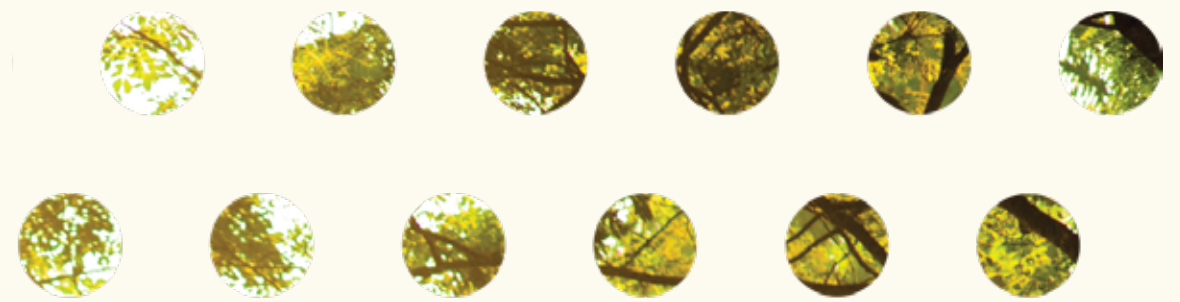




CITY OF THE FUTURE



Nyouim
• ASSIUT





ABOUT ARAB DEVELOPERS HOLDING

Arab Developers Holding is a leading real estate developer in Egypt since 2005 providing various property products with a wide range of prices across the country.
Arab Developers Holding is building communities with state-of-the-art amenities and services catering to both end-users and property investors

Developers of:



Island 1
Island 2
Grand View
Golf Bay
Lagoon
Villaggio
Matrouh

Nyoum

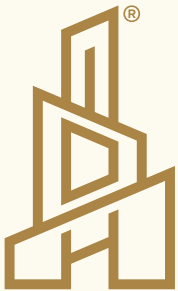
Mostakbal
Assiut
New Cairo
October
Pyramids

Resorts

DeadSea
Agadir

Commercial

Park mall
Nyoum Medical Hub
Muse



**ARAB DEVELOPERS
HOLDING**

MASTER PLAN



- ① Mixed use buildings
(Commercial - Admin - Medical - Residential)
- ② Residential Apartments
- ③ Four stars Hotel
- ④ Luxury Hotel Apartments
- ⑤ Gates
- ⑥ Promenade

- ⑦ Landscape Areas
- ⑧ Swimming Pools
- ⑨ Project Main Gate
- ⑩ Villas
- ⑪ Club
- ⑫ International School
- ⑬ Mosque

- ⑦ مناطق خضراء
- ⑧ حمامات سباحة
- ⑨ بوابة المشروع الرئيسية
- ⑩ منطقة الفيلات
- ⑪ النادي
- ⑫ مدرسة دولية
- ⑬ مسجد

- ① مباني متعددة الاستخدامات
(تجاري - اداري - طبي - سكني)
- ② عمارات سكنية
- ③ فندق
- ④ شقق فندقية فاخرة
- ⑤ بوابات
- ⑥ منطقة ترفيهية



WHERE LIFE FINDS YOU

A variety of living options is what Nyoun Assiut villas promise their residence with spaces ranging from 110 sqm to 329 sqm, all villas come with chill-outdoor areas for residents to spend pleasant mornings and evenings

تعد فيلات Nyoun Assiut سكانها بتوفير مجموعة متنوعة من الخيارات المعيشية. مع وجود مساحات تتراوح من ١١٠ متر مربع إلى ٣٢٩ متر مربع، وحمامات سباحة، ومساحات خارجية لتوفير الراحة النفسية للملاك وقضاء أوقات ممتعة صباحاً و مساءً.



VILLAS

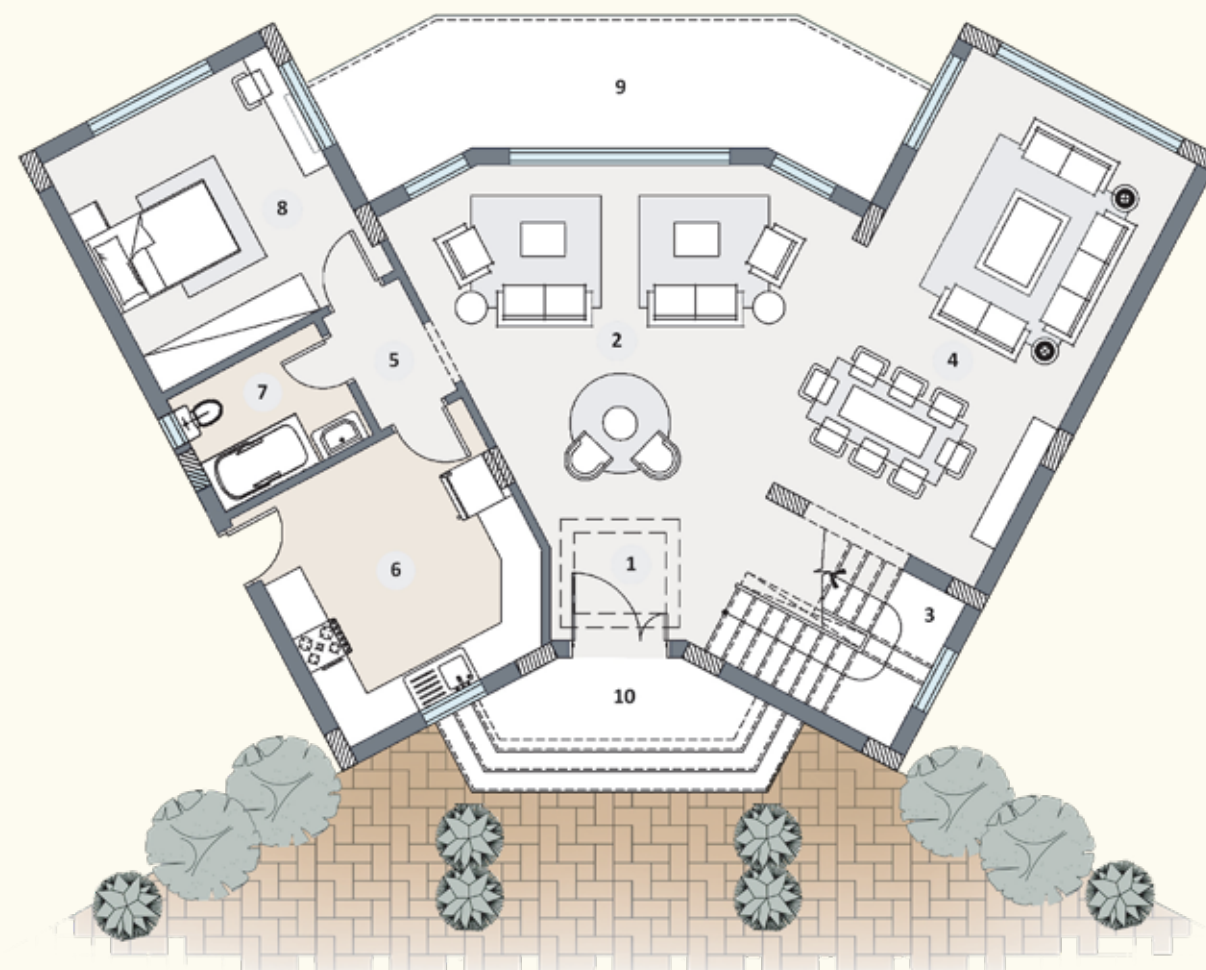


VILLA TYPE C

329 SQM

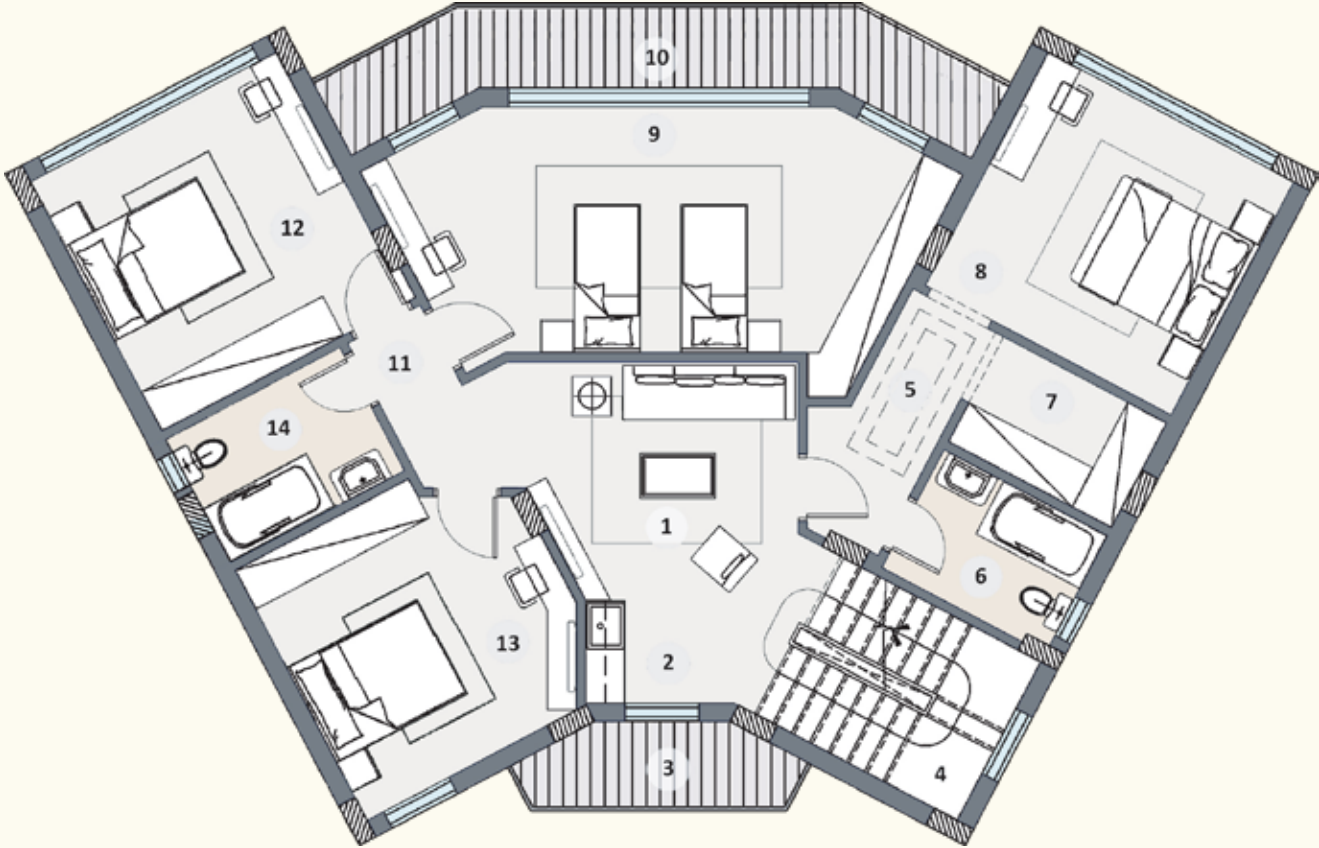
GROUND FLOOR

1 - ENTRANCE LOBBY	2.00m x 1.80m
2 - RECEPTION 01	7.20m x 5.20m
3 - STAIR	3.30m x 2.40m
4 - RECEPTION 02	7.00m x 3.75m
5 - LOBBY	2.30m x 1.90m
6 - KITCHEN	3.75m x 3.80m
7 - BATHROOM	2.50m x 1.90m
8 - GUEST BEDROOM	3.80m x 3.75m
9 - TERRACE	8.30m x 2.40m
10 - APPROACH	5.05m x 1.90m



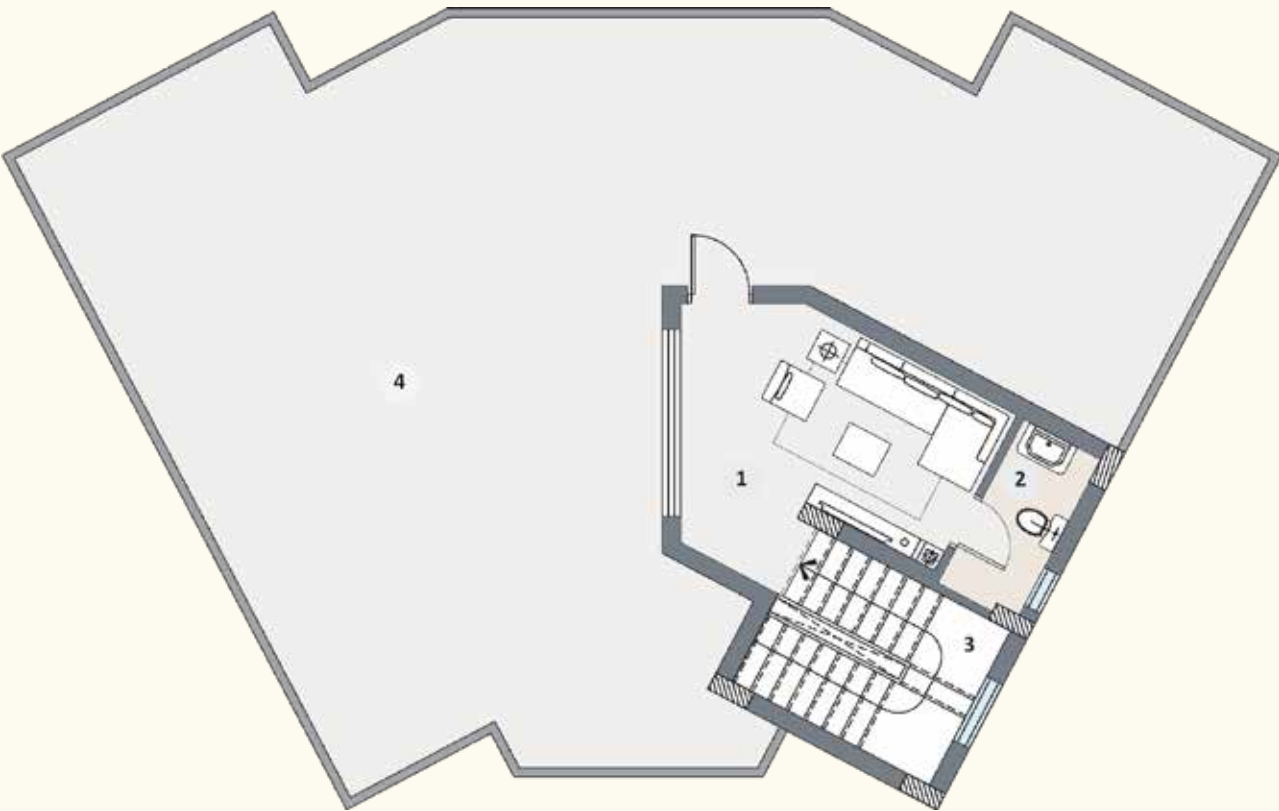
FIRST FLOOR

1 - LIVING ROOM	4.00m x 3.20m
2 - KITCHEN	2.00m x 1.40m
3 - TERRACE 01	3.40m x 1.60m
4 - STAIR	3.30m x 2.40m
5 - MASTER LOBBY	3.40m x 1.25m
6 - MASTER BATHROOM	2.50m x 1.80m
7 - DRESSING	2.50m x 1.60m
8 - MASTER BEDROOM	3.75m x 3.50m
9 - BEDROOM 01	8.15m x 3.30m
10 - TERRACE 02	9.40m x 1.45m
11 - LOBBY	2.20m x 1.10m
12 - BEDROOM 02	3.80m x 3.75m
13 - BEDROOM 03	4.00m x 3.80m
14 - BATHROOM	2.50m x 1.90m



ROOF FLOOR

- 1 - LIVING ROOM 3.30m x 2.50m
- 2 - TOILET 1.20m x 2.50m
- 3 - STAIR 3.00m x 2.40m
- 4 - ROOF





THE ART OF ARCHITECTURE

Introducing our stunning villa, spanning an impressive 185 and 250 square meters. This luxurious haven offers a heart-breathing view directly on landscape, sure to leave you in awe.

تُعد **iVilla** المميزة بمساحات ١٨٥ و ٢٥٠ مترًا مربعًا، مع إطلالة مباشرة ساحرة على المساحات الخضراء تمنحكم تجربة سكنية فاخرة بكل تفاصيلها.

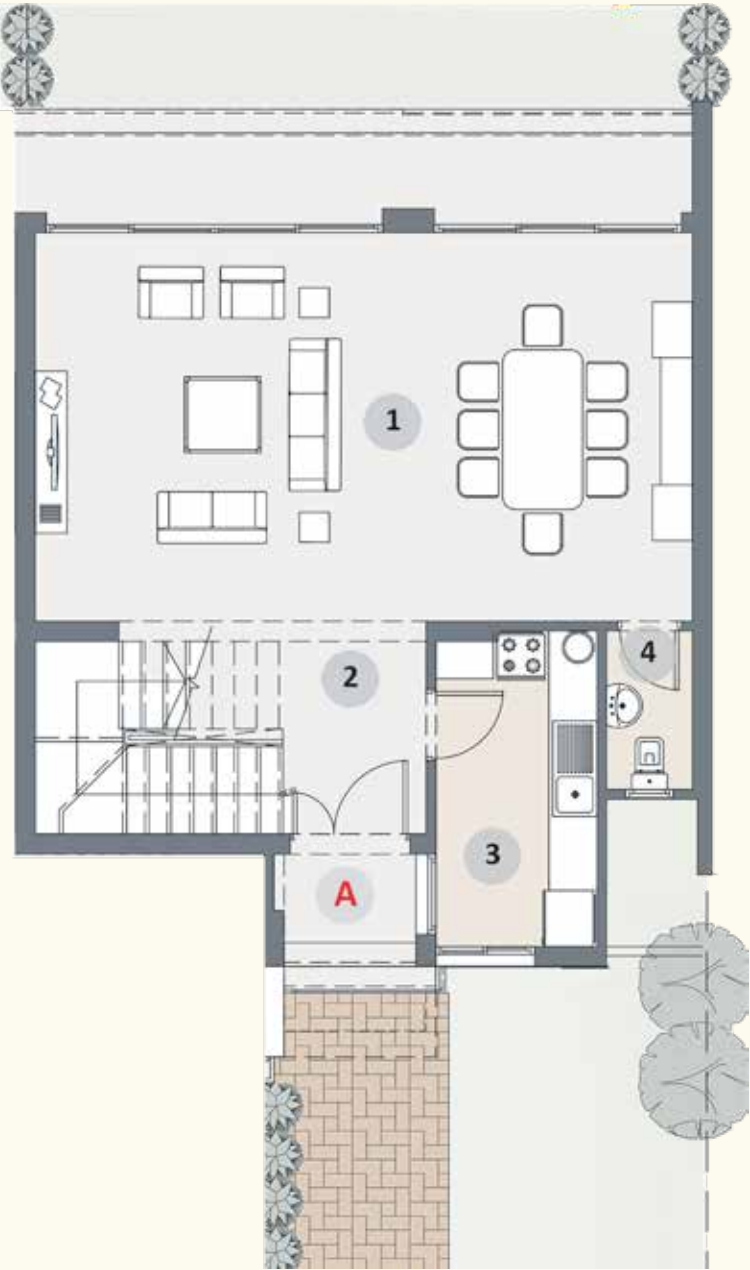


iVilla



GROUND FLOOR

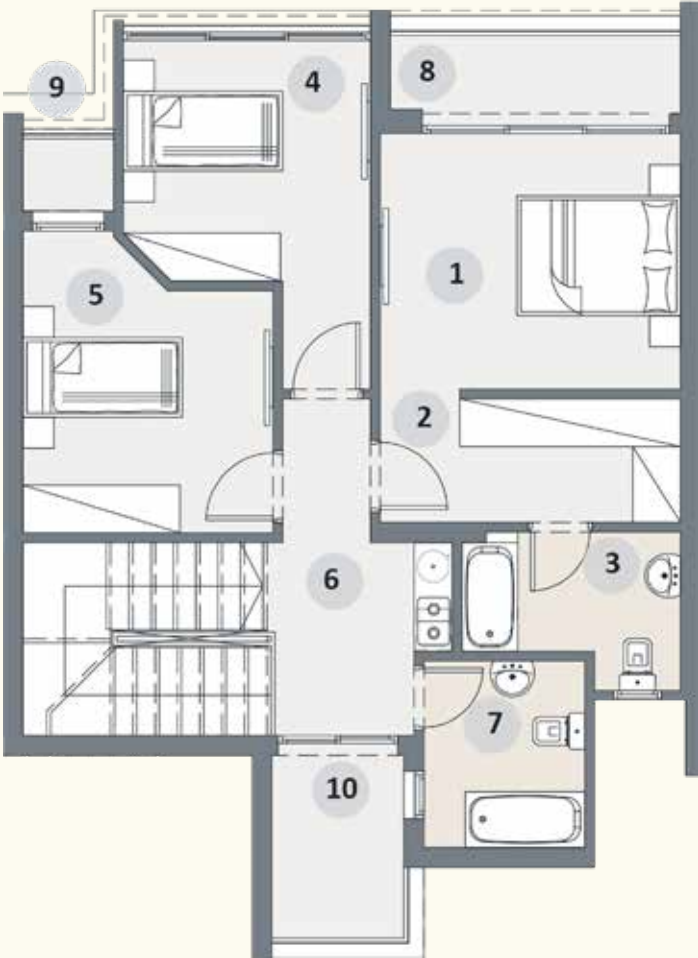
- 1 - RECEPTION 8.25m x 4.88m
- 2 - ENTRANCE LOBBY 2.40m x 1.80m
- 3 - KITCHEN 3.96m x 2.02m
- 4 - TOILET 1.99m x 1.08m





FIRST FLOOR

1 - MASTER BEDROOM	3.80m x 3.20m
2 - DRESSING	3.80m x 1.50m
3 - MASTER BATHROOM	2.70m x 2.00m
4 - BEDROOM 01	3.10m x 3.00m
5 - BEDROOM 02	3.10m x 3.00m
6 - LOBBY	2.40m x 2.40m
7 - BATHROOM	2.35m x 2.00m
8 - TERRACE 01	3.65m x 1.20m
9 - TERRACE 02	1.15m x 1.00m
10 - TERRACE 03	2.55m x 1.65m





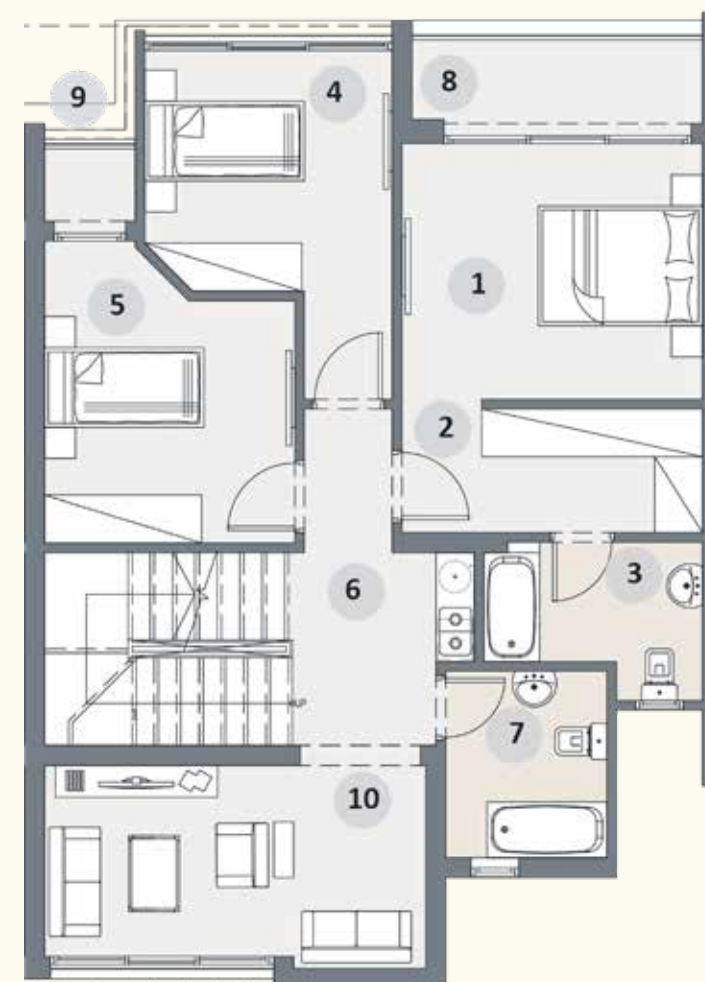
SECOND FLOOR

- 1 - RECEPTION 8.25m x 4.88m
- 2 - ENTRANCE LOBBY 3.70m x 1.80m
- 3 - KITCHEN 3.96m x 2.02m
- 4 - TOILET 1.99m x 1.08m
- 5 - TERRACE 6.80m x 1.00m



THIRD FLOOR

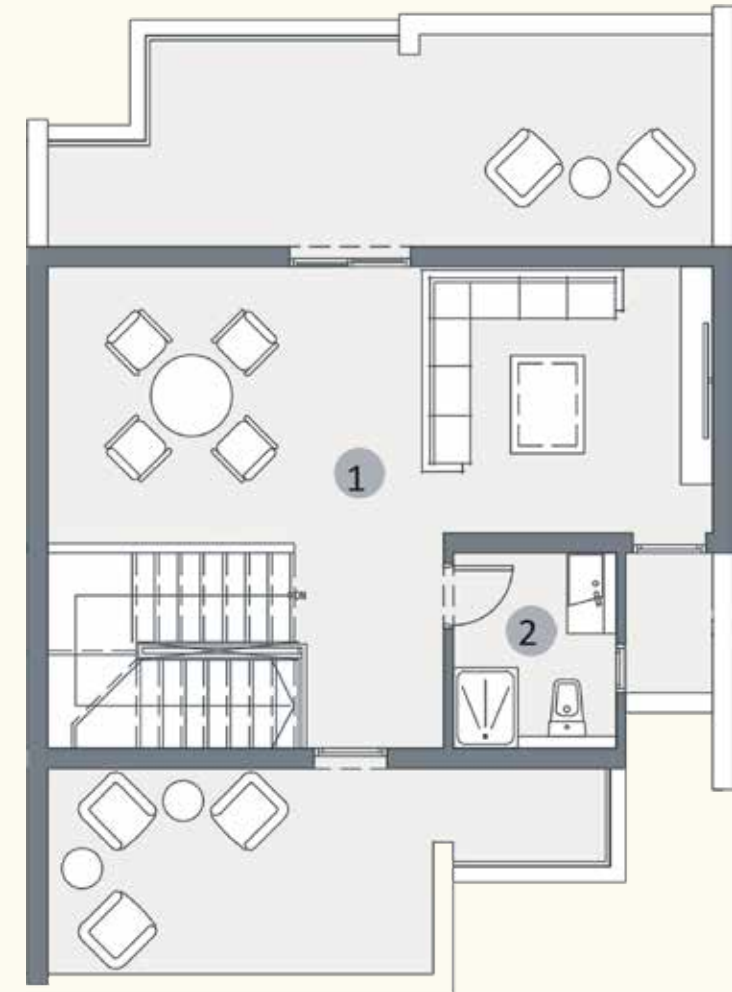
1 - MASTER BEDROOM	3.80m x 3.20m
2 - DRESSING	3.80m x 1.50m
3 - MASTER BATHROOM	2.70m x 2.00m
4 - BEDROOM 01	3.10m x 3.00m
5 - BEDROOM 02	3.10m x 3.00m
6 - LOBBY	2.40m x 2.40m
7 - BATHROOM	2.35m x 2.00m
8 - TERRACE 01	3.65m x 1.20m
9 - TERRACE 02	1.15m x 1.00m
10 - LIVING ROOM	4.80m x 2.55m



ROOF FLOOR

- 1 - LIVING / DINING
- 2 - TOILET

8.25m x 3.40m
2.00m x 2.40m





A NEW WAY OF LIFE

With one, two, or three bedrooms, Nyoum Assiut apartments wide Various of Sizes, starting from 65 sqm to 167 sqm. Over five floors, ground floor apartments come with a private garden for residents to enjoy a serene view amidst nature. Nyoum Assiut apartment residents get to enjoy comfortable and modern accommodation with services that guarantee their stay is as pleasant as possible.

شقق Nyoum Assiut تتكون من غرفة واحدة، أو اثنتين، أو ثلاث غرف، حيث تتواجد بمساحات مختلفة تبدأ من ٦٥ متر مربع إلى ١٦٧ متر مربع. و تتميز شقق الطابق الأرضي بحديقة خاصة للملاك للاستمتاع بمناظر جميلة وسط الطبيعة. يسعد المقيمون بشقق Nyoum Assiut بإقامة هادئة على الطراز الحديث مع خدمات تضمن إقامة ممتعة قدر الإمكان.



APARTMENTS

FACILITIES

INTERNATIONAL SCHOOL

CLUB

SHOPPING & STREET MALL

HOTEL

KIDS PARK

CONFERENCE HALL



مدرسة دولية

نادي

مركز تجارى

فندق

حديقة الاطفال

قاعات افراح

CITY OF THE FUTURE