



SOLEYA

Index

2 About Inertia

4 About Soleya

6 Location

8 The View

16 Distinctive Community

40 Master Plan

46 Clubhouse

52 Architecture

60 Types of Residences: Apartments

72 Two Bedroom Apartments

83 Three Bedroom Apartments

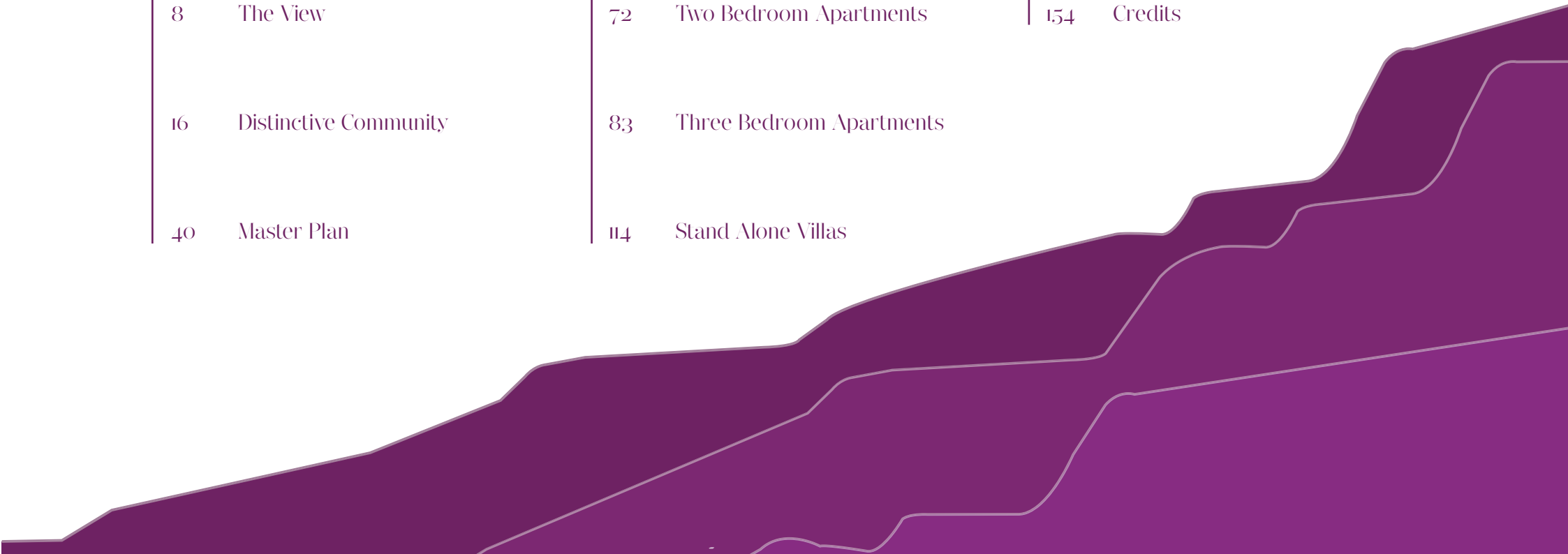
114 Stand Alone Villas

122 Townhouses

133 Twin Houses

140 Finishing Packages

154 Credits



H O M E I S

W R E

“HOME IS WHERE OUR STORY BEGINS”

O U R S T O

About Inertia

Inertia is a prominent real estate company that provides high quality, unique developments in different parts of Egypt. We have been established since 2007 and have been growing in status ever since. As a subsidiary of Inertia Holding Group, we boast about the fanciful ambiance and top standards of living that we provide across all of our properties. Other developments of ours include, but are not limited to, Medi-Point, G-Cribs and West Hills.

Inertia's goal is to offer elegantly designed developments where quality shines from interior to exterior. We guarantee enticing, scenic views and a relaxed living environment whilst maintaining an upbeat community atmosphere.



About Soleya

Soleya consists of a total of 165 residential units composed of a variety of apartments, townhouses, twin houses and stand-alone villas. All units have exceptional views and provide homeowners with a great sense of serenity and privacy. Made up of 77% greenery, residents are assured beautiful vistas whether in their own home or in the vicinity. The designs harmonize perfectly with their elegant simple modern style. In addition to remarkable and outstanding views, Soleya provides intimate leisure facilities and social amenities in the form of a clubhouse, swimming pool, gym and much more to fulfill a diverse community's need.

Soleya is derived from an amalgamation of English and French. Taken from the English language, Salsola is a unique, rare desert flower found in shrubbery. This is a representation of the landscape in which we chose to build upon. Moreover, Soleil, meaning sun in French, symbolises the vast abundance of natural light available to all of our properties.



SOLEYA

— *by* —

INERTIA

Location

Soleya is strategically located on the Cairo-Alexandria Desert Road, next to Qobet El Hassana protectorate, providing access to multiple roads including the Ring Road and Mehwar. Found in an upcoming residential area 134 meters above sea level, Soleya offers a peaceful, distinctive community to residents in a well esteemed, sought after location.



The View

The topography of the land on which Soleya is built is characterised by the spectacular views that stretch as far as the Great Pyramids of Giza. Once the morning haze of Cairo lifts, these magical, ancient wonders of the world are clear enough to make you feel just a leap away. With the glow of the midday sun, intense-orange rays shine down upon the looming rocks of Qobet El Hassana protectorate surrounding Soleya. The settlement itself is highly unique due to the surrounding geological reserve and wildlife that can be observed. Such a rare geographical location makes Soleya a well desired spot, reflecting a distinguished history dating back to the Stone Age, over a million years ago. As day turns to night, the slow setting, ember-red sun moves gracefully across Soleya, until a magenta sky remains, creating a light hearted, carefree ambiance. The city lights can be seen from the elevated landscape of Soleya like a million twinkling stars in the sky.











TAILOR

M *“YOUR TAILOR-MADE COMFORT ZONE”* D E

COMFORT

Distinctive Community

Soleya aims to create a close knit, vibrant, and distinctive community inside a modern, boutique compound. Being immersed in the heart of a social province, not only is this residential zone perfect for young business people and first time buyers but also families and married couples. With a wide range of social activities at your disposal, residents will find it hard to not be engaging in the collective, harmonized lifestyle.



Greenery

Soleya provides magnificent views overlooking a lush, vibrant, rich landscape that makes up 77 % of the project. The greenery of this elite, exclusive surrounding can only be described as picturesque, matched alongside nature's beauty in the form of blossoming flowers and shrubbery. In addition, the lawns are kept in pristine condition by a team of on-site gardeners.



Home Automation

All apartments are delivered with a network that is constructed to accommodate a fully automated home system. This advancement in mechanization sets Soleya a step above, keeping in line with modern technology. The subtly integrated network allows the homeowner to install the technology that delivers complete environmental control through the inclusion of lighting, sound systems, curtain motions and irrigation systems. Public spaces offer similar modern gadgets, specifically in security, surveillance, parking and gate controls.



Underground Parking

Along with these new residential properties, two parking spaces in the garage are assigned per unit, relieving the pressure of homeowners not being able to park close to home. Keeping in line with technology, entry to parking will be keyless.



Storage

Storage spaces are available for each unit, fully finished with natural ventilation at an average area of 9 meters squared, to ensure a hassle-free move in.



Surveillance & Security

On-site security is available 24/7 across Soleya to ensure constant peace of mind to residents and their loved ones. In addition to the outstanding on-site security, surveillance systems will be installed around the compound, covering all outdoor and public spaces. This small, gated, intimate, hand-picked community will have private entrances to ensure safety to all residents and guests of Soleya.



Elevators

All apartment buildings are equipped with elevators that can accommodate up to four passengers at a time. All underground parking is connected to the main levels through elevators, which are tried and tested against EU standards of maintenance.



Generators

Generators will be positioned around Soleyá to deliver support to all public services in case of emergencies.



Audio-Video Intercom

Apartment buildings will be equipped with audio-visual intercom systems, ensuring the highest quality of security. Moreover, it delivers ease of access to the building once residents 'buzz in' guests from the comfort of their home.



Bathroom Heaters

All Soleya properties will have bathroom heating systems via radiators across the unit.



Finishing

Executed to perfection, the interior architecture at Soleya is calm, understated and authentic. Wooden flooring not only charms the aura of the rooms but also provides warmth and charisma. Beautifully crafted bathrooms are completed with imported marble flooring, charmingly matched with a décor to revel in. AC units will also be installed to boost the resident's comfort.



INHABITING

FIRST

“INHABITING OUR PROPERTIES IS
THE FIRST STEP OF DEVELOPING OUR
PROJECTS”

STEP

PROJECT

Master Plan

Soleya is comprised of 165 private residences, from grand stand alone units and twin houses to stylish townhouses and apartments. These units make up 23 % of the development, generously surrounded by an enormous 77 % of lush, vibrant greenery. Each property has been designed to an exceptionally high standard, crafted to reflect residents' expectations of uncompromising quality and originality. Moreover, each residential type is built on a different level.







EVERY

DE

“EVERYONE DESERVES A HOUSE,
ONLY ACHIEVERS NEED THEIR HOMES:
THEIR COMFORT ZONE”

THEIR

Clubhouse

The clubhouse aims to become the focal point of Soleya, offering a wide range of amenities to fulfill the residents' every need. First and foremost, a fully equipped, top of the range **gym** will be accessible, containing cardiac workout machines, free weights and a large stretching zone. In addition to this, outdoor workout areas will be used for classes and full body workouts. Both male and female locker rooms will be equipped with several state of the art showers and bathrooms.

For those who are looking to relax, two self-serve kitchenette areas will be fitted with top of the line equipment and **TV screens**. Moreover, both indoor and outdoor **children's areas** provide entertainment for children whilst giving parents an opportunity to unwind and indulge in all the pleasures and luxuries available to them. These areas are large enough to host both weekend play times and birthday parties. For the older members of the clubhouse, both indoor and outdoor entertainment is provided: pool tables, Ping-Pong tables, darts, a cinema room, a surround sound system and a bar.

For the sun lovers of Soleya, a large, stunning **swimming pool** and sundeck area allows users to soak up the rays and enjoy the summer heat of Cairo. Furthermore, a fully equipped **BBQ area** and **wireless outdoor speakers** create an opportunity for socialisation in a carefree environment.

Other amenities include 24-hour security services and a facility manager, on site gardeners, with a fully stocked tool shed, to protect the greenery and maintain the lush, spectacular look of the compound. For those quick, last minute purchases, there is a **convenience store** open on site to fulfill your needs in addition to the shopping services that are available.



Signature Services

The residents at Soleya will benefit from a full range of lifestyle services and amenities including:

Concierge

Residents will be able to enjoy personal assistance any time. From last minute restaurant reservations to planning a special occasion, your 24/7 concierge is more than happy to help you save valuable time and make life easier.

Butler

Our residence will take advantage of a private butler service, allowing every need to be catered for: in a respectful and unobtrusive manner.

Nanny

Nanny services are available to offer an extra pair of hands, whether to help the children get settled for bed, or to keep them entertained, homeowners will no longer have to worry about their children when they are not around.

Shopping

With the shopping services available in Soleya, homeowners will be able to order daily home essentials, groceries, and have them delivered according to their convenient schedule without a single knock on their door.



IT IS ALL

AB

“IT IS ALL ABOUT THE DETAILS”

THE

DETAILS

Architecture

The vision of our elite architects at Aura has resulted in designs that reflect modern, elegant and simplistic styles through a variety of calming colours and materials. Passionately driven by the existing land plot characteristics, a rough plain that includes very sharp **contour** lines, a phenomenal topography, a clear overview of 6th of October City and beyond, this project exudes contemporary architecture through its **sleek lines** and sharp edges. The coarse **texture** of the land plot creates significant levels, therefore providing scenic views for all units.

To enhance the visual senses, a unique **contrast** between contemporary and modern has been applied to increase the living experience of the residents. Bright, contemporary colours have been balanced tastefully with traditional urban elements to create a sense of modernity. A mix of fair-faced concrete has been matched with off white, semi-polished **stone**, along with very high-tech, natural **wood**, to give warmth to the homes. Authentic, **natural materials** blend seamlessly with a state-of-the-art design to ensure that Soleya becomes an instant classic to all. An elaborate design thought of in detail from initiation to completion, Soleya aims to provide units adapted not only to the views but also to a multitude of elements, such as the wind, sun and secure privacy, to ensure maximum comfort.

The design of the homes' surrounding space intends to break the roughness of the land site through round, curved roads with a grand recreational centerpiece that all residences are able to view and enjoy. Large windows maximise the natural light and enhance the view of the neighbourhood.



Living Room Terrace



Levels



Plaque Details



Cladding Details



Entrance



Window Details





A HOME

PE
“A HOME IS AN EMOTIONAL FEELING
DERIVED FROM SAFETY AND COMFORT
RESPECTIVELY”
NN

SAFETY

Types of Residences

Apartments





Building A Apartments / Front View



Building A Apartments / Back View



Building B Apartments / Front View



Building B Apartments / Back View



Building D Apartments / Front View



Building D Apartments / Back View



Building E Apartments / Front View



Building E Apartments / Back View



Building F Apartments / Front View



Building F Apartments / Back View

Two Bedroom Apartments

Two Bedroom / Garden Building E

Total Area **159 m²**

Reception 7.55 m x 5.55 m

Kitchen 3.22 m x 2.90 m

Guest Bathroom 2.35 m x 1.80 m

Bedroom 1 4.10 m x 4.30 m

Bedroom 2 3.90 m x 4.35 m

Bathroom 1 1.80 m x 2.75 m

Bathroom 2 1.65 m x 2.75 m

Garden 66 m²



Two Bedroom / Garden Building E

Total Area **159 m²**

Reception 7.55 m x 5.55 m

Kitchen 3.20 m x 2.85 m

Guest Bathroom 2.55 m x 1.80 m

Bedroom 1 4.00 m x 4.37 m

Bedroom 2 4.00 m x 4.37 m

Bathroom 1 1.75 m x 3.10 m

Bathroom 2 2.95 m x 1.80 m

Garden 112 m²



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Two Bedroom / Garden Building F

Total Area **162 m²**

Reception 7.55 m x 5.55 m

Kitchen 3.22 m x 2.90 m

Guest Bathroom 2.35 m x 1.80 m

Bedroom 1 4.10 m x 4.30 m

Bedroom 2 3.90 m x 4.35 m

Bathroom 1 1.80 m x 2.75 m

Bathroom 2 1.65 m x 2.75 m

Garden 66 m²



Two Bedroom / Garden Building F

Total Area **162 m²**

Reception 7.55 m x 5.55 m

Kitchen 3.20 m x 2.85 m

Guest Bathroom 2.55 m x 1.80 m

Bedroom 1 4.00 m x 4.37 m

Bedroom 2 4.00 m x 4.37 m

Bathroom 1 1.75 m x 3.10 m

Bathroom 2 2.95 m x 1.80 m

Garden 76 m²



Two Bedroom / Executive Building E

Total Area 159 m²

Reception 7.55 m x 5.55 m

Kitchen 3.22 m x 2.90 m

Guest Bathroom 2.35 m x 1.80 m

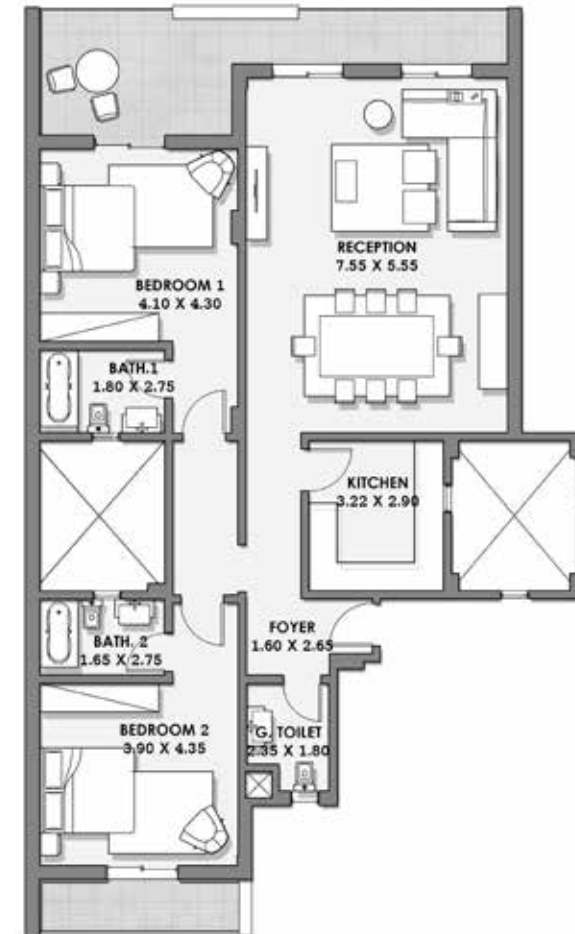
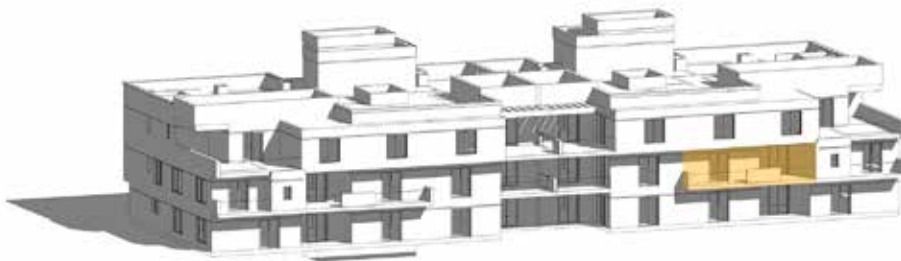
Bedroom 1 4.10 m x 4.30 m

Bedroom 2 3.90 m x 4.35 m

Bathroom 1 1.80 m x 2.75 m

Bathroom 2 1.65 m x 2.75 m

Terrace 23 m²



Two Bedroom / Executive Building E

Total Area **159 m²**

Reception 7.55 m x 5.55 m

Kitchen 3.20 m x 2.85 m

Guest Bathroom 2.55 m x 1.80 m

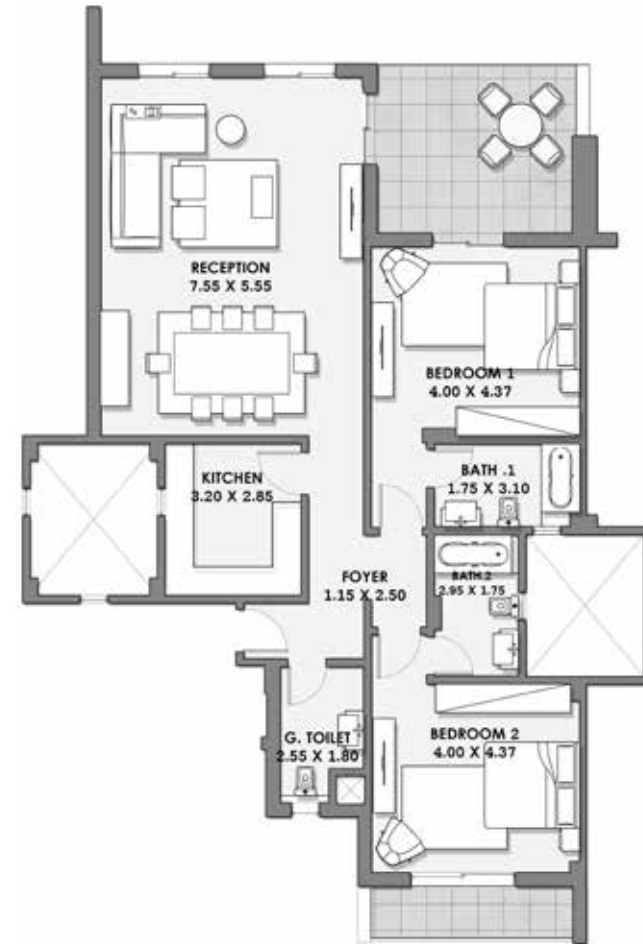
Bedroom 1 4.00 m x 4.37 m

Bedroom 2 4.00 m x 4.37 m

Bathroom 1 1.75 m x 3.10 m

Bathroom 2 2.95 m x 1.75 m

Terrace 20 m²



Two Bedroom / Executive Building F

Total Area **162 m²**

Reception 7.55 m x 5.55 m

Kitchen 3.22 m x 2.90 m

Guest Bathroom 2.35 m x 1.80 m

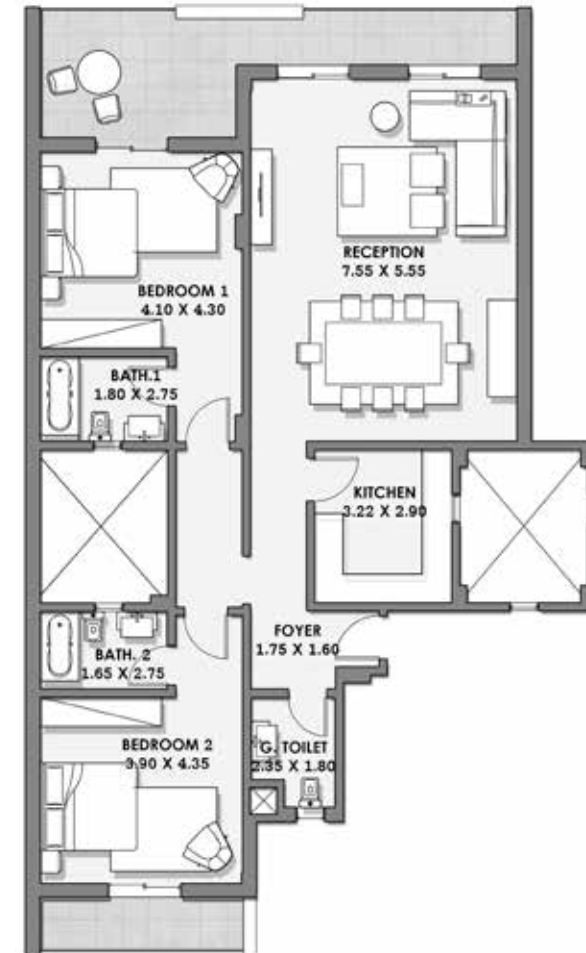
Bedroom 1 4.10 m x 4.30 m

Bedroom 2 3.90 m x 4.35 m

Bathroom 1 1.80 m x 2.75 m

Bathroom 2 1.65 m x 2.75 m

Terrace 23 m²



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Two Bedroom / Executive Building F

Total Area **162 m²**

Reception 7.55 m x 5.55 m

Kitchen 3.22 m x 2.90 m

Guest Bathroom 2.35 m x 1.80 m

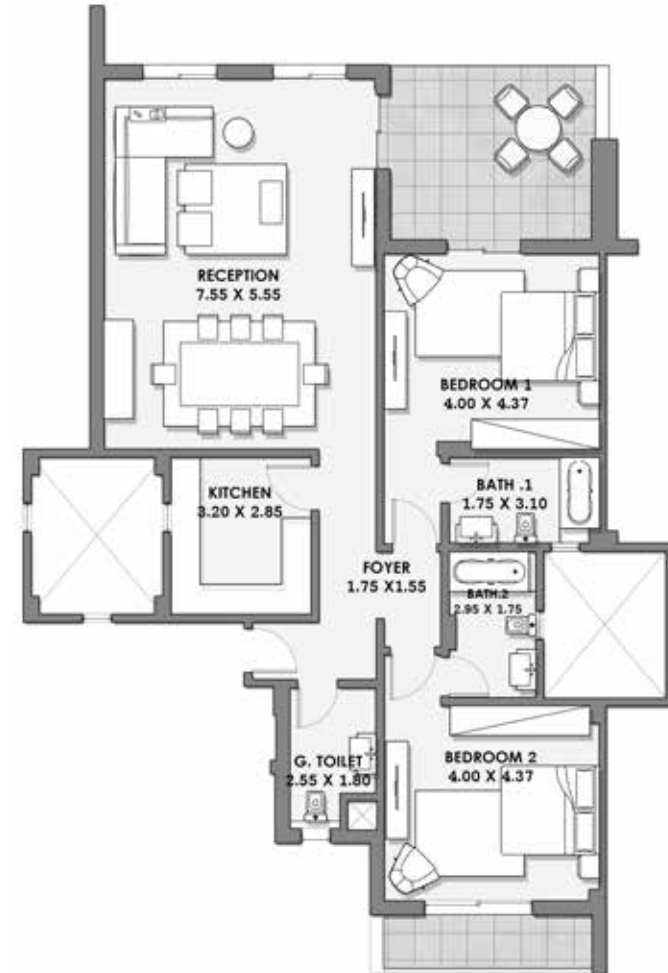
Bedroom 1 4.10 m x 4.30 m

Bedroom 2 3.90 m x 4.35 m

Bathroom 1 1.80 m x 2.75 m

Bathroom 2 1.65 m x 2.75 m

Terrace 20 m²



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Two Bedroom / Penthouse Building E

Total Area **159 m²**

Reception 8.60 m x 5.55 m

Kitchen 3.20 m x 2.85 m

Guest Bathroom 2.55 m x 1.80 m

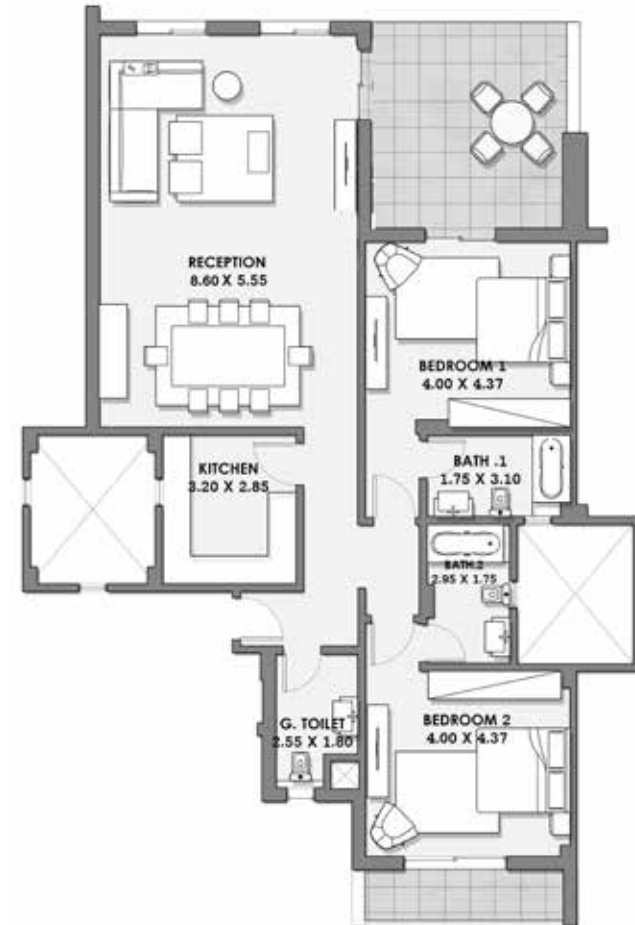
Bedroom 1 4.00 m x 4.37 m

Bedroom 2 4.00 m x 4.37 m

Bathroom 1 1.75 m x 3.10 m

Bathroom 2 2.95 m x 1.75 m

Terrace 25 m²



Two Bedroom / Penthouse Building F

Total Area **162 m²**

Reception 8.60 m x 5.55 m

Kitchen 3.20 m x 2.85 m

Guest Bathroom 2.55 m x 1.80 m

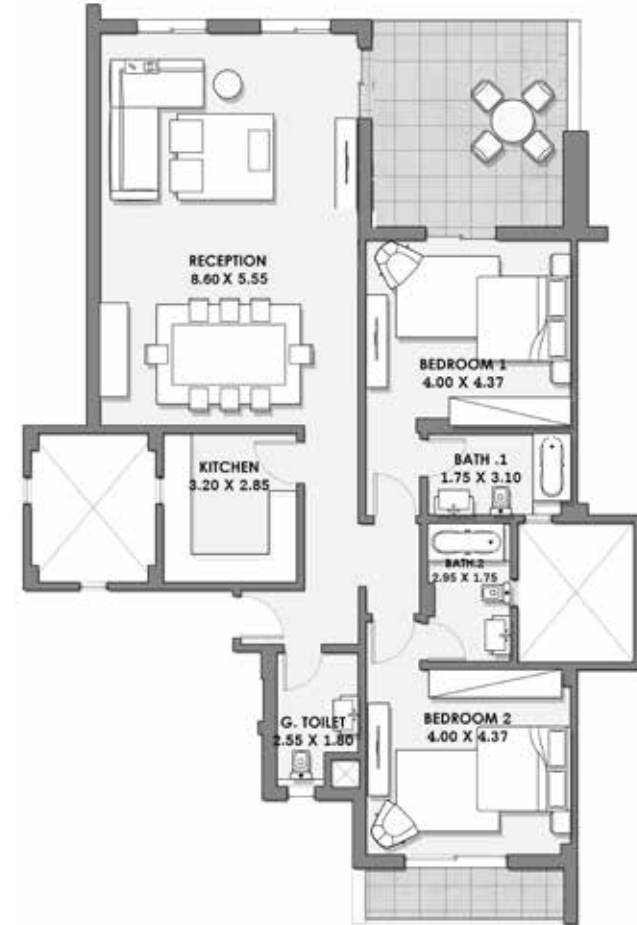
Bedroom 1 4.00 m x 4.37 m

Bedroom 2 4.00 m x 4.37 m

Bathroom 1 1.75 m x 3.10 m

Bathroom 2 2.95 m x 1.75 m

Terrace 25 m²

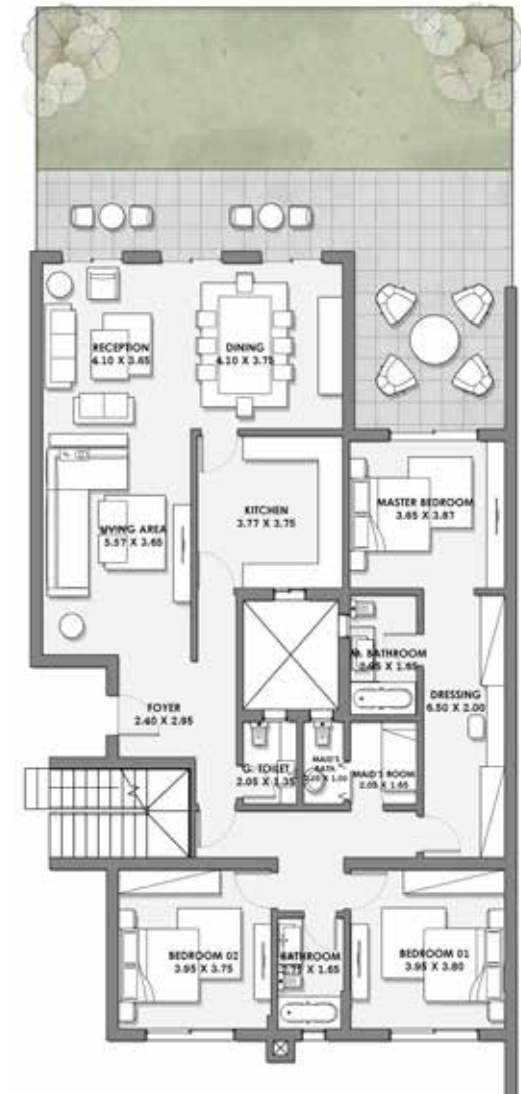


Three Bedroom Apartments

Three Bedroom / Garden Building A

Total Area **219 m²**

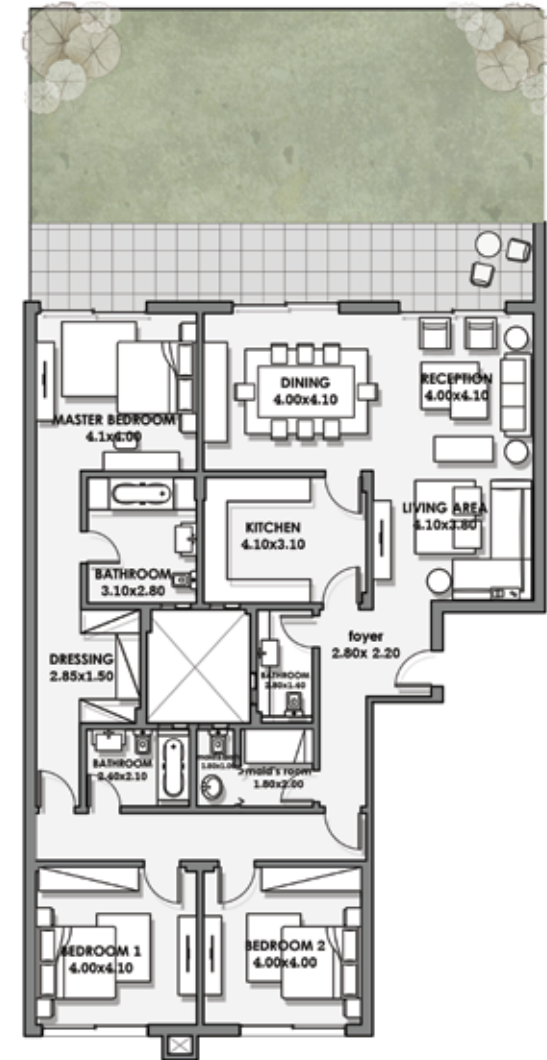
Reception	4.10 m x 3.65 m	Bathroom	2.75 m x 1.65 m
Dining	4.10 m x 3.75 m	Master Bedroom	3.65 m x 3.87 m
Living Area	5.75 m x 3.65 m	Master Bathroom	2.95 m x 1.65 m
Kitchen	3.77 m x 3.76 m	Dressing	6.50 m x 2.00 m
Guest Bathroom	2.05 m x 1.35 m	Maid's Room	1.65 m x 2.05 m
Bedroom 1	3.95 m x 3.80 m	Maid's Bathroom	2.05 m x 1.00 m
Bedroom 2	3.95 m x 3.75 m	Garden	83 m ²



Three Bedroom / Garden Building B

Total Area **234 m²**

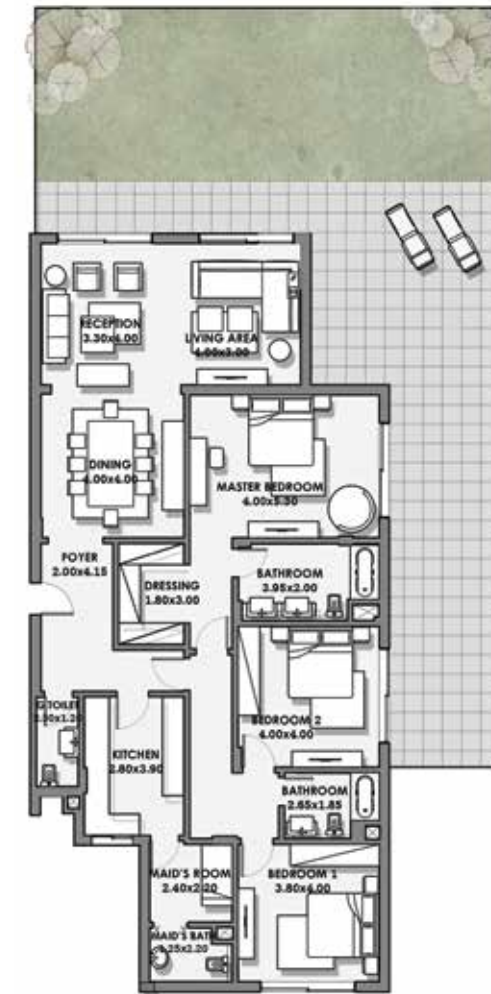
Reception	4.00 m x 4.10 m	Bathroom	2.40 m x 2.10 m
Dining	4.00 m x 4.10 m	Master Bedroom	4.10 m x 4.00 m
Living Area	4.10 m x 3.80 m	Master Bathroom	3.10 m x 2.80 m
Kitchen	4.10 m x 3.10 m	Dressing	2.85 m x 1.50 m
Guest Bathroom	2.80 m x 1.40 m	Maid's Room	1.80 m x 2.00 m
Bedroom 1	4.00 m x 4.10 m	Maid's Bathroom	1.80 m x 1.00 m
Bedroom 2	4.00 m x 4.00 m	Garden	93 m ²



Three Bedroom / Garden Building B

Total Area **230 m²**

Reception	4.10 m x 3.65 m	Bathroom	2.65 m x 1.85 m
Dining	4.00 m x 4.00 m	Master Bedroom	4.00 m x 5.30 m
Living Area	4.00 m x 3.00 m	Master Bathroom	3.95 m x 2.00 m
Kitchen	2.80 m x 3.90 m	Dressing	1.80 m x 3.00 m
Guest Bathroom	2.50 m x 1.20 m	Maid's Room	2.40 m x 2.20 m
Bedroom 1	3.80 m x 4.00 m	Maid's Bathroom	1.25 m x 2.20 m
Bedroom 2	4.00 m x 4.00 m	Garden	161 m ²



Three Bedroom / Garden Building D

Total Area 225 m²

Reception	7.10 m x 3.90 m	Master Bedroom	5.00 m x 4.27 m
Dining	4.00 m x 3.95 m	Master Bathroom	2.00 m x 2.95 m
Kitchen	2.95 m x 3.85 m	Dressing	2.20 m x 2.40 m
Guest Bathroom	2.95 m x 1.15 m	Maid's Room	1.95 m x 2.50 m
Bedroom 1	4.00 m x 3.90 m	Maid's Bathroom	2.45 m x 1.00 m
Bedroom 2	4.00 m x 4.27 m	Garden	92 m ²
Bathroom	1.70 m x 1.95 m		



Three Bedroom / Garden Building F

Total Area **247 m²**

Reception	6.85 m x 5.75 m	Master Bedroom	4.00 m x 4.22 m
Dining	7.15 m x 3.55 m	Master Bathroom	1.65 m x 2.90 m
Kitchen	3.60 m x 3.52 m	Dressing	1.95 m x 3.05 m
Guest Bathroom	2.20 m x 2.05 m	Maid's Room & Bathroom	3.40 m x 2.05 m
Bedroom 1	4.00 m x 4.22 m	Garden	66 m ²
Bedroom 2	4.00 m x 4.22 m		
Bathroom	2.95 m x 1.87 m		



Three Bedroom / Garden Building F

Total Area **241 m²**

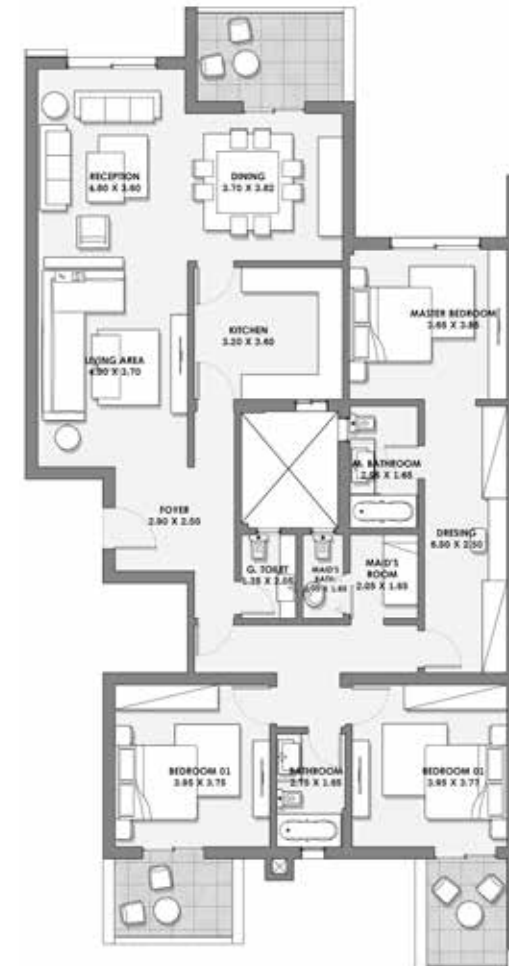
Reception	5.75 m x 6.85 m	Master Bedroom	4.32 m x 4.00 m
Dining	7.10 m x 3.55 m	Master Bathroom	3.00 m x 1.80 m
Kitchen	3.52 m x 2.70 m	Dressing	3.12 m x 1.90 m
Guest Bathroom	2.05 m x 2.20 m	Maid's Room	1.95 m x 1.75 m
Bedroom 1	4.20 m x 4.10 m	Maid's Bathroom	1.75 m x 1.35 m
Bedroom 2	4.32 m x 4.02 m	Garden	121 m ²
Bathroom	3.00 m x 1.80 m		



Three Bedroom / Executive Building A

Total Area **219 m²**

Reception	4.80 m x 3.60 m	Bathroom	2.75 m x 1.65 m
Dining	3.70 m x 3.82 m	Master Bedroom	3.65 m x 3.85 m
Living Area	4.90 m x 3.70 m	Master Bathroom	2.95 m x 1.65 m
Kitchen	3.20 m x 3.60 m	Dressing	6.50 m x 2.50 m
Guest Bathroom	1.35 m x 2.05 m	Maid's Room	2.05 m x 1.65 m
Bedroom 1	3.95 m x 3.75 m	Maid's Bathroom	2.05 m x 1.00 m
Bedroom 2	3.95 m x 3.77 m	Terrace	8 m ²

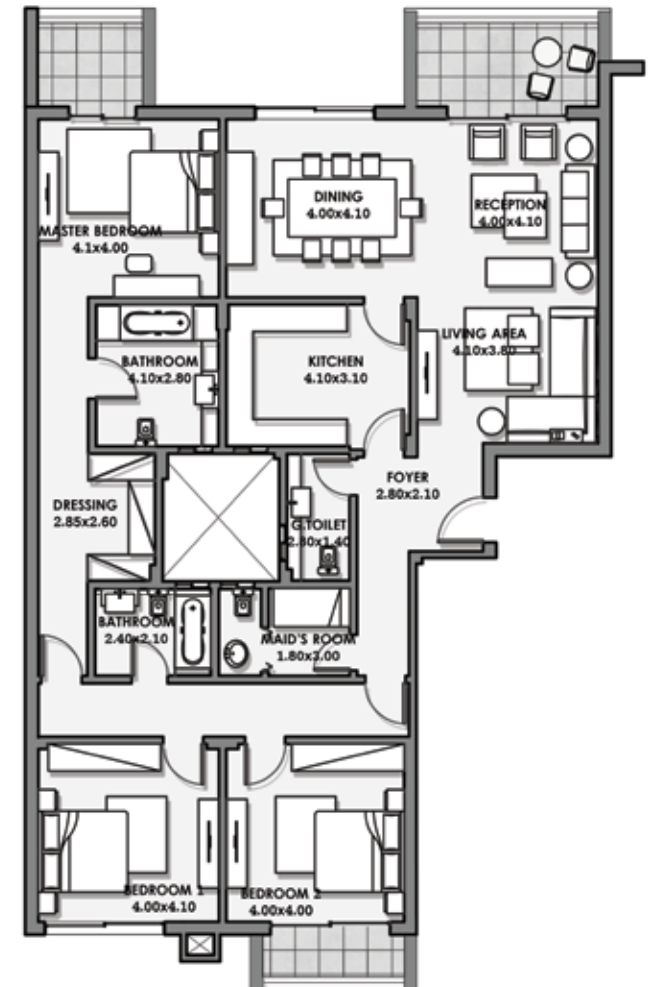


Three Bedroom / Executive Building B

Total Area 234 m²

Reception	4.00 m x 4.10 m
Dining	4.00 m x 4.10 m
Living Area	4.10 m x 3.80 m
Kitchen	4.10 m x 3.10 m
Guest Bathroom	2.80 m x 1.40 m
Bedroom 1	4.00 m x 4.10 m
Bedroom 2	4.00 m x 4.00 m

Bathroom	2.40 m x 2.10 m
Master Bedroom	4.10 m x 4.00 m
Master Bathroom	3.10 m x 2.80 m
Dressing	2.85 m x 1.50 m
Maid's Room	1.80 m x 2.00 m
Maid's Bathroom	1.80 m x 1.00 m
Terrace	17.5 m ²

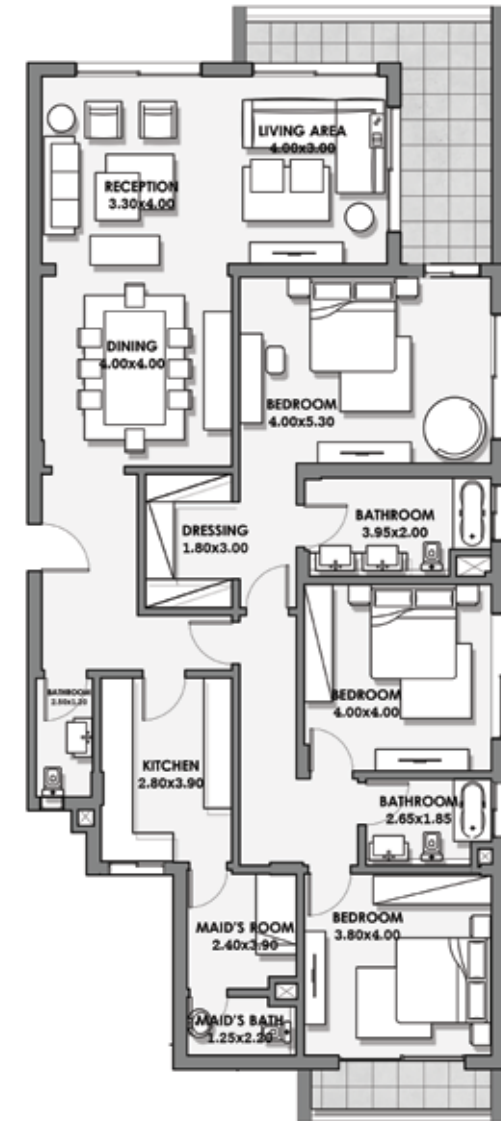


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Three Bedroom / Executive Building B

Total Area **230 m²**

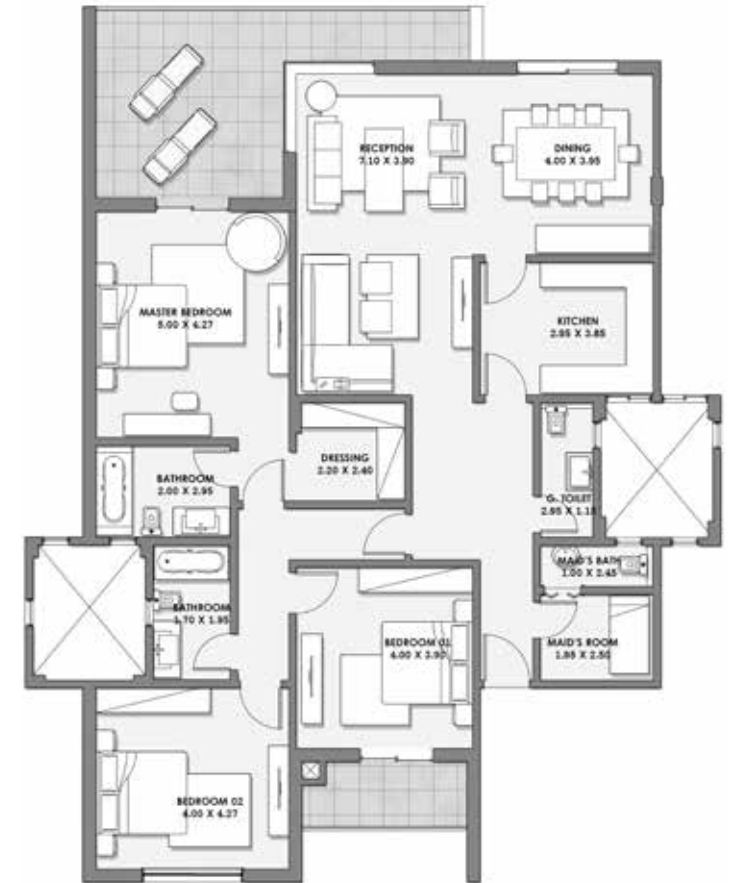
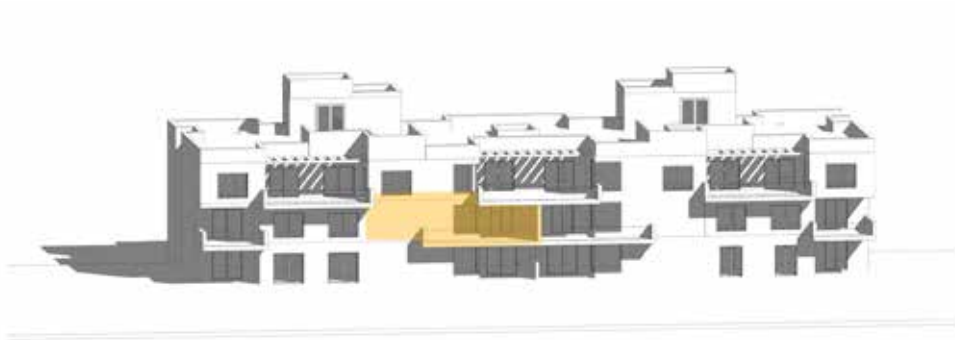
Reception	3.30 m x 4.00 m	Bathroom	2.65 m x 1.85 m
Dining	4.00 m x 4.00 m	Master Bedroom	4.00 m x 5.30 m
Living Area	4.00 m x 3.00 m	Master Bathroom	3.95 m x 2.00 m
Kitchen	2.80 m x 3.90 m	Dressing	1.80 m x 3.00 m
Guest Bathroom	2.50 m x 1.20 m	Maid's Room	2.40 m x 2.20 m
Bedroom 1	3.80 m x 4.00 m	Maid's Bathroom	1.25 m x 2.20 m
Bedroom 2	4.00 m x 4.00 m	Terrace	19 m ²



Three Bedroom / Executive Building D

Total Area **225 m²**

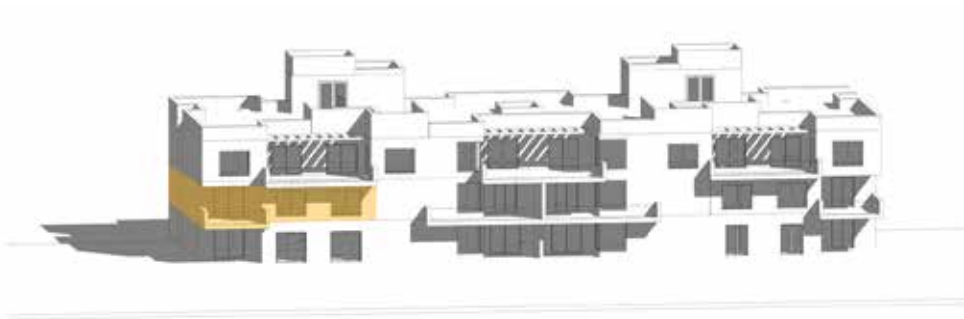
Reception	7.10 m x 3.90 m	Master Bedroom	5.00 m x 4.27 m
Dining	4.00 m x 3.95 m	Master Bathroom	2.00 m x 2.95 m
Kitchen	2.95 m x 3.85 m	Dressing	2.20 m x 2.40 m
Guest Bathroom	2.95 m x 1.15 m	Maid's Room	1.95 m x 2.50 m
Bedroom 1	4.00 m x 3.90 m	Maid's Bathroom	2.45 m x 1.00 m
Bedroom 2	4.00 m x 4.27 m	Terrace	27 m ²
Bathroom	1.70 m x 1.95 m		



Three Bedroom / Executive Building D

Total Area **225 m²**

Reception	7.05 m x 3.80 m	Master Bedroom	5.00 m x 4.27 m
Dining	4.00 m x 3.95 m	Master Bathroom	2.00 m x 3.00 m
Kitchen	2.95 m x 3.85 m	Dressing	2.20 m x 2.40 m
Guest Bathroom	2.95 m x 1.15 m	Maid's Room	1.92 m x 2.65 m
Bedroom 1	4.00 m x 3.85 m	Maid's Bathroom	2.45 m x 0.90 m
Bedroom 2	4.00 m x 4.27 m	Terrace	24 m ²
Bathroom	3.00 m x 1.70 m		

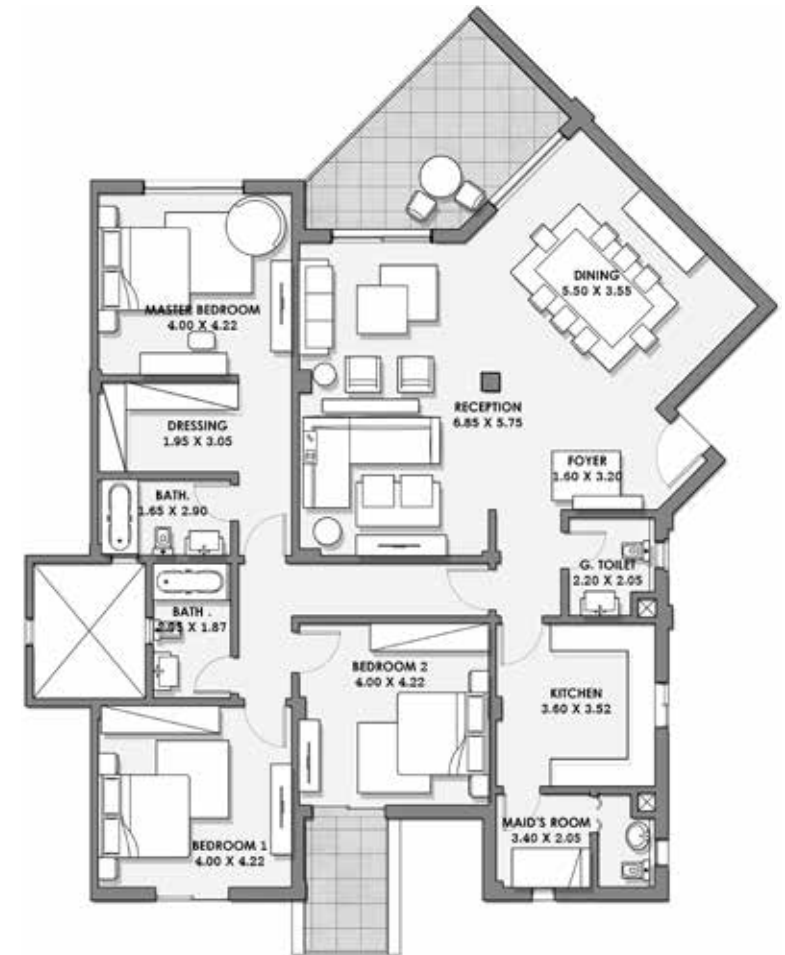


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Three Bedroom / Executive Building F

Total Area **241 m²**

Reception	6.85 m x 5.75 m	Master Bedroom	4.00 m x 4.22 m
Dining	5.50 m x 3.55 m	Master Bathroom	1.65 m x 2.90 m
Kitchen	3.60 m x 3.52 m	Dressing	1.95 m x 3.05 m
Guest Bathroom	2.20 m x 2.05 m	Maid's Room & Bathroom	3.40 m x 2.05 m
Bedroom 1	4.00 m x 4.22 m	Terrace	21 m ²
Bedroom 2	4.00 m x 4.22 m		
Bathroom	2.95 m x 1.87 m		



Three Bedroom / Executive Building F

Total Area **247 m²**

Reception	5.75 m x 6.85 m	Master Bedroom	4.32 m x 4.00 m
Dining	5.50 m x 3.55 m	Master Bathroom	3.00 m x 1.80 m
Kitchen	3.52 m x 2.70 m	Dressing	3.12 m x 1.90 m
Guest Bathroom	2.05 m x 2.20 m	Maid's Room	1.95 m x 1.75 m
Bedroom 1	4.20 m x 4.10 m	Maid's Bathroom	1.75 m x 1.35 m
Bedroom 2	4.32 m x 4.02 m	Terrace	20 m ²
Bathroom	3.00 m x 1.80 m		



Three Bedroom / Penthouse Building A

Total Area **257 m²**

Reception	4.25 m x 3.80 m	Bedroom 2	4.15 m x 3.70 m
Dining	4.25 m x 3.70 m	Bathroom 2	1.75 m x 2.45 m
Living Area	3.37 m x 3.70 m	Master Bedroom	4.45 m x 3.95 m
Kitchen	3.25 m x 3.80 m	Master Bathroom	3.72 m x 1.75 m
Guest Bathroom	2.05 m x 1.22 m	Dressing	3.80 m x 1.60 m
Bedroom 1	3.72 m x 3.90 m	Maid's Room	1.95 m x 2.25 m
Bathroom 1	2.72 m x 1.70 m	Maid's Bathroom	1.55 m x 2.25 m
		Terrace	35 m ²



Three Bedroom / Penthouse Building A

Total Area **229 m²**

Reception	3.85 m x 5.15 m	Bathroom	1.70 m x 3.00 m
Dining	3.80 m x 5.15 m	Master Bedroom	3.85 m x 3.85 m
Living Area	3.75 m x 7.10 m	Master Bathroom	1.67 m x 3.85 m
Kitchen	2.62 m x 4.90 m	Dressing	2.92 m x 3.85 m
Guest Bathroom	1.25 m x 2.20 m	Maid's Room	2.75 m x 1.80 m
Bedroom 1	3.80 m x 4.02 m	Maid's Bathroom	2.05 m x 1.00 m
Bedroom 2	3.45 m x 4.02 m	Terrace	51 m ²



Three Bedroom / Penthouse Building A

Total Area **266 m²**

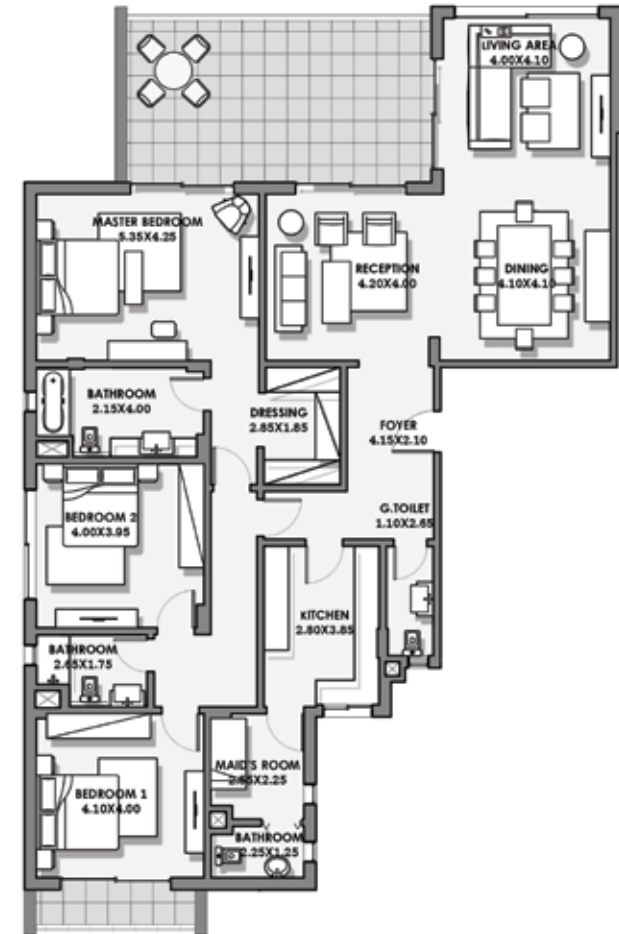
Reception	4.25 m x 3.80 m	Bedroom 2	4.15 m x 3.70 m
Dining	4.25 m x 3.70 m	Bathroom 2	1.75 m x 2.45 m
Living Area	3.37 m x 3.70 m	Master Bedroom	4.45 m x 3.95 m
Kitchen	5.15 m x 3.80 m	Master Bathroom	3.72 m x 1.75 m
Guest Bathroom	2.05 m x 1.22 m	Dressing	3.80 m x 1.60 m
Bedroom 1	3.72 m x 3.90 m	Maid's Room	1.95 m x 2.25 m
Bathroom 1	2.72 m x 1.70 m	Maid's Bathroom	1.55 m x 2.25 m
		Terrace	35 m ²



Three Bedroom / Penthouse Building B

Total Area **237 m²**

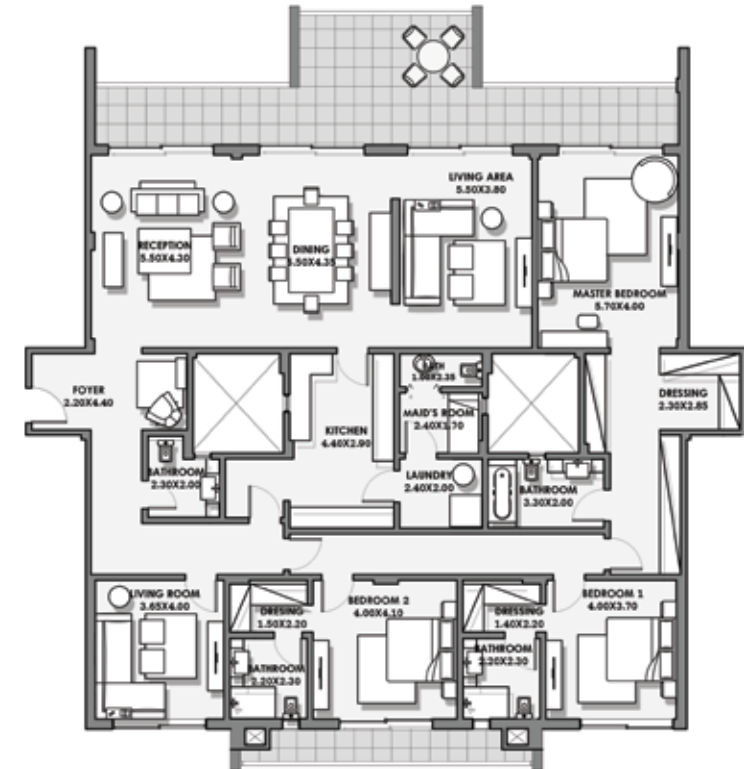
Reception	4.20 m x 4.00 m	Bathroom	2.65 m x 1.75 m
Dining	4.10 m x 4.10 m	Master Bedroom	5.35 m x 4.25 m
Living Area	4.00 m x 4.10 m	Master Bathroom	2.15 m x 4.00 m
Kitchen	2.80 m x 3.85 m	Dressing	2.85 m x 1.85 m
Guest Bathroom	1.10 m x 2.65 m	Maid's Room	2.55 m x 2.25 m
Bedroom 1	4.10 m x 4.00 m	Maid's Bathroom	2.25 m x 1.25 m
Bedroom 2	4.00 m x 3.95 m	Terrace	35 m ²



Three Bedroom / Penthouse Building B

Total Area **367 m²**

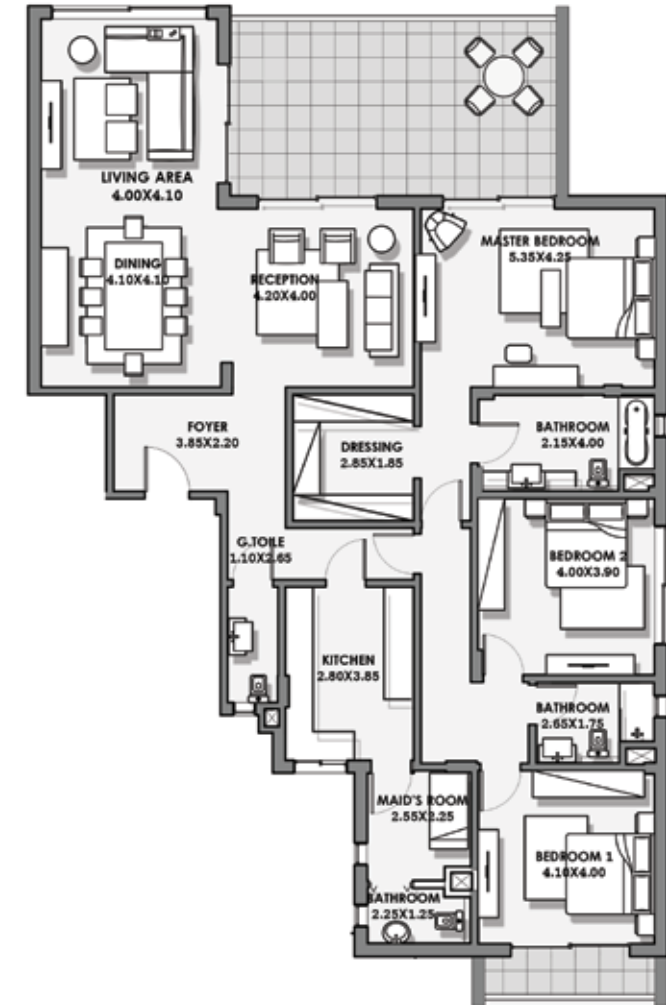
Reception	5.50 m x 4.30 m	Bathroom 2	2.20 m x 2.30 m
Dining	5.50 m x 4.35 m	Dressing 2	1.50 m x 2.20 m
Living Area	5.50 m x 3.80 m	Master Bedroom	5.70 m x 4.00 m
Kitchen	3.65 m x 4.00 m	Master Bathroom	3.30 m x 2.00 m
Guest Bathroom	4.40 m x 2.90 m	Dressing	2.30 m x 2.85 m
Bedroom 1	2.30 m x 2.00 m	Maid's Room	2.40 m x 1.70 m
Bathroom 1	2.20 m x 2.30 m	Maid's Bathroom	1.00 m x 2.35 m
Dressing 1	1.40 m x 2.20 m	Laundry room	2.40 m x 2.00 m
Bedroom 2	4.00 m x 4.10 m	Terrace	51 m ²



Three Bedroom / Penthouse Building B

Total Area **244 m²**

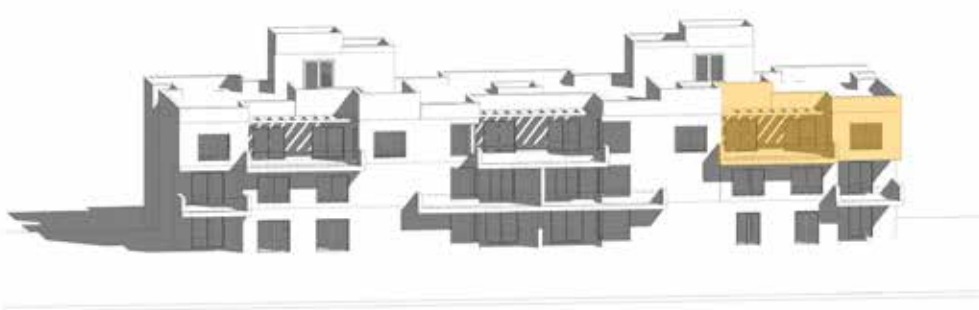
Reception	4.20 m x 4.00 m	Bathroom	2.65 m x 1.75 m
Dining	4.10 m x 4.10 m	Master Bedroom	5.35 m x 4.25 m
Living Area	4.00 m x 4.10 m	Master Bathroom	2.15 m x 4.00 m
Kitchen	2.80 m x 3.85 m	Dressing	2.85 m x 1.85 m
Guest Bathroom	1.10 m x 2.65 m	Maid's Room	2.55 m x 2.25 m
Bedroom 1	4.10 m x 4.00 m	Maid's Bathroom	2.25 m x 1.25 m
Bedroom 2	4.00 m x 3.95 m	Terrace	35 m ²



Three Bedroom / Penthouse Building D

Total Area **263 m²**

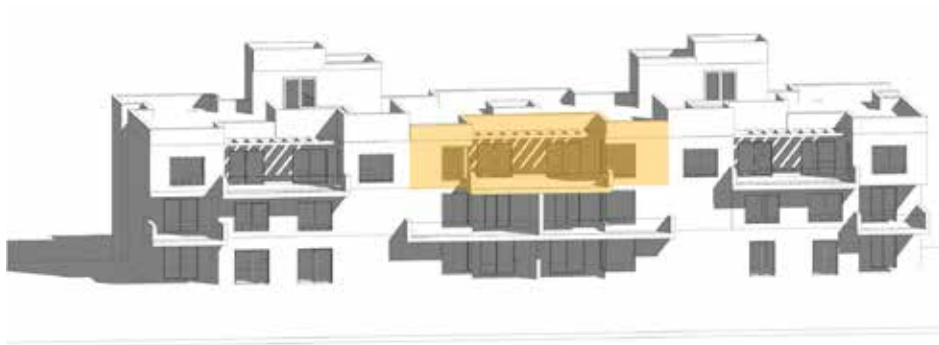
Reception	7.07 m x 3.80 m	Bedroom 2	4.02 m x 4.27 m
Dining	4.02 m x 4.07 m	Bathroom 2	2.07 m x 1.75 m
Living Area	4.05 m x 3.90 m	Master Bedroom	4.75 m x 4.72 m
Kitchen	3.12 m x 3.12 m	Master Bathroom	2.25 m x 3.00 m
Guest Bathroom	3.00 m x 1.32 m	Dressing	2.95 m x 3.15 m
Bedroom 1	4.00 m x 3.90 m	Maid's Room	2.60 m x 1.85 m
Bathroom 1	3.00 m x 1.65 m	Maid's Bathroom	2.52 m x 1.85 m
		Terrace	32 m ²



Three Bedroom / Penthouse Building D

Total Area **333 m²**

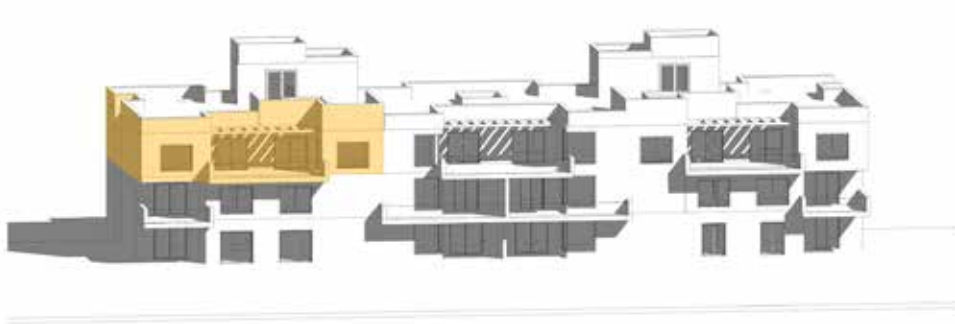
Reception	7.05 m x 3.80 m	Bedroom 2	4.30 m x 3.75 m
Dining	4.35 m x 4.35 m	Bathroom 2	2.70 m x 1.50 m
Living Area	4.35 m x 5.65 m	Master Bedroom	4.42 m x 3.90 m
Kitchen	4.50 m x 3.90 m	Master Bathroom	2.95 m x 1.95 m
Guest Bathroom	1.90 m x 1.75 m	Dressing	4.35 m x 2.50 m
Bedroom 1	3.97 m x 3.85 m	Maid's Room	2.52 m x 3.00 m
Bathroom 1	3.00 m x 1.85 m	Maid's Bathroom	1.90 m x 1.70 m
Dressing 1	1.70 m x 3.97 m	Terrace	58 m ²



Three Bedroom / Penthouse Building D

Total Area **273 m²**

Reception	7.20 m x 3.70 m	Bedroom 2	4.02 m x 4.27 m
Dining	4.02 m x 4.20 m	Bathroom 2	2.95 m x 1.70 m
Living Area	4.07 m x 3.90 m	Master Bedroom	4.70 m x 4.27 m
Kitchen	3.00 m x 3.20 m	Master Bathroom	2.20 m x 2.95 m
Guest Bathroom	2.95 m x 1.20 m	Dressing	2.95 m x 4.27 m
Bedroom 1	4.00 m x 3.90 m	Maid's Room	3.00 m x 2.20 m
Bathroom 1	2.95 m x 1.65 m	Maid's Bathroom	2.95 m x 1.32 m
		Terrace	32 m ²

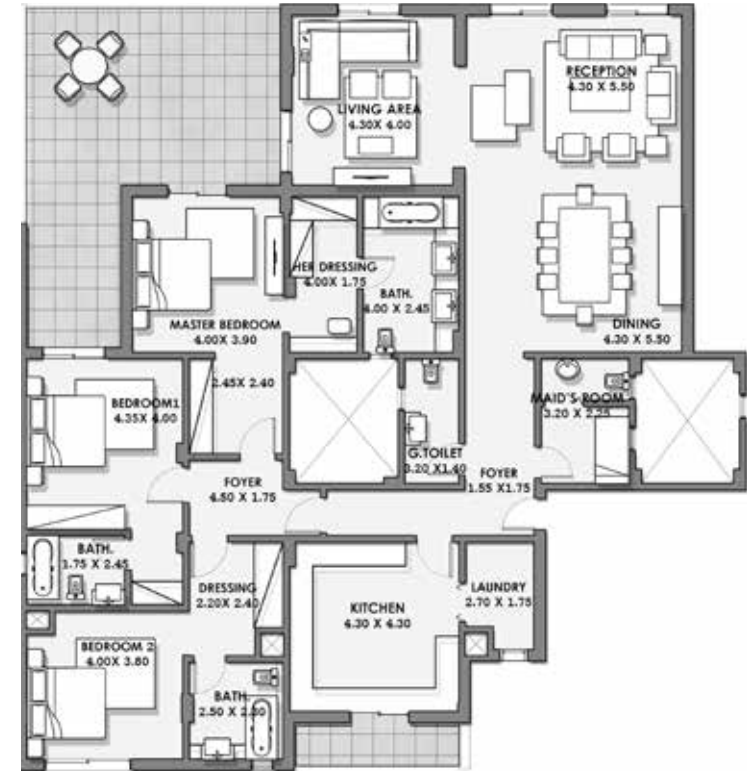
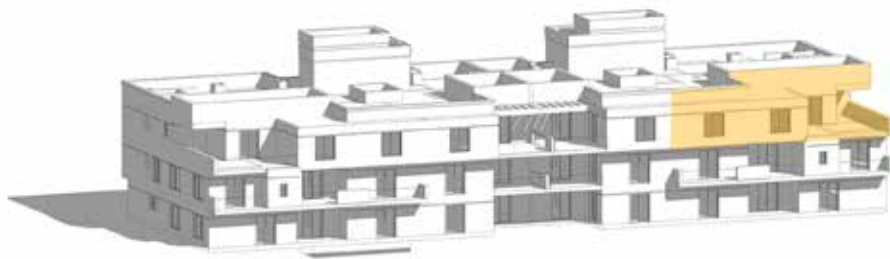


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Three Bedroom / Penthouse Building E

Total Area **274 m²**

Reception	4.30 m x 5.50 m	Bedroom 2	4.00 m x 3.80 m
Dining	4.30 m x 5.50 m	Bathroom 2	2.50 m x 2.80 m
Living Area	4.30 m x 4.00 m	Master Bedroom	2.20 m x 2.40 m
Kitchen	4.30 m x 4.30 m	Master Bathroom	4.00 m x 3.90 m
Guest Bathroom	3.20 m x 1.40 m	Dressing	4.00 m x 2.45 m
Bedroom 1	4.35 m x 4.00 m	Maid's Room	4.00 m x 1.75 m
Bathroom 1	1.75 m x 2.45 m	Maid's Bathroom	3.20 m x 2.25 m
		Terrace	45 m ²



Three Bedroom / Penthouse Building F

Total Area **278 m²**

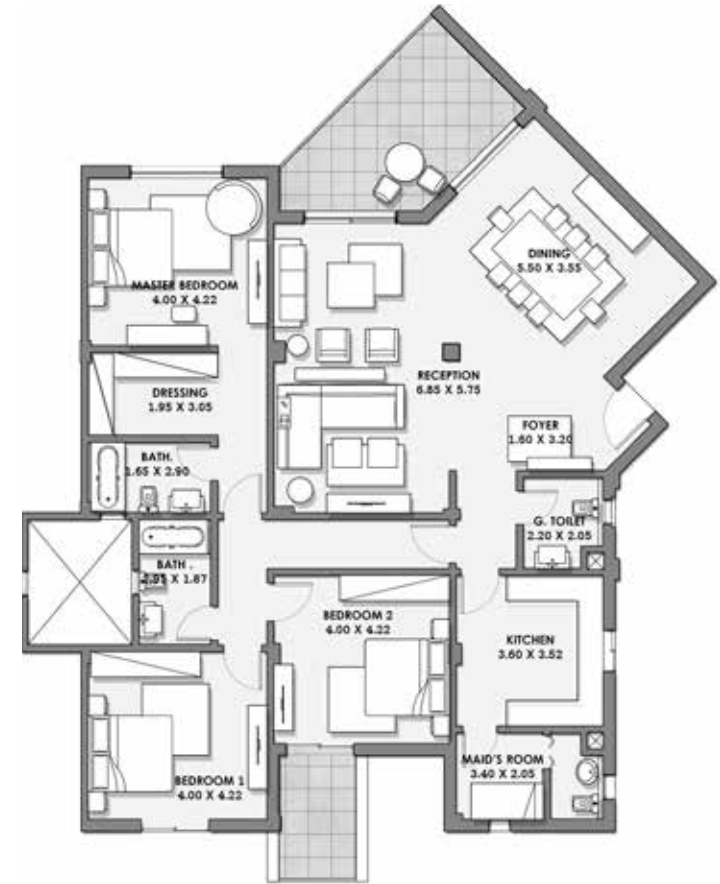
Reception	4.30 m x 5.50 m	Bathroom 2	2.50 m x 2.80 m
Dining	4.30 m x 5.50 m	Master Bedroom	4.00 m x 3.90 m
Living Area	4.30 m x 4.00 m	Master Bathroom	4.00 m x 2.45 m
Kitchen	4.30 m x 4.30 m	Dressing	4.00 m x 1.75 m
Guest Bathroom	3.20 m x 1.40 m	Maid's Room & Bathroom	3.20 m x 2.25 m
Bedroom 1	4.35 m x 4.00 m	Laundry room	2.70 m x 1.75 m
Bathroom 1	1.75 m x 2.45 m	Terrace	45 m ²
Bedroom 2	4.00 m x 3.80 m		



Three Bedroom / Penthouse Building F

Total Area **247 m²**

Reception	6.85 m x 5.75 m	Master Bedroom	4.00 m x 4.22 m
Dining	5.50 m x 3.55 m	Master Bathroom	1.65 m x 2.90 m
Kitchen	3.60 m x 3.52 m	Dressing	1.95 m x 3.05 m
Guest Bathroom	2.20 m x 2.05 m	Maid's Room & Bathroom	3.40 m x 2.05 m
Bedroom 1	4.00 m x 4.22 m	Terrace	25 m ²
Bedroom 2	4.00 m x 4.22 m		
Bathroom	2.95 m x 1.87 m		



Three Bedroom / Penthouse Building F

Total Area **241 m²**

Reception	6.85 m x 5.75 m	Master Bedroom	4.00 m x 4.32 m
Dining	5.50 m x 3.55 m	Master Bathroom	1.80 m x 3.00 m
Kitchen	3.60 m x 3.52 m	Dressing	1.90 m x 3.12 m
Guest Bathroom	2.20 m x 2.05 m	Maid's Room & Bathroom	3.50 m x 1.75 m
Bedroom 1	4.20 m x 4.10 m	Terrace	45 m ²
Bedroom 2	4.02 m x 4.32 m		
Bathroom	3.00 m x 1.80 m		



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Three Bedroom / Duplex Building A

Total Area **315 m²**

Ground Floor

Reception 5.35 m x 7.5 m

Dining 5.25 m x 5.00 m

Kitchen 3.30 m x 3.90 m

Guest Bathroom 2.60 m x 1.75 m

Maid's Room & Bathroom 4.00 m x 2.20 m

Terrace 21 m²

Garden 166 m²

First Floor

Living Area 3.30 m x 3.70 m

Bedroom 1 4.00 m x 4.00 m

Bathroom 1 2.50 m x 1.80 m

Bedroom 2 4.00 m x 3.90 m

Bathroom 2 2.70 m x 2.00 m

Dressing 2 2.45 m x 2.20 m

Master Bedroom 4.00 m x 4.70 m

Master Bathroom 2.60 m x 3.15 m

Dressing 1.60 m x 2.50 m



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Three Bedroom / Duplex Building E

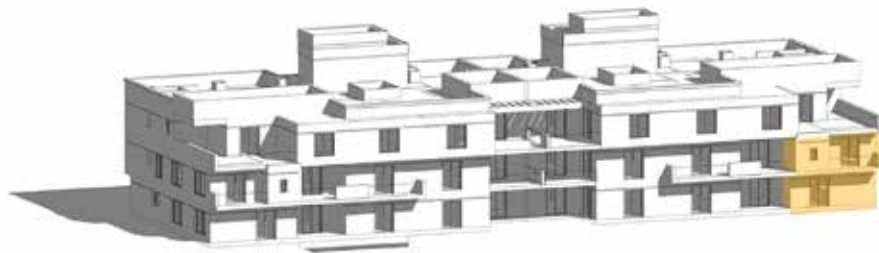
Total Area **300 m²**

Ground Floor

Reception	6.50 m x 4.90 m
Dining	6.50 m x 4.90 m
Kitchen	3.25 m x 3.95 m
Guest Bathroom	1.20 m x 2.45 m
Maid's Room & Bathroom	1.95 m x 3.95 m
Terrace	5 m ²
Garden	112 m ²

First Floor

Living Area	3.30 m x 3.90 m
Bedroom 1	3.75 m x 3.90 m
Bathroom 1	1.75 m x 2.45 m
Bedroom 2	3.75 m x 3.90 m
Bathroom 2	2.45 m x 2.35 m
Dressing 2	2.90 m x 2.35 m
Master Bedroom	4.55 m x 3.90 m
Master Bathroom	4.00 m x 2.30 m
Dressing	3.12 m x 2.40 m



Three Bedroom / Duplex Building F

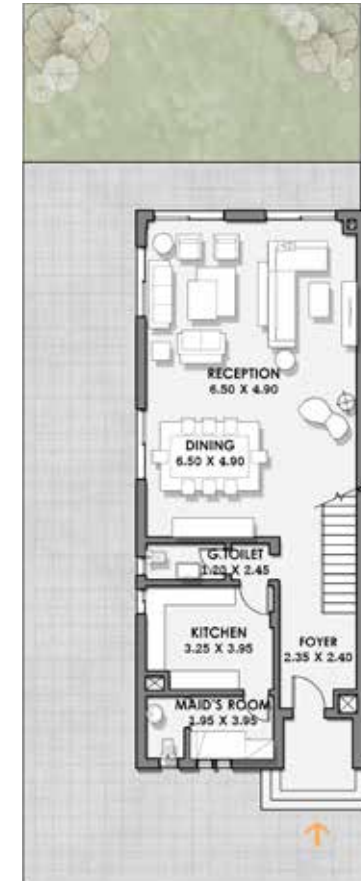
Total Area **300 m²**

Ground Floor

Reception	6.50 m x 4.90 m
Dining	6.50 m x 4.90 m
Kitchen	3.25 m x 3.95 m
Guest Bathroom	1.20 m x 2.45 m
Maid's Room & Bathroom	1.95 m x 3.95 m
Terrace	5 m ²
Garden	112 m ²

First Floor

Living Area	3.30 m x 3.90 m
Bedroom 1	3.75 m x 3.90 m
Bathroom 1	1.75 m x 2.45 m
Bedroom 2	3.75 m x 3.90 m
Bathroom 2	2.45 m x 2.35 m
Dressing 2	2.90 m x 2.35 m
Master Bedroom	4.55 m x 3.90 m
Master Bathroom	4.00 m x 2.30 m
Dressing	3.12 m x 2.40 m



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Stand Alone Villas





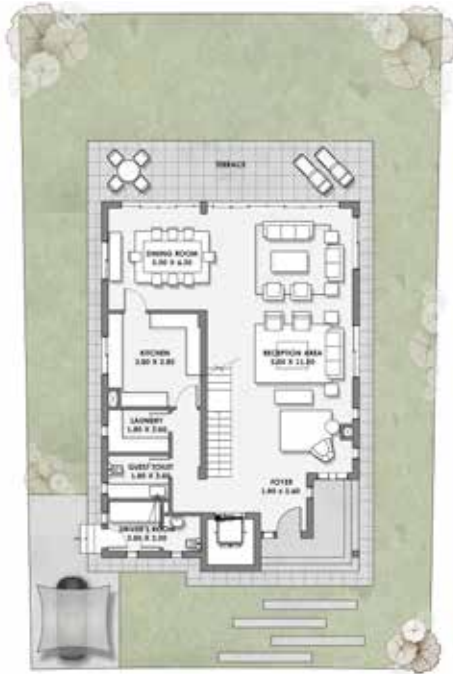
Type K Stand Alone Villas / Front View



Type K Stand Alone Villas / Back View

Stand Alone Type K

Total Unit Area 420 m²
Land Area 460 m²

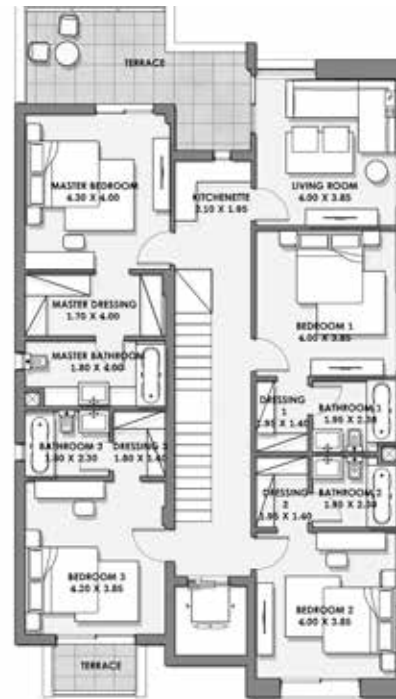


Ground Floor

Reception	5.00 m x 11.00 m
Dining	5.00 m x 4.30 m
Kitchen	3.8 m x 3.85 m
Guest Bathroom	1.8 m x 2.5 m
Laundry	1.8 m x 2.5 m
Driver's Room & Bathroom	3.85 m x 2.00 m

First Floor

Master Bedroom	4.3 m x 4.00 m
Master Bathroom	1.8 m x 4.00 m
Master Dressing	1.7 m x 4.00 m
Bedroom 1	4.00 m x 3.85 m
Bathroom 1	1.95 m x 2.3 m
Dressing 1	1.95 m x 1.4 m
Bedroom 2	4.00 m x 3.85 m



Bathroom 2	1.95 m x 2.3 m
Dressing 2	1.95 m x 1.4 m
Bedroom 3	4.2 m x 3.85 m
Bathroom 3	1.8 m x 2.3 m
Dressing 3	1.8 m x 1.4 m
Living	4.00 m x 3.85 m
Kitchentte	2.1 m x 1.95 m



Second Floor

Living	3.85 m x 3.9 m
Kitchentte	1.4 m x 1.5 m
Bathroom	2.3 m x 1.5 m
Maid's Room & Bathroom	3.85 m x 2.00 m



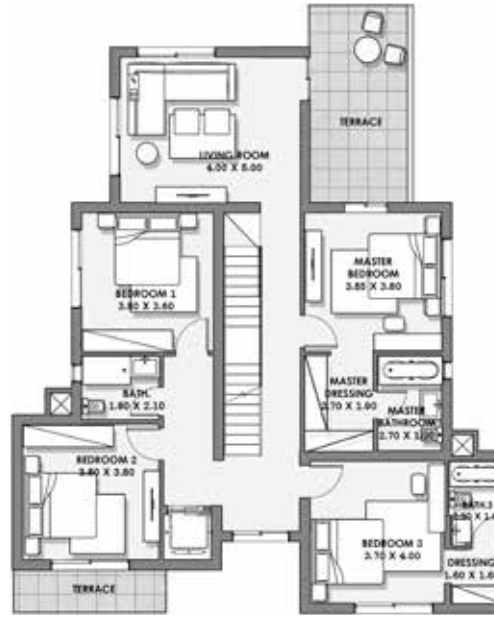
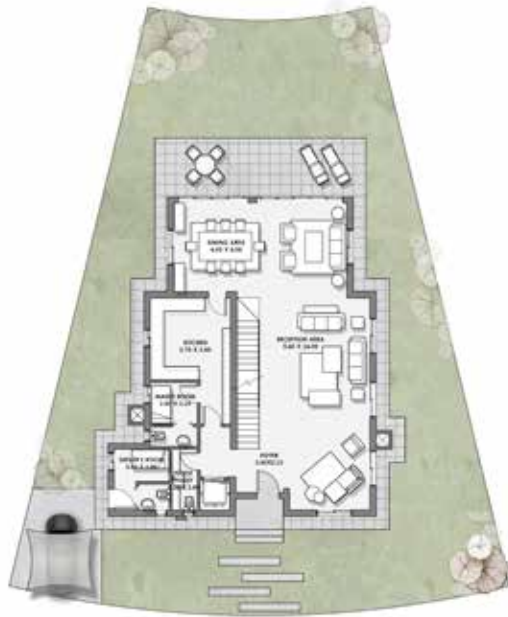
Type L Stand Alone Villas / Front View



Type L Stand Alone Villas / Back View

Stand Alone Type L

Total Unit Area 343 m²
Land Area 452 m²



Ground Floor

Reception	5.4 m x 14 m
Dining	4.00 m x 4.00 m
Kitchen	3.7 m x 3.6 m
Guest Bathroom	1.2 m x 2.8 m
Maid's Room	2.9 m x 2.1 m
Driver's Room & Bathroom	2.6 m x 2.8 m

First Floor

Master Bedroom	3.85 m x 3.8 m
Master Bathroom	2.7 m x 1.9 m
Master Dressing	2.7 m x 1.9 m
Bedroom 1	3.8 m x 3.6 m
Bedroom 2	3.8 m x 3.8 m
Bathroom	1.8 m x 2.1 m
Bedroom 3	3.7 m x 4 m

Bathroom 3	2.2 m x 1.6 m
Dressing 3	1.6 m x 1.6 m
Living	4.00 m x 5.00 m

Second Floor

Living	3.8 m x 3.9 m
Kitchenette	2.65 m x 1.85 m
Bathroom	2.68 m x 1.8 m
Maid's Room & Bathroom	2.6 m x 3.7 m

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Townhouses





Building G Townhouses / Front View



Building G Townhouses / Back View

Townhouse Building G

Total Unit Area 385 m²
Land Area 328 m²



Ground Floor

Reception	7.7 m x 5.1 m
Dining	4.00m x 5.00m
Living	4.00m x 5.00m
Kitchen	4.1 m x 3.4 m
Guest Bathroom	2.00 m x 1.4 m
Laundry	2.5 m x 1.9 m
Driver's Room & Bathroom	3.4 m x 1.9 m



First Floor

Master Bedroom	4.55 m x 5.2 m
Master Bathroom	1.84 m x 3.4 m
Master Dressing	3.4 m x 2.15 m
Bedroom 1	4.00 m x 3.6 m
Bathroom 1	2.1 m x 2.3 m
Bedroom 2	4.55 m x 4.2 m

Bathroom 2	1.9 m x 2.55 m
Living	3.6 m x 4.15 m



Second Floor

Living	3.5 m x 4.0 m
Kitchentle	1.5 m x 2.35 m
Bathroom	1.00 m x 2.5 m
Maid's Room & Bathroom	2.7 m x 3.9 m

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Building H Townhouses / Front View



Building H Townhouses / Back View

Townhouse Building H

Total Unit Area 382 m²
Land Area 329 m²



Ground Floor

Reception 1	4.65 m x 2.7 m
Reception 2	4.00 m x 5.3 m
Dining	4.00 m x 4.8 m
Living	4.00 m x 4.8 m
Kitchen	4.1 m x 3.4 m
Guest Bathroom	2.00 m x 2.3 m
Laundry	1.9 m x 2.55 m

Driver's Room & Bathroom	3.8 m x 2.15 m
--------------------------	----------------

First Floor

Master Bedroom	5.4 m x 4.9 m
Master Bathroom	3.85 m x 1.7 m
Master Dressing	3.7 m x 2.25 m

Bedroom 1	4.00 m x 3.8 m
Bathroom 1	2.75 m x 2.00 m
Bedroom 2	4.85 m x 4.3 m
Bathroom 2	2.65 m x 1.9 m
Living	3.9 m x 3.3 m

Second Floor

Living	4.7 m x 3.9 m
Kitchentte	2.2 m x 1.5 m
Bathroom	1.25 m x 2.00 m
Maid's Room & Bathroom	3.6 m x 2.5 m

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Building J Townhouses/ Front View



Building J Townhouses / Back View

Townhouse Building J

Total Unit Area 372 m²
Land Area 316 m²



Ground Floor

Reception	10.3 m x 4.00 m
Dining	5.5 m x 5.00 m
Kitchen	4.00 m x 4.2 m
Guest Bathroom	1.9 m x 1.3 m
Driver's Room & Bathroom	4.00 m x 1.8 m

First Floor

Master Bedroom	4.7 m x 4.00 m
Master Bathroom	2.20 m x 4.40 m
Master Dressing	3.0 m x 2.60 m
Bedroom 1	4.1 m x 3.9 m
Bathroom 1	3.00 m x 2.00 m
Bedroom 2	4.1 m x 4.6 m

Bathroom 2	1.9 m x 2.60 m
Living	4.4 m x 4.00 m

Second Floor

Living	4.9 m x 6.3 m
Kitchentte	1.3 m x 2.7 m
Bathroom	2.00 m x 2.7 m
Maid's Room	1.80 m x 4.00 m
Maid's Bathroom	1.25 m x 2.70 m

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Twin Houses





Twin Houses / Front View



Twin Houses / Back View

Twin House

Total Unit Area 408 m²
 Land Area 375 m²



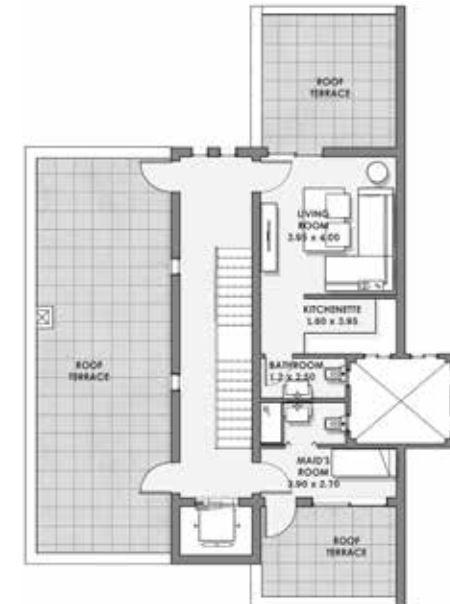
Ground Floor

Reception	5.3 m x 10.8 m
Dining	5.2 m x 4.2 m
Kitchen	4.00 m x 3.95 m
Guest Bathroom	2.5 m x 1.3 m
Laundry	1.5 m x 2.5 m
Driver's Room & Bathroom	3.1 m x 1.3 m



First Floor

Master Bedroom	2.95 m x 5.5 m
Master Bathroom	2.00 m x 3.95 m
Master Dressing	3.95 m x 2.00 m
Bedroom 1	4.00 m x 3.95 m
Bathroom 1	2.00 m x 3.2 m
Dressing 1	1.6 m x 1.85 m
Bedroom 2	4.5 m x 3.95 m



Second Floor

Living	3.95 m x 4.00 m
Kitchenette	1.6 m x 3.95 m
Bathroom	1.2 m x 2.5 m
Maid's Room & Bathroom	3.9 m x 2.7 m

DISCLAIMER: All materials, dimensions and drawings are approximate. Information is subject to change without notice. Drawings are not to scale and actual usable floor space may vary from the state floor plans. The developer reserves the right to make revisions to the floor plans.

YOUR NEW

HOME

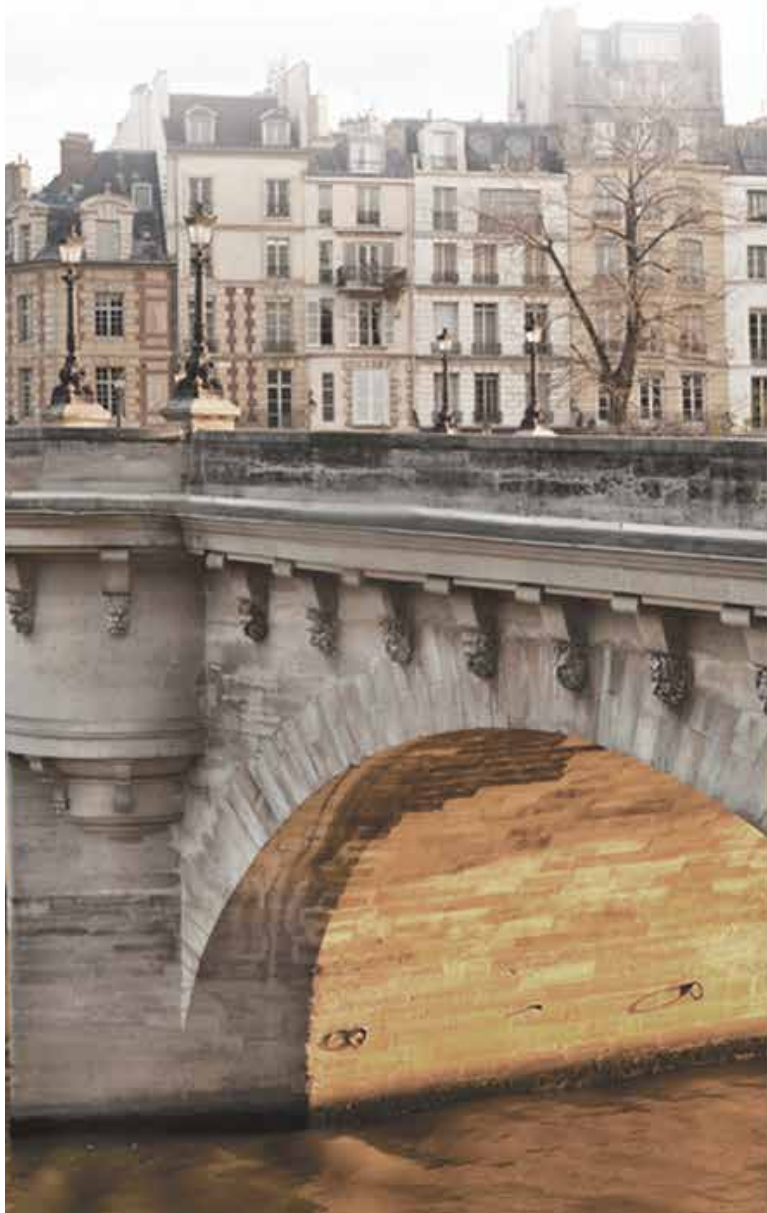
YOUR NEW HOME IN DETAIL

DETAIL

Finishing Packages

Paris

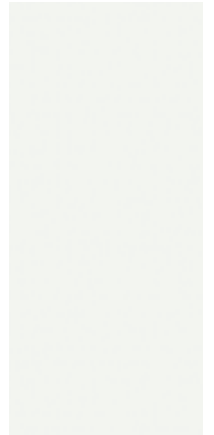
Paris, the city of "Light", "Fashion" & "Love".



Reception



Paint Color



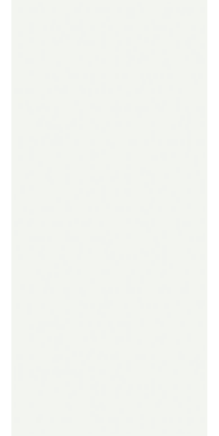
Engineered Wood



Master Bedroom



Paint Color



HDF Floor



Master Bathroom



Turkish White
Floors & Walls



Guest Bathroom



Turkish Beige
Floors & Walls

Bathroom



Bianco Carrara Floors



Calcatta White Walls

Kitchen/ Terrace



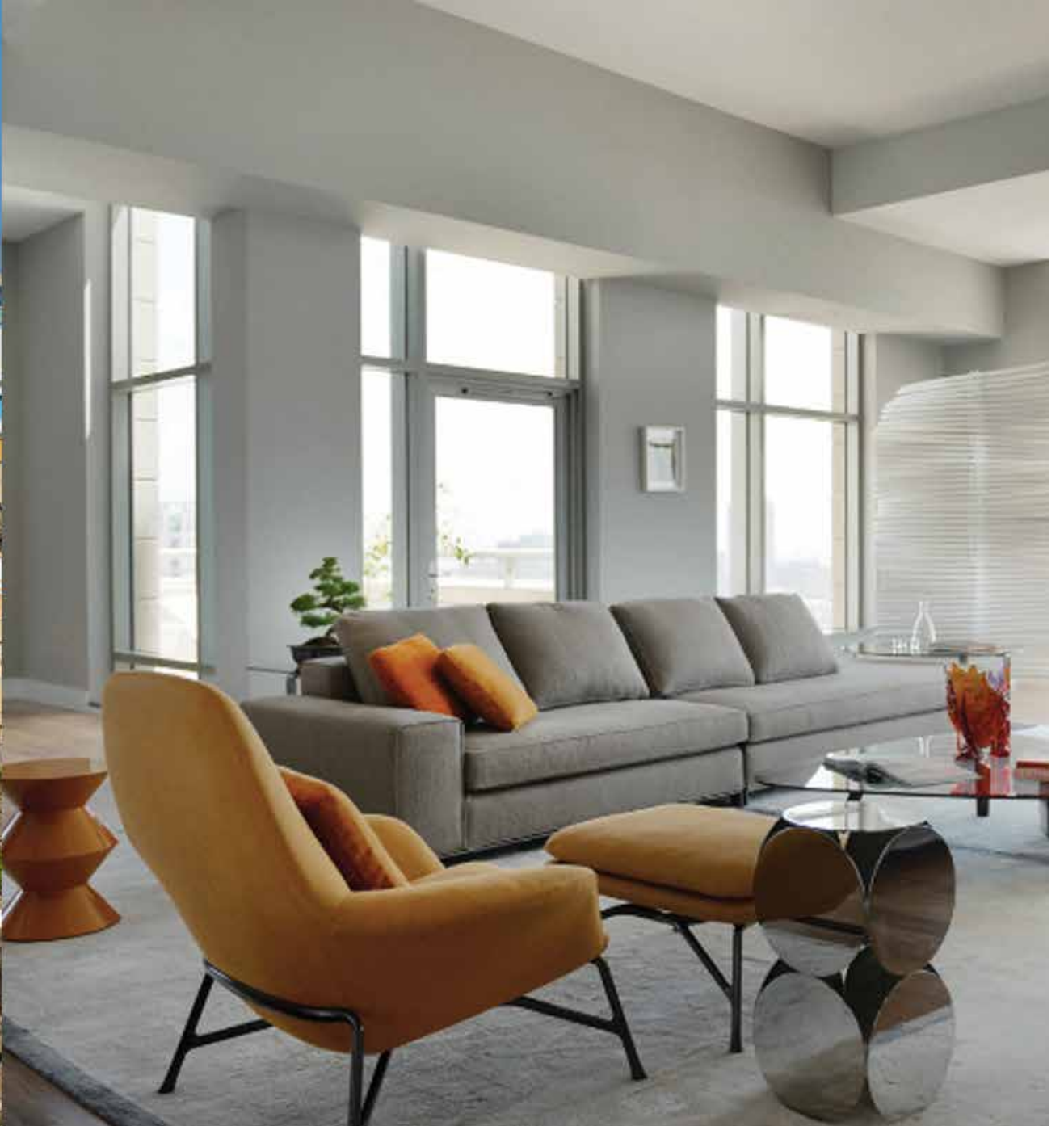
Porcelain Kitchen
Floors



Porcelain Outdoor
Floors

Karpathos

Karpathos, the Greek Dodecanese island that combines an unmatched blend of modern and ancient cultures.



Reception



Paint Color



Paint Color



Paint Color



Engineered
Wood



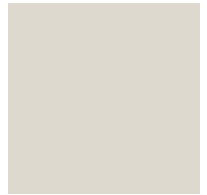
Master Bedroom



Paint Color



Paint Color



HDF Floor



Master Bathroom



Porcelain



Mosaics

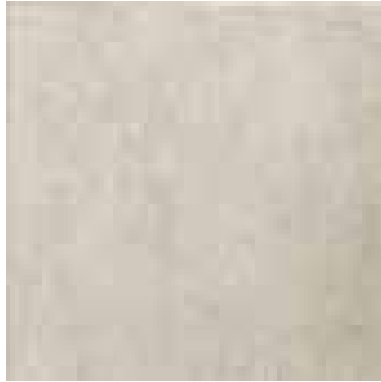


Guest Bathroom



Botticino Marble
Floors & Walls

Bathroom



Porcelain Floors



Porcelain Walls

Kitchen/ Terrace



Porcelain Kitchen
Floors



Porcelain Outdoor
Floors

Developer & Consultants

The Team Behind The Vision

INERTIA

Inertia is a prominent real estate company that provides high quality, unique developments in different parts of Egypt. We have been established since 2007 and have been growing in status ever since. As a subsidiary of the Inertia Holding Group, we boast about the fanciful ambiance and top standards of living that we provide across all of our properties. Other developments of ours include, but are not limited to, Medi-Point, G-Cribs and West Hills.



Our line of work embraces state-of-the-art design in architecture, interior design, landscape, and master planning. We concentrate on evolving our design capabilities to fulfill every creative and engineering design need a client could have. Our line of work also involves supervision work to ensure the quality and timeliness of any engineering work implemented. As well as some other services that complement our design such as estimation, quality control on documents, and contractors' evaluations. Our business activities are driven by the determination to satisfy our customers by serving them in the professional manner that best fulfills their requirements.



CEGMAN Consulting Engineering Group was founded in 1970 with the concept of high quality service producers.

Our target is to provide the engineering consultancy services with high quality, and maintaining this quality means the consistency of the firm and its ability to continue and develop. From day one CEGMAN staff was the blood of this firm with their creativity, knowledge and dedication. CEGMAN has grown up in a developing country in the Middle East. Our aim is to contribute with the development of our country and region trying to put all our knowledge and experience at the service of these communities. Our vision continues to widen as CEGMAN services are now provided in a big number of the Arab and African countries. We are trying to focus on this outward looking attitude, as it is a fundamental characteristic for addressing the challenges of the new century under the shade of the globalization.

INERTIA