

AN EVERCREEN

CAIRO



# CRAND LIFESTYLE living

#### Sky high chic & comfort.

The grandeur of elegance. Grand Residences is designed for absolute comfort. A promise of hassle-free parking and absolute fun with your loved ones at the pool, complemented with a selection of premium services. Enjoy watching blue skies as they line over Cairo Gate landscape, giving you a whole new perspective on a view that you deserve.



## CRAND RESIDENCES SITE PLAN





## FLOOR PLANS

# BUILDING A





#### **BUILDING A** 2 BEDROOM APARTMENT

GROSS AREA WITHOUT TERRACES 112.38 SQM

TOTAL TERRACES AREA 7.52 SQM

TOTAL GROSS AREA:

NUMBER OF BEDROOMS

NUMBER OF BATHROOMS



#### DISCLAIMER

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- 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice.
- Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.



THIS UNIT IS AVAILABLE ON LEVEL UPPER GROUND

# 1.4 x 5.40 M BEDROOM MASTER BEDROOM 3.50 x 3.20 N 3.2 х3.2 м CORRIDOR MASTER BEDROOM 1.1 x 3.3 M 1.6 х 3.2 м MASTER BATHROOM

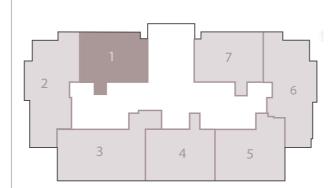
THIS UNIT IS AVAILABLE ON LEVELS 1 TO 5

# BUILDING A 2 BEDROOM APARTMENT

GROSS AREA WITHOUT TERRACES 110.35 SQM

TOTAL TERRACES AREA 7.55 SQM

TOTAL GROSS AREA:	117.9 SQM
NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2



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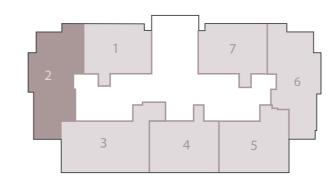
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# BUILDING A 3 BEDROOM APARTMENT

GROSS AREA	WITHOUT TERRACES	149.37 SQM

TOTAL TERRACES AREA	7.63 SQM
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TOTAL GROSS AREA:	157 SQM
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOMS	1



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THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND TO 5

#### KITCHEN 2.9 х 3.9 м BATHROOM DINING 1.8 x 2.8 M 2.85 x 4.2 M DRESSING CORRIDOR 1.6 х 1.8 м 1.1 х 6.2 м MASTER BEDROOM LIVING 3.7 x3.25 м 4.2 х 3.95 м BEDROOM 2 BALCONY BALCONY 1.4 х 3.3 м 1.4 x3.5 м

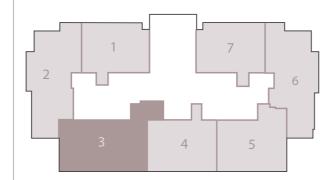
THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND TO 5

# BUILDING A 3 BEDROOM APARTMENT

GROSS AREA WITHOUT TERRACES 155.12 SQM

TOTAL TERRACES AREA 9.48 SQM

TOTAL GROSS AREA:	164.6 SQM
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOMS	1



#### DISCLAIMER

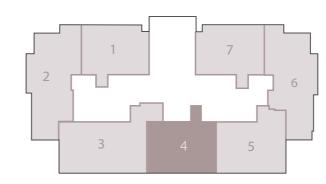
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# BUILDING A 2 BEDROOM APARTMENT

GROSS AREA WITHOUT TERRACES	114.70 SQM
TOTAL TERRACES AREA	7.9 SQM

	TAL GROSS AREA: 12	2.6 SQM
NUMBER OF BEDROOMS 2  NUMBER OF BATHROOMS 2		2



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THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND TO 5

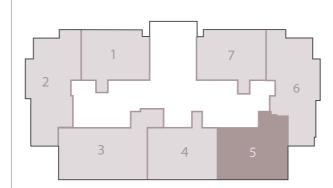
#### ENTRANCE 1.35 x 1.4 M KITCHEN/DINING 3.25 х 4.2 м BATHROOM BATHROOM 1.8 x 2.75 м 1.8 x 3.3 M DRESSING CORRIDOR 1.6 x3.2 м 1.1 х 3.3 м LIVING 5.35 x 4.65 M BEDROOM MASTER BEDROOM 3.5 х 3.2 м 3.1 x3.2 м

THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND TO 5

#### BUILDING A 2 BEDROOM APARTMENT

# TOTAL TERRACES AREA: 115.58 SQM 5.62 SQM TOTAL GROSS AREA: 121.2 SQM





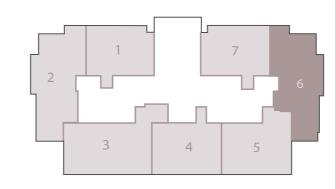
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# BUILDING A 3 BEDROOM APARTMENT

GROSS AREA WITHOUT TERRACES	146.26 SQM
TOTAL TERRACES AREA	7.54 SQM

TOTAL GROSS AREA:	153.8 SQM
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOMS	1



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THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND TO 5



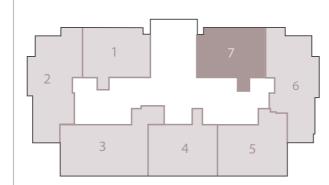
THIS UNIT IS AVAILABLE ON LEVEL UPPER GROUND

#### BUILDING A 2 BEDROOM APARTMENT

GROSS AREA WITHOUT TERRACES 111.96 SQM

TOTAL TERRACES AREA 7.54 SQM

TOTAL GROSS AREA:	119.5 SQM
NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2



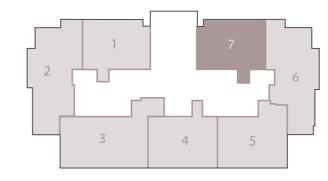
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#### BUILDING A 2 BEDROOM APARTMENT

GROSS AREA WITHOUT TERRACES	110.26 SQM
TOTAL TERRACES AREA	7.54 SQM

TOTAL GROSS AREA:	117.8 SQM
NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2



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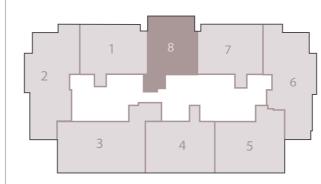
THIS UNIT IS AVAILABLE ON LEVELS 1 TO 5



THIS UNIT IS AVAILABLE ON LEVELS 1 TO 5

#### **BUILDING A** 1 BEDROOM APARTMENT

GROSS AREA WITHOUT TERRACES	80.9 SQM
TOTAL TERRACES AREA	4.6 SQM
TOTAL GROSS AREA:	85.5 SQM
NUMBER OF BEDROOMS	1
NUMBER OF BATHROOMS	1



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# BUILDING B





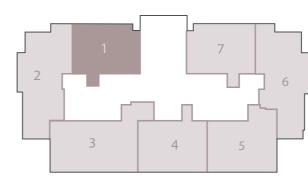
#### BUILDING B 2 BEDROOM APARTMENT

TOTAL TERRACES AREA 8.04 SQM

TOTAL GROSS AREA: 116.74 SQM

NUMBER OF BEDROOMS

NUMBER OF BATHROOMS



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THIS UNIT IS AVAILABLE ON LEVEL UPPER GROUND

#### BALCONY 1.4x 5.5 м BEDROOM 4.85 x 3.75 M MASTER BEDROOM 3.5 х 3.2 м 4.7 x 3.2 M CORRIDOR 1.1 х 3.3 м MASTER BATHROOM BATHROOM 1.8 x 2.65 M 1.8 x 2.55 м ENTRANCE 2.25 х 1.4 м

THIS UNIT IS AVAILABLE ON LEVELS 4 TO 5

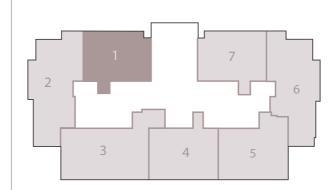
#### BUILDING B 2 BEDROOM APARTMENT

#### BUILDING B 2 BEDROOM APARTMENT

GROSS AREA WITHOUT TERRACES 108.04 SQM

TOTAL TERRACES AREA 7.68 SQM

TOTAL GROSS AREA:	115.72 SQM
NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2



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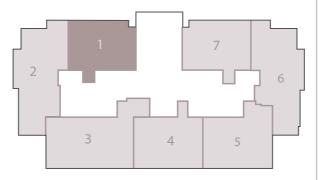
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#### GROSS AREA WITHOUT TERRACES 108.04 SQM

TOTAL TERRACES AREA 7.68 SQM

TOTAL GROSS AREA:	115.72 SOM
I O IAL GROSS ARLA.	TT2.12 2QM

NUMBER OF BATHROOMS 2



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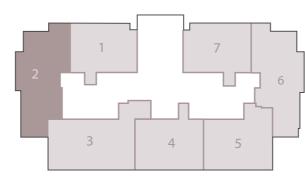
THIS UNIT IS AVAILABLE ON LEVELS f 1 TO f 3



THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND 2,3, AND 5.

#### BUILDING B 3 BEDROOM APARTMENT





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#### BUILDING B 3 BEDROOM APARTMENT

GROSS AREA	WITHOUT	TERRACES	151.06 S	QM

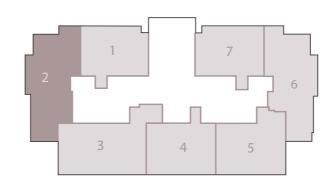
TOTAL TERRACES AREA 9.67 SQM

TOTAL GROSS AREA: 160.73 SQM	
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NUMBER OF BEDROOMS	3
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IUMBER OF	BATHROOMS	2	

POWDER ROOMS



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THIS UNIT IS AVAILABLE ON LEVELS 1 AND 4

#### KITCHEN 2.9 х3.9 м 2.5 x 1.4 m 1.8 x 1.65 M CORRIDOR 1.5 x 1.8 м 1.1 х 6.20 м 4.7 x 4.2 M MASTER BEDROOM 3.7х3.25 м BEDROOM 1 BEDROOM 2 3.5 х 3.3 м 3.5 х 3.3 м 1.4 x 2.25 M 1.4 x 3.2 M

THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND, 3, AND 4

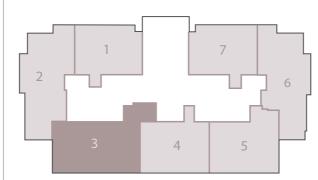
#### BUILDING B 3 BEDROOM APARTMENT

# GROSS AREA WITHOUT TERRACES 156.77SQM TOTAL TERRACES AREA 7.96 SQM

TOTAL GROSS AREA:	164.73 SQN

NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2

POWDER ROOMS



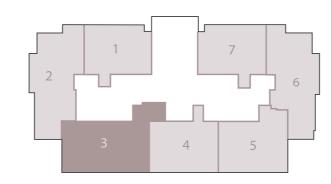
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#### BUILDING B 3 BEDROOM APARTMENT

GROSS AREA WITHOUT TERRACES	156.62 SQM
TOTAL TERRACES AREA	9.22 SQM

TOTAL GROSS AREA:	165.84 SQM
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOMS	1



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THIS UNIT IS AVAILABLE ON LEVELS 1,2, AND 5

#### ENTRANCE 3.25 х 1.4 м MASTER BATHROOM BATHROOM 1.8 x 2.6 M 1.8 x 2.9 M DRESSING CORRIDOR 1.5 x 3.3 M 1.1 х 3.4 м BEDROOM MASTER BEDROOM 3.5 х 3.2 м LIVING 3.2 х 3.3 м 5 х 4.05 м -BALCONY BALCONY 1.4 x 2.05 M

THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND, 3, AND 4

#### BUILDING B 2 BEDROOM APARTMENT

# TOTAL GROSS AREA: 113.48 SQM TOTAL TERRACES AREA 7.85 SQM TOTAL GROSS AREA: 121.33 SQM NUMBER OF BEDROOMS 2 NUMBER OF BATHROOMS 2

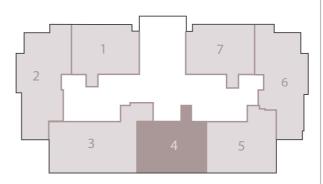


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#### BUILDING B 2 BEDROOM APARTMENT

GROSS AREA WITHOUT TERRACES	113.46 SQM
TOTAL TERRACES AREA	8.24 SQM
TOTAL GROSS AREA:	121.70 SQM
NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2



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THIS UNIT IS AVAILABLE ON LEVELS 1,2, AND 5

#### ENTRANCE 1.35 x 1.4 M KITCHEN/DINING 3.25 х 4.2 м MASTER BATHROOM BATHROOM 1.8 x 2.75 M 1.8 x 3.3 M DRESSING CORRIDOR 1.6 х 3.2 м 1.1 х 3.3 м LIVING 5.35 х 4.65 м MASTER BEDROOM BEDROOM 3.1 х 3.2 м 3.5 х 3.15 м 1.4 x 4.55 M

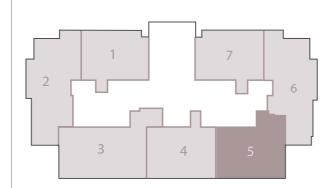
THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND, 2 AND 3

#### BUILDING B 2 BEDROOM APARTMENT

GROSS AREA WITHOUT TERRACES 115.83 SQM

TOTAL TERRACES AREA 5.33 SQM

TOTAL GROSS AREA:	121.16 SQM
NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2



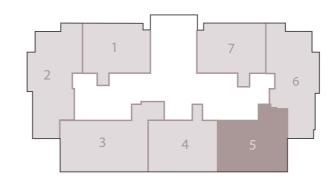
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#### BUILDING B 2 BEDROOM APARTMENT

TOTAL GROSS AREA:	121.50 SQM
TOTAL TERRACES AREA	5.19 SQM
GROSS AREA WITHOUT TERRACES	116.31 SQM

NUMBER OF BEDROOMS	2	
NUMBER OF BATHROOMS	2	



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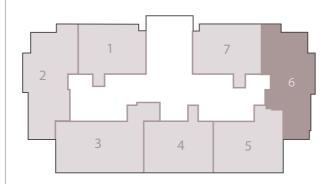
THIS UNIT IS AVAILABLE ON LEVELS 1,4, AND 5.

#### 1.8 x3.05 M MASTER BEDROOM 1.7 х 3.05 м 3.55 х 3.5 м BATHROOM 5.45х 1.4 м CORRIDOR 1.1 х 5.95 м BEDROOM 2 3.6 х 3.6 м 2.6 х 1.4 м 4 x 3.7 M KITCHEN ведкоом 1 3.5 x 2.5 M 3.5 х 3.2 м

THIS UNIT IS AVAILABLE ON LEVELS UPPER GROUND 2, 3, AND 4

#### BUILDING B 3 BEDROOM APARTMENT

GROSS AREA WITHOUT TERRACES	147.10 SQM
TOTAL TERRACES AREA	8.86 SQM
TOTAL GROSS AREA:	155.96 SQM
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOMS	1



#### DISCLAIMER

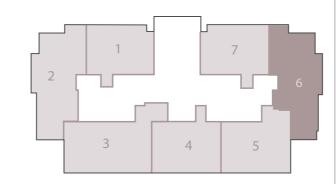
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#### BUILDING B 3 BEDROOM APARTMENT

<b>GROSS AREA</b>	WITHOUT	TERRACES	147.10 SQM

TOTAL TERRACES AREA 7.86	SQM
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TOTAL GROSS AREA:	154.92 SQM
NUMBER OF BEDROOMS	3
NUMBER OF BATHROOMS	2
POWDER ROOMS	1



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THIS UNIT IS AVAILABLE ON LEVELS  $oldsymbol{1}$  AND  $oldsymbol{5}$ 

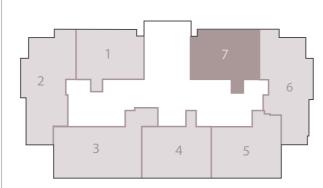
### 1.4 х 5.5 м BEDROOM MASTER BEDROOM 4.9 х 3.9 м 3.5 x 3.2 м 3.1 x3.2 M CORRIDOR DRESSING 1.1 х 3.3 м 1.6 x 3.2 M BATHROOM 1.8 x 2.65 M 1.8 x 2.7 M ENTRANCE 2.25 х 1.4 м

THIS UNIT IS AVAILABLE ON UPPER GROUND LEVEL

#### BUILDING B 2 BEDROOM APARTMENT

# GROSS AREA WITHOUT TERRACES 109.65 SQM TOTAL TERRACES AREA 8.15 SQM

TOTAL GROSS AREA:	117.80 SQM
NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2



#### DISCLAIMER

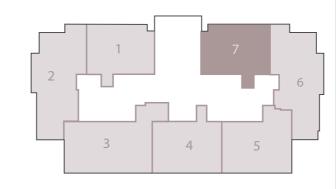
- All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
- 2. All dimensions have been provided by our consultant architects.
- All materials, dimensions and drawings are approximate, information subject to change without notice.
- Actual areas may vary from the stated area. Drawings not to scale.
   The developer reserves the right to make revisions without prior notice.
- Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

#### BUILDING B 2 BEDROOM APARTMENT

GROSS AREA WITHOUT TERRACES	108.51 SQM
TOTAL TERRACES AREA	8.14 SQM

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TOTAL GROSS AREA:	116.65 SQM
NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2



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THIS UNIT IS AVAILABLE ON LEVELS 2,3, AND 4.



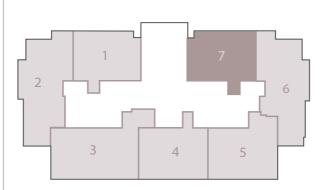
THIS UNIT IS AVAILABLE ON LEVELS 1 AND 5

#### BUILDING B 2 BEDROOM APARTMENT

GROSS AREA WITHOUT TERRACES 108.47 SQM

TOTAL TERRACES AREA 7.58 SQM

TOTAL GROSS AREA:	116.05 SQM
NUMBER OF BEDROOMS	2
NUMBER OF BATHROOMS	2



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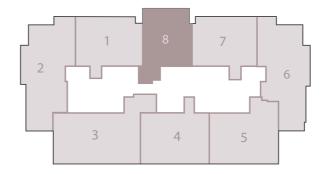
#### BUILDING B 1 BEDROOM APARTMENT

GROSS AREA WITHOUT TERRACES	81.60 SQM
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TOTAL TERRACES AREA	4.20 SOM

<b>IUMBER OF</b>	BEDROOMS	1
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NUMBER OF BATHROOMS	1
NOMBER OF BATTIROOMS	_



#### DISCLAIMER

- 1. All room dimensions are measured to structural elements
- and exclude wall finishes and construction tolerances.

  2. All dimensions have been provided by our consultant architects.
- 3. All materials, dimensions and drawings are approximate, information subject to change without notice.
- Actual areas may vary from the stated area. Drawings not to scale.
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- Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.



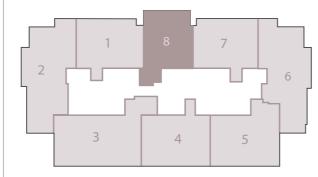
THIS UNIT IS AVAILABLE ON LEVELS 1 AND 2



THIS UNIT IS AVAILABLE ON LEVELS 3 TO 5

#### **BUILDING B** 1 BEDROOM APARTMENT

GROSS AREA WITHOUT TERRACES	81.96 SQM
TOTAL TERRACES AREA	4.04 SQM
TOTAL GROSS AREA:	86.00 SQM
NUMBER OF BEDROOMS	1
NUMBER OF BATHROOMS	1



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- and exclude wall finishes and construction tolerances.
- All dimensions have been provided by our consultant architects.
   All materials, dimensions and drawings are approximate, information

- All materials, dimensions and drawings are approximate, information subject to change without notice.
   Actual areas may vary from the stated area. Drawings not to scale.
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   Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.



# CRAND RESIDENCES thents

#### SPECIFICATION & FACILITIES

1. LIVING, DINING & INTERNAL CORRIDORS:

• Floors Engineered wood workings

Walls Paint (white)

Ceiling Paint (white)

2.KITCHEN:Floors

Engineered wood workings (Open Kitchen), Local Ceramic (Closed

Kitchen)

• Walls Paint (white)

• Ceiling Paint (white)

3. BEDROOMS:

• Floors HDF Flooring

• Walls Paint (Off-white)

• Ceiling Paint (white)

4. ALL BATHROOMS:

• Floors Local Ceramic tiles

• Walls Local Ceramic with Paint

• Ceiling Paint (white)

5. SANITARY WARE:

• High quality local sanitary fixtures and chrome mixers

6. KITCHEN CABINETS:

Not Included

7. UTILITY ROOMS & BATHROOMS (IF ANY):

• Floors Local Ceramic tiles

Walls Paint (White)/Full height local Ceramic

tiles in case of bathrooms

10. AIR CONDITIONING UNITS:

• Not Included – Provisions only

12. APPLIANCES & PANTRY (IF ANY):

• Not Included – Provisions only

13. EXTERNAL SHUTTERS:

Not Included

Not Included

11. WATER HEATER:

Ceiling Paint (White)

8. ALUMINIUM & GLAZING:

Aluminium Works Powder coated aluminium frames

• Glass Single glazing

9. DOORS

Entrance Stained woodwork (Color according

to scheme)

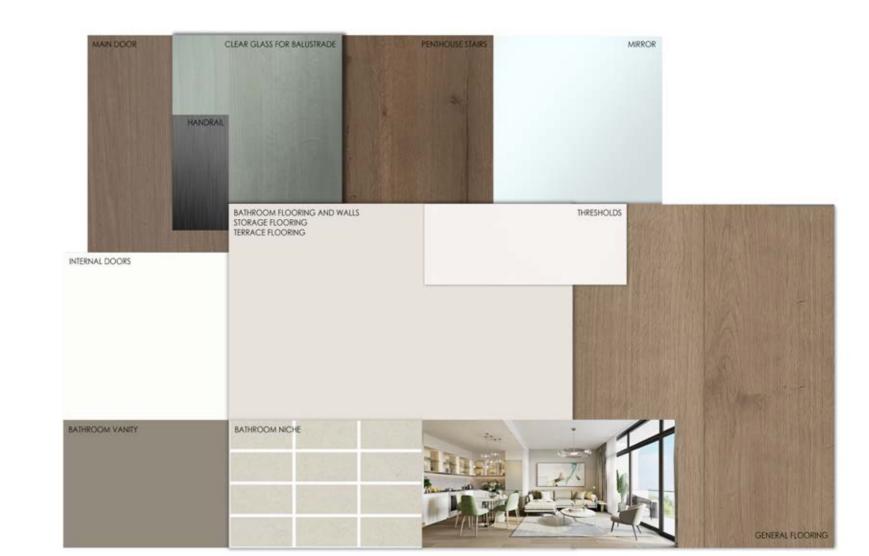
• Internal doors White matt paint lacquered doors

DISCLAIMER

- All materials are tentative. Information is subject to change without notice depending on availability of the specified materials. Equivalents will then be installed instead.

- Please refer to the sample boards for all colour / styles of finishes.

- Please note that kitchens and wardrobes are not included





#### EMAAR MISR SALES CENTERS:

Capital Business Park: Ground floor B2 building, Sheikh Zayed, Giza

Heliopolis: 40, Thawra St.

**Uptown Cairo:** Emtidad Ramsis St. exit from the 6<sup>th</sup> of October bridge

Mivida: Mivida Business Park, Building 1, end of road 90 next to AUC new campus

Marassi: Social Hub, Sidi Abdel Rahman, Kilo 133, North Coast Road, Matrouh

www.cairogate-egypt.com