



بليدج العقارية
PLEDGE DEVELOPMENT

West Dunes

New Zayed

CAIRO - ALEX
DESSERT ROAD

DAHSHUR CORRIDOR

BEVERLY
HILLS
ZAYED

CENTRAL RING ROAD

West Dunes

NEW OCTOBER

HYPER 1



Cairo University

Mall of Arabia

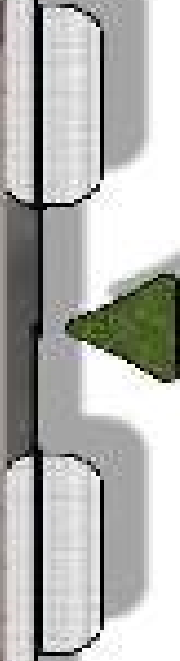
AL-HOSAINI
MOSQUE



Mall of Egypt



MASTER PLAN PHASE 1



- THE PROJECT AREA IS 20 ACRE FIRST PHASE 10,500 M2 AND ACCOMMODATE 20 UNITS.

- THE VILLAS HAVE A FRONT VIEW OF THE STREETS AND A BACK VIEW OF THE LANDSCAPE. WIDE OPENINGS GIVE MAXIMUM LIGHTING AND VENTILATION.

- A DISTINCTIVE VIEW FROM AN ELEVATED SPOT OF 19 M ON DAHSHUR ROAD AND 154 M ABOVE SEA LEVEL

- COMPLETE PRIVACY FOR LIVING UNTIL THE SIDE OPENINGS MEET THE SOLID WALLS OF THE NEIGHBOR'S VILLAS

- MAGNIFICENT EXTERIOR DESIGNS OF COLORS AND STONE INLAYS - WOODEN ELEMENTS WITH SECURITIZED HANDRAIL

- A RESIDENTIAL BASEMENT WITH A PRIVATE ENTRANCE TO THE BACK GARDEN THAT CONTAINS A RECEPTION AND LIVING SPACE, AN OFFICE, A BATHROOM WITH SINKS, A MAID'S ROOM WITH A PRIVATE BATHROOM, AND SPACE FOR A GYM HALL.

- BASEMENT VIEWS DIRECTLY ONTO THE BACK GARDEN

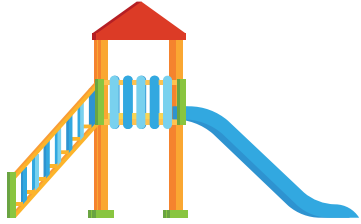
- THE ROOF INCLUDES A LAUNDRY ROOM, DRYERS, A BATHROOM, AND AN KITCHENETTE TO SERVICE THE ROOF AND PERGOLA

- THE FIRST FLOOR INCLUDES A MASTER BEDROOM WITH BATHROOM & DRESSING ROOM, 2 BEDROOMS, MAIN BATHROOM , KITCHENETTE , A LIVING ROOM

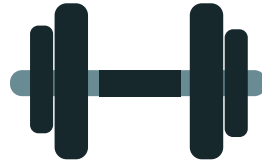
- A GARAGE FOR THREE CARS

- SECURITY GUARD 24 HOURS .





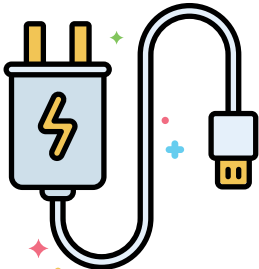
KIDS AREA



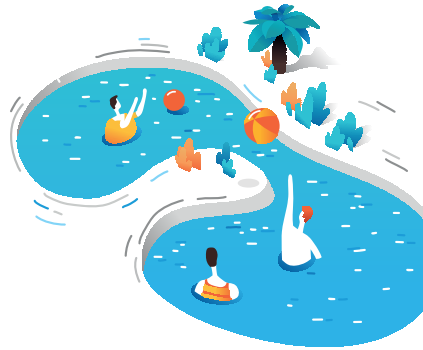
OUTDOOR GYM



LAND SCAPE



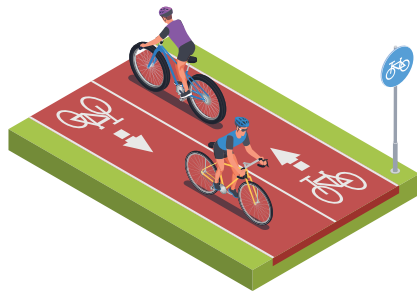
ELECTRIC CHARGING POINTS



PRIVATE POOL



24/7 SECURITY



BISCYLE & WALKING TRACK



MAIN INTERCOM LINKED TO THE COMPOUND'S GATE



CENTRAL WIFI

Separate villa
(total area 291.5 m2 - Land area 271 m2)



Ground floor level (87m2)

- | | | | |
|-------------|-----------|------------------------|-----------|
| 1 reception | 4.25*4.00 | 3 bathroom | 1.80*1.60 |
| 2 kitchen | 4.00*3.50 | 4 dining & living room | 7.75*5.65 |



First floor level (95.7m2)

- | | |
|-----------------------------|-----------|
| 1 Living room | 4.50*3.80 |
| 2 Master bedroom | 3.25*3.20 |
| 3 Dressing room | 2.30*1.70 |
| 4 Master bedroom's bathroom | 2.30*1.80 |
| 5 Bathroom | 2.30*1.75 |
| 6 Bedroom 1 | 3.90*3.55 |
| 7 Bedroom 2 | 4.20*4.15 |
| 8 Terrace | 1.00*4.20 |



Roof floor level (21.75m2)

STAND ALONE



STAND ALONE

TWIN HOUSE A

Twin villa
(total area 261.3 m² - Land area 243 m²)

1 Master bedroom	3.40*3.35	5 Living room	4.00*3.10
2 Dressing room	2.20*1.85	6 Bedroom 1	4.15*3.80
3 Master bedroom's bathroom	2.20*2.15	7 Bedroom 2	4.10*4.05
4 Bathroom	2.75*1.90	8 Terrace	2.35*0.80



First floor level (85.8m²)



Ground floor level (78m²)

1 Reception	4.40*2.75
2 Bathroom	2.45*1.35
3 Kitchen	3.65*2.75
4 Dining	4.10*3.60
5 Living room	7.35*3.75



Roof floor level (19.5m²)



Basement floor level (7m²)



TWIN HOUSE A

Twin villa
 (total area 261.3 m² - Land area 243 m²)



- 1 Reception 4.40*2.75
- 2 Bathroom 2.45*1.35
- 3 Kitchen 3.65*2.75
- 4 Dinning 4.10*3.60
- 5 Living room



Basement floor level (78m²)



- 1 Master bedroom 3.40*3.35
- 2 Dressing room 2.55*1.40
- 3 Master bedroom's bathroom 2.55*1.80
- 4 Bathroom 2.25*2.00
- 5 Living room 3.20*3.15
- 6 Bedroom 1 4.50*4.15
- 7 Bedroom 2 4.10*4.05
- 8 Terrace 2.35*0.80

TWIN HOUSE B



TWIN HOUSE B

C E S N O H O U S E T O W N H O U S E

Twin villa
(total area 261.3 m2 - Land area 242 m2)



Basement floor level (78m2)



Ground floor level (78m2)

- 1 Reception
- 2 Bathroom
- 3 Kitchen
- 4 Dining
- 5 Living room



First floor level (85.8m2)



Roof floor level (19.5m2)

- | | | | | | |
|---|---------------------------|-----------|---|-------------|-----------|
| 1 | Master bedroom | 4.45*3.35 | 5 | Bedroom 1 | 4.20*3.00 |
| 2 | Dressing room | 2.55*1.65 | 6 | Bedroom 2 | 3.80*3.40 |
| 3 | Master bedroom's bathroom | 2.55*1.80 | 7 | Living room | 3.55*3.40 |
| 4 | Bathroom | 2.75*1.85 | 8 | Terrace | 3.05*1.25 |

TOWNHOUSE C





Basement floor level (72m²)

- ① Reception 2.40*2.10
- ② Bathroom 2.25*2.00
- ③ Kitchen 3.45*2.80
- ④ Dining 4.70*4.10
- ⑤ Living room 7.50*3.40



First floor level (79.2m²)

- ① Master bedroom 4.00*3.45
- ② Dressing room 3.45*1.50
- ③ Master bedroom's bathroom 3.45*2.00
- ④ Bathroom 2.70*2.00
- ⑤ Bedroom 1 4.40*3.55
- ⑥ Bedroom 2 3.95*3.45
- ⑦ Terrace 3.15*1.20



Roof floor level (53m²)



Ground floor level (72m²)

TOWN HOUSE D4

TOEN HOUSE D4



NOTES

A series of ten horizontal dotted lines spanning the width of the page, intended for writing notes.

