

J O Ū Ĺ Z

Neighbourhood

Park View Apartments

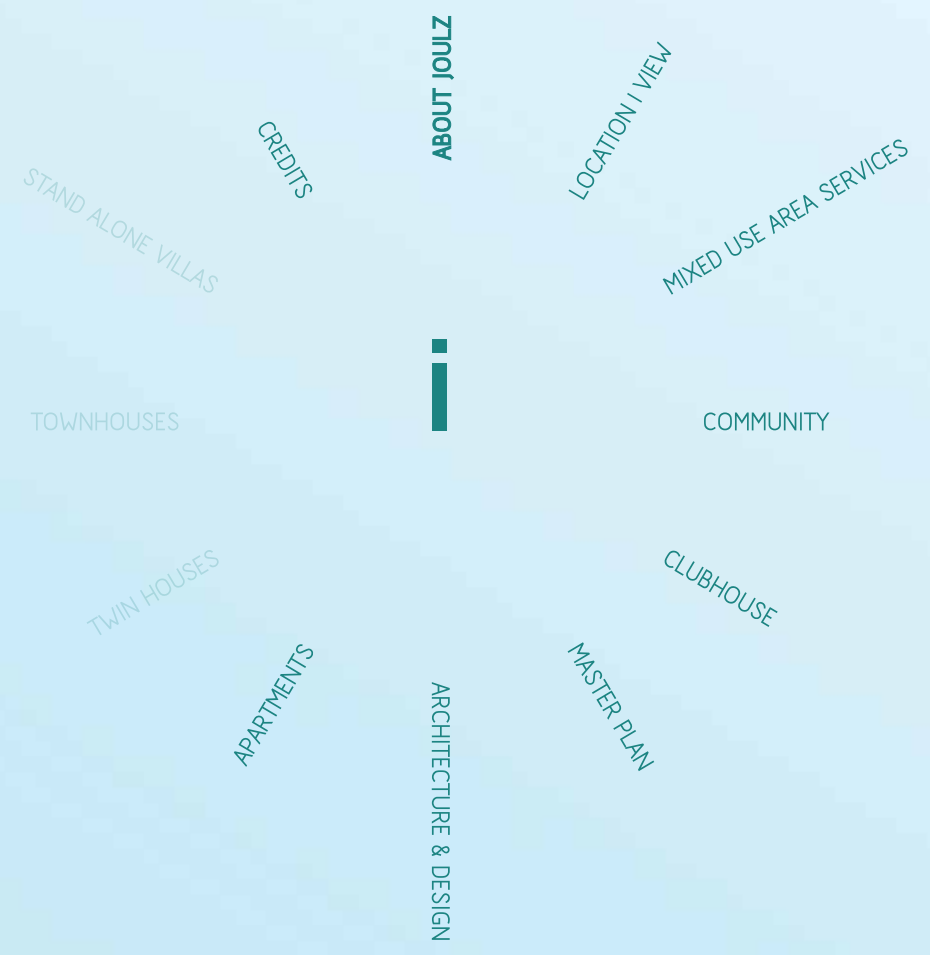
ABOUT INERTIA

Inertia is a leading Egyptian real estate company that develops distinctive, valuable, and dynamic projects in different parts of Egypt. From our inception in 2007, Inertia has been thriving; we are renowned for projects that cater to today's cosmopolitan clientele, whether in the energetic Cairo, by the mesmerizing Mediterranean Sea, or on the enchanting Red Sea. Inertia provides more than just properties, we aim to establish a close-knit and active community. As a subsidiary of Inertia Holding Group, we are selective with our properties as we only choose distinguished projects that offer valuable homes and a gratifying lifestyle aligned with contemporaneous needs.

Our developments range from cutting edge medical centres such as Medipoint Sheikh Zayed, Medipoint Mena Plaza; residential properties like West Hills, G Cribs in El Gouna, Soleya, Brix, Joutz, Veranda in Sahl Hasheesh, and the mega-project Jefaira in the North Coast. In every project, Inertia ensures estimable developments with immaculate designs, overlooking scenic vistas, and a warm, vibrant community. Today, Inertia's properties are peerless, guaranteeing their residents quality of design, service, and ambiance.

CLOCK OF CONTENT

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ABOUT JOULZ

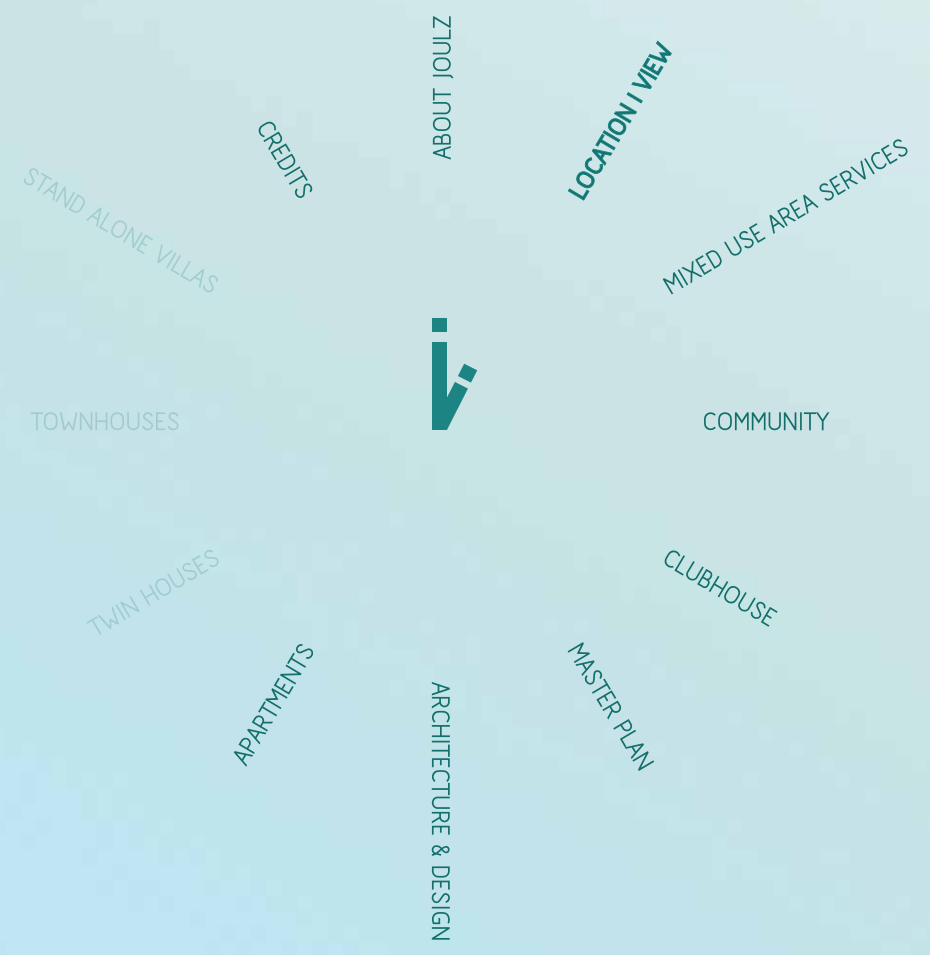
Joulz consists of 1,158 residential units containing an array of apartments, townhouses, twin houses, and stand-alone villas: all resplendently designed to be illuminated by natural light. Joulz has more than just artful homes; it creates a habitat of well being that its community deserves. Following an eco-friendly philosophy, all of the units in Joulz have been especially designed to provide the best of Egypt's climate, sunny days and cool air through greenery installed inside each home to acclimatize the temperature, keeping the air fresher and cleaner. A healthy glow is retained through the dedicated jogging and bicycle lanes surrounding the vast verdure between the residential areas, providing the chance to practice healthier daily habits that are hard to sustain in the city. Apart from unmatched views and vast landscapes, Joulz possesses a fully equipped clubhouse, two professional sport's fields, and many lively children's playgrounds, among other facilities that serve its distinguished community.

The name Joulz is appropriated from Joules, the unit used to measure photons, the fundamental particle of light-without which life would not be sustainable. On that premise, Joulz' architecture harnesses this light to transport its community from the smog of the city to radiance, doing so by integrating natural elements inside each home to create a cleaner and healthier lifestyle.



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LOCATION

Strategically located on the Cairo-Alexandria Desert Road, almost 20 minutes away from Mohandeseen and only moments away from the Ring Road. With an abundance of greenery, Joulz provides a peaceful, and scenic get-away in a private community for its residents in a location that is close to the city, yet far enough to disconnect from its racket.



- LEBANON SQUARE
19 KM / 14 MINS
- REMAYA SQUARE
6.6KM / 5 MINS
- MEHWAR 26TH OF JULY
7 KM / 5 MINS
- HYPER ONE
12 KM / 9 MINS
- DANDY MALL
11 KM / 8 MINS
- RING ROAD
2 KM / 1.5 MINS
- GRAND EGYPTIAN MUSEUM
6 KM / 5 MINS
- PYRAMIDS OF GIZA
8 KM / 8 MINS



LOCATION | VIEW 01:00

THE VIEW

With a strategic location, the development is a retreat that allows its residents to enjoy extensive green expanses surrounding their homes. Joulz stands out from the crowd as its units are all designed to capture as much of nature as possible, inviting in light to brighten their homes and every day activities. The community will relish the sun setting, as the sky turns to twilight, where their surroundings still, and all that can be heard is the breeze gently rustling the foliage. At night, tenants can enjoy the serenity of Joulz.

 LOCATION | VIEW 01:00

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MIXED USE AREA SERVICES 02:00

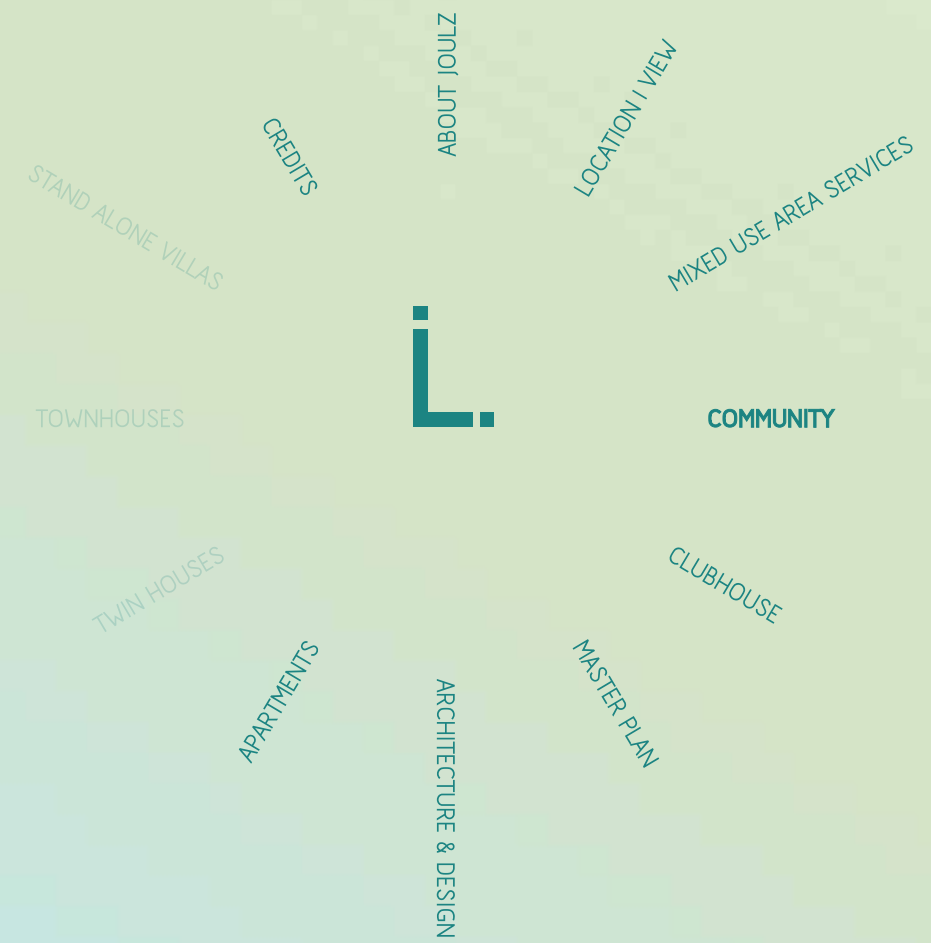
MIXED USE AREA SERVICES

Joulz aims to ensure that its residents needs are completely met within the compound, and as a result, there are several services ranging from **banks** and **medical clinics** that aim to reassure the community that they will not have to leave Joulz to get any of these services. Moreover, Joulz has a **hypermarket**, several **restaurants** and **cafes**, a **dry cleaning service**, and other facilities to keep its residents and their families entertained. There are also **office spaces** and corresponding **underground parking** spaces for its occupants.



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COMMUNITY

Joulz aims to bring a lively, vibrant, and exceptional community experience for its residents within a distinctive compound. Built on the outskirts of the city, this location would be ideal for young business professionals who want to remain close to their work, but still want to escape from it all when the working day ends. Families, newlyweds, and first-time buyers will benefit from the array of activities offered that will bring them and their community closer together.



GREENERY

The neighborhood grants its residents with seemingly endless green grounds where they can relish lush grass fields and a variety of flora. Details are everything, as each green expanse has been thematically designed, and in turn, every green area is unlike the other. The variety of vegetation in this unmatched location makes it idyllic, offering its community consistent serenity as their senses will be satisfied whenever they view this mixture of plant life which is maintained by a team of on-site gardeners throughout the compound.

PARKING

Along with these residential properties, underground parking spaces are assigned to units, relieving the pressure of homeowners not being able to park close to home. Parking slots will also be available in front of buildings.



SURVEILLANCE & SECURITY

Safety is fundamental, and in Joulz the community has 24/7 on-site security service across the compound to ensure that its residents have peace of mind. Apart from the surveillance inside the compound, surveillance systems are installed around the compound's area, covering all outdoor and public spaces. This illustrious, intimate community has private entrances to guarantee the safety of all of Joulz' residents and guests.

STORAGE

Storage spaces are available for apartments, to ensure a hassle-free move in.

ELEVATORS

Apartment buildings are installed with elevators, the underground parking is connected to the upper levels through elevators.

GENERATORS

Residents will never have to worry about power cuts, as generators are installed around the neighborhood to deliver power to all public services in case of emergencies.

COMMUNITY 03:00

AUDIO-VIDEO INTERCOM

Joulz' apartment buildings will have audio-visual intercom systems, to ensure the highest quality of security. The intercoms also offer ease of access to the building once residents buzz in guests by the push of a button while they wait for them at home.



JOGGING TRAILS

Located throughout the project, there are different jogging trails. Each trail is marked in a different color, consists of distance indicators, and has start/end markers.

THEMED PARKS

The neighborhood has 8 themed parks that make up 45,000 m² of the development. Every park and green area will be themed differently to suit and entertain our residents.

BIKE LANES

Roads are designed to have dedicated biker's lanes. Each trail is marked in a different color, consists of distance indicators, and has start/end markers.



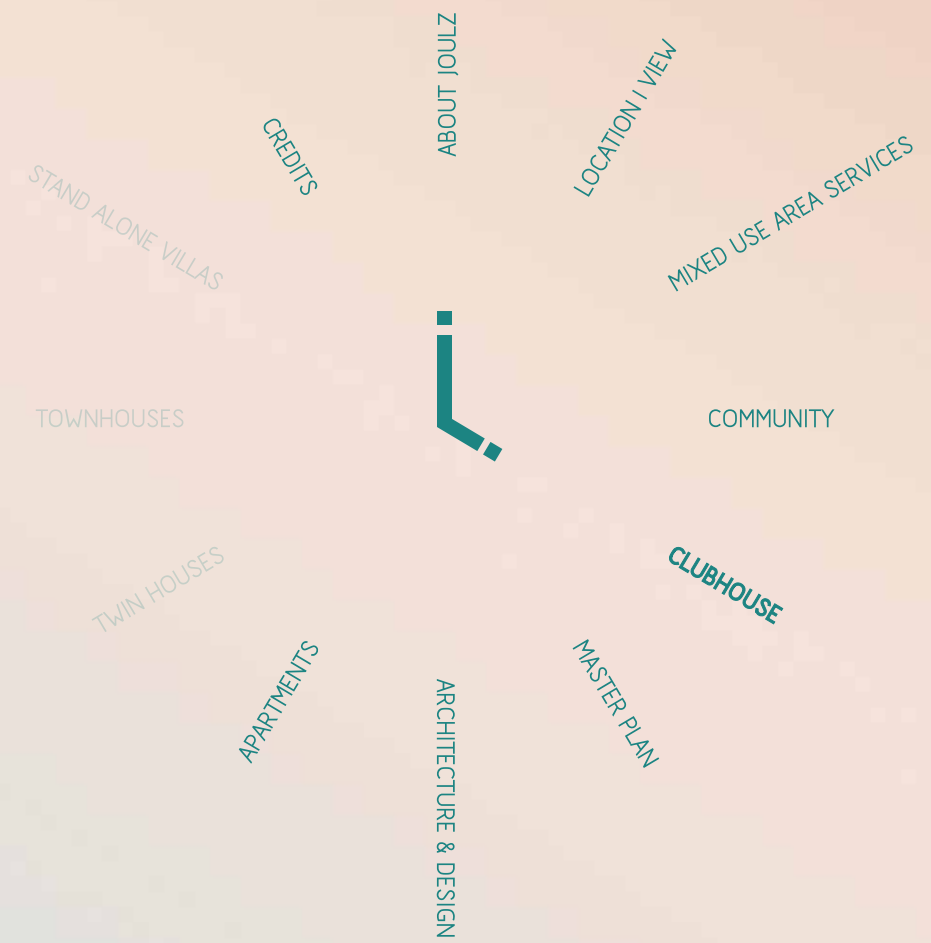


KIDS' PLAY AREA

Playing areas are spread within the neighborhood, for the safety and well being of your kids. The playing areas will consist of all the entertainment a young one would need to have, for a fun and social time.

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CLUBHOUSE

The clubhouse is central to the neighborhood's experience as it grants its residents a range of services that serve every tenant's need. The clubhouse boasts an exclusive **restaurant** that brings together its residents and their guests for a one-of-a-kind gastronomical experience. Apart from its stately **reception lounge**, the building houses a **community business center**, **cigar lounge**, and **ladies lounge** along with a **nursery** and **play area** to keep the little ones busy. Joulz' residents will be able to catch the latest films in the **clubhouse private cinema**, and can catch up on their activities in the **bar** or on the **pool side bar**, where several tenants and their families can be found basking in the sun or splashing happily in the **pool**. Ensuring the well being of the community are the clubhouse's **gym** and **spa** that also houses an **indoor pool** for cooler days.



CLUBHOUSE 04:00



CLUBHOUSE 04:00

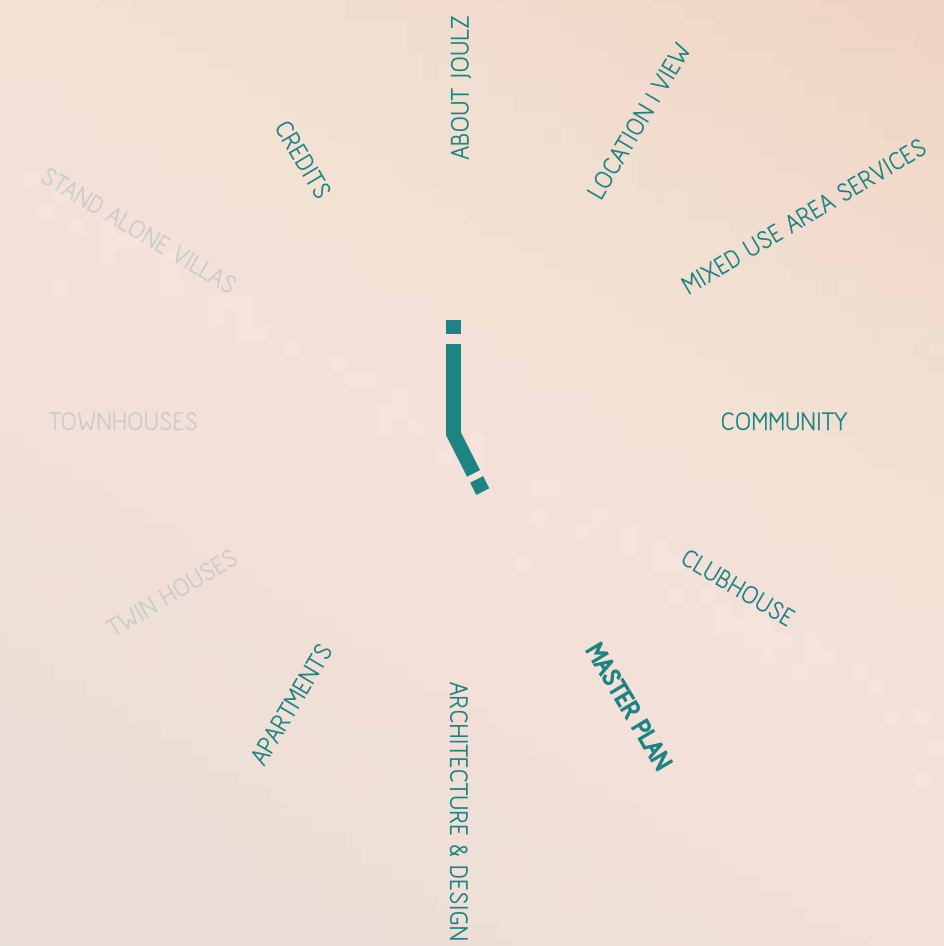
CLUBHOUSE 04:00



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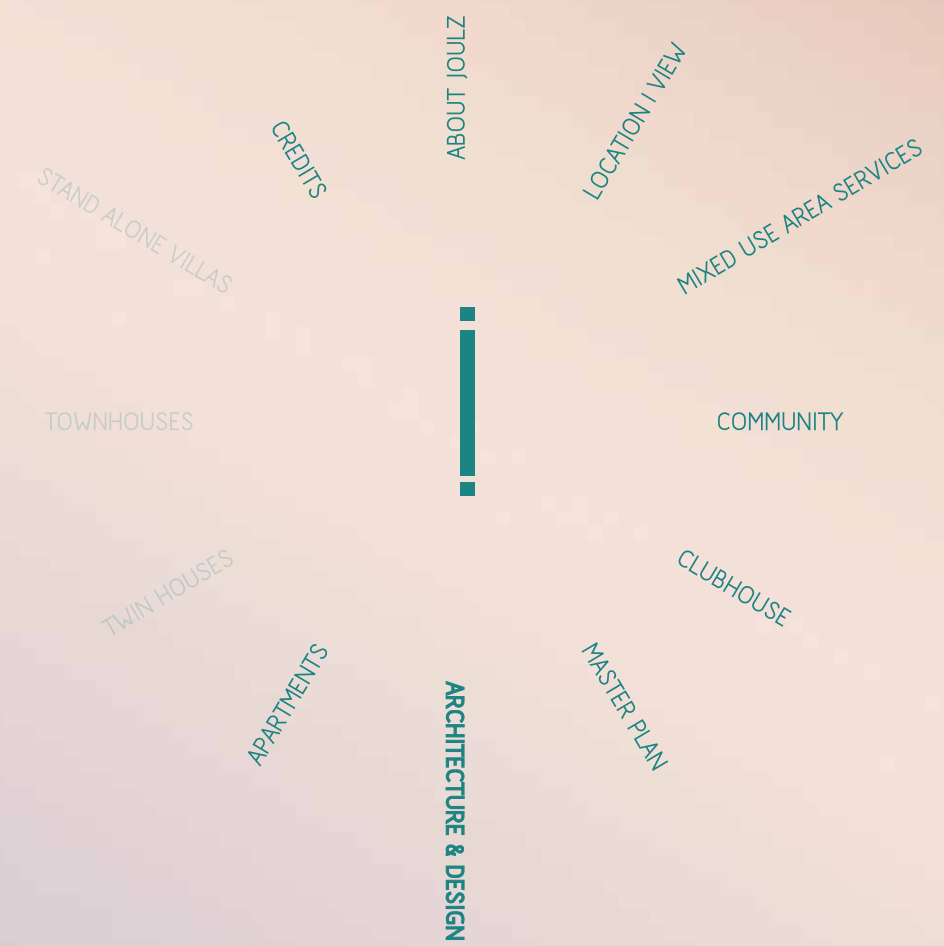
MASTER PLAN

Joulz consists of residences, ranging from distinguished stand-alone units and twin houses to elegant townhouses and apartments. These units make up 30% of the development land area, which is surrounded by lush, vibrant vegetation. Units have unique views catering to tenants. Joulz' curving jogging trails located throughout the neighborhood aims to maximise the resident's experience, and to ensure that they maintain a healthy lifestyle. Apart from the jogging lanes, Joulz also provides bicycle lanes. For the little ones, each area inside the compound has a nearby children's playground annexed to it to ensure that families do not have to walk too far for their children's entertainment. Moreover, Joulz will have several ramps installed to guarantee that residents and their guests can move freely in all areas of the compound.



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ARCHITECTURE & DESIGN

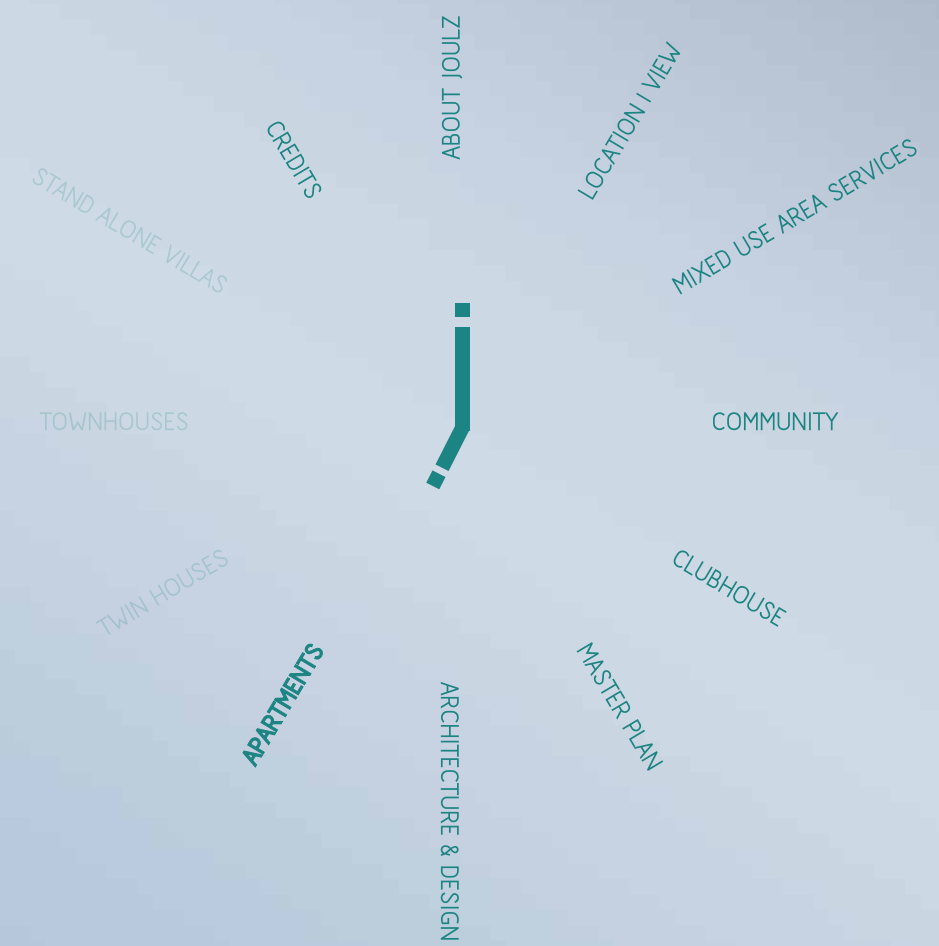
The development's architecture is unlike any other, as its' seemingly unassuming design has much more sophisticated purposes. By focusing on natural light, the architects designed each unit with spacious patios and bright sun wells that guarantee plenty of sunlight. They also brought nature in from outside by installing trees, alongside other water elements, to create an inner garden that does more than purify the air, it creates each tenant's own personal heaven. The focus on nature aims to soften the harsh and dusty weather that is a feature of the areas on the outskirts of Cairo.





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BUILDING M



BUILDING M



FRONT VIEW



BACK VIEW

APARTMENTS

TWO BEDROOM / BUILDING M

| | SPACE NAME | DIMENSIONS |
|-------------|--------------------|---------------|
| TYPE 1 | LOBBY | 2.30 x 1.60 m |
| | GUEST TOILET | 2.60 x 1.10 m |
| | KITCHEN | 4.50 x 3.10 m |
| | LAUNDRY | 1.50 x 1.30 m |
| | RECEPTION & DINING | 8.00 x 4.70 m |
| | MASTER BEDROOM | 4.40 x 3.80 m |
| | MASTER DRESSING | 2.40 x 1.70 m |
| | MASTER BATHROOM | 3.00 x 1.80 m |
| | BEDROOM 01 | 3.90 x 3.80 m |
| | DRESSING 01 | 2.40 x 2.10 m |
| BATHROOM 01 | 2.60 x 1.70 m | |

AVERAGE TERRACE 12m² AVERAGE GARDEN 84m² GROSS AREA 174m²



BACK VIEW



DISCLAIMER:
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APARTMENTS

THREE BEDROOM / BUILDING M

TYPE 1

| | SPACE NAME | DIMENSIONS |
|---------------|--------------------|---------------|
| TYPE 1 | LOBBY | 2.60 x 1.30 m |
| | GUEST TOILET | 1.80 x 1.20 m |
| | KITCHEN | 5.85 x 1.30 m |
| | LAUNDRY | 1.30 x 1.00 m |
| | RECEPTION & DINING | 8.90 x 4.70 m |
| | MASTER BEDROOM | 4.15 x 3.90 m |
| | MASTER DRESSING | 2.40 x 1.15 m |
| | MASTER BATHROOM | 3.10 x 1.70 m |
| | BEDROOM 01 | 4.20 x 3.75 m |
| | BEDROOM 02 | 4.35 x 4.00 m |
| | BATHROOM 01 | 3.00 x 1.70 m |
| | MAID'S ROOM | 2.60 x 1.60 m |
| MAID'S TOILET | 1.50 x 1.20 m | |

AVERAGE TERRACE 17m² AVERAGE GARDEN 186m² GROSS AREA 210m²



FRONT VIEW



BACK VIEW



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APARTMENTS

THREE BEDROOM / BUILDING M

TYPE 2

| | SPACE NAME | DIMENSIONS |
|---------------|--------------------|---------------|
| TYPE 2 | LOBBY | 2.65 x 1.80 m |
| | GUEST TOILET | 1.95 x 1.10 m |
| | KITCHEN | 3.75 x 3.40 m |
| | LAUNDRY | 1.15 x 1.00 m |
| | RECEPTION & DINING | 8.70 x 4.70 m |
| | MASTER BEDROOM | 3.80 x 3.75 m |
| | MASTER DRESSING | 2.80 x 2.20 m |
| | MASTER BATHROOM | 2.30 x 2.30 m |
| | BEDROOM 01 | 3.90 x 3.75 m |
| | BEDROOM 02 | 3.90 x 3.75 m |
| | BATHROOM 01 | 3.30 x 1.90 m |
| | MAID'S ROOM | 2.20 x 1.90 m |
| MAID'S TOILET | 2.20 x 0.90 m | |

AVERAGE TERRACE 20m² AVERAGE GARDEN 128m² GROSS AREA 201m²



BACK VIEW



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APARTMENTS

THREE BEDROOM / BUILDING M

| | SPACE NAME | DIMENSIONS |
|---------------|--------------------|---------------|
| TYPE 3 | LOBBY | 2.15 x 1.80 m |
| | GUEST TOILET | 1.95 x 1.10 m |
| | KITCHEN | 3.40 x 3.75 m |
| | LAUNDRY | 1.15 x 1.00 m |
| | RECEPTION & DINING | 7.60 x 4.70 m |
| | MASTER BEDROOM | 3.80 x 3.75 m |
| | MASTER DRESSING | 2.80 x 2.20 m |
| | MASTER BATHROOM | 2.30 x 2.30 m |
| | BEDROOM 01 | 3.90 x 3.75 m |
| | BEDROOM 02 | 3.90 x 3.75 m |
| | BATHROOM 01 | 3.30 x 1.90 m |
| | MAID'S ROOM | 2.20 x 2.00 m |
| MAID'S TOILET | 2.20 x 0.90 m | |

AVERAGE TERRACE 18m² AVERAGE GARDEN 70m² GROSS AREA 193m²



FRONT VIEW

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BUILDING N



BUILDING N



FRONT VIEW



BACK VIEW

APARTMENTS

THREE BEDROOM / BUILDING N

| | SPACE NAME | DIMENSIONS |
|----------------------------------|--------------------|------------------------------|
| TYPE 1 | LOBBY | 1.80 x 1.65 m |
| | GUEST TOILET | 2.65 x 1.10 m |
| | KITCHEN | 3.65 x 3.55 m |
| | LAUNDRY | 2.45 x 1.30 m |
| | RECEPTION & DINING | 6.40 x 6.40 m |
| | MASTER BEDROOM | 4.95 x 3.65 m |
| | MASTER DRESSING | 3.75 x 1.80 m |
| | MASTER BATHROOM | 3.75 x 1.75 m |
| | BEDROOM 01 | 3.75 x 3.65 m |
| | BEDROOM 02 | 3.75 x 3.65 m |
| | BATHROOM 01 | 2.45 x 1.70 m |
| MAID'S ROOM | 2.45 x 2.40 m | |
| MAID'S TOILET | 2.45 x 1.00 m | |
| AVERAGE GARDEN 132m ² | | GROSS AREA 208m ² |



FRONT VIEW



BACK VIEW



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APARTMENTS

THREE BEDROOM / BUILDING N

TYPE 2

| | SPACE NAME | DIMENSIONS |
|----------------------------------|--------------------|------------------------------|
| TYPE 2 | LOBBY | 1.75 x 1.70 m |
| | GUEST TOILET | 1.75 x 1.10 m |
| | KITCHEN | 4.25 x 2.90 m |
| | LAUNDRY | 1.20 x 1.00 m |
| | RECEPTION & DINING | 8.25 x 4.80 m |
| | MASTER BEDROOM | 4.80 x 4.25 m |
| | MASTER DRESSING | 3.90 x 1.70 m |
| | MASTER BATHROOM | 3.60 x 1.85 m |
| | BEDROOM 01 | 3.90 x 3.60 m |
| | BEDROOM 02 | 3.90 x 3.60 m |
| | BATHROOM 01 | 3.25 x 1.90 m |
| | MAID'S ROOM | 2.15 x 2.00 m |
| | MAID'S TOILET | 2.15 x 1.00 m |
| AVERAGE GARDEN 180m ² | | GROSS AREA 197m ² |



BACK VIEW

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APARTMENTS

THREE BEDROOM / BUILDING N

TYPE 3

| | SPACE NAME | DIMENSIONS |
|----------------------------------|--------------------|------------------------------|
| TYPE 3 | LOBBY | 3.50 x 1.80 m |
| | GUEST TOILET | 1.70 x 1.10 m |
| | KITCHEN | 2.90 x 2.65 m |
| | LAUNDRY | 1.35 x 1.25 m |
| | RECEPTION & DINING | 8.30 x 4.55 m |
| | MASTER BEDROOM | 3.75 x 3.65 m |
| | MASTER DRESSING | 2.90 x 1.80 m |
| | MASTER BATHROOM | 2.30 x 1.75 m |
| | BEDROOM 01 | 3.70 x 3.65 m |
| | BEDROOM 02 | 3.75 x 3.65 m |
| | BATHROOM 01 | 2.45 x 2.35 m |
| MAID'S ROOM | 2.45 x 1.60 m | |
| MAID'S TOILET | 1.95 x 1.00 m | |
| AVERAGE TERRACE 24m ² | | GROSS AREA 170m ² |



FRONT VIEW



BACK VIEW

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APARTMENTS

THREE BEDROOM / BUILDING N

TYPE 4

| | SPACE NAME | DIMENSIONS |
|---------------|--------------------|---------------|
| TYPE 4 | LOBBY | 3.35 x 1.90 m |
| | GUEST TOILET | 1.75 x 1.10 m |
| | KITCHEN | 4.15 x 2.90 m |
| | LAUNDRY | 1.80 x 1.30 m |
| | RECEPTION & DINING | 9.30 x 4.55 m |
| | MASTER BEDROOM | 3.75 x 3.65 m |
| | MASTER DRESSING | 2.80 x 1.65 m |
| | MASTER BATHROOM | 2.65 x 2.00 m |
| | BEDROOM 01 | 3.75 x 3.65 m |
| | BEDROOM 02 | 3.75 x 3.65 m |
| | BATHROOM 01 | 2.35 x 2.10 m |
| | MAID'S ROOM | 2.00 x 1.80 m |
| MAID'S TOILET | 1.80 x 1.35 m | |

AVERAGE TERRACE 12m²

GROSS AREA 188m²



FRONT VIEW



BACK VIEW

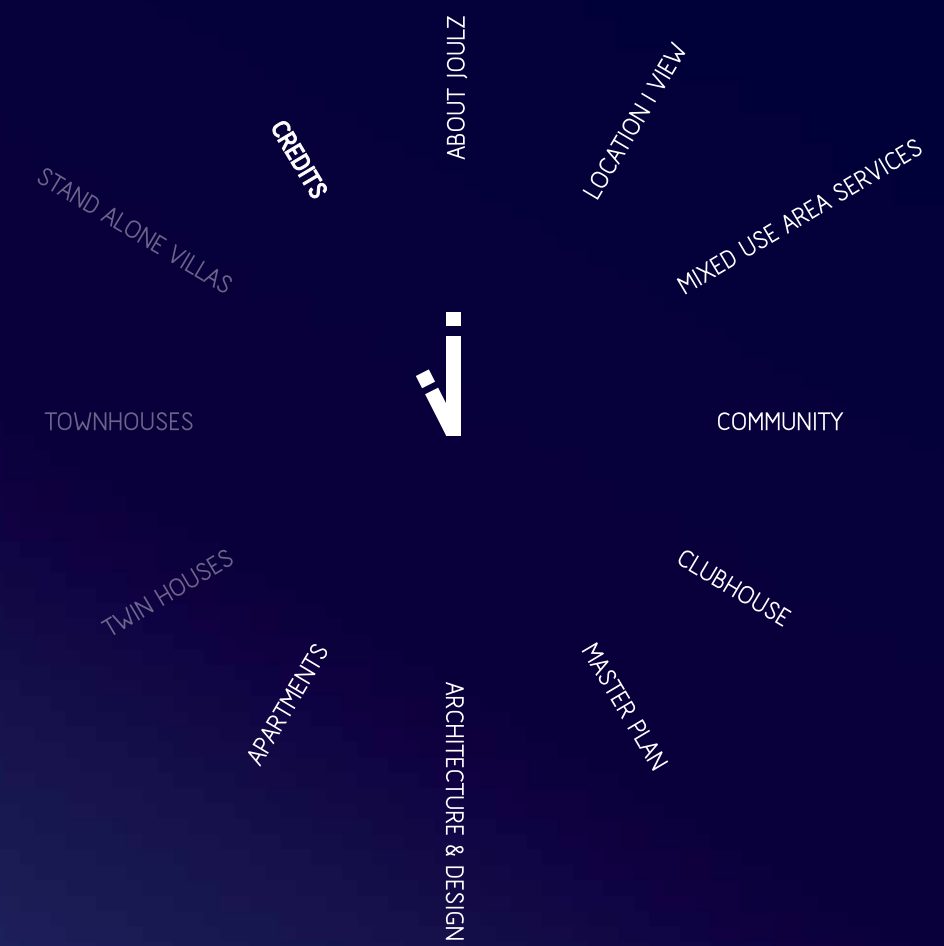


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DEVELOPER | INERTIA

INERTIA

ARCHITECTURE | RAEF FAHMI



URBAN PLANNING | EARTH



CLUBHOUSE DESIGN &
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