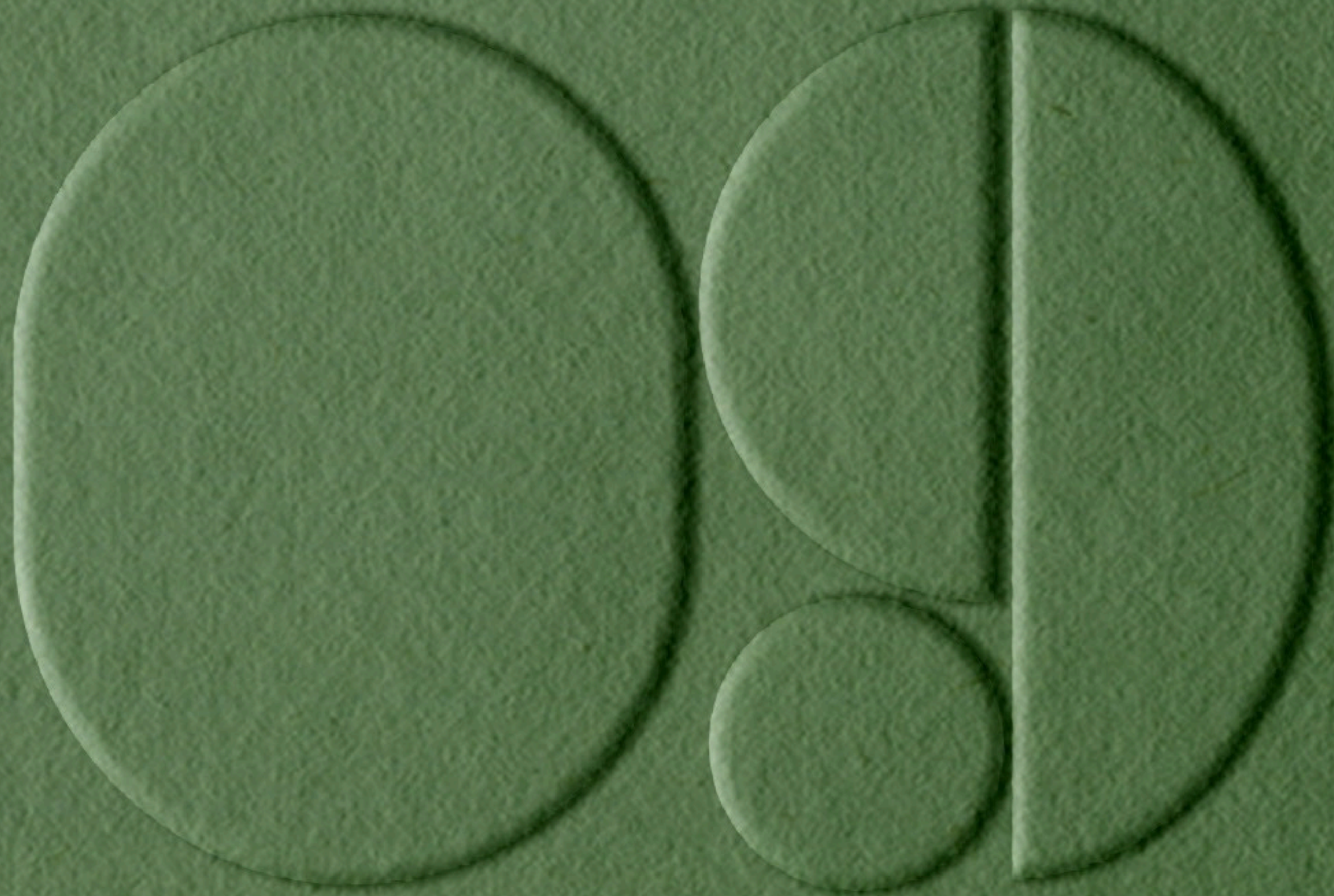


{MIQAAT DEVELOPMENTS} INTRODUCING



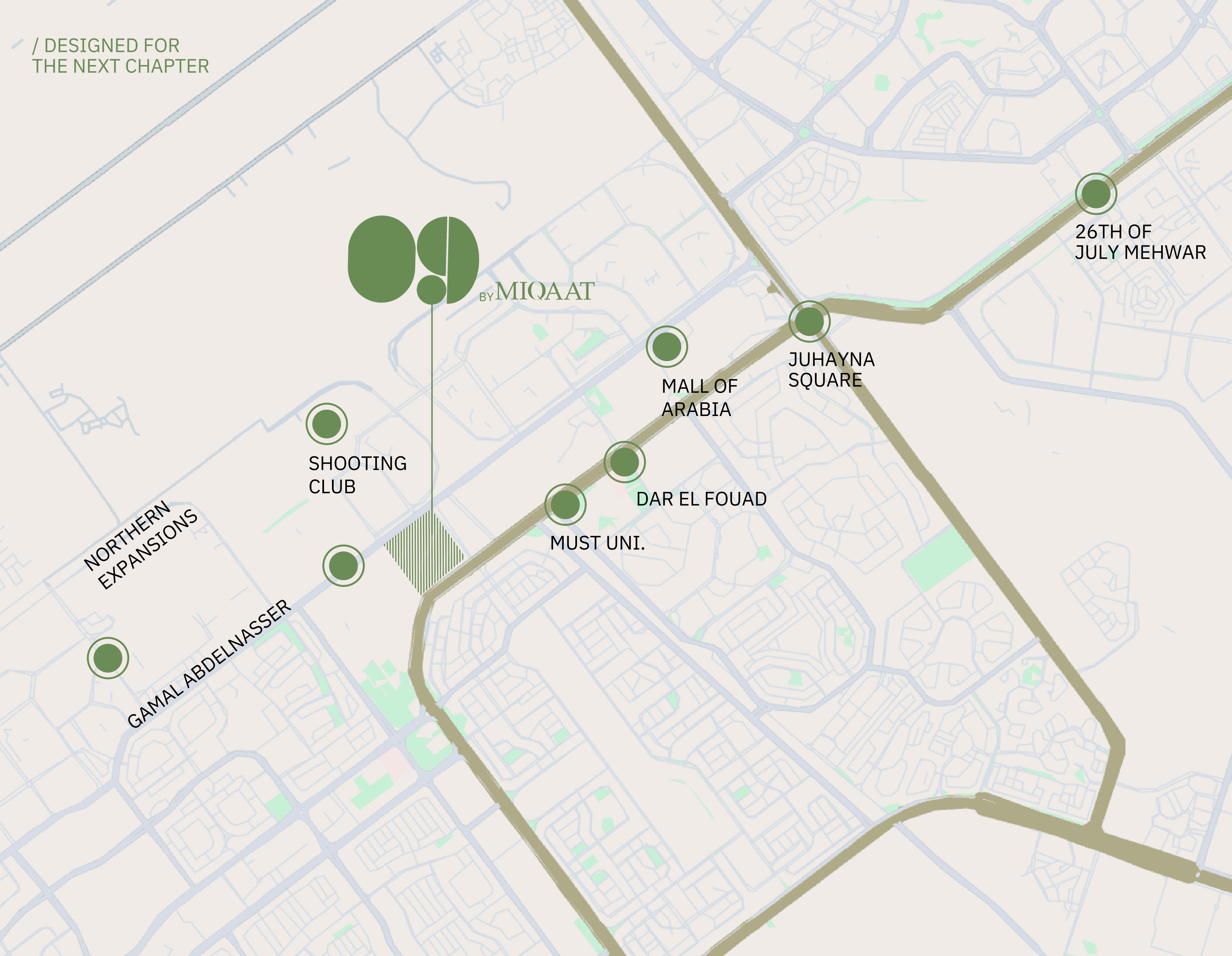
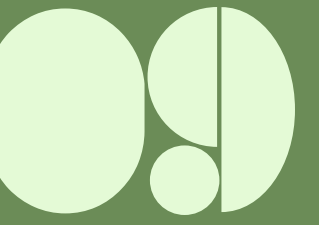
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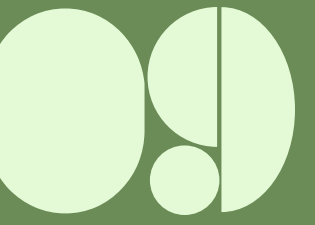
WELCOME TO A PLACE WHERE LIVING FEELS EFFORTLESS
HOMES OPEN TO GARDENS

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THE NEXT CHAPTER



⁰¹ SHOOTING CLUB	4 MINTS
⁰² MUST UNI.	7 MINTS
⁰³ NORTH EXT.	7 MINTS
⁰⁴ DAR EL FOUAD	8 MINTS
⁰⁵ MALL OF ARABIA	9 MINTS
⁰⁶ JUHAYNA SQ.	12 MINTS
⁰⁷ 26TH OF JULY MEHWAR	16 MINTS

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THE NEXT CHAPTER



PROJECT OVERVIEW

SITE HIGHLIGHTS01

TOTAL SITE AREA:

13 ACRES

BUILDING FOOTPRINT:

14%

GREENERY, WATER FEATURES

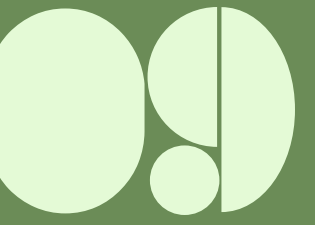
& SERVICES:

86%

A harmonious balance between
modern architecture and lush open
spaces

— designed to blend comfort,
convenience, and sustainability.

a new chapter by **MIQAAT**

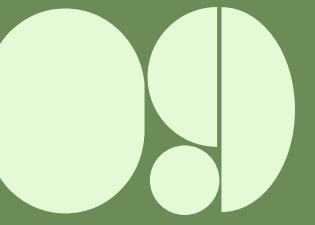


{/Residential Overview}

TOTAL UNITS: **432**
ARCHITECTURE STYLE: **MODERN**
FINISHING: **SEMI-FINISHED**

LOADING RATIO

{16%}



PROJECT OVERVIEW

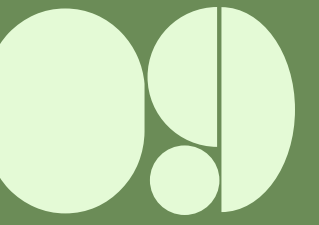
MASTER PLAN COMPONENTS ⁰²

ZONE A – RESIDENTIAL

– Elegant residences offering comfort, privacy, and a community-oriented lifestyle.

ZONE B – MIXED-USE DEVELOPMENT

– A vibrant blend of commercial, administrative, and hotel apartment spaces designed for dynamic urban living.



Each feature within the community is crafted to enrich daily life
— **to nurture connection, movement, and mindfulness.**

⁰¹ **Community Hub**— The neighborhood’s social heart for gatherings and connection.

⁰² **Roof Urban Seats** — Terraces with panoramic views and peaceful escapes.

⁰³ **Outdoor Gym** — A fitness zone immersed in nature and fresh air.

⁰⁴ **Yoga & Meditation Area** — A serene space for balance and reflection.

⁰⁵ **Jogging Lane** — Scenic paths for runs and evening strolls.

⁰⁶ **Cycling Lane** — Dedicated routes for active, eco-friendly movement.

⁰⁷ **Kids’ Playground Area** — Safe, joyful spaces for play and discovery.

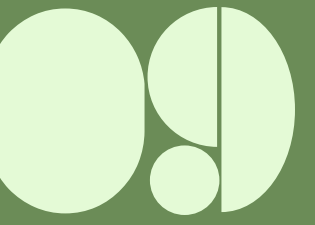
⁰⁸ **Stepped Seating Area** — An amphitheater for casual gatherings and events.

⁰⁹ **Barbeque & Picnic Area** — Open-air spots for shared meals and moments.

¹⁰ **Car Charging Station** — Convenient and sustainable charging points for electric vehicles.

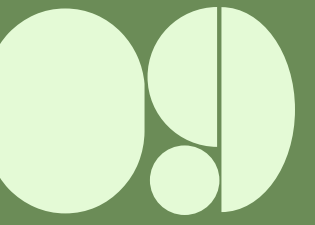
Every amenity is thoughtfully connected

— **creating a seamless lifestyle of wellness, leisure, and community.**



{/Residential Types}

Type	Area Range	Starting Price
1 Bedroom	84 – 90 sqm	From 4.2 M
2 Bedroom	119 – 147 sqm	From 6.1 M
3 Bedroom	140 – 187 sqm	From 7.2 M
3 Bedroom + Maid Room	—	From 8.5 M
Parking Slot		Egp 350k



{/Payment Plans}

{OPTION 1} – **Flexible Installment Plans**

{6 Years}

Equal installments

{7 Years}

5% down payment

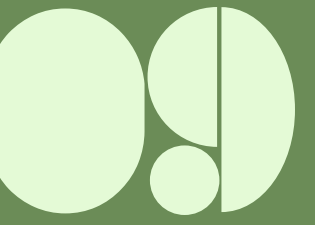
{8 Years}

5% down payment + **additional 5% after 3 months**

{9 Years}

7.5% down payment + **additional 7.5% after 3 months**

{10 Years}



{/Payment Plans}

{OPTION 2} — **Front Loaded Payment Plan**

{8 Years}

5% down payment

{9 Years}

7.5% down payment

{10 Years}

10% down payment

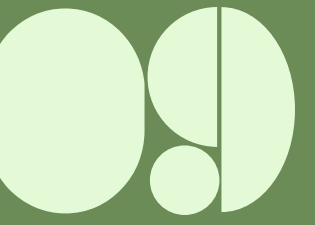
{9 Years}

7.5% down payment + **additional 7.5% after 3 months**

{10 Years}

10% down payment + additional 10% after 3 months

Front-Loaded Structure: 60% payment till delivery



{/Payment Plans}

ADDITIONAL DETAILS
Maintenance Fees: 8%
Cash Discount: 35%
Delivery: Within 4 years

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