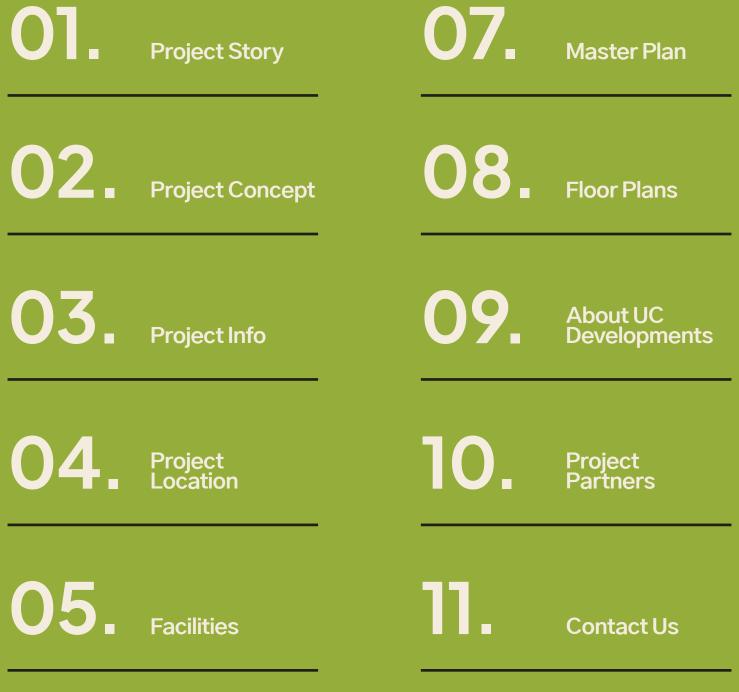
## GENUINE LIVING



**Table Of** Contents 03. Project Info 04. 05. Facilities

01.

06.



**3D** Visuals

#### What if life's truest meaning

UC DEVELOPMENTS

### Lies not in what we do,

#### **But in how deeply**

## We feel each moment?

UC DEVELOPMENTS

#### Falling Asleep on the couch mid-conversation,

UC DEVELOPMENTS

#### A Messy Kitchen after making a new recipe together,

# This is what we call genuine living

## GENUINE LIVING

## Live what's real.

## Live what's you.

# at 90 ST.





## **A RESIDENTIAL** Project



Designed to bring genuine living to life. It's a space where comfort, authenticity, and community intersect to create a home that reflects the true essence of what it means to live fully.

Every detail, from spacious interiors to tranquil outdoor areas, has been carefully considered to offer a living experience that's real, effortless, and fulfilling.

#### It's not just a home, it's the freedom to live What's true to you.



Directly On AUC



Landscape & Water Features

80%

15 Acres



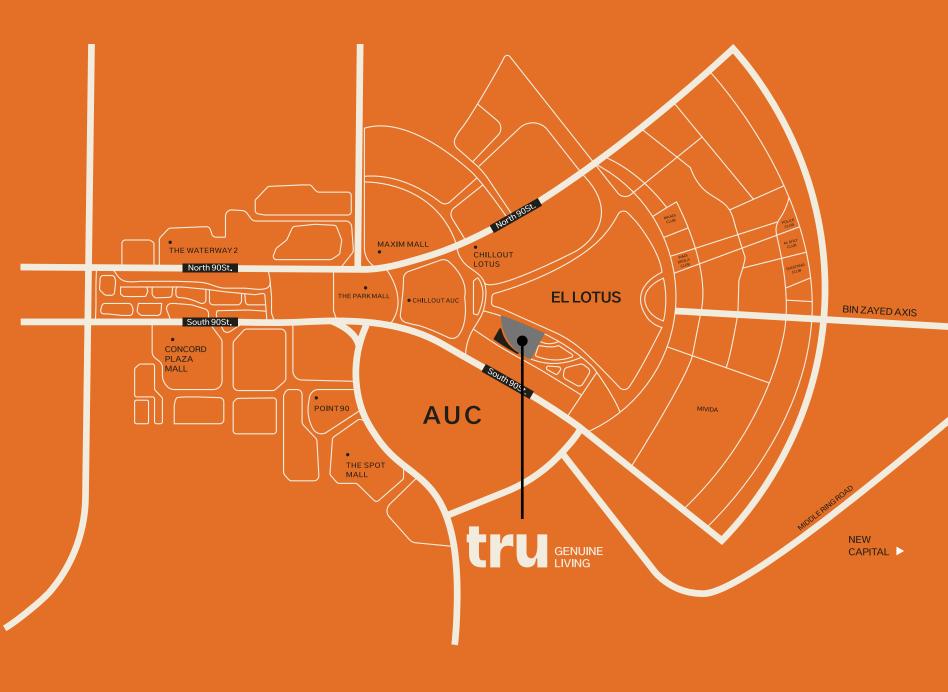




## GENUINE LIVING

## Here you can find TRU LIFE

- Directly Across From AUC
- Close To South 90th Street
- Steps From North **90**th Street
- Minutes From Maxim Mall & Future Academy
- 1 Minute From Point 90, Clubs Square & Golden Square
- 1 Minute From Mohamed Naguib Axis



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# So True for you

UC DEVELOPMENTS

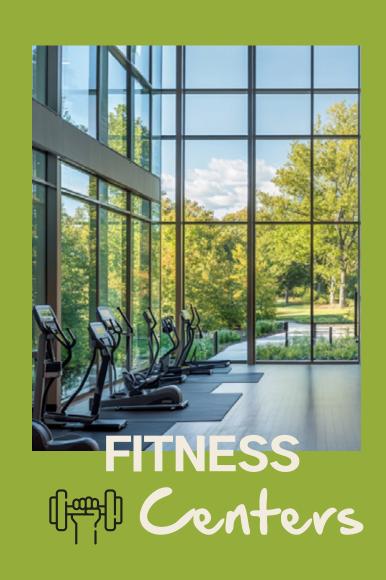
# **CALIVING**

## RECREATIONAL Facilities:







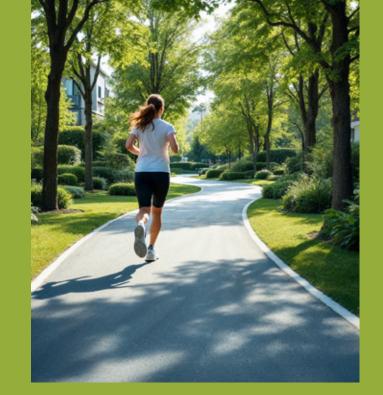






#### JOGGING Track







YOGA Area

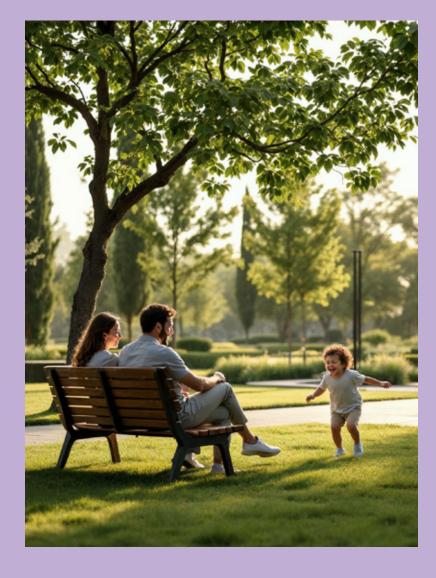
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TRU GENUINE LIVING

## FOOTBALL Academy (THE MAKER)

25

# COMMUNITY











### RECREATIONAL Facilities:















### SECURITY Features:





#### GATED Entrances





# TECHNOLOGY & Connectivity:





### INTERNATIONAL @ Telecom Operator





THEFT

31

....









# Facilities & Amenities

- (A) Commercial
- **B** Football Court
- **c** Padel Tennis Court
- **D** Clubhouse
- E Mosque
- **F** Outdoor Gym
- G Pool
- H Gates
- (i) Water Features
- J Jogging Track
- K Reading Corner
- L Yoga's Area
- M Kids Area
- N Gathering Area

Num. Of Floors

**Units Type** 

Design



Floor Plans





#### G+3

### 1 Bed, 2 Beds & 3 Beds

#### Modern

#### TYPE: A AREA: **177m<sup>2</sup> TYPICAL FLOOR**

NO.	LOCATION	DIMENSION
1	RECEPTION	8.65 X 3.80
2	LIVING	3.60 X 2.90
3	B.ROOM1	3.60 X 3.60
4	B.ROOM 2	3.60 X 3.60
5	M.B.ROOM	3.60 X 3.60
6	TERRACE	1.75 X 1.20
7	DRESSING	2.20 X 1.90
8	M. BATH	2.20 X 1.60
9	BATH	2.40 X 1.75
10	KITCHEN	3.60 X 2.40
11	WC	2.10 X 1.35
12	TERRACE	3.80 X 1.35



#### TYPE: A AREA: 145m<sup>2</sup> **TYPICAL FLOOR**

NO.	LOCATION	DIM
1	RECEPTION	5.8
2	TERRACE	3.2
3	B.ROOM1	3.6
4	B.ROOM 2	3.6
5	M.B.ROOM	3.6
6	M.BATH	2.3
7	BATH	2.3
8	KITCHEN	2.6
9	WC	2.6

#### DISCLAIMER

- 1. All dimensions will be measured as Carpet Area.
- 2. Actual area may vary from the stated area.
- 3. Drawing areas not to scale.
- 4. All materials, dimensions and drawings are approximate Information is subject to change as design progress.
- 5. Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may impact overall area as may vary by elevation styles.

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**IENSION** 

85 X 3.85

.25 X 1.10

60 X 3.60

.60 X 3.60

.60 X 3.60

30X2.00

.30 X 1.60

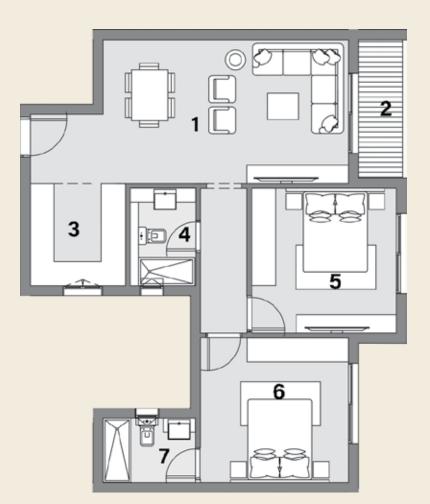
65 X 2.30

65 X 1.35



#### TYPE: **B** AREA: **116m<sup>2</sup> TYPICAL FLOOR**

NO.	LOCATION	DIMENSION
1	RECEPTION	6.15 X 3.55
2	TERRACE	3.45 X 1.10
3	KITCHEN	2.55 X 2.40
4	BATH	2.45 X 1.65
5	B.ROOM	3.60 X 3.60
6	M. B.ROOM	3.70 X 3.60
7	M. BATH	2.30 X 1.60



#### TYPE: **B** AREA: **114 m<sup>2</sup> TYPICAL FLOOR**

NO.	LOCATION	DIM
1	ENTRANCE	2.0
2	KITCHEN	2.4
3	RECEPTION	5.3
4	TERRACE	3.5
5	B.ROOM	3.6
6	M.B.ROOM	3.9
7	M.BATH	2.5
8	BATH	2.7

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**IENSION** 

05 X 1.60

40X2.00

30 X 3.60

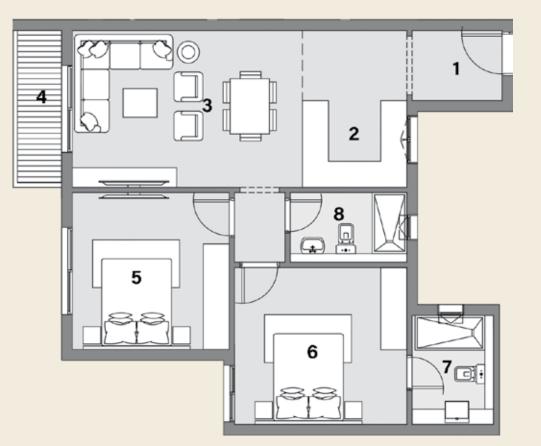
50 X 1.00

60 X 3.60

95 X 3.60

50 X 1.85

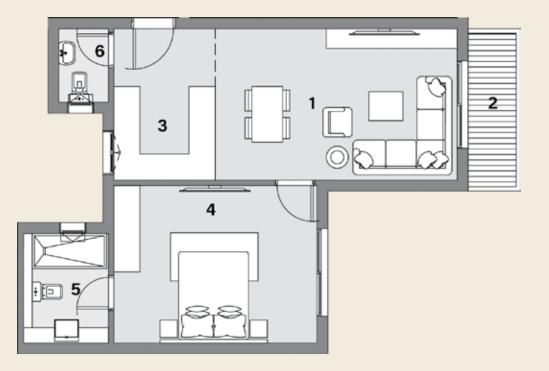
70 X 1.60



#### TYPE: **B** AREA: **87m<sup>2</sup> TYPICAL FLOOR**

#### TYPE: **B** AREA: **81m**<sup>2</sup> **TYPICAL FLOOR**

NO.	LOCATION	DIMENSION
1	RECEPTION	5.55 X 3.45
2	TERRACE	3.50 X 1.10
3	KITCHEN	2.30 X 2.15
4	M.B.ROOM	4.65 X 3.60
5	M. BATH	2.50 X 1.95
6	BATH	1.70 X 1.15



NO.	LOCATION	DIME
1	RECEPTION	4.2
2	KITCHEN	3.0
3	TERRACE	3.7
4	B.ROOM	3.6
5	BATH	2.3

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**IENSION** 

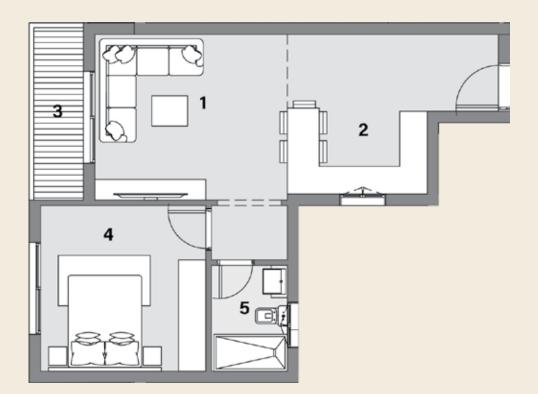
20 X 3.60

05 X 1.80

75 X 1.10

60 X 3.60

30 X 1.65





Founded through a strategic merger of top companies in engineering, architecture, marketing, and project management, UC brings a unified vision of excellence.



4+ 12 YRS. 12+

With over 12 years of experience, the company has always been a silhouette of your needs, driven by passion, ambition, and expertise. Guided by visionary founders, UC is committed to delivering innovative, high-quality projects that create lasting value.

#### **Current Projects**

## **Of Experience**

#### **Experts & Consultants**



#### **YBA Architects X UC Developments**

With Over

YBA's expertise aligns perfectly with our vision to deliver outstanding designs.



We believe in precision and excellence, which is why we've partnered with YBA, a leading multidisciplinary design firm founded by Yasser Al Beltagy.







#### The Maker $\times$ UC Developments





At Tru, genuine living isn't just a concept, it's reflected in every detail. Through our partnership with The Maker Football Academy, we're nurturing future talent and creating thriving, connected communities. This is just the start of many more collaborations to come.





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