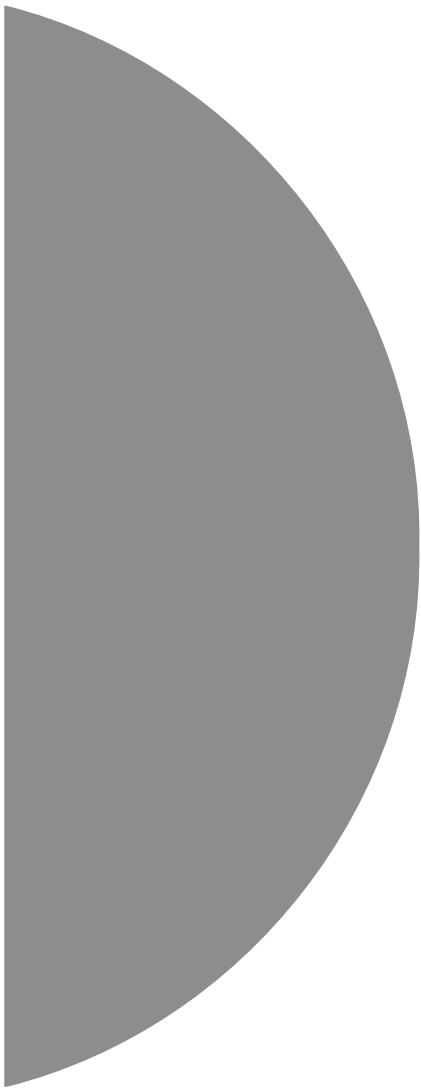


TRIO



Inspiration
**that changes
perceptions.**

Trio,

—
A New Living
Concept.

11



01

Trio, A New Living Concept.

Trio is Where
Life Unfolds.

Step into a Trio dimensional universe where the fluidity of art seamlessly intertwines with the beauty of architecture to challenge the conventional boundaries of gravity. Perched on the highest point above Cairo, Trio dictates a distinctive living experience where floor-levels inventively overlap with the mass-form of your home, elevating a contemporary-inspired

villa in the heart of New Cairo with a luxury entrance, as well as a private flying garden, ideal for recreation, sunbathing or star-gazing anytime of the year. Trio three-fold perspective on life not only surrounds residents with multi-layered experiences of unmatched privacy, but also breaks down the optimum in signature luxury, exclusively at their door.



01

Trio, A New Living Concept.



A Patent Innovation, Exclusively Yours.

Architecture is inhabited sculptor with the power to teleport residents into a multi-sensory, dream-like reality where everything they desire, effortlessly finds them. Therefore, M squared has invested a whole year in thorough research, following an international bid won by HECATE International- to bring to fruition a pioneering residential vision where gardens fly in overlapping villas amplifying beauty, recreation and privacy in three different dimensions.





TRIO

M squared.

01

Trio, A New Living Concept.

An Exclusive Vision Minutes
Away from Everywhere.

Designed with ultimate accessibility and residents' convenience in mind, Trio is strategically situated in the heart of New Cairo to crown a prime spot in the thriving 5th Settlement. Surrounded by top-class amenities and entertainment in every

direction, the development is peacefully nestled minutes away from the American University in Cairo while enjoying direct access to Cairo's vital attractions via main highways including the Ring Road, Suez Desert Road and El Katameya-Sokhna Road.

TRIO

CAIRO
AIRPORT

M squared.

SUEZ ROAD

MADINTY

RING
ROAD

AL REHAB 2

MOUNTAIN VIEW
ICITY

PALM HILLS
NEW CAIRO

TRIO

ALAHLY
CLUB

SHOOTING
CLUB

MOUNTAIN
VIEW

PALM
HILLS

LAYAN

GEZERA
CLUB

FOUNTAIN
PARK

LAKE
VIEW

SODIC
VILLETTE

EL PATIO
ORO

SOUTH 90

AUC

SODIC EAST
TOWN

ROYAL SPORTING
CLUB

WESTIN

MIVIDA

HYDE
PARK

MIDDLE
RING ROAD

REGIONAL
RING ROAD

SOKHNA
ROAD

- 5 min from Regional Ring Road
- 10 min from AUC
- 13 min from Sokhna Road
- 17 min from Downtown Mall
- 20 min from Ring Road
- 25 min from Cairo Airport
- 30 min from Nasr city
- 35 min from Heliopolis

01

Trio, A New Living Concept.



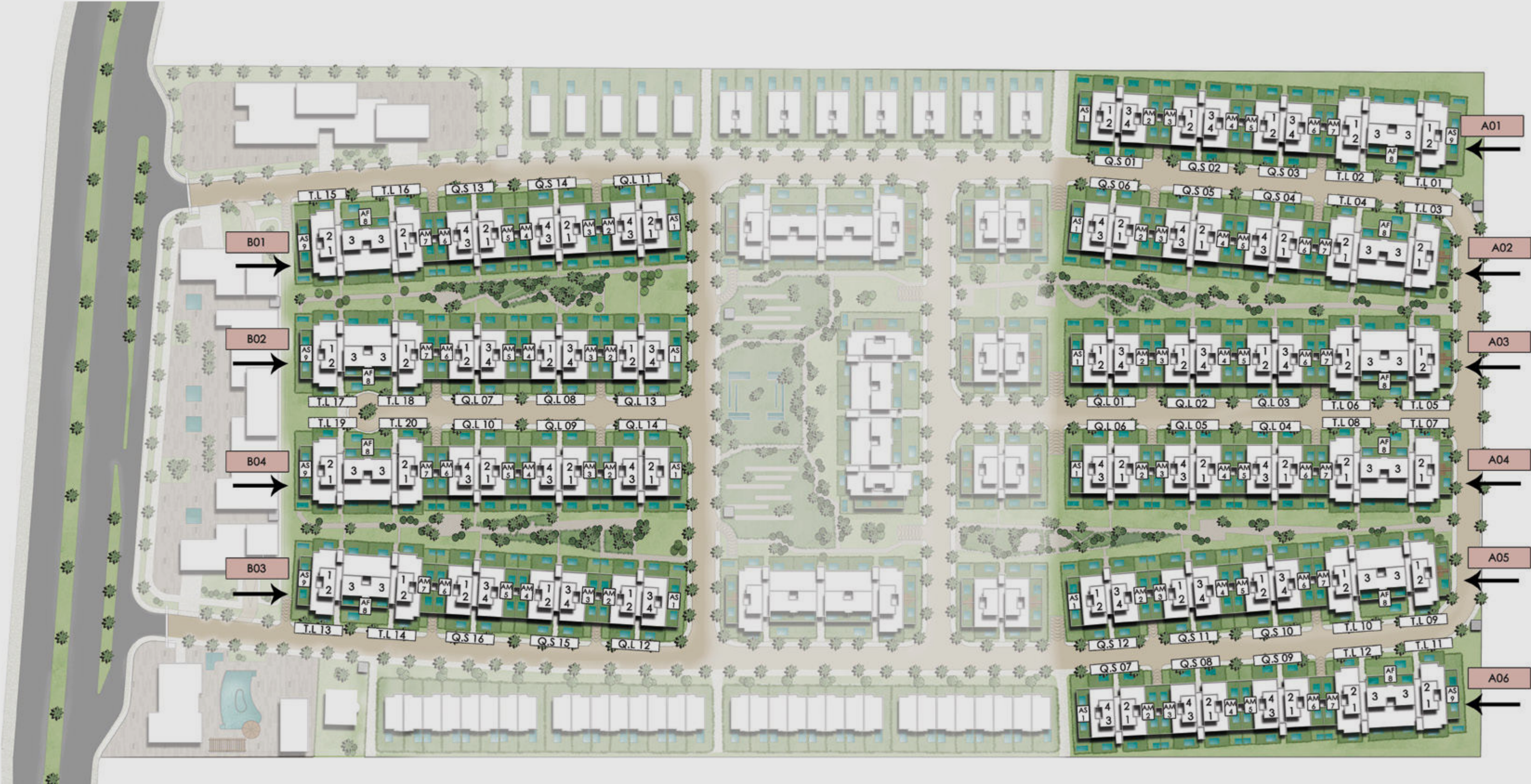
A Green Blueprint of
Contemporary Grandeur.

Expertly planned on 35.5 acres of verdant land, Trio stands as a true testament to sustainable development, dedicating open breathing spaces. Boasting tranquil water features and recreational communal spots around every corner, the development is seamlessly interconnected through broad walking tracks, safe biking trails and friendly-pedestrian zones, encouraging spirited interactions, qualityLiving and care-free movement, night and day. With an eye on the future and commitment to give back to the environment, Trio utilizes engineered

solar solutions to reduce energy waste and air pollution while fostering the growth of its community in healthy, stress-free settings, right in the heart of the city but far away from its pressures.

Designed with varied needs in mind, Trio introduces a variety of signature prototypes and spaces, characterized by three villas per complex all enjoying an exclusive entrance, a private flying garden while giving you the luxury to customize your own life, in whichever way suits your mood.

Masterplan

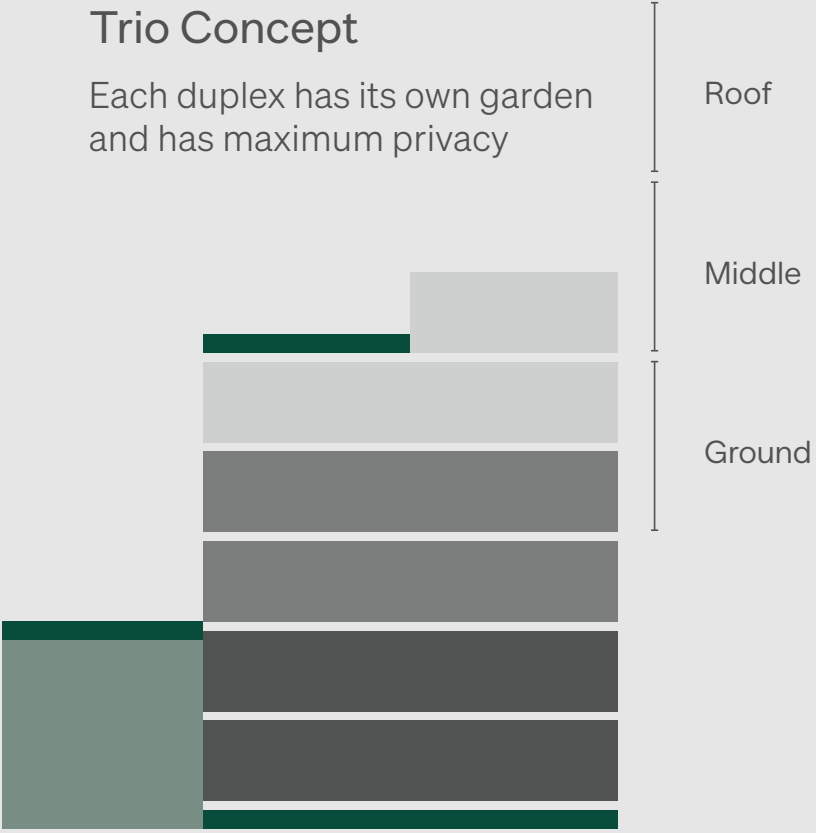


Commercial Strip
Club House



Reading Work Station
Yoga Garden
Kids Play Zone
Meditation Zone
Seating Area
Fitness Zone

Trio Concept
Each duplex has its own garden
and has maximum privacy



Trio,

—
Spaces to inspire.

21



02

Trio, Spaces to Inspire.

Curate Your Own
Dream-Like Reality.

At Trio you are the architect of your own destiny. That’s why, the development puts the power of design in your hands, allowing you to select your own dream home in whichever way that suits your aspirations and lifestyle. Believing that dream homes shouldn’t be restricted by size, Trio three villa complexes provide residential spaces that vary from 135 to 355 m2 while offering private gardens ranging from 35 to 68 m2. For those wishing to add a private pool to their flying garden, Trio invites you to dream with eyes wide open, in a trio dimension.





DISCLAIMER: 1. Drawings are not to scale. 2. The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary. 3. All units are sold as finished two floor units, without furniture and furnishings. 4. Images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 5. M squared. reserves the right to make revisions/alterations, at its absolute discretion, without liability.



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TRIO

M. squared

Trio,

—
The Experience.

33



TO LIVE IS TO

exercise • dine • shop • meditate

Unwind & Enjoy Every
Minute Of Life, Right Next
To Your Home.

Club house.

Guaranteeing daily fun for your little ones, the Kids Zone is expertly designed to surround children with a safe and enriching environment where they can play, care-free while exploring the world around them. Offering shaded indoor areas, as well as outdoors, we guarantee endless possibilities for growth and entertainment alike.

- Gym & Aerobics
- Indoor and outdoor Lounges
- Nursery & Kids Area
- Swimming pool
- Spa and wellness center

True Integration is Where
Entertainment, Retail,
Social Interaction, Sports &
Recreation Live at Your Door.



03

Trio, The Experience.

Gardens &
Open Areas.

The Trio experience introduces a breathing concept to surround you with 75% open landscapes and lush greenery in every direction, enabling you to forge a safe and unobscured connection with the natural world. Seamlessly interconnected through safe bike trails and walking tracks that open onto parks and gardens, life here is where nature exists in harmony with everything you do.

- Parks and gardens
- Walking track
- Bike track
- Fountains

True Integration is Where
Entertainment, Retail,
Social Interaction, Sports &
Recreation Live at Your Door.



03
Trio, The Experience.

Commercial Arcade

Lined with retail luxuries and cutting-edge working spaces to impress, the Commercial Arcade is a thriving hub. empowering you to flawlessly execute at work while indulging in a colorful array of dining and shopping experiences at your door.

- Retail shops
- Food court
- Offices

True Integration is Where
Entertainment, Retail,
Social Interaction, Sports &
Recreation Live at Your Door.



smart homes

Technology

Ready and smart homes.

At Trio, all units are delivered fully finished, with smart homes system, which will let you control your unit's lighting, curtains, windows, doors, air conditioning, audio & visual system, and above all security from any point outside the compound.

Life can be much easier than we thought.



03

Trio, The Experience.



Ready and smart homes.

It's a green future at Trio, thanks to putting sustainable development at the forefront of all its operations to create a better and healthier environment for its community, as well as generations to come. By respecting the site's natural surroundings while implementing an engineered and flawless sustainable system, Trio guarantees to save energy, as well as enhancing every aspect of its residents' life through the following smart solutions.

- Solar Energy
- Energy Saving Systems
- Emergency Power System
- MATV System
- Surveillance System (CCTV SYSTEM)

The Future is Either Green or Not at All.

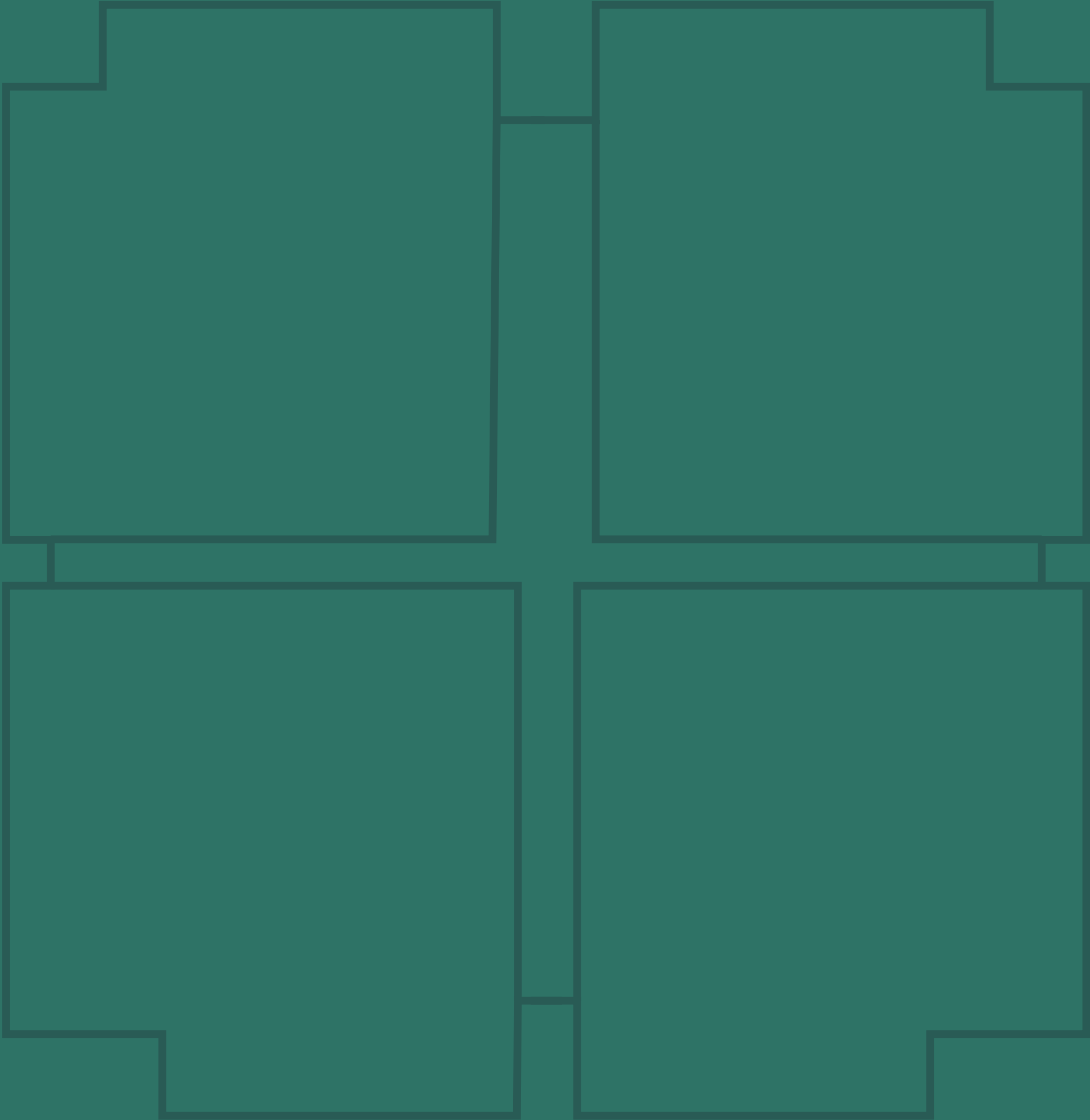
floorplans

TRIO Types

04

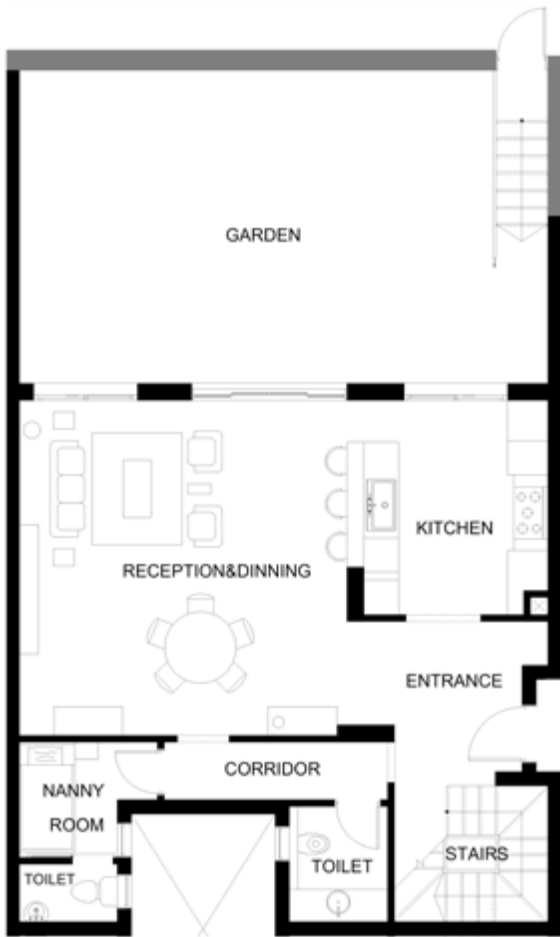
Trio, Floorplans.

QUATTRO LARGE



QUATTRO LARGE Ground Villa

QL01 – VG01
Three Bedrooms

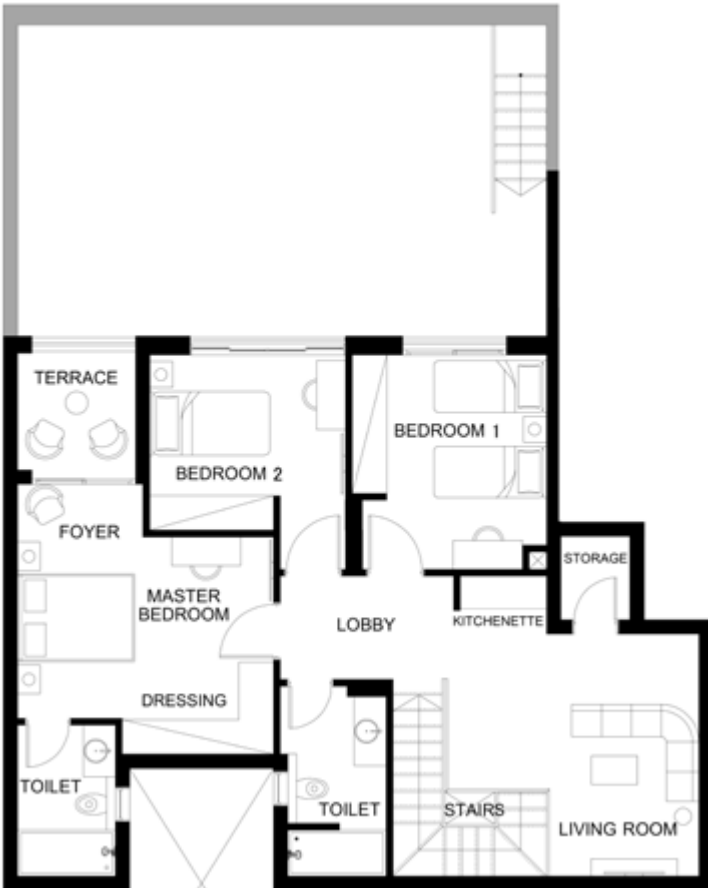


Lower Level

Reception & Dinning	5.70 x 5.83 0.83 x 1.80
Entrance	2.22 x 2.83
Kitchen	3.50 x 3.73
Nanny Room	0.70 x 1.00 1.70 x 2.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.39 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00

DISCLAIMER: All renders, floor plans, specifications are conceptual only and subject to change. All dimensions are approximate and may vary with actual construction.

Total Area
226 m²
Lower Level
111 m²
Garden
54 m²
Upper Level
115 m²



Upper Level

Stairs	1.53 x 2.67 0.90 x 1.91
Living Room	2.65 x 4.23 1.77 x 3.11
Storage	1.20 x 1.45
Kitchenette	0.60 x 1.49
Lobby	1.80 x 3.00
Bedroom 1	3.38 x 3.73
Bedroom 2	3.00 x 3.40 0.67 x 1.12
Master bedroom	3.15 x 4.45
Foyer	0.92 x 2.18
Dressing	0.62 x 2.63
Toilet	1.70 x 2.62
Terrace	2.00 x 2.00
Toilet	1.70 x 3.32

QUATTRO LARGE Ground Villa

QL01 – VG02
Three Bedrooms



Lower Level

Reception & Dinning	5.70 x 5.83 0.83 x 1.80
Entrance	2.17 x 2.83
Kitchen	3.50 x 3.73
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.39 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00

Total Area
222 m²
Lower Level
111 m²
Garden
54 m²
Upper Level
111 m²



Upper Level

Stairs	1.51 x 2.67 0.90 x 1.91
Living Room	3.12 x 3.68 0.65 x 1.10
Lobby	1.80 x 2.85
Bedroom 1	3.38 x 3.73
Bedroom 2	3.00 x 3.40 0.67 x 1.12
Master bedroom	3.15 x 4.45
Foyer	0.92 x 2.18
Dressing	0.62 x 2.63
Toilet	1.70 x 2.62
Terrace	2.00 x 2.00
Storage	1.23 x 1.42
Toilet	1.71 x 3.30

QUATTRO LARGE Ground Villa

QL01 – VG03
Three Bedrooms



Lower Level

Reception & Dining	5.70 x 5.83 0.83 x 1.80
Entrance	2.22 x 2.83
Kitchen	3.50 x 3.73
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.39 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00

DISCLAIMER: All renders, floor plans, specifications are conceptual only and subject to change. All dimensions are approximate and may vary with actual construction.

Total Area
213 m²
Lower Level
110 m²
Garden
54 m²
Upper Level
103 m²



Upper Level

Stairs	1.53 x 2.67 0.90 x 1.91
Living Room	1.77 x 2.70
Kitchenette	1.00 x 1.32
Lobby	1.80 x 2.85
Bedroom 1	3.38 x 3.73
Bedroom 2	3.00 x 3.40 0.67 x 1.12
Master bedroom	3.15 x 4.45
Foyer	0.92 x 2.18
Dressing	0.62 x 2.63
Toilet	1.70 x 2.62
Terrace	2.00 x 2.00
Toilet	1.70 x 3.25

QUATTRO LARGE Ground Villa

QL01 – VG04
Three Bedrooms



Lower Level

Reception & Dining	5.70 x 5.83 0.83 x 1.80
Entrance	2.17 x 2.83
Kitchen	3.50 x 3.73
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.39 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00

Total Area
222 m²
Lower Level
111 m²
Garden
54 m²
Upper Level
111 m²

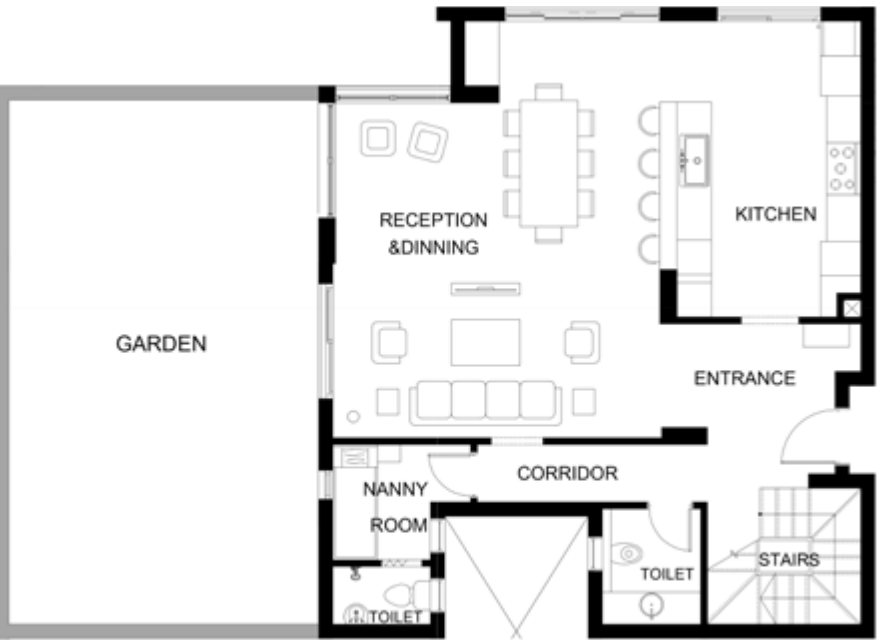


Upper Level

Stairs	1.51 x 2.67 0.90 x 1.91
Living Room	3.12 x 3.68 0.65 x 1.10
Lobby	1.80 x 2.85
Bedroom 1	3.38 x 3.73
Bedroom 2	3.00 x 3.40 0.67 x 1.12
Master bedroom	3.15 x 4.45
Foyer	0.92 x 2.18
Dressing	0.62 x 2.63
Toilet	1.70 x 2.62
Terrace	2.00 x 2.00
Storage	1.23 x 1.42
Toilet	1.71 x 3.30

QUATTRO LARGE Middle Villa

QL01 – V21
Three Bedrooms



Total Area	Garden
253 m²	47 m²
Lower Level	Upper Level
124 m²	129 m²

Lower Level	
Reception & Dinning	5.65 x 5.83
	1.42 x 3.40
	0.83 x 1.80
Entrance	2.22 x 2.83
Kitchen	3.50 x 5.15
Nanny Room	1.70 x 2.00
	0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.36 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00



Upper Level	
Stairs	1.51 x 2.67
	0.90 x 1.91
Living Room	2.61 x 4.21
	1.81 x 3.10
Storage	1.20 x 1.45
Kitchenette	0.60 x 1.50
Lobby	1.80 x 3.00
Bedroom 1	3.38 x 5.15
Bedroom 2	3.40 x 3.91
	1.13 x 1.23
Master bedroom	3.55 x 4.45
Foyer	0.37 x 2.18
Dressing	0.77 x 2.50
Toilet	1.70 x 2.78
Terrace	2.00 x 2.00
Toilet	1.71 x 3.32

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QUATTRO LARGE Middle Villa

QL01 – V22
Three Bedrooms



Total Area	Garden
247 m²	49 m²
Lower Level	Upper Level
123 m²	124 m²

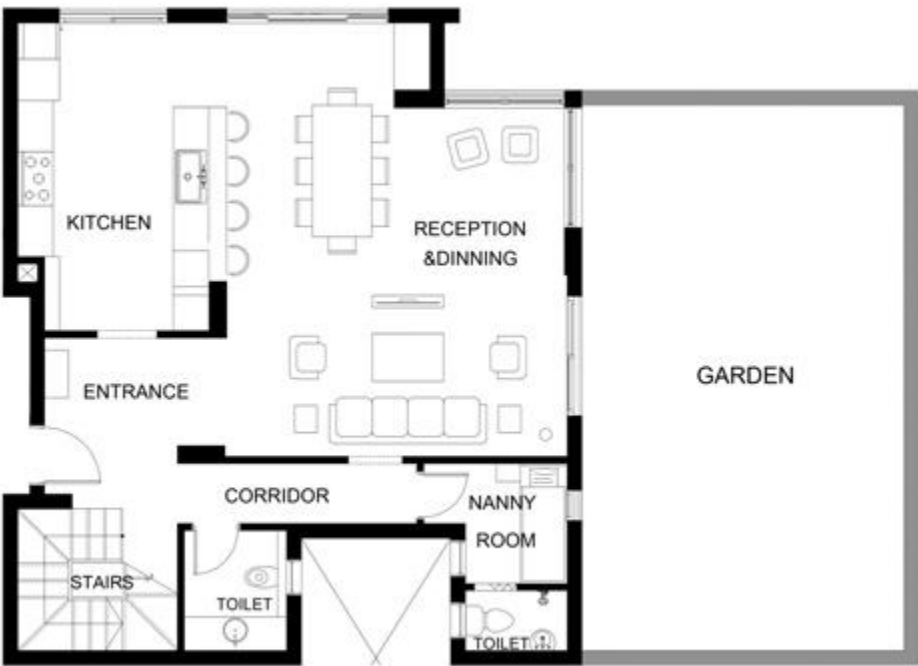
Lower Level	
Reception & Dinning	5.65 x 5.83
	1.42 x 3.40
	0.83 x 1.80
Entrance	2.67 x 2.83
Kitchen	3.50 x 5.15
Nanny Room	1.70 x 2.00
	0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.36 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00



Upper Level	
Stairs	1.51 x 2.67
	0.90 x 1.91
Living Room	3.12 x 3.73
	0.65 x 1.10
Storage	1.23 x 1.37
Lobby	1.80 x 2.86
Bedroom 1	3.38 x 5.15
Bedroom 2	3.40 x 3.91
	1.13 x 1.23
Master bedroom	3.55 x 4.45
Foyer	0.37 x 2.18
Dressing	0.77 x 2.50
Toilet	1.70 x 2.78
Terrace	2.00 x 2.00
Toilet	1.71 x 3.30

QUATTRO LARGE Middle Villa

QL01 – V23
Three Bedrooms



Total Area	Garden
238 m²	47 m²
Lower Level	Upper Level
123 m²	115 m²

Lower Level

Reception & Dinning	5.65 x 5.83
	1.42 x 3.40
	0.83 x 1.80
Entrance	2.22 x 2.83
Kitchen	3.50 x 5.15
Nanny Room	1.70 x 2.00
	0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.36 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00

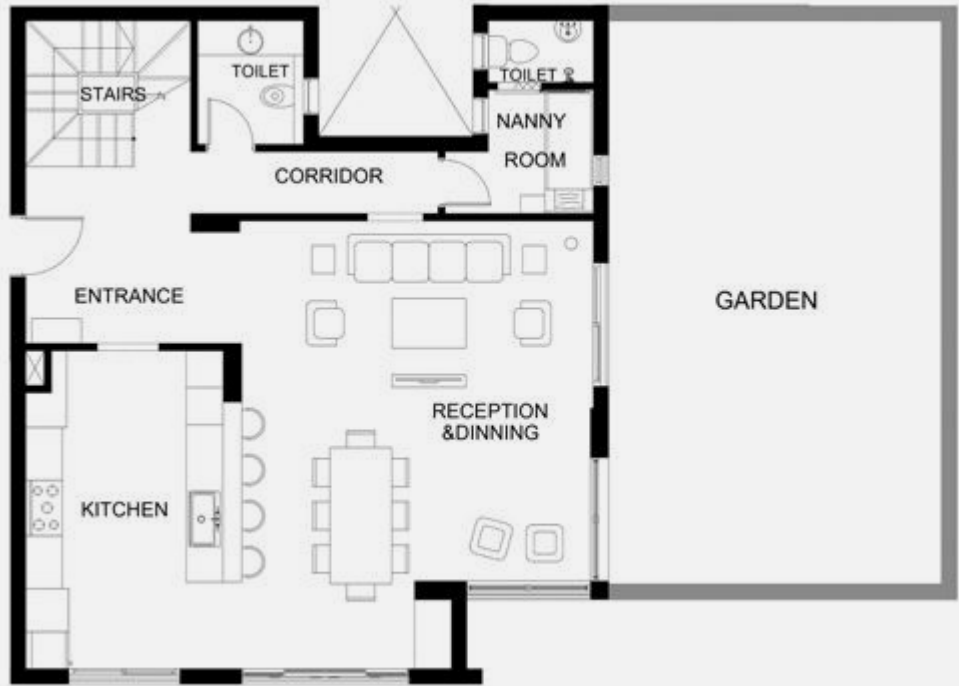
Upper Level

Stairs	1.51 x 2.67
	0.90 x 1.91
Living Room	1.77 x 2.70
Kitchenette	1.00 x 1.32
Lobby	1.80 x 2.86
Bedroom 1	3.38 x 5.15
Bedroom 2	3.40 x 3.91
	1.12 x 1.23
Master bedroom	3.55 x 4.45
Foyer	0.37 x 2.18
Dressing	0.77 x 2.50
Toilet	1.70 x 2.78
Terrace	2.00 x 2.00
Toilet	1.71 x 3.30

DISCLAIMER: All renders, floor plans, specifications are conceptual only and subject to change. All dimensions are approximate and may vary with actual construction.

QUATTRO LARGE Middle Villa

QL01 – V24
Three Bedrooms



Total Area	Garden
247 m²	49 m²
Lower Level	Upper Level
123 m²	124 m²

Lower Level

Reception & Dinning	5.65 x 5.83
	1.42 x 3.40
	0.83 x 1.80
Entrance	2.67 x 2.83
Kitchen	3.50 x 5.15
Nanny Room	1.70 x 2.00
	0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.36 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00

Upper Level

Stairs	1.51 x 2.67
	0.90 x 1.91
Living Room	3.12 x 3.73
	0.65 x 1.10
Storage	1.23 x 1.37
Lobby	1.80 x 2.86
Bedroom 1	3.38 x 5.15
Bedroom 2	3.40 x 3.91
	1.13 x 1.23
Master bedroom	3.55 x 4.45
Foyer	0.37 x 2.18
Dressing	0.77 x 2.50
Toilet	1.70 x 2.78
Terrace	2.00 x 2.00
Toilet	1.71 x 3.30

QUATTRO LARGE Roof Villa

QL01 – V41
Two Bedrooms

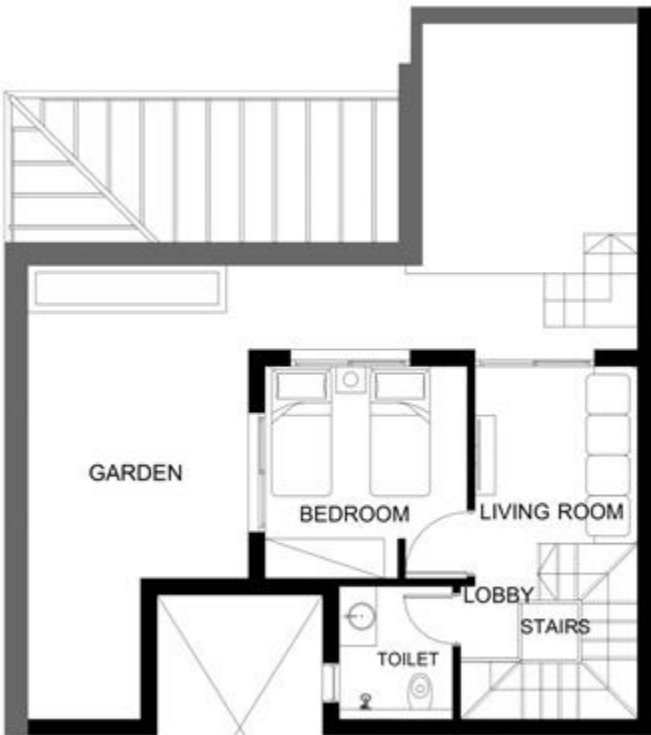


Lower Level

Reception & Dinning	3.25 x 6.27 2.48 x 3.60
Kitchen	1.70 x 3.30 0.60 x 1.98
Stairs	2.64 x 2.67
Entrance	1.58 x 2.22
Toilet	1.50 x 1.98
Corridor	1.00 x 3.12
Master Bedroom	3.30 x 3.60 1.25 x 2.36
Dressing	2.10 x 2.36
Toilet	1.70 x 2.00
Terrace	1.12 x 3.53

DISCLAIMER: All renders, floor plans, specifications are conceptual only and subject to change. All dimensions are approximate and may vary with actual construction.

Total Area
156 m²
Lower Level
116 m²
Garden
45 m²
Upper Level
40 m²



Upper Level

Stairs	0.90 x 2.67 1.75 x 1.80
Bedroom	3.00 x 3.20
Living Room	2.45 x 2.66
Lobby	0.65 x 0.65 0.87 x 1.08
Toilet	1.71 x 2.00

QUATTRO LARGE Roof Villa

QL01 – V42
Two Bedrooms



Lower Level

Reception & Dinning	3.05 x 4.50 1.42 x 3.25 2.17 x 2.93 0.72 x 1.10
Kitchen	2.38 x 2.91
Stairs	2.12 x 2.67
Entrance	1.34 x 3.12
Toilet	1.71 x 2.80
Lobby	1.00 x 1.21
Corridor	1.01 x 5.63
Laundry	0.60 x 1.02
Bedroom 1	3.00 x 4.53 1.00 x 1.58
Master Bedroom	3.45 x 3.80
Toilet	1.70 x 2.00
Terrace	1.12 x 3.53

Total Area
170 m²
Lower Level
130 m²
Garden
45 m²
Upper Level
40 m²



Upper Level

Stairs	0.90 x 2.67 1.75 x 1.80
Room	2.95 x 3.20 2.66 x 2.67
Lobby	0.87 x 1.73
Toilet	1.71 x 2.00

QUATTRO LARGE Roof Villa

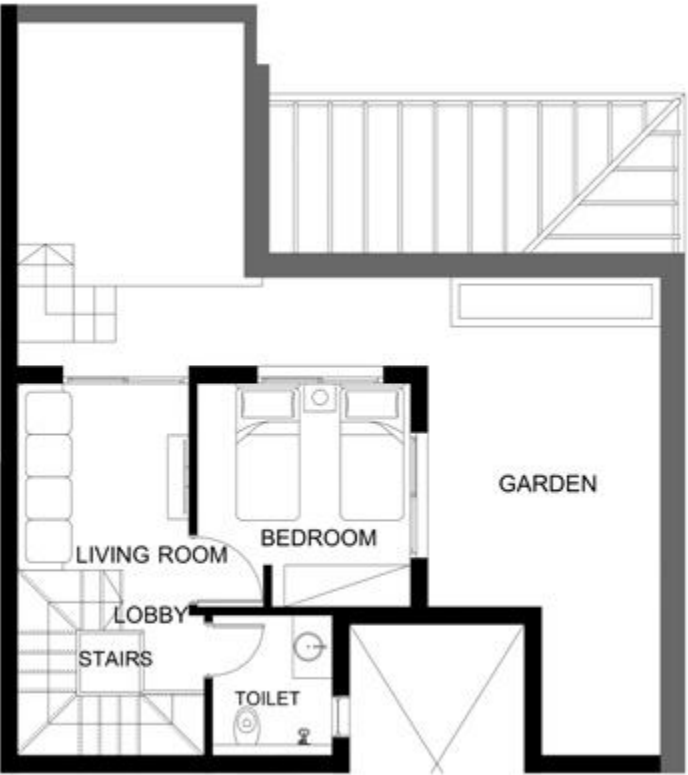
QL01 – V43
Two Bedrooms



Lower Level	
Reception & Dining	3.25 x 6.27 2.48 x 3.60
Kitchen	1.70 x 3.30 0.60 x 1.98
Stairs	2.64 x 2.67
Entrance	1.58 x 2.22
Toilet	1.50 x 1.98
Corridor	1.00 x 3.12
Master Bedroom	3.30 x 3.60 1.25 x 2.36
Dressing	2.10 x 2.36
Toilet	1.70 x 2.00
Terrace	1.12 x 3.53

DISCLAIMER: All renders, floor plans, specifications are conceptual only and subject to change. All dimensions are approximate and may vary with actual construction.

Total Area	Garden
155 m²	45 m²
Lower Level	Upper Level
115 m²	40 m²



Upper Level	
Stairs	0.90 x 2.67 1.75 x 1.80
Bedroom	3.00 x 3.20
Living Room	2.45 x 2.66
Lobby	0.65 x 0.65 0.87 x 1.08
Toilet	1.71 x 2.00

QUATTRO LARGE Roof Villa

QL01 – V44
Two Bedrooms



Lower Level	
Reception & Dining	3.05 x 4.50 1.42 x 3.25 2.17 x 2.93 0.72 x 1.10
Kitchen	2.38 x 2.91
Stairs	2.12 x 2.67
Entrance	1.34 x 3.12
Toilet	1.71 x 2.80
Lobby	1.00 x 1.21
Corridor	1.01 x 5.63
Laundry	0.60 x 1.02
Bedroom 1	3.00 x 4.53 1.00 x 1.58
Master Bedroom	3.45 x 3.80
Toilet	1.70 x 2.00
Terrace	1.12 x 3.53

Total Area	Garden
170 m²	45 m²
Lower Level	Upper Level
130 m²	40 m²

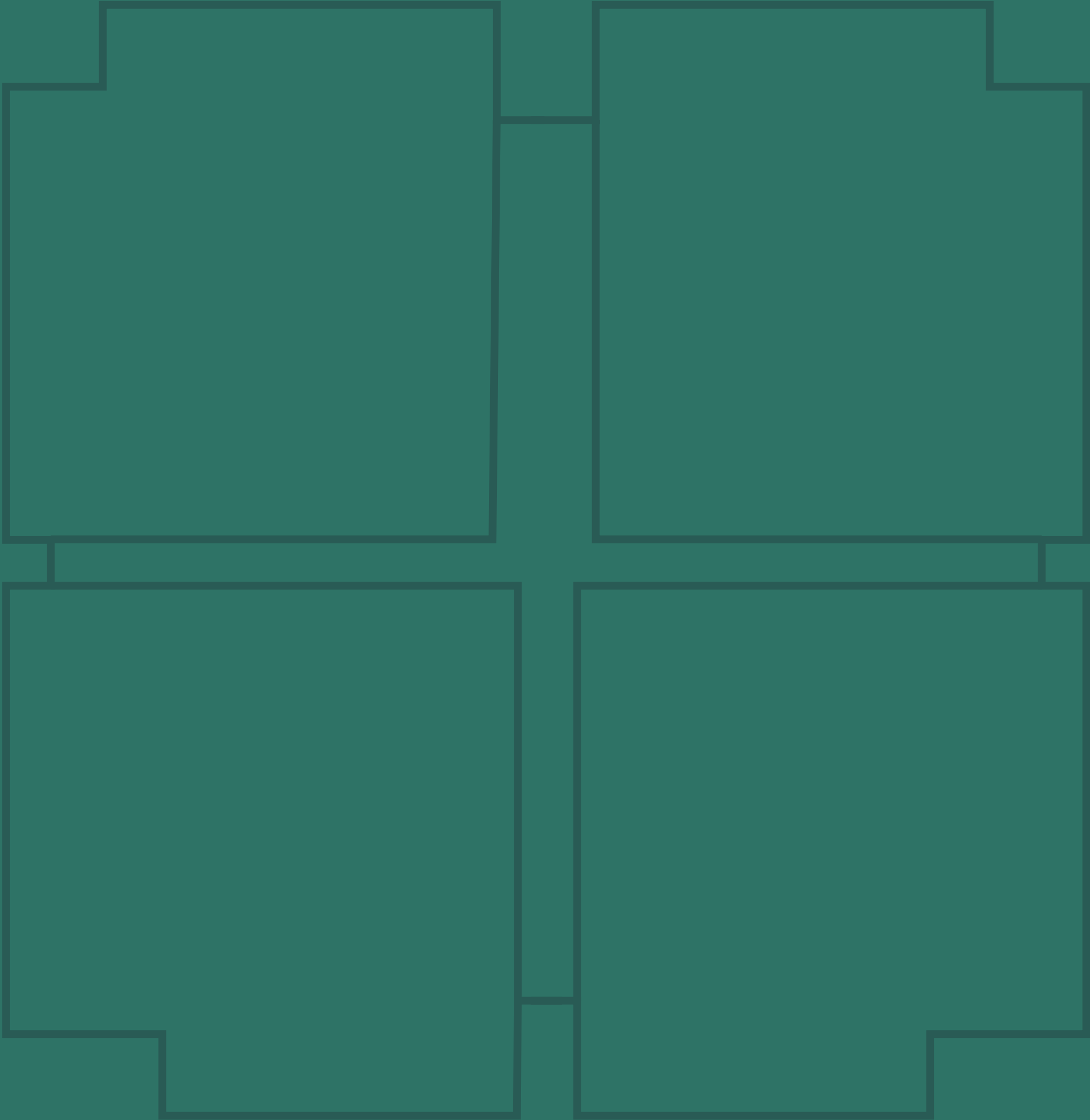


Upper Level	
Stairs	0.90 x 2.67 1.75 x 1.80
Living Room	2.95 x 3.20 2.66 x 2.67
Lobby	0.87 x 1.73
Toilet	1.71 x 2.00

04

Trio, Floorplans.

QUATTRO STANDARD 01



QUATTRO STANDARD 01 Ground Villa

QS01 – VG1
Three Bedrooms



Lower Level	
Reception & Dinning	5.70 x 6.10 0.83 x 1.80
Entrance	2.22 x 2.86
Kitchen	3.50 x 4.00
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.36 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00

Total Area
230 m²
Lower Level
113 m²
Garden
54 m²
Upper Level
117 m²



Upper Level	
Stairs	0.90 x 1.93 1.49 x 2.69
Living Room	2.62 x 4.21 1.79 x 3.13
Storage	1.20 x 1.45
Kitchenette	0.60 x 1.52
Lobby	1.80 x 3.00
Bedroom 1	3.38 x 4.00
Bedroom 2	3.32 x 3.40 0.68 x 1.13
Master bedroom	3.15 x 4.43
Foyer	0.92 x 2.16
Dressing	0.62 x 2.63
Toilet	1.70 x 2.63
Terrace	2.03 x 2.27
Toilet	1.71 x 3.30

QUATTRO STANDARD 01 Ground Villa

QS01 – VG2
Three Bedrooms



Lower Level	
Reception & Dinning	5.70 x 6.10 0.83 x 1.80
Entrance	2.12 x 2.86
Kitchen	3.50 x 4.00
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.36 x 2.67
Toilet	1.71 x 2.01
Corridor	1.00 x 4.00

Total Area
225 m²
Lower Level
112 m²
Garden
54 m²
Upper Level
113 m²



Upper Level	
Stairs	1.49 x 2.67 0.90 x 1.93
Living Room	3.12 x 3.73 0.65 x 1.10
Lobby	1.80 x 2.86
Bedroom 1	3.38 x 4.00
Bedroom 2	3.32 x 3.40 0.68 x 1.13
Master bedroom	3.15 x 4.45
Foyer	0.92 x 2.18
Dressing	0.62 x 2.63
Toilet	1.70 x 2.63
Terrace	2.00 x 2.27
Storage	1.23 x 1.39
Toilet	1.70 x 3.30

DISCLAIMER: All renders, floor plans, specifications are conceptual only and subject to change. All dimensions are approximate and may vary with actual construction.

QUATTRO STANDARD 01 Ground Villa

QS01 – VG3
Three Bedrooms



Lower Level

Reception & Dining	5.70 x 6.10 0.83 x 1.80
Entrance	2.22 x 2.86
Kitchen	3.50 x 4.00
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.36 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00

Total Area
216 m²
Lower Level
112 m²
Garden
54 m²
Upper Level
104 m²



Upper Level

Stairs	1.49 x 2.69 0.90 x 1.93
Living Room	1.77 x 2.72
Kitchenette	1.01 x 1.32
Lobby	1.80 x 2.86
Bedroom 1	3.38 x 4.00
Bedroom 2	3.32 x 3.40 0.68 x 1.13
Master bedroom	3.15 x 4.43
Foyer	0.92 x 2.16
Dressing	0.62 x 2.63
Toilet	1.70 x 2.63
Terrace	2.03 x 2.27
Toilet	1.71 x 3.30

QUATTRO STANDARD 01 Ground Villa

QS01 – VG4
Three Bedrooms



Lower Level

Reception & Dining	5.70 x 6.10 0.83 x 1.80
Entrance	2.12 x 2.86
Kitchen	3.50 x 4.00
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.36 x 2.67
Toilet	1.71 x 2.01
Corridor	1.00 x 4.00

Total Area
225 m²
Lower Level
112 m²
Garden
54 m²
Upper Level
113 m²



Upper Level

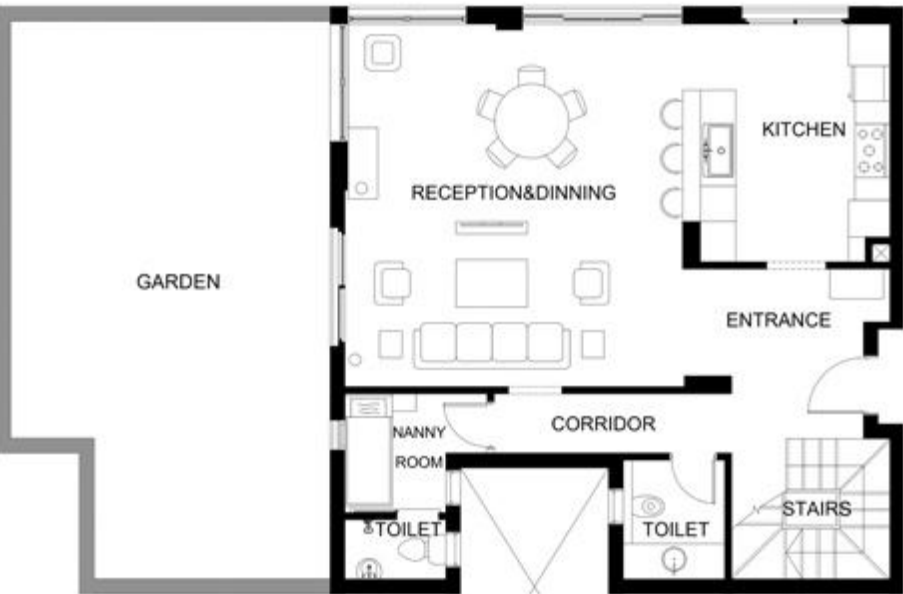
Stairs	1.49 x 2.67 0.90 x 1.93
Living Room	3.01 x 3.73 0.65 x 1.10
Storage	1.21 x 1.40
Lobby	1.80 x 2.86
Bedroom 1	3.38 x 4.00
Bedroom 2	3.32 x 3.40 0.68 x 1.13
Master bedroom	3.11 x 4.45
Foyer	0.92 x 2.18
Dressing	2.67 x 2.50
Toilet	1.70 x 2.67
Terrace	2.00 x 2.27
Toilet	1.70 x 3.30

DISCLAIMER: All renders, floor plans, specifications are conceptual only and subject to change. All dimensions are approximate and may vary with actual construction.

QUATTRO STANDARD 01 Middle Villa

QS01 – V21
Three Bedrooms

Total Area	Garden
230 m²	47 m²
Lower Level	Upper Level
113 m²	117 m²



Lower Level

Reception & Dinning	5.65 x 6.00 0.83 x 1.80
Entrance	2.22 x 2.86
Kitchen	3.50 x 4.00
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.36 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00



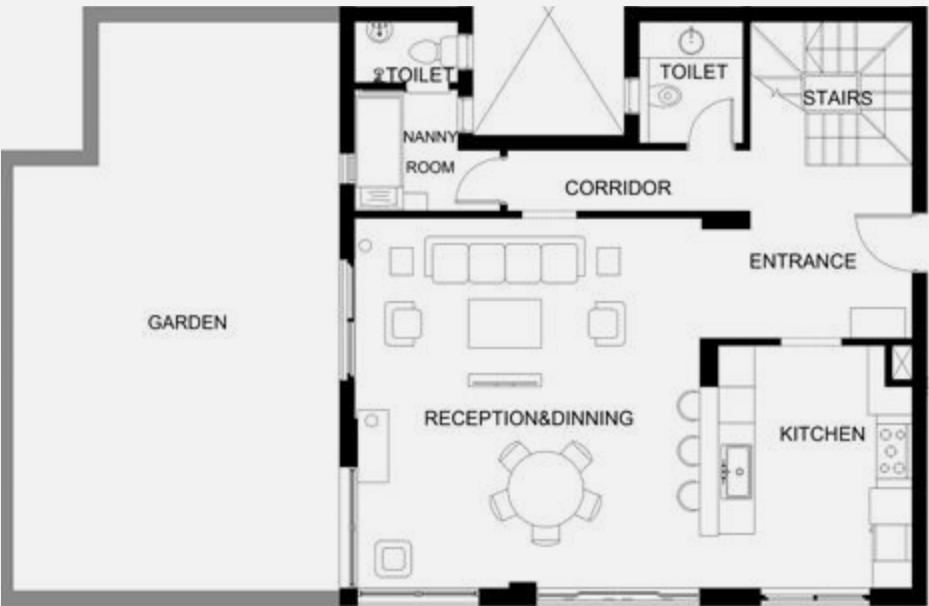
Upper Level

Stairs	1.49 x 2.67 0.90 x 1.93
Living Room	2.60 x 4.21 1.77 x 3.13
Storage	1.20 x 1.45
Kitchenette	0.60 x 1.50
Lobby	1.80 x 2.86
Bedroom 1	3.38 x 4.00
Bedroom 2	3.32 x 3.40 0.68 x 1.13
Master bedroom	3.11 x 4.45
Foyer	0.92 x 2.18
Dressing	0.67 x 2.50
Toilet	1.70 x 2.67
Terrace	2.00 x 2.27
Toilet	1.70 x 3.30

QUATTRO STANDARD 01 Middle Villa

QS01 – V22
Three Bedrooms

Total Area	Garden
225 m²	49 m²
Lower Level	Upper Level
112 m²	113 m²



Lower Level

Reception & Dinning	5.65 x 6.10 0.83 x 1.80
Entrance	2.67 x 2.86
Kitchen	3.50 x 4.00
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.36 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00



Upper Level

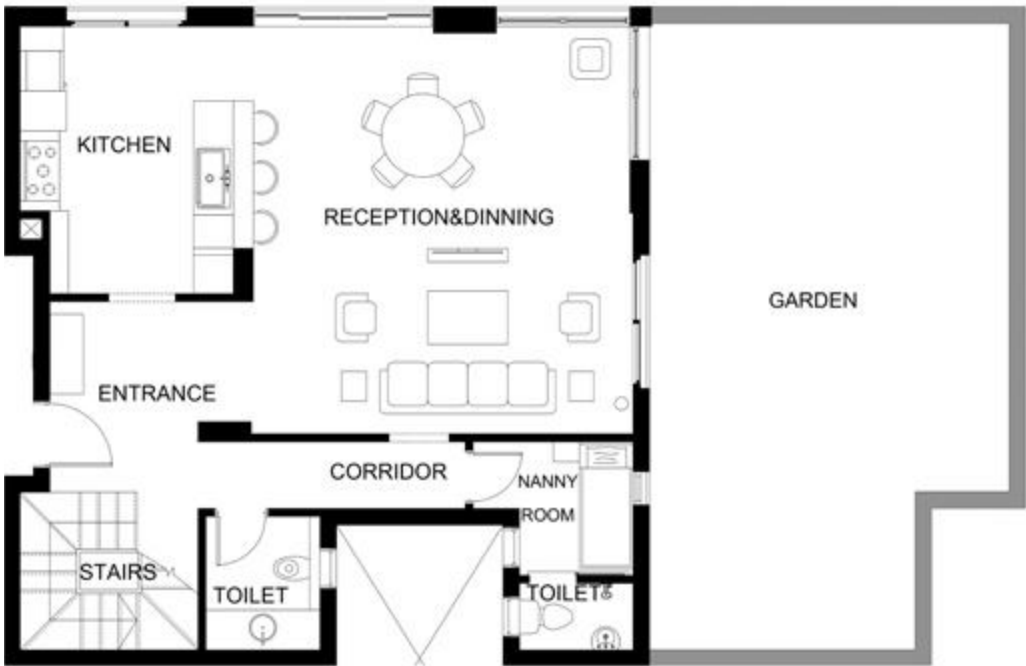
Stairs	1.49 x 2.67 0.90 x 1.93
Living Room	3.01 x 3.73 0.65 x 1.10
Storage	1.21 x 1.40
Lobby	1.80 x 2.86
Bedroom 1	3.38 x 4.00
Bedroom 2	3.32 x 3.40 1.68 x 1.13
Master bedroom	3.11 x 4.45
Foyer	0.92 x 2.18
Dressing	0.67 x 2.50
Toilet	1.70 x 2.67
Terrace	2.00 x 2.27
Toilet	1.70 x 3.30

DISCLAIMER: All renders, floor plans, specifications are conceptual only and subject to change. All dimensions are approximate and may vary with actual construction.

QUATTRO STANDARD 01 Middle Villa

QS01 – V23
Three Bedrooms

Total Area	Garden
216 m²	47 m²
Lower Level	Upper Level
112 m²	104 m²



Lower Level	
Reception & Dinning	5.65 x 6.00 0.83 x 1.80
Entrance	2.22 x 2.86
Kitchen	3.50 x 4.00
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.36 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00

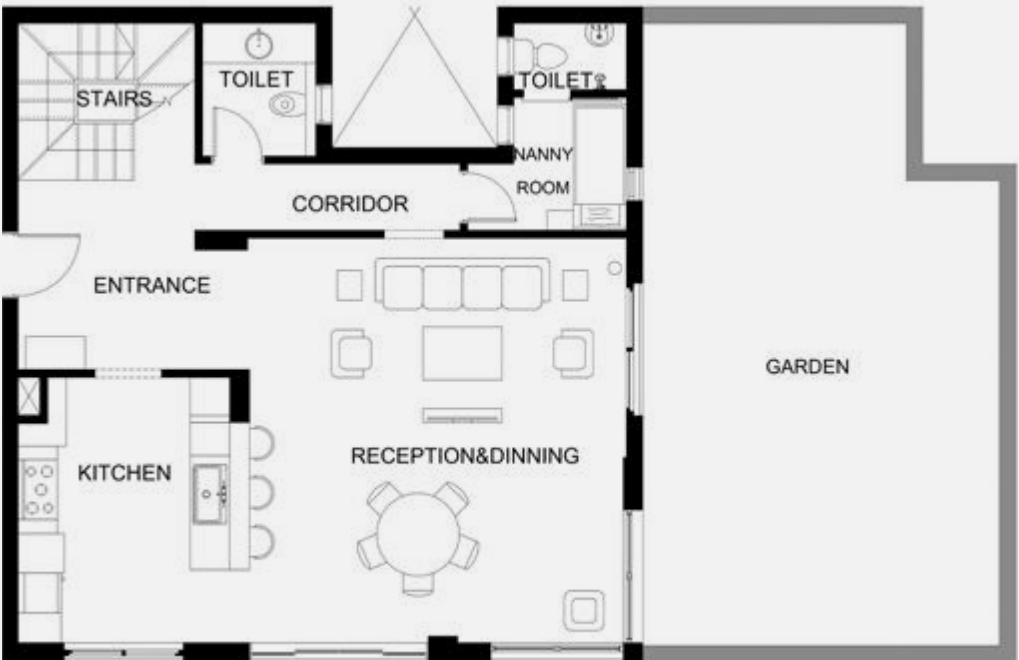


Upper Level	
Stairs	1.49 x 2.67 0.90 x 1.93
Living Room	1.77 x 2.72
Kitchenette	1.00 x 1.32
Lobby	1.80 x 2.86
Bedroom 1	3.38 x 4.00
Bedroom 2	3.32 x 3.40 0.68 x 1.13
Master bedroom	3.11 x 4.45
Foyer	0.92 x 2.18
Dressing	0.67 x 2.50
Toilet	1.70 x 2.67
Terrace	2.00 x 2.27
Toilet	1.70 x 3.30

QUATTRO STANDARD 01 Middle Villa

QS01 – V24
Three Bedrooms

Total Area	Garden
225 m²	49 m²
Lower Level	Upper Level
112 m²	113 m²



Lower Level	
Reception & Dinning	5.65 x 6.10 0.83 x 1.80
Entrance	2.67 x 2.86
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Kitchen	3.50 x 4.00
Stairs	2.36 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00



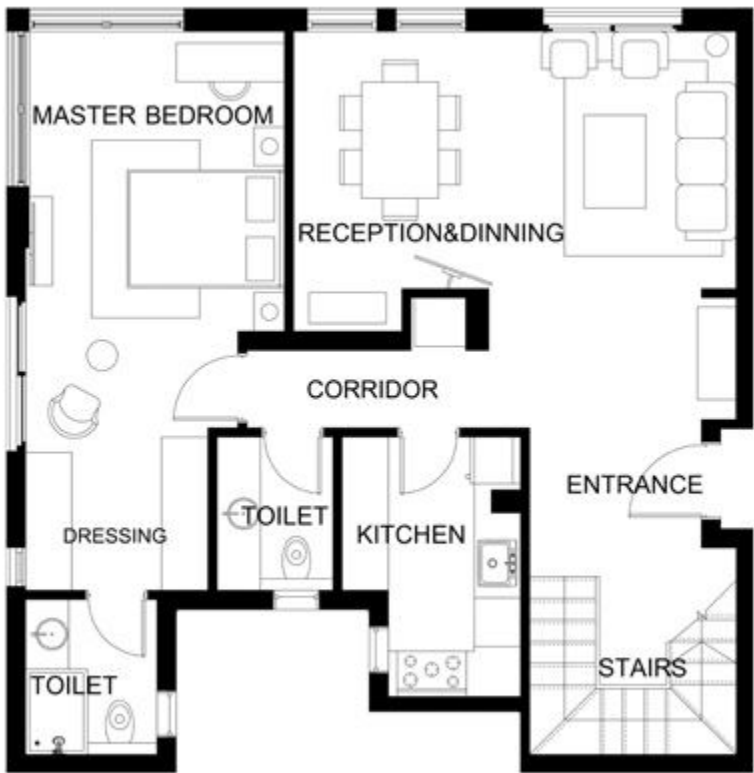
Upper Level	
Stairs	1.49 x 2.67 0.90 x 1.93
Living Room	3.01 x 3.73 0.65 x 1.10
Storage	1.21 x 1.40
Lobby	1.80 x 2.86
Bedroom 1	3.38 x 4.00
Bedroom 2	3.32 x 3.40 1.68 x 1.13
Master bedroom	3.11 x 4.45
Foyer	0.92 x 2.18
Dressing	0.67 x 2.50
Toilet	1.70 x 2.67
Terrace	2.00 x 2.27
Toilet	1.70 x 3.30

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QUATTRO STANDARD 01 Roof Villa

QS01 – V41
Two Bedrooms

Total Area
146 m²
Lower Level
106 m²
Garden
45 m²
Upper Level
40 m²



Lower Level

Reception & Dining	3.20 x 5.12 2.53 x 3.87
Kitchen	1.71 x 3.35 0.60 x 1.98
Stairs	2.67 x 2.67
Entrance	1.55 x 2.22
Toilet	1.50 x 1.98
Corridor	1.00 x 3.13
Master Bedroom	3.35 x 3.85 1.25 x 2.75
Dressing	2.10 x 2.36
Toilet	1.70 x 2.00



Upper Level

Stairs	1.79 x 2.64
Bedroom	3.00 x 3.20
Living Room	2.67 x 2.68
Lobby	0.87 x 2.64
Toilet	1.71 x 2.01

QUATTRO STANDARD 01 Roof Villa

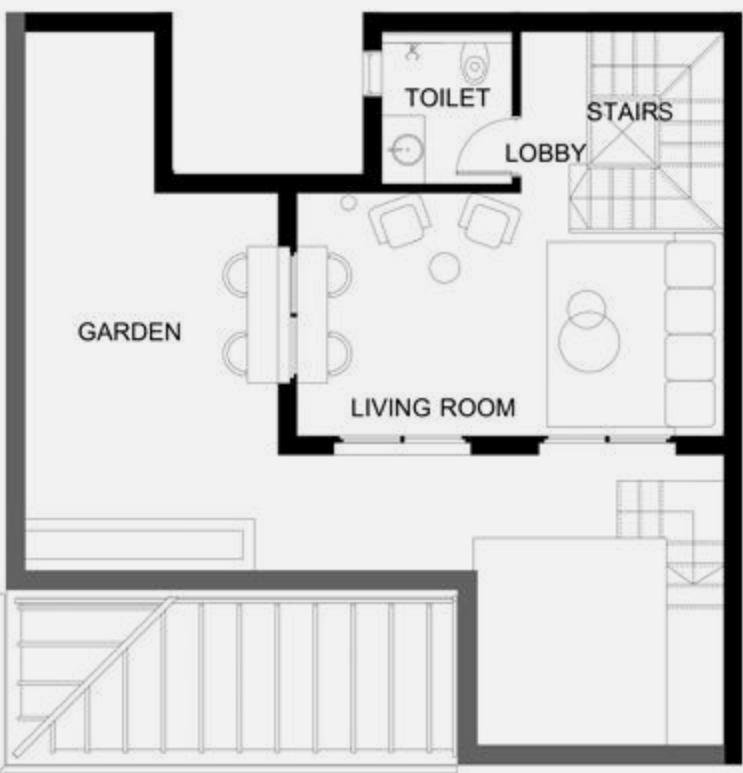
QS01 – V42
Two Bedrooms

Total Area
160 m²
Lower Level
120 m²
Garden
45 m²
Upper Level
40 m²



Lower Level

Reception & Dining	3.32 x 4.50 2.18 x 2.91 0.72 x 1.10
Kitchen	2.50 x 2.98
Stairs	2.12 x 2.67
Entrance	1.14 x 3.12
Toilet	1.71 x 2.80
Lobby	1.00 x 1.20
Laundry	0.60 x 1.02
Corridor	1.00 x 5.88
Bedroom 1	3.30 x 4.53 1.00 x 1.60
Master Bedroom	3.45 x 3.80
Toilet	1.70 x 2.00



Upper Level

Stairs	1.79 x 2.62
Living Room	2.95 x 3.20 2.67 x 2.70
Lobby	0.87 x 2.62
Toilet	1.71 x 2.00

DISCLAIMER: All renders, floor plans, specifications are conceptual only and subject to change. All dimensions are approximate and may vary with actual construction.

QUATTRO STANDARD 01 Roof Villa

QS01 – V43
Two Bedrooms

Total Area
145 m²
Lower Level
105 m²
Garden
45 m²
Upper Level
40 m²



Lower Level	
Reception & Dining	3.20 x 5.12 2.53 x 3.87
Kitchen	1.71 x 3.35 0.60 x 1.98
Stairs	2.67 x 2.67
Entrance	1.55 x 2.22
Toilet	1.50 x 1.98
Corridor	1.00 x 3.13
Master Bedroom	3.35 x 3.87 1.25 x 2.75
Dressing	2.10 x 2.36
Toilet	1.70 x 2.00

Upper Level	
Stairs	1.79 x 2.64
Bedroom	3.00 x 3.20
Living Room	2.67 x 2.68
Lobby	0.87 x 2.64
Toilet	1.71 x 2.01

DISCLAIMER: All renders, floor plans, specifications are conceptual only and subject to change. All dimensions are approximate and may vary with actual construction.

QUATTRO STANDARD 01 Roof Villa

QS01 – V44
Two Bedrooms

Total Area
160 m²
Lower Level
120 m²
Garden
45 m²
Upper Level
40 m²



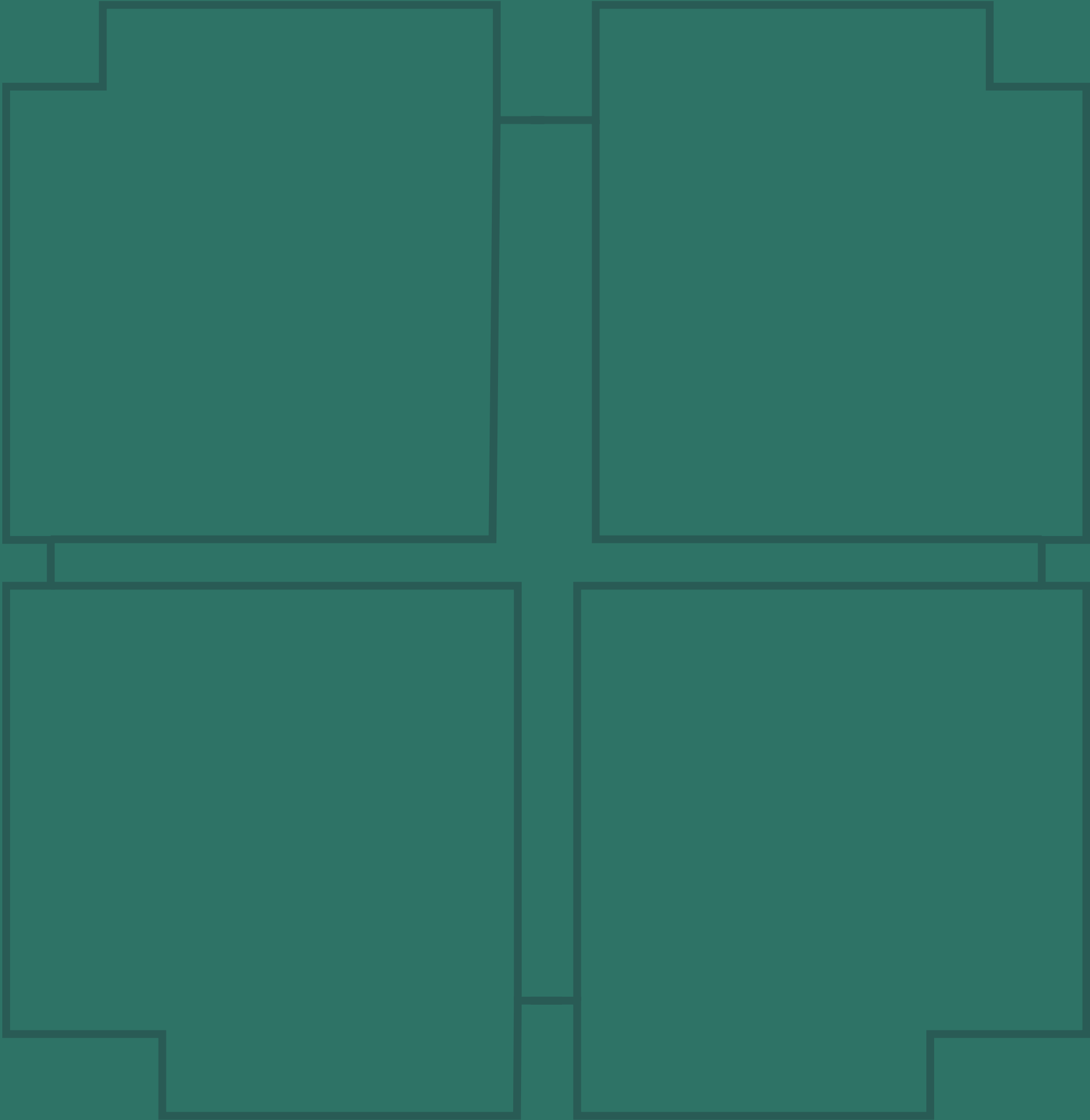
Lower Level	
Reception & Dining	3.32 x 4.50 2.18 x 2.91 0.72 x 1.10
Kitchen	2.50 x 2.98
Stairs	2.12 x 2.67
Entrance	1.14 x 3.12
Toilet	1.71 x 2.80
Lobby	1.00 x 1.20
Laundry	0.60 x 1.02
Corridor	1.00 x 5.88
Bedroom 1	3.30 x 4.53 1.00 x 1.60
Master Bedroom	3.45 x 3.80
Toilet	1.70 x 2.00

Upper Level	
Stairs	1.79 x 2.62
Living Room	2.95 x 3.20 2.67 x 2.70
Lobby	0.87 x 2.62
Toilet	1.71 x 2.00

04

Trio, Floorplans.

QUATTRO STANDARD 13



QUATTRO STANDARD 13

Ground Villa

QS13 – VG1

Three Bedrooms



Lower Level	
Reception & Dining	5.70 x 6.08 0.83 x 1.80
Entrance	2.22 x 2.83
Kitchen	3.50 x 3.98
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.39 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00

DISCLAIMER: All renders, floor plans, specifications are conceptual only and subject to change. All dimensions are approximate and may vary with actual construction.

Total Area
230 m²

Garden
54 m²

Lower Level
112 m²

Upper Level
118 m²



Upper Level	
Stairs	1.53 x 2.67 0.90 x 1.91
Living Room	2.65 x 4.23 1.77 x 3.11
Storage	1.20 x 1.45
Kitchenette	0.60 x 1.49
Lobby	1.80 x 3.00
Bedroom 1	3.38 x 3.98
Bedroom 2	3.00 x 3.40 0.67 x 1.12
Master bedroom	3.15 x 4.45
Foyer	1.20 x 2.18
Dressing	0.62 x 2.63
Toilet	1.70 x 2.62
Terrace	2.00 x 2.00
Toilet	1.70 x 3.32

QUATTRO STANDARD 13

Ground Villa

QS13 – VG2

Three Bedrooms



Lower Level	
Reception & Dining	5.70 x 6.08 0.83 x 1.80
Entrance	2.17 x 2.83
Kitchen	3.50 x 3.98
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.39 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00

Total Area
225 m²

Garden
54 m²

Lower Level
112 m²

Upper Level
113 m²



Upper Level	
Stairs	1.51 x 2.67 0.90 x 1.91
Living Room	3.12 x 3.68 0.65 x 1.10
Lobby	1.80 x 2.85
Bedroom 1	3.38 x 3.98
Bedroom 2	3.30 x 3.40 0.67 x 1.12
Master bedroom	3.15 x 4.45
Foyer	1.20 x 2.18
Dressing	0.62 x 2.63
Toilet	1.70 x 2.62
Terrace	2.00 x 2.00
Storage	1.23 x 1.42
Toilet	1.71 x 3.30

QUATTRO STANDARD 13

Ground Villa

QS13 – VG3

Three Bedrooms



Lower Level

Reception & Dining	5.70 x 6.08 0.83 x 1.80
Entrance	2.22 x 2.83
Kitchen	3.50 x 3.98
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.39 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00

Total Area
215 m²

Garden
54 m²

Lower Level
111 m²

Upper Level
104 m²



Upper Level

Stairs	1.53 x 2.67 0.90 x 1.91
Living Room	1.77 x 2.70
Kitchenette	1.00 x 1.32
Lobby	1.80 x 2.85
Bedroom 1	3.38 x 3.98
Bedroom 2	3.00 x 3.40 0.67 x 1.12
Master bedroom	3.15 x 4.45
Foyer	1.20 x 2.18
Dressing	0.62 x 2.63
Toilet	1.70 x 2.62
Terrace	2.00 x 2.00
Toilet	1.70 x 3.25

QUATTRO STANDARD 13

Ground Villa

QS13 – VG4

Three Bedrooms



Lower Level

Reception & Dining	5.70 x 6.08 0.83 x 1.80
Entrance	2.17 x 2.83
Kitchen	3.50 x 3.98
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.39 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00

Total Area
225 m²

Garden
54 m²

Lower Level
112 m²

Upper Level
113 m²



Upper Level

Stairs	1.51 x 2.67 0.90 x 1.91
Living Room	3.12 x 3.68 0.65 x 1.10
Lobby	1.80 x 2.85
Bedroom 1	3.38 x 3.98
Bedroom 2	3.30 x 3.40 0.67 x 1.12
Master bedroom	3.15 x 4.45
Foyer	1.20 x 2.18
Dressing	0.62 x 2.63
Toilet	1.70 x 2.62
Terrace	2.00 x 2.00
Storage	1.23 x 1.42
Toilet	1.71 x 3.30

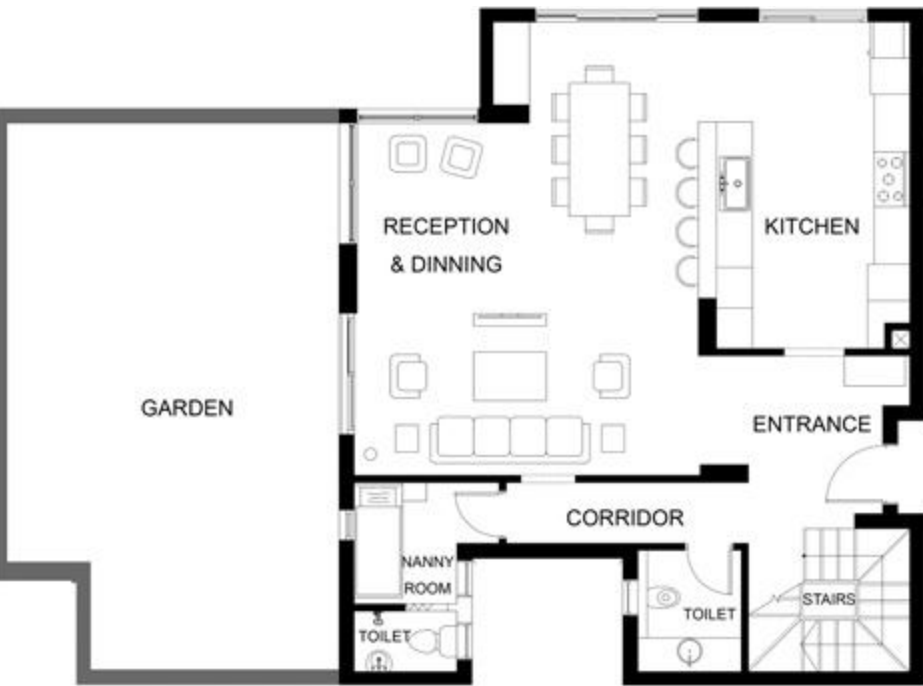
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QUATTRO STANDARD 13

Middle Villa

QS13 – V21

Three Bedrooms



Total Area	Garden
255 m²	47 m²
Lower Level	Upper Level
124.5 m²	130.5 m²

Lower Level		
Reception & Dinning	5.65 x 6.11	
	0.83 x 1.80	
	1.42 x 3.40	
Entrance	2.22 x 2.83	
Nanny Room	1.70 x 2.00	
	0.70 x 1.00	
Nanny Room Toilet	1.00 x 1.70	
Kitchen	3.50 x 5.40	
Stairs	2.36 x 2.67	
Toilet	1.71 x 2.00	
Corridor	1.00 x 4.00	



Upper Level		
Stairs	1.51 x 2.67	
	0.90 x 1.91	
Living Room	2.61 x 4.21	
	1.81 x 3.10	
Storage	1.20 x 1.45	
Kitchenette	0.60 x 1.50	
Lobby	1.80 x 3.00	
Bedroom 1	3.38 x 5.40	
Bedroom 2	3.40 x 4.17	
	1.13 x 1.23	
Master bedroom	3.55 x 4.45	
Foyer	0.37 x 2.18	
Dressing	0.77 x 2.50	
Toilet	1.70 x 2.78	
Terrace	2.00 x 2.28	
Toilet	1.71 x 3.30	

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QUATTRO STANDARD 13

Middle Villa

QS13 – V22

Three Bedrooms



Total Area	Garden
250 m²	49 m²
Lower Level	Upper Level
124.5 m²	125.5 m²

Lower Level		
Reception & Dinning	5.65 x 6.11	
	0.83 x 1.80	
	1.42 x 3.40	
Entrance	2.67 x 2.83	
Nanny Room	1.70 x 2.00	
	0.70 x 1.00	
Nanny Room Toilet	1.00 x 1.70	
Kitchen	3.50 x 5.40	
Stairs	2.36 x 2.67	
Toilet	1.71 x 2.00	
Corridor	1.00 x 4.00	



Upper Level		
Stairs	1.51 x 2.67	
	0.90 x 1.91	
Living Room	3.12 x 3.73	
	1.81 x 3.10	
Storage	1.20 x 1.45	
Lobby	1.80 x 2.86	
Bedroom 1	3.38 x 5.40	
Bedroom 2	3.40 x 4.17	
	1.13 x 1.23	
Master bedroom	3.55 x 4.45	
Foyer	0.37 x 2.18	
Dressing	0.77 x 2.50	
Toilet	1.70 x 2.78	
Terrace	2.00 x 2.28	
Toilet	1.71 x 3.30	

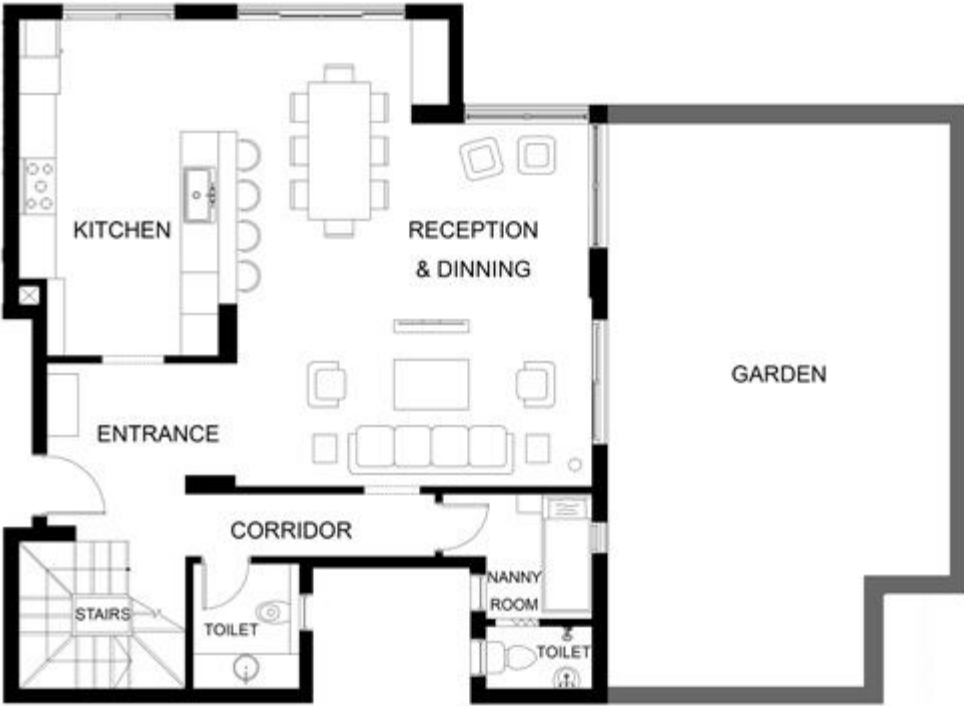
QUATTRO STANDARD 13

Middle Villa

QS13 – V23

Three Bedrooms

Total Area	Garden
240 m²	47 m²
Lower Level	Upper Level
123.5 m²	116.5 m²



Lower Level	
Reception & Dinning	5.65 x 6.11 0.83 x 1.80 1.42 x 3.40
Entrance	2.22 x 2.83
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Kitchen	3.50 x 5.40
Stairs	2.36 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00



Upper Level	
Stairs	1.51 x 2.67 0.90 x 1.91
Living Room	2.61 x 4.21 1.81 x 3.10
Storage	1.20 x 1.45
Kitchenette	0.60 x 1.50
Lobby	1.80 x 3.00
Bedroom 1	3.38 x 5.40
Bedroom 2	3.40 x 4.17 1.13 x 1.23
Master bedroom	3.55 x 4.45
Foyer	0.37 x 2.18
Dressing	0.77 x 2.50
Toilet	1.70 x 2.78
Terrace	2.00 x 2.28
Toilet	1.71 x 3.30

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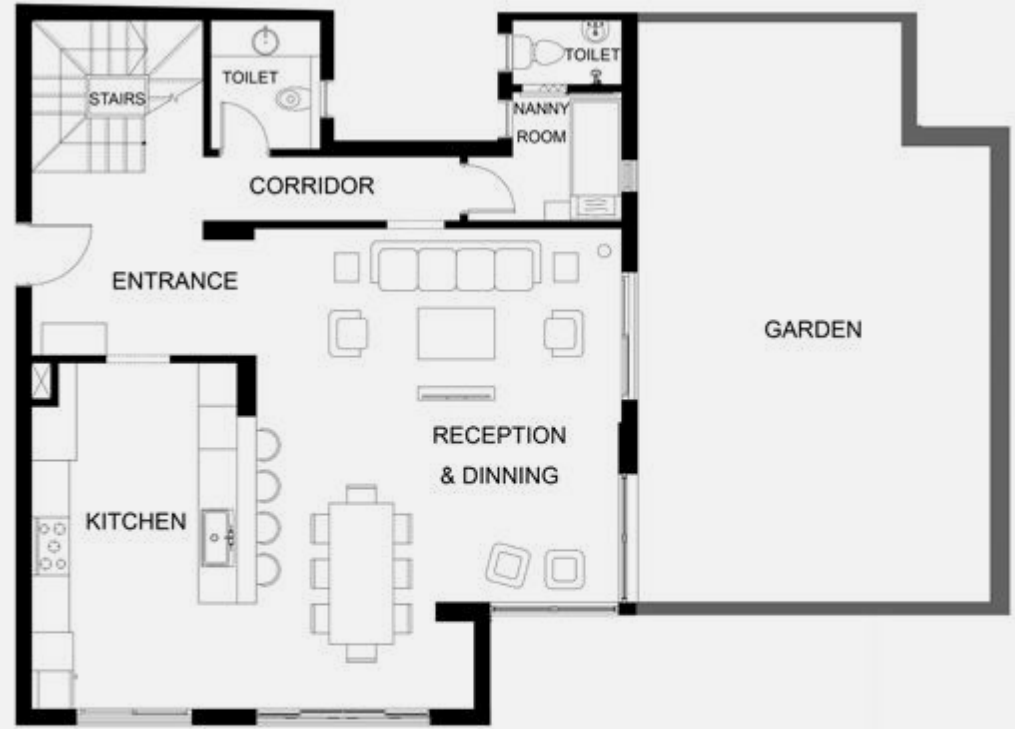
QUATTRO STANDARD 13

Middle Villa

QS13 – V24

Three Bedrooms

Total Area	Garden
250 m²	49 m²
Lower Level	Upper Level
124.5 m²	125.5 m²



Lower Level	
Reception & Dinning	5.65 x 6.11 0.83 x 1.80 1.42 x 3.40
Entrance	2.67 x 2.83
Nanny Room	1.70 x 2.00 0.70 x 1.00
Nanny Room Toilet	1.00 x 1.70
Kitchen	3.50 x 5.40
Stairs	2.36 x 2.67
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00



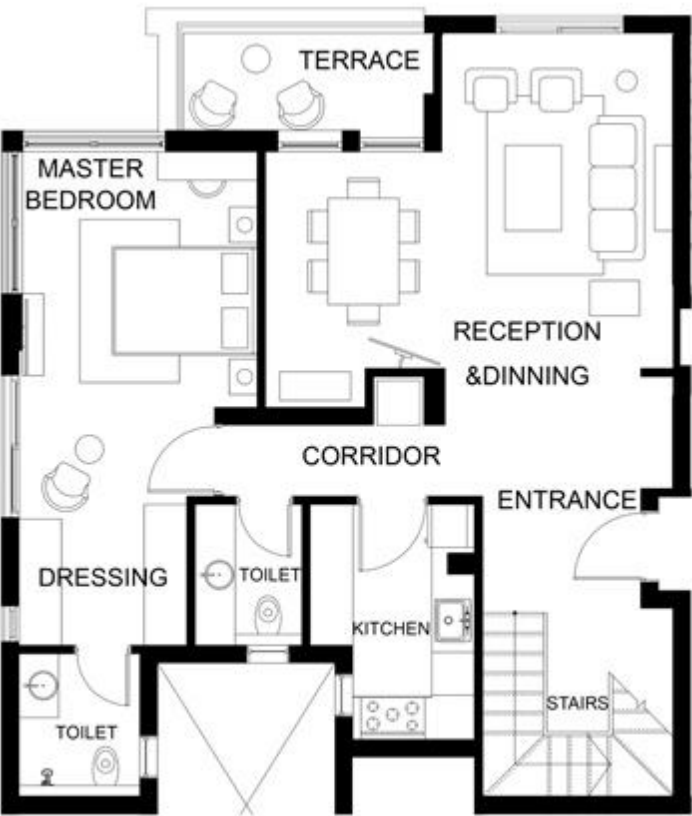
Upper Level	
Stairs	1.51 x 2.67 0.90 x 1.91
Living Room	3.12 x 3.73 0.65 x 1.10
Storage	1.23 x 1.37
Lobby	1.80 x 2.86
Bedroom 1	3.38 x 5.40
Bedroom 2	3.40 x 4.17 1.13 x 1.23
Master bedroom	3.55 x 4.45
Foyer	0.37 x 2.18
Dressing	0.77 x 2.50
Toilet	1.70 x 2.78
Terrace	2.00 x 2.28
Toilet	1.71 x 3.30

QUATTRO STANDARD 13

Roof Villa

QS13 – V41

Two Bedrooms



Lower Level

Reception & Dinning	3.25 x 6.52 2.48 x 3.85
Kitchen	1.70 x 3.30 0.60 x 1.98
Stairs	2.64 x 2.67
Entrance	1.58 x 2.22
Toilet	1.50 x 1.98
Corridor	1.00 x 3.12
Master Bedroom	3.30 x 3.85 1.25 x 2.36
Dressing	2.10 x 2.36
Toilet	1.70 x 2.00
Terrace	1.37 x 3.53

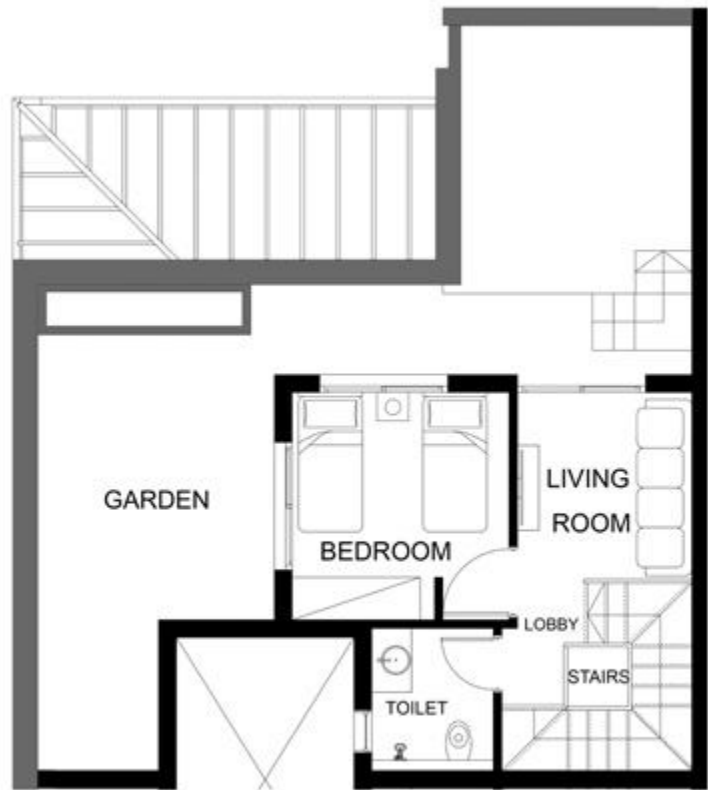
DISCLAIMER: All renders, floor plans, specifications are conceptual only and subject to change. All dimensions are approximate and may vary with actual construction.

Total Area
158 m²

Garden
47 m²

Lower Level
117 m²

Upper Level
41 m²



Upper Level

Stairs	0.90 x 2.67 1.75 x 1.80
Bedroom	3.00 x 3.20
Living Room	2.45 x 2.66
Lobby	0.65 x 0.65 0.87 x 1.08
Toilet	1.71 x 2.00

QUATTRO STANDARD 13

Roof Villa

QS13 – V42

Two Bedrooms



Lower Level

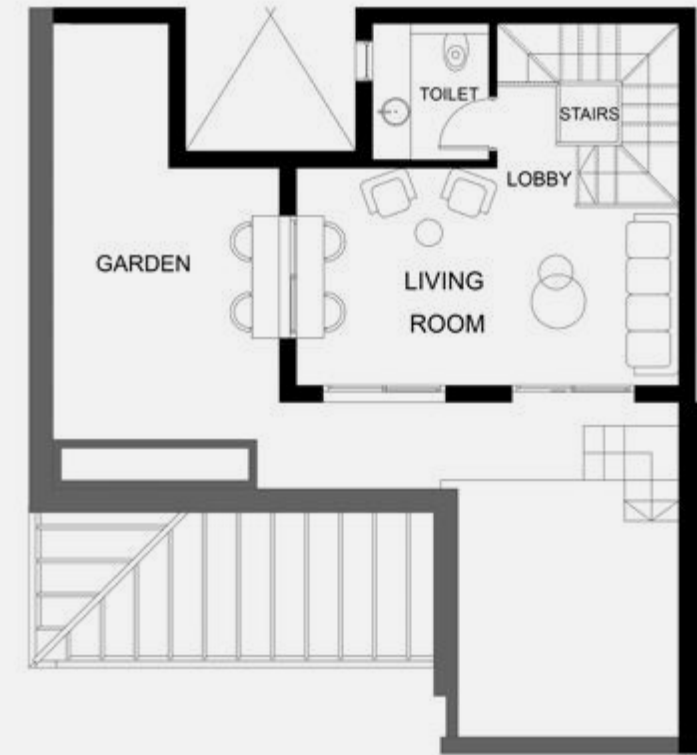
Reception & Dinning	3.30 x 4.50 1.39 x 3.25 2.17 x 2.93 0.72 x 1.10
Kitchen	2.38 x 2.91
Stairs	2.12 x 2.67
Entrance	1.34 x 3.12
Toilet	1.71 x 2.80
Lobby	1.00 x 1.21
Corridor	1.01 x 5.63
Laundry	0.60 x 1.02
Bedroom	3.28 x 4.53 1.00 x 1.58
Master Bedroom	3.45 x 3.80
Toilet	1.70 x 2.00
Terrace	1.09 x 3.53

Total Area
172 m²

Garden
47 m²

Lower Level
131 m²

Upper Level
41 m²



Upper Level

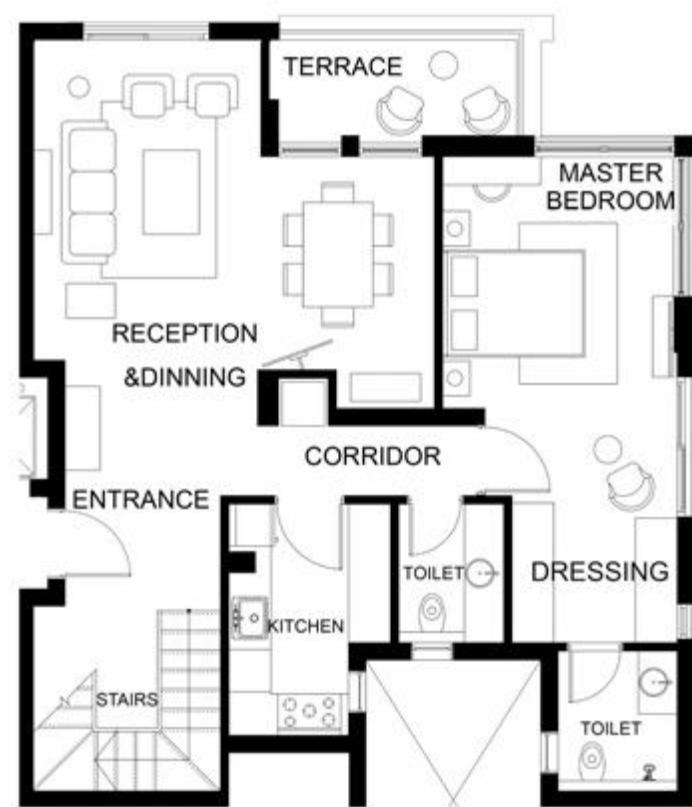
Stairs	0.90 x 2.67 1.75 x 1.80
Living Room	2.95 x 3.20 2.66 x 2.67
Lobby	0.87 x 1.73
Toilet	1.71 x 2.00

QUATTRO STANDARD 13

Roof Villa

QS13 – V43

Two Bedrooms



Lower Level

Reception & Dinning	3.25 x 6.52 2.48 x 3.60
Kitchen	1.70 x 3.30 0.60 x 1.98
Stairs	2.64 x 2.67
Entrance	1.58 x 2.22
Toilet	1.50 x 1.98
Corridor	1.00 x 3.12
Master Bedroom	3.30 x 3.60 1.25 x 2.36
Dressing	2.10 x 2.36
Toilet	1.70 x 2.00
Terrace	1.37 x 3.53

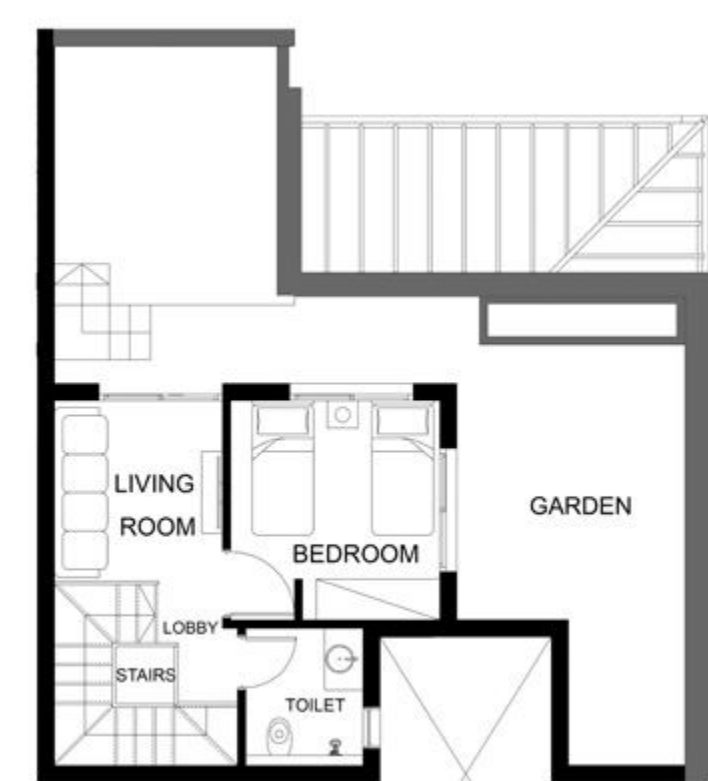
DISCLAIMER: All renders, floor plans, specifications are conceptual only and subject to change. All dimensions are approximate and may vary with actual construction.

Total Area
157 m²

Garden
47 m²

Lower Level
116 m²

Upper Level
41 m²



Upper Level

Stairs	0.90 x 2.67 1.75 x 1.80
Bedroom	3.00 x 3.20
Living Room	2.45 x 2.66
Lobby	0.65 x 0.65 0.87 x 1.08
Toilet	1.71 x 2.00

QUATTRO STANDARD 13

Roof Villa

QS13 – V44

Two Bedrooms



Lower Level

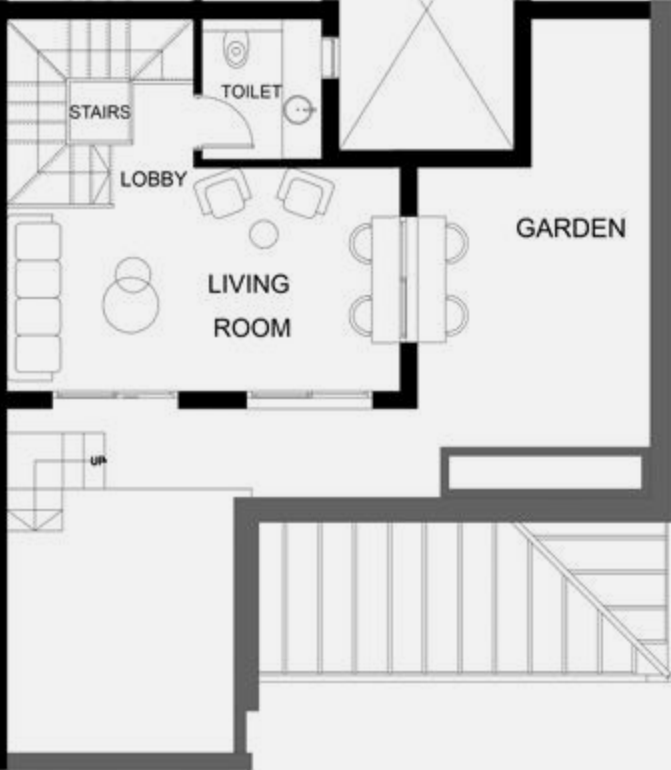
Reception & Dinning	3.30 x 4.50 1.39 x 3.25 2.17 x 2.93 0.72 x 1.10
Kitchen	2.38 x 2.91
Stairs	2.12 x 2.67
Entrance	1.34 x 3.12
Toilet	1.71 x 2.80
Lobby	1.00 x 1.21
Corridor	1.01 x 5.63
Laundry	0.60 x 1.02
Bedroom	3.28 x 4.53 1.00 x 1.58
Master Bedroom	3.45 x 3.80
Toilet	1.70 x 2.00
Terrace	1.09 x 3.53

Total Area
172 m²

Garden
47 m²

Lower Level
131 m²

Upper Level
41 m²



Upper Level

Stairs	0.90 x 2.67 1.75 x 1.80
Living Room	2.95 x 3.20 2.66 x 2.67
Lobby	0.87 x 1.73
Toilet	1.71 x 2.00

04

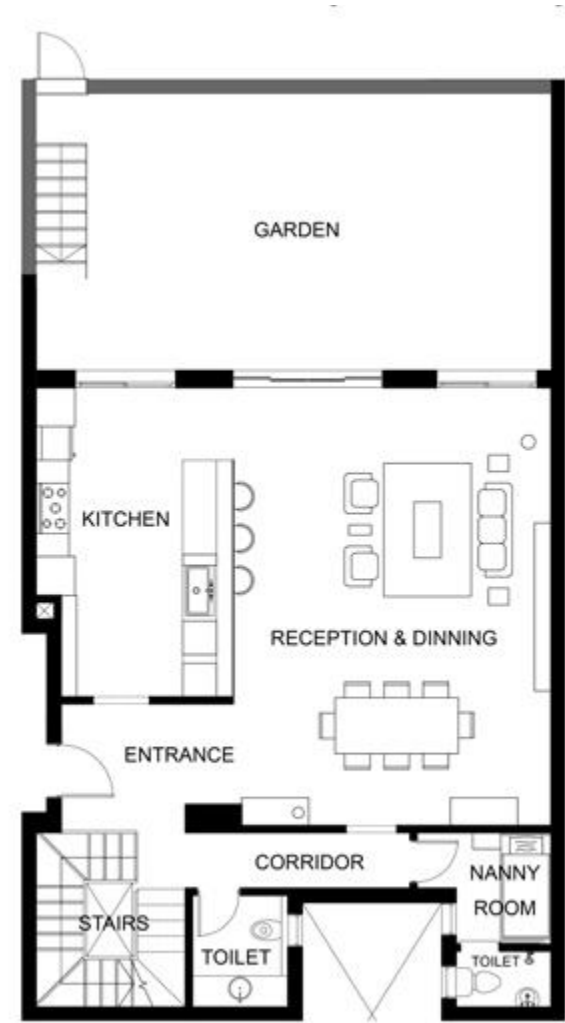
Trio, Floorplans.

TRIO LARGE



TRIO LARGE
Ground Villa

TL01 – VG1 Three Bedrooms



Lower Level

Reception & Dinning	5.67 x 7.83
Entrance	2.30 x 3.07
Kitchen	3.07 x 5.52 0.45 x 3.75
Nanny Room	1.70 x 2.00 0.69 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.67 x 3.12
Toilet	2.00 x 1.71
Corridor	1.00 x 4.00

Total Area	Garden
260 m²	48 m²
Lower Level	Upper Level
135 m²	125 m²

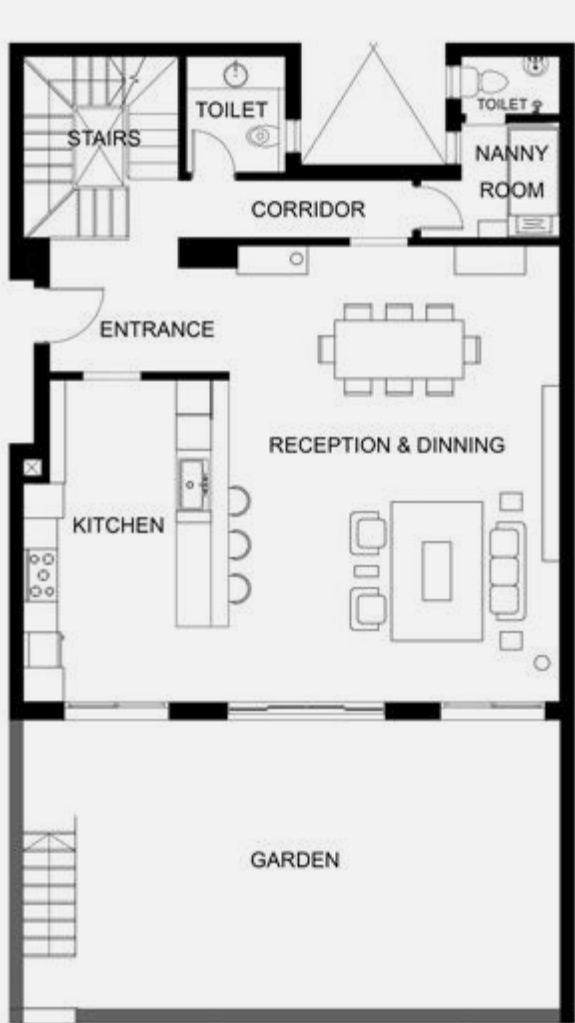


Upper Level

Stairs	2.27 x 2.67
Living Room	3.18 x 4.18 0.45 x 1.51 1.35 x 2.67
Bedroom 1	3.38 x 4.15
Bedroom 2	3.40 x 4.15
Master bedroom	3.58 x 4.45
Foyer	2.01 x 2.18
Dressing	1.09 x 2.63
Toilet	1.70 x 3.10
Terrace	2.05 x 2.05
Toilet	1.71 x 3.12

TRIO LARGE
Ground Villa

TL01 – VG2 Three Bedrooms



Lower Level

Reception & Dinning	5.67 x 7.83
Entrance	2.30 x 3.07
Kitchen	3.07 x 5.52 0.45 x 3.75
Nanny Room	1.70 x 2.00 0.69 x 1.00
Nanny Room Toilet	1.00 x 1.70
Stairs	2.67 x 3.12
Toilet	1.71 x 2.00
Corridor	1.00 x 4.00

Total Area	Garden
260 m²	47 m²
Lower Level	Upper Level
135 m²	125 m²



Upper Level

Stairs	2.27 x 2.67
Living Room	3.17 x 4.63 1.35 x 2.67
Bedroom 1	3.38 x 4.15
Bedroom 2	3.40 x 4.15
Master bedroom	3.58 x 4.45
Foyer	2.18 x 2.01
Dressing	1.09 x 2.63
Toilet	1.70 x 3.10
Terrace	2.05 x 2.05
Toilet	1.71 x 3.12

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TRIO LARGE
Ground Villa

TL01 – VG3 Three Bedrooms



Lower Level

Entrance	3.89 x 4.00
Reception & Dinning	5.00 x 6.63 4.03 x 4.20
Stairs	3.89 x 3.97
Kitchen	3.37 x 3.43
Terrace	1.50 x 3.95
Corridor	1.24 x 1.79
Nanny Room	2.18 x 2.23
Lobby	1.04 x 1.24
Toilet	1.20 x 1.63
Laundry	1.04 x 2.14 0.60 x 1.20
Toilet	1.67 x 2.14

DISCLAIMER: All renders, floor plans, specifications are conceptual only and subject to change. All dimensions are approximate and may vary with actual construction.

Total Area
335 m²

Lower Level
156 m²

Garden
60 m²

Upper Level
179 m²



Upper Level

Stairs / Void On Entrance	2.84 x 4.03
Lobby	2.30 x 4.25 0.47 x 1.40
Living Room	3.50 x 5.30
Kitchenette	0.60 x 1.56
Bedroom 1	4.08 x 4.83 1.34 x 0.78
Dressing	1.74 x 2.53
Bedroom 2	3.58 x 5.12
Dressing	1.63 x 3.44
Terrace 1	2.40 x 2.90
Entrance	1.10 x 3.29
Master bedroom	3.71 x 5.00
Dressing	1.36 x 2.02 1.34 x 2.02 1.27 x 1.55
Toilet	1.63 x 2.49 0.60 x 1.03
Terrace 2	1.25 x 3.95
Toilet	1.89 x 2.02

TRIO LARGE
Middle Villa

TL01 – V23 Three Bedrooms



Lower Level

Entrance	2.06 x 3.35
Stairs	2.68 x 3.38
Reception & Dinning	5.00 x 6.07 4.20 x 4.27
Corridor 1	1.32 x 3.38
Corridor 2	1.26 x 5.02
kitchen	3.74 x 4.30
Living Room	3.19 x 5.46
Terrace 1	1.15 x 3.87
Terrace 2	1.25 x 3.95
Nanny Room	1.86 x 3.12
Nanny Room Toilet	1.44 x 1.53
Toilet	1.70 x 1.86

Total Area
355 m²

Lower Level
175 m²

Garden
47 m²

Upper Level
180 m²



Upper Level

Stairs	2.58 x 3.33
Lobby	2.88 x 3.25
Living Room	3.19 x 4.08
Bedroom 1	4.30 x 5.00
Terrace 1	0.94 x 4.08
Bedroom 2	4.03 x 4.08 1.36 x 2.11
Dressing	1.98 x 2.72
Terrace 2	1.25 x 3.95
Master bedroom	5.00 x 5.00
Entrance	1.10 x 2.75
Dressing	1.34 x 2.03 1.34 x 1.90 1.28 x 1.55
Toilet	1.62 x 2.50 0.60 x 1.04
Toilet	1.92 x 2.03

TRIO LARGE
Roof Villa

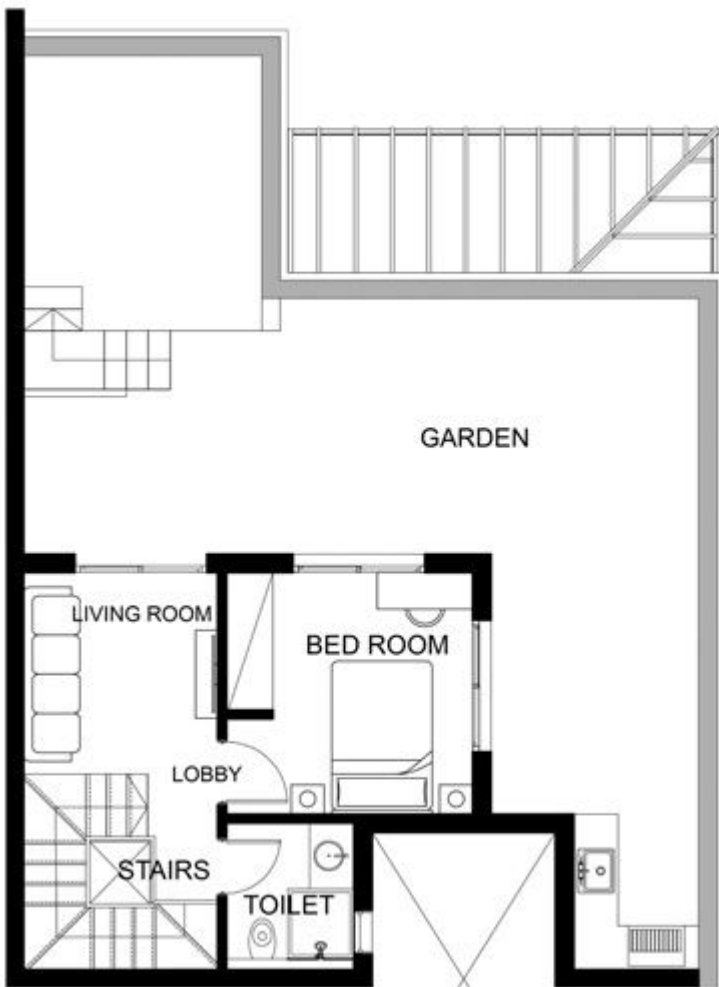
TL01 – V41 Three Bedrooms



Lower Level

Entrance	2.19 x 2.43
Reception & Dining	4.50 x 4.66
	0.85 x 2.19
	1.39 x 3.25
Kitchen	1.73 x 3.55
Stairs	2.64 x 3.12
Toilet	1.69 x 2.10
Corridor	1.21 x 3.07
Laundry	0.60 x 1.85
Bedroom	3.93 x 4.58
	1.10 x 1.46
Master Bedroom	2.68 x 3.36
Dressing	2.10 x 2.76
Toilet	1.70 x 2.00
Terrace	1.10 x 3.53

Total Area	Garden
180 m²	60 m²
Lower Level	Upper Level
137 m²	43 m²



Upper Level

Stairs	1.79 x 2.67
	0.85 x 0.95
Lobby	0.85 x 1.72
Living Room	2.64 x 2.75
Bedroom	3.30 x 3.35
Toilet	1.73 x 2.00

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TRIO LARGE
Roof Villa

TL01 – V42 Three Bedrooms



Lower Level

Entrance	1.41 x 3.21
Reception & Dining	4.08 x 7.55
	1.40 x 3.25
Kitchen	3.07 x 3.27
Stairs	2.64 x 3.12
Toilet	1.73 x 2.80
Corridor 1	1.01 x 2.98
Corridor 2	1.01 x 1.21
Bedroom	4.05 x 4.58
Entrance	1.01 x 2.65
Master Bedroom	3.45 x 4.78
Toilet	1.70 x 2.00
Terrace	1.20 x 3.53

Total Area	Garden
200 m²	60 m²
Lower Level	Upper Level
157 m²	43 m²



Upper Level

Stairs	1.79 x 2.67
	0.85 x 0.95
Lobby	0.85 x 1.72
Living Room	2.64 x 2.75
Bedroom	3.30 x 3.35
Toilet	1.73 x 2.00

TRIO LARGE
Roof Villa

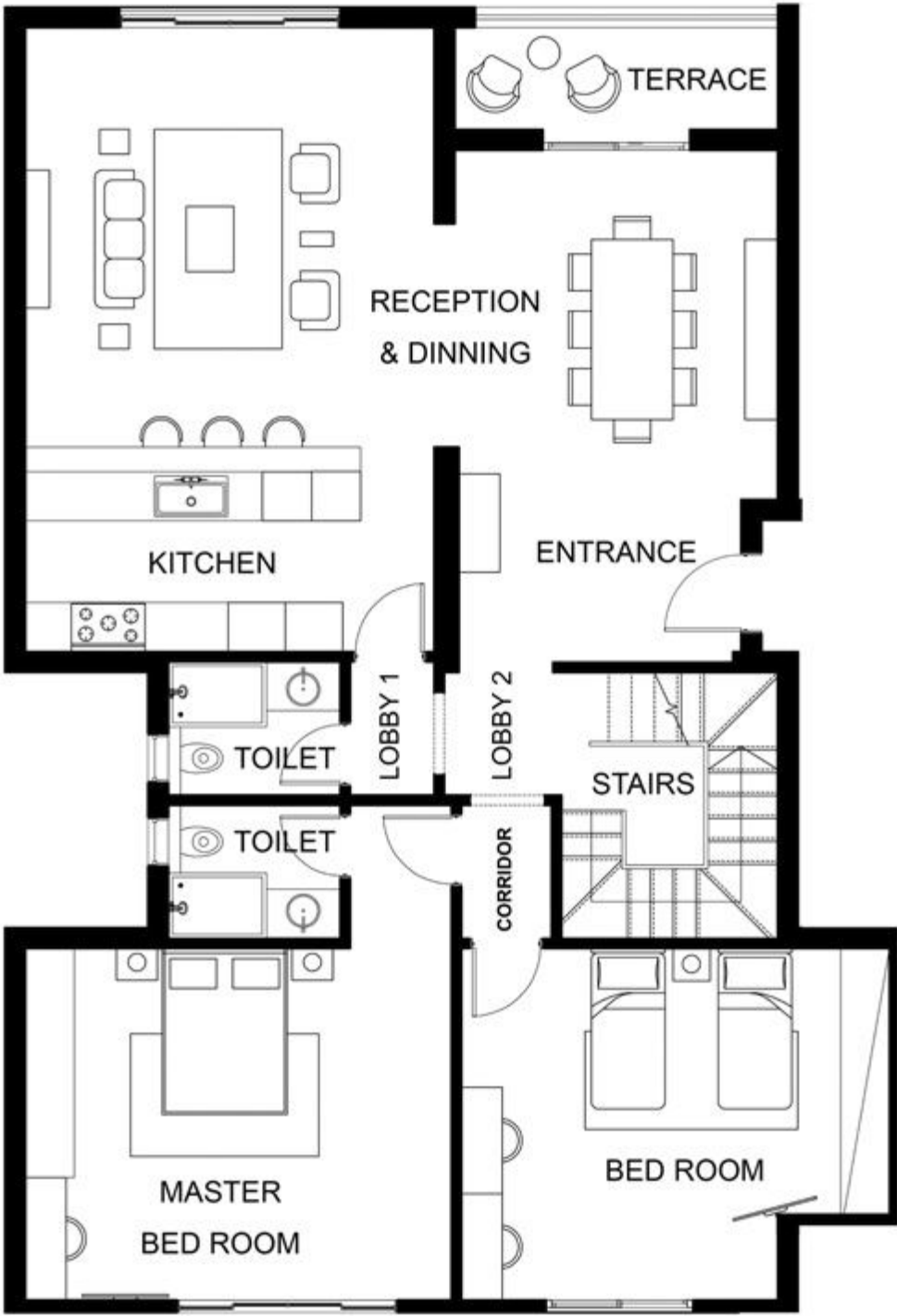
TL01 – V43 Three Bedrooms

Total Area
240 m²

Lower Level
173 m²

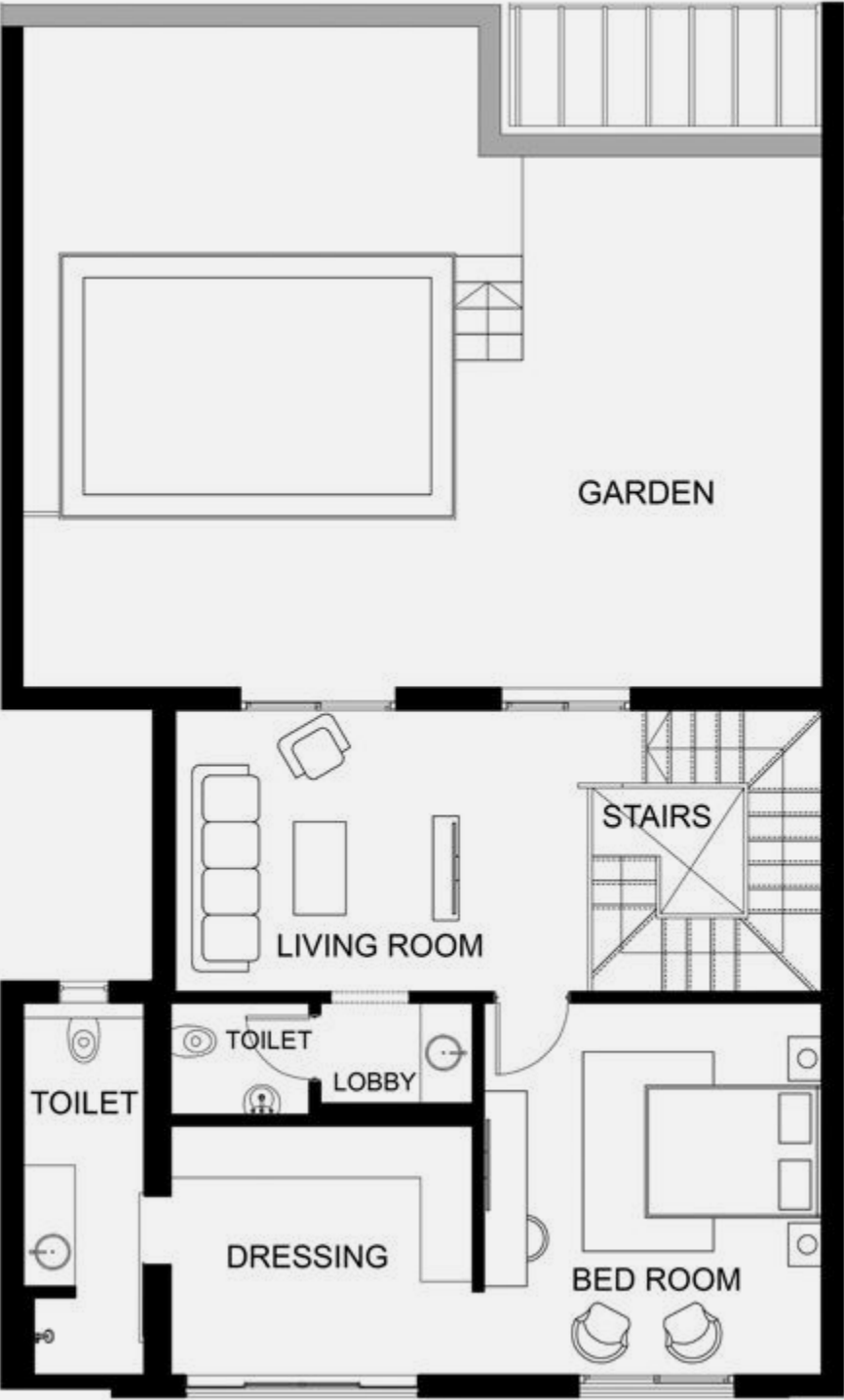
Garden
68 m²

Upper Level
67 m²



Lower Level

Entrance	1.99 x 3.45
Stairs	2.76 x 3.25
Reception & Dinning	4.99 x 5.13
	4.20 x 4.27
Corridor	1.32 x 1.62
Kitchen	2.50 x 5.00
Lobby 1	1.03 x 1.63
Toilet	1.63 x 2.10
Terrace	1.25 x 3.95
Lobby 2	1.33 x 1.50
Bedroom	3.25 x 5.24
	1.04 x 3.87
Master Bedroom	4.30 x 5.21
	1.23 x 1.75
Toilet	1.63 x 2.09

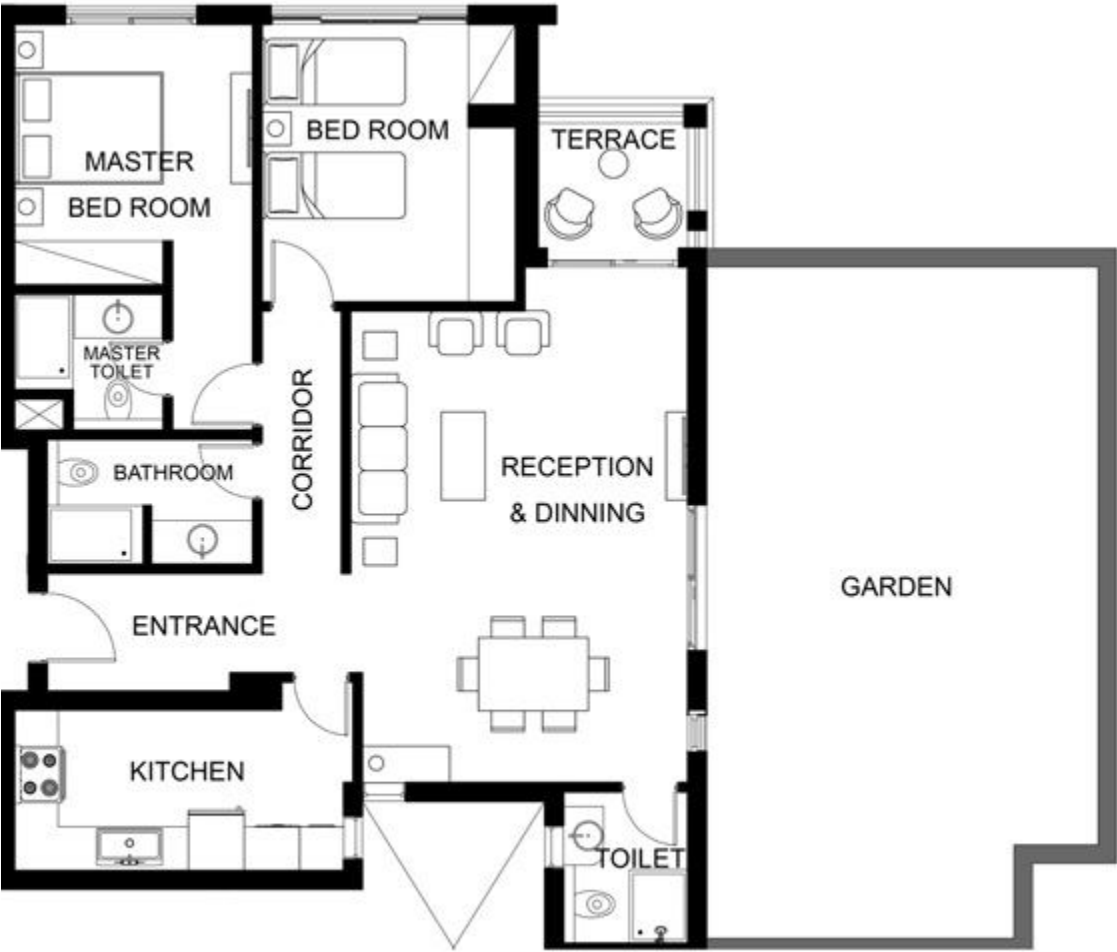


Upper Level

Stairs	2.81 x 3.25
Living Room	3.25 x 4.64
Lobby	1.17 x 1.76
Bedroom	3.09 x 4.30
Dressing	2.88 x 3.53
Toilet	1.35 x 4.30
Toilet	1.30 x 1.65

TRIO LARGE
Apartment

TL01 – A21 Two Bedrooms



Total Area
135 m²

Garden
47 m²

Reception & Dinning	4.61 x 6.44 0.60 x 2.23
Entrance	1.74 x 4.14
Corridor	1.09 x 3.58
Kitchen	2.20 x 4.50
Bedroom	3.79 x 3.47
Master Bedroom	3.56 x 3.25 1.10x 1.98
Toilet	1.24 x 1.86 0.80 x 1.31
Bathroom	1.71 x 2.81
Terrace	1.71 x 2.00

TRIO LARGE
Apartment

TL01 – A22 Three Bedrooms



Total Area
150 m²

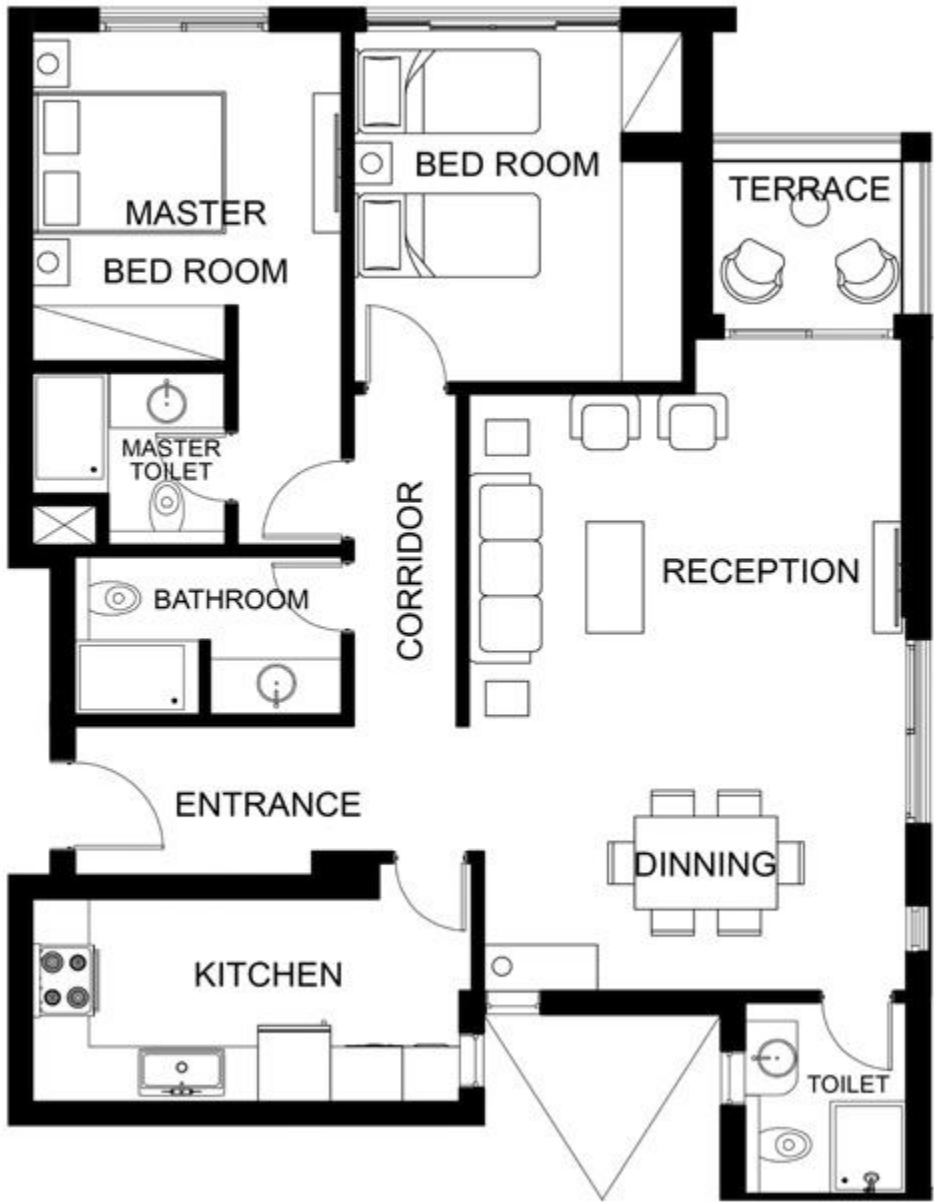
Garden
49 m²

Reception & Dinning	4.61 x 7.04
Entrance	1.30 x 4.05
Corridor	1.09 x 5.54
Kitchen	2.75 x 2.82
Toilet	1.70 x 2.07
Bedroom 1	0.73 x 1.10 3.26 x 3.72
Bedroom 2	3.19 x 3.47
Master Bedroom	3.40 x 5.91 1.10 x 1.25
Toilet	1.62 x 1.86 0.42 x 1.31
Bathroom	1.56 x 2.75
Terrace	1.71 x 2.00

TRIO LARGE
Apartment

TL01 – A31 Two Bedrooms

Total Area
135 m²

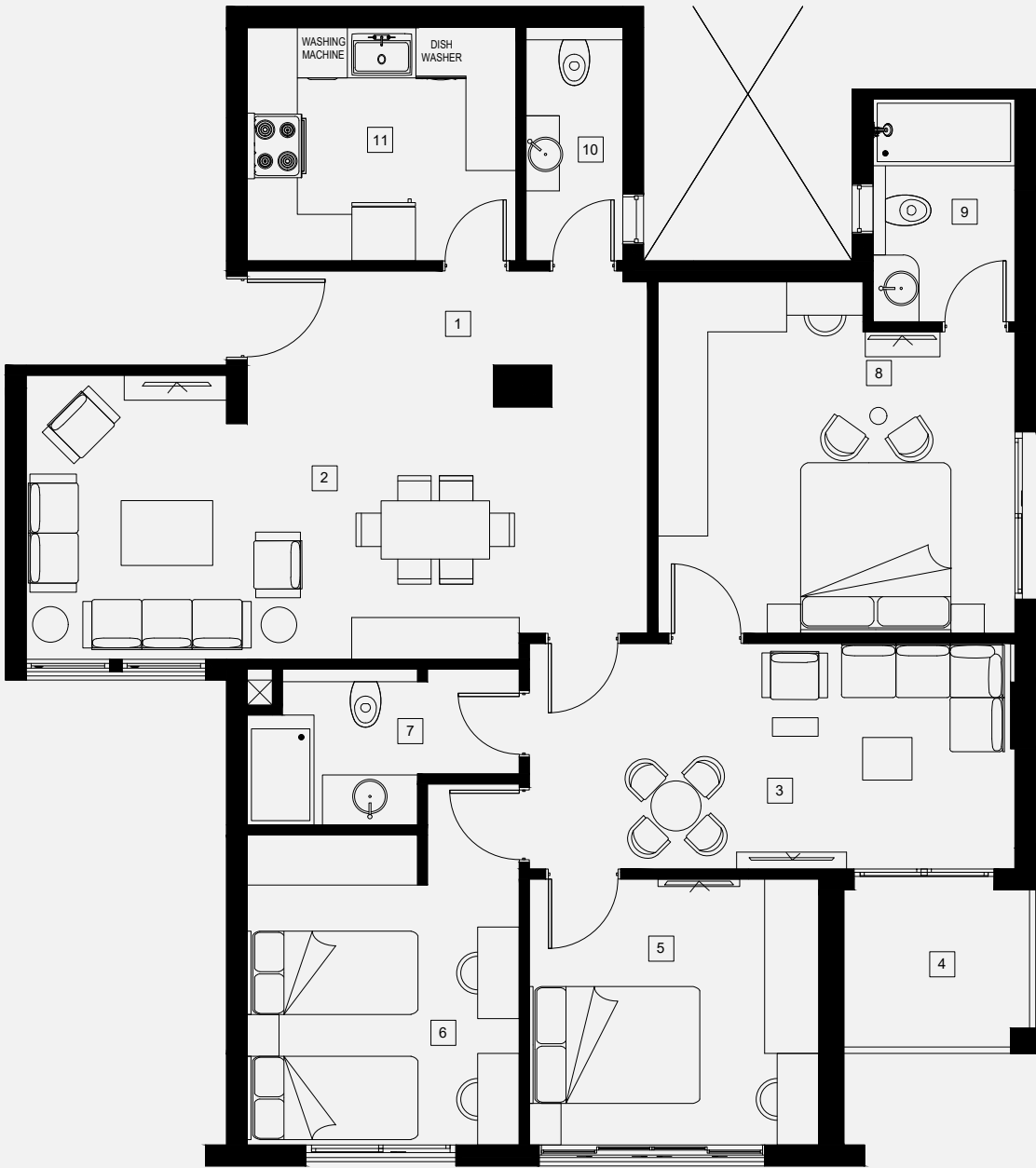


Reception & Dinning	4.61 x 6.44 0.60 x 2.23
Entrance	1.74 x 4.14
Corridor	1.09 x 3.58
Kitchen	2.20 x 4.50
Bedroom	3.79 x 3.47
Master Bedroom	3.56 x 3.25 1.10 x 1.98
Toilet	1.24 x 1.86 0.80 x 1.31
Bathroom	1.71 x 2.81
Terrace	1.71 x 2.00

TRIO LARGE
Apartment

TL01 – A32 Three Bedrooms

Total Area
150 m²



Entrance	4.80x1.25
Reception & Dinning	7.45x3.40
Living Room	5.80x2.70
Terrace	2.30x1.95
Bedroom 1	3.45x3.20
Bedroom 2	5
Bathroom	3.25 x 5.24
Master Bedroom	17
Bathroom	1.70x2.65
Toilet	1.15x2.80
Kitchen	3.20x2.80

04

Trio, Floorplans.

THE ANNEX TYPES

SIDE ANNEX

Type A

3 Bedrooms + Nanny + Closed Kitchen

Sellable Area
225 m²

Garden
starts from 107 m²

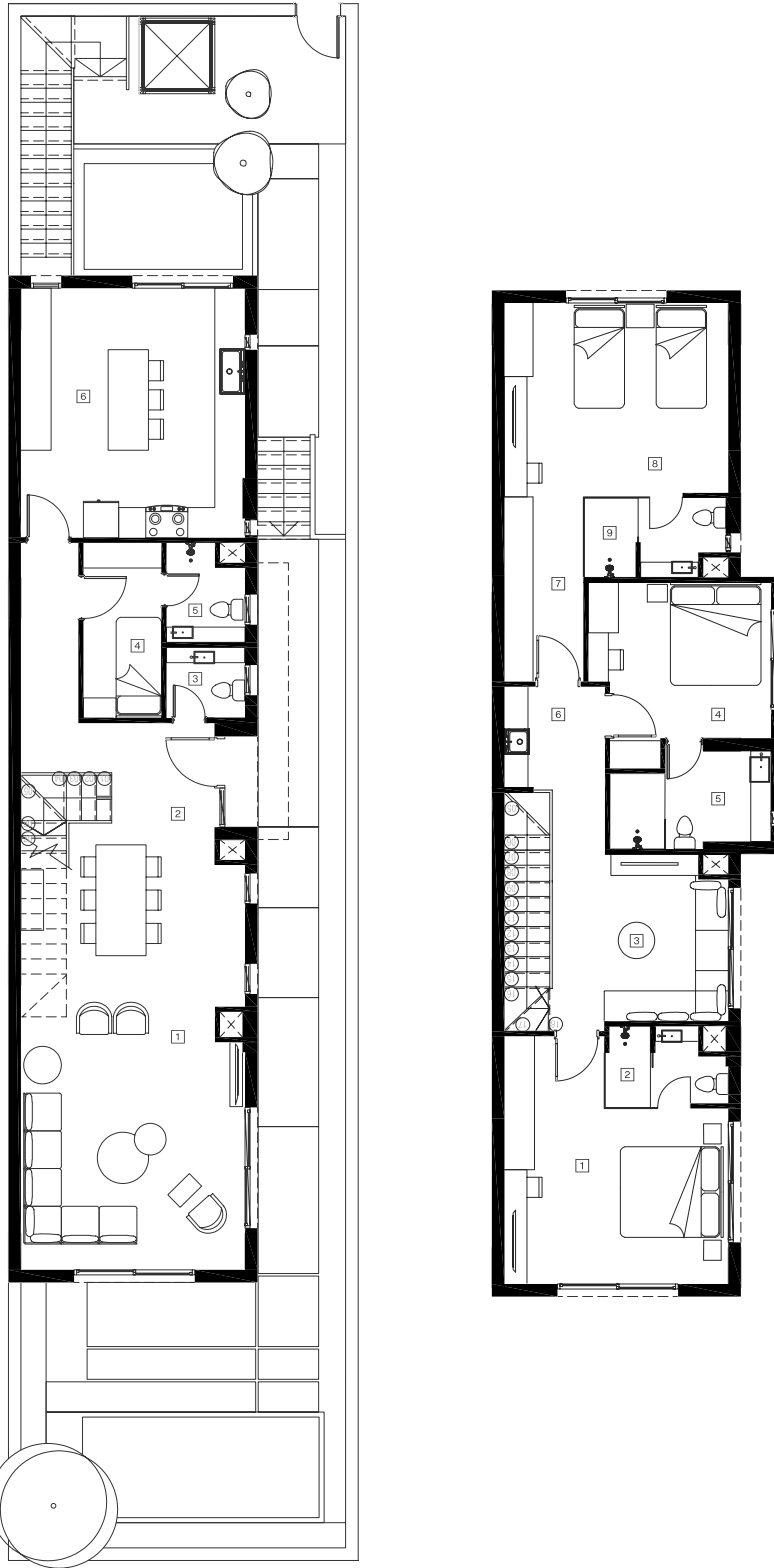
SIDE ANNEX

Type B

3 Bedrooms + Void

Sellable Area
225 m²

Garden
starts from 107 m²



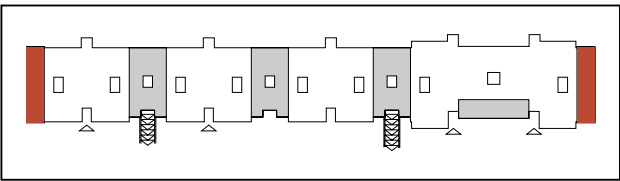
Ground Floor

Reception & Dining	8.65 × 4.45
Entrance	2.25 × 2.15
Toilet	1.40 × 1.55
Nanny's Bedroom	3.50 × 1.55
Nanny's Bathroom	2.00 × 1.55
Kitchen	4.95 × 4.50

First Floor

Master Bedroom	5.00 × 4.45
Master Bathroom	1.60 × 2.45
Family Room	3.30 × 3.50
Bedroom 1	3.65 × 3.25
Bathroom 1	1.80 × 3.20
Kitchenette	1.80 × 2.10
Walk-in Dressing	3.70 × 1.60
Bedroom 2	3.85 × 4.45
Bathroom 2	1.60 × 2.80

Side Annex Key Plan



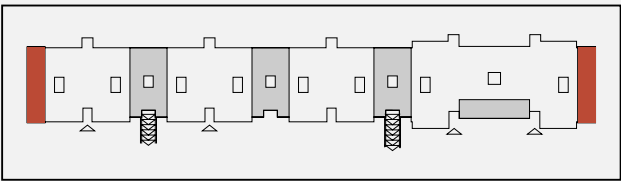
Ground Floor

Reception & Dining	8.65 × 4.45
Entrance	2.25 × 2.15
Kitchen	3.25 × 3.20
Toilet	1.80 × 0.90
Master Bathroom	1.90 × 2.15
Master Bedroom	3.30 × 4.45

First Floor

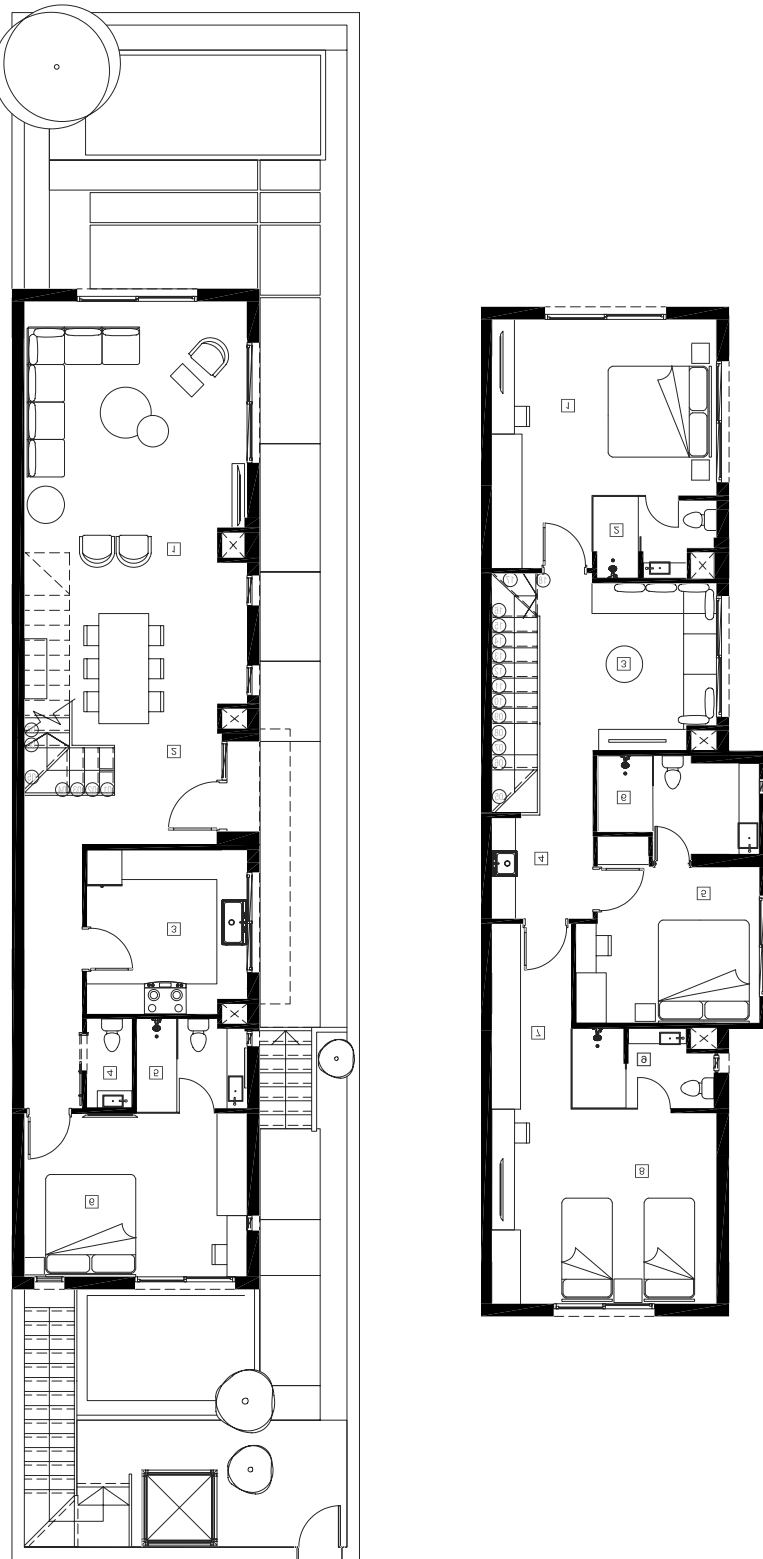
Family Room	4.50 × 3.50
Kitchenette	1.80 × 2.10
Bedroom 1	3.65 × 3.25
Bathroom 1	1.80 × 3.20
Walking-in Dressing	3.70 × 1.60
Bedroom 2	3.85 × 4.45
Bathroom 2	1.60 × 2.80

Side Annex Key Plan



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SIDE ANNEX
Type C
4 Bedrooms



Sellable Area
225 m²
Garden
starts from 107 m²

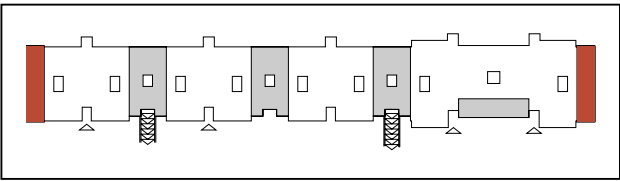
Ground Floor

Reception & Dinning	8.65 × 4.45
Entrance	2.25 × 2.15
Toilet	1.80 × 0.90
Master Bedroom	3.30 × 4.45
Master Bathroom	1.90 × 2.15
Kitchen	3.25 × 3.20

First Floor

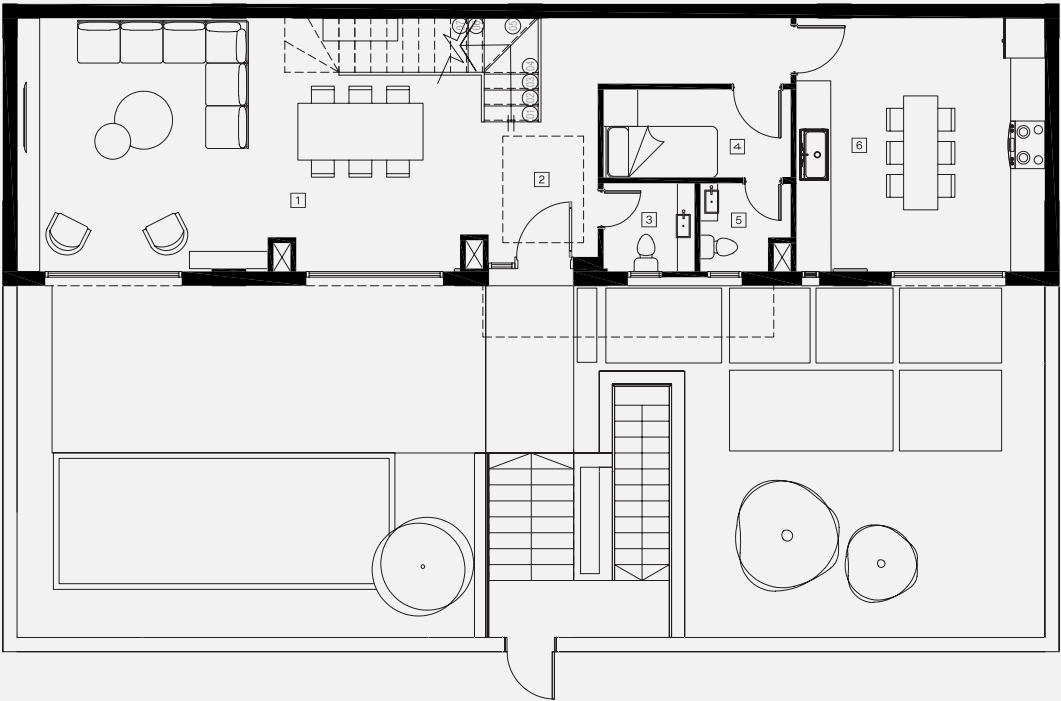
Master Bedroom	5.00 × 4.45
Master Bathroom	1.60 × 2.45
Family Room	3.30 × 3.50
Kitchenette	1.80 × 2.10
Bedroom 1	3.65 × 3.25
Bathroom 1	1.80 × 3.20
Walk-in Dressing	3.70 × 1.60
Bedroom 2	3.85 × 4.45
Bathroom 2	1.60 × 2.80

Side Annex Key Plan



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FRONT ANNEX
Type A
3 Bedrooms + Nanny + Closed Kitchen



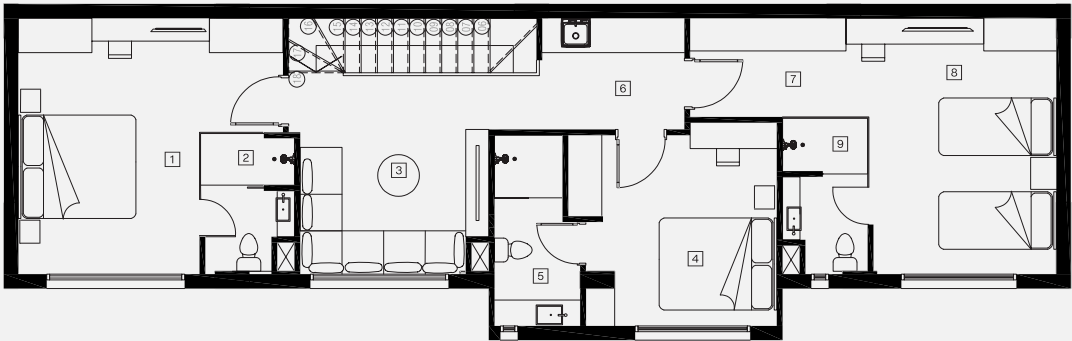
Sellable Area
210 m²
Garden
starts from 120 m²

Ground Floor

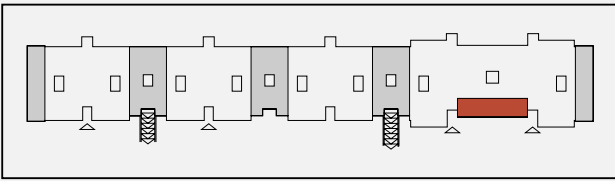
Reception & Dinning	8.65 × 4.45
Entrance	2.25 × 2.15
Toilet	1.40 × 1.55
Nanny's Bedroom	3.50 × 1.55
Nanny's Bathroom	0.00 × 1.55
Kitchen	4.95 × 4.50

First Floor

Master Bedroom	4.60 × 4.45
Master Bathroom	1.60 × 2.45
Family Room	3.30 × 3.45
Bedroom 1	3.60 × 3.30
Bathroom 1	1.50 × 3.30
Kitchenette	2.80 × 1.90
Walk-in Dressing	2.40 × 1.70
Bedroom 2	3.25 × 4.45
Bathroom 2	1.50 × 2.70



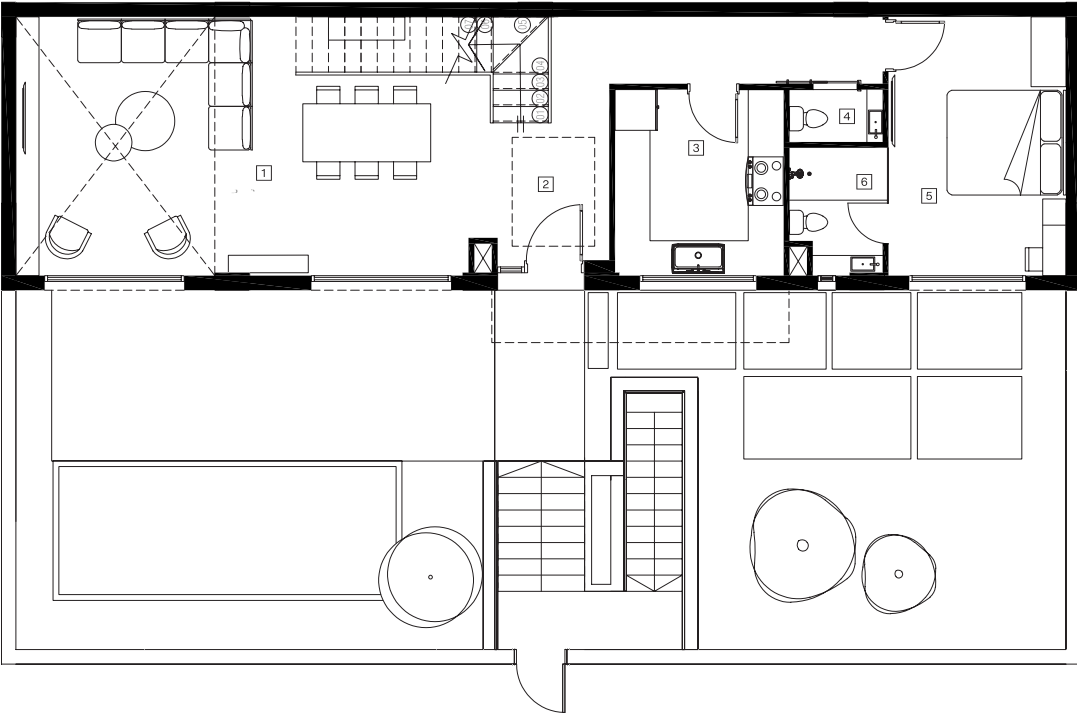
Side Annex Key Plan



FRONT ANNEX

Type B

3 Bedrooms + Void



Sellable Area
210 m²

Garden
starts from 120 m²

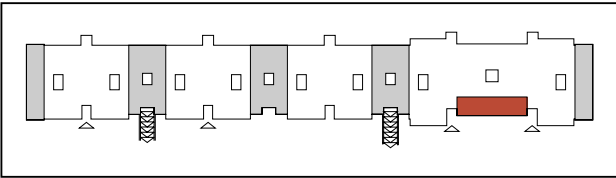
Ground Floor

Reception & Dinning	8.30 × 4.45
Entrance	2.50 × 1.90
Kitchen	2.90 × 3.20
Bathroom	1.60 × 0.90
Guest Bedroom	3.05 × 4.45
Bathroom	2.20 × 1.70

First Floor

Family Room	4.70 × 3.45
Master Bedroom	3.25 × 4.45
Master Bathroom	1.50 × 2.70
Kitchenette	2.80 × 1.90
Walk-in Dressing	2.40 × 1.70
Bedroom 1	3.60 × 3.30
Bathroom 1	1.50 × 3.30

Front Annex Key Plan

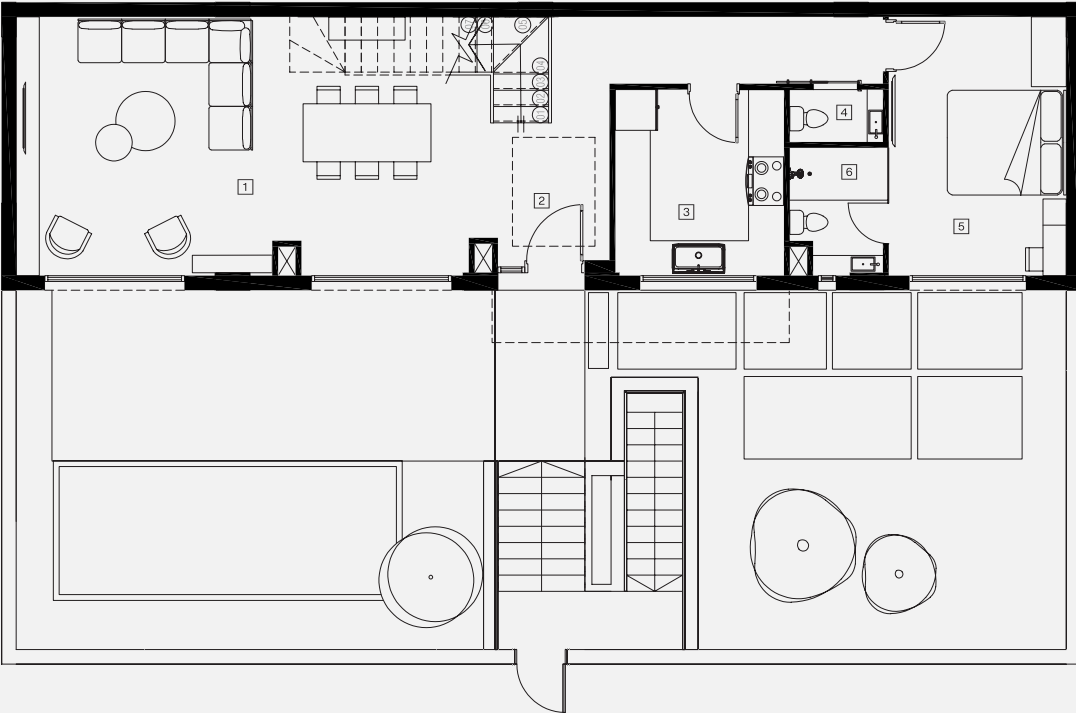


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FRONT ANNEX

Type C

4 Bedrooms



Sellable Area
210 m²

Garden
starts from 120 m²

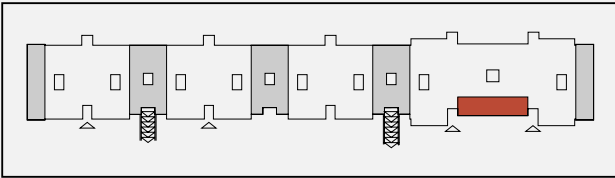
Ground Floor

Reception & Dinning	8.30 × 4.45
Entrance	2.50 × 1.90
Kitchen	2.90 × 3.20
Bathroom	1.60 × 0.90
Guest Bedroom	3.05 × 4.45
Bathroom	2.20 × 1.70

First Floor

Master Bedroom	4.60 × 4.45
Master Bathroom	1.60 × 2.45
Family Room	1.50 × 3.30
Bedroom 1	3.60 × 3.30
Bathroom 1	1.50 × 3.30
Kitchenette	2.80 × 1.90
Walk-in Dressing	2.40 × 1.70
Bedroom 2	3.25 × 4.45
Bathroom 2	1.50 × 2.70

Front Annex Key Plan



MIDDLE ANNEX

Type A

3 Bedrooms + Nanny + Closed Kitchen



Sellable Area
205 m²

Garden
starts from 61 m²

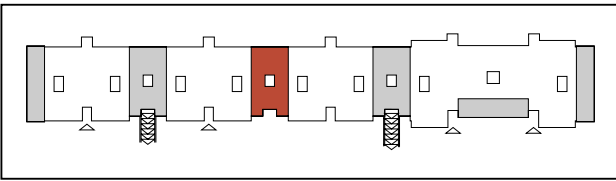
Ground Floor

Reception	4.30 x 5.00
Dining	2.80 x 5.00
Bathroom	1.90 x 1.30
Lobby 1	8.60 x 2.10
Nanny's Bedroom	1.80 x 2.75
Nanny's Bathroom	1.50 x 1.30
Kitchen	2.90 x 2.75
Lobby 2	1.55 x 1.70
Storage	1.80 x 1.10

First Floor

Master Bedroom	5.00 x 4.45
Master Bathroom	1.60 x 2.45
Family Room	3.30 x 3.50
Bedroom 1	3.65 x 3.25
Bathroom 1	1.80 x 3.20
Kitchenette	1.80 x 2.10
Walk-in Dressing	3.70 x 1.60
Bedroom 2	3.85 x 4.45
Bathroom 2	1.60 x 2.80

Front Annex Key Plan



DISCLAIMER: All renders, floor plans, specifications are conceptual only and subject to change. All dimensions are approximate and may vary with actual construction.

MIDDLE ANNEX

Type B

3 Bedrooms + Nanny + Closed Kitchen



Sellable Area
205 m²

Garden
starts from 46 m²

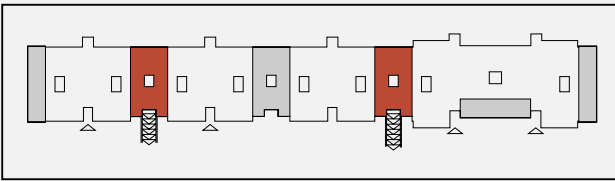
Ground Floor

Reception	4.30 x 5.00
Dining	2.80 x 5.00
Bathroom	1.90 x 1.30
Lobby 1	8.60 x 2.10
Nanny's Bedroom	1.80 x 2.75
Nanny's Bathroom	1.50 x 1.30
Kitchen	2.90 x 2.75
Lobby 2	1.55 x 1.70
Storage	1.80 x 1.10

First Floor

Master Bedroom	5.10 x 4.90
Master Bathroom	1.70 x 2.70
Lobby	6.90 x 1.15
Bathroom	3.25 x 1.30
Bedroom 1	4.80 x 3.10
Walk-in Dressing	2.95 x 1.70
Bedroom 2	3.70 x 2.90
Terrace	1.50 x 1.70

Front Annex Key Plan



04

Trio, Floorplans.

MANSION

MANSION

Middle Annex A | Five Bedrooms

Total Area

410 m²

Garden

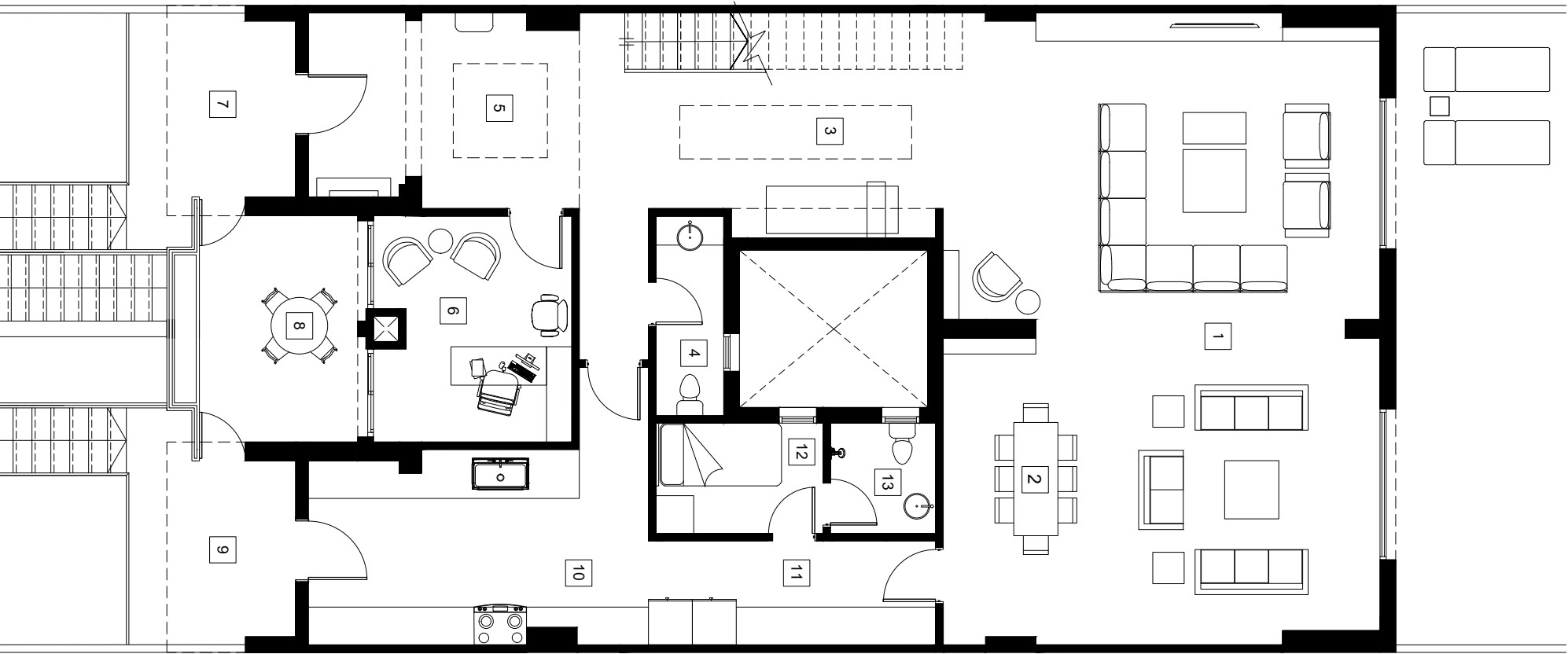
122 m²

Ground Level

204 m²

First Level

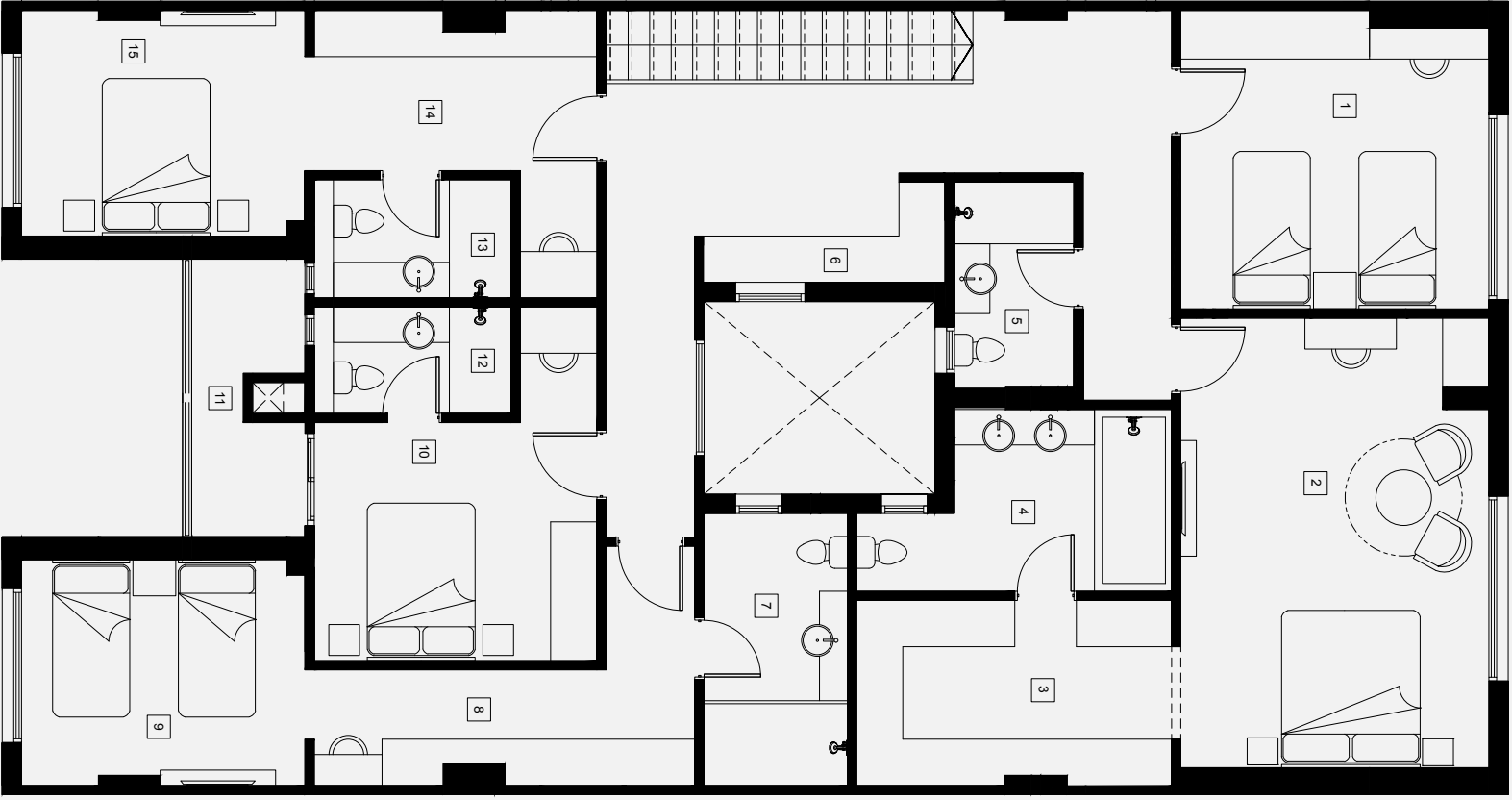
206 m²



Ground Level

Reception & Dining 6.95X10.05	Entrance 4.30X3.10	Covered Terrace 2.70X2.80	Toilet 1.70X1.75
Dining 3.10X4.90	Study Room 3.15X3.60	Kitchen 5.40X3.10	
Foyer 4.70X2.20	Covered Porch 2.70X2.80	Kitchen's Corridor 4.60X1.65	
Guest Toilet 1.10X3.20	Terrace 2.50X3.60	Nanny's Room 2.65X1.75	

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First Level

Bedroom 1 4.00X3.90	Bathroom 1.55X2.70	Bedroom 2 3.70X2.90	Bathroom 2.55X1.50
Master Bedroom 4.00X5.85	Kitchenette 3.10X1.30	Bedroom 3 3.70X3.10	Dressing 3.70X2.20
Dressing 4.10X2.40	Bathroom 1.85X3.50	Terrace 1.50X3.60	Bedroom 4 3.70X2.90
Bathroom 2.80X2.35	Dressing 4.90X1.50	Bathroom 2.55X1.40	

MANSION

Middle Annex A | Four Bedrooms & Living

Total Area

410 m²

Garden

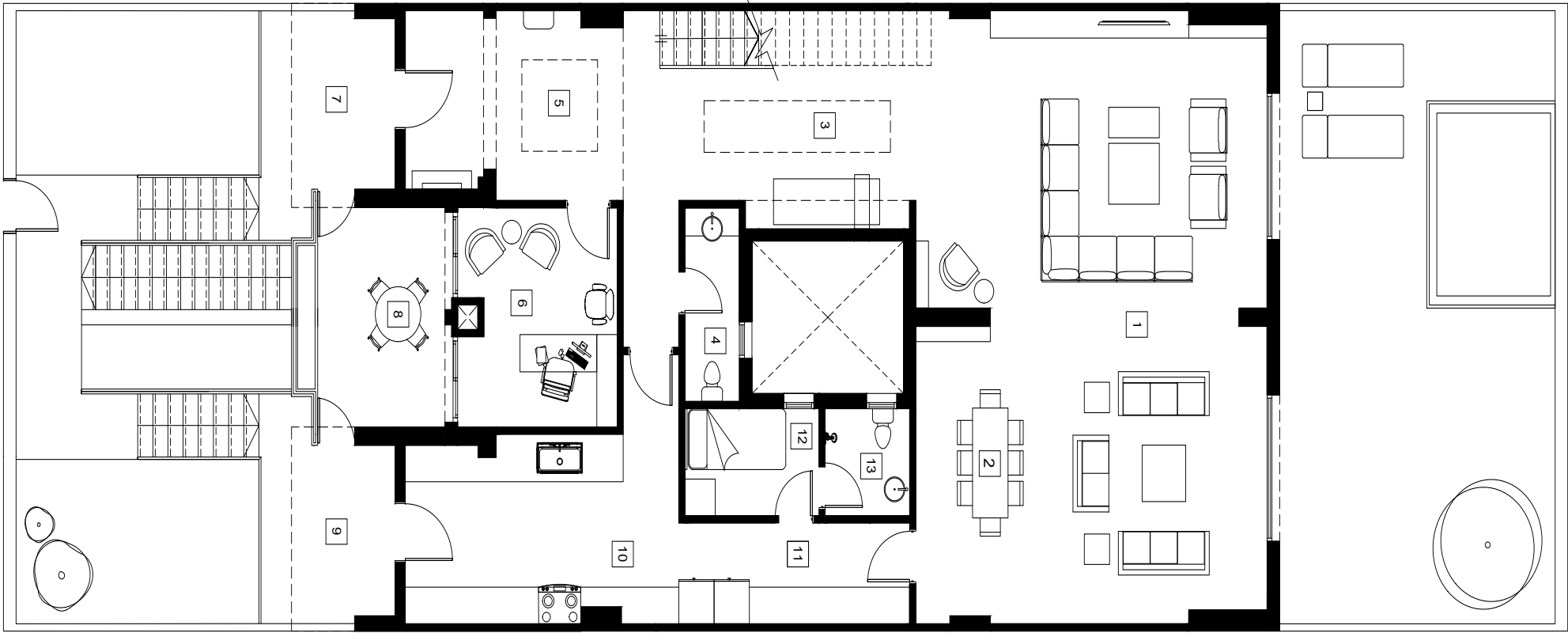
122 m²

Ground Level

204 m²

First Level

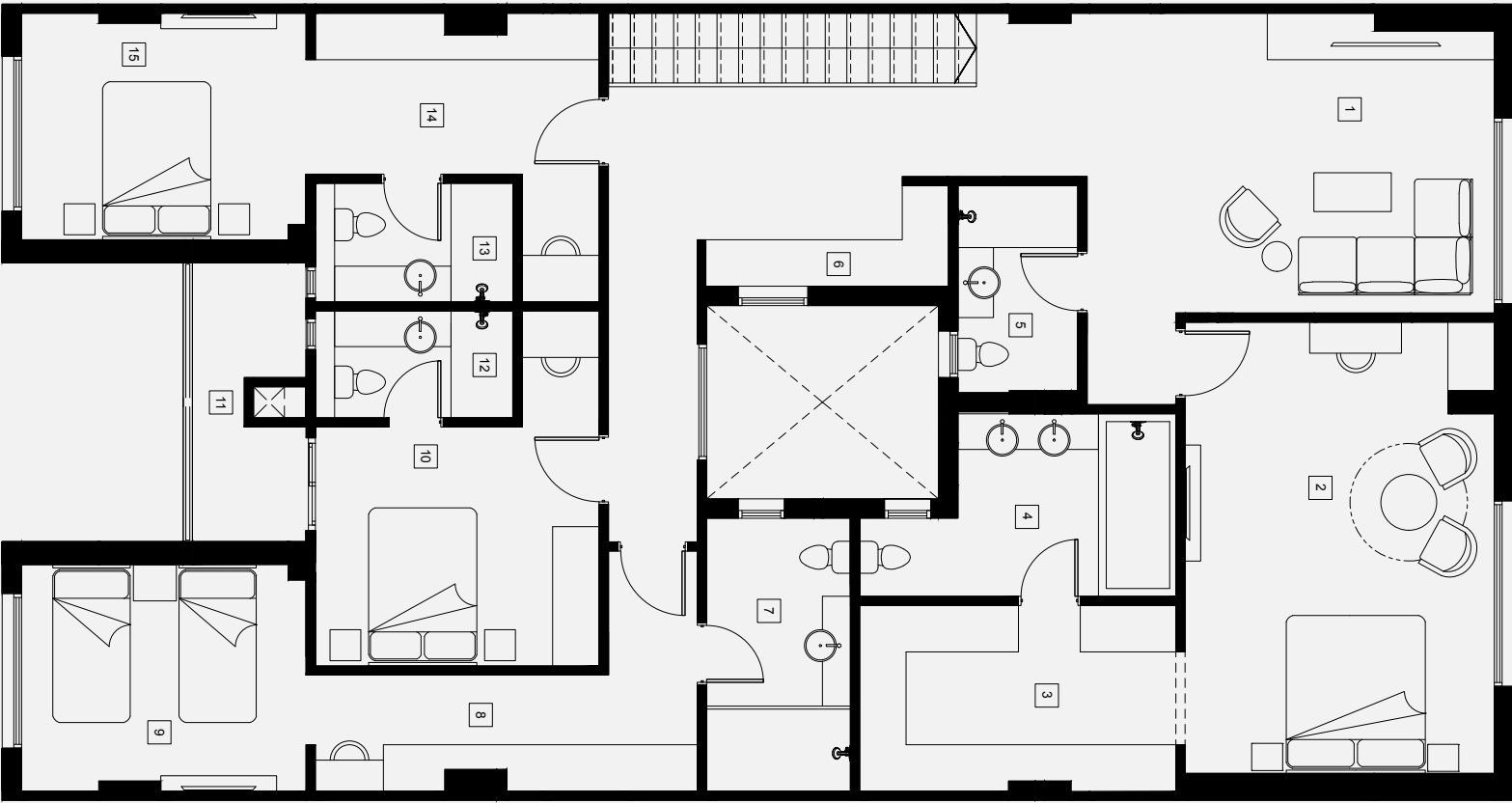
206 m²



Ground Level

Reception & Dining 6.95X10.05	Entrance 4.30X3.10	Covered Terrace 2.70X2.80	Toilet 1.70X1.75
Dining 3.10X4.90	Study Room 3.15X3.60	Kitchen 5.40X3.10	
Foyer 4.70X2.20	Covered Porch 2.70X2.80	Kitchen's Corridor 4.60X1.65	
Guest Toilet 1.10X3.20	Terrace 2.50X3.60	Nanny's Room 2.65X1.75	

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First Level

Living Room 4.10X3.90	Bathroom 1.55X2.70	Bedroom 2 3.70X2.90	Bathroom 2.55X1.50
Master Bedroom 4.00X5.85	Kitchenette 3.10X1.30	Bedroom 3 3.70X3.10	Dressing 3.70X2.20
Dressing 4.10X2.40	Bathroom 1.85X3.50	Terrace 1.50X3.60	Bedroom 4 3.70X2.90
Bathroom 2.80X2.35	Dressing 4.90X1.50	Bathroom 2.55X1.40	

MANSION

Middle Annex A | Five Bedrooms

Total Area

410 m²

Garden

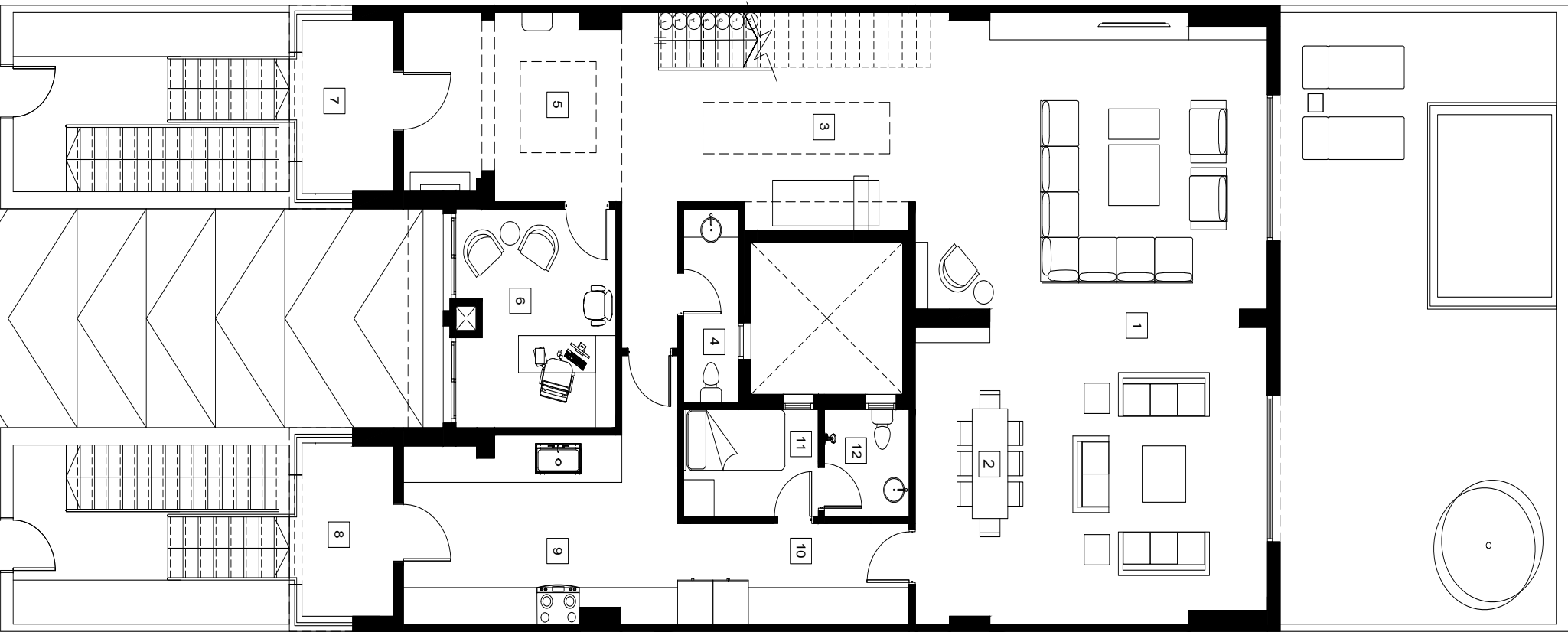
92 m²

Ground Level

204 m²

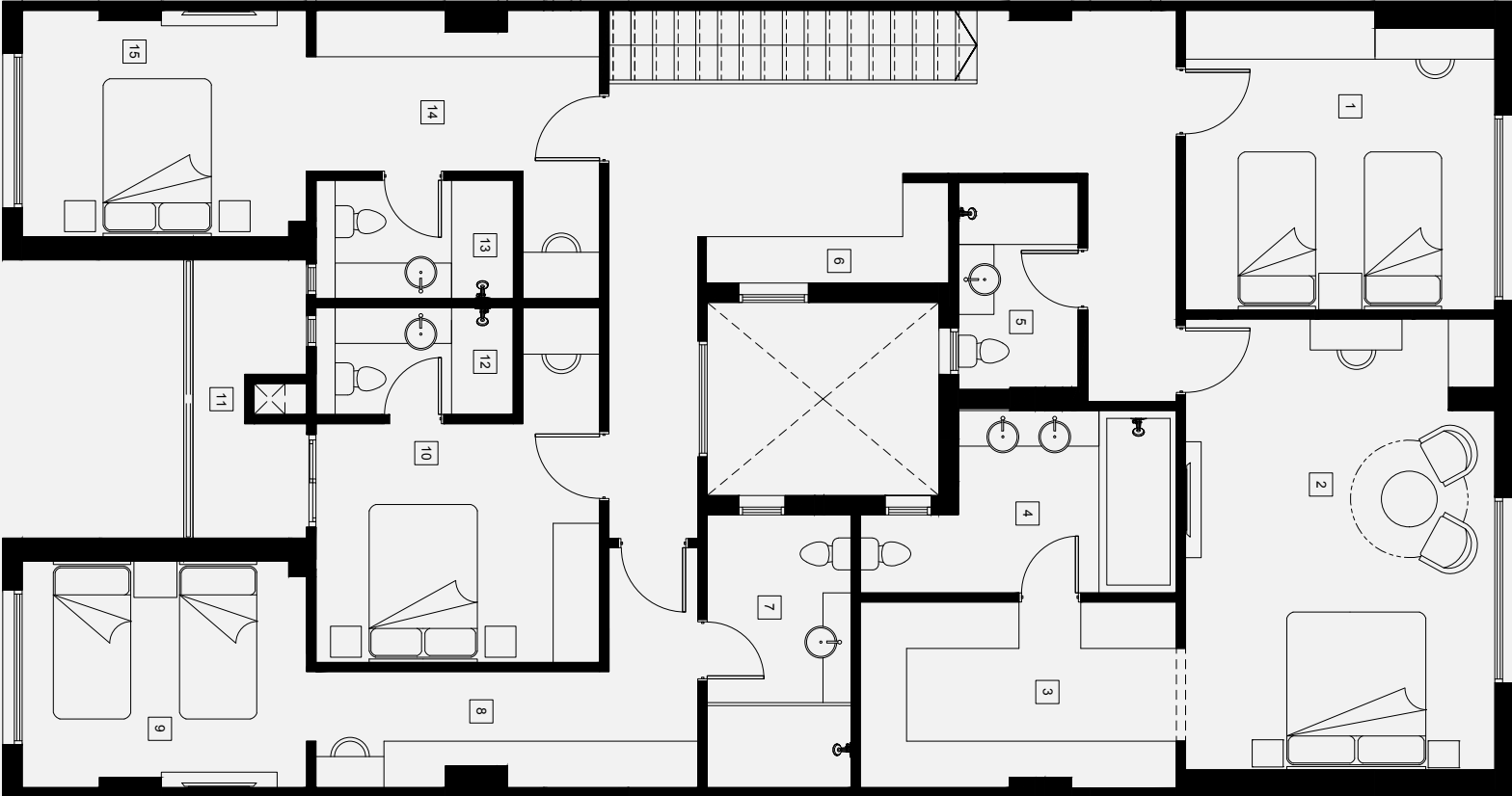
First Level

206 m²



Ground Level

Reception & Dining 6.95X10.05	Entrance 4.30X3.10	Kitchen 5.40X3.10
Dining 3.10X4.90	Study Room 3.15X3.60	Kitchen's Corridor 4.60X1.65
Foyer 4.70X2.20	Covered Porch 1.80X2.80	Nanny's Room 2.65X1.75
Guest Toilet 1.10X3.20	Covered Porch 1.80X2.80	Toilet 1.70X1.75



First Level

Bedroom 1 4.00X3.90	Bathroom 1.55X2.70	Bedroom 2 3.70X2.90	Bathroom 2.55X1.50
Master Bedroom 4.00X5.85	Kitchenette 3.10X1.30	Bedroom 3 3.70X3.10	Dressing 3.70X2.20
Dressing 4.10X2.40	Bathroom 1.85X3.50	Terrace 1.50X3.60	Bedroom 4 3.70X2.90
Bathroom 2.80X2.35	Dressing 4.90X1.50	Bathroom 2.55X1.40	

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MANSION

Middle Annex A | Four Bedrooms & Living

Total Area

410 m²

Garden

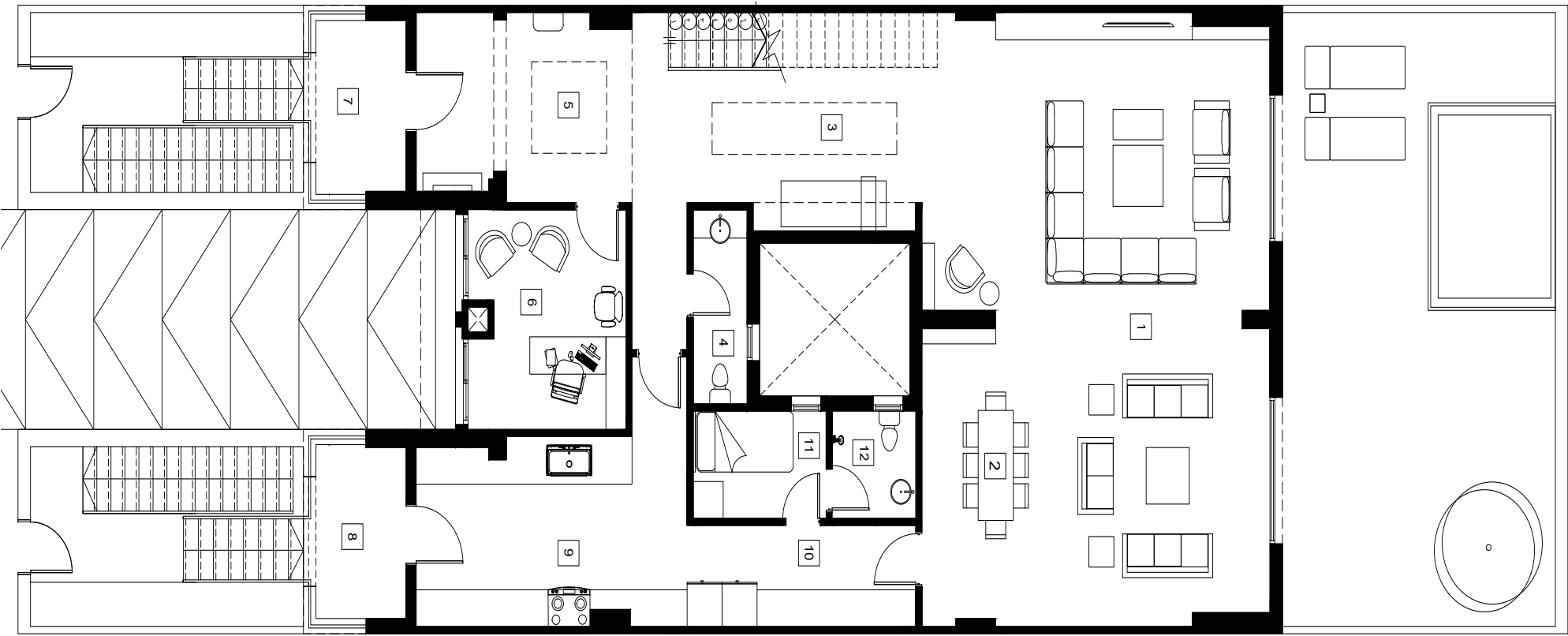
92 m²

Ground Level

204 m²

First Level

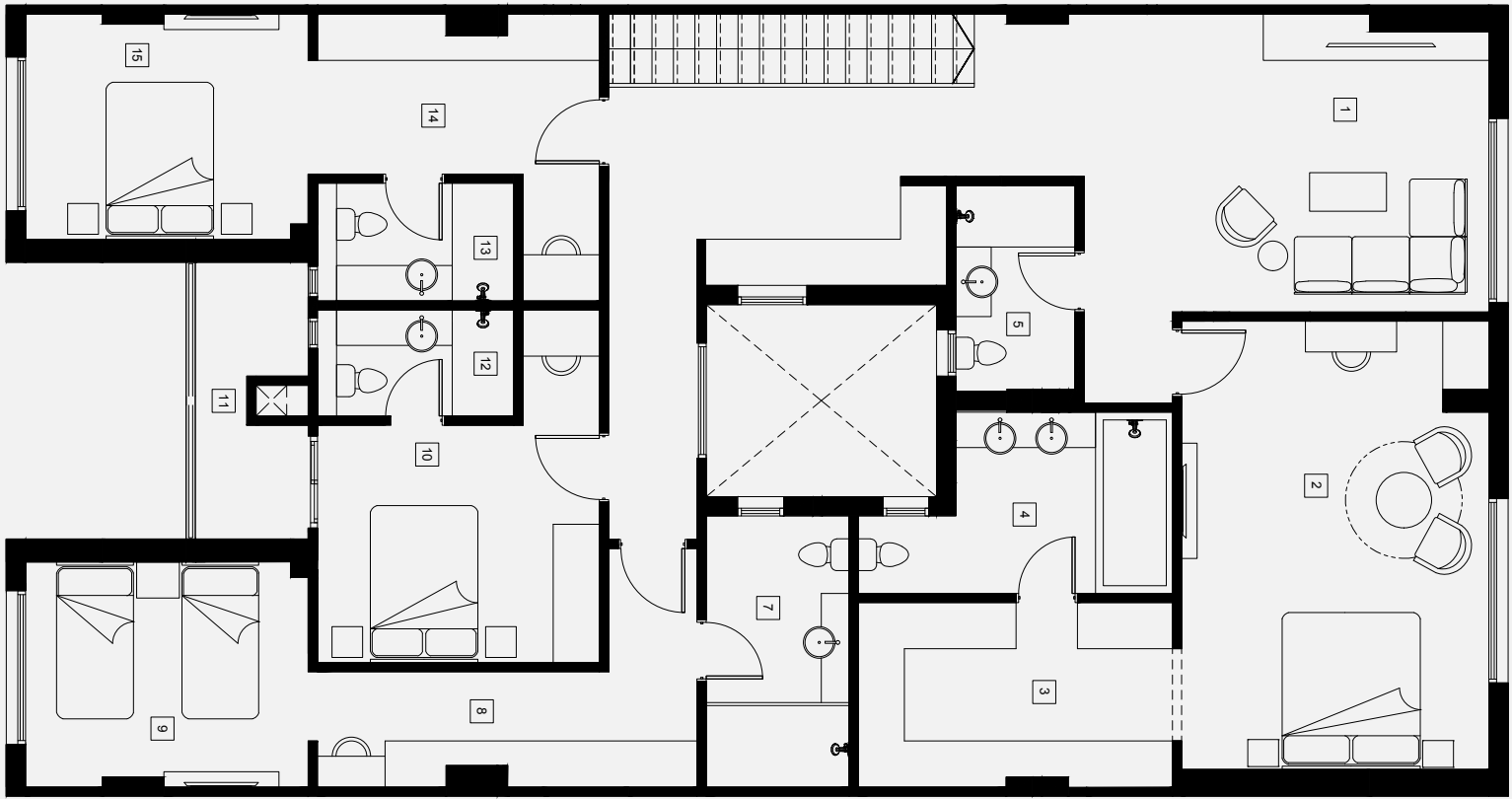
206 m²



Ground Level

Reception & Dining 6.95X10.05	Entrance 4.30X3.10	Kitchen 5.40X3.10
Dining 3.10X4.90	Study Room 3.15X3.60	Kitchen's Corridor 4.60X1.65
Foyer 4.70X2.20	Covered Porch 1.80X2.80	Nanny's Room 2.65X1.75
Guest Toilet 1.10X3.20	Covered Porch 1.80X2.80	Toilet 1.70X1.75

DISCLAIMER: 1.Drawings are not to scale. 2.The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary. 3. All units are sold as finished two floor units, without furniture and furnishings. 4. Images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 5. M squared. reserves the right to make revisions/alterations, at its absolute discretion, without liability.



First Level

Living Room 4.10X3.90	Bathroom 1.55X2.70	Bedroom 2 3.70X2.90	Bathroom 2.55X1.50
Master Bedroom 4.00X5.85	Kitchenette 3.10X1.30	Bedroom 3 3.70X3.10	Dressing 3.70X2.20
Dressing 4.10X2.40	Bathroom 1.85X3.50	Terrace 1.50X3.60	Bedroom 4 3.70X2.90
Bathroom 2.80X2.35	Dressing 4.90X1.50	Bathroom 2.55X1.40	

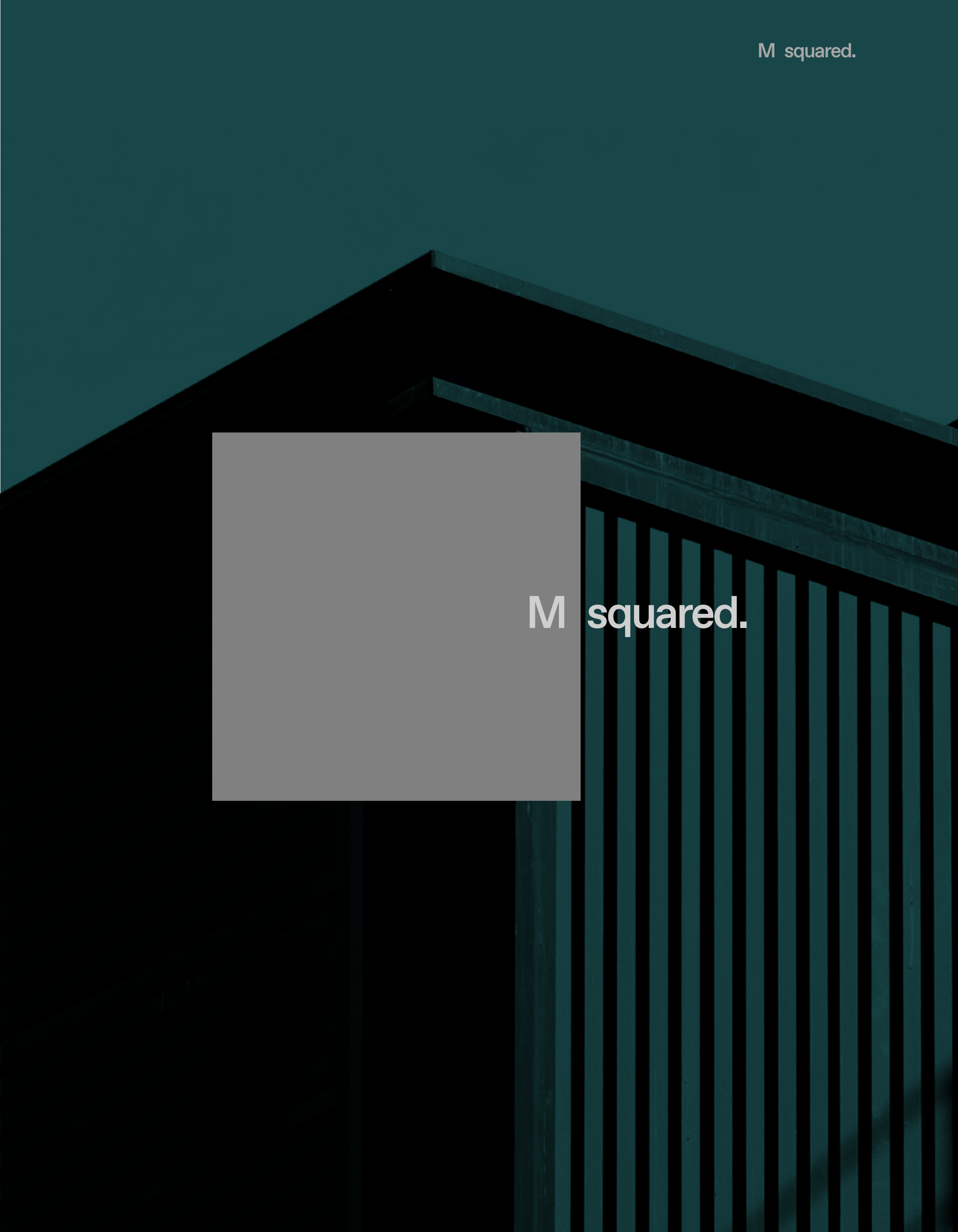


Masterfully Minded Spaces

Founded in 1980 as part of the leading regional group INTRO, M squared is comprised of a group of highly-specialized companies, spanning varied industries to include oil and gas, remote engineering, financial investment, atmospheric gases, and agriculture development.

By recently adding real estate development to its ever-evolving portfolio, M squared has managed to introduce a pioneering concept for residential spaces to revolutionize the face of Egypt's real estate industry, as well as the Middle East's.

Synonymous with innovation, seamless integration and uncompromising quality, M squared carefully selects prime spots across Egypt to carve authentic communities and commercial units of unrivalled excellence, in line with the government's overall vision for sustainable development and growth.



M^2 .