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THE BUTTERFLY

↑ مدينة مصر  
Madinet Masr

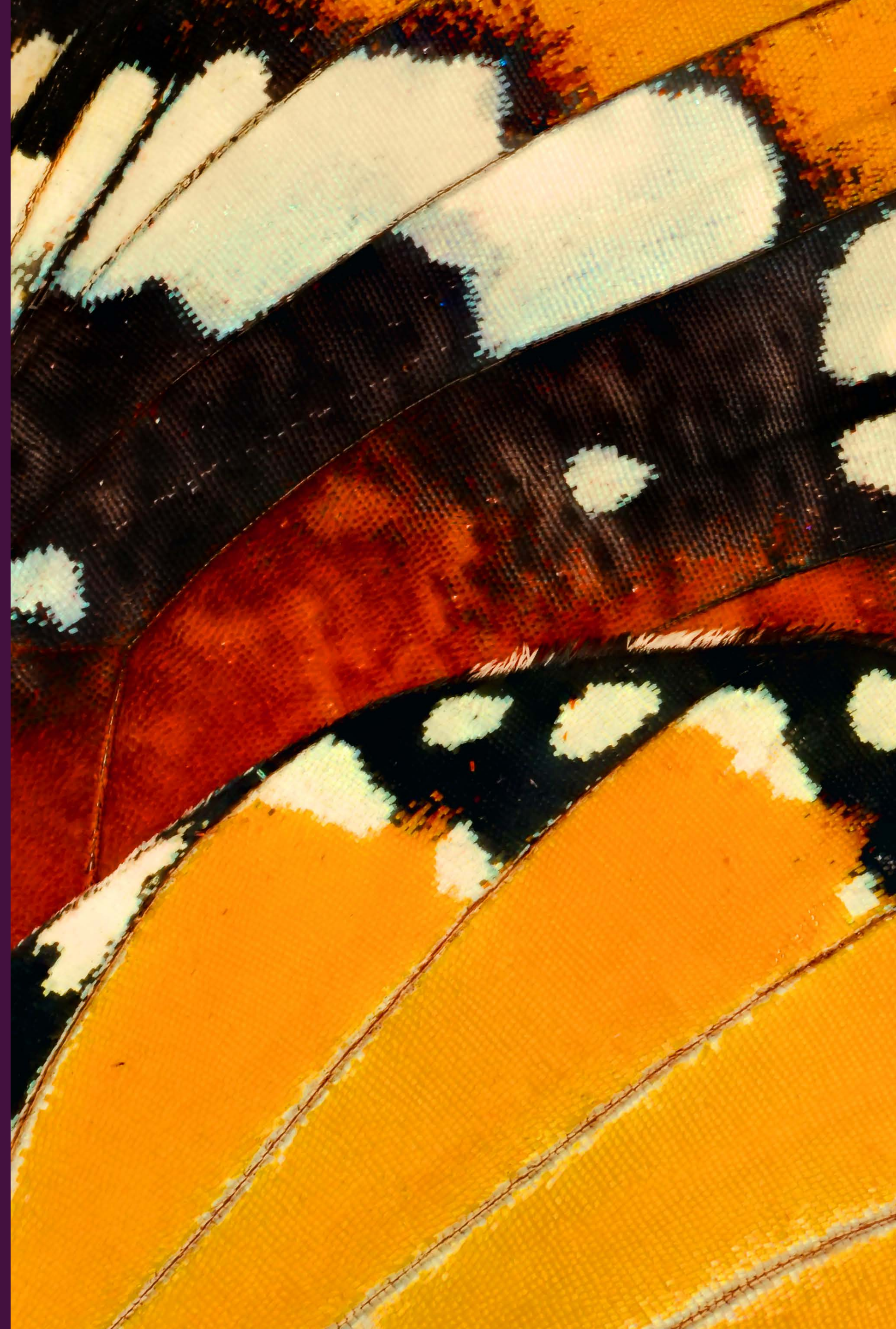
**MINKA**  
SIGNATURE COMMUNITY

Developed in  
Mostakbal City

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## 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>.*



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# MASTERPLAN



- S.V - S-Villa
- Stand Alone Villa B
- Stand Alone Villa A
- Town Houses



# STANDALONE VILLA "A"

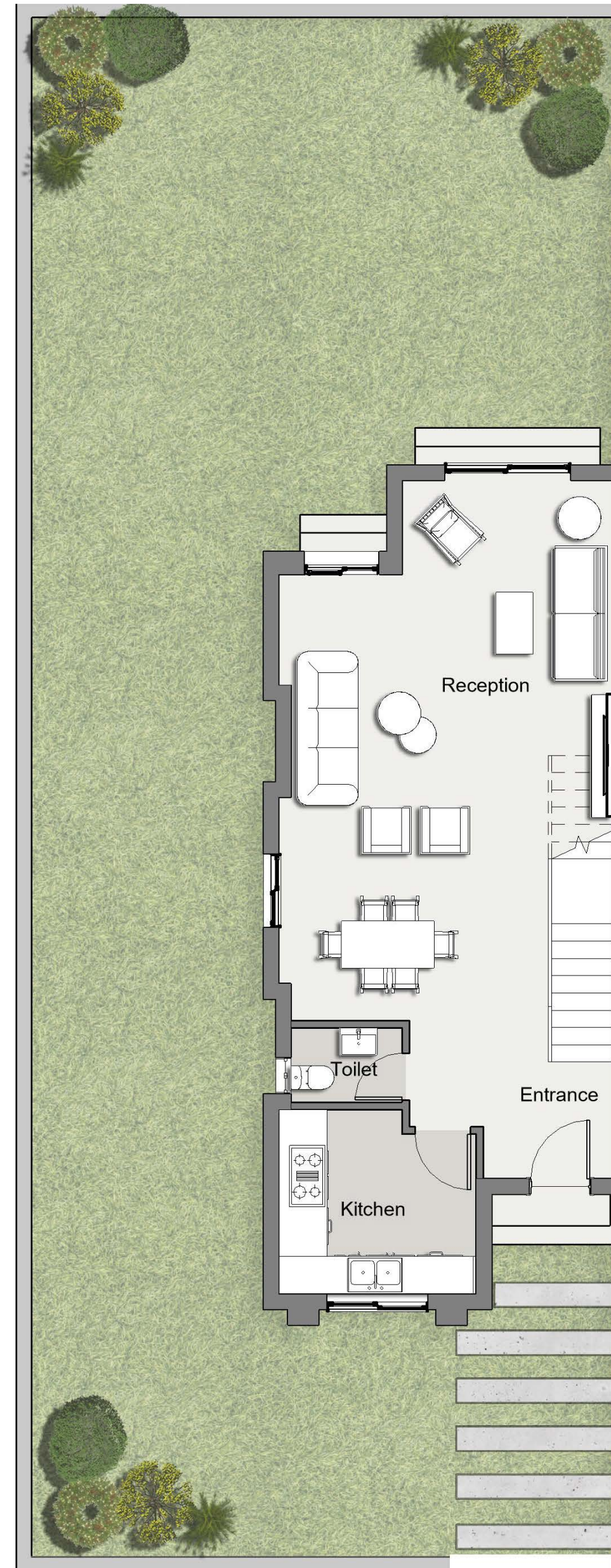






# STANDALONE VILLA "A"

Ground Floor - Total unit area 175m



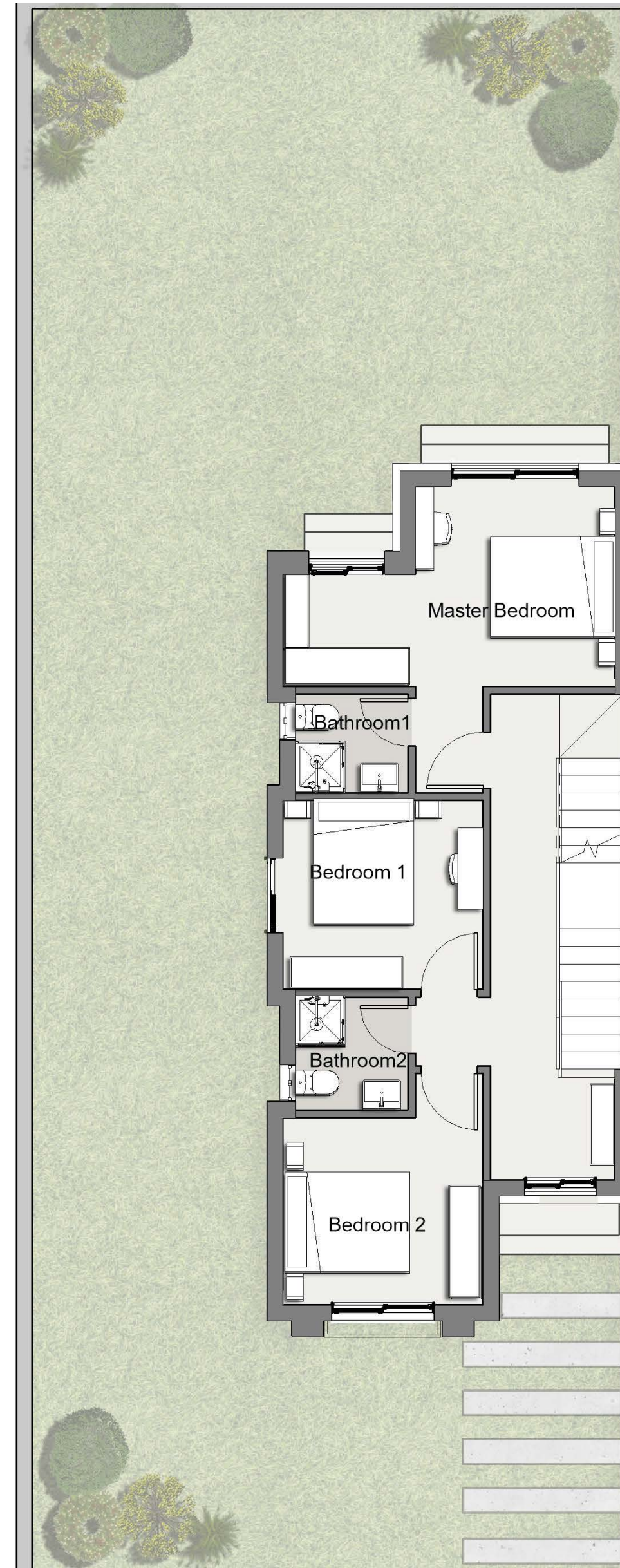
Room	Length	Width
Reception	8.80	5.40
Kitchen	3.20	3.00
Toilet	1.80	1.20
Entrance Lobby	2.10	1.90

BUA	175
Open Roof	39.50

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# STANDALONE VILLA "A"

First Floor - Total unit area 175m



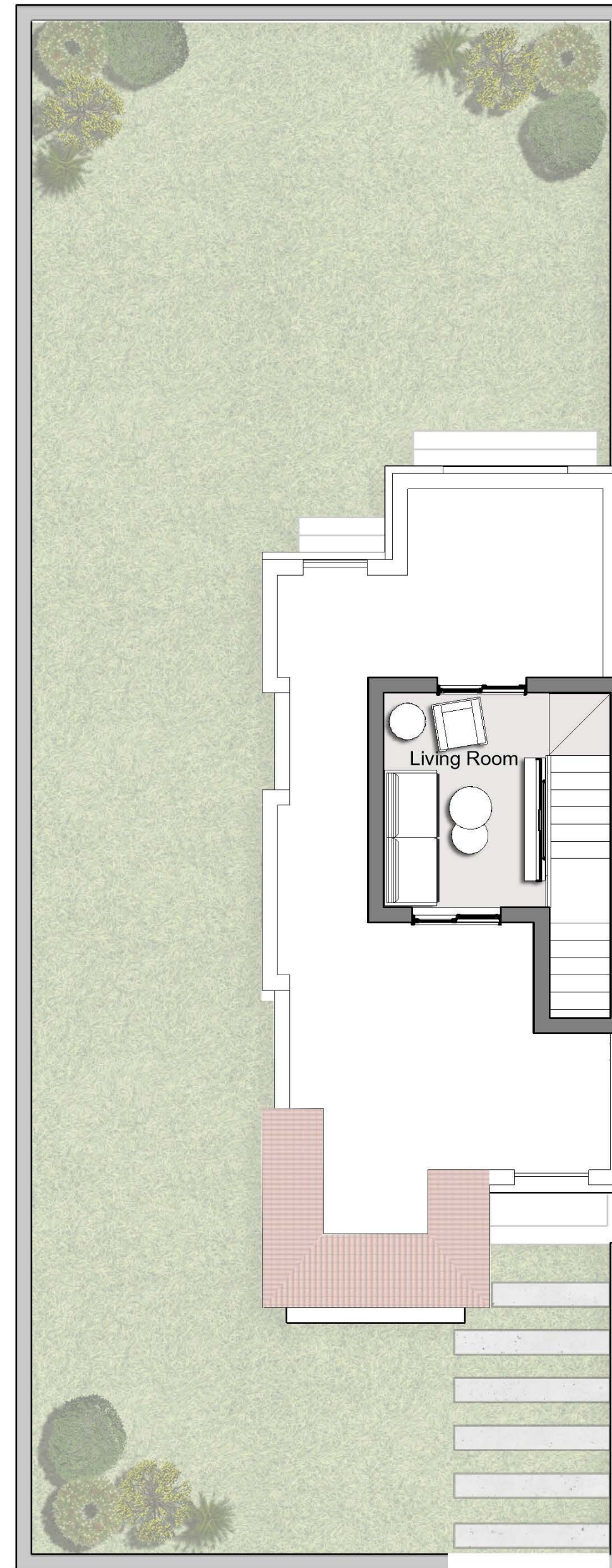
Room	Length	Width
Master Bedroom	5.30	3.20
Bedroom 01	3.20	3.00
Bedroom 02	3.20	3.00
Bathroom 01	1.80	1.60
Bathroom 02	1.80	1.80

<b>BUA</b>	175
<b>Open Roof</b>	39.50

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# 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"

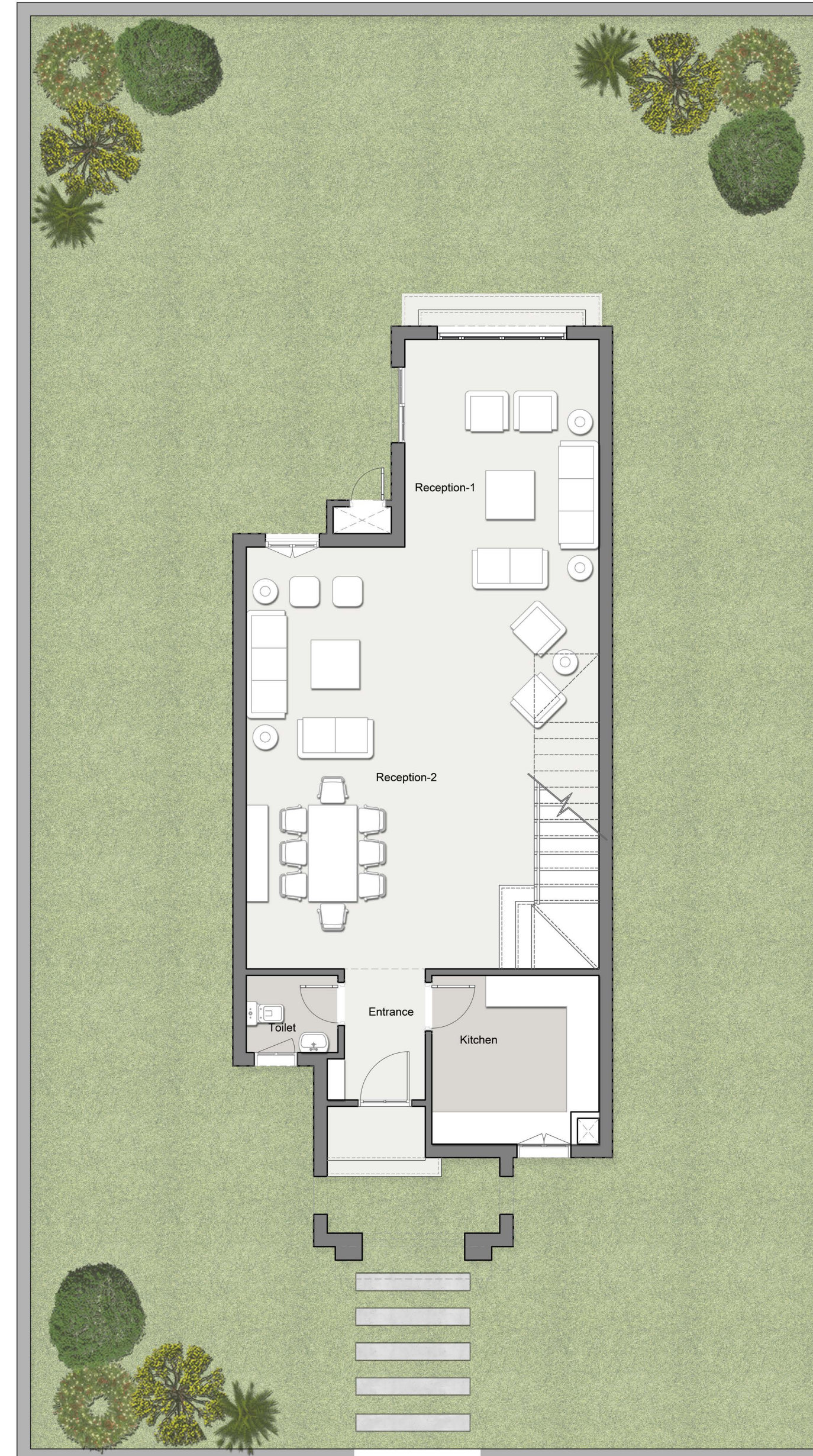




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# STANDALONE VILLA "B"

Ground Floor - Total unit area 240m



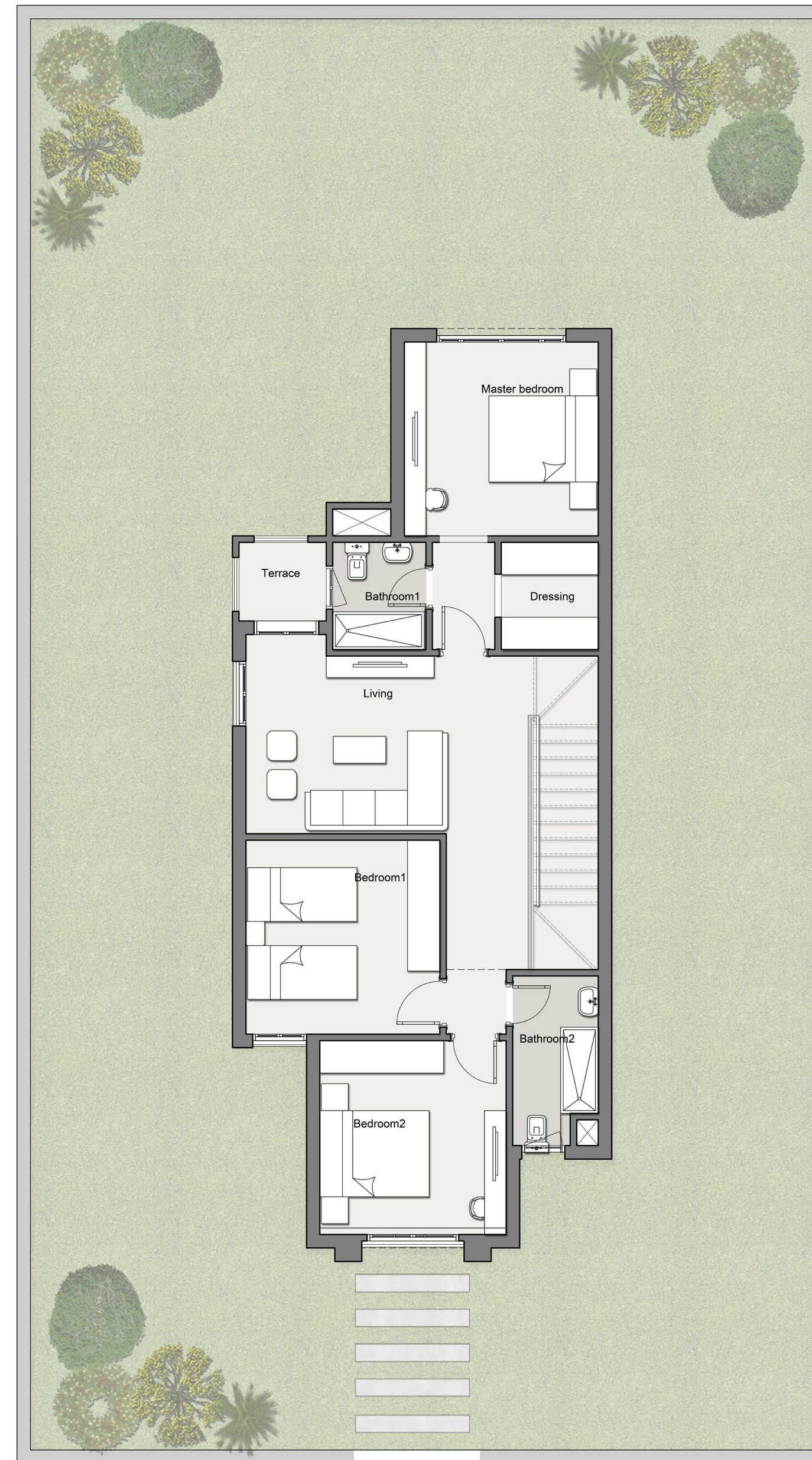
Reception	3.85 x 3.60
Reception-2	7.80 x 6.55
Toilet	1.70 x 1.45
Kitchen	3.15 x 3.10
Entrance	2.45 x 1.50

BUA	240
Open Roof	39.50

B

# STANDALONE VILLA "B"

First Floor - Total unit area 240m

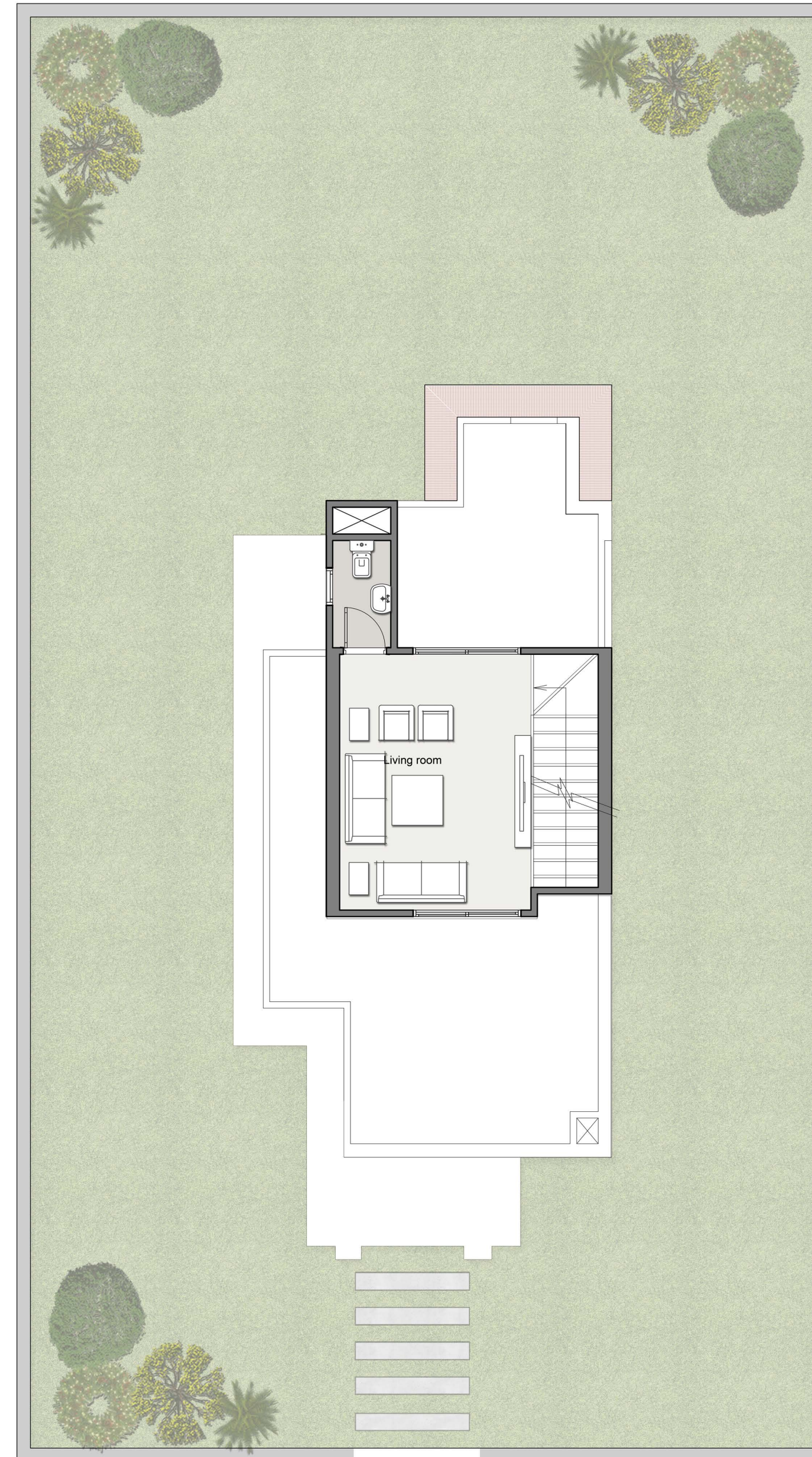


Master Bedroom	3.60 x 3.60
Dressing	2.00 x 1.80
Bathroom -1	2.00 x 1.75
Living Room	3.70 x 3.70
Terrace	1.60 x 1.45
Bedroom -1	3.60 x 3.60
Bedroom -2	3.60 x 3.45
Bathroom -2	3.15 x 1.60
BUA	240
Open Roof	39.50

B

# 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

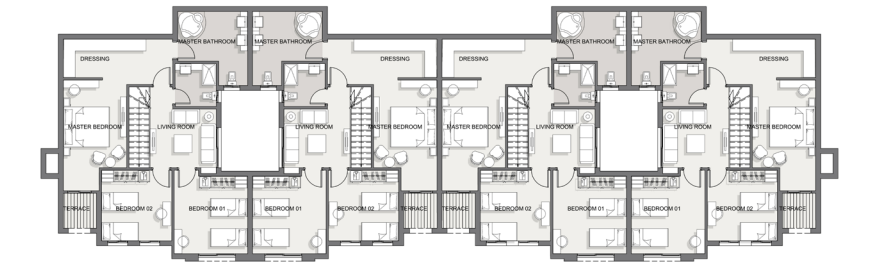
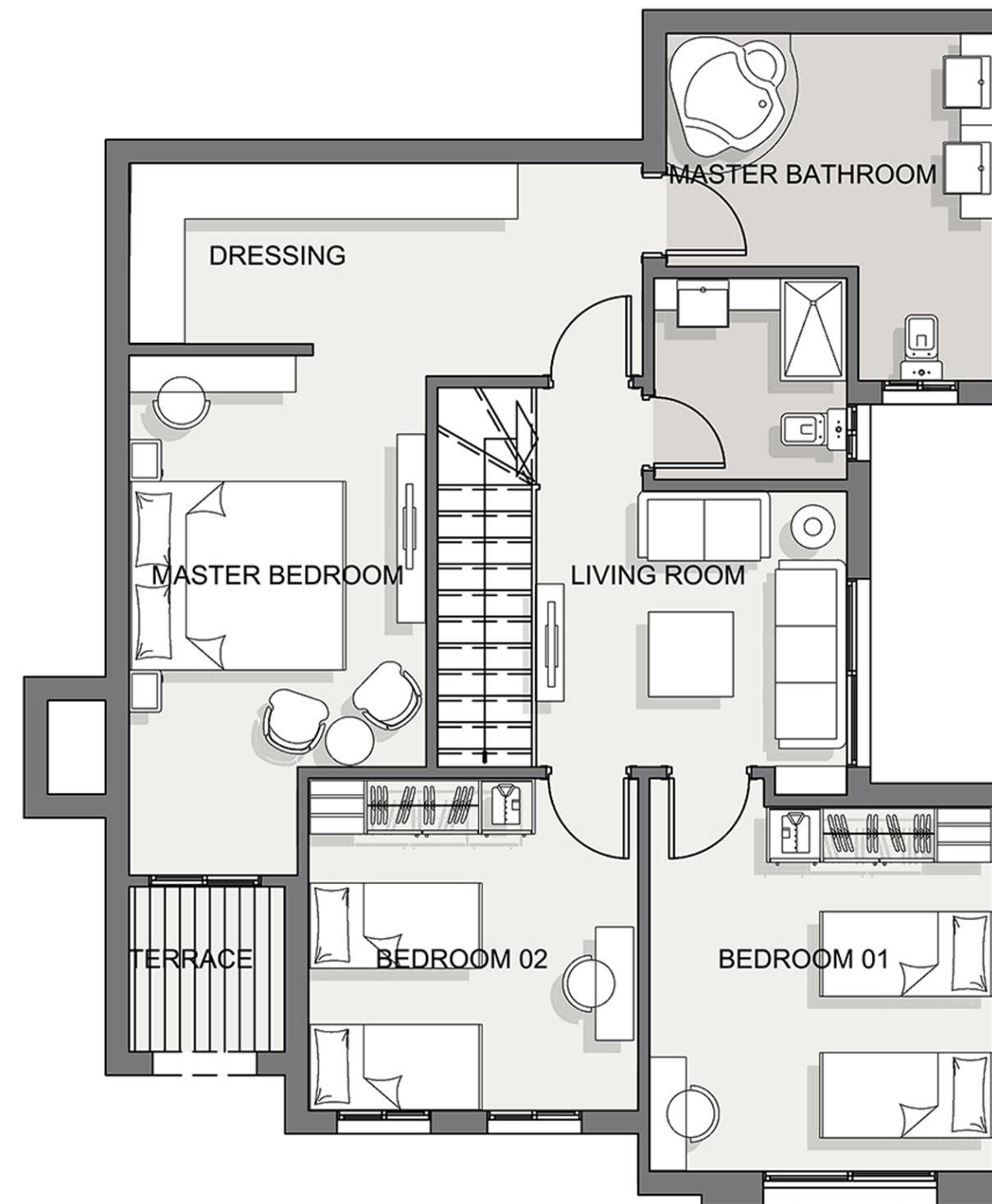


GROUND FLOOR	BUA	212
ROOM	LENGTH	WIDTH
KITCHEN	4.90	3.70
RECEPTION	9.45	4.40
TOILET	1.05	2.25
MAIDROOM	1.35	3.25
BATHROOM	1.60	2.25
GUEST BEDROOM	3.85	3.75



# S-VILLA "A" Corner

First Floor

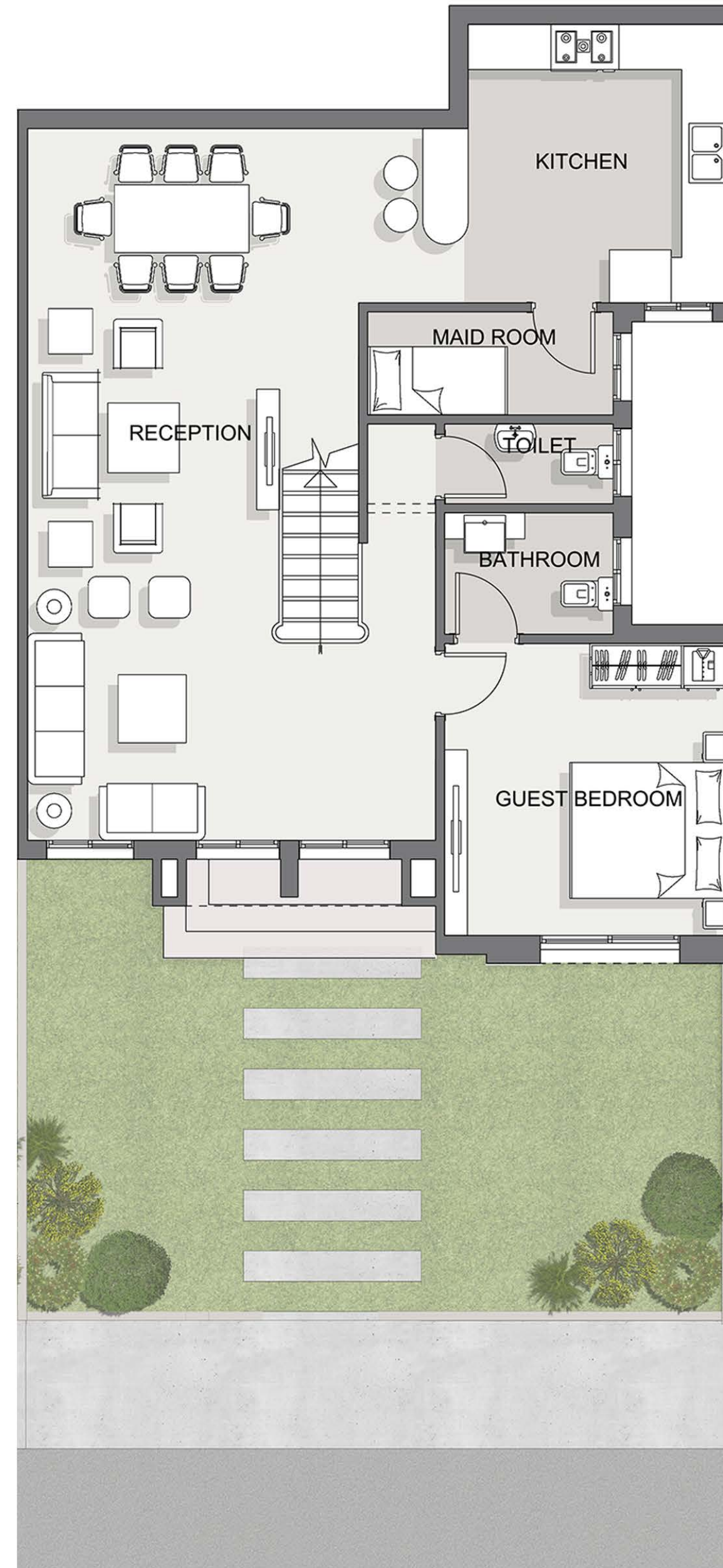


ROOM	LENGTH	WIDTH
MASTER BEDROOM	5.50	3.15
MASTER BATHROOM	2.45	3.70
DRESSING	5.45	1.90
BEDROOM 02	3.50	3.50
BEDROOM 01	3.65	3.85
LIVING ROOM	2.95	3.30



# S-VILLA "A" Middle

Ground Floor - Total unit area 212m

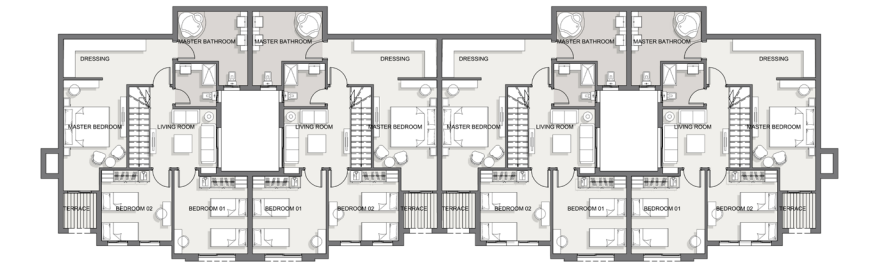
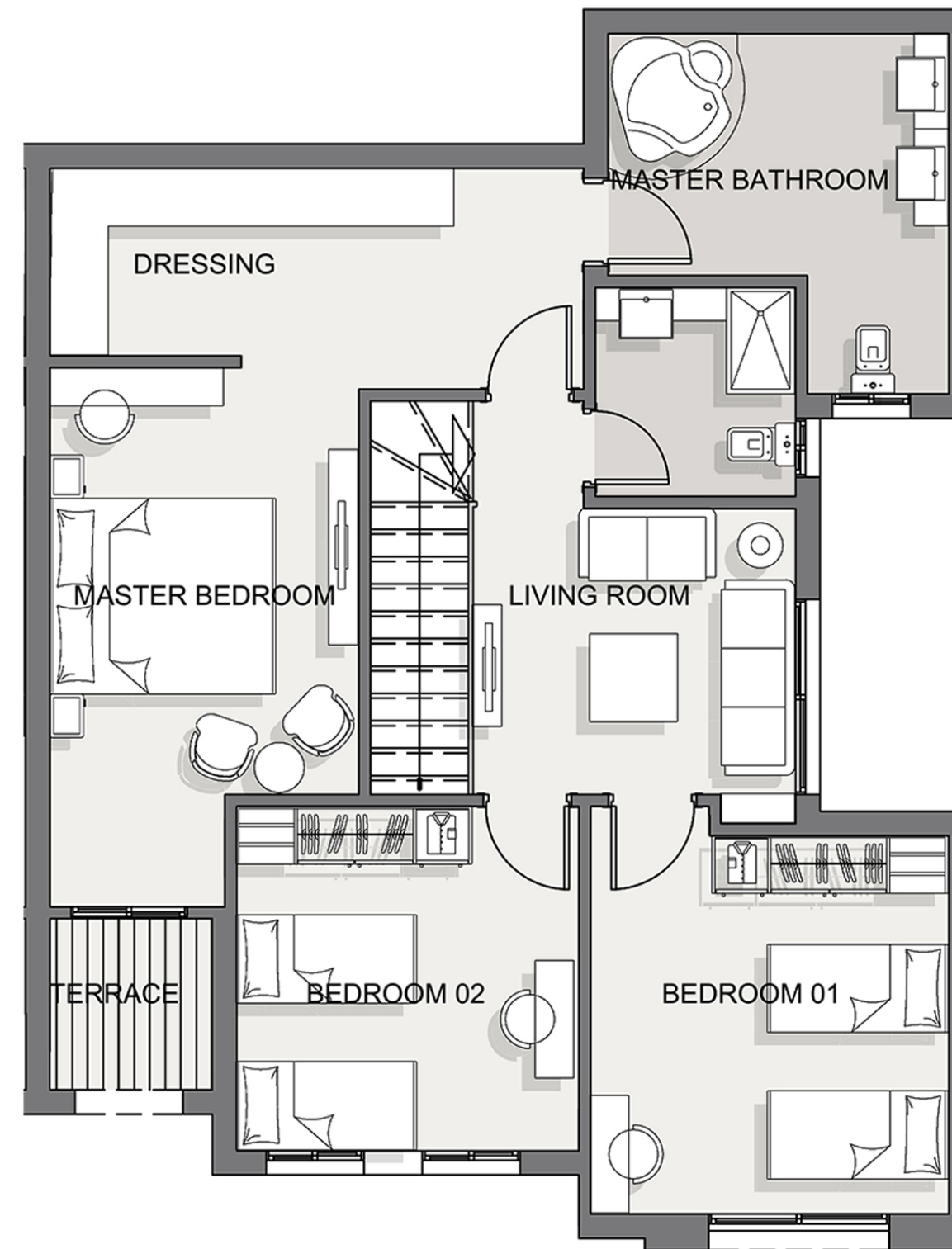


ROOM	LENGTH	WIDTH
KITCHEN	4.90	3.70
RECEPTION	9.45	4.40
TOILET	1.05	2.25
MAIDROOM	1.35	3.25
BATHROOM	1.60	2.25
GUEST BEDROOM	3.85	3.75



# 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



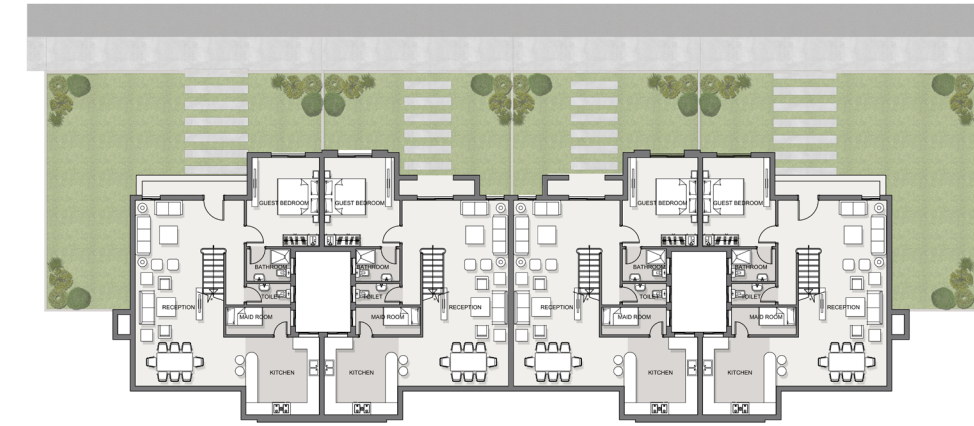
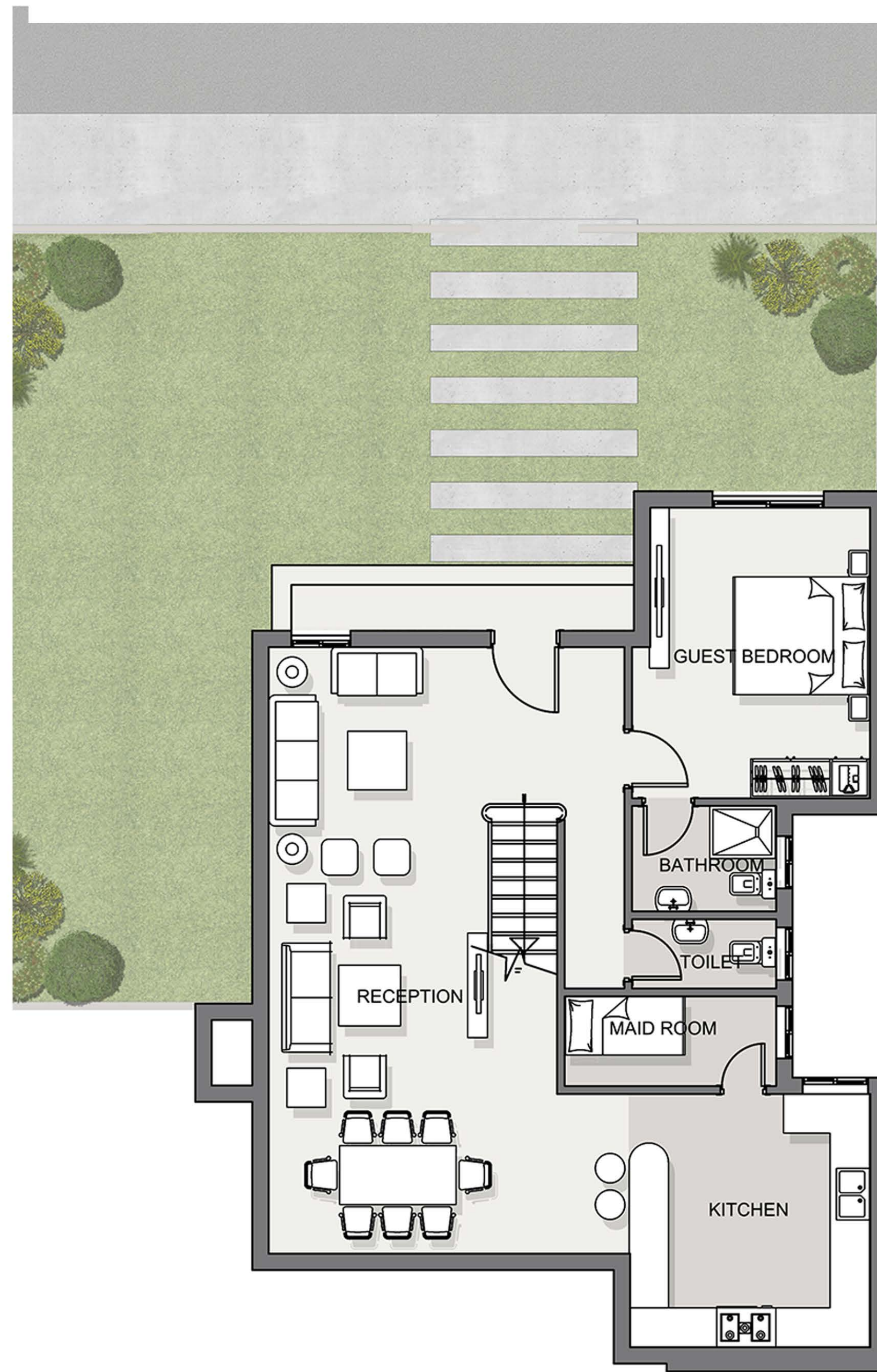
S-VILLA "B"





# S-VILLA "B" Corner

Ground Floor - Total unit area 239m

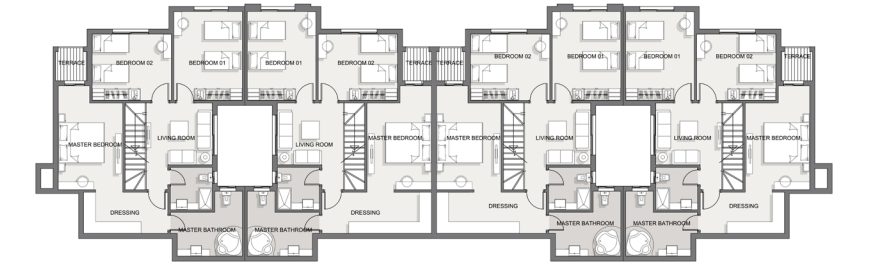
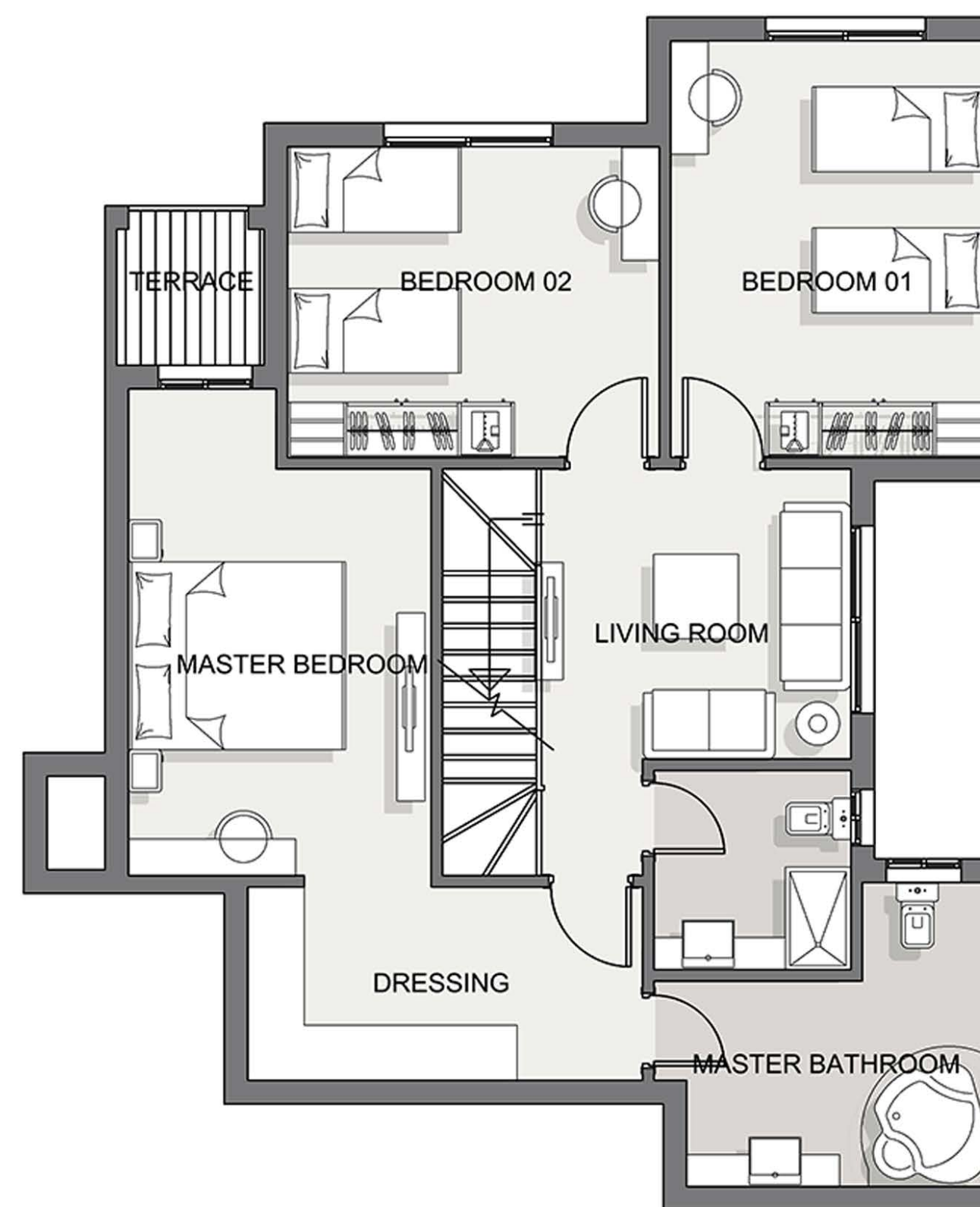


2ND		BUA: 239	
ROOM	LENGTH	WIDTH	
KITCHEN	4.80	3.85	
RECEPTION	9.25	4.40	
TOILET	1.05	2.20	
MAIDROOM	1.35	3.25	
BATHROOM	1.60	2.20	
GUEST BEDROOM	4.45	3.35	



# S-VILLA "B" Corner

First Floor

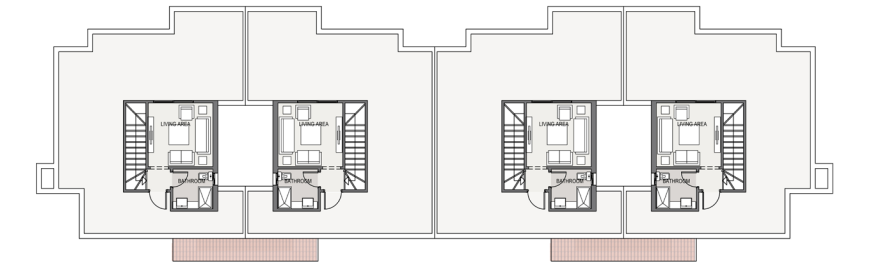
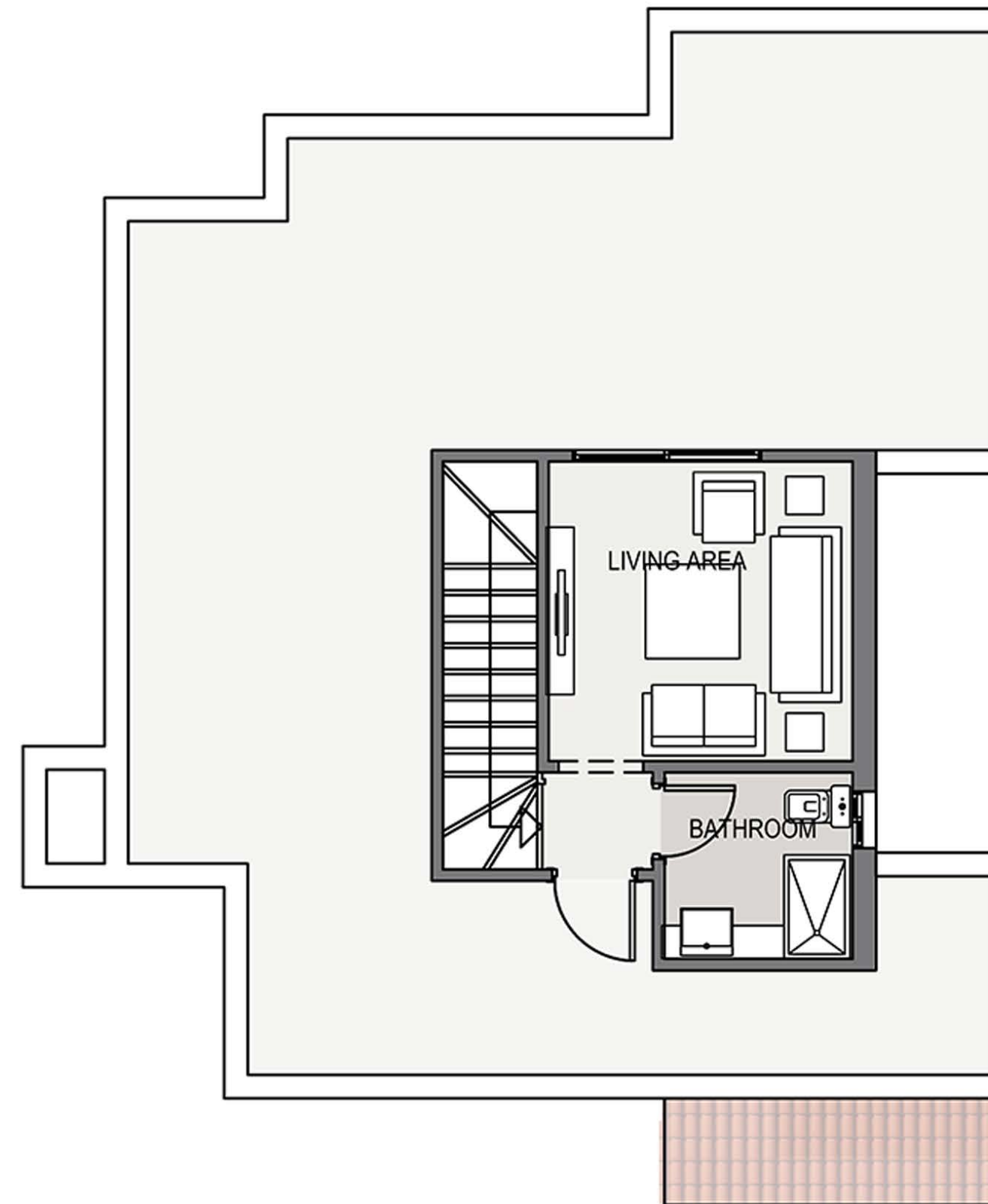


ROOM	LENGTH	WIDTH
MASTER BEDROOM	5.20	3.30
MASTER BATHROOM	3.60	3.25
DRESSING	4.20	2.05
BEDROOM 02	3.30	3.95
BEDROOM 01	3.40	3.85
LIVING ROOM	3.10	3.30

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# S-VILLA "B" Corner

Roof

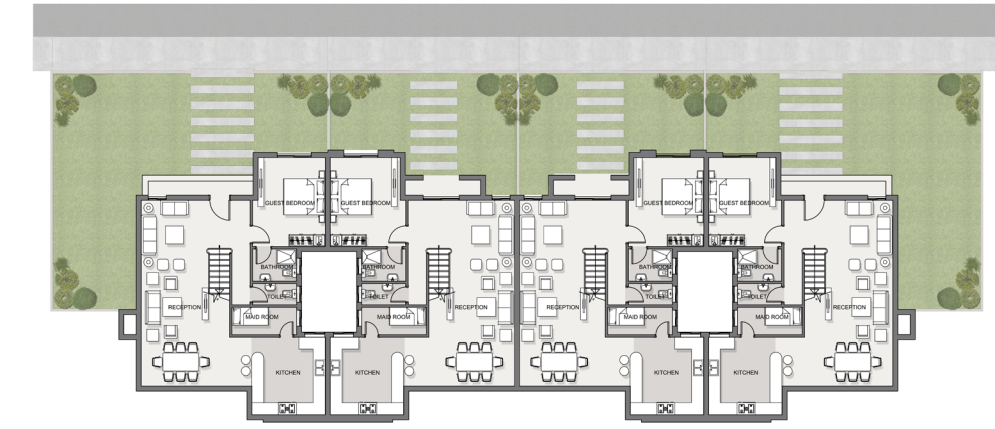
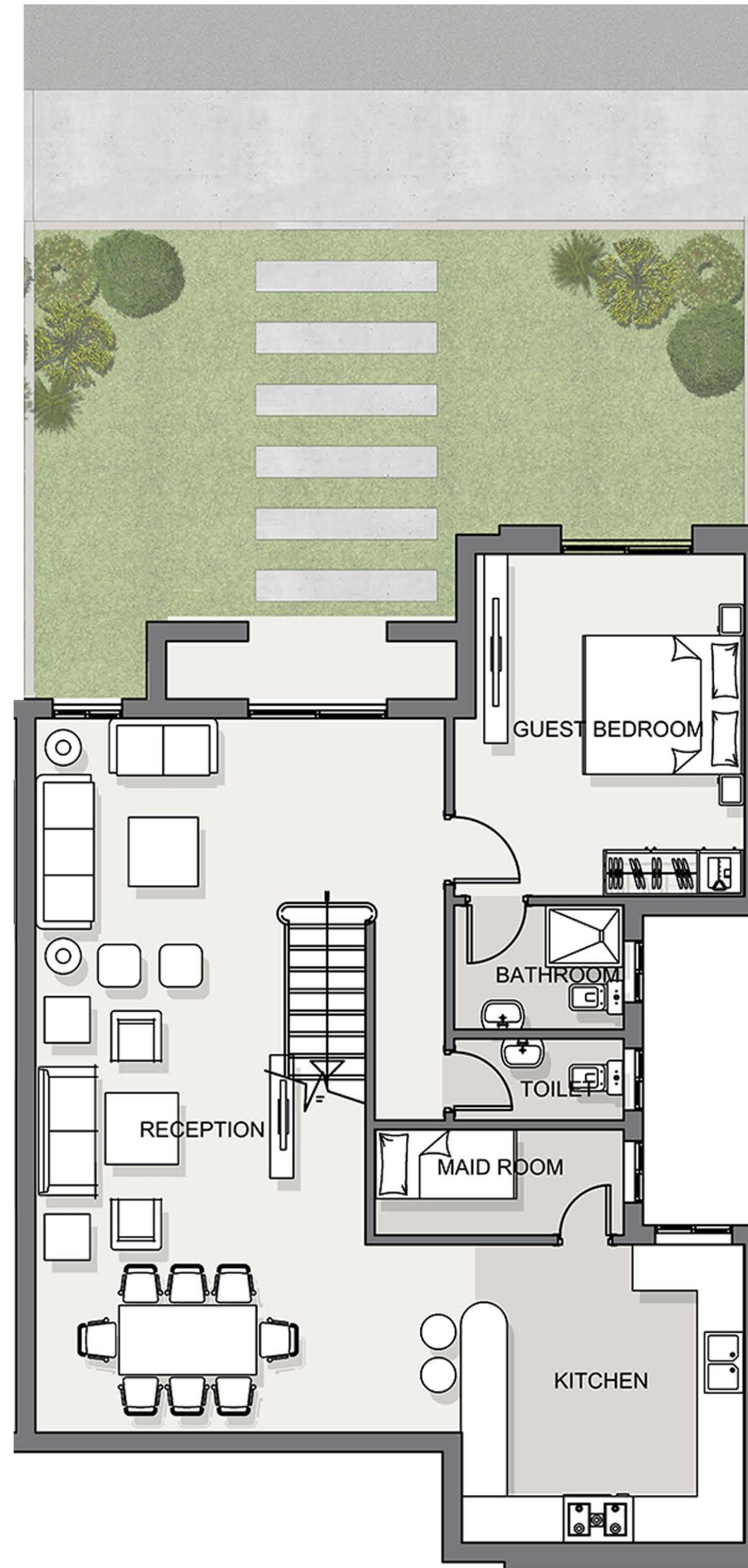


ROOM	LENGTH	WIDTH
LIVING AREA	3.25	3.20
MASTER BATHROOM	2.00	2.00



# S-VILLA "B" Middle

Ground Floor - Total unit area 239m

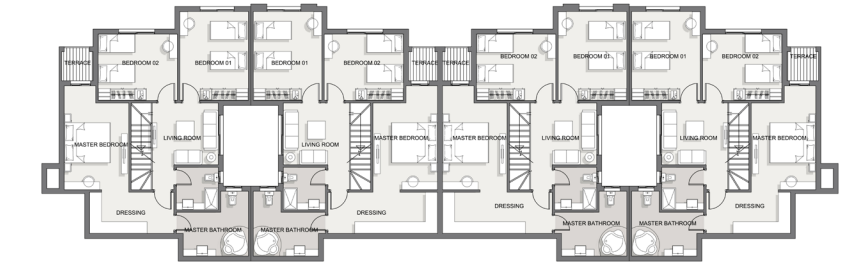
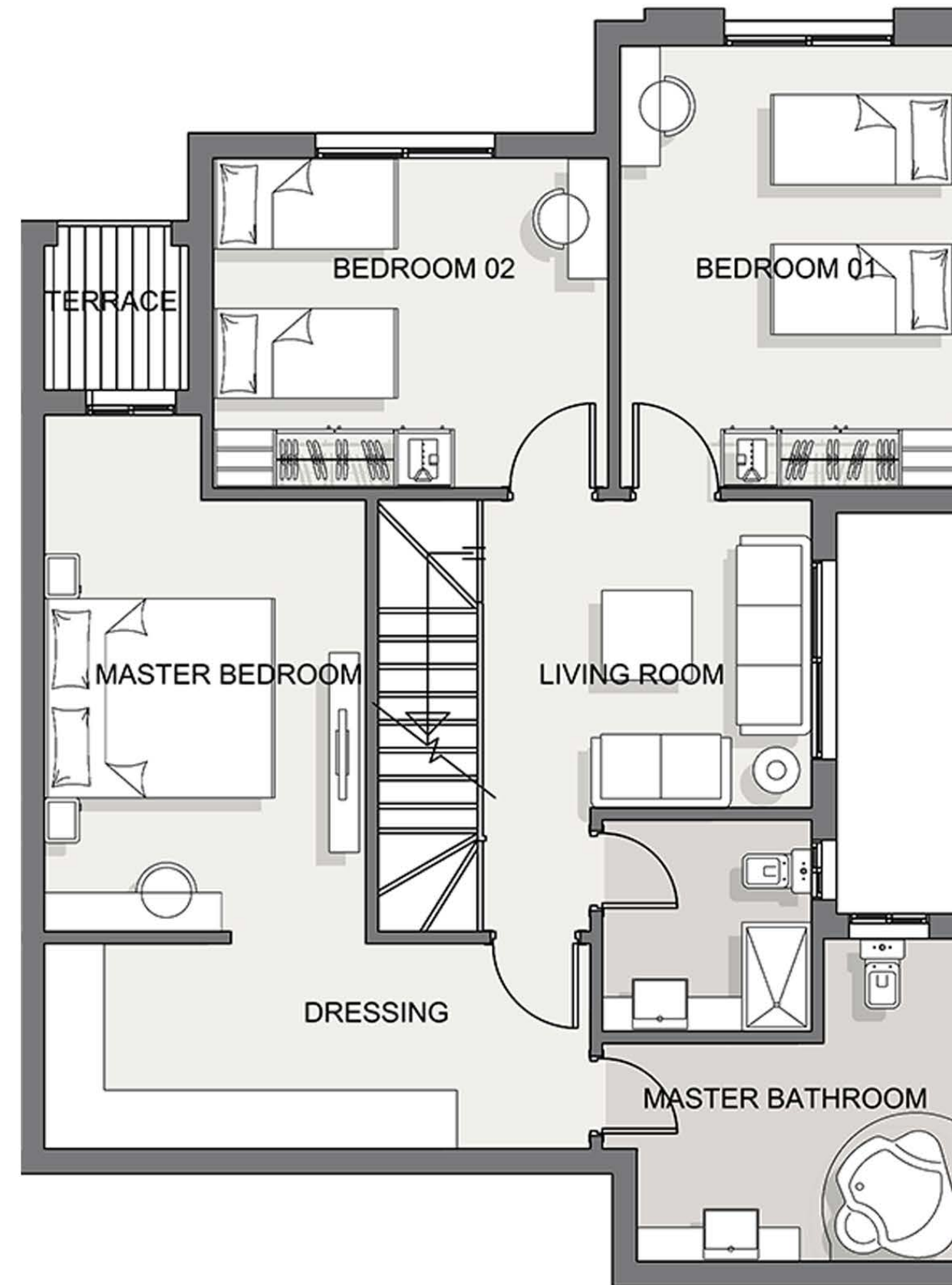


ROOM	LENGTH	WIDTH
KITCHEN	4.80	3.85
RECEPTION	9.25	4.40
TOILET	1.05	2.20
MAIDROOM	1.35	3.25
BATHROOM	1.60	2.20
GUEST BEDROOM	4.45	3.35



# S-VILLA "B" Middle

First Floor

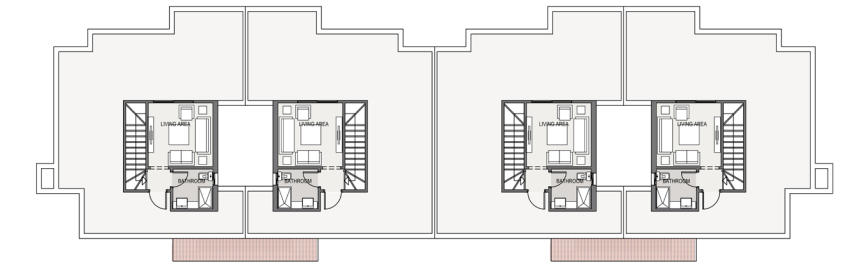
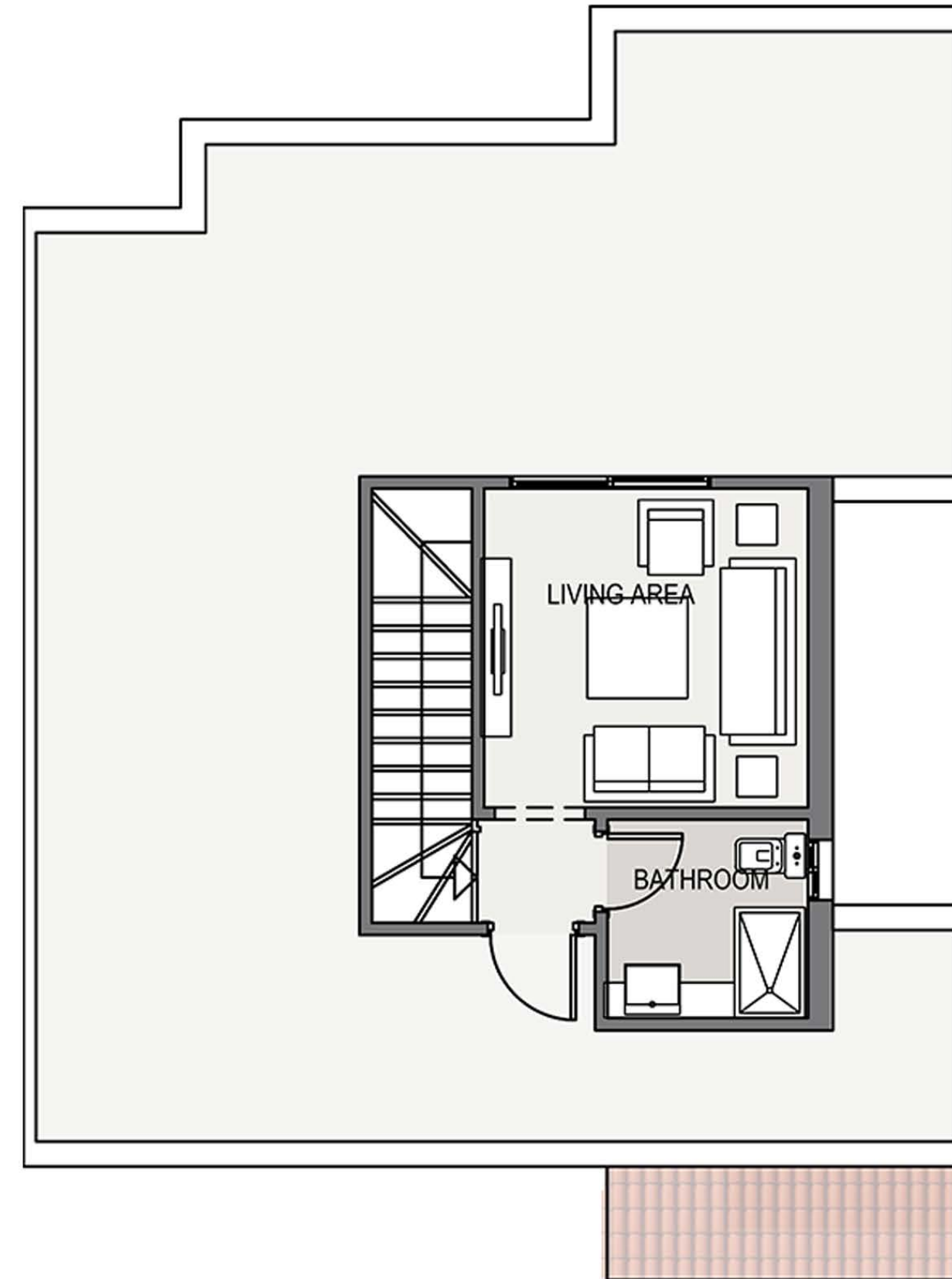


ROOM	LENGTH	WIDTH
MASTER BEDROOM	5.20	3.30
MASTER BATHROOM	3.60	3.25
DRESSING	4.20	2.05
BEDROOM 02	3.30	3.95
BEDROOM 01	3.40	3.85
LIVING ROOM	3.10	3.30



# 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



# 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



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# 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





# Townhouse "Corner"

Roof



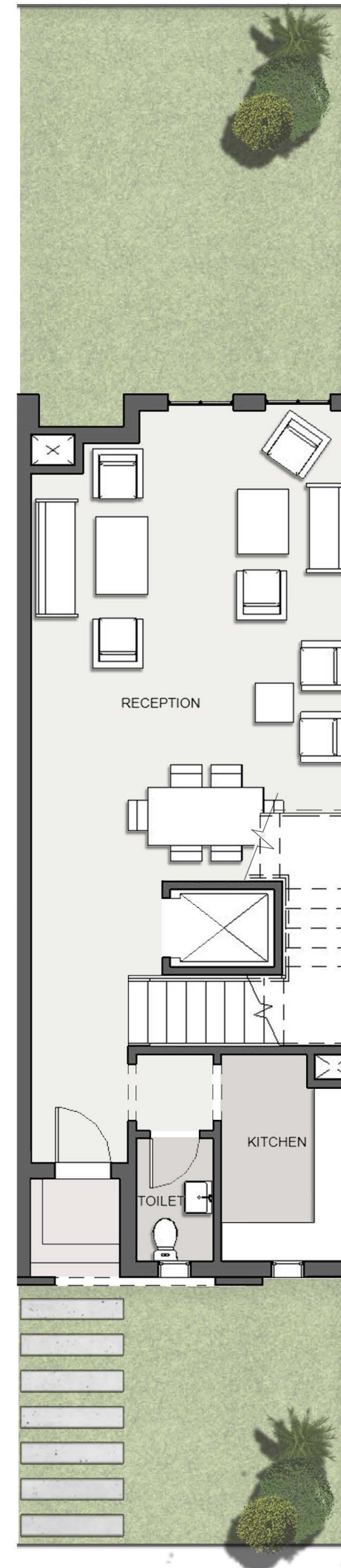
ROOM	LENGTH	WIDTH
LIVING	4.45	3.20
BATH	2.20	1.65
OPEN ROOF	4.60	5.25

Open Roof	24.722
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# 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

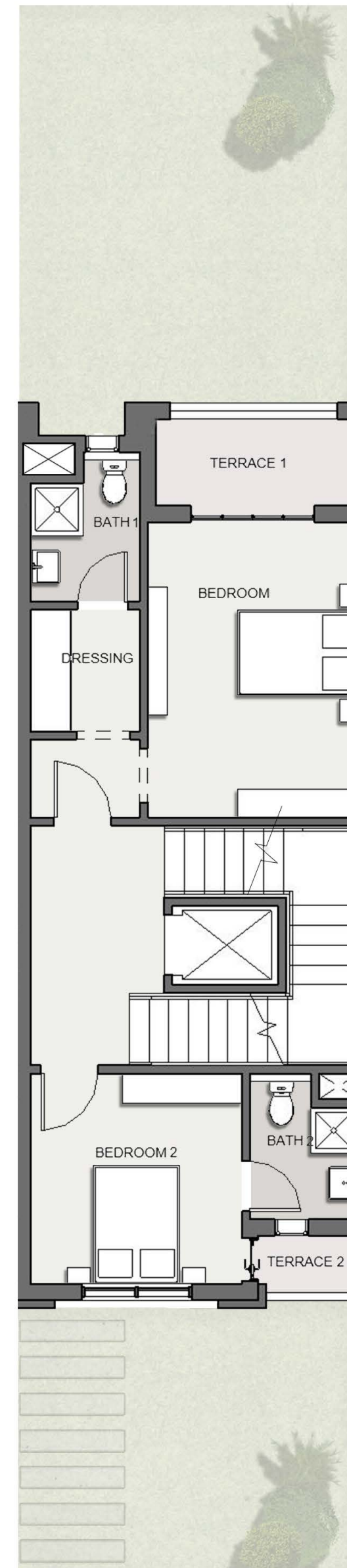
BUA	248
Open Roof	24,144





# Townhouse "Middle"

First Floor



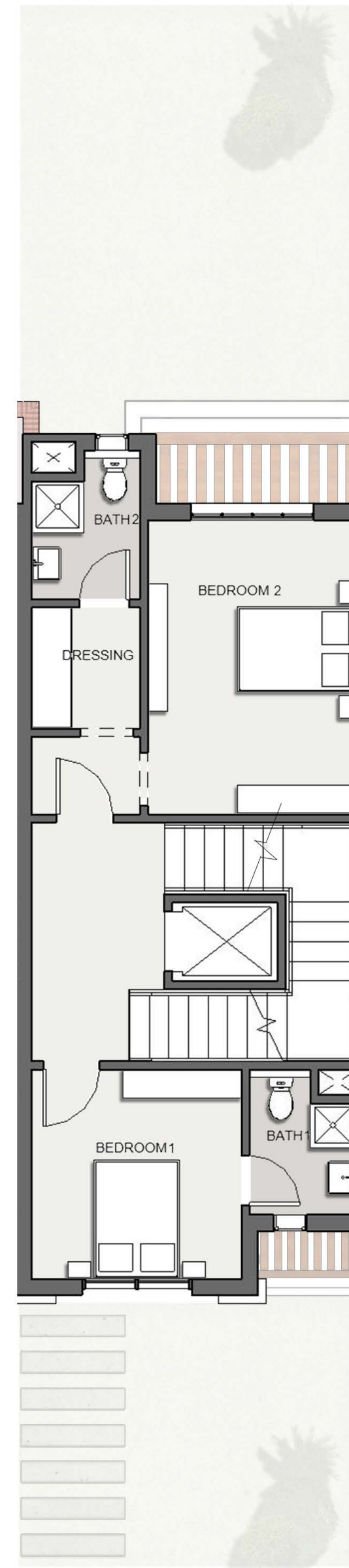
ROOM	LENGTH	WIDTH
BEDROOM 1	4.50	3.20
BATH 1	2.25	1.85
BEDROOM 2	3.20	3.20
BATH 2	2.20	1.65
DRESSING	1.85	1.65
TERRACE 1	1.55	3.05
TERRACE 2	1.00	1.65





# Townhouse "Middle"

Second Floor



ROOM	LENGTH	WIDTH
BEDROOM 1	3.20	3.20
BATH 1	2.20	1.65
BEDROOM 2	4.50	3.20
BATH 2	2.25	1.65
DRESSING	1.65	1.85



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# 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
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