YAAFOUR 963 يعفـــــور

BY IGO

SALES PRESENTATION

EVOLUTIONS



The Story Behind the Name

The project's identity is a tribute to Syria; its history, its land, and its people. Yaafour 963 grounds the project in place and pride; Yaafour, the land it's built on, and 963, the country code that every Syrian knows by heart.

Located in the **western Damascus countryside,** Yaafour 963 introduces a new concept of refined residential living in Syria, where contemporary design meets local identity within a fully integrated community.

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Developed by Invest Group Overseas (IGO)

Invest Group Overseas is a leading investment and property development company under MAG Group Holding, with a proven track record of delivering premium real estate across developed and emerging markets. Known for its ability to identify high-value opportunities, the company has established itself as one of the Middle East's top investment groups.

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KEY FACTS



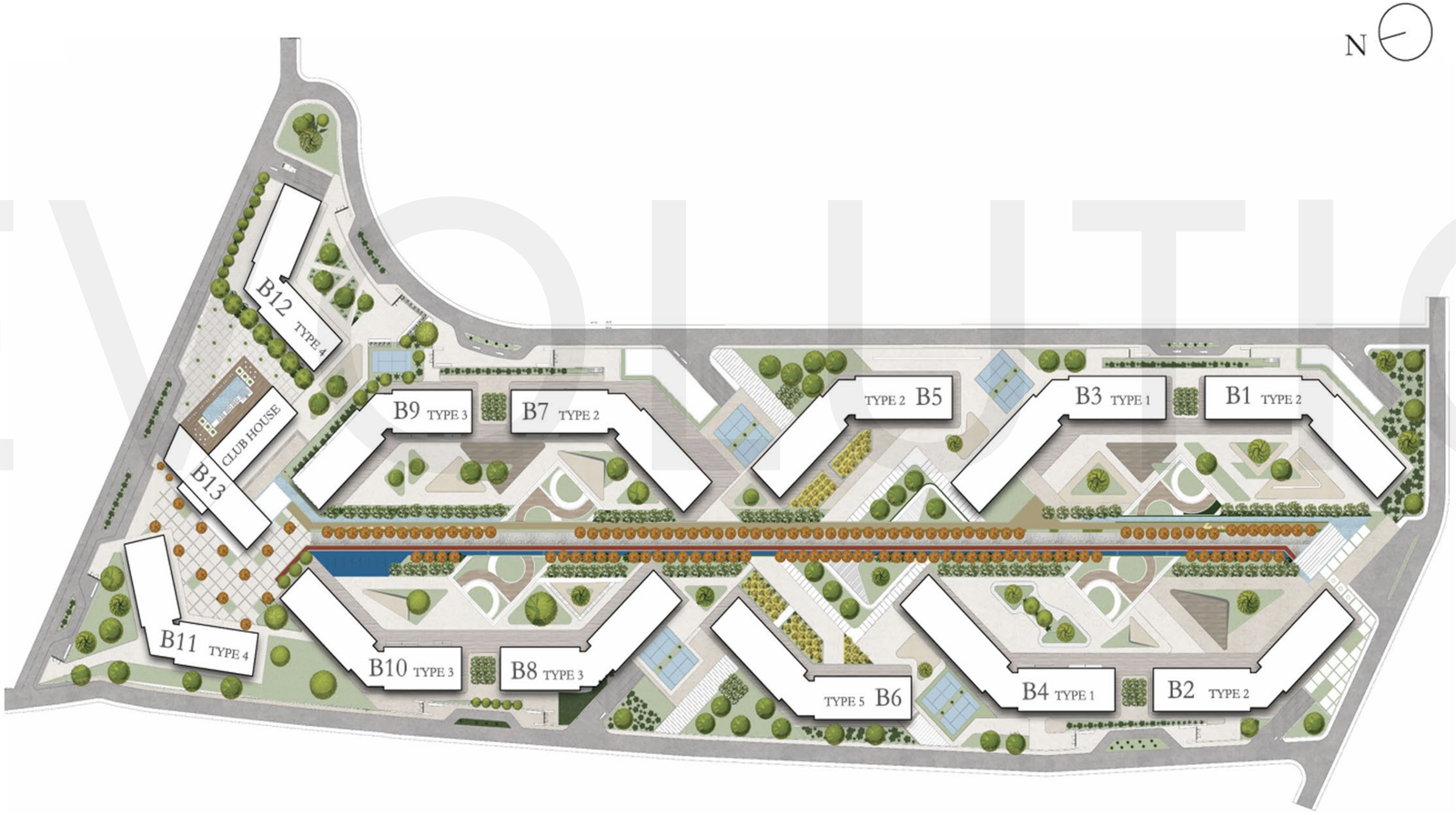
Project Key Facts - YAAFOUR 963

- **Project Name:** YAAFOUR 963 BY IGO
- **Project Structure:** 13 buildings in total
  12 residential buildings + 1 Clubhouse
- **Residential Buildings Structure:** B + G + 10 Floors
- **Total Plot Size: ~144,000 sqm** with ~75% open spaces and greenery
- **Unit Mix:** 2, 3 and 4 BR apartments, Duplex Penthouse, Simplex Penthouse
- **Total Units:** 1,280 Apartments
- **Handover**: Q2 2029
- **Payment Plan:** 70/30
  70% During Construction
  30% Upon Handover
- **Developer:** Invest Group Overseas (IGO)

Floor Level	Floor Use
1 Basement	Parking
Ground	Lobby + Amenities
(1st – 10th) Floor	Residential

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Master Community And Amenities



Facilities & Amenities

Outdoor Facilities
- Tennis courts
- Padel court
- Jogging track
- Cycling track
- Green courtyards
- Outdoor CrossFit
- Outdoor seating areas

Indoor Facilities
- Billiard tables
- Indoor gym
- Indoor kids' play area
- Music room

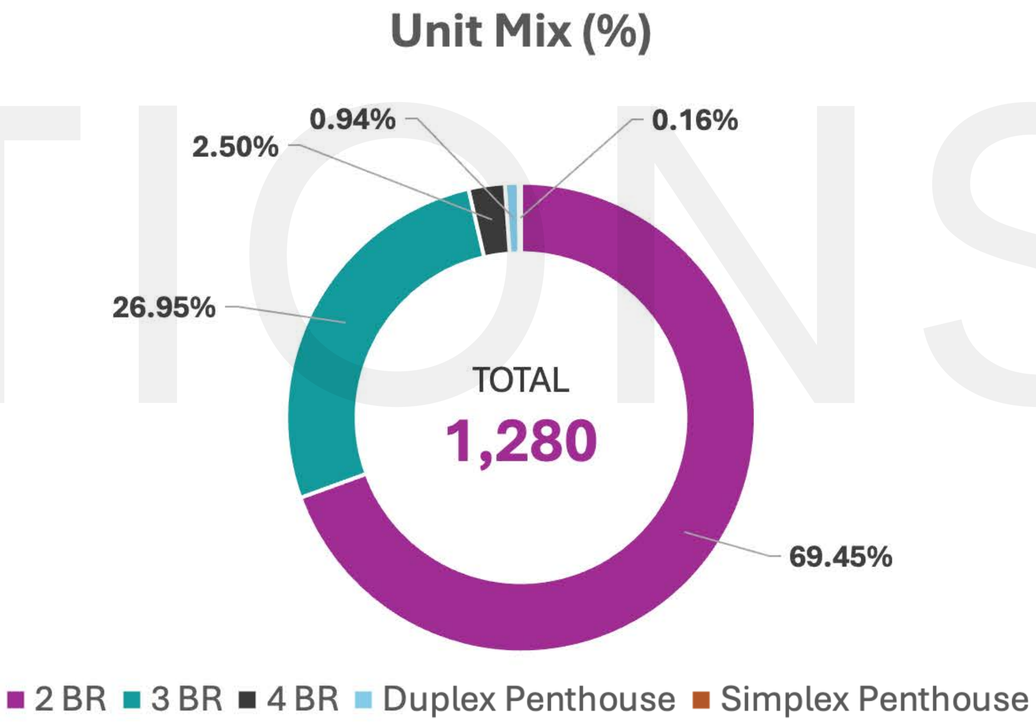
Clubhouse
- Spa
- Indoor lounge
- Outdoor swimming pool
- Yoga & Pilates rooms
- Aerobics room
- Co-working lounge
- Indoor cinema

Units Mix

Master Community - 12 Residential Buildings

Residential

UNIT TYPE	# OF UNITS	% OF UNITS
2 Bedroom	889	69.45%
3 Bedroom	345	26.95%
4 Bedroom	32	2.50%
Duplex Penthouse	12	0.94%
Simplex Penthouse	2	0.16%
Grand Total	**1,280**	**100%**



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Units Sizes - Masterplan

UNIT TYPE	Number of Units	SQM		SQFT	
		MIN	MAX	MIN	MAX
2 Bedroom	889	168.7	215.3	1,816.4	2,318.1
3 Bedroom	345	203.3	245.4	2,188.8	2,641.4
4 Bedroom	32	256.2	268.6	2,758.1	2,891.9
Duplex Penthouse	12	367.7	374.7	3,958.1	4,033.6
Simplex Penthouse	2	1,184.6	1,190.4	12,750.8	12,813.3

Floor Level	Floor Use
1 Basement	Parking
Ground	Lobby + Amenities
1st _ 10th Floor	Residential

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TYPE 1 Buildings

Buildings **No. 3 & 4**

Total Apartments

248

across **2 buildings.** residential unit mix of 2 BR and 3 BR

Buildings	Configuration	Unit Types
2	G+10	2
structures	11 levels each	2 BR & 3 BR

Unit Mix



Distribution of the 248 residential units across both buildings

Programming & Unit Schedule

Building configuration at a glance

01 Building Structure

FLOOR LEVEL	FLOOR USE
Ground	Lobby · Music Hall · Gym · Work Station · Fun Zone
1st–7th Floor	Residential —**2 BR**
8th–10th Floor	Residential —**3 BR**

02 Unit Total Area

UNIT TYPE	SQM		SQFT	
	MIN	MAX	MIN	MAX
2 Bedroom 182 UNITS · 73%	168.7	203.3	1,816.40	2,188.80
3 Bedroom 66 UNITS · 27%	208.2	242.5	2,241.60	2,610.80

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TYPE 2 Buildings

Buildings **No. 1, 2, 5 & 7**

Total Apartments

456

across **4 buildings.** Residential unit mix of 2 BR and 3 BR

Buildings	Configuration	Unit Types
4	G+10	2
structures	11 levels each	2 BR & 3 BR

Unit Mix



Distribution of the 456 residential units across the buildings

Programming & Unit Schedule

Building configuration

01 Building Structure

FLOOR LEVEL	FLOOR USE
Ground	Lobby · Music Hall · Gym · Work Station · Fun Zone
1st–7th Floor	Residential —**2 BR**
8th–10th Floor	Residential —**3 BR**

02 Unit Total Area

UNIT TYPE	SQM		SQFT	
	MIN	MAX	MIN	MAX
2 Bedroom 336 UNITS · 74%	145	149	1,900	1,953
3 Bedroom 120 UNITS · 26%	175	203	2,271	2,641

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TYPE 3 Buildings

Buildings **No. 8, 9 & 10**

Total Apartments

312

across **3 buildings.** Residential unit mix of 2 BR and 3 BR

Buildings	Configuration	Unit Types
3	G+10	2
structures	11 levels each	2 BR & 3 BR

Unit Mix



Distribution of the 312 residential units across the buildings

Programming & Unit Schedule

Building configuration

01 Building Structure

FLOOR LEVEL	FLOOR USE
Ground	Lobby · Kids Area · Gym · Work Station · Fun Zone
1st–7th Floor	Residential —**2 BR**
8th–10th Floor	Residential —**3 BR**

02 Unit Total Area

UNIT TYPE	SQM		SQFT	
	MIN	MAX	MIN	MAX
2 Bedroom 231 UNITS · 74%	140	175	1,854	2,318
3 Bedroom 81 UNITS · 26%	174	200	2,295	2,631

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TYPE 4 Buildings

Buildings **No. 11 & 12**

Total Apartments

188

across **2 buildings.** Residential unit mix of 2 BR and 3 BR

Buildings	Configuration	Unit Types
2	G+10	2
structures	11 levels each	2 BR & 3 BR

Unit Mix



Distribution of the 188 residential units across both buildings

Programming & Unit Schedule

Building configuration

01 Building Structure

FLOOR LEVEL	FLOOR USE
Ground	Lobby · Kids Area · Gym · Work Station · Fun Zone
1st–7th Floor	Residential —**2 BR**
8th–10th Floor	Residential —**3 BR**

02 Unit Total Area

UNIT TYPE	SQM		SQFT	
	MIN	MAX	MIN	MAX
2 Bedroom 140 UNITS · 74%	140	167	1,887	2,243
3 Bedroom 48 UNITS · 26%	183	188	2,461	2,535

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TYPE 5 Buildings

Buildings **No. 6**

Total Apartments

76

across **1 building** · Residential unit mix of 3 BR, 4 BR, Duplex Penthouse, Simplex Penthouse

Buildings	Configuration	Unit Types
1	G+10	4
structures	11 levels each	3 BR, 4 BR, Duplex and Simplex Penthouse

Unit Mix



Distribution of the 76 residential units within the building

Programming & Unit Schedule

Building configuration

01 Building Structure

FLOOR LEVEL	FLOOR USE
Ground	Lobby · Music Hall · Gym · Work Station · Fun Zone
1st–3rd Floor	Residential —**3 BR**
4th–7th Floor	Residential —**4 BR**
8th–9th Floor	Residential —**Duplex Penthouse**
10th Floor	Residential —**Simplex Penthouse**

02 Unit Total Area

UNIT TYPE	SQM		SQFT	
	MIN	MAX	MIN	MAX
3 Bedroom 30 UNITS · 39%	163	187	2,188	2,511
4 Bedroom 32 UNITS · 42%	216	227	2,758	2,891
Duplex Penthouse 12 UNITS · 16%	314	320	3,958	4,033
Simplex Penthouse 2 UNITS · 3%	1,020	1,025	12,750	12,813

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Units Mix and Size by Building

Building / Typologies	# of units	%	Size in sqm		Size in sqft	
Building 1	**114**	**8.91%**	**176.6**	**245.4**	**1,900.52**	**2,641.5**
2-bedroom apartments	84	6.56%	176.6	181.4	1,900.52	1,953.0
3-bedroom apartments	30	2.34%	211.0	245.4	2,271.53	2,641.5
Building 2	**114**	**8.91%**	**176.6**	**245.4**	**1,900.52**	**2,641.5**
2-bedroom apartments	84	6.56%	176.6	181.4	1,900.52	1,953.0
3-bedroom apartments	30	2.34%	211.0	245.4	2,271.53	2,641.5
Building 3	**124**	**9.69%**	**168.7**	**242.6**	**1,816.38**	**2,610.9**
2-bedroom apartments	91	7.11%	168.7	203.3	1,816.38	2,188.8
3-bedroom apartments	33	2.58%	208.3	242.6	2,241.60	2,610.9
Building 4	**124**	**9.69%**	**168.7**	**242.6**	**1,816.38**	**2,610.9**
2-bedroom apartments	91	7.11%	168.7	203.3	1,816.38	2,188.8
3-bedroom apartments	33	2.58%	208.3	242.6	2,241.60	2,610.9
Building 5	**114**	**8.91%**	**176.6**	**245.4**	**1,900.52**	**2,641.5**
2-bedroom apartments	84	6.56%	176.6	181.4	1,900.52	1,953.0
3-bedroom apartments	30	2.34%	211.0	245.4	2,271.53	2,641.5
Building 6	**76**	**5.94%**	**203.4**	**1190.4**	**2,188.85**	**12,813.4**
3-bedroom apartments	30	2.34%	203.4	233.3	2,188.85	2,511.1
4-bedroom apartments	32	2.50%	256.2	268.7	2,758.16	2,891.9
Douplex Penthouse	12	0.94%	367.7	374.7	3,958.00	4,033.6
Penthouse	2	0.16%	1184.6	1190.4	12,750.88	12,813.4
Building 7	**114**	**8.91%**	**176.6**	**245.4**	**1,900.52**	**2,641.5**
2-bedroom apartments	84	6.56%	176.6	181.4	1,900.52	1,953.0
3-bedroom apartments	30	2.34%	211.0	245.4	2,271.53	2,641.5
Building 8	**104**	**8.13%**	**172.3**	**244.5**	**1,854.52**	**2,631.6**
2-bedroom apartments	77	6.02%	172.3	215.4	1,854.52	2,318.2
3-bedroom apartments	27	2.11%	213.2	244.5	2,295.27	2,631.6
Building 9	**104**	**8.13%**	**172.3**	**244.5**	**1,854.52**	**2,631.6**
2-bedroom apartments	77	6.02%	172.3	215.4	1,854.52	2,318.2
3-bedroom apartments	27	2.11%	213.2	244.5	2,295.27	2,631.6
Building 10	**104**	**8.13%**	**172.3**	**244.5**	**1,854.52**	**2,631.6**
2-bedroom apartments	77	6.02%	172.3	215.4	1,854.52	2,318.2
3-bedroom apartments	27	2.11%	213.2	244.5	2,295.27	2,631.6
Building 11	**94**	**7.34%**	**175.3**	**235.6**	**1,887.26**	**2,535.9**
2-bedroom apartments	70	5.47%	175.3	208.4	1,887.26	2,243.2
3-bedroom apartments	24	1.88%	228.7	235.6	2,461.91	2,535.9
Building 12	**94**	**7.34%**	**175.3**	**235.6**	**1,887.26**	**2,535.9**
2-bedroom apartments	70	5.47%	175.3	208.4	1,887.26	2,243.2
3-bedroom apartments	24	1.88%	228.7	235.6	2,461.91	2,535.9
Grand Total	**1,280**	**100.00%**	**168.7**	**1,190**	**1,816.38**	**12,813**

Payment Plan

70% During Construction
30% Upon Handover

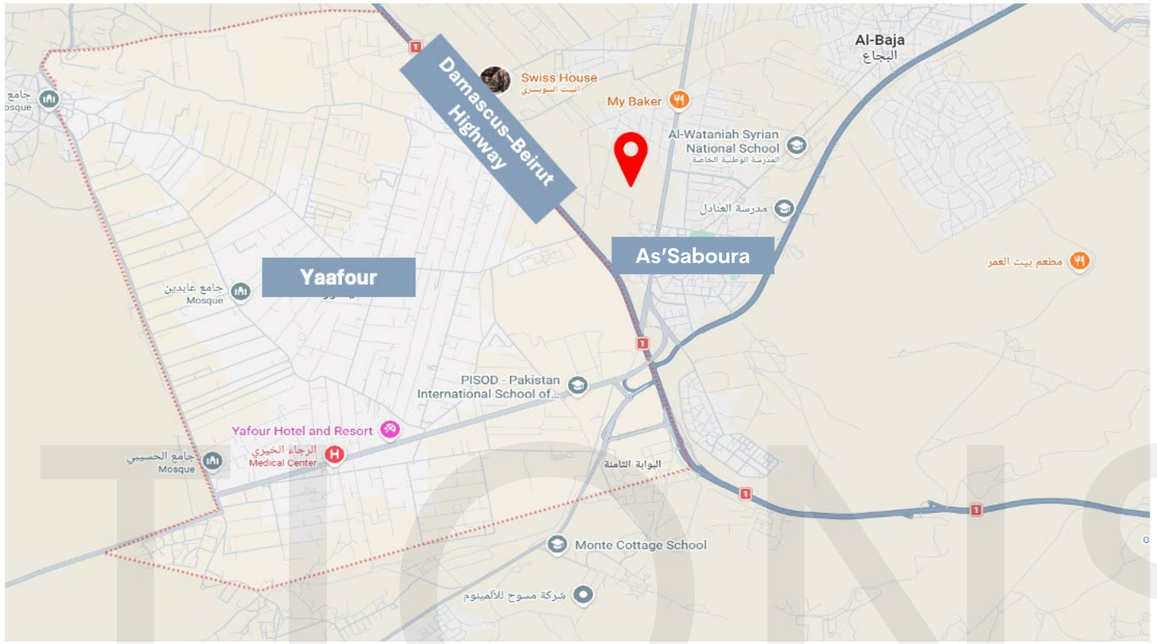
Installment No.	Payment Ppercentage	Date/Milestone	Date
Down Payment	15%	Upon Signing a Sales and Purchase Agreement	
2nd Installment	7.5%	After 5 months from the launch date	1st Nov 2026
3rd Installment	7.5%	After 10 months from the launch date	1st April 2027
4th Installment	10%	After 15 months from the launch date	1st Sep 2027
5th Installment	10%	After 20 months from the launch date	1st Feb 2028
6th Installment	10%	After 25 months from the launch date	1st July 2028
7th Installment	10%	After 30 months from the launch date	1st Dec 2028
Final Payment	30%	Upon Handover Q2/2029	Q2/2029

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Project Location

Google Maps Link

YAAFOUR 963 is situated in **Yaafour, Rif Dimashq,** along the **Damascus–Beirut International Highway —** within one of the most prestigious residential corridors near Damascus.



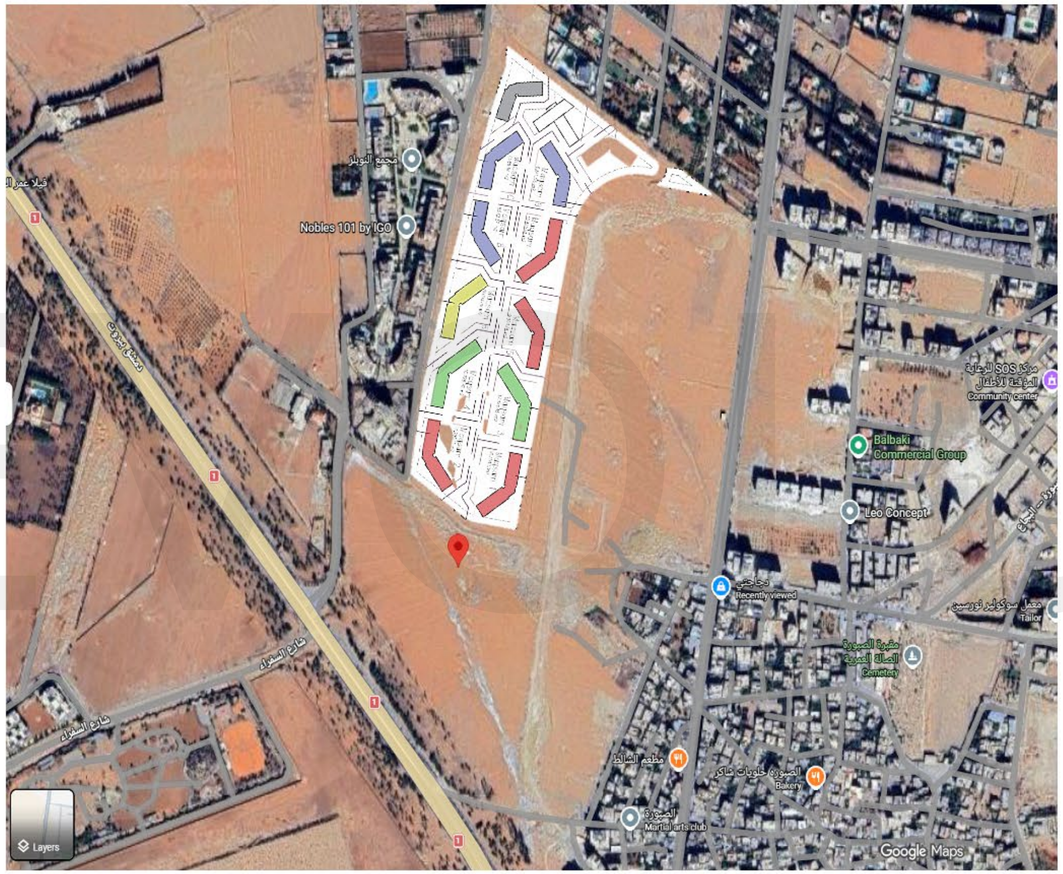
Proximity

Drive times from site to key destinations.

10 MIN	15 MIN	15 MIN	15 MIN	20 MIN	30 MIN
Yafour Hotel & Resort	Al Mezzeh	Cham City Center	Umayyad Square	Central Damascus	Damascus International Airport

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Project Top Views





Units will benefit from either an **open view** or a **direct view over the project's Landscape and amenities.** The amenities-facing units will be appealing, given the scale of the shared facilities connecting 12 buildings.

FLOOR PLANS

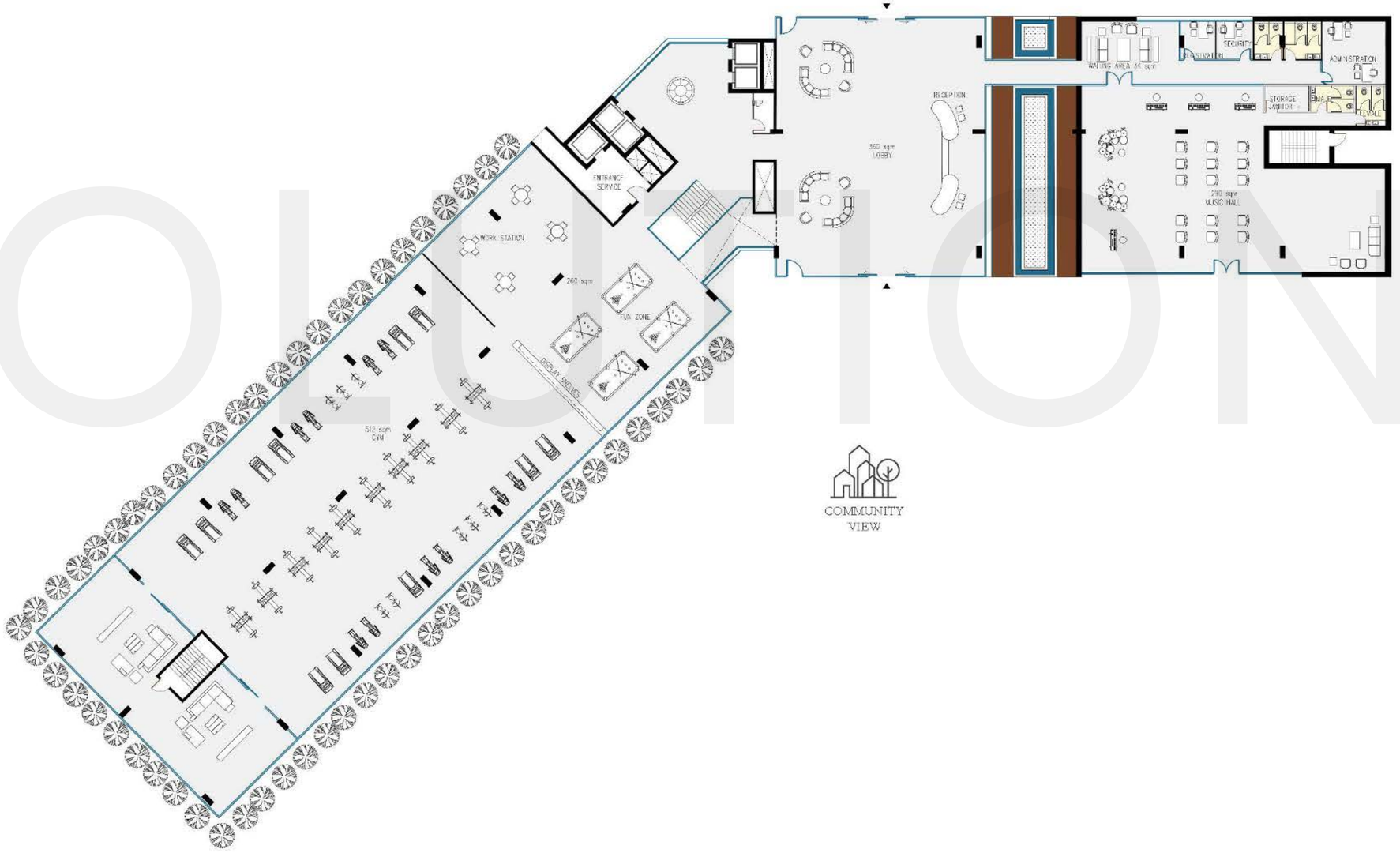
Floor Plate - TYPE 1 Buildings (Number 3 and 4)

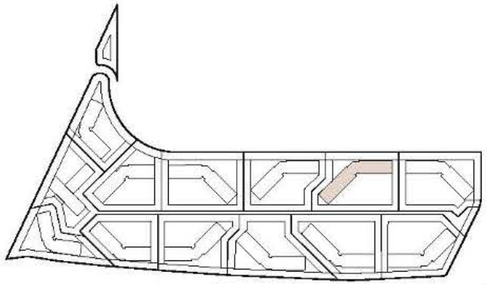
Sample Floor Plate – Building 3

Ground Floor (GF)









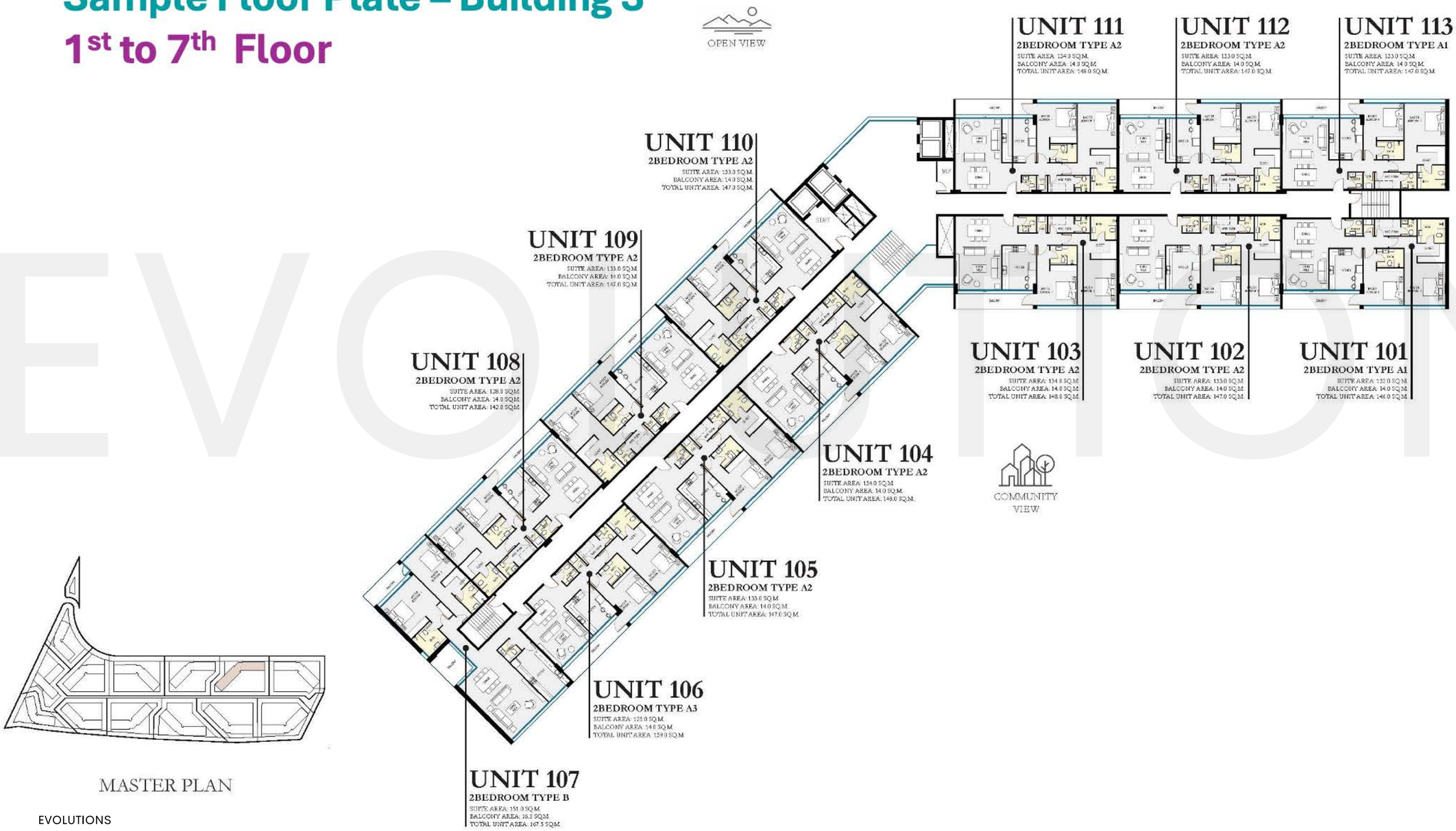
MASTER PLAN

EVOLUTIONS

Floor Plate - TYPE 1 Buildings (Number 3 and 4)

Sample Floor Plate – Building 3

1st to 7th Floor

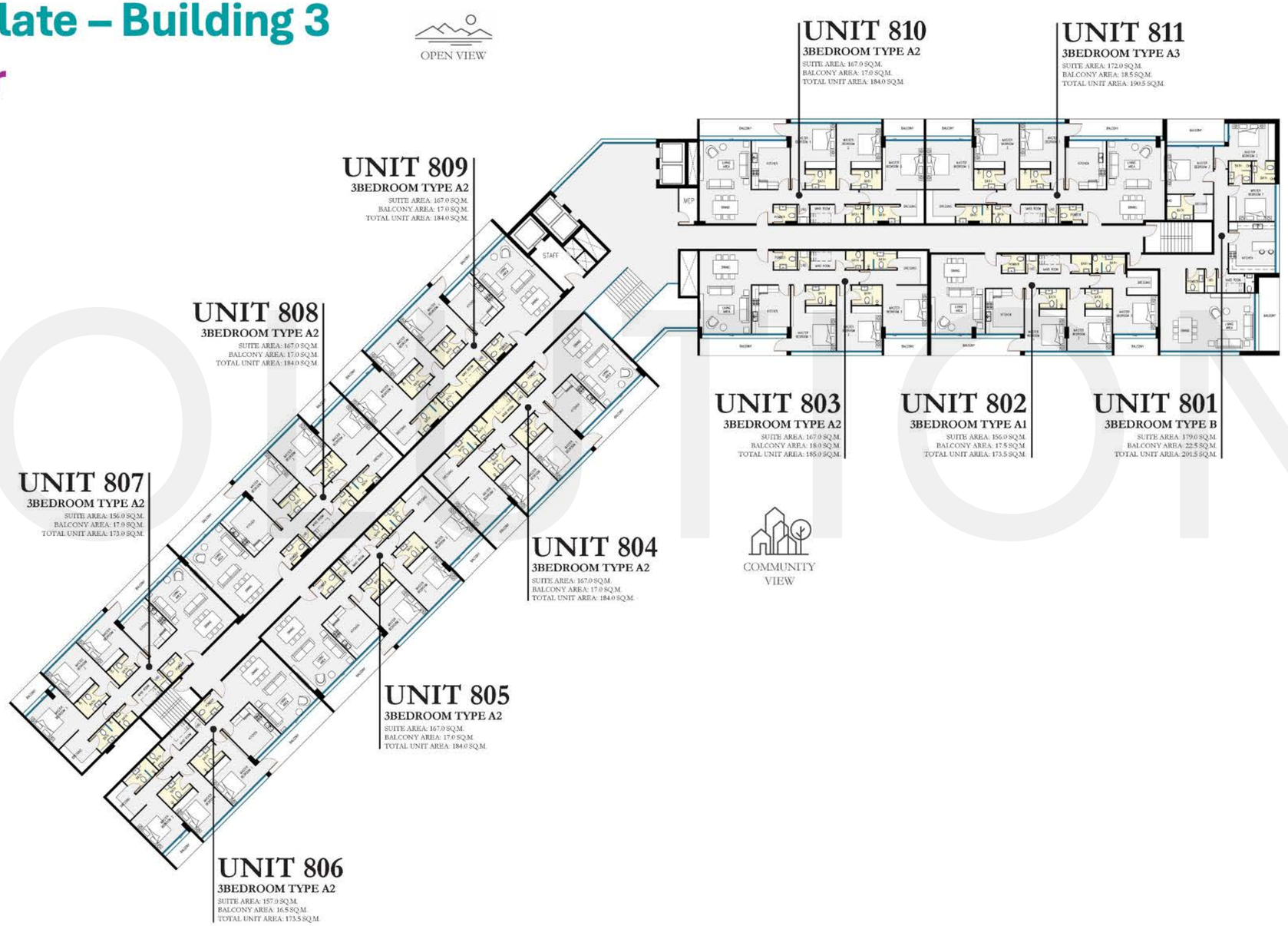


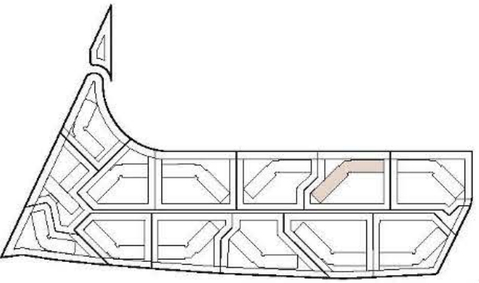
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Floor Plate - TYPE 1 Buildings (Number 3 and 4)

Sample Floor Plate – Building 3

8th to 10th Floor





MASTER PLAN

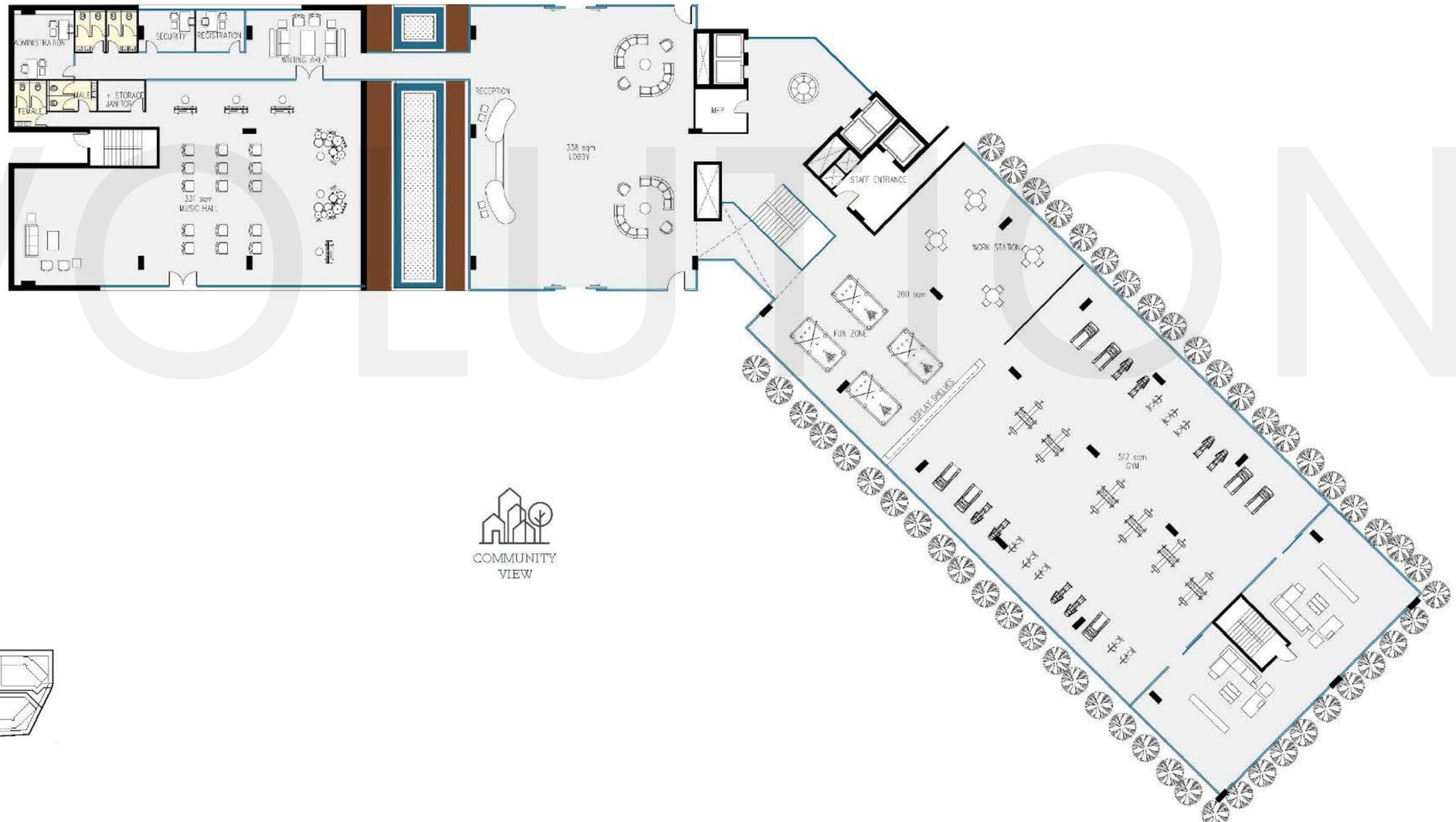
Floor Plate - TYPE 2 Buildings (Number 1, 2, 5 and 7)

Sample Floor Plate – Building 7

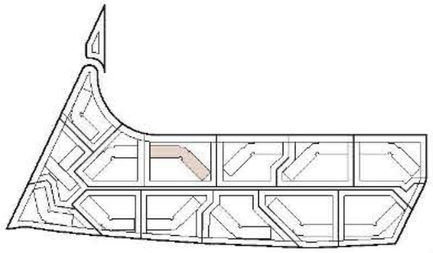
GF Floor

OPEN VIEW

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COMMUNITY VIEW



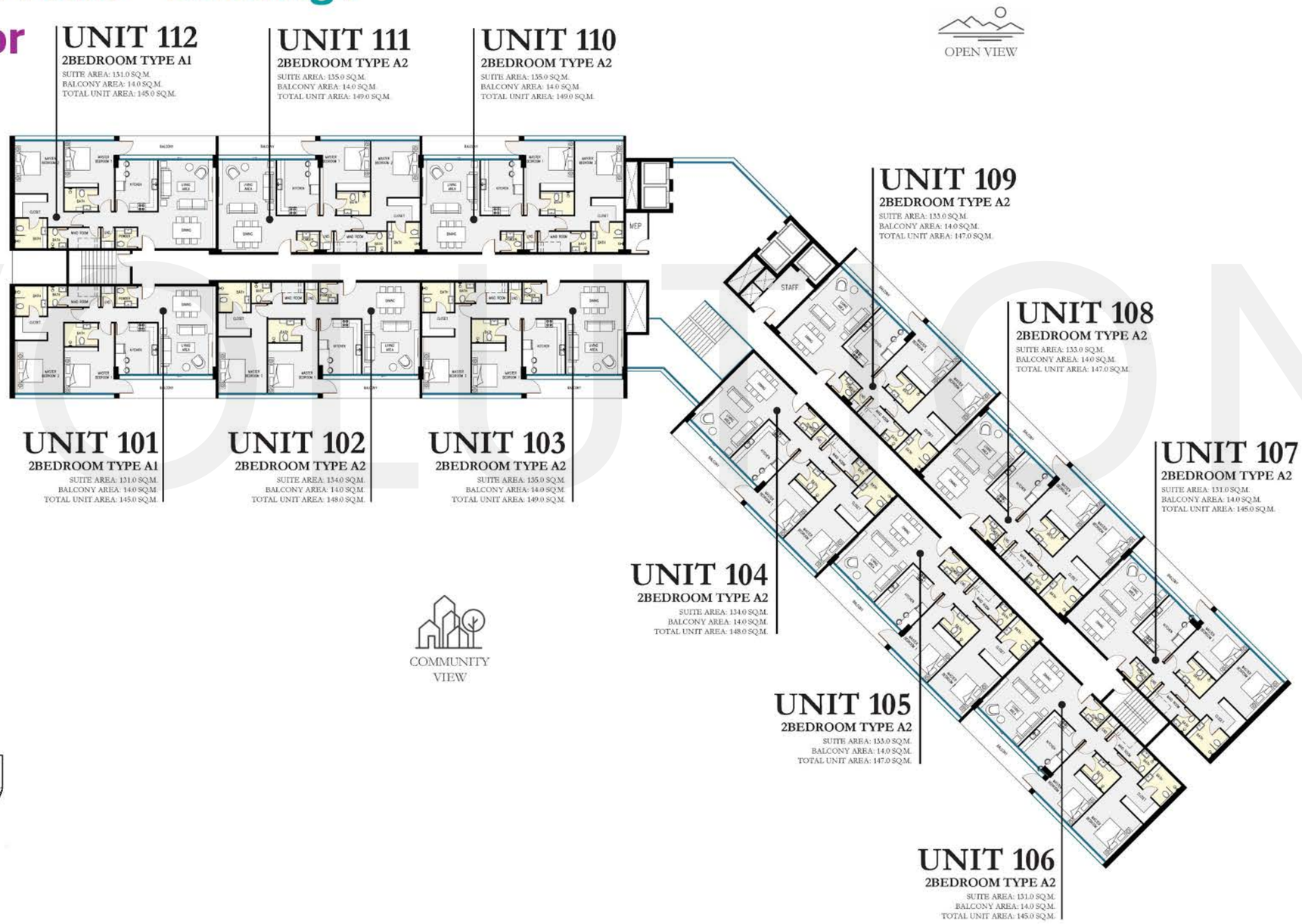
MASTER PLAN

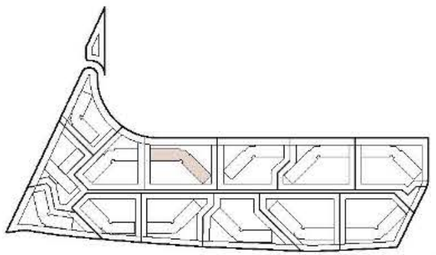
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Floor Plate - TYPE 2 Buildings (Number 1, 2, 5 and 7)

Sample Floor Plate – Building 7

1st to 7th Floor



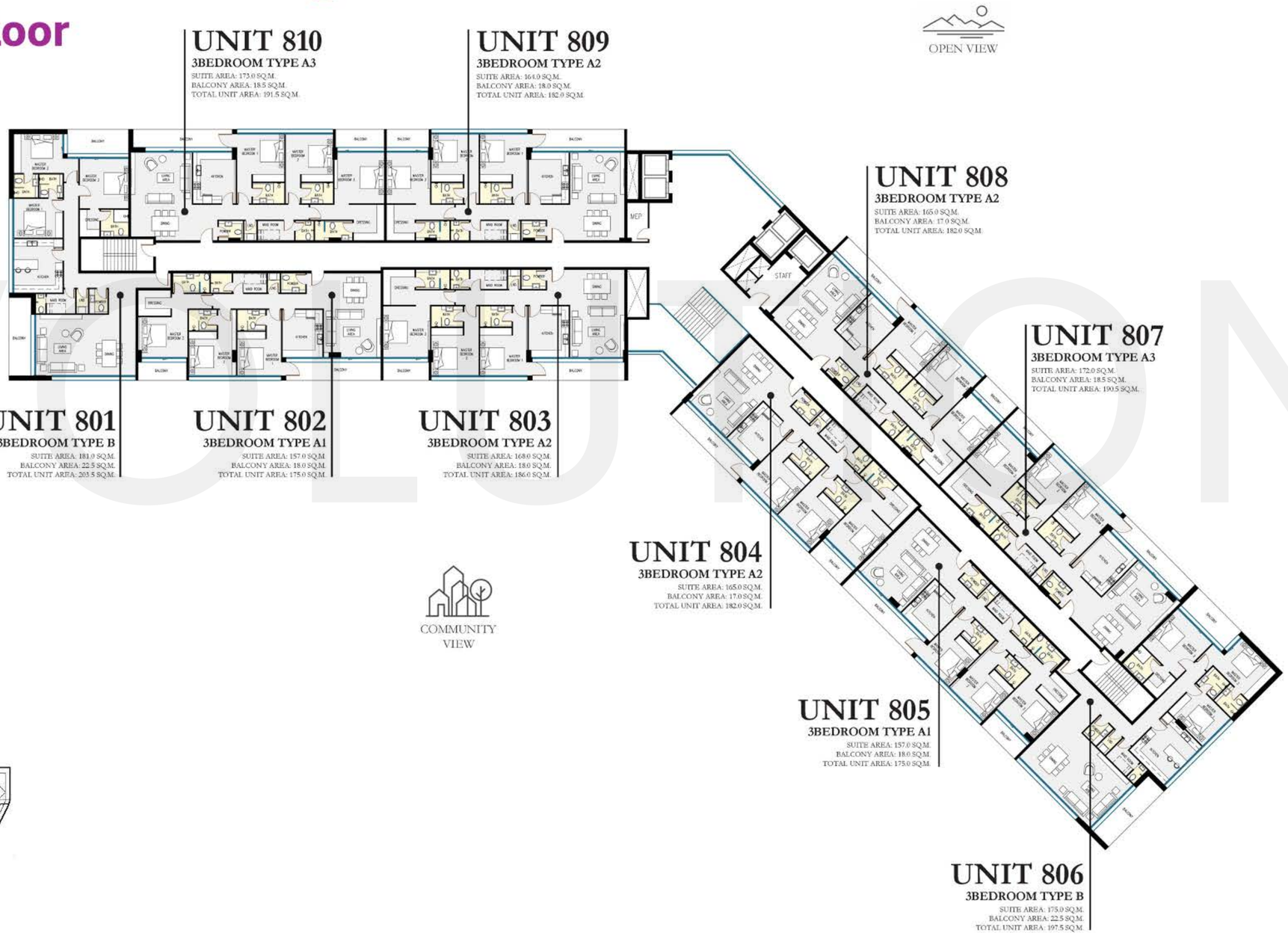


MASTER PLAN

Floor Plate - TYPE 2 Buildings (Number 1, 2, 5 and 7)

Sample Floor Plate – Building 7

8th to 10th Floor

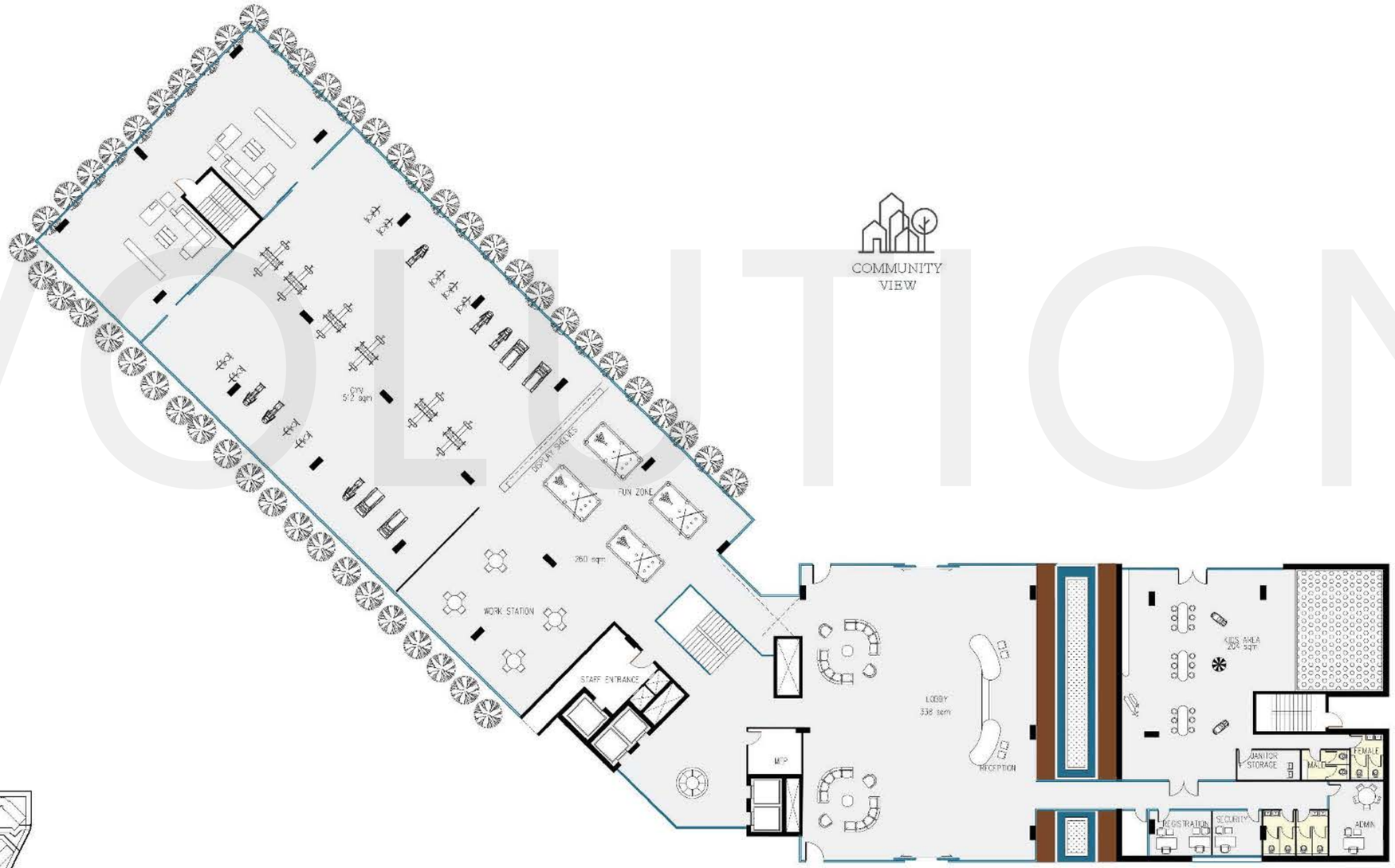


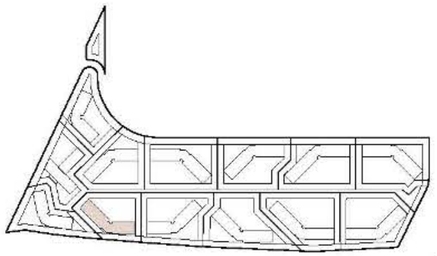
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Floor Plate - TYPE 3 Buildings (Number 8, 9 and 10)

Sample Floor Plate – Building 10

GF Floor





EVOLUTIONS

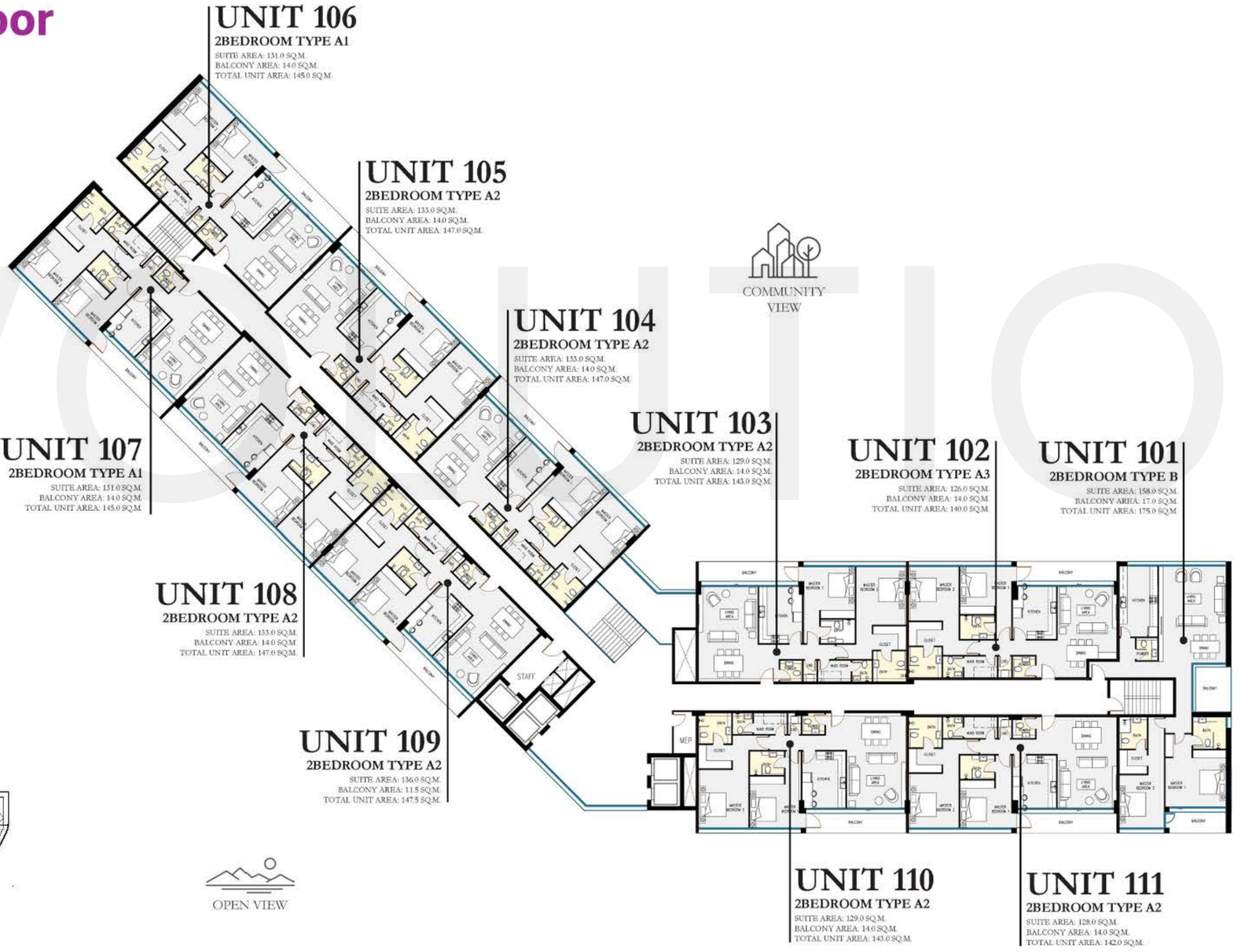
MASTER PLAN

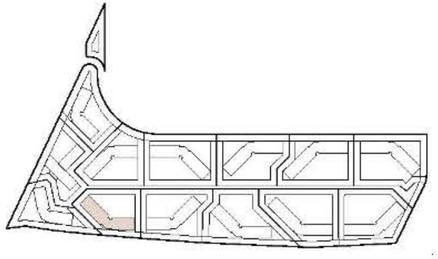
OPEN VIEW

Floor Plate - TYPE 3 Buildings (Number 8, 9 and 10)

Sample Floor Plate – Building 10

1st to 7th Floor





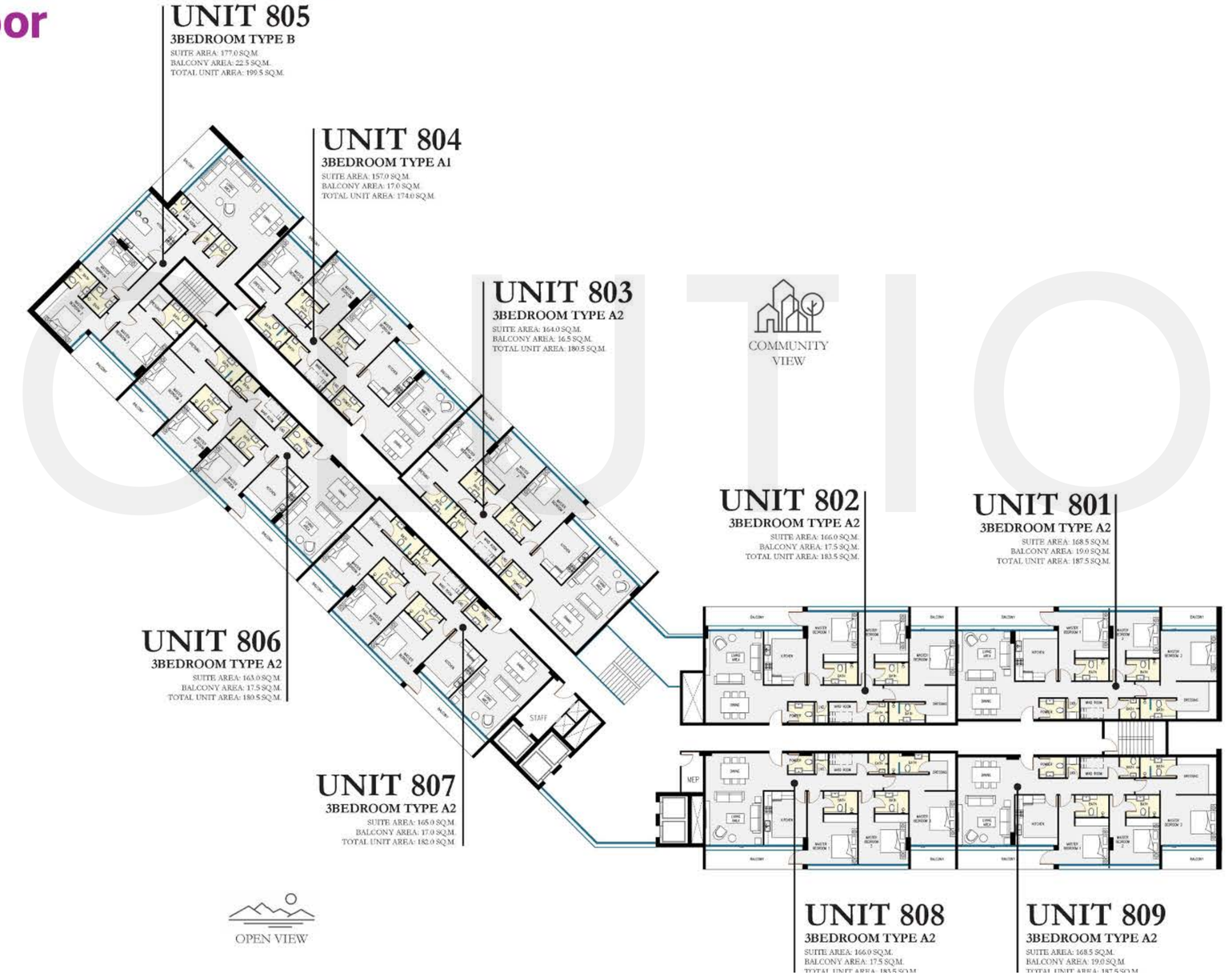
MASTER PLAN

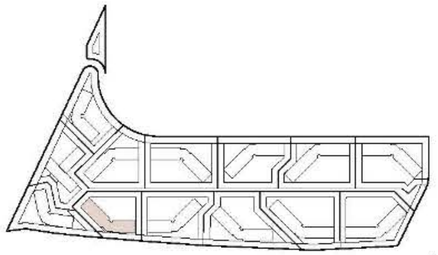
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Floor Plate - TYPE 3 Buildings (Number 8, 9 and 10)

Sample Floor Plate – Building 10

8th to 10th Floor





MASTER PLAN

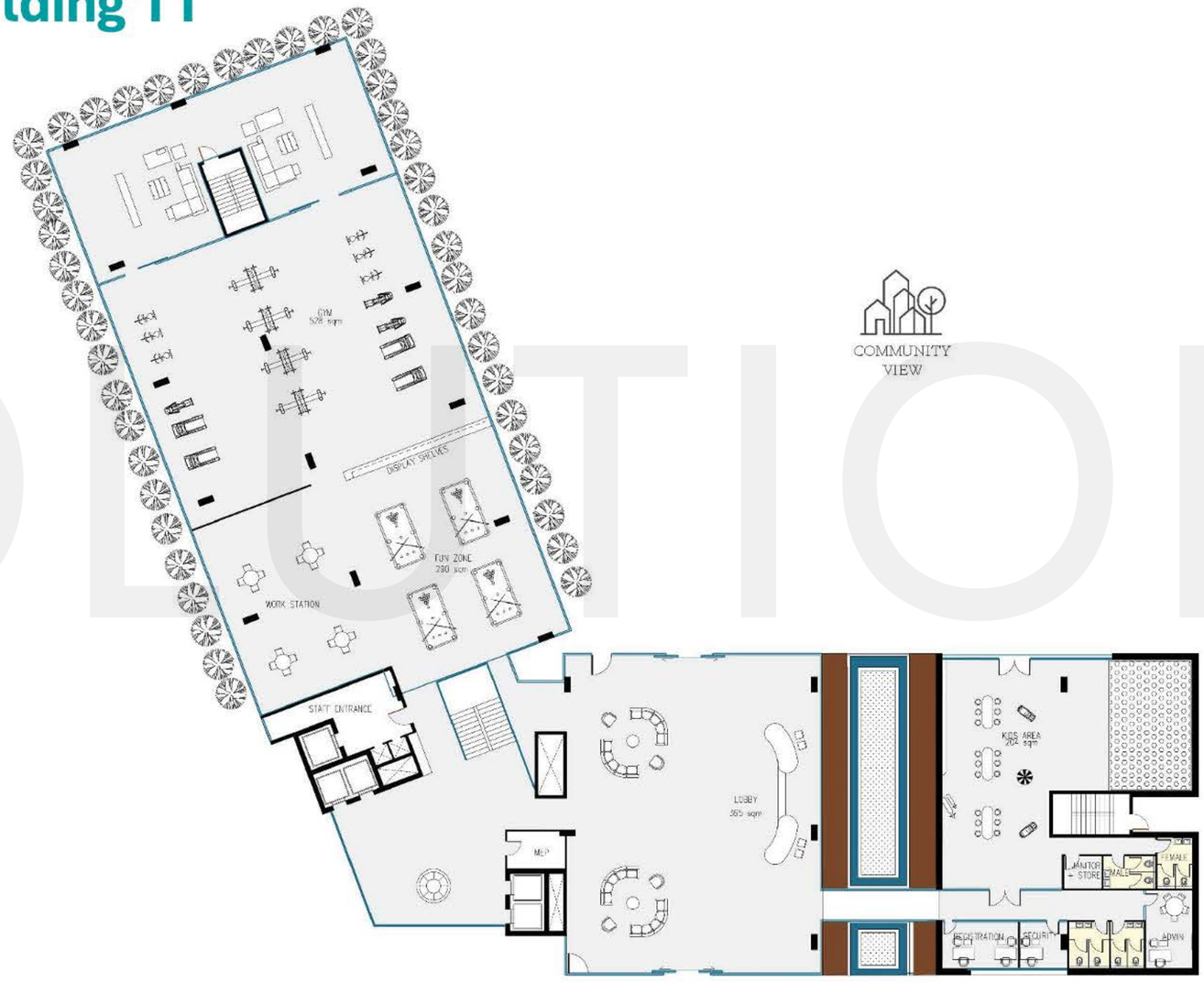
OPEN VIEW

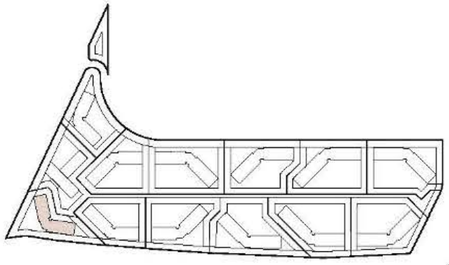
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Floor Plate - TYPE 4 Buildings (Number 11 and 12)

Sample Floor Plate – Building 11

GF Floor





MASTER PLAN

COMMUNITY VIEW

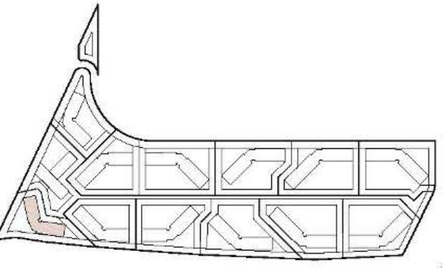
OPEN VIEW

EVOLUTIONS

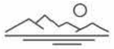
Floor Plate - TYPE 4 Buildings (Number 11 and 12)

Sample Floor Plate – Building 11

1st to 7th Floor



MASTER PLAN



OPEN VIEW



COMMUNITY VIEW



UNIT 106
2BEDROOM TYPE B
SUITE AREA: 150.0 SQ.M.
BALCONY AREA: 17.0 SQ.M.
TOTAL UNIT AREA: 167.0 SQ.M.

UNIT 105
2BEDROOM TYPE A2
SUITE AREA: 130.0 SQ.M.
BALCONY AREA: 12.0 SQ.M.
TOTAL UNIT AREA: 142.0 SQ.M.

UNIT 107
2BEDROOM TYPE A3
SUITE AREA: 129.0 SQ.M.
BALCONY AREA: 12.0 SQ.M.
TOTAL UNIT AREA: 141.0 SQ.M.

UNIT 104
2BEDROOM TYPE A2
SUITE AREA: 139.0 SQ.M.
BALCONY AREA: 12.0 SQ.M.
TOTAL UNIT AREA: 151.0 SQ.M.

UNIT 108
2BEDROOM TYPE A2
SUITE AREA: 139.0 SQ.M.
BALCONY AREA: 11.5 SQ.M.
TOTAL UNIT AREA: 150.5 SQ.M.

UNIT 103
2BEDROOM TYPE A2
SUITE AREA: 137.0 SQ.M.
BALCONY AREA: 11.5 SQ.M.
TOTAL UNIT AREA: 148.5 SQ.M.

UNIT 102
2BEDROOM TYPE A3
SUITE AREA: 129.0 SQ.M.
BALCONY AREA: 11.5 SQ.M.
TOTAL UNIT AREA: 140.5 SQ.M.

UNIT 101
2BEDROOM TYPE B
SUITE AREA: 150.0 SQ.M.
BALCONY AREA: 16.5 SQ.M.
TOTAL UNIT AREA: 166.5 SQ.M.



UNIT 109
2BEDROOM TYPE A2
SUITE AREA: 137.0 SQ.M.
BALCONY AREA: 11.5 SQ.M.
TOTAL UNIT AREA: 148.5 SQ.M.

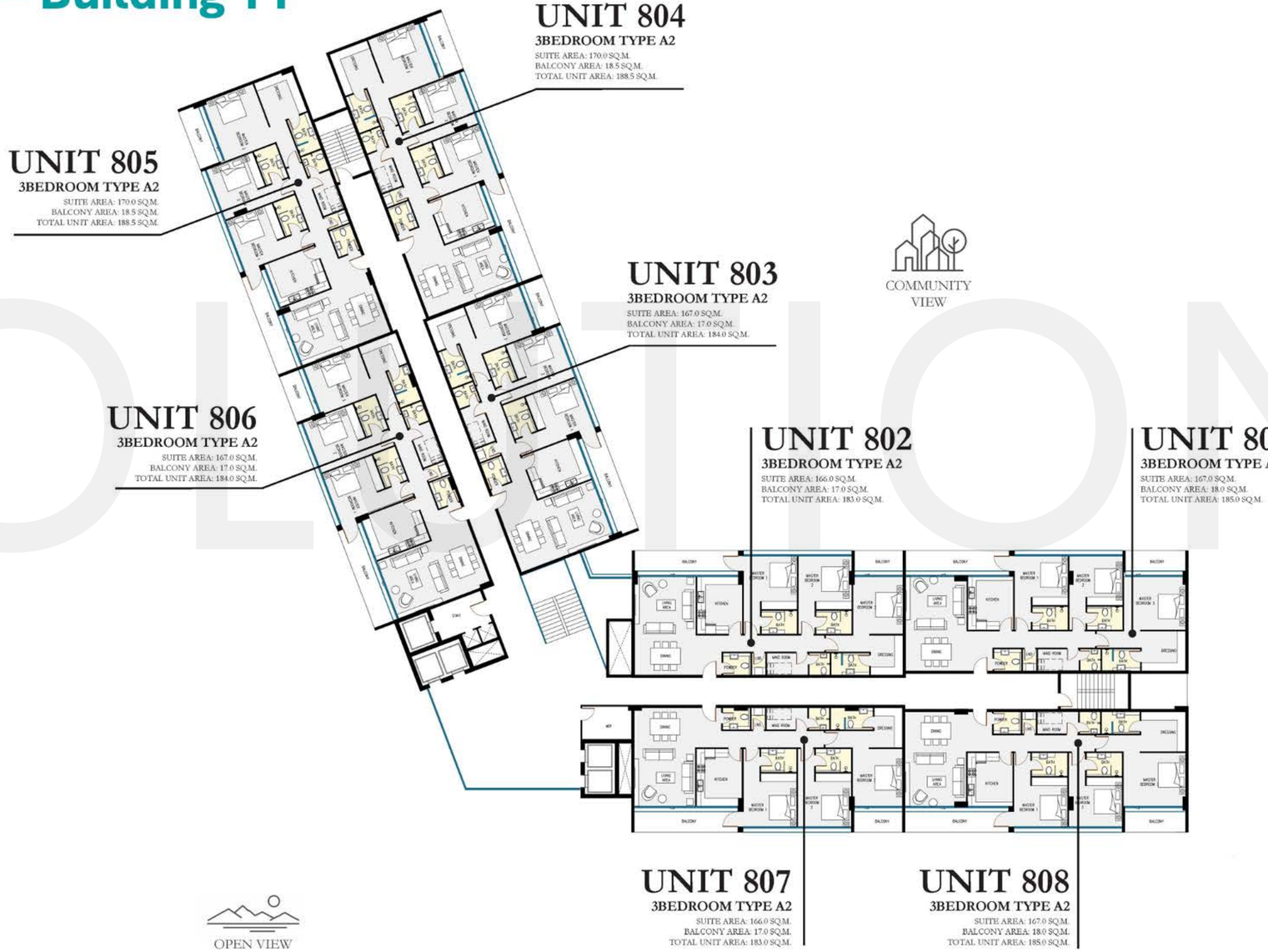
UNIT 110
2BEDROOM TYPE A2
SUITE AREA: 133.0 SQ.M.
BALCONY AREA: 12.0 SQ.M.
TOTAL UNIT AREA: 145.0 SQ.M.

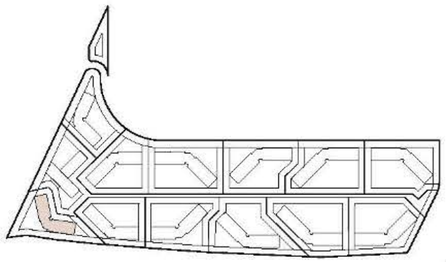
EVOLUTIONS

Floor Plate - TYPE 4 Buildings (Number 11 and 12)

Sample Floor Plate – Building 11

8th to 10th Floor





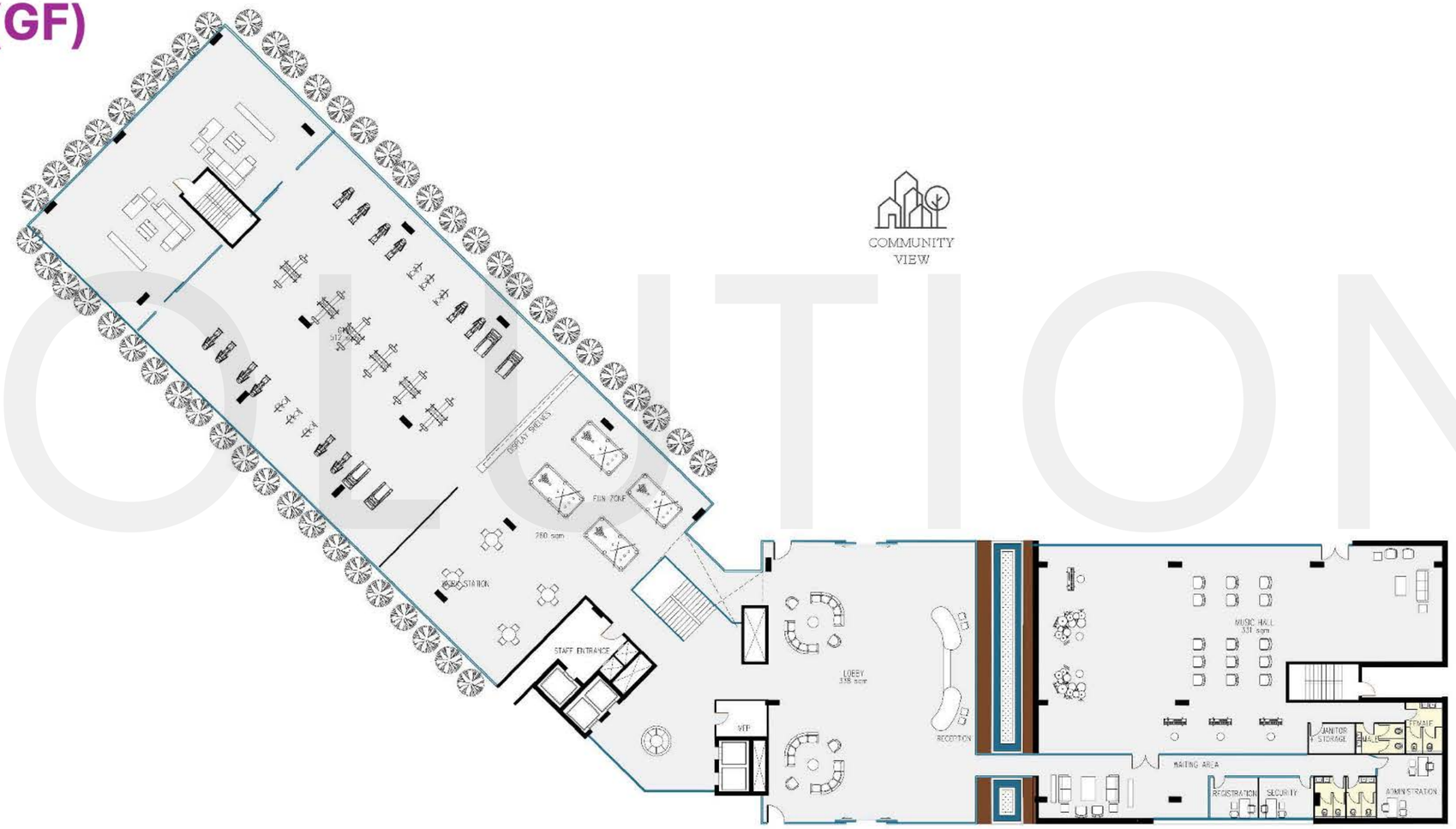
MASTER PLAN

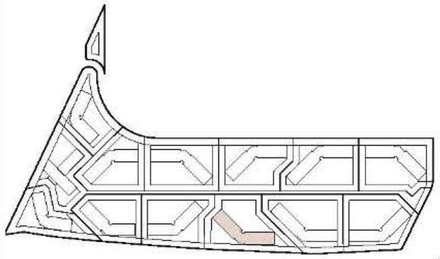
EVOLUTIONS

Floor Plate - TYPE 5 Building (Number 6)

Sample Floor Plate – Building 6

Ground Floor (GF)





MASTER PLAN

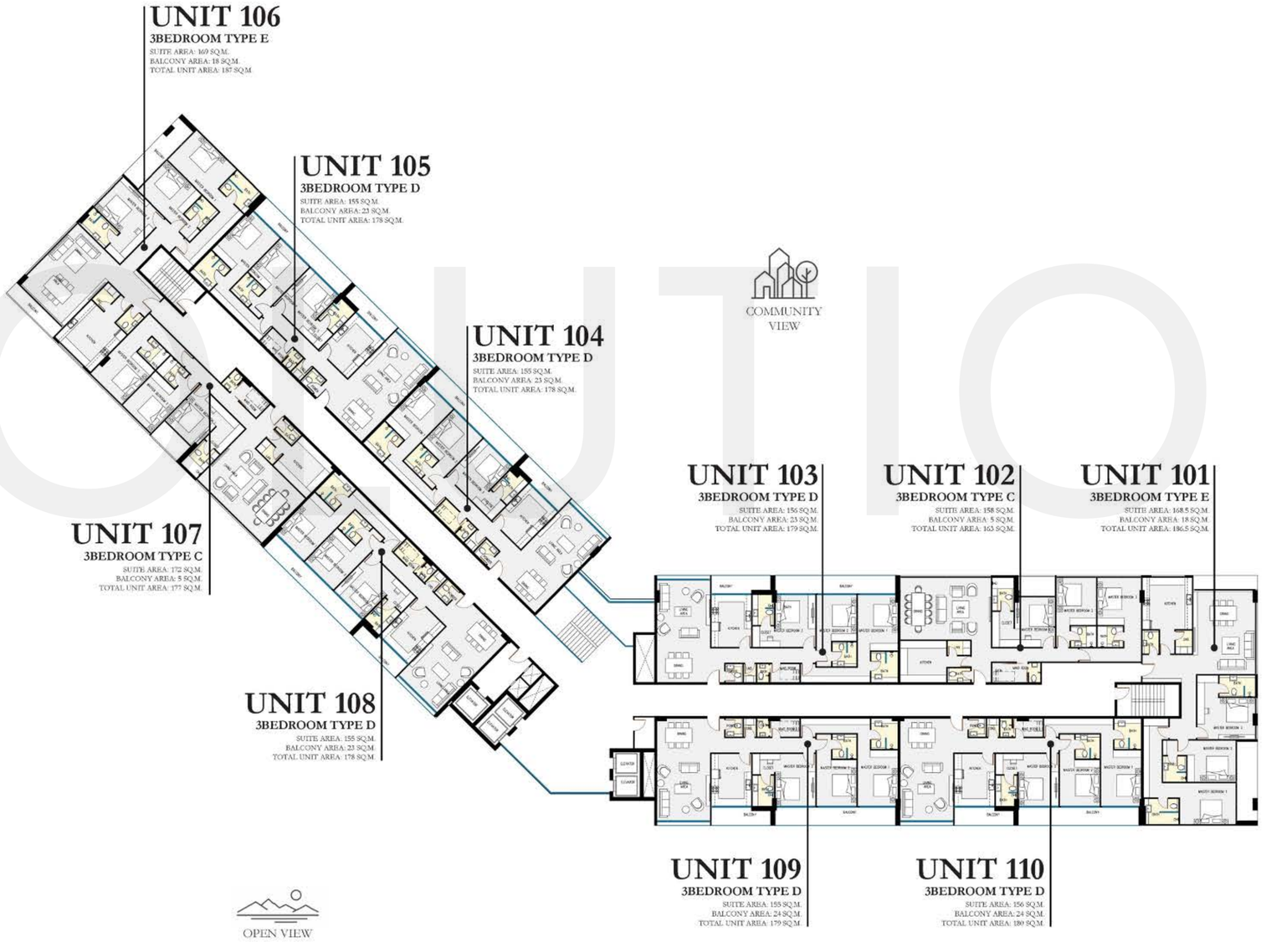
OPEN VIEW

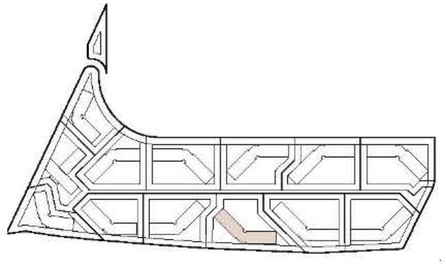
EVOLUTIONS

Floor Plate - TYPE 5 Building (Number 6)

Sample Floor Plate – Building 6

1st to 3rd Floor





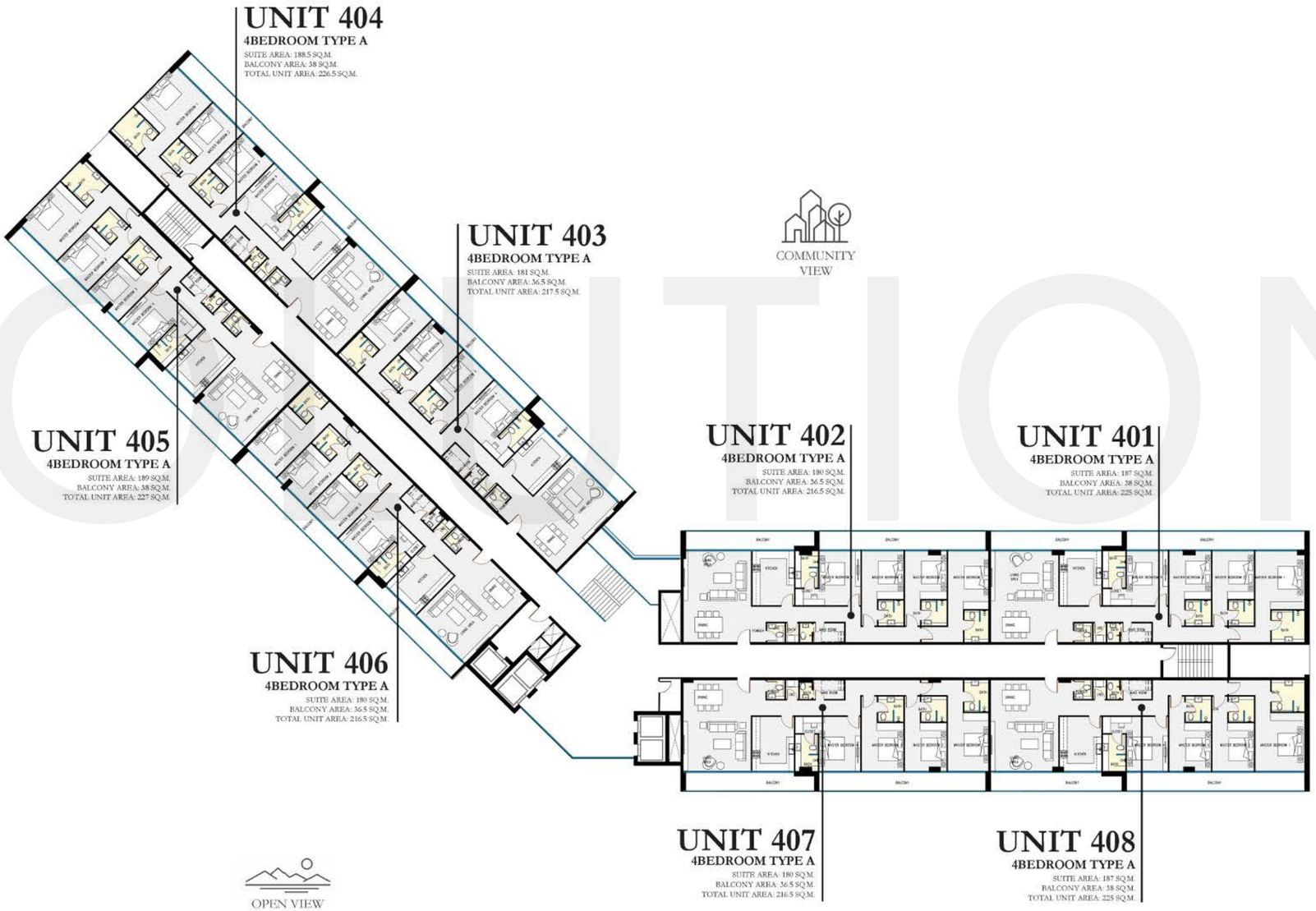
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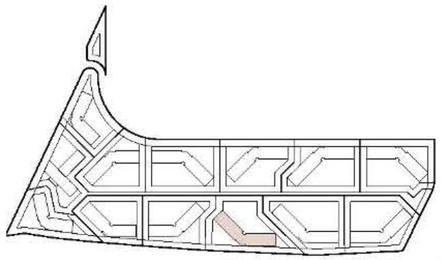
EVOLUTIONS

Floor Plate - TYPE 5 Building (Number 6)

Sample Floor Plate – Building 6

4th to 7th Floor





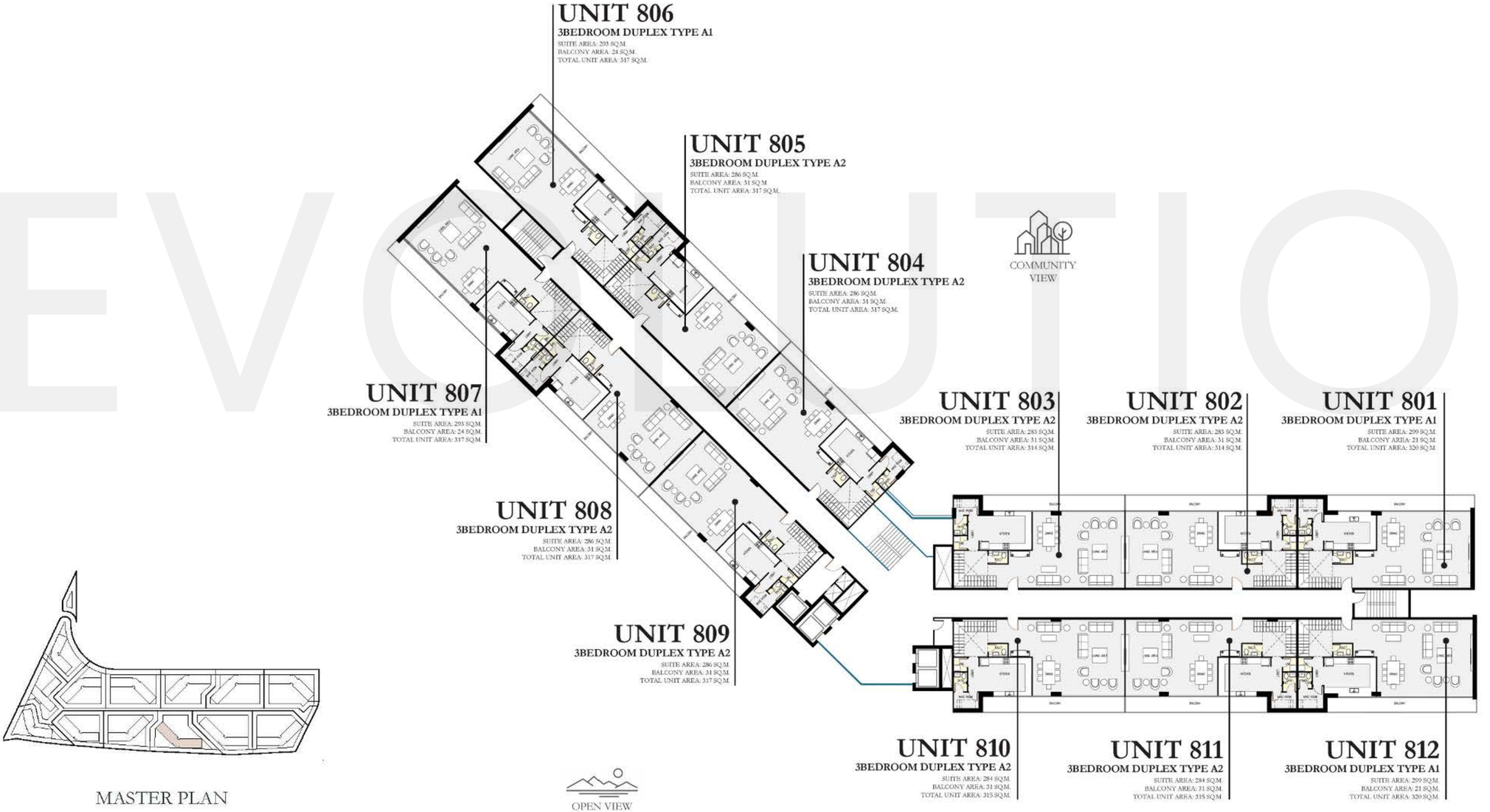
MASTER PLAN

EVOLUTIONS

Floor Plate - TYPE 5 Building (Number 6)

Sample Floor Plate – Building 6

8th to 9th Floor Duplex Penthouse



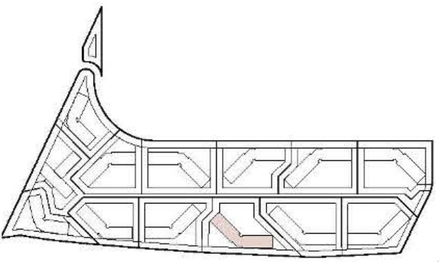
MASTER PLAN

EVOLUTIONS

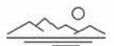
Floor Plate - TYPE 5 Building (Number 6)

Sample Floor Plate – Building 6

8th to 9th Floor Duplex Penthouse



MASTER PLAN



OPEN VIEW



COMMUNITY VIEW



UNIT 806
3BEDROOM DUPLEX TYPE A2
SUITE AREA: 293 SQ.M.
BALCONY AREA: 24 SQ.M.
TOTAL UNIT AREA: 317 SQ.M.

UNIT 805
3BEDROOM DUPLEX TYPE A3
SUITE AREA: 286 SQ.M.
BALCONY AREA: 31 SQ.M.
TOTAL UNIT AREA: 317 SQ.M.

UNIT 804
3BEDROOM DUPLEX TYPE A3
SUITE AREA: 286 SQ.M.
BALCONY AREA: 31 SQ.M.
TOTAL UNIT AREA: 317 SQ.M.

UNIT 807
3BEDROOM DUPLEX TYPE A2
SUITE AREA: 293 SQ.M.
BALCONY AREA: 24 SQ.M.
TOTAL UNIT AREA: 317 SQ.M.

UNIT 803
3BEDROOM DUPLEX TYPE A3
SUITE AREA: 283 SQ.M.
BALCONY AREA: 31 SQ.M.
TOTAL UNIT AREA: 314 SQ.M.

UNIT 802
3BEDROOM DUPLEX TYPE A3
SUITE AREA: 283 SQ.M.
BALCONY AREA: 31 SQ.M.
TOTAL UNIT AREA: 314 SQ.M.

UNIT 801
3BEDROOM DUPLEX TYPE A2
SUITE AREA: 299 SQ.M.
BALCONY AREA: 21 SQ.M.
TOTAL UNIT AREA: 320 SQ.M.

UNIT 808
3BEDROOM DUPLEX TYPE A3
SUITE AREA: 286 SQ.M.
BALCONY AREA: 31 SQ.M.
TOTAL UNIT AREA: 317 SQ.M.

UNIT 809
3BEDROOM DUPLEX TYPE A3
SUITE AREA: 286 SQ.M.
BALCONY AREA: 31 SQ.M.
TOTAL UNIT AREA: 317 SQ.M.

UNIT 810
3BEDROOM DUPLEX TYPE A3
SUITE AREA: 284 SQ.M.
BALCONY AREA: 31 SQ.M.
TOTAL UNIT AREA: 315 SQ.M.

UNIT 811
3BEDROOM DUPLEX TYPE A3
SUITE AREA: 284 SQ.M.
BALCONY AREA: 31 SQ.M.
TOTAL UNIT AREA: 315 SQ.M.

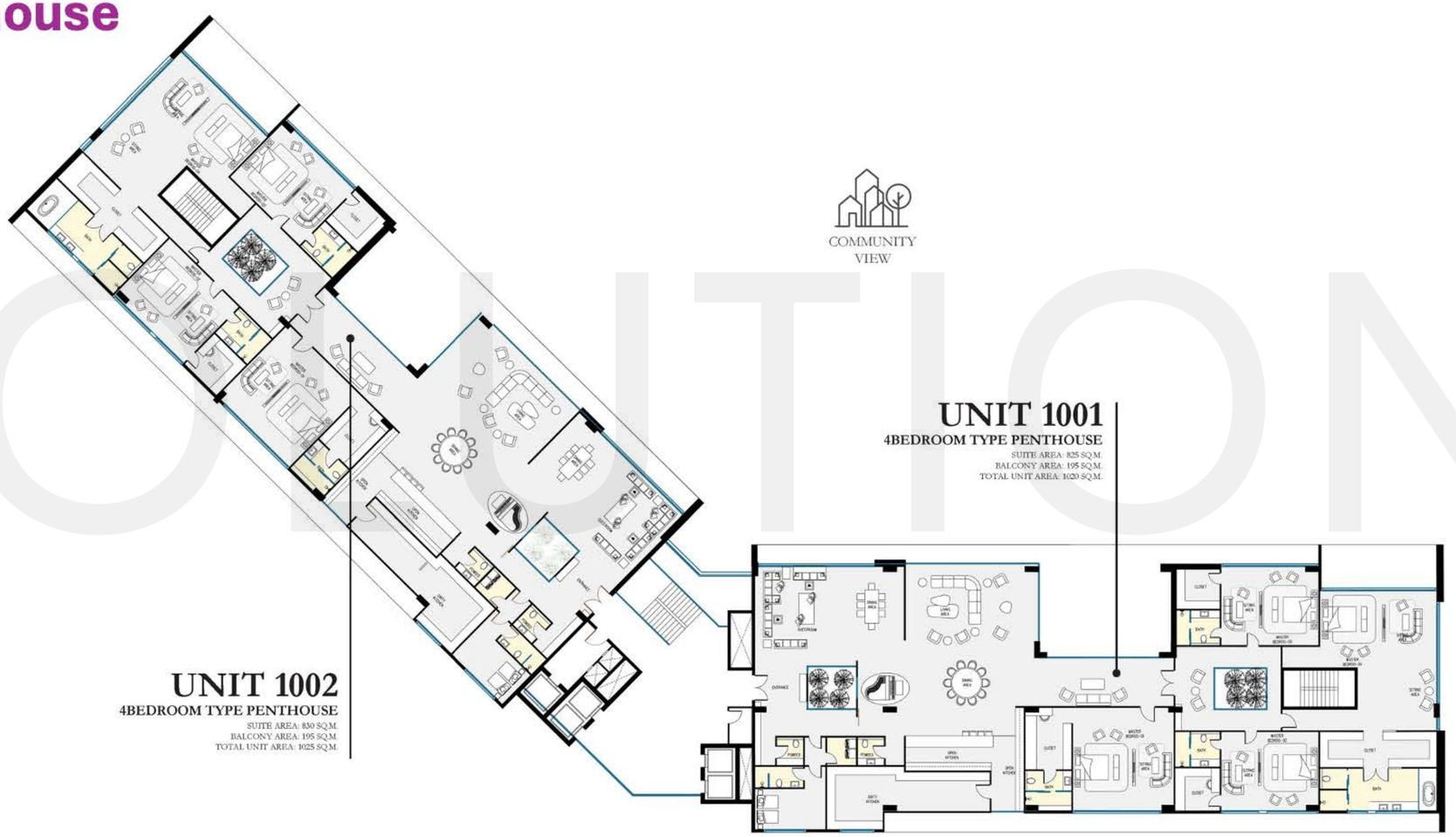
UNIT 812
3BEDROOM DUPLEX TYPE A2
SUITE AREA: 299 SQ.M.
BALCONY AREA: 21 SQ.M.
TOTAL UNIT AREA: 320 SQ.M.

EVOLUTIONS

Floor Plate - TYPE 5 Building (Number 6)

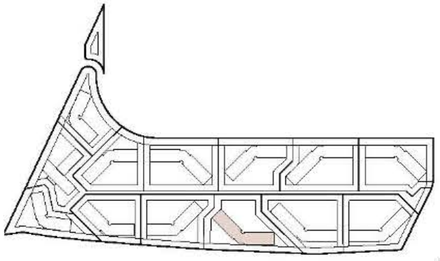
Sample Floor Plate – Building 6

10th Floor Penthouse



COMMUNITY VIEW

OPEN VIEW



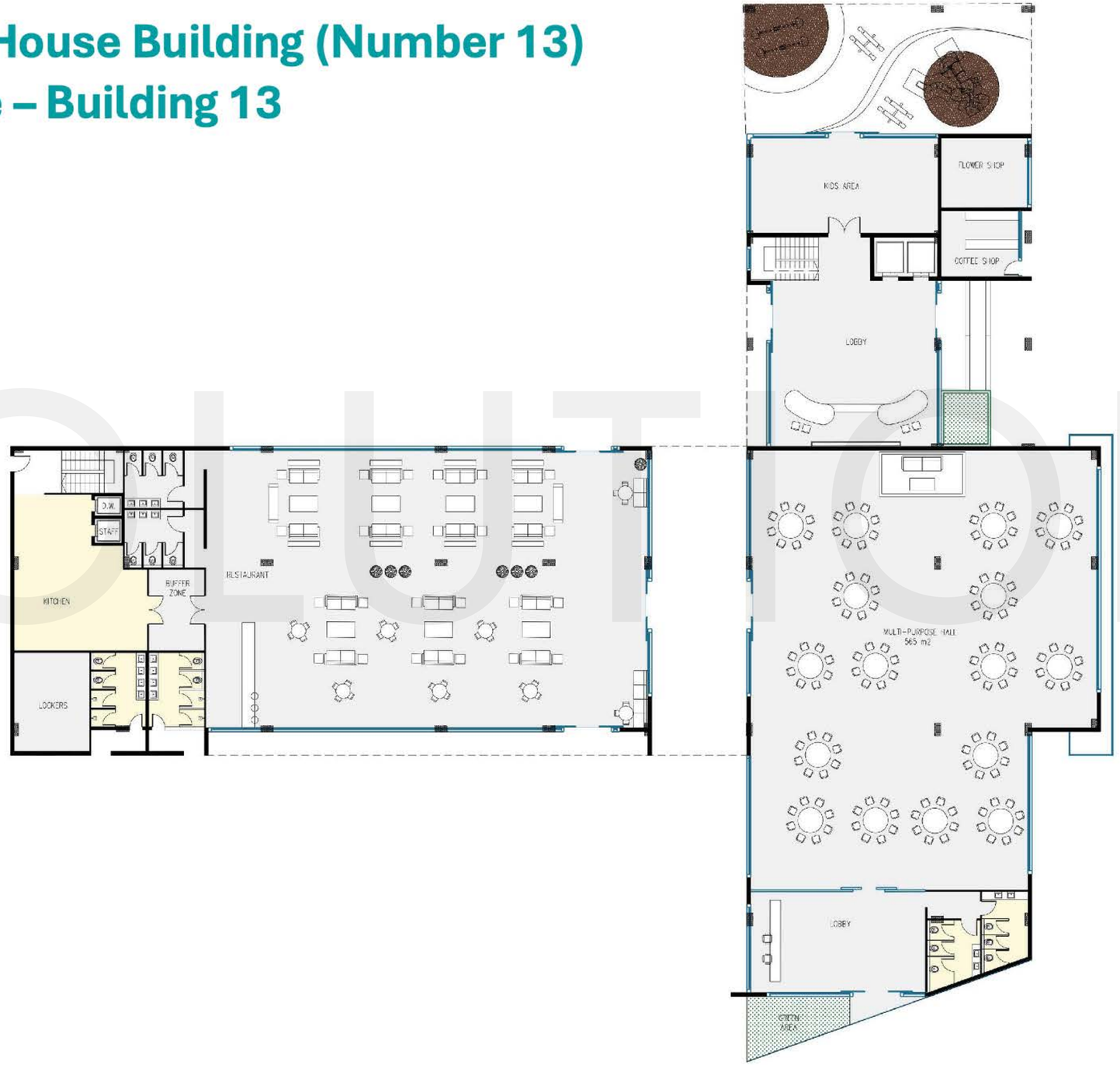
MASTER PLAN

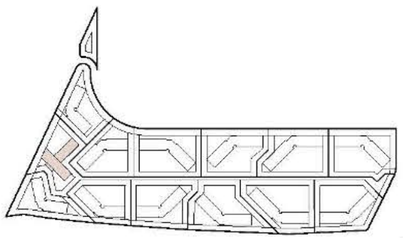
EVOLUTIONS

Floor Plate – Club House Building (Number 13)

Sample Floor Plate – Building 13

Ground Floor (GF)





MASTER PLAN

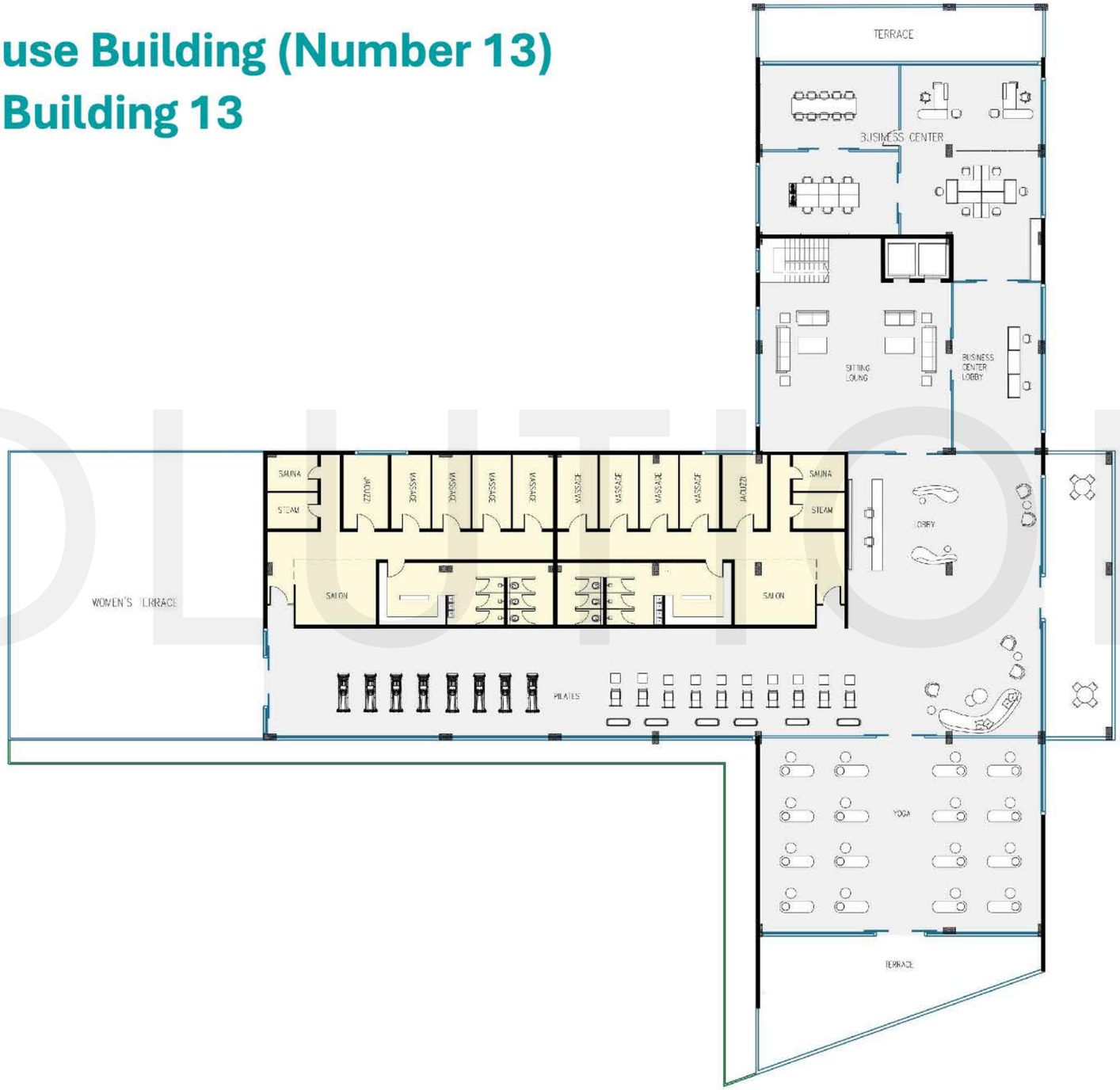
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EVOLUTIONS

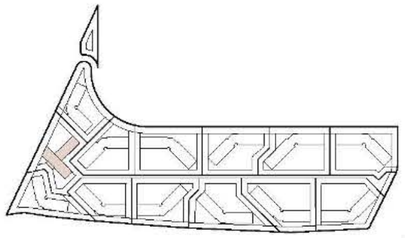
Floor Plate – Club House Building (Number 13)

Sample Floor Plate – Building 13

1st Floor



N



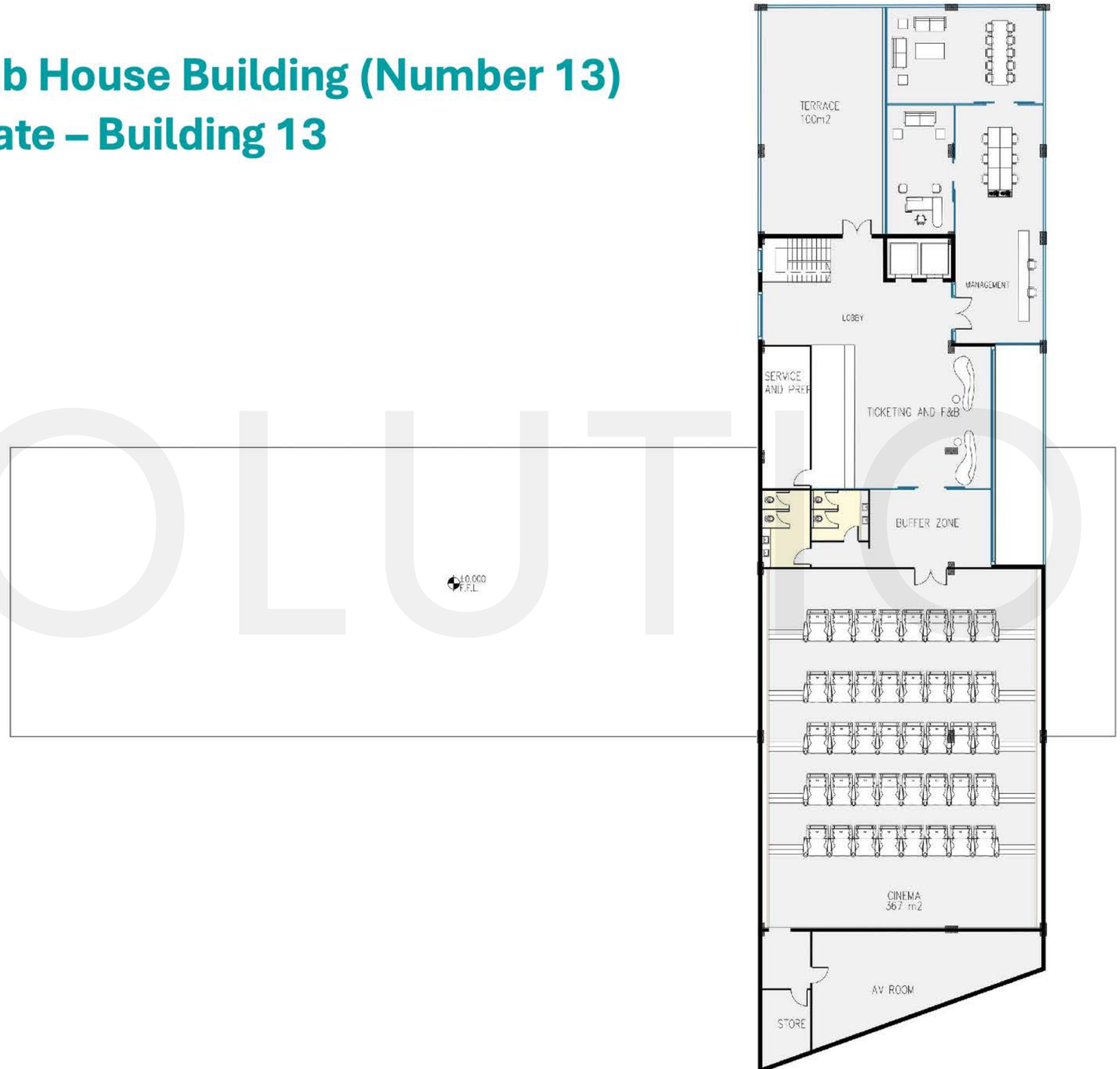
MASTER PLAN

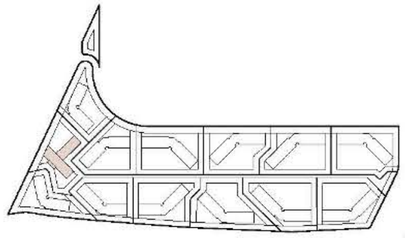
EVOLUTIONS

Floor Plate – Club House Building (Number 13)

Sample Floor Plate – Building 13

2nd Floor





MASTER PLAN

EVOLUTIONS

UNIQUE SELLING POINTS (USP's)

01. Syria's Pre-Boom Market
Early entry into a reopening economy

Yaafour 963 offers early exposure to Syria's pre-boom recovery market — backed by major announced investments and growing international hospitality & retail activity.

Announced Investment Commitments

$14B

across 12 strategic projects in infrastructure, transportation & real estate

Anchor Projects Announced

$4 B	$2 B	$2 B
Damascus Airport infrastructure	**Damascus Metro** transportation	**Damascus Towers**

Sources: Reuters, Al Jazeera, The National, Arab News, Economy Middle East

Additional Layers of Momentum

Regional Capital

$6.4 B

Saudi Arabia commitments

$2.93 B for real estate & infrastructure · **$1.07 B** for telecom & IT.
Reinforces regional investor confidence in the Syrian market.

Tourism & Hospitality

$1.5 B

Tourism contracts announced

Hotels, resorts, entertainment destinations, and the **rehabilitation of historic areas**.
Sector momentum across new build & restoration alike.

EVOLUTIONS

02. Yaafour as a Location

Yaafour enhances the project's appeal through its privacy, prestige, and calm residential setting near Damascus.

Why Yaafour

01

Premium residential positioning in Rif Dimashq

Known for quiet living, larger plots, green surroundings, and greater privacy compared to central Damascus.

02

Upper-middle to high-income demographic

Attracts Syrian families, executives, business owners, and returning expatriates seeking a calmer, more private lifestyle near the capital.

03

Established luxury & high-end residential context

Associated with luxury villas and high-end developments, a strong fit for a premium master community such as **Yaafour 963.**

EVOLUTIONS

03. Project Location

A premium residential address on the western Damascus corridor — quiet, connected, and 15–20 minutes from the capital's key destinations.

Position & Setting

01
Yaafour — one of Rif Dimashq's most desirable areas

A rare balance between quiet suburban living and direct access to the capital.

02
Away from congestion, close to the city

Positioned away from central Damascus density, while remaining close to key destinations.

03
Connected to major access routes

Direct link to the Damascus–Beirut corridor, supporting easy movement in and out of the city.

04
A family-oriented, private, premium community

The setting supports the project's positioning close to Damascus, with privacy at its core.

Site Map \ Yaafour, Rif Dimashq



Travel Times from Site

15 MIN Mezzeh	15 MIN Cham City Center	15 MIN Umayyad Square	20 MIN Central Damascus	30 MIN Damascus Intl. Airport

04. Accessibility

Seamless access to Damascus–Beirut Highway, As'aboura and Damascus

Drive Time Benchmarks



Highway Access

1 MIN
to the **Damascus–Beirut Road**



Retail Access

3 MIN
to **Key Retail Steet in As'Saboura**



Capital Access

15 MIN
to **Central Damascus**

05. Gated Community

Enhanced privacy & security by design

Considered one of the rare gated communities in Syria

Yaafour 963 is offering a unique gated residential community — offering residents a more private, secure, and controlled living environment.

What the gated setting delivers



01 · PRIVACY & EXCLUSIVITY

A more private living environment

The gated setting limits traffic and provides residents with **a calmer, more private and exclusive** daily experience inside the community.



02 · SECURITY

Peace of mind for every household

A secured setting gives added confidence to **families, children, and long-term residents** — the foundation of a community people settle into.



03 · SHARED AMENITIES & OPEN SPACES

Enhanced lifestyle through premium facilities

Residents benefit from access to a wide range of shared amenities, open spaces, and landscaped areas within the community — enhancing daily living and positioning Yaafour 963 as one of the rare gated residential communities in Syria.

06. Nearby landmark development

As a long-term value driver and guaranteed capital appreciation

A major upcoming mixed-use destination nearby strengthens Yaafour's long-term value, giving early buyers real potential

What this means for Yaafour 963

01

Premium future growth corridor

Yaafour 963 benefits from being located near a major upcoming planned mixed-use destination, strengthening its positioning as a premium future growth area.

02

A stronger lifestyle ecosystem

Surrounding development is expected to introduce retail, hospitality, leisure, business activity, and lifestyle services, improving the area's overall attractiveness.

03

Long-term value appreciation

As the location becomes more established, active, and desirable over time, residential communities nearby benefit from sustained appreciation.

04

Early-buyer upside

Early buyers in Yaafour 963 may benefit from entering the market before the full impact of the wider Yaafour development corridor is reflected in pricing.

07. Selling Prices

Competitive selling prices with a stronger value proposition — in line with the area, but with more behind the number.

Why the price is justified

01

Considered to be the most attractive selling prices among all offerings

Pricing is positioned competitively against other developments in the Yaafour - Damascus corridor.

02

Higher overall value: gated community living, privacy, prestige, premium environment

Buyers receive a meaningfully better lifestyle proposition for the same price point.

03

Backed by a well-known developer — stronger buyer confidence

Brand credibility de-risks the purchase versus standard residential offerings in the area.

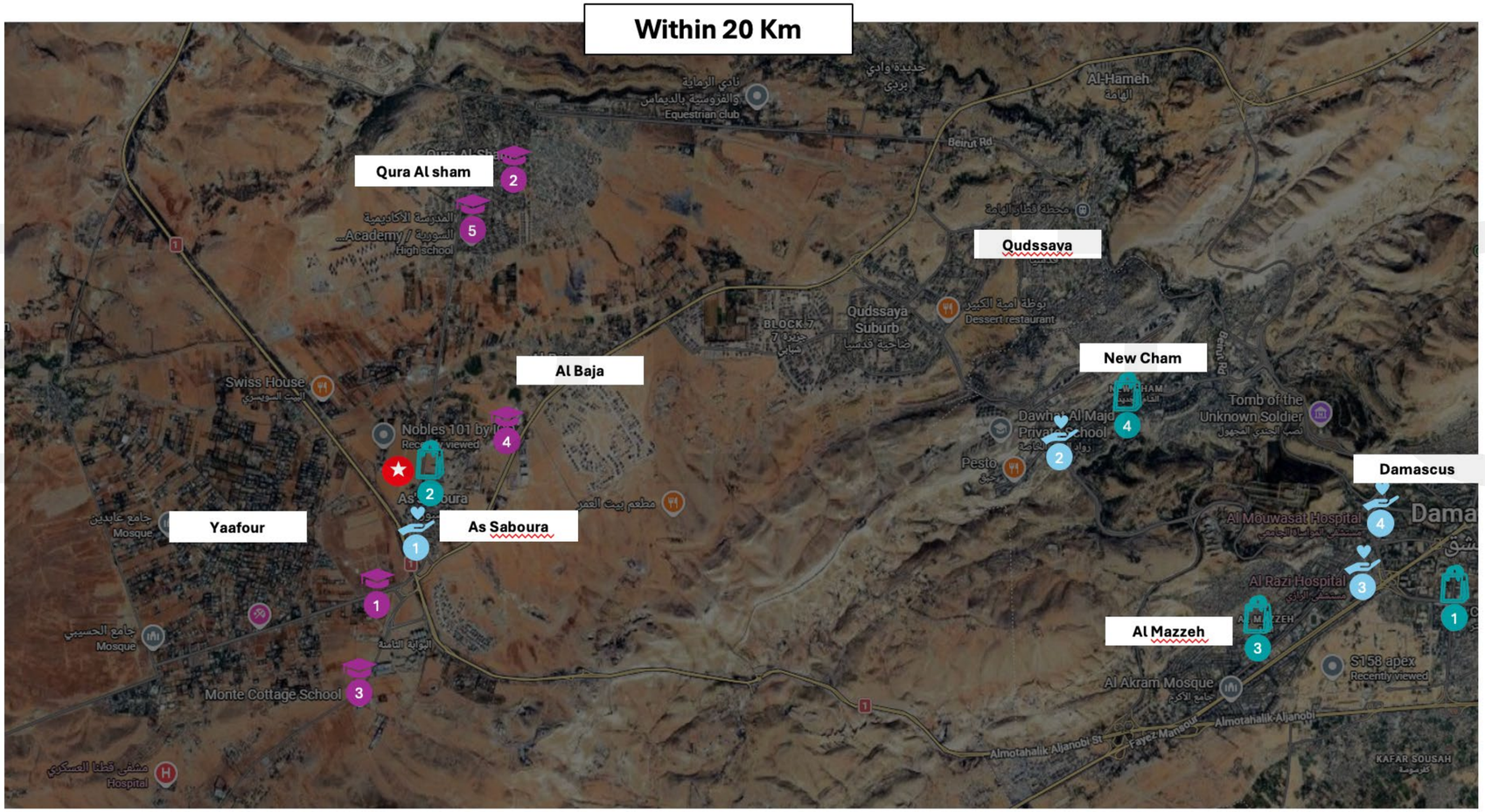
04

A flexible payment plan further enhances affordability — securing a premium home on a manageable structure.

EVOLUTIONS

08. Surrounding Landmarks

Numerous education, retail, and healthcare facilities are available within a 20 km radius.



Education	
1	PISOD - Pakistan International School of Damascus
2	Sawa and Montessori School
3	Monte Cottage School
4	Al Wataniah Syrian National School
5	Syrian Academic School

Shopping Centers	
1	Cham City Center
2	Al Sabboura Retail Area
3	Mazza Mall
4	Up Town Palace

Healthcare & Wellness	
1	Assboura Medical Clinic
2	Dummar Medical Centre
3	Al Razi Hospital
4	Al Mouwasat Hospital

09. Dual View Advantage

Open outlooks & amenity-facing community views

Units at Yaafour 963 benefit from two attractive view types — one outward to the surroundings, one inward across the community's own amenities.

View Types Available

01

Open Surrounding Views

Provide a greater sense of **privacy, openness, and visual comfort** — appealing to buyers who prefer quieter surroundings and unobstructed outlooks.

02

Amenities-Facing Views

Overlook **shared facilities, green areas, and internal movement** — ideal for buyers who value lifestyle, activity, and a sense of community.

10. IGO — A Trusted Regional Developer

Open outlooks & amenity-facing community views

Yaafour 963 is developed by Invest Group Overseas (IGO) — an established investment & property development company with a wide experience across developed and emerging real-estate markets.

What IGO brings to the project

Credibility

A track record across **Dubai and Syria** that buyers can verify — not a first-time operator.

Buyer Confidence

Especially relevant for purchasers seeking a **premium project backed by an established developer**.

Execution Trust

Confidence that the project will be **delivered as promised** — the difference between a community and a building site.

EVOLUTIONS

10. IGO — A Trusted Regional Developer

SAMPLE PROJECTS IN SYRIA

What IGO brings to the project



Nobles 101

Location: Damascus

Residential Tower



Murooj Valley

Location: Damascus

Residential Tower



The Eight Gate

Location: Damascus

Residential Tower



Al Thuraya Towers

Location: Damascus

Residential Tower

10. IGO — A Trusted Regional Developer

SAMPLE PROJECTS IN UAE

What IGO brings to the project



Pelagos by IGO

Location: Dubai Marina

Residential Tower



Azura Residences

Location: Dubai Islands

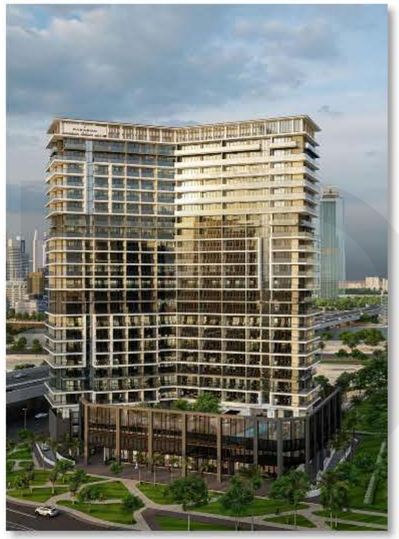
Residential Tower



Society House

Location: Dubai Downtown

Residential Tower



The Paragon by IGO

Location: Business Bay

Residential Tower



Catch Residences

Location: JVC, Dubai

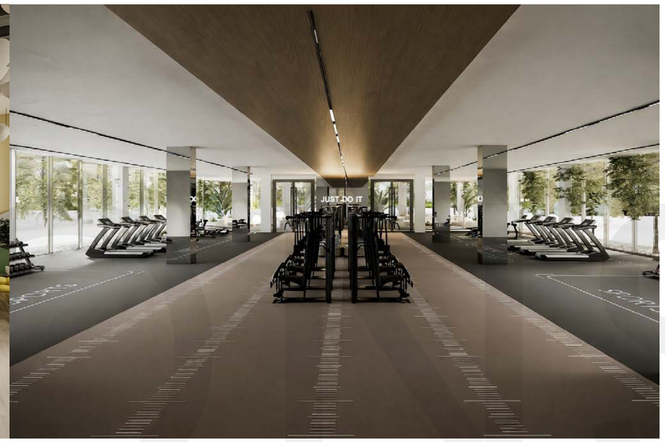
Residential Tower

11. Amenities

Residential units, landscaped spaces, lifestyle amenities and wellness facilities — all within one development.

Daily-Lifestyle Amenities





Outdoor Facilities

- Tennis Courts
- Jogging Track
- Cycling Track
- Green Courtyards
- Outdoor Seating
- Outdoor CrossFit
- Padel Court

Indoor Facilities

- Billiard Tables
- Indoor Gym
- Indoor Kids' Play Area
- Music Room

Amenity-Led Lifestyle Benefits

01
Everyday Convenience
Wellness, leisure, sports & entertainment — all on-site.

02
Active Lifestyle
Tennis, jogging, cycling, gym & outdoor CrossFit for healthier routines.

03
Family Entertainment
Kids' play areas, cinema, billiards & music room for every age.

04
Wellness & Relaxation
Spa, yoga, pilates, pool & landscaped courtyards.

05
Social Interaction
Lounges, seating & shared spaces that build connection.

06
Higher Residential Appeal
A wide amenity offering makes the project more attractive than standard residential.

11. Clubhouse

Residential units, landscaped spaces, lifestyle amenities and wellness facilities — all within one development.

Clubhouse Facilities

Wellness & Spa

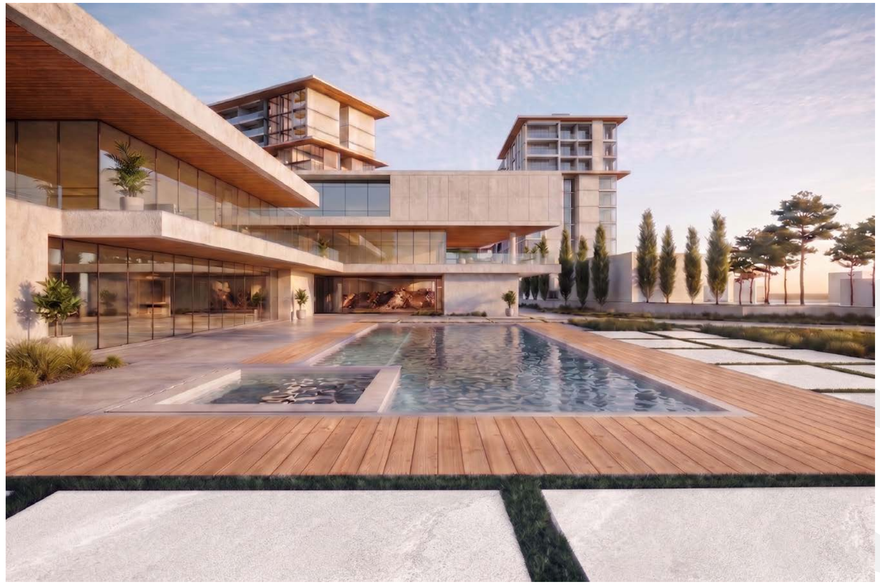
- Sauna Rooms
- Steam Rooms
- Jacuzzi Rooms
- Massage Rooms
- Pilates Studio
- Yoga Studio
- Salon

Social & Entertainment

- Swimming Pool
- Multi-Purpose Hall
- Indoor Cinema
- Sitting Lounges
- Three Terraces
- Women's Terrace
- Green Areas

Family & Essentials

- Kids' Area
- Restaurant
- Coffee Shop
- Flower Shop



Clubhouse-Led Lifestyle Benefits

01
Central Lifestyle Anchor

Creates a main **social and leisure** hub within the community.

02
Stronger Community Feel

Encourages residents to **meet, interact, and build relationships.**

03
Higher Daily Convenience

Brings **wellness, leisure, and essential services** closer to home.

04
Premium Project Positioning

Makes the development feel more **exclusive, complete, and high-end.**

05
Stronger Buyer Appeal

Adds perceived value for **families, end-users, and long-term residents.**

12. Design

An iconic design for the Syrian market

Yaafour 963 features a modern design language with calm interiors, warm color palettes, and elegant architectural lines.

Design Principles

01

Well-designed spaces for family living

Layouts planned around comfortable, practical, everyday family use.

02

Floor-to-ceiling windows for natural light

Create openness, tranquility, and a sense of space throughout each home.

03

Modern aesthetics — comfort — function

A premium residential experience that combines all three without compromise.

04

An iconic façade project in the Syrian market.

EVOLUTIONS

13. Unit Mix

A family-oriented unit mix supporting enhanced lifestyle and exclusive living – with depth, variety, and a touch of scarcity.

Total Residential Units

1,280

A large-scale community with strong depth and variety — serving a wide buyer base.

Inventory Focus

Focused on **2-BR and 3-BR apartments** — supporting end-users and long-term residents.

Target Buyer Base

From young families & professionals — to larger households & high-net-worth buyers seeking more space.

Inventory Composition

69 %
Of Inventory

2-Bedroom apartments

The core of the offering — aligned with practical family-living demand and end-user buyers.

27 %
Of Inventory

3-Bedroom apartments

For households needing room to grow — balancing the depth of the 2-BR core.

Limited share – Premium Units

4-BR apartments, duplexes & penthouses

A deliberately small share of inventory — creating a sense of **scarcity and exclusivity** for premium buyers.

EVOLUTIONS

14. Key Specifications

Unit interior

Interiors designed to feel bright, calm, and refined — modern finishes combined with practical layouts for everyday living.

Design Highlights

01 Bright, open interiors
Large windows maximize natural light and create a stronger sense of space.

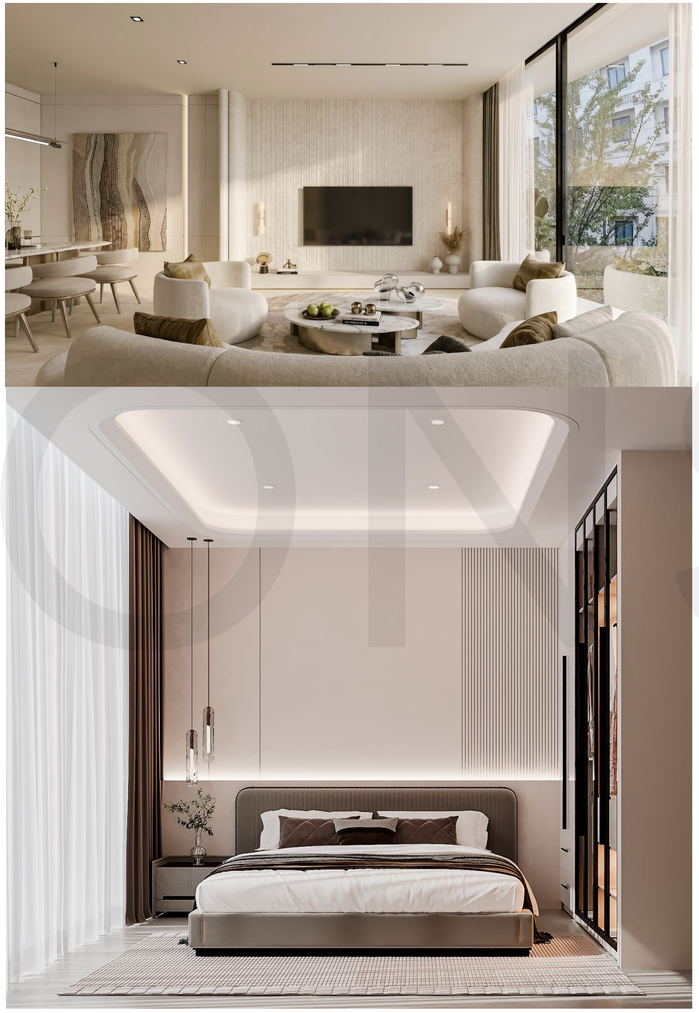
02 Soft neutral color palette
Beige, cream, warm grey, and natural tones create a calm, elegant residential feel.

03 Premium contemporary finishes
Across living areas, bedrooms, kitchens, and bathrooms — consistently refined.

04 Clean architectural lines
Hidden lighting, wall detailing, and minimalist elements support a quiet luxury feel.

05 Functional family-oriented layouts
Spacious living & dining areas designed for comfort, daily use, and hosting.

06 Modern kitchen & bathroom design
Sleek cabinetry, large mirrors, soft lighting, and high-quality fittings.



EVOLUTIONS

14. Key Specifications

Unit interior

Ceiling Heights

a. **Living room and bedrooms:** 3m
b. **Main lobby:** 3.8m
c. **Kitchen, toilets, and corridors:** 2.4 to 2.5 m



EVOLUTIONS

15. Payment Plan

Secure your future home with only 15% down payment and flexible payments over 3 years.

Payment Schedule

Step 01 \ Signing

15%

Upon signing the Sales & Purchase Agreement — **low upfront cash requirement**.

Step 02 \ Construction Period

7.5% For 2nd and 3rd installments

10% From 4th to 7th installments

Installment every 5 months

installments spread across the construction period — a **simple and manageable schedule**.

Step 03 \ Handover \ Q2 2029

30%

Final payment due on handover — **significant portion deferred until delivery**.

For End-Users

A future family home

Secure today on a manageable structure — without locking up cash up front.

For Investors

Flexible exposure

Premium residential opportunity with a deferred-handover structure for capital efficiency.

16. A one-of-a-kind residential community in the area

Yaafour 963 is positioned as a landmark residential community in Yaafour — a rare combination of modern design, premium amenities, and integrated community living.

01

A contemporary residential concept

Refined architecture, bright interiors, and landscaped spaces — a project that introduces a fresh residential language to the area.

02

Integrated community living

A full lifestyle stack — wellness, leisure, family, and social amenities — designed inside a single master community.

03

Backed by IGO — a trusted developer

Invest Group Overseas brings **credibility, buyer confidence, and execution trust** — a track record across Dubai & Syria.

04

A unique, high-quality residential destination

Not a standalone building — a place buyers choose **for the destination it creates**, with confidence about what they are buying into.

SUMMARY OF KEY USPs

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- Rare opportunity to invest in Syria's next growth cycle early.
- Yaafour offers a strong location advantage as one of Syria's most prestigious residential areas.
- Seamless access to Damascus–Beirut highway, As'Saboura, central Damascus.
- Secure and private gated community designed for elevated living.
- Competitive selling prices with stronger value proposition.
- Potential long-term capital appreciation due to upcoming mixed-use development .
- Attractive dual views offering, building design and orientation providing open and nice views to all units.
- Backed by IGO's proven expertise across Dubai and Syria.
- Clubhouse & amenities designed for wellness, leisure, and family living.
- An iconic residential design redefining modern living in Syria.
- Spacious family living with exclusive premium residential options.
- Premium contemporary interiors with warm, functional living spaces.
- Affordable down payment of 15% and flexible payment over 3 years.
- Considered One of Yaafour's Most Exclusive Luxury Lifestyle Communities.

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