



SARAI

The Rhythm Is yours



Sarai Layout

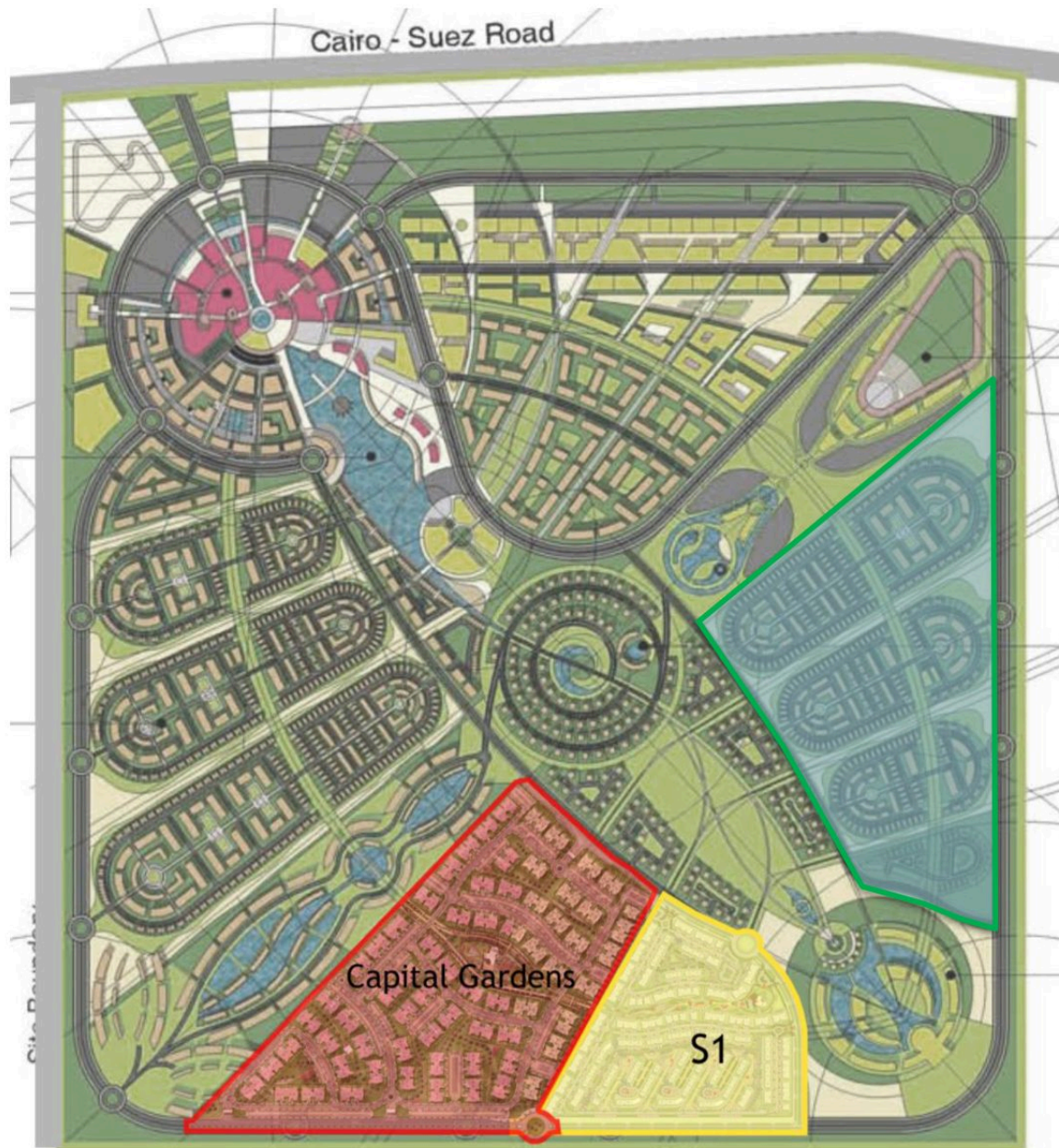


Benoy,
the world's master
planning leaders.

Signed by the world's master planning leaders, Benoy, Sarai's tailored master plan represents your home's unique elements and surroundings to reflect our appreciation for exceptionality. In addition to Benoy's global expertise, our local experts have beautifully designed homes with bespoke interiors and warm textures that mirror Egyptian heritage and shared values – a true reflection of you and your family. With that, Sarai accommodates a community that seeks new horizons and experiences.



Cairo - Suez Road



Capital Gardens

S1

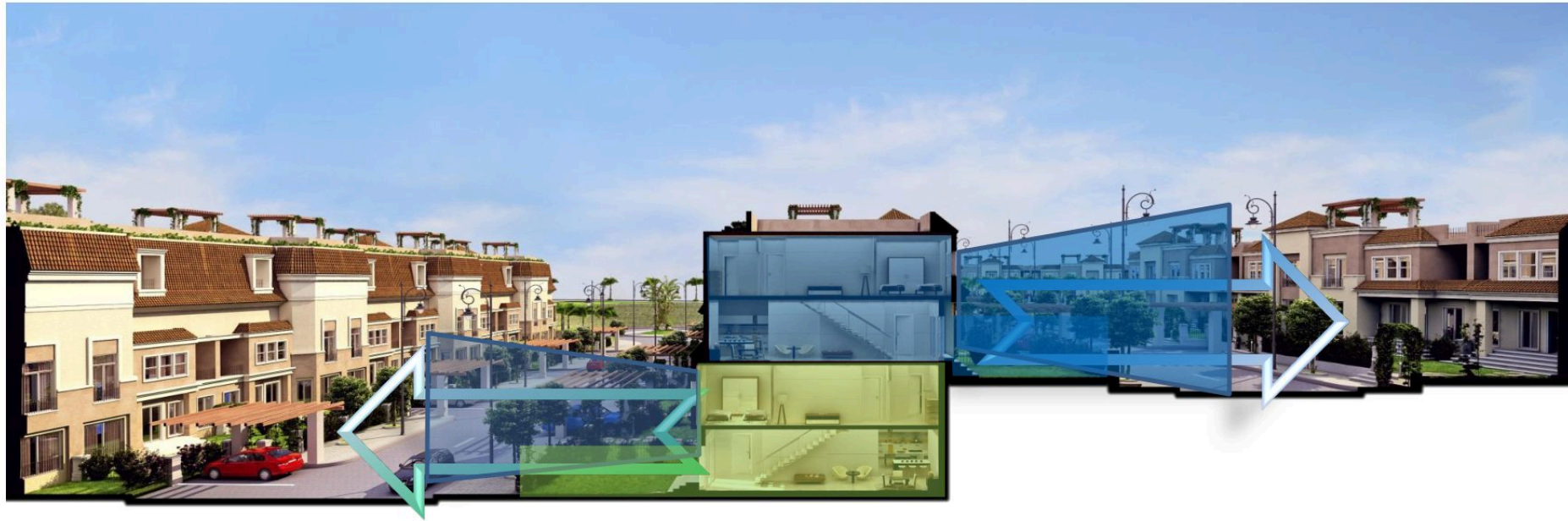
Pilot Project



S2 site layout



S-villa section





SARAI



Villa A



Villa B



MADINET NASR FOR HOUSING & DEVELOPMENT | 5-VILLA | SARAI

Garden View 80 (sqm)



Side Garden (for corner units)



Street view



MADINET NASR FOR HOUSING & DEVELOPMENT | SVILLA | SARAI

Ramp

S-villas and Apartments



SARAI



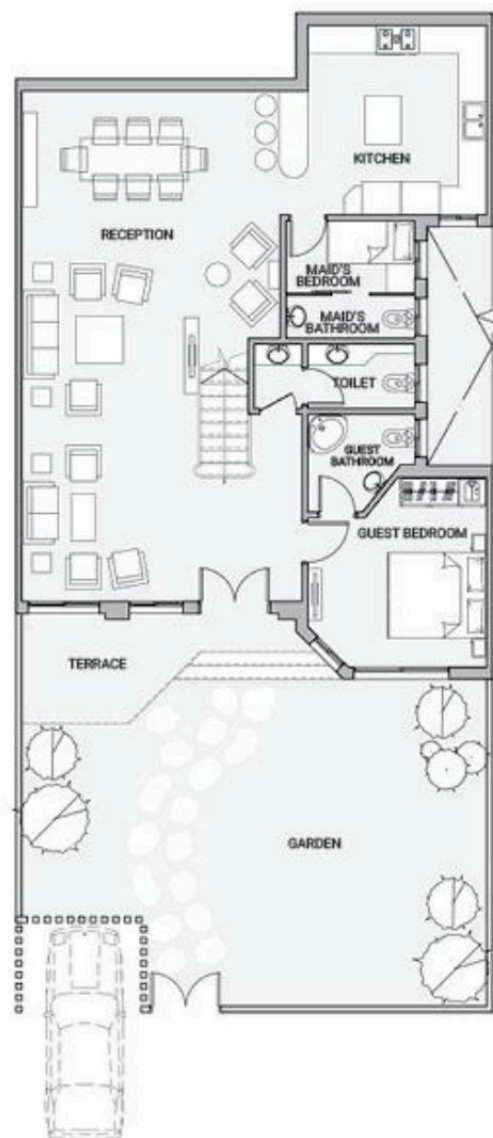
Terrace View

S VILLA A

Ground Floor

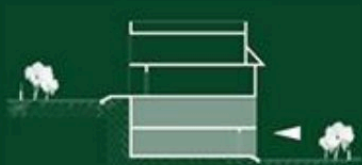
Total Area 260 m²

Reception	5.55 x 11.00 m
Kitchen	3.94 x 4.30 m
Guest bedroom	3.88 x 4.23 m
Guest bathroom	2.44 x 2.18 m
Toilet	3.57 x 1.48 m
Maid's bedroom	2.90 x 1.57 m
Maid's bathroom	2.90 x 1.00 m
Terrace	7.8 m ²



Disclaimer

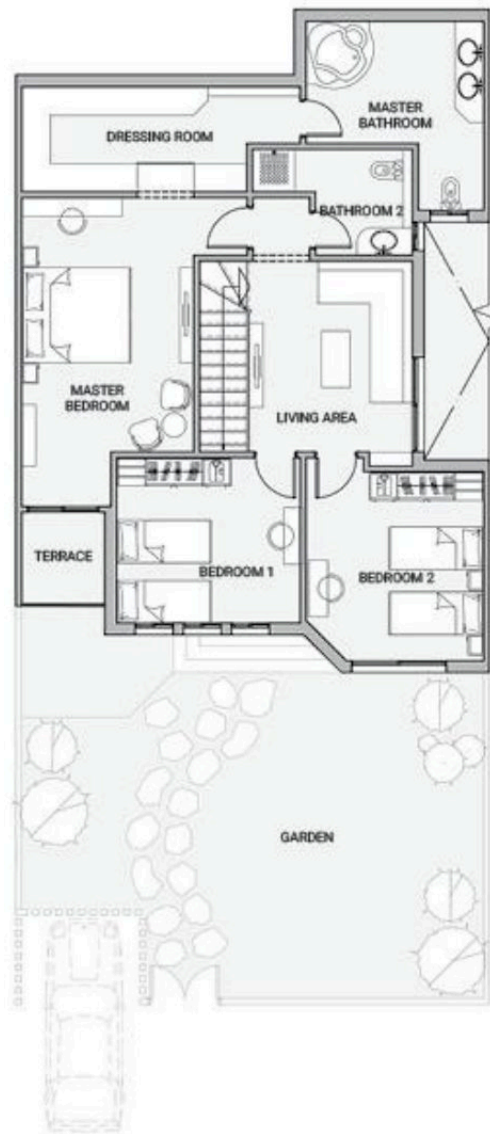
All dimensions shown above are axis to axis. Diagrams are not to scale, doesn't include structural elements and are for illustrative purposes only. MNHD reserves the right to make minor alterations. All rendering and other visual materials, designs, facades are for demonstrative purposes only and are subject to change. The total built up area of the unit includes the walls thickness and the unit share of building utilities.



S VILLA A

First Floor

Master bedroom	3.76 x 5.50 m
Master bathroom	3.94 x 2.76 m
Dressing room	4.88 x 2.40 m
Bedroom 1	4.07 x 3.68 m
Bedroom 2	3.87 x 4.24 m
Bathroom 2	2.17 x 2.36 m
Living area	4.68 x 4.15 m
Terrace	1.94 x 2.00 m



TYPES STUDY



Disclaimer

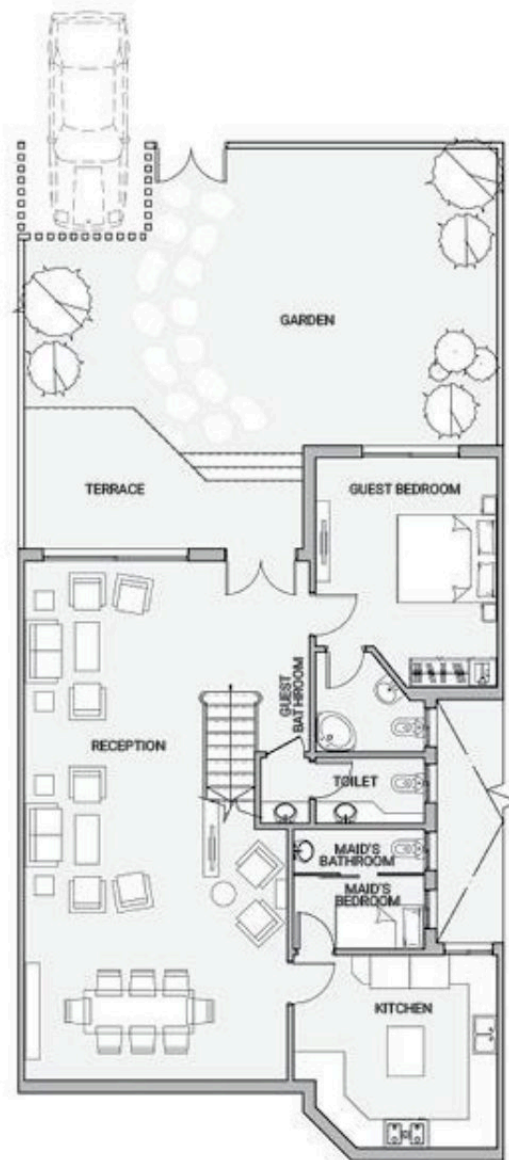
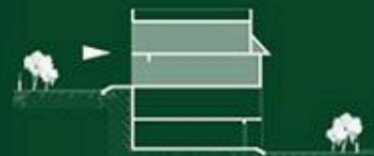
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S VILLA B

Ground Floor

Total Area 295 m²

Reception	5.55 x 11.00 m
Kitchen	4.33 x 4.24 m
Guest bedroom	3.94 x 5.00 m
Guest bathroom	2.44 x 2.18 m
Toilet	3.57 x 1.48 m
Maid's bedroom	2.90 x 1.57 m
Maid's bathroom	2.90 x 1.00 m
Terrace	7.8 m ²



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S VILLA B

First Floor

Master bedroom	3.76 x 4.45 m
Master bathroom	3.44 x 2.62 m
Dressing room	4.88 x 3.24 m
Bedroom 1	4.07 x 3.80 m
Bedroom 2	3.94 x 5.00 m
Bathroom 2	2.44 x 2.24 m
Living area	4.68 x 4.21 m
Terrace	1.94 x 2.00 m



TYPES STUDY



■ APT. TYPE F ■ APT. TYPE C ■ S-VILLA

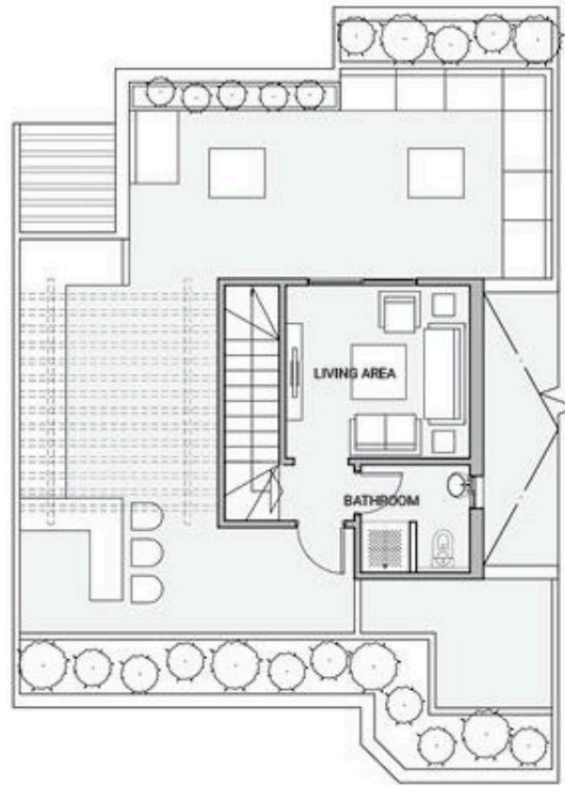
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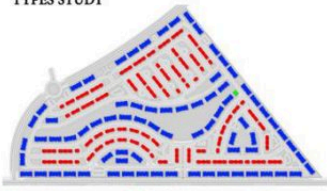
S VILLA B

Roof Floor Roof area 82 m²

Living area 3.56 x 3.30 m
Bathroom 2.18 x 2.10 m



TYPES STUDY



■ APART. TYPE F ■ APART. TYPE C ■ S-VILLA





MADINET NASR FOR HOUSING & DEVELOPMENT | SARAI APTS. 1 | DESIGNED & RENDERED BY: ARCHITECT AMR MOUSTAFA | RENDER TIME: 0h 4m 54.2s



Apartment Buildings C1

Ground Floor 1

Total area 165 m²

Reception	6.25 x 8.10 m
Kitchen	2.56 x 3.37 m
Toilet	1.22 x 2.14 m
Master bedroom	4.72 x 3.72 m
Master Bathroom	2.15 x 2.24 m
Dressing room	3.07 x 2.24 m
Bedroom 1	4.07 x 3.79 m
Bedroom 2	3.72 x 4.59 m
Bathroom	1.93 x 2.49 m
Terrace 1	4.24 x 1.35 m
Terrace 2	1.32 x 1.50 m

Ground Floor 2

Total area 141 m²

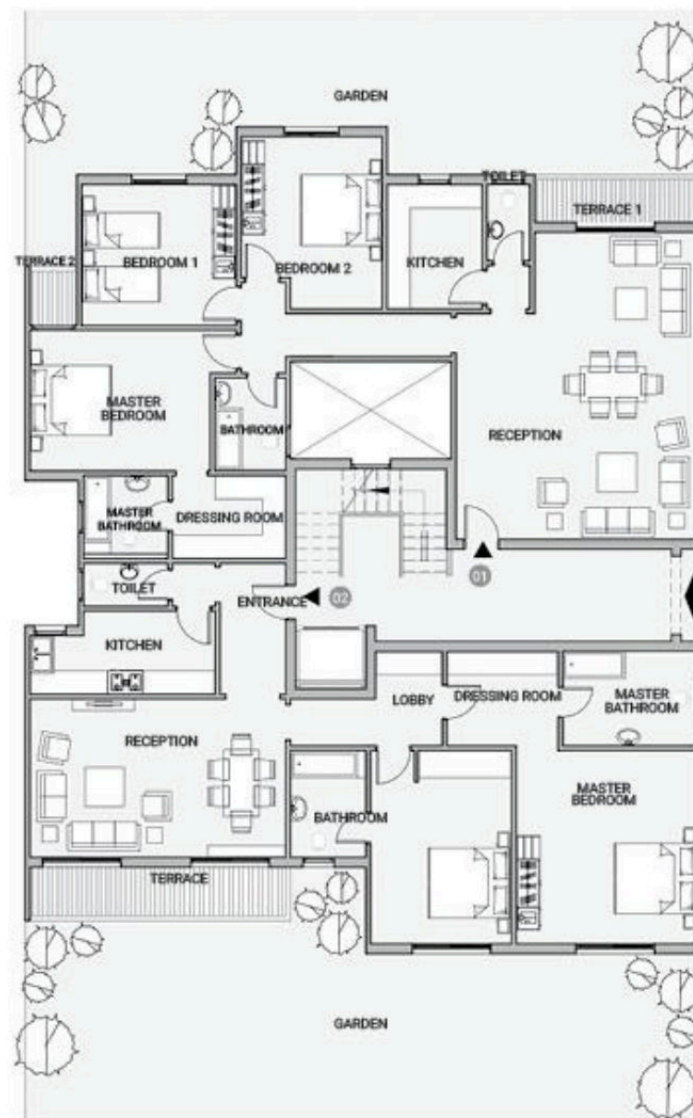
Entrance	1.87 x 3.47 m
Reception	6.25 x 8.10 m
Kitchen	4.85 x 2.25 m
Toilet	2.27 x 1.22 m
Master bedroom	4.71 x 3.79 m
Master bathroom	3.52 x 2.61 m
Dressing room	3.44 x 1.96 m
Bedroom 1	3.72 x 5.13 m
Bathroom 1	2.35 x 1.97 m
Bedroom 2	3.78 x 3.78 m
Bathroom 2	2.05 x 2.91 m
Lobby	1.89 x 2.59 m
Terrace	3.43 x 1.37 m

C1
C2

TYPES STUDY

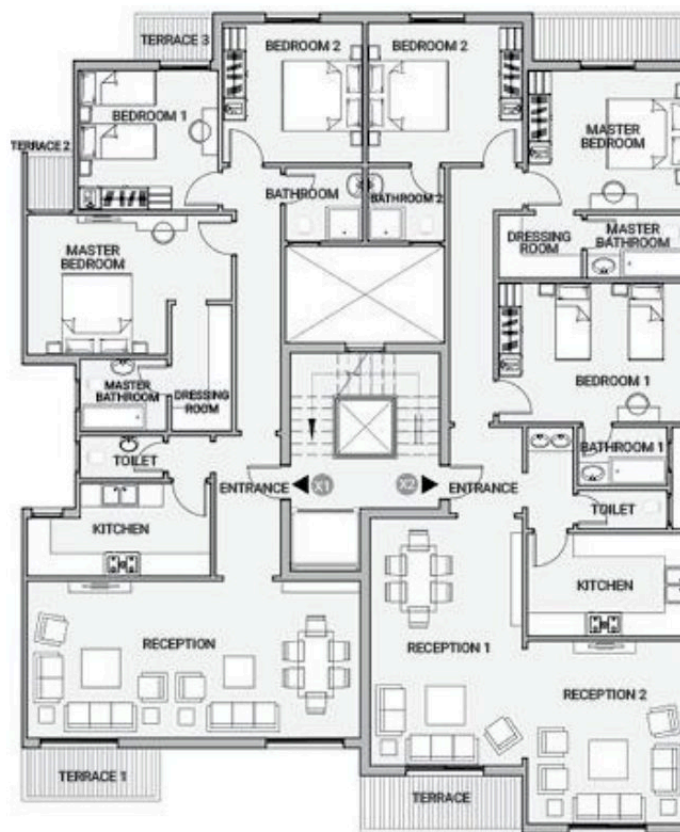


■ APART. TYPE F ■ APART. TYPE C ■ S-VILLA



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Apartment Buildings C1

Typical Floor 1

Total area 164 m²

Entrance	1.87 x 3.74 m
Reception	8.78 x 4.23 m
Kitchen	4.85 x 2.52 m
Toilet	2.26 x 1.22m
Master bedroom	3.72 x 3.72m
Master Bathroom	2.35 x 1.97 m
Dressing room	1.67 x 3.37 m
Bedroom 1	3.72 x 3.79 m
Bedroom 2	3.72 x 3.78 m
Bathroom	2.12 x 2.02 m
Terrace 1	3.43 x 1.43 m
Terrace 2	1.32 x 1.50 m
Terrace 3	2.06 x 1.28 m

Typical Floor 2

Total area 182 m²

Entrance	2.07 x 2.43 m
Reception 1	4.13 x 6.57 m
Reception 2	4.24 x 4.90 m
Kitchen	4.25 x 2.77 m
Toilet	2.42 x 1.12 m
Master bedroom	4.32 x 3.72 m
Master bathroom	2.72 x 1.72 m
Dressing room	2.27 x 1.72 m
Bedroom 1	4.99 x 3.72 m
Bathroom 1	2.42 x 1.62 m
Bedroom 2	4.12 x 3.78 m
Bathroom 2	2.12 x 2.02 m
Terrace	4.18 x 1.56 m
Terrace 2	4.17 x 1.28 m

C1

C2

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TYPES STUDY



APART. TYPE F APART. TYPE C S-VILLA

Apartment Buildings C2

Ground Floor 1

Total area 126 m²

Entrance	1.58 x 3.54 m
Reception	7.14 x 4.23 m
Kitchen	3.53 x 2.35 m
Toilet	2.22 x 1.22 m
Master bedroom	3.82 x 3.79 m
Master Bathroom	2.12 x 2.02 m
Bedroom 1	3.82 x 3.72 m
Bathroom 1	2.50 x 2.17 m
Terrace 1	7.00 x 1.43 m
Terrace 2	2.11 x 1.37 m
Terrace 3	1.22 x 1.50 m

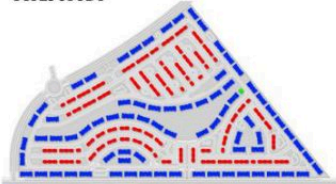
Ground Floor

Total area 133 m²

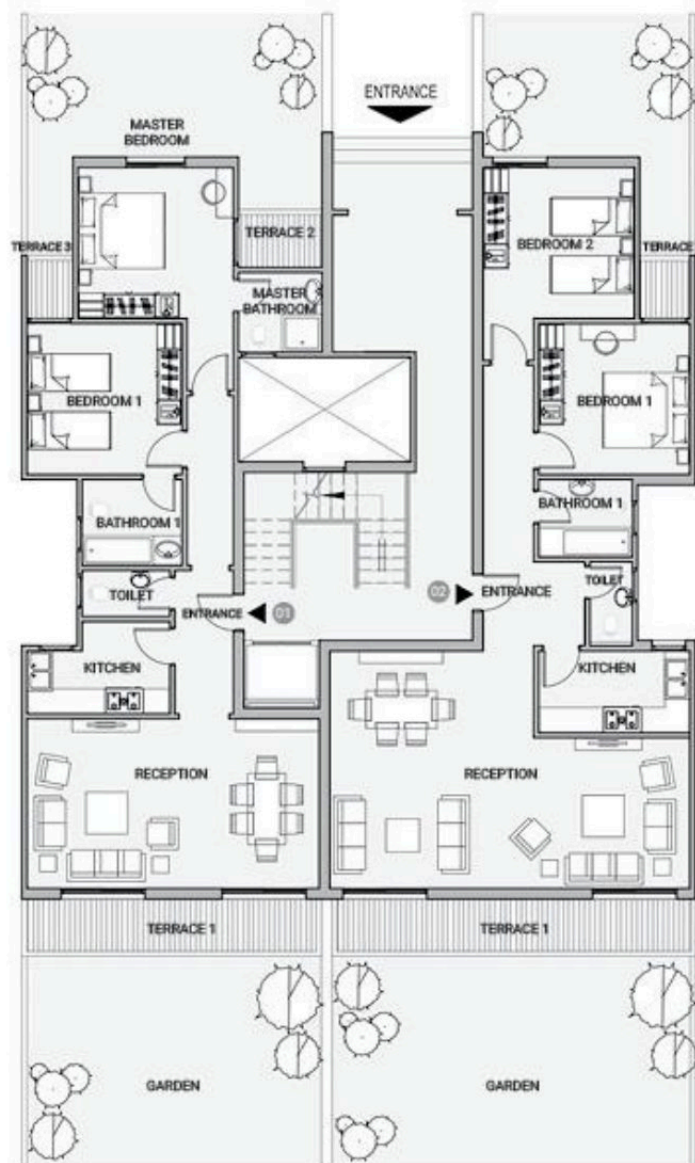
Entrance	2.61 x 2.12 m
Reception	8.76 x 5.92 m
Kitchen	3.72 x 2.13 m
Toilet	1.12 x 2.12 m
Bedroom 1	3.72 x 3.72 m
Bathroom 1	2.35 x 1.97 m
Bedroom 2	3.78 x 3.78 m
Terrace 1	8.50 x 1.38 m
Terrace 2	1.33 x 1.50 m

C1
C2

TYPES STUDY



■ APART. TYPE F ■ APART. TYPE C ■ S-VILLA



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Apartment Buildings C2

Typical Floor 1

Total area 126 m²

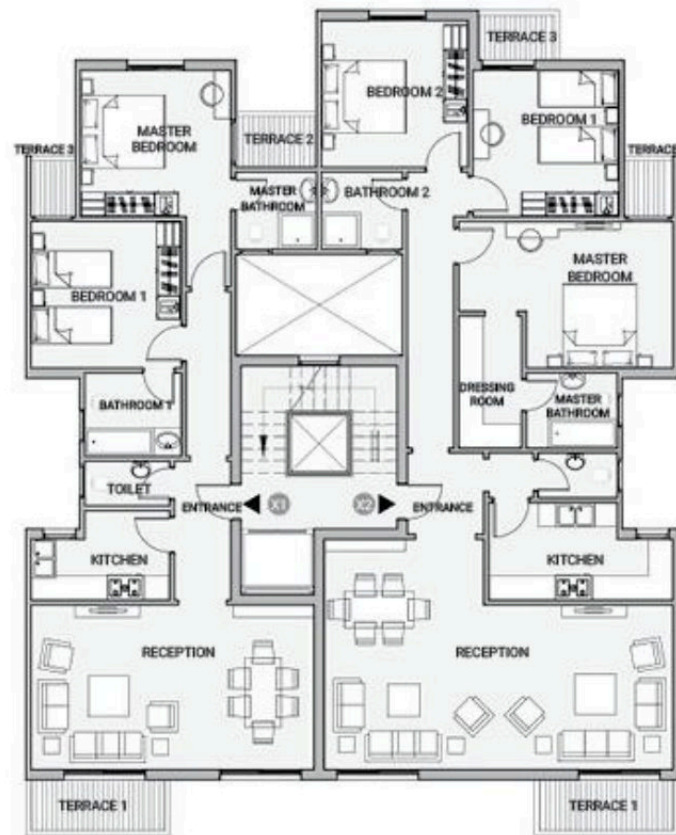
Entrance	1.58 x 3.54 m
Reception	7.14 x 4.23 m
Kitchen	3.53 x 2.35 m
Toilet	2.22 x 1.22 m
Master bedroom	3.82 x 3.79 m
Master Bathroom	2.12 x 2.02 m
Bedroom 1	3.82 x 3.72 m
Bathroom 1	2.50 x 2.17 m
Terrace 1	7.00 x 1.43 m
Terrace 2	2.11 x 1.37 m
Terrace 3	1.22 x 1.50 m

Typical Floor 2

Total area 174 m²

Entrance	2.07 x 2.12 m
Reception	8.77 x 5.90 m
Kitchen	4.67 x 2.52 m
Toilet	2.07 x 1.22 m
Master bedroom	5.40 x 3.72 m
Master bathroom	2.35 x 1.97 m
Dressing room	1.68 x 3.37 m
Bedroom 1	3.78 x 3.72 m
Bedroom 2	3.72 x 3.78 m
Bathroom	2.12 x 2.02 m
Terrace 1	3.42 x 1.49 m
Terrace 2	1.34 x 1.50 m
Terrace 3	2.00 x 1.28 m

C1
C2



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TYPES STUDY



ENTRANCE	1.81 X 2.42
RECEPTION 1	7.80 X 4.25
KITCHEN	3.50 X 2.42
TOILET	2.35 X 1.22
TERRACE	3.30 X 1.57
MASTER BEDROOM	3.78 X 3.85
BATHROOM 1	2.68 X 1.84
BEDROOM 1	3.18 X 3.72
BEDROOM 2	3.19 X 3.72
BATHROOM 2	2.35 X 2.06
TERRACE 2	2.17 X 1.80
TERRACE 3	1.56 X 1.38

ENTRANCE	3.02 X 1.68
RECEPTION	6.35 X 4.23
KITCHEN	4.86 X 2.90
TOILET	2.30' X 1.82
TERRACE	3.94 X 1.82
MASTER BEDROOM	3.78 X 3.78
BATHROOM 1	2.17 X 1.69
DRESSING	2.17 X 2.02
BEDROOM 1	3.87 X 3.82
BEDROOM 2	3.72 X 3.92
BATHROOM 2	1.80 X 2.68
TERRACE 2	1.37 X 1.45



C3 TYPICAL FLOOR

ENTRANCE	1.87 X 1.74
RECEPTION	6.78 X 4.23
KITCHEN	3.46 X 3.52
TOILET	2.48 X 1.22
TERRACE	3.54 X 1.58
MASTER BEDROOM	4.07 X 3.75
BATHROOM 1	1.92 X 1.50
BEDROOM 1	4.44 X 3.73
BATHROOM 2	5.02 X 1.96
TERRACE 2	1.27 X 1.58
TERRACE 3	2.47 X 1.28



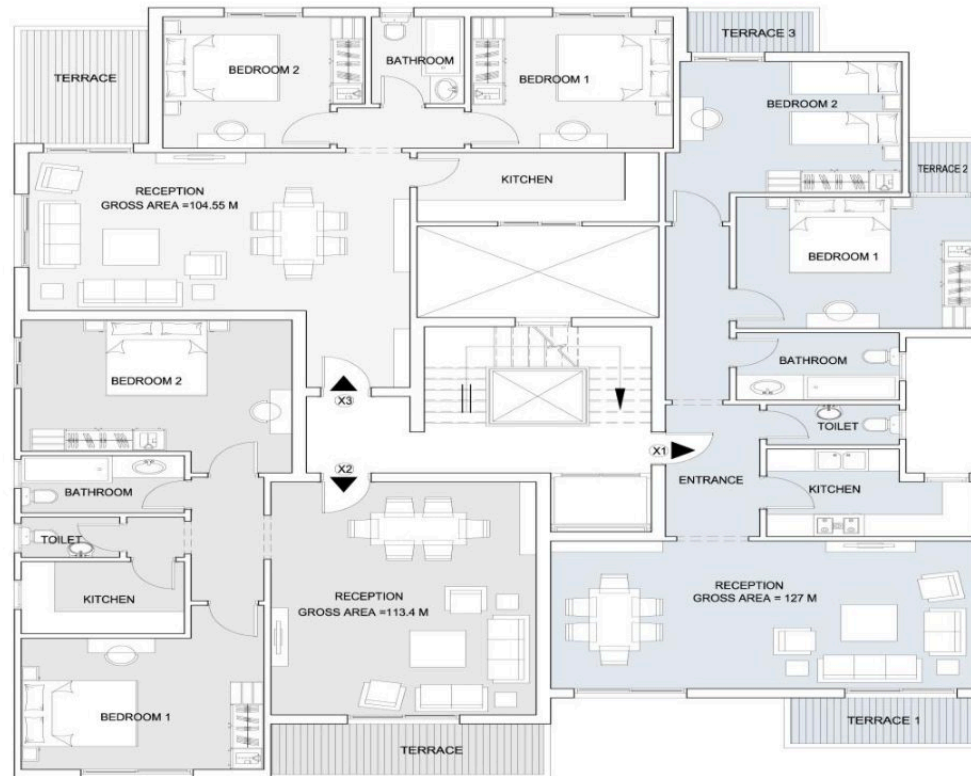
ENTRANCE	2.16 X 2.16
RECEPTION	7.16 X 4.58
KITCHEN	2.52 X 2.82
TERRACE	2.51 X 3.41
BEDROOM 1	3.72 X 3.78
BEDROOM 2	3.78 X 3.78
BATHROOM	1.78 X 2.88

C4 TYPICAL FLOOR

RECEPTION	4.91 X 8.83
KITCHEN	3.32 X 2.88
TOILET	1.87 X 1.22
TERRACE	9.03 X 1.62
BEDROOM 1	4.44 X 3.78
BEDROOM 2	3.81 X 3.78
BATHROOM	3.83 X 1.88

2.10 X 2.10	ENTRANCE
7.10 X 4.50	RECEPTION
2.52 X 2.02	KITCHEN
2.51 X 3.41	TERRACE
3.72 X 3.78	BEDROOM 1
3.78 X 3.78	BEDROOM 2
1.78 X 2.56	BATHROOM

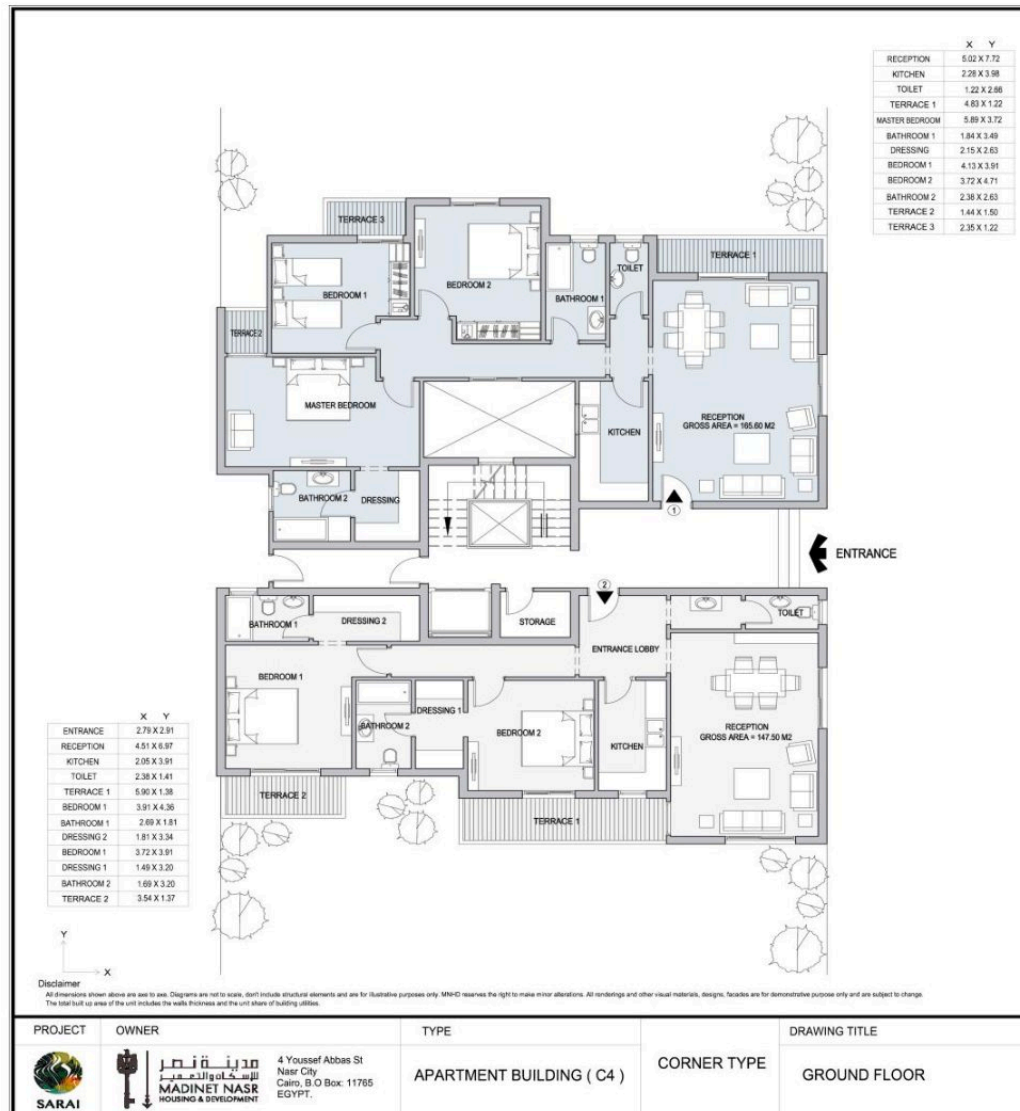
ENTRANCE	1.87 X 3.74
RECEPTION	8.78 X 4.23
KITCHEN	3.90 X 2.52
TOILET	2.48 X 1.22
TERRACE	3.54 X 1.50
BEDROOM 1	4.44 X 3.72
BEDROOM 2	4.07 X 3.78
BATHROOM	3.02 X 1.96
TERRACE 2	1.37 X 1.56
TERRACE 3	2.47 X 1.28



4.91 X 6.63	RECEPTION
3.02 X 2.09	KITCHEN
1.87 X 1.22	TOILET
5.03 X 1.62	TERRACE
4.44 X 3.78	BEDROOM 1
5.01 X 3.78	BEDROOM 2
3.02 X 1.68	BATHROOM

TYPICAL FLOOR C4'





The background is an abstract composition of organic, wavy shapes. A large, dark green shape dominates the left and center. To its right is a bright orange shape. Below the green shape is a blue-grey shape. On the far right, a portion of a human hand is visible, with fingers slightly curled. The overall style is painterly and expressive.

Thank you