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A COMMUNITY DESIGNED WITH YOU IN MIND A COMMUNITY DESIGNED WITH YOU IN MIND A COMMUNITY DESIGNED WITH YOU IN MIND A COMMUNITY DESIGNED WITH YOU IN MIND A COMMUNITY DESIGNED WITH YOU IN MIND WITH



A new perspective on modernity

Located in the heart of the 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.

Developed by Invest Group Overseas (IGO), a leading real estate development company with a proven track record across regional and international markets, Yaafour 963 introduces a large-scale community designed around space, connection, and modern living.





A home built around community

Yaafour 963 is a fully integrated residential community located near Damascus, offering a lifestyle defined by comfort, calm, and easy access to the city. The large-scale project brings together a range of luxe amenities and thoughtfully designed spaces that support the needs of premium living.

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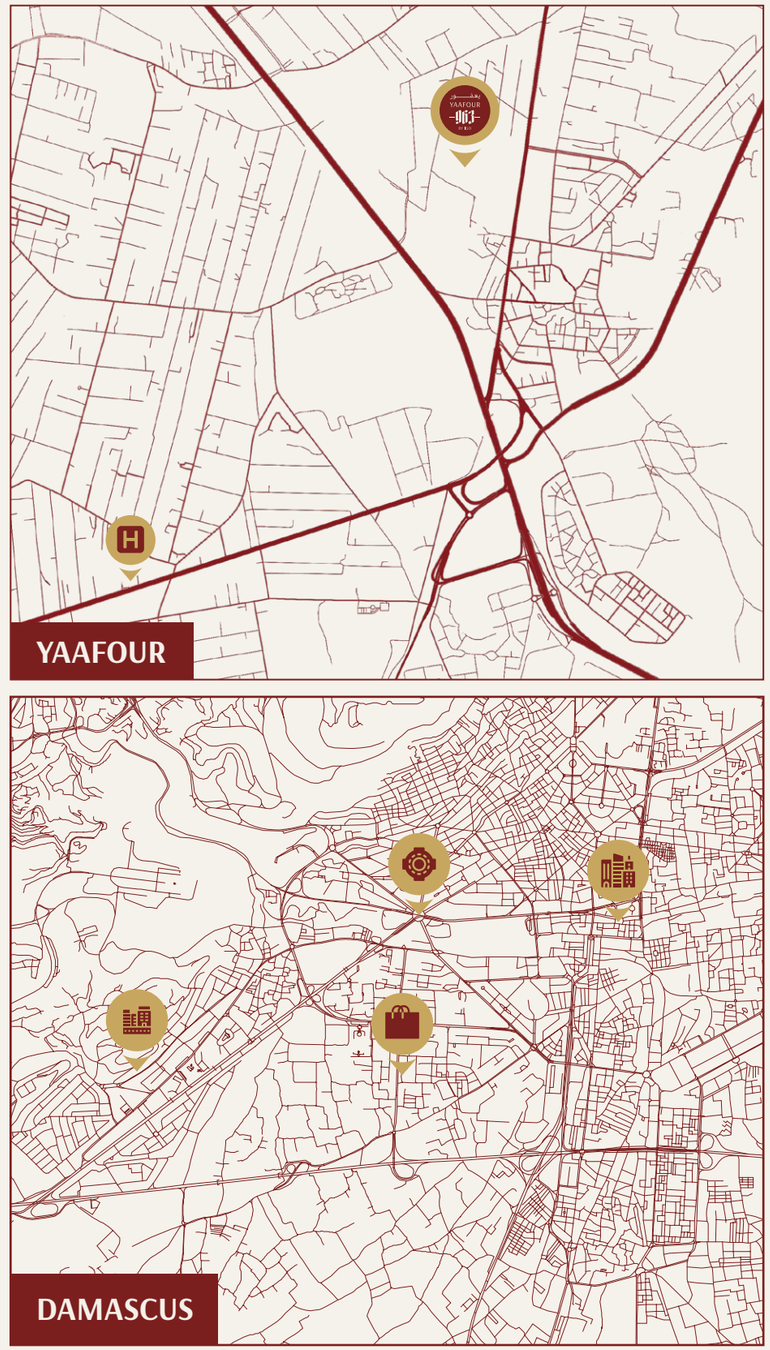
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A strategic location where luxury meets connectivity

Yaafour 963 is located in the Yaafour area within the Damascus countryside, with direct access to key routes connecting it to the city, including the Beirut–Damascus highway.

The location offers a rare balance between open surroundings and city accessibility, where a quieter residential setting meets easy access to Damascus within minutes, combining privacy and convenience in one address.

- **10 minutes** from Yaafour Hotel & Resort
- **15 minutes** from Mezzeh
- **15 minutes** from Cham City Center
- **15 minutes** from Umayyad Square
- **20 minutes** from Damascus (city center)
- **30 minutes** from Damascus International Airport



A community built for what's next





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Homes designed in style

The residences at Yaafour 963 feature a calm, contemporary interior design, where warm tones blend with elegant architectural lines and carefully planned layouts to create a balanced and comfortable living environment.
Floor-to-ceiling windows bring in abundant natural light, enhancing the sense of openness and tranquility.

The project offers a diverse selection of homes, including two, three, and four-bedroom apartments, as well as duplexes and penthouses, providing a range of layouts to suit different lifestyles and living needs.

Location: Yaafour, Syria

Structure:
13 Buildings in total
12 Residential buildings
1 Clubhouse

Total: 1,280 residences
Unit Mix: 2, 3 & 4 bedroom residences, duplexes, and penthouses

Unit Size:
2 Bedroom : 169 - 215 sqm
3 Bedroom : 203 - 245 sqm
4 Bedroom : 256 - 269 sqm
Duplex: 368 - 375 sqm
Penthouse: 1,185 - 1,190 sqm

Payment Plan: 70/30
70% during construction
30% upon handover

Handover: Q2 2029





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Everything you need, right here

The amenities at Yaafour 963 are designed with care to support everyday living, bringing together a mix of fitness, recreational, and social spaces within one community.



Outdoor:

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

Indoor:

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

Clubhouse:

- Spa
- Indoor lounge
- Outdoor swimming pool
- Yoga & Pilates rooms
- Aerial room
- Coworking lounge
- Indoor cinema





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Developed by

INVEST GROUP OVERSEAS
مجموعة الاستثمار

Invest Group Overseas is a leading investment and property development company 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.

Backed by a team of experienced professionals, Invest Group Overseas develops projects designed to deliver strong, sustainable returns, supported by a commitment to exceptional service and long-term client relationships.

Powered by

EVOLUTIONS

Evolutions is a global real estate powerhouse headquartered in Dubai. The company operates as a full-cycle ecosystem, built on a proprietary operating framework known as The EV Powercycle; a model designed to transform off-plan conceptualization, development and commercialization at scale.

By integrating development strategy, engineering intelligence, sales, marketing, and operations under one ecosystem, Evolutions delivers end-to-end lifecycle management for real estate assets. This approach enables faster execution, smarter investment decisions, and consistently stronger outcomes for partners and investors across global markets.