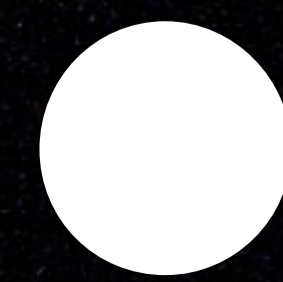


cred

ever.



New Cairo



## **Introducing Ever New Cairo an ever-green community where everything aligns**

Mindfully masterplanned on 128.8 feddans of land, Ever East presents a futuristic living experience that intelligently combines an urban resort feel with utmost privacy to dictate an interconnected community where life abounds at every doorstep.



## Location

# Closer Than Ever

Every aspect of Ever East is carefully curated around residents' convenience. The forward destination is thoughtfully located at the very heart of Cairo's East side, bringing residents the best of all worlds, thanks to its ideal proximity to both the New Administrative Capital and New Cairo.

Ever East can be effortlessly reached from the Ring Road and is seamlessly interconnected to Ain El Sokhna Road for a hassle-free living experience. The iconic development is surrounded by thriving residential communities while granting residents direct access to all of the Fifth Settlement's leading educational and financial establishments, unfolding in every direction.

**18 Mins.**

19.5 km to Madinaty

**31 Mins.**

28.5 km to NAC

**35.8 Mins.**

43 km to Airport

**30 Mins.**

29 km to Airport

**16 Mins.**

12 km to AUC

**29 Mins.**

20.9 km to Rehab

**20 Mins.**

27 km to Regional Ring Road



## Masterplan

# Enhanced Living Has Found a Permanent Home

Ever East's masterplan puts intergenerational interaction and breathing nature at the heart of its vision to introduce a lively ecosystem where everyone can thrive - without having to leave the compound.

Disclaimer: Masterplan is for indicative purposes only and is subject to change.

Floorplans

Disclaimer All renders, floorplans & specifications are conceptual only and subject to change. All dimensions are approximate and may vary with actual construction. Items of finishing, furniture & decorations are conceptual only and are not necessarily included in the unit.



# Stand Alone Villa Type A – 480 m<sup>2</sup>

Ground Floor, First Floor & Penthouse

Disclaimer: The below Area doesn't Include Basement

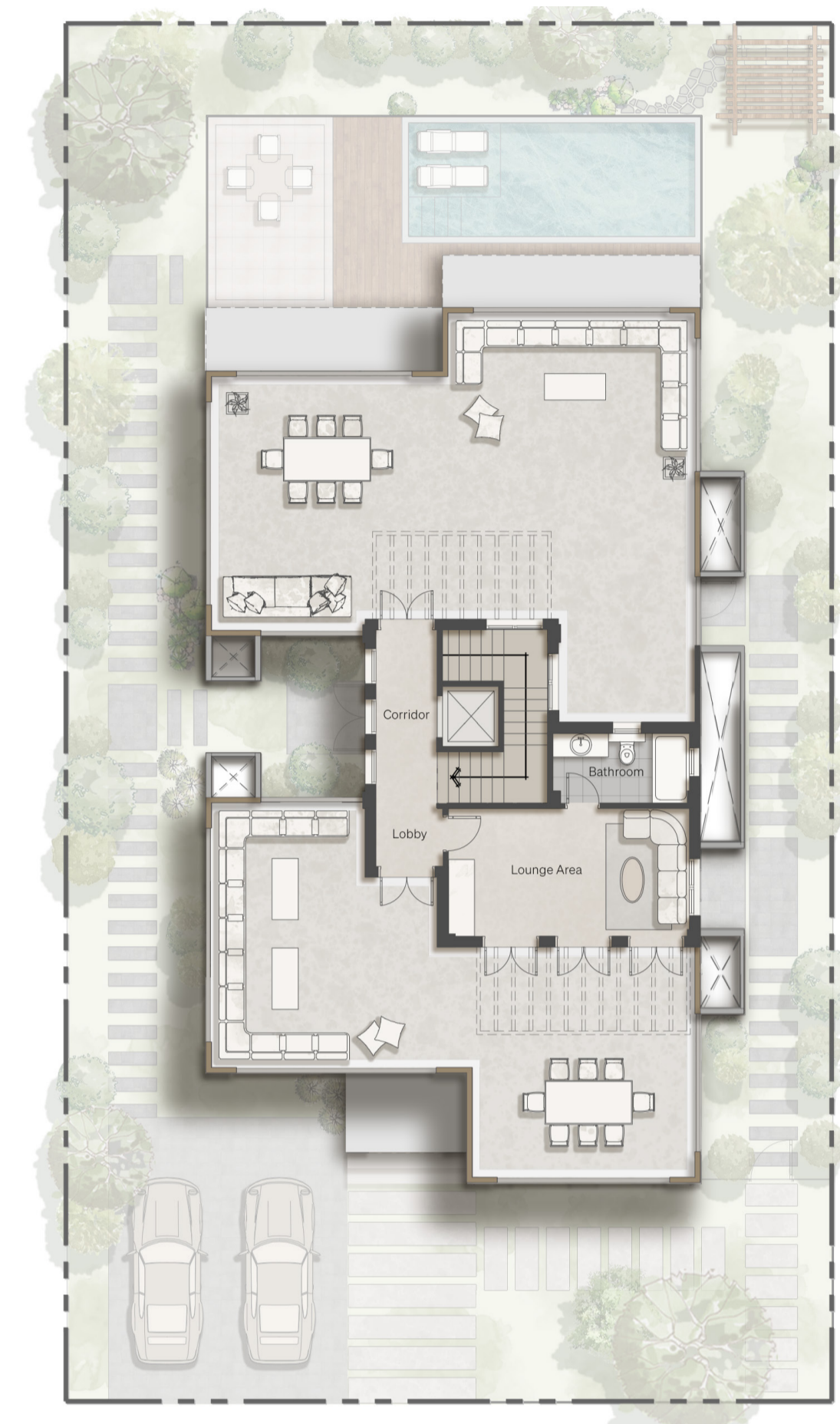
Ground Floor



First Floor



Penthouse



## Ground Floor Area 214 m<sup>2</sup>

|                     |             |
|---------------------|-------------|
| Entrance porch      | 1.55 × 2.50 |
| Foyer               | 2.60 × 1.40 |
| Entry Lounge        | 5.80 × 3.65 |
| Utility             | 1.00 × 0.70 |
| Corridor 1          | 1.50 × 0.80 |
| Guest Room Entrance | 1.65 × 1.55 |
| Guest Room          | 3.50 × 4.80 |
| Guest Room Bathroom | 1.60 × 3.10 |
| Guest Room Closet   | 1.75 × 2.40 |
| Corridor 2          | 7.35 × 1.40 |
| Corridor 3          | 1.25 × 2.50 |
| Corridor 4          | 2.25 × 1.60 |
| Laundry Room        | 0.80 × 1.60 |
| Powder room         | 1.85 × 1.40 |
| Storage             | 1.65 × 1.35 |
| Driver's Room       | 1.65 × 1.65 |
| Driver's Toilet     | 1.20 × 1.40 |
| Reception           | 7.00 × 5.05 |
| Dining              | 3.50 × 5.75 |
| Kitchen             | 3.40 × 5.65 |
| Nanny's Room        | 2.00 × 1.70 |
| Nanny's Toilet      | 2.00 × 1.30 |
| Stairs              | 3.95 × 2.50 |

## First Floor Area 218 m<sup>2</sup>

|                         |             |
|-------------------------|-------------|
| Bedroom 1               | 4.35 × 3.50 |
| Bedroom 1 bathroom      | 2.40 × 1.60 |
| Bedroom 1 Closet        | 1.35 × 1.80 |
| Corridor 1              | 1.25 × 3.40 |
| Bedroom 3               | 4.60 × 5.60 |
| Bedroom 3 Bathroom      | 1.60 × 3.00 |
| Bedroom 2               | 3.60 × 4.90 |
| Bedroom 2 Bathroom      | 1.60 × 3.10 |
| Storage                 | 1.75 × 0.65 |
| Corridor 2              | 6.05 × 1.40 |
| Lobby                   | 2.20 × 1.65 |
| Bathroom                | 1.60 × 3.50 |
| Master Bedroom Entrance | 2.50 × 1.35 |
| Master Bedroom          | 4.50 × 5.40 |
| Master Bedroom Terrace  | 1.15 × 5.25 |
| Master Bedroom Closet   | 2.40 × 3.90 |
| Master Bathroom         | 2.25 × 3.10 |
| Family Room             | 3.80 × 5.30 |
| Terrace                 | 1.35 × 5.25 |
| Stairs                  | 3.95 × 2.50 |

## Penthouse Floor Area 48 m<sup>2</sup>

### Open Roof Area 135 m<sup>2</sup>

|             |             |
|-------------|-------------|
| Lounge Area | 2.90 × 5.50 |
| Bathroom    | 1.60 × 3.10 |
| Corridor    | 3.95 × 1.45 |
| lobby       | 1.30 × 1.60 |
| Stairs      | 3.95 × 2.50 |

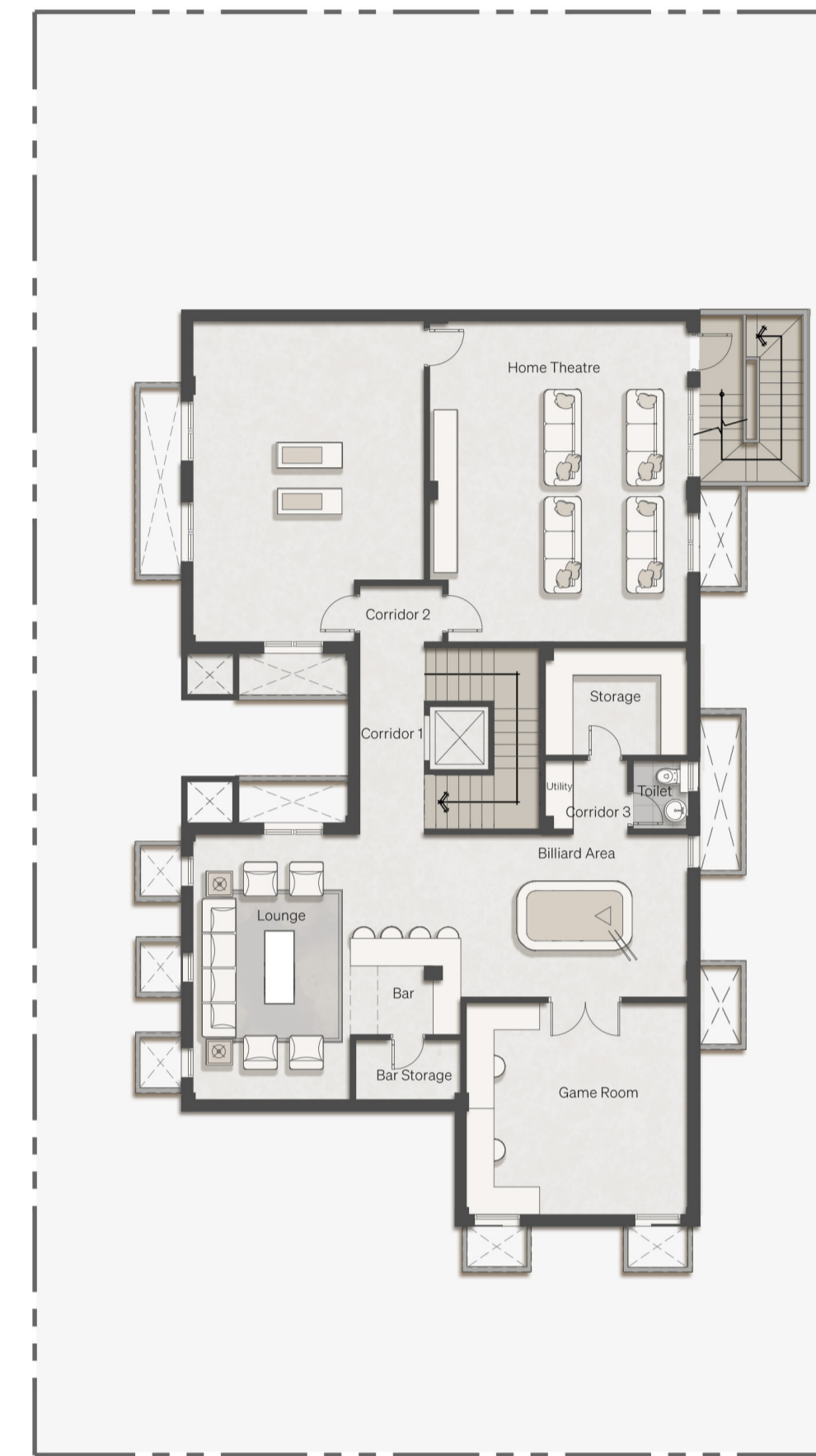
# Stand Alone Villa Type A – 480 m<sup>2</sup> + 218 m<sup>2</sup>

Ground Floor with Optional Basement

Ground Floor



Basement Floor



## Ground Floor Area 214 m<sup>2</sup>

|                     |             |
|---------------------|-------------|
| Entrance Porch      | 1.55 × 2.50 |
| Foyer               | 2.60 × 1.40 |
| Entry Lounge        | 5.80 × 3.65 |
| Utility             | 1.00 × 0.70 |
| Corridor 1          | 1.50 × 0.80 |
| Guest Room Entrance | 1.65 × 1.55 |
| Guest Room          | 3.50 × 4.80 |
| Guest Room Bathroom | 1.60 × 3.10 |
| Guest Room Closet   | 1.75 × 2.40 |
| Corridor 2          | 7.35 × 1.40 |
| Corridor 3          | 1.25 × 2.50 |
| Corridor 4          | 2.25 × 1.60 |
| Laundry Room        | 0.80 × 1.60 |
| Powder Room         | 1.85 × 1.40 |
| Storage             | 1.65 × 1.35 |
| Driver's Room       | 1.65 × 1.65 |
| Driver's Toilet     | 1.20 × 1.40 |
| Reception           | 7.00 × 5.05 |
| Dining              | 3.50 × 5.75 |
| Kitchen             | 3.40 × 5.65 |
| Nanny's Room        | 2.00 × 1.70 |
| Nanny's Toilet      | 2.00 × 1.30 |
| Stairs              | 3.95 × 2.50 |

## Basement Floor Area 218 m<sup>2</sup>

|                    |             |
|--------------------|-------------|
| Corridor 1         | 4.20 × 1.40 |
| Corridor 2         | 1.25 × 1.80 |
| Home Theatre       | 6.95 × 5.45 |
| Exercise Room/ Gym | 7.00 × 5.05 |
| Bar                | 2.40 × 4.35 |
| Bar Storage        | 1.30 × 2.30 |
| Lounge             | 5.80 × 3.65 |
| Billiard Area      | 3.55 × 4.90 |
| Game Room          | 4.65 × 4.80 |
| Corridor 3         | 1.60 × 1.20 |
| Utility            | 1.20 × 0.60 |
| Toilet             | 1.50 × 1.20 |
| Storage            | 2.35 × 3.10 |
| Stairs             | 3.95 × 2.50 |
| Stairs 1           | 3.85 × 2.35 |



# Stand Alone Villa Type B – 423 m<sup>2</sup>

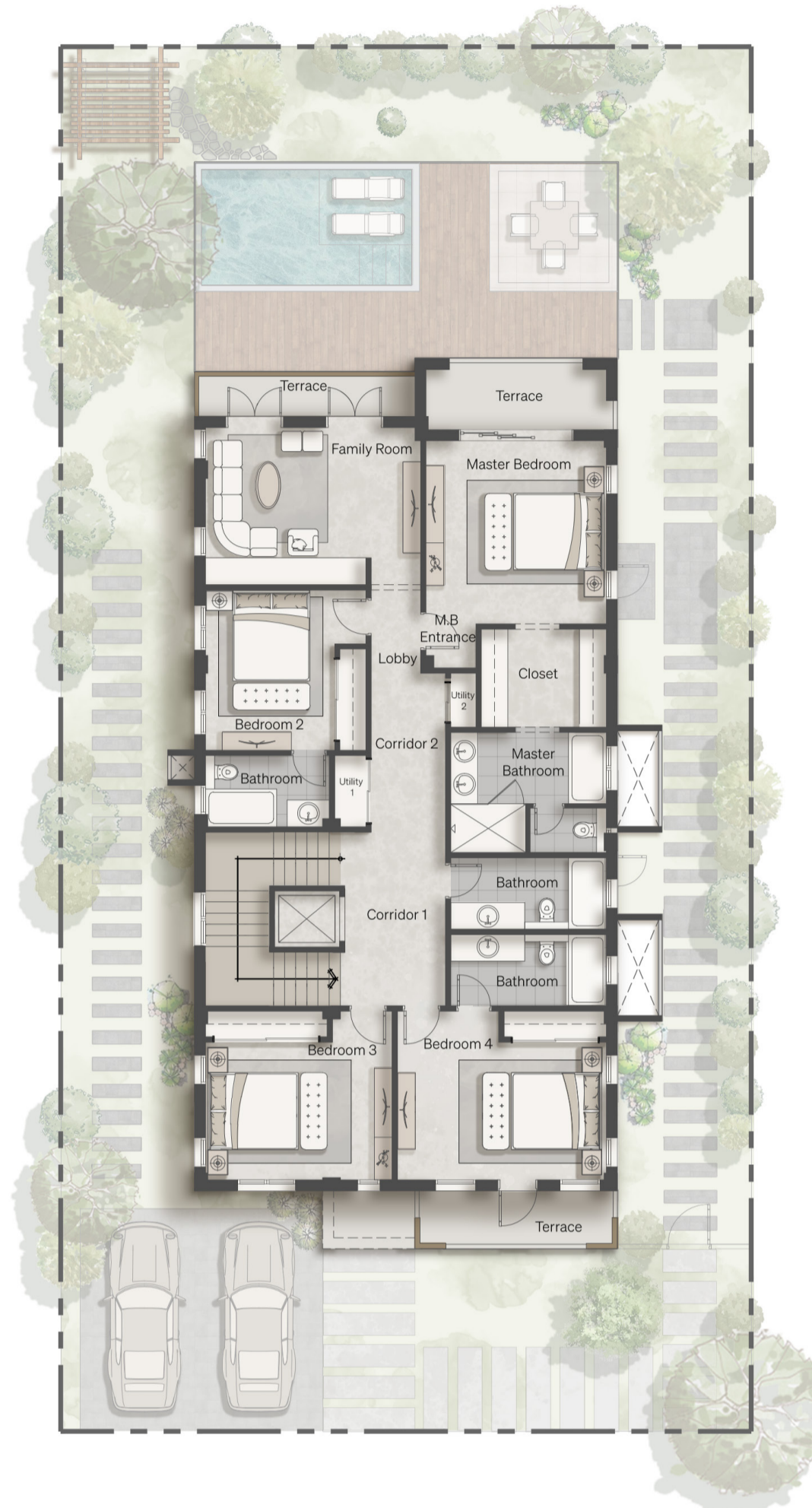
Ground Floor, First Floor & Penthouse

Disclaimer: The below Area doesn't Include Basement

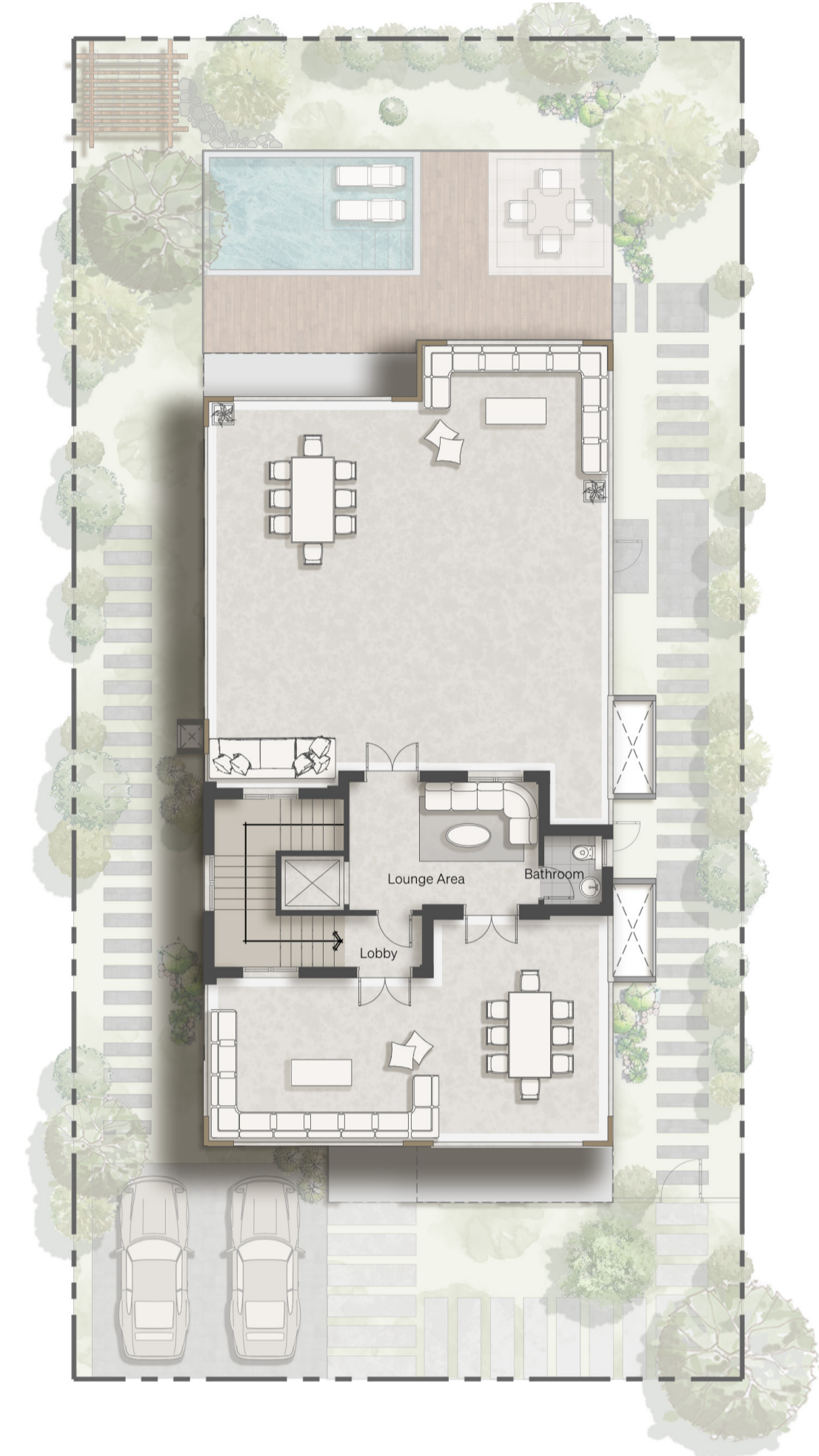
Ground Floor



First Floor



Penthouse



## Ground Floor Area 192 m<sup>2</sup>

|                     |             |
|---------------------|-------------|
| Entrance Porch      | 1.10 × 1.80 |
| Foyer               | 3.85 × 1.70 |
| Entry Lounge        | 3.85 × 3.15 |
| Corridor 1          | 4.00 × 1.70 |
| Corridor 2          | 3.20 × 1.15 |
| Guest Room Entrance | 2.40 × 1.15 |
| Guest Room          | 3.65 × 4.05 |
| Guest Room Bathroom | 1.60 × 2.80 |
| Laundry Room        | 1.65 × 1.05 |
| Powder Room         | 1.40 × 2.80 |
| Storage             | 1.15 × 2.35 |
| Driver's Room       | 1.65 × 1.60 |
| Driver's Toilet     | 1.15 × 1.60 |
| Reception           | 8.05 × 4.85 |
| Utility             | 2.00 × 0.60 |
| Terrace             | 1.75 × 4.70 |
| Dining              | 4.10 × 4.15 |
| Kitchen             | 3.10 × 4.05 |
| Nanny's Room        | 2.00 × 2.05 |
| Nanny's Toilet      | 2.00 × 1.30 |
| Stairs              | 3.90 × 3.05 |

## First Floor Area 192 m<sup>2</sup>

|                         |             |
|-------------------------|-------------|
| Corridor 1              | 3.90 × 2.25 |
| Bedroom 3               | 3.80 × 4.20 |
| Bedroom 4               | 3.80 × 4.70 |
| Bedroom 4 Terrace       | 1.20 × 4.35 |
| Bedroom 4 Bathroom      | 1.60 × 3.50 |
| Bathroom                | 1.60 × 3.50 |
| Corridor 2              | 3.55 × 1.65 |
| Utility 1               | 1.60 × 0.80 |
| Utility 2               | 1.20 × 0.70 |
| Lobby                   | 1.85 × 1.10 |
| Bedroom 2               | 3.60 × 3.60 |
| Bedroom 2 Bathroom      | 1.60 × 2.80 |
| Master Bedroom Entrance | 1.00 × 1.10 |
| Master Bedroom          | 4.10 × 4.05 |
| Master Bedroom Terrace  | 1.55 × 4.20 |
| Master Bedroom Closet   | 2.20 × 2.80 |
| Master Bathroom         | 2.70 × 3.50 |
| Family Room             | 3.55 × 4.85 |
| Family Room Terrace     | 0.95 × 4.85 |
| Stairs                  | 3.90 × 3.05 |

## Penthouse Floor Area 39 m<sup>2</sup>

### Open Roof Area 128 m<sup>2</sup>

|             |             |
|-------------|-------------|
| Lounge Area | 3.00 × 4.40 |
| Bathroom    | 1.60 × 1.35 |
| Lobby       | 1.20 × 1.75 |
| Stairs      | 3.90 × 3.00 |

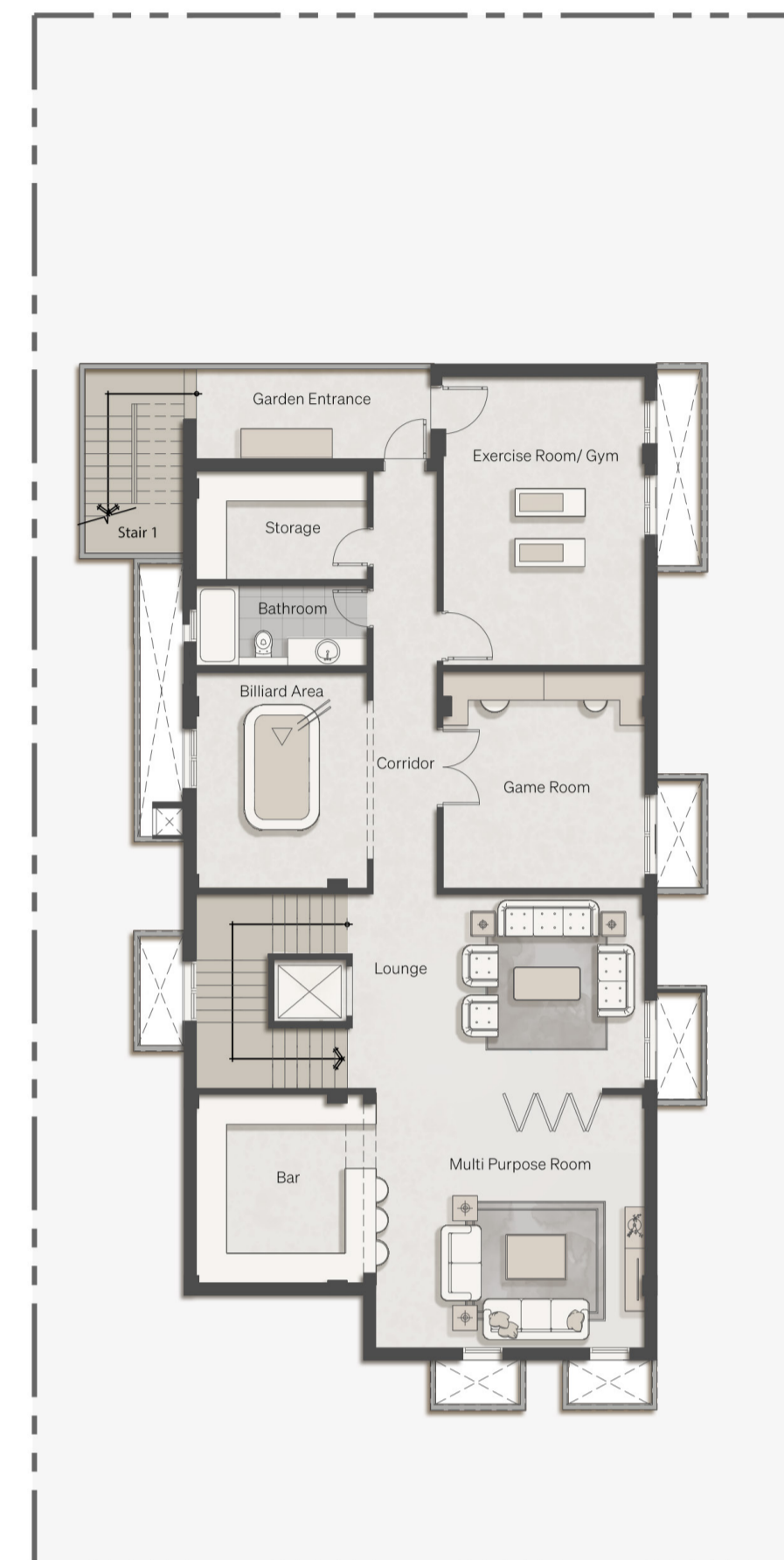
# Stand Alone Villa Type B – 423 m<sup>2</sup> + 203 m<sup>2</sup>

Ground Floor with Optional Basement

Ground Floor



Basement Floor



## Ground Floor Area 192 m<sup>2</sup>

|                     |             |
|---------------------|-------------|
| Entrance Porch      | 1.10 × 1.80 |
| Foyer               | 3.85 × 1.70 |
| Entry Lounge        | 3.85 × 3.15 |
| Corridor 1          | 4.00 × 1.70 |
| Corridor 2          | 3.20 × 1.15 |
| Guest Room Entrance | 2.40 × 1.15 |
| Guest Room          | 3.65 × 4.05 |
| Guest Room Bathroom | 1.60 × 2.80 |
| Laundry Room        | 1.65 × 1.05 |
| Powder Room         | 1.40 × 2.80 |
| Storage             | 1.15 × 2.35 |
| Driver's Room       | 1.65 × 1.60 |
| Driver's Toilet     | 1.15 × 1.60 |
| Reception           | 8.05 × 4.85 |
| Utility             | 2.00 × 0.60 |
| Terrace             | 1.75 × 4.70 |
| Dining              | 4.10 × 4.15 |
| Kitchen             | 3.10 × 4.05 |
| Nanny's Room        | 2.00 × 2.05 |
| Nanny's Toilet      | 2.00 × 1.30 |
| Stairs              | 3.90 × 3.05 |

## Basement Floor Area 203 m<sup>2</sup>

|                    |             |
|--------------------|-------------|
| Garden Entrance    | 1.80 × 4.70 |
| Exercise Room/ Gym | 5.80 × 4.00 |
| Storage            | 2.20 × 3.45 |
| Bathroom           | 1.60 × 3.45 |
| Billiard Area      | 4.35 × 3.45 |
| Game Room          | 4.35 × 4.05 |
| Corridor           | 8.50 × 1.30 |
| Lounge             | 3.90 × 5.85 |
| Multi Purpose Room | 5.20 × 5.40 |
| Bar                | 3.60 × 3.60 |
| Stairs 1           | 3.90 × 2.10 |
| Stairs             | 3.90 × 3.05 |

# Stand Alone Villa Type C – 333 m<sup>2</sup>

Ground Floor, First Floor & Penthouse

Disclaimer: The below Area doesn't Include Basement

Ground Floor



## Ground Floor Area 142 m<sup>2</sup>

|                     |             |
|---------------------|-------------|
| Entrance Porch      | 1.40 × 1.25 |
| Corridor 1          | 4.90 × 1.25 |
| Entry Lounge        | 2.95 × 3.00 |
| Guest Room          | 3.10 × 3.60 |
| Guest Room Bathroom | 1.60 × 2.50 |
| Guest Room Closet   | 1.60 × 0.85 |
| Corridor 2          | 1.05 × 1.30 |
| Storage             | 0.75 × 1.30 |
| Laundry Room        | 1.00 × 1.30 |
| Driver's Room       | 1.65 × 1.60 |
| Driver's Toilet     | 1.30 × 1.60 |
| Corridor 3          | 5.25 × 2.10 |
| Powder Room         | 1.30 × 2.65 |
| Reception           | 4.55 × 4.90 |
| Dining              | 3.80 × 3.10 |
| Kitchen             | 3.80 × 3.00 |
| Nanny's Room        | 1.95 × 1.60 |
| Nanny's Toilet      | 1.95 × 1.30 |
| Stairs              | 3.70 × 2.85 |

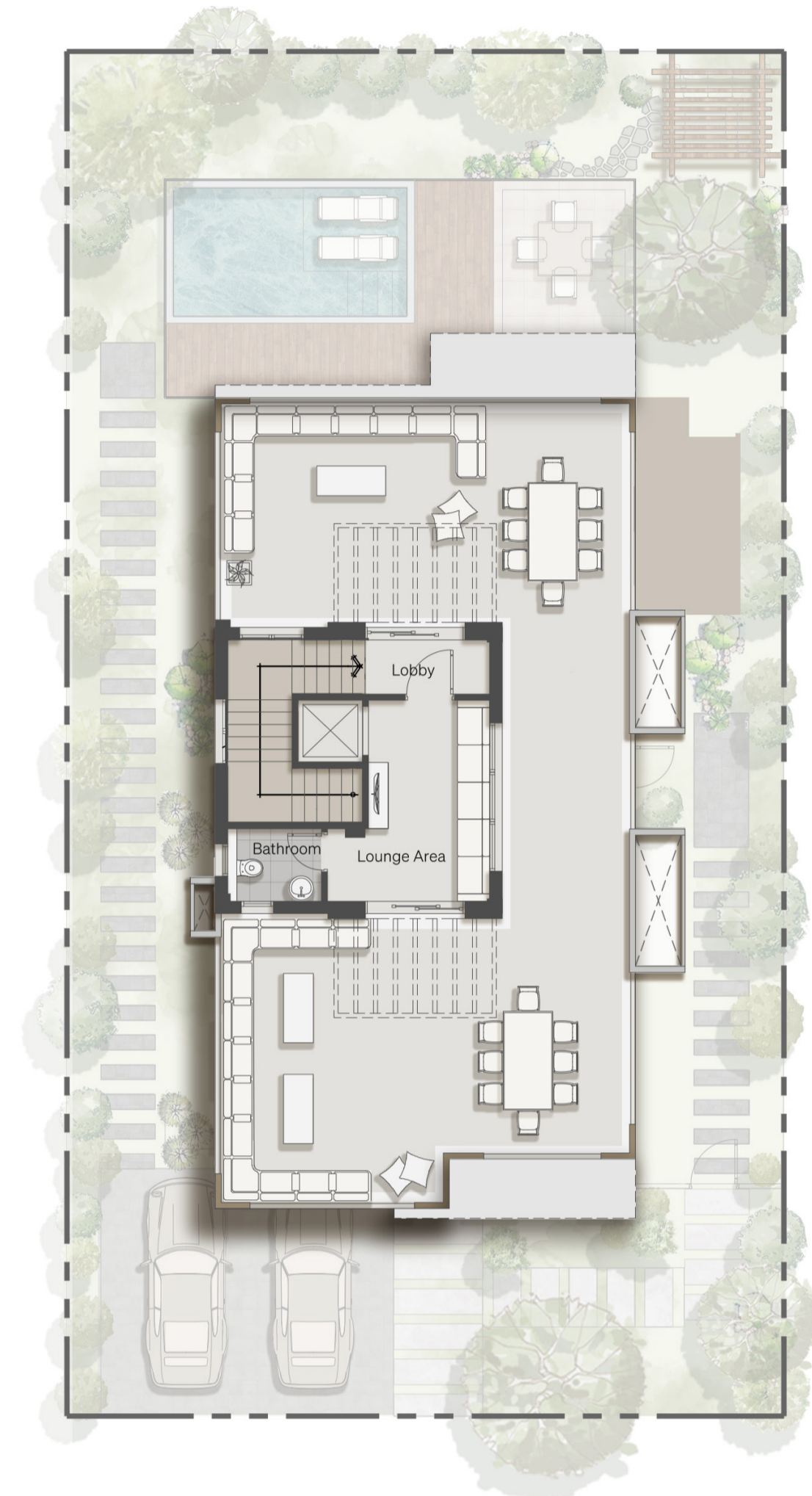
First Floor



## First Floor Area 154 m<sup>2</sup>

|                         |             |
|-------------------------|-------------|
| Corridor 1              | 6.20 × 1.40 |
| Bathroom                | 1.60 × 2.90 |
| Bedroom 2 Entrance      | 1.55 × 1.20 |
| Bedroom 2               | 4.00 × 4.25 |
| Bedroom 2 Bathroom      | 2.20 × 2.90 |
| Bedroom 1 Entrance      | 2.40 × 1.05 |
| Bedroom 1               | 3.60 × 3.65 |
| Bedroom 1 Bathroom      | 1.60 × 2.50 |
| Bedroom 1 Terrace       | 1.20 × 3.90 |
| Master Bedroom Entrance | 2.50 × 1.00 |
| Master Bedroom          | 3.85 × 3.65 |
| Master Bedroom Terrace  | 1.30 × 4.15 |
| Master Bedroom Closet   | 2.50 × 2.55 |
| Master Bathroom         | 2.80 × 3.65 |
| Family Room             | 3.60 × 4.20 |
| Family Room Terrace     | 1.20 × 4.35 |
| Stairs                  | 3.70 × 2.85 |

Penthouse



## Penthouse Floor Area 37 m<sup>2</sup>

## Open Roof Area 92 m<sup>2</sup>

|             |             |
|-------------|-------------|
| Lounge Area | 4.00 × 3.45 |
| Bathroom    | 1.45 × 1.90 |
| Lobby       | 1.10 × 2.60 |
| Stairs      | 3.80 × 2.85 |

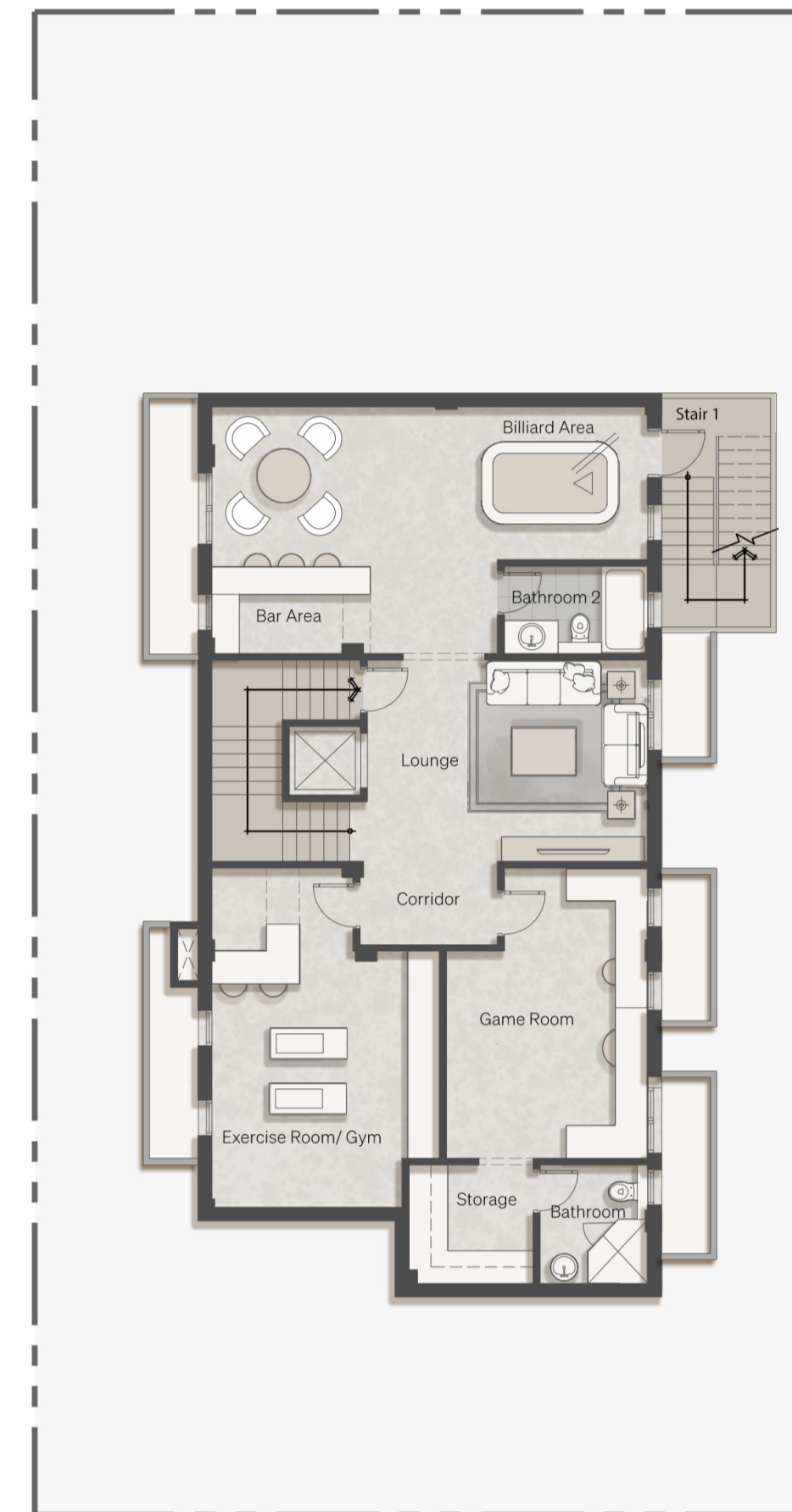
# Stand Alone Villa Type C – 333 m<sup>2</sup> + 153 m<sup>2</sup>

Ground Floor with Optional Basement

Ground Floor



Basement Floor



## Ground Floor Area 142 m<sup>2</sup>

|                     |             |
|---------------------|-------------|
| Entrance Porch      | 1.40 × 1.25 |
| Corridor 1          | 4.90 × 1.25 |
| Entry Lounge        | 2.95 × 3.00 |
| Guest Room          | 3.10 × 3.60 |
| Guest Room Bathroom | 1.60 × 2.50 |
| Guest Room Closet   | 1.60 × 0.85 |
| Corridor 2          | 1.05 × 1.30 |
| Storage             | 0.75 × 1.30 |
| Laundry Room        | 1.00 × 1.30 |
| Driver's Room       | 1.65 × 1.60 |
| Driver's Toilet     | 1.30 × 1.60 |
| Corridor 3          | 5.25 × 2.10 |
| Powder Room         | 1.30 × 2.65 |
| Reception           | 4.55 × 4.90 |
| Dining              | 3.80 × 3.10 |
| Kitchen             | 3.80 × 3.00 |
| Nanny's Room        | 1.95 × 1.60 |
| Nanny's Toilet      | 1.95 × 1.30 |
| Stairs              | 3.70 × 2.85 |

## Basement Floor Area 153 m<sup>2</sup>

|                    |             |
|--------------------|-------------|
| Lounge             | 3.70 × 5.15 |
| Corridor           | 1.55 × 2.55 |
| Exercise Room/ Gym | 6.25 × 4.20 |
| Game Room          | 5.35 × 3.70 |
| Storage            | 2.20 × 2.30 |
| Bathroom           | 2.20 × 2.00 |
| Bar Area           | 4.55 × 5.25 |
| Billiard Area      | 2.80 × 2.75 |
| Bathroom 2         | 1.60 × 2.65 |
| Stairs             | 3.70 × 2.85 |
| Stairs 1           | 4.40 × 2.10 |

Disclaimer All renders, floorplans & specifications are conceptual only and subject to change. All dimensions are approximate and may vary with actual construction. Items of finishing, furniture & decorations are conceptual only and are not necessarily included in the unit.



# Twin House Type A – Left 259 m<sup>2</sup> / Right 257 m<sup>2</sup>



Ground Floor

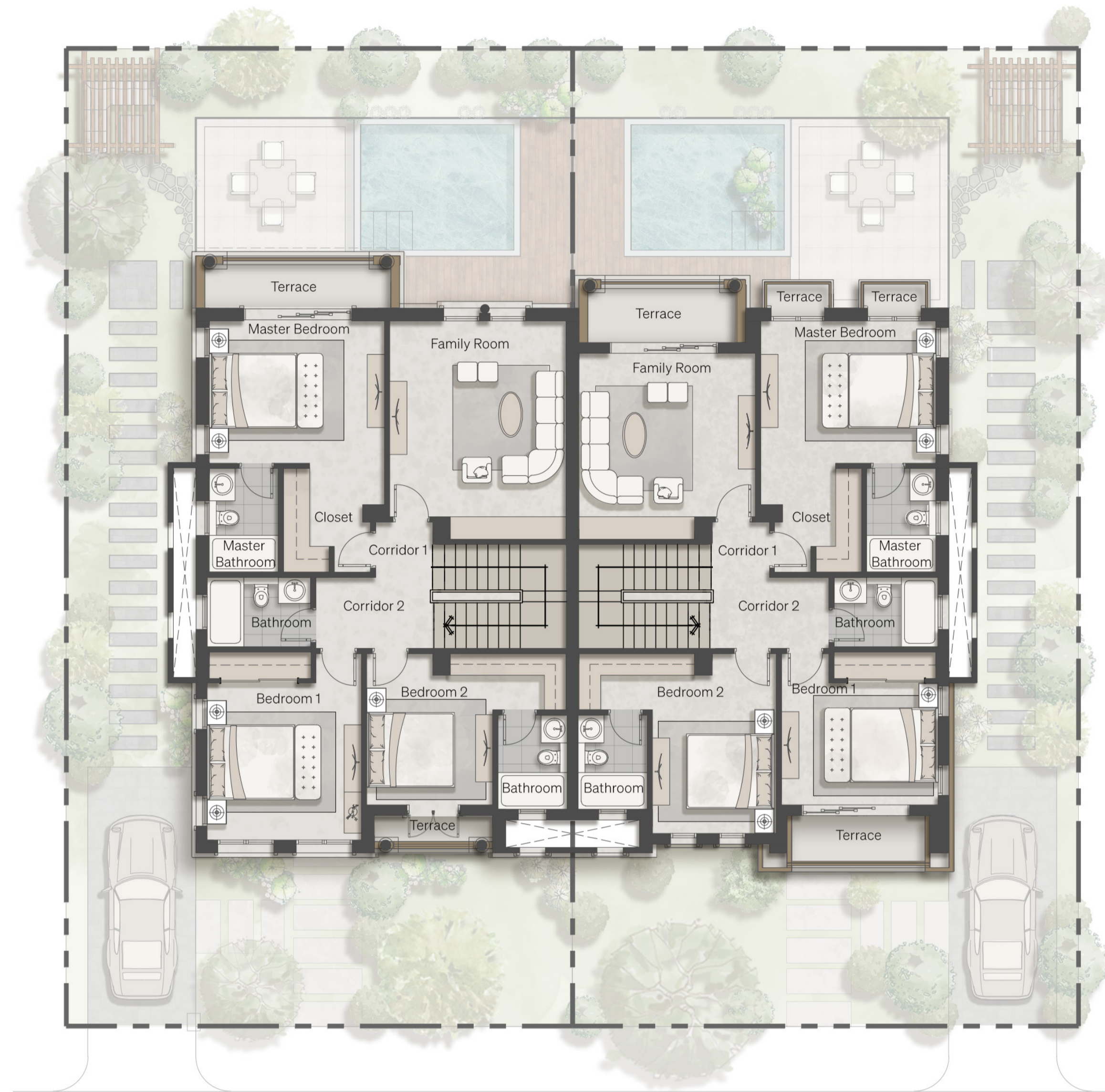
## Twin House A - Left

| Ground floor        | 111 m <sup>2</sup> |
|---------------------|--------------------|
| Entrance Porch      | 0.90 × 1.55        |
| Foyer               | 3.60 × 1.70        |
| Powder Room         | 1.30 × 1.80        |
| Lobby               | 1.00 × 0.95        |
| Laundry Room        | 1.00 × 0.75        |
| Guest Room          | 4.50 × 4.20        |
| Guest Room Bathroom | 2.20 × 1.60        |
| Storage             | 1.00 × 2.95        |
| Corridor 1          | 1.30 × 3.25        |
| Corridor 2          | 1.10 × 1.50        |
| Stair area          | 1.30 × 3.05        |
| Reception           | 4.60 × 4.35        |
| Dining              | 3.50 × 3.90        |
| Kitchen             | 2.80 × 3.55        |
| Nanny's Room        | 1.60 × 1.80        |
| Nanny's Toilet      | 1.50 × 1.80        |

## Twin House A - Right

| Ground floor        | 110 m <sup>2</sup> |
|---------------------|--------------------|
| Entrance Porch      | 1.25 × 1.50        |
| Foyer               | 3.60 × 1.70        |
| Powder Room         | 1.30 × 1.80        |
| Laundry Room        | 1.35 × 0.75        |
| Lobby               | 1.35 × 0.95        |
| Guest Room          | 4.50 × 4.15        |
| Guest Room Bathroom | 2.20 × 1.60        |
| Storage             | 1.00 × 2.95        |
| Corridor 1          | 1.30 × 3.25        |
| Corridor 2          | 1.10 × 1.50        |
| Stair Area          | 1.30 × 3.05        |
| Reception           | 4.60 × 4.60        |
| Dining              | 3.25 × 3.65        |
| Kitchen             | 2.80 × 3.55        |
| Nanny's Room        | 1.60 × 1.80        |
| Nanny's Toilet      | 1.50 × 1.80        |

# Twin House Type A – Left 259 m<sup>2</sup> / Right 257 m<sup>2</sup>



First Floor

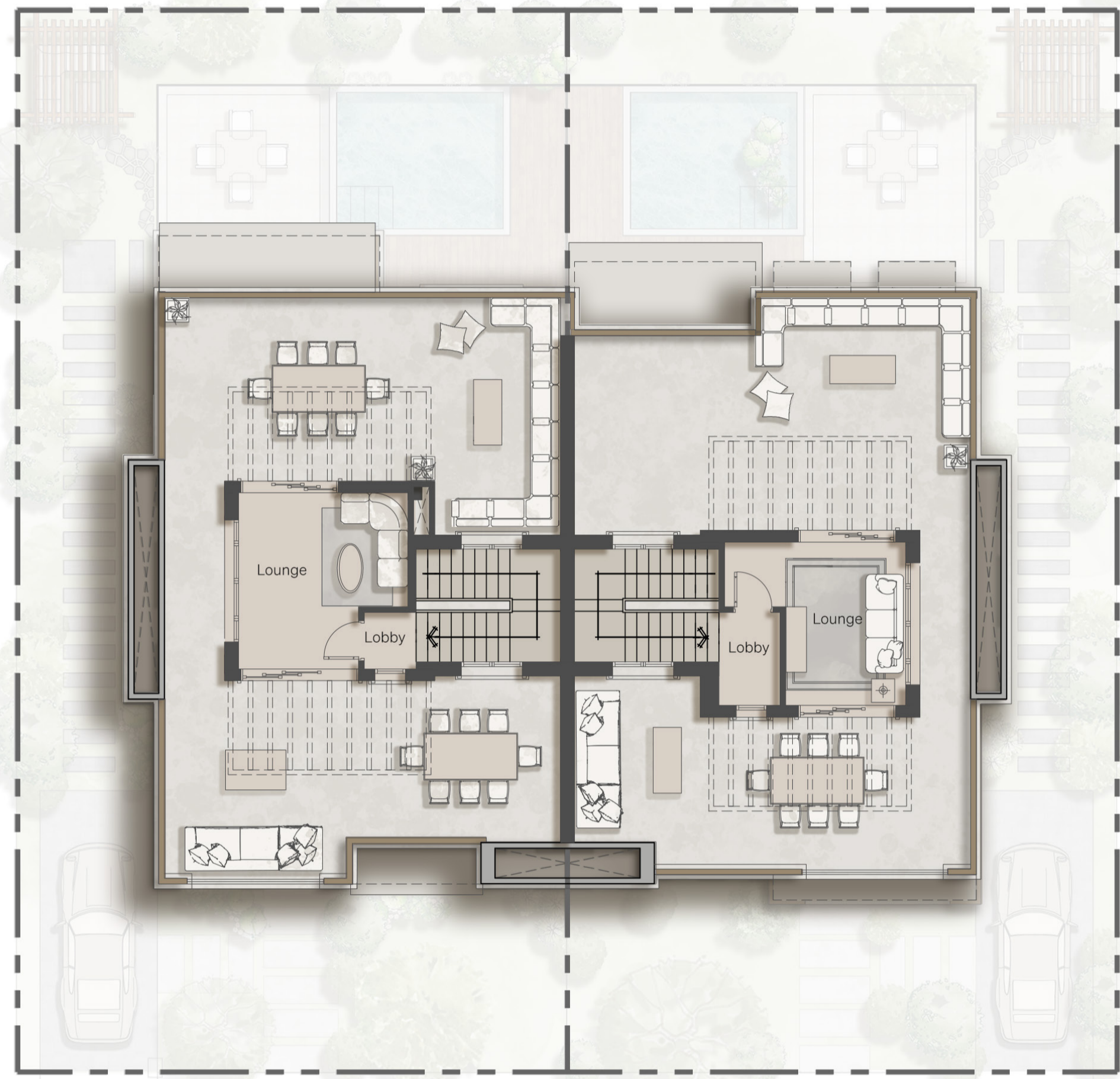
## Twin House A - Left

| First floor            | 120 m <sup>2</sup> |
|------------------------|--------------------|
| Family Room            | 4.10 × 5.05        |
| Master Bedroom         | 4.30 × 4.05        |
| Master Bathroom        | 2.40 × 1.60        |
| Master Bedroom Closet  | 2.40 × 1.85        |
| Master Bedroom Terrace | 1.20 × 4.30        |
| Bedroom 1              | 4.35 × 3.55        |
| Bathroom               | 1.60 × 2.40        |
| Bedroom 2              | 3.50 × 4.60        |
| Bedroom 2 Bathroom     | 2.20 × 1.60        |
| Bedroom 2 Terrace      | 0.75 × 2.75        |
| Corridor 1             | 1.30 × 1.30        |
| Corridor 2             | 1.65 × 2.70        |
| Stair Area             | 2.40 × 3.05        |

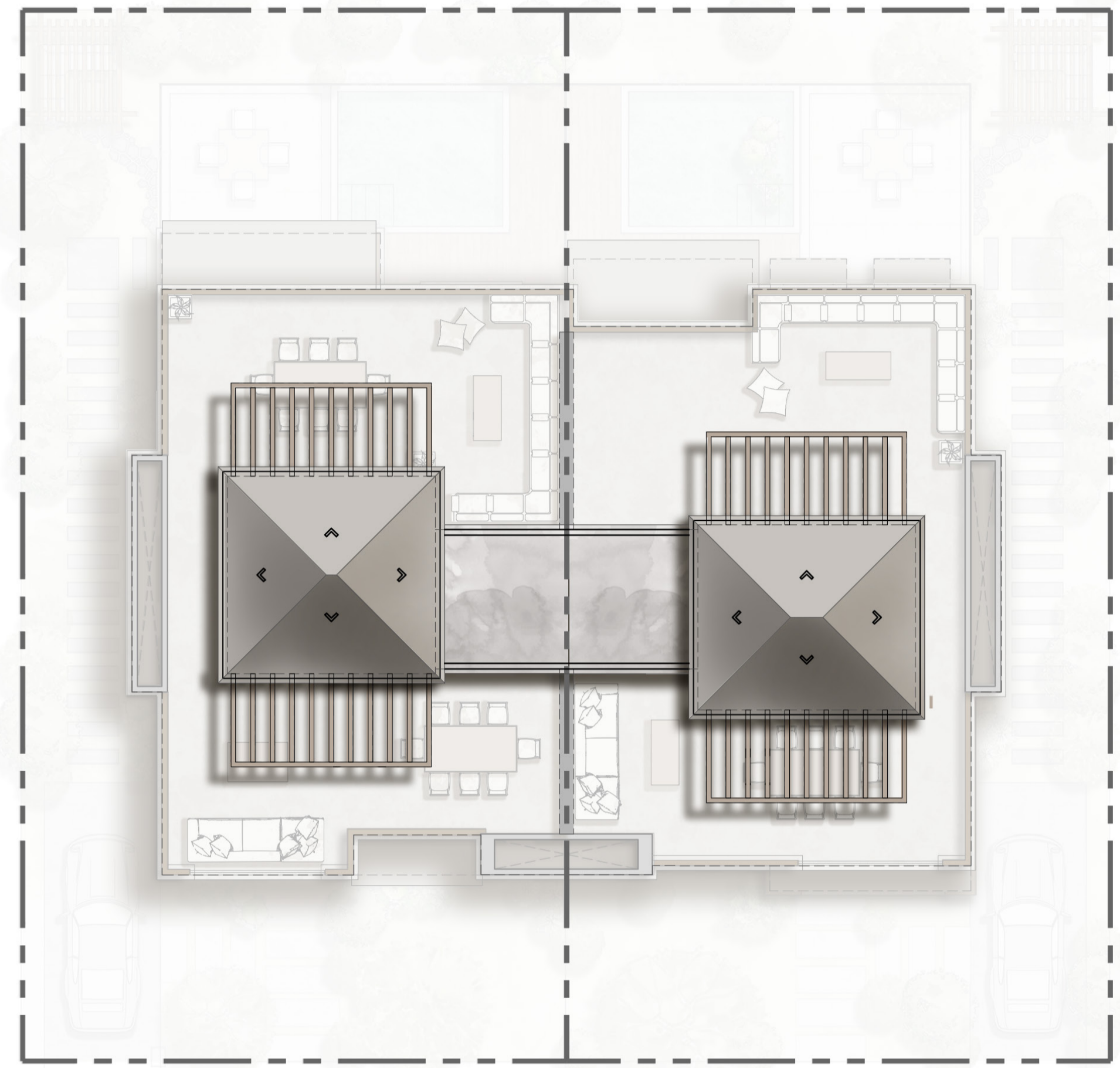
## Twin House A - Right

| First floor              | 119 m <sup>2</sup> |
|--------------------------|--------------------|
| Family Room              | 4.30 × 4.10        |
| Family Room Terrace      | 1.45 × 3.85        |
| Master Bedroom           | 4.25 × 4.05        |
| Master Bathroom          | 2.40 × 1.60        |
| Master Bedroom Closet    | 2.40 × 1.85        |
| Master Bedroom Terrace 1 | 0.80 × 1.55        |
| Master Bedroom Terrace2  | 0.80 × 1.55        |
| Bedroom 1                | 3.55 × 3.60        |
| Bedroom 1 Terrace        | 1.15 × 3.30        |
| Bathroom                 | 1.60 × 2.40        |
| Bedroom 2                | 4.15 × 4.55        |
| Bedroom 2 Bathroom       | 2.20 × 1.60        |
| Corridor 1               | 1.30 × 1.30        |
| Corridor 2               | 1.65 × 2.70        |
| Stair Area               | 2.40 × 3.05        |

# Twin House Type A – Left 259 m<sup>2</sup> / Right 257 m<sup>2</sup>



Penthouse



Roof Floor

**Twin A - Left Penthouse** **28 m<sup>2</sup>**

**Open Roof Area** **73 m<sup>2</sup>**

|             |             |
|-------------|-------------|
| Lounge Area | 3.75 × 3.60 |
| Lobby       | 1.20 × 1.10 |
| Stair Area  | 2.40 × 3.05 |

**Twin A - Right Penthouse** **28 m<sup>2</sup>**

**Open Roof Area** **73 m<sup>2</sup>**

|             |             |
|-------------|-------------|
| Lounge Area | 3.50 × 3.85 |
| Lobby       | 2.00 × 1.30 |
| Stair Area  | 2.40 × 3.10 |



# Twin House Type B – Left 313 m<sup>2</sup> / Right 310 m<sup>2</sup>



Ground Floor

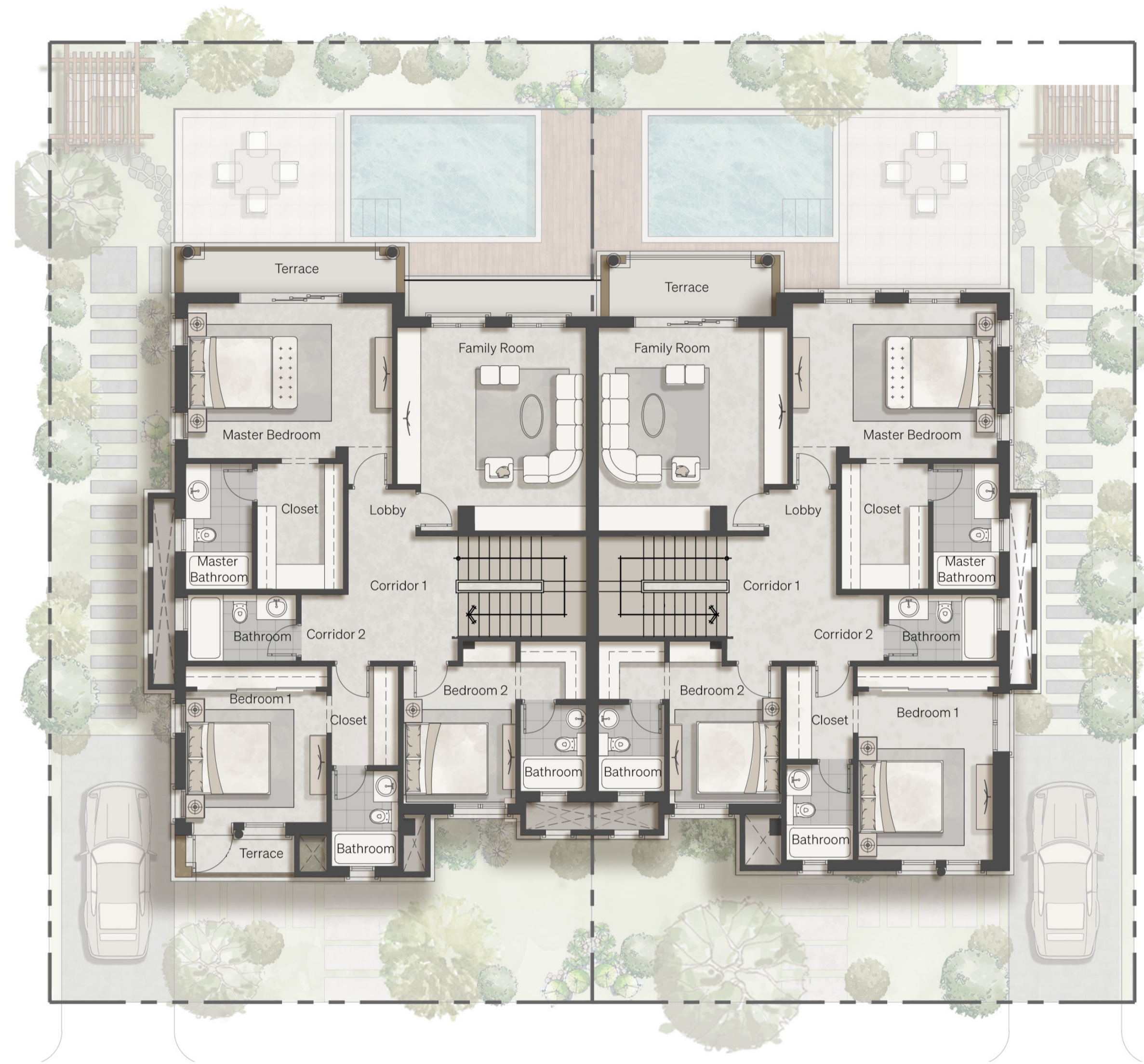
## Twin House B - Left

| Ground floor        | 135 m <sup>2</sup> |
|---------------------|--------------------|
| Entrance Porch      | 0.75 × 1.75        |
| Foyer               | 4.15 × 1.75        |
| Lobby               | 1.00 × 1.05        |
| Powder Room         | 1.50 × 1.50        |
| Laundry Room        | 2.55 × 2.10        |
| Corridor            | 2.40 × 2.60        |
| Guest Room          | 3.60 × 4.45        |
| Guest Room Bathroom | 2.10 × 1.60        |
| Storage             | 1.00 × 2.95        |
| Reception           | 5.60 × 5.70        |
| Dining              | 3.50 × 3.90        |
| Kitchen             | 4.00 × 3.55        |
| Nanny's Room        | 2.00 × 1.65        |
| Nanny's Toilet      | 2.00 × 1.30        |
| Stair Area          | 1.30 × 3.10        |

## Twin House B - Right

| Ground floor        | 133 m <sup>2</sup> |
|---------------------|--------------------|
| Entrance Porch      | 0.75 × 1.55        |
| Foyer               | 4.15 × 1.75        |
| Lobby               | 1.00 × 1.05        |
| Powder Room         | 1.50 × 1.50        |
| Laundry Room        | 2.55 × 2.10        |
| Corridor            | 2.40 × 2.60        |
| Guest Room          | 3.60 × 4.45        |
| Guest Room Bathroom | 2.10 × 1.60        |
| Storage             | 1.00 × 2.95        |
| Reception           | 5.60 × 5.70        |
| Dining              | 3.20 × 3.90        |
| Kitchen             | 4.00 × 3.55        |
| Nanny's Room        | 2.00 × 1.65        |
| Nanny's Toilet      | 2.00 × 1.30        |
| Stair Area          | 1.30 × 3.10        |

# Twin House Type A – Left 259 m<sup>2</sup> / Right 257 m<sup>2</sup>



First Floor

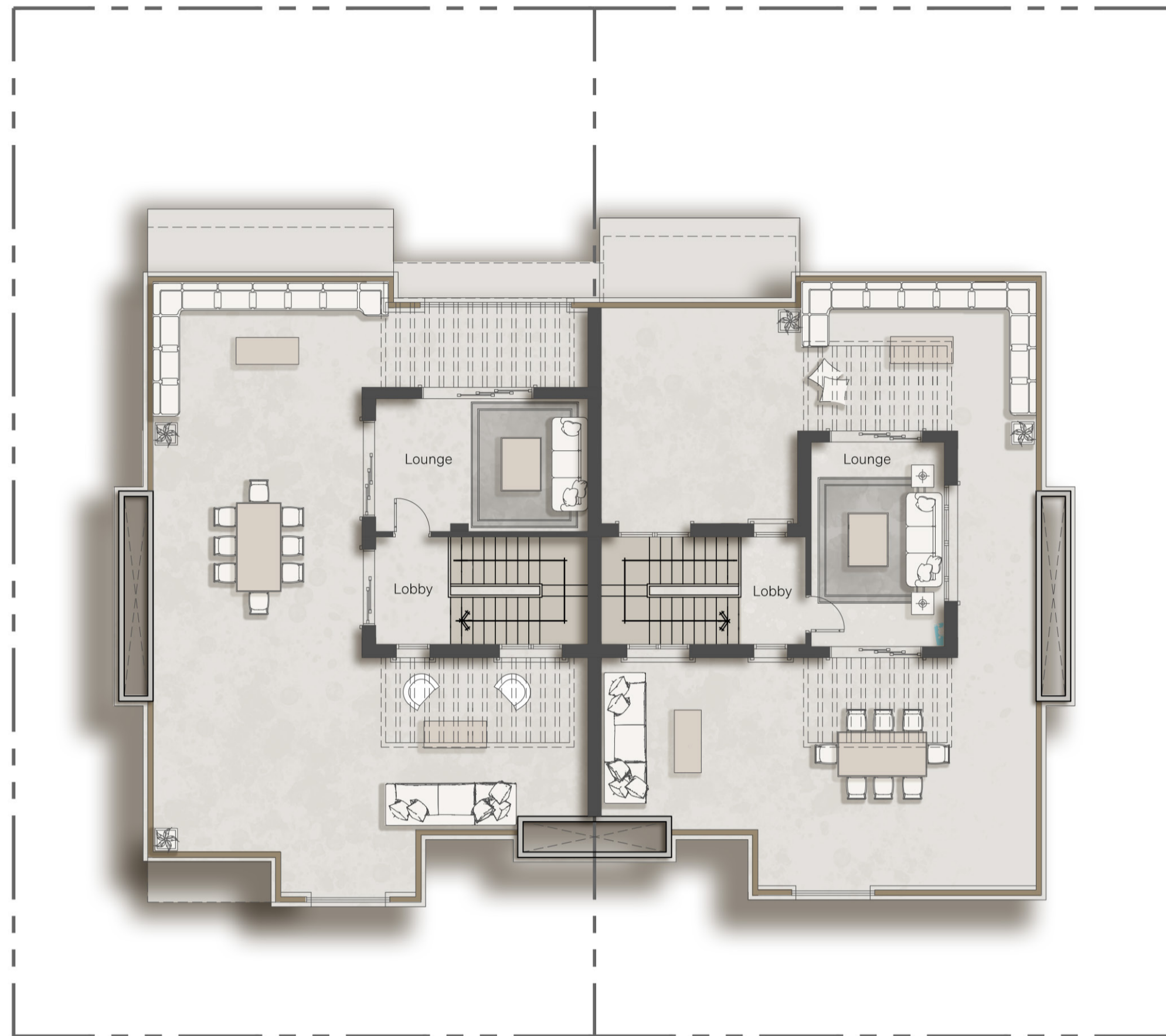
## Twin House B - Left

| First floor            | 145 m <sup>2</sup> |
|------------------------|--------------------|
| Family Room            | 4.90 × 4.55        |
| Master Bedroom         | 4.35 × 4.90        |
| Master Bedroom Terrace | 1.10 × 5.10        |
| Master Bathroom        | 3.00 × 1.60        |
| Master Bedroom Closet  | 3.00 × 2.05        |
| Bathroom               | 1.60 × 2.60        |
| Bedroom 1              | 3.40 × 3.75        |
| Bedroom 1 Closet       | 2.40 × 1.60        |
| Bedroom 1 bathroom     | 2.30 × 1.60        |
| Bedroom 1 Terrace      | 1.00 × 2.60        |
| Bedroom 2              | 4.40 × 3.90        |
| Bedroom 2 bathroom     | 2.10 × 1.60        |
| Lobby                  | 1.10 × 1.60        |
| Corridor 1             | 3.00 × 2.60        |
| Corridor 2             | 1.60 × 1.20        |
| Stair Area             | 3.05 × 2.40        |

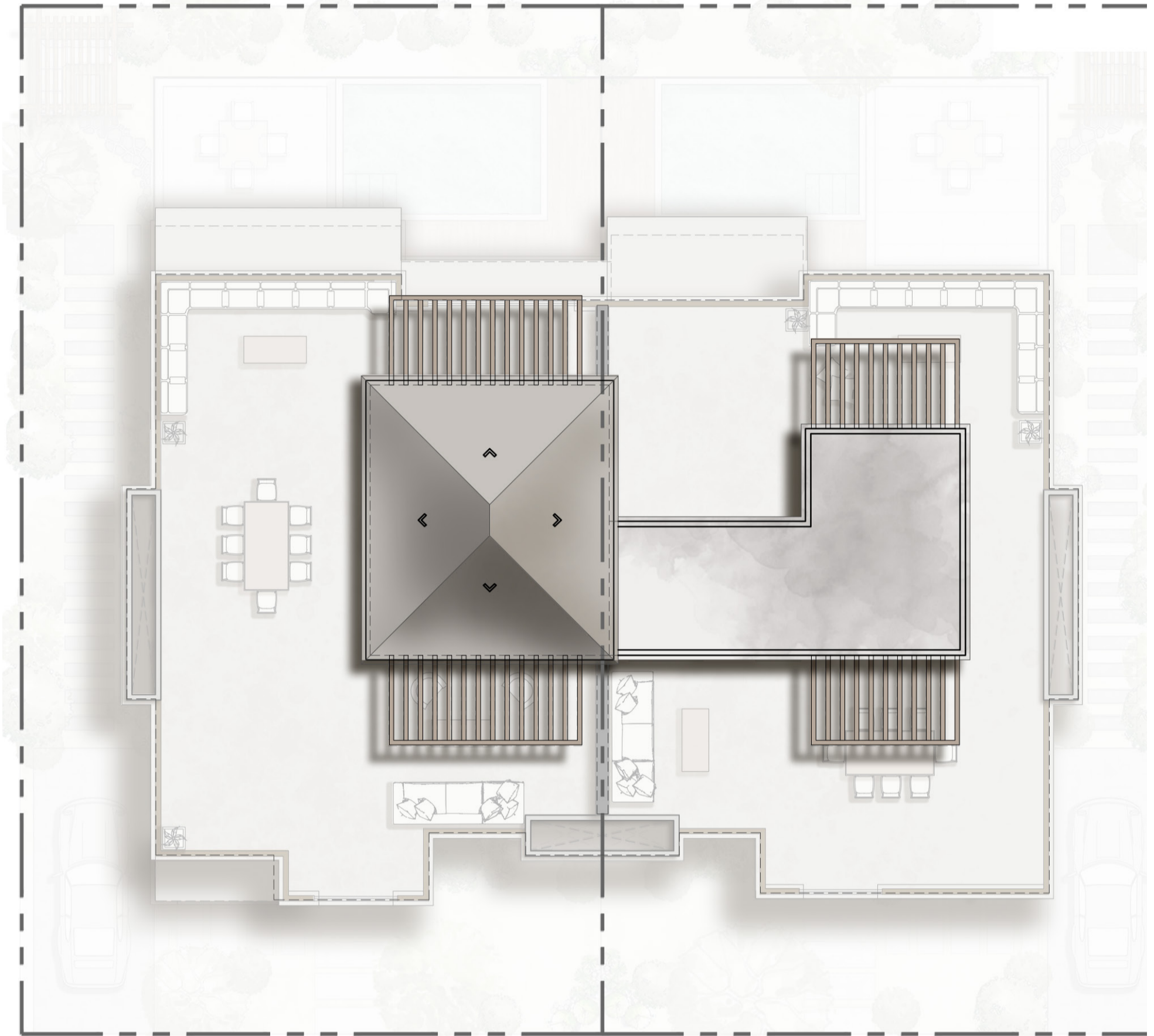
## Twin House B - Right

| First floor           | 144 m <sup>2</sup> |
|-----------------------|--------------------|
| Family Room           | 4.90 × 4.55        |
| Family Room Terrace   | 1.45 × 4.00        |
| Master Bedroom        | 4.35 × 4.90        |
| Master Bathroom       | 3.00 × 1.60        |
| Master Bedroom Closet | 3.00 × 2.05        |
| Bathroom              | 1.60 × 2.60        |
| Bedroom 1             | 3.40 × 4.65        |
| Bedroom 1 Closet      | 2.25 × 1.60        |
| Bedroom 1 bathroom    | 2.30 × 1.60        |
| Bedroom 2             | 4.40 × 3.90        |
| Bedroom 2 bathroom    | 2.10 × 1.60        |
| Lobby                 | 1.10 × 1.60        |
| Corridor 1            | 3.00 × 2.60        |
| Corridor 2            | 1.60 × 1.20        |
| Stair Area            | 3.10 × 2.40        |

# Twin House Type A – Left 259 m<sup>2</sup> / Right 257 m<sup>2</sup>



Penthouse



Roof Floor

**Twin B - Left Penthouse** **33 m<sup>2</sup>**

**Open Roof Area** **92 m<sup>2</sup>**

|             |             |
|-------------|-------------|
| Lounge Area | 3.00 × 4.75 |
| Lobby       | 2.40 × 1.65 |
| Stair Area  | 2.40 × 3.10 |

**Twin B - Right Penthouse** **33 m<sup>2</sup>**

**Open Roof Area** **92 m<sup>2</sup>**

|             |             |
|-------------|-------------|
| Lounge Area | 4.55 × 3.10 |
| Lobby       | 2.40 × 1.50 |
| Stair Area  | 2.40 × 3.10 |

Disclaimer All renders, floorplans & specifications are conceptual only and subject to change. All dimensions are approximate and may vary with actual construction. Items of finishing, furniture & decorations are conceptual only and are not necessarily included in the unit.



# Townhouse Type A – Corner 218 m<sup>2</sup> / Middle 226 m<sup>2</sup>



Ground Floor

## Townhouse A - Corner

| Ground floor   | 94 m <sup>2</sup> |
|----------------|-------------------|
| Foyer          | 1.65 × 3.30       |
| Corridor 1     | 0.90 × 2.10       |
| Powder Room    | 1.40 × 3.00       |
| Storage        | 2.30 × 1.75       |
| Utility        | 0.80 × 0.80       |
| Corridor 2     | 1.65 × 3.10       |
| Reception      | 4.05 × 4.90       |
| Dining         | 3.00 × 4.90       |
| Kitchen        | 2.90 × 4.65       |
| Laundry Room   | 1.20 × 0.90       |
| Nanny's Room   | 1.60 × 1.85       |
| Nanny's Toilet | 1.15 × 1.85       |
| Stair area     | 2.70 × 1.70       |

## Townhouse A - Middle

| Ground floor   | 99 m <sup>2</sup> |
|----------------|-------------------|
| Foyer          | 2.80 × 1.80       |
| Lobby          | 0.95 × 1.40       |
| Laundry Room   | 0.80 × 1.40       |
| Powder Room    | 2.10 × 1.40       |
| Corridor 1     | 0.95 × 2.85       |
| Utility        | 0.45 × 0.95       |
| Storage        | 1.60 × 1.75       |
| Corridor 2     | 2.70 × 2.45       |
| Corridor 3     | 1.40 × 1.60       |
| Reception      | 3.45 × 4.25       |
| Dining         | 4.40 × 3.90       |
| Kitchen        | 4.25 × 3.75       |
| Nanny's Room   | 1.60 × 1.75       |
| Nanny's Toilet | 1.60 × 1.30       |
| Stair area     | 2.45 × 2.70       |

# Townhouse Type A – Corner 218 m<sup>2</sup> / Middle 226 m<sup>2</sup>



First Floor

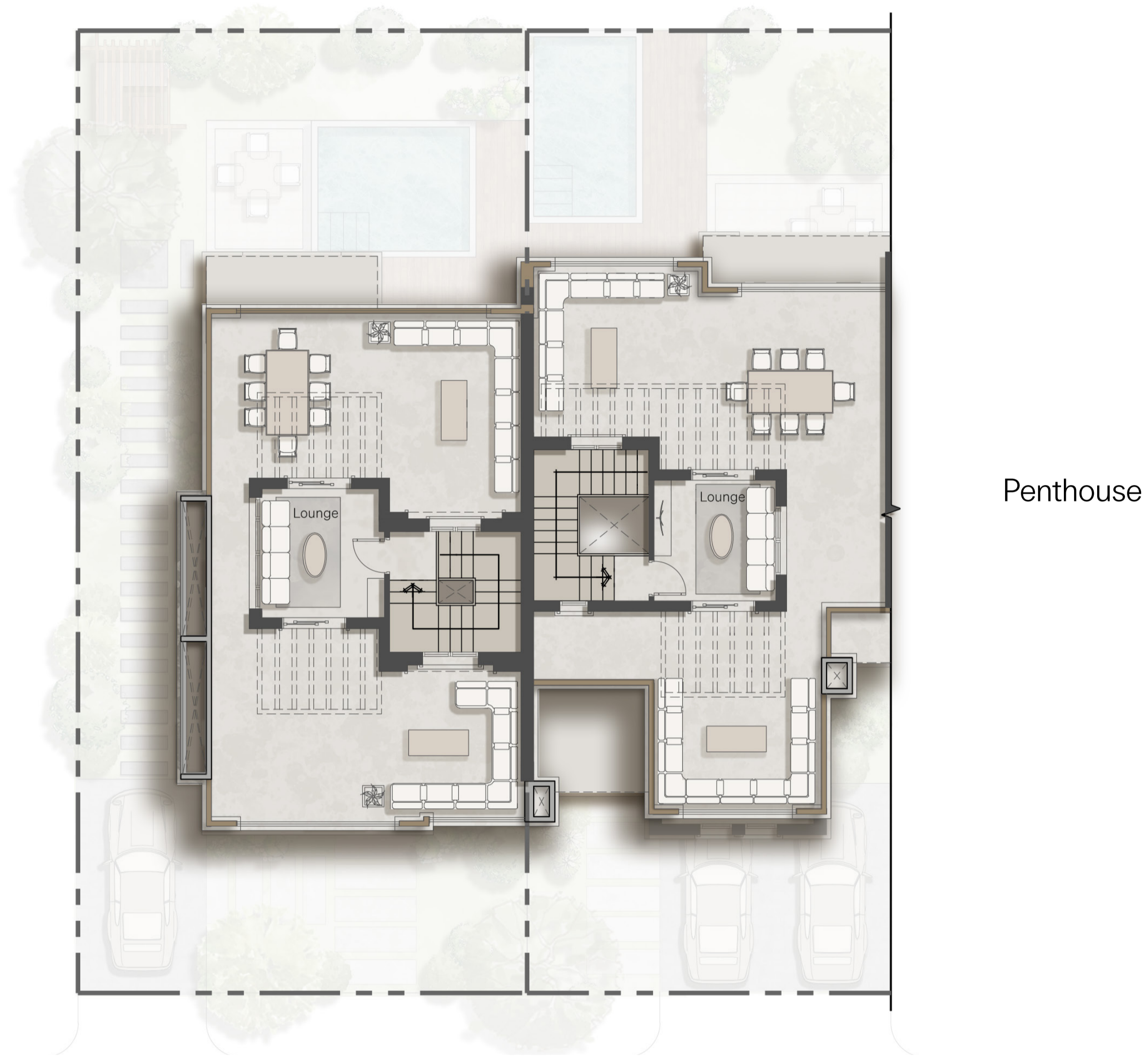
## Townhouse A - Corner

| First floor            | 100 m <sup>2</sup> |
|------------------------|--------------------|
| Master Bedroom         | 3.70 × 3.45        |
| Master Bathroom        | 2.65 × 1.55        |
| Master Bedroom Closet  | 2.65 × 1.35        |
| Master Bedroom Terrace | 1.25 × 4.00        |
| Bedroom 1              | 4.80 × 3.50        |
| Bathroom               | 1.60 × 3.05        |
| Bedroom 2              | 3.60 × 3.90        |
| Bedroom 2 Bathroom     | 1.60 × 3.10        |
| Bedroom 2 Terrace      | 1.60 × 3.20        |
| Corridor 1             | 3.90 × 1.20        |
| Stair area             | 2.80 × 2.70        |

## Townhouse A - Middle

| First floor            | 103 m <sup>2</sup> |
|------------------------|--------------------|
| Master Bedroom         | 4.20 × 4.20        |
| Master Bathroom        | 2.65 × 1.60        |
| Master Bedroom Closet  | 2.05 × 2.15        |
| Master Bedroom Terrace | 1.20 × 4.30        |
| Bedroom 1              | 4.05 × 3.80        |
| Bathroom               | 1.60 × 2.90        |
| Bedroom 2              | 4.10 × 3.55        |
| Bedroom 2 Bathroom     | 1.60 × 2.25        |
| Corridor 1             | 5.05 × 1.55        |
| Stair area             | 3.55 × 2.70        |

# Townhouse Type A – Corner 218 m<sup>2</sup> / Middle 226 m<sup>2</sup>



## Townhouse A - Corner

|                |                   |
|----------------|-------------------|
| Penthouse      | 24 m <sup>2</sup> |
| Open Roof Area | 61 m <sup>2</sup> |

|             |             |
|-------------|-------------|
| Lounge Area | 3.00 × 2.85 |
| Stair area  | 2.80 × 3.05 |

## Townhouse A - Corner

|                |                   |
|----------------|-------------------|
| Penthouse      | 24 m <sup>2</sup> |
| Open Roof Area | 64 m <sup>2</sup> |

|             |             |
|-------------|-------------|
| Lounge Area | 2.80 × 2.85 |
| Stair area  | 3.55 × 2.70 |

# Townhouse Type B – Corner 194 m<sup>2</sup> / Middle 207 m<sup>2</sup>



Ground Floor

## Townhouse B - Corner

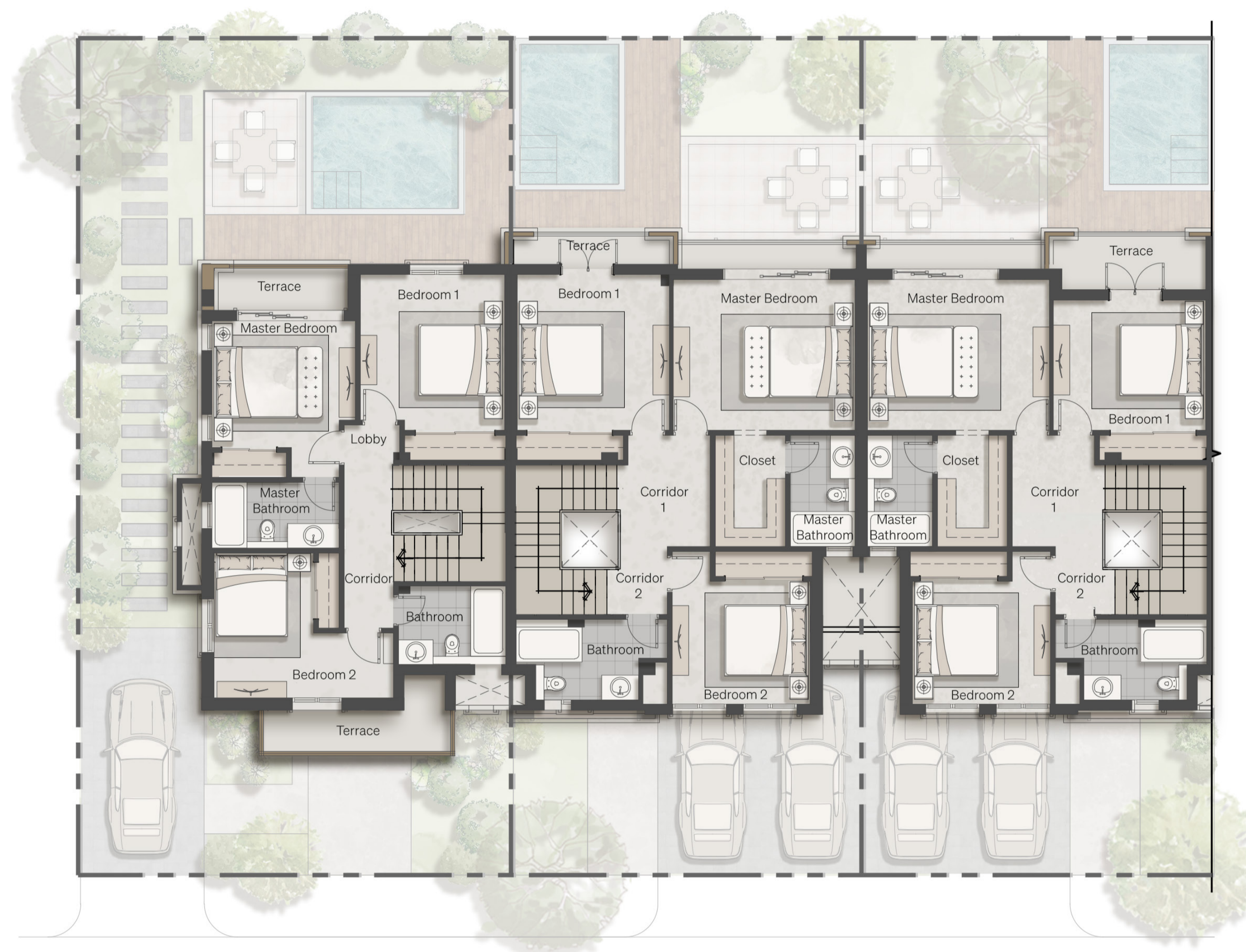
| Ground floor   | 87 m <sup>2</sup> |
|----------------|-------------------|
| Entrance       | 1.00 × 4.05       |
| Foyer          | 5.65 × 1.30       |
| Lobby          | 1.00 × 1.30       |
| Powder Room    | 2.00 × 1.30       |
| Utility        | 0.65 × 1.15       |
| Storage        | 1.00 × 2.55       |
| Reception      | 4.50 × 4.00       |
| Dining         | 4.50 × 3.05       |
| Kitchen        | 3.80 × 3.00       |
| Laundry Room   | 0.90 × 1.30       |
| Nanny's Room   | 1.65 × 1.55       |
| Nanny's Toilet | 1.65 × 1.25       |
| Stair area     | 1.70 × 2.70       |

## Townhouse B - Middle

| Ground floor   | 90 m <sup>2</sup> |
|----------------|-------------------|
| Entrance       | 1.05 × 2.75       |
| Foyer          | 2.30 × 1.45       |
| Powder Room    | 2.25 × 1.55       |
| Utility        | 0.80 × 1.20       |
| Corridor 1     | 2.80 × 1.35       |
| Corridor 2     | 1.45 × 1.15       |
| Storage        | 1.25 × 1.00       |
| Reception      | 5.40 × 3.90       |
| Dining         | 4.30 × 4.75       |
| Kitchen        | 4.05 × 2.45       |
| Kitchen Lobby  | 0.90 × 0.95       |
| Laundry Room   | 0.90 × 0.70       |
| Nanny's Room   | 1.60 × 1.65       |
| Nanny's Toilet | 1.30 × 1.65       |
| Stair area     | 1.15 × 2.45       |



# Townhouse Type B – Corner 194 m<sup>2</sup> / Middle 207 m<sup>2</sup>



First Floor

## Townhouse B - Corner

**First floor** **87 m<sup>2</sup>**

|                        |             |
|------------------------|-------------|
| Master Bedroom         | 3.80 × 3.50 |
| Master Bathroom        | 1.60 × 3.10 |
| Master Bedroom Terrace | 1.10 × 3.25 |
| Bedroom 1              | 4.50 × 3.50 |
| Bathroom               | 1.90 × 2.60 |
| Bedroom 2              | 3.50 × 4.35 |
| Bedroom 2 Terrace      | 1.85 × 4.55 |
| Lobby                  | 0.95 × 1.35 |
| Corridor               | 3.95 × 1.20 |
| Stair area             | 2.80 × 2.70 |

## Townhouse B - Middle 01

**First floor** **96 m<sup>2</sup>**

|                        |             |
|------------------------|-------------|
| Master Bedroom         | 3.65 × 4.40 |
| Master Bathroom        | 2.70 × 1.60 |
| Master Bedroom Closet  | 2.70 × 1.70 |
| Master Bedroom Terrace | 0.70 × 4.35 |
| Bedroom 1 Terrace      | 0.90 × 3.75 |
| Bedroom 1              | 4.40 × 3.70 |
| Bathroom               | 3.65 × 1.95 |
| Bedroom 2              | 3.70 × 3.35 |
| Corridor 1             | 2.70 × 2.20 |
| Corridor 2             | 1.15 × 1.65 |
| Stair area             | 3.65 × 2.45 |

## Townhouse B - Middle 02

**First floor** **96 m<sup>2</sup>**

|                        |             |
|------------------------|-------------|
| Master Bedroom         | 3.65 × 4.40 |
| Master Bathroom        | 2.70 × 1.60 |
| Master Bedroom Closet  | 2.70 × 1.70 |
| Master Bedroom Terrace | 0.70 × 4.35 |
| Bedroom 1 Terrace      | 1.40 × 3.90 |
| Bedroom 1              | 3.90 × 3.70 |
| Bathroom               | 3.65 × 1.95 |
| Bedroom 2              | 3.70 × 3.35 |
| Corridor 1             | 2.70 × 2.20 |
| Corridor 2             | 1.15 × 1.65 |
| Stair area             | 3.65 × 2.45 |

# Townhouse Type A – Corner 218 m<sup>2</sup> / Middle 226 m<sup>2</sup>



Penthouse

## Townhouse B - Corner

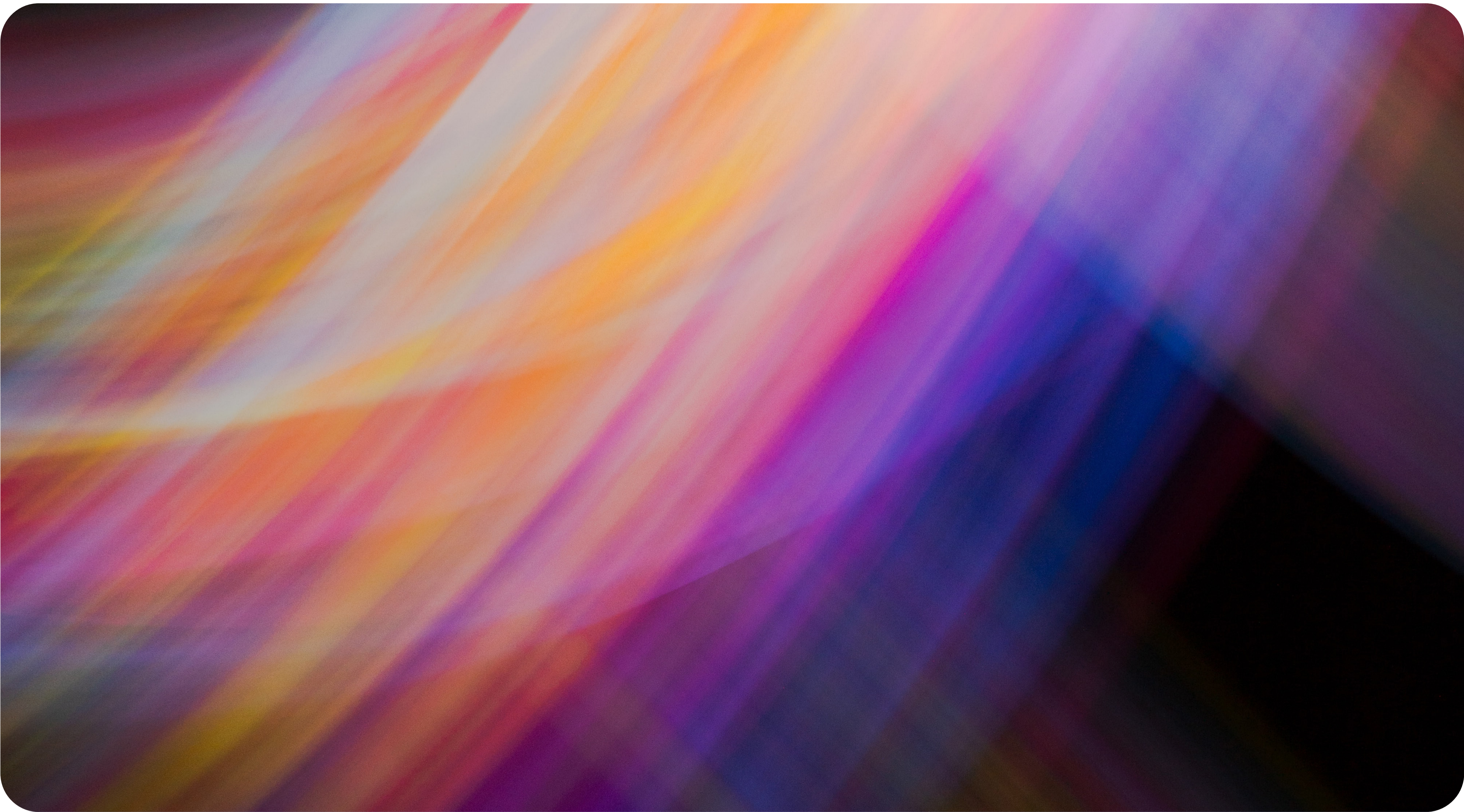
|                |                   |
|----------------|-------------------|
| Penthouse      | 20 m <sup>2</sup> |
| Open Roof Area | 51 m <sup>2</sup> |

|             |             |
|-------------|-------------|
| Lounge Area | 2.65 × 2.45 |
| Stair area  | 2.80 × 3.10 |

## Townhouse B - Middle

|                |                   |
|----------------|-------------------|
| Penthouse      | 21 m <sup>2</sup> |
| Open Roof Area | 63 m <sup>2</sup> |

|             |             |
|-------------|-------------|
| Lounge Area | 2.50 × 2.55 |
| Stair area  | 3.65 × 2.70 |



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| Unit              | Area               | Price Starting From |
|-------------------|--------------------|---------------------|
| Stand Alone Villa | 333 m <sup>2</sup> | 39,361,702 EGP      |
| Twin House        | 257 m <sup>2</sup> | 29,016,129 EGP      |
| Townhouse         | 194 m <sup>2</sup> | 19,500,000 EGP      |

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| Payment Plan |              |
|--------------|--------------|
| 5%           | Down Payment |
| 8            | Years        |
| 8%           | Maintenance  |

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