

WATER WAY

Y A F O U R

WATERWAY

Al-Hakel 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.

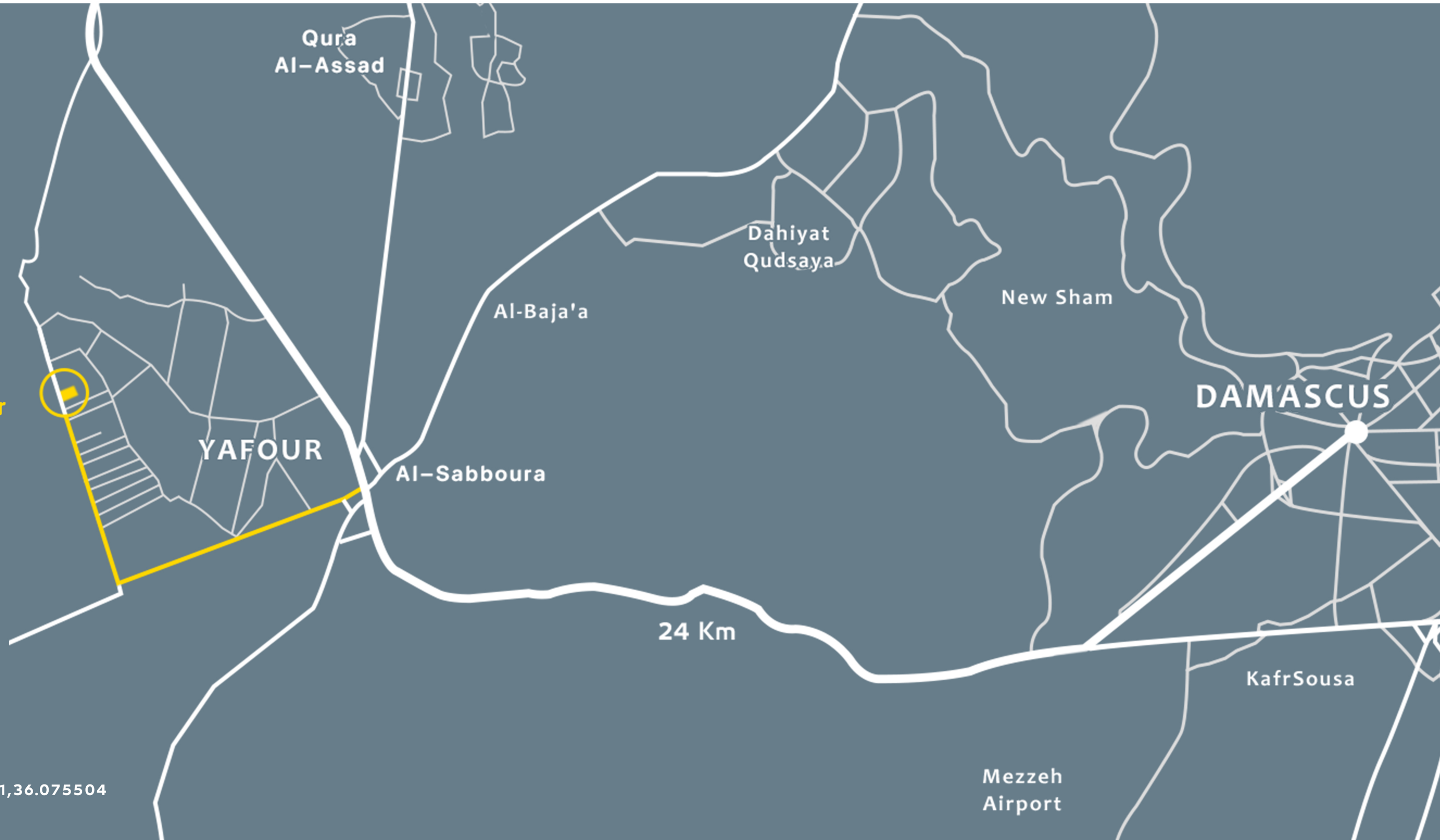
LOCATED JUST MINUTES AWAY FROM DAMASCUS

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: 33.517921,36.075527

Location: <https://maps.google.com/?q=33.517921,36.075504>

**WaterWay Yafour
Hakel**



A modern, multi-story building with large glass windows and a swimming pool at dusk. The building features a dark, minimalist design with white accents. The pool is illuminated with blue lights, and the surrounding area is landscaped with greenery and a paved walkway. The sky is a mix of blue and orange, suggesting sunset or sunrise.

INTRODUCING WATER WAY

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 features four type of exclusive standalone villas thoughtfully designed to offer a refined lifestyle defined by privacy, elegance, and harmony with nature.

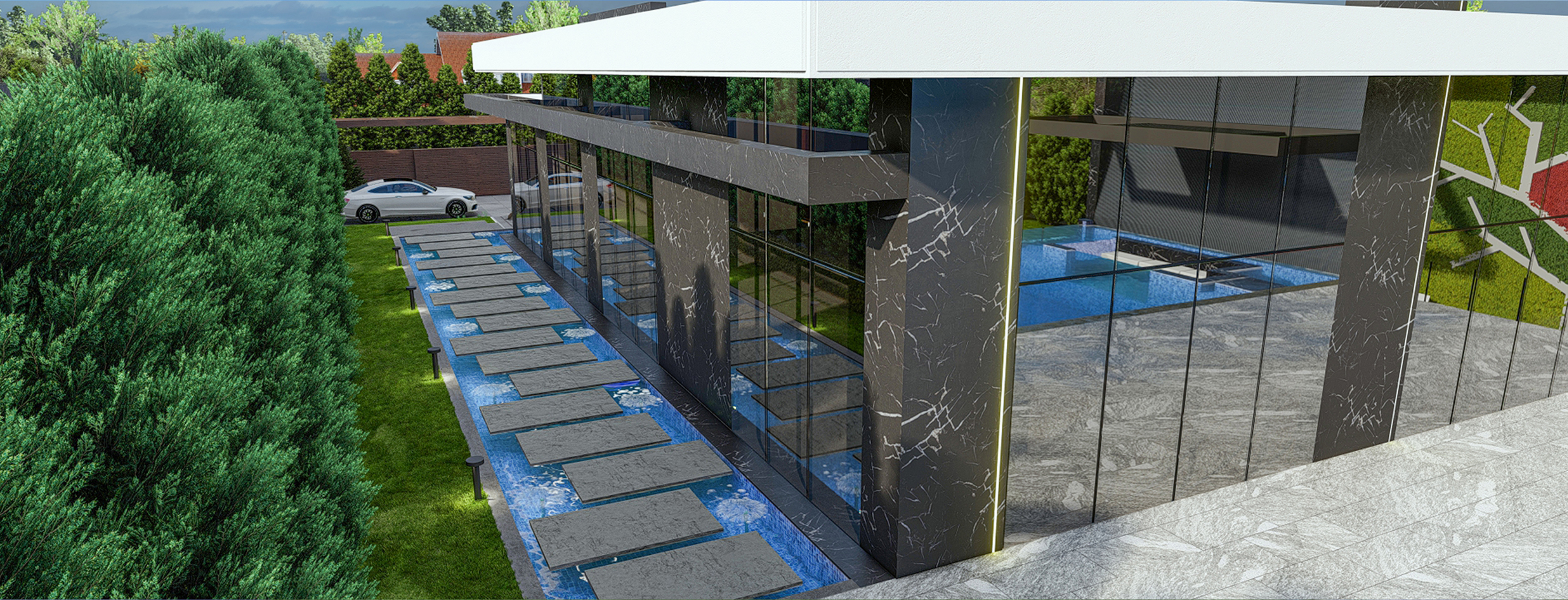
Each villa sits on a generous land plot of approximately 8,000 square meters, delivering a fully self-contained living experience that includes a private swimming pool, expansive landscaped gardens, a dedicated guard house, and the option of an independent guest house for visitors or staff.

The villas are distributed across two levels only: a spacious ground floor that accommodates the main living areas, bedrooms and essential facilities, and a fully equipped basement that includes service rooms (electricity, filters, boilers), storage spaces, and in select units, dedicated areas for entertainment or a home cinema.

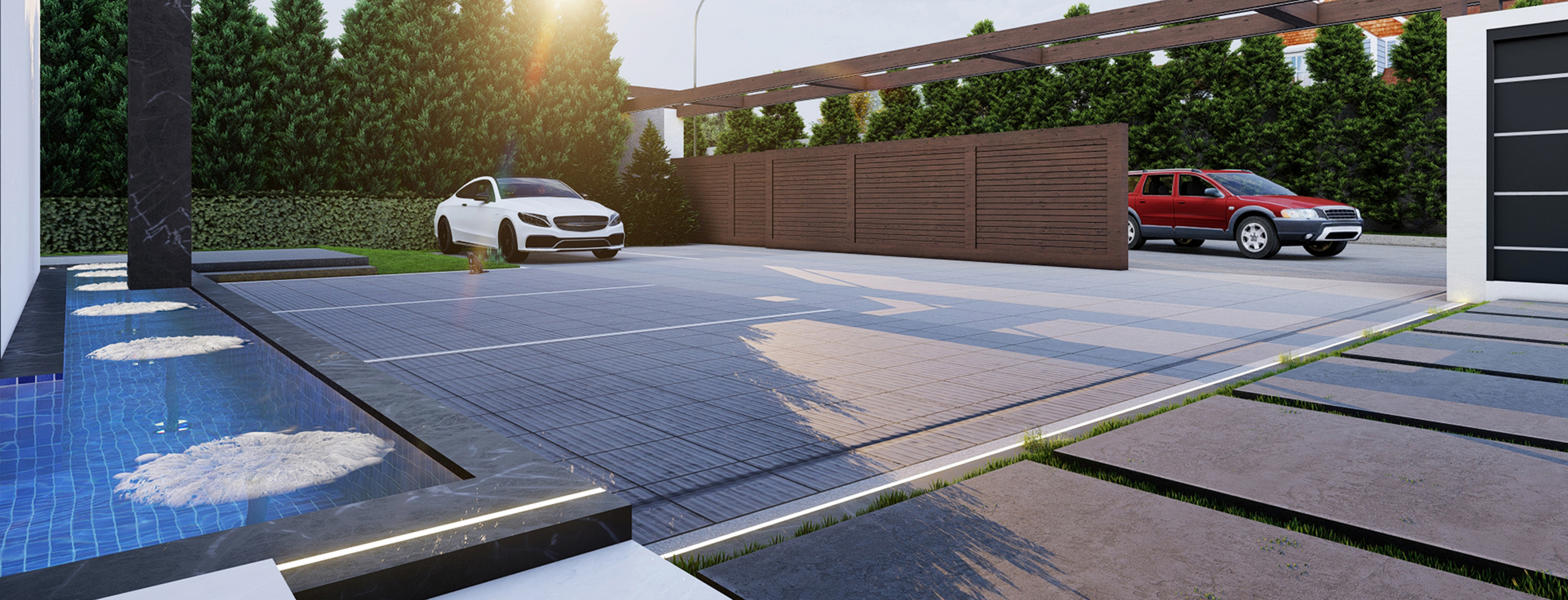
Swimming pools range between 200 and 280 square meters surrounded by elegant stone terraces and lush greenery—creating a serene atmosphere for relaxation and social gatherings.

Blending modern architecture with countryside serenity this project presents a rare opportunity to own a luxurious retreat just minutes away from the city









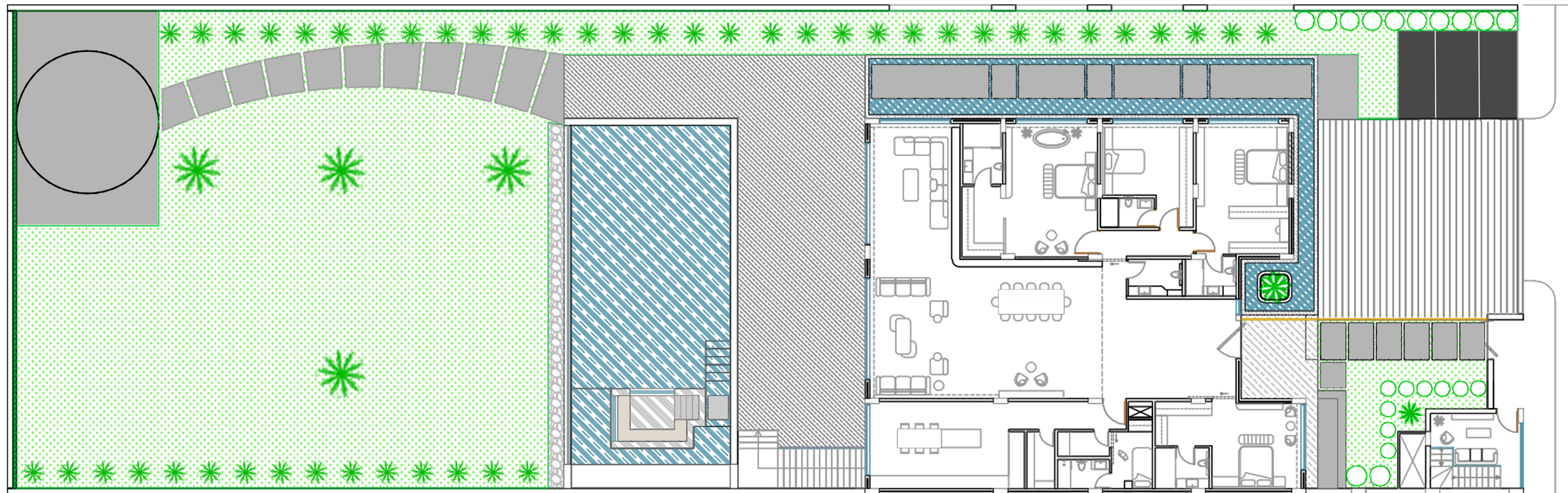


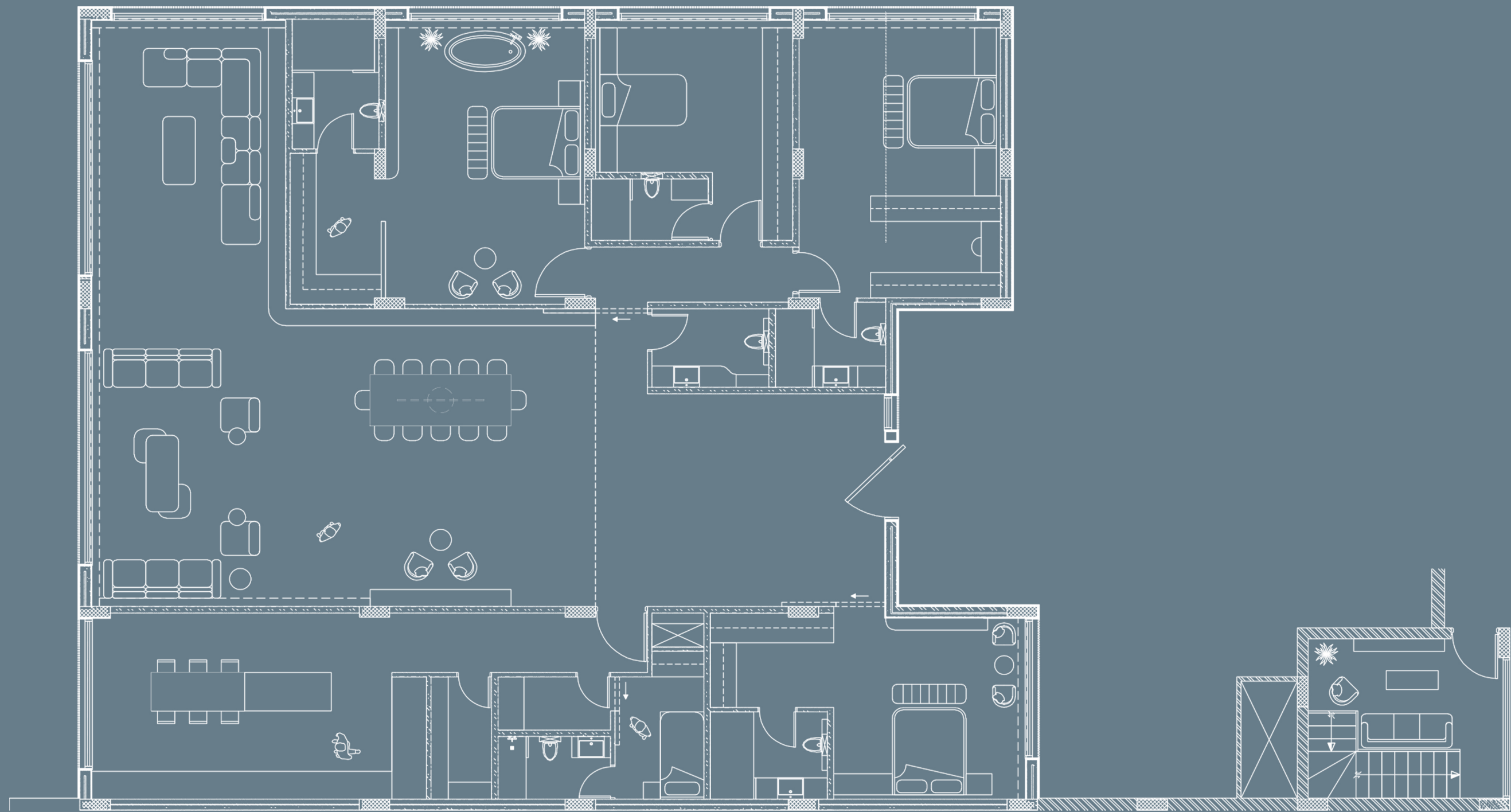
Architectural Layout

Hakel 1

AMENITIES OF A PERFECTLY
BALANCED LIFESTYLE







Ground Floor Plan

Ground Floor Area	387 m²
Ground Floor Area (Guard House)	17 m²
Ground Floor Ceiling Height	420 cm
Ceiling Height (Guard House – Ground Floor)	270 cm
Bedrooms	4

- The villa has been carefully designed to blend comfort and functionality, and it features:
- A spacious open-plan living and dining area connected to the garden and pool.
 - Multiple bedrooms with en-suite bathrooms for maximum privacy.
 - A large kitchen with direct access to service areas.
 - A separate guest entrance and a shaded parking space.
 - A dedicated guard house with private access and amenities.
 - Expansive outdoor spaces including a landscaped garden and a private pool.
 - A private terrace offering a seamless indoor-outdoor living experience.

This layout provides the perfect balance between interior luxury and outdoor relaxation.

Basement Plan

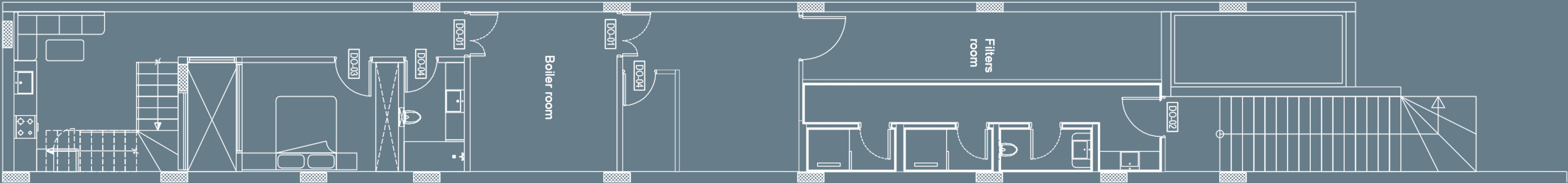
The basement has been designed to be more than just a service area—it is a fully integrated space that meets both comfort and entertainment needs.

With a total area of 148 square meters per villa, the basement is carefully divided into:

- Service areas of approximately 45 m², including a boiler room, filter room, and storage space—ensuring optimal efficiency and organization.
- Entertainment areas of around 103 m², offering the flexibility to create a game room, home cinema, or a private relaxation lounge.

This smart layout allows you to maximize the use of underground space without compromising the elegance of the design or the quality of living

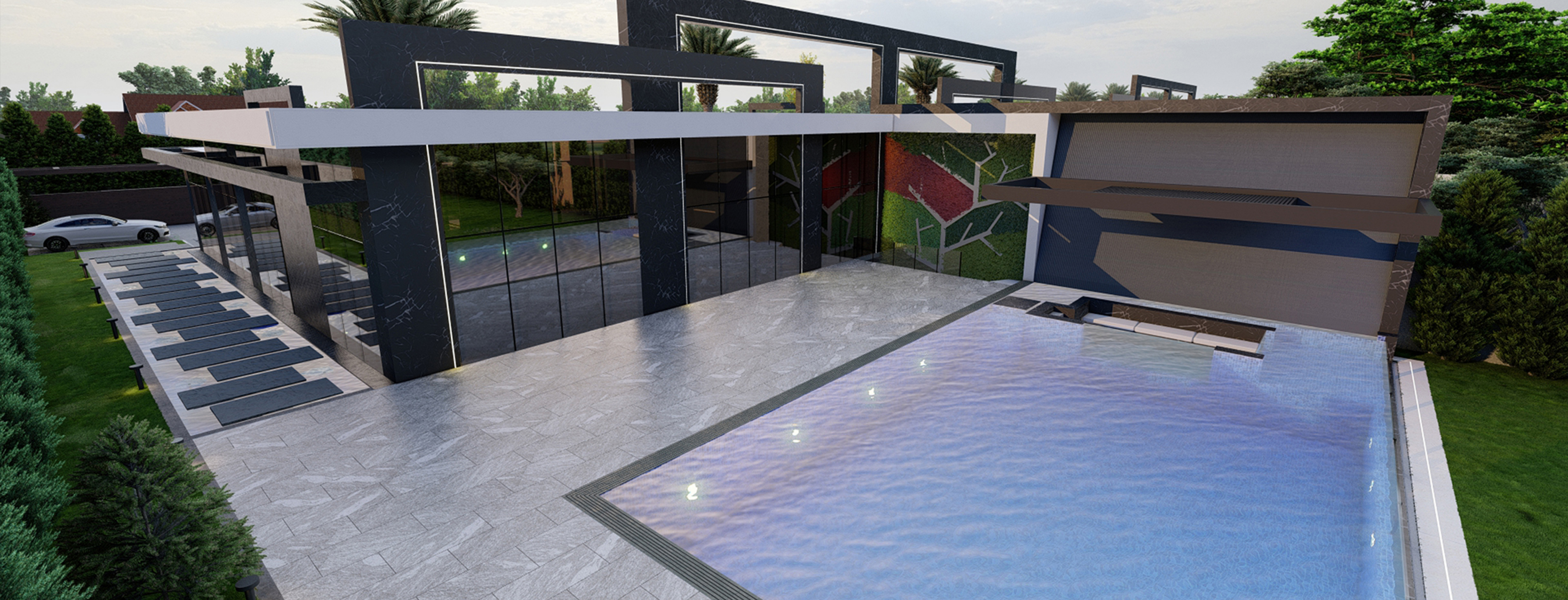
Total Basement Area	148 m ²
Service Area	45 m ²
Entertainment Area	103 m ²









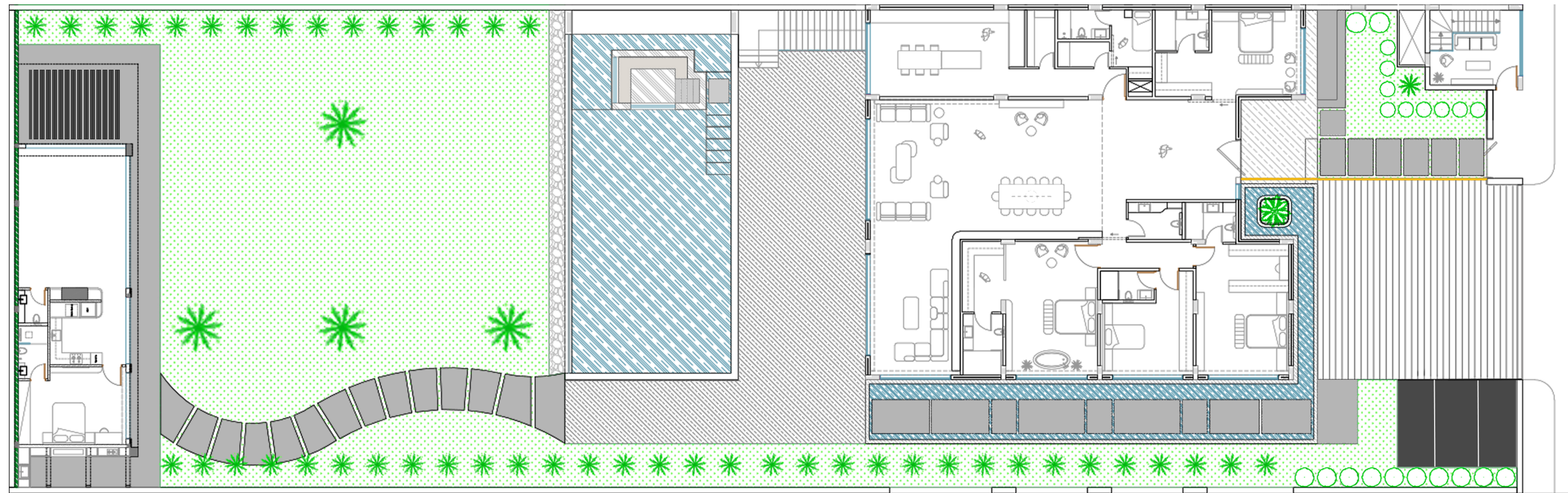


Architectural Layout

Hakel 2

AMENITIES OF A PERFECTLY
BALANCED LIFESTYLE





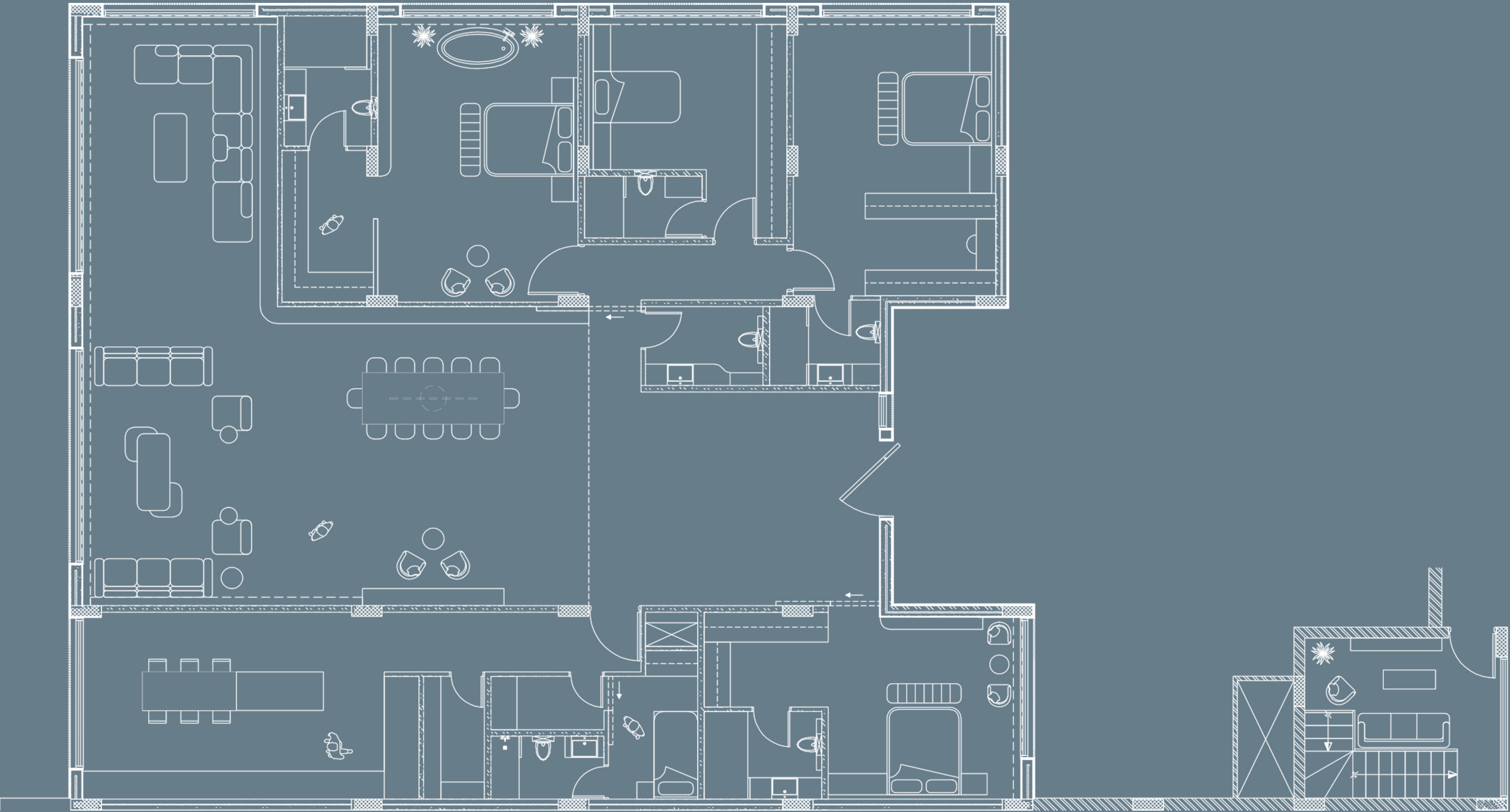
Ground Floor Plan

Ground Floor Area	387 m²
Ground Floor Area (Guard House)	17 m²
Ground Floor Ceiling Height	420 cm
Ceiling Height (Guard House – Ground Floor)	270 cm
Bedrooms	4

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Basement Plan

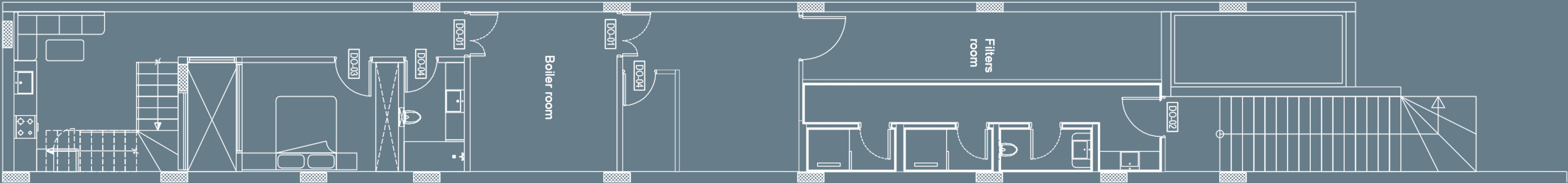
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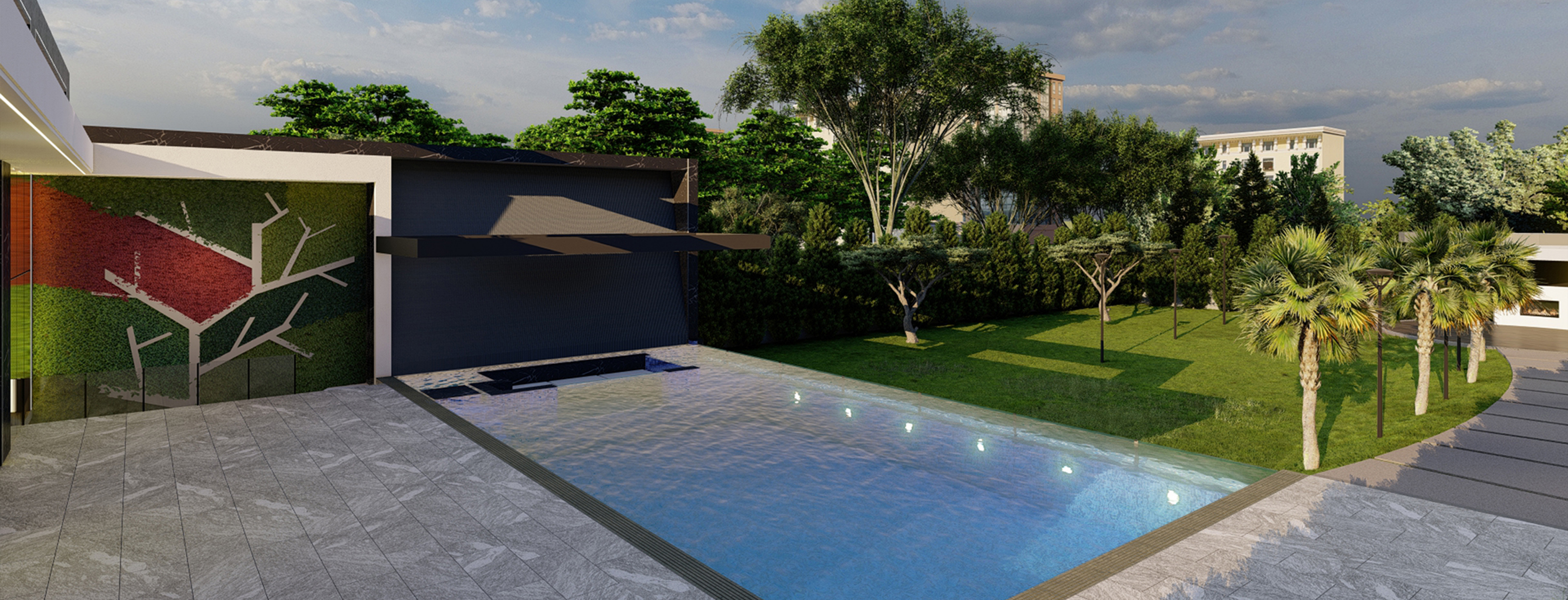
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