



# HMR WATERFRONT

A PROJECT BY HMR GROUP

LUXURY BEACHFRONT APARTMENTS



HMR WATERFRONT located at the edge of the Great Arabian Sea. A luxurious gated community that encloses fourteen high-rise residential towers, facilitated with modern amenities and efficient security to enjoy a peaceful, entertaining and contemporary lifestyle. A marvel that encompasses all necessities of family living. HMR Waterfront is surrounded by green open spaces, a mosque, a marine walk promenade and retail outlets for food, beverages and other necessities including exclusive car parking for the residents.





Surrounded by the Arabian Sea, this world-class community is arguably the most elegant and timeless beauty. A stunning skyline that will inspire the residents and visitors from around the world.

It is a profound architecture, comprising of a luxury infinity pool, stylish entrance foyer, well-equipped gym and much more.

The beautifully designed penthouses rest on the highest floors with a breathtaking view of the horizon.

Elegant townhouses embody luxury and innovation, all the while, overlooking the glorious Arabian Sea.

Luxurious 4-bedroom apartments, facilitated with modern amenities for a comfortable contemporary living experience.

Exclusive 3-bedroom apartments crafted with the utmost care to offer the comfort of a home and the luxury of a hotel.

Spacious 2-bedroom apartments equipped with cutting edge amenities offering convenient, modern and luxurious living.

1-bedroom apartments perfectly built to provide comfort and style to the modern family.



# PROJECT FEATURES

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- G+34 Floors Ultra Luxury Building (consisting of 1, 2, 3 & 4 bedroom apartments, Town Houses & Penthouses)
- Sea and Boulevard View spacious apartments
- Fire Life Safety Certified Lifts
- Open Terraces
- Infinity Pool
- Kids Play Area
- Multi-Purpose Hall
- Gym
- Elegant Reception
- VRF System
- 2, 3 & 4 bed separate floor plate
- Key Card Access
- Evacuation System
- 24/7 CCTV Surveillance
- Parking \* 8 Floors
- 24/7 CCTV Surveillance
- 2 emergency exit staircases
- Mechanical Ventilation System
- Modern Bathrooms
- Built in Kitchen
- 24 hours Concierge
- Spacious bedrooms
- Garbage Chute
- Maid Room with Attached Bath
- Driver Rooms on each Parking Floor
- Backup Generator



# COMMUNITY FEATURES

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- 3 layers of security with card access
- State of the Art Sea Front Club House
- Office Tower with Helipad
- Sea Front Jamia Mosque
- 5 Star international Brand Hotel Apartment buildings
- Luxury Beach
- White Sand Beach and Beach Activities
- Jogging/Bicycle tracks and Pedestrian walkways
- Master Developer's own Facility Management System
- Community Elevated from road level to protect from Urban/Rain flooding
- Retail Outlets
- RO Plant for Tap & Drinking Water
- Green Spine
- 30ft wide promenade
- Amphitheatre Steps
- 3 lane wide internal roads both ways
- Wide Pathways on internal Boulevard
- Dancing Fountain
- F&B Stores on both ways
- 1.6 km long sea front board walk
- Community Park
- Sewage Treatment Plant
- In-House Grid Station
- Customized Hyper Market & Medical Clinics



## WHY HMR?

- **FBR-Amnesty** registered Project (2023-2024).
- **Value for Investors Money:** Piling & shoring work completed before the project is launched.
- **Apartment sizes:** Spacious Apartments designed for a Grandeur Lifestyle & Value for the money from the End User Perspective.
- **Open Terraces** will be charged half of the apartment price.
- **Separate floor plates:** “One & Two” and “Three & Four Bedroom” apartments are on Separate Floor plates.
- **Construction linked payment plan:** Installment will be taken once the milestone of the construction is achieved.
- **free Parking:** Not included in the sellable area.
- **Drawing Rooms:** All 3 & 4 bed apartments have drawing rooms available.
- **Price per sqft** is very competitive.
- **Elevated Community:** HMR Waterfront Community is Elevated upto 26 ft' from the DHA Road level.
- **Drainage & Evacuation System:** Modern Drainage & intelligent evacuation systems through the community as well as the project..
- **Sewage System:** Eco-Friendly Sewage Treatment Plant.



# APARTMENT SIZES

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- 1 BEDROOM sizes start from 907 sq.ft. to 1121 sq.ft.
- 2 BEDROOM sizes start from 1919 sq.ft. to 2433 sq.ft.
- 3 BEDROOM sizes start from 3086 sq.ft. to 3438 sq.ft.
- 4 BEDROOM sizes start from 4250 sq.ft. to 4375 sq.ft.
- TOWN HOUSES sizes start from 6899 sq.ft. to 7589 sq.ft.
- PENT HOUSE sizes start from 8356 sq.ft. to 8933 sq.ft.



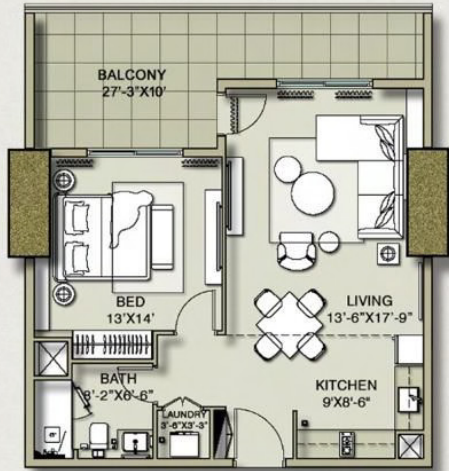
# FLOOR PLANS





View : Boulevard  
 Floor Range : Amenity Floor

KEY PLAN:

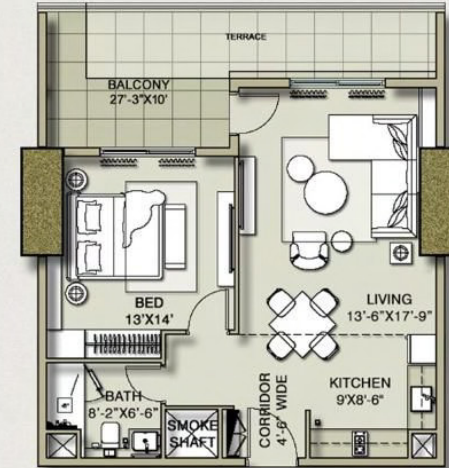
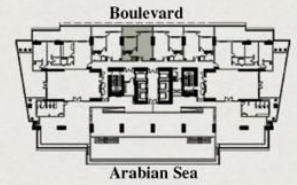


**AF02 : 1B-1**

Unit Net Area = 886.00 SFT  
 Common Area = 169.00 SFT  
 Sellable Area = 1055.00 SFT  
 Assigned Parking Bay = 128.00 SFT (Free)  
 Total Assigned Area = 1183.00 SFT

View : Boulevard  
 Floor Range : Amenity Floor

KEY PLAN:



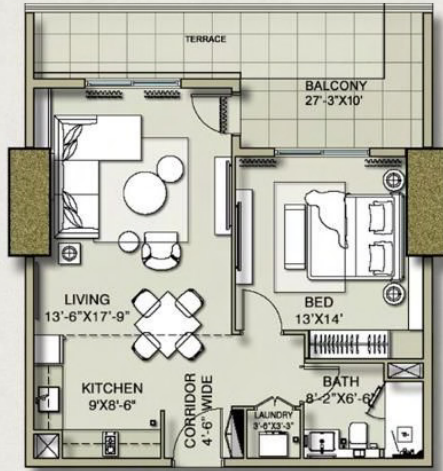
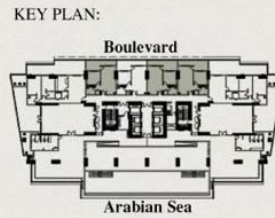
**AF03 : 1B-2**

Unit Net Area = 874.00 SFT  
 Common Area = 166.00 SFT  
 Sellable Area = 1040.00 SFT  
 Assigned Parking Bay = 128.00 SFT (Free)  
 Total Assigned Area = 1168.00 SFT  
 \*Open Terrace Area = 120.00 SFT

**1 BEDROOM**



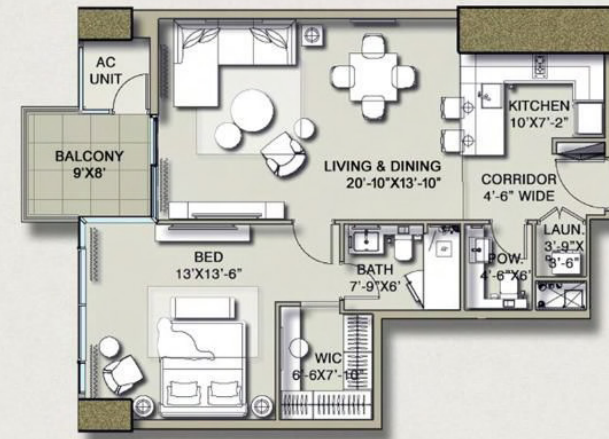
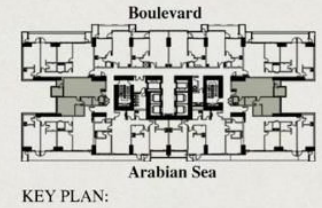
View : Boulevard  
 Floor Range : AF & 7th



**AF04 : 1B-3**

Unit Net Area = 893.00 SFT  
 Common Area = 170.00 SFT  
 Sellable Area = 1063.00 SFT  
 Assigned Parking Bay = 128.00 SFT (Free)  
 Total Assigned Area = 1191.00 SFT  
 \*Open Terrace Area = 120.00 SFT

View : Tower Facing  
 Floor Range : 7th - 14th Floor



**703 : 1B-4**

Unit Net Area = 942.00 SFT  
 Common Area = 179.00 SFT  
 Sellable Area = 1121.00 SFT  
 Assigned Parking Bay = 128.00 SFT (Free)  
 Total Assigned Area = 1249.00 SFT

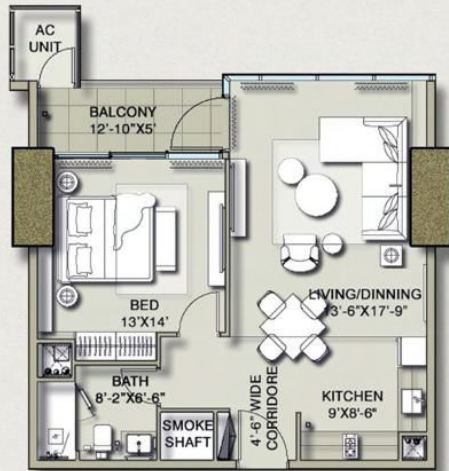
**1 BEDROOM**



View : Boulevard  
 Floor Range : 7th - 14th Floor



KEY PLAN:



**706 : 1B-5**

Unit Net Area = 762.00 SFT  
 Common Area = 145.00 SFT  
 Sellable Area = 907.00 SFT  
 Assigned Parking Bay = 128.00 SFT (Free)  
 Total Assigned Area = 1035.00 SFT

View : Boulevard  
 Floor Range : 7th - 14th Floor



KEY PLAN:



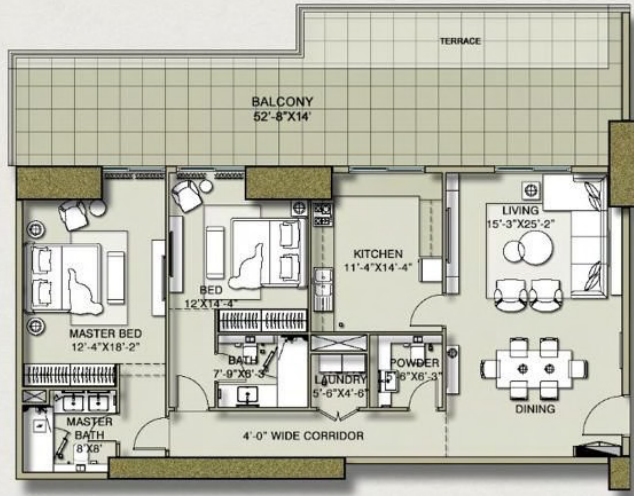
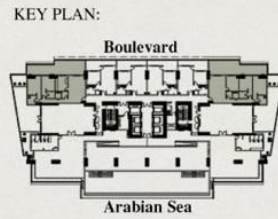
**707 : 1B-6**

Unit Net Area = 781.00 SFT  
 Common Area = 149.00 SFT  
 Sellable Area = 930.00 SFT  
 Assigned Parking Bay = 128.00 SFT (Free)  
 Total Assigned Area = 1058.00 SFT

# 1 BEDROOM



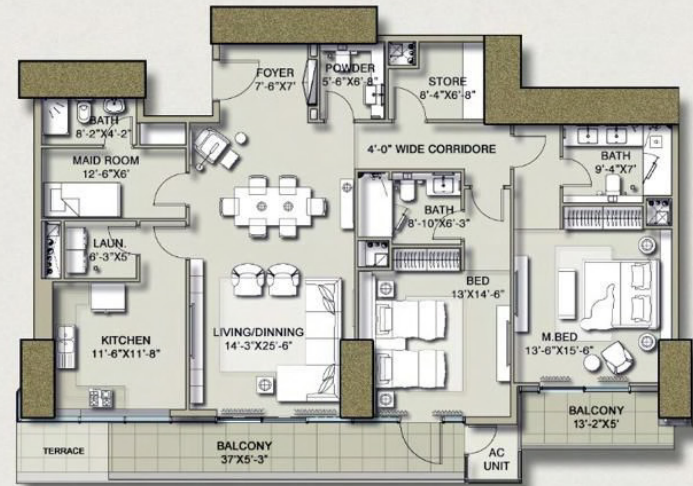
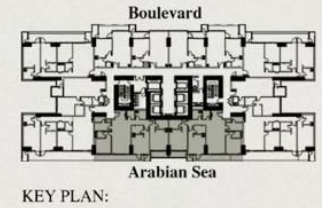
View : Boulevard  
 Floor Range : Amenity Floor



**AF01 : 2B-1**

Unit Net Area = 2044.00 SFT  
 Common Area = 389.00 SFT  
 Sellable Area = 2433.00 SFT  
 Assigned Parking Bay = 128.00 SFT (Free)  
 Total Assigned Area = 2561.00 SFT  
 \*Open Terrace Area = 190.00 SFT

View : Sea  
 Floor Range : 7th - 24th Floor



**701 : 2B-2**

Unit Net Area = 1917.00 SFT  
 Common Area = 365.00 SFT  
 Sellable Area = 2282.00 SFT  
 Assigned Parking Bay = 128.00 SFT (Free)  
 Total Assigned Area = 2410.00 SFT  
 \*Open Terrace Area = 50.00 SFT

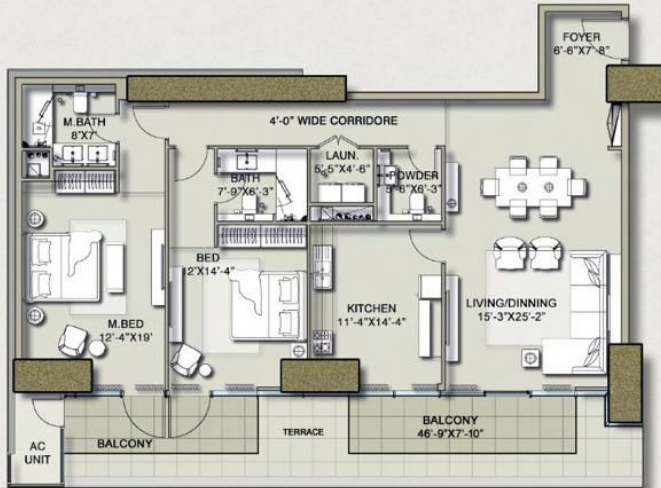
**2 BEDROOMS**



View : Sea  
 Floor Range : 7th Floor



KEY PLAN:



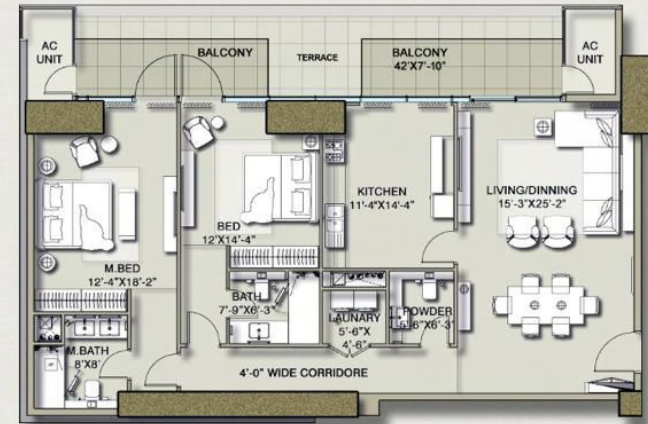
**702 : 2B-3**

Unit Net Area = 1972.00 SFT  
 Common Area = 376.00 SFT  
 Sellable Area = 2348.00 SFT  
 Assigned Parking Bay = 128.00 SFT (Free)  
 Total Assigned Area = 2476.00 SFT  
 \*Open Terrace Area = 200.00 SFT

View : Boulevard  
 Floor Range : 7th Floor



KEY PLAN:



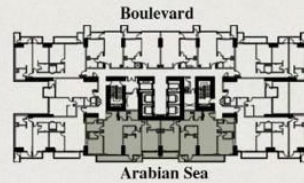
**704 : 2B-4**

Unit Net Area = 1874.00 SFT  
 Common Area = 357.00 SFT  
 Sellable Area = 2231.00 SFT  
 Assigned Parking Bay = 128.00 SFT (Free)  
 Total Assigned Area = 2359.00 SFT  
 \*Open Terrace Area = 163.00 SFT

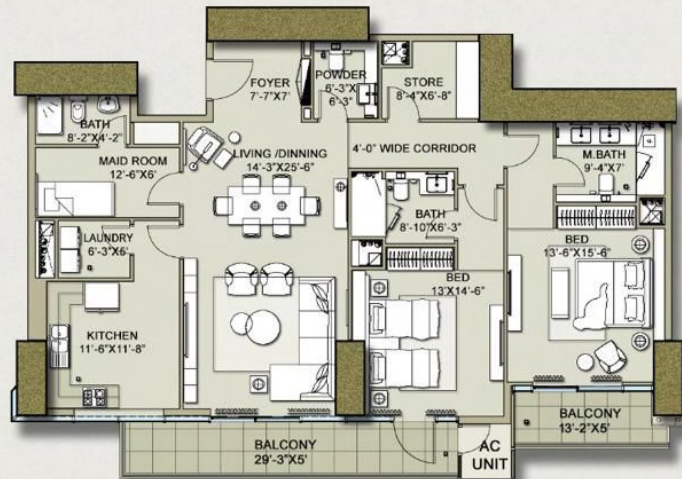
**2 BEDROOMS**



View : Sea  
 Floor Range : 8th - 23rd Floor



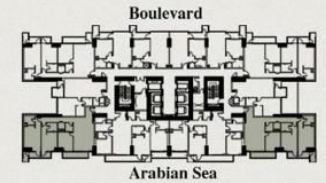
KEY PLAN:



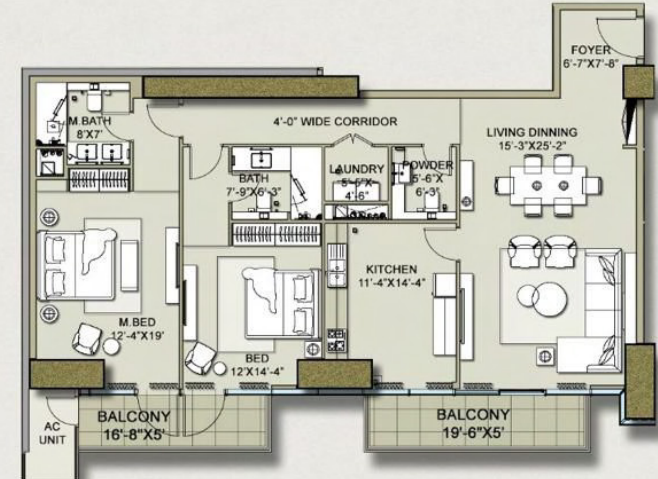
**801 : 2B-5**

Unit Net Area = 1867.00 SFT  
 Common Area = 356.00 SFT  
 Sellable Area = 2223.00 SFT  
 Assigned Parking Bay = 128.00 SFT (Free)  
 Total Assigned Area = 2351.00 SFT

View : Sea  
 Floor Range : 8th - 14th Floor



KEY PLAN:



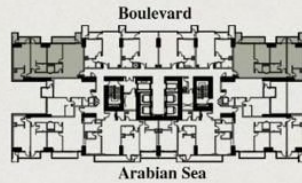
**802 : 2B-6**

Unit Net Area = 1772.00 SFT  
 Common Area = 338.00 SFT  
 Sellable Area = 2110.00 SFT  
 Assigned Parking Bay = 128.00 SFT (Free)  
 Total Assigned Area = 2238.00 SFT

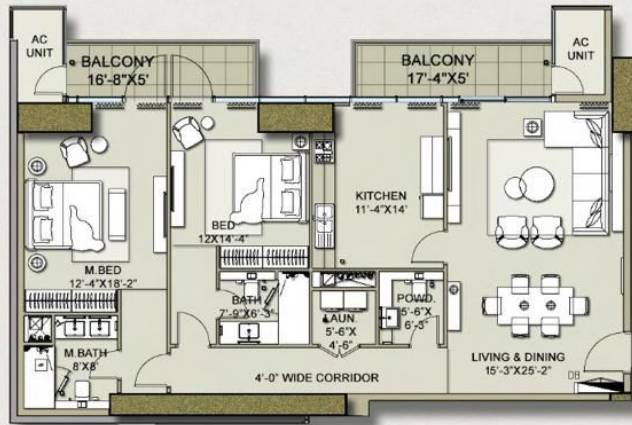
**2 BEDROOMS**



View : Boulevard  
 Floor Range : 8th - 14th Floor



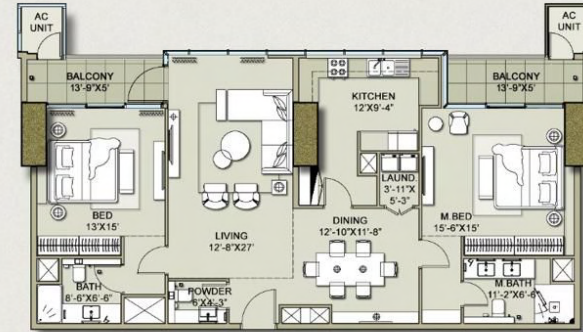
KEY PLAN:



**804 : 2B-7**

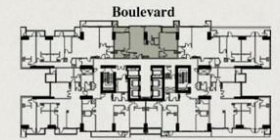
Unit Net Area = 1711.00 SFT  
 Common Area = 326.00 SFT  
 Sellable Area = 2037.00 SFT  
 Assigned Parking Bay = 128.00 SFT (Free)  
 Total Assigned Area = 2165.00 SFT

View : Boulevard  
 Floor Range : 16th - 24th Floor



**1604 : 2B-8**

Unit Net Area = 1612.00 SFT  
 Common Area = 307.00 SFT  
 Sellable Area = 1919.00 SFT  
 Assigned Parking Bay = 128.00 SFT (Free)  
 Total Assigned Area = 2047.00 SFT

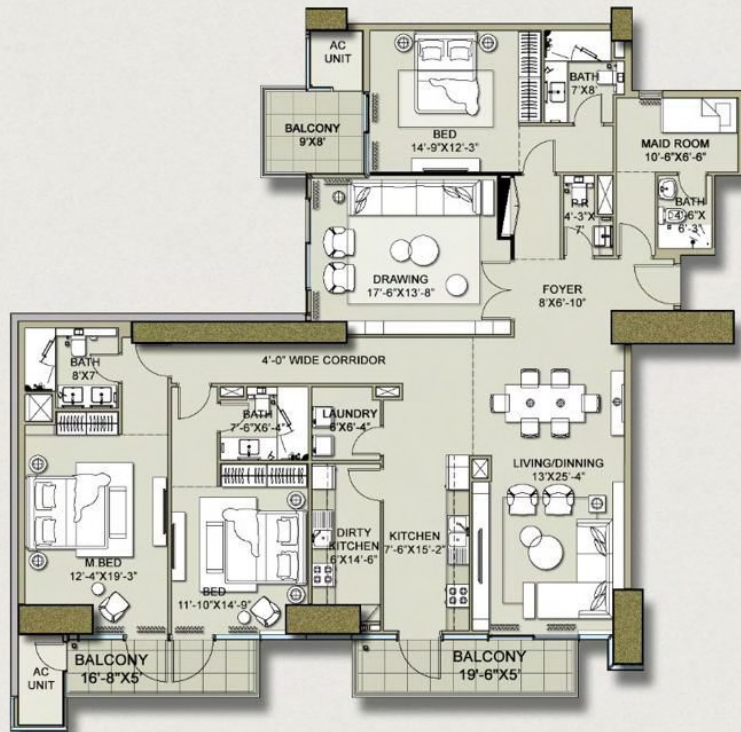


KEY PLAN: Arabian Sea

2 BEDROOMS

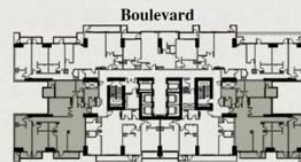


View : Sea  
 Floor Range : 16th - 24th Floor



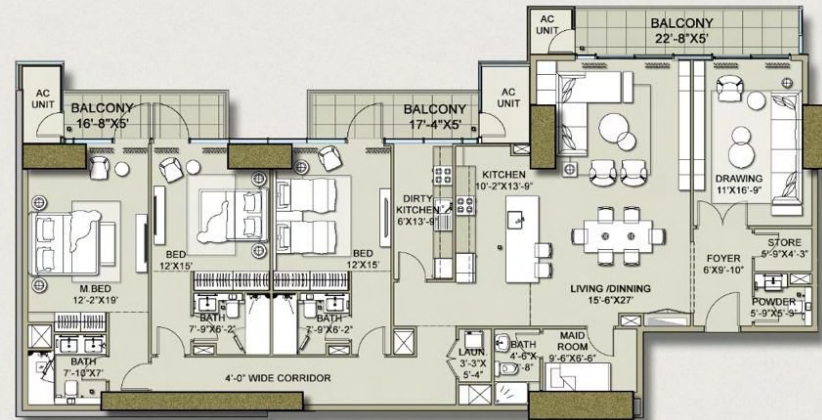
**1602 : 3B-1**

Unit Net Area = 2619.00 SFT  
 Common Area = 499.00 SFT  
 Sellable Area = 3118.00 SFT  
 Assigned Parking Bay = 256.00 SFT (Free)  
 Total Assigned Area = 3374.00 SFT



KEY PLAN: Arabian Sea

View : Boulevard  
 Floor Range : 16th - 24th Floor



**1603 : 3B-2**

Unit Net Area = 2724.00 SFT  
 Common Area = 519.00 SFT  
 Sellable Area = 3243.00 SFT  
 Assigned Parking Bay = 256.00 SFT (Free)  
 Total Assigned Area = 3499.00 SFT



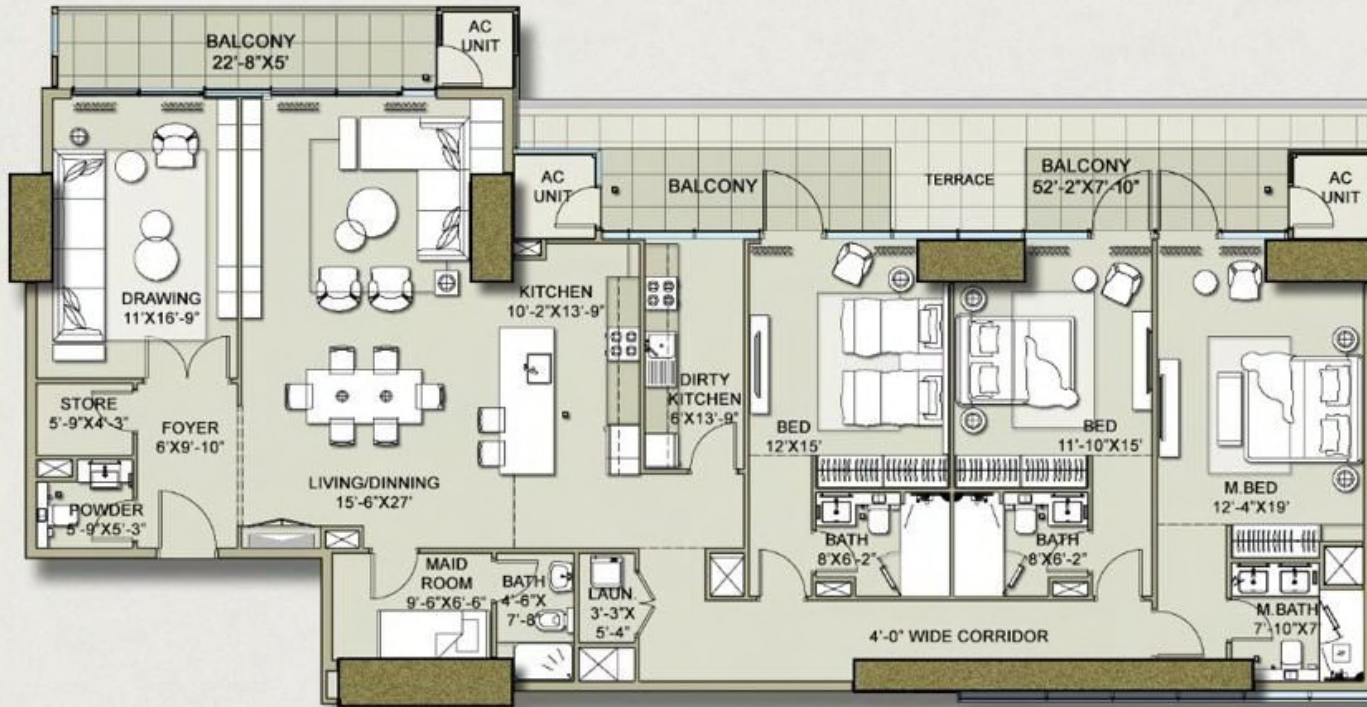
KEY PLAN: Arabian Sea

# 3 BEDROOMS



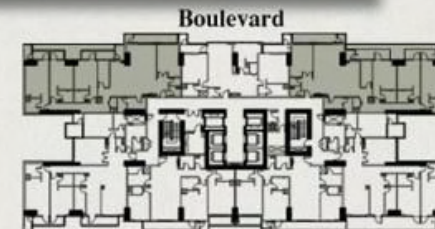


View : Boulevard  
 Floor Range : 16th - 24th Floor



**1605 : 3B-3**

Unit Net Area = 2888.00 SFT  
 Common Area = 550.00 SFT  
 Sellable Area = 3438.00 SFT  
 Assigned Parking Bay = 256.00 SFT (Free)  
 Total Assigned Area = 3694.00 SFT  
 \*Open Terrace Area = 193.00 SFT

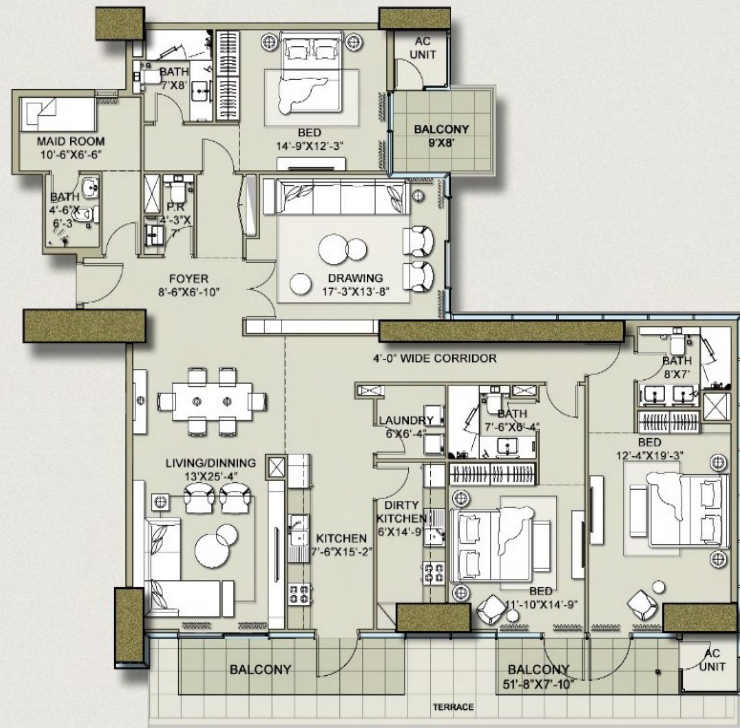


KEY PLAN: Arabian Sea

**3 BEDROOMS**

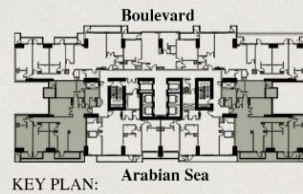


View : Sea  
 Floor Range : 16th - 24th Floor

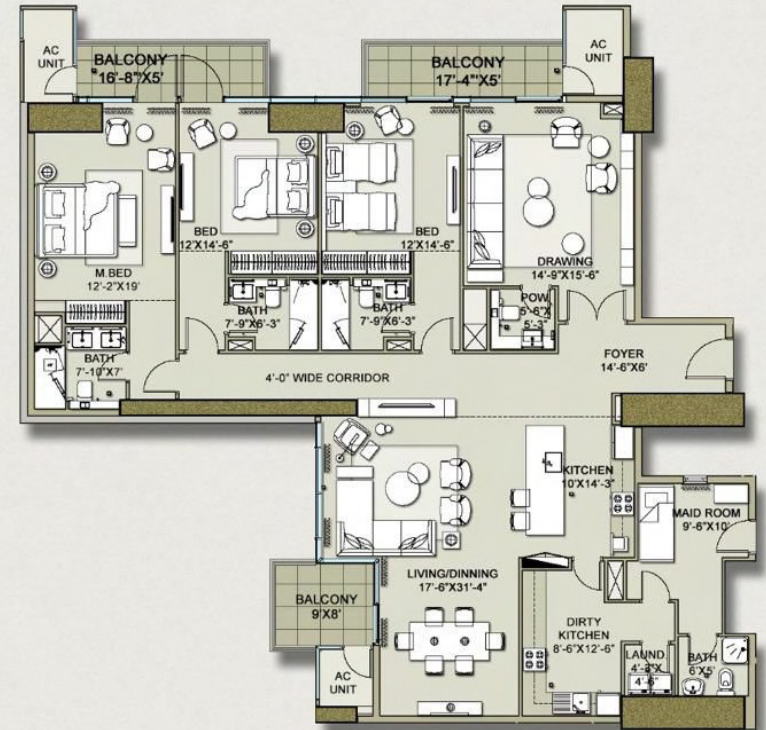


**1606 : 3B-4**

Unit Net Area = 2806.00 SFT  
 Common Area = 534.00 SFT  
 Sellable Area = 3340.00 SFT  
 Assigned Parking Bay = 256.00 SFT (free)  
 Total Assigned Area = 3596.00 SFT  
 \*Open Terrace Area = 214.00 SFT

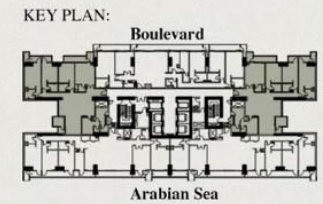


View : Boulevard  
 Floor Range : 25th - 32nd Floor



**2502 : 3B-5**

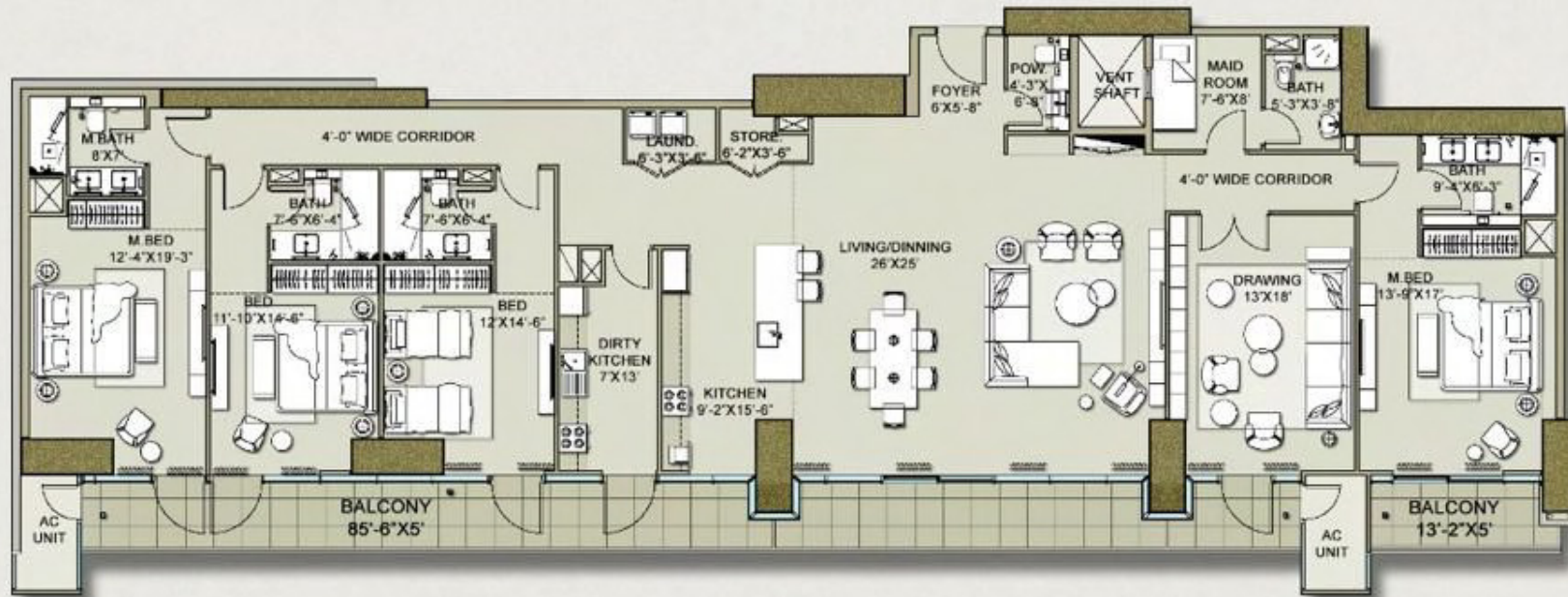
Unit Net Area = 2783.00 SFT  
 Common Area = 530.00 SFT  
 Sellable Area = 3313.00 SFT  
 Assigned Parking Bay = 256.00 SFT (Free)  
 Total Assigned Area = 3569.00 SFT



**3 BEDROOMS**

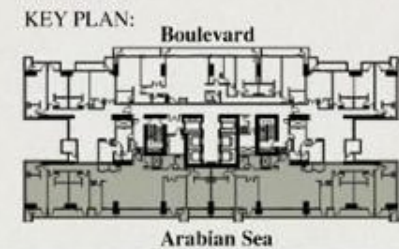


View : Sea  
Floor Range : 25th - 32nd Floor



### 2501 : 4B-1

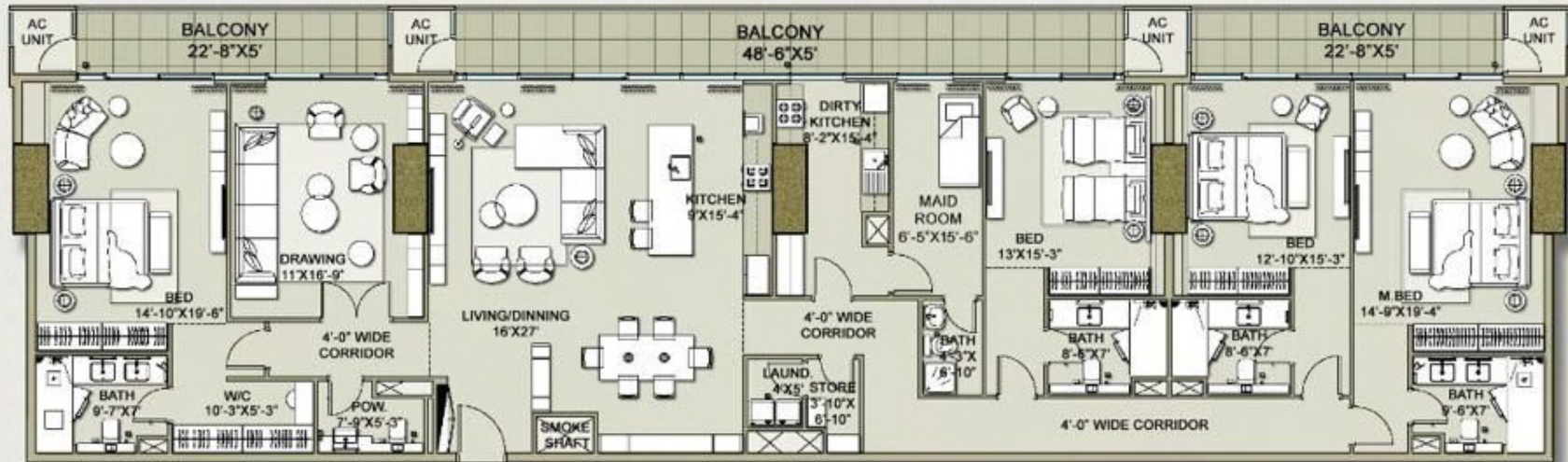
Unit Net Area	=	3577.00 SFT
Common Area	=	681.00 SFT
Sellable Area	=	4258.00 SFT
Assigned Parking Bay	=	384.00 SFT (Free)
<b>Total Assigned Area</b>	<b>=</b>	<b>4642.00 SFT</b>



## 4 BEDROOMS



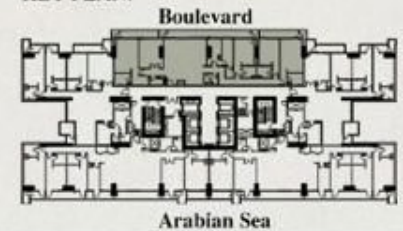
View : Boulevard  
Floor Range : 25th - 32nd Floor



### 2503 : 4B-2

Unit Net Area = 3675.00 SFT  
Common Area = 700.00 SFT  
Sellable Area = 4375.00 SFT  
Assigned Parking Bay = 384.00 SFT (Free)  
Total Assigned Area = 4759.00 SFT

KEY PLAN:



## 4 BEDROOMS



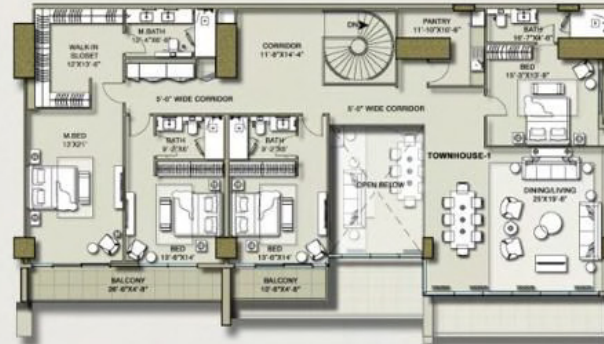


**Lower Level Plan**  
Townhouse-1

**GF01 : TH-1**

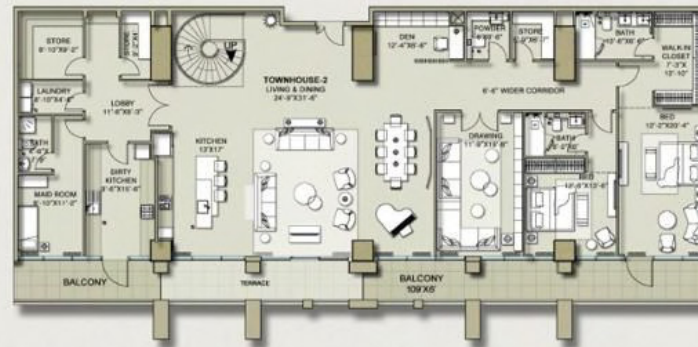
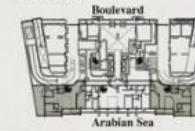
Lower Level Area = 3376.00 SFT  
 Upper Level Area = 2999.00 SFT  
 Unit Net Area = 6375.00 SFT  
 Common Area = 1214.00 SFT  
 Sellable Area = 7589.00 SFT  
 Assigned Parking Bay = 512.00 SFT (Free)  
 Total Assigned Area = 8101.00 SFT  
 \*Open Terrace Area = 917.00 SFT

View : Sea  
 Floor Range : Ground Floor



**Upper Level Plan**  
Townhouse-1

KEY PLAN:



**Lower Level Plan**  
Townhouse-2

**GF02 : TH-2**

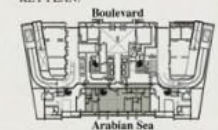
Lower Level Area = 3952.00 SFT  
 Upper Level Area = 1843.00 SFT  
 Unit Net Area = 5795.00 SFT  
 Common Area = 1104.00 SFT  
 Sellable Area = 6899.00 SFT  
 Assigned Parking Bay = 512.00 SFT (Free)  
 Total Assigned Area = 7411.00 SFT  
 \*Open Terrace Area = 154.00 SFT

View : Sea  
 Floor Range : Ground Floor



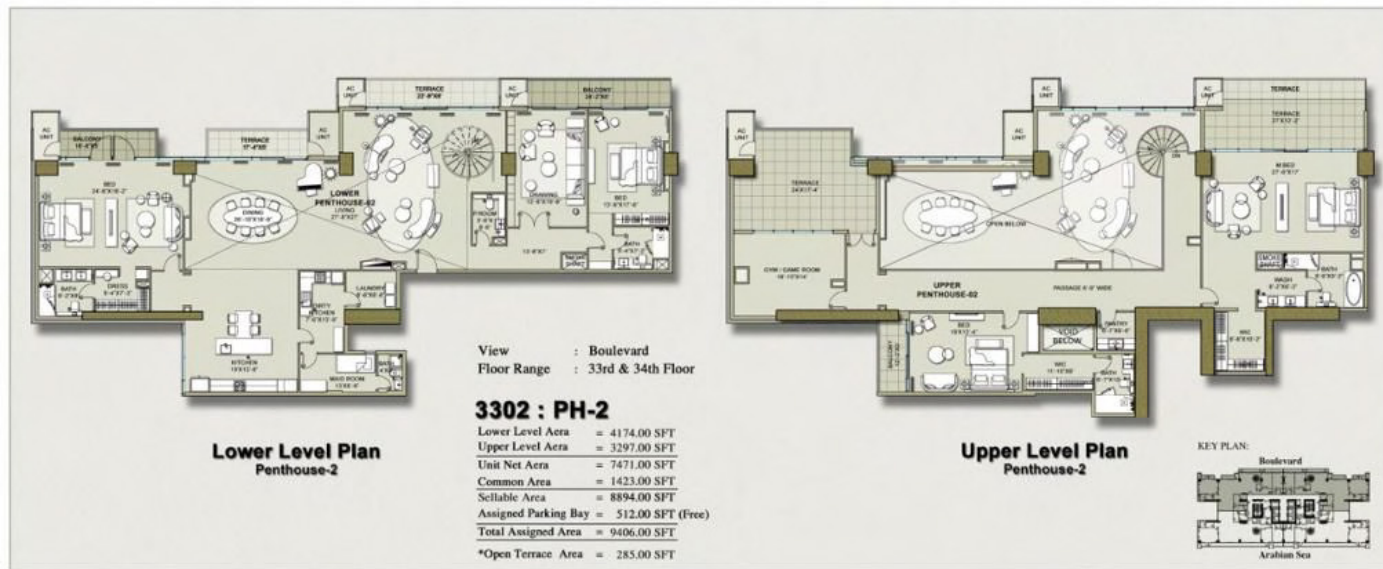
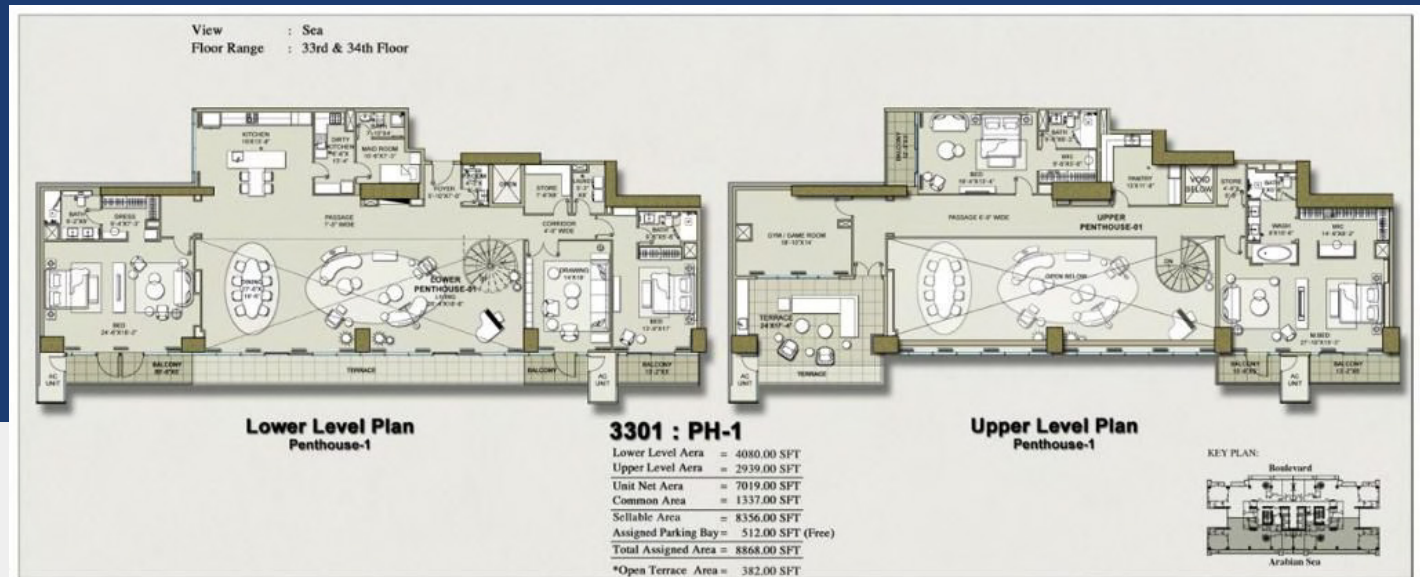
**Upper Level Plan**  
Townhouse-2

KEY PLAN:



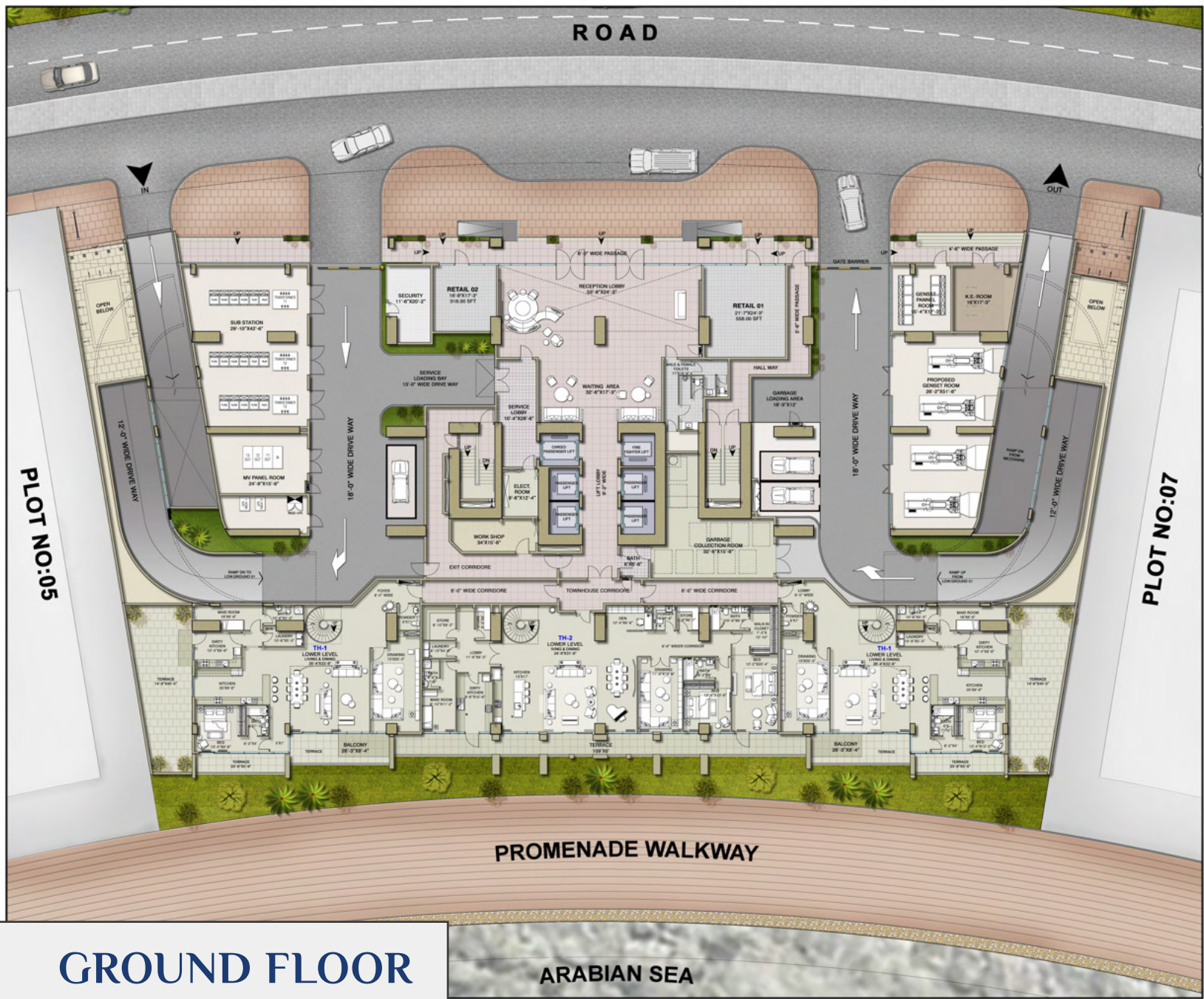
# TOWNHOUSE





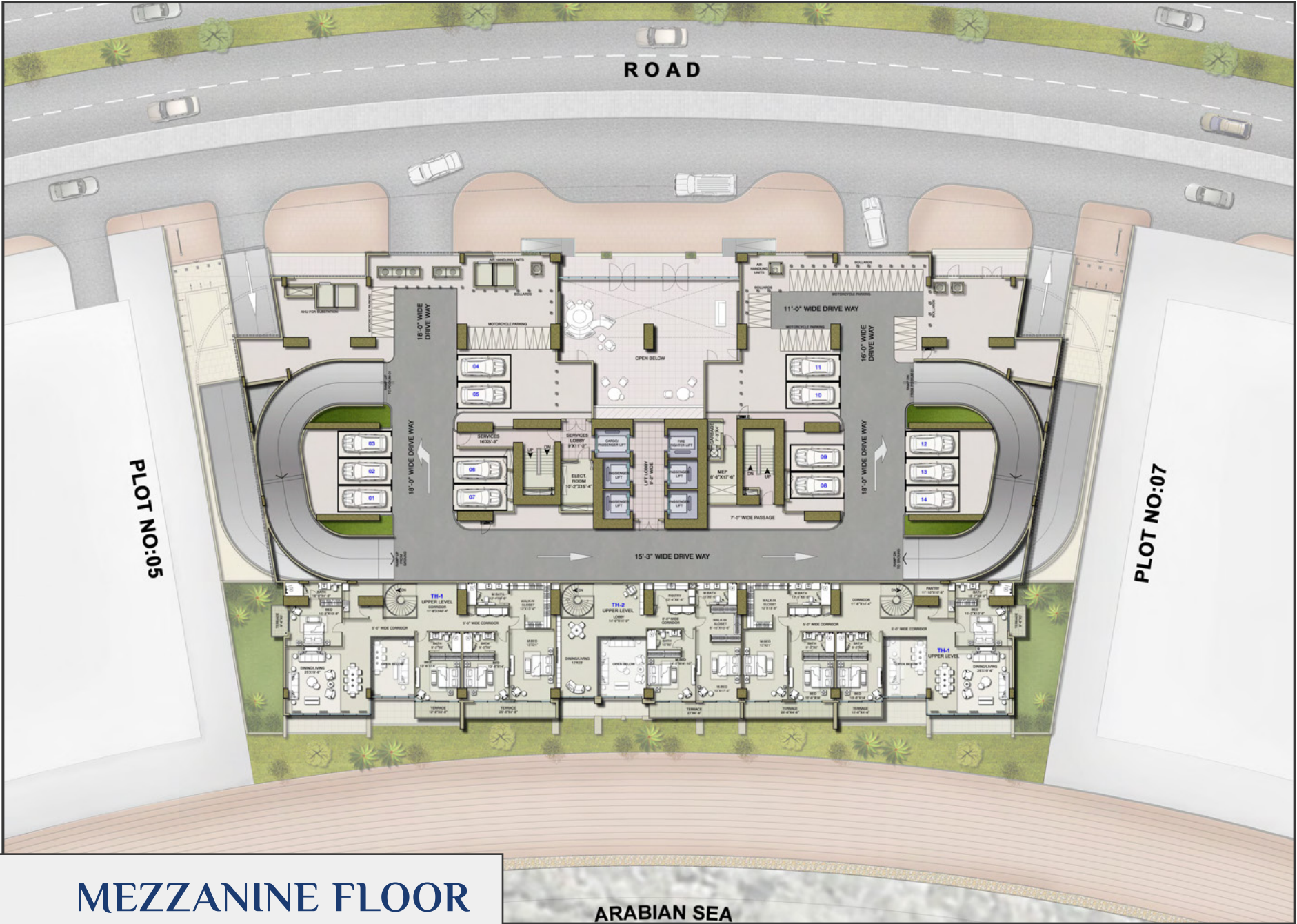
# PENTHOUSE





**GROUND FLOOR**



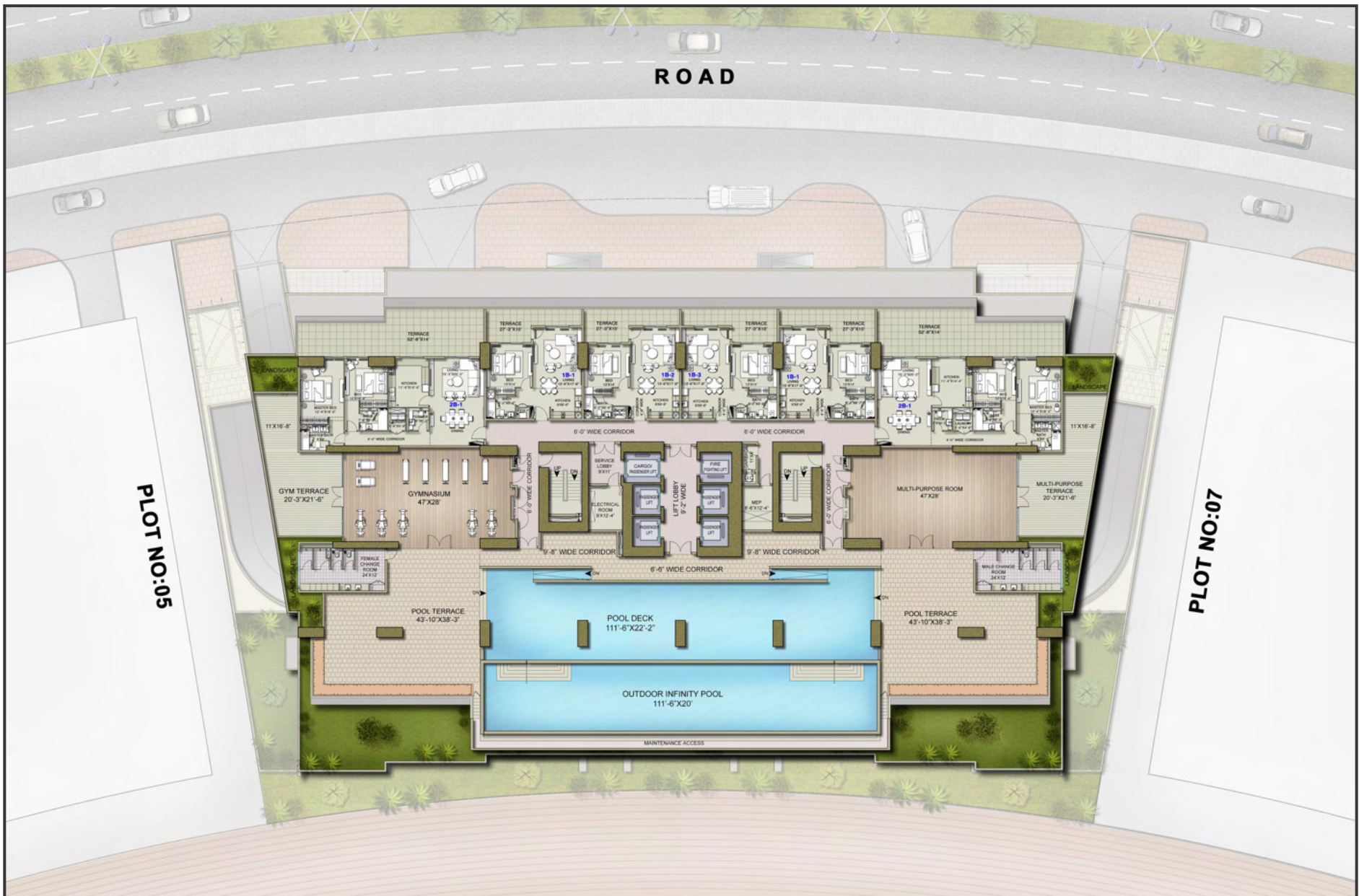


MEZZANINE FLOOR

ARABIAN SEA







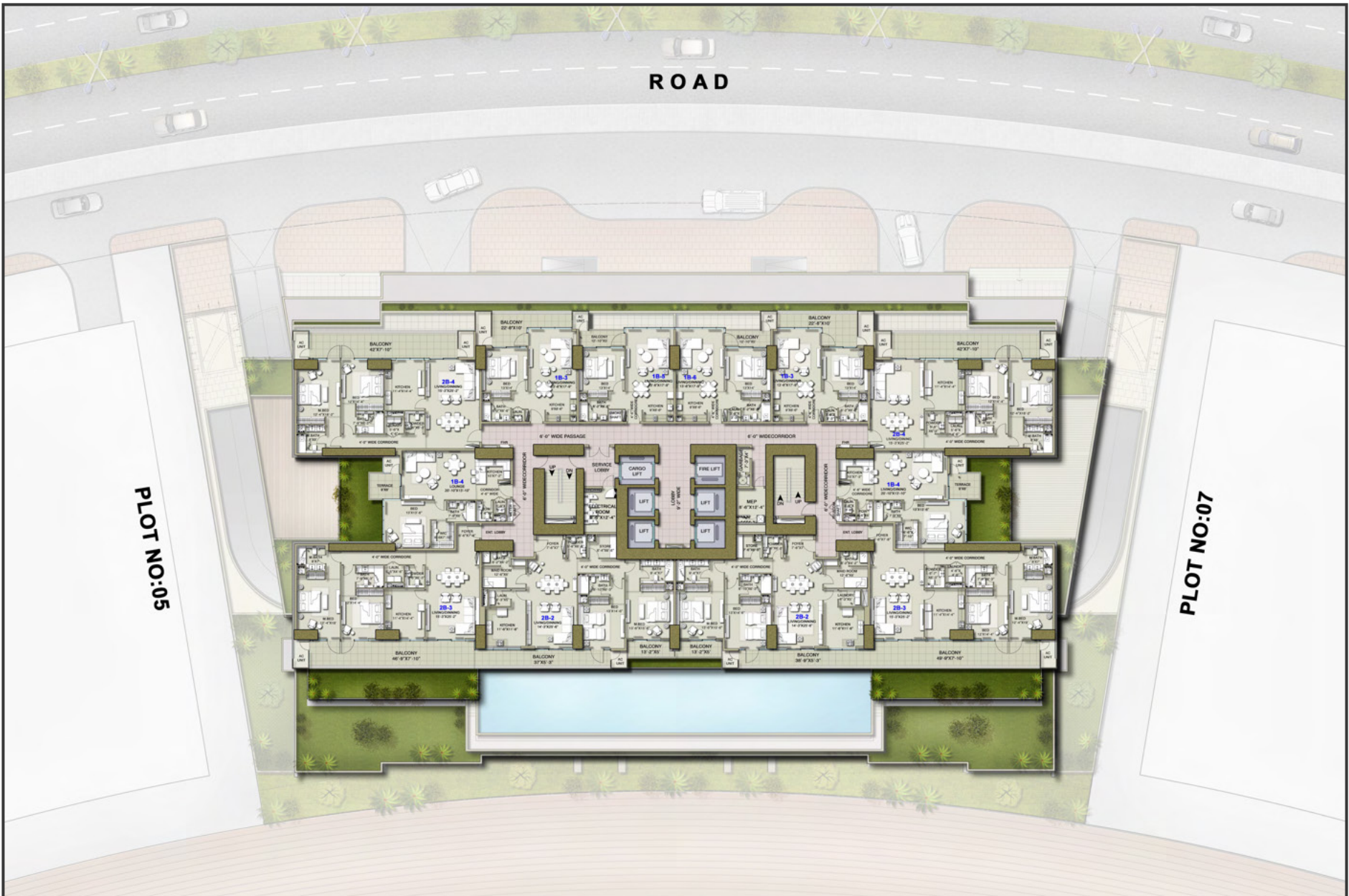
PLOT NO:05

PLOT NO:07

# AMENITIES FLOOR

ARABIAN SEA

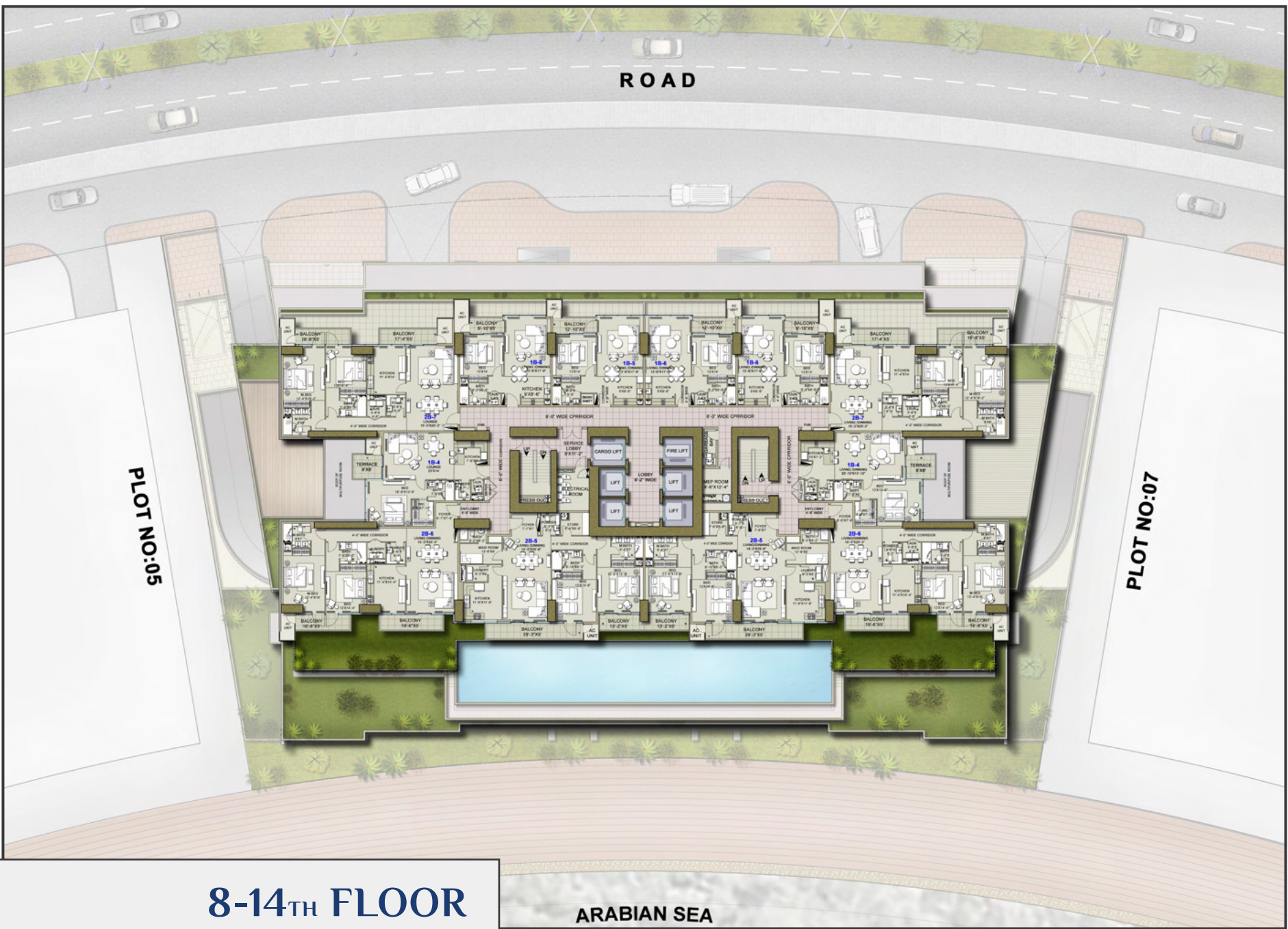


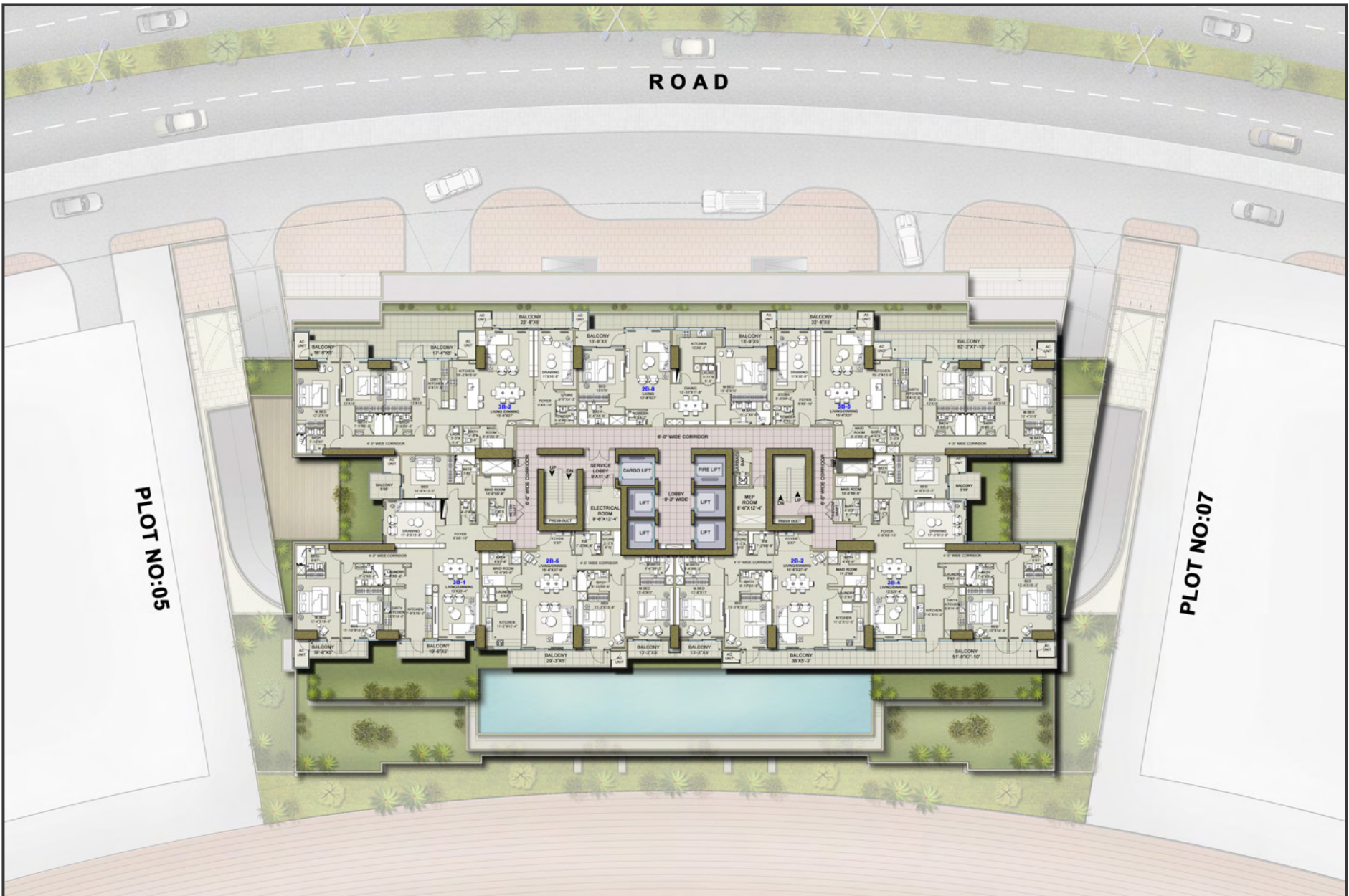


**7TH FLOOR**

ARABIAN SEA







ROAD

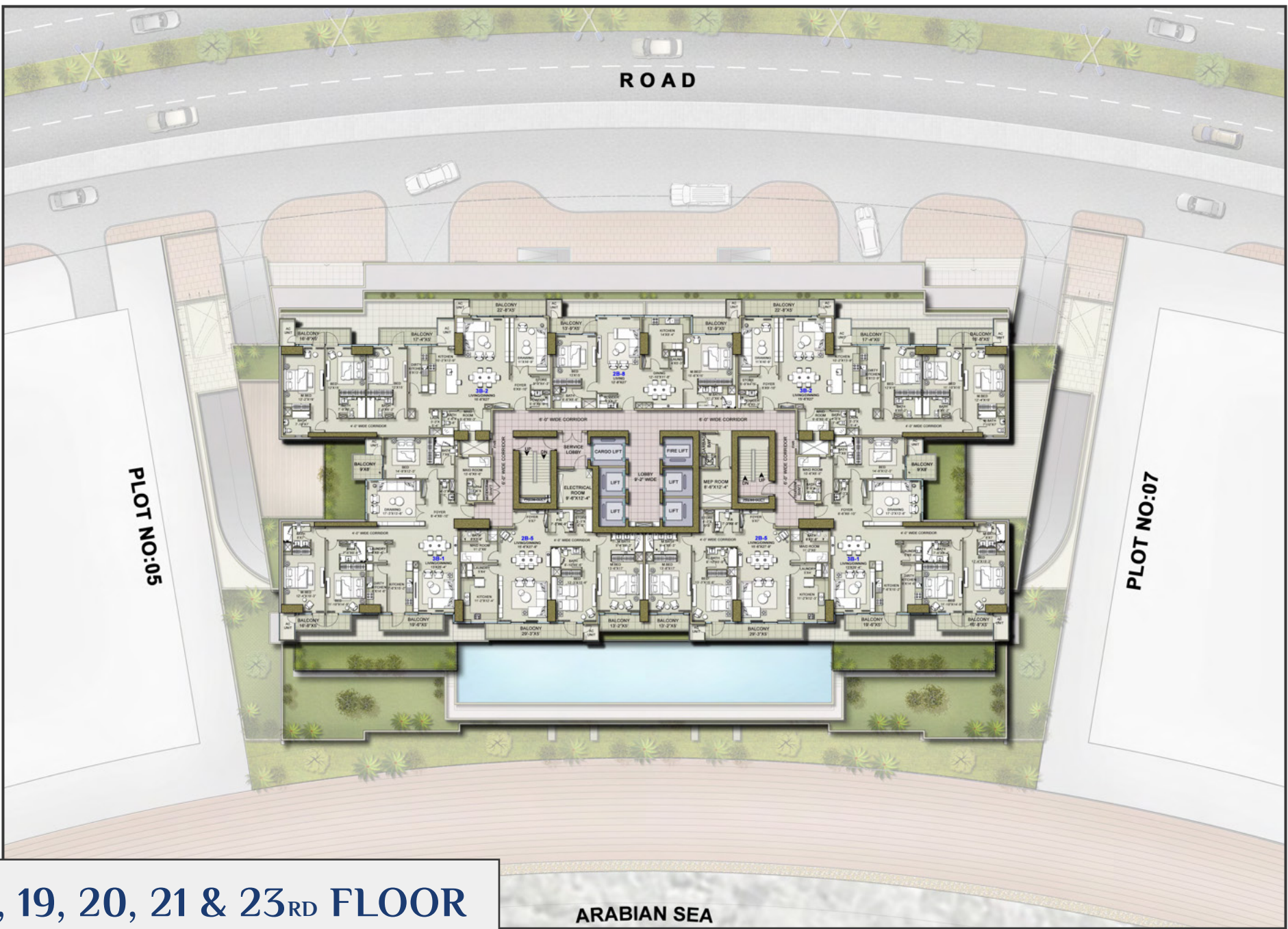
PLOT NO:05

PLOT NO:07

16-18<sup>TH</sup> FLOOR

ARABIAN SEA





ROAD

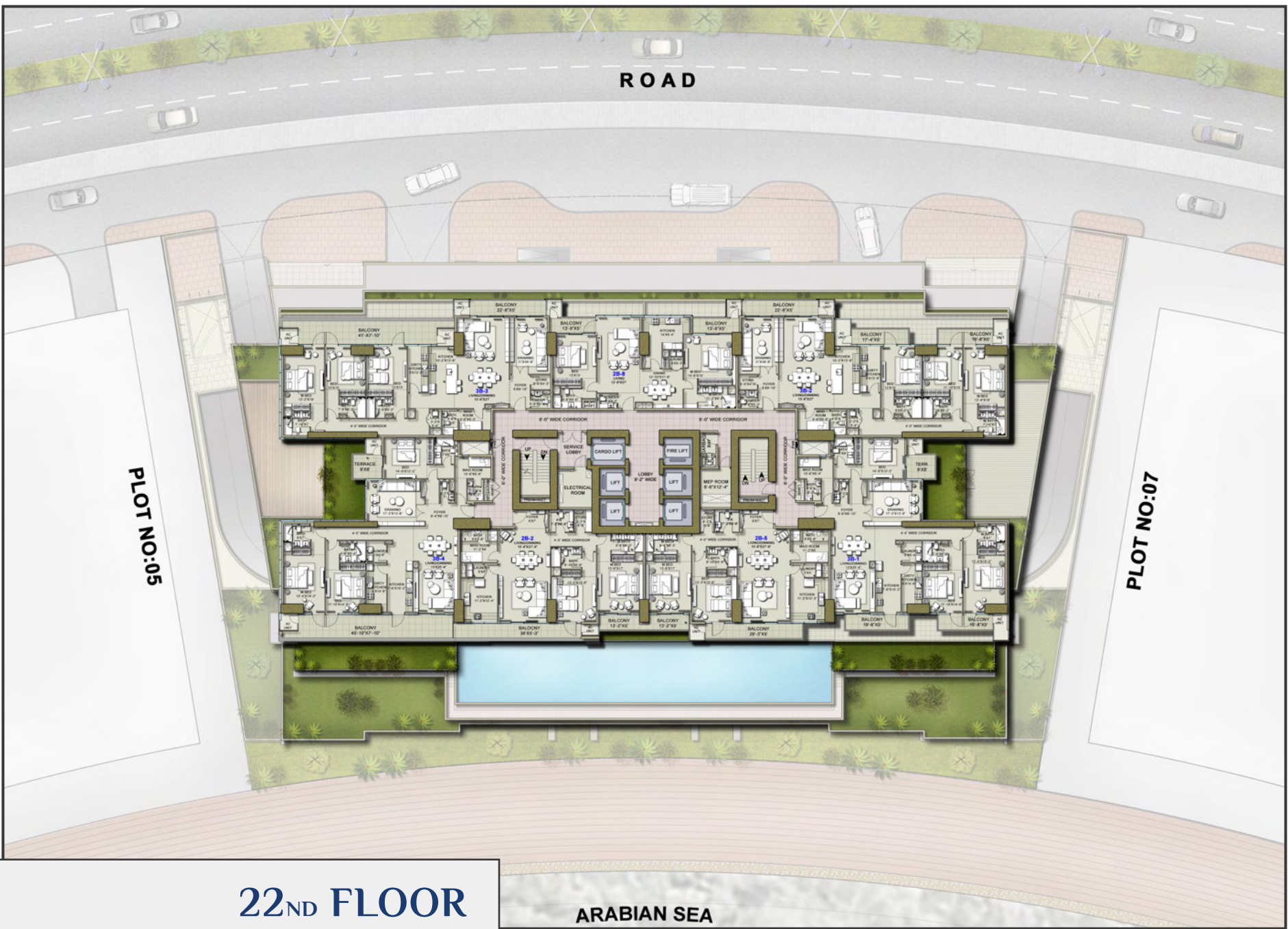
PLOT NO:05

PLOT NO:07

17, 19, 20, 21 & 23<sup>RD</sup> FLOOR

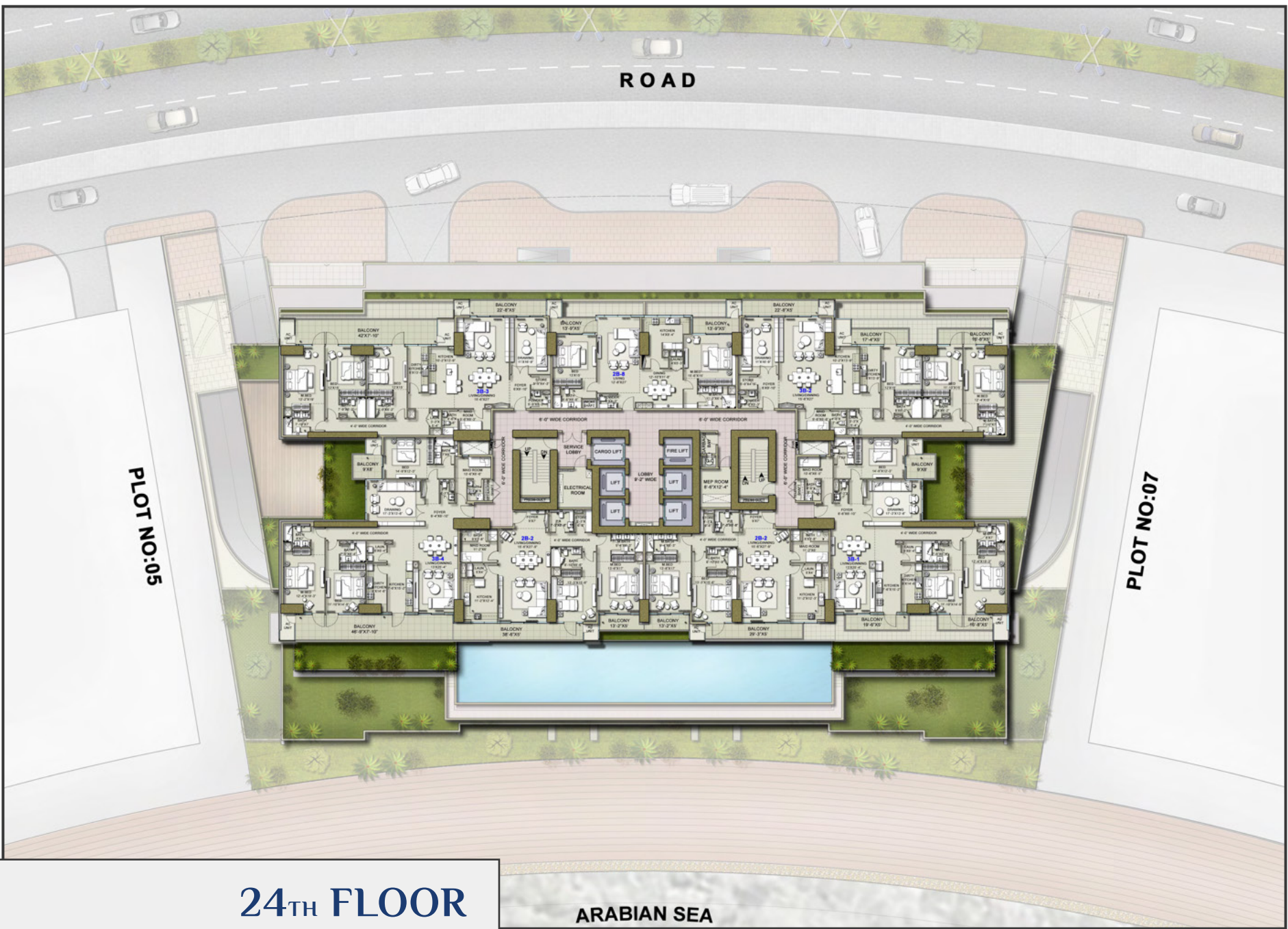
ARABIAN SEA

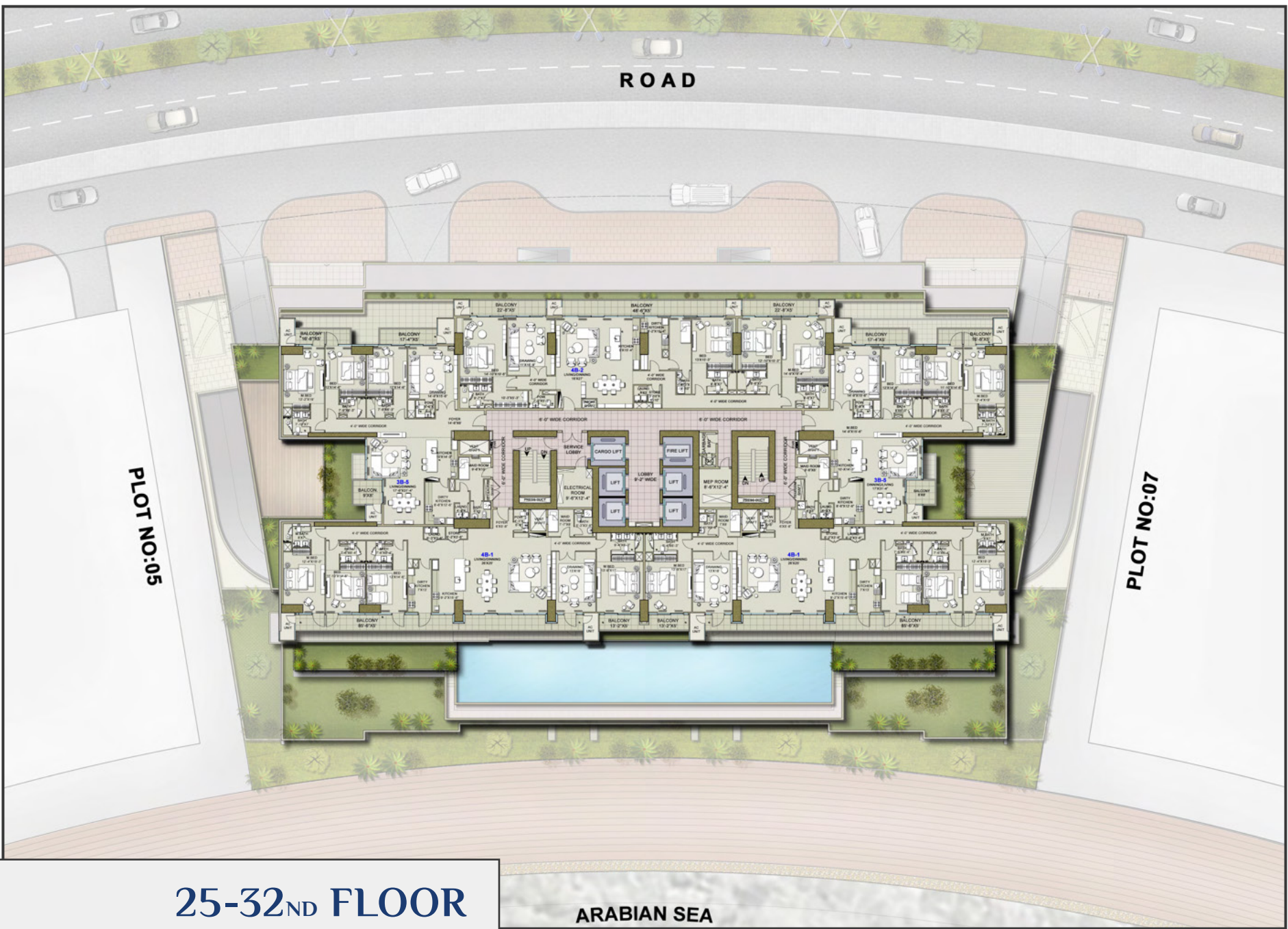




# 22<sup>ND</sup> FLOOR







ROAD

PLOT NO:05

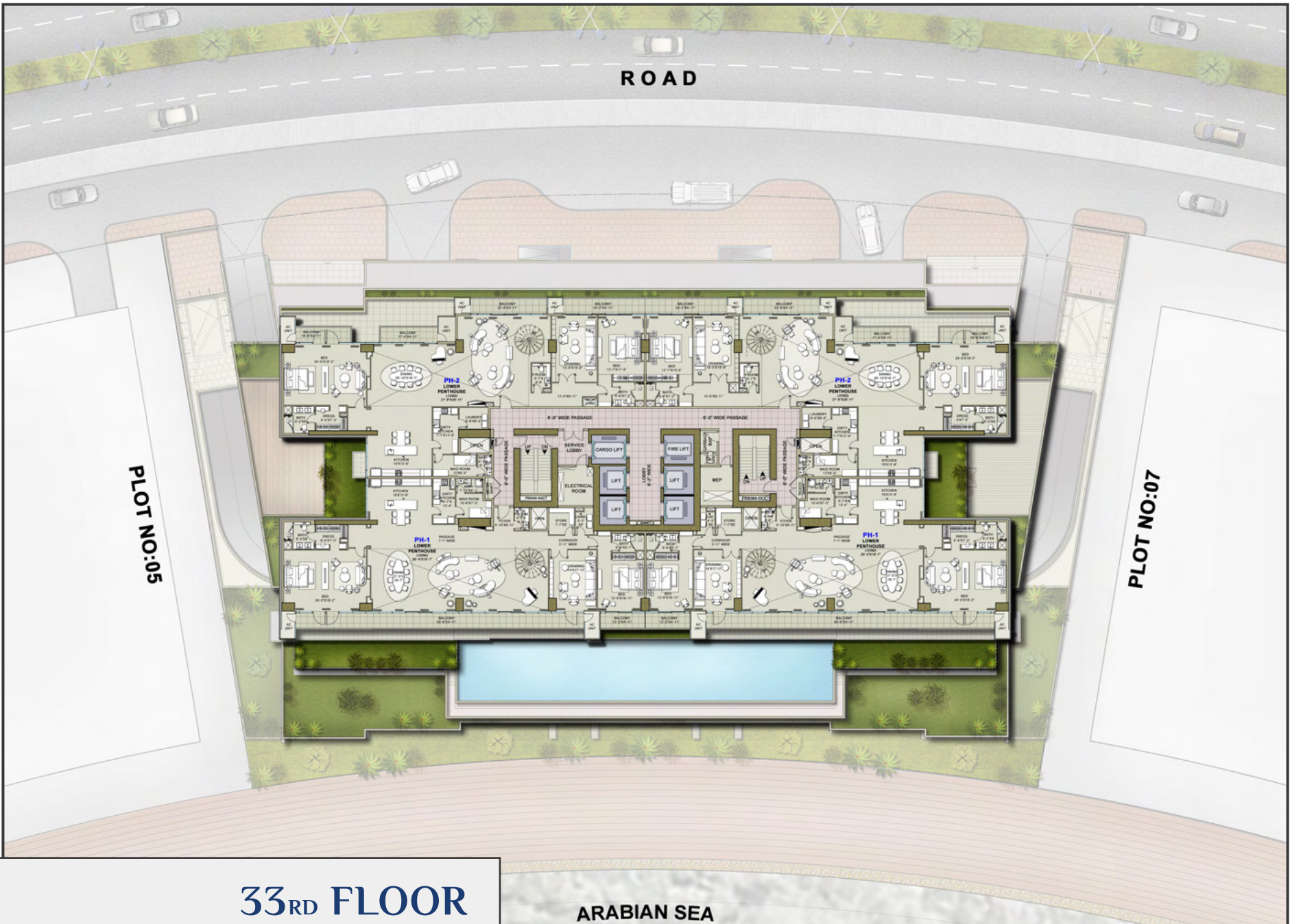
PLOT NO:07

25-32<sup>ND</sup> FLOOR

ARABIAN SEA



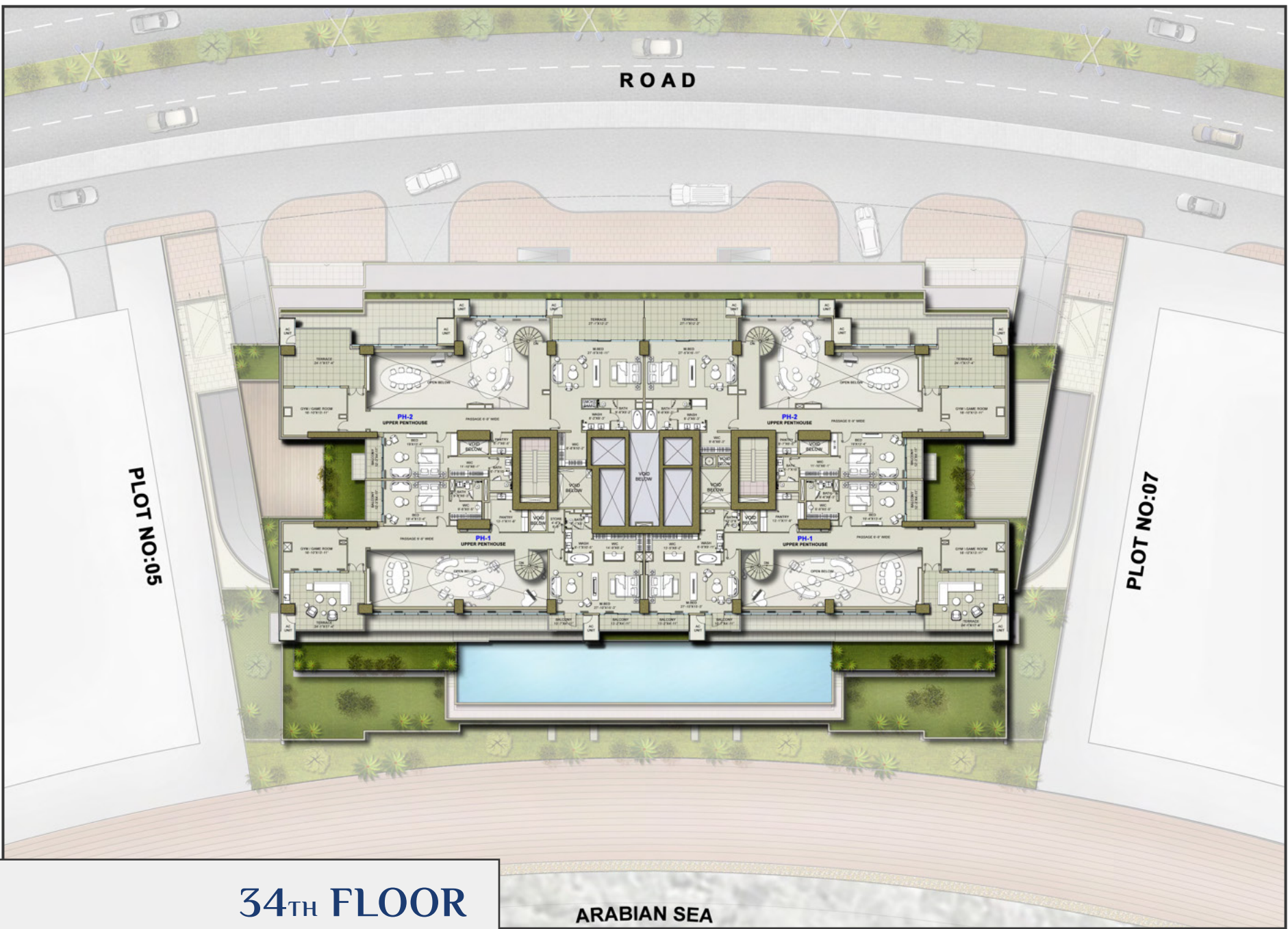




# 33<sup>RD</sup> FLOOR

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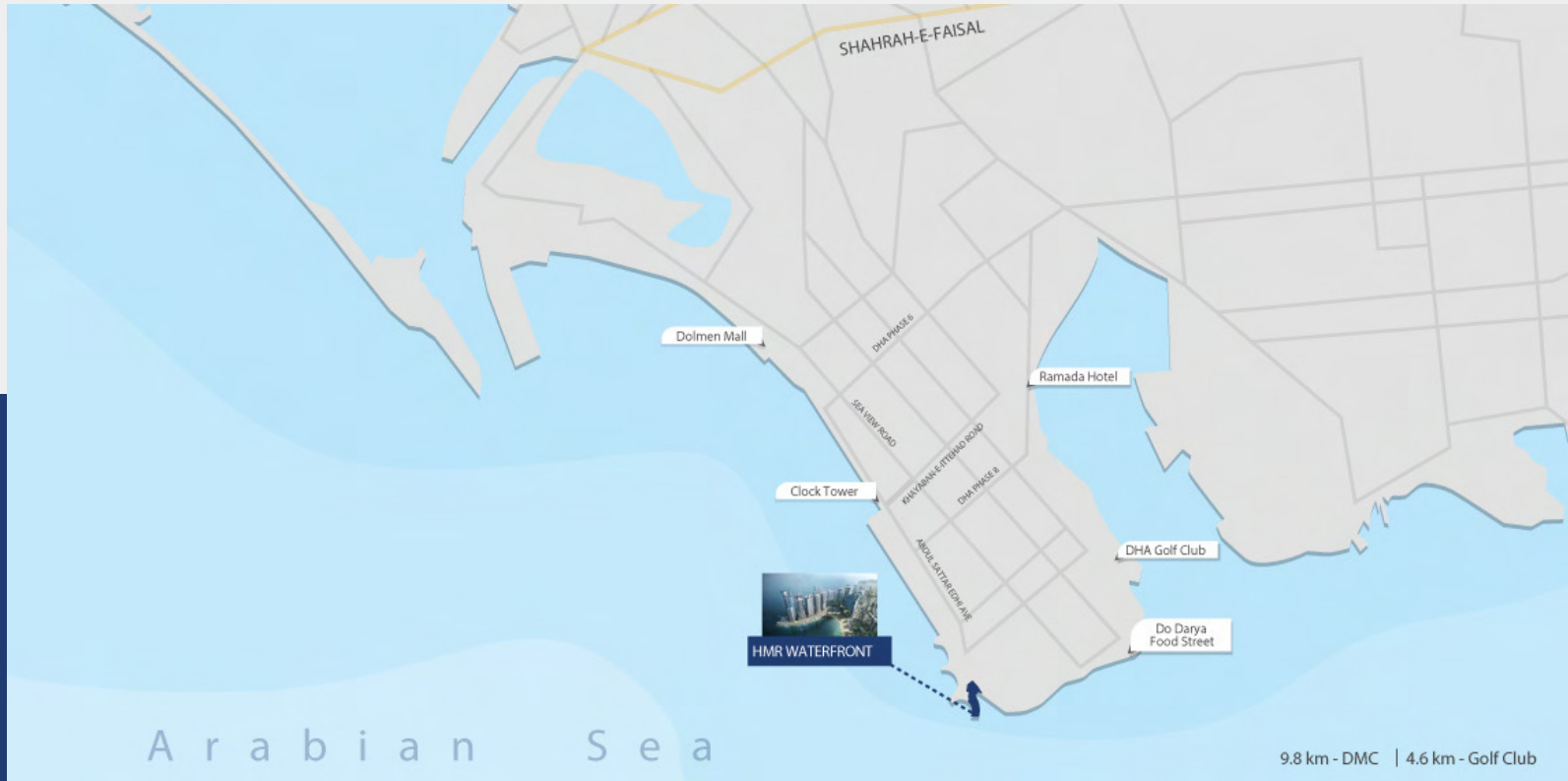




# 34<sup>TH</sup> FLOOR

ARABIAN SEA





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