

Live The Italian Luxury



PALACE
EL SHOROUK



DEVELOPMENT BY





CHAIRMAN'S FOREWORD

Cleopatra Group has played a vital role in exploring continuously new horizons and always adhering to its core values and beliefs. So let us approach each new day confident that we will be not only be here for the next couple of decades, but we will also be pioneering the way forward for generations to come. Our mission is to proudly participate in the growth of our country. Our contributions to this cause have led Cleopatra Group to grow from 400 to 14,000 dedicated people. In the process we have diversified our activities to cover a broad spectrum of sectors that include Manufacturing , Agricultural development, Tourism, Media, Aviation and Real Estate development. We are now developing large residential and mixed-use projects with the goal to improve the life style of our customers . We are committed to improve the quality of life of our community and bring the future to your door step.

Cleopatra Group Chairman

Mohamed Abou El Encin



A NAME YOU CAN TRUST

Cleopatra Real Estate adopts a specific strategy that aims to lay trust and credibility within the local Real Estate market with the highest international standards while staying abreast with competition. Cleopatra Real Estate Development has now developed large residential and mixed-use projects and commercial projects. It includes Cleopatra Palace and Cleopatra Square two residential compounds with retail components in Cairo. Cleopatra Plaza Cairo and Alexandria two residential towers. In addition to Fontaine Bleau Mall one of the most prestigious projects of the group that is aiming at a growing audience in Cairo and Egypt which is young, educated and affluent with a modern outlook on life, while being conscious to Egypt's cultural heritage. Cleopatra Real Estate will launch soon three key developments in three of the most demanded destinations in Egypt. Smeralda Bay in North Coast, Sepranza in Marsa Allam-Red Sea and Pearl Bay in Makadi Bay-Red Sea.





DELIVERING NOW



THE PLEASURE OF EXCELLENCE

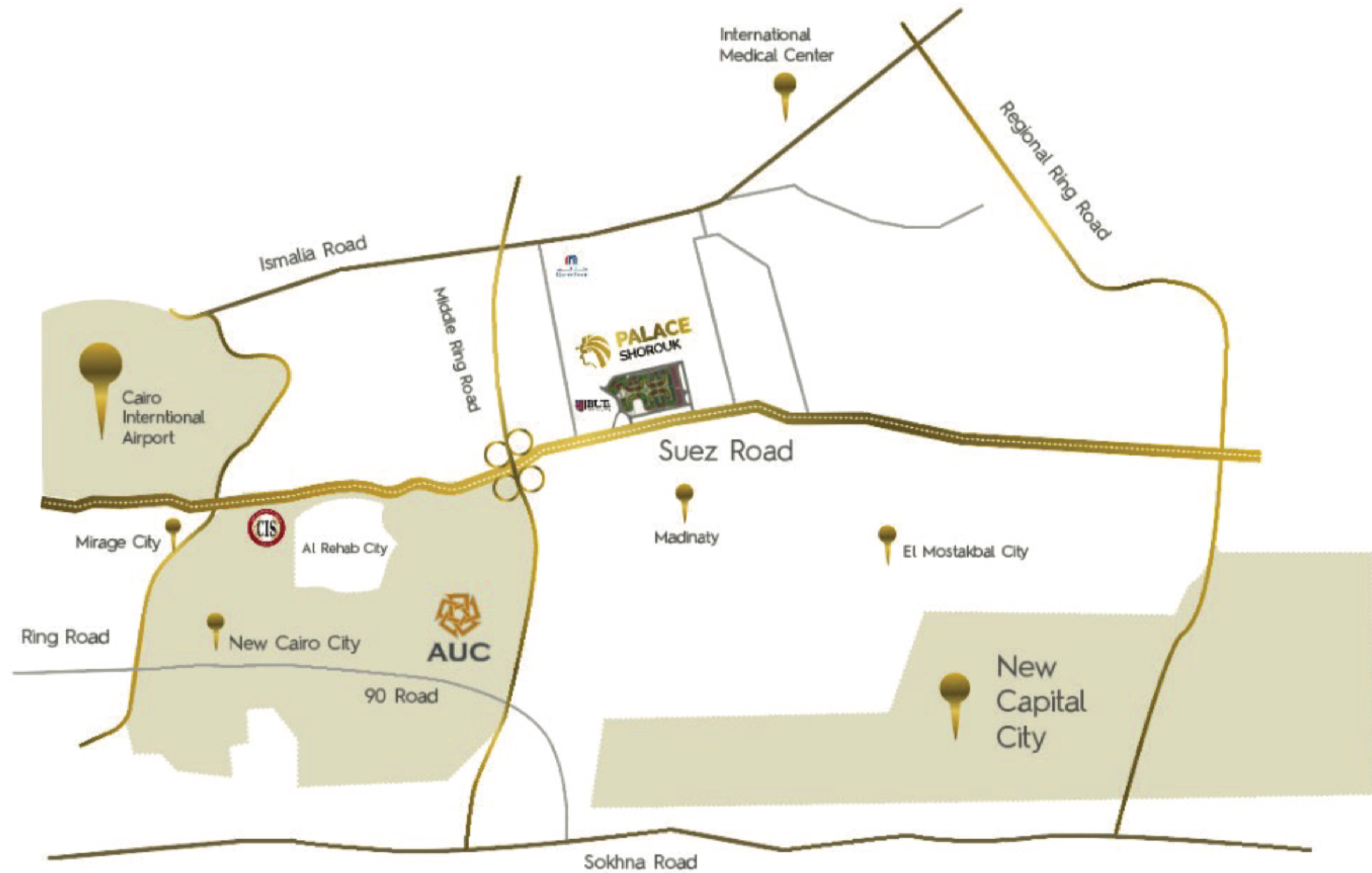
Palace has created an ideal environment for you , your family and friends to grow and live happily, from outdoor spaces , lush greens , unique designs , and facilities that you won't find anywhere. Even more , we have created an environment that is customizable and can be personalized at your own request .



THE FINEST ARCHITECTURE FOR A LUXURY COMPOUND

G.B. Bella Gamba

The compound is designed by G.B. Bellagamba, a renowned architect who has worked with Cleopatra Group for over a decade. He brings with him a wealth of architectural experience, especially in high end luxury resort designs. G.B. Bellagamba's expert knowledge in resort villa designs has ensured that Palace compound stands out from other luxury destinations in East Cairo.



UNRIVALED LOCATION

Palace compound is located in the heart of New Cairo ,directly on Suez Road which is quickly becoming a new urban center to Egypt in addition to being in close proximity to the New Capital .

The compound is surrounded by a thriving community within close proximity to key entertainment hubs and amenities that include world class Malls ,International Schools , universities and hospitals .

Our remarkable project has accessibility to the following destinations :

- 10 Minutes drive to Cairo Airport .
- 5 Minutes to New Capital .
- 10 Minutes to American University
- less than 15 minutes drive to Heliopolis



A PIECE OF ITALY IN THE HEART OF NEW CAIRO

A gated compound for luxury seekers . Enter place compound through a classical arch and find yourself in a green oasis of elegance, comfort and excellence created by a harmonic play of two millenarian's cultures , the Egyptian and the Italian one . Palace compound is a preferred destination for luxury seekers , combining Italian lifestyle and upscale community .Featuring a truly distinctive experience where meticulous attention to details is obvious with breathtaking views on greenery representing more than 80%. The compound is equipped with the highest level of security . In addition to the pedestrian walkways ,ensuring that you never have to cross a single road .

PALACE COMPOUND TODAY







VIBRANT COMMUNITY LIFE





FACILITIES



80%Landscape



Clubhouse



Commercial Mall



24/7 Security



GYM



Maintenance



SuperMarket



Restaurants & Cafes



Spa



Entertainment Area



Swimming Pools



Football Court



firefighting system



Mosque



Nursery

A FULLY SERVICED GATED COMMUNITY









PALACE SHOPPING MALL

The most luxurious shopping mall , offering a unique dining and entertainment experience in one destination. Palace compound uniquely combines living and leisure in one resort . The retail and entertainment area designed by the world renowned architect Davide Padoa from the global architecture firm design international. Palace Mall provides all services you need within minutes from your luxury home . The retail area is located just outside the main gate and will give you all you need for a comfortable luxurious and life style .









PALACE CLUBHOUSE

Because we understand well the needs of our residents, Palace Clubhouse offers an exceptionally unique experience to relax and chill out in a pure and healthy environment . You can find anything that comes to you mind from sports , entertainment and wellness. We created a unique experience that give you the possibility to indulge in everything you wish for .





MASTER PLAN

	ROME - Standalone
	VENICE - Standalone
	FLORENCE - Standalone
	VERONA - Twin
	PISA - Twin
	PORTOFINO - Twin
	TOWN HOUSE
	APARTMENT BUILDINGS





CONDO GARDENS

APARTMENT BUILDING POSITIONS

APARTMENT 66/A - 66/B



APARTMENT 66/A - 66/B	
RECEPTION & DINING:	44.50 M ²
BATHROOM:	2.50 M ²
KITCHEN:	11.00 M ²
BEDROOM 1:	19.50 M ²
BEDROOM 2:	20.00 M ²
BATHROOM:	5.50 M ²
M.BEDROOM:	29.50 M ²
M.BEDROOM:	5.00 M ²
LOBBY & CORRIDOR:	20.00 M ²

APARTMENT 66/C - 66/D - 66/E



APARTMENT 66/C	
RECEPTION & DINING:	54.50 M ²
BATHROOM:	3.00 M ²
KITCHEN:	15.00 M ²
BEDROOM 1:	14.00 M ²
BEDROOM 2:	18.00 M ²
BATHROOM:	6.50 M ²
M.BEDROOM:	29.00 M ²
M.BEDROOM:	5.00 M ²
DRESSING:	6.00 M ²
TERRACE:	7.00 M ²
LOBBY & CORRIDOR:	10.00 M ²

APARTMENT 66/D - 66/E	
RECEPTION & DINING:	48.50 M ²
BATHROOM:	2.50 M ²
KITCHEN:	14.00 M ²
BEDROOM 1:	24.00 M ²
BEDROOM 2:	20.00 M ²
BATHROOM:	7.50 M ²
M.BEDROOM:	30.50 M ²
M.BATHROOM:	5.00 M ²
TERRACE:	5.00 M ²
LOBBY & CORRIDOR:	22.50 M ²



FLORENCE

VILLA POSITIONS

NUMBER OF BEDROOMS:

5

PLOT AREA:

(up to) 1030.00 M²

GARDEN AREA:

(up to) 795.40 M²

TOTAL FLAT AREA:

539.70 M²

GROUND FLOOR:

234.50 M²

FIRST FLOOR:

247.60 M²

SECOND FLOOR:

57.50 M²

ROOF TERRACE AREA:

117.70 M²

TOTAL FLAT AREA INCLUDES ALL TERRACES & BALCONY, EXCEPT ROOF TERRACE

*All features, elevations, designs and specifications are subject to change without obligation due to execution variations.

GROUND FLOOR



MAIN ENTRANCE:

7.40 M²

OFFICE:

21.45 M²

BATHROOM:

4.45 M²

CORRIDOR:

4.80 M²

RECEPTION:

54.45 M²

LIVING ROOM:

52.00 M²

DINING ROOM:

21.30 M²

CORRIDOR:

4.20 M²

BATHROOM:

7.25 M²

KITCHEN:

27.00 M²

STAIRCASE:

16.00 M²

OUTDOOR TERRACE:

24.75 M²

FIRST FLOOR



CORRIDOR:

15.25 M²

MASTER BEDROOM:

44.40 M²

BATHROOM:

16.65 M²

TV ROOM:

8.55 M²

DRESSING ROOM:

8.70 M²

TERRACE:

13.50 M²

BEDROOM 2:

30.00 M²

BATHROOM:

5.30 M²

LIVING ROOM:

17.20 M²

BEDROOM 3:

35.95 M²

BATHROOM:

6.00 M²

BEDROOM 4:

25.00 M²

BATHROOM:

5.30 M²

STAIRCASE:

16.00 M²

SECOND FLOOR



STAIRCASE:

17.00 M²

LIVING ROOM:

28.70 M²

KITCHEN:

5.20 M²

BATHROOM:

6.60 M²

JASMINE

A2



PISA

TWIN VILLA POSITIONS

NUMBER OF BEDROOMS:	4
PLOT AREA:	(UP TO) 515.00 M²
GARDEN AREA:	(UP TO) 395.00 M²
TOTAL FLAT AREA:	283.70 M²
GROUND FLOOR:	119.00 M²
FIRST FLOOR:	135.20 M²
SECOND FLOOR:	29.50 M²
TOTAL TERRACE AREA:	98.80 M²

TOTAL FLAT AREA INCLUDES ALL TERRACES & BALCONY,
EXCEPT ROOF TERRACE

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GROUND FLOOR



MAIN ENTRANCE:	5.70 M²
OFFICE:	16.80 M²
BATHROOM:	4.20 M²
STAIRCASE:	3.00 M²
CORRIDOR:	6.50 M²
KITCHEN:	13.20 M²
RECEPTION:	42.70 M²
DINING ROOM:	22.20 M²
STORAGE:	5.50 M²
SERVICE DOOR:	2.10 M²

FIRST FLOOR



STAIRCASE:	13.80 M²
RECEPTION:	22.25 M²
MASTER BEDROOM:	20.00 M²
DRESSING ROOM:	9.80 M²
BATHROOM:	10.70 M²
BEDROOM:	23.00 M²
BEDROOM:	21.40 M²
CORRIDOR:	1.70 M²
BATHROOM:	6.25 M²
SERVICE DOOR:	2.10 M²
TERRACE:	6.30 M²

SECOND FLOOR



STAIRCASE:	17.70 M²
KITCHEN:	8.40 M²
BATHROOM:	5.20 M²



PORTOFINO ■ TOWN HOUSE



VILLA 70/A
GROUND FLOOR = 115 M²
OUTDOOR ENTRANCE: 2.00 M²
INDOOR ENTRANCE: 4.00 M²
RECEPTION & DINING: 62.00 M²
TERRACE: 11.00 M²
LOBBY: 1.50 M²
KITCHEN: 13.00 M²
GUEST BATHROOM: 3.00 M²

VILLA 70/B - 70/C - 71/A
GROUND FLOOR = 100 M²
OUTDOOR ENTRANCE: 2.00 M²
INDOOR ENTRANCE: 4.00 M²
RECEPTION & DINING: 54.00 M²
TERRACE: 9.00 M²
LOBBY: 1.50 M²
KITCHEN: 11.00 M²
GUEST BATHROOM: 3.00 M²

VILLA 71/B
GROUND FLOOR = 117 M²
OUTDOOR ENTRANCE: 2.00 M²
INDOOR ENTRANCE: 6.00 M²
RECEPTION & DINING: 62.00 M²
TERRACE: 11.00 M²
LOBBY: 1.50 M²
KITCHEN: 14.00 M²
GUEST BATHROOM: 3.00 M²



VILLA 70/A
FIRST FLOOR = 116 M²
STAIRS: 9.00 M²
LOBBIES & CORRIDORS: 16.00 M²
M.BEDROOM: 18.00 M²
M.BATHROOM: 6.00 M²
BEDROOM 1: 18.00 M²
BEDROOM 2: 22.00 M²
BATHROOM: 7.00 M²
TERRACE: 6.00 M²

VILLA 70/B - 70/C - 71/A
FIRST FLOOR = 102 M²
STAIRS: 9.00 M²
LOBBIES & CORRIDORS: 12.00 M²
M.BEDROOM: 16.00 M²
M.BATHROOM: 6.00 M²
BEDROOM 1: 18.00 M²
BEDROOM 2: 18.00 M²
BATHROOM: 5.00 M²
TERRACE: 7.00 M²

VILLA 71/B
FIRST FLOOR = 117 M²
STAIRS: 9.00 M²
LOBBIES & CORRIDORS: 16.00 M²
M.BEDROOM: 18.00 M²
M.BATHROOM: 6.00 M²
BEDROOM 1: 18.00 M²
BEDROOM 2: 22.00 M²
BATHROOM: 7.00 M²
TERRACE: 6.00 M²



VILLA 70/A - 70/B - 70/C
71/A - 71/B
ROOF FLOOR = 26 M²
STAIR: 10.50 M²
MAID BEDROOM: 7.00 M²
BATHROOM: 3.00 M²



PORTOFINO ■ TOWN HOUSE



VILLA 74/A - 75/B

OUTDOOR ENTRANCE: 1.00 M²
INDOOR ENTRANCE: 4.00 M²
RECEPTION: 48.00 M²
DINING: 13.00 M²
TERRACE: 9.00 M²
LOBBY: 2.00 M²
KITCHEN: 16.00 M²
GUEST BATHROOM: 2.00 M²
STAIR: 9.00 M²

VILLA 74/B - 75/A

OUTDOOR ENTRANCE: 2.00 M²
INDOOR ENTRANCE: 4.00 M²
RECEPTION & DINING: 51.00 M²
TERRACE: 9.00 M²
LOBBY: 1.00 M²
KITCHEN: 11.00 M²
GUEST BATHROOM: 3.00 M²
STAIR: 9.00 M²

VILLA 74/A - 75/B

THE STAIR: 9.00 M²
LOBBIES & LIVING: 24.00 M²
M.BEDROOM: 18.00 M²
M.BATHROOM: 6.00 M²
BEDROOM 1: 16.00 M²
BEDROOM 2: 13.00 M²
BATHROOM: 5.00 M²
TERRACE 1: 8.00 M²
TERRACE 2: 5.00 M²

VILLA 74/B - 75/A

THE STAIR: 9.00 M²
LOBBIES & CORRIDORS: 11.00 M²
M.BEDROOM: 16.00 M²
M.BATHROOM: 6.00 M²
BEDROOM 1: 18.00 M²
BEDROOM 2: 16.00 M²
BATHROOM: 5.00 M²
TERRACE: 6.00 M²

VILLA 74/A - 75/B

STAIR & LOBBY: 12.00 M²
MAID BEDROOM: 4.00 M²
BATHROOM: 3.00 M²
KITCHENETTE: 4.00 M²
ROOF TERRACE: 66.00 M²

VILLA 74/B - 75/A

STAIR & LOBBY: 11.00 M²
MAID BEDROOM: 6.00 M²
BATHROOM: 3.00 M²
ROOF TERRACE: 60.00 M²



PORTOFINO ■ TWIN VILLA POSITIONS

NUMBER OF BEDROOMS:	4
PLOT AREA:	(up to) 624.50 M ²
GARDEN AREA:	(up to) 513.50 M ²
TOTAL FLAT AREA:	259.20 M ²
GROUND FLOOR:	111.00 M ²
FIRST FLOOR:	121.70 M ²
SECOND FLOOR:	26.50 M ²
TOTAL TERRACE AREA:	72.90 M ²

TOTAL FLAT AREA INCLUDES ALL TERRACES & BALCONY, EXCEPT ROOF TERRACE

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GROUND FLOOR



MAIN ENTRANCE:	3.85 M ²
STAIRCASE:	16.50 M ²
RECEPTION:	30.08 M ²
DINING ROOM:	23.00 M ²
KITCHEN:	15.40 M ²
BEDROOM:	15.60 M ²
BATHROOM:	5.85 M ²

FIRST FLOOR



STAIRCASE:	19.50 M ²
LIVING ROOM:	18.00 M ²
CORRIDOR:	4.20 M ²
BEDROOM:	18.00 M ²
DRESSING ROOM:	5.20 M ²
BATHROOM:	6.40 M ²
BATHROOM:	6.00 M ²
BEDROOM:	18.20 M ²
BEDROOM:	17.00 M ²
TERRACE:	9.00 M ²

SECOND FLOOR



LIVING ROOM:	23.40 M ²
BATHROOM:	3.65 M ²
TERRACE:	75.00 M ²



ROME ■ SEPARATE VILLA POSITIONS

NUMBER OF BEDROOMS:	4
PLOT AREA:	(UP TO) 787.00 M²
GARDEN AREA:	(UP TO) 600.00 M²
TOTAL FLAT AREA:	437.00 M²
GROUND FLOOR:	187.00 M²
FIRST FLOOR:	203.50 M²
SECOND FLOOR:	46.50 M²
ROOF TERRACE AREA:	87.20 M²

TOTAL FLAT AREA INCLUDES ALL TERRACES & BALCONY,
EXCEPT ROOF TERRACE

*All features, elevations, designs and specifications are subject to change without obligation due to execution variations.

GROUND FLOOR



ENTRANCE PATIO:	11.00 M²
STAIRCASE:	18.55 M²
KITCHEN:	26.15 M²
DINING ROOM:	31.60 M²
RECEPTION 1:	33.90 M²
RECEPTION 2:	32.15 M²
BEDROOM:	17.80 M²
BATHROOM:	7.00 M²
BATHROOM:	8.60 M²

FIRST FLOOR



LIVING :	7.00 M²
BEDROOM:	18.75 M²
BATHROOM:	6.00 M²
BEDROOM:	21.30 M²
BATHROOM:	8.70 M²
CORRIDOR:	6.00 M²
BEDROOM:	20.00 M²
BATHROOM:	10.40 M²
KITCHEN:	2.70 M²
TERRACE:	10.50 M²
TERRACE:	14.80 M²
TERRACE:	11.70 M²
TERRACE:	9.00 M²

SECOND FLOOR



STAIRCASE:	20.00 M²
LIVING ROOM:	19.60 M²
BATHROOM:	11.30 M²
TERRACE:	90.00 M²



SORRENTO

APARTMENT BUILDING POSITIONS

GROUND FLOOR APARTMENT

NUMBER OF BEDROOMS:

3

TOTAL FLAT AREA:

185.00 M²

TOTAL TERRACE AREA:

16.90 M²

TYPICAL APARTMENT

NUMBER OF BEDROOMS:

3

TOTAL FLAT AREA:

205.00 M²

TOTAL TERRACE AREA:

17.50 M²

ROOF APARTMENT

NUMBER OF BEDROOMS:

1

TOTAL FLAT AREA:

82.00 M²

TOTAL TERRACE AREA:

5.90 M²

* NUMBER INCLUDES COMMUNAL AREAS ON EACH FLOOR

** TERRACE AREA INCLUDED IN TOTAL FLAT AREA

*All features, elevations, designs and specifications are subject to change without obligation due to execution variations.

GROUND FLOOR APARTMENT



MASTER BEDROOM:

16.40 M²

BATHROOM:

7.60 M²

BEDROOM:

16.85 M²

BATHROOM:

7.40 M²

BEDROOM:

14.25 M²

KITCHEN:

13.45 M²

BATHROOM:

4.85 M²

DINING ROOM:

37.70 M²

TERRACE 1:

12.25 M²

TERRACE 2:

4.50 M²

CORRIDOR:

25.75 M²

STORAGE:

2.55 M²

UPPER FLOOR APARTMENT



MASTER BEDROOM:

16.40 M²

BATHROOM:

9.00 M²

BEDROOM:

16.30 M²

BATHROOM:

8.35 M²

BEDROOM:

16.00 M²

KITCHEN:

15.20 M²

BATHROOM:

2.90 M²

DINING ROOM:

17.00 M²

RECEPTION:

27.00 M²

TERRACE 1:

12.65 M²

TERRACE 2:

4.50 M²

CORRIDOR:

25.75 M²

TOP FLOOR STUDIO





SORRENTO

■

APARTMENT BUILDING POSITIONS

BUILDING 16

APARTMENT A		APARTMENT B		APARTMENT C	
SALON & DINING:	35 M ²	SALON & DINING:	65 M ²	SALON & DINING:	49 M ²
LIVING:	7 M ²	KITCHEN:	7 M ²	KITCHEN:	11 M ²
KITCHEN:	11 M ²	BEDROOM 1:	14 M ²	BEDROOM 1:	14 M ²
BEDROOM 1:	18 M ²	BEDROOM 2:	12 M ²	BEDROOM 2:	13 M ²
BEDROOM 2:	23 M ²	BATHROOM:	5 M ²	BATHROOM:	6 M ²
BATHROOM:	6 M ²	CORRIDORS & LOBBY:	4 M ²	CORRIDORS & LOBBY:	10 M ²
CORRIDORS & LOBBY:	15 M ²	MAS. BEDROOM:	14 M ²	MAS. BEDROOM:	23 M ²
MAS. BEDROOM:	15 M ²	DRESSING:	6 M ²	DRESSING:	3 M ²
DRESSING:	4 M ²	MAS. BATHROOM:	5 M ²	MAS. BATHROOM:	5 M ²
MAS. BATHROOM:	6 M ²	TERRACE 1:	16 M ²	TERRACE 2:	6 M ²
TERRACE 4:	21 M ²			TERRACE 3:	5 M ²
TOTAL AREA: INCLUDING SERVICES		TOTAL AREA: INCLUDING SERVICES		TOTAL AREA: INCLUDING SERVICES	
195 M ²		185 M ²		181 M ²	

TYPICAL FLOOR





ROOF APARTMENT	
SALON & RECEPTION:	39 M ²
KITCHEN:	11 M ²
BATHROOM:	9 M ²
BEDROOM:	12 M ²
TOTAL AREA:	110 M ²
INCLUDING SERVICES	

*All features, elevations, designs and specifications are subject to change without obligation due to execution variations .





TOWN HOUSE ■ VILLA 7 POSITIONS

NUMBER OF BEDROOMS: 3

GROUND FLOOR:		ROOF FLOOR:	
VILLA 7/A	118.00 M ²	VILLA 7/A	25.00 M ²
VILLA 7/B	117.00 M ²	VILLA 7/B	25.00 M ²
VILLA 7/C	118.00 M ²	VILLA 7/C	25.00 M ²
FIRST FLOOR:		LAND AREA:	
VILLA 7/A	120.00 M ²	VILLA 7/A	390.00 M ²
VILLA 7/B	117.00 M ²	VILLA 7/B	322.00 M ²
VILLA 7/C	120.00 M ²	VILLA 7/C	379.00 M ²

TOTAL FLAT AREA INCLUDES ALL TERRACES & BALCONY, EXCEPT ROOF TERRACE

*All features, elevations, designs and specifications are subject to change without obligation due to execution variations.

GROUND FLOOR



VILLA 7/A, B & C	
OUTDOOR ENTRANCE:	1.00 M ²
ENTRANCE:	5.00 M ²
RECEPTION & DINING:	60.00 M ²
TERRACE:	9.00 M ²
LOBBY:	1.50 M ²
KITCHEN:	14.00 M ²
BATHROOM:	4.00 M ²
STAIRCASE:	9.00 M ²

FIRST FLOOR



VILLA 7/A, B & C	
MASTER BEDROOM:	22.00 M ²
MASTER BATHROOM:	5.00 M ²
BEDROOM 1:	22.00 M ²
BEDROOM 2:	18.00 M ²
LOBBY & CORRIDOR:	16.00 M ²
BATHROOM:	7.00 M ²
TERRACE:	5.00 M ²
STAIRCASE:	9.00 M ²

SECOND FLOOR



VILLA 7/A, B & C	
BATHROOM:	4.00 M ²
STORAGE:	5.00 M ²
STAIRCASE & LOBBY:	12.00 M ²
ROOF TERRACE:	70.00 M ²



TOWN HOUSE

TOWN HOUSE 8,9 POSITIONS

NUMBER OF BEDROOMS: 3

GROUND FLOOR:

VILLA 8/A	130.00 M²
VILLA 8/B	97.00 M²
VILLA 9/A	97.00 M²
VILLA 9/B	130.00 M²

ROOF FLOOR:

VILLA 8/A	31.00 M²
VILLA 8/B	30.00 M²
VILLA 9/A	30.00 M²
VILLA 9/B	31.00 M²

FIRST FLOOR:

VILLA 8/A	130.00 M²
VILLA 8/B	97.00 M²
VILLA 9/A	97.00 M²
VILLA 9/B	130.00 M²

LAND AREA:

VILLA 8/A	356.00 M²
VILLA 8/B	214.00 M²
VILLA 9/A	200.00 M²
VILLA 9/B	364.00 M²

TOTAL FLAT AREA INCLUDES ALL TERRACES & BALCONY, EXCEPT ROOF TERRACE

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GROUND FLOOR



VILLA 8/A , 9/B

RECEPTION & DINING:	75.00 M²
TERRACE:	10.00 M²
KITCHEN:	17.00 M²
BATHROOM:	2.00 M²
LOBBY:	1.50 M²
STAIRCASE:	9.00 M²

VILLA 8/B , 9/A

RECEPTION & DINING:	51.00 M²
TERRACE:	8.00 M²
KITCHEN:	11.00 M²
BATHROOM:	2.00 M²
LOBBY:	1.50 M²
STAIRCASE:	9.00 M²
ENTRANCE:	4.00 M²
OUTDOOR ENTRANCE:	2.00 M²

FIRST FLOOR



VILLA 8/A , 9/B

MASTER BEDROOM:	16.00 M²
MASTER BATHROOM:	6.00 M²
BEDROOM 1:	16.00 M²
BEDROOM 2:	16.00 M²
BATHROOM:	6.00 M²
LIVING ROOM:	17.00 M²
KITCHEN:	10.00 M²
STAIRCASE:	9.00 M²
LOBBY:	2.00 M²
TERRACE 1:	4.00 M²
TERRACE 2:	10.00 M²

VILLA 8/B , 9/A

MASTER BEDROOM:	16.00 M²
MASTER BATHROOM:	6.00 M²
BEDROOM 1:	17.00 M²
BEDROOM 2:	16.00 M²
BATHROOM:	5.00 M²
STAIRCASE:	9.00 M²
LOBBY:	12.00 M²
TERRACE 1:	6.00 M²

SECOND FLOOR



VILLA 8/A , 9/B

MAID'S ROOM:	8.00 M²
MAID'S BATHROOM:	4.00 M²
STAIR & LOBBY:	15.00 M²
ROOF TERRACE:	70.00 M²

VILLA 8/B , 9/A

MAID'S ROOM:	6.00 M²
MAID'S BATHROOM:	4.00 M²
STAIR & LOBBY:	14.00 M²
ROOF TERRACE:	52.00 M²



TOWN HOUSE



TOWN HOUSE 60,61 POSITIONS

NUMBER OF BEDROOMS: 3

GROUND FLOOR:

VILLA 60/A - 60/B - 61/A - 61/B	111.00 M ²
VILLA 60/C	98.00 M ²

TOTAL AREA:

VILLA 60/A - 60/B - 61/A - 61/B	259.50 M ²
VILLA 60/C	224.00 M ²

FIRST FLOOR:

VILLA 60/A - 60/B - 61/A - 61/B	122.00 M ²
VILLA 60/C	100.00 M ²

LAND AREA:

VILLA 60/A	350.40 M ²
VILLA 60/B	243.00 M ²
VILLA 61/A	243.00 M ²
VILLA 61/B	348.90 M ²
VILLA 60/C	196.00 M ²

ROOF FLOOR:

VILLA 60/A - 60/B - 61/A - 61/B	26.50 M ²
VILLA 60/C	26.00 M ²

TOTAL FLAT AREA INCLUDES ALL TERRACES & BALCONY, EXCEPT ROOF TERRACE

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GROUND FLOOR



VILLA 60/A , 61/B

RECEPTION & DINING:	39.00 M ²
KITCHEN:	13.00 M ²
GUEST BEDROOM:	13.00 M ²
BATHROOM:	4.50 M ²
TERRACE:	8.00 M ²
LOBBY & STAIRS:	20.50 M ²

VILLA 60/C

RECEPTION & DINING:	43.00 M ²
KITCHEN:	8.00 M ²
BATHROOM:	3.00 M ²
TERRACE:	11.00 M ²
LOBBY & STAIRS:	22.00 M ²

VILLA 60/B , 61/A

RECEPTION & DINING:	54.00 M ²
KITCHEN:	13.00 M ²
BATHROOM:	4.50 M ²
TERRACE:	8.00 M ²
LOBBY & STAIRS:	20.50 M ²

VILLA 60/A , 61/B

MASTER BEDROOM:	15.00 M ²
MASTER BATHROOM:	5.00 M ²
DRESSING:	5.00 M ²
LIVING ROOM:	17.00 M ²
BEDROOM 1:	15.00 M ²
BEDROOM 2:	15.00 M ²
BATHROOM:	5.00 M ²
LOBBY & STAIRS:	21.50 M ²
TERRACE:	8.00 M ²

VILLA 60/C

MASTER BEDROOM:	14.00 M ²
MASTER BATHROOM:	6.00 M ²
BEDROOM 1:	18.00 M ²
BEDROOM 2:	17.00 M ²
BATHROOM:	5.00 M ²
TERRACE:	4.00 M ²
CORRIDORS & STAIR:	21.00 M ²

FIRST FLOOR



VILLA 60/B , 61/A

MASTER BEDROOM:	20.50 M ²
MASTER BATHROOM:	5.00 M ²
BEDROOM 1:	15.00 M ²
BEDROOM 2:	15.00 M ²
BATHROOM:	8.00 M ²
KITCHEN:	11.00 M ²
TERRACE 1:	8.00 M ²
TERRACE 2:	5.00 M ²
LOBBY & STAIR:	20.00 M ²

SECOND FLOOR



VILLA 60/A , 61/B

STAIR & LOBBY:	19.00 M ²
BATHROOM:	2.50 M ²
ROOF TERRACE:	77.50 M ²

VILLA 60/C

STAIR & LOBBY:	18.00 M ²
BATHROOM:	3.00 M ²
ROOF TERRACE:	61.50 M ²

VILLA 60/B , 61/A

STAIR & LOBBY:	19.00 M ²
BATHROOM:	2.50 M ²
ROOF TERRACE:	71.00 M ²



TOWN HOUSE

TOWN HOUSE 81,82 POSITIONS

NUMBER OF BEDROOMS: 3

GROUND FLOOR:	
VILLA 81/A - 82/C	129.00 M²
VILLA 81/B - 81/C - 81D - 82/A - 82/B	110.00 M²

FIRST FLOOR:	
VILLA 81/A - 82/C	138.00 M²
VILLA 81/B - 81/C - 81D - 82/A - 82/B	112.00 M²

ROOF FLOOR:	
VILLA 81/A - 82/C	31.00 M²
VILLA 81/B - 81/C - 81D - 82/A - 82/B	27.00 M²

TOTAL AREA:	
VILLA 81/A - 82/C	298.00 M²
VILLA 81/B - 81/C - 81D - 82/A - 82/B	249.00 M²

LAND AREA:			
VILLA 81/A	533.00 M²	VILLA 82/A	267.00 M²
VILLA 81/B	274.00 M²	VILLA 82/B	244.00 M²
VILLA 81/C	267.00 M²	VILLA 82/C	439.00 M²
VILLA 81/D	264.00 M²		

TOTAL FLAT AREA INCLUDES ALL TERRACES & BALCONY, EXCEPT ROOF TERRACE
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GROUND FLOOR



VILLA 81/A , 82/C	
OUTDOOR ENTRANCE:	1.50 M²
RECEPTION & DINING:	75.00 M²
GUEST BATHROOM:	3.00 M²
KITCHEN:	17.00 M²
TERRACE:	14.00 M²
STAIR:	9.00 M²

VILLA 81/B , 81/C , 81/D , 82/A , 82/B	
OUTDOOR ENTRANCE:	2.00 M²
INDOOR ENTRANCE:	5.00 M²
LOBBY:	2.00 M²
GUEST BATHROOM:	3.00 M²
KITCHEN:	13.50 M²
STAIR:	9.00 M²
RECEPTION & DINING:	59.00 M²
TERRACE:	9.00 M²

FIRST FLOOR



VILLA 81/A , 82/C	
STAIR:	9.00 M²
LOBBIES & LIVING:	31.00 M²
MASTER BEDROOM:	14.00 M²
MASTER BATHROOM:	5.00 M²
MASTER DRESSING:	4.00 M²
BEDROOM 1:	17.00 M²
BEDROOM 2:	18.00 M²
BATHROOM:	6.00 M²
TERRACE 1:	14.00 M²
TERRACE 2:	6.00 M²

VILLA 81/B , 81/C , 81/D , 82/A , 82/B	
STAIR:	9.00 M²
LOBBY:	11.00 M²
MASTER BEDROOM:	19.00 M²
MASTER BATHROOM:	7.00 M²
BEDROOM 1:	21.00 M²
BEDROOM 2:	16.00 M²
BATHROOM:	5.00 M²
TERRACE:	8.00 M²

SECOND FLOOR



VILLA 81/A , 82/C	
STAIR:	10.00 M²
MAID ROOM:	10.00 M²
BATHROOM:	4.50 M²
ROOF TERRACE:	78.00 M²

VILLA 81/B , 81/C , 81/D , 82/A , 82/B	
STAIR:	10.00 M²
MAID ROOM:	7.50 M²
BATHROOM:	4.00 M²
ROOF TERRACE:	67.00 M²



VERONA

CLEO VILLA POSITIONS

NUMBER OF BEDROOMS:

3

CLEO VILLA A (GROUND)

TOTAL BUILT UP AREA:184.00 M²

GARDEN AREA:(UP TO) 343.00 M²

CLEO VILLA B (FIRST FLOOR)

TOTAL BUILT UP AREA:266.00 M²

ROOF BUA:50.00 M²

ROOF TERRACE:166.00 M²

TOTAL FLAT AREA INCLUDES ALL TERRACES & BALCONY, EXCEPT ROOF TERRACE

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GROUND FLOOR

FIRST FLOOR PLAN

ROOF PLAN

CLEO VILLA
93/A



CLEO VILLA
93/B



CLEO VILLA
93/D



CLEO VILLA
93/D

RECEPTION & DINING:60 M²

TERRACE 1:5 M²

TERRACE 2:6 M²

KITCHEN:15 M²

GUEST BATHROOM:3 M²

BEDROOM 1:15 M²

BEDROOM 2:18 M²

BATHROOM:8 M²

MASTER BEDROOM:19 M²

MASTER BATHROOM:7 M²

LOBBY & CORRIDORS:13 M²

STAIRCASE & ENTRANCE:19 M²

RECEPTION & DINING:70 M²

TERRACE 1:5 M²

TERRACE 2:6 M²

KITCHEN:15 M²

GUEST BATHROOM:3 M²

BEDROOM 1:15 M²

BEDROOM 2:18 M²

BATHROOM:8 M²

MASTER BEDROOM:19 M²

MASTER BATHROOM:7 M²

LOBBY & CORRIDORS:13 M²

STAIRCASE:11 M²

LIVING ROOM:27 M²

BATHROOM:6 M²

STAIRCASE:12 M²



VERONA

TWIN VILLA POSITIONS

NUMBER OF BEDROOMS:	4
PLOT AREA:	(UP TO) 560.00 M²
GARDEN AREA:	(UP TO) 440.00 M²
TOTAL FLAT AREA:	281.40 M²
GROUND FLOOR:	120.00 M²
FIRST FLOOR:	131.40 M²
SECOND FLOOR:	30.00 M²
ROOF TERRACE AREA:	101.10 M²

TOTAL FLAT AREA INCLUDES ALL TERRACES & BALCONY,
EXCEPT ROOF TERRACE

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GROUND FLOOR



MAIN ENTRANCE:	5.30 M²
STAIRCASE:	16.40 M²
OFFICE:	16.00 M²
BATHROOM:	4.00 M²
KITCHEN:	13.50 M²
RECEPTION:	41.00 M²
DINING ROOM:	24.00 M²

FIRST FLOOR



STAIRCASE:	9.50 M²
CORRIDOR:	4.30 M²
MASTER BEDROOM:	22.00 M²
TERRACE:	6.00 M²
DRESSING ROOM:	6.40 M²
BATHROOM:	7.60 M²
BAR:	3.70 M²
BEDROOM:	17.10 M²
BEDROOM:	22.40 M²
TERRACE:	3.25 M²
LIVING ROOM:	21.20 M²
BATHROOM:	6.75 M²

SECOND FLOOR



STAIRCASE:	16.20 M²
OFFICE:	6.30 M²
TOILET:	7.50 M²