

J O Ū Ĺ Z

Neighborhood

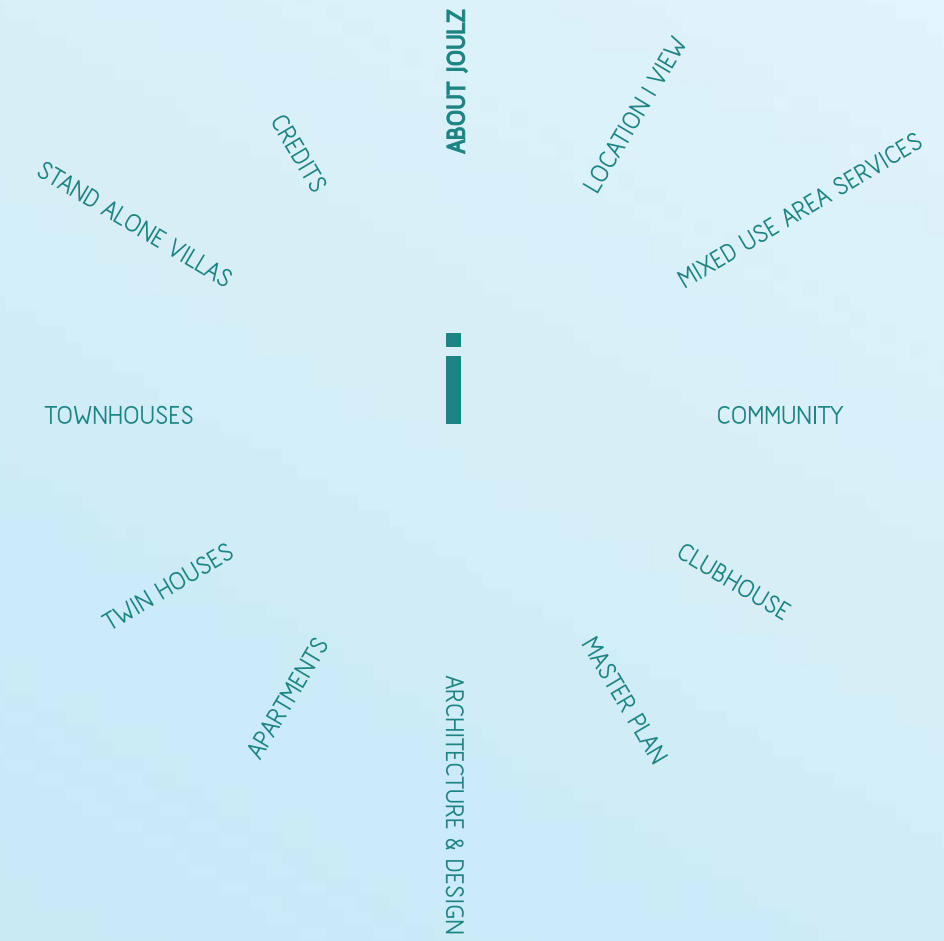
Phase II

## ABOUT INERTIA

Inertia is a prominent real estate company that develops unique projects in different parts of Egypt. We have been established since 2007 and have been growing in status ever since. As a subsidiary of Inertia Holding Group, we boast about the fanciful ambiance and top standards of living that we provide across all of our properties. Other developments of ours include, but are not limited to, Medipoint Sheikh Zayed, Medipoint Mena Plaza, West Hills, G Cribs, Soleya, Brix and Veranda. Inertia's goal is to offer elegantly designed developments where quality shines from interior to exterior. We guarantee enticing, scenic views and a relaxed living environment whilst maintaining an upbeat community atmosphere.

## CLOCK OF CONTENT

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## ABOUT JOULZ

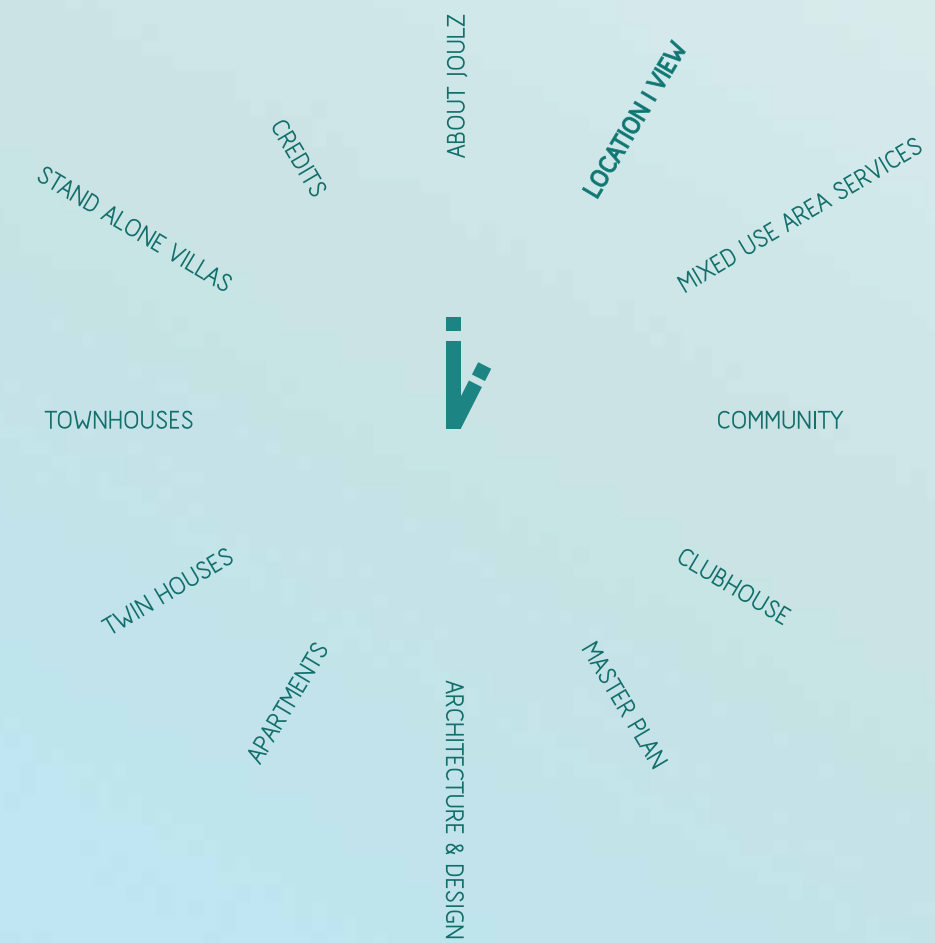
Joulz consists of 1,150 residential units containing an array of apartments, townhouses, twin houses, and stand-alone villas; all resplendently designed to be illuminated by natural light. Joulz has more than just artful homes; it creates a habitat of well being that its community deserves. Following an eco-friendly philosophy, all of the units in Joulz have been especially designed to provide the best of Egypt's climate, sunny days and cool air through greenery installed inside each home to acclimatize the temperature, keeping the air fresher and cleaner. A healthy glow is retained through the dedicated jogging and bicycle lanes surrounding the vast verdure between the residential areas, providing the chance to practice healthier daily habits that are hard to sustain in the city. Apart from unmatched views and vast landscapes, Joulz possesses a fully equipped clubhouse, two professional sport's fields, and many lively children's playgrounds, among other facilities that serve its distinguished community.

The name Joulz is appropriated from Joules, the unit used to measure photons, the fundamental particle of light-without which life would not be sustainable. On that premise, Joulz' architecture harnesses this light to transport its community from the smog of the city to radiance, doing so by integrating natural elements inside each home to create a cleaner and healthier lifestyle.



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# LOCATION

Strategically located on the Cairo-Alexandria Desert Road, almost 20 minutes away from Mohandeseen and only moments away from the Ring Road. With an abundance of greenery, Joulz provides a peaceful, and scenic get-away in a private community for its residents in a location that is close to the city, yet far enough to disconnect from its racket.



- LEBANON SQUARE  
19 KM / 14 MINS
- REMAYA SQUARE  
6.6KM / 5 MINS
- MEHWAR 26TH OF JULY  
7 KM / 5 MINS
- HYPER ONE  
12 KM / 9 MINS
- DANDY MALL  
11 KM / 8 MINS
- RING ROAD  
2 KM / 1.5 MINS
- GRAND EGYPTIAN MUSEUM  
6 KM / 5 MINS
- PYRAMIDS OF GIZA  
8 KM / 8 MINS





LOCATION | VIEW 01:00

## THE VIEW

With a strategic location, the development is a retreat that allows its residents to enjoy extensive green expanses surrounding their homes. Joulz stands out from the crowd as its units are all designed to capture as much of nature as possible, inviting in light to brighten their homes and every day activities. The community will relish the sun setting, as the sky turns to twilight, where their surroundings still, and all that can be heard is the breeze gently rustling the foliage. At night, tenants can enjoy the serenity of Joulz.

 LOCATION | VIEW 01:00

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MIXED USE AREA SERVICES 02:00

## MIXED USE AREA SERVICES

Joulz aims to ensure that its residents needs are completely met within the compound, and as a result, there are several services ranging from **banks** and **medical clinics** that aim to reassure the community that they will not have to leave Joulz to get any of these services. Moreover, Joulz has a **hypermarket**, several **restaurants** and **cafes**, a **dry cleaning service**, and other facilities to keep its residents and their families entertained. There are also **office spaces** and corresponding **underground parking** spaces for its occupants.



MIXED USE AREA SERVICES 02:00

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## COMMUNITY

Joulz aims to bring a lively, vibrant, and exceptional community experience for its residents within a distinctive compound. Built on the outskirts of the city, this location would be ideal for young business professionals who want to remain close to their work, but still want to escape from it all when the working day ends. Families, newlyweds, and first-time buyers will benefit from the array of activities offered that will bring them and their community closer together.



## GREENERY

The neighborhood grants its residents with seemingly endless green grounds where they can relish lush grass fields and a variety of flora. Details are everything, as each green expanse has been thematically designed, and in turn, every green area is unlike the other. The variety of vegetation in this unmatched location makes it idyllic, offering its community consistent serenity as their senses will be satisfied whenever they view this mixture of plant life which is maintained by a team of on-site gardeners throughout the compound.

## PARKING

Along with these residential properties, underground parking spaces are assigned to units, relieving the pressure of homeowners not being able to park close to home. Parking slots will also be available in front of buildings.





## SURVEILLANCE & SECURITY

Safety is fundamental, and in Joulz the community has 24/7 on-site security service across the compound to ensure that its residents have peace of mind. Apart from the surveillance inside the compound, surveillance systems are installed around the compound's area, covering all outdoor and public spaces. This illustrious, intimate community has private entrances to guarantee the safety of all of Joulz' residents and quests.

## STORAGE

Storage spaces are available for apartments, to ensure a hassle-free move in.



## ELEVATORS

Apartment buildings are installed with elevators, the underground parking is connected to the upper levels through elevators.

## GENERATORS

Residents will never have to worry about power cuts, as generators are installed around the neighborhood to deliver power to all public services in case of emergencies.

COMMUNITY 03:00

## AUDIO-VIDEO INTERCOM

Joulz' apartment buildings will have audio-visual intercom systems, to ensure the highest quality of security. The intercoms also offer ease of access to the building once residents buzz in guests by the push of a button while they wait for them at home.



## JOGGING TRAILS

Located throughout the project, there are different jogging trails. Each trail is marked in a different color, consists of distance indicators, and has start/end markers.

## THEMED PARKS

The neighborhood has 8 themed parks that make up 45,000 m<sup>2</sup> of the development. Every park and green area will be themed differently to suit and entertain our residents.

## BIKE LANES

Roads are designed to have dedicated biker's lanes. Each trail is marked in a different color, consists of distance indicators, and has start/end markers.





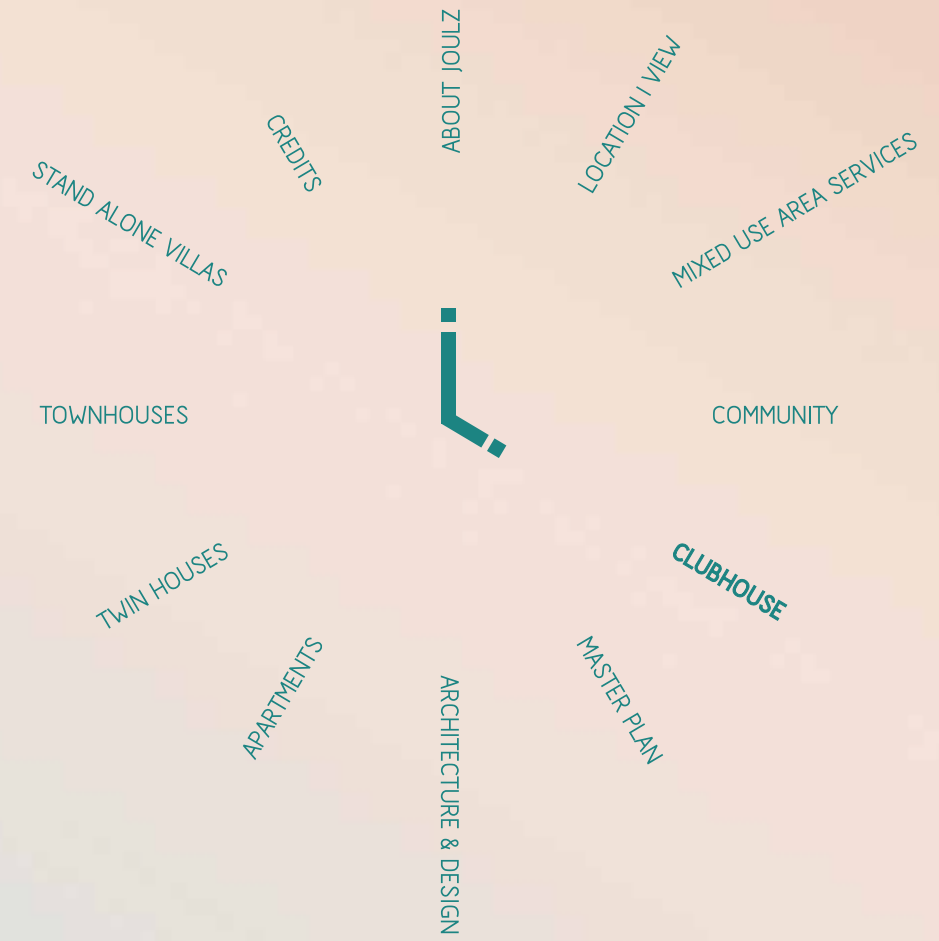


## KIDS' PLAY AREA

Playing areas are spread within the neighborhood, for the safety and well being of your kids. The playing areas will consist of all the entertainment a young one would need to have, for a fun and social time.

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## CLUBHOUSE

The clubhouse is central to the neighborhood's experience as it grants its residents a range of services that serve every tenant's need. The clubhouse boasts an exclusive **restaurant** that brings together its residents and their guests for a one-of-a-kind gastronomical experience. Apart from its stately **reception lounge**, the building houses a **community business center**, **cigar lounge**, and **ladies lounge** along with a **nursery** and **play area** to keep the little ones busy. Joulz' residents will be able to catch the latest films in the **clubhouse private cinema**, and can catch up on their activities in the **bar** or on the **pool side bar**, where several tenants and their families can be found basking in the sun or splashing happily in the **pool**. Ensuring the well being of the community are the clubhouse's **gym** and **spa** that also houses an **indoor pool** for cooler days.





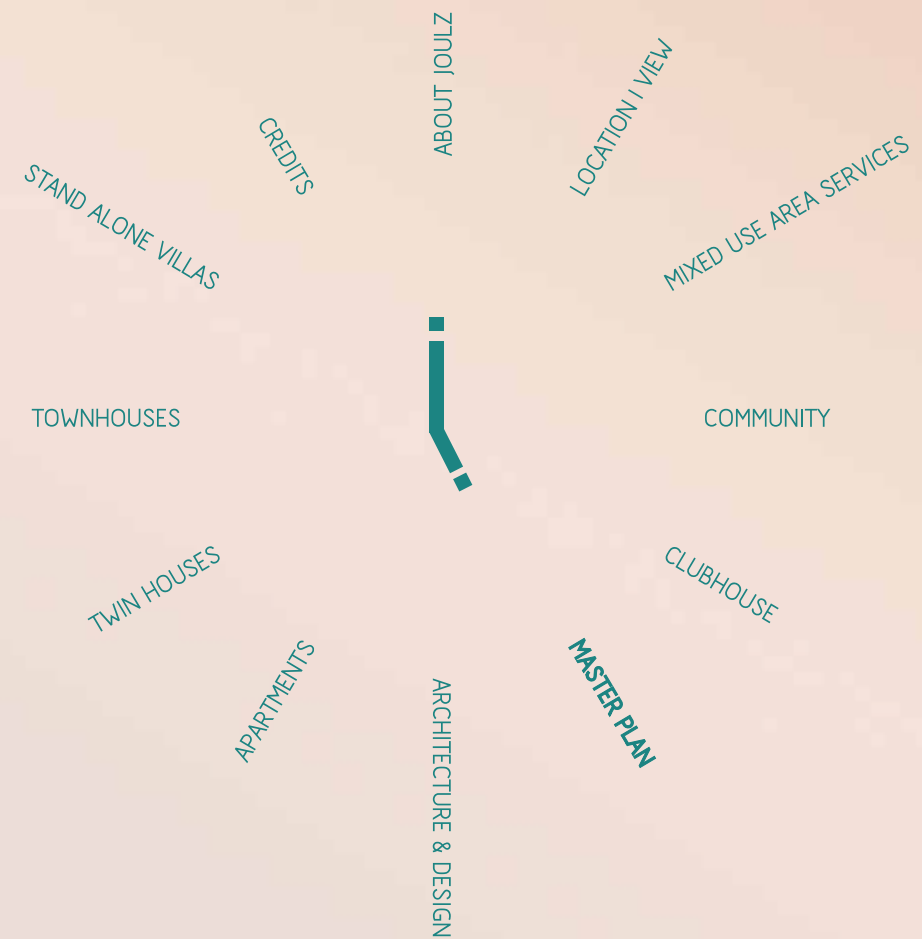
CLUBHOUSE 04:00



CLUBHOUSE 04:00

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## MASTER PLAN

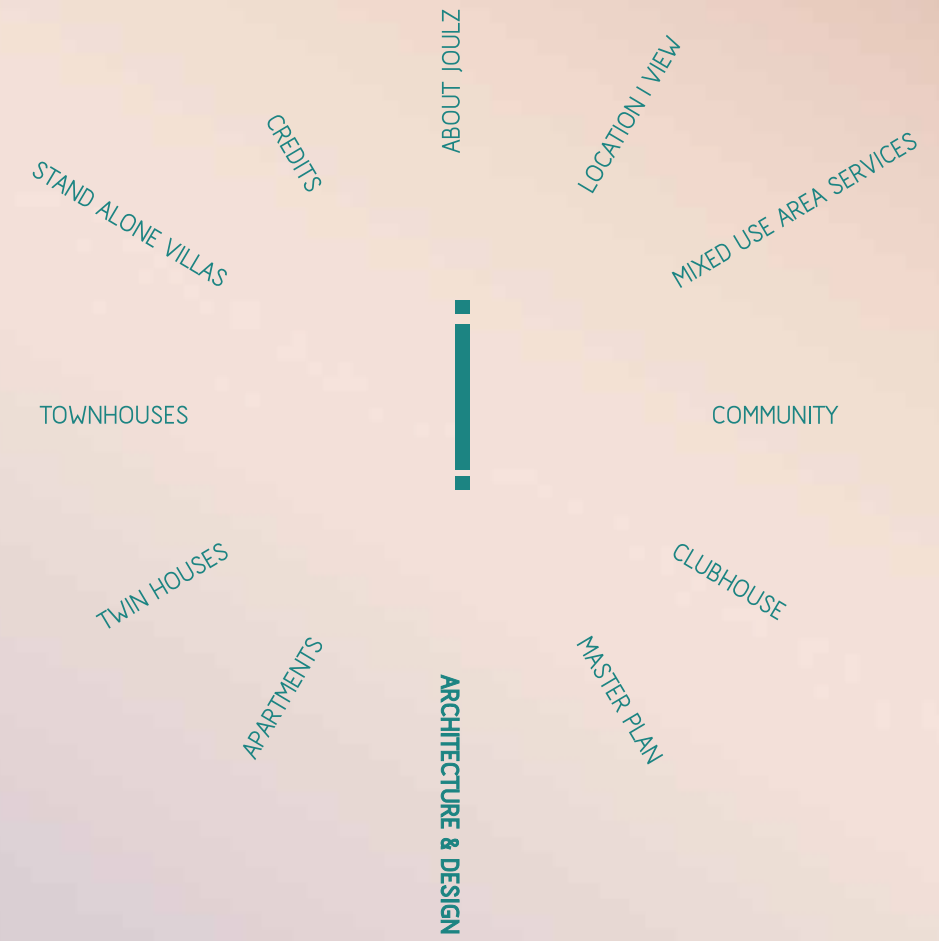
Joulz consists of residences, ranging from distinguished stand-alone units and twin houses to elegant townhouses and apartments. These units make up 30% of the development land area, which is surrounded by lush, vibrant vegetation. Units have unique views catering to tenants. Joulz' curving jogging trails located throughout the neighborhood aims to maximise the resident's experience, and to ensure that they maintain a healthy lifestyle. Apart from the jogging lanes, Joulz also provides bicycle lanes. For the little ones, each area inside the compound has a nearby children's playground annexed to it to ensure that families do not have to walk too far for their children's entertainment. Moreover, Joulz will have several ramps installed to guarantee that residents and their guests can move freely in all areas of the compound.





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## ARCHITECTURE & DESIGN

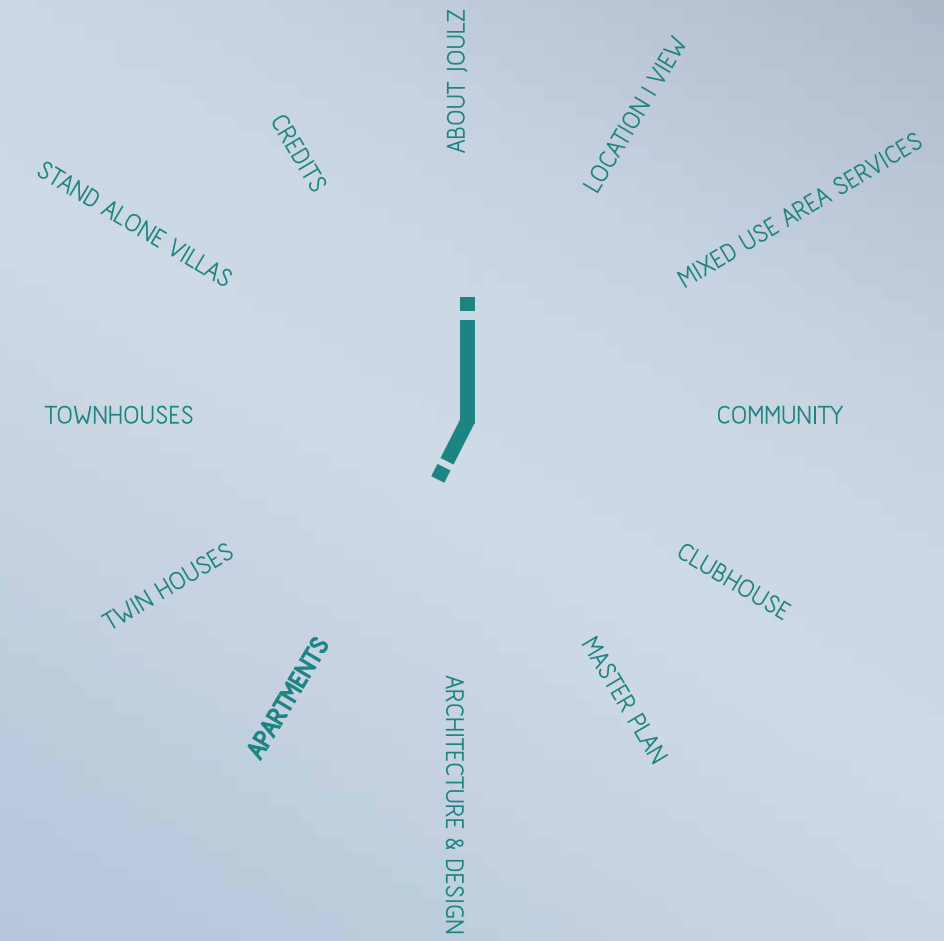
The development's architecture is unlike any other, as its' seemingly unassuming design has much more sophisticated purposes. By focusing on natural light, the architects designed each unit with spacious patios and bright sun wells that guarantee plenty of sunlight. They also brought nature in from outside by installing trees, alongside other water elements, to create an inner garden that does more than purify the air, it creates each tenant's own personal heaven. The focus on nature aims to soften the harsh and dusty weather that is a feature of the areas on the outskirts of Cairo.





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# BUILDING H



BUILDING H



FRONT VIEW



# APARTMENTS

ONE BEDROOM / BUILDING H

	SPACE NAME	DIMENSIONS
TYPE 1	LOBBY	3.90 x 1.30 m
	GUEST BATHROOM	2.50 x 1.10 m
	RECEPTION & DINING	9.80 x 4.00 m
	KITCHEN	2.70 x 2.50 m
	MASTER BEDROOM	4.00 x 3.90 m
	MASTER DRESSING	2.60 x 2.00 m
	MASTER BATHROOM	2.60 x 2.00 m
AVERAGE TERRACE 11m <sup>2</sup>		GROSS AREA 108m <sup>2</sup>



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BACK VIEW



BACK VIEW



# APARTMENTS

ONE BEDROOM / BUILDING H

	SPACE NAME	DIMENSIONS
TYPE 2	LOBBY	3.90 x 1.10 m
	GUEST BATHROOM	2.70 x 1.10 m
	RECEPTION & DINING	8.00 x 5.09 m
	KITCHEN	2.70 x 2.70 m
	MASTER BEDROOM	4.00 x 3.90 m
	MASTER DRESSING	2.60 x 2.00 m
	MASTER BATHROOM	2.60 x 2.00 m
AVERAGE TERRACE 22m <sup>2</sup>		GROSS AREA 111m <sup>2</sup>

TYPE 2



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BACK VIEW

# APARTMENTS

TWO BEDROOM / BUILDING H

	SPACE NAME	DIMENSIONS
TYPE 1	LOBBY	2.50 x 1.40 m
	GUEST BATHROOM	2.30 x 1.10 m
	RECEPTION & DINING	8.20 x 5.40 m
	KITCHEN	3.90 x 2.50 m
	BATHROOM 01	2.30 x 1.80 m
	MASTER BEDROOM	5.40 x 4.10 m
	MASTER DRESSING	2.40 x 1.80 m
BEDROOM 01	3.80 x 3.70 m	
AVERAGE TERRACE 30m <sup>2</sup>		AVERAGE GARDEN 104m <sup>2</sup>
GROSS AREA 141m <sup>2</sup>		

TYPE 1



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BACK VIEW

# APARTMENTS

TWO BEDROOM / BUILDING H

	SPACE NAME	DIMENSIONS
TYPE 2	LOBBY	4.20 x 1.30 m
	GUEST BATHROOM	2.50 x 1.10 m
	RECEPTION & DINING	9.20 x 4.00 m
	KITCHEN	3.00 x 2.50 m
	BATHROOM 01	2.30 x 1.60 m
	MASTER BEDROOM	4.10 x 3.70 m
	MASTER BATHROOM	2.80 x 1.70 m
	BEDROOM 01	3.90 x 3.70 m

AVERAGE TERRACE 21m<sup>2</sup>

GROSS AREA 133m<sup>2</sup>



FRONT VIEW

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# APARTMENTS

TWO BEDROOM / BUILDING H

	SPACE NAME	DIMENSIONS
TYPE 3	GUEST BATHROOM	2.00 x 1.30 m
	RECEPTION & DINING	8.50 x 4.80 m
	KITCHEN	3.30 x 2.50 m
	LIVING ROOM	4.20 x 3.50 m
	BATHROOM 01	2.80 x 2.00 m
	MASTER BEDROOM	4.00 x 4.00 m
	MASTER BATHROOM	2.40 x 1.80 m
	BEDROOM 01	4.20 x 3.50 m

AVERAGE TERRACE 10m<sup>2</sup>

GROSS AREA 157m<sup>2</sup>



FRONT VIEW



BACK VIEW



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# APARTMENTS

THREE BEDROOM / BUILDING H

	SPACE NAME	DIMENSIONS
TYPE 1	LOBBY	4.00 x 2.50 m
	GUEST BATHROOM	4.60 x 2.60 m
	MAID'S ROOM	3.90 x 2.40 m
	RECEPTION & DINING	8.10 x 5.40 m
	KITCHEN	3.90 x 2.25 m
	BATHROOM 01	2.80 x 2.40 m
	LAUNDRY	2.10 x 1.00 m
	MASTER BEDROOM	4.00 x 3.80 m
	MASTER BATHROOM	2.40 x 1.80 m
	MASTER DRESSING	2.40 x 1.80 m
	BEDROOM 01	4.50 x 4.00 m
	BEDROOM 02	4.50 x 4.00 m

AVERAGE TERRACE 15m<sup>2</sup>    AVERAGE GARDEN 195m<sup>2</sup>    GROSS AREA 219m<sup>2</sup>



BACK VIEW

APARTMENTS 07:00

TYPE 1



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# APARTMENTS

FOUR BEDROOM / BUILDING H

	SPACE NAME	DIMENSIONS
TYPE 1	LOBBY	4.30 x 4.00 m
	GUEST BATHROOM	4.60 x 2.60 m
	MAID'S ROOM	3.90 x 2.00 m
	RECEPTION & DINING	8.20 x 6.60 m
	KITCHEN	3.90 x 2.50 m
	BATHROOM 01	2.80 x 2.00 m
	LAUNDRY	2.10 x 1.00 m
	MASTER BEDROOM	4.00 x 3.80 m
	MASTER BATHROOM	2.40 x 1.80 m
	MASTER DRESSING	2.40 x 1.80 m
	BEDROOM 01	4.20 x 4.20 m
	BEDROOM 02	4.80 x 4.20 m
BEDROOM 03	4.00 x 4.50 m	

AVERAGE TERRACE 30m<sup>2</sup>    AVERAGE GARDEN 129m<sup>2</sup>    GROSS AREA 263m<sup>2</sup>



FRONT VIEW

TYPE 1



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# BUILDING J



BUILDING J



FRONT VIEW





BACK VIEW

# APARTMENTS

## THREE BEDROOM / BUILDING J

	SPACE NAME	DIMENSIONS
TYPE 1	LOBBY	3.30 x 3.00 m
	GUEST BATHROOM	3.55 x 1.20 m
	MAID'S ROOM	3.50 x 2.00 m
	RECEPTION & DINING	8.00 x 7.20 m
	KITCHEN	4.50 x 3.70 m
	LAUNDRY	2.00 x 1.60 m
	LIVING ROOM	5.30 x 2.60 m
	BATHROOM 01	3.00 x 1.80 m
	MASTER BEDROOM	4.70 x 3.80 m
	MASTER BATHROOM	2.80 x 2.10 m
	MASTER DRESSING	2.80 x 2.00 m
	BEDROOM 01	4.00 x 3.80 m
BEDROOM 02	4.20 x 3.70 m	

AVERAGE TERRACE 28m<sup>2</sup>    AVERAGE GARDEN 273m<sup>2</sup>    GROSS AREA 242m<sup>2</sup>



FRONT VIEW



BACK VIEW



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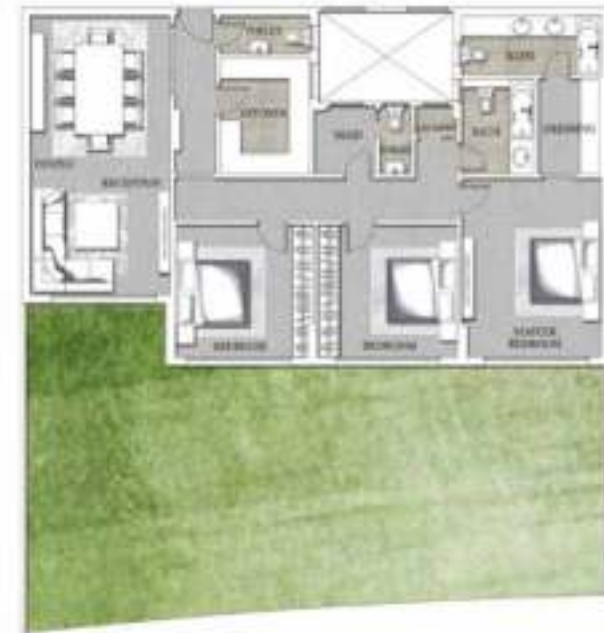
# APARTMENTS

TYPE 2

THREE BEDROOM / BUILDING J

	SPACE NAME	DIMENSIONS
TYPE 2	LOBBY	4.50 x 1.20 m
	GUEST BATHROOM	2.60 x 1.30 m
	MAID'S ROOM	2.80 x 2.00 m
	RECEPTION & DINING	8.00 x 4.00 m
	KITCHEN	3.30 x 2.60 m
	LAUNDRY	1.20 x 0.80 m
	BATHROOM 01	2.70 x 2.10 m
	MASTER BEDROOM	5.10 x 4.00 m
	MASTER BATHROOM	4.00 x 1.70 m
	MASTER DRESSING	2.70 x 1.80 m
	BEDROOM 01	4.00 x 3.80 m
BEDROOM 02	4.00 x 3.80 m	

AVERAGE GARDEN 80m<sup>2</sup> GROSS AREA 177m<sup>2</sup>



FRONT VIEW

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# APARTMENTS

TYPE 3

THREE BEDROOM / BUILDING J

	SPACE NAME	DIMENSIONS
TYPE 3	LOBBY	4.50 x 1.20 m
	GUEST BATHROOM	2.60 x 1.30 m
	MAID'S ROOM	2.80 x 2.00 m
	RECEPTION & DINING	8.00 x 7.30 m
	KITCHEN	3.30 x 2.60 m
	LAUNDRY	1.20 x 0.80 m
	BATHROOM 01	2.70 x 2.10 m
	MASTER BEDROOM	5.10 x 4.00 m
	MASTER BATHROOM	4.00 x 1.70 m
	MASTER DRESSING	2.70 x 1.80 m
	BEDROOM 01	4.00 x 3.80 m
BEDROOM 02	4.00 x 3.80 m	

AVERAGE TERRACE 35m<sup>2</sup> GROSS AREA 207m<sup>2</sup>



FRONT VIEW

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# BUILDING K



BUILDING K



FRONT VIEW



# APARTMENTS

## THREE BEDROOM / BUILDING K

	SPACE NAME	DIMENSIONS
TYPE 1	LOBBY	5.40 x 1.30 m
	GUEST BATHROOM	2.50 x 1.20 m
	MAID'S ROOM	3.00 x 2.70 m
	RECEPTION & DINING	7.80 x 4.50 m
	KITCHEN	4.10 x 2.50 m
	BATHROOM 01	2.70 x 2.10 m
	LAUNDRY	1.50 x 1.00 m
	MASTER BEDROOM	5.00 x 4.00 m
	MASTER BATHROOM	2.60 x 2.40 m
	MASTER DRESSING	2.70 x 1.80 m
BEDROOM 01	4.00 x 3.80 m	
BEDROOM 02	4.00 x 3.80 m	

AVERAGE GARDEN 84m<sup>2</sup>

GROSS AREA 183m<sup>2</sup>



BACK VIEW



FRONT VIEW

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# APARTMENTS

THREE BEDROOM / BUILDING K

	SPACE NAME	DIMENSIONS
TYPE 2	LOBBY	3.70 x 1.60 m
	GUEST BATHROOM	2.80 x 1.40 m
	MAID'S ROOM	3.80 x 1.80 m
	RECEPTION & DINING	7.90 x 7.80 m
	KITCHEN	4.70 x 3.30 m
	BATHROOM 01	3.80 x 1.80 m
	MASTER BEDROOM	5.00 x 4.00 m
	MASTER BATHROOM	3.80 x 1.80 m
	MASTER DRESSING	3.30 x 1.80 m
	BEDROOM 01	4.00 x 3.80 m
	BEDROOM 02	4.00 x 3.80 m
LIVING ROOM	3.70 x 3.00 m	

AVERAGE TERRACE 41m<sup>2</sup>    AVERAGE GARDEN 203m<sup>2</sup>    GROSS AREA 240m<sup>2</sup>



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FRONT VIEW



BACK VIEW

# APARTMENTS

THREE BEDROOM / BUILDING K

	SPACE NAME	DIMENSIONS
TYPE 3	LOBBY	5.40 x 1.30 m
	GUEST BATHROOM	2.50 x 1.20 m
	MAID'S ROOM	3.00 x 2.70 m
	RECEPTION & DINING	7.80 x 7.80 m
	KITCHEN	4.10 x 2.50 m
	BATHROOM 01	2.70 x 2.10 m
	LAUNDRY	1.50 x 1.00 m
	MASTER BEDROOM	5.00 x 4.00 m
	MASTER BATHROOM	2.60 x 2.40 m
	MASTER DRESSING	2.70 x 1.80 m
	BEDROOM 01	4.00 x 3.80 m
BEDROOM 02	4.00 x 3.80 m	

AVERAGE TERRACE 22m<sup>2</sup>    GROSS AREA 214m<sup>2</sup>



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FRONT VIEW



# BUILDING L



BUILDING L



FRONT VIEW



# APARTMENTS

ONE BEDROOM / BUILDING L

	SPACE NAME	DIMENSIONS
TYPE 1	LOBBY	3.90 x 1.30 m
	GUEST BATHROOM	2.40 x 1.10 m
	RECEPTION & DINING	7.80 x 4.00 m
	KITCHEN	2.70 x 2.40 m
	MASTER BEDROOM	4.00 x 3.90 m
	MASTER BATHROOM	2.60 x 2.00 m
	MASTER DRESSING	2.60 x 2.00 m

AVERAGE TERRACE 13m<sup>2</sup>

AVERAGE GARDEN 46m<sup>2</sup>

GROSS AREA 108m<sup>2</sup>



BACK VIEW



FRONT VIEW

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# APARTMENTS

TWO BEDROOM / BUILDING L

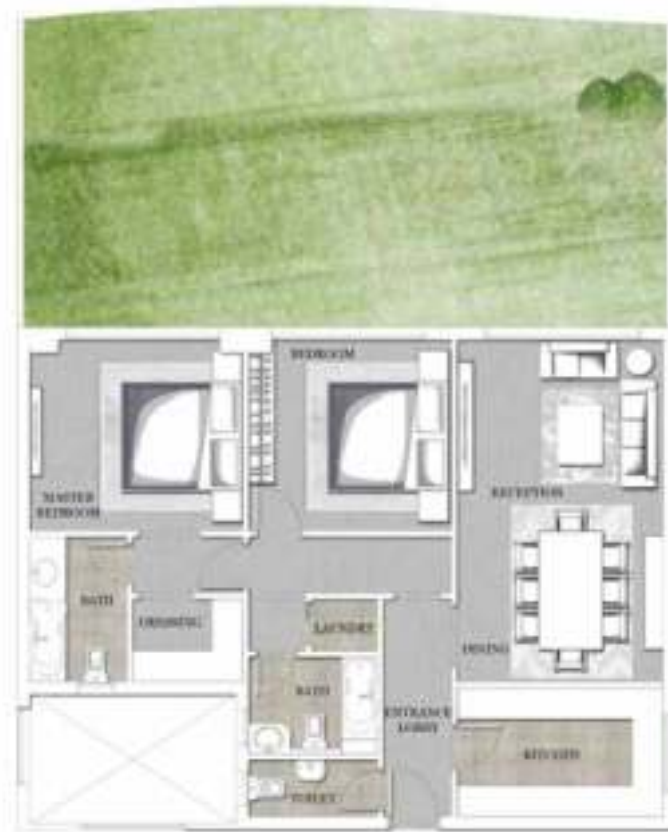
	SPACE NAME	DIMENSIONS
TYPE 1	LOBBY	4.20 x 1.30 m
	GUEST BATHROOM	2.50 x 1.10 m
	LAUNDRY	1.30 x 1.00 m
	RECEPTION & DINING	6.60 x 4.00 m
	KITCHEN	4.00 x 2.50 m
	BATHROOM	2.50 x 1.90 m
	MASTER BEDROOM	4.10 x 3.70 m
	MASTER BATHROOM	2.80 x 1.90 m
	MASTER DRESSING	2.20 x 1.60 m
	BEDROOM 01	3.90 x 3.70 m
	BEDROOM 02	4.10 x 3.70 m
	BATHROOM 02	2.80 x 1.90 m

AVERAGE TERRACE 15m<sup>2</sup>    AVERAGE GARDEN 78m<sup>2</sup>    GROSS AREA 142m<sup>2</sup>



BACK VIEW

TYPE 1



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# APARTMENTS

TWO BEDROOM / BUILDING L

	SPACE NAME	DIMENSIONS
TYPE 2	LOBBY	3.60 x 2.60 m
	GUEST BATHROOM	1.80 x 1.20 m
	RECEPTION & DINING	6.80 x 4.40 m
	KITCHEN	3.70 x 2.40 m
	BATHROOM	2.00 x 1.90 m
	MASTER BEDROOM	4.10 x 3.80 m
	MASTER BATHROOM	2.60 x 2.00 m
	MASTER DRESSING	2.30 x 2.00 m
	BEDROOM 01	3.80 x 3.70 m

AVERAGE TERRACE 15m<sup>2</sup>    AVERAGE GARDEN 121m<sup>2</sup>    GROSS AREA 156m<sup>2</sup>



FRONT VIEW



BACK VIEW

TYPE 2



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# APARTMENTS

THREE BEDROOM / BUILDING L

	SPACE NAME	DIMENSIONS
TYPE 1	LOBBY	3.90 x 1.50 m
	GUEST BATHROOM	2.50 x 1.20 m
	MAID'S ROOM	3.00 x 2.30 m
	RECEPTION & DINING	10.70 x 8.00 m
	KITCHEN	4.00 x 3.70 m
	BATHROOM 01	2.30 x 1.60 m
	MASTER BEDROOM	5.00 x 4.00 m
	MASTER BATHROOM	2.20 x 1.90 m
	MASTER DRESSING	2.20 x 2.00 m
	BEDROOM 01	3.90 x 3.70 m
	BEDROOM 02	4.10 x 3.70 m
	BATHROOM 02	2.80 x 1.90 m

AVERAGE TERRACE 34m<sup>2</sup>    AVERAGE GARDEN 156m<sup>2</sup>    GROSS AREA 260m<sup>2</sup>



FRONT VIEW



BACK VIEW

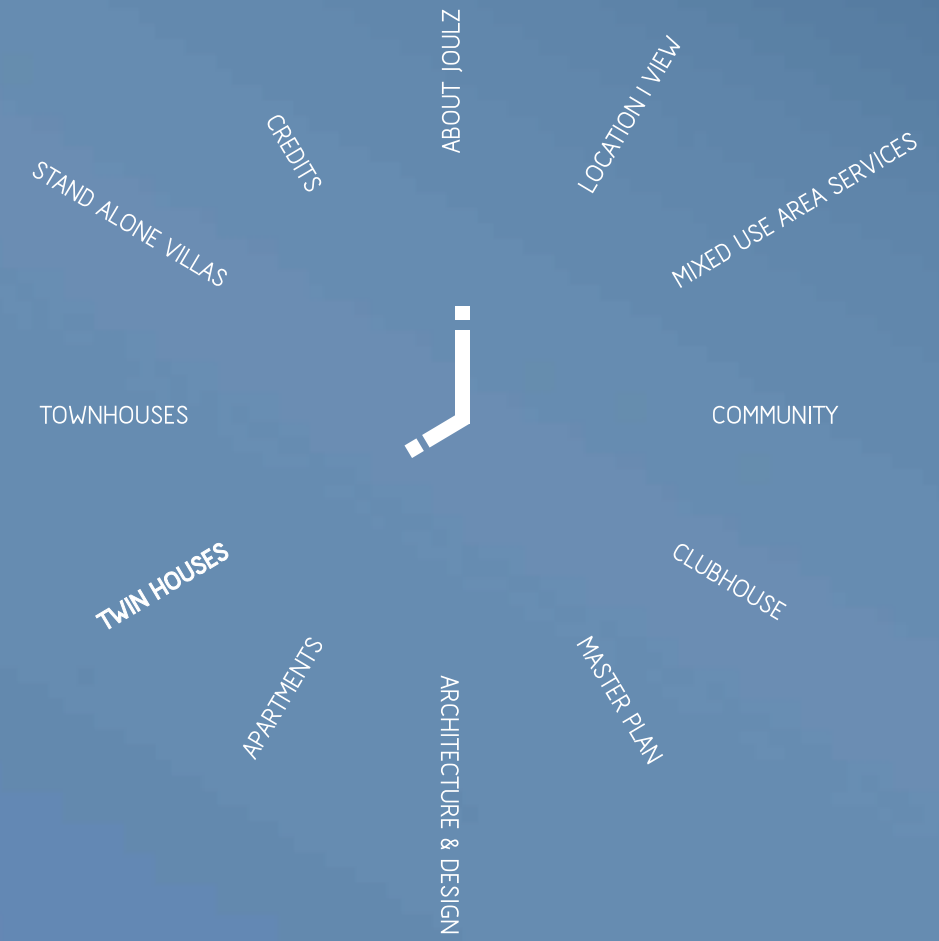


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# TWIN HOUSE A & B



TWIN HOUSE A & B



FRONT VIEW





BACK VIEW

# TWIN HOUSES

## TWIN HOUSE A & B

	SPACE NAME	DIMENSIONS	
TYPE A & B	ENTRANCE LOBBY	5.35 x 3.96 m	GROUND FLOOR
	GUEST BATHROOM	1.79 x 1.76 m	
	MAID'S ROOM	3.12 x 1.64 m	
	DRIVER'S ROOM	3.67 x 2.32 m	
	INTERNAL COURT	4.13 x 3.17 m	
	KITCHEN	5.43 x 3.22 m	
	RECEPTION	6.32 x 5.71 m	
DINING	3.87 x 2.92 m	FIRST FLOOR	
MASTER BEDROOM	4.38 x 3.80 m		
MASTER DRESSING	2.38 x 1.79 m		
MASTER BATHROOM	2.87 x 1.79 m		
BEDROOM 01	4.00 x 3.80 m		
BEDROOM 02	4.00 x 3.80 m		
BEDROOM 03	4.27 x 3.80 m		
DRESSING ROOM 03	1.79 x 1.41 m	PENTHOUSE	
BATHROOM 03	1.97 x 1.79 m		
FAMILY LIVING	4.17 x 3.80 m		
BATHROOM	1.80 x 1.79 m		
LAUNDRY	1.51 x 1.35 m		

AVERAGE TERRACES (A) 90m<sup>2</sup>    AVERAGE LAND (A) 375m<sup>2</sup>    AVERAGE TOTAL AREA (A) 328m<sup>2</sup>  
 AVERAGE TERRACES (B) 81m<sup>2</sup>    AVERAGE LAND (B) 388m<sup>2</sup>    AVERAGE TOTAL AREA (B) 313m<sup>2</sup>



GROUND FLOOR

FIRST FLOOR

PENTHOUSE

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# TWIN HOUSE C & D



TWIN HOUSE C & D



FRONT VIEW





BACK VIEW

# TWIN HOUSES

## TWIN HOUSE C & D

	SPACE NAME	DIMENSIONS	
TYPE C & D	ENTRANCE LOBBY	5.17 x 4.24 m	GROUND FLOOR
	GUEST BATHROOM	2.48 x 1.79 m	
	MAID'S ROOM	3.80 x 2.40 m	
	DRIVER'S ROOM	2.50 x 1.79 m	
	DRIVER'S BATHROOM	1.66 x 1.00 m	
	KITCHEN	3.80 x 3.70 m	
	RECEPTION	5.71 x 5.42 m	
	DINING	4.40 x 3.92 m	
	INTERNAL COURT	2.99 x 2.81 m	
	MASTER BEDROOM	5.95 x 4.20 m	FIRST FLOOR
	MASTER DRESSING	3.70 x 2.04 m	
	MASTER BATHROOM	3.70 x 2.04 m	
	BEDROOM 01	4.00 x 3.80 m	
	BATHROOM 01	2.50 x 1.80 m	
	BEDROOM 02	4.00 x 3.80 m	
	BEDROOM 03	4.40 x 3.80 m	
BATHROOM 03	2.50 x 1.79 m		
	FAMILY LIVING	5.22 x 4.40 m	PENTHOUSE
	BATHROOM	2.45 x 1.40 m	
	LAUNDRY	3.80 x 1.25 m	
AVERAGE TERRACE (C) 89m <sup>2</sup>		AVERAGE LAND (C) 382m <sup>2</sup>	AVERAGE TOTAL AREA (C) 364m <sup>2</sup>
AVERAGE TERRACE (D) 83m <sup>2</sup>		AVERAGE LAND (D) 383m <sup>2</sup>	AVERAGE TOTAL AREA (D) 347m <sup>2</sup>



GROUND FLOOR

FIRST FLOOR

PENTHOUSE

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# TOWNHOUSE A & B



TOWNHOUSE A & B



FRONT VIEW



BACK VIEW



# TOWNHOUSES

## TOWNHOUSE A & B CORNER

TYPE A & B CORNER

	SPACE NAME	DIMENSIONS		
TYPE A & B CORNER	DRIVER'S ROOM	3.50 x 2.55 m	GROUND FLOOR	
	LOBBY	2.80 x 2.70 m		
	MAID'S ROOM	3.30 x 2.00 m		
	GUEST BATHROOM	1.85 x 1.50 m		
	RECEPTION & DINING	8.50 x 5.00 m		
	KITCHEN	4.20 x 3.55 m		
	INTERNAL COURT	4.20 x 3.55 m		
	LOBBY	3.10 x 1.60 m		FIRST FLOOR
	LIVING ROOM	4.75 x 4.20 m		
	MASTER BEDROOM	4.70 x 4.10 m		
MASTER DRESSING	3.25 x 2.40 m			
MASTER BATHROOM	3.25 x 3.05 m			
BATHROOM	2.50 x 1.70 m			
BEDROOM 01	4.30 x 3.70 m	PENTHOUSE		
BATHROOM 01	2.50 x 1.70 m			
BEDROOM 02	4.00 x 3.70 m			
LIVING ROOM	4.75 x 4.20 m			
BATHROOM	2.20 x 1.80 m			
LAUNDRY	1.80 x 1.45 m			

AVERAGE TERRACE (A) 84m<sup>2</sup>

AVERAGE LAND (A) 350m<sup>2</sup>

AVERAGE TOTAL AREA (A) 302m<sup>2</sup>

AVERAGE TERRACE (B) 78m<sup>2</sup>

AVERAGE LAND (B) 347m<sup>2</sup>

AVERAGE TOTAL AREA (B) 289m<sup>2</sup>



GROUND FLOOR

FIRST FLOOR

PENTHOUSE

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# TOWNHOUSES

## TOWNHOUSE A & B MIDDLE

TYPE A & B MIDDLE

	SPACE NAME	DIMENSIONS		
TYPE A & B MIDDLE	DRIVER'S ROOM	3.50 x 2.55 m	GROUND FLOOR	
	LOBBY	2.80 x 2.70 m		
	MAID'S ROOM	3.30 x 2.00 m		
	GUEST BATHROOM	1.85 x 1.50 m		
	RECEPTION & DINING	8.50 x 5.00 m		
	KITCHEN	4.20 x 3.55 m		
	INTERNAL COURT	4.20 x 3.55 m		
	LOBBY	3.10 x 1.60 m		FIRST FLOOR
	LIVING ROOM	4.90 x 4.20 m		
	MASTER BEDROOM	4.90 x 4.10 m		
MASTER DRESSING	3.70 x 2.40 m			
MASTER BATHROOM	3.70 x 3.05 m			
BATHROOM	2.50 x 1.70 m			
BEDROOM 01	4.30 x 3.70 m	PENTHOUSE		
BATHROOM 01	2.50 x 1.70 m			
BEDROOM 02	4.00 x 3.70 m			
LIVING ROOM	4.90 x 4.20 m			
BATHROOM	2.20 x 1.80 m			
LAUNDRY	1.80 x 1.45 m			

AVERAGE TERRACE (A) 87m<sup>2</sup>

AVERAGE LAND (A) 255m<sup>2</sup>

AVERAGE TOTAL AREA (A) 310m<sup>2</sup>

AVERAGE TERRACE (B) 86m<sup>2</sup>

AVERAGE LAND (B) 252m<sup>2</sup>

AVERAGE TOTAL AREA (B) 310m<sup>2</sup>



GROUND FLOOR

FIRST FLOOR

PENTHOUSE

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# TOWNHOUSE C,D & E

TOWNHOUSE C,D & E



FRONT VIEW



BACK VIEW

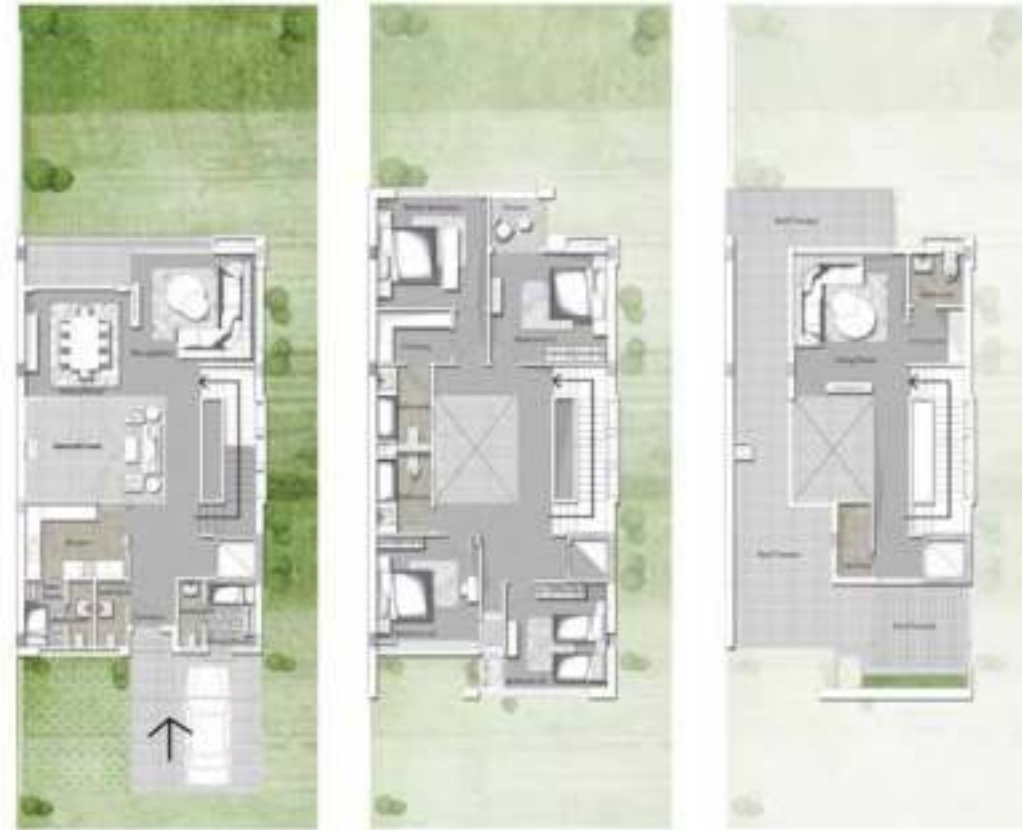


TYPE C, D & E CORNER

# TOWNHOUSES

## TOWNHOUSE C,D & E CORNER

	SPACE NAME	DIMENSIONS		
TYPE C, D & E CORNER	DRIVER'S ROOM	2.85 x 2.30 m	GROUND FLOOR	
	LOBBY	2.76 x 1.30 m		
	MAID'S ROOM	2.50 x 2.30 m		
	GUEST BATHROOM	2.30 x 1.10 m		
	RECEPTION & DINING	8.40 x 5.20 m		
	KITCHEN	3.70 x 2.70 m		
	INTERNAL COURT	5.00 x 3.60 m		
	MASTER BEDROOM	4.00 x 4.00 m		FIRST FLOOR
	MASTER DRESSING	2.70 x 1.90 m		
	MASTER BATHROOM	3.00 x 2.00 m		
BATHROOM	3.00 x 2.00 m			
PENTHOUSE	BEDROOM 01	4.30 x 4.00 m		
	BEDROOM 02	3.80 x 3.70 m		
	BEDROOM 03	3.80 x 3.70 m		
	LIVING ROOM	5.20 x 4.10 m		
	BATHROOM	2.00 x 1.90 m		
KITCHENETTE	2.00 x 2.00 m	PENTHOUSE		
LAUNDRY	2.70 x 1.20 m			



GROUND FLOOR

FIRST FLOOR

PENTHOUSE

AVERAGE TERRACE (C) 77m <sup>2</sup>	AVERAGE LAND (C) 363m <sup>2</sup>	AVERAGE TOTAL AREA (C) 330m <sup>2</sup>
AVERAGE TERRACE (D) 77m <sup>2</sup>	AVERAGE LAND (D) 339m <sup>2</sup>	AVERAGE TOTAL AREA (D) 331m <sup>2</sup>
AVERAGE TERRACE (E) 77m <sup>2</sup>	AVERAGE LAND (E) 375m <sup>2</sup>	AVERAGE TOTAL AREA (E) 331m <sup>2</sup>

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TYPE C, D & E MIDDLE

# TOWNHOUSES

## TOWNHOUSE C,D & E MIDDLE

	SPACE NAME	DIMENSIONS		
TYPE C, D & E MIDDLE	DRIVER'S ROOM	3.50 x 2.55 m	GROUND FLOOR	
	LOBBY	1.30 x 2.75 m		
	MAID'S ROOM	3.35 x 2.40 m		
	GUEST BATHROOM	2.40 x 1.10 m		
	RECEPTION & DINING	8.70 x 5.20 m		
	KITCHEN	3.70 x 2.70 m		
	INTERNAL COURT	5.35 x 3.70 m		
	MASTER BEDROOM	4.00 x 4.00 m		FIRST FLOOR
	MASTER DRESSING	3.20 x 2.40 m		
	MASTER BATHROOM	3.00 x 2.00 m		
BATHROOM	3.00 x 2.00 m			
PENTHOUSE	BEDROOM 01	4.60 x 4.00 m		
	BEDROOM 02	3.80 x 3.70 m		
	BEDROOM 03	3.80 x 3.70 m		
	LIVING ROOM	5.20 x 4.40 m		
	BATHROOM	2.00 x 1.90 m		
KITCHENETTE	2.00 x 2.00 m	PENTHOUSE		
LAUNDRY	2.70 x 1.20 m			



GROUND FLOOR

FIRST FLOOR

PENTHOUSE

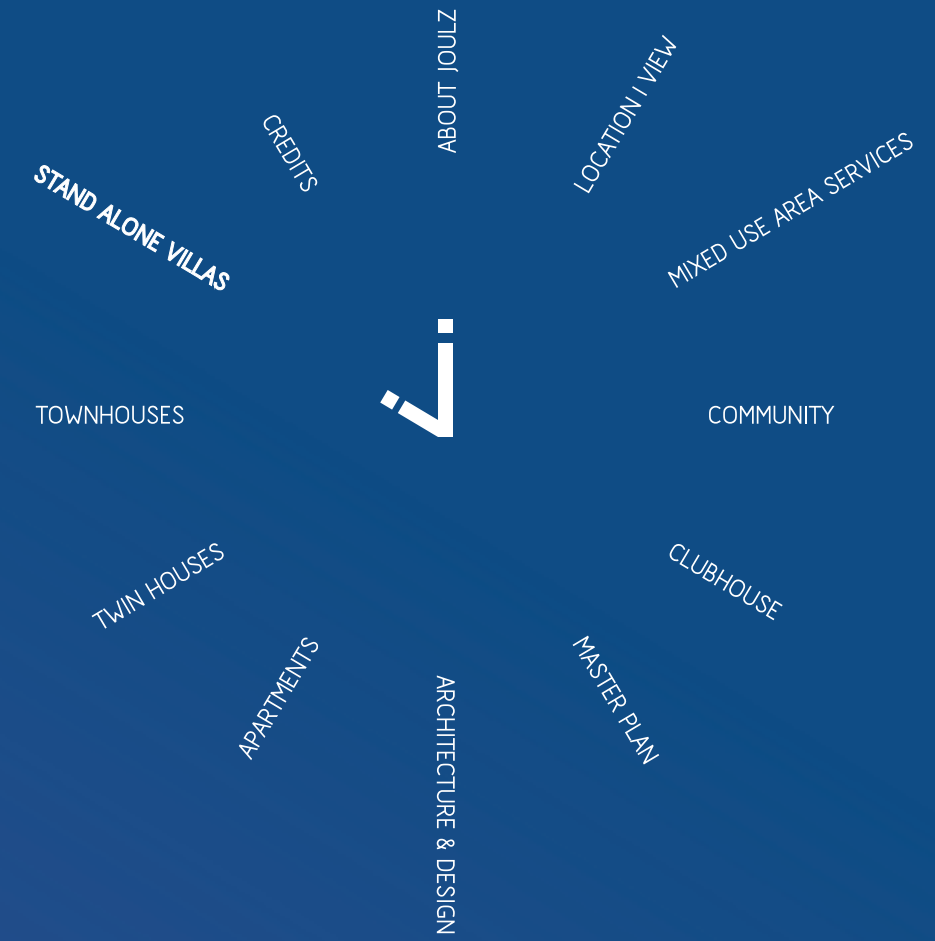
AVERAGE TERRACE (C) 78m <sup>2</sup>	AVERAGE LAND (C) 252m <sup>2</sup>	AVERAGE TOTAL AREA (C) 331m <sup>2</sup>
AVERAGE TERRACE (D) 73m <sup>2</sup>	AVERAGE LAND (D) 246m <sup>2</sup>	AVERAGE TOTAL AREA (D) 327m <sup>2</sup>
AVERAGE TERRACE (E) 73m <sup>2</sup>	AVERAGE LAND (E) 246m <sup>2</sup>	AVERAGE TOTAL AREA (E) 327m <sup>2</sup>

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# STAND ALONE VILLA B & C



STAND ALONE VILLA B & C



FRONT VIEW





BACK VIEW

# STAND ALONE VILLA

## STAND ALONE VILLA B

	SPACE NAME	DIMENSIONS	
TYPE B	LOBBY	2.50 x 2.50 m	GROUND FLOOR
	DRIVER'S ROOM	3.95 x 2.00 m	
	MAID'S ROOM	3.40 x 2.20 m	
	KITCHEN	4.60 x 4.60 m	
	GUEST BATHROOM	2.30 x 2.00 m	
	RECEPTION & DINING	10.80 x 5.60 m	
	LIVING ROOM	4.85 x 4.15 m	FIRST FLOOR
	MASTER BEDROOM	4.85 x 4.40 m	
	MASTER DRESSING	3.45 x 2.40 m	
	MASTER BATHROOM	3.45 x 2.35 m	
	BEDROOM 01	4.15 x 4.15 m	
	BATHROOM	2.20 x 1.95 m	
	BEDROOM 02	4.90 x 4.60 m	PENTHOUSE
	BEDROOM 03	4.75 x 4.75 m	
	BATHROOM 03	2.20 x 1.85 m	
	LIVING ROOM	5.35 x 4.15 m	
	BATHROOM	2.20 x 3.10 m	
	LAUNDRY	3.55 x 1.40 m	

AVERAGE TERRACE 116m<sup>2</sup>

AVERAGE LAND 461m<sup>2</sup>

AVERAGE TOTAL AREA 379m<sup>2</sup>



GROUND FLOOR

FIRST FLOOR

PENTHOUSE

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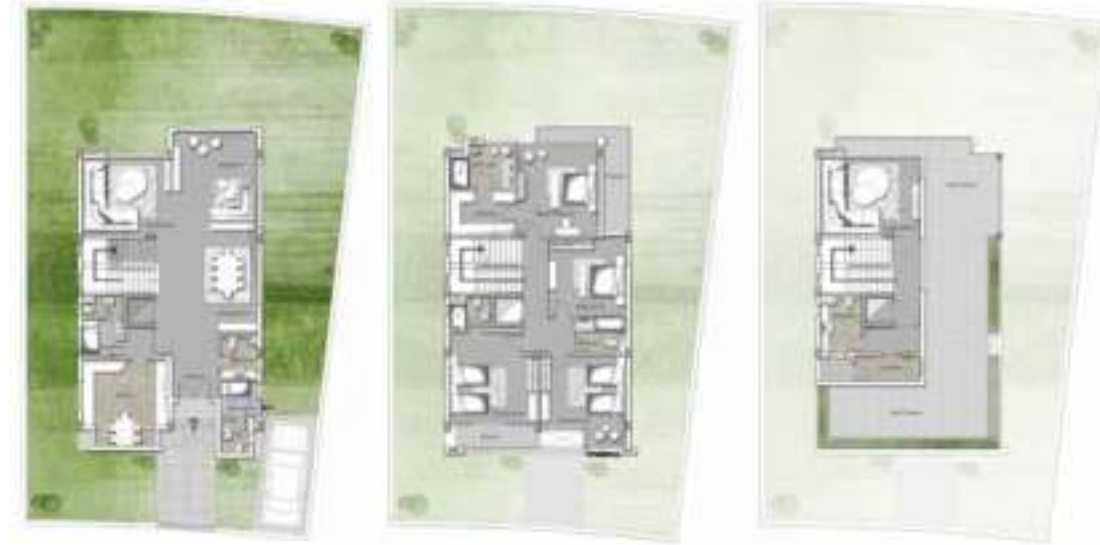


# STAND ALONE VILLA

## STAND ALONE VILLA C

TYPE C

	SPACE NAME	DIMENSIONS	
TYPE C	LOBBY	2.20 x 2.20 m	GROUND FLOOR
	DRIVER'S ROOM	3.95 x 2.00 m	
	MAID'S ROOM	3.40 x 2.20 m	
	KITCHEN	4.60 x 4.35 m	
	GUEST BATHROOM	2.00 x 2.00 m	
	RECEPTION & DINING	10.30 x 5.30 m	
	LIVING ROOM	4.05 x 4.75 m	FIRST FLOOR
	MASTER BEDROOM	4.30 x 4.10 m	
	MASTER DRESSING	2.65 x 2.20 m	
	MASTER BATHROOM	2.65 x 2.00 m	
	BEDROOM 01	4.15 x 3.90 m	
	BATHROOM	2.20 x 1.90 m	
	BEDROOM 02	4.65 x 4.35 m	PENTHOUSE
	BEDROOM 03	4.75 x 4.55 m	
	BATHROOM 03	2.20 x 1.85 m	
	LIVING ROOM	4.55 x 3.80 m	
	BATHROOM	3.10 x 2.20 m	
	LAUNDRY	3.55 x 1.40 m	



GROUND FLOOR

FIRST FLOOR

PENTHOUSE

AVERAGE TERRACE 105m<sup>2</sup>

AVERAGE LAND 459m<sup>2</sup>

AVERAGE TOTAL AREA 346m<sup>2</sup>

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# STAND ALONE VILLA D



STAND ALONE VILLA D



FRONT VIEW



STAND ALONE VILLA D



BACK VIEW

# STAND ALONE VILLA

STAND ALONE VILLA D

	SPACE NAME	DIMENSIONS	
TYPE D	LOBBY	3.50 x 1.80 m	GROUND FLOOR
	DRIVER'S ROOM	3.00 x 2.40 m	
	MAID'S ROOM	4.55 x 2.00 m	
	KITCHEN	4.00 x 4.00 m	
	GUEST BATHROOM	1.90 x 1.30 m	
	DINING	6.00 x 5.15 m	
	RECEPTION	5.15 x 4.55 m	
INTERNAL COURT	3.45 x 2.55 m	FIRST FLOOR	
MASTER BEDROOM	5.15 x 4.00 m		
MASTER DRESSING	2.45 x 1.70 m		
MASTER BATHROOM	2.45 x 1.95 m		
BEDROOM 01	4.00 x 3.80 m		
DRESSING 01	1.10 x 1.90 m		
BATHROOM 01	1.90 x 1.10 m		
BEDROOM 02	4.00 x 4.00 m	PENTHOUSE	
BATHROOM 02	2.80 x 1.90 m		
BEDROOM 03	4.00 x 3.80 m		
BATHROOM 03	2.80 x 2.05 m		
LIVING ROOM	6.00 x 5.15 m		
BATHROOM	2.45 x 1.35 m		
LAUNDRY	3.20 x 1.25 m		

AVERAGE TERRACE 100m<sup>2</sup>

AVERAGE LAND 494m<sup>2</sup>

AVERAGE TOTAL AREA 377m<sup>2</sup>

TYPE D



GROUND FLOOR

FIRST FLOOR

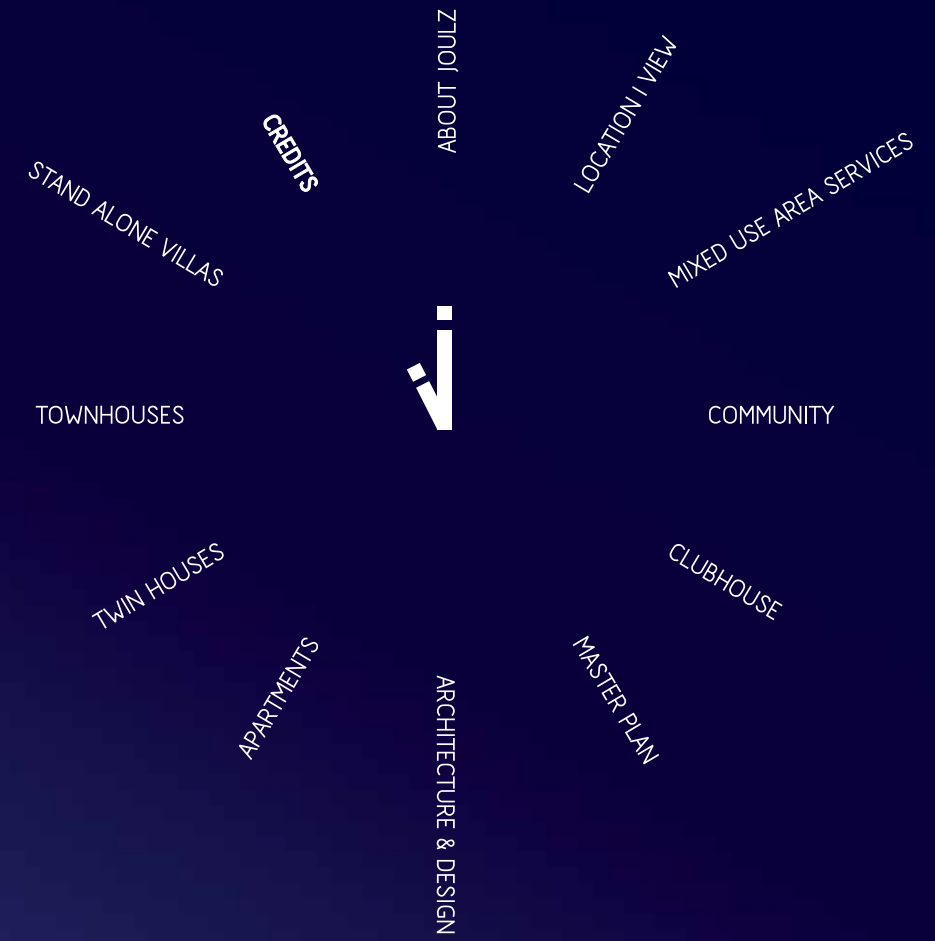
PENTHOUSE

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DEVELOPER | INERTIA

# INERTIA

ARCHITECTURE | RAEF FAHMI



URBAN PLANNING | EARTH



CLUBHOUSE DESIGN &  
3D VISUALIZATION | ATELIER 23

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STRUCTURAL | CEGMAN

