



# MAADI Dunes

NEW RESIDENTIAL COMPOUND

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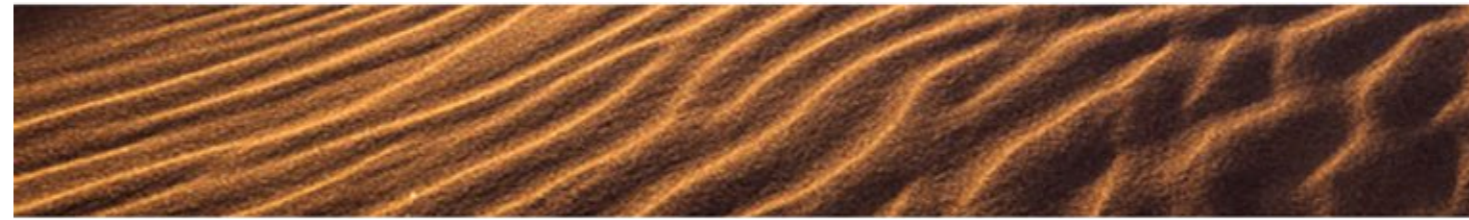
/alhejazgardens

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011 0096 1515

# MAADI Dunes

NEW RESIDENTIAL COMPOUND

## SCIENCE OF NATURAL COLORS





## MAADI DUNES LIVE A NEW LIFE

In the heart of Cairo and in Maadi where the rest and calm and the importance of the geographical location The project was carefully designed to combine the originality and contemporary in harmony reflects the importance of the future where the dream of life in Kampund integrated services to be the ideal place for housing and investment .

The interior courtyard of the building is the main entrance to all residential units. All the entrances are overlooking it, and the residents are looking back and forth, enjoying the water elements, the fountains, the seating areas, the shops with the trees and the coordination elements of the site



## إن متعة الحياة

ان توفر لولادك الحياة الكريمة ولامان والراحة  
وسهولة العيش في سكن يملئه الدفء

في قلب القاهرة و في المعادي حيث  
الراحة و الهدوء و اهمية الموقع  
الجغرافي تم تصميم المشروع بعناية  
ليجمع بين الأصالة و المعاصرة في تناغم  
يعكس اهمية المستقبل حيث حلم الحياة  
في كمبوند متكامل الخدمات ليكون  
المكان الأمثل للسكن و الاستثمار.

يعتبر الفناء الداخلي للمبنى هو المدخل  
الرئيسي لجميع الوحدات السكنية فكل  
المدخل تطل عليه حيث العناصر المائية و  
النافورات و اماكن الجلوس مع الأشجار  
ويوفر المجالس الفخمة لساكنيه  
لأستقبال الزوار خارج الوحدة السكنية في  
مكان يطل على عناصر مائية و طبيعية .

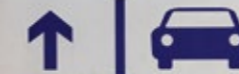




يتوفر أيضاً بالمعادي ديونز حضانه  
ويحتوي المشروع على حمام سباحة  
للأستمتاع بالسباحة و الأسترخاء  
ويطل النادي الرياضي على حمام  
السباحة.

يتوفر عدد جيد من مواقف السيارات  
التي يلائم عددها و مساحتها سكان  
المشروع .

clubhouse



Parking



swimming pool



kids club



Facilities

mosque



GYM



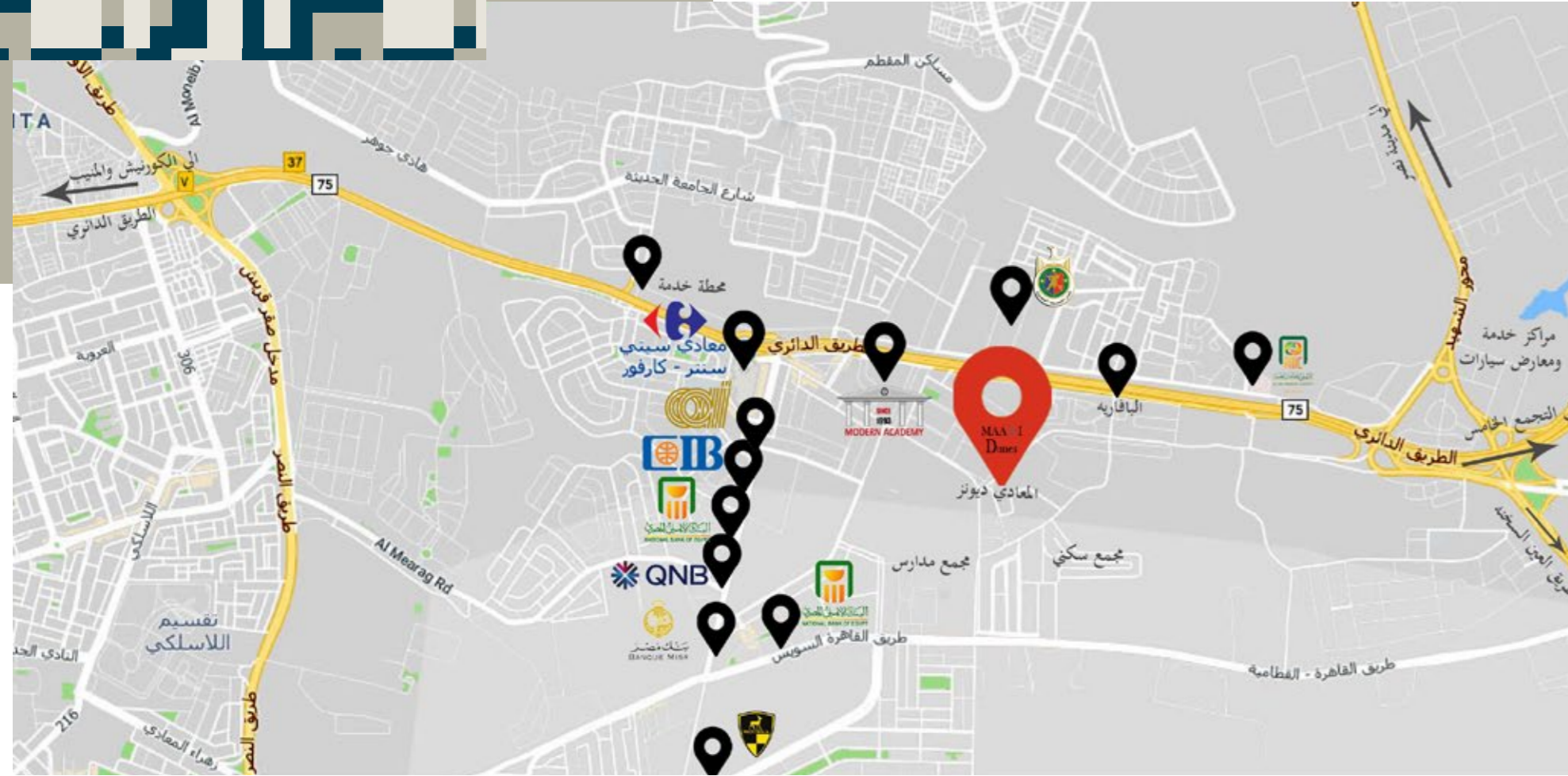
Also available at Maadi Dunes Nursery and swimming pool to enjoy swimming and relaxation ,The sports club overlooks the swimming pool

There are a good number of parking lots that fit the number and area of the project residents

# LOCATION

يقع المعادي ديونز بالقرب من كارفور المعادي و تتصل بشكل مباشر بالطريق الدائري، و يوجد حولها العديد من الخدمات الأخرى كمراكز خدمة السيارات و محطات البنترول و كذلك المدارس و الجامعات. كما يتميز موقعها بسهولة الوصول الى وسط المدينة و اطرافها .

Maadi Dunes is located near Carrefour Maadi and directly connected to the ring road, and there are many other services around it such as car service centers, petrol stations, schools and universities. Its location is easily accessible to the city center and its outskirts



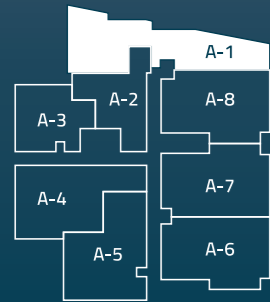
# Layout



- |   |  |   |  |
|---|--|---|--|
| A |  | F |  |
| B |  | G |  |
| C |  | H |  |
| D |  | I |  |
| E |  | J |  |

# A1

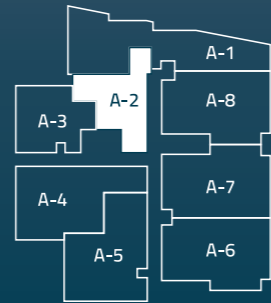
185 m<sup>2</sup>



Reception	8.00 x 4.85
R.Terrace	3.56 x 1.30
Toilet 1	1.50 x 1.70
Kitchen	3.15 x 2.70
Bathroom	3.30 x 2.00
Bedroom 1	3.30 x 4.00
B.Tarrace	3.60 x 1.25
Bedroom 2	3.50 x 3.15
Bedroom 3	5.00 x 3.50
M.Bathroom	2.00 x 1.90
lobby 1	2.80 x 1.30
lobby 2	5.80 x 2.00
lobby 3	6.90 x 1.10

# A2

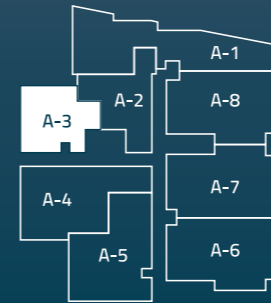
100 m<sup>2</sup>



Reception	7.30 x 3.30
Toilet 1	1.70 x 1.10
Kitchen	3.05 x 2.70
Bathroom	2.10 x 2.70
Bedroom 1	3.00 x 3.60
Bedroom 2	4.00 x 3.30
lobby 1	2.20 x 1.25
lobby 2	2.65 x 1.10

# A3

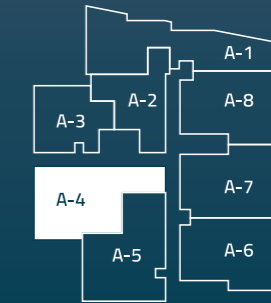
100 m<sup>2</sup>



Reception	7.25 x 3.40
R.Terrace	2.80 x 1.10
Toilet 1	1.40 x 1.10
Kitchen	2.40 x 2.30
Bathroom	2.85 x 2.05
Bedroom 1	3.60 x 3.10
Bedroom 2	3.55 x 3.40
lobby 1	3.50 x 1.10

# A4

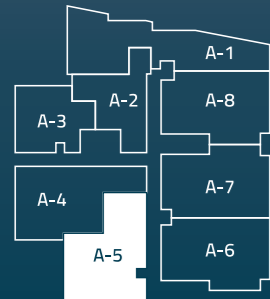
155 m<sup>2</sup>



Reception	8.05 x 3.70
R.Terrace	3.70 x 1.15
Kitchen	3.30 x 2.50
Bathroom	2.00 x 2.70
Bedroom 1	3.80 x 3.60
Bedroom 2	3.20 x 3.80
Bedroom 3	5.00 x 3.32
M.Bathroom	2.10 x 2.20
lobby 1	7.00 x 1.10

# A5

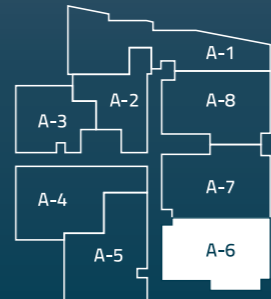
112 m<sup>2</sup>



Reception	6.65 x 4.00
Toilet 1	1.50 x 1.20
Kitchen	2.60 x 2.50
Bathroom	2.00 x 2.60
Bedroom 1	3.30 x 3.70
Bedroom 2	4.15 x 3.75
lobby 1	3.87 x 1.30
lobby 2	4.10 x 1.00

# A6

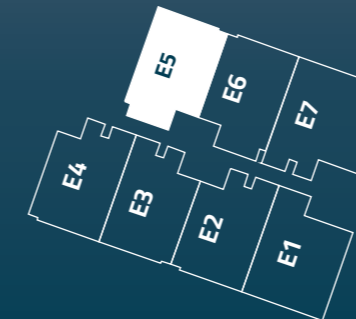
160 m<sup>2</sup>



Reception	7.80 x 3.95
R.Terrace	3.95 x 1.30
Toilet 1	1.60 x 1.20
Kitchen	3.20 x 2.60
Bathroom	2.72 x 2.20
Bedroom 1	3.70 x 3.92
Bedroom 2	4.00 x 3.95
B.Tarrace	2.33 x 1.25
Bedroom 3	3.80 x 3.50
lobby 1	4.60 x 1.30
lobby 2	6.40 x 1.10

# E5

150 m<sup>2</sup>



E6+G9+I7+I8

Reception	3.80 X 7.30
Kitchen	2.40 X 2.90
Toilet	1.60 X 1.40
Bathroom	2.00 X 2.55
Bedroom	3.70 X 3.40
Bedroom	3.30 X 3.70
terrace	1.10 X 2.28
Bedroom	3.70 X 3.80
terrace	3.80 X 1.35

# F6

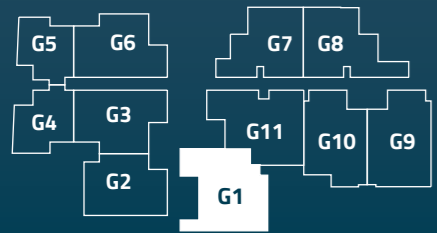
155 m<sup>2</sup>



Reception	3.79 X 7.50
Kitchen	3.40 X 2.50
Bathroom	2.80 X 4.24
M Bedroom	4.86 X 3.65
Toilet	1.70 X 2.50
Bedroom	3.50 X 3.65
Bedroom	3.75 X 3.90
terrace	3.79 X 1.20

# G1

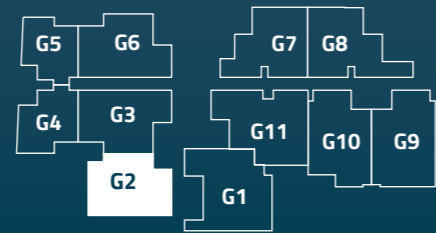
155 m<sup>2</sup>



Reception	3.75 X 8.10
terrace	3.75 X 1.20
Living	3.60 X 3.00
Kitchen	3.60 X 2.50
Bathroom	2.45 X 2.25
M Bedroom	3.65 X 3.30
terrace	1.25 X 1.35
Bedroom	3.60 X 3.80
Bedroom	3.60 X 3.70

# G2

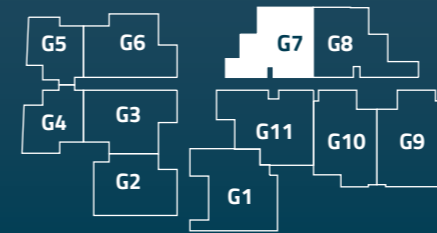
125 m<sup>2</sup>



Reception	3.65 X 7.20
Toilet	1.25 X 1.10
Kitchen	2.44 X 2.90
Bathroom	2.40 X 2.50
Bedroom	3.40 X 4.30
Bedroom	3.40 X 4.40
terrace	1.10 X 2.20

# G7

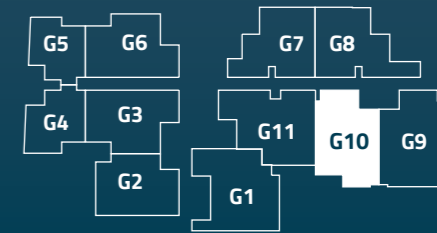
126 m<sup>2</sup>



Reception	3.80 X 8.30
terrace	3.80 X 1.20
Toilet	1.60 X 1.40
Kitchen	2.55 X 3.20
Bathroom	2.40 X 2.10
Bedroom	3.75 X 3.50
Bedroom	3.60 X 3.70
Toilet	1.80 X 2.40

# G10

140 m<sup>2</sup>

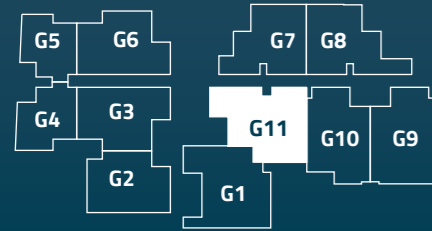


Reception	3.80 X 7.30
Kitchen	2.40 X 2.90
Toilet	1.60 X 1.40
Bathroom	2.00 X 2.55
Bedroom	3.70 X 3.40
Bedroom	3.30 X 3.70
terrace	1.10 X 2.28
Bedroom	3.70 X 3.80
terrace	3.80 X 1.35



# G11

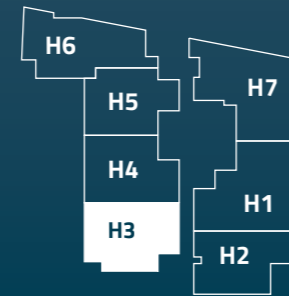
155 m<sup>2</sup>



Reception	3.70 X 9.05
Toilet	1.40 X 1.10
terrace	3.70 X 1.20
Kitchen	2.40 X 3.40
Bathroom	2.10 X 2.70
Bedroom	4.80 X 3.90
Bedroom	3.30 X 4.05
Bedroom	3.60 X 4.35

# H3

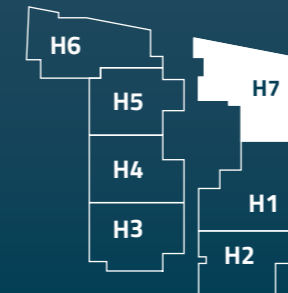
120 m<sup>2</sup>



Reception	3.45 X 7.20
Toilet	1.40 X 1.10
Kitchen	2.10 X 2.90
Bathroom	2.20 X 2.50
Bedroom	3.40 X 4.30
Bedroom	3.40 X 4.40
terrace	1.10 X 2.20

# H7

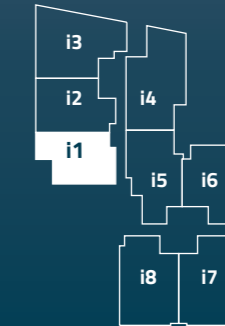
148 m<sup>2</sup>



Reception	4.43 X 1.35
Toilet	1.79 X 1.45
terrace	2.65 X 1.35
Kitchen	2.60 X 3.60
Bathroom	2.80 X 3.25
Bedroom	3.15 X 3.75
Bedroom	4.10 X 3.20
M Bedroom	3.25 X 4.25
Toilet	1.35 X 2.25

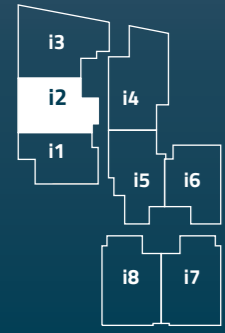
# i1

115 m<sup>2</sup>



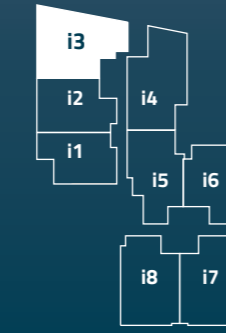
Reception	3.50 X 7.50
Toilet	1.30 X 1.30
Kitchen	2.40 X 2.75
Bedroom 1	3.60 X 4.30
Bedroom 2	3.40 X 3.80
Terrace	1.00 X 1.50
Bathroom	2.10 X 3.10

**i2**  
120 m<sup>2</sup>



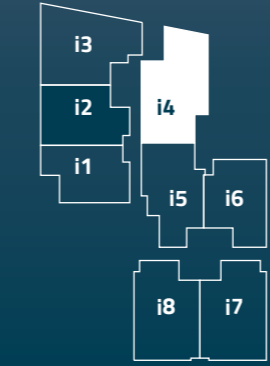
Reception	3.50 X 7.50
Toilet	1.15 X 3.50
Kitchen	2.25 X 2.85
Bedroom 1	3.40 X 3.50
Bedroom 2	3.45 X 3.70
Terrace	1.65 X 1.95
Bathroom	1.15 X 1.75

**i3**  
147 m<sup>2</sup>



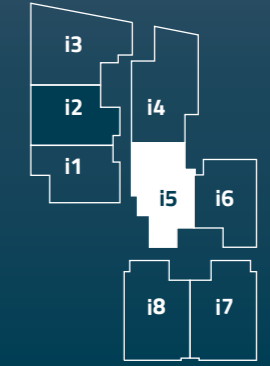
Reception	3.85 X 6.70
Toilet	1.20 X 2.00
Kitchen	2.55 X 2.55
Bathroom	2.20 X 2.25
Bedroom 1	3.90 X 4.00
Bedroom 2	3.88 X 3.50
Terrace	1.00 X 2.15
Bedroom 3	3.45 X 4.00

**i4**  
150 m<sup>2</sup>



Reception	4.52 x 6.96
Kitchen	3.00 x 3.20
Kitchen Terrace	0.97 x 2.93
Bathroom	2.93 x 2.14
M. Bedroom Bath	1.30 x 2.98
Master Bedroom	3.74 x 4.00
Bedroom	3.80 x 3.37
Bedroom	3.80 x 3.40

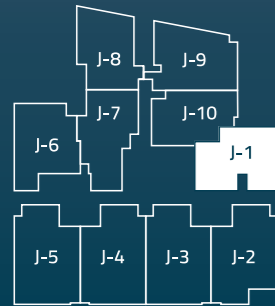
**i5**  
130 m<sup>2</sup>



Reception	3.54 x 7.00
Bathroom	2.77 x 2.90
Kitchen	2.98 x 2.90
Bedroom	3.50 x 3.90
Bedroom	4.13 x 4.10
Bedroom	3.17 x 4.10

# J1

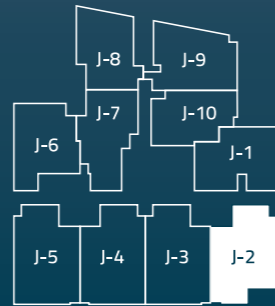
120 m<sup>2</sup>



Reception	6.25 x 3.80
Lobby 1	2.35 x 1.25
Lobby 2	4.00 x 1.10
Kitchen	2.25 x 2.55
Bathroom	2.00 x 2.80
M.Bedroom	3.40 x 4.30
Toilet 2	2.10 x 1.40
Bedroom 1	3.10 x 3.90
Bedroom 2	3.10 x 3.20

# J2

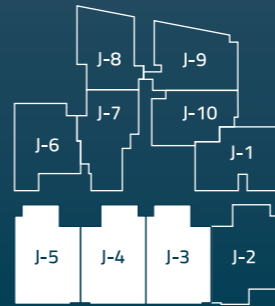
140 m<sup>2</sup>



Reception	6.90 x 3.75
lobby 1	4.45 x 1.30
lobby 2	6.70 x 1.10
Toilet	1.40 x 1.35
Kitchen	2.85 x 2.35
Bathroom	2.80 x 2.20
Bedroom 1	3.20 x 3.75
Bedroom 2	3.20 x 3.75
B.tarrace	2.70 x 1.10
Bedroom 3	3.90 x 3.75

# J3

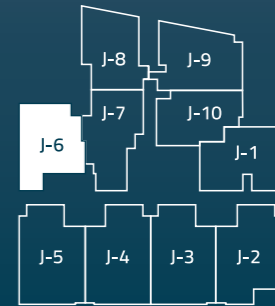
150 m<sup>2</sup>



Reception	7.50 x 3.75
R.tarrace	1.20 x 3.75
Toilet 1	1.45 x 1.40
Kitchen	3.10 x 2.35
Bathroom	2.80 x 2.20
Bedroom 1	3.20 x 3.70
Bedroom 2	3.20 x 3.70
B.Tarrace	1.10 x 2.70
Bedroom 3	3.90 x 3.70
lobby 1	4.70 x 1.30
lobby 2	6.70 x 1.10

# J6

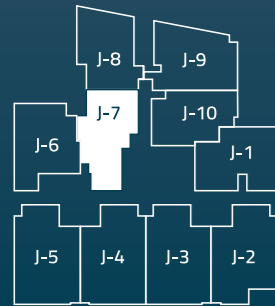
120 m<sup>2</sup>



Reception	6.40 x 3.45
R.tarrace	1.05 x 3.45
Toilet 1	1.10 x 1.90
Kitchen	3.00 x 1.90
Bathroom	2.00 x 2.20
Bedroom 1	3.15 x 3.05
Bedroom 2	3.00 x 3.60
B.Tarrace	1.00 x 1.65
Bedroom 3	3.05 x 3.15
Lobby 1	4.30 x 1.25
Lobby 2	4.15 x 1.05

# J7

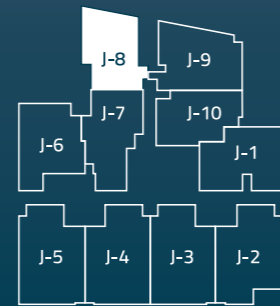
123 m<sup>2</sup>



Reception	7.00 x 3.40
Kitchen	3.32 x 2.40
Bathroom	1.90 x 2.20
Bedroom 1	3.70 x 3.40
Bedroom 2	3.20 x 3.00
B.Tarrace	1.00 x 1.20
Bedroom 3	4.30 x 3.50
lobby 2	6.60 x 1.10

# J8

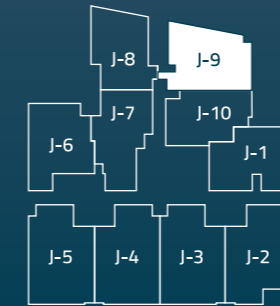
110 m<sup>2</sup>



Reception	6.10 x 3.30
Toilet 1	1.50 x 1.80
Kitchen	2.70 x 2.00
Bathroom	1.70 x 2.70
Bedroom 1	3.80 x 3.80
Bedroom 2	3.80 x 3.86
living room	3.80 x 3.02
Lobby 1	1.30 x 0.90
lobby 2	4.00 x 1.00

# J9

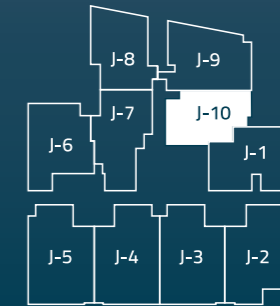
130 m<sup>2</sup>



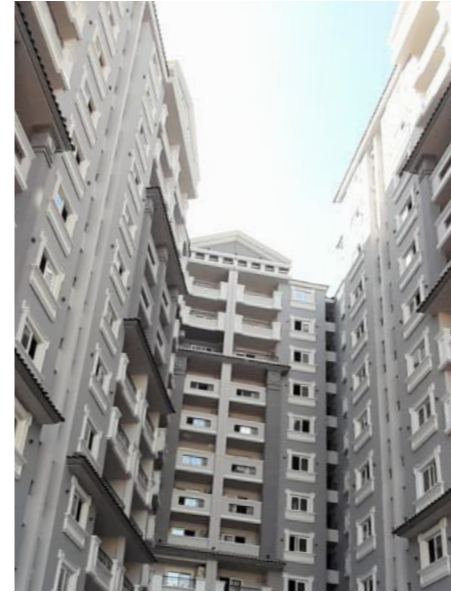
Reception	7.20 x 3.40
Toilet 1	2.15 x 1.00
Kitchen	3.00 x 2.10
Bathroom	2.90 x 1.80
Bedroom 1	3.95 x 3.98
Bedroom 2	3.30 x 3.80
B.Tarrace	1.20 x 2.70
Bedroom 3	3.80 x 3.00
lobby 1	4.25 x 1.20
lobby 2	4.35 x 1.10

# J10

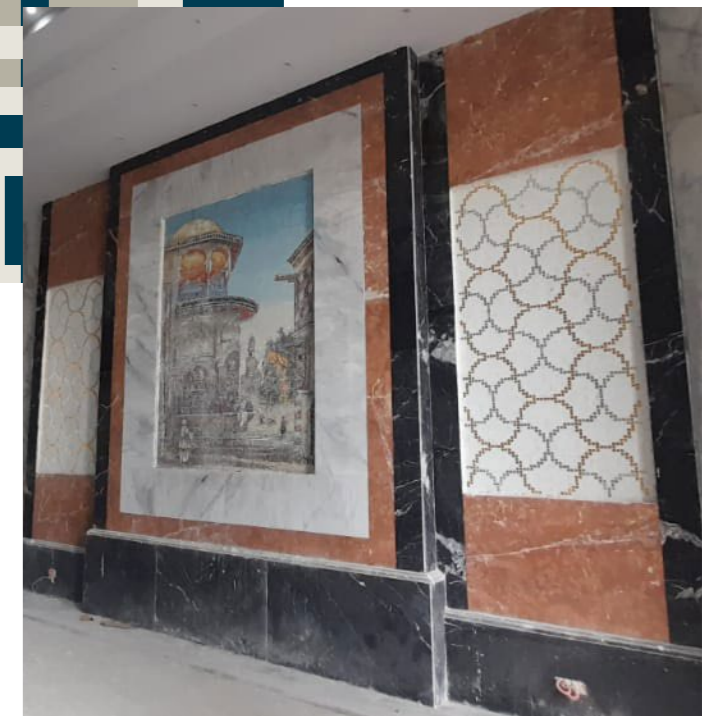
100 m<sup>2</sup>



Reception	6.60 x 3.40
Toilet 1	1.70 x 1.10
Kitchen	2.95 x 2.20
Bathroom	2.50 x 2.00
Bedroom 1	3.50 x 3.80
Bedroom 2	3.20 x 3.20
B.Tarrace	1.20 x 2.05
lobby 1	4.85 x 1.10
lobby 2	2.10 x 1.20



# THE DEVELOPMENT OF THE MAADI DUNES PROJECT





CRYSTAL PLAZA



MIRAGE PARK



ZEZINIA



GRAND PLAZA

Our Projects



DEGLA CLASS