

Tali



# RATIONALE

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Tali, derived from the star system Talitha, is Badya's newest phase, belonging to the Sun, Moon, & Stars district. The Tali phase sparks serenity to its residences and provides them with the environment, and all needed reinforcements to thrive in Badya's elegance and blossom within its warmth.



# CONCEPT

Tali, Badya's new phase in its Sun, Moon, and Stars district has been crafted as an open and inviting space. Tali's serenity and peacefulness are mirrored through the nature surrounding it from all sides and the water flowing within its heart.



# TALI NEIGHBORHOOD

Tali, the neighborhood, is the tranquil space that is solely dedicated for the peace of mind of its residences. The neighborhood, inspired by the breathtaking skies and the sparkling stars, supersedes the factors that make it just the right place to live, but rather it transports its residences to a tranquility-driven lifestyle. Tali's elevated lifestyle inspires its residences to explore boundless possibilities of flourishing and prospering.

Designed with precision, this villas-based neighborhood villas strives to achieve a perfect blend of tranquility and community spirit. Drawing inspiration from the expansive blue skies, and the alluring moon, Tali's features are designed to be airy with open and inviting layouts.



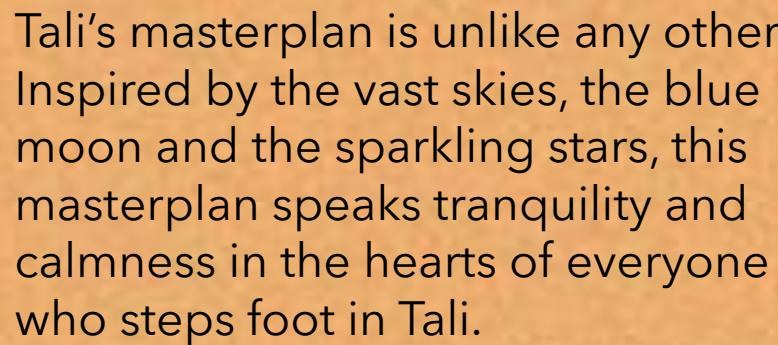
# TALI'S AMENITIES

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- Clubhouse
- Outdoor Gym
- Padel Courts
- Community Park
- Day Care
- Kids Playground



# MASTER PLAN UNIQUENESS



# Tali



# Types

Villa Type X2



# Types

## Villa Type X2

Land Area	BUA
550 m <sup>2</sup>	364 m <sup>2</sup>
Penthouse Area	
46 m <sup>2</sup>	
Roof Area	
95 m <sup>2</sup>	
Semi-covered roof area	
21 m <sup>2</sup>	



Ground Floor Plan



First Floor Plan



Penthouse Floor Plan

# Types

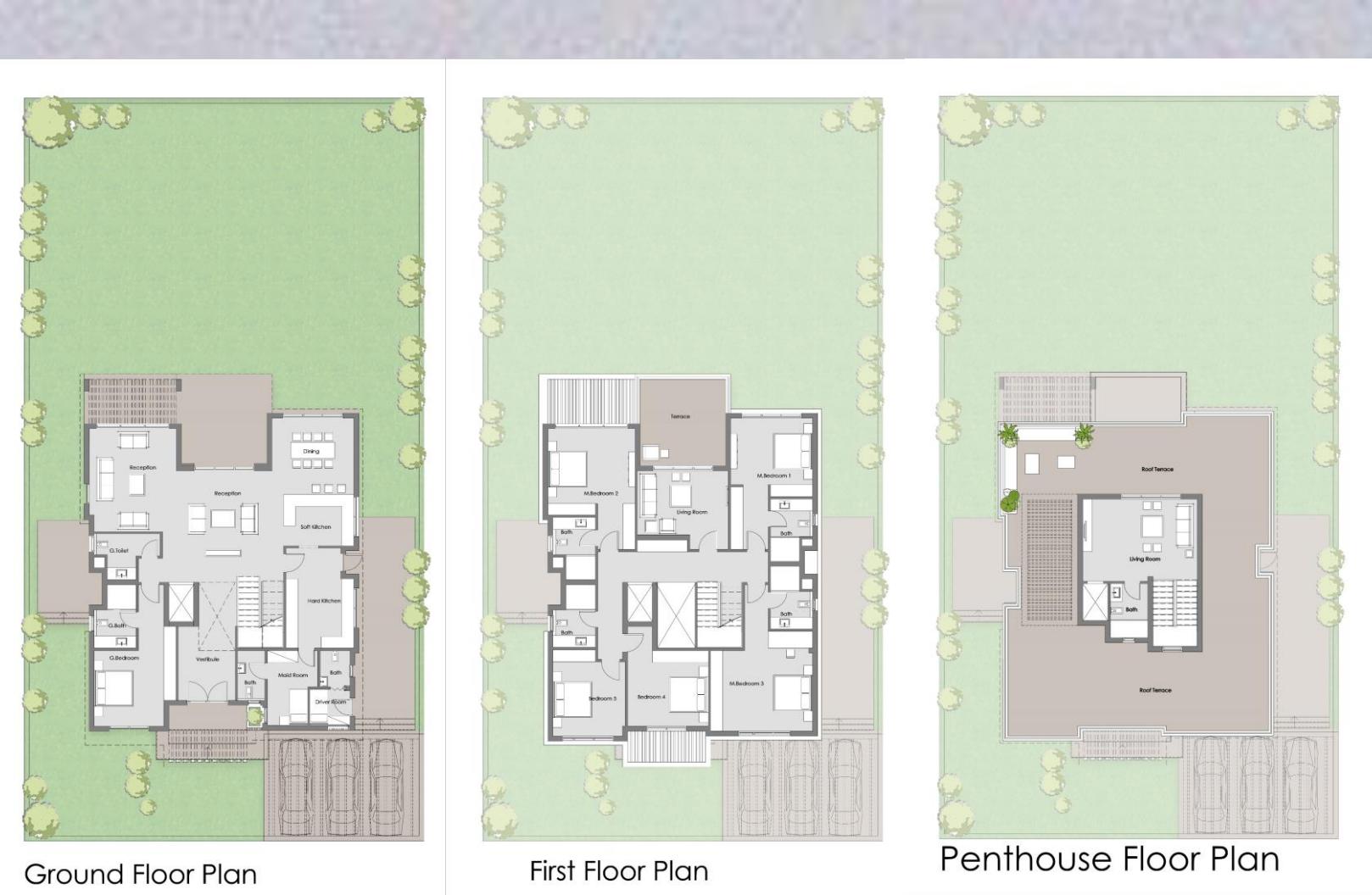
## Villa Type W2



# Types

## Villa Type W2

Land Area	BUA
750 m <sup>2</sup>	466 m <sup>2</sup>
Penthouse Area	46 m <sup>2</sup>
Roof Area	149 m <sup>2</sup>
Semi-covered roof area	18.5 m <sup>2</sup>



# Types

## Villa Type Z2



# Types

## Villa Type Z2

Land Area	BUA
401 m <sup>2</sup>	275.5 m <sup>2</sup>
Penthouse Area	
39.5 m <sup>2</sup>	
Roof Area	
83 m <sup>2</sup>	
Semi-covered roof area	
12 m <sup>2</sup>	



Ground Floor

First Floor

Penthouse Floor

# Types

## Villa Type S2



# Types

## Villa Type S2

Land Area	BUA
268 m <sup>2</sup>	205 m <sup>2</sup>
<b>Penthouse Area</b>	
40 m <sup>2</sup>	
<b>Roof Area</b>	
48 m <sup>2</sup>	
<b>Semi-covered roof area</b>	
10.5 m <sup>2</sup>	



# Types

## Villa Type N2



# Types

## Villa Type N2

Land Area	BUA
255 m <sup>2</sup>	180 m <sup>2</sup>



# Types

## Townhouses 4



# Types

## Townhouses 4 - Ground floor

<b>Corner Unit</b>		<b>Middle Unit</b>	
<b>Land Area</b>	<b>BUA</b>	<b>Land Area</b>	<b>BUA</b>
230 m <sup>2</sup>	194 m <sup>2</sup>	189.5 m <sup>2</sup>	190.5 m <sup>2</sup>
<b>Penthouse Area</b>		<b>Penthouse Area</b>	
23.60 m <sup>2</sup>		23.1 m <sup>2</sup>	
<b>Roof Area</b>		<b>Roof Area</b>	
69.10 m <sup>2</sup>		68.2 m <sup>2</sup>	



# Types

## Townhouses 4 – First floor



# Types

Townhouses 4 - Penthouse



THANK  
you

