

# ALMA

— THE SOUL OF DOWNTOWN —

# ABOUT IWAN HOLDING

- IWAN has been consistently focused on providing feel-good neighborhoods in Egypt for over 15 years.
- Dedicated nationally across Real Estate Development, Project Management, Architectural Design, Consultancy and Wooden Handcrafts, IWAN has proven itself a major leader over a varied amount of projects in the Egyptian market.
- All sectors of IWAN Holding are committed to building a bigger and brighter future in Egypt. IWAN develops feel-good homes that you'd feel comfortable in, and feel-good neighborhoods with neighbors you'd feel safe with, to make it easier for you to develop your own moments, create memories with the ones you care about, and most importantly; live a feel-good life.



# IWAN's Commitment

- IWAN Developments commitment to lead the real estate market while introducing unique products has always pushed it towards excellence. Each project has a story, which never fails to deliver exceptionally.
- With high attention to detail, each unit delivered is a start of something great and fresh. IWAN Developments success is constantly guaranteed by their trust in their sister companies, starting with the IDIA (The innovative design firm), which has been responsible for introducing innovative designs to IWAN Developments since 1995. The project is then transferred to the executional arm, IWAN Projects; which is dedicated to transfer the unique design and plan into a perfect reality based on their experience in delivering high-end projects. In 2011, IWAN Crafts was established with the purpose of producing high quality furniture and pieces, which now expanded its operations to cover the GCC area and is named ETQAAN.
- Our vision is green, green communities that respect our sense of belonging to nature, therefore Prasino Energy is dedicated to energy management and saving. Last but not least, we have also established IBMT(IWAN Building Materials) which is a subsidiary of IWAN Holding in the field of green building materials.



# IWAN's Projects

The name is a derivative of neighborhood in Arabic, it is mainly focused on the importance of having a community where people can have a sense of belonging and the intimacy of family. JEERA stands by a motto “ Choose your neighbor, before choosing your home”

JEWAR is JEERA's little sister, the philosophy is the same, but the product is slightly different as JEWAR offers residential apartments with the highest quality with an unparalleled landscape experience.

JEDAR represents the second generation of IWAN projects, continuing on the same family neighborhood concept with the balanced life style approach. It was the first time for a real estate development establishment to be energy & community centric in order to achieve what it stands for “Balanced Homes”

ATRIO Is a follow up to JEDAR, keeping the consumers' high expectations satisfied with maintaining the “Balanced homes” philosophy but with fully finished, high quality interior designs.

The newest addition, ALMA is built on the Down Town suburban concept to serve client with exquisite taste. ALMA's design is set to instantly provide the Paris/New York City/London vibes due to the “big city” feel in buildings and segments.





## JEERA

JEERA is located in Sheikh Zayed, close to various surrounding extracurricular activities.

## JEWAR

JEWAR is also located in Sheikh Zayed, right next to JEERA. Offering its residents a prime location.

## JEDAR

JEDAR is situated 9m above the 26th of July corridor giving you a panoramic view of the city of Sheikh Zayed.

## ATRIO

Located in Sheikh Zayed, ATRIO lies on the main axis of Sheikh Zayed City. Connected to the 26th July Corridor and to the heart of the city.

## ALMA

Located in the heart of Sheikh Zayed commercial areas, ALMA is only minutes away from the Mehwar.



# About ALMA

Although ALMA is in the heart of downtown, it still encompasses the serenity and peacefulness of a compound. Built over an area of 30 acres, the compound spans over 9 different models from separate villas to twin houses and duplexes.

# The Soul of Downtown

More Egyptians are leaving from Cairo suburbs searching in the aim of finding a better quality of life. However, the further you move out, the more disassociated you feel with Central Cairo, dubbed the hub of the majority of activities that enrich Egyptian lives. This is the problem that ALMA strives to solve for a whole new generation

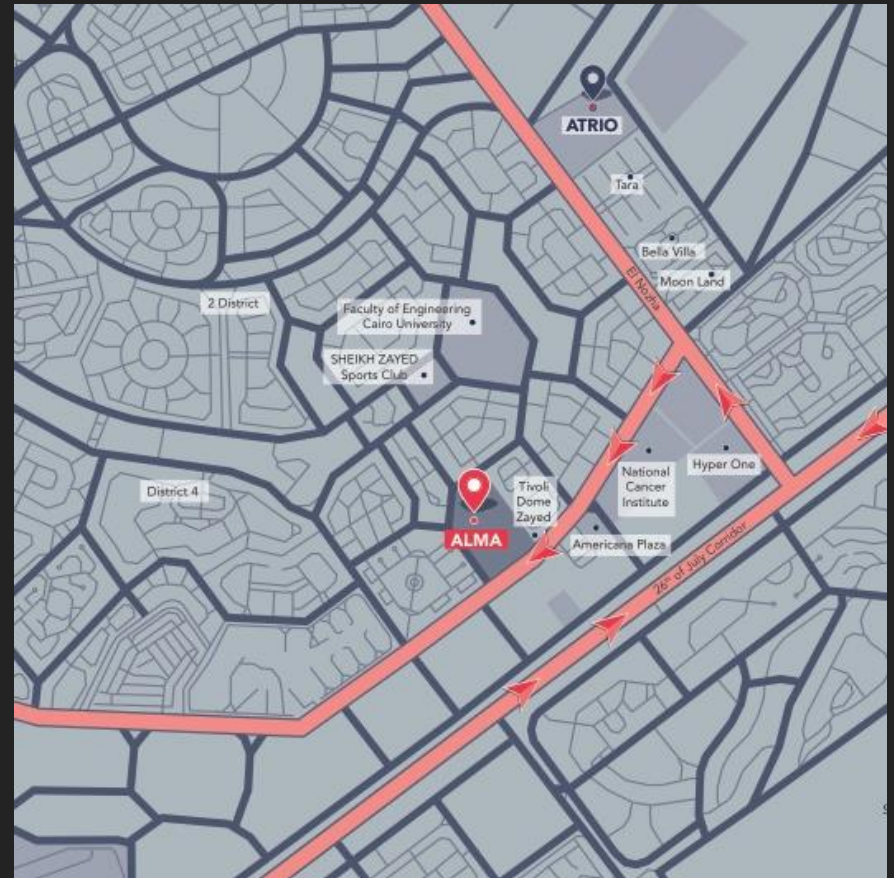
# The Inspiration

Project location was a key inspiration for our design direction, the word downtown immediately pops up to your mind when you see this location. When we come to architectural style, we were inspired by the style that marked famous cities around the world; Chicago, Paris and New York to name few, and most importantly Cairo during its prime. Art Deco is famous for its patterns, lines and strong presence. When it first emerged at the beginning of the modern era it affected everything in society, including fashion, art and music. We used Art Deco fused with a modern twist to create houses with strong characters with simplistic details.



# LOCATION

Located in the heart of Sheikh Zayed commercial areas, ALMA is a stone's throw away from a whole range of restaurants and leisure activities and only minutes from the Mehwar.





# Master Plan

Carefully master planned to ensure that each unit of our 168 units encompasses its very own share of landscape and greenery.

The 28 acres ALMA comprises 168 units built up on 20% of the total area with two main gates to ensure easy access to your home.

A promenade that spans over 165m and a clubhouse that ends your journey to a relaxing and breathtaking ambiance.



# Family House



This perspective is an artist's impression. Actual Product may vary

# AL-G

Family House

Total area 220 m<sup>2</sup>



RECEPTION	8.20 x 6.00
LIVING ROOM	4.00 x 2.90
ENTRANCE LOBBY	1.50 x 2.10
TOILET	1.00 x 2.00
KITCHEN	3.20 x 3.40
MAID BEDROOM	1.65 x 2.00
MAID BATHROOM	1.00 x 2.00
BATHROOM	1.80 x 2.00
MASTER BEDROOM	4.10 x 3.80
DRESSING ROOM	1.80 x 1.85
MASTER BATHROOM	1.80 x 2.10
BEDROOM 1	3.60 x 4.00
BEDROOM 2	3.60 x 4.00





## AL-P Family House Total area 275 m<sup>2</sup>

### First floor plan 194.75 m<sup>2</sup>

RECEPTION	8.20 x 6.50
BALCOONY	1.75 x 3.00
LIVING ROOM	3.60 x 5.20
LAUNDRY	1.35 x 2.00
TOILET	1.00 x 2.00
KITCHEN	3.20 x 3.40
MAID BEDROOM	1.80 x 2.00
MAID BATHROOM	1.00 x 2.00
BATHROOM	1.80 x 2.00
MASTER BEDROOM	4.10 x 5.00
DRESSING ROOM	1.80 x 1.85
MASTER BATHROOM	1.80 x 2.10
BEDROOM 1	3.60 x 4.00
BALCONY	3.60 x 1.25
BEDROOM 2	3.60 x 4.00
STAIRS	4.05 x 2.30

### Roof floor plan 80.25 m<sup>2</sup>

LIVING ROOM	3.20 x 3.60
BEDROOM	3.20 x 3.35
BATHROOM	1.60 x 2.00
KITCHENETTE	1.25 x 1.60



All areas and specifications are indicative and may change with future design developments. The developer reserves the right to make revisions

# AL - TH 1



This perspective is an artist's impression. Actual Product may vary.

# AL-TH 1

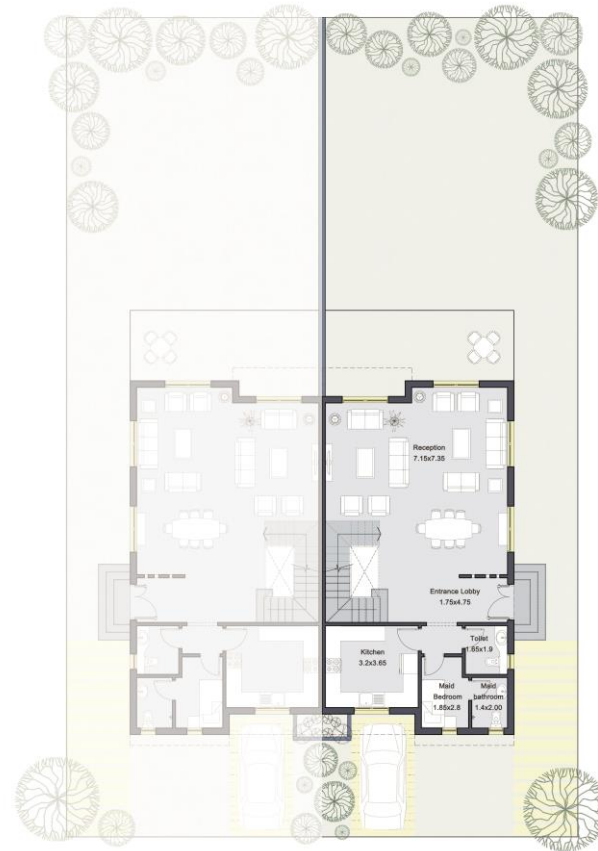
Twin House

Total area 238.2 m<sup>2</sup>



Ground floor plan 106.5 m<sup>2</sup>

RECEPTION	7.15 x 7.35
KITCHEN	3.20 x 3.65
ENTRANCE LOBBY	1.75 x 4.75
TOILET	1.65 x 1.90
MAID BEDROOM	1.85 x 2.80
MAID BATHROOM	1.40 x 2.00



All areas and specifications are indicative and may change with future design developments. The developer reserves the right to make revisions



### First floor plan 107 m<sup>2</sup>

LIVING ROOM	3.25 x 4.05
MASTER BEDROOM	3.75 x 5.00
BALCONY	1.65 x 3.15
MASTER BEDROOM	1.80 x 2.60
KITCHENETTE	2.30 x 3.65
BATHROOM	1.70 x 2.60
BEDROOM 1	3.50 x 4.10
BEDROOM 2	3.50 x 4.00
BALCONY	1.60 x 3.65

### Roof floor plan 24.7 m<sup>2</sup>

LIVING ROOM	3.20 x 4.00
BATHROOM	1.20 x 2.75



All areas and specifications are indicative and may change with future design developments. The developer reserves the right to make revisions

# AL -TH 2



This perspective is an artist's impression. Actual Product may vary.

# AL-TH 2

Twin House

Total area 266.65 m<sup>2</sup>



Ground floor plan 122 m<sup>2</sup>

RECEPTION	6.00 x 8.05
KITCHEN	3.25 x 5.10
ENTRANCE LOBBY	2.15 x 4.25
TOILET	1.50 x 2.65
MAID BEDROOM	1.80 x 2.65
MAID BATHROOM	1.55 x 2.65



All areas and specifications are indicative and may change with future design developments. The developer reserves the right to make revisions



### First floor plan 119.25 m<sup>2</sup>

LIVING ROOM	3.50 x 3.95
MASTER BEDROOM	4.05 x 6.20
BALCONY	1.75 x 1.95
MASTER BATHROOM	1.75 x 1.85
DRESSING ROOM	1.70 x 1.85
BATHROOM	1.80 x 3.45
BEDROOM 1	3.80 x 4.65
BALCONY	1.75 x 2.05
BEDROOM 2	3.85 x 4.25

### Roof floor plan 25.4 m<sup>2</sup>

ACTIVITY ROOM	3.30 x 3.50
TOILET	1.20 x 2.20



All areas and specifications are indicative and may change with future design developments. The developer reserves the right to make revisions

# AL -TH 3



This perspective is an artist's impression. Actual Product may vary.

# AL-TH 3

Twin House

Total area 282.00 m<sup>2</sup>



Ground floor plan 129 m<sup>2</sup>

RECEPTION	5.20 x 8.00
KITCHEN	3.15 x 3.60
ENTRANCE LOBBY	1.60 x 3.10
TOILET	1.70 x 2.30
MAID BEDROOM	1.70 x 2.00
MAID BATHROOM	1.70 x 1.05
GUEST BEDROOM	3.40 x 4.80
GUEST BATHROOM	1.30 x 3.15



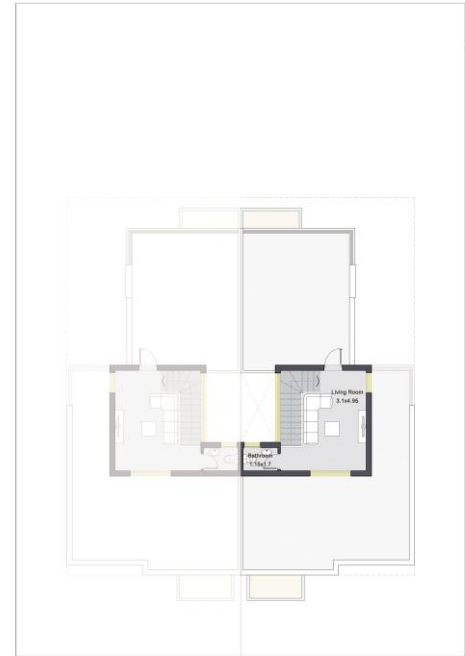


### First floor plan 124.7 m<sup>2</sup>

LIVING ROOM	5.15 x 3.40
BALCONY	1.45 x 2.95
MASTER BEDROOM	4.40 x 5.20
BALCONY	1.35 x 3.00
MASTER BATHROOM	1.85 x 2.10
DRESSING ROOM	2.00 x 2.10
BATHROOM	1.70 x 2.30
BEDROOM 1	4.40 x 3.60
BALCONY	1.25 x 2.80
BEDROOM 2	3.60 x 4.70

### Roof floor plan 28.3 m<sup>2</sup>

LIVING ROOM	3.10 x 4.95
TOILET	1.15 x 1.70



All areas and specifications are indicative and may change with future design developments. The developer reserves the right to make revisions

# AL - TH 4



This perspective is an artist's impression. Actual Product may vary

# AL-TH 4

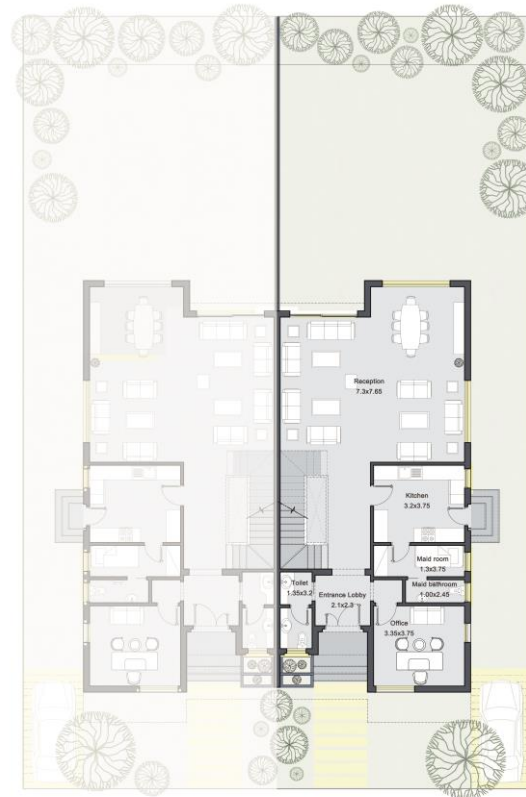
Twin House

Total area 311.5 m<sup>2</sup>



Ground floor plan 139.6 m<sup>2</sup>

RECEPTION	7.30 x 7.65
KITCHEN	3.20 x 3.75
ENTRANCE LOBBY	2.10 x 2.30
TOILET	1.35 x 3.20
MAID BEDROOM	1.30 x 3.75
MAID BATHROOM	1.00 x 2.45
OFFICE	3.35 x 3.75



All areas and specifications are indicative and may change with future design developments. The developer reserves the right to make revisions



**First floor plan 140 m<sup>2</sup>**

LIVING ROOM	3.50 x 4.45
BALCONY	1.35 x 3.50
KITCHENETTE	2.90 x 4.95
MASTER BEDROOM	4.00 x 5.00
MASTER BATHROOM	2.05 x 2.65
DRESSING ROOM	1.70 x 2.65
BEDROOM 1	3.80 x 4.00
BATHROOM 1	1.80 x 2.65
BEDROOM 2	3.75 x 4.00
BATHROOM 2	2.50 x 2.65
BALCONY	1.05 x 3.60

**Roof floor plan 30.6 m<sup>2</sup>**

LIVING ROOM	3.85 x 4.65
BATHROOM	1.60 x 2.65



All areas and specifications are indicative and may change with future design developments. The developer reserves the right to make revisions

# AL-V 1



This perspective is an artist's impression. Actual Product may vary.

# AL-V1

Separate Villa

Total area 319.5 m<sup>2</sup>



## Ground floor plan 140 m<sup>2</sup>

RECEPTION	9.00 x 5.20
LIVING ROOM	3.80 x 4.00
KITCHEN	3.20 x 3.80
ENTRANCE LOBBY	2.55 x 1.80
TOILET	1.40 x 2.55
MAID BEDROOM	1.65 x 2.55
MAID BATHROOM	0.90 x 2.25
OFFICE	3.80 x 3.30



All areas and specifications are indicative and may change with future design developments. The developer reserves the right to make revisions



### First floor plan 146.25 m<sup>2</sup>

LIVING ROOM	3.80 x 4.20
KITCHENETTE	3.80 x 2.30
MASTER BEDROOM	5.10 x 4.50
DRESSING ROOM	2.05 x 2.20
MASTER BATHROOM	1.80 x 2.85
BALCONY	4.20 x 1.80
BEDROOM 1	3.80 x 3.80
BATHROOM 1	1.80 x 2.20
BEDROOM 2	3.50 x 4.00
BATHROOM 2	1.80 x 2.20
BALCONY	1.75 x 2.45

### Roof floor plan 33.25 m<sup>2</sup>

LIVING ROOM	3.90 x 5.10
TOILET	1.10 x 2.20



All areas and specifications are indicative and may change with future design developments. The developer reserves the right to make revisions

# AL - V 3



This perspective is an artist's impression. Actual Product may vary.

## AL-V3

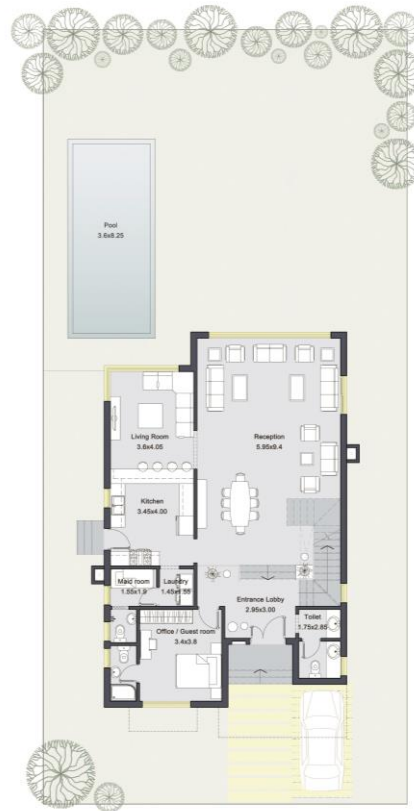
Separate Villa

Total area 362.8 m<sup>2</sup>



Ground floor plan 157 m<sup>2</sup>

RECEPTION	9.40 x 5.95
LIVING ROOM	4.05 x 3.60
KITCHEN	3.45 x 4.00
ENTRANCE LOBBY	3.00 x 2.95
TOILET	1.75 x 2.85
LAUNDRY	1.45 x 1.55
MAID BEDROOM	1.90 x 1.55
MAID BATHROOM	1.40 x 1.10
OFFICE/GUEST BEDROOM	3.40 x 3.80
BATHROOM	2.30 x 1.10



All areas and specifications are indicative and may change with future design developments. The developer reserves the right to make revisions

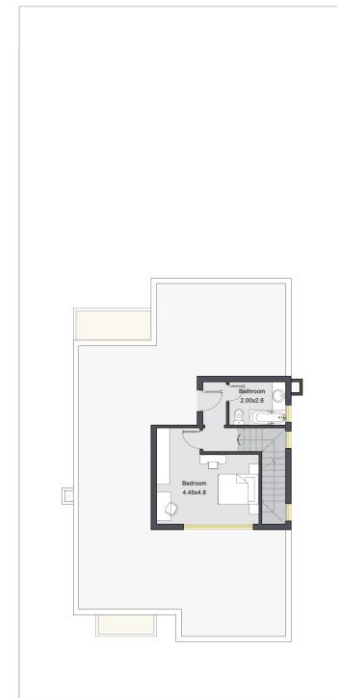


### First floor plan 164.75 m<sup>2</sup>

LIVING ROOM	4.00 x 5.30
KITCHENETTE	3.30 x 2.65
BALCONY	2.60 x 3.60
MASTER BEDROOM	4.40 x 5.95
MASTER BATHROOM	2.00 x 2.60
DRESSING ROOM	1.45 x 2.00
BALCONY	1.50 x 3.00
BEDROOM 1	3.60 x 4.80
BATHROOM 1	2.05 x 2.15
DRESSING ROOM 1	1.40 x 3.15
BEDROOM 2	4.60 x 3.80
BATHROOM 2	3.45 x 1.70
BALCONY	1.25 x 2.80

### Roof floor plan 41 m<sup>2</sup>

BEDROOM	4.45 x 4.80
BATHROOM	2.00 x 2.60



All areas and specifications are indicative and may change with future design developments. The developer reserves the right to make revisions

# AL-V 4



This perspective is an artist's impression. Actual Product may vary.

# AL-V4

Separate Villa

Total area 397 m<sup>2</sup>



Ground floor plan 175 m<sup>2</sup>

RECEPTION	6.00 x 10.00
LIVING ROOM	5.40 x 4.80
KITCHEN	3.60 x 4.75
ENTRANCE LOBBY	2.15 x 4.30
TOILET	3.75 x 1.35
LAUNDRY	1.65 x 1.50
MAID BEDROOM	1.65 x 2.00
MAID BATHROOM	1.65 x 2.00
OFFICE/GUEST BEDROOM	3.60 x 4.00
BATHROOM	2.20 x 1.80



All areas and specifications are indicative and may change with future design developments. The developer reserves the right to make revisions



### First floor plan 180 m<sup>2</sup>

LIVING ROOM	5.80 x 4.20
BATHROOM 2	2.60 x 1.55
MASTER BEDROOM	6.00 x 4.00
MASTER BATHROOM	2.40 x 2.35
DRESSING ROOM	2.20 x 2.35
BALCONY	3.20 x 1.50
BEDROOM 1	3.60 x 4.00
BATHROOM 1	2.40 x 1.60
DRESSING ROOM 1	1.20 x 1.60
BALCONY	3.00 x 1.25
BEDROOM 2	3.80 x 4.00
BEDROOM 3	3.85 x 4.00
BATHROOM 3	1.55 x 1.70

### Roof floor plan 42 m<sup>2</sup>

LIVING ROOM	3.40 x 3.00
BATHROOM	2.00 x 1.40
BEDROOM 1	3.20 x 3.15



All areas and specifications are indicative and may change with future design developments. The developer reserves the right to make revisions

# ALMA

— THE SOUL OF DOWNTOWN —