



Balkon

FULLY FINISHED APARTMENTS

بلكون

Convenient Proximity



ALBurouj is an integral part of the capital's most significant districts in East Cairo. It is also located just minutes away from one of Cairo's most iconic destinations, El Shorouk. With convenient proximity to the International Medical Center, ALBurouj is only:

- 20 MINUTES FROM CAIRO INTERNATIONAL AIRPORT
- 25 MINUTES FROM HELIOPOLIS
- 20 MINUTES FROM NEW CAIRO
- 15 MINUTES FROM THE NEW CAPITAL
- 10 MINUTES FROM MADINATY
- 05 MINUTES FROM HSC SHOROUK

AlBurouj Master Plan



Welcome to AlBurouj, A WORLD OF LUXURY AND COMFORT.



AlBurouj seamlessly connects an exceptional life with harmonious experiences. At the heart of this intersection is a place where tranquility and peace of mind last.

Nestled in the heart of East Cairo, AlBurouj spans an area of 1,200 acres, offering a sophisticated range of villas, twin villas, and townhomes, as well as duplexes and apartments. Each neighborhood emulates the relationship between constellations and stars, where outstanding experiences pass on from one generation to the next. Through world-class amenities and unmatched lifestyles, AlBurouj is a haven of green horizons and open landscapes that inspire healthy and active communities. Residents enjoy state-of-the-art infrastructure and nearby entertainment, ultimately creating a world of luxury and comfort.



LIVE IMAGE



LIVE IMAGE



LIVE IMAGE



LIVE IMAGE



LIVE IMAGE



LIVE INTERIOR IMAGE



LIVE INTERIOR IMAGE

Balkon Location

BALKON is a contemporary interpretation of serene living, crowning a strategic location, nestled between the community center and AlBurouj Sports club. The elegantly appointed phase invites uninterrupted views of greenery Ideal for young couples and families alike, **BALKON** places your life just a few steps away from AlBurouj's world-class amenities, bringing you closer to sporting activities at AlBurouj sports club and nonstop entertainment.



Balkon
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**Community
Center**



Site Plan



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AERIAL VIEW



SPINE AERIAL VIEW



BALCONY VIEW



GARDEN PATHWAYS



EXTERIOR



EXTERIOR



BUILDING RECEPTION



INTERIOR



BEDROOM

BUILDING TYPE 2 - APARTMENT TYPE L&M

Typical Floor - 3 Bedroom

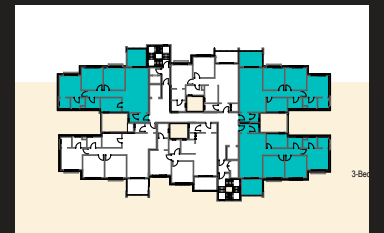
Total Gross Area 150 m²


Terrace 11 m²

1. Lobby 1.6 x 1.5 m
2. Dining Area 4.5 x 2.5 m
3. Guest Toilet 1.5x 1.5 m
4. Kitchen 3.5 x 2.4 m
5. Living area 4.0 x 3.8 m
6. Bedroom 3.6 x 3.6 m
7. Bedroom 3.6 x 3.6 m
8. Bathroom 2.4 x 1.8 m
9. Master Bedroom 4.7 x 3.6 m
10. Dressing Room 1.8 x 1.8 m
11. En Suite 2.4 x 1.8 m
12. Terrace 2.7 x 3.8m



Apartment
location:



Offer Date	1-Sep-23		Unit number	ABJ-N1C17-7-4-5
Project Name	AL BUROUJ		Unit Gross Area	150
Parcel Name	Balkon		Garden Area	0
Unit Type	Apartment		Unit Price	EGP 6,025,000
Unit Finishing Specs	Fully Finished		Unit Reservation Payment	5%
Unit Delivery Date	4 Years		Payment Plan	8 Years

Payment Schedule:

Installment Type	Date	%	Installment Value	Maintenance Fees	Club Fees
Installment Payment 1	1-Sep-23	5.00%	301,250	-	22,000
Installment Payment 2	1-Dec-23	5.00%	301,250	-	12,375
Installment Payment 3	1-Mar-24	2.67%	160,667	-	12,375
Installment Payment 4	1-Jun-24	2.67%	160,667	-	12,375
Installment Payment 5	1-Sep-24	2.67%	160,667	90,375	12,375
Installment Payment 6	1-Dec-24	2.67%	160,667	-	12,375
Installment Payment 7	1-Mar-25	2.67%	160,667	-	12,375
Installment Payment 8	1-Jun-25	2.67%	160,667	-	12,375
Installment Payment 9	1-Sep-25	2.67%	160,667	90,375	12,375
Installment Payment 10	1-Dec-25	2.67%	160,667	-	12,375
Installment Payment 11	1-Mar-26	2.67%	160,667	-	12,375
Installment Payment 12	1-Jun-26	2.67%	160,667	-	12,375
Installment Payment 13	1-Sep-26	2.67%	160,667	90,375	12,375
Installment Payment 14	1-Dec-26	2.67%	160,667	-	12,375
Installment Payment 15	1-Mar-27	2.67%	160,667	-	12,375
Installment Payment 16	1-Jun-27	2.67%	160,667	-	12,375
Installment Payment 17	1-Sep-27	10.00%	602,500	90,375	12,375
Installment Payment 18	1-Dec-27	2.67%	160,667	-	0
Installment Payment 19	1-Mar-28	2.67%	160,667	-	0
Installment Payment 20	1-Jun-28	2.67%	160,667	-	0
Installment Payment 21	1-Sep-28	2.67%	160,667	-	0
Installment Payment 22	1-Dec-28	2.67%	160,667	-	0
Installment Payment 23	1-Mar-29	2.67%	160,667	-	0
Installment Payment 24	1-Jun-29	2.67%	160,667	-	0
Installment Payment 25	1-Sep-29	2.67%	160,667	-	0
Installment Payment 26	1-Dec-29	2.67%	160,667	-	0
Installment Payment 27	1-Mar-30	2.67%	160,667	-	0
Installment Payment 28	1-Jun-30	2.67%	160,667	-	0
Installment Payment 29	1-Sep-30	2.67%	160,667	-	0
Installment Payment 30	1-Dec-30	2.67%	160,667	-	0
Installment Payment 31	1-Mar-31	2.67%	160,667	-	0
Installment Payment 32	1-Jun-31	2.67%	160,667	-	0
Installment Payment 33	1-Sep-31	2.67%	160,667	-	0
Total		100%	EGP 6,025,000	EGP 361,500	EGP 220,000

*This Offer is Valid for only 24 Hours and the company reserves all the rights to make changes without prior notification



WORLD CLASS SPORTING FACILITIES

Manchester City Football School In AlBurouj Sports Club



Refuel and energize at al AlBurouj sports club. Rolling out on an impressive 37,809 m² of land, AlBurouj's Sports Club delivers sporting excellence through a diverse range of quality sports, world-class academies and recreational services, designed to boost your vitality. Offering the best in-class football academy in collaboration with Manchester City, the Sports Club is for residents wishing to work-out in breathtaking settings or professionals wanting to shine with the best coaches in town.



**FOOTBALL
SCHOOL**



SUCCESS MADE EASY

At Smart Village East



Smart Village East at AlBurouj introduces a holistic vision, combining work-life balance elements to empower the ultimate interactive community, as well as uninterrupted business growth. Envisaged as the first and only business hub in East of Cairo, Smart Village east sets the stage for the largest gated business community in Egypt, boasting its own facility management arm and a variety of top-class services that are second to none in the industry. Ideal for large multinationals and local start-ups alike, Smart Village East also empowers governmental authorities, as well as educational Institutions and Research & Development centers with cutting edge office spaces, steeped in nature and powered by the latest in advanced technology.

QUALITY EDUCATION, INSPIRING GENERATIONS



CADMUS International Schools

With over 130 years of experience delivering quality international education worldwide, Cadmus International School is the first in Egypt. Set to enlighten students with strong foundations of knowledge, real-life experience, and the ability to engage as lifelong learners, it offers top-quality international education, cutting-edge technology, and K12- schools, all of which bring out the best in students.

CADMUS[®]
INTERNATIONAL SCHOOL

AlBurouj - Cairo, Egypt

NATURE RE-IMAGINED

At the Orchard Park



The Orchard Park is a tranquil and rich escape for young families wishing to appreciate the diverse beauty of nature or simply decelerate in green settings, away from stresses of city life. By partnering with Bustan Aquaponics Farm, we bring you closer to sustainable farming solutions and fresh foods on sale -for the first time in Egypt- that not only help build environmentally friendly communities but also strengthen the local food movement, guaranteeing a green and healthy lifestyle for our residents.

 **ORCHARD**
P A R K

RETAIL LUXURY AT YOUR DOORSTEP

60,000 sqm of selected stores, diners, and entertainment that cater to your taste.



The privately gated neighborhood offers a fine mix of modern comfort and ultimate convenience at the Retail Center. Spanning an area of 60,000 SQM, families and friends enjoy shopping from its boutique stores and international brands, while feasting at gourmet diners and outdoor cafes. Only minutes away from your doorsteps, the Retail Center gathers selected entertainment and activities all of which cater to your taste from the heart of AlBurouj.

NON-STOP ENTERTAINMENT, YEAR-ROUND



At AlBurouj Cultural Hub

Living minutes away from AlBurouj Cultural Hub is enjoying a multitude of cultural events and lively activities at your doorstep. Join a forward-thinking community and engage in a host of beneficial workshops and seminars or simply appreciate art exhibitions and movie shows, enriching every aspect of your daily life.

OUR PARTNERS

DESIGN AND ARCHITECTURE PARTNERS:



Since 2006, the Office of Architecture in Barcelona (OAB) has established itself as a collective platform that brings new ways of understanding architecture through richer, more variable, and more flexible approaches, while maintaining the heritage of the earlier studio. OAB has taken on many international projects, across Europe and the USA. With acclaimed projects in urban planning, landscaping, architecture, and design of residential and commercial developments, the company has earned several awards and recognitions through the years. Among others, it has received the Gold Medal for Merit in Fine Arts, and the First Award for the European Garden Award 2019/20 in the category of Innovation of Contemporary Concept or Design; as well as being the finalist at the FAD Awards 2019, and being nominated for the Mies Van der Rohe 2018 Award.

L35

L35 is an international architecture firm that celebrates a 50-year history. With more than 200 works in four continents, it thrives with complex and mixed-use projects that have earned international recognition and awards.



Sancho-Madrideo Architecture Office (SMAO) celebrates 30 years' worth in the field of Architecture and Urbanism. In this time, SMAO has performed many works in singular public buildings, residential buildings, and mixed-use buildings, as well as urban design projects of various scales, in Spain and other countries, such as France, China, Qatar and Mexico. Characterized by the quality of design and high level of development of projects, the company allows a full development of each project from start to end. This effort has been rewarded with winning competitions, awards, and acknowledgements in several countries, making SMAO one of the most leading firms in its field.

BDP.

"BDP is home to an interdisciplinary team of award-winning architects, engineers, designers and urbanists. The team's portfolio covers a wide range of sectors, scales, clients and building types. BDP's unique position as a collective with experts spanning the spectrum of the built environment gives a special status and capability in the design world. BDP are place makers who work at every scale; from bespoke light sculptures to entirely new cities. With more than 60 years of experience, BDP are passionate about the role of design to improve everyday life."

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OUR PARTNERS

LIFESTYLE PARTNERS:



**FOOTBALL
SCHOOL**



As a joint venture between EMARAT, MIDTAP and MIDOR, Emarat Misr has been operating integrated service stations and offering superior quality engine oils and other lubricants for over 15 years.



Egypt's leading telecommunication company brings communities together, creating deep connections and spaces to engage and interact through high quality digital infrastructure and technology.



More than 60 years ago, the first hypermarket in France was established. Ever since, Carrefour has retained its pioneering spirit and has continuously reinvented itself. It has reached global borders, expanding, and elevating the standard of its food quality, variability, and accessibility. With the dedication and commitment of a multidisciplinary team of professionals, Carrefour has earned its reputation as an acclaimed leader in the food industry worldwide.



Located near the main entrance of AlBurouj, Smart Village East is a center point for businesses seeking to grow and expand across Cairo. As a successful extension of Smart Village west, the business hub boasts 12 office buildings comprising innovative designs and becoming every firm's leading destination.

**Orchard
Park**

AlBurouj brings the most rejuvenating elements to its community in the Orchard Park. Across 73 acres of open spaces and verdant landscapes, the Orchard Park spreads out with a kids-friendly petting zoo, a spacious dog park, outdoor diners, and restaurants, as well as an outdoor cinema and an open-air workout area. Without compromise, this iconic destination is vast with raw vegetation and fresh fruits ready to serve from the garden to your meal. There, the lush landscapes provide an ideal space to enjoy the outdoors and continue being active.

THE BELOW DISCLAIMER IS APPLICABLE TO ALL BROCHURE CONTENT:

1. All dimensions are measured to structural elements and exclude wall finishes and construction tolerance.
2. Diagrams are not to scale and are for illustrative purposes only.
3. All renderings and landscaping visuals, materials, facades are for illustrative purposes only.
4. CGP reserves the right to make non-fundamental changes to the measurements and materials provided herein.
5. Purchase price is not calculated on a price per square meter basis.
6. The unit orientation will be as shown in the parcel layout and not as shown in the floor plans.

ALBURUJ



Capital Group Properties