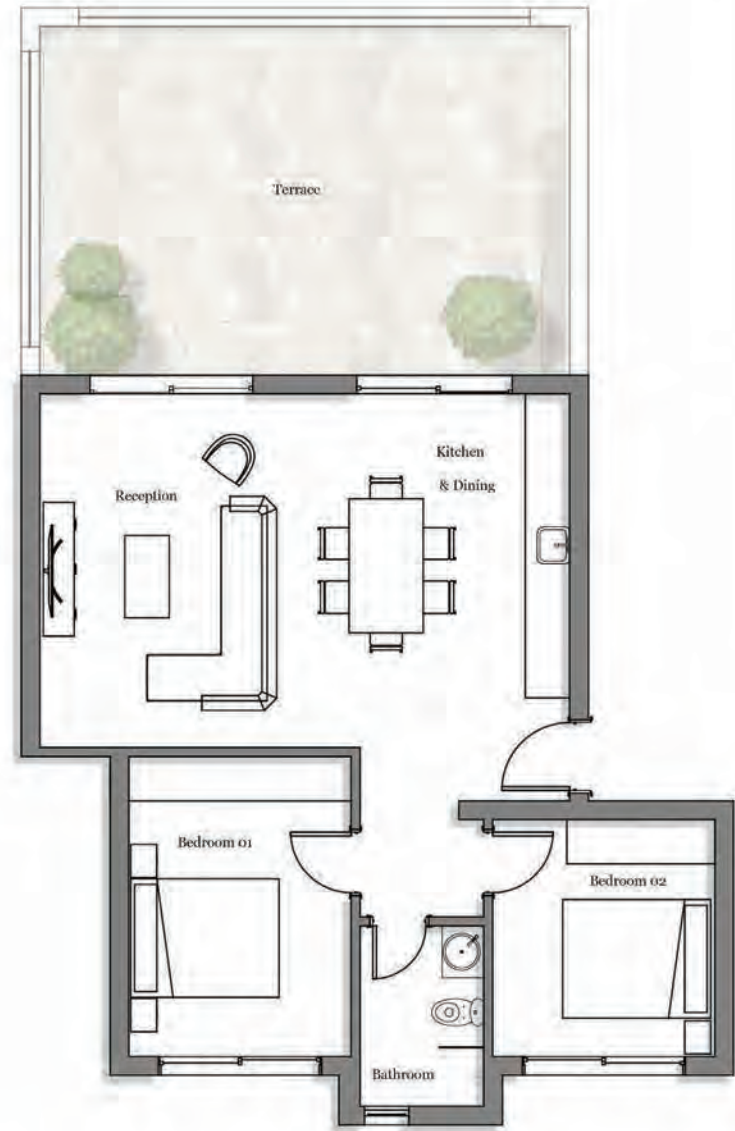


SECOND FLOOR

Space name	Dimensions
Reception	3.95 x 3.95 m
Kitchen & Dining	3.95 x 3.30 m
Master Bedroom	3.55 x 3.15 m
Master Bathroom	2.15 x 2.05 m
Bedroom	3.15 x 2.85 m
Bathroom	2.30 x 1.50 m
Average Terraces	53 m ²

TWO-BEDROOM TYPE J

TOTAL BUA 91 m²



SECOND FLOOR

Space name	Dimensions
Reception	4.75 x 4.15 m
Kitchen & Dining	4.10 x 3.00 m
Bedroom 01	4.05 x 3.00 m
Bedroom 02	3.20 x 3.00 m
Bathroom	2.45 x 1.65 m
Average Terrace	40 m ²

TWO-BEDROOM TYPE K

TOTAL BUA 77 m²



SECOND FLOOR

Space name	Dimensions
Reception	3.75 x 3.45 m
Kitchen & Dining	3.45 x 2.55 m
Bedroom 01	3.20 x 2.75 m
Bedroom 02	2.75 x 2.75 m
Bathroom	2.30 x 1.60 m
Average Terrace	41 m ²

TWO-BEDROOM TYPE L

TOTAL BUA 105m²



GROUND FLOOR



FIRST FLOOR

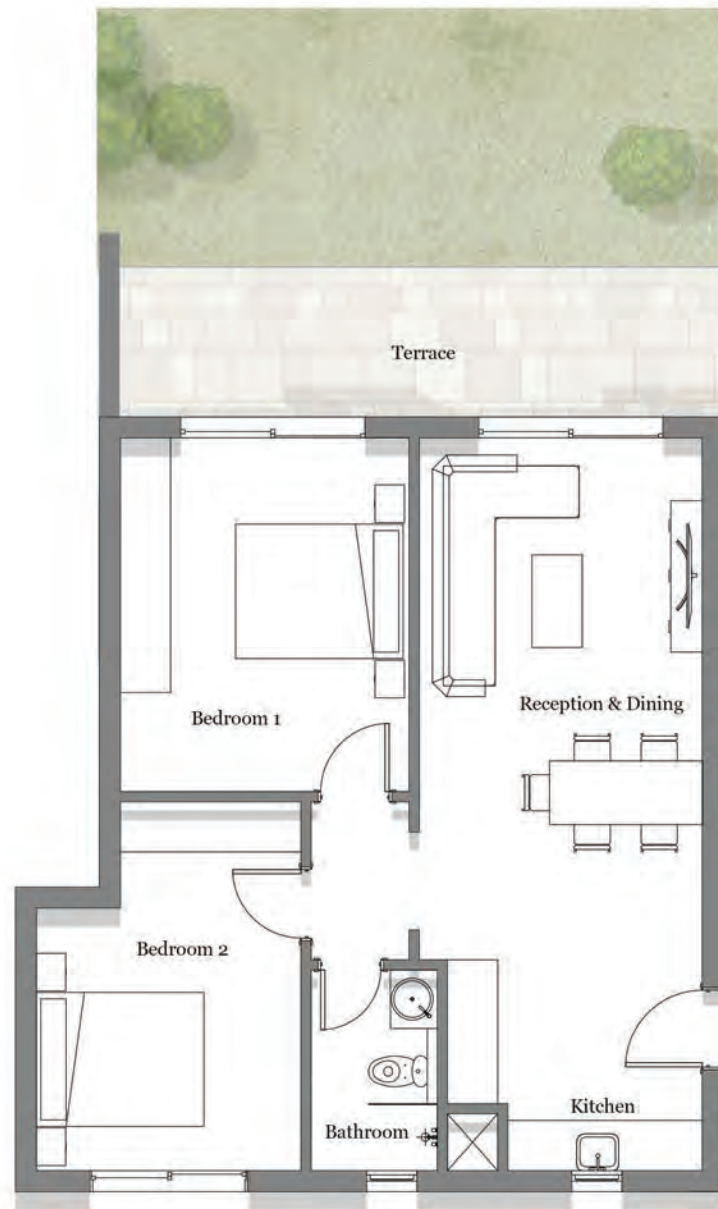


SECOND FLOOR

Space name	Dimensions
Reception & Dining	4.95 x 4.75 m
Kitchen	3.55 x 1.40 m
Master Bedroom	3.80 x 3.45 m
Master Bathroom	3.15 x 1.60 m
Bedroom	4.05 x 3.15 m
Bathroom	3.15 x 1.90 m
Average Terrace	8 m ²
Average Garden	16 m ²

TWO-BEDROOM TYPE M

TOTAL BUA 83m²



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Space name	Dimensions
Reception & Dining	4.60 x 3.50 m
Kitchen	3.05 x 2.50 m
Bedroom 01	4.20 x 3.45 m
Bedroom 02	4.40 x 3.15 m
Bathroom	2.40 x 1.50 m
Average Terrace	13 m ²
Average Garden	31 m ²

TWO-BEDROOM TYPE N

TOTAL BUA 77 m²



GROUND FLOOR

Space name	Dimensions
Reception	3.45 x 3.25 m
Kitchen & Dining	3.45 x 2.65 m
Bedroom 01	3.50 x 3.15 m
Bedroom 02	3.85 x 2.95 m
Bathroom	2.25 x 1.50 m
Average Garden	60 m ²

TWO-BEDROOM TYPE O

TOTAL BUA 80 m²



GROUND FLOOR

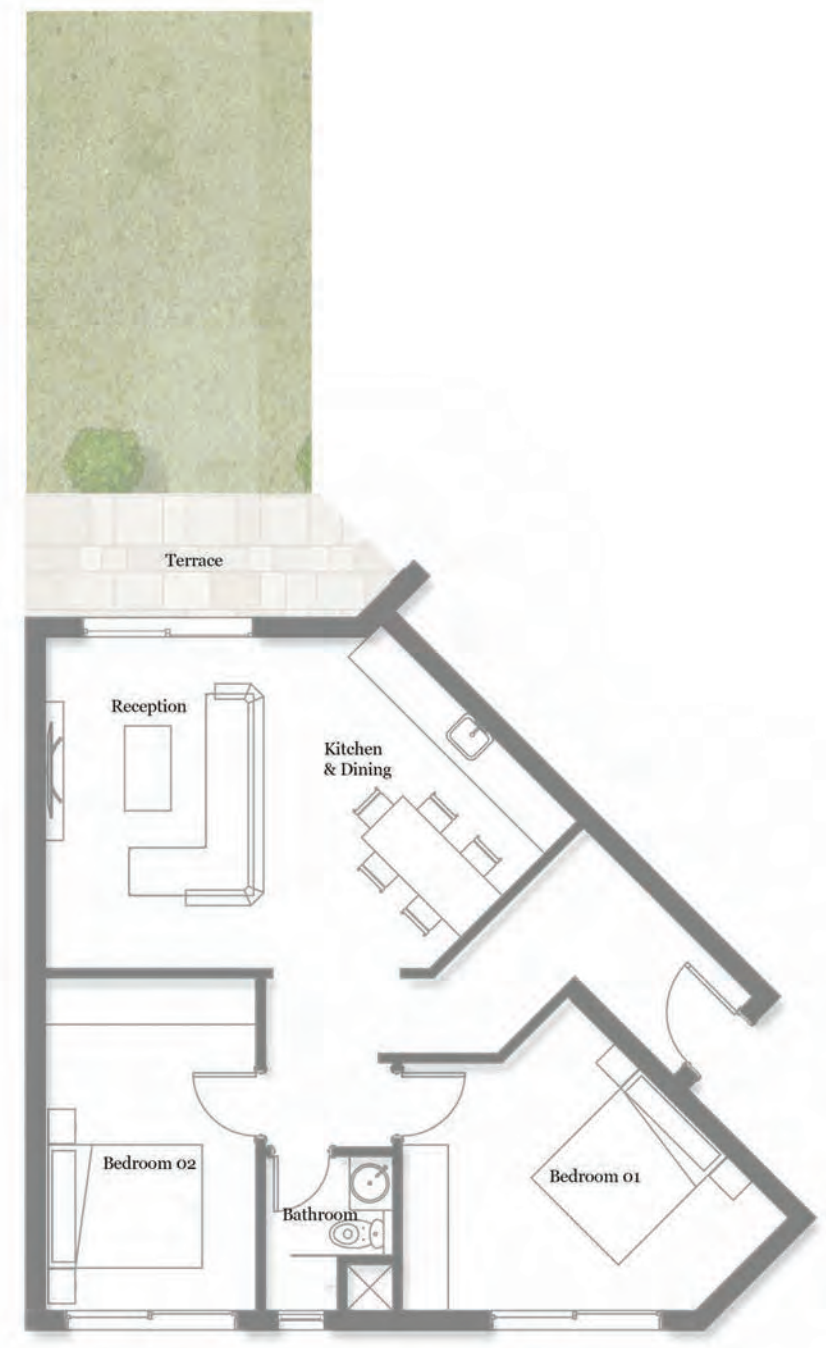


FIRST FLOOR

Space name	Dimensions
Reception	3.45 x 3.15 m
Kitchen & Dining	3.45 x 3.40 m
Bedroom 01	3.20 x 3.00 m
Bedroom 02	4.05 x 3.00 m
Bathroom	2.45 x 1.65 m
Average Terrace	13 m ²
Average Garden	75 m ²

TWO-BEDROOM TYPE P

TOTAL BUA 93 m²



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Space name	Dimensions
Reception	4.30 x 4.10 m
Kitchen & Dining	3.60 x 2.70 m
Bedroom 01	4.00 x 3.20 m
Bedroom 02	4.30 x 2.75 m
Bathroom	2.00 x 1.65 m
Average Terrace	8 m ²
Average Garden	17 m ²



THREE-BEDROOM APARTMENTS

In The Cribbs Neighbourhood, there are 14 three-bedroom apartments that are either at ground, first, or second floor. The apartment is approximately 99sqm to 120sqm.

THREE-BEDROOM TYPE A

TOTAL BUA 99 m²

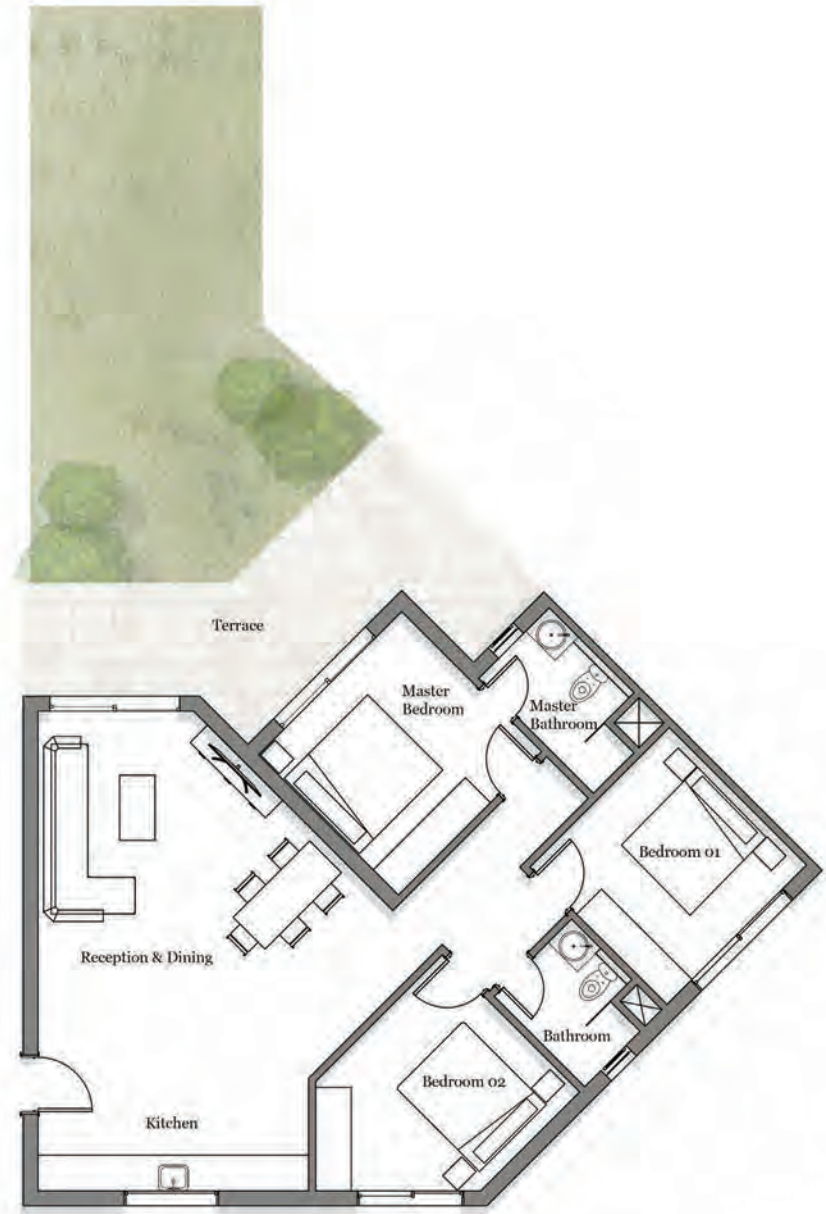


SECOND FLOOR

Space name	Dimensions
Reception	3.70 x 3.45 m
Kitchen & Dining	3.45 x 2.35 m
Master Bedroom	3.45 x 3.40 m
Master Bathroom	2.20 x 1.95 m
Bedroom 01	3.45 x 3.15 m
Bedroom 02	3.45 x 3.20 m
Bathroom	2.20 x 1.55 m
Average Terraces	86 m ²

THREE-BEDROOM TYPE B

TOTAL BUA 120 m²



GROUND FLOOR



FIRST FLOOR

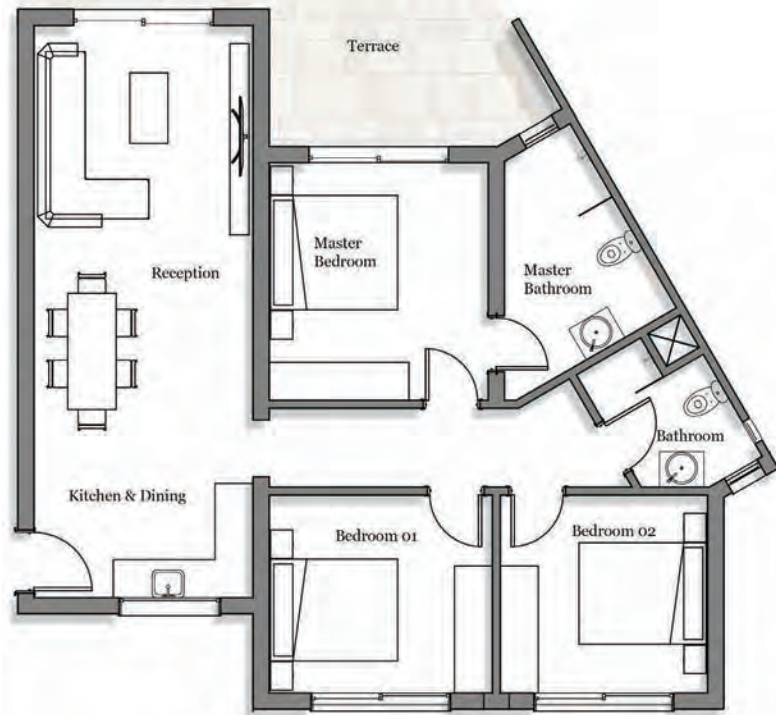
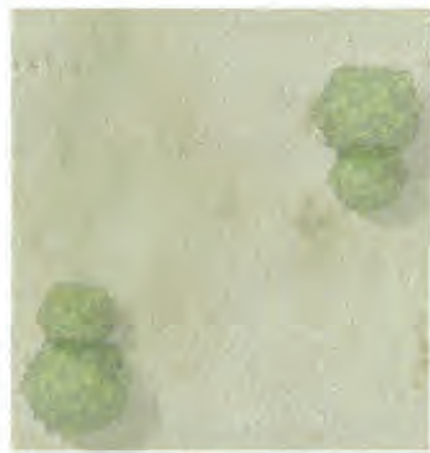


SECOND FLOOR

Space name	Dimensions
Reception & Dining	5.00 x 4.00 m
Kitchen	4.60 x 1.90 m
Master Bedroom	3.45 x 3.35 m
Master Bathroom	2.75 x 1.70 m
Bedroom 01	3.35 x 3.30 m
Bedroom 02	3.30 x 3.00 m
Bathroom	2.15 x 1.85 m
Average Terrace	24 m ²
Average Garden	41 m ²

THREE-BEDROOM TYPE C

TOTAL BUA 117 m²



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Space name

Dimensions

Reception	4.55 x 3.45 m
Kitchen & Dining	4.45 x 3.45 m
Master Bedroom	3.75 x 3.45 m
Master Bathroom	3.35 x 2.05 m
Bedroom 01	3.50 x 3.10 m
Bedroom 02	3.25 x 3.10 m
Bathroom	2.60 x 1.90 m

Average Terrace
Average Garden

21 m²
41 m²



RECEPTION
FINISHING MOOD



LIVING ROOM

FINISHING MOOD



STAIRCASE & GUEST BATHROOM

FINISHING MOOD



MASTER BEDROOM & MASTER BATHROOM

FINISHING MOOD



BEDROOM

FINISHING MOOD



MASTER PLAN CONCEPT
DESIGN & VISUALIZATION

IO

DEVELOPER

INERTIA

ARCHITECTURE STRUCTURE
& MASTER PLAN DESIGN



MEP



INTERIOR DESIGN



INFRASTRUCTURE & NETWORKS

SHAKER
CONSULTANCY GROUP

SOIL CONSULTANT



سيفيكون جروب
المجموعة الاستشارية للهندسة المدنية
د. عبد السلام سالم ومشاركوه

MASTER PLAN DEVELOPER

