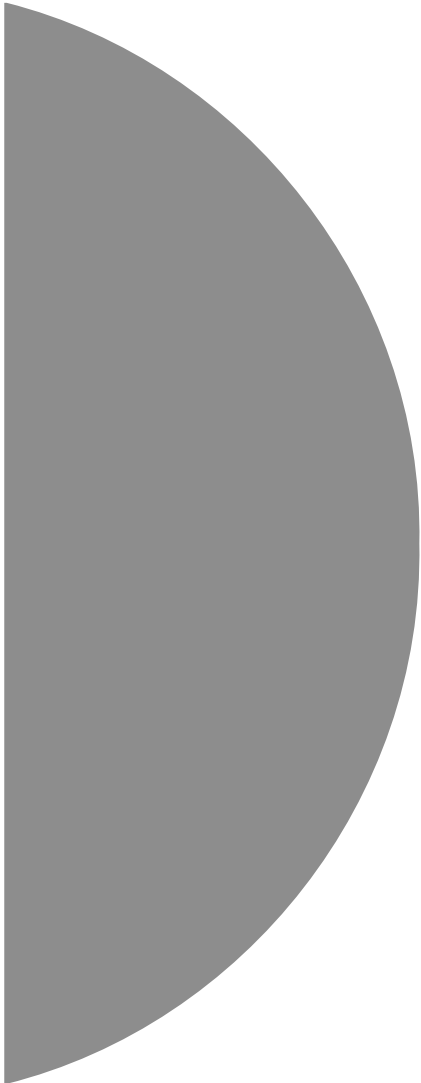




TRIO



Inspiration
that changes
perceptions.

Trio,

—
A New Living
Concept.

111



01

Trio, A New Living Concept.

Trio is Where
Life Unfolds.

Step into a Trio dimensional universe where the fluidity of art seamlessly intertwines with the beauty of architecture to challenge the conventional boundaries of gravity. Perched on the highest point above Cairo, Trio dictates a distinctive living experience where floor-levels inventively overlap with the mass-form of your home, elevating a contemporary-inspired

villa in the heart of New Cairo with a luxury entrance, as well as a private flying garden, ideal for recreation, sunbathing or star-gazing anytime of the year. Trio three-fold perspective on life not only surrounds residents with multi-layered experiences of unmatched privacy, but also breaks down the optimum in signature luxury, exclusively at their door.



Innovation Happens
at Intersections.

01

Trio, A New Living Concept.



A Patent Innovation, Exclusively Yours.

Architecture is inhabited sculptor with the power to teleport residents into a multi-sensory, dream-like reality where everything they desire, effortlessly finds them. Therefore, M squared has invested a whole year in thorough research, following an international bid won by HECATE International- to bring to fruition a pioneering residential vision where gardens fly in overlapping villas amplifying beauty, recreation and privacy in three different dimensions.



01

Trio, A New Living Concept.

LOCATION

An Exclusive Vision Minutes
Away from Everywhere.

Designed with ultimate accessibility and residents' convenience in mind, Trio is strategically situated in the heart of New Cairo to crown a prime spot in the thriving 5th Settlement. Surrounded by top-class amenities and entertainment in every

direction, the development is peacefully nestled minutes away from the American University in Cairo while enjoying direct access to Cairo's vital attractions via main highways including the Ring Road, Suez Desert Road and El Katameya-Sokhna Road.

TRIO

CAIRO AIRPORT

M squared.

SUEZ ROAD

MADINTY

RING ROAD

AL REHAB 2

MOUNTAIN VIEW ICITY

PALM HILLS NEW CAIRO

TRIO

ALAHLY CLUB

SHOOTING CLUB

MOUNTAIN VIEW

PALM HILLS

LAYAN

GEZERA CLUB

EL PATIO ORO

SOUTH 90

AUC

FOUNTAIN PARK

LAKE VIEW

SODIC VILLETTE

SODIC EAST TOWN

ROYAL SPORTING CLUB

WESTIN

MIVIDA

HYDE PARK

REGIONAL RING ROAD

MIDDLE RING ROAD

SOKHNA ROAD

- 5 min from Regional Ring Road
- 10 min from AUC
- 13 min from Sokhna Road
- 17 min from Downtown Mall
- 20 min from Ring Road
- 25 min from Cairo Airport
- 30 min from Nasr city
- 35 min from Heliopolis

01

Trio, A New Living Concept.

A Green Blueprint of Contemporary Grandeur.

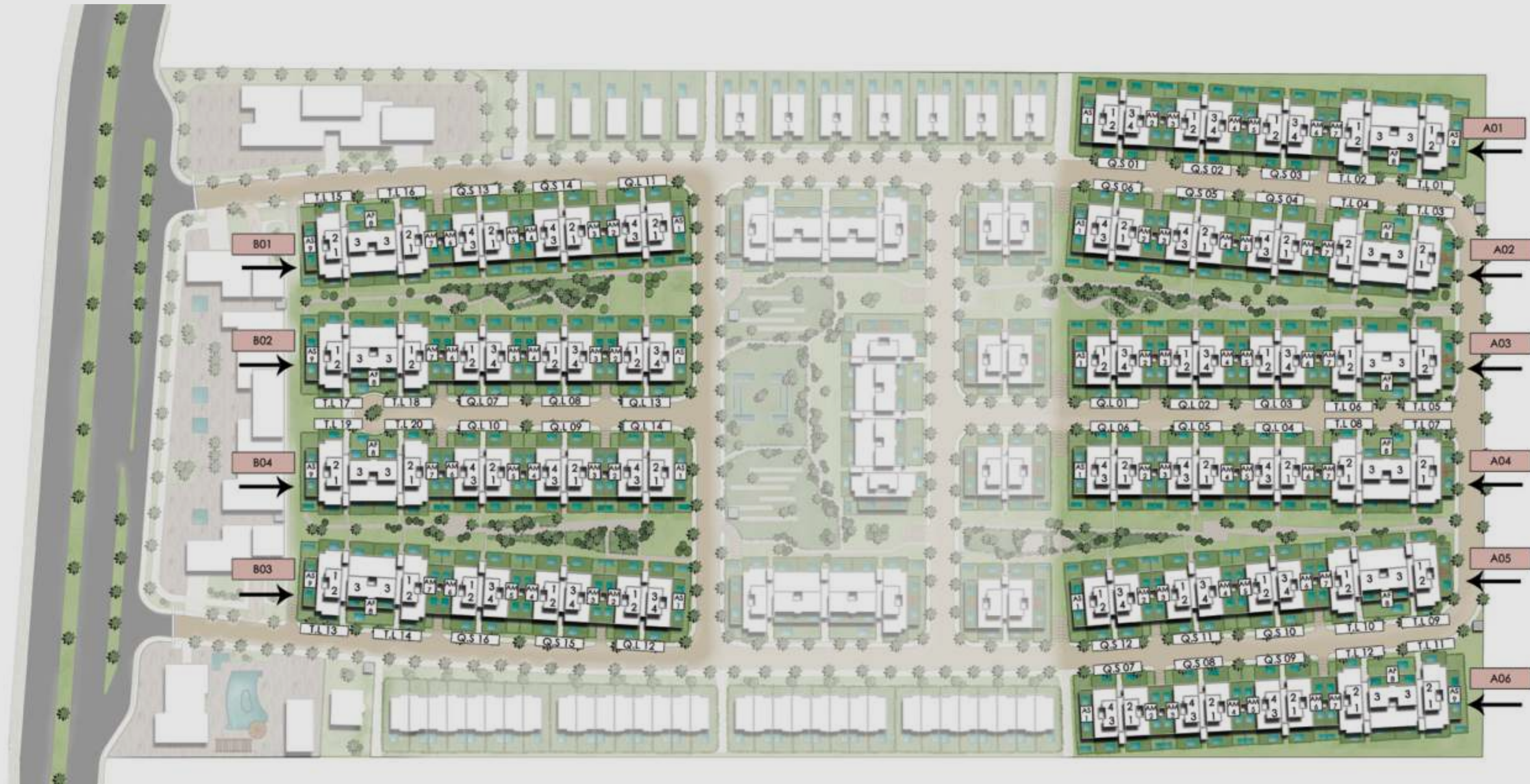


Expertly planned on 35.5 acres of verdant land, Trio stands as a true testament to sustainable development, dedicating open breathing spaces. Boasting tranquil water features and recreational communal spots around every corner, the development is seamlessly interconnected through broad walking tracks, safe biking trails and friendly-pedestrian zones, encouraging spirited interactions, quality living and care-free movement, night and day. With an eye on the future and commitment to give back to the environment, Trio utilizes engineered

solar solutions to reduce energy waste and air pollution while fostering the growth of its community in healthy, stress-free settings, right in the heart of the city but far away from its pressures.

Designed with varied needs in mind, Trio introduces a variety of signature prototypes and spaces, characterized by three villas per complex all enjoying an exclusive entrance, a private flying garden while giving you the luxury to customize your own life, in whichever way suits your mood.

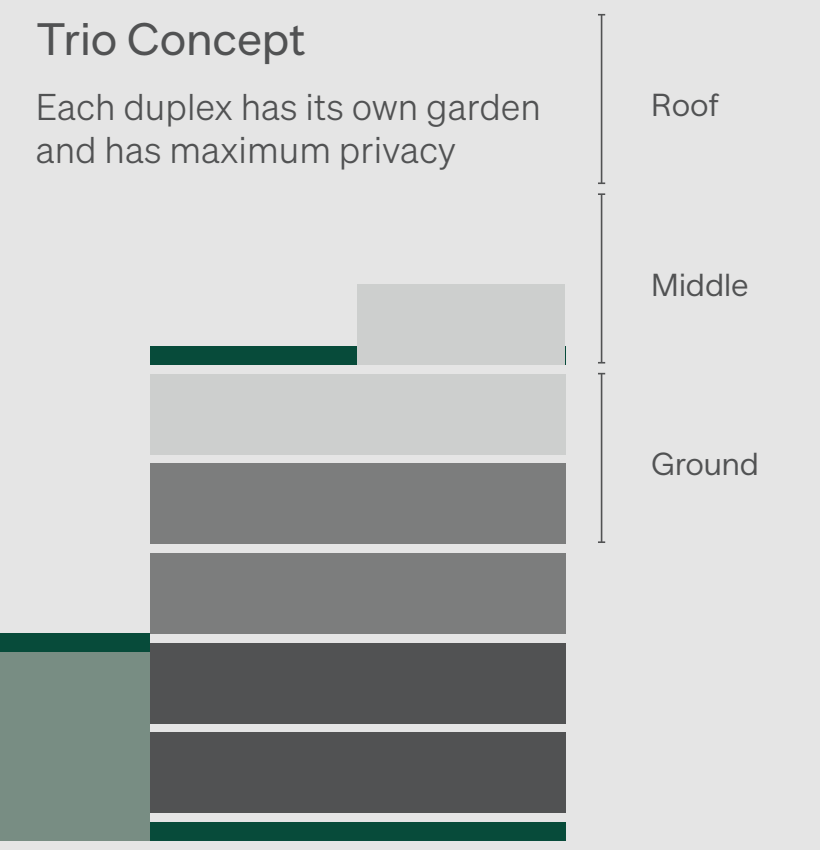
Masterplan



Commercial Strip
Club House



Reading Work Station
Yoga Garden
Kids Play Zone
Meditation Zone
Seating Area
Fitness Zone



Trio,

—
Spaces to inspire.

21



02

Trio, Spaces to Inspire.

Curate Your Own
Dream-Like Reality.

At Trio you are the architect of your own destiny. That's why, the development puts the power of design in your hands, allowing you to select your own dream home in whichever way that suits your aspirations and lifestyle. Believing that dream homes shouldn't be restricted by size, Trio three villa complexes provide residential spaces that vary from 135 to 355 m² while offering private gardens ranging from 35 to 68 m². For those wishing to add a private pool to their flying garden, Trio invites you to dream with eyes wide open, in a trio dimension.





DISCLAIMER: 1. Drawings are not to scale. 2. The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary. 3. All units are sold as finished two floor units, without furniture and furnishings. 4. Images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 5. M squared. reserves the right to make revisions/alterations, at its absolute discretion, without liability.



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TRIO

M squared

Trio,

—
The Experience.

3B



TO LIVE IS TO

exercise • dine • shop • meditate

Unwind & Enjoy Every
Minute Of Life, Right Next
To Your Home.

03

Trio, The Experience.

Club house.

- Gym & Aerobics
- Indoor and outdoor Lounges
- Nursery & Kids Area
- Swimming pool
- Spa and wellness center

Guaranteeing daily fun for your little ones, the Kids Zone is expertly designed to surround children with a safe and enriching environment where they can play, care-free while exploring the world around them. Offering shaded indoor areas, as well as outdoors, we guarantee endless possibilities for growth and entertainment alike.

**True Integration is Where
Entertainment, Retail,
Social Interaction, Sports &
Recreation Live at Your Door.**



03

Trio, The Experience.

Gardens & Open Areas.

The Trio experience introduces a breathing concept to surround you with 75% open landscapes and lush greenery in every direction, enabling you to forge a safe and unobscured connection with the natural world. Seamlessly interconnected through safe bike trails and walking tracks that open onto parks and gardens, life here is where nature exists in harmony with everything you do.

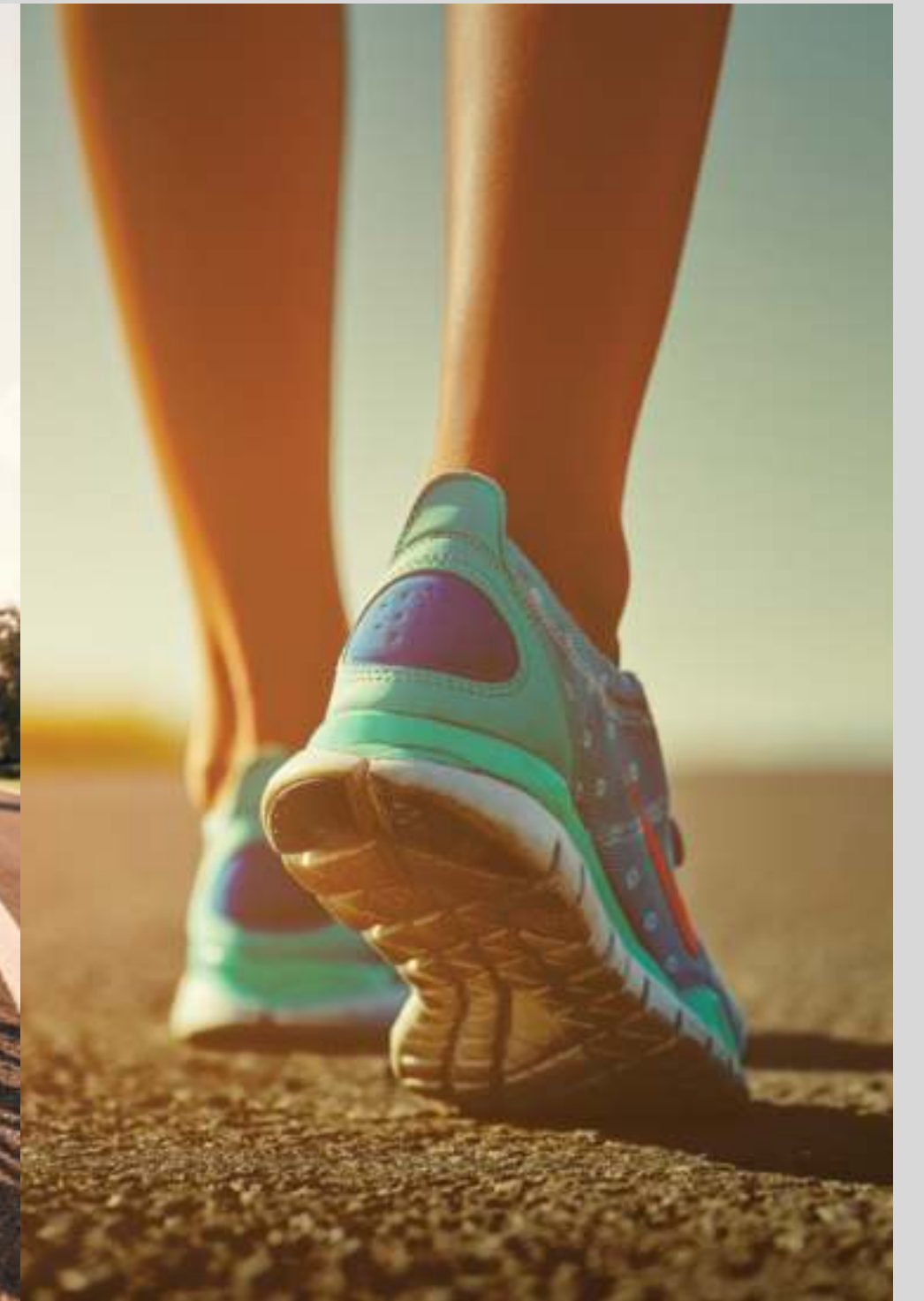
Parks and gardens

Walking track

Bike track

Fountains

**True Integration is Where
Entertainment, Retail,
Social Interaction, Sports &
Recreation Live at Your Door.**



03

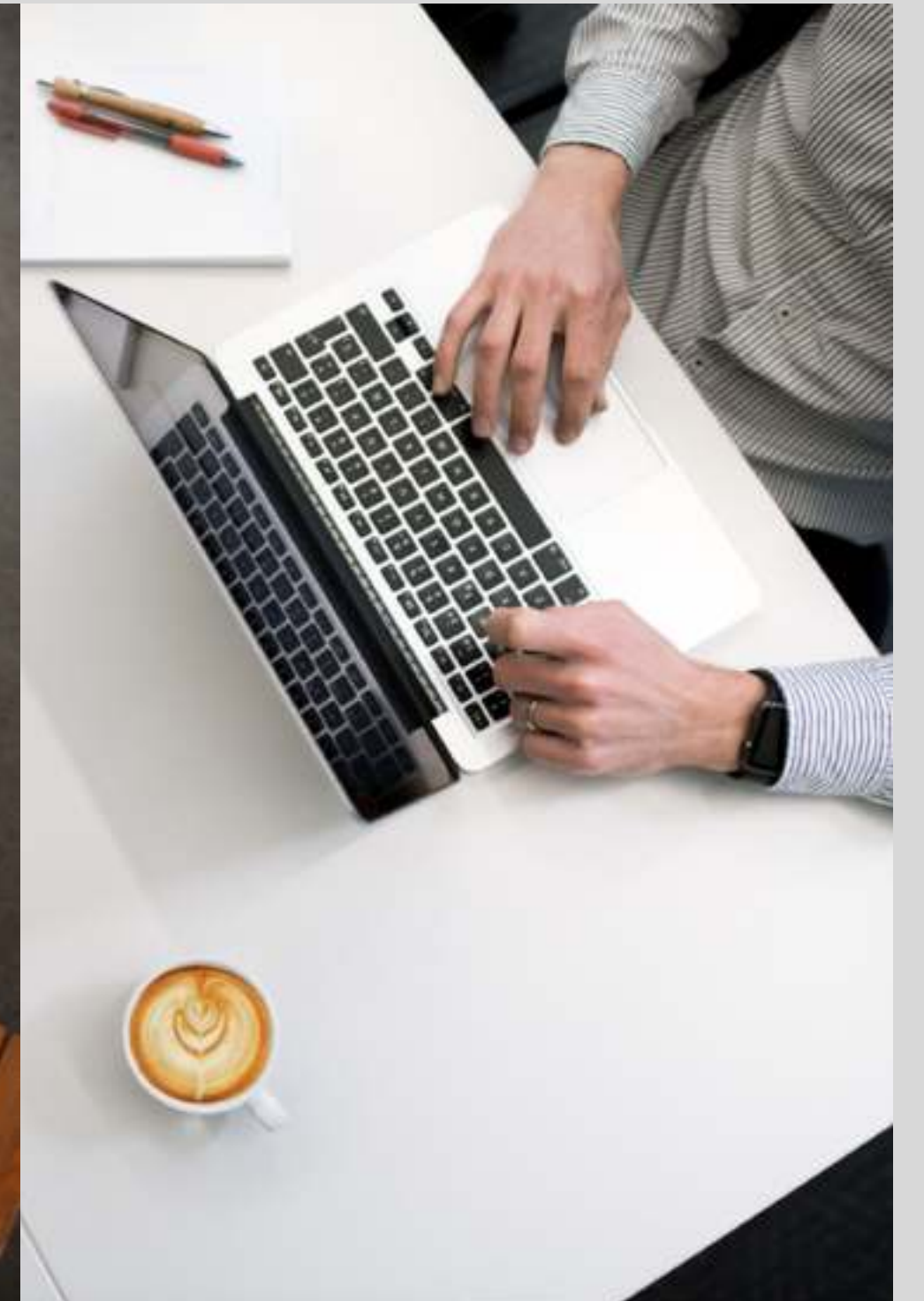
Trio, The Experience.

Commercial Arcade

Lined with retail luxuries and cutting-edge working spaces to impress, the Commercial Arcade is a thriving hub. empowering you to flawlessly execute at work while indulging in a colorful array of dining and shopping experiences at your door.

- _____
Retail shops
- _____
Food court
- _____
Offices

True Integration is Where
Entertainment, Retail,
Social Interaction, Sports &
Recreation Live at Your Door.



smart homes

Technology

Ready and smart homes.

At Trio, all units are delivered fully finished, with smart homes system, which will let you control your unit's lighting, curtains, windows, doors, air conditioning, audio & visual system, and above all security from any point outside the compound.

Life can be much easier than we thought.



03

Trio, The Experience.



Ready and smart homes.

It's a green future at Trio, thanks to putting sustainable development at the forefront of all its operations to create a better and healthier environment for its community, as well as generations to come. By respecting the site's natural surroundings while implementing an engineered and flawless sustainable system, Trio guarantees to save energy, as well as enhancing every aspect of its residents' life through the following smart solutions.

- Solar Energy
- Energy Saving Systems
- Emergency Power System
- MATV System
- Surveillance System (CCTV SYSTEM)

The Future is Either Green or Not at All.

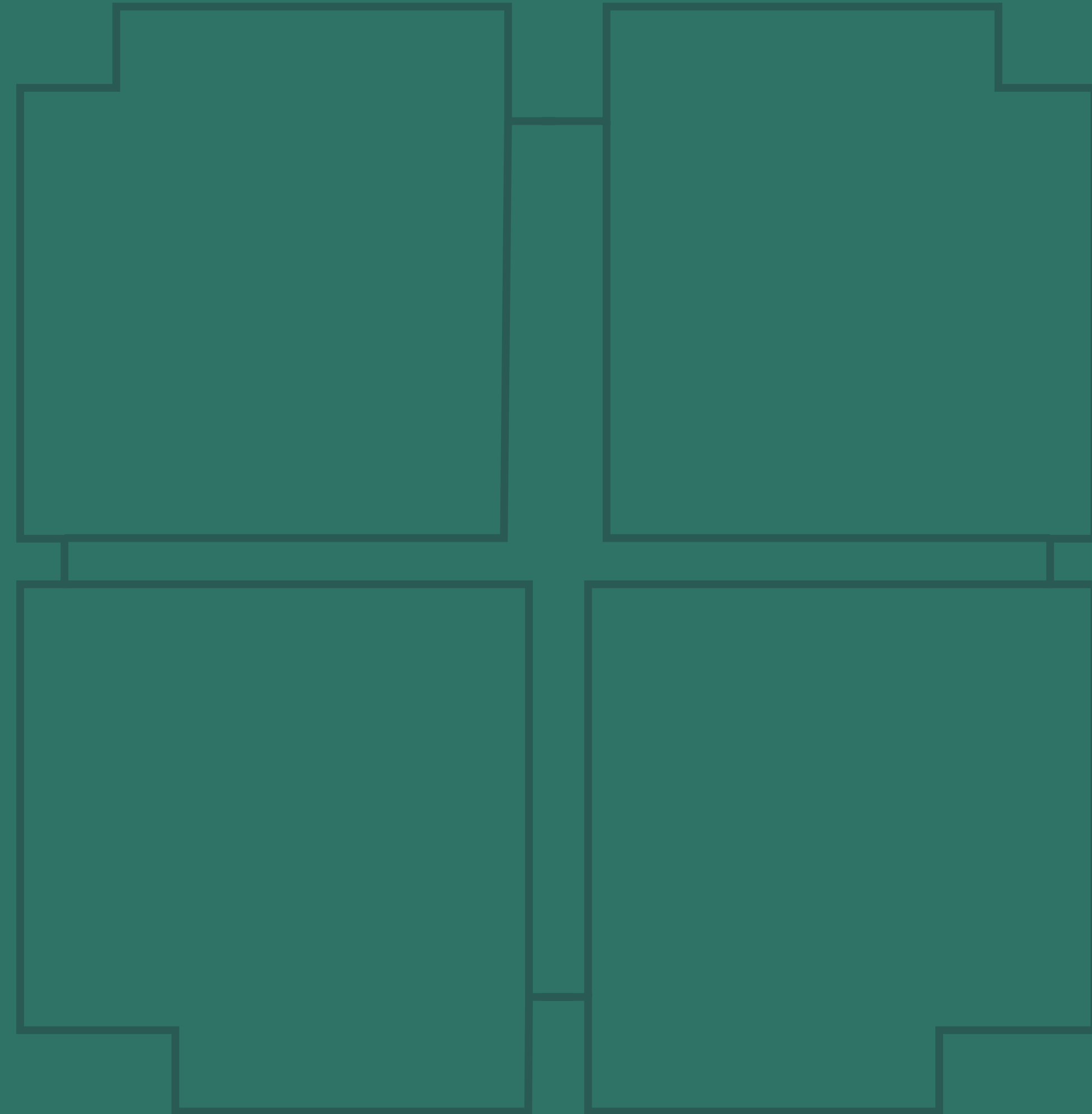
floorplans

TRIO Types

04

Trio, Floorplans.

QUATTRO LARGE



QUATTRO LARGE Ground Villa

QL01 – VG01
Three Bedrooms



Lower Level

Reception & Dinning	5.70 x 5.83 0.83 x 1.80
Entrance	2.22 x 2.83
Kitchen	3.50 x 3.73
Nanny Room	0.70 x 1.00 1.70 x 2.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.39 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00

Total Area
226 m²

Lower Level
111 m²

Garden
54 m²

Upper Level
115 m²



Upper Level

Stairs	1.53 x 2.67 0.90 x 1.91
Living Room	2.65 x 4.23 1.77 x 3.11
Storage	1.20 x 1.45
Kitchenette	0.60 x 1.49
Lobby	1.80 x 3.00
Bedroom 1	3.38 x 3.73
Bedroom 2	3.00 x 3.40 0.67 x 1.12
Master bedroom	3.15 x 4.45
Foyer	0.92 x 2.18
Dressing	0.62 x 2.63
Toilet	1.70 x 2.62
Terrace	2.00 x 2.00
Toilet	1.70 x 3.32

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QUATTRO LARGE Ground Villa

QL01 – VG02
Three Bedrooms



Lower Level

Reception & Dinning	5.70 x 5.83 0.83 x 1.80
Entrance	2.17 x 2.83
Kitchen	3.50 x 3.73
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.39 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00

Total Area
222 m²

Lower Level
111 m²

Garden
54 m²

Upper Level
111 m²



Upper Level

Stairs	1.51 x 2.67 0.90 x 1.91
Living Room	3.12 x 3.68 0.65 x 1.10
Lobby	1.80 x 2.85
Bedroom 1	3.38 x 3.73
Bedroom 2	3.00 x 3.40 0.67 x 1.12
Master bedroom	3.15 x 4.45
Foyer	0.92 x 2.18
Dressing	0.62 x 2.63
Toilet	1.70 x 2.62
Terrace	2.00 x 2.00
Storage	1.23 x 1.42
Toilet	1.71 x 3.30

QUATTRO LARGE Ground Villa

QL01 – VG03
Three Bedrooms



Lower Level

Reception & Dining	5.70 x 5.83 0.83 x 1.80
Entrance	2.22 x 2.83
Kitchen	3.50 x 3.73
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.39 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00

Total Area
213 m²
Lower Level
110 m²

Garden
54 m²
Upper Level
103 m²



Upper Level

Stairs	1.53 x 2.67 0.90 x 1.91
Living Room	1.77 x 2.70
Kitchenette	1.00 x 1.32
Lobby	1.80 x 2.85
Bedroom 1	3.38 x 3.73
Bedroom 2	3.00 x 3.40 0.67 x 1.12
Master bedroom	3.15 x 4.45
Foyer	0.92 x 2.18
Dressing	0.62 x 2.63
Toilet	1.70 x 2.62
Terrace	2.00 x 2.00
Toilet	1.70 x 3.25

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QUATTRO LARGE Ground Villa

QL01 – VG04
Three Bedrooms

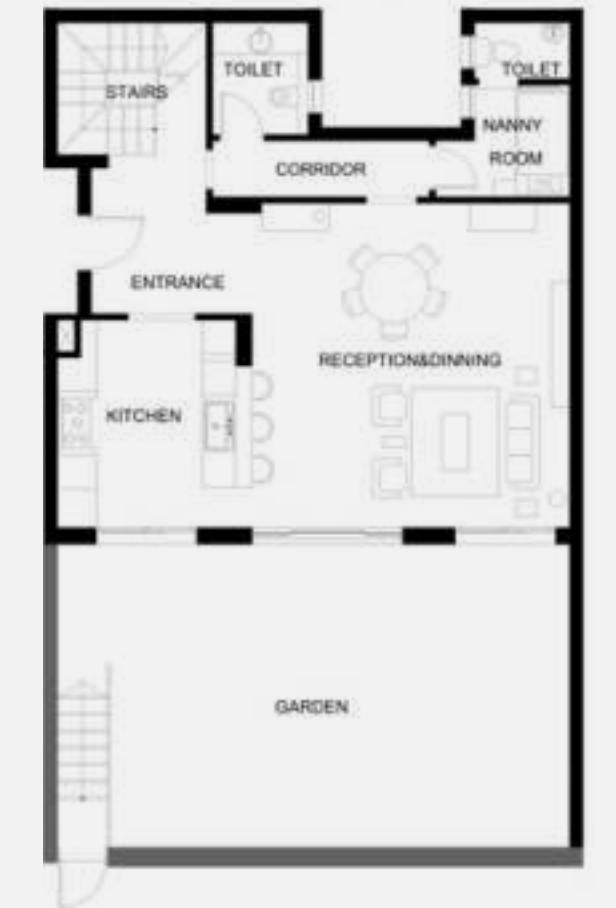


Lower Level

Reception & Dining	5.70 x 5.83 0.83 x 1.80
Entrance	2.17 x 2.83
Kitchen	3.50 x 3.73
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.39 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00

Total Area
222 m²
Lower Level
111 m²

Garden
54 m²
Upper Level
111 m²



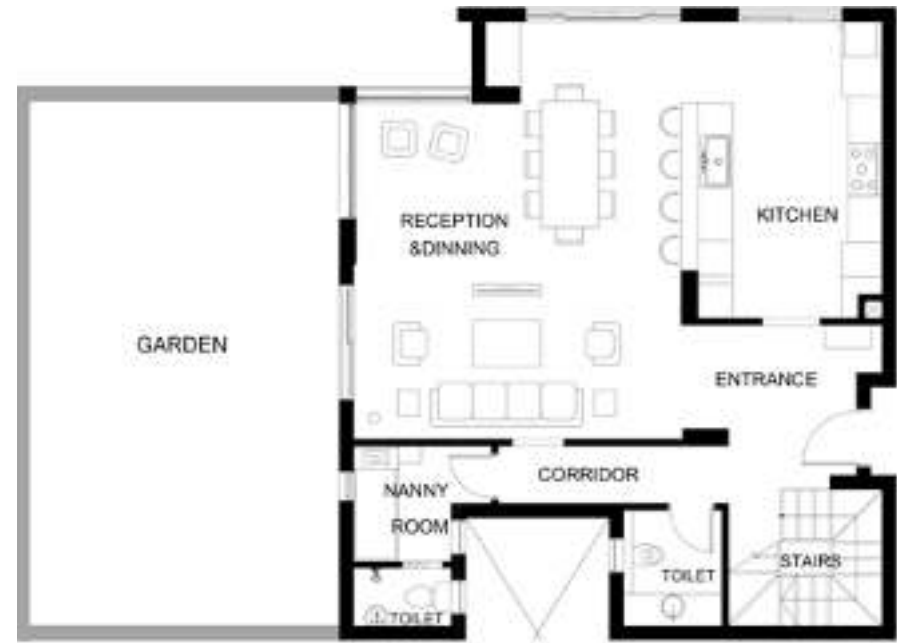
Upper Level

Stairs	1.51 x 2.67 0.90 x 1.91
Living Room	3.12 x 3.68 0.65 x 1.10
Lobby	1.80 x 2.85
Bedroom 1	3.38 x 3.73
Bedroom 2	3.00 x 3.40 0.67 x 1.12
Master bedroom	3.15 x 4.45
Foyer	0.92 x 2.18
Dressing	0.62 x 2.63
Toilet	1.70 x 2.62
Terrace	2.00 x 2.00
Storage	1.23 x 1.42
Toilet	1.71 x 3.30

QUATTRO LARGE Middle Villa

QL01 – V21
Three Bedrooms

Total Area **253 m²**
Lower Level **124 m²**
Garden **47 m²**
Upper Level **129 m²**



Lower Level

Reception & Dining	5.65 x 5.83
	1.42 x 3.40
	0.83 x 1.80
Entrance	2.22 x 2.83
Kitchen	3.50 x 5.15
Nanny Room	1.70 x 2.00
	0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.36 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00



Upper Level

Stairs	1.51 x 2.67
	0.90 x 1.91
Living Room	2.61 x 4.21
	1.81 x 3.10
Storage	1.20 x 1.45
Kitchenette	0.60 x 1.50
Lobby	1.80 x 3.00
Bedroom 1	3.38 x 5.15
Bedroom 2	3.40 x 3.91
	1.13 x 1.23
Master bedroom	3.55 x 4.45
Foyer	0.37 x 2.18
Dressing	0.77 x 2.50
Toilet	1.70 x 2.78
Terrace	2.00 x 2.00
Toilet	1.71 x 3.32

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QUATTRO LARGE Middle Villa

QL01 – V22
Three Bedrooms

Total Area **247 m²**
Lower Level **123 m²**
Garden **49 m²**
Upper Level **124 m²**



Lower Level

Reception & Dining	5.65 x 5.83
	1.42 x 3.40
	0.83 x 1.80
Entrance	2.67 x 2.83
Kitchen	3.50 x 5.15
Nanny Room	1.70 x 2.00
	0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.36 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00

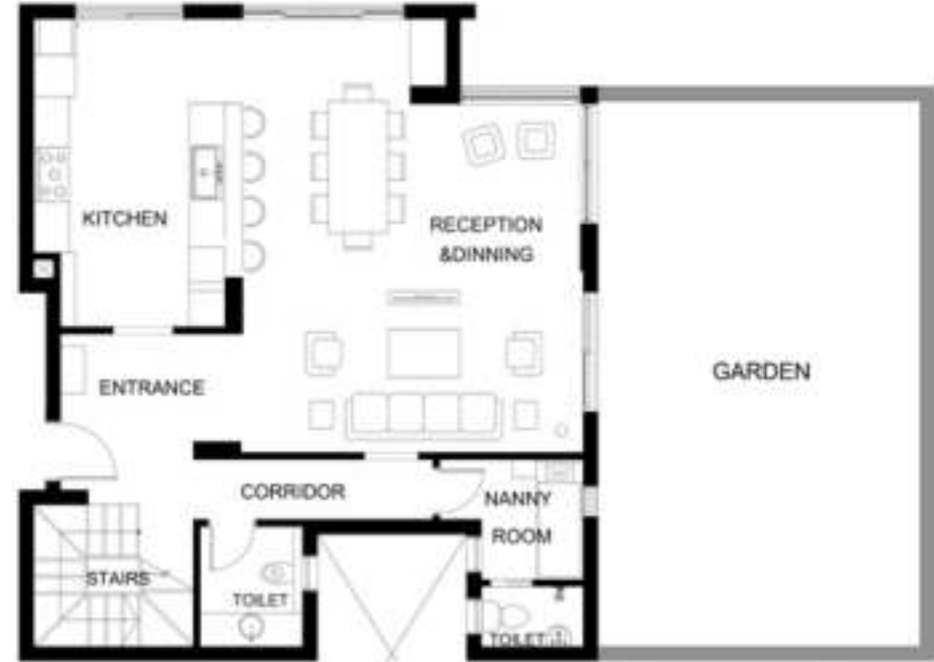


Upper Level

Stairs	1.51 x 2.67
	0.90 x 1.91
Living Room	3.12 x 3.73
	0.65 x 1.10
Storage	1.23 x 1.37
Lobby	1.80 x 2.86
Bedroom 1	3.38 x 5.15
Bedroom 2	3.40 x 3.91
	1.13 x 1.23
Master bedroom	3.55 x 4.45
Foyer	0.37 x 2.18
Dressing	0.77 x 2.50
Toilet	1.70 x 2.78
Terrace	2.00 x 2.00
Toilet	1.71 x 3.30

QUATTRO LARGE Middle Villa

QL01 – V23
Three Bedrooms



Total Area
238 m²
Lower Level
123 m²
Garden
47 m²
Upper Level
115 m²

Lower Level

Reception & Dining	5.65 x 5.83
	1.42 x 3.40
	0.83 x 1.80
Entrance	2.22 x 2.83
Kitchen	3.50 x 5.15
Nanny Room	1.70 x 2.00
	0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.36 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00

Upper Level

Stairs	1.51 x 2.67
	0.90 x 1.91
Living Room	1.77 x 2.70
Kitchenette	1.00 x 1.32
Lobby	1.80 x 2.86
Bedroom 1	3.38 x 5.15
Bedroom 2	3.40 x 3.91
	1.12 x 1.23
Master bedroom	3.55 x 4.45
Foyer	0.37 x 2.18
Dressing	0.77 x 2.50
Toilet	1.70 x 2.78
Terrace	2.00 x 2.00
Toilet	1.71 x 3.30



QUATTRO LARGE Middle Villa

QL01 – V24
Three Bedrooms



Total Area
247 m²
Lower Level
123 m²
Garden
49 m²
Upper Level
124 m²

Lower Level

Reception & Dining	5.65 x 5.83
	1.42 x 3.40
	0.83 x 1.80
Entrance	2.67 x 2.83
Kitchen	3.50 x 5.15
Nanny Room	1.70 x 2.00
	0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.36 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00

Upper Level

Stairs	1.51 x 2.67
	0.90 x 1.91
Living Room	3.12 x 3.73
	0.65 x 1.10
Storage	1.23 x 1.37
Lobby	1.80 x 2.86
Bedroom 1	3.38 x 5.15
Bedroom 2	3.40 x 3.91
	1.13 x 1.23
Master bedroom	3.55 x 4.45
Foyer	0.37 x 2.18
Dressing	0.77 x 2.50
Toilet	1.70 x 2.78
Terrace	2.00 x 2.00
Toilet	1.71 x 3.30



QUATTRO LARGE Roof Villa

QL01 – V41
Two Bedrooms

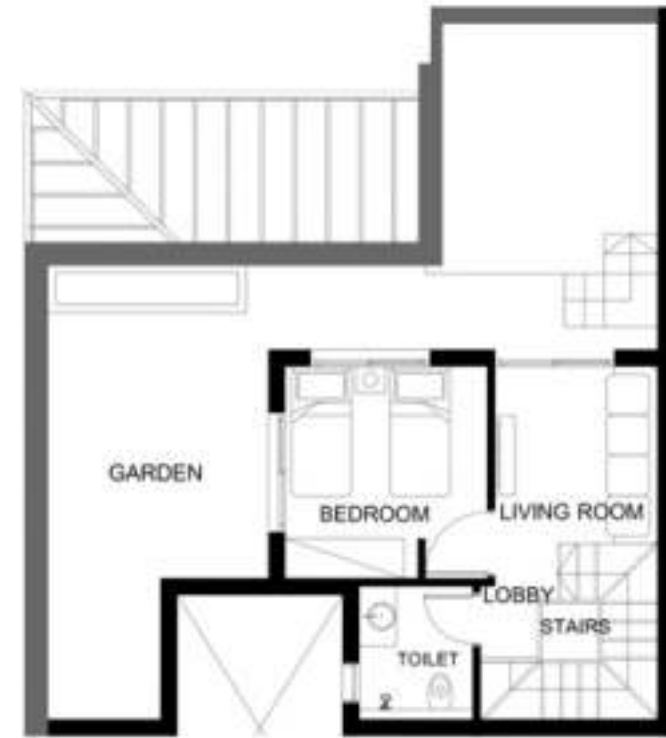


Lower Level

Reception & Dining	3.25 x 6.27 2.48 x 3.60
Kitchen	1.70 x 3.30 0.60 x 1.98
Stairs	2.64 x 2.67
Entrance	1.58 x 2.22
Toilet	1.50 x 1.98
Corridor	1.00 x 3.12
Master Bedroom	3.30 x 3.60 1.25 x 2.36
Dressing	2.10 x 2.36
Toilet	1.70 x 2.00
Terrace	1.12 x 3.53

Total Area
156 m²
Lower Level
116 m²

Garden
45 m²
Upper Level
40 m²



Upper Level

Stairs	0.90 x 2.67 1.75 x 1.80
Bedroom	3.00 x 3.20
Living Room	2.45 x 2.66
Lobby	0.65 x 0.65 0.87 x 1.08
Toilet	1.71 x 2.00

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QUATTRO LARGE Roof Villa

QL01 – V42
Two Bedrooms



Lower Level

Reception & Dining	3.05 x 4.50 1.42 x 3.25 2.17 x 2.93 0.72 x 1.10
Kitchen	2.38 x 2.91
Stairs	2.12 x 2.67
Entrance	1.34 x 3.12
Toilet	1.71 x 2.80
Lobby	1.00 x 1.21
Corridor	1.01 x 5.63
Laundry	0.60 x 1.02
Bedroom 1	3.00 x 4.53 1.00 x 1.58
Master Bedroom	3.45 x 3.80
Toilet	1.70 x 2.00
Terrace	1.12 x 3.53

Total Area
170 m²
Lower Level
130 m²

Garden
45 m²
Upper Level
40 m²



Upper Level

Stairs	0.90 x 2.67 1.75 x 1.80
Room	2.95 x 3.20 2.66 x 2.67
Lobby	0.87 x 1.73
Toilet	1.71 x 2.00

QUATTRO LARGE Roof Villa

QL01 – V43
Two Bedrooms



Total Area
155 m²
Lower Level
115 m²

Garden
45 m²
Upper Level
40 m²



Lower Level

Reception & Dining	3.25 x 6.27 2.48 x 3.60
Kitchen	1.70 x 3.30 0.60 x 1.98
Stairs	2.64 x 2.67
Entrance	1.58 x 2.22
Toilet	1.50 x 1.98
Corridor	1.00 x 3.12
Master Bedroom	3.30 x 3.60 1.25 x 2.36
Dressing	2.10 x 2.36
Toilet	1.70 x 2.00
Terrace	1.12 x 3.53

Upper Level

Stairs	0.90 x 2.67 1.75 x 1.80
Bedroom	3.00 x 3.20
Living Room	2.45 x 2.66
Lobby	0.65 x 0.65 0.87 x 1.08
Toilet	1.71 x 2.00

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QUATTRO LARGE Roof Villa

QL01 – V44
Two Bedrooms



Total Area
170 m²
Lower Level
130 m²

Garden
45 m²
Upper Level
40 m²



Lower Level

Reception & Dining	3.05 x 4.50 1.42 x 3.25 2.17 x 2.93 0.72 x 1.10
Kitchen	2.38 x 2.91
Stairs	2.12 x 2.67
Entrance	1.34 x 3.12
Toilet	1.71 x 2.80
Lobby	1.00 x 1.21
Corridor	1.01 x 5.63
Laundry	0.60 x 1.02
Bedroom 1	3.00 x 4.53 1.00 x 1.58
Master Bedroom	3.45 x 3.80
Toilet	1.70 x 2.00
Terrace	1.12 x 3.53

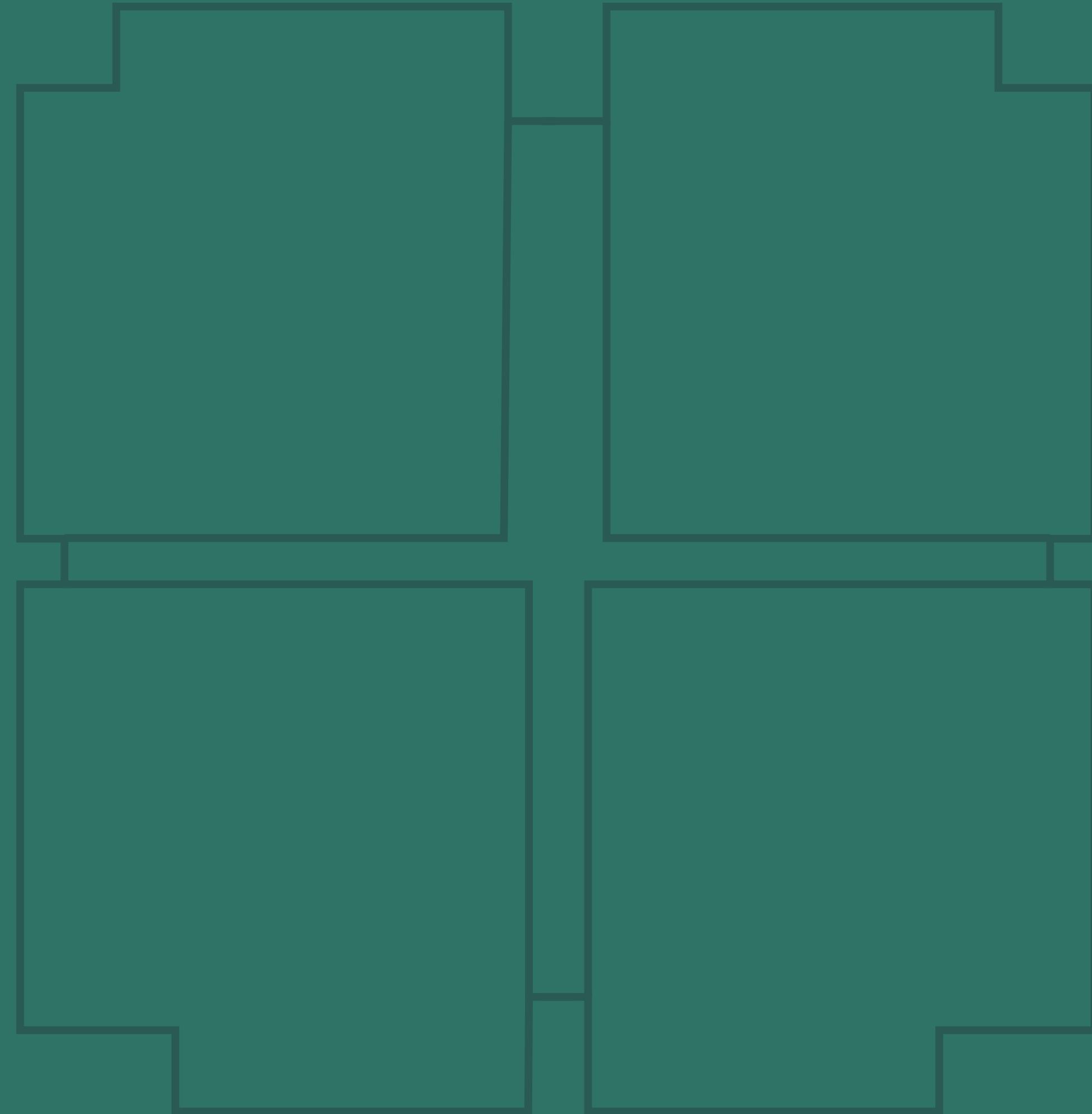
Upper Level

Stairs	0.90 x 2.67 1.75 x 1.80
Living Room	2.95 x 3.20 2.66 x 2.67
Lobby	0.87 x 1.73
Toilet	1.71 x 2.00

04

Trio, Floorplans.

QUATTRO STANDARD 01



QUATTRO STANDARD 01 Ground Villa

QS01 – VG1
Three Bedrooms

Total Area **230 m²**
Lower Level **113 m²**
Garden **54 m²**
Upper Level **117 m²**



Lower Level

Reception & Dining	5.70 x 6.10 0.83 x 1.80
Entrance	2.22 x 2.86
Kitchen	3.50 x 4.00
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.36 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00

Upper Level

Stairs	0.90 x 1.93 1.49 x 2.69
Living Room	2.62 x 4.21 1.79 x 3.13
Storage	1.20 x 1.45
Kitchenette	0.60 x 1.52
Lobby	1.80 x 3.00
Bedroom 1	3.38 x 4.00
Bedroom 2	3.32 x 3.40 0.68 x 1.13
Master bedroom	3.15 x 4.43
Foyer	0.92 x 2.16
Dressing	0.62 x 2.63
Toilet	1.70 x 2.63
Terrace	2.03 x 2.27
Toilet	1.71 x 3.30

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QUATTRO STANDARD 01 Ground Villa

QS01 – VG2
Three Bedrooms

Total Area **225 m²**
Lower Level **112 m²**
Garden **54 m²**
Upper Level **113 m²**



Lower Level

Reception & Dining	5.70 x 6.10 0.83 x 1.80
Entrance	2.12 x 2.86
Kitchen	3.50 x 4.00
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.36 x 2.67
Toilet	1.71 x 2.01
Corridor	1.00 x 4.00

Upper Level

Stairs	1.49 x 2.67 0.90 x 1.93
Living Room	3.12 x 3.73 0.65 x 1.10
Lobby	1.80 x 2.86
Bedroom 1	3.38 x 4.00
Bedroom 2	3.32 x 3.40 0.68 x 1.13
Master bedroom	3.15 x 4.45
Foyer	0.92 x 2.18
Dressing	0.62 x 2.63
Toilet	1.70 x 2.63
Terrace	2.00 x 2.27
Storage	1.23 x 1.39
Toilet	1.70 x 3.30

QUATTRO STANDARD 01 Ground Villa

QS01 – VG3
Three Bedrooms

Total Area
216 m²
Lower Level
112 m²
Garden
54 m²
Upper Level
104 m²



Lower Level

Reception & Dining	5.70 x 6.10 0.83 x 1.80
Entrance	2.22 x 2.86
Kitchen	3.50 x 4.00
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.36 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00

Upper Level

Stairs	1.49 x 2.69 0.90 x 1.93
Living Room	1.77 x 2.72
Kitchenette	1.01 x 1.32
Lobby	1.80 x 2.86
Bedroom 1	3.38 x 4.00
Bedroom 2	3.32 x 3.40 0.68 x 1.13
Master bedroom	3.15 x 4.43
Foyer	0.92 x 2.16
Dressing	0.62 x 2.63
Toilet	1.70 x 2.63
Terrace	2.03 x 2.27
Toilet	1.71 x 3.30

DISCLAIMER: All renders, floor plans, specifications are conceptual only and subject to change. All dimensions are approximate and may vary with actual construction.

QUATTRO STANDARD 01 Ground Villa

QS01 – VG4
Three Bedrooms

Total Area
225 m²
Lower Level
112 m²
Garden
54 m²
Upper Level
113 m²



Lower Level

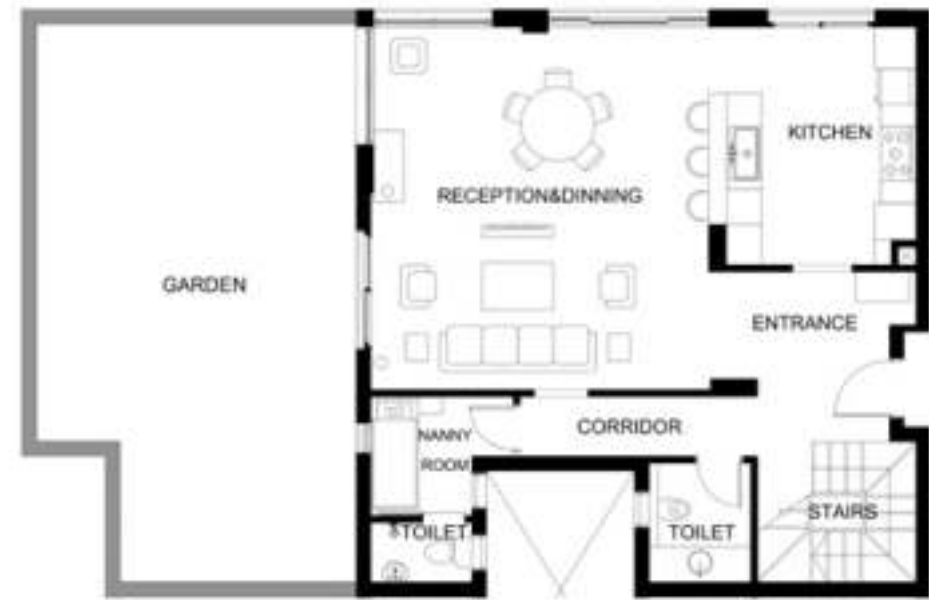
Reception & Dining	5.70 x 6.10 0.83 x 1.80
Entrance	2.12 x 2.86
Kitchen	3.50 x 4.00
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.36 x 2.67
Toilet	1.71 x 2.01
Corridor	1.00 x 4.00

Upper Level

Stairs	1.49 x 2.67 0.90 x 1.93
Living Room	3.01 x 3.73 0.65 x 1.10
Storage	1.21 x 1.40
Lobby	1.80 x 2.86
Bedroom 1	3.38 x 4.00
Bedroom 2	3.32 x 3.40 0.68 x 1.13
Master bedroom	3.11 x 4.45
Foyer	0.92 x 2.18
Dressing	2.67 x 2.50
Toilet	1.70 x 2.67
Terrace	2.00 x 2.27
Toilet	1.70 x 3.30

QUATTRO STANDARD 01 Middle Villa

QS01 – V21
Three Bedrooms



Total Area
230 m²
Lower Level
113 m²
Garden
47 m²
Upper Level
117 m²

Lower Level

Reception & Dining	5.65 x 6.00
Entrance	2.22 x 2.86
Kitchen	3.50 x 4.00
Nanny Room	1.70 x 2.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.36 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00

Upper Level

Stairs	1.49 x 2.67
Living Room	2.60 x 4.21
Storage	1.20 x 1.45
Kitchenette	0.60 x 1.50
Lobby	1.80 x 2.86
Bedroom 1	3.38 x 4.00
Bedroom 2	3.32 x 3.40
Master bedroom	3.11 x 4.45
Foyer	0.92 x 2.18
Dressing	0.67 x 2.50
Toilet	1.70 x 2.67
Terrace	2.00 x 2.27
Toilet	1.70 x 3.30

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QUATTRO STANDARD 01 Middle Villa

QS01 – V22
Three Bedrooms



Total Area
225 m²
Lower Level
112 m²
Garden
49 m²
Upper Level
113 m²

Lower Level

Reception & Dining	5.65 x 6.10
Entrance	2.67 x 2.86
Kitchen	3.50 x 4.00
Nanny Room	1.70 x 2.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.36 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00

Upper Level

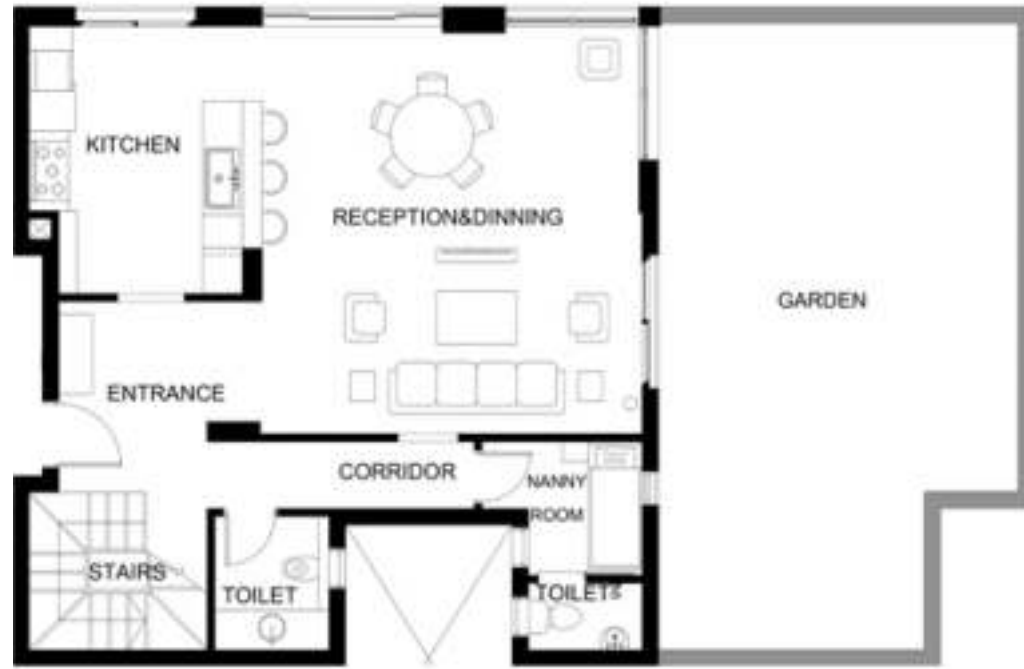
Stairs	1.49 x 2.67
Living Room	3.01 x 3.73
Storage	1.21 x 1.40
Lobby	1.80 x 2.86
Bedroom 1	3.38 x 4.00
Bedroom 2	3.32 x 3.40
Master bedroom	3.11 x 4.45
Foyer	0.92 x 2.18
Dressing	0.67 x 2.50
Toilet	1.70 x 2.67
Terrace	2.00 x 2.27
Toilet	1.70 x 3.30



QUATTRO STANDARD 01 Middle Villa

QS01 – V23
Three Bedrooms

Total Area **216 m²**
Lower Level **112 m²**
Garden **47 m²**
Upper Level **104 m²**



Lower Level

Reception & Dining	5.65 x 6.00 0.83 x 1.80
Entrance	2.22 x 2.86
Kitchen	3.50 x 4.00
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.36 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00



Upper Level

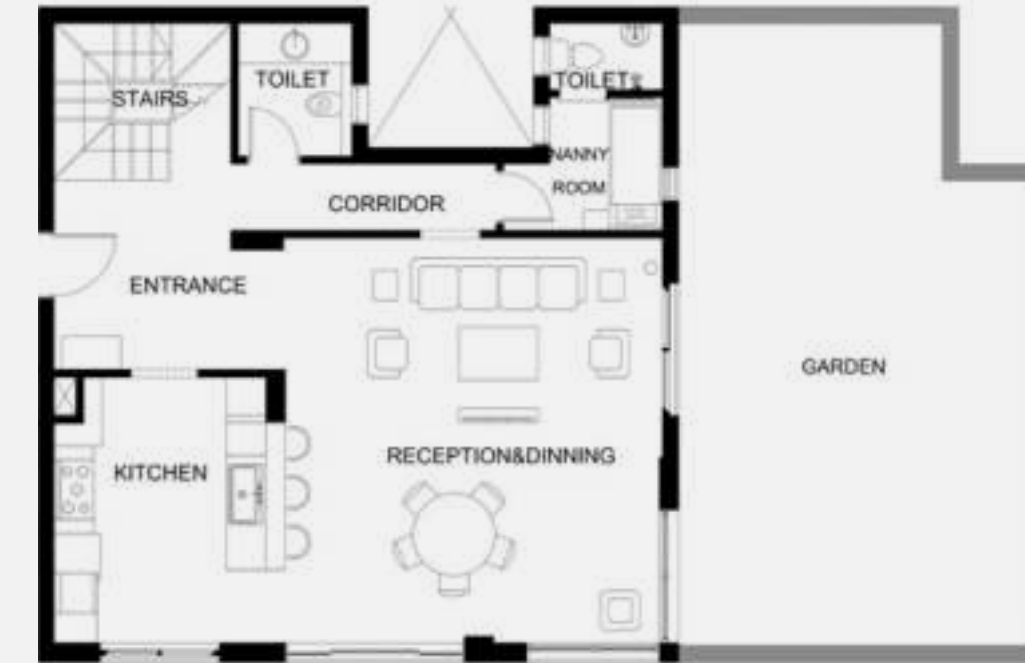
Stairs	1.49 x 2.67 0.90 x 1.93
Living Room	1.77 x 2.72
Kitchenette	1.00 x 1.32
Lobby	1.80 x 2.86
Bedroom 1	3.38 x 4.00
Bedroom 2	3.32 x 3.40 0.68 x 1.13
Master bedroom	3.11 x 4.45
Foyer	0.92 x 2.18
Dressing	0.67 x 2.50
Toilet	1.70 x 2.67
Terrace	2.00 x 2.27
Toilet	1.70 x 3.30

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QUATTRO STANDARD 01 Middle Villa

QS01 – V24
Three Bedrooms

Total Area **225 m²**
Lower Level **112 m²**
Garden **49 m²**
Upper Level **113 m²**



Lower Level

Reception & Dining	5.65 x 6.10 0.83 x 1.80
Entrance	2.67 x 2.86
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Kitchen	3.50 x 4.00
Stairs	2.36 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00



Upper Level

Stairs	1.49 x 2.67 0.90 x 1.93
Living Room	3.01 x 3.73 0.65 x 1.10
Storage	1.21 x 1.40
Lobby	1.80 x 2.86
Bedroom 1	3.38 x 4.00
Bedroom 2	3.32 x 3.40 1.68 x 1.13
Master bedroom	3.11 x 4.45
Foyer	0.92 x 2.18
Dressing	0.67 x 2.50
Toilet	1.70 x 2.67
Terrace	2.00 x 2.27
Toilet	1.70 x 3.30

QUATTRO STANDARD 01 Roof Villa

QS01 – V41
Two Bedrooms

Total Area
146 m²
Lower Level
106 m²
Garden
45 m²
Upper Level
40 m²



Lower Level

Reception & Dining	3.20 x 5.12 2.53 x 3.87
Kitchen	1.71 x 3.35 0.60 x 1.98
Stairs	2.67 x 2.67
Entrance	1.55 x 2.22
Toilet	1.50 x 1.98
Corridor	1.00 x 3.13
Master Bedroom	3.35 x 3.85 1.25 x 2.75
Dressing	2.10 x 2.36
Toilet	1.70 x 2.00



Upper Level

Stairs	1.79 x 2.64
Bedroom	3.00 x 3.20
Living Room	2.67 x 2.68
Lobby	0.87 x 2.64
Toilet	1.71 x 2.01

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QUATTRO STANDARD 01 Roof Villa

QS01 – V42
Two Bedrooms

Total Area
160 m²
Lower Level
120 m²
Garden
45 m²
Upper Level
40 m²



Lower Level

Reception & Dining	3.32 x 4.50 2.18 x 2.91 0.72 x 1.10
Kitchen	2.50 x 2.98
Stairs	2.12 x 2.67
Entrance	1.14 x 3.12
Toilet	1.71 x 2.80
Lobby	1.00 x 1.20
Laundry	0.60 x 1.02
Corridor	1.00 x 5.88
Bedroom 1	3.30 x 4.53 1.00 x 1.60
Master Bedroom	3.45 x 3.80
Toilet	1.70 x 2.00



Upper Level

Stairs	1.79 x 2.62
Living Room	2.95 x 3.20 2.67 x 2.70
Lobby	0.87 x 2.62
Toilet	1.71 x 2.00

QUATTRO STANDARD 01 Roof Villa

QS01 – V43
Two Bedrooms

Total Area
145 m²
Lower Level
105 m²
Garden
45 m²
Upper Level
40 m²



Lower Level

Reception & Dining	3.20 x 5.12 2.53 x 3.87
Kitchen	1.71 x 3.35 0.60 x 1.98
Stairs	2.67 x 2.67
Entrance	1.55 x 2.22
Toilet	1.50 x 1.98
Corridor	1.00 x 3.13
Master Bedroom	3.35 x 3.87 1.25 x 2.75
Dressing	2.10 x 2.36
Toilet	1.70 x 2.00



Upper Level

Stairs	1.79 x 2.64
Bedroom	3.00 x 3.20
Living Room	2.67 x 2.68
Lobby	0.87 x 2.64
Toilet	1.71 x 2.01

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QUATTRO STANDARD 01 Roof Villa

QS01 – V44
Two Bedrooms

Total Area
160 m²
Lower Level
120 m²
Garden
45 m²
Upper Level
40 m²



Lower Level

Reception & Dining	3.32 x 4.50 2.18 x 2.91 0.72 x 1.10
Kitchen	2.50 x 2.98
Stairs	2.12 x 2.67
Entrance	1.14 x 3.12
Toilet	1.71 x 2.80
Lobby	1.00 x 1.20
Laundry	0.60 x 1.02
Corridor	1.00 x 5.88
Bedroom 1	3.30 x 4.53 1.00 x 1.60
Master Bedroom	3.45 x 3.80
Toilet	1.70 x 2.00



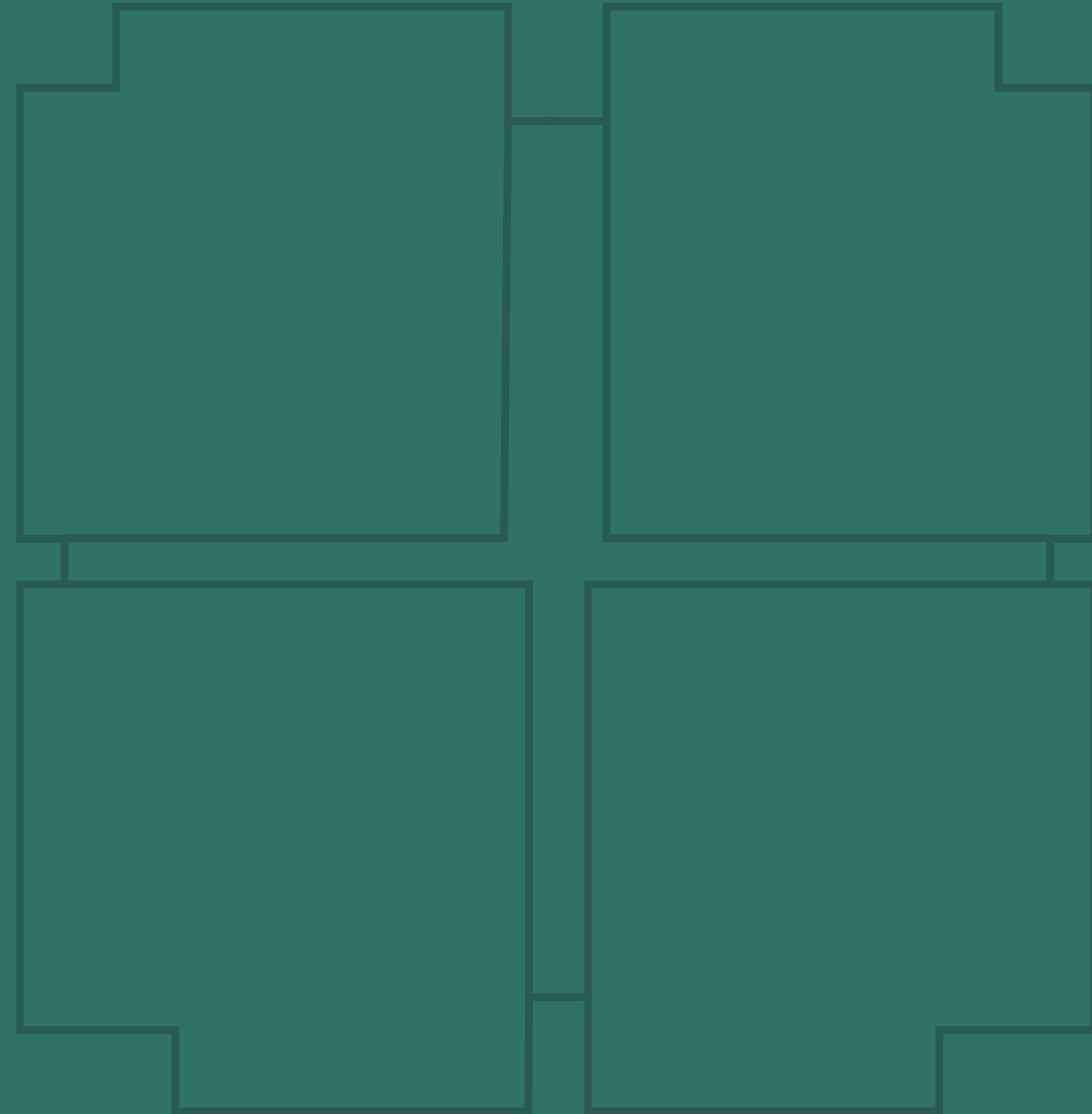
Upper Level

Stairs	1.79 x 2.62
Living Room	2.95 x 3.20 2.67 x 2.70
Lobby	0.87 x 2.62
Toilet	1.71 x 2.00

04

Trio, Floorplans.

QUATTRO STANDARD 13



QUATTRO STANDARD 13
Ground Villa
QS13 – VG1
Three Bedrooms



Lower Level

Reception & Dining	5.70 x 6.08 0.83 x 1.80
Entrance	2.22 x 2.83
Kitchen	3.50 x 3.98
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.39 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00

Total Area
230 m²

Lower Level
112 m²

Garden
54 m²

Upper Level
118 m²



Upper Level

Stairs	1.53 x 2.67 0.90 x 1.91
Living Room	2.65 x 4.23 1.77 x 3.11
Storage	1.20 x 1.45
Kitchenette	0.60 x 1.49
Lobby	1.80 x 3.00
Bedroom 1	3.38 x 3.98
Bedroom 2	3.00 x 3.40 0.67 x 1.12
Master bedroom	3.15 x 4.45
Foyer	1.20 x 2.18
Dressing	0.62 x 2.63
Toilet	1.70 x 2.62
Terrace	2.00 x 2.00
Toilet	1.70 x 3.32

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QUATTRO STANDARD 13
Ground Villa
QS13 – VG2
Three Bedrooms



Lower Level

Reception & Dining	5.70 x 6.08 0.83 x 1.80
Entrance	2.17 x 2.83
Kitchen	3.50 x 3.98
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.39 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00

Total Area
225 m²

Lower Level
112 m²

Garden
54 m²

Upper Level
113 m²



Upper Level

Stairs	1.51 x 2.67 0.90 x 1.91
Living Room	3.12 x 3.68 0.65 x 1.10
Lobby	1.80 x 2.85
Bedroom 1	3.38 x 3.98
Bedroom 2	3.30 x 3.40 0.67 x 1.12
Master bedroom	3.15 x 4.45
Foyer	1.20 x 2.18
Dressing	0.62 x 2.63
Toilet	1.70 x 2.62
Terrace	2.00 x 2.00
Storage	1.23 x 1.42
Toilet	1.71 x 3.30

QUATTRO STANDARD 13
Ground Villa
QS13 – VG3
Three Bedrooms

Total Area
215 m²
Garden
54 m²
Lower Level
111 m²
Upper Level
104 m²



Lower Level

Reception & Dining	5.70 x 6.08 0.83 x 1.80
Entrance	2.22 x 2.83
Kitchen	3.50 x 3.98
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.39 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00



Upper Level

Stairs	1.53 x 2.67 0.90 x 1.91
Living Room	1.77 x 2.70
Kitchenette	1.00 x 1.32
Lobby	1.80 x 2.85
Bedroom 1	3.38 x 3.98
Bedroom 2	3.00 x 3.40 0.67 x 1.12
Master bedroom	3.15 x 4.45
Foyer	1.20 x 2.18
Dressing	0.62 x 2.63
Toilet	1.70 x 2.62
Terrace	2.00 x 2.00
Toilet	1.70 x 3.25

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QUATTRO STANDARD 13
Ground Villa
QS13 – VG4
Three Bedrooms

Total Area
225 m²
Garden
54 m²
Lower Level
112 m²
Upper Level
113 m²



Lower Level

Reception & Dining	5.70 x 6.08 0.83 x 1.80
Entrance	2.17 x 2.83
Kitchen	3.50 x 3.98
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.39 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00



Upper Level

Stairs	1.51 x 2.67 0.90 x 1.91
Living Room	3.12 x 3.68 0.65 x 1.10
Lobby	1.80 x 2.85
Bedroom 1	3.38 x 3.98
Bedroom 2	3.30 x 3.40 0.67 x 1.12
Master bedroom	3.15 x 4.45
Foyer	1.20 x 2.18
Dressing	0.62 x 2.63
Toilet	1.70 x 2.62
Terrace	2.00 x 2.00
Storage	1.23 x 1.42
Toilet	1.71 x 3.30

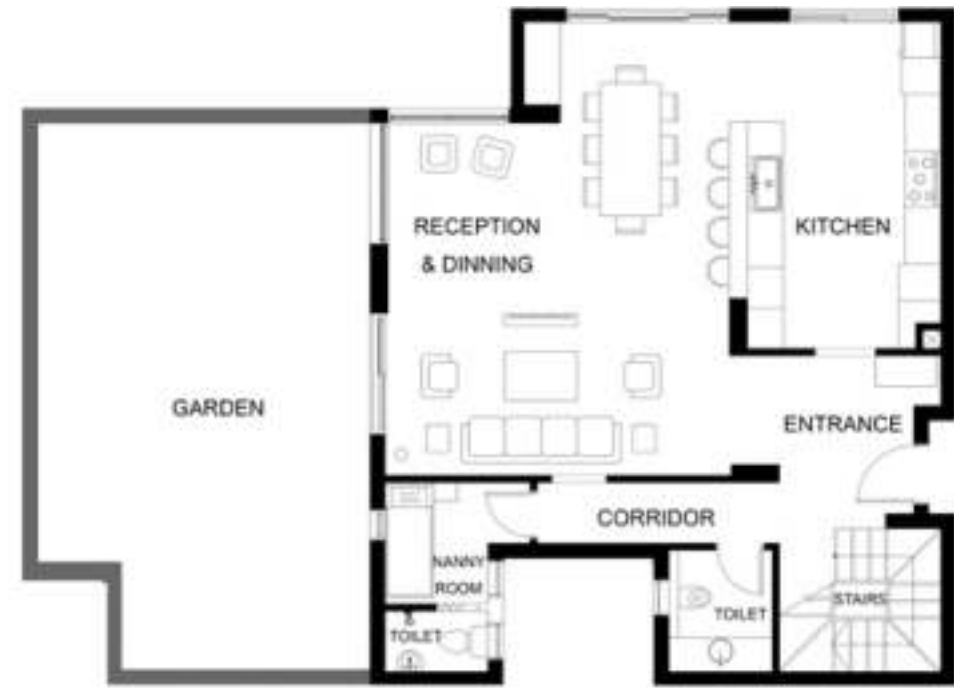
QUATTRO STANDARD 13
Middle Villa
QS13 – V21
Three Bedrooms

Total Area
255 m²

Garden
47 m²

Lower Level
124.5 m²

Upper Level
130.5 m²



Lower Level

Reception & Dining	5.65 x 6.11
	0.83 x 1.80
	1.42 x 3.40
Entrance	2.22 x 2.83
Nanny Room	1.70 x 2.00
	0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Kitchen	3.50 x 5.40
Stairs	2.36 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00



Upper Level

Stairs	1.51 x 2.67
	0.90 x 1.91
Living Room	2.61 x 4.21
	1.81 x 3.10
Storage	1.20 x 1.45
Kitchenette	0.60 x 1.50
Lobby	1.80 x 3.00
Bedroom 1	3.38 x 5.40
Bedroom 2	3.40 x 4.17
	1.13 x 1.23
Master bedroom	3.55 x 4.45
Foyer	0.37 x 2.18
Dressing	0.77 x 2.50
Toilet	1.70 x 2.78
Terrace	2.00 x 2.28
Toilet	1.71 x 3.30

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QUATTRO STANDARD 13
Middle Villa
QS13 – V22
Three Bedrooms

Total Area
250 m²

Garden
49 m²

Lower Level
124.5 m²

Upper Level
125.5 m²



Lower Level

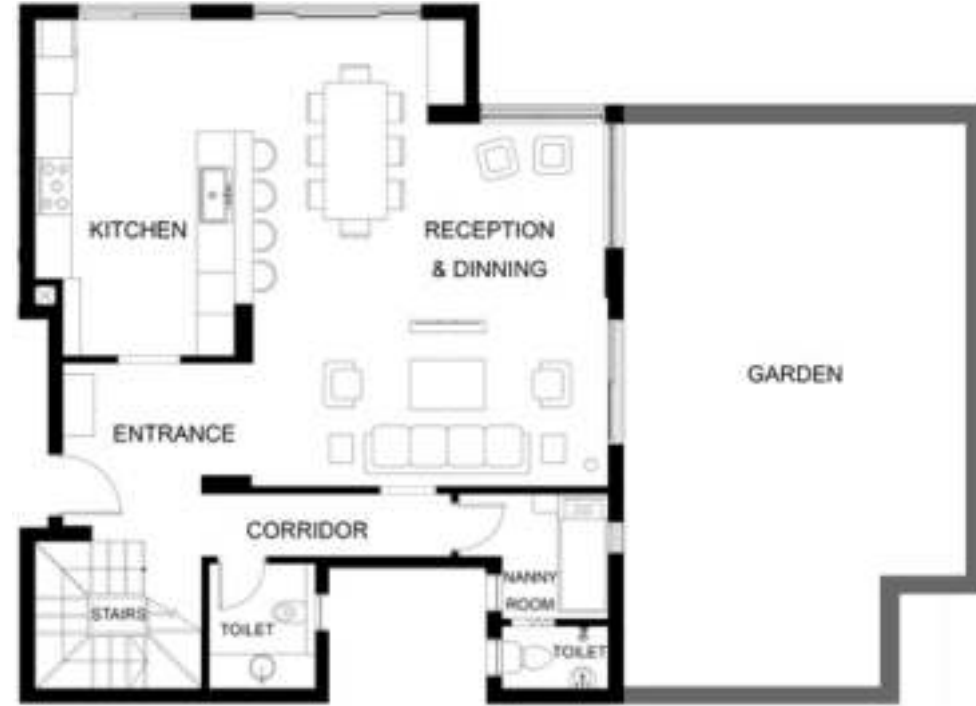
Reception & Dining	5.65 x 6.11
	0.83 x 1.80
	1.42 x 3.40
Entrance	2.67 x 2.83
Nanny Room	1.70 x 2.00
	0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Kitchen	3.50 x 5.40
Stairs	2.36 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00



Upper Level

Stairs	1.51 x 2.67
	0.90 x 1.91
Living Room	3.12 x 3.73
	1.81 x 3.10
Storage	1.20 x 1.45
Lobby	1.80 x 2.86
Bedroom 1	3.38 x 5.40
Bedroom 2	3.40 x 4.17
	1.13 x 1.23
Master bedroom	3.55 x 4.45
Foyer	0.37 x 2.18
Dressing	0.77 x 2.50
Toilet	1.70 x 2.78
Terrace	2.00 x 2.28
Toilet	1.71 x 3.30

QUATTRO STANDARD 13
Middle Villa
QS13 – V23
Three Bedrooms



Total Area
240 m²

Garden
47 m²

Lower Level
123.5 m²

Upper Level
116.5 m²

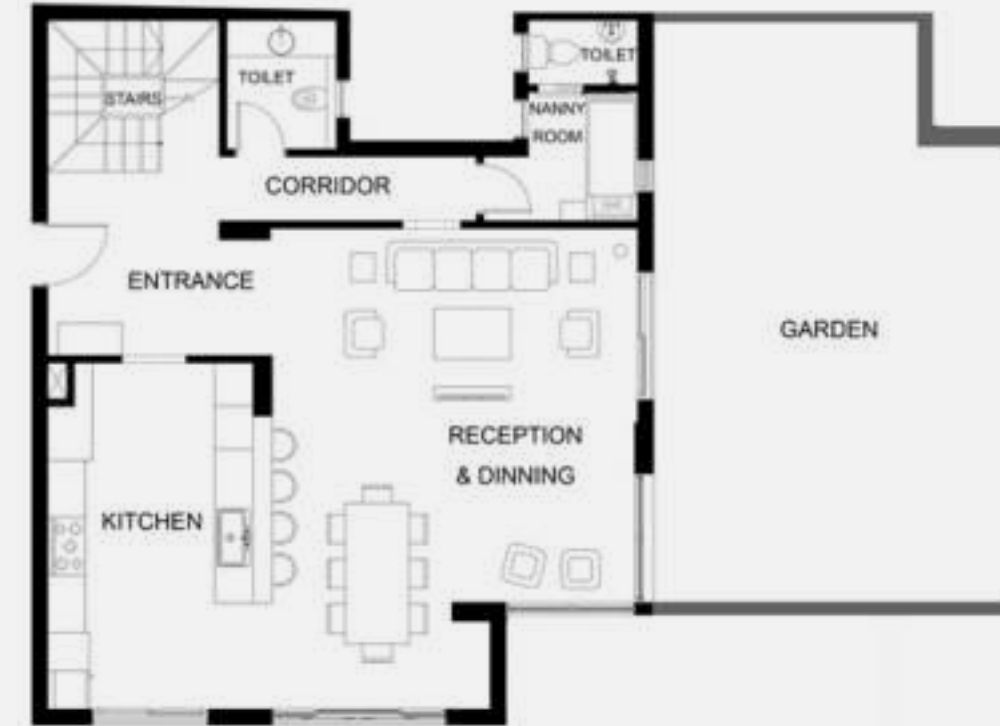
Lower Level	
Reception & Dining	5.65 x 6.11 0.83 x 1.80 1.42 x 3.40
Entrance	2.22 x 2.83
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Kitchen	3.50 x 5.40
Stairs	2.36 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00



Upper Level	
Stairs	1.51 x 2.67 0.90 x 1.91
Living Room	2.61 x 4.21 1.81 x 3.10
Storage	1.20 x 1.45
Kitchenette	0.60 x 1.50
Lobby	1.80 x 3.00
Bedroom 1	3.38 x 5.40
Bedroom 2	3.40 x 4.17 1.13 x 1.23
Master bedroom	3.55 x 4.45
Foyer	0.37 x 2.18
Dressing	0.77 x 2.50
Toilet	1.70 x 2.78
Terrace	2.00 x 2.28
Toilet	1.71 x 3.30

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QUATTRO STANDARD 13
Middle Villa
QS13 – V24
Three Bedrooms



Total Area
250 m²

Garden
49 m²

Lower Level
124.5 m²

Upper Level
125.5 m²

Lower Level	
Reception & Dining	5.65 x 6.11 0.83 x 1.80 1.42 x 3.40
Entrance	2.67 x 2.83
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Kitchen	3.50 x 5.40
Stairs	2.36 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00



Upper Level	
Stairs	1.51 x 2.67 0.90 x 1.91
Living Room	3.12 x 3.73 0.65 x 1.10
Storage	1.23 x 1.37
Lobby	1.80 x 2.86
Bedroom 1	3.38 x 5.40
Bedroom 2	3.40 x 4.17 1.13 x 1.23
Master bedroom	3.55 x 4.45
Foyer	0.37 x 2.18
Dressing	0.77 x 2.50
Toilet	1.70 x 2.78
Terrace	2.00 x 2.28
Toilet	1.71 x 3.30

QUATTRO STANDARD 13
 Roof Villa
 QS13 – V41
 Two Bedrooms



Lower Level

Reception & Dining	3.25 x 6.52 2.48 x 3.85
Kitchen	1.70 x 3.30 0.60 x 1.98
Stairs	2.64 x 2.67
Entrance	1.58 x 2.22
Toilet	1.50 x 1.98
Corridor	1.00 x 3.12
Master Bedroom	3.30 x 3.85 1.25 x 2.36
Dressing	2.10 x 2.36
Toilet	1.70 x 2.00
Terrace	1.37 x 3.53

Total Area
158 m²

Lower Level
117 m²

Garden
47 m²

Upper Level
41 m²



Upper Level

Stairs	0.90 x 2.67 1.75 x 1.80
Bedroom	3.00 x 3.20
Living Room	2.45 x 2.66
Lobby	0.65 x 0.65 0.87 x 1.08
Toilet	1.71 x 2.00

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QUATTRO STANDARD 13
 Roof Villa
 QS13 – V42
 Two Bedrooms



Lower Level

Reception & Dining	3.30 x 4.50 1.39 x 3.25 2.17 x 2.93 0.72 x 1.10
Kitchen	2.38 x 2.91
Stairs	2.12 x 2.67
Entrance	1.34 x 3.12
Toilet	1.71 x 2.80
Lobby	1.00 x 1.21
Corridor	1.01 x 5.63
Laundry	0.60 x 1.02
Bedroom	3.28 x 4.53 1.00 x 1.58
Master Bedroom	3.45 x 3.80
Toilet	1.70 x 2.00
Terrace	1.09 x 3.53

Total Area
172 m²

Lower Level
131 m²

Garden
47 m²

Upper Level
41 m²



Upper Level

Stairs	0.90 x 2.67 1.75 x 1.80
Living Room	2.95 x 3.20 2.66 x 2.67
Lobby	0.87 x 1.73
Toilet	1.71 x 2.00

QUATTRO STANDARD 13
 Roof Villa
 QS13 – V43
 Two Bedrooms



Lower Level

Reception & Dining	3.25 x 6.52 2.48 x 3.60
Kitchen	1.70 x 3.30 0.60 x 1.98
Stairs	2.64 x 2.67
Entrance	1.58 x 2.22
Toilet	1.50 x 1.98
Corridor	1.00 x 3.12
Master Bedroom	3.30 x 3.60 1.25 x 2.36
Dressing	2.10 x 2.36
Toilet	1.70 x 2.00
Terrace	1.37 x 3.53

Total Area
157 m²

Garden
47 m²

Lower Level
116 m²

Upper Level
41 m²



Upper Level

Stairs	0.90 x 2.67 1.75 x 1.80
Bedroom	3.00 x 3.20
Living Room	2.45 x 2.66
Lobby	0.65 x 0.65 0.87 x 1.08
Toilet	1.71 x 2.00

DISCLAIMER: All renders, floor plans, specifications are conceptual only and subject to change. All dimensions are approximate and may vary with actual construction.

QUATTRO STANDARD 13
 Roof Villa
 QS13 – V44
 Two Bedrooms



Lower Level

Reception & Dining	3.30 x 4.50 1.39 x 3.25 2.17 x 2.93 0.72 x 1.10
Kitchen	2.38 x 2.91
Stairs	2.12 x 2.67
Entrance	1.34 x 3.12
Toilet	1.71 x 2.80
Lobby	1.00 x 1.21
Corridor	1.01 x 5.63
Laundry	0.60 x 1.02
Bedroom	3.28 x 4.53 1.00 x 1.58
Master Bedroom	3.45 x 3.80
Toilet	1.70 x 2.00
Terrace	1.09 x 3.53

Total Area
172 m²

Garden
47 m²

Lower Level
131 m²

Upper Level
41 m²



Upper Level

Stairs	0.90 x 2.67 1.75 x 1.80
Living Room	2.95 x 3.20 2.66 x 2.67
Lobby	0.87 x 1.73
Toilet	1.71 x 2.00

04

Trio, Floorplans.

TRIO LARGE



TRIO LARGE
Ground Villa

TL01 – VG1 Three Bedrooms



Lower Level

Reception & Dining	5.67 x 7.83
Entrance	2.30 x 3.07
Kitchen	3.07 x 5.52 0.45 x 3.75
Nanny Room	1.70 x 2.00 0.69 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.67 x 3.12
Toilet	2.00 x 1.71
Corridor	1.00 x 4.00

Total Area
260 m²

Garden
48 m²

Lower Level
135 m²

Upper Level
125 m²



Upper Level

Stairs	2.27 x 2.67
Living Room	3.18 x 4.18 0.45 x 1.51 1.35 x 2.67
Bedroom 1	3.38 x 4.15
Bedroom 2	3.40 x 4.15
Master bedroom	3.58 x 4.45
Foyer	2.01 x 2.18
Dressing	1.09 x 2.63
Toilet	1.70 x 3.10
Terrace	2.05 x 2.05
Toilet	1.71 x 3.12

TRIO LARGE
Ground Villa

TL01 – VG2 Three Bedrooms



Lower Level

Reception & Dining	5.67 x 7.83
Entrance	2.30 x 3.07
Kitchen	3.07 x 5.52 0.45 x 3.75
Nanny Room	1.70 x 2.00 0.69 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.67 x 3.12
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00

Total Area
260 m²

Garden
47 m²

Lower Level
135 m²

Upper Level
125 m²



Upper Level

Stairs	2.27 x 2.67
Living Room	3.17 x 4.63 1.35 x 2.67
Bedroom 1	3.38 x 4.15
Bedroom 2	3.40 x 4.15
Master bedroom	3.58 x 4.45
Foyer	2.18 x 2.01
Dressing	1.09 x 2.63
Toilet	1.70 x 3.10
Terrace	2.05 x 2.05
Toilet	1.71 x 3.12

TRIO LARGE
Ground Villa

TL01 – VG3 Three Bedrooms



Lower Level

Entrance	3.89 x 4.00
Reception & Dining	5.00 x 6.63 4.03 x 4.20
Stairs	3.89 x 3.97
Kitchen	3.37 x 3.43
Terrace	1.50 x 3.95
Corridor	1.24 x 1.79
Nanny Room	2.18 x 2.23
Lobby	1.04 x 1.24
Toilet	1.20 x 1.63
Laundry	1.04 x 2.14 0.60 x 1.20
Toilet	1.67 x 2.14

Total Area
335 m²
Lower Level
156 m²

Garden
60 m²
Upper Level
179 m²



Upper Level

Stairs / Void On Entrance	2.84 x 4.03
Lobby	2.30 x 4.25 0.47 x 1.40
Living Room	3.50 x 5.30
Kitchenette	0.60 x 1.56
Bedroom 1	4.08 x 4.83 1.34 x 0.78
Dressing	1.74 x 2.53
Bedroom 2	3.58 x 5.12
Dressing	1.63 x 3.44
Terrace 1	2.40 x 2.90
Entrance	1.10 x 3.29
Master bedroom	3.71 x 5.00
Dressing	1.36 x 2.02 1.34 x 2.02 1.27 x 1.55
Toilet	1.63 x 2.49 0.60 x 1.03
Terrace 2	1.25 x 3.95
Toilet	1.89 x 2.02

TRIO LARGE
Middle Villa

TL01 – V23 Three Bedrooms



Lower Level

Entrance	2.06 x 3.35
Stairs	2.68 x 3.38
Reception & Dining	5.00 x 6.07 4.20 x 4.27
Corridor 1	1.32 x 3.38
Corridor 2	1.26 x 5.02
kitchen	3.74 x 4.30
Living Room	3.19 x 5.46
Terrace 1	1.15 x 3.87
Terrace 2	1.25 x 3.95
Nanny Room	1.86 x 3.12
Nanny Room Toilet	1.44 x 1.53
Toilet	1.70 x 1.86

Total Area
355 m²
Lower Level
175 m²

Garden
47 m²
Upper Level
180 m²



Upper Level

Stairs	2.58 x 3.33
Lobby	2.88 x 3.25
Living Room	3.19 x 4.08
Bedroom 1	4.30 x 5.00
Terrace 1	0.94 x 4.08
Bedroom 2	4.03 x 4.08 1.36 x 2.11
Dressing	1.98 x 2.72
Terrace 2	1.25 x 3.95
Master bedroom	5.00 x 5.00
Entrance	1.10 x 2.75
Dressing	1.34 x 2.03 1.34 x 1.90 1.28 x 1.55
Toilet	1.62 x 2.50 0.60 x 1.04
Toilet	1.92 x 2.03

TRIO LARGE

Roof Villa

TL01 – V41 Three Bedrooms



Lower Level

Entrance	2.19 x 2.43
Reception & Dining	4.50 x 4.66
	0.85 x 2.19
	1.39 x 3.25
Kitchen	1.73 x 3.55
Stairs	2.64 x 3.12
Toilet	1.69 x 2.10
Corridor	1.21 x 3.07
Laundry	0.60 x 1.85
Bedroom	3.93 x 4.58
	1.10 x 1.46
Master Bedroom	2.68 x 3.36
Dressing	2.10 x 2.76
Toilet	1.70 x 2.00
Terrace	1.10 x 3.53

Total Area
180 m²

Lower Level
137 m²

Garden
60 m²

Upper Level
43 m²



Upper Level

Stairs	1.79 x 2.67
	0.85 x 0.95
Lobby	0.85 x 1.72
Living Room	2.64 x 2.75
Bedroom	3.30 x 3.35
Toilet	1.73 x 2.00

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TRIO LARGE

Roof Villa

TL01 – V42 Three Bedrooms



Lower Level

Entrance	1.41 x 3.21
Reception & Dining	4.08 x 7.55
	1.40 x 3.25
Kitchen	3.07 x 3.27
Stairs	2.64 x 3.12
Toilet	1.73 x 2.80
Corridor 1	1.01 x 2.98
Corridor 2	1.01 x 1.21
Bedroom	4.05 x 4.58
Entrance	1.01 x 2.65
Master Bedroom	3.45 x 4.78
Toilet	1.70 x 2.00
Terrace	1.20 x 3.53

Total Area
200 m²

Lower Level
157 m²

Garden
60 m²

Upper Level
43 m²



Upper Level

Stairs	1.79 x 2.67
	0.85 x 0.95
Lobby	0.85 x 1.72
Living Room	2.64 x 2.75
Bedroom	3.30 x 3.35
Toilet	1.73 x 2.00

TRIO LARGE

Roof Villa

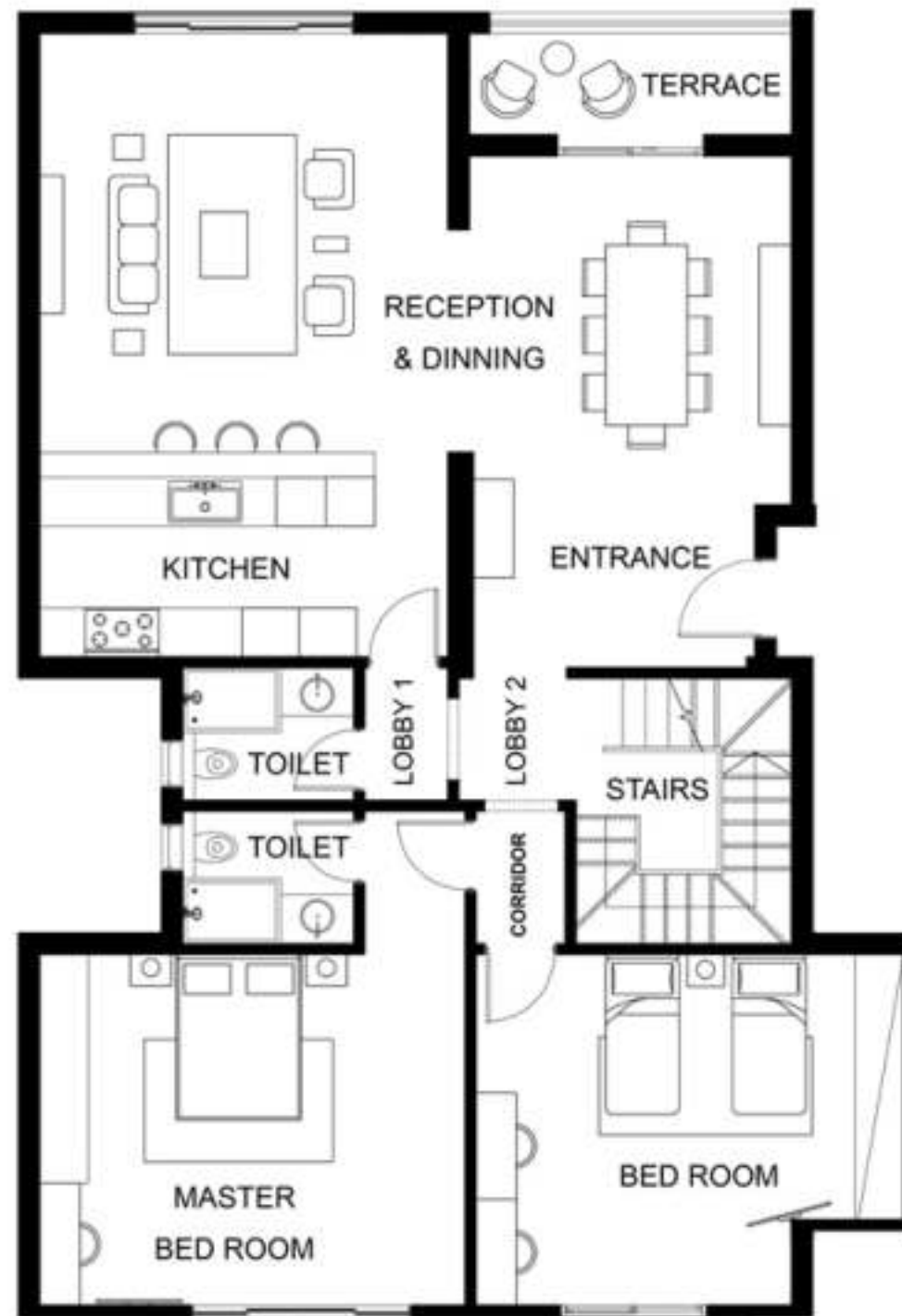
TL01 – V43 Three Bedrooms

Total Area
240 m²

Garden
68 m²

Lower Level
173 m²

Upper Level
67 m²



Lower Level

Entrance	1.99 x 3.45
Stairs	2.76 x 3.25
Reception & Dining	4.99 x 5.13 4.20 x 4.27
Corridor	1.32 x 1.62
Kitchen	2.50 x 5.00
Lobby 1	1.03 x 1.63
Toilet	1.63 x 2.10
Terrace	1.25 x 3.95
Lobby 2	1.33 x 1.50
Bedroom	3.25 x 5.24 1.04 x 3.87
Master Bedroom	4.30 x 5.21 1.23 x 1.75
Toilet	1.63 x 2.09



Upper Level

Stairs	2.81 x 3.25
Living Room	3.25 x 4.64
Lobby	1.17 x 1.76
Bedroom	3.09 x 4.30
Dressing	2.88 x 3.53
Toilet	1.35 x 4.30
Toilet	1.30 x 1.65

TRIO LARGE
Apartment

TL01 – A21 Two Bedrooms

Total Area
135 m²

Garden
47 m²



Reception & Dining	4.61 x 6.44
	0.60 x 2.23
Entrance	1.74 x 4.14
Corridor	1.09 x 3.58
Kitchen	2.20 x 4.50
Bedroom	3.79 x 3.47
Master Bedroom	3.56 x 3.25
	1.10 x 1.98
Toilet	1.24 x 1.86
	0.80 x 1.31
Bathroom	1.71 x 2.81
Terrace	1.71 x 2.00

TRIO LARGE
Apartment

TL01 – A22 Three Bedrooms

Total Area
150 m²

Garden
49 m²



Reception & Dining	4.61 x 7.04
Entrance	1.30 x 4.05
Corridor	1.09 x 5.54
Kitchen	2.75 x 2.82
Toilet	1.70 x 2.07
Bedroom 1	0.73 x 1.10
	3.26 x 3.72
Bedroom 2	3.19 x 3.47
Master Bedroom	3.40 x 5.91
	1.10 x 1.25
Toilet	1.62 x 1.86
	0.42 x 1.31
Bathroom	1.56 x 2.75
Terrace	1.71 x 2.00

TRIO LARGE
Apartment

TL01 – A31 Two Bedrooms

Total Area
135 m²



Reception & Dining	4.61 x 6.44
	0.60 x 2.23
Entrance	1.74 x 4.14
Corridor	1.09 x 3.58
Kitchen	2.20 x 4.50
Bedroom	3.79 x 3.47
Master Bedroom	3.56 x 3.25
	1.10 x 1.98
Toilet	1.24 x 1.86
	0.80 x 1.31
Bathroom	1.71 x 2.81
Terrace	1.71 x 2.00

TRIO LARGE
Apartment

TL01 – A32 Three Bedrooms

Total Area
150 m²



Entrance	4.80x1.25
Reception & Dining	7.45x3.40
Living Room	5.80x2.70
Terrace	2.30x1.95
Bedroom 1	3.45x3.20
Bedroom 2	5
Bathroom	3.25 x 5.24
Master Bedroom	17
Bathroom	1.70x2.65
Toilet	1.15x2.80
Kitchen	3.20x2.80

04

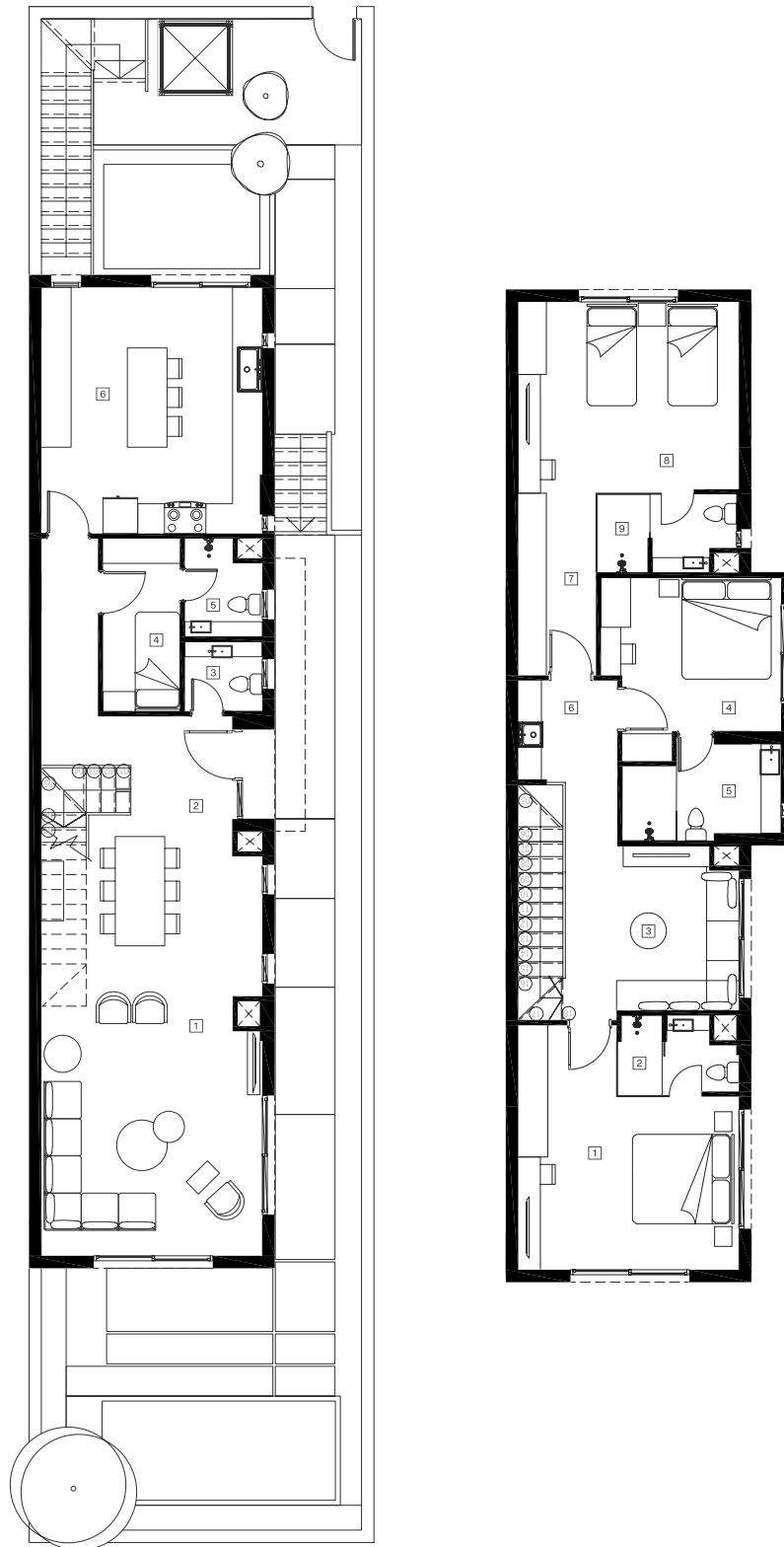
Trio, Floorplans.

THE ANNEX TYPES

SIDE ANNEX

Type A

3 Bedrooms + Nanny + Closed Kitchen



Sellable Area
225 m²

Garden
starts from 107 m²

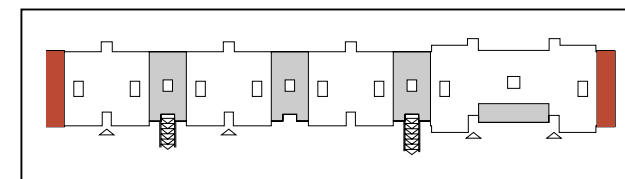
Ground Floor

Reception & Dining	8.65 × 4.45
Entrance	2.25 × 2.15
Toilet	1.40 × 1.55
Nanny's Bedroom	3.50 × 1.55
Nanny's Bathroom	2.00 × 1.55
Kitchen	4.95 × 4.50

First Floor

Master Bedroom	5.00 × 4.45
Master Bathroom	1.60 × 2.45
Family Room	3.30 × 3.50
Bedroom 1	3.65 × 3.25
Bathroom 1	1.80 × 3.20
Kitchenette	1.80 × 2.10
Walk-in Dressing	3.70 × 1.60
Bedroom 2	3.85 × 4.45
Bathroom 2	1.60 × 2.80

Side Annex Key Plan



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SIDE ANNEX

Type B

3 Bedrooms + Void



Sellable Area
225 m²

Garden
starts from 107 m²

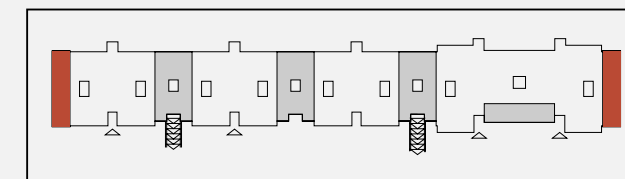
Ground Floor

Reception & Dining	8.65 × 4.45
Entrance	2.25 × 2.15
Kitchen	3.25 × 3.20
Toilet	1.80 × 0.90
Master Bathroom	1.90 × 2.15
Master Bedroom	3.30 × 4.45

First Floor

Family Room	4.50 × 3.50
Kitchenette	1.80 × 2.10
Bedroom 1	3.65 × 3.25
Bathroom 1	1.80 × 3.20
Walking-in Dressing	3.70 × 1.60
Bedroom 2	3.85 × 4.45
Bathroom 2	1.60 × 2.80

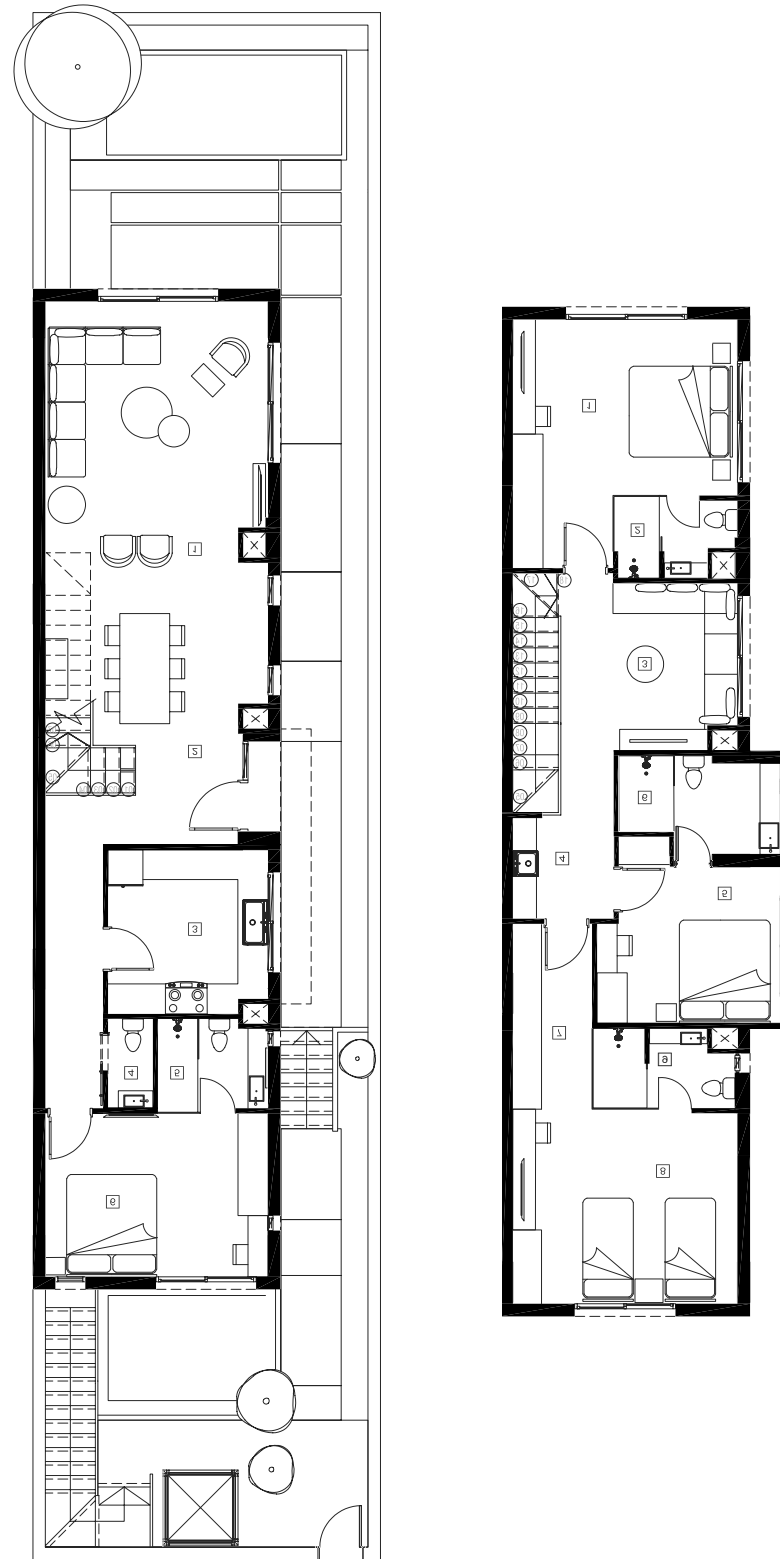
Side Annex Key Plan



SIDE ANNEX

Type C

4 Bedrooms



Sellable Area
225 m²

Garden
starts from 107 m²

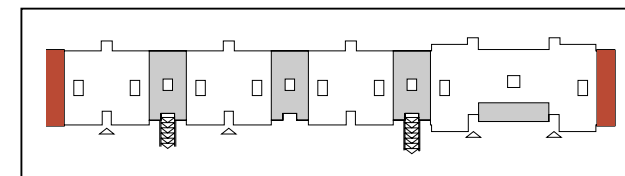
Ground Floor

Reception & Dinning	8.65 × 4.45
Entrance	2.25 × 2.15
Toilet	1.80 × 0.90
Master Bedroom	3.30 × 4.45
Master Bathroom	1.90 × 2.15
Kitchen	3.25 × 3.20

First Floor

Master Bedroom	5.00 × 4.45
Master Bathroom	1.60 × 2.45
Family Room	3.30 × 3.50
Kitchenette	1.80 × 2.10
Bedroom 1	3.65 × 3.25
Bathroom 1	1.80 × 3.20
Walk-in Dressing	3.70 × 1.60
Bedroom 2	3.85 × 4.45
Bathroom 2	1.60 × 2.80

Side Annex Key Plan

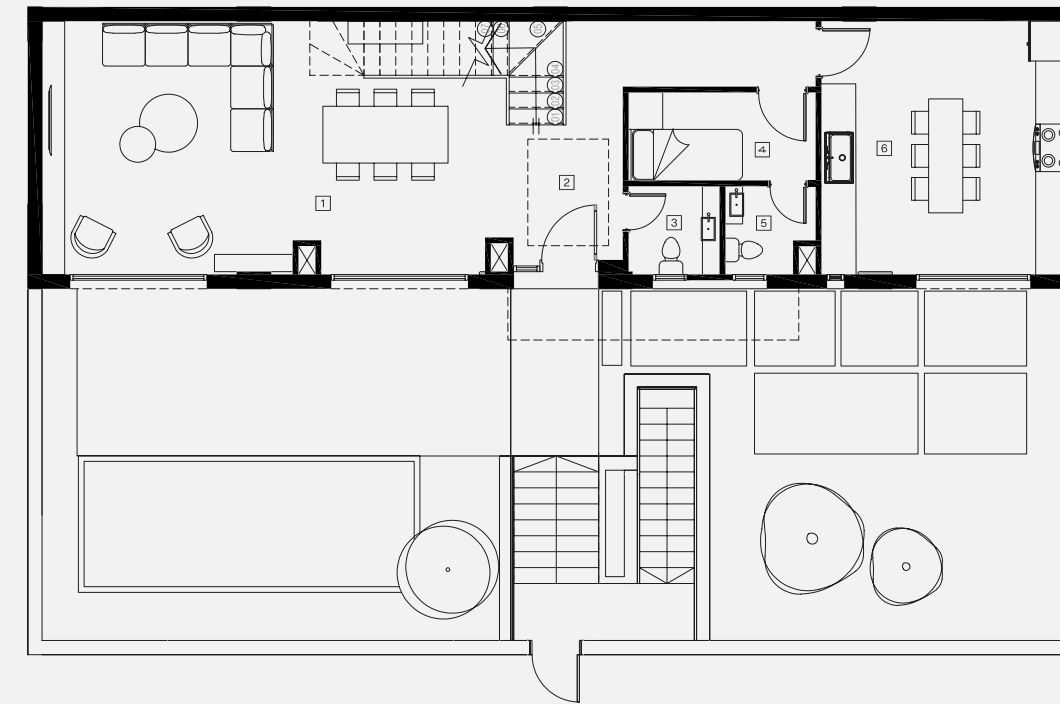


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FRONT ANNEX

Type A

3 Bedrooms + Nanny + Closed Kitchen



Sellable Area
210 m²

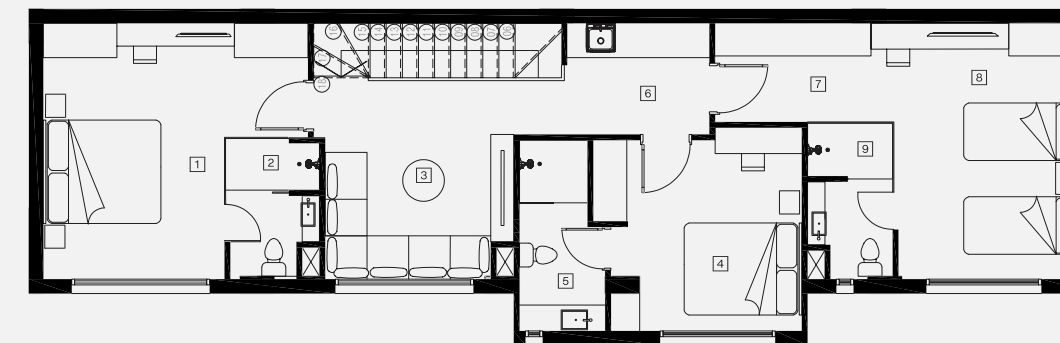
Garden
starts from 120 m²

Ground Floor

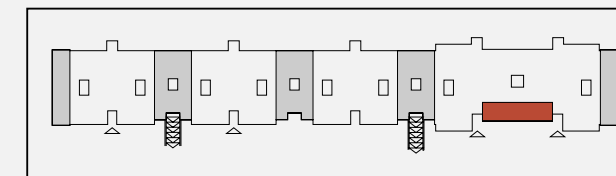
Reception & Dinning	8.65 × 4.45
Entrance	2.25 × 2.15
Toilet	1.40 × 1.55
Nanny's Bedroom	3.50 × 1.55
Nanny's Bathroom	0.00 × 1.55
Kitchen	4.95 × 4.50

First Floor

Master Bedroom	4.60 × 4.45
Master Bathroom	1.60 × 2.45
Family Room	3.30 × 3.45
Bedroom 1	3.60 × 3.30
Bathroom 1	1.50 × 3.30
Kitchenette	2.80 × 1.90
Walk-in Dressing	2.40 × 1.70
Bedroom 2	3.25 × 4.45
Bathroom 2	1.50 × 2.70



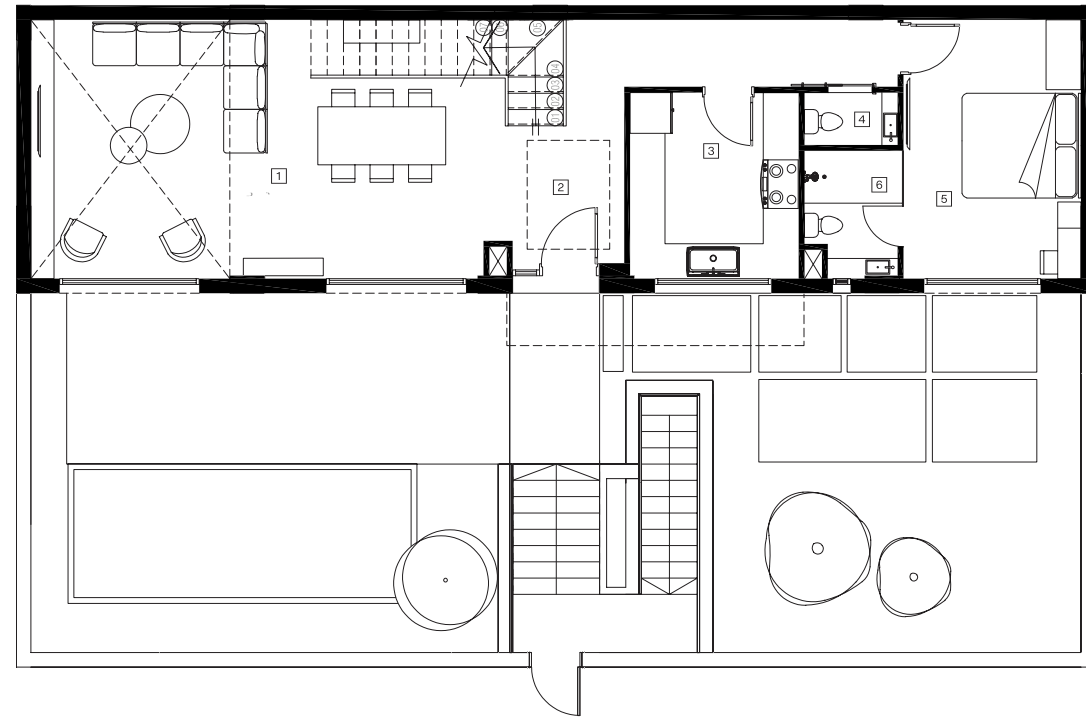
Side Annex Key Plan



FRONT ANNEX

Type B

3 Bedrooms + Void



Sellable Area
210 m²

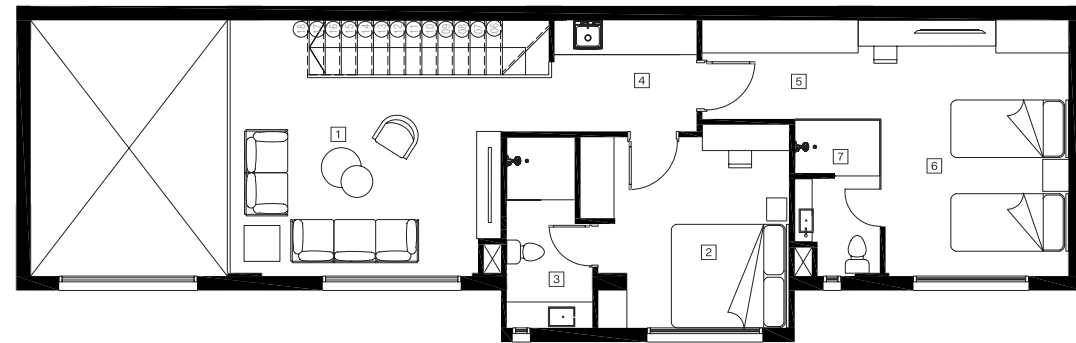
Garden
starts from 120 m²

Ground Floor

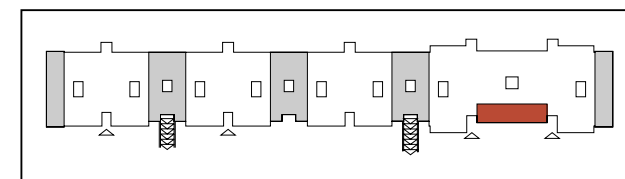
Reception & Dining	8.30 × 4.45
Entrance	2.50 × 1.90
Kitchen	2.90 × 3.20
Bathroom	1.60 × 0.90
Guest Bedroom	3.05 × 4.45
Bathroom	2.20 × 1.70

First Floor

Family Room	4.70 × 3.45
Master Bedroom	3.25 × 4.45
Master Bathroom	1.50 × 2.70
Kitchenette	2.80 × 1.90
Walk-in Dressing	2.40 × 1.70
Bedroom 1	3.60 × 3.30
Bathroom 1	1.50 × 3.30



Front Annex Key Plan

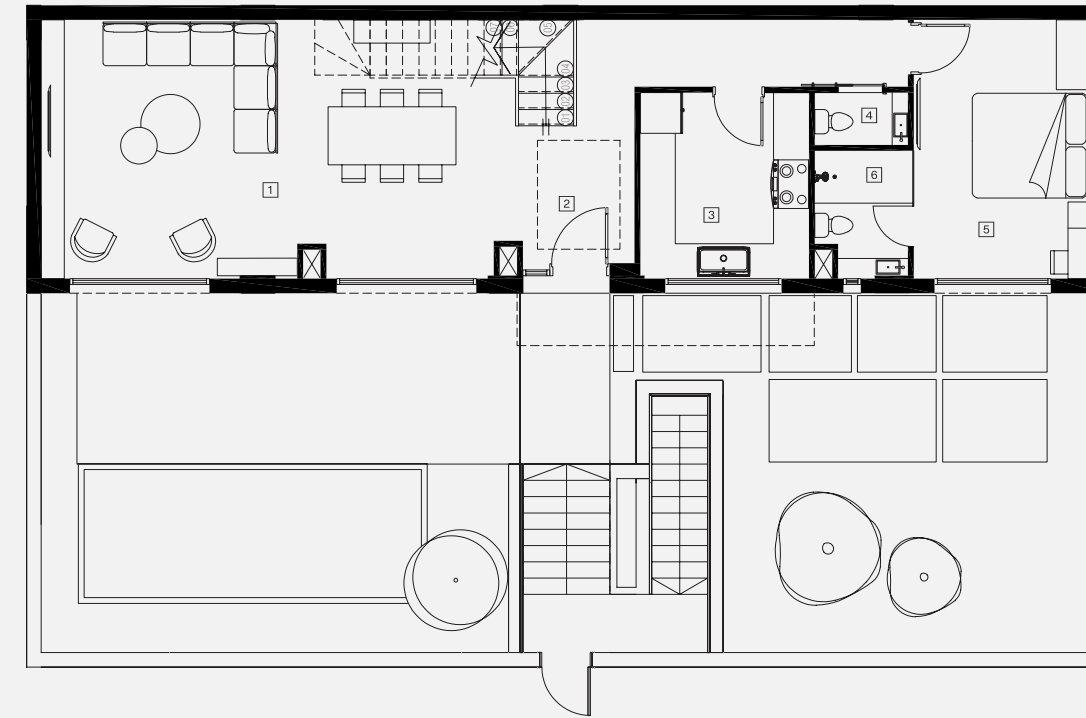


DISCLAIMER: All renders, floor plans, specifications are conceptual only and subject to change. All dimensions are approximate and may vary with actual construction.

FRONT ANNEX

Type C

4 Bedrooms



Sellable Area
210 m²

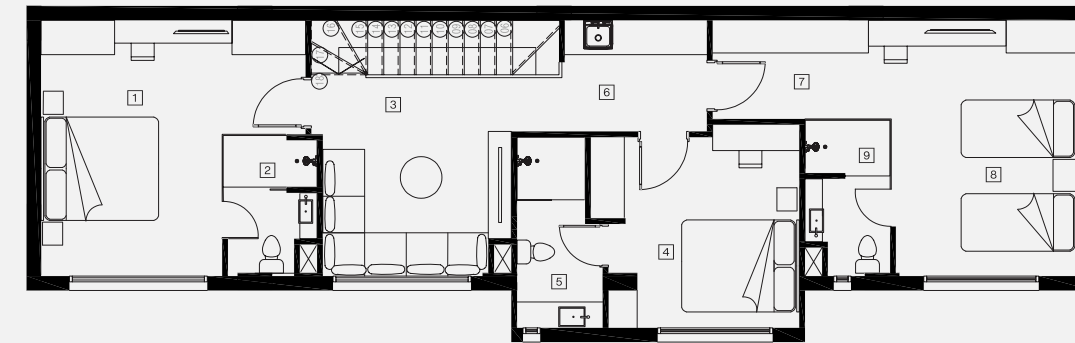
Garden
starts from 120 m²

Ground Floor

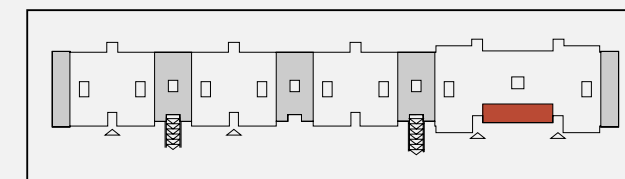
Reception & Dining	8.30 × 4.45
Entrance	2.50 × 1.90
Kitchen	2.90 × 3.20
Bathroom	1.60 × 0.90
Guest Bedroom	3.05 × 4.45
Bathroom	2.20 × 1.70

First Floor

Master Bedroom	4.60 × 4.45
Master Bathroom	1.60 × 2.45
Family Room	1.50 × 3.30
Bedroom 1	3.60 × 3.30
Bathroom 1	1.50 × 3.30
Kitchenette	2.80 × 1.90
Walk-in Dressing	2.40 × 1.70
Bedroom 2	3.25 × 4.45
Bathroom 2	1.50 × 2.70



Front Annex Key Plan



MIDDLE ANNEX

Type A

3 Bedrooms + Nanny + Closed Kitchen



Sellable Area
205 m²

Garden
starts from 61 m²

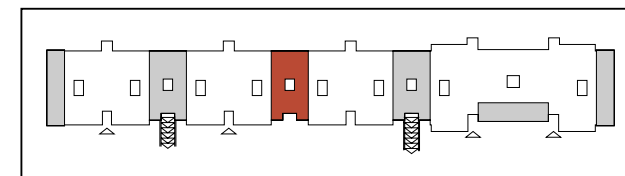
Ground Floor

Reception	4.30 x 5.00
Dining	2.80 x 5.00
Bathroom	1.90 x 1.30
Lobby 1	8.60 x 2.10
Nanny's Bedroom	1.80 x 2.75
Nanny's Bathroom	1.50 x 1.30
Kitchen	2.90 x 2.75
Lobby 2	1.55 x 1.70
Storage	1.80 x 1.10

First Floor

Master Bedroom	5.00 x 4.45
Master Bathroom	1.60 x 2.45
Family Room	3.30 x 3.50
Bedroom 1	3.65 x 3.25
Bathroom 1	1.80 x 3.20
Kitchenette	1.80 x 2.10
Walk-in Dressing	3.70 x 1.60
Bedroom 2	3.85 x 4.45
Bathroom 2	1.60 x 2.80

Front Annex Key Plan



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MIDDLE ANNEX

Type B

3 Bedrooms + Nanny + Closed Kitchen



Sellable Area
205 m²

Garden
starts from 46 m²

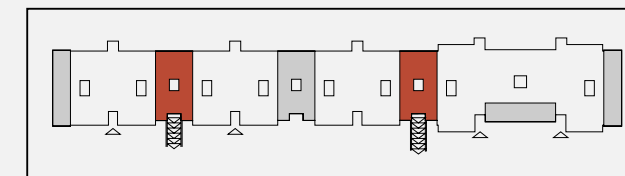
Ground Floor

Reception	4.30 x 5.00
Dining	2.80 x 5.00
Bathroom	1.90 x 1.30
Lobby 1	8.60 x 2.10
Nanny's Bedroom	1.80 x 2.75
Nanny's Bathroom	1.50 x 1.30
Kitchen	2.90 x 2.75
Lobby 2	1.55 x 1.70
Storage	1.80 x 1.10

First Floor

Master Bedroom	5.10 x 4.90
Master Bathroom	1.70 x 2.70
Lobby	6.90 x 1.15
Bathroom	3.25 x 1.30
Bedroom 1	4.80 x 3.10
Walk-in Dressing	2.95 x 1.70
Bedroom 2	3.70 x 2.90
Terrace	1.50 x 1.70

Front Annex Key Plan



04

Trio, Floorplans.

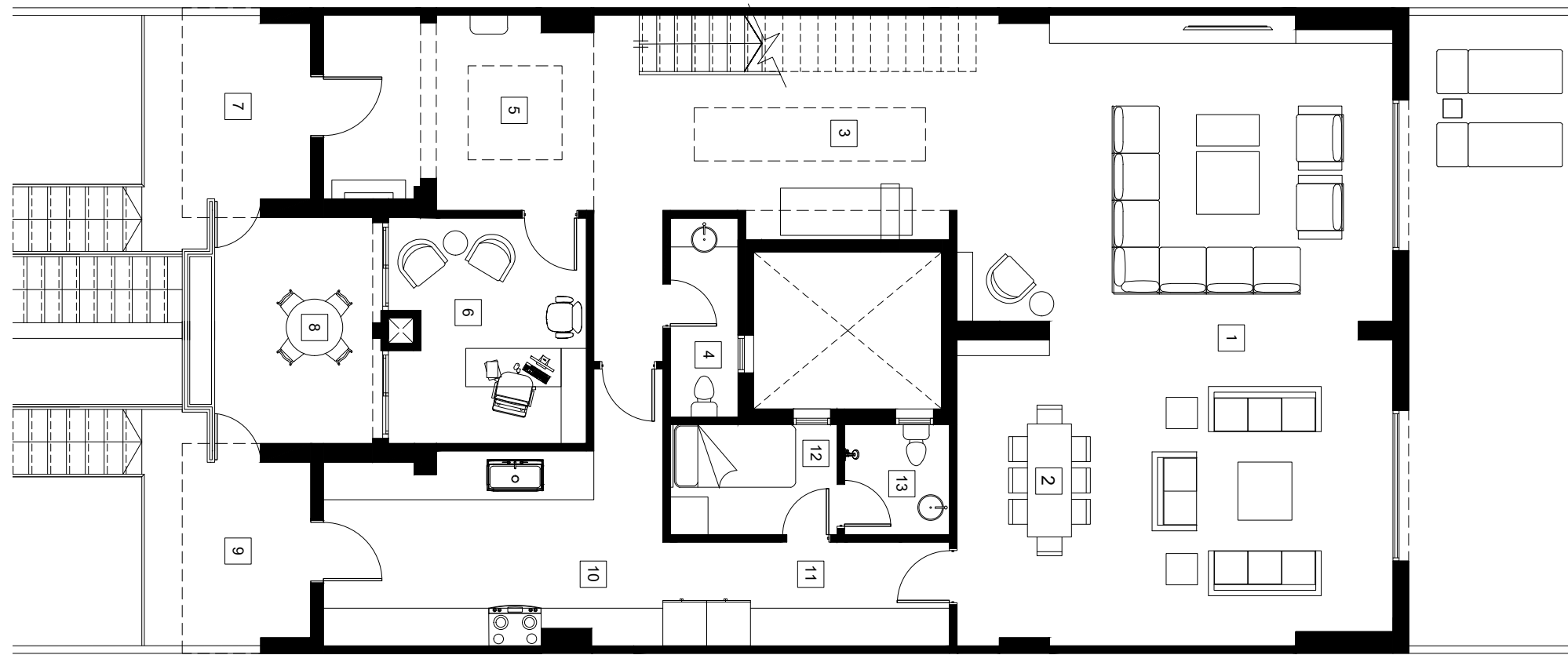
MANSION

MANSION

Middle Annex A | Five Bedrooms

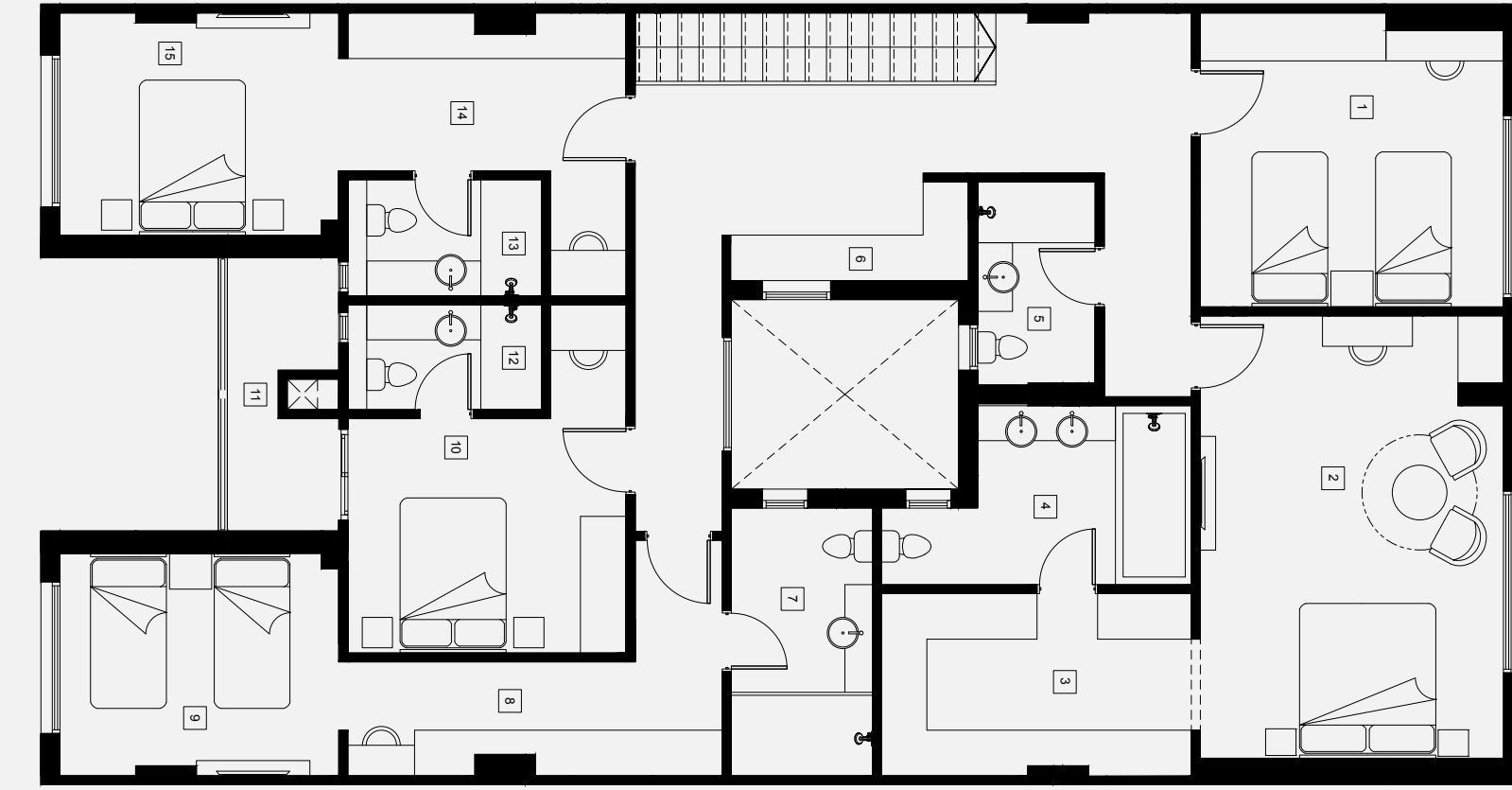
Total Area **410 m²** Garden **122 m²** Ground Level **204 m²** First Level **206 m²**

DISCLAIMER: 1. Drawings are not to scale. 2. The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary. 3. All units are sold as finished two floor units, without furniture and furnishings. 4. Images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 5. M squared. reserves the right to make revisions/alterations, at its absolute discretion, without liability.



Ground Level

Reception & Dining 6.95X10.05	Entrance 4.30X3.10	Covered Terrace 2.70X2.80	Toilet 1.70X1.75
Dining 3.10X4.90	Study Room 3.15X3.60	Kitchen 5.40X3.10	
Foyer 4.70X2.20	Covered Porch 2.70X2.80	Kitchen's Corridor 4.60X1.65	
Guest Toilet 1.10X3.20	Terrace 2.50X3.60	Nanny's Room 2.65X1.75	



First Level

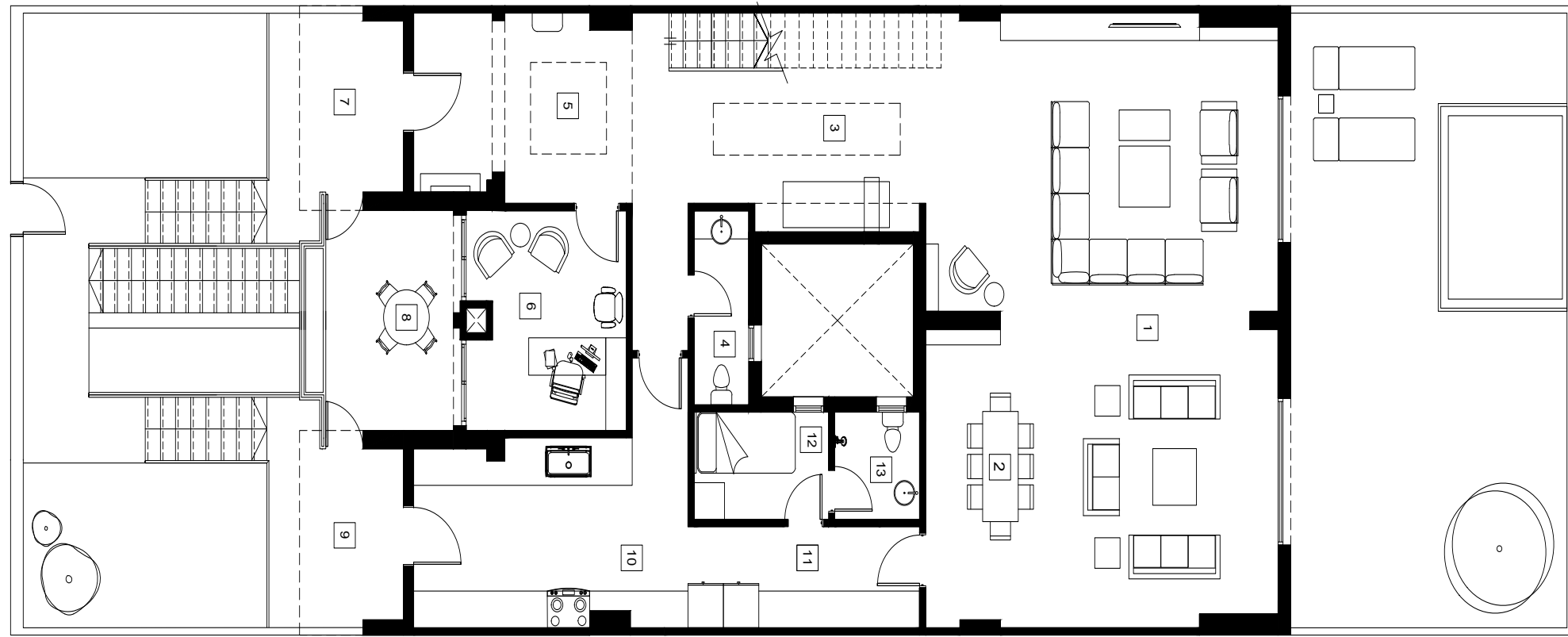
Bedroom 1 4.00X3.90	Bathroom 1.55X2.70	Bedroom 2 3.70X2.90	Bathroom 2.55X1.50
Master Bedroom 4.00X5.85	Kitchenette 3.10X1.30	Bedroom 3 3.70X3.10	Dressing 3.70X2.20
Dressing 4.10X2.40	Bathroom 1.85X3.50	Terrace 1.50X3.60	Bedroom 4 3.70X2.90
Bathroom 2.80X2.35	Dressing 4.90X1.50	Bathroom 2.55X1.40	

MANSION

Middle Annex A | Four Bedrooms & Living

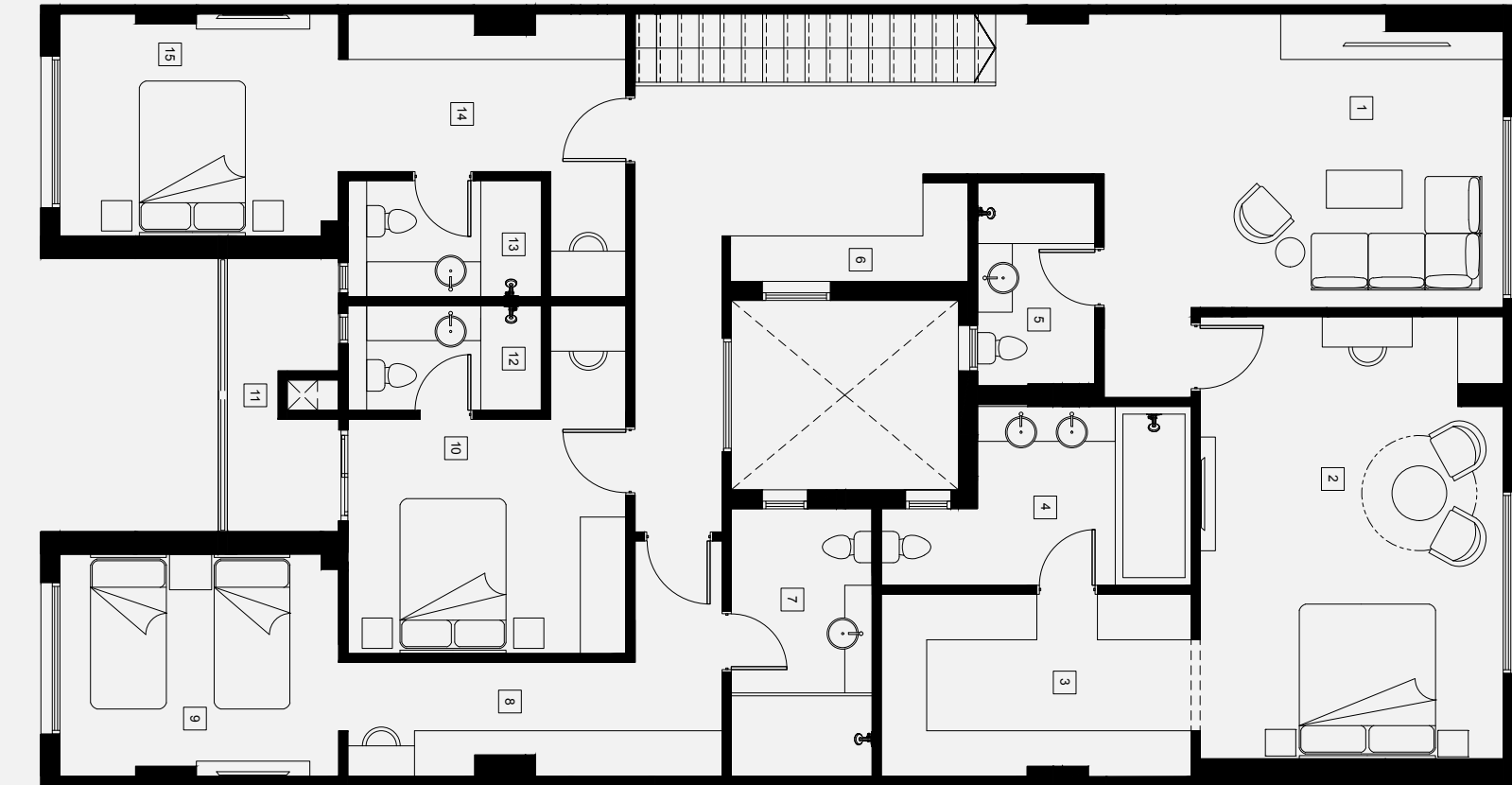
Total Area **410 m²** Garden **122 m²** Ground Level **204 m²** First Level **206 m²**

DISCLAIMER: 1. Drawings are not to scale. 2. The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary. 3. All units are sold as finished two floor units, without furniture and furnishings. 4. Images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 5. M squared. reserves the right to make revisions/alterations, at its absolute discretion, without liability.



Ground Level

Reception & Dining 6.95X10.05	Entrance 4.30X3.10	Covered Terrace 2.70X2.80	Toilet 1.70X1.75
Dining 3.10X4.90	Study Room 3.15X3.60	Kitchen 5.40X3.10	
Foyer 4.70X2.20	Covered Porch 2.70X2.80	Kitchen's Corridor 4.60X1.65	
Guest Toilet 1.10X3.20	Terrace 2.50X3.60	Nanny's Room 2.65X1.75	



First Level

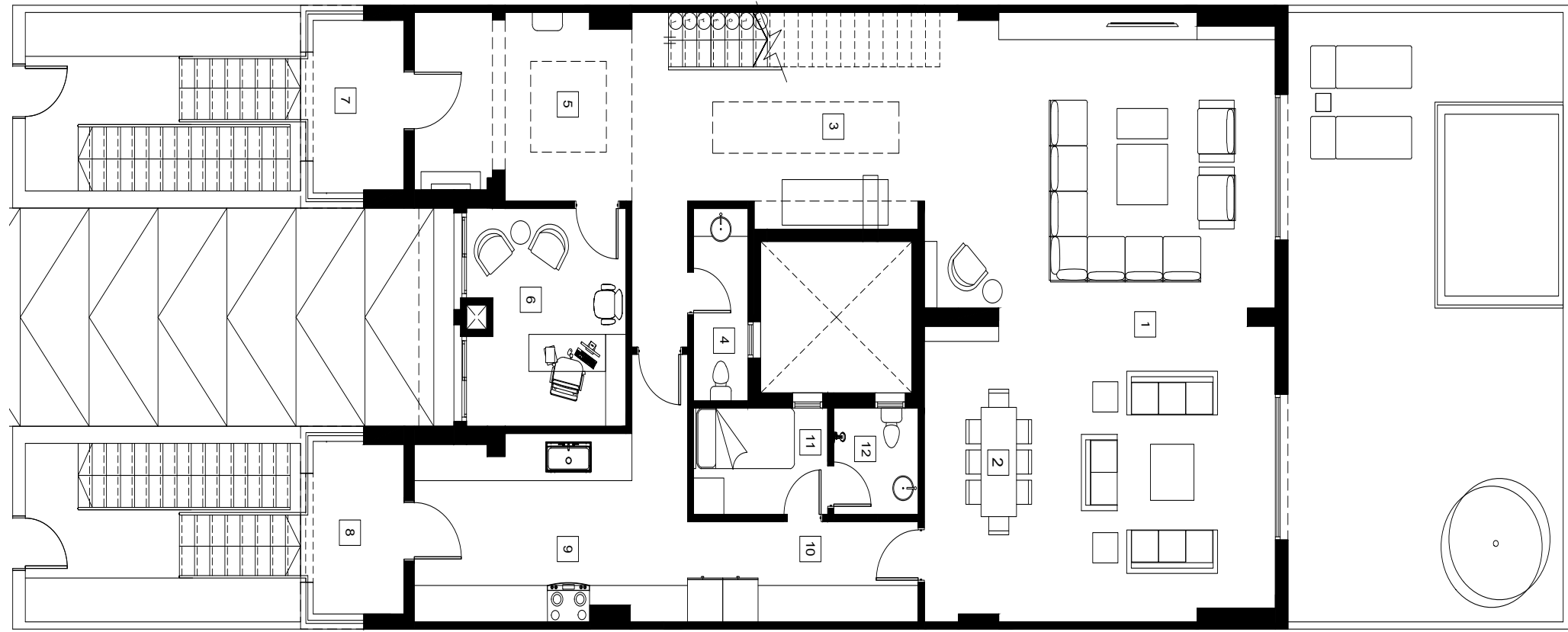
Living Room 4.10X3.90	Bathroom 1.55X2.70	Bedroom 2 3.70X2.90	Bathroom 2.55X1.50
Master Bedroom 4.00X5.85	Kitchenette 3.10X1.30	Bedroom 3 3.70X3.10	Dressing 3.70X2.20
Dressing 4.10X2.40	Bathroom 1.85X3.50	Terrace 1.50X3.60	Bedroom 4 3.70X2.90
Bathroom 2.80X2.35	Dressing 4.90X1.50	Bathroom 2.55X1.40	

MANSION

Middle Annex A | Five Bedrooms

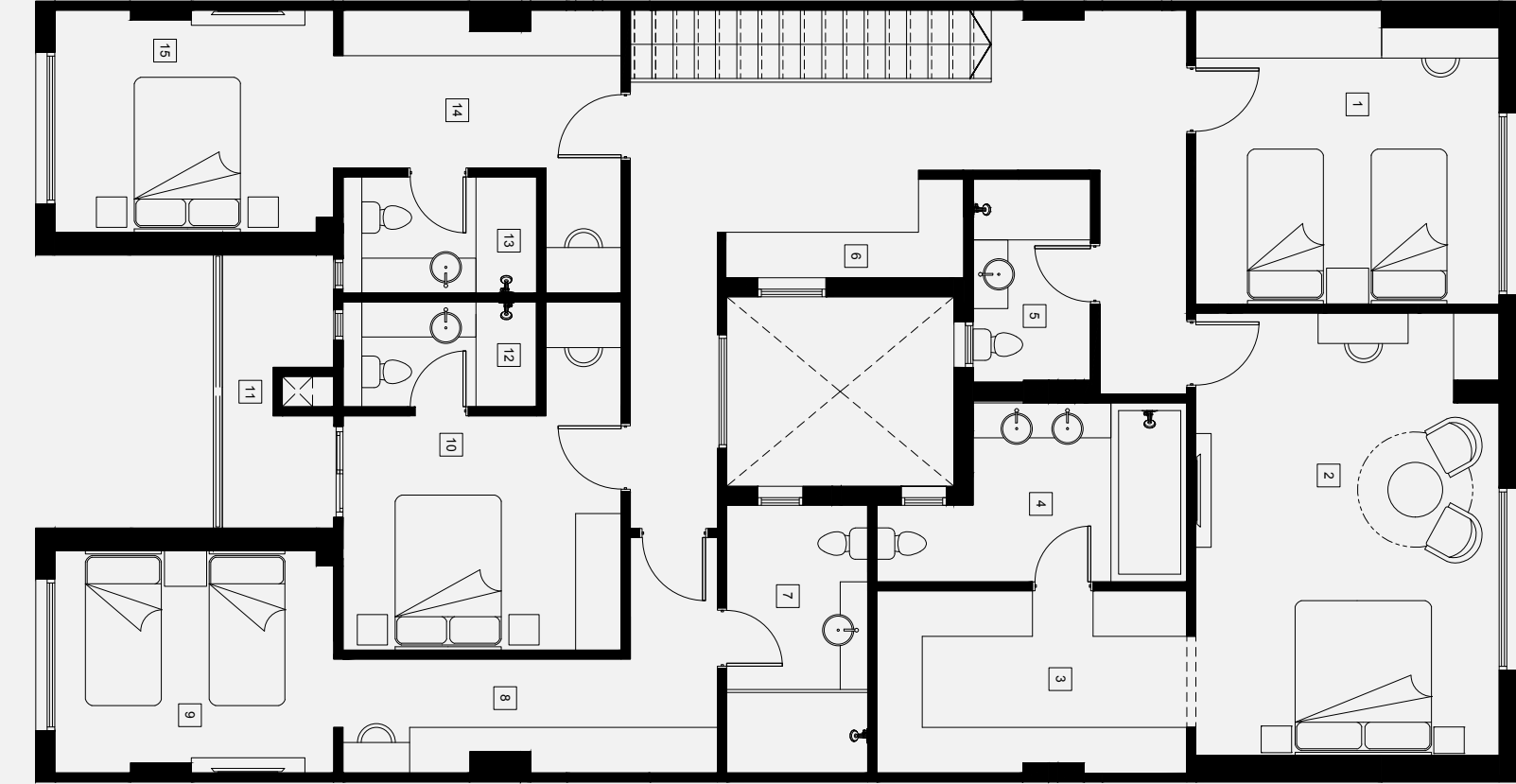
Total Area **410 m²** Garden **92 m²** Ground Level **204 m²** First Level **206 m²**

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Ground Level

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Dining 3.10X4.90	Study Room 3.15X3.60	Kitchen's Corridor 4.60X1.65
Foyer 4.70X2.20	Covered Porch 1.80X2.80	Nanny's Room 2.65X1.75
Guest Toilet 1.10X3.20	Covered Porch 1.80X2.80	Toilet 1.70X1.75



First Level

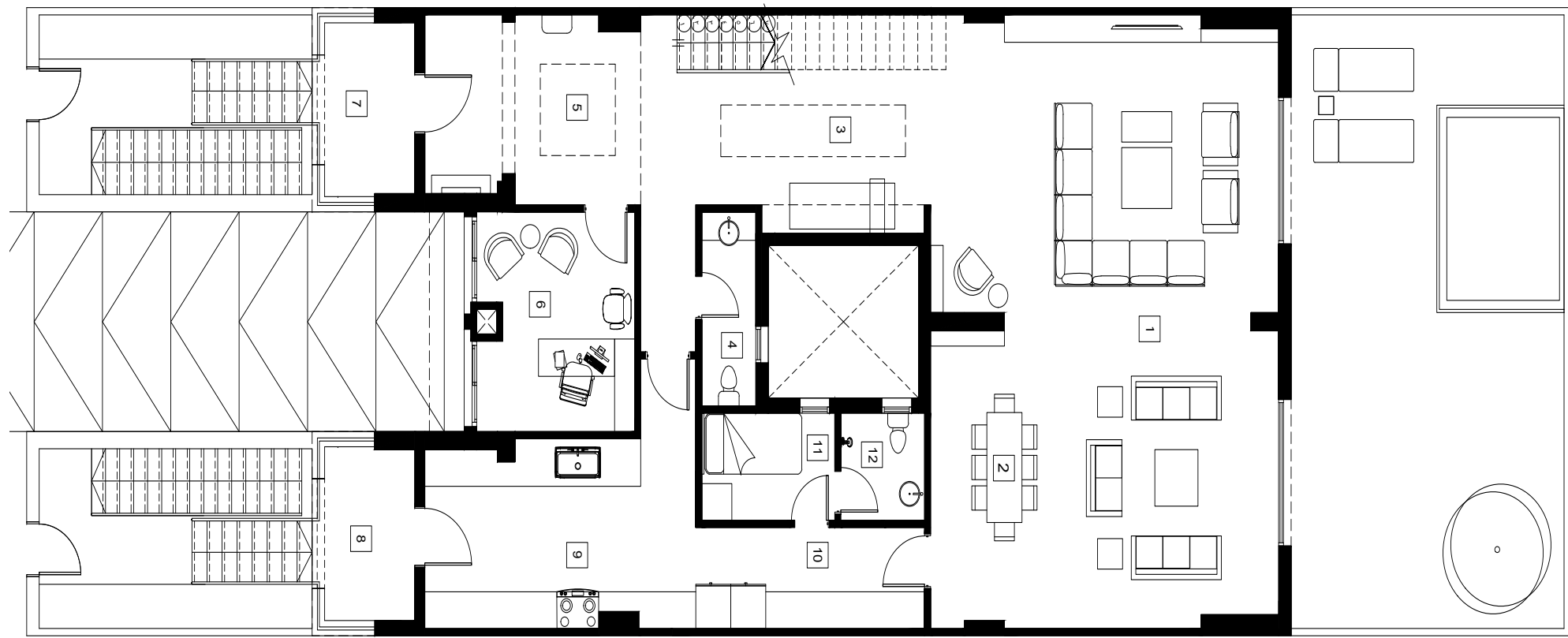
Bedroom 1 4.00X3.90	Bathroom 1.55X2.70	Bedroom 2 3.70X2.90	Bathroom 2.55X1.50
Master Bedroom 4.00X5.85	Kitchenette 3.10X1.30	Bedroom 3 3.70X3.10	Dressing 3.70X2.20
Dressing 4.10X2.40	Bathroom 1.85X3.50	Terrace 1.50X3.60	Bedroom 4 3.70X2.90
Bathroom 2.80X2.35	Dressing 4.90X1.50	Bathroom 2.55X1.40	

MANSION

Middle Annex A | Four Bedrooms & Living

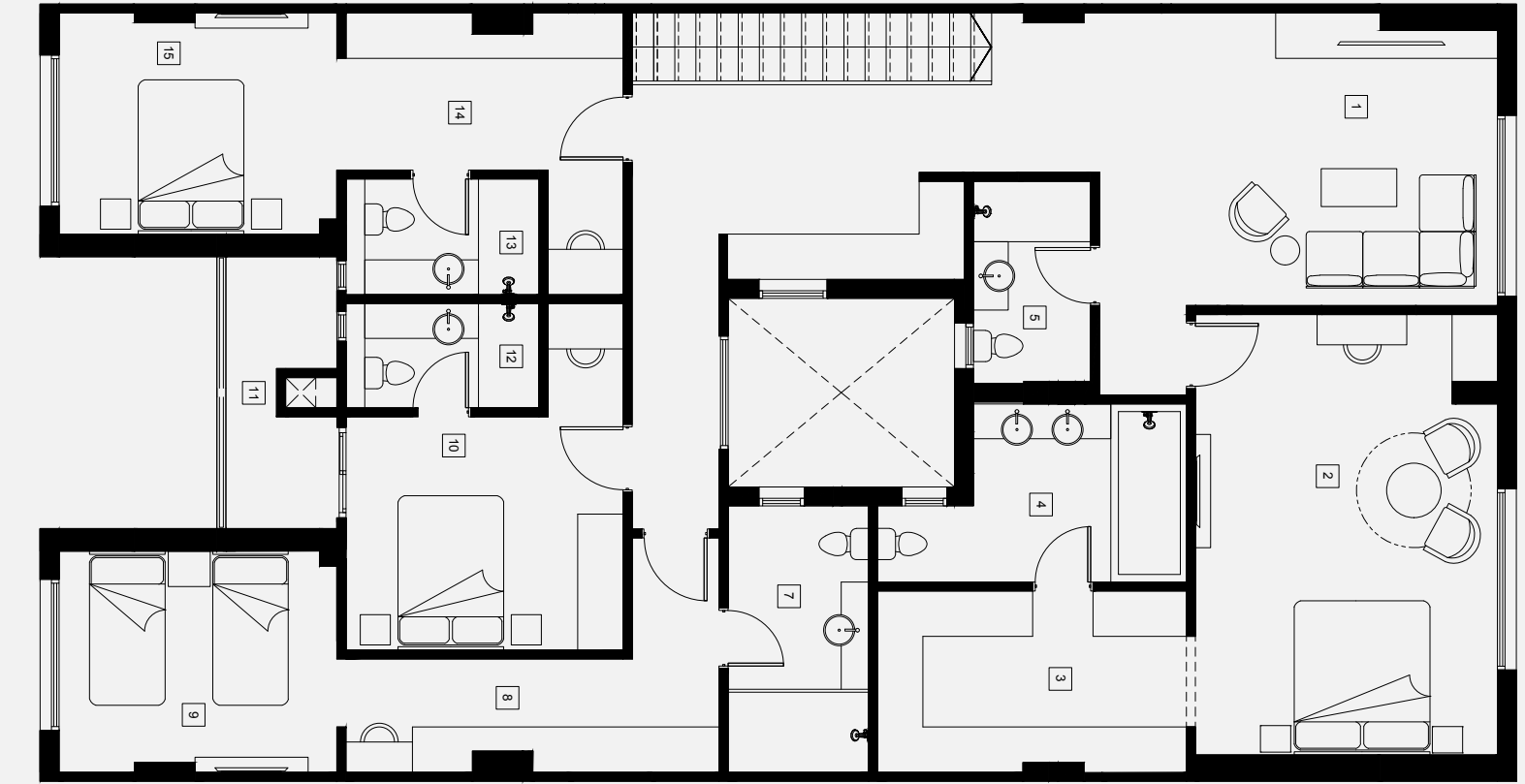
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First Level

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Bathroom 2.80X2.35	Dressing 4.90X1.50	Bathroom 2.55X1.40	



Masterfully Minded Spaces

Founded in 1980 as part of the leading regional group INTRO, M squared is comprised of a group of highly-specialized companies, spanning varied industries to include oil and gas, remote engineering, financial investment, atmospheric gases, and agriculture development.

By recently adding real estate development to its ever-evolving portfolio, M squared has managed to introduce a pioneering concept for residential spaces to revolutionize the face of Egypt's real estate industry, as well as the Middle East's.

Synonymous with innovation, seamless integration and uncompromising quality, M squared carefully selects prime spots across Egypt to carve authentic communities and commercial units of unrivalled excellence, in line with the government's overall vision for sustainable development and growth.

M squared.