



ROSES RESIDENTIAL COMPOUND

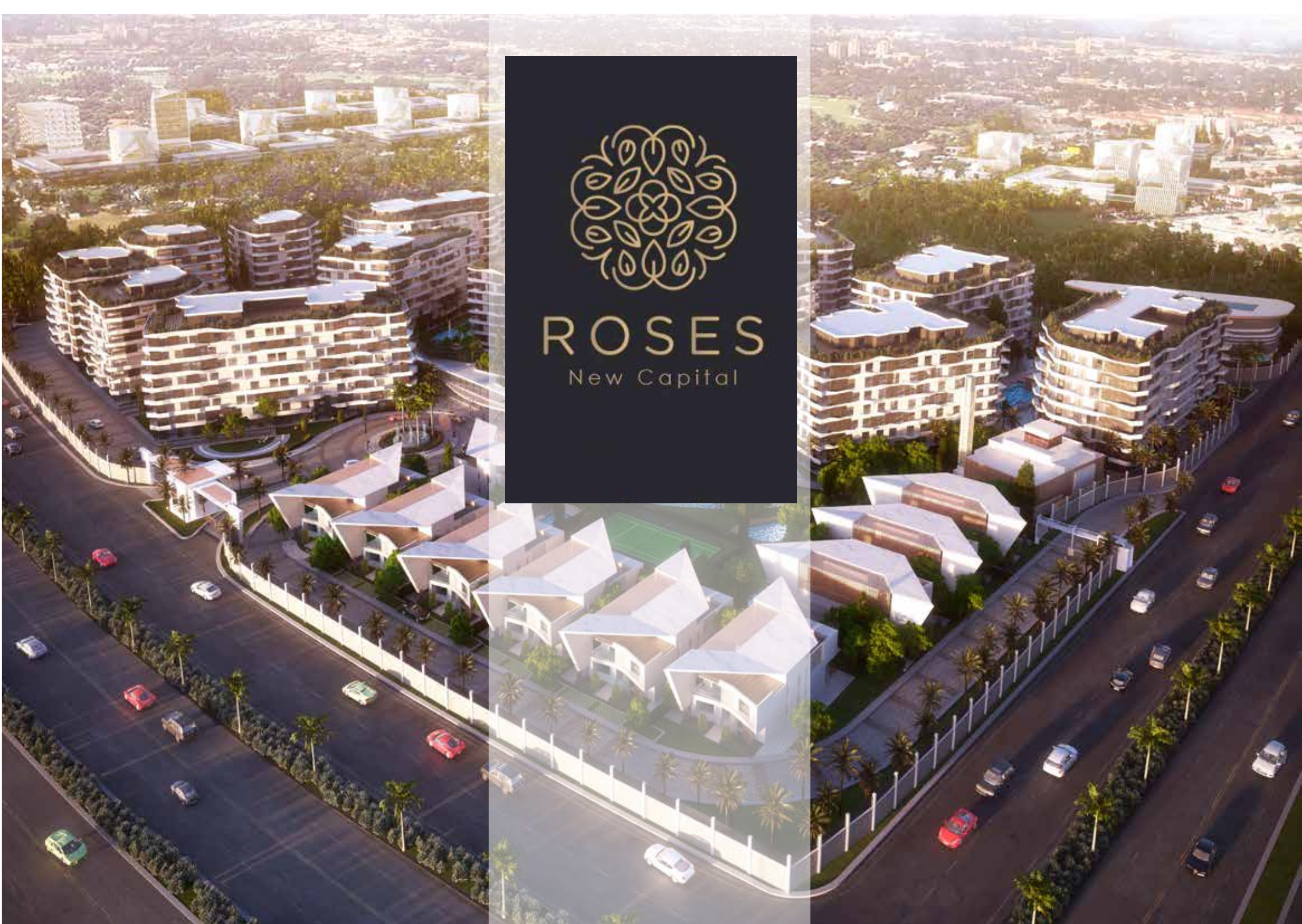
NEW CAPITAL - EGYPT

DESIGN REPORT



QSD
PARTNERS
ARCHITECTURE - INTERIORS

DESIGN CONCEPT
DECEMBER 2018



ROSES
New Capital

**WHERE URBAN
LIVING MEETS
HIGH QUALITY
OF LIFE**

-

**LUXURIOUS LIFE
STANDARDS ARE
AFFORDABLE**





| LIFE AT ROSES |

_VIBRANT URBANITY | VIBRANT URBAN/SCENES

1. CULTURAL CORRIDOR
2. ELEVATED CENTRAL PARK
3. CENTRAL FOCAL POINT (MAGNET)
4. INNER LAKE "THE RIVER)" AS A NATURAL EDGE

_QUALITY OF VIEWS | LAKE & INNER PARKS VIEWS

_PEDESTRIAN FRIENDLY NEIGHBORHOOD

_NORTH-SOUTH URBAN SPACES ORIENTATION

_UNIQUE SLEEK AND DYNAMIC ARCHITECTURE

_INTERACTION BETWEEN PRIVATE /SEMI PUBLIC AND PUBIC SPACES

_VARIETY OF OUTDOOR RECREATIONAL SPACES

OPTIMIZED VEHICULAR ROADS | MAXIMIZE INNER VEGETATED AREAS (GREEN AREAS)

_SMART PARAMETRIC ARCHITECTURAL DESIGN | CREATING UNIQUE DYNAMIC FORMS /PRIVATE BARRIERS TERRACES



KEY MAP

CAMERA 2 | View to the main project approach & round about
piazza/ club house entrance



KEY MAP

CAMERA 3 | View to the central elevated park and river lake from vista residential units



[KEY MAP](#)

CAMERA 4 | View from Pedstrains walk/ ring promenade
to one of the residential blocks (A-EDGE)

DESIGN VISION ...

AREA OPTIMIZING APPROACH TO MAXIMIZE PEDESTARAINS OPEN & GREEN AREAS.

The main idea is to concentrate the buildings along the edges of the plot with a ring vehiculr access in order to make room for a larger common un-programmed elevated forest created in the heart of the masterplan above the central club house building and surrounding the elevated forest with a river formed lake that create finger lake forms in between residential blocks which allow for units maximum panoramic views for the inner lae and central garden that includes some activities within meditation seating areas/ outdoor events piazzas as well as stepped outdoor seating platform that can be used for shows and outdoor events along with the dancilng fountaings and lake views),



ROSES RESIDENTIAL COMPOUND - NEW CAPITAL -EGYPT

CONCEPT REPORT

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QSD
PARTNERS |

DESIGN VISION ...

AREA OPTIMIZING APPROACH TO MAXIMIZE PEDESTARIANS OPEN & GREEN AREAS.

the rest of areas is a reflection to the forest elipse form image of mixed vegetation & lakes in the inner core of the master plan By shaping the forest as a hill we wanted to strengthen the site's identity. The hill is connected to all masterplan units and services through a public ring pedestrain loop promendae .This loop is playing other role as a connecter promenade that hosting multi-activity lanes for running & cycling and walking
The loop is diverted to 2 levels to create an above level to access escalate to the central elevated park while at the grond level conecction all services(mosque/parks /play ground mall/ villas quarter and residential units cto create a pedestrain freindly nehighbourhood that improve health, wellbeing and create landscaped vegated and water areas all along the masterplan



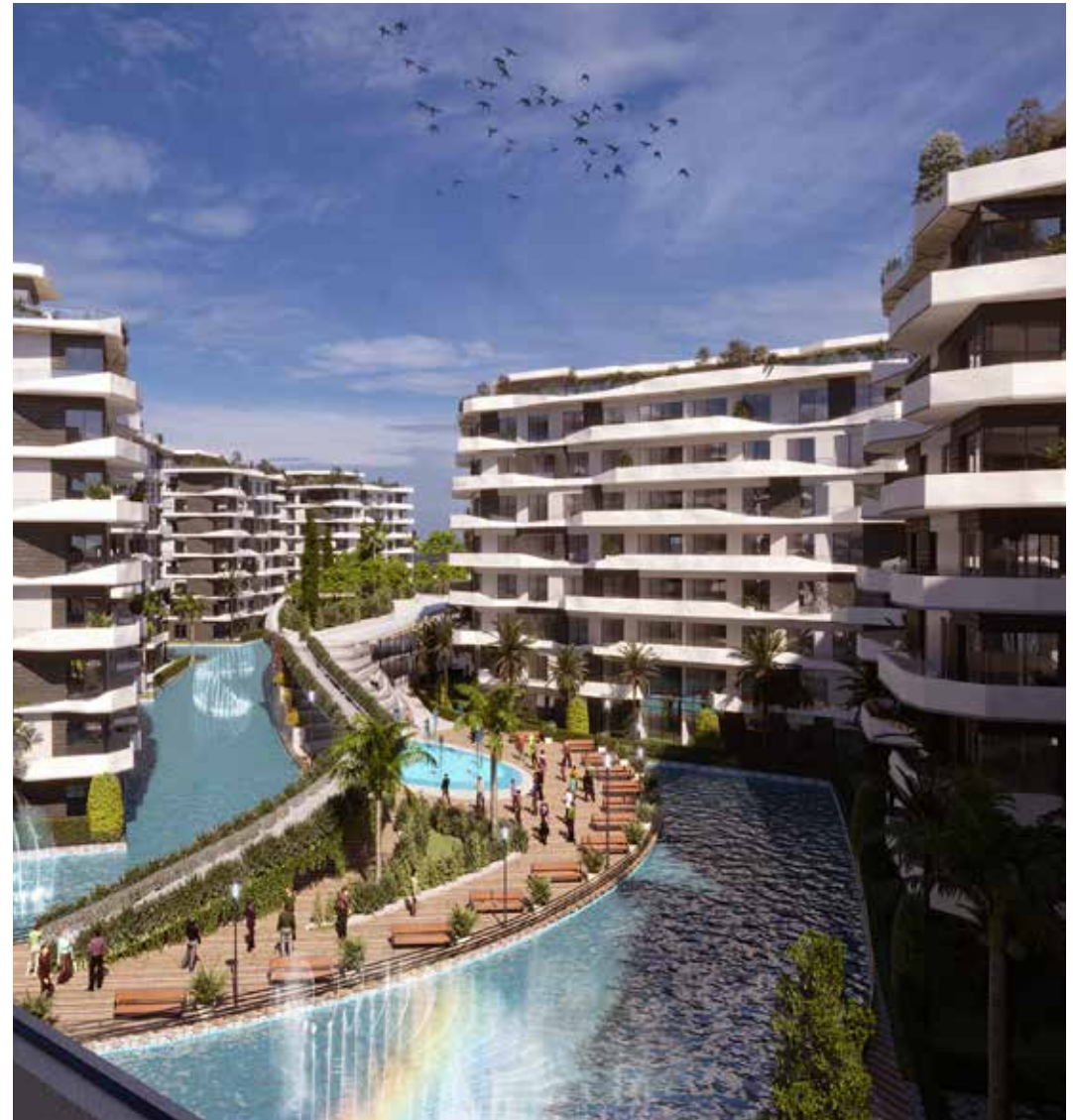
WALKABILITY | Instead of a car Centric community, this design favors Pedestrians & bikes over cars.



CONNECTED PUBLIC SPACES



INNER FOREST /RIVER /HILLS



MASTERPLAN | TYPICAL FLOOR





RESIDENTIAL BLOCKS EXTERIOR |

APARTMENT TYPE A/0-1

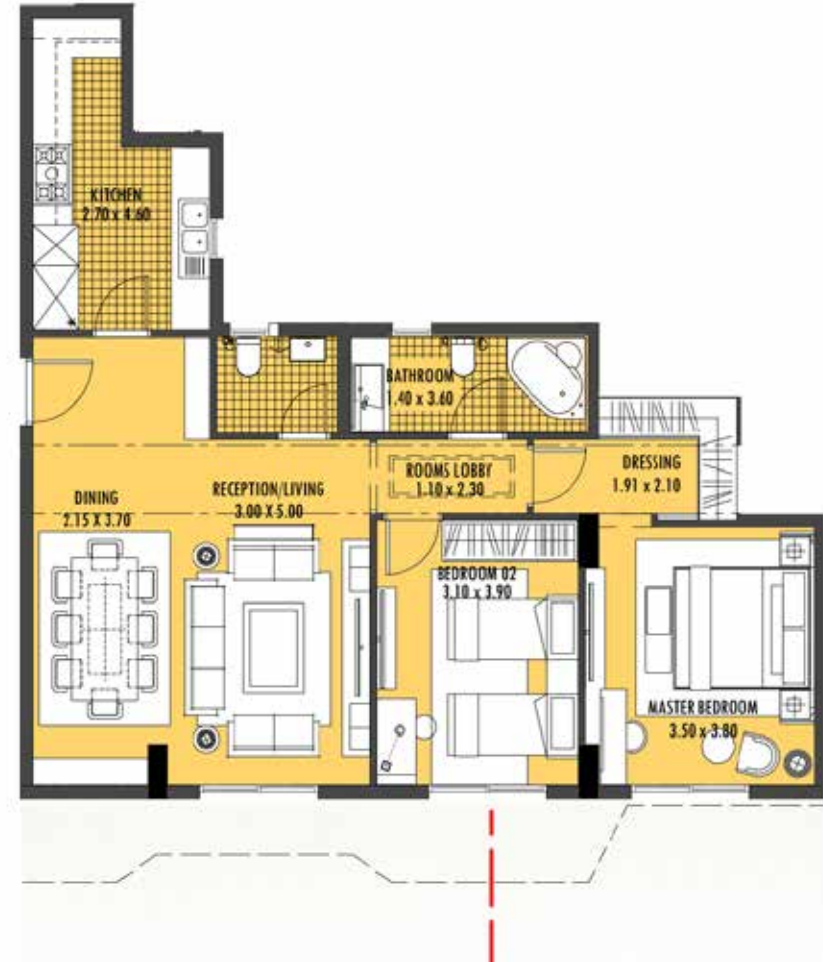
TOTAL GROSS AREA = 120 SQ.M
NET AREA = 94 SQ.M

BEDROOMS	2
BATHROOMS	1
POWDER ROOM	1



GR FLOOR

KEY MAP



APARTMENT TYPE A/0- 2

TOTAL GROSS AREA = 155 SQ.M
NET AREA = 130 SQ.M
GARDEN AREA =60 SQ.M

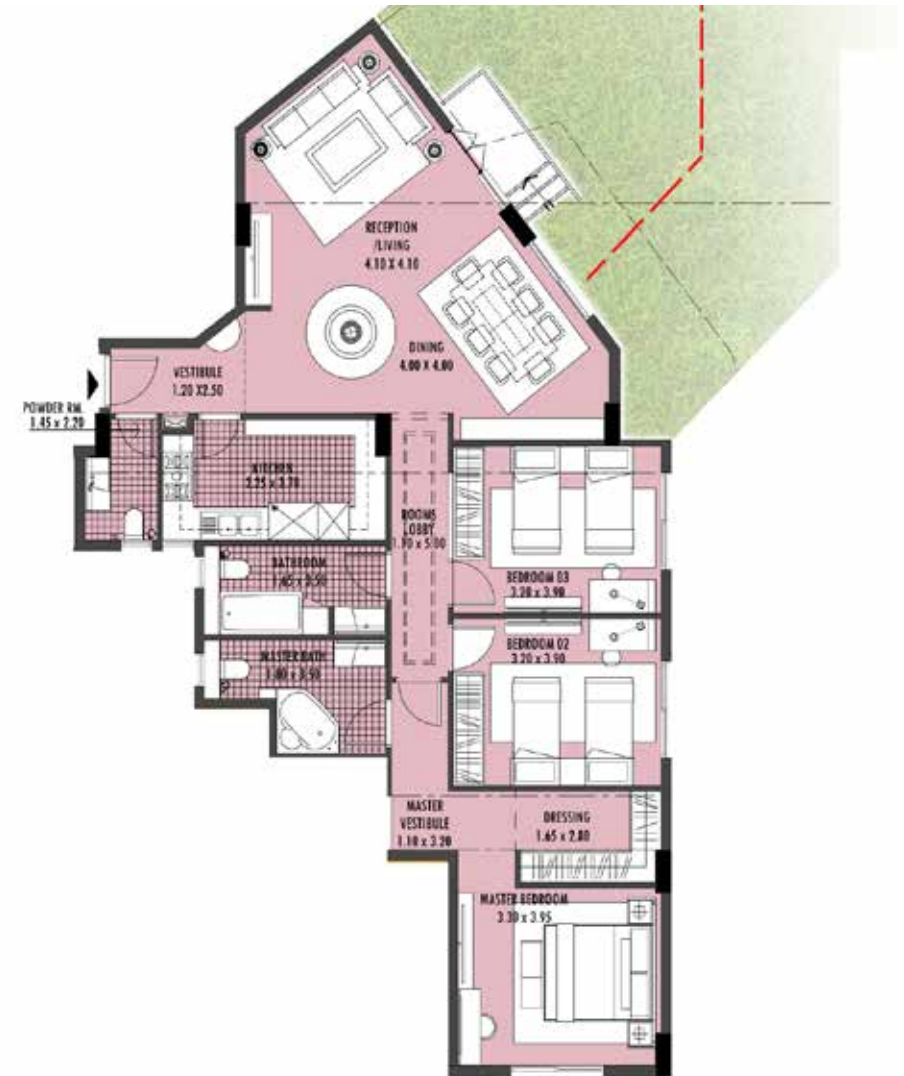
BEDROOMS	3
BATHROOMS	2
POWDER ROOM	1

N.B: aAll areas mentioned are Gross areas for apartments with efficiency ranging from 75% to 80 %



GR FLOOR

KEY MAP



APARTMENT **DUPLEX A /O-X1**

TOTAL GROSS AREA = 230 SQ.M
 NET AREA = 191 SQ.M
 GARDEN AREA = 48 SQ.M

BEDROOMS	4
BATHROOMS	3
POWDER ROOM	1

N.B: aAll areas mentioned are Gross areas for apart-
 ments with efficiency ranging from 75% to 80 %



KEY MAP



APARTMENT **DUPLEX A /O-X2**

TOTAL GROSS AREA = 220 SQ.M
 NET AREA = 183 SQ.M
 GARDEN AREA=30 SQ.M

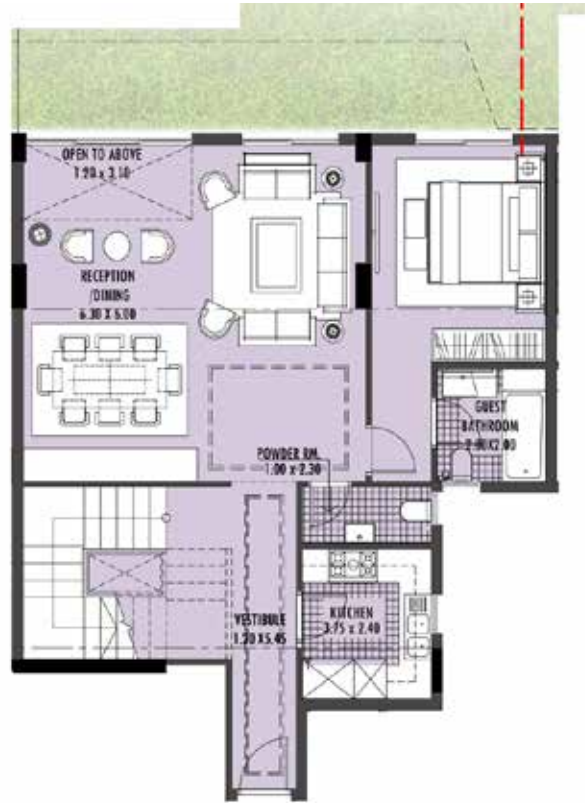
BEDROOMS	4
BATHROOMS	3
POWDER ROOM	1

N.B: aAll areas mentioned are Gross areas for apart-
 ments with efficiency ranging from 75% to 80 %



GR /1ST FLOORS

KEY MAP



DUPLEX GROUND FLOOR
 LOWER LEVEL =110 SQ.M



DUPLEX 1ST FLOOR
 UPPER LEVEL =110 SQ.M

APARTMENT **DUPLEX A /0-X3**

TOTAL GROSS AREA = 220 SQ.M
 NET AREA = 183 SQ.M
 GARDEN AREA =30 SQ.M

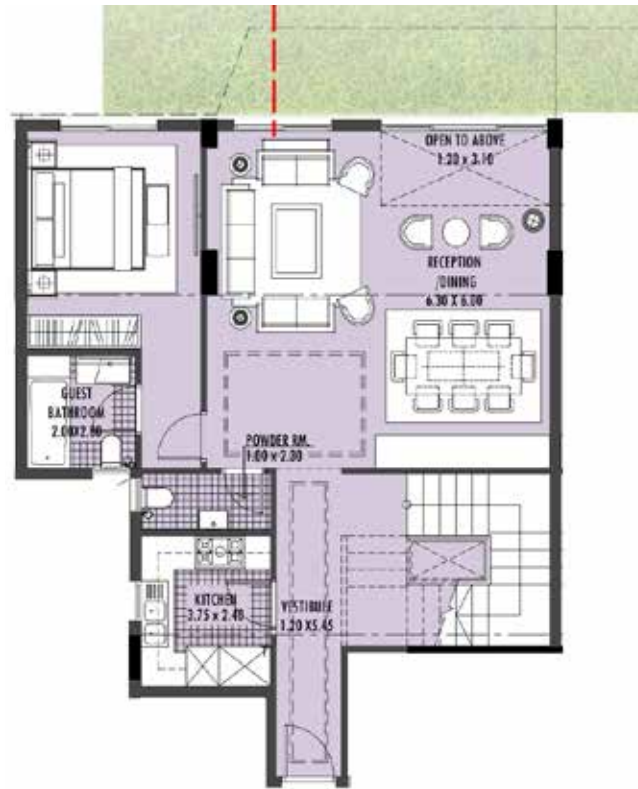
BEDROOMS	4
BATHROOMS	3
POWDER ROOM	1

N.B: aAll areas mentioned are Gross areas for apart-
 ments with efficiency ranging from 75% to 80 %



GR /1ST FLOORS

KEY MAP



DUPLEX GROUND FLOOR
 LOWER LEVEL =110 SQ.M



DUPLEX 1ST FLOOR
 UPPER LEVEL =110 SQ.M

APARTMENT **DUPLEX A /0-X4**

TOTAL GROSS AREA = 212 SQ.M
 NET AREA = 177 SQ.M
 GARDEN AREA =40 SQ.M

BEDROOMS	4
BATHROOMS	3
POWDER ROOM	1

N.B: aAll areas mentioned are Gross areas for apart-
 ments with efficiency ranging from 75% to 80 %



GR /1ST FLOORS

KEY MAP



DUPLEX GROUND FLOOR
 LOWER LEVEL =108 SQ.M



DUPLEX 1ST FLOOR
 UPPER LEVEL =108 SQ.M

APARTMENT TYPE A/0-5

TOTAL GROSS AREA = 140 SQ.M
NET AREA = 110 SQ.M
GARDEN AREA = 65 SQ.M

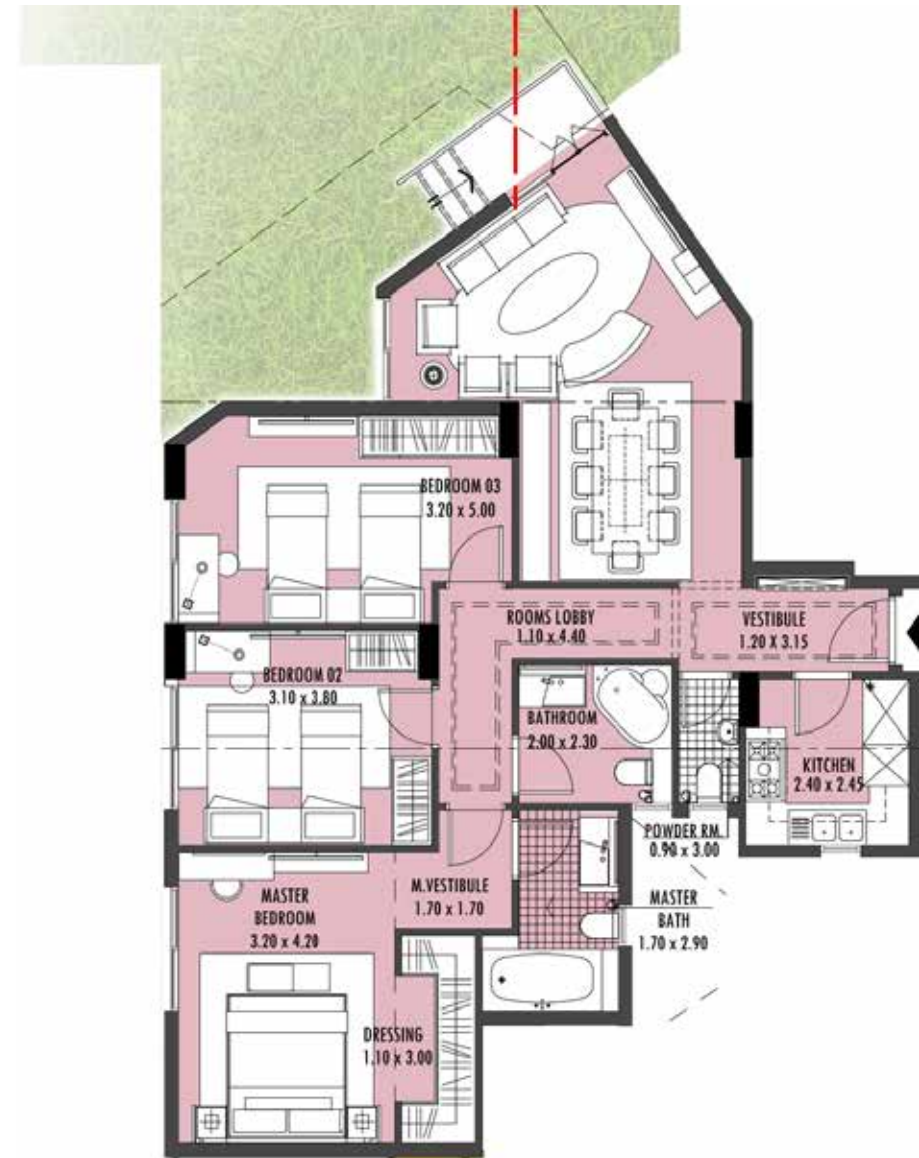
BEDROOMS	3
BATHROOMS	2
POWDER ROOM	1

N.B: aAll areas mentioned are Gross areas for apart-
ments with efficiency ranging from 75% to 80 %



GR FLOOR

KEY MAP



APARTMENT TYPE A/0-6

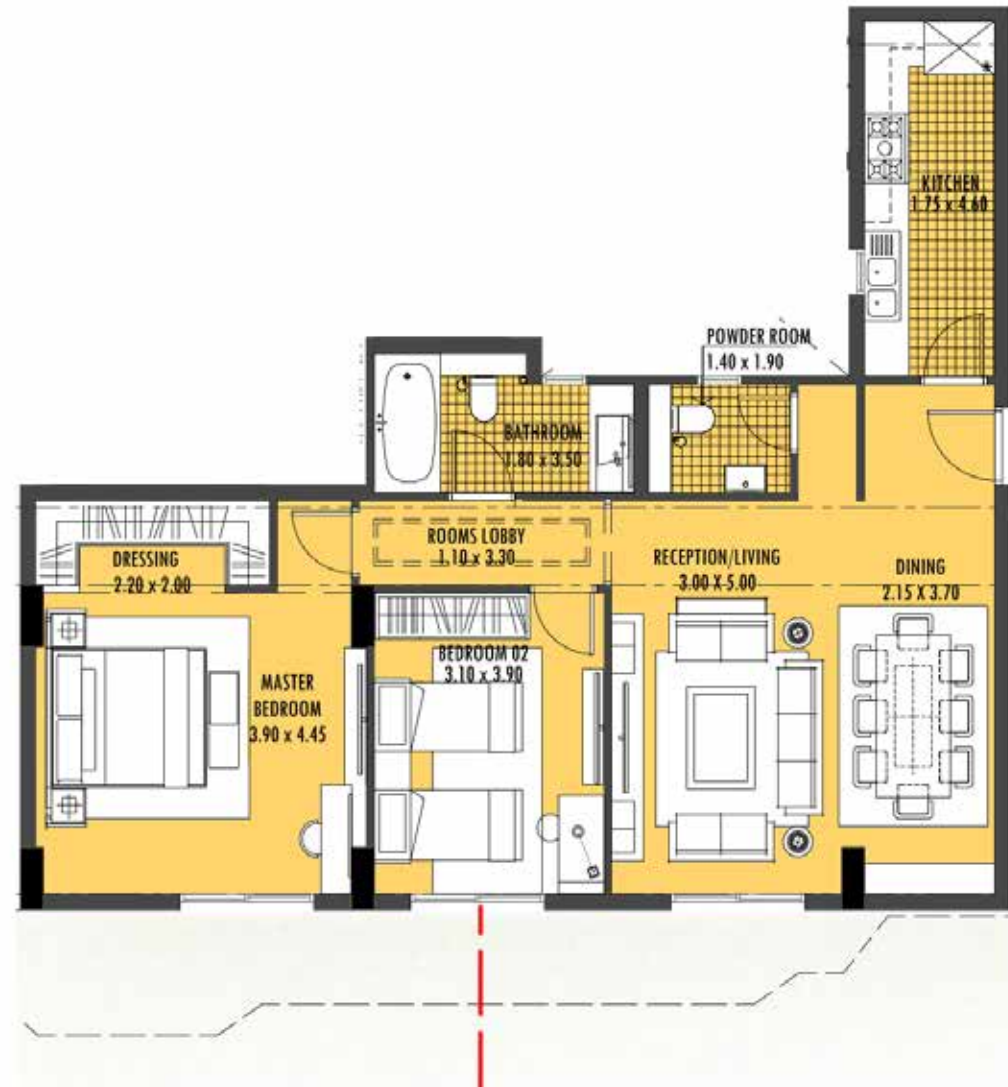
TOTAL GROSS AREA = 120 SQ.M
NET AREA = 94 SQ.M

BEDROOMS	2
BATHROOMS	1
POWDER ROOM	1

N.B: aAll areas mentioned are Gross areas for apartments with efficiency ranging from 75% to 80 %



KEY MAP



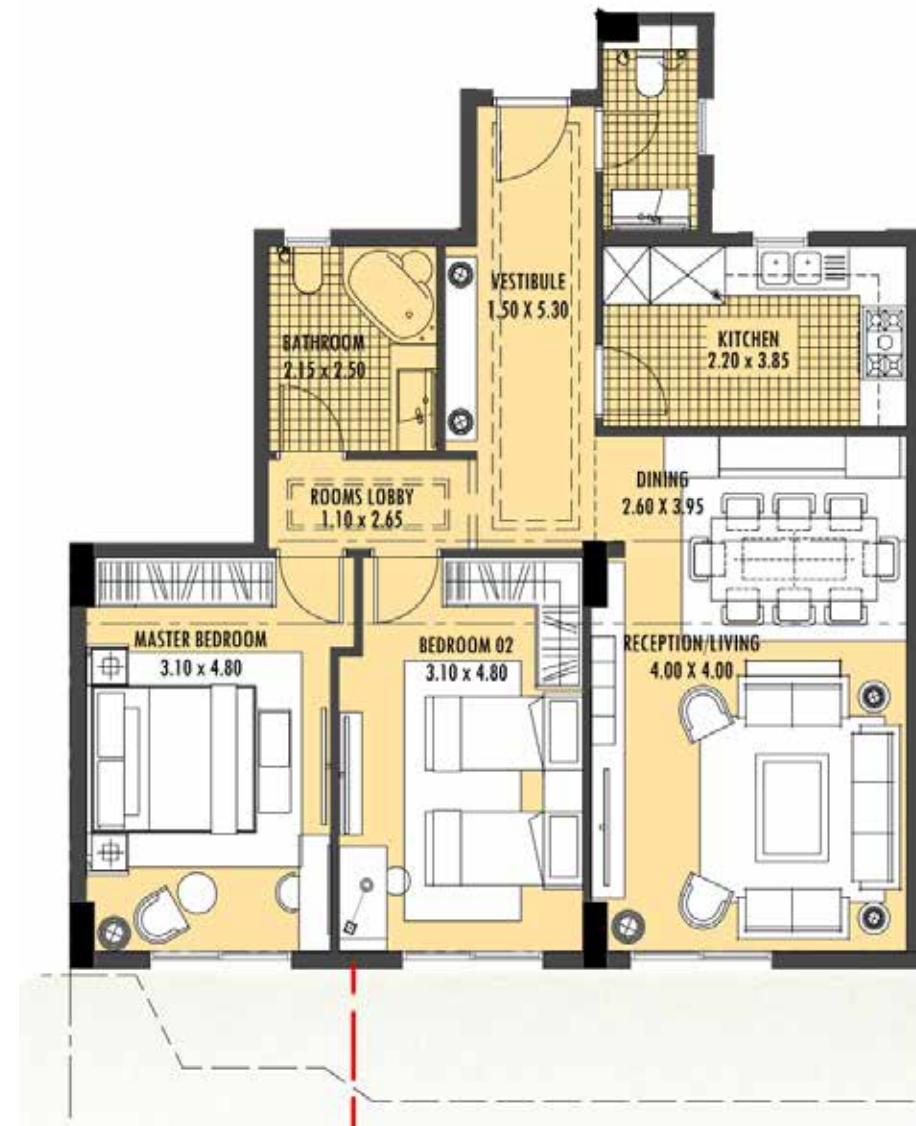
APARTMENT TYPE A/0-7

TOTAL GROSS AREA = 120 SQ.M
NET AREA = 95 SQ.M

BEDROOMS	2
BATHROOMS	1
POWDER ROOM	1



KEY MAP



APARTMENT TYPE A/0-8

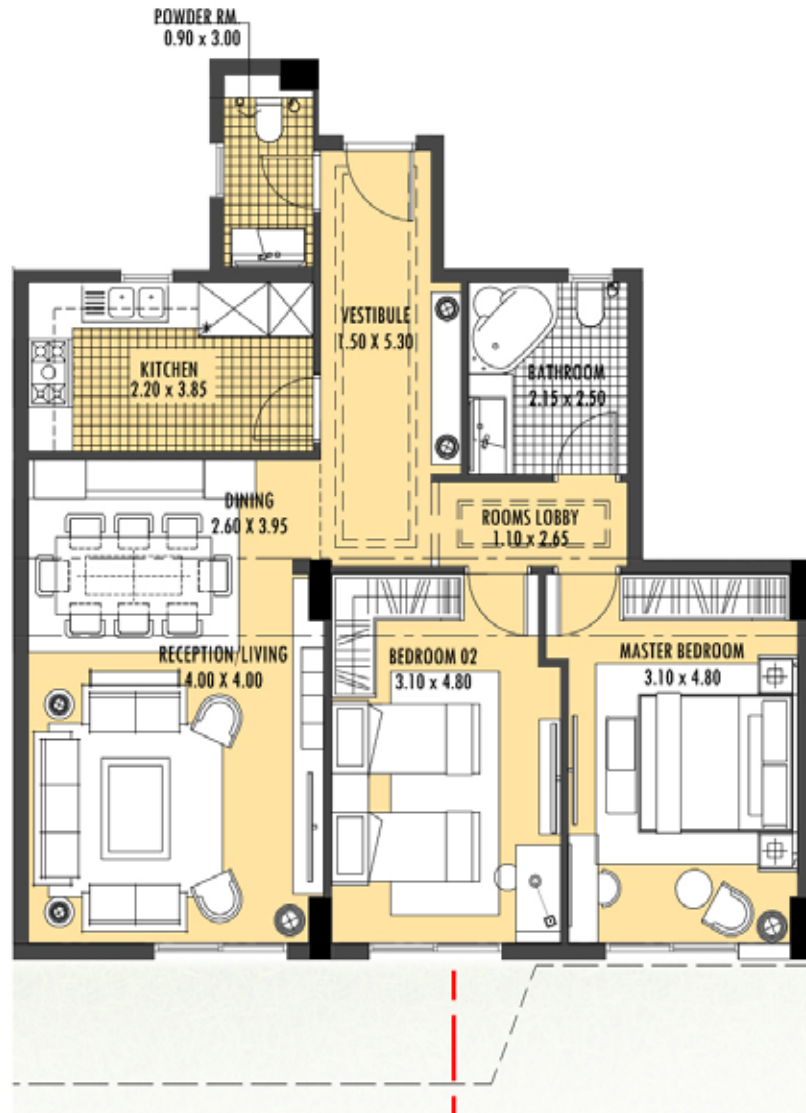
TOTAL GROSS AREA = 120 SQ.M
NET AREA = 95 SQ.M

BEDROOMS	2
BATHROOMS	1
POWDER ROOM	1



GR FLOOR

KEY MAP



APARTMENT

TYPE A/T-1 (1st to 6th)

TOTAL GROSS AREA = 150 SQ.M
NET AREA = 125 SQ.M

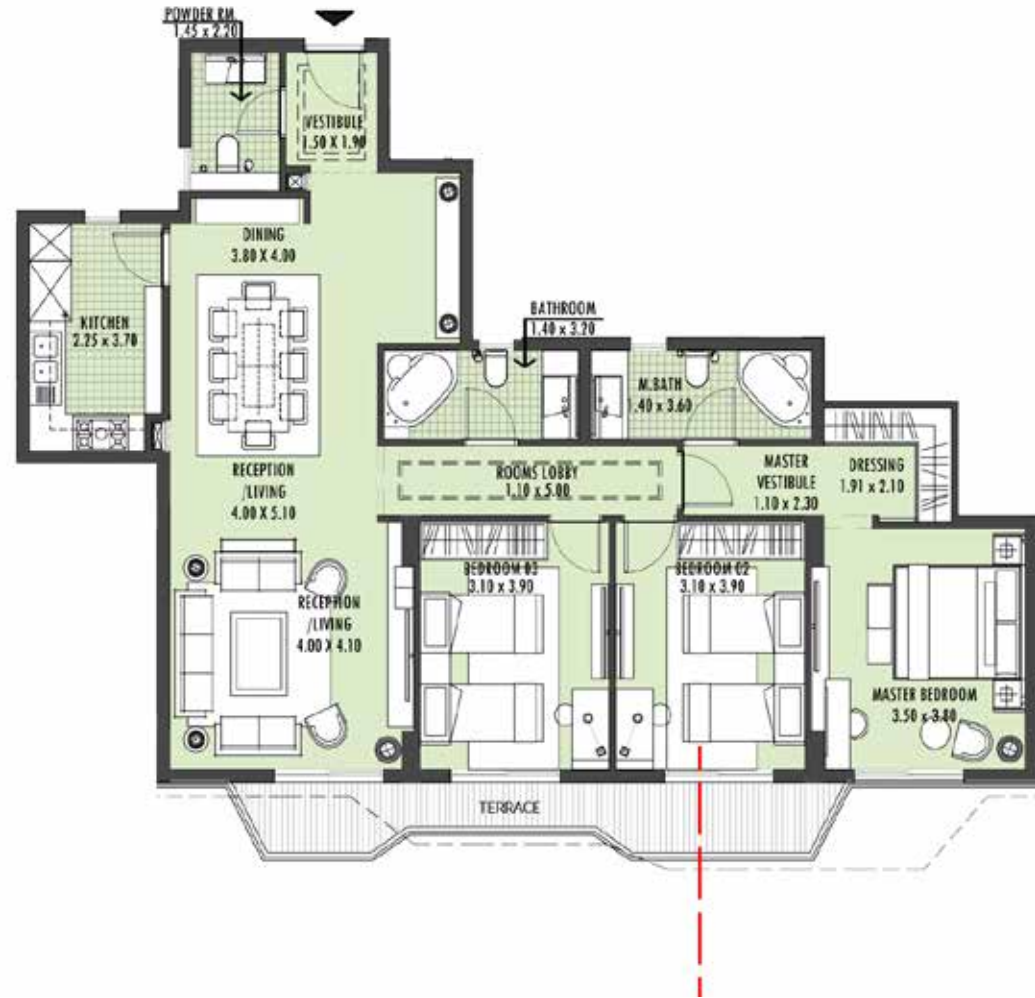
BEDROOMS	3
BATHROOMS	2
POWDER ROOM	1

N.B: aAll areas mentioned are Gross areas for apart-
ments with efficiency ranging from 75% to 85 %



TYPICAL FLOOR

KEY MAP



APARTMENT TYPE A/T- 2 (1st to 6th)

TOTAL GROSS AREA = 155 SQ.M
NET AREA = 130 SQ.M

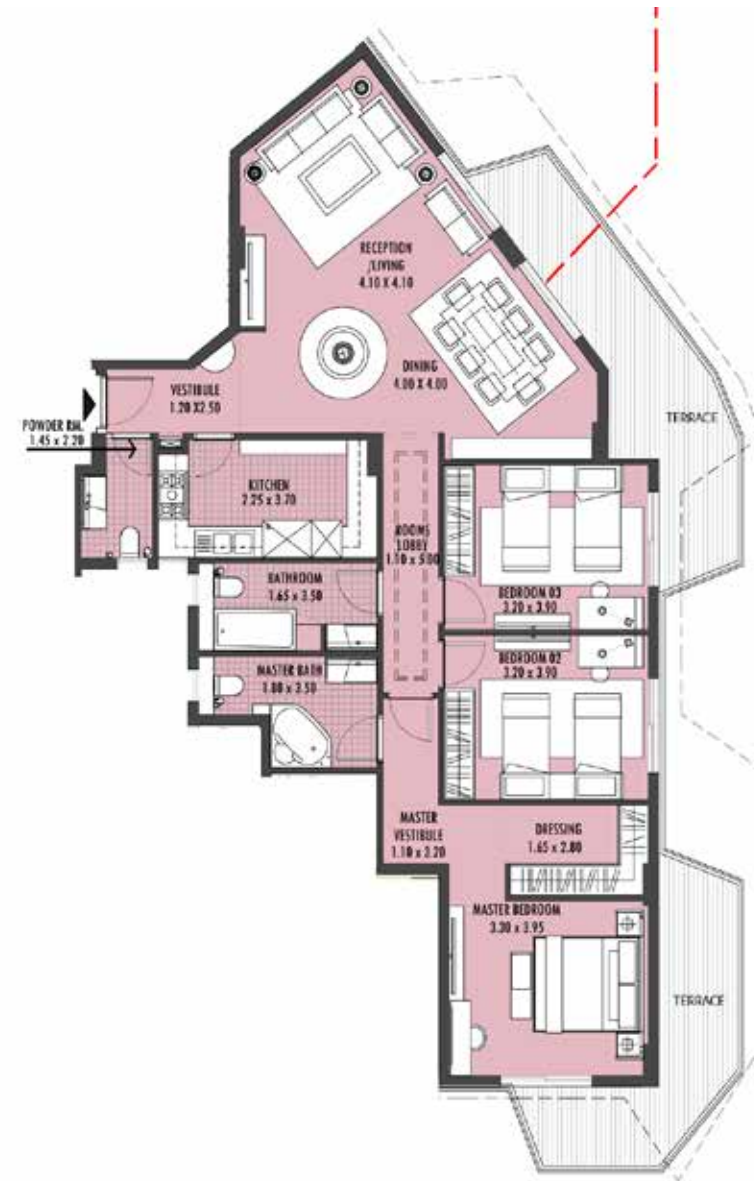
BEDROOMS	3
BATHROOMS	2
POWDER ROOM	1

N.B: aAll areas mentioned are Gross areas for apartments with efficiency ranging from 75% to 80 %



TYPICAL FLOOR

KEY MAP



APARTMENT

TYPE A/T- 3 (2nd to 7th)

TOTAL GROSS AREA = 230 SQ.M
NET AREA = 191 SQ.M

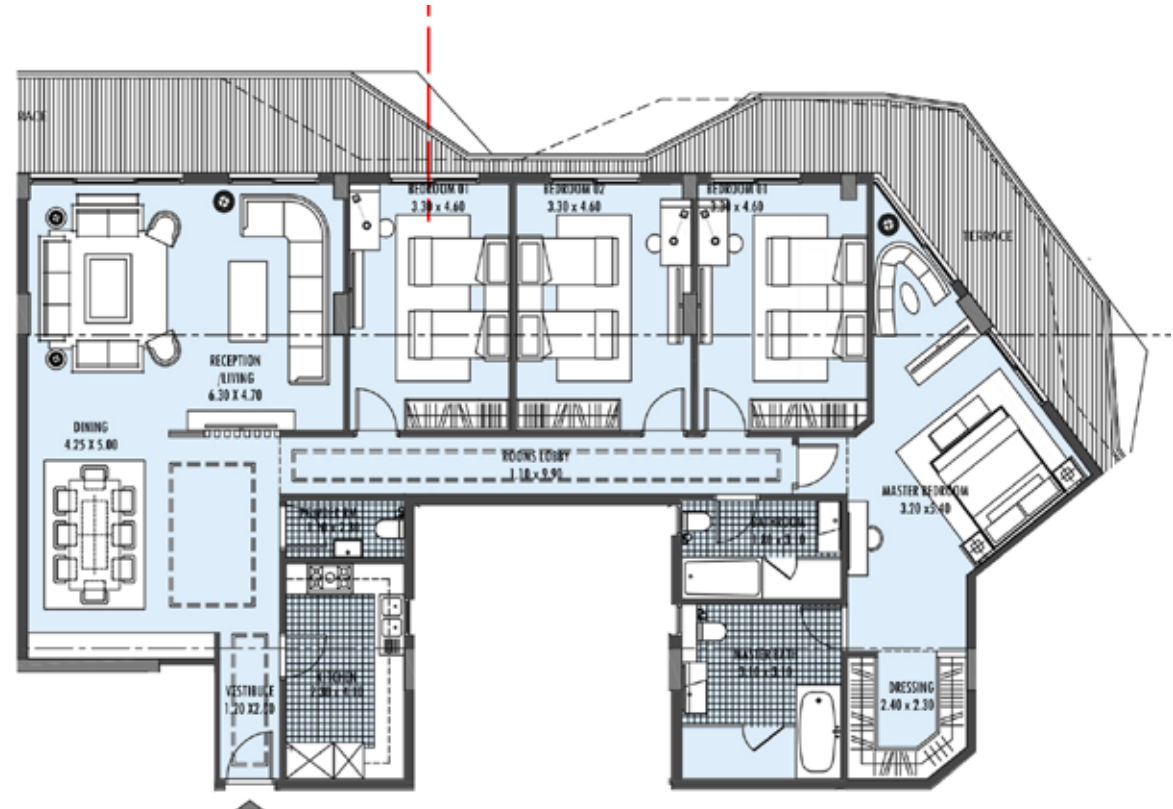
BEDROOMS	4
BATHROOMS	2
POWDER ROOM	1

N.B: aAll areas mentioned are Gross areas for apartments with efficiency ranging from 75% to 80 %



TYPICAL FLOOR

KEY MAP



APARTMENT TYPE A/T- 4 (2nd to 7th)

TOTAL GROSS AREA = 215 SQ.M
NET AREA = 178 SQ.M

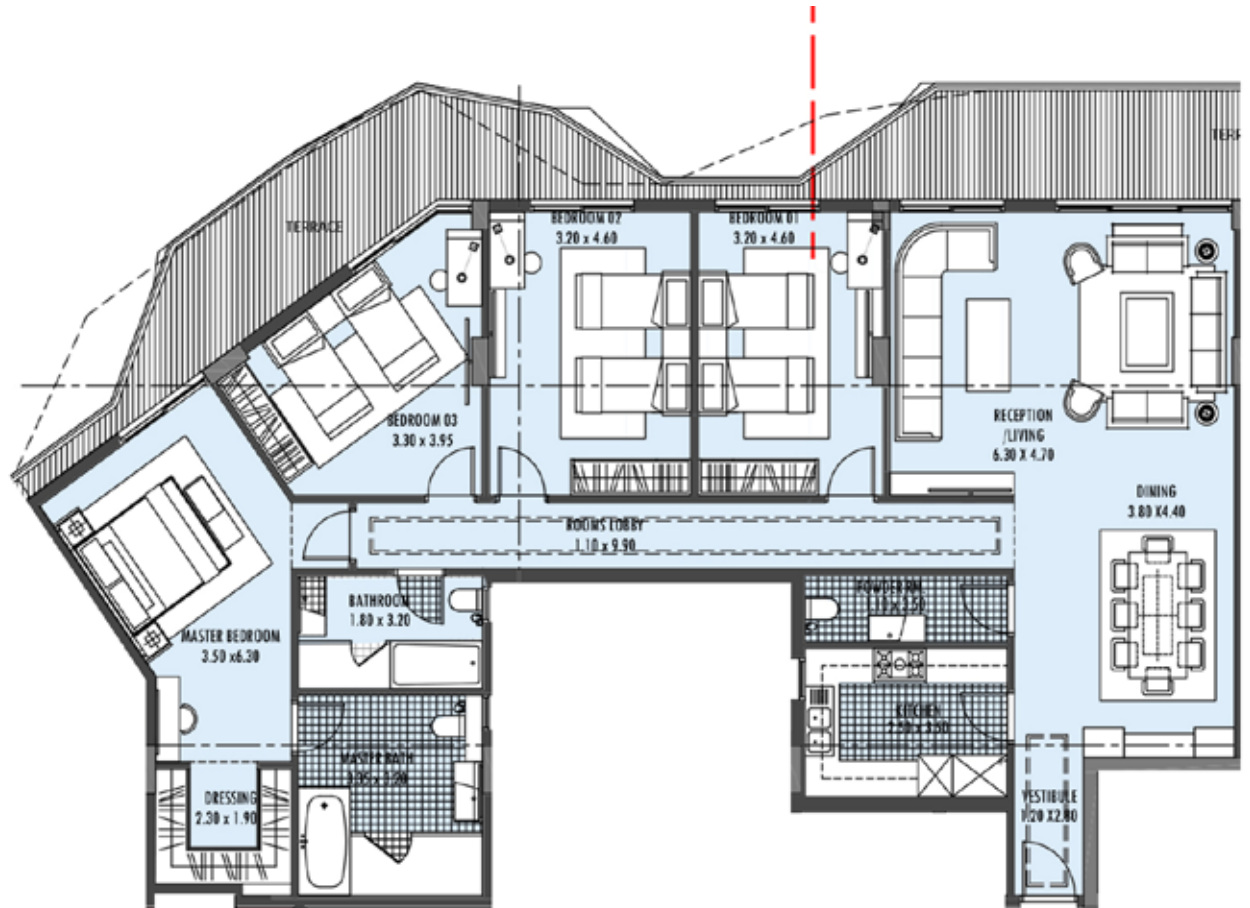
BEDROOMS	4
BATHROOMS	2
POWDER ROOM	1

N.B: aAll areas mentioned are Gross areas for apart-
ments with efficiency ranging from 75% to 80 %



TYPICAL FLOOR

KEY MAP



APARTMENT TYPE A/T-5 (1st to 6th)

TOTAL GROSS AREA = 140 SQ.M
NET AREA = 110 SQ.M

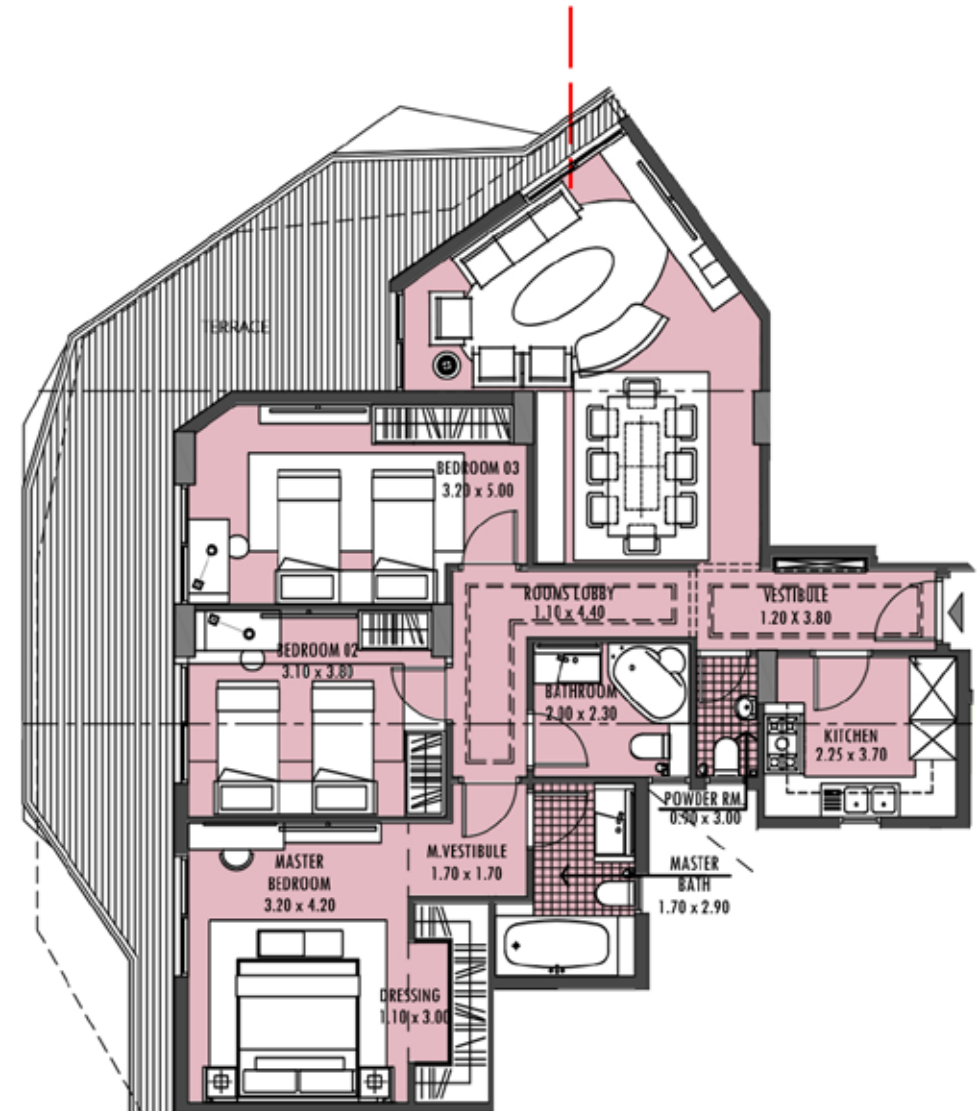
BEDROOMS	3
BATHROOMS	2
POWDER ROOM	1

N.B: All areas mentioned are Gross areas for apartments with efficiency ranging from 75% to 80 %



TYPICAL FLOOR

KEY MAP



APARTMENT

TYPE A/T-6 (1st to 6th)

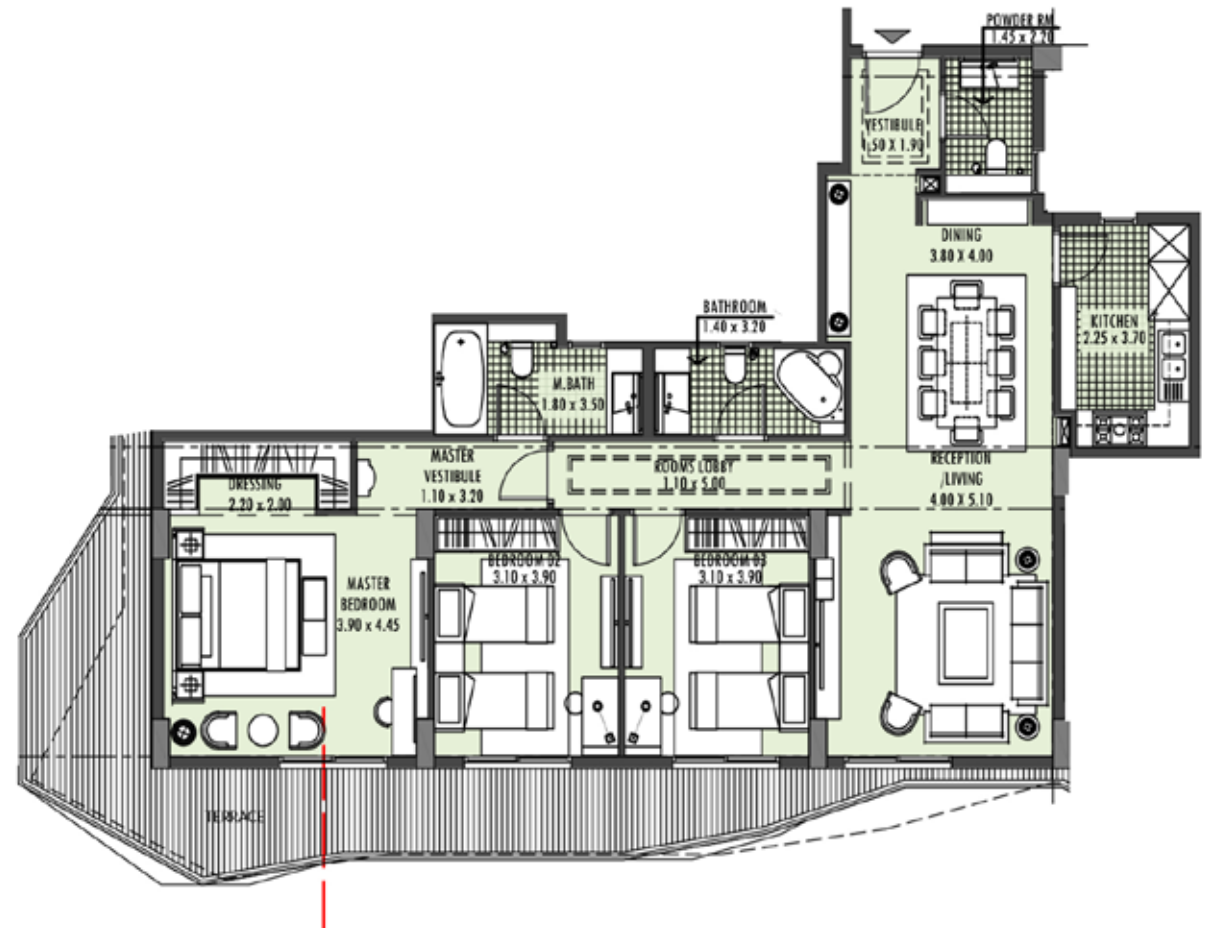
TOTAL GROSS AREA = 152 SQ.M
NET AREA = 127 SQ.M

BEDROOMS	3
BATHROOMS	2
POWDER ROOM	1

N.B: aAll areas mentioned are Gross areas for apartments with efficiency ranging from 75% to 80 %



TYPICAL FLOOR

KEY MAP

APARTMENT
TYPE A/T-7 (1st to 7th)

TOTAL GROSS AREA = 120 SQ.M
 NET AREA = 95 SQ.M

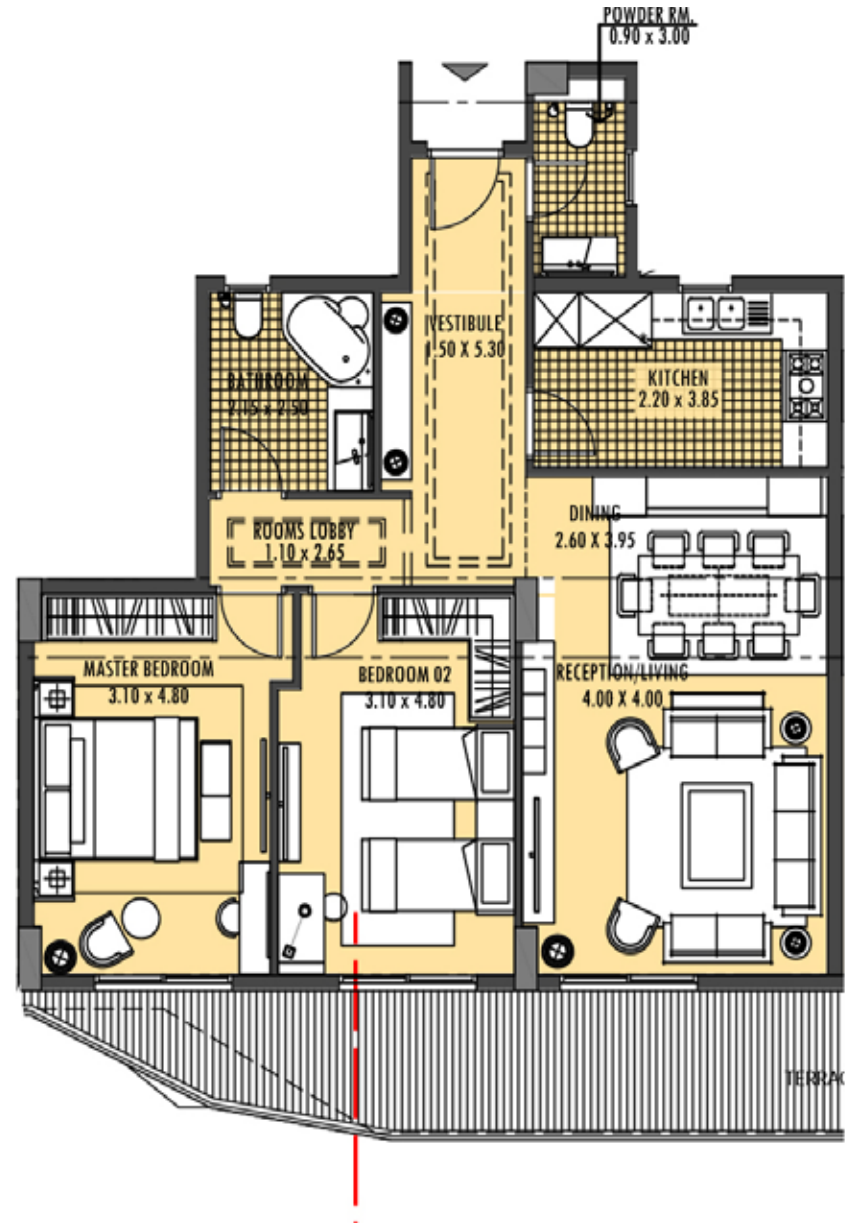
BEDROOMS	2
BATHROOMS	1
POWDER ROOM	1

N.B: aAll areas mentioned are Gross areas for apart-
 ments with efficiency ranging from 75% to 80 %



TYPICAL FLOOR

KEY MAP



APARTMENT TYPE A/T-8 (1st to 7th)

TOTAL GROSS AREA = 120 SQ.M
NET AREA = 95 SQ.M

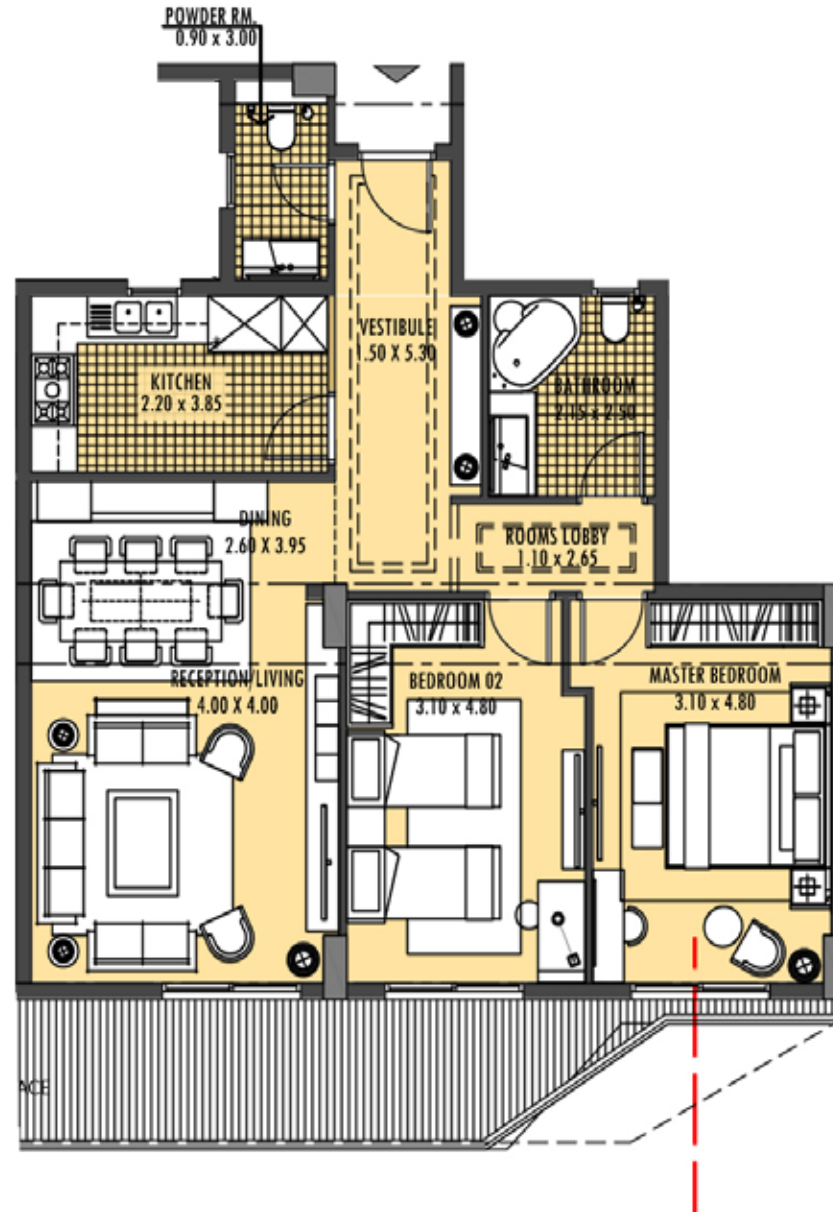
BEDROOMS	2
BATHROOMS	1
POWDER ROOM	1

N.B: aAll areas mentioned are Gross areas for apart-
ments with efficiency ranging from 75% to 80 %



TYPICAL FLOOR

KEY MAP



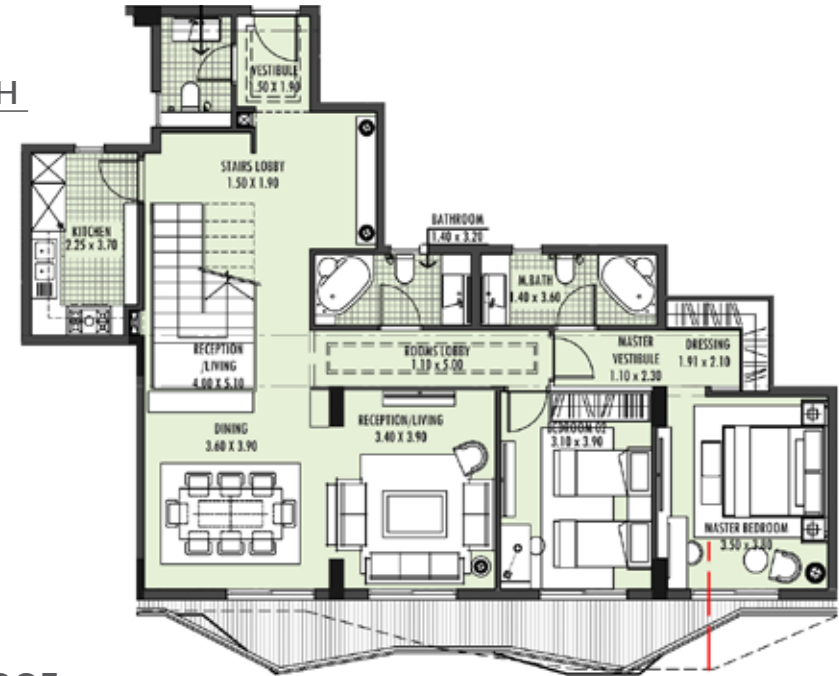
APARTMENT TYPE A/7-1

TOTAL GROSS AREA = 230 SQ.M
NET AREA 191 SQ.M
ROOF GARDEN /TERRACE AREA = 130 SQ.M

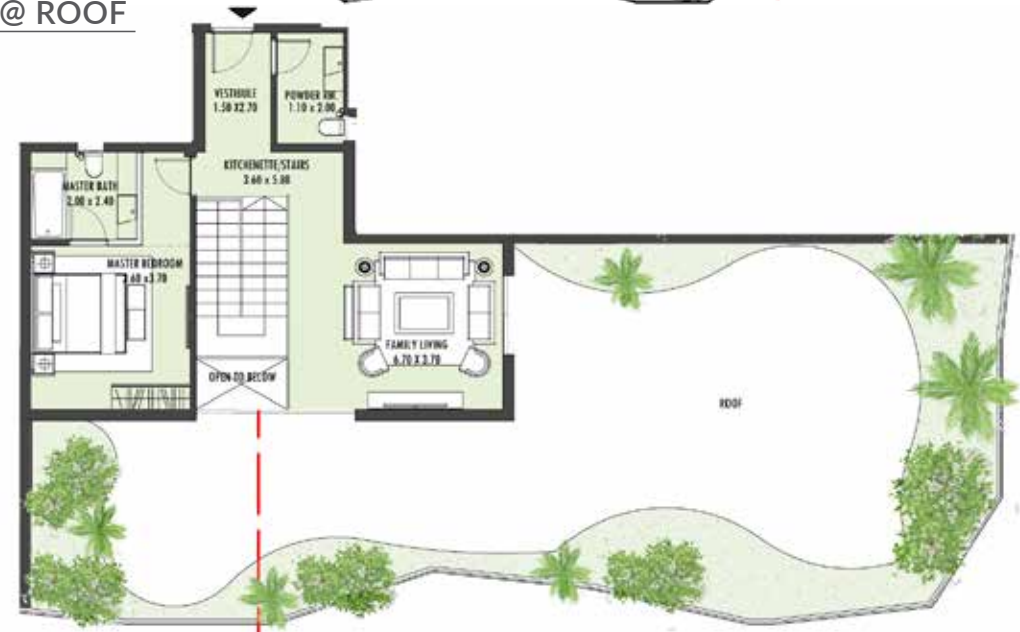
BEDROOMS /LIVING	4
BATHROOMS	3
POWDER ROOM	2

N.B: aAll areas mentioned are Gross areas for apart-
ments with efficiency ranging from 75% to 80 %

PENT HOUSE
LOWER LEVEL @ 7TH
= 150 SQ.M



PENT HOUSE
UPPER LEVEL @ ROOF
= 80 SQ.M



7TH FLOOR



ROOF FLOOR

KEY MAP

APARTMENT TYPE A/7-2

TOTAL GROSS AREA = 235 SQ.M
NET AREA 196 SQ.M
ROOF GARDEN /TERRACE AREA = 170 SQ.M

BEDROOMS /LIVING	4
BATHROOMS	3
POWDER ROOM	2

N.B: aAll areas mentioned are Gross areas for apart-
ments with efficiency ranging from 75% to 80 %



7TH FLOOR



ROOF FLOOR

KEY MAP

PENT HOUSE LOWER LEVEL @ 7TH = 155 SQ.M

PENT HOUSE UPPER LEVEL @ ROOF = 80 SQ.M



APARTMENT TYPE A/7-5

TOTAL GROSS AREA = 230 SQ.M
NET AREA 192 SQ.M
ROOF GARDEN /TERRACE AREA = 163 SQ.M

BEDROOMS /LIVING	4
BATHROOMS	3
POWDER ROOM	2

N.B: aAll areas mentioned are Gross areas for apart-
ments with efficiency ranging from 75% to 80 %



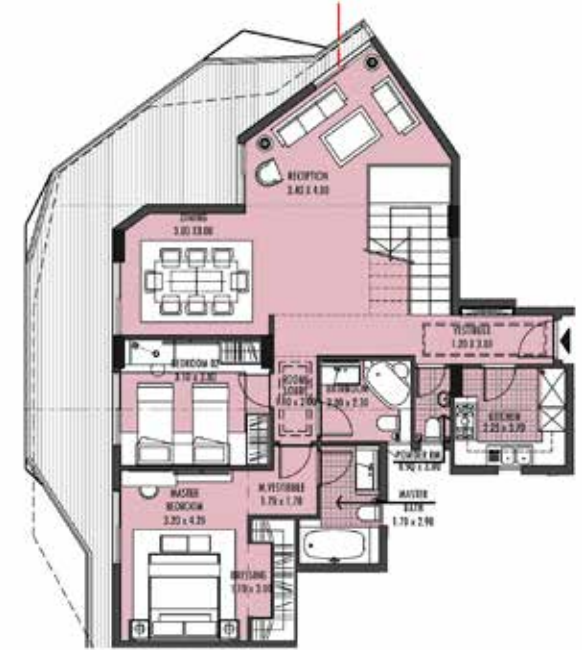
7TH FLOOR



ROOF FLOOR

KEY MAP

PENT HOUSE
LOWER LEVEL @ 7TH
= 140 SQ.M



PENT HOUSE
UPPER LEVEL @ ROOF
= 90 SQ.M



APARTMENT TYPE A/7-6

TOTAL GROSS AREA = 238 SQ.M
NET AREA 199 SQ.M
ROOF GARDEN /TERRACE AREA = 111 SQ.M

BEDROOMS /LIVING	4
BATHROOMS	3
POWDER ROOM	2

N.B: aAll areas mentioned are Gross areas for apart-ments with efficiency ranging from 75% to 80 %



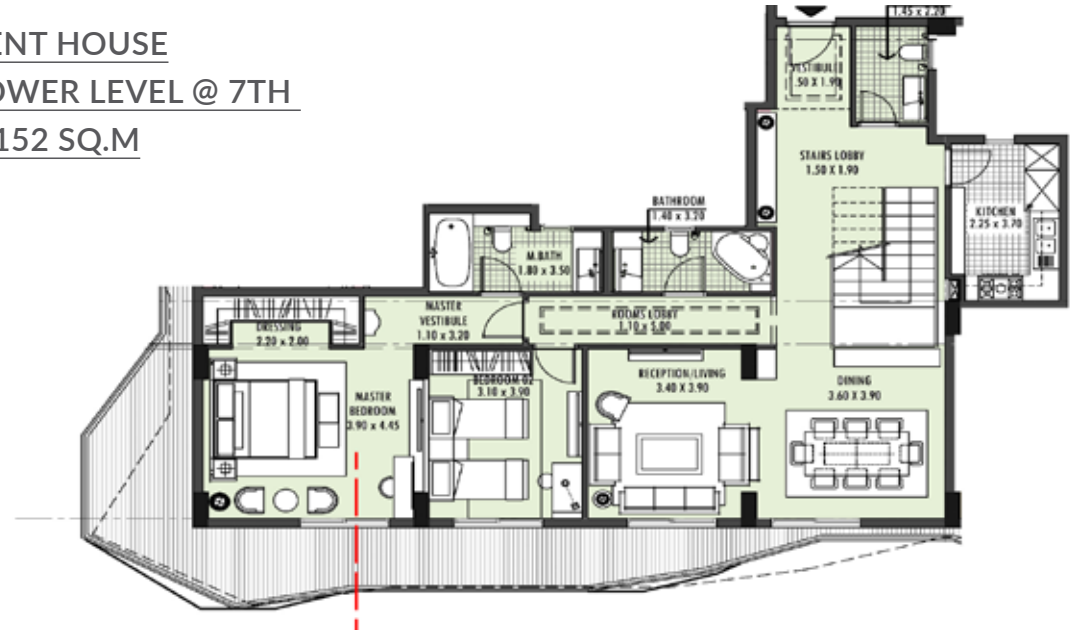
7TH FLOOR



ROOF FLOOR

KEY MAP

PENT HOUSE LOWER LEVEL @ 7TH = 152 SQ.M



PENT HOUSE UPPER LEVEL @ ROOF = 86 SQ.M



APARTMENT **DUPLEX D /O-X1**

TOTAL GROSS AREA = 240 SQ.M
 NET AREA = 198 SQ.M
 GARDEN AREA = 90 SQ.M

BEDROOMS / LIVING	4
BATHROOMS	3
POWDER ROOM	2

N.B: aAll areas mentioned are Gross areas for apart-
 ments with efficiency ranging from 75% to 80 %

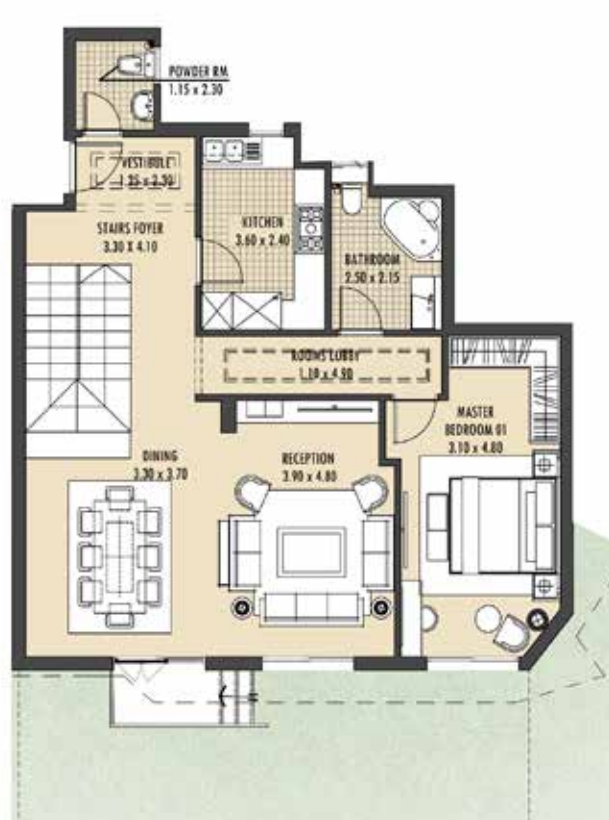


GR FLOOR



1ST FLOOR

KEY MAP



DUPLEX GROUND FLOOR
 LOWER LEVEL = 120 SQ.M
 NET AREA = 99 SQ.M



DUPLEX 1ST FLOOR
 UPPER LEVEL = 120 SQ.M
 NET AREA = 99 SQ.M

APARTMENT UNIT D /0-2

TOTAL GROSS AREA = 170 SQ.M
NET AREA = 142 SQ.M
GARDEN AREA = 70 SQ.M

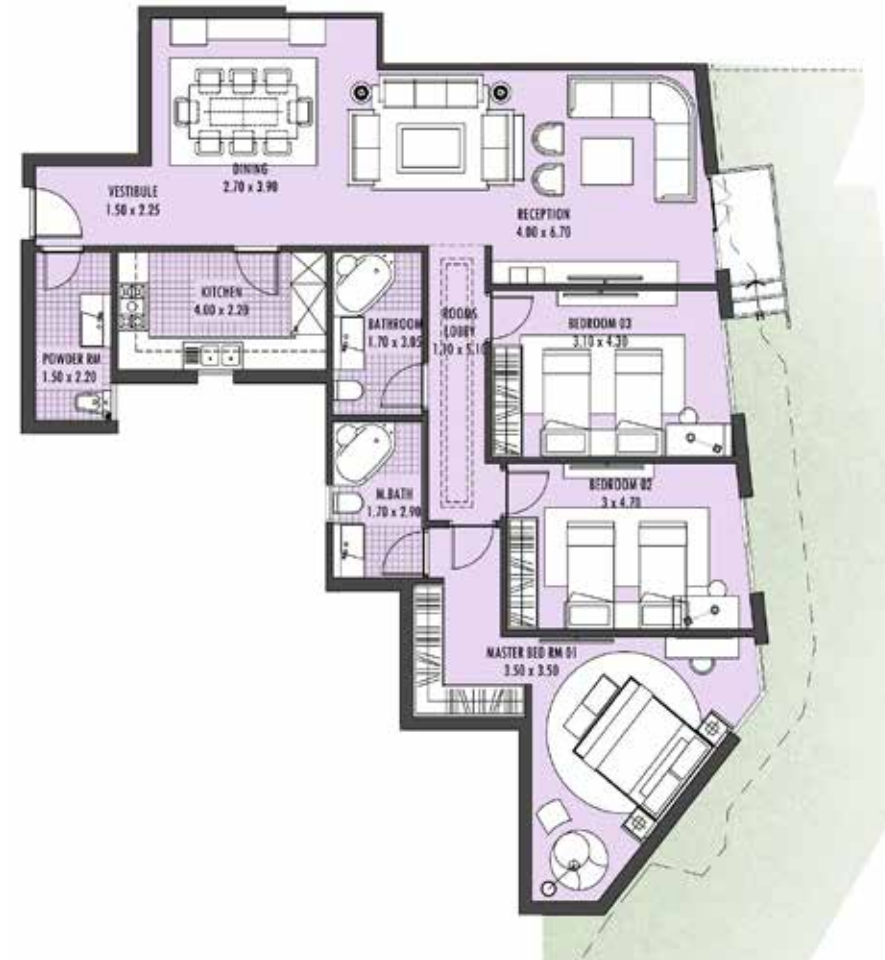
BEDROOMS / LIVING	3
BATHROOMS	2
POWDER ROOM	1

N.B: aAll areas mentioned are Gross areas for apartments with efficiency ranging from 75% to 80 %



GR FLOOR

KEY MAP



APARTMENT UNIT D /0-3

TOTAL GROSS AREA = 113 SQ.M
NET AREA = 90.5 SQ.M
GARDEN AREA = 60 SQ.M

BEDROOMS / LIVING	2
BATHROOMS	2
POWDER ROOM	0

N.B: aAll areas mentioned are Gross areas for apartments with efficiency ranging from 75% to 80 %



GR FLOOR

KEY MAP



APARTMENT **DUPLEX D /O-X2**

TOTAL GROSS AREA = 200 SQ.M
 NET AREA = 166 SQ.M
 GARDEN AREA = 30 SQ.M

BEDROOMS / LIVING	4
BATHROOMS	3
POWDER ROOM	1

N.B: aAll areas mentioned are Gross areas for apart-
 ments with efficiency ranging from 75% to 80 %



GR FLOOR



1ST FLOOR

KEY MAP

DUPLEX GROUND FLOOR
 LOWER LEVEL = 100 SQ.M
 NET AREA = 83 SQ.M

DUPLEX 1ST FLOOR
 UPPER LEVEL = 100 SQ.M
 NET AREA = 83 SQ.M

APARTMENT **DUPLEX D /O-X3**

TOTAL GROSS AREA = 198 SQ.M
 NET AREA = 158 SQ.M
 GARDEN AREA = 30 SQ.M

BEDROOMS / LIVING	4
BATHROOMS	3
POWDER ROOM	1

N.B: aAll areas mentioned are Gross areas for apart-
 ments with efficiency ranging from 75% to 80 %



GR FLOOR



1ST FLOOR

KEY MAP

DUPLEX GROUND FLOOR
 LOWER LEVEL = 99 SQ.M
 NET AREA = 79 SQ.M

DUPLEX 1ST FLOOR
 UPPER LEVEL = 99 SQ.M
 NET AREA = 79 SQ.M

APARTMENT **DUPLEX D /O-X4**

TOTAL GROSS AREA = 198 SQ.M
 NET AREA = 158 SQ.M
 GARDEN AREA = 30 SQ.M

BEDROOMS / LIVING	4
BATHROOMS	3
POWDER ROOM	1

N.B: aAll areas mentioned are Gross areas for apart-
 ments with efficiency ranging from 75% to 80 %



GR FLOOR



1ST FLOOR

KEY MAP

DUPLEX GROUND FLOOR
 LOWER LEVEL = 99 SQ.M
 NET AREA = 79 SQ.M

DUPLEX 1ST FLOOR
 UPPER LEVEL = 99 SQ.M
 NET AREA = 79 SQ.M

APARTMENT DUPLIX D /0-X5

TOTAL GROSS AREA = 200 SQ.M
NET AREA = 166 SQ.M
GARDEN AREA = 30 SQ.M

BEDROOMS / LIVING	4
BATHROOMS	3
POWDER ROOM	1

N.B: aAll areas mentioned are Gross areas for apart-
ments with efficiency ranging from 75% to 80 %

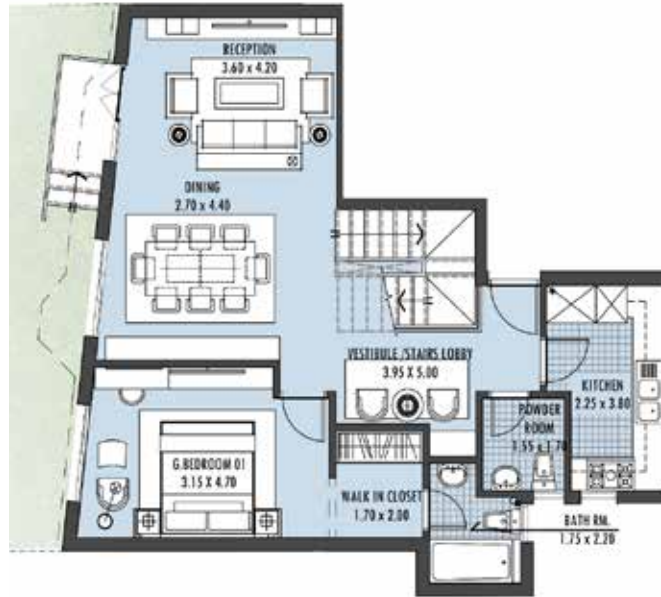


GR FLOOR



1ST FLOOR

KEY MAP



DUPLIX GROUND FLOOR
LOWER LEVEL = 100 SQ.M
NET AREA = 83 SQ.M



DUPLIX 1ST FLOOR
UPPER LEVEL = 100 SQ.M
NET AREA = 83 SQ.M

NIT

APARTMENT UNIT D /0-6

TOTAL GROSS AREA = 113 SQ.M
NET AREA = 90.5 SQ.M
GARDEN AREA = 60 SQ.M

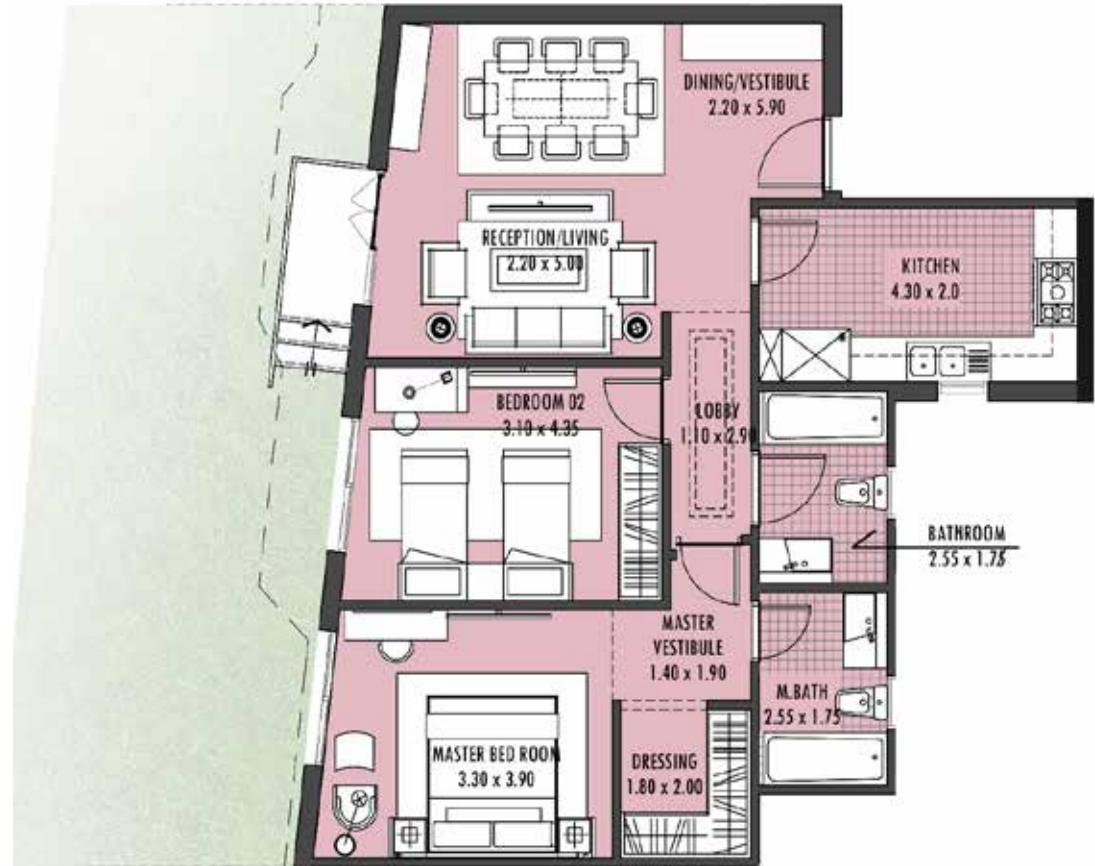
BEDROOMS / LIVING	2
BATHROOMS	2
POWDER ROOM	0

N.B: aAll areas mentioned are Gross areas for apart-
ments with efficiency ranging from 75% to 80 %



GR FLOOR

KEY MAP



APARTMENT UNIT D /0-7

TOTAL GROSS AREA = 170 SQ.M
NET AREA = 142 SQ.M
GARDEN AREA = 70 SQ.M

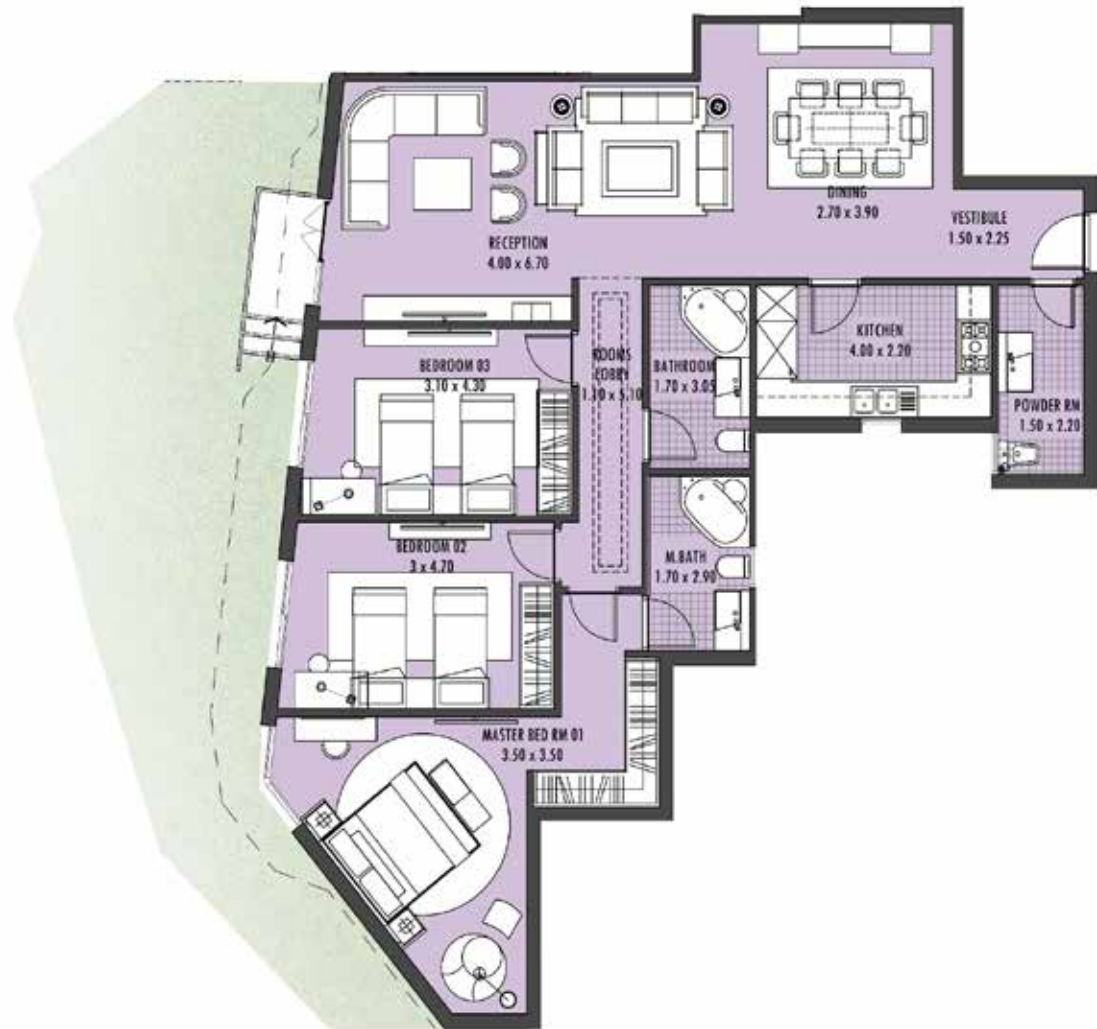
BEDROOMS / LIVING	3
BATHROOMS	2
POWDER ROOM	1

N.B: aAll areas mentioned are Gross areas for apart-
ments with efficiency ranging from 75% to 80 %



GR FLOOR

KEY MAP



APARTMENT **DUPLEX D /0-X6**

TOTAL GROSS AREA = 240 SQ.M
 NET AREA = 198 SQ.M
 GARDEN AREA = 90 SQ.M

BEDROOMS / LIVING	4
BATHROOMS	3
POWDER ROOM	2

N.B: aAll areas mentioned are Gross areas for apart-
 ments with efficiency ranging from 75% to 80 %



GR FLOOR

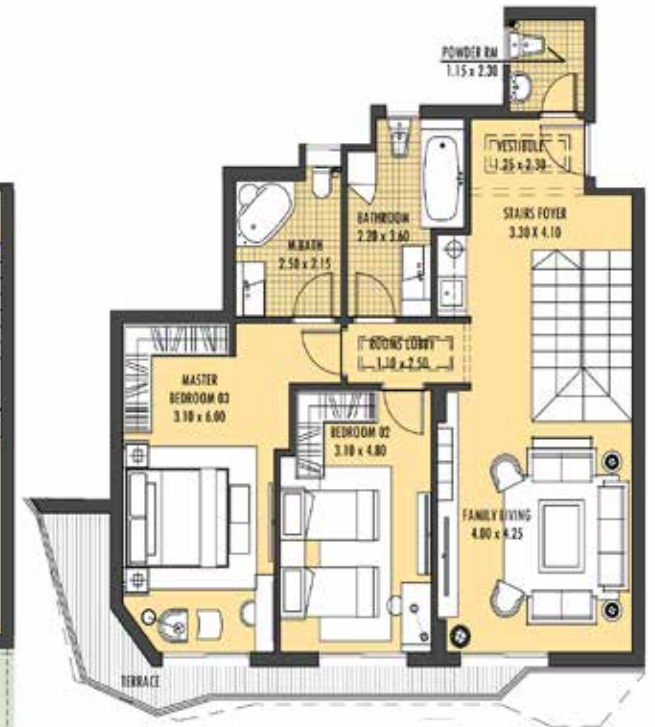


1ST FLOOR

KEY MAP



DUPLEX GROUND FLOOR
 LOWER LEVEL = 120 SQ.M
 NET AREA = 99 SQ.M



DUPLEX 1ST FLOOR
 UPPER LEVEL = 120 SQ.M
 NET AREA = 99 SQ.M

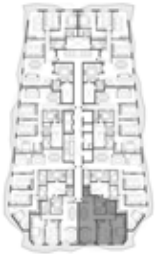
APARTMENT

UNIT D /T-1 (2nd to 7th)

TOTAL GROSS AREA = 120 SQ.M
NET AREA = 99 SQ.M

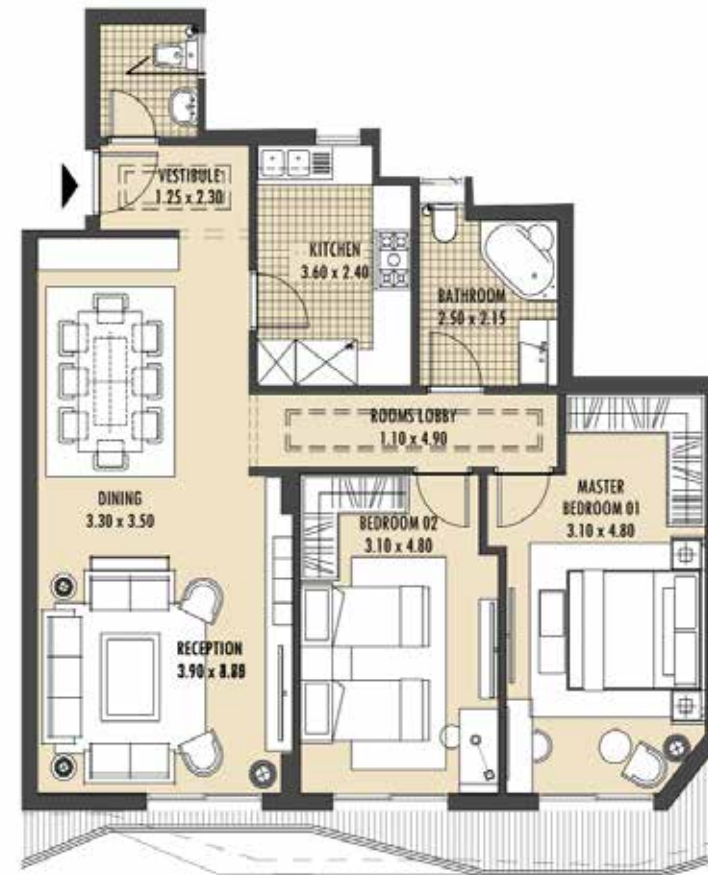
BEDROOMS / LIVING	2
BATHROOMS	1
POWDER ROOM	1

N.B: aAll areas mentioned are Gross areas for apartments with efficiency ranging from 75% to 80 %



TYPICAL FLOOR

KEY MAP



APARTMENT

UNIT D /T-2 (1st to 6th)

TOTAL GROSS AREA = 170 SQ.M
NET AREA = 142 SQ.M

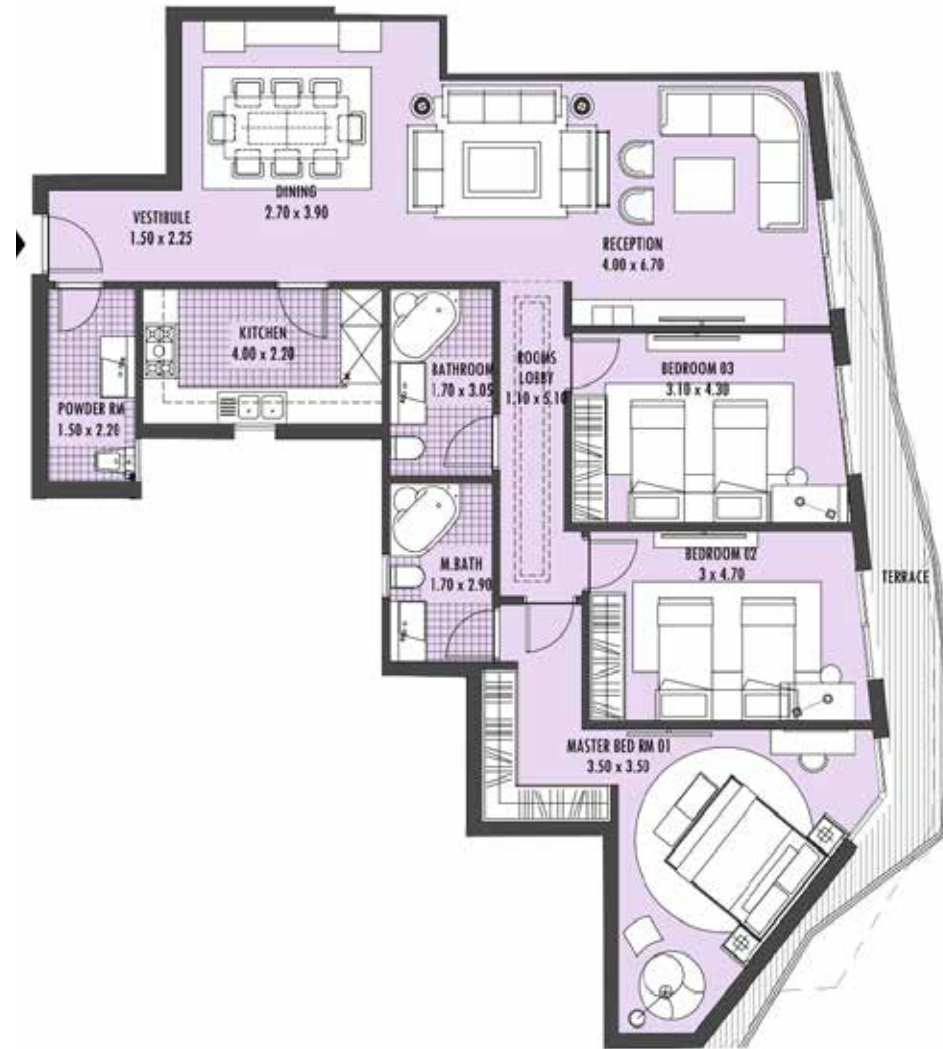
BEDROOMS / LIVING	3
BATHROOMS	2
POWDER ROOM	1

N.B: aAll areas mentioned are Gross areas for apart-
ments with efficiency ranging from 75% to 80 %



TYPICAL FLOOR

KEY MAP



APARTMENT

UNIT D /T-3 (1st to 6th)

TOTAL GROSS AREA = 150 SQ.M
NET AREA = 120 SQ.M

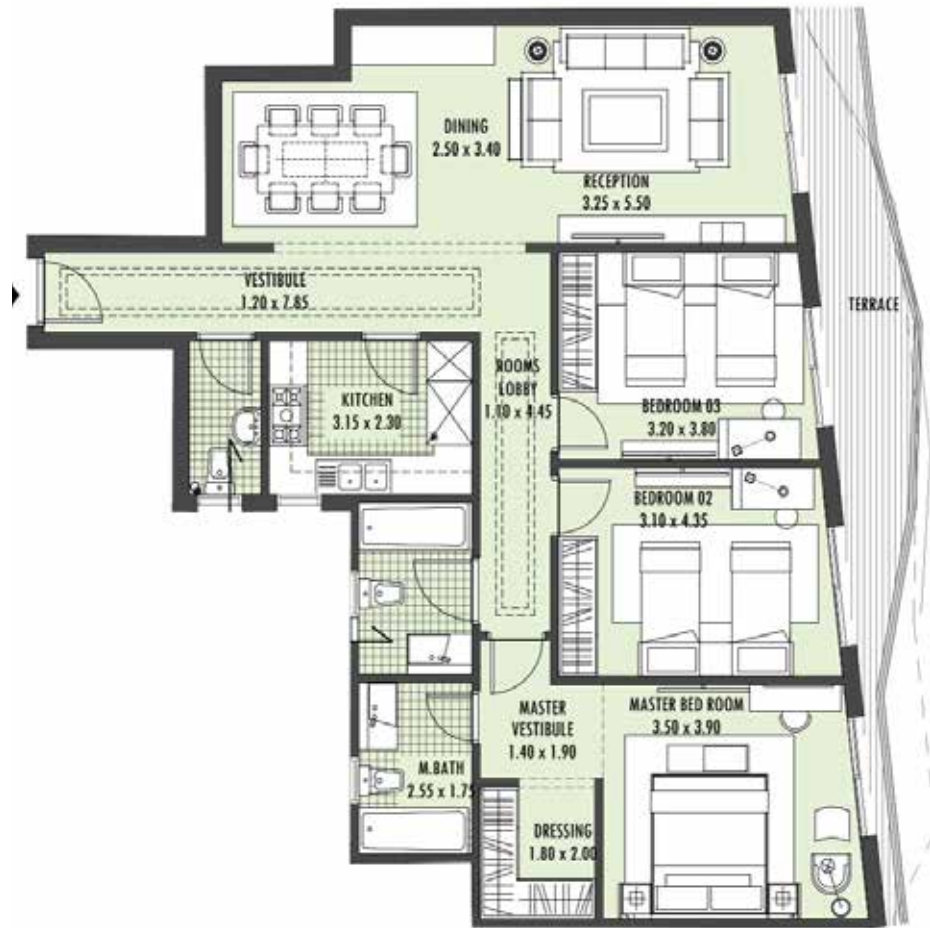
BEDROOMS / LIVING	3
BATHROOMS	2
POWDER ROOM	1

N.B: aAll areas mentioned are Gross areas for apart-
ments with efficiency ranging from 75% to 80 %



TYPICAL FLOOR

KEY MAP



APARTMENT

UNIT D /T-4 (2nd to 7th)

TOTAL GROSS AREA = 200 SQ.M
NET AREA = 161.5 SQ.M

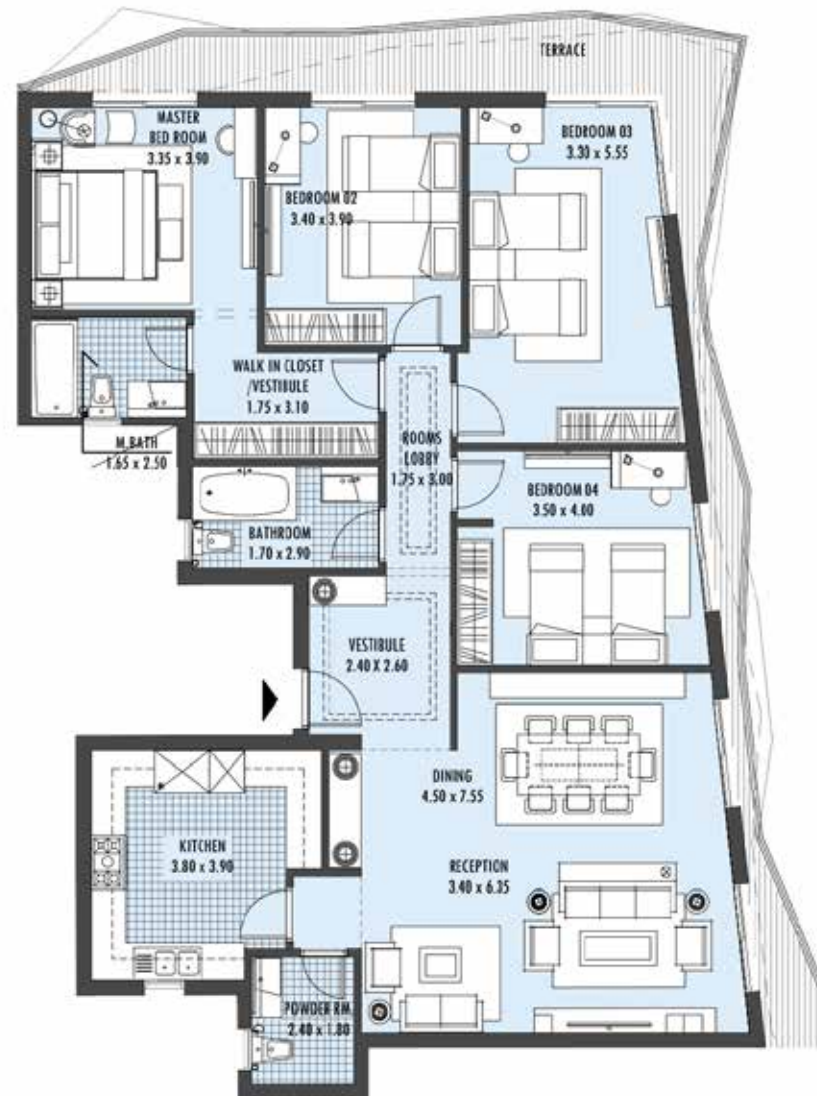
BEDROOMS / LIVING	4
BATHROOMS	2
POWDER ROOM	1

N.B: aAll areas mentioned are Gross areas for apartments with efficiency ranging from 75% to 80 %



TYPICAL FLOOR

KEY MAP



APARTMENT

UNIT D /T-5 (2nd to 7th)

TOTAL GROSS AREA = 200 SQ.M
NET AREA = 161.5 SQ.M

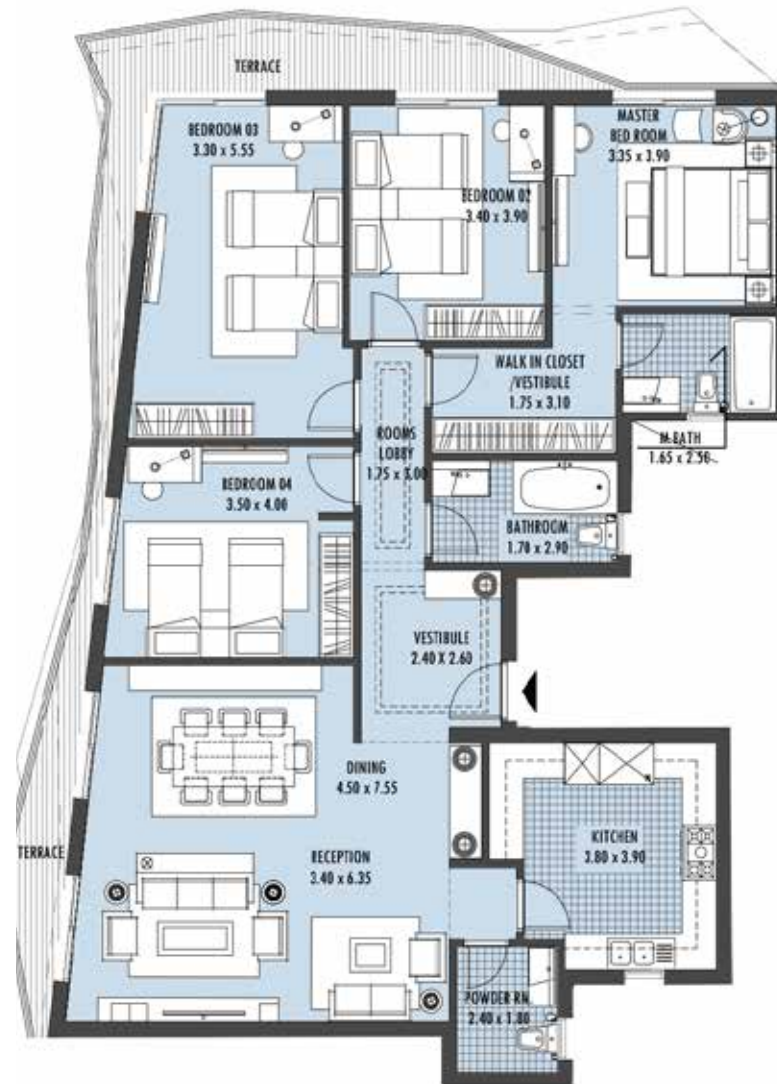
BEDROOMS / LIVING	4
BATHROOMS	2
POWDER ROOM	1

N.B: aAll areas mentioned are Gross areas for apart-
ments with efficiency ranging from 75% to 80 %



TYPICAL FLOOR

KEY MAP



APARTMENT

UNIT D /T-6 (1st to 6th)

TOTAL GROSS AREA = 150 SQ.M
NET AREA = 120 SQ.M

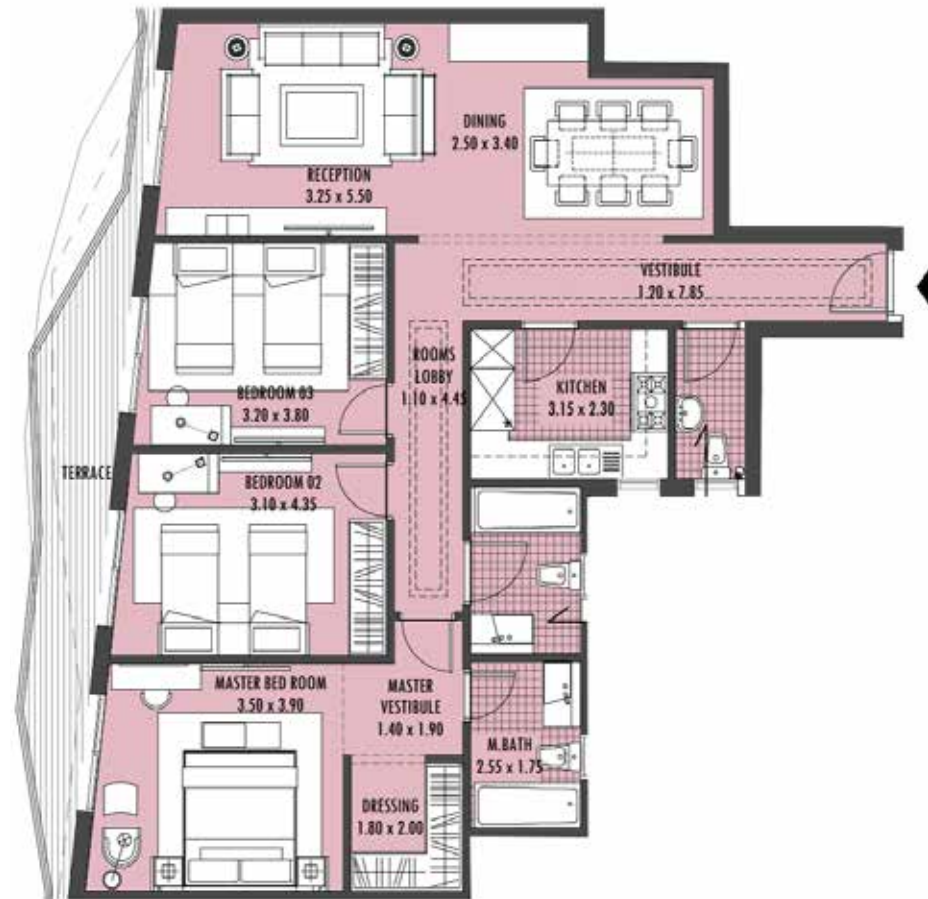
BEDROOMS / LIVING	3
BATHROOMS	2
POWDER ROOM	1

N.B: aAll areas mentioned are Gross areas for apart-
ments with efficiency ranging from 75% to 80 %



TYPICAL FLOOR

KEY MAP



APARTMENT

UNIT D /T-7 (1st to 6th)

TOTAL GROSS AREA = 170 SQ.M
NET AREA = 142 SQ.M

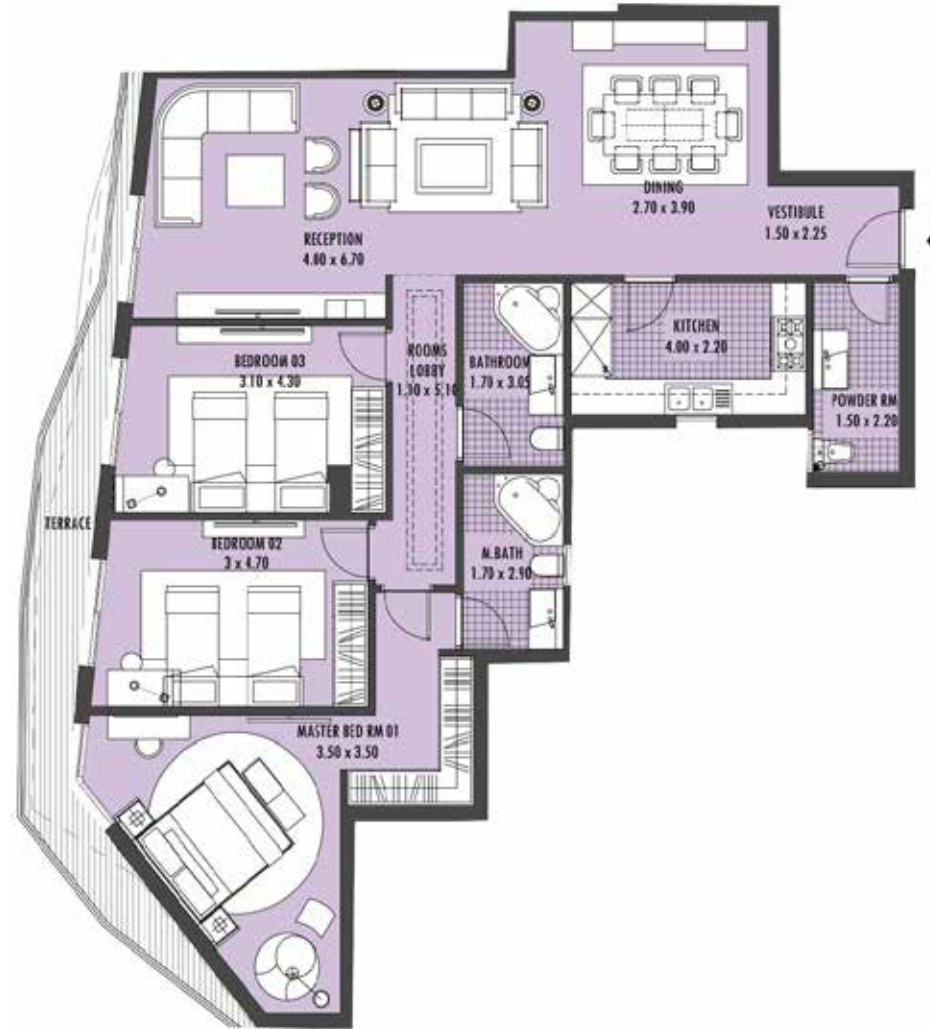
BEDROOMS / LIVING	3
BATHROOMS	2
POWDER ROOM	1

N.B: aAll areas mentioned are Gross areas for apart-
ments with efficiency ranging from 75% to 80 %



TYPICAL FLOOR

KEY MAP



APARTMENT

UNIT D /T-8 (2nd to 7th)

TOTAL GROSS AREA = 120 SQ.M
NET AREA = 99 SQ.M

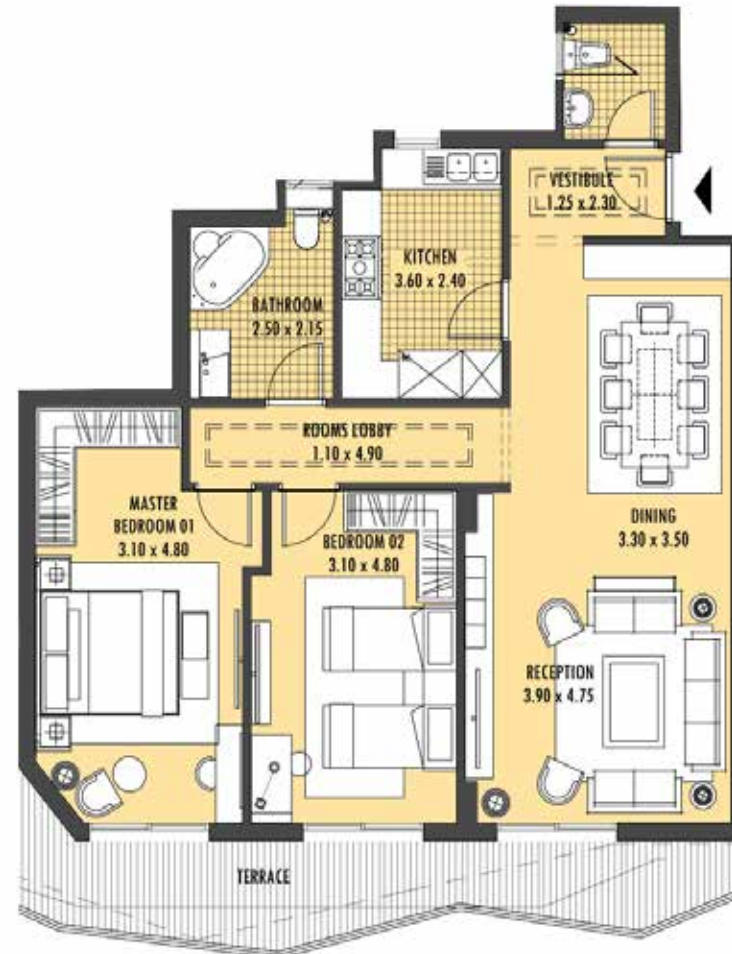
BEDROOMS / LIVING	2
BATHROOMS	1
POWDER ROOM	1

N.B: aAll areas mentioned are Gross areas for apartments with efficiency ranging from 75% to 80 %



TYPICAL FLOOR

KEY MAP



APARTMENT PENTHOUSE D/7-2

TOTAL GROSS AREA = 242 SQ.M
NET AREA = 201 SQ.M
ROOF GARDEN /TERRACE AREA = 103 SQ.M

BEDROOMS	4
BATHROOMS	3
POWDER ROOM	2

N.B: All areas mentioned are Gross areas for apartments with efficiency ranging from 75% to 80 %

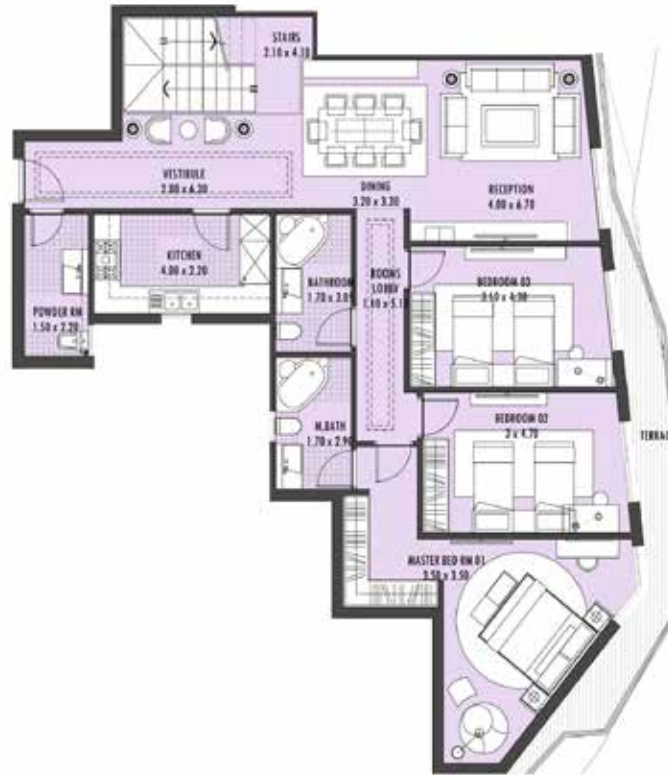


7TH FLOOR



ROOF FLOOR

KEY MAP



PENTHOUSE GROUND FLOOR
LOWER LEVEL = 169 Q.M
NET AREA = 141 SQ.M



PENTHOUSE 1ST FLOOR
UPPER LEVEL =72 SQ.M
NET AREA = 60 SQ.M

APARTMENT PENTHOUSE D/7-3

TOTAL GROSS AREA = 230 SQ.M
NET AREA = 184 SQ.M
ROOF GARDEN /TERRACE AREA = 190 SQ.M

BEDROOMS	3
BATHROOMS	3
POWDER ROOM	2

N.B: All areas mentioned are Gross areas for apart-ments with efficiency ranging from 75% to 80 %



7TH FLOOR



ROOF FLOOR

KEY MAP



PENTHOUSE GROUND FLOOR
LOWER LEVEL = 150 Q.M
NET AREA = 120 SQ.M



PENTHOUSE 1ST FLOOR
UPPER LEVEL =80 SQ.M
NET AREA = 64 SQ.M

APARTMENT PENTHOUSE D/7-6

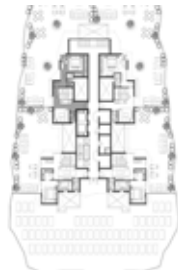
TOTAL GROSS AREA = 230 SQ.M
NET AREA = 184 SQ.M
ROOF GARDEN /TERRACE AREA = 190 SQ.M

BEDROOMS	3
BATHROOMS	3
POWDER ROOM	2

N.B: All areas mentioned are Gross areas for apartments with efficiency ranging from 75% to 80 %

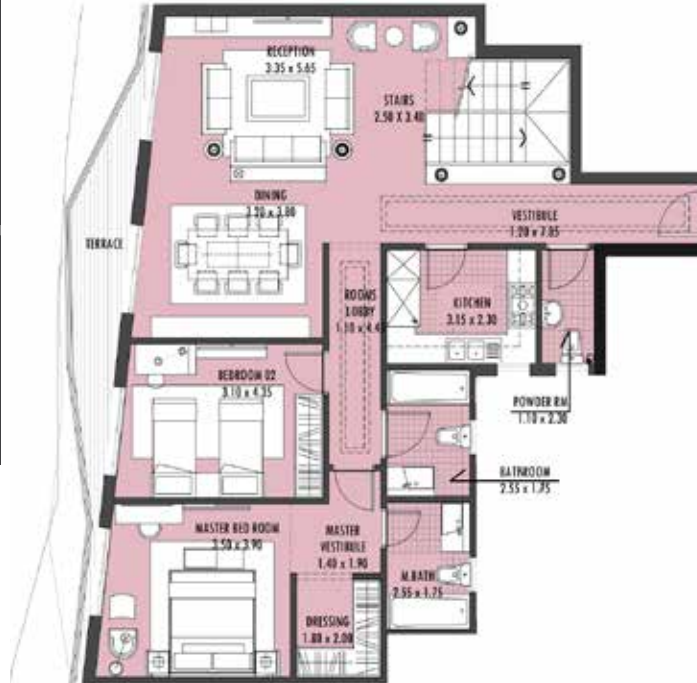


7TH FLOOR



ROOF FLOOR

KEY MAP



PENTHOUSE GROUND FLOOR
LOWER LEVEL = 150 Q.M
NET AREA = 120 SQ.M



PENTHOUSE 1ST FLOOR
UPPER LEVEL = 80 SQ.M
NET AREA = 64 SQ.M

APARTMENT PENTHOUSE D/7-7

TOTAL GROSS AREA = 242 SQ.M
NET AREA = 201 SQ.M
ROOF GARDEN /TERRACE AREA = 103 SQ.M

BEDROOMS	4
BATHROOMS	3
POWDER ROOM	2

N.B: All areas mentioned are Gross areas for apartments with efficiency ranging from 75% to 80 %



7TH FLOOR



ROOF FLOOR

KEY MAP



PENTHOUSE GROUND FLOOR
LOWER LEVEL = 169 Q.M
NET AREA = 141 SQ.M



PENTHOUSE 1ST FLOOR
UPPER LEVEL = 72 SQ.M
NET AREA = 60 SQ.M

_ MASSING _





QSD
IN
PARTNERS
DARPHNE - BAHEN