



SARAI

The Rhythm Is yours

Phase one



rears

Benoy,
the world's master
planning leaders.

Signed by the world's master planning leaders, Benoy; Saraf'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, Saraf accommodates a community that seeks new horizons and experiences.



Pilot Project

Capital Gardens by
Palm Hills

Education
Facilities

Hotel & SPA

Sports
Facilities

Retail

Entertainment
Area

Lagoon

Mixed use
Commercial area



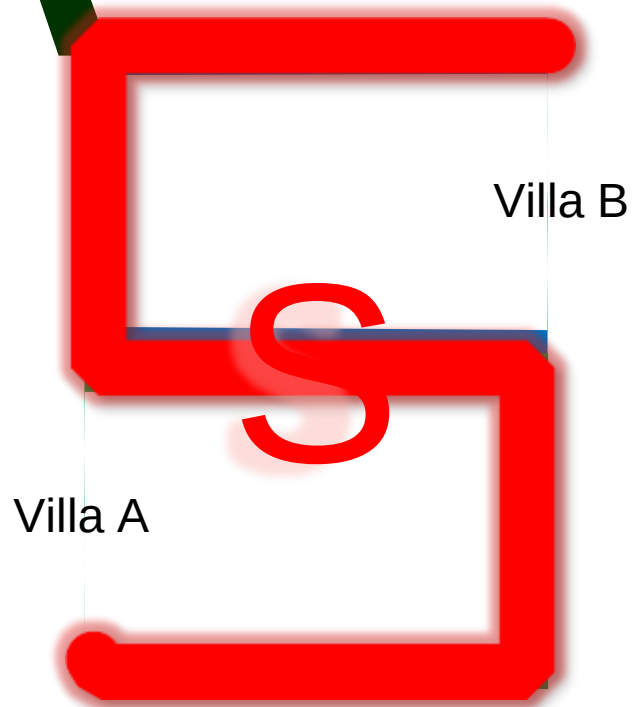
Florida



rebuild



PIISA



PIPA

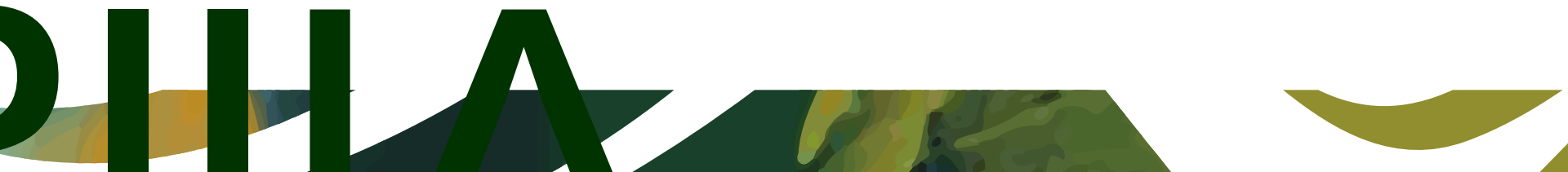


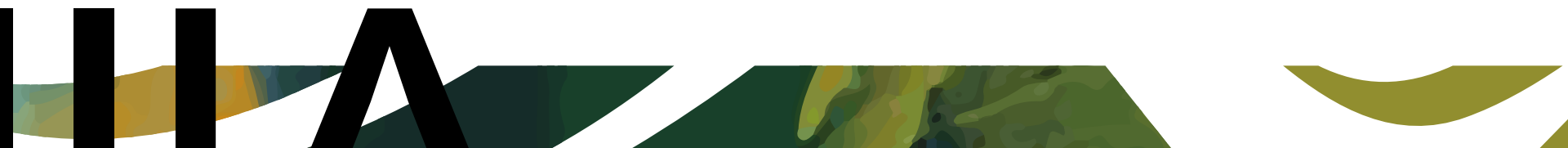
IR





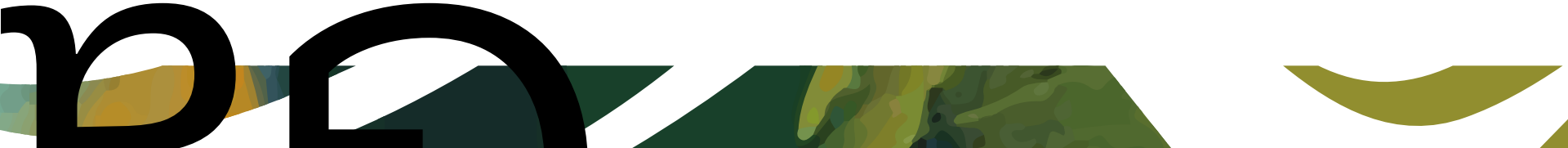








MAGNET MARK FOR INTERIOR & DEVELOPMENT (VILLA SARAI)

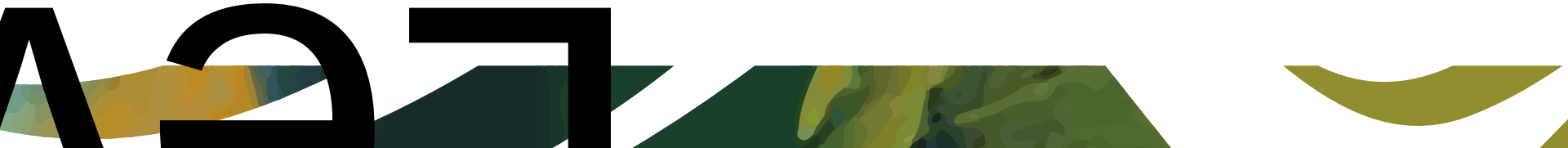






anc









ARCHITECT: NADIR FOR HOUSING & DEVELOPMENT | JERUSALEM | ISRAEL



S-villas and Apartments



SARAI

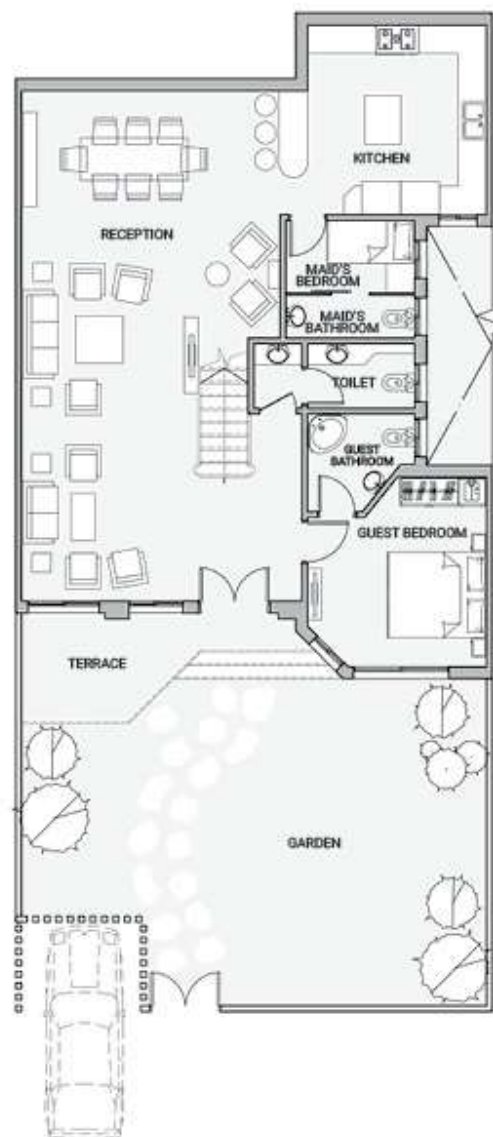


S VILLA A

Ground Floor

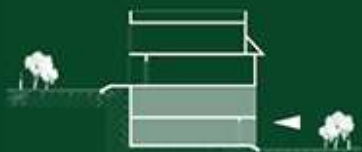
Total Area 260 m²

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

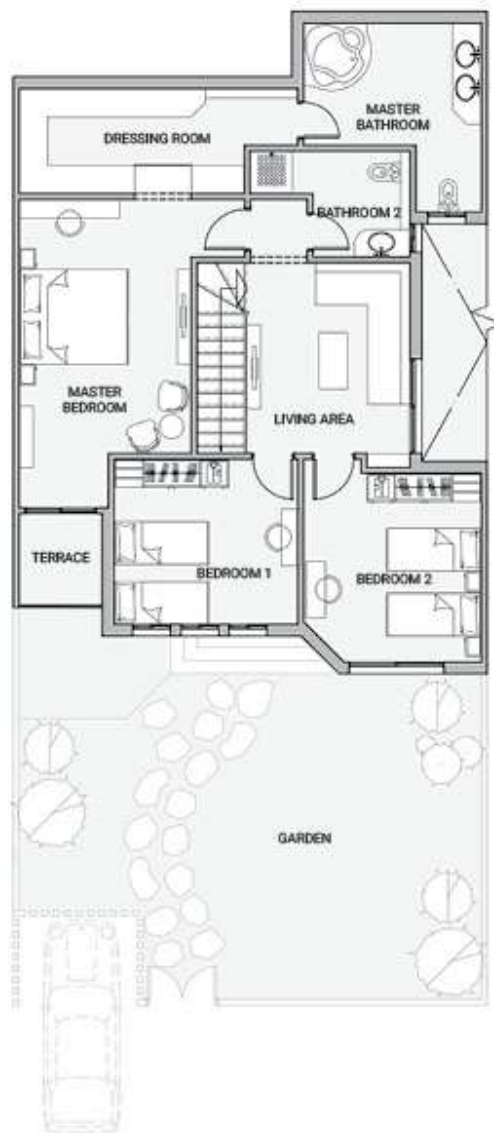
All dimensions shown above are axis to axis. Diagrams are not to scale, doesn't include structural elements and are for illustrative purposes only. MNHD reserves the right to make minor alterations. All rendering and other visual materials, designs, facades are for demonstrative purposes only and are 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



Disclaimer

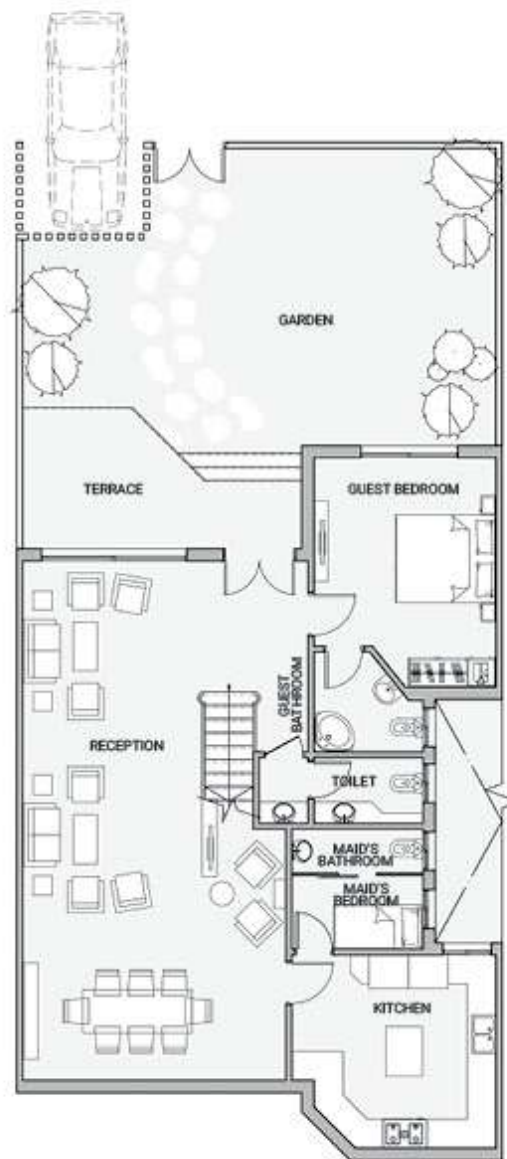
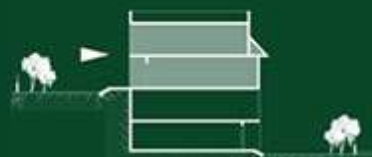
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S VILLA B

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



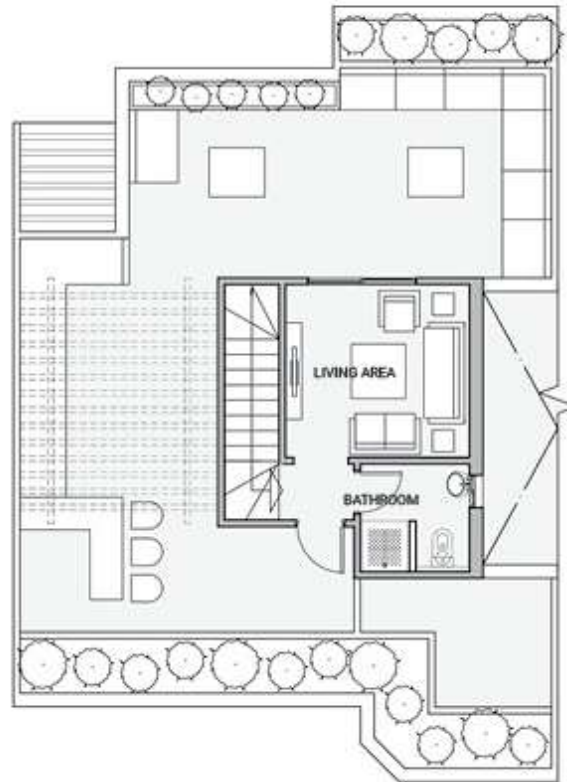
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S VILLA B

Roof Floor Roof area 82 m²

Living area 3.56 x 3.30 m
Bathroom 2.18 x 2.10 m



ready







MADINET NAGHRAH HOUSING & DEVELOPMENT SARAJI APARTS | DESIGNED & RENDERED BY ARCHITECT AHM MOURAYA | MOBILE: 011 44 54 24









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

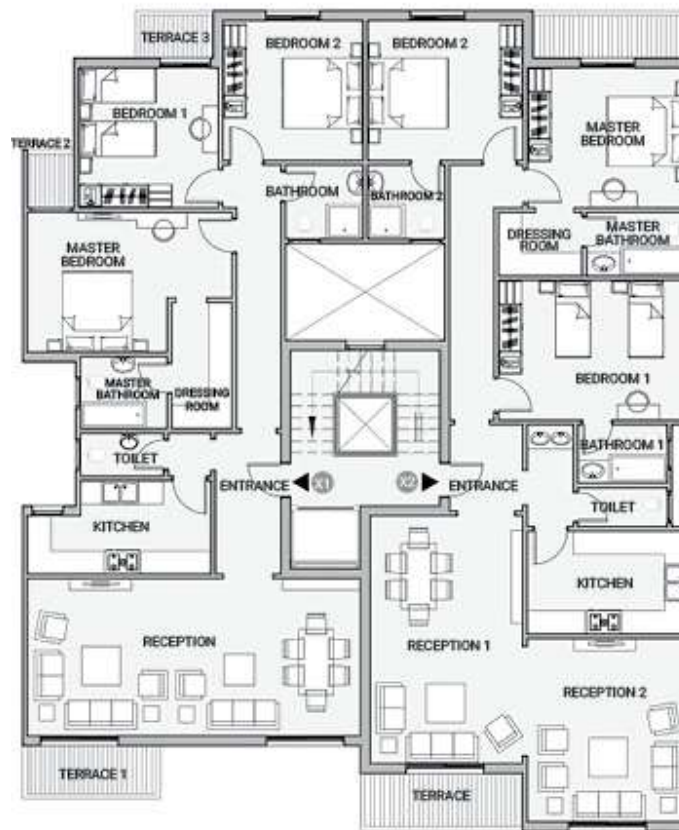
Entrance	1.87 x 3.47 m
Reception	6.25 x 8.10 m
Kitchen	4.85 x 2.25 m
Toilet	2.27 x 1.22 m
Master bedroom	4.71 x 3.79 m
Master bathroom	3.52 x 2.61 m
Dressing room	3.44 x 1.96 m
Bedroom 1	3.72 x 5.13 m
Bathroom 1	2.35 x 1.97 m
Bedroom 2	3.78 x 3.78 m
Bathroom 2	2.05 x 2.91 m
Lobby	1.89 x 2.59 m
Terrace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

C1
C2



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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 



Apartment Buildings C1

Penthouse Floor 1

Total area 206 m²

Reception	8.78 x 4.23 m
Kitchen	4.85 x 2.52 m
Toilet	2.42 x 1.12m
Master bedroom 1	3.72 x 3.72m
Master Bathroom 1	2.35 x 1.97 m
Bedroom 1	3.72 x 3.72 m
Bedroom 2	3.72 x 3.72 m
Bathroom	2.42 x 1.62 m
Terrace 1	3.43 x 1.43 m
Terrace 2	2.00 x 1.22 m
Terrace 3	1.50 x 1.33 m

Penthouse Floor 2

Total area 240 m²

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 1.12m
Master bedroom 1	4.24 x 3.79 m
Master Bathroom 1	2.72 x 1.72 m
Dressing room	2.27 x 1.72 m
Bedroom 1	3.72 x 3.72 m
Bedroom 2	4.12 x 3.78 m
Bathroom	2.12 x 2.02 m
Terrace 1	4.18 x 1.56 m
Terrace 2	4.17 x 1.28 m

C1
C2



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Apartment Buildings C1

Roof Floor 1

Roof area 95.5 m²

Annex area 45 m²

Master bedroom 2 3.72 x 3.72 m

Master bathroom 2 2.72 x 1.72 m

Roof 1 35.5 m²

Roof 2 60 m²

Roof Floor 2

Roof area 95.5 m²

Annex area 58 m²

Master bedroom 2 4.99 x 3.72 m

Master bathroom 2 2.72 x 1.75 m

Dressing room

Roof 1 35.5 m²

Roof 2 60 m²

C1
C2



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Apartment Buildings C2

Ground Floor 1

Total area 126 m²

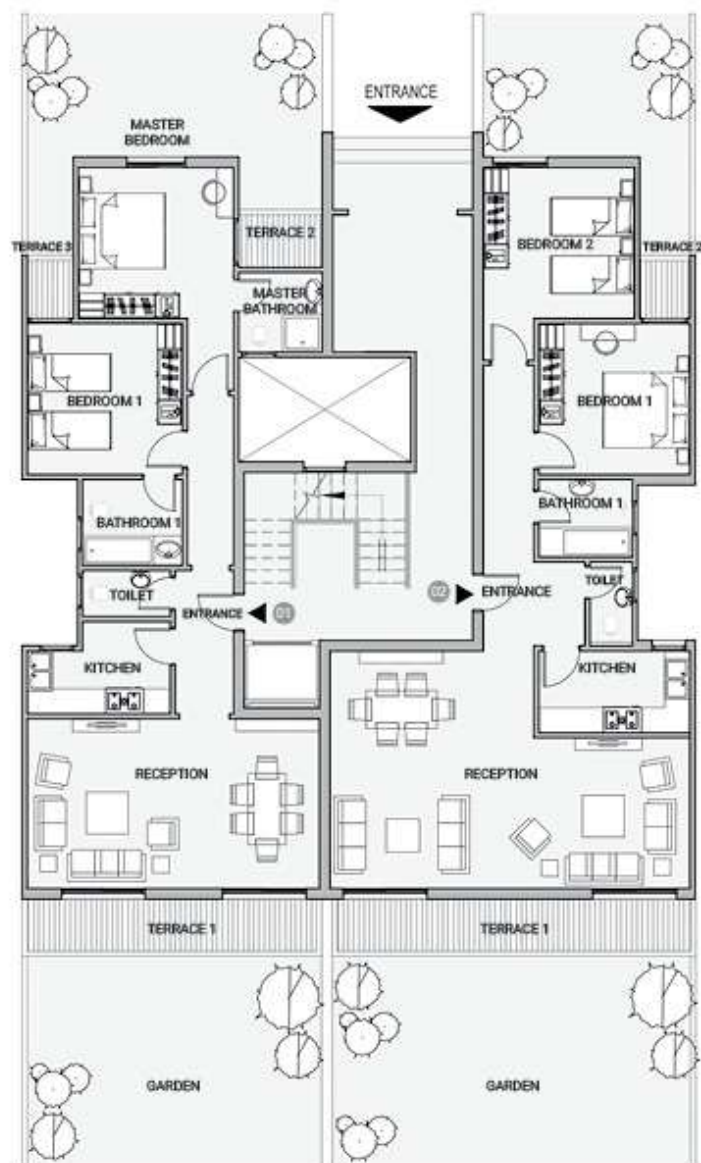
Entrance	1.58 x 3.54 m
Reception	7.14 x 4.23 m
Kitchen	3.53 x 2.35 m
Toilet	2.22 x 1.22 m
Master bedroom	3.82 x 3.79 m
Master Bathroom	2.12 x 2.02 m
Bedroom 1	3.82 x 3.72 m
Bathroom 1	2.50 x 2.17 m
Terrace 1	7.00 x 1.43 m
Terrace 2	2.11 x 1.37 m
Terrace 3	1.22 x 1.50 m

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



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Apartment Buildings C2

Typical Floor 1

Total area 126 m²

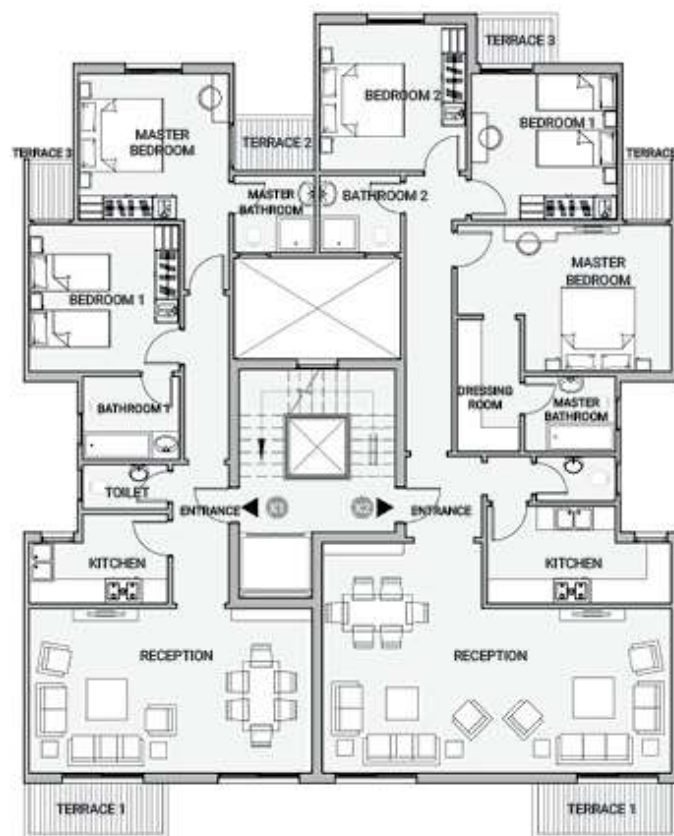
Entrance	1.58 x 3.54 m
Reception	7.14 x 4.23 m
Kitchen	3.53 x 2.35 m
Toilet	2.22 x 1.22 m
Master bedroom	3.82 x 3.79 m
Master Bathroom	2.12 x 2.02 m
Bedroom 1	3.82 x 3.72 m
Bathroom 1	2.50 x 2.17 m
Terrace 1	7.00 x 1.43 m
Terrace 2	2.11 x 1.37 m
Terrace 3	1.22 x 1.50 m

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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Apartment Buildings C2

Penthouse Floor

Total Area 126 m²

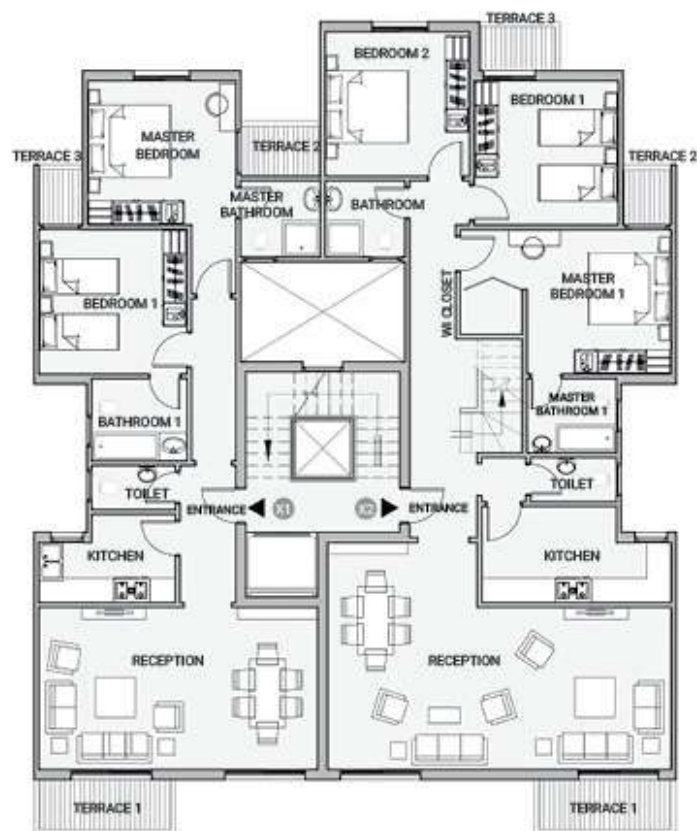
Entrance	1.58 x 3.54 m
Reception	7.14 x 4.23 m
Kitchen	3.53 x 2.35 m
Toilet	2.22 x 1.22 m
Bedroom 1	3.82 x 3.79 m
Bathroom 1	2.12 x 2.02 m
Bedroom 2	3.82 x 3.72 m
Bathroom 2	2.50 x 2.17 m
Terrace 1	3.42 x 1.43 m
Terrace 2	2.11 x 1.37 m
Terrace 3	1.22 x 1.50 m

Penthouse Floor

Total area 216 m²

Reception	8.77 x 5.90 m
Kitchen	4.67 x 2.52 m
Master bedroom 1	3.72 x 3.72 m
Master bathroom 1	2.35 x 1.97 m
Bedroom 1	3.78 x 3.72 m
Bedroom 2	3.72 x 3.78 m
Bathroom	2.12 x 2.02 m
Toilet	2.07 x 1.22 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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Apartment Buildings C2

Roof Floor 1

Public roof

Roof Floor 2

Roof area 99 m²

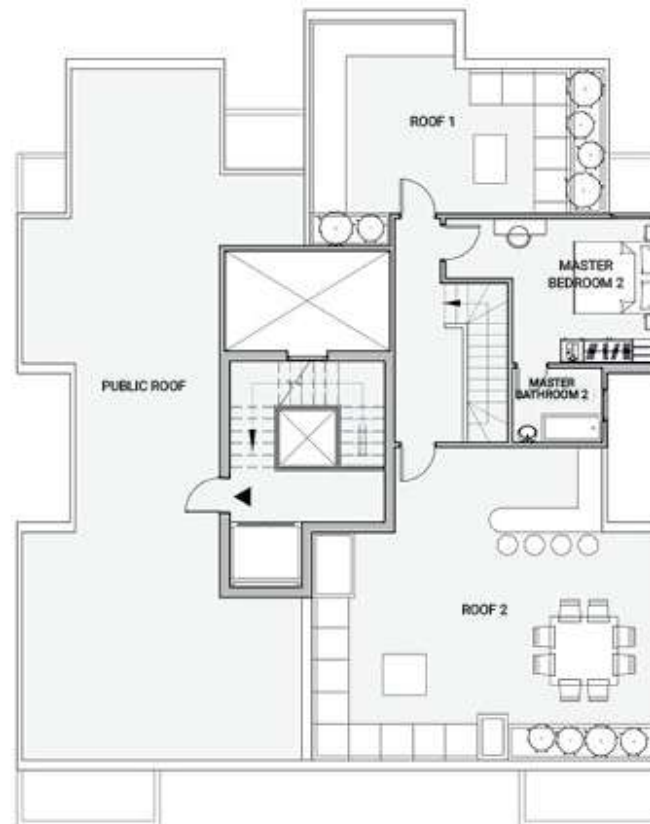
Annex area 45 m²

Master bedroom 2 3.72 x 3.72 m

Master bathroom 2 2.35 x 1.97 m

Roof 1 7.44 x 5.00 m

Roof 2 8.77 x 7.91 m



C1
C2



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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 large, olive-green shape. Below the olive shape is a bright orange shape. The bottom left features a dark green shape with a white, wavy border. The top right has a white shape with a dark green border. The overall effect is a layered, painterly texture.

Thank you