

MABANY EDRIS®



LOCATION

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**MASTER
PLAN**

MASTER PLAN

- Neighborhood
- Community
- Nature



MASTER PLAN

Total Land Area	353,996m2	
Residential Land Area	121,320m2	34%
Greenery & Lagoons	53,367m2	15%
Internal Roads	88,437m2	25%
Total Footprint	58,421m2	16.5%
Total BUA	121,320m2	



MASTER PLAN ENTRANCES



MASTER PLAN PHASES



MASTERPLAN

The woven path is the heart of the masterplan, interlacing spaces and people through a fluid trail that adapts to diverse experiences. It integrates moments of discovery, interaction, and serenity, shaping environments that respond to various needs. Different age groups converge along the weave and naturally branch off into their tailored experiences, ensuring each user feels engaged and fulfilled.



AMENITIES:

- ❑ 2 Clubhouses “ONE ADULT ONLY”
- ❑ HOTEL
- ❑ SERVICED APARTMENTS
- ❑ MEDICAL INVESTMENT
- ❑ 15% BUA
- ❑ BIKE LANE
- ❑ WALKING LANE
- ❑ PLAYFUL LANDSCAPE
- ❑ FACILITY & COMMUNITY MANAGEMENT
- ❑ SECURITY
- ❑ WATER FEATURES
- ❑ SPORTS COURTS
- ❑ CONCIERGE



FACADES

VILLA L- FACADE

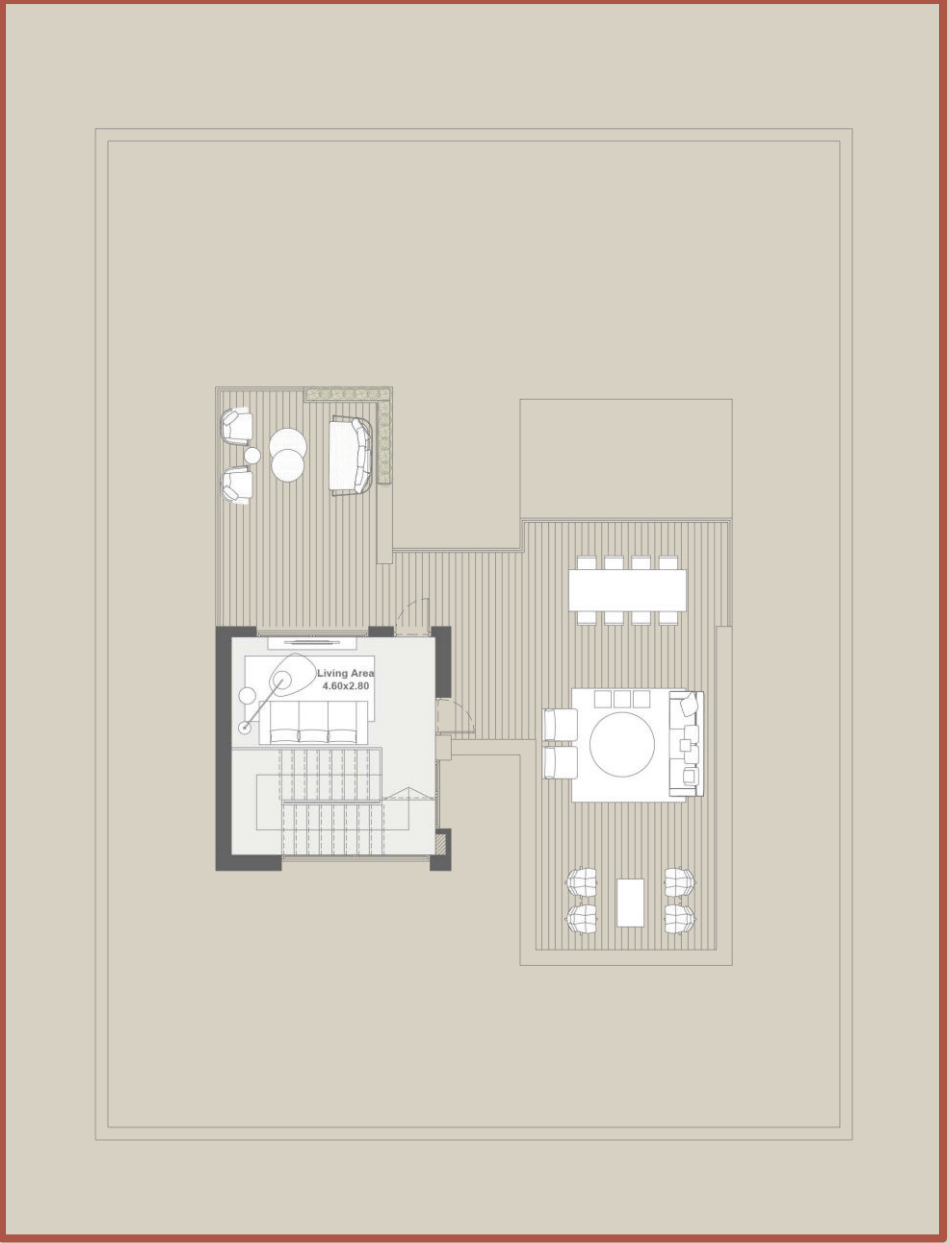


VILLA L- REAR



VILLA L

Floor Plan



VILLA S- FACADE



VILLA S- REAR



TWIN HOUSE- FACADE



TWIN HOUSE-REAR



TOWNHOUSE- FACADE

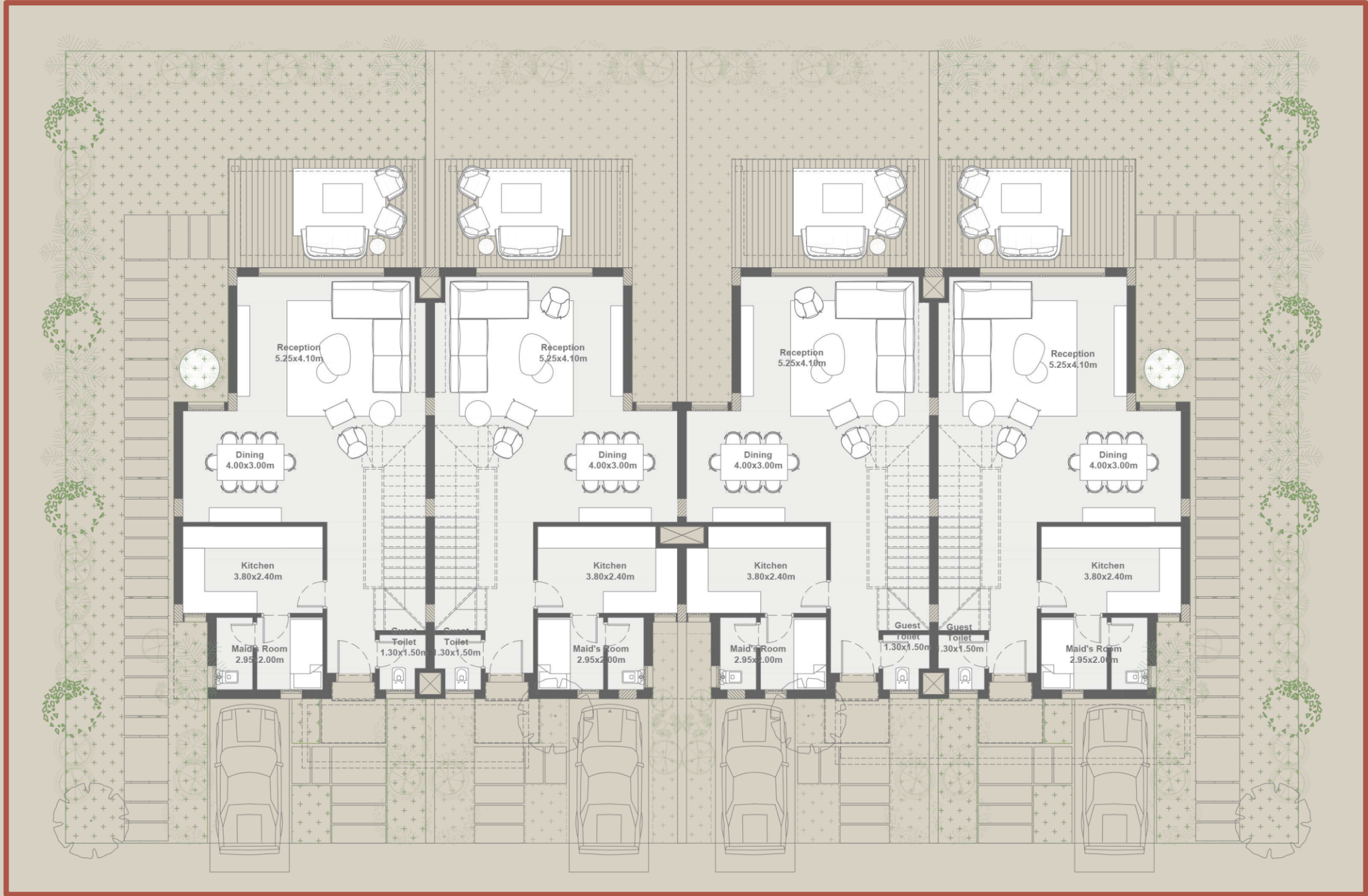




TOWNHOUSE- REAR

TOWNHOUSE

Floor Plan



TOWNHOUSE

Floor Plan



TOWNHOUSE
Floor Plan



APARTMENT O- FACADE



APARTMENT O- REAR



APARTMENT N- FACADE



APARTMENT N- REAR



APARTMENT S- FACADE



APARTMENT S- REAR



APARTMENT S

Floor Plan



APARTMENT S

Floor Plan



APARTMENT S

Floor Plan



PRICING & PAYMENT PLANS

PRICING

Unit Design	Areas	Starting Price	
		Ground	Typical
1 Bed Room	76 m2	N/A	5,150,000
2 Bed Rooms	128 m2	9,850,000	8,400,000
3 Bed Rooms	175 m2	13,100,000	11,150,000
4 Bed Rooms	221 m2	15,650,000	13,850,000
Unit Design	Areas	Middle	Corner
Townhouse	160 m2	14,950,000	18,950,000
Twin House	205 m2	20,664,000	
Standalone Villa	254 m2	27,750,000	

PAYMENT PLANS

**1. Down Payment: 0%,
Installments Over 8 Years**

**2. Down Payment: 5%,
Installments Over 9 Years**

PAYMENT PLANS

3. Down Payment: 5% , 5 % After 3 Months , Installments Over 10 Years

**4. Down Payment: 10 % ,
Installments Over 12 Years**

DELIVERY & MAINTENANCE

**Delivery Date: 4.5 Years From
Signing Contract**

Maintenance Fees: 8%

THANK YOU

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