ETA

SHEIKH ZAYED

PA



Being one of the last land plots existing in the center of Sheikh Zayed City, surrounded by a variety of gated communities and only a few minutes away from all the necessary amenities our residents will need – Etapa strategically places its community close enough to everything it needs such as hypermarkets, retail districts and top-end entertainment destinations in the area; yet far enough from the unstoppable blaring city life.

It also ensures that our residents have access to all the goods and services they require at the time it is needed as Etapa is within proximal reach to the Cairo-Alex Desert Road, the 26th of July Corridor, and the Ring Road.

Etapa's location promises to provide a livable operating community from day one.

Disclaimer. 1.These renders are for illustrative purposes only; Minor changes are applicable as per actual Master planning design, construction, constructed units and to the CADs. Please refer to the site and to the CADs. 2.Floor plans layout and furniture plans are for indicative purposes. 3.Please refer to the inventory list, CADs and actual constructed units for areas and areas details. Rendered areas details are based on averages and may vary per unit. 4.Diagrams are not to scale. 5.Room dimensions are consistent with structural elements and do not include wall finishes or additional construction. 6.Exact specifications and details vary between each unit. For exact technical details, please refer to the contract. 7.Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas& values.



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Masterplan



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Front Yard



Back Yard



TWIN VILLA

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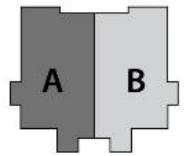
Twin Villa | 269 m²



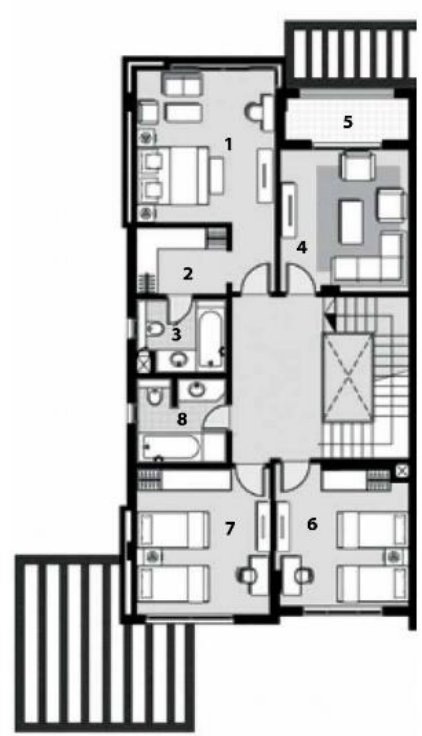
Ground Floor Plan

Area: 123m²

1.	Entrance	2.08 × 3.08 m
2.	Reception	7.62 × 5.79 m
3.	Kitchen	3.90 × 4.47 m
4.	Bathroom	1.42 × 1.83 m
5.	Maid's Room	2.27 × 2.40 m
6.	Maid's Bedroom Bathroom	1.50 × 2.40 m
7.	Garage	24 m²



Twin Villa | 269 m²



First Floor Plan

Area: 122m²

1.	Master Bedroom	3.90 × 4.30 m
2.	Master Bedroom Dressing	2.55 × 1.88 m
3.	Master Bedroom Bathroom	2.55 × 2.09 m
4.	Living Room	3.60 × 4.00 m
5.	Living Room Terrace	3.55 × 1.20 m
6.	Bedroom 1	3.75 × 4.00 m
7.	Bedroom 2	3.75 × 4.11 m
8.	Bathroom	2.54 × 2.40 m



Penthouse Plan

Area: 124m²

1.	Roof Terrace	7.74 × 15.33 m
2.	Living Room	3.56 × 4.05 m
3.	Bathroom	2.32 × 1.58 m

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Project:	ET		**Built Up Area**	393
Unit Number:	ETTV03B		**Garden Area:**	
Unit Price:	35.494.000	EGP		
Maintenance:	2.839.520	EGP		
Parking:				
Reservation Date:	10.06.2024			
Delivery Date:	30.09.2023			

Installment	Due Date	Amount	Parking	Maintenance	Admin Fees
Down Payment	10.06.2024	1.774.700,0		2.839.520,0	0
Contract	10.09.2024	3.549.400,0		0,00	0
Installement	10.12.2024	1.117.404,0		0,00	0
Installement	10.03.2025	1.117.404,0		0,00	0
Installement	10.06.2025	1.117.404,0		0,00	0
Installement	10.09.2025	1.117.404,0		0,00	0
Installement	10.12.2025	1.117.404,0		0,00	0
Installement	10.03.2026	1.117.404,0		0,00	0
Installement	10.06.2026	1.117.404,0		0,00	0
Installement	10.09.2026	1.117.404,0		0,00	0
Installement	10.12.2026	1.117.404,0		0,00	0
Installement	10.03.2027	1.117.404,0		0,00	0
Installement	10.06.2027	1.117.404,0		0,00	0
Installement	10.09.2027	1.117.404,0		0,00	0
Installement	10.12.2027	1.117.404,0		0,00	0
Installement	10.03.2028	1.117.404,0		0,00	0
Installement	10.06.2028	1.117.404,0		0,00	0
Installement	10.09.2028	1.117.404,0		0,00	0
Installement	10.12.2028	1.117.404,0		0,00	0
Installement	10.03.2029	1.117.404,0		0,00	0
Installement	10.06.2029	1.117.404,0		0,00	0
Installement	10.09.2029	1.117.404,0		0,00	0
Installement	10.12.2029	1.117.404,0		0,00	0
Installement	10.03.2030	1.117.404,0		0,00	0
Installement	10.06.2030	1.117.404,0		0,00	0
Installement	10.09.2030	1.117.404,0		0,00	0
Installement	10.12.2030	1.117.404,0		0,00	0
Installement	10.03.2031	1.117.404,0		0,00	0
Installement	10.06.2031	1.117.412,0		0,00	0
Total		35494016.00		2839520.00	0

CITY EDGE
DEVELOPMENTS

V4