



WELCOME TO

BOTANICA.

R E S I D E N T I A L

THE BOTANICA LIFE



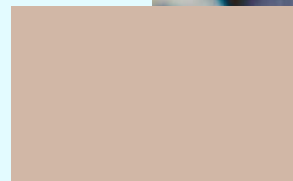
Right In The Heart Of The New Capital

The vision of growing a community in a well planned urban defined by an unique architecture as well as a various interior choices landed in a beautiful scented landscaing & connected waterscaping in all directions.



THE SCENTED LAND

Botanica planted peacefully on 24 feddan with a prime location in the R7 residential district





THE MASTER PLAN





THE SCENTED SCENE

The scene is planted peacefully on 24 feddan with a prime location in the R7 residential district neighboring the diplomatic village & the commercial zone with the perfect distance to enjoy the peacefully living style.

THE VISION

Setting a variety of apartments & duplexes for the diversity of choices in 22 blocks less than 20% Foot Print overlooking the social private club and connected through a beautiful scented quietly landscape experience for the peaceful living and views for each home whilst designed a commercial area for any time entertaining.





THE CLUB

The benefit of a social club placed centrally in the heart of the botanica with wide multiple sights serving a healthy & a social life.

THE TRACK

Jogging is a life style, with a circular outer track surrounding the settlement.





THE RELAX

Live peacefully with multiple zones designed in the landscape for (yoga,kids area & shaded outdoor areas).

Build a habit

SHOP & DINE

The Botanica offering a charming yet enclosed a commercial spaces various from shops and fine dining. Where you could find all that you ever need and yet have a memorable nights with family and friends.



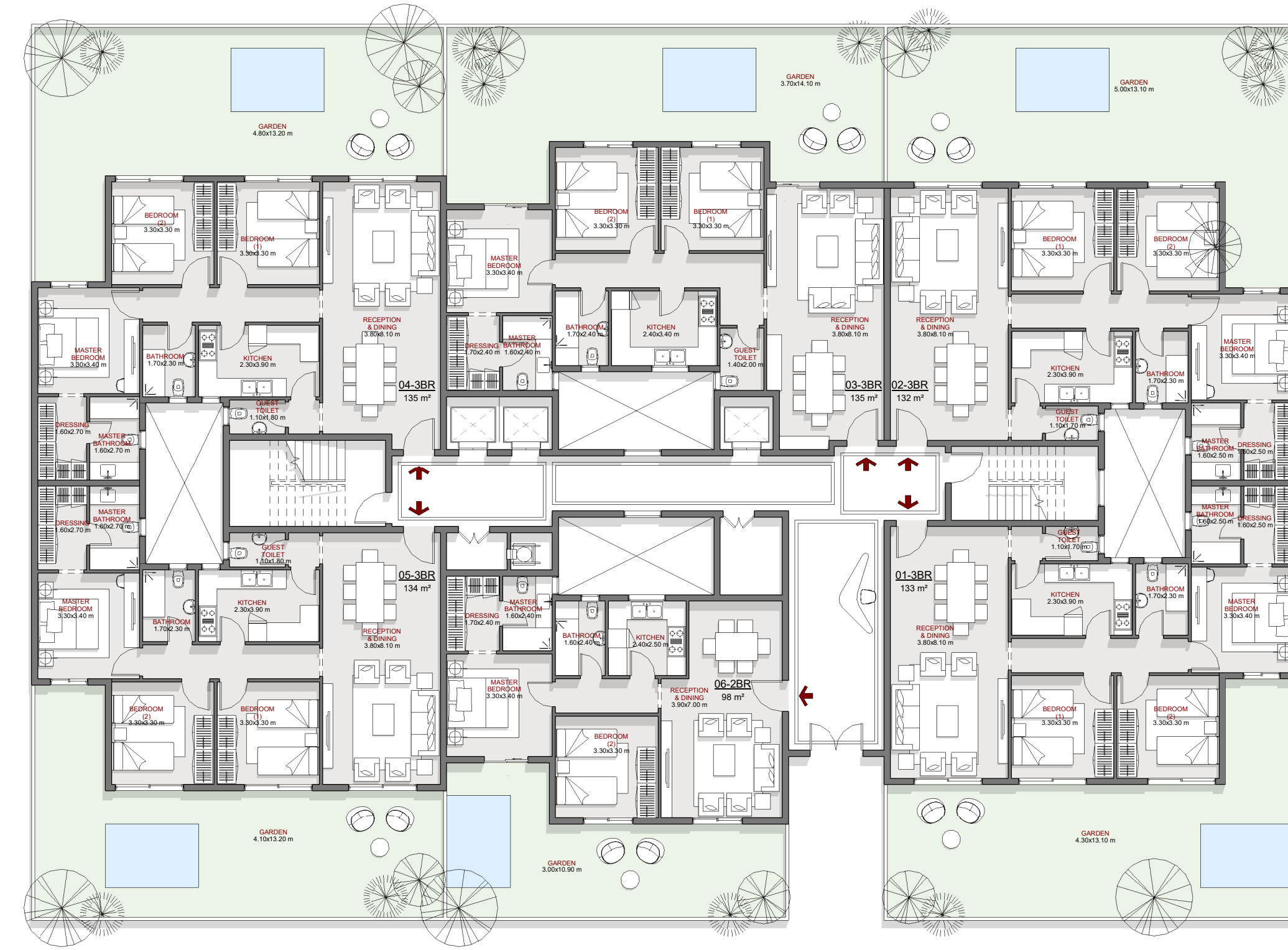
THE DREAM





BUILDING-01

TYPE-O1



GROUND FLOOR PLAN

TYPE-O1



FIRST FLOOR PLAN

TYPE-O1



TYPICAL FLOOR PLAN

TYPE-O1



TOP FLOOR PLAN



APARTMENTS

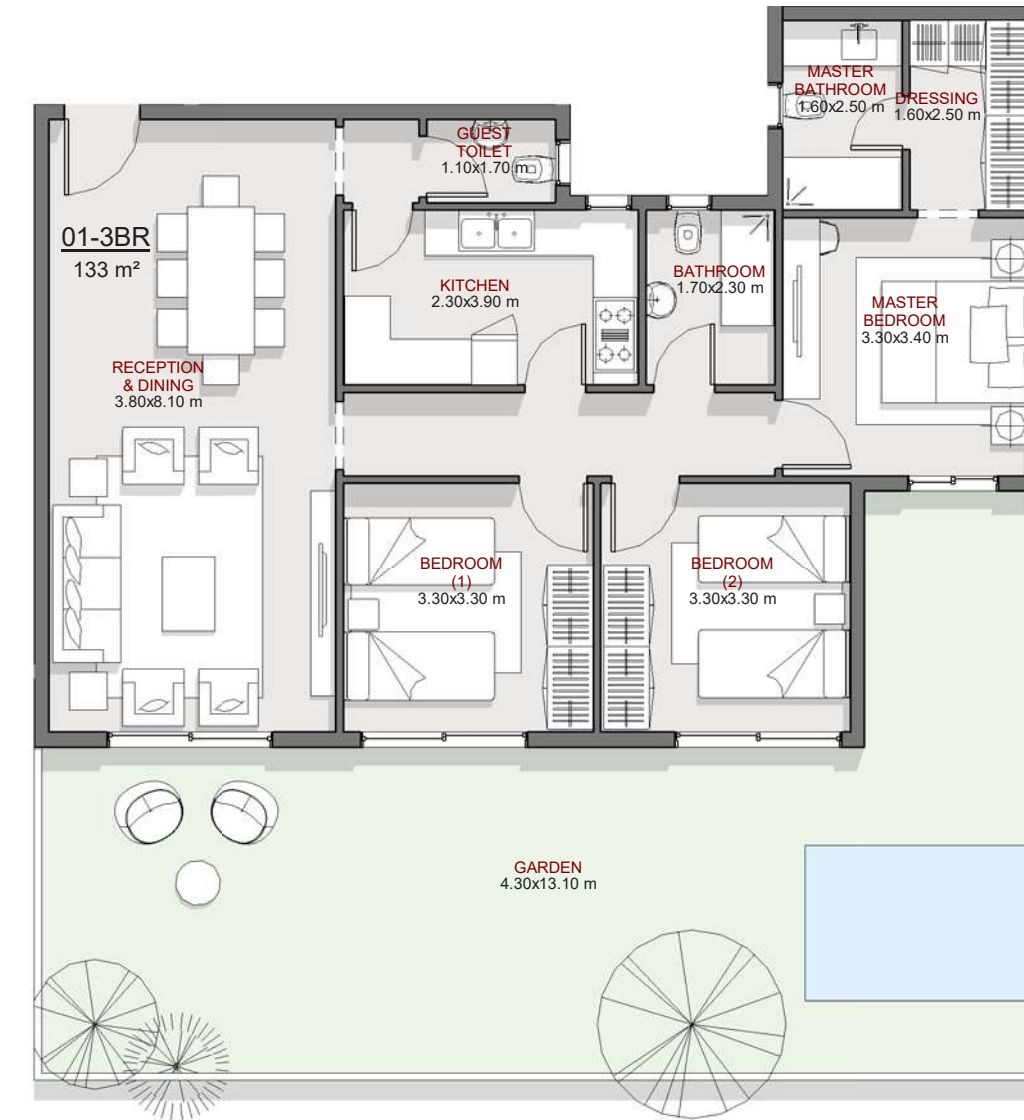


DISCLAIMER
All the interior material are references inspired with the designer vision only, the developer isn't obligated to deliver the apartments finished.

TYPE-O1

APARTMENT 3BR- 133 SQM

RECEPTION & DINING	3.80 X 8.10
GUEST TOILET	1.10 X 1.70
KITCHEN	2.30 X 3.90
BEDROOM (1)	3.30 X 3.30
BEDROOM (2)	3.30 X 3.30
BATHROOM	1.70 X 2.30
MASTER BEDROOM	3.40 X 3.30
MASTER BATHROOM	2.50 X 1.60
MASTER DRESSING	2.50 X 1.60
GARDEN	4.30 X 13.10



TYPE-O1

APARTMENT 3BR- 132 SQM

RECEPTION & DINING	3.80 X 8.10
GUEST TOILET	1.10 X 1.70
KITCHEN	2.30 X 3.90
BEDROOM (1)	3.30 X 3.30
BEDROOM (2)	3.30 X 3.30
BATHROOM	1.70 X 2.30
MASTER BEDROOM	3.40 X 3.30
MASTER BATHROOM	2.50 X 1.60
MASTER DRESSING	2.50 X 1.60
GARDEN	4.30 X 13.10



DISCLAIMER
All materials, dimensions and drawings are approximate and measured clean from finish of the wall not including the walls & the garden area aren't included in the area tag of the apartment as it is subjected to slight modifications regarding the layout. The developer reserves the right to make non-fundamental modifications to the design.

TYPE-O1

APARTMENT 3BR- 135 SQM

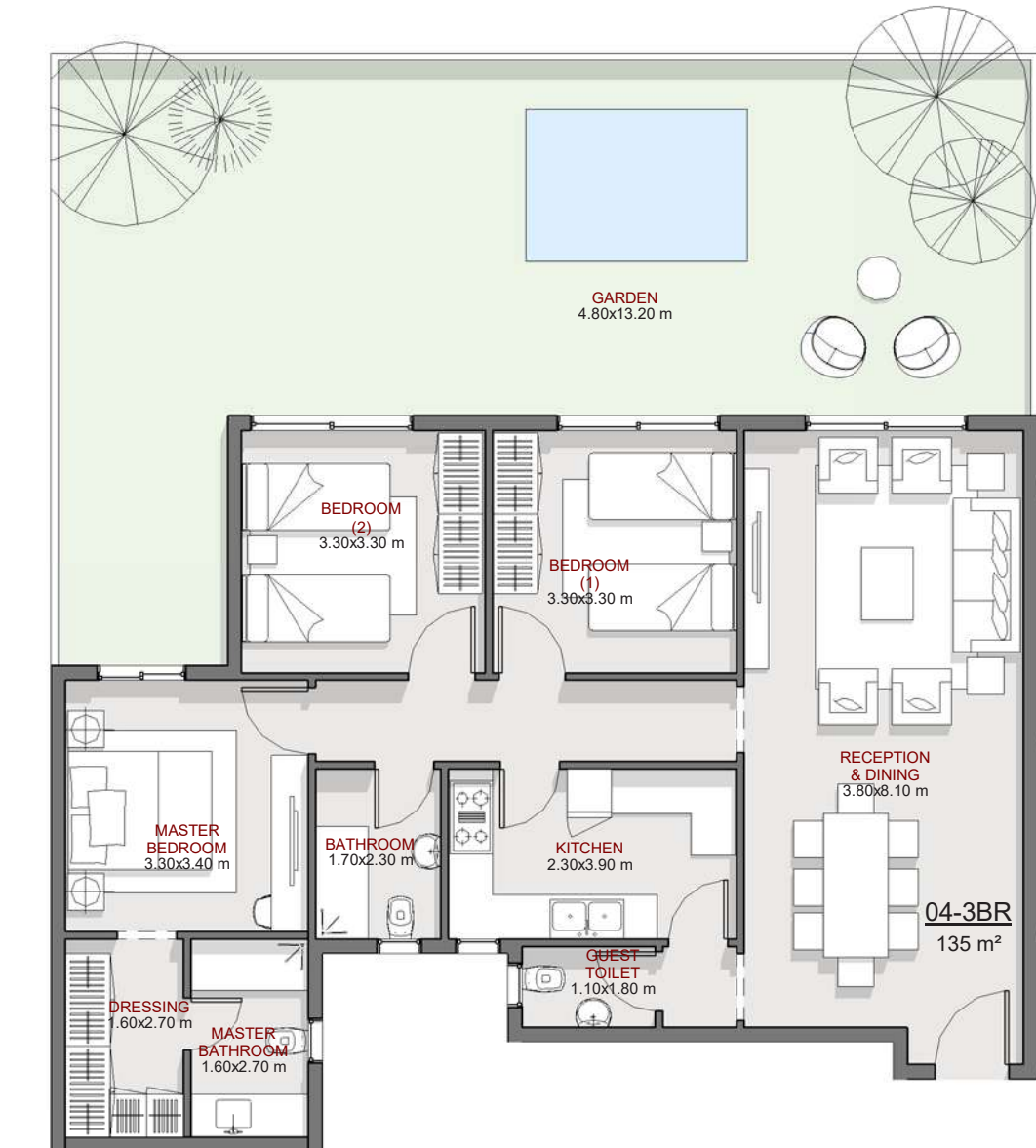
RECEPTION & DINING	3.80 X 8.10
GUEST TOILET	1.40 X 2.00
KITCHEN	2.40 X 3.40
BEDROOM (1)	3.30 X 3.30
BEDROOM (2)	3.30 X 3.30
BATHROOM	1.70 X 2.40
MASTER BEDROOM	3.40 X 3.30
MASTER BATHROOM	2.40 X 1.60
MASTER DRESSING	2.40 X 1.70
GARDEN	3.70 X 14.10



TYPE-O1

APARTMENT 3BR- 135 SQM

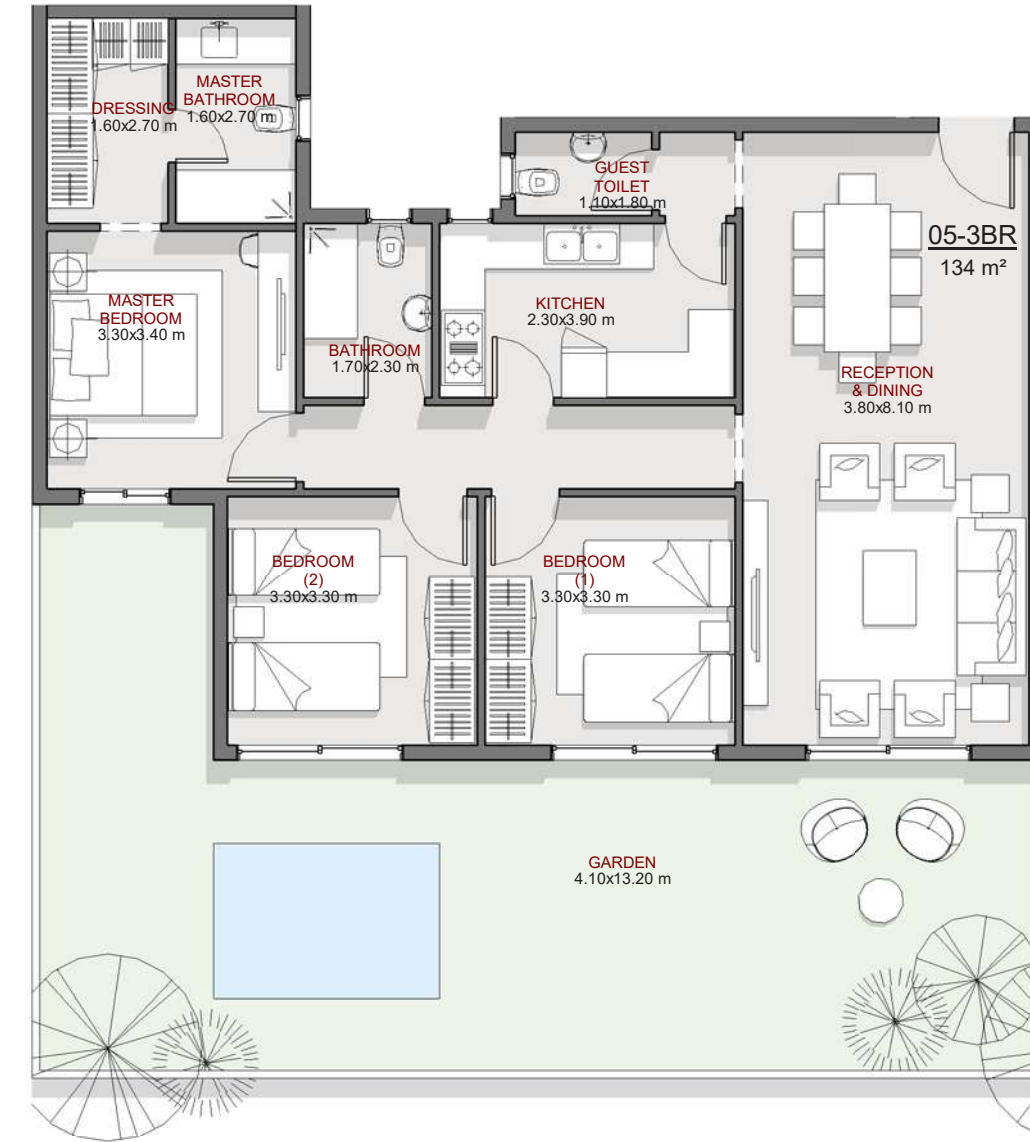
RECEPTION & DINING	3.80 X 8.10
GUEST TOILET	1.10 X 1.80
KITCHEN	2.30 X 3.90
BEDROOM (1)	3.30 X 3.30
BEDROOM (2)	3.30 X 3.30
BATHROOM	1.70 X 2.30
MASTER BEDROOM	3.40 X 3.30
MASTER BATHROOM	2.70 X 1.60
MASTER DRESSING	2.70 X 1.60
GARDEN	4.80 X 13.20



TYPE-OI

APARTMENT 3BR- 134 SQM

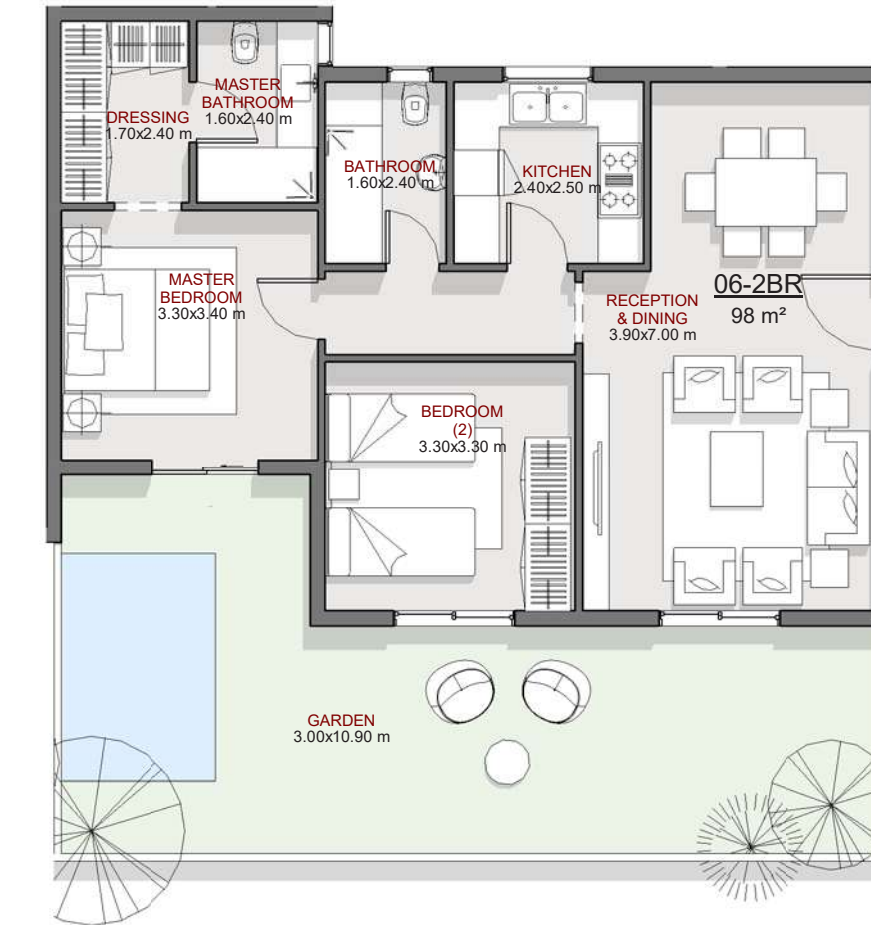
RECEPTION & DINING	3.80 X 8.10
GUEST TOILET	1.10 X 1.80
KITCHEN	2.30 X 2.90
BEDROOM (1)	3.30 X 3.30
BEDROOM (2)	3.30 X 3.30
BATHROOM	1.70 X 2.30
MASTER BEDROOM	3.40 X 3.30
MASTER BATHROOM	2.70 X 1.60
MASTER DRESSING	2.70 X 1.70
GARDEN	4.10 X 13.20



TYPE-OI

APARTMENT 2BR- 98 SQM

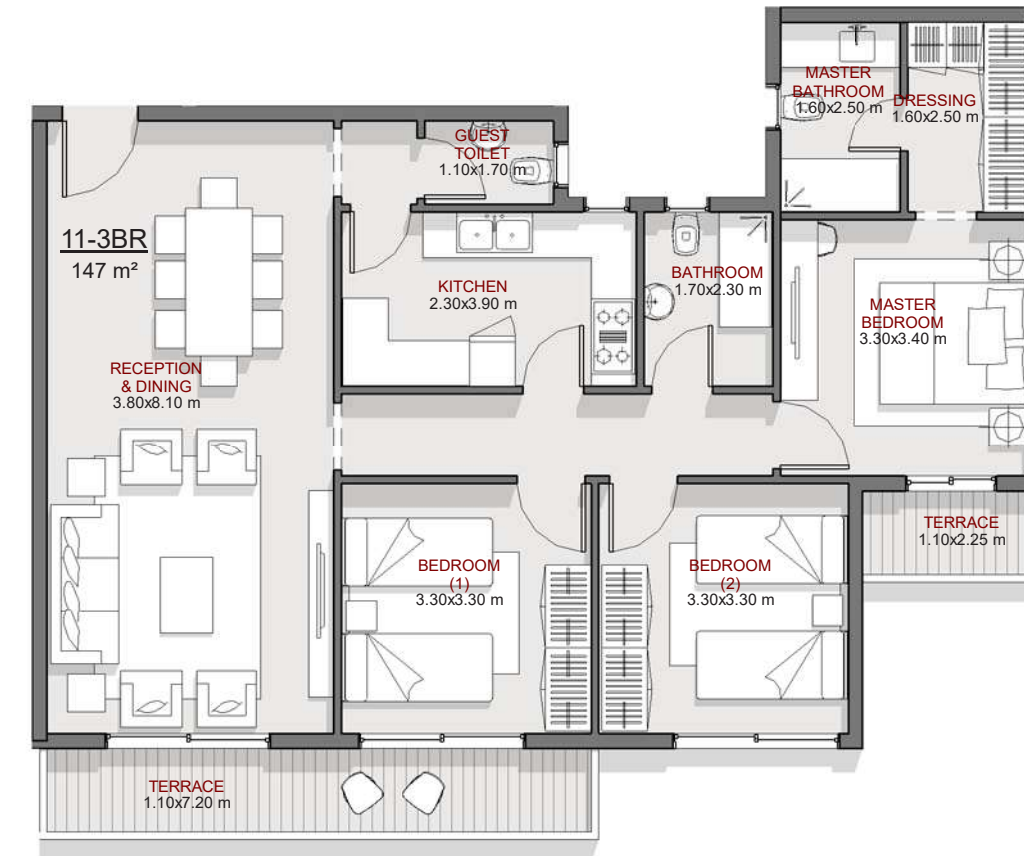
RECEPTION & DINING	3.90 X 7.00
GUEST TOILET	1.10 X 1.80
KITCHEN	2.40 X 2.50
BEDROOM (1)	3.30 X 3.30
BATHROOM	1.60 X 2.40
MASTER BEDROOM	3.40 X 3.30
MASTER BATHROOM	2.40 X 1.60
MASTER DRESSING	2.40 X 1.70
GARDEN	3.00 X 10.90



TYPE-OI

APARTMENT 3BR- 147 SQM

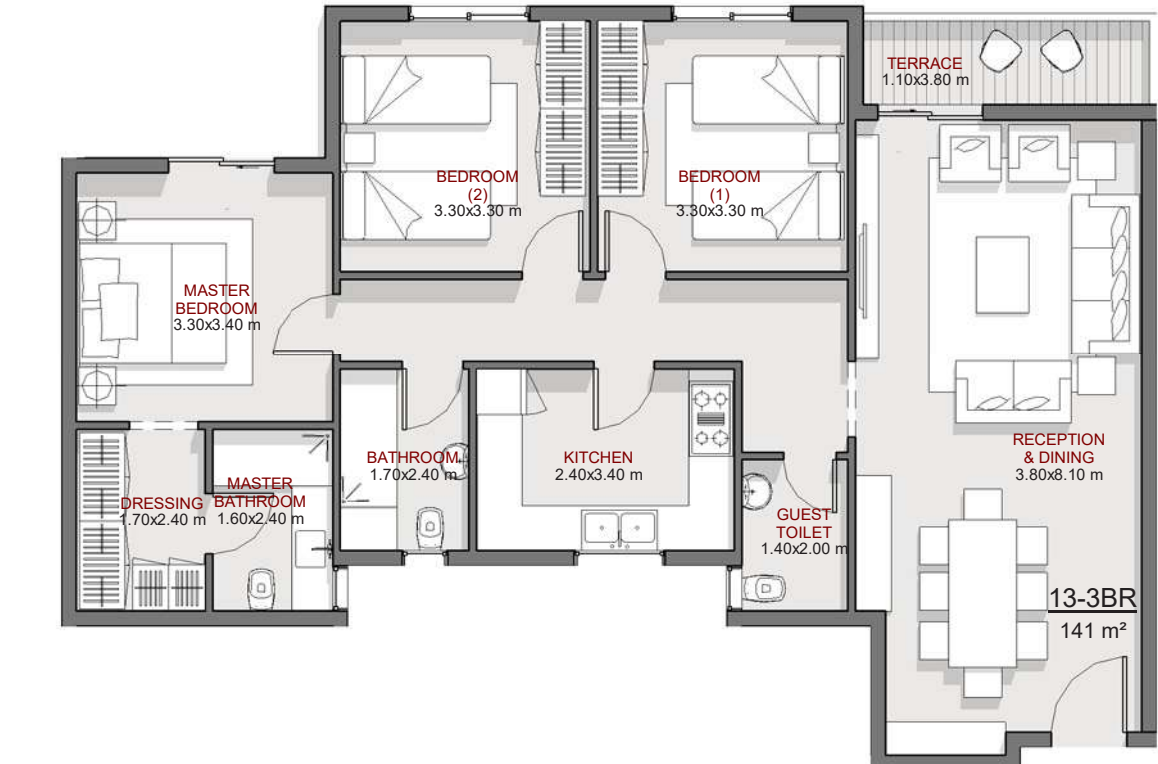
RECEPTION & DINING	3.80 X 8.10
GUEST TOILET	1.10 X 1.70
KITCHEN	2.30 X 2.90
BEDROOM (1)	3.30 X 3.30
BEDROOM (2)	3.30 X 3.30
BATHROOM	1.70 X 2.30
MASTER BEDROOM	3.40 X 3.30
MASTER BATHROOM	2.50 X 1.60
MASTER DRESSING	2.50 X 1.60
TERRACE	1.10 X 7.20
TERRACE	1.10 X 2.25



TYPE-OI

APARTMENT 3BR- 141 SQM

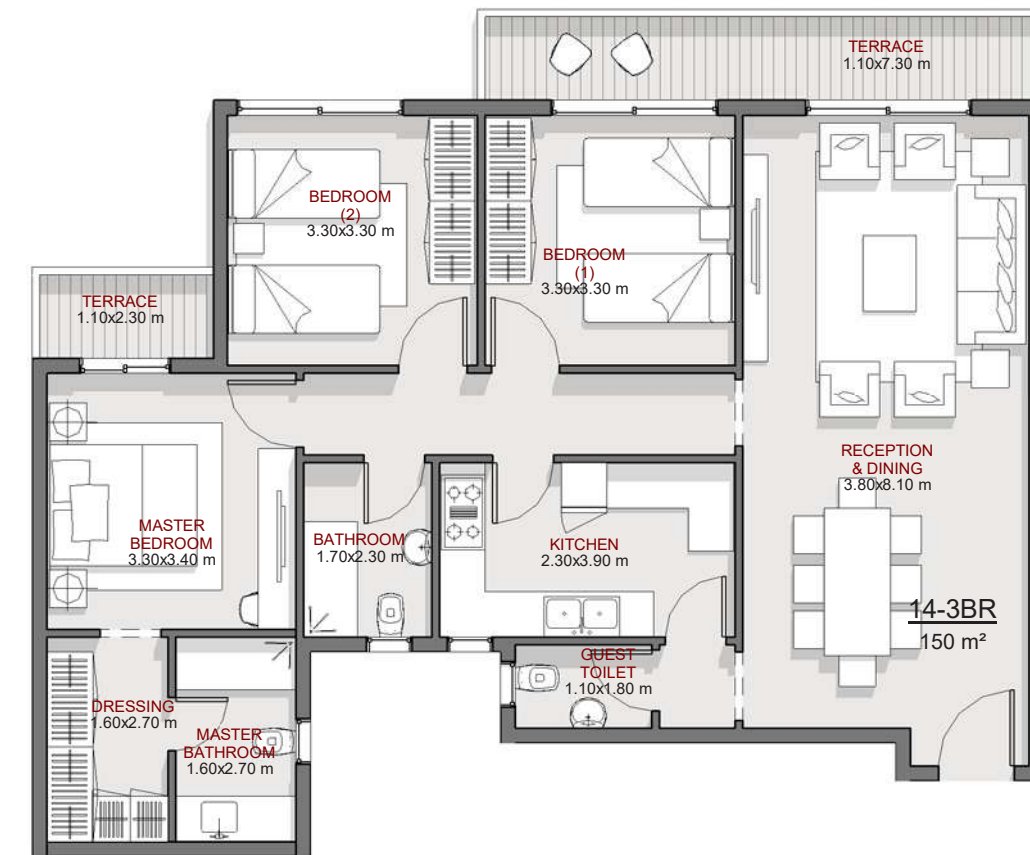
RECEPTION & DINING	3.80 X 8.10
GUEST TOILET	1.40 X 2.00
KITCHEN	2.40 X 3.40
BEDROOM (1)	3.30 X 3.30
BEDROOM (2)	3.30 X 3.30
BATHROOM	1.70 X 2.40
MASTER BEDROOM	3.40 X 3.30
MASTER BATHROOM	2.40 X 1.60
MASTER DRESSING	2.40 X 1.70
TERRACE	1.10 X 3.80



TYPE-OI

APARTMENT 3BR- 150 SQM

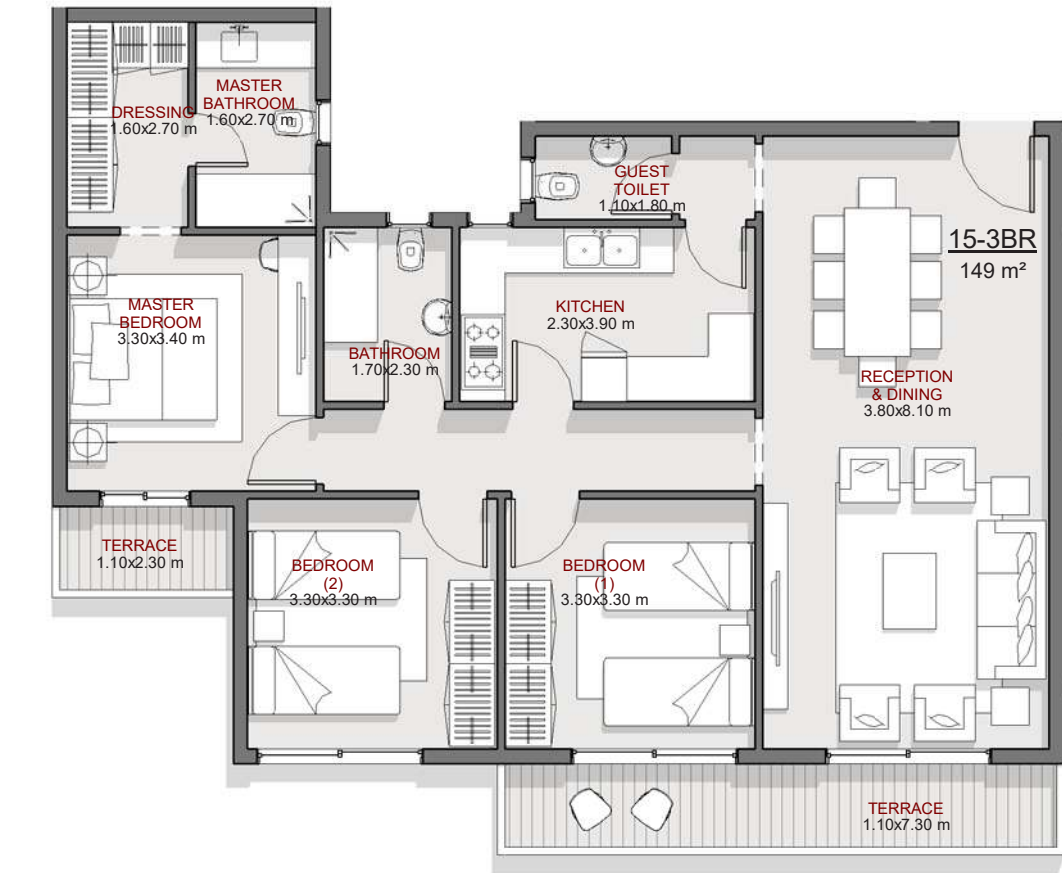
RECEPTION & DINING	3.80 X 8.10
GUEST TOILET	1.10 X 1.80
KITCHEN	2.30 X 3.90
BEDROOM (1)	3.30 X 3.30
BEDROOM (2)	3.30 X 3.30
BATHROOM	1.70 X 2.30
MASTER BEDROOM	3.40 X 3.30
MASTER BATHROOM	2.70 X 1.60
MASTER DRESSING	2.70 X 1.60
TERRACE	1.10 X 2.30
TERRACE	1.10 X 7.30



TYPE-OI

APARTMENT 3BR- 149 SQM

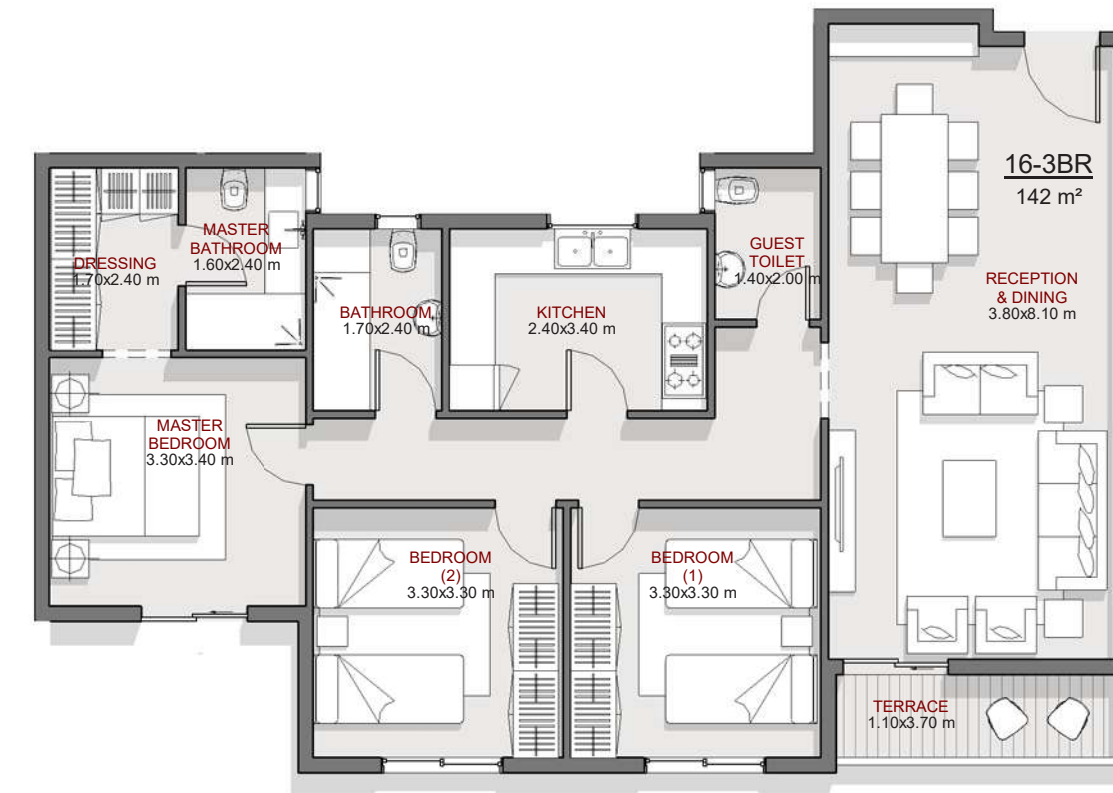
RECEPTION & DINING	3.80 X 8.10
GUEST TOILET	1.40 X 2.00
KITCHEN	2.40 X 3.90
BEDROOM (1)	3.30 X 3.30
BEDROOM (2)	3.30 X 3.30
BATHROOM	1.70 X 2.30
MASTER BEDROOM	3.40 X 3.30
MASTER BATHROOM	2.70 X 1.60
MASTER DRESSING	2.70 X 1.60
TERRACE	1.10 X 7.30
TERRACE	1.10 X 2.30



TYPE-O1

APARTMENT 3BR- 142 SQM

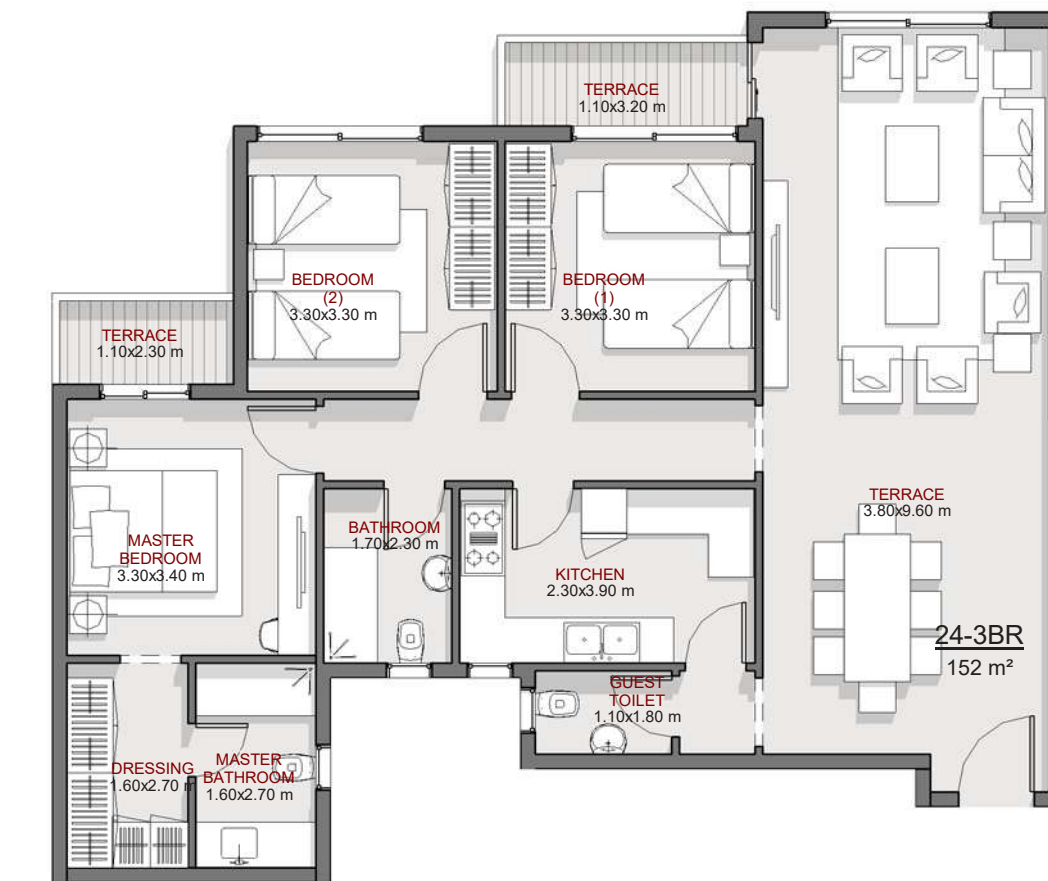
RECEPTION & DINING	3.80 X 8.10
GUEST TOILET	1.40 X 2.00
KITCHEN	2.40 X 3.40
BEDROOM (1)	3.30 X 3.30
BEDROOM (2)	3.30 X 3.30
BATHROOM	1.70 X 2.40
MASTER BEDROOM	3.40 X 3.30
MASTER BATHROOM	2.40 X 1.60
MASTER DRESSING	2.40 X 1.70
TERRACE	1.10 X 3.70



TYPE-O1

APARTMENT 3BR- 152 SQM

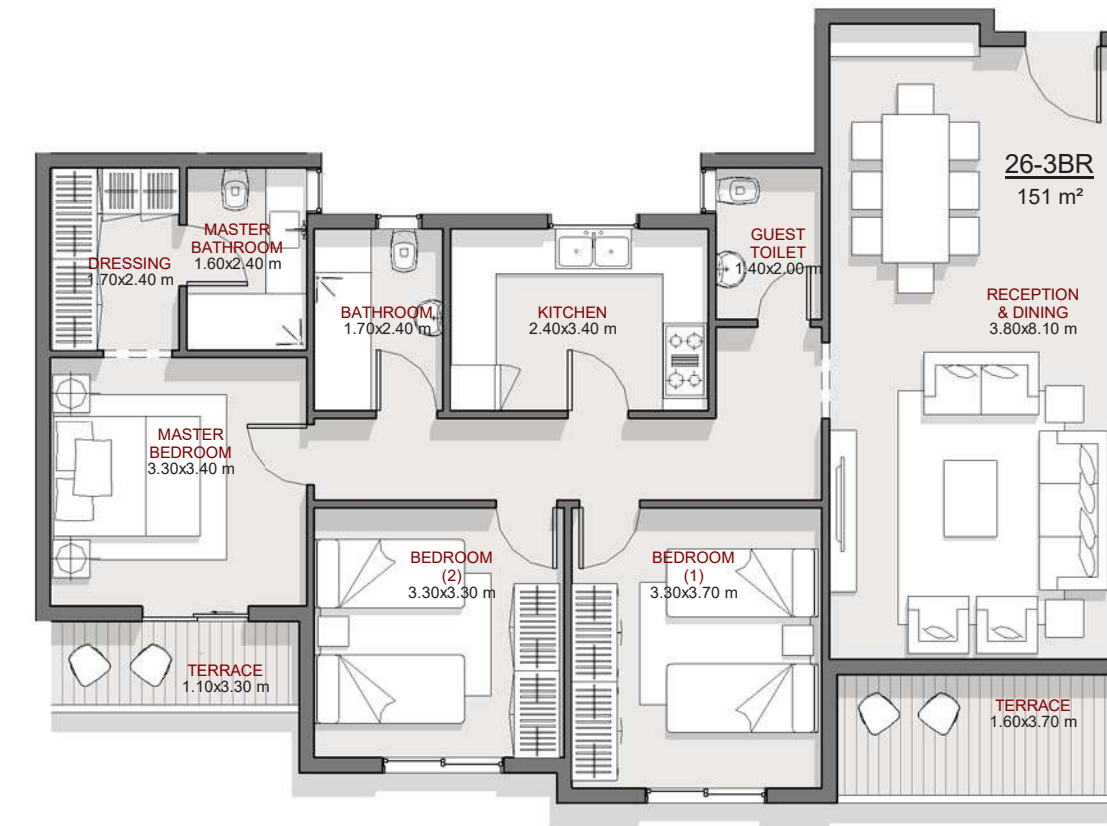
RECEPTION & DINING	3.80 X 9.60
GUEST TOILET	1.10 X 1.80
KITCHEN	2.30 X 3.90
BEDROOM (1)	3.30 X 3.30
BEDROOM (2)	3.30 X 3.30
BATHROOM	1.70 X 2.30
MASTER BEDROOM	3.40 X 3.30
MASTER BATHROOM	2.70 X 1.60
MASTER DRESSING	2.70 X 1.60
TERRACE	1.10 X 2.30
TERRACE	1.10 X 2.30



TYPE-O1

APARTMENT 3BR- 151 SQM

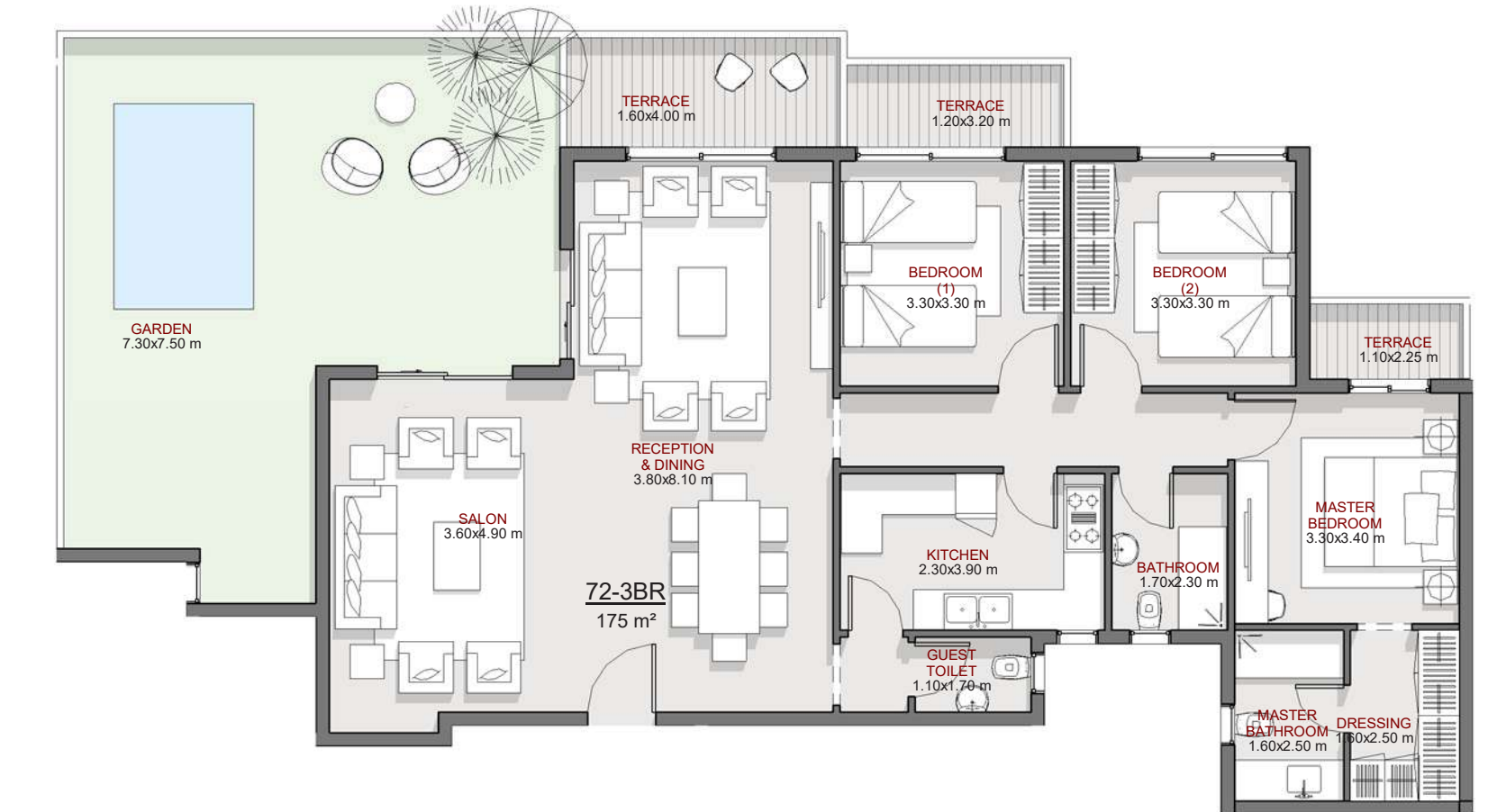
RECEPTION & DINING	3.80 X 8.10
GUEST TOILET	1.40 X 2.00
KITCHEN	2.40 X 3.40
BEDROOM (1)	3.30 X 3.30
BEDROOM (2)	3.30 X 3.30
BATHROOM	1.70 X 2.40
MASTER BEDROOM	3.40 X 3.30
MASTER BATHROOM	2.40 X 1.60
MASTER DRESSING	2.40 X 1.70
TERRACE	1.10 X 3.70
TERRACE	1.10 X 3.30



TYPE-O1

PENTHOUSE 3BR- 175 SQM

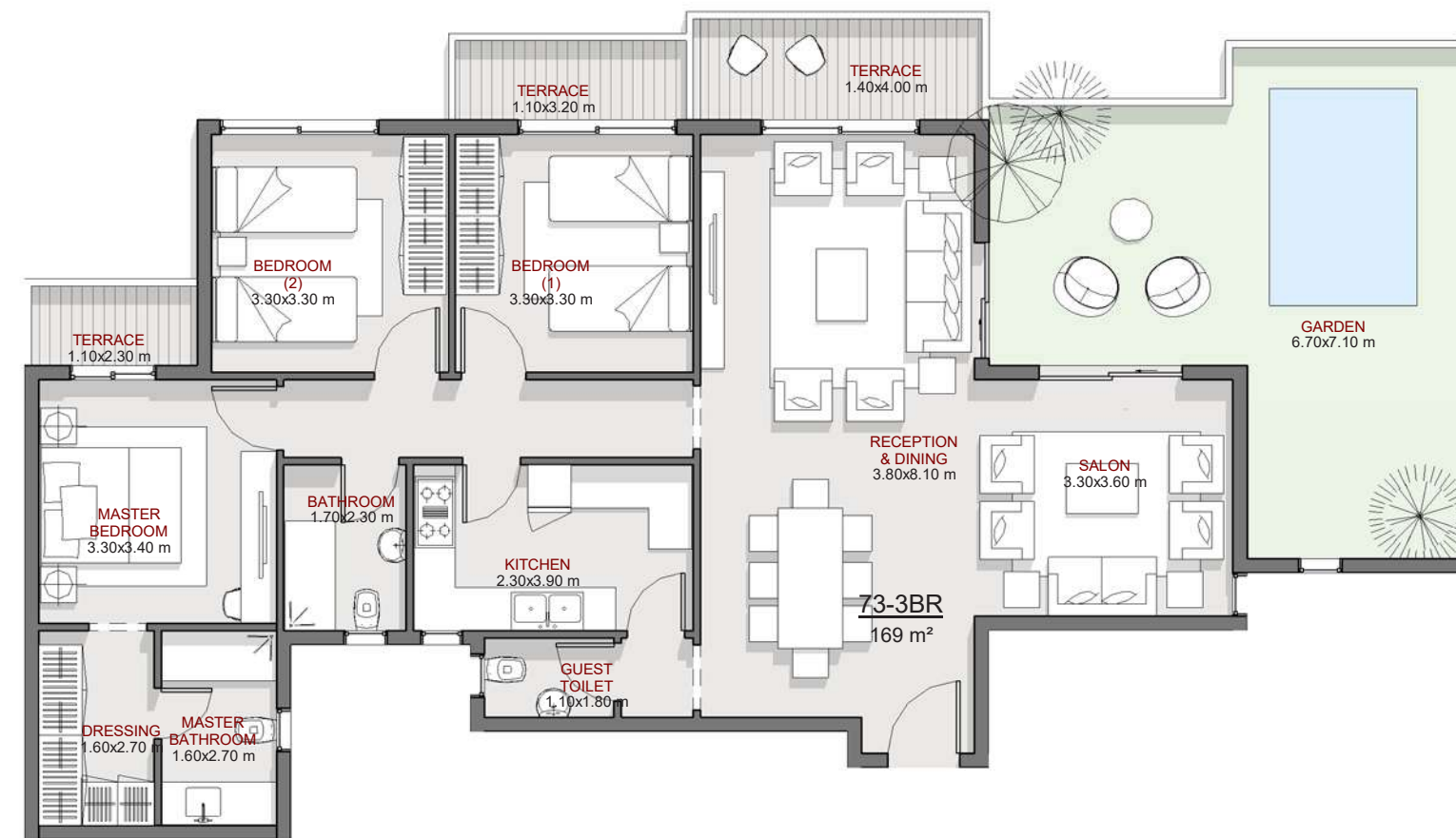
RECEPTION & DINING	3.80 X 8.10
SALON	3.60 X 4.90
GUEST TOILET	1.10 X 1.70
KITCHEN	2.30 X 3.90
BEDROOM (1)	3.30 X 3.30
BEDROOM (2)	3.30 X 3.30
BATHROOM	1.70 X 2.30
MASTER BEDROOM	3.40 X 3.30
MASTER BATHROOM	2.50 X 1.60
MASTER DRESSING	2.50 X 1.60
TERRACE	1.10 X 2.25
TERRACE	1.20 X 3.20
TERRACE	1.60 X 4.00
GARDEN	7.30 X 7.50



TYPE-O1

PENTHOUSE 3BR- 169 SQM

RECEPTION & DINING	3.80 X 8.10
SALON	3.60 X 3.30
GUEST TOILET	1.10 X 1.80
KITCHEN	2.30 X 3.90
BEDROOM (1)	3.30 X 3.30
BEDROOM (2)	3.30 X 3.30
BATHROOM	1.70 X 2.30
MASTER BEDROOM	3.40 X 3.30
MASTER BATHROOM	2.70 X 1.60
MASTER DRESSING	2.70 X 1.60
TERRACE	1.10 X 2.30
TERRACE	1.10 X 3.20
TERRACE	1.40 X 4.00
GARDEN	7.10 X 6.70





BUILDING-02

TYPE-02



GROUND FLOOR PLAN

TYPE-02



FIRST FLOOR PLAN

DISCLAIMER
All materials, dimensions and drawings are approximate. Information is subject to change without notice. Drawings are to scale and actual usable floor space may slightly vary from the state floor plans. The developer reserves the right to make non-fundamental modifications to the design.

TYPE-02



TYPICAL FLOOR PLAN

TYPE-02



TOP FLOOR PLAN

TYPE-02

STUDIO - 28 SQM

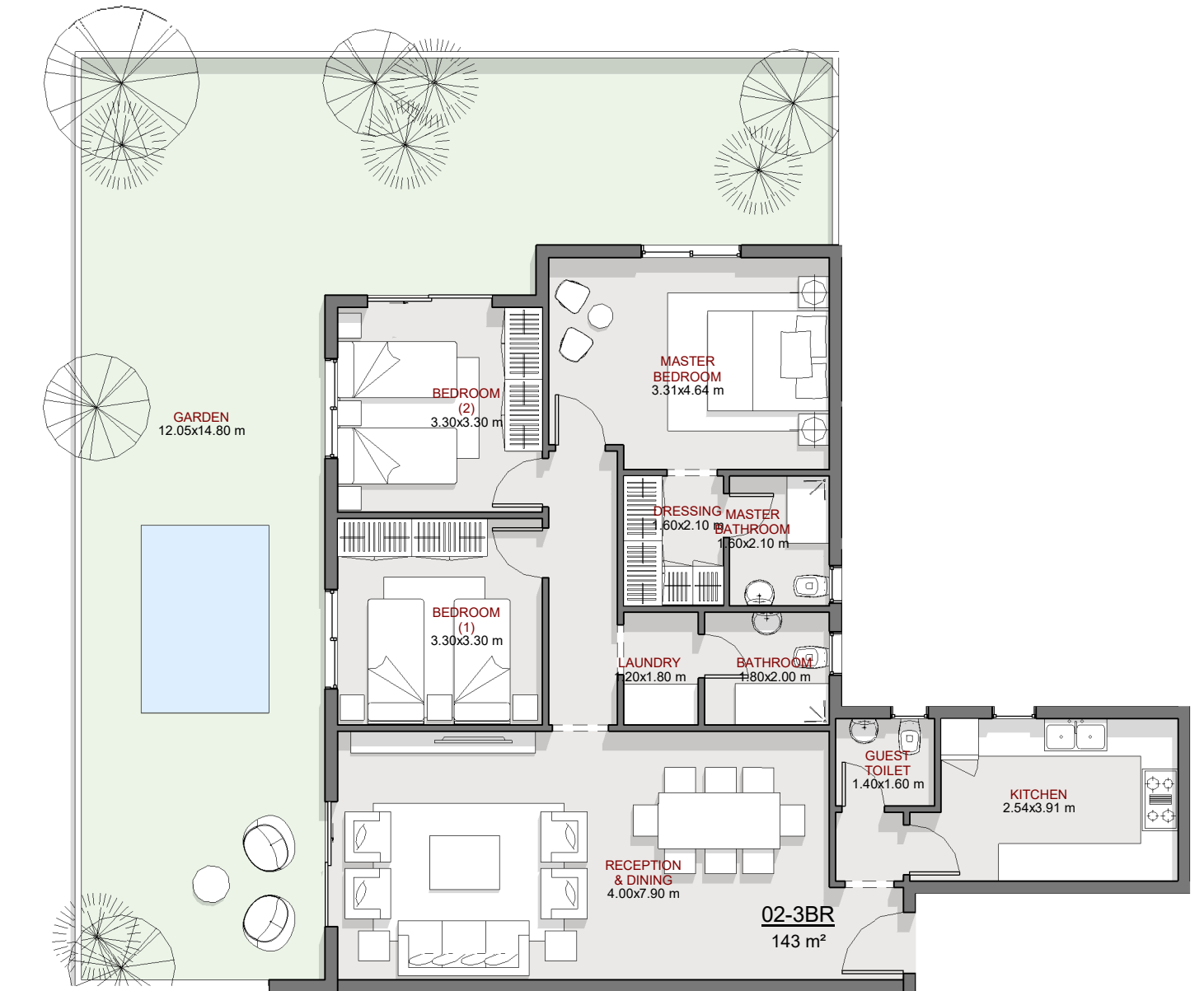
RECEPTION & BEDROOM	3.20 X 4.00
BATHROOM	1.60 X 1.80
KITCHENETTE	1.50 X 1.80
GARDEN	3.30 X 3.40



TYPE-02

APARTMENT 3BR - 143 SQM

RECEPTION & DINING	4.00 X 7.90
GUEST TOILET	1.40 X 1.60
KITCHEN	2.55 X 3.90
BEDROOM (1)	3.30 X 3.30
BEDROOM (2)	3.30 X 3.30
BATHROOM	1.80 X 2.00
LAUNDRY	1.20 X 1.80
MASTER BEDROOM	3.30 X 4.60
MASTER BATHROOM	2.10 X 1.60
MASTER DRESSING	2.10 X 1.60
GARDEN	12.05 X 14.80



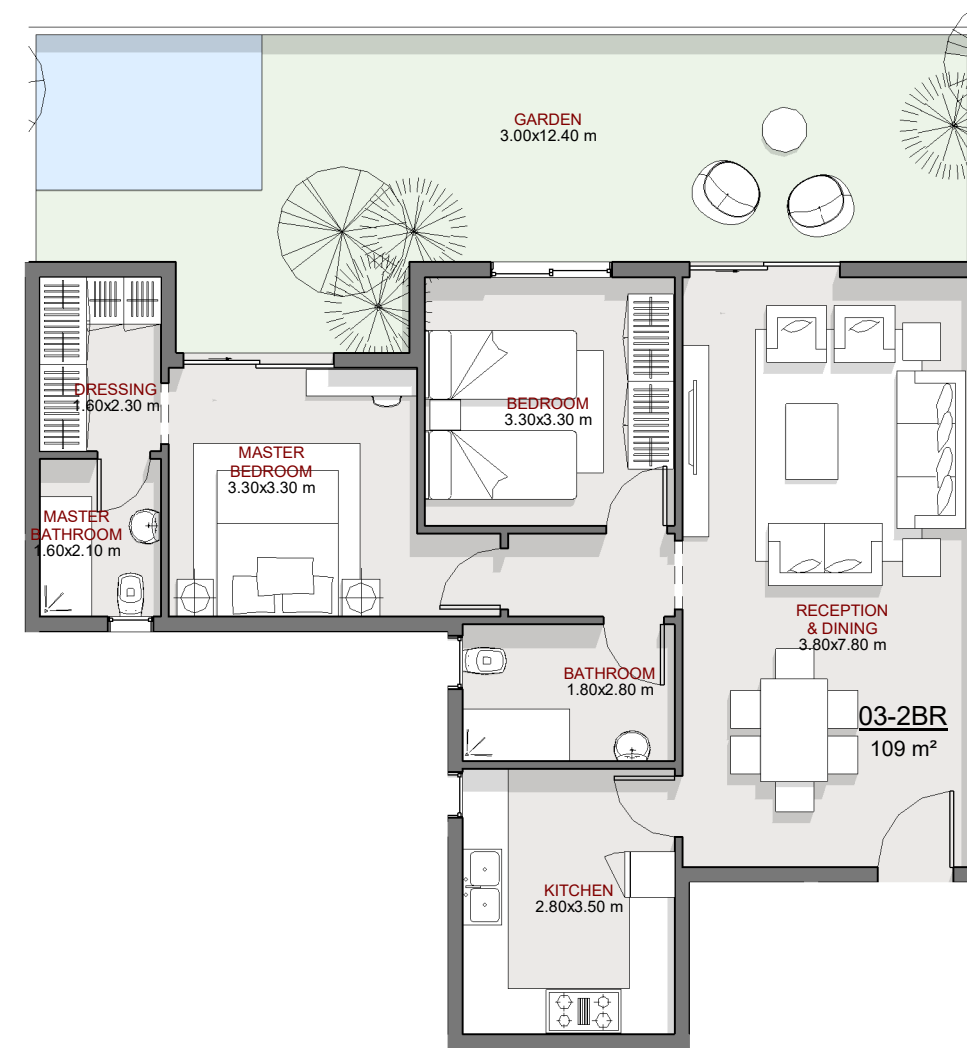
DISCLAIMER

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TYPE-02

APARTMENT 2BR - 109 SQM

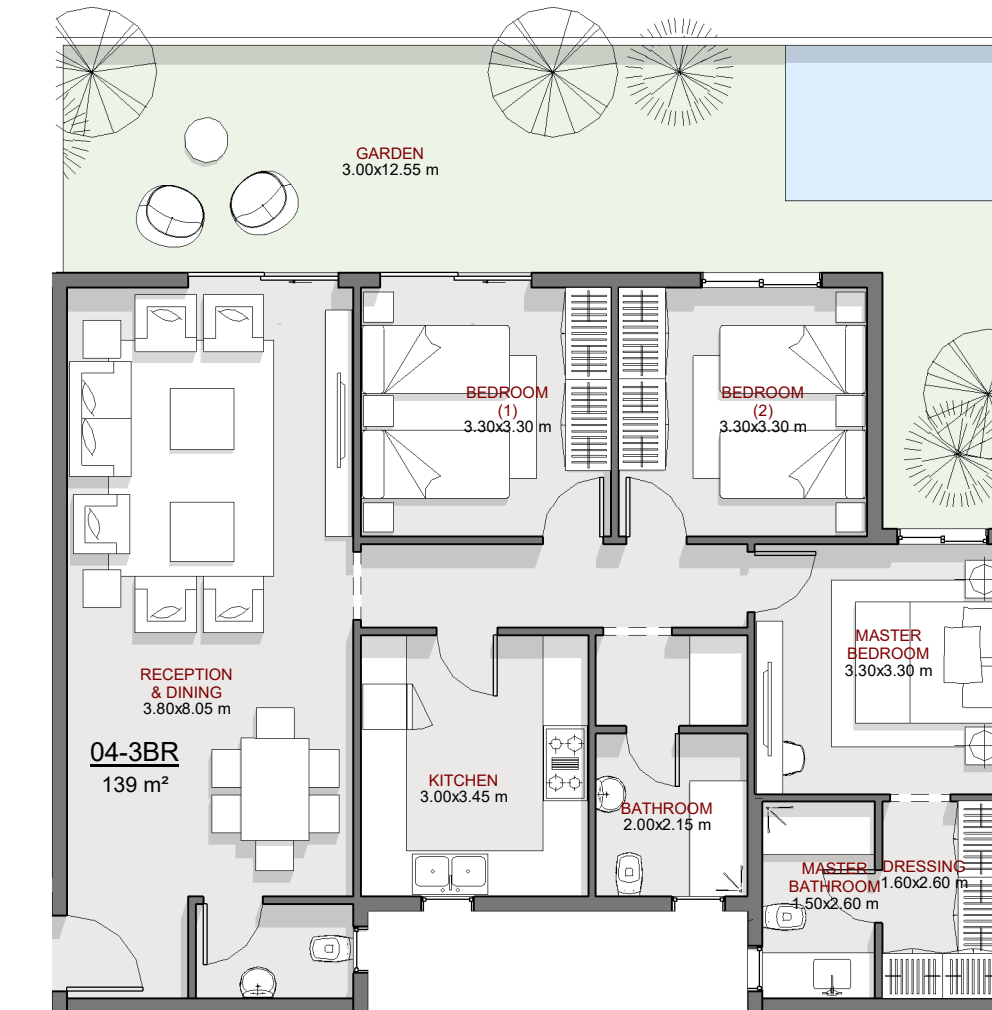
RECEPTION & DINING	3.80 X 7.80
KITCHEN	2.80 X 3.50
BEDROOM (1)	3.30 X 3.30
BATHROOM	1.80 X 2.80
MASTER BEDROOM	3.30 X 3.30
MASTER BATHROOM	2.10 X 1.60
MASTER DRESSING	2.30 X 1.60
GARDEN	12.40 X 3.00



TYPE-02

APARTMENT 3BR - 139 SQM

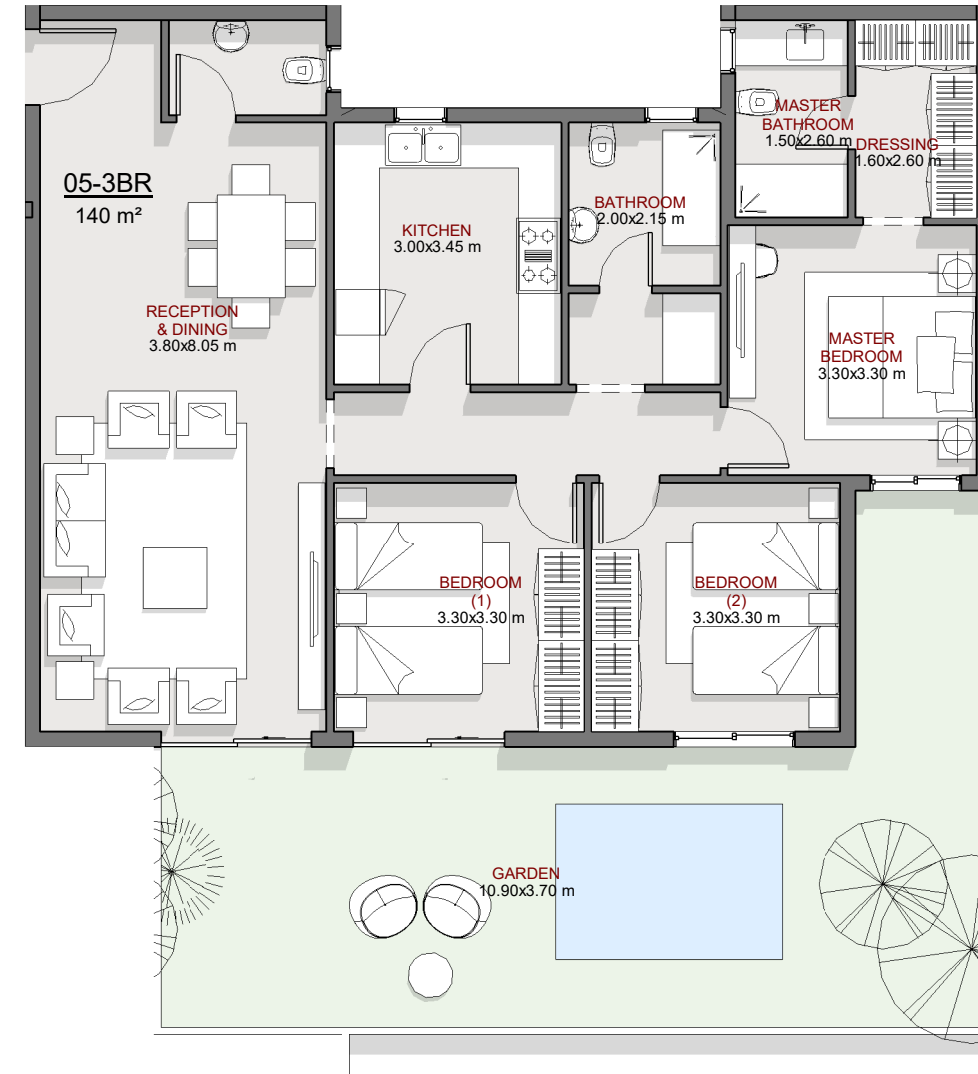
RECEPTION & DINING	3.80 X 8.05
GUEST TOILET	1.20 X 2.20
KITCHEN	3.00 X 3.45
BEDROOM (1)	3.30 X 3.30
BEDROOM (2)	3.30 X 3.30
BATHROOM	2.00 X 2.15
LAUNDRY	1.20 X 2.00
MASTER BEDROOM	3.30 X 3.30
MASTER BATHROOM	2.60 X 1.50
MASTER DRESSING	2.60 X 1.60
GARDEN	12.55 X 3.00



TYPE-02

APARTMENT 3BR - 140 SQM

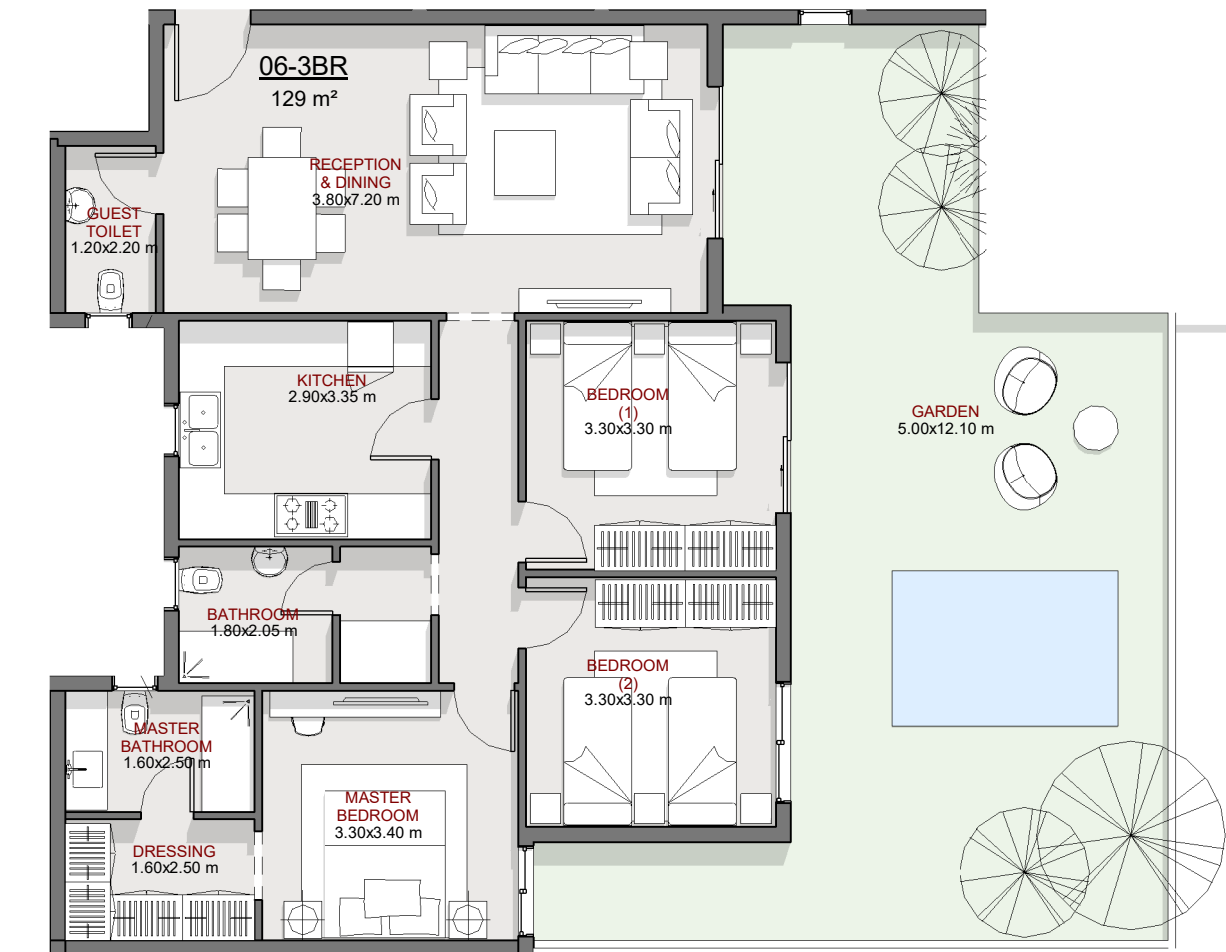
RECEPTION & DINING	3.80 X 8.05
GUEST TOILET	1.20 X 2.20
KITCHEN	3.00 X 3.45
BEDROOM (1)	3.30 X 3.30
BEDROOM (2)	3.30 X 3.30
BATHROOM	2.00 X 2.15
LAUNDRY	1.20 X 2.00
MASTER BEDROOM	3.30 X 3.30
MASTER BATHROOM	2.60 X 1.50
MASTER DRESSING	2.60 X 1.60
GARDEN	10.90 X 3.70



TYPE-02

APARTMENT 3BR - 129 SQM

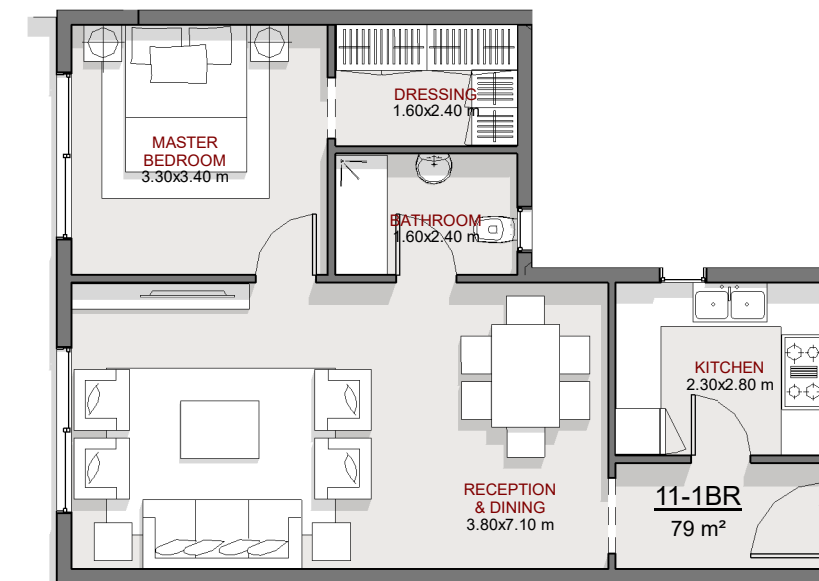
RECEPTION & DINING	3.80 X 7.20
GUEST TOILET	1.20 X 2.20
KITCHEN	2.90 X 3.35
BEDROOM (1)	3.30 X 3.30
BEDROOM (2)	3.30 X 3.30
BATHROOM	1.80 X 2.05
LAUNDRY	1.20 X 2.00
MASTER BEDROOM	3.30 X 3.40
MASTER BATHROOM	2.50 X 1.50
MASTER DRESSING	2.50 X 1.60
GARDEN	12.10 X 5.00



TYPE-02

APARTMENT 1BR - 79 SQM

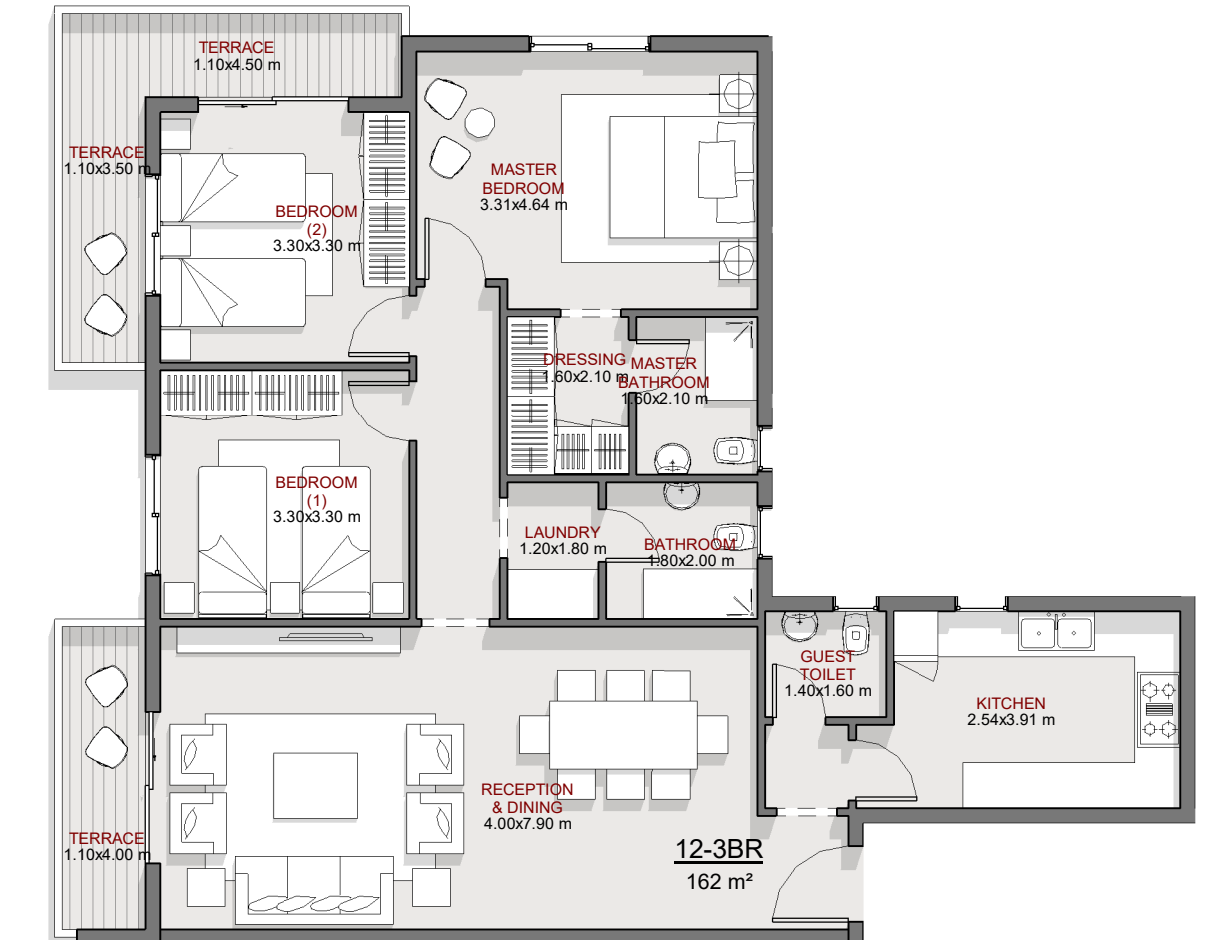
RECEPTION & DINING	3.80 X 7.10
KITCHEN	2.30 X 2.80
BATHROOM	2.40 X 1.60
MASTER BEDROOM	3.30 X 3.40
MASTER DRESSING	2.40 X 1.60
GARDEN	10.90 X 3.70



TYPE-02

APARTMENT 3BR - 162 SQM

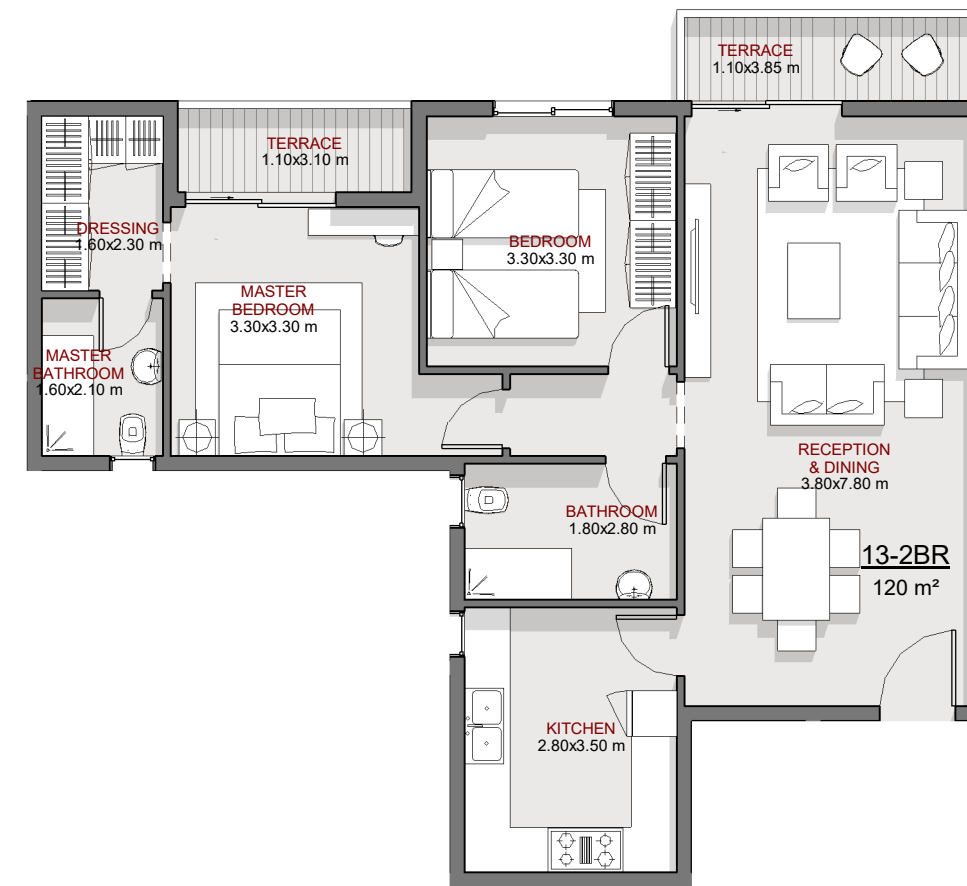
RECEPTION & DINING	4.00 X 7.90
GUEST TOILET	1.40 X 1.60
KITCHEN	2.55 X 3.90
BEDROOM (1)	3.30 X 3.30
BEDROOM (2)	3.30 X 3.30
BATHROOM	1.80 X 2.20
LAUNDRY	1.20 X 1.80
MASTER BEDROOM	3.30 X 4.60
MASTER BATHROOM	2.10 X 1.50
MASTER DRESSING	2.10 X 1.60
TERRACE	1.10 X 4.00
TERRACE	1.10 X 3.50
TERRACE	1.10 X 4.50



TYPE-02

APARTMENT 2BR - 120 SQM

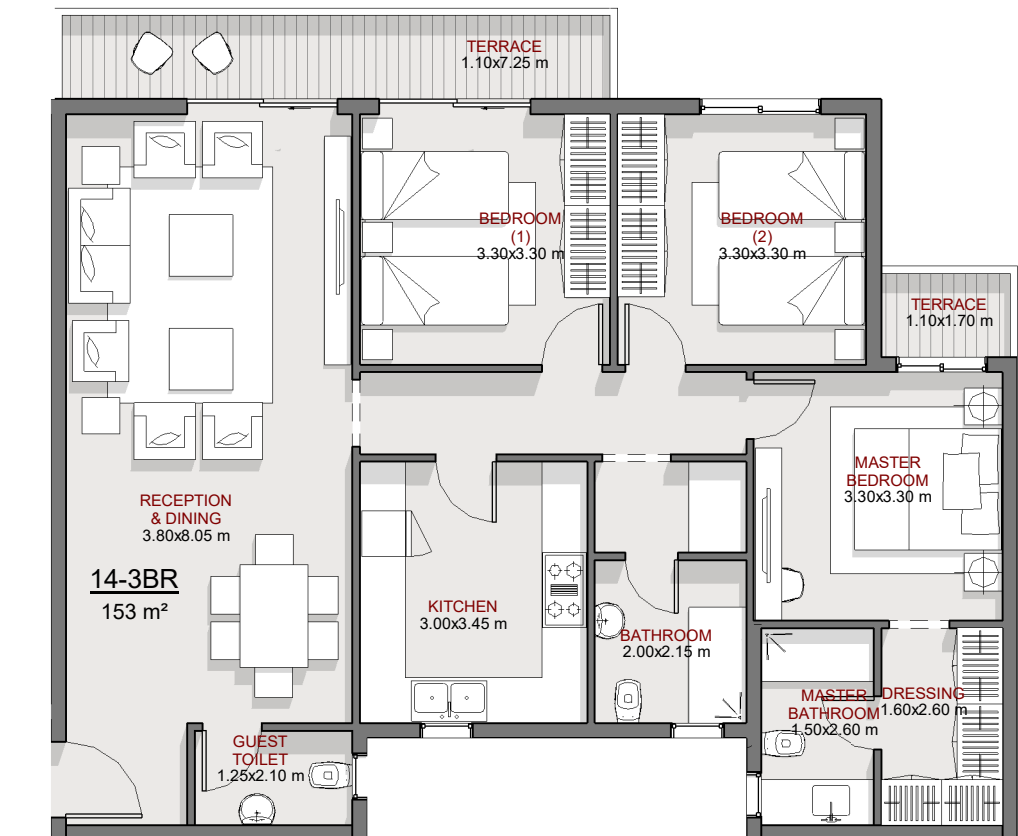
RECEPTION & DINING	3.80 X 7.80
KITCHEN	2.80 X 3.50
BEDROOM (1)	3.30 X 3.30
BATHROOM	1.80 X 2.80
MASTER BEDROOM	3.30 X 3.30
MASTER BATHROOM	2.10 X 1.60
MASTER DRESSING	2.30 X 1.60
TERRACE	1.60 X 2.10



TYPE-02

APARTMENT 3BR - 153 SQM

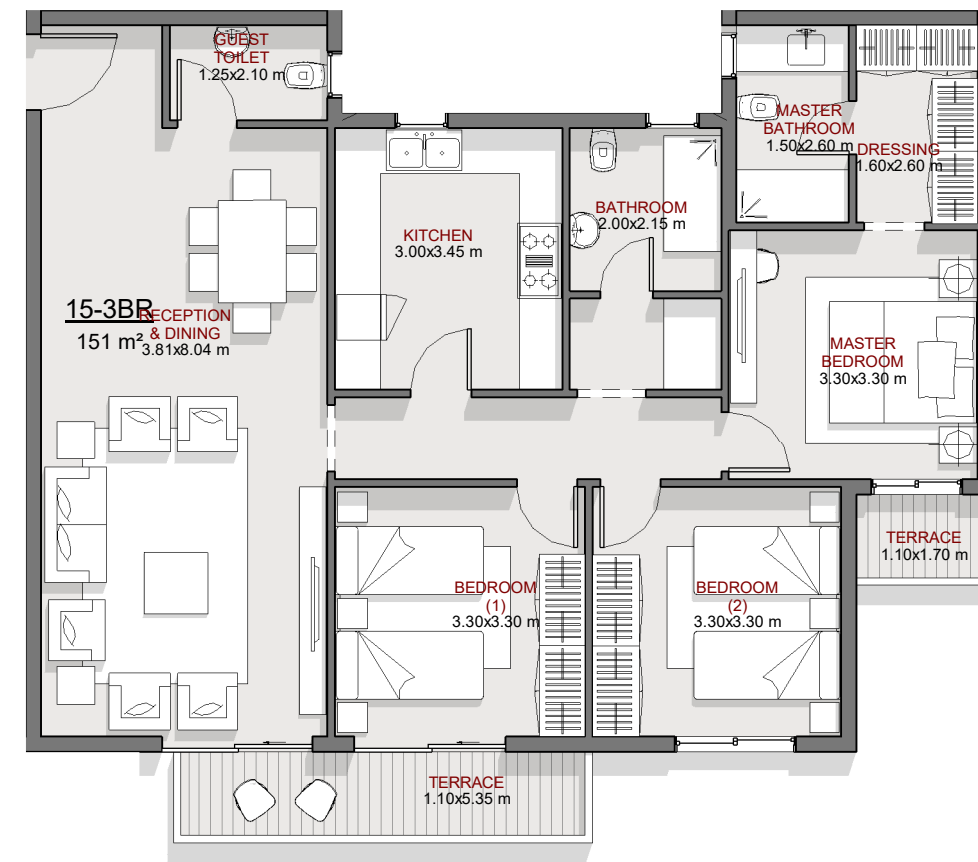
RECEPTION & DINING	3.80 X 8.05
GUEST TOILET	1.25 X 2.10
KITCHEN	3.00 X 3.45
BEDROOM (1)	3.30 X 3.30
BEDROOM (2)	3.30 X 3.30
BATHROOM	2.00 X 2.15
LAUNDRY	1.20 X 1.80
MASTER BEDROOM	3.30 X 3.30
MASTER BATHROOM	2.60 X 1.50
MASTER DRESSING	2.60 X 1.60
TERRACE	1.10 X 7.25
TERRACE	1.10 X 1.70



TYPE-02

APARTMENT 3BR - 151 SQM

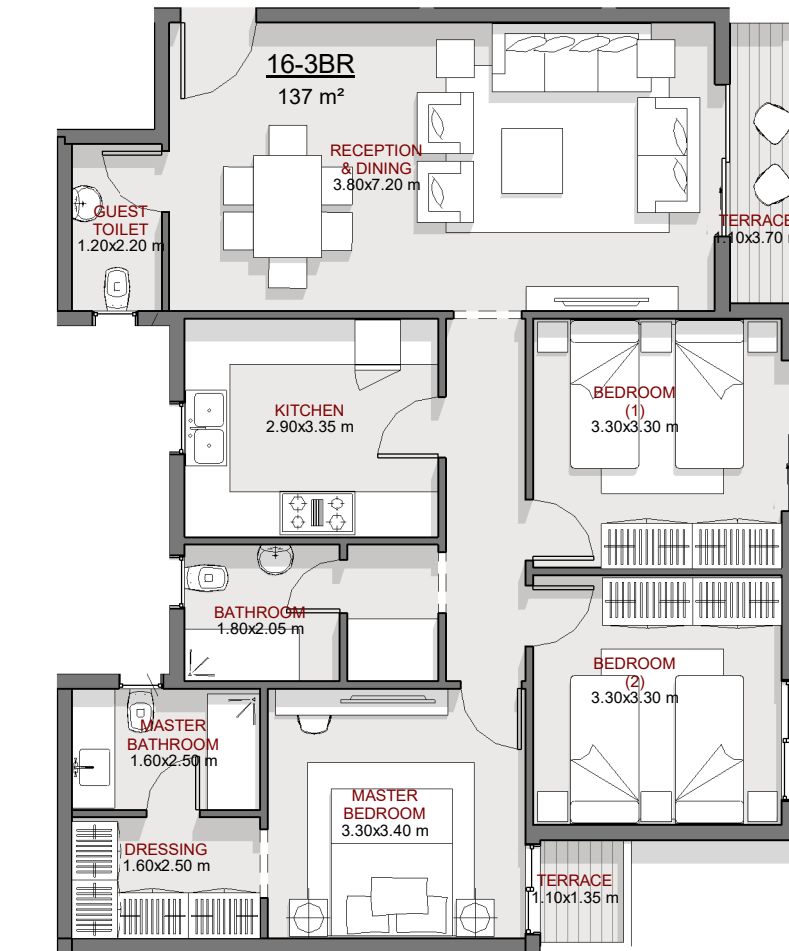
RECEPTION & DINING	3.80 X 8.05
GUEST TOILET	1.25 X 2.10
KITCHEN	3.00 X 3.45
BEDROOM (1)	3.30 X 3.30
BEDROOM (2)	3.30 X 3.30
BATHROOM	2.00 X 2.15
LAUNDRY	1.20 X 2.00
MASTER BEDROOM	3.30 X 3.30
MASTER BATHROOM	2.60 X 1.50
MASTER DRESSING	2.60 X 1.60
TERRACE	1.10 X 5.35



TYPE-02

APARTMENT 3BR - 137 SQM

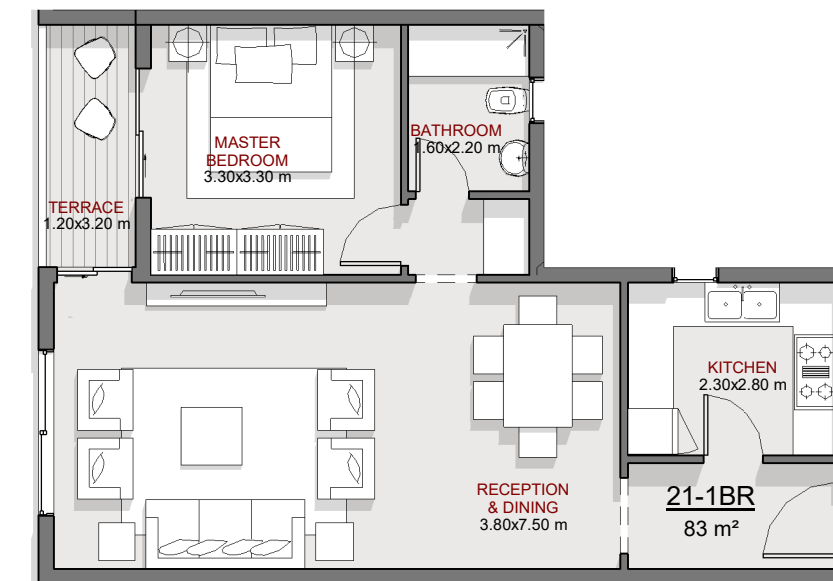
RECEPTION & DINING	3.80 X 7.20
GUEST TOILET	1.20 X 2.20
KITCHEN	2.90 X 3.35
BEDROOM (1)	3.30 X 3.30
BEDROOM (2)	3.30 X 3.30
BATHROOM	1.80 X 2.05
LAUNDRY	1.20 X 2.00
MASTER BEDROOM	3.30 X 3.40
MASTER BATHROOM	2.50 X 1.60
MASTER DRESSING	2.50 X 1.60
TERRACE	1.10 X 1.35
TERRACE	1.10 X



TYPE-02

APARTMENT 1BR - 83 SQM

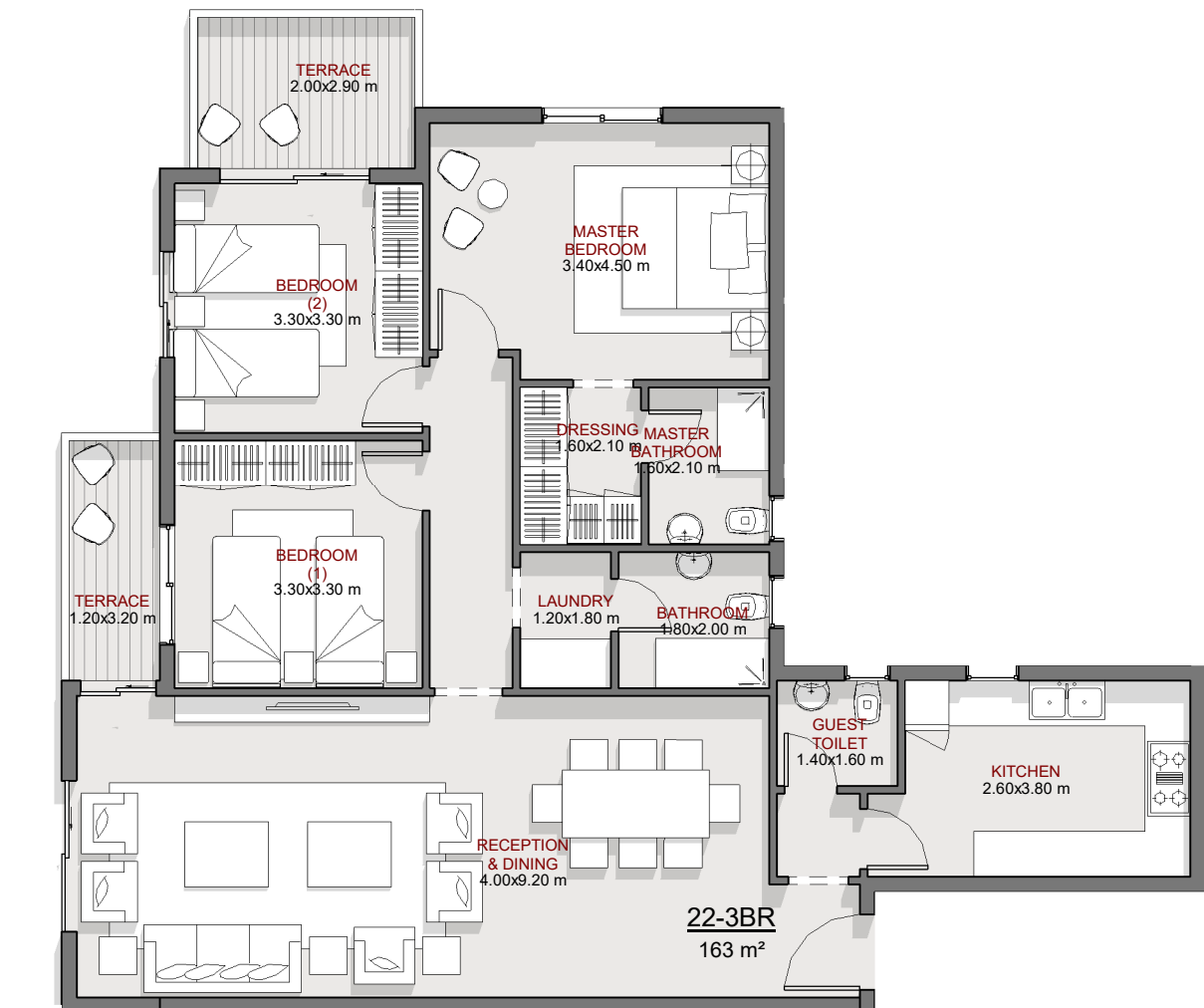
RECEPTION & DINING	3.80 X 7.50
KITCHEN	2.30 X 2.80
BATHROOM	2.20 X 1.60
MASTER BEDROOM	3.30 X 3.40
LOBBY	1.40 X 2.80
TERRACE	1.20 X 3.20



TYPE-02

APARTMENT 3BR - 163 SQM

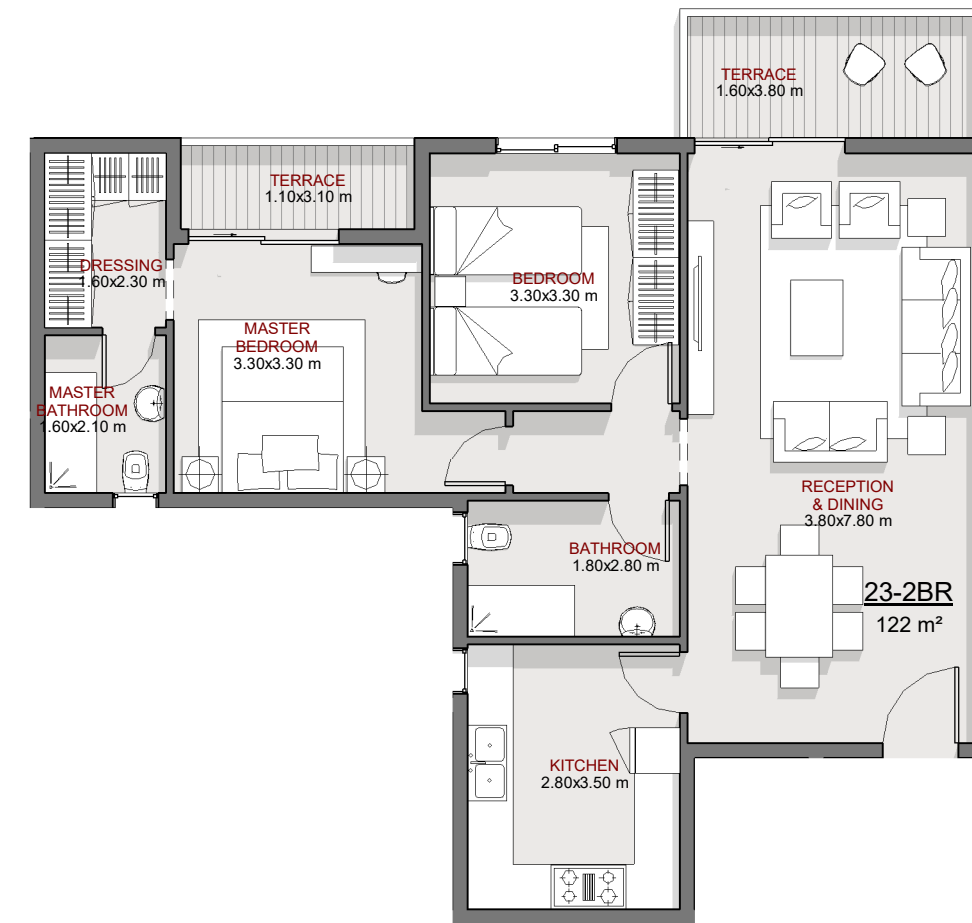
RECEPTION & DINING	4.00 X 9.20
GUEST TOILET	1.40 X 1.60
KITCHEN	2.60 X 3.80
BEDROOM (1)	3.30 X 3.30
BEDROOM (2)	3.30 X 3.30
BATHROOM	1.80 X 2.20
LAUNDRY	1.20 X 1.80
MASTER BEDROOM	3.30 X 4.50
MASTER BATHROOM	2.10 X 1.60
MASTER DRESSING	2.10 X 1.60
TERRACE	2.00 X 2.90
TERRACE	1.20 X 3.20



TYPE-02

APARTMENT 2BR - 122 SQM

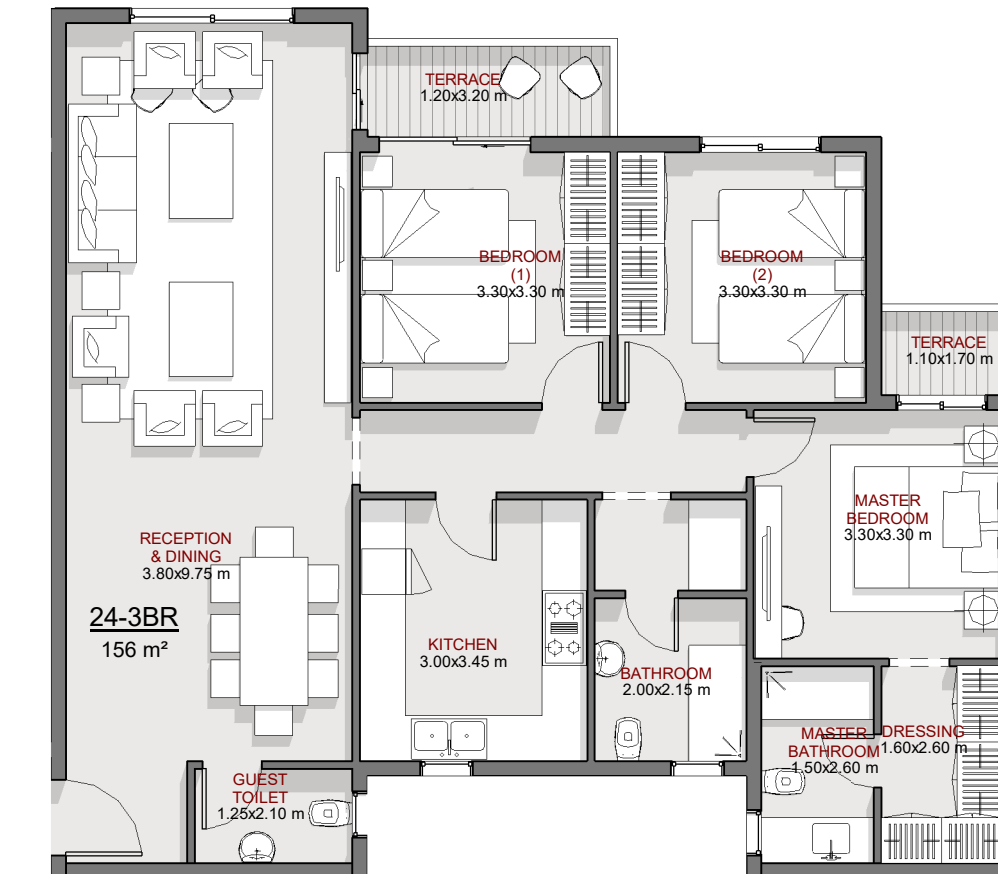
RECEPTION & DINING	3.80 X 7.80
KITCHEN	2.80 X 3.50
BEDROOM (1)	3.30 X 3.30
BATHROOM	1.80 X 2.80
MASTER BEDROOM	3.30 X 3.30
MASTER BATHROOM	2.10 X 1.60
MASTER DRESSING	2.30 X 1.60
TERRACE	1.60 X 3.80
TERRACE	1.10 X 3.10



TYPE-02

APARTMENT 3BR - 156 SQM

RECEPTION & DINING	3.80 X 9.75
GUEST TOILET	1.25 X 2.10
KITCHEN	3.00 X 3.45
BEDROOM (1)	3.30 X 3.30
BEDROOM (2)	3.30 X 3.30
BATHROOM	2.00 X 2.15
LAUNDRY	1.20 X 1.80
MASTER BEDROOM	3.30 X 3.30
MASTER BATHROOM	2.60 X 1.50
MASTER DRESSING	2.60 X 1.60
TERRACE	1.10 X 3.20
TERRACE	1.10 X 1.70



TYPE-02

APARTMENT 3BR - 154 SQM

RECEPTION & DINING	3.80 X 9.80
GUEST TOILET	1.20 X 2.30
KITCHEN	2.90 X 3.35
BEDROOM (1)	3.30 X 3.30
BEDROOM (2)	3.30 X 3.30
BATHROOM	2.05 X 1.80
LAUNDRY	1.20 X 2.00
MASTER BEDROOM	3.30 X 3.30
MASTER BATHROOM	2.50 X 1.60
MASTER DRESSING	2.50 X 1.60
TERRACE	1.10 X 5.35
TERRACE	1.20 X 3.20



TYPE-02

PENTHOUSE 3BR - 164 SQM

RECEPTION & DINING	4.00 X 7.20
GUEST TOILET	1.40 X 1.60
KITCHEN	2.60 X 3.80
BEDROOM (1)	3.30 X 3.30
BEDROOM (2)	3.30 X 3.30
BATHROOM	1.80 X 2.20
LAUNDRY	1.20 X 1.80
MASTER BEDROOM	3.30 X 4.50
MASTER BATHROOM	2.10 X 1.60
MASTER DRESSING	2.10 X 1.60
TERRACE	2.00 X 2.90
TERRACE	1.20 X 7.50
GARDEN	3.30 X 6.40



DISCLAIMER
Garden Area Excluded.

TYPE-02

PENTHOUSE 3BR - 177 SQM

RECEPTION & DINING	3.80 X 8.10
SALON	3.80 X 3.90
GUEST TOILET	1.20 X 2.30
KITCHEN	2.90 X 3.35
BEDROOM (1)	3.30 X 3.30
BEDROOM (2)	3.30 X 3.30
BATHROOM	2.05 X 1.80
LAUNDRY	1.20 X 2.00
MASTER BEDROOM	3.30 X 3.40
MASTER BATHROOM	2.50 X 1.60
MASTER DRESSING	2.50 X 1.60
TERRACE	1.10 X 5.35
TERRACE	1.20 X 3.20
TERRACE	1.60 X 4.00
GARDEN	3.60 X 6.40



DISCLAIMER
Garden Area Excluded.