CLUSTER 13

B14 - B04

HASSAN ALLAM
PROPERTIES

The

PHOENIX VIEWS

ACCESSIBLE LUXURY
FUNCTIONAL APARTMENT LIVING

SWANLAKE *residences.*

The

PHOENIX VIEWS





The

PHOENIX VIEWS

The Phoenix Views represents the latest exclusive addition to HAP's flagship SwanLake Residences development in New Cairo.

The Phoenix Views modern architecture and functionality provides its targeted bold and rebellious trailblazers with a space to rise above the ordinary.

Artfully master-planned, Phoenix Views is here to kick start the renaissance of luxury living, defining a new accessible dimension to brilliantly executed elegance, daringly breaking the rules of the conventional.

The product offering comes in exceptionally curated deluxe one bedroom, two bedroom and three bedroom apartments, designed to be accessible, practical and still luxurious.





Disclaimer

Masterplan is for indicative purposes only and is subject to change.

THE PHOENIX VIEWS CLUSTER 13
MASTER PLAN

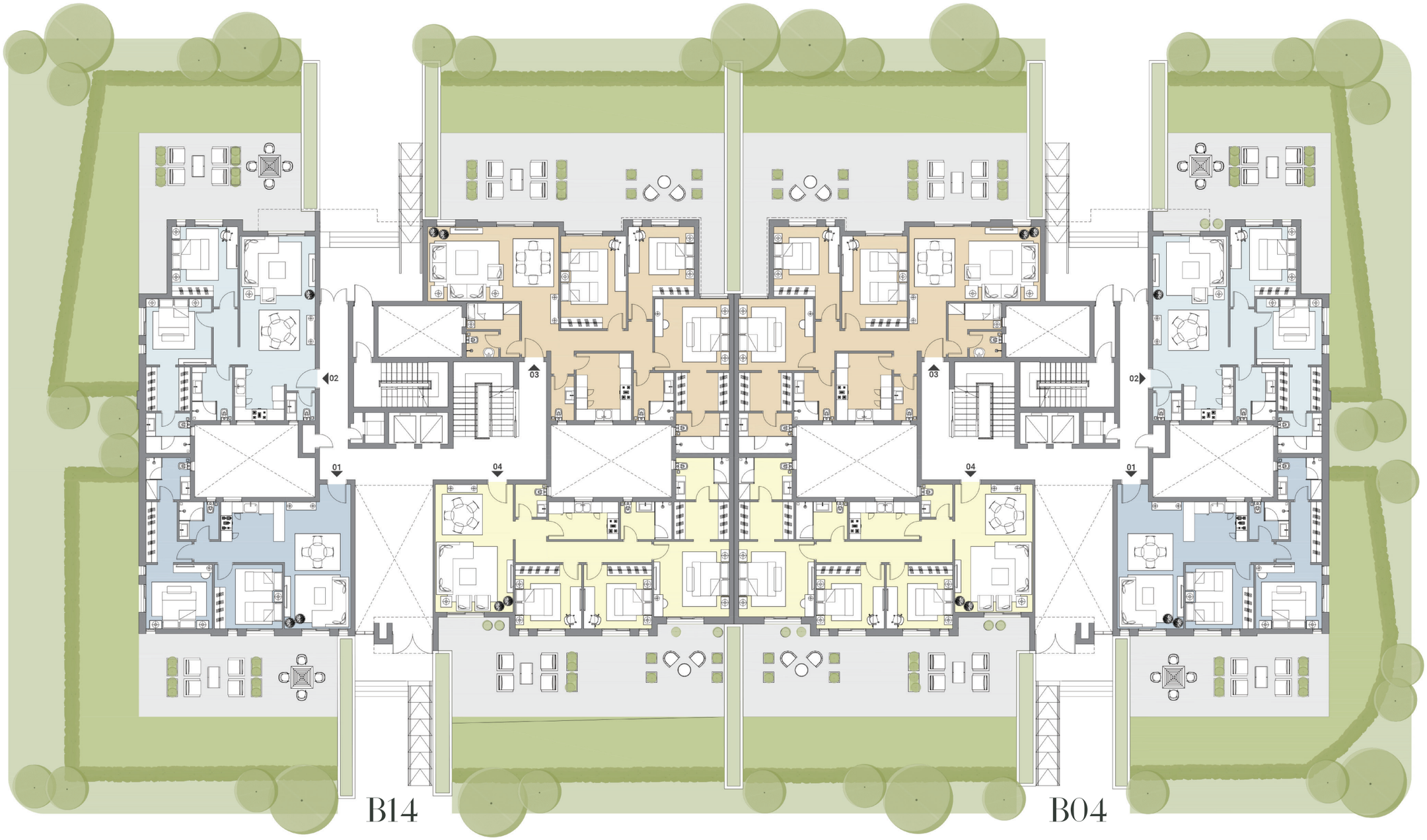
LANDSCAPED BY
CRACKNELL
& MASTER-PLANNED BY
PROFILERZ

B14 - B04
UNITS FLOOR PLANS

Disclaimer

*All renderings and landscaping visuals, materials, facades are for indicative purposes only and are subject to changes.

B14 - B04 | GROUND FLOOR



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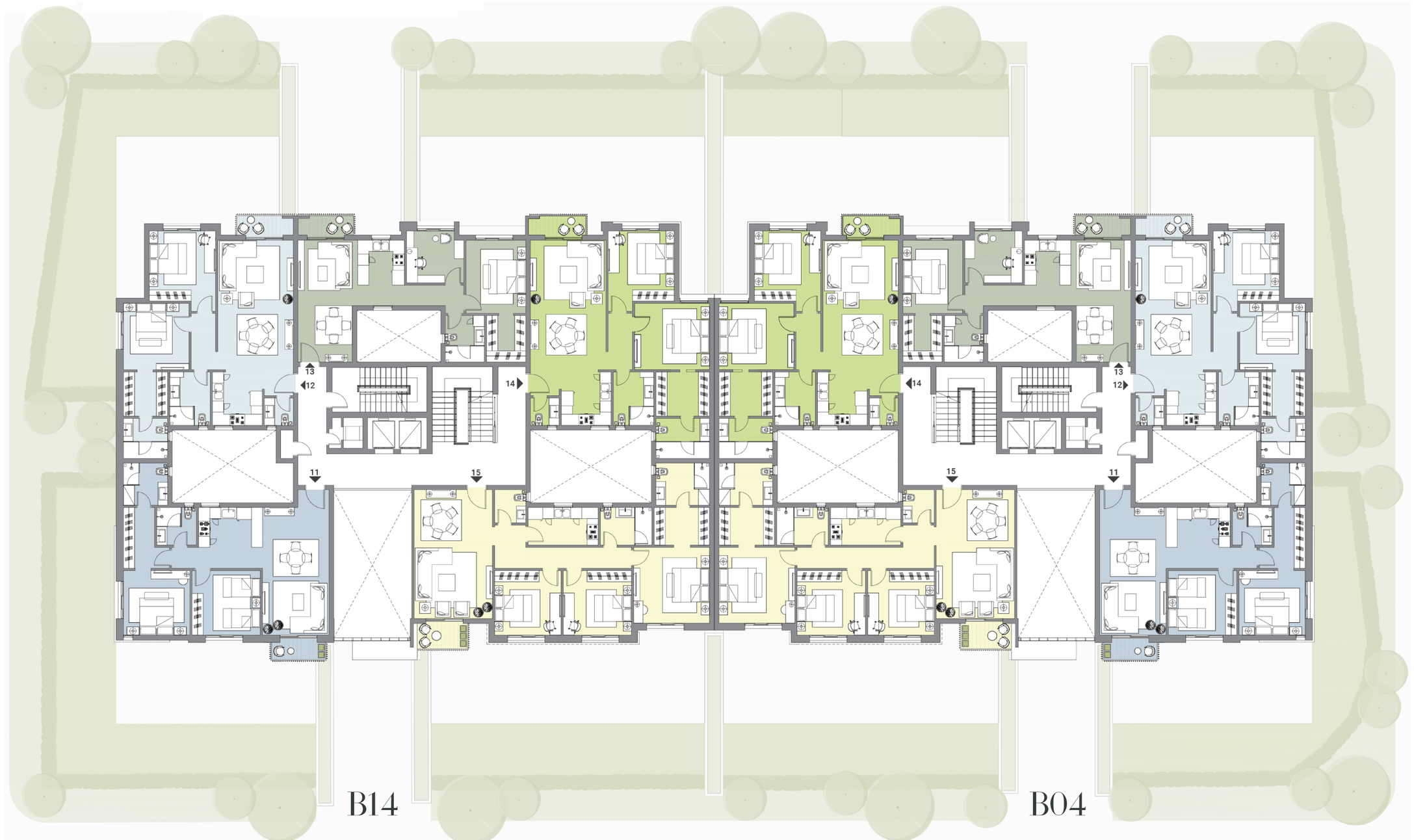
The PHOENIX VIEWS

B14 - B04 | FIRST FLOOR



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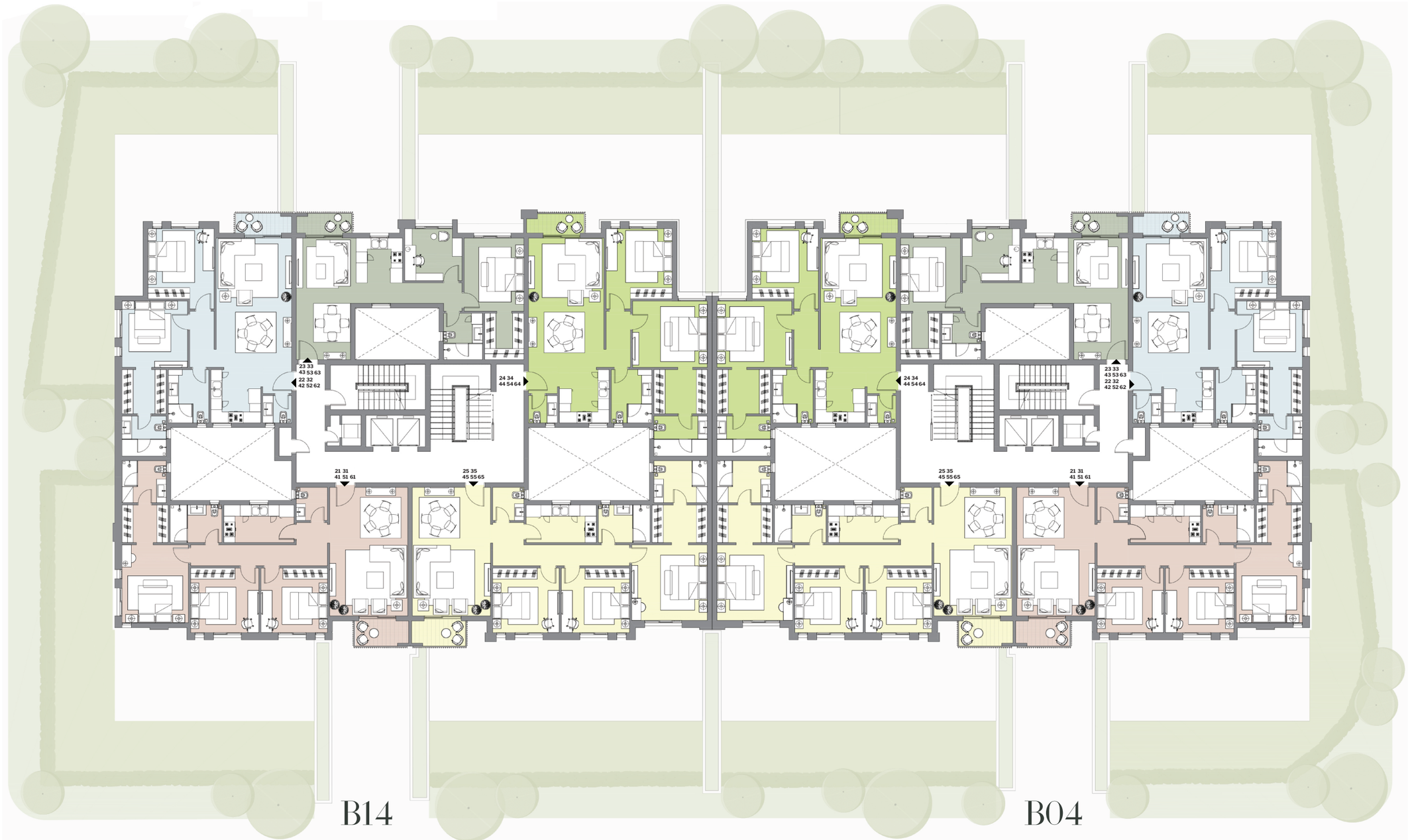
B14 - B04 | TYPICAL FLOOR



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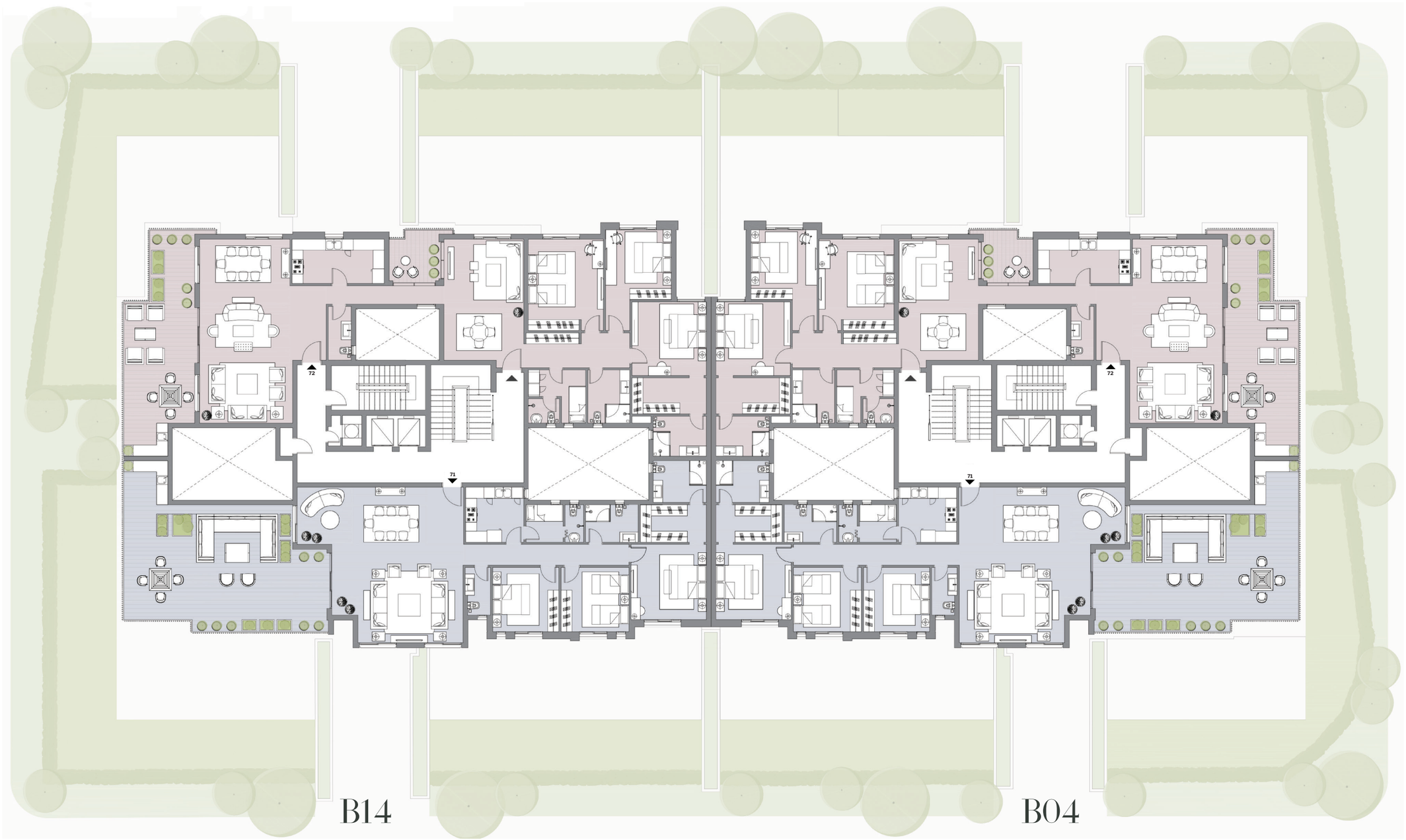
B14 - B04 | SEVENTH FLOOR



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B14 - B04
BUILDINGS FLOOR PLANS

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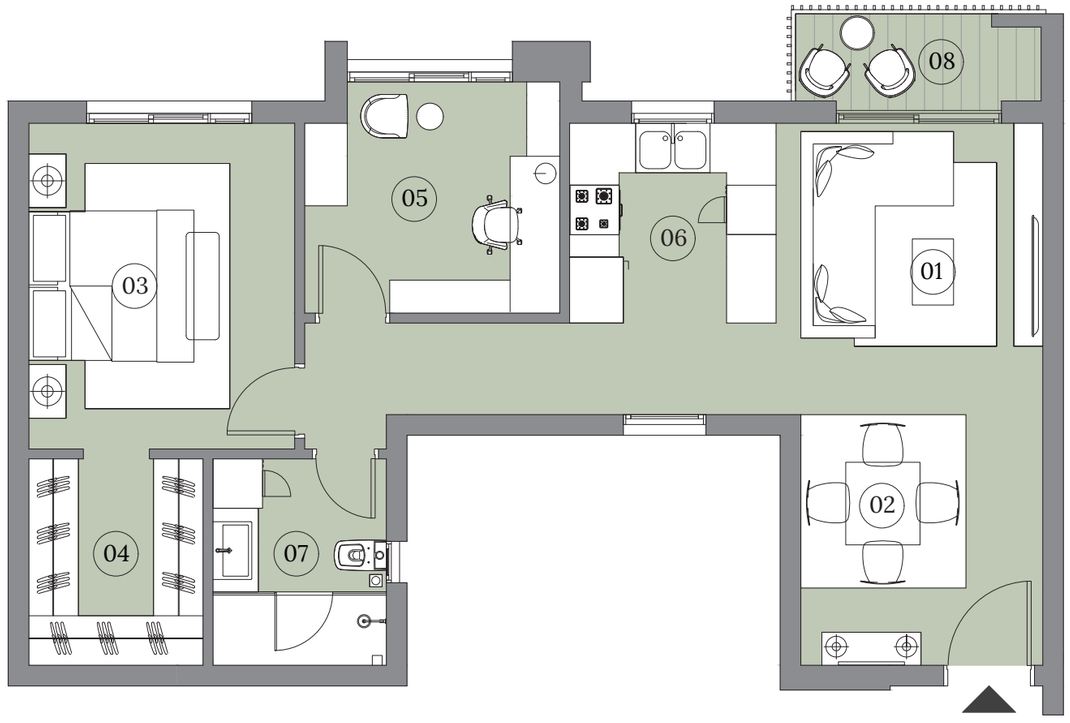
The PHOENIX VIEWS

B14 - B04

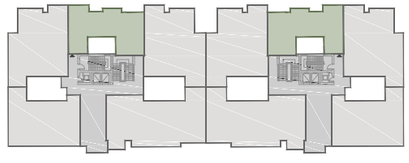
1 Bedroom + 1 Study Room Apartment 93 m²

Gross Area: 93 m²

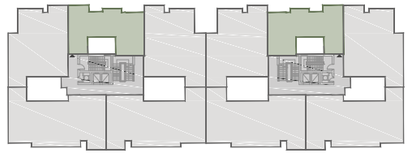


	Room	Dimensions
01	Reception	3.55m x 3.30m
02	Dining	3.00m x 2.00m
03	Master Bedroom	3.95m x 3.20m
04	Dressing room	2.10m x 2.50m
05	Study room	3.00m x 2.80m
06	Kitchen	2.50m x 2.40m
07	Bathroom	2.50m x 2.10m
08	Terrace	2.90m x 1.15m

First Floor



Typical Floor



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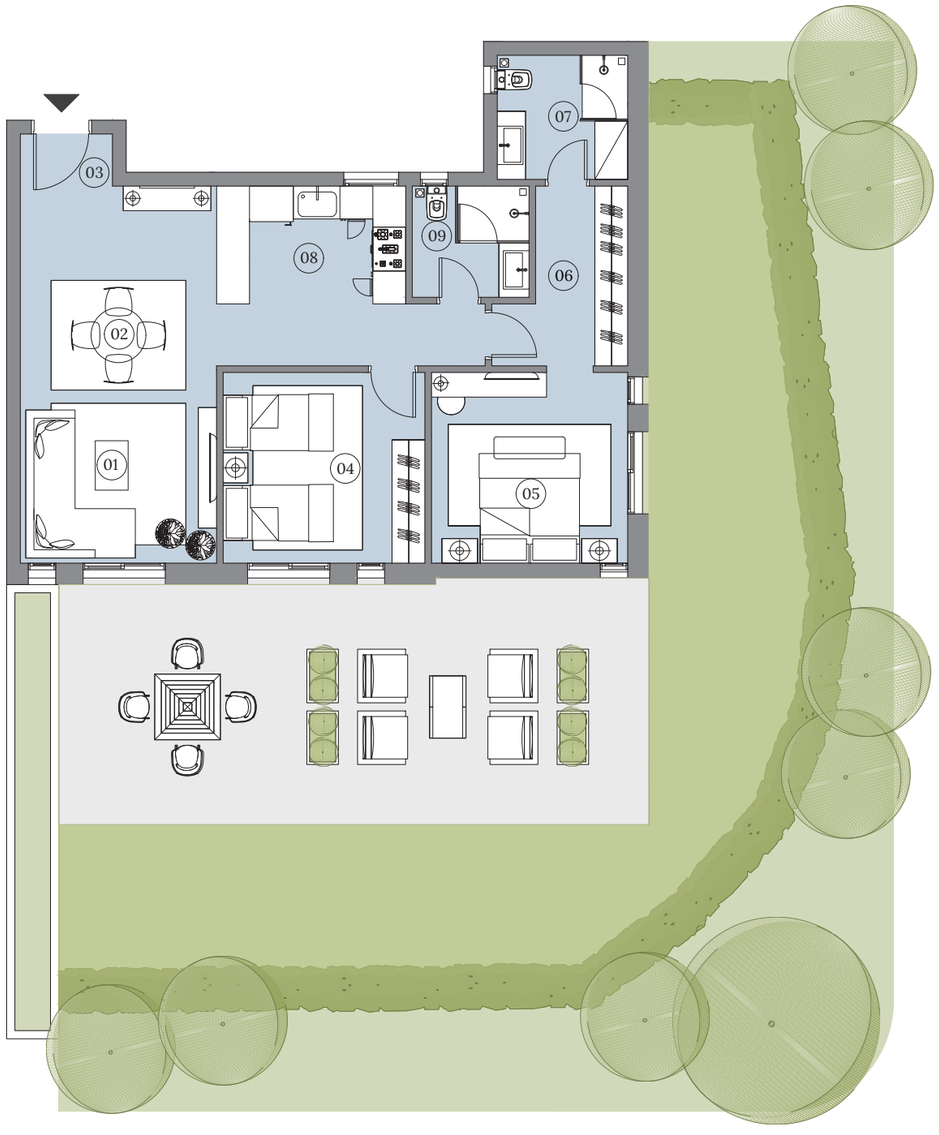
The PHOENIX VIEWS

B14 - B04

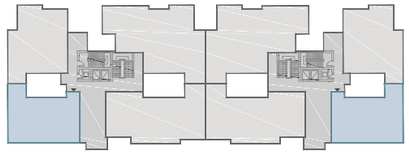
2 Bedroom Apartment 110 m²

Gross Area: 110 m²



	Room	Dimensions
01	Reception	3.60m x 3.00m
02	Dining	3.60m x 3.75m
03	Entrance Lobby	0.95m x 1.70m
04	Bedroom	3.50m x 3.70m
05	Master Bedroom	3.50m x 3.60m
06	Dressing room	3.30m x 1.70m
07	Ensuite Bathroom	2.40m x 2.25m
08	Kitchen	2.15m x 3.45m
09	Bathroom	2.05m x 2.15m

Ground Floor



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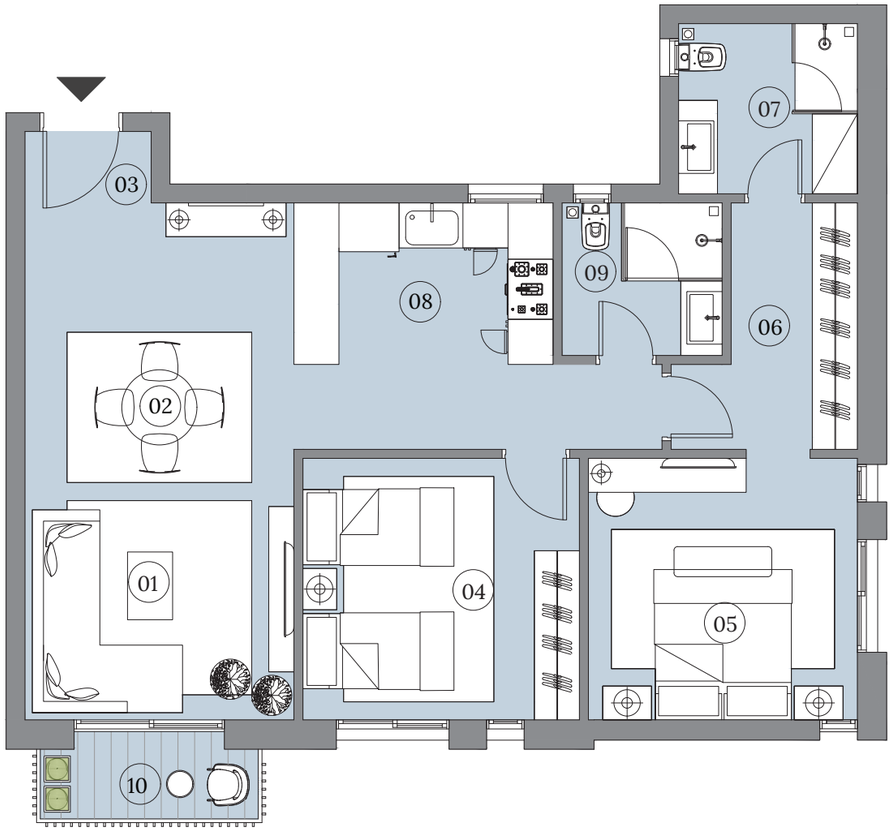
The PHOENIX VIEWS

B14 - B04

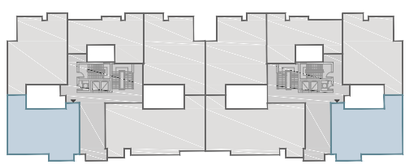
2 Bedroom Apartment 113 m²

Gross Area: 113 m²



	Room	Dimensions
01	Reception	3.60m x 3.00m
02	Dining	3.60m x 3.75m
03	Entrance Lobby	0.95m x 1.70m
04	Bedroom	3.50m x 3.70m
05	Master Bedroom	3.50m x 3.60m
06	Dressing room	3.30m x 1.70m
07	Ensuite Bathroom	2.40m x 2.25m
08	Kitchen	2.15m x 3.45m
09	Bathroom	2.05m x 2.15m
10	Terrace	2.90m x 1.00m

First Floor



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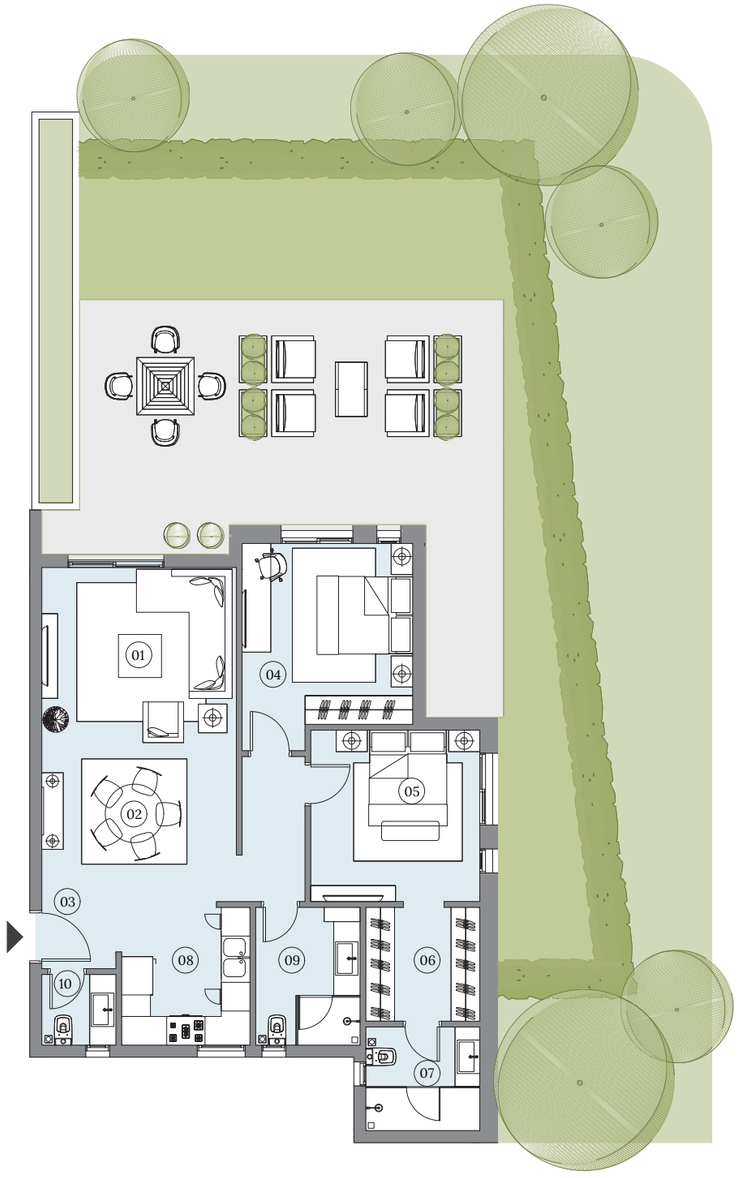
The PHOENIX VIEWS

B14 - B04

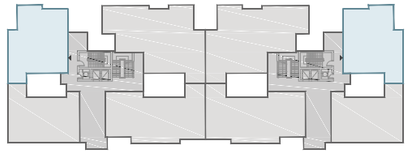
2 Bedroom Apartment 121 m²

Gross Area: 121 m²



	Room	Dimensions
01	Reception	4.05m x 3.70m
02	Dining	3.30m x 4.05m
03	Entrance Lobby	1.40m x 1.55m
04	Bedroom	3.55m x 3.80m
05	Master Bedroom	3.60m x 3.55m
06	Dressing room	2.40m x 2.40m
07	Ensuite Bathroom	2.40m x 2.15m
08	Kitchen	2.70m x 2.90m
09	Bathroom	2.20m x 2.90m
10	Guest Toilet	1.50m x 1.55m

Ground Floor



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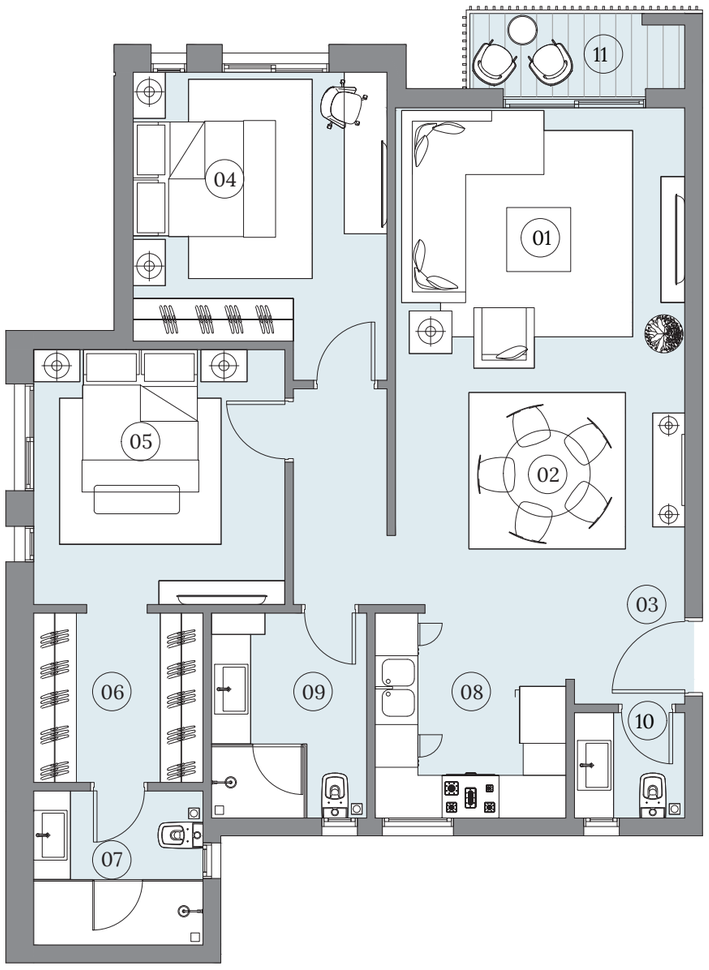
The PHOENIX VIEWS

B14 - B04

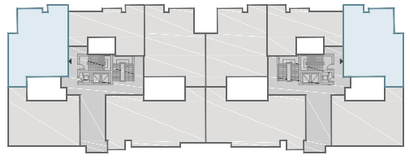
2 Bedroom Apartment 127 m²

Gross Area: 127 m²

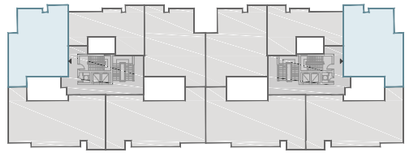


	Room	Dimensions
01	Reception	4.05m x 3.70m
02	Dining	3.30m x 4.05m
03	Entrance Lobby	1.40m x 1.55m
04	Bedroom	3.55m x 3.80m
05	Master Bedroom	3.60m x 3.55m
06	Dressing room	2.40m x 2.40m
07	Ensuite Bathroom	2.40m x 2.15m
08	Kitchen	2.70m x 2.90m
09	Bathroom	2.20m x 2.90m
10	Guest Toilet	1.50m x 1.55m
11	Terrace	3.00m x 1.05m

First Floor



Typical Floor



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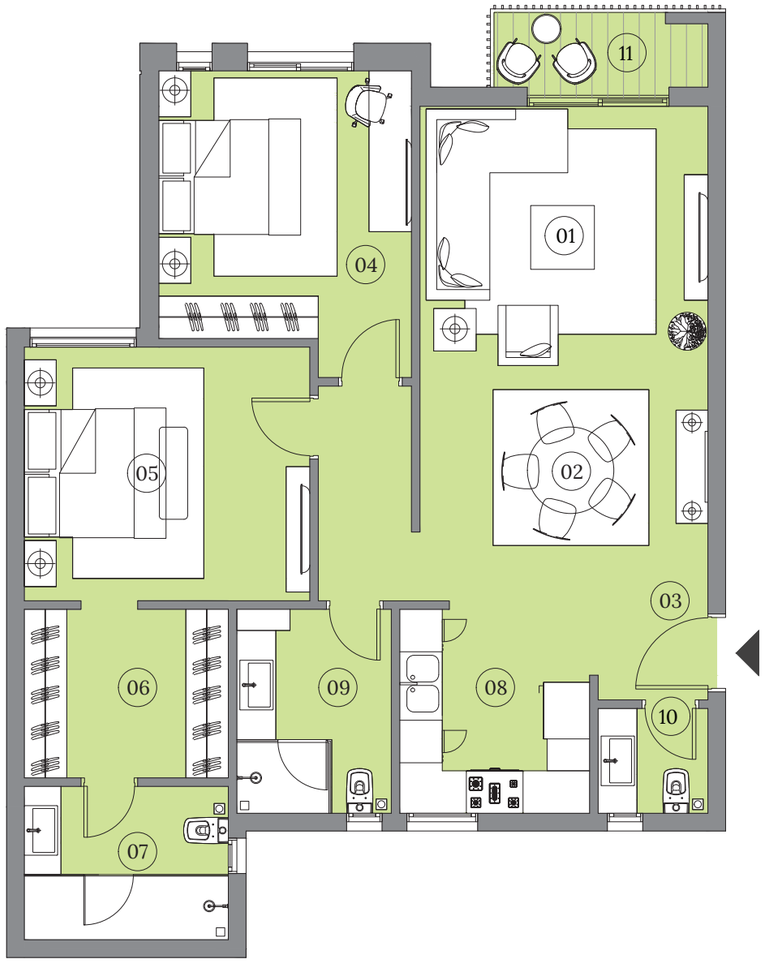
The PHOENIX VIEWS

B14 - B04

2 Bedroom Apartment 130 m²

Gross Area: 130 m²

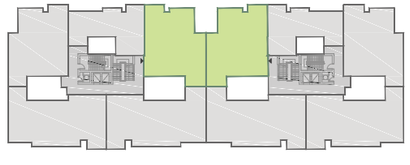


	Room	Dimensions
01	Reception	4.05m x 3.70m
02	Dining	3.30m x 4.05m
03	Entrance Lobby	1.40m x 1.55m
04	Bedroom	3.55m x 3.80m
05	Master Bedroom	3.60m x 4.05m
06	Dressing room	2.90m x 2.40m
07	Ensuite Bathroom	2.90m x 2.15m
08	Kitchen	2.70m x 2.90m
09	Bathroom	2.20m x 2.90m
10	Guest Toilet	1.50m x 1.55m
11	Terrace	3.00m x 1.05m

First Floor



Typical Floor



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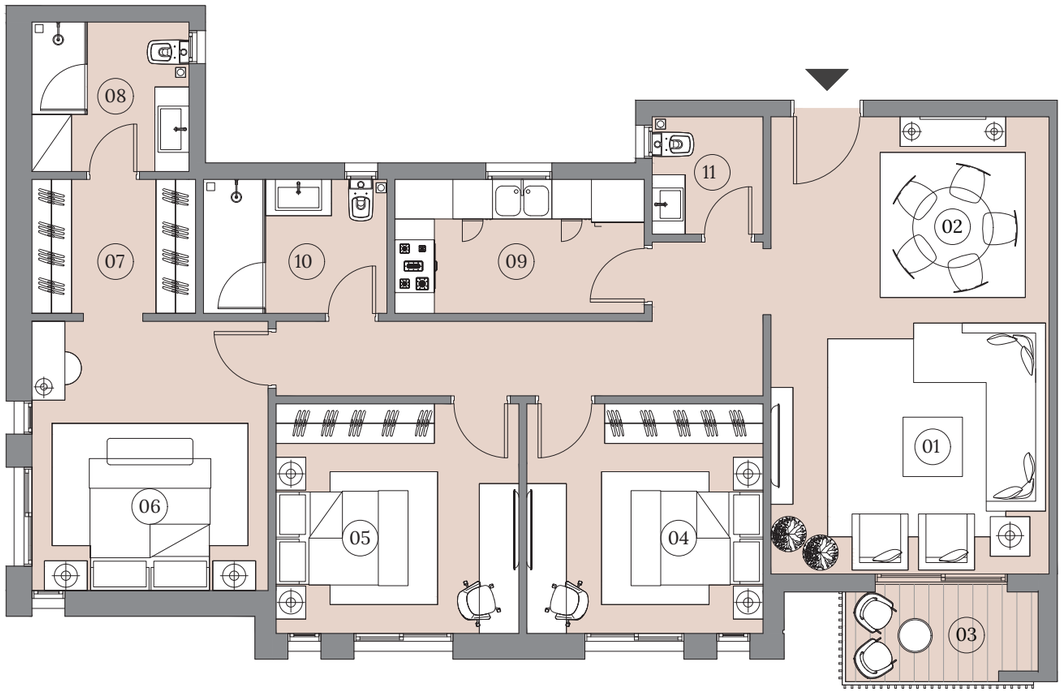
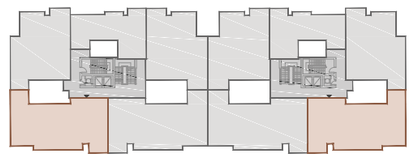
3 Bedroom Apartment 151 m²

Gross Area: 151 m²



	Room	Dimensions
01	Reception	4.20m x 3.95m
02	Dining	4.20m x 3.00m
03	Terrace	2.90m x 1.35m
04	Bedroom	3.60m x 3.50m
05	Bedroom	3.70m x 3.50m
06	Master Bedroom	3.60m x 4.10m
07	Dressing room	2.50m x 2.05m
08	Ensuite Bathroom	2.40m x 2.25m
09	Kitchen	2.05m x 3.80m
10	Bathroom	2.05m x 2.80m
11	Guest Toilet	1.70m x 1.80m

Typical Floor



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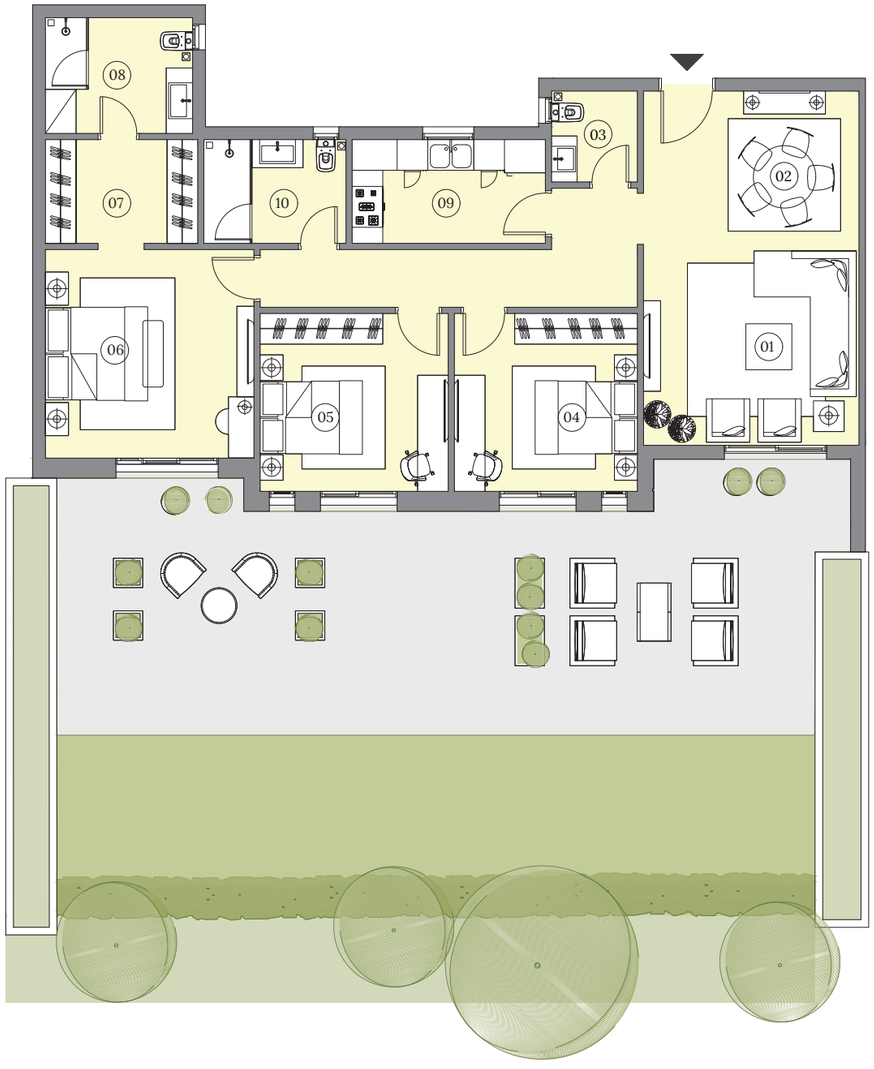
B14 - B04

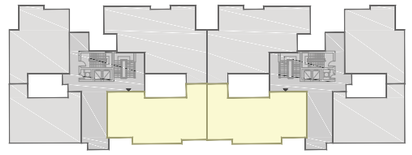
3 Bedroom Apartment 155 m²

Gross Area: 155 m²



	Room	Dimensions
01	Reception	4.20m x 3.95m
02	Dining	4.20m x 3.00m
03	Guest Toilet	1.70m x 1.80m
04	Bedroom	3.60m x 3.50m
05	Bedroom	3.70m x 3.50m
06	Master Bedroom	4.10m x 4.10m
07	Dressing room	3.00m x 2.05m
08	Ensuite Bathroom	2.90m x 2.25m
09	Kitchen	2.05m x 3.80m
10	Bathroom	2.05m x 2.80m

Ground Floor



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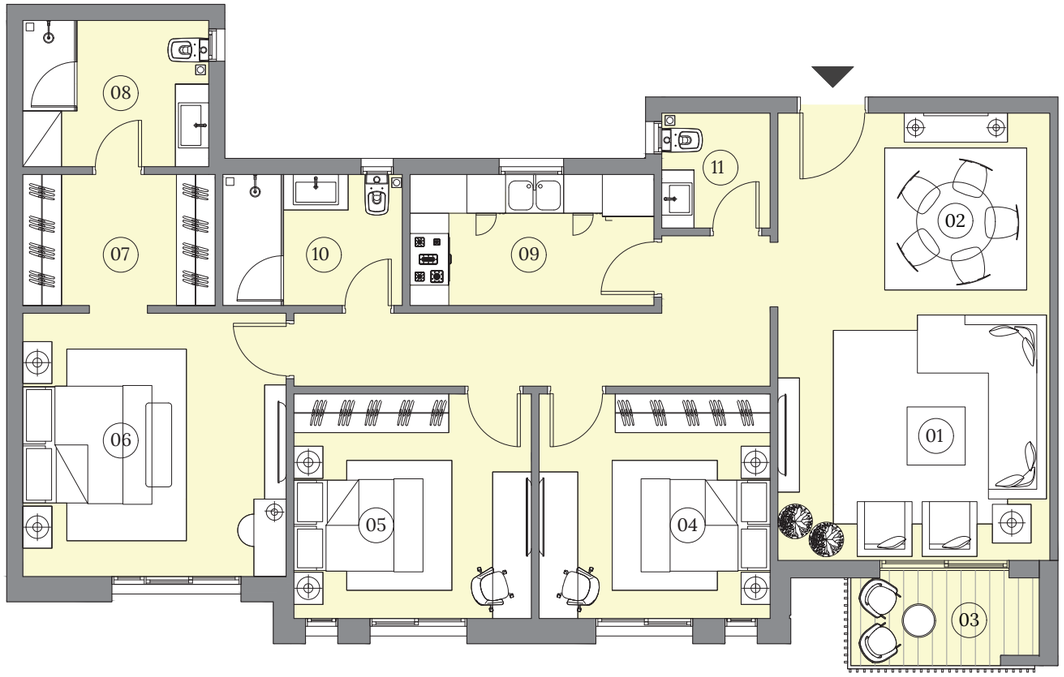
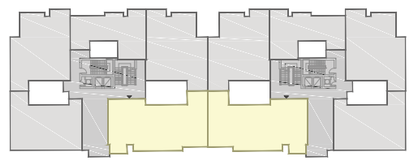
3 Bedroom Apartment 155 m²

Gross Area: 155 m²

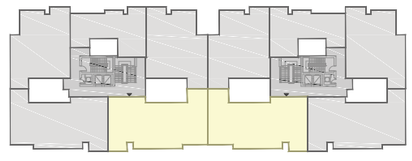


	Room	Dimensions
01	Reception	4.20m x 3.95m
02	Dining	4.20m x 3.00m
03	Terrace	2.90m x 1.35m
04	Bedroom	3.60m x 3.50m
05	Bedroom	3.70m x 3.50m
06	Master Bedroom	4.10m x 4.10m
07	Dressing room	3.00m x 2.05m
08	Ensuite Bathroom	2.90m x 2.25m
09	Kitchen	2.05m x 3.80m
10	Bathroom	2.05m x 2.80m
11	Guest Toilet	1.70m x 1.80m

First Floor



Typical Floor



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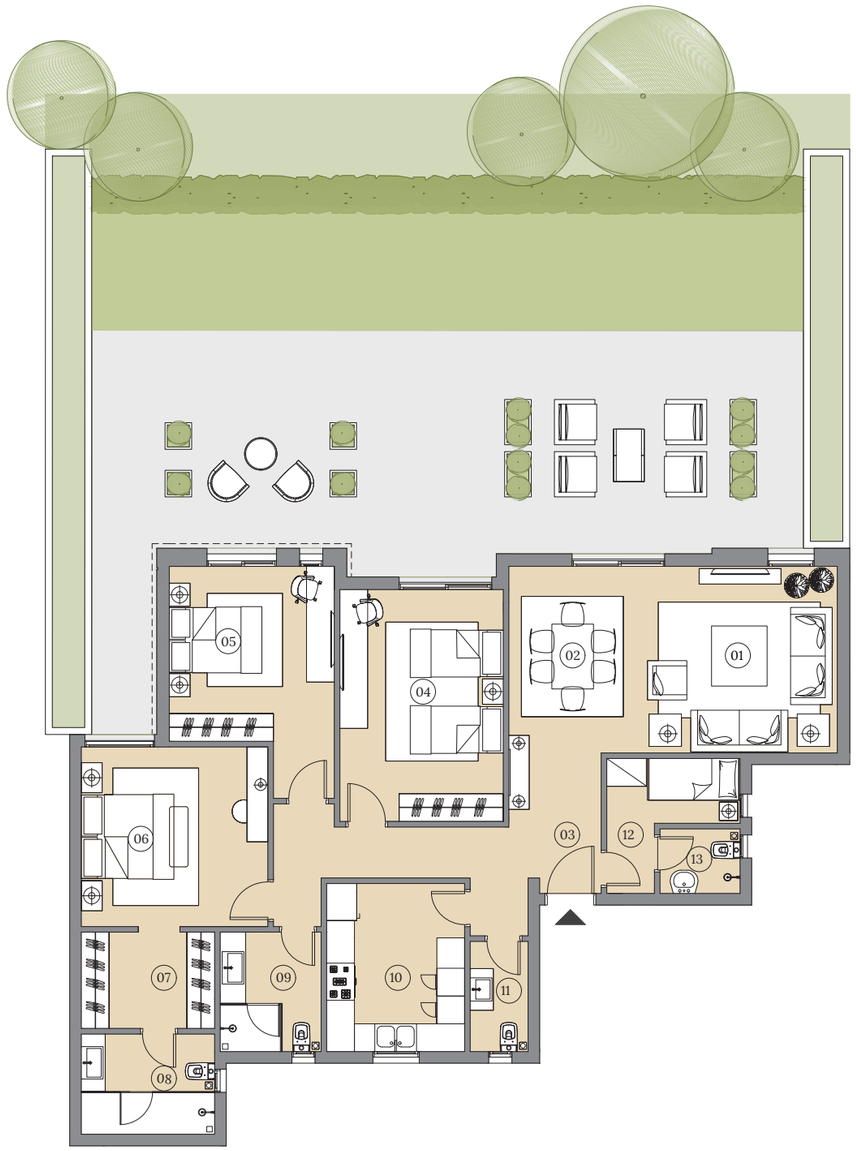
3 Bedroom Apartment 177 m²

Gross Area: 177 m²



	Room	Dimensions
01	Reception	4.20m x 4.00m
02	Dining	2.90m x 4.00m
03	Entrance Lobby	3.00m x2.00m
04	Bedroom	3.50m x 5.00m
05	Bedroom	3.50m x 3.80m
06	Master Bedroom	3.90m x 4.05m
07	Dressing room	2.90m x 2.10m
08	Ensuite Bathroom	2.90m x 2.17m
09	Bathroom	2.20m x 2.60m
10	Kitchen	3.00m x 3.60m
11	Guest Toilet	1.25m x 2.40m
12	Maid's Room	2.90m x 1.40m
13	Maid's Bathroom	1.75m x 1.40m

Ground Floor



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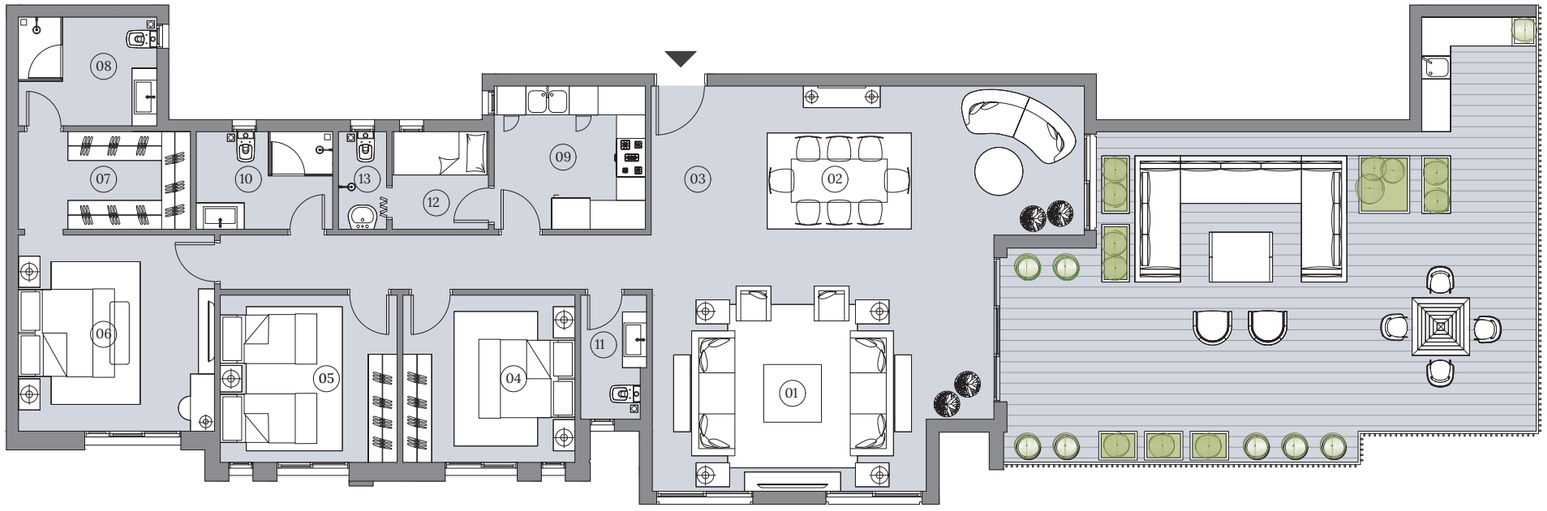
B14 - B04

3 Bedroom Penthouse 289 m²

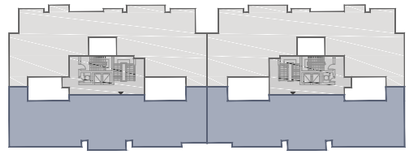
Gross Area: 206 m²

* Roof Terrace Area: 83 m²



	Room	Dimensions
01	Reception	7.10m x 4.50m
02	Dining	3.95m x 7.50m
03	Entrance Lobby	1.50m x 3.95m
04	Bedroom	3.60m x 3.50m
05	Bedroom	3.50m x 3.70m
06	Master Bedroom	4.10m x 4.10m
07	Dressing room	3.60m x 2.05m
08	Ensuite Bathroom	2.90m x 2.25m
09	Kitchen	3.00m x 3.15m
10	Bathroom	2.05m x 2.85m
11	Guest Toilet	2.60m x 1.35m
12	Maid's room	2.00m x 2.05m
13	Maid's Bathroom	1.00m x 2.05m

Seventh Floor



Disclaimer

- All materials, dimensions and drawings are approximate, and information is subject to change without prior notice.
- Drawings are not to scale.
- Actual area may vary from the stated area.
- Windows and exterior details may vary by elevation style.
- All renderings and landscaping visuals, materials, and facades are for indicative purposes only and subject to change.
- Shades and canopies are illustrated on the site plan and are subject to change without prior notice.
- The developer reserves the right to make revisions.

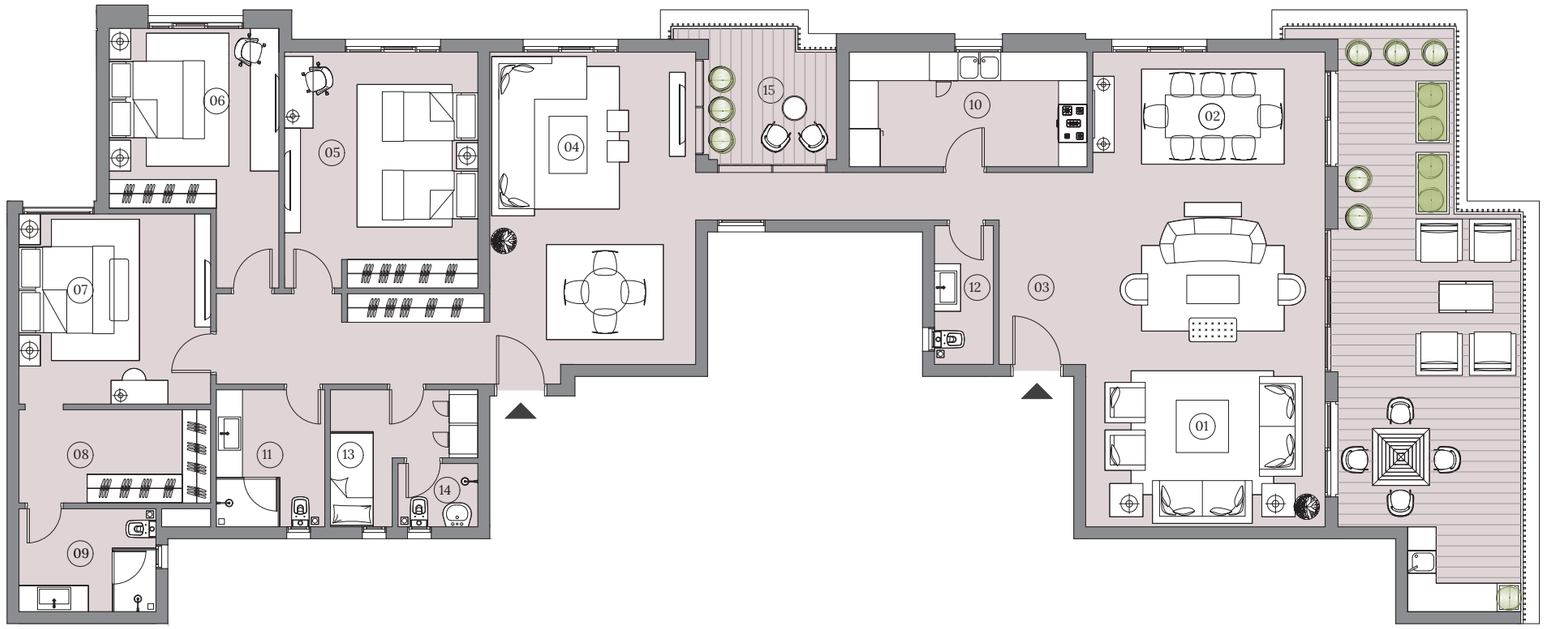
The PHOENIX VIEWS

B14 - B04

3 Bedroom Penthouse 339 m²

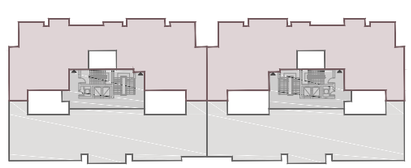
Gross Area: 294 m²

* Roof Terrace Area: 45 m²



	Room	Dimensions
01	Reception	7.50m x 5.00m
02	Dining	2.55m x 4.90m
03	Entrance Lobby	4.05m x 1.80m
04	Living room	6.55m x 4.35m
05	Bedroom	4.95m x 4.05m
06	Bedroom	3.80m x 3.55m
07	Master Bedroom	4.00m x 4.05m
08	Dressing room	4.05m x 1.95m
09	Ensuite Bathroom	2.15m x 2.90m
10	Kitchen	2.40m x 5.00m
11	Bathroom	2.30m x 2.90m
12	Guest Toilet	2.90m x 1.25m
13	Maid room	3.10m x 2.90m
14	Maid's Bathroom	1.70m x 1.35m
15	Terrace	2.85m x 2.80m

Seventh Floor



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