ONE33

A Badreldin Development

About the *developer*

Badreldin Developments is a subsidiary of El Badr Group, one of Egypt's leading Egyptian real estate developers specialized in commercial real estate projects. Badreldin Developments is the group's development and project management arm. Leveraging on the extensive knowledge and experience of its founders, the Badreldin family, it is the key driver in construction, project management, value engineering and design management. It prides itself on being the technical backbone of development and management of the ElBadr Group. Its portfolio comprises numerous real estate projects both in the commercial as well as residential sectors in West Cairo.


TRANQUILITY. **SIMPLICITY**. SERENITY.

ONE33

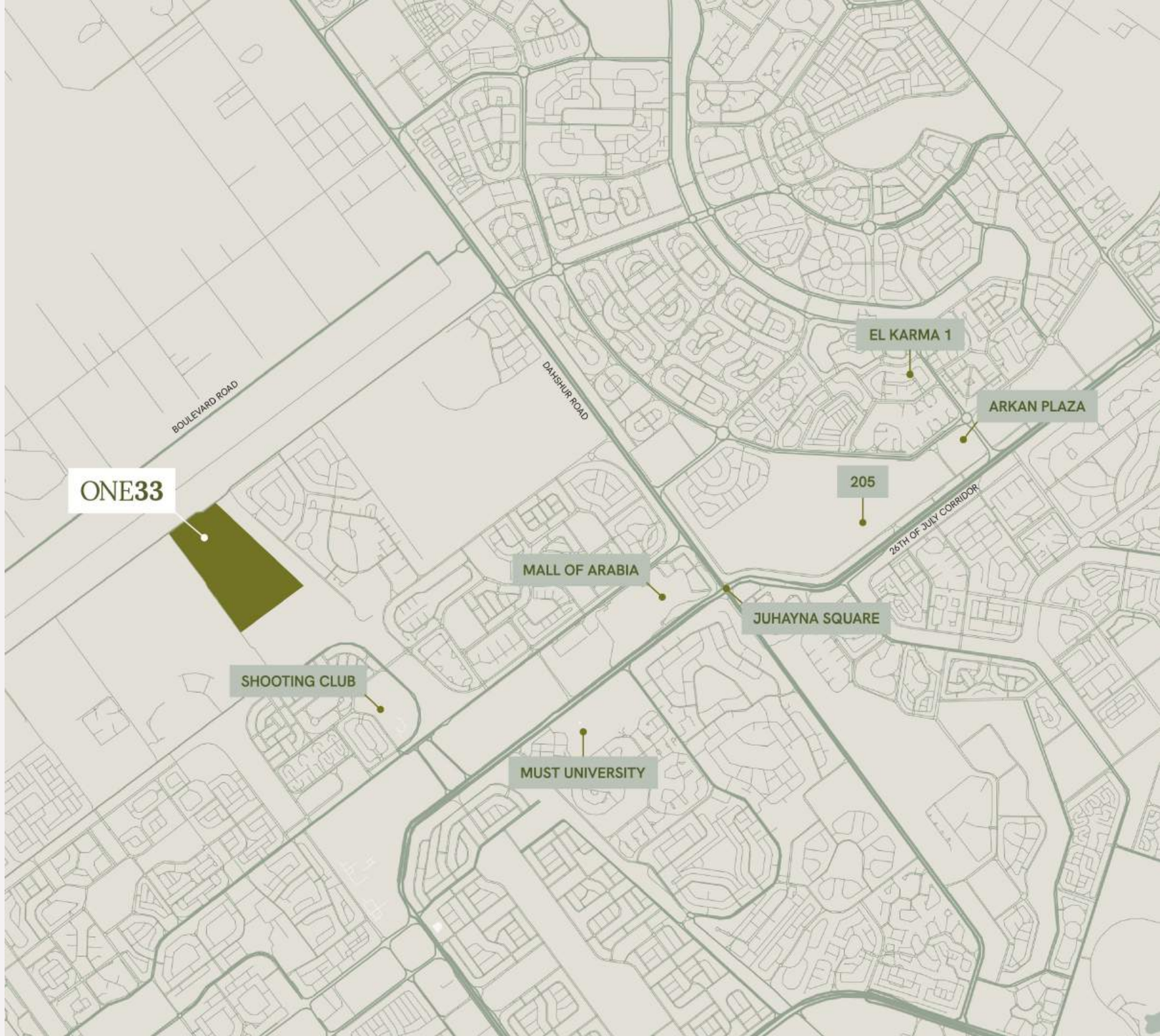
A Badreldin Development

Introducing ONE33 by Badreldin Developments - where urban living meets natural tranquillity in the heart of Sheikh Zayed. Experience a harmonious blend of modern convenience and serene surroundings. Welcome to a neighborhood redefining contemporary living. Welcome to ONE33.


WHERE URBAN LIVING MEETS PRIME **LOCATION**

Location

ONE33 offers the perfect location that seamlessly connects you to the best of both worlds. Situated at the junction of Alexandria Desert Road and El Mehwar Road, it grants easy access to Sheikh Zayed's vibrant heart. Within minutes, you can reach Juhayna Square, Mall of Arabia, and Arkan for shopping and entertainment.








ELEVATING YOUR LIFESTYLE WITH UNRIVALED **AMENITIES**

Amenities

ONE33 offers an array of amenities designed to enhance your quality of life and foster a strong sense of belonging. Immerse yourself in the lush green spaces that surround our community, providing a serene and refreshing environment for relaxation and recreation. Discover a neighborhood that celebrates community, connection, and green living at ONE33.



Pocket Parks



Walking Paths



Cluster Buildings



Community Areas



Water features



Bike Lanes



Kids area/playground



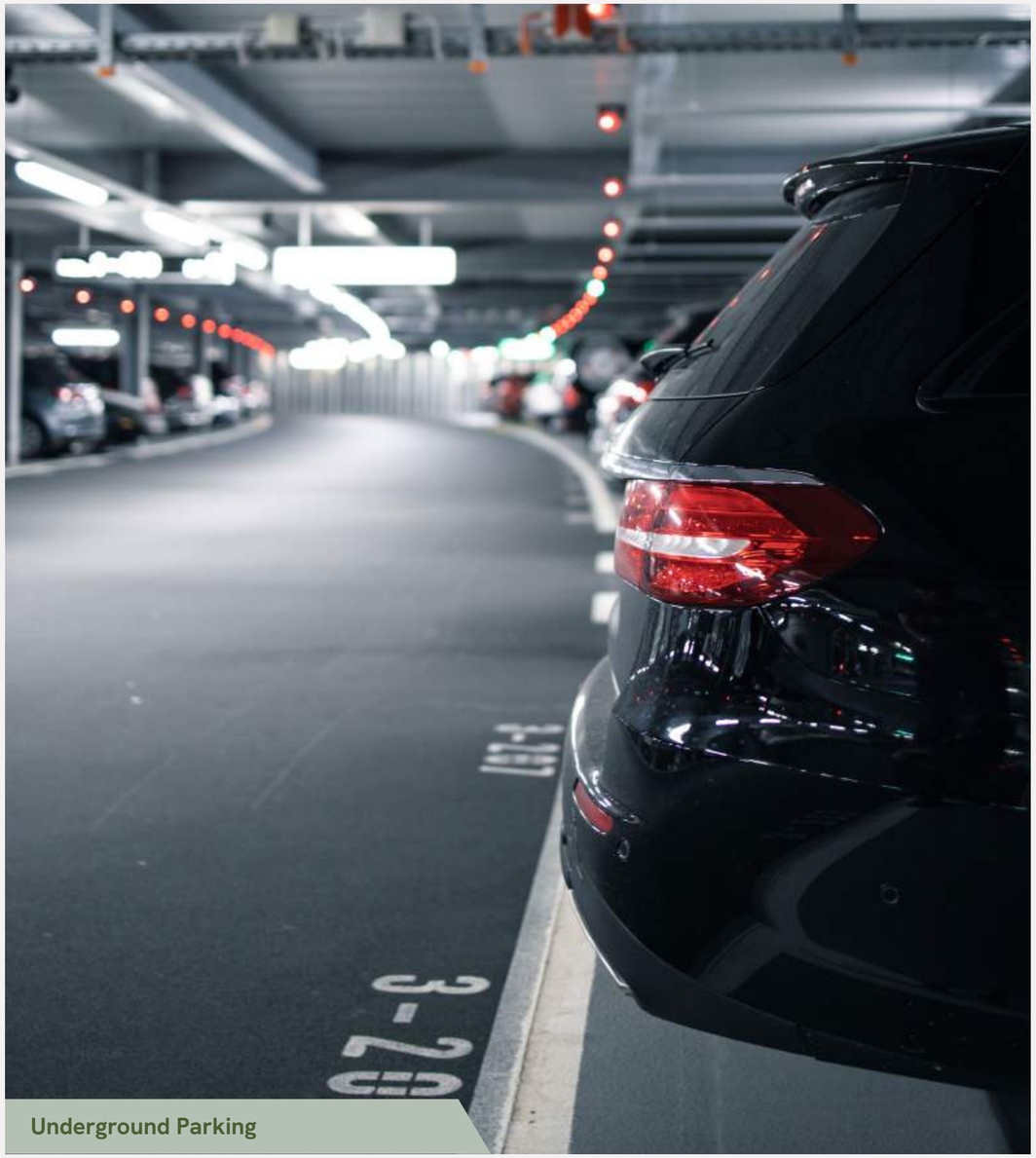
Pool Area



Activity Area



Garbage Chute



Underground Parking

FLOORPLANS

Disclaimer: Badreldin Developments reserves the right to make any changes



Type A Type B Type C Type E

Phase 1



Type A Type B Type C Type E

Phase 1

Building Types

. Type A
. Type B
. Type C
. Type D
. Type E

01. Type A

Ground Floor

Apartment Number	Gross Area	Net Area	Private Garden
Apartment 1	129.5	112.8	79.9
Apartment 2	148.7	129.5	112.1
Apartment 3	169	147.2	112.5
Apartment 4	161.7	140.9	80

One Bedroom
Two Bedrooms
Three Bedrooms
Cores / Services



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Typical Floor

Apartment Number	Gross Area	Net Area
Apartment 1	143.8	125.3
Apartment 2	172.4	150.2
Apartment 3	192.7	167.9
Apartment 4	174.2	151.8

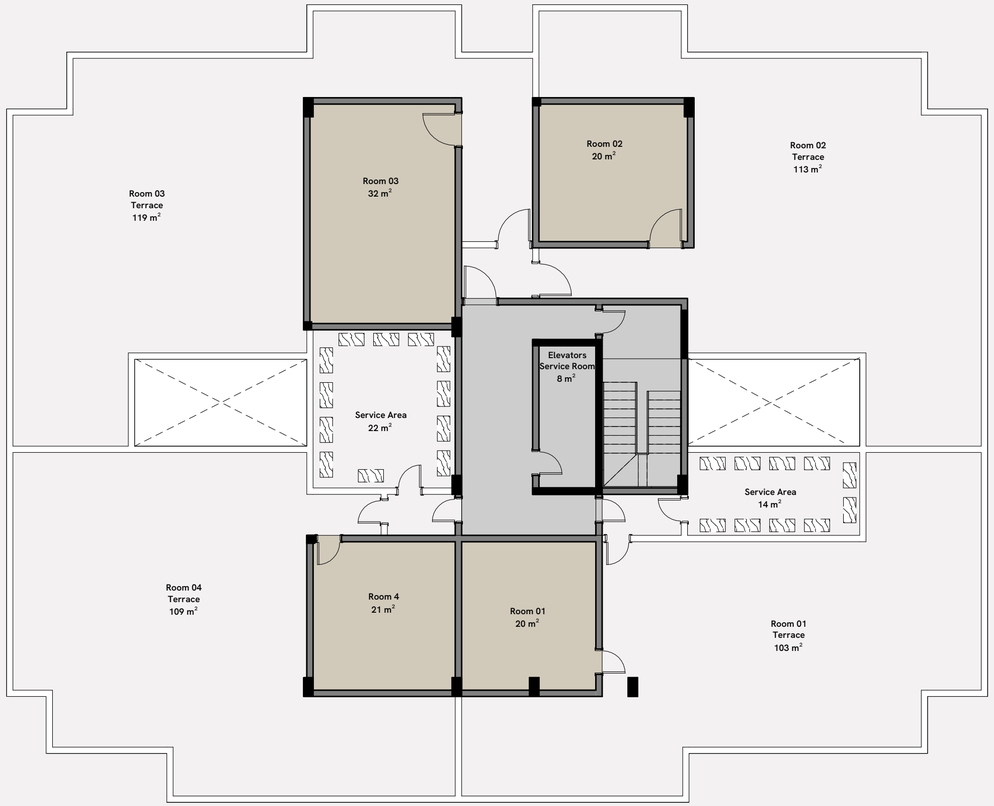
One Bedroom
Two Bedrooms
Three Bedrooms
Cores / Services



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Roof Top

Room Number	Gross Area	Roof Terraces
RF 1	23.m^2	103 m^2
RF 2	23 m^2	113 m^2
RF 3	36.7 m^2	119 m^2
RF 4	24.1 m^2	109 m^2



Roof Rooms

Cores / Services

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02. Type B

Ground Floor

Apartment Number	Gross Area	Net Area	Private Garden
Apartment 1	156.5	133.6	80.2
Apartment 2	157.3	134.4	112.1
Apartment 3	157.3	134.4	113.3
Apartment 4	150.8	128.8	79.6

One Bedroom
Two Bedrooms
Three Bedrooms
Cores / Services



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Typical Floor

Apartment Number	Gross Area	Net Area
Apartment 1	132.9	113.5
Apartment 2	172.8	147.6
Apartment 3	177.3	151.4
Apartment 4	125.7	107.4
Apartment 5	84.2	71.9

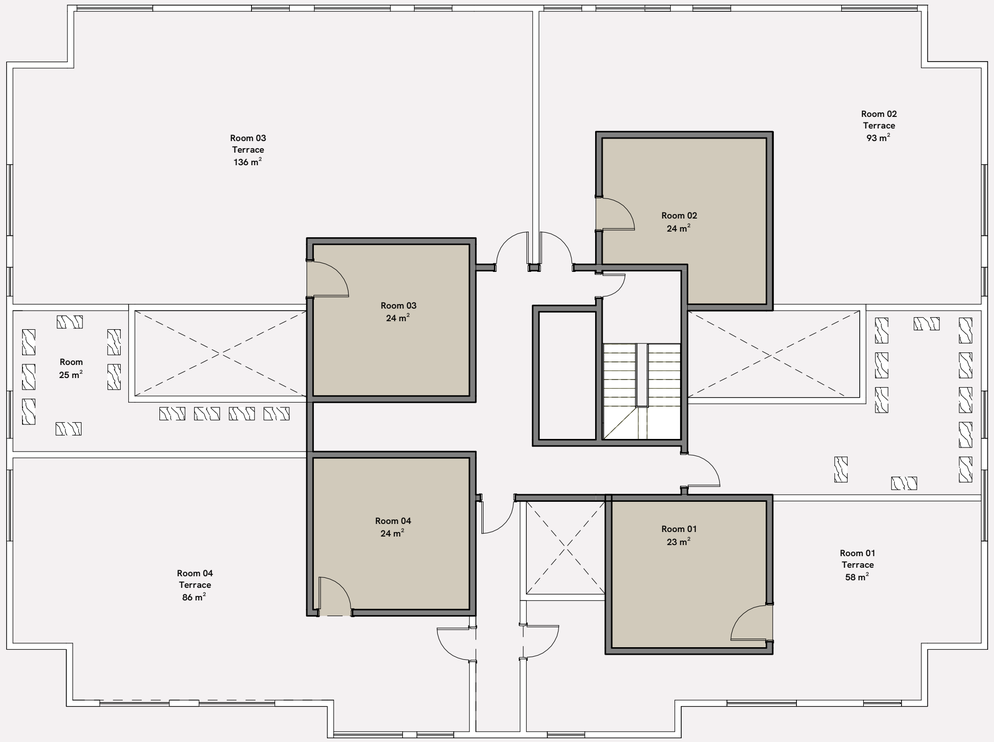
One Bedroom
Two Bedrooms
Three Bedrooms
Cores / Services



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Roof Top

Room Number	Gross Area	Roof Terraces
RF 1	26.9 m^2	58 m^2
RF 2	28.1 m^2	93 m^2
RF 3	28.1 m^2	136 m^2
RF 4	28.1 m^2	86 m^2



Roof Rooms

Cores / Services

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03. Type C

Ground Floor

Apartment Number	Gross Area	Net Area	Private Garden
Apartment 1	132.1	115.3	79.8
Apartment 2	147.9	129.1	112.3
Apartment 3	168.8	147.3	112.3
Apartment 4	161.8	141.2	79.8

One Bedroom
Two Bedrooms
Three Bedrooms
Cores / Services



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Typical Floor

Apartment Number	Gross Area	Net Area
Apartment 1	145.3	126.9
Apartment 2	171.5	149.7
Apartment 3	191.7	167.4
Apartment 4	174.1	151.9

One Bedroom
Two Bedrooms
Three Bedrooms
Cores / Services



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Fourth Floor

Apartment Number	Gross Area	Net Area
Apartment 1	145.4	126.9
Apartment 2	153.2	133.7
Apartment 3	209	182.4
Apartment 4	174	151.9

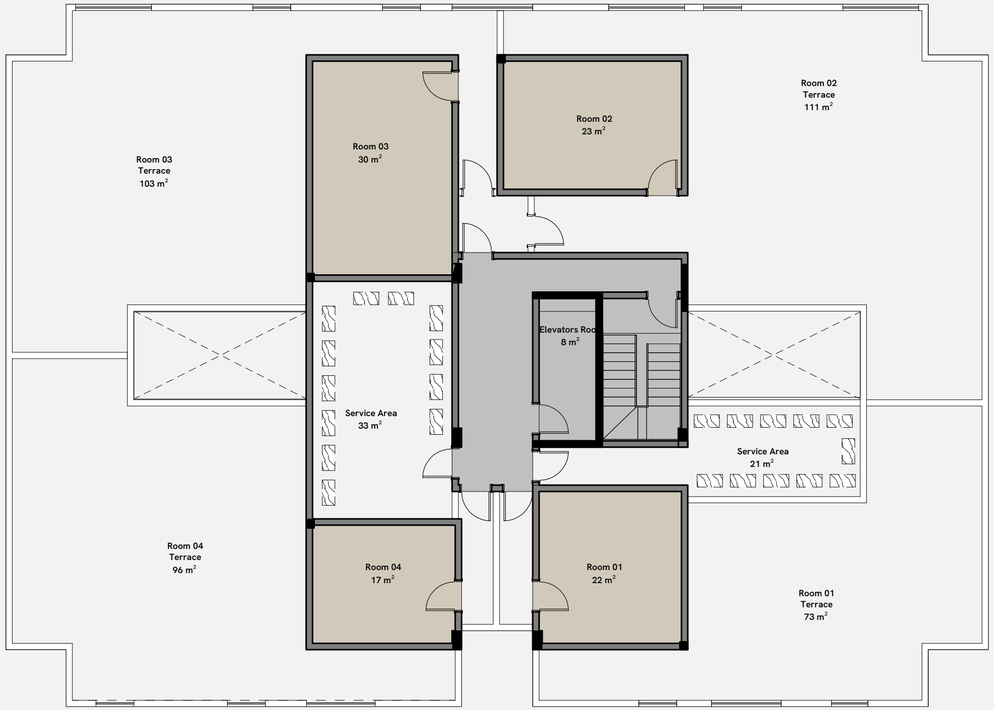
One Bedroom
Two Bedrooms
Four Bedrooms
Three Bedrooms
Cores / Services



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Roof Top

Room Number	Gross Area	Roof Terraces
RF 1	25.2 m^2	73 m^2
RF 2	26.3 m^2	111 m^2
RF 3	34.4 m^2	103 m^2
RF 4	19.5 m^2	96 m^2



Roof Rooms

Cores / Services

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04. Type D

Ground Floor

Apartment Number	Gross Area	Net Area	Private Garden
Apartment 1	136	118.6	80.1
Duplex 2	235.8	205.6	77.2
Duplex 3	214.8	187.3	58.9
Duplex 4	238.1	207.6	77
Apartment 5	190.1	165.8	81.4



Two Bedrooms

Three Bedrooms

Duplex Three Bedrooms

Cores / Services

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First Floor

Apartment Number	Gross Area	Net Area
Apartment 1	147.1	128.3
Apartment 5	190.1	165.8



Two Bedrooms
Three Bedrooms
Duplex Three Bedrooms
Cores / Services

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Typical Floor

Apartment Number	Gross Area	Net Area
Apartment 1	145.6	126.9
Apartment 2	161.6	140.9
Apartment 3	176.9	154.3
Apartment 4	180.6	157.4



Two Bedrooms

Three Bedrooms

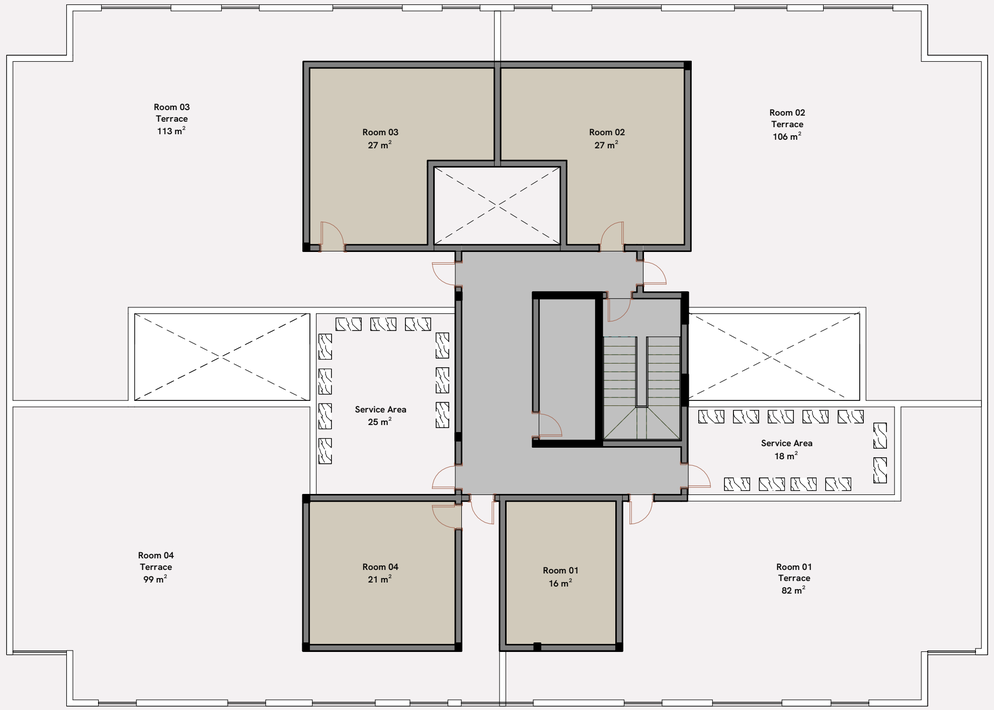
Duplex Three Bedrooms

Cores / Services

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Roof Top

Room Number	Gross Area	Roof Terraces
RF 1	18.4 m^2	82 m^2
RF 2	31 m^2	106 m^2
RF 3	31 m^2	113 m^2
RF 4	24.1 m^2	99 m^2



Roof Rooms

Cores / Services

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04. Type E

Ground Floor

Apartment Number	Gross Area	Net Area	Private Garden
Apartment 1	152.2	130.9	76.2
Duplex 2	225	193.4	83.4
Duplex 3	213.9	183.9	56.1
Duplex 4	223.8	192.4	84
Apartment 5	146.3	125.8	79.2



Two Bedrooms

Three Bedrooms

Duplex Three Bedrooms

Cores / Services

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First Floor

Apartment Number	Gross Area	Net Area
Apartment 1	135.9	116.8
Apartment 5	123	105.7
Apartment 6	84.2	72.4



Two Bedrooms

Three Bedrooms

One Bedroom

Duplex Three Bedrooms

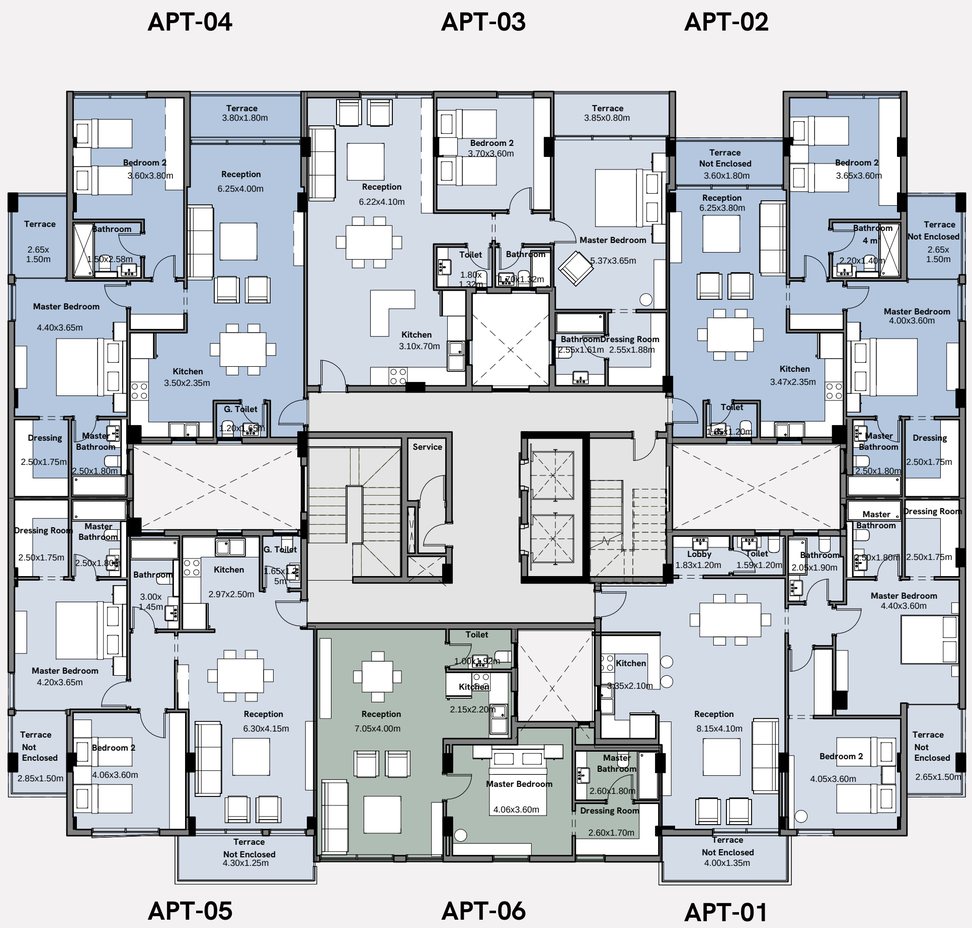
Cores / Services

Disclaimer: Badreldin Developments reserves the right to make any changes

Typical Floor

Apartment Number	Gross Area	Net Area
Apartment 1	136.6	117.4
Apartment 2	120.1	103.2
Apartment 3	120.8	103.8
Apartment 4	120.3	103.4
Apartment 5	123.1	105.8
Apartment 6	86.1	74

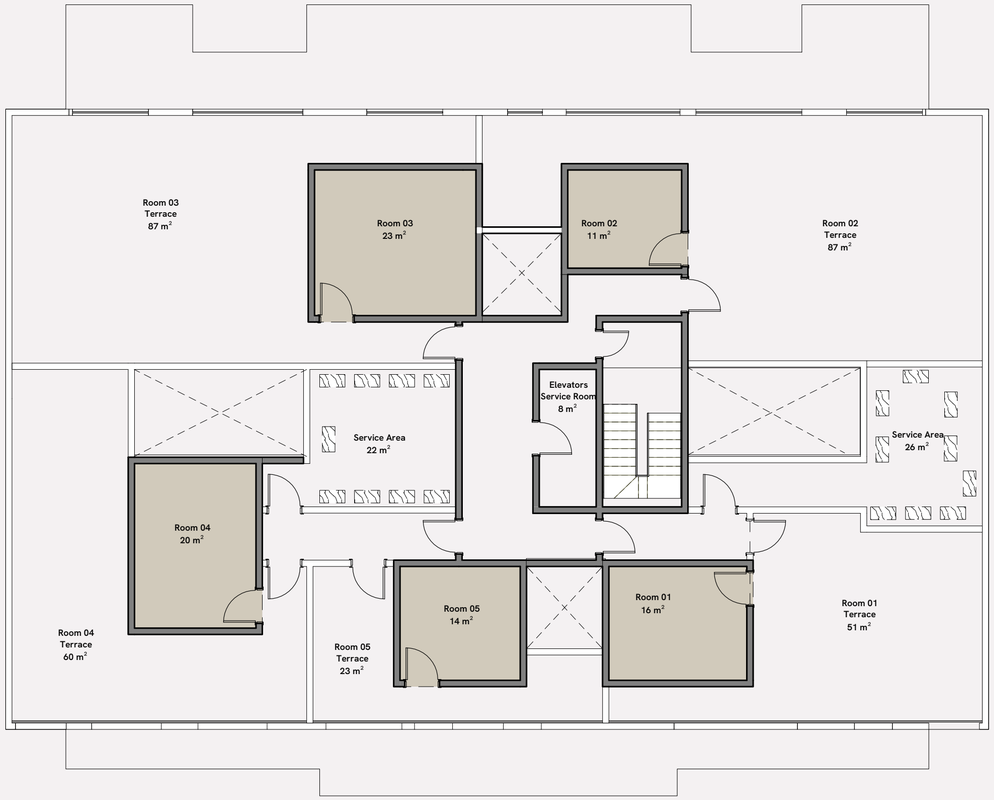
Two Bedrooms
Three Bedrooms
One Bedroom
Duplex Three Bedrooms
Cores / Services



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Roof Top

Room Number	Gross Area	Roof Terraces
RF 1	18.6 m^2	51 m^2
RF 2	12.8 m^2	87 m^2
RF 3	26.8 m^2	87 m^2
RF 4	23.3 m^2	60 m^2
RF 5	16.3 m^2	23 m^2



Roof Rooms

Cores / Services

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