

KAYAN

A PROJECT BY BADRELDIN DEVELOPMENTS

LIVING MADE EASY



ABOUT BADRELDIN

Badreldin Developments is a subsidiary of El Badr Group, **one of Egypt's leading Egyptian realestate developers specialized in commercial real estate projects.** Badreldin Developments is the group's development and project management arm. Leveraging on the extensive knowledge and experience of its founders, the Badreldine family, it is the key driver in construction, project management, value engineering and design management. It prides itself on being the technical backbone of development and management of the ElBadr Group. Its portfolio comprises numerous real estate projects both in the commercial as well as residential sectors in West Cairo.

ABOUT KAYAN

Kayan is a residential development committed to redefining modern community living in Egypt. The development boasts affordable homes with contemporary smart designs, superior facades and landscaping along with high spec finishings, located amidst areas of open green spaces. Kayan offers its residents various amenities to meet all their lifestyle needs.



AMENITIES

- POOLS
- KID'S PLAYGROUND
- PARKING AREAS
- SPORTS FIELD
- RUNNING TRACK
- BIKE LANES





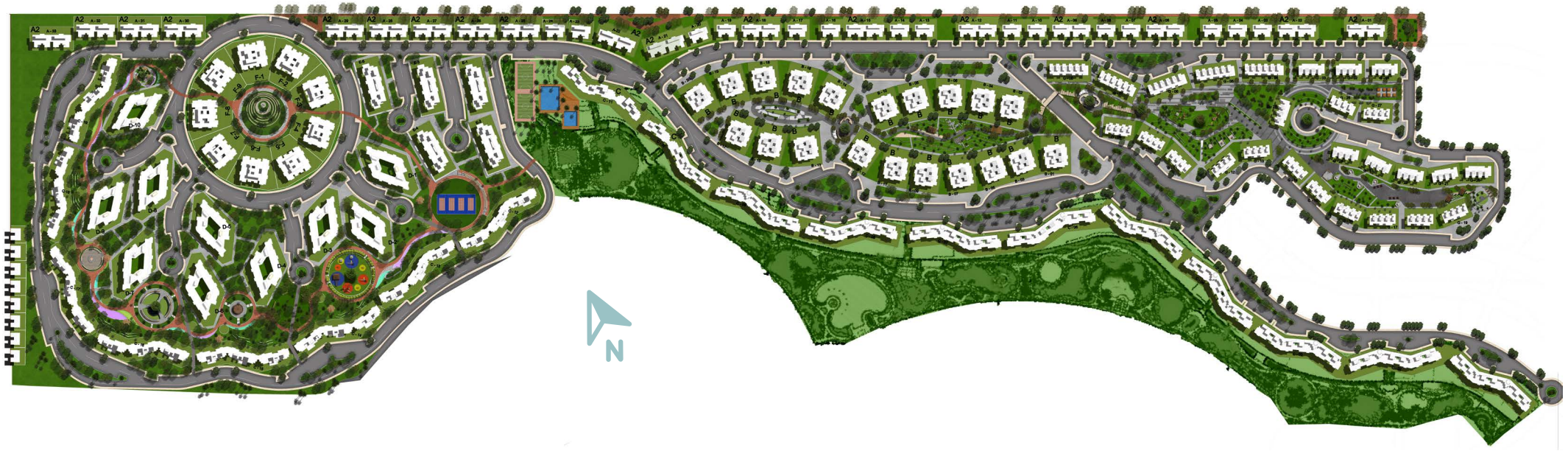


LOCATION

Kayan's strategic location unites the best of both worlds, offering direct access to Alexandria Desert Road as well as being a few minutes away from the heart of Sheikh Zayed. Various landmarks are only a short drive away, including Juhayna Square, Mall of Arabia and Arkan (7 minutes) and Sphinx International Airport (12 minutes).



MASTERPLAN



TYPE A



Ground Floor - Appartment A1/A2





A1/A2	
Total Area	**120 sqm**
Ground Floor Garden	**170 sqm**

Reception	6.9 x 3.8
Kitchen	3.5 x 2.7
Master Bedroom	7.9 x 3.8
Master Bathroom	2.4 x 1.8
Bedroom 01	3.5 x 3.5
Bedroom 02	3.6 x 3.5
Bathroom	2.5 x 1.8
Terrace	2.4 x 2.2

Typical Floor - Appartment A3





A3	
Total Area	**125 sqm**

Reception	5.9 x 5.3
Kitchen	3.7 x 2.7
Master Bedroom	7.9 x 3.8
Master Bathroom	2.4 x 1.8
Bedroom 01	3.5 x 3.5
Bedroom 02	3.6 x 3.5
Bathroom	2.5 x 1.8
Terrace	3.6 x 1.5

Typical Floor - Appartment A4

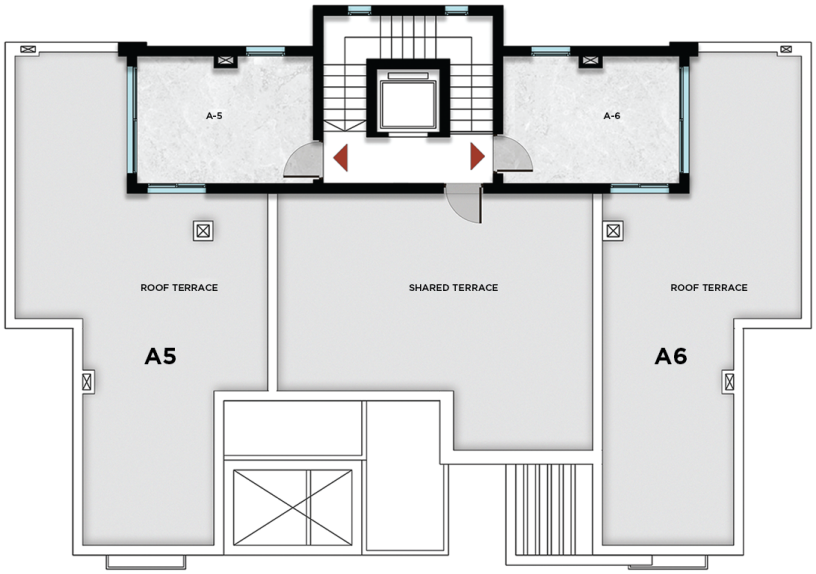


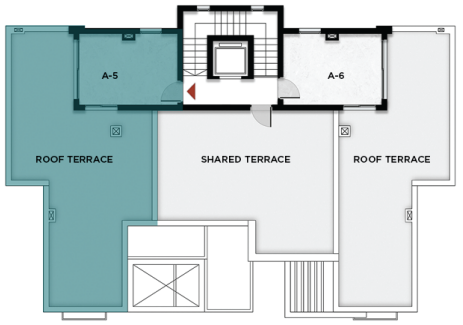


A4	
Total Area	**120 sqm**

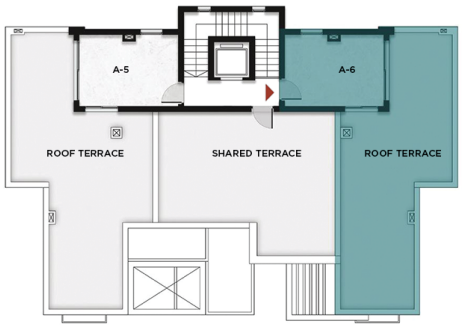
Reception	7.1 x 3.8
Kitchen	3.7 x 2.7
Master Bedroom	7.9 x 3.8
Master Bathroom	2.4 x 1.8
Bedroom 01	3.5 x 3.5
Bedroom 02	3.6 x 3.5
Bathroom	2.5 x 1.8
Terrace	2.3 x 2.2

Dedicated Roof Area for Typical Floor





A5	
Roof Room	21 sqm
Roof Terrace	59 sqm



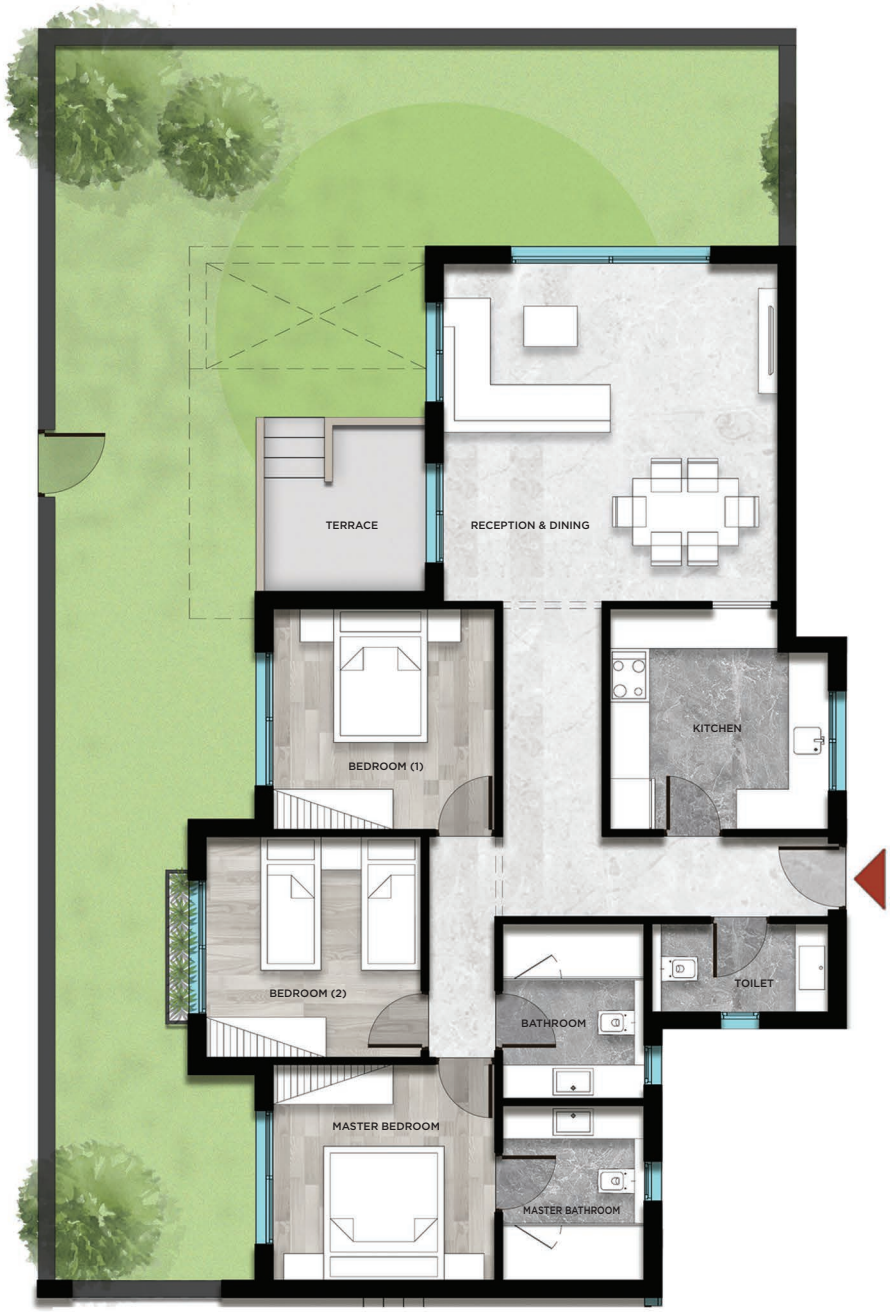
A6	
Roof Room	21 sqm
Roof Terrace	51 sqm

Shared Roof
48.8 sqm

TYPE B



Ground Floor - Appartment B1





B1	
Total Area	**135 sqm**
Ground Floor Garden	**90 sqm**

Reception	5.4 x 5.4
Kitchen	3.6 x 3.4
Master Bedroom	3.6 x 3.4
Master Bathroom	2.8 x 2.4
Bedroom 01	3.5 x 3.4
Bedroom 02	3.6 x 3.6
Bathroom	2.7 x 2.4
Guest toilet	3.0 x 1.6
Terrace	2.6 x 2.5

Ground Floor - Appartment B2



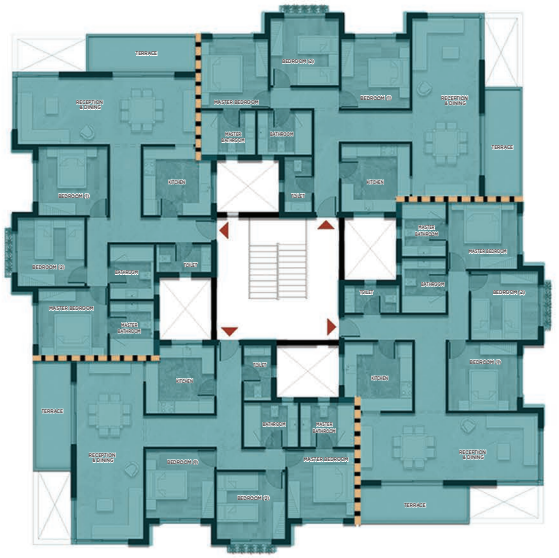


B2	
Total Area	**105 sqm**
Ground Floor Garden	**85 sqm**

Reception	10.0 x3.5
Kitchen	3.6 x2.5
Master Bedroom	3.6 x3.4
Master Bathroom	2.8 x2.3
Bedroom 01	3.5 x3.4
Bathroom	2.7 x2.4
Terrace	2.6 x2.5

Typical Floor - Appartment B3

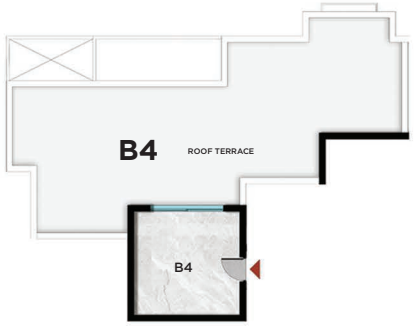


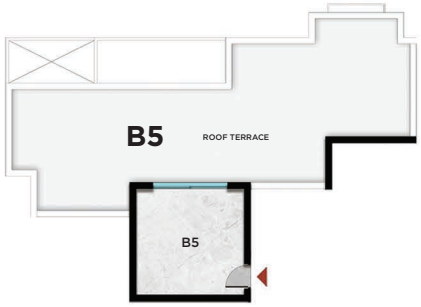


B3	
Total Area	**140 sqm**

Reception	8.9 x 3.5
Kitchen	3.6 x 3.4
Master Bedroom	3.6 x 3.5
Master Bathroom	2.8 x 2.4
Bedroom 01	3.5 x 3.4
Bedroom 02	3.6 x 3.4
Bathroom	2.7 x 2.4
Guest toilet	3.0 x 1.6
Terrace	5.3 x 1.8

Dedicated Roof Area for Typical Floor









B4	
Roof Room	25 sqm
Roof Terrace	95 sqm

B5	
Roof Room	25 sqm
Roof Terrace	85 sqm

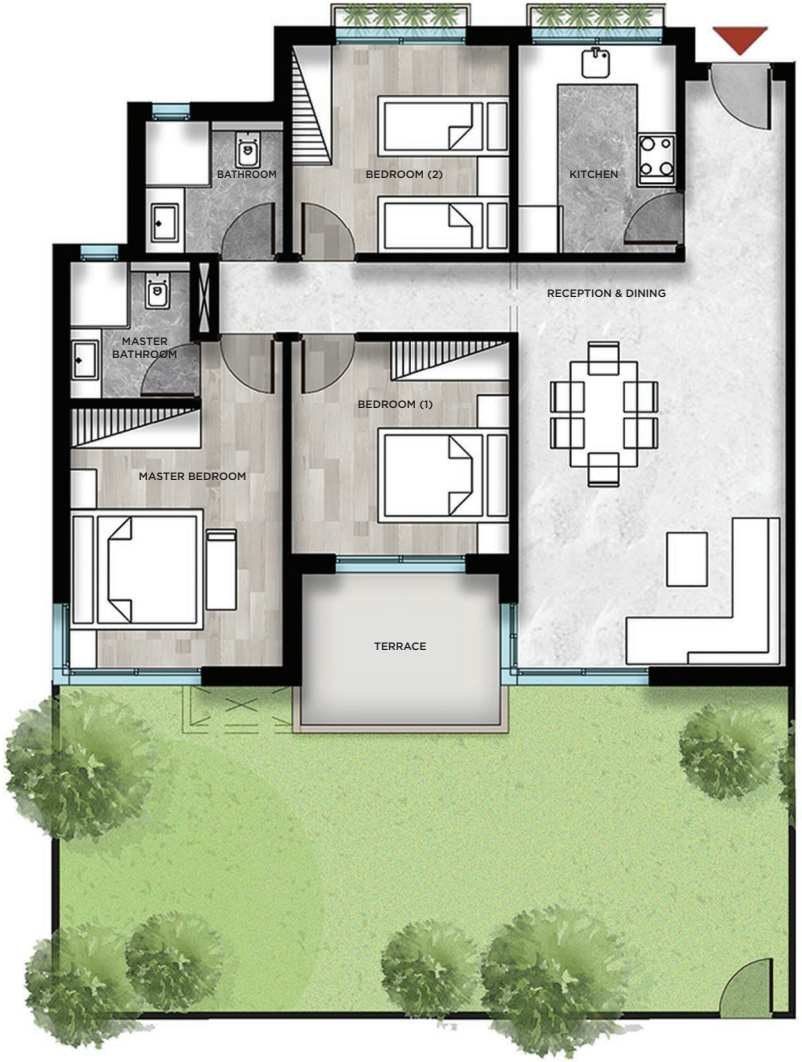
B6	
Roof Room	25 sqm
Roof Terrace	75 sqm

Shared Roof
35 sqm

TYPE C



Ground & Typical Floor - Appartments C1





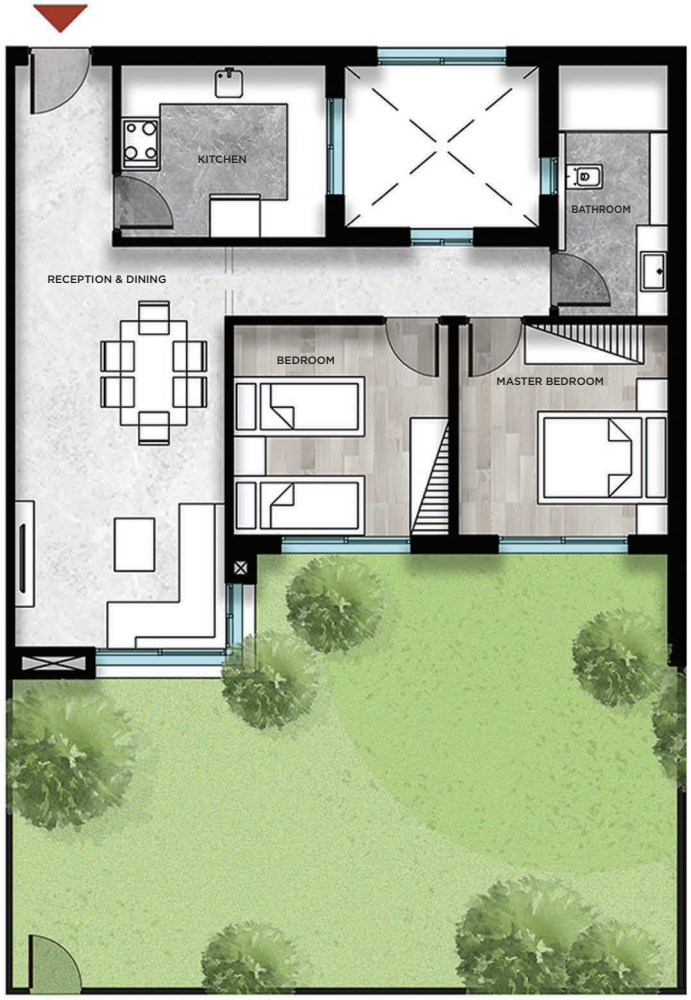
C1 - Ground Floor	
Total Area	**125 sqm**
Ground Floor Garden	**55 sqm**

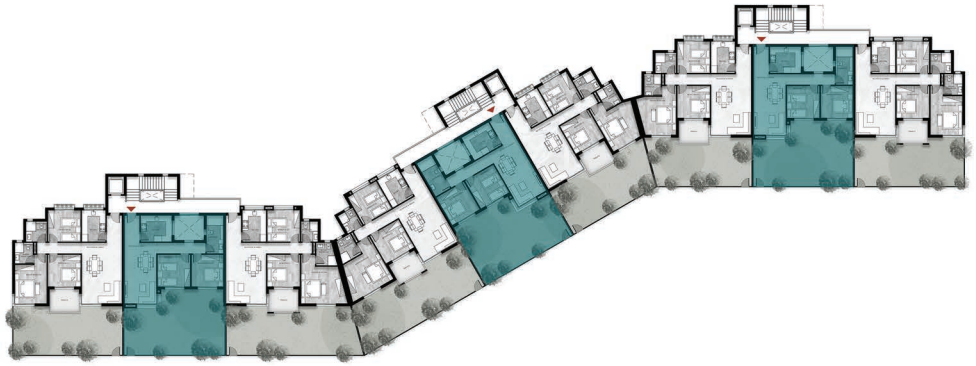
Reception	6.4 x 4.2
Kitchen	3.5 x 2.5
Master Bedroom	4.2 x 3.7
Master Bathroom	2.4 x 2.2
Bedroom 01	3.5 x 3.4
Bedroom 02	3.6 x 3.5
Bathroom	2.4 x 2.3
Terrace	3.3 x 2.4

C1 - Typical Floor	
Total Area	**125 sqm**

Reception	6.4 x 4.2
Kitchen	3.5 x 2.5
Master Bedroom	4.2 x 3.7
Master Bathroom	2.4 x 2.2
Bedroom 01	3.5 x 3.4
Bedroom 02	3.6 x 3.5
Bathroom	2.4 x 2.3
Terrace	3.3 x 2.4

Ground & Typical Floor - Appartments C2





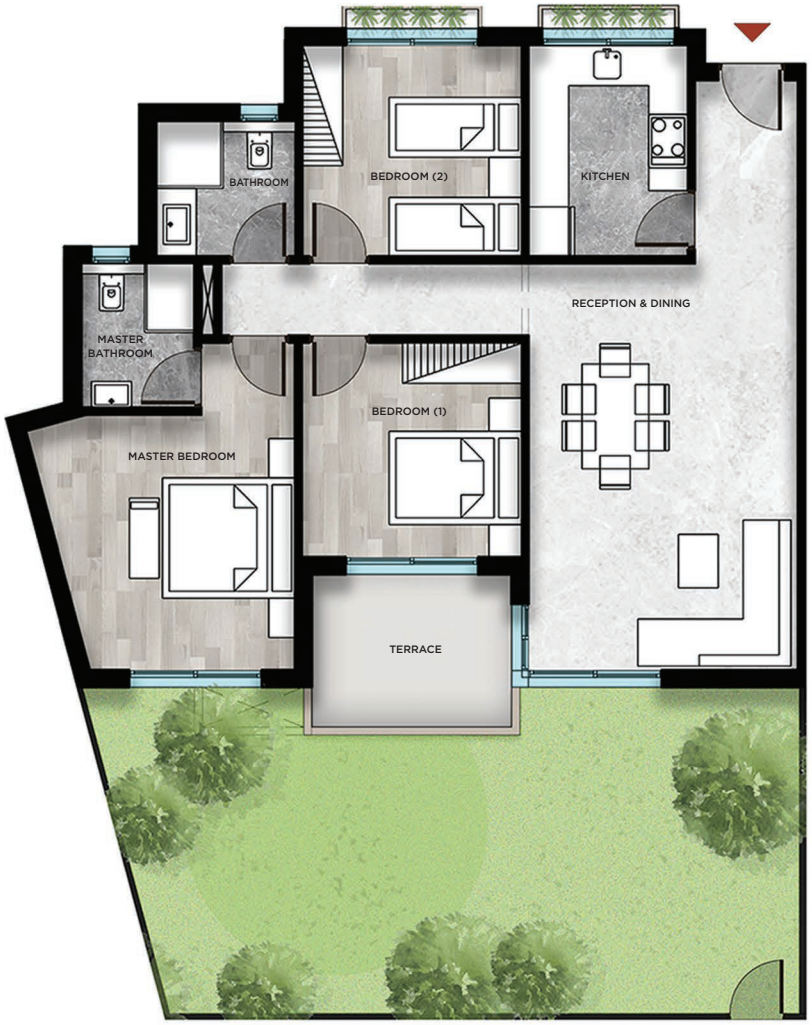
C2 - Ground Floor	
Total Area	**90 sqm**
Ground Floor Garden	**65 sqm**

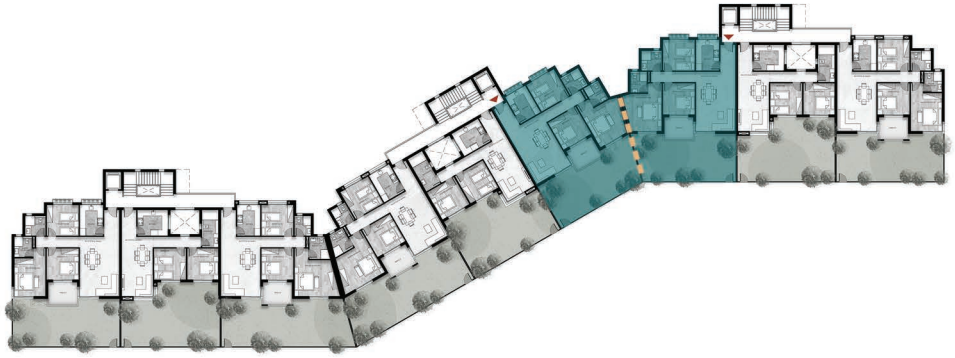
Reception	6.4 x 3.4
Kitchen	3.4 x 3.0
Master Bedroom	3.5 x 3.4
Bedroom 01	3.5 x 3.4
Bathroom	4.1 x 2.1

C2 - Typical Floor	
Total Area	**90 sqm**

Reception	6.4 x 3.4
Kitchen	3.4 x 3.0
Master Bedroom	3.5 x 3.4
Bedroom 01	3.5 x 3.4
Bathroom	4.1 x 2.1

Ground & Typical Floor - Appartments C3





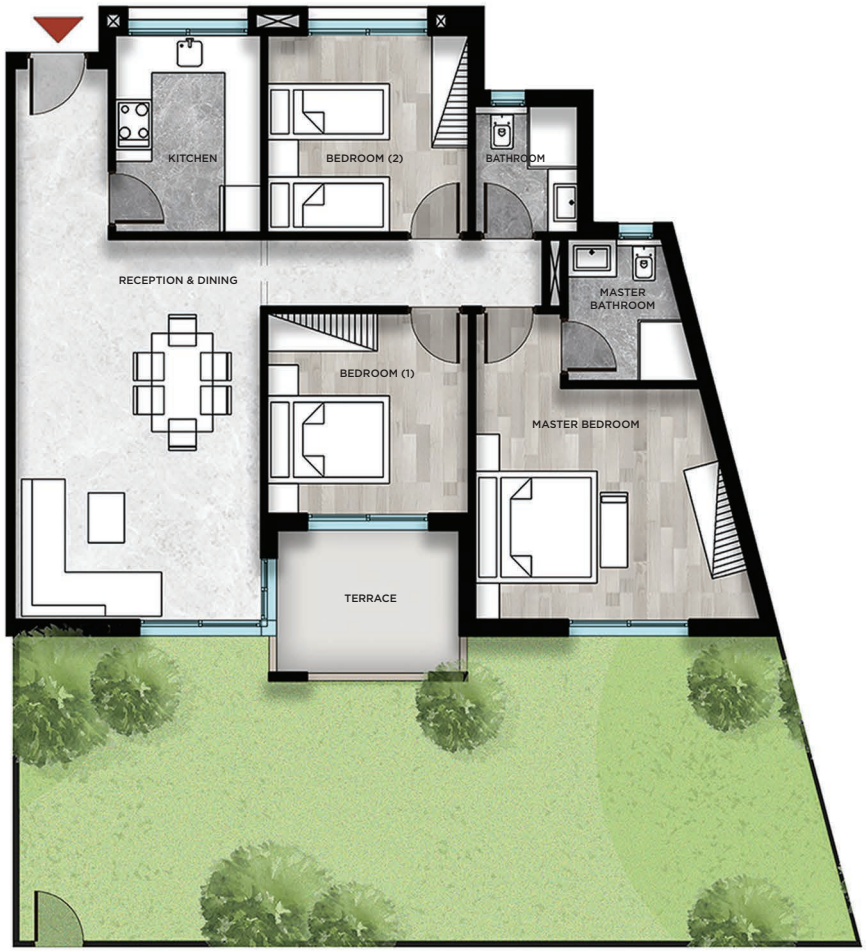
C3 - Ground Floor	
Total Area	**130 sqm**
Ground Floor Garden	**50 sqm**

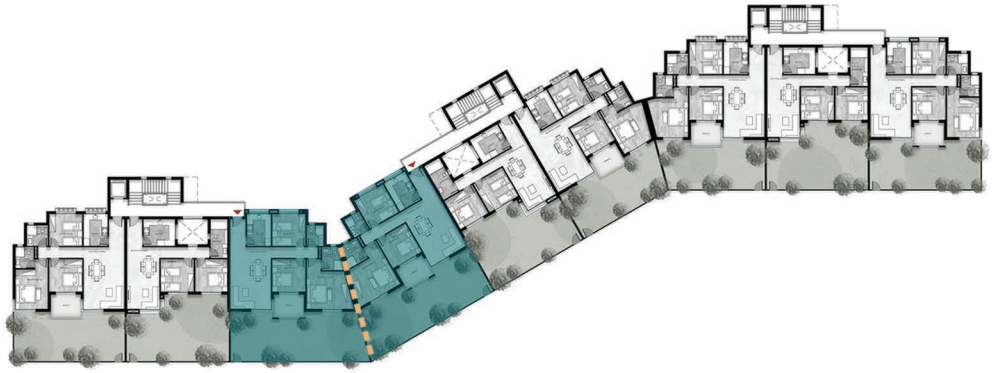
Reception	6.4 x 4.2
Kitchen	3.5 x 2.5
Master Bedroom	5.2 x 4.3
Master Bathroom	2.3 x 2.1
Bedroom 01	3.5 x 3.4
Bedroom 02	3.6 x 3.5
Bathroom	2.4 x 2.3
Terrace	3.3 x 2.4

C3 - Typical Floor	
Total Area	**130 sqm**

Reception	6.4 x 4.2
Kitchen	3.5 x 2.5
Master Bedroom	5.2 x 4.3
Master Bathroom	2.3 x 2.1
Bedroom 01	3.5 x 3.4
Bedroom 02	3.6 x 3.5
Bathroom	2.4 x 2.3
Terrace	3.3 x 2.4

Ground & Typical Floor - Appartments C4





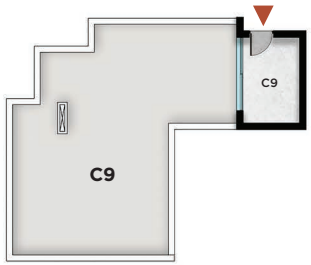
C4 - Ground Floor	
Total Area	**130 sqm**
Ground Floor Garden	**65 sqm**

Reception	6.4 x 4.4
Kitchen	3.5 x 2.5
Master Bedroom	5.2 x 5.0
Master Bathroom	2.6 x 2.5
Bedroom 01	3.5 x 3.4
Bedroom 02	3.5 x 3.4
Bathroom	2.3 x 2.0
Terrace	3.0 x 2.4

C4 - Typical Floor	
Total Area	**130 sqm**

Reception	6.4 x 4.4
Kitchen	3.5 x 2.5
Master Bedroom	5.2 x 5.0
Master Bathroom	2.6 x 2.5
Bedroom 01	3.5 x 3.4
Bedroom 02	3.5 x 3.4
Bathroom	2.3 x 2.0
Terrace	3.0 x 2.4

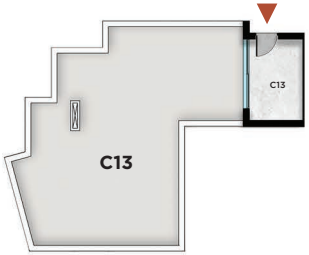
Dedicated Roof Area for Second Floor



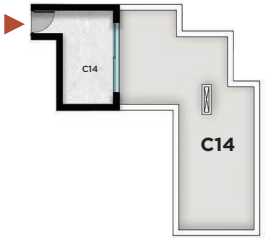
C9	
Roof Room	11 sqm
Roof Terrace	72 sqm



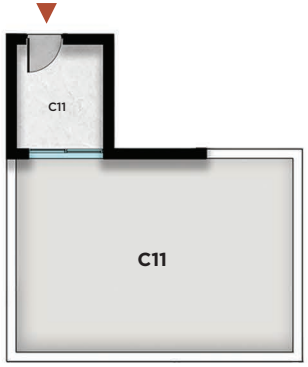
C10	
Roof Room	11 sqm
Roof Terrace	47 sqm



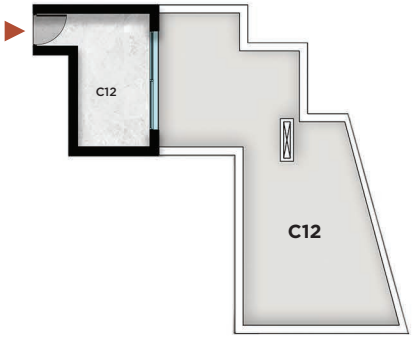
C13	
Roof Room	11 sqm
Roof Terrace	75 sqm



C14	
Roof Room	14 sqm
Roof Terrace	40 sqm



C11	
Roof Room	9 sqm
Roof Terrace	42 sqm



C12	
Roof Room	14 sqm
Roof Terrace	43.5 sqm

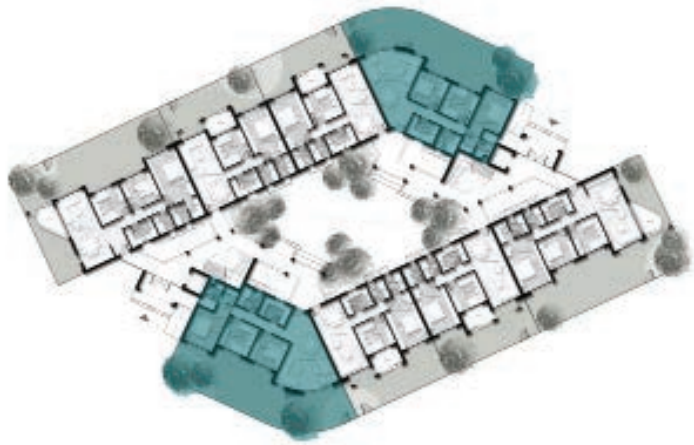


TYPE D



Ground Floor - Appartment D1/D4



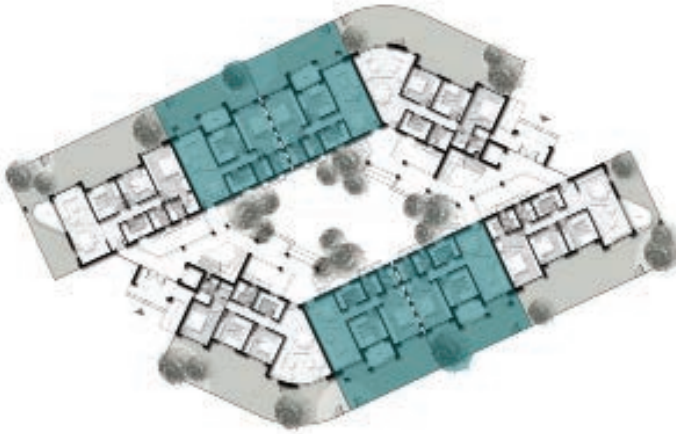


D1	
Total Area	**130**
Garden	**85 sqm**
Reception	7.8 X 4
Kitchen	3 X 2.1
Master Bedroom	3.8 X 3.3
Master Bathroom	2.9 X 1.6
Dressing	3 x 1.5
Bedroom 01	3.3 x 3.2
Bedroom 02	3.3 x 3.2

D4	
Total Area	**130**
Reception	7.8 X 4
Kitchen	3 X 2.1
Master Bedroom	3.8 X 3.3
Master Bathroom	2.9 X 1.6
Dressing	3 x 1.5
Bedroom 01	3.3 x 3.2
Bedroom 02	3.3 x 3.2
Bathroom	2.3 x 2.1

Ground Floor - Appartment D2/D5





D2	
Total Area	**105**
Garden	**40 sqm**

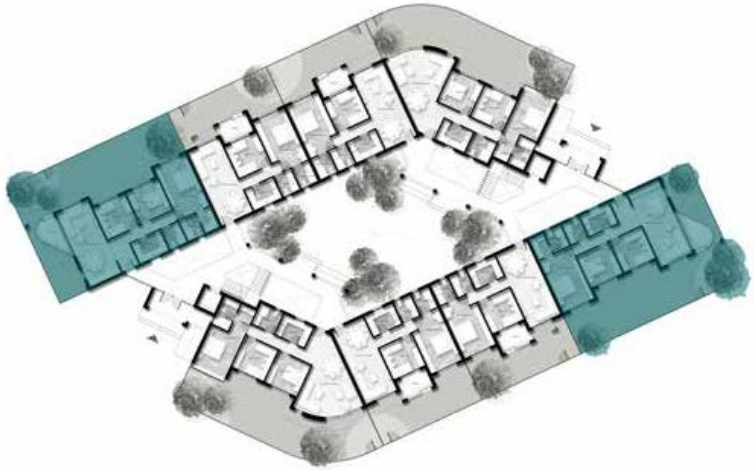
Reception	7.6 x 3.2
Kitchen	2.9 x 2.1
Master Bedroom	5.4 x 3.2
Master Bathroom	2.1 x 1.8
Bedroom	3.3 x 3.2
Bathroom	2.1 x 1.8
Terrace	3.5 x 2.1

D5	
Total Area	**105**

Reception	7.6 x 3.2
Kitchen	2.9 x 2.1
Master Bedroom	5.4 x 3.2
Master Bathroom	2.1 x 1.8
Bedroom	3.3 x 3.2
Bathroom	2.1 x 1.8
Terrace	3.5 x 2.1

Ground Floor - Appartment D3/D6





D3	
Total Area	**135**
Garden	**90 sqm**
Reception	7.6 x 3.2
Kitchen	3 x 2.1
Master Bedroom	5.3 x 3.2
Master Bathroom	2.1 x 1.7
Dressing	2.1 x 1.4
Bedroom 01	3.3 x 3.2
Bedroom 02	3.3 x 3.2

D6	
Total Area	**135**
Reception	7.6 x 3.2
Kitchen	3 x 2.1
Master Bedroom	5.3 x 3.2
Master Bathroom	2.1 x 1.7
Dressing	2.1 x 1.4
Bedroom 01	3.3 x 3.2
Bedroom 02	3.3 x 3.2
Bathroom	2.1 x 1.8

Dedicated Roof Area for Typical Floor





D'7	
Roof Room	**21 sqm**
Roof Terrace	59 sqm

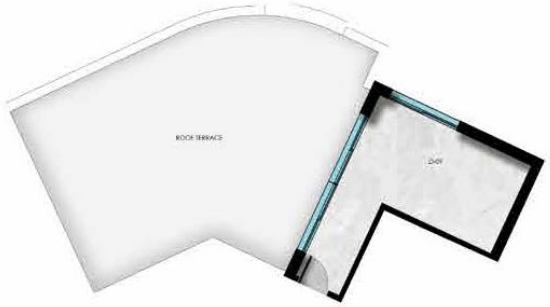
Dedicated Roof Area for Typical Floor



D7	
Roof Room	**16 sqm**
Roof Terrace	37 sqm



D8	
Roof Room	**20 sqm**
Roof Terrace	100 sqm



D9	
Roof Room	**23 sqm**
Roof Terrace	53 sqm



D10	
Roof Room	**20 sqm**
Roof Terrace	67 sqm

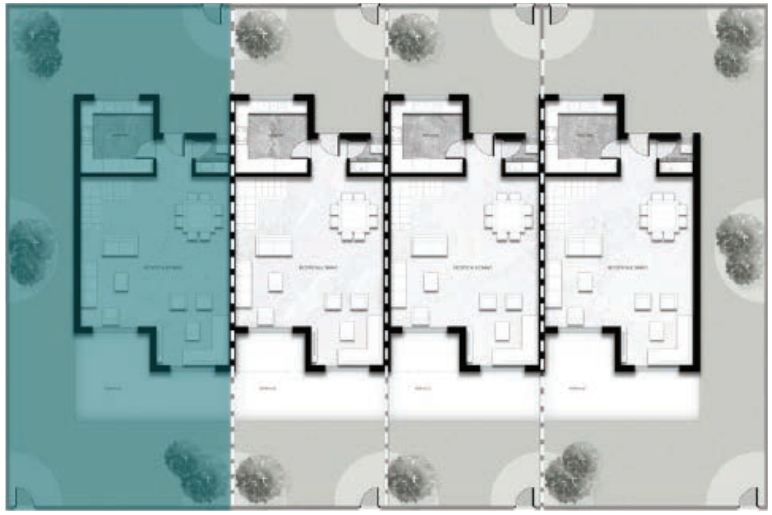
D10 Shared Roof
60 sqm

TOWNHOUSES



Ground Floor - Townhouse

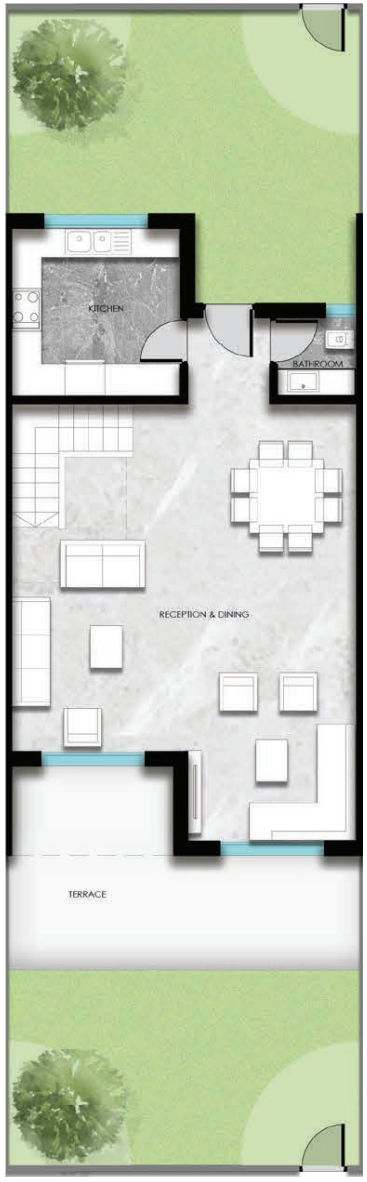


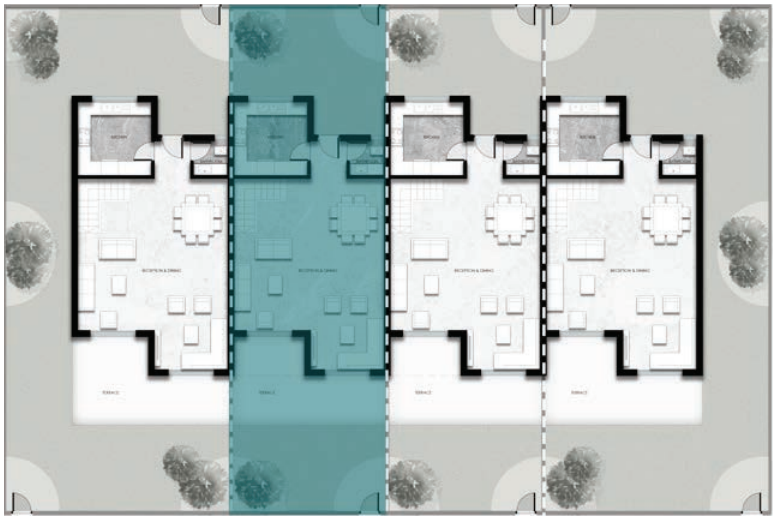


TH-4-1	
Ground Floor	75
Total Area	150
Garden	150

Reception	8.3 x 6.6
Kitchen	3.2 x 3.2
Guest Bathroom	1.5 x 1.5
Terrace	7.1 x 3.9

Ground Floor - Townhouse





TH-4-2	
Ground Floor	75
Total Area	150
Garden	80

Reception	8.3 x 6.6
Kitchen	3.2 x 3.2
Guest Bathroom	1.5 x 1.5
Terrace	7.1 x 3.9

First Floor - Townhouse





TH-4-1	
First Floor	75
Total Area	150

Master Bedroom	7 x 3.2
Master Bathroom	2.8 x 3.2
Bedroom 01	3.2 x 3.2
Bedroom 02	3.2 x 3.2
Bathroom	2.8 x 1.6

First Floor - Townhouse

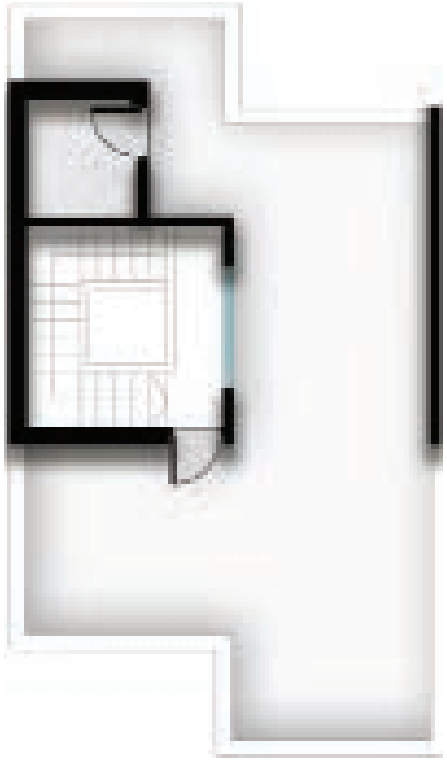


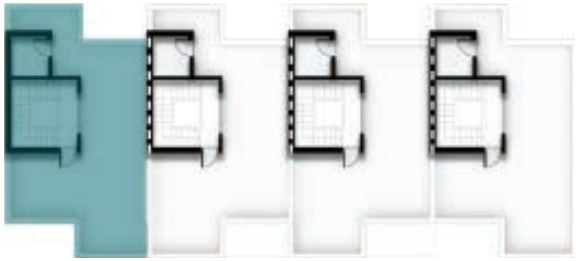


TH-4-2	
First Floor	75
Total Area	150

Master Bedroom	5.3 x 3.2
Master Bathroom	2.8 x 1.5
Bedroom 01	4.9 x 3.2
Bedroom 02	3.2 x 3.2
Bathroom	2.8 x 1.6
Terrace	3.1 x 1.6

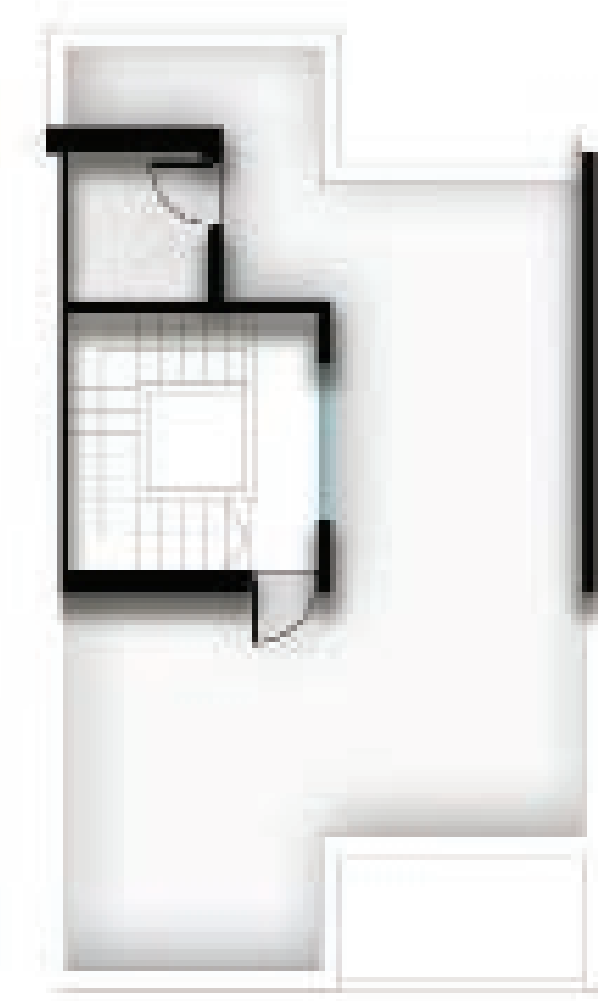
Dedicated Roof Area for Typical Floor

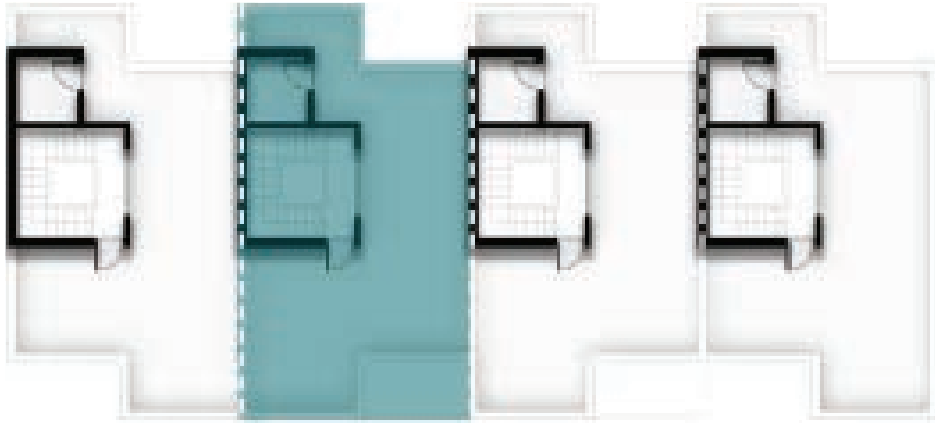




TH-4-1	
Roof Room	18 sqm
Roof Terrace	54 sqm

Dedicated Roof Area for Typical Floor





TH-4-2	
Roof Room	18 sqm
Roof Terrace	54 sqm




TYPE A-103





KAYAN

BADRELDIN
DEVELOPMENTS