

The Village

A trendy and stylish vision in one of Amman's exclusive new neighbourhoods, The Village brings together 28,500 square metres of residential, office, retail, entertainment and parking into a comprehensive, mixed-use, lifestyle complex. Against a background of natural oak forest, this modern development will move with you into the future, and zoning laws will ensure that the area retains its unique character. Only a few minutes drive from Dabouq, The Village will offer retail, service and entertainment facilities for all residents in the area.

Completely surrounded by an undulating ribbon of garden, The Village, with its central thoroughfare, is criss-crossed by paths, bringing all the facilities to just a few steps away. Ample parking and service elements are conveniently located on the property, yet hidden below ground. The Village is the development of today for the people of tomorrow.

Location

In the hills of West Amman, not far from the historical village of Fuheis and adjacent to al-Fardos residential compound in Dabouq, The Village is situated off Aal al-Bait Street. Rising above the hillside, on roughly 17,000 square metres, the estate enjoys panoramic views towards Amman in one direction and green, tree-covered hills in the other. Five minutes away from the King Hussein Park and not far from the new centre of West Amman, everything you need is right on your doorstep.

Design & Concept

Five fundamentals were adopted when developing the design concept.

Social Plazas: The plan of the entire project begins and ends with "social" focal points or open urban living rooms, which promote social activities and bring the community closer together.

Circulation as an Outdoor Social Experience: The buildings were laid out in clusters horizontally and vertically at several levels while the connections were planned as an outdoor parading experience making the project an open community village.

Contextual & Environmental Positioning: The difficult and steep site was developed respecting the natural topography with buildings of appropriate heights and service elements below ground. Existing trees were incorporated into the design, while a green belt ensures an aesthetically pleasing project.

Natural Materials: Stone and wood are used on the exterior of the buildings to blend in with the natural surroundings. The minimalist details, reflecting the spirit of the project, preserve the elegance demanded of such a location.

Corridors Maximizing Internal and External Views: The buildings are positioned specifically to take advantage of exciting view corridors. The Village has dynamic internal views and panoramic external views literally in all directions.

Features and facilities

Live:

- Visitors' parking
- Residents underground parking
- Concierge service
- Housekeeping and laundry service
- Health club and pool
- 5 Types residential units
- Open plan scheme
- Remote & canceled service areas (trash, etc...)
- Security systems
- central heating cooling

Work:

- Visitors' parking
- Concierge service
- State of the art communications technology
- Open plan spacious offices
- Inspiring panoramic views

Shop:

- Underground parking facilities
- Drop-off area
- Grocery store (2,500m²)
- Delis, cafes, and restaurants
- Boutique retail (florist, bookshop, arts & crafts, gift shop, etc...)
- Service retail (clinic, pharmacy, bakery, laundry, nursery, etc....)
- Connection with three piazza levels

Entertain:

- Underground parking facilities
- 2 Cinema halls
- Three outdoor piazza levels varying in program, features and events
- Gymnasium and outdoor pool
- Panoramic views
- Themed seasonal markets and activities
- Kinds plat area

Work

The Village will soon be *the* place to be for smart executives, with well-designed, bright and spacious professional offices, all with inspiring, panoramic views seldom found in urban areas, and, importantly, convenient and sufficient parking.

State of the art technology will provide for the most sophisticated communication needs and professional security standards, whilst ensuring an up to date work environment, conducive to efficiency and productivity.

That all important business lunch, project review or celebration will never be a problem at The Village; options ranging from fine dining to casual cafes will be on hand. And for a quick bite during the day or for unexpected arrivals, a deli sandwich shop could also be an alternative. The Village will provide that delicate balance between work and social space that is so vital to the refined business community.

Reside

Above the commercial complex, with its own entrance from a quiet back street and private underground parking, the 24 residential units take advantage of the extensive views. The private residential terraces look down upon the vibrant life below or across the hills towards the twinkling lights of Amman. The residents can choose to sit and enjoy the vista, or access the many convenient services as they stroll around and about The Village grounds.

The modern, attractive residences, complete with concierge and security attendants, are entered through elegant lobbies, overlooked by mezzanine walkways. The meticulously designed, open-plan apartments incorporate quality features such as floor-to-ceiling windows, marble flooring, under-floor heating, central air-conditioning and natural wood cabinetry.

For a complete, healthy lifestyle, a gymnasium, pool and sundeck are provided only one floor below. In addition, there is a recreation and play area designed for children within the complex.

Shop

The shopping zone is located on two open-air levels; an integral element is the large, modern supermarket, covering an area of 2,500 square metres and providing the finest quality products, including natural and organic brands, the preferred choice for today's educated consumer. Additional proposed businesses include exclusive boutiques, a gourmet bakery, a bookstore, a flower shop, art and craft shops, a pharmacy and other neighbourhood shops. Enjoy a pleasant experience strolling along the shady shopping precinct between the plazas, surrounded by music and colour.

Naturally, the shopping zone is available for visitors, whether they are there for business, or simply to shop. The Village will have a range of outlets, with a variety of themes and settings; those facing the entertainment plaza will be filled with bustling activity, while others enjoy restful views of the sun drenched landscape.

Entertain

Residents and visitors will enjoy a choice of entertainment options; from leisurely walks to exciting outdoor entertainment on the plazas at both ends of the site. Both sunlit plazas are positioned to take advantage of views across the hills, while trees offer shady spots in the heat of the day.

The multi-functional upper plaza is the obvious choice for casual meetings with friends and neighbours, but can also be used for musical events, where the audience can either sit on the steps or take advantage of the comfortable seats in the surrounding restaurants and cafes. Other interesting activities will include food fairs, book festivals and art exhibitions.

The lower plaza, on the other hand, will focus on the family; entertainment programs will feature events such as balloon festivals and clown shows. Below the plaza, the two screen cinema will offer a choice of high calibre films.

In addition, The Village will have a bright, fully staffed gymnasium and a shimmering outdoor pool with a panoramic sundeck; work out those muscles in the gym and afterwards relax around the pool with a refreshing drink. The cinema, gym and the pool can be enjoyed by the wider community, as well as the residents.

People of all ages will be in harmony with The Village, and completely at ease in its unique and friendly setting. *'Work, Live, Shop, Entertain'*; whatever your lifestyle, everything you need is at The Village.

Shira is a new Jordanian company set to change the face of development with its community-oriented vision. Modern and fast-thinking, we are ethically committed to providing a trustworthy and reliable service. The company has been floated on the Amman Stock Exchange with a 20 million JD capital and has a growing number of shareholders.

Building valuable and distinguished properties to sell and to rent is the main focus of the company, coupled with taking large pieces of land and developing them into smaller, more manageable plots for sale. Our investments are multi-faceted and we will soon be expanding outside Jordan.

Projects

With our new and innovative ideas, we offer many different projects from residential to commercial, warehouses to entertainment centers, each with the appropriate, up-to-date services. Thoroughly researched, with the concerns of the community foremost, we plan, create and sustain new communities. Our practical and elegant style of architecture is a reflection of our company.

Using only the best materials and most advanced building techniques our neat and practical designs make optimum use of both internal and external space. And always, the need to preserve and enhance the natural wonders/open space of the landscape entrusted to us is paramount in our project designs. Our quality properties are both for rent and for sale. Our rental properties are professionally managed, while those who purchase properties will be able to take advantage of our excellent after-sales services.

Management

Our dynamic management team has broad international experience in the field of real estate development. We are set to become leaders in the field and our success relies on our team spirit, stein a friendly and supportive work environment. Delivering on our promises, we offer an honest, reliable and flexible service in an informal setting. Above all, we are an active and attentive corporate citizen with particular interest in preserving the environment.

Our concern for both people and place is reflected in the thoughtful and attentive project designs, in which we respond to the needs and demands of the client.

Our aim is to set the market pace and become the face of development in Jordan.

About Symbiosis Designs

Symbiosis Designs Ltd., founded by Khalid Nahhas in 1997, is a consultancy firm known for its design excellence and alternative innovative buildings. The vision for the Village was co-developed between the client and Symbiosis. Their Philosophy reflects their passion to the profession and is reflected in the Village:

Philosophy

While locking each project within familiar realms as a necessary grounding methodology, flights towards the emotionally and intellectually profound necessitate continuous departures from the familiar. At Symbiosis, projects are tackled through conscious and deliberate balancing of dualities, often absolute opposites. While timeless authentic paradigms are preserved, others transcend towards alternative shifts. While some complexities are smoothed, others are often intensified. Staging environments through dualities holds evocation suspended. Symbiosis is a passionate and tenacious investigation in phenomenology and place making - often silent places with a reciprocity of evocative resonance.

Symbiosis office culture preserves a unique "think out of the box" studio/workshop approach in the initial design stages of all projects, protecting and maintaining progressive design output. Professional staff follows a set, rigorous technical methodology that allows each design to morph from concept to 3-D dynamically and in a competitive time-frame; and from design development to building documents in highest standards often unveiling new assemblies. Schedules and resources are planed for all projects to ultimately stay on target while offering clients penetrating functional, financial, intellectual, emotional and aesthetical values.

Symbiosis integrity is a virtual concretization through a continuous dialogue with the vanguard. As one foot is entrenched in the enchanted, familiar and real, the other is always negotiating dynamism and the unreal. Intangibles are brought to stage to extract trances that can be touched.