

EDEN NORTH

AL REHAB CITY

RESIDENTIAL/ COMMERCIAL
BUILDING CN01



SERVICED BY

Kempinski



EDEN

AL REHAB CITY

LOCATION

The EDEN complex is located at the intersection of Al-Rehab Extension Road and Talaat Moustafa Road, southeast of Al-Rehab Club. To the north, it is bordered by a secondary thoroughfare that separates the project land from Al-Rehab Club.

The total land area for the construction of the project measures 54,029 SM, with a Footprint of 25 %.



RESIDENTIAL/ COMMERCIAL BUILDING CN01



BUILDING CN01

Ground Floor

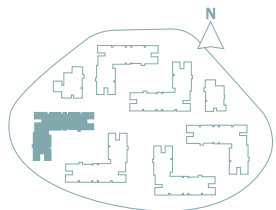
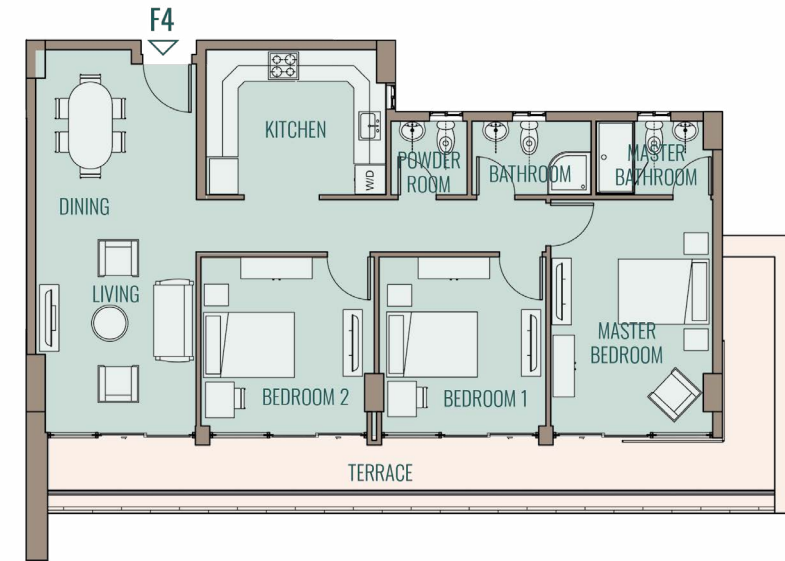
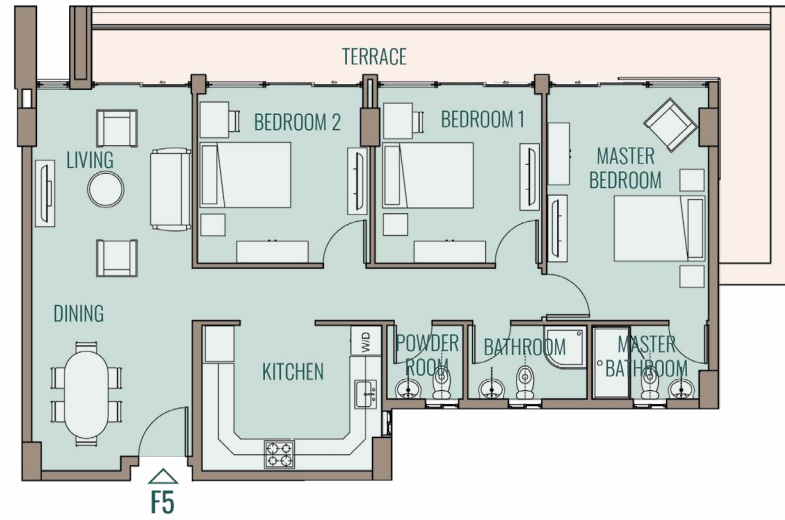


Space No	Space Activity	Type of Activity	Net Area	Type Of Area
G01	Bank	Bank	161 m ²	Indoor
G02	Bank	Bank	183 m ²	Indoor
G03	Phone store	Retail	119 m ²	Indoor
G04	Cosmetics	Retail	90 m ²	Indoor
G05	Bank	Bank	174 m ²	Indoor
G06	Dry Clean	Retail	94 m ²	Indoor
G07	Bank	Bank	164 m ²	Indoor
G08	Casual dining	F&B	249 m ²	Indoor
G08T	Terrace	F&B	34 m ²	Outdoor
G09	Admin	Admin	160	Indoor
G10	delicacies	F&B	37	Indoor



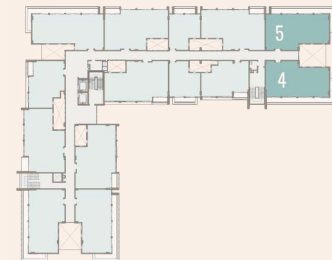
BUILDING CN01

First & Fourth Floor - Apartments 4/ 5



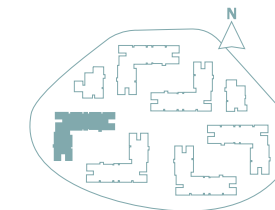
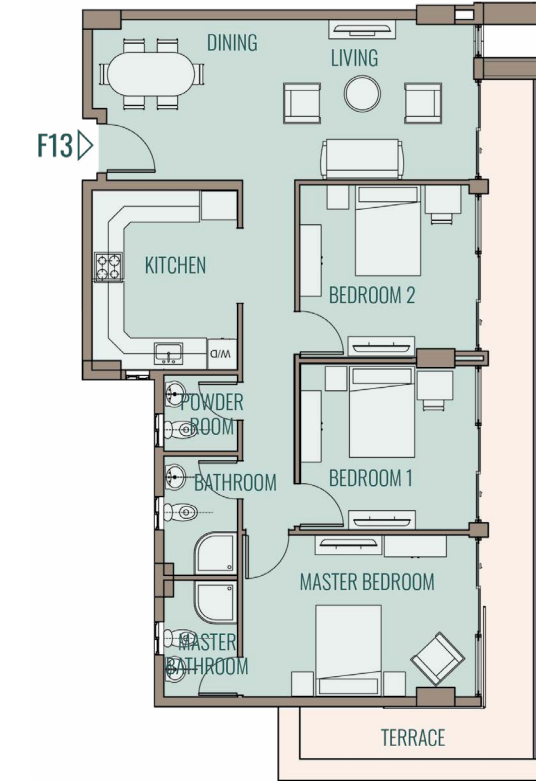
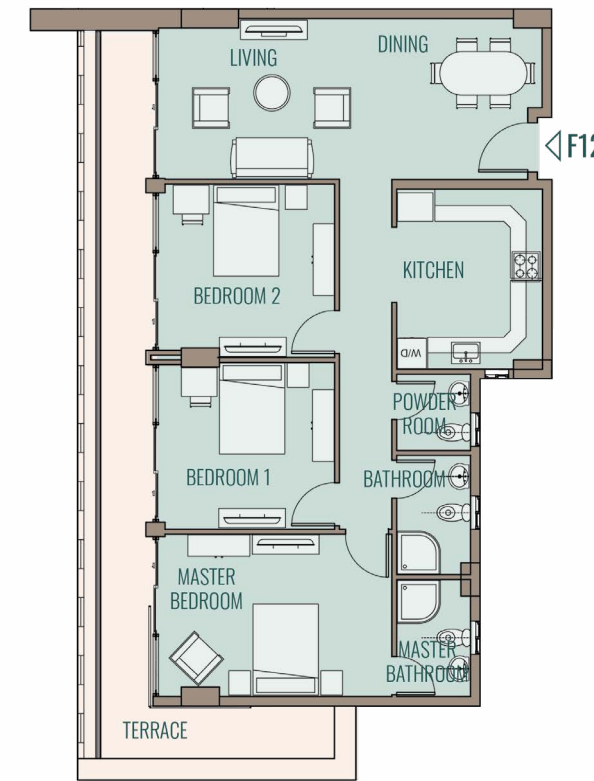
Apartment F4,R4, Three Bedroom			
Area	155	m ²	
Living Room / Dining	3.53	X	8.25 m
Kitchen	3.90	X	3.20 m
Powder Room	1.70	X	1.70 m
Bathroom	2.60	X	1.70 m
Master Bedroom	3.50	X	5.00 m
Master Bathroom	2.60	X	1.70 m
Bedroom 1	3.60	X	3.88 m
bedroom 2	3.73	X	3.88 m
Terrace	23.00	m ²	

Apartment F5,R5, Three Bedroom			
Area	152	m ²	
Living Room / Dining	3.59	X	8.25 m
Kitchen	3.90	X	3.20 m
Powder Room	1.69	X	1.70 m
Bathroom	2.60	X	1.70 m
Master Bedroom	3.53	X	5.00 m
Master Bathroom	2.60	X	1.70 m
Bedroom 1	3.60	X	3.88 m
bedroom 2	3.73	X	3.88 m
Terrace	21.00	m ²	



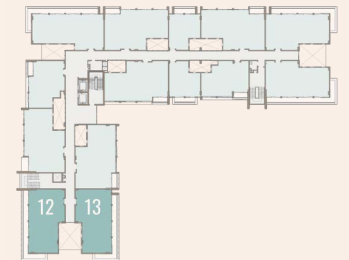
BUILDING CN01

First & Fourth Floor - Apartments 12/ 13



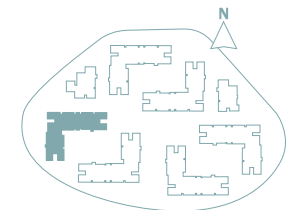
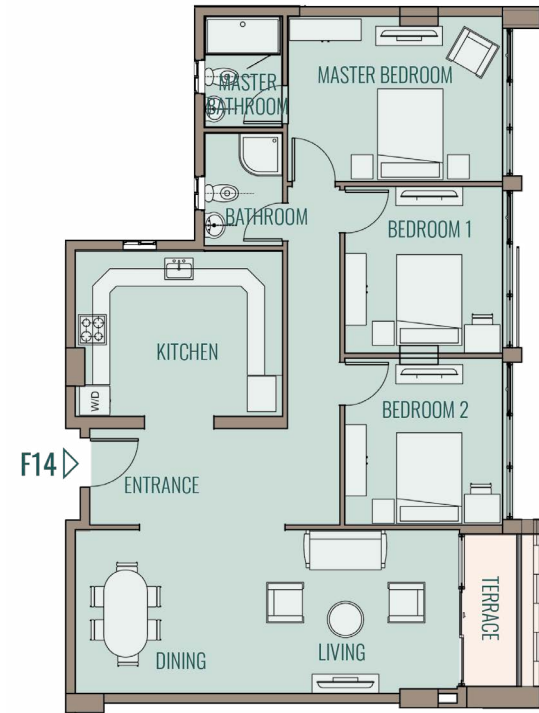
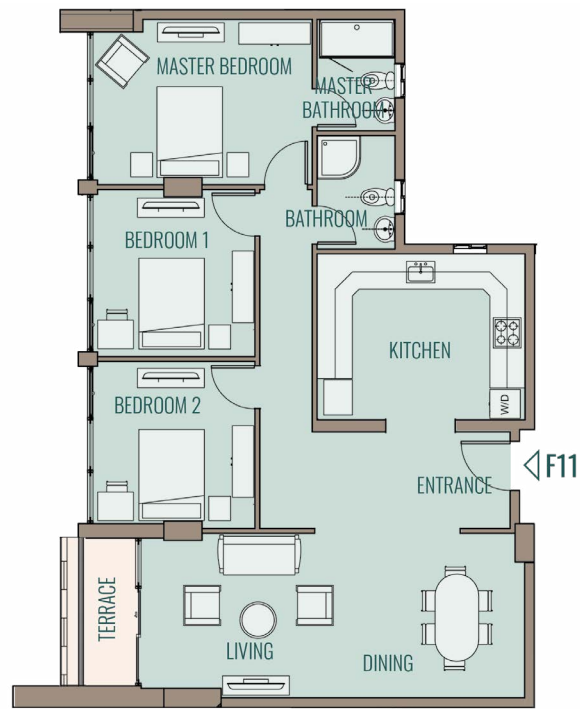
Apartment F12,R12, Three Bedroom			
Area	156	m ²	
Living Room / Dining	3.51	X	8.20 m
Kitchen	3.20	X	3.90 m
Powder Room	1.70	X	1.70 m
Bathroom	2.60	X	1.70 m
Master Bedroom	3.52	X	5.13 m
Master Bathroom	2.58	X	1.70 m
Bedroom 1	3.60	X	3.93 m
bedroom 2	3.73	X	3.93 m
Terrace	24.60	m ²	

Apartment F13,R13, Three Bedroom			
Area	154	m ²	
Living Room / Dining	3.51	X	8.20 m
Kitchen	3.20	X	3.90 m
Powder Room	1.70	X	1.70 m
Bathroom	2.60	X	1.70 m
Master Bedroom	3.52	X	5.13 m
Master Bathroom	2.58	X	1.70 m
Bedroom 1	3.60	X	3.93 m
bedroom 2	3.73	X	3.93 m
Terrace	23.30	m ²	



BUILDING CN01

First & Fourth Floor - Apartments 11/ 14



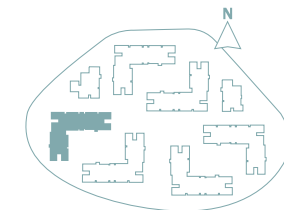
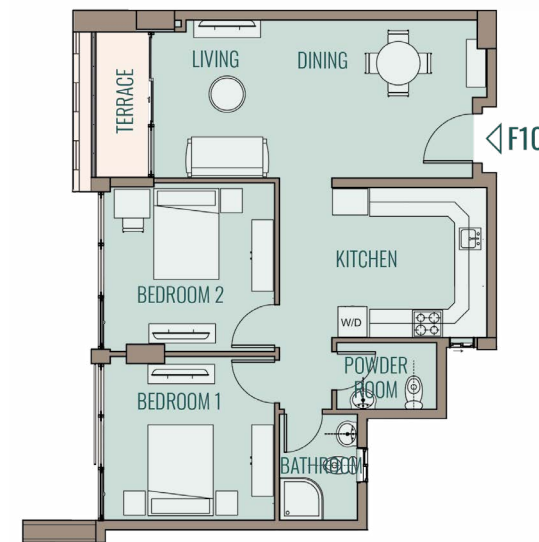
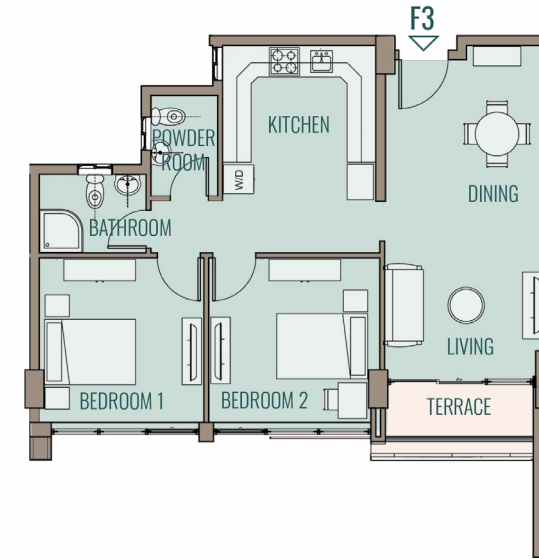
Apartment F11,R11, Three Bedroom			
Area	152	m ²	
Entrance	1.36	X	2.20 m
Living Room / Dining	3.60	X	8.23 m
Kitchen	4.50	X	3.65 m
Bathroom	1.80	X	2.47 m
Master Bedroom	4.89	X	3.58 m
Master Bathroom	1.80	X	2.45 m
Bedroom 1	3.60	X	3.69 m
Bedroom 2	3.60	X	3.69 m
Terrace	3.47	m ²	

Apartment F14,R14, Three Bedroom			
Area	152	m ²	
Entrance	1.24	X	2.20 m
Living Room / Dining	8.20	X	3.60 m
Kitchen	4.50	X	3.65 m
Bathroom	1.80	X	2.47 m
Master Bedroom	4.73	X	3.58 m
Master Bathroom	1.80	X	2.46 m
Bedroom 1	3.54	X	3.60 m
Bedroom 2	3.54	X	3.60 m
Terrace	4.00	m ²	



BUILDING CN01

First & Fourth Floor - Apartments 3/ 10



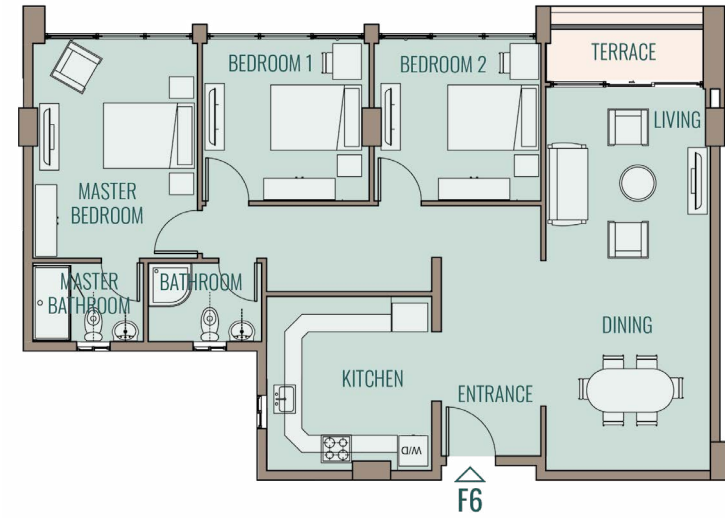
Apartment F3,R3 Two Bedroom			
Area	103	m ²	
Living Room / Dining	3.50	X	7.20 m
Kitchen	3.30	X	3.36 m
Bathroom	2.38	X	1.80 m
Powder Room	1.50	X	2.24 m
Bedroom 1	3.60	X	3.80 m
Bedroom 2	3.69	X	3.80 m
Terrace	3.70	m ²	

Apartment F10,R10, Two Bedroom			
Area	101	m ²	
Living Room / Dining	7.15	X	3.45 m
Kitchen	3.30	X	3.36 m
Bathroom	1.80	X	2.39 m
Powder Room	2.24	X	1.50 m
Bedroom 1	3.84	X	3.61 m
bedroom 2	3.71	X	3.60 m
Terrace	3.47	m ²	

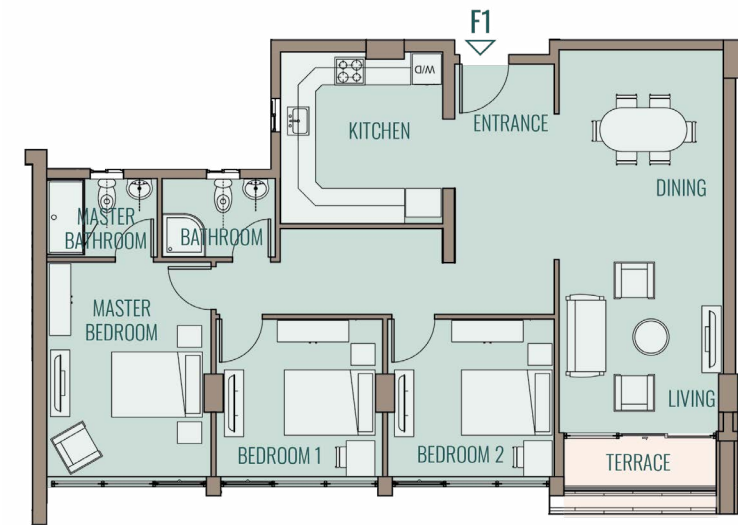


BUILDING CN01

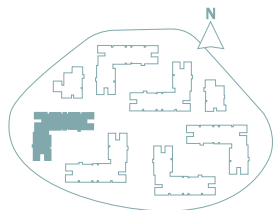
First & Fourth Floor - Apartments 1/ 6



Apartment F1 ,R1 Three Bedroom			
Area	152	m ²	
Entrance	2.21	X	1.25 m
Living Room / Dining	3.64	X	8.24 m
Kitchen	3.64	X	3.80 m
Bathroom	2.48	X	1.80 m
Master Bedroom	3.65	X	4.72 m
Master Bathroom	2.52	X	1.80 m
Bedroom 1	3.60	X	3.52 m
bedroom 2	3.60	X	3.52 m
Terrace	3.63	m ²	

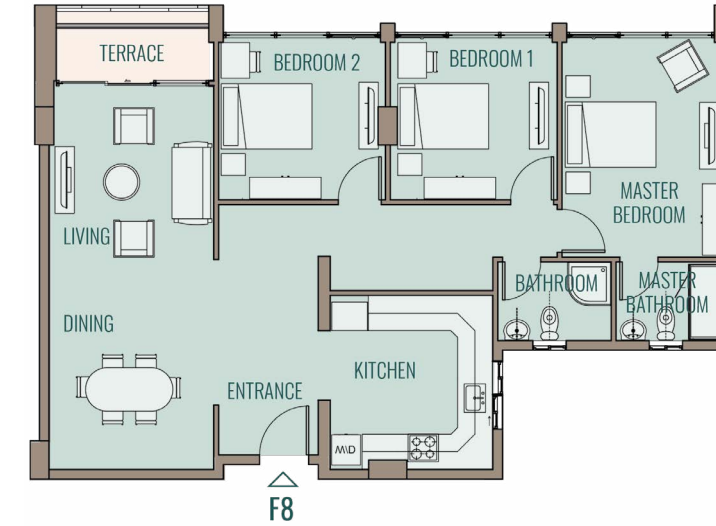


Apartment F6,R6, Three Bedroom			
Area	150	m ²	
Entrance	2.21	X	1.25 m
Living Room / Dining	3.60	X	8.28 m
Kitchen	3.63	X	3.80 m
Bathroom	2.47	X	1.80 m
Master Bedroom	3.60	X	4.70 m
Master Bathroom	2.46	X	1.80 m
Bedroom 1	3.60	X	3.52 m
bedroom 2	3.60	X	3.52 m
Terrace	3.90	m ²	

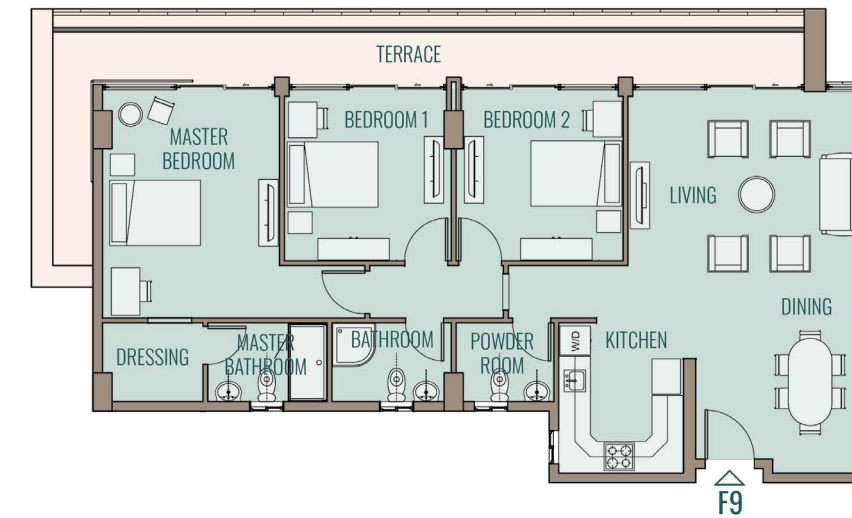


BUILDING CN01

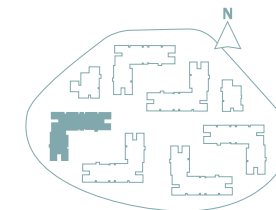
First & Fourth Floor - Apartments 8/ 9



Apartment F8,R8, Three Bedroom			
Area	150	m ²	
Entrance	2.20	X	1.15 m
Living Room / Dining	3.60	X	8.25 m
Kitchen	3.63	X	3.80 m
Bathroom	2.47	X	1.80 m
Master Bedroom	3.62	X	4.70 m
Master Bathroom	2.49	X	1.80 m
Bedroom 1	3.60	X	3.52 m
Bedroom 2	3.60	X	3.52 m
Terrace	3.90	m ²	

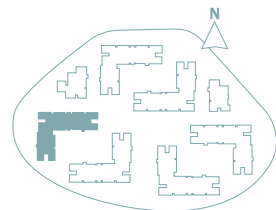
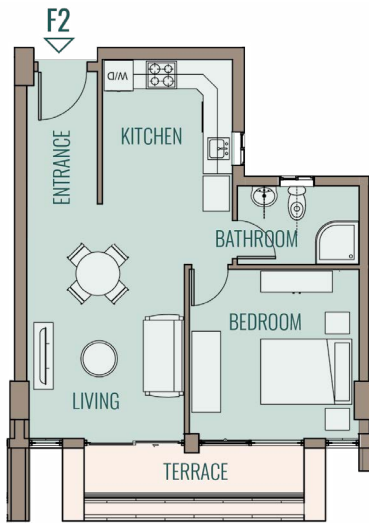
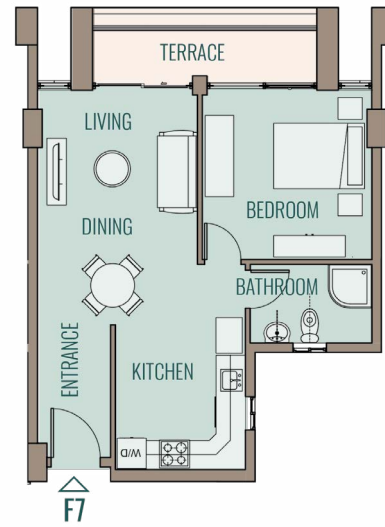


Apartment F9,R9 , Three Bedroom			
Area	166	m ²	
Living Room / Dining	8.25	X	5.10 m
Kitchen	2.79	X	3.30 m
Powder Room	2.15	X	1.80 m
Bathroom	2.60	X	1.80 m
Master Bedroom	3.75	X	4.94 m
Dressing	2.14	X	1.80 m
Master Bathroom	2.60	X	1.80 m
Bedroom 1	3.60	X	3.78 m
Bedroom 2	3.60	X	3.78 m
Terrace	22.60	m ²	



BUILDING CN01

First & Fourth Floor - Apartments 2/ 7



Apartment F2,R2, One Bedroom

Area	70	m ²
Entrance	1.66 X 2.20	m
Living Room / Dining	3.47 X 5.80	m
Kitchen	2.80 X 2.50	m
Bathroom	2.68 X 1.80	m
Bedroom	3.68 X 3.80	m
Terrace	5.30	m ²

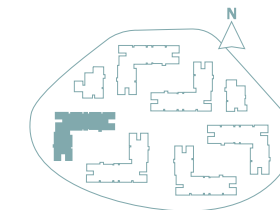
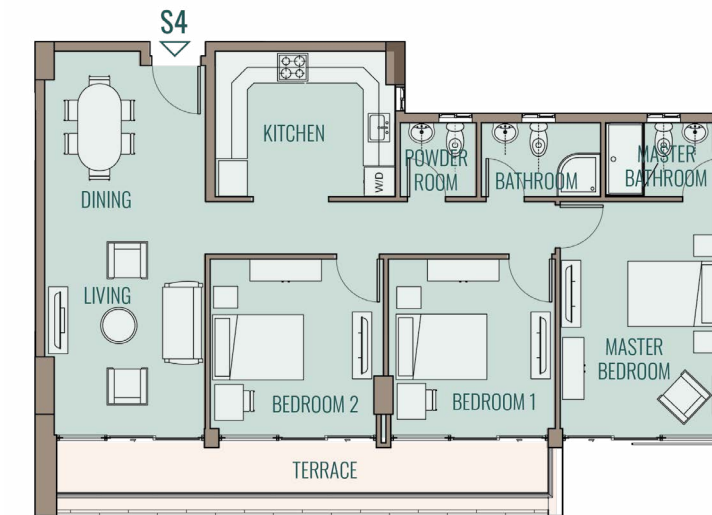
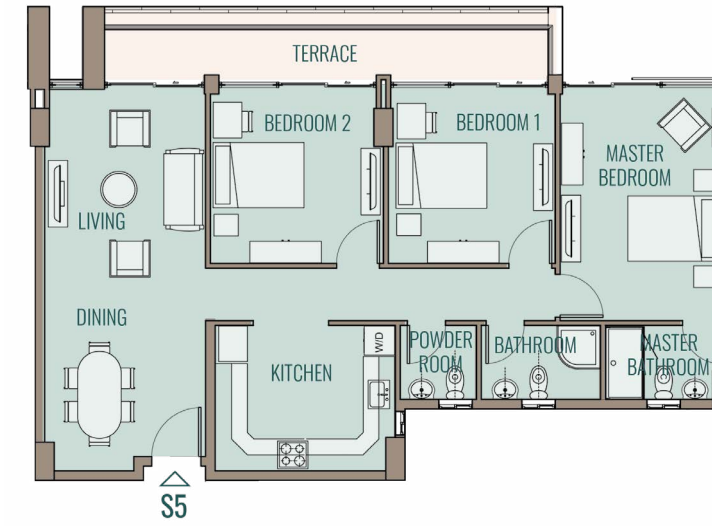
Apartment F7,R7 One Bedroom

Area	70	m ²
Entrance	1.66 X 2.19	m
Living Room / Dining	3.47 X 5.78	m
Kitchen	2.50 X 2.80	m
Bathroom	2.70 X 1.80	m
Bedroom	3.70 X 3.78	m
Terrace	5.60	m



BUILDING CN01

Second & Third Floor - Apartments 4/ 5



Apartment S4,T4, Three Bedroom

Area	151	m ²
Living Room / Dining	3.53 X 8.25	m
Kitchen	3.90 X 3.20	m
Powder Room	1.70 X 1.70	m
Bathroom	2.60 X 1.70	m
Master Bedroom	3.50 X 5.00	m
Master Bathroom	2.60 X 1.70	m
Bedroom 1	3.60 X 3.88	m
bedroom 2	3.73 X 3.88	m
Terrace	16.59	m ²

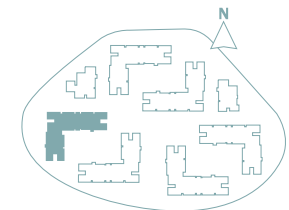
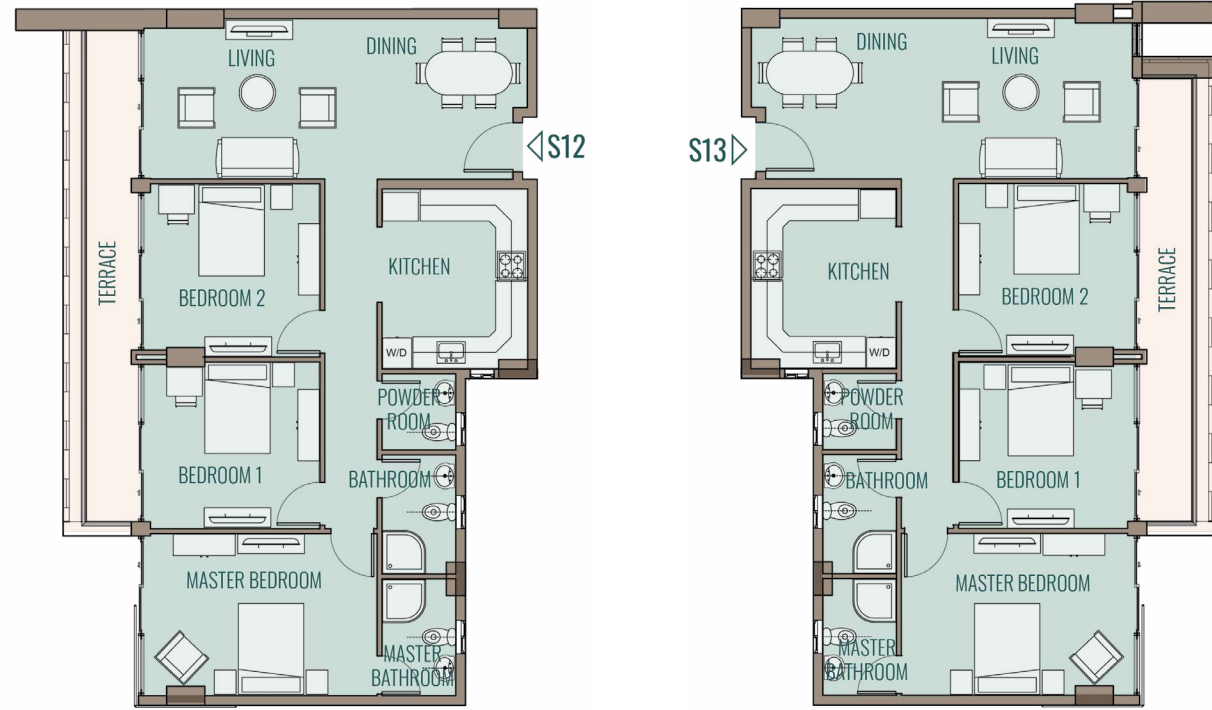
Apartment S5,T5 Three Bedroom

Area	149	m ²
Living Room / Dining	3.59 X 8.25	m
Kitchen	3.90 X 3.20	m
Powder Room	1.69 X 1.70	m
Bathroom	2.60 X 1.70	m
Master Bedroom	3.53 X 5.00	m
Master Bathroom	2.60 X 1.70	m
Bedroom 1	3.60 X 3.88	m
bedroom 2	3.73 X 3.88	m
Terrace	15.72	m ²



BUILDING CN01

Second & Third - Apartments 12/ 13



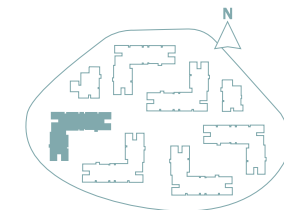
Apartment S12,T12, Three Bedroom			
Area	151	m ²	
Living Room / Dining	3.51	X	8.20 m
Kitchen	3.20	X	3.90 m
Powder Room	1.70	X	1.70 m
Bathroom	2.60	X	1.70 m
Master Bedroom	3.52	X	5.13 m
Master Bathroom	2.58	X	1.70 m
Bedroom 1	3.60	X	3.93 m
bedroom 2	3.73	X	3.93 m
Terrace	16.62 m ²		

Apartment S13,T13, Three Bedroom			
Area	149	m ²	
Living Room / Dining	3.51	X	8.20 m
Kitchen	3.20	X	3.90 m
Powder Room	1.70	X	1.70 m
Bathroom	2.60	X	1.70 m
Master Bedroom	3.52	X	5.13 m
Master Bathroom	2.58	X	1.70 m
Bedroom 1	3.60	X	3.93 m
bedroom 2	3.73	X	3.93 m
Terrace	15.69 m ²		



BUILDING CN01

Second & Third Floor - Apartments 11/ 14



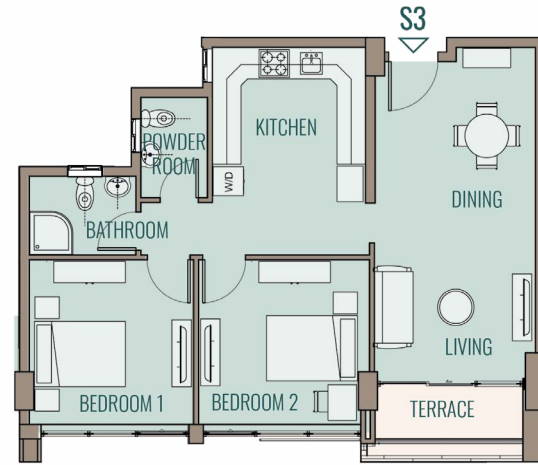
Apartment S11,T11, Three Bedroom			
Area	153	m ²	
Entrance	1.36	X	2.20 m
Living Room / Dining	3.60	X	8.23 m
Kitchen	4.50	X	3.65 m
Bathroom	1.80	X	2.47 m
Master Bedroom	4.89	X	3.58 m
Master Bathroom	1.80	X	2.45 m
Bedroom 1	3.60	X	3.69 m
Bedroom 2	3.60	X	3.69 m
Terrace	4.90 m ²		

Apartment S14,T14, Three Bedroom			
Area	153	m ²	
Entrance	1.24	X	2.20 m
Living Room / Dining	8.20	X	3.60 m
Kitchen	4.50	X	3.65 m
Bathroom	1.80	X	2.47 m
Master Bedroom	4.73	X	3.58 m
Master Bathroom	1.80	X	2.46 m
Bedroom 1	3.54	X	3.60 m
Bedroom 2	3.54	X	3.60 m
Terrace	5.27 m ²		

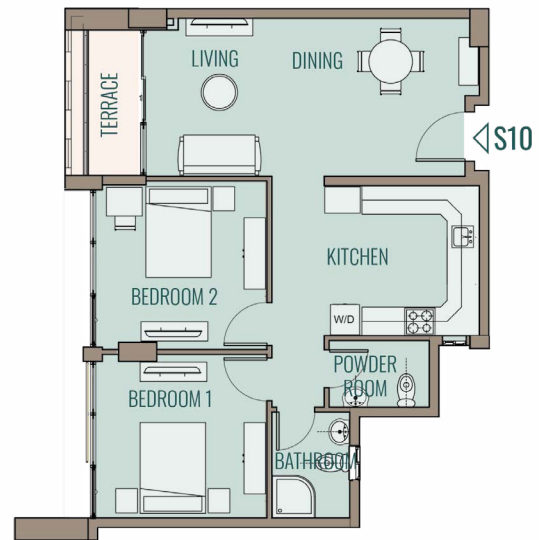


BUILDING CN01

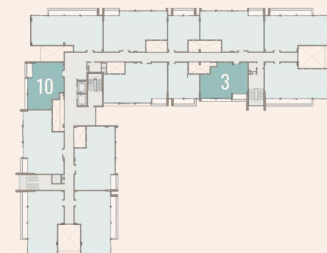
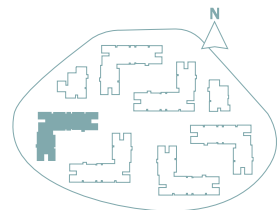
Second & Third Floor - Apartments 3/ 10



Apartment S3,T3 Two Bedroom			
Area	103.00	m ²	
Living Room / Dining	3.50	X	7.20 m
Kitchen	3.30	X	3.36 m
Bathroom	2.38	X	1.80 m
Powder Room	1.50	X	2.24 m
Bedroom 1	3.60	X	3.80 m
Bedroom 2	3.69	X	3.80 m
Terrace	5.00	m ²	

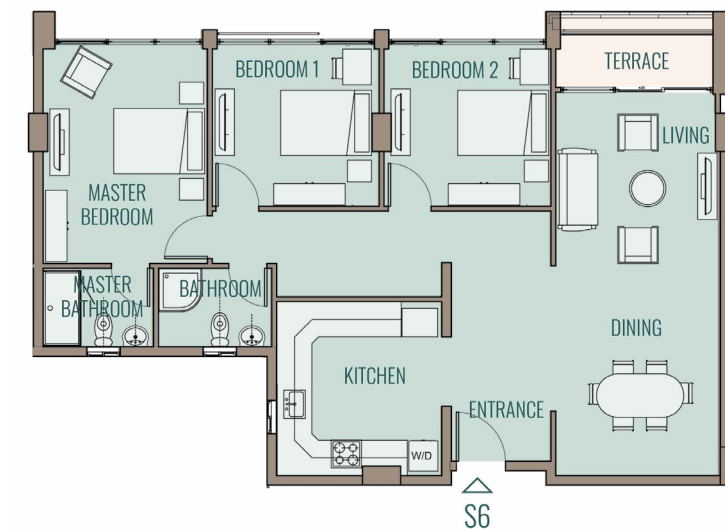


Apartment S10,T10, Two Bedroom			
Area	102.00	m ²	
Living Room / Dining	7.15	X	3.45 m
Kitchen	3.30	X	3.36 m
Bathroom	1.80	X	2.39 m
Powder Room	2.24	X	1.50 m
Bedroom 1	3.84	X	3.61 m
bedroom 2	3.71	X	3.6 m
Terrace	5	m ²	

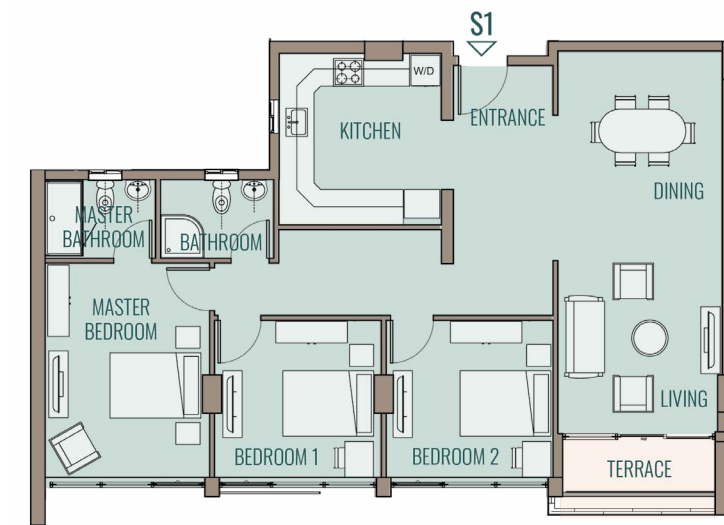


BUILDING CN01

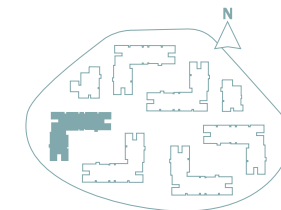
Second & Third Floor - Apartments 1/ 6



Apartment S1, T1 Three Bedroom			
Area	153	m ²	
Entrance	2.21	X	1.25 m
Living Room / Dining	3.64	X	8.24 m
Kitchen	3.64	X	3.80 m
Bathroom	2.48	X	1.80 m
Master Bedroom	3.65	X	4.72 m
Master Bathroom	2.52	X	1.80 m
Bedroom 1	3.60	X	3.52 m
bedroom 2	3.60	X	3.52 m
Terrace	5.79	m ²	

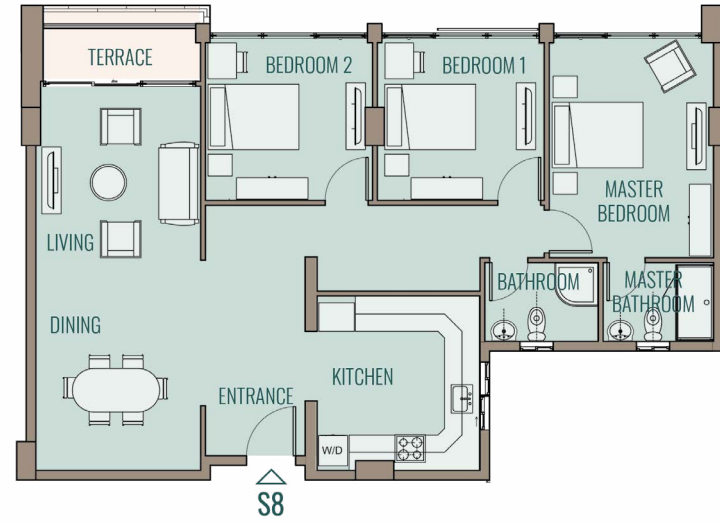


Apartment S6,T6, Three Bedroom			
Area	152	m2	
Entrance	2.21	X	1.25 m
Living Room / Dining	3.60	X	8.28 m
Kitchen	3.63	X	3.80 m
Bathroom	2.47	X	1.80 m
Master Bedroom	3.60	X	4.70 m
Master Bathroom	2.46	X	1.80 m
Bedroom 1	3.60	X	3.52 m
bedroom 2	3.60	X	3.52 m
Terrace	5.30	m ²	

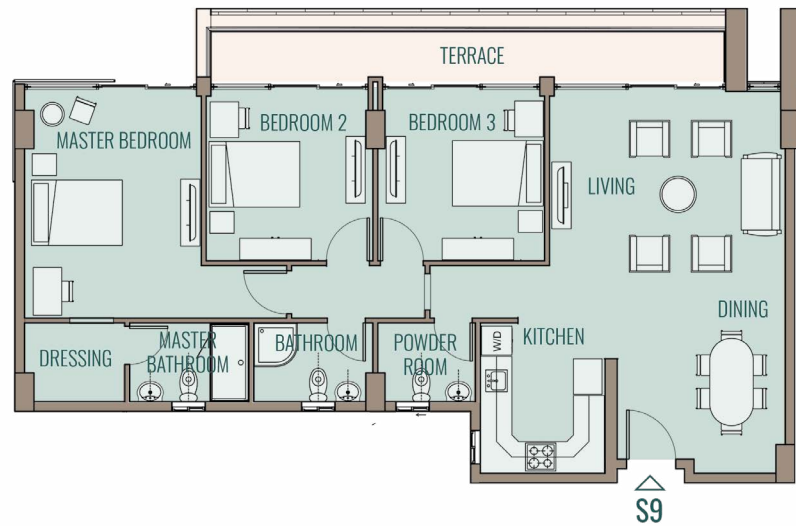


BUILDING CN01

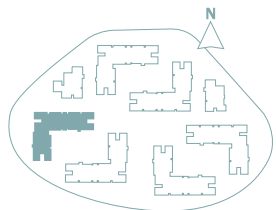
Second & Third Floor - Apartments 8/ 9



Apartment S8,T8, Three Bedroom			
Area	151	m ²	
Entrance	2.20	X	1.15 m
Living Room / Dining	3.60	X	8.25 m
Kitchen	3.63	X	3.80 m
Bathroom	2.47	X	1.80 m
Master Bedroom	3.62	X	4.70 m
Master Bathroom	2.49	X	1.80 m
Bedroom 1	3.60	X	3.52 m
Bedroom 2	3.60	X	3.52 m
Terrace			5.28 m ²

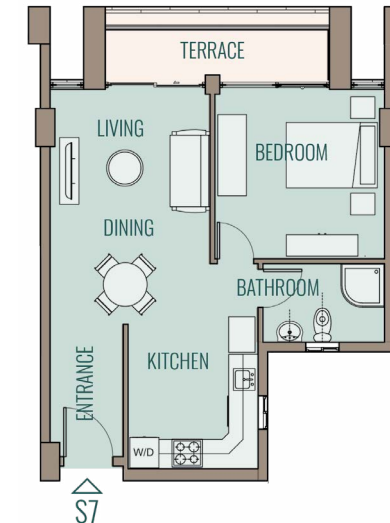


Apartment S9,T9 , Three Bedroom			
Area	163	m ²	
Living Room / Dining	8.25	X	5.10 m
Kitchen	2.79	X	3.30 m
Powder Room	2.15	X	1.80 m
Bathroom	2.60	X	1.80 m
Master Bedroom	3.75	X	4.94 m
Dressing	2.14	X	1.80 m
Master Bathroom	2.60	X	1.80 m
Bedroom 1	3.60	X	3.78 m
Bedroom 2	3.60	X	3.78 m
Terrace			18.00 m ²

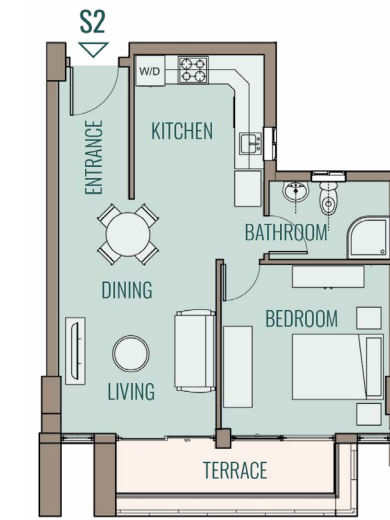


BUILDING CN01

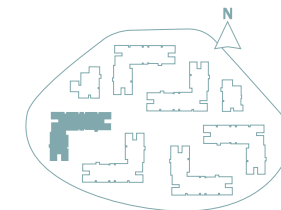
Second & Third Floor - Apartments 2/ 7



Apartment S2,T2, One Bedroom			
Area	71	m ²	
Entrance	1.66	X	2.20 m
Living Room / Dining	3.47	X	5.80 m
Kitchen	2.80	X	2.50 m
Bathroom	2.68	X	1.80 m
Bedroom	3.68	X	3.80 m
Terrace			7.40 m ²



Apartment S7,T7 One Bedroom			
Area	72	m ²	
Entrance	1.66	X	2.19 m
Living Room / Dining	3.47	X	5.78 m
Kitchen	2.50	X	2.80 m
Bathroom	2.70	X	1.80 m
Bedroom	3.70	X	3.78 m
			8.15 m



EDEN

AL REHAB CITY

PARKING FACILITIES

Within the basement, there are several amenities available, including car parking facilities, warehouses, an entrance lobby, a power station, rooms for gas fire-fighting cylinders, potable water reservoirs, electro-mechanical service rooms, and air-conditioning equipment.

Additionally, there are auxiliary services such as staircases, elevators, and male and female restrooms.

Building Area Legend

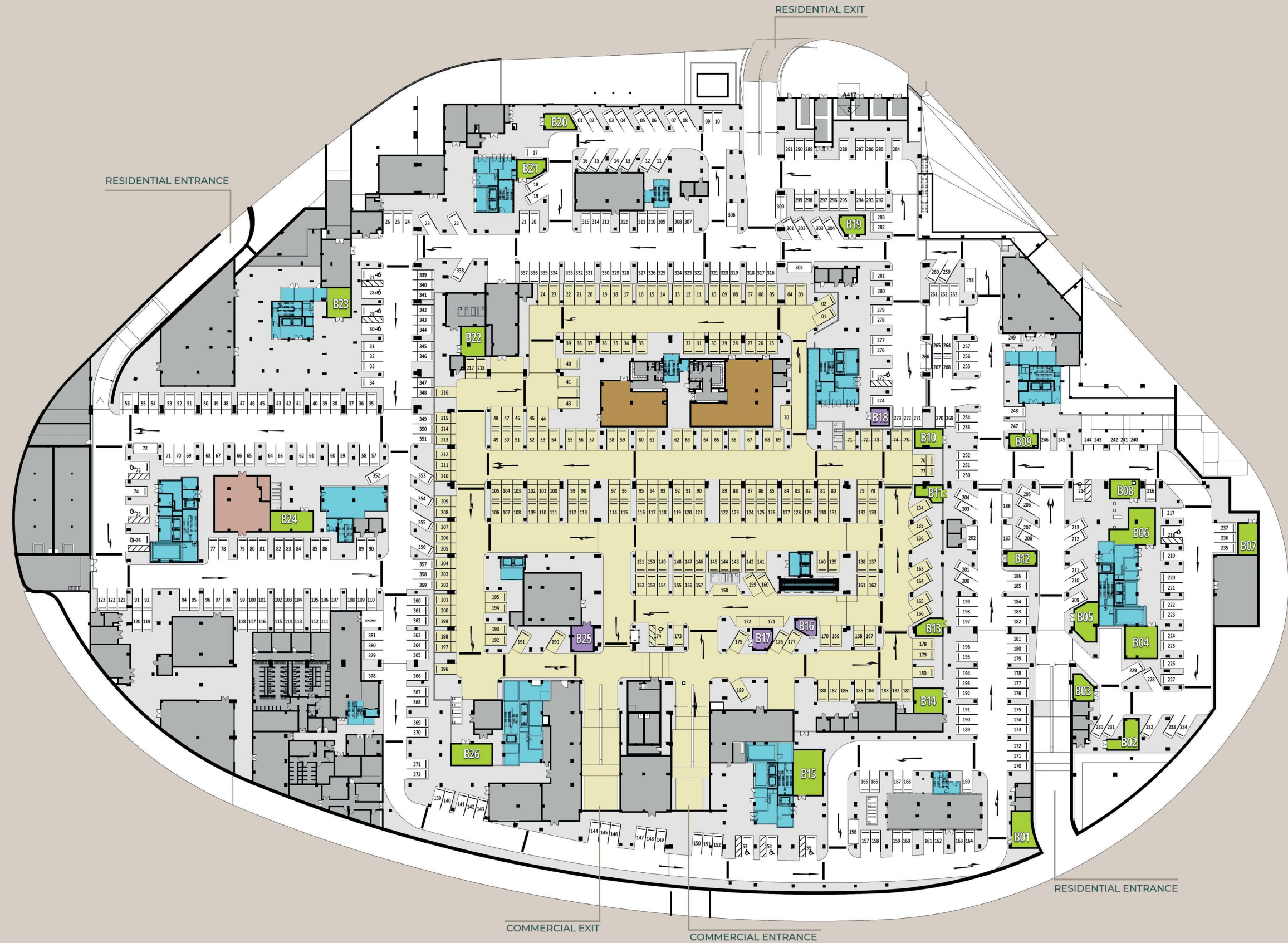
	Utilities		Prayer Room		Residential storages
	Storage		Building Cores		Commercial storages

Residential

Serial No	Storage No	Net Area	Serial No	Storage No	Net Area	Serial No	Storage No	Net Area
1	B1	48	9	B9	24	20	B20	26
2	B2	37	10	B10	30	21	B21	28
3	B3	27	11	B11	23	22	B22	42
4	B4	59	12	B12	26	23	B23	42
5	B5	47	13	B13	25	24	B24	51
6	B6	71	14	B14	41	26	B26	51
7	B7	38	15	B15	79			
8	B8	32	19	B19	27			

Commercial

Serial No	Storage No	Net Area	Serial No	Storage No	Net Area
16	B16	18	18	B18	20
17	B17	23	25	B25	34



FINISHING SPECIFICATION

Reception, Living and Dining:

- Flooring: Porcelain
- Walls: Plastic paints
- Ceiling: Plastic paints

Bathrooms, Powder Rooms and Kitchens:

- Flooring: Local ceramic (Cleopatra or equivalent with similar quality)
- Walls: Local ceramic (Cleopatra or equivalent with similar quality)
- Ceilings: Plastic paints
- Sanitary Fixtures: Cleopatra or equivalent with similar quality (Sanitary fixtures setup is for guidance only)

Bedrooms:

- Flooring: HDF
- Walls: Plastic paints
- Ceilings: Plastic paints

External facades:

- Weather resistant paints (Colors may slightly change during construction)

Buildings Entrance and Stairs:

- Flooring: Local marble
- Walls: Local marble & plastic paints
- Ceilings: Plastic paint.

Outdoor Terraces:

- Flooring: Local ceramic
- Walls and ceilings: Weather resistant paints
- Terrace Handrail: Tempered glass

Doors:

- Good quality Swedish softwood
- Hardware: Local materials

Windows:

- Aluminum local sections and transparent glass

Electrical Connections:

- Wiring and accessories are local materials

Disclaimer:

1. Rooms' measurements are from the centerline of walls and the unit total area includes external walls thickness and its share from the public areas.
2. Diagrams are for illustrative purposes only and not to scale.
3. All finishes, furniture and fences shown in the accompanying renderings are for illustrative purposes only.
4. All landscaping visuals are for illustrative purposes only and are not included in the property.
5. All renderings and other visual materials, designs, façades are for demonstrative purposes only and are subject to change.



www.talaatmoustafa.com