

The background of the image features a dark teal, textured surface. On the left side, there are several large, stylized red maple leaves. The leaves are layered, with some appearing in the foreground and others behind, creating a sense of depth. They have a slightly jagged, organic shape.

kinda

MAPLE HOUSE & TWIN HOUSE





The Sallam Family Business

AGRICULTURE . APPAREL . APPLIANCES . BROKERAGE . COMMUNICATION . CONSTRUCTION . CONSULTANCY . CONSUMER FINANCE
 . CONTRACTING . DIGITAL . EDUCATION . EDUTAINMENT . ELECTRONICS . ENERGY . FASHION . FOOD PROCESSING . FURNITURE .
 HEALTHCARE . LOGISTICS . MANUFACTURING . MEDIA . OUTSOURCING . PACKAGING . REAL ESTATE . RETAIL . SPORTS . TRADING .
 TRANSPORTATION . WATER SOLUTIONS



1939

2020



Minka is a private real estate investment and development company owned and managed by the Sallam family. Minka has a diversified pool of properties and is invested in a collection of complementing ventures, and most interestingly innovating with real estate offerings through boutique developments.

Corporate Investments



Our Projects



A Word from The CEO

Real Estate has always been and will continue to be one of the most prominent and influential sectors of the world economy. This is because it caters to one of the most basic needs of human life, shelter. Real Estate has evolved throughout history to be the pedestal upon which people advance and the world progresses. Starting with our homes that offer shelter, comfort, and security, to our workplaces, our schools, hospitals, factories, theaters, parks, fields, plazas, malls and every property that shapes the metrics of our everyday life. As conventional as the industry seems, I believe that the real estate industry is one that promotes endless opportunities for creativity, advancement, and innovation.

At Minka, we believe in a very unique formula of innovating with properties to cater to an ever-growing human curiosity. As cliché as it sounds, but it is no more about the brick and mortar, but most importantly about the form and function. Moreover, it is not about the scale and magnitude, but rather detail and execution. Our value chain is centered around mutual benefit and synergy between us and our clients rather than a traditional supply and demand exchange. Courageously, we do not abide by market research and surveys, but rather are driven by human aspirations and forward thinking. Our ambition is not bound by delivering a lot of properties as much as it is steered towards crafting meaningful ones.

“
**WE STRIVE TO MAKE EGYPTIANS
 HAPPIER AND EGYPT A BETTER
 PLACE, BY DEVELOPING
 MEANINGFUL AND INNOVATIVE
 PROPERTIES FOR THE PRIVILEGED
 AND HELP PROVIDE SUSTAINABLE
 AND SAFE DWELLINGS FOR THE
 UNDERPRIVILEGED.**”



We defy conventional wisdom and strip away from the norms of the industry by setting some bold measures for our business. I believe that innovation is endless and a duty in business, thus we do not repeat our projects regardless of the demand and excitement around each one of them. This makes us relentless in always finding new solutions to make continuously meaningful and relevant properties, as it preserves the value and uniqueness of our offerings. We also admit that we are not city builders, but rather property innovators that direct our energies and resources towards the form and function of our developments rather than quantity and scale.

I believe the future of property development will always be promising if we keep exploring and innovating for the sake of human advancement. We are still scratching the surface as there is still limitless room for new building innovations and new property forms and functions.

FOUNDER & CEO
 Abdallah M. Sallam



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A Community by Minka



A New Way of Thinking

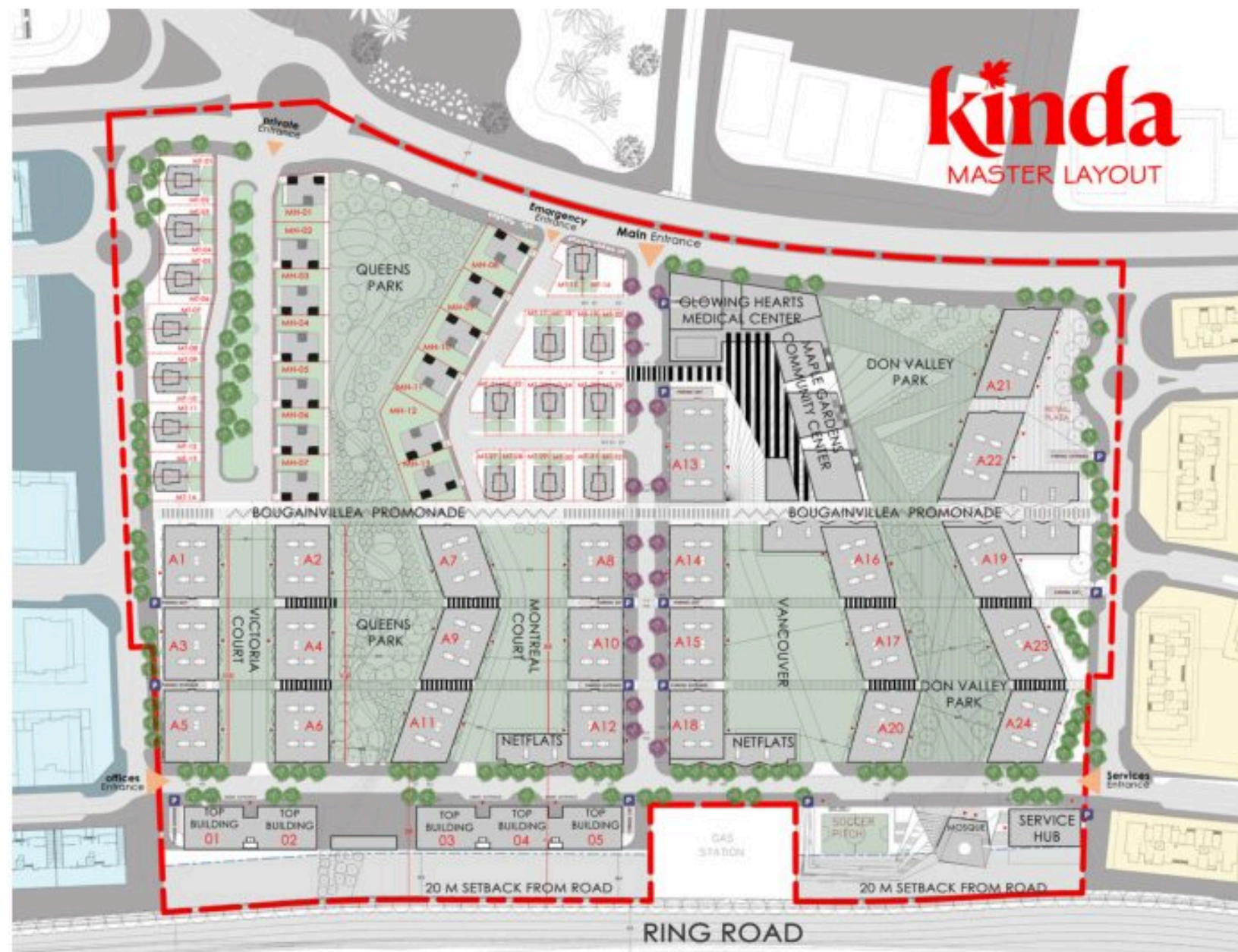
We believe in a better model of community building for New Cairo where sustainability and livability come together to create a Canadian inspired quality of life. Our approach is built on principles of resourcefulness and open mindedness to different ways of living all adding up to social wellbeing. From how we approach architecture and public space to the services and amenities we offer, we believe what sets us apart is what moves us forward.

Design at Kinda is a contemporary architecture blending Canadian and Egyptian influences. It is a 27 acre residential compound offering a diverse range of properties starting with 70 square meter 1 bedroom apartment up to 550 square meter stand alone villas.

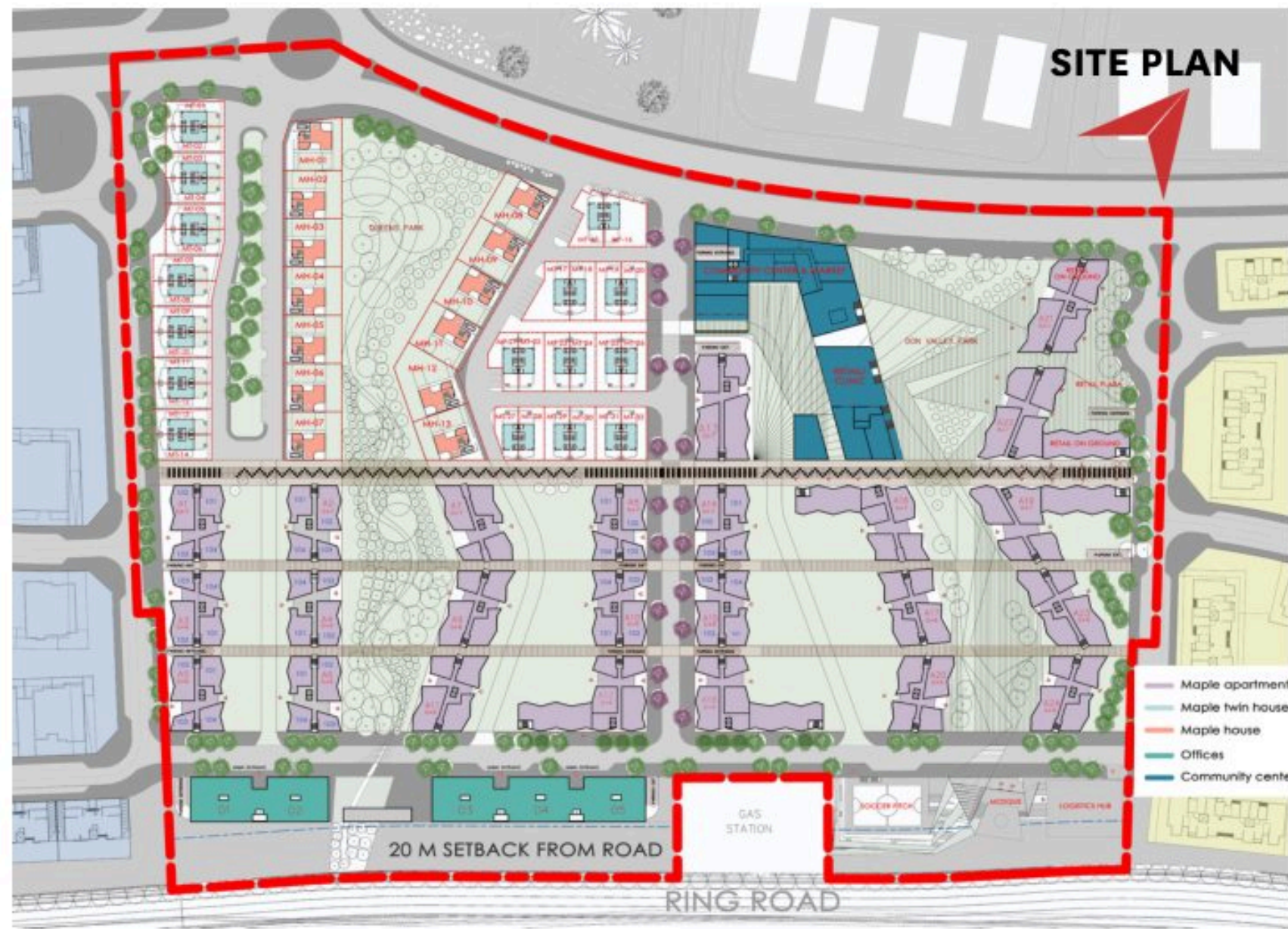


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MASTER LAYOUT



SITE PLAN





Our Location

Kinda is at a very premium location in New Cairo with a 400-meter frontage overlooking the Royal Kempinski Hotel, directly on the Ring Road. Its prime location makes it accessible to Heliopolis and New Capital in just a few minutes.





Livability

Move-in ready homes were the plan from day one. In Cairo, this is unique in and of itself. But we're taking that idea a step further—going beyond move-in to live-in ready. This means not only offering fully finished homes, but also semi furnished, fully serviced, and ensuring the community's amenities are active from day one.



The iconic Maple Gardens Community Centre in the compound will include a library, a small museum, sports facilities, a maker-space, and a ballroom. The community will also be home to a Canadian Mayor, residing in the compound and working out of an office at the Maple Garden Community Centre.



Inspired by the wind, the planning and architecture of Kinda carefully consider the natural environment to create comfortable indoor and outdoor spaces that make sense for New Cairo.





Kinda includes a clinic themed on the idea of a 'family doctor' inspired by Canadian health care programs on a small scale. For us, this version of universal healthcare is important and we're making it a free service for all residents.



Kinda also includes Education related services that is a daycare, an education support centre, a college scholarship program, job counselling services, internship programs for teenage residents, and even an incubator for residents' startups.



The parks are inspired by iconic Canadian places offering variety with two major parks, one in an urban style and another with heavy vegetation and forest like areas. Each will offer different experiences from outdoor areas for relaxation to sensory and garden rooms as well as spaces of different sizes for variety of sport, recreation, and cultural activities and programs.



The design and architecture philosophy of kinda was inspired by notions of harnessing the environment, sustainability and efficient comfortable living. From the masterplan, to the exterior and interior design, hierarchy of public space and community integration have been our directive philosophy.





In kinda we believe in an active , healthy life so we provided an indoor 5-lane Lap Pool Double Squash Courts, Outdoor Multifunctional, Basketball Court, General Fitness Centre/ Studios, Outdoor 5 A-side Football Field and Dedicated Bike Lanes & Trails to ensure our active life community.



Kinda commute is connected to the elements and ecology it lives within. It's interconnected in the transition from private, to community, to public space by providing e-scooters, bicycles and Electric transit.



Environmental livability is a main feature in Kinda. We believe that quality of life and sustainability are intrinsically connected— one cannot thrive without the other. It's no secret that building a community offers unique challenges. But we see those challenges as opportunities to harness renewable resources like the sun and wind for energy and comfort in addition to garbage shoot and waste management.



Kinda is the first development in Egypt designed from the ground up to manage rain water and protect from potential storm water damage. Kinda's rain and flood control infrastructure is unprecedented in the Egyptian residential market and is designed by the top infrastructure, sustainability and irrigation firms in the world.





MAPLE HOUSE







MAPLE HOUSE

TOTAL AREA : 460 SQM

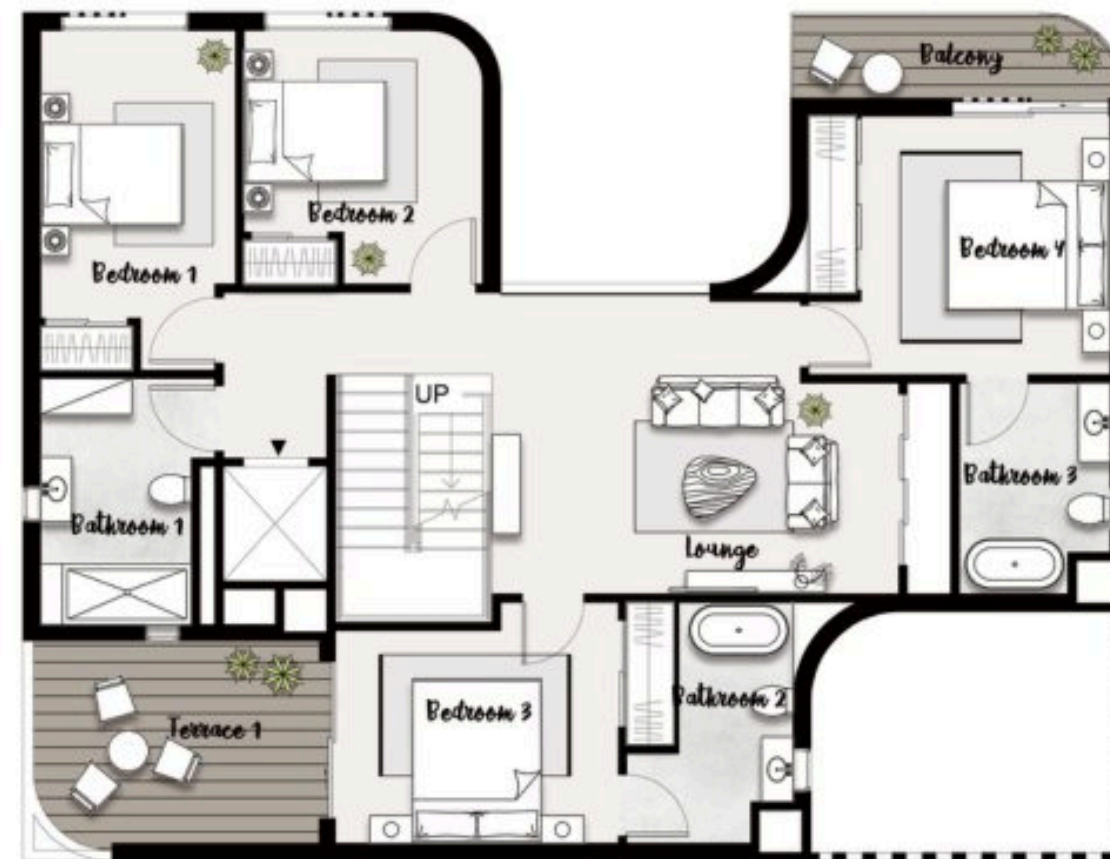
GROUND FLOOR TOTAL AREA : 165.9 SQM

EXTERIOR

ROOM	DIMENSIONS
Main yard	22.1 x 6.6 M
Courtyard 1	9.3 x 4.5 M
Porch	4.0 x 9.5 M
Courtyard 2	4.5 x 3.5 M
Backyard	4.5 x 12.6 M
Car port	10.0 x 2.8 M

INTERIOR

ROOM	DIMENSIONS
Entrance Foyer	2.2 M x 2.3 M
Powder 2	1.6 x 2.8 M
Office	3.0 x 2.8 M
Dining	4.2 x 4.2 M
Kitchen	4.5 x 3.6 M
Living area	4.5 x 7.2 M
Stairs	2.3 x 3.7 M
Elevator	2.5 x 2.3 M



MAPLE HOUSE

TOTAL AREA : 460 SQM

1ST FLOOR TOTAL AREA : 154 SQM

INTERIOR

ROOM	DIMENSIONS
Bedroom 1	3.0 x 5 M
Bedroom 2	3.6 x 3.8 M
Bathroom 1	2.4 x 3.7 M
Lounge	6.5 x 4.3 M
Bedroom 3	4.9 x 3.6 M
Bathroom 2	2.6 x 3.6 M
Bedroom 4	4.7 x 3.9 M
Bathroom 3	2.4 x 3.2 M
Terrace 1	4.2 x 3 M
Balcony	4.7 x 1.3 M
Stairs	2.3 x 3.7 M
Elevator	1.5 x 2.5 M
Corridor	10.8 x 1.2 M



MAPLE HOUSE

TOTAL AREA : 460 SQM

2ND FLOOR TOTAL AREA 141 SQM

EXTERIOR

ROOM	DIMENSIONS
Rooftop /terrace 2	4.7 x 8.4 M

INTERIOR

ROOM	DIMENSIONS
Entertainment area	6.7 x 5.2 M
Bathroom 4	2.4 x 3.6 M
Bedroom 5	4.2 x 5.4 M
Bathroom 5	2.4 x 3.2 M
Dressing	4.4 x 2.5 M
Stairs	2.3 x 3.7 M
Lobby	1.5 x 1.1 M
Elevator + Lobby	1.5 x 3.6 M

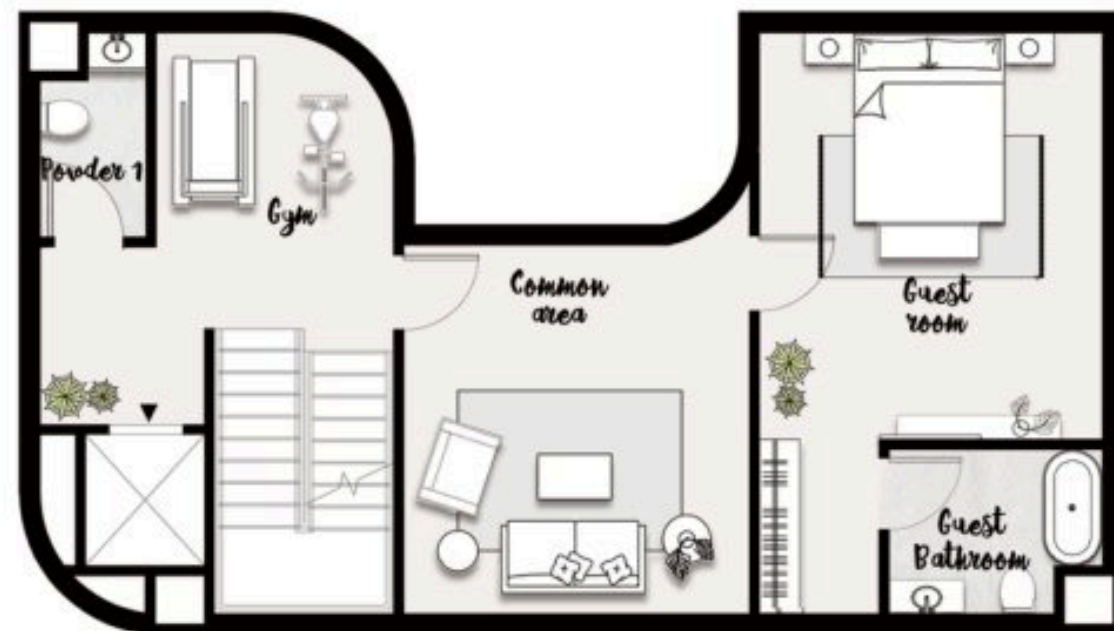
OPTIONAL

MAPLE HOUSE

BASEMENT TOTAL AREA : 91 SQM

INTERIOR

ROOM	DIMENSIONS
GYM	3.2 x 3.8 M
POWDER 1	1.6 x 2.8 M
Common area	4.4 x 5.0 M
Guest room	4.3 x 4.5 M
Guest bathroom	2.8 x 2.3 M
Dressing	1.6 x 2.3 M
Stairs	2.3 x 3.7 M
Lobby	2.2 x 2.3 M
Elevator + Lobby	4.7 x 2.3 M



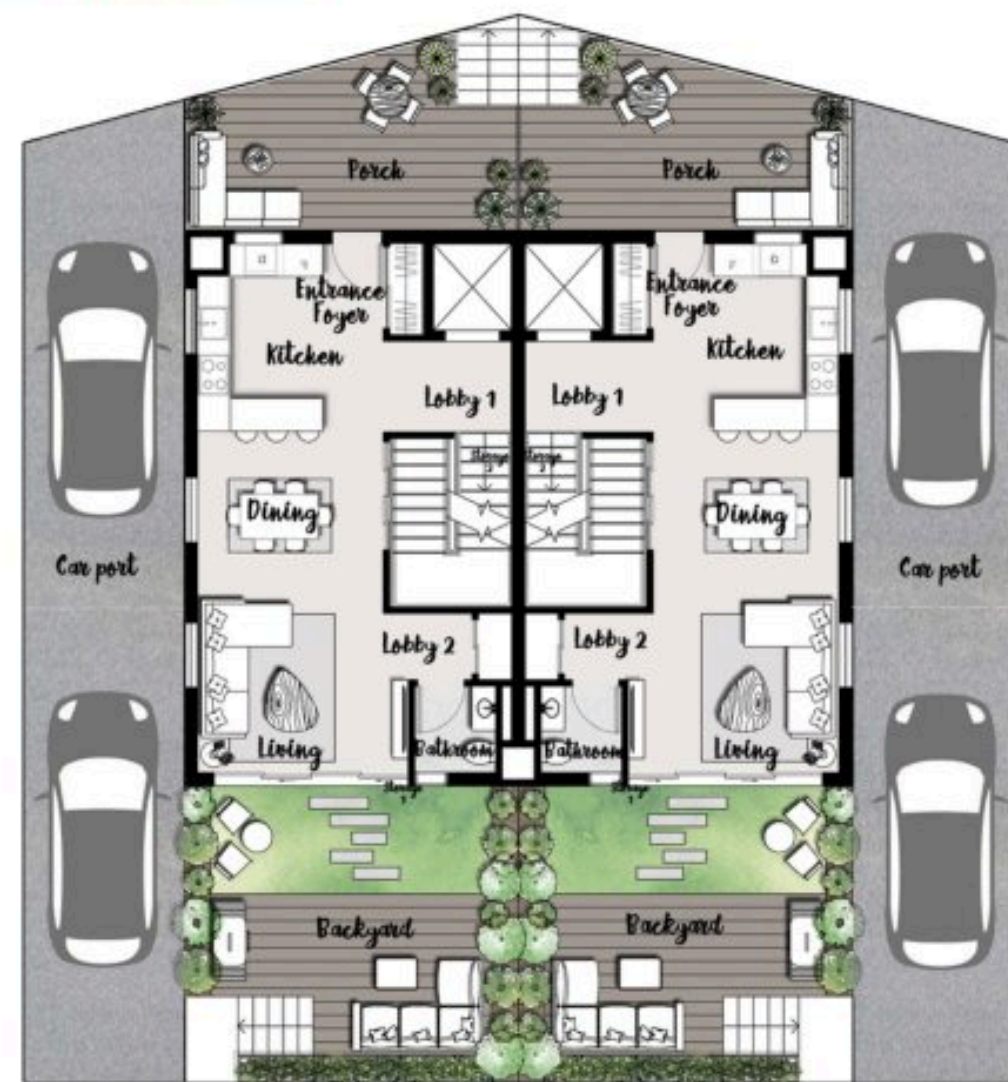


MAPLE TWIN HOUSE





MAPLE TWIN HOUSE



MAPLE TWINHOUSE

TOTAL area :392.3 m2

Ground Total AREA 139 m2

EXTERIOR

ROOM	DIMENSIONS
Back yard	5.5 x 6 m
Car port	17.4 x 3.1 m

INTERIOR

ROOM	DIMENSIONS
Entrance Foyer	2 x 1.2 m
Kitchen	2.6 x 3.8 m
Dining	2.6 x 3.7 m
Lobby 1	2.4 x 1.8 m
Living	3.7 x 4.2 m
Bathroom	1.9 x 1.9 m
Lobby 2	1.3 x 1.9 m
Porch	4.1 x 6.2 m
Stairs	3.3 x 2.4 m
Elevator	1.9 x 1.6 m



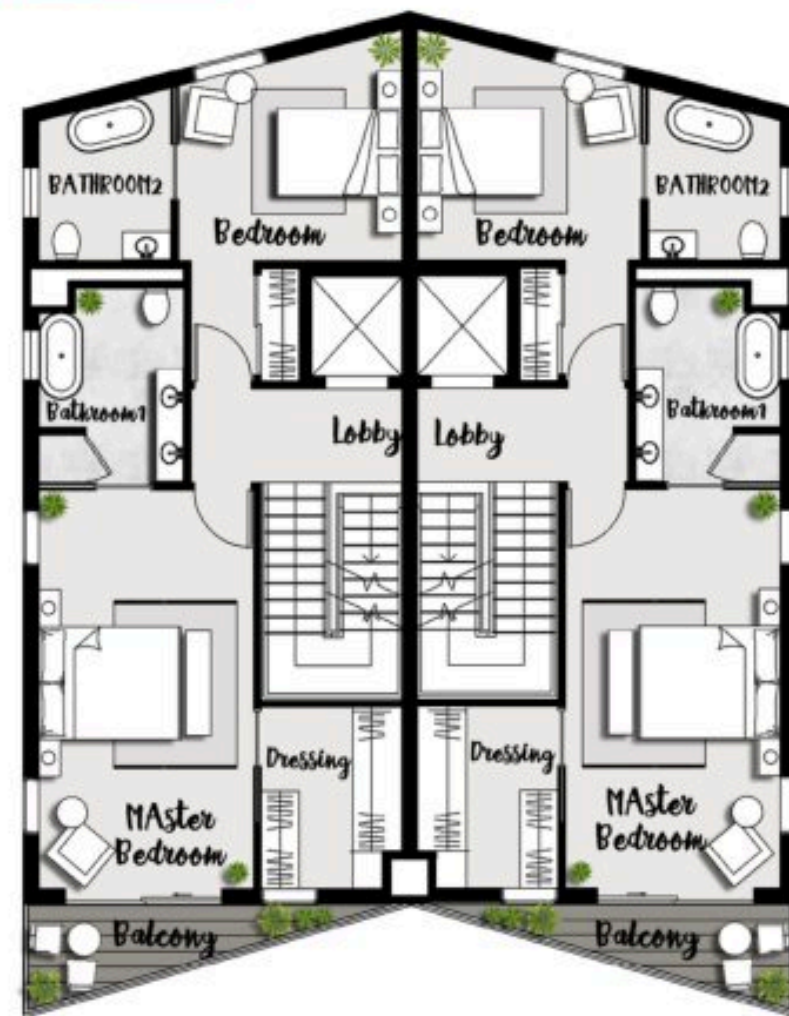
MAPLE TWINHOUSE

TOTAL Area : 392.3 m2

FIRST FLOOR TOTAL AREA 86.3 m2

INTERIOR

ROOM	DIMENSIONS
Master Bedroom	5.1 x 3.7 m
Master Bathroom	2.4 x 3 m
Bedroom 01	2.6 x 3.4 m
Bathroom 01	2.6 x 2.1 m
Lobby	1.8 x 2.4 m
Bedroom 02	3.7 x 4.6 m
Bathroom 02	2.3 x 3.2 m
Elevator	1.9 x 1.6 m
Balcony	6.2 x 1.8 m
Stairs	3.3 x 2.4 m



MAPLE TWINHOUSE

TOTAL area : 392.3 m²

SECOND FLOOR TOTAL AREA 86.3 m²

INTERIOR

ROOM	DIMENSIONS
Master Bedroom	6.6 x 3.7 m
Dressing	2.4 x 3.2 m
Bathroom1	2.6 x 3.3 m
Lobby	2.4 X 1.8 m
Bedroom	5.1 x 3.7 m
Bathroom 2	2.4 x 3 m
Stairs	2.4 X 3.3 m
Elevator	1.9 x 1.6 m
Balcony	6.2 x 1.8 m



MAPLE TWINHOUSE

TOTAL AREA : 392.3 m²
ROOF AREA: 80.7 m²

Roof Exterior area : 64 m²

Roof Interior area : 16.7 m²



Interior Themes



ALL IN ASH INTERIOR





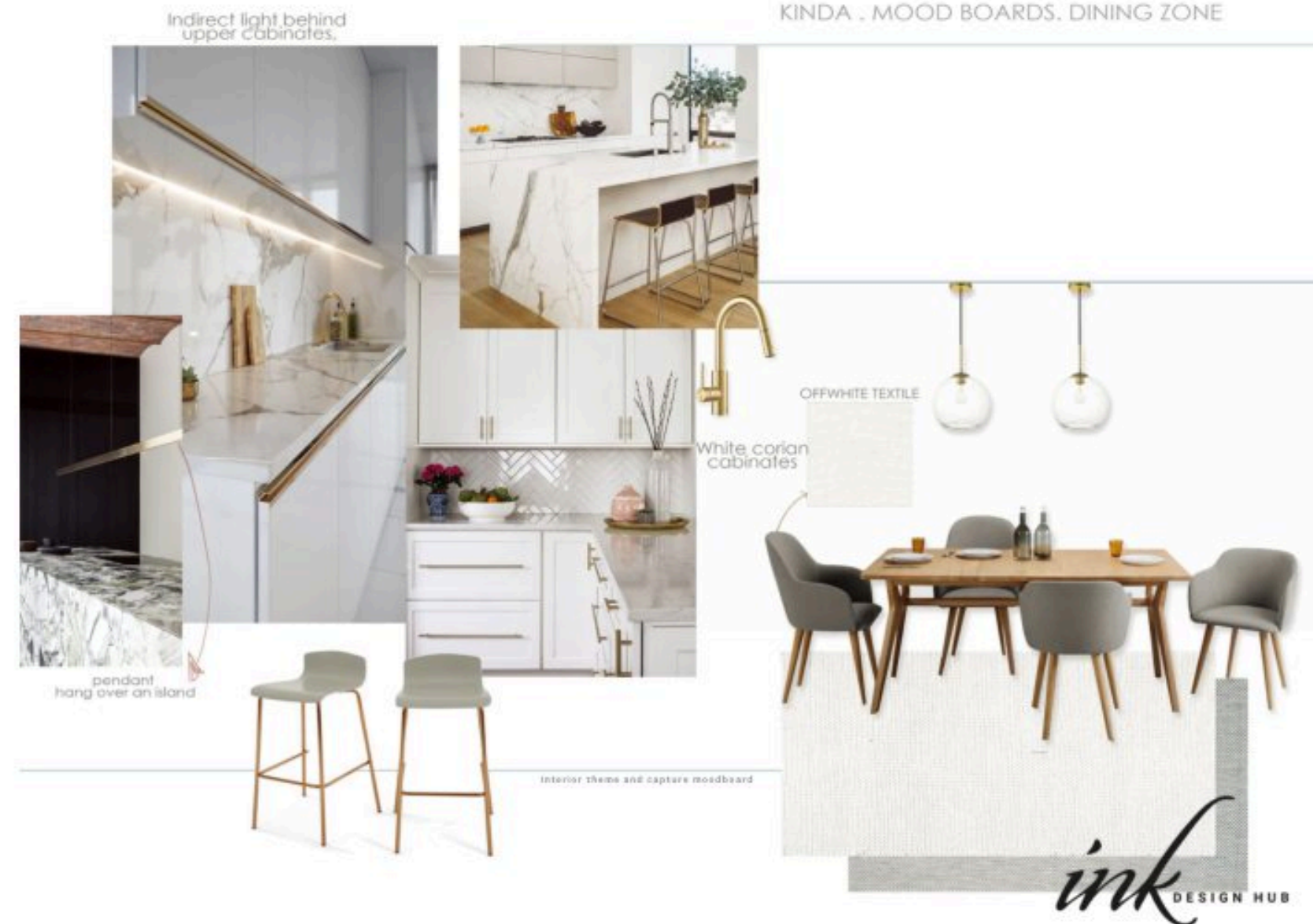


THEME 1 | ALL N ASH

THEMES & INSPIRATIONS



KINDA . MOOD BOARDS. DINING ZONE





FINISHING SPECIFICATIONS:

FOYER:

- . Floors HDF flooring | Engineered Wood Flooring
or Epoxy Concrete Flooring (White -Light Grey-Dark Grey)
with brushed gold Stainless Steel transitions
- . Skirting HDF | Engineered Wood Skirting
or Brushed Gold stainless steel skirting
- . Walls Ash colors Paintings
Stripped Wood Cladding
- . Ceiling Egg shell white painting finish

LIVING, DINING & INTERNAL CORRIDORS:

- . Floors HDF flooring | Engineered Wood Flooring
or Epoxy Concrete Flooring (White -Light Grey-Dark Grey)
with brushed gold Stainless Steel transitions
- . Skirting HDF | Engineered Wood Skirting
or Brushed Gold stainless steel skirting
- . Walls Ash colors Paintings
Stripped Wood Cladding
- . Ceiling Egg shell white painting finish

BED ROOMS & OFFICES:

- . Floors HDF flooring | Engineered Wood Flooring
- . Skirting HDF | Engineered Wood Skirting
- . Walls Ash colors Paintings
Stripped Wood Cladding
- . Ceiling Egg shell white painting finish

BATH ROOMS, MASTER BATHROOMS

POWDER ROOMS

- . Floors Concrete finish tiles | Terazzo Cement Tiles
Calcatta marble mosaic tiles
Decorative white pebbles
- . Walls Concrete finish tiles | Terazzo Cement Tiles
Calcatta marble mosaic tiles
Teak Wood cladding
- . Ceiling Egg shell white painting finish
- . Sanitaryware white sanitary fixture & gold plated or chrome mixers
- Local free stand bath tub
- Built in glass shower
- . Vanity Units (According to bathroom scheme)
- Calcatta marble counter top
- Wooden Vanity units



FINISHING SPECIFICATIONS:

KITCHENS (Fully Equipped & Furnished):

- . Floors (For open kitchens)
HDF flooring | Engineered Wood Flooring
Concrete Flooring Tiles | Terrazo cement Tiles
Calcatta marble mosaic tiles
- . Back Splash Terrazo cement Tiles | Corian Cladding
Calcatta marble mosaic tiles
Water resistant paintings colors
- . Ceiling Egg shell white painting finish
- . Equipment - Refrigerator
- Countertop Stove
- Stove Oven
- Microwave
- Washer / Dryer

DOORS:

- . Internal Doors White lacquered flush doors
Stripped Wooden clad hidden Doors

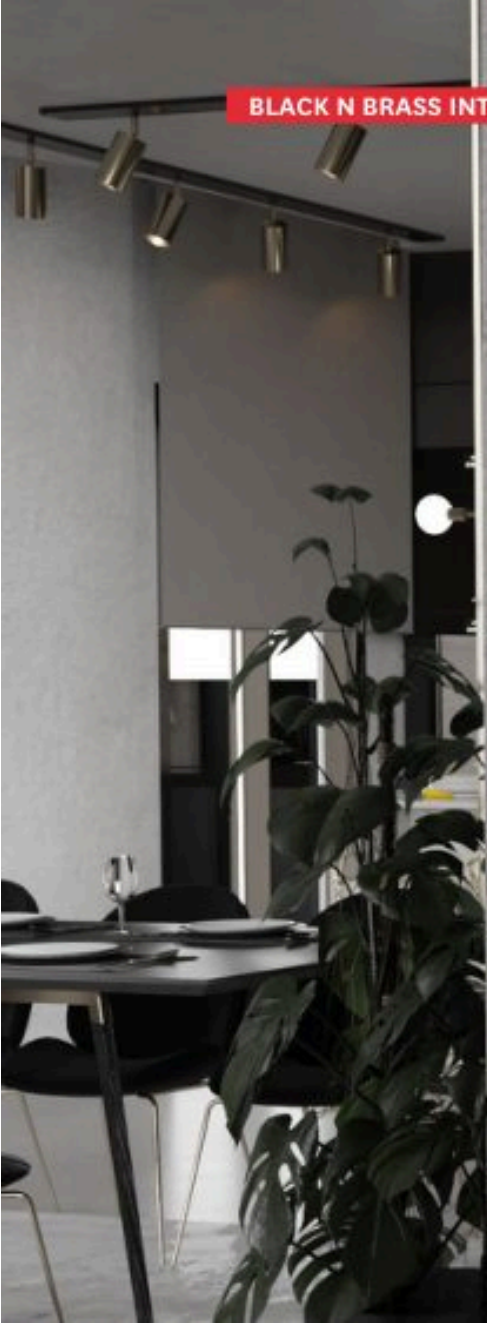
ALUMINIUM & GLAZING

- . Aluminium Works Powder coated aluminium frames
- . Glass Single Glazing

TERRACES & ROOFTERRACES:

- . Floors Teak wood flooring tiles
Artificial grass tiles
Decorative white pebbles
- . Walls Terracotta claddings

BLACK N BRASS INTERIOR







THEME 2 | BLACK N BRASS

THEMES & INSPIRATIONS



GF-MATERIAL MOOD BOARDS

STAIRS

FLOORING & SKIRTING :



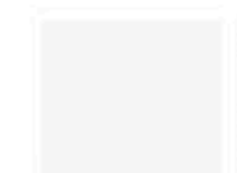
light grey | white concrete flooring



Skirting Finish Brass Color

Most black finish cabinets | brass skirting

WALLS FINISH :



plain egg shell white Paint

Ceiling Finish :



Egg shell white color with clay / cement finish effect



Stairs Wall Openings | Reference



Handrail Details



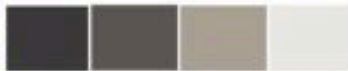
Rails Finish



Stairs Finish | Reference



Stairs Stepplongs Design | Reference



FINISHING SPECIFICATIONS:

FOYER:

- . Floors . Seamless concrete floorings (white | Dark grey tones)
. HDF | Engineered Wood Floorings
. Brushed gold Stainless Steel transitions
- . Skirting . HDF | Engineered wood skirting
. Brushed Gold stainless steel skirting
- . Walls . Stripped black wood cladding
. Grey sclae | monochromatic paintings colors
(Rough or soft Finish)
- . Ceiling . Egg shell white painting finish

LIVING, DINING & INTERNAL CORRIDORS:

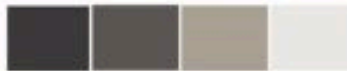
- . Floors . Seamless concrete floorings (white | Dark grey tones)
. HDF | Engineered Wood Floorings
. Brushed gold Stainless Steel transitions
- . Skirting . HDF | Engineered wood skirting
. Brushed Gold stainless steel skirting
- . Walls . Stripped black wood cladding
. Grey sclae | monochromatic paintings colors
(Rough or soft Finish)
- . Ceiling . Egg shell white painting finish

BED ROOMS & OFFICES:

- . Floors . Seamless concrete floorings (white | Dark grey tones)
. HDF | Engineered Wood Floorings
. Brushed gold Stainless Steel transitions
- . Skirting . HDF | Engineered wood skirting
. Brushed Gold stainless steel skirting
- . Walls . Stripped black wood cladding
. Grey sclae | monochromatic paintings colors
(Rough or soft Finish)
- . Ceiling . Egg shell white painting finish

BATH ROOMS, MASTER BATHROOMS
POWDER ROOMS

- . Floors . Concrete finish tiles | Terazzo Cement Tiles
. Imported black porcelain tiles
. Decorative white | black pebbles
- . Walls . Concrete finish tiles | Terazzo Cement Tiles
. Calcutta | Black mosaic tiles
. Black Teak Wood cladding
- . Ceiling . Egg shell white painting finish
- . Sanitaryware . White or Black sanitary fixture & gold plated mixers
. Local free stand bath tub
. Built in glass shower
- . Vanity Units (According to bathroom scheme)
. Calcutta marble counter top
. Black wooden vanity units



FINISHING SPECIFICATIONS:

KITCHENS (Fully Equiped & Furnished):

- . Floors . (For open kitchens)
HDF flooring | Engineered Wood Flooring
. Concrete Flooring Tiles | Terrazo cement Tiles
. Calcutta marble mosaic tiles
. Imported black porcelain tiles
- . Back Splash . Terrazo cement Tiles | Corian Cladding
. Calcutta marble mosaic tiles
. Moisture resistant paintings colors (Theme color scheme)
- . Ceiling . Egg shell white painting finish
- . Equipment - Refrigerator
- Countertop Stove
- Stove Oven
- Microwave
- Washer / Dryer

DOORS:

- . Internal Doors . Black wood stripped doors
. Black Stripped Wooden cladded hidden Doors

ALUMINIUM & GLAZING

- . Aluminium Works . Powder coated aluminium frames
- . Glass . Single Glazing

TERRACES & ROOFTERRACES:

- . Floors . Black Teak wood flooring tiles
. Artificial grass tiles
. Decorative white | black pebbles
- . Walls . Terracotta claddings

ROYAL N BOLD INTERIOR







THEME 3 | ROYAL N BOLD

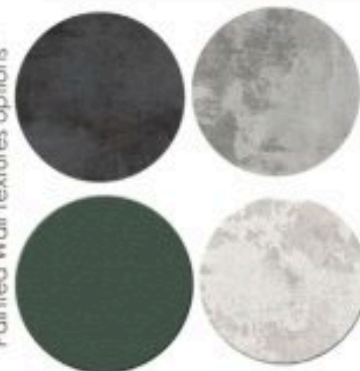
THEMES & INSPIRATIONS

PROPOSED MATERIALS:

WALLS FINISHES OPTIONS :



"Painted Wall Textures options"



CEILING FINISHES OPTIONS :

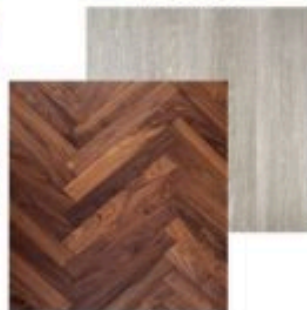


"Egg shell whitepainting Finish on gypsum board ceiling"

FLOORING FINISHES OPTIONS :

WOOD:

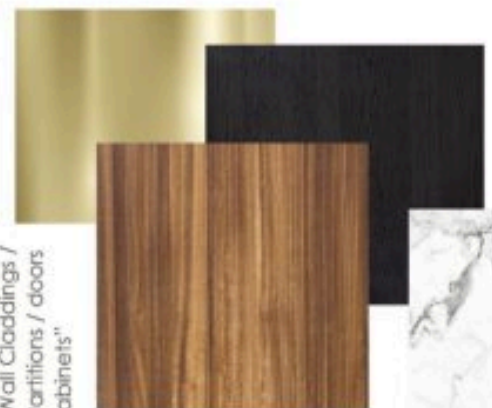
CONCRETE:



TILES:



"Wall Claddings / Partitions / doors cabinets"



"Kitchen / Toilet White Corian Wall Cladding"

"Terrazo Cement / concrete back splash tiles"

"Kitchen / Toilets calcatte marble wall cladding herringbone style"

KINDA . MOOD BOARD. KITCHEN & DINING AREA



WALL FINISHES





FINISHING SPECIFICATIONS:

FOYER:

- . Floors . Seamless concrete floorings (white | Dark grey tones)
- . HDF | Engineered Wood Floorings
- . Calcuttae marble flooring
- . Brushed gold Stainless Steel transitions
- . Skirting . HDF | Engineered wood skirting
- . Brushed Gold stainless steel skirting
- . Walls . Oak | black wood cladding
- . Wall paintings colors (Following theme color scheme) (Rough or soft Finish)
- . Ceiling . Egg shell white painting finish

LIVING, DINING & INTERNAL CORRIDORS:

- . Floors . Seamless concrete floorings (white | Dark grey tones)
- . HDF | Engineered Wood Floorings
- . Calcuttae marble flooring
- . Brushed gold Stainless Steel transitions
- . Skirting . HDF | Engineered wood skirting
- . Brushed Gold stainless steel skirting
- . Walls . Oak | black wood cladding
- . Wall paintings colors (Following theme color scheme) (Rough or soft Finish)
- . Ceiling . Egg shell white painting finish

ROOMS & OFFICES:

- . Seamless concrete floorings (white | Dark grey tones)
- . HDF | Engineered Wood Floorings
- . Calcuttae marble flooring
- . Brushed gold Stainless Steel transitions
- . Skirting . HDF | Engineered wood skirting
- . Brushed Gold stainless steel skirting
- . Walls . Oak | black wood cladding
- . Wall paintings colors (Following theme color scheme) (Rough or soft Finish)
- . Ceiling . Egg shell white painting finish

BATH ROOMS, MASTER BATHROOMS

POWDER ROOMS

- . Floors . Concrete finish tiles | Terazzo Cement Tiles
- . Calcutta marble tiles
- . Decorative white | black pebbles
- . Walls . Concrete finish tiles | Terazzo Cement Tiles
- . Calcutta mosaic tiles
- . Teak Wood cladding
- . Ceiling . Egg shell white painting finish
- . Sanitaryware . White sanitary fixture & gold plated mixers
- . Local free stand bath tub
- . Built in glass shower
- . Vanity Units (According to bathroom scheme)
- . Calcutta marble counter top
- . Wooden vanity units



FINISHING SPECIFICATIONS:

KITCHENS (Fully Equipped & Furnished):

- . Floors . (For open kitchens)
- . HDF flooring | Engineered Wood Flooring
- . Concrete Flooring Tiles | Terrazo cement Tiles
- . Calcutta marble mosaic tiles
- . Back Splash . Terrazo cement Tiles | Corian Cladding
- . Calcutta marble mosaic tiles
- . Moisture resistant paintings colors (Theme color scheme)
- . Ceiling . Egg shell white painting finish
- . Equipment . Refrigerator
- . Countertop Stove
- . Stove Oven
- . Microwave
- . Washer / Dryer

DOORS:

- . Internal Doors . Oak wood doors with brass stripes & gold plated accessories.

ALUMINIUM & GLAZING

- . Aluminium Works . Powder coated aluminium frames
- . Glass . Single Glazing

TERRACES & ROOF TERRACES:

- . Floors . Teak wood flooring tiles
- . Artificial grass tiles
- . Decorative white | black pebbles
- . Walls . Terracotta claddings

Master Planners
& Architects

SvN

Infrastructure
Consultant

ARUP

Interior
Design

ink
DESIGN HUB

Landscape
Designer


trinity design

MEP
Consultant

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