



SARAI

The Rhythm Is yours



Sarai Layout



Benoy,
the world's master
planning leaders.

Designed by the world's master planning leaders, Benoy, Sarai's tailored master plan represents your home's unique elements and surroundings to reflect our appreciation for exceptionality. In addition to Benoy's global expertise, our local experts have beautifully designed homes with bespoke interiors and warm textures that mirror Egyptian heritage and shared values – a true reflection of you and your family. With that, Sarai accommodates a community that seeks new horizons and experiences.



Hotel & SPA

S2

S1

Capital Gardens by Palm Hills

Education Facilities

Sports Facilities

Retail

Entertainment Area

Lagoon

Mixed use Commercial area



Pilot Project



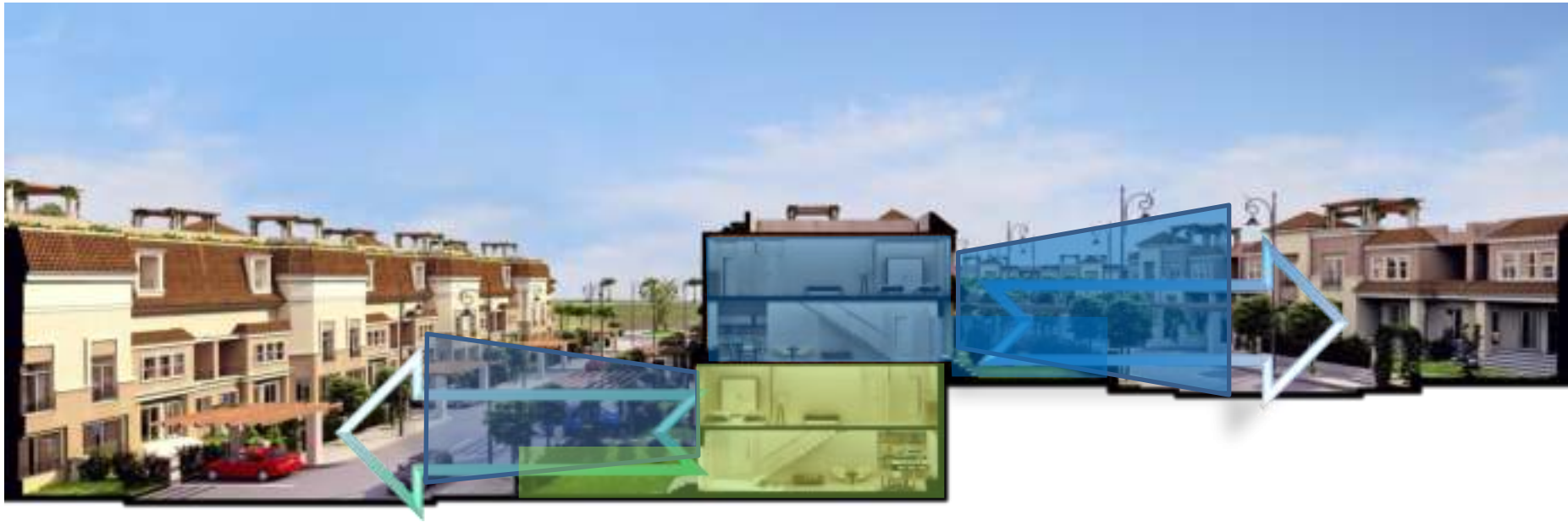
S2 site layout

- S villa
- APT. Building
- XX C1
- XX C2
- XX C2G
- XX C3
- XX C4
- (C1,C2,C2G,C3,C4)Mirror



I:\Islam Nab
2017-04-30.jp

S-villa section





SARAI



Villa A



Villa B



Garden View 80 (sqm)



Side Garden (for corner units)



Street view



Ramp

S-villas and Apartments



SARAI



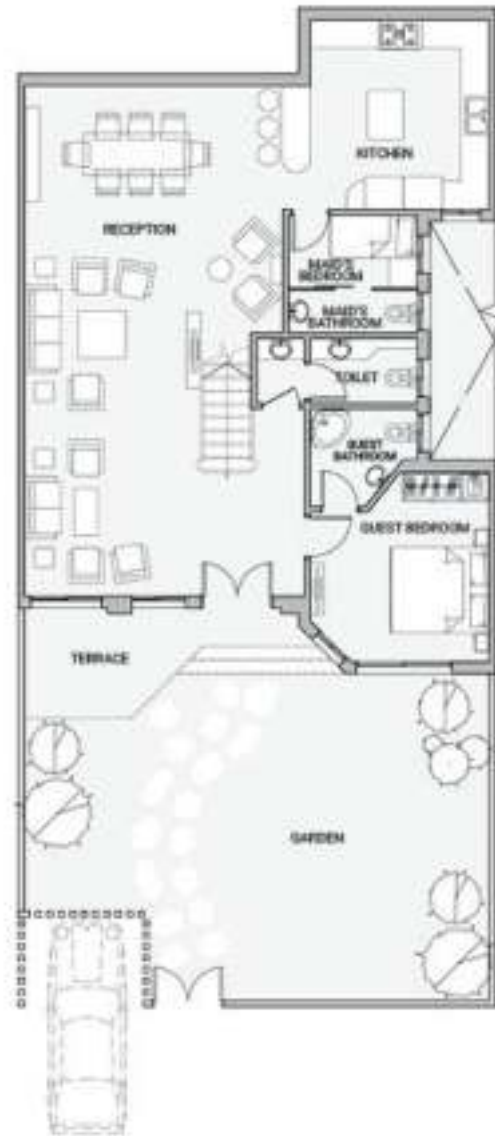
Terrace View

S VILLA A

Ground Floor

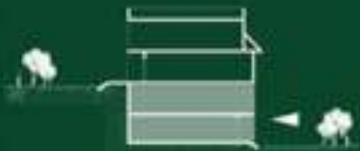
Total Area 290 m²

Reception	5.55 x 11.00 m
Kitchen	3.94 x 4.30 m
Guest bedroom	3.88 x 4.23 m
Guest bathroom	2.44 x 2.18 m
Toilet	3.57 x 1.48 m
Maid's bedroom	2.90 x 1.57 m
Maid's bathroom	2.90 x 1.00 m
Terrace	7.8 m ²



Disclaimer

All dimensions shown above are axis to axis. Diagrams are not to scale, do not include structural elements and are for illustrative purposes only. MANG reserves the right to make minor alterations. All rendering and other visual materials, designs, fixtures and fit-out for demonstrative purposes only and are subject to change. The total built up area of the unit includes the walls, the balcony and the unit share of building utilities.



S VILLA A

First Floor

Master bedroom	3.76 x 5.50 m
Master bathroom	3.94 x 2.76 m
Dressing room	4.88 x 2.40 m
Bedroom 1	4.07 x 3.68 m
Bedroom 2	3.87 x 4.24 m
Bathroom 2	2.17 x 2.36 m
Living area	4.68 x 4.15 m
Terrace	1.94 x 2.00 m



Disclaimer

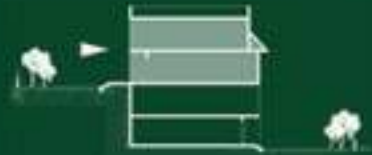
All dimensions shown above are sets to sets. Diagrams are not to scale, do not include structural elements and are for illustrative purposes only. M&G reserves the right to make minor alterations. All rendering and other visual materials, designs, facades are for demonstrative purposes only and are subject to change. The total built-up area of the unit includes the walls thickness and the unit share of building utilities.

S VILLA B

Ground Floor

Total Area 295 m²

Reception	5.55 x 11.00 m
Kitchen	4.33 x 4.24 m
Guest bedroom	3.94 x 5.00 m
Guest bathroom	2.44 x 2.18 m
Toilet	3.57 x 1.48 m
Maid's bedroom	2.90 x 1.57 m
Maid's bathroom	2.90 x 1.00 m
Terrace	7.8 m ²



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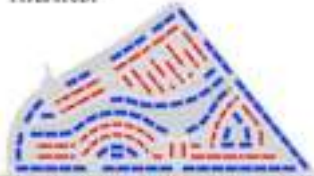
S VILLA B

First Floor

Master bedroom	3.76 x 4.45 m
Master bathroom	3.44 x 2.62 m
Dressing room	4.88 x 3.24 m
Bedroom 1	4.07 x 3.80 m
Bedroom 2	3.94 x 5.00 m
Bathroom 2	2.44 x 2.24 m
Living area	4.68 x 4.21 m
Terrace	1.94 x 2.00 m



TYPE STUDY



■ APART. TYPE F ■ APART. TYPE C ■ S-VILLA

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S VILLA B

Roof Floor

Roof area 82 m²

Living area 3.56 x 3.30 m
Bathroom 2.18 x 2.10 m



TYPE STUDY



■ APART TYPE F ■ APART TYPE C ■ S-VILLA







Apartment Buildings C1

Ground Floor 1

Total area 165 m²

Reception	6.25 x 8.10 m
Kitchen	2.56 x 3.37 m
Toilet	1.22 x 2.14 m
Master bedroom	4.72 x 3.72 m
Master Bathroom	2.15 x 2.24 m
Dressing room	3.07 x 2.34 m
Bedroom 1	4.07 x 3.79 m
Bedroom 2	3.72 x 4.59 m
Bathroom	1.93 x 2.49 m
Terrace 1	4.24 x 1.35 m
Terrace 2	1.32 x 1.50 m

Ground Floor 2

Total area 141 m²

Entrance	1.87 x 3.47 m
Reception	6.25 x 8.10 m
Kitchen	4.85 x 2.25 m
Toilet	2.27 x 1.22 m
Master bedroom	4.71 x 3.79 m
Master bathroom	3.52 x 2.61 m
Dressing room	3.44 x 1.96 m
Bedroom 1	3.72 x 5.13 m
Bathroom 1	2.35 x 1.97 m
Bedroom 2	3.78 x 3.78 m
Bathroom 2	2.05 x 2.91 m
Lobby	1.89 x 2.59 m
Terrace	3.43 x 1.37 m

C1
C2



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Apartment Buildings C1

Typical Floor 1

Total area 164 m²

Entrance	1.87 x 3.74 m
Reception	8.78 x 4.23 m
Kitchen	4.85 x 2.52 m
Toilet	2.26 x 1.22m
Master bedroom	3.72 x 3.72m
Master Bathroom	2.35 x 1.97 m
Dressing room	1.67 x 3.37 m
Bedroom 1	3.72 x 3.79 m
Bedroom 2	3.72 x 3.78 m
Bathroom	2.12 x 2.02 m
Terrace 1	3.43 x 1.43 m
Terrace 2	1.32 x 1.50 m
Terrace 3	2.06 x 1.28 m

Typical Floor 2

Total area 182 m²

Entrance	2.07 x 2.43 m
Reception 1	4.13 x 6.57 m
Reception 2	4.24 x 4.90 m
Kitchen	4.25 x 2.77 m
Toilet	2.42 x 1.12 m
Master bedroom	4.32 x 3.72 m
Master bathroom	2.72 x 1.72 m
Dressing room	2.27 x 1.72 m
Bedroom 1	4.99 x 3.72 m
Bathroom 1	2.42 x 1.62 m
Bedroom 2	4.12 x 3.78 m
Bathroom 2	2.12 x 2.02 m
Terrace	4.18 x 1.56 m
Terrace 2	4.17 x 1.28 m

C1 ■
C4 ■



Disclaimer

All dimensions shown above are net to wall. Diagrams are not to scale, doesn't include structural elements and are for illustrative purposes only. MWH © reserves the right to make minor alterations. All rendering and other visual materials, designs, facilities are for demonstrative purposes only and are subject to change. The total built-up area of the unit includes the walls thickness and the unit share of building utilities.

TYPES STUDY



Apartment Buildings C2

Ground Floor 1

Total area 126 m²

Entrance	1.58 x 3.54 m
Reception	7.14 x 4.23 m
Kitchen	3.53 x 2.35 m
Toilet	2.22 x 1.22 m
Master bedroom	3.82 x 3.79 m
Master bathroom	2.12 x 2.02 m
Bedroom 1	3.82 x 3.72 m
Bathroom 1	2.50 x 2.17 m
Terrace 1	7.00 x 1.43 m
Terrace 2	2.11 x 1.37 m
Terrace 3	1.22 x 1.50 m

Ground Floor

Total area 133 m²

Entrance	2.61 x 2.12 m
Reception	8.76 x 5.92 m
Kitchen	3.72 x 2.13 m
Toilet	1.12 x 2.12 m
Bedroom 1	3.72 x 3.72 m
Bathroom 1	2.35 x 1.97 m
Bedroom 2	3.78 x 3.78 m
Terrace 1	8.50 x 1.38 m
Terrace 2	1.33 x 1.50 m

C1
C2

TYPES STUDY



■ APART. TYPE F ■ APART. TYPE C ■ S-VILLA



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Apartment Buildings C2

Typical Floor 1

Total area 126 m²

Entrance	1.58 x 3.54 m
Reception	7.14 x 4.23 m
Kitchen	3.53 x 2.35 m
Toilet	2.22 x 1.22 m
Master bedroom	3.82 x 3.79 m
Master Bathroom	2.12 x 2.02 m
Bedroom 1	3.82 x 3.72 m
Bathroom 1	2.50 x 2.17 m
Terrace 1	7.00 x 1.43 m
Terrace 2	2.11 x 1.37 m
Terrace 3	1.22 x 1.50 m

Typical Floor 2

Total area 174 m²

Entrance	2.07 x 2.12 m
Reception	8.77 x 5.90 m
Kitchen	4.67 x 2.52 m
Toilet	2.07 x 1.22 m
Master bedroom	5.40 x 3.72 m
Master bathroom	2.35 x 1.97 m
Dressing room	1.68 x 0.37 m
Bedroom 1	3.78 x 3.72 m
Bedroom 2	3.72 x 3.78 m
Bathroom	2.12 x 2.02 m
Terrace 1	3.42 x 1.49 m
Terrace 2	1.34 x 1.50 m
Terrace 3	2.00 x 1.28 m

C1
C2



Disclaimer:

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TYPES STUDY



ENTRANCE	1.81 X 2.42
RECEPTION 1	7.60 X 2.25
KITCHEN	3.50 X 2.40
TOILET	2.30 X 1.20
TERRACE	2.80 X 1.20
BATH/BEDROOM	3.70 X 3.85
BEDROOM 1	2.80 X 1.84
BEDROOM 1	3.70 X 3.00
BEDROOM 2	1.80 X 1.70
BATHROOM 2	2.30 X 2.20
TERRACE 2	3.77 X 1.80
TERRACE 3	1.90 X 1.20

ENTRANCE	3.02 X 1.68
RECEPTION	4.95 X 4.13
KITCHEN	4.80 X 2.50
TOILET	2.30 X 1.80
TERRACE	2.94 X 1.80
BATH/BEDROOM	3.78 X 3.78
BATHROOM 1	2.17 X 1.95
SWIMMING	2.17 X 2.00
BEDROOM 1	3.87 X 3.82
BEDROOM 2	3.70 X 3.90
BATHROOM 2	1.80 X 2.88
TERRACE 2	1.27 X 1.94



C3 TYPICAL FLOOR

OFFICE	18'11"0"
RECEPTION	9'0"11"0"
RECEPTION	18'0"11"0"
TOILET	5'0"0"11"0"
TERMINAL	20'0"11"0"
RESTROOMS	4'0"11"0"
OFFICE 1	1'0"11"0"
OFFICE 2	4'0"11"0"
OFFICE 3	22'0"11"0"
STORAGE 1	1'0"11"0"
STORAGE 2	2'0"11"0"

OFFICE	2'0"11"0"
RECEPTION	1'0"11"0"
RECEPTION	10'0"11"0"
TERMINAL	20'0"11"0"
OFFICE 1	2'0"11"0"
OFFICE 2	2'0"11"0"
OFFICE 3	1'0"11"0"



C4 TYPICAL FLOOR

RECEPTION	6'0"11"0"
RECEPTION	22'0"11"0"
TOILET	1'0"11"0"
STORAGE	6'0"11"0"
OFFICE 1	6'0"11"0"
OFFICE 2	6'0"11"0"
OFFICE 3	6'0"11"0"

The background features a dark green field with large, organic, wavy shapes in olive green, orange, and blue. White, curved stripes are layered over these shapes, creating a sense of movement and depth.

Thank you