



*A*  
PLACE OF GOOD  
SPIRITS

مَرْسَى  
BAGHUSH  
Northcoast Egypt



# INTRODUCTION



## *About*

IN THE MOST SOUGHT-AFTER AREA OF THE NORTH COAST WHERE SANDY BEACHES AND BLUEST OF BLUE WATERS OF SIDI HENEISH ARE A WELCOMED REMINDER OF WHAT GOOD LIVING IS ALL ABOUT YOU CAN FIND A GEM OF THE COAST CALLED MARSA BAGHUSH. WITH A LOCATION JUST OFF THE COASTAL ROAD, LINKED TO CAIRO VIA THE EL ALAMEIN & DABAA ROADS, THIS PART OF THE NORTH COAST IS NOW A STONE'S THROW FROM THE CAPITAL.

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# MASTER PLAN

1- Aqua Heneish Hotel 2- Beach Bar 3- Beach Outlet 4-Fitness Platform 5-Leeloo Beach club 6-ZOI Huts & Restaurants  
7-Disney Bar 8-Botanical Gardens 9-Courts 10- Kids Playground 11-Bicycle Path 12-Commercial Strip





Marsa Matruh  
Airport

مترسى  
**BAGHUSH**  
Northcoast Egypt

Almaza Bay |  
Sidi Heneish  
Village

Ras  
El-hekma

Caesar Bay

Hacienda Red |  
Hacienda White

Dabaa Road

Dabaa Road

Dabaa Road

LOCATION  
MAP





# *A Destination* TO CELEBRATE

Rise and shine from your quiet slumber to the subtle sounds of birds chirping. The aroma of your freshly brewed morning coffee awaits you. It is early morning and you are fully relaxed in your home at Marsa Baghush where the hustle and grind of city living seems but a distant memory. The open-sky court within the privacy of your own home creates a wonderful place for breakfast with plenty of natural light & sea breeze.

*7:45 am*



# *Endless* SKIES AHEAD

An exhilarating bike ride through “The Olive Grove” units takes you through the botanical spine with the exquisite scents of all kinds of musks and floral plantations pump new blood into your veins as you drive on the bike paths on your way to “The Fig cluster”, the residential area closest to one of 200 + commercial shops and restaurants for fresh croissants, baguettes, and some savory pastries. It is only 9 am and you look forward to crafting yet another memorable day filled with laughter and fun in the sun.



# THE CROWN *Jewel* OF THE COAST

with the day's most important meal well taken care of, you step outside of your home's backyard straight onto one of the five 50 plus meter wide 300-meter-long crystal clear lagoons with sandy beaches that is a natural extension of your home in one of "the Vineyard" units. You spend the next few hours playing and building your families largest sandcastle of the season...with a selfie and a story are now in check... your children jump onto the kayak and paddle their merry way through the lagoon, with your mind fully at ease as you wave to the lifeguards that are constantly manning the swimmable lagoons and run off to the state of the art fitness facility for your workout

# THE ONE OF *All* ENVY

By now you have worked up quite an appetite and arrive to meet your friends living in one of the breathtaking units of “The Plum line” right on the wonderful shores of the crystal clear waters on the beach. With all the calories burned throughout the day you guiltlessly order your lunch on the beach where the various amenities offer you a delicious meal and drinks, as well as some extra towels and two loungers. As the sea breeze cools off your body, you slowly dose off for a well-deserved nap.

A photograph of two coconuts on a sandy beach next to a white towel and a slice of watermelon. The scene is set outdoors, likely at sunset, as indicated by the warm lighting and the text. The coconuts are brown and fibrous, resting on the sand. The white towel is spread out, and a slice of watermelon with red flesh and green rind is visible on the right. The overall atmosphere is relaxed and tropical.

# CULTIVATING MEMORIES

## *Outlasting* TIME

The day is winding down for the children, and preparations are underway for evening plans where the grownups are going out. You enjoy your ride back through our beautiful botanical garden to your loved ones at home just in time for shower and a festive dinner outside in your own garden where the elevation allows for an unobstructed view of the beautiful beach during sunset....simply put...picture perfect.

WELCOME *To*  
MARSA BAGHUSH



AERIAL SHOT  
LAGOON DRONE VIEW











THE VINEYARD



LEMON BLISS



OLIVE GROVE



FIG CLUSTER



MELON VILLAS



CODED  
MASTER PLAN





# RENDERS AND PLANS

TYPE



VILLA

THE *PLUM* LINE  
FLOOR PLANS



THE *PLUM* LINE P1-VILLA  
ENTRANCE VIEW



THE *PLUM* LINE P1-VILLA  
GARDEN VIEW

P1 ROW 1  
GROUND FLOOR

01 Reception & Dining	8.05 × 5.60
02 Soft Kitchen	3.67 × 3.75
03 Master Bedroom 1	5.00 × 4.38
04 Master Bathroom 1	2.70 × 1.92
05 Master Bedroom 2	5.58 × 3.88
06 Master Bathroom 2	2.70 × 1.92
07 Bedroom 1	4.87 × 4.45
08 Bedroom 2	4.64 × 4.45
09 Bathroom	2.07 × 3.13
10 Guest Toilet	2.95 × 1.60
11 Outdoor Terrace	2.95 × 1.60



P1 ROW 1  
LOWER FLOOR

01 Hard Kitchen	5.67 × 5.25
02 Nanny's Room	3.98 × 2.62
03 Nanny's Toilet	2.70 × 1.18
04 Living	5.70 × 3.70
05 Master Bedroom	4.45 × 4.48
06 Master Bathroom	3.13 × 1.72
07 Driver's Room	2.76 × 3.28
08 Driver's Toilet	1.70 × 1.57
09 Storage	3.80 × 2.20





THE *PLUM* LINE P2-VILLA  
ENTRANCE VIEW



THE *PLUM* LINE P2-VILLA  
GARDEN VIEW



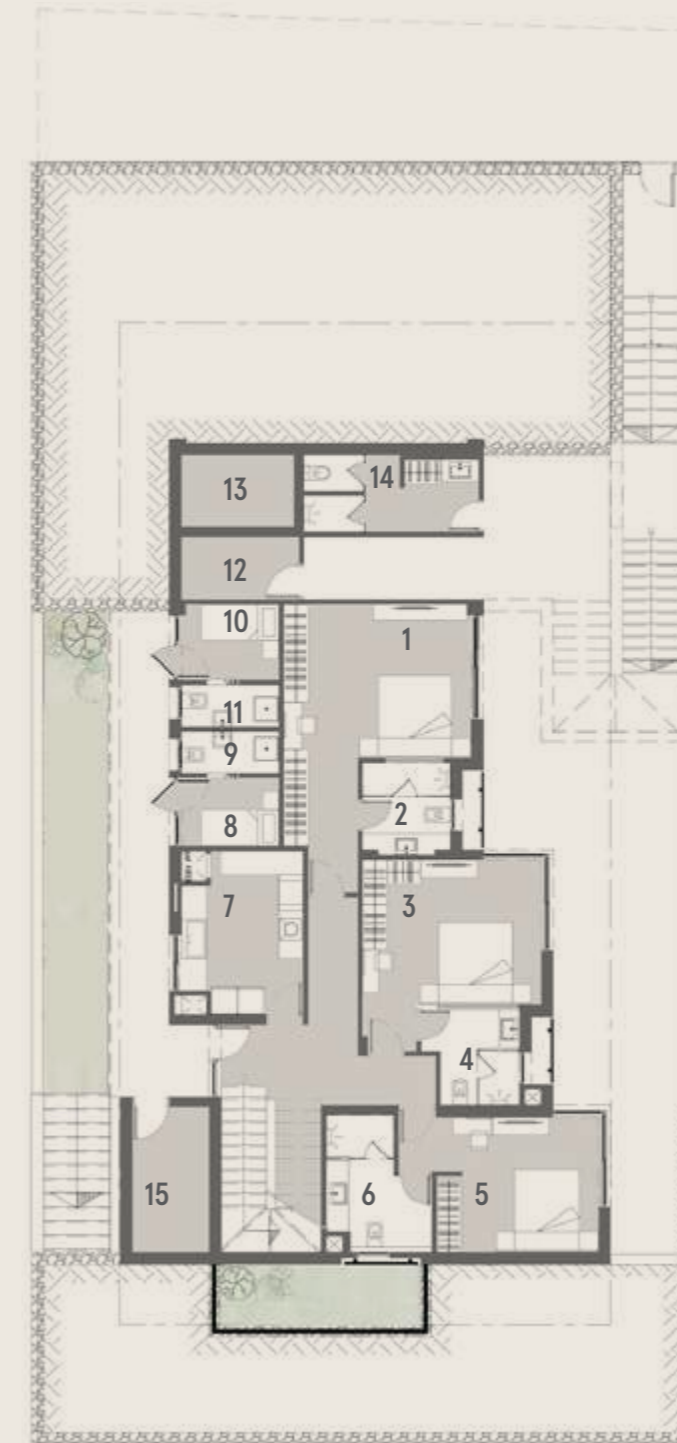
P2 ROW 2  
POOL LEVEL

01 Living & Dining	7.08 × 5.85
02 Kitchen	2.97 × 2.50
03 Master Bedroom 1	4.36 × 3.61
04 Master Bathroom 1	1.93 × 2.39
05 Master Bedroom 2	3.95 × 3.37
06 Master Bathroom 2	2.58 × 3.43
07 Guest Toilet	1.95 × 1.50
08 Terrace	7.67 × 4.00



P2 ROW 2  
LOWER FLOOR

01 Master Bedroom 3	3.95 × 3.37
02 Master Bathroom 3	2.58 × 3.43
03 Master Bedroom 4	4.36 × 3.61
04 Master Bathroom 4	1.93 × 2.39
05 Master Bedroom 5	4.56 × 3.84
06 Master Bathroom 5	2.14 × 2.30
07 Hard Kitchen	3.27 × 4.09
08 Nanny's Room	2.37 × 1.70
09 Nanny's Toilet	2.37 × 1.04
10 Driver's Room	2.37 × 1.89
11 Driver's Toilet	2.37 × 1.05
12 Play Room	4.39 × 1.56
13 Pump Room	2.87 × 1.56
14 Vestiaire	4.27 × 1.92
15 Water Tank	4.74 × 1.79



TYPE



VILLA



THE VINEYARD V1-VILLA  
ENTRANCE VIEW



THE VINEYARD V1-VILLA  
GARDEN VIEW

V1 UNIT 1  
ONE STOREY VILLA

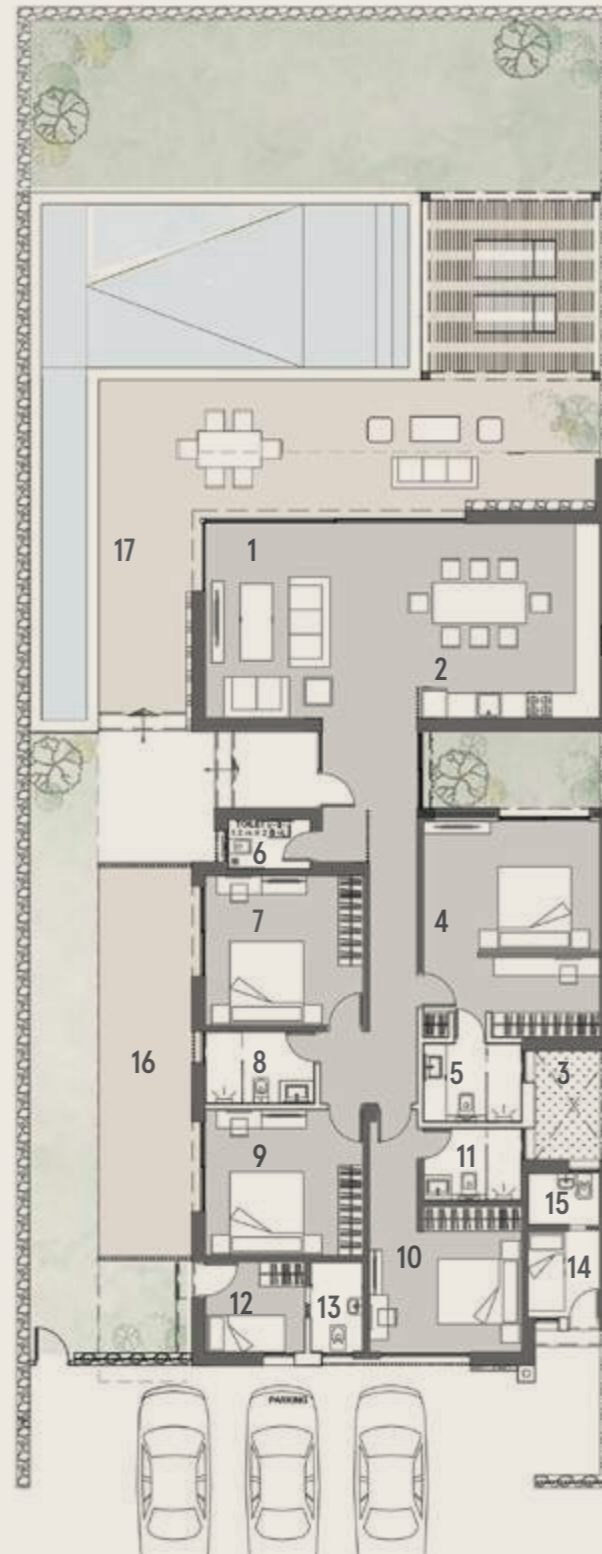
01 Living	5.00 × 4.10
02 Kitchen & Dining	5.00 × 3.30
03 M.Bedroom 1	4.70 × 4.40
04 M.Bathroom 1	1.80 × 3.00
05 Patio	1.40 × 1.30
06 M.Bedroom 2	3.60 × 4.40
07 M.Bathroom 2	1.60 × 3.00
08 Guest toilet	2.20 × 1.30
09 Bedroom 3	3.60 × 3.90
10 Bathroom	1.90 × 2.50
11 Bedroom 4	3.60 × 3.90
12 Nanny 's Room	2.65 × 1.80
13 Nanny 's Toilet	1.50 × 1.50
14 Driver's Room	2.60 × 2.00
15 Driver's Toilet	1.20 × 2.00
16 Terrace 1	9.10 × 1.00
17 Terrace 2	10.0 × 3.00



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V2 UNIT 2  
ONE STOREY VILLA

01 Living	4.00 × 4.80
02 Kitchen & Dining	5.70 × 4.70
03 Patio	4.20 × 1.85
04 M.Bedroom	4.30 × 5.30
05 M.Bathroom	1.90 × 2.40
06 Guest Toilet	1.20 × 2.00
07 Bedroom 1	3.70 × 3.90
08 Bathroom 1	2.50 × 1.80
09 Bedroom 2	3.90 × 3.60
10 Master Bedroom 2	3.70 × 3.60
11 Master Bathroom 2	1.80 × 2.40
12 Nanny 's Room	2.40 × 2.20
13 Nanny 's Toilet	1.30 × 2.10
14 Driver's Room	1.80 × 2.10
15 Driver's Toilet	1.30 × 1.70
16 Terrace 1	9.60 × 2.30
17 Terrace 2	9.60 × 2.60



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THE VINEYARD V3-VILLA  
ENTRANCE VIEW



THE VINEYARD V3-VILLA  
GARDEN VIEW



V3 UNIT 3  
ONE STOREY VILLA

01 Living	4.80 × 4.80
02 Kitchen & Dining	7.00 × 2.90
03 Guest Toilet	1.00 × 2.20
04 Hard Kitchen	2.00 × 3.90
05 Master Bedroom	4.30 × 4.90
06 Master Bathroom	2.20 × 1.80
07 Bedroom 1	3.50 × 3.90
08 Bathroom	1.80 × 2.50
09 Bedroom 2	3.40 × 3.90
10 Master Bedroom 2	3.90 × 4.30
11 Master Bathroom 2	2.60 × 1.40
12 Nanny 's Room	2.60 × 1.70
13 Nanny 's Toilet	2.00 × 1.00
14 Driver's Room	2.00 × 1.80
15 Driver's Toilet	1.00 × 2.00
16 Terrace 1	9.60 × 2.00
17 Terrace 2	8.70 × 1.80



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TYPE

LB

VILLA

THE LEMON BLISS  
FLOOR PLANS



THE LEMON BLISS LB1 VILLA  
ENTRANCE VIEW



THE LEMON BLISS LB1 VILLA  
GARDEN VIEW

LB1 UNIT 1  
GROUND FLOOR

01 Living	5.55 × 3.50
02 Kitchen & Dining	5.55 × 4.32
03 Guest Toilet	1.34 × 2.15
04 Patio	3.26 × 3.25
05 M.Bedroom	3.90 × 3.70
06 M.Bathroom	1.88 × 3.18
07 Nanny's Room	3.68 × 1.56
08 Nany's Toilet	1.09 × 2.42
09 Driver's Room	2.23 × 1.90
10 Driver Toilet	0.90 × 2.35
11 Terrace	4.70 × 1.90
12 Outdoor Dining	5.70 × 4.70



LB1 UNIT 1  
FIRST FLOOR

01 Master Bedroom 1	5.10 × 3.60
02 Master Bathroom 1	1.83 × 3.43
03 Patio	3.20 × 3.20
04 Bedroom 3	4.00 × 3.55
05 Bedroom 4	4.10 × 3.60
06 Bathroom	3.18 × 1.72
07 Terrace 1	2.60 × 3.18
08 Terrace 2	11.90 × 2.40



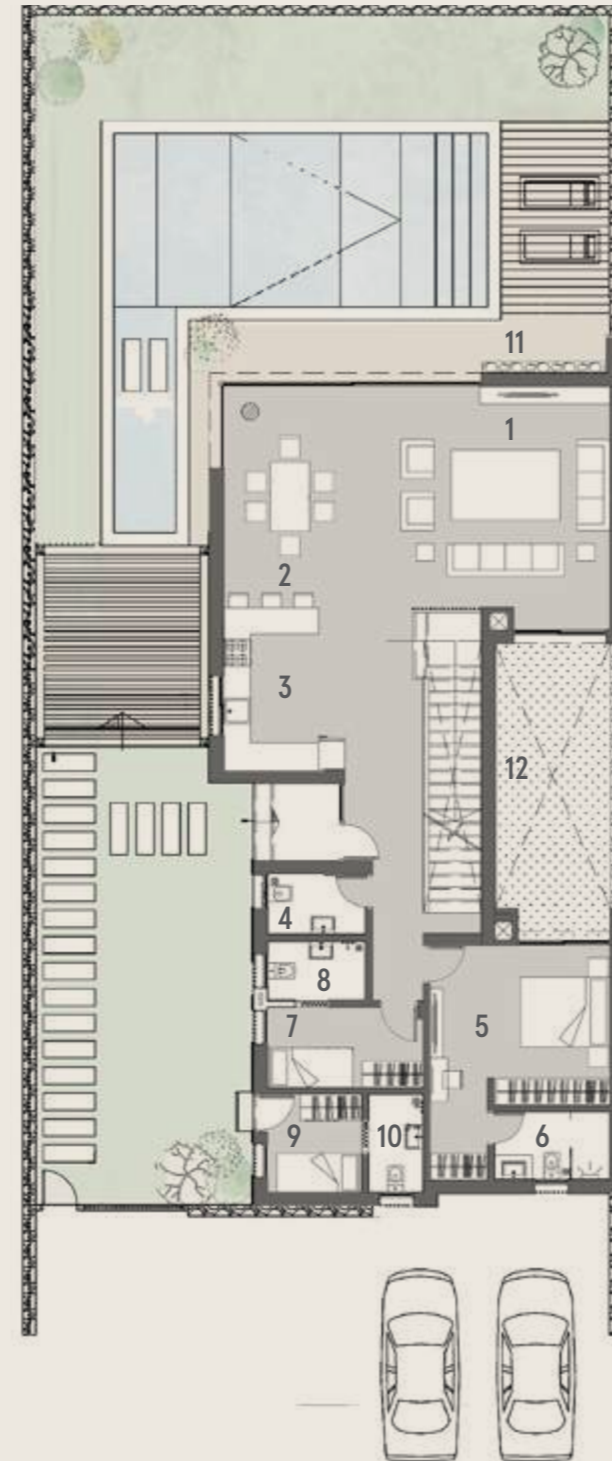
THE LEMON BLISS LB2 VILLA  
ENTRANCE VIEW



THE LEMON BLISS LB2 VILLA  
GARDEN VIEW

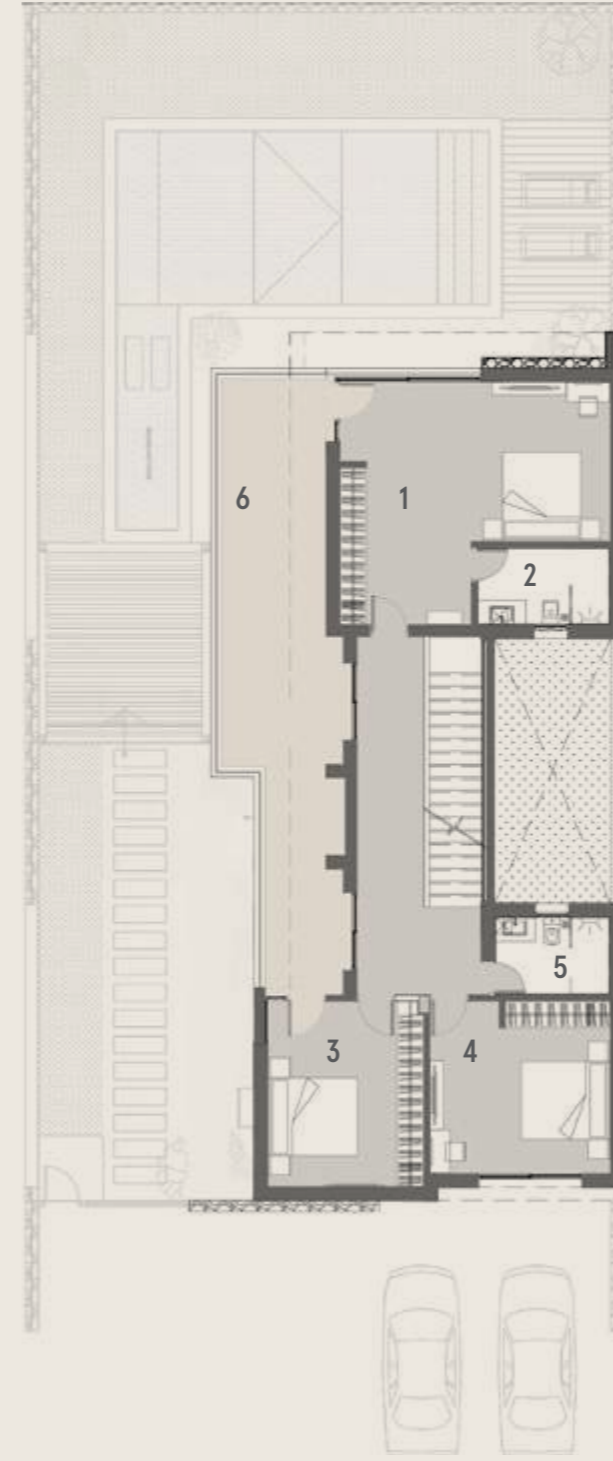
LB2 UNIT 2  
GROUND FLOOR

01 Living	5.10 × 5.10
02 Dining Room	3.70 × 4.80
03 Kitchen	4.40 × 4.60
04 Guest Toilet	1.45 × 2.30
05 Master Bedroom	4.70 × 3.70
06 Master Bathroom	1.50 × 2.70
07 Nany's Room	1.80 × 3.60
08 Nany's Toilet	1.40 × 2.20
09 Driver's Room	2.30 × 2.20
10 Driver Bathroom	1.30 × 2.20
11 Terrace	1.00 × 9.00
12 Patio	6.11 × 2.65



LB2 UNIT 2  
FIRST FLOOR

01 Master Bedroom 1	5.60 × 6.20
02 Master Bathroom 1	1.80 × 3.80
03 Bedroom 2	3.60 × 4.30
04 Bedroom 3	4.70 × 4.00
05 Bathroom	2.60 × 1.80
06 Terrace	2.40 × 9.00



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THE LEMON BLISS LB3 VILLA  
ENTRANCE VIEW



THE LEMON BLISS LB3 VILLA  
GARDEN VIEW

LB3 UNIT 3  
GROUND FLOOR

01 Living room	3.50 × 5.50
02 Dining & Kitchen	5.50 × 3.70
03 Patio	3.26 × 3.25
04 Guest Toilet	1.50 × 2.20
05 Master Bedroom 1	3.90 × 4.00
06 Master Bathroom 1	3.10 × 1.80
07 Nany's Room	3.50 × 1.50
08 Nany's Toilet	2.60 × 1.00
09 Driver's Room	2.30 × 1.90
10 Driver Toilet	2.30 × 0.90
12 Outdoor Dining	6.15 × 4.00
13 Terrace	5.10 × 2.70



LB3 UNIT 3  
GROUND FLOOR

01 Master Bedroom	5.10 × 3.70
02 Master Bathroom	3.40 × 1.70
03 Master Bedroom 2	4.30 × 3.50
04 Master Bathroom 2	3.60 × 1.60
05 Bedroom 2	3.60 × 3.90
06 Bedroom 3	3.60 × 4.10
07 Bathroom	3.10 × 1.70
08 Roof Terrace	2.50 × 3.10
09 Terrace	5.20 × 4.90



TYPE *O* CHALET



THE *O*LIVE GROVE  
FLOOR PLANS



THE @LIVE GROVE O1 CHALET  
ENTRANCE VIEW



THE @LIVE GROVE 01 CHALET  
GARDEN VIEW

O1 UNIT 1  
GROUND FLOOR

01 Living	3.90 × 4.50
02 Kitchen & Dining	3.20 × 3.90
03 Master Bedroom 1	4.00 × 3.70
04 Master Bathroom 1	1.80 × 2.35
05 Guest Toilet	1.20 × 2.40
06 Patio	1.70 × 1.80
07 Bedroom 2	3.65 × 4.10
08 Bedroom 3	4.20 × 4.10
09 Bathroom	2.45 × 2.40
10 Nany's Room	3.15 × 2.40
11 Nany's Toilet	1.95 × 1.20
12 Storage	2.40 × 1.10
13 Outdoor Dining	5.30 × 4.70
14 Outdoor Terrace	8.00 × 3.15



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01 UNIT 11  
FIRST FLOOR

01 Living	4.90 × 3.90
02 Kitchen & Dining	4.50 × 4.00
03 Bedroom 1	3.90 × 4.50
04 Bathroom	2.45 × 1.80
05 Bedroom 2	4.10 × 3.70
06 Guest Toilet	1.30 × 2.15
07 Terrace	8.55 × 2.90



01 UNIT 11  
ROOF

01 Master Bedroom	3.90 × 3.90
02 Master Bathroom	2.20 × 2.20
03 Nany's Room	2.50 × 2.80
04 Nany's Bathroom	2.40 × 1.10
05 Roof Terrace	4.90 × 8.00
06 Service Roof	4.00 × 0.60



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THE OLIVE GROVE O2 CHALET  
ENTRANCE VIEW



THE *OLIVE GROVE 02* CHALET  
GARDEN VIEW

O2 UNIT 1  
GROUND FLOOR

01 Living	4.50 × 4.88
02 Kitchen & Dining	3.04 × 4.50
03 Master Bedroom 1	4.83 × 3.65
04 Master Bathroom 1	2.62 × 1.71
05 Dressing	2.80 × 1.64
06 Guest Toilet	2.66 × 1.32
07 Master Bedroom 2	4.20 × 3.60
08 Master Bathroom 2	2.71 × 1.77
09 Master Bedroom 3	4.00 × 3.60
10 Master Bathroom 3	2.40 × 1.70
11 Master Bedroom 4	4.25 × 3.65
12 Master Bathroom 4	1.75 × 2.40
13 Nany's Room	2.95 × 2.22
14 Nany's Toilet	2.40 × 1.00
15 Outdoor Dining	5.41 × 3.21
16 Outdoor Terrace	8.70 × 2.70
17 Dressing 2	1.60 × 2.50



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O2 FIRST FLOOR

01 Living	4.83 × 3.83
02 Kitchen & Dining	4.35 × 3.47
03 Master Bedroom 1	3.68 × 3.82
04 Master Bathroom 1	2.40 × 2.00
05 Dressing	2.40 × 1.86
06 Master Bedroom 2	3.98 × 3.60
07 Master Bathroom 2	2.71 × 1.74
08 Dressing 2	2.02 × 1.03
09 Master Bedroom 3	4.00 × 3.60
10 Master Bathroom 3	2.50 × 1.65
11 Dressing 3	2.62 × 1.68
12 Guest Toilet	2.15 × 1.30
13 Nany's Room	2.15 × 1.98
14 Nany's Toilet	2.15 × 1.05
15 Terrace	5.66 × 1.52
16 Terrace 2	3.60 × 1.42



O2 ROOF

01 Master Bedroom	4.50 × 3.58
02 Master Bathroom	3.15 × 1.52
03 Dressing 1	3.36 × 1.95
04 Master Bedroom 2	4.00 × 3.52
05 Master Bathroom 2	2.50 × 1.65
06 Dressing 2	2.50 × 2.20
07 Terrace	4.00 × 1.62
08 Terrace 2	7.30 × 8.00



THE OLIVE GROVE O3 CHALET  
ENTRANCE VIEW



*THE OLIVE GROVE 03 CHALET*  
GARDEN VIEW

O3 UNIT 1  
GROUND FLOOR

01 Living	5.70 × 4.30
02 Kitchen & Dining	5.70 × 4.30
03 Patio	1.70 × 2.83
04 Guest Toilet	1.50 × 1.70
05 Master Bedroom 1	3.60 × 4.80
06 Master Bathroom 1	1.60 × 2.70
07 Bedroom 2	4.10 × 4.30
08 Bedroom 3	4.50 × 3.50
09 Bathroom	2.30 × 2.40
10 Nanny's Room	2.80 × 2.40
11 Nanny's Toilet	2.20 × 1.20
12 Outdoor Dining	5.00 × 4.00
13 Terrace	9.00 × 2.50



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SPIRITS

O3 UNIT 11  
FIRST FLOOR

01 Kitchen & Dining	5.70 × 3.80
02 Living	3.70 × 4.80
03 Bedroom 2	3.80 × 4.50
04 Bathroom 2	1.60 × 3.10
05 Bedroom 3	3.50 × 4.50
06 Bathroom 3	1.60 × 2.70
07 Bedroom 4	4.80 × 3.50
08 Guest Toilet	1.50 × 2.80
09 Terrace	5.80 × 1.40



O3 UNIT 11  
ROOF

01 Bedroom	3.80 × 4.30
02 Dressing	1.80 × 3.10
03 Bathroom	2.40 × 3.10
04 Nanny's Room	2.80 × 2.90
05 Nanny's Toilet	2.80 × 1.40
06 Roof Terrace	8.70 × 4.60
07 Terrace	1.20 × 4.80



TYPE



TWIN VILLA

THE *M*ELLON VILLAS  
FLOOR PLANS



THE MELON VILLAS M1  
ENTRANCE VIEW



THE MELON VILLAS M1  
GARDEN VIEW



M1 UNIT 1  
GROUND FLOOR

01 Living	6.10 × 4.60
02 Dining	3.40 × 3.50
03 Kitchen	1.60 × 6.10
04 Guest Toilet	1.20 × 1.70
05 Bathroom	1.70 × 2.70
06 Bedroom	3.90 × 3.60
07 Driver Room	1.90 × 2.60
08 Driver Toilet	1.90 × 1.00



M1 UNIT 1  
FIRST FLOOR

01 Master Bedroom	4.60 × 3.60
02 Master Bathroom	2.40 × 1.40
03 Dressing	2.40 × 3.50
04 Bedroom 1	3.70 × 3.60
05 Bathroom	2.00 × 2.50
06 Bedroom 2	3.60 × 3.60
07 Nany's Room	3.60 × 1.90
08 Nany's Bathroom	1.90 × 1.40
09 Terrace	5.40 × 1.60
10 Service Terrace	1.30 × 1.80



M1 UNIT 2  
GROUND FLOOR

01 Living	6.10 × 4.60
02 Dining	3.40 × 3.50
03 Kitchen	1.60 × 6.10
04 Guest Toilet	1.20 × 1.70
05 Bathroom	1.70 × 2.70
06 Bedroom 4	3.90 × 3.60
07 Driver Room	1.90 × 2.60
08 Driver Toilet	1.90 × 1.00



M1 UNIT 2  
FIRST FLOOR

01 Master Bedroom	4.60 × 3.60
02 Master Bathroom	2.40 × 1.40
03 Dressing	2.40 × 3.50
04 Bedroom 1	3.70 × 3.60
05 Bathroom	2.00 × 2.50
06 Bedroom 3	3.60 × 3.60
07 Nany's Room	3.60 × 1.90
08 Nany's Bathroom	1.90 × 1.40
09 Terrace	5.40 × 1.60
10 Service Terrace	1.30 × 1.80

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THE MELON VILLAS M2  
FACADE VIEW



THE MELON VILLAS M2  
GARDEN VIEW



M2 UNIT 2  
LOWER FLOOR

01 Nany's Room	3.33 × 3.60
02 Nany's Toilet	1.48 × 2.16
03 Driver's Room	2.40 × 2.25
04 Driver's Toilet	2.40 × 1.15
05 Laundry	2.65 × 1.48

M2 UNIT 2  
GROUND FLOOR

01 Living	3.25 × 4.07
02 Kitchen & Dining	5.10 × 3.20
03 Guest Toilet	2.33 × 1.18
04 Bedroom 1	3.93 × 3.60
05 Bathroom	2.56 × 1.51
06 Bedroom 2	3.50 × 3.60
07 Terrace 1	2.65 × 2.72
08 Terrace 2	6.85 × 2.00

M2 UNIT 2  
FIRST FLOOR

01 Master Bedroom	4.07 × 3.99
02 Master Bathroom	1.51 × 2.34
03 Dressing	2.52 × 1.42
04 Bedroom 1	3.78 × 3.60
05 Bathroom 1	2.56 × 1.52
06 Bedroom 2	4.25 × 3.60
07 Bathroom 2	2.56 × 1.52
08 Terrace 1	6.20 × 2.23
09 Service Terrace	3.70 × 0.80



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M2 UNIT 2  
LOWER FLOOR

01 Nany's Room	3.33 × 3.60
02 Nany's Toilet	1.48 × 2.16
03 Driver's Room	2.40 × 2.25
04 Driver's Toilet	2.40 × 1.15
05 Laundry	2.65 × 1.48

M2 UNIT 2  
GROUND FLOOR

01 Living	3.25 × 4.07
02 Kitchen & Dining	5.10 × 3.20
03 Guest Toilet	2.33 × 1.18
04 Bedroom 1	3.93 × 3.60
05 Bathroom	2.56 × 1.51
06 Bedroom 2	3.50 × 3.60
07 Terrace 1	2.65 × 2.72
08 Terrace 2	6.85 × 2.00

M2 UNIT 2  
FIRST FLOOR

01 Master Bedroom	4.07 × 3.99
02 Master Bathroom	1.51 × 2.34
03 Dressing	2.52 × 1.42
04 Bedroom 1	3.78 × 3.60
05 Bathroom 1	2.56 × 1.52
06 Bedroom 2	4.25 × 3.60
07 Bathroom 2	2.56 × 1.52
08 Terrace 1	6.20 × 2.23
09 Service Terrace	3.70 × 0.80



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TYPE

*F*

CHALET

THE *FIG* CLUSTER  
FLOOR PLANS



THE *AG* CLUSTER CHALET F1  
ENTRANCE VIEW



THE *AG* CLUSTER CHALET F1  
GARDEN VIEW



F1 UNIT 1  
GROUND FLOOR

01 Living	4.20 × 4.10
02 Kitchen	2.50 × 2.50
03 Guest Toilet	1.40 × 1.80
04 Master Bedroom 1	4.20 × 3.00
05 Master Bathroom	1.90 × 3.00
06 Bedroom 1	3.70 × 3.90
07 Bedroom 2	3.70 × 3.80
08 Bathroom	2.00 × 2.30
09 Nanny's Room	2.50 × 1.80
10 Nanny's Toilet	1.50 × 1.80
10 Terrace	3.50 × 4.00
11 Outdoor Dining	4.20 × 2.25



F1 UNIT 2  
GROUND FLOOR

01 Living	4.20 × 4.10
02 Kitchen	2.50 × 2.50
03 Guest Toilet	1.40 × 1.80
04 Master Bedroom 1	4.20 × 3.00
05 Master Bathroom	1.90 × 3.00
06 Bedroom 1	3.70 × 3.90
07 Bedroom 2	3.70 × 3.80
08 Bathroom	2.00 × 2.30
09 Nanny's Room	2.50 × 1.80
10 Nanny's Toilet	1.50 × 1.80
10 Terrace	3.50 × 4.00
11 Outdoor Dining	4.20 × 2.25

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F1 UNIT 11  
FIRST FLOOR

01 Living	4.20 × 4.60
02 kitchen	3.00 × 2.50
03 Guest Toilet	1.40 × 1.80
04 Master Bedroom	3.70 × 4.20
05 Master Bathroom	3.00 × 1.90
06 Bedroom 1	4.20 × 3.70
07 Bedroom 2	3.80 × 3.70
08 Bathroom	2.00 × 2.30
09 Nanny's Room	2.50 × 1.80
10 Nanny's Toilet	1.50 × 1.80
11 Terrace	2.40 × 8.50



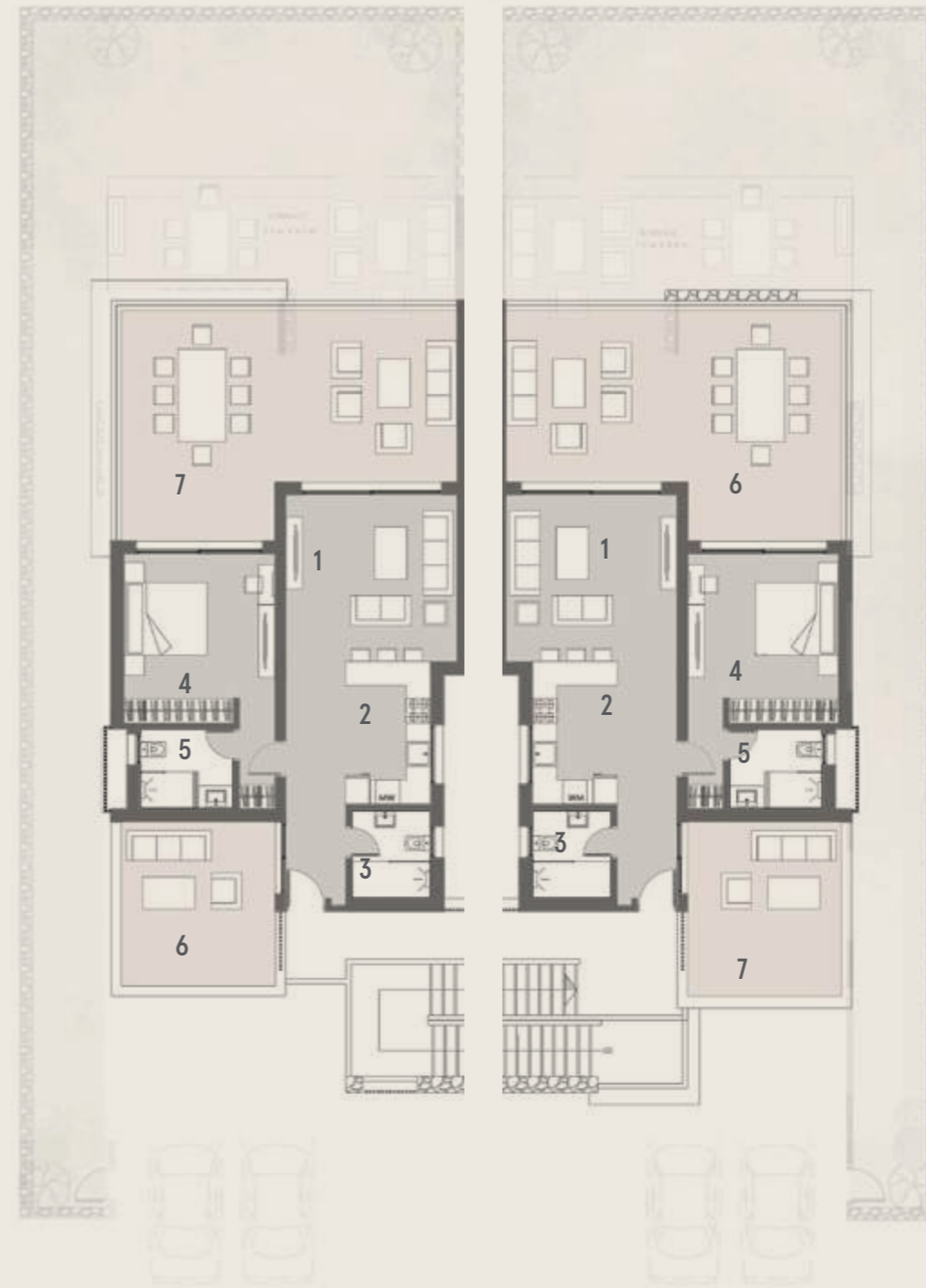
F1 UNIT 11  
FIRST FLOOR

01 Living	4.20 × 4.60
02 kitchen	3.00 × 2.50
03 Guest Toilet	1.40 × 1.80
04 Master Bedroom	3.70 × 4.20
05 Master Bathroom	3.00 × 1.90
06 Bedroom 1	4.20 × 3.70
07 Bedroom 2	3.80 × 3.70
08 Bathroom	2.00 × 2.30
09 Nanny's Room	2.50 × 1.80
10 Nanny's Toilet	1.50 × 1.80
11 Terrace	2.40 × 8.50



F1 UNIT 21  
ROOF CHALET

01 Living	4.20 × 4.10
02 Kitchen	3.50 × 2.40
03 Bathroom	1.90 × 2.20
04 Master Bedroom	3.70 × 4.20
05 Master Bathroom	2.00 × 2.30
06 Terrace 2	3.70 × 4.00
07 Terrace 1	8.20 × 5.70



F1 UNIT 22  
ROOF CHALET

01 Living	4.20 × 4.10
02 Kitchen	3.50 × 2.40
03 Bathroom	1.90 × 2.20
04 Master Bedroom	3.70 × 4.20
05 Master Bathroom	2.00 × 2.30
06 Terrace 2	3.70 × 4.00
07 Terrace 1	8.20 × 5.70

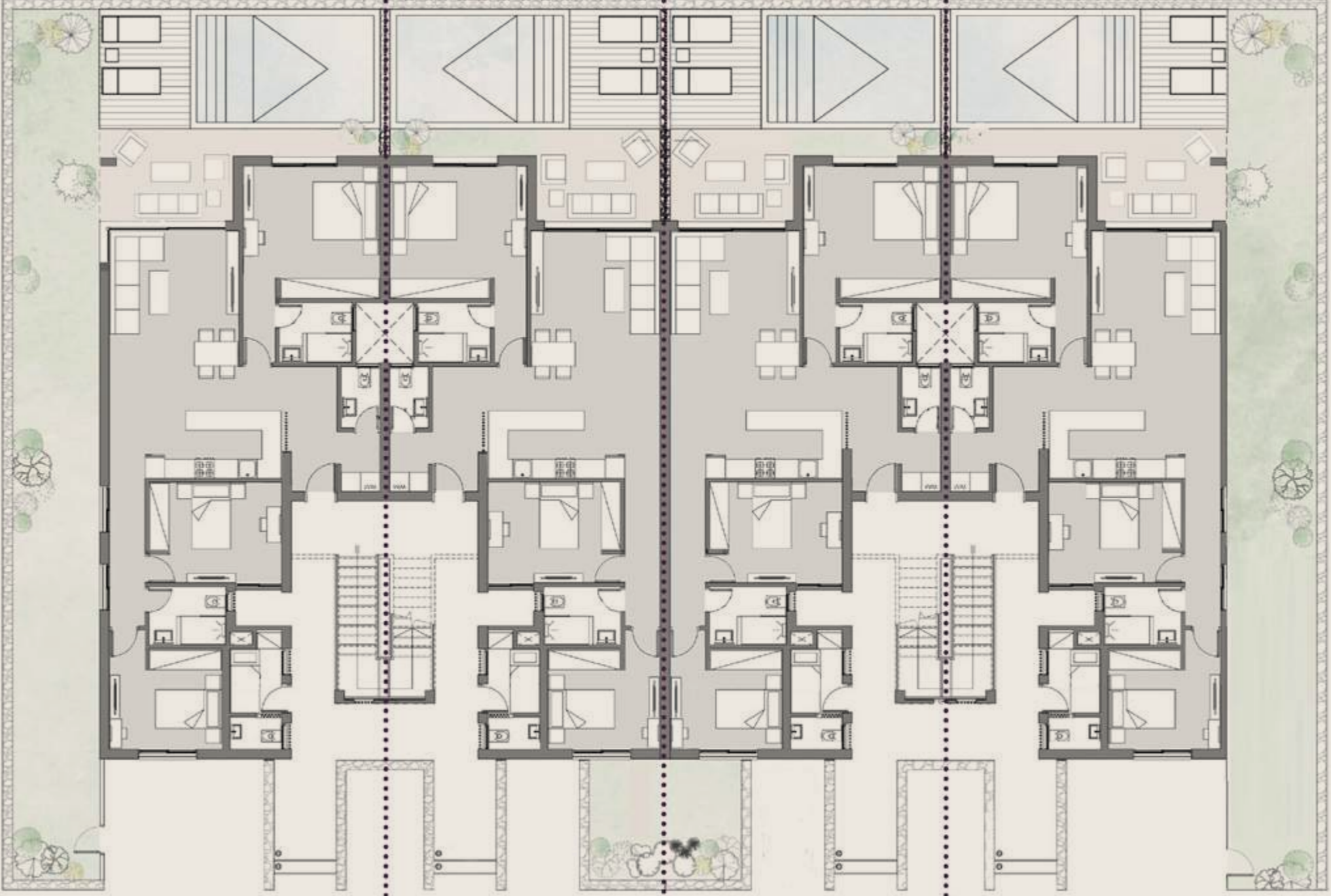


THE *AG* CLUSTER CHALET F2  
ENTRANCE VIEW





THE *AG* CLUSTER CHALET F2  
GARDEN VIEW

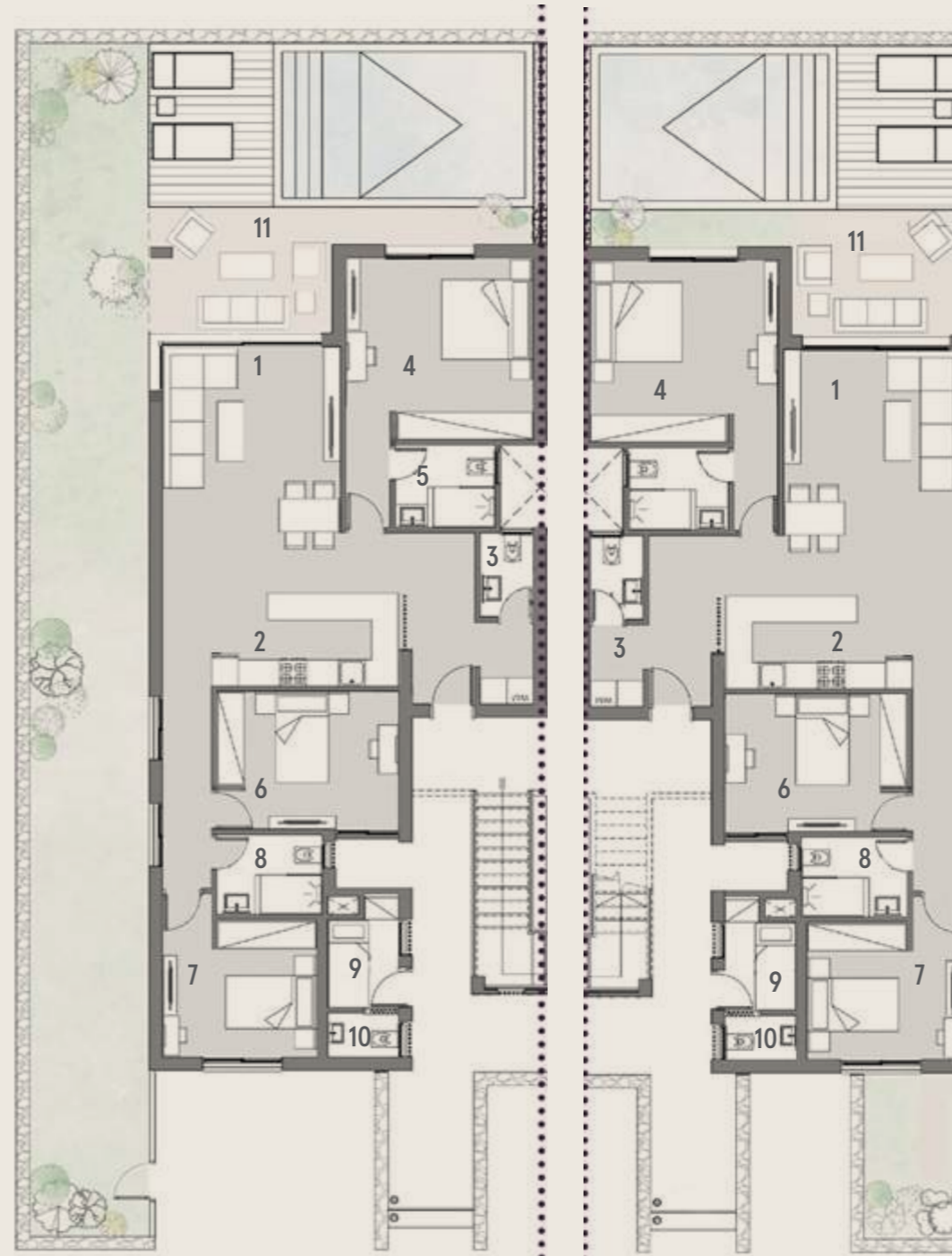


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F2 UNIT 01  
GROUND FLOOR

01 Living	4.00 × 3.60
02 Kitchen & Dining	4.00 × 5.40
03 Guest Toilet	1.90 × 1.20
04 Master Bedroom 1	4.10 × 4.23
05 Master Bathroom	1.80 × 2.22
06 Bedroom 1	4.10 × 3.10
07 Bedroom 2	3.50 × 3.10
08 Bathroom	1.90 × 2.40
09 Nanny's Room	2.00 × 1.60
10 Nanny's Toilet	1.60 × 1.00
11 Outdoor Terrace	4.15 × 3.40



F2 UNIT 02  
GROUND FLOOR

01 Living	4.00 × 3.60
02 Kitchen & Dining	4.00 × 5.40
03 Guest Toilet	1.90 × 1.20
04 Master Bedroom 1	4.10 × 4.23
05 Master Bathroom	1.80 × 2.22
06 Bedroom 1	4.10 × 3.10
07 Bedroom 2	3.50 × 3.10
08 Bathroom	1.90 × 2.40
09 Nanny's Room	2.00 × 1.60
10 Nanny's Toilet	1.60 × 1.00
11 Outdoor Terrace	3.80 × 3.90



F2 UNIT 03  
GROUND FLOOR

01 Living	4.00 × 3.60
02 Kitchen & Dining	4.00 × 5.40
03 Guest Toilet	1.90 × 1.20
04 Master Bedroom 1	4.10 × 4.23
05 Master Bathroom	1.80 × 2.22
06 Bedroom 1	4.10 × 3.10
07 Bedroom 2	3.50 × 3.10
08 Bathroom	1.80 × 2.40
09 Nanny's Room	2.00 × 1.60
10 Nanny's Toilet	1.60 × 1.00
11 Outdoor Terrace	4.15 × 3.40



F2 UNIT 04  
GROUND FLOOR

01 Living	4.00 × 3.60
02 Kitchen & Dining	4.00 × 5.40
03 Guest Toilet	1.90 × 1.20
04 Master Bedroom 1	4.10 × 4.23
05 Master Bathroom	1.80 × 2.22
06 Bedroom 1	4.10 × 3.10
07 Bedroom 2	3.50 × 3.10
08 Bathroom	1.80 × 2.40
09 Nanny's Room	2.00 × 1.60
10 Nanny's Toilet	1.60 × 1.00
11 Outdoor Terrace	4.15 × 3.40



F2 UNIT 11  
FIRST FLOOR

01 Living	4.00 × 4.20
02 Dining & kitchen	5.30 × 4.20
03 Bathroom	2.50 × 1.40
04 Master Bedroom	4.20 × 4.10
05 Master Bathroom	2.20 × 1.80
06 Bedroom 1	4.30 × 3.60
07 Terrace 1	5.30 × 2.80
08 Terrace 2	3.60 × 5.10



F2 UNIT 12  
FIRST FLOOR

01 Living	4.00 × 4.20
02 Dining & kitchen	5.30 × 4.20
03 Bathroom	2.50 × 1.40
04 Master Bedroom	4.20 × 4.10
05 Master Bathroom	2.20 × 1.80
06 Bedroom 1	4.30 × 3.60
07 Terrace 1	5.30 × 2.80
08 Terrace 2	3.90 × 3.10



F2 UNIT 13  
FIRST FLOOR

01 Living	4.00 × 4.20
02 Dining & kitchen	5.30 × 4.20
03 Bathroom	2.50 × 1.40
04 Master Bedroom	4.20 × 4.10
05 Master Bathroom	2.20 × 1.80
06 Bedroom 1	4.30 × 3.60
07 Nanny's Room	2.00 × 2.90
08 Nanny's Bathroom	0.90 × 2.70
09 Terrace 1	5.30 × 2.80
10 Terrace 2	3.90 × 3.80



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F2 UNIT 14  
PENTHOUSE

01 Living	4.00 × 4.20
02 Kitchen & Dining	4.20 × 5.30
03 Bathroom	2.50 × 1.40
04 Master Bedroom	4.20 × 4.10
05 Master Bathroom	1.80 × 2.20
06 Bedroom	4.30 × 3.60
07 Nanny's Room	2.90 × 2.00
08 Nanny's Toilet	2.70 × 0.90
09 Terrace	5.30 × 2.80
10 Terrace 2	3.60 × 5.10



F2 ROOF

01 Roof	10.0 × 6.30
02 Bathroom	2.60 × 1.10
03 Kitchen Shaded	3.00 × 1.80



F2 UNIT 21  
ROOF CHALET

01 Living	4.40 × 5.30
02 Kitchen & Dining	3.40 × 4.20
03 Guest Toilet	1.20 × 1.60
04 Nanny's Room	2.10 × 1.90
05 Nanny's Toilet	2.10 × 1.20
06 Laundry	1.90 × 1.60
07 Master Bedroom 1	4.90 × 5.30
08 Master Bathroom 1	2.50 × 1.80
09 Master Bedroom 2	4.20 × 4.00
10 Master Bathroom 2	2.60 × 1.90
11 Master Bedroom 3	4.20 × 3.60
12 Master Bathroom 3	2.80 × 1.40
13 Master Bedroom 4	4.20 × 3.60
14 Master Bathroom 5	2.60 × 1.90
15 Terrace	3.70 × 1.70
16 Terrace	7.50 × 10.00



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THE *AG* CLUSTER CHALET F4  
ENTRANCE VIEW



THE *AG* CLUSTER CHALET F4  
GARDEN VIEW



F4 UNIT 01  
GROUND FLOOR

01 Living	4.25 × 3.45
02 Kitchen & Dining	4.25 × 3.70
03 Guest Toilet	1.80 × 1.40
04 Master Bedroom 1	3.70 × 4.20
05 Master Bathroom	1.90 × 3.05
06 Bedroom 2	3.60 × 3.75
07 Bedroom 3	3.75 × 4.02
08 Bathroom	1.93 × 2.31
09 Nanny's Room	2.60 × 1.60
10 Nanny's Toilet	1.86 × 1.50
11 Terrace	3.90 × 8.50



F4 UNIT 02  
GROUND FLOOR

01 Living	4.25 × 3.45
02 Kitchen & Dining	4.25 × 3.70
03 Guest Toilet	1.80 × 1.40
04 Master Bedroom 1	3.70 × 4.20
05 Master Bathroom	1.90 × 3.05
06 Bedroom 2	3.60 × 3.75
07 Bedroom 3	3.75 × 4.02
08 Bathroom	1.93 × 2.31
09 Nanny's Room	2.60 × 1.60
10 Nanny's Toilet	1.86 × 1.50
11 Terrace	3.90 × 8.50

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F4 UNIT 11  
FIRST FLOOR

01 Living	4.25 × 3.45
02 Kitchen & Dining	4.25 × 3.70
03 Guest Toilet	1.80 × 1.40
04 Master Bedroom 1	3.70 × 4.20
05 Master Bathroom	1.90 × 3.05
06 Bedroom 2	3.60 × 3.75
07 Bedroom 3	3.75 × 4.02
08 Bathroom	1.93 × 2.31
09 Nanny's Room	2.60 × 1.60
10 Nanny's Toilet	1.86 × 1.50
11 Terrace	2.40 × 8.90



F4 UNIT 12  
FIRST FLOOR

01 Living	4.25 × 3.45
02 Kitchen & Dining	4.25 × 3.70
03 Guest Toilet	1.80 × 1.40
04 Master Bedroom 1	3.70 × 4.20
05 Master Bathroom	1.90 × 3.05
06 Bedroom 2	3.60 × 3.75
07 Bedroom 3	3.75 × 4.02
08 Bathroom	1.93 × 2.31
09 Nanny's Room	2.60 × 1.60
10 Nanny's Toilet	1.86 × 1.50
11 Terrace	2.40 × 8.90

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F4 UNIT 21  
ROOF CHALET

01 Living	4.25 × 4.15
02 Kitchen & Dining	3.60 × 3.53
03 Guest Toilet	2.20 × 2.00
04 Bedroom 1	4.20 × 3.75
05 Bedroom 2	3.75 × 3.62
06 Bathroom	1.93 × 2.28
07 Terrace	8.25 × 4.20



F4 UNIT 22  
ROOF CHALET

01 Living	4.25 × 4.15
02 Kitchen & Dining	3.60 × 3.53
03 Guest Toilet	2.20 × 2.00
04 Bedroom 1	4.20 × 3.75
05 Bedroom 2	3.75 × 3.62
06 Bathroom	1.93 × 2.28
07 Terrace	8.25 × 4.20



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