



ORIENTALS
FOR URBAN DEVELOPMENT

November 2018



Inoub

NEW CAPITAL

Letter from the Chairman



As we emerge from a successful year and embark upon our 25th year in business, would like to thank each and every individual who has played an invaluable part in our accomplishments. Without the efforts of our hard-working employees and the continuous trust from our capital partners, we would not have materialized our dreams and surpassed all expectations.

At Orientals for Urban Development, we are dedicated to building an environment that is pillared on innovation and efficiency; one where our employees, partners, and clients are met with the integrity and respect they deserve.

We started our journey in 1994 and, since then, our success has been a source of pride and an inspiration for us to embrace the present and continue building for the future. We have continuously strived to create unparalleled master planned communities and in 2017 we witnessed the vibrant birth of those communities. Through our dedication to our clients, we have completed all of our major projects and continue to lead the market as one of the biggest real estate development and investment companies in Egypt.

As we transition from one year to the next, we are guided by the voice of our past, and highly honor the rich history of our organization and its sister companies. Our past triumphs are the stepping-stones towards a brighter future at OUD. With the exceptional efforts and contributions of our employees and capital partners we have built a truly outstanding company, and through them, we will continue to tackle residential, commercial, agricultural and industrial challenges in Egypt.

Respectfully,
Mohamed Farid Khamis

About OUD

Oriental Urban Developments is now celebrating its 25th anniversary in the Egyptian market. 25 years of heritage. 25 years of success. 25 years of developing homes and communities that bring families and friends together. 25 years of quality and excellence, throughout each of our 25 projects across every sector.

Oriental Urban Development (OUD) is an Egyptian joint-stock company that was established to capitalize on the real estate boom in Egypt. The company falls under the umbrella of Oriental Weavers and has 26 sister companies in various industries and fields. Over the years the company has grown to become one of Egypt's largest real estate and urban development companies, with investments of over USD 3.1 Billion. Today, OUD and its 2 subsidiaries, Red Sea Sharm for Tourism Development and Greater Cairo for Construction and Development, have a large portfolio of projects across four different sectors: Real Estate, Hospitality and Tourism, Industrial Development, and Agriculture.

OUD

Residential



Commercial

SIDEWALK



Hospitality



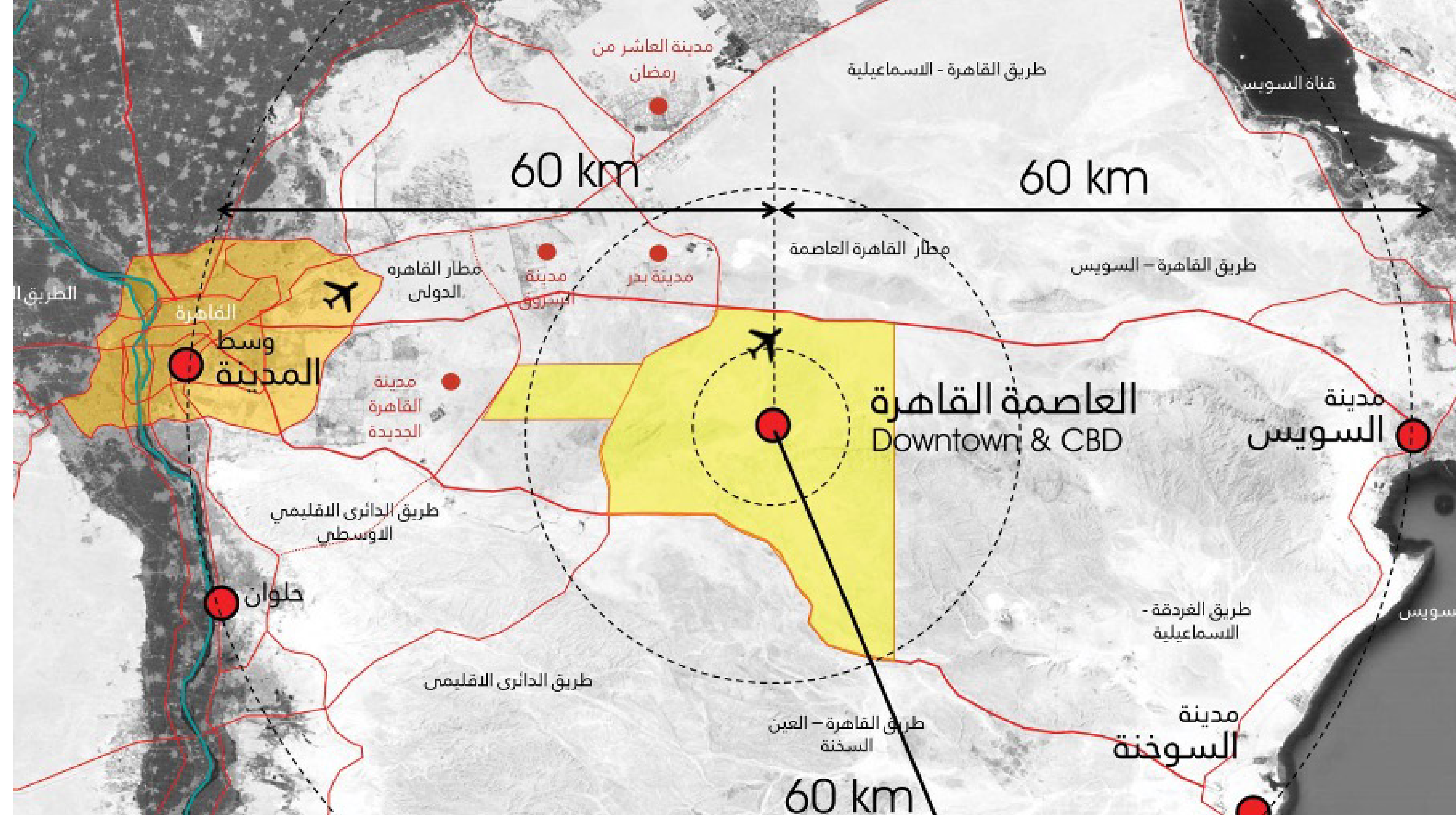
Industrial



New Capital, New Beginnings

Over the past decade, Egypt's real estate market has been flourishing and attracting local, regional and global investors. This surge in real estate projects and developments created a need to move out of the over-congested Greater Cairo. In 2015, Egypt's Housing Ministry announced the launch of Cairo's New Administrative Capital: a new metropolis that's ready for the new future of Egypt.

Spanning a staggering area of 700 square kilometers, the well-planned new capital features avant-garde infrastructure, attractions and facilities, and is set to transform living and working experiences. Public and private institutions and corporations will be moving to the new fully-sustainable city, with dedicated areas for upscale residential neighborhoods.





J'noub... Where the New Capital Comes to Life

Oriental's for Urban Development (OUD) has earned an unrivalled name and positioning as the market's most trusted, most valued, and most innovative real estate developer. We understand the needs of today's and tomorrow's homeowners, that's why we continue to develop communities with a commitment to nurture a sense of community and well-being. Today we're proud to be introducing J'noub, our latest flagship project in Cairo's New Administrative Capital.

Developed for the future, J'noub is an avant-garde community that was carefully planned and designed to offer utmost comfort and privacy for its homeowners in a serene community. J'noub is truly an oasis in the heart of desert. The 200,000 square meter compound includes a 30-meter-wide green belt at its forefront, and the residential area is built in the form of peninsulas, where green landscapes and water features are harmoniously weaved between every building and structure.

J'noub is the new address for a magical city within the new city. Defining the essence of Cairo's New Capital, J'noub redefines luxury, enriches experiences, and is bound to set the stage for new standards of living across the city. With its iconic structures and modern architecture, it inspires a glamorous and thriving future; one that is designed and built for Egypt's new promising future.



A Premium Location That's Close to Everything

J'noub is situated in a most premium and upscale neighborhood, in the south of the New Capital's R7 residential area. The development is in close proximity of the most strategic attractions of the city, including the Green River of gardens, the administrative area, the embassies area, the Olympic City and the International Convention Center.

J'noub is strategically located nearby public and private transportation stations and is easily accessible from the New Capital's Mohamed bin Zayed road and, both, the Regional Ring Road and the Cairo-Sokhna road. The highly-secured gated compound has three separate entrance gates, one of which is dedicated to the Villas zone.

A Thriving Community for Refined Living Experiences

The gated community of J'noub promises to modernize living experiences and infuse them with vibrant activities in the heart of nature. Bringing together family and friends, the development embraces several indoor and outdoor communal spaces that feature state-of-the-art facilities.

J'noub's lush landscapes include dedicated areas for barbeques and afternoon strolls, with dotted shaded benches and dedicated trails for walking, jogging and biking. The two-level Clubhouse offers the perfect venue for gettogethers and private celebrations and includes a designated kids area.



Walkways & Jogging and Biking Tracks



Gym & Spa



Swimming Pool



Clubhouse



Commercial Area



Kids Area



Outstanding Architecture That Harmoniously Blends with Nature

The sophisticated and sleek architecture of J'noub's iconic buildings and structures speaks the language of modern homeowners who are looking for novel and lavish living experiences. Truly designed for the future, every element at J'noub was carefully chosen to perfectly fall into place.

The overarching theme is derived from nature, with a zero-architecture concept that harmoniously blends the buildings with its green surroundings. The buildings are infused with native elements of wood and stone that blend softly with the relaxing white walls and tranquil blue glass windows. The glass façades are infused with flowering plants and feature curtain walls that softly light up the buildings during nighttime.

An Inspired Masterplan That Makes All the Difference

J'noub extends across a total land area of 200,000 square meters that is divided into four main zones. With a build-up-area (BUA) of 20%, the development is largely dedicated to serene vistas of lush greenery and attractive water features. This offers a peaceful ambiance for those looking for a quiet living experience surrounded by nature.

With a promise to offer supreme comfort, security and privacy, the heart of J'noub is completely roadless. An internal ring road circulates the residential area and is connected to an underground network of roads that lead to the buildings' basement garages. Electric golf carts are available to transport residents across the development's road-less central area.





THE FACILITIES AND SERVICES





We've Taken Care of Everything, Down to the Smallest Details

J'noub is a thriving community that is self-sustained in every sense. The development's comprehensive facilities and services cover all the needs of its resident homeowners, for all-out convenience and peace of mind. The community embraces a green concept and promotes healthy living experiences, with designated indoor and outdoor courts, trails and fitness areas. Promising a greener living experience, the community includes recycling bins and solar panels that are used to light up public spaces during the nighttime.

Wi-Fi is available in all public areas and a designated mobile app conveniently brings the community and all its facilities and services into the hands of homeowners. Situated in an easily accessible area of the development with a private entrance for homeowners, the commercial area at J'noub offers a wide selection of shopping, dining and recreational venues for all the family.

Additional services include:

- CCTV surveillance cameras
- 24/7 security
- 24/7 maintenance services
- 24/7 room service
- Automated fire alarm systems
- Electronic card access to buildings and apartments

Round-The-Clock Community Management for Your Convenience

Dedicated to managing the operation and maintenance of the development's units and facilities, J'noub has partnered with renowned community management firm, CMC, to offer comprehensive facility and community management services across the development. The company's main role is to ensure the upkeep of the community and the quality of its facilities, in addition to the deployment of J'noub's rules and regulations.

The facility and community management services offered by CMC include:

- Security staff
- 24/7 surveillance
- Transportation across the development through golf carts
- Trash collection
- On-call services for resident homeowners



Partnerships That Add Value to Our Community

As a leading developer in Egypt's real estate market, we've partnered with the very best vendors in the market to offer premium quality homes with first-rate finishing and outstanding facilities and services for our distinct homeowners.



J'noub's smart home systems are supported by the solar energy services provided by Greenovation. As one of Egypt's top providers of green technology and solar energy solutions, Greenovation offers a system that's easy to set up and use, allowing homeowners to flexibly manage and control the smart settings of their home.



PadelPod was founded to offer a create a professional platform for the fastest growing sport in the world. This racquet sport is a merge between tennis and squash and has been gaining popularity in Egypt lately. PadelPod offers a full training academy at J'noub with certified trainers and premium facilities.



Founded in the year 2000, Sporbuild Specialized in turn key sports courts and facilities construction and management in Egypt. The company has been commissioned to design and build J'noub's water features and sports courts and trails, in addition to handling their ongoing management and maintenance.



Rated as one of Egypt's top fitness centers, Titans Gym promises to improve health and life with an array of quality wellness services within a warm, caring and comfortable environment. The gym features state-of-the art fitness machines and a variety of complementing wellness and nutrition services.

C.Care Clinic

The on-site branch of C.Care Clinic offers complete medical services to J'noub's resident homeowners, including a 24/7 emergency unit, home visits, and specialty nursing services. The polyclinic staffs highly-specialized doctors in every field and features a world-class medical lab.



Inspiring Architecture

Designed to aesthetically please the eye and subtly inspire the soul, every element of design was chosen carefully to bring out the beauty and luxury represented by J'noub.

Azure is an international architecture & master planning firm, renowned for our iconic projects and commitment to design excellence and innovation. Azure targets to deliver the creative blending of human needs, stewardship and creativity to deliver quality at all levels and in all places.

Comfort At Your Choice

The units at J'noub could be delivered fully - finished to the most desirable standards. Sleek and functional interiors grant you a one-of-a-kind opulent living environment

With over 25 years of experience, IDRAK offers luxury interior design and fine finishing solutions to an array of clients in residential compounds. The company has developed over-the-shelf finishing designs that are customized for J'noub's apartments, with competitive prices and flexible payment plans.



Find A Home That Speaks Your Language

J'noub offers a wide variety of homes, all of which are smart and green, and promise scenic views of manicured lawns and water features. Catering for future homeowners, there's a perfect home for every need and desire at J'noub. There are three distinct types of buildings (Type A, Type B and Type C), offering a variety of typical floor apartments and distinct duplexes. The spaces between buildings range between 15 and 55 meters, allowing for privacy and unobstructed views of the surrounding nature. In its quest to promote modern and minimal living, every unit comes with three bathrooms, an allocated parking space and an optional maid's room and storage room.

J'noub's buildings embrace grand entrances with double-height foyers, in addition to a lobby at the underground parking level and panoramic Private Lounges for residents and their guests. The development's 1,959 units range from two-bedroom apartments to five-bedroom duplexes, with areas between 110 and 330 square meters. Every unit was planned and designed to make optimum use of space and offer spacious living spaces for its homeowners, with every home featuring a master bedroom, generous living areas, in addition to large terraces or windows overlooking the lush landscapes. A limited number of units include private gardens and rooftop terraces.



L-Shaped Buildings

J'noub includes 13 L-shaped buildings that offer 94 residential units. The buildings can be accessed through any of their three entrances from the main road, the central green landscapes, and the underground parking area. The buildings also feature two staircases, one of which is dedicated to servicing the units.



L-Shaped Buildings – Ground Floor

Apartments on the ground floor are complimented with spacious gardens ranging between 70 and 100m² offering beautiful views and stronger connection to nature with J'noubs seamless architecture.

Ground Floor

Type A

Unit No	Area
Appartment 01	119.00 m ²
Appartment 02	119.00 m ²
Appartment 03	158.00 m ²
Appartment 04	130.00 m ²

Type B

Unit No	Area
Duplex 01 (Gr 123.0 m ² & 1st 137.0 m ²)	260.00 m ²
Appartment 02	226.00 m ²
Appartment 03	226.00 m ²
Duplex 04 (Gr 98.0 m ² & 1st 118.0 m ²)	216.00 m ²

Type C

Unit No	Area
Appartment 01	130.00 m ²
Appartment 02	158.00 m ²
Appartment 03	119.00 m ²
Appartment 04	119.00 m ²



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**TYPE (A) - Ground Floor
2 Bedroom
Apartment (A01)**

119 m2

Space Name	Dimension
Reception	8.20*3.80
Master Bedroom	5.30*3.60
Bedroom1	4.00*3.60
Kitchen	2.60*2.60
Toilet(Guest Bathroom)	1.25*1.65
Main Bathroom	2.60*2.65
Master Bathroom	1.80*2.10
Corridor	1.05*3.75

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**TYPE (A) - Ground Floor
2 Bedroom
Apartment (A02)**

119 m2

Space Name	Dimension
Reception	8.20*3.80
Master Bedroom	5.30*3.60
Bedroom1	4.00*3.60
Kitchen	2.60*2.60
Toilet(Guest Bathroom)	1.25*1.65
Main Bathroom	2.60*2.65
Master Bathroom	1.80*2.10
Corridor	1.05*3.75

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**TYPE (A) - Ground Floor
3 Bedroom
Apartment (A03)**

158 m2

Space Name	Dimension
Reception	3.80*8.20
Master Bedroom	5.25*3.60
Bedroom1	4.20*3.60
Bedroom2	4.20*3.60
Kitchen	2.60*3.70
Toilet(Guest Bathroom)	1.25*2.35
Main Bathroom	2.20*2.60
Master Bathroom	1.85*2.60
Maid Room	2.20*2.60
Corridor	1.05*7.45



**TYPE (A) - Ground Floor
2 Bedroom
Apartment (A04)**

130 m2

Space Name	Dimension
Reception	4.60*7.95
Master Bedroom	5.25*3.60
Bedroom1	4.05*3.60
Kitchen	3.60*2.60
Toilet(Guest Bathroom)	1.25*2.00
Main Bathroom	2.20*2.60
Master Bathroom	1.85*2.60
Corridor	1.05*3.75



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**TYPE (B) - Ground Floor
4 Bedroom
Apartment (B02)**

226 m²

Space Name	Dimension
Reception	8.90*5.60
Living	3.85*3.70
Master bedroom	5.30*4.20
Bedroom1	4.00*3.60
Bedroom2	5.00*4.00
Kitchen	4.50*2.60
Corridor	10.7*1.05
Maid Room	2.55*2.60
Toilet (Guest Bathroom)	1.25*2.00
Main Bathroom	2.45*2.60
Master Bathroom	1.80*2.60
Maid Bathroom	1.05*2.60



**TYPE (B) - Ground Floor
4 Bedroom
Apartment (B03)**

226 m²

Space Name	Dimension
Reception	8.90*5.60
Living	3.85*3.70
Master bedroom	5.30*4.20
Bedroom1	4.00*3.60
Bedroom2	5.00*4.00
Kitchen	4.50*2.60
Corridor	10.7*1.05
Maid Room	2.55*2.60
Toilet (Guest Bathroom)	1.25*2.00
Main Bathroom	2.45*2.60
Master Bathroom	1.80*2.60
Maid Bathroom	1.05*2.60

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**TYPE (C) - Ground Floor
2 Bedroom
Apartment (C01)**

130 m2

Space Name	Dimension
Reception	4.60*7.95
Master Bedroom	5.25*3.60
Bedroom1	4.05*3.60
Kitchen	3.60*2.60
Toilet(Guest Bathroom)	1.25*2.00
Main Bathroom	2.20*2.60
Master Bathroom	1.85*2.60
Corridor	1.05*3.75



**TYPE (C) - Ground Floor
3 Bedroom
Apartment (C02)**

158 m2

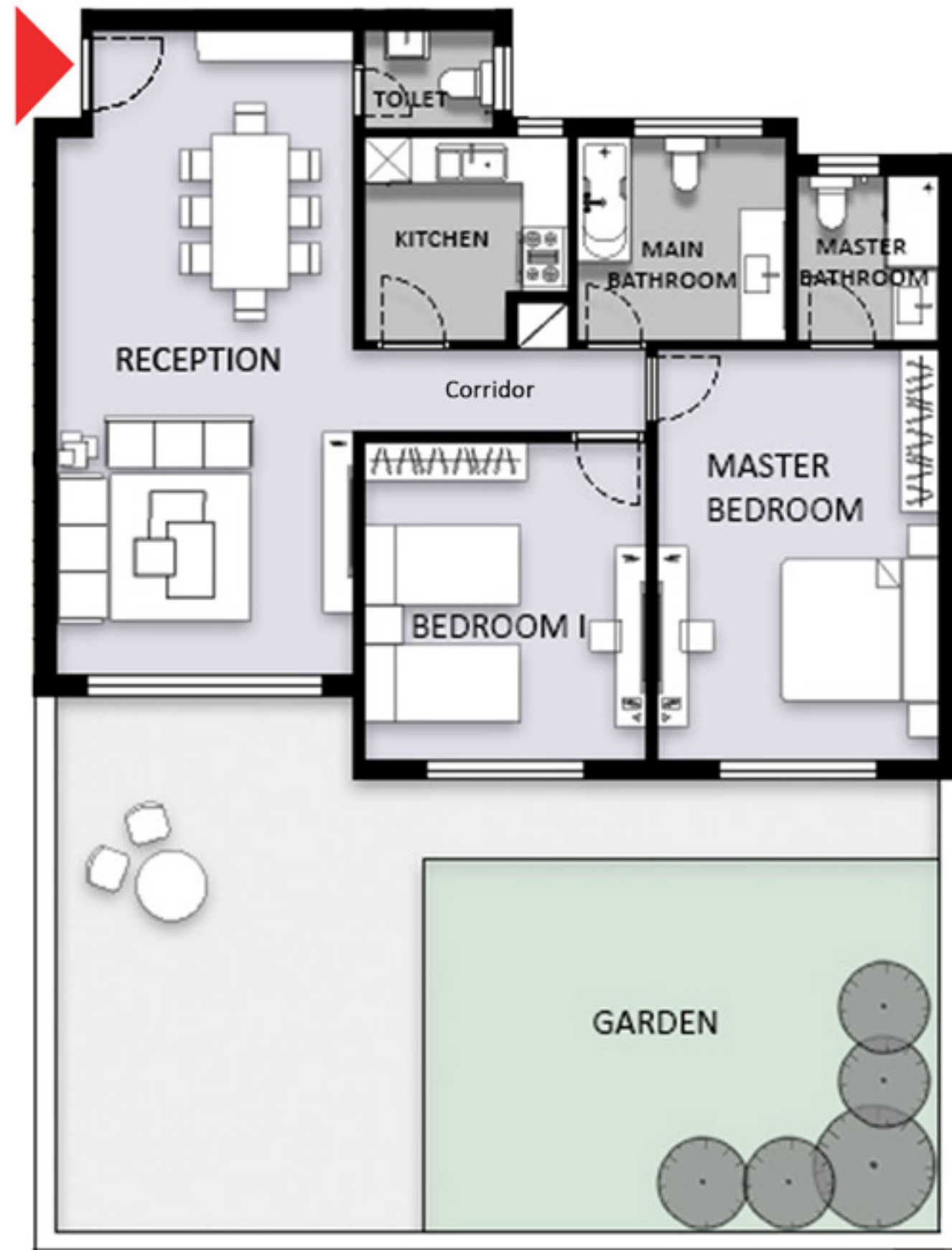
Space Name	Dimension
Reception	3.80*8.20
Master Bedroom	5.25*3.60
Bedroom1	4.20*3.60
Bedroom2	4.20*3.60
Kitchen	2.60*3.70
Toilet(Guest Bathroom)	1.25*2.35
Main Bathroom	2.20*2.60
Master Bathroom	1.85*2.60
Maid Room	2.20*2.60
Corridor	1.05*7.45

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**TYPE (C) - Ground Floor
2 Bedroom
Apartment (C03)**

119 m2

Space Name	Dimension
Reception	8.20*3.80
Master Bedroom	5.30*3.60
Bedroom1	4.00*3.60
Kitchen	2.60*2.60
Toilet(Guest Bathroom)	1.25*1.65
Main Bathroom	2.60*2.65
Master Bathroom	1.80*2.10
Corridor	1.05*3.75



**TYPE (C) - Ground Floor
2 Bedroom
Apartment (C04)**

119 m2

Space Name	Dimension
Reception	8.20*3.80
Master Bedroom	5.30*3.60
Bedroom1	4.00*3.60
Kitchen	2.60*2.60
Toilet(Guest Bathroom)	1.25*1.65
Main Bathroom	2.60*2.65
Master Bathroom	1.80*2.10
Corridor	1.05*3.75

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L-Shaped Buildings – Typical Floors

Apartments are available in a wide range of sizes and utilized to every family's preferences. Buildings A & C typical floor apartments are found on floors 1 to 7 while building B features them on floors 2 to 7.

The floor plans are designed to maximize the utilization of space and facilitate a luxury lifestyle. Units are a collection of 2,3 and 4 bedroom apartments where each contains a master bedroom, a guest toilet, a guest room or maid's quarter, spacious receptions, kitchens, rooms, bathrooms and terraces overlooking J'noub's beautiful and rich landscaped areas and water features.

Typical Floor Type A

Unit No	Area
Appartment 71	130.00 m2
Appartment 72	130.00 m2
Appartment 73	168.00 m2
Appartment 74	168.00 m2

Type B

Unit No	Area
Duplex 71 (7th 137 m2 & roof 168 m2)	305.00 m2
Appartment 72	246.00 m2
Appartment 73	246.00 m2
Duplex 74 (7th 137 m2 & roof 168 m2)	305.00 m2

Type C

Unit No	Area
Appartment 71	168.00 m2
Appartment 72	168.00 m2
Appartment 73	130.00 m2
Appartment 74	130.00 m2



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L-Shaped Buildings A & C - Typical Floor





**TYPE (A) - First Floor
2 Bedroom
Apartment (A11) 130 m²**

Space Name	Dimension
Reception	8.20*3.80
Master Bedroom	5.30*3.60
Bedroom1	4.00*3.60
Kitchen	2.60*2.60
Toilet(Guest Bathroom)	1.25*1.65
Main Bathroom	2.60*2.65
Master Bathroom	1.80*2.10
Corridor	1.05*3.75
Terrace	2.30*3.80

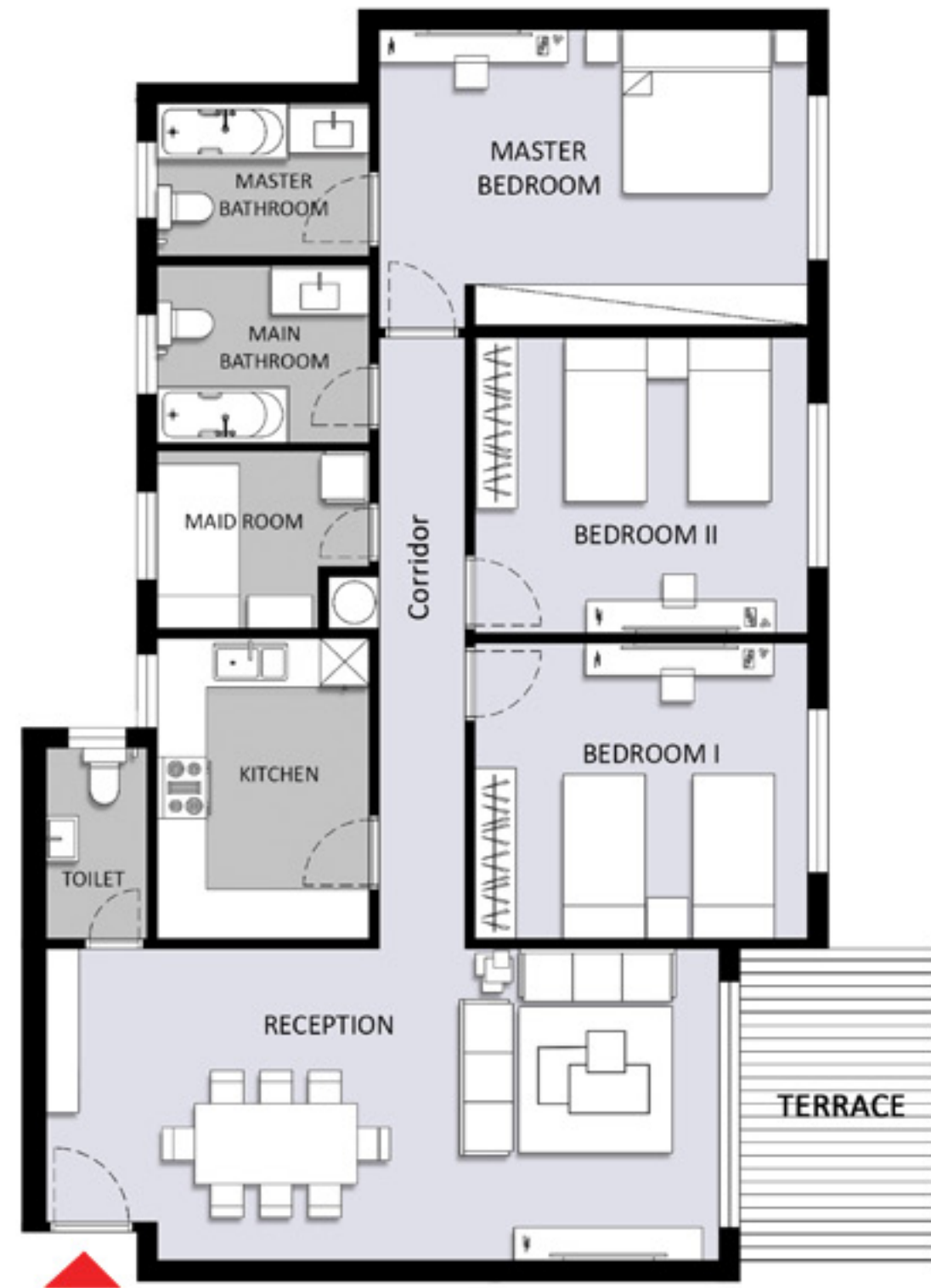
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**TYPE (A) - First Floor
2 Bedroom
Apartment (A12) 130 m²**

Space Name	Dimension
Reception	8.20*3.80
Master Bedroom	5.30*3.60
Bedroom1	4.00*3.60
Kitchen	2.60*2.60
Toilet(Guest Bathroom)	1.25*1.65
Main Bathroom	2.60*2.65
Master Bathroom	1.80*2.10
Corridor	1.05*3.75
Terrace	2.30*3.80

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**TYPE (A) - First Floor
3 Bedroom
Apartment (A13) 168 m²**

Space Name	Dimension
Reception	3.80*8.20
Master Bedroom	5.25*3.60
Bedroom1	4.20*3.60
Bedroom2	4.20*3.60
Kitchen	2.60*3.70
Toilet(Guest Bathroom)	1.25*2.35
Main Bathroom	2.20*2.60
Master Bathroom	1.85*2.60
Maid Room	2.20*2.60
Corridor	1.05*7.45
Terrace	2.30*3.80

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**TYPE (A) - First Floor
2 Bedroom
Apartment (A14) 134 m²**

Space Name	Dimension
Reception	4.60*6.85
Master Bedroom	5.25*3.60
Bedroom1	4.05*3.60
Kitchen	2.25*2.60
Toilet(Guest Bathroom)	1.25*2.00
Main Bathroom	2.20*2.60
Master Bathroom	1.85*2.60
Corridor	1.05*3.75
Terrace	2.30*3.80

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**TYPE (C) - First Floor
2 Bedroom
Apartment (C11) 134 m2**

Space Name	Dimension
Reception	4.60*6.85
Master Bedroom	5.25*3.60
Bedroom1	4.05*3.60
Kitchen	2.25*2.60
Toilet(Guest Bathroom)	1.25*2.00
Main Bathroom	2.20*2.60
Master Bathroom	1.85*2.60
Corridor	1.05*3.75
Terrace	2.30*3.80



**TYPE (C) - First Floor
3 Bedroom
Apartment (C12) 168 m2**

Space Name	Dimension
Reception	3.80*8.20
Master Bedroom	5.25*3.60
Bedroom1	4.20*3.60
Bedroom2	4.20*3.60
Kitchen	2.60*3.70
Toilet(Guest Bathroom)	1.25*2.35
Main Bathroom	2.20*2.60
Master Bathroom	1.85*2.60
Maid Room	2.20*2.60
Corridor	1.05*7.45
Terrace	2.30*3.80

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**TYPE (C) - First Floor
2 Bedroom
Apartment (C13) 130 m2**

Space Name	Dimension
Reception	8.20*3.80
Master Bedroom	5.30*3.60
Bedroom1	4.00*3.60
Kitchen	2.60*2.60
Toilet(Guest Bathroom)	1.25*1.65
Main Bathroom	2.60*2.65
Master Bathroom	1.80*2.10
Corridor	1.05*3.75
Terrace	2.30*3.80

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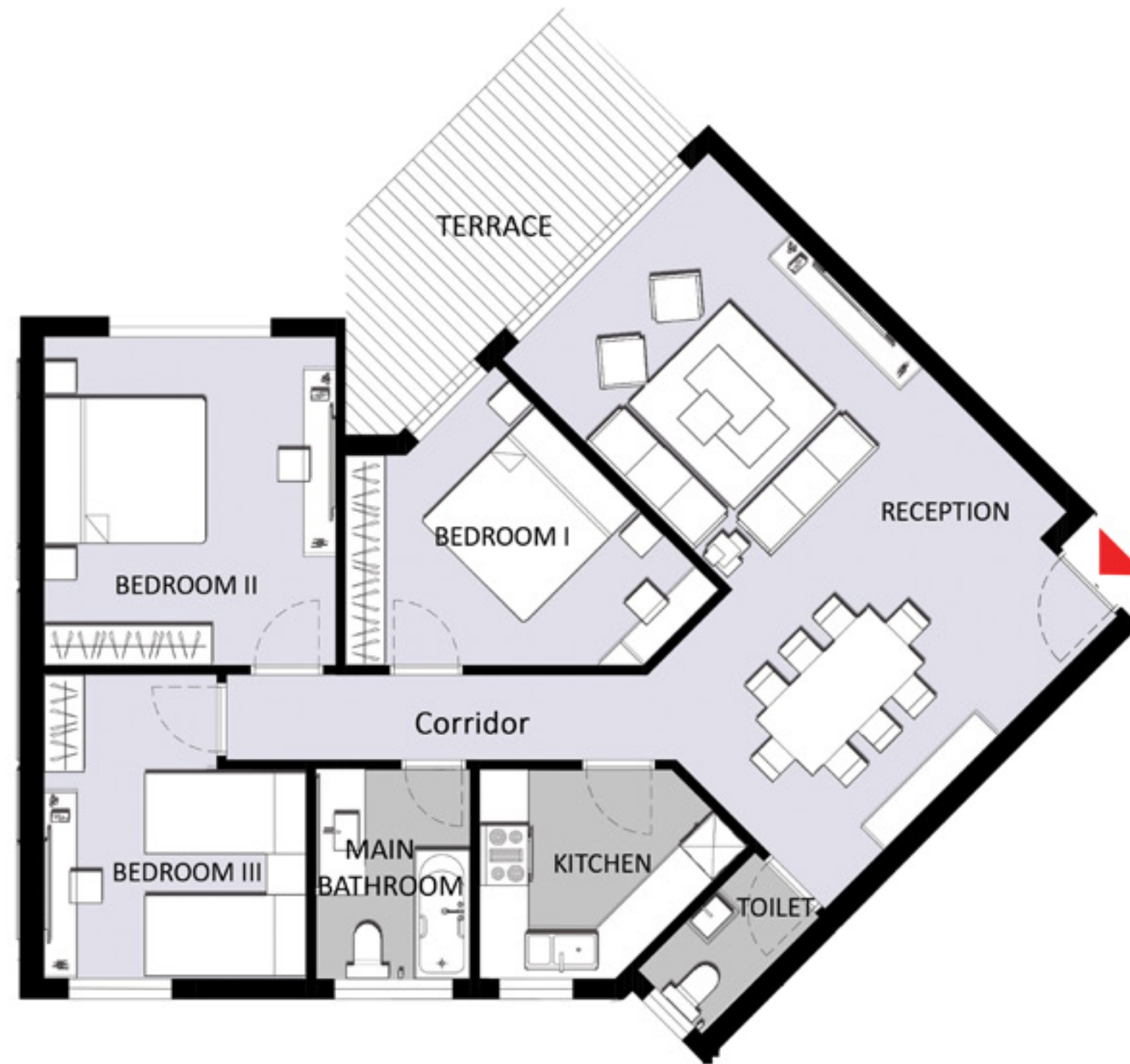
**TYPE (C) - First Floor
2 Bedroom
Apartment (C14) 130 m2**

Space Name	Dimension
Reception	8.20*3.80
Master Bedroom	5.30*3.60
Bedroom1	4.00*3.60
Kitchen	2.60*2.60
Toilet(Guest Bathroom)	1.25*1.65
Main Bathroom	2.60*2.65
Master Bathroom	1.80*2.10
Corridor	1.05*3.75
Terrace	2.30*3.80

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L-Shaped Buildings B - Typical Floor



**TYPE (B) - Typical Floor
3 Bedroom
Apartment (B21)**

137 m²

Space Name	Dimension
------------	-----------

Reception	34.00 m ²
Bedroom1	5.30*3.60
Bedroom2	4.00*3.60
Bedroom3	3.75*3.25
Kitchen	3.00*2.60
Corridor	6.00*1.05
Toilet (Guest Bathroom)	1.20*2.00
Main Bathroom	2.40*2.60
Terrace	2.30*5.65



**TYPE (B) - Typical Floor
5 Bedroom
Apartment (B22)**

246 m²

Space Name	Dimension
------------	-----------

Reception	8.90*5.60
Living	3.85*3.70
Master bedroom	5.30*4.20
Bedroom1	4.00*3.60
Bedroom2	5.00*4.00
Kitchen	4.50*2.60
Corridor	10.7*1.05
Maid Room	2.55*2.60
Toilet (Guest Bathroom)	1.25*2.00
Main Bathroom	2.45*2.60
Master Bathroom	1.80*2.60
Maid Bathroom	1.05*2.60
Terrace	2.20*9.55

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**TYPE (B) - Typical Floor
4 Bedroom
Apartment (B23) 246 m²**

Space Name	Dimension
Reception	8.90*5.60
Living	3.85*3.70
Master bedroom	5.30*4.20
Bedroom1	4.00*3.60
Bedroom2	5.00*4.00
Kitchen	4.50*2.60
Corridor	10.7*1.05
Maid Room	2.55*2.60
Toilet (Guest Bathroom)	1.25*2.00
Main Bathroom	2.45*2.60
Master Bathroom	1.80*2.60
Maid Bathroom	1.05*2.60
Terrace	2.20*9.55

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**TYPE (B) - Typical Floor
3 Bedroom
Apartment (B24) 137 m²**

Space Name	Dimension
Reception	34.00 m ²
Bedroom1	5.30*3.60
Bedroom2	4.00*3.60
Bedroom3	3.75*3.25
Kitchen	3.00*2.60
Corridor	6.00*1.05
Toilet (Guest Bathroom)	1.20*2.00
Main Bathroom	2.40*2.60
Terrace	2.30*5.65

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L-Shaped Buildings – Duplexes

With the smart design of type L, variety is not optional. Duplexes are nicely placed in building B in two options; the ground floor with gardens and the top floor with penthouses.





L-Shaped Buildings
Ground Floor Duplex
with Garden





260 m2



First Floor		137 m2
Space Name	Dimension	
Reception	50.20 m2	
Master Bedroom2	4.60*3.60	
Bedroom1	3.90*3.60	
Main Bathroom	2.40*2.60	
Master Bathroom	2.40*2.05	
Terrace	2.30*5.20	

Ground Floor		123 m2
Space Name	Dimension	
Reception	50.20 m2	
Master Bedroom	5.30*3.60	
Kitchen	3.60*2.60	
Maid Room	1.90*2.60	
Toilet(Gust Bathroom)	1.15*2.05	
Master Bathroom	2.60*2.05	
Maid Bathroom	1.05*2.60	



First Floor



Ground Floor

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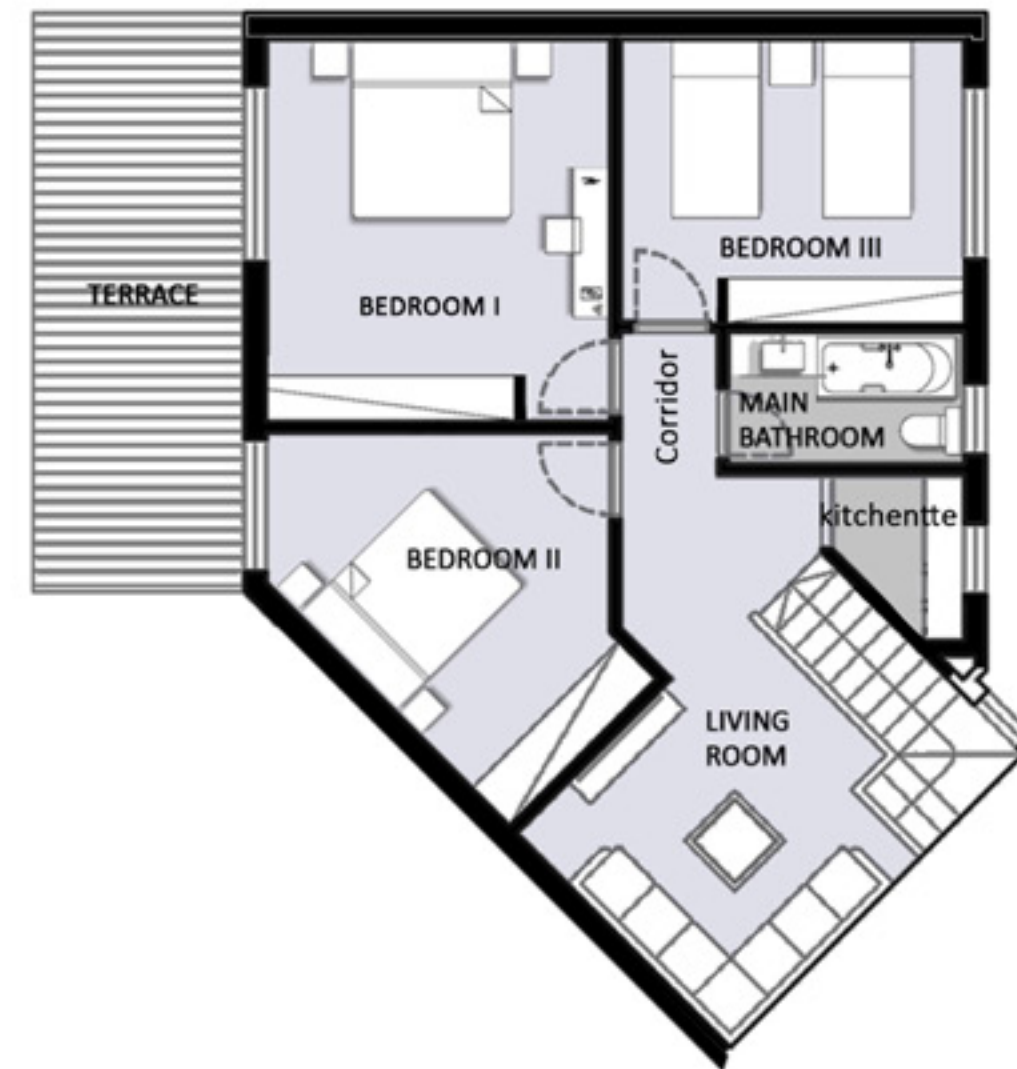


216 m2



First Floor		118 m2
Space Name	Dimension	
Living Room	3.60*3.45	
Bedroom1	4.35*3.90	
Bedroom2	3.90*3.20	
Bedroom3	4.45*3.90	
Main Bathroom	2.70*1.50	
Terrace	2.40*6.60	
Corridor	5.70 m2	
kitchenette	1.50*1.90	

Ground Floor		98 m2
Space Name	Dimension	
Reception	39.25m2	
Master Bedroom	4.80*3.20	
Kitchen	3.00*2.85	
Toilet(Gust Bathroom)	1.25*2.30	
Master Bathroom	3.00*1.50	



First Floor



Ground Floor

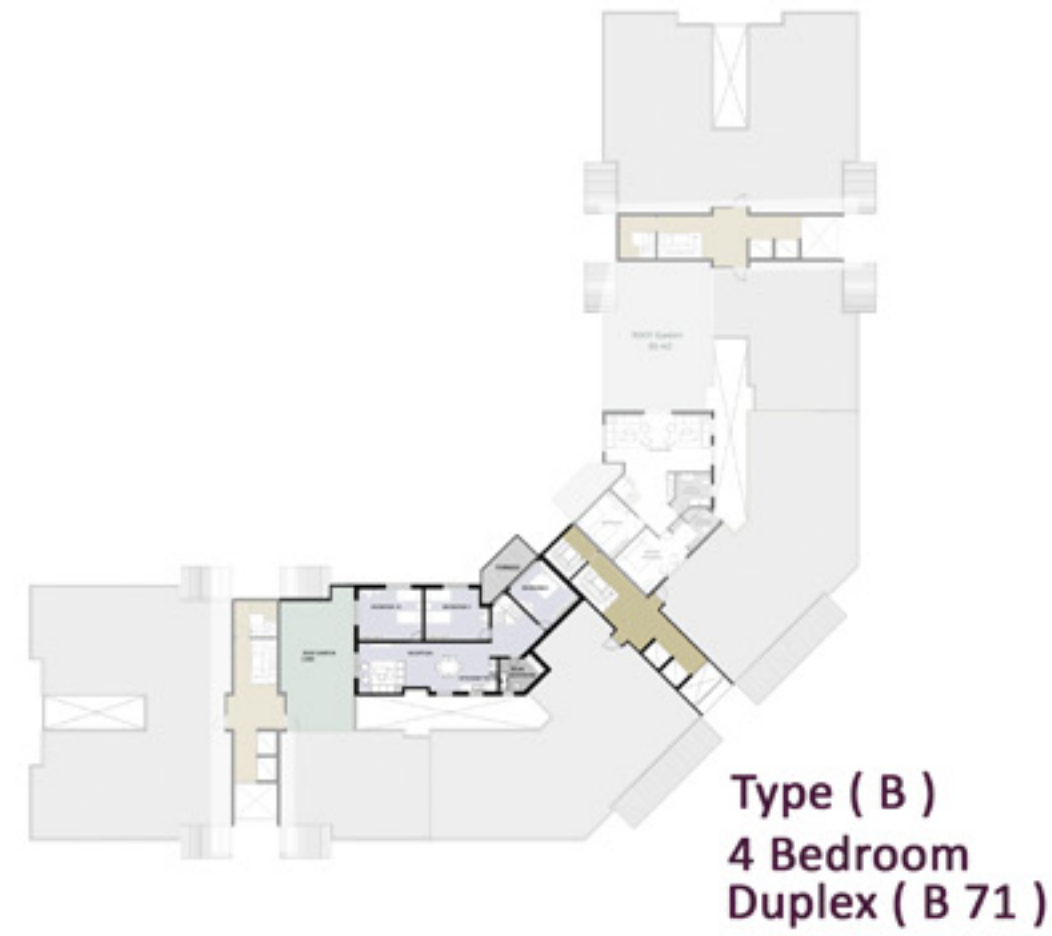
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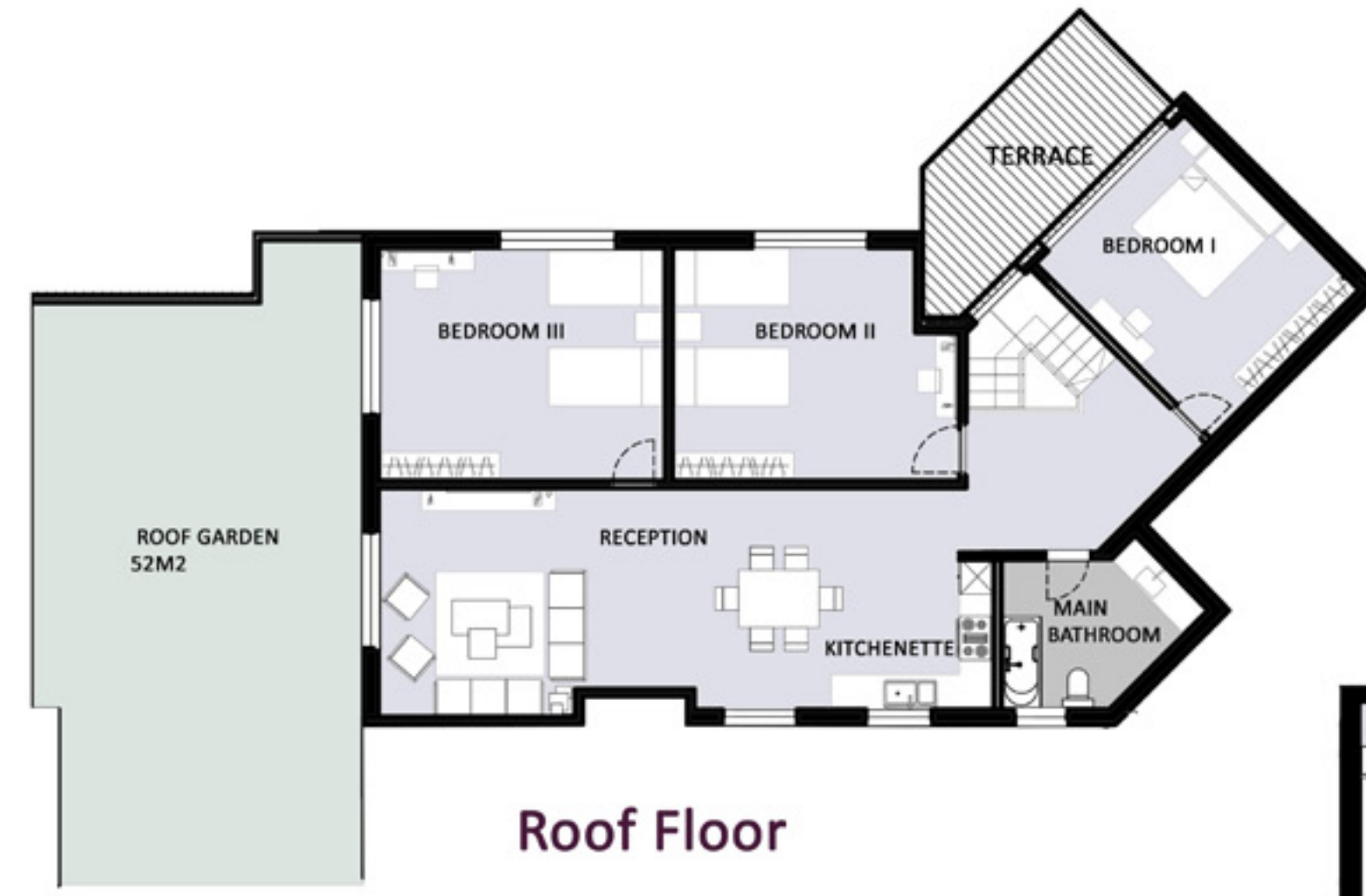
L-Shaped Buildings
Top Floor Duplex
with penthouse





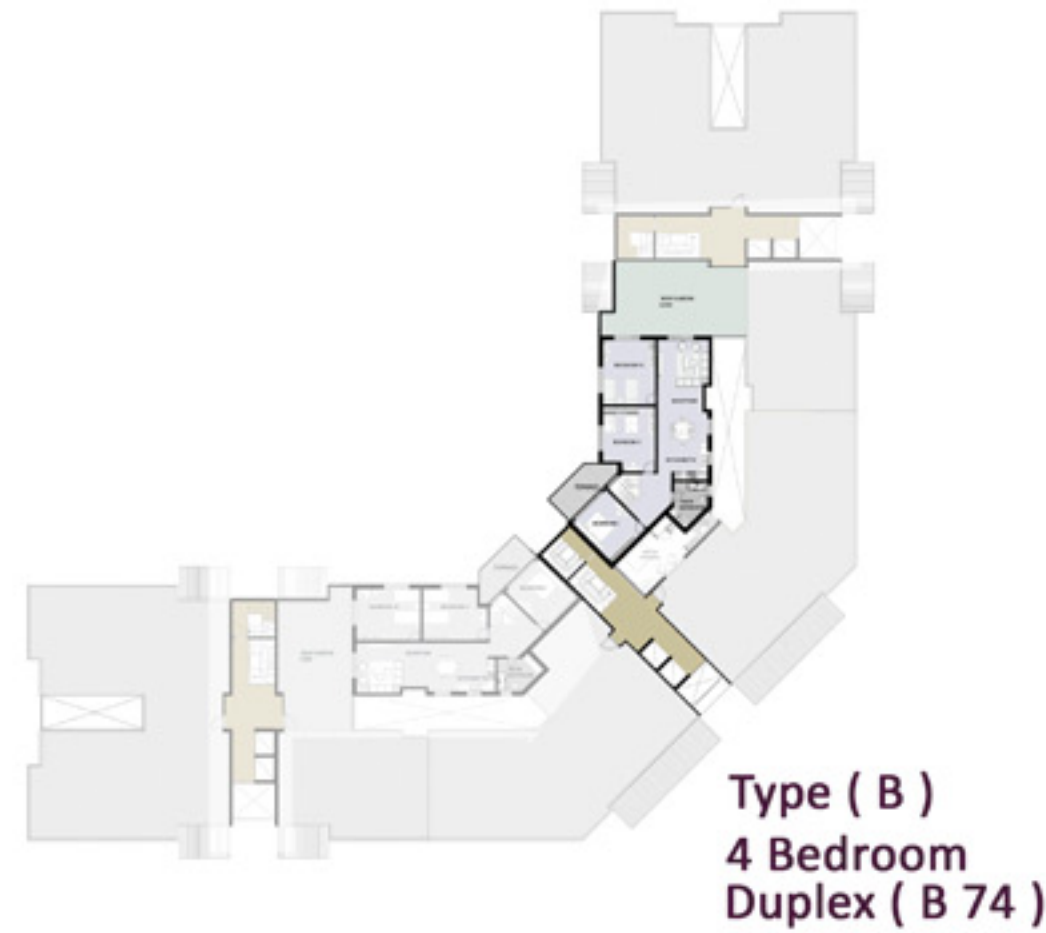
Roof Floor	
Space Name	Dimension
Reception	3.95*6.80
Bedroom 1	4.25*3.60
Bedroom 2	4.00*4.60
Bedroom 3	4.00*4.90
Main Bathroom	9.35m2
kitchenette	2.60*2.80
corridor	1.10*2.20
Main Lobby	10.00M2
Terrace	2.30*5.20

Seventh Floor	
Space Name	Dimension
Reception	50.20 m2
Master bedroom	16.45 m2
Kitchen	3.05*2.60
Maid Room	2.00*2.60
Toilet(Guest Bathroom)	1.15*2.05
Master Bathroom	2.60*1.80
Dressing Room	1.80*2.60
Corridor	1.05*3.75
Terrace	2.30*5.20



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Roof Floor		168 m2
Space Name	Dimension	
Reception	3.95*6.80	
Bedroom 1	4.25*3.60	
Bedroom 2	4.00*4.60	
Bedroom 3	4.00*4.90	
Main Bathroom	9.35m2	
kitchenette	2.60*2.80	
corridor	1.10*2.20	
Main Lobby	10.00M2	
Terrace	2.30*5.20	

Seventh Floor		137 m2
Space Name	Dimension	
Reception	50.20 m2	
Master bedroom	16.45 m2	
Kitchen	3.05*2.60	
Maid Room	2.00*2.60	
Toilet(Guest Bathroom)	1.15*2.05	
Master Bathroom	2.60*1.80	
Dressing Room	1.80*2.60	
Corridor	1.05*3.75	
Terrace	2.30*5.20	



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I-Shaped Buildings

J'noub embraces 10 I-shaped buildings that include a total of 64 residential units. The buildings can be accessed through one of two main entrances, ensuring that every entrance serves no more than four units. The buildings also feature two staircases, one of which is dedicated to servicing the units.



I-Shaped Buildings – Ground Floor

Apartments on the ground floor are complimented with spacious gardens ranging between 70 and 100m² offering beautiful views and stronger connection to nature with J'noubs seamless architecture.

Ground Floor

Type A

Unit No	Area
Appartment 01	119.00 m ²
Appartment 02	119.00 m ²
Appartment 03	158.00 m ²
Appartment 04	130.00 m ²

Type B

Unit No	Area
Appartment 01	130.00 m ²
Appartment 02	158.00 m ²
Appartment 03	119.00 m ²
Appartment 04	119.00 m ²



GROUND FLOOR PLAN

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**TYPE (A) - Ground Floor
2 Bedroom
Apartment (A01)**

119 m2

Space Name	Dimension
Reception	8.20*3.80
Master Bedroom	5.30*3.60
Bedroom	4.00*3.60
Kitchen	2.60*2.60
Toilet(Guest Bathroom)	1.25*1.65
Main Bathroom	2.60*2.65
Master Bathroom	1.80*2.10
Corridor	1.05*3.75



**TYPE (A) - Ground Floor
2 Bedroom
Apartment (A02)**

119 m2

Space Name	Dimension
Reception	8.20*3.80
Master Bedroom	5.30*3.60
Bedroom	4.00*3.60
Kitchen	2.60*2.60
Toilet(Guest Bathroom)	1.25*1.65
Main Bathroom	2.60*2.65
Master Bathroom	1.80*2.10
Corridor	1.05*3.75

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**TYPE (A) - Ground Floor
3 Bedroom
Apartment (A03)**

158 m2

Space Name	Dimension
Reception	3.80*8.20
Master Bedroom	5.25*3.60
Bedroom1	4.20*3.60
Bedroom2	4.20*3.60
Kitchen	2.60*3.70
Toilet(Guest Bathroom)	1.25*2.35
Main Bathroom	2.20*2.60
Master Bathroom	1.85*2.60
Maid Room	2.20*2.60
Corridor	1.05*7.45



**TYPE (A) - Ground Floor
2 Bedroom
Apartment (A04)**

130 m2

Space Name	Dimension
Reception	4.60*7.95
Master Bedroom	5.25*3.60
Bedroom1	4.05*3.60
Kitchen	3.60*2.60
Toilet(Guest Bathroom)	1.25*2.00
Main Bathroom	2.20*2.60
Master Bathroom	1.85*2.60
Corridor	1.05*3.75

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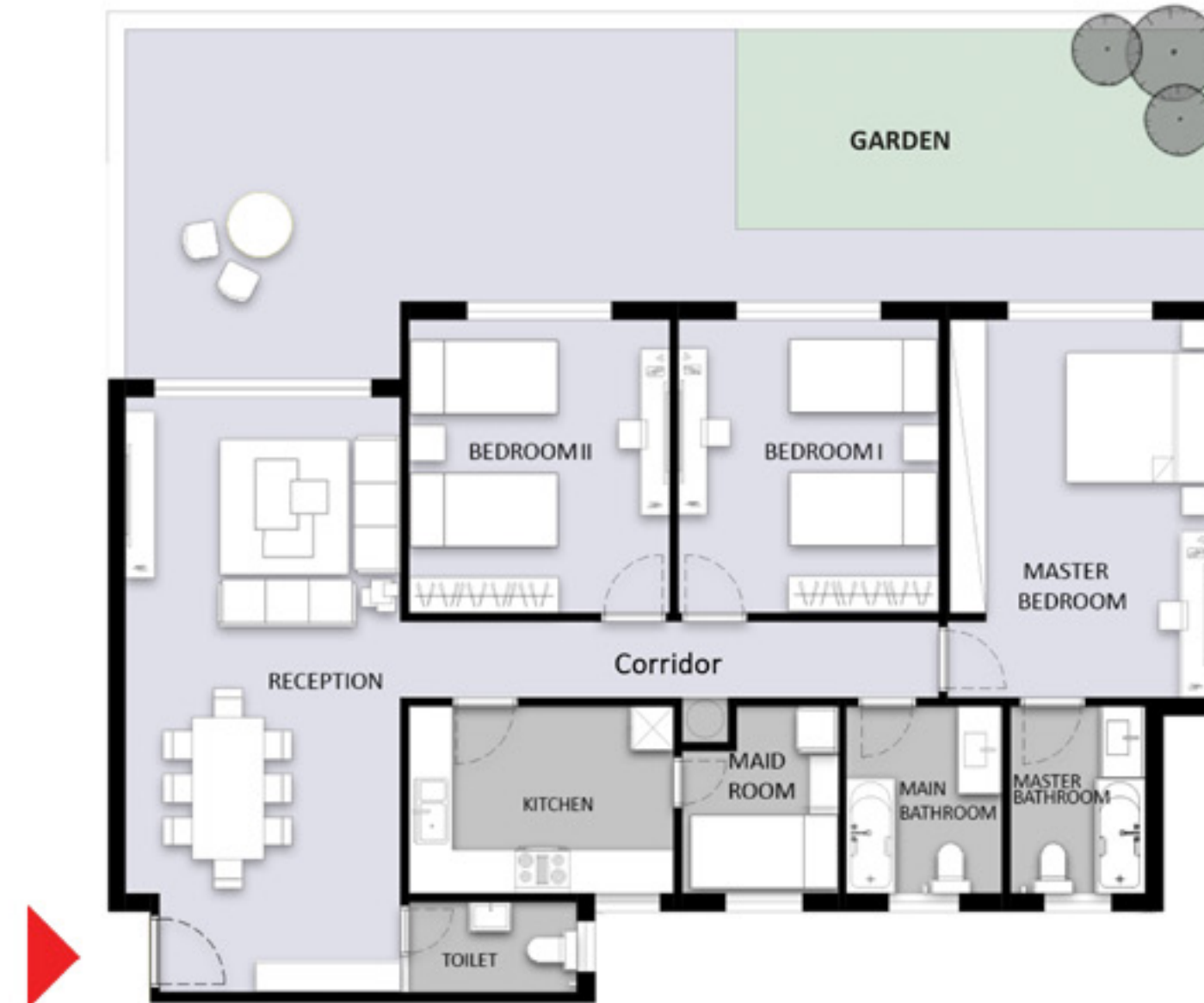
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**TYPE (B) - Ground Floor
2 Bedroom
Apartment (B01) 130 m2**

Space Name	Dimension
Reception	4.60*7.95
Master Bedroom	5.25*3.60
Bedroom	4.05*3.60
Kitchen	3.60*2.60
Toilet(Guest Bathroom)	1.25*2.00
Main Bathroom	2.20*2.60
Master Bathroom	1.85*2.60
Corridor	1.05*3.75

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**TYPE (B) - Ground Floor
3 Bedroom
Apartment (B02) 158 m2**

Space Name	Dimension
Reception	3.80*8.20
Master Bedroom	5.25*3.60
Bedroom1	4.20*3.60
Bedroom2	4.20*3.60
Kitchen	2.60*3.70
Toilet(Guest Bathroom)	1.25*2.35
Main Bathroom	2.20*2.60
Master Bathroom	1.85*2.60
Maid Room	2.20*2.60
Corridor	1.05*7.45

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**TYPE (B) - Ground Floor
2 Bedroom
Apartment (B03) 119 m2**

Space Name	Dimension
Reception	8.20*3.80
Master Bedroom	5.30*3.60
Bedroom	4.00*3.60
Kitchen	2.60*2.60
Toilet(Guest Bathroom)	1.25*1.65
Main Bathroom	2.60*2.65
Master Bathroom	1.80*2.10
Corridor	1.05*3.75



**TYPE (B) - Ground Floor
2 Bedroom
Apartment (B04) 119 m2**

Space Name	Dimension
Reception	8.20*3.80
Master Bedroom	5.30*3.60
Bedroom	4.00*3.60
Kitchen	2.60*2.60
Toilet(Guest Bathroom)	1.25*1.65
Main Bathroom	2.60*2.65
Master Bathroom	1.80*2.10
Corridor	1.05*3.75

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I-Shaped Buildings – Typical Floors

Apartments are available in a wide range of sizes and utilized to every family's preferences.

The floor plans are designed to maximize the utilization of space and facilitate a luxury lifestyle. Units are a collection of 2,3 and 4 bedroom apartments where each contains a master bedroom, a guest toilet, a guest room or maid's quarter, spacious receptions, kitchens, rooms, bathrooms and terraces overlooking J'noub's beautiful and rich landscaped areas and water features.

Typical Floor Type A

Unit No	Area
Apartment 21 to 71	130.00 m2
Apartment 22 to 72	130.00 m2
Apartment 23 to 73	168.00 m2
Apartment 24 to 64	168.00 m2

Type B

Unit No	Area
Apartment 21 to 61	168.00 m2
Apartment 22 to 72	168.00 m2
Apartment 23 to 73	130.00 m2
Apartment 24 to 74	130.00 m2



TYPICAL FLOOR PLAN

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**TYPE (A) - First Floor
2 Bedroom
Apartment (A11) 130 m2**

Space Name	Dimension
Reception	8.20*3.80
Master Bedroom	5.30*3.60
Bedroom1	4.00*3.60
Kitchen	2.60*2.60
Toilet(Guest Bathroom)	1.25*1.65
Main Bathroom	2.60*2.65
Master Bathroom	1.80*2.10
Corridor	1.05*3.75
Terrace	2.30*3.80



**TYPE (A) - First Floor
2 Bedroom
Apartment (A12) 130 m2**

Space Name	Dimension
Reception	8.20*3.80
Master Bedroom	5.30*3.60
Bedroom1	4.00*3.60
Kitchen	2.60*2.60
Toilet(Guest Bathroom)	1.25*1.65
Main Bathroom	2.60*2.65
Master Bathroom	1.80*2.10
Corridor	1.05*3.75
Terrace	2.30*3.80

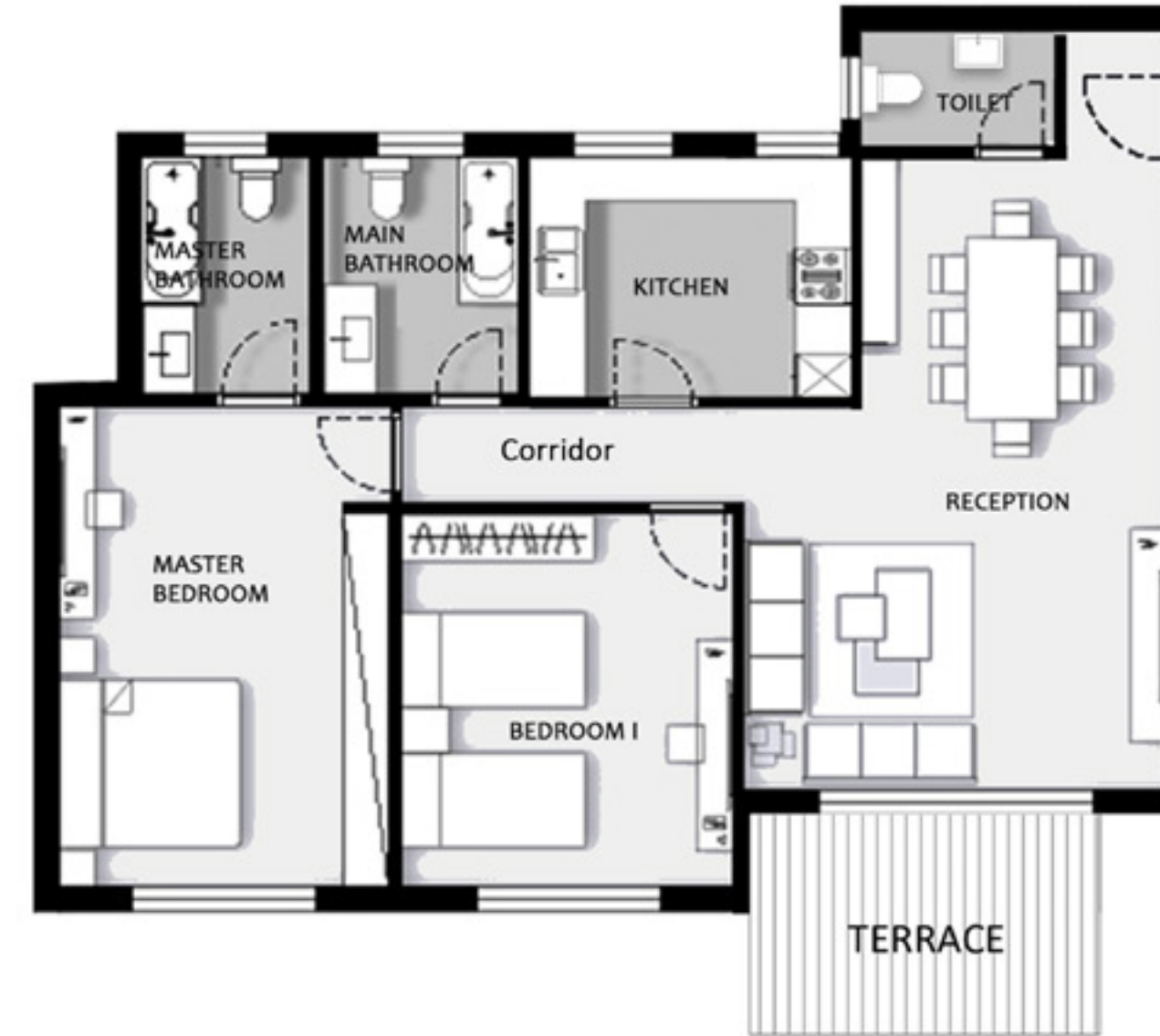
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**TYPE (A) - First Floor
3 Bedroom
Apartment (A13) 168 m2**

Space Name	Dimension
Reception	3.80*8.20
Master Bedroom	5.25*3.60
Bedroom1	4.20*3.60
Bedroom2	4.20*3.60
Kitchen	2.60*3.70
Toilet(Guest Bathroom)	1.25*2.35
Main Bathroom	2.20*2.60
Master Bathroom	1.85*2.60
Maid Room	2.20*2.60
Corridor	1.05*7.45
Terrace	2.30*3.80



**TYPE (A) - First Floor
2 Bedroom
Apartment (A14) 134 m2**

Space Name	Dimension
Reception	4.60*6.85
Master Bedroom	5.25*3.60
Bedroom1	4.05*3.60
Kitchen	2.25*2.60
Toilet(Guest Bathroom)	1.25*2.00
Main Bathroom	2.20*2.60
Master Bathroom	1.85*2.60
Corridor	1.05*3.75
Terrace	2.30*3.80

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**TYPE (B) - First Floor
3 Bedroom
Apartment (B11) 168 m²**

Space Name	Dimension
Reception	8.20*3.80
Master bedroom	5.30*3.60
Bedroom 1	4.00*3.60
Bedroom 2	4.00*3.60
Kitchen	3.65*2.60
Miad Room	2.58*2.16
Master Bathroom	2.70*1.85
Main Bathroom	2.58*2.16
Toilet	2.30*1.25
Terrace	3.80*2.25



**TYPE (B) - First Floor
3 Bedroom
Apartment (B12) 168 m²**

Space Name	Dimension
Reception	3.80*8.20
Master Bedroom	5.25*3.60
Bedroom1	4.20*3.60
Bedroom2	4.20*3.60
Kitchen	2.60*3.70
Toilet(Guest Bathroom)	1.25*2.35
Main Bathroom	2.20*2.60
Master Bathroom	1.85*2.60
Maid Room	2.20*2.60
Corridor	1.05*7.45
Terrace	2.30*3.80

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**TYPE (B) - First Floor
2 Bedroom
Apartment (B13) 130 m²**

Space Name	Dimension
Reception	8.20*3.80
Master bedroom	5.30*3.60
Bedroom 1	4.00*3.60
Kitchen	2.60*2.60
Master Bathroom	2.10*1.80
Main Bathroom	2.85*2.65
Toilet	1.65*1.25
Terrace	3.80*2.25



**TYPE (B) - First Floor
2 Bedroom
Apartment (B14) 130 m²**

Space Name	Dimension
Reception	8.20*3.80
Master bedroom	5.30*3.60
Bedroom 1	4.00*3.60
Kitchen	2.60*2.60
Master Bathroom	2.10*1.80
Main Bathroom	2.85*2.65
Toilet	1.65*1.25
Terrace	3.80*2.25

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I-Shaped Buildings
Top Floor Duplex
with penthouse

Seventh Floor

Type A

Unit No	Area
Appartment 71	130.00 m2
Appartment 72	130.00 m2
Appartment 73	168.00 m2
Duplex 74	270.00 m2

(7th 168m2 & roof 102m2)

Type B

Unit No	Area
Duplex 71	270.00 m2
Appartment 72	168.00 m2
Appartment 73	130.00 m2
Appartment 74	130.00 m2

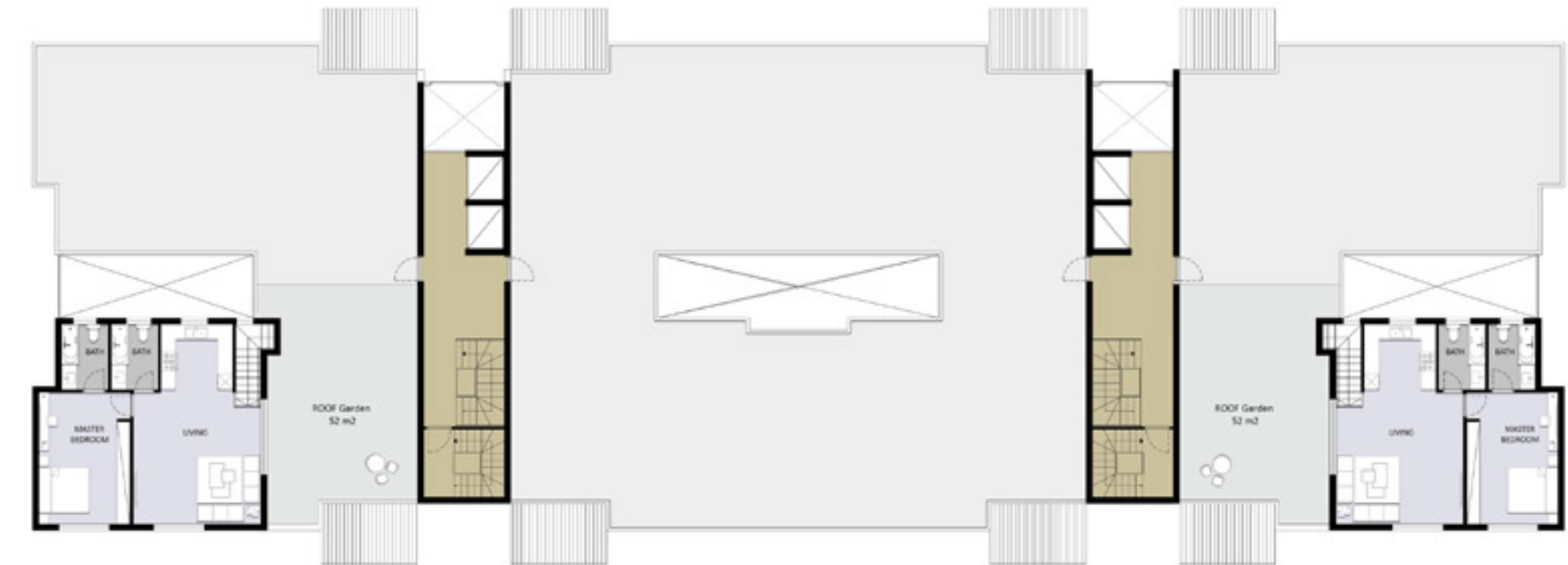
(7th 168m2 & roof 102m2)



SEVENTH FLOOR PLAN

DISCLAIMER:

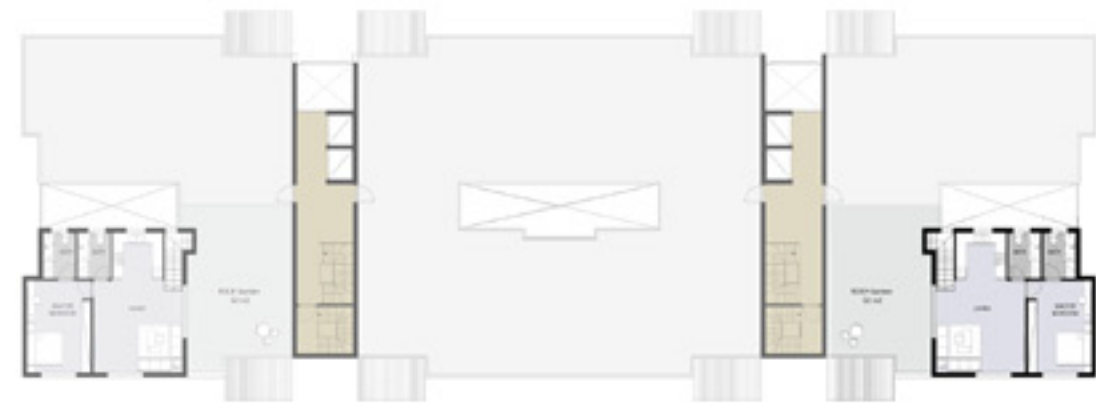
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ROOF FLOOR PLAN

DISCLAIMER:

All renders and visual materials are for illustrative purpose only. Actual areas may vary from the stated figures. All dimensions are measured to structural elements. OUD reserves the right to make minor modifications without prior notice. Unit floor plan might be mirrored according to its location in the layout. Garden area and boundaries vary according to unit location.



ROOF FLOOR PLAN



SEVENTH FLOOR PLAN

**Type (B)
4 Bedroom
Duplex (B71)**

270 m²

Roof Floor 102 m²

Space Name	Dimension
Living	5.05*5.25
Master Bedroom	3.60*5.25
Kitchen	2.70*2.85
Main Bathroom	1.90*2.60
Master Bathroom	1.85*2.60
Terrace	2.30*3.80

Seventh Floor 168m²

Space Name	Dimension
Reception	43.25 m ²
Master Bedroom	5.25*3.60
Bedroom1	4.20*3.60
Bedroom2	4.20*3.60
Kitchen	2.60*3.70
Toilet(Guest Bathroom)	1.25*2.35
Main Bathroom	2.20*2.60
Master Bathroom	1.85*2.60
Corridor	1.05*7.45
Terrace	2.30*3.80



Roof Floor

102 m²

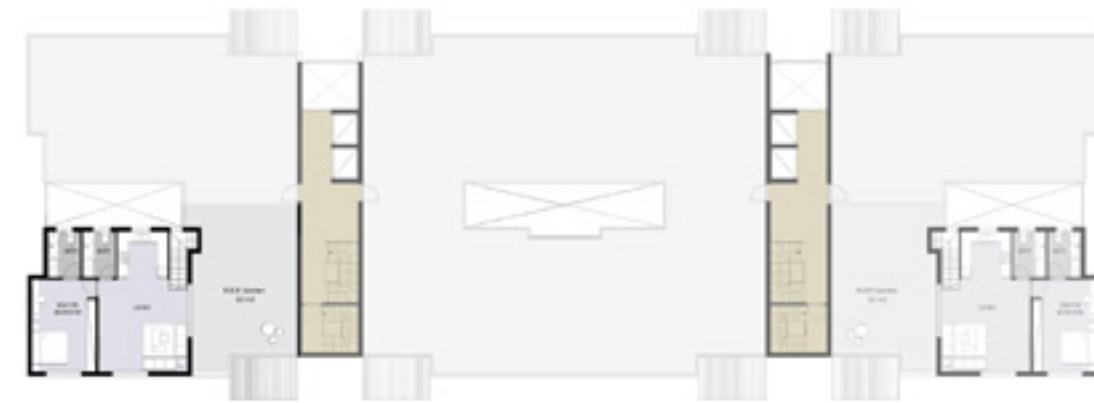


Seventh Floor

168 m²

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ROOF FLOOR PLAN



SEVENTH FLOOR PLAN

**Type (A)
4 Bedroom
Duplex (A74)**

270 m2

Space Name	Dimension
Living	5.05*5.25
Master Bedroom	3.60*5.25
Kitchen	2.70*2.85
Main Bathroom	1.90*2.60
Master Bathroom	1.85*2.60
Terrace	2.30*3.80

Space Name	Dimension
Reception	43.25 m2
Master Bedroom	5.25*3.60
Bedroom1	4.20*3.60
Bedroom2	4.20*3.60
Kitchen	2.60*3.70
Toilet(Guest Bathroom)	1.25*2.35
Main Bathroom	2.20*2.60
Master Bathroom	1.85*2.60
Corridor	1.05*7.45
Terrace	2.30*3.80



Roof Floor

102 m2



Seventh Floor

168 m2

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