

{MIQAAT DEVELOPMENTS} INTRODUCING



O{/NINE}

Designed for
the Next Chapter

MIQAAT

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



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Welcome to a place where
living feels effortless

— where homes open
to gardens, light dances through
every space,
and the boundaries
between indoors and
outdoors simply disappear.

Here, architecture
becomes more than form
— **it becomes feeling.**

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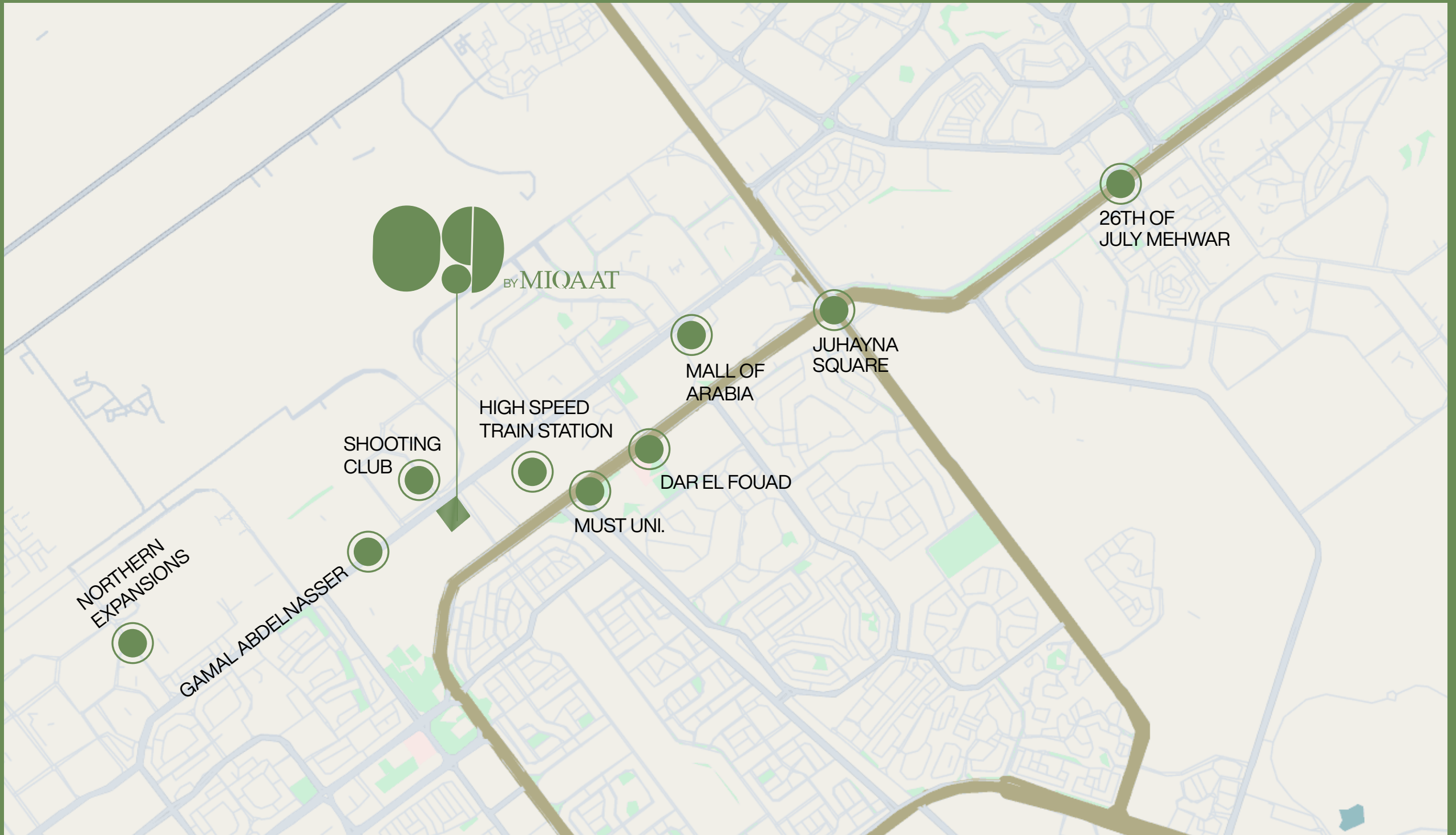


Every home is designed as
a personal sanctuary
and **a gateway to community.**

The shared gardens, walkways,
and gathering spaces invite
connection, while private court-
yards and terraces offer
calm moments of solitude.

It's a balance
— **central yet private,**
open yet intimate,
organic yet timeless.

a new chapter by **MIQAAT**



01 SHOOTING CLUB

0 MINTS

02 MUST UNI.

2 MINTS

03 NORTH EXT.

5 MINTS

04 DAR EL FOUAD

5 MINTS

05 MALL OF ARABIA

4 MINTS

06 JUHAYNA SQ.

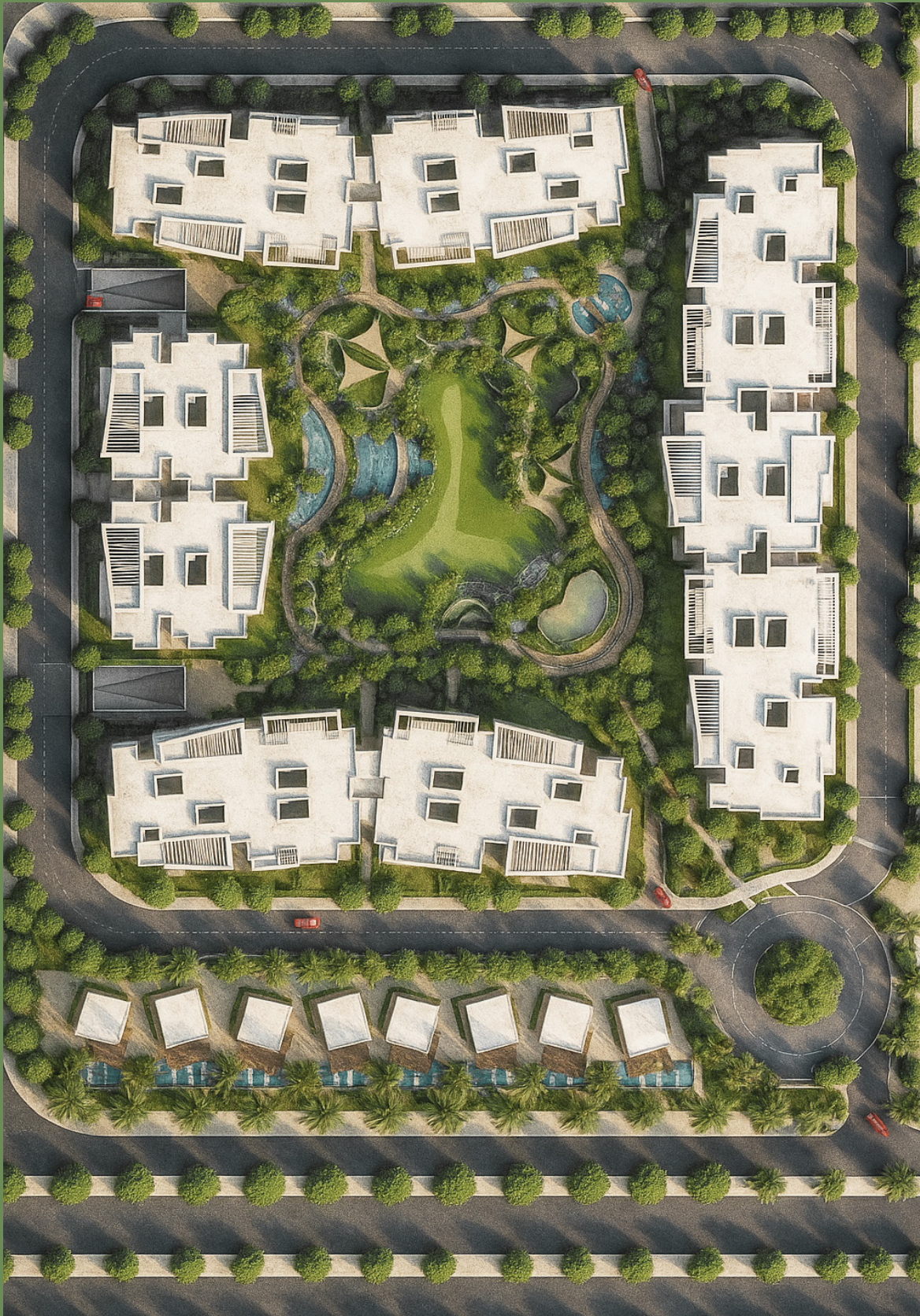
5 MINTS

07 26TH OF JULY MEHWAR

0 MINTS



{MASTER PLAN}



PROJECT OVERVIEW
SITE HIGHLIGHTS⁰¹

TOTAL SITE AREA:

13 ACRES

BUILDING FOOTPRINT:

14%

GREENERY, WATER FEATURES
& SERVICES:

86%

A harmonious balance between
modern architecture and lush
open spaces

— designed to blend comfort,
convenience, and sustainability.



PROJECT OVERVIEW
**MASTER PLAN
COMPONENTS⁰²**

**ZONE A
— RESIDENTIAL**

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

**ZONE B
— MIXED-USE
DEVELOPMENT**

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



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PROJECT OVERVIEW

PROJECT SPECIFICATIONS⁰³

TOTAL BUILDINGS:

9 BUILDINGS

FLOORS PER BUILDING:

**GROUND + 7
FLOORS**

UNDERGROUND
PARKING CAPACITY:

550 SLOTS

Each structure is thoughtfully planned to optimize space, accessibility, and aesthetics, ensuring a premium experience for both residents and visitors.

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This is more than a place to live
— **it's a way to feel alive.**

A modern sanctuary designed for how
we truly want to live today

—**together, open to nature, and in
tune with ourselves.**



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

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

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

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

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

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

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

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

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

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

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

Every amenity is thoughtfully connected — **creating a seamless lifestyle of wellness, leisure, and community.**

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{/Key Values}

CENTRAL YET PRIVATE — Balance of connection and retreat

INCLUSIVE — Spaces for everyone, experiences for all

ORGANIC — Design that grows naturally with life

TIMELESS — Crafted for today and tomorrow

PEDESTRIAN FRIENDLY — Built around people, not cars

COMMUNAL — A neighborhood that belongs to everyone

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{/Residential Overview}

TOTAL UNITS: **432**
ARCHITECTURE STYLE: **MODERN**
FINISHING: **SEMI-FINISHED**
LOADING RATIO: **{/}**

{/Residential Types}

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



{/Payment Plans}

{OPTION 1}

— Flexible Installment Plans

{6 Years}
Equal installments

{7 Years}
5% down payment

{8 Years}
5% down payment
+ additional 5% after 3 months

{9 Years}
7.5% down payment
+ additional 7.5% after 3 months

{10 Years}
10% down payment
+ additional 10% after 3 months

ADDITIONAL DETAILS

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

{/Payment Plans}

{OPTION 2}

— Front-Loaded Payment Plan

{8 Years}
5% down payment

{9 Years}
7.5% down payment

{10 Years}
10% down payment

{9 Years}
7.5% down payment
+ additional 7.5% after 3 months

{10 Years}
10% down payment
+ additional 10% after 3 months

Front-Loaded Structure:
60% payment till delivery

ADDITIONAL DETAILS

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



{/floor plans}

APARTMENT A1 GROUND FLOOR PLAN

09-A1-01- 1 BDR

{/1 BEDROOM}

Total area **87 m²**

ENTRY	2.25X3.8
PWDR	1X1.45
GUEST TOILET	2.15X1.45
RECEPTION & DINING	3.75X6.45
KITCHEN	3.2X2.4
MASTER BEDROOM 01	3.8X3.9
MASTER BATHROOM 01	2.3X2.1
WALKIN CLOSET	1.5X1.5
TERRACE 01	3.25X0.9 1.6X2





{/floor plans}

APARTMENT A1 GROUND FLOOR PLAN

09-A1-02- 2 BDR

{/2 BEDROOM}

Total area **130 m²**

ENTRY	1.6X2.35 0.9X1.6
GUEST TOILET	1.35X2.35
RECEPTION & DINING	5.15X4
FAMILY LIVING AREA	3.75X3.95
KITCHEN	2.4X3 1.3X1
MASTER BEDROOM 01	3.8X3.95
MASTER BATHROOM 01	1.9X2.15
DRESSING	2.4X1.1
BEDROOM 02	3.75X3.95
BATHROOM 02	1.85X2.15
CORRIDOR	5.05X1
TERRACE 02	6X1 2.1X2.7





{/floor plans}

APARTMENT A1 GROUND FLOOR PLAN

09-A1-03- 2 BDR

{/2 BEDROOM}

Total area **137 m²**

ENTRY	1.6X2.35 0.9X1.6
GUEST TOILET	1.35X2.35
RECEPTION & DINING	4.2X2.2 6X2.2
FAMILY LIVING AREA	4.35X3.4
KITCHEN	2.4X2.9 1.3X1
MASTER BEDROOM 01	4X3.95
MASTER BATHROOM 01	1.9X2.15
DRESSING	2.4X1.1
BEDROOM 02	3.85X3.95
BATHROOM 02	1.85X2.15
CORRIDOR	5.4X1.05
TERRACE 02	7.2X0.95 2.5X2.7





{/floor plans}

APARTMENT A1 GROUND FLOOR PLAN

09-A1-04- 1BDR

{/1 BEDROOM}

Total area **86 m²**

ENTRY	2.1X3.8
PWDR	1X1.45
GUEST TOILET	2.15X1.45
RECEPTION & DINING	3.65X6.45
KITCHEN	3.2X2.4
MASTER BEDROOM 01	3.8X3.9
MASTER BATHROOM 01	2.3X2.1
WALKIN CLOSET	1.5X1.5
TERRACE 04	3.9X1 1.3X2.1





{/floor plans}

APARTMENT A1 GROUND FLOOR PLAN

09-A1-05- 3 BDR

{/3 BEDROOM}

Total area **163 m²**

ENTRY	1.75X4.25 1X1.6
FAMILY LIVING AREA	3.85X3.35
GUEST TOILET	2.25X1.45
GUEST TOILET PRE-ENTRY	0.75X1.45
RECEPTION & DINING	5.6X3.65
LAUNDRY	1.8X0.9
KITCHEN	3.05X3.75
MASTER BEDROOM 01	4X3.95
MASTER BATHROOM 01	2.4X2.05
DRESSING	2.5X1.15
BEDROOM 02	3.7X3.95
BEDROOM 03	3.7X3.95
BATHROOM 02	2X2.05
CORRIDOR	7.1X1.1
TERRACE 05	6.95X1 3.55X1.6





{/floor plans}

APARTMENT A1 GROUND FLOOR PLAN

09-A1-06- 3 BDR

{/3 BEDROOM}

Total area **179 m²**

ENTRY	3.1X2.15
LOBBY	1.2X1.65
GUEST TOILET	2.85X1.6
RECEPTION	4.15X2.9
DINING	3.5X2.5
FAMILY LIVING AREA	4X3.35
KITCHEN	3.5X2.5
MASTER BEDROOM 01	3.3X3.7 1.45X3.05
MASTER BATHROOM 01	2.8X1.8
WALKIN CLOSET	1.9X1.8
BEDROOM 02	4.45X3.9
BEDROOM 03	4.3X3.95
BATHROOM 02	2.8X1.75
STORAGE	1.9X1.75
CORRIDOR	1.45X5.7
TERRACE 06	2.65X1.15 2.25X3.75
TERRACE 07	4.35X1.5





{/floor plans}

APARTMENT A1 GROUND FLOOR PLAN

09-A1-07- 2 BDR

{/2 BEDROOM}

Total area **126 m²**

ENTRY	1.85X3.5
PWDR	1.2X1.55
GUEST TOILET	2.05X1.55
RECEPTION & DINING	3.65X6.25
KITCHEN & LAUNDRY	3.25X3.65
MASTER BEDROOM 01	3.9X3.95
MASTER BATHROOM 01	2.55X2.1
DRESSING	2.6X1.15
BEDROOM 02	3.75X3.95
BATHROOM 02	2.05X2.1
CORRIDOR	4.95X1.1
TERRACE 08	3.45X1.6 6X1







{/floor plans}

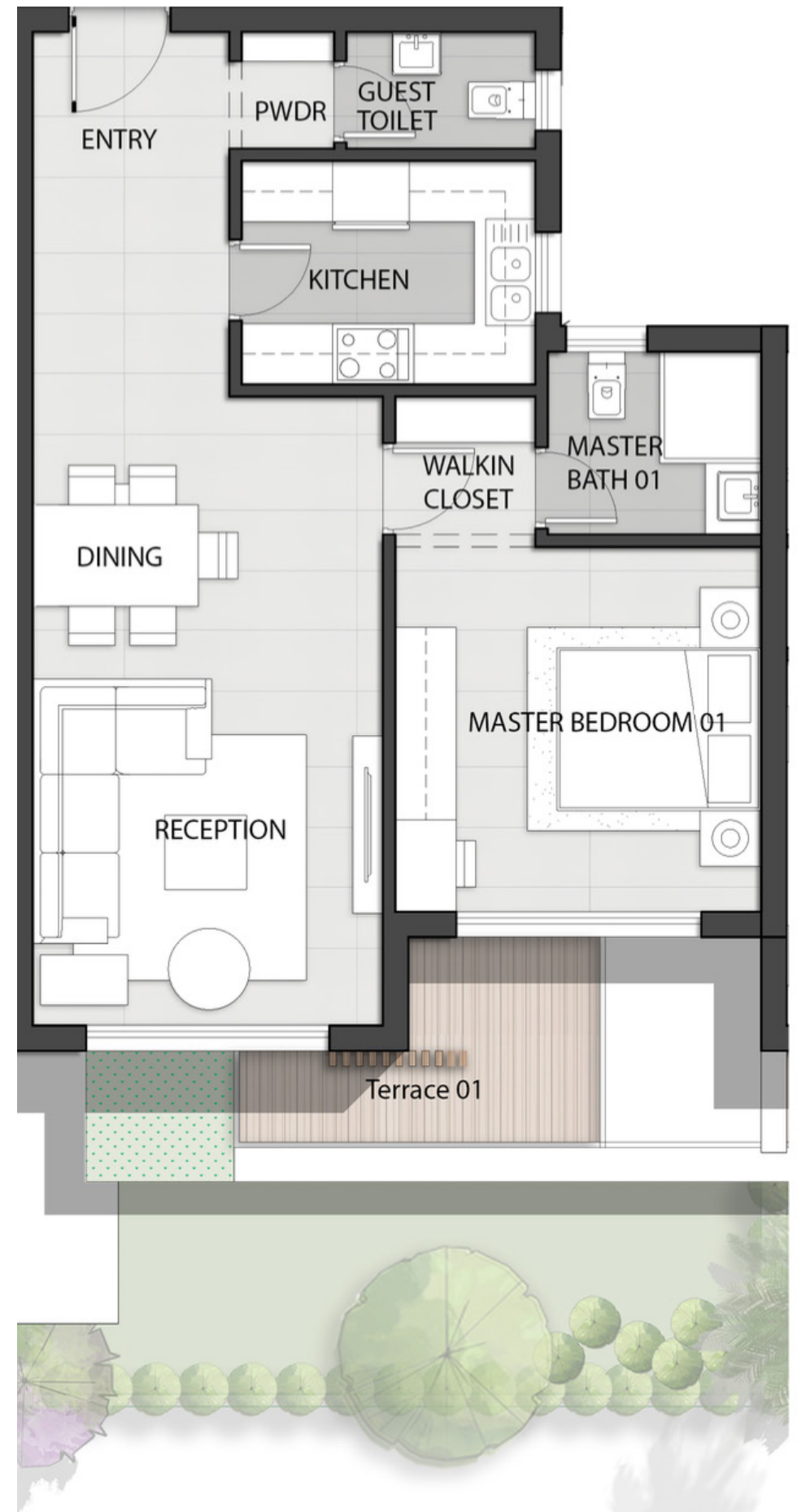
APARTMENT A1
FIRST FLOOR PLAN

09-A1-11- 1BDR

{/1 BEDROOM}

Total area **86 m²**

ENTRY	2.25X3.8
PWDR	1X1.45
GUEST TOILET	2.15X1.45
RECEPTION & DINING	3.75X6.45
KITCHEN	3.2X2.4
MASTER BEDROOM 01	3.8X3.9
MASTER BATHROOM 01	2.3X2.1
WALKIN CLOSET	1.5X1.5
TERRACE 01	1.7X0.95 1.95X2.1





{/floor plans}

APARTMENT A1 FIRST FLOOR PLAN

09-A1-12- 2 BDR

{/2 BEDROOM}

Total area **141 m²**

ENTRY	1.6X2.35 0.9X1.6
GUEST TOILET	1.35X2.35
RECEPTION & DINING	6.4X4.5
FAMILY LIVING AREA	3.75X3.4
KITCHEN	2.4X3 1.3X1
MASTER BEDROOM 01	3.8X3.95
MASTER BATHROOM 01	1.9X2.15
DRESSING	2.4X1.1
BEDROOM 02	3.75X3.95
BATHROOM 02	1.85X2.15
CORRIDOR	5.05X1
TERRACE 02	8.4X0.95
TERRACE 03	1.85X1.65 1.55X2.45





{/floor plans}

APARTMENT A1 FIRST FLOOR PLAN

09-A1-13- 2 BDR

{/2 BEDROOM}

Total area **139m²**

ENTRY	1.6X2.35 0.9X1.6
GUEST TOILET	1.35X2.35
RECEPTION & DINING	4.2X2.2 6X2.2
FAMILY LIVING AREA	4.35X3.4
KITCHEN	2.4X2.9 1.3X1
MASTER BEDROOM 01	4X3.95
MASTER BATHROOM 01	1.9X2.15
DRESSING	2.4X1.1
BEDROOM 02	3.85X3.95
BATHROOM 02	1.85X2.15
CORRIDOR	5.4X1.05
TERRACE 04	4.1X1.75
TERRACE 05	7.9X1.1





{/floor plans}

APARTMENT A1 FIRST FLOOR PLAN

09-A1-14- 1 BDR

{/1 BEDROOM}

Total area **85 m²**

ENTRY	2.1X3.8
PWDR	1X1.45
GUEST TOILET	2.15X1.45
RECEPTION & DINING	3.65X6.45
KITCHEN	3.2X2.4
MASTER BEDROOM 01	3.8X3.9
MASTER BATHROOM 01	2.3X2.1
WALKIN CLOSET	1.5X1.5
TERRACE 06	2.8X1 1.3X2.1





{/floor plans}

APARTMENT A1 FIRST FLOOR PLAN

09-A1-15- 3 BDR

{/3 BEDROOM}

Total area **162 m²**

ENTRY	1.75X4.25 1X1.6
GUEST TOILET	2.25X1.45
GUEST TOILET PRE-ENTRY	0.75X1.45
RECEPTION & DINING	5.6X3.65
FAMILY LIVING AREA	3.85X3.35
LAUNDRY	1.8X0.9
KITCHEN	3.05X3.75
MASTER BEDROOM 01	4X3.95
MASTER BATHROOM 01	2.4X2.05
DRESSING	2.5X1.15
BEDROOM 02	3.7X3.95
BEDROOM 03	3.7X3.95
BATHROOM 02	2X2.05
CORRIDOR	7.1X1.1
TERRACE 07	6.5X1.1 2.2X1.8





{/floor plans}

APARTMENT A1 FIRST FLOOR PLAN

09-A1-16- 3 BDR

{/3 BEDROOM}

Total area **183 m²**

ENTRY	3.1X2.15
LOBBY	1.2X1.65
GUEST TOILET	2.85X1.6
RECEPTION	4.15X2.9
DINING	3.5X2.5
FAMILY LIVING AREA	4X3.35
KITCHEN	3.5X2.5
MASTER BEDROOM 01	3.3X3.7 1.45X3.05
MASTER BATHROOM 01	2.8X1.8
WALKIN CLOSET	1.9X1.8
BEDROOM 02	4.45X3.9
BEDROOM 03	4.3X3.95
BATHROOM 02	2.8X1.75
STORAGE	1.9X1.75
CORRIDOR	1.45X5.7
TERRACE 08	1.45X1.1 2.25X3.7
TERRACE 09	3.45X1.45
TERRACE 10	4.3X1.55

a new chapter by **MIQAAT**





{/floor plans}

APARTMENT A1 FIRST FLOOR PLAN

09-A1-17- 2 BDR

{/2 BEDROOM}

Total area **119 m²**

ENTRY	1.85X3.5
PWDR	1.2X1.55
GUEST TOILET	2.05X1.55
RECEPTION & DINING	3.65X6.25
KITCHEN & LAUNDRY	3.25X3.65
MASTER BEDROOM 01	3.9X3.95
MASTER BATHROOM 01	2.55X2.1
DRESSING	2.6X1.15
BEDROOM 02	3.75X3.95
BATHROOM 02	2.05X2.1
CORRIDOR	4.95X1.1
TERRACE 11	3.65X1.55





09-A1-25

09-A1-24

09-A1-023



09-A1-26

09-A1-27

09-A1-21

09-A1-22



{/floor plans}

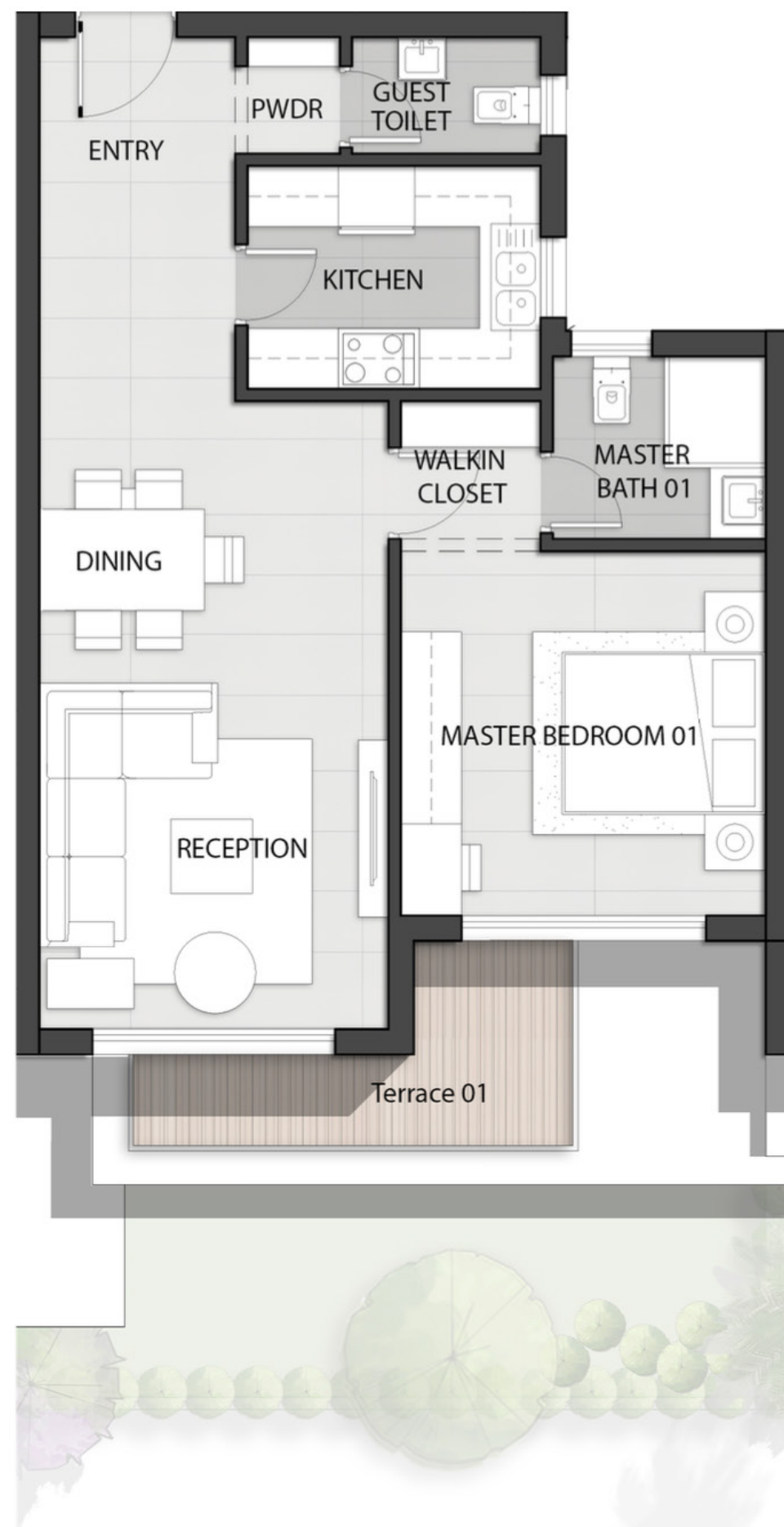
APARTMENT A1 SECOND / TYPICAL FLOOR PLAN

09-A1-21- 1 BDR

{/1 BEDROOM}

Total area **85 m²**

ENTRY	2.1X3.8
PWDR	1X1.45
GUEST TOILET	2.15X1.45
RECEPTION & DINING	3.6X6.45
KITCHEN	3.2X2.4
MASTER BEDROOM 01	3.8X3.9
MASTER BATHROOM 01	2.3X2.1
WALKIN CLOSET	1.5X1.5
TERRACE 01	2.8X0.95 1.6X2.1





{/floor plans}

APARTMENT A1 SECOND / TYPICAL FLOOR PLAN

09-A1-22- 2 BDR

{/2 BEDROOM}

Total area **137 m²**

ENTRY	1.6X2.35 0.9X1.6
GUEST TOILET	1.35X2.35
RECEPTION & DINING	6.4X4.5
FAMILY LIVING AREA	3.75X3.4
KITCHEN	2.4X3 1.3X1
MASTER BEDROOM 01	3.8X3.95
MASTER BATHROOM 01	1.9X2.15
DRESSING	2.4X1.1
BEDROOM 02	3.75X3.95
BATHROOM 02	1.85X2.15
CORRIDOR	5.05X1
TERRACE 02	2.4X0.95
TERRACE 03	2.5X0.95
TERRACE 04	2.85X2.2





{/floor plans}

APARTMENT A1 SECOND / TYPICAL FLOOR PLAN

09-A1-23- 2 BDR

{/2 BEDROOM}

Total area **137m²**

ENTRY	1.6X2.35 0.9X1.6
GUEST TOILET	1.35X2.35
RECEPTION & DINING	4.2X2.2 6X2.2
FAMILY LIVING AREA	4.35X3.4
KITCHEN	2.4X2.9 1.3X1
MASTER BEDROOM 01	4X3.95
MASTER BATHROOM 01	1.9X2.15
DRESSING	2.4X1.1
BEDROOM 02	3.85X3.95
BATHROOM 02	1.85X2.15
CORRIDOR	5.4X1.05
TERRACE 05	4.1X1.75
TERRACE 06	3.9X1
TERRACE 07	2.55X1





{/floor plans}

APARTMENT A1 SECOND / TYPICAL FLOOR PLAN

09-A1-24- 1 BDR

{/1 BEDROOM}

Total area **84 m²**

ENTRY	2.1X3.8
PWDR	1X1.45
GUEST TOILET	2.15X1.45
RECEPTION & DINING	3.65X6.45
KITCHEN	3.2X2.4
MASTER BEDROOM 01	3.8X3.9
MASTER BATHROOM 01	2.3X2.1
WALKIN CLOSET	1.5X1.5
TERRACE 08	2.8X1 1.3X2.1





{/floor plans}

APARTMENT A1 SECOND / TYPICAL FLOOR PLAN

09-A1-25- 3 BDR

{/3 BEDROOM}

Total area **158 m²**

ENTRY	1.75X4.25 1X1.6
GUEST TOILET	2.25X1.45
GUEST TOILET PRE-ENTRY	0.75X1.45
RECEPTION & DINING	5.6X3.65
FAMILY LIVING AREA	3.85X3.35
LAUNDRY	1.8X0.9
KITCHEN	3.05X3.75
MASTER BEDROOM 01	4X3.95
MASTER BATHROOM 01	2.4X2.05
DRESSING	2.5X1.15
BEDROOM 02	3.7X3.95
BEDROOM 03	3.7X3.95
BATHROOM 02	2X2.05
CORRIDOR	7.1X1.1
TERRACE 09	3.6X1.6
TERRACE 10	1.9X1





{/floor plans}

APARTMENT A1 SECOND / TYPICAL FLOOR PLAN

09-A1-26- 3 BDR

{/3 BEDROOM}

Total area **173 m²**

ENTRY	3.1X2.15
LOBBY	1.2X1.65
GUEST TOILET	2.85X1.6
RECEPTION	4.15X2.9
DINING	3.5X2.5
FAMILY LIVING AREA	4X3.35
KITCHEN	3.5X2.5
MASTER BEDROOM 01	3.3X3.7 1.45X3.05
MASTER BATHROOM 01	2.8X1.8
WALKIN CLOSET	1.9X1.8
BEDROOM 02	4.45X3.9
BEDROOM 03	4.3X3.95
BATHROOM 02	2.8X1.75
STORAGE	1.9X1.75
CORRIDOR	1.45X5.7
TERRACE 11	0.75X0.75 2.25X3.4
TERRACE 12	0.55X0.65 3.7X1.05





{/floor plans}

APARTMENT A1 SECOND / TYPICAL FLOOR PLAN

09-A1-27- 3 BDR

{/3 BEDROOM}

Total area **172 m²**

ENTRY	1.95X3.5
PWDR	1.1X1.55
GUEST TOILET	2.05X1.55
RECEPTION & DINING	3.75X6.35
KITCHEN & LAUNDRY	2.95X3.65
MAID'S ROOM	2.15X2.05
MAID'S BATH	1.3X2.05
MASTER BEDROOM 01	3.85X4 2.8X1.2
MASTER BATHROOM 01	4X2.6
DRESSING	2.7X2.55
CORRIDOR	8.45X1.05
BEDROOM 02	3.7X4
BEDROOM 03	3.7X4
BATHROOM 02	2.1X2.05 1.3X0.75
TERRACE 13	4X1.55
TERRACE 14	5.8X0.95







{/floor plans}

APARTMENT B2 GROUND FLOOR PLAN

09-B2-01- 2 BDR

{/2 BEDROOM}

Total area **138 m²**

ENTRY	2.2X1.7
GUEST TOILET	1.45X2.3
RECEPTION & DINING	5.55X4.7
FAMILY LIVING AREA	4.2X3.55
KITCHEN	2.4X3.05 1.25X1.2
MASTER BEDROOM 01	3.8X4.1
DRESSING	2.4X1.1
MASTER BATHROOM 01	1.9X2.05
BEDROOM 02	3.7X4.1
BATH 02	1.8X2.05
CORRIDOR	5.05X1.05
TERRACE 01	4X2.6 3.3X0.9





{/floor plans}

APARTMENT B2 GROUND FLOOR PLAN

09-B2-02- 2 BDR

{/2 BEDROOM}

Total area **138 m²**

ENTRY	2.2X1.7
GUEST TOILET	1.45X2.3
RECEPTION & DINING	5.55X4.7
FAMILY LIVING AREA	4.2X3.55
KITCHEN	2.4X3.05 1.25X1.2
MASTER BEDROOM 01	3.8X4.1
DRESSING	2.4X1.1
MASTER BATHROOM 01	1.9X2.05
BEDROOM 02	3.7X4.1
BATH 02	1.8X2.05
CORRIDOR	5.05X1.05
TERRACE 01	4X2.6 3.3X0.9





{/floor plans}

APARTMENT B2 GROUND FLOOR PLAN

09-B2-03- 3 BDR

{/3 BEDROOM}

Total area **171 m²**

ENTRY	1.85X2
GUEST TOILET	1.85X2
RECEPTION & DINING	7.25X5.7
KITCHEN	2.55X4.05 1.15X1.25
MASTER BEDROOM 01	3.8X4.05
DRESSING	1.95X1.65
MASTER BATHROOM 01	1.9X2.4
BEDROOM 02	3.7X4.05
BEDROOM 03	3.9X3.9
BATH 02	1.8X2.4
CORRIDOR	5.5X1.1
TERRACE 03	1.55X0.7 3.7X2.05 1.9X5.75





{/floor plans}

APARTMENT B2 GROUND FLOOR PLAN

09-B2-04- 3 BDR

{/3 BEDROOM}

Total area **171 m²**

ENTRY	1.85X2
GUEST TOILET	1.85X2
RECEPTION & DINING	7.25X5.7
KITCHEN	2.55X4.05 1.15X1.25
MASTER BEDROOM 01	3.8X4.05
DRESSING	1.95X1.65
MASTER BATHROOM 01	1.9X2.4
BEDROOM 02	3.7X4.05
BEDROOM 03	3.9X3.9
BATH 02	1.8X2.4
CORRIDOR	5.5X1.1
TERRACE 03	1.55X0.7 3.7X2.05 1.9X5.75







{/floor plans}

APARTMENT B2 FIRST FLOOR PLAN

09-B2-11- 2 BDR

{/2 BEDROOM}

Total area **147 m²**

ENTRY	2.2X1.7
GUEST TOILET	1.45X2.3
RECEPTION & DINING	6.8X4.9
FAMILY LIVING AREA	4.2X3.55
KITCHEN	2.4X3.05 1.25X1.05
MASTER BEDROOM 01	3.8X4.05
DRESSING	2.35X1.15
MASTER BATHROOM 01	1.9X2.05
BEDROOM 02	3.7X4.1
BATH 02	1.8X2.1
CORRIDOR	5.1X1.05
TERRACE 01	3.15X2.2
TERRACE 02	4.35X0.85
TERRACE 03	3.5X0.85





{/floor plans}

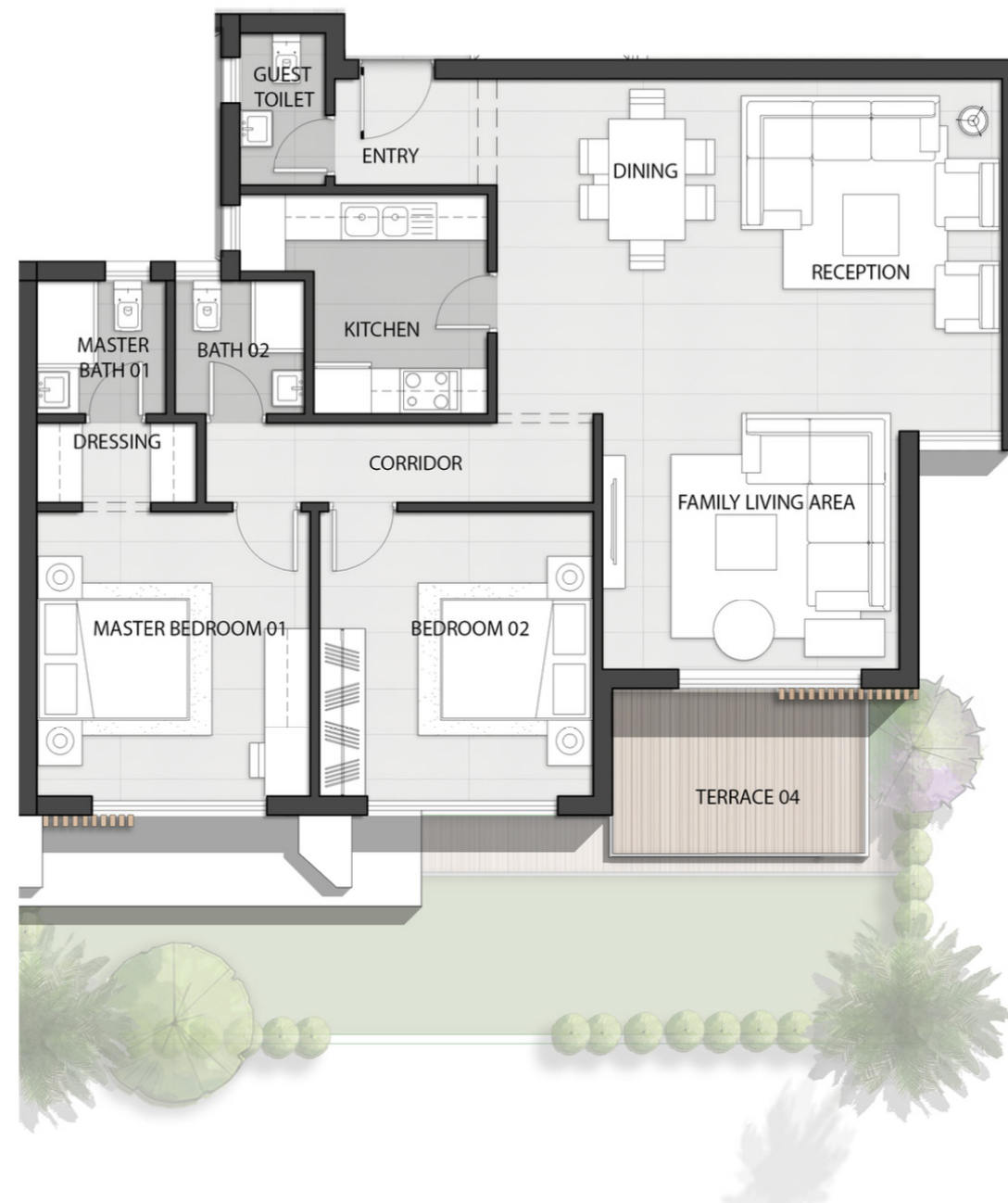
APARTMENT B2 FIRST FLOOR PLAN

09-B2-12- 2 BDR

{/2 BEDROOM}

Total area **140 m²**

ENTRY	2.2X1.7
GUEST TOILET	1.45X2.3
RECEPTION & DINING	6.8X4.9
FAMILY LIVING AREA	4.2X3.55
KITCHEN	2.4X3.05 1.25X1.05
MASTER BEDROOM 01	3.8X4.05
DRESSING	2.35X1.15
MASTER BATHROOM 01	1.9X2.05
BEDROOM 02	3.7X4.1
BATH 02	1.8X2.1
CORRIDOR	5.1X1.05
TERRACE 04	3.4X2.2





{/floor plans}

APARTMENT B2 FIRST FLOOR PLAN

09-B2-13- 3 BDR

{/3 BEDROOM}

Total area **169 m²**

ENTRY	1.85X2
GUEST TOILET	1.85X2
RECEPTION & DINING	7.25X5.7
KITCHEN	2.55X4.05 1.15X1.25
MASTER BEDROOM 01	3.8X4.05
DRESSING	1.95X1.65
MASTER BATHROOM 01	1.9X2.4
BEDROOM 02	3.7X4.05
BEDROOM 03	3.9X3.9
BATH 02	1.8X2.4
CORRIDOR	5.5X1.1
TERRACE 05	0.8X0.4 3.7X1.7 1.9X5.4





{/floor plans}

APARTMENT B2 FIRST FLOOR PLAN

09-B2-14- 3 BDR

{/3 BEDROOM}

Total area **176 m²**

ENTRY	1.85X2
GUEST TOILET	1.85X2
RECEPTION & DINING	7.25X5.7
KITCHEN	2.55X4.05 1.15X1.25
MASTER BEDROOM 01	3.8X4.05
DRESSING	1.95X1.65
MASTER BATHROOM 01	1.9X2.4
BEDROOM 02	3.7X4.05
BEDROOM 03	3.9X3.9
BATH 02	1.8X2.4
CORRIDOR	5.5X1.1
TERRACE 06	3.5X0.85
TERRACE 07	4.4X0.85
TERRACE 08	3.7X1.7 1.9X5.4







{/floor plans}

APARTMENT B2 SECOND / TYPICAL FLOOR PLAN

09-B2-21- 2 BDR

{/2 BEDROOM}

Total area **145 m²**

ENTRY	2.2X1.7
GUEST TOILET	1.45X2.3
RECEPTION & DINING	6.8X4.9
FAMILY LIVING AREA	4.2X3.55
KITCHEN	2.4X3.05 1.3X1.05
MASTER BEDROOM 01	3.8X4.05
DRESSING	2.4X1.15
MASTER BATHROOM 01	1.9X2.05
BEDROOM 02	3.7X4.1
BATH 02	1.8X2.1
CORRIDOR	5.1X1.05
TERRACE 01	3.35X2.2
TERRACE 02	3.8X0.9





{/floor plans}

APARTMENT B2 SECOND / TYPICAL FLOOR PLAN

09-B2-22- 2 BDR

{/2 BEDROOM}

Total area **145 m²**

ENTRY	2.2X1.7
GUEST TOILET	1.5X2.3
RECEPTION & DINING	6.8X4.9
FAMILY LIVING AREA	4.2X3.55
KITCHEN	2.4X3.05 1.3X1.05
MASTER BEDROOM 01	3.8X4.05
DRESSING	2.4X1.15
MASTER BATHROOM 01	1.9X2.05
BEDROOM 02	3.7X4.1
BATH 02	1.8X2.1
CORRIDOR	5.1X1.05
TERRACE 03	4.3X0.9
TERRACE 04	3.35X2.2





{/floor plans}

APARTMENT B2 SECOND / TYPICAL FLOOR PLAN

09-B2-23- 3 BDR

{/3 BEDROOM}

Total area **171 m²**

ENTRY	1.9X2
GUEST TOILET	1.9X2
RECEPTION & DINING	7.3X5.7
KITCHEN	2.6X4.05 1.2X1.25
MASTER BEDROOM 01	3.8X4.05
DRESSING	2X1.65
MASTER BATHROOM 01	1.9X2.4
BEDROOM 02	3.7X4.05
BEDROOM 03	3.9X3.9
BATH 02	1.8X2.4
CORRIDOR	5.5X1.1
TERRACE 05	2.6X1.8 1.9X5.4
TERRACE 06	4.3X0.9





{/floor plans}

APARTMENT B2 SECOND / TYPICAL FLOOR PLAN

09-B2-24- 3 BDR

{/3 BEDROOM}

Total area **171 m²**

ENTRY	1.9X2
GUEST TOILET	1.9X2
RECEPTION & DINING	7.3X5.7
KITCHEN	2.6X4.05 1.2X1.25
MASTER BEDROOM 01	3.8X4.05
DRESSING	2X1.65
MASTER BATHROOM 01	1.9X2.4
BEDROOM 02	3.7X4.05
BEDROOM 03	3.9X3.9
BATH 02	1.8X2.4
CORRIDOR	5.5X1.1
TERRACE 07	3.8X0.9
TERRACE 08	2.6X1.85 1.9X5.4







{/floor plans}

APARTMENT A9 GROUND FLOOR PLAN

09-A9-01- 2 BDR

{/2 BEDROOM}

Total area **126 m²**

ENTRY	1.85X3.5
PWDR	1.2X1.55
GUEST TOILET	2.05X1.55
RECEPTION & DINING	3.65X6.25
KITCHEN & LAUNDRY	3.25X3.65
MASTER BEDROOM 01	3.9X3.95
MASTER BATHROOM 01	2.55X2.1
DRESSING	2.6X1.15
BEDROOM 02	3.75X3.95
BATHROOM 02	2.05X2.1
CORRIDOR	4.95X1.1
TERRACE 08	6X1 3.45X1.6





{/floor plans}

APARTMENT A9 GROUND FLOOR PLAN

09-A9-02- 3 BDR

{/3 BEDROOM}

Total area **177 m²**

ENTRY	3.1X2.15
LOBBY	1.2X1.65
GUEST TOILET	2.85X1.6
RECEPTION	4.15X2.9
DINING	3.5X2.5
FAMILY LIVING AREA	4X3.35
KITCHEN	3.5X2.5
MASTER BEDROOM 01	3.3X3.7 1.45X3.05
MASTER BATHROOM 01	2.8X1.8
WALKIN CLOSET	1.9X1.8
BEDROOM 02	4.45X3.9
BEDROOM 03	4.3X3.95
BATHROOM 02	2.8X1.75
STORAGE	1.9X1.75
CORRIDOR	1.45X5.7
TERRACE 06	1.7X1.15 2.25X3.75
TERRACE 07	4.35X1.5





{/floor plans}

APARTMENT A9 GROUND FLOOR PLAN

09-A9-03- 3 BDR

{/3 BEDROOM}

Total area **162 m²**

ENTRY	1.75X4.25 1X1.6
GUEST TOILET	2.25X1.45
GUEST TOILET PRE-ENTRY	0.75X1.45
RECEPTION & DINING	5.6X3.65
FAMILY LIVING AREA	3.85X3.35
LAUNDRY	1.8X0.9
KITCHEN	3.05X3.75
MASTER BEDROOM 01	4X3.95
MASTER BATHROOM 01	2.4X2.05
DRESSING	2.5X1.15
BEDROOM 02	3.7X3.95
BEDROOM 03	3.7X3.95
BATHROOM 02	2X2.05
CORRIDOR	7.1X1.1
TERRACE 05	6X1 3.6X1.6





{/floor plans}

APARTMENT A9 GROUND FLOOR PLAN

09-A9-04- 1BDR

{/1 BEDROOM}

Total area **86 m²**

ENTRY	2.1X3.8
PWDR	1X1.45
GUEST TOILET	2.15X1.45
RECEPTION & DINING	3.65X6.45
KITCHEN	3.2X2.4
MASTER BEDROOM 01	3.8X3.9
MASTER BATHROOM 01	2.3X2.1
WALKIN CLOSET	1.5X1.5
TERRACE 04	3.9X1 1.3X2.1





{/floor plans}

APARTMENT A9 GROUND FLOOR PLAN

09-A9-05- 2 BDR

{/2 BEDROOM}

Total area **134 m²**

ENTRY	1.6X2.35 0.9X1.6
GUEST TOILET	1.35X2.35
RECEPTION & DINING	5.35X4.45
FAMILY LIVING AREA	3.9X3.55
KITCHEN	2.3X3 1.3X1
MASTER BEDROOM 01	3.8X3.95
MASTER BATHROOM 01	1.9X2.15
DRESSING	2.4X1.1
BEDROOM 02	3.75X3.95
BATHROOM 02	1.85X2.15
CORRIDOR	5X1
TERRACE 03	6.85X0.95 2.8X2.45





{/floor plans}

APARTMENT A9 GROUND FLOOR PLAN

09-A9-06- 2 BDR

{/2 BEDROOM}

Total area **130 m²**

ENTRY	1.6X2.35 0.8X1.6
GUEST TOILET	1.35X2.35
RECEPTION & DINING	5.25X4.2
FAMILY LIVING AREA	3.75X3.45
KITCHEN	2.3X3 1.3X1
MASTER BEDROOM 01	3.8X3.95
MASTER BATHROOM 01	1.9X2.15
DRESSING	2.4X1.1
BEDROOM 02	3.75X3.95
BATHROOM 02	1.85X2.15
CORRIDOR	5X1
TERRACE 02	6X1 2.1X2.9





{/floor plans}

APARTMENT A9
GROUND FLOOR PLAN

09-A9-07-1 BDR

{/1 BEDROOM}

Total area **88 m²**

ENTRY	2.25X3.8
PWDR	1X1.45
GUEST TOILET	2.15X1.45
RECEPTION & DINING	3.75X6.45
KITCHEN	3.2X2.4
MASTER BEDROOM 01	3.8X3.9
MASTER BATHROOM 01	2.3X2.1
WALKIN CLOSET	1.5X1.5
TERRACE 01	3.25X0.9 1.85X2







{/floor plans}

APARTMENT A9 FIRST FLOOR PLAN

09-A9-11- 2 BDR

{/2 BEDROOM}

Total area **119 m²**

ENTRY	1.85X3.5
PWDR	1.2X1.55
GUEST TOILET	2.05X1.55
RECEPTION & DINING	3.65X6.25
KITCHEN & LAUNDRY	3.25X3.65
MASTER BEDROOM 01	3.9X3.95
MASTER BATHROOM 01	2.55X2.1
DRESSING	2.6X1.15
BEDROOM 02	3.75X3.95
BATHROOM 02	2.05X2.1
CORRIDOR	4.95X1.1
TERRACE 11	3.85X1.55





{/floor plans}

APARTMENT A9 FIRST FLOOR PLAN

09-A9-12- 3 BDR

{/3 BEDROOM}

Total area **184 m²**

ENTRY	3.1X2.15
LOBBY	1.2X1.65
GUEST TOILET	2.85X1.6
RECEPTION	4.15X2.9
DINING	3.5X2.5
FAMILY LIVING AREA	4X3.35
KITCHEN	3.5X2.5
MASTER BEDROOM 01	3.3X3.7 1.45X3.05
MASTER BATHROOM 01	2.8X1.8
WALKIN CLOSET	1.9X1.8
BEDROOM 02	4.45X3.9
BEDROOM 03	4.3X3.95
BATHROOM 02	2.8X1.75
STORAGE	1.9X1.75
CORRIDOR	1.45X5.7
TERRACE 08	1.45X1.1 2.25X3.75
TERRACE 09	3.45X1.45
TERRACE 10	4.35X1.55

a new chapter by **MIQAAT**





{/floor plans}

APARTMENT A9 FIRST FLOOR PLAN

09-A9-13- 3 BDR

{/3 BEDROOM}

Total area **161 m²**

ENTRY	1.75X4.25 1X1.6
GUEST TOILET	2.25X1.45
GUEST TOILET PRE-ENTRY	0.75X1.45
RECEPTION & DINING	5.6X3.65
FAMILY LIVING AREA	3.85X3.35
LAUNDRY	1.8X0.9
KITCHEN	3.05X3.75
MASTER BEDROOM 01	4X3.95
MASTER BATHROOM 01	2.4X2.05
DRESSING	2.5X1.15
BEDROOM 02	3.7X3.95
BEDROOM 03	3.7X3.95
BATHROOM 02	2X2.05
CORRIDOR	7.1X1.1
TERRACE 07	6X1.1 2.2X1.8





{/floor plans}

APARTMENT A9 FIRST FLOOR PLAN

09-A9-14- 1BDR

{/1 BEDROOM}

Total area **85 m²**

ENTRY	2.1X3.8
PWDR	1X1.45
GUEST TOILET	2.15X1.45
RECEPTION & DINING	3.65X6.45
KITCHEN	3.2X2.4
MASTER BEDROOM 01	3.8X3.9
MASTER BATHROOM 01	2.3X2.1
WALKIN CLOSET	1.5X1.5
TERRACE 01	2.8X1 1.3X2.1





{/floor plans}

APARTMENT A9 FIRST FLOOR PLAN

09-A9-15- 2 BDR

{/2 BEDROOM}

Total area **146 m²**

ENTRY	1.6X2.35 0.9X1.6
GUEST TOILET	1.35X2.35
RECEPTION & DINING	4.2X4.5
FAMILY LIVING AREA	3.05X4.5
KITCHEN	2.3X3 1.3X1
MASTER BEDROOM 01	3.8X3.95
MASTER BATHROOM 01	1.9X2.15
DRESSING	2.4X1.1
BEDROOM 02	3.75X3.95
BATHROOM 02	1.85X2.15
BEDROOM 03	3.9X3.85
CORRIDOR	5X1
TERRACE 04	2.25X1.9
TERRACE 05	7.9X1.1





{/floor plans}

APARTMENT A9 FIRST FLOOR PLAN

09-A9-16- 2 BDR

{/2 BEDROOM}

Total area **140 m²**

ENTRY	1.6X2.35 0.8X1.6
GUEST TOILET	1.35X2.35
RECEPTION & DINING	6.6X4.25
FAMILY LIVING AREA	3.75X3.45
KITCHEN	2.3X3 1.3X1
MASTER BEDROOM 01	3.8X3.95
MASTER BATHROOM 01	1.9X2.15
DRESSING	2.4X1.1
BEDROOM 02	3.75X3.95
BATHROOM 02	1.85X2.15
CORRIDOR	5X1
TERRACE 02	8.4X0.95
TERRACE 03	1.85X1.65 1.55X2.45





{/floor plans}

APARTMENT A9 FIRST FLOOR PLAN

09-A9-17- 1BDR

{/1 BEDROOM}

Total area **86 m²**

ENTRY	2.25X3.8
PWDR	1X1.45
GUEST TOILET	2.15X1.45
RECEPTION & DINING	3.75X6.45
KITCHEN	3.2X2.4
MASTER BEDROOM 01	3.8X3.9
MASTER BATHROOM 01	2.3X2.1
WALKIN CLOSET	1.5X1.5
TERRACE 01	1.7X0.95 1.95X2.1







{/floor plans}

APARTMENT A9 SECOND / TYPICAL FLOOR PLAN

09-A9-21- 2 BDR

{/2 BEDROOM}

Total area **171 m²**

ENTRY	1.95X3.5
PWDR	1.1X1.55
GUEST TOILET	2.05X1.55
RECEPTION & DINING	3.75X6.35
KITCHEN & LAUNDRY	2.95X3.65
MAID'S ROOM	2.15X2.05
MAID'S BATH	1.3X2.05
MASTER BEDROOM 01	3.85X4 2.8X1.2
MASTER BATHROOM 01	4X2.6
DRESSING	2.7X2.55
CORRIDOR	8.45X1.05
BEDROOM 02	3.7X4
BEDROOM 03	3.7X4
BATHROOM 02	2.1X2.05 1.3X0.75
TERRACE 12	3.3X1.55
TERRACE 13	5.8X0.95





{/floor plans}

APARTMENT A9 SECOND / TYPICAL FLOOR PLAN

09-A9-22- 3 BDR

{/3 BEDROOM}

Total area **174 m²**

ENTRY	3.1X2.15
LOBBY	1.2X1.65
GUEST TOILET	2.85X1.6
RECEPTION	4.15X2.9
DINING	3.5X2.5
FAMILY LIVING AREA	4X3.35
KITCHEN	3.5X2.5
MASTER BEDROOM 01	3.3X3.7 1.45X3.05
MASTER BATHROOM 01	2.8X1.8
WALKIN CLOSET	1.9X1.8
BEDROOM 02	4.45X3.9
BEDROOM 03	4.3X3.95
BATHROOM 02	2.8X1.75
STORAGE	1.9X1.75
CORRIDOR	1.45X5.7
TERRACE 10	0.8X0.8 2.25X3.4
TERRACE 11	0.65X1.85 3.2X1.15





{/floor plans}

APARTMENT A9 SECOND / TYPICAL FLOOR PLAN

09-A9-23- 3 BDR

{/3 BEDROOM}

Total area **158 m²**

ENTRY	1.75X4.25 1X1.6
GUEST TOILET	2.25X1.45
GUEST TOILET PRE-ENTRY	0.75X1.45
RECEPTION & DINING	5.6X3.65
FAMILY LIVING AREA	3.85X3.35
LAUNDRY	1.8X0.9
KITCHEN	3.05X3.75
MASTER BEDROOM 01	4X3.95
MASTER BATHROOM 01	2.4X2.05
DRESSING	2.5X1.15
BEDROOM 02	3.7X3.95
BEDROOM 03	3.7X3.95
BATHROOM 02	2X2.05
CORRIDOR	7.1X1.1
TERRACE 09	1.8X1 3.6X1.6





{/floor plans}

APARTMENT A9 SECOND / TYPICAL FLOOR PLAN

09-A9-24- 1BDR

{/1 BEDROOM}

Total area **84 m²**

ENTRY	2.1X3.8
PWDR	1X1.45
GUEST TOILET	2.15X1.45
RECEPTION & DINING	3.65X6.45
KITCHEN	3.2X2.4
MASTER BEDROOM 01	3.8X3.9
MASTER BATHROOM 01	2.3X2.1
WALKIN CLOSET	1.5X1.5
TERRACE 08	2.8X1 1.3X2.1





{/floor plans}

APARTMENT A9 SECOND / TYPICAL FLOOR PLAN

09-A9-25-3 BDR

{/3 BEDROOM}

Total area **144 m²**

ENTRY	1.6X2.35 0.9X1.6
GUEST TOILET	1.35X2.35
RECEPTION & DINING	4.2X4.5
FAMILY LIVING AREA	3.05X4.5
KITCHEN	2.3X3 1.3X1
MASTER BEDROOM 01	3.8X3.95
MASTER BATHROOM 01	1.9X2.15
DRESSING	2.4X1.1
BEDROOM 02	3.75X3.95
BATHROOM 02	1.85X2.15
BEDROOM 03	3.9X3.85
CORRIDOR	5X1
TERRACE 05	2.25X1.9
TERRACE 06	3.9X1
TERRACE 07	2.55X1





{/floor plans}

APARTMENT A9 SECOND / TYPICAL FLOOR PLAN

09-A9-26- 2 BDR

{/2 BEDROOM}

Total area **135 m²**

ENTRY	1.6X2.35 0.8X1.6
GUEST TOILET	1.35X2.35
RECEPTION & DINING	6.6X4.25
FAMILY LIVING AREA	3.75X3.45
KITCHEN	2.3X3 1.3X1
MASTER BEDROOM 01	3.8X3.95
MASTER BATHROOM 01	1.9X2.15
DRESSING	2.4X1.1
BEDROOM 02	3.75X3.95
BATHROOM 02	1.85X2.15
CORRIDOR	5X1
TERRACE 02	2.4X0.95
TERRACE 03	2.5X0.95
TERRACE 04	2.6X2.15





{/floor plans}

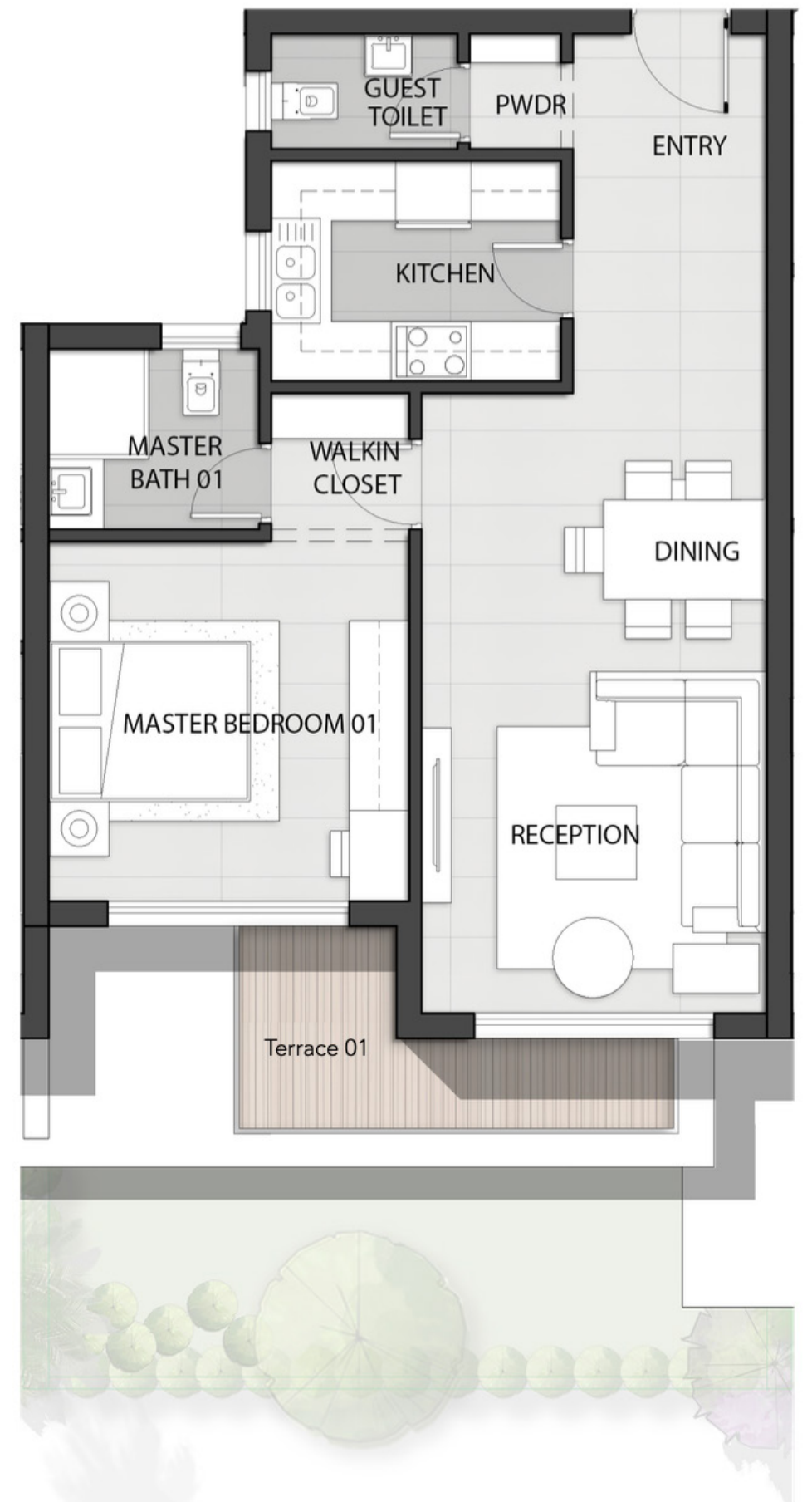
APARTMENT A9 SECOND / TYPICAL FLOOR PLAN

09-A9-27-1BDR

{/1 BEDROOM}

Total area **85 m²**

ENTRY	2.1X3.8
PWDR	1X1.45
GUEST TOILET	2.15X1.45
RECEPTION & DINING	3.6X6.45
KITCHEN	3.2X2.4
MASTER BEDROOM 01	3.8X3.9
MASTER BATHROOM 01	2.3X2.1
WALKIN CLOSET	1.5X1.5
TERRACE 01	2.8X0.95 1.6X2.1



/ DESIGNED FOR THE
NEXT CHAPTER



{/partners}

METRIK – Architect

Hassan Allam – Contractor

Vodafone – Tech infrastructure

AXA International – Payment Protection

MAAP – MEP consultant

H.Z. – Structure Consultant

DMA – Supervision & consultancy