
M
THE MEDIAN
RESIDENCES

EGYGAB Presents
The Median Residences

New Cairo.

DESIGN	HERE	LUXURY	MODERN	STYLE	PRICE
ART					DESIGN
FUNCTION	THERE	REALITY	CLASSIC	COMFORT	WORTH

SOMEWHERE IN BETWEEN.

What if you were told that there is one destination,

that bridges the gap between

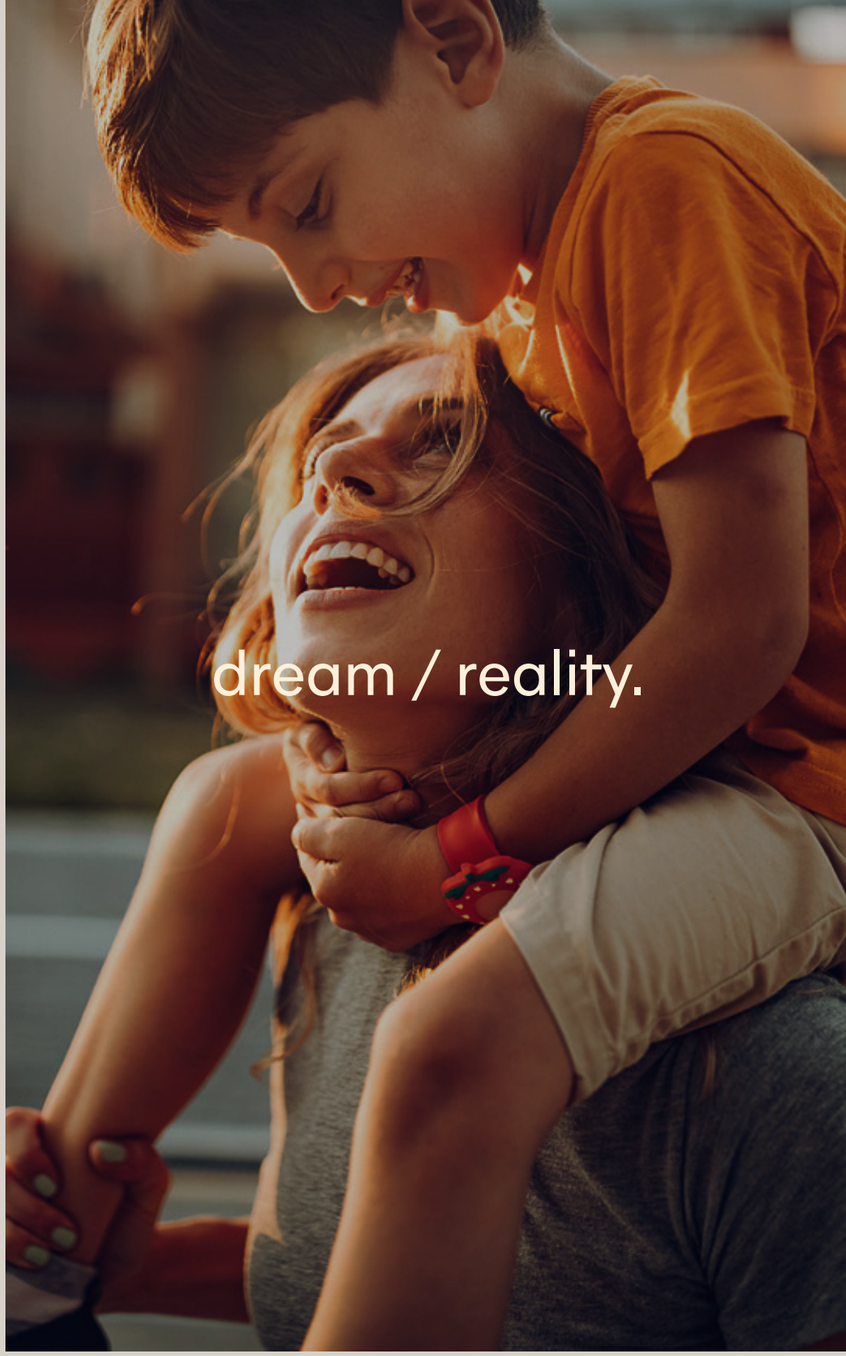
dreams and captivating reality straight in the heart of everything?











A comprehensive destination somewhere in between.



THE PERFECT BALANCE.

Rolling out on an impressive 20 acres of land,
The Median Residences is everything impossible made possible in a prime location in New Cairo. Imaginatively masterplanned by the leading Egygab, the project sets the perfect balance between luxury and reason, thanks to its fully-integrated alchemy where commercial, educational, spiritual and natural distinction live at your door.

Designed in absolute harmony with nature, The Median Residences boasts %74 of green, breathing landscapes while offering a flexible variety of unit types ranging from elegantly appointed 1 Bedroom to spacious 2-3 bedroom apartments, townhouses and villas.

Life at The Median places residents' life in between relaxation and day-long entertainment, guaranteeing a balanced lifestyle where price and worth finally meet.

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LOCATION & ACCESSIBILITY.

A Prime Location



The Median Residences is ideally enjoying a prime location between the Ring Road and Suez Road. The project has been carefully planned with residents' convenience in mind, only few minutes away from New Cairo, Heliopolis and Nasr City.

An accessible Median between here and there.

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RECREATION & ENTERTAINMENT.



A LIVELY

MEDIAN.

Living at The Median Residences is enjoying every minute of every day without having to leave the community. The project surrounds its community with a state-of-the-art mall, an elegantly appointed social club and a nursery for quality education. Ideal for young families and couples alike, The Median Residences offers triple play and smart homes and safe kids areas & fun playgrounds for the little ones, a state-of-the-art mosque, as well as large bicycle tracks to keep everyone energized.



AREA.

Living at The Median Residences is enjoying every minute of every day without having to leave the community. The project surrounds its community with a state-of-the-art mall, an elegantly appointed social club and a nursery for quality education. Ideal for young families and couples alike, The Median Residences offers triple play and smart homes and safe kids areas & fun playgrounds for the little ones, a state-of-the-art mosque, as well as large bicycle tracks to keep everyone energized.

Fostering fun development.

BICYCLE

TRACKS.

The Median residences boasts an interconnected network of safe and expansive bicycle tracks to foster seamless mobility within the compound while inspiring its community's well-being through delightful exercise. The project has been expertly designed to mimic European lifestyles where active movement is made simple, day in, day out.

Inspiring well-being.



THE FUTURE IS SMART.

The Median Residences offers its community the latest in advanced technology, backed-up by triple play. Residents can enjoy accelerated productivity and entertainment by activating internet service, television, and fixed phone using optical fibers of the highest standards, The Median Residences values its community's convenience and utmost comfort. Therefore, all homes adopt smart living features from controlling lighting and temperature remotely with one click on their smart device to setting the overall mood of their ambience to enjoy a customized living experience.

Fostering fun development.



SOCIAL CLUB.

The Median Residences Social Club is a lively destination at your door, inviting every lifestyle to belong and enjoy. The Median Residences offers a community center and 2 social clubs offering an abundant variety of activities and basic essentials, powered by impeccable service to transform every day into a treasured memory.

For daily amusement.



AN ICONIC MALL.

The Median Residences Mall is an iconic shopping destination, offering the community direct access to the mall, as well as all their needs in one place. From top-class brands and retail luxuries to indulgent dining experiences and non-stop entertainment, the mall is a lively destination inviting the community to enjoy.

For a unique shopping experience.



TOP-CLASS NURSERY.

The Median residences puts convenience at the forefront of its masterplan. Therefore, the development offers a state-of-the-art nursery at your door to ensure kids learn in engaging settings while benefiting from top-class education, thanks to professional tutors in every discipline.

For quality education.

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MASTERPLAN.

- 3 Swimming Pools
- 2 Social Clubs
- Bicycle Tracks
- Kids Area
- Nursery
- Mosque
- Gym



Sleek, contemporary and more than meets the eye, The Median Residences sets new standards in artful living. The project puts emphasis on broad, expansive streets accommodating 1,200m² of flowing lakes and breathtaking gardens to inspire its community's wellbeing in every direction. Homes at The Median Residences are a modern interpretation of unique elegance and streamlined functionality where space and views smartly intertwine.

An inspiring Median between art & design.

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PROTOTYPES.

Townhomes

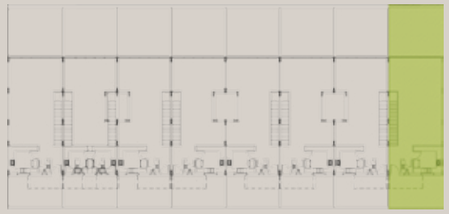




Townhomes.

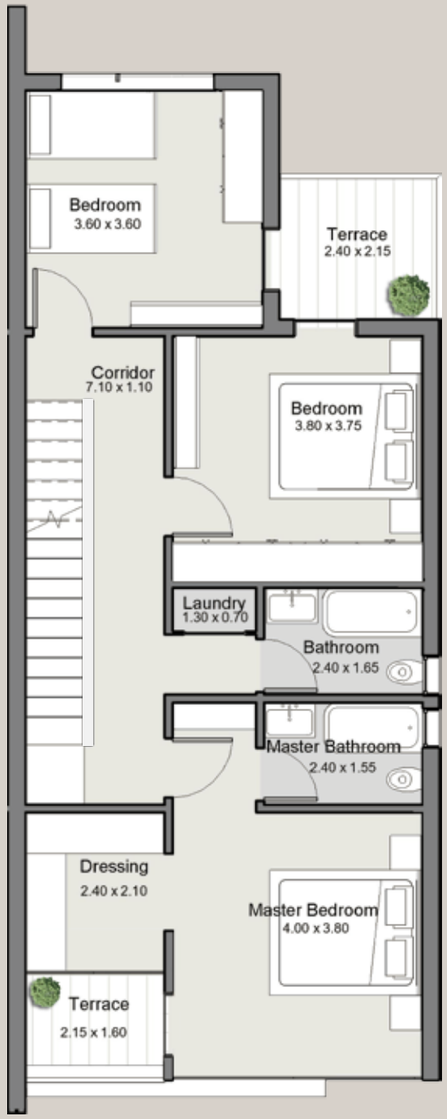
Corner

Villa 1	250m²





Ground Floor



First Floor



Roof Floor

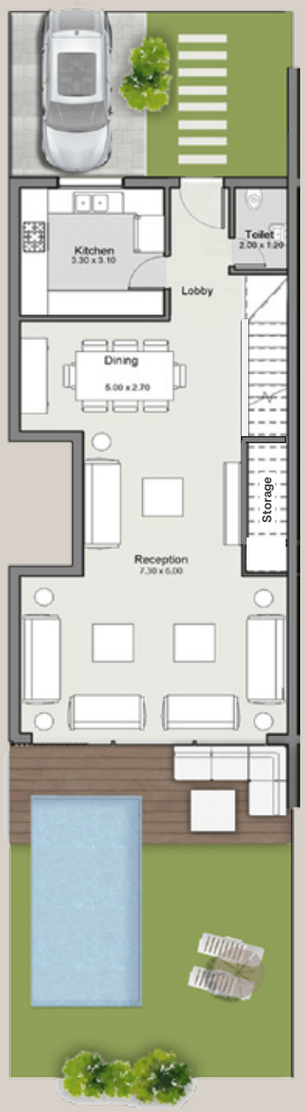
1- All rooms' dimensions are measured to structure elements and exclude wall finishes and construction tolerances. 2-Actual areas may vary from the scaled areas. 3-Units and gardens dimensions and drawings are approximate information may subject to change. 4-during construction works. 5-Actual units areas, front windows, porches and terraces may vary by elevations styles.

Townhomes.

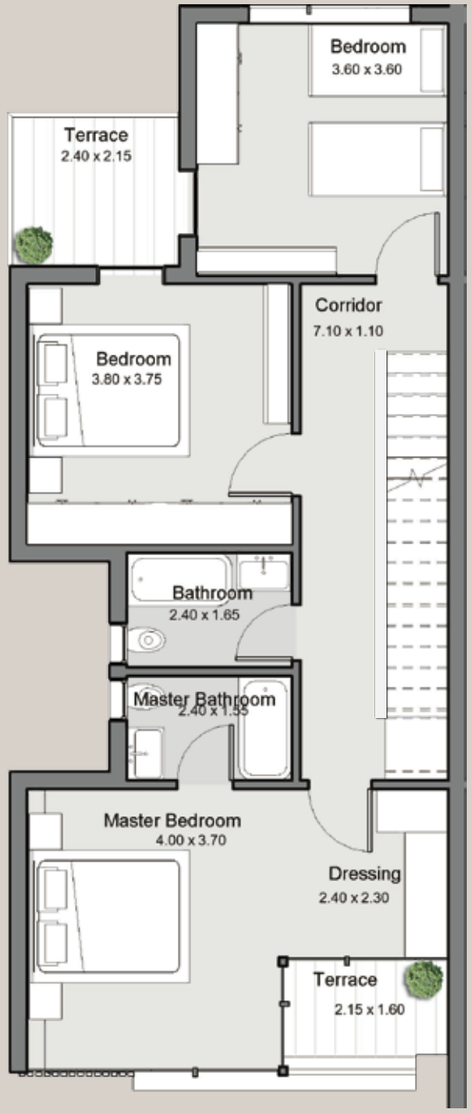
Middle

Villa 1	230m²





Ground Floor



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PROTOTYPES.

Eden Villas









Engineering Section



Eden Villas.

Ground Villa

Villa 1	176m²	Garden	47m²



Entrance Floor

Upper Floor

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Eden Villas.

Ground Villa

Villa 2	189m²	Garden	53m²



Entrance Floor

Upper Floor

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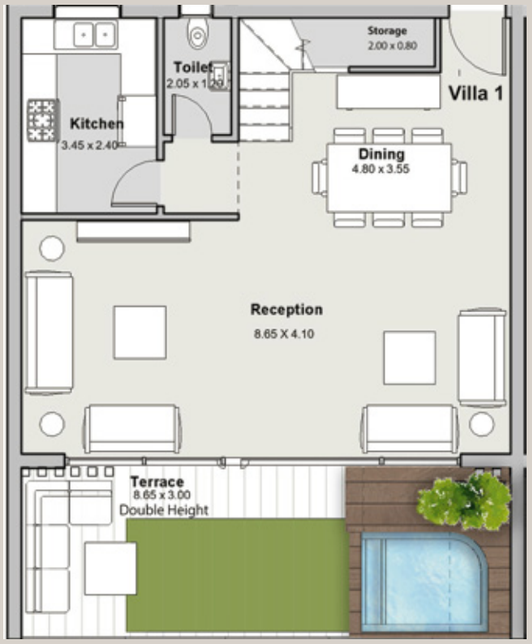
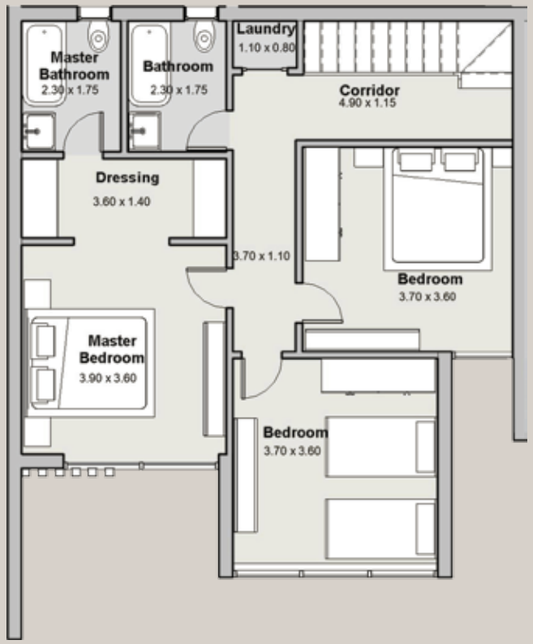
Eden Villas.

Upper Villa

Villa 1	215m²



Entrance Floor



Upper Floor

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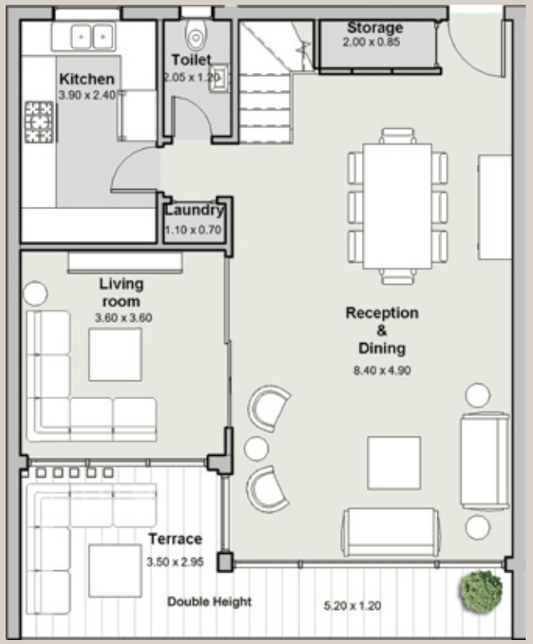
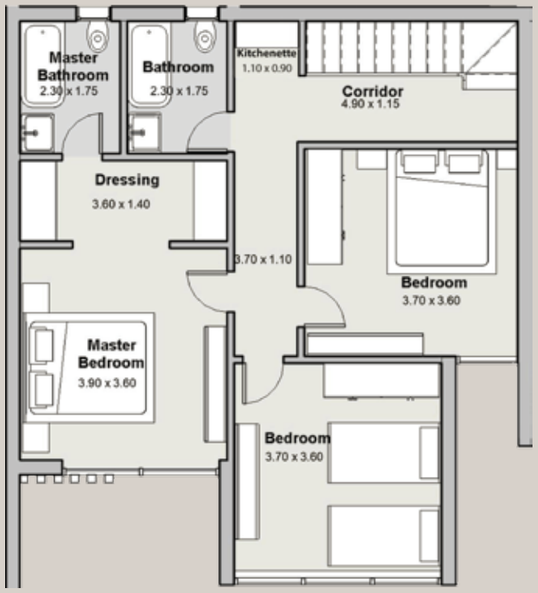
Eden Villas.

Middle Villa

Villa 2	215m²



Entrance Floor



Upper Floor

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Eden Villas.

Eden Apartment

Apt. 1	215m²



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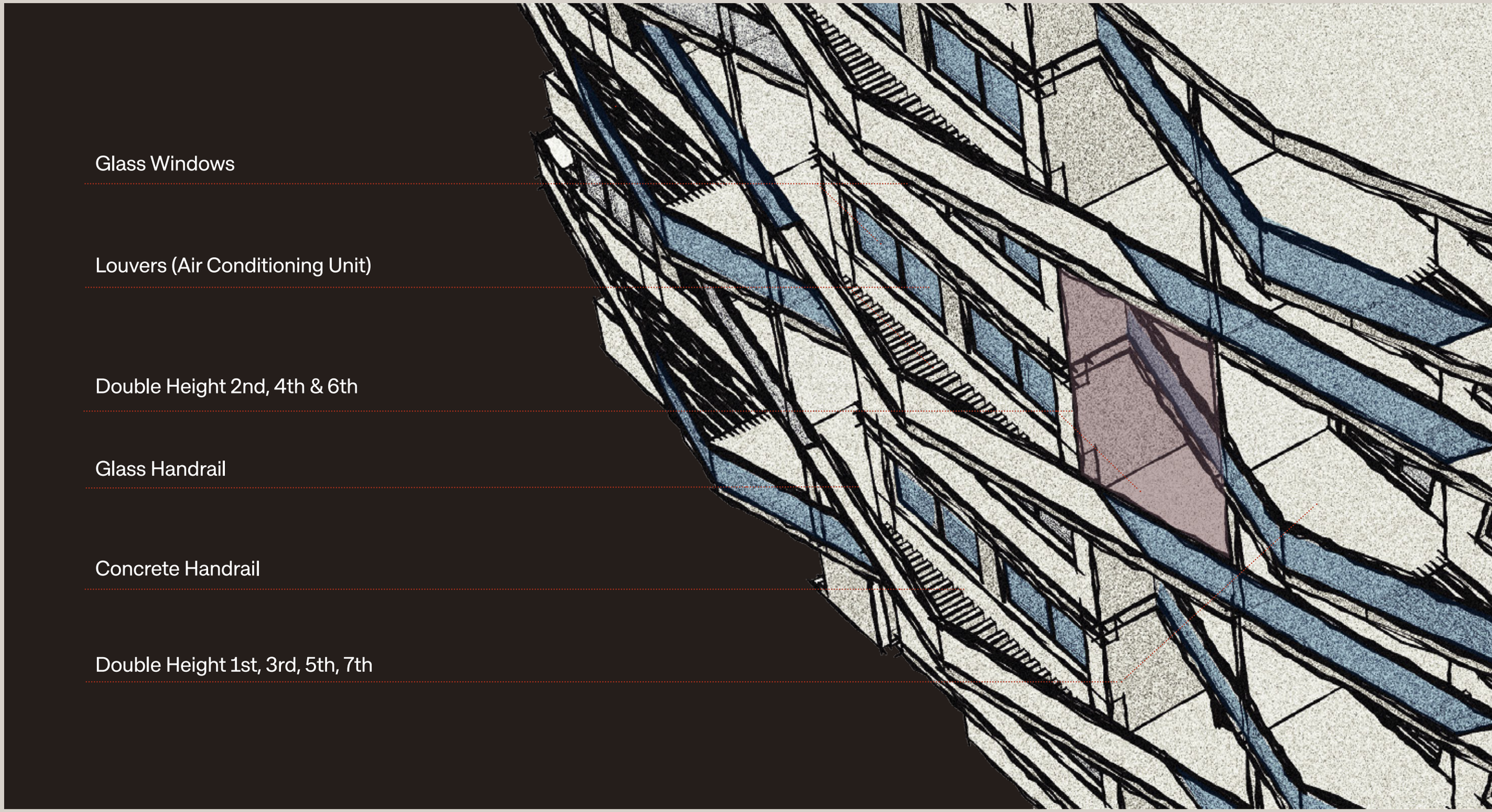
PROTOTYPES.

Apartments





Maximized Views and Circulation For All Residents
The Median residences adopts a unique triangular architecture across all building designs to grant most of units infinite views on green open landscapes. To ensure residents enjoy a cool breeze year-round, each building boasts its own court, allowing the air to freely circulate, irrespective of the unit's orientation -North or South.

Optimized space
For a breathing living experience.

Unit types
The Median residences' apartment layout focuses on optimizing the interiors while maximizing outdoor terraces for an airy living experience. Most of the units enjoy double height ceilings to increase space perception from every point.

An inspiring Median between art & design.



1 Bedroom.

Type 1

Ground Floor	76 m²	Garden Area	27 m²

1.	Master Bedroom	3.60 x 3.80 m²
2.	Master Bathroom	1.60 x 2.20 m²
3.	Toilet	1.30 x 1.50 m²
4.	Dining & Reception	3.60 x 6.80 m²
5.	Terrace	1.20 x 3.50 m²



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1 Bedroom.

Type 2

Typical Floor	82m²

1.	Master Bedroom	3.60 x 3.80 m²
2.	Master Bathroom	1.60 x 2.20 m²
3.	Toilet	1.30 x 1.50 m²
4.	Dining & Reception	3.60 x 6.80 m²
5.	Terrace	2.50 x 3.60 m²



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1 Bedroom.

Type 3

Typical Floor	78m²

1.	Master Bedroom	3.60 x 3.80 m²
2.	Master Bathroom	1.60 x 2.20 m²
3.	Toilet	1.30 x 1.50 m²
4.	Dining & Reception	3.60 x 6.80 m²
5.	Terrace	2.00 x 3.50 m²



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2 Bedrooms.

Type 1

Ground Floor	122m²	Garden	140m²

1.	Bedroom 1	3.60 x 3.80 m²
2.	Bedroom 2	3.60 x 3.80 m²
3.	Bathroom	1.60 x 2.30 m²
4.	Dining & Reception	4.10 x 7.30 m²
5.	Kitchen	2.70 x 3.60 m²
6.	Toilet	1.20 x 2.70 m²
7.	Corridor	1.10 x 5.00 m²
8.	Terrace	1.20 x 3.90 m²



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2 Bedrooms.

Type 2

Ground Floor	112 m^2	Garden Area	48m^2

1.	Bedroom 1	3.60 x 3.60 m^2
2.	Bedroom 2	3.60 x 3.60 m^2
3.	Bathroom	1.60 x 2.40 m^2
4.	Dining & Reception	4.10 x 7.30 m^2
5.	Toilet	1.20x 2.40 m^2
6.	Kitchen	1.80 x 2.40 m^2
7.	Corridor	1.10 x 5.00 m^2
8.	Terrace	1.20 x 4.00 m^2



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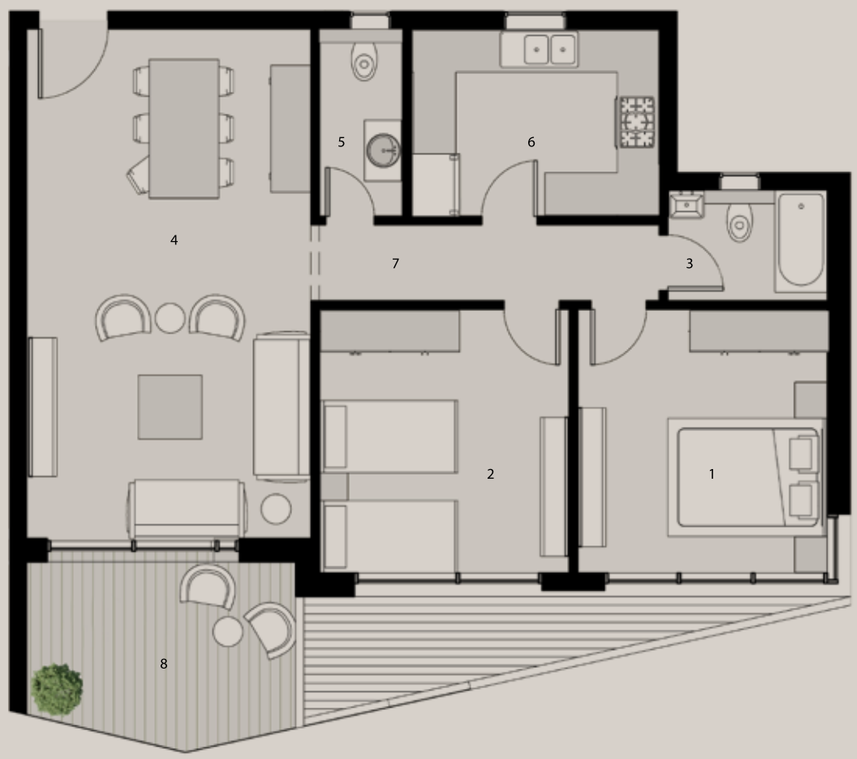
2 Bedrooms.

Type 3

Typical Floor	127m^2		

1.	Bedroom 1	3.60 x 3.80 m^2
2.	Bedroom 2	3.60 x 3.80 m^2
3.	Bathroom	1.60 x 2.30 m^2
4.	Dining & Reception	4.10 x 7.30 m^2
5.	Toilet	1.20x 2.70 m^2
6.	Kitchen	2.70 x 3.60 m^2
7.	Corridor	1.10 x 5.00 m^2
8.	Terrace	2.50 x 3.90 m^2



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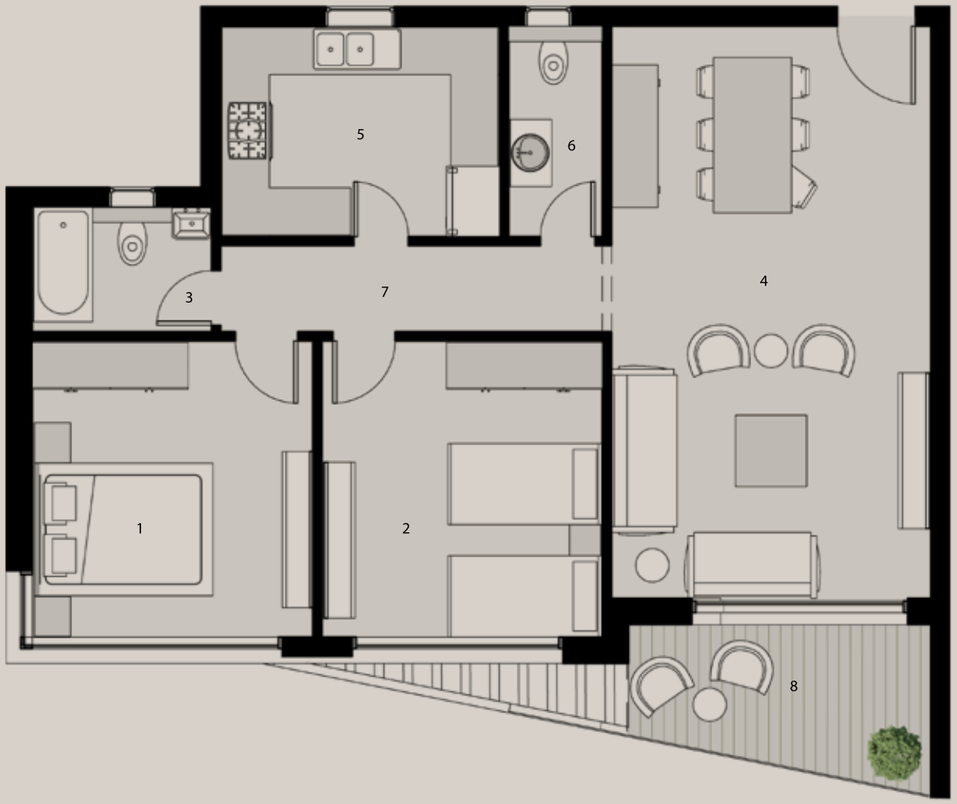
2 Bedrooms.

Type 4

Typical Floor	123m²

1.	Bedroom 1	3.60 x 3.80 m²
2.	Bedroom 2	3.60 x 3.80 m²
3.	Bathroom	1.60 x 2.30 m²
4.	Dining & Reception	4.10 x 7.30 m²
5.	Toilet	1.20x 2.70 m²
6.	Kitchen	2.70x 3.60 m²
7.	Corridor	1.10 x 5.00 m²
8.	Terrace	1.80 x 3.90 m²



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3 Bedrooms.

Type 1

Ground Floor	161m²	Garden	67m²

1.	Master Bedroom	3.60 x 5.00 m²
2.	Master Bathroom	1.60 x 3.10 m²
3.	Dressing	1.60 x 1.60 m²
4.	Bedroom	3.60 x 3.60 m²
5.	Bedroom	3.60 x 3.60 m²
6.	Bathroom	1.60 x 2.40 m²
7.	Dining & Reception	4.10 x 7.30 m²
8.	Toilet	1.20 x 2.10 m²
9.	Kitchen	2.40 x 3.00 m²
10.	Corridor	1.10 x 5.80 m²
11.	Terrace	1.20 x 4.00 m²
12.	Terrace	1.20 x 3.50 m²



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3 Bedrooms.

Type 2

Ground Floor	140m²	Garden	88m²

1.	Master Bedroom	3.80 x 3.90 m²
2.	Bathroom	1.70 x 2.70 m²
3.	Bedroom	3.60 x 3.60 m²
4.	Bedroom	3.60 x 3.80 m²
5.	Toilet	1.20 x 2.70 m²
6.	Dining & Reception	4.10 x 7.30 m²
7.	Kitchen	2.40 x 2.70 m²
8.	Corridor	1.10 x 5.00 m²
9.	Terrace	1.20 x 3.90 m²



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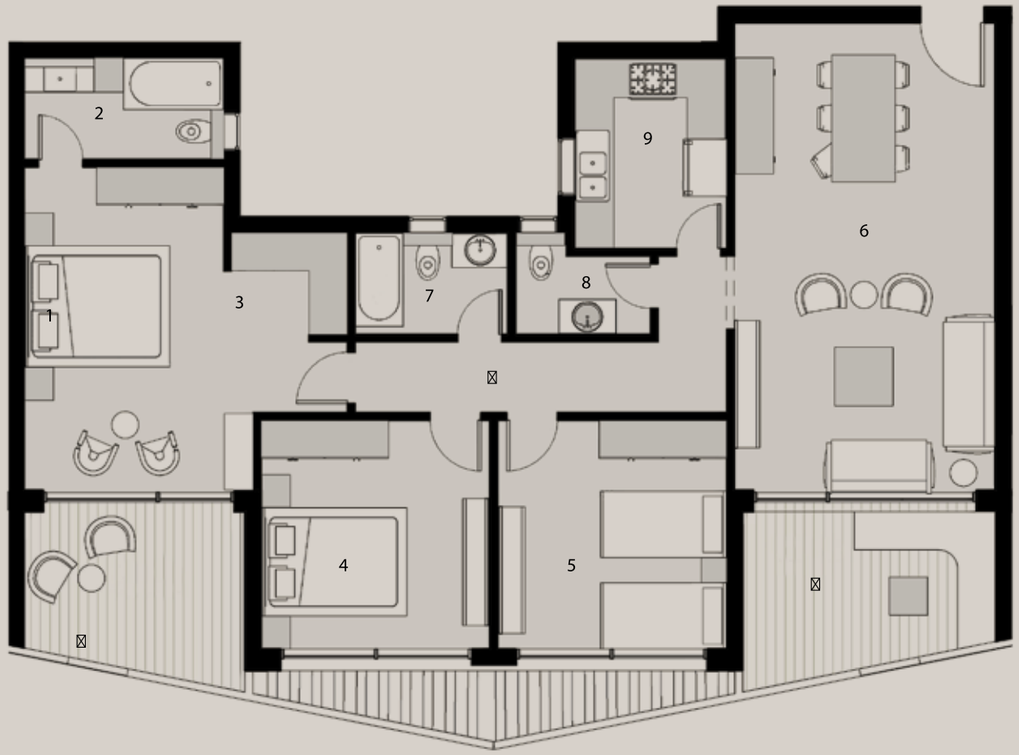
3 Bedrooms.

Type 3

Typical Floor	174m²

1.	Master Bedroom	3.60 x 5.00 m²
2.	Master Bathroom	1.60 x 3.10 m²
3.	Dressing	1.60 x 1.60 m²
4.	Bedroom	3.60 x 3.60 m²
5.	Bedroom	3.60 x 3.60 m²
6.	Dining & Reception	4.10 x 7.30 m²
7.	Bathroom	1.60 x 2.40 m²
8.	Toilet	1.20 x 2.10 m²
9.	Kitchen	2.40 x 3.00 m²
10.	Corridor	1.10 x 5.00 m²
11.	Terrace	2.20 x 4.00 m²
12.	Terrace	2.20 x 3.50 m²



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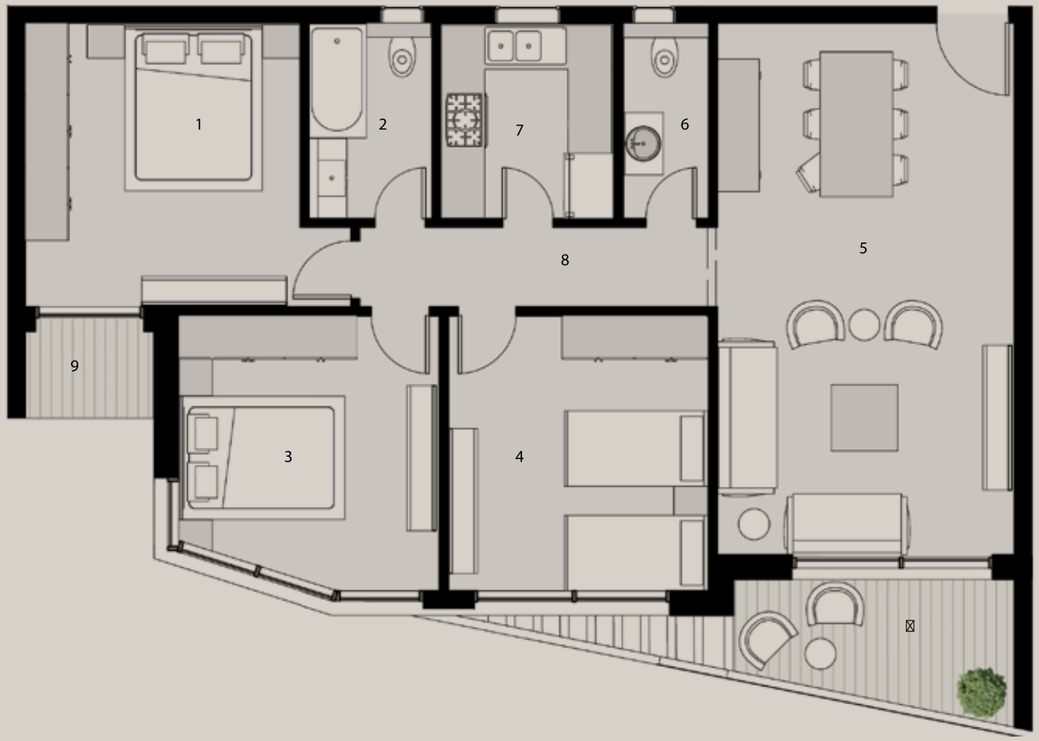
3 Bedrooms.

Type 4

Typical Floor	144m²

1.	Master Bedroom	3.80 x 3.90 m²
2.	Bathroom	1.70 x 2.70 m²
3.	Bedroom	3.60 x 3.60 m²
4.	Bedroom	3.60 x 3.80 m²
5.	Dining & Reception	4.10 x 7.30 m²
6.	Toilet	1.20 x 2.70 m²
7.	Kitchen	2.40 x 2.70 m²
8.	Corridor	1.10 x 4.90 m²
9.	Terrace	1.20 x 1.80 m²
10.	Terrace	1.80 x 3.90 m²



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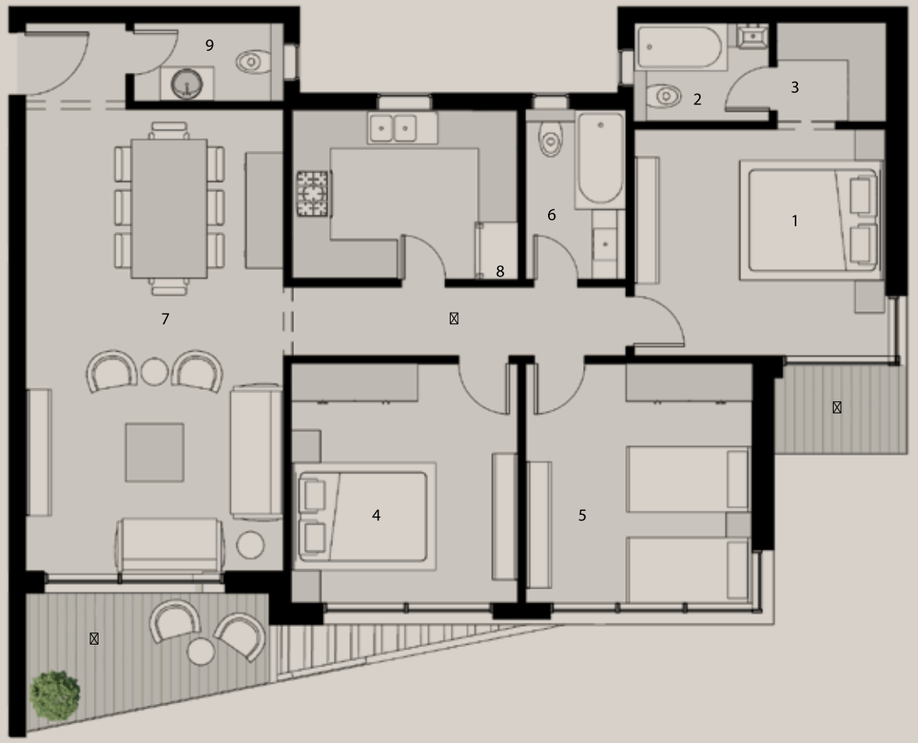
3 Bedrooms.

Type 5

Typical Floor	160m²

1.	Master Bedroom	3.60 x 4.00 m²
2.	Master Bathroom	1.60 x 2.15 m²
3.	Dressing	1.60 x 1.70 m²
4.	Bedroom	3.60 x 3.80 m²
5.	Bedroom	3.60 x 3.80 m²
6.	Bathroom	1.60 x 2.70 m²
7.	Dining & Reception	4.10 x 7.30 m²
8.	Toilet	1.25 x 2.40 m²
9.	Kitchen	2.70 x 3.60 m²
10.	Corridor	1.10 x 5.40 m²
11.	Terrace	1.80 x 3.90 m²
12.	Terrace	1.20 x 2.00 m²



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THE DEVELOPER.



ABOUT

EGYGAB.

Egygab was founded in 1977 with a history of building communities, working in a huge variety of fields and developing the community in every possible way. With a very rich record of establishments not only in the construction business, but also in the educational, agricultural, trade and industry businesses. Serving various sectors that include architectural design, contracting, construction management, civil planning and construction. Our main projects are The Egyptian Language School (ELS), The Canadian International College (CIC), Family City compound in New Cairo, The Fount commercial mall in New Cairo, Granda Residence, Granda Life compounds in Al Shorouk City, The Edge Medical & Retail complex and finally Masaya Sidi-Abdelrahman. Egygab has a clear vision to develop more communities that would reflect its professionalism in the market and get involved in the social progress Egypt is seeking.

Since 1977



OUR PARTNERS.

Engineering Consultant:

EGYGAB CONSTRUCTION

Designed By:

SHERIHAN GABALLAH
ARCHITECTURE DESIGN STUDIO

Facility Management:

HELMET
FACILITY MANAGEMENT
هيلمت لإدارة وصيانة المشروعات