# WATER WAY YAFOUR

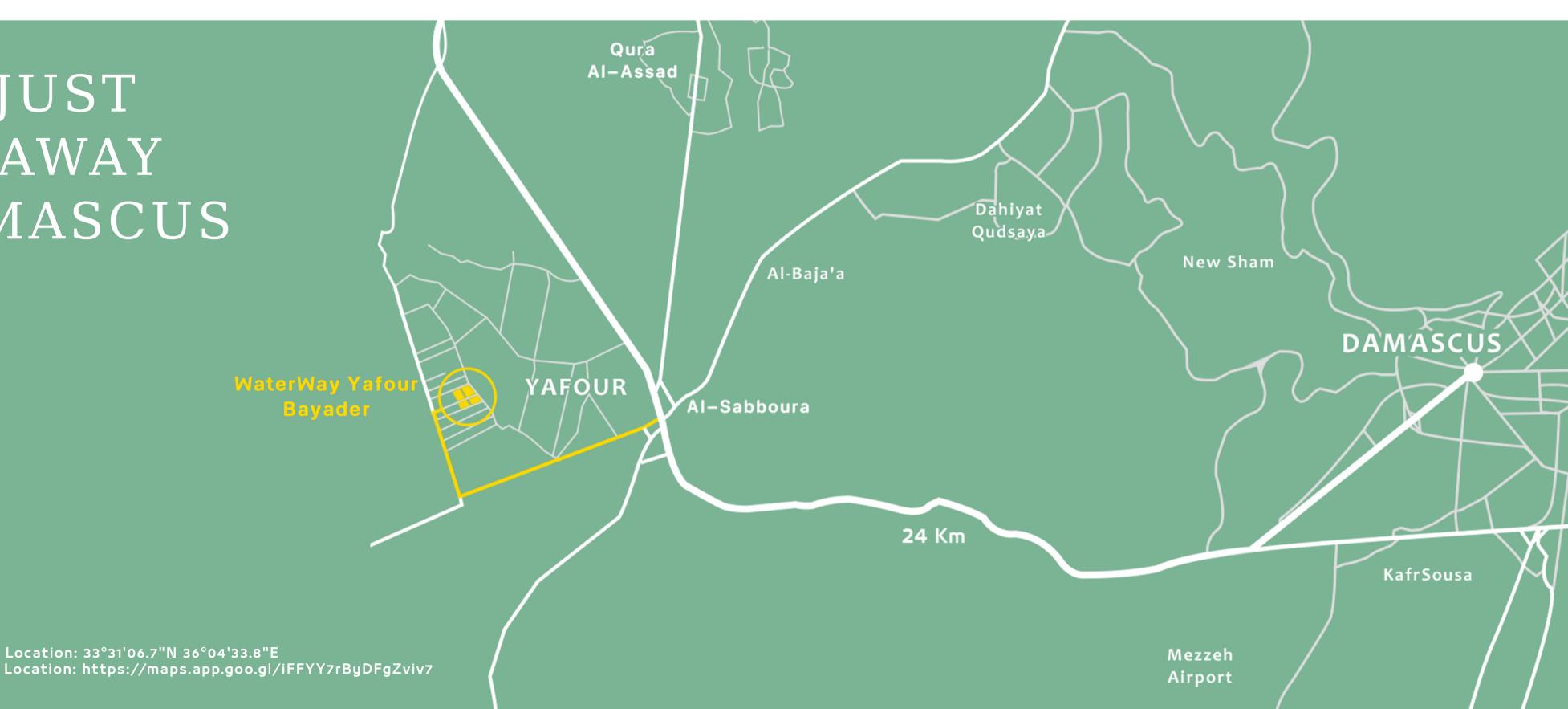


#### Bayader Type

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





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 luxuryestate 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

### Total Units

| Bayader | 1 |  |
|---------|---|--|
| Bayader | 2 |  |
| Bayader | 3 |  |
| Bayader | 4 |  |









## Architectural Layout Bayader 1 - Bayader 2

AMENITIES OF A PERFECTLY
BALANCED LIFESTYLE

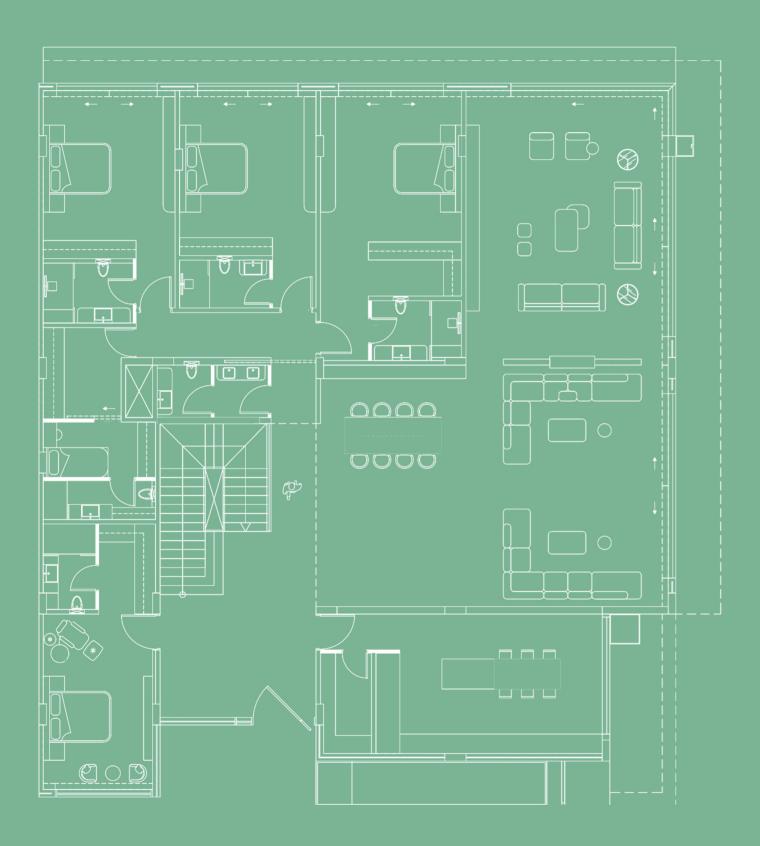


## Bayader 2

| Ground Floor           | 468 m <sup>2</sup>   |
|------------------------|----------------------|
| First Floor            | 412 m <sup>2</sup>   |
| Basement               | 183 m²               |
| Swimming Pool          | 152.5 m <sup>2</sup> |
| Swimming Pool Terrace  | 188 m²               |
| Guest House            | 136 m²               |
| Grass                  | 1315 m <sup>2</sup>  |
| Guard House            | 25 m <sup>2</sup>    |
| Guard House (Basement) | 47 m <sup>2</sup>    |
| Side Lake              | 11 m <sup>2</sup>    |
| Pool Session           | 14.5 m <sup>2</sup>  |
|                        |                      |

## Bayader 1

| Ground Floor           | 468 m²            |
|------------------------|-------------------|
| First Floor            | 412 m²            |
| Basement               | 183 m²            |
| Swimming Pool          | 152 m²            |
| Swimming Pool Terrace  | 188 m²            |
| Guest House            | 135 m²            |
| Grass                  | 1116 m²           |
| Guard House            | 25 m <sup>2</sup> |
| Guard House (Basement) | 47 m <sup>2</sup> |
| Side Lake              | 11 m <sup>2</sup> |
| Pool Session           | 14 m <sup>2</sup> |



#### Ground Floor (Bayader 1 & Bayader 2)

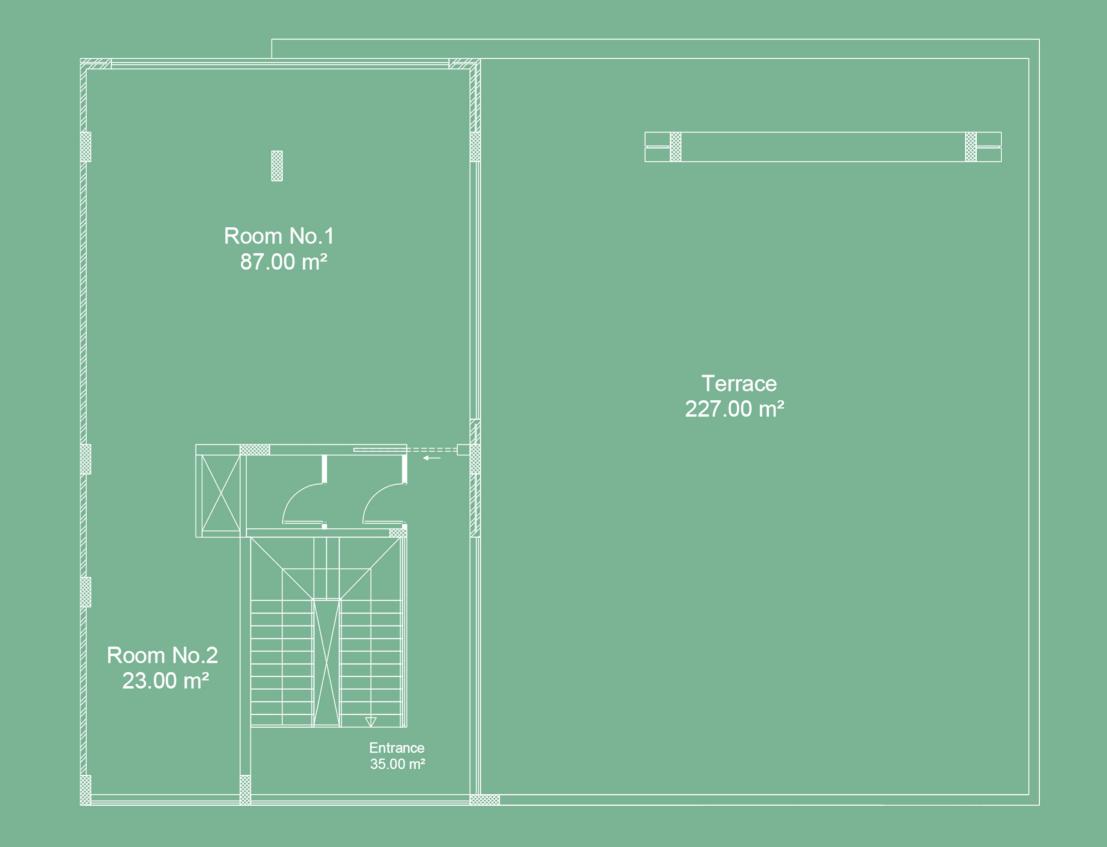
The ground floor of the villa is designed to welcome and impress. With four master bedrooms, a private guest suite, and a spacious L-shaped living room that flows into the outdoor terrace, the layout is ideal for both family living and entertaining. The fully equipped kitchen, located near the main entrance, offers easy access and functionality, while the dedicated guest bathroom adds convenience and privacy.

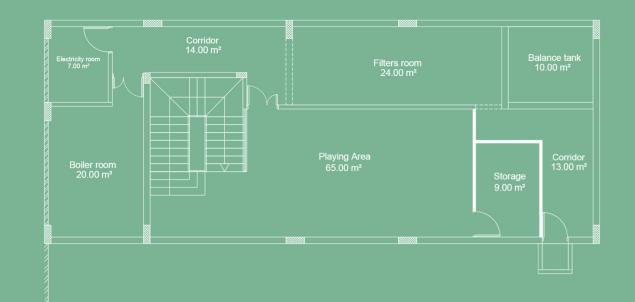
#### First Floor (Bayader 1 & Bayader 2)

First Floor Area 168 m²
Terrace Area 227 m²

FF Ceiling Height 320 cm

- One master bedroom with en-suite bathroom and private terrace
- One additional bathroom
- Open space for lounge, office, or family area
- Large private terrace connected to the bedroom
- Internal staircase connecting to the ground floor and basement



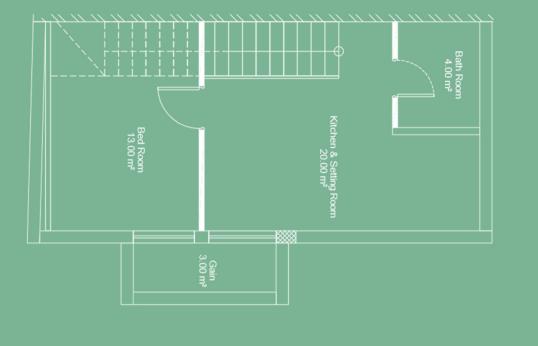


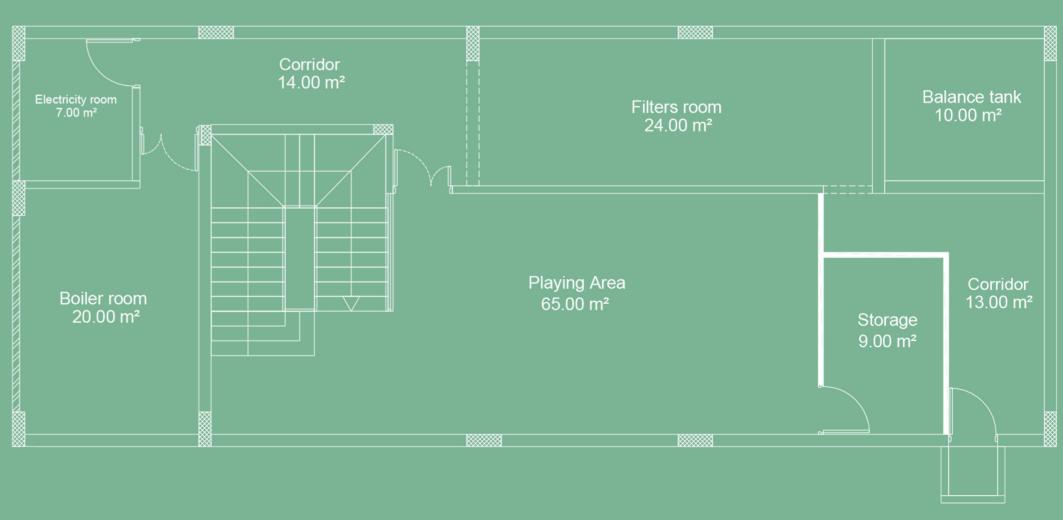
#### Basement (Bayader 1 & Bayader 2)

- One filter room for the swimming pool system
- One storage room
- One boiler/service room
- Open multi-use area (can be customized as a gym, home cinema, or entertainment space)
- Internal staircase connecting to upper floors

| ✓ Bath Room                            |  |        |                 |  |
|--|--|--------|-----------------|--|
| Bath Room<br>4.00 m²                   |  |        |                 |  |
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| 7 /1                                   |  |        |                 |  |
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|  | Kitchen & Setting Room<br>20.00 m <sup>2</sup> |        |                 |  |
| <b>1</b>                               | 20 00 m²                                       |        |                 |  |
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| <b>и————</b>                           |  |        | Gain            |  |
|  | 9  |        | Gain<br>3.00 m² |  |
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|  |  |        |                 |  |
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| 1 L                                    |  |        |                 |  |
|  |  |        |                 |  |
| 7                                      | Bed Room<br>13.00 m²                           |        |                 |  |
|  | 13.00 m²                                       |        |                 |  |
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Basement Area (Services) 137 m²
Basement Area (Entertainment) 45 m²
GF Area (Guard House) 23 m²
Basement Area (Guard House) 46 m²
Basement Ceiling Height 300 cm
Bsmnt Ceiling H. (Guard House) 300 cm

















## Architectural Layout Bayader 2 - Bayader 3

AMENITIES OF A PERFECTLY
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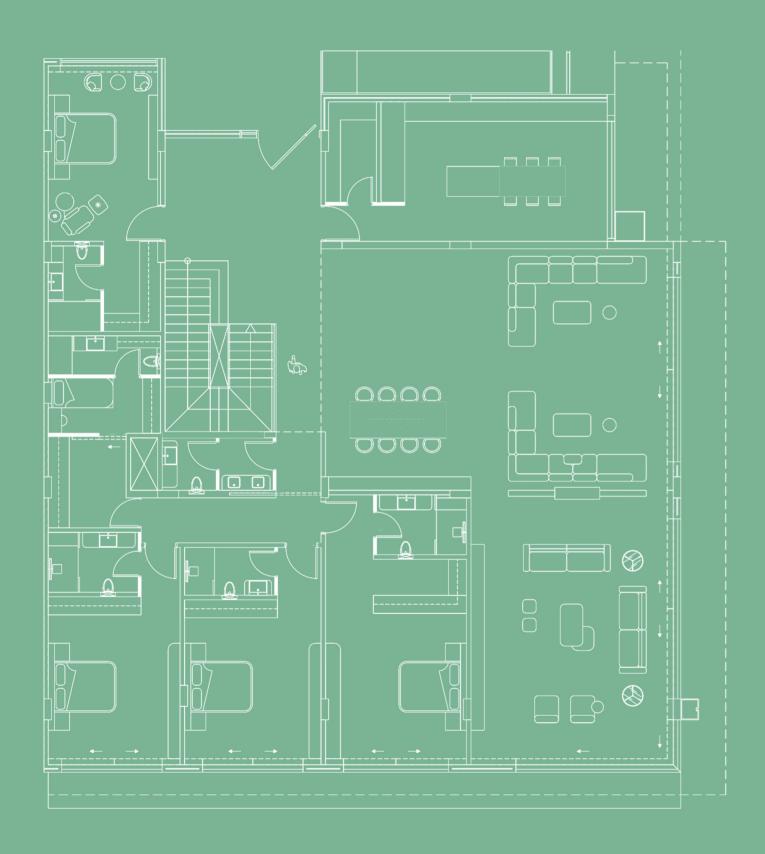


## Bayader 4

| Ground Floor           | 415 m <sup>2</sup> |
|------------------------|--------------------|
| First Floor            | 371 m <sup>2</sup> |
| Basement               | 273 m <sup>2</sup> |
| Swimming Pool          | 125 m <sup>2</sup> |
| Swimming Pool Terrace  | 160 m²             |
| Guest House            | 106 m²             |
| Grass                  | 816 m <sup>2</sup> |
| Guard House            | 11 m <sup>2</sup>  |
| Guard House (Basement) | - m²               |
| Side Lake              | - m²               |
| Pool Session           | 14 m <sup>2</sup>  |
|                        |                    |

## Bayader 3

| Ground Floor           | 415 m <sup>2</sup> |
|------------------------|--------------------|
| First Floor            | 371 m <sup>2</sup> |
| Basement               | 273 m <sup>2</sup> |
| Swimming Pool          | 125 m²             |
| Swimming Pool Terrace  | 160 m²             |
| Guest House            | 106 m²             |
| Grass                  | 816 m²             |
| Guard House            | 11 m <sup>2</sup>  |
| Guard House (Basement) | - m <sup>2</sup>   |
| Side Lake              | - m <sup>2</sup>   |
| Pool Session           | 14 m <sup>2</sup>  |



#### Ground Floor (Bayader 3 & Bayader 4)

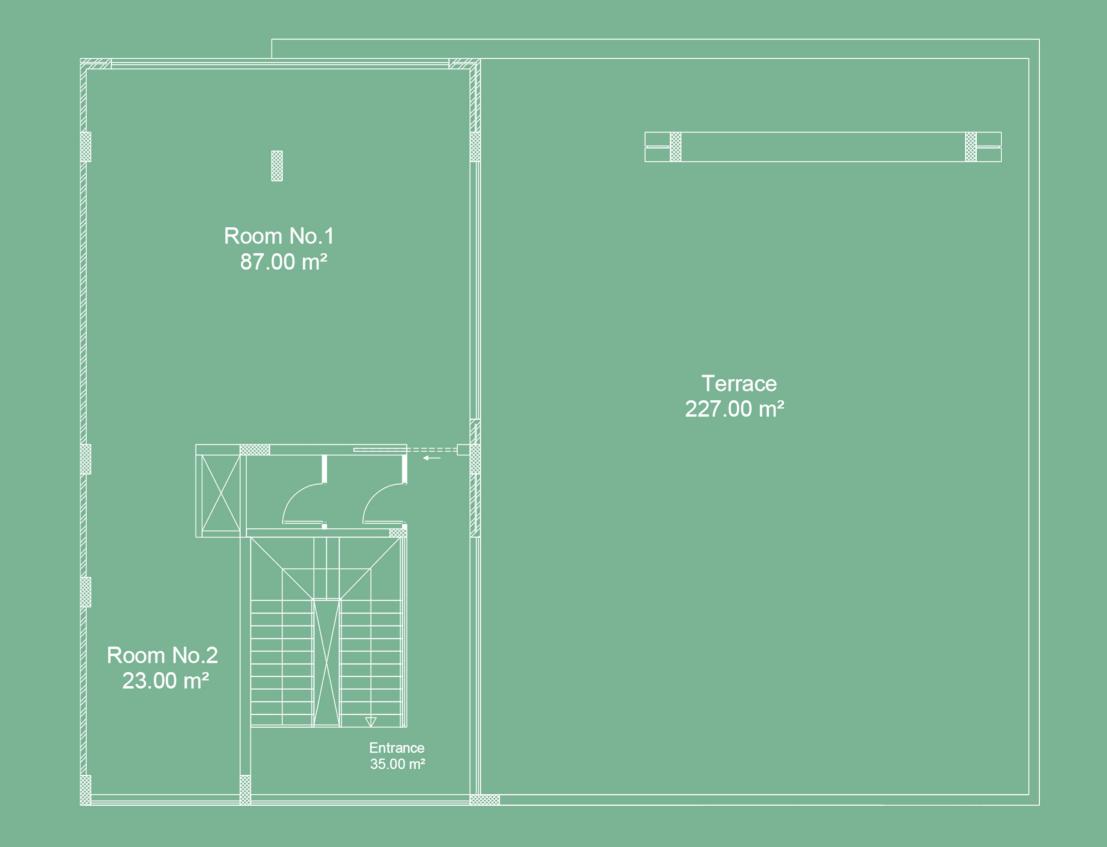
The ground floor of the villa is designed to welcome and impress. With four master bedrooms, a private guest suite, and a spacious L-shaped living room that flows into the outdoor terrace, the layout is ideal for both family living and entertaining. The fully equipped kitchen, located near the main entrance, offers easy access and functionality, while the dedicated guest bathroom adds convenience and privacy.

| Room Type   | Quantity                            | Notes   |
|---|-------------------------------------|---|
| Master Bedrooms<br>  Small Bedroom<br>  Bathrooms<br>  Kitchen<br>  Living Room<br>  Dining Area<br>  Main Entrance | 4<br>1<br>6<br>1<br>1<br>Integrated | Each with a private en-suite bathroom   Includes its own private bathroom   5 en-suite + 1 guest bathroom   Located immediately to the right of the main entrance   Spacious, L-shaped design with access to the terrace   Likely connected to the living area or kitchen   Leads directly into the central hallway |
| Hallways / Circulation  | Present                             | Connects all main areas efficiently   |

#### First Floor (Bayader 3 & Bayader 4)

First Floor Area 168 m²
Terrace Area 227 m²
FF Ceiling Height 320 cm

- One master bedroom with en-suite bathroom and private terrace
- One additional bathroom
- Open space for lounge, office, or family area
- Large private terrace connected to the bedroom
- Internal staircase connecting to the ground floor and basement



#### Basement (Bayader 3 & Bayader 4)

- One filter room for the swimming pool system
- One storage room
- One boiler/service room
- Open multi-use area (can be customized as a gym, home cinema, or entertainment space)
- Internal staircase connecting to upper floors

| Basement Area (Services)       | 93 m²  |
|--------------------------------|--------|
| Basement Area (Entertainment)  | 112 m² |
| GF Area (Guard House)          | 8 m²   |
| Basement Area (Guard House)    | 44 m²  |
| Basement Ceiling Height        | 300 cm |
| Bsmnt Ceiling H. (Guard House) | 300 cm |



























Web Site



Instagram

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