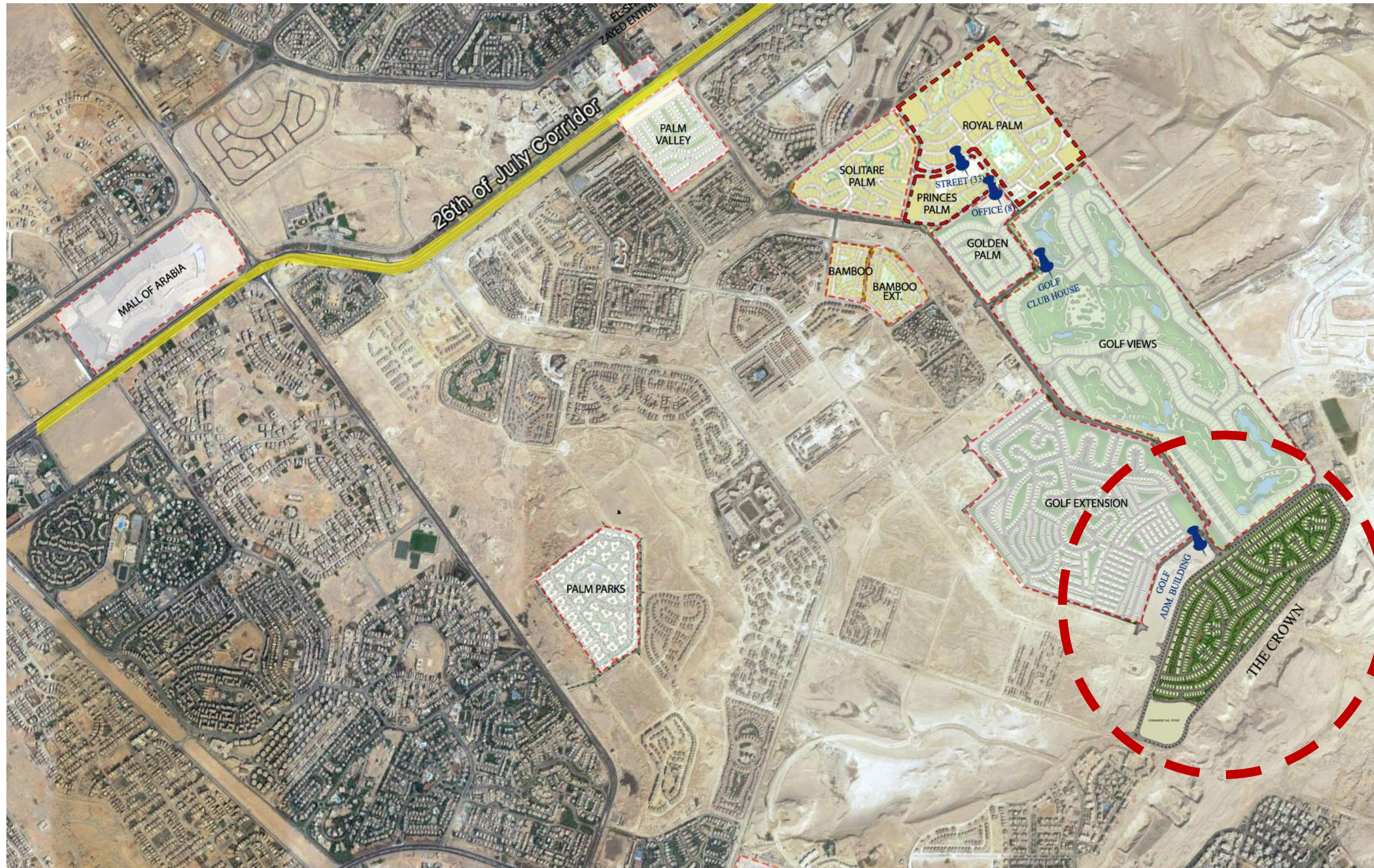
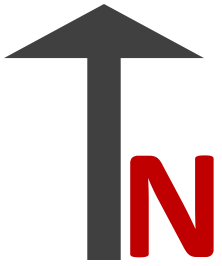


THE CROWN

Directional Map



Project's Location

6 October City - along the elevated Palm Hills October - adjacent to Golf Views project.

Project's Distance

10 mins : from 26 July Mehwar



Layout
Accessibility

Architect Shehab A. Mazhar



Facilities

The Crown community will be home to a swank outdoor shopping and dining district.

Will also offer its residents full access to the range of facilities on hand:

- 2.5 Km: the Bear Clubhouse
- 2.5 Km: Jack Nicklaus Golf Course
- 3.0 Km: Palm Central
- 3.3 Km: Palm Hills October Clubhouse
- 3.7 Km: Street 88

The Crown is a short drive to the Mall of Arabia - Mall of Egypt - Galleria - Arkan - October Gezira Sporting Club and other nearby commercial destinations

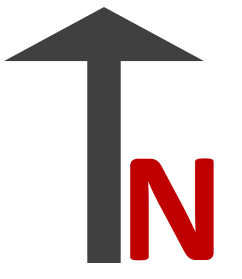
Amenities

Gated Community - Security

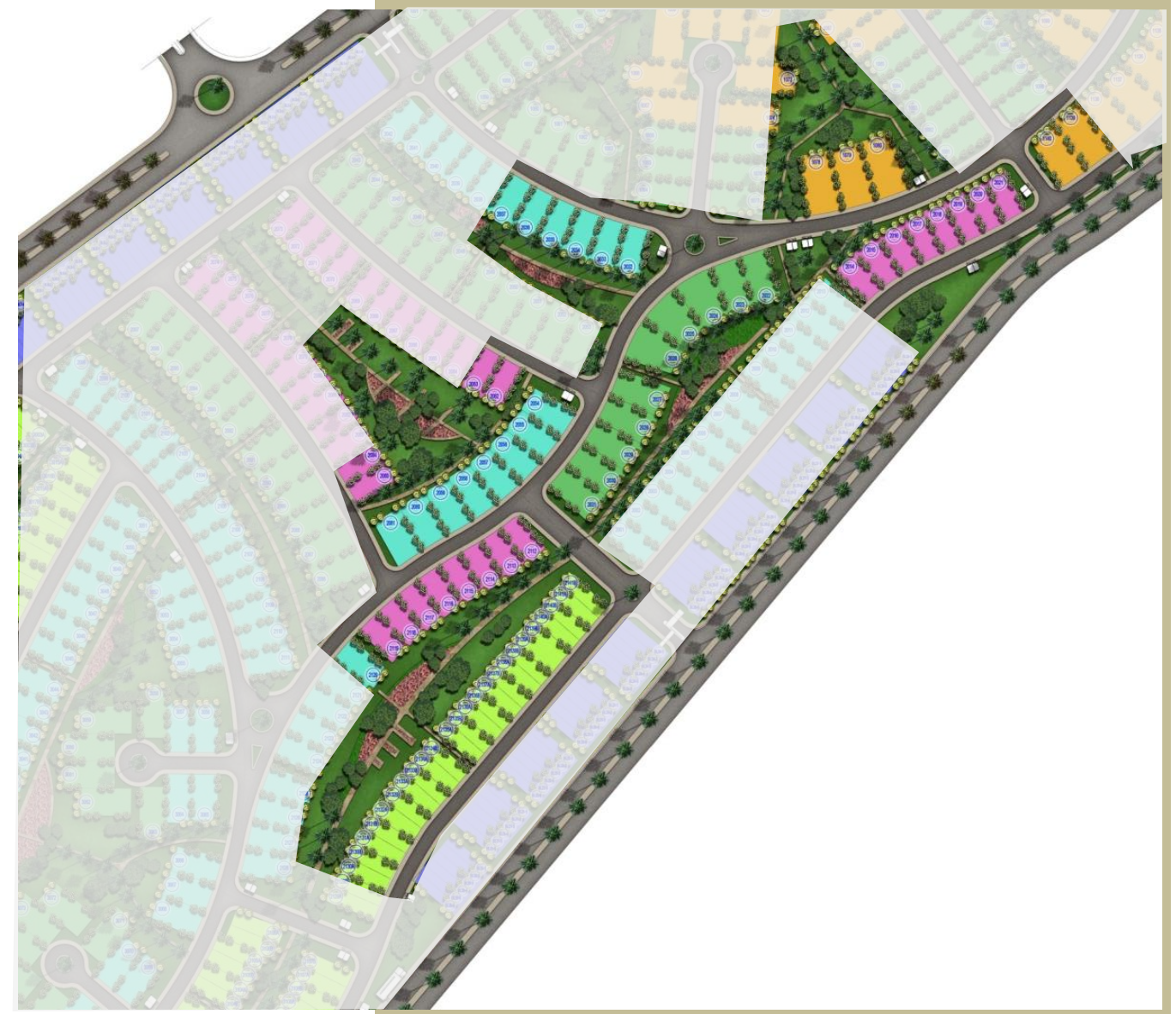
Project in Numbers

Project Area	190 FD
Residential Foot Print %	14.2 %
Landscape & Public Spaces and Roads%	49.3 %
Commercial %	8%
Phase 1 Delivery Date	4 years from contract
Total # of units in Launched Zone	80 Units
Types	Villas Twin Houses

Phase 1 Launched Zone

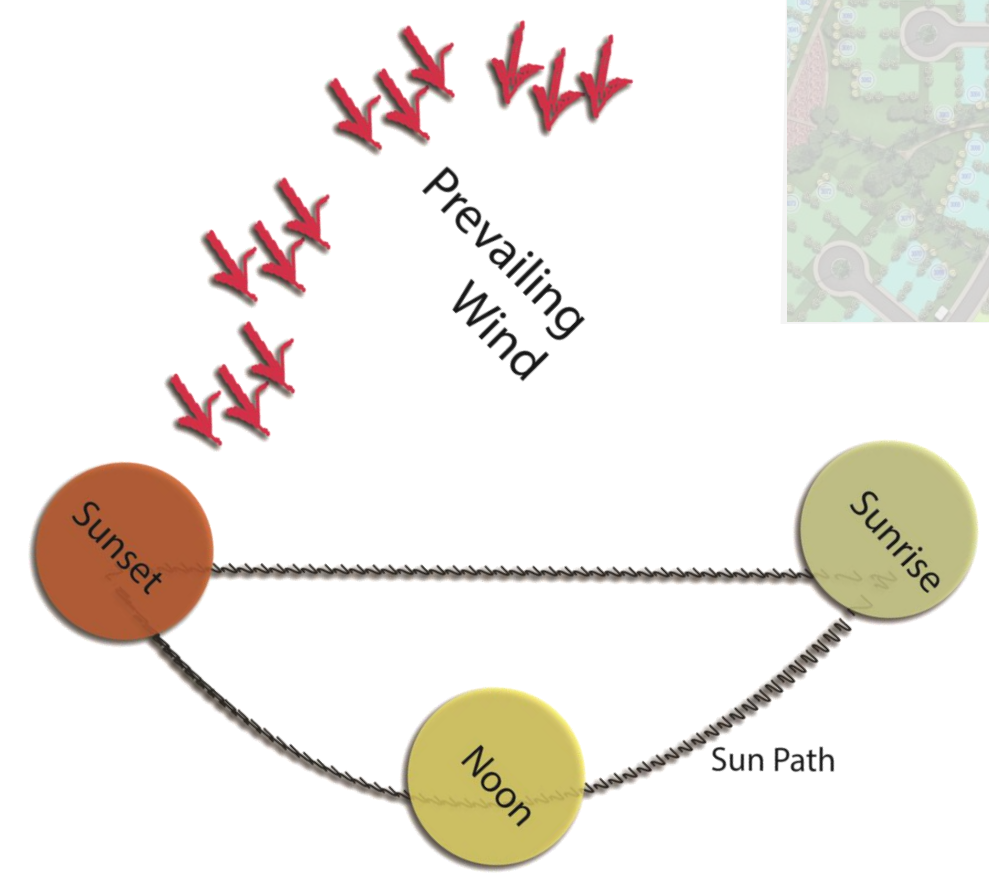


Launched Zone - Types



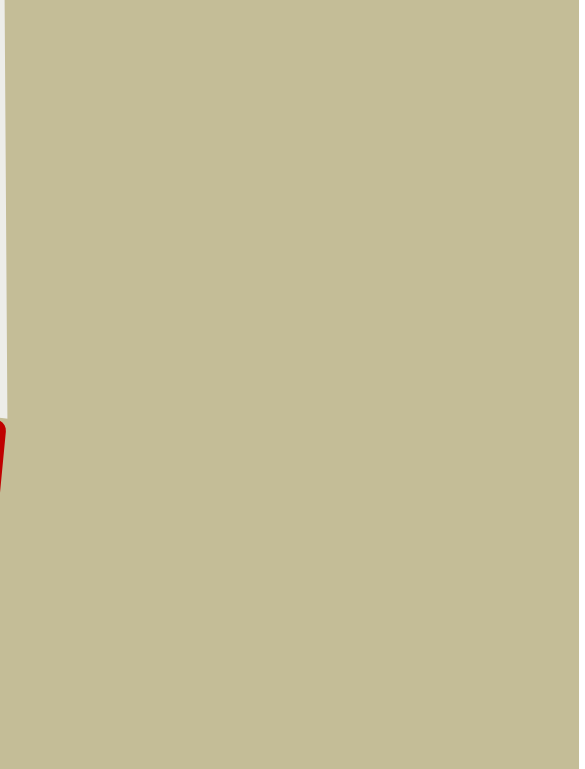
Key Plan

- Type A
- Type B
- Type C
- Type D
- Twin House



Launched Zone

Launched Zone - Key Plan



Unit's Spacing

Villa
A

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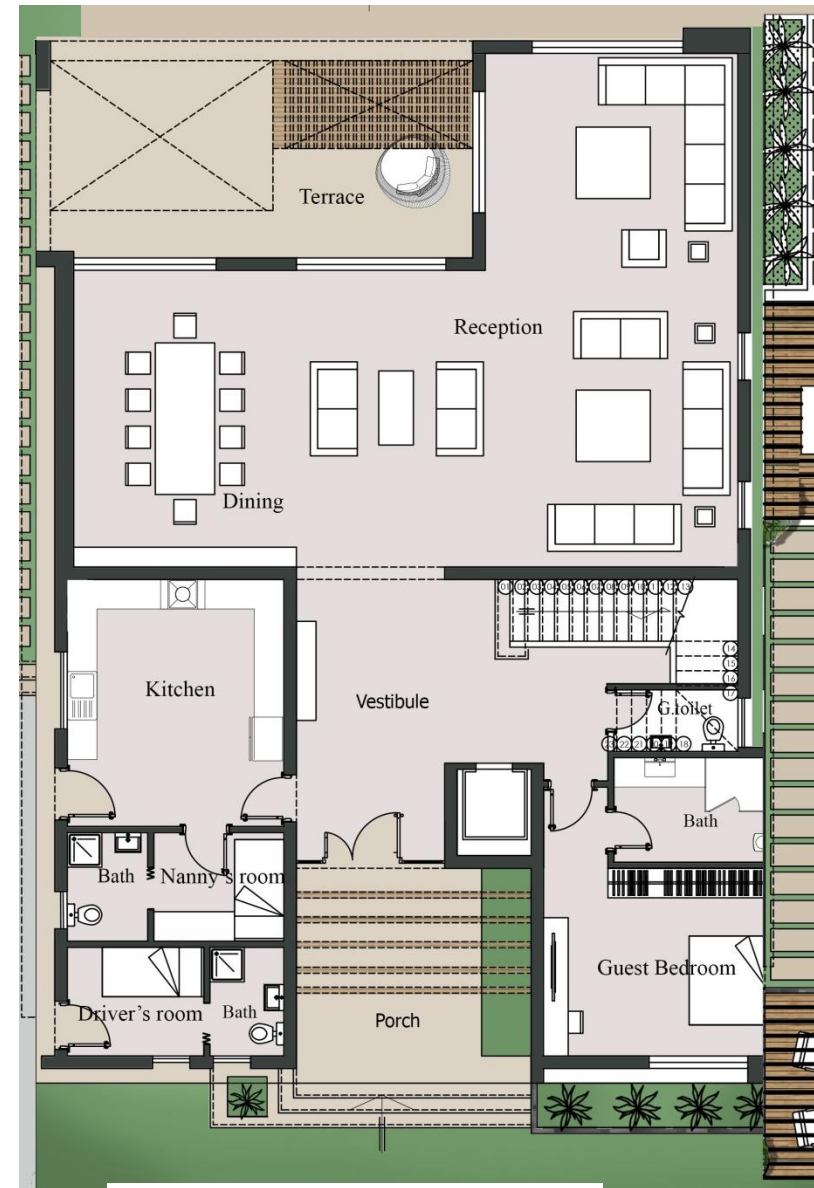
Garden Elevation

Min Land Area	873 m²
Max Land Area	981 m²
Built up Area (including penthouse area)	631.55 m²
Roof Terrace	179.85 m²



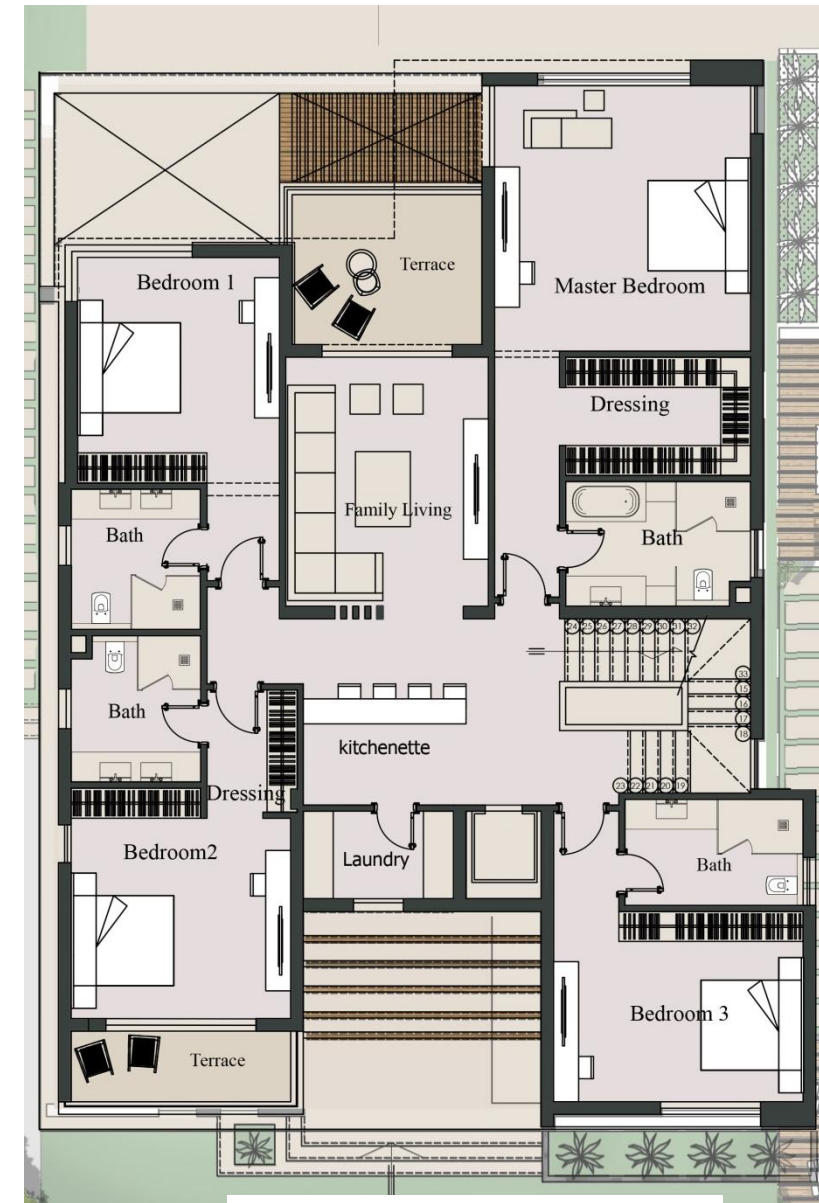
Plan

Ground Floor	
Vestibule	3.00 m x 5.70 m
Reception & Dining	8.30 m x 6.00 m + 5.10 m x 10.40 m
Terrace	8.85 m x 4.40 m
Kitchen	4.40 m x 5.00 m
Guest Toilet	2.50 m x 1.25 m
Guest Bedroom – Ensuite Bathroom	5.00 m x 3.80 m – 3.55 m x 2.10 m
Nanny’s Bedroom - Bathroom	2.65 m x 2.20 m – 1.65 m x 2.20m
Driver’s Bedroom - Bathroom	2.75 m x 2.20 m – 1.50 m x 2.20m



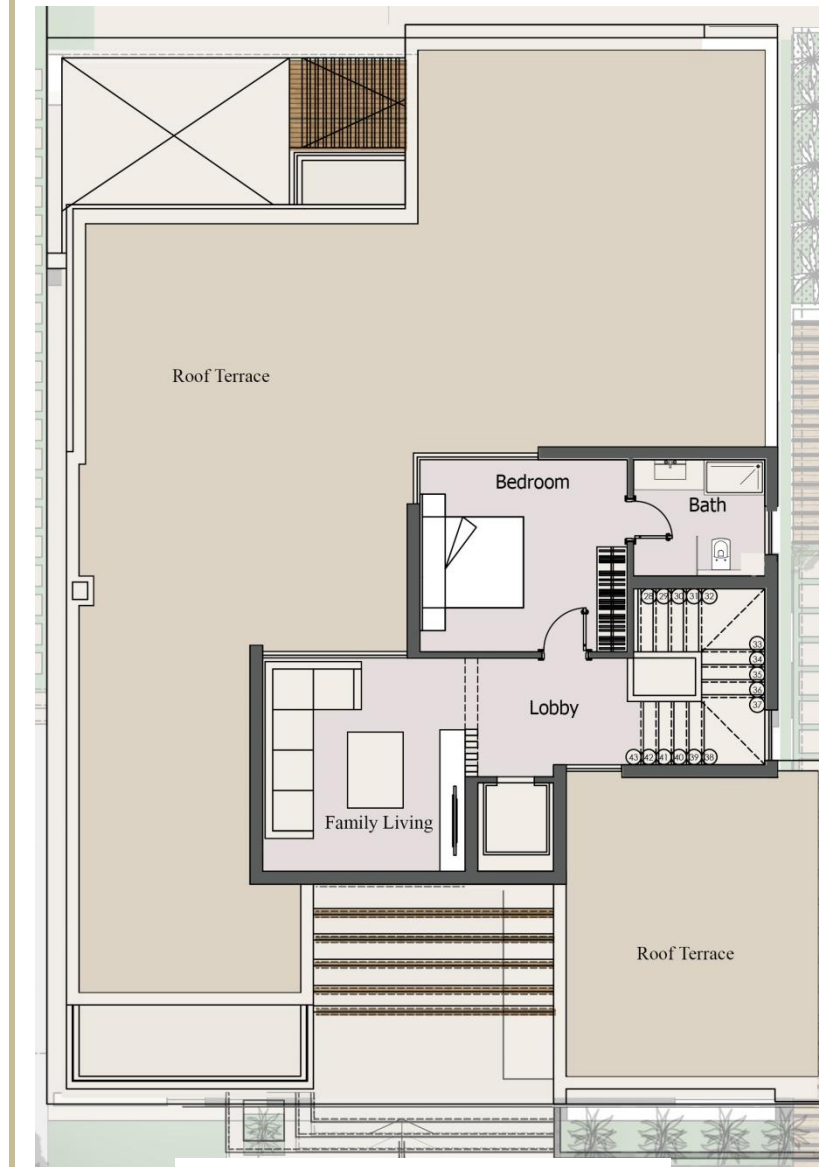
Ground Floor

First Floor	
Master Bedroom – Ensuite Bathroom – Ensuite Dressing	5.10 m x 5.30 m – 3.70 m x 2.50 m 3.70 m x 2.35 m
Bedroom 1 – Ensuite Bathroom	4.05 m x 4.50 m – 2.60 m x 2.80 m
Bedroom 2 – Ensuite Bathroom – Dressing – Terrace	4.40 m x 4.60 m – 2.60 m x 2.90 m 2.45 m x 0.60 m – 4.40 m x 1.40 m
Bedroom 3 – Ensuite Bathroom	5.00 m x 3.80 m – 3.55 m x 2.10 m
Family Living – Terrace	4.05 m x 4.95 m – 3.00 m x 3.80 m
Kitchenette	3.25 m x 2.10 m
Laundry	3.00 m x 1.75 m



First Floor

Penthouse Floor	
Family Living	4.00 m x 4.20 m
Bedroom	4.10 m x 3.80 m
Bathroom	2.60 m x 2.30 m
Roof Terrace	179.85 m ²



Penthouse Floor

Villa
B

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Garden Elevation

Min Land Area	714 m²
Max Land Area	909 m²
Built up Area (including penthouse area)	512.75 m²
Roof Terrace	147.10 m²



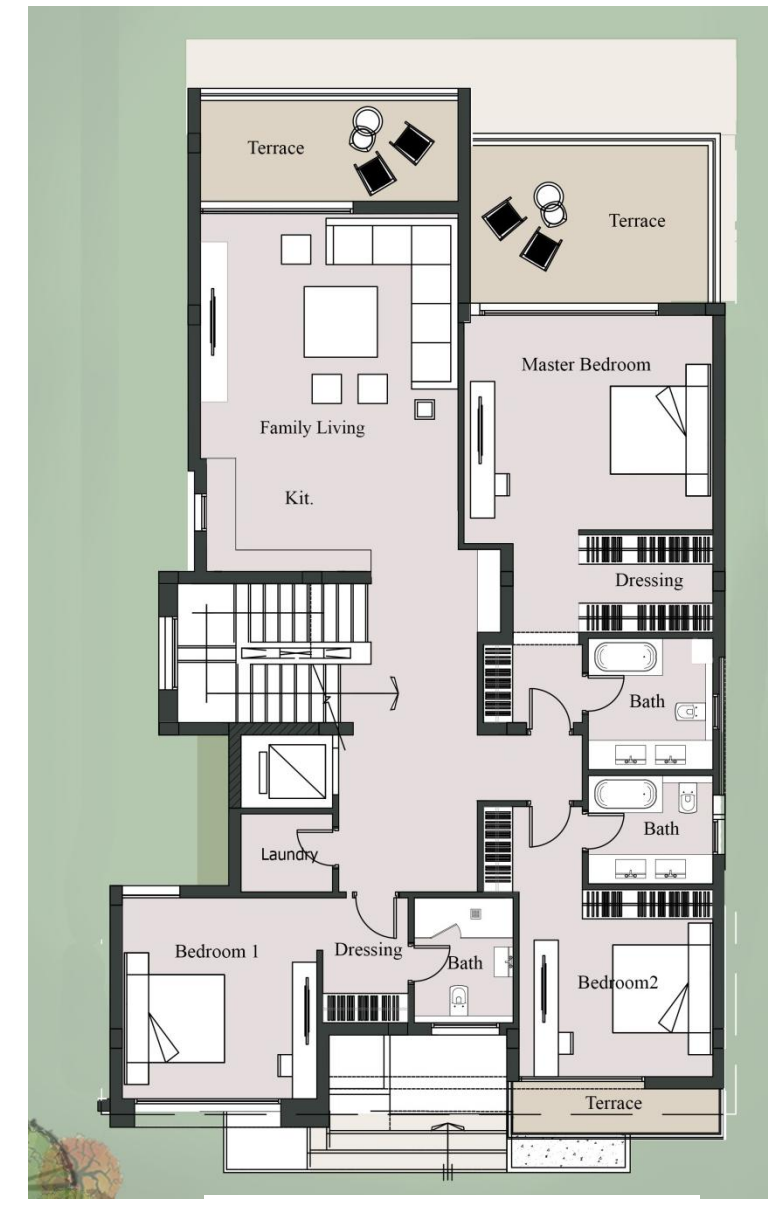
Plan

Ground Floor	
Vestibule	2.40 m x 8.95m
Reception & Dining	5.30 m x 8.60 m + 5.20 m x 5.25 m
Terrace	5.10 m x 3.50 m
Kitchen	4.10 m x 4.95 m
Guest Toilet	2.20 m x 1.60 m
Guest Bedroom – Ensuite Bathroom	4.00 m x 4.10 m – 1.25 m x 2.35 m
Storage	3.20 m x 1.20 m
Nanny’s Bedroom - Bathroom	2.50 m x 2.55 m – 1.50 m x 1.60 m
Driver’s Bedroom - Bathroom	4.10 m x 1.95 m – 1.50 m x 2.00 m



Ground Floor

First Floor	
Master Bedroom – Ensuite Bathroom – Ensuite Dressing – Terrace	5.10 m x 4.40 m – 2.55 m x 2.70 m 2.75 m x 2.00 m – 4.85 m x 3.25 m
Bedroom 1 – Ensuite Dressing – Ensuite Bathroom	4.00 m x 4.10 m – 1.75 m x 1.50 m 2.05 m x 2.55 m
Bedroom 2 – Ensuite Bathroom – Terrace	3.95 m x 3.85 m – 2.55 m x 2.20 m 4.25 m x 0.90 m
Family Living – Kitchenette	5.30 m x 6.75 m – 3.35 m x 2.20 m
Laundry	1.90 m x 1.60 m



First Floor

Penthouse Floor	
Family Living	4.40 m x 4.20 m
Bathroom	2.25 m x 1.60 m
Kitchenette	0.60 m x 2.40 m
Roof Terrace	147.10 m ²



Penthouse Floor

Villa
C

Architect Shehab A. Mazhar



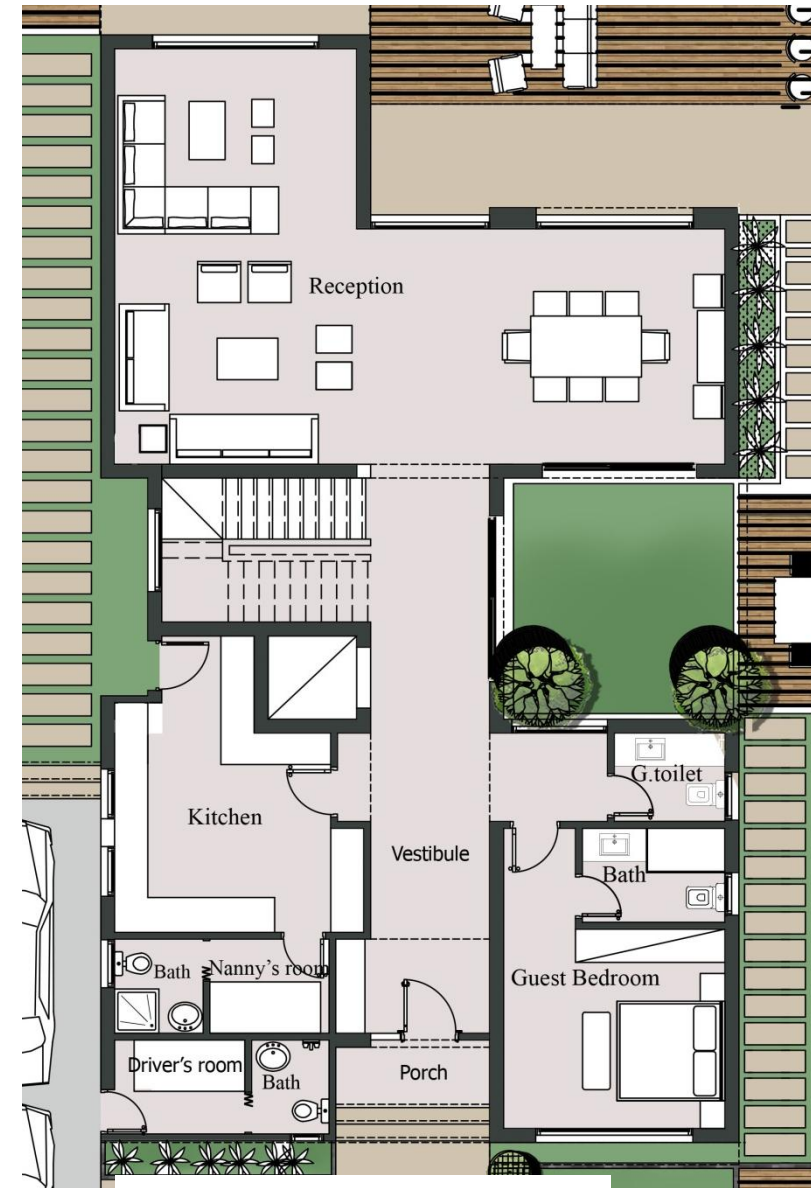
Garden Elevation

Min Land Area	649 m ²
Max Land Area	705 m ²
Built up Area (including penthouse area)	431.70 m ²
Roof Terrace	136.55 m ²



Plan

Ground Floor	
Vestibule	2.15 m x 10.00 m
Reception & Dining	4.35 m x 7.50 m + 6.65 m x 4.30 m
Kitchen	4.50 m x 3.60 m + 1.65 m x 1.75 m
Guest Bedroom – Ensuite Bathroom	4.00 m x 3.60 m – 2.60 m x 1.70 m
Guest Toilet	2.00 m x 1.60 m
Driver’s Bedroom - Bathroom	2.35 m x 1.70 m – 1.40 m x 1.70 m
Nanny’s Bedroom - Bathroom	2.15 m x 1.70 m – 1.60 m x 1.70 m



Ground Floor

First Floor	
Master Bedroom – Ensuite Dressing 1 Ensuite Dressing 2 – Ensuite Bathroom	4.35 m x 4.00 m – 2.80 m x 1.80 m 2.30 m x 2.45 m – 2.80 m x 2.40 m
Bedroom 1 – Ensuite Bathroom – Ensuite Dressing	4.00 m x 4.00 m – 2.70 m x 1.70 m – 2.40 m x 2.00 m
Bedroom 2 – Ensuite Bathroom – Terrace	4.35 m x 3.70 m – 2.50 m x 3.35 m – 3.75 m x 1.45 m
Family Living– Terrace	4.15 m x 4.30 m – 6.25 m x 1.75 m
Laundry	1.80 m x 1.60 m
Kitchenette	2.20 m x 0.60 m



First Floor

Penthouse Floor	
Family Living	4.35 m x 3.00 m
Bathroom	1.90 m x 1.70 m
Roof Terrace	136.55 m ²



Penthouse Floor

Villa
D

Architect Shehab A. Mazhar



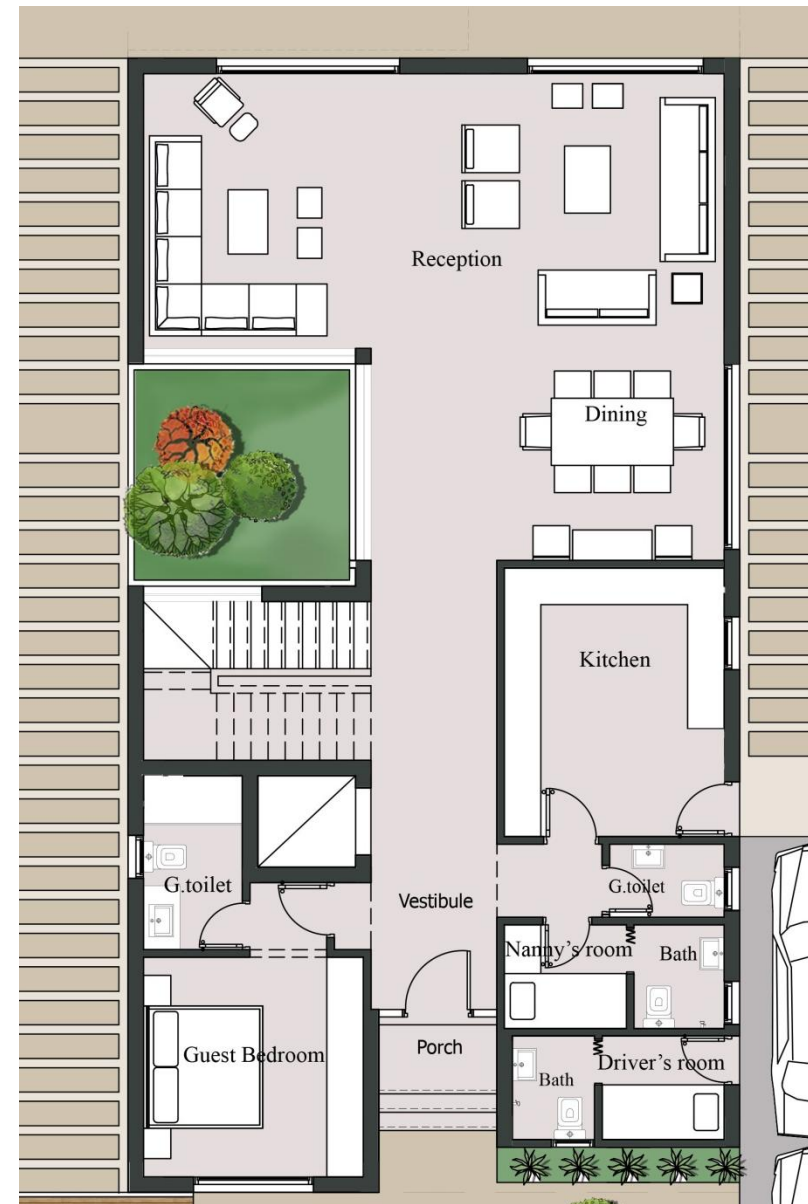
Garden Elevation

Min Land Area	528 m²
Max Land Area	548 m²
Built up Area (including penthouse area)	383.60 m²
Roof Terrace	121.85 m²



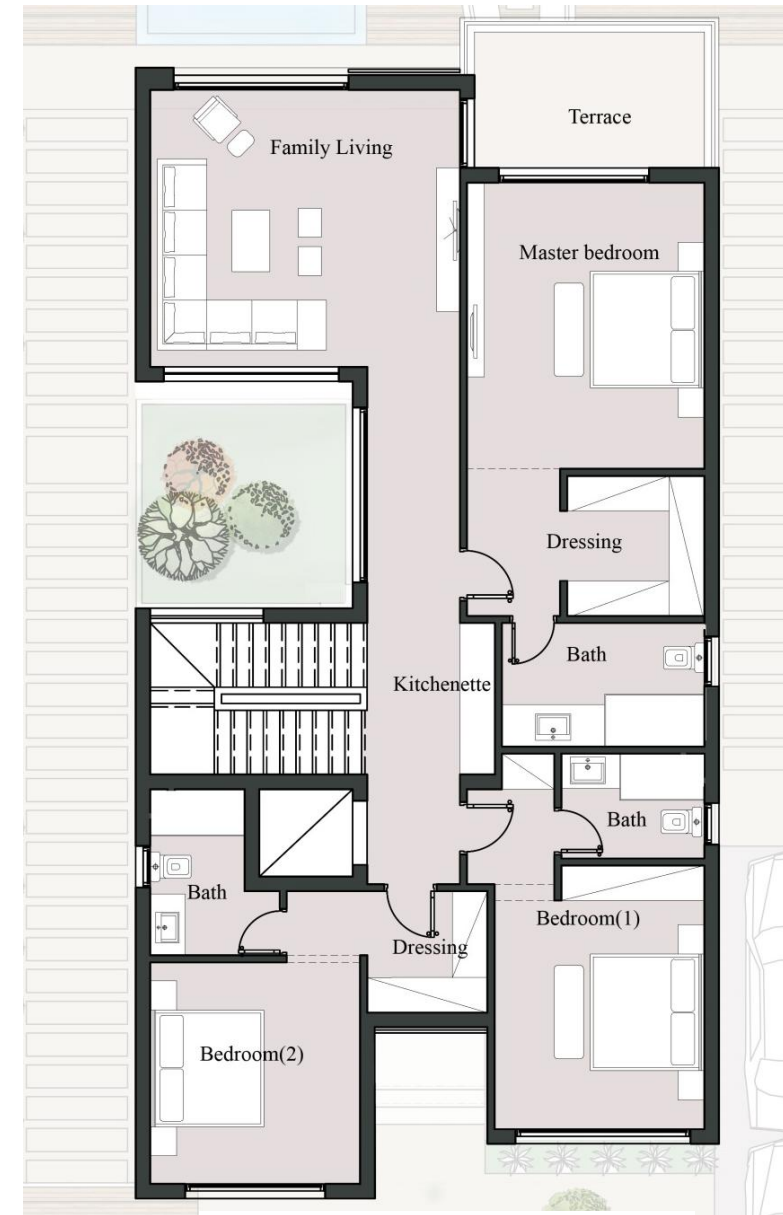
Plan

Ground Floor	
Vestibule	2.05 m x 7.35 m
Reception & Dining	9.50 m x 4.75 m + 3.70 m x 3.70 m
Kitchen	3.60 m x 4.40 m
Guest Toilet	1.90 m x 1.20 m
Guest Bedroom – Ensuite Bathroom	3.60 m x 3.60 m – 1.60 m x 2.85 m
Nanny’s Bedroom - Bathroom	2.00 m x 1.70 m – 1.50 m x 1.70 m
Driver’s Bedroom - Bathroom	2.00 m x 1.70 m – 1.35 m x 1.70 m



Ground Floor

First Floor	
Master Bedroom – Ensuite Bathroom – Ensuite Dressing	4.05 m x 4.90 m – 3.45 m x 2.10 m 2.35 m x 2.40 m
Bedroom 1 – Ensuite Bathroom	3.60 m x 4.50 m – 2.45 m x 1.80 m
Bedroom 2 – Ensuite Bathroom – Ensuite Dressing	3.60 m x 3.80 m – 1.60 m x 2.85 m 2.05 m x 2.10 m
Family Living – Terrace	5.30 m x 4.75 m – 3.90 m x 3.35 m
Kitchenette	0.60 m x 2.60 m



First Floor

Penthouse Floor	
Family Living	3.60 m x 3.60 m
Bathroom	2.00 m x 1.65 m
Kitchenette	2.05 m x 0.60 m
Roof Terrace	121.85 m ²



Penthouse Floor

Twin House

Architect Shehab A. Mazhar

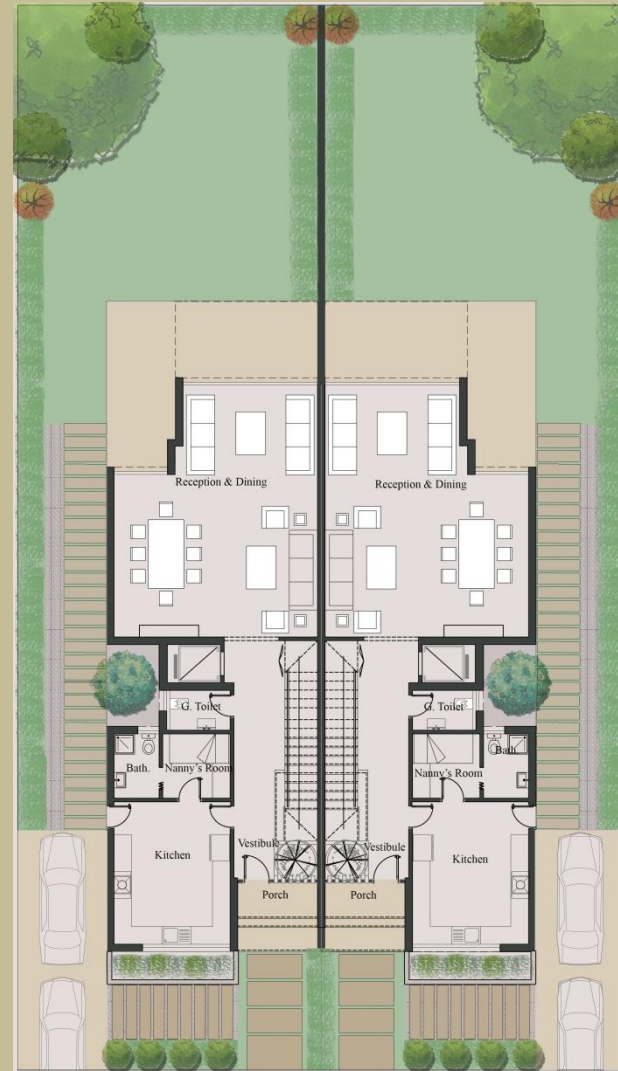


Garden Elevation

Twin House

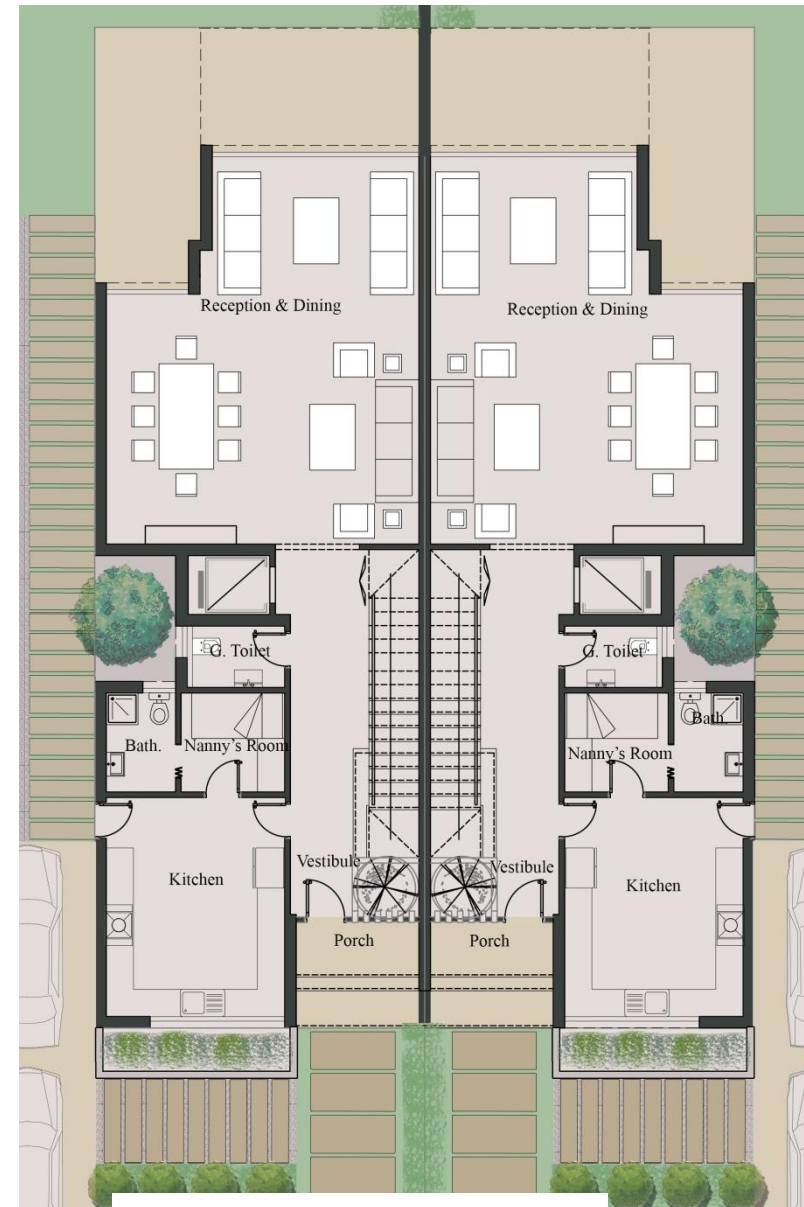
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Min Land Area	369 m²
Max Land Area	452 m²
Built up Area (including penthouse area)	303.70 m²
Roof Terrace	102.15 m²



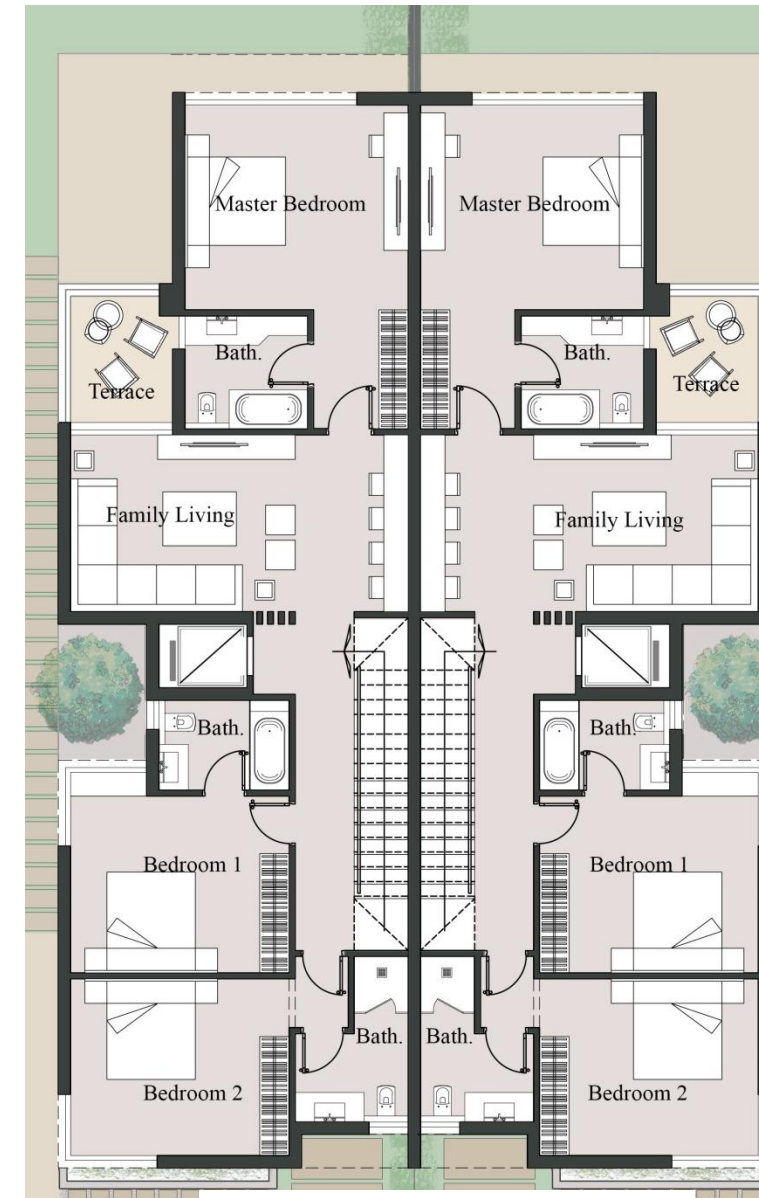
Plan

Ground Floor	
Vestibule	1.35 m x 8.10 m
Reception & Dining	(6.90 m x 5.50 m + 4.55 m x 3.05 m)
Kitchen	3.95 m x 4.80 m
Guest Toilet	2.15 m x 1.35 m
Nanny's Bedroom - Bathroom	2.30 m x 2.20 m – 1.50 m x 2.20 m



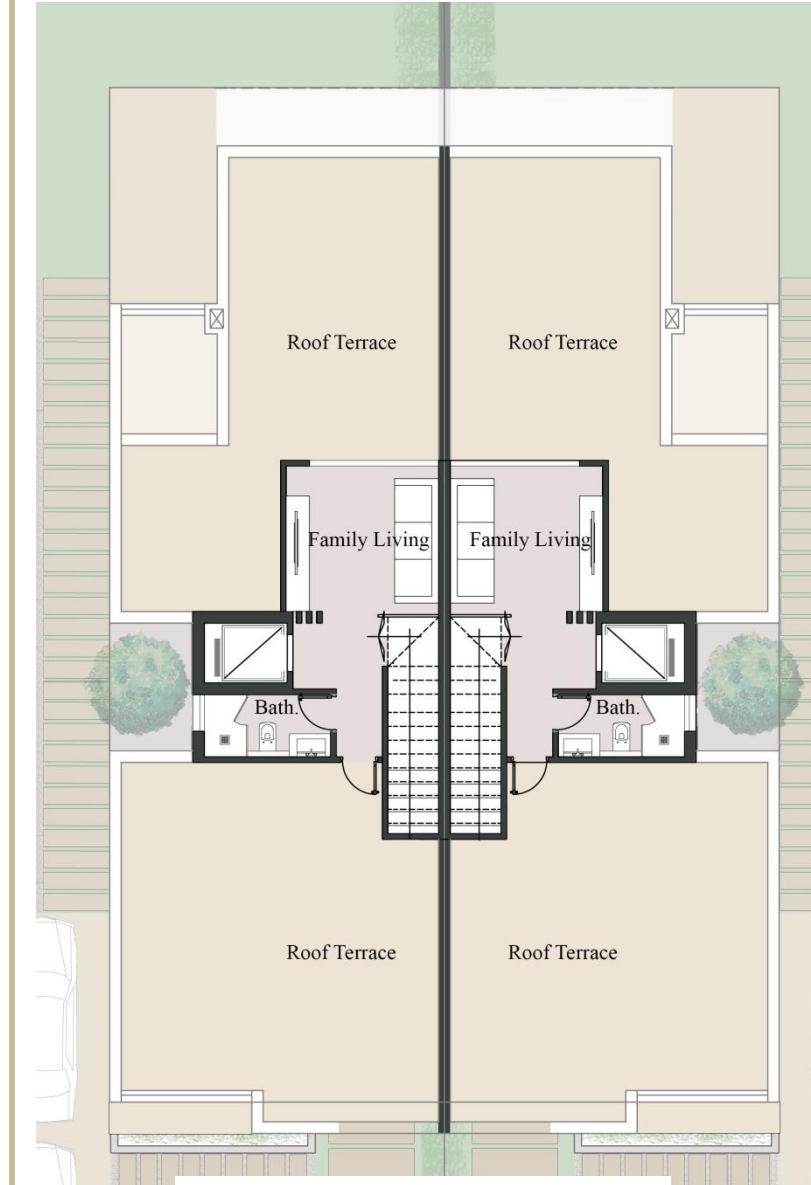
Ground Floor

First Floor	
Master Bedroom – Ensuite Bathroom	4.55 m x 4.20 m – 2.50 m x 2.30 m
Bedroom 1 – Ensuite Bathroom	4.45 m x 3.60 m – 2.55 m x 1.85 m
Bedroom 2 – Ensuite Bathroom	4.45 m x 3.60 m – 2.30 m x 3.35 m
Family Living – Terrace	4.55 m x 3.60 m – 2.10 m x 2.60 m



First Floor

Penthouse Floor	
Family Living	3.30 m x 3.15 m
Bathroom	2.75 m x 1.35 m
Roof Terrace	102.15 m ²



Penthouse Floor

THE CROWN