



# THE LOFT

LIVING THE PRACTICAL LUXURY

**NEW CAPITAL**



LIVING  
THE PRACTICAL  
LUXURY

- The Developer



**LIVING  
YARDS**  
DEVELOPMENTS

LIVING YARDS DEVELOPMENTS is entering the Egyptian market with a new inspiring vision. Introducing a unique concept to the real estate market. **Practical Luxury** the mix of value for money with lavishness and **diversity with luxury**. A new trend setter in the market where compromises don't exist.

LIVING YARDS is a grand addition to the world of real estate that subscribes to the mantra of thinking the unthinkable, with the sole purpose of satisfying the unmet needs of our customers, through applying a novel methodology in delivering all of its projects.





# ▼ The Location

## ▼ About The New Capital:

The New Capital is built on new urban standards with high infrastructure. It succeeded to combine the seamless blend of class and convenience through having all the essential facilities such as: international airport, 2000 educational institutions, theme parks, artificial lakes and the new major central park.

The New Capital is set to be Egypt's new administrative and financial capital; consisting of 21 residential districts and hosting the country's new main government departments, ministries and foreign embassies.

The New Capital is expected to be Cairo's most vibrant destination. It is built on a vast space of **184,000 acres with 660 hospitals and 40,000 hotel rooms**. 70% of the capital's space is covered by the global information network.

The New Capital has **91 Square Kilometers of solar energy farms** to generate power in a conventional way. It is an independent city that has all necessary facilities including a **cathedral and mosque**.

# Customer Centric Development Process CCDP

## Understanding the CCDP:

It is a process where a product or service is developed based on an **in-depth customer understanding**.

The process is designated to help offer the customer tangible benefits which they have been on the lookout for. It is where **the voice of the customer is heard** through a thorough system that only aims for **customer satisfaction**. Not only in the beginning of the process, but also throughout the whole journey.

An extensive research has been conducted by AC Nielsen to determine what the customer really needs while looking for their dream home and this is where THE LOFT comes from.





## ▼ Mastered The Plan

THE LOFT was put together by **Dar Al Mimar Architects (DMA) Callison for Architecture**, Mastering details was key to finally bring us a compound that bursts with fine architecture while offering a deluge of amenities and services that solve almost all of our problems.

Scenery and view have been made to surround the whole compound as **100% of buildings directly overlook the park**. The commercial area of the compound offers an exquisite shopping experience to residents.





# ◀ Near Enough

THE LOFT boasts an enigmatic location in The New Capital which is **25 Kilometers away from Fifth Settlement**. THE LOFT overlooks the amenities area of the New Capital and lies **between Expo and diplomatic areas**.

THE LOFT is 10 minutes away from the massive green river. There is no need to worry about Cairo's traffic congestion while you are there, because the New Capital has a **monorail that connects it with Nasr City and New Cairo** and hence it combats the traffic ordeal in Egypt. There is also High Speed Train that will connect the New Capital with 6 th of October City also with Ain-El-Sokhna.





# ▼ The Compound

**THE LOFT** is LIVING YARDS' first project located in the **New Capital**, extended on a surface of **23 acres** and offering real lofts in **luxurious buildings** with **Post Modern British Architecture**.

Luxury is a state of great comfort where there is no roof for imagination; fantasies become the only dominant thing.

THE LOFT is a world where imagination meets real life. It is the perfect harmony between fanciness and practicality, to effectively achieve the desired picture for your place. THE LOFT is what we call a dream enabler.





## ▼ Customize Your Loft

**THE LOFT** is the only place where customers can have the luxury of **customizing their own space** and rework their room allocation as they see fit. Believing that our customers' different preferences should never be restrained with walls, as nothing can dictate their choices anymore.

**THE LOFT** is a compound where **all units are adaptable open space**, taking inspiration from the **British lofts** that have **no walls** and **could be divided as desired**. However, there are **3 ready made plans** that are also very customizable.

**THE LOFT** is a place where everything is customizable whether it is the space or finishing.

# Life is a Grand Garden

THE LOFT is a resemblance of utmost sophistication; it has one very wide external ring road (16 meters wide) that circles the compound and is the only pathway for cars.

This allows residents to enjoy unprecedented safety where pedestrians can walk freely.



Delving into serenity is the ultimate perk of the external ring road where residents can serenade to the unrivalled ambience.

A man and a woman are riding bicycles together on a sunny day. The man is wearing a yellow t-shirt and sunglasses, and the woman is wearing a floral dress and sunglasses. They are both smiling and looking towards the camera. The background is a lush green park with trees.

# Keep Cycling

Because cycling is a passion, we made sure that you have a special place for it. THE LOFT has a separate bicycle track where all bicyclers don't have to bother about moving cars or people walking.



# No Kidding

Drop your kids off at a safe playing space, where you can no longer worry about sitting them all the time.



# • The Track of Happiness

Nothing is as good as a morning run where a 1 KM track overlooks spectacular greenery, making your experience a one of its kind.





# A Splash of Enjoyment

The compound boasts different types of pools and lagoons, like training pool, leisure pool and club house pool. Every building cluster has its own swimming pool and for a more advanced experience there is a semi-Olympic pool.



Semi-Olympic Pool:

# Some Time for Yourself

Zone out from the world for a while in a secluded environment where you can enjoy doing yoga and surrendering to your inner peace.



Sometimes all what life needs is a good barbecue; this is why a BBQ area was necessary. Barbecuing never fails to create a distinctive spirit to every gathering where family and friends can enjoy quality time every now and then.



A large, modern resort building at dusk. The building has multiple stories with a dark roof and large windows that are illuminated from within, casting a warm glow. In the foreground, there is a swimming pool with lounge chairs around it. A large tree is on the right side of the frame, and another tree is on the left. The sky is a mix of blue and grey, suggesting twilight.

# Do More of What You Love

Escape the hustle and bustle of the city and dwell in tranquility at one of the most exceptional club houses with the choicest restaurants.



# Do Less of What You Hate

We spare our residents the hassle of searching for plumbers, electricians, carpenters, through securing them these kinds of services by the hands of trusted professionals.



A garbage chute is there to ensure a clean experience, so that we make sure you do less of what you hate.



## Guaranteed Safety

THE LOFT also has a huge underground parking to ensure maximum protection for cars.



## Perfecting The Details

THE LOFT hasn't missed a single detail that might concern its residents, introducing the idea of dry terraces to all units.



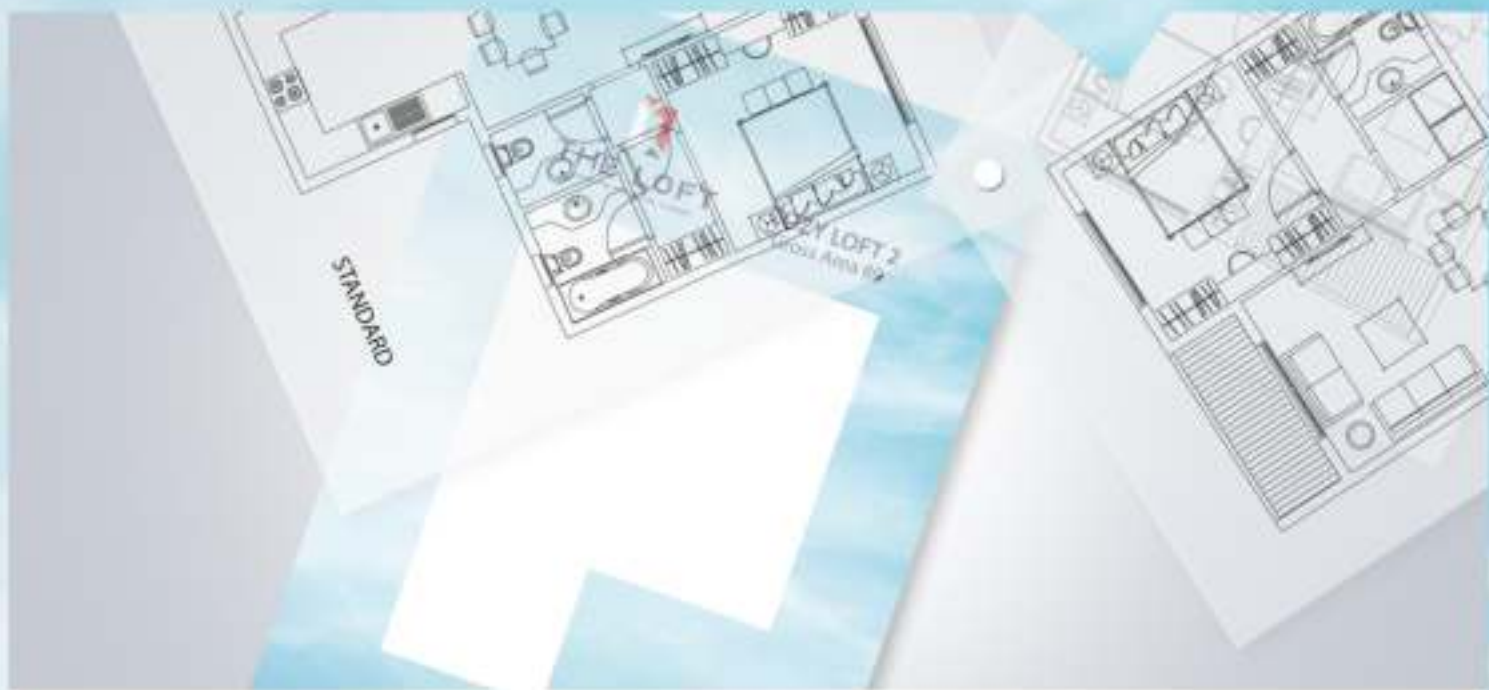


# Everything Is Doable

Regardless of the style you are looking for, THE LOFT leaves a room for an abundance of unique design styles.



Whether to employ a sense of simplicity, unfinished rawness, or utmost sophistication.



## ▼ No Limitations

THE LOFT dedges up different sorts of units that are customizable ranging from 1-bedroom lofts to 5- bedroom lofts to satiate all needs and wants.

Moreover, open space can always help create aesthetically captivating designs without any limitations.

All desired designs are customizable according to personal preferences.

# Cozy Loft 1 - Gross Area 78



COZY LOFT 1 - EXTERNAL WALLS



COZY LOFT 1 - STANDARD



COZY LOFT 1 - OPTION 1

Room	Size
KITCHEN & LOBBY	4.00 x 4.00
RECEPTION & DINING	10.00 x 10.00
BEDROOM	4.00 x 4.00
BATHROOM	2.00 x 2.00
TERRACE	4.00 x 4.00
BATHROOM	2.00 x 2.00



# Cozy Loft 2 - Gross Area 89



COZY LOFT 2 - EXTERNAL WALLS



COZY LOFT 2 - STANDARD



COZY LOFT 2 - OPTION 1

ROOM	SIZE
ENTRANCE LOBBY	
CLOSET TOILET	1.00 x 0.50
BEDROOM	5.00 x 0.75
KITCHEN	5.00 x 2.00
BEDROOM 1	
BEDROOM 2	
BATHROOM	
W. BEDROOM	2.00 x 1.00
BEDROOM	2.00 x 1.00
B. BATHROOM	2.00 x 1.00
BED ROOM	
BATH TOILET	
LAUNDRY	
DECK TERRACE	
LOBBY	1.00 x 1.00
TERRACE 1	2.00 x 1.00
TERRACE 2	

## Cozy Loft 3 - Gross Area 92



COZY LOFT 3 - EXTERNAL WALLS



COZY LOFT 3 - STANDARD



COZY LOFT 3 - OPTION 1

Room	Size
Living	3.00 x 3.00
Reception	3.00 x 3.00
Kitchen	3.00 x 3.00
Bedroom	1.70 x 2.00
Bathroom	2.00 x 2.00
Storage	2.00 x 1.00

## Junior Loft 1 - Gross Area 123



JUNIOR LOFT 1 - EXTERNAL WALLS



JUNIOR LOFT 1 - STANDARD

Room	Area
RECEPTION	3.24 x 2.24
KITCHEN	2.84 x 2.24
BEDROOM 1	4.20 x 2.70
BATHROOM	2.00 x 1.40
W. BATHROOM	2.00 x 1.40
W. BEDROOM	4.20 x 2.70
BEDROOM	2.00 x 1.40
SHOWER	1.00 x 1.00
WC	1.00 x 1.00
LOBBY	2.20 x 1.80
TERRACE 1	1.00 x 1.00
TERRACE 2	1.00 x 1.00



## Junior Loft 1 - Gross Area 123



JUNIOR LOFT 1 - OPTION 1



JUNIOR LOFT 1 - OPTION 2

## Junior Loft 2 - Gross Area 128



JUNIOR LOFT 2 - EXTERNAL WALLS



JUNIOR LOFT 2 - STANDARD

Room	Area
ENTRANCE LOBBY	2.00 x 2.00
RECEPTION & LOBBY	2.00 x 2.00
KITCHEN	2.00 x 2.00
BEDROOM 1	2.00 x 2.00
BATHROOM	2.00 x 1.75
TV BEDROOM	2.00 x 2.00
DINING ROOM	2.00 x 1.75
TERRACE 1	2.00 x 1.75
TERRACE 2	2.00 x 1.75

## Junior Loft 2 - Gross Area 128



JUNIOR LOFT 2 - OPTION 1



JUNIOR LOFT 2 - OPTION 2



## Junior Loft 3 - Gross Area 139



JUNIOR LOFT 3 - EXTERNAL WALLS



JUNIOR LOFT 3 - STANDARD

Space	Size
RECEPTION AREA	120.00 SQ FT
KITCHEN	48.00 SQ FT
DINING	24.00 SQ FT
LIVING	120.00 SQ FT
BEDROOM 1	48.00 SQ FT
BEDROOM 2	48.00 SQ FT
BATHROOM	24.00 SQ FT
TERRACE	24.00 SQ FT
TOTAL	336.00 SQ FT

## Junior Loft 3 - Gross Area 139



JUNIOR LOFT 3 - OPTION 1



JUNIOR LOFT 3 - OPTION 2

## Junior Loft 4 - Gross Area 140



JUNIOR LOFT 4 - EXTERNAL WALLS



JUNIOR LOFT 4 - STANDARD

ROOM	AREA
RECEPTION & LIVING	21.00 x 21.00
KITCHEN & DINING	9.00 x 9.00
KITCHEN	9.00 x 9.00
BEDROOM 1	8.00 x 7.00
BEDROOM 2	8.00 x 7.00
BATHROOM	3.00 x 2.25
W.C. (top left)	2.00 x 1.00
W.C. (top right)	2.00 x 1.00
W.C. (middle right)	2.00 x 1.00
LIVING	9.00 x 9.00
STY STORAGE	1.00 x 1.00
TERRACE 1	3.00 x 1.00

## Junior Loft 4 - Gross Area 140



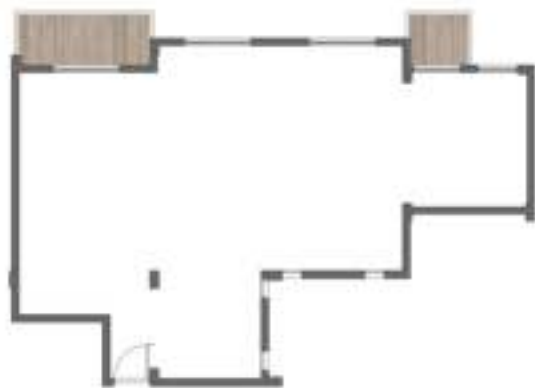
JUNIOR LOFT 4 - OPTION 1



JUNIOR LOFT 4 - OPTION 2



# Senior Loft 1 - Gross Area 169



SENIOR LOFT 1 - EXTERNAL



SENIOR LOFT 1 - STANDARD

Room	Area
ENTRANCE LOBBY	1.40 x 1.00
RECEPTION	1.00 x 1.10
KITCHEN	4.00 x 3.00
RECEPTION 1	1.00 x 2.00
RECEPTION 2	1.00 x 2.00
BR. PRIVATE	1.00 x 2.00
N. BEDROOM	2.00 x 3.00
S. BEDROOM	2.00 x 3.00
BATH ROOM	2.00 x 1.00
HALL TOILET	1.00 x 1.00
LOBBY	1.00 x 1.00
COMMON	0.00 x 1.00
STORAGE 1	4.00 x 1.00
STORAGE 2	1.00 x 1.00

# Senior Loft 1 - Gross Area 169

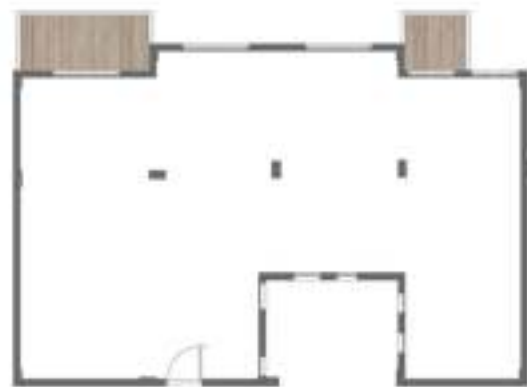


SENIOR LOFT 1 - OPTION 1



SENIOR LOFT 1 - OPTION 2

# Senior Loft 2 - Gross Area 205



SENIOR LOFT 2 - EXTERNAL WALLS



SENIOR LOFT 2 - STANDARD

Room	Area
ENTRANCE LAMP	1.03 x 1.16
ENTRANCE	1.03 x 1.16
RECEPTION & OFFICE	5.33 x 6.65
KITCHEN	3.45 x 3.35
BEDROOM 1	2.85 x 3.55
BEDROOM 2	3.88 x 3.88
BATHROOM	2.85 x 1.85
CORRIDOR	1.03 x 1.16
BALCONY	3.77 x 3.77
UTILITY	1.85 x 1.85
SLEEPING	1.85 x 1.85
HALL ROOM	2.15 x 2.15
HALL PASS	1.75 x 1.75
LOBBY	1.03 x 1.16
LOBBY	1.03 x 1.16
TERRACE 1	4.00 x 1.00
TERRACE 2	1.85 x 1.85

## Senior Loft 2 - Gross Area 205



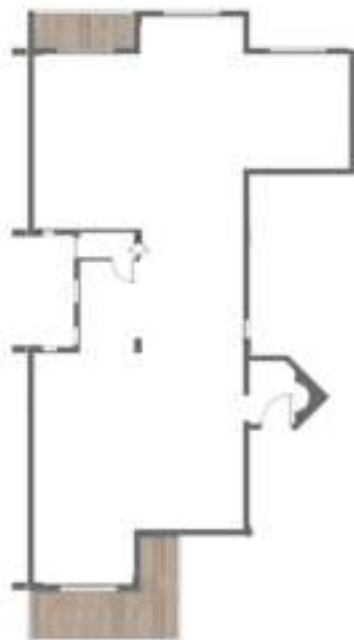
SENIOR LOFT 2 - OPTION 1



SENIOR LOFT 2 - OPTION 2



# ▼ Panoramic Loft 1 - Gross Area 236



PANORAMIC LOFT 1 - EXTERNAL WALLS



PANORAMIC LOFT 1 - STANDARD

Space	Dim
ENTRANCE / LOBBY	1.80 x 2.20
WASH TOILET	2.10 x 1.80
RECEPTION & STORAGE	3.00 x 3.00
KITCHEN	4.00 x 2.70
RESTROOM 1	1.00 x 0.80
RESTROOM 2	2.00 x 2.00
BATHROOM	2.00 x 2.00
W. RESTROOM	2.00 x 2.00
STORAGE	2.00 x 0.80
22 BATHROOM	2.00 x 1.70
WASH ROOM	1.70 x 0.80
WASH TOILET	1.40 x 2.20
LAUNDRY	1.40 x 0.80
DRY TERRACE	1.00 x 0.80
WASH	1.00 x 1.00
TERRACE 1	2.00 x 2.00
TERRACE 2	2.00 x 1.50

# ▼ Panoramic Loft 1 - Gross Area 236



PANORAMIC LOFT 1 - OPTION 1



PANORAMIC LOFT 1 - OPTION 2

# ▼ Panoramic Loft 2 - Gross Area 243



PANORAMIC LOFT 2 - EXTERNAL WALLS



PANORAMIC LOFT 2 - STANDARD

Room	Area
ENTRANCE LOBBY	2.76 x 1.04
SECRET FLOOR	1.00 x 0.00
HALLWAY	7.00 x 1.00
RECEPTION	2.00 x 1.00
RECEPTION 2	4.00 x 0.75
RECEPTION 3	4.00 x 0.75
RECEPTION 4	4.00 x 0.75
RECEPTION 5	4.00 x 0.75
RECEPTION 6	4.00 x 0.75
RECEPTION 7	4.00 x 0.75
RECEPTION 8	4.00 x 0.75
RECEPTION 9	4.00 x 0.75
RECEPTION 10	4.00 x 0.75
RECEPTION 11	4.00 x 0.75
RECEPTION 12	4.00 x 0.75
RECEPTION 13	4.00 x 0.75
RECEPTION 14	4.00 x 0.75
RECEPTION 15	4.00 x 0.75
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RECEPTION 91	4.00 x 0.75
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RECEPTION 93	4.00 x 0.75
RECEPTION 94	4.00 x 0.75
RECEPTION 95	4.00 x 0.75
RECEPTION 96	4.00 x 0.75
RECEPTION 97	4.00 x 0.75
RECEPTION 98	4.00 x 0.75
RECEPTION 99	4.00 x 0.75
RECEPTION 100	4.00 x 0.75

## ▼ Panoramic Loft 2 - Gross Area 243



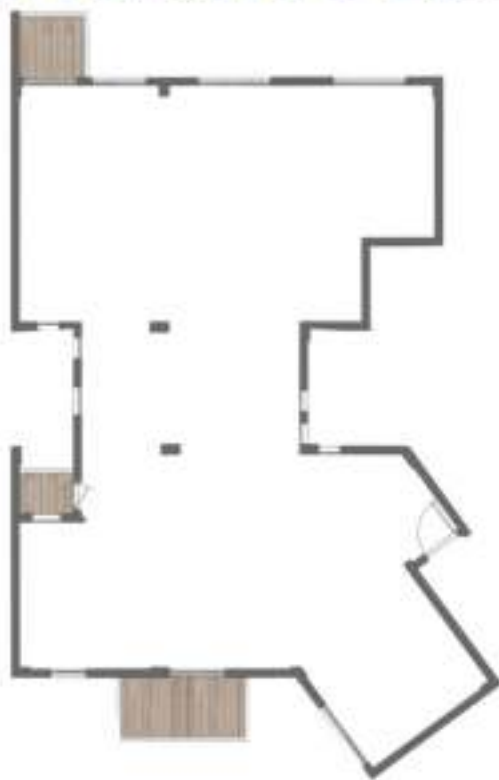
PANORAMIC LOFT 2 - OPTION 1



PANORAMIC LOFT 2 - OPTION 2



# ▼ Panoramic Loft 3 - Gross Area 257



PANORAMIC LOFT 3 - EXTERNAL WALLS



PANORAMIC LOFT 3 - STANDARD

Room	Area
ENTRANCE LOBBY	1.80 x 1.00
LOBBY STAIR	1.80 x 0.90
RECEPTION & OFFICE	2.80 x 2.40
OFFICE	1.80 x 2.20
MEETING 1	0.70 x 1.00
MEETING 2	0.70 x 1.00
MEETING 3	1.80 x 1.00
MEETING 4	1.80 x 1.00
MEETING 5	0.70 x 1.00
MEETING 6	0.70 x 1.00
MEETING 7	1.80 x 1.00
MEETING 8	1.80 x 1.00
MEETING 9	1.80 x 1.00
MEETING 10	1.80 x 1.00
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MEETING 94	1.80 x 1.00
MEETING 95	1.80 x 1.00
MEETING 96	1.80 x 1.00
MEETING 97	1.80 x 1.00
MEETING 98	1.80 x 1.00
MEETING 99	1.80 x 1.00
MEETING 100	1.80 x 1.00

## ▼ Panoramic Loft 3 - Gross Area 257



PANORAMIC LOFT 3 - OPTION 1



PANORAMIC LOFT 3 - OPTION 2

# ▼ Panoramic Loft 4 - Gross Area 257



PANORAMIC LOFT 4 - EXTERNAL WALLS



PANORAMIC LOFT 4 - STANDARD

Room	Size
ENTRANCE, LOBBY	1.0 x 1.14
BEDR	1.00 x 1.06
SUITE TOILET	1.00 x 1.00
RECEPTION	0.50 x 0.50
KITCHEN	0.80 x 0.80
CORRIDOR	1.00 x 1.00
LOBBY 1	1.00 x 1.00
LOBBY 2	1.00 x 1.00
BEDROOM 1	1.00 x 1.00
BEDROOM 2	1.00 x 1.00
BATHROOM	1.00 x 1.00
ST. BATHROOM	0.80 x 0.80
DINING	1.00 x 1.00
RESTROOM	1.00 x 1.00
WASH ROOM	1.00 x 1.00
WASH TOILET	1.00 x 1.00
LAUNDRY	1.00 x 1.00
DRY TERRACE	1.00 x 1.00
TERRACE	1.00 x 1.00
TERRACE 1	1.00 x 1.00

## ▼ Panoramic Loft 4 - Gross Area 257



PANORAMIC LOFT 4 - OPTION 1



PANORAMIC LOFT 4 - OPTION 2



# Corner Loft - Gross Area 248



CORNER LOFT - EXTERNAL WALLS



CORNER LOFT - STANDARD

Room	Area
ENTRANCE LOBBY	120.00
LOBBY	140.00
RECEPTION & OFFICE	120.00
KITCHEN	60.00
BEDROOM 1	40.00
BEDROOM 2	40.00
BEDROOM 3	40.00
BEDROOM 4	40.00
BEDROOM 5	40.00
BEDROOM 6	40.00
BEDROOM 7	40.00
BEDROOM 8	40.00
BEDROOM 9	40.00
BEDROOM 10	40.00
BEDROOM 11	40.00
BEDROOM 12	40.00
BEDROOM 13	40.00
BEDROOM 14	40.00
BEDROOM 15	40.00
BEDROOM 16	40.00
BEDROOM 17	40.00
BEDROOM 18	40.00
BEDROOM 19	40.00
BEDROOM 20	40.00
BEDROOM 21	40.00
BEDROOM 22	40.00
BEDROOM 23	40.00
BEDROOM 24	40.00
BEDROOM 25	40.00
BEDROOM 26	40.00
BEDROOM 27	40.00
BEDROOM 28	40.00
BEDROOM 29	40.00
BEDROOM 30	40.00
BEDROOM 31	40.00
BEDROOM 32	40.00
BEDROOM 33	40.00
BEDROOM 34	40.00
BEDROOM 35	40.00
BEDROOM 36	40.00
BEDROOM 37	40.00
BEDROOM 38	40.00
BEDROOM 39	40.00
BEDROOM 40	40.00
BEDROOM 41	40.00
BEDROOM 42	40.00
BEDROOM 43	40.00
BEDROOM 44	40.00
BEDROOM 45	40.00
BEDROOM 46	40.00
BEDROOM 47	40.00
BEDROOM 48	40.00
BEDROOM 49	40.00
BEDROOM 50	40.00
BEDROOM 51	40.00
BEDROOM 52	40.00
BEDROOM 53	40.00
BEDROOM 54	40.00
BEDROOM 55	40.00
BEDROOM 56	40.00
BEDROOM 57	40.00
BEDROOM 58	40.00
BEDROOM 59	40.00
BEDROOM 60	40.00
BEDROOM 61	40.00
BEDROOM 62	40.00
BEDROOM 63	40.00
BEDROOM 64	40.00
BEDROOM 65	40.00
BEDROOM 66	40.00
BEDROOM 67	40.00
BEDROOM 68	40.00
BEDROOM 69	40.00
BEDROOM 70	40.00
BEDROOM 71	40.00
BEDROOM 72	40.00
BEDROOM 73	40.00
BEDROOM 74	40.00
BEDROOM 75	40.00
BEDROOM 76	40.00
BEDROOM 77	40.00
BEDROOM 78	40.00
BEDROOM 79	40.00
BEDROOM 80	40.00
BEDROOM 81	40.00
BEDROOM 82	40.00
BEDROOM 83	40.00
BEDROOM 84	40.00
BEDROOM 85	40.00
BEDROOM 86	40.00
BEDROOM 87	40.00
BEDROOM 88	40.00
BEDROOM 89	40.00
BEDROOM 90	40.00
BEDROOM 91	40.00
BEDROOM 92	40.00
BEDROOM 93	40.00
BEDROOM 94	40.00
BEDROOM 95	40.00
BEDROOM 96	40.00
BEDROOM 97	40.00
BEDROOM 98	40.00
BEDROOM 99	40.00
BEDROOM 100	40.00

## ◀ Corner Loft - Gross Area 248

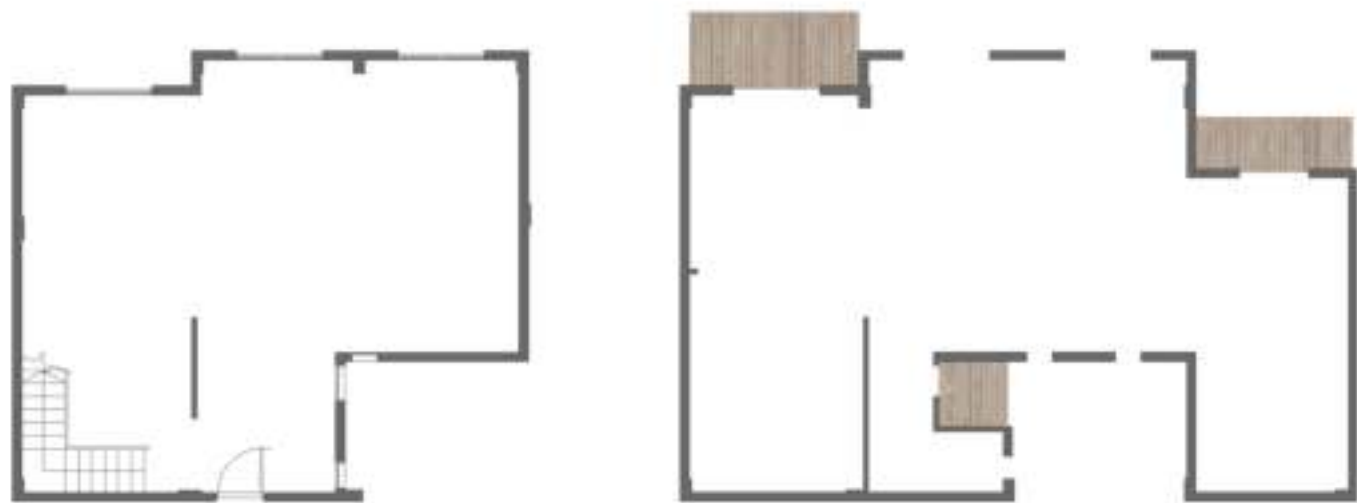


CORNER LOFT - OPTION 1



CORNER LOFT - OPTION 2

## Double Loft 1 - Gross Area 338



DOUBLE LOFT 1 - EXTERNAL WALLS

# Double Loft 1 - Gross Area 338



Room	Dim	Room	Dim
ENTRANCE LOBBY	1.25 x 1.75	CORRIDOR	3.20 x 1.20
LOBBY	1.90 x 1.20	M. BEDROOM	4.25 x 3.75
GUEST TOILET	1.50 x 1.75	DRESSING	3.40 x 3.10
RECEPTION & DINING	4.25 x 4.25	M. BATHROOM	3.70 x 2.20
LIVING	3.20 x 3.20	WARD ROOM	3.10 x 2.05
KITCHEN	3.40 x 3.41	WARD TOILET	1.70 x 1.90
G. BEDROOM	3.75 x 3.25	LAUNDRY	1.90 x 1.50
G. BATH & DRESSING	3.20 x 2.20	DRY TERRACE	1.70 x 1.40
PLAYING AREA	3.20 x 3.20	KITCHENETTE	3.70 x 1.80
BEDROOM 1	3.80 x 3.80	TERRACE 1	4.00 x 1.20
BEDROOM 2	3.80 x 3.80	TERRACE 2	3.80 x 1.20
BATHROOM	3.10 x 2.20		

DOUBLE LOFT 1 - STANDARD

# Double Loft 1 - Gross Area 338



DOUBLE LOFT 1 - OPTION 1



# Double Loft 1 - Gross Area 338



DOUBLE LOFT 1 - OPTION 2

## Double Loft 2 - Gross Area 379



DOUBLE LOFT 2 - EXTERNAL WALLS

# Double Loft 2 - Gross Area 379



Space	Dim	Space	Dim
ENTRANCE	1.2m x 1.2m	W. BEDROOM 1	3.4m x 4.0m
KITCHEN	3.2m x 3.2m	DRIVING 2	4.2m x 3.2m
LOUNGE	3.7m x 4.2m	REAR BEDROOM 2	3.7m x 3.2m
RECEPTION	3.2m x 7.7m	WASH ROOM	3.0m x 1.9m
STAIRS	1.2m x 1.2m	WASH TUBSET	1.9m x 2.0m
TOILET	3.0m x 3.0m	LAUNDRY	1.9m x 1.9m
BEDROOM	4.7m x 4.2m	DRY TERRACE	3.0m x 3.0m
CLIPPING	4.4m x 3.2m	ATC/STAIRS 1	1.9m x 1.9m
BATHROOM	2.7m x 1.9m	TERRACE 1	1.2m x 1.2m
W. BEDROOM 1	3.7m x 3.2m	TERRACE 2	1.2m x 1.2m
W. BEDROOM 2	3.4m x 4.0m	TERRACE 3	2.0m x 1.9m
DRIVING & BATH	4.2m x 3.2m	LOBBY	1.2m x 2.0m
BEDROOM	3.7m x 3.2m	STAIRS	3.0m x 3.2m
BATHROOM	2.7m x 1.9m		

DOUBLE LOFT 2 - STANDARD

## Double Loft 2 - Gross Area 379

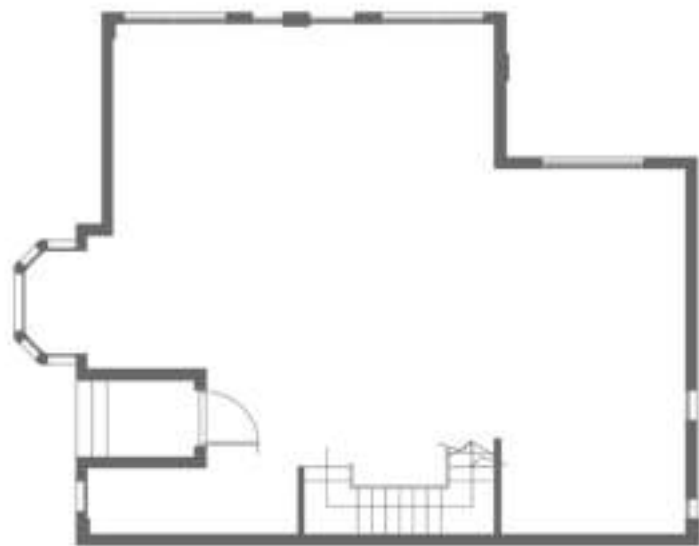


DOUBLE LOFT 2 - OPTION 1





# Double Loft 3 - Gross Area 379



DOUBLE LOFT 3 - EXTERNAL WALLS





# Double Loft 3 - Gross Area 379



DOUBLE LOFT 3 - OPTION 1



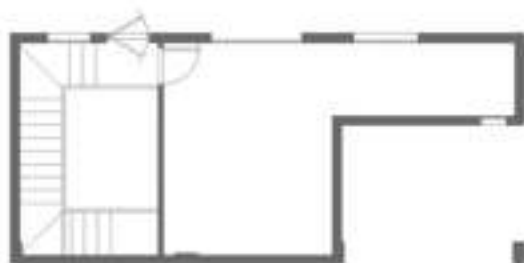
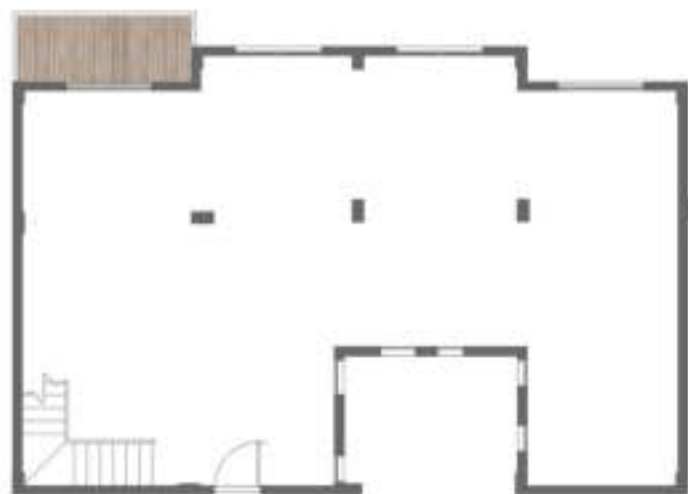
# Double Loft 3 - Gross Area 379



DOUBLE LOFT 3 - OPTION 2



## ▼ Sky Loft - Gross Area 265



SKY LOFT - EXTERNAL WALLS



# ▼ Sky Loft - Gross Area 265



Room	Dim.
ENTRANCE LOBBY	1.75 x 1.75
SLEEPY TERRACE	1.00 x 1.75
RECEPTION & DINING	4.00 x 4.00
LIVING	4.00 x 4.00
KITCHEN	3.00 x 3.00
W. BEDROOM	4.00 x 3.00
E. BEDROOM	3.00 x 3.00
DRESSING	3.00 x 1.00
BEDROOM 1	3.75 x 3.00
BATHROOM	3.00 x 1.00
CLOSET	0.75 x 1.00
W. BEDROOM 2	3.00 x 3.75
DRESSING 2	1.75 x 2.00
W. BEDROOM 3	2.00 x 2.00
HALLWAY	0.75 x 0.75
HALLWAY	1.75 x 1.00
LAUNDRY	1.00 x 1.00
LOBBY TERRACE	1.75 x 1.00
LOBBY	1.75 x 1.00
TERRACE 1	4.00 x 1.00
TERRACE 2	7.00 x 3.00

SKY LOFT - STANDARD







## **DMA**

DESIGN | ENGINEERING

Das Al Mimar Architects (DMA) was established in 1989, with more than 25 years of extensive experience in delivering architectural and engineering services. In 2017, DMA has successfully obtained an ISO 9001:2015 certification from SGA United Kingdom LTD, in addition to winning several awards, one of which was the Quality Commitment Award, through the Quality Assurance Conference in London in November 2015. DMA has an in-house design and engineering team members in 8 different disciplines covering urban planning, landscape design, architectural & interior design, structure, MEP infrastructure & roads and construction supervision; for all the real estate Developments & facility sectors.

## **Deraya**

Real Estate

Deraya is an Arabic name that means "Knowledge". Established in 2002, Deraya is a customer-focused organization specializing in understanding customers' needs and bringing them innovative products and services that meet those needs. With more than 150+ employees, Deraya is a market leader in establishing sales operations in the fields of Real Estate, Insurance and Financial Services.

## **MARKETING MIX**

MARKETING MIX is a marketing consultancy and strategic planning firm with more than 22 years experience and a successful track record exceeding 250+ products belonging to more than 70 brands across multiple industries and sectors. MARKETING MIX prides itself for achieving, since 1996, a 95% success rate against objectives.



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