



**ABILITY OF  
HAPPIER LIFE!**



**ABHA**

6<sup>TH</sup> OF OCTOBER CITY



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HAPPIER LIFE!**

# ABOUT **ABHA**

**ABHA** compound is designed to provide special life for the residents by combining luxury and comfort with beautiful greeneries and distinctive smart architectural designs, all of that is located in the best location of the Northern Expansions, 6th of October city.

Over 12 acres **ABHA** is established with 42 buildings, 30% of the total area, and the rest is allocated to serve residents' comfort and privacy, by providing elegant greeneries, a waterway plaza, and a kids' area.

In **ABHA** we believe that everyone has a unique taste, so we also made it unique. The design of the buildings guarantees luxury and privacy for all the units with double vision, and our Structural system" flat-slab" allows you to control your interior space to match your needs.

Visit us!

[www.abhaoctober.com](http://www.abhaoctober.com)



# MASTERPLAN



# WHERE IS **ABHA** LOCATION

QR Code Location





# AWAY OF

**10**  
mins

Mall  
of Arabia

**15**  
mins

Hyper One  
Mall

**20**  
mins

Mall  
of Egypt









EACH **STYLE**  
YOU ARE LOOKING FOR!

**MODERN**STYLE  
L U X U R Y





EACH **STYLE**  
YOU ARE LOOKING FOR!

**CLASSIC**STYLE  
ROYAL - RICH DETAILS



EACH **STYLE**  
YOU ARE LOOKING FOR!

**REGENCY** STYLE  
SIMPLICITY - DURABLE





# SECURITY & SAFETY

ABHA IS PROVIDED WITH SECURITY STAFF AND SECURITY CAMERAS THAT COVERING ALL THE COMPOUND

YOUR  
**SECURITY**  
IS OUR  
**PRIORITY**



# MAINTENANCE & SERVICES

## LET US DO IT FOR YOU!

PROFESSIONAL TRUSTED MAINTENANCE  
WORKERS ARE AVAILABLE 24/7.

Make it easy!  
Make it safe!



Your **COMFORT**  
comes **FIRST!**

So, in **ABHA** you can  
find variance facilities,  
as we have thought of  
everything you and your  
family might need to  
make you avoid  
the daily stress.

From the greeneries to  
shopping centers and of  
course we can't forget  
the kids areas.

IN **ABHA**  
YOU ALWAYS HAVE  
**TIME!**



***DROP OFF LIFE STRESS***  
***WELCOME BALANCED LIFE!***



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HAPPIER LIFE!**

# ENJOY YOUR DAY, EVERYDAY!

HAPPINESS  
IS A  
CHOICE



Enjoy everyday in your life in our plaza which includes waterway and landscape that totally prepared for your enjoyment, happiness and comfort



# KIDSAREA



**IT'S PLAYING TIME!**

OUR KIDS ARE OUR HEROES

**ABHA** gives them the opportunity to live their adventure in a safe way.



# ABHA TYPES



# ABHA DUPLEX - GROSS AREA 272

## SPACE

## DIM

01. KITCHEN	3.40X3.80
02. BATHROOM	1.30X2.00
03. SALON	2.40X4.35
04. RECEPTION 1	3.65X4.25
05. TERRACE	2.25X3.85
06. ENTRANCE	1.00X1.30
07. STAIRS	3.60X2.60
08. RECEPTION 2	3.60X5.00
09. LOBBY	1.30X1.60

## SPACE

## DIM

01. BEDROOM 1	4.00X4.30
02. BEDROOM 2	3.90X3.80
03. CORRIDOR	1.10X2.60
04. BATH 1	1.65X2.50
05. KITCHEN	2.00X2.60
06. TERRACE 1	1.45X3.85
07. MASTER ROOM	4.70X4.00
08. M.B BATHROOM	1.80X2.00
09. M.B DRESSING	1.30X2.90
10. LIVING	6.25X4.45
11. TERRACE 2	3.25X1.70

## GROUND FLOOR



## FIRST FLOOR





# ABHA IVILLA - GROSS AREA 298

## SPACE

## DIM

01. KITCHEN	3.00X3.20
02. BATHROOM	1.30X2.00
03. SALON	4.30X3.75
04. RECEPTION	4.20X4.00
05. TERRACE 1	2.35X2.55
06. ENTRANCE	1.50X2.45
07. LOBBY	1.05X1.30
08. DINING	3.80X7.25
09. TERRACE 2	1.35X3.80

## SECOND FLOOR



# THIRD FLOOR

# ROOF

## SPACE

## DIM

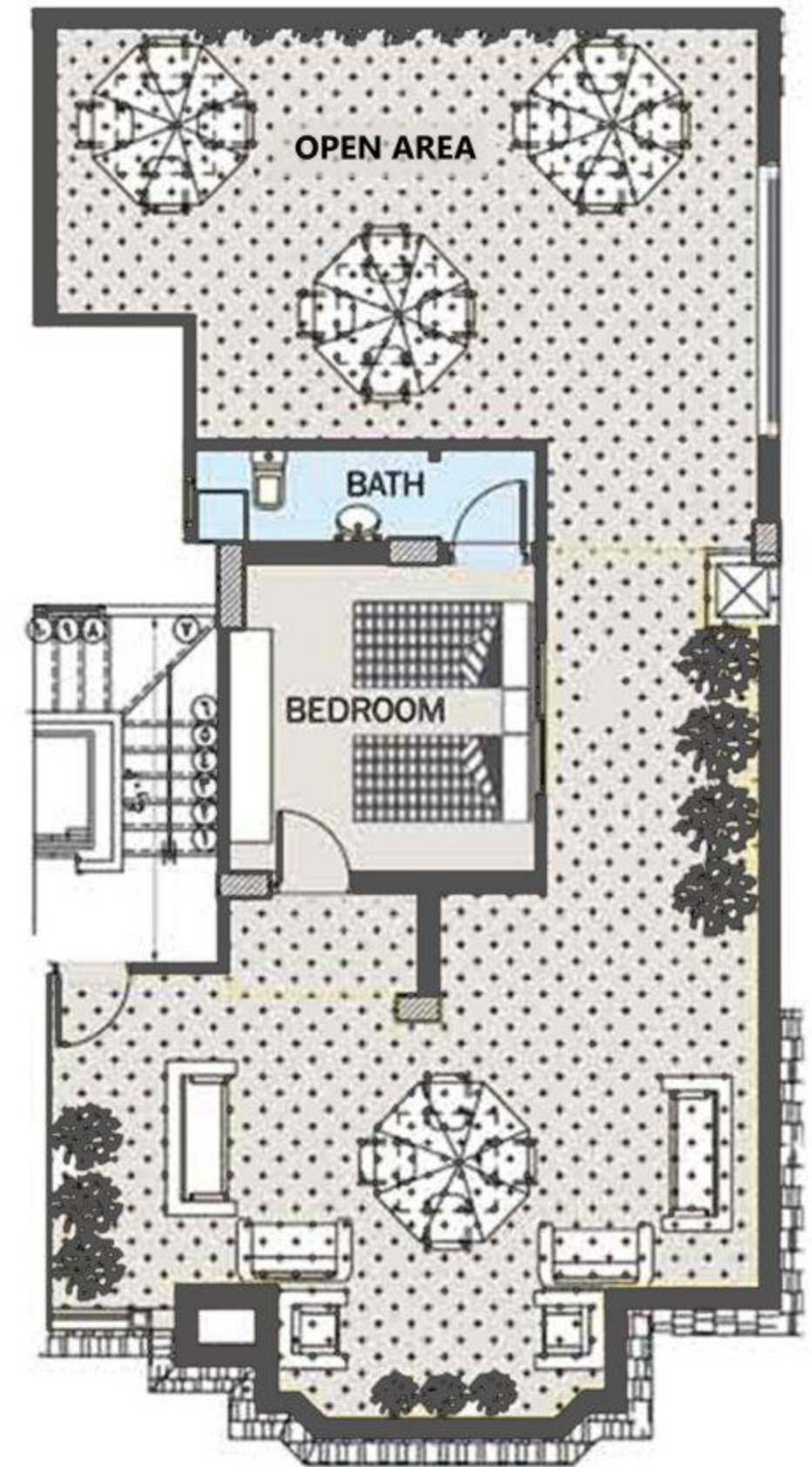
- 01. BEDROOM 1 3.85X3.90
- 02. BEDROOM 2 4.00X4.35
- 03. CORRIDOR 1.10X2.60
- 04. BATHROOM 1.65X2.50
- 05. KITCHEN 2.00X2.60
- 06. TERRACE 1 1.35X3.80
- 07. MASTER ROOM 4.70X4.00
- 08. M.B BATHROOM 2.00X2.30
- 09. M.B DRESSING 1.30X2.90
- 10. LIVING 6.30X4.45
- 11. TERRACE 2 3.25X1.70



## SPACE

## DIM

- 01. BEDROOM 3.55X3.55
- 02. BATHROOM 1.10X2.70
- 03. OPEN AREA 102 m



**SRD**  
**ELSHABORY**  
REAL ESTATE DEVELOPMENT



📍 Villa No. 99, El Mosheer Ahmed Badawi,  
El Motamaiez District, 6th of October City,  
Giza, Egypt

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🎧 15224

Digital Brochure

