



Luxury Living **IN THE**
Heart of West
Hargeisa

Discover a new standard of family living with Abiir, a luxury development of 14 exclusive villas in West Hargeisa, Somaliland. Each villa offers spacious layouts and modern amenities, all within a serene, family-friendly neighborhood.



Project Overview

Abiir: Where Luxury Meets Comfort

Abiir is a modern development of 14 luxury villas designed to offer a perfect blend of elegance, comfort, and practicality. Nestled in the peaceful suburbs of West Hargeisa, each villa is meticulously crafted to meet the highest standards of modern living. Featuring 5 spacious bedrooms, 4 bathrooms, a fully fitted kitchen, and a detached service area with two additional rooms and a bathroom, Abiir is ideal for families seeking a refined lifestyle.

ABIIR

By Vista Real Estate

— AFFORDABLE LUXURY —



5 Bedrooms



4 Bathrooms



Fully Fitted Kitchen

FLOOR PLANS



FLOOR PLANS

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AFFORDABLE LUXURY



MASTER PLAN
 ABIIR - 14 UNITS
 WITH SERVICE AREAS.



PROJECT:
 PROPOSED 5 BEDROOM VILLAS AT AMANO AREA,
 HARGESA, SOMALILAND.

CLIENT:
 VISTA REAL ESTATE

GENERAL NOTE:

Drawings on these pages are design intent. Contractors and consultants are to verify all drawing dimensions taken in preference with some of them measurements, produce shop drawings, check calculations, and verify materials to be used before commencing work.

Drawings shown are to be read in conjunction with other consultant's drawings (Architectural, MEP & Structural). All layouts, finishing, details and specifications are to be verified by Architect/Interior Designers. Any specifications that are not included by Architect/Interior Designers must be verified.

DRAWING STATUS:

Revision	Date	Description of revision

LEGEND

WIDHT	SWISS	STEEL OPENING
HIGHT	SCHEDULE	SCHEDULE
HIGHT	TO	TIMBER OPENING
WIDHT	WIDHT	SCHEDULE
HIGHT	AWEST	ALUMINIUM OPENING
WIDHT	WIDHT	SCHEDULE

Affided drawings

DRAWN BY:	DATE:
ABOON	11/11/2024
DRAWING No.:	
44	
SCALE:	REV.
1:200, 1:100, 1:50	

DRAWING TITLE:

Ground Floor (2), Ground Floor
 (4)
 REF:0.

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Prime Location in West Hargeisa

Near Amano School

Located just a stone's throw from the new Hargeisa Road 200 bypass road and near the prestigious Amano Schools, Abiir offers the perfect balance of tranquility and accessibility.

This prime location provides quick access to the heart of Hargeisa, while offering a peaceful retreat from the bustle of the city.

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Property Features


Luxury Homes Designed for Modern Living


ABIIR


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AFFORDABLE LUXURY


Each villa at Abiir sits on a generous 308 sqm plot and features private access for complete exclusivity. Thoughtfully designed for modern families, these homes include spacious bedrooms, elegant bathrooms, a fully equipped kitchen, and a detached service area to accommodate household staff.


 308 sqm

 4 Bathrooms

 Detached Service Area

 5 Spacious Bedrooms

 Fully Fitted Kitchen

 Private access and ample parking



Pricing and Payment Plan

Affordable Luxury with Flexible Payments

At Abiir, luxury is within reach. Each villa is priced at **\$145,000**, and we offer a flexible payment plan spread over the entire construction period, allowing you to secure your dream home with ease.

Take advantage of our off-plan purchase options and enjoy the benefits of paying in installments as the construction progresses.

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Payment Plan

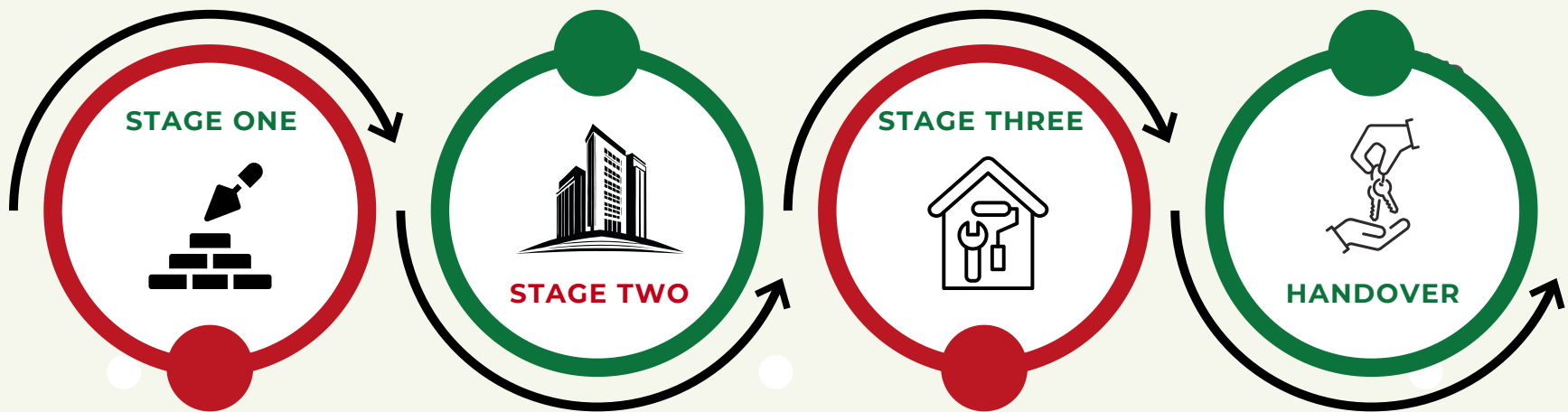
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AMOUNT: \$43,500

Scope: Completion of Stage 1 + full structure, including water and septic tanks.

AMOUNT: \$14,500

Scope: Final payment due upon handover of the property.



AMOUNT: \$58,000

Scope: Foundation to completion of the ground floor, including the first-floor slab.

AMOUNT: \$29,000

Scope: Completion of Stages 1 & 2 + commencement of all finishing works.



Project Timeline

Move into Your Dream Home in Just 14 Months

Construction on Abiir will begin soon, and we expect to hand over the completed villas in just **14 months**. Our commitment to timely delivery means you can look forward to moving into your new luxury home sooner than you think.

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Secure Your Villa Today

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Abiir offers limited availability, with only 14 villas designed for families seeking the perfect blend of luxury and convenience. Act now to secure your spot in this exclusive community. Contact Vista Real Estate for more details and to book a viewing appointment.



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