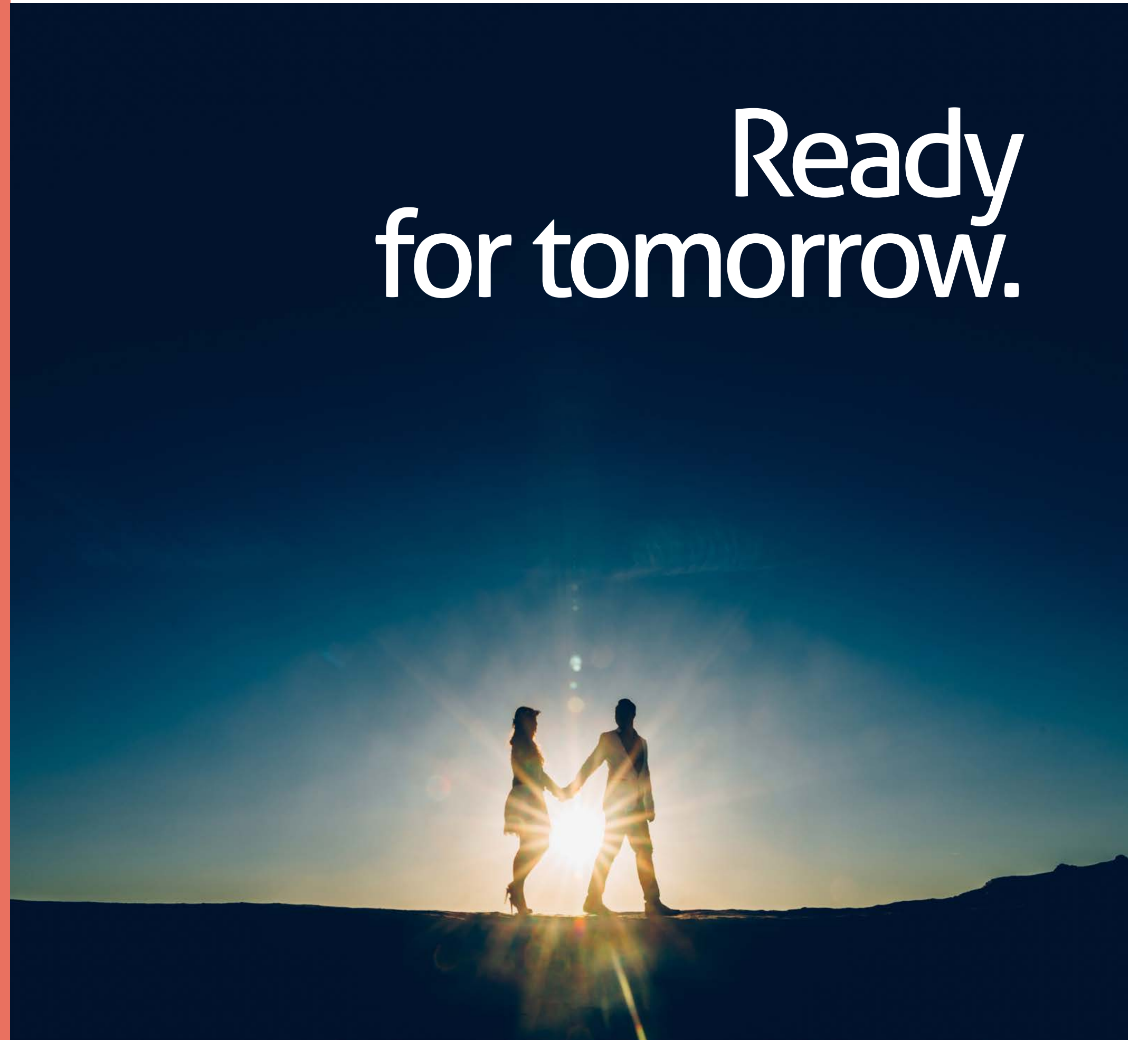


Ready  
for tomorrow.



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# The Administrative Capital

An aerial, top-down view of a city grid. The streets are light gray, and the buildings are represented by white rectangular blocks. A prominent circular feature, possibly a park or a central square, is visible in the middle of the grid. The overall color palette is light and monochromatic.

The administrative Capital is a large-scale project announced by the Egyptian government at the Egypt Economic Development Conference on 13 March 2015. The major reason for creating the new city is to relieve congestion in Cairo, which is already one of the world's most crowded cities, and growing rapidly. It will help to strengthen and diversify the country's economic potential by creating new places to live, work and visit. In order to draw people to this new city, a series of key catalyst developments has been established at its core. This will include a new government administrative district, a cultural district and a wide variety of urban neighborhoods.

The city is planned to consist of residential districts, educational institutions, hospitals, 40,000 hotel rooms, a major theme park, 91 square kilometers of solar energy farms, an electric railway link with Cairo, and a new international airport. It will be built as a smart city. It is planned also to transfer the parliament, presidential palaces, 18 ministries and foreign embassies.

# The Concept



Sueño is a boutique compound that offers exclusive apartment and duplex options varying in area between 115 to 327 m<sup>2</sup> destined to set new standards in luxury and service.

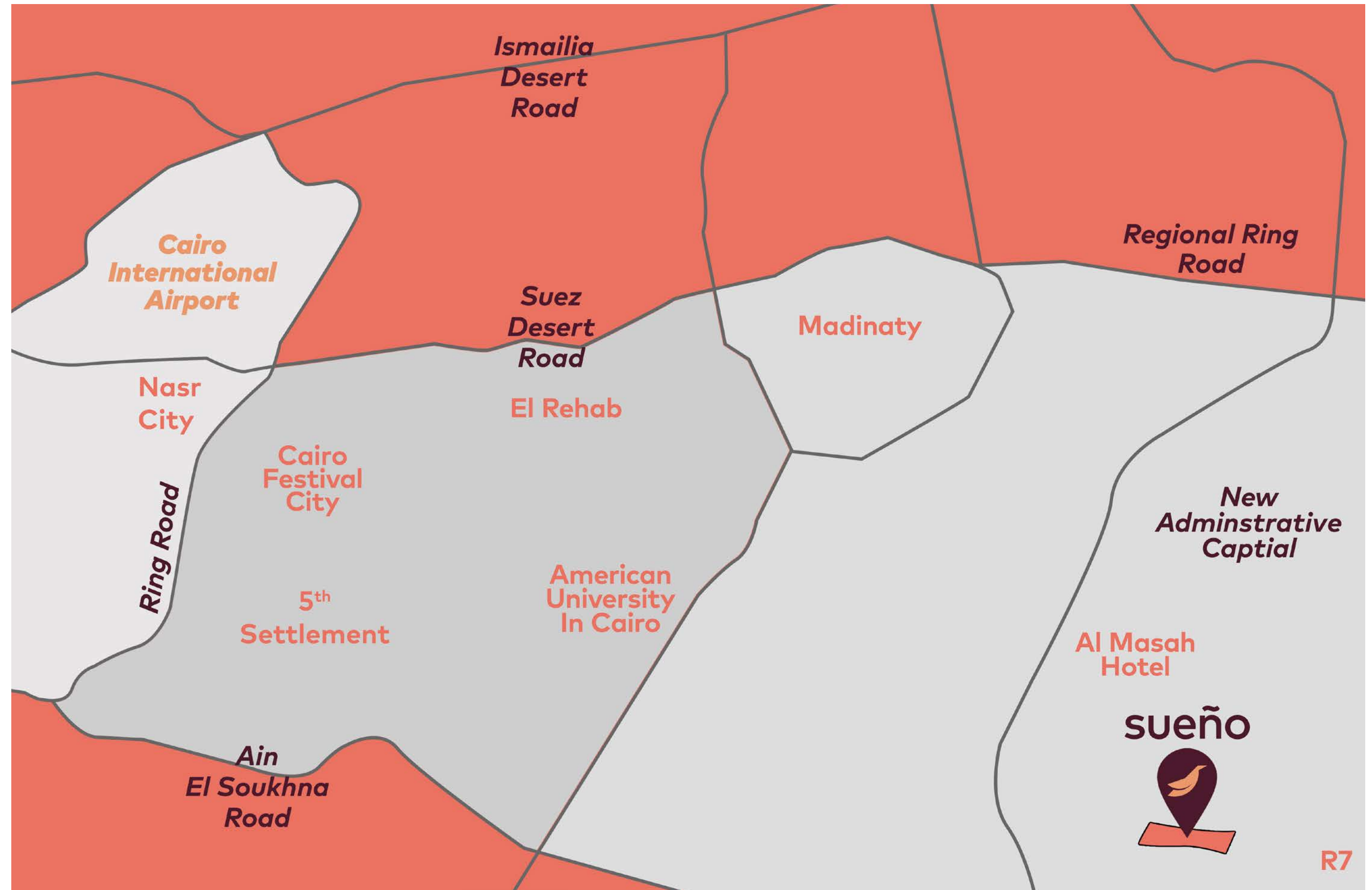
The 12 building compound offers a range of retail and leisure amenities, along with beautiful building exteriors inspired by the Spanish arts, culture and heritage. More than just another impressive development, residents and visitors can enjoy a unique luxurious real estate offering, where the concept of "live, work and play" is reinvented every day.

# The Location

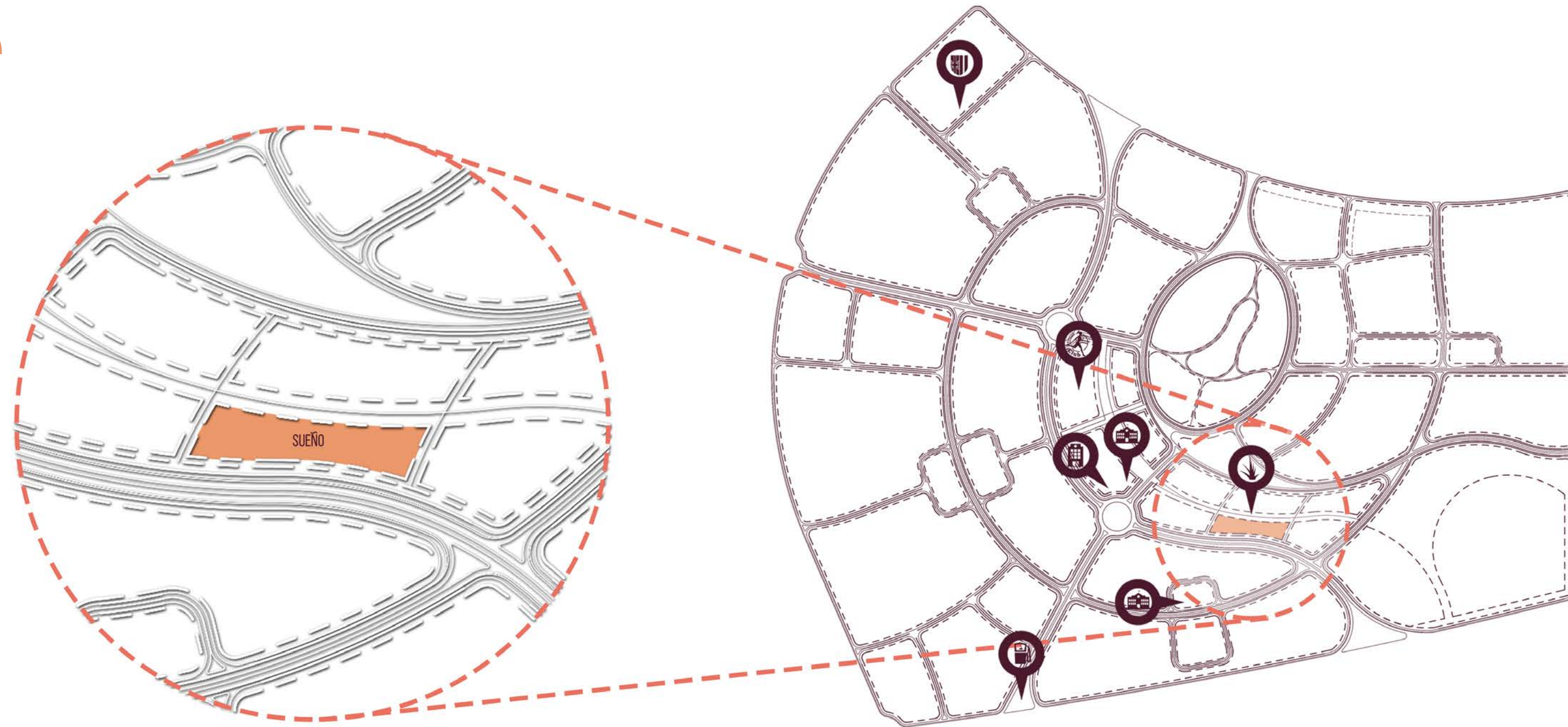
The administrative capital is situated along the corridor between Cairo and the Red Sea, providing linkages to significant shipping routes. The city is bound to become the focal point of Eastern Cairo.

The new city is located 45 kilometers east of Cairo and just outside the Second Greater Cairo Ring Road.

According to the plans, the city would become the new administrative and financial capital of Egypt, housing the main government departments and ministries, as well as foreign embassies. On 700 square kilometers total area, it would have a population of almost seven million people.



# The Site



Sueño is located in zone R7, five minutes away from the embassies district and Expo city, ten minutes away from Al Masa hotel, the opera house, banks complex and the government administrative district, the new airport is only twenty minutes away.

The compound is situated in one of the most coveted areas of the administrative capital, surrounded by many facilities, services and leisure venues among which are schools, The BUE, a sports club, a hospital and a gas station. On one side the compound overlooks The Valley, a huge park with wonderful landscaping for the use of families and pedestrians where no cars are allowed.

	SCHOOL		GAS STATION
	SPORTS CLUB		BUE
	HOSPITAL		GREEN VALLEY

Diplomatic Area

# The Community



Our integrated communities offer the full spectrum of lifestyle needs and create value-added environments at the forefront of city living. Our commitment to innovation caters to a new generation in search of engaging experiences and an emphasis on smart, technological lifestyle. Our target is to create a fulfilling, relevant and exclusive community experience.



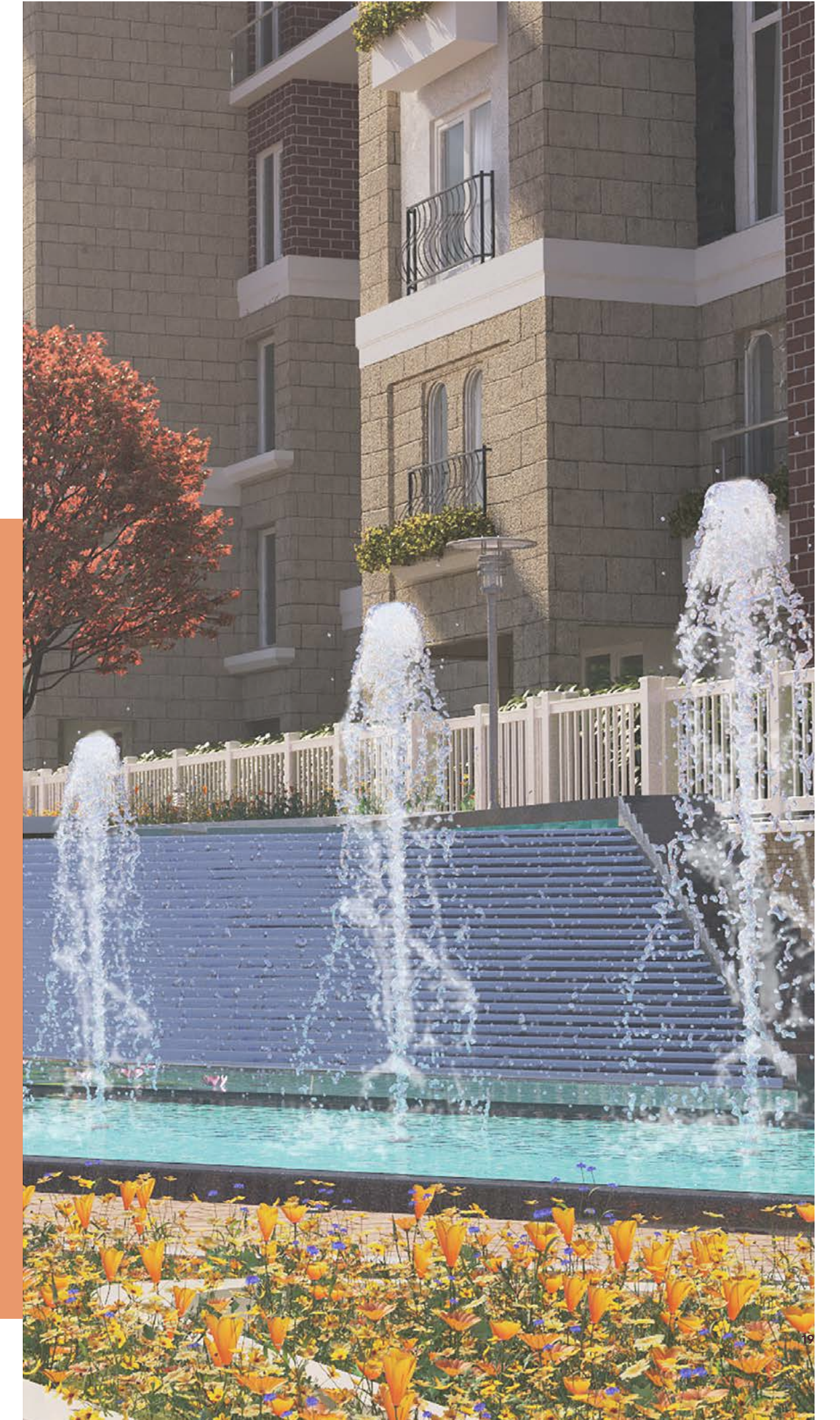
# Services & Amenities





# Main Fountain

We have created a fountain at a very central part of the compound for aesthetic purposes. The meditative sound of running water along with the surrounding greenery create an ambiance that is relaxing, soothing and inspiring all at once.



# Kids Area



Our little friends have also been given the priority within the scope of services that we offer our residents. We created a kids area for them to be able to play and have fun in a safe, contained environment that is only minutes away from home.



# Family Park

We have dedicated a substantial part of the project for a family park. Parks contribute to creating a peaceful and tranquil ambiance in the place; according to many studies, the presence of greenery in the surroundings of one's living quarters helps restore mental clarity, healing the body, and boosts the creativity of said individuals. With this in mind, it was one of our main priorities to incorporate it in the project design.

# Running & Bike Tracks



The compound features tracks for running and others for bicycles for you to enjoy your favorite sport or pastime in a safe area that is uninterrupted by the vehicular access, giving our residents the opportunity to enjoy the open air freely and safely.

# Infinity Pool



Enjoy an invigorating swim before work or a relaxed weekend afternoon by the pool. At Sueño, we created an infinity pool within the perimeters of the compound for your convenience and your enjoyment. Our attention to details compelled us to provide our residents with as many amenities as we could without having to exit the compound gates to enjoy them.

# Solar Energy



The project will be partially powered by solar energy generated by solar plants as per the Administrative Capital energy mandate. Solar energy contributes to reducing air pollution since solar panels produce no greenhouse gases. It is more sustainable and resilient, while also being versatile and low maintenance, which makes it an ideal source of clean energy and a valuable addition to what Sueño has to offer you.



# Health Club

The health club at Sueño includes a state of the art gym, a world class spa, a steam room and a sauna; all the elements that you need to relax and unwind after a long day at work only steps away from home free of charge to all our residents.

# Business Center & Library



We created a business center and a library inside the compound for your convenience to help you with all your business needs and professional emergencies without you having to get out of your way to attend to them. Both facilities are within few meters from your house and we offer them to our residents free of charge.





# Smart Gated Community



For your safety, the compound has 24/7 security at the gates. We have also created a smart application that allows you to issue temporary or permanent passes hassle free for your family and friends. The smart application allows you also to communicate with the compound management for any requests or complaints. You can request the services of a plumber, an electrician or whatever handy service you may require through the mobile application in a very simply and user friendly process.

# Solar Heaters

To optimize the solar energy experience, we installed water heaters on the roofs that are powered by solar energy for all the units at the compound. You will receive your unit with heaters already installed and operating. This will help reduce your electricity consumption budget, sparing you the heaters installation hassle and freeing up the extra space for you to use otherwise.

# Retail Area



The compound features a commercial area that will offer an array of products and services to our residents. While being surrounded with many commercial outlets, we chose to have our own retail area inside the compound so that our residents can enjoy shopping and social activities effortlessly. The area will include cafes, restaurants, a pharmacy, a supermarket and much more.

# Daycare Center



The project offers a daycare center for your little beloved ones, where highly trained staff looks over their every need and comfort. The compound's smart application allows you to connect to the surveillance cameras at the center and check on them anytime you want and anywhere you are to insure their safety and your peace of mind.



# Architecture & Engineering Consultant



EMDAD's (design studio/design team) conceives innovative and sustainable solutions that meet beauty and functionality at its optimum covering all disciplines, while providing the means and caliber to implement its concepts through its construction supervision and project management team of experts. By following a well-structured working methodology, and maintaining a well-coordinated performance, EMDAD's team is motivated to positively manage projects achieving key performance factors in terms of quality, time and cost effectiveness.

EMDAD was first established in 2005 Riyadh as part of AL FOUZAN Trading and General Construction Company (FTCO), EMDAD became a sole company later in 2015 and relocated its Headquarters to Cairo, Egypt.

The firm covers a wide range of projects residential, healthcare, retail, educational, infrastructure, urban and landscape. While abiding by a well-structured methodology.

# The Units



All the units at Sueño were carefully designed to provide maximum space optimization. Units will be delivered semi finished to maintain the individuality of personal taste and preference. For your convenience, we also have the option of delivering your unit fully finished. The compound consists of 462 units in total that are apartments and duplexes varying in areas to suit the needs of each client.



# Master Plan

We have dedicated a substantial part of the project for a family park. Parks contribute to creating a peaceful and tranquil ambiance in the place; according to many studies, the presence of greenery in the surroundings of one's living quarters helps restore mental clarity, healing the body, and boosts the creativity of said individuals. With this in mind, it was one of our main priorities to incorporate it in the project design.







C

A7

A6

A5

A4

B4

B3

B2

B1

A3

A2

A1

Commercial  
Zone

# Type A



# Type A



# Ground Model

## Total Areas

Apartment Area **144 M<sup>2</sup>**

Garden Area **45 M<sup>2</sup>**

## Area Breakdown

RECEPTION & DINNING	4.35X7.75
KITCHEN	3.65X3.10
TOILET	1.50X2.10
MASTER BEDROOM	4.20X3.50
MASTER BATHROOM	2.60X1.90
BATHROOM	2.20X3.00
BEDROOM 1	3.20X3.85
BEDROOM 2	3.55X4.35
CORRIDOR	5.40X1.10
LOBBY 1	2.70X1.70
LOBBY 2	1.10X2.20



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# Typical Model

## Total Areas

Apartment Area

146 M<sup>2</sup>

## Area Breakdown

RECEPTION & DINNING	4.35X7.75
KITCHEN	3.65X3.10
TOILET	1.50X2.10
MASTER BEDROOM	4.20X3.50
BATHROOM	2.20X3.00
BEDROOM 1	3.20X3.85
BEDROOM 2	3.55X4.35
CORRIDOR	5.40X1.10
LOBBY 1	2.70X1.70
LOBBY 2	1.10X2.20
TERRACE	4.20X1.50



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# Typical Model

## Total Areas

Apartment Area

151 M<sup>2</sup>

## Area Breakdown

RECEPTION & DINNING	4.35X7.75
KITCHEN	3.65X3.10
TOILET	1.50X2.10
MASTER BEDROOM	4.20X3.50
MASTER BATHROOM	2.60X1.90
BATHROOM	2.20X3.00
BEDROOM 1	3.20X3.85
BEDROOM 2	3.55X4.35
CORRIDOR	5.40X1.10
LOBBY 1	2.70X1.70
LOBBY 2	1.10X2.20
TERRACE	4.20X1.50



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# Duplex Model

## Total Areas

Apartment Area

268 M<sup>2</sup>

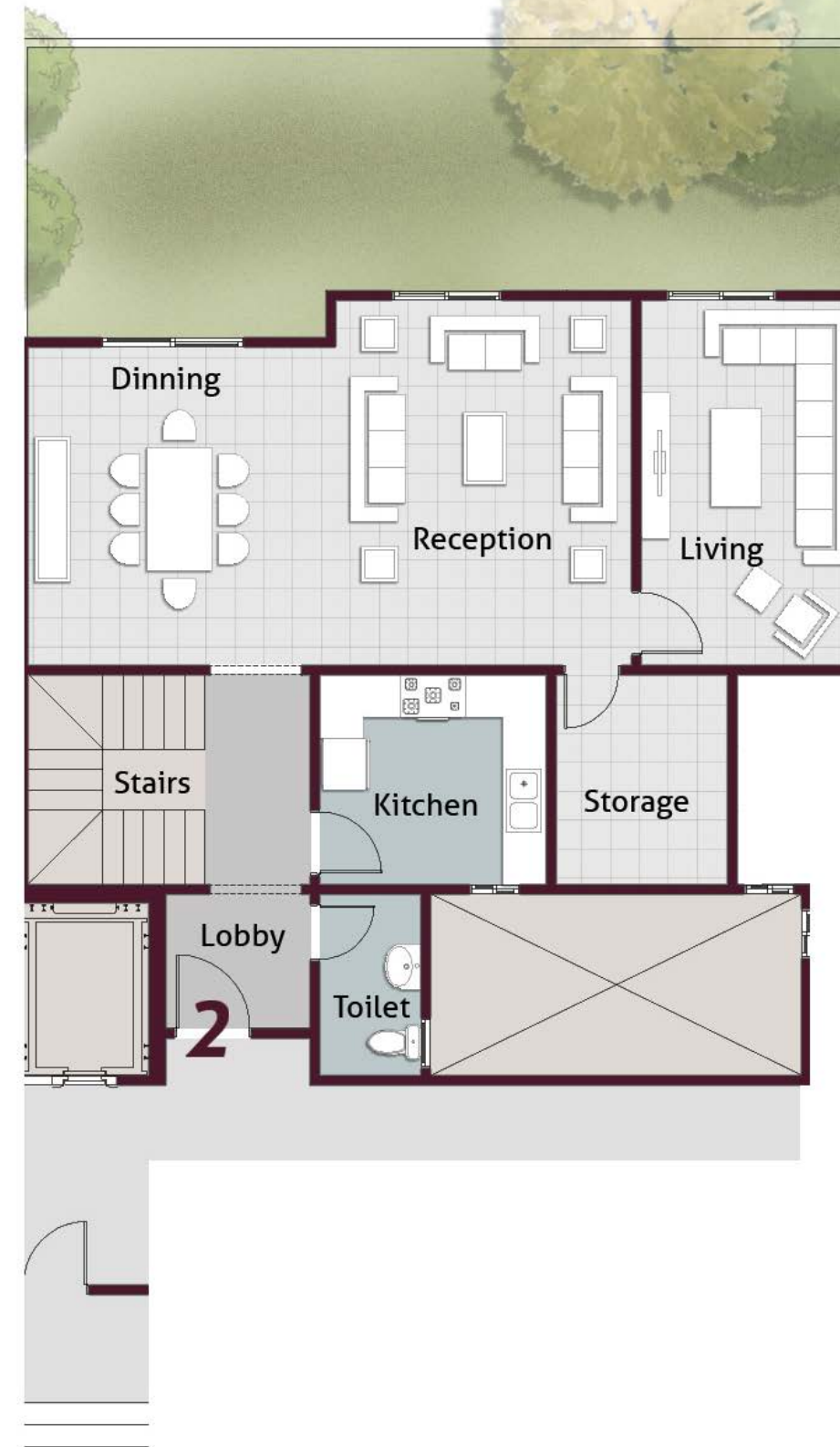
Garden Area

42 M<sup>2</sup>

## Area Breakdown

BEDROOM/LIVING	4.20X3.65
BEDROOM 1	3.40X4.05
BEDROOM 2	4.05X3.55
MASTER BEDROOM	4.85X3.50
DRESSING	2.20X3.00
MASTER BATHROOM	2.00X3.00
BATHROOM	3.60X2.70
KITCHENETTE	3.00X3.00
STAIR	2.50X3.00
CORRIDOR 1	6.20X1.10
CORRIDOR 2	2.30X1.10
TERRACE	4.20X1.50
RECEPTION	4.30X4.60
DINNING	4.20X5.25
LIVING	3.10X5.25
KITCHEN	3.25X3.00
STORAGE	2.50X3.00
TOILET	1.50X2.70
LOBBY	2.10X2.10
CORRIDOR	1.45X3.00
STAIR	2.50X3.00

## Ground Floor



## First Floor



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# Penthouse Model

## Total Areas

Apartment Area

240 M<sup>2</sup>

Roof Area

147 M<sup>2</sup>

## Area Breakdown

RECEPTION	5.10X4.15
DINNING	4.15X3.55
KITCHEN	3.10X3.60
TOILET	1.40X2.60
LOBBY	2.20X2.75
STAIR	2.90X2.45
STAIR LOBBY	1.50X2.90
LIVING	4.10X4.70
BEDROOM 1	4.05X3.55
BEDROOM 2	4.05X3.40
MASTER BEDROOM	4.80X3.50
MASTER BATHROOM	2.20X3.15
BATHROOM	2.10X3.15
MAID ROOM	2.20X2.70
MAID TOILET	1.40X2.70
KITCHENETTE	1.50X2.90
CORRIDOR 1	6.20X1.10
CORRIDOR 2	2.30X1.10
STAIR	2.90X2.45
STAIR LOBBY	1.50X2.90
TERRACE	4.20X1.50

## 7th Floor



## Roof Floor



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# Type B



# Type B



# Ground Model

## Total Areas

Apartment Area

129 M<sup>2</sup>

## Area Breakdown

RECEPTION & DINNING	4.75X7.15
KITCHEN	3.10X3.45
TOILET	1.40X2.15
MASTER BEDROOM	4.15X4.75
MASTER BATHROOM	1.90X2.55
DRESSING	2.25X2.55
BATHROOM	1.90X3.45
BEDROOM	3.75X4.10
LOBBY 1	1.25X4.10
LOBBY 2	1.35X1.40



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# First Model

## Total Areas

Apartment Area

150 M<sup>2</sup>

## Area Breakdown

RECEPTION & DINNING	5.50X5.45
TERRACE 1	3.30X1.50
LOBBY	1.40X1.15
KITCHEN	3.25X3.55
TOILET	1.80X3.55
CORRIDOR	4.90X1.10
MASTER BEDROOM	4.15X3.80
MASTER BATHROOM	2.05X2.10
DRESSING	2.05X2.10
TERRACE 2	2.05X2.10
BEDROOM 1	3.50X3.95
BEDROOM 2	3.75X4.25
BATHROOM	1.80X3.55



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# Typical Model 1

## Total Areas

Apartment Area

212 M<sup>2</sup>

## Area Breakdown

LOBBY 1	2.55X1.70
RECEPTION	5.55X4.10
DINNING	3.75X5.25
TERRACE 1	4.10X1.50
LOBBY 2	1.55X1.55
KITCHEN	4.40X3.55
BATHROOM	1.55X2.65
CORRIDOR 1	3.95X1.10/ 1.20X3.55
MASTER BEDROOM	3.35X1.85
MASTER BATHROOM	4.90X3.70
DRESSING	3.35X1.85
CORRIDOR 2	1.60X3.55
TERRACE 3	2.70X1.55
BEDROOM 1	3.60X4.75
TERRACE 2	3.60X1.50
BEDROOM 2	3.95X4.45
TOILET	2.05X3.55



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# Typical Model 2

## Total Areas

Apartment Area

160 M<sup>2</sup>

## Area Breakdown

RECEPTION & DINNING	5.40X5.45
TERRACE 1	4.10X1.50
LOBBY	1.40X1.30
KITCHEN	3.25X3.55
TOILET	1.40X2.30
CORRIDOR	6.50X1.20
MASTER BEDROOM	4.15X3.90
MASTER BATHROOM	2.05X2.10
DRESSING	2.05X2.10
TERRACE 2	2.85X1.50
BEDROOM 1	3.80X4.00
BEDROOM 2	3.95X4.30
BATHROOM	1.85X3.55



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# Typical Model 3

## Total Areas

Apartment Area

150 M<sup>2</sup>

## Area Breakdown

RECEPTION & DINNING	5.50X5.45
TERRACE 1	3.30X1.50
LOBBY	1.40X1.15
KITCHEN	3.25X3.55
TOILET	1.80X3.55
CORRIDOR	4.90X1.10
MASTER BEDROOM	4.15X3.80
MASTER BATHROOM	2.05X2.10
DRESSING	2.05X2.10
TERRACE 2	1.80X3.55
BEDROOM 1	3.50X3.95
BEDROOM 2	3.75X4.25
BATHROOM	1.80X3.55



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# Typical Model 4

## Total Areas

Apartment Area

115 M<sup>2</sup>

## Area Breakdown

RECEPTION & DINNING	5.50X5.45
TERRACE	3.30X1.50
LOBBY	1.40X1.15
KITCHEN	3.25X3.55
TOILET	1.40X2.30
CORRIDOR	5.10X1.10
MASTER BEDROOM	3.75X4.25
BEDROOM	3.60X3.95
BATHROOM	1.80X3.55



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# M Duplex Model

## Total Areas

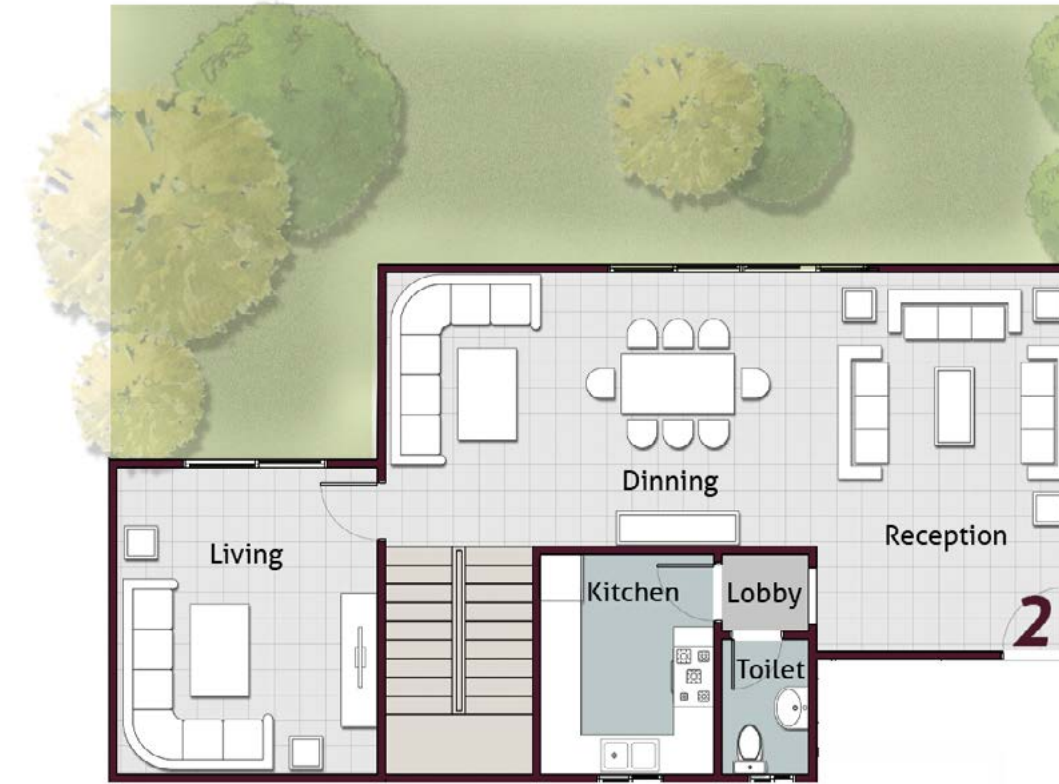
Apartment Area **268 M<sup>2</sup>**

Garden Area **86 M<sup>2</sup>**

## Area Breakdown

RECEPTION	3.95X5.90
DINNING	4.20X6.45
LIVING	4.00X4.80
STAIR	2.30X3.55
KITCHEN	2.85X3.55
TOILET	1.40X2.30
LOBBY	1.30X1.40
MASTER BEDROOM	3.95X4.00
DRESSING	2.00X2.05
MASTER BATHROOM	1.95X2.10
BEDROOM 1	3.95X4.45
BEDROOM 2	3.80X4.15
BEDROOM 3	3.95X5.60
KITCHEN	2.25X3.55
BATHROOM	2.05X3.55
STAIR	2.30X3.55
CORRIDOR	6.35X1.10
TERRACE 1	1.60X2.85
TERRACE 2	1.60X4.00

## Ground Floor



## First Floor



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# C Duplex Model

## Total Areas

Apartment Area **277 M<sup>2</sup>**

Garden Area **85 M<sup>2</sup>**

## Area Breakdown

RECEPTION	4.10X5.80
DINNING	4.20X6.45
LIVING	4.00X4.80
STAIR	2.30X3.55
KITCHEN	4.15X3.55
TOILET	1.55X2.65
MASTER BEDROOM	4.15X3.80
DRESSING	2.05X2.10
MASTER BATHROOM	2.10X2.05
BEDROOM 1	3.95X4.45
BEDROOM 2	3.70X4.20
BEDROOM 3	4.05X5.60
KITCHEN	2.10X3.55
BATHROOM	1.90X3.55
STAIR	2.30X3.55
CORRIDOR	6.35X1.10
TERRACE 1	1.60X2.85
TERRACE 2	1.60X4.10
STORAGE	1.55X2.50

## Ground Floor



## First Floor



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# Penthouse Model

## Total Areas

Apartment Area **263 M<sup>2</sup>**

Roof Area **140 M<sup>2</sup>**

## Area Breakdown

RECEPTION	4.00X5.25/ 3.95X5.25
DINNING	3.80X3.55
KITCHEN	3.10X3.55
STAIR	3.25X3.55
BATHROOM	1.40X2.20
LOBBY	1.40X1.35
MASTER BEDROOM	4.15X3.90
DRESSING	2.05X2.10
BATHROOM	2.05X2.10
TERRACE 2	2.85X1.50
BEDROOM 1	3.95X4.45
TERRACE 1	4.10X1.50
BEDROOM 2	3.95X4.30
LIVING	3.80X4.05
CORRIDOR	6.50X1.20
BATHROOM	1.80X3.55
STAIR	3.25X3.55
TOILET	1.40X3.55
MAID	3.95X2.80

## 7th Floor



## Roof Floor



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# Type C



# Type C



# Ground Model 1

## Total Areas

Apartment Area

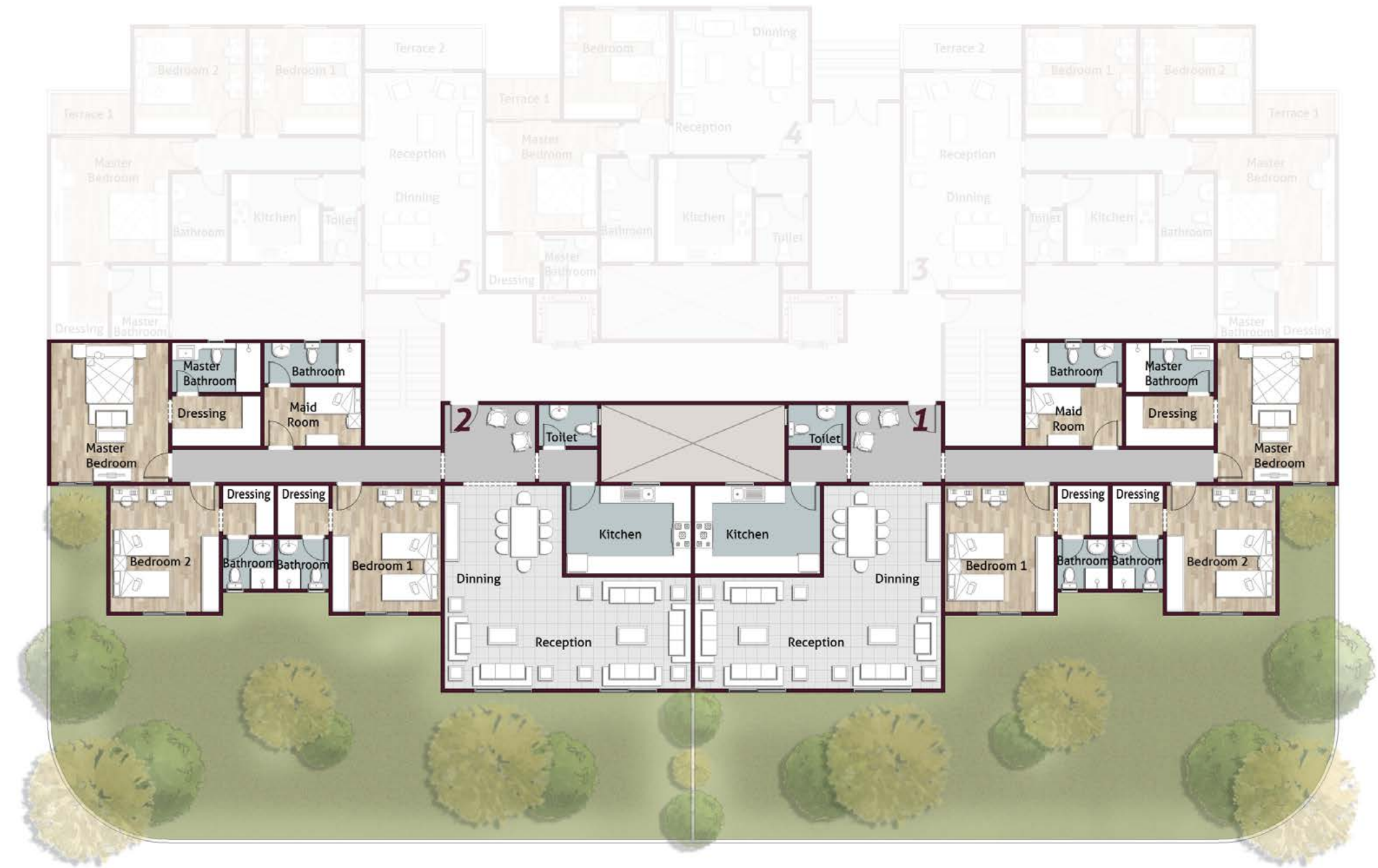
228 M<sup>2</sup>

Garden Area

131 M<sup>2</sup>

## Area Breakdown

RECEPTION	7.15X4.25
DINNING	4.00X4.60
TOILET	2.10X2.65
KITCHEN	4.30X3.15
BEDROOM 1	3.80X4.55
DRESSING 1	1.80X1.80
BATHROOM 1	1.95X1.80
BEDROOM 2	3.80X4.55
DRESSING 2	1.80X1.80
BATHROOM 2	1.95X1.80
MASTER BEDROOM	4.25X4.80
DRESSING	3.10X1.80
MASTER BATHROOM	3.10X1.80
MAID BEDROOM	3.40X2.30
MAID BATHROOM	3.40X1.50
CORRIDOR	9.20X1.10
LOBBY	3.30X2.85
LOBBY 2	2.20X1.10



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# Ground Model 2

## Total Areas

Apartment Area

162 M<sup>2</sup>

## Area Breakdown

RECEPTION & DINNING	4.25X7.65
KITCHEN	3.20X3.10
TOILET	1.40X2.00
MASTER BEDROOM	4.10X4.45
MASTER BATHROOM	2.05X2.60
BATHROOM	2.00X3.10
BEDROOM 1	3.85X3.90
BEDROOM 2	3.85X3.90
CORRIDOR	6.50X1.10
TERRACE 1	4.25X1.50
TERRACE 2	2.80X1.50
LOBBY 2	1.30X1.10
DRESSING	2.20X2.60



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# Ground Model 3

## Total Areas

Apartment Area

119 M<sup>2</sup>

## Area Breakdown

RECEPTION & DINNING	4.85X5.15
KITCHEN	3.30X3.65
TOILET	2.05X2.45
MASTER BEDROOM	3.90X3.95
MASTER BATHROOM	2.00X2.00
BATHROOM	1.90X3.65
DRESSING	2.20X2.60
BEDROOM	3.95X3.70
TERRACE	2.65X1.50
LOBBY 1	2.00X1.30
LOBBY 2	1.30X1.10



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# Typical Model 1

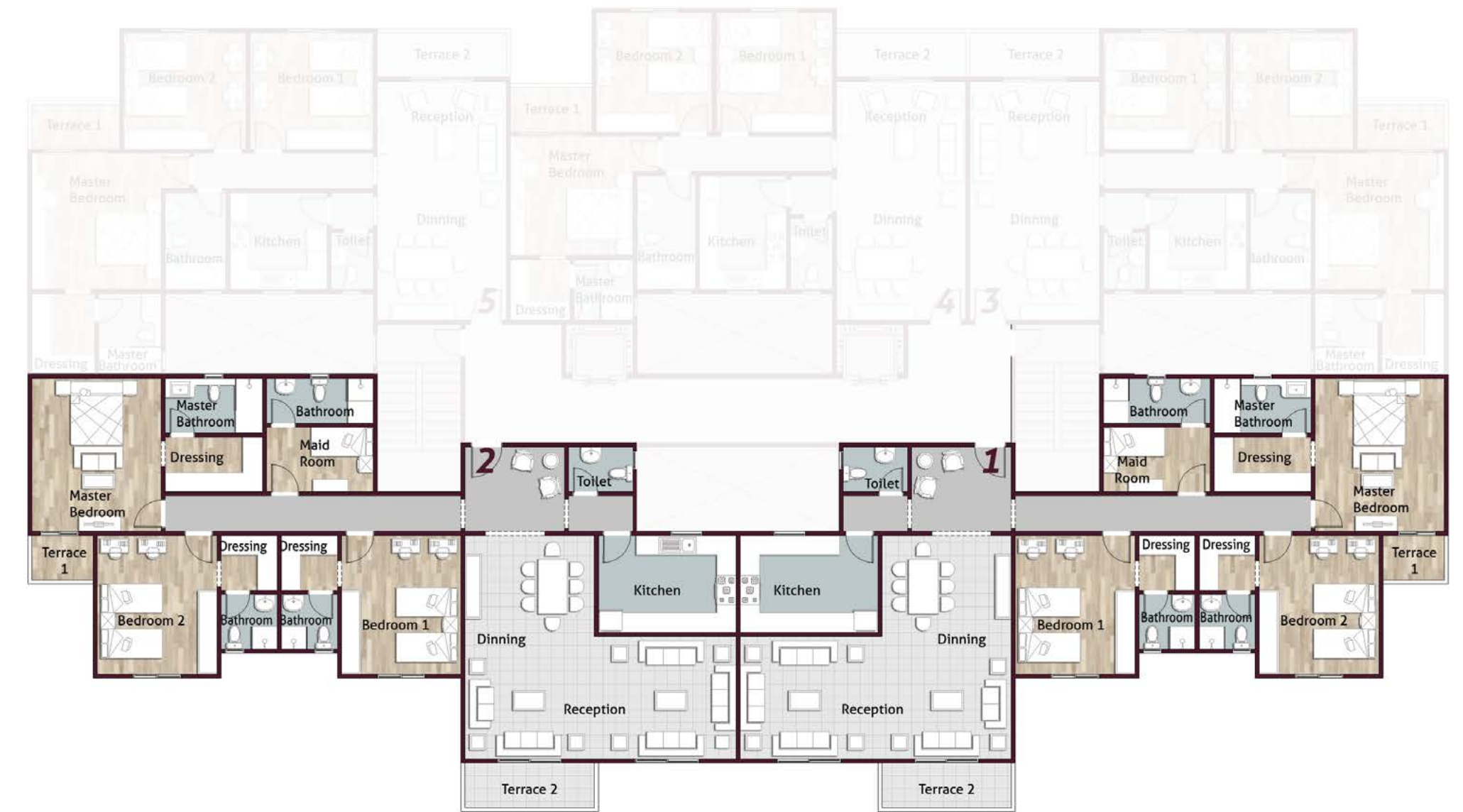
## Total Areas

Apartment Area

237 M<sup>2</sup>

## Area Breakdown

RECEPTION	7.15X4.25
DINNING	4.00X4.60
TOILET	2.10X1.65
KITCHEN	4.30X3.15
BEDROOM 1	3.80X4.55
DRESSING 1	1.80X1.80
BATHROOM 1	1.95X1.80
BEDROOM 2	3.80X4.55
DRESSING 2	1.80X1.80
MASTER BEDROOM	4.25X4.80
DRESSING	3.10X1.80
MASTER BATHROOM	3.10X1.80
MAID BEDROOM	3.40X2.30
MAID BATHROOM	3.40X1.50
CORRIDOR	9.20X1.10
LOBBY	3.30X2.85
LOBBY 2	2.20X1.10
TERRACE 1	4.25X1.50
TERRACE 2	2.00X1.50



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# Typical Model 2

## Total Areas

Apartment Area

154 M<sup>2</sup>

## Area Breakdown

RECEPTION & DINNING	4.20X7.65
KITCHEN	2.80X3.65
TOILET	1.30X2.30
MASTER BEDROOM	3.90X3.95
MASTER BATHROOM	2.00X2.00
BATHROOM	1.90X3.65
DRESSING	2.00X2.00
BEDROOM 1	3.95X3.70
BEDROOM 2	3.95X3.70
TERRACE 1	2.65X1.50
TERRACE 2	4.20X1.50
LOBBY	1.30X1.20
CORRIDOR	6.50X1.10



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# Typical Model 3

## Total Areas

Apartment Area

162 M<sup>2</sup>

## Area Breakdown

RECEPTION & DINNING	4.25X7.65
KITCHEN	3.20X3.10
TOILET	1.40X2.00
MASTER BEDROOM	4.10X4.45
MASTER BATHROOM	2.05X2.60
BATHROOM	2.00X3.10
BEDROOM 1	3.85X3.90
BEDROOM 2	3.85X3.90
CORRIDOR	6.50X1.10
TERRACE 1	4.25X1.50
TERRACE 2	2.80X1.50
LOBBY	1.30X1.10
DRESSING	2.20X2.60



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# Penthouse Model

## Total Areas

Apartment Area	327 M <sup>2</sup>	Roof Area	121 M <sup>2</sup>
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## Area Breakdown

RECEPTION	4.00X5.75
KITCHEN	3.20X3.10
TOILET	1.70X2.85
MAID ROOM	2.35X3.50
DINNING	3.70X6.25
BATHROOM	2.35X1.50
STAIR	2.50X3.75
RECEPTION	7.15X4.25
DINNING	4.00X4.60
TOILET	2.10X1.65
KITCHEN	4.30X3.15
BEDROOM 1	3.80X4.55
DRESSING 1	1.80X1.80
BATHROOM 1	1.95X1.80
BEDROOM 2	3.80X4.55
DRESSING 2	1.80X1.80
MASTER BEDROOM	4.25X4.80
DRESSING	2.30X1.80
MASTER BATHROOM	2.30X1.80
STORAGE	1.80X3.70
STAIR	2.50X3.70
CORRIDOR	9.20X1.10
LOBBY 1	3.30X2.85
LOBBY 2	2.10X1.20
TERRACE 1	4.25X1.50
TERRACE 2	2.00X1.50
BATHROOM	1.95X1.80

## 7th Floor



## Roof Floor



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