



ATRIO
Balanced Homes

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 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.



Project Locations

JEERA

JEERA is located in Sheikh Zayed, aclose 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, 1.5 KM from Hyper One, 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.



ATRIO

INTRODUCTION

ATRIO is introduced to the market as IWAN's first turn-key project. You will purchase your home and move in to a fully finished compound and units; all you need to do is pack your bags.

About ATRIO

Spread across 19 acres, ATRIO is a cozy community featuring approximately 120 units, representing 18% of the total area, while the rest of the space has been transformed into vibrant green spaces, flawless landscape and intricate water features. ATRIO encompasses an array of cozy town houses, impeccably designed twin houses and spacious stand alone villas.

PHILOSOPHY

The name ATRIO, court or lobby in Italian, is inspired from the Italian architectural design of the units. With an aim to satisfy and exceed our customers' expectations. ATRIO is introduced to the market as IWAN's first turn-key project. At ATRIO, you will be able to purchase your fully finished home in a fully finished compound. The only thing left for you to do is to pack your bags.

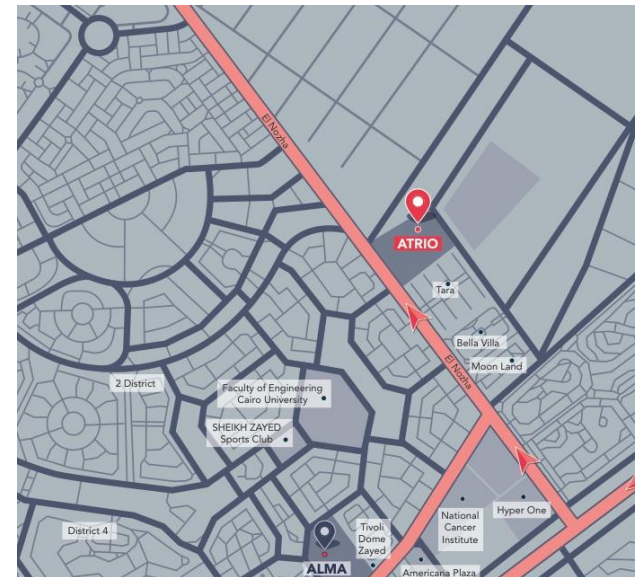


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ATRIO Location

LOCATION

Situated on the main axis of Sheikh Zayed City, ATRIO is conveniently connected to the heart of the city via the 26th July corridor. Your home is minutes away from the new toll station and Smart Village. Al-Ahly Club is just down the road and the main shopping hubs surround ATRIO from both its east and west sides. All the famous hangouts, restaurants and movie theatres are just a bike or scooter ride away. At ATRIO, you are in the center of all the action.



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Masterplan



ATRIO's Fully Finished Homes



ATRIO's Fully Finished Homes



ATRIO's Fully Finished Homes



ATRIO's Fully Finished Homes



ATRIO's Fully Finished Homes



Construction Updates



Overview



TPS-1



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

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TPS-1



Total Area:
246 m²

GROUND FLOOR

110m²

Entrance Lobby	3.2 x 1.9
Seating Area	4.1 x 3.4
Reception	5.60 x 3.4
Dining Room	5.1 x 3.9
Court	3.6 x 3.6
Toilet	3.3 x 1.5
Kitchen	3.60 x 6.2
Maid Room	2.5 x 1.9
Maid Bathroom	1.9 x 1.00

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

TPS-1



FIRST FLOOR 110.62m²

Master Bedroom	4.3 x 3.6
Master Bathroom	2.4 x 2.00
Balcony	3.4 x 1.3
Living Room	4.7 x 3.5
Seating Area	3.6 x 2.2
Bathroom	2.4 x 1.9
Bedroom 1	4.15 x 3.6
Bedroom 2	3.9 x 3.5
Balcony	3.2 x 1.15



TOWN HOUSE TPS-1 FIRST FLOOR PLAN, 110.62 m²
TPS-1 BUILTUP AREA 246 m²

TOWN HOUSE TPS-1 ROOF FLOOR PLAN 25.3 m²
TPS-1 BUILTUP AREA 246 m²

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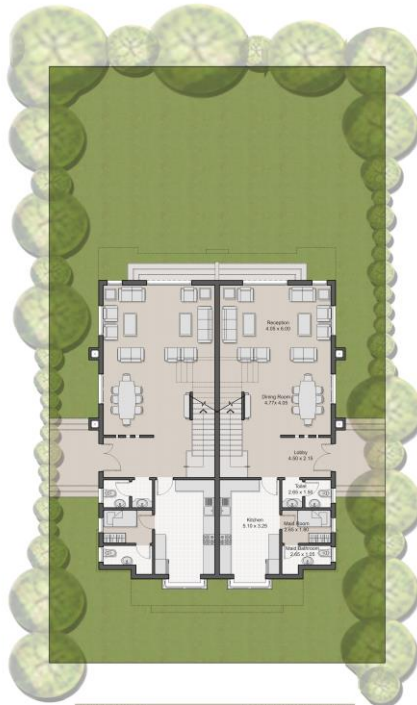
TH-S1



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

ATRIO
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TH-S1



Total Area:
254 m²

GROUND FLOOR

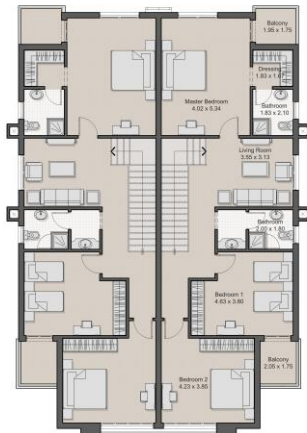
110.5m²

Entrance Lobby	4.5 x 2.15
Reception	4.05 x 6.00
Dining Room	4.77 x 4.05
Toilet	2.65 x 1.5
Kitchen	5.1 x 3.25
Maid Room	2.65 x 1.8
Maid Bathroom	2.65 x 1.05

TWIN HOUSE TH-S1
GROUND FLOOR PLAN 110.5m²
TH-S1: BUILTUP AREA 254m²

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

TH-S1



TWIN HOUSE TH-S1 FIRST FLOOR PLAN 117.25m²
TH-S1: BUILTUP AREA 254m²

FIRST FLOOR

117.25m²

Master Bedroom	4.05 x 5.35
Master Bathroom	1.85 x 2.1
Balcony	1.95 x 1.75
Dressing Room	1.85 x 1.7
Living Room	3.35 x 3.15
Bathroom	2.00 x 1.8
Bedroom 1	4.65 x 3.8
Balcony	2.05 x 1.75
Bedroom 2	4.25 x 3.85



TWIN HOUSE TH-S1 ROOF FLOOR PLAN 26.25m²
TH-S1: BUILTUP AREA 254m²

ROOF FLOOR

26.25m²

Activity Room	3.5 x 3.15
Toilet	2.00 x 1.7

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TH-P2



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ATRIO
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TH-P2



Total Area:
307.5 m²

GROUND FLOOR

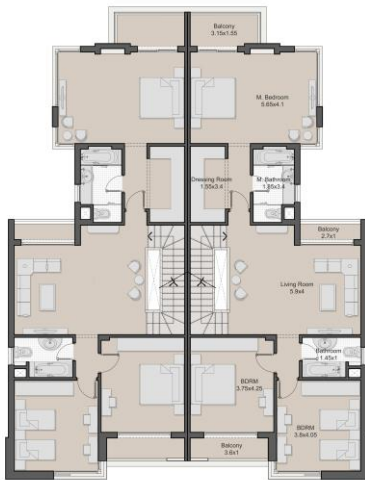
138m²

Entrance Lobby	2.3 x 2.1
Reception	5.65 x 7.75
Dining Room	7.65 x 3.8
Court	6.00 x 4.5
P. Room	1.33 x 1.35
G. Toilet	1.33 x 1.7
Kitchen	3.75 x 3.35
Maid Room	2.45 x 1.3
Maid Bathroom	1.45 x 1.00
Laundry	1.2 x 1.3

TH-P2
TH-P2 BUILTUP AREA 307.5 m²

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

TH-P2



FIRST FLOOR 139.5m²

Master Bedroom	5.65 x 4.1
Master Bathroom	1.85 x 3.4
Balcony	3.15 x 1.55
Dressing Room	1.55 x 3.4
Living Room	5.9 x 4.00
Balcony	2.7 x 1.00
Bathroom	1.45 x 1.00
Bedroom 1	3.75 x 4.25
Balcony	3.6 x 1.00
Bedroom 2	3.8 x 4.05

ROOF FLOOR 30m²

Living Room	5.9 x 4.00
Bathroom	1.65 x 1.95



TH-P2 ROOF FLOOR PLAN, 30 m²
TH-P2 BUILTUP AREA 307.5 m²

TH-P2 FIRST FLOOR PLAN, 139.5 m²
TH-P2 BUILTUP AREA 307.5 m²

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VS-1



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VS-1



Total Area:
275 m²

GROUND FLOOR

116m²

Entrance Lobby	2.8 x 1.8
Reception	7.15 x 15
Kitchen	4.45 x 3.15
Court	5.00 x 3.6
G. Toilet	1.45 x 1.75
Maid Room	2.8 x 1.05
Maid Bathroom	2.8 x 1.25

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

VS-1



FIRST FLOOR

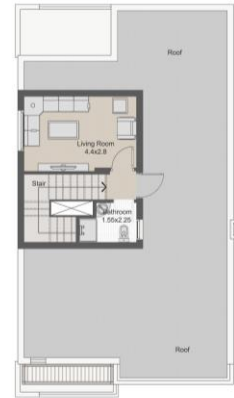
128m²

Master Bedroom	4.3 x 4.1
Master Bathroom	2.8 x 1.8
Dressing Room	2.8 x 2.1
Living Room	4.4 x 3.6
Balcony	3.6 x 1.8
Bathroom	2.8 x 2.3
Bedroom 1	4.20 x 6.65
Bedroom 2	4.4 x 3.6
Balcony	3.65 x 1.1

ROOF FLOOR

31m²

Living Room	4.4 x 2.8
Bathroom	1.55 x 2.25



SMALL VILLA VS-1 FIRST FLOOR PLAN, 128 m²
VS-1 BUILTUP AREA 275 m²

ALL VILLA VS-1 ROOF FLOOR PLAN, 31 m²
VS-1 BUILTUP AREA 275 m²

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VP-1



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VP-1



Total Area:
322.5 m²

GROUND FLOOR

141.5m²

Entrance Lobby	1.85 x 1.75
Reception	8.00 x 5.1
Dining Room	5.4 x 4.00
Court	5.00 x 3.6
G. Toilet	2.05 x 1.1
Kitchen	3.85 x 3.2
Laundry	1.7 x 1.4
Maid Room	2.65 x 1.6
Maid Bathroom	1.1 x 1.6
Doorman Room	2.05 x 1.9
Doorman Bathroom	2.05 x 1.05

SMALL VILLA VP-1
VP-1 BUILTUP AREA 322.5 m²

GROUND FLOOR PLAN, 141.5 m²

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

VP-1



SMALL VILLA VP-1
VP-1 BUILTUP AREA 322.5 m²

FIRST FLOOR PLAN, 147.5m²

FIRST FLOOR 147.5m²

Master Bedroom	4.05 x 5.05
Master Bathroom	4.05 x 1.7
Dressing Room	2.75 x 2.05
Living Room	3.4 x 1.6
Balcony	3.4 x 1.6
Kitchenette	2.75 x 1.4
Bathroom	2.65 x 2.00
Bedroom 1	3.85 x 4.25
Bedroom 2	4.00 x 4.25
Balcony	2.4 x 1.05

ROOF FLOOR 33.5m²

Bedroom	3.05 x 3.65
Bathroom	2.25 x 1.2



SMALL VILLA VP-1
VP-1 BUILTUP AREA 322.5 m²

ROOF FLOOR PLAN, 33.5m²

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

VP-2



ATRIO
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VP-2



Total Area:
400 m²

GROUND FLOOR

178.2m²

Entrance Lobby	2.15 x 1.6
Reception	9.5 x 6.05
Court	6.6 x 3.9
Guest Bedroom	4.25 x 3.55
G. Toilet	3.55 x 1.00
Kitchen	4.1 x 3.2
Toilet	3.15 x 1.7
Laundry	2.6 x 1.25
Maid Room	2.6 x 1.45
Maid Bathroom	1.8 x 1.00
Doorman Room	3.15 x 1.4
Doorman Bathroom	3.15 x 1.05

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

VP-2



MEDIUM VILLA VP-2
VP-2 BUILTUP AREA 400 m²
FIRST FLOOR PLAN 182.8 m²

FIRST FLOOR

182.8m²

Master Bedroom	5.3 x 4.45
Master Bathroom	2.4 x 1.85
Dressing Room	2.4 x 1.9
Living Room	4.1 x 4.85
Balcony	3.85 x 1.75
Bathroom	2.2 x 2.05
Bedroom 1	4.05 x 3.85
Bedroom 2	3.85 x 4.00
Bathroom 2	2.62 x 2.00
Bedroom 3	4.35 x 5.3
Balcony	4.6 x 1.35

ROOF FLOOR

39m²

Bedroom	3.85 x 3.3
Bathroom	3.75 x 1.2



MEDIUM VILLA VP-2
VP-2 BUILTUP AREA 400 m²
ROOF FLOOR PLAN 39 m²

THANK YOU

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