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SWANLAKE *residences.*

BUILDING - A04

Technical Booklet

LOCATION MAP

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Cairo—Suez Road

Mirage City

SWANLAKE residences.

PROXIMITY

Heliopolis	10 KM
American University in Cairo (AUC)	9 KM
Cairo International Airport	6 KM
Cairo Festival City (CFC)	9 KM
SwanLake Kattameya (SLK)	2 KM
Al Rehab	1 KM
Mirage City	1 KM

Swanlake
Kattameya

Rehab2

Police Academy

El Salam Axis

Park View

Seasons

Cairo Festival City

Northern Road 90

Future University

To Nasr City

Southern Road 90

AUC

Mivida
Compound



Building - A04

4 Floors [Offices]

5,585 Sqm

Disclaimer:

1. Drawings are not to scale.

2. The architectural details and dimensions in this plan are based on schematic design information only, and final As-Built conditions may vary.

3. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings.

4. Hassan Alam Properties reserves the right to make revisions/alterations, at its absolute discretion, and without liability.

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Disclaimer

All renderings and landscaping visuals, materials, and facades are for indicative purposes only and subject to change. Hassan Allam Properties reserves the right to make non-fundamental changes the design provided herein.

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GROUND FLOOR

RETAIL & FB USE

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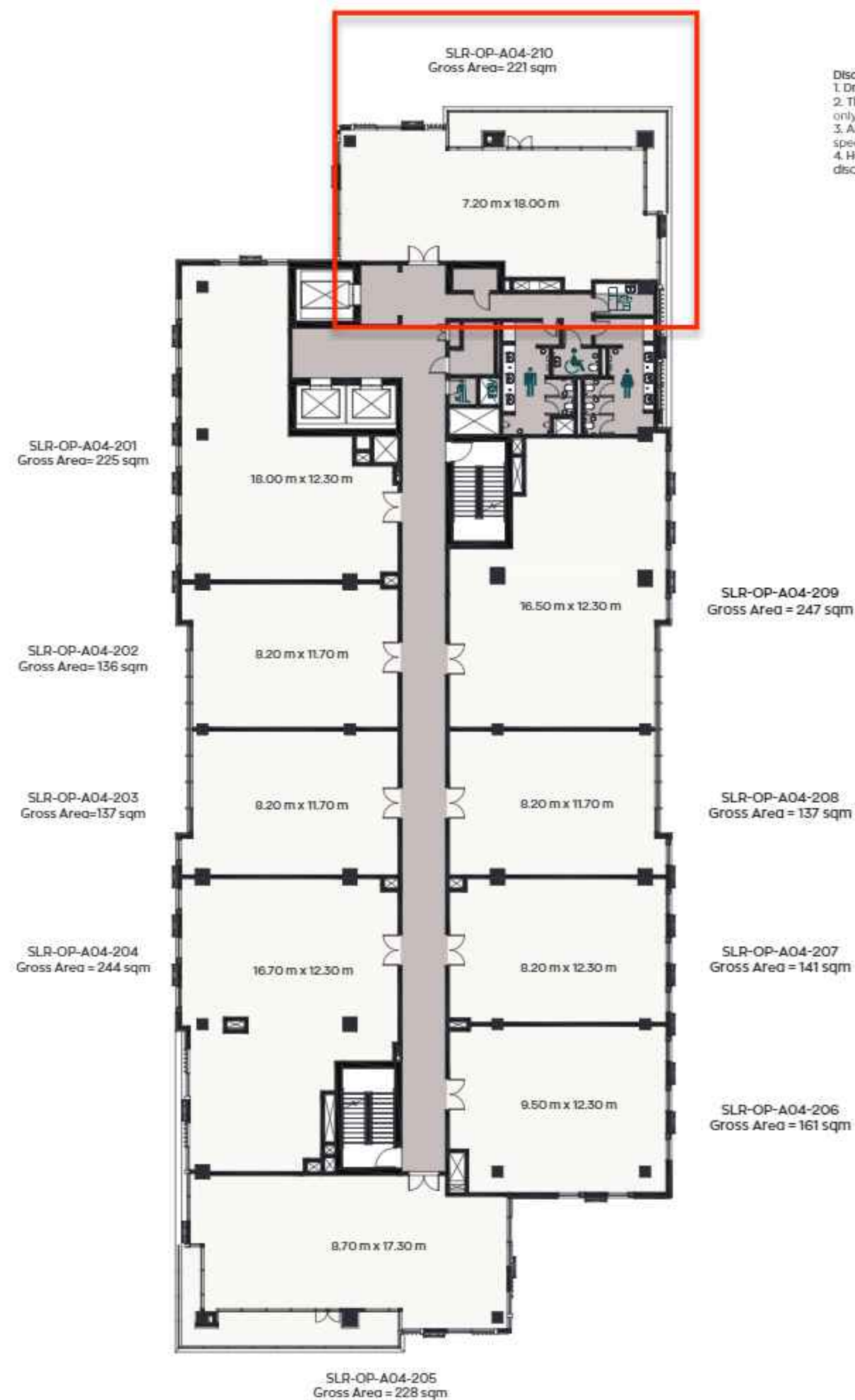
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Ground Floor.

SECOND FLOOR

Floor Gross Area:
1,877 Sqm

Office No.	Unit Gross Area including Terraces
A04-02-OFFICE 01	225
A04-02-OFFICE 02	136
A04-02-OFFICE 03	137
A04-02-OFFICE 04	244
A04-02-OFFICE 05	228
A04-02-OFFICE 06	161
A04-02-OFFICE 07	141
A04-02-OFFICE 08	137
A04-02-OFFICE 09	247
A04-02-OFFICE 10	221



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Second Floor.

5 Years

Price 60,339,064

Downpayment 6,033,906

5 % After 3 months	3,016,953
1st Installment	2,413,563
2nd Installment	2,413,563
3rd Installment	2,413,563
4th Installment	2,413,563
5th Installment	2,413,563
6th Installment	2,413,563
7th Installment	2,413,563
8th Installment	2,413,563
Bullet Payment (5%)	3,016,953
9th Installment	2,413,563
10th Installment	2,413,563
11th Installment	2,413,563
12th Installment	2,413,563
13th Installment	2,413,563
14th Installment	2,413,563
15th Installment	2,413,563
16th Installment	2,413,563
17th Installment	2,413,563
18th Installment	2,413,563
19th Installment	2,413,563
20th Installment	2,413,563

Maintenance upon Delivery 6,033,906

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Preliminary Technical

& Finishing Specs Finishes [Core & Shell]

Buildings Protection Systems



Fire Alarm System



Firefighting System



Public Address System

Building Operating Systems



Access Control System



CCTV Closed-Circuit Television Camera



Telephone, Data and TV Systems



Security System



Building Management System BMS



Parking Management System



Conveying System (Elevators)

Utilities Systems



HVAC, Ventilation, and Air Conditioning



Electrical supply and Emergency Backup system



Domestic water supply and drainage system

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Standard Offering for Each Unit

Building Exterior

- Double glazed aluminum windows / rendered facades with cladding
- Unfinished slabs/columns/ceiling
- MEP services as listed in the "preliminary technical & finishing Specs"
- Parking bays (basement & surface) as per code

Public and Common Area Specs.

- Finished lobbies & corridors; high quality marble/ granite flooring
- Passenger and services elevators reaching the basement
- Janitor room per floor
- Pantry per floor
- Garbage chute access from all floors
- Male / Female & Handicapped toilets per floor
- **Building Access Control**



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HASSAN ALLAM
PROPERTIES