



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.

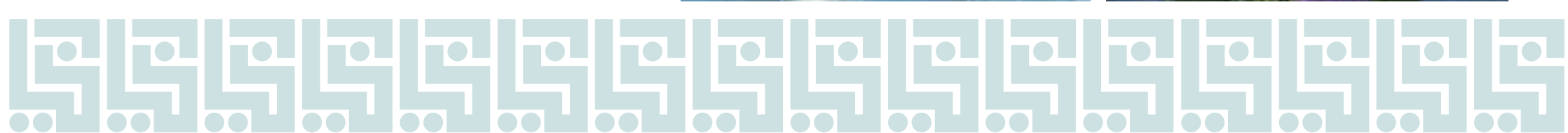
ABOUT KAYAN

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

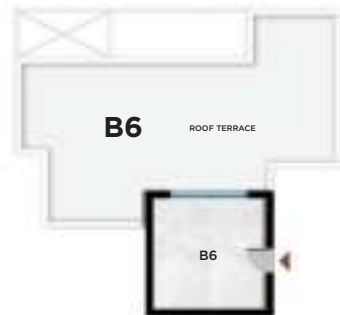
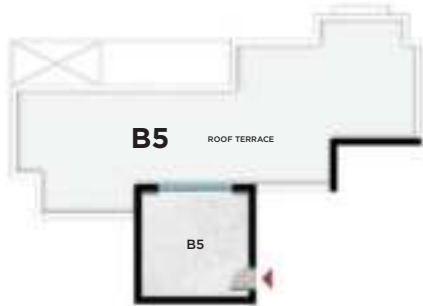
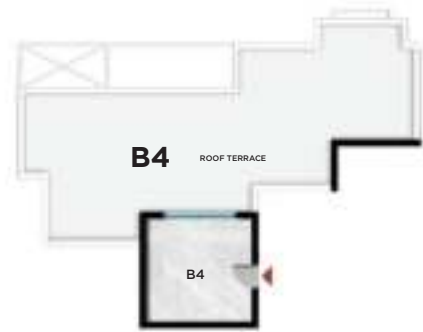
Typical Floor - Apartment B3



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



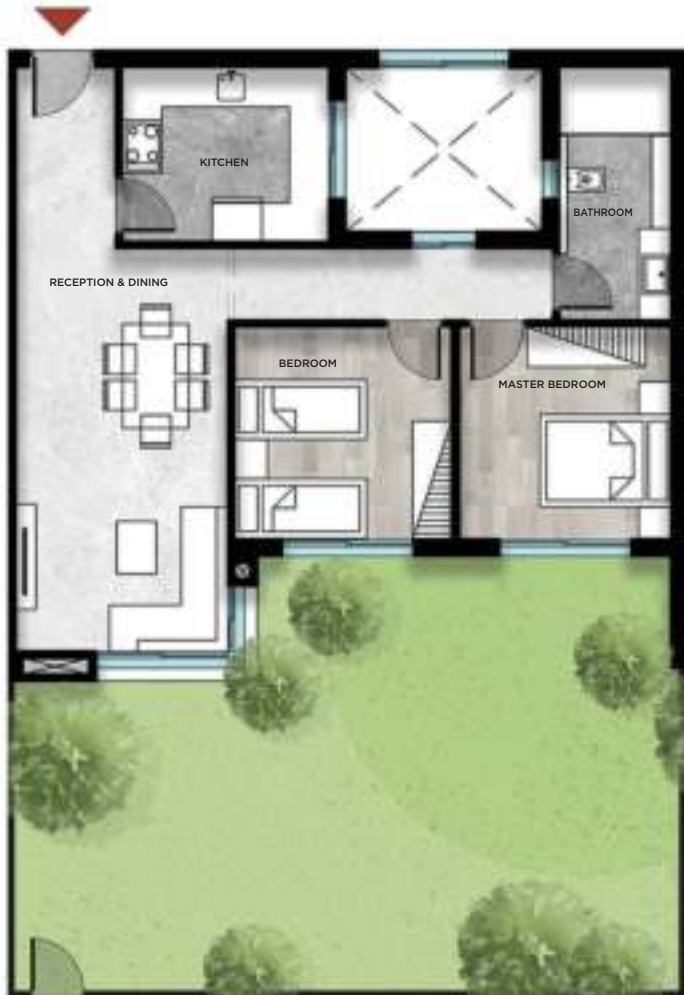
C1 - Ground Floor	
Total Area	125 sqm
Ground Floor Garden	55 sqm

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



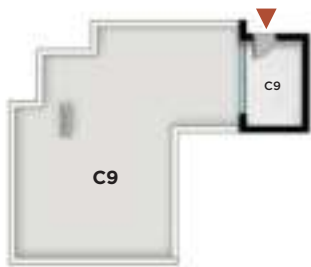
C4 - Ground Floor	
Total Area	130 sqm
Ground Floor Garden	65 sqm

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

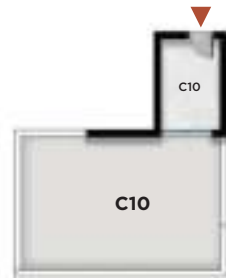
C4 - Typical Floor	
Total Area	130 sqm

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

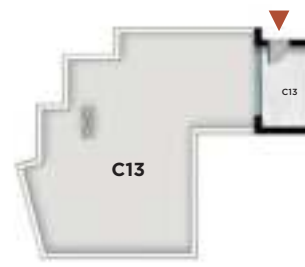
Dedicated Roof Area for Second Floor



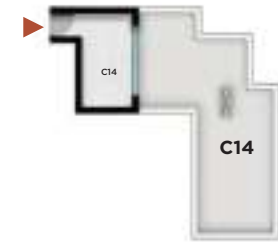
C9	
Roof Room	11 sqm
Roof Terrace	72 sqm



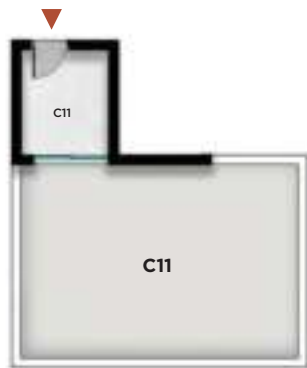
C10	
Roof Room	11 sqm
Roof Terrace	47 sqm



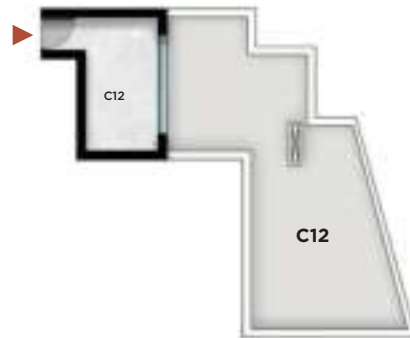
C13	
Roof Room	11 sqm
Roof Terrace	75 sqm



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



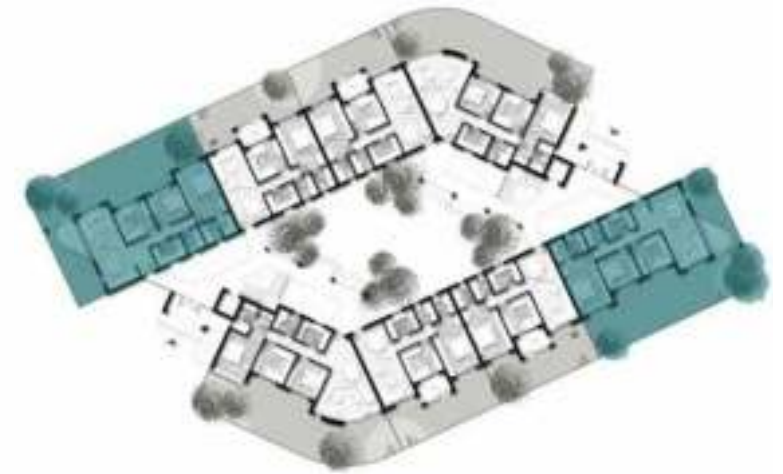
D2	
Total Area	105
Garden	40 sqm

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



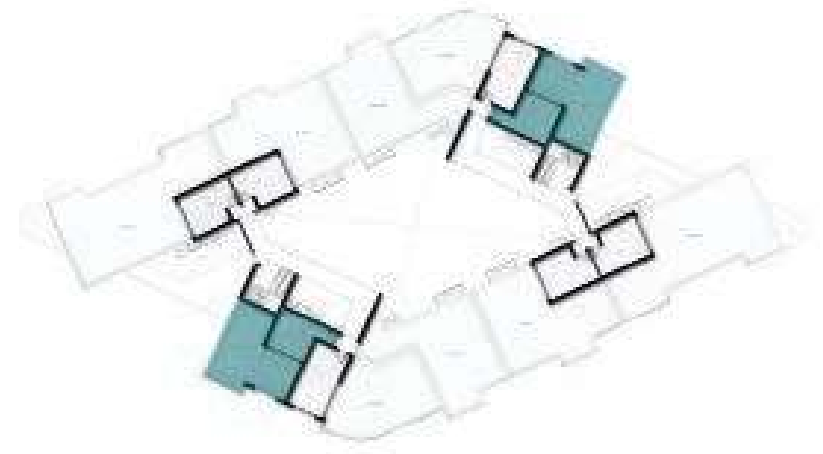
D3	
Total Area	135
Garden	90 sqm

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



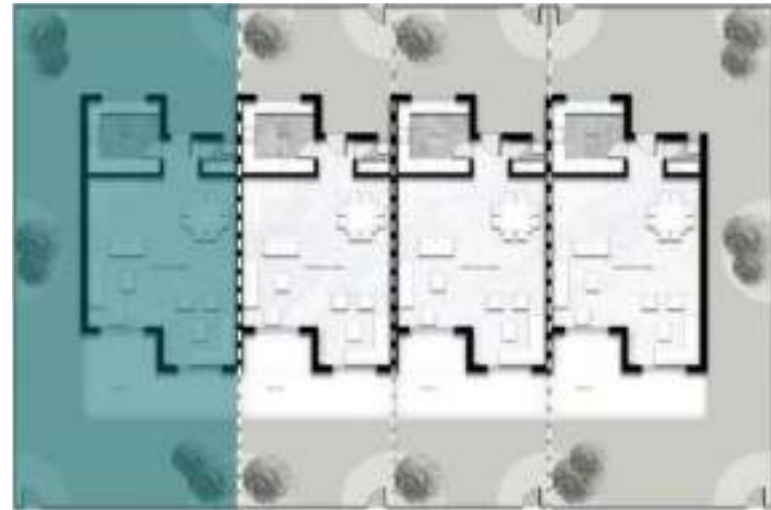
D10	
Roof Room	20 sqm
Roof Terrace	67 sqm

D10 Shared Roof	
60 sqm	

TOWNHOUSES



Ground Floor - Townhouse

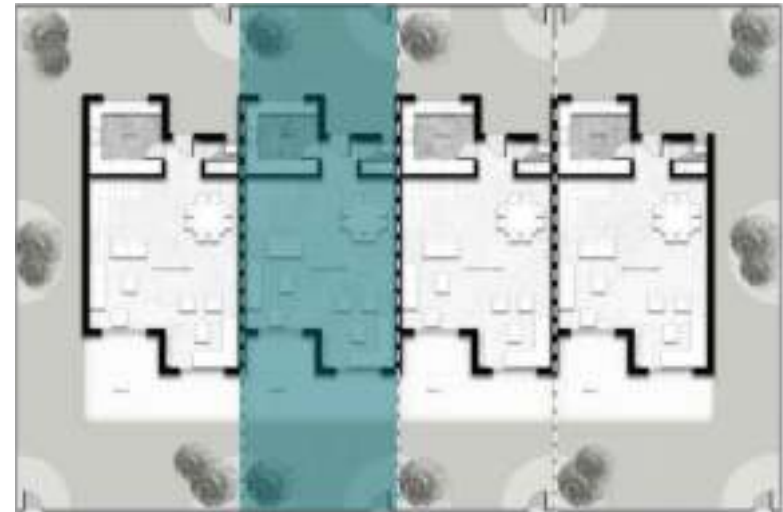


TH-4-1

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

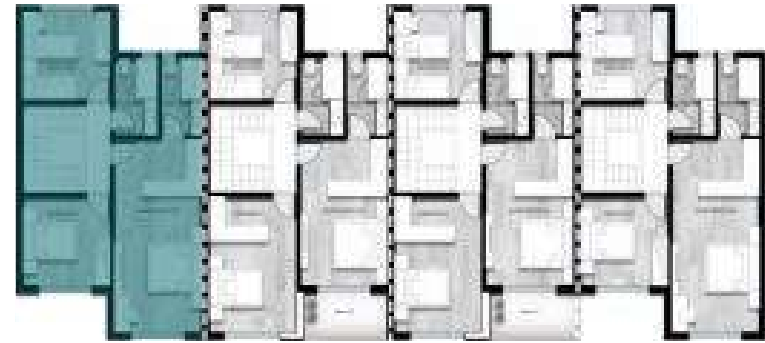
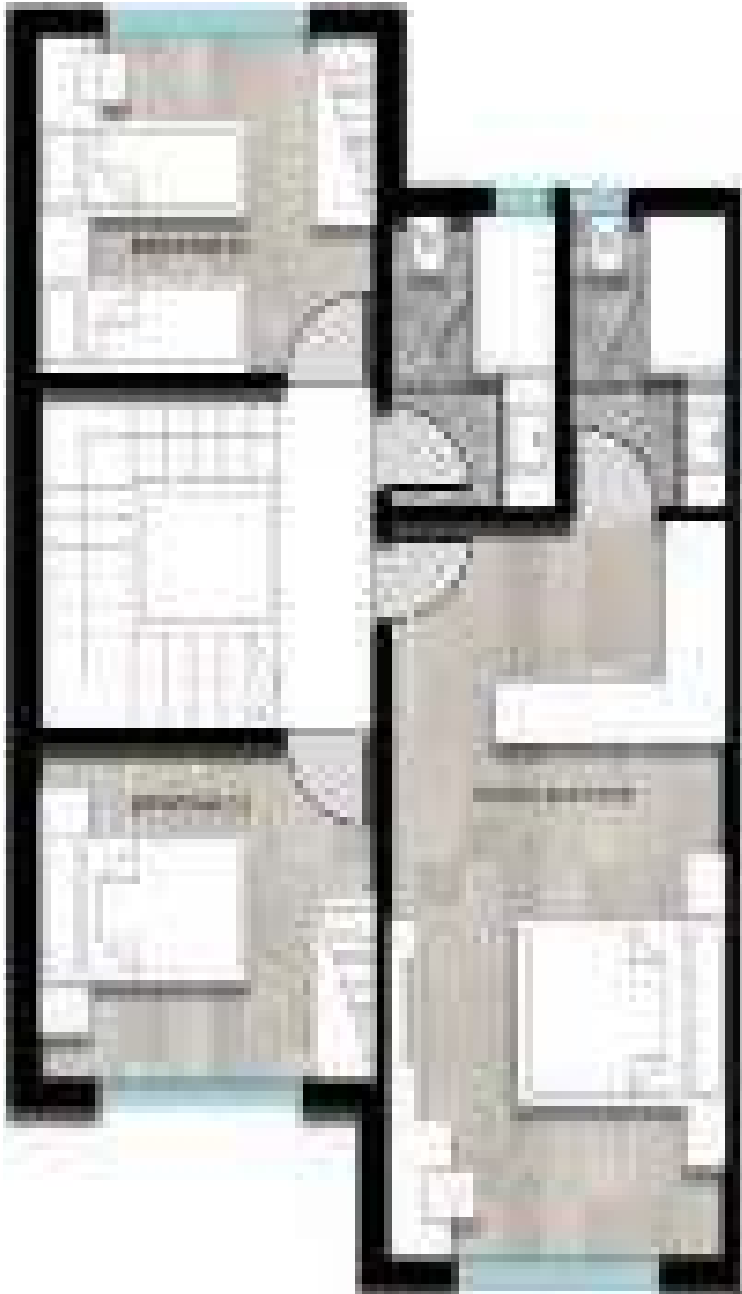
Ground Floor - Townhouse



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

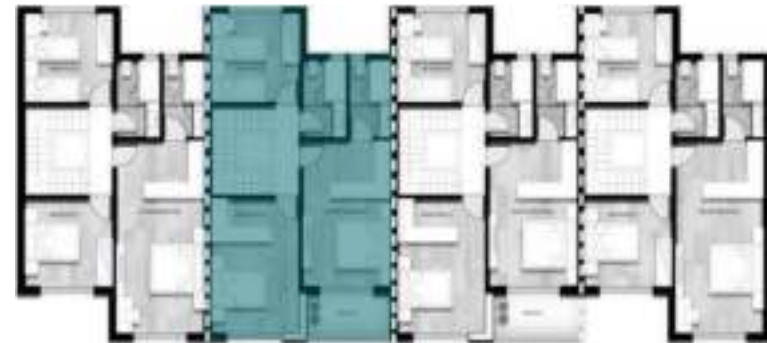
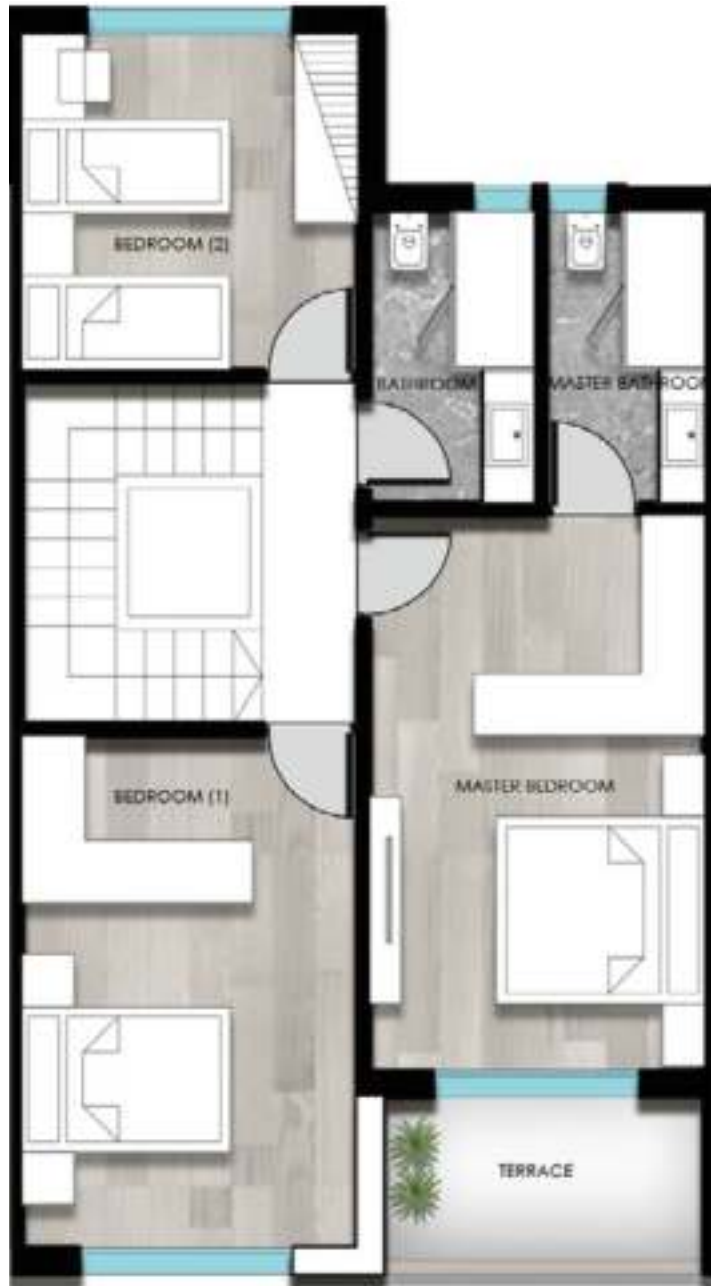
First Floor - Townhouse



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

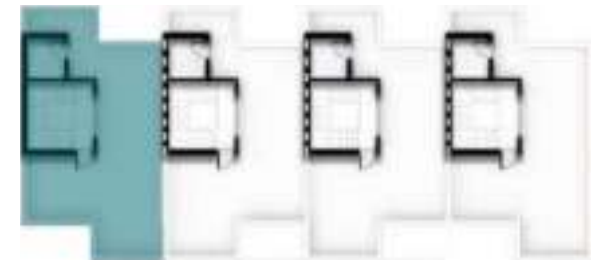
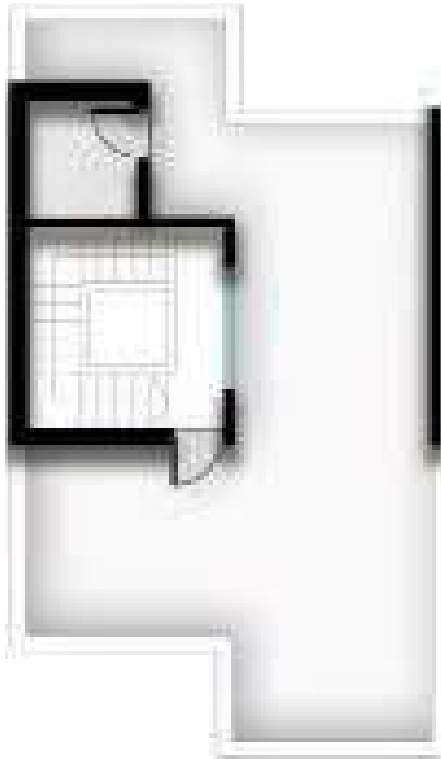
First Floor - Townhouse



TH-4-2	
First Floor	75
Total Area	150

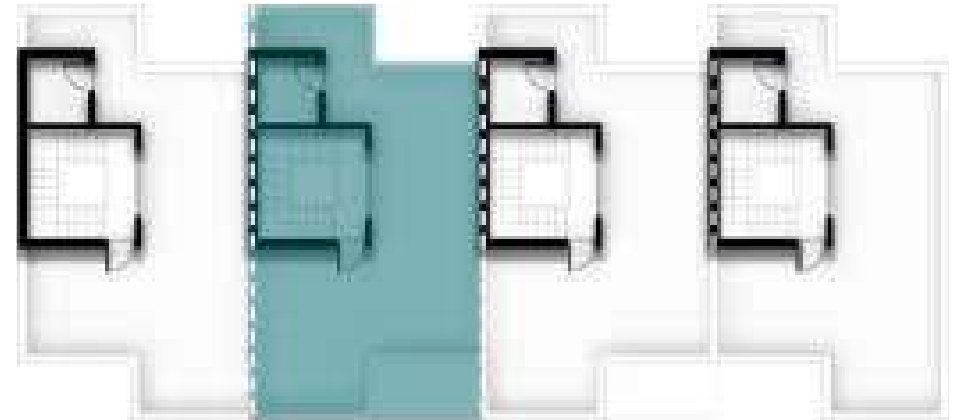
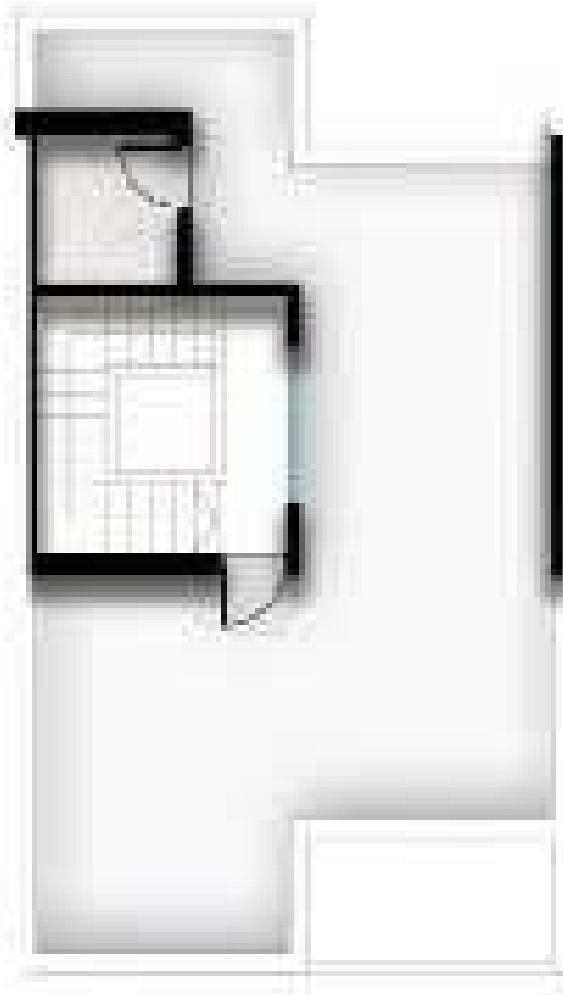
Master Bedroom	5.3 x 3.2
Master Bathroom	2.8 x 1.5
Bedroom 01	4.9 x 3.2
Bedroom 02	3.2 x 3.2
Bathroom	2.8 x 1.6
Terrace	3.1 x 1.6

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











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ARKAN, BLDG5/5TH FLOOR, SHEIKH ZAYED, 6TH OCTOBER, EGYPT.

