




LA MIRADA

EL MOSTAKBAL

— NEW CAIRO —

The image features a white background with numerous green leaves scattered across it. The leaves are of various shapes and sizes, some pointing upwards, some downwards, and some horizontally. They are distributed throughout the frame, with a higher density towards the edges and a clearer space in the center where the text is located. The leaves have a natural, slightly textured appearance with visible veins.

THE FUTURE BELONGS TO THOSE WHO PREPARE FOR IT TODAY



Your future
IS WHAT YOU BELIEVE TODAY



GRAND PLAZA FOR TOURISTIC DEVELOPMENT

THE DEVELOPER

LA MIRADA IS DEVELOPED BY GRAND PLAZA COMPANY; SHAREHOLDING COMPANY ESTABLISHED BY A GROUP OF REAL ESTATE DEVELOPERS WITH THE PURPOSE TO OWN, DEVELOP AND MANAGE REAL ESTATE PROJECTS.

SHAREHOLDERS ARE GROUP OF INVESTORS WHO HAVE LONG TERM INDUSTRIAL TRACK RECORD ESTABLISHING AND DEVELOPING MANY PROJECTS IN EGYPT CURRENTLY LED BY NEW GENERATION ENTREPRENEUR ENG. SHERIF FAROUK OSMAN WHO REPRESENTS THE YOUNG DRIVING FORCE FOR THE GROUP EXPANDING INVESTMENTS AND SUCCESS IN THE LAST FEW YEARS.



A LANDMARK OF GOOD LIVING

LA MIRADA EL MOSTAKBAL IS A COLLECTION OF LUXURIOUS RESIDENTIAL APARTMENTS, EACH CLUSTER OF APARTMENTS ENCOMPASSES VERDANT GREENERY AND WATER LANDSCAPES. THE DEVELOPMENT IS THE ONLY LOW-RISE AND LOW-DENSITY APARTMENT COMPLEX TO BE BUILT IN A THRIVING AND ESTABLISHED COMMUNITY WITHIN NEW CAIRO.

LA MIRADA EL MOSTAKBAL OFFERS A WIDE VARIETY OF AMENITIES INCLUDING BUT NOT LIMITED TO COMMERCIAL HUB, HEALTH CENTER, MOSQUE, GREEN AREAS, BICYCLE TRACKS, CLUB HOUSE & NURSERY, ALLOWING CLIENTELE TO CHOOSE A HOME THAT IDEALLY SUITS THEIR PERSONALITY AND LIFESTYLE.

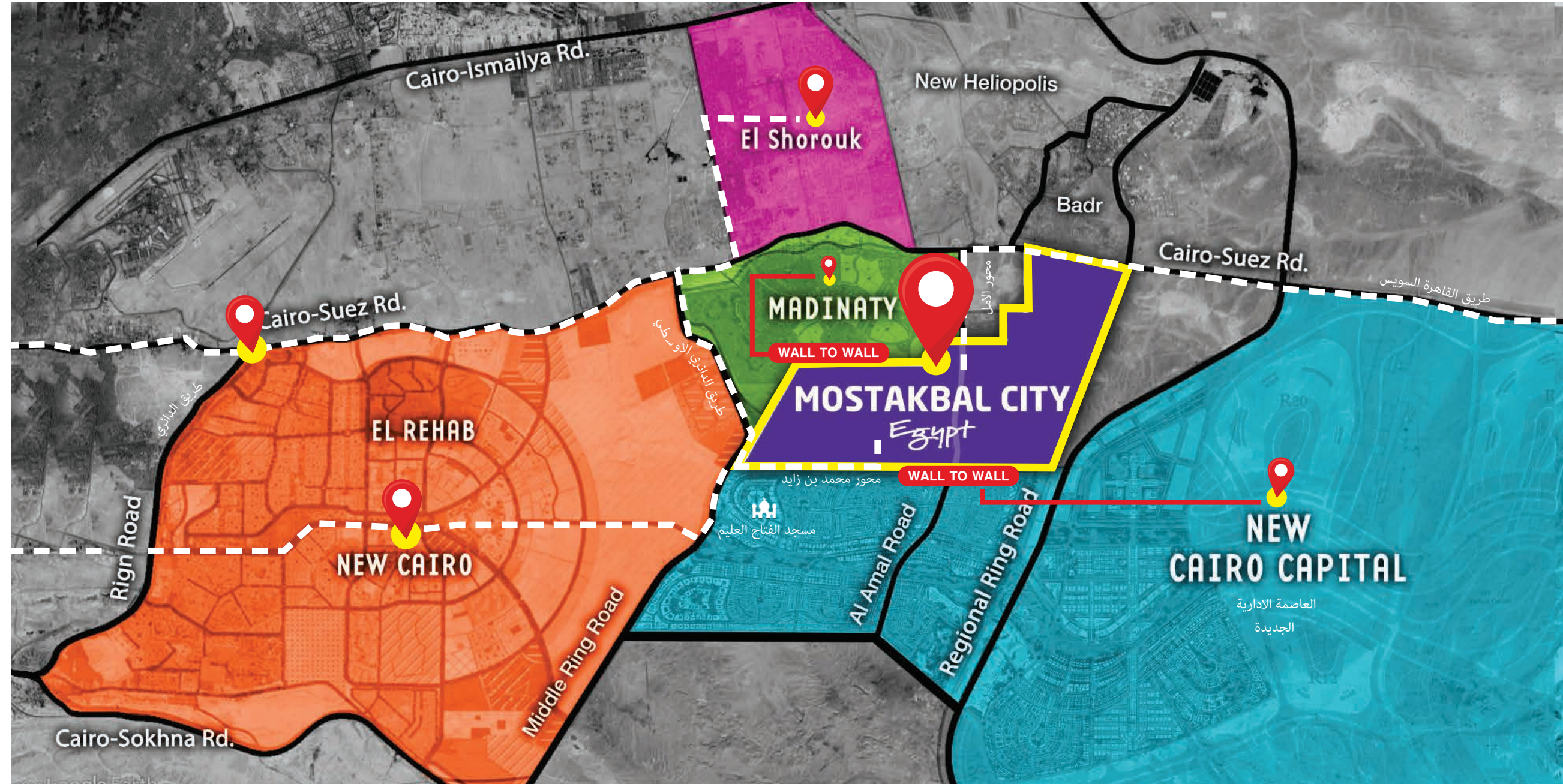
A RESIDENCE THAT CREATES THE PERFECT BALANCE, CLOSE ENOUGH TO THE BUZZ OF THE CITY YET FAR ENOUGH FROM IT. LA MIRADA AL MOSTAKBAL ASSURES COMFORT AND CONVENIENCE TO YOUR DAY-TO-DAY LIFE. WE HAVE METICULOUSLY PLANNED EACH HOME TO SUIT YOUR REQUIREMENTS OFFERING YOU PEACE OF MIND AS WELL AS A LAVISH LIFESTYLE.





— LOCATION —

NEWCAIRO TO LA MIRADA





FACILITIES



FACILITIES WITH UNIQUE STYLE

LA MIRADA EL MOSTAKABAL IS A DISTINCTIVE RESIDENTIAL PROJECT DESIGNED WITH THE HIGHEST LEVEL OF ENGINEERING AND CREATIVE PLANNING. WE OFFER A UNIQUE COMBINATION OF UPSCALED RESIDENTIAL LIVING IN A CONTEMPORARY GATED COMMUNITY.

WE ASSIST YOU THROUGH ALL ASPECTS TO ACHIEVE THE RIGHT HOME THAT MOST IDEALLY SUITS YOUR LIFESTYLE AND INDIVIDUAL REQUIREMENTS.

OUR NEIGHBORHOOD DEVELOPMENTS ARE SKILLFULLY PLANNED AND PROTECTED BY RESTRICTIVE COVENANTS AND ALL HOME DESIGNS ARE METICULOUSLY CRAFTED AND BUILT TO ASTUTE CONSTRUCTION DETAIL AND SPECIFICATIONS.



AMENITIES



OUT-OF-THE-NORM AMENITIES

THE PROJECT WAS STUDIED WITH ENDLESS CARE TO PROVIDE OUT-OF-THE-NORM FACILITIES AND SERVICES SUCH AS A SHOPPING MALL, GREEN AREAS AND OTHER RECREATIONAL AMENITIES DESIGNED TO OFFER COMPLETE RELAXATION AND A COMFORTABLE MODERN LIFESTYLE FOR RESIDENTS.

THE PROJECT ALSO INCLUDES OTHER DISTINCTIVE FACILITIES SUCH AS BICYCLE & JOGGING TRACKS, HEALTH CLUB, CHILDREN PLAYGROUNDS AND NURSERY; IN ADDITION TO HIGH-END MAINTENANCE AND SECURITY SERVICES AVAILABLE AROUND THE CLOCK. COMBINED TOGETHER, THESE FEATURES OFFER A LIVING EXPERIENCE LIKE NO OTHER.



NURSERY



COMMERCIAL HUB



WATER FEATURES



CLUB HOUSE &
HEATH CENTER



CYCLING TRACK



ROOF TOP
RECREATIONAL AREA







TYPE A

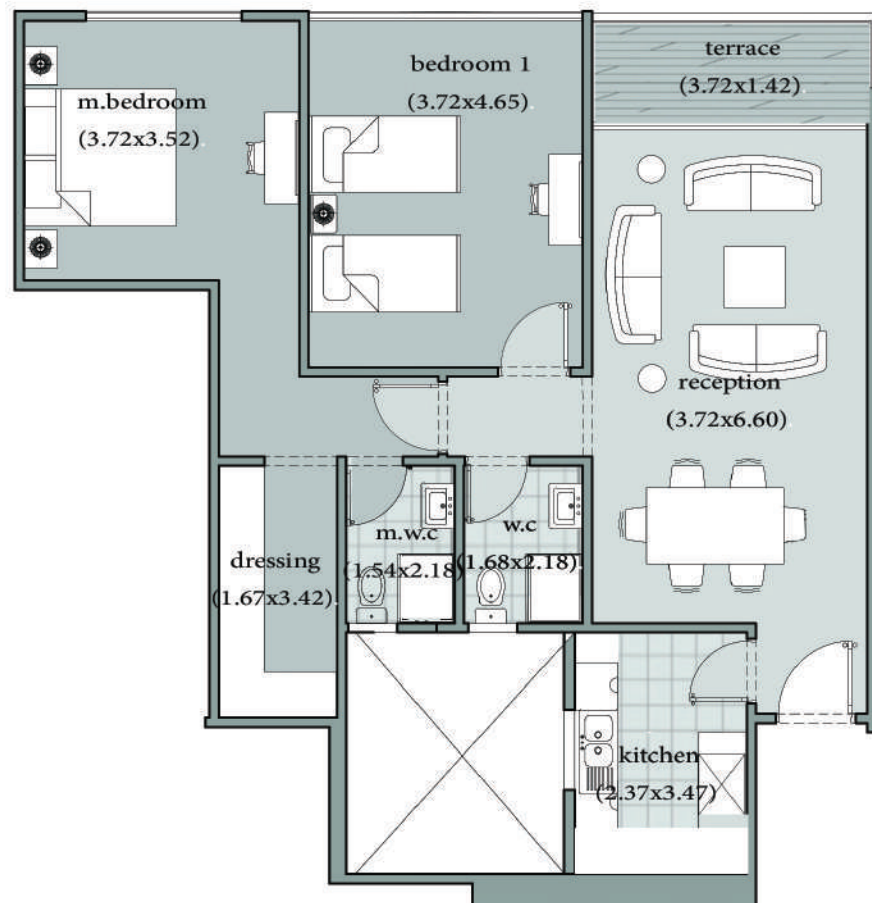


TYPE A12

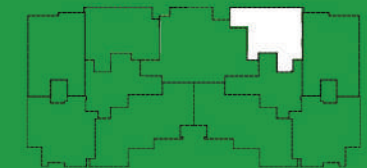
Area : 114 m²

Accacia
First Floor - App13

1_reception	3.72x6.60 m ²
2_terrace	3.72x1.42 m ²
3_bedroom1	3.72x4.65 m ²
4_m.bedroom	3.72x3.52 m ²
5_dressing	1.67x3.42 m ²
6_m.w.c	1.54x2.18 m ²
7_kitchen	2.37x3.47 m ²
8_bathroom	1.68x2.18 m ²



All dimensions shown above are axis to axis . Diagrams are not to scale , doesn't include structural elements and are for illustrative purposes only. The total built-up area of the unit includes the walls thickness and the unit share of building utilities .



TYPE (A) 12

Area : 122 m²

Garden : 53 m²

Accacia
Ground Floor - App.4

1- Reception	2.60 x 4.80 m ²
2- Dining	3.50 x 4.80 m ²
3- Terrace 1	1.55 x 3.30 m ²
4- Kitchen	2.10 x 3.85 m ²
5-Bathroom	2.00 x 2.90 m ²
6- Lobby	1.00 x 1.30 m ²
7- Bedroom 1	3.90 x 4.30 m ²
8-Master Bedroom	4.00 x 4.30 m ²
9-Dressing	2.10 x 2.10 m ²
10- M.Bathroom	2.10 x 2.70 m ²
11-Terrace 2	1.40 x 2.10 m ²



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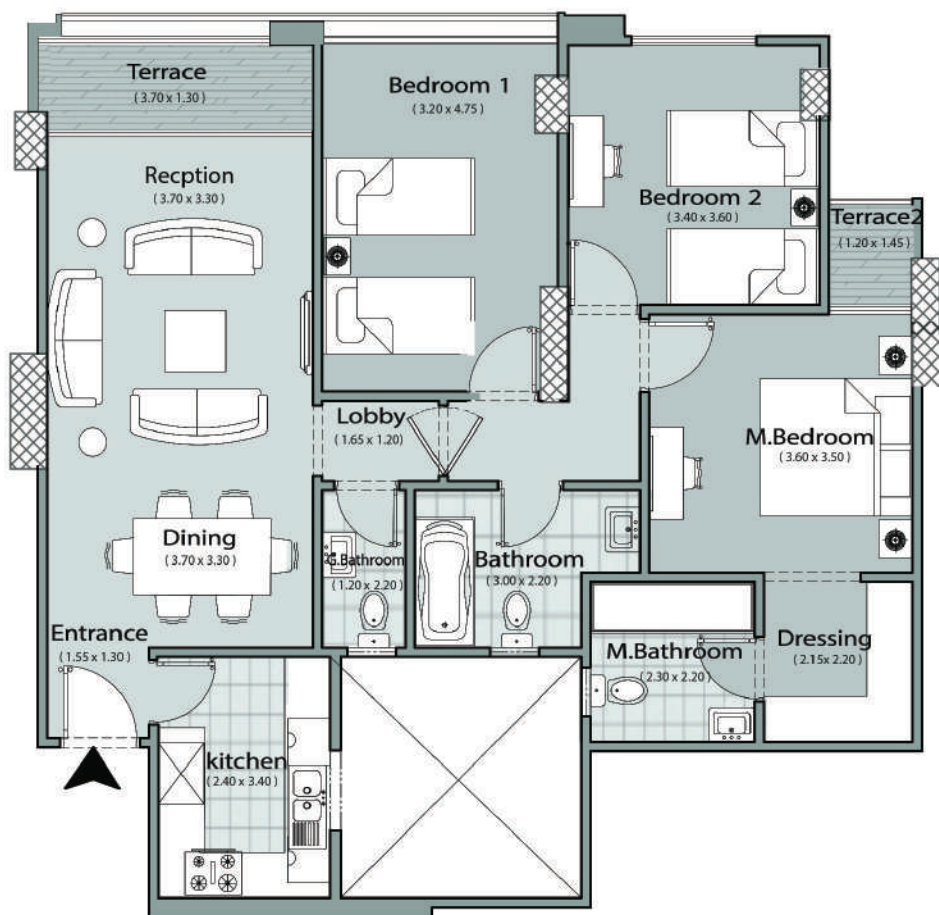


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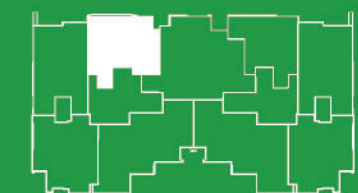
Area : 133m²

Azalea
First Floor - App.13

1- Dining	3.70 x 3.30 m ²
2- Reception	3.70 x 3.30 m ²
3- Guest Bathroom	1.20 x 2.20 m ²
4- Kitchen	2.40 x 3.40m ²
5- Bathroom	3.00 x 2.20 m ²
6- Bedroom 1	3.20x 4.75 m ²
7-Terrace	3.70 x 1.30 m ²
8- Bedroom 2	3.40 x 3.60 m ²
9- Entrance	1.55 x 1.30 m ²
10-Master Bedroom	3.60 x 3.50 m ²
11-Dressing Room	2.15x 2.20 m ²
12- M.Bathroom	2.30 x 2.20 m ²
13- Lobby	1.65 x 1.20 m ²
14-Terrace 2	1.20 x 1.45 m ²



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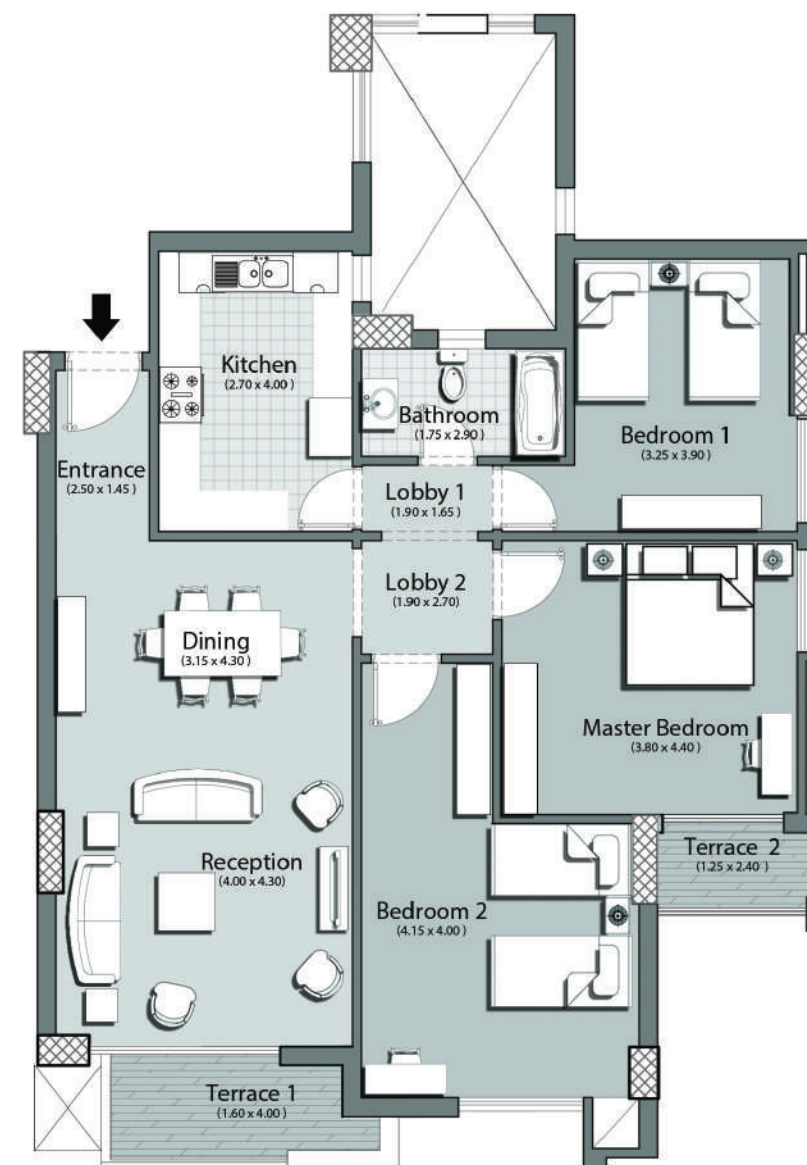


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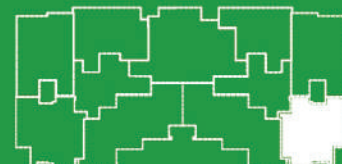
Area : 144 m²

Accacia
Second Floor - App.21

1- Entrance	2.50 x 1.45 m ²
2- Dining	3.15 x 4.30 m ²
3- Reception	4.00 x 4.30 m ²
4- Terrace 1	1.60 x 4.00 m ²
5- Kitchen	2.70 x 4.00m ²
6-Bathroom	1.75 x 2.90 m ²
7- Lobby 1	1.90 x 1.65 m ²
8- Bedroom 1	3.25 x 3.90 m ²
9- Bedroom 2	4.15 x 4.00 m ²
10-Master Bedroom	3.80 x 4.40 m ²
11-Terrace 2	1.25 x 2.40 m ²
12-Lobby 2	1.90 x 2.70 m ²



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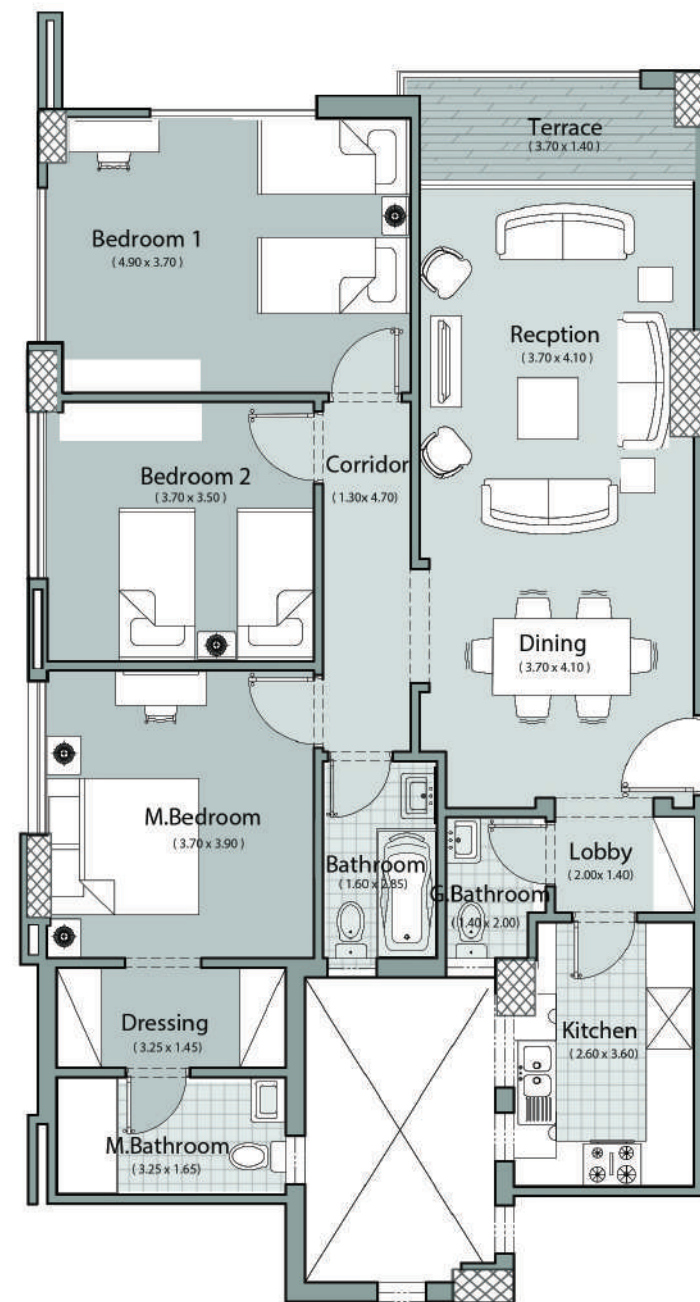


TYPE (A)12

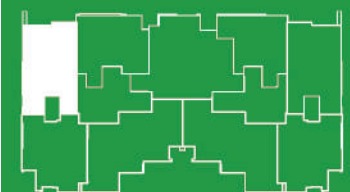
Area : 149 m²

Azalea
Fourth Floor - App.42

1- Dining	3.70 x 4.10 m ²
2- Reception	3.70 x 4.10 m ²
3- Guest Bathroom	1.40 x 2.00 m ²
4- Kitchen	2.60 x 3.60 m ²
5- Bathroom	1.60 x 2.85 m ²
6- Bedroom 1	4.90 x 3.70 m ²
7-Terrace	3.70 x 1.40 m ²
8- Bedroom 2	3.70 x 3.50 m ²
9- Corridor	1.30 x 4.70 m ²
10-Master Bedroom	3.70 x 3.90 m ²
11-Dressing Room	3.25 x 1.45 m ²
12- M.Bathroom	3.25 x 1.65 m ²
14- Lobby	2.00 x 1.40 m ²



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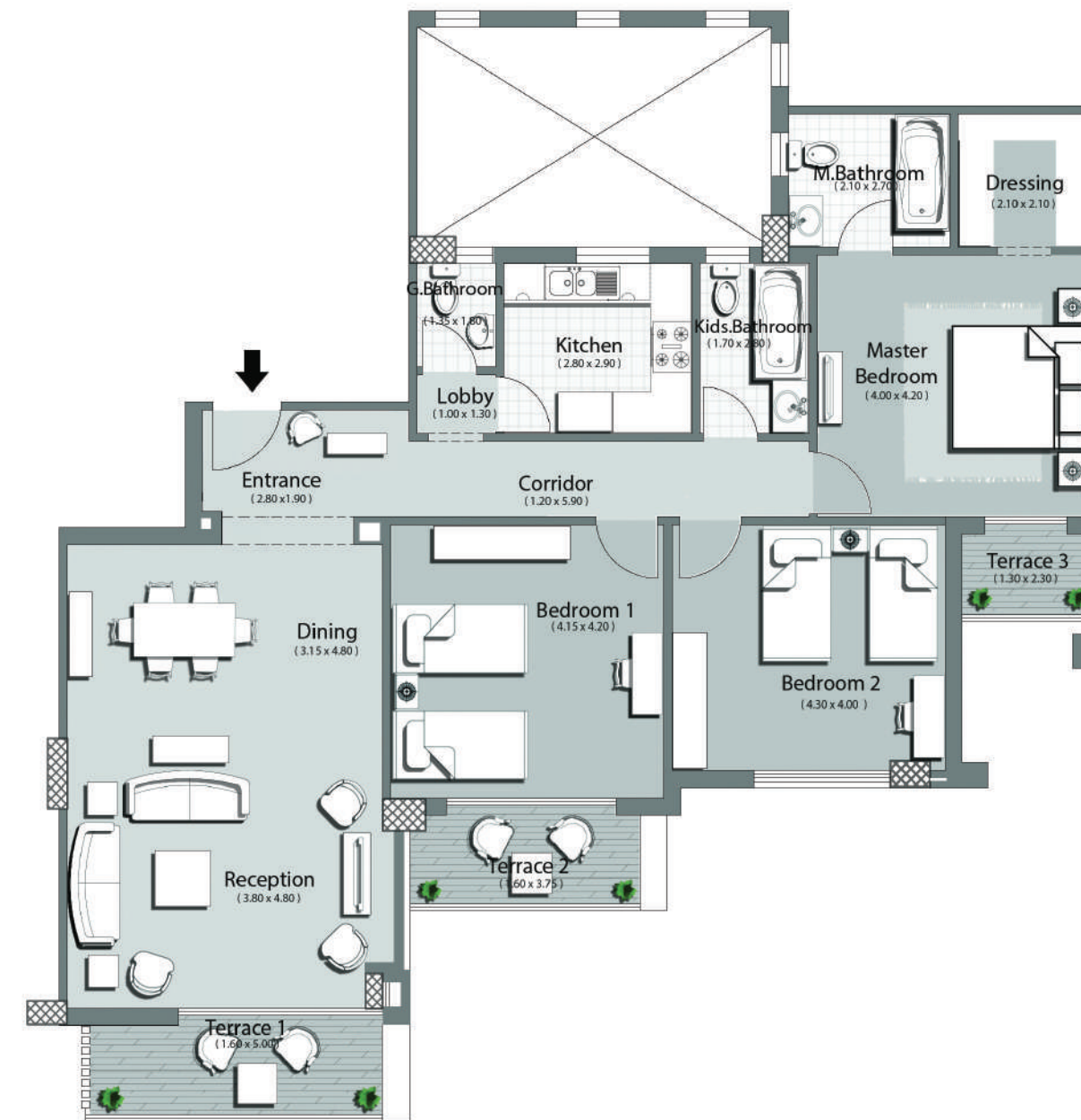


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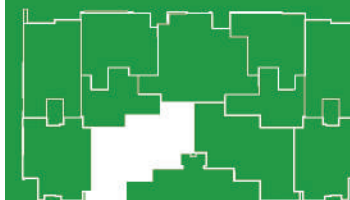
Area : 177m²

Azalea
First Floor - App.14

1- Entrance	2.80 x 1.90 m ²
2- Dining	3.15 x 4.80 m ²
3- Reception	3.80 x 4.80 m ²
4- Lobby	1.00 x 1.30 m ²
5- Guest Bathroom	1.35 x 1.80 m ²
6- Kitchen	2.80 x 2.90 m ²
7- Kids Bathroom	1.70 x 2.80 m ²
8- Terrace 1	1.60 x 5.00 m ²
9- Bedroom 1	4.15 x 4.20 m ²
10- Terrace 2	1.60 x 3.75 m ²
11- Bedroom 2	4.30 x 4.00 m ²
12- Corridor	1.20 x 5.90 m ²
13-Master Bedroom	4.00 x 4.20 m ²
14-Dressing Room	2.10 x 2.10 m ²
15- M.Bathroom	2.10 x 2.70 m ²
16- Terrace 3	1.30 x 2.30 m ²



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TYPE (A)12

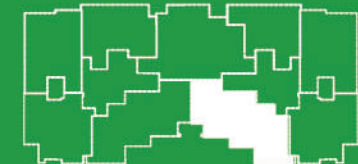
Area : 183 m²

Accacia
Third Floor - App.34

1- Reception	3.80 x 4.80 m ²
2- Dining	5.35 x 4.80 m ²
3- Terrace 1	1.60 x 3.65 m ²
4- G.Bathroom	1.35 x 1.80 m ²
5- Kitchen	2.80 x 2.90 m ²
6-Bathroom	1.70 x 2.80 m ²
7- Lobby 1	1.00 x 1.30 m ²
8- Bedroom 1	4.15 x 4.20 m ²
9- Bedroom 2	4.30x 4.00 m ²
10-Master Bedroom	4.00 x 4.20 m ²
11-Dressing	2.10 x 2.10 m ²
12- M.Bathroom	2.10 x 2.70 m ²
13-Lobby 2	1.20 x 5.90 m ²
14-Terrace 2	1.60 x 3.65 m ²
15-Terrace 3	1.30 x 2.30 m ²



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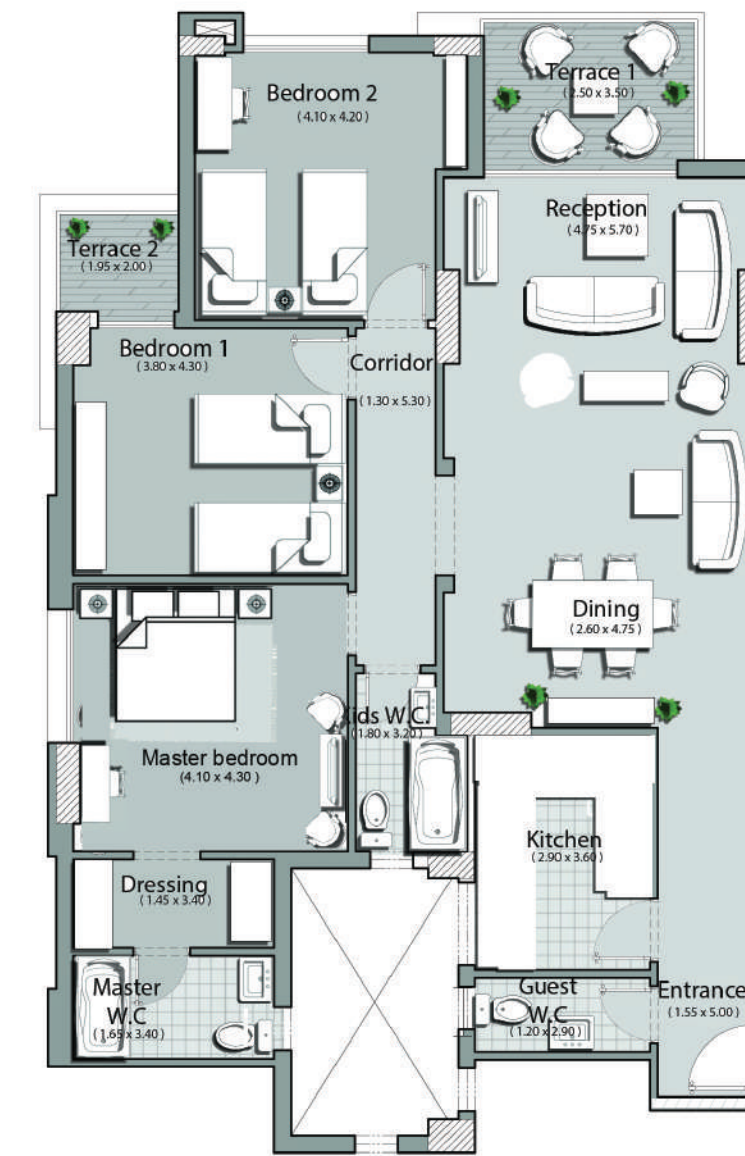


TYPE A14

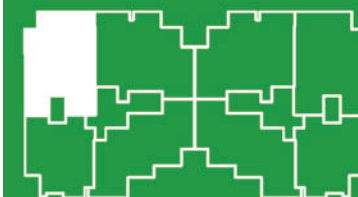
Area : 189 m²

Azalea
Second Floor - App.22

1-Entrance	1.55 x 5.00 m ²
3- Dining	2.60 x 4.75 m ²
3- Reception	4.75 x 5.70 m ²
4- Guest W.C.	1.20 x 2.90 m ²
5- Kitchen	2.90 x 3.60m ²
6- Kids W.C.	1.80 x 3.20 m ²
7- Bedroom 1	3.80 x 4.30 m ²
8-Terrace 1	2.40 x 4.15 m ²
9- Bedroom 2	4.10 x 4.20 m ²
10- Corridor	1.30 x 5.30 m ²
11-Master Bedroom	4.10 x 4.30 m ²
12-Dressing Room	1.45 x 3.40 m ²
13- W.C (M.B)	1.65 x 3.40 m ²
14- Terrace 2	1.90 x 2.20 m ²



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TYPE (A) 12

Area : 213 m²

Azlea

Third Floor : App.35

1- Entrance	3.00 x 1.50 m ²
2- Dining	4.60 x 4.15 m ²
3- Reception	4.60 x 4.15 m ²
4- Terrace 1	2.70 x 1.60 m ²
5- Kitchen	3.65 x 2.60 m ²
6- Bathroom	4.05 x 2.05 m ²
7- Lobby 1	1.30 x 4.15 m ²
8- Bedroom 1	3.85 x 3.60 m ²
9- Bedroom 2	4.10 x 4.00 m ²
10- Master Bedroom	5.75 x 3.90 m ²
11- Terrace 2	2.85 x 1.25 m ²
12- Lobby 2	5.25 x 1.60 m ²
13- Dressing	2.90 x 2.40 m ²
14- M. Bathroom	2.90 x 2.90 m ²
15- Living Room	4.05 x 3.75 m ²
16- G. Bathroom	2.40 x 1.30 m ²
17- Lobby 3	1.40 x 1.20 m ²



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TYPE A2

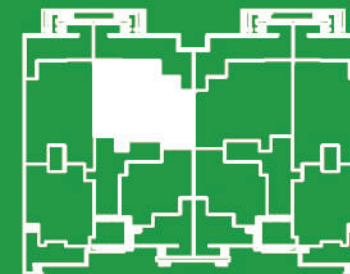
Area : 215 m²

Garden : 94 m²

Azlea

Ground Floor - App.3

1- Entrance	1.66 x 2.40 m ²
2- Dining	3.00 x 5.00 m ²
3- Reception	5.00 x 7.80 m ²
4- Guest W.C.	2.30 x 1.30 m ²
5- Kitchen	2.90 x 3.80 m ²
6- Kids W.C.	1.80 x 3.20 m ²
7- Bedroom 1	4.10 x 4.00 m ²
8- Terrace 1	2.65 x 4.85 m ²
9- Bedroom 2	3.80 x 4.20 m ²
10- Corridor	1.30 x 5.30 m ²
11- Master Bedroom	4.10 x 4.20 m ²
12- Dressing Room	2.10 x 2.20 m ²
13- W.C (M.B)	2.20 x 2.70 m ²
14- Terrace 2	1.60 x 2.15 m ²



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TYPE C



TYPE C11

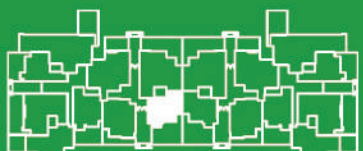
Area : 122 m²
Garden : 77 m²

Lavanda
Ground Floor - App.4

1- Entrance	1.70 x 2.70 m ²
2- Dining	1.85 x 4.80 m ²
3- Reception	3.55 x 4.80 m ²
4- Terrace 1	1.40 x 3.35 m ²
5- Kitchen	2.90 x 3.00 m ²
6- Kids W.C.	2.00 x 2.90 m ²
7- Lobby	1.10 x 2.00 m ²
8- Bedroom 1	3.85 x 4.20 m ²
9- Master Bedroom	3.80 x 4.20 m ²
10- Dressing	2.00 x 2.10 m ²
11- Master W.C.	2.00 x 3.00 m ²
12- Terrace 2	1.30 x 2.10 m ²



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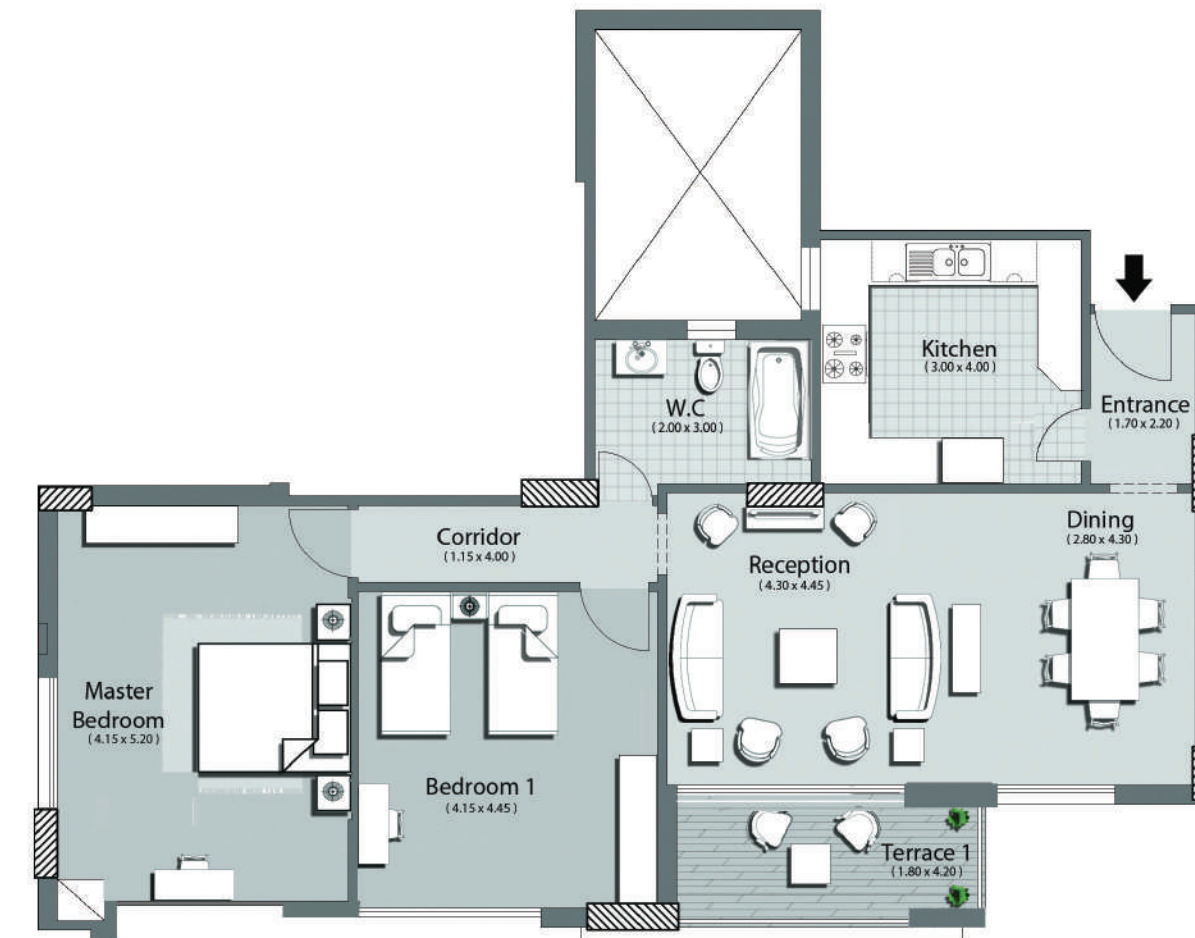
TYPE C11

Area : 129 m²

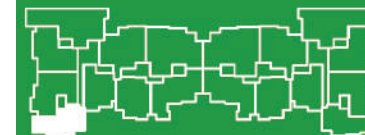
Clavel

First Floor - App.14

1- Entrance	1.70 x 2.20 m ²
2- Dining	2.80 x 4.30 m ²
3- Reception	4.30 x 4.45 m ²
4- Terrace 1	1.70 x 4.00 m ²
5- Kitchen	3.00 x 4.00 m ²
6- W.C.	2.00 x 3.00 m ²
7- Corridor	1.15 x 4.00 m ²
8- Bedroom 1	4.15 x 4.45 m ²
9- Master Bedroom	4.15 x 5.20 m ²



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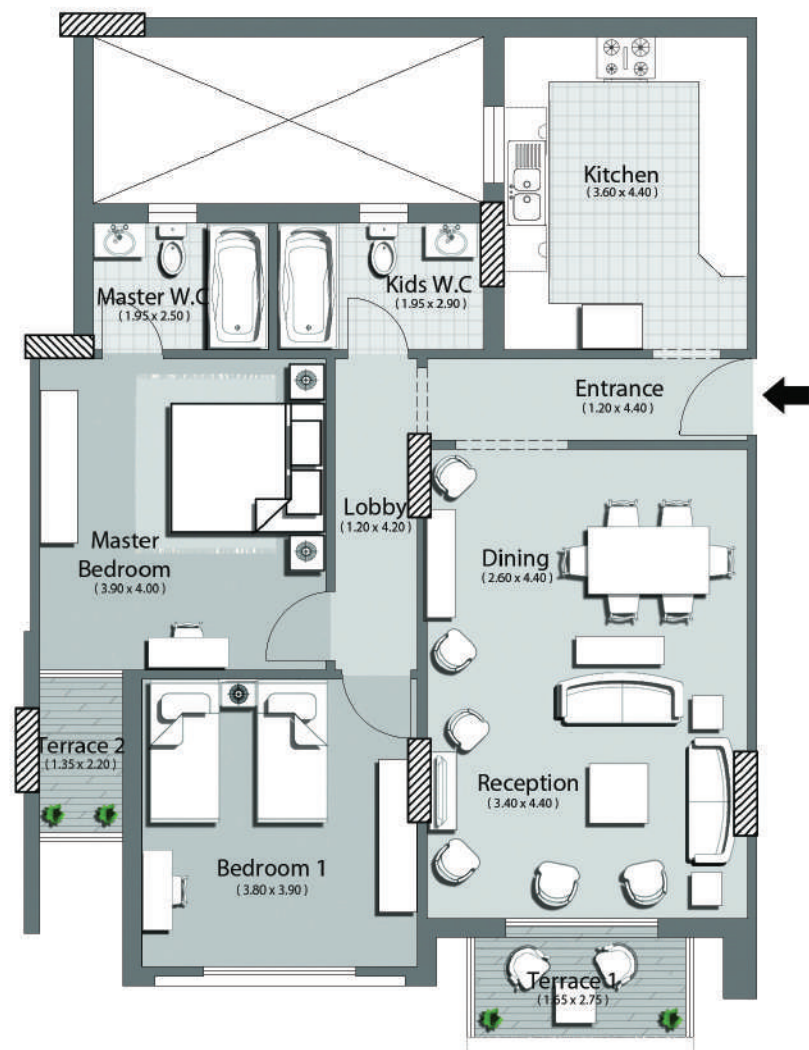


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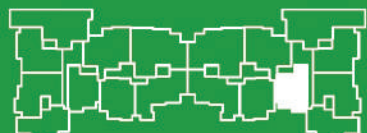
Area : 130 m²

Rosa
Second Floor - App.23

1- Entrance	1.20 x 4.40 m ²
2- Dining	2.60 x 4.40 m ²
3- Reception	3.40 x 4.40 m ²
4- Terrace 1	1.70 x 2.95 m ²
5- Kitchen	3.60 x 4.40 m ²
6- Kids W.C.	1.95 x 2.90 m ²
7- Lobby	1.20 x 4.20 m ²
8- Bedroom 1	3.80 x 3.90 m ²
9- Master Bedroom	3.90 x 4.00 m ²
10- Master W.C.	1.95 x 2.90 m ²
11- Terrace 2	1.30 x 2.20 m ²



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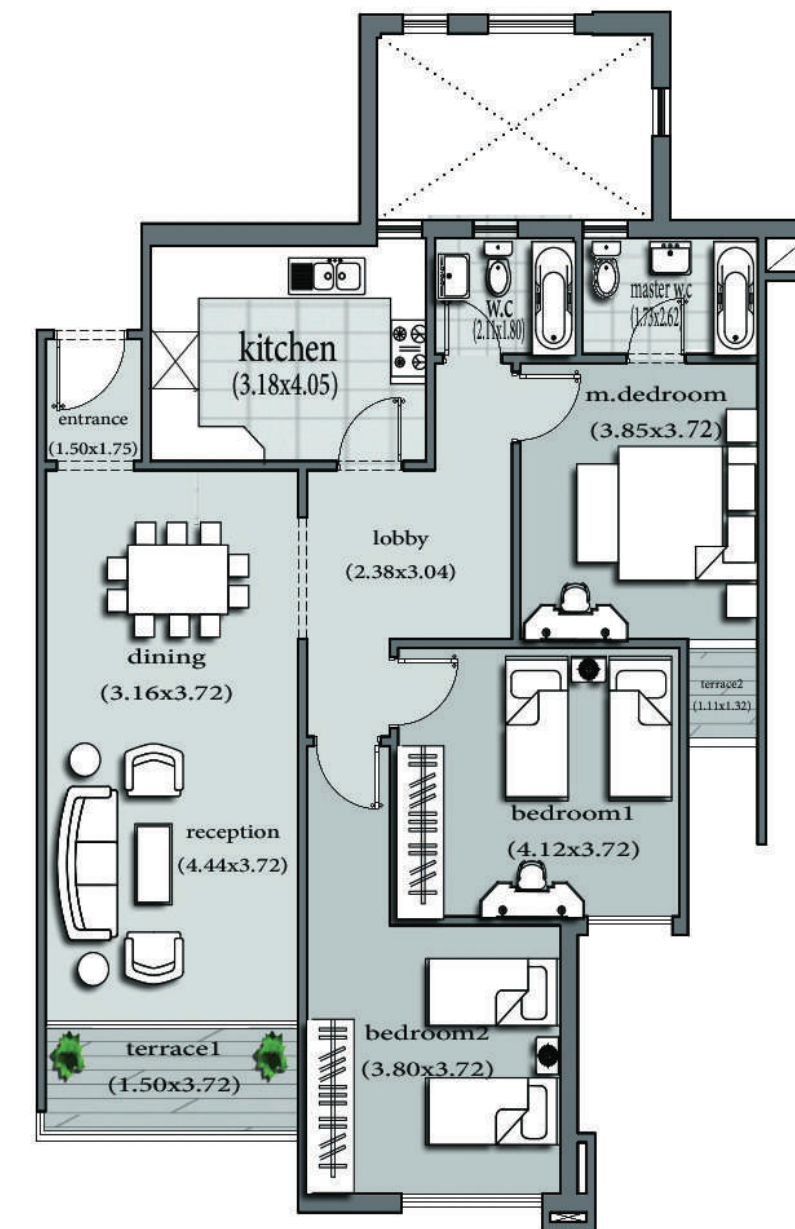


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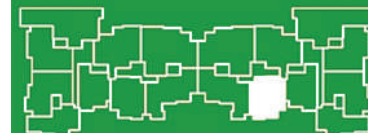
Area : 149 m²

Viолetta
second Floor - App. 21

1- Entrance	1.50 x 1.75 m ²
2- Dining	3.16 x 3.72 m ²
3- Reception	4.44 x 3.72 m ²
4- Terrace 1	1.50 x 3.72 m ²
5- Kitchen	3.18 x 4.05 m ²
6- bathroom	2.11 x 1.80 m ²
7- lobby	2.38 x 3.04 m ²
8- Bedroom 1	4.12 x 3.72 m ²
9- Master Bedroom	3.85 x 3.72 m ²
10- bedroom 2	3.80 x 3.72 m ²
11- Master W.C.	1.73 x 2.62 m ²
12- Terrace 2	1.11 x 1.32 m ²



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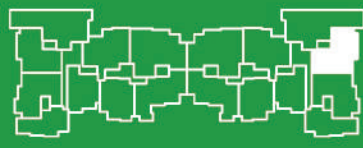


TYPE C11
Area : 177 m²
Rosa
First Floor - App.11

- 1- Dining 4.15 x 4.60 m²
- 2- Lobby 1.10 x 1.25 m²
- 3- Kitchen 2.90 x 3.65 m²
- 4- Guest W.C. 1.80 x 2.20 m²
- 5- Reception 5.20 x 7.15 m²
- 6-Terrace 1 2.05 x 4.10 m²
- 7- Corridor 1.10 x 4.10 m²
- 8- Bedroom 1 3.80 x 3.90 m²
- 9- Bedroom 2 3.90 x 3.90 m²
- 10- Kids W.C. 2.45 x 2.65 m²
- 11- Master W.C. 1.60 x 2.85 m²
- 12-Master Bedroom 3.85 x 3.90 m²
- 13-Terrace 2 1.50 x 2.20 m²

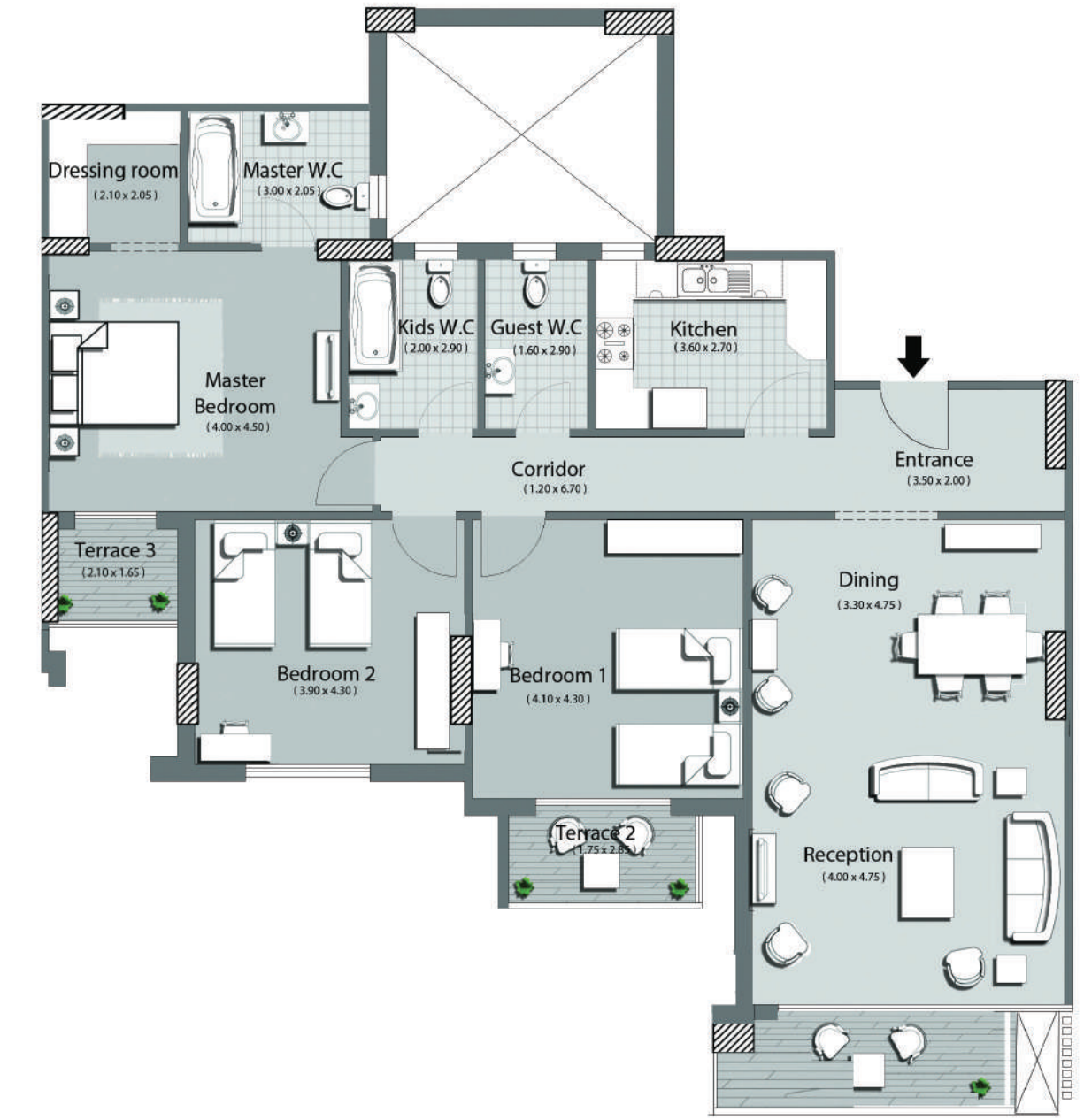


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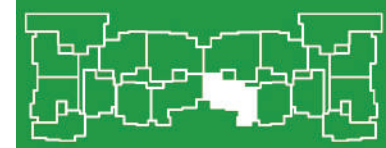


TYPE C11
Area : 186 m²
Violette
First Floor - App.14

- 1- Entrance 3.50 x 2.00 m²
- 2- Dining 3.30 x 4.75 m²
- 3- Reception 4.00 x 4.75 m²
- 4- Terrace 1 1.50 x 4.40 m²
- 5- Kitchen 3.60 x 2.70 m²
- 6- Guest W.C. 1.60 x 2.90 m²
- 7- Kids W.C. 2.00 x 2.90 m²
- 8- Bedroom 1 4.10 x 4.35 m²
- 9- Bedroom 2 3.90 x 4.30 m²
- 10-Master Bedroom 4.00 x 4.50 m²
- 11- Master W.C. 3.00 x 2.05 m²
- 12-Dressing room 2.10 x 2.05 m²
- 13-Terrace 2 1.75 x 2.80 m²
- 14-Terrace 3 2.10 x 1.65 m²
- 15-Corridor 1.20 x 6.50 m²



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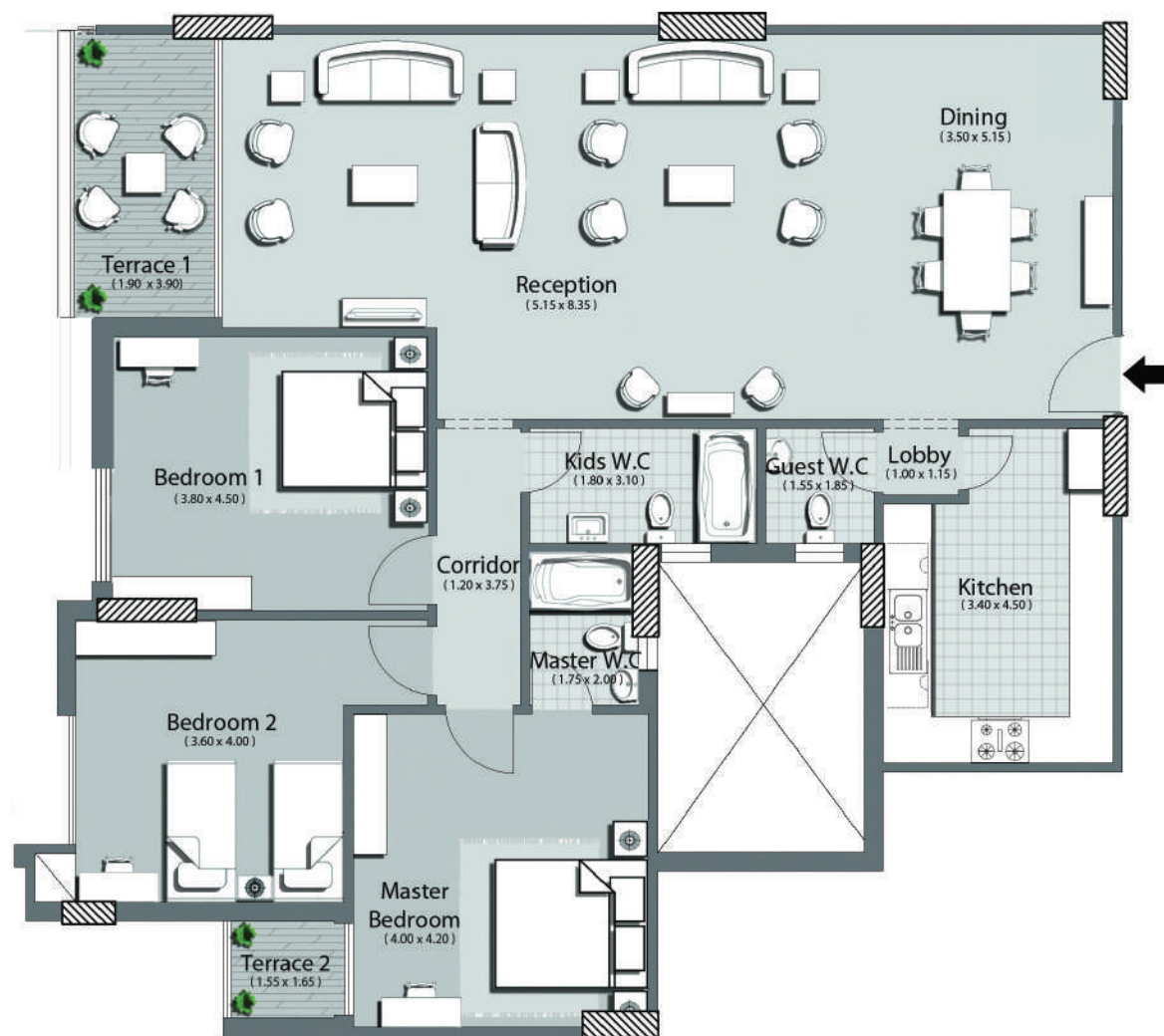
TYPE C11

Area : 188 m2

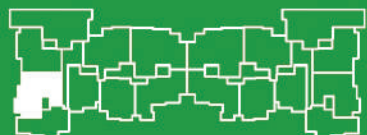
Clavel

First Floor - App.15

1- Dining	3.50 x 5.15 m2
2- Reception	5.15 x 8.35 m2
3- Terrace 1	1.90 x 3.90 m2
4- Lobby	1.00 x 1.10 m2
5- Kitchen	3.40 x 4.50m2
6- Guest W.C.	1.55 x 1.85 m2
7- Corridor	1.20 x 3.75 m2
8- Bedroom 1	3.80 x 4.50 m2
9- Bedroom 2	3.60 x 4.00 m2
10- Master Bedroom	4.00 x 4.20 m2
11- Master W.C.	1.75 x 2.00 m2
12- Terrace 2	1.55 x 1.65 m2
13- Kids W.C.	1.85 x 3.10 m2



All dimensions shown above are axis to axis . Diagrams are not to scale , doesn't include structural elements and are for illustrative purposes only. The total built-up area of the unit includes the walls thickness and the unit share of building utilities .



TYPE C11

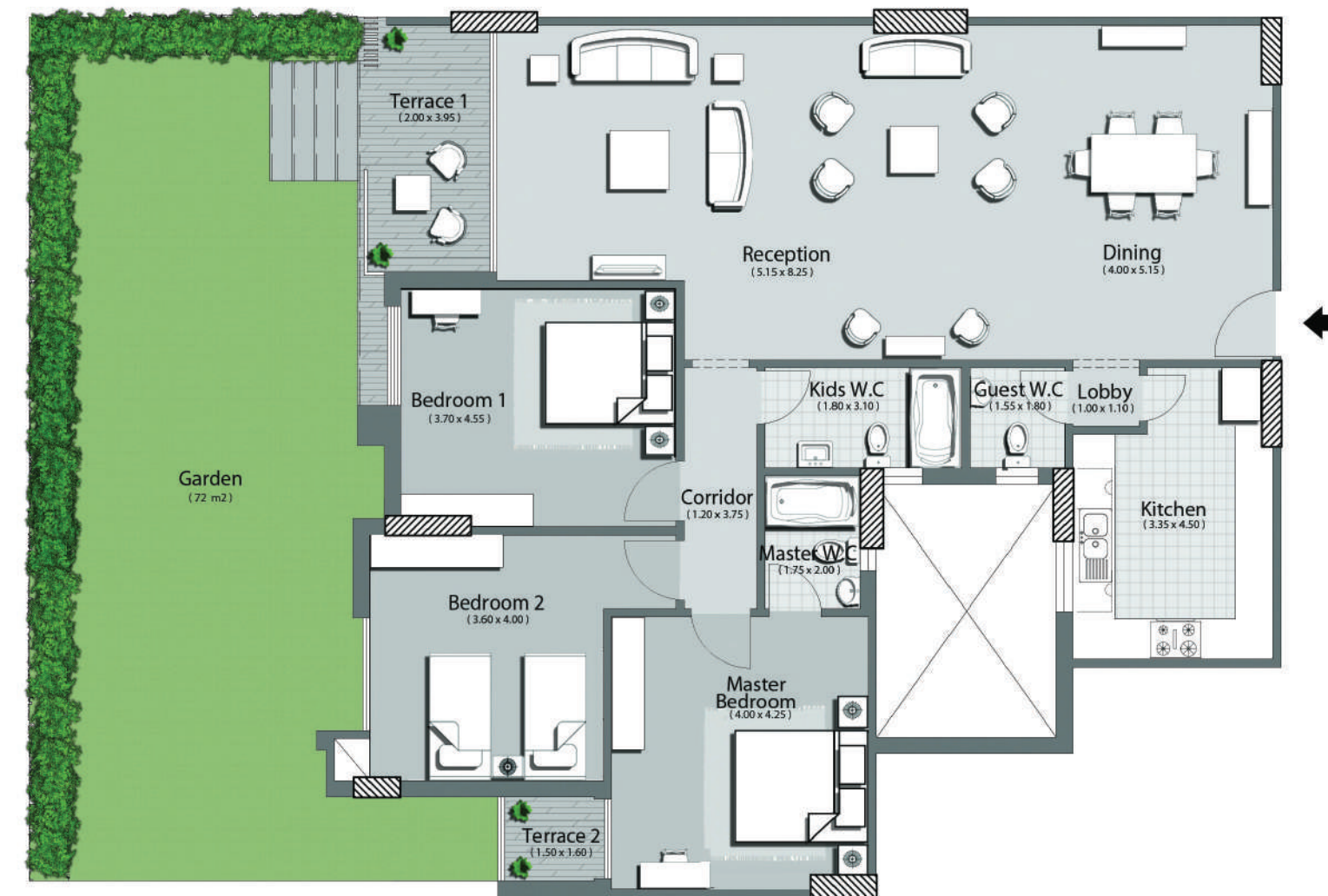
Area : 189 m2

Garden : 72 m2

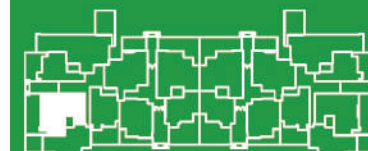
Clavel

Ground Floor - App.5

1- Dining	4.00 x 5.15 m2
2- Reception	5.15 x 8.25 m2
3- Terrace 1	2.00 x 3.95 m2
4- Lobby	1.00 x 1.10 m2
5- Kitchen	3.35 x 4.50m2
6- Guest W.C.	1.55 x 1.80 m2
7- Corridor	1.20 x 3.75 m2
8- Kids W.C.	1.80 x 3.10 m2
9- Bedroom 1	3.70 x 4.55 m2
10- Bedroom 2	3.60 x 4.00 m2
11- Master Bedroom	4.00 x 4.25 m2
12- Master W.C.	1.75 x 2.00 m2
13- Terrace 2	1.50 x 1.60 m2



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TYPE C11

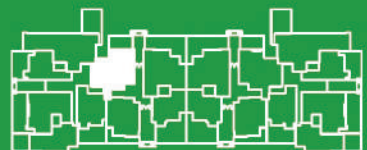
Area : 190 m²
Garden : 36 m²

Lavanda
Ground Floor - App.2

1- Entrance	1.40 x 3.20 m ²
2- Dining	3.20 x 4.20 m ²
3- Reception	3.95 x 4.20 m ²
4- Terrace 1	2.40 x 4.00 m ²
5- Lobby	1.40 x 1.50 m ²
6- Kitchen	3.20 x 3.60 m ²
7- Guest W.C.	1.50 x 1.90 m ²
8- Corridor 1	1.20 x 4.95 m ²
9- Bedroom 1	3.90 x 4.15 m ²
10- Terrace 2	1.65 x 4.35 m ²
11- Bedroom 2	3.80 x 4.10 m ²
12- Corridor 2	1.10 x 4.15 m ²
13- Master Bedroom	4.00 x 4.95 m ²
14- Corridor 3	1.20 x 2.00 m ²
15- Kids W.C.	2.20 x 3.40 m ²



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TYPE C11

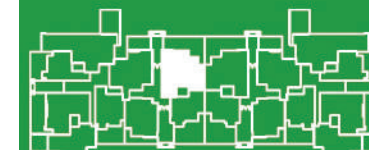
Area : 204 m²
Garden : 78 m²

Lavanda
Ground Floor - App.3

1- Lobby	1.20 x 1.25 m ²
2- Guest W.C.	1.20 x 3.40 m ²
3- Kitchen	2.35 x 4.60 m ²
4- Reception	6.90 x 9.55 m ²
5- Terrace 1	0.75 x 2.80 m ²
6- Lobby 2	1.30 x 2.15 m ²
7- Kids W.C.	2.15 x 3.80 m ²
8- Bedroom 1	4.00 x 4.10 m ²
9- Terrace 2	2.30 x 5.00 m ²
10- Bedroom 2	3.90 x 4.00 m ²
11- Master Bedroom	4.10 x 4.80 m ²
12- Dressing	2.05 x 2.20 m ²
13- Master W.C.	2.20 x 3.00 m ²
14- Terrace 3	1.65 x 2.05 m ²



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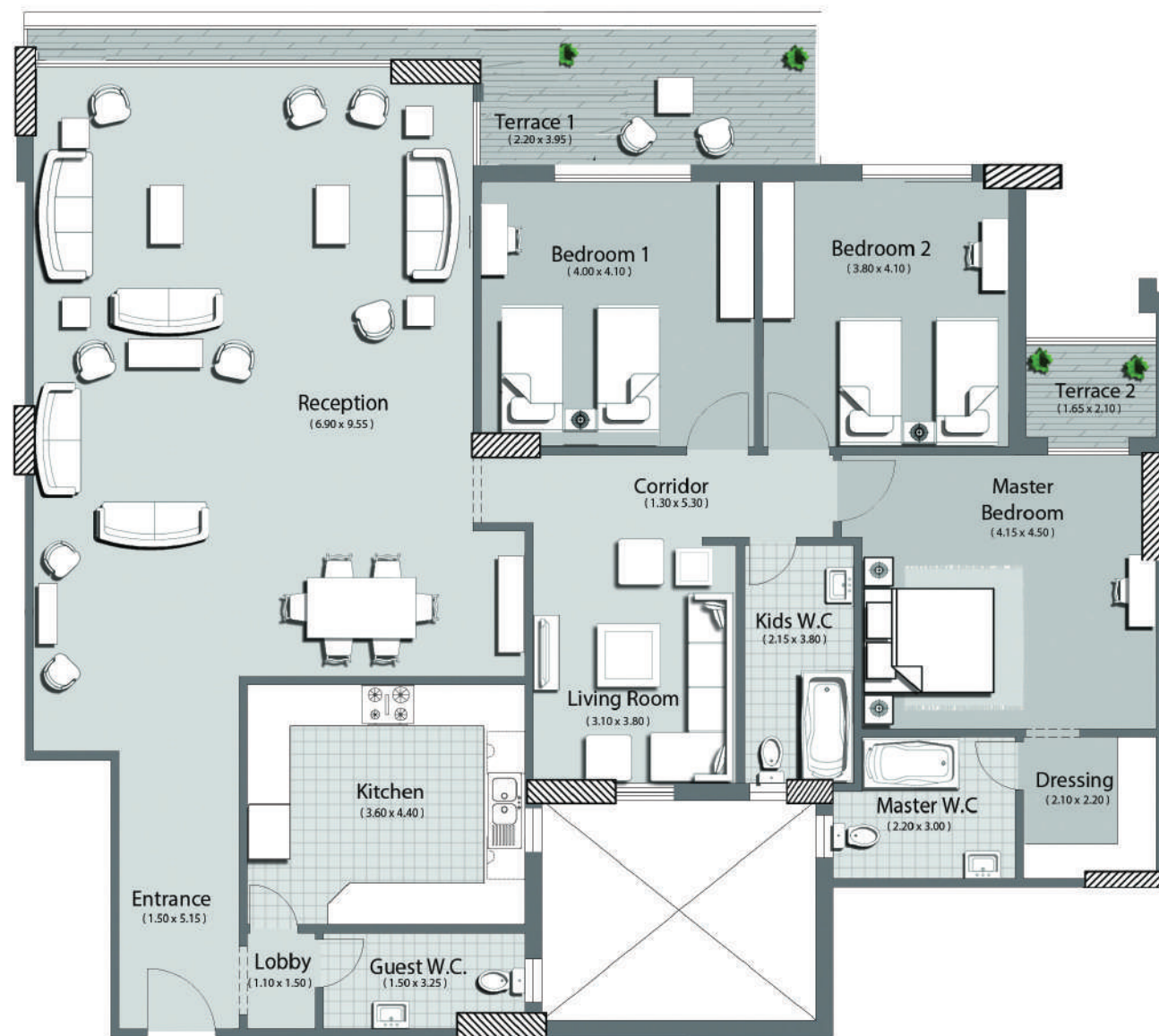
TYPE C11

Area : 250 m²

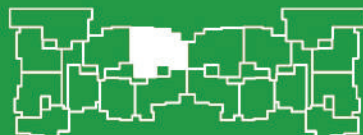
Lavanda

Third Floor - App.33

1- Entrance	1.50 x 5.15 m ²
2- Dining	2.25 x 7.40 m ²
3- Reception	6.90 x 9.55 m ²
4- Terrace 1	2.20 x 5.05 m ²
5- Lobby	1.10 x 1.50 m ²
6- Kitchen	3.60 x 4.40 m ²
7-Guest W.C.	1.50 x 3.25 m ²
8- Corridor	1.30 x 5.30 m ²
9- Bedroom 1	4.00 x 4.10 m ²
10- Bedroom 2	3.80 x 4.10 m ²
11- Kids W.C.	1.70 x 3.80 m ²
12-Master Bedroom	4.15 x 4.50 m ²
13-Terrace 2	1.60 x 2.30 m ²
14- Dressing	2.10 x 2.20 m ²
15- Master W.C.	2.20 x 3.00 m ²



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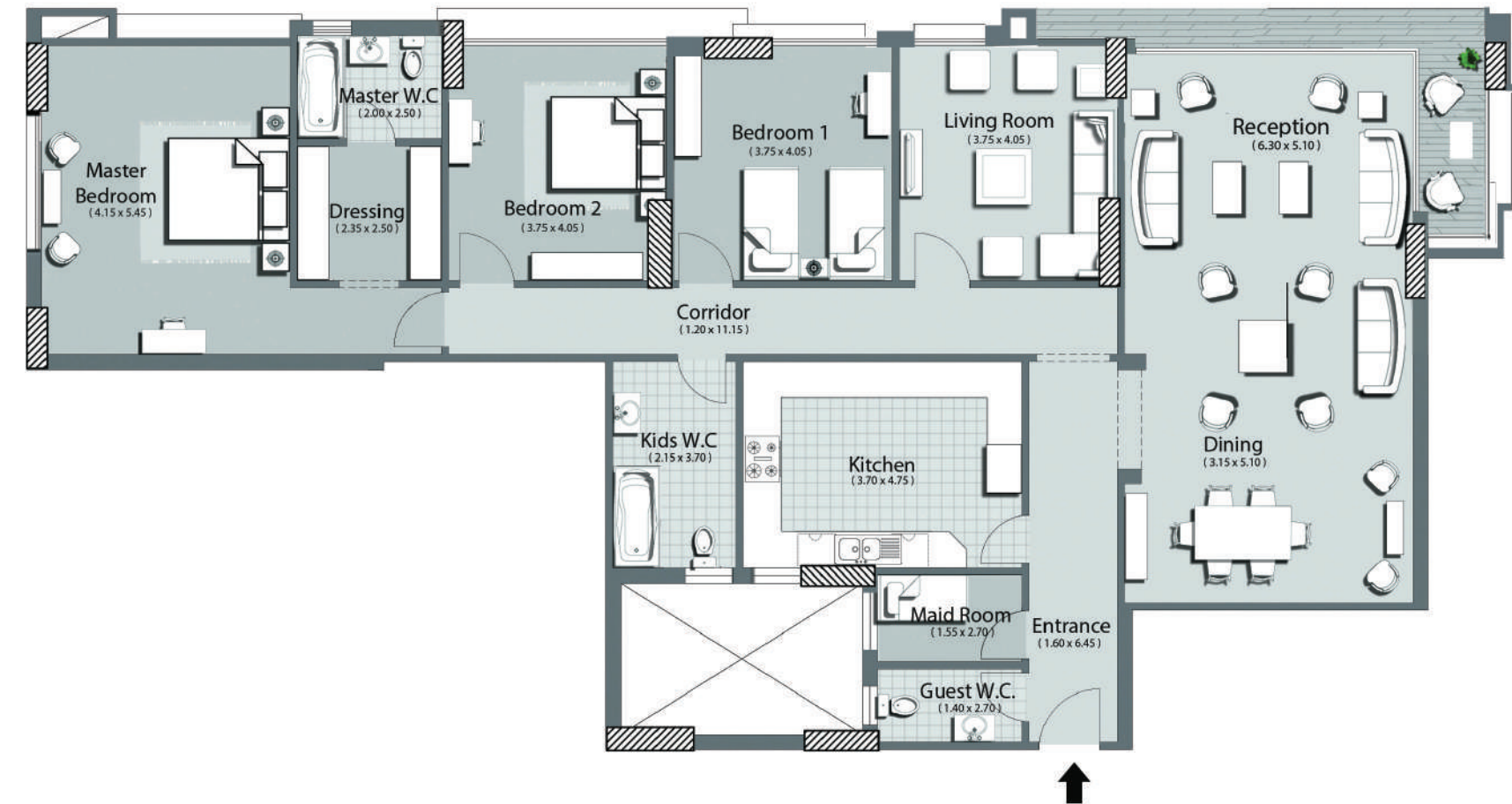
TYPE C11

Area : 251 m²

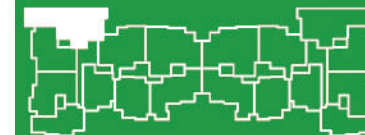
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First Floor - App.12

1- Entrance	1.60 x 6.45 m ²
2- Dining	3.15 x 5.10 m ²
3- Reception	6.30 x 5.10 m ²
4- Terrace 1	3.90 x 1.40 m ²
5- Guest W.C.	1.40 x 2.70 m ²
6- Maid Room	1.55 x 2.70 m ²
7- Kitchen	3.70 x 4.75 m ²
8- Corridor	1.20 x 11.15 m ²
9- Living Room	3.75 x 4.05 m ²
10- Bedroom 1	3.75 x 4.05 m ²
11- Bedroom 2	3.75 x 4.05 m ²
12-Dressing	2.35 x 2.50 m ²
13- Master W.C.	2.00 x 2.50 m ²
14-Master Bedroom	4.15 x 5.45 m ²
15- Kids W.C.	2.15 x 3.70 m ²



All dimensions shown above are axis to axis . Diagrams are not to scale , doesn't include structural elements and are for illustrative purposes only. The total built-up area of the unit includes the walls thickness and the unit share of building utilities .







SALES OFFICE
4TH ADMINISTRATIVE BUILDING 90 ST
5TH SETTELMENT
NEWCAIRO,EGYPT

HEAD OFFICE
40 THAWRA STREET
CAIRO-EGYPT
HELIOPOLIS

TELEFAX
+202 2414 3457 / +202 2414 3423
HOTLINE
16632