SWANLAKE

RESIDENCES

NEW CAIRO

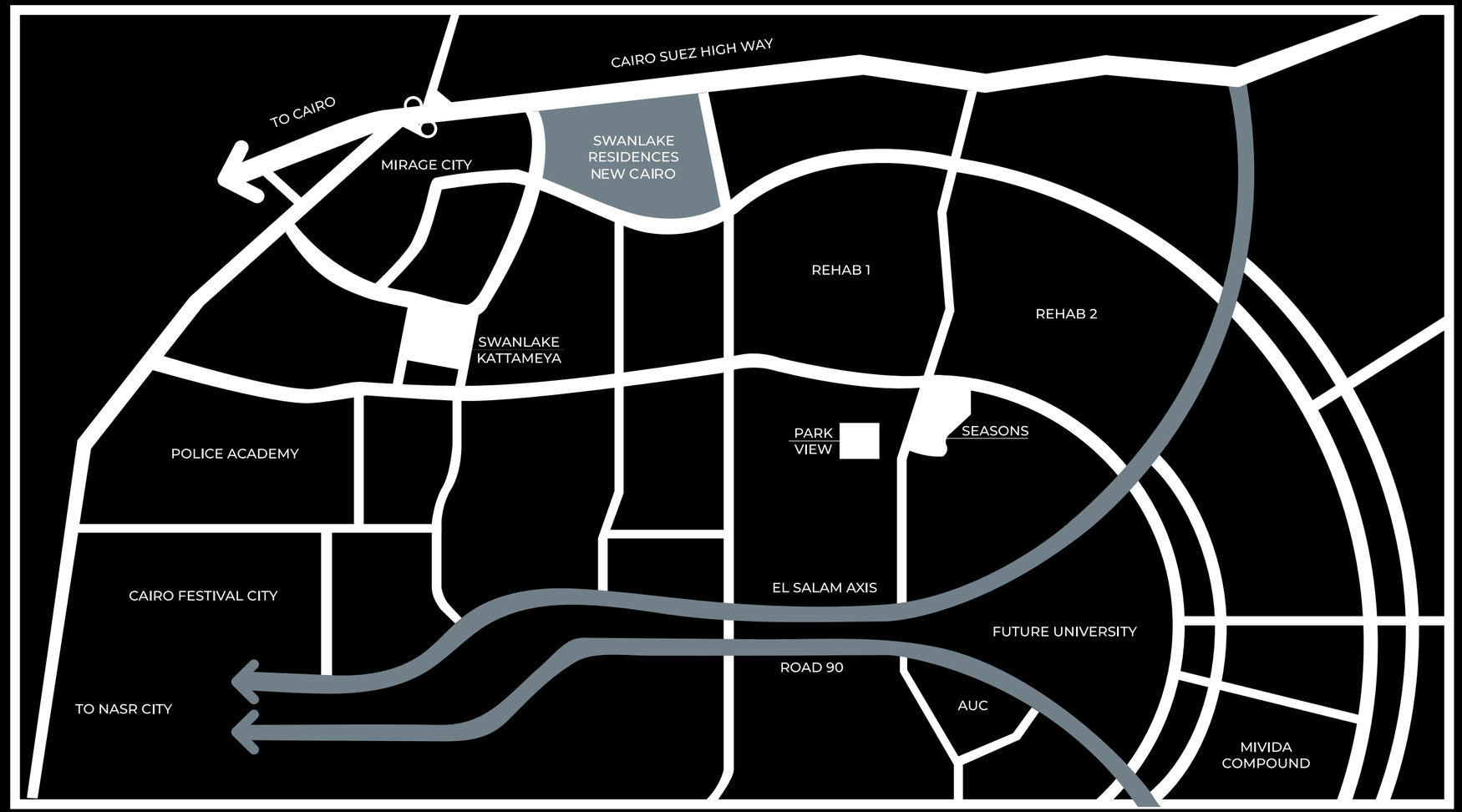
For almost two decades, Hassan Allam Properties (HAP) has been shaping residential areas, where hand-picked lifestyles and communities emerge. Today, this legacy continues in its newest ultra-premium destination: SwanLake Residences – New Cairo. There, twelve exclusive gated neighborhoods come together in one high-end center point sprawling over 454 acres, to ultimately revive Cairo's favorite east side. The graceful living opportunities at SwanLake Residences are strategically designed to complement distinct culture, architectural symmetry and timeless precision, where everyone can ultimately experience the finest essence of life.

CONVENIENT PROXIMITY.

Situated in Cairo's prestigious east side, SwanLake Residences – New Cairo evokes ultra-premium lifestyles in close proximity to the capital's prime destinations. Far from the city's noise and crowds, SwanLake Residences features niche settings that spread across lush landscapes and select luxuries.

Proximity

Heliopolis – 10 KM
American University in Cairo [AUC] – 10 KM
Cairo International Airport – 6 KM
Cairo Festival City [CFC] – 12 KM
SwanLake Kattameya [SLK] – 5 KM
Al Rehab – 1 KM
Mirage City – 1 KM



Landscape layout elements

- 20 Acres Main valley
- About 24 different wide parcels' valleys
- 5 Gates
- 3000 m Jogging track
- 31 m Boulevard
- 16 m and 13 m internal roads
- Bike lane along boulevard
- Lawn areas
- Hardscape spaces
- Outdoor seating areas



SWANLAKE
RESIDENCES
NEW CAIRO

HASSAN ALLAM
PROPERTIES



A GRAND WELCOME SETTING THE STAGE.

Sleek, artistic and more than a little glaring, SLR's 2 main landmark entrances set the stage for a privately exceptional experience, guarded behind private gates to teleport residents into a multi-sensory world of their own. By balancing artistic elegance - captured in contemporary motif-decorated installations - with green manicured landscapes, soothing water features and spacious streets for easy navigation, SLR guarantees love at first sight for those wishing to start new, away from stress of city life. Designed with your ultimate privacy and convenience in mind, SLR boasts 5 private gates, as well as private access points to individual parcels for a hassle-free living experience, all year-round.

FIVE SLR GATES FOR SEAMLESS ENTRY/ EXIT FLOW.

Behind the entry gates masterfully planned to harmonize vital ingredients such as living, leisure and nature under one roof, Cracknell's exceptional landscape design with a green spine and lush valleys rich in well versed communal activities cutting through its heart, encourages residents to walk amidst pedestrian friendly hardscapes and jog or bike along specially carved trails. The lush terrains and breathing open space occupy nealy 50% of SLR's total land area, connecting communities with their exclusively gated residences in a naturally inviting experience like no other.



Behind
The Entry Gates

EXCEPTIONAL LANDSCAPE DESIGN WITH A GREEN SPINE AND LUSH VALLEYS

COMMUNAL ACTIVITIES

PEDESTRIAN FRIENDLY HARDSCAPES

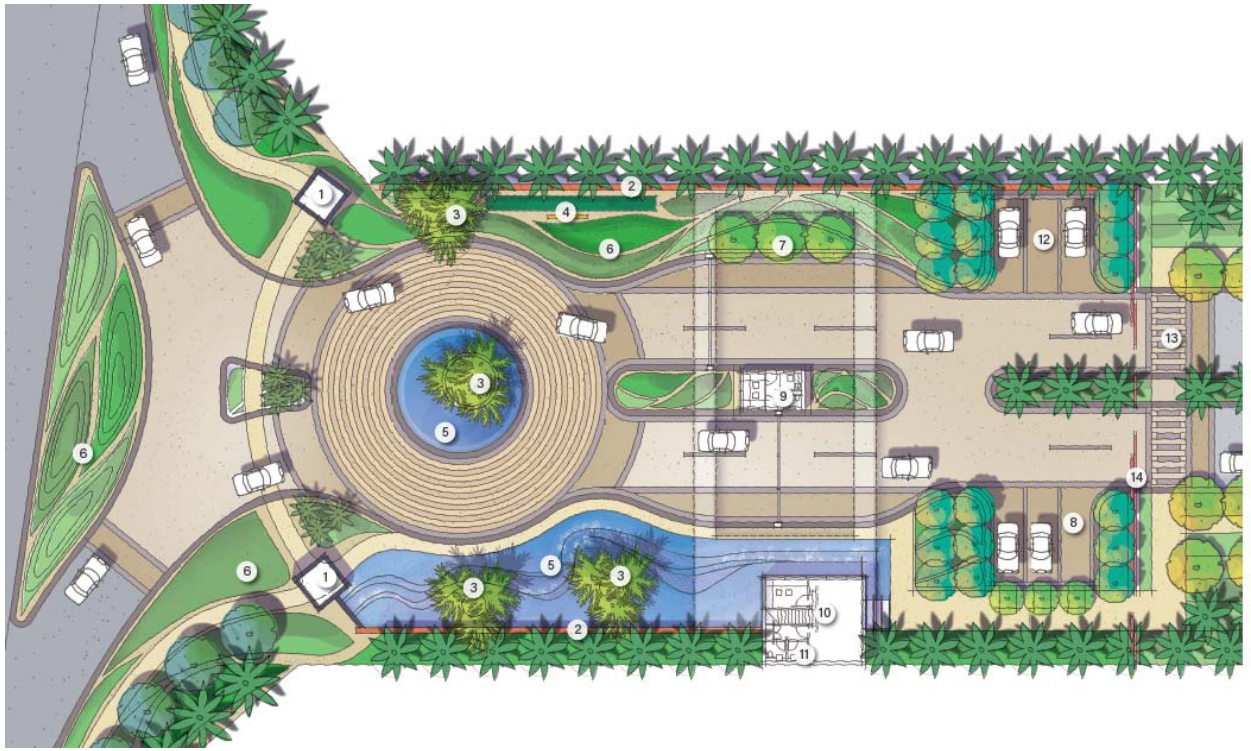
SPECIALLY CARVED TRAILS TO JOG OR BIKE

LUSH TERRAINS AND BREATHING OPEN SPACE OCCUPY NEARLY 50% OF SLR'S TOTAL LAND AREA

Main gates

2 Main gates



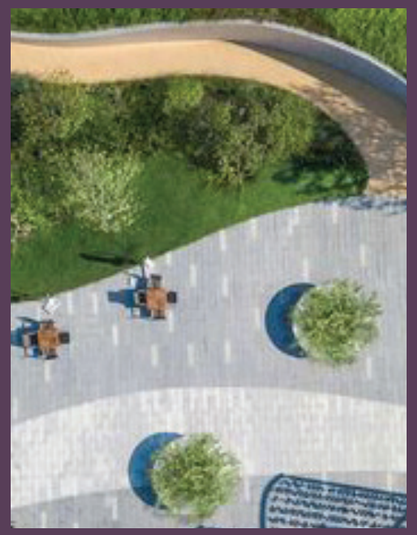
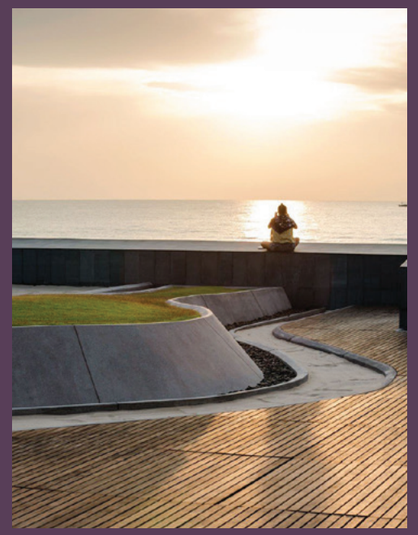
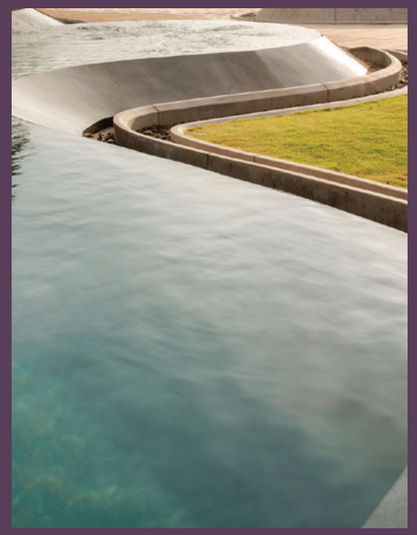


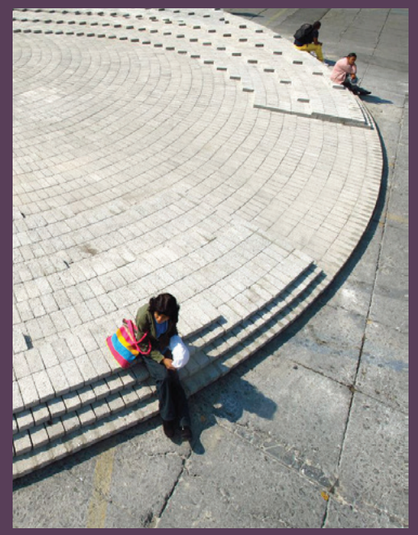
SWANLAKE
RESIDENCES
NEW CAIRO

HASSAN ALLAM
PROPERTIES

SEAMLESS UNION OF FLUIDITY AND FLOW.

At SLR, design is all about fluidity of movement; one that breaks barriers, leading to interaction and seamless mobility, as well as an unparalleled sense of community, bringing the surrounding architecture to life. From a bird's eye view, SLR evokes a constant state of motion and flow, symbolizing activity and life; here is where green landscapes take organic curvy shapes to embrace tranquil water features, as well as winding pedestrian paths to strike the perfect balance with SLR's modern linear architecture you call home.



Cracknell & CallisonRTKL

Introducing a unique marriage between open contemporary spaces, and a breathtaking central park, SLR is where life effortlessly flows and communal interaction is encouraged around every winding corner, thanks to Cracknell and CallisonRTKL exceptional landscaping, master-planning and architectural design.

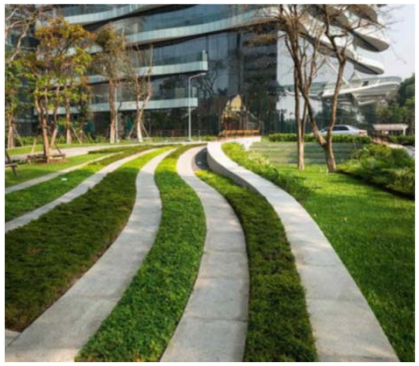
PERFECT BALANCE BETWEEN LINEAR ARCHITECTURE AND CURVY HARDSCAPE.

Parcels' Valleys landscape theme

FLUIDITY; **ORGANIC; CURVES**; **SERPENTINE**; MOVEMENT; **FLOW**; WINDING FORM









SWANLAKE
RESIDENCES
NEW CAIRO

HASSAN ALLAM
PROPERTIES

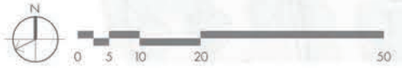








A BALANCED WORLD OF COMMUNAL EXPERIENCES AT YOUR DOOR



Valley design theme*



SWANLAKE
RESIDENCES
NEW CAIRO

* Sample valley design

HASSAN ALLAM
PROPERTIES

Main valley landscape elements



4 Kids play-scape areas



9 water features



3000 m Jogging track



2 Outdoor fitness areas



14 Seating areas



18 Lawn areas

SWANLAKE
RESIDENCES
NEW CAIRO

HASSAN ALLAM
PROPERTIES

Parcels' Valleys landscape elements



32 Seating areas



30 Kids play-scape



10 Reading areas



9 Outdoor Fitness area



4 Parkour



32 Lawn areas

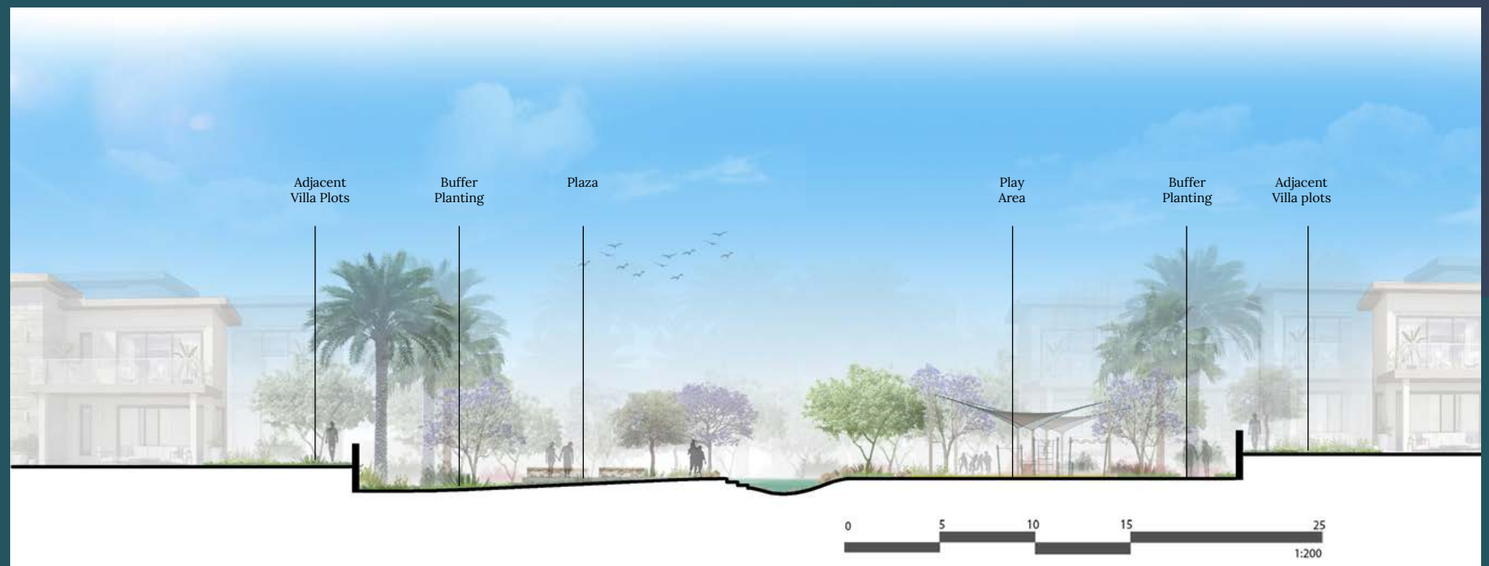
SWANLAKE
RESIDENCES
NEW CAIRO

HASSAN ALLAM
PROPERTIES

A CUT ABOVE THE NORM

LANDSCAPING

Imaginatively planned to introduce a unique elevation technique, SLR is entirely conceived using a multi-layering method between villa plots through a 20 feddan main valley, embracing 9 water features, as well as buffers of natural palm trees, distinct shrubs and green walls to create an airy space of natural privacy and grandeur. Masterfully planned to seamlessly cut through the parcels to bring natural beauty closer to every home, the valley is an oasis of calm boasting 14 outdoor seating areas, and 18 lawn areas, in addition to a multitude of communal experiences, inviting the young, as well as the elderly to move, interact and enjoy.



SLR'S BOULEVARD





1.2 M WIDE
CYCLING LANE

1.3 M WIDE
PEDESTRIAN PATH



1.2 M WIDE
CYCLING LANE

1.3 M WIDE
PEDESTRIAN PATH

The

SELINA

EXCLUSIVELY GATED



Parcels' gates



28 Parcels' gates





SWANLAKE
RESIDENCES
NEW CAIRO

HASSAN ALLAM
PROPERTIES



(every)

unlike
everywhere.

(every) idea
and luxury in
equilibrium



BUSINESS PARK & RETAIL LUXURIES.

Extending Over A 1.4 KM Long Avenue

Boasted over 161,000 sqm (every), is HAP's innovative mixed-use brainchild. Crowning its flagship SwanLake Residences – New Cairo and building on its top-class offerings, (every) brings to fruition a signature one stop destination, combining state-of-the-art office park and retail hub supported by luxury business hotel, sports and health-care facilities, across an enjoyable walkable experience along 1.4 KM eclectic promenade, whilst catering to the ever-changing needs of contemporary lifestyle.

Masterplanned on par with Paris's Champs-Elysees and California Rodeo Drive, (every)'s promenade is an interactive world, designed to suit every mood. Lose yourself in a multitude of, handpicked eateries and gourmet cafes or simply connect with loved ones in world-class restaurants while taking in captivating views. Shopping lovers can also enjoy the finest brands and top level entertainment in (every) Retail Hub and experience what is set to become the happening spot for fashion, art and entertainment attracting those value a differentiated experience.

Surroundings & Components.

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Every detail is an aesthetic signature.

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The
SCARLET
SWANLAKE
RESIDENCES
NEW CAIRO

SWANLAKE

RESIDENCES

NEW CAIRO

The Master Plan

Hassan Allam Properties has partnered with one of the most established master planners, CRTKL, to highlight its high-end center point with twelve exclusive gated communities centered along a 30-meter wide boulevard. The expansive 454-acre enclave features a wide range of socially oriented attractions and fitness inspired setups. While, in collaboration with Cracknell, brilliant landscapes designed with lush open spaces and pedestrian friendly walkways, seamlessly blend with the eclectic mixed use development (every), East Cairo's most integrated destination. Within grand symmetry and timeless precision, Swan Lake Residences ultimately masters the art of experiencing every day luxury for futures ahead.

LEGEND

1. Villas Residence
2. Villas Residence
3. *The Scarlet*
4. Apartments Residence
5. Apartments Residence
6. Apartments Residence
7. Retail and Office Park
8. Villas Residence
9. Villas Residence
10. Villas Residence
11. Apartments Residence
12. Apartments Residence
13. Apartments Residence
14. Sports Club



Landscape Elements:

- 20 Fed. Main Valley
- About 24 Different Wide Parcels' Valleys
- 5 Gates
- 3,000 m Jogging Track
- 31 m Boulevard Width
- 16 m and 13 m Roads Width
- Bike Lane Along Boulevard
- Lawn Areas
- Hardscape Spaces
- Outdoor Seating Areas



The
SCARLET | MASTER PLAN



The
SCARLET

VILLA TYPE A

Land: 1,155 – 1,240 sqm
BUA: 977 sqm



The
SCARLET

VILLA TYPE D

Land: 715 – 760 sqm
BUA: 601 sqm



The
SCARLET

GRAND TWIN

Land: 430 – 485 sqm
BUA: 393 sqm

The

SELINA



SWANLAKE

RESIDENCES

NEW CAIRO

AN EFFORTLESS
MARRIAGE OF
FUNCTION & FORM

THE MASTER PLAN

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Boasting a 20 feddan main valley cutting through all parcels

About 24 different wide parcels' valleys

5 private gated entrances

3,000 m Jogging track

16 m and 13 m roads for safe mobility solutions

Accommodating bike lanes along the boulevard

Vast Lawn Area and hardscape spaces

14 designated outdoor seating areas

31 m Boulevard

LANDSCAPED BY ***CRACKNELL***
& MASTER-PLANNED BY ***CALLISONRTKL.***

WHERE DISTINCT INTEGRATION & UNINTERRUPTED PRIVACY MEET



LEGEND

1. *The* SELINA
2. The Giselle
3. The Scarlet
4. Apartments Residence
5. Apartments Residence
6. The IRIS
7. **(every)**
8. Villas Residence
9. Villas Residence
10. Villas Residence
11. Apartments Residence
12. Apartments Residence
13. Apartments Residence
14. Sports Club



The

SELINA

MASTER PLAN
PHASE 4

FIVE SLR GATES FOR SEAMLESS ENTRY/ EXIT FLOW.

Behind the entry gates masterfully planned to harmonize vital ingredients such as living, leisure and nature under one roof, Cracknell's exceptional landscape design with a green spine and lush valleys rich in well versed communal activities cutting through its heart, encourages residents to walk amidst pedestrian friendly hardscapes and jog or bike along specially carved trails. The lush terrains and breathing open space occupy nealy 50% of SLR's total land area, connecting communities with their exclusively gated residences in a naturally inviting experience like no other.



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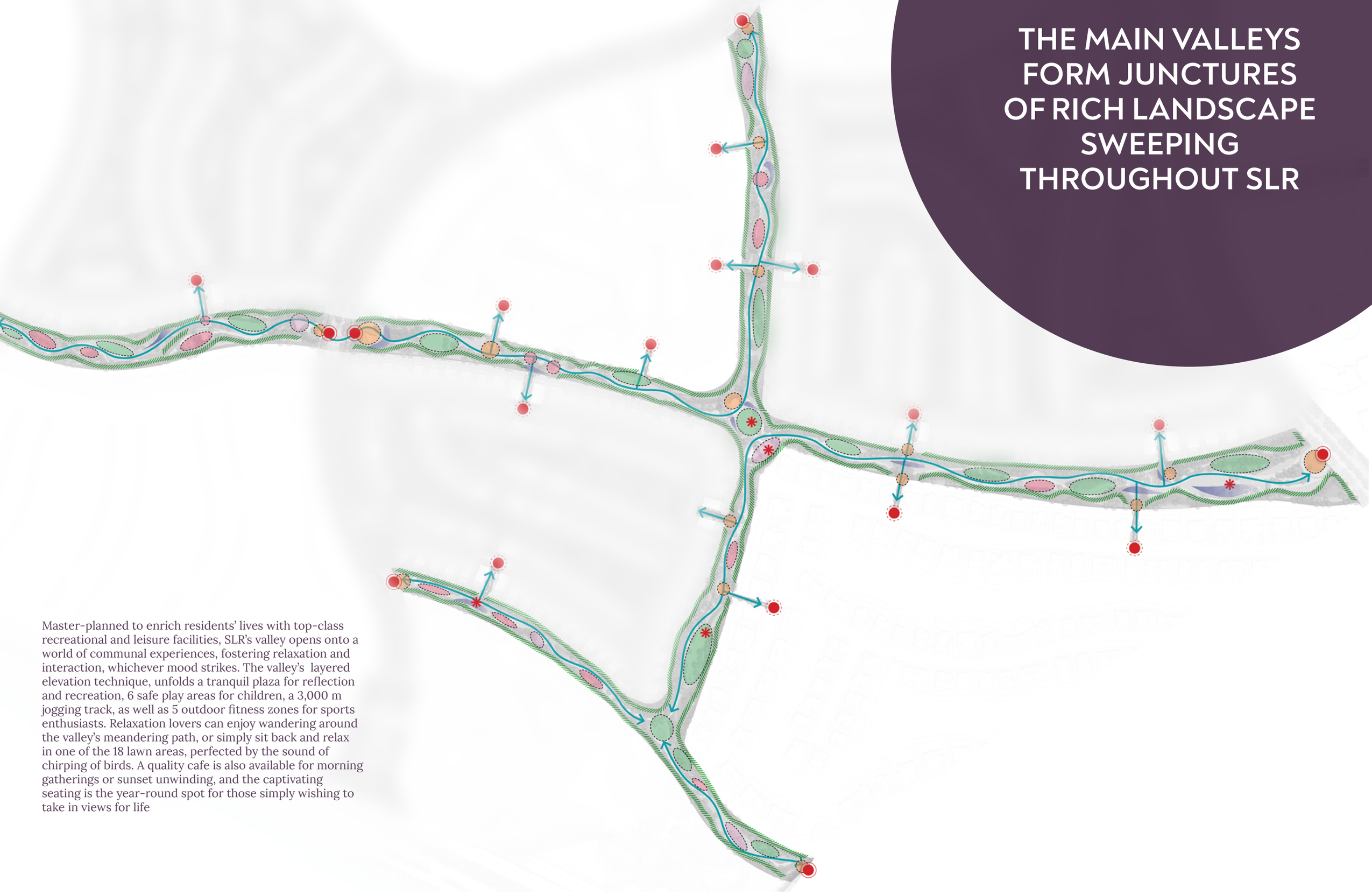
FIVE SLR GATES FOR SEAMLESS ENTRY/ EXIT FLOW.



1 ENTRANCE GATEWAY
2 FEATURE WALL
3 FEATURE TREES
4 CLIPPED HEDGE
5 WATER FEATURE
6 SCULPTURAL PLANTING
7 FEATURE TREES - OLIVES
8 VISITOR PARKING
9 CONTROL ROOM
10 SECURITY MANAGER'S OFFICE/ WAITING ROOM
11 WC / PANTRY
12 SECURITY PARKING
13 PEDESTRIAN CROSSING
14 DEVELOPMENT GATE

THE MAIN VALLEYS FORM JUNCTURES OF RICH LANDSCAPE SWEEPING THROUGHOUT SLR



Master-planned to enrich residents' lives with top-class recreational and leisure facilities, SLR's valley opens onto a world of communal experiences, fostering relaxation and interaction, whichever mood strikes. The valley's layered elevation technique, unfolds a tranquil plaza for reflection and recreation, 6 safe play areas for children, a 3,000 m jogging track, as well as 5 outdoor fitness zones for sports enthusiasts. Relaxation lovers can enjoy wandering around the valley's meandering path, or simply sit back and relax in one of the 18 lawn areas, perfected by the sound of chirping of birds. A quality cafe is also available for morning gatherings or sunset unwinding, and the captivating seating is the year-round spot for those simply wishing to take in views for life









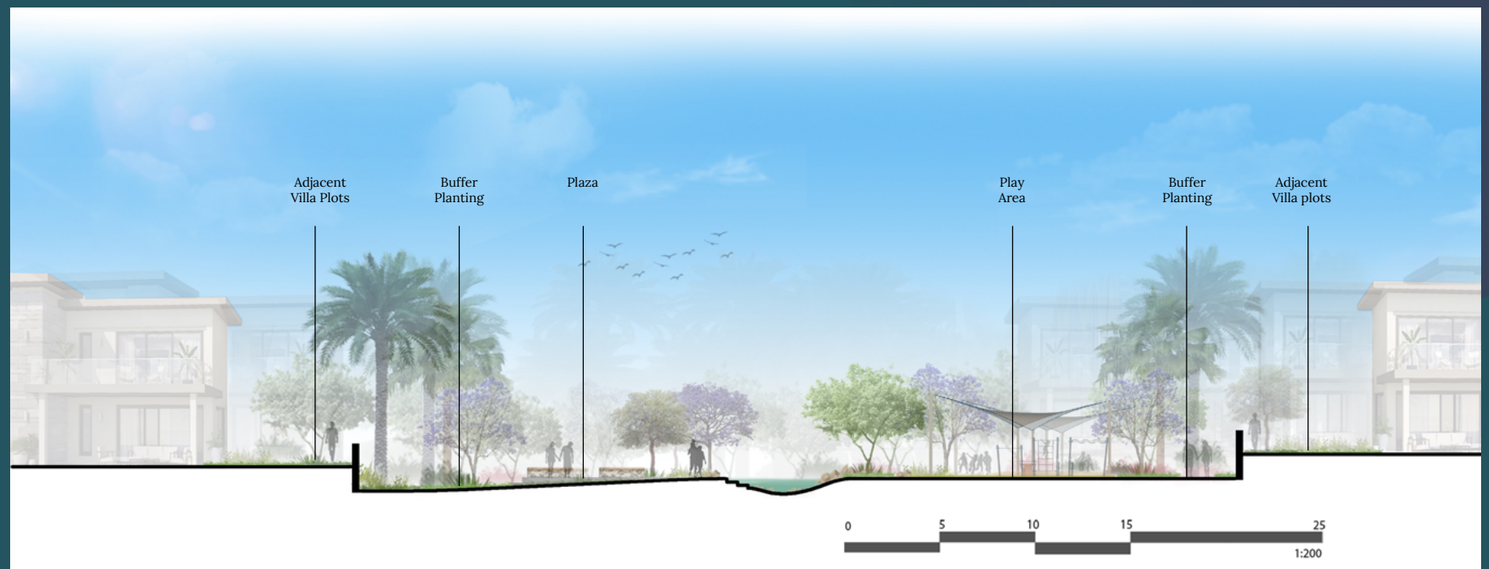
A BALANCED WORLD OF COMMUNAL EXPERIENCES AT YOUR DOOR



A CUT ABOVE THE NORM

LANDSCAPING

Imaginatively planned to introduce a unique elevation technique, SLR is entirely conceived using a multi-layering method between villa plots through a 20 feddan main valley, embracing 9 water features, as well as buffers of natural palm trees, distinct shrubs and green walls to create an airy space of natural privacy and grandeur. Masterfully planned to seamlessly cut through the parcels to bring natural beauty closer to every home, the valley is an oasis of calm boasting 14 outdoor seating areas, and 18 lawn areas, in addition to a multitude of communal experiences, inviting the young, as well as the elderly to move, interact and enjoy.



LAYERED MOBILITY EXPERIENCES AROUND SLR'S BOULEVARD

SLR is encircled by a multi-layered 31 meter boulevard, designed to foster care-free movement and safe mobility with no interruption, beautiful planting and zero chances of harm. Introducing an innovative model that puts accessibility and convenience at its forefront, the boulevard is expertly planned to accommodate a spacious 7 meter wide way, separated by a 3m wide central median with green corridors and a 12.5m spacing between palms. On both of its sides, lies a 1.2m cycling lane, as well as a 1.3 m pedestrian path, allowing for different mobility experiences — all perfected by organic fluidity to ensure a worry-free life.



SLR'S BOULEVARD





1.2 M WIDE
CYCLING LANE

1.3 M WIDE
PEDESTRIAN PATH

SLR'S BOULEVARD



The

SELINA

EXCLUSIVELY GATED



The
SELINA

EXCLUSIVELY GATED

1 GUARDHOUSE
2 FEATURE WALL
3 FEATURE TREE
4 PEDESTRIAN ACCESS
5 WATER FEATURE
6 FEATURE PAVING
7 SLIP LANE ROAD
8 DEVELOPMENT BOUNDARY WALL
9 PEDESTRIAN CROSSING



The
SELINA

LARGE VILLA - [SV-Y]

Average Land Area: 784 sqm
BUA With Basement: 900 sqm

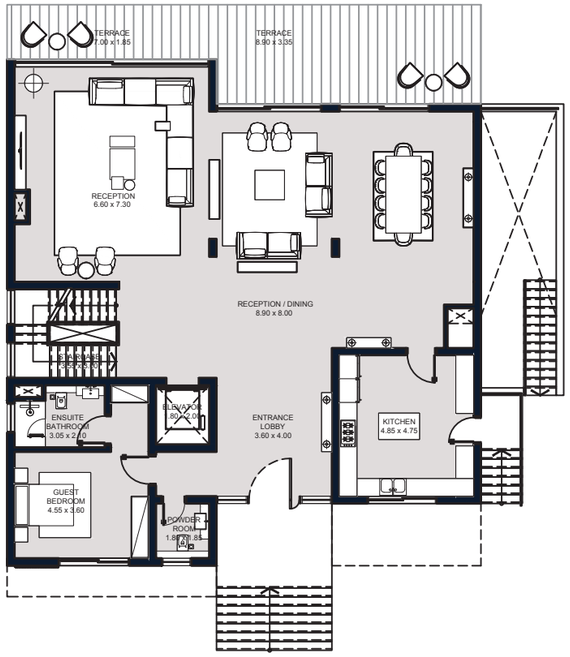


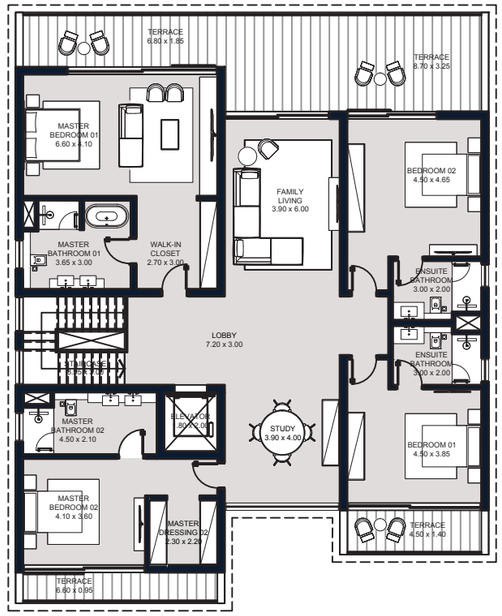
The
SELINA

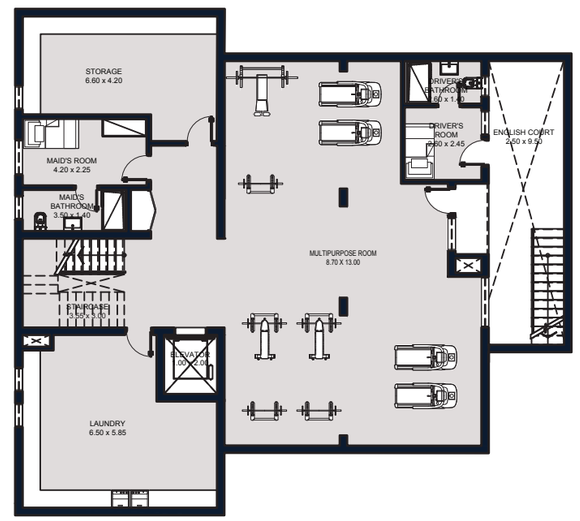
LARGE VILLA - [SV-Y]

Average Land Area: 784 sqm
BUA With Basement: 900 sqm









Ground Floor

Total Area: 310 sqm

First Floor

Total Area: 319 sqm

Basement Floor

Total Area: 271 sqm

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The
SELINA

MEDUIM VILLA - [SV-K]

Average Land Area: 680 sqm
BUA With Basement: 702 sqm

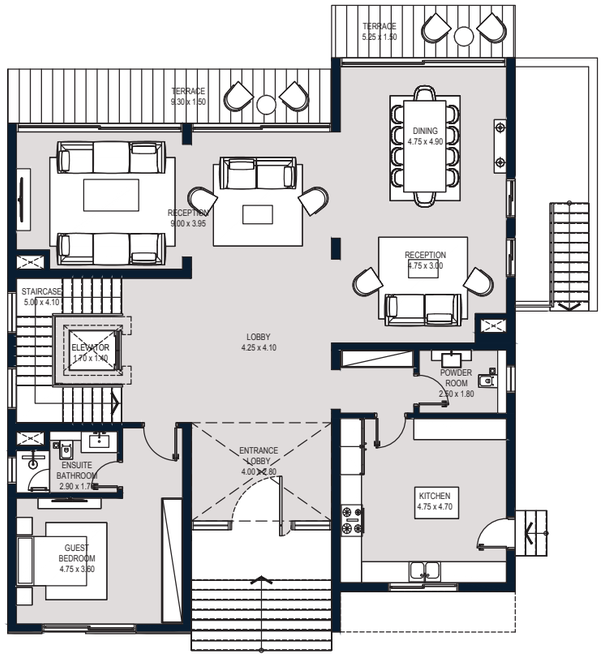


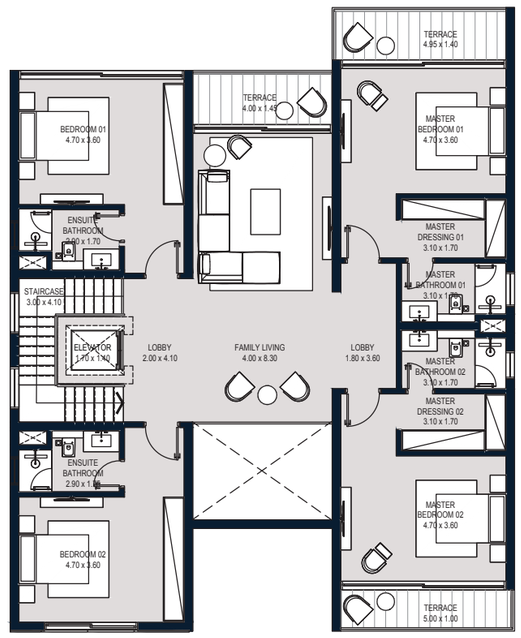
The
SELINA

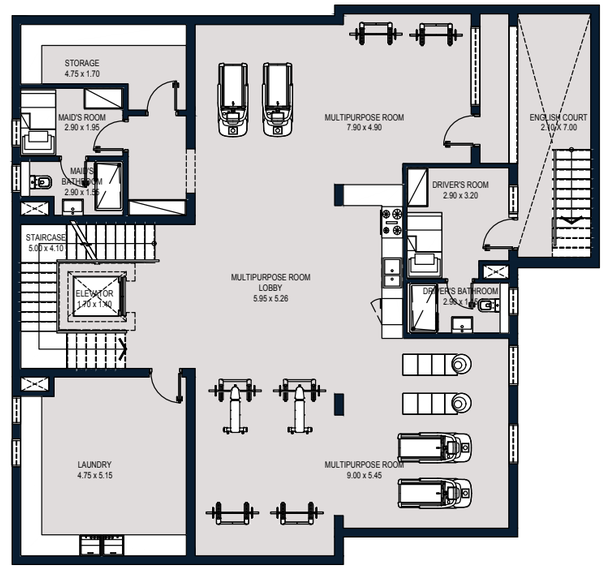
MEDUIM VILLA - [SV-K]

Average Land Area: 680 sqm
BUA With Basement: 702 sqm









Ground Floor

Total Area: 239.5 sqm

First Floor

Total Area: 219.5 sqm

Basement Floor

Total Area: 243 sqm

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The
SELINA

SMALL VILLA - [SV-S]

Average Land Area: 420 sqm
BUA With Basement: 388 sqm

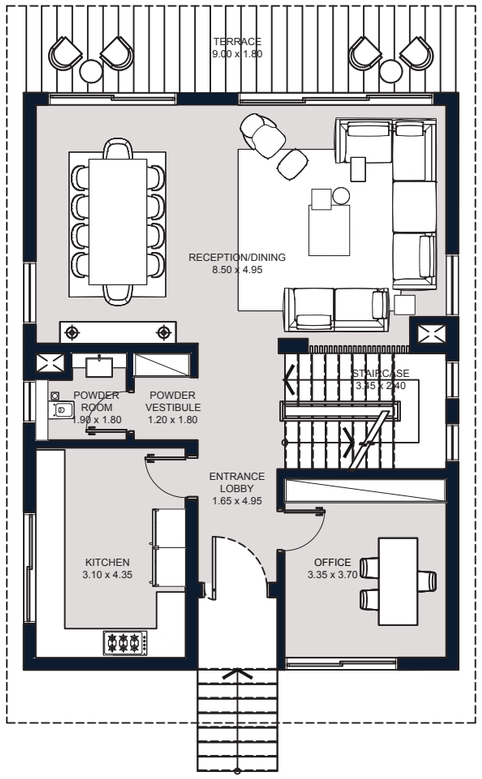


The
SELINA

SMALL VILLA - [SV-S]

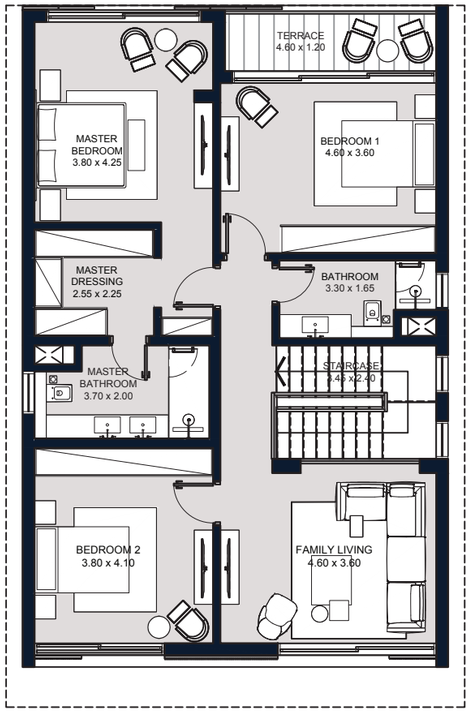
Average Land Area: 420 sqm
BUA With Basement: 388 sqm





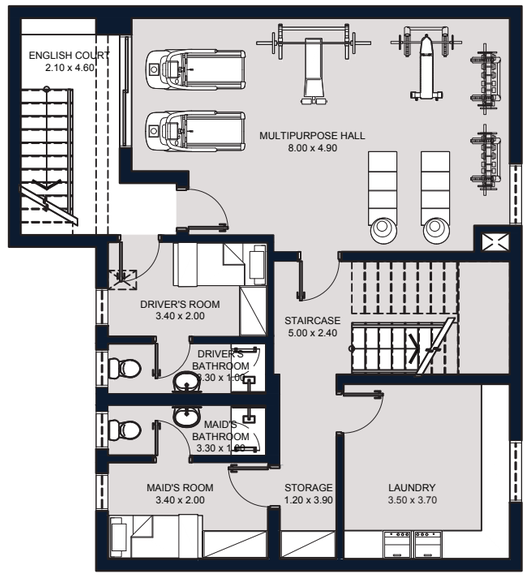
Ground Floor

Total Area: 127 sqm



First Floor

Total Area: 144 sqm



Basement Floor

Total Area: 117 sqm

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The

GISELLE

For almost two decades, Hassan Allam Properties (HAP) has been shaping residential areas, where hand-picked lifestyles and communities emerge. Today, this legacy continues in its newest ultra-premium destination: Swanlake Residences – New Cairo. There, twelve exclusive gated neighborhoods come together in one high-end center point sprawling over 438 acres, to ultimately revive Cairo's favorite east side.

Named after the world-famous ballet masterpiece created by Theophile Gautier in 1842, Giselle stands out in Swanlake Residences as one of its most lavish neighborhoods. Inspired from a period of romanticism and aristocracy, The Giselle is praised for its ravishing and quite new harmonic lifestyle. The neighborhood ultimately flaunts an exquisite and contemporary mood that is perfect for new beginnings and lifelong charm.

SWANLAKE

RESIDENCES

NEW CAIRO

The Master Plan

Hassan Allam Properties has partnered with one of the most established master planners, CallisonRTKL, to highlight its exquisitely gated neighborhood, The Giselle. The expansive Swanlake Residences 432-acre enclave features a beautifully designed setting of multi-function villas, townhomes and twin houses amidst breathing horizons that inspire social occasions and energetic setups. The neighborhood gathers brilliant landscapes designed with lush open spaces and pedestrian friendly walkways that inspire a culture of walking, jogging, running and biking.

LEGEND

1. Villas Residence
2. *The Giselle*
3. The Scarlet
4. Apartments Residence
5. Apartments Residence
6. The IRIS
7. Retail and Office Park
8. Villas Residence
9. Villas Residence
10. Villas Residence
11. Apartments Residence
12. Apartments Residence
13. Apartments Residence
14. Sports Club



Disclaimer

Master plan is for illustrative purposes only. All Landscaping visuals and materials are for indicative purposes only and are subject to change.
Hassan Allam Properties reserves the right to make non-fundamental changes to the Master plan provided herein.





The
GISELLE

The
GISELLE | **MASTER PLAN**



The

GISELLE

VILLA TYPE F

Land: 618 – 1,072 sqm

BUA: 661.9 sqm



The

GISELLE

VILLA TYPE F

Land: 618 – 1,072 sqm

BUA: 661.9 sqm



The

GISELLE

VILLA TYPE G

Land: 467 – 533 sqm

BUA: 533.3 sqm



The

IRIS

APARTMENT LIVING

Phase Two

SWANLAKE

RESIDENCES

NEW CAIRO

The **Masterplan.**

Hassan Allam Properties has partnered with one of the most established master planners, CRTKL, to highlight its high-end center point with twelve exclusive gated communities centered along a 30-meter wide boulevard. The expansive 454-acre enclave features a wide range of socially oriented attractions and fitness inspired setups. While, in collaboration with Cracknell, brilliant landscapes designed with lush open spaces and pedestrian friendly walkways, seamlessly blend with the eclectic mixed use development (every), East Cairo's most integrated destination. Within grand symmetry and timeless precision, Swan Lake Residences ultimately masters the art of experiencing every day luxury for futures ahead.

Landscape **Elements.**

- 20 Fed. Main Valley
- About 24 Different Wide Parcels' Valleys
- 5 Gates
- 3,000 m Jogging Track
- 31 m Boulevard Width
- 16 m and 13 m Roads Width
- Bike Lane Along Boulevard
- Lawn Areas
- Hardscape Spaces
- Outdoor Seating Areas

SWANLAKE

RESIDENCES

NEW CAIRO



*Masterplan is for indicative purpose only and is subject to change.

1. Villas Residence
2. Villas Residence
3. The Scarlet
4. Apartments Residence
5. Apartments Residence
6. The Iris
7. Retail and Office Park
8. Villas Residence
9. Villas Residence
10. Villas Residence
11. Apartments Residence
12. Apartments Residence
13. Apartments Residence
14. Sports Club

The

IRIS

APARTMENT LIVING





CLUSTER [01]

MASTER PLAN

Disclaimer

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

Lifetime **Exclusivity.**

The Iris houses families into a sophisticated residential area, where every one of its ten buildings offers abundant levels of comfort and serenity. Its total land area, spanning 93,487 sqm, owes expansive levels of privacy and exclusive backdrops to its community. 32,043 sqm of verdant landscapes beautifully surround almost every building, offering 360-degree views of greenery to 765 units. At the heart of its ever-growing foliage, the neighborhood's central park spread out across 18,849 sqm.

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





Lasting First **Impressions.**

Home to the most lavish apartments in Swan Lake Residences – New Cairo, The Irish welcomes its residents into a stately entrance hall. The entryway is beautifully designed with chic flooring and world-class ceiling concepts, which lead to an exquisite lobby. Each detail is laced with signature contemporary elements that introduce your home's sophisticated personality. Guaranteed to make an elegant first impression, every apartment building welcomes homeowners and guests into a luxurious haven, where taste and comfort go hand-in-hand.

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



Nature-Inspired **Life.**

Distinguished with its expansive open spaces and lush landscapes, The Iris promises unbounded nature-inspired experiences for its residents. With the expansive pocket parks and private gardens spanning the entire neighborhood, The Iris offers limitless breathing spaces and luxuriant settings. Surrounding the apartments' ground levels and elevated skylines, families, friends and neighbors can come together, to enjoy sunny mornings or relaxing evenings across the unlimited horizons, or by the private pool side.

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



Iris Entrance by KH Studio




101


03



Building R01

4 BEDROOM
APARTMENTS



Homes
Beyond **Compare.**

With beautifully designed apartments radiating around an endless landscape of greenery and a full-fledged commercial boulevard, The Iris stands out as the first luxury community in Swan Lake Residences – New Cairo to offer exceptional apartment living. The beautiful layouts are spacious and immaculate, reflecting their brilliant contemporary architecture inside out. Unrivaled grand entrances and exquisite lobbies welcome residents with an extravagant feel as they arrive home. Each corner is fashioned with signature design elements, blending chic elegance with contemporary glam. Living at The Iris guarantees a sense of exclusivity that will last you a lifetime.

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



Homes
Beyond **Compare.**

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



Homes
Beyond **Compare.**

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

The

PHOENIX

FUNCTIONAL & FULLY-FINISHED

APARTMENT LIVING

SWANLAKE

RESIDENCES

NEW CAIRO



Disclaimer
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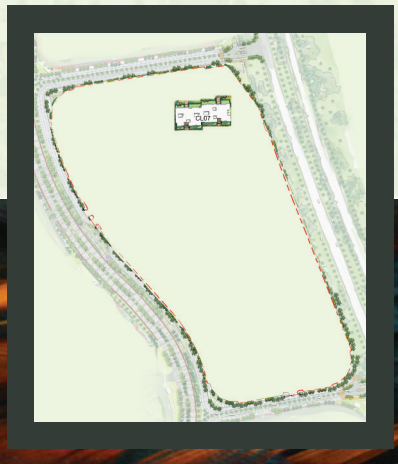
PHOENIX CLUSTER - 07 MASTER PLAN

LANDSCAPED BY
CRACKNELL
& MASTER-PLANNED BY
PROFILERZ





CLUSTER - 07
MASTER PLAN

The
PHOENIX

CONTINUAL-
LY
MORPHING
AND
EVOLVING.





A NEW CHAPTER, A NEW BE-GINNING, A NEW ERA.

A FLA-
VOR FOR
THE FINER
THINGS IN
LIFE.



B03 - B01
BUILDINGS FLOOR PLANS

Disclaimer

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

B03
UNITS FLOOR PLANS

Disclaimer

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



FOR THOSE WHO LEAVE NO STONE UN-TURNED.

DEFINING A NEW DIMEN-SION OF LUXURY.

HAP proudly presents its fifth exclusively gated neighborhood, The Phoenix, within SwanLake Residences - New Cairo [SLR]. The Phoenix is here to kick start the renaissance of luxury living, defining a new accessible dimension to artfully executed elegance, daringly breaking the rules on hefty price tags.
Master-planned and designed by PROFILERZ and landscaped by Cracknell, The Phoenix is a fully finished accessible luxury product that allows its residents an integrated ecosystem experience drenched in exclusive amenities and facilities that mirror SLR. A physical embodiment of excellence, where functionality and luxury unite, The Phoenix - apartment buildings' double height entry lobbies, elevators, fire escapes, garbage shute systems, underground as well as surface parking spaces and scenic communal parks; - is at a price point within reach.

THE PRODUCT OFFERING COMES IN EXCEPTIONALLY CURATED DELUXE ONE BEDROOM, TWO BEDROOM AND THREE BEDROOM APARTMENTS, DESIGNED TO BE ACCESSIBLE, PRACTICAL AND STILL LUXURIOUS.







IT IS FOR THE DAR-ING,BOLD AND FEARLESS.







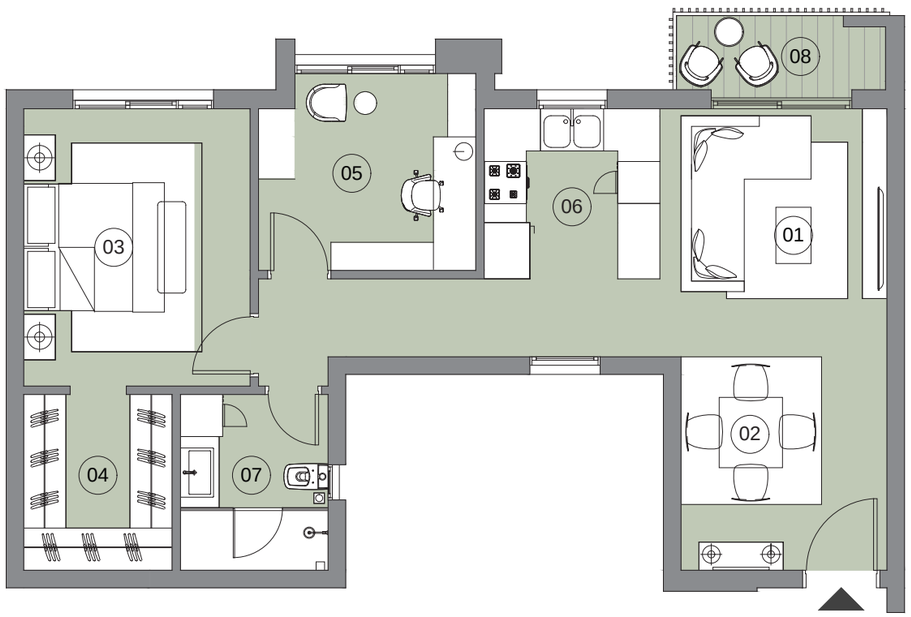
FOR THE TRAILBLAZERS AND TREND-SETTERS.



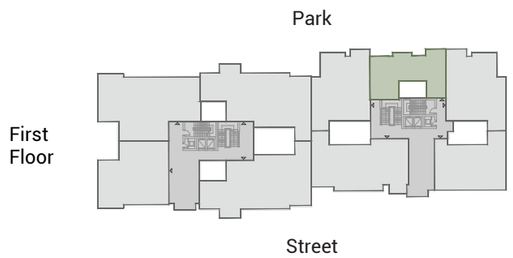
The PHOENIX

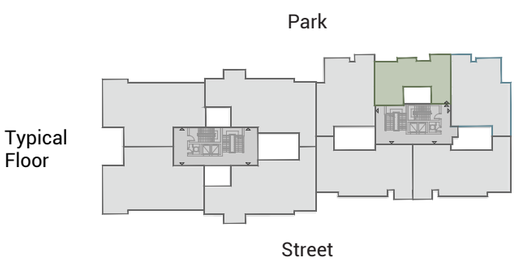
B03 | 1 Bedroom + 1 Study Room Apartment 93 m²

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 3.75m
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





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The
PHOENIX

B03

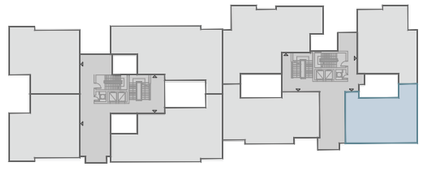
2 Bedroom Apartment 110 m²
Gross Area: 110 m²
* Average Outdoor Area: 123 m²



	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

Park

Ground Floor



Street

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* *Outdoor area applicable only to the ground floor.*

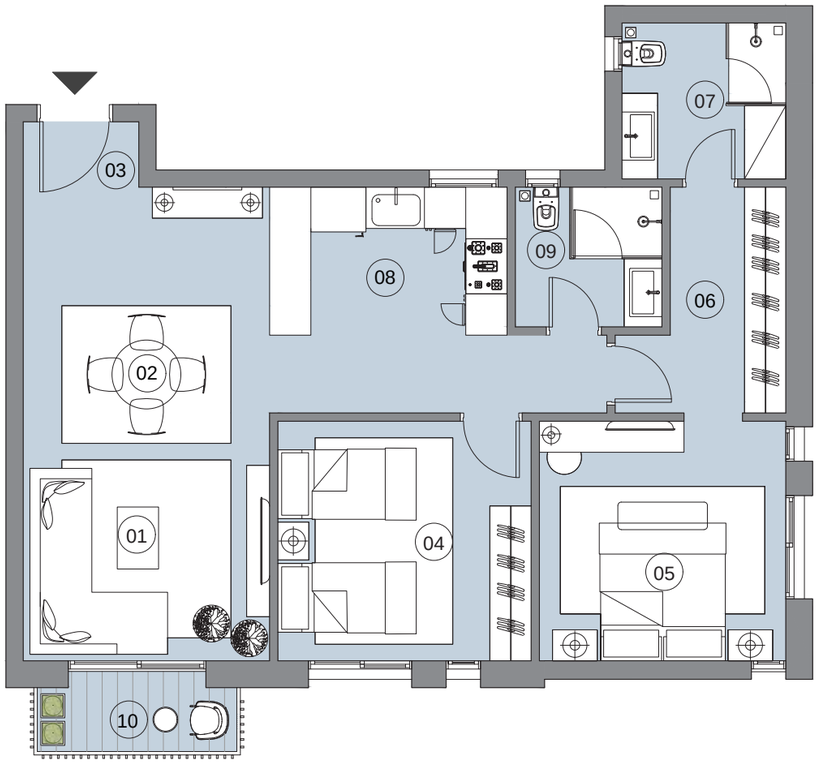
The

PHOENIX

B03

2 Bedroom Apartment 113 m²

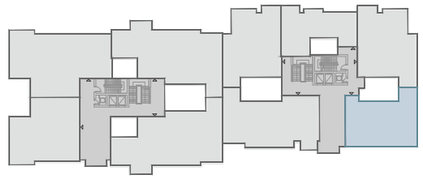
Gross Area: 113 m²



	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

Park

First Floor



Street

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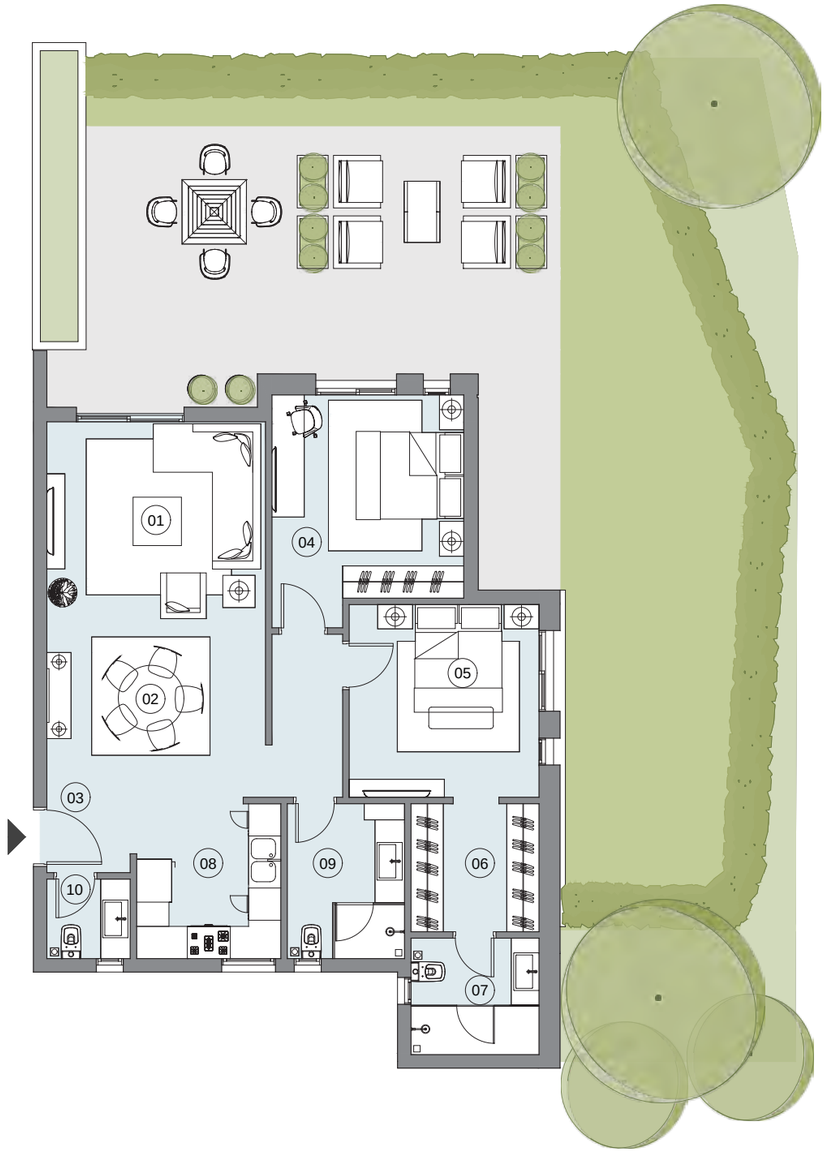
The
PHOENIX

B03

2 Bedroom Apartment 121 m²

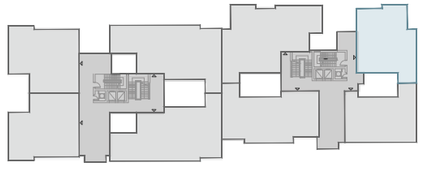
Gross Area: 121 m²
* Average Outdoor Area: 106 m²



	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

Park

Ground Floor



Street

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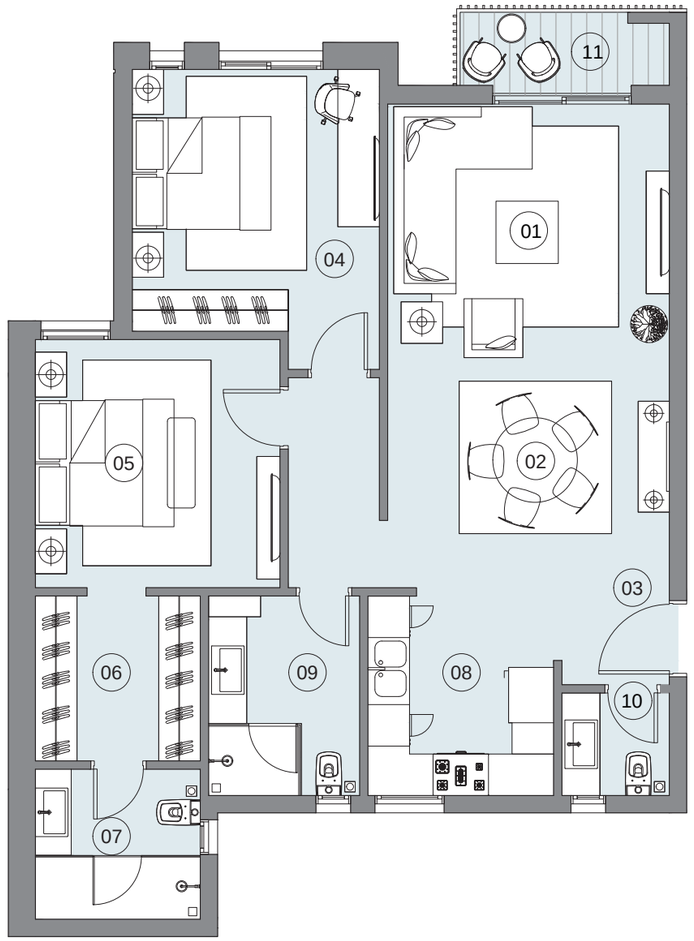
The
PHOENIX

B03

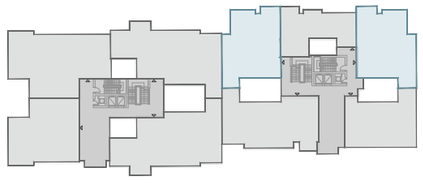
2 Bedroom Apartment 127 m²
Gross Area: 127 m²



	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 1.55m

Park

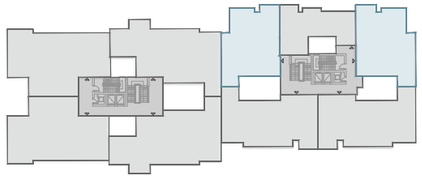
First Floor



Street

Park

Typical Floor



Street

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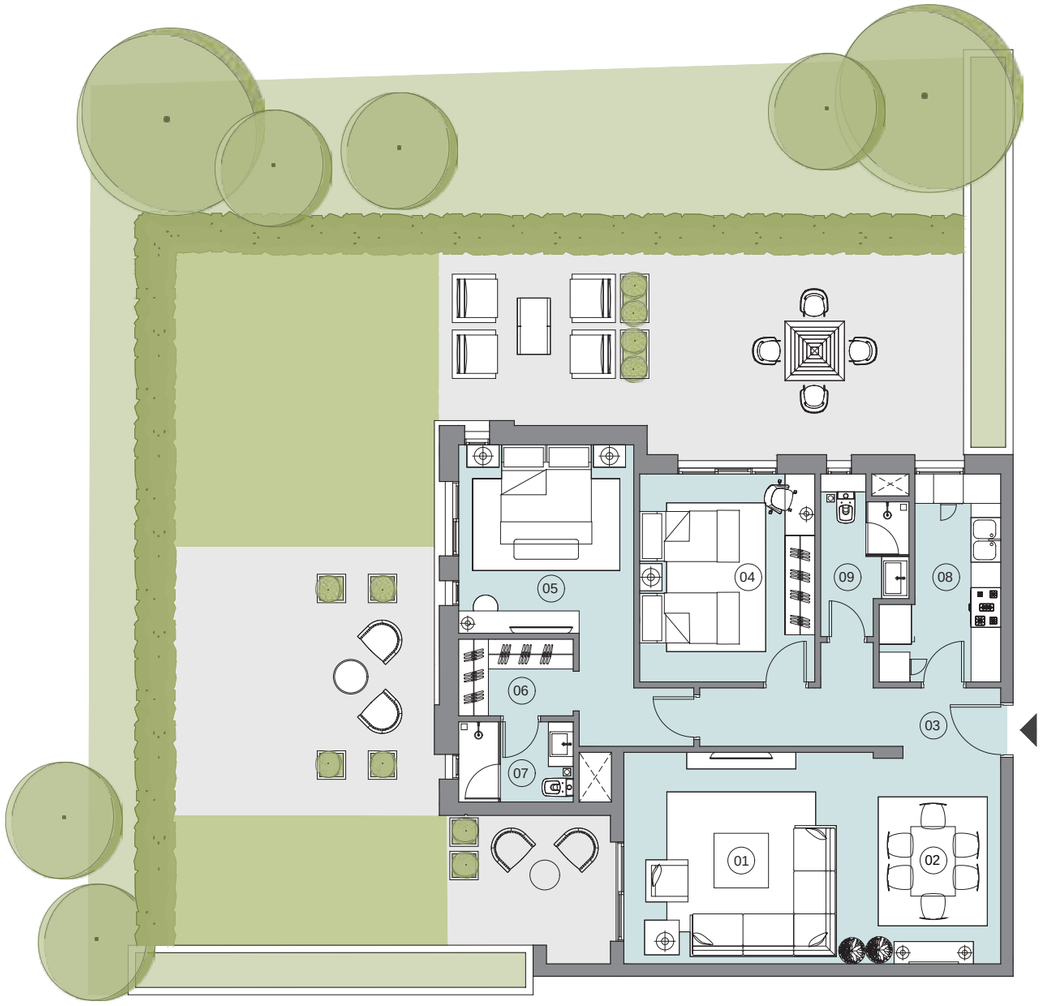
The
PHOENIX

B01

2 Bedroom Apartment 127 m²

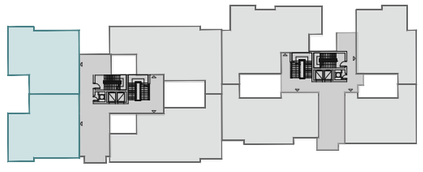
Gross Area: 127 m²
* Average Outdoor Area: 147 m²



	Room	Dimensions
01	Reception	4.25m x 4.50m
02	Dining	3.10m x 4.25m
03	Entrance Lobby	1.20m x 2.55m
04	Bedroom	3.55m x 4.20m
05	Master Bedroom	3.55m x 3.80m
06	Dressing room	2.30m x 1.55m
07	Ensuite Bathroom	2.30m x 1.60m
08	Kitchen	2.45m x 4.20m
09	Bathroom	3.30m x 1.80m

Park

Ground Floor



Street

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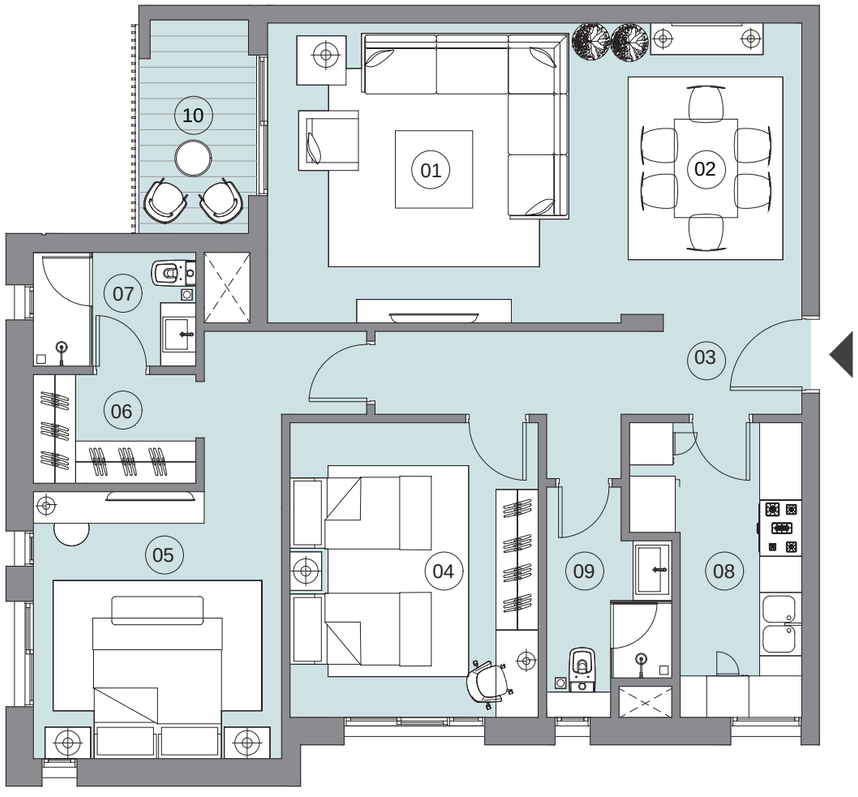
* *Outdoor area applicable only to the ground floor.*

The

PHOENIX

B01 | 2 Bedroom Apartment 133 m²

Gross Area: 133 m²



	Room	Dimensions
01	Reception	4.25m x 4.50m
02	Dining	3.10m x 4.25m
03	Entrance Lobby	1.20m x 2.55m
04	Bedroom	3.55m x 4.20m
05	Master Bedroom	3.55m x 3.80m
06	Dressing room	2.30m x 1.55m
07	Ensuite Bathroom	2.30m x 1.60m
08	Kitchen	2.45m x 4.20m
09	Bathroom	3.30m x 1.80m
10	Terrace	3.05m x 1.55m

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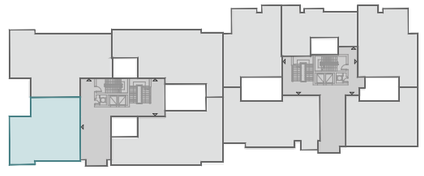
Park

First Floor

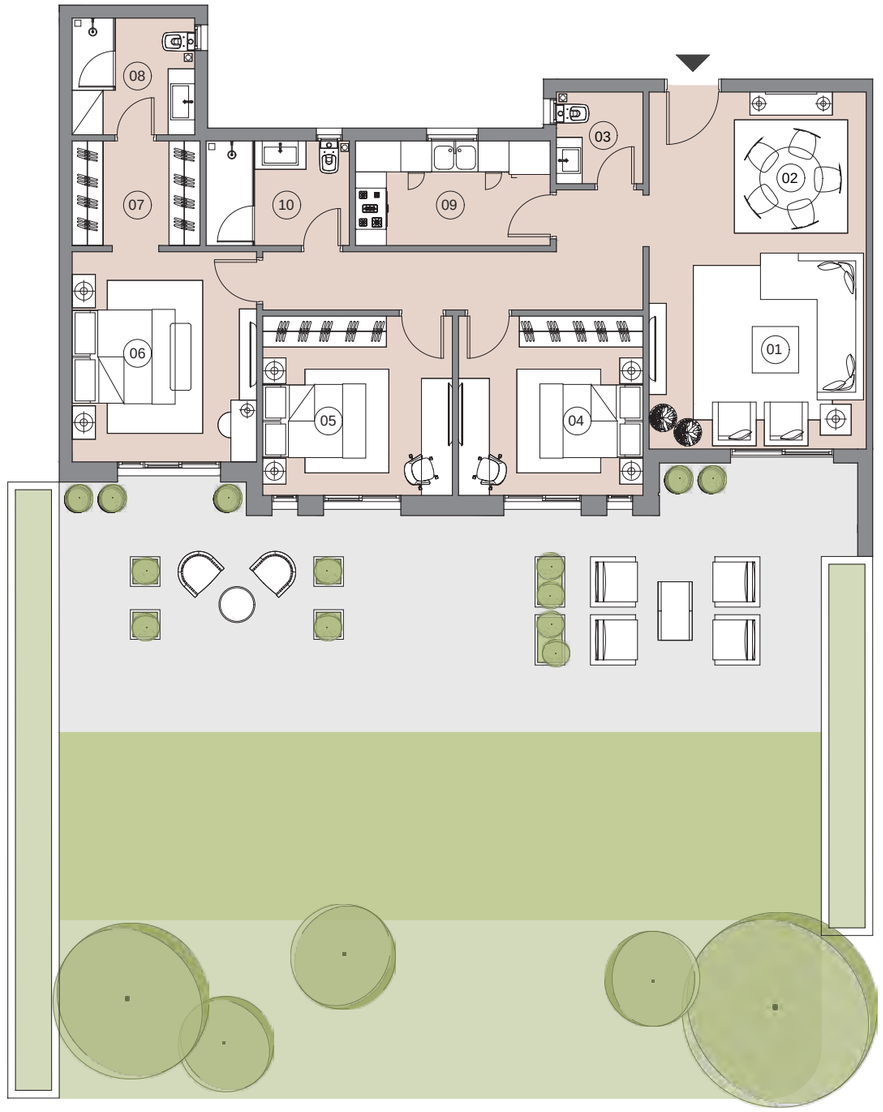


Street

The
PHOENIX

B03

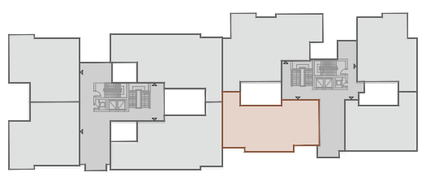
3 Bedroom Apartment 144 m²
Gross Area: 144 m²
* Average Outdoor Area: 125 m²



	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	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

Park

Ground Floor



Street

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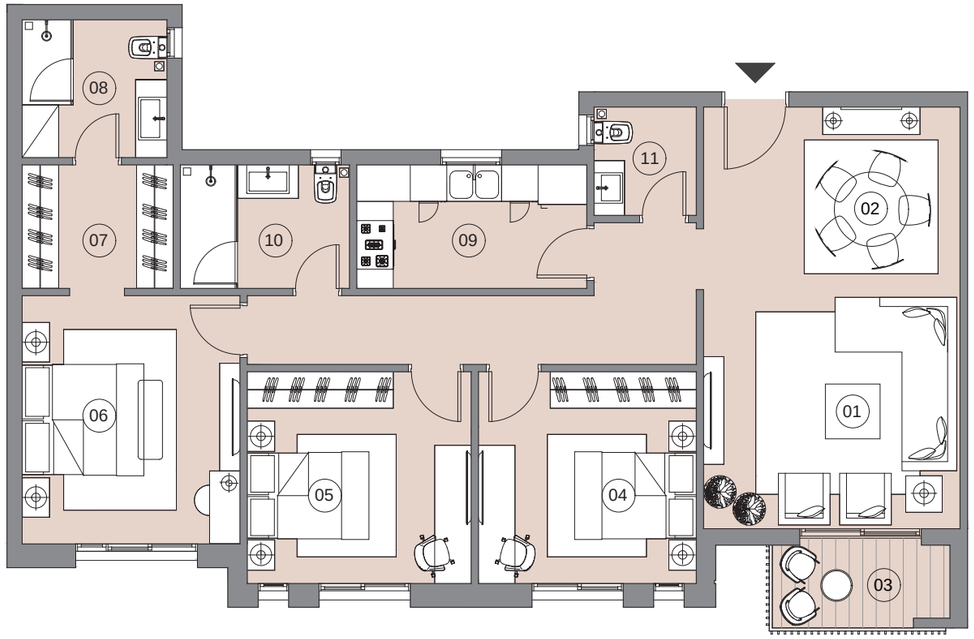
* *Outdoor area applicable only to the ground floor.*

The
PHOENIX

B03

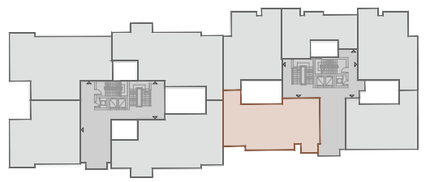
3 Bedroom Apartment 151 m²
Gross Area: 151 m²



	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

Park

First Floor



Street

Park

Typical Floor



Street

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The
PHOENIX

B01

3 Bedroom Apartment 165 m²

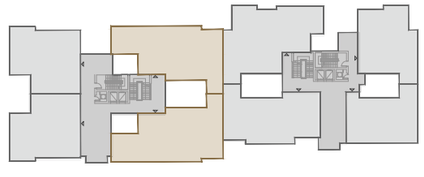
Gross Area: 165 m²
* Average Outdoor Area: 121 m²



	Room	Dimensions
01	Reception	4.30m x 4.10m
02	Dining	2.50m x 4.10m
03	Entrance Lobby	2.50m x 1.95m
04	Bedroom	3.55m x 4.15m
05	Bedroom	3.55m x 4.15m
06	Master Bedroom	3.55m x 4.80m
07	Dressing room	2.80m x 1.65m
08	Ensuite Bathroom	2.20m x 2.25m
09	Kitchen	2.80m x3.35m
10	Bathroom	2.80m x 1.70m
11	Guest Toilet	1.00m x 2.65m
12	Maid's room	2.75m x 1.40m
13	Maid's Bathroom	1.00m x 1.80m

Park

Ground Floor



Street

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* *Outdoor area applicable only to the ground floor.*

The
PHOENIX

B03

3 Bedroom Apartment 173 m²

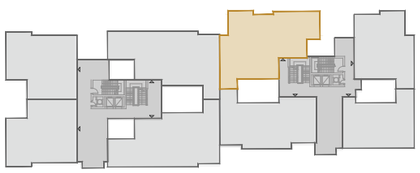
Gross Area: 173 m²
* Average Outdoor Area: 118 m²



	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 3.50m
07	Dressing room	2.40m x 2.10m
08	Ensuite Bathroom	2.40m 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

Park

Ground Floor



Street

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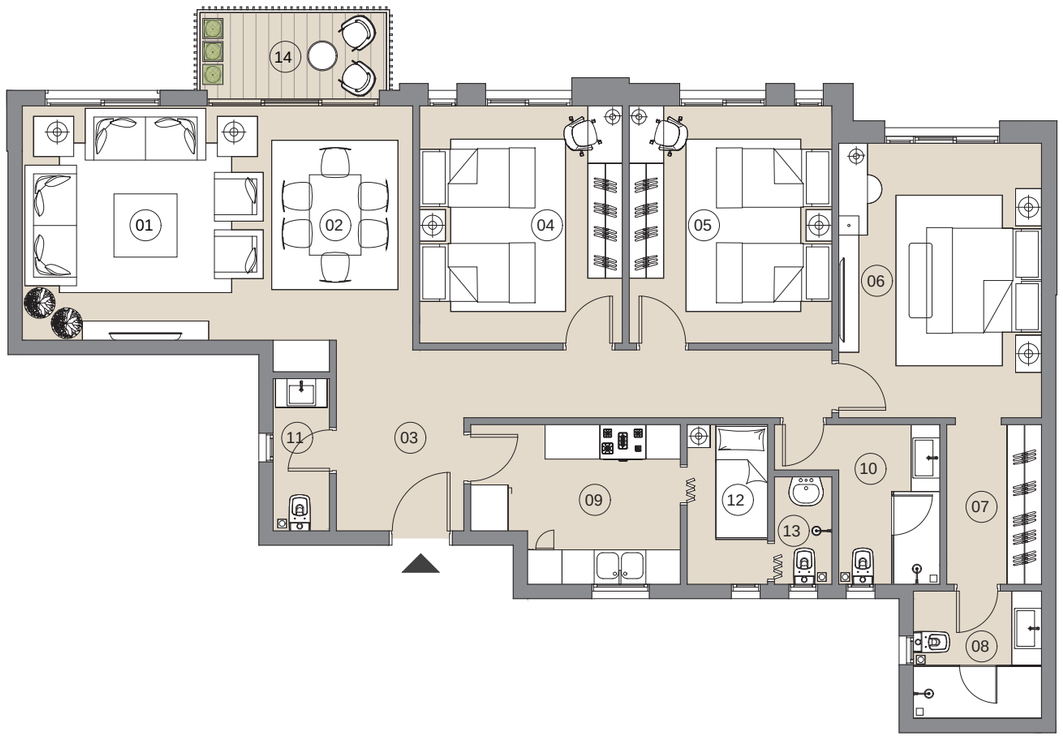
* *Outdoor area applicable only to the ground floor.*

The

PHOENIX

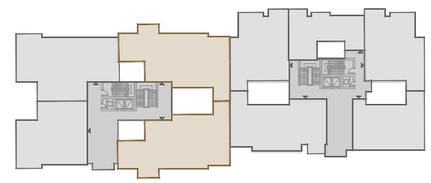
B01 | 3 Bedroom Apartment 173 m²

Gross Area: 173 m²

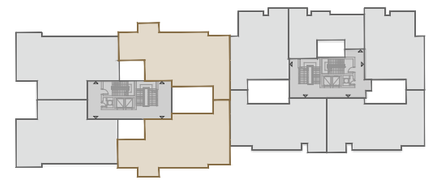


	Room	Dimensions
01	Reception	4.30m x 4.10m
02	Dining	2.50m x 4.10m
03	Entrance Lobby	2.50m x 1.95m
04	Bedroom	3.55m x 4.15m
05	Bedroom	3.55m x 4.15m
06	Master Bedroom	3.55m x 4.80m
07	Dressing room	2.80m x 1.65m
08	Ensuite Bathroom	2.20m x 2.25m
09	Kitchen	2.80m x3.35m
10	Bathroom	2.80m x 1.70m
11	Guest Toilet	1.00m x 2.65m
12	Maid's room	2.75m x 1.40m
13	Maid's Bathroom	1.00m x 1.80m
14	Terrace	3.25m x 1.50m

First Floor



Typical Floor



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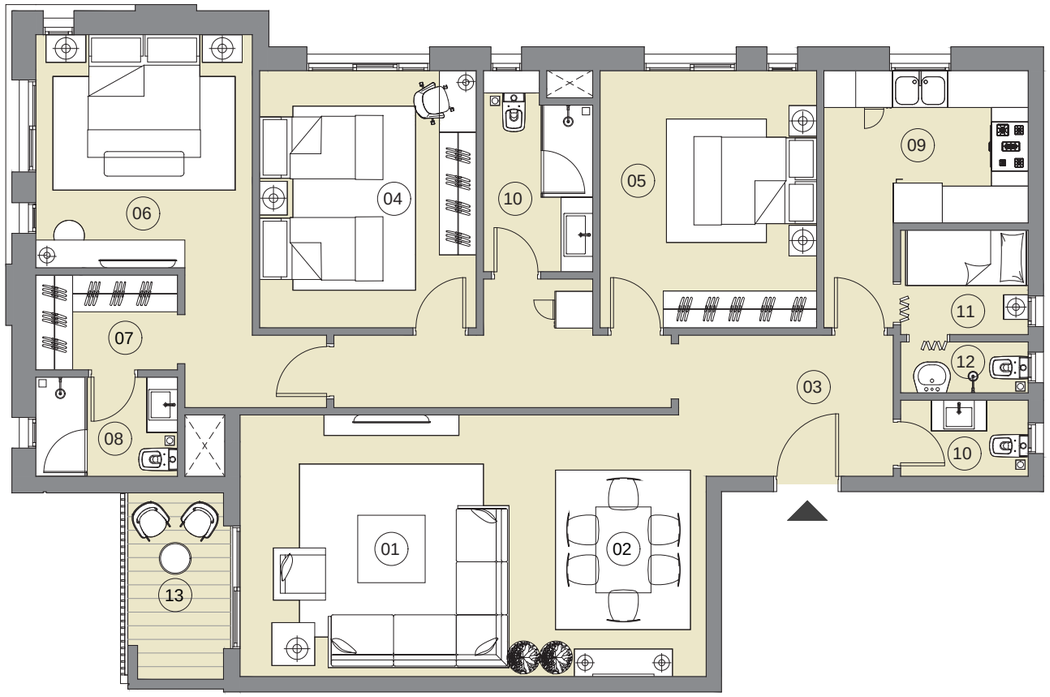
The

PHOENIX

B01 | 3 Bedroom Apartment 176 m²

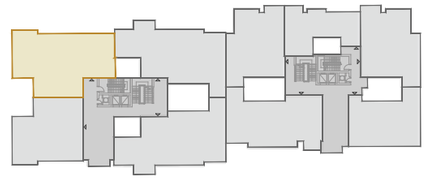
Gross Area: 176 m²



	Room	Dimensions
01	Reception	4.25m x 4.50m
02	Dining	4.25m x 3.10m
03	Entrance Lobby	2.30m x 2.80m
04	Bedroom	4.20m x 3.55m
05	Bedroom	4.20m x 3.55m
06	Master Bedroom	3.80m x 3.55m
07	Dressing room	1.55m x 2.30m
08	Ensuite Bathroom	2.30m x 1.60m
09	Kitchen	2.50m x 3.35m
10	Guest Toilet	1.25m x 2.10m
11	Maid's Room	2.10m x 1.70m
12	Maid's Bathroom	0.85m x 2.10m
13	Terrace	1.70m x 3.05m

Park

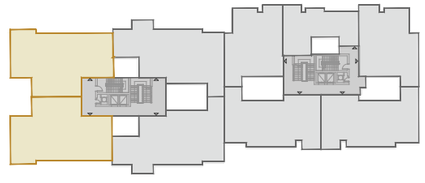
First Floor



Street

Park

Typical Floor



Street

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The

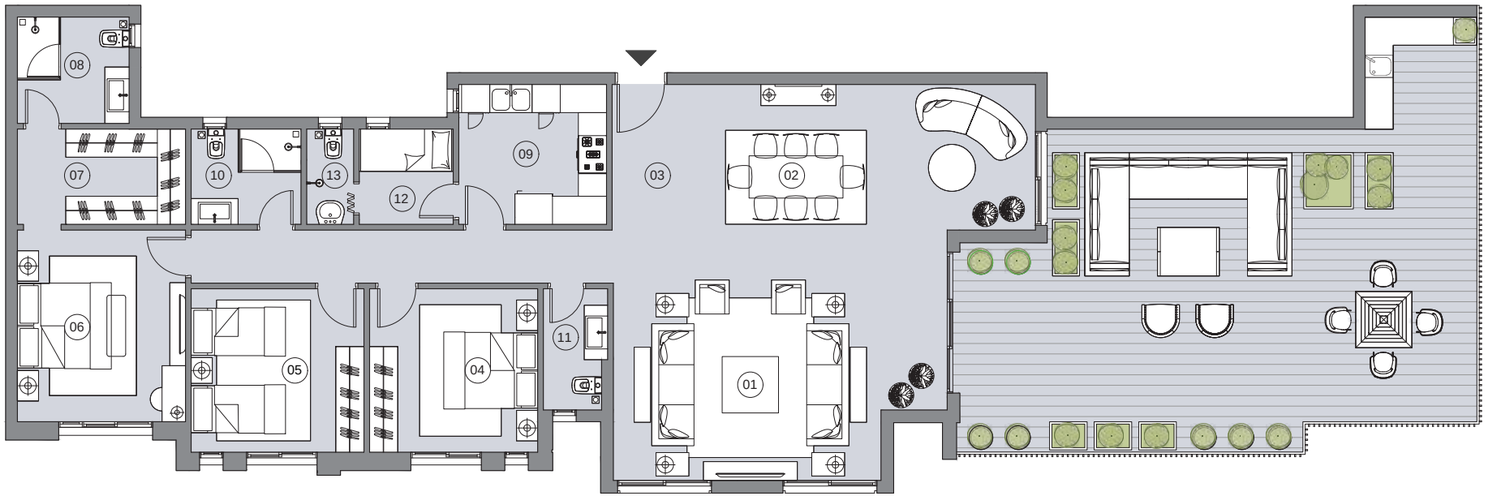
PHOENIX

B03

3 Bedroom Penthouse 285 m²

Gross Area: 202 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	3.60m x 4.10m
07	Dressing room	3.60m x 2.05m
08	Ensuite Bathroom	2.40m x 2.25m
09	Kitchen	3.00m x 3.15m
10	Bathroom	2.05m x 2.35m
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

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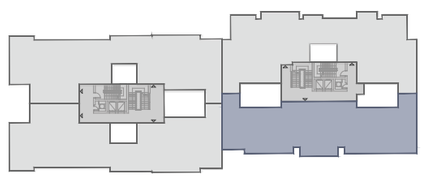
Park

Sixth Floor



Street

The

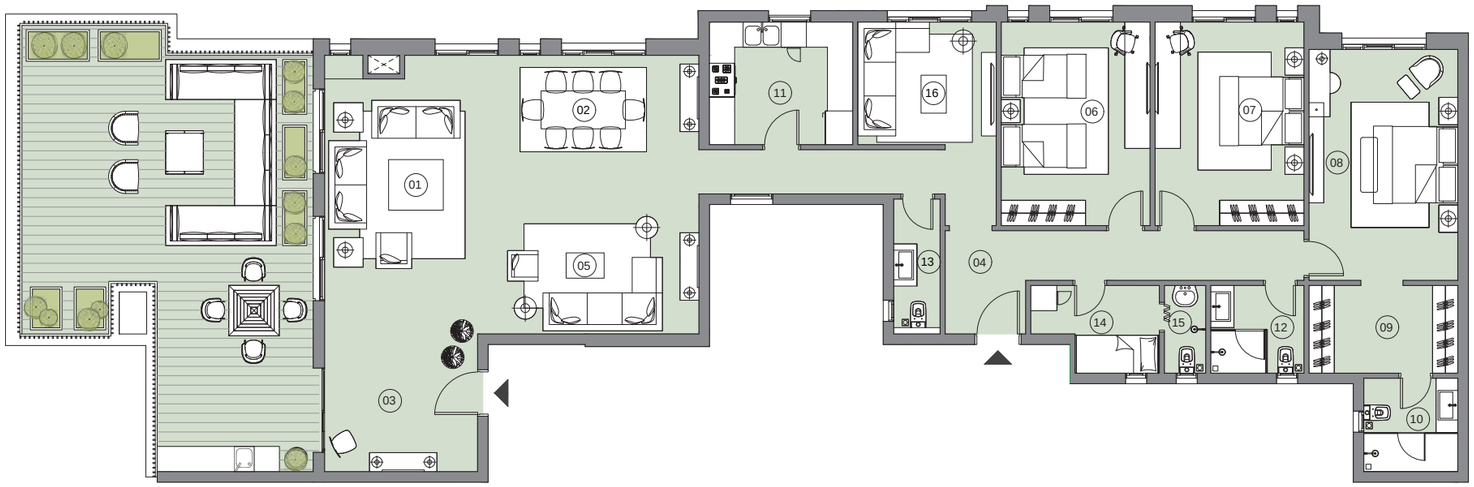
PHOENIX

B01

3 Bedroom Penthouse 322 m²

Gross Area: 257 m²

Roof Terrace Area: 65 m²



	Room	Dimensions
01	Reception	6.60m x 4.00m
02	Dining	3.10m x 4.90m
03	Entrance Lobby	3.25m x 3.65m
04	Entrance Lobby	1.90m x 2.45m
05	Living room	3.50m x 4.90m
06	Bedroom	3.55m x 4.90m
07	Bedroom	3.55m x 4.85m
08	Master Bedroom	5.50m x 3.55m
09	Dressing room	3.55m x 2.10m
10	Ensuite Bathroom	2.20m x 2.25m
11	Kitchen	2.90m x 3.40m
12	Bathroom	2.20m x 2.10m
13	Guest Toilet	1.10m x3.20m
14	Maid room	2.10m x 3.05m
15	Maid's Bathroom	1.00m x 2.10m
16	Family Room	3.30m x 2.90m

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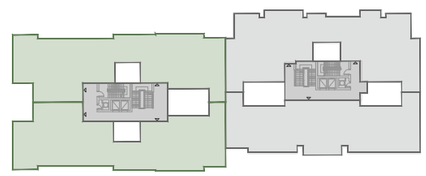
Park

Sixth Floor



Street

The

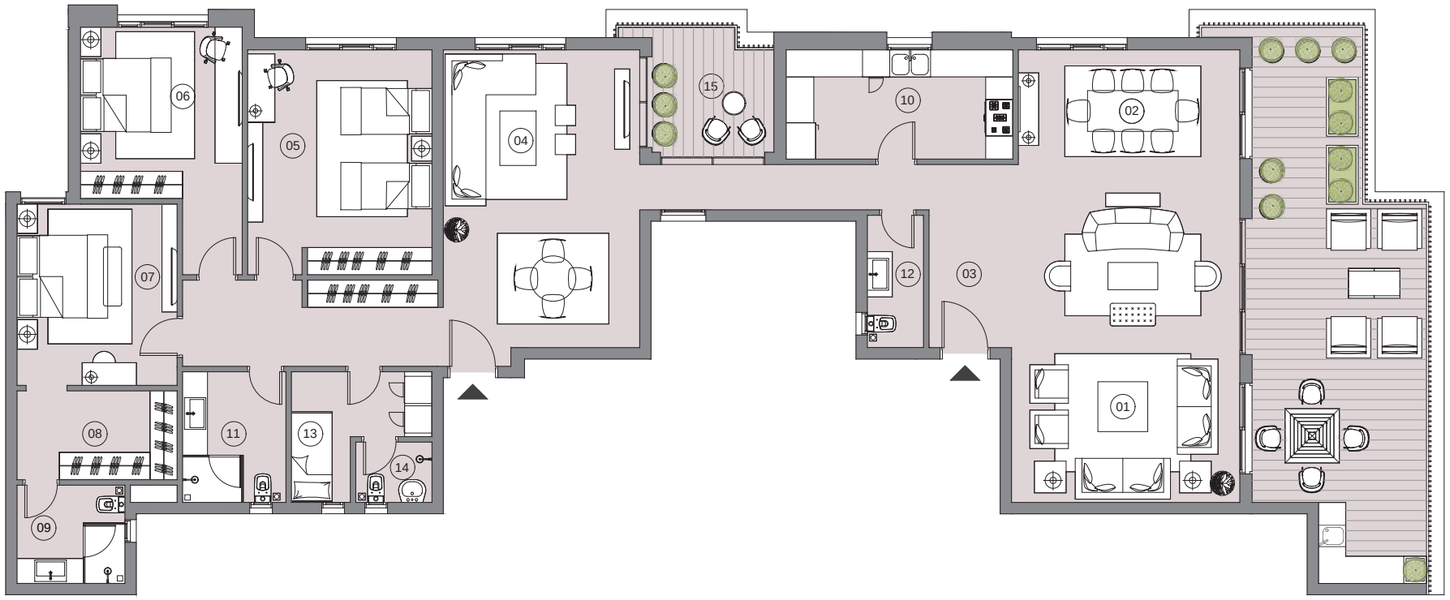
PHOENIX

B03

3 Bedroom Penthouse 335 m²

Gross Area: 290 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 3.55m
08	Dressing room	3.55m x 1.95m
09	Ensuite Bathroom	2.15m x 2.40m
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	2.15m x 2.40m
15	Terrace	2.85m x 2.80m

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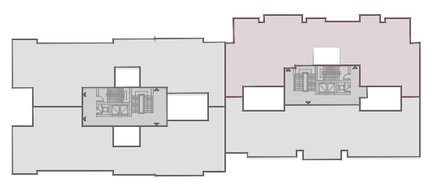
Park

Sixth Floor



Street

FROM OUR FAMILY TO YOURS.

HASSAN ALLAM
PROPERTIES