

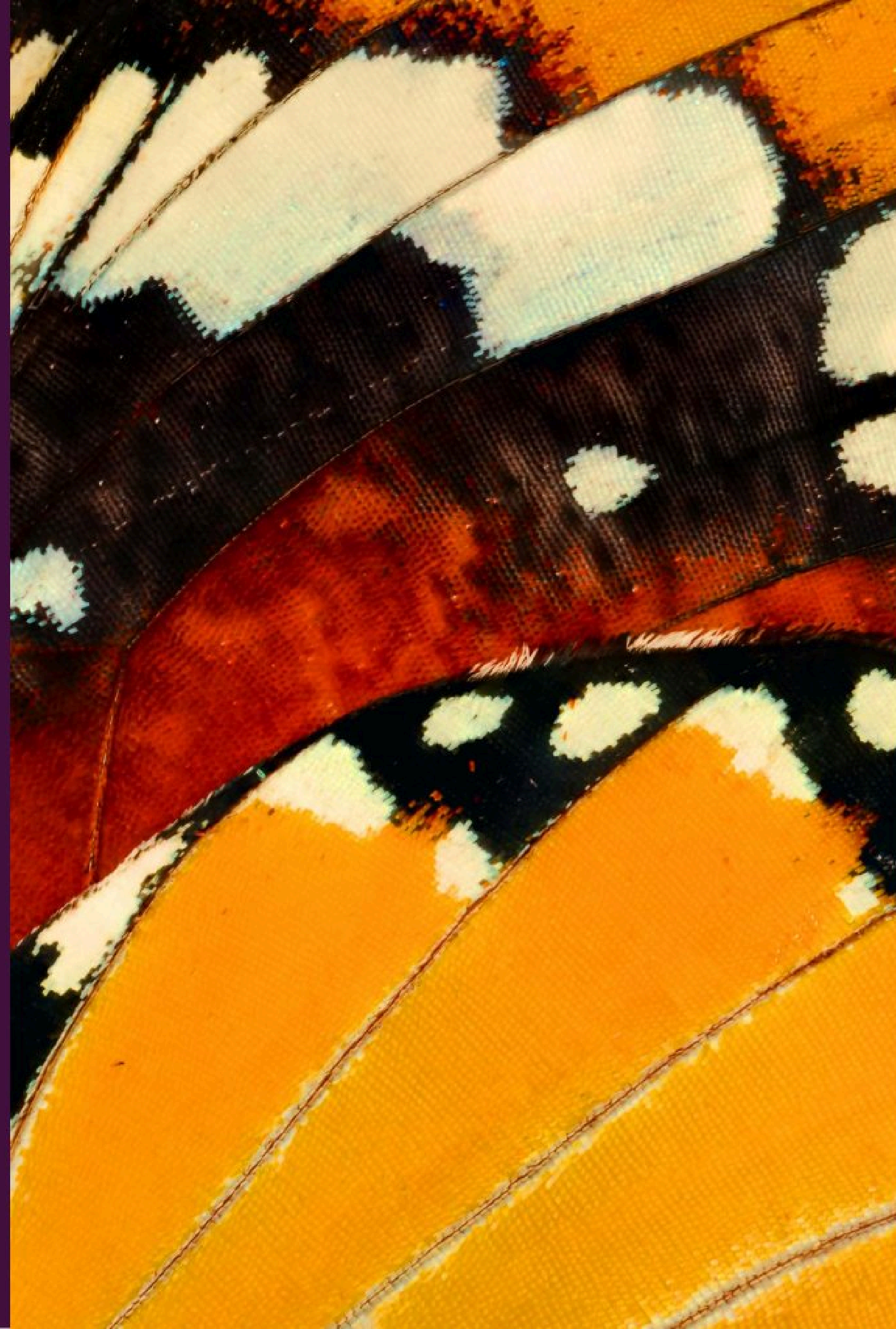
B

# THE BUTTERFLY

B

## About

*The Butterfly offers a distinctive blend of captivating natural landscapes and modern living in the vibrant heart of Mostakbal City. This project provides residents with waterfront views and vast green spaces, redefining serene living in a prime central location. It features a diverse range of homes, including Standalone Villas, S-Villas, and Townhouses, with areas ranging from 175 m<sup>2</sup> to 259 m<sup>2</sup>.*



B

# MASTERPLAN





# STANDALONE VILLA "A"

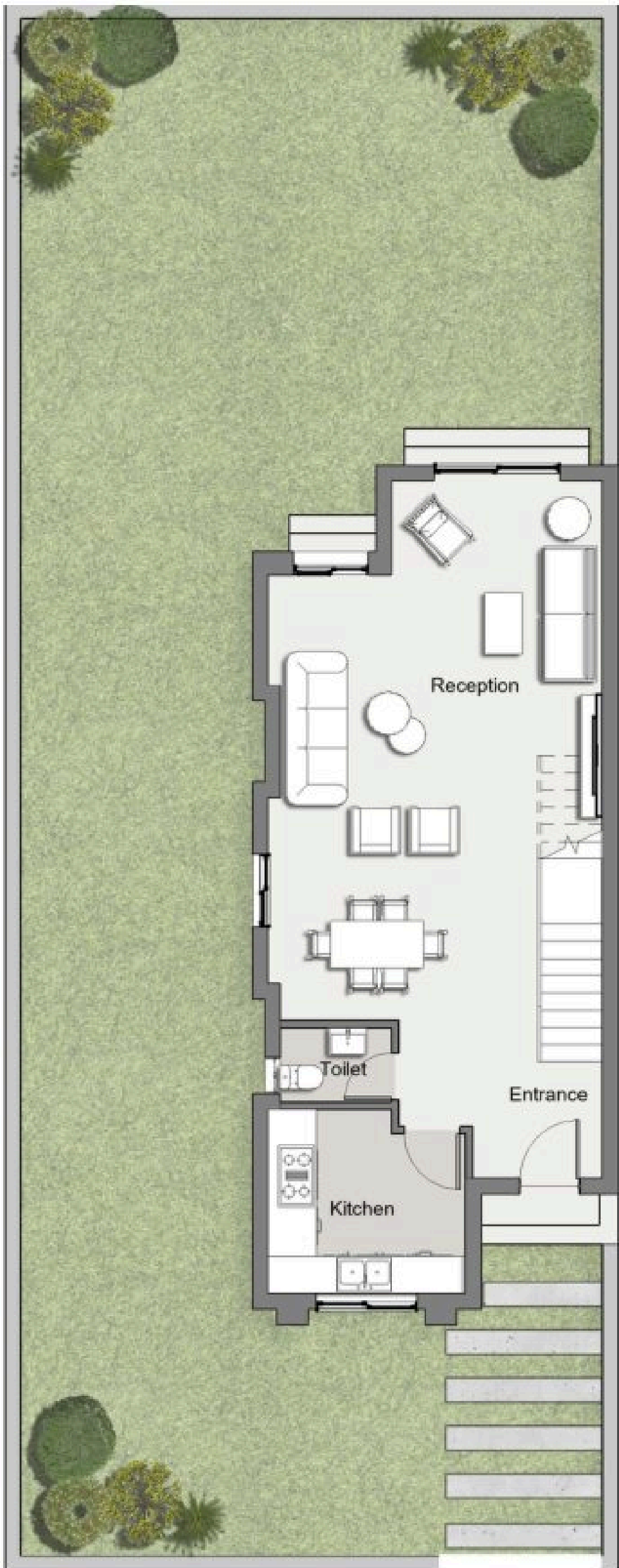






STANDALONE  
VILLA "A"

Ground Floor - Total unit area 175m



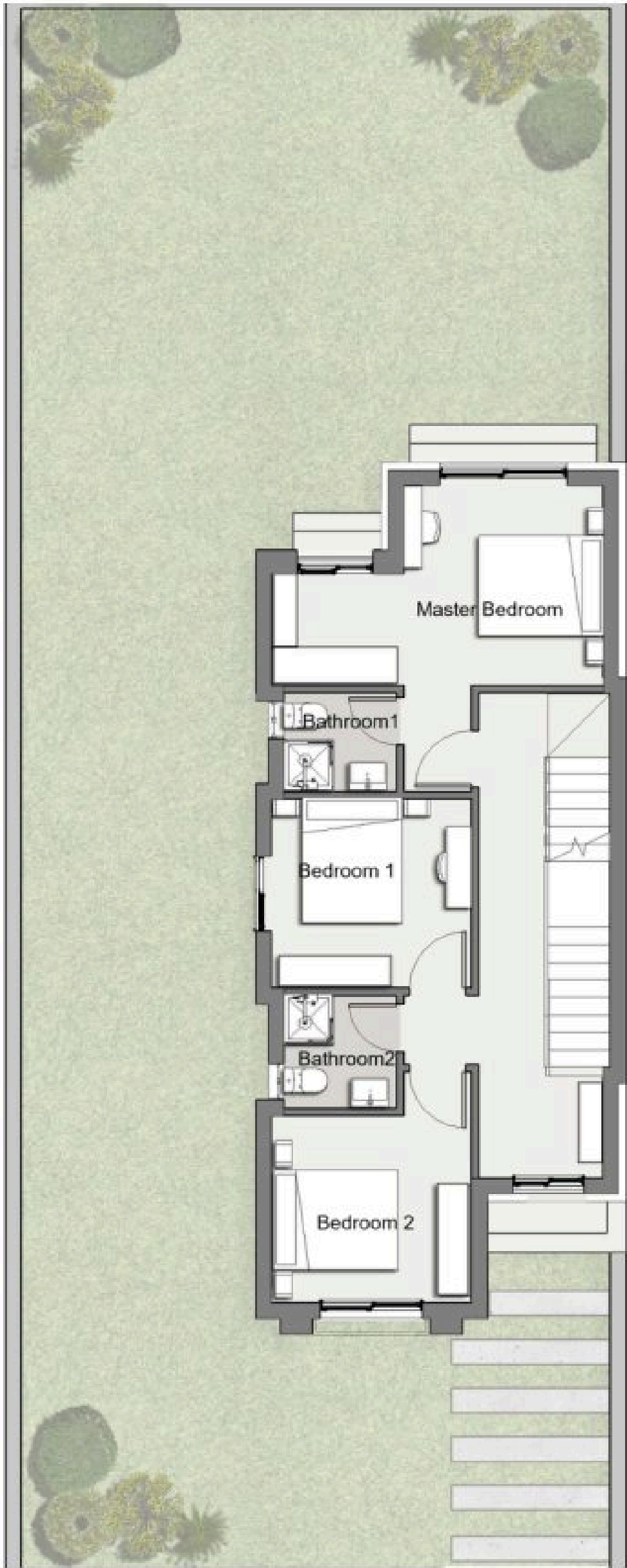
| Room           | Length | Width |
|----------------|--------|-------|
| Reception      | 8.80   | 5.40  |
| Kitchen        | 3.20   | 3.00  |
| Toilet         | 1.80   | 1.20  |
| Entrance Lobby | 2.10   | 1.90  |

|           |       |
|-----------|-------|
| BUA       | 175   |
| Open Roof | 39.50 |



STANDALONE  
VILLA "A"

First Floor - Total unit area 175m



| Room           | Length | Width |
|----------------|--------|-------|
| Master Bedroom | 5.30   | 3.20  |
| Bedroom 01     | 3.20   | 3.00  |
| Bedroom 02     | 3.20   | 3.00  |
| Bathroom 01    | 1.80   | 1.60  |
| Bathroom 02    | 1.80   | 1.80  |

|           |       |
|-----------|-------|
| BUA       | 175   |
| Open Roof | 39.50 |



STANDALONE  
VILLA "A"

Second Floor - Total unit area 175m



| Room        | Length | Width |
|-------------|--------|-------|
| Living room | 3.50   | 2.70  |

|           |       |
|-----------|-------|
| BUA       | 175   |
| Open Roof | 39.50 |



# STANDALONE VILLA "B"

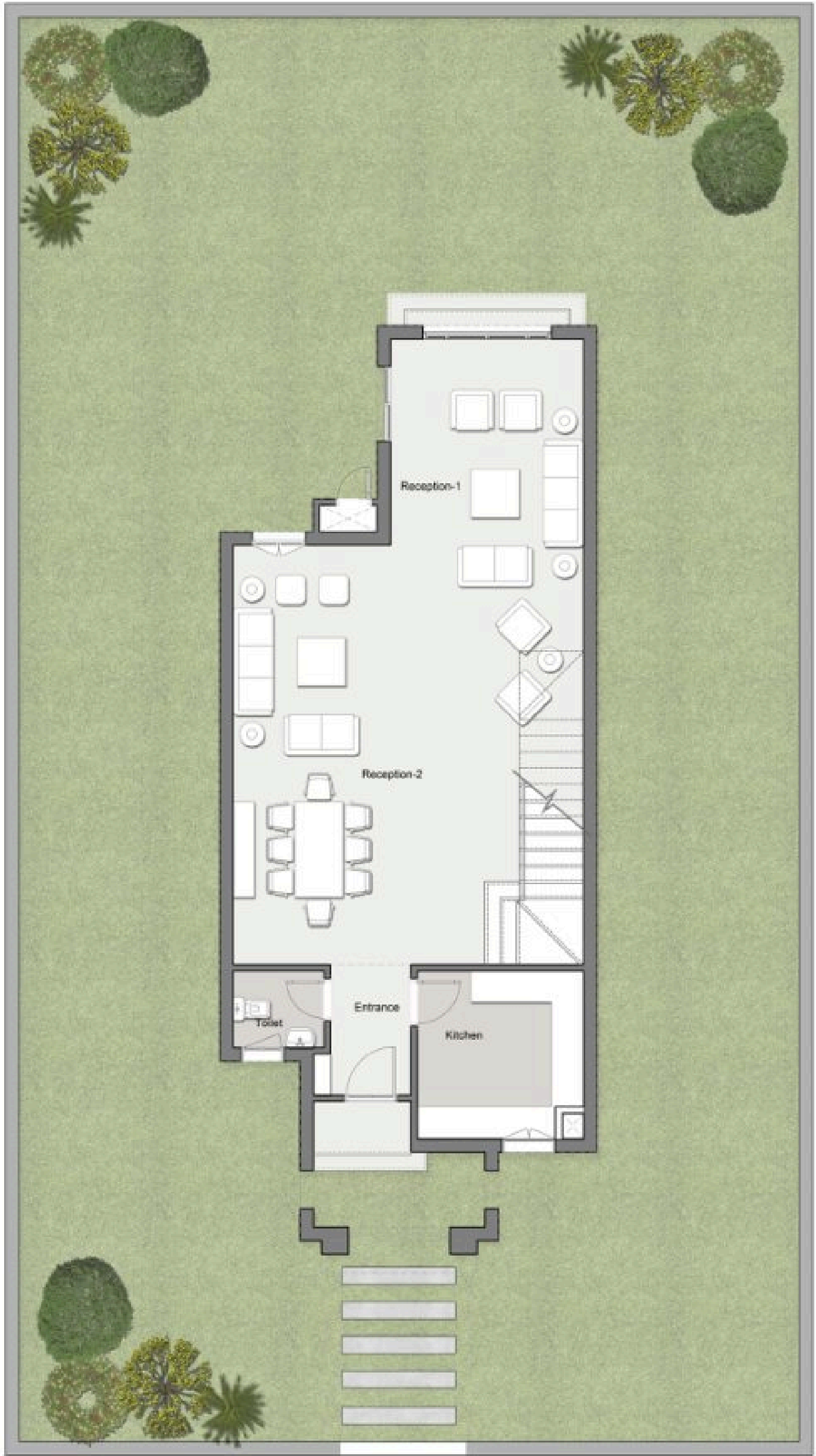






STANDALONE  
VILLA "B"

Ground Floor - Total unit area 240m



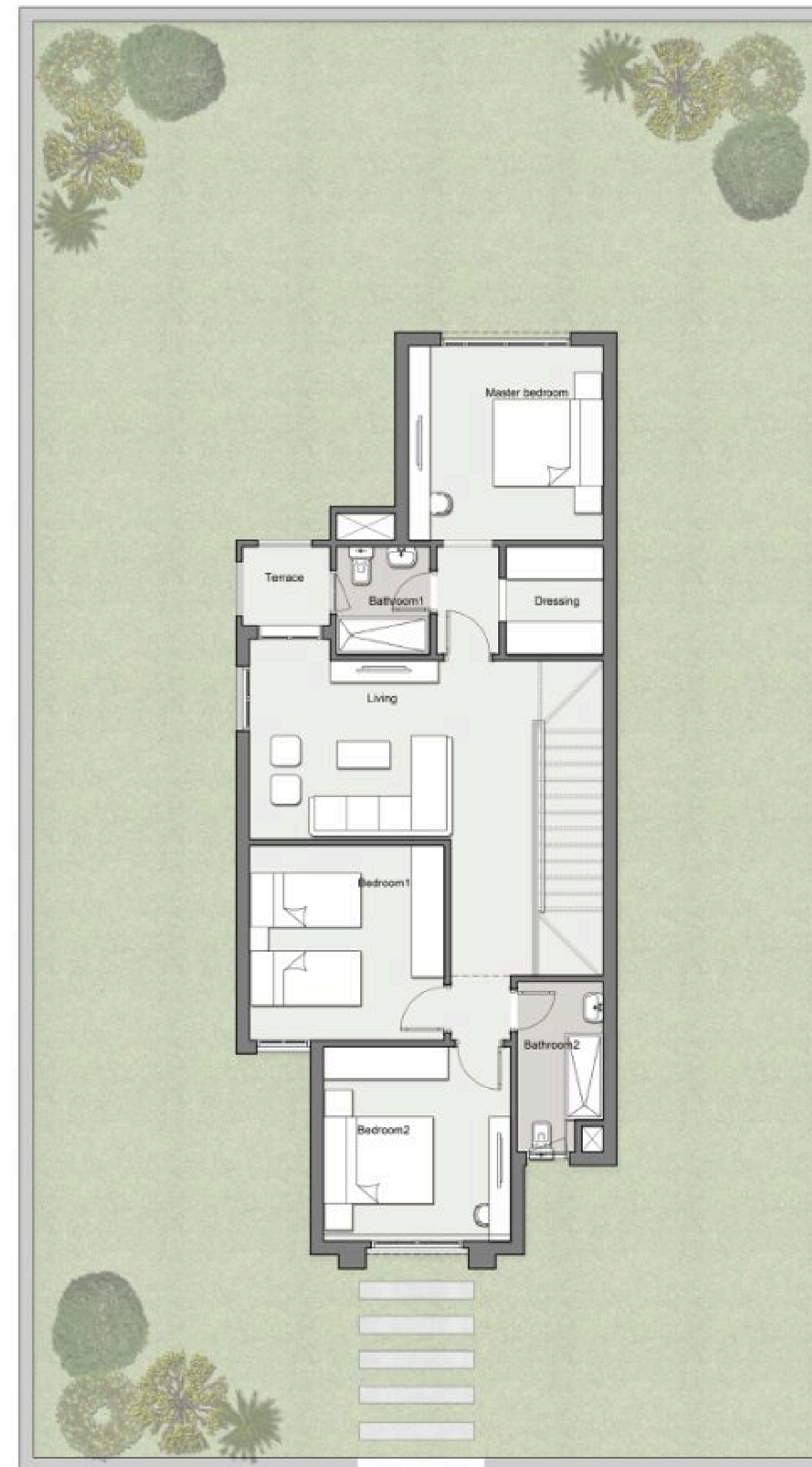
|             |             |
|-------------|-------------|
| Reception   | 3.85 x 3.60 |
| Reception-2 | 7.80 x 6.55 |
| Toilet      | 1.70 x 1.45 |
| Kitchen     | 3.15 x 3.10 |
| Entrance    | 2.45 x 1.50 |

|           |       |
|-----------|-------|
| BUA       | 240   |
| Open Roof | 39.50 |

B

# STANDALONE VILLA "B"

First Floor - Total unit area 240m

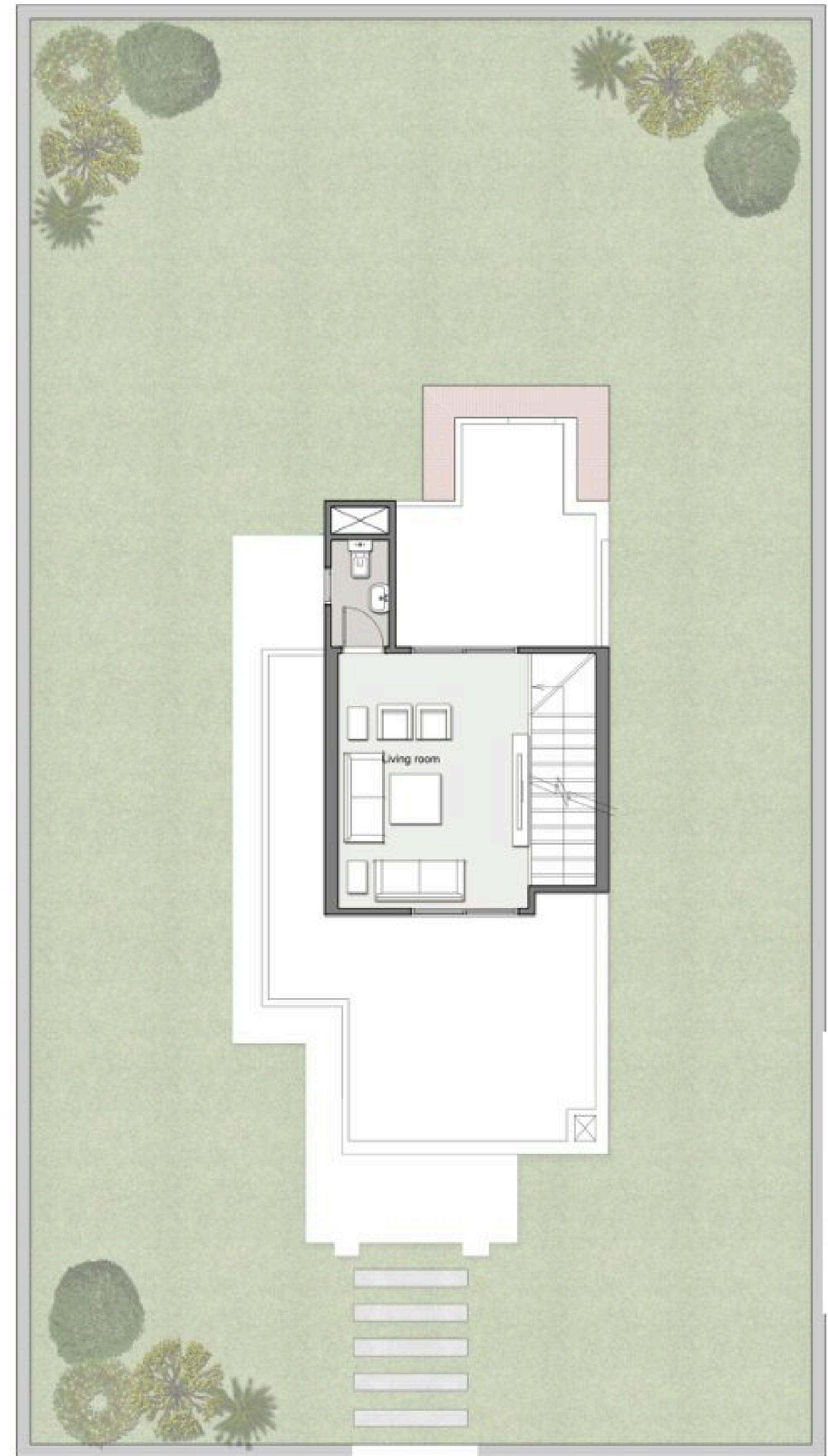


|                |             |
|----------------|-------------|
| Master Bedroom | 3.60 x 3.60 |
| Dressing       | 2.00 x 1.80 |
| Bathroom -1    | 2.00 x 1.75 |
| Living Room    | 3.70 x 3.70 |
| Terrace        | 1.60 x 1.45 |
| Bedroom -1     | 3.60 x 3.60 |
| Bedroom -2     | 3.60 x 3.45 |
| Bathroom -2    | 3.15 x 1.60 |
| BUA            | 240         |
| Open Roof      | 39.50       |



STANDALONE  
VILLA "B"

Second Floor - Total unit area 240m



|             |             |
|-------------|-------------|
| Living Room | 4.80 x 4.75 |
| Toilet      | 2.00 x 1.10 |

|           |       |
|-----------|-------|
| BUA       | 240   |
| Open Roof | 39.50 |



S-VILLA "A"





# S-VILLA "A" Corner

Ground Floor - Total unit area 212m



| GROUND FLOOR  |        | BUA   | 212 |
|---------------|--------|-------|-----|
| ROOM          | LENGTH | WIDTH |     |
| KITCHEN       | 4.90   | 3.70  |     |
| RECEPTION     | 9.45   | 4.40  |     |
| TOILET        | 1.05   | 2.25  |     |
| MAIDROOM      | 1.35   | 3.25  |     |
| BATHROOM      | 1.60   | 2.25  |     |
| GUEST BEDROOM | 3.85   | 3.75  |     |



# S-VILLA "A" Corner

First Floor

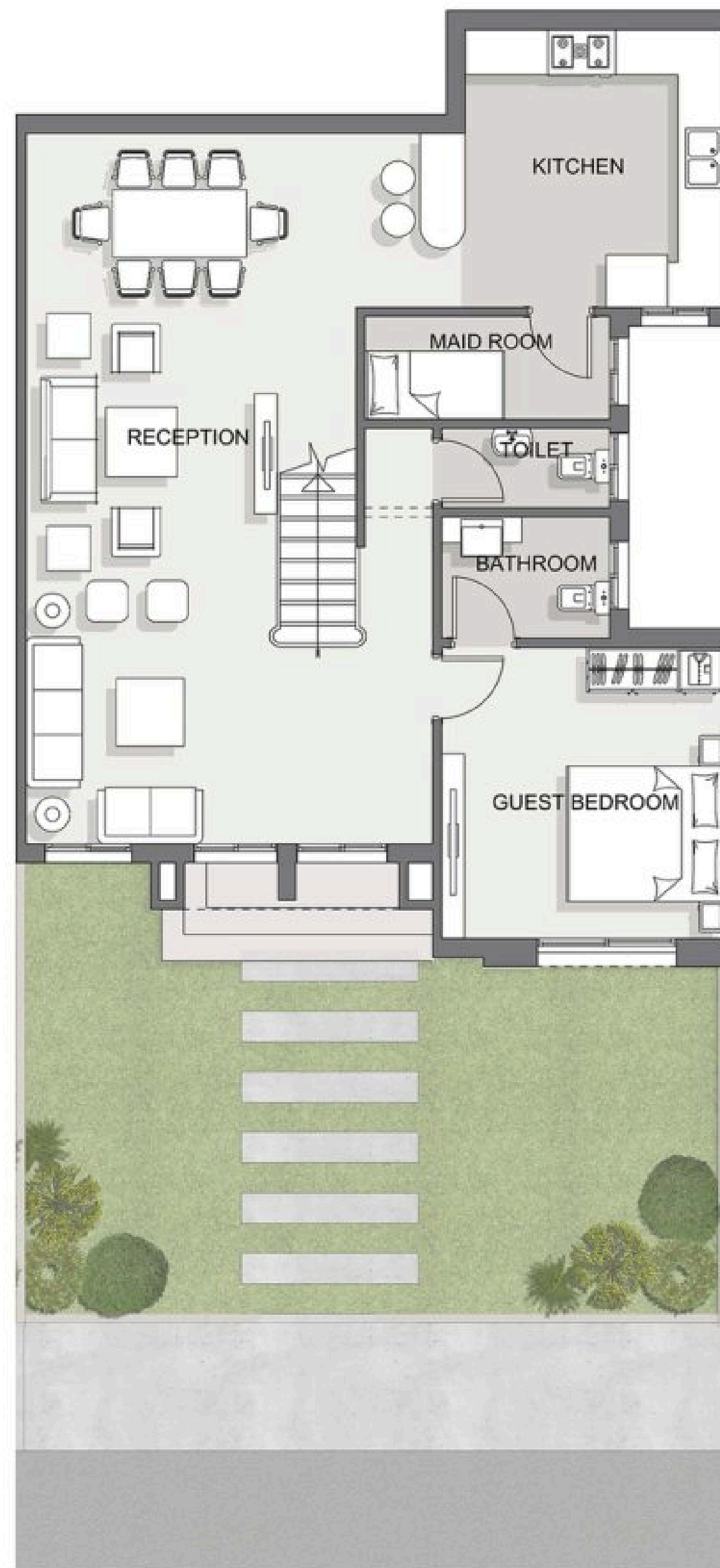


| ROOM            | LENGTH | WIDTH |
|-----------------|--------|-------|
| MASTER BEDROOM  | 5.50   | 3.15  |
| MASTER BATHROOM | 2.45   | 3.70  |
| DRESSING        | 5.45   | 1.90  |
| BEDROOM 02      | 3.50   | 3.50  |
| BEDROOM 01      | 3.65   | 3.85  |
| LIVING ROOM     | 2.95   | 3.30  |



# S-VILLA "A" Middle

Ground Floor - Total unit area 212m

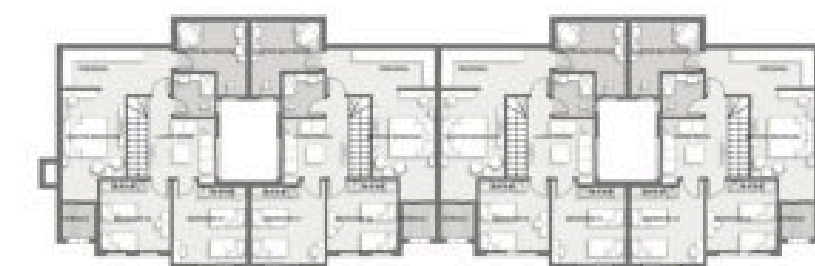
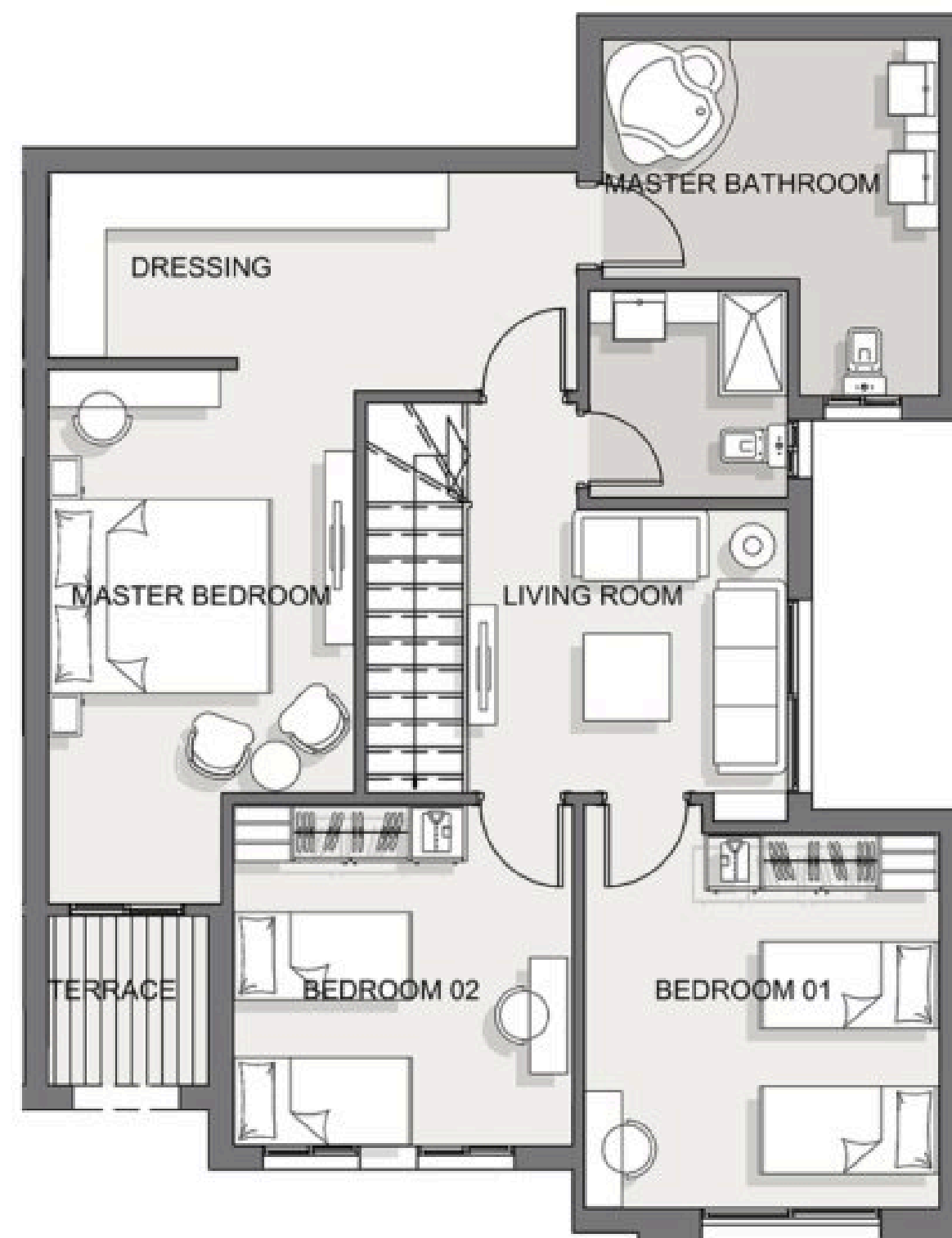


| GROUND FLOOR  | BUA    | 212   |
|---------------|--------|-------|
| ROOM          | LENGTH | WIDTH |
| KITCHEN       | 4.90   | 3.70  |
| RECEPTION     | 9.45   | 4.40  |
| TOILET        | 1.05   | 2.25  |
| MAIDROOM      | 1.35   | 3.25  |
| BATHROOM      | 1.60   | 2.25  |
| GUEST BEDROOM | 3.85   | 3.75  |



# S-VILLA "A" Middle

First Floor



| ROOM            | LENGTH | WIDTH |
|-----------------|--------|-------|
| MASTER BEDROOM  | 5.50   | 3.15  |
| MASTER BATHROOM | 2.45   | 3.70  |
| DRESSING        | 5.45   | 1.90  |
| BEDROOM 02      | 3.50   | 3.50  |
| BEDROOM 01      | 3.65   | 3.85  |
| LIVING ROOM     | 2.95   | 3.30  |



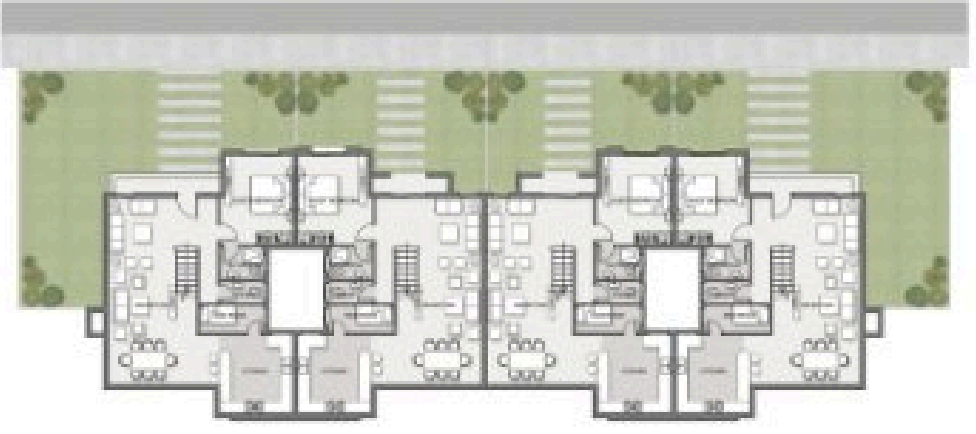
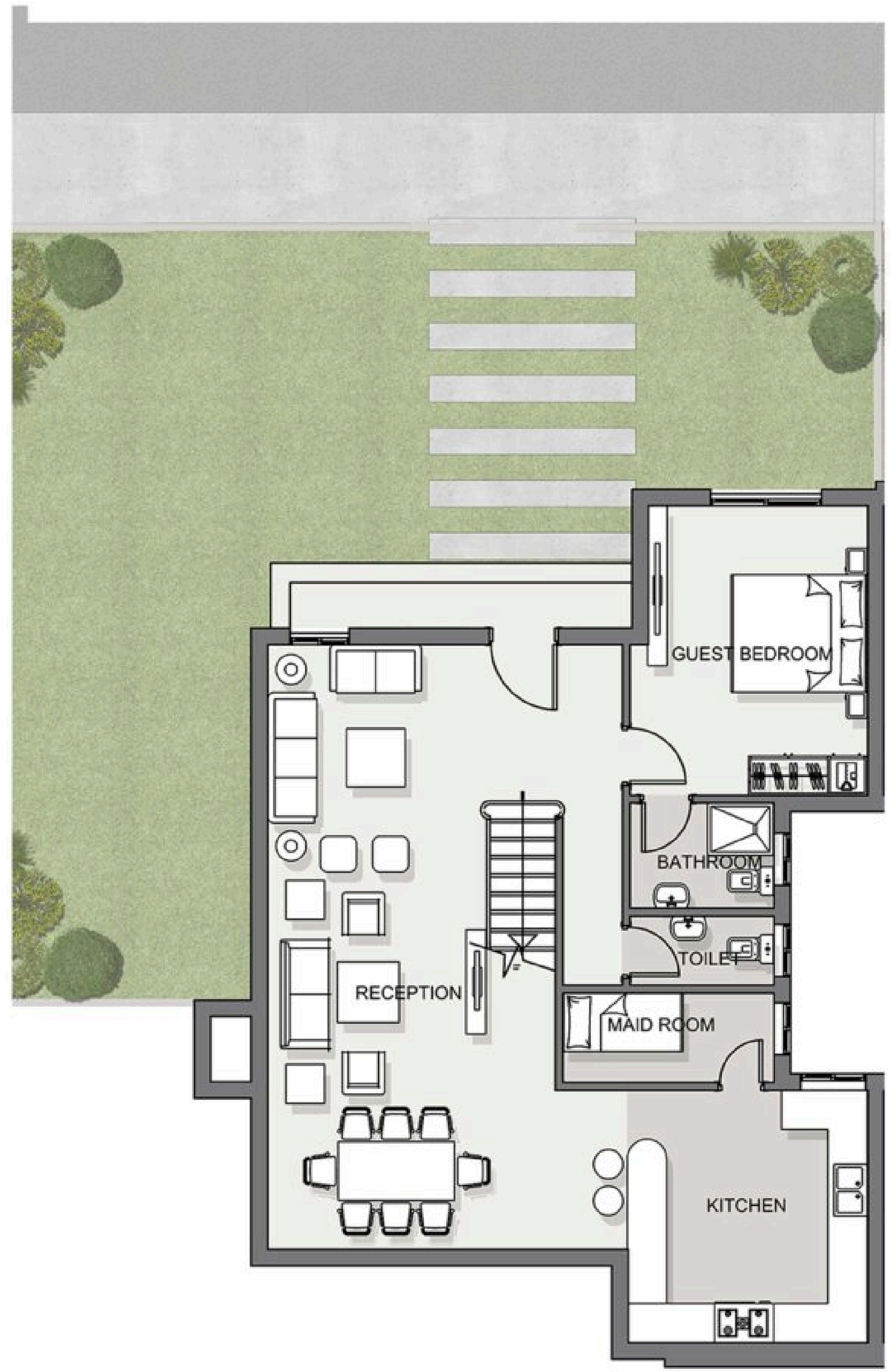
S-VILLA "B"



B

S-VILLA "B" Corner

Ground Floor - Total unit area 239m

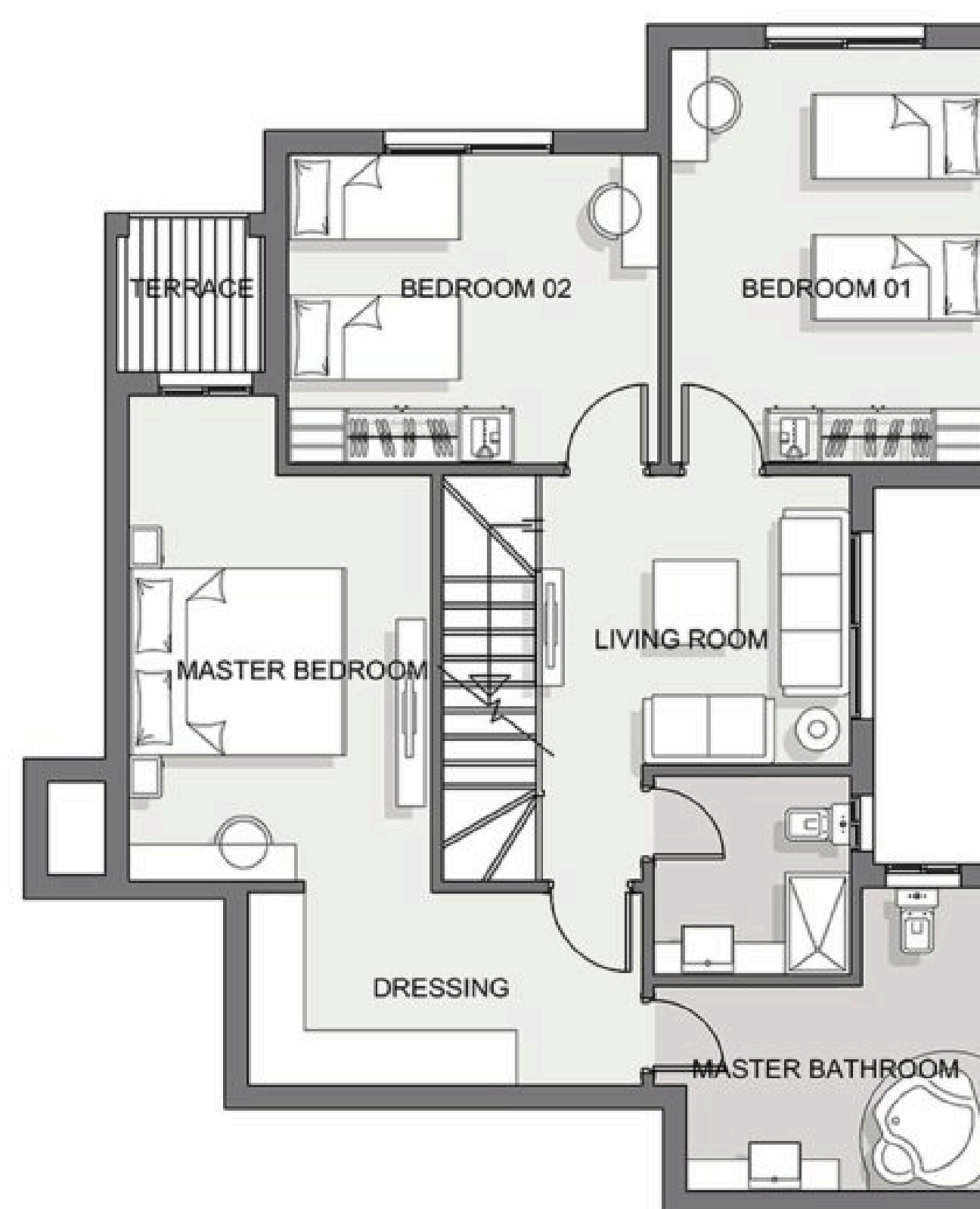


| 2ND           |        | BUA: 239 |  |
|---------------|--------|----------|--|
| ROOM          | LENGTH | WIDTH    |  |
| KITCHEN       | 4.80   | 3.85     |  |
| RECEPTION     | 9.25   | 4.40     |  |
| TOILET        | 1.05   | 2.20     |  |
| MAIDROOM      | 1.35   | 3.25     |  |
| BATHROOM      | 1.60   | 2.20     |  |
| GUEST BEDROOM | 4.45   | 3.35     |  |

B

# S-VILLA "B" Corner

First Floor

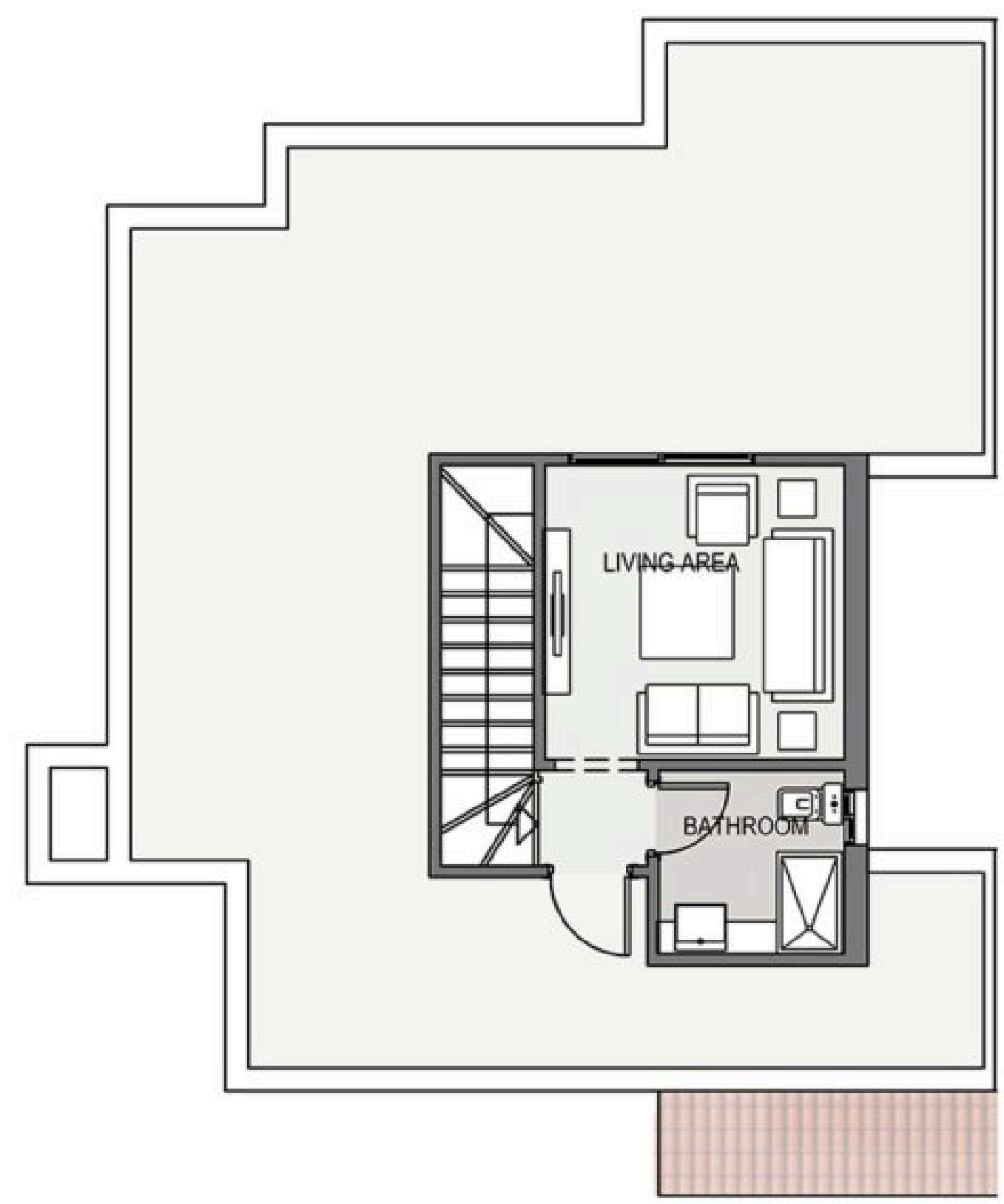


| ROOM            | LENGTH | WIDTH |
|-----------------|--------|-------|
| MASTER BEDROOM  | 5.20   | 3.30  |
| MASTER BATHROOM | 3.60   | 3.25  |
| DRESSING        | 4.20   | 2.05  |
| BEDROOM 02      | 3.30   | 3.95  |
| BEDROOM 01      | 3.40   | 3.85  |
| LIVING ROOM     | 3.10   | 3.30  |

B

# S-VILLA "B" Corner

Roof

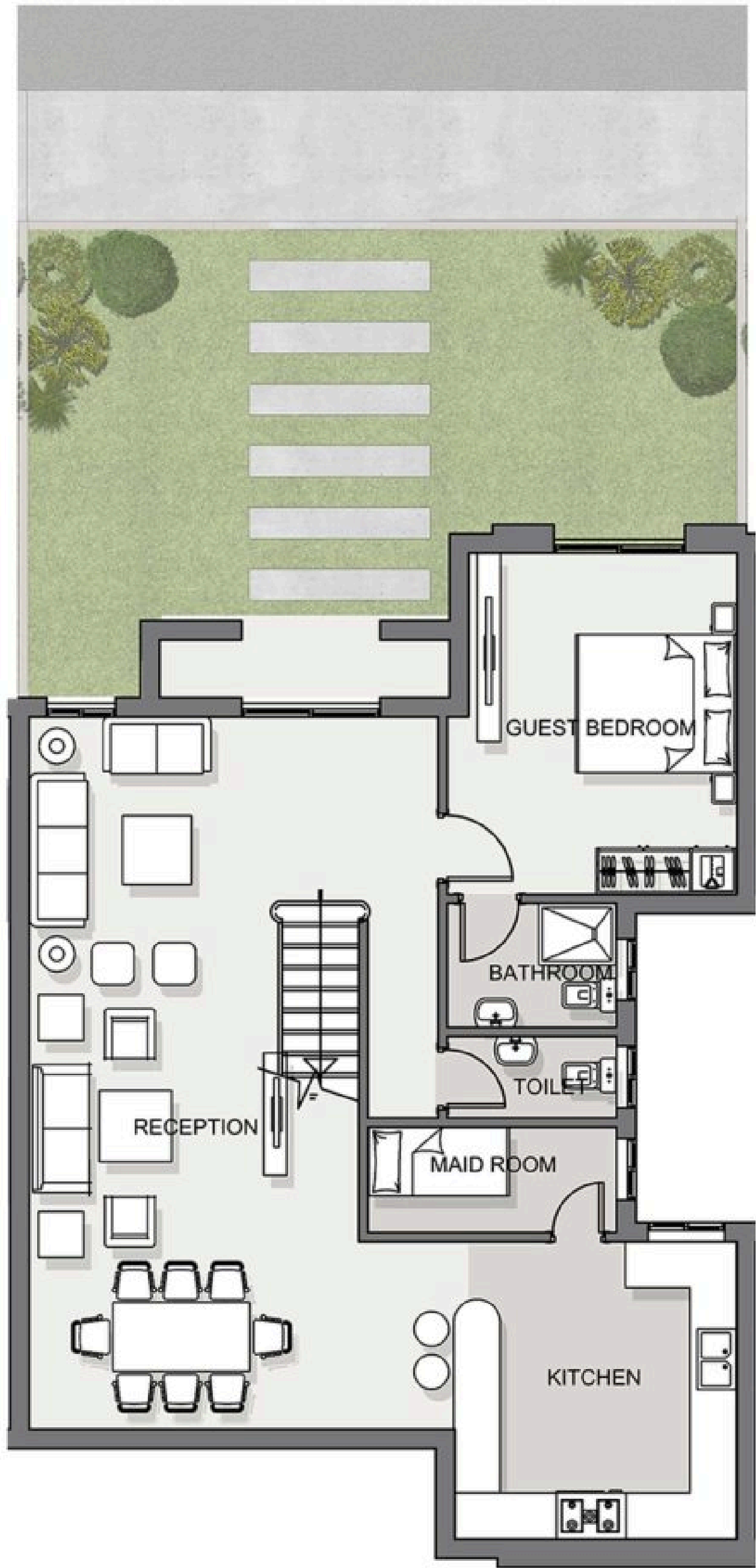


| ROOM            | LENGTH | WIDTH |
|-----------------|--------|-------|
| LIVING AREA     | 3.25   | 3.20  |
| MASTER BATHROOM | 2.00   | 2.00  |

B

S-VILLA "B" Middle

Ground Floor - Total unit area 239m

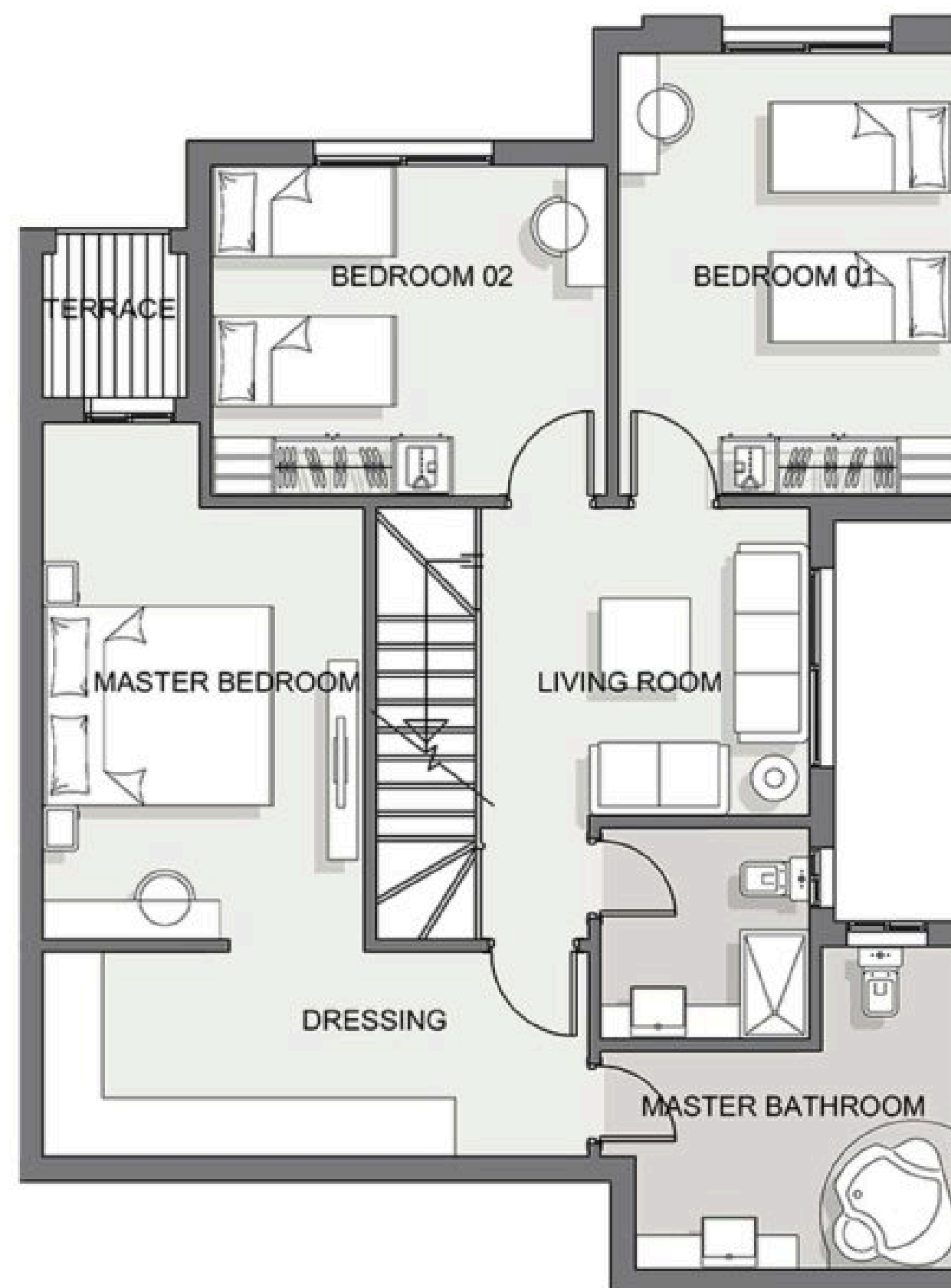


| 2ND           |        | BUA: 239 |  |
|---------------|--------|----------|--|
| ROOM          | LENGTH | WIDTH    |  |
| KITCHEN       | 4.80   | 3.85     |  |
| RECEPTION     | 9.25   | 4.40     |  |
| TOILET        | 1.05   | 2.20     |  |
| MAIDROOM      | 1.35   | 3.25     |  |
| BATHROOM      | 1.60   | 2.20     |  |
| GUEST BEDROOM | 4.45   | 3.35     |  |

B

# S-VILLA "B" Middle

First Floor

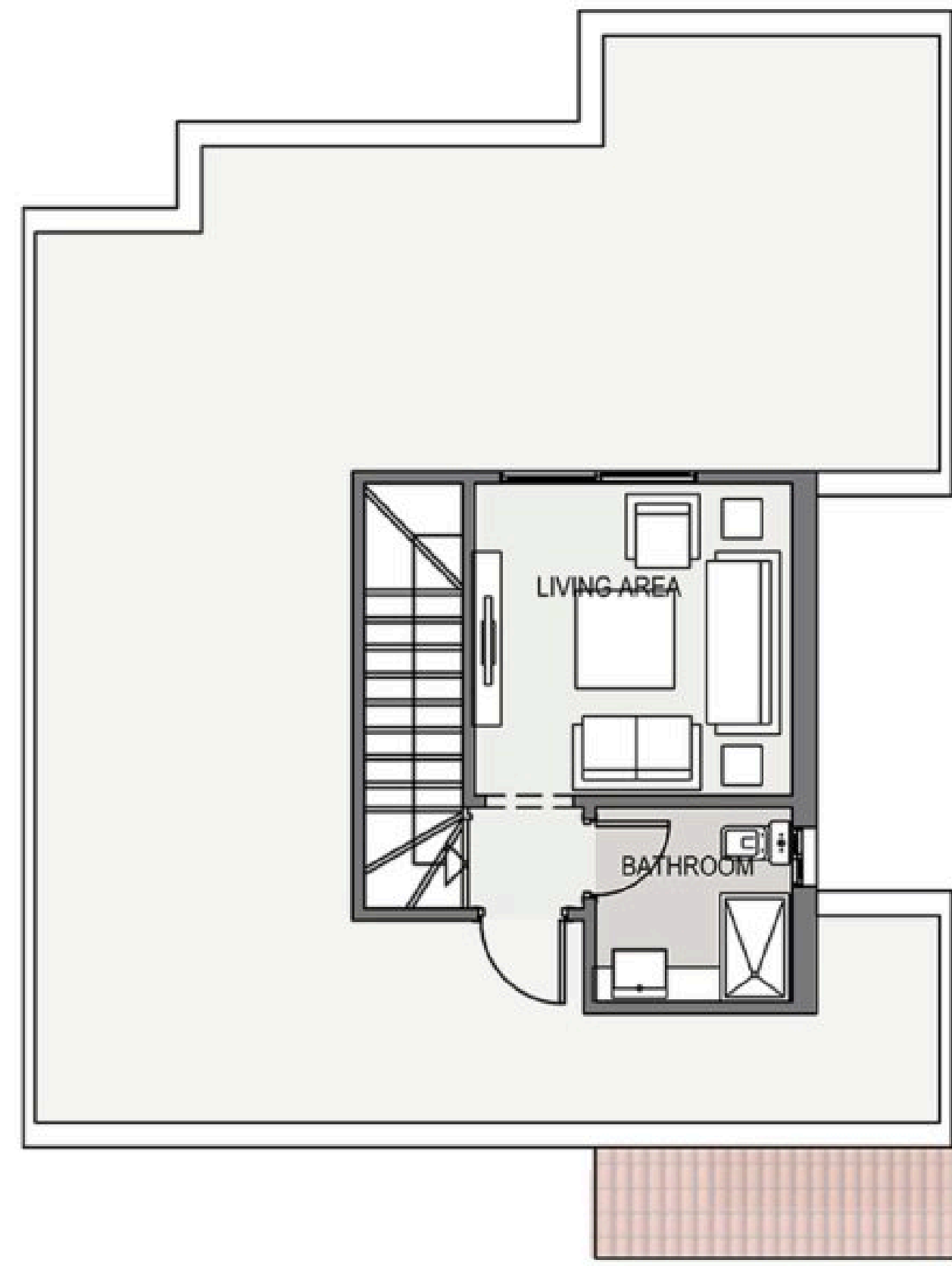


| ROOM            | LENGTH | WIDTH |
|-----------------|--------|-------|
| MASTER BEDROOM  | 5.20   | 3.30  |
| MASTER BATHROOM | 3.60   | 3.25  |
| DRESSING        | 4.20   | 2.05  |
| BEDROOM 02      | 3.30   | 3.95  |
| BEDROOM 01      | 3.40   | 3.85  |
| LIVING ROOM     | 3.10   | 3.30  |



S-VILLA "B" Middle

Roof



| ROOM            | LENGTH | WIDTH |
|-----------------|--------|-------|
| LIVING AREA     | 3.25   | 3.20  |
| MASTER BATHROOM | 2.00   | 2.00  |



# TOWNHOUSES









# Townhouse "Corner"

Ground Floor - Total unit area 259m



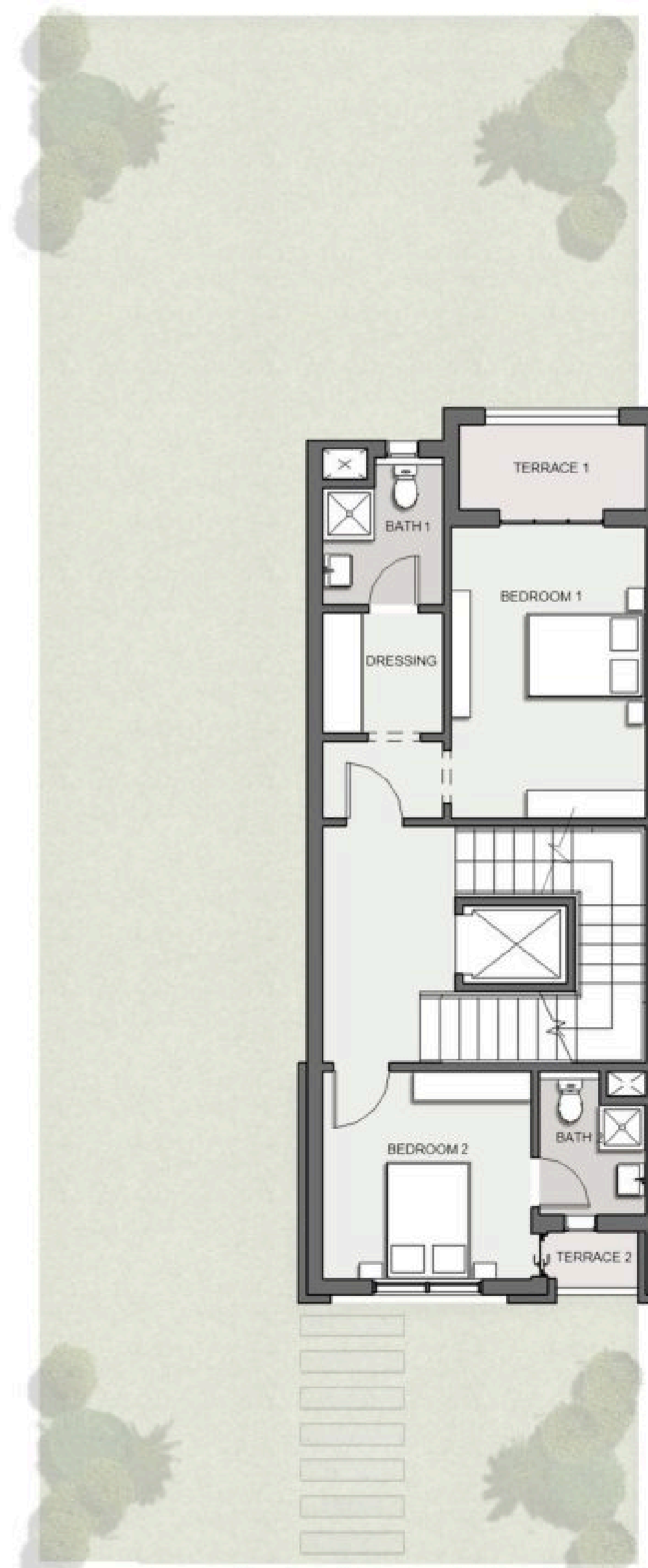
| ROOM      | LENGTH | WIDTH |
|-----------|--------|-------|
| RECEPTION | 7.30   | 5.00  |
| KITCHEN   | 3.20   | 2.00  |
| TOILET    | 1.90   | 1.20  |

|           |        |
|-----------|--------|
| BUA       | 259    |
| Open Roof | 24.722 |

B

# Townhouse "Corner"

First Floor



| ROOM      | LENGTH | WIDTH |
|-----------|--------|-------|
| BEDROOM 1 | 4.50   | 3.00  |
| BATH 1    | 2.25   | 1.85  |
| BEDROOM 2 | 3.20   | 3.20  |
| BATH 2    | 2.20   | 1.65  |
| DRESSING  | 1.85   | 1.85  |
| TERRACE 1 | 1.55   | 2.90  |
| TERRACE 2 | 1.00   | 1.40  |

B

# Townhouse "Corner"

Second Floor



| ROOM      | LENGTH | WIDTH |
|-----------|--------|-------|
| BEDROOM 1 | 3.20   | 3.20  |
| BATH 1    | 2.20   | 1.65  |
| BEDROOM 2 | 4.50   | 3.00  |
| BATH 2    | 2.25   | 1.85  |
| DRESSING  | 1.85   | 1.85  |
| TERRACE   | 1.55   | 3.00  |



B

# Townhouse "Corner"

Roof



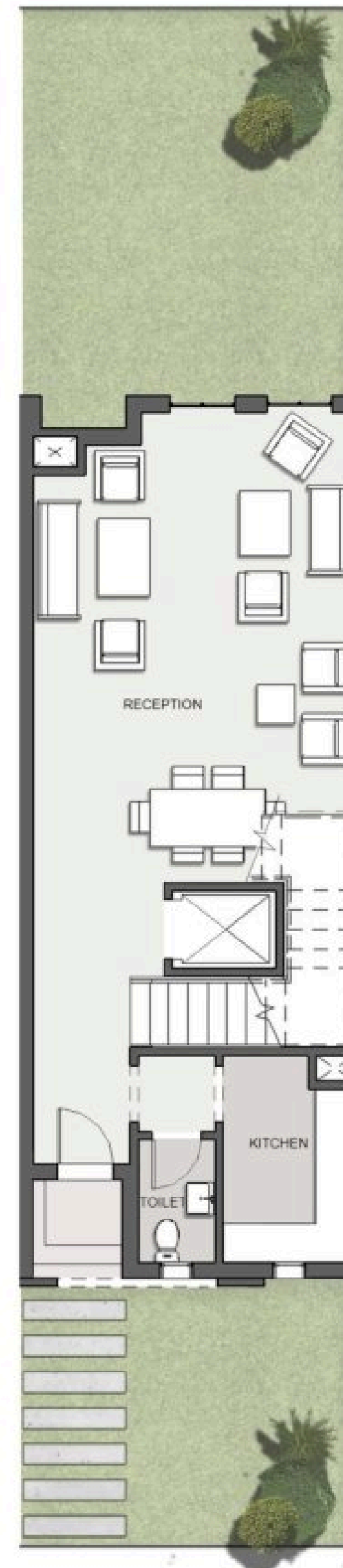
| ROOM      | LENGTH | WIDTH |
|-----------|--------|-------|
| LIVING    | 4.45   | 3.20  |
| BATH      | 2.20   | 1.65  |
| OPEN ROOF | 4.60   | 5.25  |

|           |        |
|-----------|--------|
| Open Roof | 24.722 |
|-----------|--------|



# Townhouse "Middle"

Ground Floor - Total unit area 248m



| ROOM      | LENGTH | WIDTH |
|-----------|--------|-------|
| RECEPTION | 7.30   | 5.00  |
| KITCHEN   | 3.20   | 2.00  |
| TOILET    | 1.90   | 1.20  |

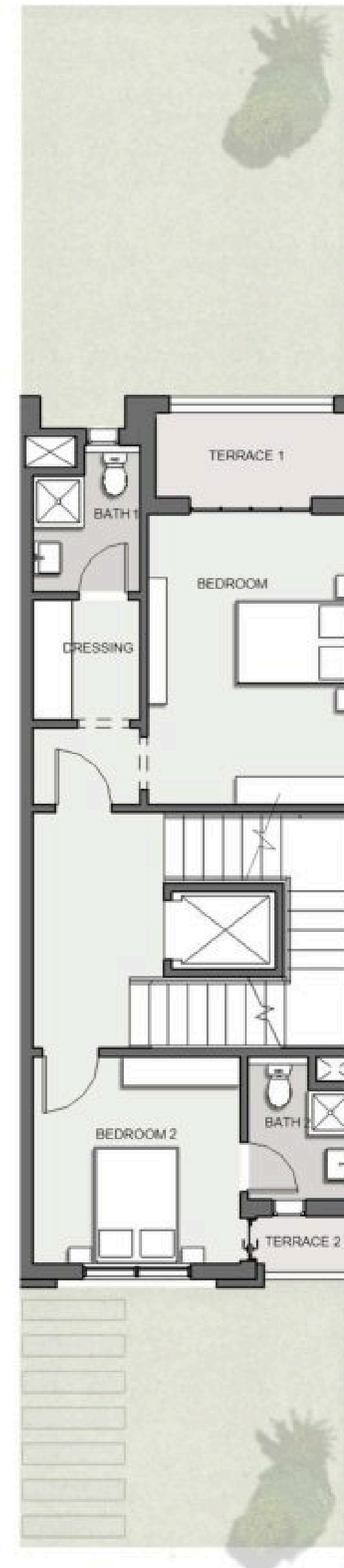
|           |        |
|-----------|--------|
| BUA       | 248    |
| Open Roof | 24.144 |



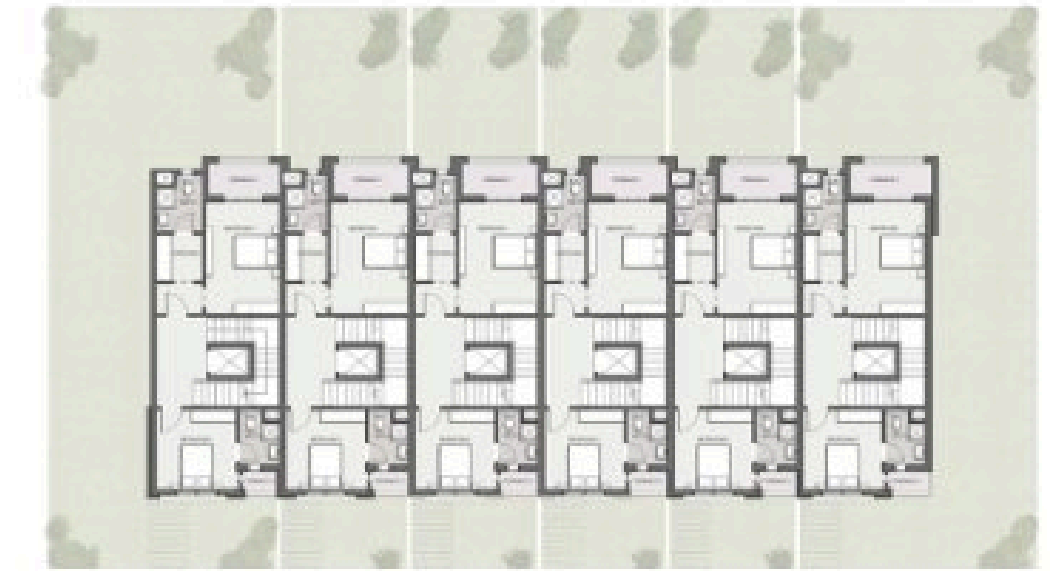


# Townhouse "Middle"

First Floor



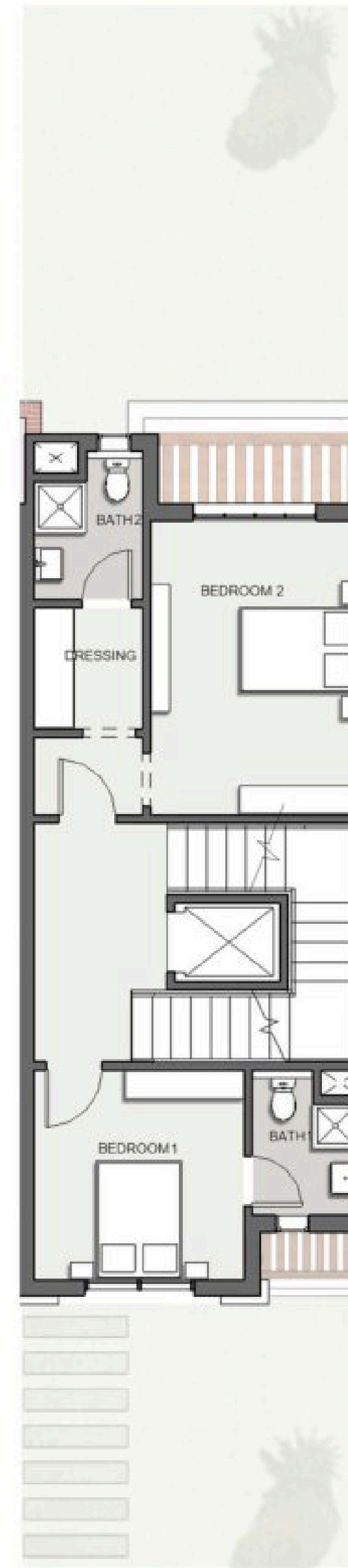
| ROOM      | LENGTH | WIDTH |
|-----------|--------|-------|
| BEDROOM 1 | 4.50   | 3.20  |
| BATH 1    | 2.25   | 1.85  |
| BEDROOM 2 | 3.20   | 3.20  |
| BATH 2    | 2.20   | 1.65  |
| DRESSING  | 1.85   | 1.65  |
| TERRACE 1 | 1.55   | 3.05  |
| TERRACE 2 | 1.00   | 1.65  |



B

# Townhouse "Middle"

Second Floor



| ROOM      | LENGTH | WIDTH |
|-----------|--------|-------|
| BEDROOM 1 | 3.20   | 3.20  |
| BATH 1    | 2.20   | 1.65  |
| BEDROOM 2 | 4.60   | 3.20  |
| BATH 2    | 2.25   | 1.65  |
| DRESSING  | 1.65   | 1.85  |



B

# Townhouse "Middle"

Roof



| ROOM      | LENGTH | WIDTH |
|-----------|--------|-------|
| LIVING    | 3.35   | 3.45  |
| TOILET    | 2.20   | 1.50  |
| TERRACE   | 0.75   | 3.35  |
| OPEN ROOF | 4.60   | 5.00  |

|           |        |
|-----------|--------|
| Open Roof | 24.144 |
|-----------|--------|

