

WATER WAY

Y A F O U R



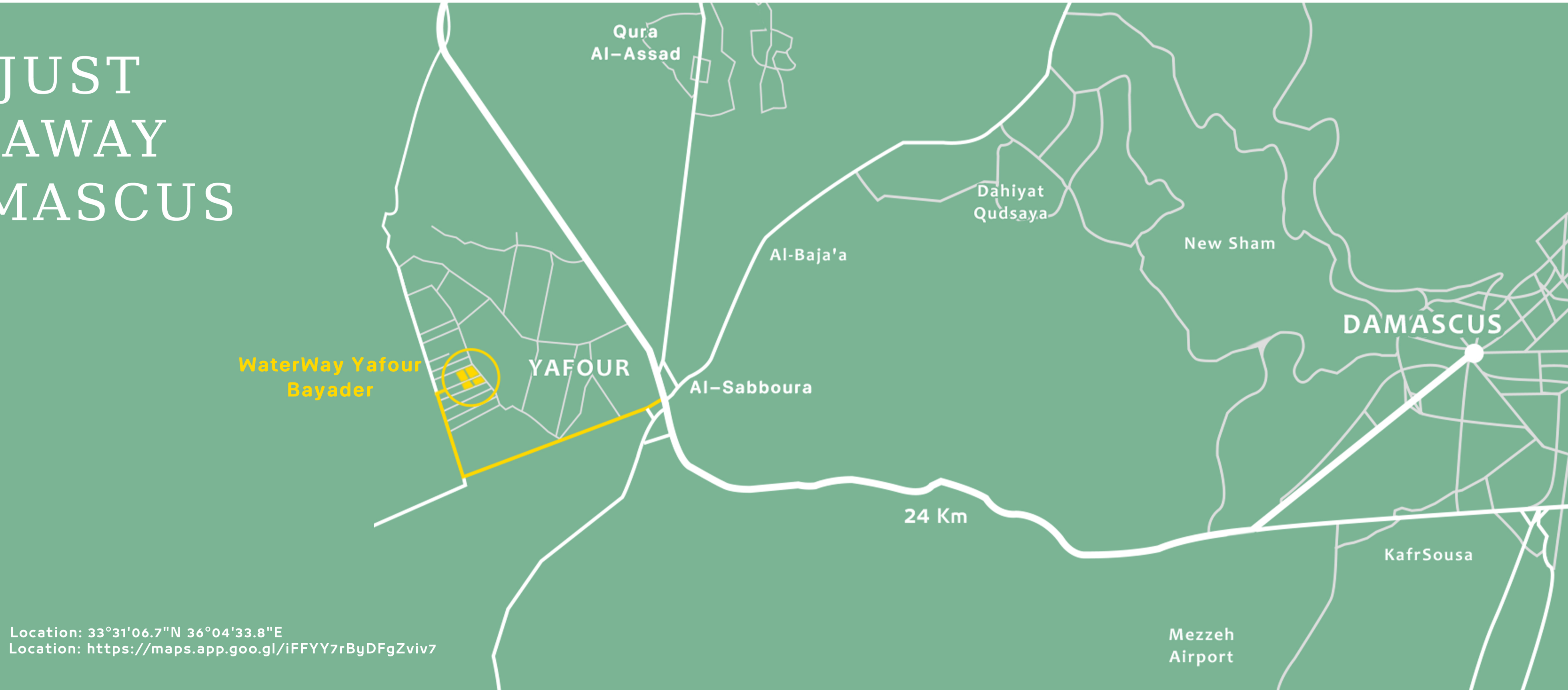
WATERWAY

Bayader Type

Welcome to Waterway, where excellence meets innovation. At Waterway, we believe in the power of the right formula. With a meticulous blend of expertise, creativity, and vision, we bring to life the finest real estate developments in Syria. Our success lies in our commitment to perfection. From the selection of the finest locations to the meticulous curation of designs and experiences, we ensure that every project embodies sophistication, luxury, and timeless elegance. With the right people at our core, we pride ourselves on delivering unparalleled quality and craftsmanship in every endeavor.

LOCATED JUST MINUTES AWAY FROM DAMASCUS

The project is strategically located on the outskirts of Damascus specifically in the vibrant area of Yaafour, just 24 kilometers from downtown Damascus approximately a 23-minute drive. It enjoys easy access through major road networks, offering residents the perfect blend of suburban tranquility and urban proximity, complemented by breathtaking natural views and expansive green spaces. This prime location guarantees a unique living experience that combines luxury, privacy, and effortless connectivity



Location: 33°31'06.7"N 36°04'33.8"E
Location: <https://maps.app.goo.gl/iFFYY7rByDFgZviv7>



INTRODUCING WATERWAY

Welcome to WaterWay, Waterway's latest visionary development in the heart of Damascus. This exceptional project seamlessly blends contemporary elegance with lush greenery and serene water features. Experience a new standard of luxury, where modern architecture meets nature to create an unparalleled lifestyle

PROJECT OVERVIEW

The project consists of four standalone villas, each thoughtfully designed to offer the highest standards of comfort, privacy, and elegance.

Spanning a total land area of 5,147 square meters each villa features a private swimming pool, lush garden, independent guest house, and a dedicated guard house—providing a fully self-contained luxury estate experience.

The villas are distributed over three levels: a ground floor, a first floor and a fully equipped basement that includes service rooms (electricity, filters, boilers) storage areas, and in some villas, spacious entertainment rooms.

Swimming pools range from 183 to 273 square meters surrounded by stone terraces and green areas designed for relaxation and leisure.









Villa Types

Bayader 1

Bayader 2

Bayader 3

Bayader 4

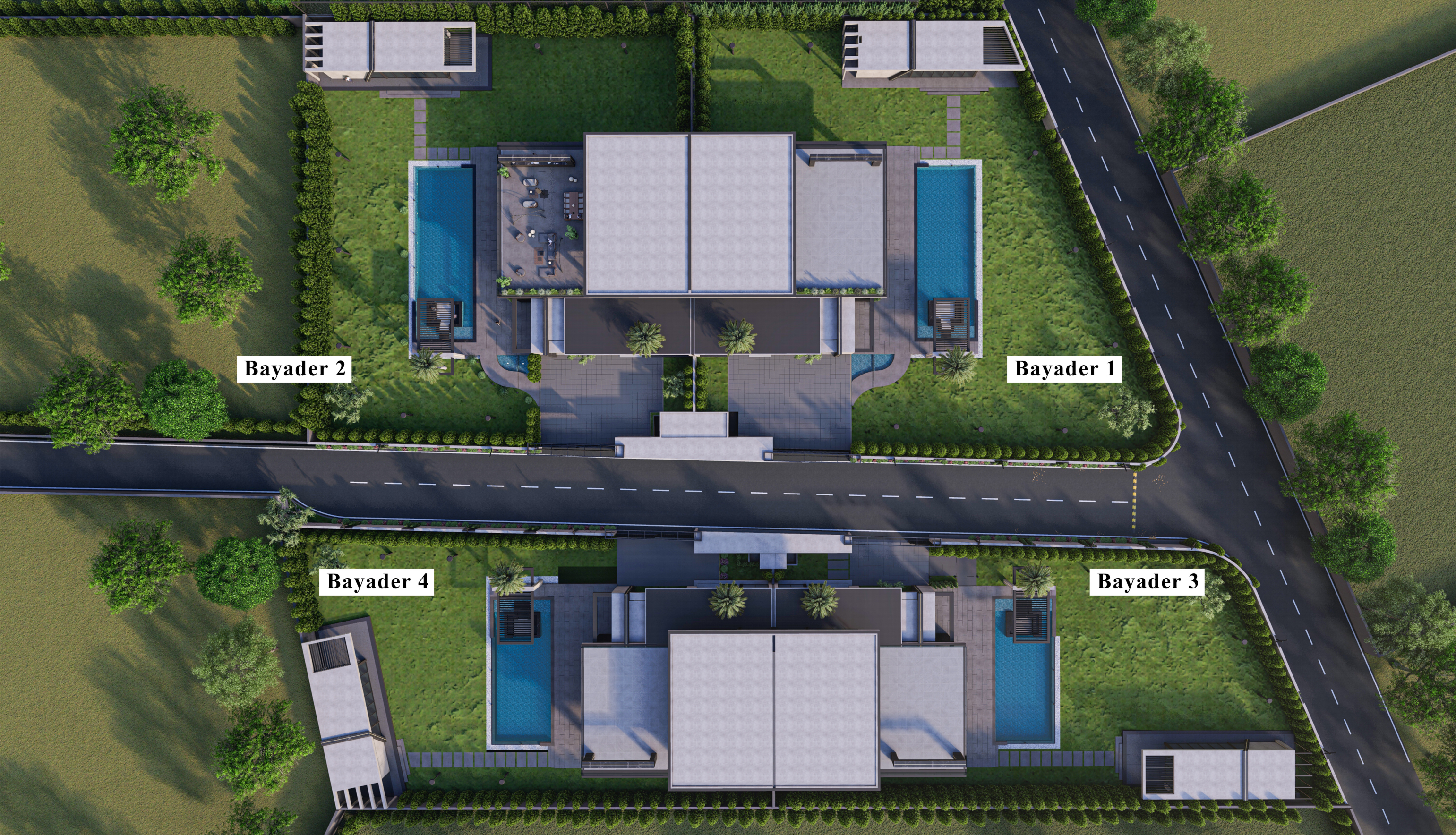
Total Units

1

1

1

1





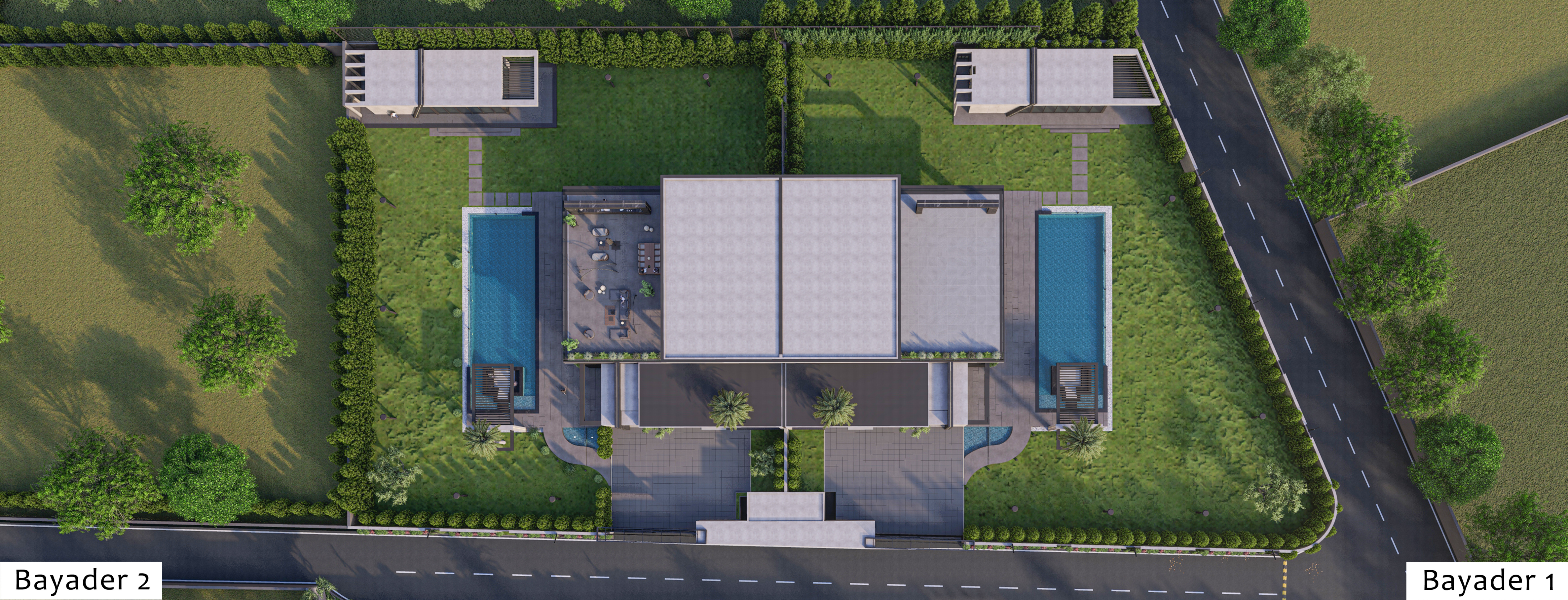




Architectural Layout

Bayader 1 - Bayader 2

AMENITIES OF A PERFECTLY
BALANCED LIFESTYLE



Bayader 2

Bayader 1

Bayader 2

Ground Floor	468 m ²
First Floor	412 m ²
Basement	183 m ²
Swimming Pool	152.5 m ²
Swimming Pool Terrace	188 m ²
Guest House	136 m ²
Grass	1315 m ²
Guard House	25 m ²
Guard House (Basement)	47 m ²
Side Lake	11 m ²
Pool Session	14.5 m ²

Bayader 1

Ground Floor	468 m ²
First Floor	412 m ²
Basement	183 m ²
Swimming Pool	152 m ²
Swimming Pool Terrace	188 m ²
Guest House	135 m ²
Grass	1116 m ²
Guard House	25 m ²
Guard House (Basement)	47 m ²
Side Lake	11 m ²
Pool Session	14 m ²









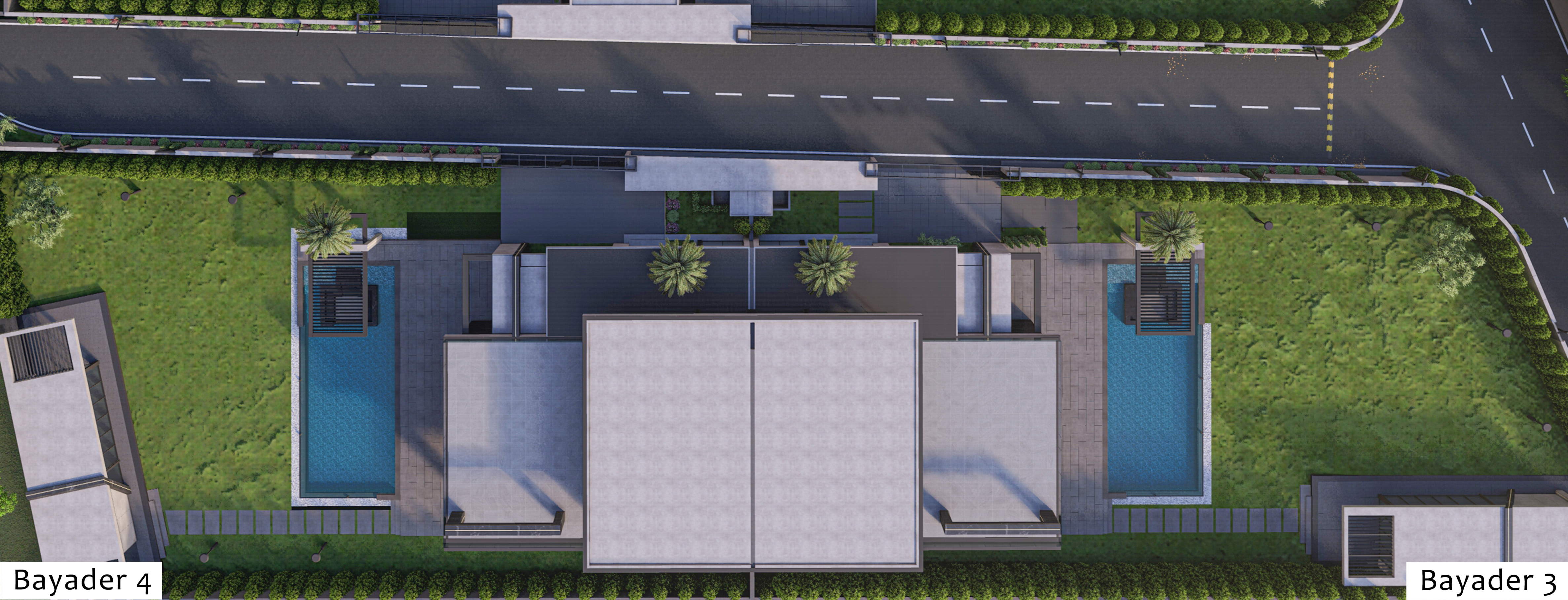




Architectural Layout

Bayader 2 - Bayader 3

AMENITIES OF A PERFECTLY
BALANCED LIFESTYLE



Bayader 4

Bayader 3

Bayader 4

Ground Floor	415 m ²
First Floor	371 m ²
Basement	273 m ²
Swimming Pool	125 m ²
Swimming Pool Terrace	160 m ²
Guest House	106 m ²
Grass	816 m ²
Guard House	11 m ²
Guard House (Basement)	- m ²
Side Lake	- m ²
Pool Session	14 m ²

Bayader 3

Ground Floor	415 m ²
First Floor	371 m ²
Basement	273 m ²
Swimming Pool	125 m ²
Swimming Pool Terrace	160 m ²
Guest House	106 m ²
Grass	816 m ²
Guard House	11 m ²
Guard House (Basement)	- m ²
Side Lake	- m ²
Pool Session	14 m ²









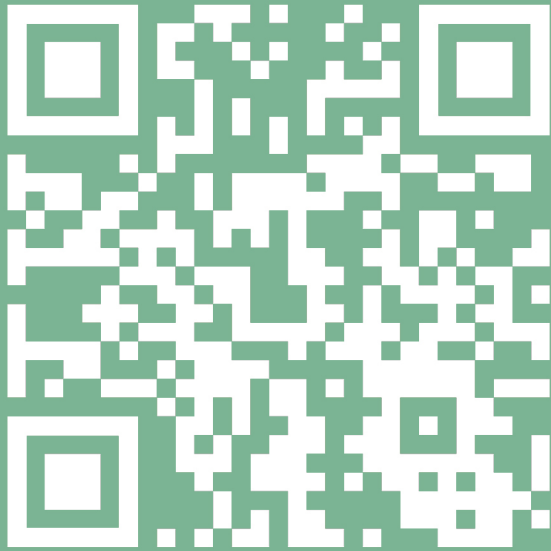












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