



KAYAN

A PROJECT BY BADRELDIN DEVELOPMENTS



LIVING MADE EASY





ABOUT BADRELDIN

Badreldin Developments is a subsidiary of El Badr Group, **one of Egypt's leading Egyptian real estate developers specialized in commercial real estate projects.** Badreldin Developments is the group's development and project management arm. Leveraging on the extensive knowledge and experience of its founders, the Badreldine family,

it is the key driver in construction, project management, value engineering and design management. It prides itself on being the technical backbone of development and management of the ElBadr Group. Its portfolio comprises numerous real estate projects both in the commercial as well as residential sectors in West Cairo.

ABOUT KAYAN

Kayan is a residential development committed to redefining modern community living in Egypt. The development boasts affordable homes with contemporary smart designs, superior facades and landscaping along with high spec finishings, located amidst areas of open green spaces. Kayan offers its residents various amenities to meet all their lifestyle needs.



AMENITIES

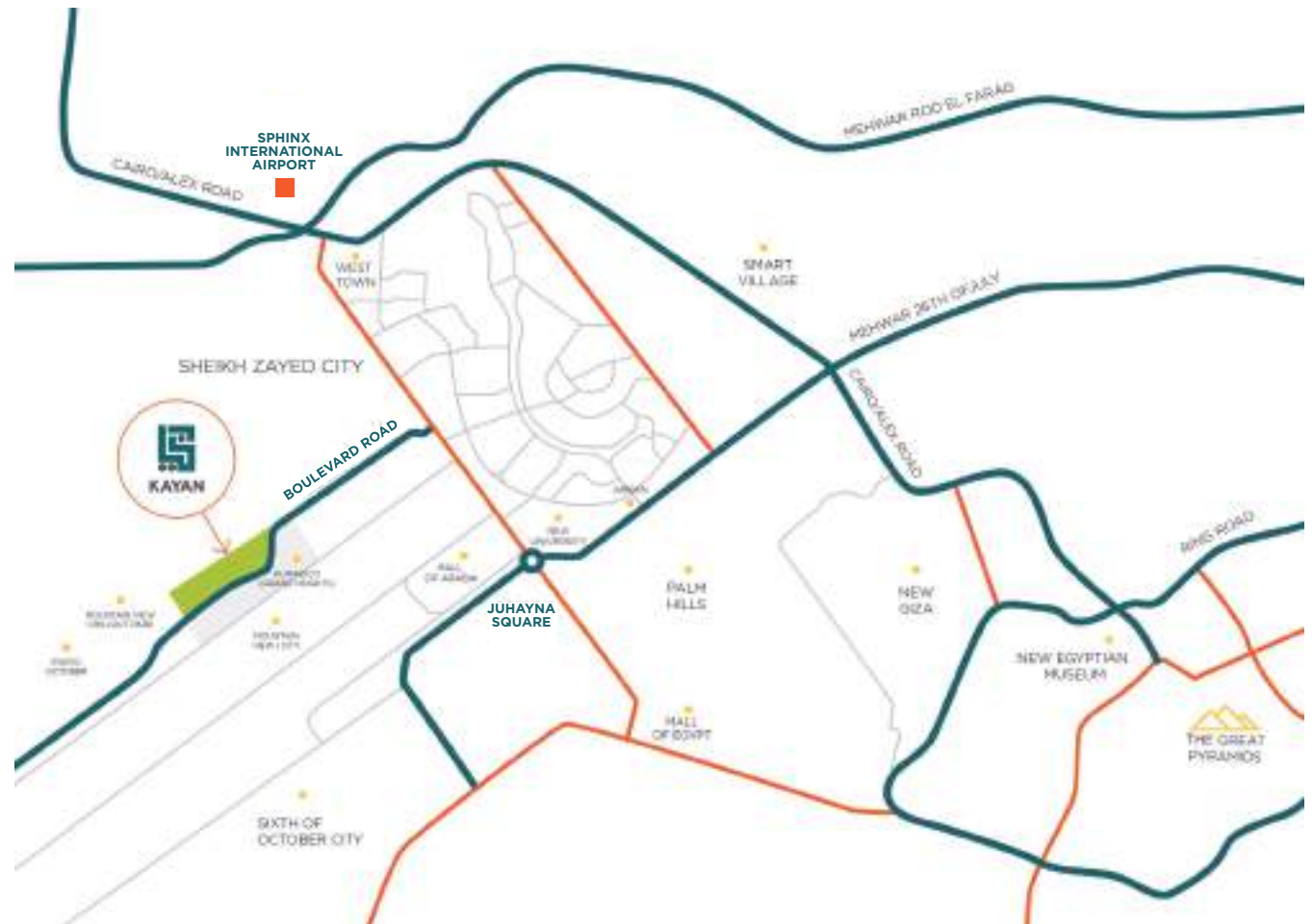
- POOLS
- KID'S PLAYGROUND
- PARKING AREAS
- SPORTS FIELD
- RUNNING TRACK
- BIKE LANES





LOCATION

Kayan's strategic location unites the best of both worlds, offering direct access to Alexandria Desert Road as well as being a few minutes away from the heart of Sheikh Zayed. Various landmarks are only a short drive away, including Juhayna Square, Mall of Arabia and Arkan (7 minutes) and Sphinx International Airport (12 minutes).



MASTERPLAN



TYPE A



Ground Floor - Apartment A1/A2



| A1/A2 | |
|----------------------------|----------------|
| Total Area | 120 sqm |
| Ground Floor Garden | 170 sqm |

| | |
|-----------------|-----------|
| Reception | 6.9 x 3.8 |
| Kitchen | 3.5 x 2.7 |
| Master Bedroom | 7.9 x 3.8 |
| Master Bathroom | 2.4 x 1.8 |
| Bedroom 01 | 3.5 x 3.5 |
| Bedroom 02 | 3.6 x 3.5 |
| Bathroom | 2.5 x 1.8 |
| Terrace | 2.4 x 2.2 |

Typical Floor - Apartment A3



| A3 | |
|-------------------|----------------|
| Total Area | 125 sqm |

| | |
|-----------------|-----------|
| Reception | 5.9 x 5.3 |
| Kitchen | 3.7 x 2.7 |
| Master Bedroom | 7.9 x 3.8 |
| Master Bathroom | 2.4 x 1.8 |
| Bedroom 01 | 3.5 x 3.5 |
| Bedroom 02 | 3.6 x 3.5 |
| Bathroom | 2.5 x 1.8 |
| Terrace | 3.6 x 1.5 |

Typical Floor - Apartment A4



| A4 | |
|-------------------|----------------|
| Total Area | 120 sqm |
| Reception | 7.1 x 3.8 |
| Kitchen | 3.7 x 2.7 |
| Master Bedroom | 7.9 x 3.8 |
| Master Bathroom | 2.4 x 1.8 |
| Bedroom 01 | 3.5 x 3.5 |
| Bedroom 02 | 3.6 x 3.5 |
| Bathroom | 2.5 x 1.8 |
| Terrace | 2.3 x 2.2 |

Dedicated Roof Area for Typical Floor



| A5 | |
|--------------|--------|
| Roof Room | 21 sqm |
| Roof Terrace | 59 sqm |



| A6 | |
|--------------|--------|
| Roof Room | 21 sqm |
| Roof Terrace | 51 sqm |

| Shared Roof | |
|-------------|--|
| 48.8 sqm | |

TYPE B



Ground Floor - Apartment B1



| B1 | |
|----------------------------|----------------|
| Total Area | 135 sqm |
| Ground Floor Garden | 90 sqm |

| | |
|-----------------|-----------|
| Reception | 5.4 x 5.4 |
| Kitchen | 3.6 x 3.4 |
| Master Bedroom | 3.6 x 3.4 |
| Master Bathroom | 2.8 x 2.4 |
| Bedroom 01 | 3.5 x 3.4 |
| Bedroom 02 | 3.6 x 3.6 |
| Bathroom | 2.7 x 2.4 |
| Guest toilet | 3.0 x 1.6 |
| Terrace | 2.6 x 2.5 |

Ground Floor - Apartment B2



| B2 | |
|----------------------------|----------------|
| Total Area | 105 sqm |
| Ground Floor Garden | 85 sqm |

| | |
|-----------------|------------|
| Reception | 10.0 x 3.5 |
| Kitchen | 3.6 x 2.5 |
| Master Bedroom | 3.6 x 3.4 |
| Master Bathroom | 2.8 x 2.3 |
| Bedroom 01 | 3.5 x 3.4 |
| Bathroom | 2.7 x 2.4 |
| Terrace | 2.6 x 2.5 |

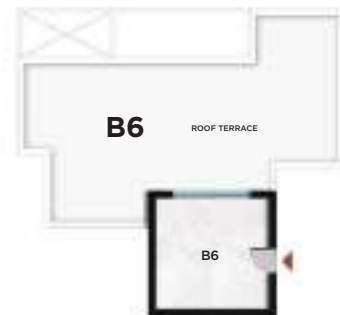
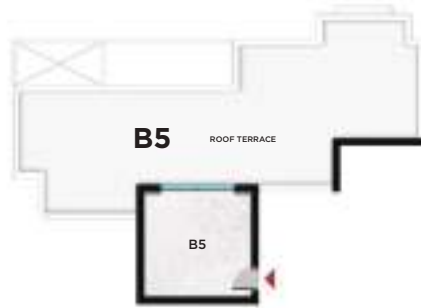
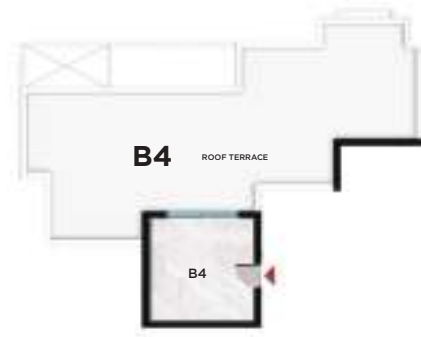
Typical Floor - Apartment B3



| B3 | |
|-------------------|----------------|
| Total Area | 140 sqm |

| | |
|-----------------|-----------|
| Reception | 8.9 x 3.5 |
| Kitchen | 3.6 x 3.4 |
| Master Bedroom | 3.6 x 3.5 |
| Master Bathroom | 2.8 x 2.4 |
| Bedroom 01 | 3.5 x 3.4 |
| Bedroom 02 | 3.6 x 3.4 |
| Bathroom | 2.7 x 2.4 |
| Guest toilet | 3.0 x 1.6 |
| Terrace | 5.3 x 1.8 |

Dedicated Roof Area for Typical Floor



| B4 | |
|--------------|--------|
| Roof Room | 25 sqm |
| Roof Terrace | 95 sqm |

| B5 | |
|--------------|--------|
| Roof Room | 25 sqm |
| Roof Terrace | 85 sqm |

| B6 | |
|--------------|--------|
| Roof Room | 25 sqm |
| Roof Terrace | 75 sqm |

| Shared Roof | |
|-------------|--------|
| | 35 sqm |

TYPE C



Ground & Typical Floor - Apartments C1



| C1 - Ground Floor | |
|----------------------------|----------------|
| Total Area | 125 sqm |
| Ground Floor Garden | 55 sqm |

| | |
|-----------------|-----------|
| Reception | 6.4 x 4.2 |
| Kitchen | 3.5 x 2.5 |
| Master Bedroom | 4.2 x 3.7 |
| Master Bathroom | 2.4 x 2.2 |
| Bedroom 01 | 3.5 x 3.4 |
| Bedroom 02 | 3.6 x 3.5 |
| Bathroom | 2.4 x 2.3 |
| Terrace | 3.3 x 2.4 |

| C1 - Typical Floor | |
|--------------------|----------------|
| Total Area | 125 sqm |

| | |
|-----------------|-----------|
| Reception | 6.4 x 4.2 |
| Kitchen | 3.5 x 2.5 |
| Master Bedroom | 4.2 x 3.7 |
| Master Bathroom | 2.4 x 2.2 |
| Bedroom 01 | 3.5 x 3.4 |
| Bedroom 02 | 3.6 x 3.5 |
| Bathroom | 2.4 x 2.3 |
| Terrace | 3.3 x 2.4 |

Ground & Typical Floor - Apartments C2



| C2 - Ground Floor | |
|----------------------------|---------------|
| Total Area | 90 sqm |
| Ground Floor Garden | 65 sqm |

| | |
|----------------|-----------|
| Reception | 6.4 x 3.4 |
| Kitchen | 3.4 x 3.0 |
| Master Bedroom | 3.5 x 3.4 |
| Bedroom 01 | 3.5 x 3.4 |
| Bathroom | 4.1 x 2.1 |

| C2 - Typical Floor | |
|--------------------|---------------|
| Total Area | 90 sqm |

| | |
|----------------|-----------|
| Reception | 6.4 x 3.4 |
| Kitchen | 3.4 x 3.0 |
| Master Bedroom | 3.5 x 3.4 |
| Bedroom 01 | 3.5 x 3.4 |
| Bathroom | 4.1 x 2.1 |

Ground & Typical Floor - Apartments C3



| C3 - Ground Floor | |
|----------------------------|----------------|
| Total Area | 130 sqm |
| Ground Floor Garden | 50 sqm |

| | |
|-----------------|-----------|
| Reception | 6.4 x 4.2 |
| Kitchen | 3.5 x 2.5 |
| Master Bedroom | 5.2 x 4.3 |
| Master Bathroom | 2.3 x 2.1 |
| Bedroom 01 | 3.5 x 3.4 |
| Bedroom 02 | 3.6 x 3.5 |
| Bathroom | 2.4 x 2.3 |
| Terrace | 3.3 x 2.4 |

| C3 - Typical Floor | |
|--------------------|----------------|
| Total Area | 130 sqm |

| | |
|-----------------|-----------|
| Reception | 6.4 x 4.2 |
| Kitchen | 3.5 x 2.5 |
| Master Bedroom | 5.2 x 4.3 |
| Master Bathroom | 2.3 x 2.1 |
| Bedroom 01 | 3.5 x 3.4 |
| Bedroom 02 | 3.6 x 3.5 |
| Bathroom | 2.4 x 2.3 |
| Terrace | 3.3 x 2.4 |

Ground & Typical Floor - Apartments C4



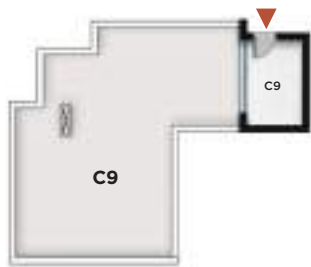
| C4 - Ground Floor | |
|----------------------------|----------------|
| Total Area | 130 sqm |
| Ground Floor Garden | 65 sqm |

| | |
|-----------------|-----------|
| Reception | 6.4 x 4.4 |
| Kitchen | 3.5 x 2.5 |
| Master Bedroom | 5.2 x 5.0 |
| Master Bathroom | 2.6 x 2.5 |
| Bedroom 01 | 3.5 x 3.4 |
| Bedroom 02 | 3.5 x 3.4 |
| Bathroom | 2.3 x 2.0 |
| Terrace | 3.0 x 2.4 |

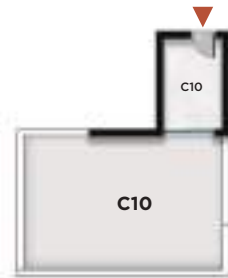
| C4 - Typical Floor | |
|--------------------|----------------|
| Total Area | 130 sqm |

| | |
|-----------------|-----------|
| Reception | 6.4 x 4.4 |
| Kitchen | 3.5 x 2.5 |
| Master Bedroom | 5.2 x 5.0 |
| Master Bathroom | 2.6 x 2.5 |
| Bedroom 01 | 3.5 x 3.4 |
| Bedroom 02 | 3.5 x 3.4 |
| Bathroom | 2.3 x 2.0 |
| Terrace | 3.0 x 2.4 |

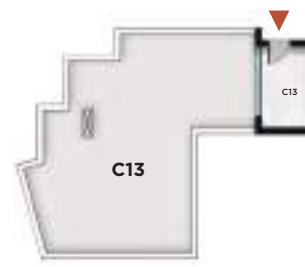
Dedicated Roof Area for Second Floor



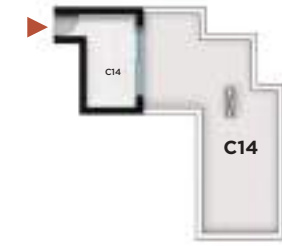
| C9 | |
|--------------|--------|
| Roof Room | 11 sqm |
| Roof Terrace | 72 sqm |



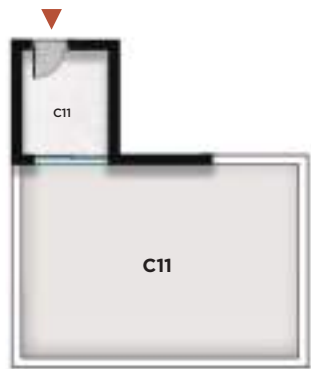
| C10 | |
|--------------|--------|
| Roof Room | 11 sqm |
| Roof Terrace | 47 sqm |



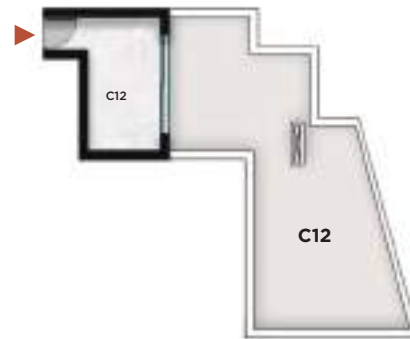
| C13 | |
|--------------|--------|
| Roof Room | 11 sqm |
| Roof Terrace | 75 sqm |



| C14 | |
|--------------|--------|
| Roof Room | 14 sqm |
| Roof Terrace | 40 sqm |



| C11 | |
|--------------|--------|
| Roof Room | 9 sqm |
| Roof Terrace | 42 sqm |



| C12 | |
|--------------|----------|
| Roof Room | 14 sqm |
| Roof Terrace | 43.5 sqm |



TYPE D



Ground Floor - Apartment D1/D4



| D1 | |
|------------|--------|
| Total Area | 130 |
| Garden | 85 sqm |

| | |
|-----------------|-----------|
| Reception | 7.8 X 4 |
| Kitchen | 3 X 2.1 |
| Master Bedroom | 3.8 X 3.3 |
| Master Bathroom | 2.9 X 1.6 |
| Dressing | 3 x 1.5 |
| Bedroom 01 | 3.3 x 3.2 |
| Bedroom 02 | 3.3 x 3.2 |

| D4 | |
|------------|-----|
| Total Area | 130 |

| | |
|-----------------|-----------|
| Reception | 7.8 X 4 |
| Kitchen | 3 X 2.1 |
| Master Bedroom | 3.8 X 3.3 |
| Master Bathroom | 2.9 X 1.6 |
| Dressing | 3 x 1.5 |
| Bedroom 01 | 3.3 x 3.2 |
| Bedroom 02 | 3.3 x 3.2 |
| Bathroom | 2.3 x 2.1 |

Ground Floor - Apartment D2/D5



| D2 | |
|------------|--------|
| Total Area | 105 |
| Garden | 40 sqm |

| | |
|-----------------|-----------|
| Reception | 7.6 x 3.2 |
| Kitchen | 2.9 x 2.1 |
| Master Bedroom | 5.4 x 3.2 |
| Master Bathroom | 2.1 x 1.8 |
| Bedroom | 3.3 x 3.2 |
| Bathroom | 2.1 x 1.8 |
| Terrace | 3.5 x 2.1 |

| D5 | |
|------------|-----|
| Total Area | 105 |

| | |
|-----------------|-----------|
| Reception | 7.6 x 3.2 |
| Kitchen | 2.9 x 2.1 |
| Master Bedroom | 5.4 x 3.2 |
| Master Bathroom | 2.1 x 1.8 |
| Bedroom | 3.3 x 3.2 |
| Bathroom | 2.1 x 1.8 |
| Terrace | 3.5 x 2.1 |

Ground Floor - Apartment D3/D6



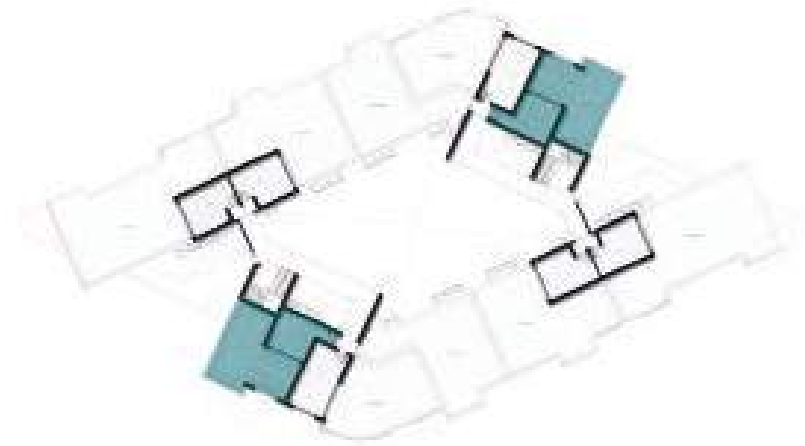
| D3 | |
|------------|--------|
| Total Area | 135 |
| Garden | 90 sqm |

| | |
|-----------------|-----------|
| Reception | 7.6 x 3.2 |
| Kitchen | 3 x 2.1 |
| Master Bedroom | 5.3 x 3.2 |
| Master Bathroom | 2.1 x 1.7 |
| Dressing | 2.1 x 1.4 |
| Bedroom 01 | 3.3 x 3.2 |
| Bedroom 02 | 3.3 x 3.2 |

| D6 | |
|------------|-----|
| Total Area | 135 |

| | |
|-----------------|-----------|
| Reception | 7.6 x 3.2 |
| Kitchen | 3 x 2.1 |
| Master Bedroom | 5.3 x 3.2 |
| Master Bathroom | 2.1 x 1.7 |
| Dressing | 2.1 x 1.4 |
| Bedroom 01 | 3.3 x 3.2 |
| Bedroom 02 | 3.3 x 3.2 |
| Bathroom | 2.1 x 1.8 |

Dedicated Roof Area for Typical Floor



| D'7 | |
|--------------|--------|
| Roof Room | 21 sqm |
| Roof Terrace | 59 sqm |

Dedicated Roof Area for Typical Floor



| D7 | |
|--------------|--------|
| Roof Room | 16 sqm |
| Roof Terrace | 37 sqm |



| D8 | |
|--------------|---------|
| Roof Room | 20 sqm |
| Roof Terrace | 100 sqm |



| D9 | |
|--------------|--------|
| Roof Room | 23 sqm |
| Roof Terrace | 53 sqm |



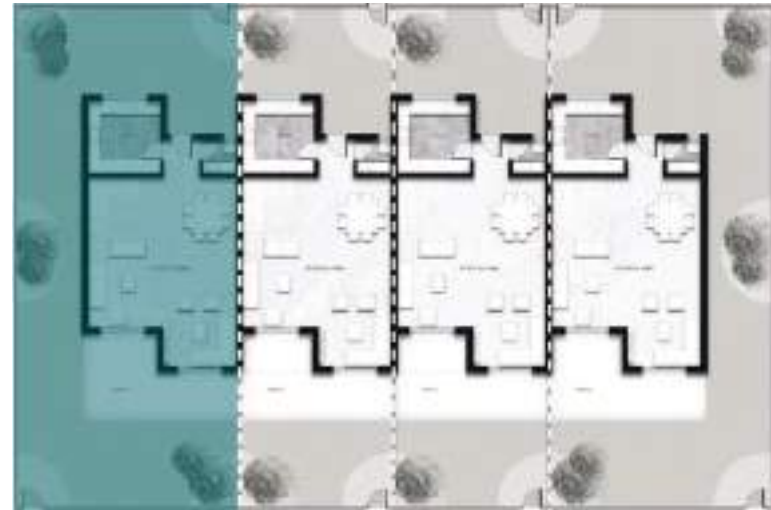
| D10 | |
|--------------|--------|
| Roof Room | 20 sqm |
| Roof Terrace | 67 sqm |

| D10 Shared Roof | |
|-----------------|--|
| 60 sqm | |

TOWNHOUSES



Ground Floor - Townhouse

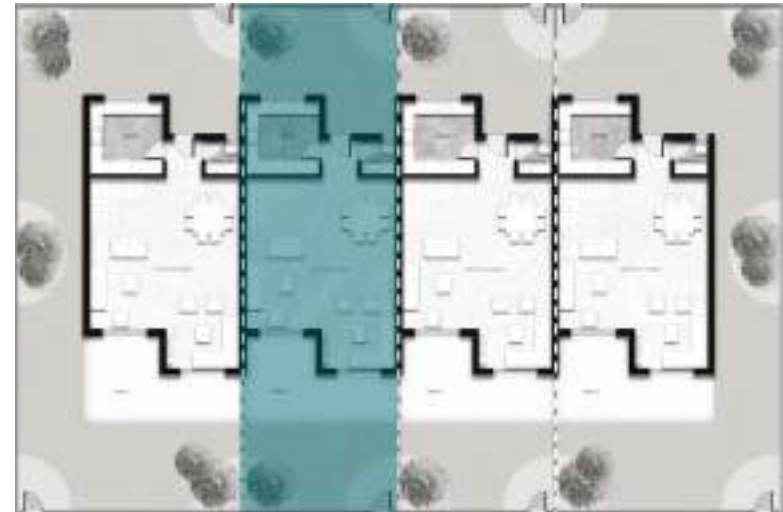
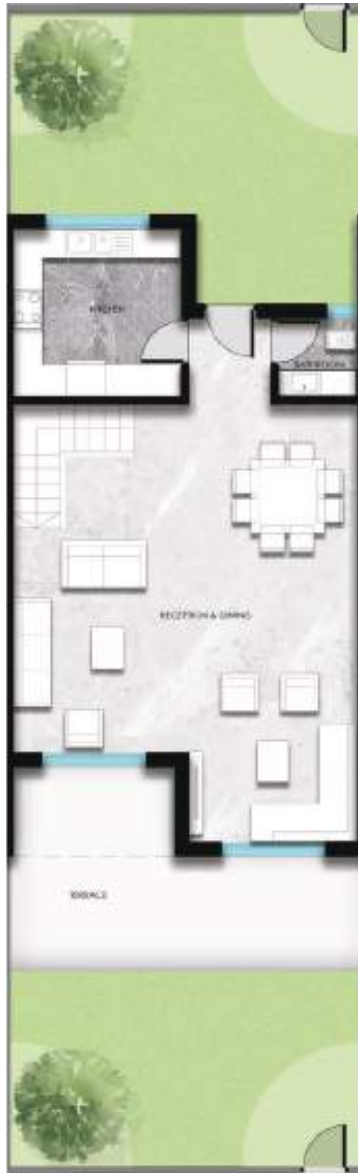


TH-4-1

| | |
|---------------------|-----|
| Ground Floor | 75 |
| Total Area | 150 |
| Garden | 150 |

| | |
|-----------------------|-----------|
| Reception | 8.3 x 6.6 |
| Kitchen | 3.2 x 3.2 |
| Guest Bathroom | 1.5 x 1.5 |
| Terrace | 7.1 x 3.9 |

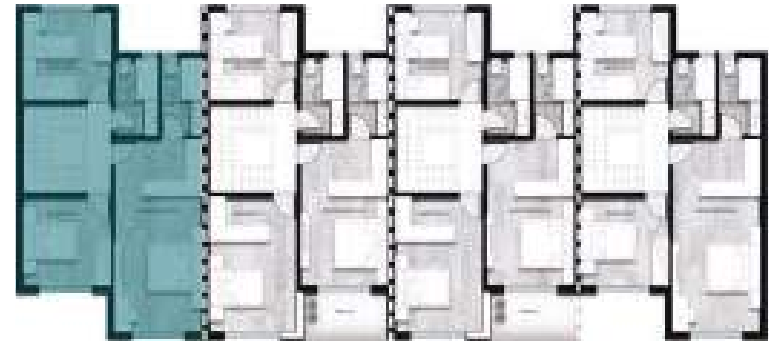
Ground Floor - Townhouse



| TH-4-2 | |
|--------------|-----|
| Ground Floor | 75 |
| Total Area | 150 |
| Garden | 80 |

| | |
|----------------|-----------|
| Reception | 8.3 x 6.6 |
| Kitchen | 3.2 x 3.2 |
| Guest Bathroom | 1.5 x 1.5 |
| Terrace | 7.1 x 3.9 |

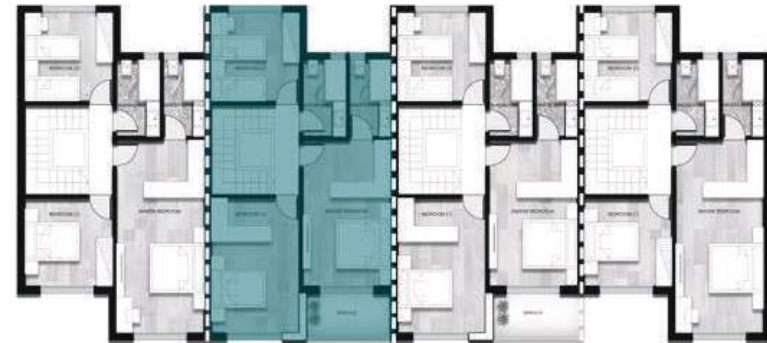
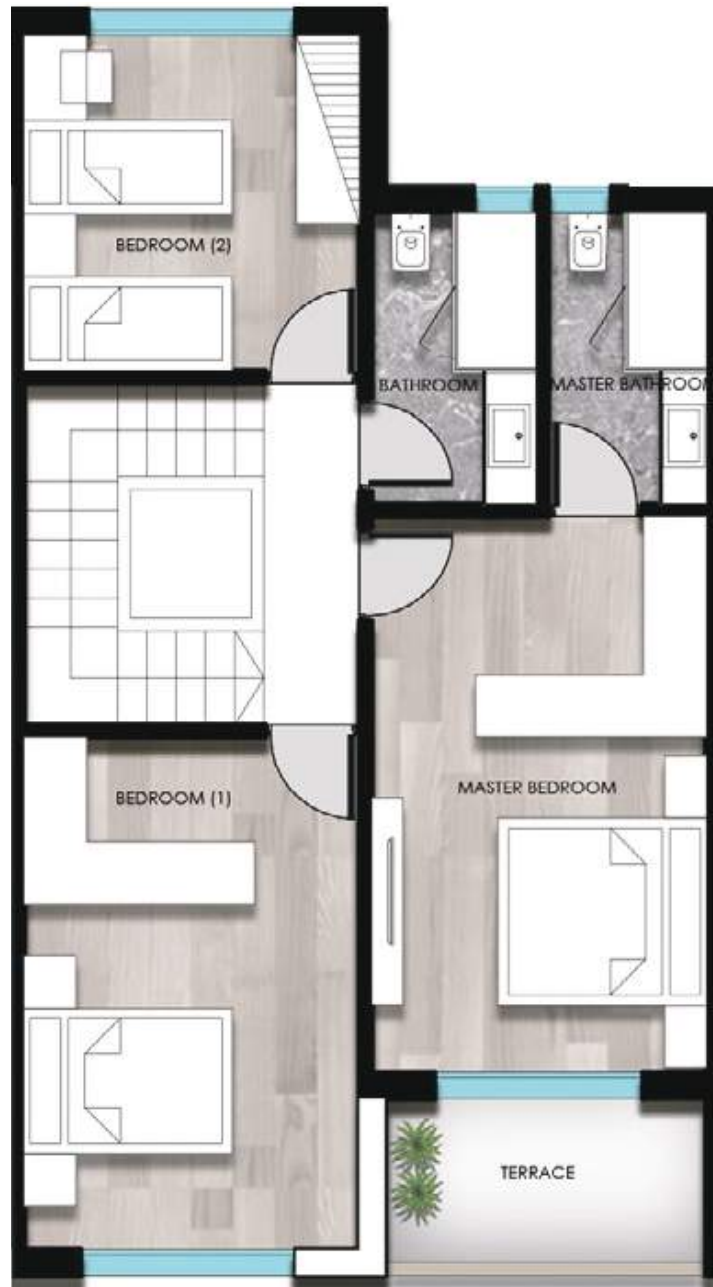
First Floor - Townhouse



| TH-4-1 | |
|-------------|-----|
| First Floor | 75 |
| Total Area | 150 |

| | |
|-----------------|-----------|
| Master Bedroom | 7 x 3.2 |
| Master Bathroom | 2.8 x 3.2 |
| Bedroom 01 | 3.2 x 3.2 |
| Bedroom 02 | 3.2 x 3.2 |
| Bathroom | 2.8 x 1.6 |

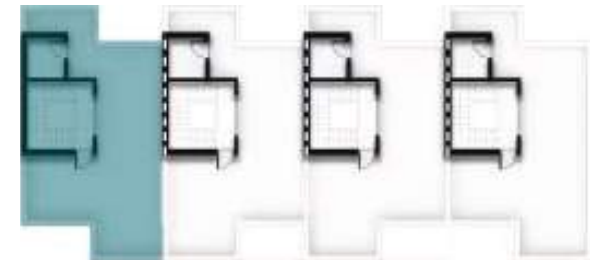
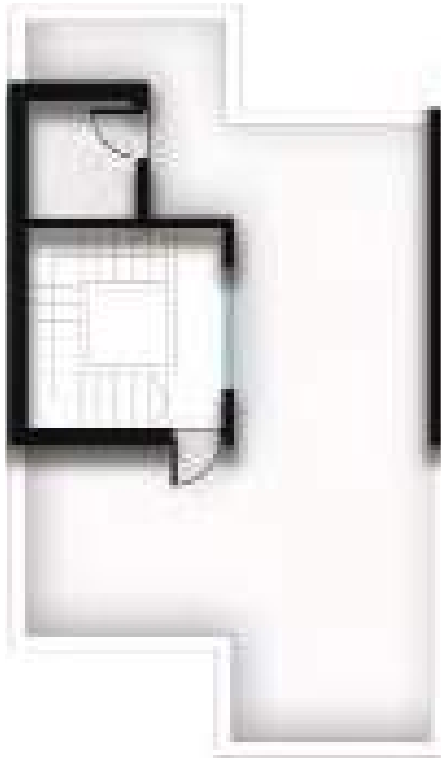
First Floor - Townhouse



| TH-4-2 | |
|-------------|-----|
| First Floor | 75 |
| Total Area | 150 |

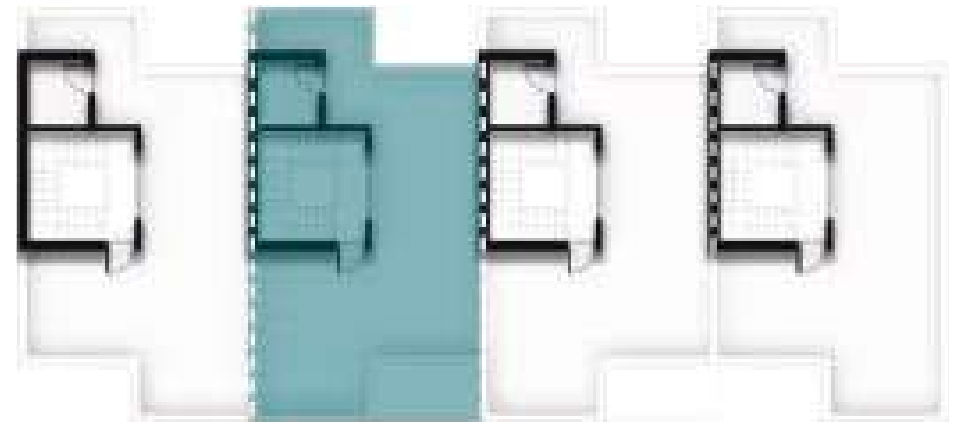
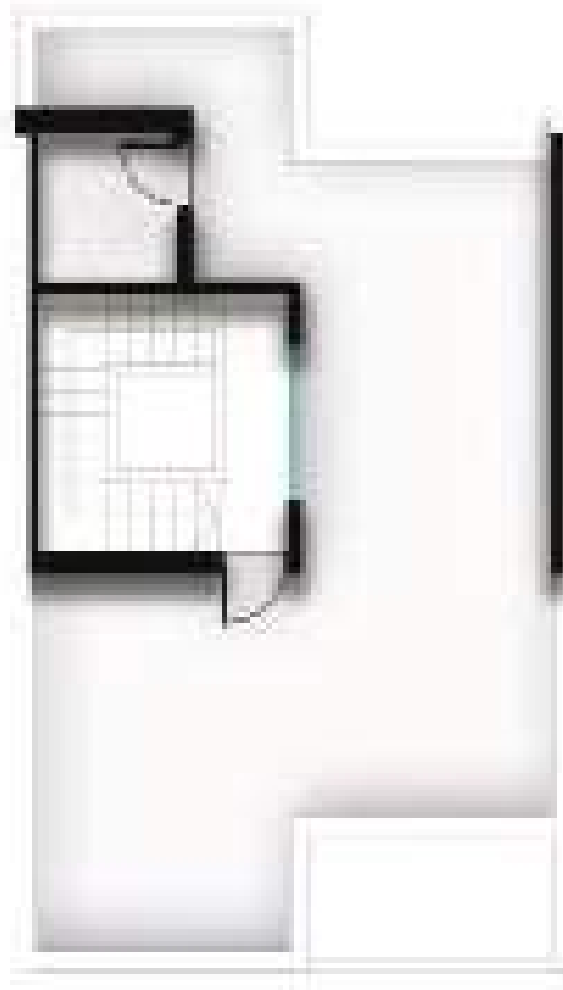
| | |
|-----------------|-----------|
| Master Bedroom | 5.3 x 3.2 |
| Master Bathroom | 2.8 x 1.5 |
| Bedroom 01 | 4.9 x 3.2 |
| Bedroom 02 | 3.2 x 3.2 |
| Bathroom | 2.8 x 1.6 |
| Terrace | 3.1 x 1.6 |

Dedicated Roof Area for Typical Floor



| TH-4-1 | |
|--------------|--------|
| Roof Room | 18 sqm |
| Roof Terrace | 54 sqm |

Dedicated Roof Area for Typical Floor



| TH-4-2 | |
|---------------------|--------|
| Roof Room | 18 sqm |
| Roof Terrace | 54 sqm |





TYPE A-102



