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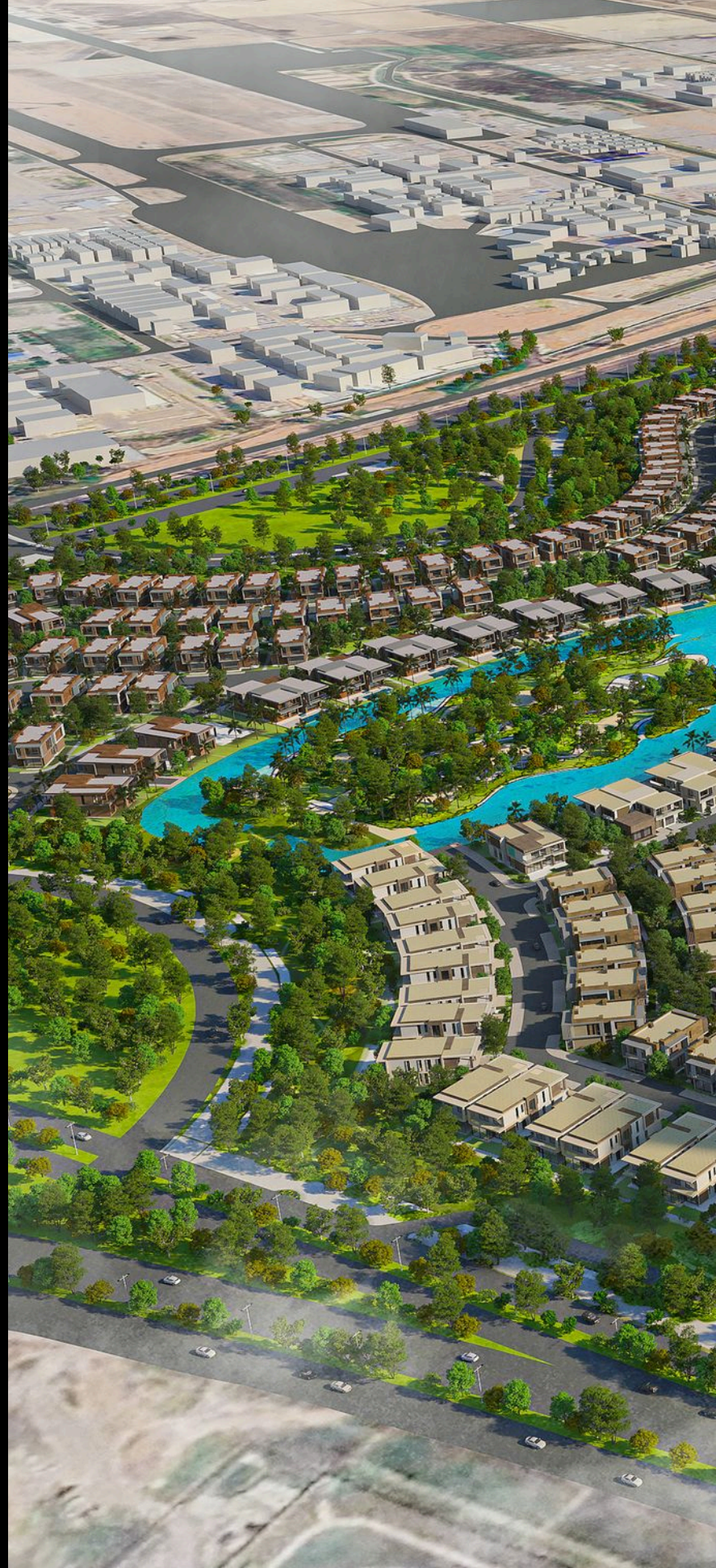
Known as “a piece of the Mediterranean,” Pavilion by RAMS stands as one of the most prestigious and luxurious residential developments in Iraq and the Kurdistan Region. Construction began in early 2022, transforming over 1.9 million m² of land into an outstanding residential and commercial area.

The development features the largest artificial lagoon of its kind in the world, creating a breathtaking environment where villas and apartments are intertwined with serene canals and expansive green spaces.

Pavilion by RAMS is more than just homes; it’s a lifestyle. With top-tier sports facilities, a world-class shopping centre, a five-star hotel, and an array of fine dining options, this community will set a new standard for modern living in the region.

From strolls in lush green parks to exclusive social spaces, Pavilion by RAMS offers a unique luxury experience brought to the region in an unprecedented manner. It’s a landmark development that redefines modern living in Iraq and the Kurdistan Region.

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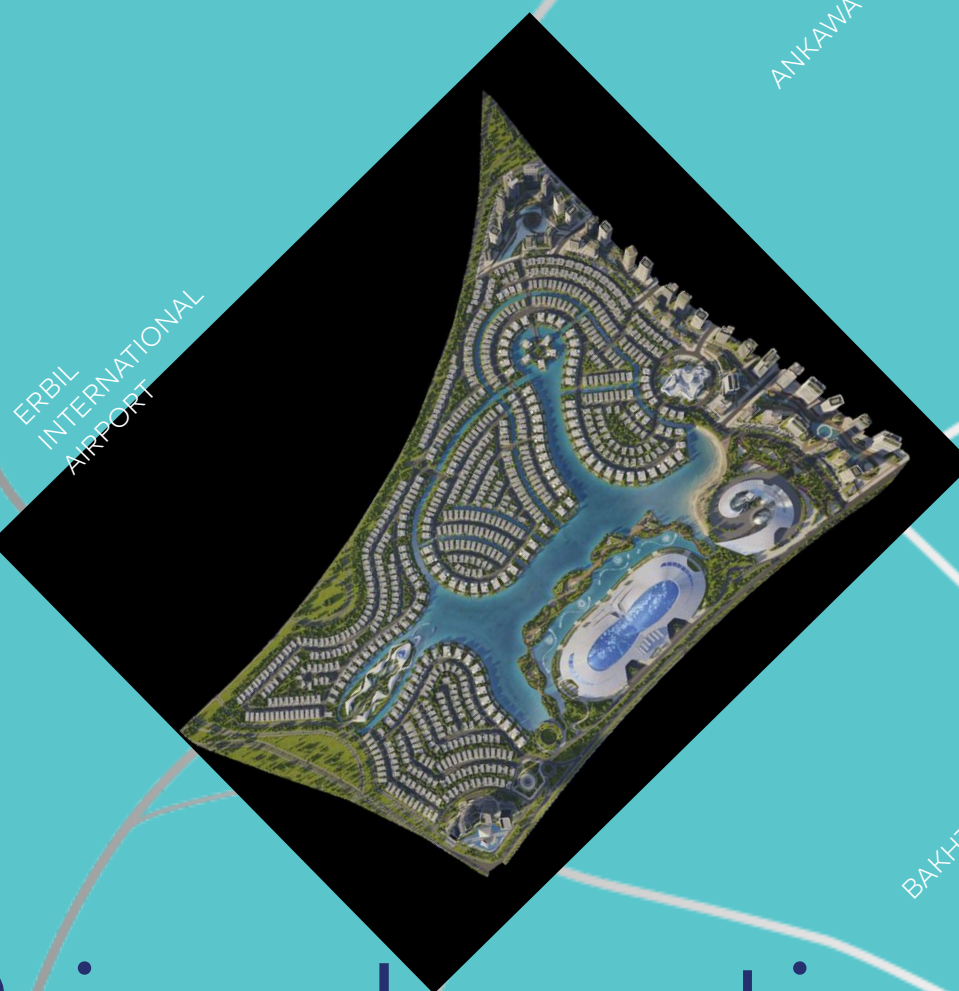
*An Exclusive villa life in
harmony with nature*



LOCATION

Pavilion by RAMS is the first place to see as you drive out of Erbil International Airport, and the site is strategically located next to the city's most important destinations. With direct access to the 120m and 100m ring roads, you can reach anywhere in Erbil within minutes, including the routes that link to other cities in Iraq. Pavilion by RAMS is within the city's golden zone and neighbors the Ankawa district, which is one of the most ethnically diverse areas within the province.

The renowned Sami Abdul Rahman Park is a mere 5-minute drive to the southern edges of Pavilion by RAMS and only a further 5-minute drive to the city center, where Erbil's historic citadel is located. Pavilion by RAMS offers places and opportunities for all levels of social interaction, from work to leisure to the home.

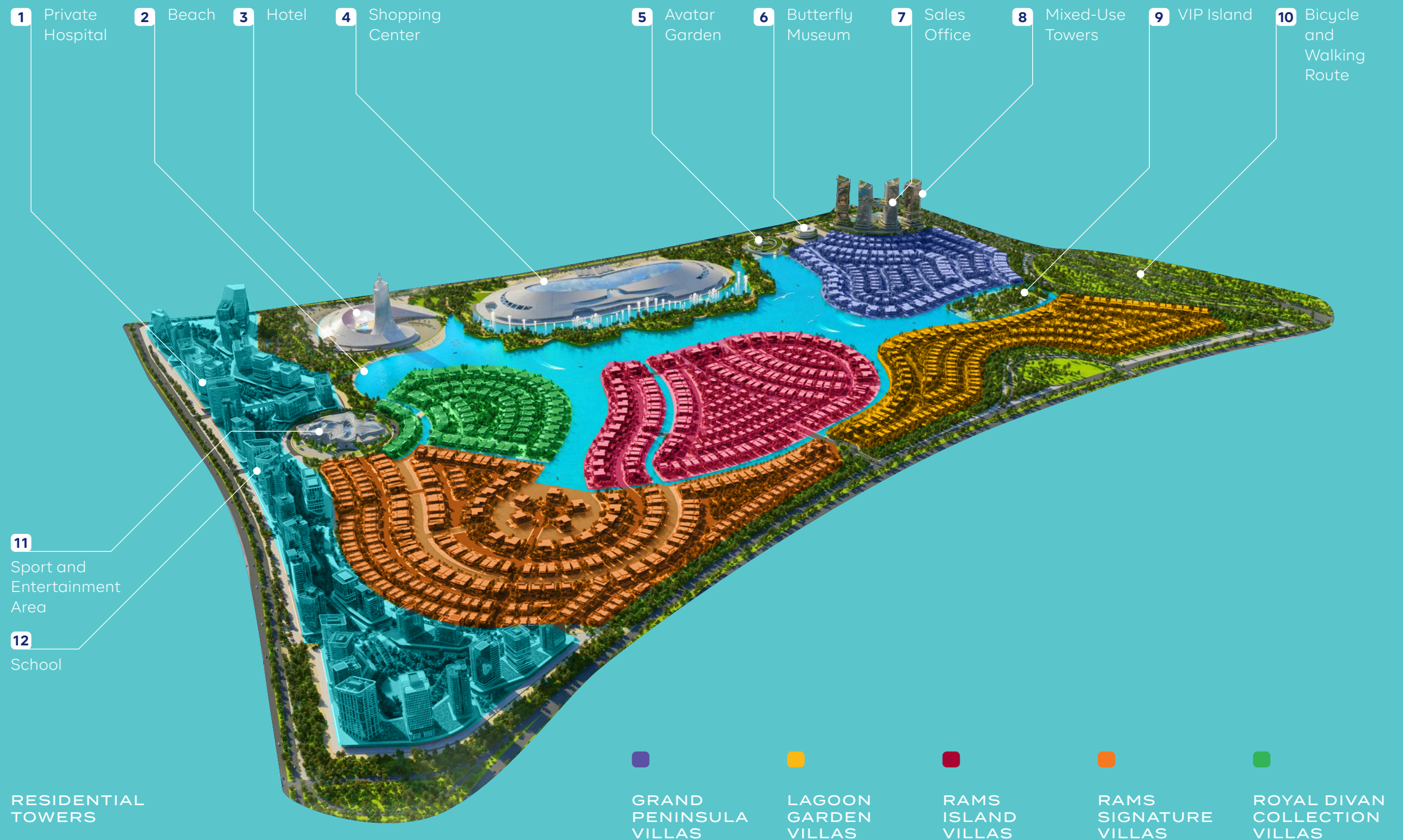


The Prime Location for *living* and *business*

MASTER PLAN

Whether it is in the bustle of high-end shopping, playing sports on an outdoor court, or in the respite of one of the lagoon islands, in Pavilion by RAMS there is a place to accommodate every degree of social interchange.

Pavilion by RAMS is built to inspire.



A Brand-New City that meets every need

THE LAGOON



MIXED USE TOWERS



RESIDENTIAL TOWERS



SHOPPING MALL



Pavilion by RAMS combines nature and modern life in perfect harmony.

While wide green areas, peaceful water channels and sports areas appeal to every need, every detail from luxury shopping malls to five-star hotels, villas to residences and modern business centers has been carefully designed to make your life more comfortable and prestigious.

LUXURY HOTEL AND COMMERCIAL AREAS



THE LIFESTYLE



THE ISLANDS



VILLA TYPES





A Dream Begins in Blue

MOST INNOVATIVE LAGOON

Pavilion by RAMS is home to the world's largest artificial lagoon, spanning 290,000 m². Located in the city center, this marvel of engineering creates a Mediterranean-like atmosphere with its sparkling turquoise waters, fed by highly engineered channels and purification systems. The lagoon's breathtaking beauty is complemented by vast green areas and tranquil islands, providing a serene retreat in the heart of Erbil.

Beyond its visual appeal, the lagoon enhances air quality and provides a cooler environment. With uninterrupted waterfront views and mesmerizing dancing fountains, Pavilion by RAMS offers an unparalleled blend of luxury, relaxation, and nature, elevating the quality of life to the highest level.



The *Future of* Business

MIXED USE TOWERS

Pavilion by RAMS modern business towers set a new standard in the corporate world with flexible office solutions tailored to every industry. Catering to businesses of all sizes, from small enterprises to large corporations, these prestigious towers feature cutting-edge technology and a smart office concept designed to maximize efficiency. Strategically located in the heart of the city, they provide a dynamic commercial hub where you can establish strong connections and elevate your business to new heights.



RESIDENTIAL TOWERS

The Residential Towers at Pavilion by RAMS symbolize elegance, blending architectural excellence with natural beauty. Positioned along a serene lagoon, these landmarks offer breathtaking views and unparalleled luxury. Each residence balances elegance and practicality, featuring apartments from stylish studios to expansive penthouses, all designed for maximum space, comfort and panoramic lagoon vistas.





The *Pinnacle of* Living

F3 MIAMI
Luxury Restaurant
& Shopping Area

F2 DUBAI
Shopping Area

F1 SINGAPORE
Food Area

G2 NEW YORK
Food Area

G1 LONDON
All in One





Exclusive Shopping Experience

SHOPPING MALL

The shopping mall at Pavilion by RAMS is a premier destination, offering an exceptional mix of international and local brands. From luxury flagship stores to exclusive designer boutiques and locally crafted goods, it delivers a refined shopping experience for discerning customers.

Set to become the central hub for shopping festivals in Kurdistan and Iraq, the mall integrates cutting-edge amenities like touch maps and in-mall childcare.

With over 1,000 retail spaces featuring high-end fashion, expansive showrooms, dining venues, and entertainment for all ages, Pavilion by RAMS is redefining retail and leisure in the region.



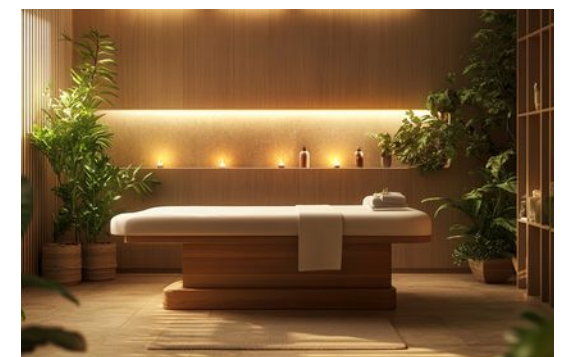
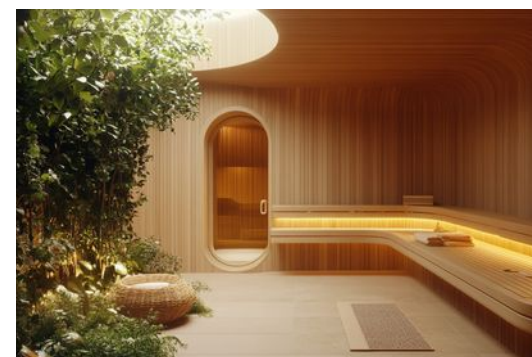


A Destination of *Luxury* and *comfort*



LUXURY HOTEL AND COMMERCIAL AREAS

The 5-star branded hotel at Pavilion by RAMS offers an unforgettable experience with its unmatched comfort, elegant design, and exceptional service. The hotel is equipped with spacious and luxurious rooms, a spa, gourmet restaurants, and world-class amenities to meet the demands of modern living. Fashion Street, which features commercial areas, is becoming a unique hub where fashion, shopping, entertainment, and social life converge. This prestigious area combines sophistication and elegance, redefining modern living.





PAVILION

BY RAMS

A new
standard of
living



THE LIFESTYLE

Every moment is an *experience*

Pavilion by RAMS brings together modern living, nature, and community in perfect harmony. Designed for a seamless balance of work, leisure, and relaxation, it offers a lifestyle where every moment is an experience.

From exclusive shopping and outdoor sports to the tranquility of a private lagoon island, every aspect of this luxurious development enriches life. Pavilion by RAMS enhances daily living with world-class Dining, entertainment, waterfront promenades, and green spaces. Residents transition effortlessly between vibrant social moments and peaceful escapes.



BUTTERFLY MUSEUM



ENTERTAINMENT AREA



More than just a home, it's a community of quality, comfort and belonging. Luxury is not just about what you have, but how you live. Education is at the heart of Pavilion by RAMS, with the international school offering a world-class curriculum from pre-kindergarten to high school, nurturing each child's unique potential and preparing them for success in a global environment. Pavilion by RAMS promotes an active lifestyle

with world-class sports facilities, including football fields, tennis and basketball courts, Olympic swimming pools, and a skating rink. Residents can enjoy specialized Fitness zones, mixed and ladies-only gyms, and scenic jogging tracks along the waterways. Designed to international standards, these amenities provide the perfect balance of activity and relaxation.



BEACH



AVATAR GARDEN



HOSPITAL



FACILITIES INCLUDE:

SPORTS & RECREATION

Tennis Courts
Football Fields
Basketball and Volleyball Courts
Boxing Zone
Bowling Aisles
Mixed and Ladies-Only Gyms
Cycling Track
Jogging Tracks Along Scenic Waterways
Water Sports Zone

SOCIAL & OUTDOOR LIVING

Walking & Nature Trails
Large Parks and Landscaped Areas
Outdoor Social Living Areas
Hobby Gardens
Children's Playgrounds
Yoga & Meditation Zones
Outdoor Cinema

WELLNESS & HEALTH

Wellness & Spa Center
Health Centers
Medical Facilities

RETAIL & DINING

Shopping Mall
Cafes & Restaurants



SECURITY SERVICES

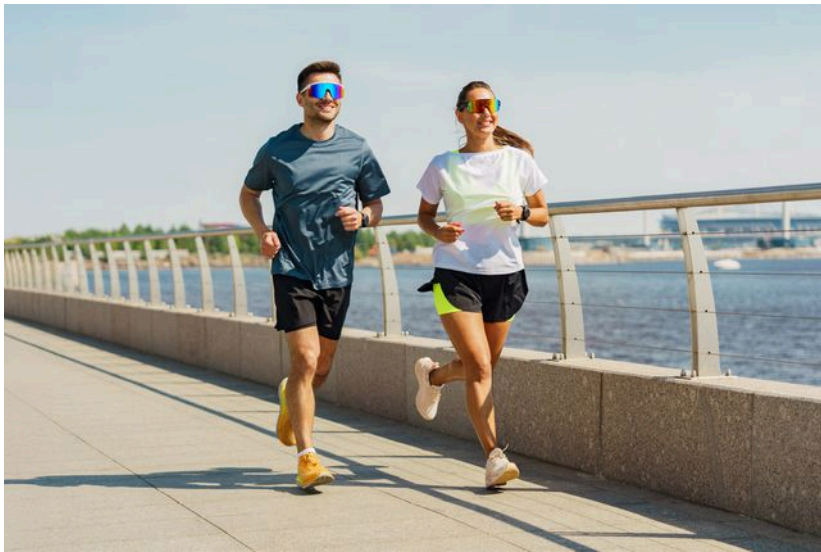
24/7 Security Services
Surveillance Systems

EDUCATION & SCIENCE

Educational Institution
Science Center

SUSTAINABILITY & INNOVATION

Electric Vehicle Charging Stations
Smart Home Systems
Smart Home Automation





Life Touching the Water

THE ISLANDS

ART ISLAND: A celebration of creativity, featuring art exhibitions and cultural displays.

KIDS ALEMA: A family-friendly haven designed for children's activities and entertainment.

Greenhouse Restaurants: A distinctive Dining experience surrounded by lush greenery.

Interactive Cave Island: An engaging space offering immersive and interactive experiences.

Gardens Island: A tranquil retreat with beautifully landscaped gardens for moments of relaxation.

Pavilion by RAMS offers an unforgettable experience with its unmatched comfort, elegant design and exceptional service, spread across its distinct islands. Each island is uniquely designed to provide an immersive experience, catering to a wide range of preferences and lifestyles.



DREAM PARK AT PAVILION BY RAMS

Where Innovation Meets Nature In The Heart Of Kurdistan, At Pavilion By Rams, We Don't Just Build Homes We Create Worlds. Dream Park Is The Living Heart Of Our Vision,

A Place Where Luxury Meets Discovery, And Where Experiences Found Only In The World's Most Iconic Destinations Are Introduced To Iraq And Kurdistan For The Very First Time.



THE BUTTERFLY MUSEUM



THE AVATAR GARDEN



THE BOATHOUSE



THE BUTTERFLY MUSEUM

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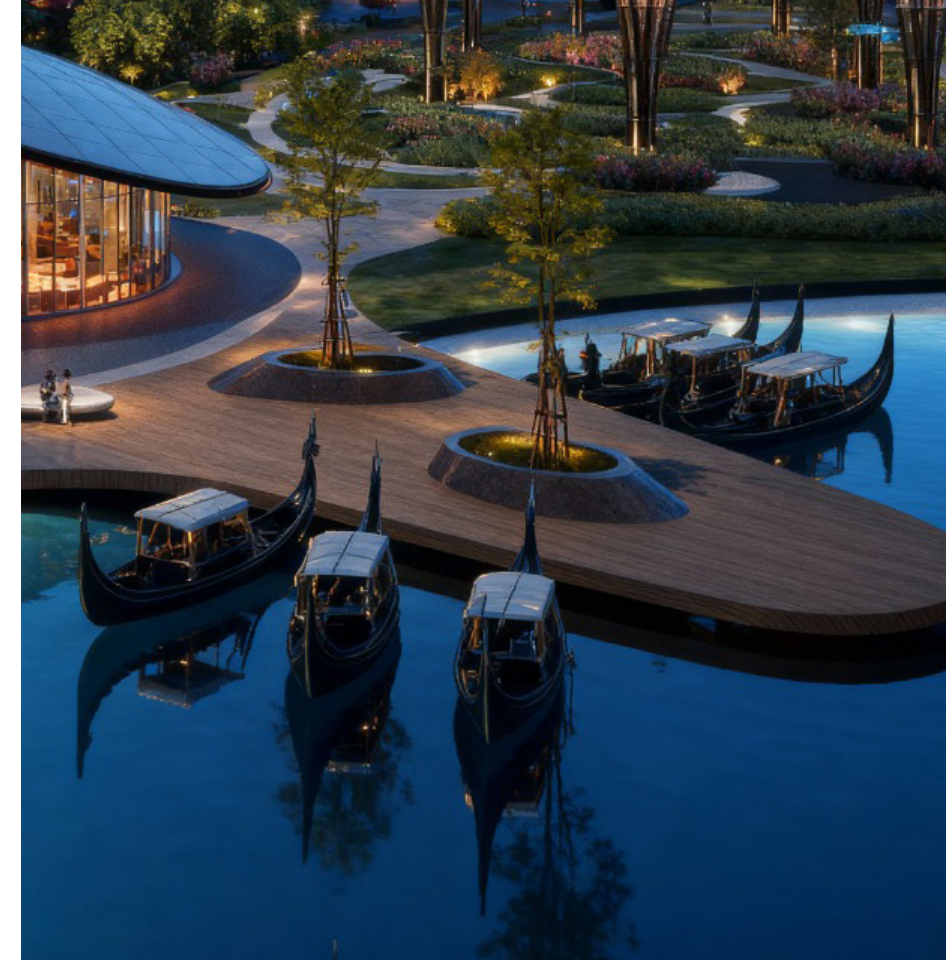
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THE BOATHOUSE

Drift across tranquil waters and experience the elegance of a lakeside lifestyle, right in the heart of Pavilion.





VILLATYPES

Diamond



Diamond



Platinum



LEX
—
—
—

Platinum



Gold



K
—
—

Premium



x
—
—

Pavilion by RAMS offers an exclusive life with its luxury villas offered in four special collections. There are a total of six villa types, featuring duplex and triplex options in the **Diamond** and **Platinum** categories, while the **Gold** and **Premium** categories offer only duplex villas. The spacious villa options create a flexible living space that caters to every taste and need.

With their wide balconies and large windows embracing the view, the villas invite daylight inside, creating a spacious and bright atmosphere. The harmony of white, beige and light wood tones brings together naturalness and elegance, while the materials used prioritize aesthetics and quality.

Diamond *Villas*

Diamond villas, offered in both duplex and triplex layouts, are designed to provide luxurious and comfortable living in every detail.

The most prestigious luxury villa in Iraq, **Diamond** nine-bedrooms residence redefines opulence and sophistication. Built to the highest international standards, it offers a lifestyle of unparalleled comfort and elegance. A spacious driveway leads to beautifully landscaped gardens, featuring a private path that winds through lush flower beds, past the swimming pool and water features, and onto a grand front terrace.

Inside, expansive windows flood the home with natural light, while thoughtfully designed spaces include a private cinema hall, gym, sauna, Turkish bath, guest lounge, and a large roof terrace. Outdoors, multiple swimming pools and a children's pool provide a variety of leisure options. State-of-the-art cooling systems and world-class insulation ensure optimal thermal comfort year-round, making this villa the pinnacle of refined living.





Diamond *Triplex*



Diamond *Duplex*



SPECIAL FEATURES

Private gym, sauna, and Turkish bath for wellness and relaxation

Lounge rooms with adjoining kitchen spaces for seamless entertaining

Surrounded by beautifully landscaped gardens

Premium location overlooking a park, canal, or lagoon

High-spec thermal construction for energy efficiency and comfort

Automated central air-conditioning system

Expansive glazed windows that maximise natural light

All bedrooms feature en-suite bathrooms for privacy and convenience

Open-plan living and Dining areas for modern, spacious interiors

Dedicated staff quarters with two bedrooms and bathrooms

Multiple swimming pools, including a children's pool

First-floor bedrooms with private balconies

Private lift providing access to all floors

Diamond Triplex

GROUND FLOOR

GROUND
BUILD-UP AREA

450 m²

TOTAL
BUILD-UP AREA

1,363 m²

PLOT AREA

2,257 m²

1. Entrance	16.21 m ²	14. Guest M.bedroom	21.24 m ²
2. Guest Room	78.27 m ²	15. Guest Room Hall	6.41 m ²
3. Guest WC	3.07 m ²	16. Guest Bath	5.77 m ²
4. Guest Basin	5.62 m ²	17. Corridor	14.71 m ²
5. Office	18.43 m ²	18. Maid Room	15.09 m ²
6. Maid Bath	3.88 m ²	19. Maid Bath	4.82 m ²
7. Office WC	3.60 m ²	20. Hot Kitchen	12.75 m ²
8. Cloak Room	2.59 m ²	21. Family Seating	101.68 m ²
9. Maid Room	7.41 m ²	22. Storage	5.72 m ²
10. WC	4.48 m ²	23. WC	5.11 m ²
11. Stair Hall	38.99 m ²	24. Pool	97 m ²
12. Guest Bath	5.72 m ²	25. Car Park Area	26 m ²
13. Guest M.bedroom	20.97 m ²		



RAMS reserves the right to make any changes to the project if necessary. The square meters may vary depending on the location of the villa. The concept and furnishing in the visual are for informational purposes only. Garden areas differ in each villa.

Diamond
Triplex

FIRST
FLOOR

FIRST
BUILD-UP AREA

269 m²

TOTAL
BUILD-UP AREA

1,363 m²

PLOT AREA

2,257 m²

1. Stair Hall	23.50 m²	10. Storage	7.57 m²
2. Master Bedroom	24.16 m²	11. Lounge	29.85 m²
3. Master Bath	7.70 m²	12. Master Bedroom	49.07 m²
4. Master Bedroom	19.88 m²	13. Master Bath	15.74 m²
5. Master Bath	6.10 m²	14. Balcony	32.32 m²
6. Master Bedroom	24.72 m²	15. Balcony	41.58 m²
7. Master Bath	5.45 m²	16. Balcony	8.65 m²
8. Master Bedroom	31.71 m²	17. Balcony	39.15 m²
9. Master Bath	6.33 m²		



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Diamond
Triplex

SECOND
FLOOR

SECOND
BUILD-UP AREA
212 m²

TOTAL
BUILD-UP AREA
1,363 m²

PLOT AREA
2,257 m²

1. Stair Hall	8.77 m²	7. Sauna	5.45 m²
2. Hot Kitchen	9.45 m²	8. WC	31.71 m²
3. Terrace	9.18 m²	9. WC	6.33 m²
4. Family Seating	101.08 m²	10. Fitness	7.57 m²
5. Cinema	52.43 m²	11. Terrace	29.85 m²
6. Turkish Bath	12.14 m²		



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Diamond
Duplex

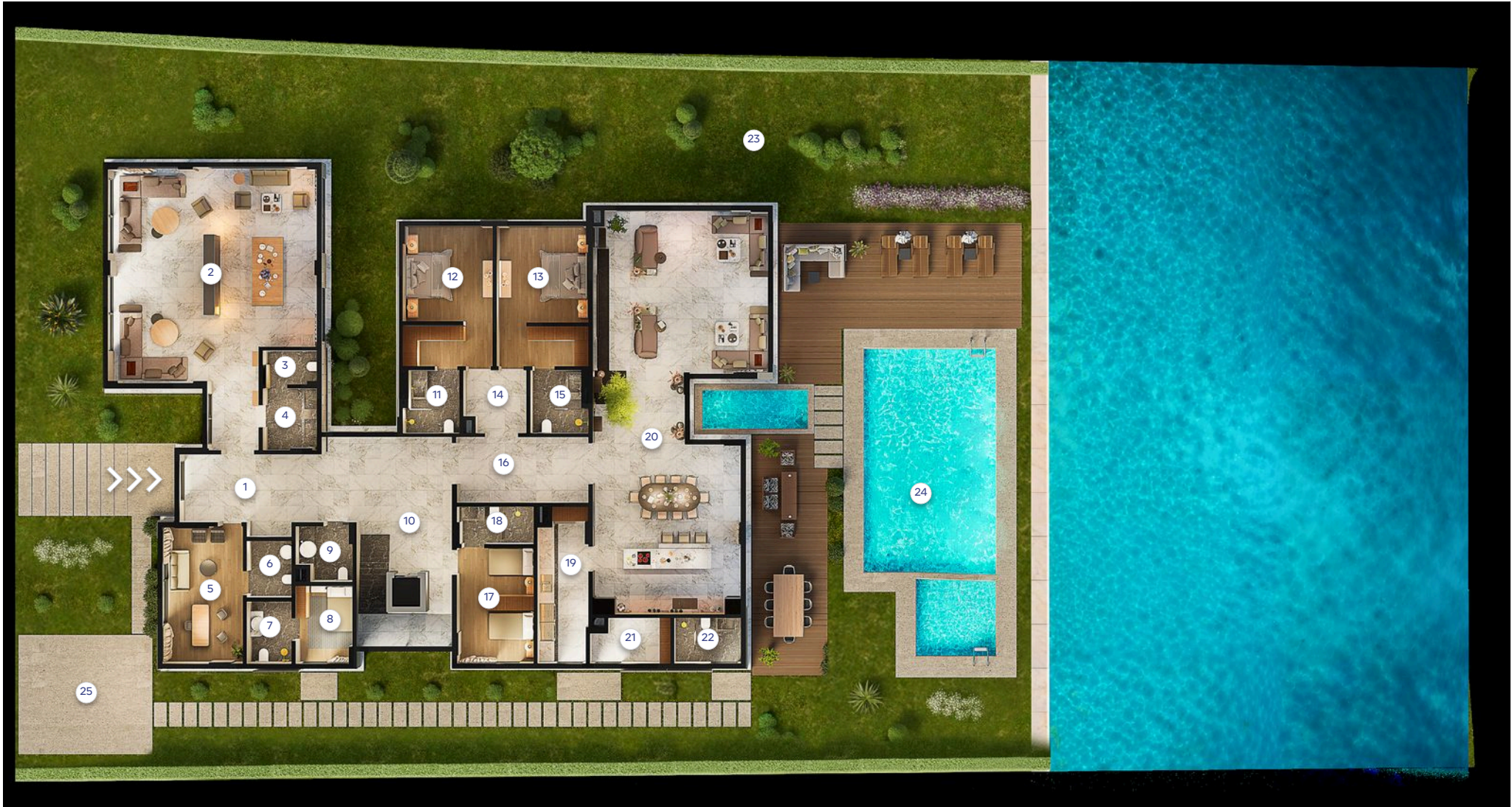
GROUND
FLOOR

GROUND
BUILD-UP AREA
450 m²

TOTAL
BUILD-UP AREA
948 m²

PLOT AREA
1,167 m²

1. Entrance	16.21 m2	14. Guest Bath	6.15 m2
2. Guest Room	78.27 m2	15. Guest Room Hall	22 m2
3. Guest WC	3.07 m2	16. Corridor	7.15 m2
4. Guest Basin	5.62 m2	17. Maid Room	22 m2
5. Guest Room	18.43 m2	18. Maid Bath	4.74 m2
6. Maid Bath	3.88 m2	19. Hot Kitchen	13.03 m2
7. Guest WC	3.60 m2	20. Family Seating	101.68 m2
8. Maid Room	7.41 m2	21. Storage	5.72 m2
9. WC	4.48 m2	22. WC	5.11 m2
10. Stair Hall	38.99 m2	23. Garden	717 m2
11. Guest Bath	5.5 m2	24. Pool	97 m2
12. Guest Master Bedroom	21.34 m2	25. Car Park Area	26 m2
13. Guest Master Bedroom	21.61 m2		



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Diamond
Duplex

FIRST
FLOOR

FIRST FLOOR
BUILD-UP AREA

279 m²

TOTAL
BUILD-UP AREA

948 m²

PLOT AREA

1,167 m²

1. Stair Hall	16.05 m2	11. Lounge	29.85 m2
2. Fitness	31.44 m2	12. Master Bedroom	48.88 m2
3. Turkish Bath	7.70 m2	13. Master Bath	15.74 m2
4. Master Bedroom	19.78 m2	14. Balcony	32.32 m2
5. Master Bath	6.12 m2	15. Balcony	22.87 m2
6. Master Bedroom	24.63 m2	16. Balcony	8.65 m2
7. Master Bath	5.46 m2	17. Balcony	4.78 m2
8. Master Bedroom	31.49 m2	18. Balcony	8.40 m2
9. Master Bath	6.43 m2	19. Bathroom	4.78 m2
10. Storage	7.58 m2		



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Diamond

Modern Aesthetics



Diamond



*Sophisticated
Details*

Platinum *Villas*

Platinum villas, offering duplex and triplex options that cater to all lifestyles and needs, promise a unique living experience by combining comfort and luxury.

Platinum seven-bedroom Type B villa offers a sophisticated blend of comfort and elegance, designed for modern living with an emphasis on style and practicality.

Set across two spacious stories, the villa enjoys refreshing views of the lagoon, canal, or parks and features a private outdoor swimming pool, a gym, sauna, Turkish bath, and a guest lounge. A large roof terrace provides a perfect space for leisure and entertaining, while state-of-the-art cooling systems and world-class insulation ensure year-round comfort and efficiency.





Platinum *Triplex*



Platinum *Duplex*



SPECIAL FEATURES

Private gym, sauna, and Turkish bath for wellness and relaxation

Spacious lounge rooms with adjoining kitchens for seamless living

Private outdoor swimming pool for leisure and recreation

Surrounded by beautifully landscaped gardens

Prime location on the edge of a park, canal, or lagoon

Smart Home System for effortless living

High-spec thermal construction for enhanced energy efficiency

Automated air-conditioning system for optimal climate control

First-floor bedrooms with private balconies. En-suite staff bedroom for added convenience

Expansive glazed windows, filling interiors with natural light

Private lift providing access to all floors

Platinum
Triplex

GROUND
FLOOR

GROUND
BUILD-UP AREA

300 m²

TOTAL
BUILD-UP AREA

935 m²

PLOT AREA

1004 m²

1. Entrance	11.57 m ²	10. Maid Bath	3.63 m ²
2. Guest Room	36.07 m ²	11. Hot Kitchen	11.08 m ²
3. Guest M.bedroom	17.90 m ²	12. Basin	3.83 m ²
4. Family Seating	21.43 m ²	13. WC	2.55 m ²
5. Stair Hall	36.53 m ²	14. Guest Basin	2.58 m ²
6. Guest Bath	4.62 m ²	15. Guest WC	2.03 m ²
7. Storage	3.17 m ²	16. Pool	61 m ²
8. Cloakroom	3.14 m ²	17. Garden	704 m ²
9. Maid Room	9.02 m ²	18. Park Area	26 m ²



RAMS reserves the right to make any changes to the project if necessary. The square meters may vary depending on the location of the villa. The concept and furnishing in the visual are for informational purposes only. Garden areas differ in each villa.

Platinum
Triplex

FIRST
FLOOR

FIRST FLOOR
BUILD-UP AREA

236 m²

TOTAL
BUILD-UP AREA

935 m²

PLOT AREA

1004 m²

- | | | | |
|-------------------|----------|--------------------|----------|
| 1. Lounge | 27.86 m2 | 9. Master Bath | 9.83 m2 |
| 2. Master Bedroom | 34.44 m2 | 10. Balcony | 8.56 m2 |
| 3. Bedroom | 7.09 m2 | 11. Master Bedroom | 46.87 m2 |
| 4. Bedroom Bath | 9.15 m2 | 12. Balcony | 5.85 m2 |
| 5. Master Bath | 24.15 m2 | 13. Balcony | 7.04 m2 |
| 6. Corridor | 33.69 m2 | 14. Balcony | 7.50 m2 |
| 7. Bedroom Bath | 5.47 m2 | 15. Balcony | 12.70 m2 |
| 8. Bedroom | 22.77 m2 | | |



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SECOND FLOOR
BUILD-UP AREA
170 m²

TOTAL
BUILD-UP AREA
935 m²

PLOT AREA
1004 m²

- | | | | |
|-------------------|----------------------|-----------------|----------------------|
| 1. Family Seating | 38.61 m ² | 8. Basin | 2.73 m ² |
| 2. Dining | 27.21 m ² | 9. Turkish Bath | 8.22 m ² |
| 3. Corridor | 16.37 m ² | 10. Sauna | 3.98 m ² |
| 4. Hot Kitchen | 10.28 m ² | 11. Bath | 5.34 m ² |
| 5. Terrace | 78.05 m ² | 12. Fitness | 33.46 m ² |
| 6. Laundry | 9.44 m ² | 13. Terrace | 48.64 m ² |
| 7. WC | 2.92 m ² | | |



Platinum
Duplex

GROUND
FLOOR

GROUND
BUILD-UP AREA

300 m²

TOTAL
BUILD-UP AREA

641 m²

PLOT AREA

1,338 m²

1. Entrance	9.56 m ²	10. Guest Bath	4.62 m ²
2. Stair Hall	36.07 m ²	11. Corridor	4.32 m ²
3. Family Seating	77.64 m ²	12. Guest Basin	3.93 m ²
4. Dining	21.43 m ²	13. Guest WC	2.64 m ²
5. Guest Room	64.63 m ²	14. WC	2.49 m ²
6. Guest M.bedroom	17.90 m ²	15. Basin	3.83 m ²
7. Hot Kitchen	11.32 m ²	16. Pool	61 m ²
8. Maid Room	5.84 m ²	17. Garden	704 m ²
9. Maid Bath	3.57 m ²	18. Park Area	26 m ²



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Platinum Duplex

FIRST FLOOR

FIRST FLOOR
BUILD-UP AREA

238 m²

TOTAL
BUILD-UP AREA

641 m²

PLOT AREA

1,338 m²

1. Laundry	7.49 m ²	11. Master Bedroom	21.56 m ²
2. Corridor	33.40 m ²	12. Master Bath	4.19 m ²
3. Master Bedroom	40.66 m ²	13. Fitness	24.12 m ²
4. Lounge	11.68 m ²	14. Master Bedroom	21.20 m ²
5. Master Bedroom	30.15 m ²	15. Balcony	8.40 m ²
6. Master Bath	13.29 m ²	16. Balcony	5.81 m ²
7. Master Bath	5.42 m ²	17. Balcony	12.40 m ²
8. Spa	4 m ²	18. Balcony	7.50 m ²
9. Basin	3.48 m ²	19. Balcony	6.80 m ²
10. Master Bath	4.35 m ²		



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Platinum



Platinum



Luxury
Comfort



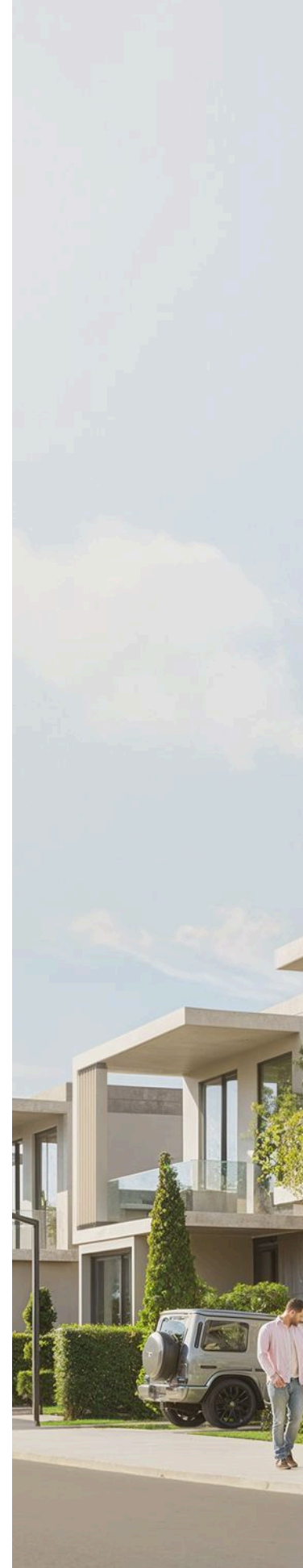
Gold *Villas*

Designed to the highest standards of modern luxury, the six-bedroom **Gold** villa offers spacious living and an exceptional level of comfort.

The thoughtfully planned layout features open-plan Dining, entertaining, and relaxation areas, all bathed in natural light from expansive glazed windows.

Smart temperature controls ensure year-round comfort, while outdoors, private balconies and a beautifully landscaped garden provide serene spaces for leisure and entertaining. A private driveway offers ample parking for multiple vehicles.

BACK GARDEN



A LIFE WHERE PRIVACY IS AT THE HEART OF EVERY DETAIL...

At RAMS Pavilion Erbil, secluded private gardens, exclusive personal spaces, 24/7 security, and controlled access systems come together to offer a lifestyle filled with peace and safety at every moment.

FRONT GARDEN



Gold *Duplex*



SPECIAL FEATURES

Surrounded by landscaped garden spaces

Large roof terrace with a canopy overlooking the lagoon, canal, or park

Smart Home System for effortless living

High-spec thermal construction for superior energy efficiency

Automated central air-conditioning system

Expansive glazed windows, allowing an abundance of natural light

Open-plan living and Dining areas designed for stylish entertaining

En-suite staff bedroom for added convenience

Generous private terraces offering scenic views

All bedrooms with en-suite bathrooms for enhanced privacy

Dual kitchens: an open kitchen and a separate service kitchen

Luxurious master suite with a dressing room and private laundry facilities

Private driveway with ample space for multiple vehicles.

Gold Duplex

GROUND FLOOR

GROUND BUILD-UP AREA

174 m²

TOTAL BUILD-UP AREA

471 m²

PLOT AREA

658 m²

1. Entrance	16.03 m²	10. Guest Bathroom	4.92 m²
2. Office1	1.55 m²	11. Guest M.bathroom	14.69 m²
3. Maid Room	8.60 m²	12. Guest Basin	2.88 m²
4. Maid Bathroom	4.10 m²	13. Guest WC	14.69 m²
5. Storage	1.85 m²	14. Guest Room	2.88 m²
6. Basin	3.68 m²	15. Corridor	33.12 m²
7. WC	2.39 m²	16. Garden	416 m²
8. Family Seating	56.38 m²	17. Carpark	26 m²
9. Hot Kitchen	10.53 m²		



RAMS reserves the right to make any changes to the project if necessary. The square meters may vary depending on the location of the villa. The concept and furnishing in the visual are for informational purposes only. Garden areas differ in each villa.

Gold Duplex

FIRST FLOOR

GROUND BUILD-UP AREA

174 m²

TOTAL BUILD-UP AREA

471 m²

PLOT AREA

658 m²

1. Corridor	27.86 m²	8. Master Bath	6.52 m²
2. Master Bedroom	34.44 m²	9. Master Bedroom	19.51 m²
3. Master Bath	7.09 m²	10. Master Bath	5.10 m²
4. Multi F. Room	9.15 m²	11. Balcony	10.31 m²
5. Master Bedroom	24.15 m²	12. Balcony	12.02 m²
6. Master Bath	4.57 m²	13. Balcony	7.90 m²
7. Master Bedroom	24.87 m²	14. Balcony	22.63 m²





Timeless Lines

Premium *Villas*

Offering a perfect blend of luxury and comfort, the six-bedroom **Premium** villa is designed for refined living. Spacious Dining, entertaining, and relaxation areas are enhanced by large windows that flood the interiors with natural light, while smart temperature controls ensure year-round comfort.

Outside, private balconies and a landscaped garden provide serene spaces for leisure and entertaining, with a driveway accommodating multiple cars.





Premium *Duplex*



SPECIAL FEATURES

Surrounded by landscaped garden spaces

Smart Home System for modern living

High-spec thermal construction for energy efficiency

Automated central air-conditioning system

Expansive glazed windows for abundant natural light

Open-plan living and Dining areas for seamless entertaining

En-suite staff bedroom for convenience

Large terraces overlooking lagoon, canal, or park

All bedrooms feature en-suite bathrooms

Dual kitchens: an open kitchen and a separate service kitchen

Luxurious master suite with a dressing room and private laundry facilities

Private driveway with ample space for multiple vehicles.

Premium Duplex

GROUND FLOOR

GROUND
BUILD-UP AREA

218 m²

TOTAL
BUILD-UP AREA

438 m²

PLOT AREA

549 m²

1. Entrance	9.05 m ²	10. Guest Room	45.72 m ²
2. Stair Hall	19.70 m ²	11. Guest Bedroom	17.64 m ²
3. Maid Room	8.50 m ²	12. Guest Bath	4.44 m ²
4. Maid Room Bath	3.70 m ²	13. Guest WC	2.88 m ²
5. Corridor	6.95 m ²	14. Guest Basin	3.45 m ²
6. Hot Kitchen	8.83 m ²	15. WC	3.4 m ²
7. Kitchen	8.30 m ²	16. Storage	1.68 m ²
8. Dining	18.70 m ²	17. Car Park	26 m ²
9. Family Seating	29.50 m ²	18. Garden	331 m ²



RAMS reserves the right to make any changes to the project if necessary. The square meters may vary depending on the location of the villa. The concept and furnishing in the visual are for informational purposes only. Garden areas differ in each villa.

Premium Duplex

FIRST FLOOR

GROUND
BUILD-UP AREA

160 m²

TOTAL
BUILD-UP AREA

438 m²

PLOT AREA

549 m²

1. Corridor	11.46 m ²	9. Master Bath	7.26 m ²
2. Master Bedroom	23.84 m ²	10. M.functional Room	8.28 m ²
3. Master Bedroom	36.50 m ²	11. Balcony	4.33 m ²
4. Master Bedroom	20.04 m ²	12. Balcony	12.19 m ²
5. Master Bedroom	24.56 m ²	13. Balcony	12.38 m ²
6. Master Bath	5.42 m ²	14. Balcony	9.89 m ²
7. Master Bath	7.84 m ²	15. Balcony	11.69 m ²
8. Master Bath	5.76 m ²		

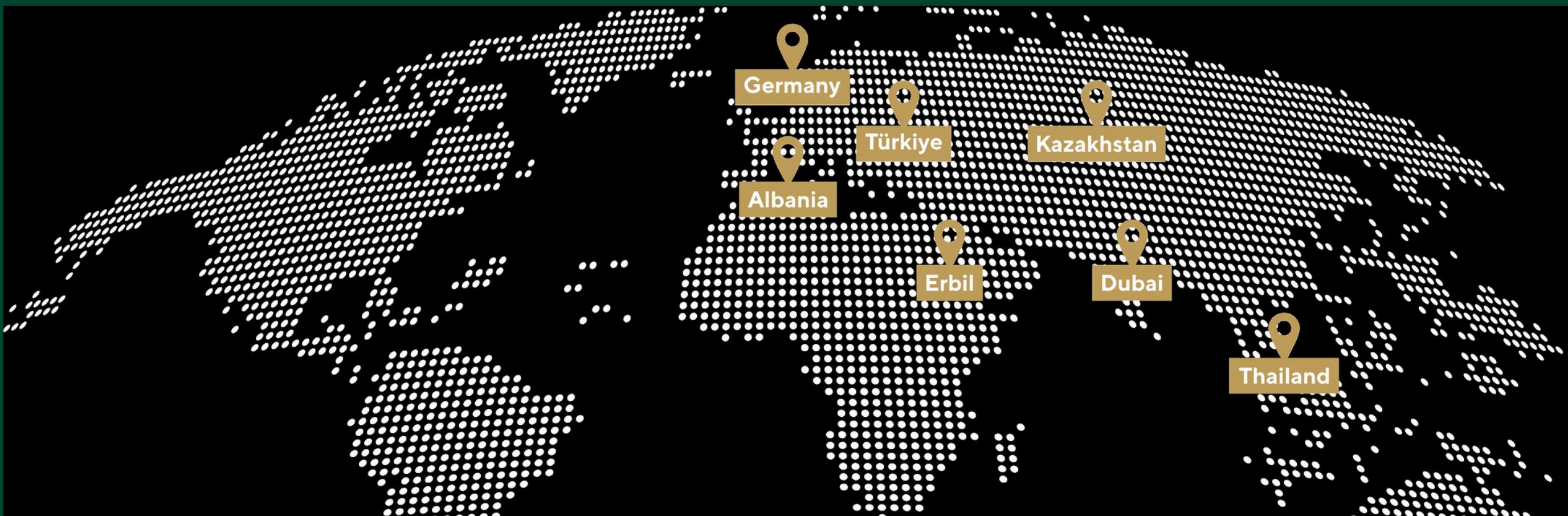




Flawless Details



We Add *Value*
to life



ABOUT RAMS GLOBAL

At RAMS Global, with passion, we are building not just for today but for the future. Starting with construction and real estate, we are leaving our mark on projects around the world across seven different industries. With every step, we place people at the center, creating sustainable solutions that enhance the quality of life. With our innovative perspective, we are transforming the architecture of cities and touching people's lives.

Together with our professional team and trusted partners, we are investing in both today and tomorrow. Because we don't just create projects; we add value to lives, cities, and the future.



6+
MILLION m²
Completed
Construction Area



4+
MILLION m²
Ongoing
Construction Area



37
OF
EXPERIENCE



20.000+
TURNKEY
DELIVERIES



25.000+
EMPLOYEES



7
COUNTRIES **12**
CITIES



OPERATING IN 7
DIFFERENT SECTORS
Construction, Healthcare, Tourism,
Food & Beverage, Furniture,
Co-Working Spaces, Mining



93+
PROJECTS

OUR PROJECTS

With over 100 projects completed worldwide, we enrich lives, inspire people, and contribute to a sustainable future.



ETRO RESIDENCES İSTANBUL

TÜRKİYE



LIV HOSPITAL GAZİANTEP

TÜRKİYE



RAMS CITY HALIÇ

TÜRKİYE



RAMS GARDEN BAHÇELİEVLER

TÜRKİYE



RAMS DENİZKENT BAYRAMOĞLU

TÜRKİYE



RAMS RESORT BODRUM

TÜRKİYE



RAMS BEYOND ALMATI PARK

KAZAKHSTAN



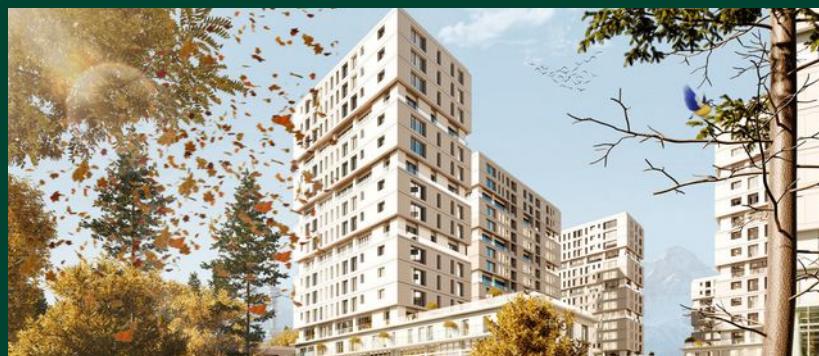
RAMS SIGNATURE ALMATI

KAZAKHSTAN



RAMS CITY ALMATI

KAZAKHSTAN



RAMS SAIAHAT ASTANA

KAZAKHSTAN



RAMS GARDEN ALMATI

KAZAKHSTAN



RAMS AYAZAĞA İSTANBUL

TÜRKİYE



RAMS PORO LAGOONS

ALBANIA



RAMS WORLD

KAZAKHSTAN



RAMSBURG

GERMANY



RAMS BODRUM TORBA

TÜRKİYE

OUR UPCOMING PROJECTS

With our visionary projects set to take place soon, we are building the future today. Our projects, which will elevate the quality of life by meeting every need with rich social amenities, will redefine modern living.

A strong *future* through our value-driven vision

OUR SPONSORSHIPS

Every step taken by RAMS Global, which sponsors prestigious institutions such as the Turkish Football Federation, Galatasaray, Fenerbahçe, Başakşehir clubs, and the Turkish Chess Federation across various fields and disciplines, serves as a testament to the successful projects it will bring to life in the future. Committed to delivering the best, the highest quality, and the most accessible solutions, we continue to touch lives with respect, creating value while adding meaning to every project we undertake.



TURKISH FOOTBALL FEDERATION

Men's A National
Team Main
Sponsorship



GALATASARAY

Stadium Naming
Sponsorship



BAŞAKŞEHİR

Football Club Naming
Sponsorship



FENERBAHÇE

Men's And Women's
Basketball Team Jersey
Name Sponsorship
2023 - 2024



TURKISH CHESS FEDERATION

Team
Sponsorship



