

# TWIN HOUSES



# PROXIMITY MAP



SAHRAWY GATE

SHEIKH ZAYED CITY



HYPER ONE

NILE UNIVERSITY



MALL OF ARABIA

JUHAYNA SQUARE

EL MOTAMAYEZ DISTRICT



MALL OF EGYPT



DREAM LAND  
DREAM PARK

MEDIA CITY

ASHGAR COMPOUND

HAZEM HASSAN

THE GRAND EGYPTIAN MUSEUM



THE PYRAMIDS

AL AHRAM

REHAYYA SQUARE

GIZA

CAIRO

NASR CITY

EL HADBA  
EL WOSTA

NEW  
CAIRO CITY

26<sup>th</sup> OF JULY CORRIDOR

SUEZ ROAD

SUEZ ROAD

SUEZ ROAD

WASLET DAHSHOUR ROAD

26<sup>th</sup> OF JULY CORRIDOR

RING ROAD

RING ROAD

RING ROAD

RING ROAD

RING ROAD

RING ROAD

6<sup>TH</sup> OF  
OCTOBER CITY

GIZA EL WAHAT EL BAHAREYA ROAD

GIZA EL WAHAT EL BAHAREYA ROAD

AHMED ZEINALLAH ROAD

ASTORIA PARK ROAD

SUN CAPITAL

ITALAW DISTRICT ROAD

FAYOUM ROAD

FAYOUM ROAD

SAKARA

HELWAN











YOUR  
RESORT  
EXPERIENCE  
BECOMES  
YOUR HOME



# YOUR RESORT EXPERIENCE BECOMES YOUR HOME

Imagine a place where the Pyramids are your backyard, where the Egyptian museum, the Fairmont and Intercontinental residences are your next door neighbors, where a sense of wellbeing is all around you. Some call it a natural paradise, some call it an elegant resort, and some are fortunate enough to call it home.





YOUR  
RESORT  
EXPERIENCE  
BECOMES  
YOUR HOME



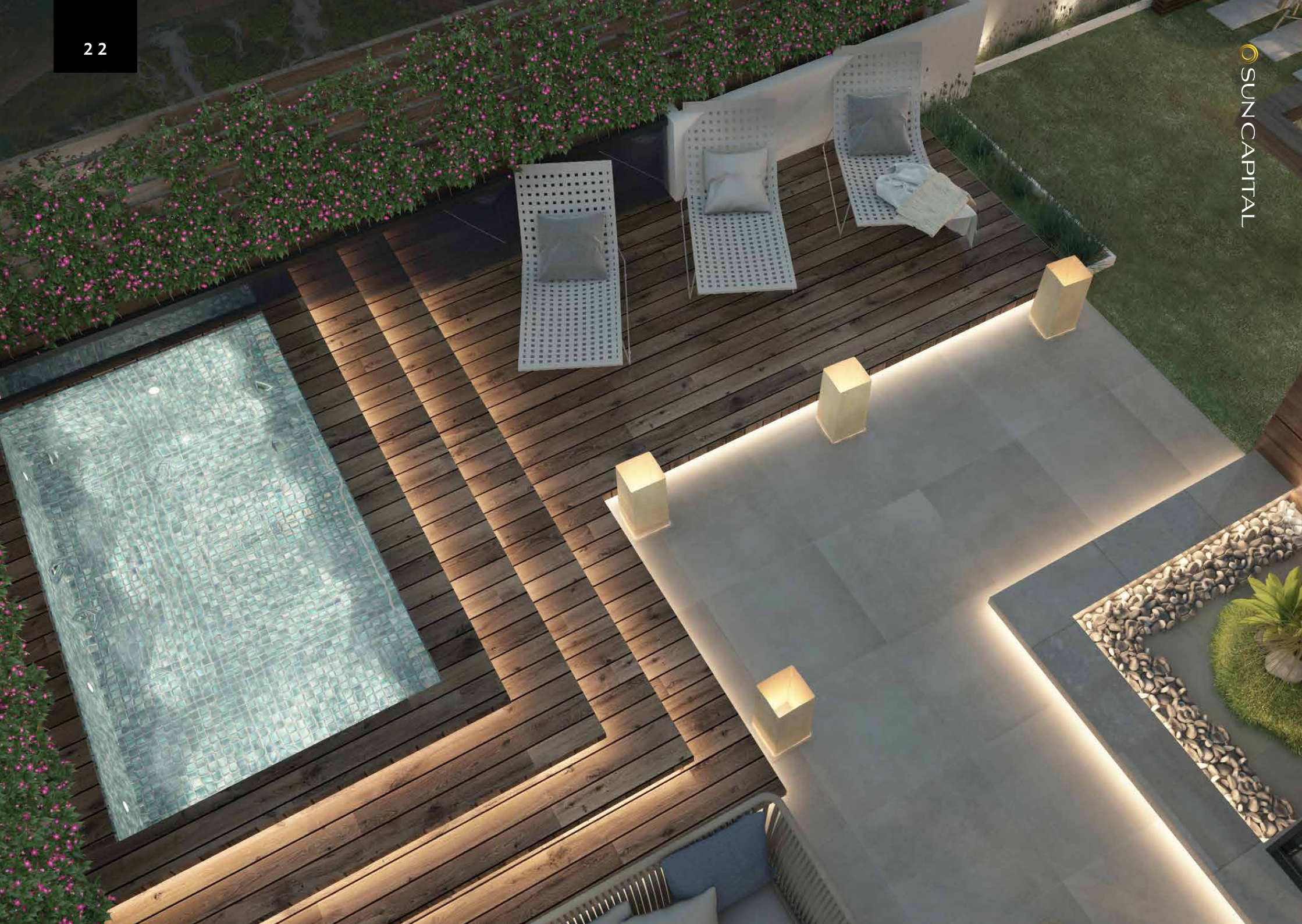
Stretched over 557 acres in full view of the Giza Pyramids, Sun Capital is the destination where opulent lifestyle, business, and entertainment options combine. At the heart of Sun Capital's active community is the Sun Piazza, an open space that comes with world-class retail, leisure spaces that allows outdoor living to spring to life amongst more than 1 million square meters of lush greenery.



YOUR  
RESORT  
EXPERIENCE  
BECOMES  
YOUR HOME









FRIENDS

IN WHICH

PLACES

# FRIENDS IN HIGH PLACES

Each hotel is housed in a stunning eleven story building and boasts over 200 luxury rooms. On one side are views of the Sun Piazza and the nearby Giza Pyramids, while on the other is one of Sun Capital's large central parks, giving luxury standards a new meaning.



*Fairmont*

**IHG**<sup>®</sup>  
InterContinental  
Hotels Group



HIGH  
STANDARDS  
OF CARE



# HIGH STANDARDS OF CARE



SUN CAPITAL



The international medical center at Sun Capital is a selection of choice for quality and integrated healthcare. Medical education and research, clinical & wellness services come together to deliver exceptional customer experiences, impacting every member of our community and society. In partnership with Proton Partners International, we are taking a step further towards having Buckingham Medical School as the International Hospital Operator.

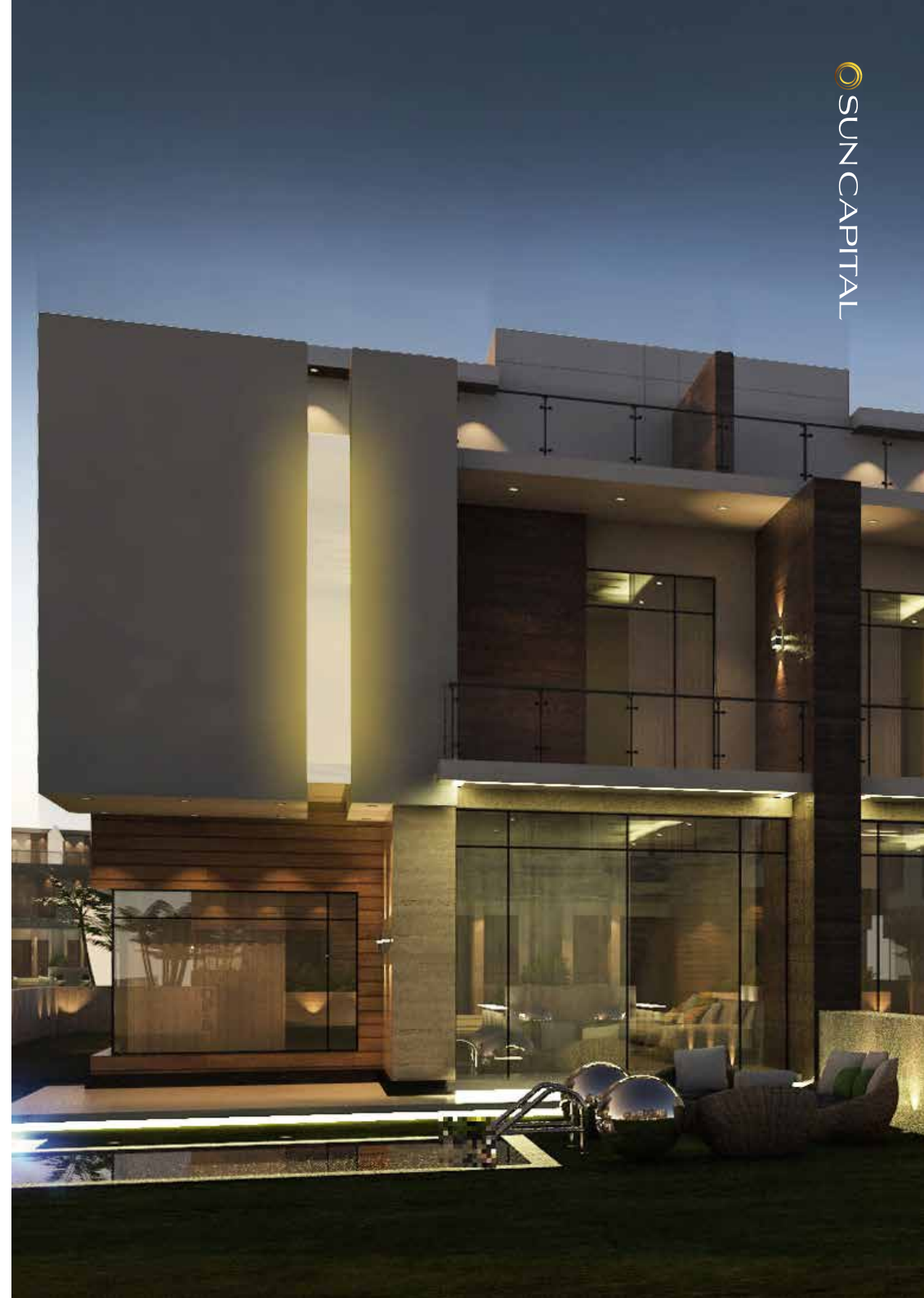


**Proton  
Partners  
International**  
Proton Beam Therapy

HIGH  
PROFILE  
RESIDENCES

# HIGH PROFILE RESIDENCES

Sun Capital offers homebuyers grand family homes, stand alone villas, twinhouses, townhouses and apartments, all with access to the Sun Piazza. Each home is a fusion of luxury and nature with gorgeous green views greeting you at every turn. Come home to luxurious apartments designed to impress with elegantly finished exteriors of marble and metal cladding.

















# TWIN HOUSES

GROUND FLOOR  
 LAND AREA: 300 M<sup>2</sup> TO 360 M<sup>2</sup>  
 TOTAL AREA: 300 M<sup>2</sup>  
 GROUND FLOOR: 130 M<sup>2</sup>



AREA	SPACE
KITCHEN	4.60 X 3.55 M
MAID ROOM	3.90 X 1.70 M
MAID ROOM TOILET	3.05 X 1.10 M
RECEPTION	7.10 X 11.85M
GUEST TOILET	1.45 X 2.19 M

- All renders and unit floors are for illustrative purposes only, and subject to change and amends by the developer
- Floor plans layout and furniture plans are for indicative purposes
- Diagrams are not to scale. Developer reserves the right to make alteration to the drawing

# TWIN HOUSES

FIRST FLOOR  
FIRST FLOOR : 140 M<sup>2</sup>

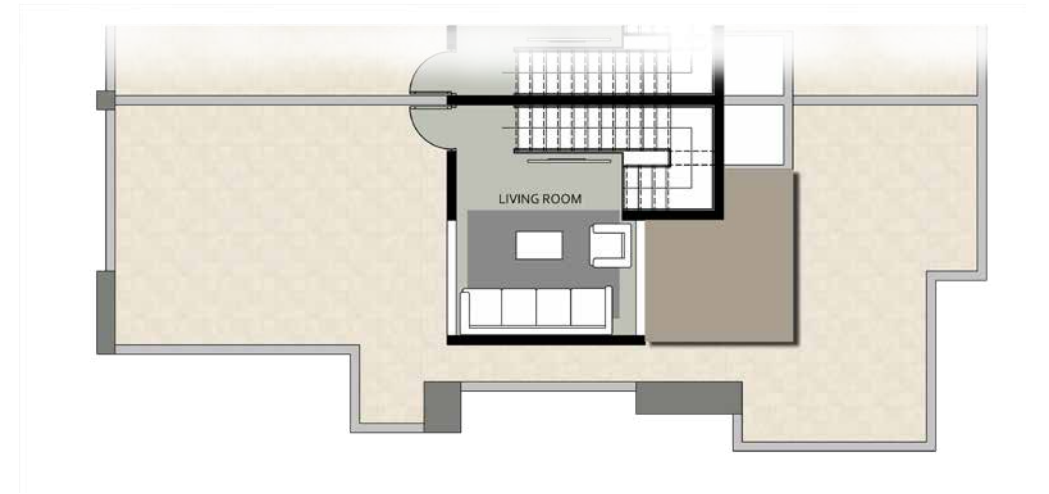


AREA	SPACE
MASTER ROOM	7.20 X 6.05 M
MASTER ROOM TOILET	3.80 X 2.10 M
LIVING ROOM	5.20 X 4.10 M
BED ROOM	3.75 X 4.25 M
BED ROOM	3.85 X 4.25 M
TOILET	3.05 X 2.15 M

- All renders and unit floors are for illustrative purposes only, and subject to change and amends by the developer
- Floor plans layout and furniture plans are for indicative purposes
- Diagrams are not to scale. Developer reserves the right to make alteration to the drawing

# TWIN HOUSES

ROOF FLOOR  
CLOSED ROOF: 30 M<sup>2</sup>  
OPEN ROOF FLOOR: 105 M<sup>2</sup>



AREA	SPACE
LIVING ROOM	5.30 X4.30 M

- All renders and unit floors are for illustrative purposes only, and subject to change and amends by the developer
- Floor plans layout and furniture plans are for indicative purposes
- Diagrams are not to scale. Developer reserves the right to make alteration to the drawing



# ARABIA

H O L D I N G

*Follow Your Heart And It Will Lead You Home*

 19217