

Shalya



A Cairo Reimagined

Let us tell you a tale of a city; a city in a land not so far away. Emerging in the heart of the capital, Taj City reminds us of a Cairo we have begun to forget. One with wide streets, walking paths and lush parks ideal for strolls and leisure. One with boundless cultural exhibition centers and an eventful calendar. This one-of-a-kind community offers a large variety of residential units, commercial areas, retail stores, medical facilities and international academic offerings. Amongst a distinguished community,

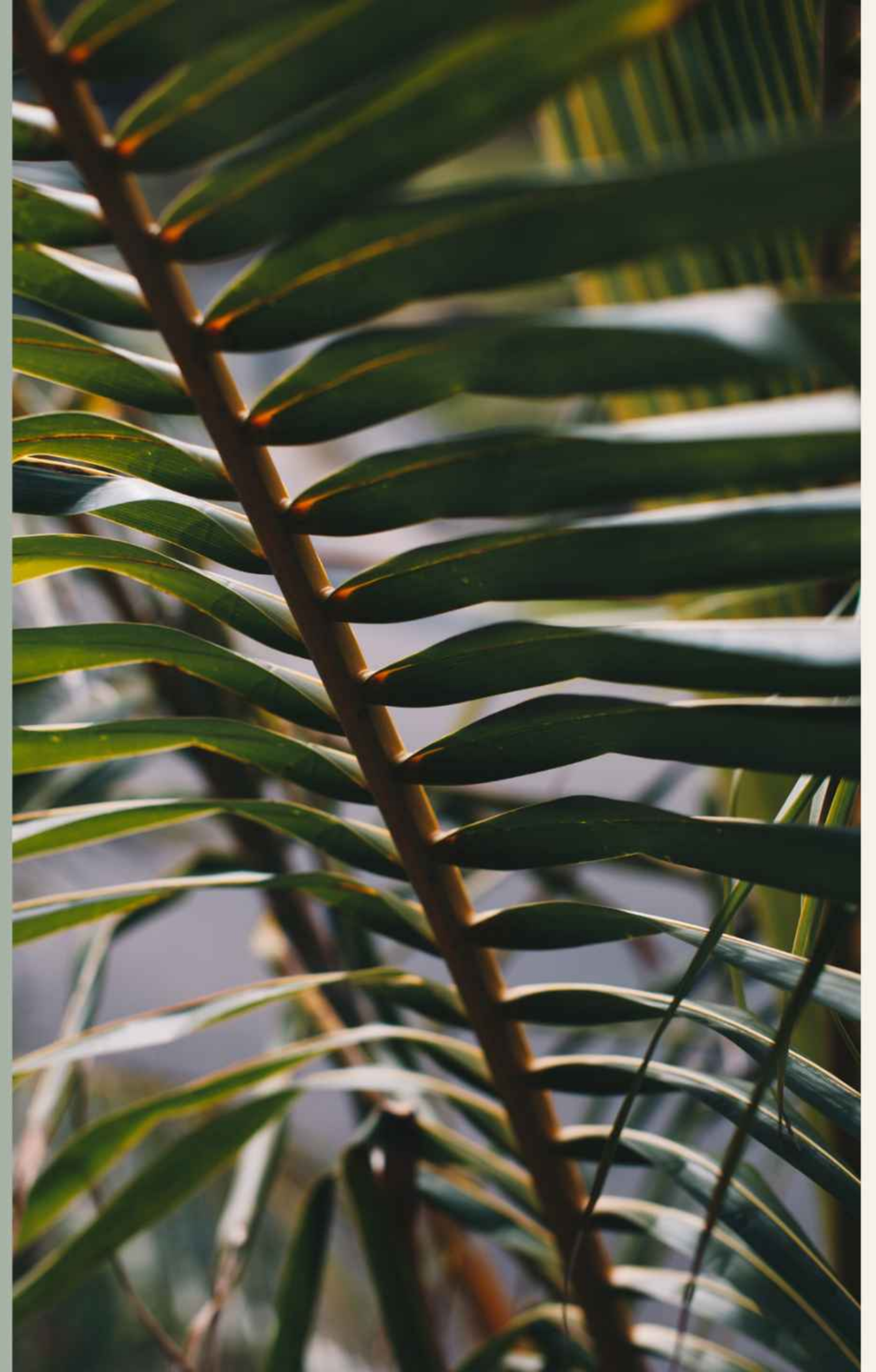
Taj City merges Egyptian authenticity, modern day practicality and international expertise, bringing you the home you dream of in the heart of the capital.

Welcome to a Cairo Re-Imagined.

WELCOME TO TAJ CITY

Welcome to a city designed to cater to your every need. Find your dream home amid a wide selection of uniquely designed villas, twin houses, townhouses and apartments, all with spacious interiors and breathtaking views. Synonymous with a green paradise, Taj City surpasses expectations with its massive green landscaping.

From wide areas of green space to incredulous private gardens, this community is the perfect getaway.





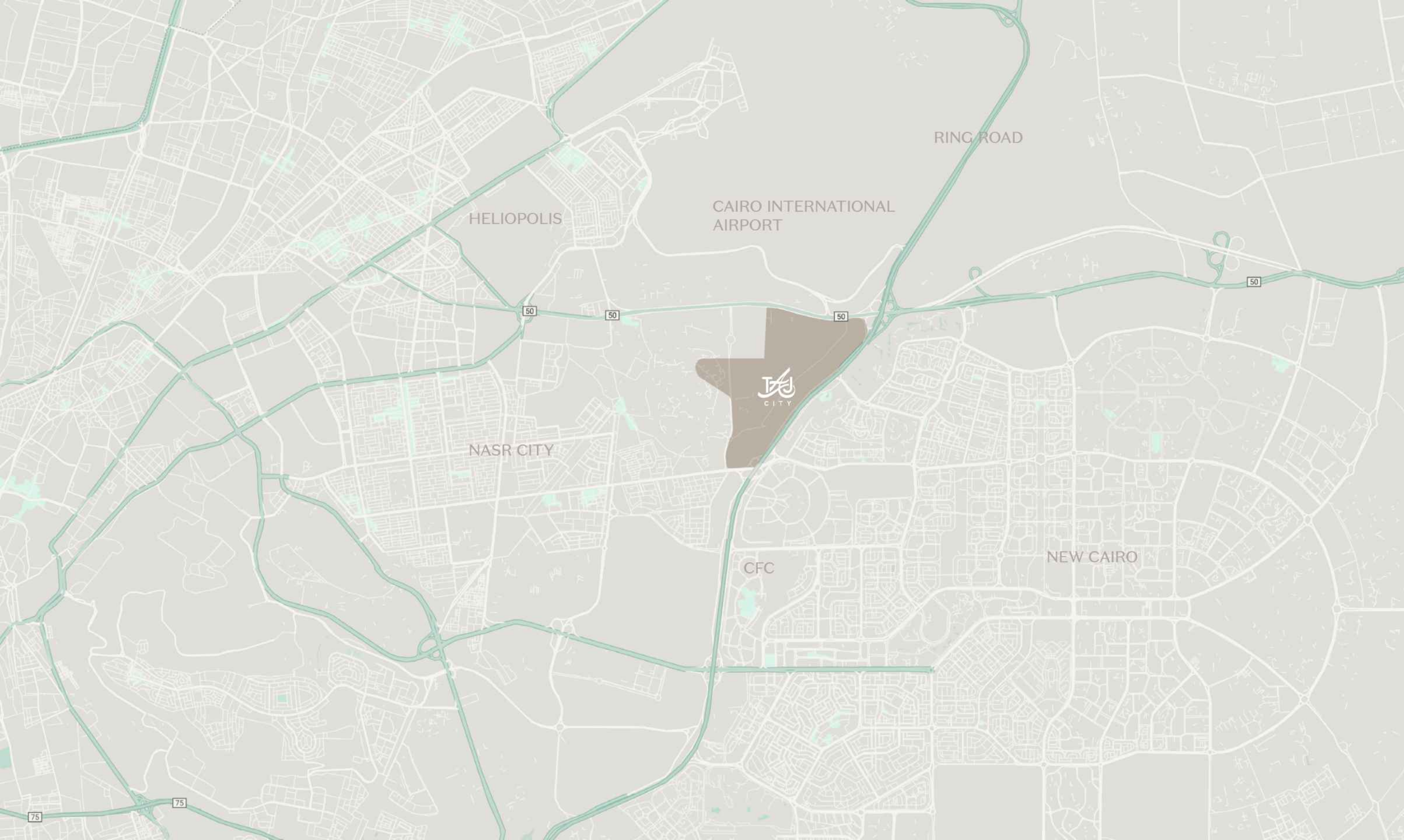
TAJ CITY MASTERPLAN

Taj City's tailored master plan represents your home's unique elements and surroundings to reflect our appreciation for exceptionality. Our master planning experts have beautifully designed homes with bespoke interiors and warm textures that mirror Egyptian heritage and shared values – a true reflection of you and your family.



STRATEGIC LOCATION

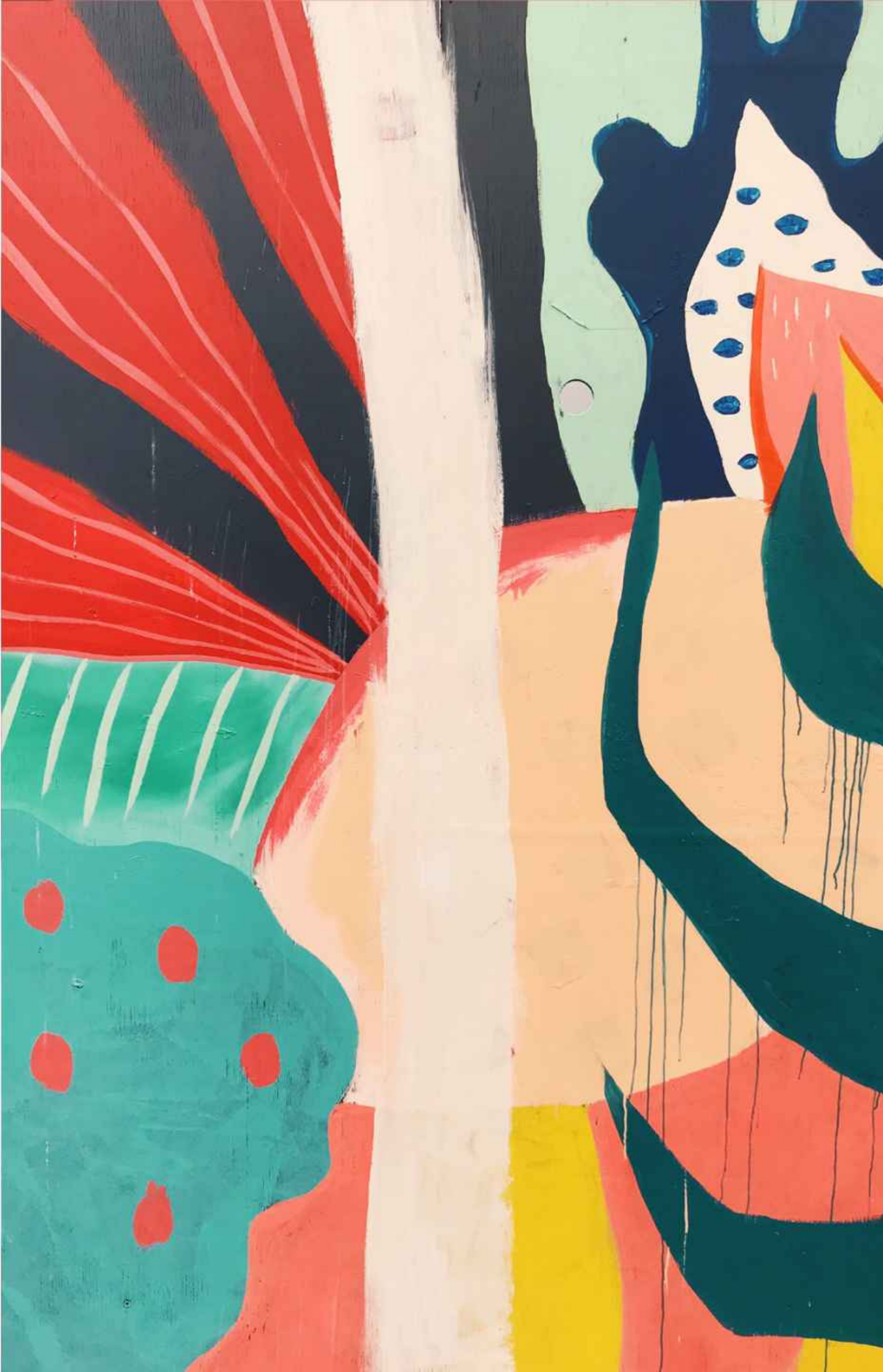
With its prime location, Taj City offers you a simpler and hassle-free day every day. Located just a few minutes from Heliopolis and within close proximity to Mirage City, residents will truly live in the heart of the city. With direct access to the Ring Road, Taj City is mere steps away from both the center of East Cairo and the heart of Cairo's Downtown & Heliopolis.





LUXURY & SOPHISTICATION YOUR NEW WAY OF LIFE

A premium address designed for those in search of an elevated lifestyle and a unique community experience offering the most luxurious residential units, commercial areas, retail stores and medical facilities.



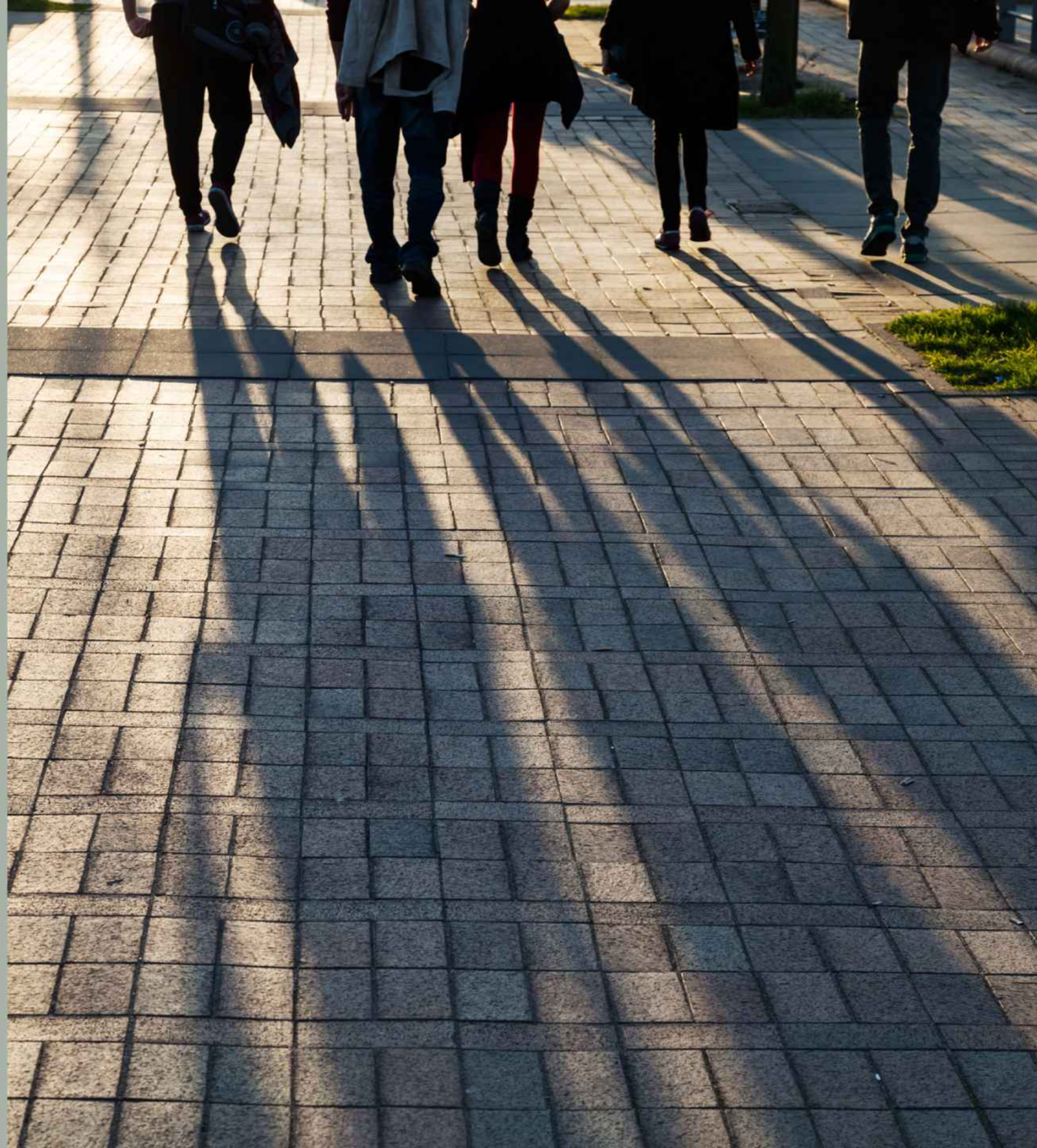
REVIVING ARTS & CULTURE

Taj City not only looks at the present but also has future plans of hosting diverse cultural as well as institutional experiences within it from well-established cultural centers and exhibitions to international education; parents and kids alike will have an opportunity to maximize their quality time, as all of their needs will be close to home.

A BLUSTING DOWNTOWN AREA

Reminiscent of Cairo's metropolitan downtown areas and bustling city centers, Taj City's spine stretches across 1.5 KM and will be home to a variety of bistros, cafés, and restaurants as well as many other premium retail offerings.

Located in the heart of the community, the downtown area offers an authentically urban blend of the different spheres of life combined with a taste of luxury living. Offering a variety of residential units alongside office spaces and endless shopping and dining options, this one-of-a-kind downtown area is guaranteed to be full of life.



YOUR PERFECT SANCTUARY

Take a moment to imagine communal neighborhood areas bringing friends and family under the soft morning light. Envision a life amongst spacious landscape while maintaining privacy.

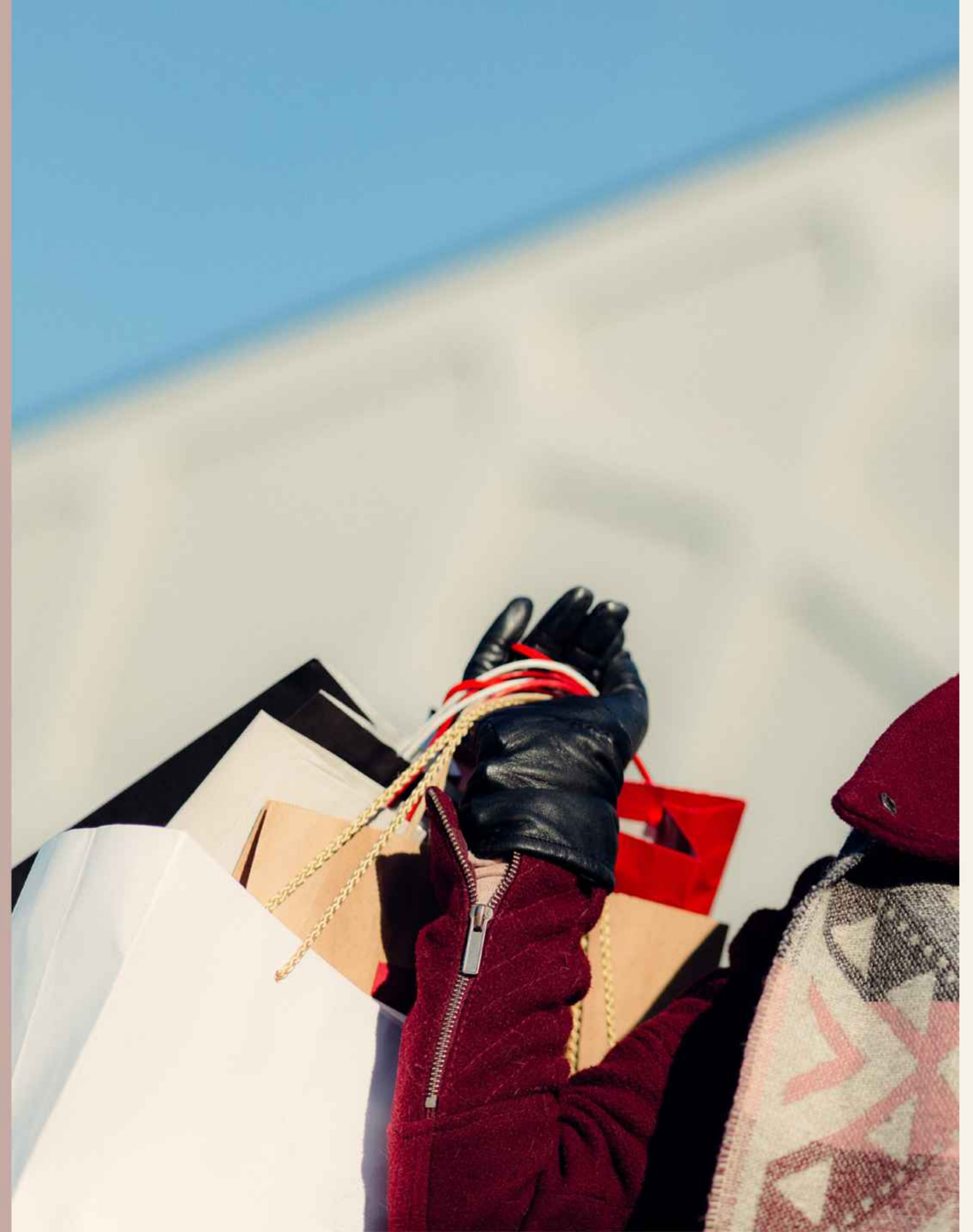
Picture massive green fields evenly granting every home charming views from all angles. Whether you are looking for the calm morning stroll or you are looking for a place to socialize and connect, Taj City is where your new home should be.



THE ALL-ROUND SHOPPING EXPERIENCE

If the tranquil life isn't enough for you, Taj City knows exactly what you need. From the top fashion brands to the newest and most popular local startups this one-of-a-kind retail experience will leave you with nothing more to desire.

Step into the Downtown Spine and experience a world of luxurious shopping and retail on every level, everything from your personal shopping list as well as your home necessities will be at your fingertips.





LEISURE & ENTERTAINMENT

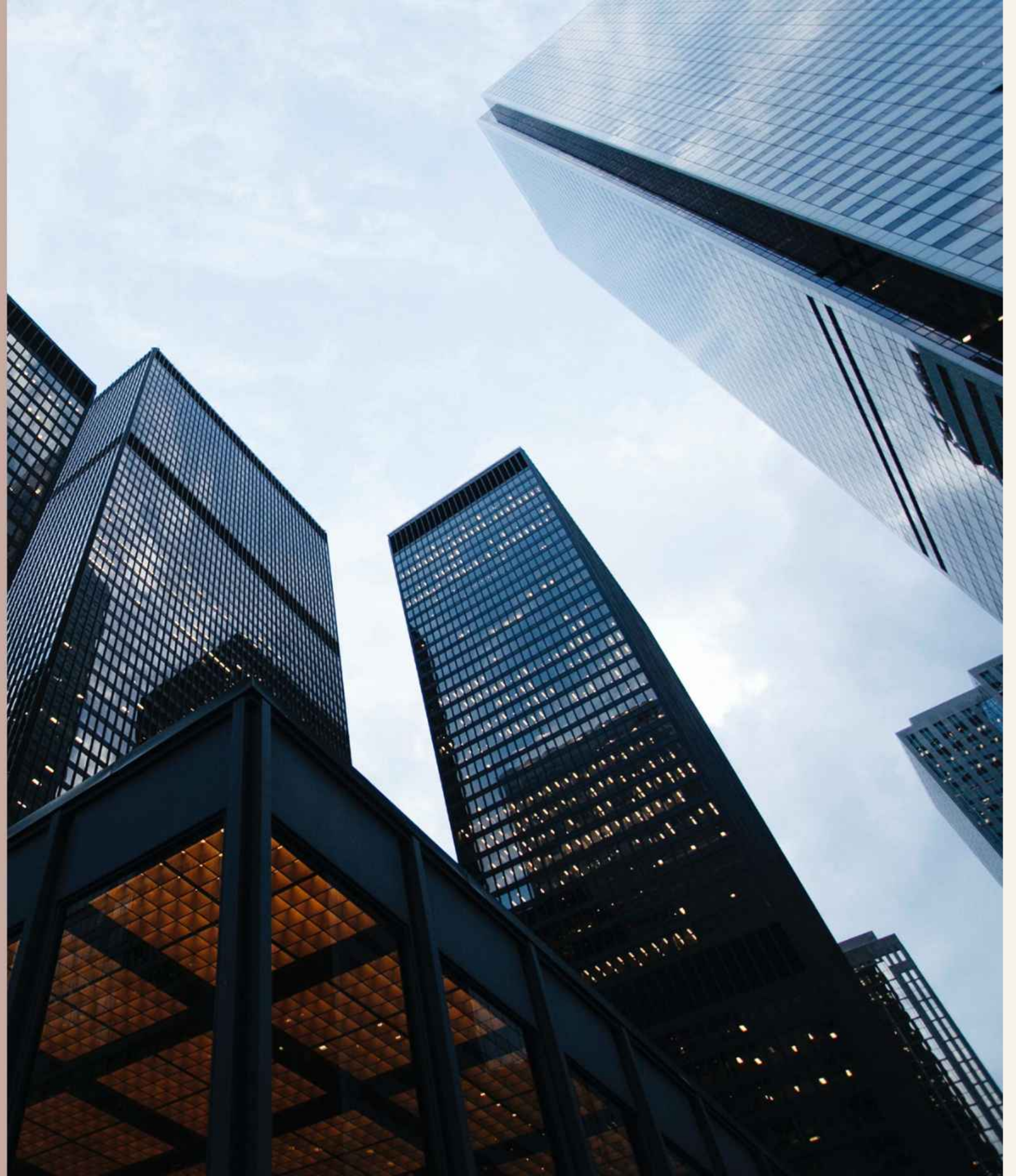
Located in the heart of the Downtown area, a dedicated leisure & entertainment zone brings the community to life. This dynamic space offers residents of all ages boundless entertainment opportunities on all fronts.

From live concerts to laid back weekend bazaars and events, this is where leisure begins.

WORLD CLASS BUSINESS FACILITIES & OFFICES

With its robust business core, Taj City's gated community will be home to a number of major corporations as well as private business offices. Businessmen and investors will have workspace options ranging from single floor office spaces to entire dedicated buildings.

Long gone are the days where you rushed to different offices all around the crowded streets of Cairo. Here, you are guaranteed to find the peaceful work environment you are in search for.





INDULGE AT THE CLUBHOUSE

At the Clubhouse you can relax after a long day's work; whether you choose to take a dip in the pool or unwind at the Clubhouses' exclusive lounge, you are guaranteed disconnection as it's meant to be.

Residents will have full access to a great number of facilities such as the main clubhouse and the phase clubhouse alike, parks and shared pools as well as squash and tennis courts all ensuring the contribution of a healthy active lifestyle.



HOSPITALITY AT ITS FINEST

Taj City's five-star hotel will enable residents to invite friends and family at anytime. Minutes away from Cairo International Airport, the Taj City hotel offers the perfect location for a weekend getaway.

Its unique location and proximity to vital business centric districts and residential areas also makes it the perfect choice of accommodation for those who yearn for a vacation or those seeking accommodation for a short business trip.



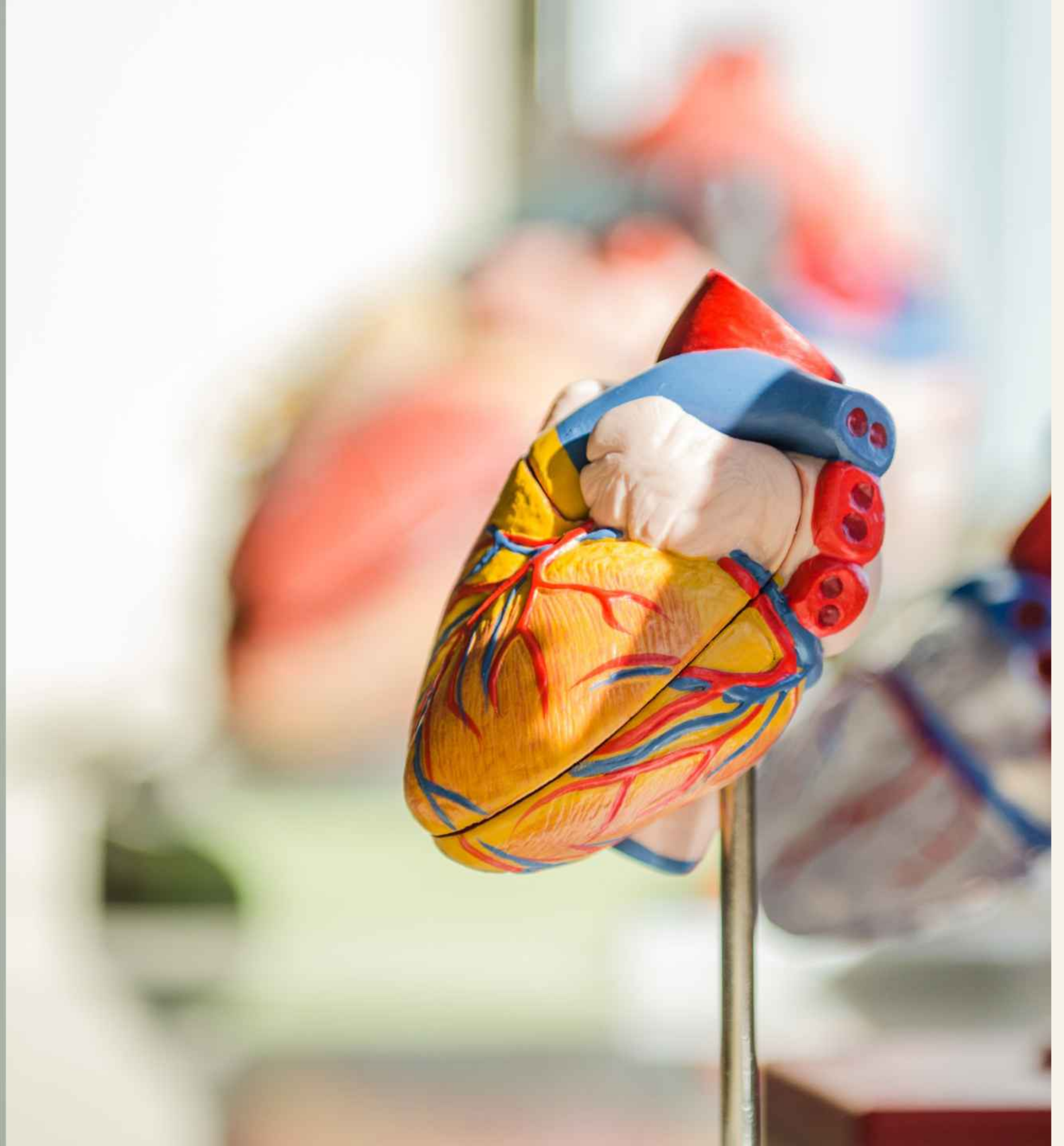
THE BEST OF EDUCATION AT YOUR DOORSTEP

This fully integrated community caters to the various needs of all family members. Your child's education is crucial, hence our promise to offer an exceptional international educational experience.

At Taj City, education is nothing but the highest of standards; only minutes away from every home, parents can now enjoy more stress-free drives to and from school.

PREMIUM HEALTHCARE SERVICES

Taj City residents and guests' medical needs are at the top of our priorities. Top of the line medical facilities and clinics will be fully accessible to all homeowners allowing for a safe community environment. Offering only the most qualified doctors & nurses, the Taj City Medical Center guarantees the highest level of accuracy and care.





Shalya

SHALYA OVERVIEW

Shalya's 289,000 square meter community overlooks Taj City's downtown area with breathtaking views of lush landscaping in all directions. Designed for maximum privacy, this phase offers a wide variety of villas, duplexes, townhouses and apartments. Be a part of the Shalya community and live steps away from the Clubhouse.

With direct access to New Cairo's Ring Road and Suez Road grants residents ease of entry and exit at all times.



 S- BUILDINGS 2 UNITS

 S- BUILDINGS 4 UNITS

 FAMILY RESIDENCE

 Q-BUILDINGS

 DUPLEX BUILDINGS

 PARK RESIDENCE 2

PARK RESIDENCE

—
Ground +5



PARK RESIDENCE

PARK RESIDENCE - B1

GROUND FLOOR G+5



Apartment 1

GROSS AREA	124 m ²
GARDEN AREA	25 m ²

Apartment 2

GROSS AREA	137 m ²
GARDEN AREA	75.60 m ²

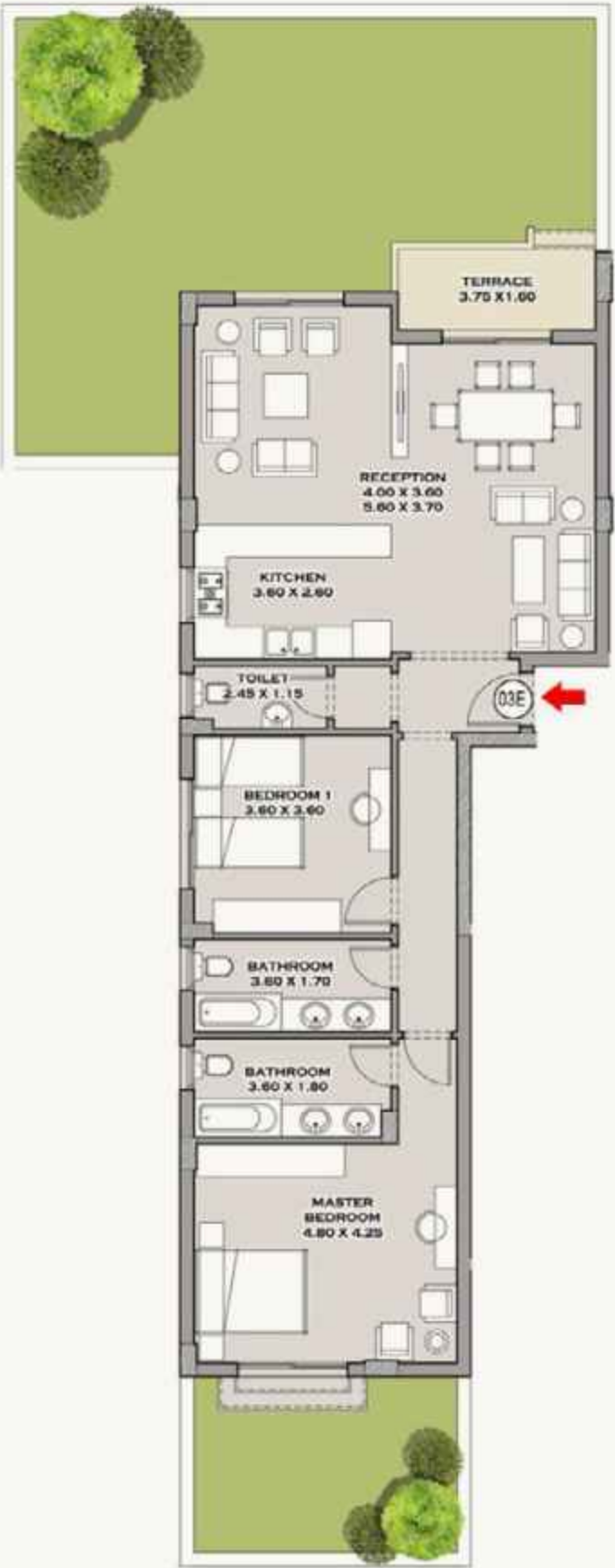
Apartment 3

GROSS AREA	136 m ²
GARDEN AREA	82.40 m ²

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PARK RESIDENCE - B1

GROUND FLOOR G+5



Apartment 01E

GROSS AREA	69 m ²
GARDEN AREA	8.20 m ²

Apartment 02E

GROSS AREA	146 m ²
GARDEN AREA	75.60 m ²

Apartment 03E

GROSS AREA	136 m ²
GARDEN AREA	82.40 m ²

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GRAND RESIDENCE

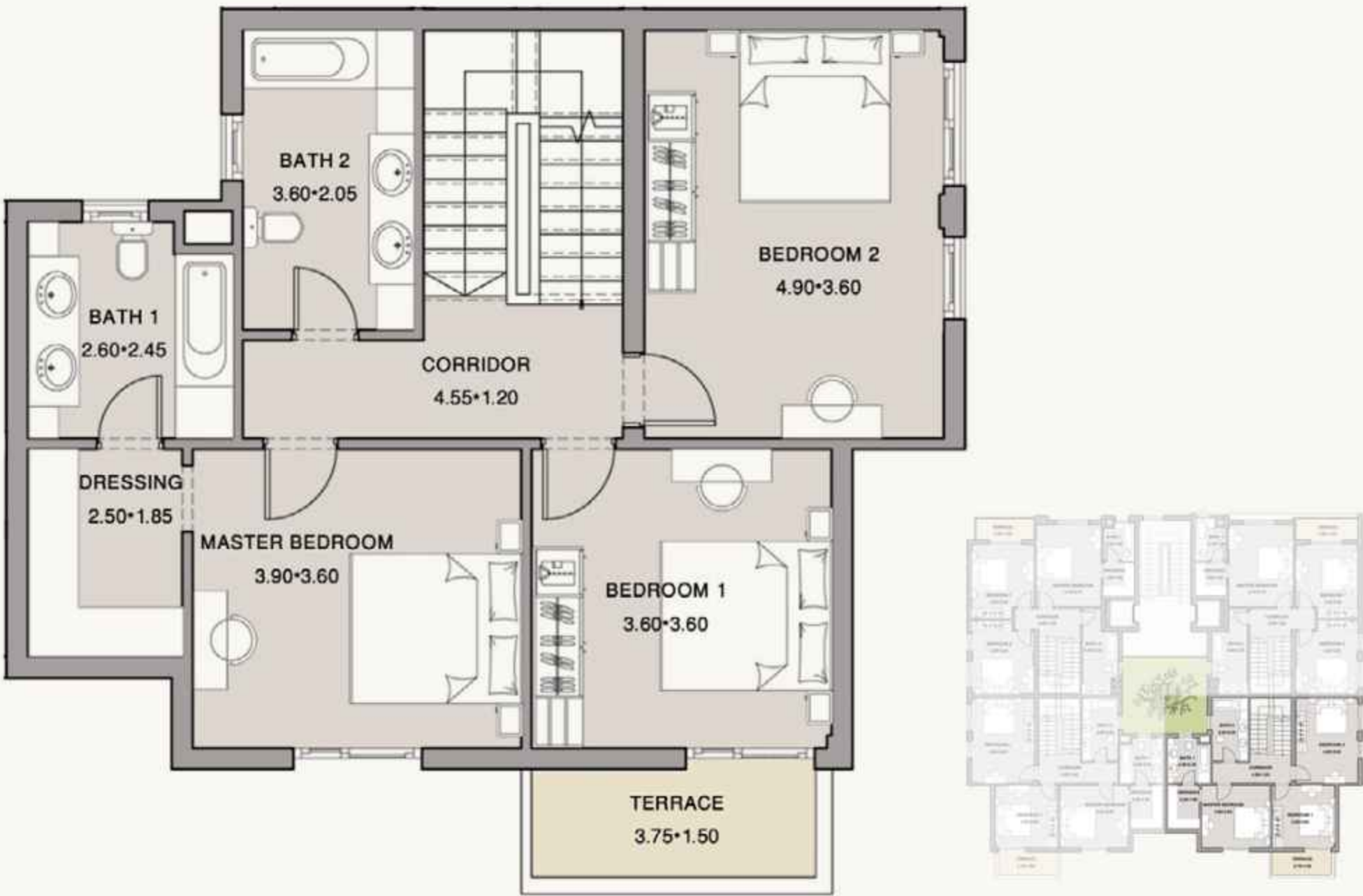
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Ground +5



GRAND RESIDENCE DUPLEX APARTMENT

GRAND RESIDENCE

DUPLEX -1



Ground Floor

GROSS AREA	93 m ²
GARDEN AREA	39 m ²

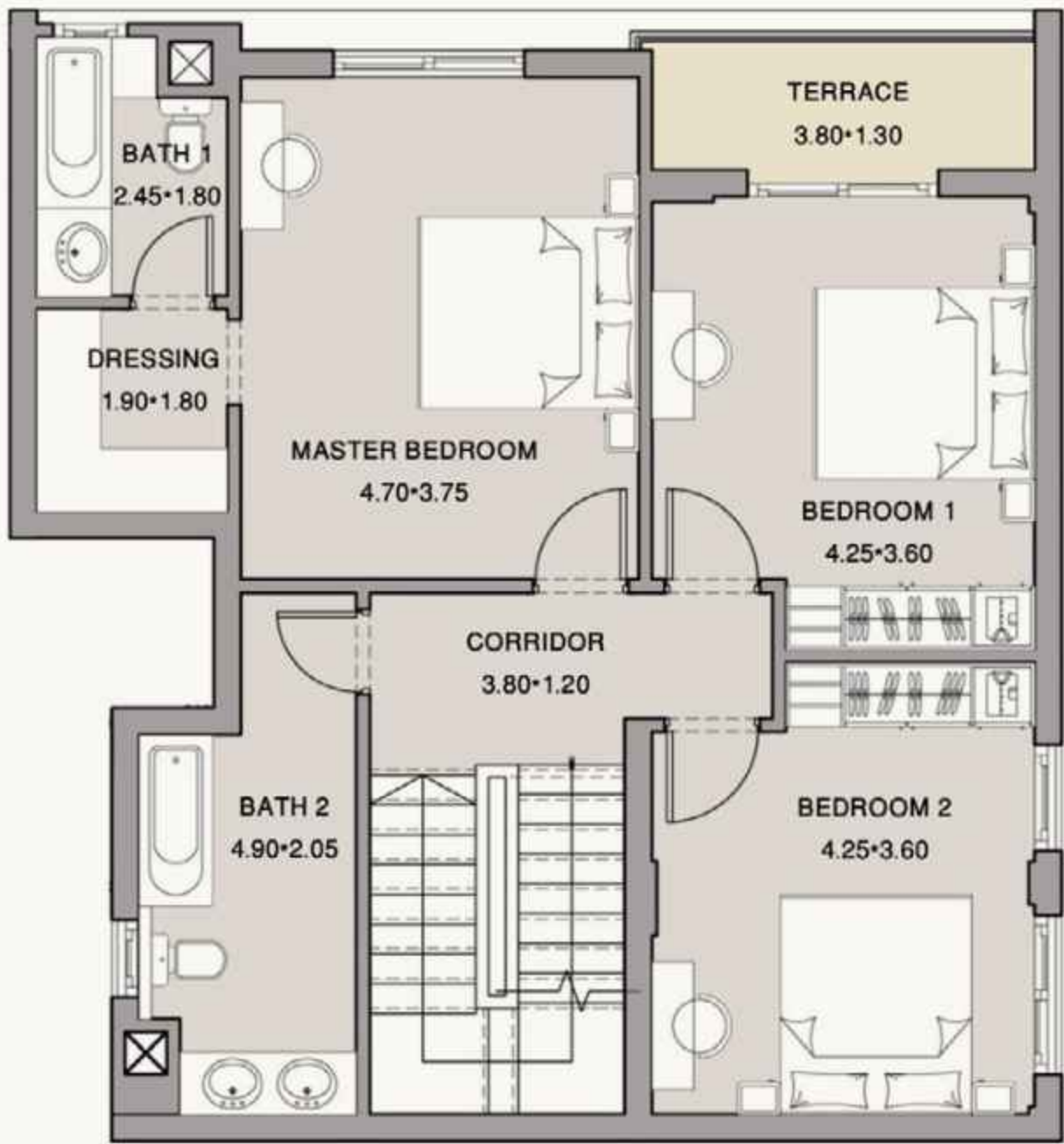
First Floor

GROSS AREA	111 m ²
TOTAL AREA	204 m ²

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GRAND RESIDENCE

DUPLEX -2



Ground Floor

GROSS AREA	102 m ²
GARDEN AREA	73 m ²

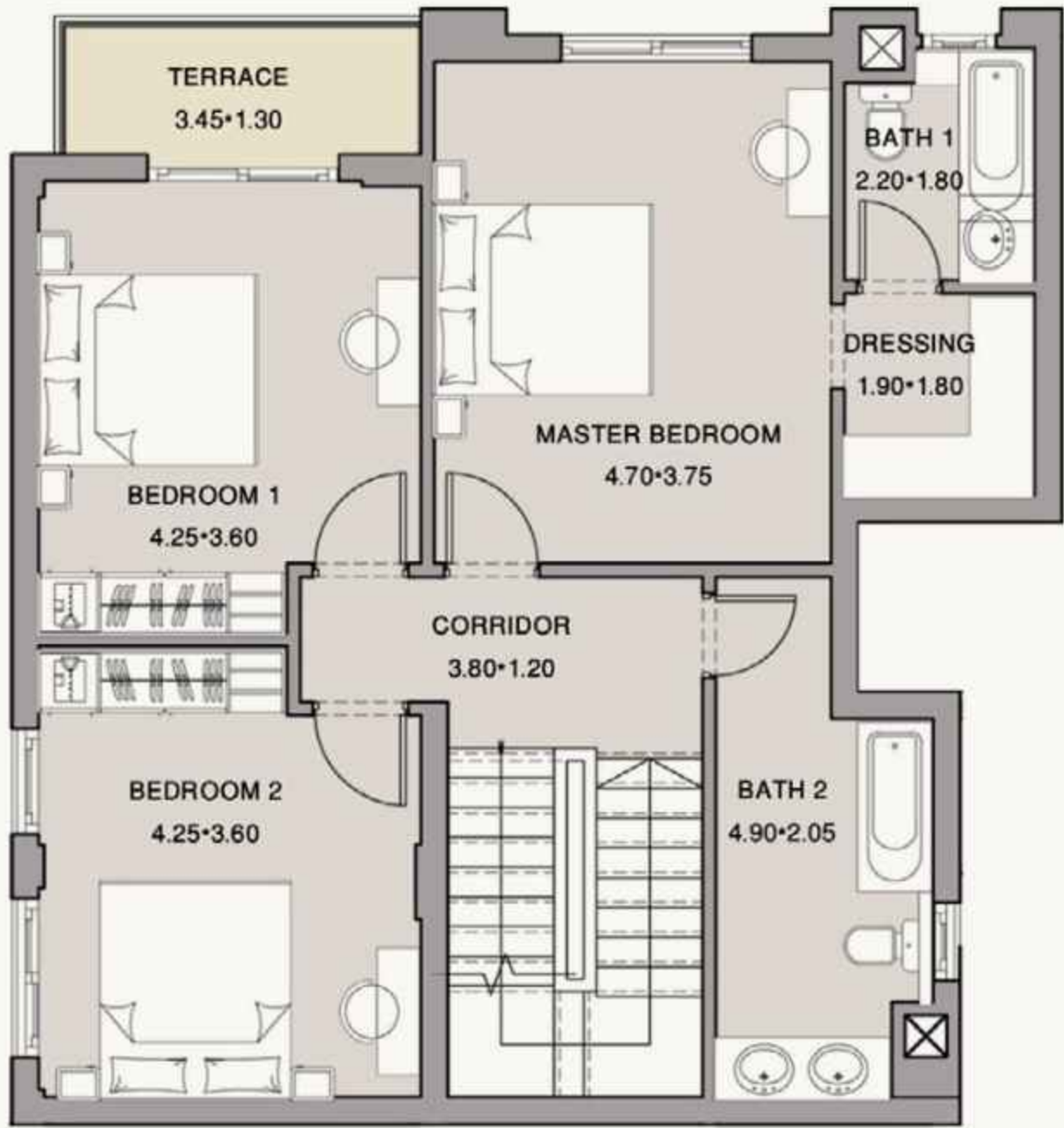
First Floor

GROSS AREA	111 m ²
TOTAL AREA	213 m ²

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GRAND RESIDENCE

DUPLEX -3



Ground Floor

GROSS AREA	102 m ²
GARDEN AREA	73 m ²

First Floor

GROSS AREA	108 m ²
TOTAL AREA	211 m ²

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GRAND RESIDENCE

DUPLEX -4



Ground Floor

GROSS AREA	93 m ²
GARDEN AREA	39 m ²

First Floor

GROSS AREA	111 m ²
TOTAL AREA	204 m ²

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GRAND RESIDENCE

TYPICAL FLOOR APARTMENTS



Typical Floor

GROSS AREA 217 m²

Typical Floor

GROSS AREA 217 m²

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GRAND RESIDENCE

—
Ground +5



GRAND RESIDENCE
DUPLEX BUILDING
BUILDINGS 1 & 2

Buildings 1,2,3



An aerial photograph of a residential development. The image shows a grid of streets with numerous white, rectangular houses. A red square is placed on one of the lots, indicating the location of the subject property. The surrounding area includes green spaces, trees, and a road with a median.



GRAND RESIDENCE DUPLEX BUILDING G+5



BUILDING 1 APARTMENT 1 Ground Floor

GROSS AREA 238.75 m²
GARDEN AREA 155.35 m²



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BUILDING 1 APARTMENT 2 Ground Floor

GROSS AREA 233 m²
GARDEN AREA 148.05 m²



GRAND RESIDENCE DUPLEX BUILDING G+5

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GRAND RESIDENCE DUPLEX BUILDING G+5



BUILDING 1 APARTMENT 3 Ground Floor

GROSS AREA 179.50 m²
GARDEN AREA 161.65 m²



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Building 2
Ground Floor





BUILDING 2 APARTMENT 1 Ground Floor

GROSS AREA 238.75 m²
GARDEN AREA 147.20 m²



GRAND RESIDENCE DUPLEX BUILDING G+5

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GRAND RESIDENCE DUPLEX BUILDING G+5



BUILDING 2 APARTMENT 2 Ground Floor

GROSS AREA 233 m²
GARDEN AREA 169 m²



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BUILDING 2 APARTMENT 3 Ground Floor

GROSS AREA 179.50 m²

GARDEN AREA 149.60 m²

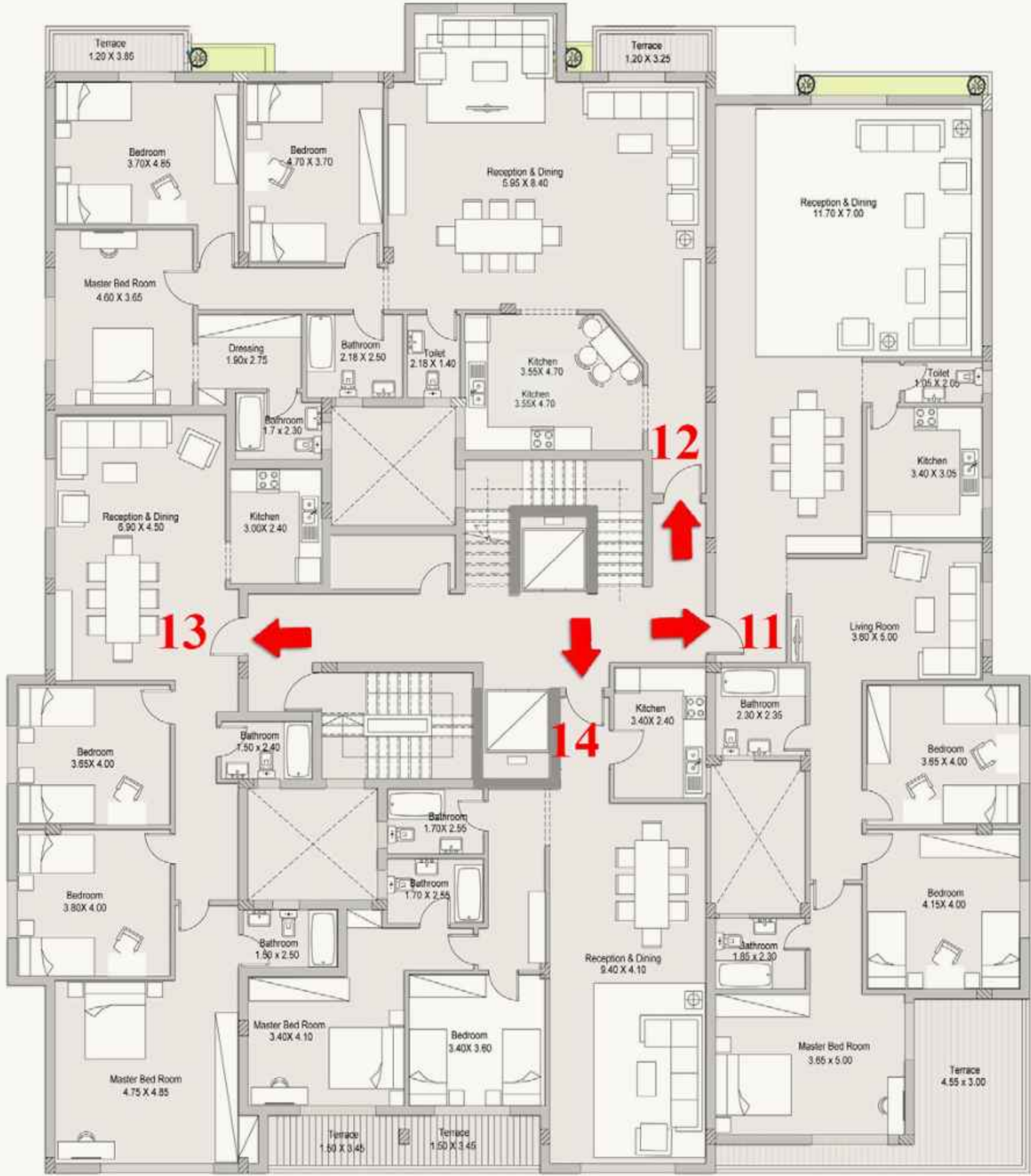


GRAND RESIDENCE DUPLEX BUILDING G+5

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Buildings 1 & 2 First Floor



GRAND RESIDENCE DUPLEX BUILDING G+5



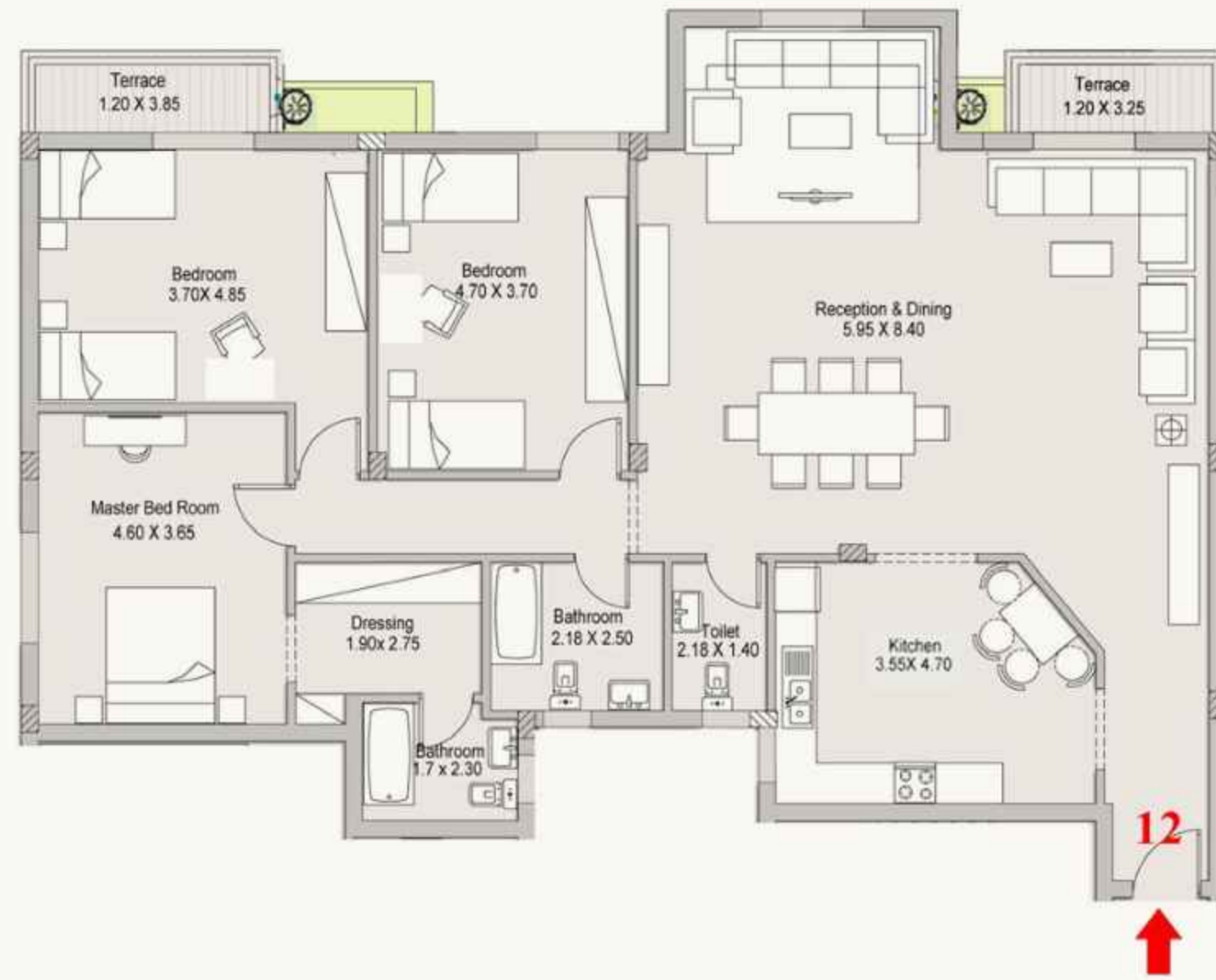
BUILDINGS 1 & 2 APARTMENT 11 First Floor

GROSS AREA 250.48 m²



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BUILDINGS 1 & 2 APARTMENT 12 First Floor

GROSS AREA 219.06 m²

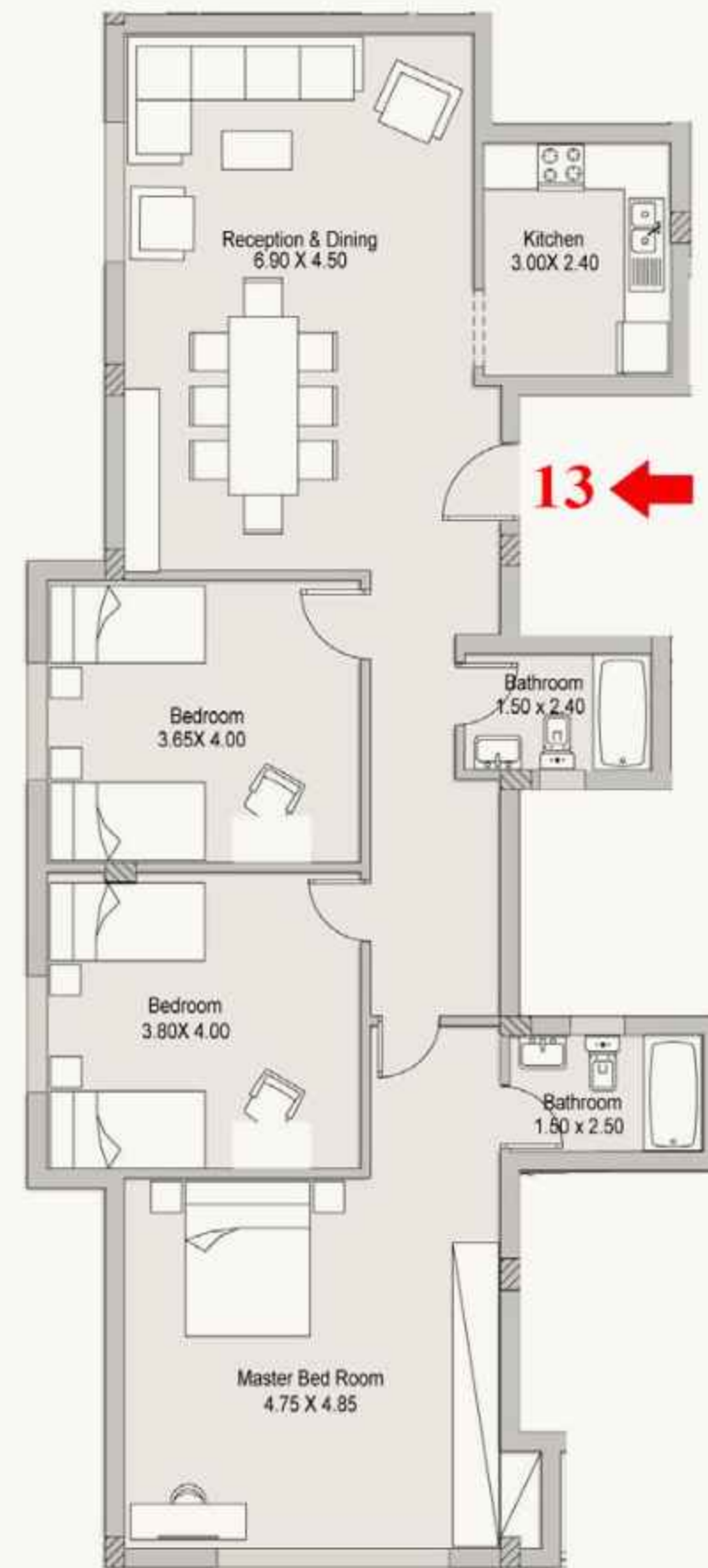


GRAND RESIDENCE DUPLEX BUILDING G+5

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GRAND RESIDENCE DUPLEX BUILDING G+5



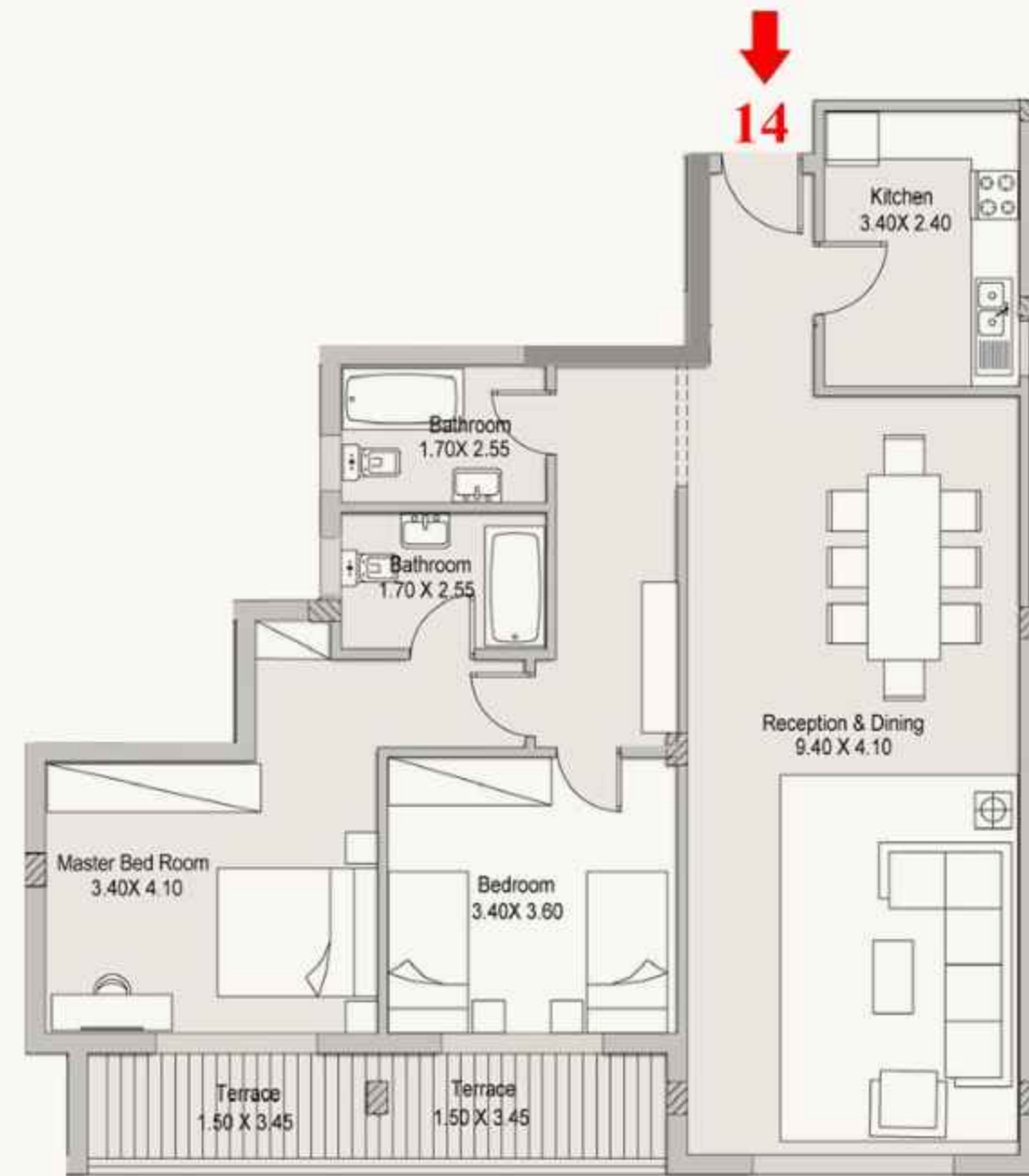
BUILDINGS 1 & 2 APARTMENT 13 First Floor

GROSS AREA 153.35 m²



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BUILDINGS 1 & 2 APARTMENT 14 First Floor

GROSS AREA 143.80 m²

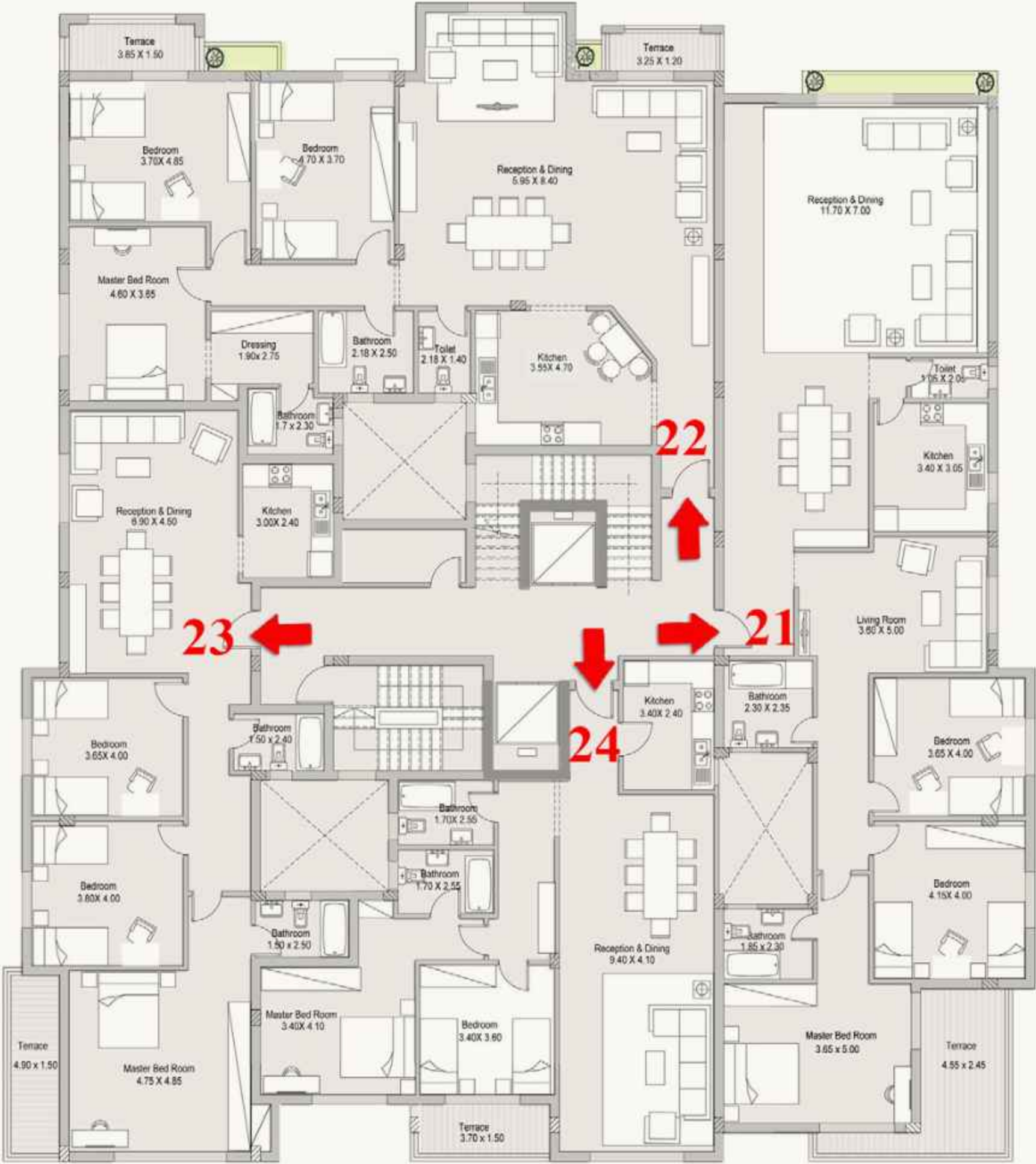


GRAND RESIDENCE DUPLEX BUILDING G+5

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Buildings 1 & 2
Second Floor



GRAND RESIDENCE DUPLEX BUILDING G+5



BUILDINGS 1 & 2 APARTMENT 21 Second Floor

GROSS AREA 245.11 m²



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BUILDINGS 1 & 2 APARTMENT 22 Second Floor

GROSS AREA 220.40 m²

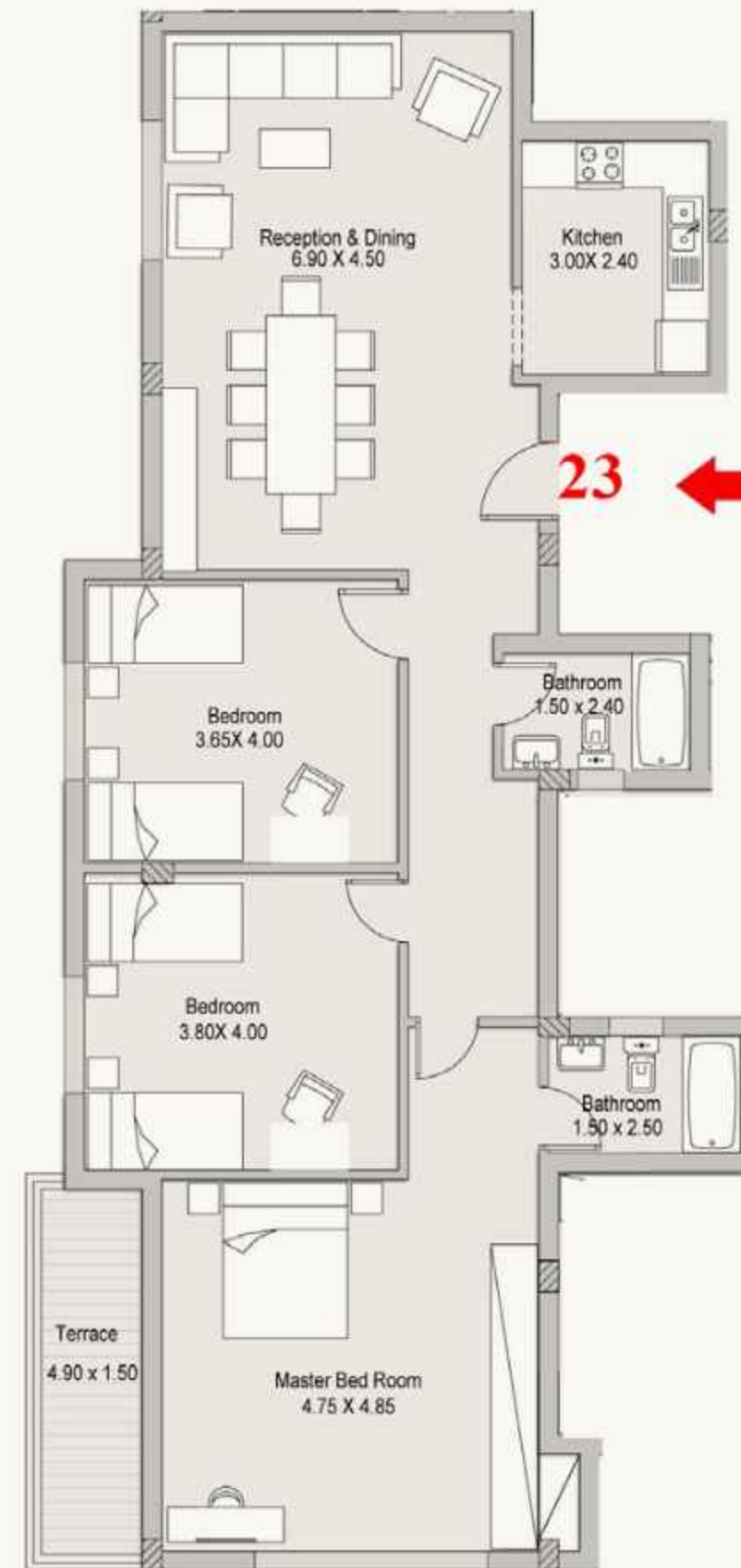


GRAND RESIDENCE DUPLEX BUILDING G+5

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GRAND RESIDENCE DUPLEX BUILDING G+5



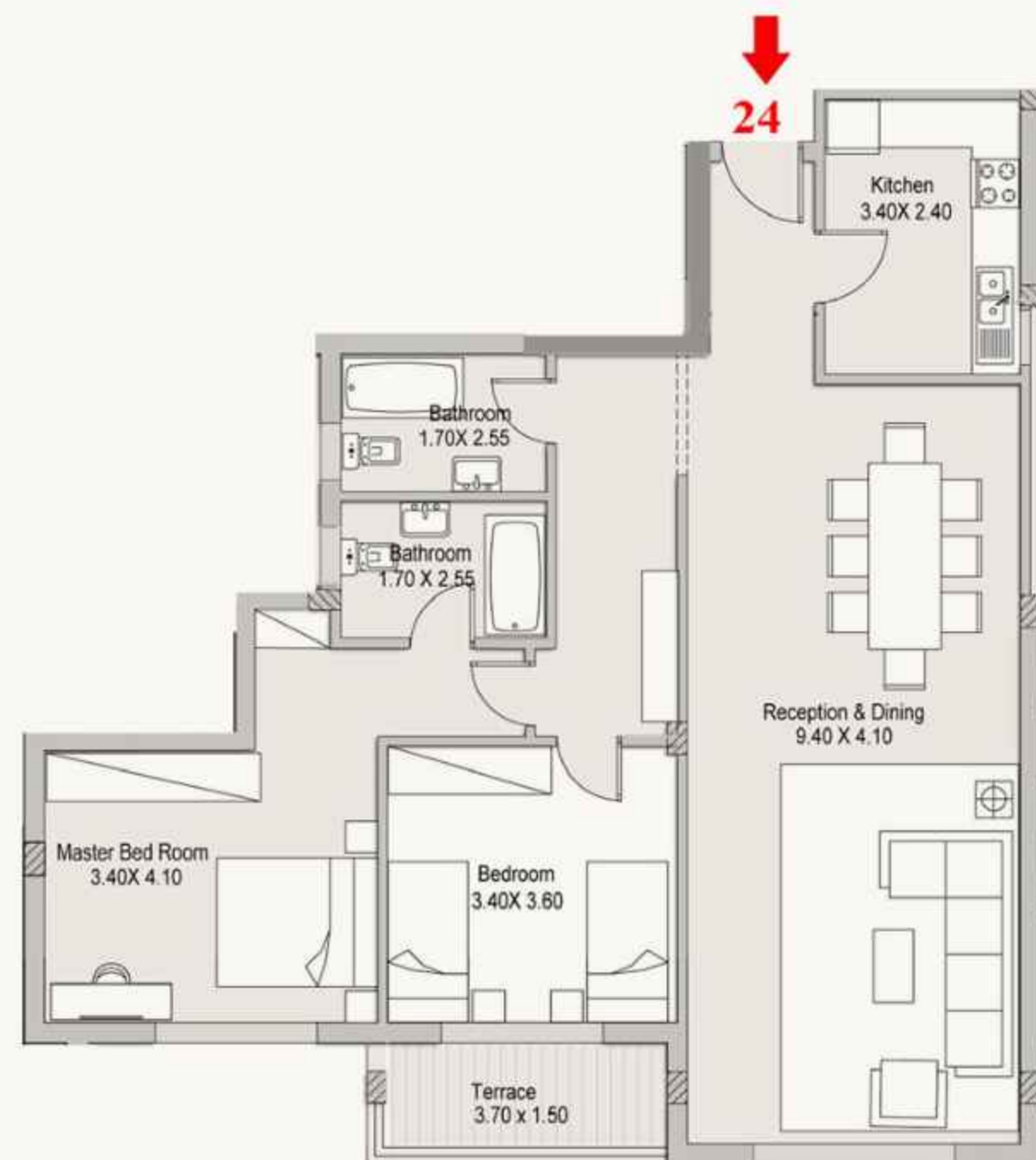
BUILDINGS 1 & 2 APARTMENT 23 Second Floor

GROSS AREA 162.35 m²



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BUILDINGS 1 & 2 APARTMENT 24 Second Floor

GROSS AREA 137.53 m²

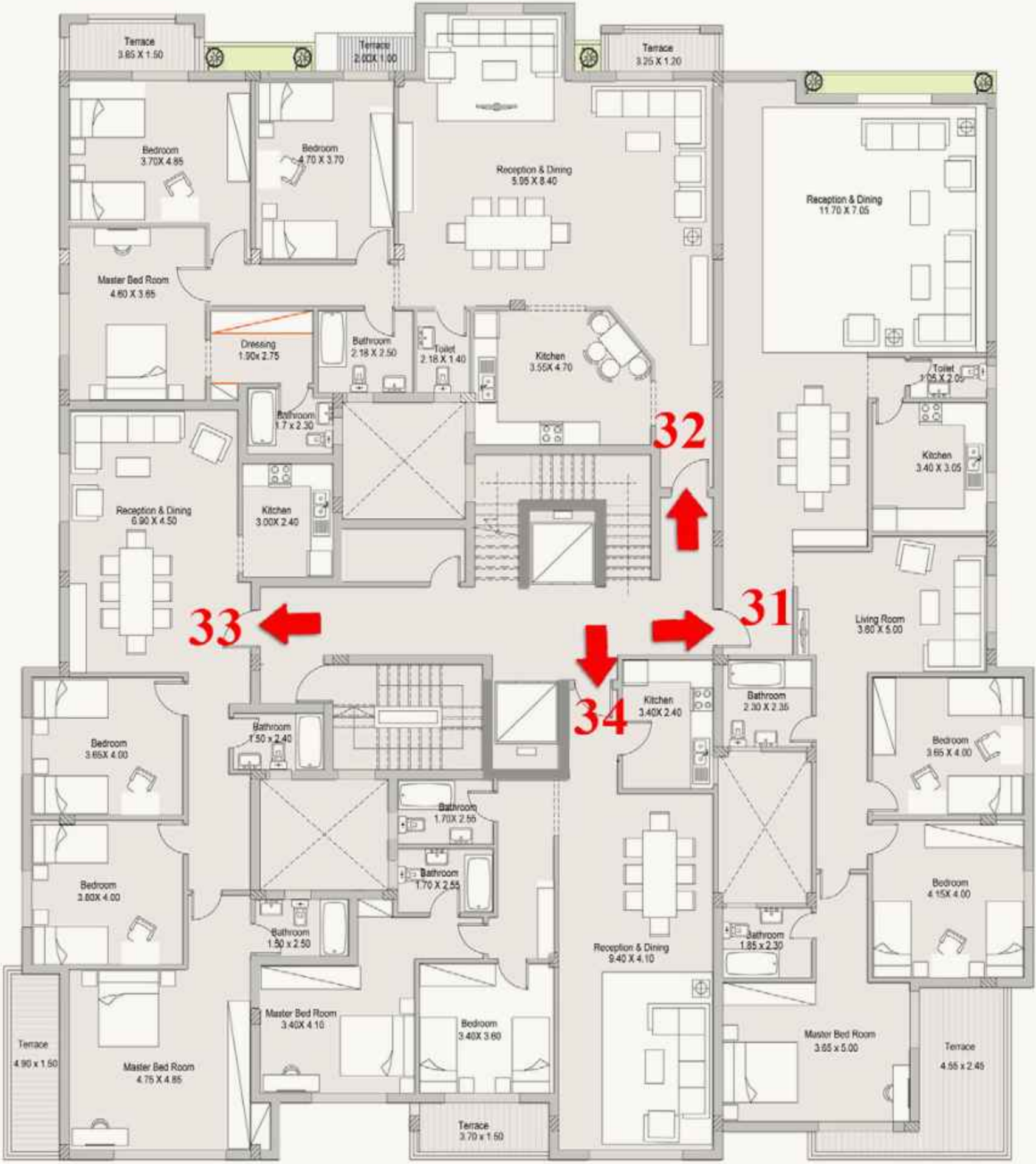


GRAND RESIDENCE DUPLEX BUILDING G+5

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Buildings 1 & 2
Third & Fourth Floor





BUILDINGS 1 & 2 APARTMENT 31 & 41 Third & Fourth Floor

GROSS AREA 246.80 m²

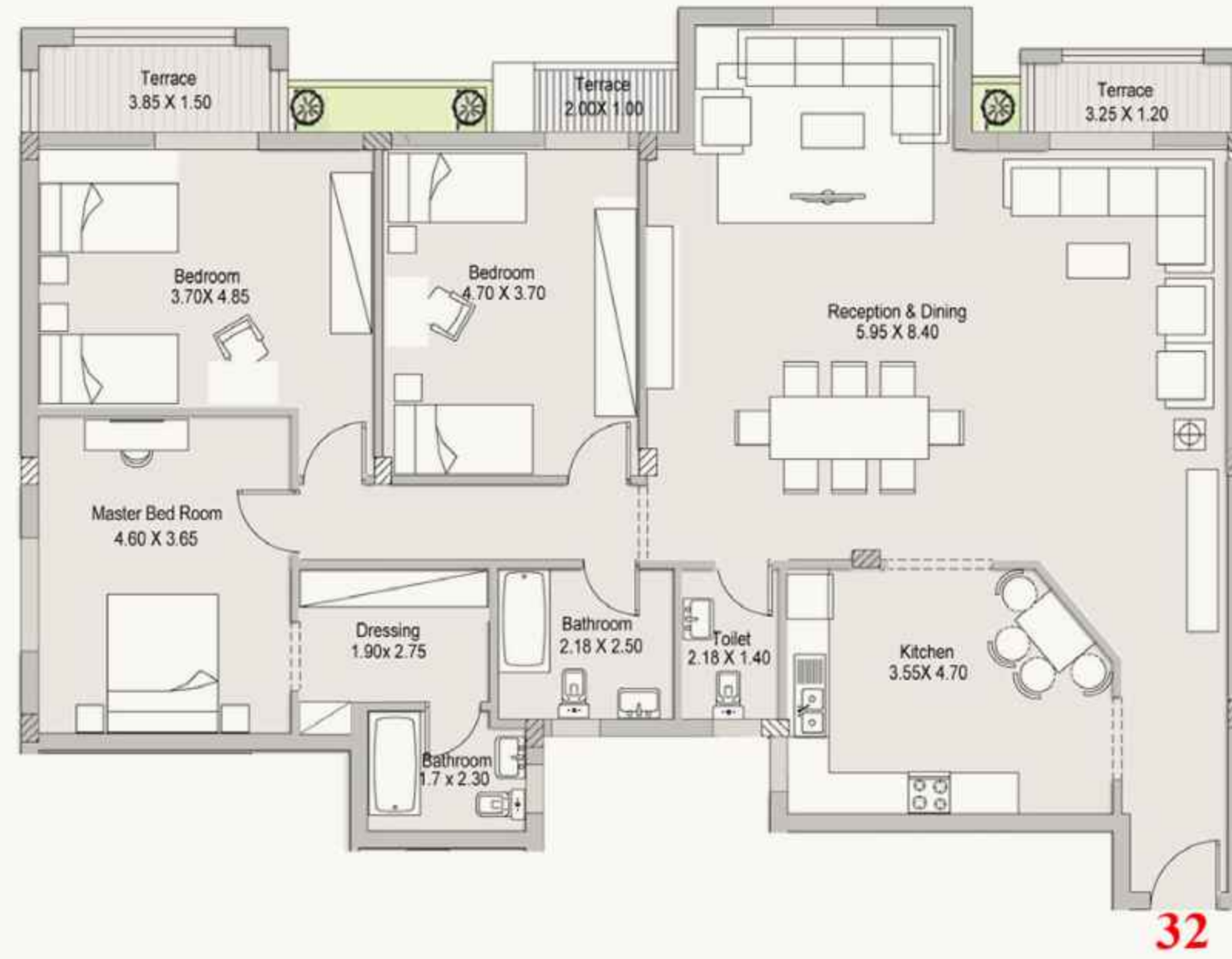


GRAND RESIDENCE DUPLEX BUILDING G+5

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GRAND RESIDENCE DUPLEX BUILDING G+5



BUILDINGS 1 & 2 APARTMENT 32 & 42 Third & Fourth Floor

GROSS AREA 222.80 m²



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BUILDINGS 1 & 2 APARTMENT 33 & 43 Third & Fourth Floor

GROSS AREA 162.35 m²



GRAND RESIDENCE DUPLEX BUILDING G+5

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GRAND RESIDENCE DUPLEX BUILDING G+5



BUILDINGS 1 & 2 APARTMENT 34 & 44 Third & Fourth Floor

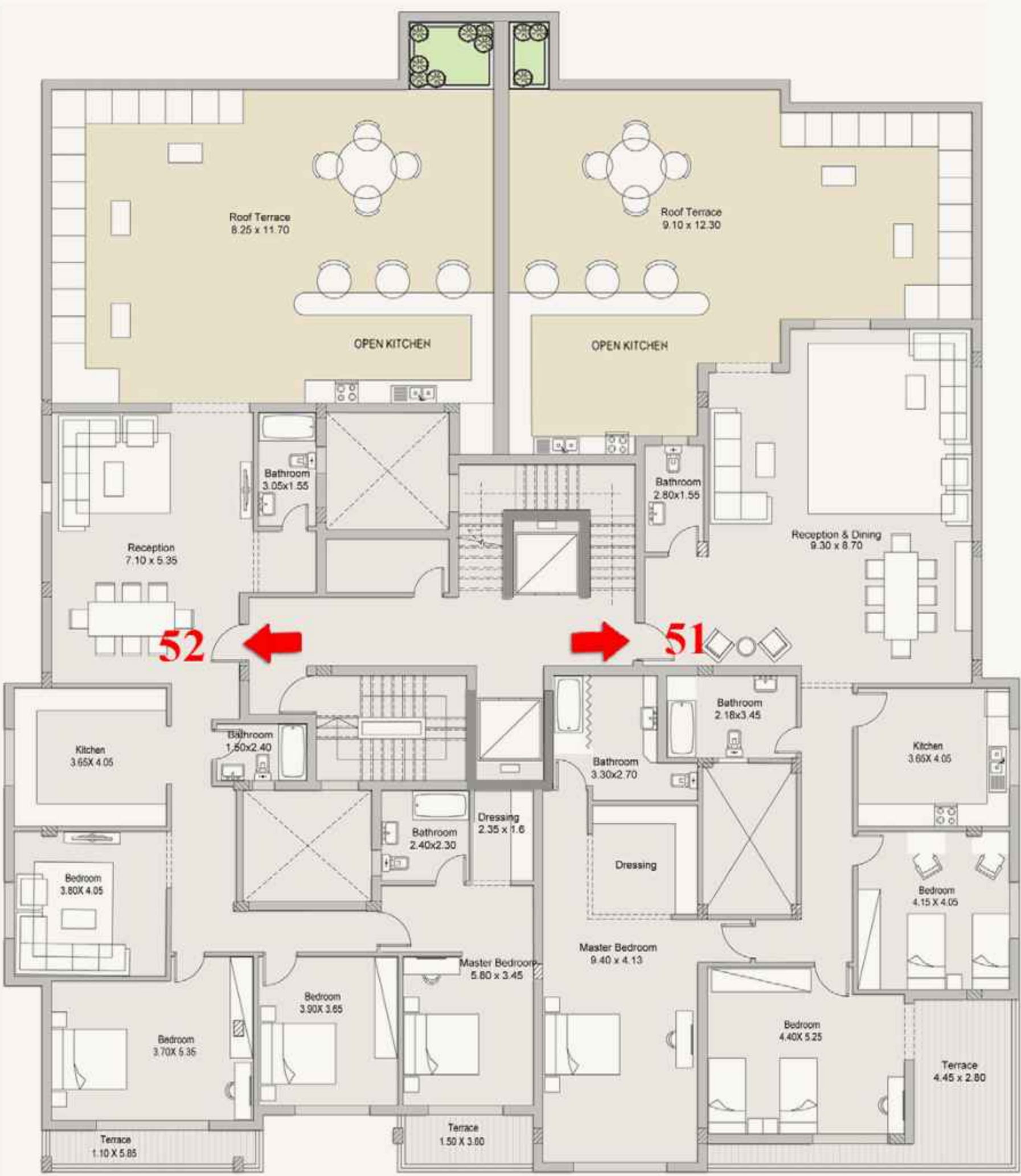
GROSS AREA 137.53 m²



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Buildings 1 & 2
Fifth Floor





BUILDINGS 1 & 2 APARTMENT 51 Fifth Floor

GROSS AREA 278.60 m²

OPEN ROOF AREA 100.55 m²



GRAND RESIDENCE DUPLEX BUILDING G+5

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GRAND RESIDENCE DUPLEX BUILDING G+5



BUILDINGS 1 & 2 APARTMENT 52 Fifth Floor

GROSS AREA 231.10 m²

OPEN ROOF AREA 108.80 m²



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GRAND RESIDENCE
DUPLEX APARTMENT
BUILDINGS 4 & 5 & 6

GRAND RESIDENCE DUPLEX BUILDING



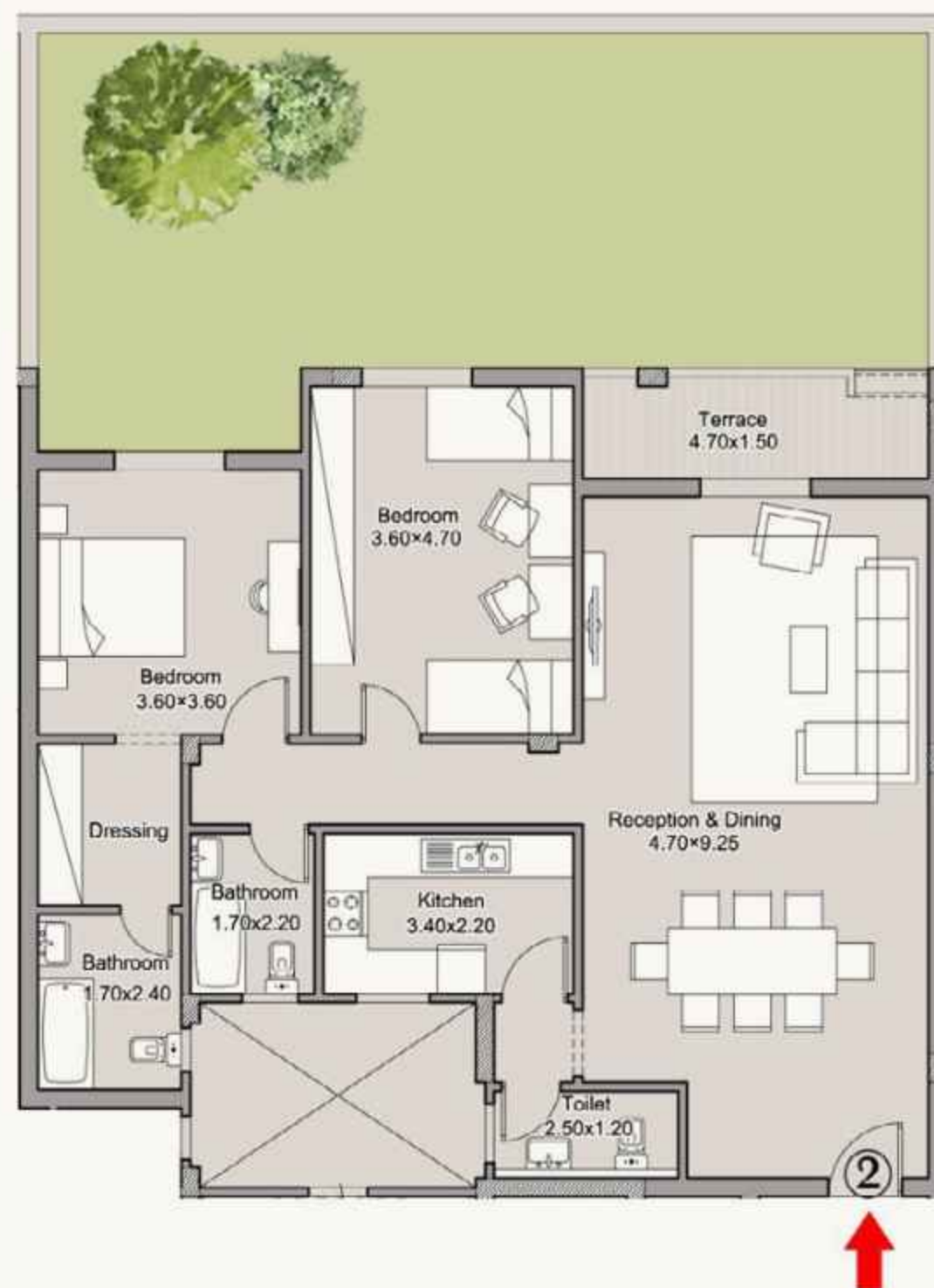
APARTMENT 1 Ground Floor

GROSS AREA 235 m²
GARDEN AREA 117 m²



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APARTMENT 2 Ground Floor

GROSS AREA 142 m²
GARDEN AREA 63 m²

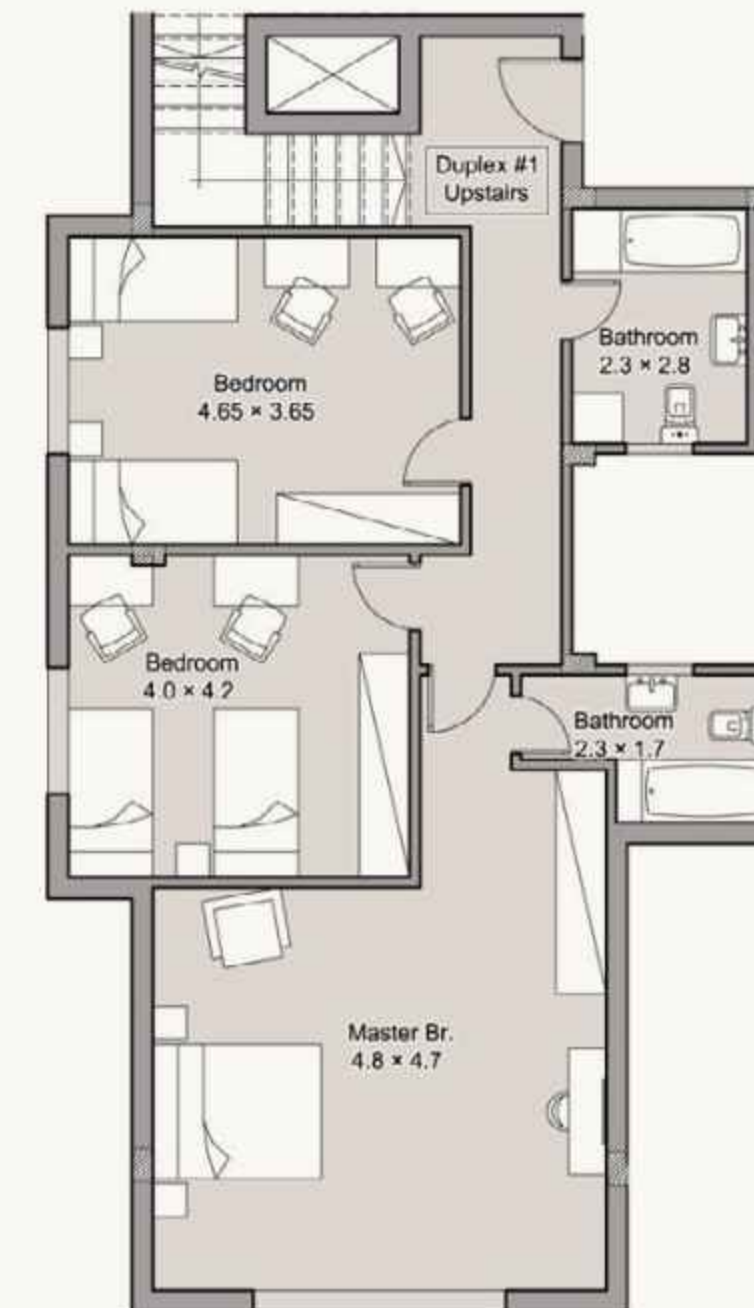
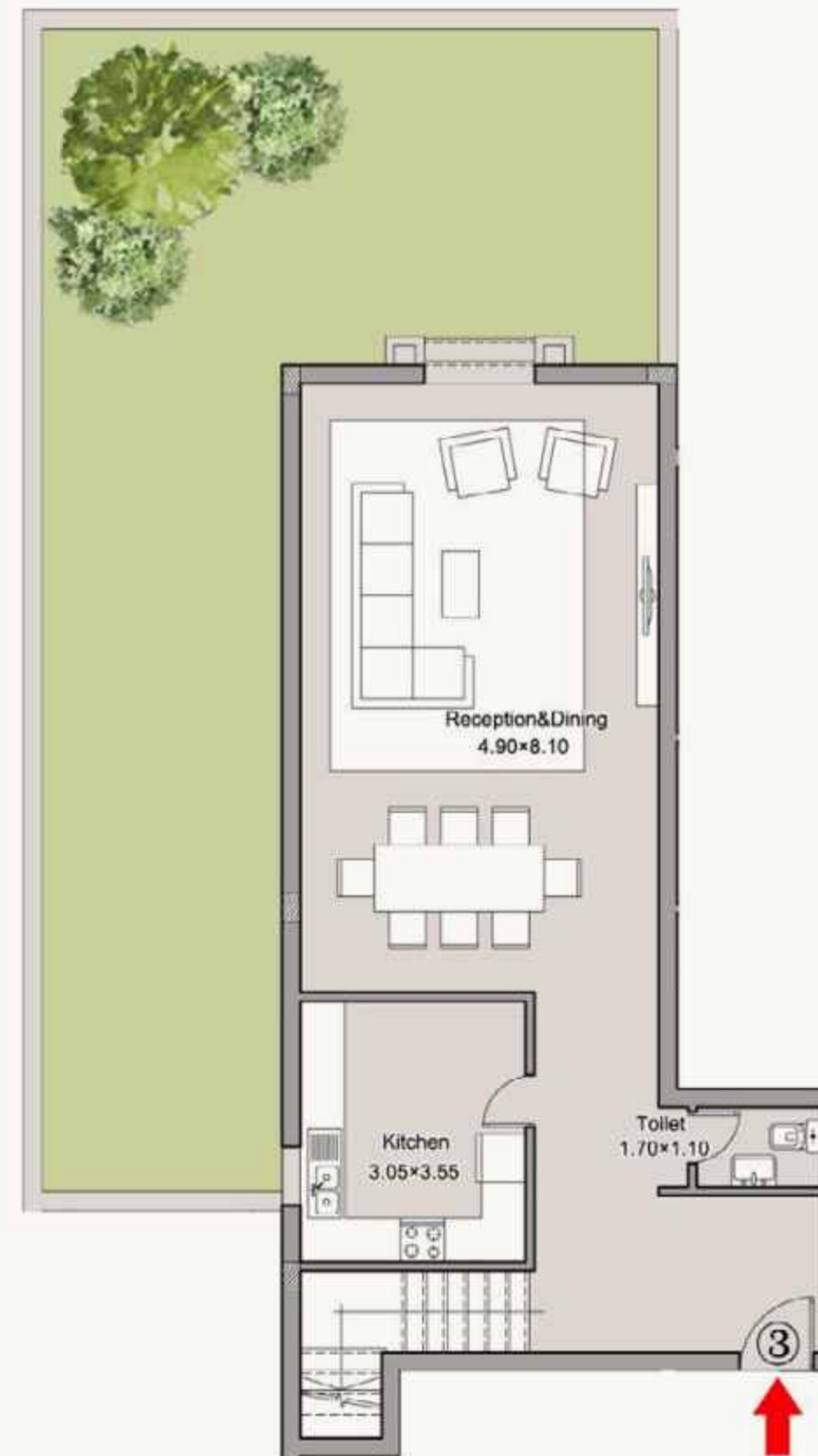


GRAND RESIDENCE DUPLEX BUILDING

Disclaimer

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GRAND RESIDENCE DUPLEX BUILDING



APARTMENT 3 DUPLEX

Ground & First Floor

GROSS AREA	209 m ²
GARDEN AREA	82 m ²



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APARTMENT 4 Ground Floor

GROSS AREA 180 m²
GARDEN AREA 38 m²

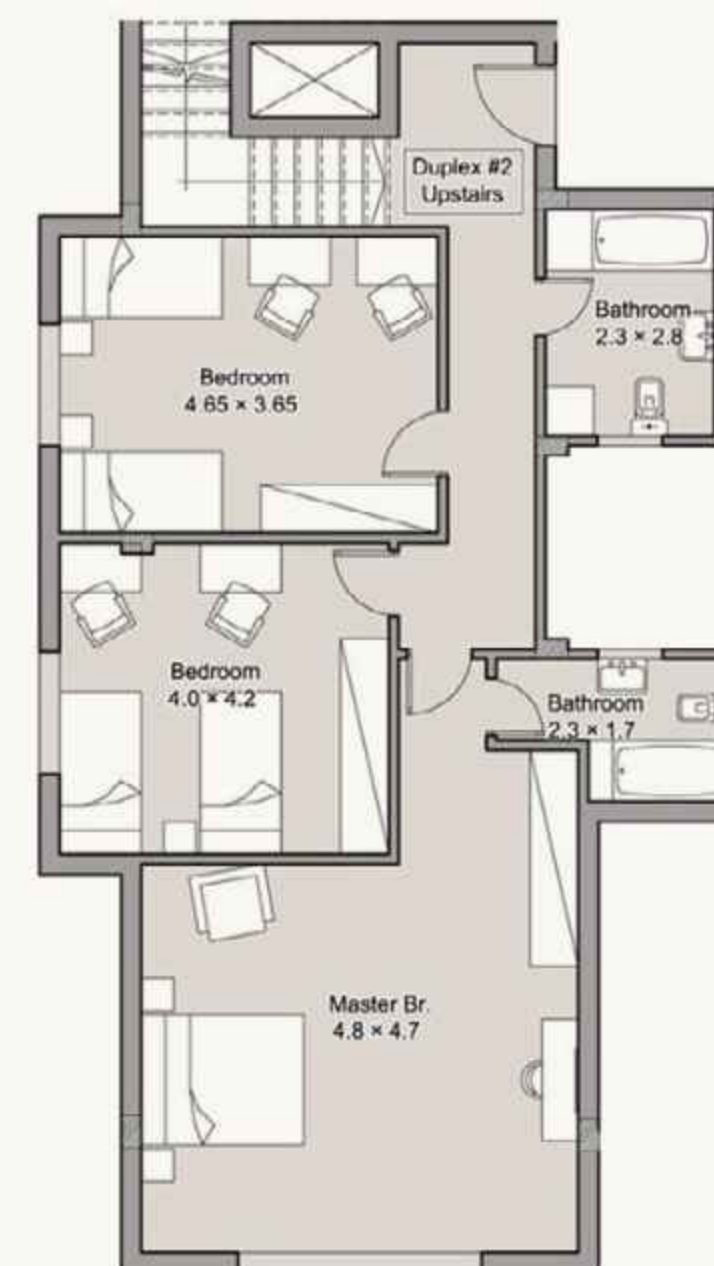
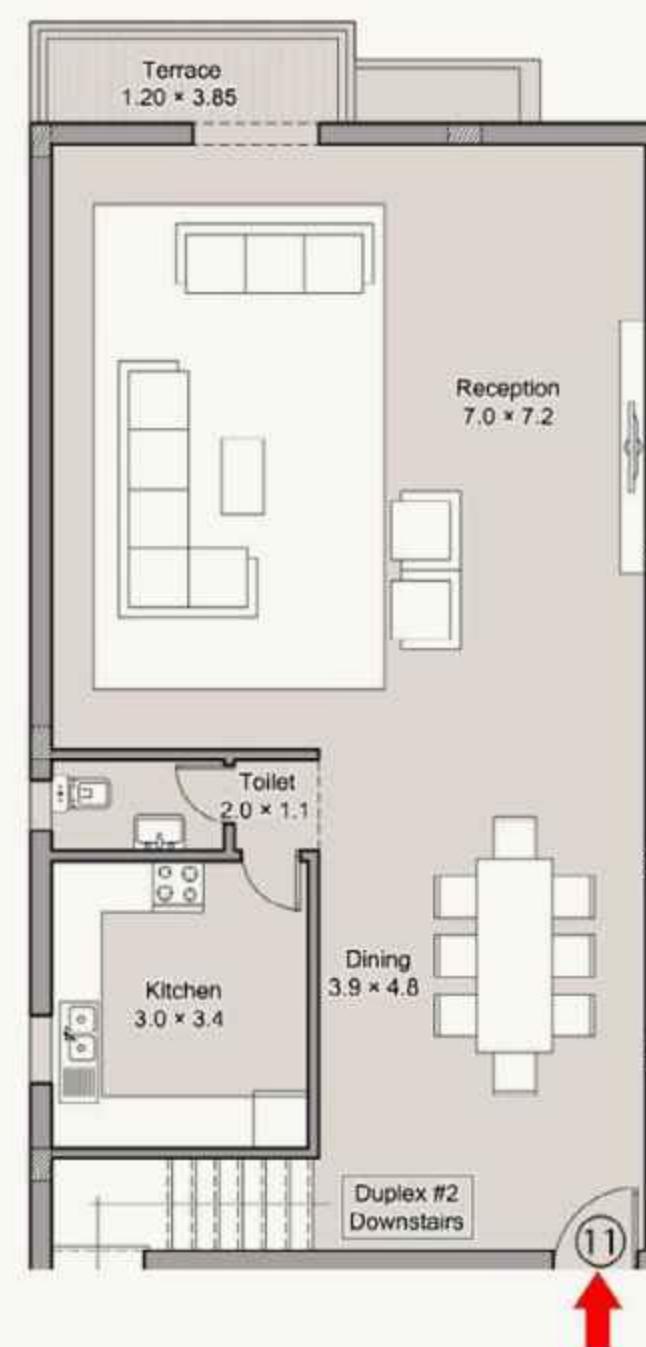


GRAND RESIDENCE DUPLEX BUILDING

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GRAND RESIDENCE DUPLEX BUILDING



APARTMENT 11 DUPLEX

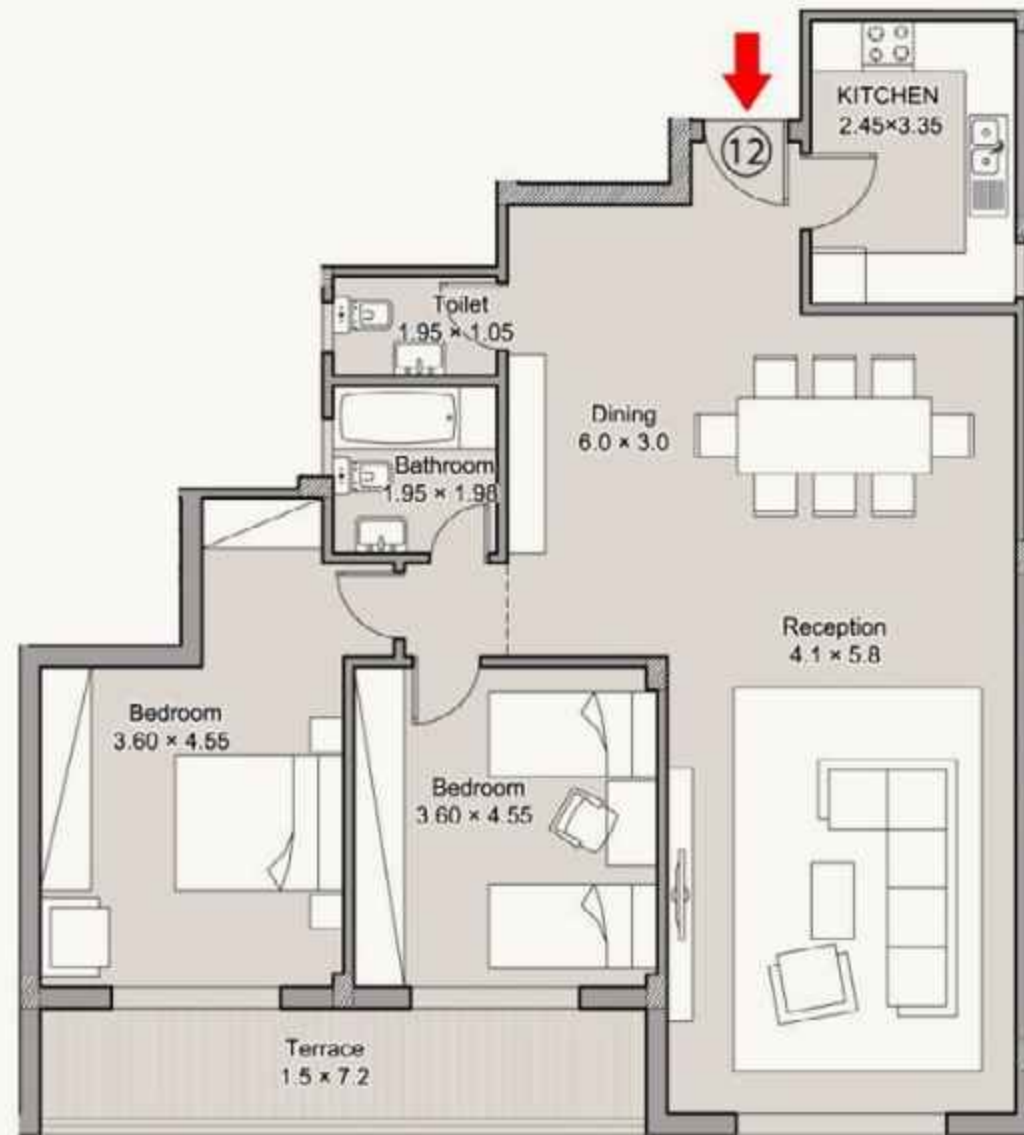
First & Second Floor

GROSS AREA 244 m²



Disclaimer

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APARTMENT 12 First Floor

GROSS AREA 141 m²



GRAND RESIDENCE DUPLEX BUILDING

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GRAND RESIDENCE DUPLEX BUILDING



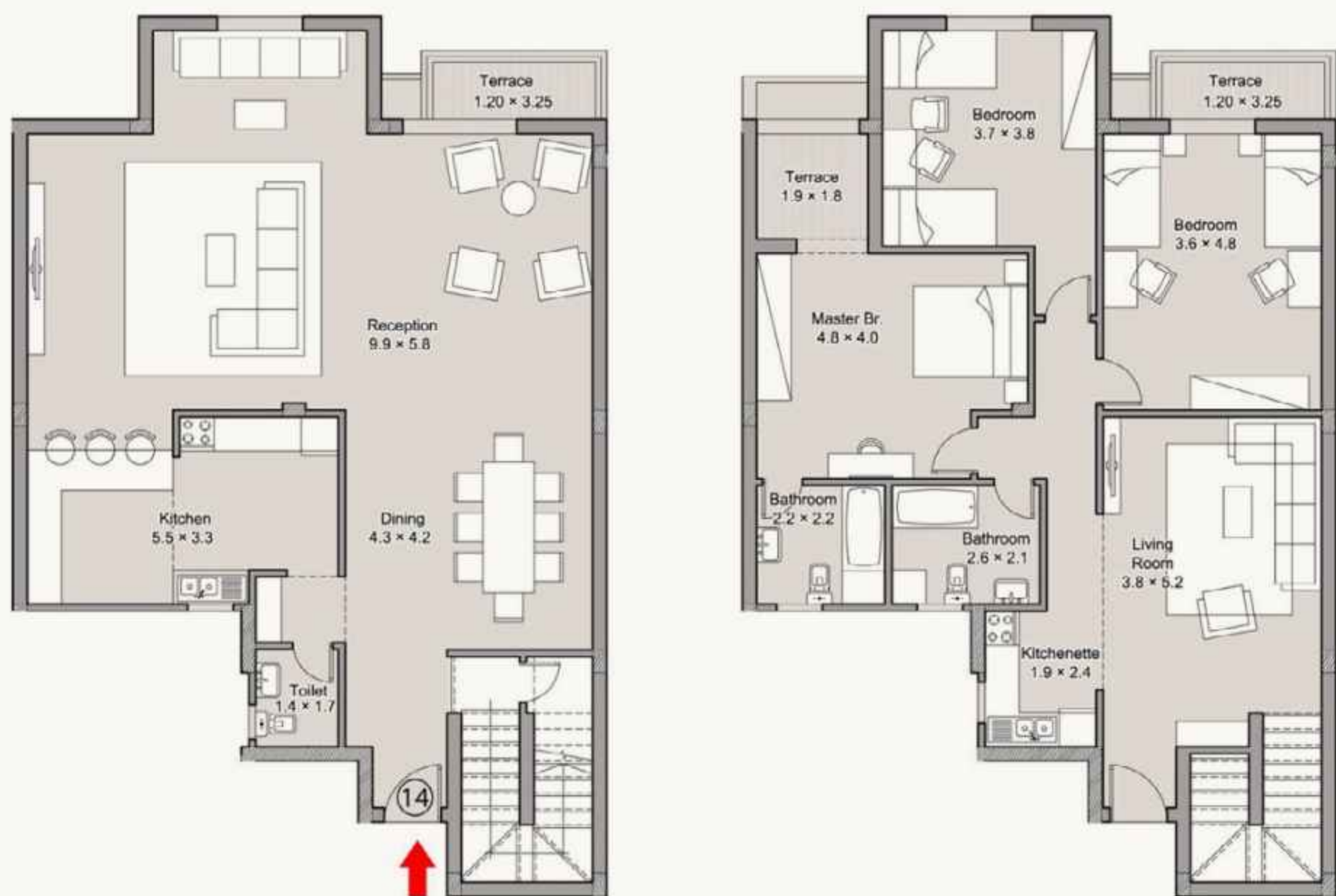
APARTMENT 13 First Floor

GROSS AREA 249 m²



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APARTMENT 14 DUPLEX

First & Second Floor

GROSS AREA 289 m²

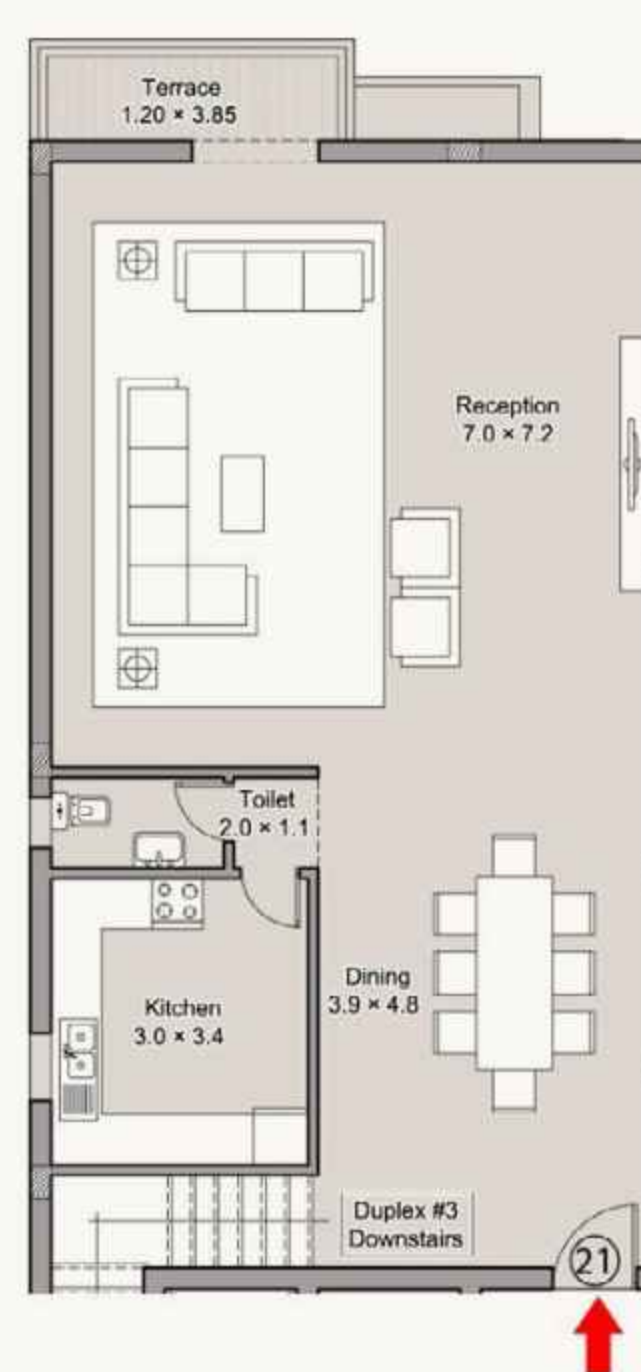


Disclaimer

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GRAND RESIDENCE DUPLEX BUILDING

GRAND RESIDENCE DUPLEX BUILDING



APARTMENT 21 DUPLEX

Second & Third Floor

GROSS AREA 244 m²



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APARTMENT 22 Second Floor

GROSS AREA 135 m²



GRAND RESIDENCE DUPLEX BUILDING

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GRAND RESIDENCE DUPLEX BUILDING



APARTMENT 23 Second Floor

GROSS AREA 241 m²



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APARTMENT 31 DUPLEX

Third & Fourth Floor

GROSS AREA 244 m²



GRAND RESIDENCE DUPLEX BUILDING

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GRAND RESIDENCE DUPLEX BUILDING



APARTMENT 32 Third Floor

GROSS AREA 135 m²



Disclaimer

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APARTMENT 33 Third Floor

GROSS AREA 242 m²



GRAND RESIDENCE DUPLEX BUILDING

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GRAND RESIDENCE DUPLEX BUILDING



APARTMENT 34 DUPLEX

Third & Fourth Floor

GROSS AREA 291 m²



Disclaimer

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APARTMENT 41 DUPLEX

Fourth & Fifth Floor

GROSS AREA 294 m²
ROOF AREA 64 m²



GRAND RESIDENCE DUPLEX BUILDING

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GRAND RESIDENCE DUPLEX BUILDING



APARTMENT 42 Fourth Floor

GROSS AREA 135 m²



Disclaimer

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APARTMENT 43 Fourth Floor

GROSS AREA 242 m²



GRAND RESIDENCE DUPLEX BUILDING

Disclaimer

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GRAND RESIDENCE DUPLEX BUILDING



APARTMENT 51 Fifth Floor

GROSS AREA 135 m²



Disclaimer

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APARTMENT 52 Fifth Floor

GROSS AREA 194 m²
ROOF AREA 52 m²



GRAND RESIDENCE DUPLEX BUILDING

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FAMILY RESIDENCE

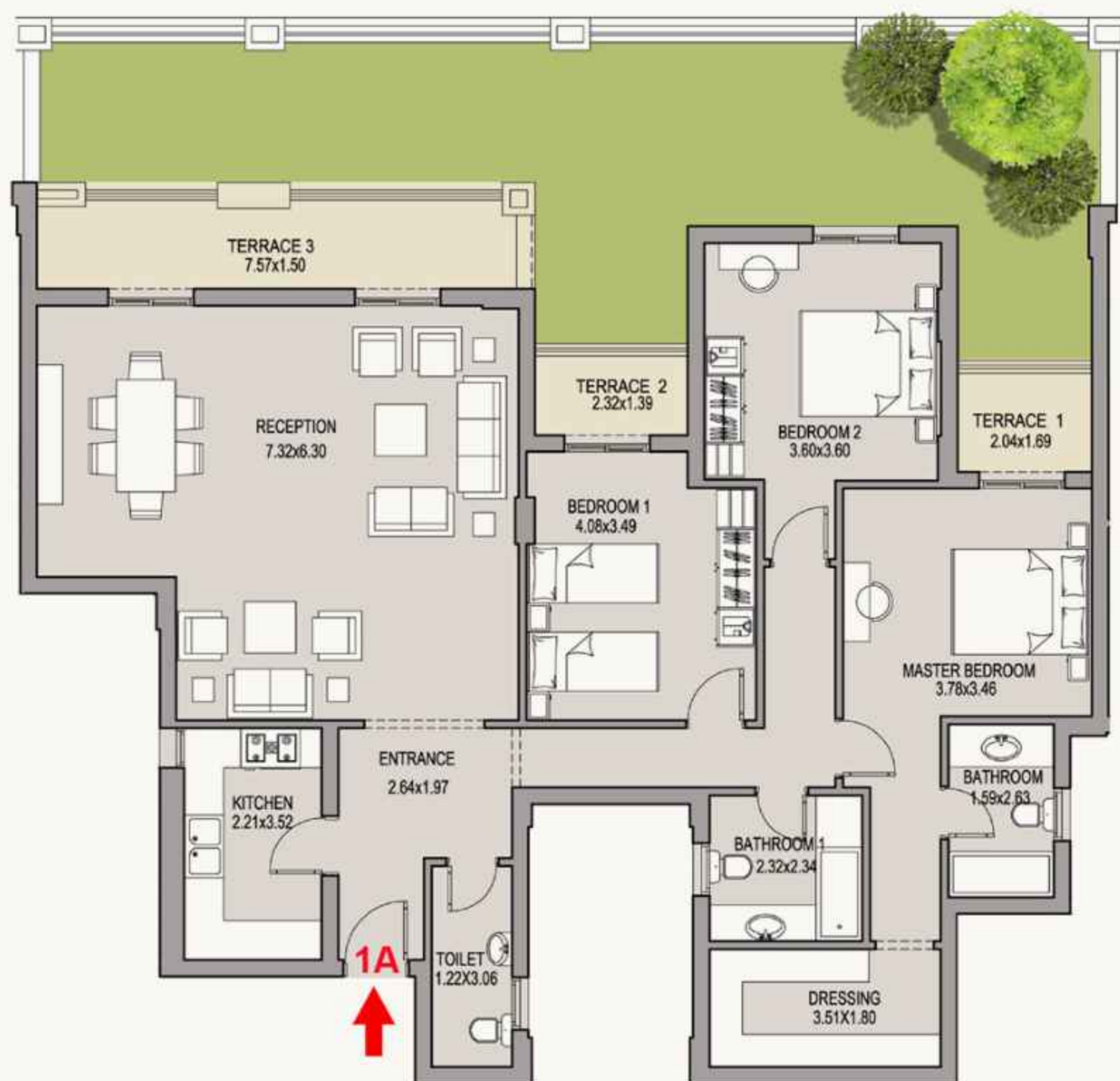
Ground +5



FAMILY RESIDENCE

Buildings 1,3,6





APARTMENT 1 A Ground Floor

GROSS AREA 195.5 m²
GARDEN AREA 55 m²



Disclaimer

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FAMILY RESIDENCE

FAMILY RESIDENCE



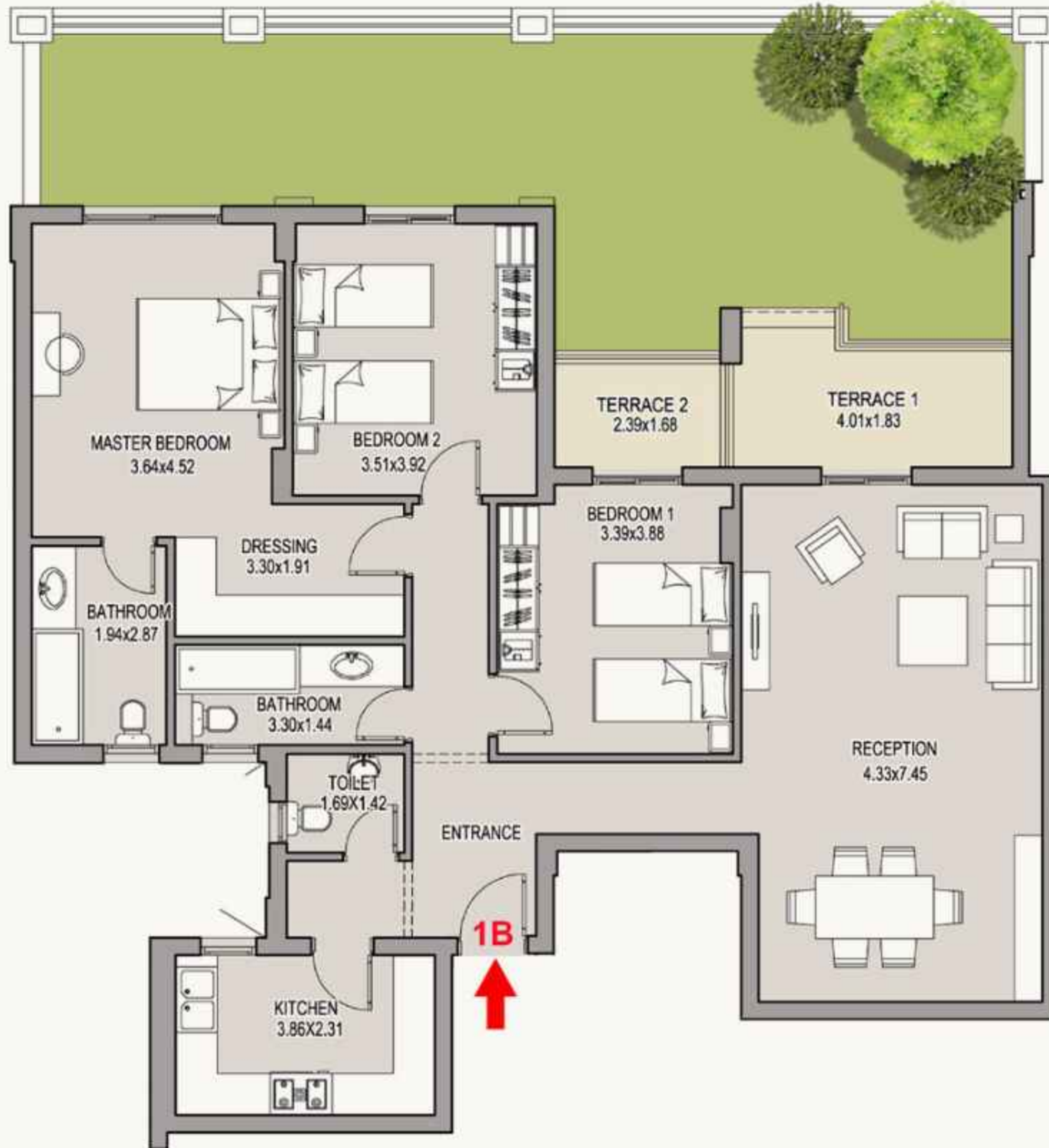
APARTMENT 2 A Ground Floor

GROSS AREA 195.3 m²
GARDEN AREA 121 m²



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APARTMENT 1 B Ground Floor

GROSS AREA 170.3 m²
GARDEN AREA 53.2 m²



FAMILY RESIDENCE

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FAMILY RESIDENCE



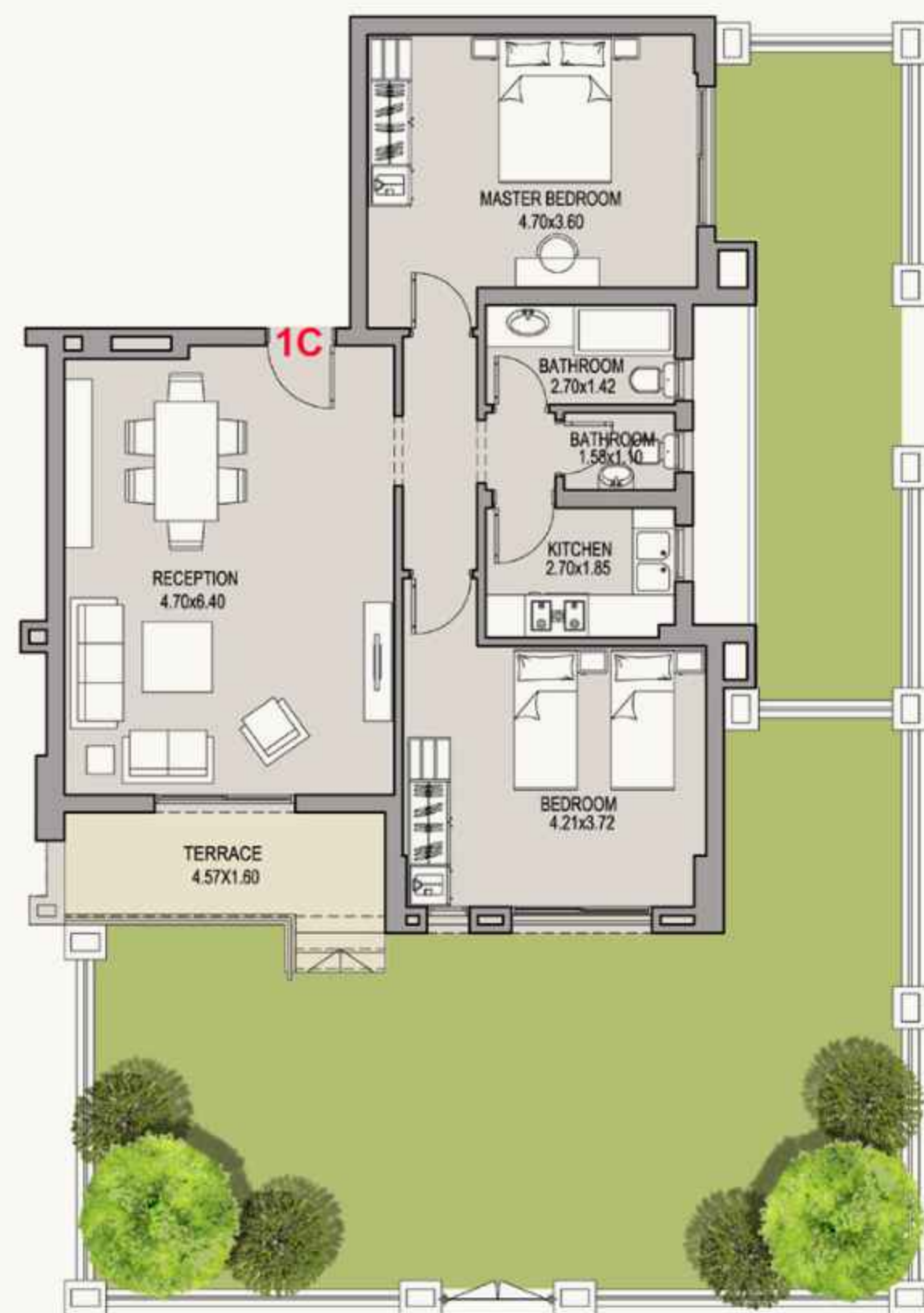
APARTMENT 2 B Ground Floor

GROSS AREA	84.3 m ²
GARDEN AREA	72.2 m ²



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APARTMENT 1 C Ground Floor

GROSS AREA 119.3 m²
GARDEN AREA 76.3 m²



FAMILY RESIDENCE

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FAMILY RESIDENCE



APARTMENT 2 C Ground Floor

GROSS AREA	109 m ²
GARDEN AREA	68 m ²

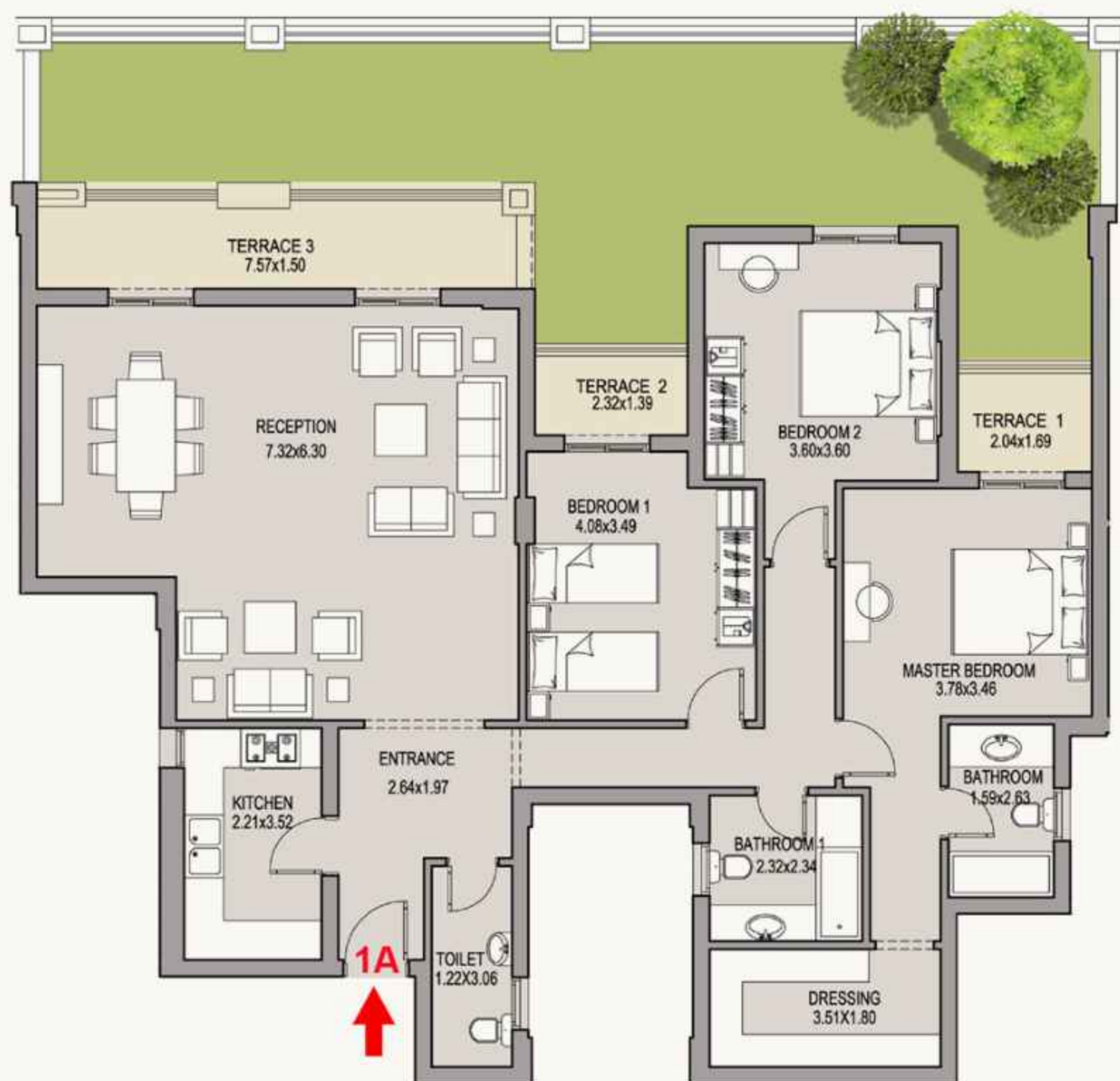


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Buildings 2,4,5





APARTMENT 1 A Ground Floor

GROSS AREA 195.5 m²
GARDEN AREA 55 m²



FAMILY RESIDENCE

Disclaimer

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FAMILY RESIDENCE



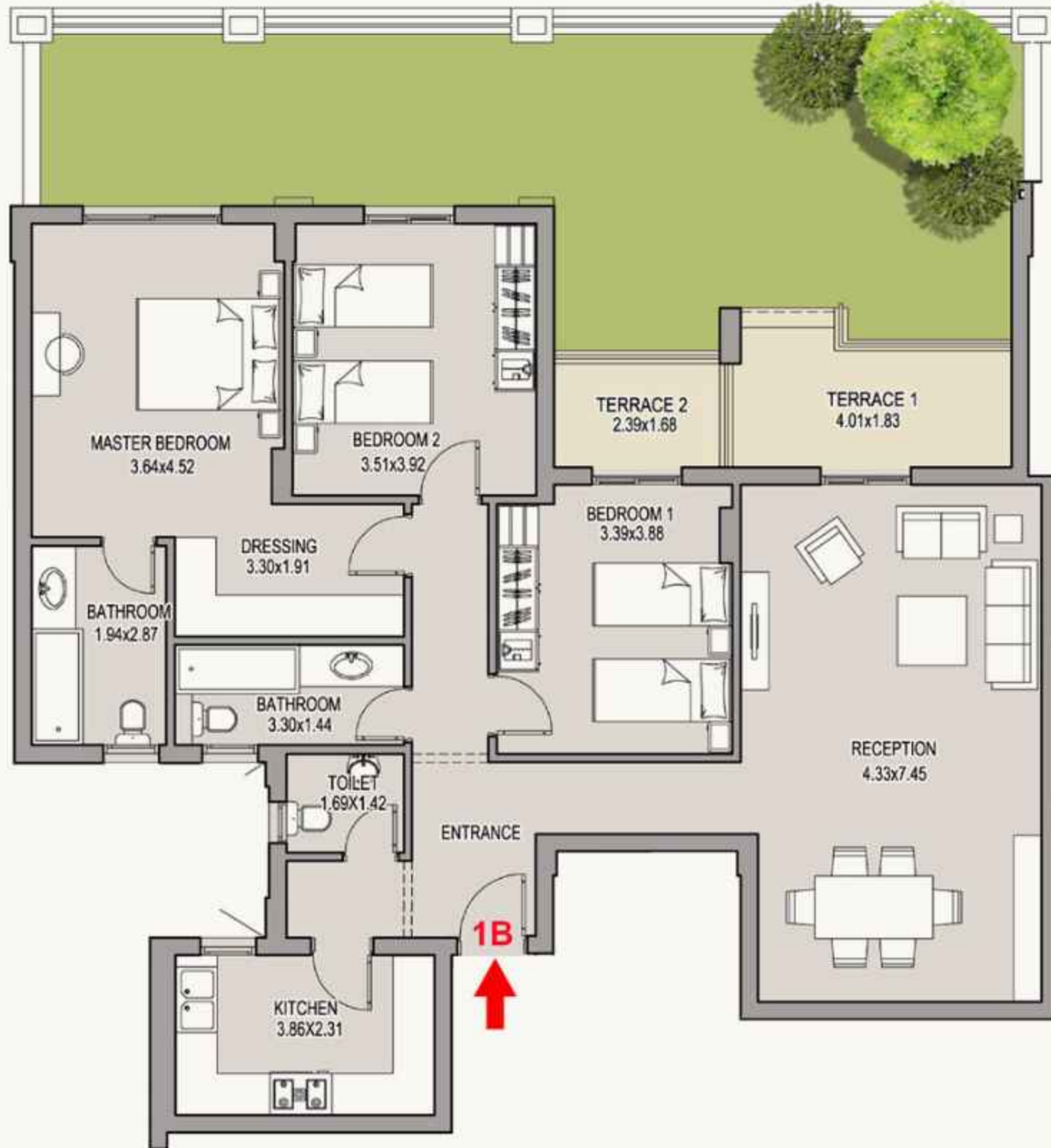
APARTMENT 2 A Ground Floor

GROSS AREA 195.3 m²
GARDEN AREA 121 m²



Disclaimer

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APARTMENT 1 B Ground Floor

GROSS AREA 170.3 m²
GARDEN AREA 53.2 m²



FAMILY RESIDENCE

Disclaimer

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FAMILY RESIDENCE



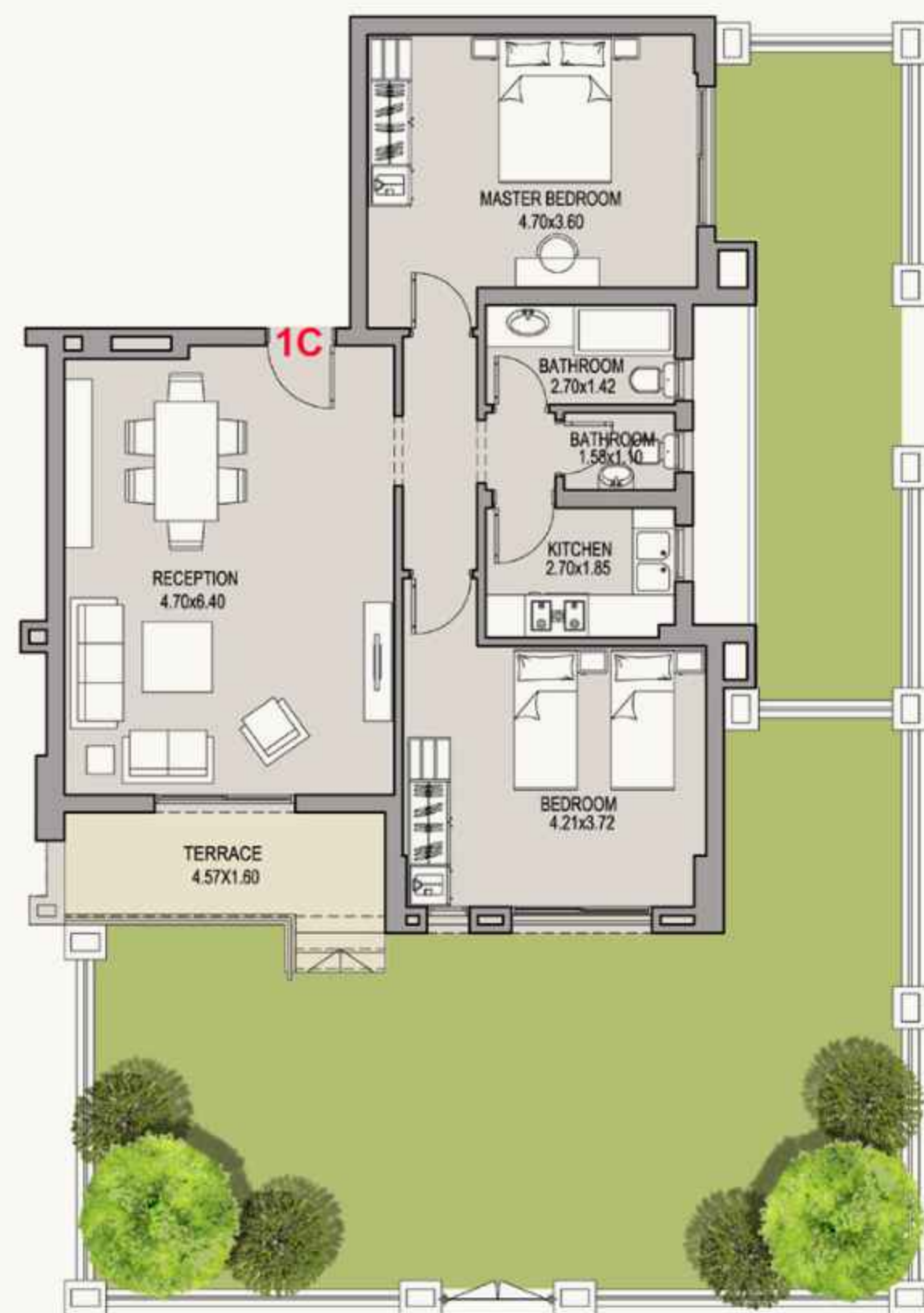
APARTMENT 2 B Ground Floor

GROSS AREA	84.3 m ²
GARDEN AREA	72.2 m ²



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APARTMENT 1 C Ground Floor

GROSS AREA 119.3 m²
GARDEN AREA 76.3 m²



FAMILY RESIDENCE

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FAMILY RESIDENCE



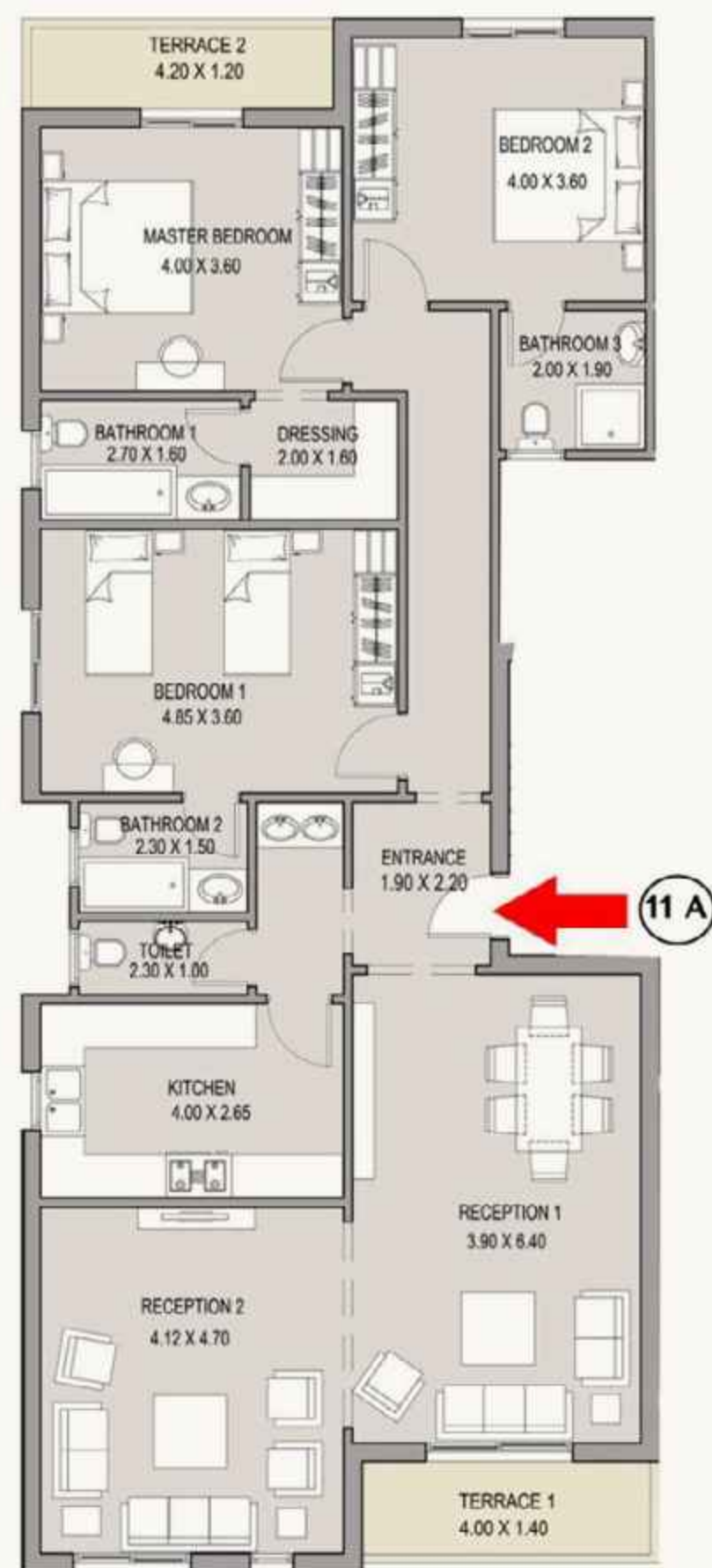
APARTMENT 2 C Ground Floor

GROSS AREA	109 m ²
GARDEN AREA	68 m ²



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APARTMENT 11 A First Floor

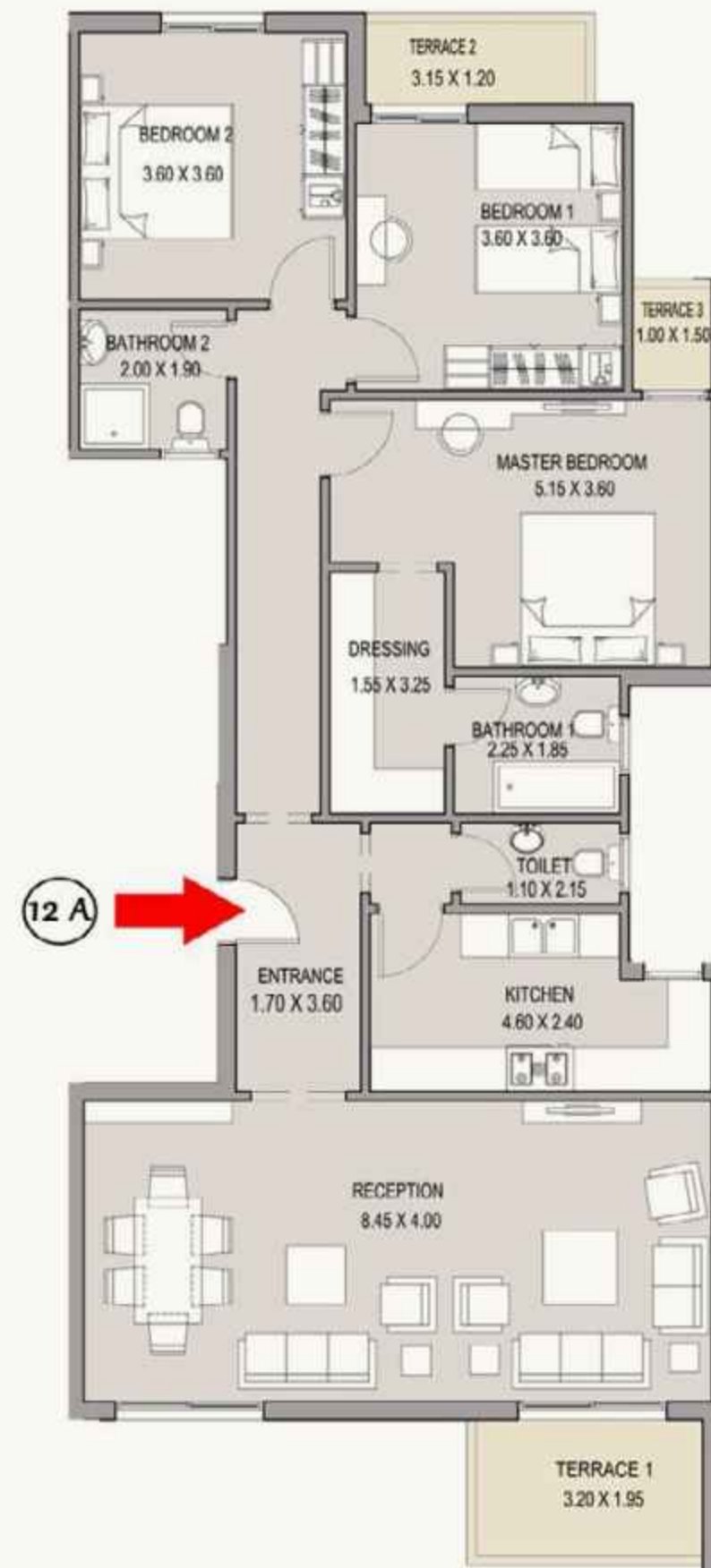
GROSS AREA 183 m²

FAMILY RESIDENCE

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FAMILY RESIDENCE

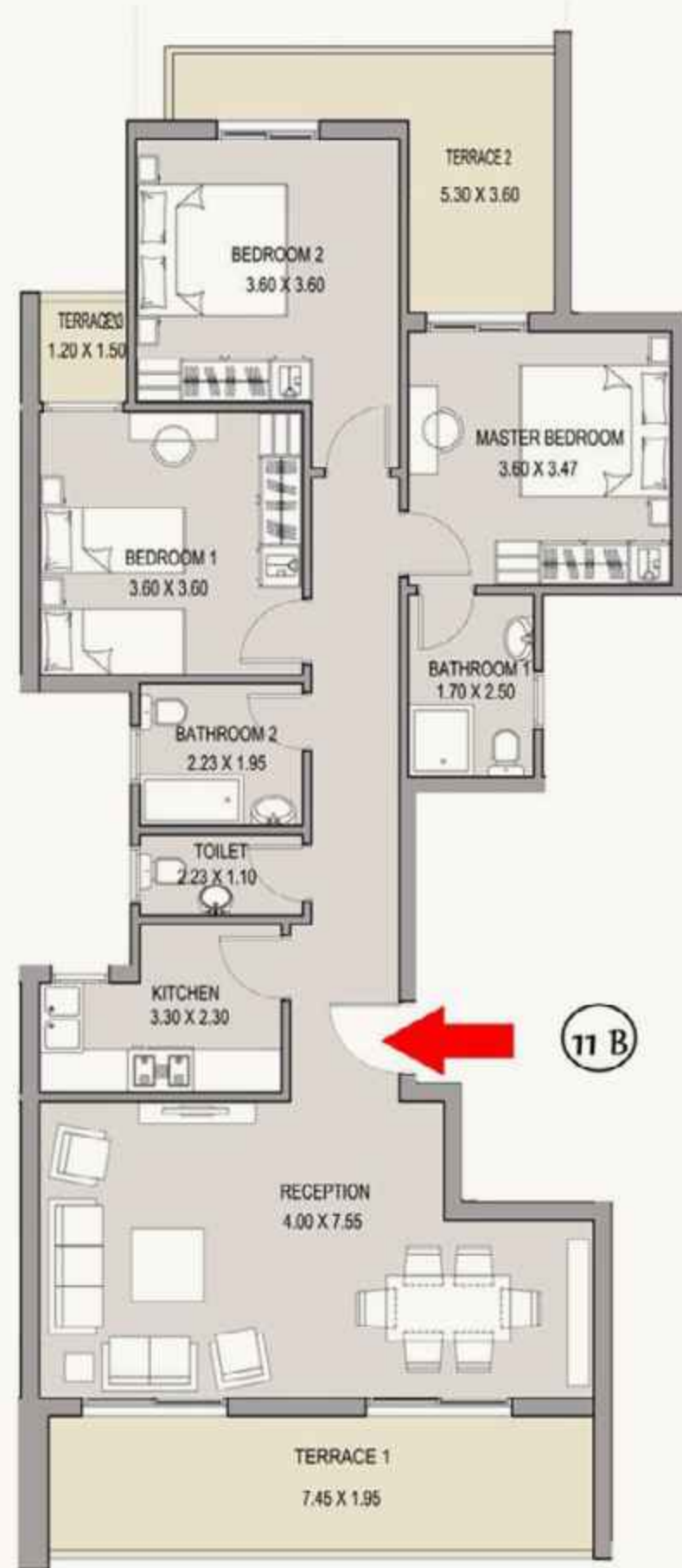


APARTMENT 12 A First Floor

GROSS AREA 166 m²

Disclaimer

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APARTMENT 11 B First Floor

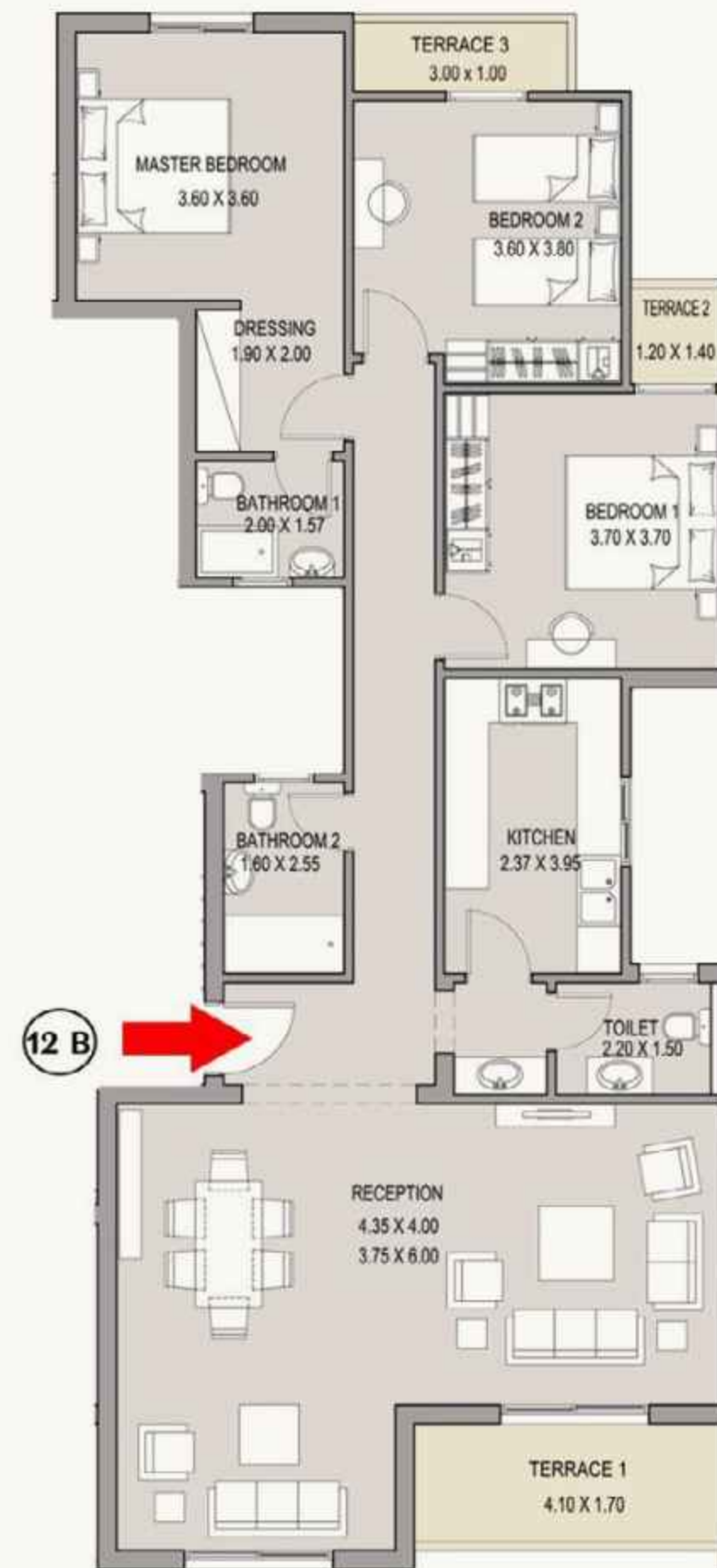
GROSS AREA 154 m²

FAMILY RESIDENCE

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FAMILY RESIDENCE

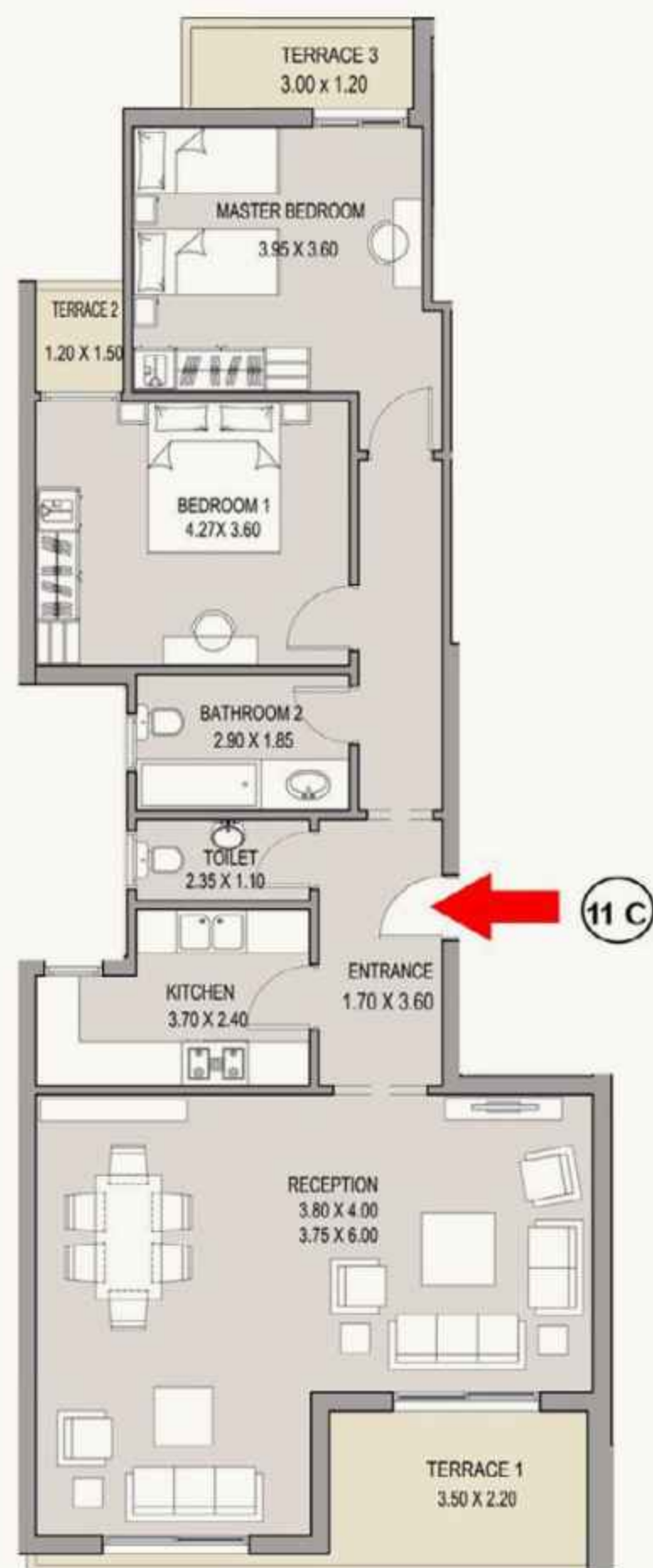


APARTMENT 12 B First Floor

GROSS AREA 158 m²

Disclaimer

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APARTMENT 11 C First Floor

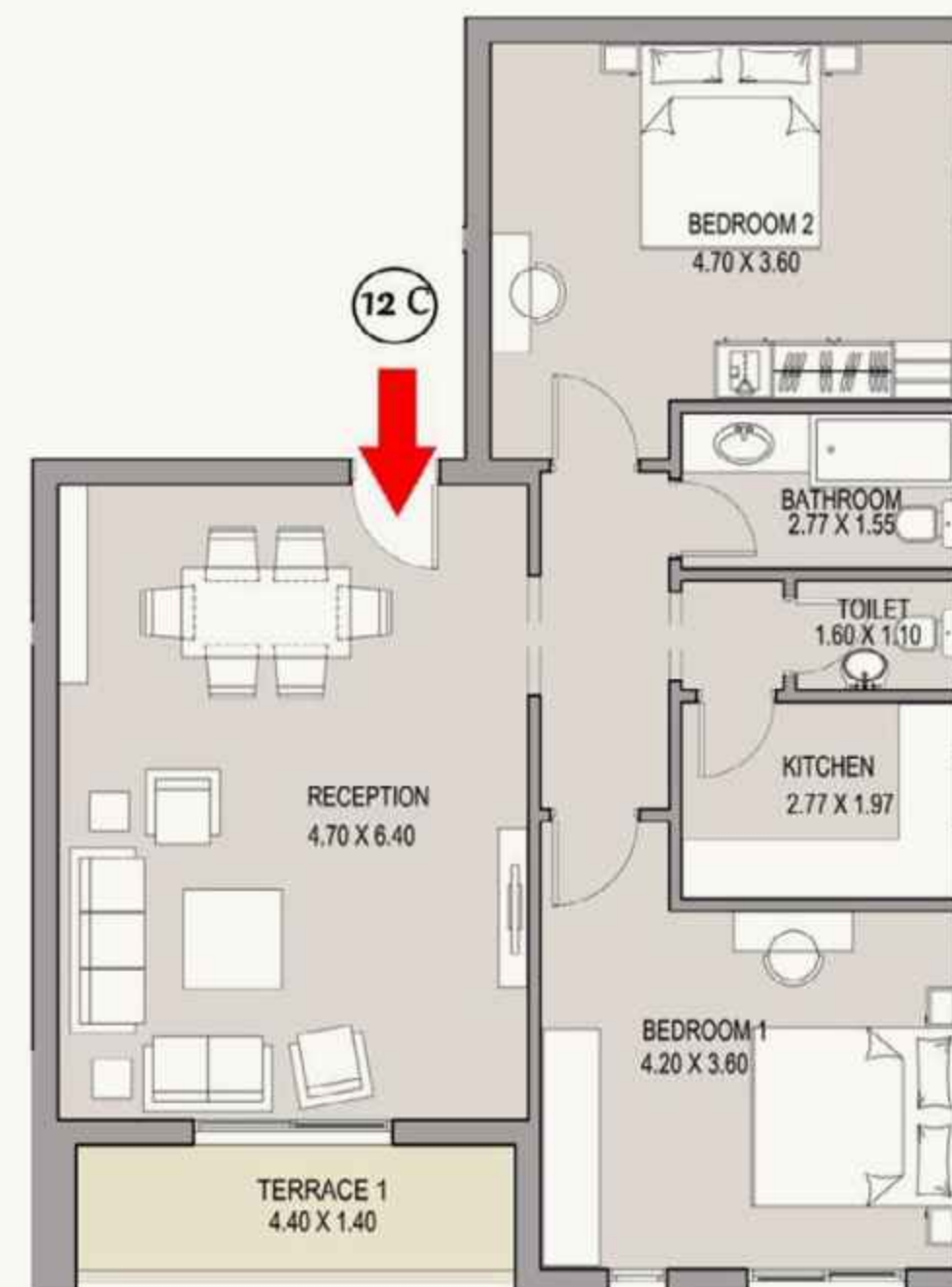
GROSS AREA 130 m²

FAMILY RESIDENCE

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FAMILY RESIDENCE

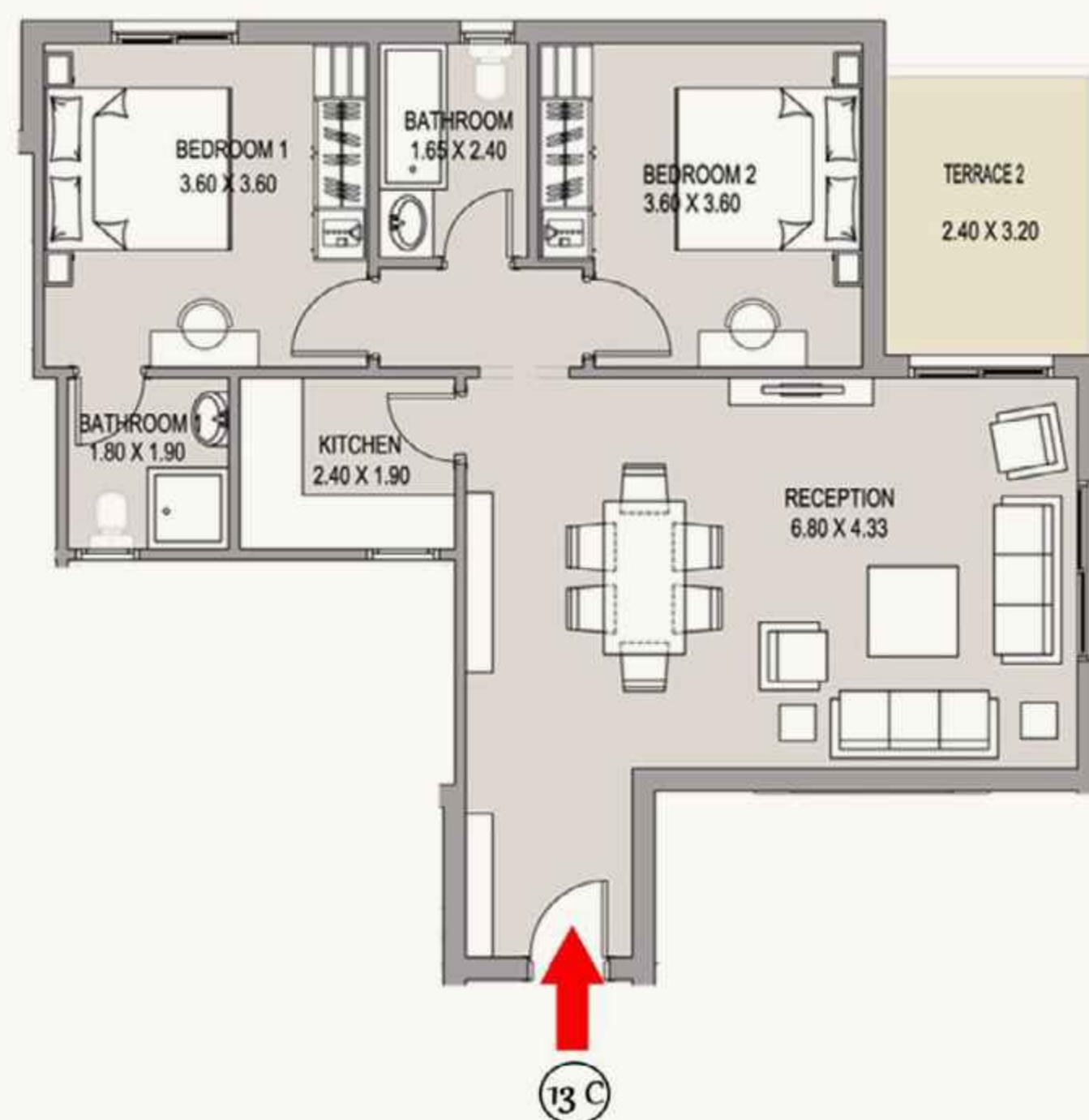


APARTMENT 12 C First Floor

GROSS AREA 119 m²

Disclaimer

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APARTMENT 13 C First Floor

GROSS AREA 108 m²

FAMILY RESIDENCE

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FAMILY RESIDENCE

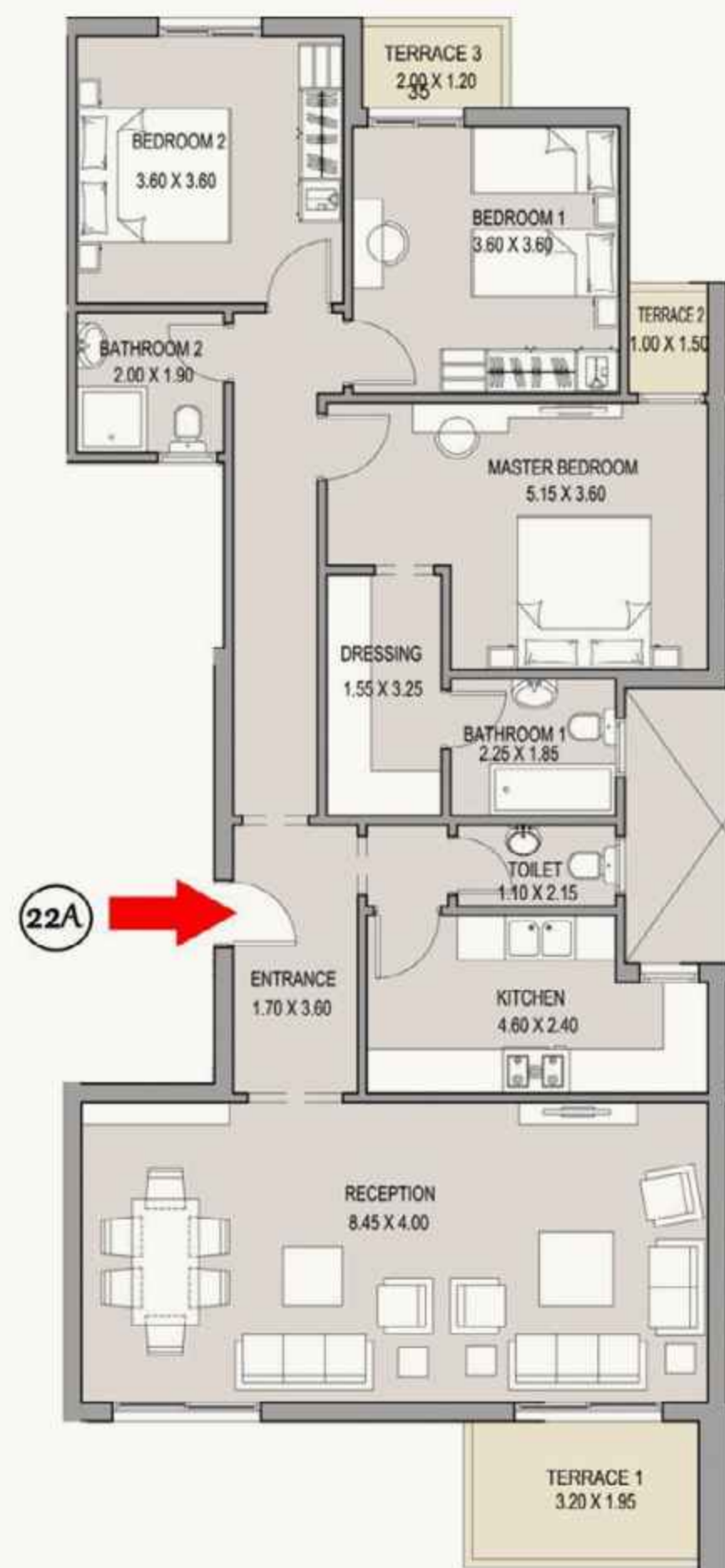


APARTMENT 21 A Second Floor

GROSS AREA 182 m²

Disclaimer

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APARTMENT 22 A Second Floor

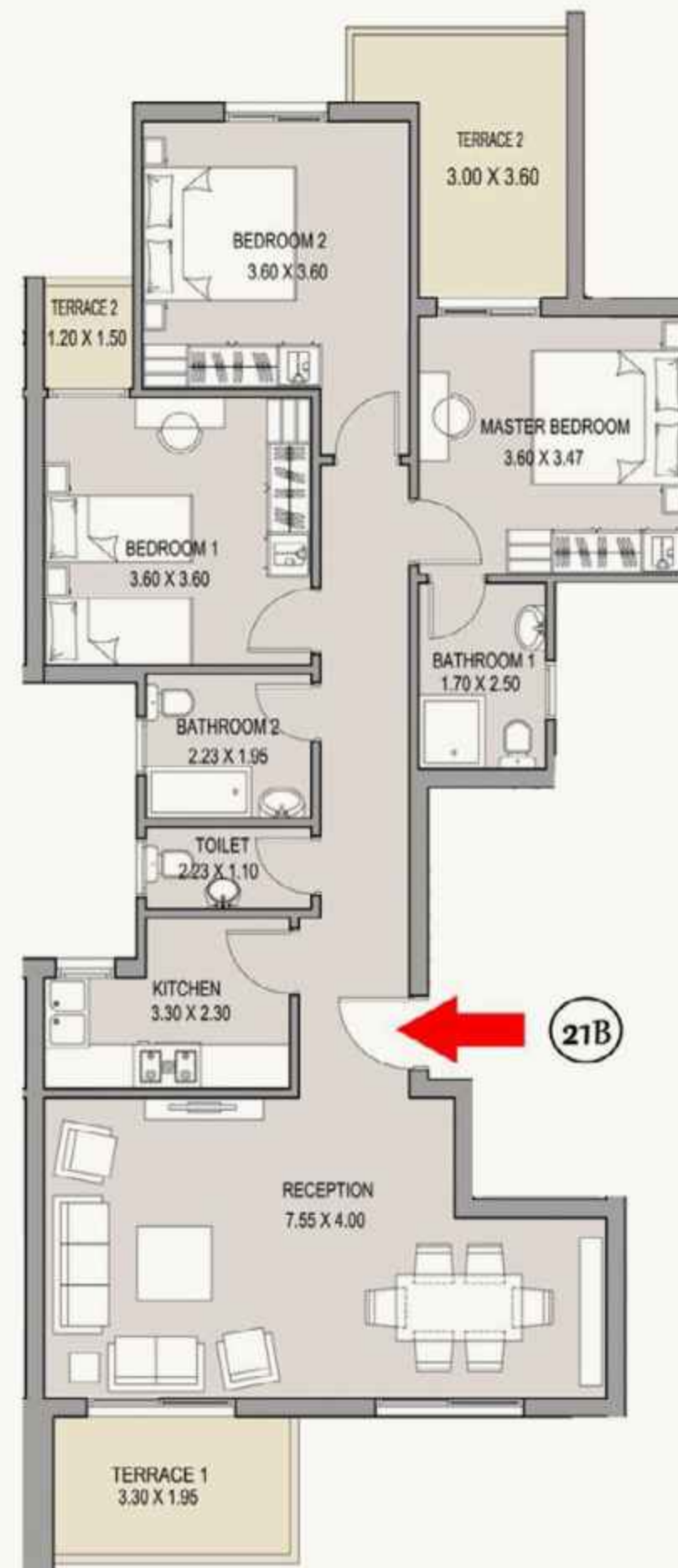
GROSS AREA 165 m²

FAMILY RESIDENCE

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FAMILY RESIDENCE

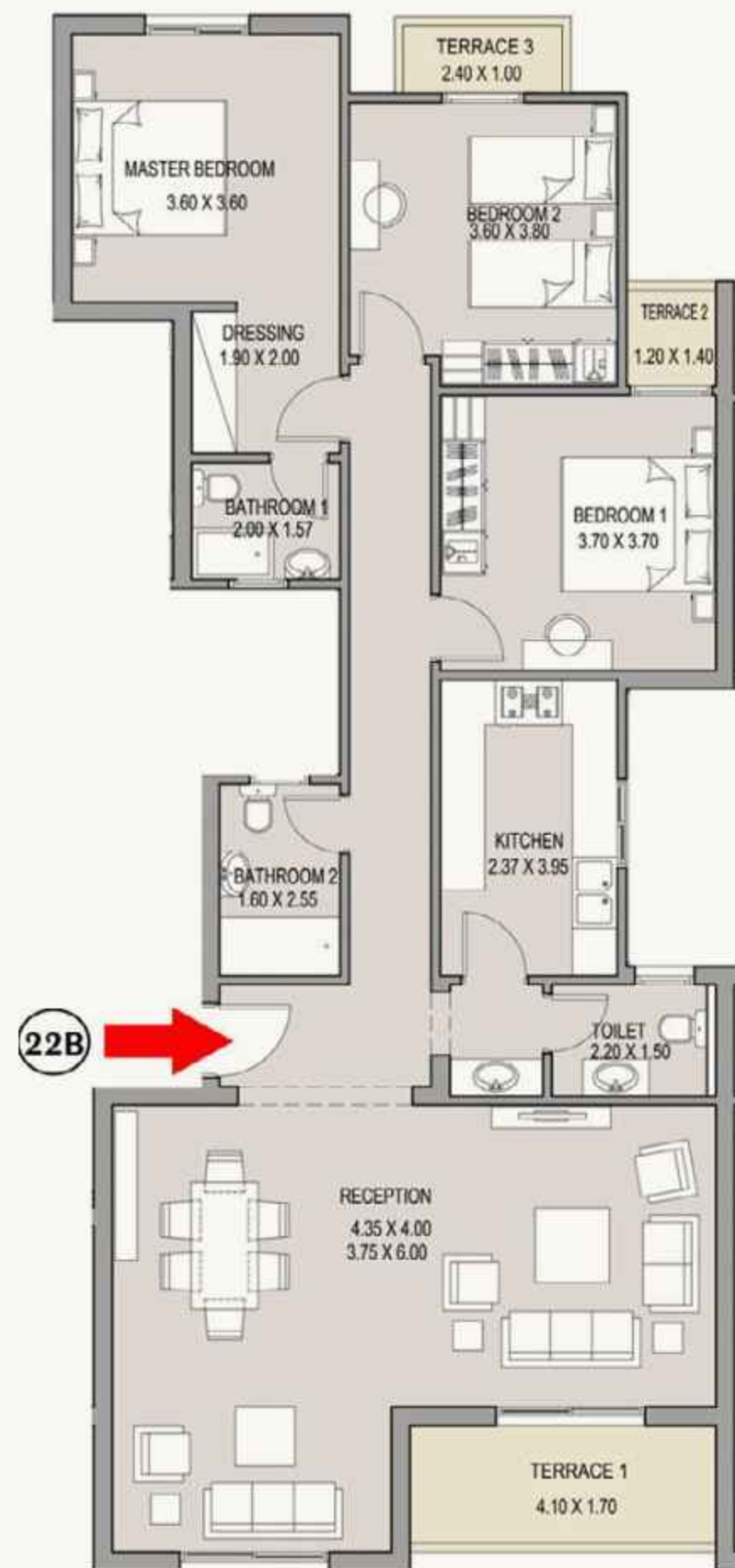


APARTMENT 21 B Second Floor

GROSS AREA 152 m²

Disclaimer

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APARTMENT 22 B Second Floor

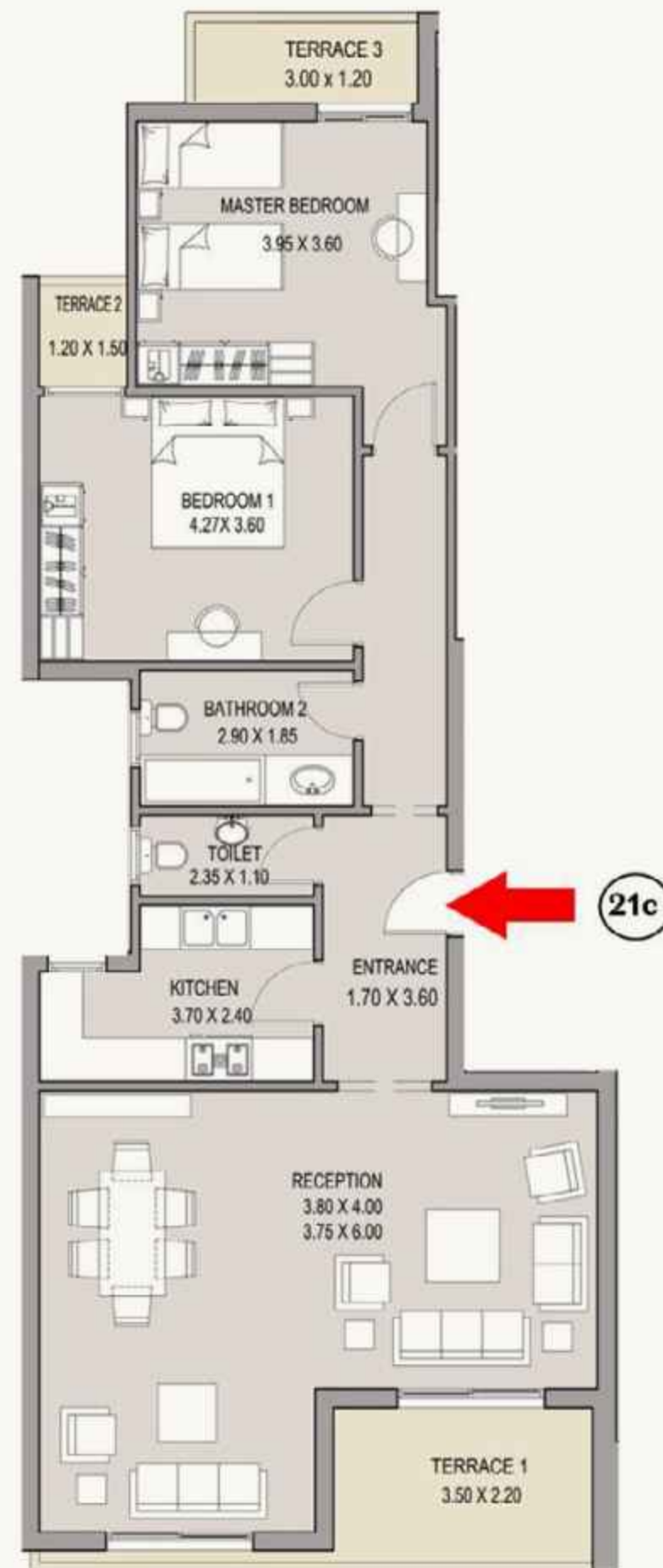
GROSS AREA 159 m²

FAMILY RESIDENCE

Disclaimer

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FAMILY RESIDENCE

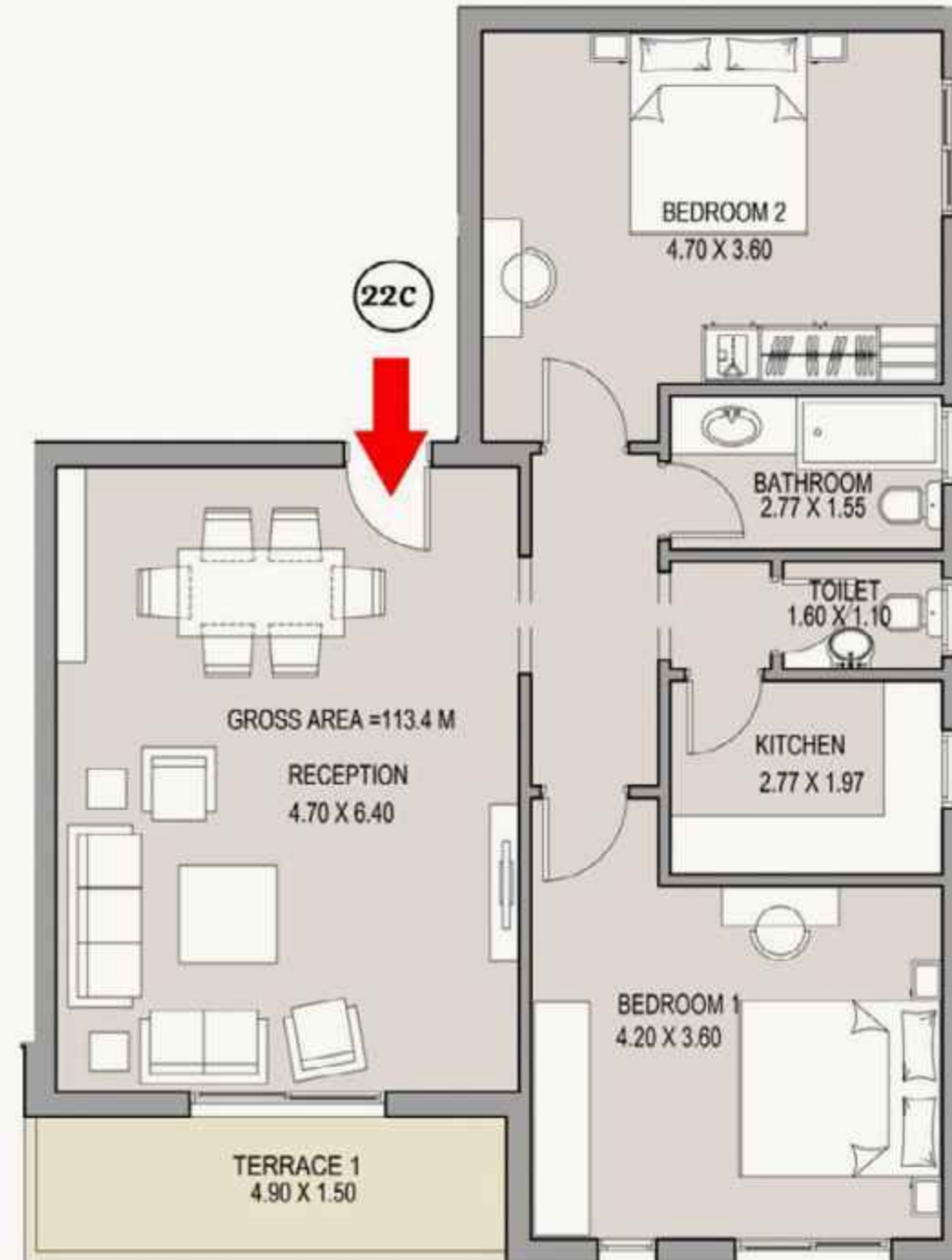


APARTMENT 21 C Second Floor

GROSS AREA 129 m²

Disclaimer

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APARTMENT 22 C Second Floor

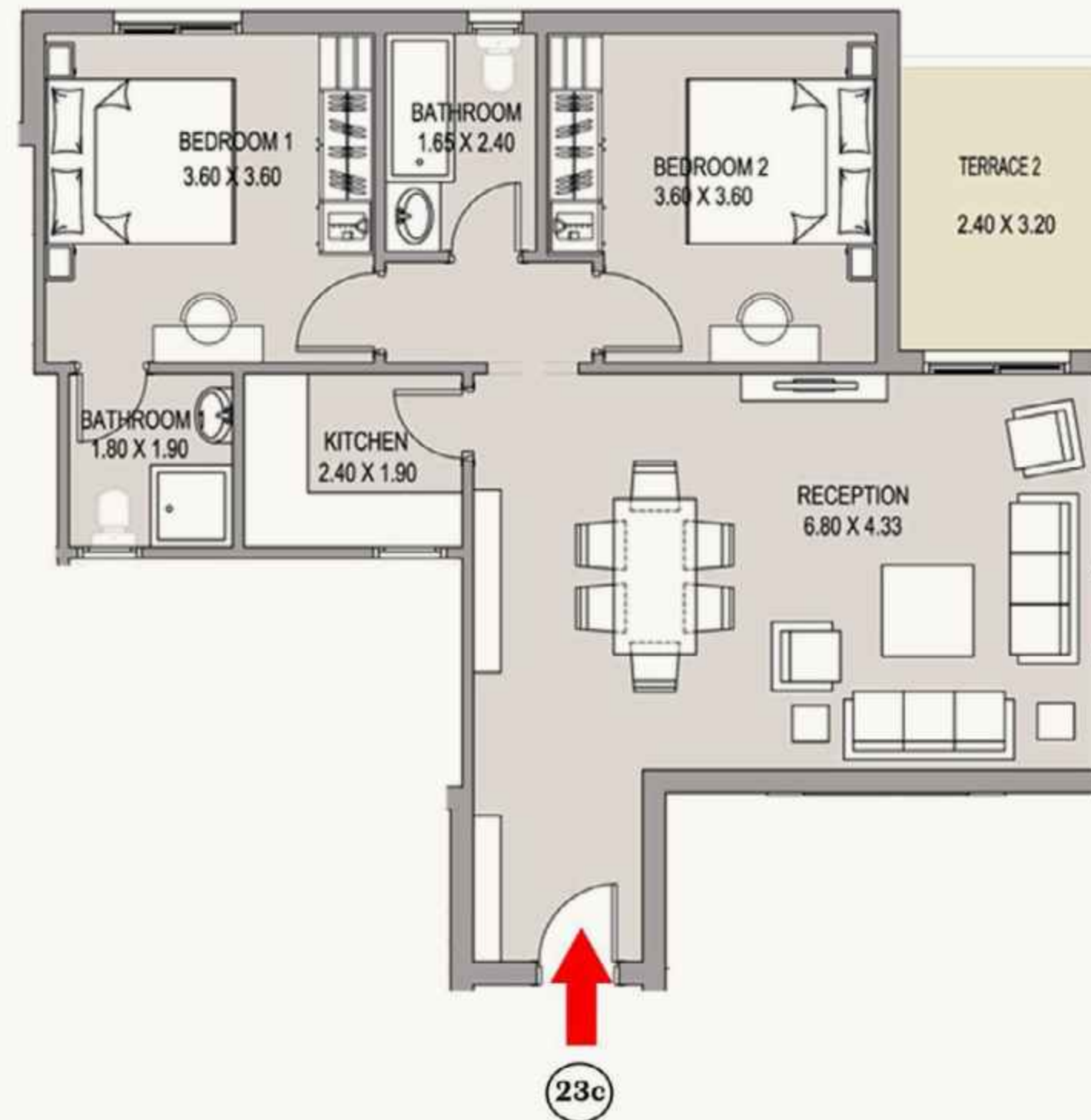
GROSS AREA 119 m²

FAMILY RESIDENCE

Disclaimer

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FAMILY RESIDENCE

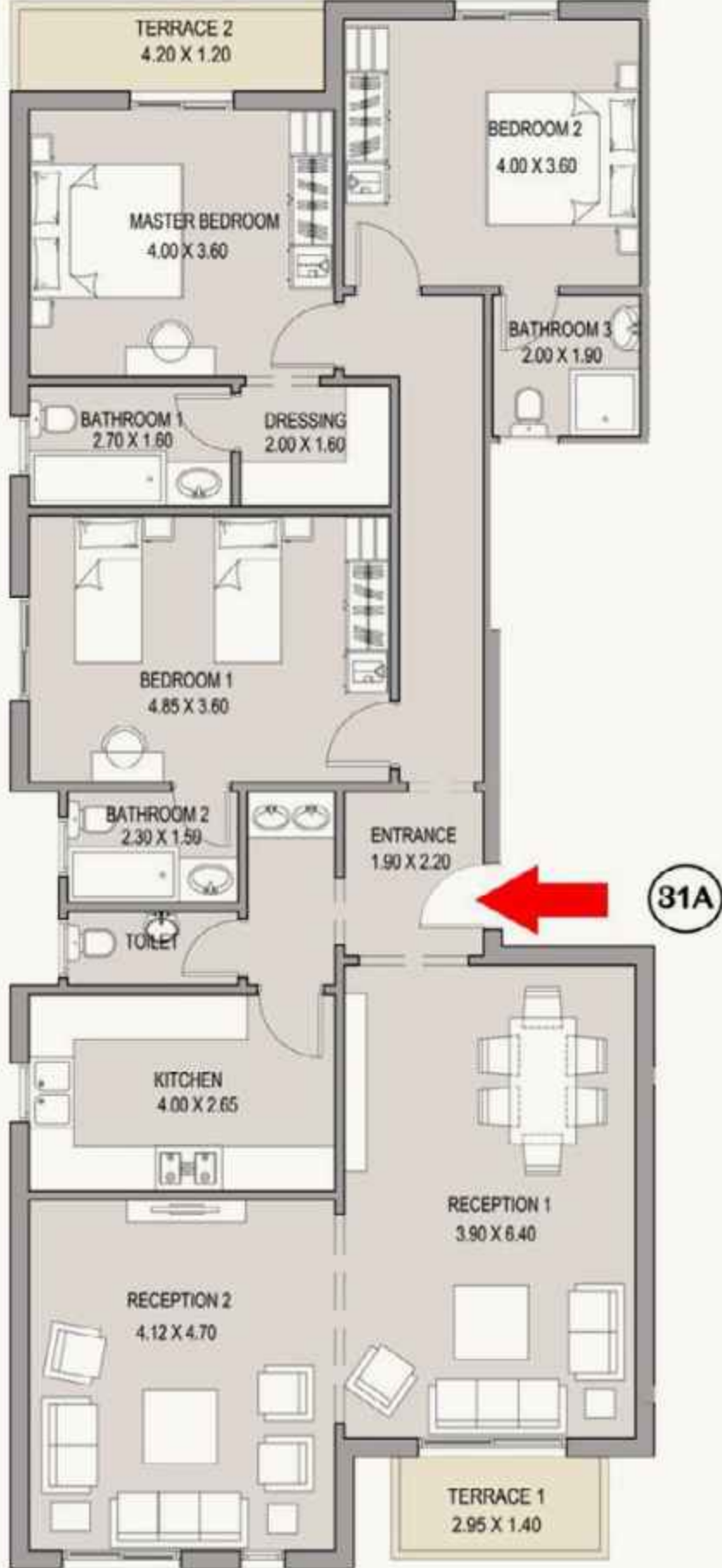


APARTMENT 23 C Second Floor

GROSS AREA 108 m²

Disclaimer

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APARTMENT 31 A Third Floor

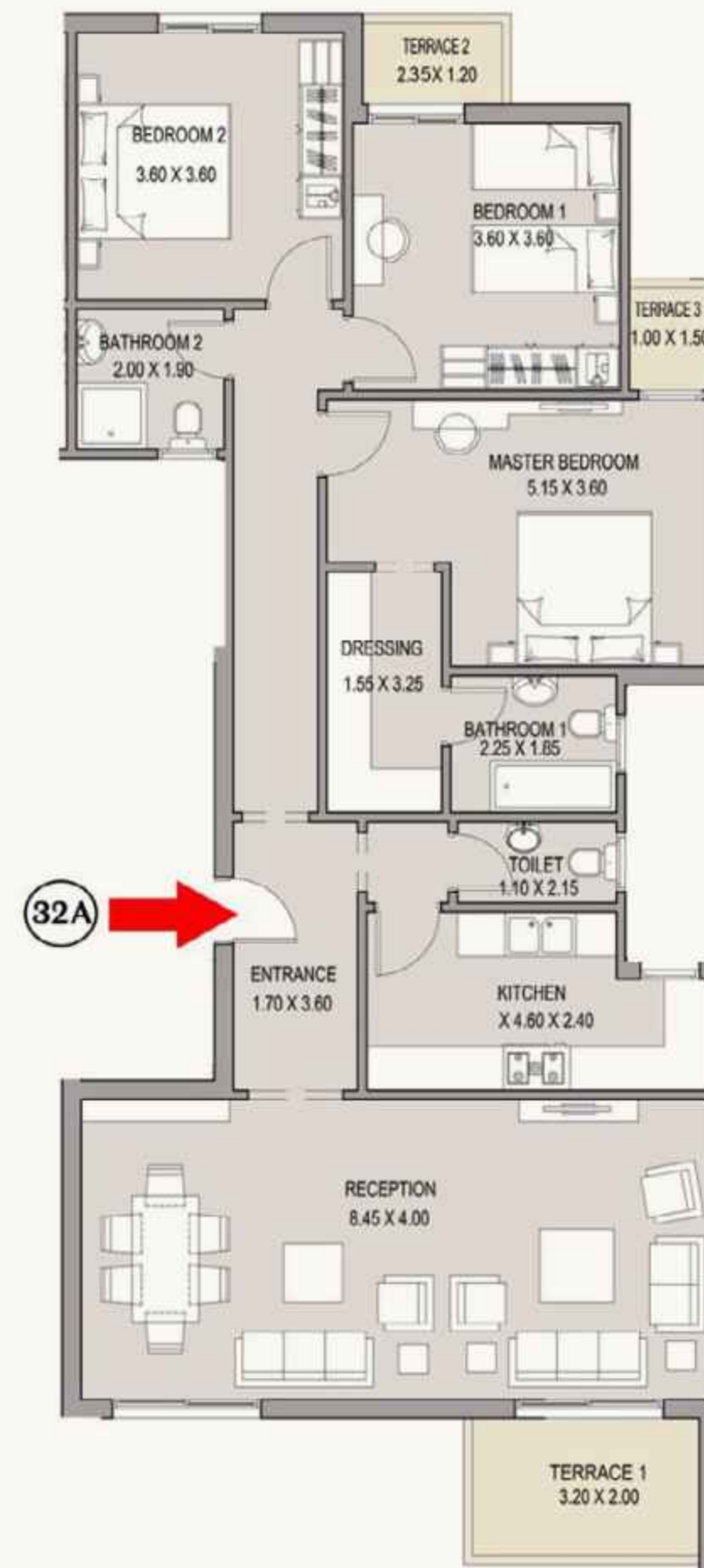
GROSS AREA 182 m²

FAMILY RESIDENCE

Disclaimer

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FAMILY RESIDENCE

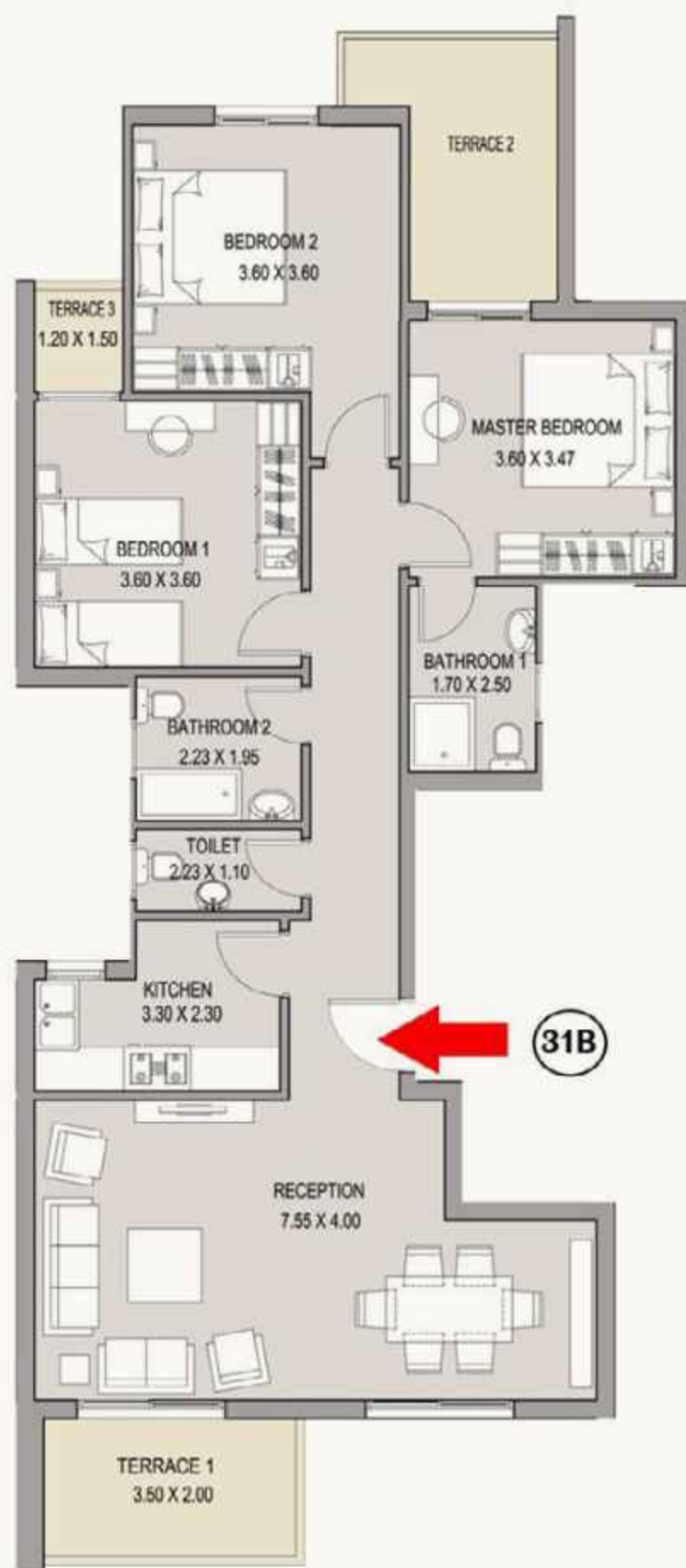


APARTMENT 32 A Third Floor

GROSS AREA 165 m²

Disclaimer

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APARTMENT 31 B Third Floor

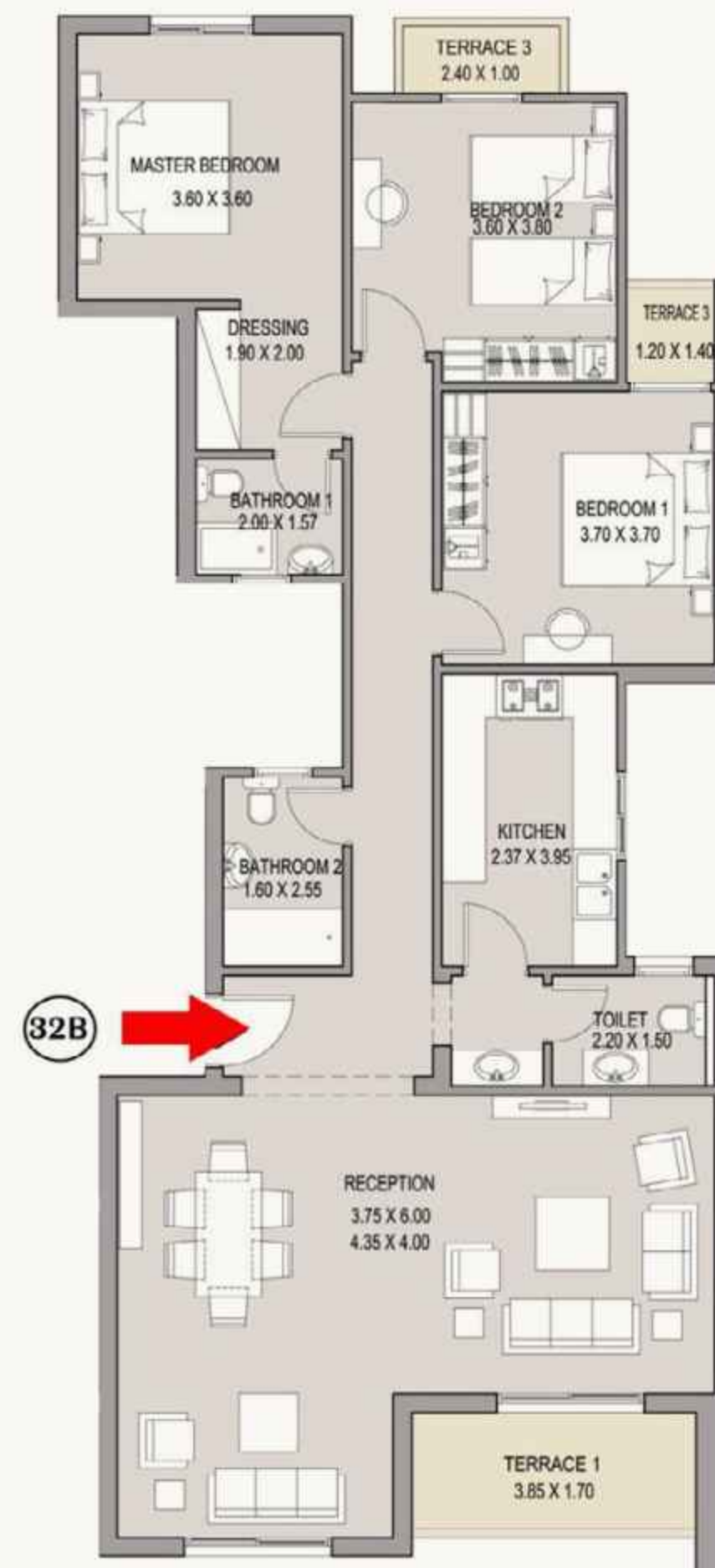
GROSS AREA 153 m²

FAMILY RESIDENCE

Disclaimer

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FAMILY RESIDENCE



APARTMENT 32 B Third Floor

GROSS AREA 159 m²

Disclaimer

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APARTMENT 31 C Third Floor

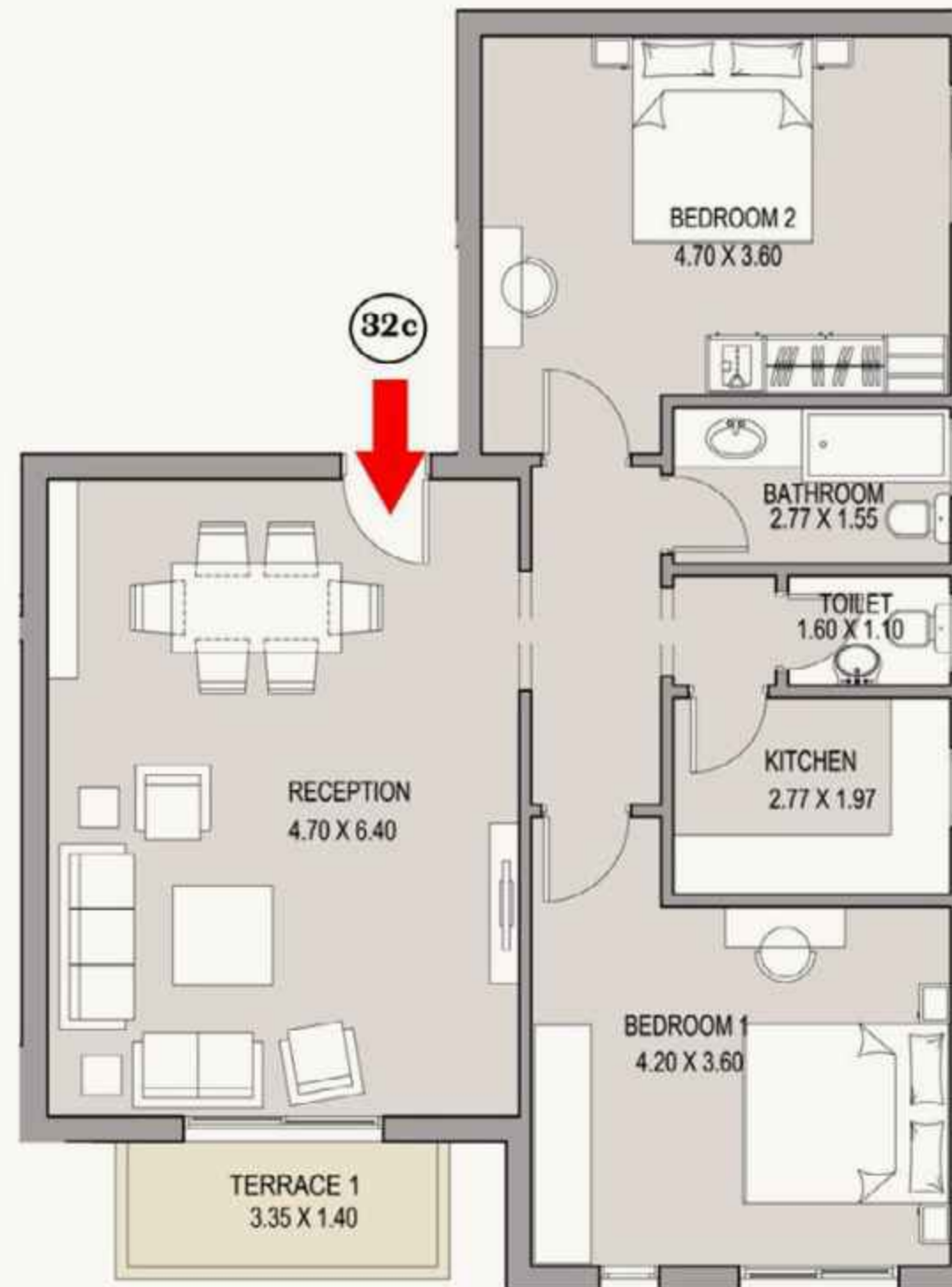
GROSS AREA 131 m²

FAMILY RESIDENCE

Disclaimer

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FAMILY RESIDENCE

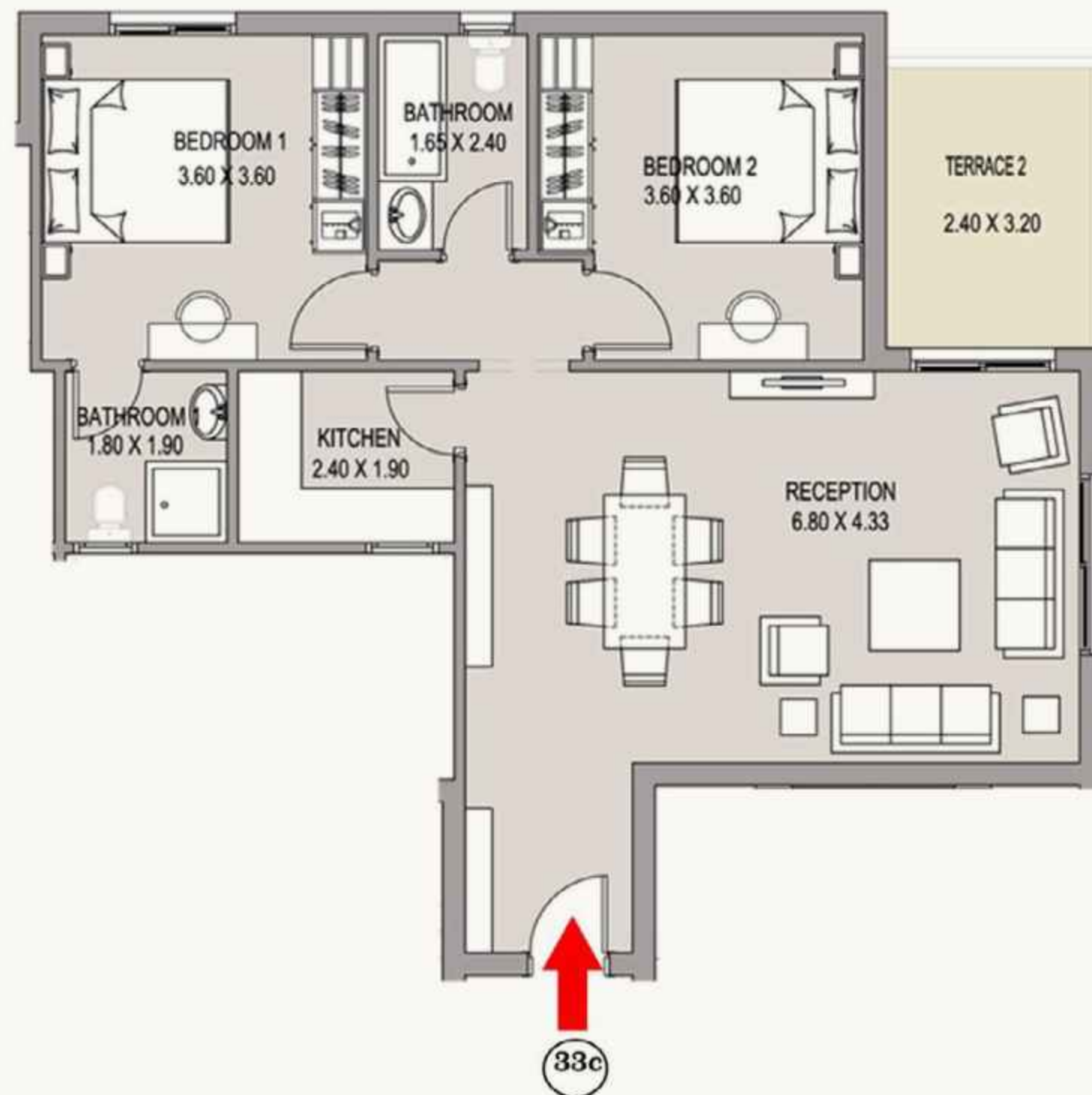


APARTMENT 32 C Third Floor

GROSS AREA 118 m²

Disclaimer

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APARTMENT 33 C Third Floor

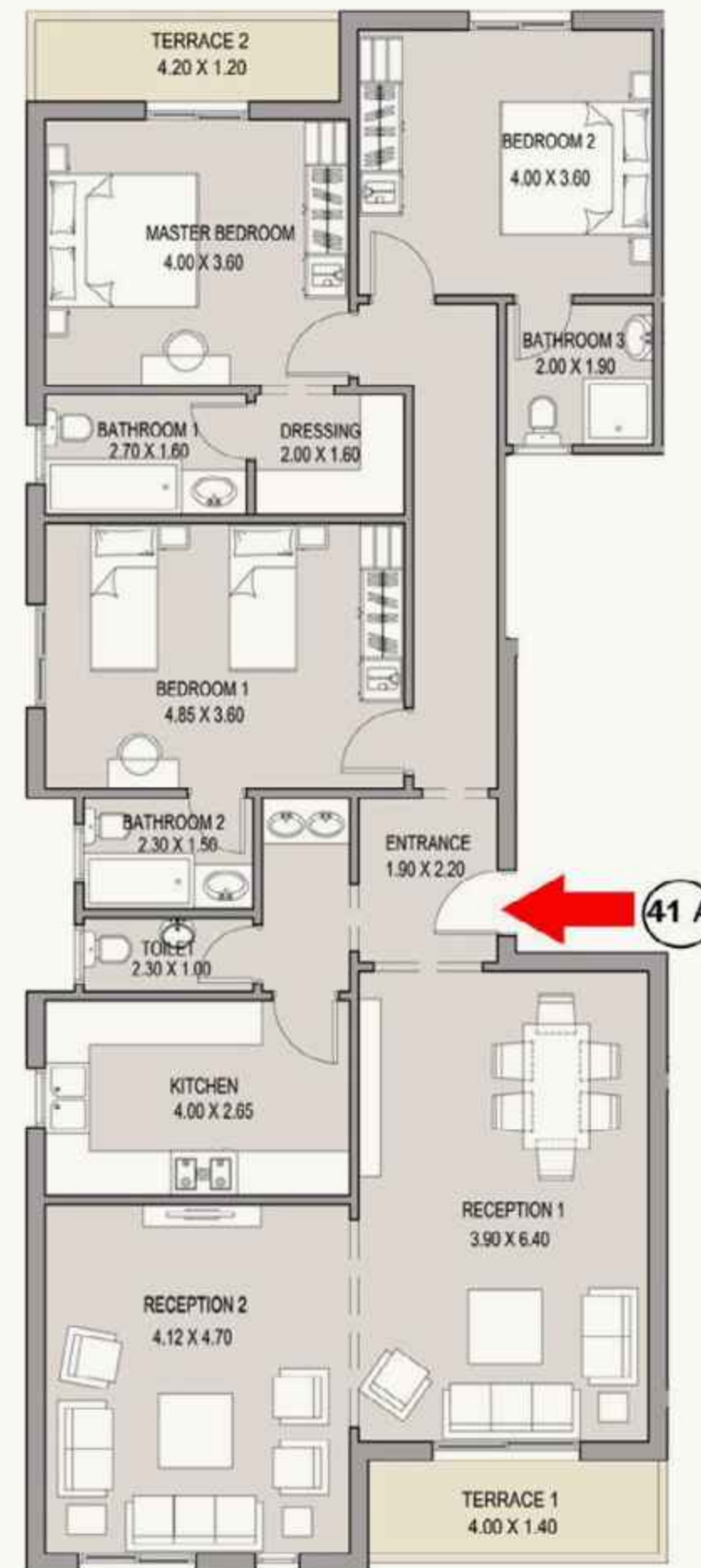
GROSS AREA 108 m²

FAMILY RESIDENCE

Disclaimer

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FAMILY RESIDENCE

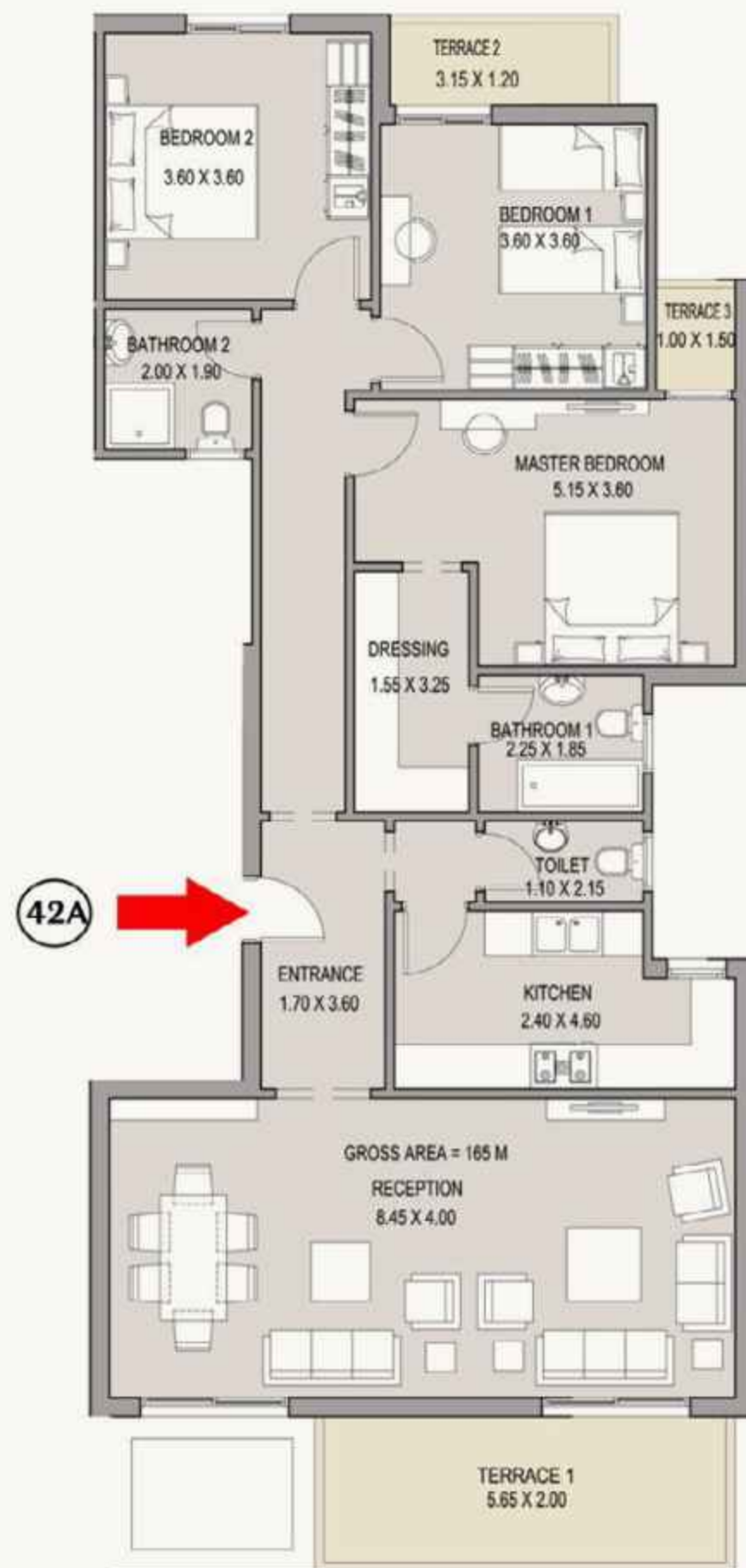


APARTMENT 41 A Fourth Floor

GROSS AREA 183 m²

Disclaimer

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APARTMENT 42 A Fourth Floor

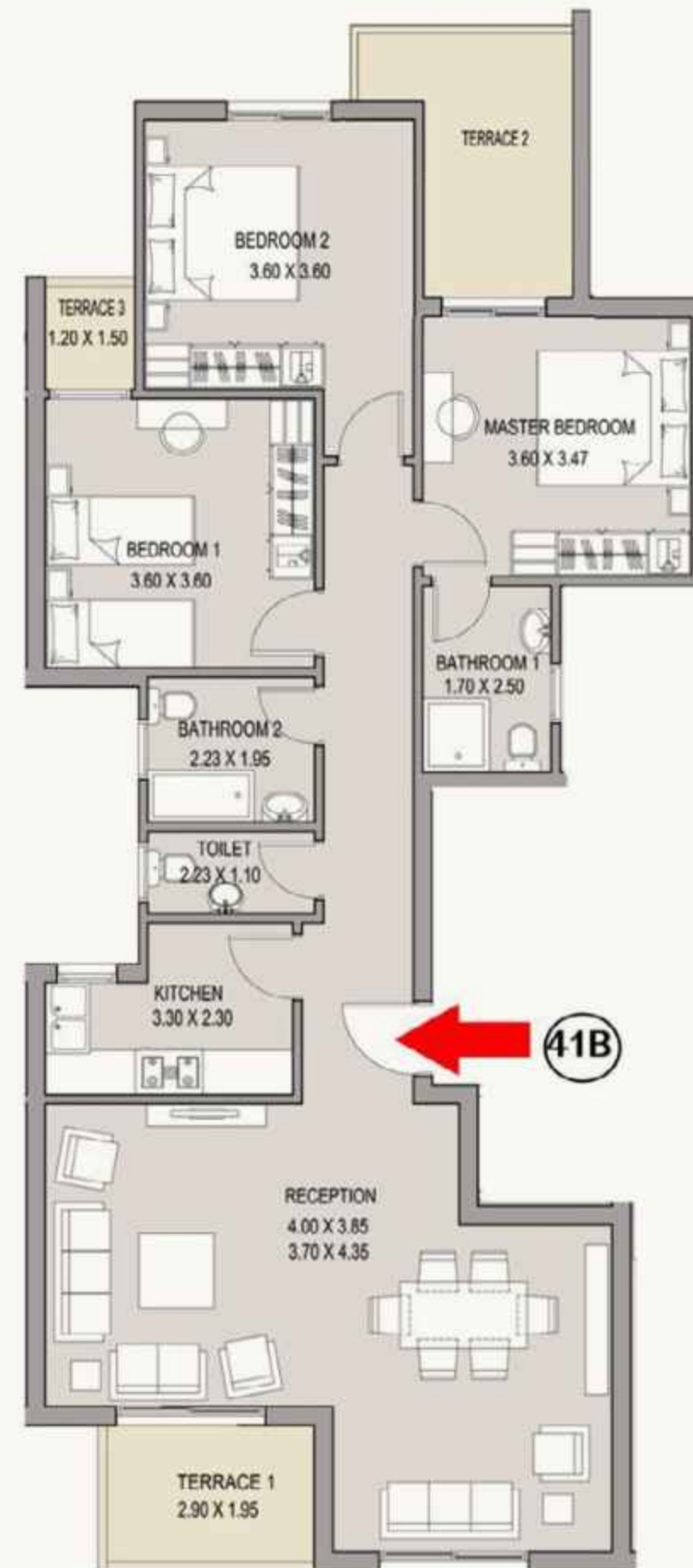
GROSS AREA 169 m²

FAMILY RESIDENCE

Disclaimer

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FAMILY RESIDENCE

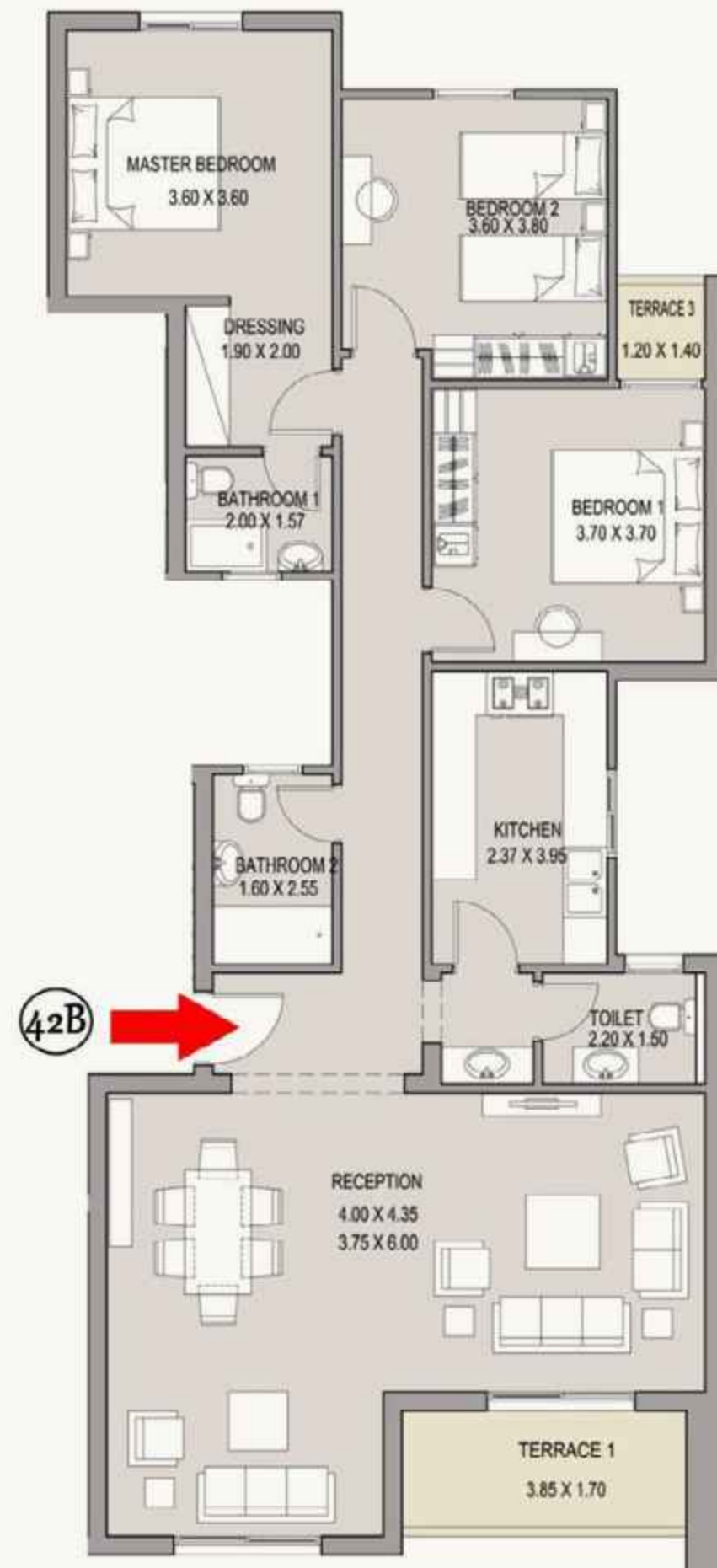


APARTMENT 41 B Fourth Floor

GROSS AREA 154 m²

Disclaimer

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APARTMENT 42 B Fourth Floor

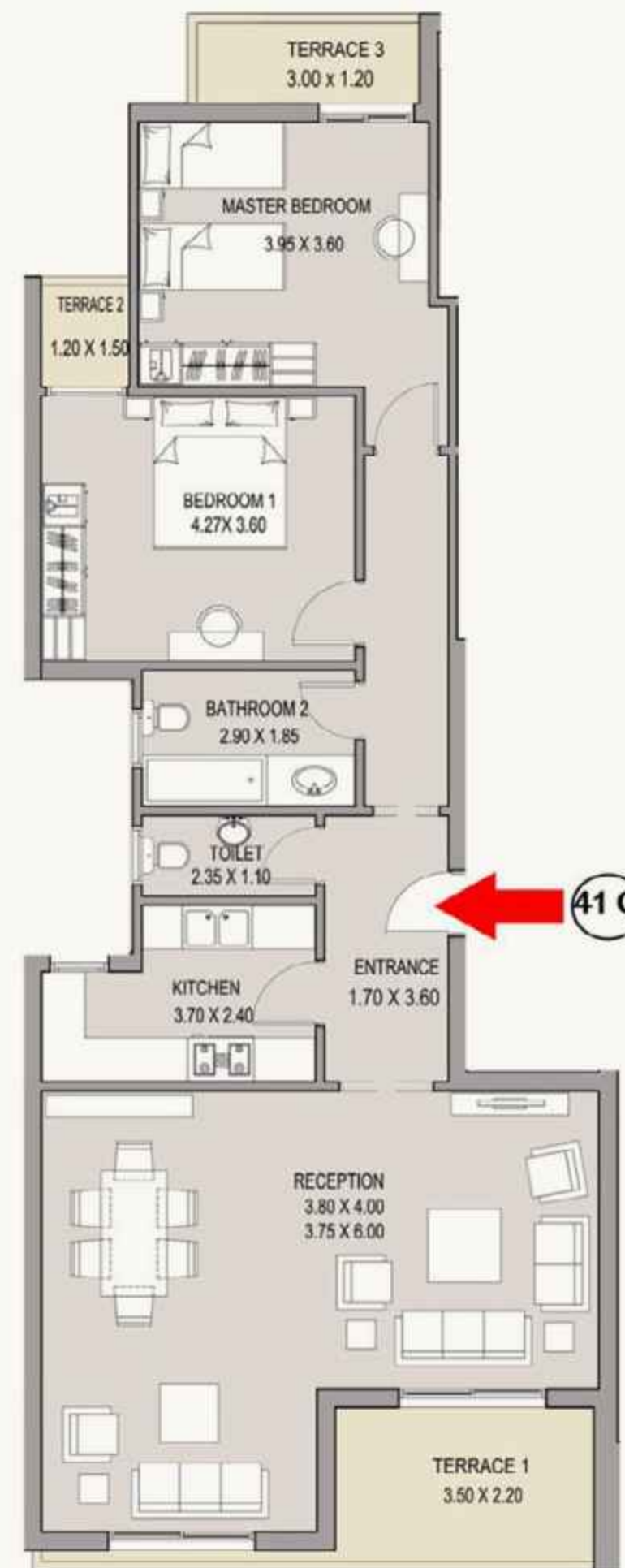
GROSS AREA 159 m²

FAMILY RESIDENCE

Disclaimer

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FAMILY RESIDENCE

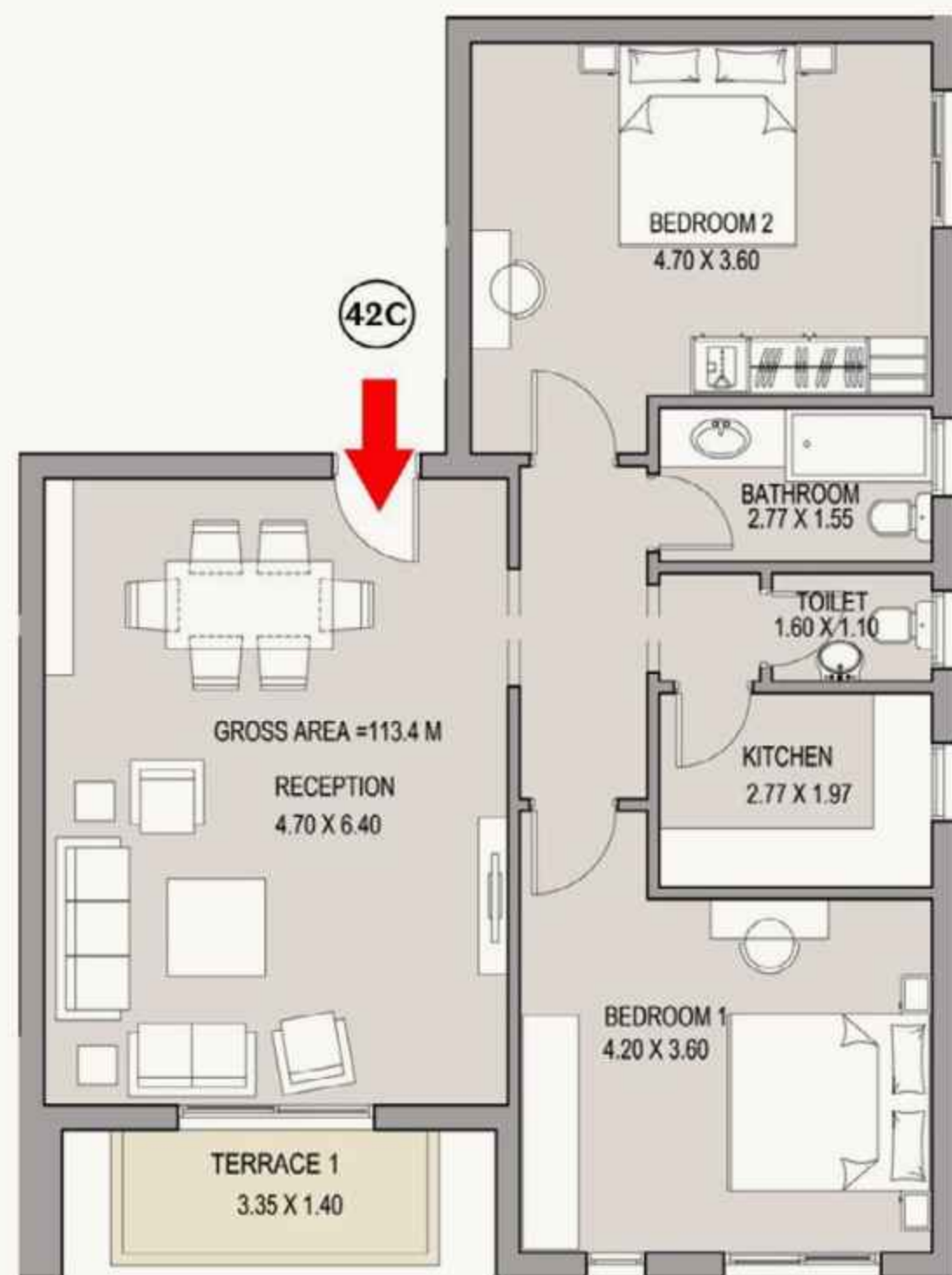


APARTMENT 41 C Fourth Floor

GROSS AREA 129 m²

Disclaimer

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APARTMENT 42 C Fourth Floor

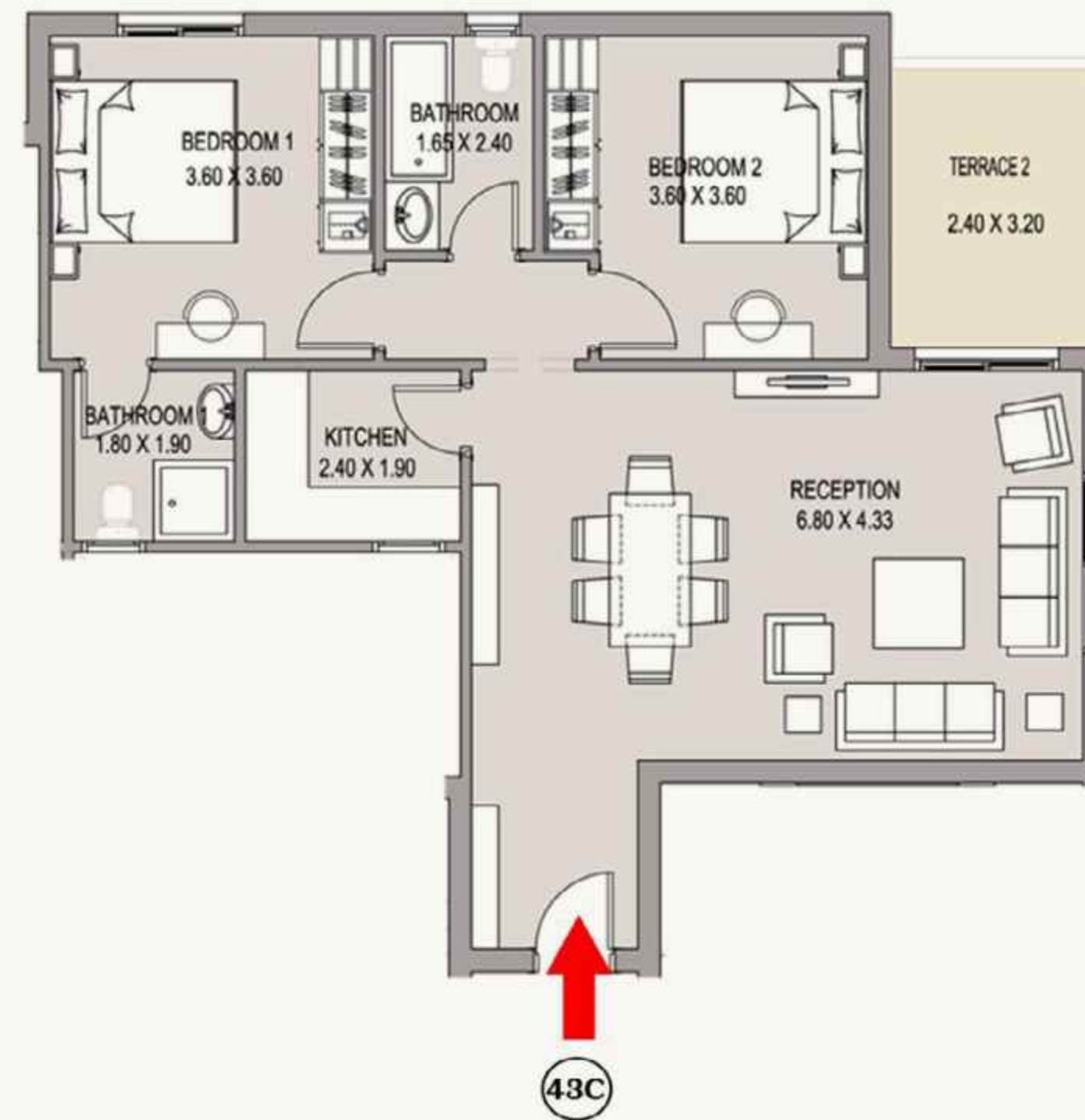
GROSS AREA 117 m²

FAMILY RESIDENCE

Disclaimer

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FAMILY RESIDENCE

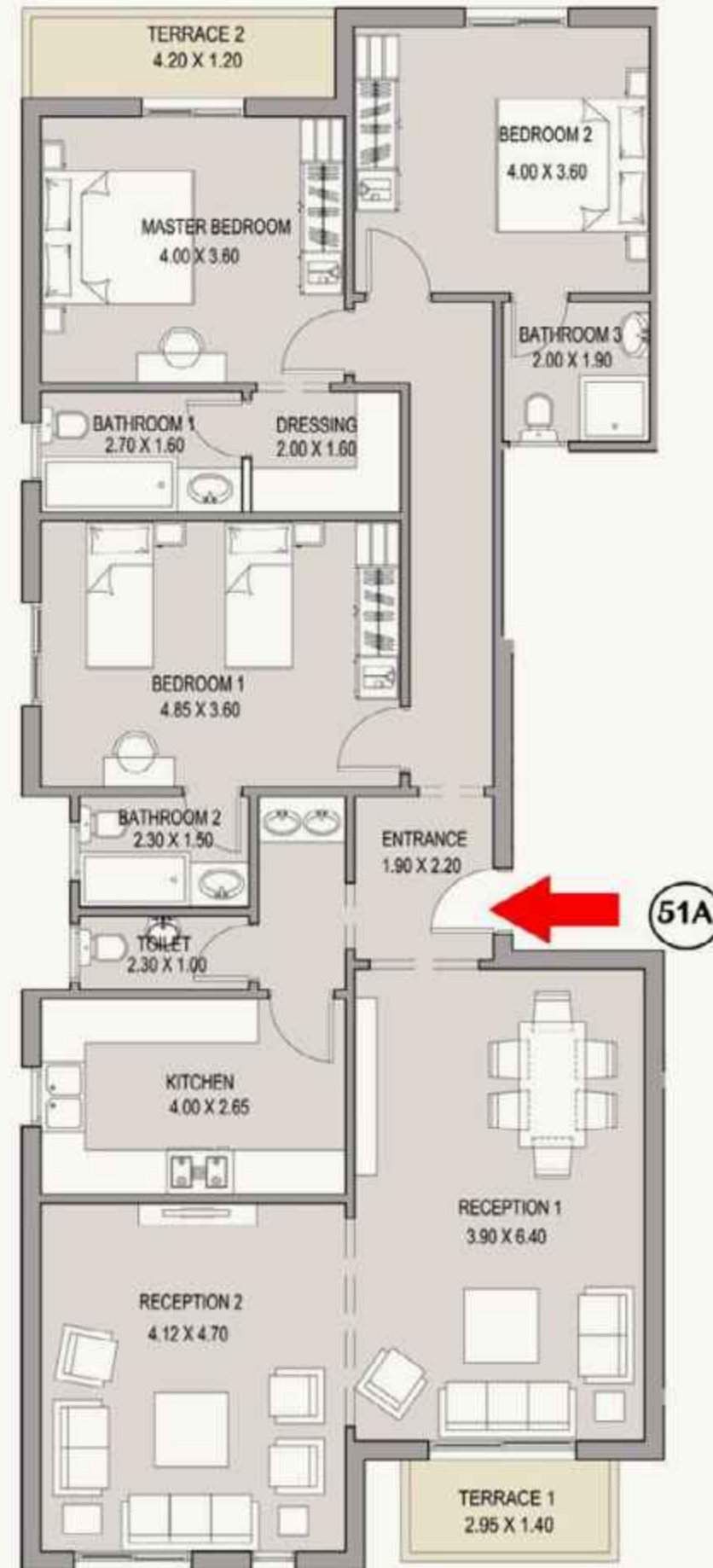


APARTMENT 43 C Fourth Floor

GROSS AREA 108 m²

Disclaimer

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APARTMENT 51 C Fifth Floor

GROSS AREA 182 m²

FAMILY RESIDENCE

Disclaimer

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FAMILY RESIDENCE



APARTMENT 52 A Fifth Floor

GROSS AREA 169 m²

Disclaimer

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APARTMENT 51 B Fifth Floor

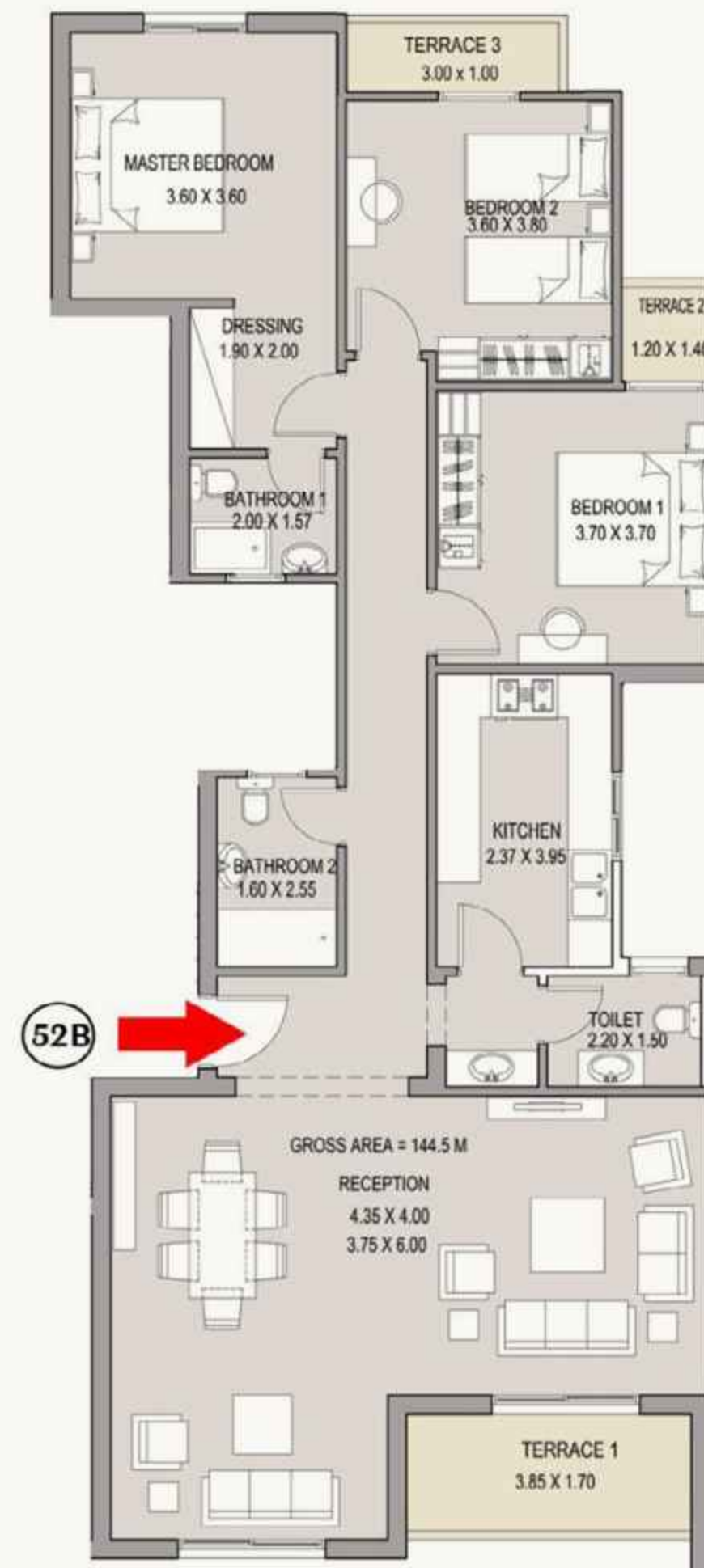
GROSS AREA 156 m²

FAMILY RESIDENCE

Disclaimer

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FAMILY RESIDENCE



APARTMENT 52 B Fifth Floor

GROSS AREA 170 m²

Disclaimer

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APARTMENT 51 C Fifth Floor

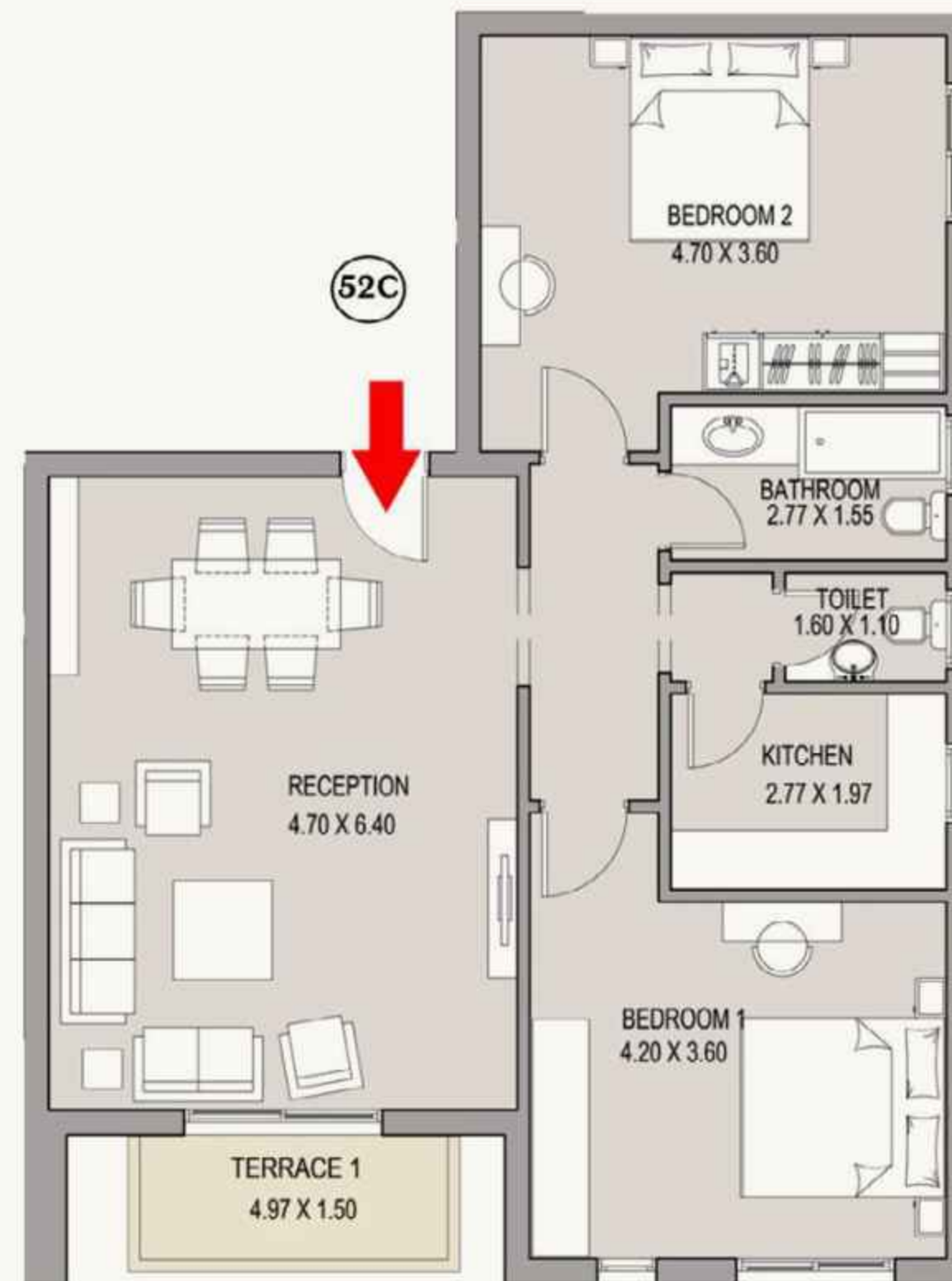
GROSS AREA 128 m²

FAMILY RESIDENCE

Disclaimer

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FAMILY RESIDENCE

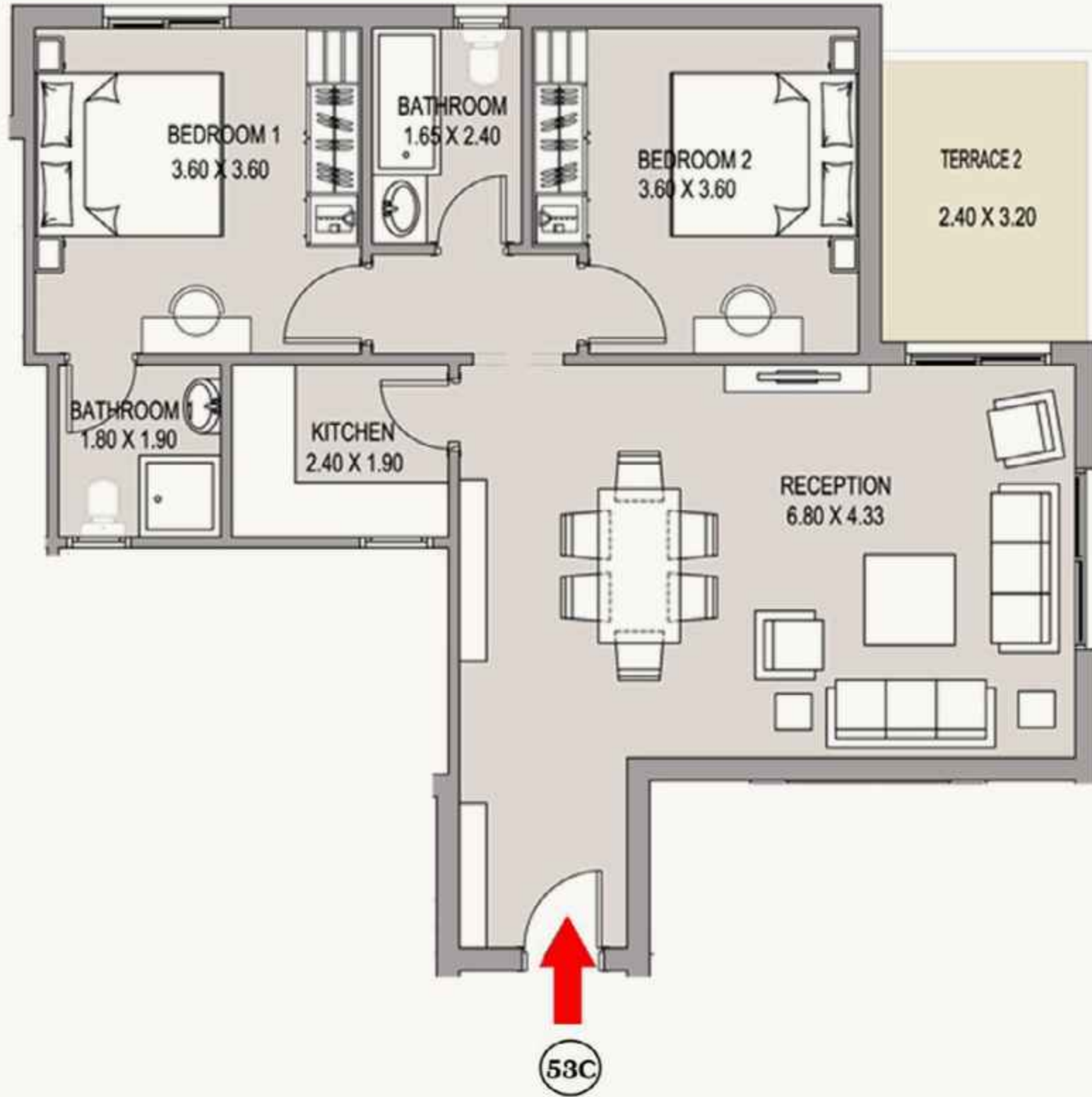


APARTMENT 52 C Fifth Floor

GROSS AREA 117 m²

Disclaimer

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APARTMENT 53 C Fifth Floor

GROSS AREA 108 m²

FAMILY RESIDENCE

Disclaimer

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SPECTRUM RESIDENCE

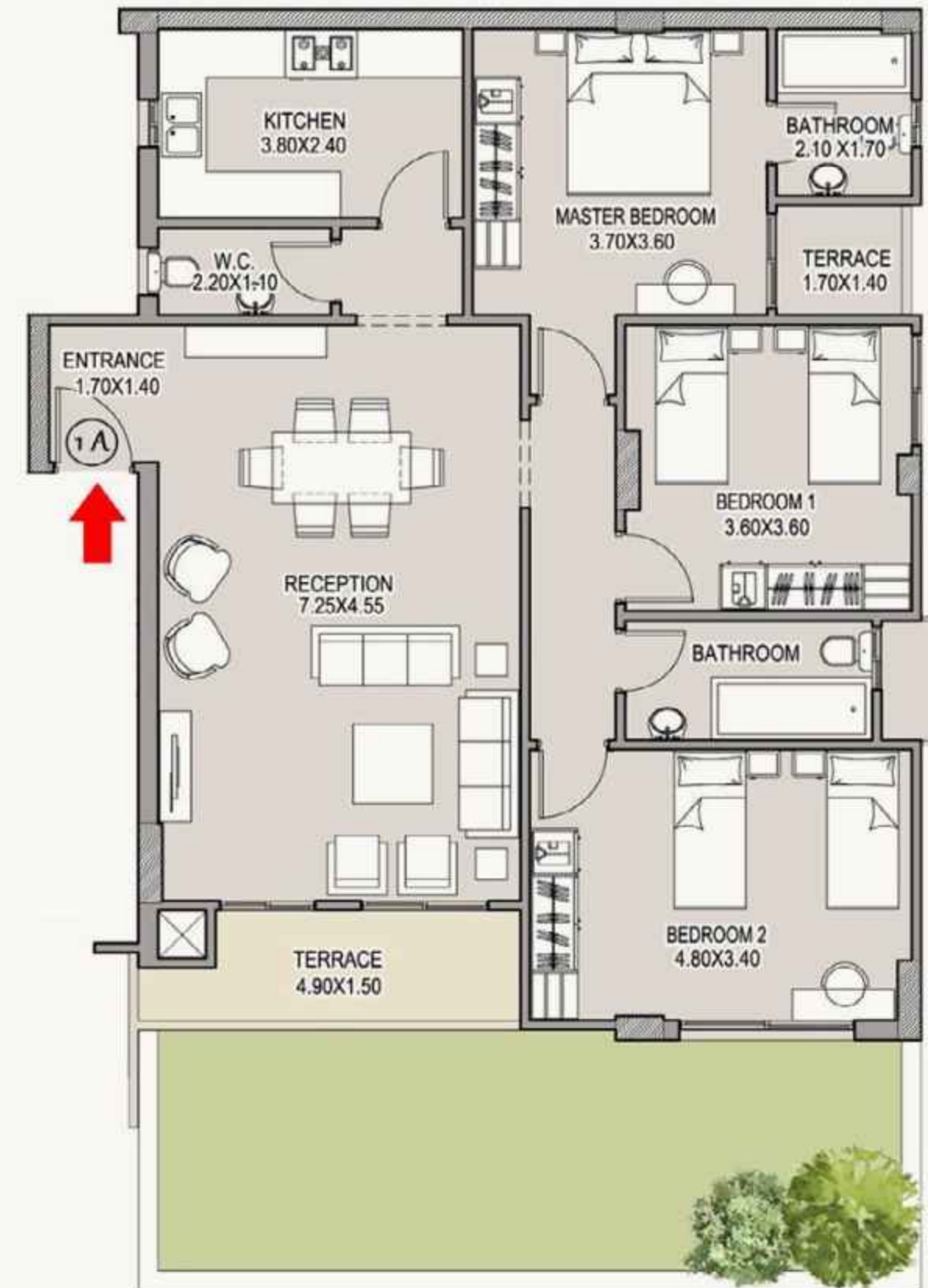
—
Ground +5

SPECTRUM RESIDENCE

Ground +5

SPECTRUM RESIDENCE S VILLAS

S - VILLAS



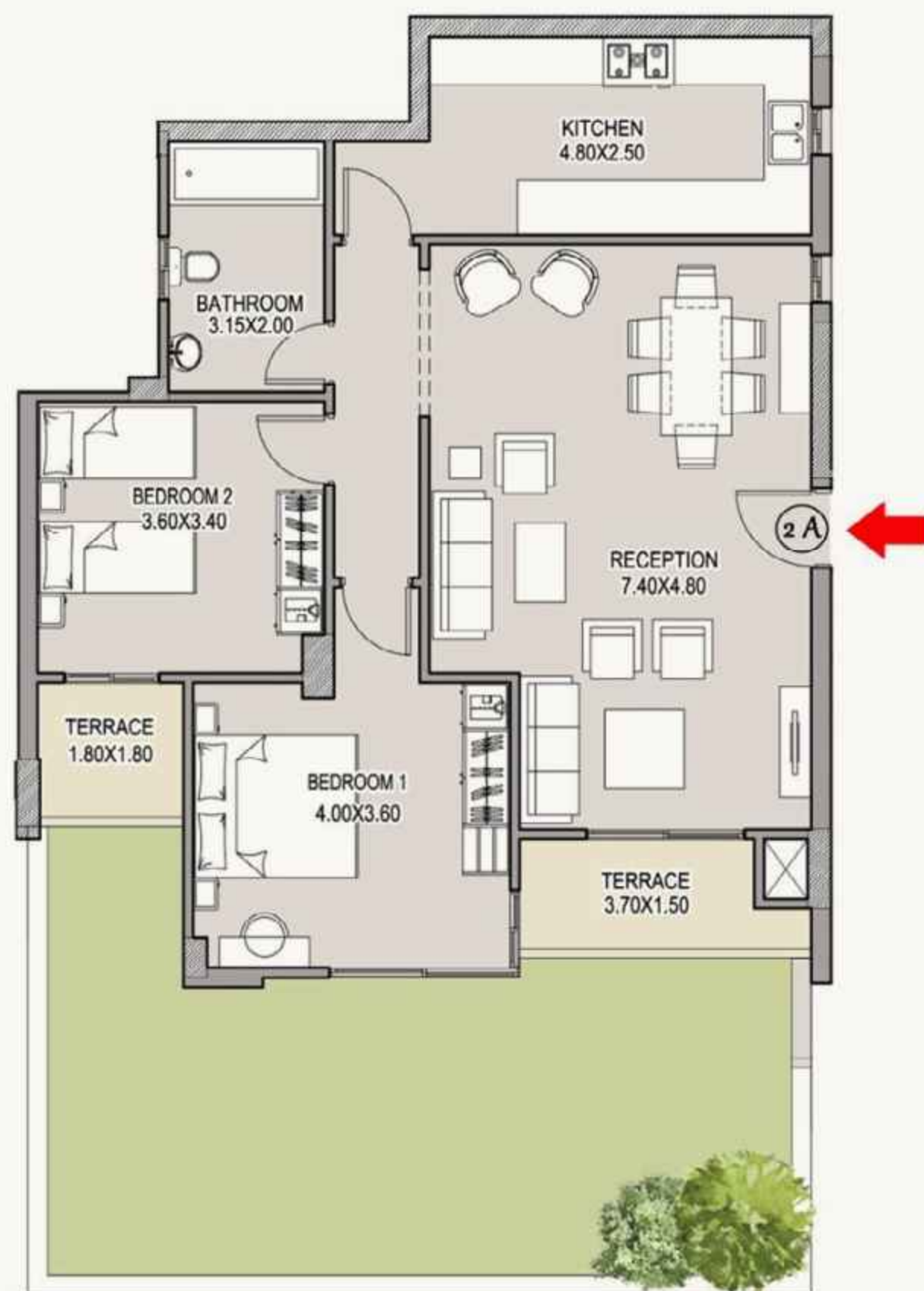
APARTMENT 1 A Ground Floor

GROSS AREA 146 m²
GARDEN AREA 32 m²



Disclaimer

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APARTMENT 2 A Ground Floor

GROSS AREA 128 m²
GARDEN AREA 45 m²



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Disclaimer

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S - VILLAS



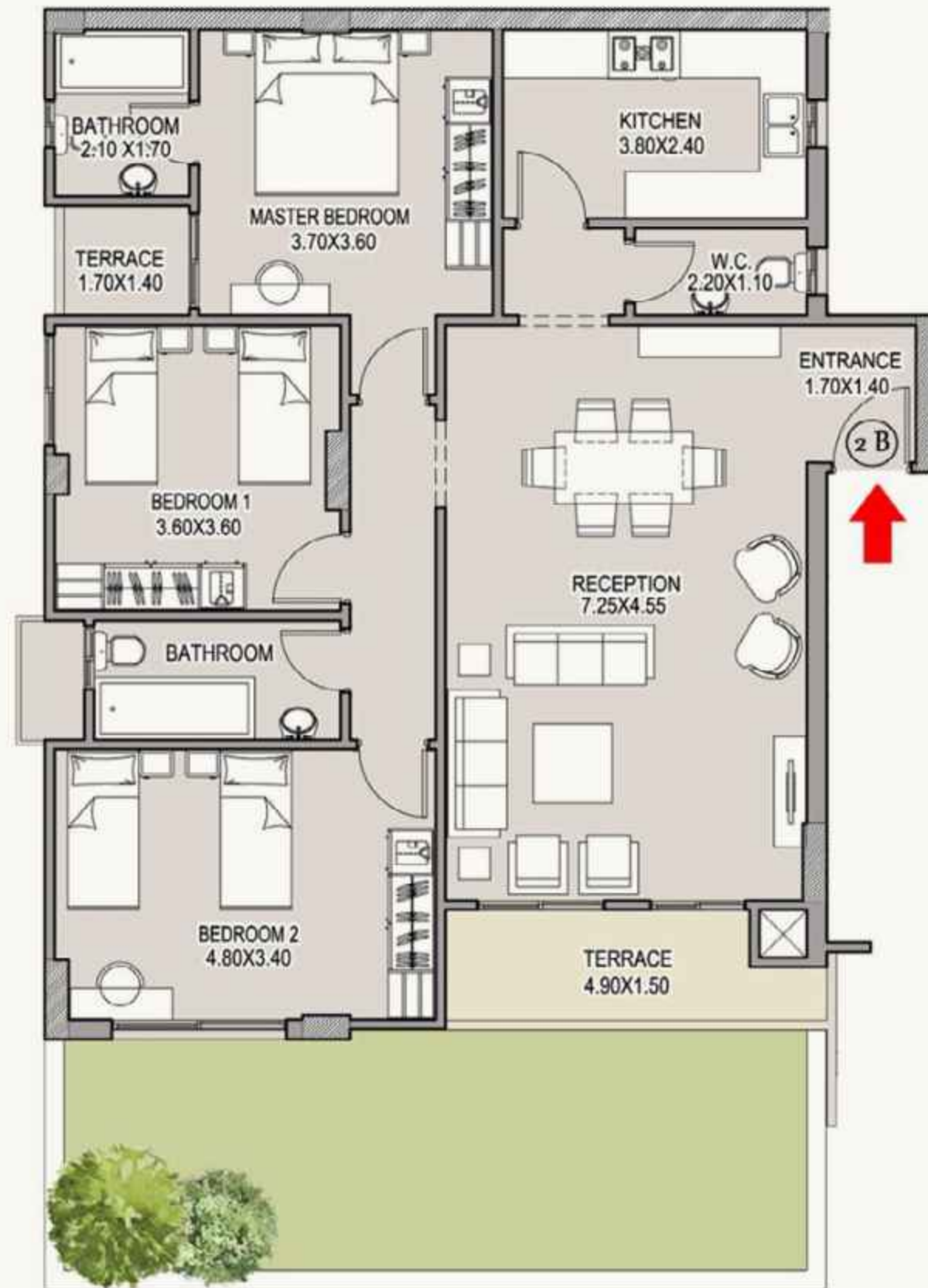
APARTMENT 1 B Ground Floor

GROSS AREA	128 m ²
GARDEN AREA	45 m ²



Disclaimer

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APARTMENT 2 B Ground Floor

GROSS AREA 146 m²
GARDEN AREA 32 m²

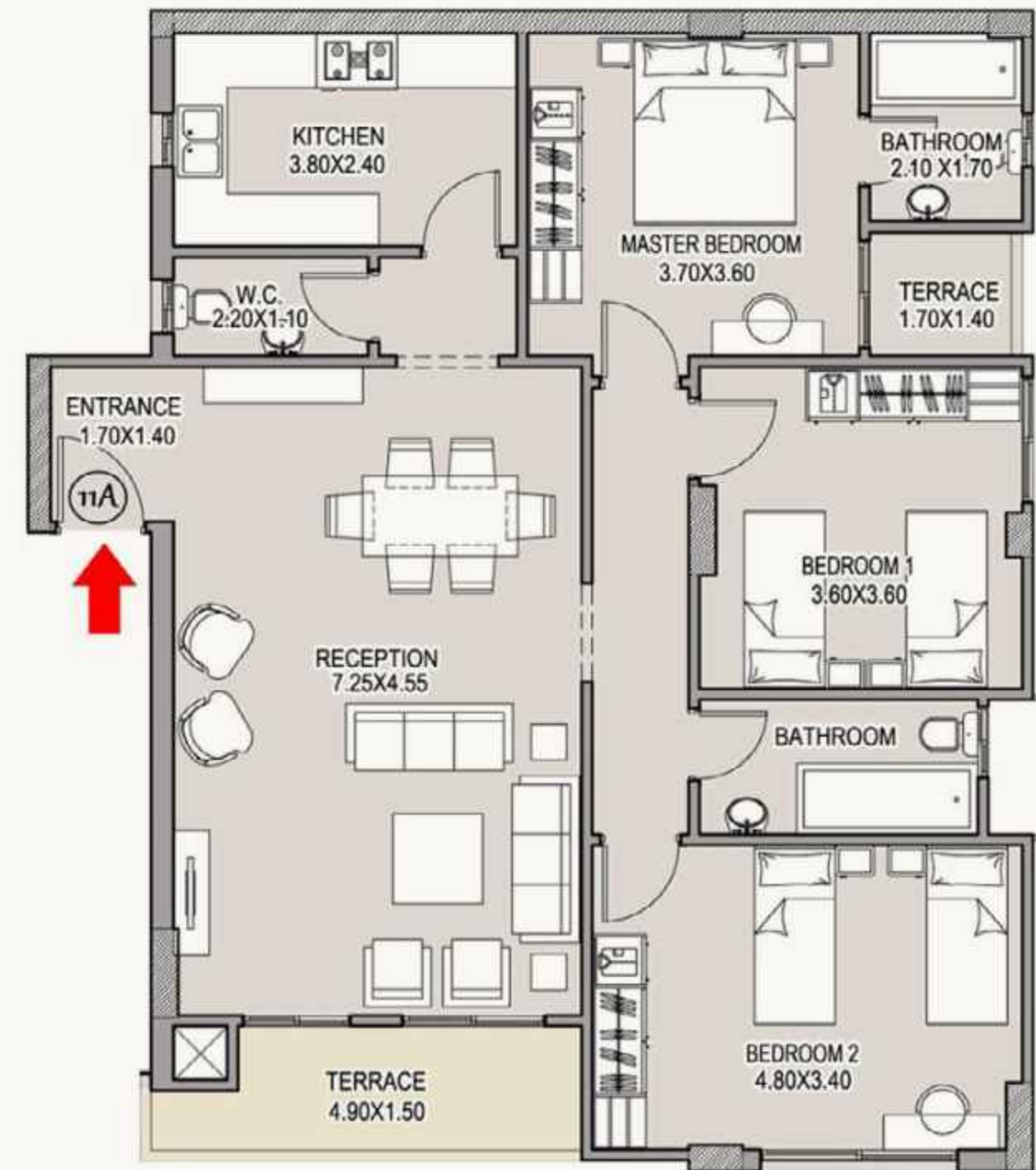


S - VILLAS

Disclaimer

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APARTMENT 11 A First Floor

GROSS AREA 146 m²



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APARTMENT 12 A First Floor

GROSS AREA 128 m²

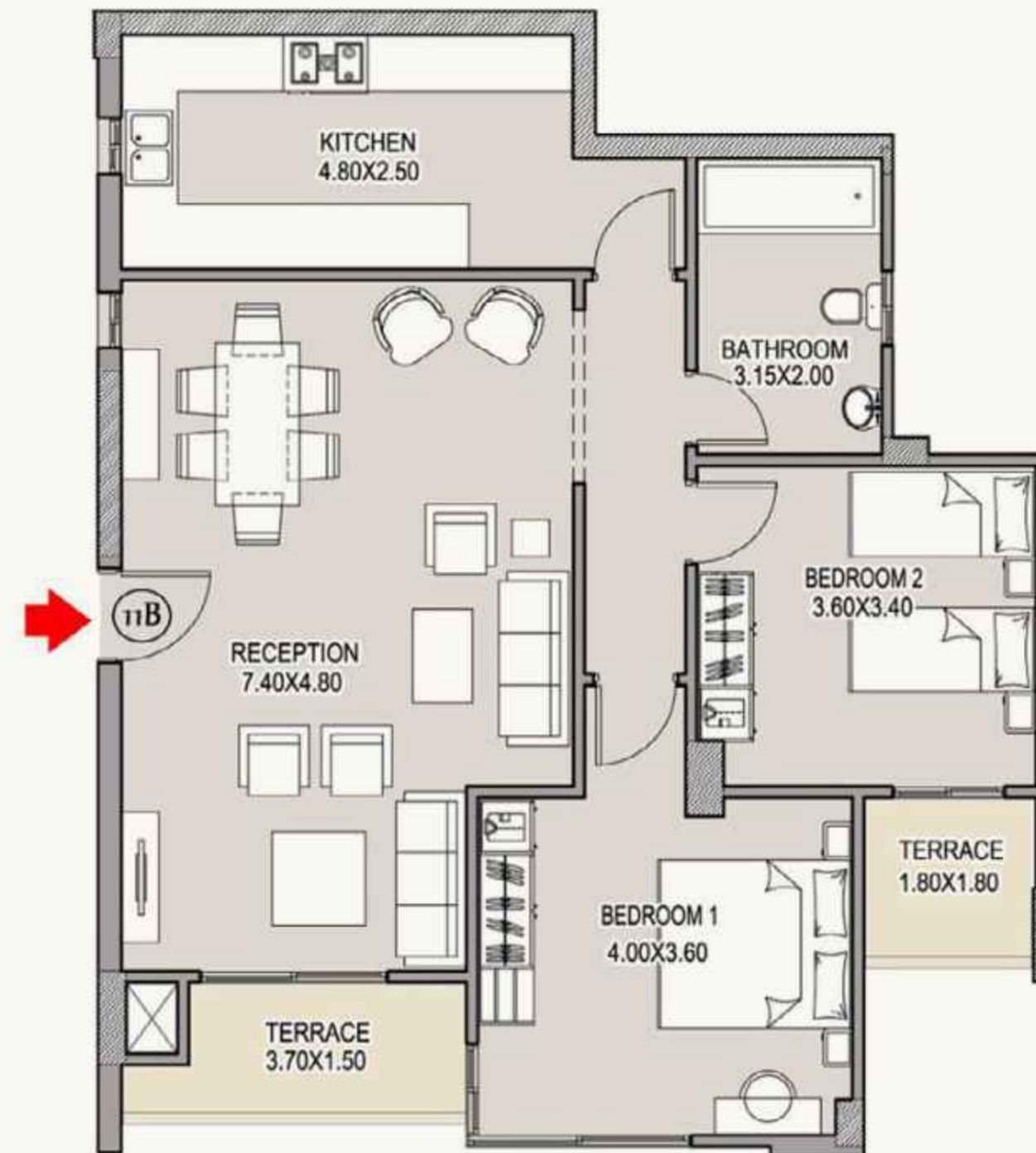


S - VILLAS

Disclaimer

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S - VILLAS



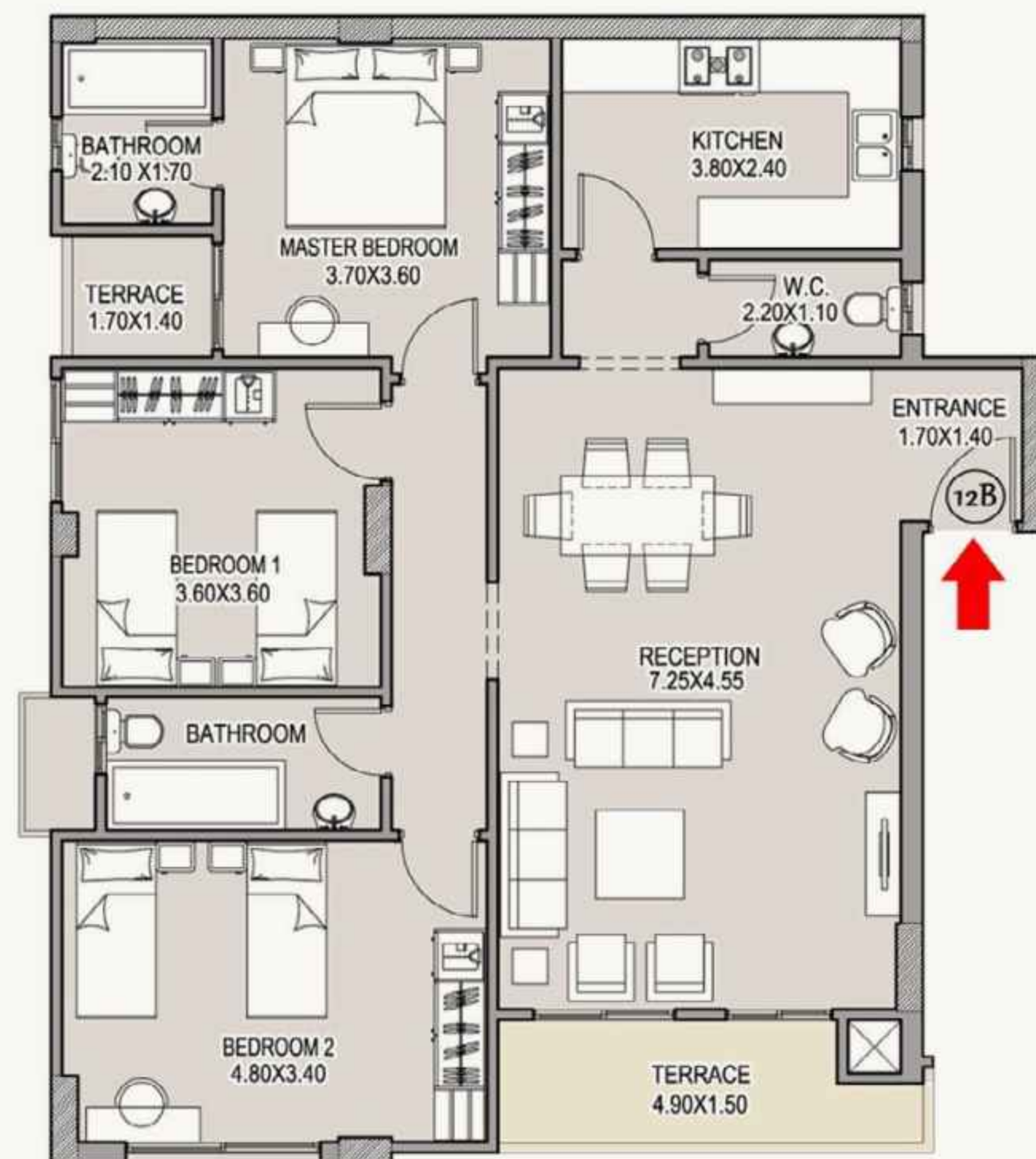
APARTMENT 11 B First Floor

GROSS AREA 128 m²



Disclaimer

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APARTMENT 12 B First Floor

GROSS AREA 146 m²

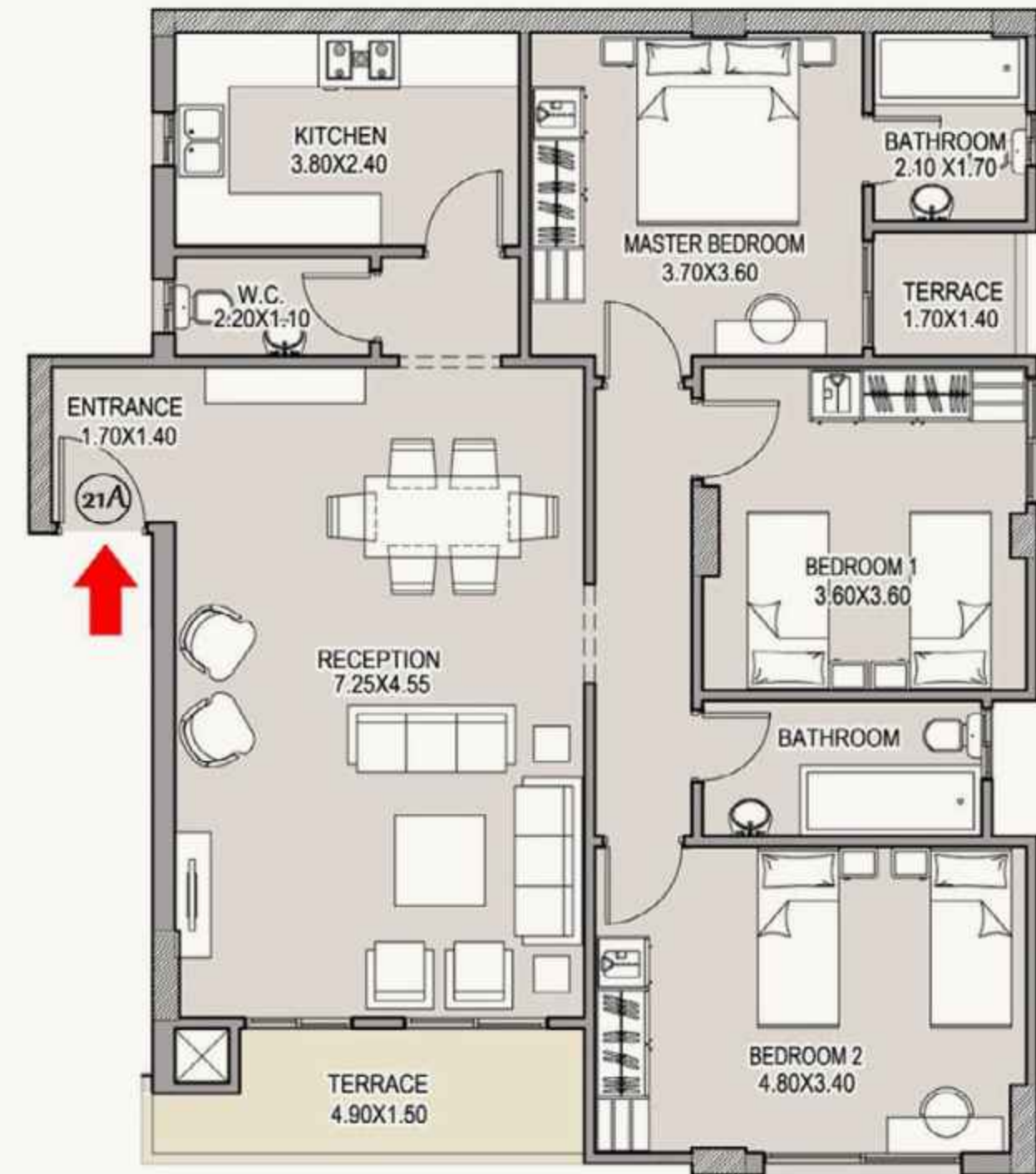


S - VILLAS

Disclaimer

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S - VILLAS



APARTMENT 21 A

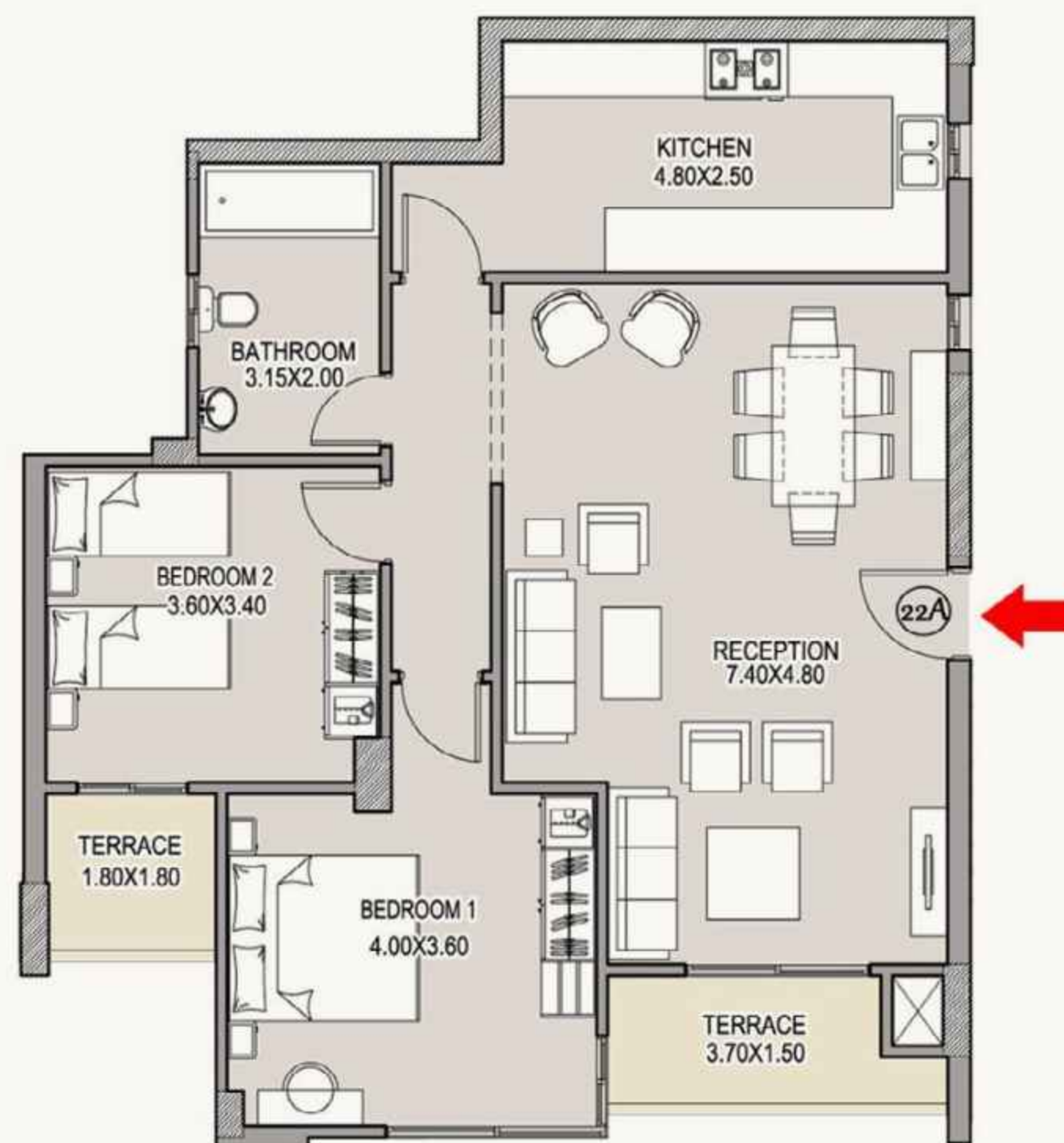
Second Floor

GROSS AREA 146 m²



Disclaimer

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APARTMENT 22 A Second Floor

GROSS AREA 128 m²

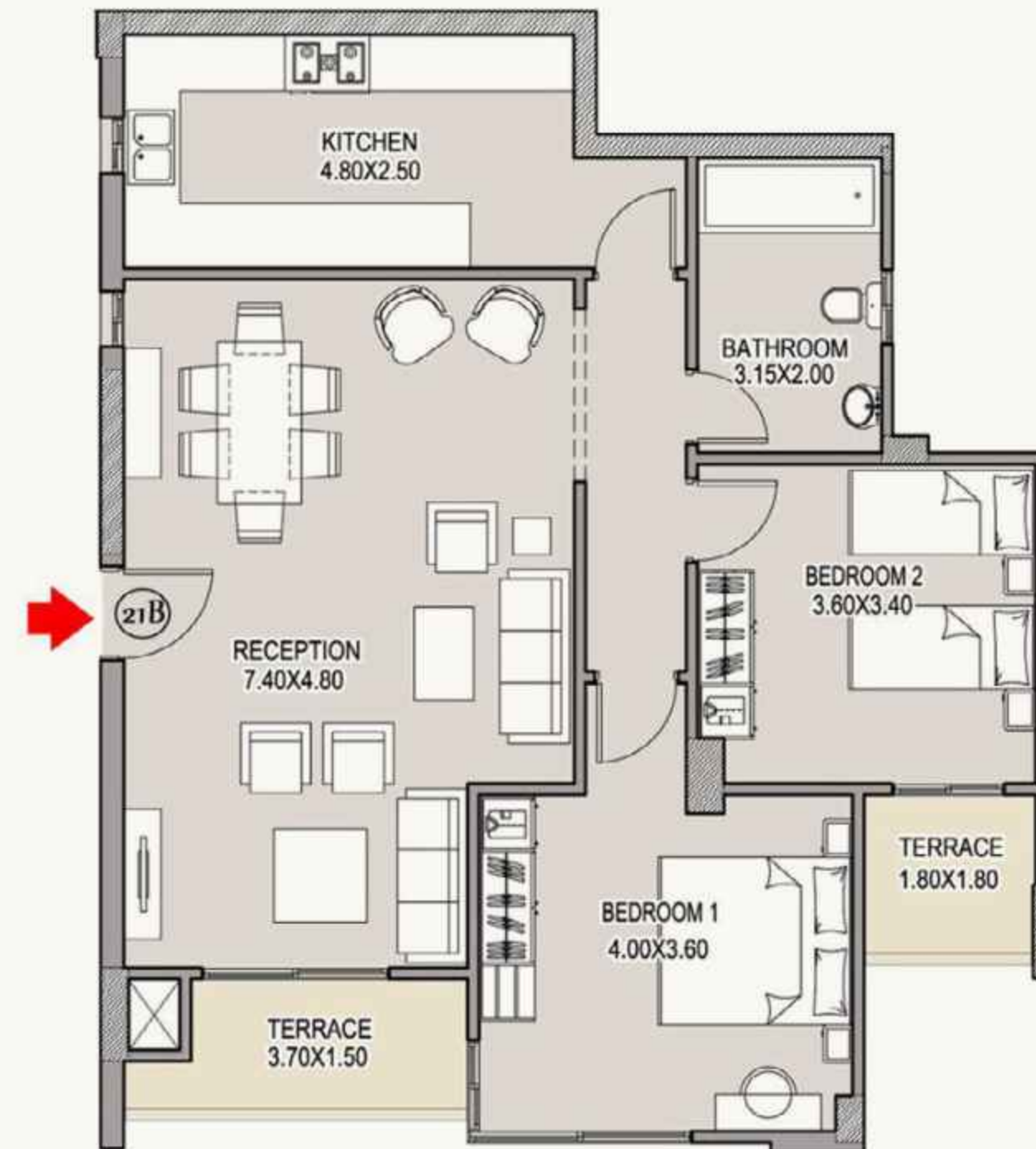


S - VILLAS

Disclaimer

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S - VILLAS



APARTMENT 21 B Second Floor

GROSS AREA 128 m²



Disclaimer

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APARTMENT 22 B Second Floor

GROSS AREA 146 m²

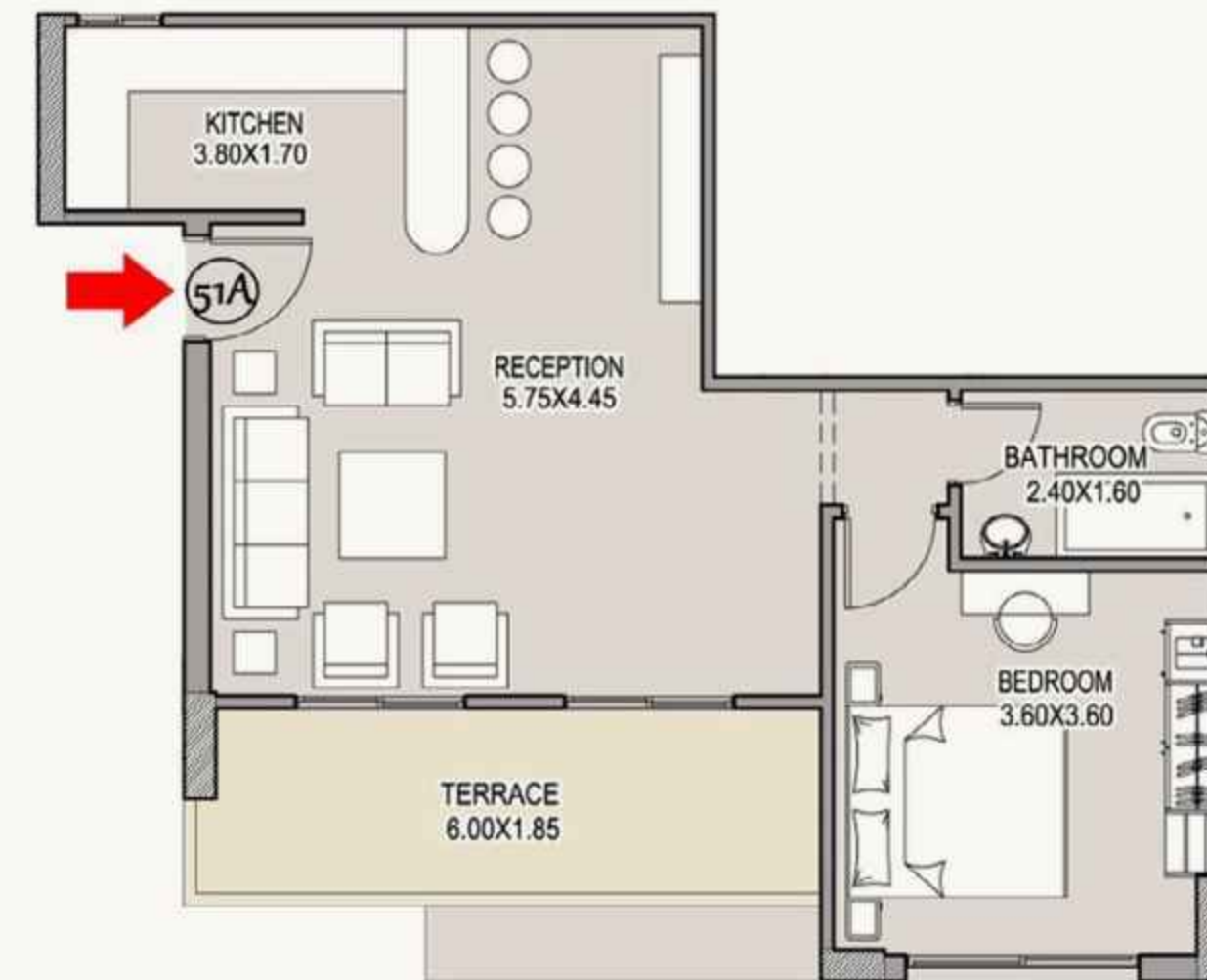


S - VILLAS

Disclaimer

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S - VILLAS



APARTMENT 51 A Fifth Floor

GROSS AREA 83 m²

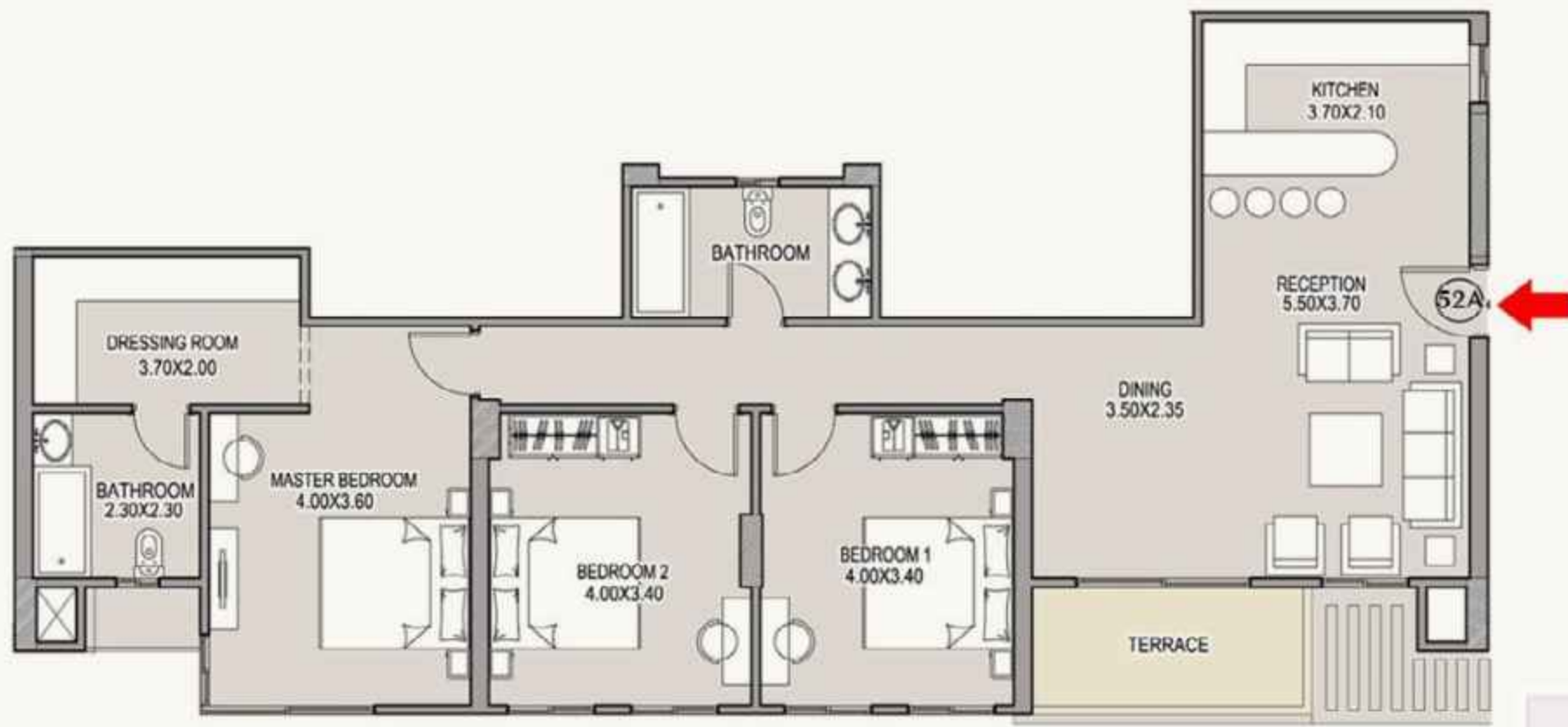


Disclaimer

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APARTMENT 52 A Fifth Floor

GROSS AREA 141 m²



S - VILLAS

Disclaimer

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S - VILLAS



APARTMENT 51 B Fifth Floor

GROSS AREA 83 m²



Disclaimer

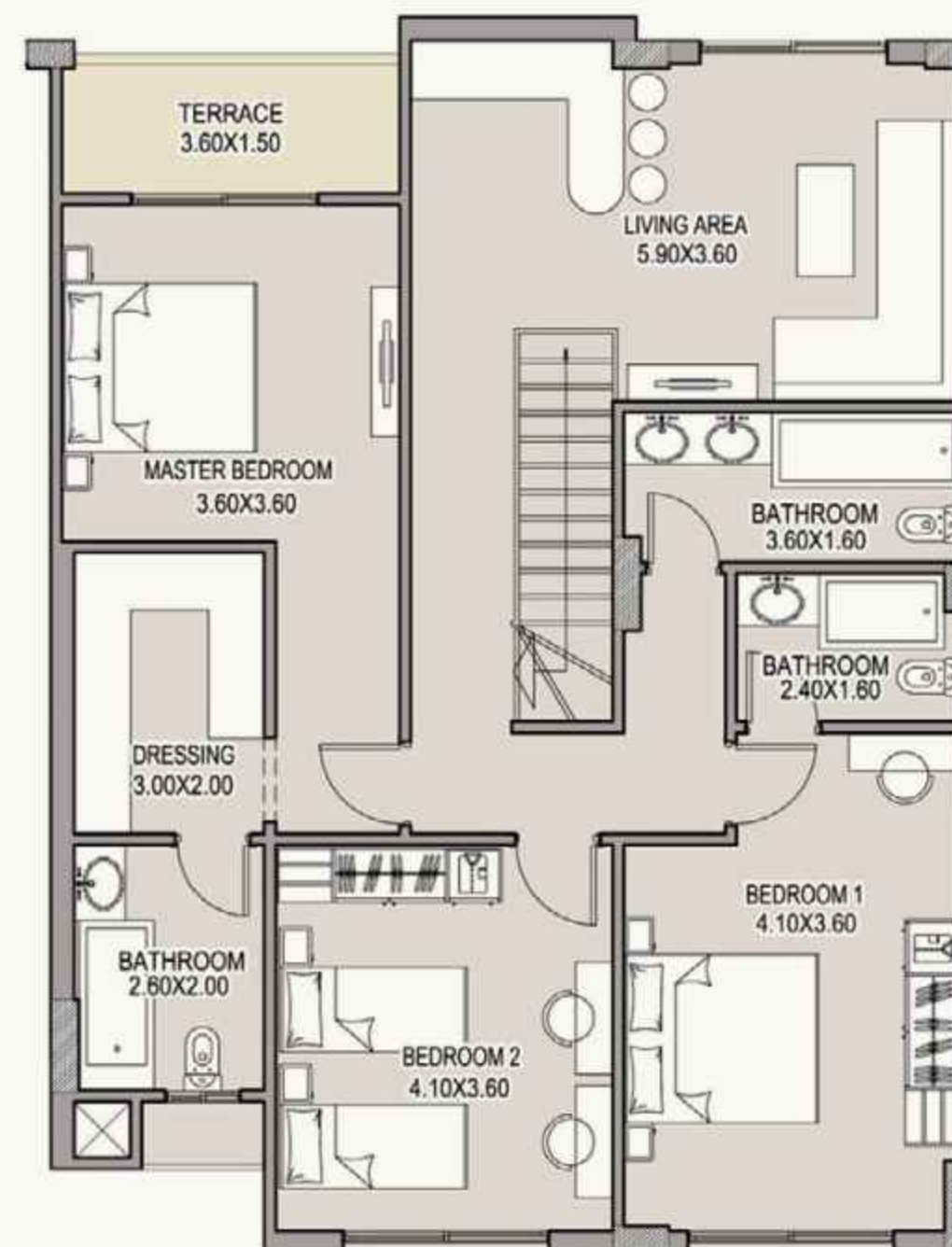
All dimensions shown above are axis to axis. Diagrams are not to scale, they don't include structural elements and are for illustrative purposes only. MNHD reserves the right to make minor alterations. All renderings and other visual materials, designs, facades are for demonstrative purposes only and are subject to change. The total built up area of the unit includes the walls thickness and the unit share of building utilities. All units will be delivered unfinished "Brick Walls Only".

S VILLAS

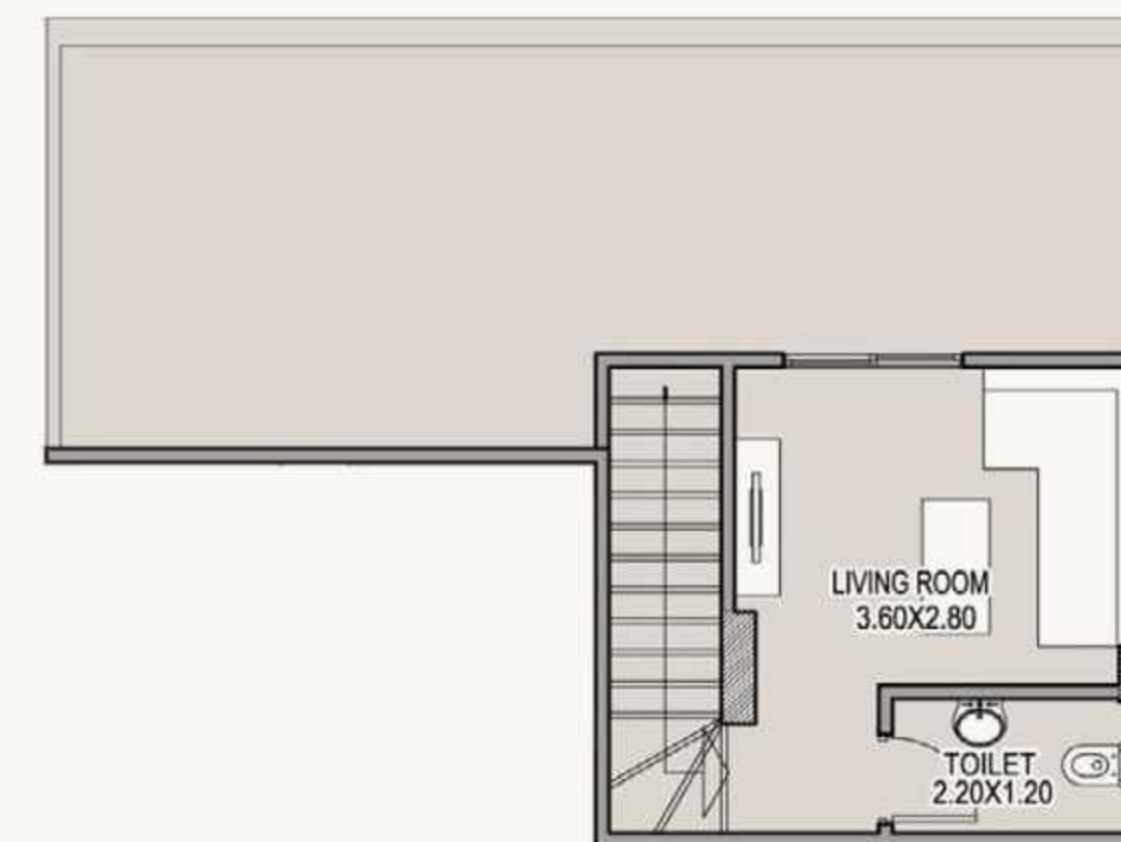
VILLA - 1A



Ground Floor



First Floor



Penthouse Floor



Third Floor

Fourth Floor

Fifth Floor

Disclaimer

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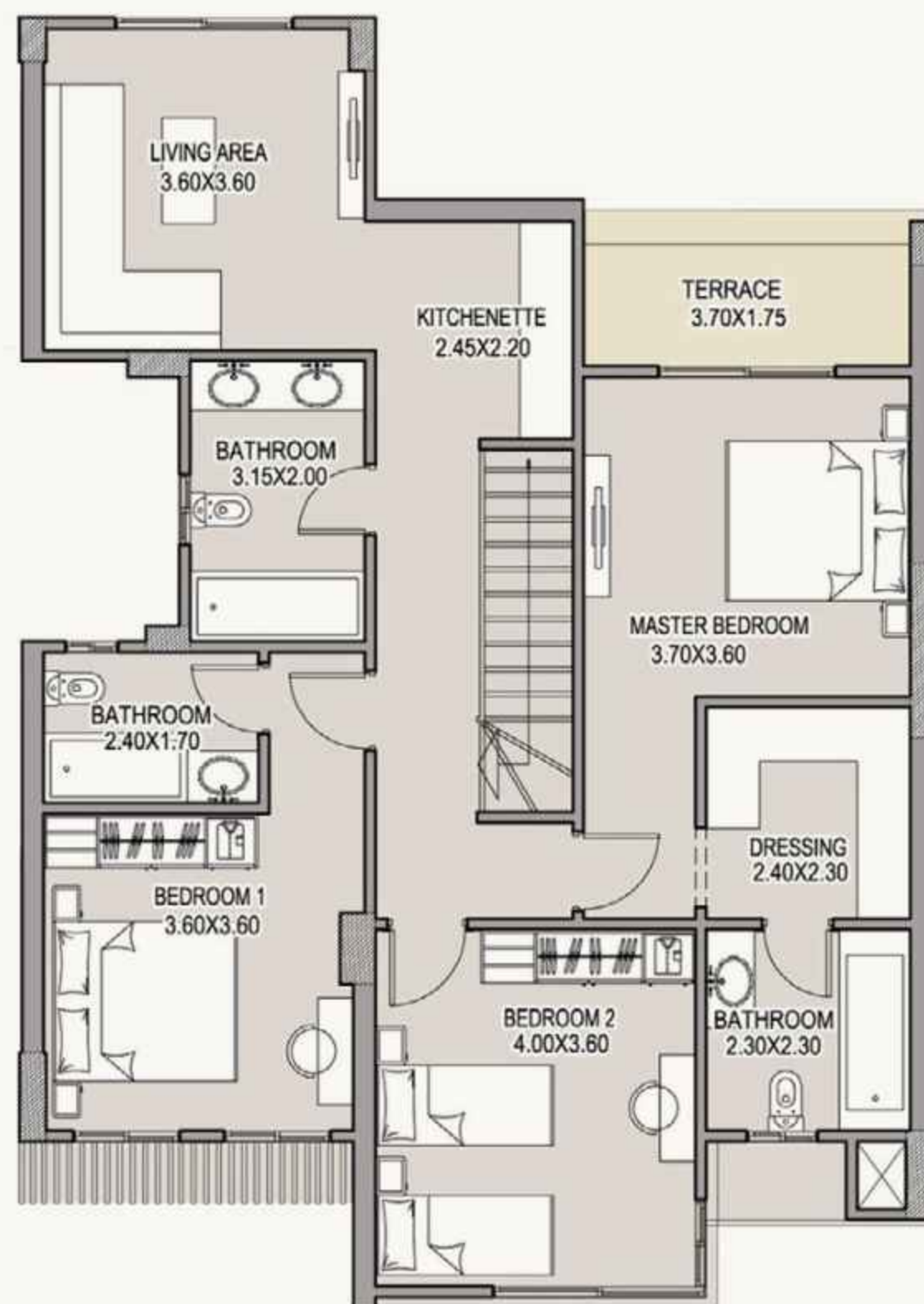
GROSS AREA	300 m ²
GARDEN AREA	115 m ²
ROOF AREA	32 m ²

S VILLAS

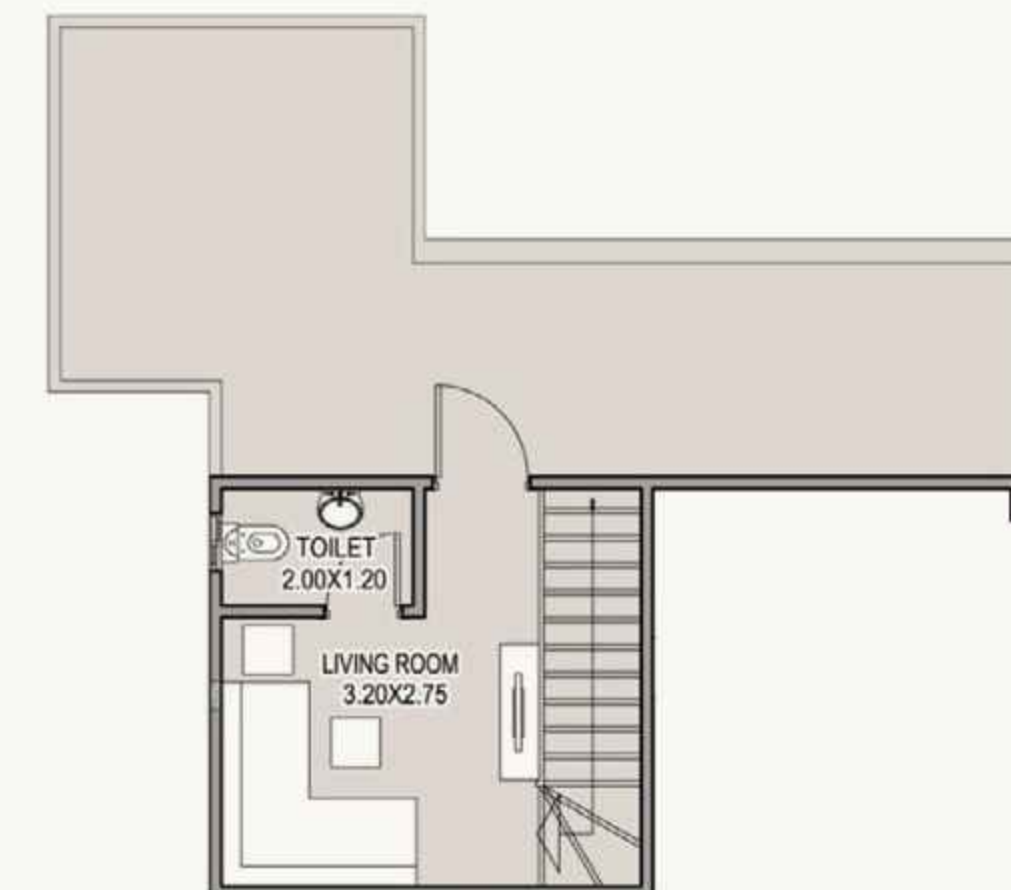
VILLA - 2A



Ground Floor



First Floor



Penthouse Floor



Third Floor

Fourth Floor

Fifth Floor

Disclaimer

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GROSS AREA	299 m ²
GARDEN AREA	82 m ²
ROOF AREA	28 m ²

S VILLAS

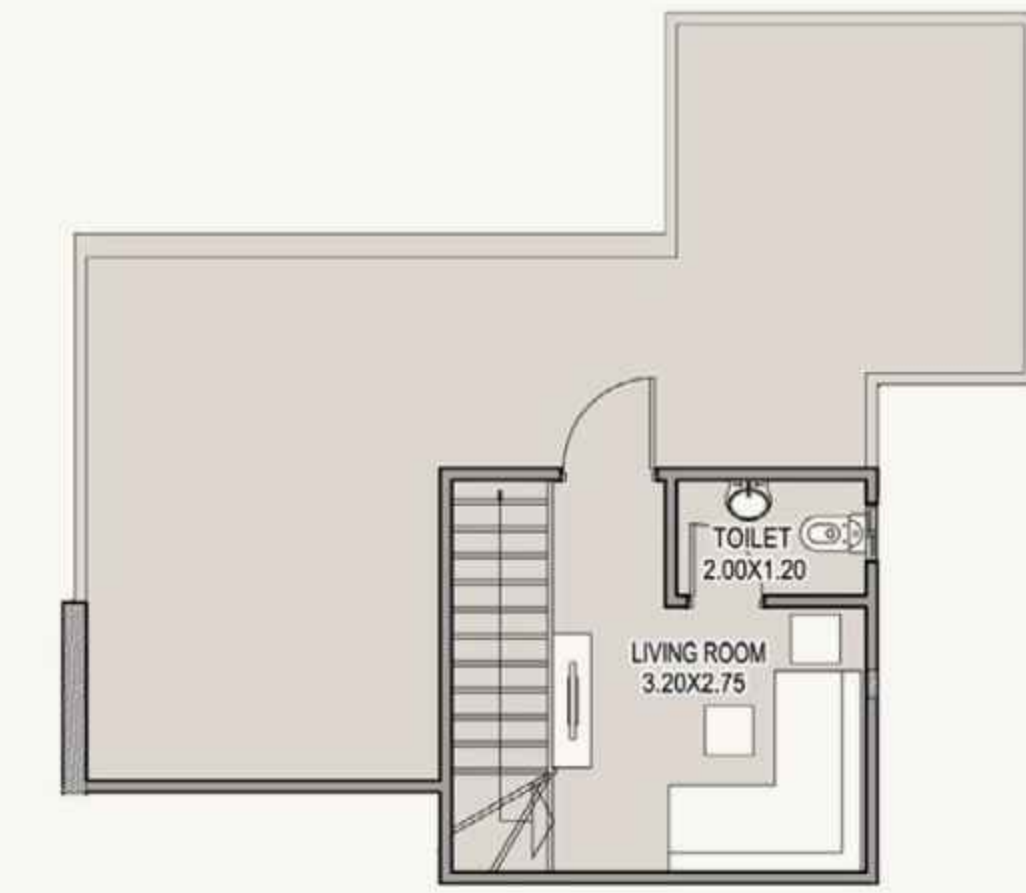
VILLA - 1B



Ground Floor



First Floor



Penthouse Floor



Third Floor

Fourth Floor

Fifth Floor

Disclaimer

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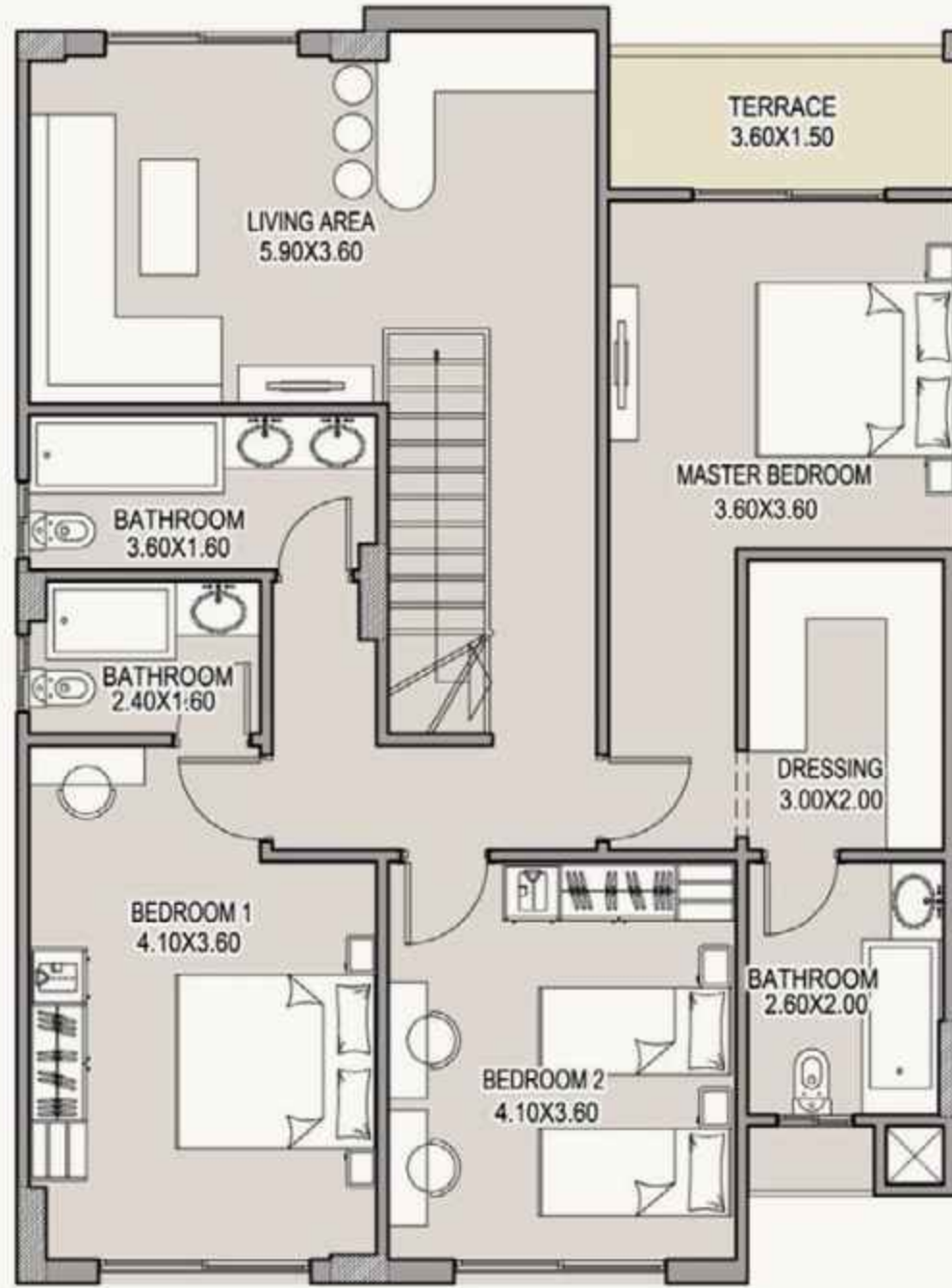
GROSS AREA	299 m ²
GARDEN AREA	82 m ²
ROOF AREA	43 m ²

S VILLAS

VILLA - 2B



Ground Floor



First Floor



Penthouse Floor



Third Floor

Fourth Floor

Fifth Floor

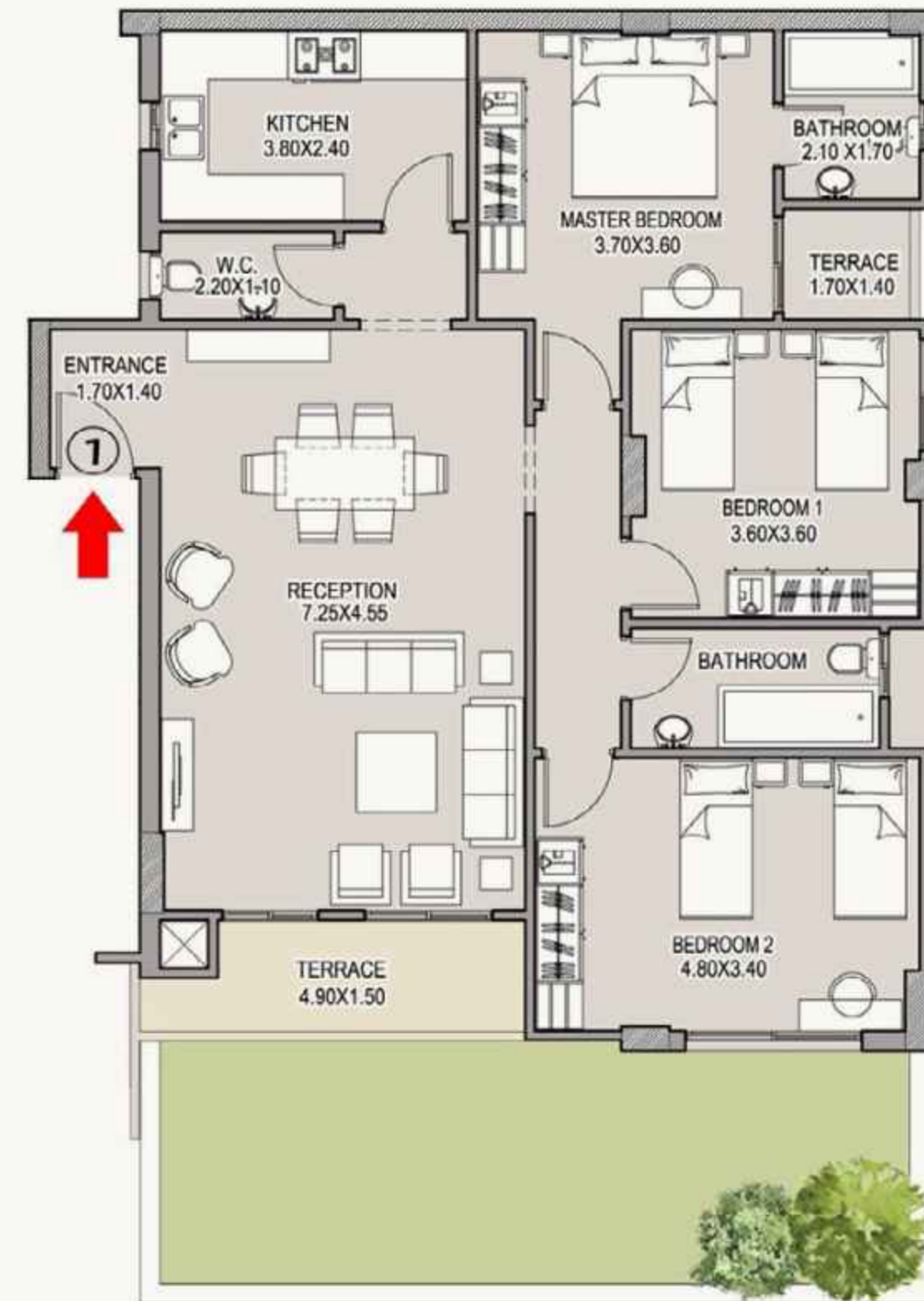
Disclaimer

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GROSS AREA	300 m ²
GARDEN AREA	115 m ²
ROOF AREA	32 m ²

TWIN S - VILLAS APARTMENT

S - VILLAS



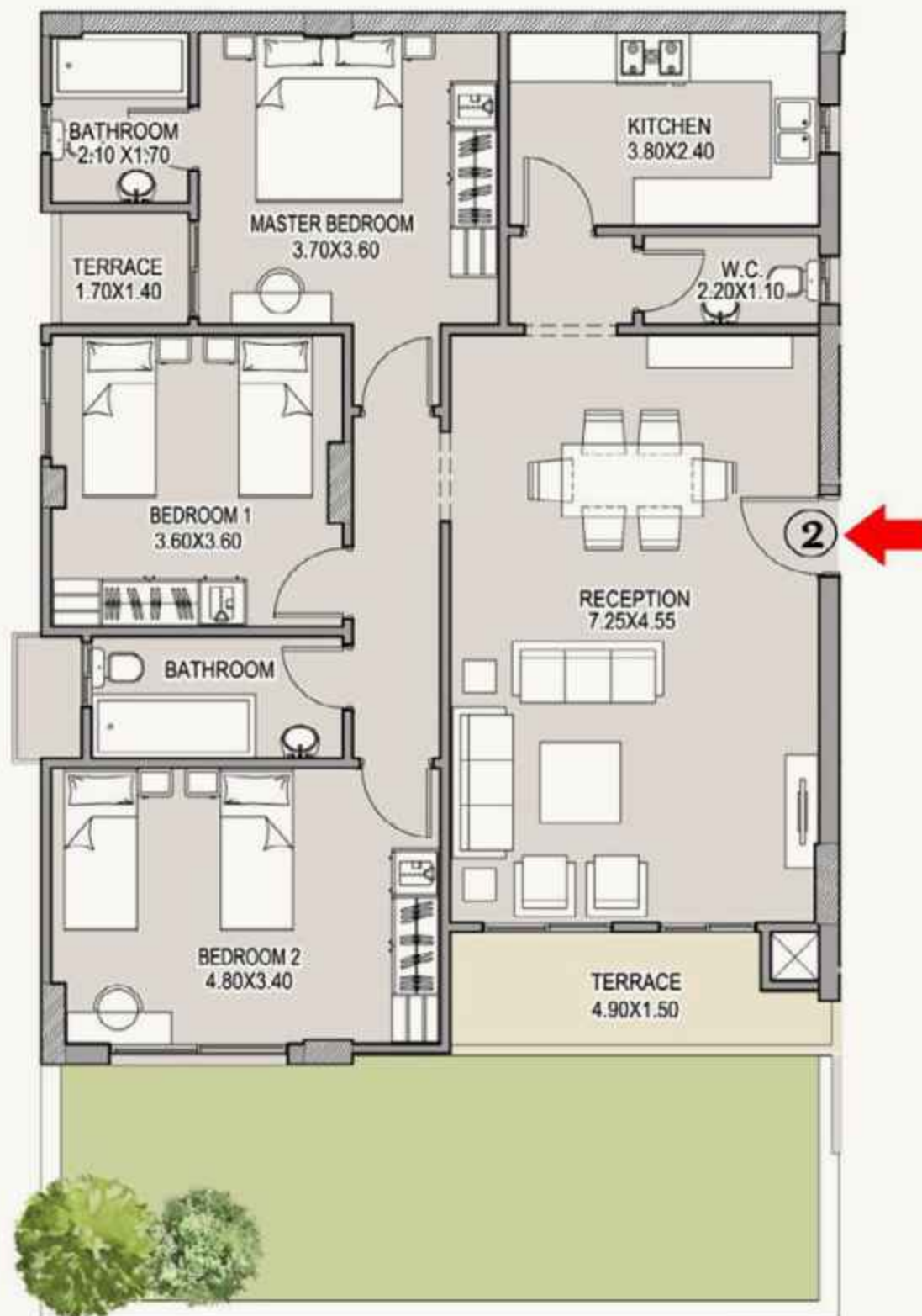
APARTMENT 1 Ground Floor

GROSS AREA 146 m²
GARDEN AREA 32 m²



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APARTMENT 2 Ground Floor

GROSS AREA 143 m²
GARDEN AREA 32 m²

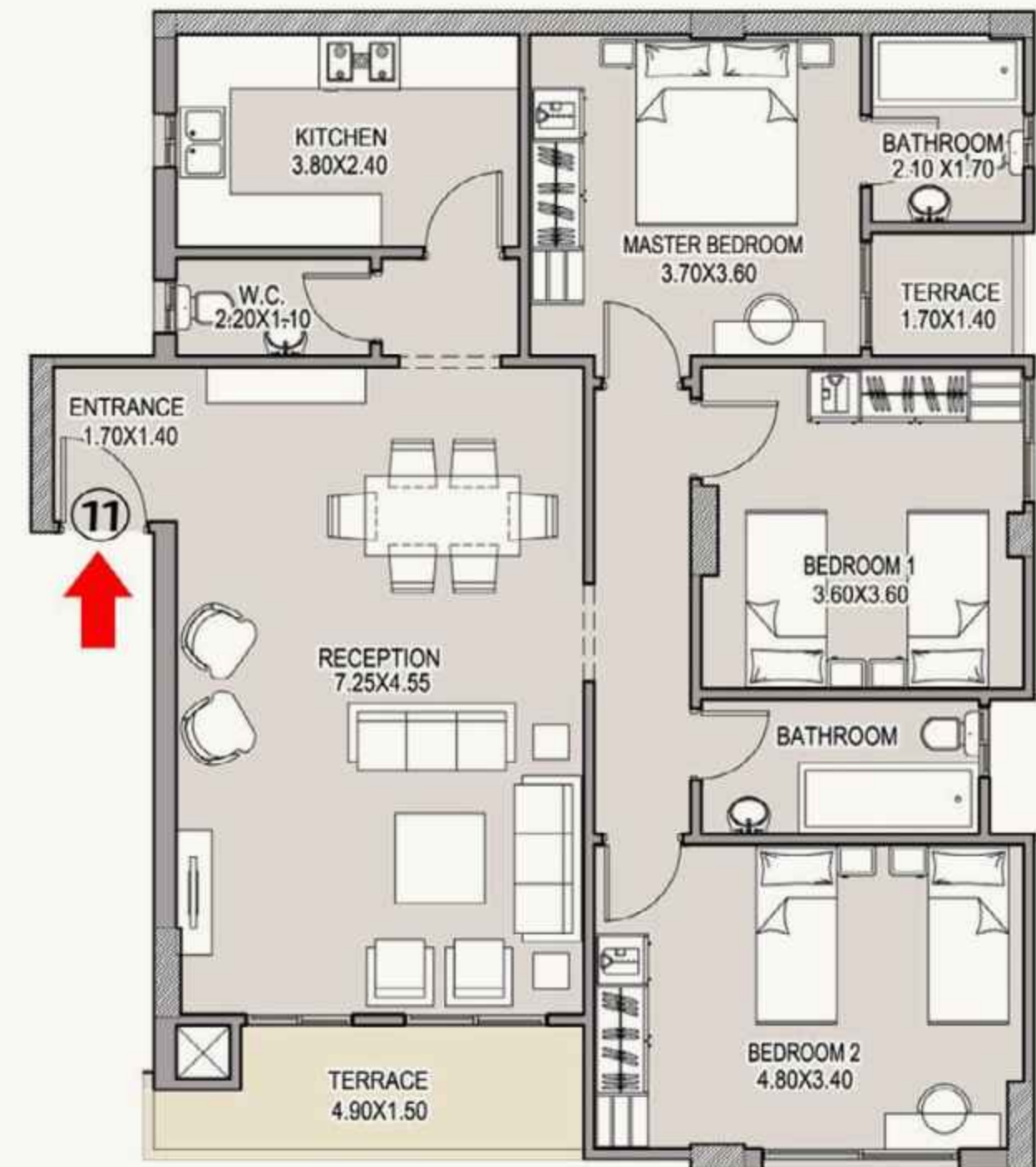


S - VILLAS

Disclaimer

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S - VILLAS



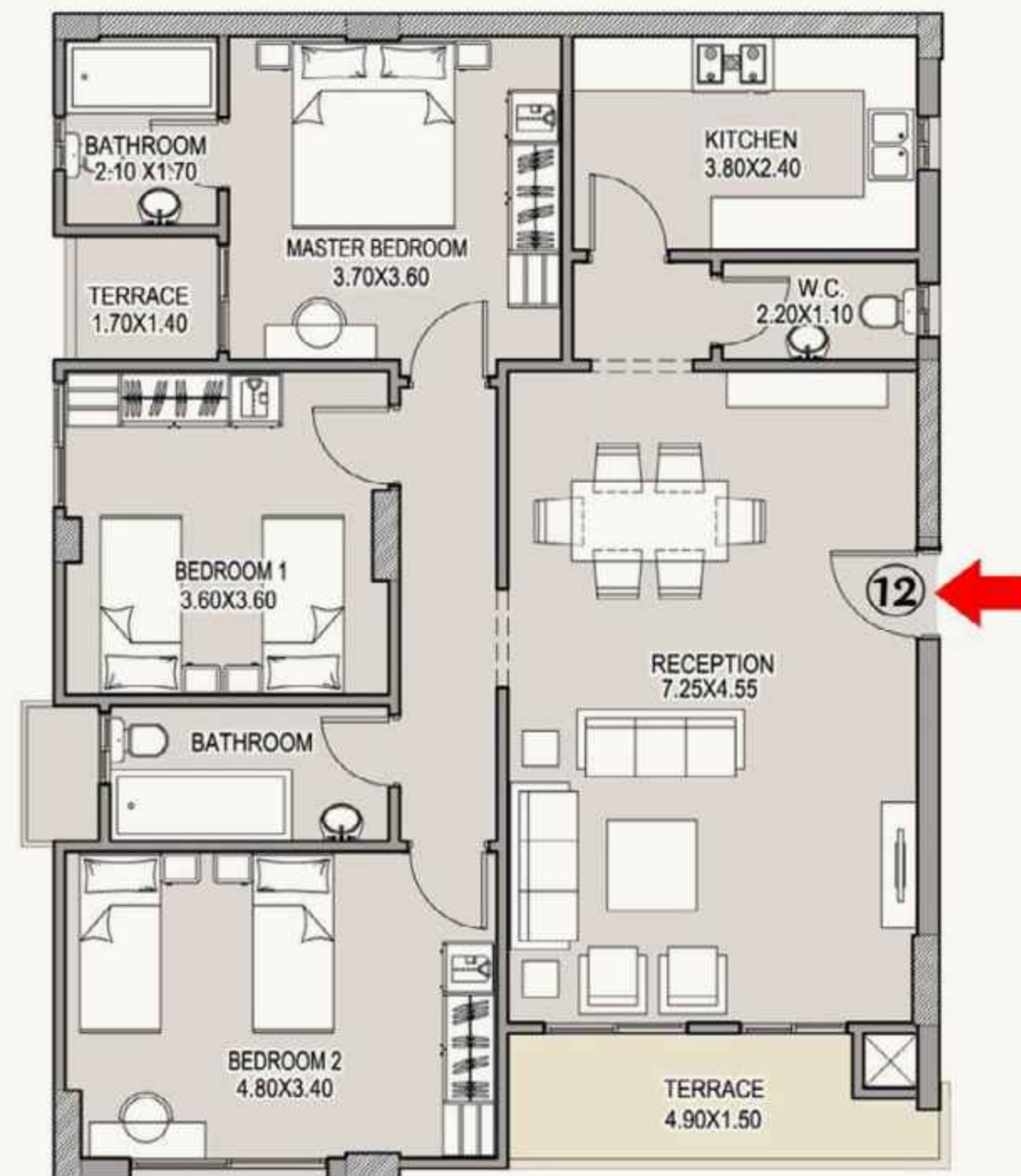
APARTMENT 11 First Floor

GROSS AREA 146 m²



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APARTMENT 12 First Floor

GROSS AREA 143 m²

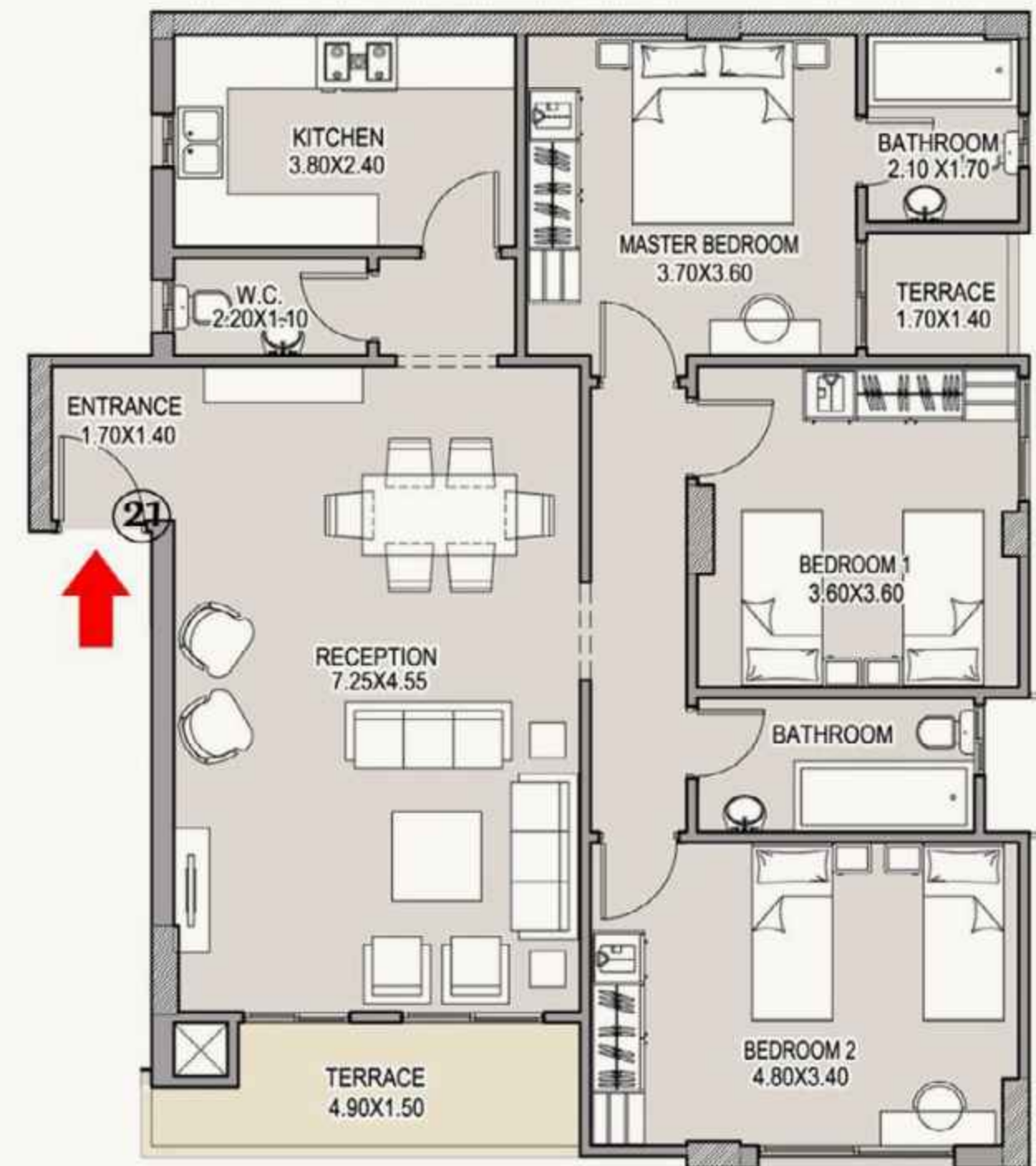


S - VILLAS

Disclaimer

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S - VILLAS



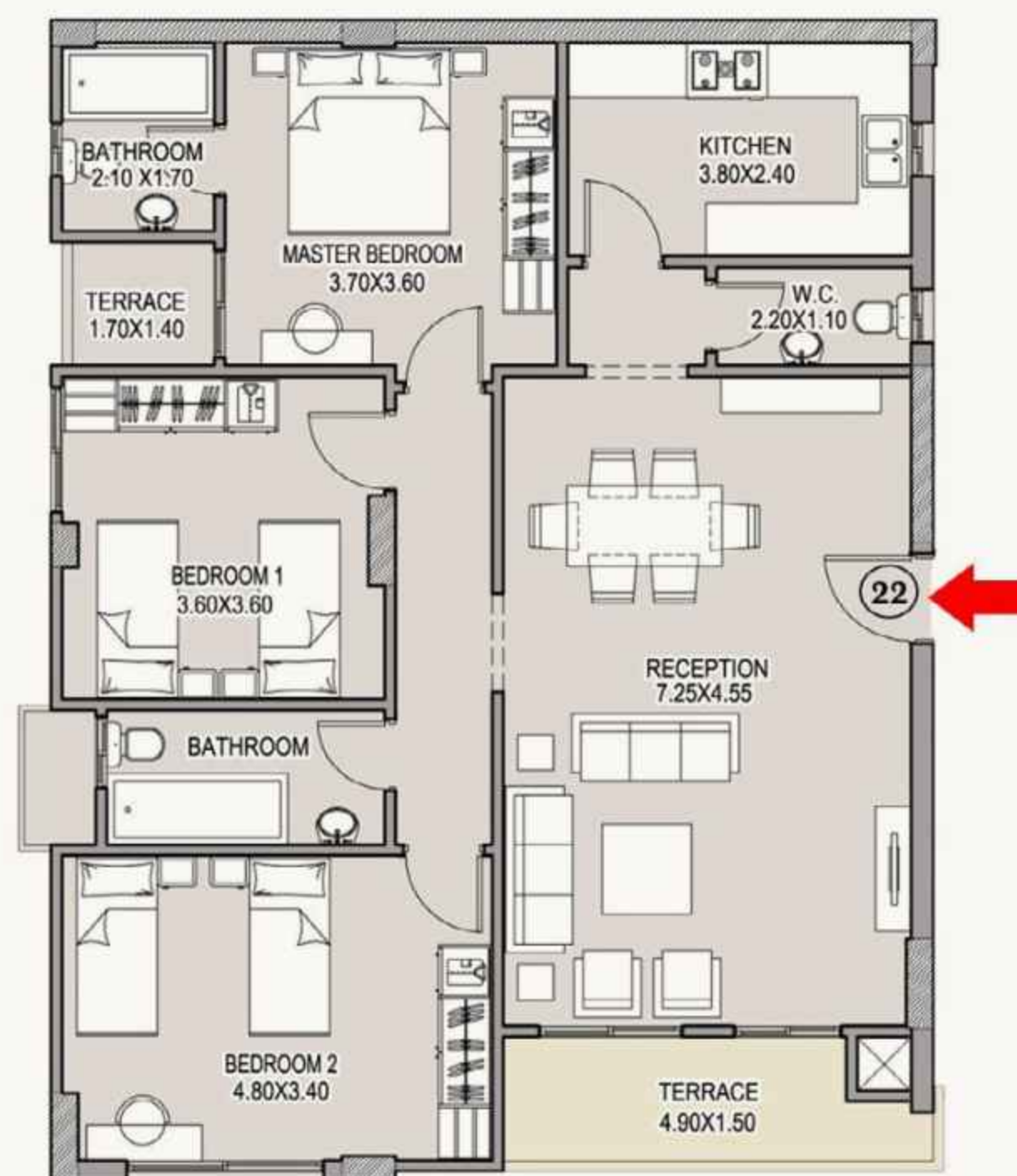
APARTMENT 21 Second Floor

GROSS AREA 146 m²



Disclaimer

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APARTMENT 22 Second Floor

GROSS AREA 143 m²

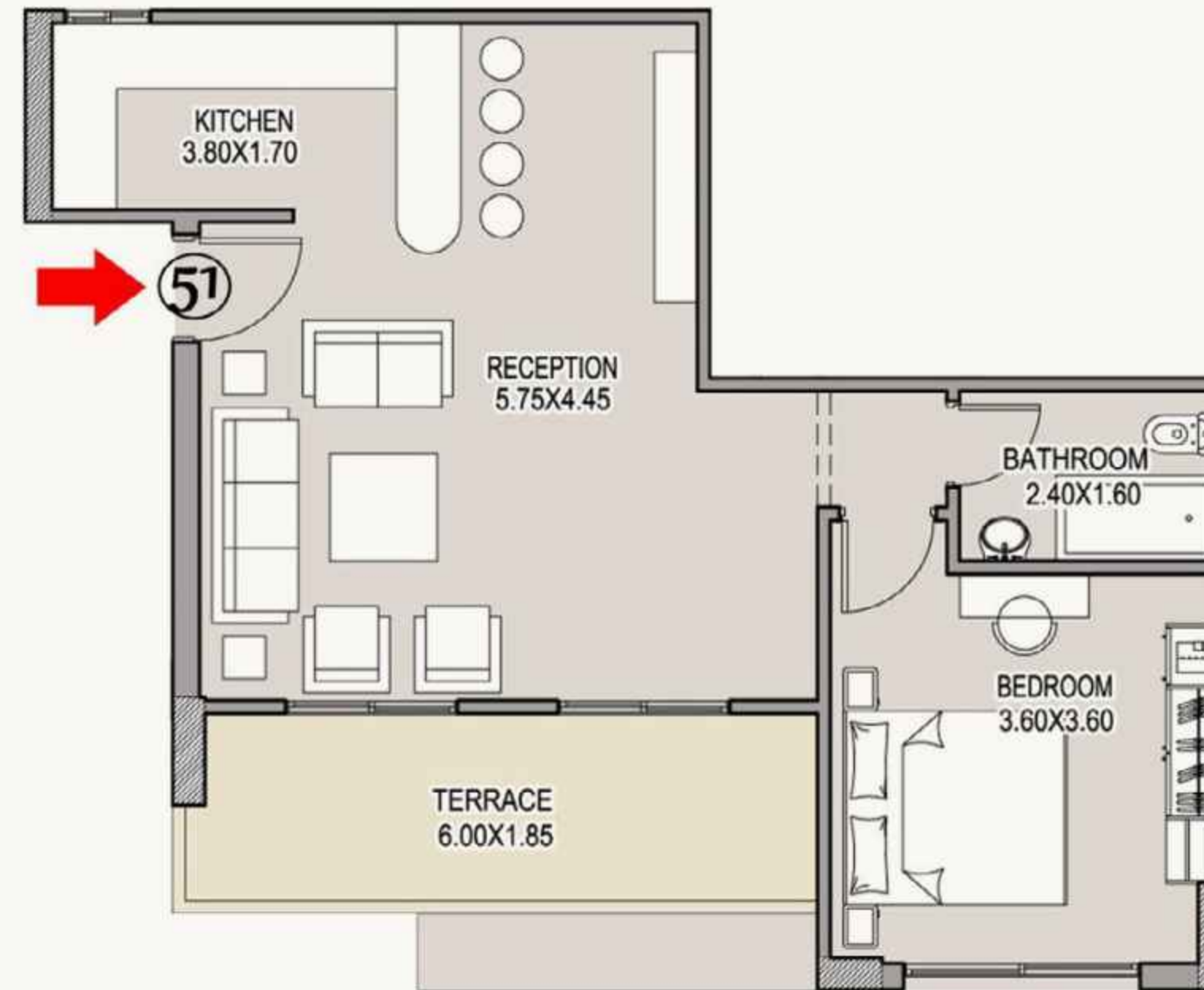


S - VILLAS

Disclaimer

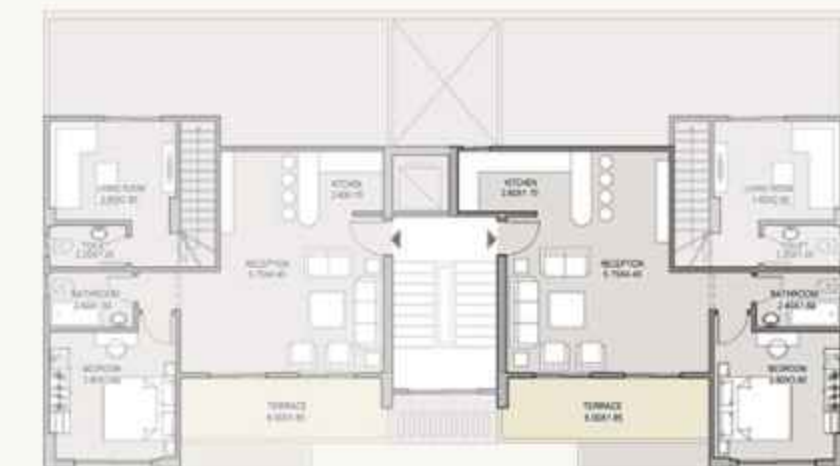
All dimensions shown above are axis to axis. Diagrams are not to scale, they don't include structural elements and are for illustrative purposes only. MNHD reserves the right to make minor alterations. All renderings and other visual materials, designs, facades are for demonstrative purposes only and are subject to change. The total built up area of the unit includes the walls thickness and the unit share of building utilities. All units will be delivered unfinished "Brick Walls Only".

S - VILLAS



APARTMENT 51 Fifth Floor

GROSS AREA 83 m²



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APARTMENT 52 Fifth Floor

GROSS AREA 80 m²



S - VILLAS

Disclaimer

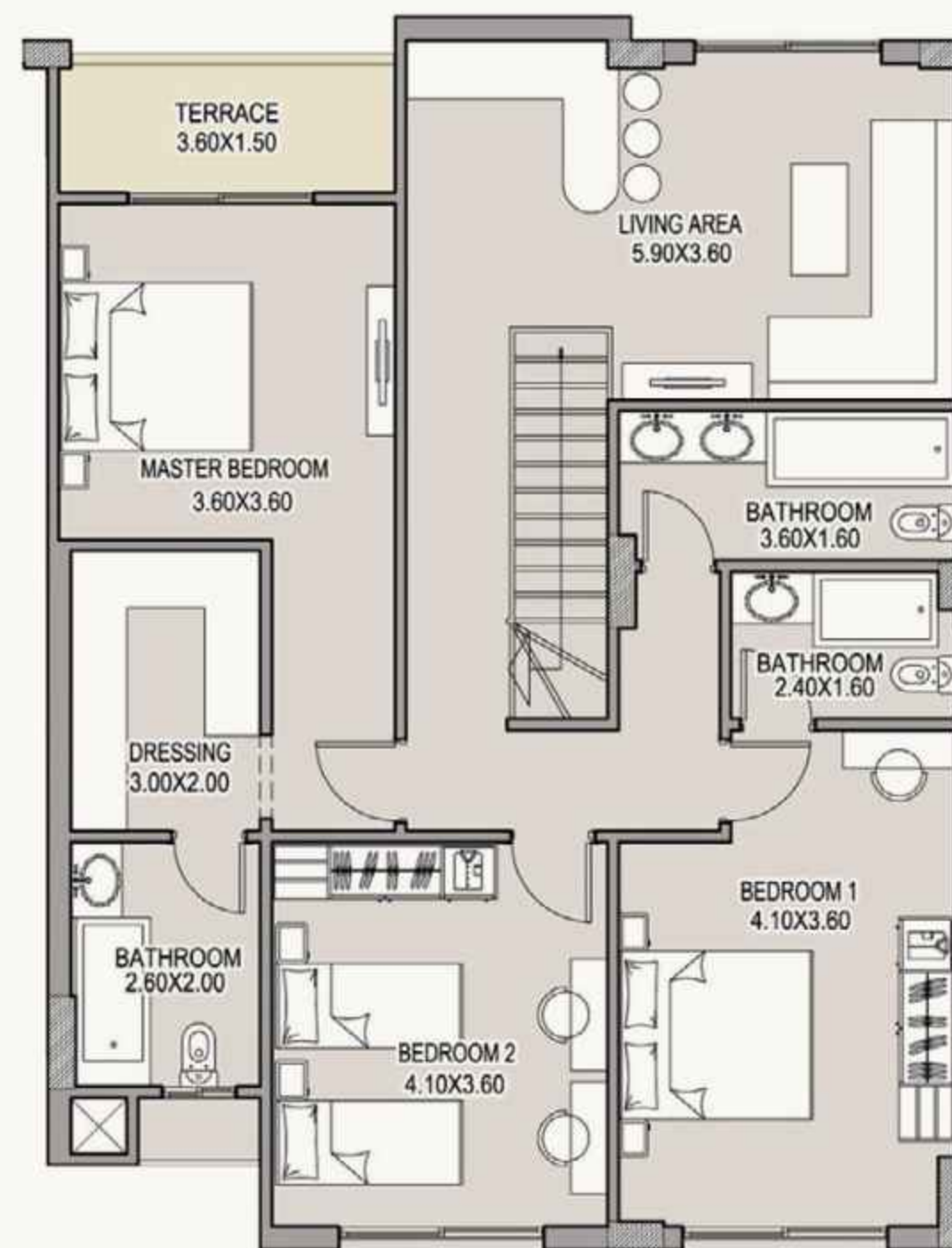
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S VILLAS

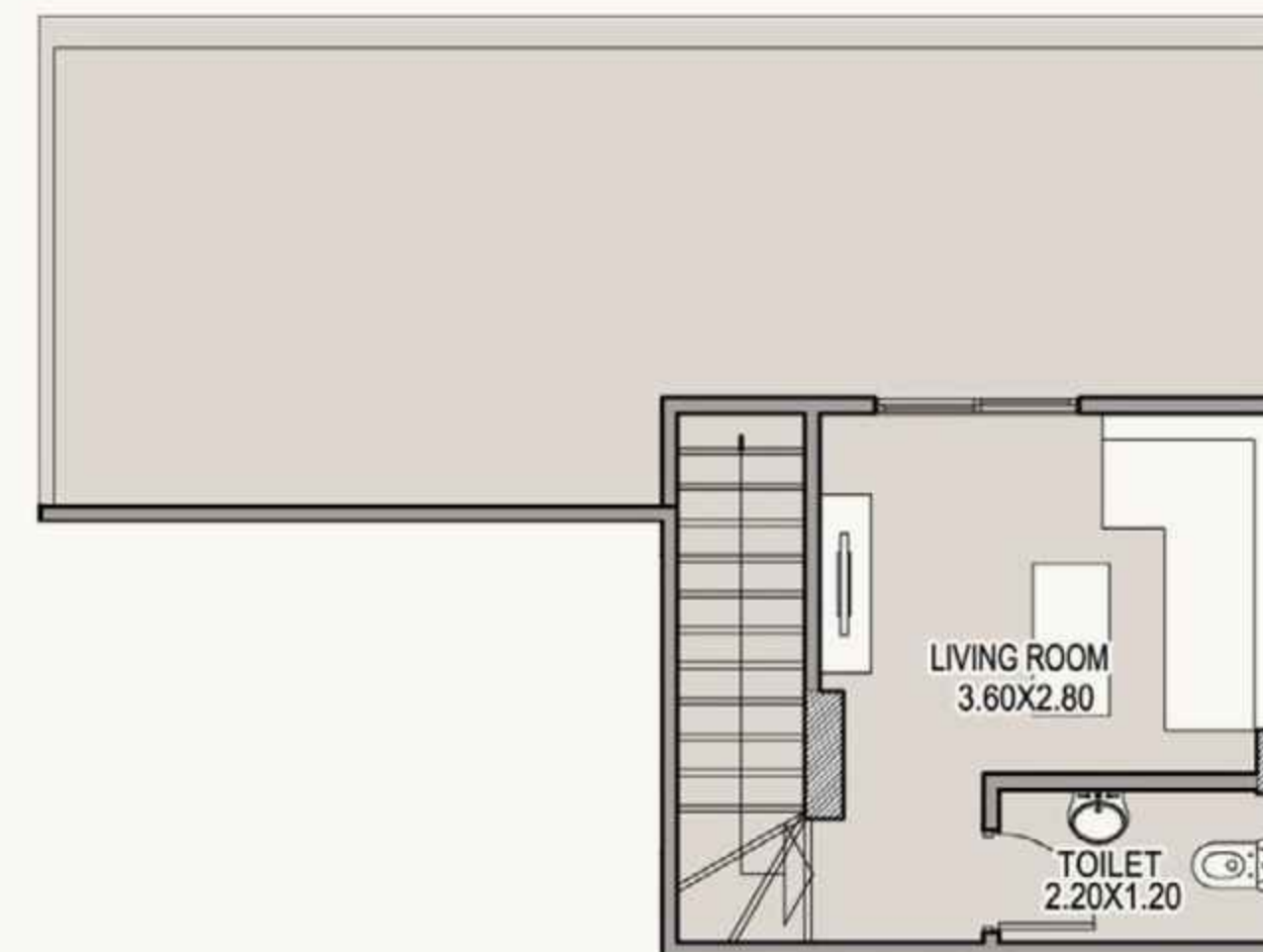
VILLA - 1



Ground Floor



First Floor



Penthouse Floor

Third Floor

Fourth Floor

Fifth Floor

Disclaimer

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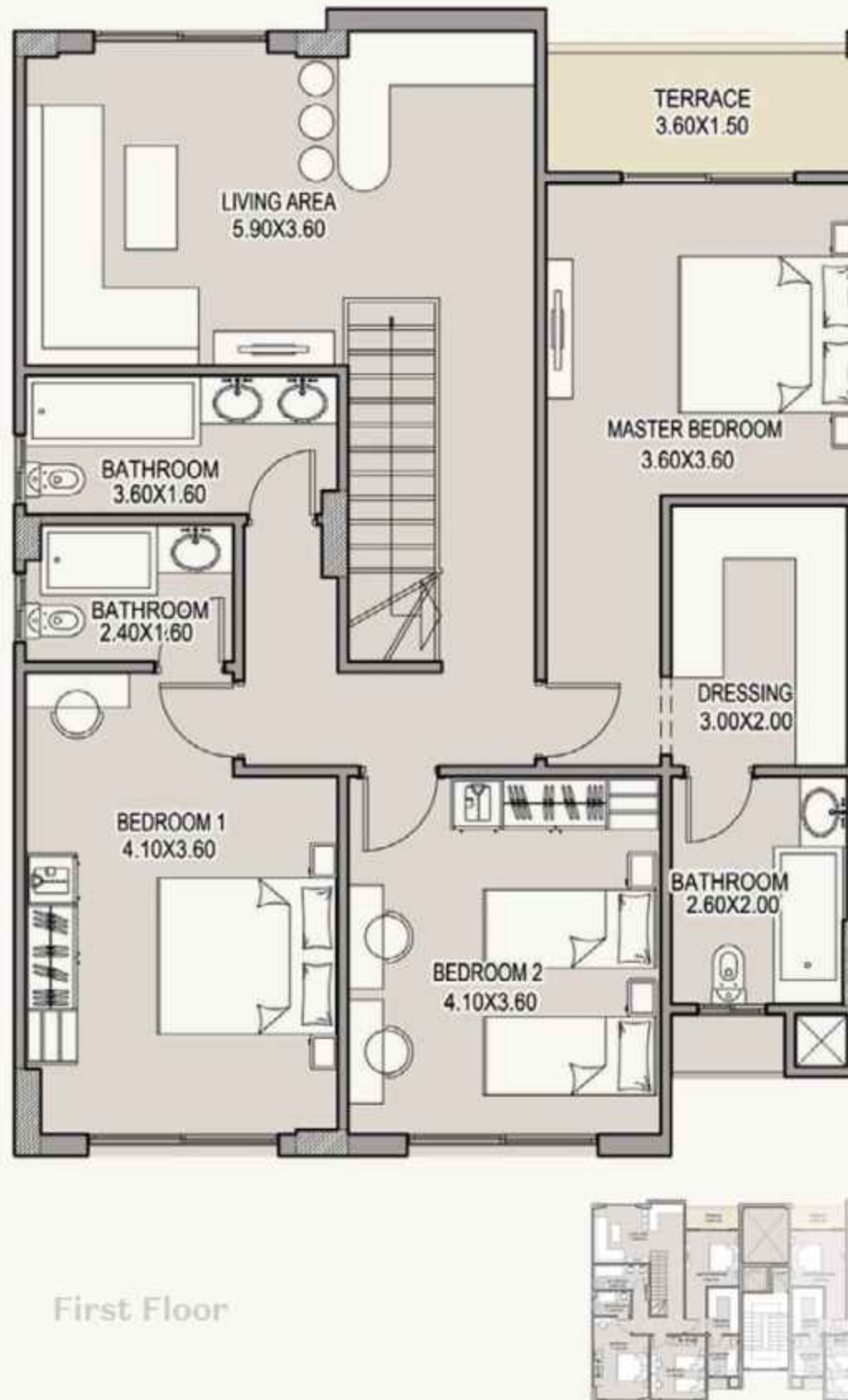
GROSS AREA	300 m ²
GARDEN AREA	115 m ²
ROOF AREA	32 m ²

S VILLAS

VILLA - 2



Ground Floor



First Floor



Penthouse Floor

Third Floor

Fourth Floor

Fifth Floor

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GROSS AREA	300 m ²
GARDEN AREA	115 m ²
ROOF AREA	32 m ²

ABOUT THE DEVELOPER

Madinet Nasr for Housing & Development (mnhd) is a company built on 60 years of history and expertise in real estate development. Madinet Nasr for Housing & Development's legacy comes from its well-curated team of global experts and local talents, who developed mega projects for a diverse portfolio of clients.

Among its most recognized ventures is Sarai, which is located on Cairo-Suez Road, and only five minutes away from The New Capital. With its evolution in adept infrastructure and utilities, MNHD is setting forth a new era of real estate in Egypt.

Sales Office:
Cairo-Suez Rd.: Located on the extension of
El Thawra St., in front of Cairo International Airport.

mnhd.com | 16750

