



[www.emiratesheights.com](http://www.emiratesheights.com)



## LOCATION

### A strategic prominent location:

- 314 KM distance from Cairo located at Sidi Abdel Rahman
- 179 KM on Alex-Matrouh road
- 110 KM from Matrouh
- 25 KM from Al Alamein Airport
- 50 km from Ras El Hekma

Emirates Heights is distinct with an easy to access and centralized venue surrounded by a great deal of connections.







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## VILLA TYPE 250 m<sup>2</sup>

A luxurious design combined with a prestigious look and feel; reflecting a spacious sense of place.

Combining a perfect sea view for your satisfaction, a garden for revitalizing your spirit, and a roof for enjoying the wonderful star-lit sky.

The villa consists of: 3 Bedrooms, 2 Living rooms, Reception, 4 Bathrooms, 2 Kitchens & 4 Terraces.

### Ground Floor

Reception + Kitchen	6.5 X 7.3 m <sup>2</sup>
Toilet	2.0 X 2.1 m <sup>2</sup>
Corridor	2.0 X 2.4 m <sup>2</sup>
Front Terrace	2.50 X 6.90 m <sup>2</sup>
Side Terrace	1.70 X 3.50 m <sup>2</sup>



## First Floor

Master Bedroom	4.4 X 3.6 m <sup>2</sup>
Kids Room (1)	3.60 X 4.0 m <sup>2</sup>
Kids Room (2)	3.70 X 4.0 m <sup>2</sup>
Living	2.5 X 4.70 m <sup>2</sup>
Master Bathroom	1.9 X 2.4 m <sup>2</sup>
Bathroom	2 X 2.3 m <sup>2</sup>
Master Terrace	1.3 X 1.8 m <sup>2</sup>
Terrace (2)	2.4 X 4.1 m <sup>2</sup>



## Roof Floor

Living + Kitchen	2.9 X 4.9 m <sup>2</sup>
Bathroom	2.00 X 2.4 m <sup>2</sup>
Wood Pergola	3.00 X 4.30 m <sup>2</sup>
Roof space	54 m <sup>2</sup>





Unit: V72  
BUA: 250 M

**6,908,193**

**Finishing: Fully Finished**

Unit	PAYMENT	QUARTER	PERCENT	PAYMENT EGP
	1	Due	40.0%	2,763,277
	3	1	3.75%	259,057
	4	2	3.75%	259,057
	5	3	3.75%	259,057
	6	4	3.75%	259,057
	7	5	3.75%	259,057
	8	6	3.75%	259,057
	9	7	3.75%	259,057
	10	8	3.75%	259,057
	11	9	3.75%	259,057
	12	10	3.75%	259,057
	13	11	3.75%	259,057
	14	12	3.75%	259,057
	15	13	3.75%	259,057
	16	14	3.75%	259,057
	17	15	3.75%	259,057
	18	16	3.75%	259,057
			100.00%	6,908,193

ADDITIONAL COSTS :  
10% MAINTENANCE



Emirates Heights  
NORTH COAST - EGYPT

عاصمة الساحل الشمالي





Thank You