

المَقْصَد
AL MAQSAD
NEW CAPITAL

The First Destination
Ready for You at the
New Capital



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ABOUT

CITY EDGE DEVELOPMENTS

AT CITY EDGE DEVELOPMENTS, WE
ADVOCATE PROGRESSIVE CONCEPTS
THAT YIELD EXCEPTIONAL LIVING
EXPERIENCES.

WE FEEL IT IS OUR DUTY TO BOLDLY SHAPE THE
FUTURE. **A FUTURE WITH AN EDGE.** OUR FOCAL
POINT IS TO INTRODUCE **PROGRESSIVE DESIGN
CONCEPTS** TO THE REAL ESTATE MARKET WITH
EXCEPTIONAL LIVING EXPERIENCES THROUGH
SUBURBAN RESIDENTIAL COMMUNITIES AND
BEST IN CLASS MIXED-USE PROJECTS.

ESTABLISHED IN 2017 AS A PARTNERSHIP
BETWEEN THE NEW URBAN COMMUNITIES
AUTHORITY AND THE HOUSING AND
DEVELOPMENT BANK, CITY EDGE DEVELOPMENTS
STRIVES TO BECOME THE NATIONAL BRAND FOR
PREMIUM REAL ESTATE DEVELOPMENTS
IN EGYPT.

WITH RISING INFRASTRUCTURES IN 6TH OF
OCTOBER, NEW ALAMEIN, MANSOURA AND
THE NEW CAPITAL, OUR PROJECTS STAND AS
A TESTAMENT OF WHY **EARNING YOUR TRUST**
IS A PROCESS THAT WE ARE CAPABLE OF AND
PROUDLY QUALIFIED FOR.

AS A HOMEOWNER, YOU WILL “**CUT THE RED RIBBON**” BY BEING THE FIRST TO TURN THE KEY OF YOUR NEW HOME IN THE NEW CAPITAL. ALMAQSAD WILL BE THE FIRST DEVELOPMENT WITH THE LIGHTS ON IN THE NEW CAPITAL.

LEADING WITH NOVELTY.

IT’S A CITY EDGE PROJECT, AFTER ALL. IF THAT ISN’T EXCITING, WE DON’T KNOW WHAT IS.

CITY EDGE DEVELOPMENTS PRIDES ITSELF IN DELIVERING **FULLY FURNISHED HOMES** THROUGH ALMAQSAD DISTRICT; A HOME PHILOSOPHY FOR THOSE WHO DON’T HAVE TIME TO WASTE.

ALMAQSAD IS SURROUNDED WITH THE FUTURISTIC DEVELOPMENTS OF ALL OF THE NEW CAPITAL’S AMENITIES, SERVICES AND PROJECTS ALONG WITH A DISTINCTIVE LOCATION CLOSE TO MAIN ROADS. YOU WON’T HEAR THE WORDS “WE EXPECT THE DISTRICT TO BE...” IN OUR SALES OFFICE. WE WILL OPEN YOUR NEW HOME’S FRONT DOOR AND SAY “**AFTER YOU**”.



WELCOME TO
ALMAQSAD

We will open your new
home’s front door and say
“**AFTER YOU**”.

A L M A Q S A D

THE NAME

Our district is inspired by the Arabic multifaceted word 'المَقْصَد' which means the intention, final destination or the root of a true meaning.

Our story begins at the end of the chapter when our homeowners can start writing their own stories, decorating and envisioning their furniture rather than looking at 2D floorplans only to imagine them in 3rd dimension. Simply put, the nature of the constructional plan for this district resonates with a clear intention to put our homeowners at the forefront allowing them to experience real estate

differently. To experience the novelty of getting the guaranteed home they wanted instead of a 4-year plan. AlMaqsad is the birth child of this intention; a rebellious act of finishing construction while everything else is still in the works.

No reading between the lines; this is the true meaning of a REAL real estate experience.



A L M A Q S A D

HOMEOWNER

At City Edge Developments, we study people's core and then build their edge.

At City Edge Developments, we study people's core and then build their edge. When we discovered that some homeowners would rather leave our offices with a key instead of brochures and floor plans, the creative concept for AlMaqsad was born.

The mischevious ones who read the last chapter of a book first and ask "are we there yet?" before the car even starts. Hence, we made sure that AlMaqsad was tailored made to be their first destination when it comes to a new home.

This district's philosophy was made for the realists that don't waste time on imagination. The ones that finish the sentences of the doubtful. They don't have a taste for risks, experiments or overthinking.





PROJECT

OVERVIEW

AlMaqsad is a eclectically-inspired district made up of Mediterranean and modern villas, twin villas and town-houses that will be the first fully furnished homes to light up the New Capital.

The district prides itself with an extremely convenient location, eclectic styles of architecture, exterior/interior finishing and most importantly a promise delivered. Home users don't need to visualize their homes; they can start furnishing them already. As the New Capital stands as the biggest experiment Cairo is yet to encounter, we provide the first successful outcome with AlMaqsad district. No risks involved.

With a philosophy of novelty, modernism and comfort, AlMaqsad will give our life a new 'meaning'.



T H E

NEW CAPITAL

The New Capital is a new restart button for Cairenes.

The full-fledged city rising from the ground will cover an area of 170,000 feddans split into residential areas. This new city, equipped with an international airport, parks, an electric train, medical facilities, schools and colleges will be home to 15 million people.

An infrastructure up to the standards of our current times and the future ahead.

THE LOCATION & MASTERPLAN

AlMaqsad project is 211 Feddans divided on 2 districts.

AlMaqsad has full accessibility to all main roads in New Capital along with Ain Al Sokhna road and Suez road.

AlMaqsad is the closest district to the New Capital airport and valley of embassies. It is surrounded by prominent landmarks in the New Capital such as the cultural, academic, smart and industrial cities. The district is also in close vicinity to the Canadian and European universities.



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A L M A Q S A D

M A S T E R P L A N

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AMENITIES

Masterplan amenities:

Public landscape & greenery
between units.

Bike lane.

Commercial services centers.

Community centers.

Unit amenities:

Fiber to home/ Triple play outlet system.



INTERIOR & EXTERIOR FINISHING

Think of a white canvas eagerly waiting to be painted. Our modern finishing paves the way for your home's personality to shine. Your home is styled with bright porcelain reception flooring, rich HDF wood in all rooms complemented with a clean coat of acrylic paint on walls.

Neat ceramic tiles structure the kitchen and bathrooms while it gives a distinct look to your home. The base is clean cut and fresh; the rest of the creativity is on you.

Make it your own.

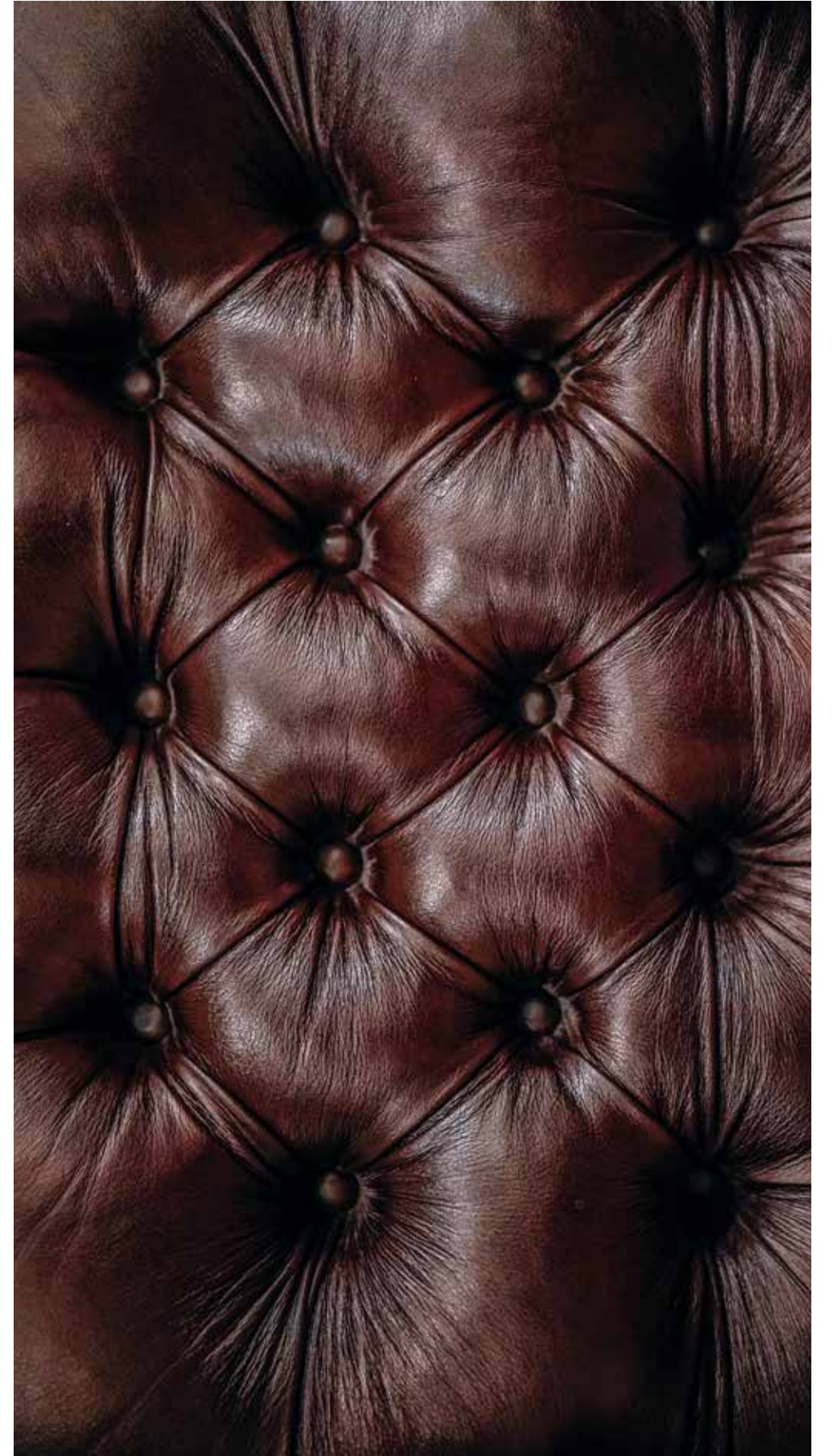
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ARCHITECTURAL STYLES

MEDITERRANEAN





FLOORPLANS



MEDITERRANEAN | VILLA 'A'

Front view

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MEDITERRANEAN | VILLA 'A'

Back view

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FLOORPLANS

MEDITERRANEAN VILLA 'A'



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VILLA 'A' - MEDITERRANEAN Ground floor

Area: **464 M²**

Number of Bedrooms: **5**

Including Roof Terrace: **68 M²**

01. Entrance	3.00 × 1.75
02. Maid's Bedroom	4.25 × 3.25
03. Maid's Bathroom	1.75 × 1.90
04. Guest Bedroom	4.80 × 3.25
05. Bathroom	3.00 × 1.85
06. Lobby	3.10 × 3.30
07. Stair	3.10 × 4.00
08. Kitchen	4.00 × 3.40
09. Dining	5.20 × 3.50
10. Reception	8.10 × 5.25
11. Terrace	1.50 × 6.80



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VILLA 'A' -MEDITERRANEAN

First floor

Area: 464 M²

Number of Bedrooms: 5

Including Roof Terrace: 68 M²

01.Bedroom 1	4.25 × 4.70
02.Bedroom 2	3.80 × 4.00
03.Terrace 1	1.00 × 3.00
04.Kitchenette	3.10 × 2.85
05.Lobby	3.10 × 2.60
06.Stair	3.10 × 4.20
07.Master Bedroom	6.10 × 4.70
08.Master Bedroom Dressing	1.80 × 3.90
09.Master Bedroom Bathroom	1.80 × 3.90
10.Bedroom 3	6.10 × 4.00
11.Bathroom 1	1.80 × 2.60
12.Bathroom 2	1.80 × 2.60
13.Terrace 2	1.85 × 6.90



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VILLA 'A' -MEDITERRANEAN

Penthouse

Area: 464 M²

Number of Bedrooms: 5

Including Roof Terrace: 68 M²

01.Roof Terrace	14.0 × 8.20
02.Room	7.10 × 3.50
03.Stair	3.10 × 4.00
04.Bathroom	3.80 × 1.50



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FLOORPLANS

MEDITERRANEAN VILLA 'AS'

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Villa 'AS' -MEDITERRANEAN Ground floor

Area: 412 M2

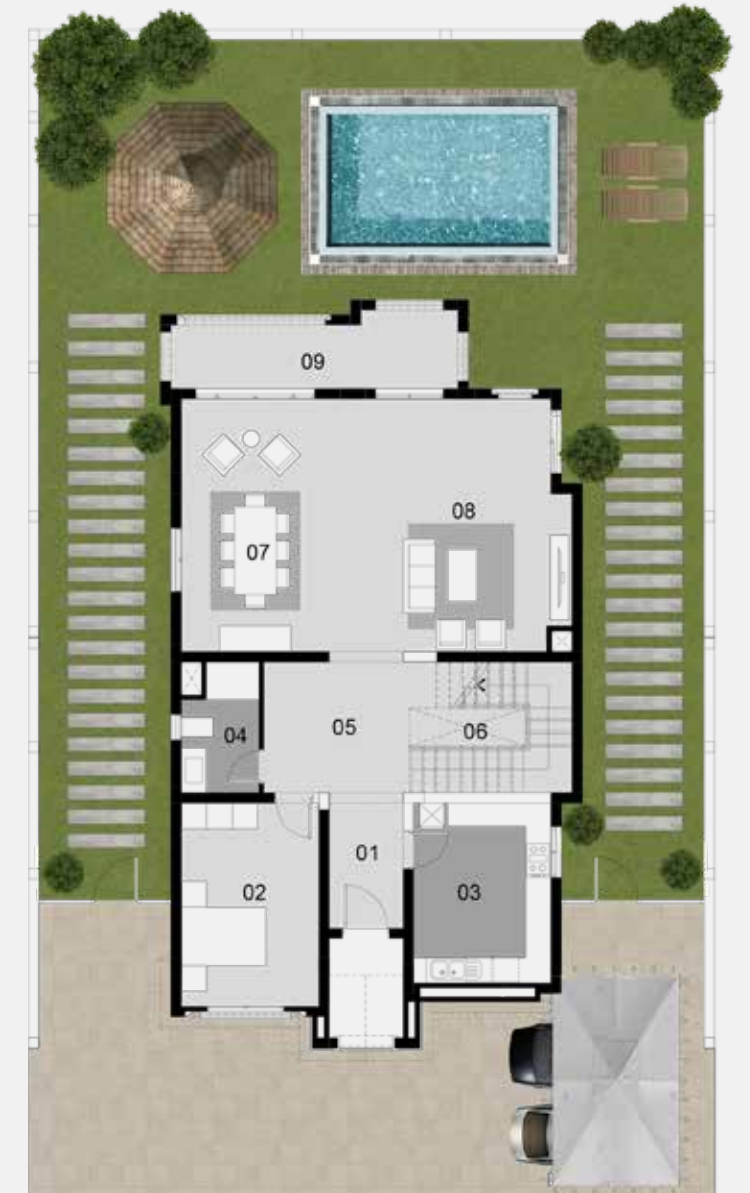
Number of Bedrooms: 5

Including Roof Terrace: 52 M²

01.Entrance	3.00 X 1.75
02.Guest Bedroom	4.80 X 3.30
03.Kitchen	4.25 X 3.25
04.Bathroom 1	3.10 X 1.90
05.Lobby	3.10 X 3.30
06.Stair	3.10 X 4.00
07.Dining	5.00 X 6.00
08.Reception	5.50 X 6.00
09.Terrace	1.85 X 6.80

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VILLA 'AS'-MEDITERRANEAN

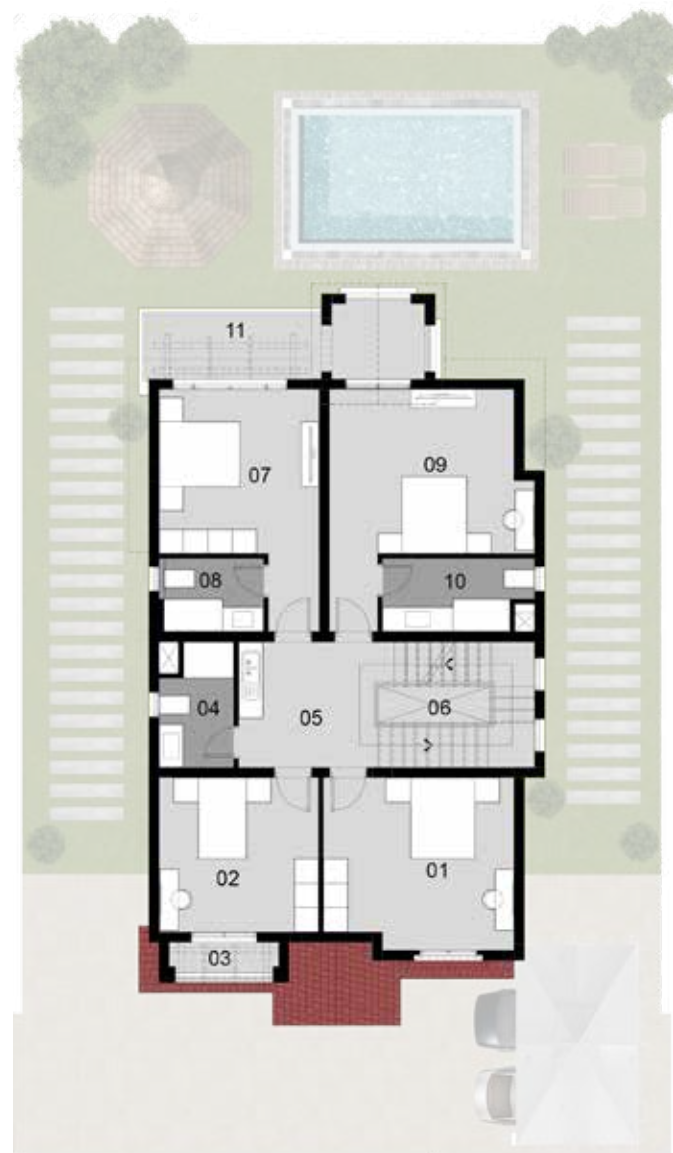
First floor

Area: 412 M2

Number of Bedrooms: 5

Including Roof Terrace: 52 M²

01.Bedroom 1	4.25 X 4.70
02.Bedroom 2	3.80 X 4.00
03.Terrace 1	0.75 X 3.00
04.Bathroom 1	3.10 X 1.85
05.Lobby	3.10 X 1.90
06.Stair	3.10 X 4.20
07.Bedroom 3	6.10 X 4.00
08.Bathroom 2	1.80 X 2.60
09.Master Bedroom	6.10 X 4.70
10.Master Bedroom Bathroom	1.80 X 3.90
11.Terrace 2	1.85 X 6.90



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VILLA 'AS'-MEDITERRANEAN

Penthouse

Area: 412 M2

Number of Bedrooms: 5

Including Roof Terrace: 52 M²

01.Roof Terrace	12.0 X 8.20
02.Room	3.50 X 3.50
03.Stair	3.10 X 5.10
04.Bathroom	3.80 X 1.50



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FLOORPLANS

MEDITERRANEAN VILLA 'B'

VILLA 'B' - MEDITERRANEAN Ground floor

Area: **380 M2**

Number of Bedrooms: **3**

Including Roof Terrace: **44 M²**

01. Entrance	3.10 X 1.85
02. Kitchen	3.70 X 4.40
03. Maid's Bedroom	3.70 X 2.55
04. Maid's Bathroom	1.60 X 1.45
05. Stair	2.40 X 4.00
06. Lobby	3.70 X 2.80
07. Bathroom	2.40 X 2.50
08. Dining	4.90 X 4.85
09. Reception	7.40 X 9.20
10. Terrace	2.00 X 4.60



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VILLA 'B' -MEDITERRANEAN

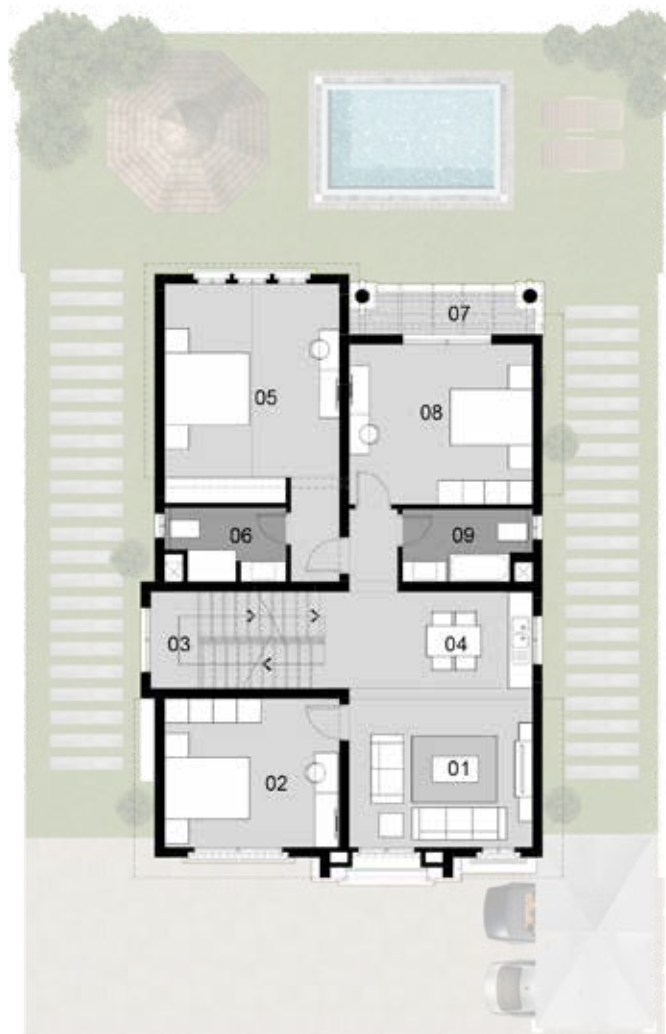
First floor

Area: 380 M2

Number of Bedrooms: 3

Including Roof Terrace: 44 M²

01.Living Room	3.70 X 4.65
02.Bedroom 1	3.70 X 4.40
03.Stair	2.40 X 5.00
04.Kitchenette	2.40 X 4.60
06.Master Bedroom	7.40 X 4.40
05.Master Bedroom Bathroom	1.90 X 3.10
07.Terrace	1.10 X 4.70
08.Bedroom 2	4.00 X 4.60
09.Bathroom 2	1.80 X 3.30



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VILLA 'B' -MEDITERRANEAN

Penthouse

Area: 380 M2

Number of Bedrooms: 3

Including Roof Terrace: 44 M²

01.Roof Terrace	11.0 X 8.60
02.Living Room	5.00 X 4.20
03.Stair	2.40 X 5.00
04.Bathroom	2.40 X 1.50



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FLOORPLANS

MEDITERRANEAN VILLA 'C'

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VILLA 'C' -MEDITERRANEAN Ground floor

Area: 537 M2

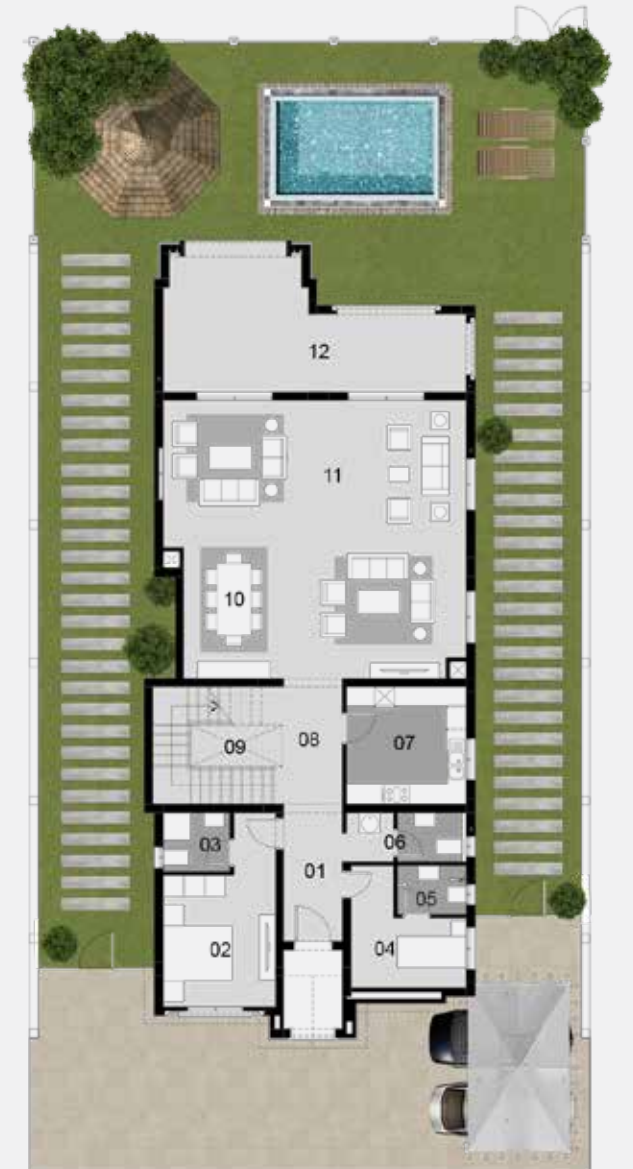
Number of Bedrooms: 5

Including Roof Terrace: 92 M²

01.Entrance	3.75 X 1.70
02.Guest Bedroom	5.70 X 3.30
03.Guest Bathroom	1.70 X 1.95
04.Maid's Bedroom	3.60 X 3.40
05.Maid's Bathroom	1.40 X 2.00
06.Bathroom	1.50 X 3.50
07.Kitchen	3.40 X 3.50
08.Lobby	1.70 X 2.20
09.Stair	3.70 X 1.70
10.Dining	3.80 X 2.90
11.Reception	8.10 X 8.80
12.Terrace	4.10 X 8.80

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VILLA 'C' -MEDITERRANEAN

First floor

Area: 537 M2

Number of Bedrooms: 5

Including Roof Terrace: 92 M²

01.Bedroom 1	4.50 X 4.60
02.Bedroom 2	5.10 X 4.10
03.Stair	3.40 X 3.80
04.Lobby	3.40 X 2.30
05.Kitchenette	2.40 X 3.20
06.Bathroom 1	1.70 X 3.10
07.Living Room	3.00 X 3.10
08.Master Bedroom	5.50 X 4.20
09.Corridor	3.50 X 1.20
10.Master Bedroom Dressing	2.10 X 2.85
11.Master Bedroom Bathroom	1.55 X 2.85
12.Terrace	2.40 X 4.00
13.Bedroom 3	4.85 X 4.50
14.Bathroom 2	2.30 X 3.10
15. Terrace 2	1.00 X 2.50



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VILLA 'C' -MEDITERRANEAN

Penthouse

Area: 537 M2

Number of Bedrooms: 5

Including Roof Terrace: 92 M²

01.Roof Terrace	18.5 X 9.00
02.Living Room	3.30 X 3.30
03.Stair	3.40 X 4.10
04.Bathroom	3.00 X 1.40



Disclaimer.

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MEDITERRANEAN | TWIN VILLA

Front view

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MEDITERRANEAN | TWIN VILLA

Back view

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FLOORPLANS

MEDITERRANEAN TWIN VILLA



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TWIN VILLA - MEDITERRANEAN Ground floor

Area: 412 M²

Number of Bedrooms: 3

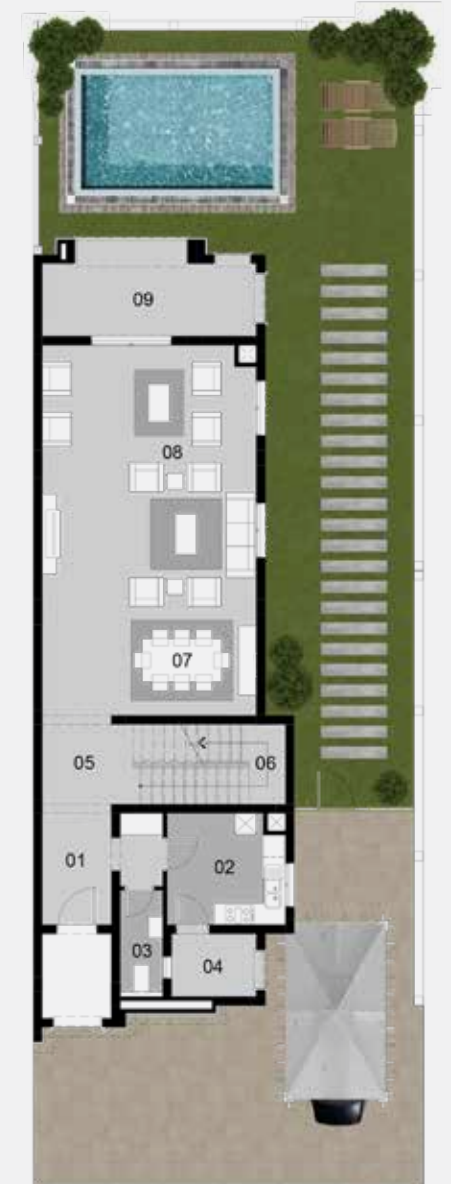
Including Roof Terrace: 67 M²

01. Entrance	3.10 X 1.90
02. Kitchen	3.10 X 3.30
03. Bathroom	3.00 X 1.20
04. Terrace 1	1.75 X 2.40
05. Lobby	2.20 X 1.90
06. Stair	2.20 X 4.80
07. Dinning	4.40 X 4.00
08. Reception	5.80 X 5.90
09. Terrace 2	2.70 X 5.70



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TWIN VILLA - MEDITERRANEAN

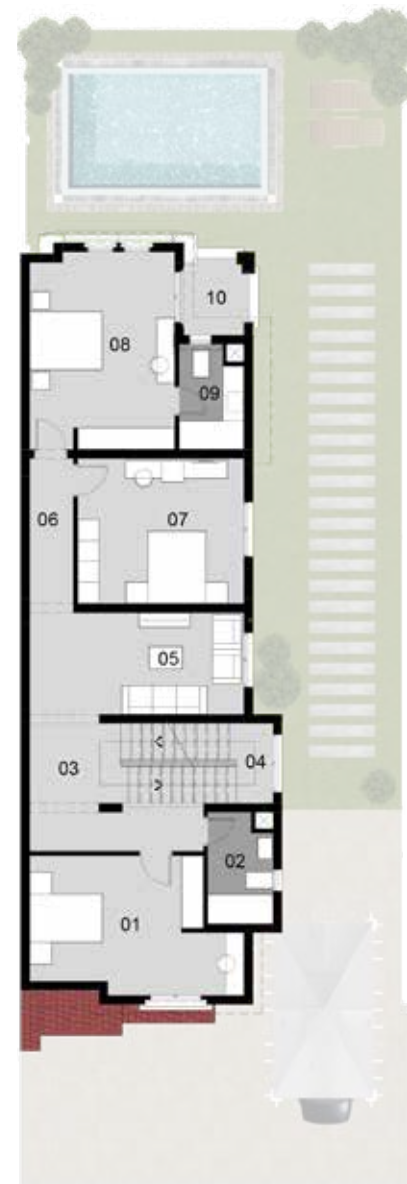
First floor

Area: 412 M²

Number of Bedrooms: 3

Including Roof Terrace: 67 M²

01. Bedroom 1	3.90 X 5.90
02. Bathroom 1	3.10 X 1.80
03. Lobby	2.20 X 1.90
04. Stair	2.20 X 4.80
05. Living Room	2.80 X 5.90
06. Corridor	4.00 X 1.20
07. Bedroom 2	4.00 X 4.60
08. Master Bedroom	5.50 X 4.00
09. Master Bedroom Bathroom	2.90 X 1.80
10. Terrace	2.10 X 1.80



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TWIN VILLA - MEDITERRANEAN

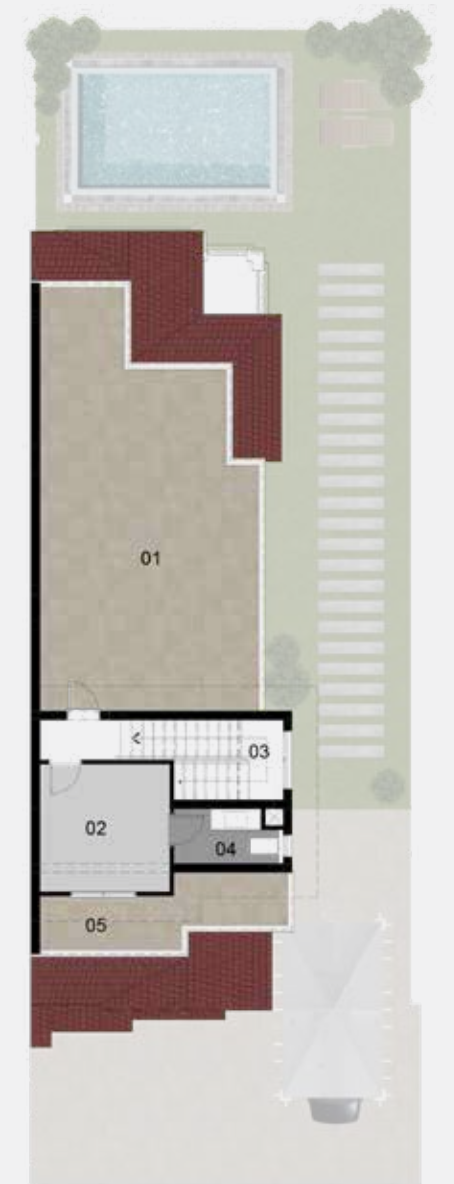
Penthouse

Area: 412 M²

Number of Bedrooms: 3

Including Roof Terrace: 67 M²

01. Roof Terrace 1	12.0 X 6.10
02. Room	3.55 X 3.60
03. Stair	2.20 X 4.40
04. Bathroom	1.50 X 3.10
05. Roof Terrace 2	2.20 X 7.00



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FLOORPLANS

MEDITERRANEAN TOWNHOUSE '4' CORNER

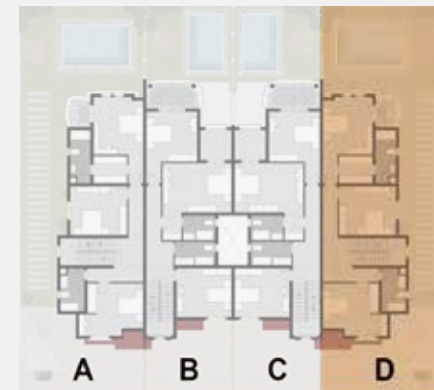
TOWNHOUSE '4' - MEDITERRANAN The Corner Ground floor

Area: 357 M2

Number of Bedrooms: 3

Including Roof Terrace: 55 M²

01. Entrance	3.50 X 1.65
02. Kitchen	3.50 X 3.60
03. Laundry	2.60 X 1.20
04. Bathroom	2.80 X 1.20
05. Terrace 1	1.75 X 2.00
06. Lobby	2.20 X 2.30
07. Stair	2.20 X 4.35
08. Dinning	4.85 X 4.35
09. Reception	4.00 X 6.00
10. Terrace 2	2.15 X 6.00



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TOWNHOUSE '4' - MEDITERRANEAN

The Corner

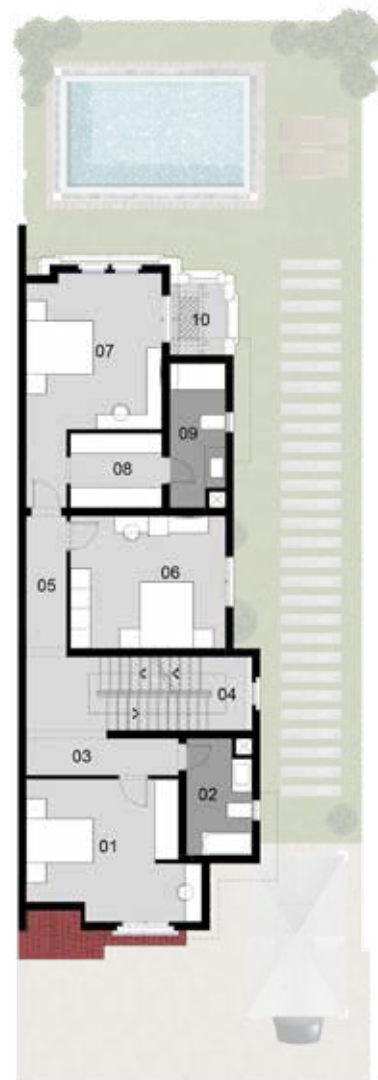
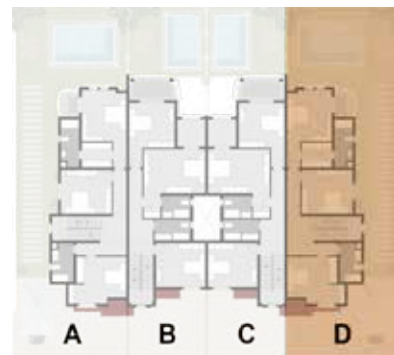
First floor

Area: 357 M2

Number of Bedrooms: 3

Including Roof Terrace: 55 M²

01.Bedroom 1	4.30 X 5.55
02.Bathroom	3.50 X 1.95
03.Lobby	1.20 X 4.60
04.Stair	2.20 X 5.40
05.Corridor	4.00 X 1.20
06.Bedroom 2	4.00 X 4.65
07.Master Bedroom	7.10 X 4.10
08.Master Bedroom Dressing	2.25 X 2.75
09.Master Bedroom Bathroom	4.40 X 1.65
10.Terrace	2.20 X 1.60



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TOWNHOUSE '4' - MEDITERRANEAN

The Corner

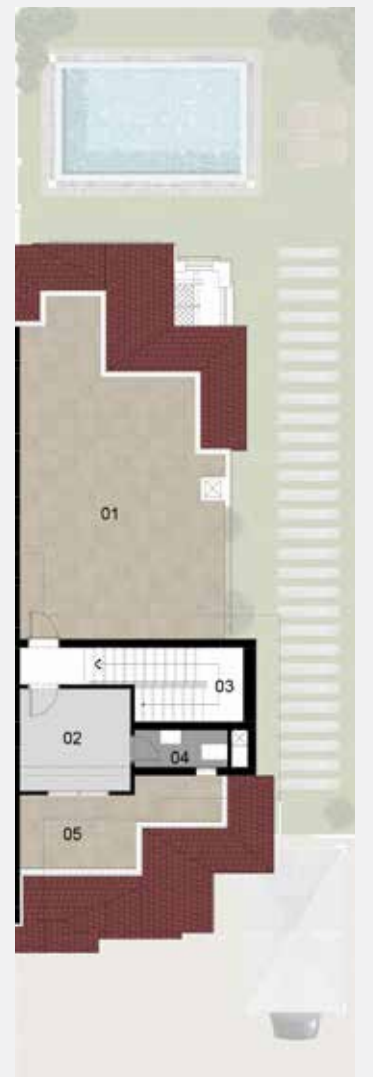
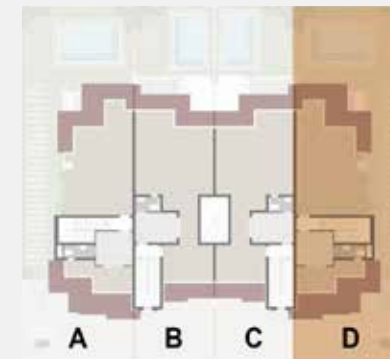
Penthouse

Area: 357 M2

Number of Bedrooms: 3

Including Roof Terrace: 55 M²

01.Roof Terrace 1	11.00 X 6.10
02.Room	3.10 X 3.20
03.Stair	2.20 X 4.70
04.Bathroom	1.20 X 3.40
05.Roof Terrace 2	2.80 X 6.00



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FLOORPLANS

MEDITERRANEAN TOWNHOUSE '4' MIDDLE

TOWNHOUSE '4' - MEDITERRANEAN The Middle Ground floor

Area: 382 M²

Number of Bedrooms: 3

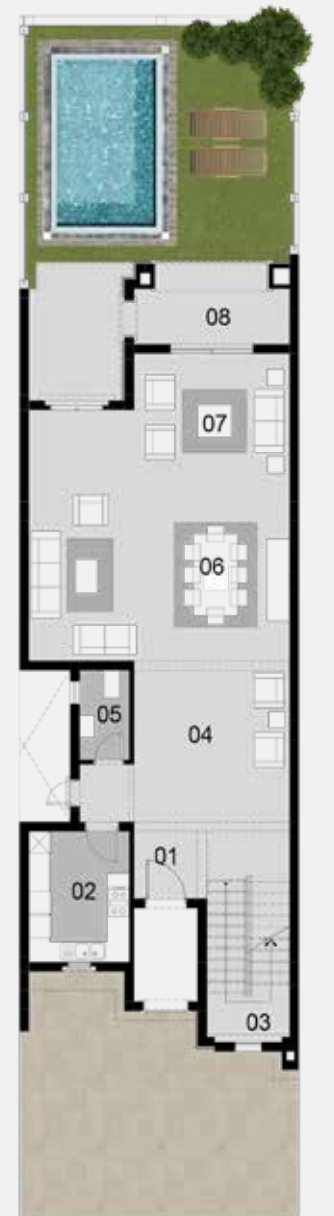
Including Roof Terrace: 72 M²

01. Entrance	1.80 X 1.75
02. Kitchen	3.50 X 2.70
03. Stair	5.50 X 2.20
04. Lobby	4.10 X 6.00
05. Bathroom	2.40 X 1.35
06. Dining	4.50 X 4.15
07. Reception	8.20 X 7.00
08. Terrace	1.50 X 4.20



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TOWNHOUSE '4' - MEDITERRANEAN

The Middle

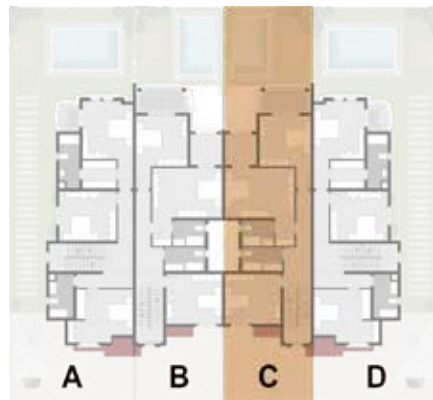
First floor

Area: **382 M2**

Number of Bedrooms: **3**

Including Roof Terrace: **72 M²**

01. Bedroom 1	4.00 X 4.50
02. Stair	5.50 X 2.20
03. Lobby	1.90 X 2.20
04. Bathroom	1.90 X 3.30
05. Master Bedroom	6.30 X 5.65
06. Master Bedroom Bathroom	2.05 X 2.60
07. Master Bedroom Dressing	2.05 X 2.00
08. Master Bedroom Terrace	2.50 X 2.60
09. Corridor	2.05 X 1.20
10. Bedroom 2	5.85 X 4.15
11. Terrace	2.20 X 3.00



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TOWNHOUSE '4' - MEDITERRANEAN

The Middle

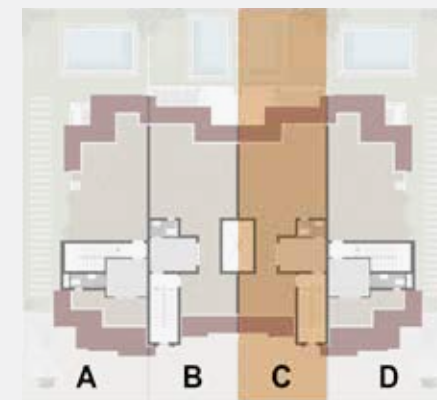
Penthouse

Area: **382 M2**

Number of Bedrooms: **3**

Including Roof Terrace: **72 M²**

01. Roof Terrace	15.5 X 7.20
02. Room	2.70 X 4.00
03. Stair	2.20 X 5.70
04. Bathroom	1.30 X 2.20



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FLOORPLANS

MEDITERRANEAN TOWNHOUSE '6' CORNER

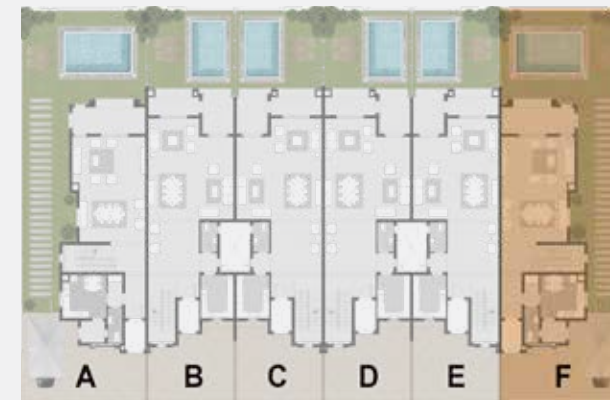
TOWNHOUSE '6' - MEDITERRANEAN The Corner Ground floor

Area: 357 M2

Number of Bedrooms: 3

Including Roof Terrace: 55 M²

01. Entrance	3.50 X 1.65
02. Kitchen	3.50 X 3.60
03. Laundry	2.80 X 1.20
04. Bathroom	2.80 X 1.20
05. Terrace 1	1.75 X 1.95
06. Lobby	2.20 X 2.40
07. Stair	2.20 X 4.30
08. Dining	4.90 X 5.35
09. Reception	3.80 X 5.95
10. Terrace 2	2.20 X 6.00



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TOWNHOUSE '6' - MEDITERRANEAN

The Corner

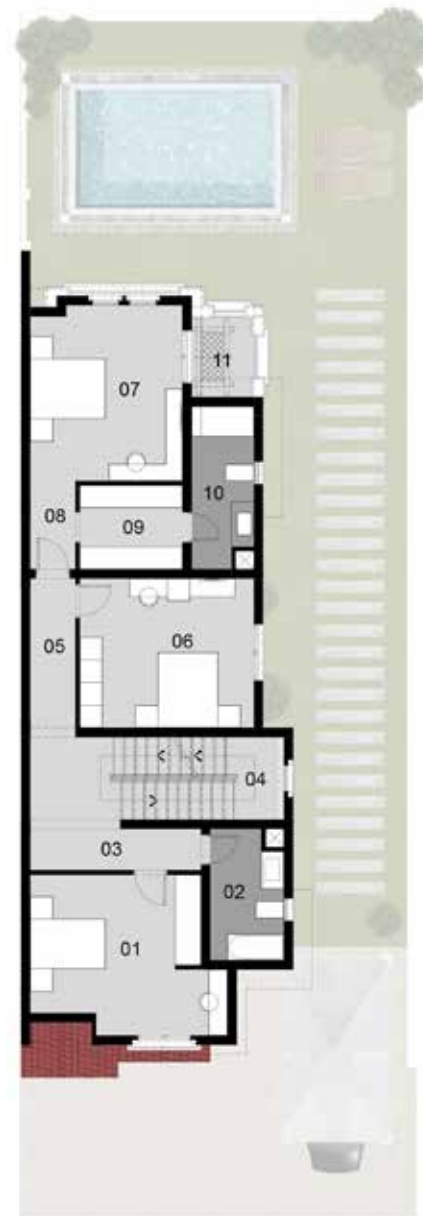
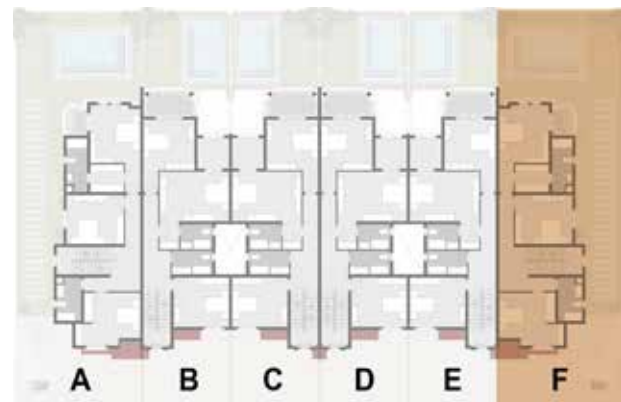
First floor

Area: 357 M2

Number of Bedrooms: 3

Including Roof Terrace: 55 M²

01. Bedroom 1	4.30 X 5.30
02. Bathroom 2	3.50 X 2.00
03. Lobby	2.20 X 2.30
04. Stair	2.20 X 4.40
05. Corridor 1	4.10 X 1.20
06. Bedroom 2	4.10 X 4.75
07. Master Bedroom	4.85 X 4.10
08. Corridor 2	2.25 X 1.20
09. Master Bedroom Dressing	2.25 X 2.75
10. Master Bedroom Bathroom	4.35 X 1.65
11. Terrace	2.15 X 1.65



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TOWNHOUSE '6' - MEDITERRANEAN

The Corner

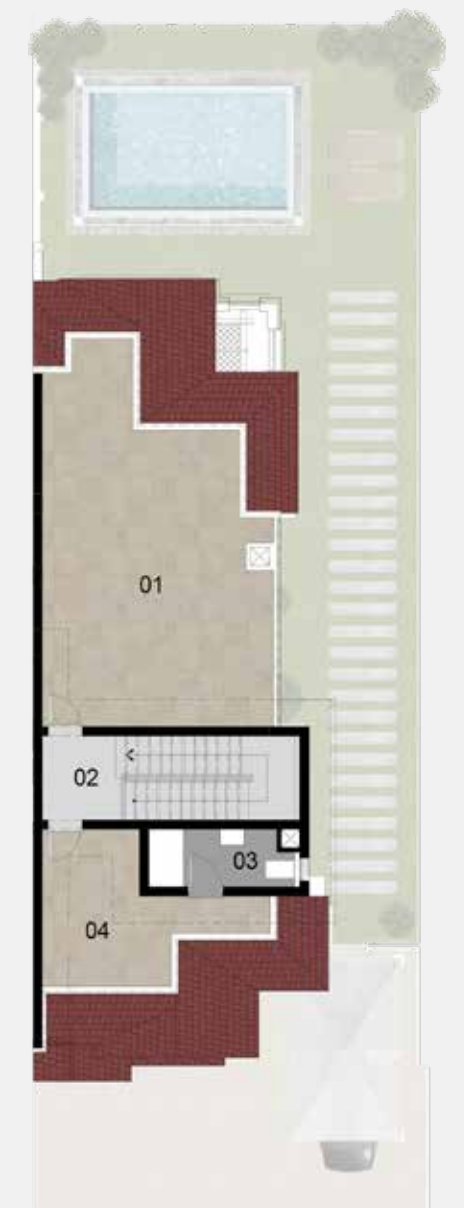
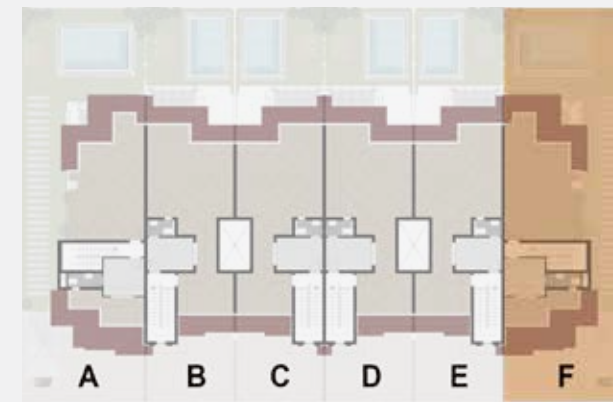
Penthouse

Area: 357 M2

Number of Bedrooms: 3

Including Roof Terrace: 55 M²

01. Roof Terrace 1	10.20 X 6.10
02. Stair	2.20 X 4.70
03. Bathroom	1.10 X 2.90
04. Roof Terrace 2	2.80 X 6.00



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FLOORPLANS

MEDITERRANEAN TOWNHOUSE '6' MIDDLE

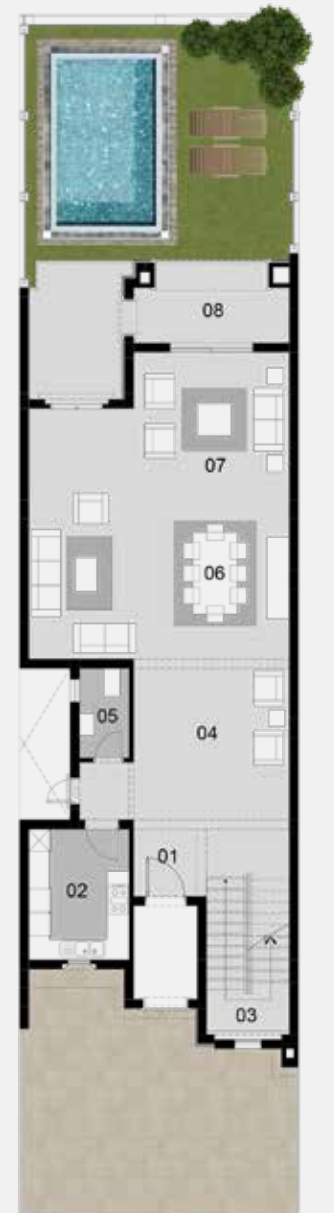
TOWNHOUSE '6' - MEDITERRANEAN The Middle Ground floor

Area: 391 M2

Number of Bedrooms: 3

Including Roof Terrace: 72 M²

01. Entrance	1.80 X 1.70
02. Kitchen	3.50 X 2.70
03. Stair	5.50 X 2.20
04. Lobby	4.10 X 4.20
05. Bathroom	2.40 X 1.35
06. Dining	4.80 X 4.20
07. Reception	8.00 X 7.00
08. Terrace	2.20 X 4.10



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TOWNHOUSE '6' - MEDITERRANEAN

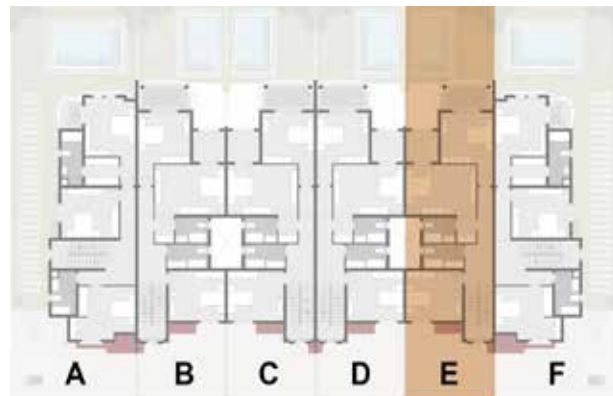
The Middle First Floor

Area: 391 M2

Number of Bedrooms: 3

Including Roof Terrace: 72 M²

01. Bedroom 1	4.00 X 4.50
02. Stair	5.50 X 2.20
03. Lobby	1.90 X 2.20
04. Bathroom	1.90 X 3.30
05. Corridor	4.30 X 1.20
06. Master Bedroom	6.30 X 5.70
07. Master Bedroom Bathroom	2.10 X 2.60
08. Terrace 1	2.50 X 2.60
09. Bedroom 2	5.85 X 4.20
10. Terrace 2	2.20 X 4.00



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TOWNHOUSE '6' - MEDITERRANEAN

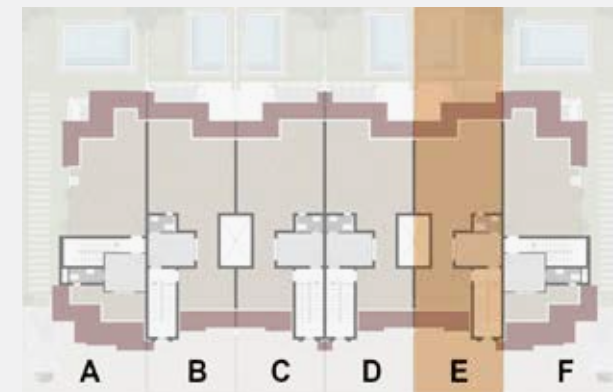
The Middle Penthouse

Area: 391 M2

Number of Bedrooms: 3

Including Roof Terrace: 72 M²

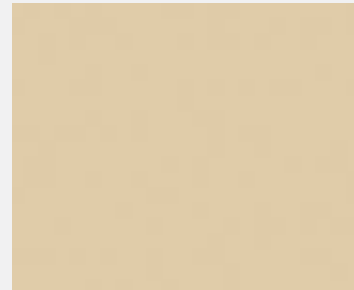
01. Roof Terrace	15.3 X 7.00
02. Room	2.70 X 2.20
03. Stair	2.20 X 5.50
04. Bathroom	1.30 X 2.20



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Mediterranean interior finishing



Item	Area of Use	Space
Acrylic paint	walls Ceiling	Reception Bedroom



Item	Area of Use	Space
HDF	Flooring	Bedrooms



Item	Area of Use	Space
Porcelain	Flooring	Reception



Item	Area of Use	Space
Ceramic	walls Flooring	Bathrooms Kitchens

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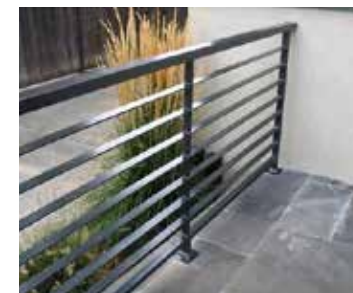
Mediterranean exterior finishing



Item	Area of Use
Paint	Elevation



Item	Area of Use
Mica Stones	Elevation



Item	Area of Use
Metal Handrails	- Terraces - Interior Stairs



Item	Area of Use
GRC	Elevation

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ARCHITECTURAL STYLES

MODERN 01





FLOORPLANS



MODERN 01 | VILLA 'A'

Front view

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MODERN 01 | VILLA 'A'

Back view

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FLOORPLANS

MODERN 01 VILLA 'A'



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Villa 'A' - Modern 01 Ground floor

Area: 514 M²

Number of Bedrooms: 5

Including Roof Terrace: 109 M²

01. Entrance	1.95 × 1.75
02. Guest Bedroom	3.85 × 3.25
03. Maid's Bedroom	3.75 × 3.25
04. Maid's Bathroom	1.80 × 1.90
05. Stair	3.10 × 3.85
06. Lobby	3.10 × 3.20
07. Bathroom	3.00 × 2.00
08. Kitchen	4.00 × 3.40
09. Reception	8.10 × 5.25
10. Dining	5.20 × 3.50
11. Terrace 1	2.60 × 4.70
12. Terrace 2	2.10 × 4.50



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Villa 'A'-Modern 01 First floor

Area: 514 M²

Number of Bedrooms: 5

Including Roof Terrace: 109 M²

01.Bedroom 1	3.75 × 4.65
02.Bedroom 2	3.75 × 4.00
03.Terrace 1	1.40 × 3.25
04.Kitchenette	3.10 × 2.80
05.Lobby	3.10 × 2.50
06.Stair	3.10 × 3.85
07.Master Bedroom	6.10 × 4.70
08.Master Bedroom Dressing	1.80 × 3.90
09.Master Bedroom Bathroom	1.80 × 3.90
10.Terrace 2	2.10 × 4.40
11.Terrace 3	2.80 × 4.40
12.Bedroom 3	6.10 × 3.95
13.Bathroom 1	1.80 × 2.70
14.Bathroom 2	1.80 × 2.55



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Villa 'A'-Modern 01 Penthouse

Area: 514 M²

Number of Bedrooms: 5

Including Roof Terrace: 109 M²

01.Roof Terrace	15.70 × 8.75
02.Room	3.25 × 3.50
03.Stair	3.10 × 5.10
04.Toilet	3.80 × 1.50



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MODERN 01 | VILLA 'B'

Front view

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MODERN 01 | VILLA 'B'

Back view

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FLOORPLANS

MODERN 01

VILLA 'B'



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VILLA 'B' - Modern 01 Ground floor

Area: 478 M²

Number of Bedrooms: 3

Including Roof Terrace: 100 M²

01. Entrance	1.10 × 1.85
02. Kitchen	3.85 × 4.60
03. Maid's Bedroom	3.85 × 2.55
04. Maid's Bathroom	1.60 × 1.45
05. Stair	2.40 × 4.00
06. Lobby	2.40 × 2.00
07. Bathroom	2.40 × 2.70
08. Dining	3.70 × 3.90
09. Reception	7.75 × 9.45
10. Terrace	2.60 × 9.90



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VILLA 'B'-Modern 01

First floor

Area: 478 M²

Number of Bedrooms: 3

Including Roof Terrace: 100 M²

01.Living Room	3.85 × 4.65
02.Bedroom 1	3.85 × 4.55
03.Terrace 1	1.85 × 3.85
04.Kitchenette	3.35 × 2.40
05.Corridor	2.40 × 1.20
06.Stair	2.40 × 4.00
07.Master Bedroom	4.40 × 4.55
08.Master Bedroom Dressing	1.45 × 3.25
09.Master Bedroom Bathroom	2.10 × 3.25
10.Corridor	3.35 × 1.20
11.Terrace 2	1.85 × 4.60
12.Bedroom 2	3.80 × 4.65
13.Bathroom	2.10 × 3.35



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VILLA 'B'-Modern 01

Penthouse

Area: 478 M²

Number of Bedrooms: 3

Including Roof Terrace: 100 M²

01.Roof Terrace	14.5 × 9.50
02.Living Room	4.00 × 4.40
03.Stair	2.40 × 4.00
04.Bathroom	2.40 × 1.50



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FLOORPLANS

MODERN 01 VILLA 'BS'

VILLA 'BS-'Modern 01 Ground floor

Area: 448 M²

Number of Bedrooms: 3

Including Roof Terrace: 87 M²

01.Entrance	1.35 X 1.85
02.Kitchen	3.60 X 4.60
03.Maid's Bedroom	3.60 X 2.55
04.Maid's Bathroom	1.60 X 1.45
05.Stair	2.40 X 4.00
06.Lobby	2.40 X 1.85
07.Bathroom	2.40 X 2.70
08.Dining	5.60 X 4.40
09.Reception	7.50 X 9.10
10.Terrace	2.85 X 9.45



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VILLA 'BS-'Modern 01

First floor

Area: **448 M²**

Number of Bedrooms: **3**

Including Roof Terrace: **87 M²**

01.Living Room	3.60 X 4.65
02.Bedroom 1	3.60 X 4.60
03.Terrace 1	1.90 X 3.90
04.Stair	2.40 X 4.20
05.Kitchenette	2.40 X 3.35
06.Corridor	3.80 X 1.20
07.Master Bedroom	3.80 X 4.70
08.Master Bedroom Bathroom	1.90 X 3.35
09.Terrace 2	1.25 X 4.25
10.Bedroom 2	3.60 X 4.15
11.Bathroom	1.90 X 2.85



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VILLA 'BS-'Modern 01

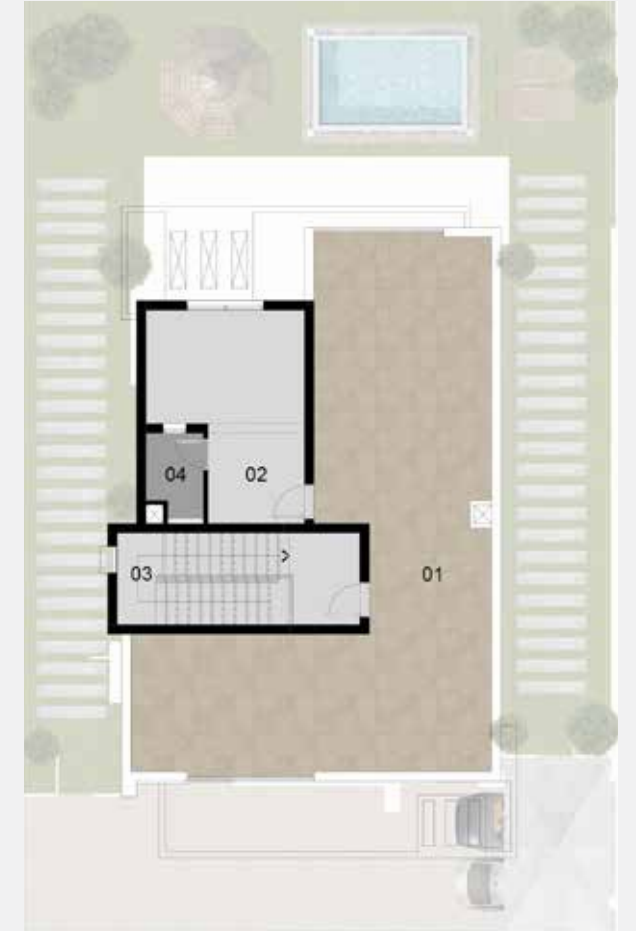
Penthouse

Area: **448 M²**

Number of Bedrooms: **3**

Including Roof Terrace: **87 M²**

01.Roof Terrace	14.50 X 9.50
02.Living Room	5.60 X 4.15
03.Stair	2.40 X 5.10
04.Bathroom	2.40 X 1.50



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MODERN 01
VILLA 'C'

VILLA 'C' - Modern 01
Ground floor

Area: 570 M²

Number of Bedrooms: 5

Including Roof Terrace: 133 M²

01. Entrance	4.50 X 1.70
02. Guest's Bedroom	5.35 X 3.25
03. Guest's Bathroom	1.70 X 1.95
04. Maid's Bedroom	2.95 X 3.50
05. Maid's Bathroom	1.40 X 2.00
06. Bathroom	1.50 X 3.50
07. Kitchen	3.40 X 3.50
08. Lobby	3.70 X 1.70
09. Stair	3.40 X 3.80
10. Dining	3.80 X 2.90
11. Reception	8.80 X 8.10
12. Terrace 1	4.10 X 4.00
13. Terrace 2	2.50 X 4.30



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VILLA 'C' -Modern 01

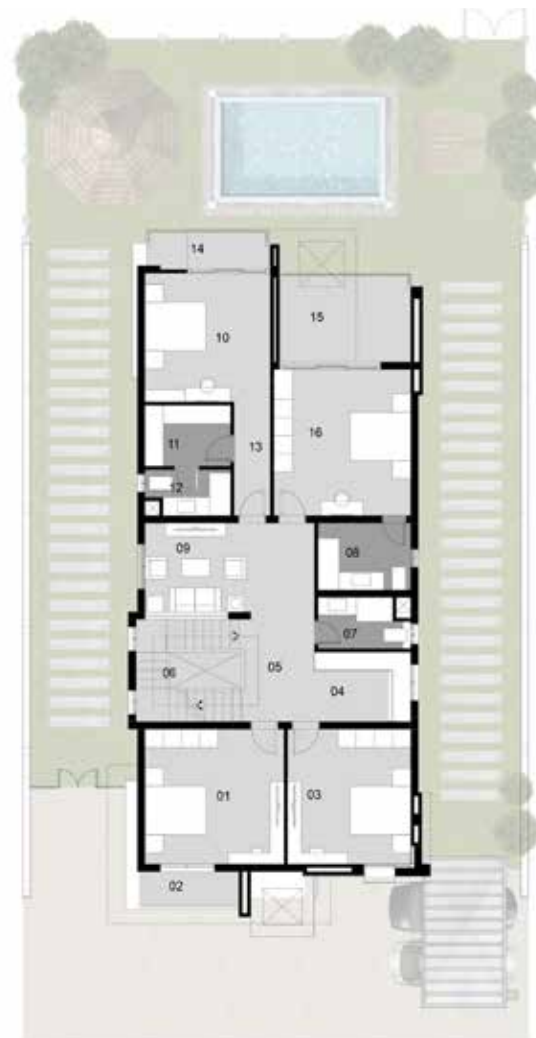
First floor

Area: 570 M²

Number of Bedrooms: 5

Including Roof Terrace: 133 M²

01.Bedroom 1	4.50 X 4.60
02.Terrace 1	1.20 X 3.30
03. Bedroom 2	4.50 X 4.10
04.Kitchenette	2.40 X 3.20
05.Lobby	3.70 X 2.60
06.Stair	3.70 X 3.40
07.Bathroom 1	1.70 X 3.10
08.Bathroom 2	2.30 X 3.10
09.Living Room	3.00 X 3.30
10.Master Bedroom	4.40 X 4.10
11.Master Bedroom Dressing	2.10 X 2.85
12.Master Bedroom Bathroom	1.60 X 2.90
13.Corridor	3.70 X 1.20
14.Terrace 2	1.25 X 1.10
15.Terrace 3	2.85 X 4.30
16.Bedroom 3	4.55 X 4.85



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VILLA 'C' -Modern 01

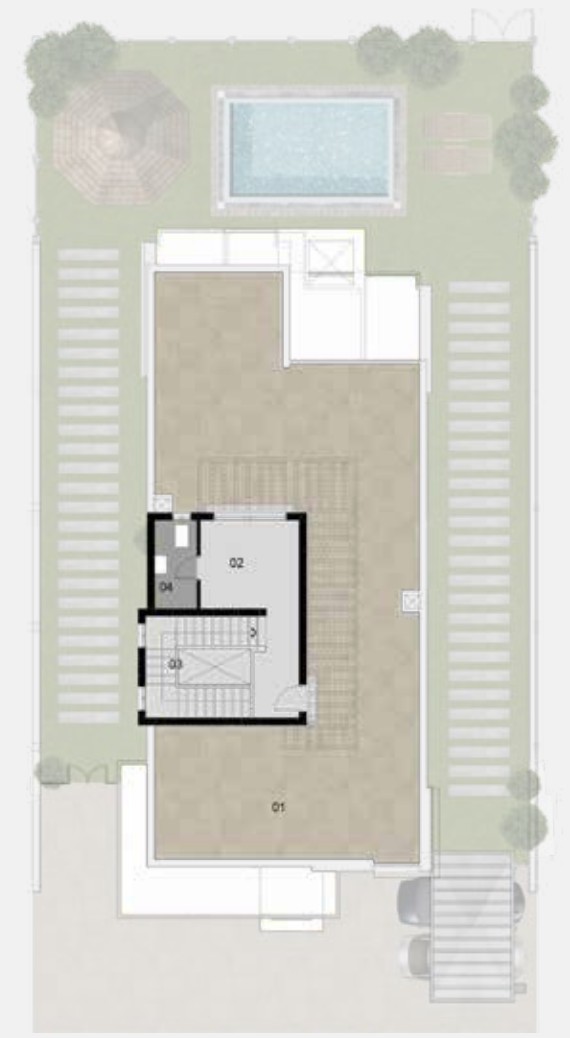
Penthouse

Area: 570 M²

Number of Bedrooms: 5

Including Roof Terrace: 133 M²

01.Roof Terrace	20.0 X 9.00
02.Living Room	3.30 X 3.30
03.Stair	4.00 X 3.40
04.Toilet	3.00 X 1.40



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MODERN 01 | TWIN VILLA

Front view

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MODERN 01 | TWIN VILLA
Back view

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FLOORPLANS

MODERN 01 TWIN VILLA



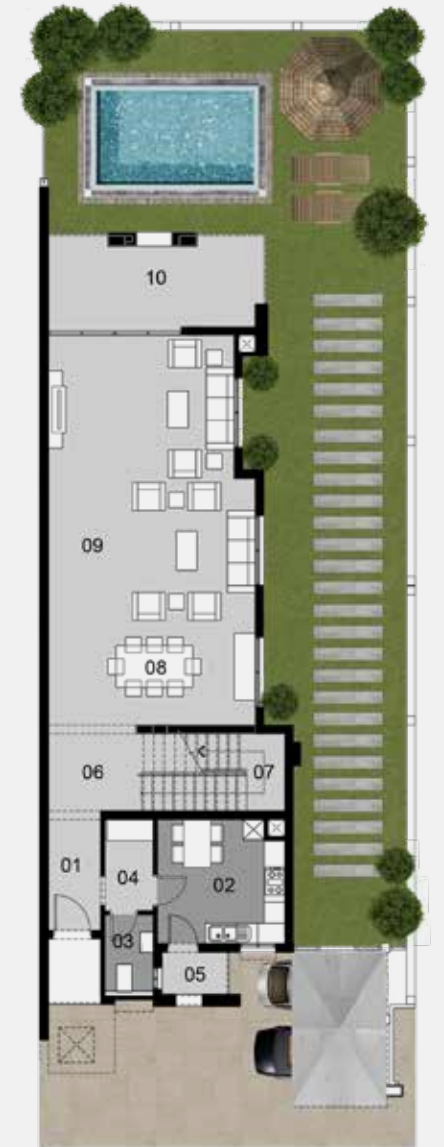
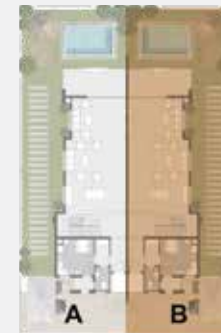
Twin Villa-Modern 01 Ground floor

Area: 426 M²

Number of Bedrooms: 3

Including Roof Terrace: 101 M²

01. Entrance	3.20 × 1.60
02. Kitchen	3.60 × 3.70
03. Bathroom	2.40 × 1.40
04. Laundry	2.40 × 1.40
05. Terrace 1	1.70 × 1.20
06. Lobby	2.20 × 2.50
07. Stair	2.20 × 4.10
08. Dinning	2.70 × 6.00
09. Reception	9.00 × 6.00
10. Terrace 2	2.70 × 6.30



Disclaimer.

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Twin Villa-Modern 01

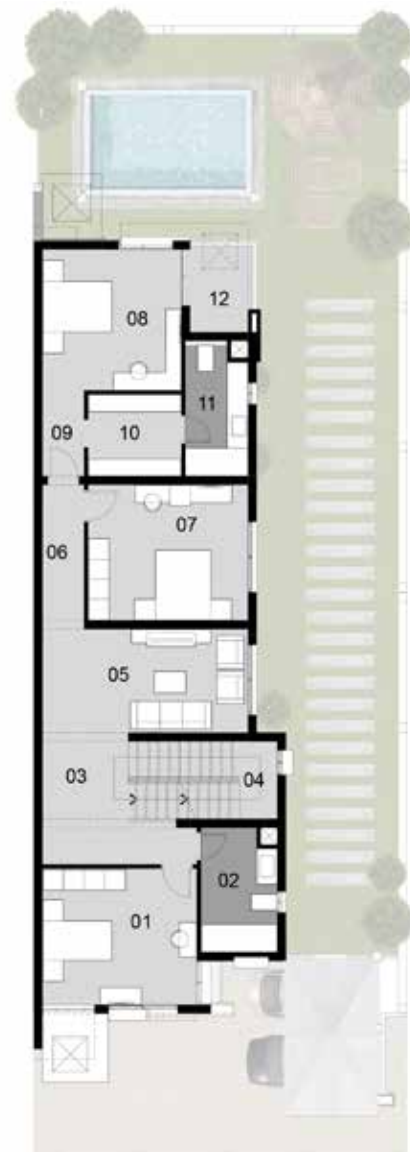
First floor

Area: 426 M²

Number of Bedrooms: 3

Including Roof Terrace: 101 M²

01.Bedroom 1	3.90 × 4.50
02.Bathroom	3.60 × 2.20
03.Lobby	3.80 × 2.50
04.Stair	2.20 × 4.30
05.Living Room	3.00 × 6.00
06.Corridor 1	3.90 × 1.20
07.Bedroom 2	3.90 × 4.60
08.Master Bedroom	6.50 × 4.00
09.Corridor 2	2.40 × 1.20
10.Master Bedroom Dressing	2.40 × 2.80
11.Master Bedroom Bathroom	3.90 × 1.80
12.Terrace	2.30 × 2.00



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Twin Villa-Modern 01

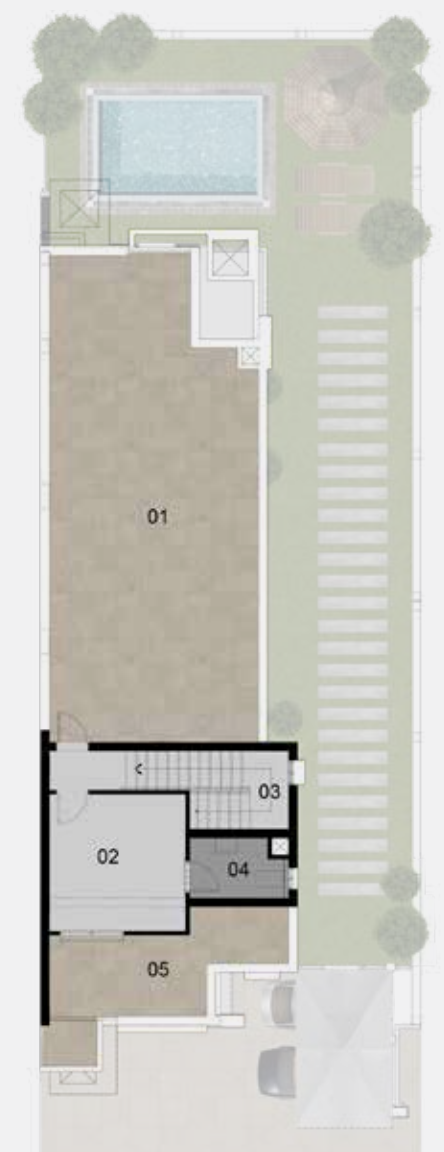
Penthouse

Area: 426 M²

Number of Bedrooms: 3

Including Roof Terrace: 101 M²

01.Roof Terrace 1	14.0 × 6.00
02.Room	3.90 × 3.90
03.Stair	2.20 × 5.70
04.Toilet	1.70 × 2.80
05.Roof Terrace 2	3.10 × 6.80



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FLOORPLANS

MODERN 01 TOWNHOUSE '4' CORNER

Townhouse '4'-Modern 01 The Corner Ground floor

Area: 379 M²

Number of Bedrooms: 4

Including Roof Terrace: 87 M²

01.Entrance	3.50 X 1.65
02.Kitchen	3.50 X 3.60
03.Corridor	2.40 X 1.40
03.Bathroom	2.60 X 1.30
04.Terrace 1	1.75 X 1.40
05.Lobby	2.20 X 2.80
06.Stair	2.20 X 4.10
07.Dinning	4.85 X 5.35
08.Reception	3.75 X 5.95
09.Terrace 2	3.00 X 6.20



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Townhouse '4'-Modern 01

The Corner

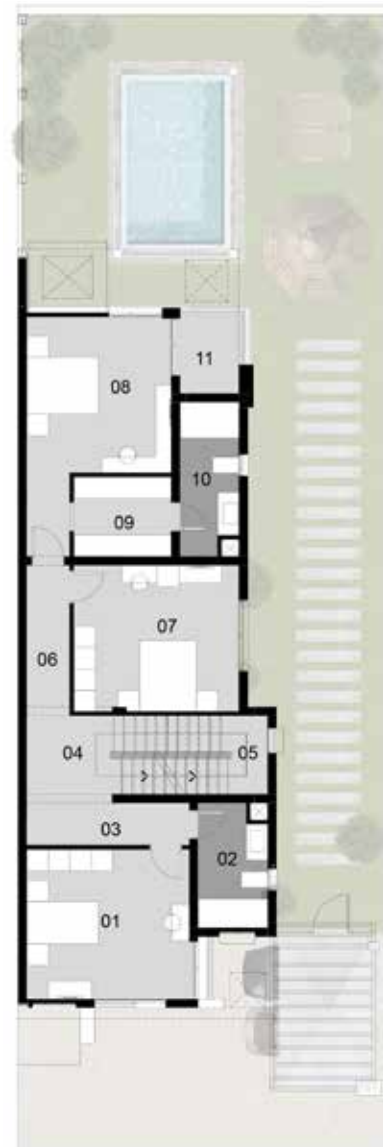
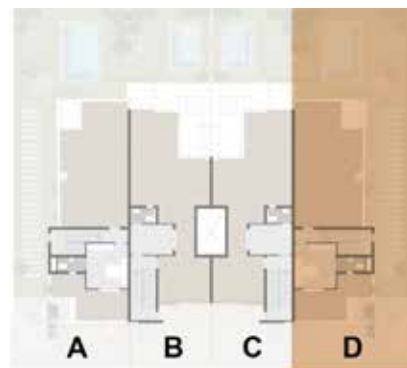
First floor

Area: **379 M²**

Number of Bedrooms: **4**

Including Roof Terrace: **87 M²**

01.Bedroom 1	4.20 X 4.55
02.Bathroom	3.50 X 1.95
03.Corridor 1	4.55 X 1.20
04.Stair	2.20 X 4.40
05.Lobby	2.20 X 4.40
06.Corridor 2	4.00 X 1.20
07.Bedroom 2	4.00 X 4.65
08.Master Bedroom	6.75 X 4.10
09.Master Bedroom Dressing	4.40 X 1.65
10.Master Bedroom Bathroom	2.30 X 1.95
11.Terrace	2.25 X 2.75



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Townhouse '4'-Modern 01

The Corner

Penthouse

Area: **379 M²**

Number of Bedrooms: **4**

Including Roof Terrace: **87 M²**

01.Roof Terrace 1	11.00 X 6.00
02.Room	3.65 X 2.70
03.Stair	2.20 X 4.60
04.Toilet	1.20 X 3.00
05.Roof Terrace 2	4.10 X 6.80



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FLOORPLANS

MODERN 01 TOWNHOUSE '4' MIDDLE

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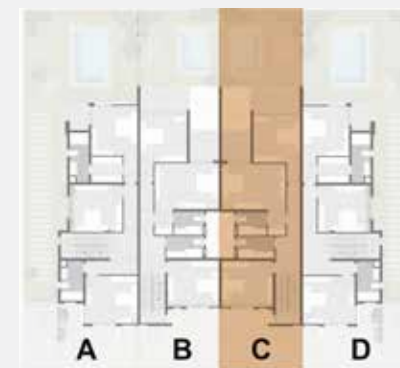
Townhouse '4' - Modern 01 The Middle Ground floor

Area: 392 M²

Number of Bedrooms: 3

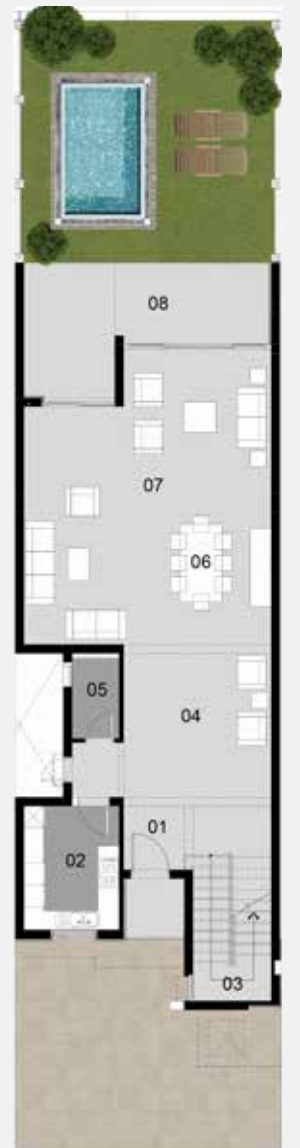
Including Roof Terrace: 81 M²

01. Entrance	1.80 X 1.75
02. Kitchen	3.50 X 3.70
03. Stair	5.50 X 2.20
04. Lobby	5.60 X 4.10
05. Bathroom	2.40 X 1.35
06. Dining	4.50 X 3.90
07. Reception	8.20 X 7.00
08. Terrace	2.50 X 4.60



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Townhouse '4'-Modern 01

The Middle

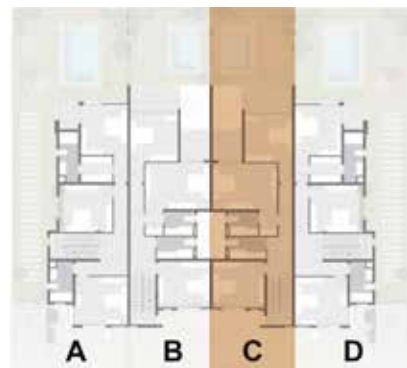
First floor

Area: 392 M²

Number of Bedrooms: 3

Including Roof Terrace: 81 M²

01. Bedroom 1	4.00 X 4.50
02. Stair	5.50 X 2.20
03. Lobby	1.90 X 2.20
04. Bathroom	1.90 X 3.20
05. Corridor	4.30 X 1.20
06. Master Bedroom	6.30 X 5.65
07. Master Bedroom Bathroom	2.05 X 2.60
08. Terrace 1	2.70 X 2.60
09. Bedroom 2	5.85 X 4.15
10. Terrace 2	2.20 X 4.40



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Townhouse '4'-Modern 01

The Middle

Penthouse

Area: 392 M²

Number of Bedrooms: 3

Including Roof Terrace: 81 M²

01. Roof Terrace	20.00 X 7.00
02. Room	2.70 X 3.70
03. Stair	5.70 X 2.20
04. Toilet	1.30 X 2.20



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MODERN 01 | TOWNHOUSE '6'

Front view

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MODERN 01 | TOWNHOUSE '6'

Back view

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FLOORPLANS

MODERN 01 TOWNHOUSE '6' CORNER



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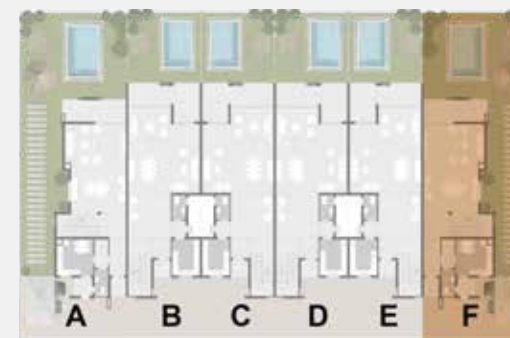
Townhouse '6' - Modern 01 The Corner Ground floor

Area: **378 M²**

Number of Bedrooms: **4**

Including Roof Terrace: **87 M²**

01. Entrance	3.50 × 1.65
02. Kitchen	3.50 × 4.00
03. Corridor	2.40 × 1.40
04. Bathroom	2.60 × 1.30
05. Terrace 1	1.75 × 1.20
06. Lobby	2.20 × 2.80
07. Stair	2.20 × 4.10
08. Dinning	5.10 × 5.35
09. Reception	3.85 × 5.95
10. Terrace 2	3.00 × 6.20



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Townhouse '6'-Modern 01

The Corner

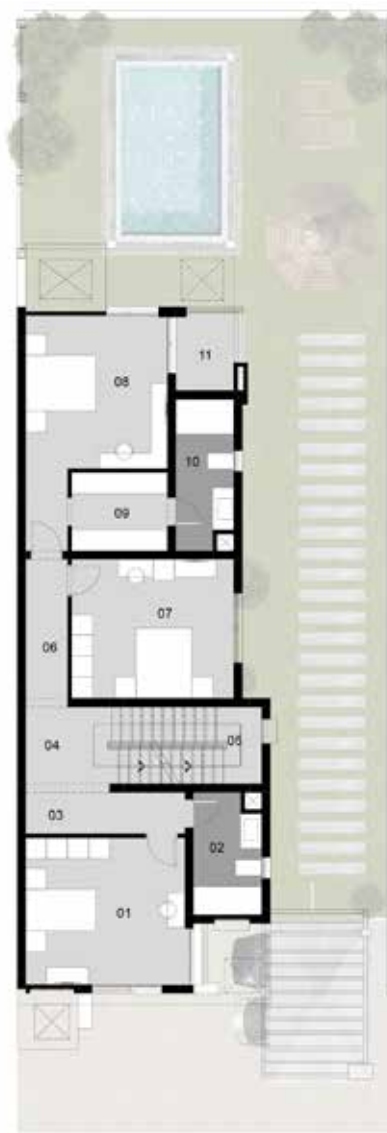
First floor

Area: **378 M²**

Number of Bedrooms: **4**

Including Roof Terrace: **87 M²**

01.Bedroom 1	4.20 × 4.60
02.Bathroom	3.50 × 2.00
03.Corridor 1	1.20 × 4.60
04.lobby	2.20 × 2.80
05.Stair	2.20 × 4.20
06.Corridor 2	4.10 × 1.20
07.Bedroom 2	4.10 × 4.75
08.Master Bedroom	6.80 × 6.00
09.Master Bedroom Dressing	2.25 × 2.75
10.Master Bedroom Bathroom	2.00 × 4.00
11.Terrace	2.10 × 1.80



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Townhouse '6'-Modern 01

The Corner

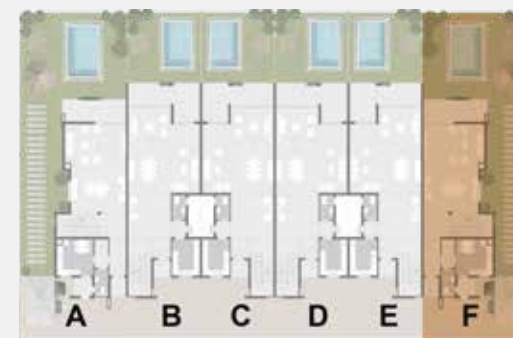
Penthouse

Area: **378 M²**

Number of Bedrooms: **4**

Including Roof Terrace: **87 M²**

01.Roof Terrace 1	11.0 × 6.00
02.Room	3.95 × 3.65
03.Stair	2.20 × 4.60
04.Toilet	1.20 × 3.00
05.Roof Terrace 2	4.10 × 6.00



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FLOORPLANS

MODERN 01 TOWNHOUSE '6' MIDDLE

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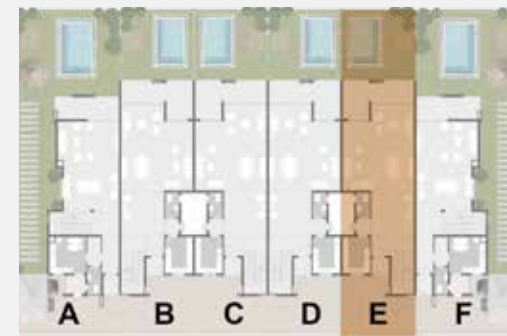
Townhouse '6'-Modern 01' The Middle Ground floor

Area: **387 M²**

Number of Bedrooms: **3**

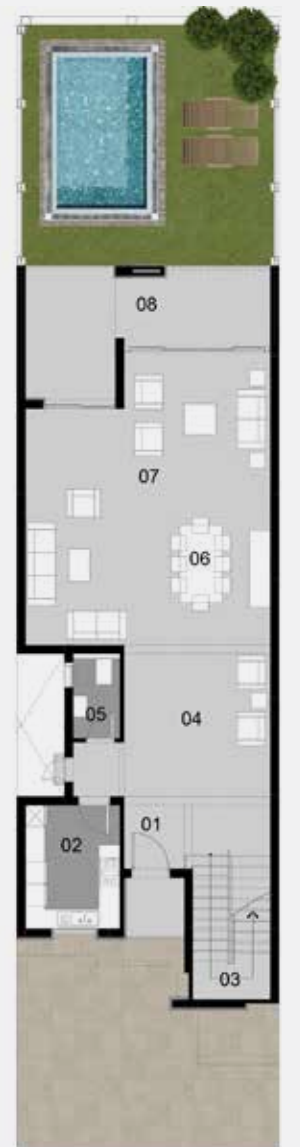
Including Roof Terrace: **86 M²**

01.Entrance	1.80 × 1.70
02.Kitchen	3.50 × 2.70
03.Stair	4.20 × 2.20
04.Lobby	4.10 × 4.20
05.Bathroom	2.40 × 1.35
06.Dining	4.80 × 4.20
07.Reception	8.40 × 7.00
08.Terrace	2.50 × 4.60



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Townhouse '6'-Modern 01'

The Middle

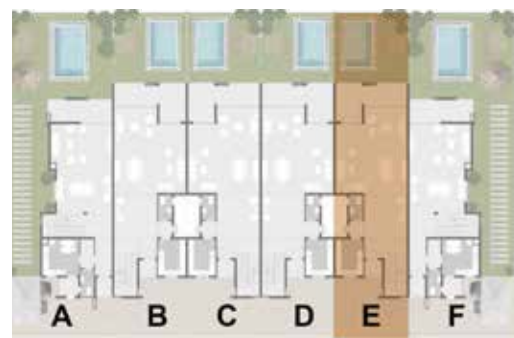
First floor

Area: **387 M²**

Number of Bedrooms: **3**

Including Roof Terrace: **86 M²**

01.Bedroom 1	4.00 × 4.50
02.Stair	5.50 × 2.20
03.Lobby	1.90 × 2.20
04.Bathroom	1.90 × 3.30
05.Master Bedroom	6.30 × 5.70
06.Master Bedroom Bathroom	2.10 × 2.60
07.Terrace 1	2.90 × 2.60
08.Bedroom 2	5.80 × 4.20
09.Terrace 2	2.20 × 4.40



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Townhouse '6'-Modern 01'

The Middle

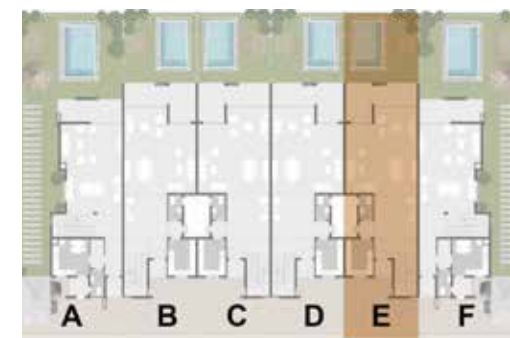
Penthouse

Area: **387 M²**

Number of Bedrooms: **3**

Including Roof Terrace: **86 M²**

01.Roof Terrace	17.00 × 7.00
02.Room	3.70 × 2.65
03.Stair	5.65 × 2.20
04.Toilet	2.20 × 1.30

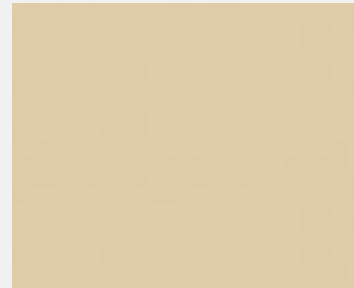


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Modern 01

interior finishing



Item	Area of Use	Space
Acrylic paint	walls Ceiling	Reception Bedroom



Item	Area of Use	Space
HDF	Flooring	Bedrooms



Item	Area of Use	Space
Porcelain	Flooring	Reception



Item	Area of Use	Space
Ceramic	walls Flooring	Bathrooms Kitchens

Disclaimer.

1.These renders are for illustrative purposes only; Minor changes are applicable as per actual master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas & values.5% added or deducted from areas & values.

Modern 01

exterior finishing



Item	Area of Use
Paint	Elevation



Item	Area of Use
Mica Stones	Elevation



Item	Area of Use
Metal Handrails	- Terraces - Interior Stairs

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CONSTRUCTION UPDATES



PROJECT BY

