



Bait Al Bader

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PROJECT INFORMATION

1. Project Name	Revianos Homes Project
2. Industry	ReaEstate Development
3. Development Type	Single Family Homes
4. Development Lot Size	150 Acres
5. Expected Construction Time	17 Months Max (5.5Months Per Phase)
6. Location	Dubai Investment Park (UAE)
7. Construction Phases	Three Phases
8. Bidding Value	\$300,000,000
9. Estimated Development Cost (Value)	\$350,000,000

Revianos Homes Project Overview

The Revianos Homes Project is a strategic real estate development by the Government of the United Arab Emirates in partnership with Bait Al Bader. The project aims to expand Dubai Investments Park (DIP) by adding 1,500 modern homes to accommodate its working population.

The development sits on 150 acres, approximately 6.2 miles east of DIP Phase 2, reducing commuting times and enhancing convenience for residents.

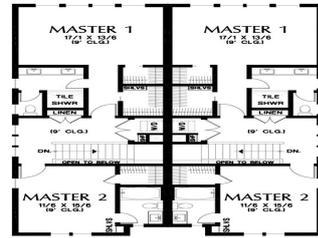
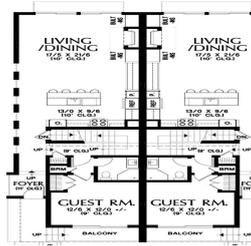
About Dubai Investments Park

DIP is a 5,683-acre mixed-use development, combining industrial, commercial, and residential areas. It offers a blend of offices, retail, and eco-friendly residential communities. Its prime location near Jebel Ali Free Zone and Dubai International Airport, along with excellent road connectivity, has made DIP a central hub for businesses in Dubai. Despite its activity, gated residential communities provide privacy, safety, and quality living.

Project Details

The Revianos Homes Project will be delivered in three phases of 500 homes each, with each phase taking approximately 5.5 months to complete. Homes are designed as modular three-bedroom units, tailored for the UAE's climate, ensuring efficiency, durability, and comfort. This project will provide a modern, secure, and convenient residential community, supporting the workforce of Dubai Investments Park while setting a benchmark for quality living in the area.

Home Type 1



FULL SPECS & FEATURES

Basic Features

Bedrooms: 3
Stories: 2

Baths: 3
Garages: 1

Dimension

Depth : 63'
Width: 38'

Height : 27'

Area

Total : 3834 sq/ft
Garage : 886 sq/ft
Upper Floor : 1768 sq/ft

Main Floor : 2066 sq/ft

* Total Square Footage typically only includes conditioned space and does not include garages, porches, bonus rooms, or decks.

Ceiling

Main Ceiling : 9'

Upper Ceiling Ft : 8'

Roof

Primary Pitch: 9/12
Roof Load: 25

Roof Farming: Truss Roof
Roof Type: Shake/Comp

Exterior Wall Framing

Framing: 2x6

Insulation: Per IRC

Bedroom Features

2 Master Suites
Upstairs Master Bedrooms

Split Bedrooms
Walk In Closet

Kitchen Features

Kitchen Island

Additional Room Features

Den Office Study Computer
Upstairs Laundry

Storage Area

Garage Features

Front Entry Garage

Garage Under

Lot Characteristics

Suited For Narrow Lot

Suited For Sloping Lot

More

Single Family Home

Home Type 2



FULL SPECS & FEATURES

Basic Features	Bedroom:3 Stories: 2	Baths:2.5 Garages: 1
Dimension	Depth: 56' Width: 43	Height: 20'4"
Area	Total: 1421 sq/ft Basement: 572sq/ft Main floor: 588 sq/ft Upper Floor: 833 sq/ft	Garage: 294sq/ft Porch: 40 sq/ft
*Total square footage typically only includes conditioned space and does not include garage, porches, bonus rooms or decks.		
Ceiling	Lower Ceiling: 8' Upper Ceiling Ft : 8'	Main Ceiling: 8'
Roof	Primary Pitch: 0:12 Roof Load : 50	Roof Framing: Truss Roof Type:Asphalt Shingle
Exterior Wall Framing	Exterior Wall Finish: Stucco/Siding Insulation: Batt	Framing: 2x6
Bedroom Features	Upstairs Bedrooms Walk In Closet	Upstairs Master Bedrooms
Kitchen Features	Breakfast Nook	
Additional Room Features	Unfinished Future Space	Upstairs Laundry
Garage Features	Front Entry Garage	
Outdoor Spaces	Covered Front Porch	
More	Additional Half Bath	

Home Type 3



FULL SPECS & FEATURES

Basic Features

Bedrooms : 3
Stories: 2

Baths : 2.5
Garages: 2

Dimension

Depth : 48
Width : 26'

Height : 26' 9"

Area

Total : 2368 sq/ft
Basement Unfinished:
992
sq/ft

First Floor: 1120 sq/ft height
10'
Second Floor: 1248 sq/ft height 9'

* Total Square Footage typically only includes conditioned space and does not include garages, porches, bonus rooms, or decks.

Exterior Wall Framing

Exterior Wall Finish :
Brick/Siding

Framing : Wood - 2x6

Bedroom Features

Fireplace
Walk In Closet

Upstairs Master Bedrooms

Kitchen Features

Kitchen Island

Kitchenette Wet Bar

Additional Room Features

Family Room Keeping Room
Upstairs Laundry

Open Floor Plan

Garage Features

Detached Garage

Outdoor Spaces

Covered Front Porch

Covered Rear Porch

More

Jack & Jill Bath

The government of UAE has allotted approximately 350,000,000 dollars for the construction and development of the Revianos Homes Project. The project will be executed in three phases, with each phase carefully budgeted to cover construction costs, materials and equipment, and the mobilization of manpower.

Phase 1: 130,000,000 dollars

Phase 2: 110,000,000 dollars

Phase 3: 110,000,000 dollars

This phased allocation ensures that the initial stage covers the heavier mobilization and setup costs, while Phases 2 and 3 benefit from already established resources. The complete breakdown of project costs has been attached below.

PHASE	NO. OF HOMES	DURATION	CONSTRUCTION COST	MATERIAL & EQUIPMENTS	MOBILIZATION	TOTAL CONSTRUCTION COST PER PHASE
ONE	500	5.5 MONTHS	\$78,000,000	\$32,500,000	\$19,500,000	\$130,000,000
TWO	500	5.5 MONTHS	\$72,000,000	\$27,500,000	\$10,500,000	\$110,000,000
THREE	500	5.5 MONTHS	\$72,000,000	\$27,500,000	\$10,500,000	\$110,000,000
TOTAL	1500	17 MONTHS	\$222,000,000	\$87,500,000	\$40,500,000	\$350,000,000

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