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New Project Reveal

THE BROOKS

THE BROOKS – Location

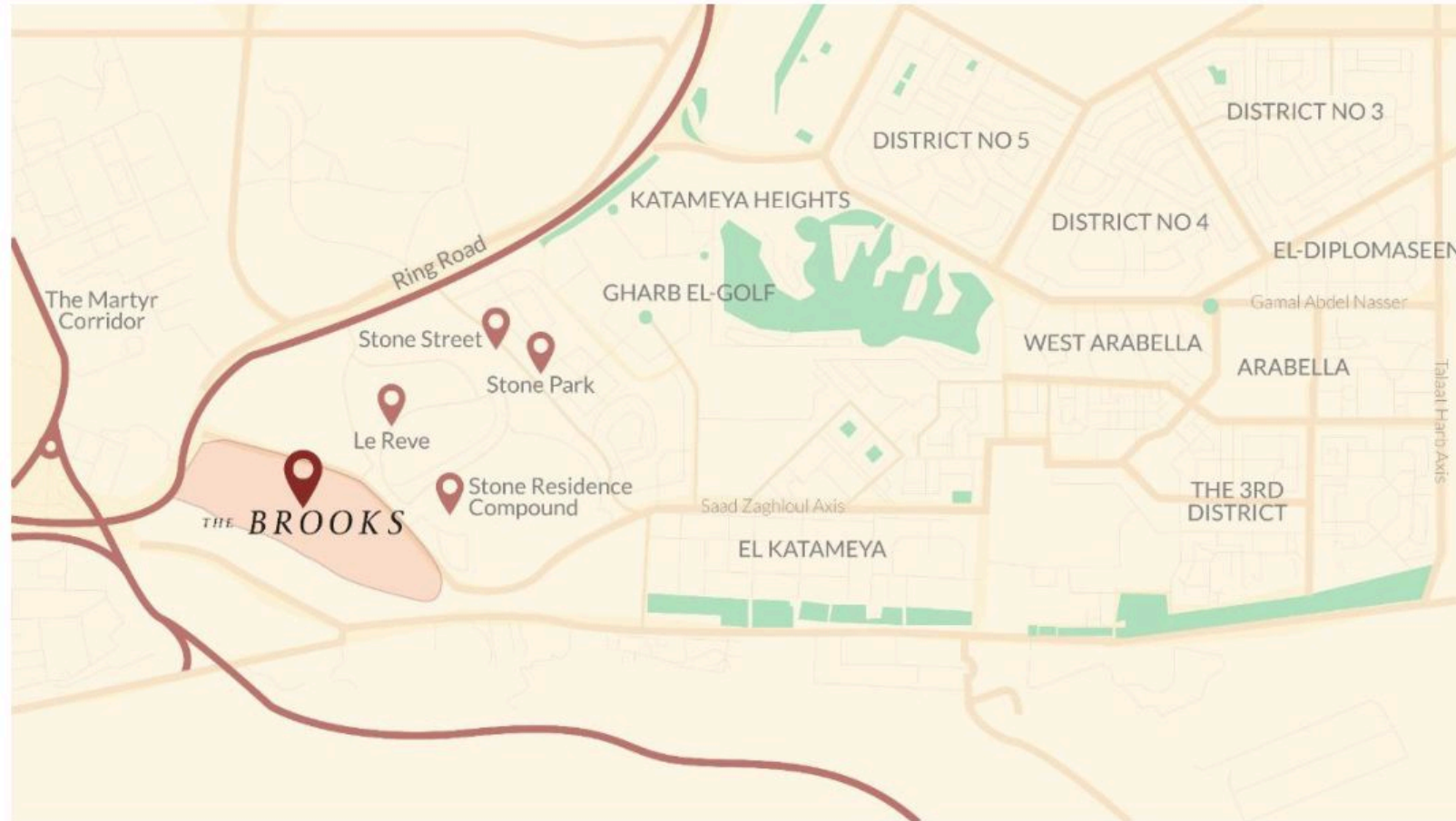
THE BROOKS

Plot # 1 New Cairo

Maadi 10 min

Nasr City 15 min

Cairo Airport 15 min



THE BROOKS – Definition

THE BROOKS

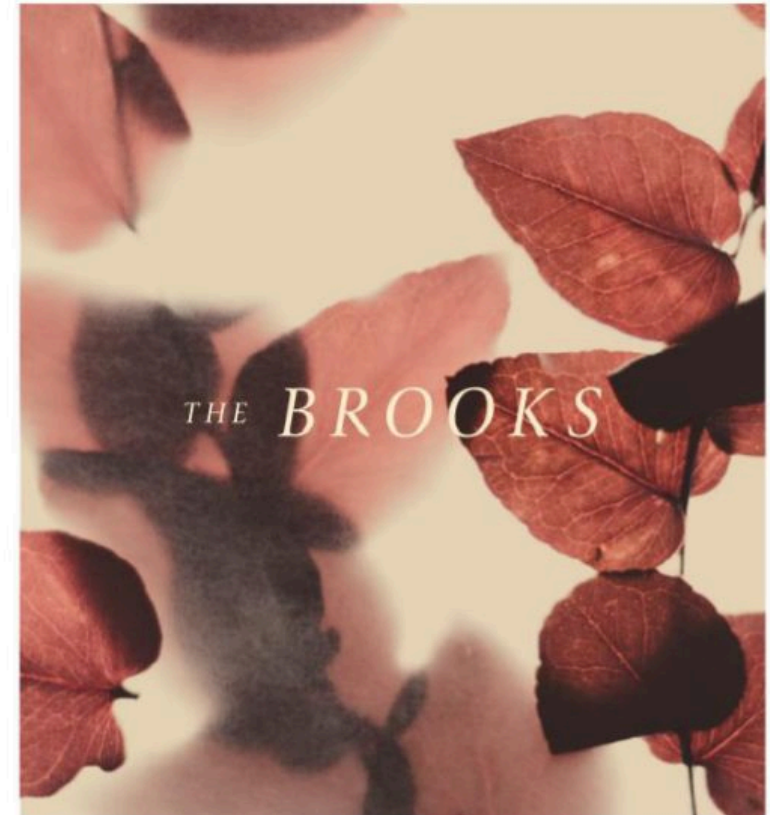


“A Natural Stream of babbling Water”

THE BROOKS – Design Concept

“THE BROOKS, is not just a name of a project, its the core foundation of everything the development stands for. The sound of water is the embodiment of calm, and calm is the one major ingredient that if is missed in a home, it ceases to be described as one.”

The Arabic word for home “Maskan” reaffirms this ideology.



THE BROOKS – Design Concept

“ Designed to be as calm as the sound of running water”

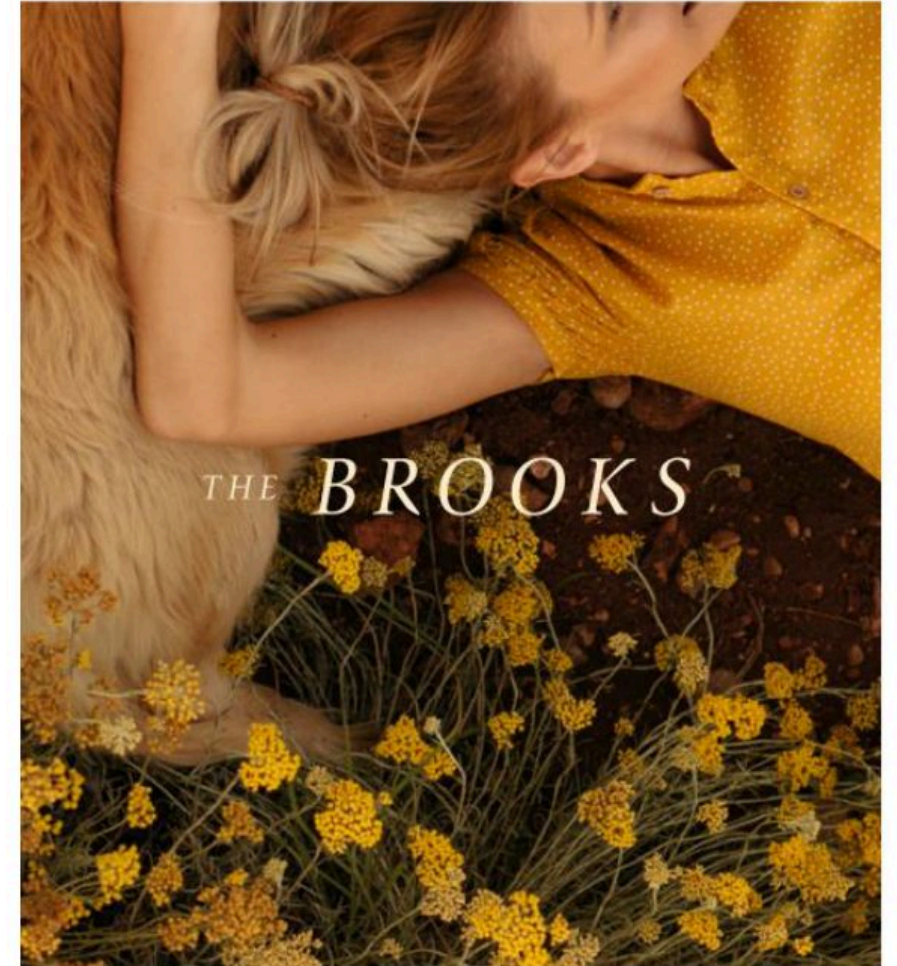
“ Designed to make you feel in a place you are not”

“ Designed to make you reintroduce yourself to yourself”

“ Designed to reacquaint you with your loved ones”

“ Designed to make you listen to the sound of life”

“ Designed to make you flow not move”



THE BROOKS – The Architect



YASSER AL BELTAGY
Chairman & Founder

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YBA

THE BROOKS – Design Concept

THE BROOKS

*“**THE BROOKS** is a new residential innovation that makes the most out of nature’s aesthetic elements. It is a one of a kind residence indulged within the ideal blend of terrains, waterfalls, running streams and vast greenery forming exceptional views and an unprecedented living experience ”*

Mohamed Adel, YBA CEO & Partner

THE BROOKS – Master Plan

THE BROOKS



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THE BROOKS – Master Plan

THE BROOKS



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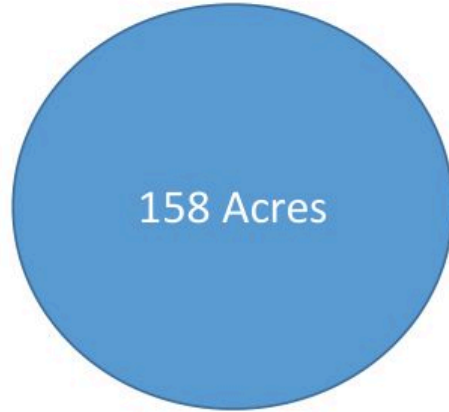
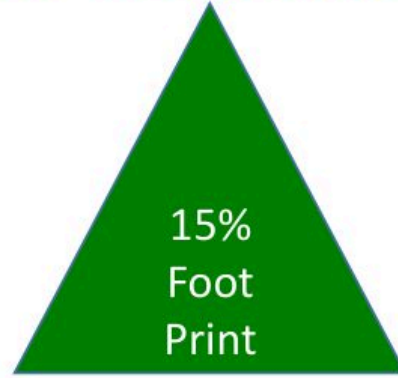
THE BROOKS – Master Plan

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THE BROOKS – Project Overview



THE BROOKS – Master Plan



THE BROOKS

PHASE ONE

BROOKS Villas
BROOKS Club Residence

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THE BROOKS – Club Residence

THE BROOKS



BROOKS CLUB
RESIDENCE

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THE BROOKS – Club Residence

THE *BROOKS*



BROOKS CLUB
RESIDENCE

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THE BROOKS – The Villas

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THE BROOKS – Club Residence - Architecture



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THE BROOKS – Club Residence - Architecture



THE BROOKS – Club Residence



BROOKS CLUB
RESIDENCE

Key Features

- Up rise buildings overlooking a deleveted 12 acres Sports club.
- Open spaces with tremendous views exceeding 350m
- All buildings enjoy a commum area on the roof as an extension to the private units including swimming pool, BBQ area and an outdoor gym.
- Unique architecture of internal space to provide maximum utilization and open views
- 2 elevators / building
- Underground Parking
- Buildings include ground floor units with provate gardens, 6 typical floors in addition to pent houses with private roof area.

THE BROOKS – Villas - Architecture



THE BROOKS – Villas - Architecture



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THE BROOKS – The Villas

Key Features

- An access controlled residential district
- An top view district overlooking an amazing scenery of waterfalls and running water.
- 2 story villas with penthouses
- Open front yards to blend to house into nature
- Stand Alones and Town Houses

THE BROOKS – Villas - Prices

THE BROOKS

Type	BUA	Av. Land Area	Configuration	Starting Price
Brooks Villa A	292 m	440 m	1 MB+ Dressing + 1MB+ 2 BR+ 1 Bathroom+ 1 Guest Toilet+ Office+ Maid's Room +Living+ Roof Suite	9.9 M
Brooks Villa B	236 m	380 m	1 MB+ Dressing 2 BR+ 1 Bathroom+ 1 Guest Toilet+ Living+ Maid's Room +Kitchenette+ Roof Suite	7.9 M
Town House Corner	191 m	220 m	1 MB+ Dressing 2 BR+ 1 Bathroom+ 1 Guest Toilet + Roof Suite	5.45 M
Town House Middle	191 m	200 m	1 MB+ Dressing 2 BR+ 1 Bathroom+ 1 Guest Toilet + Roof Suite	4.85 M

THE BROOKS – Club Residence - Prices

THE BROOKS

Type	BUA	Configuration	Starting Price
2 Bedrooms	115 m	1 Master Br. + 1 Br. + 1 Bathroom	1.69 M
3 Bedrooms	135 m	1 Master Br. + 2 Br. + 1 Bathroom + 1 Guest Toilet	1.99 M
3 Bedrooms	150 m	1 Master Br. + 2 Br. + 1 Bathroom + 1 Guest Toilet + Living Room	2.33 M
3 Bedrooms	175 m	1 Master Br. with Dressing + 2 Br. + 1 Bathroom + 1 Guest Toilet + Living Room	2.98 M
3 Bedrooms	190 m	1 Master Br. with Dressing + 2 Br. + 1 Bathroom + 1 Guest Toilet + Living Room + Maid's Room	3.32 M

THE BROOKS – Club Residence - Prices

THE BROOKS

Type	BUA	Configuration	Starting Price
Pent House	214 m	1 Master Br. + Dressing + 2 Br. + 1 Bathroom + Roof Suite	3.7M
Pent House	217 m	1 Master Br. + Dressing + 2 Br. + 1 Bathroom + 1 Guest Toilet + Living + Maid's Room + Roof Suite	3.8 M
Pent House	242 m	1 Master Br.+ Dressing + 2 Br. + 1 Bathroom + 1 Guest Toilet + Living + Maid's Room + Roof Suite	4.2 m

THE BROOKS – Launch Details

THE BROOKS

Payment Terms

- 10 % Dp.
- 9 years equal installments

Maintenance Fees

- 8% of Unit Value.
- Paid on 3rd and 4th year of Installments

Delivery Date

- 4 Years

THE BROOKS – Launch Details

THE BROOKS

Finishing

- Core & Shell
- Finishing
Option 1 year
before
delivery

Club Membership

- 200,000 LE
- Paid on 5
years

Underground Parking

- 100,000 LE
- Paid on
installments
plan

THE BROOKS – Launch Details

THE BROOKS

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- BROOKS
Villas
50,000

EOIs

- Club
Residence
20,000

EOIs

- Starting 6th
of
September

Thank You

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