

چهار
JEDAR
BALANCED HOME



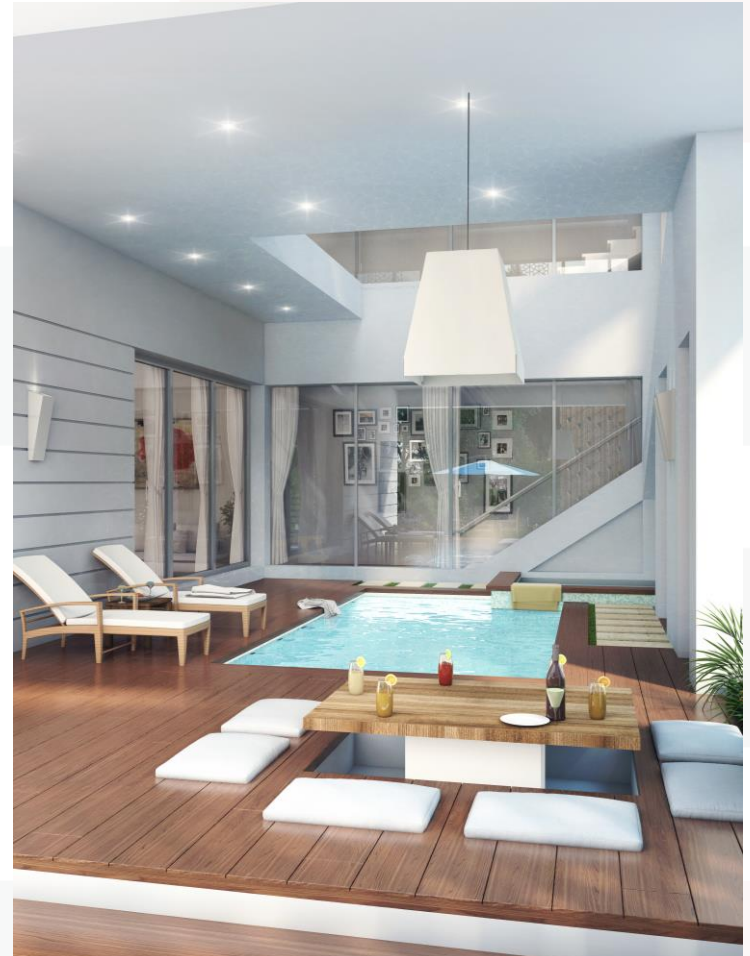
ABOUT IWAN HOLDING

- 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.



ABOUT 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



JEWAR



JEDAR
BALANCED HOME



ATRIO
Balanced Homes



ALMA
— THE SOUL OF DOWNTOWN —



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PROJECT LOCATIONS

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., 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.



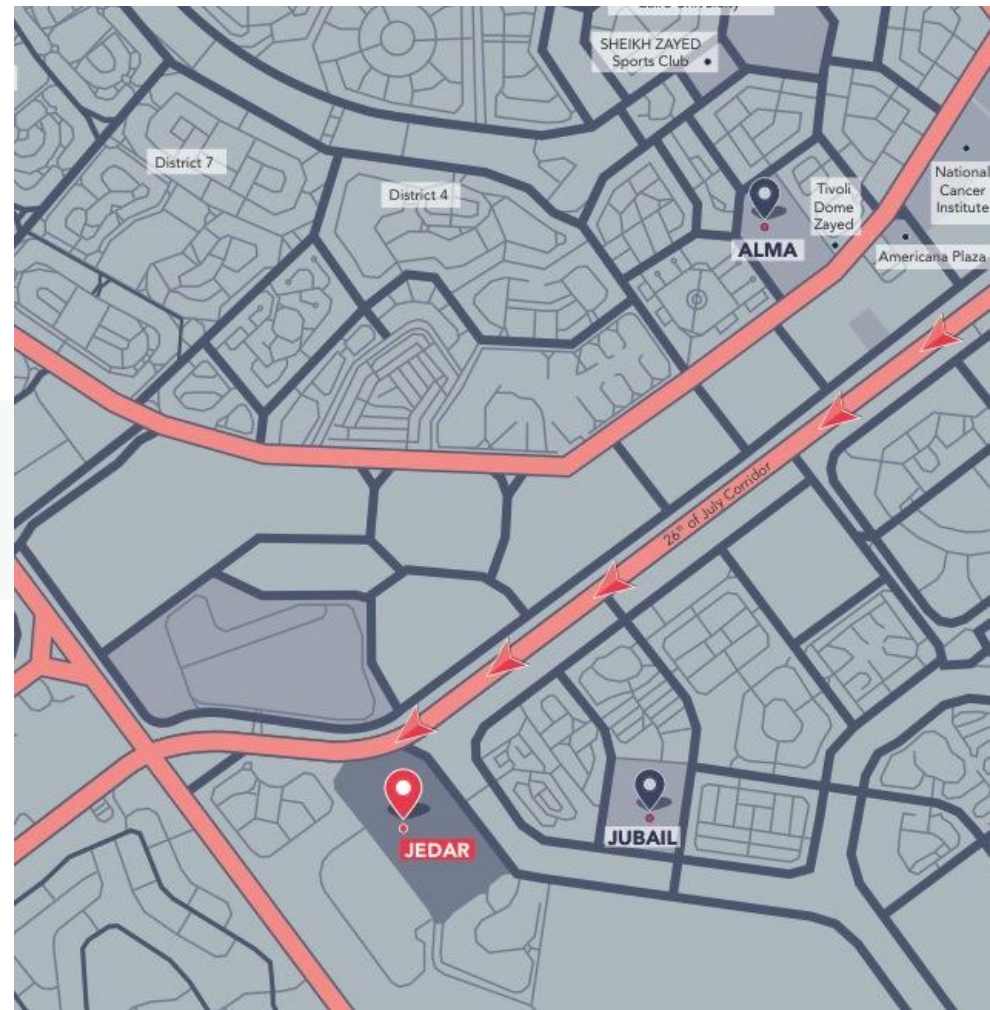
ABOUT JEDAR

- The name “JEDAR”, classical (Original) Arabic for “Wall”, reflects the simplistic concept that the compound offers; a true balanced home, after all a home is comprised of walls. A home is all about its walls, the way the walls are designed, the way the walls are utilized, and the way the walls make you feel sheltered and at home.
- JEDAR by default provides the essence of all IWAN projects; the concept of a “Balanced Home”. The way the compound is developed starting from the choice of the land plot through to the compound design and features are all aligned with the belief that today each and every one of us is searching for one thing, and one thing only in every aspect of our lives... that is “Balance”.
- IWAN is creating a signature way of living; setting the trend to a healthier lifestyle through “Balanced Home” Concept.
- All the features that you would look for in a residential compound are considered as prerequisites in JEDAR– why would you have to compromise any of the features that address your needs and lifestyle?? That is why JEDAR brings you more than just features, more than just basic conditions for a normal life... JEDAR brings you a fresh concept, an unprecedented idea, and a true innovation to the entire real estate industry.



LOCATION

- Situated in the center of 6th of October City, JEDAR spans over an area of 43.5 acres offering a variety of living spaces that includes standalone villas, twin houses and duplexes.
- JEDAR ensures the ease of access to the 26th of July Corridor, the Ring Road and key 6th of October attractions.



MASTER PLAN



CONSTRUCCION UPDATE



CONSTRUCCION UPDATE



Overview



DUPLEX



DUPLEX

DG

**Total Area:
262 m²**

Basement Floor 148 m²

Reception & Dining: 7.40m x 8.6m
Maid's Room: 2.15m x 1.45m
Storage: 1.40m x 1.45m
Laundry: 1.40m x 2.35m
Kitchen: 3.65m x 5.20m



Ground Floor 114 m²

Master Bedroom: 3.85m x 4.05m
Master Bathroom: 2.15m x 1.80m
Bedroom 1: 3.65m x 4.05m
Bedroom 2: 3.65m x 4.05m
Bathroom: 2.15m x 1.80m
Living Room: 3.45m x 4.60m



DUPLEX

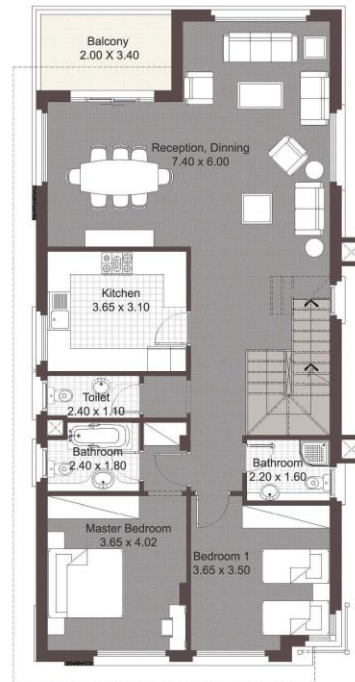
DP

Total Area:

188 m²

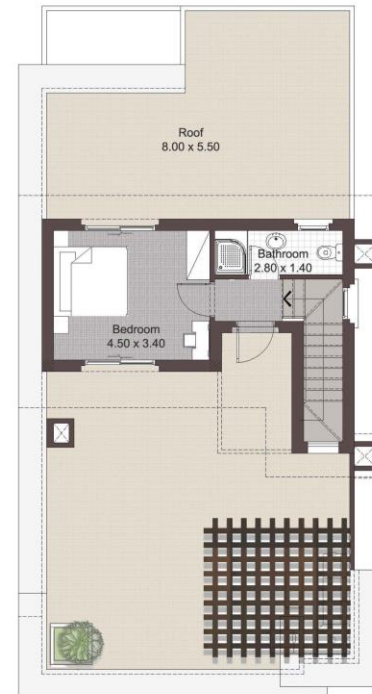
First Floor 152 m²

Reception & Dining: 7.40m x 6.0m
Master Bedroom: 3.65m x 4.02m
Bedroom: 2.40m x 1.80m
Bedroom 1: 3.65m x 3.50m
Bathroom: 2.20m x 1.60m
Toilet: 2.40m x 1.10m
Entrance (GF): 23.45m²



Roof Floor 36m²

Bedroom : 4.50m x 3.40m
Bathroom : 2.80m x 1.40m
Roof : 8.00m x 5.50m



TH-S1



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

TH-S1

Ground Floor 107m²

Reception , Dining: 6.05m x 8m
Lobby: 4.80m x 2.15m
Toilet: 2.7m x 1.65m
Kitchen: 3.20m x 5m
Maid room: 2.75m x 1.95m
Maid Bathroom: 2.75m x 1.20m



TH-S1
Total Area:
252 m²

TH-S1

First Floor 118 m²

Master Bedroom: 4m x 5.7m
Dressing Room: 1.90m x 1.80m
Master Bathroom: 1.95m x 2.20m
Living: 4m x 3.15m
Bathroom: 3.5m x 1.8m
Bedroom 1: 4.75m x 4m
Bedroom 2: 4.25m x 3.80m



Roof Floor 27m²

Living Room: 3.45m x 3.15m
Bathroom: 1.95m x 1.65m



TH-S2



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

TH-S2

Ground Floor 107m²

Reception , Dining: 7.55m x 6.65m
Kitchen: 3m x 4.25m
Toilet: 1.85m x 1.25m
Maid Room: 2.45m x 1.95m
M Bathroom: 2.45m x 1.10m



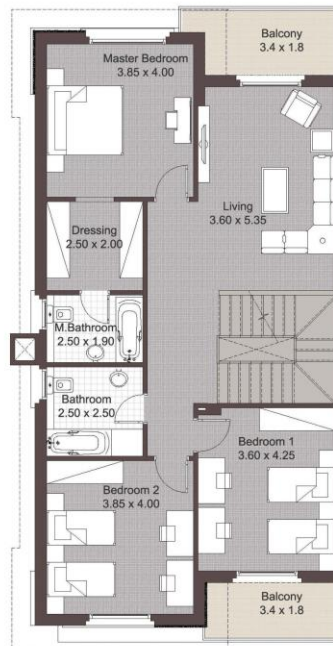
TH-S2
Total Area:
263 m²

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

TH-S2

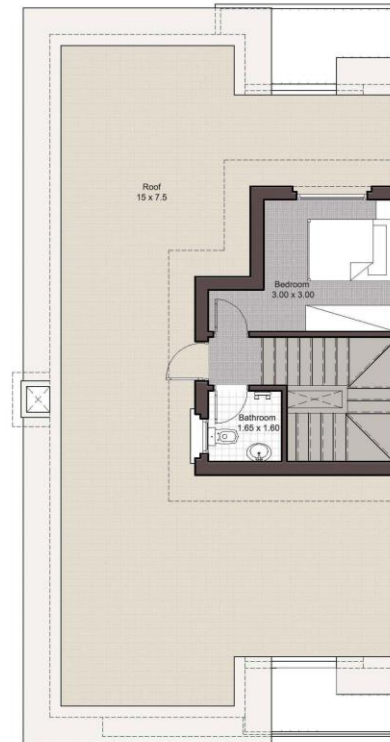
First Floor 127m²

Living: 3.6m x 5.35m
Master Bedroom: 3.85m x 4m
Dressing: 2.50m x 2m
M Bathroom: 2.5m x 1.9m
Bedroom 2: 3.85m x 4m
Bedroom 1: 3.6m x 4.25m



Roof Floor 29m²

Bedroom: 3m x 3m
Bathroom: 1.65m x 1.6m



TH-P1



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

TH-P1

Ground Floor 119 m²

Entrance: 2m x 1.25m
Reception & Dining: 8m x 6.7m
Court: 7.4m X 4m
Kitchen: 4.4m x 3.6m
Maid Room: 2.6m x 1.4m
Maid Bathroom: 1.5m x 1.4m
G Bathroom: 2m x 1.25m



TH-P1
Total Area:
290 m²

TH-P1

First Floor 139m²

Living Room: 5.6m x 3.75 m
Master Bedroom: 4.2m x 3.05 m
Master Bathroom: 2.8m x 1.8 m
Dressing: 2.3m x 1.6 m
Bedroom1: 4m x 3.95 m
Bedroom2: 4.3m x 4 m
Bathroom: 2.6m x 1.8 m



Roof Floor 32m²

Bedroom: 4.35m x 4.0m
Bathroom: 2m x 1.2m



TH-P2



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

TH-P2

Ground Floor 123.5 m²

Reception: 7.65m x 5.60m
Court: 5.8 mx 4m
Dining: 7.8m x 3.8m
Maid Room: 2.4m x 1.3m
Maid Bathroom: 1.4m x 1m
Laundry: 1.3m x 1.2m
Kitchen: 3.7m x 3.3m
G Bathroom: 1.7m x 1.3m

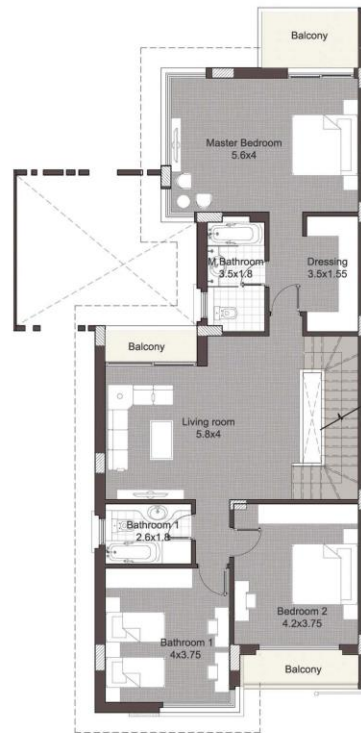


TH-P2
Total Area:
295 m²

TH-P2

First Floor 139.5m²

Master Bedroom: 5.6m x 4m
Master Bathroom: 3.5m x 1.8m
Dressing: 3.5m x 1.55m
Living room: 5.8m x 4m
Bathroom 1: 2.6m x 1.8m
Bedroom 1: 4m X 3.75m
Bedroom 2: 4.2m x 3.75m



Roof Floor 32m²

Living Room: 4.3m x 3.8m
Bathroom: 1.9m x 1.5m



VP-1



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

VP-1

Ground Floor 127m²

Reception: 7.8m x 5m
Court: 5m x 3.6m
Dinning: 5.3m x 4m
Kitchen: 3.8m x 3m
G Toilet: 2m x 1.1m
Doorman Room: 2m x 1.9m
Doorman Bathroom: 2m x 1.05m
Laundry: 1.7m x 1.4m
Maid Bathroom: 1.6m x 1m
Maid Room: 2.65m x 1.6m

VP-1
Total Area:
310 m²



VP-1

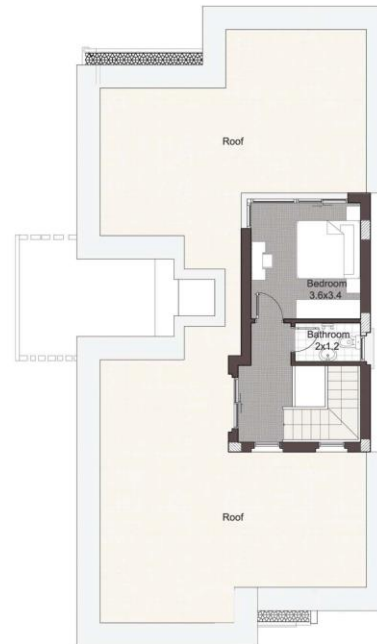
First Floor 149m²

Living Room: 4.2m x 3.8m
Master Bedroom: 5m x 4m
Dressing Room: 2.7m x 2m
Master Bathroom: 4m x 1.8m
Kitchenette: 2.6m x 2m
Bathroom 1: 2.6m x 2m
Bedroom 1: 4.2m x 4m
Bedroom 2: 4.2m x 3.8m



Roof Floor 34m²

Bedroom: 3.6m x 3.4m
Bathroom: 2m x 1.2m



VP-2



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

VP-2

Ground Floor 150m²

Reception-dining: 9.4m x 5m
Court: 4.40m x 3.90m
Kitchen: 4m x 3.2m
G Bathroom: 3.2m x 1m
Guest Bedroom: 4.15m x 3.2m
Maid Room: 1.75m x 1m
Maid Bathroom: 2.6m x 1.4m
Laundry: 1.7m x 1.2m
Entrance: 1.9m x 1.5m
Toilet: 1.7m x 1.6m
Doorman Room: 3m x 1.4m
Doorman Bathroom: 3m x 1m



VP-2
Total Area:
372 m²

VP-2

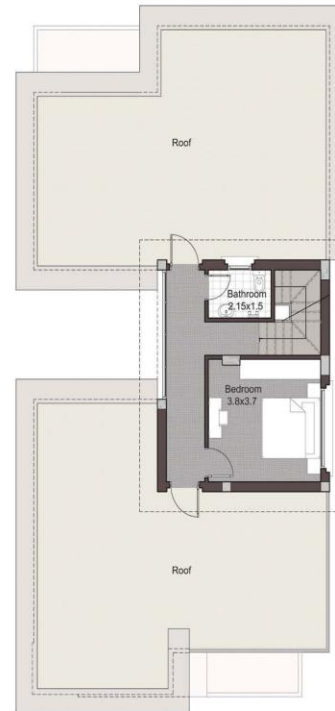
First Floor 183m²

Master Bedroom: 5.22m x 4.4m
Living Room: 4.75m x 4m
Dressing Room: 2.4m x 1.9m
Bathroom: 2.4m x 1.8m
Bathroom: 2.15m x 2m
Bedroom 1: 4.5m x 3.8m
Bathroom: 2.6m x 2m
Bedroom 2: 5.2m x 3.8m
Bedroom 3: 4m x 3.8m



Roof Floor 39m²

Bathroom: 2.15m x 1.5m
Bedroom: 3.8m x 3.7m



VP-4



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

VP-4

Ground Floor 216m²

Court: 9m x 4.7m
Reception - Dinning: 9.8m x 5.4m
G. Bathroom: 2.8m x 1.1m
Toilet: 2.2m x 1.5m
Guest Bedroom: 4m x 3.6m
Kitchen: 4.75m x 4.2m
Laundry: 1.7m x 1.3m
Maid Bathroom: 1.3m x 1.2m
Maid Room: 2.3m x 1.5m
Doorman Bathroom: 1.6m x 1.5m
Doorman Room: 2.8m x 1.7m
Entrance: 1.7m x 1.7m



VP4
Total Area:
470.5 m²

VP-4

First Floor 208.5m²

Living Room: 5.3m x 4.4m
Master Bedroom: 5.6m x 4m
Dressing Room: 2.8m x 2.2m
Bathroom: 2.7m x 2.2m
Bedroom 1: 5.4m x 4m
Bathroom 1: 2.6m x 2.3m
Bedroom 2: 4.15m x 4.2m
Bathroom 2: 4m x 2m
Bedroom 3: 4.4m x 4m
Entrance: 1.7m x 1.7m



Roof Floor 46m²

Bedroom: 4.4m x 3.9m
Bedroom: 3m x 1.4m



VS-1



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

VS-1

Ground Floor 112m²

Entrance: 1.5m x 1.5m
Reception - Dining: 7.9m x 7.1m
Kitchen: 4.4m x 3.05m
G. Bathroom: 1.7m x 1.4m
Maid Room: 2.8m x 1.5m
Maid Bathroom: 2.8m x 1.2m

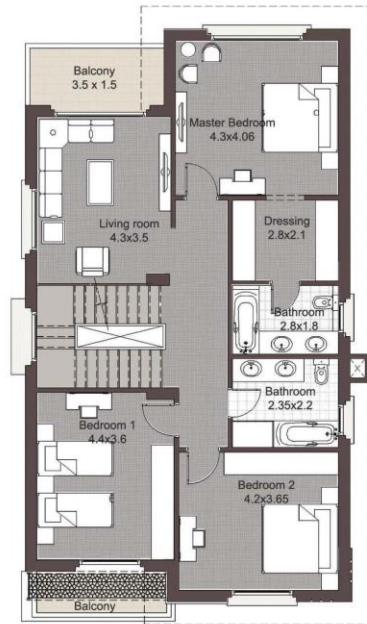
VS-1
Total Area:
271 m²



VS-1

First Floor 128m²

Master Bedroom: 4.3m x 4.06m
Dressing Room: 2.8m x 2.1m
Living Room: 4.3m x 3.5m
Bathroom 1: 2.8m x 1.8m
Bathroom 2: 2.35m x 2.2m
Bedroom 1: 4.4m x 3.6m
Bedroom 2: 4.2m x 3.65m



Roof Floor 31m²

Living Room: 4.3m x 3.2m
Bathroom: 2.2m x 1.5m



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