
Lagoon

BEACH PARK 2

iCITY OCTOBER

CHEAT SHEETS

“

”

Sandy Beach- City Living



1

Master Plan Overview



iCity Master Plan



Lagoon Beach Park II

- Size of the Lagoon phase → 98 feddans
- Corniche Length → 2.5km
- Beach Drive length → 2km
- Average Lagoon Spacing → 20m
- Average Building Spacing → 40m



Product Mix

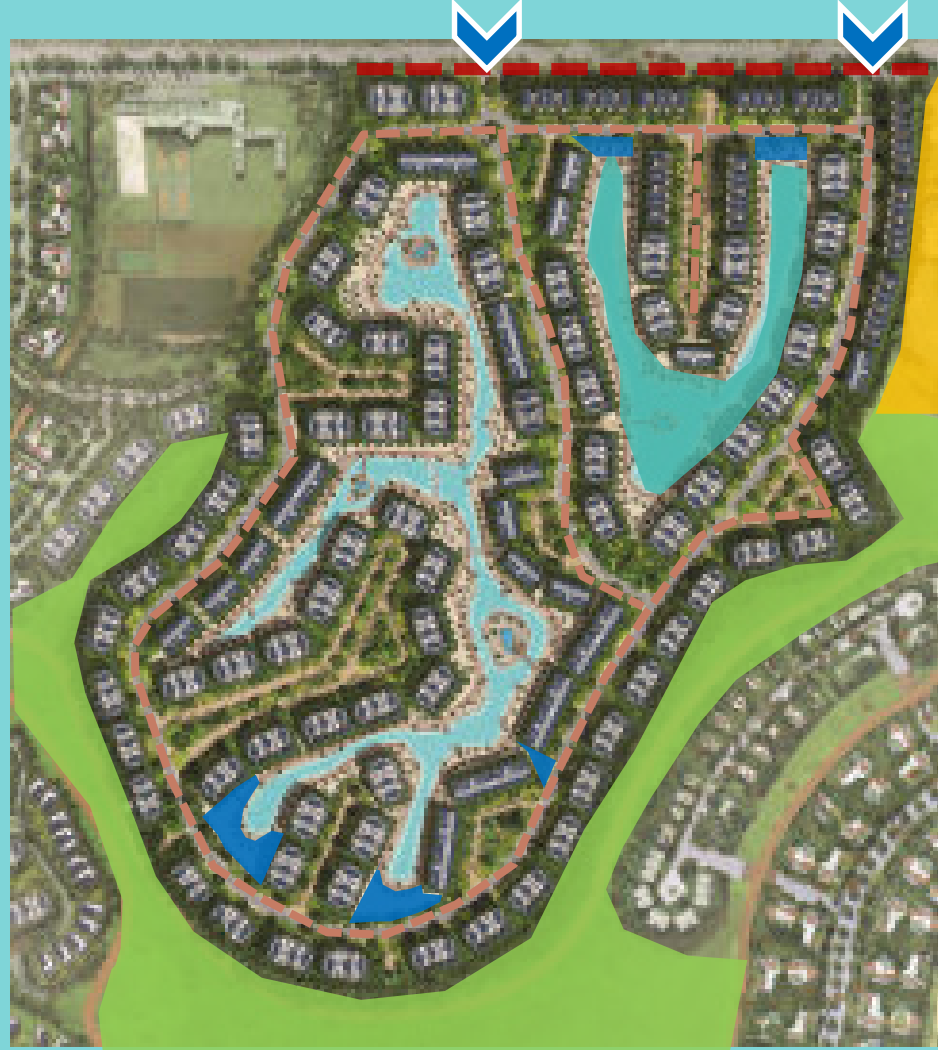
-  iVilla Lagoon Edition A
-  iVilla Lagoon Edition B
-  iVilla Park Side Edition A
-  iVilla Park Side Edition B
-  Dual Millennial
-  iVilla Lagoon Edition A Plus Single



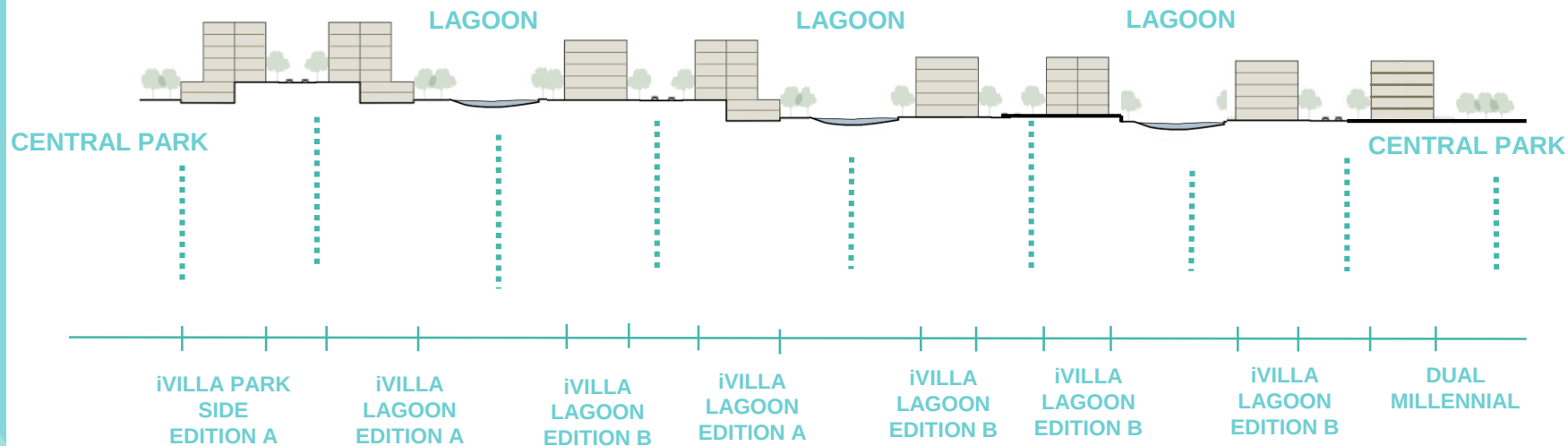
Lagoon Beach Park II

Views

-  Lagoon
-  Central Park
-  Beach
-  Beach Drive
-  Commercial
-  Lagoon Edge
-  Entrance



Master Plan Section



Disclaimer: Layouts, units plans and their content may vary according to the final construction drawing



Lagoon
BEACH PARK 2
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2

Master Plan Details



Product Mix

Category	BUA Range
Beach House	From 180 m2 to 250 m2
Park Side House	From 180 m2 to 250 m2
iVillas (including ivilla roof plus)	From 175 m2 to 230 m2
Millennial	From 115 m2 to 180 m2
Dual Millennial	From 150 m2 to 170 m2

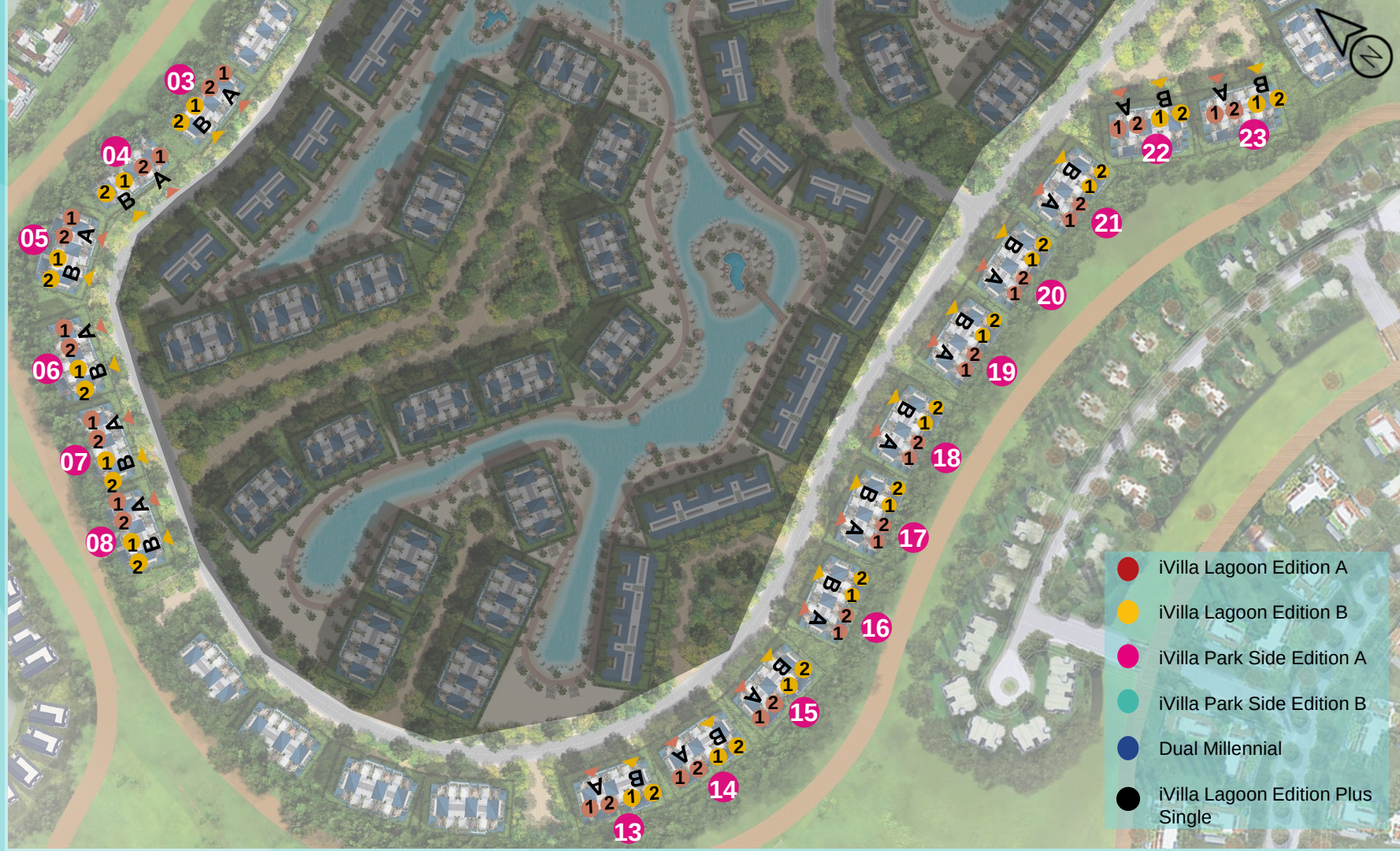


Beach & Park Side Houses A (Lower Floor)

- iVilla Lagoon Edition A
- iVilla Lagoon Edition B
- iVilla Park Side Edition A
- iVilla Park Side Edition B
- Dual Millennial
- iVilla Lagoon Edition Plus Single



Beach & Park Side Houses A (Lower Floor)



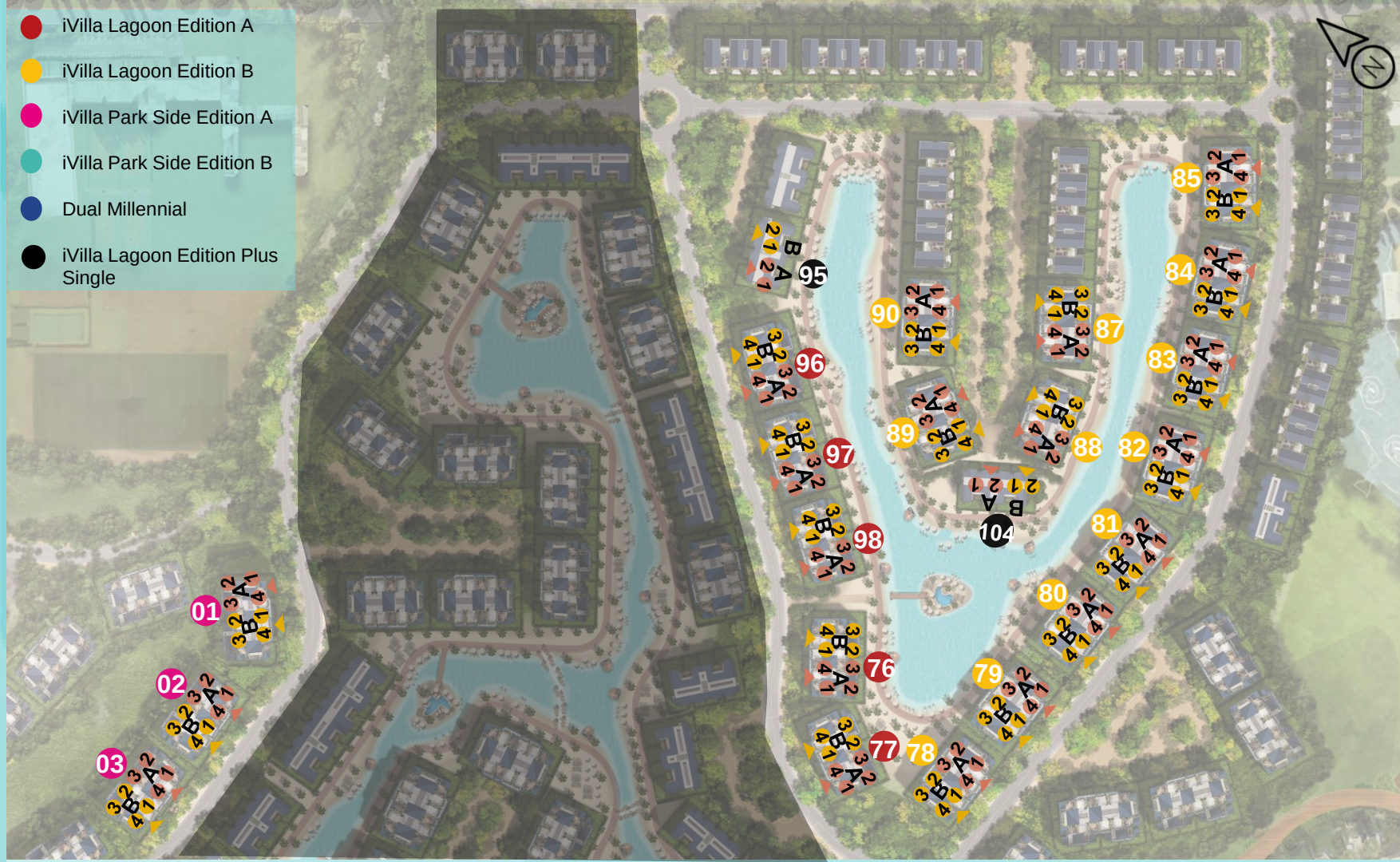
- iVilla Lagoon Edition A
- iVilla Lagoon Edition B
- iVilla Park Side Edition A
- iVilla Park Side Edition B
- Dual Millennial
- iVilla Lagoon Edition Plus Single

Beach & Park Side Houses A plus, B & C, iVillas Garden (Ground Floor)

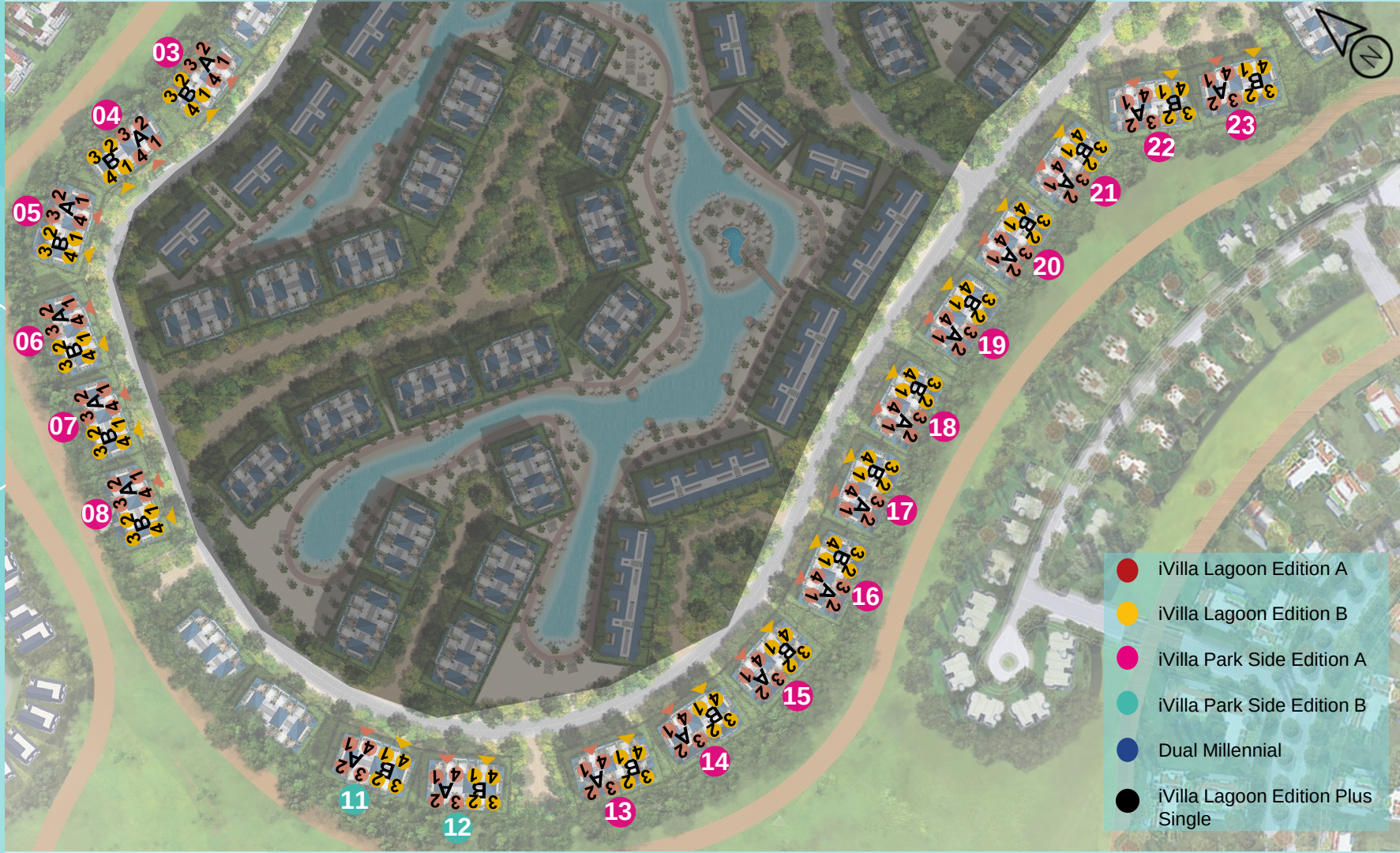


Lagoon
BEACH PARK 2
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- iVilla Lagoon Edition A
- iVilla Lagoon Edition B
- iVilla Park Side Edition A
- iVilla Park Side Edition B
- Dual Millennial
- iVilla Lagoon Edition Plus Single



Beach & Park Side Houses B&C, iVillas Garden (Ground Floor)

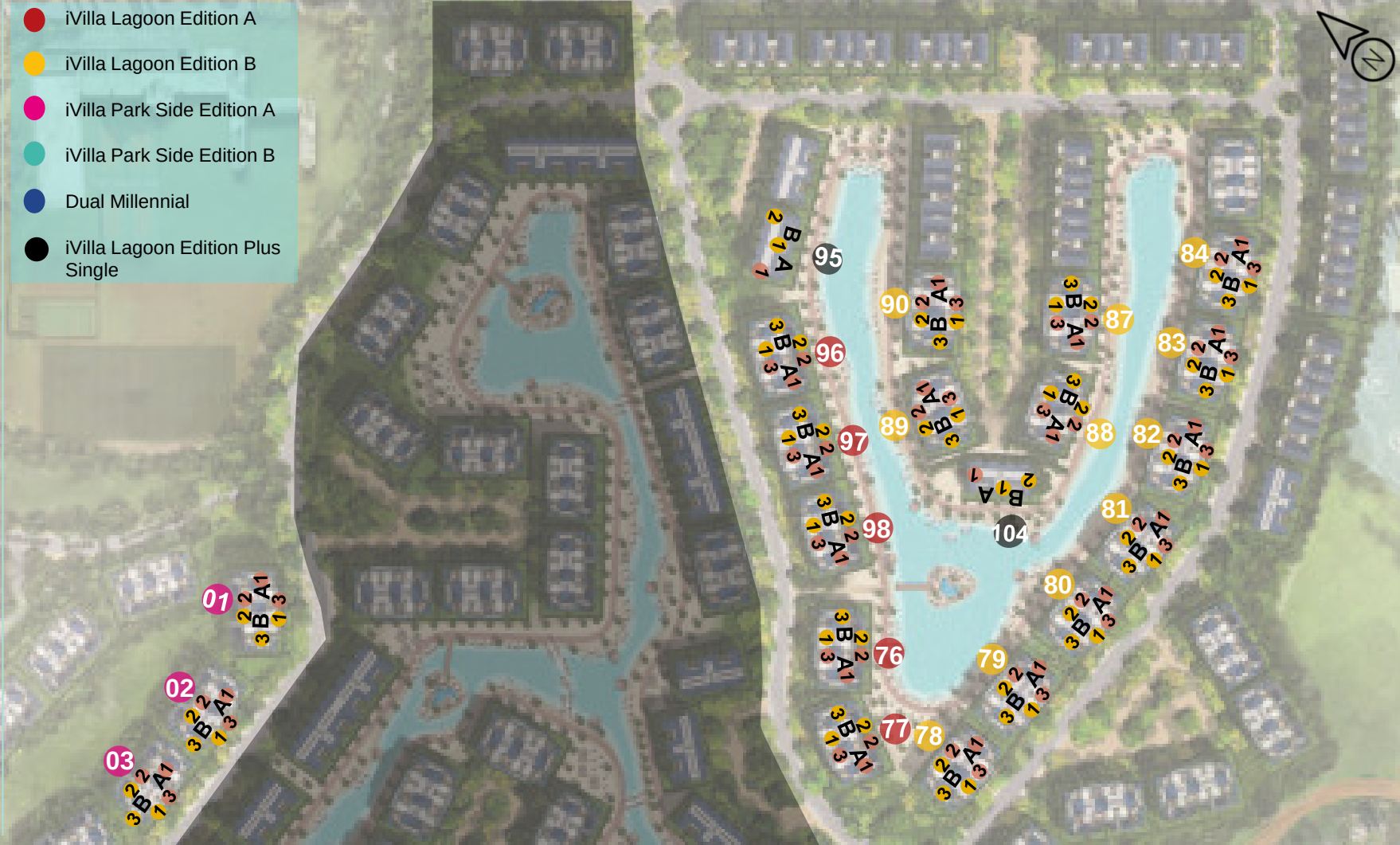


-  iVilla Lagoon Edition A
-  iVilla Lagoon Edition B
-  iVilla Park Side Edition A
-  iVilla Park Side Edition B
-  Dual Millennial
-  iVilla Lagoon Edition Plus Single

Millennials

(Second Floor)

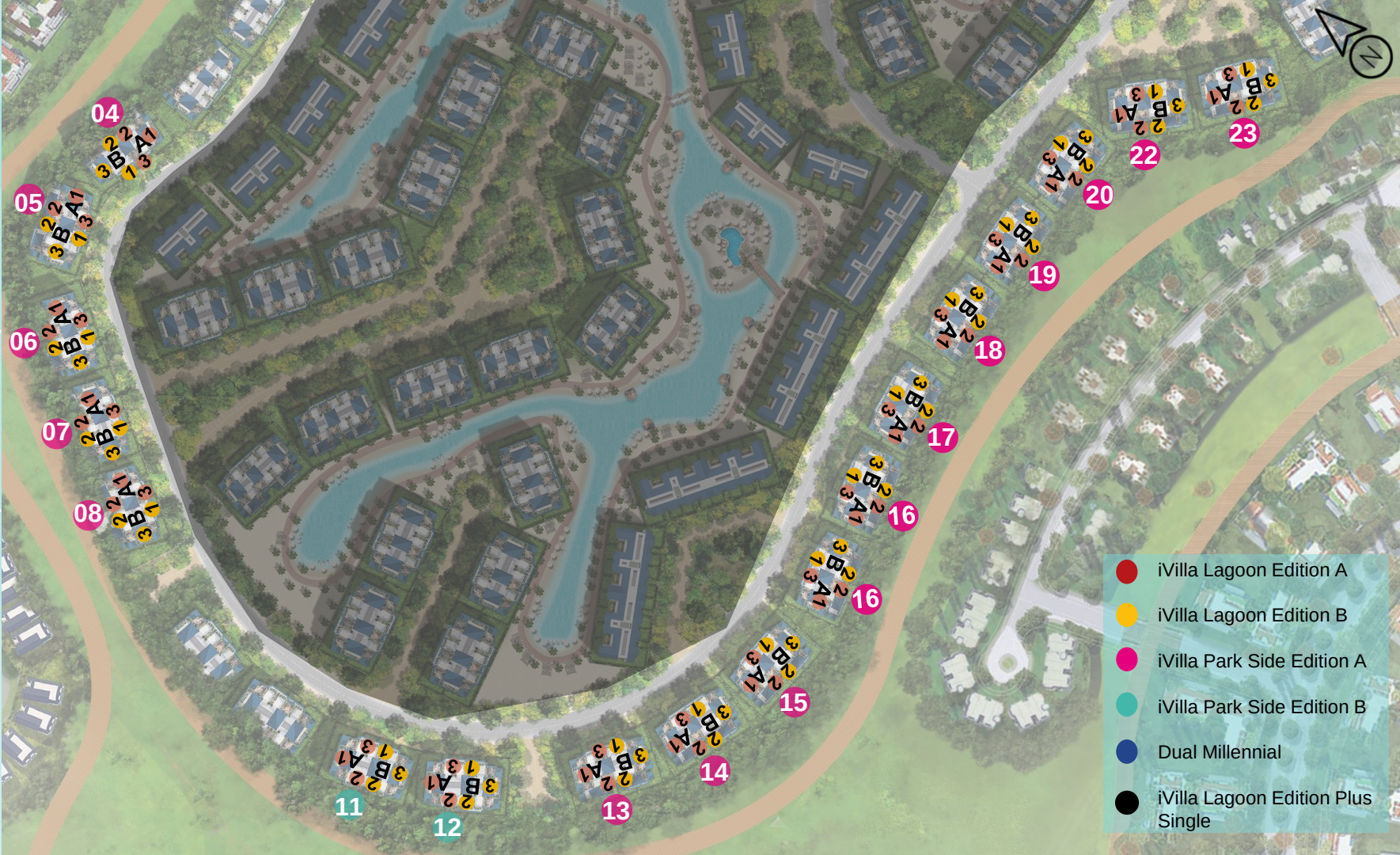
- iVilla Lagoon Edition A
- iVilla Lagoon Edition B
- iVilla Park Side Edition A
- iVilla Park Side Edition B
- Dual Millennial
- iVilla Lagoon Edition Plus Single



Millennials

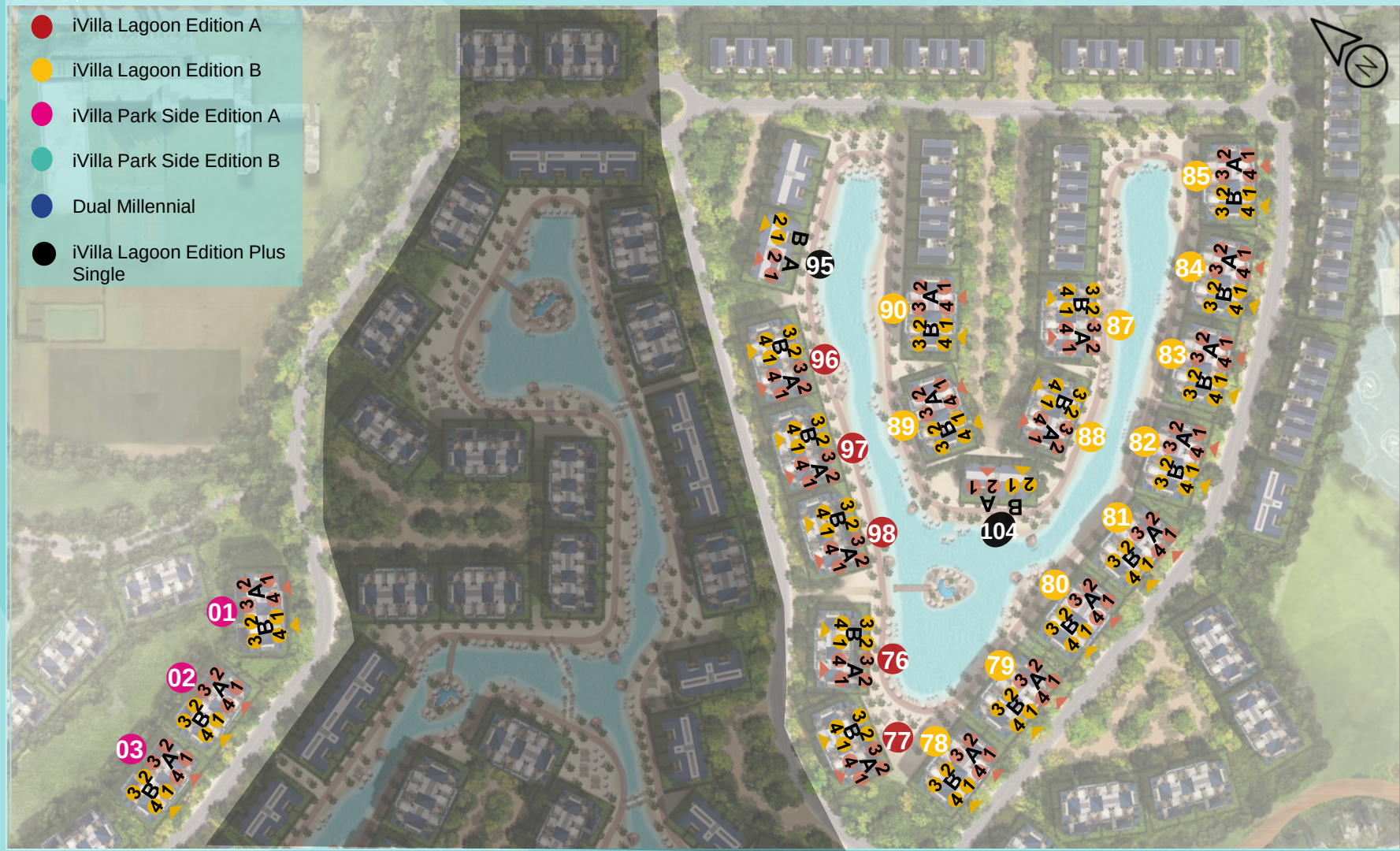
(Second Floor)

- iVilla Lagoon Edition A
- iVilla Lagoon Edition B
- iVilla Park Side Edition A
- iVilla Park Side Edition B
- Dual Millennial
- iVilla Lagoon Edition Plus Single

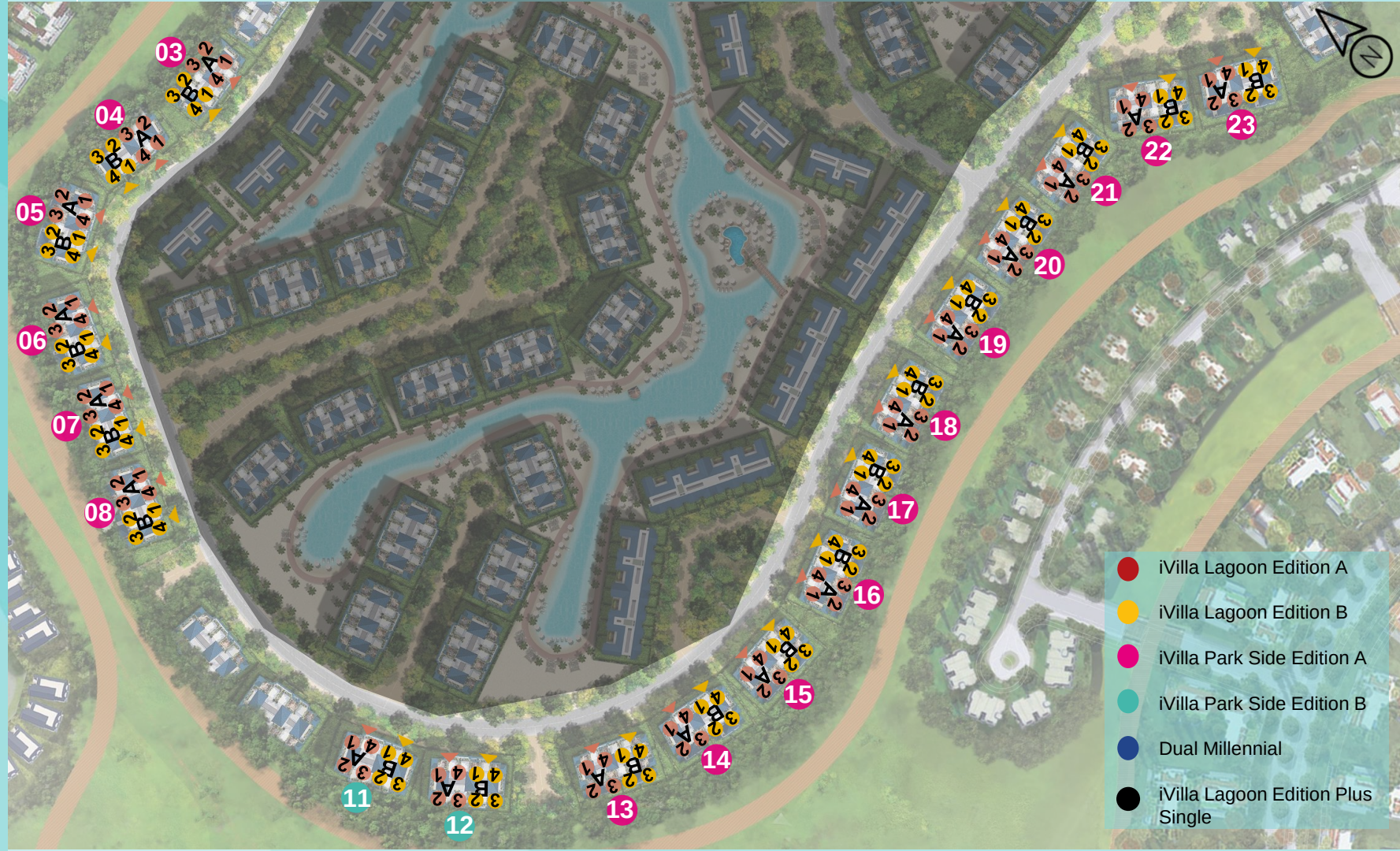


iVillas Roof (Third Floors)

- iVilla Lagoon Edition A
- iVilla Lagoon Edition B
- iVilla Park Side Edition A
- iVilla Park Side Edition B
- Dual Millennial
- iVilla Lagoon Edition Plus Single



iVillas Roof (Third Floors)



- iVilla Lagoon Edition A
- iVilla Lagoon Edition B
- iVilla Park Side Edition A
- iVilla Park Side Edition B
- Dual Millennial
- iVilla Lagoon Edition Plus Single

Dual Millennials

(Ground, Typical & Fourth Floors)

- iVilla Lagoon Edition A
- iVilla Lagoon Edition B
- iVilla Park Side Edition A
- iVilla Park Side Edition B
- Dual Millennial
- iVilla Lagoon Edition Plus Single



Orientation

- South
- West
- East
- North
- North West
- North East
- South East
- South West



Orientation



Lagoon
BEACH PARK 2
CITY OCTOBER



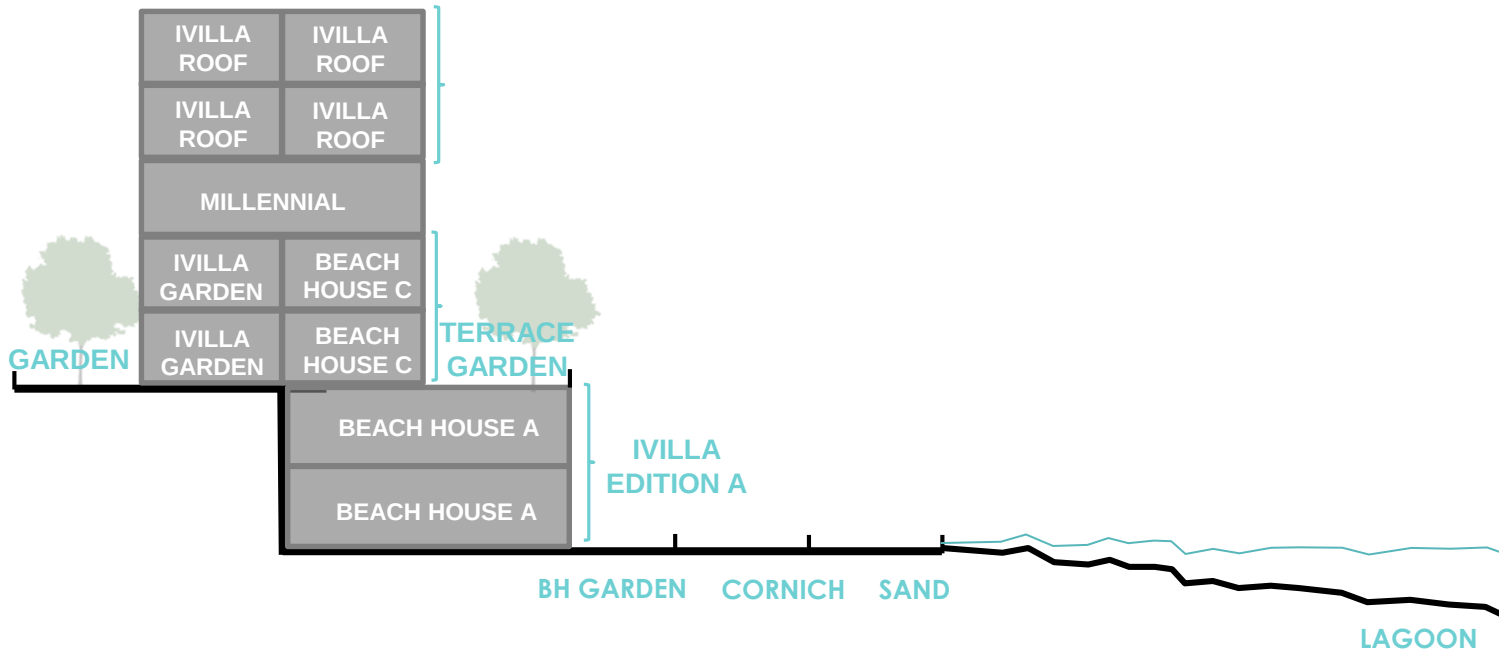
- South
- West
- East
- North
- North West
- North East
- South East
- South West

3

Building Types & Details

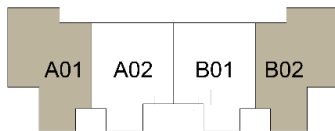


iVilla Lagoon/ Park House Edition A

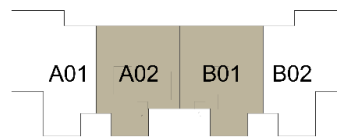


iVilla Lagoon/ Park House Edition A

AL

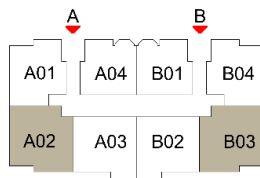


BEACH/PARK SIDE HOUSE A CORNER
(250m2)

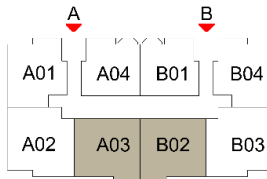


BEACH/PARK SIDE HOUSE A LAGOON FRONT
(240m2)

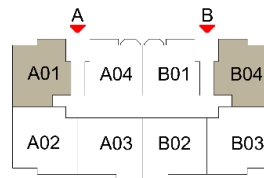
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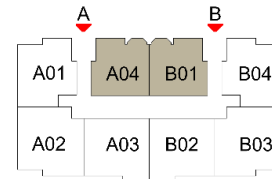
BEACH/PARK SIDE HOUSE C CORNER (210m2)



BEACH/PARK SIDE HOUSE C LAGOON FRONT
(180m2)

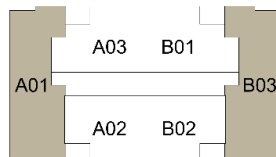


IVILLA GARDEN CORNER (200m2)

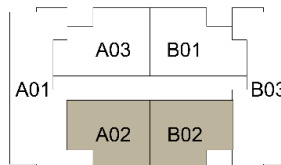


IVILLA GARDEN
(175m2)

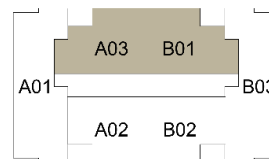
A2



MILLENNIAL CORNER
(180m2)

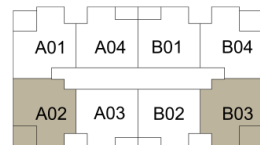


MILLENNIAL LAGOON/PARK FRONT
(115m2)

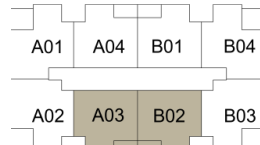


MILLENNIAL
(125m2)

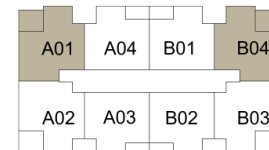
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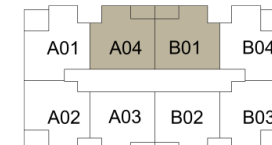
IVILLA ROOF CORNER (210m2)



IVILLA ROOF LAGOON/PARK FRONT (190m2)



IVILLA ROOF CORNER (205m2)

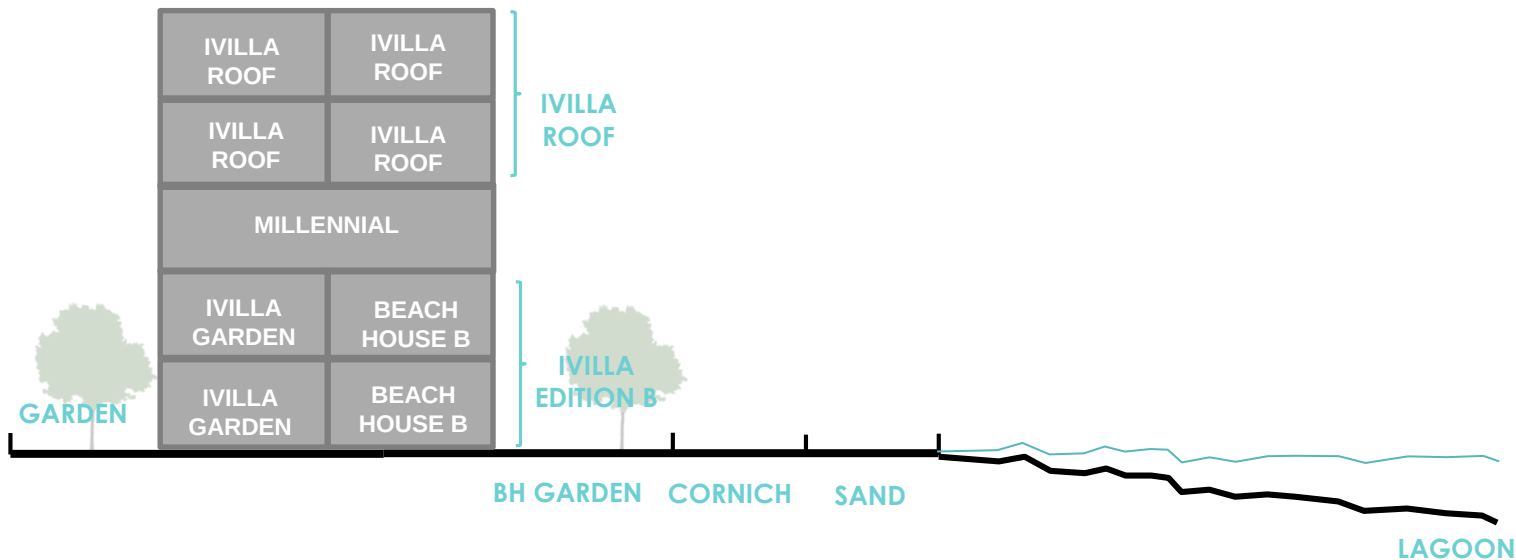


IVILLA ROOF
(190m2)

Note: 1 elevator per entrance

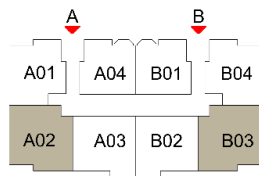


iVilla Lagoon/ Park House Edition B

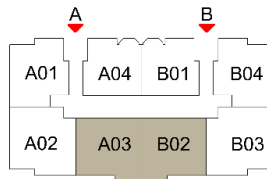


iVilla Lagoon/ Park House Edition B

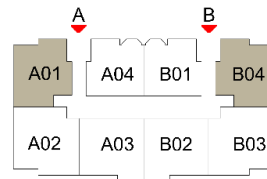
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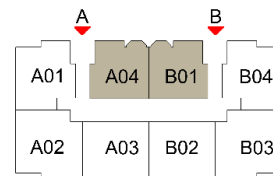
BEACH/PARK SIDE HOUSE B
CORNER (210m²)



BEACH/PARK SIDE HOUSE B
LAGOON FRONT
(180m²)

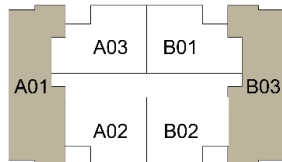


VILLA GARDEN
CORNER (200m²)

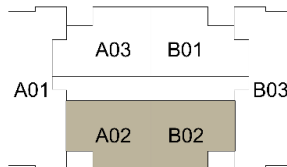


VILLA GARDEN
(175m²)

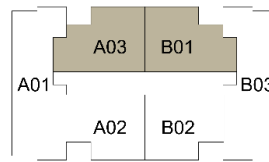
A2



MILLENNIAL CORNER
(180m²)



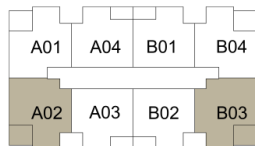
MILLENNIAL LAGOON/PARK
FRONT
(115m²)



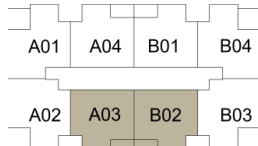
MILLENNIAL
(125m²)

Note: 1 elevator per entrance

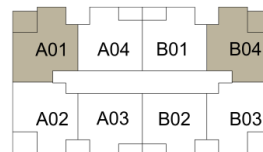
A3



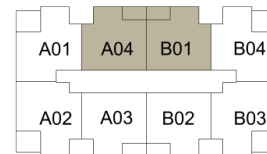
VILLA ROOF
CORNER (210m²)



VILLA ROOF
LAGOON/PARK FRONT
(190m²)



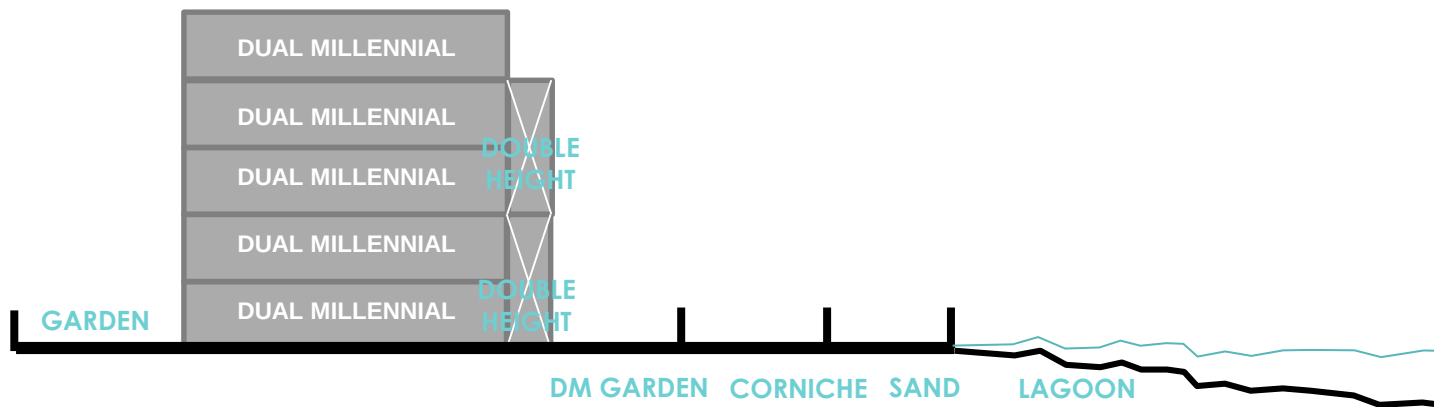
VILLA ROOF
CORNER (205m²)



VILLA ROOF
(190m²)



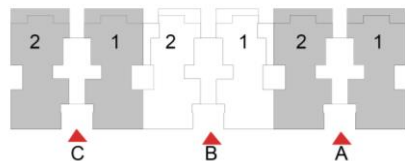
Dual Millennial



Note: 1 elevator per entrance

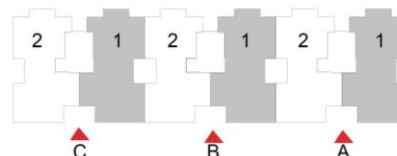
DM06

A0



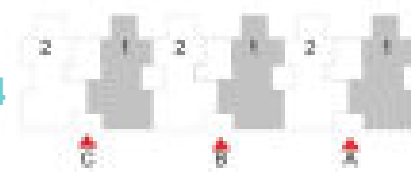
- Ground Floor 01 (165 m2)
- Ground Floor 02 (150 m2)

A1, A2 & A3



- Typical 01 (170 m2)
- Typical 02 (165 m2)

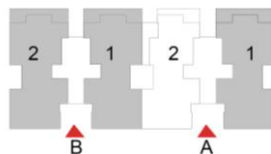
A4



- Fourth Floor 01 (160 m2)
- Fourth Floor 02 (155 m2)

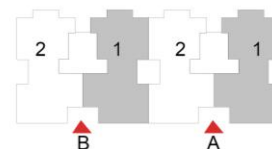
DM04

A0



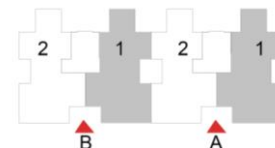
- Ground Floor 01 (165 m2)
- Ground Floor 02 (150 m2)

A1, A2 & A3



- Typical 01 (170 m2)
- Typical 02 (165 m2)

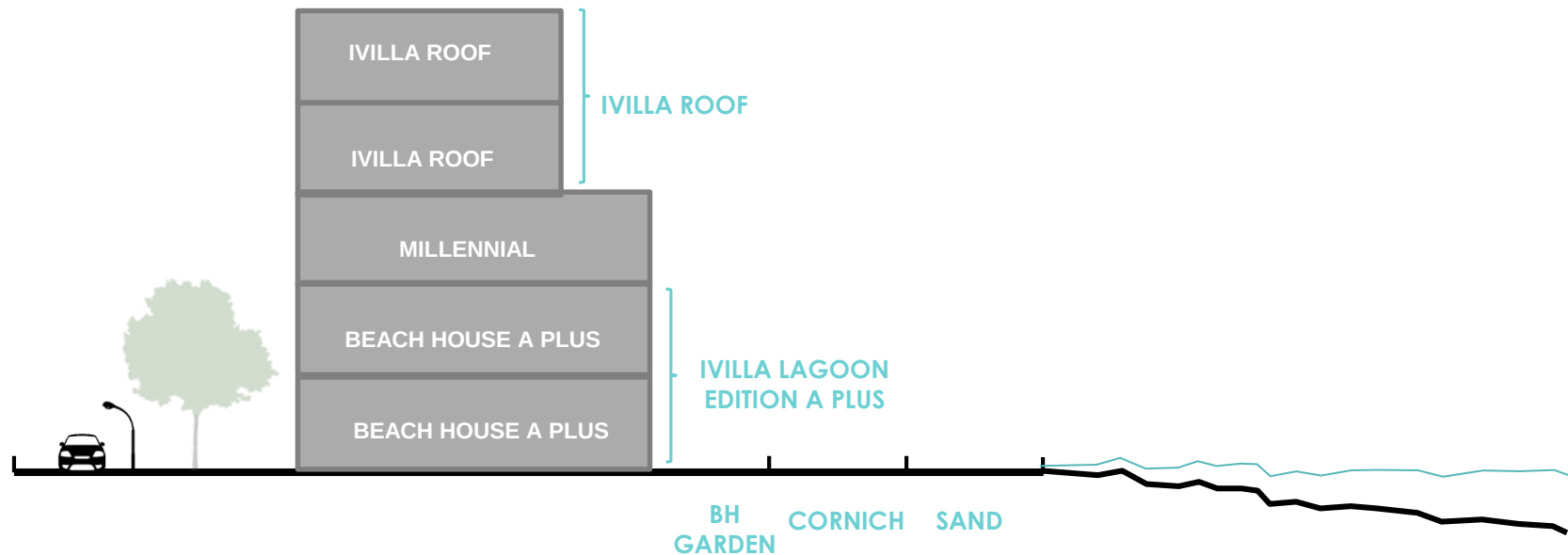
A4



- Fourth Floor 01 (160 m2)
- Fourth Floor 02 (155 m2)

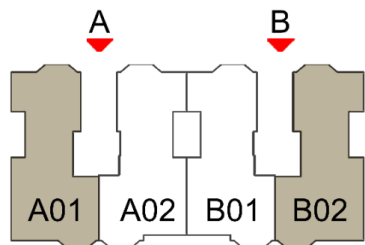


iVilla Lagoon Edition Plus Single

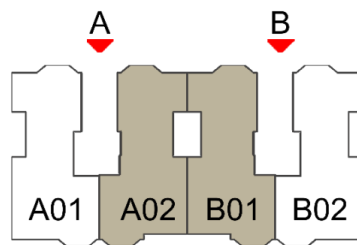




A0

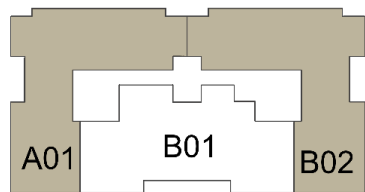


BEACH HOUSE A PLUS
CORNER (250m2)

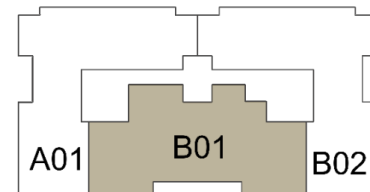


BEACH HOUSE A PLUS
LAGOON FRONT (250m2)

A2

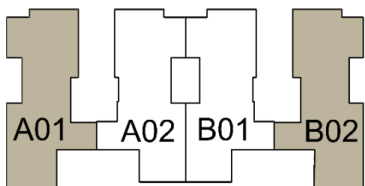


MILLENNIAL PLUS CORNER
(175m2)

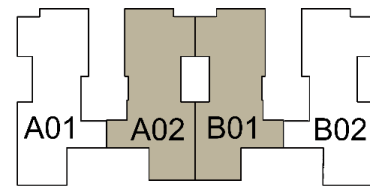


MILLENNIAL PLUS LAGOON
FRONT (180m2)

A3



IVILLA ROOF PLUS CORNER
(225m2)



IVILLA ROOF PLUS
LAGOON FRONT (230m2)

Note: 1 elevator per entrance

iVilla Lagoon Edition Plus Single

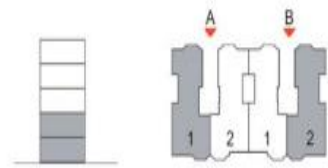
Floor plans - Beach House A Plus

BEACH HOUSE PLUS A

CORNER
GROSS AREA: 250 M²

GROUND FLOOR

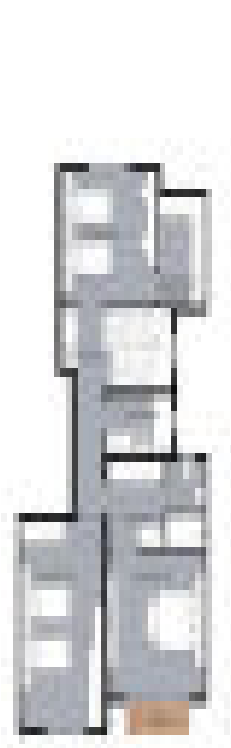
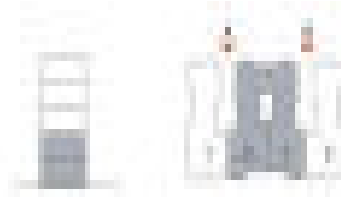
SPACE	DIM (M)
RECEPTION & DINING	7.60 X 7.55
KITCHEN	3.90 X 3.80
G.TOILET	2.75 X 1.75
MAID ROOM	1.90 X 2.10
MAID TOILET	1.90 X 0.90



FIRST FLOOR

SPACE	DIM (M)
BEDROOM 01	3.90 X 3.80
BEDROOM 01 DRESSING	1.90 X 3.10
BEDROOM 02	3.40 X 5.90
M.BEDROOM	4.00 X 3.80
M.DRESSING	2.30 X 2.60
M.BATHROOM	1.60 X 2.60
BATHROOM	2.75 X 1.65
KITCHENETTE	0.60 X 1.45
TERRACE	2.40 X 0.95

	Actual	Budgeted
Selling expenses	\$100,000	\$98,000
Administrative expenses	75,000	76,000
Total operating expenses	\$175,000	\$174,000
Operating income	\$125,000	\$126,000

[illegible]



iVilla Lagoon Edition Plus Single

Floor plans - Millennial

MILLENNIAL PLUS

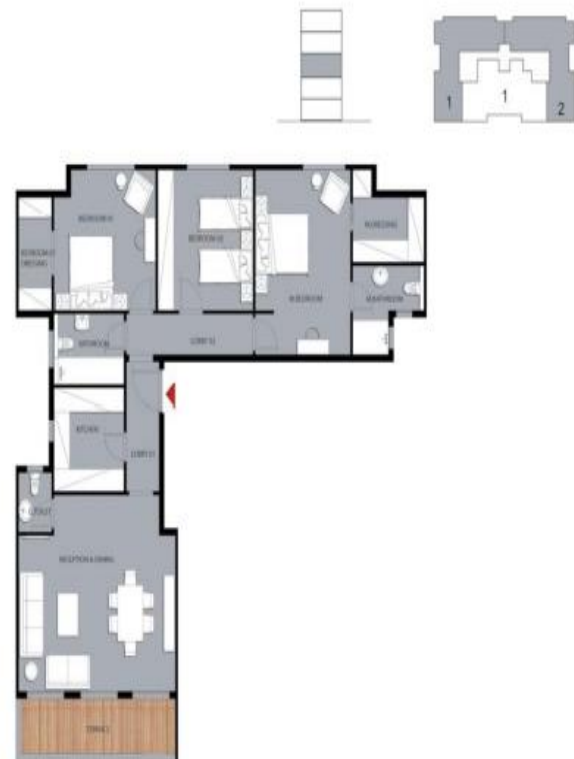
(CORNER)

3 BDRS

GROSS AREA: 175 M²



SPACE	DIM (M)
RECEPTION & DINING	5.95 X 5.25
G.TOILET	1.25 X 1.60
KITCHEN	2.65 X 2.80
LOBBY 01	1.25 X 3.50
LOBBY 02	4.80 X 1.10
BEDROOM 01	3.85 X 3.80
BEDROOM 01 DRESSING	1.25 X 3.10
BEDROOM 02	3.60 X 3.80
BATHROOM	2.65 X 1.90
M.BEDROOM	3.60 X 5.00
M.DRESSING	2.70 X 2.50
M.BATHROOM	2.70 X 2.40
TERRACE	5.95 X 1.50



iVilla Lagoon Edition Plus Single

Floor plans - Millennial



Lagoon
BEACH PARK 2
iCITY OCTOBER

MILLENNIAL PLUS

LAGOON FRONT
3 BDRS
GROSS AREA: 180 M²



SPACE	DIM (M)
RECEPTION & DINING	7.60 X 4.85
G.TOILET	1.10 X 1.55
KITCHEN	2.60 X 3.20
LOBBY	5.25 X 1.10
BEDROOM 01	3.60 X 3.65
BEDROOM 02	3.60 X 3.65
BATHROOM	2.45 X 1.55
M.BEDROOM	5.65 X 4.20
M.DRESSING	1.75 X 3.05
M.BATHROOM	2.15 X 3.05
TERRACE 01	5.05 X 1.50
TERRACE 02	5.05 X 1.50



iVilla Lagoon Edition Plus Single

Floor plans - iVilla Roof



Lagoon
BEACH PARK 2
iCITY OCTOBER

IVILLA ROOF PLUS

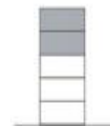
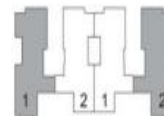
CORNER

GROSS AREA: 215 M²



GROUND FLOOR

SPACE	DIM (M)
RECEPTION & DINING	5.35 X 6.50
G.TOILET	2.75 X 1.75
KITCHEN	3.90 X 4.40
MAID ROOM	1.90 X 2.10
MAID TOILET	1.90 X 0.90
TERRACE OPEN TO SKY	3.40 X 5.90



FIRST FLOOR

SPACE	DIM (M)
BEDROOM 01	3.90 X 4.20
BEDROOM 02	3.60 X 4.20
M.BEDROOM	4.00 X 3.80
M.DRESSING	2.30 X 2.60
M.BATHROOM	1.60 X 2.60
BATHROOM	2.75 X 1.65
KITCHENETTE	2.30 X 1.65
TERRACE OPEN TO SKY	3.40 X 2.35

iVilla Lagoon Edition Plus Single

Floor plans - iVilla Roof



Lagoon
BEACH PARK 2
iCITY OCTOBER

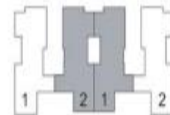
IVILLA ROOF PLUS

LAGOON FRONT
GROSS AREA: 215 M²



GROUND FLOOR

SPACE	DIM (M)
RECEPTION & DINING	5.35 X 6.50
G.TOILET	2.75 X 1.75
KITCHEN	3.90 X 4.40
MAID ROOM	1.90 X 2.70
MAID TOILET	1.90 X 0.90
TERRACE OPEN TO SKY	3.40 X 5.90



FIRST FLOOR

SPACE	DIM (M)
BEDROOM 01	3.90 X 4.20
BEDROOM 02	3.60 X 4.20
M.BEDROOM	4.00 X 3.80
M.DRESSING	2.30 X 2.60
M.BATHROOM	1.60 X 2.60
BATHROOM	2.75 X 1.65
KITCHENETTE	2.30 X 1.65
TERRACE OPEN TO SKY	3.40 X 2.35

4

Unit Code Structure



Unit Code Structure

DISTRICT NAME ↓	BUILDING TYPE ↓	BUILDING NUMBER ↓	ENTRANCE FLOOR LEVEL ↓	UNIT NUMBER ↓	
L	IVLA	76	AL*	1	iVilla Lagoon Edition A
L	IVLB	78	A0	2	iVilla Lagoon Edition B
L	IVPA	05	A0	3	iVilla Park Side Edition A
L	IVPB	11	A0	4	iVilla Park Side Edition B
L	DM06**	29	A0	4	Dual Millennial
L	IVLPS	26	A0	4	iVilla Lagoon Edition A Plus Single

*AL= LOWER LEVEL

**DM06/DM04



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MV Foreign Bank
Accounts for Overseas
transfer



BANK	ACCOUNT NUMBER	CURRENCY	BRANCH	SWIFT CODE	IBAN
CIB	100021246241	USD 	Dokki	CIBEEGCX080	EG530010008000000100021246241
ADIB البنك ابو ظبي الاسلامي	100000643328	EUR 	Lebanon	ABDIEGCAXXX	EG190030600200000100000643328
AAIB بنك العربي الافريقي	1013086410010401	GBP 	Heliopolis	ARAIEGCXXXX	EG890057003001013086410010401
AAIB بنك العربي الافريقي	1013086410010301	EUR 	Heliopolis	ARAIEGCXXXX	EG730057003001013086410010301
HSBC	021015110110	USD 	El Thawra	EBBKEGCX	EG530025002100000021015110110
EBE / البنك المصري لتنمية الصادرات	2020154242401230	AED 	El Rehab	-	EG170061845102020154242401230
EBE / البنك المصري لتنمية الصادرات	2020154242401115	SAR 	El Rehab	-	EG520061029202020154242401115





Thank You!



