
makadina



A PATH TO DISCOVER

TRAVCO GROUP

Founded by Mr. Hamed El Chiaty, Travco Group's monumental journey began in 1979. Over the years, The Group has grown into a travel, tourism, aviation, hospitality, and real estate development conglomerate. Offering a full range of services across Egypt and the MENA region.

With more than four decades of operational excellence, The Group has excelled in developing fully integrated destinations by creating value in pristine, untapped locations and turning them into major tourist attractions.

Travco Group's portfolio spans over 60 companies across three continents, operating award-winning hotels and resorts, cruise lines, aviation services, ground transportation networks, and large-scale mixed-use developments. This vertically integrated ecosystem enables unmatched delivery capabilities, from concept to operation ensuring long-term sustainability, asset value growth, and world-class execution at every touchpoint.



JAZ ADONIA, ZANZIBAR

TRAVCO GROUP FACTS & FIGURES

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75
Hotels
& Resorts

Over
30,000
Employees
Globally

Operating in **8**
Countries &
3 Continents

28
Cruise Ships

9
Sectors &
50+
Companies

16
Million SQM
Land Bank

20,569
Hotel Rooms
& Suites

Over
4
Decades of
Experience

TRAVCO PROPERTIES

Travco Properties is the real estate development arm of The Group. Leveraging on Travco Group's large land bank of 16 Million sqm, Travco Properties is widening the arena of real estate offerings in Egypt by creating sustainable and self-sufficient resort destinations. Its main goal is to introduce a new perspective on mixed-use developments by establishing alternative, progressive, urban, and beach communities.

Travco Properties was established in 2014 and launched its flagship project, Almaza Bay, which instantly became a trendsetter on Egypt's North Coast. With 8 phases since it's inception and a standout indoor – outdoor retail experience, The Village, featuring world class brands in F&B and retail such as Okhtein, Ego, Gourmet, Megumi, BRGR; Travco Properties continues to build to achieve the goals of its masterplan and continuously strives to fulfill its future expansion plans.

After the resounding success of Almaza Bay, Travco Properties launched in 2022 it's second resort destination, Ras Soma. Nestled on the bay of Ras Abu Soma on the Red Sea, this flourishing town is poised to become the next flagship town on Egypt's East Coast. Ras Soma is a scenic retreat boasting a 1.3km sandy beach and some of the most breathtaking landscape in Egypt. From land acquisition and planning to delivery and post-completion asset management, the company's development philosophy centers on sustainability, intelligent design, and enduring asset appreciation. Each project is conceived not merely as real estate, but as a living, operating destination.



ALMAZA BAY

TRAVCO PROPRTIES FACTS & FIGURES

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4,000+
Residents

9,000+
Units to be Developed

12
Years of Experience

3
International Destinations

10+
Million SQM Land Bank

2,000+
Units Deliverd

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CRAFTING COMMUNITIES THAT INSPIRE

Since 2014, Travco Properties has redefined coastal living through landmark developments such as Almaza Bay and Ras Soma; these destinations have set new standards for integrated planning and long-term value creation.

Each development reflects a commitment to building not simply projects, but fully realized destinations designed to evolve, operate, and endure. Makadina, the third destination Travco Properties is launching and it's second on the Red Sea, represents the natural progression of this vision and a new benchmark in destination-led development.

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WELCOME TO
MADINAT MAKADI

MADINAT MAKADI

Developed by Travco Group, this international tourist destination is set along Hurghada's dazzling Red Sea coastline offering endless experiences and world class hospitality. Madinat Makadi boasts 10 Hotels featuring a variety of hospitality options that cater to all needs including 5-Star hotels such as Jaz Makadina - a premium beachfront hotel, Steigenberger Makadi – a luxurious golf resort and Jaz Aquaviva which features one of Egypt's leading water parks "Makadi Water World" that boasts over 50 slides and various splash zones that caters to friends and families seeking fun adventures. It also features a vibrant downtown souq.

An ideal Golf destination with a panorama of crystal-clear Red Sea waters, majestic mountains, and endless sunshine. Madinat Makadi Golf isn't just a course, it's an unforgettable experience for golfers of every skill level with an 18-hole championship golf course, which is the longest in the region being 6880 m/7500 yards in length & a 9-hole par 3 executive course and was voted Egypt's No.1 Golf Resort 2014 - 2019 (World Golf Awards).

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INTRODUCING Makadina

Travco Properties introduces Makadina, a mixed-use resort destination that redefines connected coastal living. Designed as a fully integrated community, Makadina combines contemporary residences with direct access to a vibrant setting defined by leisure, entertainment, and world-class hospitality. It offers the comfort of everyday living within a dynamic resort environment.

Developed in line with Travco Properties' vision for sustainable, self-sufficient communities, Makadina sets a modern benchmark for residential development where comfort, connectivity, and lifestyle come together in one cohesive and evolving destination.

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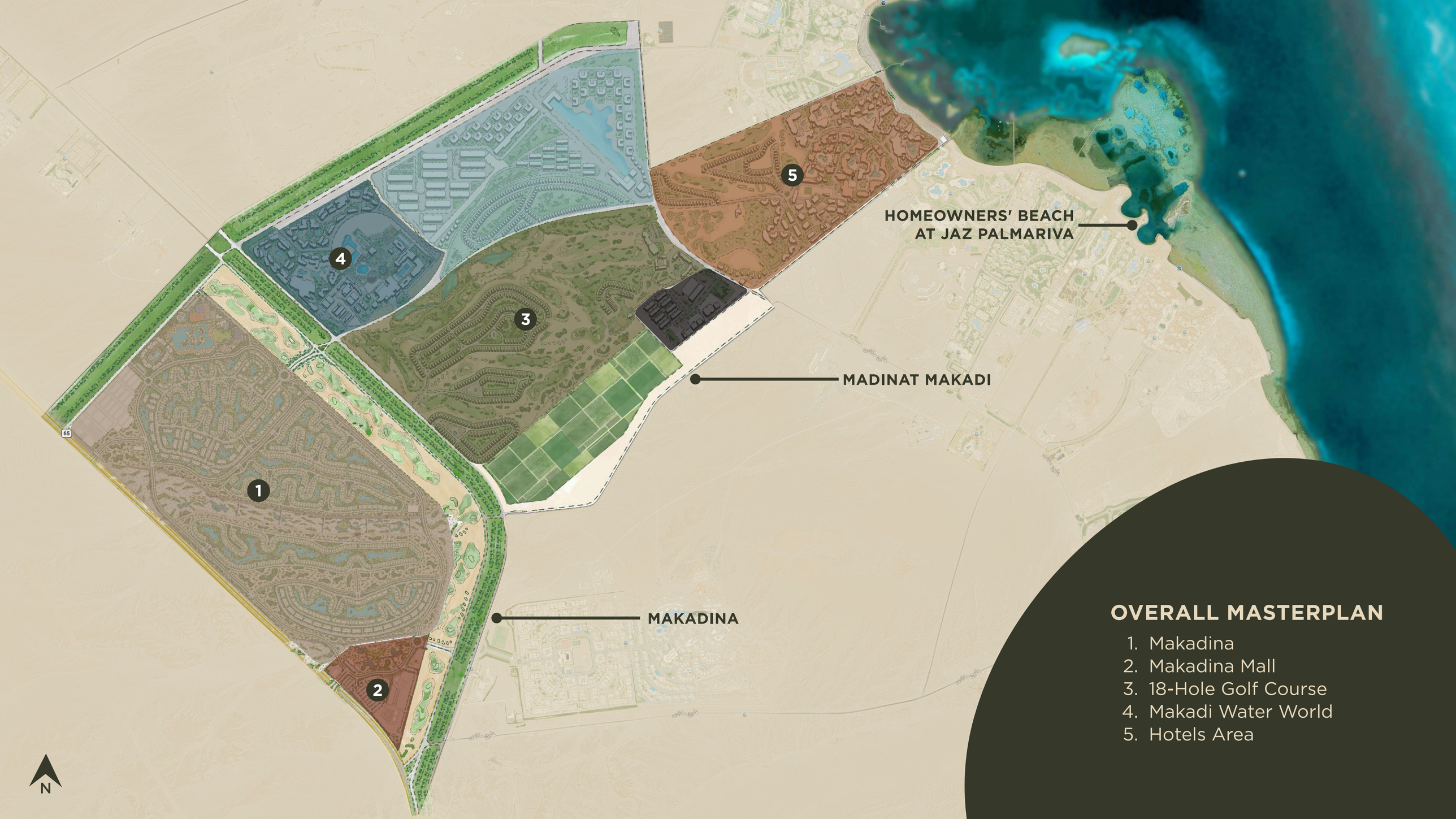
15 MINUTES TO RAS SOMA
20 MINUTES TO HURGHADA
25 MINUTES TO HURGHADA INTERNATIONAL AIRPORT
45 MINUTES TO EL GOUNA



OVERALL MASTERPLAN

1. Makadina
2. Makadina Mall
3. 18-Hole Golf Course
4. Makadi Water World
5. Hotels Area

THE MAKADINA LIFESTYLE

Makadina features waterfront serviced homes, a wide array of outdoor experiences from various themed swimmable water features and walkable pathways throughout the development, a clubhouse, padel, tennis, football, volley, and basketball courts, bicycle lanes, kids areas to a wellness center and a variety of outdoor parks. It will also feature outdoor communal areas for residents to hangout, a shopping mall and various F&B and retail outlets.

All the amenities and features were designed to complete a lifestyle shaped by activity, connection and the natural beauty of the nature surrounding the project. Homeowners will have access to the world renowned 18-hole golf course and Makadi Water World in Madinat Makadi, and they can also enjoy a serviced beach experience at Jaz Palmariva hotel.



SERVICED WATERFRONT HOMES



MAKADINA HOMEOWNERS BEACH



WORLD-CLASS 18-HOLE GOLF COURSE



MAKADI WATER WORLD



RETAIL THERAPY AT MAKADINA MALL



ENDLESS DINING EXPERIENCES

SPORTS COMPLEX

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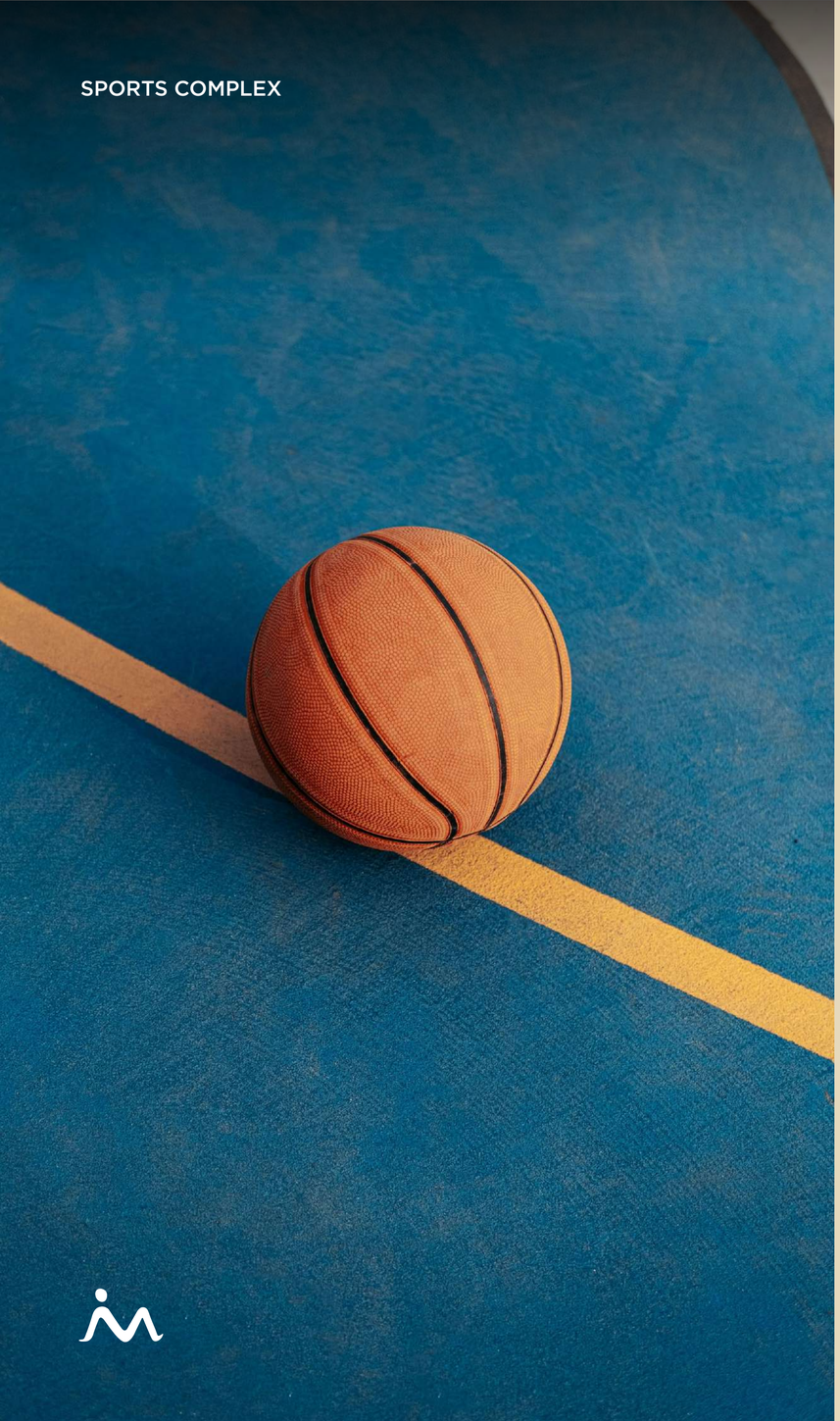



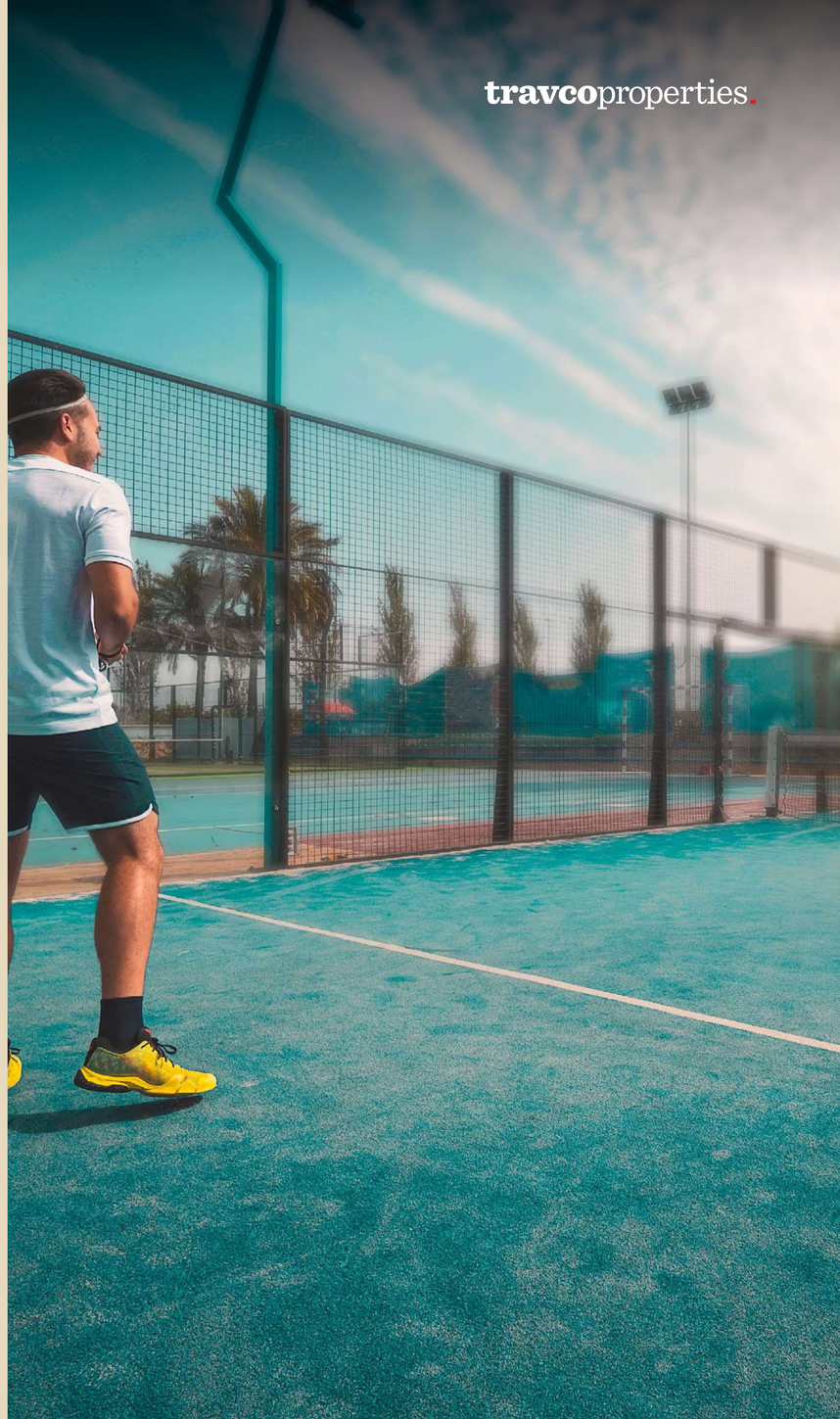

A HOLISTIC LIFESTYLE SANCTUARY

- Padel Courts
- Tennis Courts
- Basketball Courts
- Football Fields
- 18-Hole Golf Course
- Makadi Water World
- Multiple F&B Outlets
- Outdoor Parks
- Dedicated Wellness Zones
- Bicycle Lanes
- Outdoor Workout Areas
- Communal Outdoor Areas
- Integrated Sports & Wellness Hub
- Homeowners Clubhouse
- Homeowners Beach
- Makadina Shopping Mall


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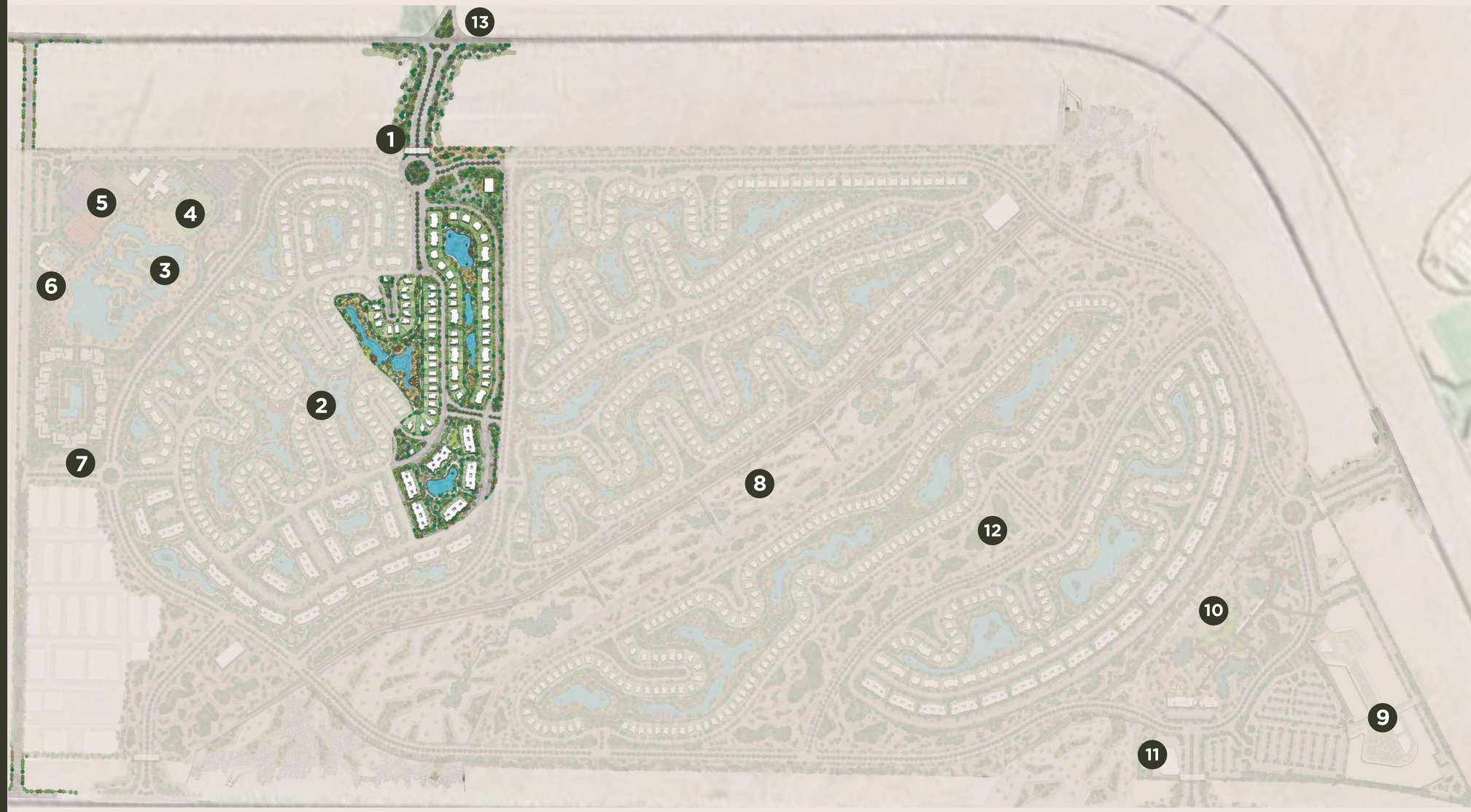
Makadina

Makadina

MASTERPLAN

1. Makadina Main Gate
2. Makadina Phase I
3. The Lake
4. The Clubhouse
5. Sports Complex
6. Wellness Hub
7. Branded Residences
8. The Valley
9. Makadina Mall
10. Makadina Mall Park
11. Gas Station
12. Outdoor Parks
13. Madinat Makadi Main Gate



Makadina

PHASE I LAYOUT

- VILLA A
- VILLA B
- VILLA C
- VILLA D
- TWIN HOUSE
- TOWNHOUSE
- APARTMENT BUILDING A
- APARTMENT BUILDING B



N



UNIT TYPES & FLOOR PLANS

VILLA A

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VILLA A
GARDEN VIEW



VILLA A
STREET VIEW

VILLA A
BUILT-UP AREA: 221 M²

GROUND FLOOR AREA 91 M²

LIVING & DINING ROOM	6.35	m	x	6.00	m
KITCHEN	3.30	m	x	2.35	m
LAUNDRY	0.78	m	x	1.10	m
MAID'S ROOM	3.15	m	x	2.30	m
GUEST TOILET	1.40	m	x	2.15	m
MAID'S BATHROOM	1.20	m	x	2.05	m

FIRST FLOOR AREA 100 M²

MASTER BEDROOM	3.95	m	x	3.15	m
MASTER BATHROOM	1.60	m	x	2.55	m
DRESSING	1.85	m	x	2.70	m
BEDROOM 01	3.30	m	x	4.85	m
BATHROOM 01	3.05	m	x	1.65	m
BEDROOM 02	3.15	m	x	3.65	m
BEDROOM 03	2.90	m	x	2.30	m
SHARED BATHROOM	3.25	m	x	1.45	m

SECOND FLOOR AREA 30 M²

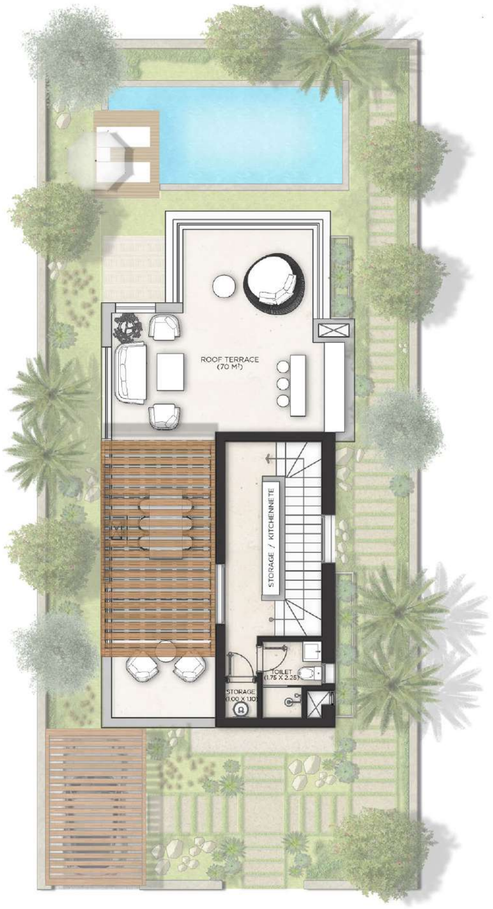
TOILET	1.75	m	x	2.25	m
STORAGE	1.00	m	x	1.10	m
ROOF TERRACE	70	m²			



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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VILLA B

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VILLA B
GARDEN VIEW

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VILLA B
STREET VIEW

VILLA B
BUILT-UP AREA: 233 M²

GROUND FLOOR AREA 96 M²

LIVING & DINING ROOM	7.40	m	x	5.40	m
KITCHEN	4.15	m	x	2.50	m
MAID'S ROOM	3.35	m	x	2.20	m
MAID'S BATHROOM	1.15	m	x	1.95	m
GUEST TOILET	2.00	m	x	1.60	m
STORAGE	3.25	m	x	1.05	m

FIRST FLOOR AREA 108 M²

MASTER BEDROOM	4.05	m	x	6.35	m
MASTER BATHROOM	2.65	m	x	1.90	m
DRESSING	2.55	m	x	1.65	m
BEDROOM 01	3.80	m	x	3.60	m
BATHROOM 01	2.35	m	x	1.65	m
BEDROOM 02	4.20	m	x	4.35	m
BATHROOM 02	3.50	m	x	1.60	m

SECOND FLOOR AREA 29 M²

BEDROOM 03	2.95	m	x	2.75	m
BATHROOM 03	1.20	m	x	2.70	m
ROOF TERRACE	50	m²			
ROOF TERRACE	20	m²			



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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VILLA C

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VILLA C
GARDEN VIEW



VILLA C
STREET VIEW

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VILLA C
BUILT-UP AREA: 149 M²

GROUND FLOOR AREA 89 M²

LIVING & DINING ROOM	4.00	m	x	9.30	m
KITCHEN	3.50	m	x	2.40	m
GUEST BEDROOM	3.50	m	x	4.40	m
GUEST BATHROOM	2.20	m	x	1.75	m
GUEST TOILET	2.20	m	x	1.15	m

FIRST FLOOR AREA 60 M²

MASTER BEDROOM	3.75	m	x	4.60	m
MASTER BATHROOM	2.20	m	x	1.55	m
BEDROOM 01	3.75	m	x	3.50	m
BATHROOM 02	2.20	m	x	1.55	m
ROOF TERRACE	35	m²			



GROUND FLOOR



FIRST FLOOR

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VILLA D



VILLA D
GARDEN VIEW



VILLA D
STREET VIEW

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VILLA D
BUILT-UP AREA: 160 M²

GROUND FLOOR AREA 98 M²

LIVING & DINING ROOM	6.50	m	x	4.05	m
KITCHEN	3.45	m	x	2.55	m
GUEST BEDROOM	3.60	m	x	4.40	m
GUEST BATHROOM	2.35	m	x	1.85	m
GUEST TOILET	2.15	m	x	1.15	m
MAID'S ROOM	2.25	m	x	2.00	m
MAID'S BATHROOM	2.30	m	x	1.05	m
STORAGE	1.00	m	x	3.10	m

FIRST FLOOR AREA 62 M²

MASTER BEDROOM	3.50	m	x	4.35	m
MASTER BATHROOM	2.35	m	x	1.85	m
BEDROOM 1	3.60	m	x	3.40	m
BATHROOM 2	2.05	m	x	2.00	m
LAUNDRY	1.20	m	x	0.70	m
TERRACE	5	m²			
ROOF TERRACE	32	m²			



GROUND FLOOR



FIRST FLOOR

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TWIN HOUSE

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TWIN HOUSE
GARDEN VIEW



TWIN HOUSE
STREET VIEW

TWIN HOUSE
BUILT-UP AREA: 144 M²

GROUND FLOOR AREA 76 M²

LIVING & DINING ROOM	6.15	m	x	4.10	m
KITCHEN	2.70	m	x	2.65	m
GUEST TOILET	1.85	m	x	1.35	m
MAID'S ROOM	2.55	m	x	1.90	m
MAID'S BATHROOM	1.15	m	x	2.60	m
STORAGE	1.85	m	x	0.95	m

FIRST FLOOR AREA 68 M²

MASTER BEDROOM	3.00	m	x	3.80	m
MASTER BATHROOM	2.95	m	x	1.35	m
BEDROOM 01	3.35	m	x	3.50	m
BATHROOM 02	2.95	m	x	1.85	m
BEDROOM 02	3.00	m	x	3.95	m
TERRACE	4.40	m²			
TERRACE	4.20	m²			



GROUND FLOOR



FIRST FLOOR

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TOWNHOUSE



TOWNHOUSE
GARDEN VIEW



TOWNHOUSE
STREET VIEW

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CORNER TOWNHOUSE
BUILT-UP AREA: 144 M²

GROUND FLOOR AREA 76 M²

LIVING & DINING ROOM	6.15	m	x	4.10	m
KITCHEN	2.70	m	x	2.65	m
GUEST TOILET	1.85	m	x	1.35	m
MAID'S ROOM	2.55	m	x	1.90	m
MAID'S BATHROOM	1.15	m	x	2.60	m
STORAGE	1.85	m	x	0.95	m

FIRST FLOOR AREA 68 M²

MASTER BEDROOM	3.00	m	x	3.80	m
MASTER BATHROOM	2.95	m	x	1.35	m
BEDROOM 01	3.35	m	x	3.50	m
BATHROOM 02	2.95	m	x	1.85	m
BEDROOM 02	3.00	m	x	3.95	m
TERRACE	4.40	m²			
TERRACE	4.20	m²			



GROUND FLOOR



FIRST FLOOR

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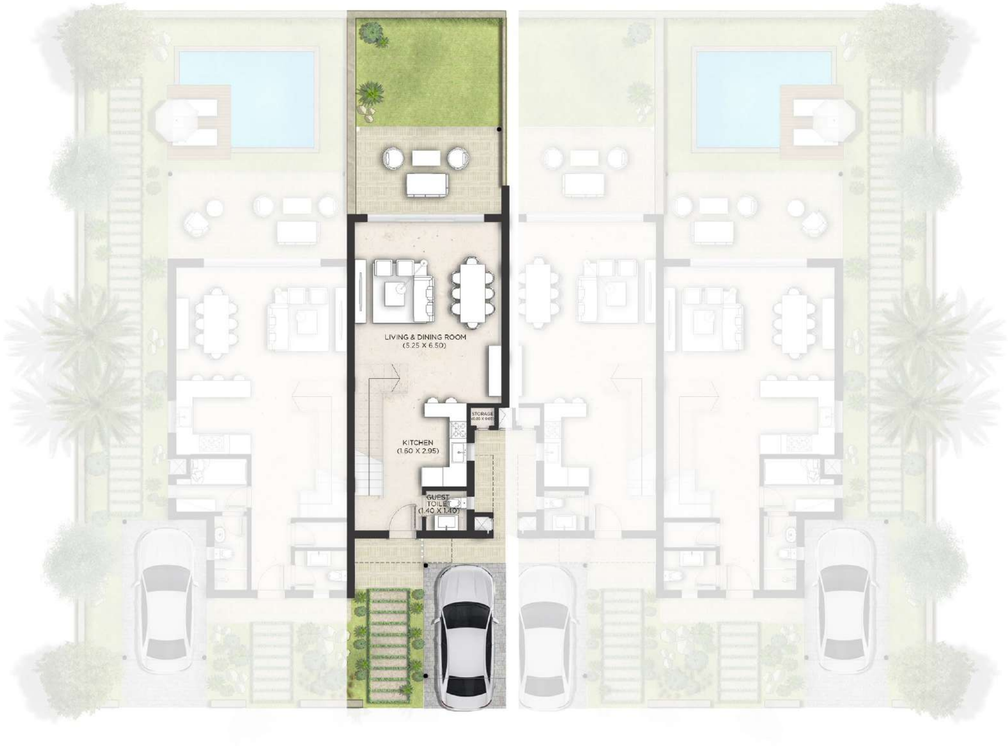
MIDDLE TOWNHOUSE
BUILT-UP AREA: 115 M²

GROUND FLOOR AREA 61 M²

LIVING & DINING ROOM	5.25	m	x	6.50	m
KITCHEN	1.60	m	x	2.95	m
GUEST TOILET	1.40	m	x	1.40	m
STORAGE	0.85	m	x	0.65	m

FIRST FLOOR AREA 54 M²

MASTER BEDROOM	3.10	m	x	3.35	m
MASTER BATHROOM	1.95	m	x	2.15	m
DRESSING	2.00	m	x	1.95	m
BEDROOM 01	3.10	m	x	3.30	m
BATHROOM 02	1.40	m	x	2.35	m
TERRACE	11	m²			



GROUND FLOOR



FIRST FLOOR

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APARTMENT BUILDING A



APARTMENT A
GARDEN VIEW



APARTMENT A
STREET VIEW

GROUND FLOOR 2-BEDROOM APARTMENT A
BUILT-UP AREA 133 M²

LIVING & DINING ROOM	7.25	m	x	4.00	m
KITCHEN	3.00	m	x	2.85	m
MASTER BEDROOM	3.60	m	x	4.30	m
MASTER BATHROOM	2.70	m	x	2.10	m
BATHROOM	3.30	m	x	2.10	m
BEDROOM 01	3.50	m	x	4.30	m
TERRACE	4.40	m²			



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GROUND FLOOR 1-BEDROOM APARTMENT A
BUILT-UP AREA 84 M²

LIVING & DINING ROOM	3.70	m	x	6.60	m
KITCHEN	2.30	m	x	2.30	m
GUEST TOILET	2.15	m	x	1.20	m
MASTER BEDROOM	3.65	m	x	4.50	m
MASTER BATHROOM	2.30	m	x	1.80	m



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GROUND FLOOR 2-BEDROOM APARTMENT A
BUILT-UP AREA 131 M²

LIVING & DINING ROOM	7.25	m	x	4.00	m
KITCHEN	3.00	m	x	2.85	m
MASTER BEDROOM	3.60	m	x	4.30	m
MASTER BATHROOM	2.75	m	x	2.10	m
BATHROOM	3.30	m	x	2.10	m
BEDROOM 01	3.50	m	x	4.30	m
TERRACE	4.20	m²			



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FIRST FLOOR 2-BEDROOM APARTMENT A
BUILT-UP AREA 146 M²

LIVING & DINING ROOM	7.25	m	x	4.00	m
KITCHEN	3.00	m	x	2.85	m
MASTER BEDROOM	3.60	m	x	4.30	m
MASTER BATHROOM	2.70	m	x	2.10	m
BATHROOM	3.30	m	x	2.10	m
BEDROOM 01	3.50	m	x	4.30	m
TERRACE	15.20	m^2			
TERRACE	8.00	m^2			



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FIRST FLOOR 1-BEDROOM APARTMENT A
BUILT-UP AREA 88 M²

LIVING & DINING ROOM	3.70	m	x	6.60	m
KITCHEN	2.30	m	x	2.30	m
GUEST TOILET	2.15	m	x	1.20	m
MASTER BEDROOM	3.65	m	x	4.50	m
MASTER BATHROOM	2.30	m	x	1.80	m
TERRACE	12.45	m^2			



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FIRST FLOOR 3-BEDROOM APARTMENT A
BUILT-UP AREA 164 M²

LIVING & DINING ROOM	7.25	m	x	4.00	m
KITCHEN	3.00	m	x	1.40	m
GUEST TOILET	2.45	m	x	1.30	m
MASTER BEDROOM	3.60	m	x	4.30	m
MASTER BATHROOM	2.75	m	x	2.10	m
BATHROOM	3.30	m	x	2.10	m
BEDROOM 01	3.50	m	x	4.30	m
BEDROOM 02	3.70	m	x	4.15	m
TERRACE	14.75	m			
TERRACE	4.50	m²			
TERRACE	4.30	m²			



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SECOND FLOOR 2-BEDROOM APARTMENT A
BUILT-UP AREA 146 M²

LIVING & DINING ROOM	4.40	m	x	6.00	m
KITCHEN	3.00	m	x	2.85	m
MASTER BEDROOM	3.60	m	x	4.30	m
MASTER BATHROOM	2.70	m	x	2.10	m
BATHROOM	3.30	m	x	2.10	m
BEDROOM 01	3.50	m	x	4.30	m
TERRACE	19	m²			
TERRACE	8	m²			



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SECOND FLOOR 1-BEDROOM APARTMENT A
BUILT-UP AREA 88 M²

LIVING & DINING ROOM	3.70	m	x	6.60	m
KITCHEN	2.30	m	x	2.30	m
GUEST TOILET	2.15	m	x	1.20	m
MASTER BEDROOM	3.65	m	x	4.50	m
MASTER BATHROOM	2.30	m	x	1.80	m
TERRACE	12.45	m^2			



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SECOND FLOOR 3-BEDROOM APARTMENT A
BUILT-UP AREA 170 M²

LIVING & DINING ROOM	7.25	m	x	4.00	m
KITCHEN	3.00	m	x	1.40	m
GUEST TOILET	2.45	m	x	1.30	m
MASTER BEDROOM	3.60	m	x	4.30	m
MASTER BATHROOM	2.75	m	x	2.10	m
BATHROOM	3.30	m	x	2.10	m
BEDROOM 01	3.50	m	x	4.30	m
BEDROOM 02	4.20	m	x	3.70	m
TERRACE	14.75	m²			
TERRACE	13.50	m²			



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APARTMENT BUILDING B



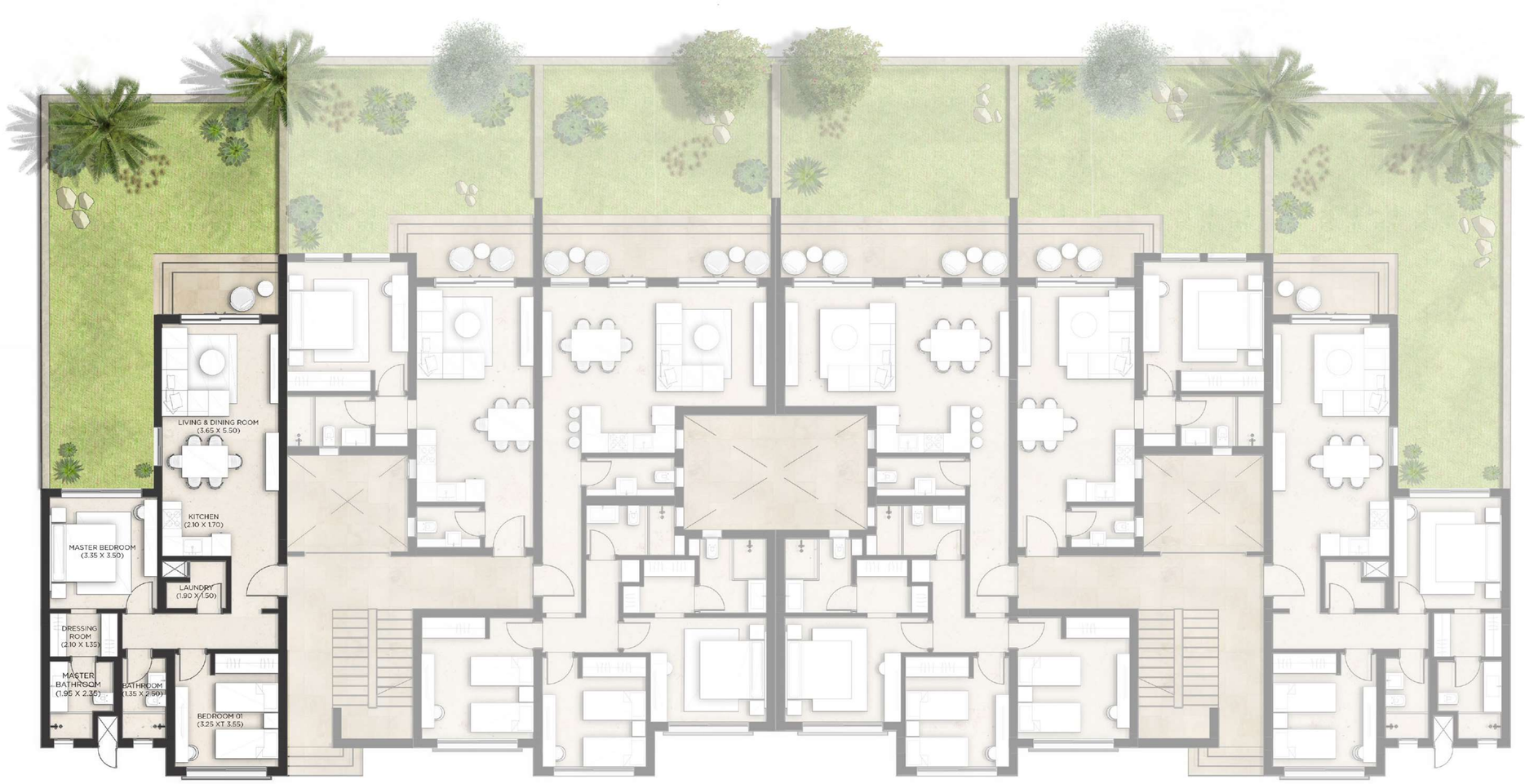
APARTMENT B
GARDEN VIEW



APARTMENT B
STREET VIEW

GROUND FLOOR 2-BEDROOM APARTMENT B
BUILT-UP AREA 102 M²

LIVING & DINING ROOM	3.65	m	x	5.50	m
KITCHEN	2.10	m	x	1.70	m
MASTER BEDROOM	3.35	m	x	3.50	m
MASTER BATHROOM	1.95	m	x	2.35	m
BATHROOM	1.35	m	x	2.50	m
BEDROOM 01	3.25	m	x	3.55	m
DRESSING	2.10	m	x	1.35	m
LAUNDRY	1.90	m	x	1.50	m



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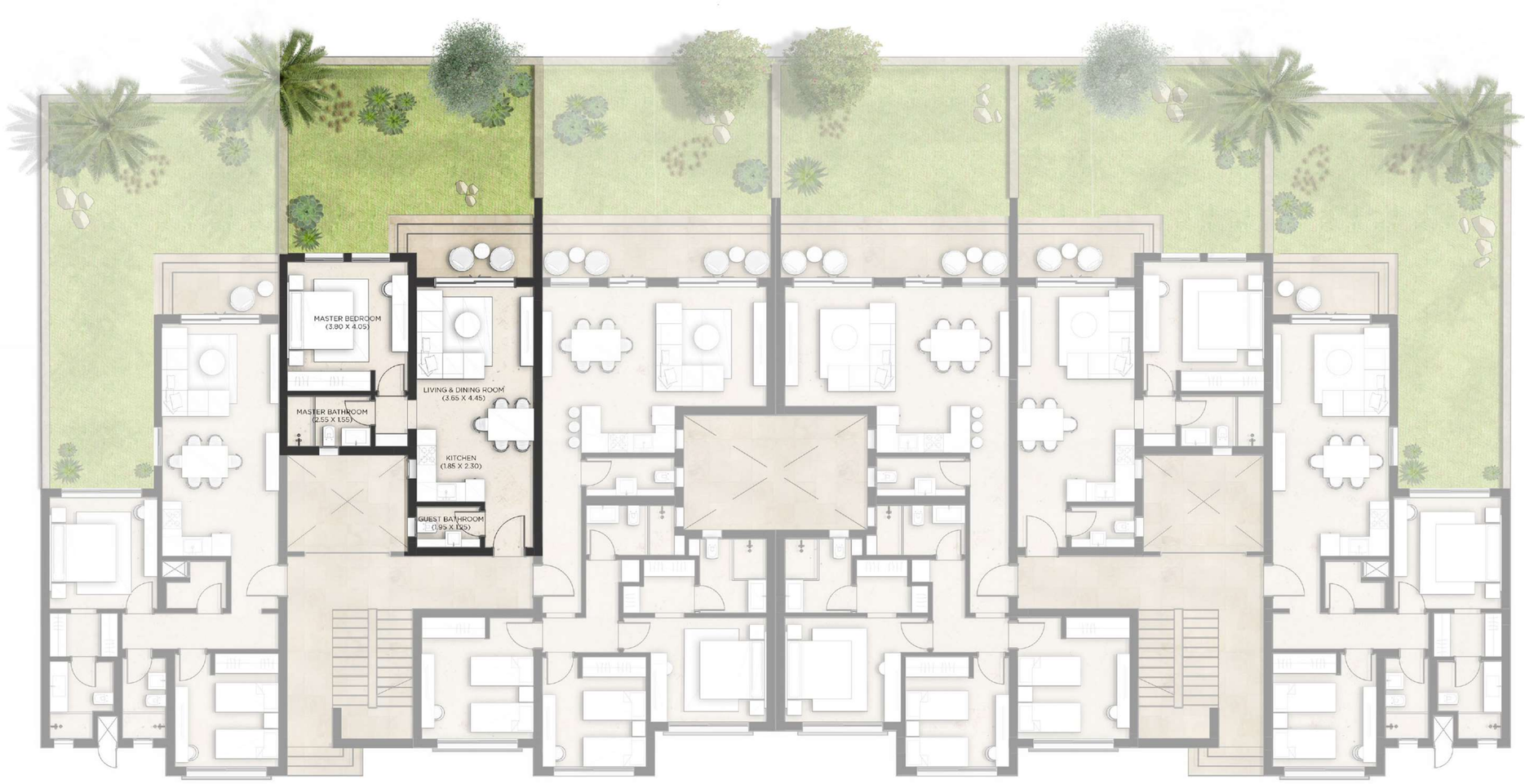
GROUND FLOOR 1-BEDROOM APARTMENT B
BUILT-UP AREA 74 M²

LIVING & DINING ROOM	3.65	m	x	4.40	m
KITCHEN	1.85	m	x	2.30	m
MASTER BEDROOM	3.80	m	x	4.05	m
MASTER BATHROOM	2.55	m	x	1.55	m
GUEST BATHROOM	1.95	m	x	1.25	m



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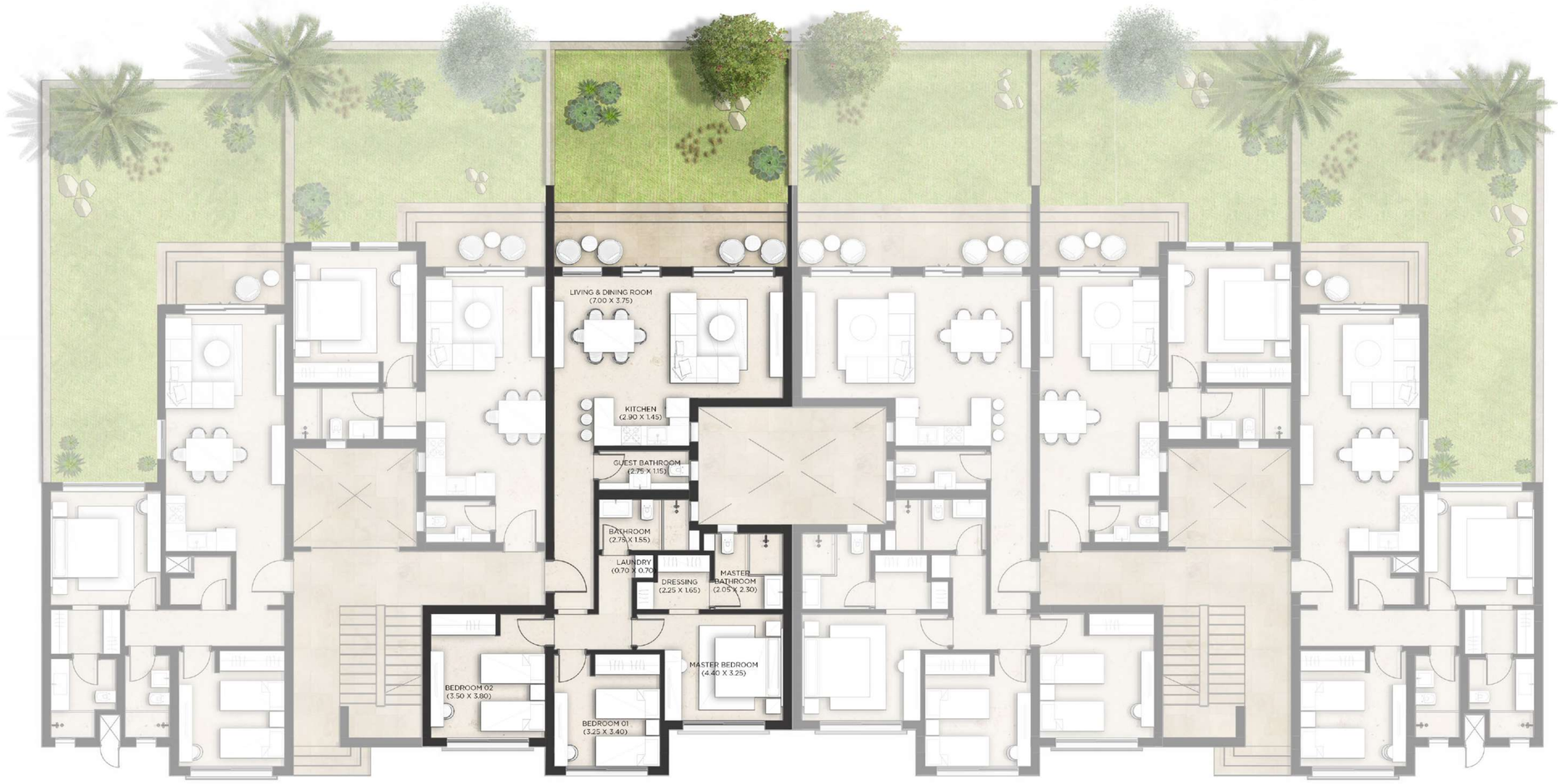
GROUND FLOOR 3-BEDROOM APARTMENT B
BUILT-UP AREA 137 M²

LIVING & DINING ROOM	7.00	m	x	3.75	m
KITCHEN	2.90	m	x	1.45	m
GUEST BATHROOM	2.75	m	x	1.15	m
MASTER BEDROOM	4.40	m	x	3.25	m
MASTER BATHROOM	2.05	m	x	2.30	m
DRESSING	2.25	m	x	1.65	m
BATHROOM	2.75	m	x	1.55	m
BEDROOM 01	3.25	m	x	3.40	m
BEDROOM 02	3.50	m	x	3.80	m
LAUNDRY	0.70	m	x	0.70	m



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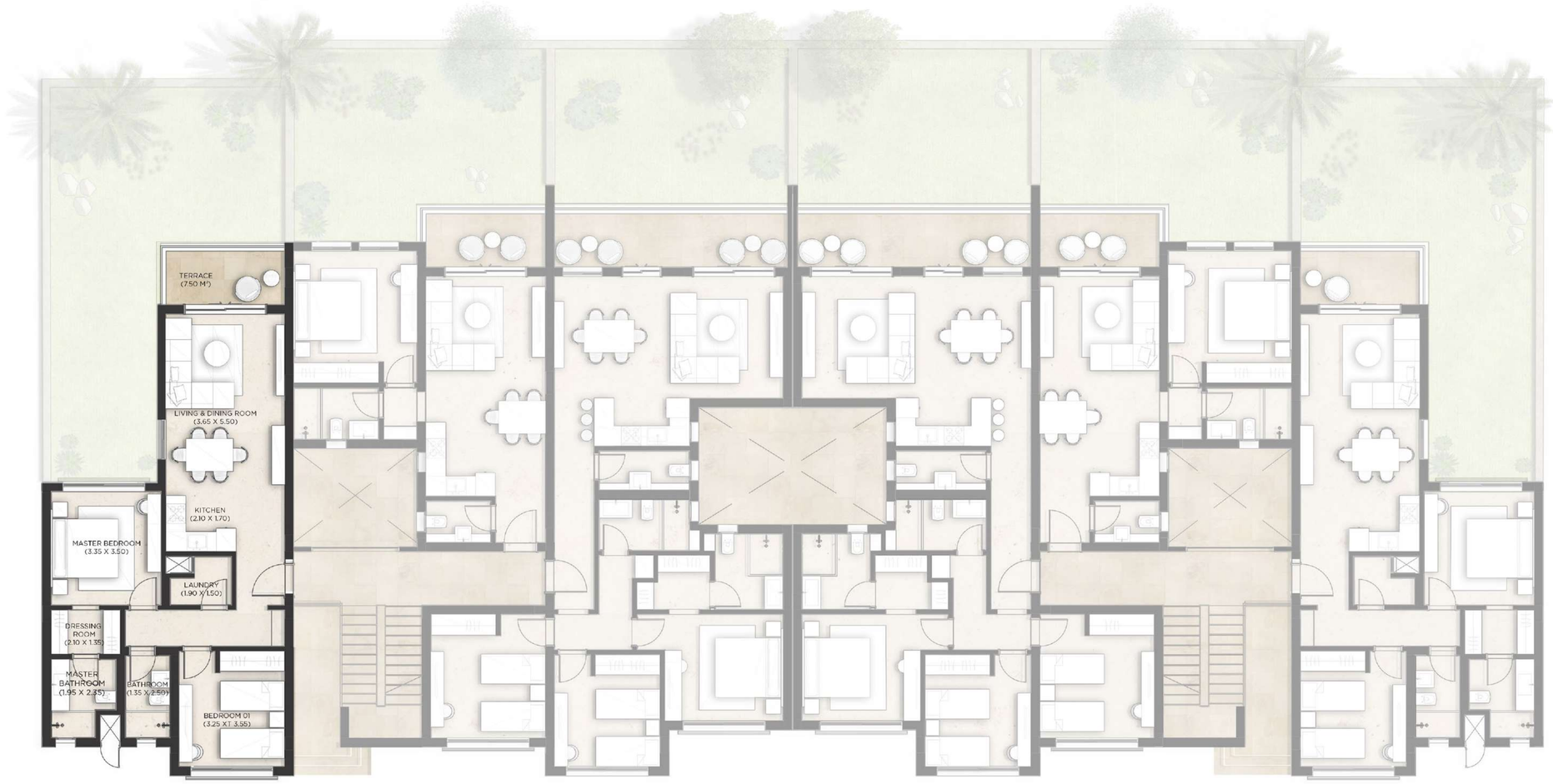
FIRST FLOOR 2-BEDROOM APARTMENT B
BUILT-UP AREA 102 M²

LIVING & DINING ROOM	3.65	m	x	5.50	m
KITCHEN	2.10	m	x	1.70	m
MASTER BEDROOM	3.35	m	x	3.50	m
MASTER BATHROOM	1.95	m	x	2.35	m
BATHROOM	1.35	m	x	2.50	m
BEDROOM 01	3.25	m	x	3.55	m
DRESSING	2.10	m	x	1.35	m
LAUNDRY	1.90	m	x	1.50	m
TERRACE	7.50	m²			



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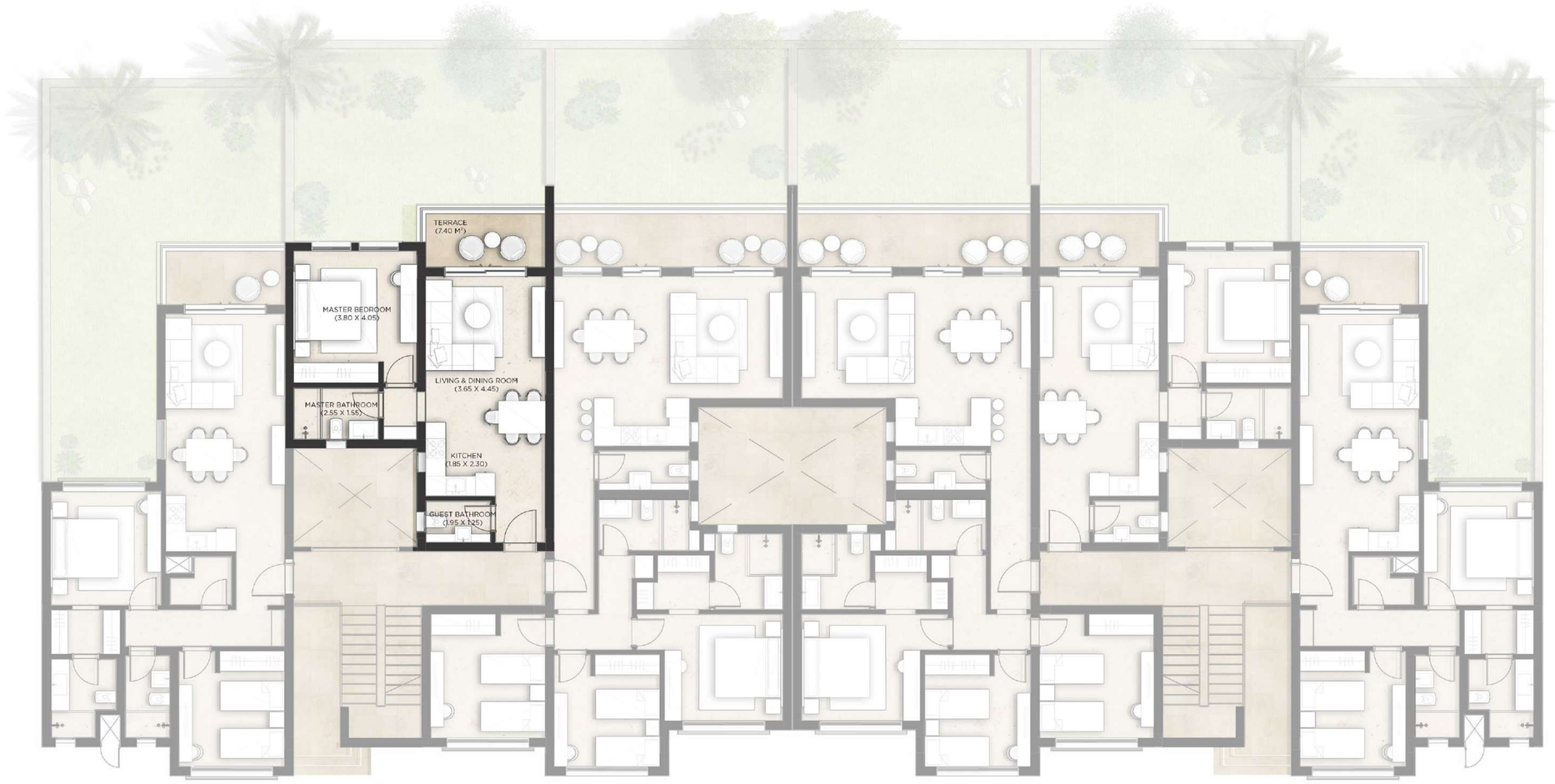
FIRST FLOOR 1-BEDROOM APARTMENT B
BUILT-UP AREA 74 M²

LIVING & DINING ROOM	3.65	m	x	4.40	m
KITCHEN	1.85	m	x	2.30	m
MASTER BEDROOM	3.80	m	x	4.05	m
MASTER BATHROOM	2.55	m	x	1.55	m
GUEST BATHROOM	1.95	m	x	1.25	m
TERRACE	7.40	m^2			



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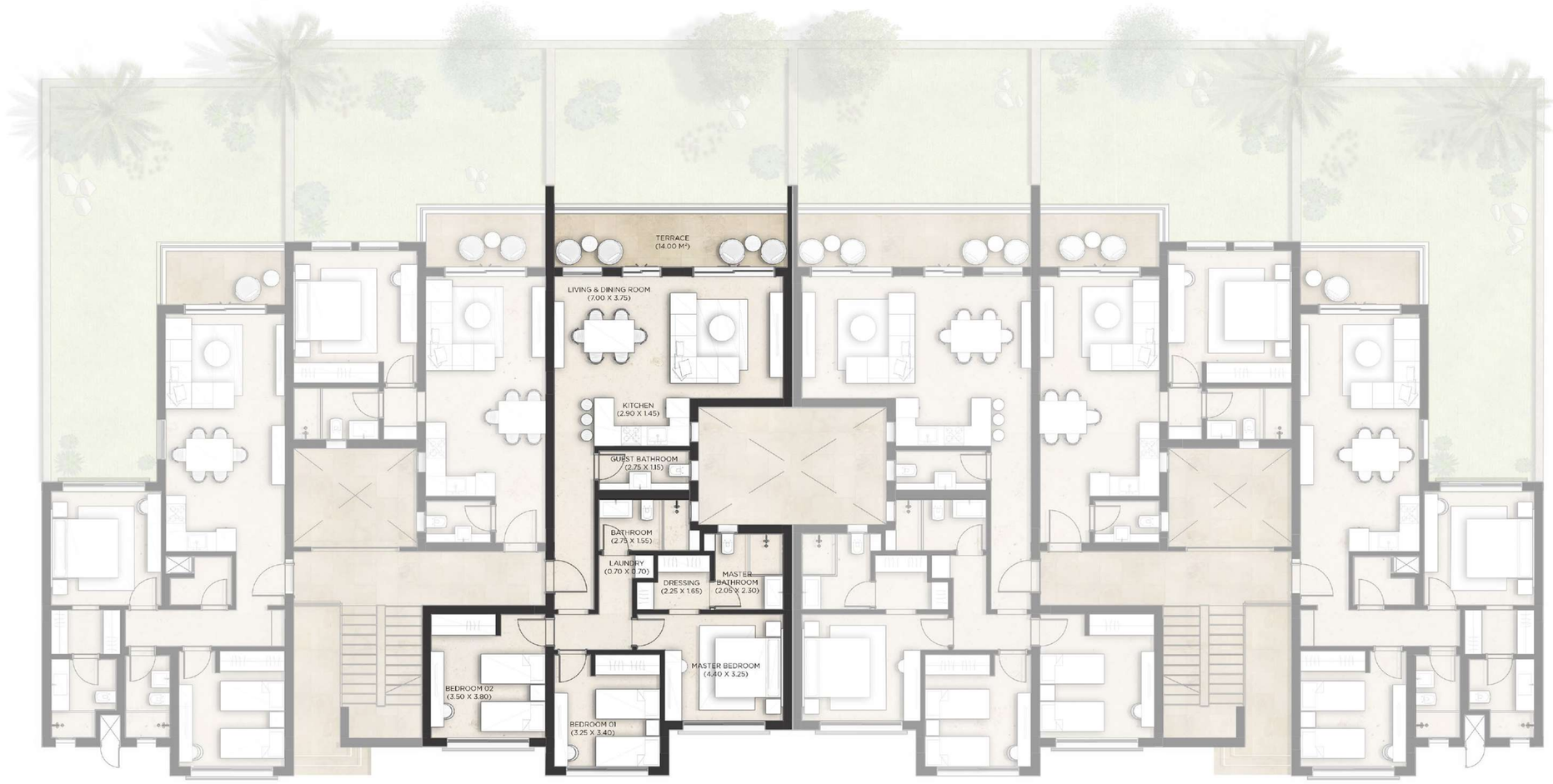
FIRST FLOOR 3-BEDROOM APARTMENT B
BUILT-UP AREA 137 M²

LIVING & DINING ROOM	7.00	m	x	3.75	m
KITCHEN	2.90	m	x	1.45	m
GUEST BATHROOM	2.75	m	x	1.15	m
MASTER BEDROOM	4.40	m	x	3.25	m
MASTER BATHROOM	2.05	m	x	2.30	m
DRESSING	2.25	m	x	1.65	m
BATHROOM	2.75	m	x	1.55	m
BEDROOM 01	3.25	m	x	3.40	m
BEDROOM 02	3.50	m	x	3.80	m
LAUNDRY	0.70	m	x	0.70	m
TERRACE	14	m²			



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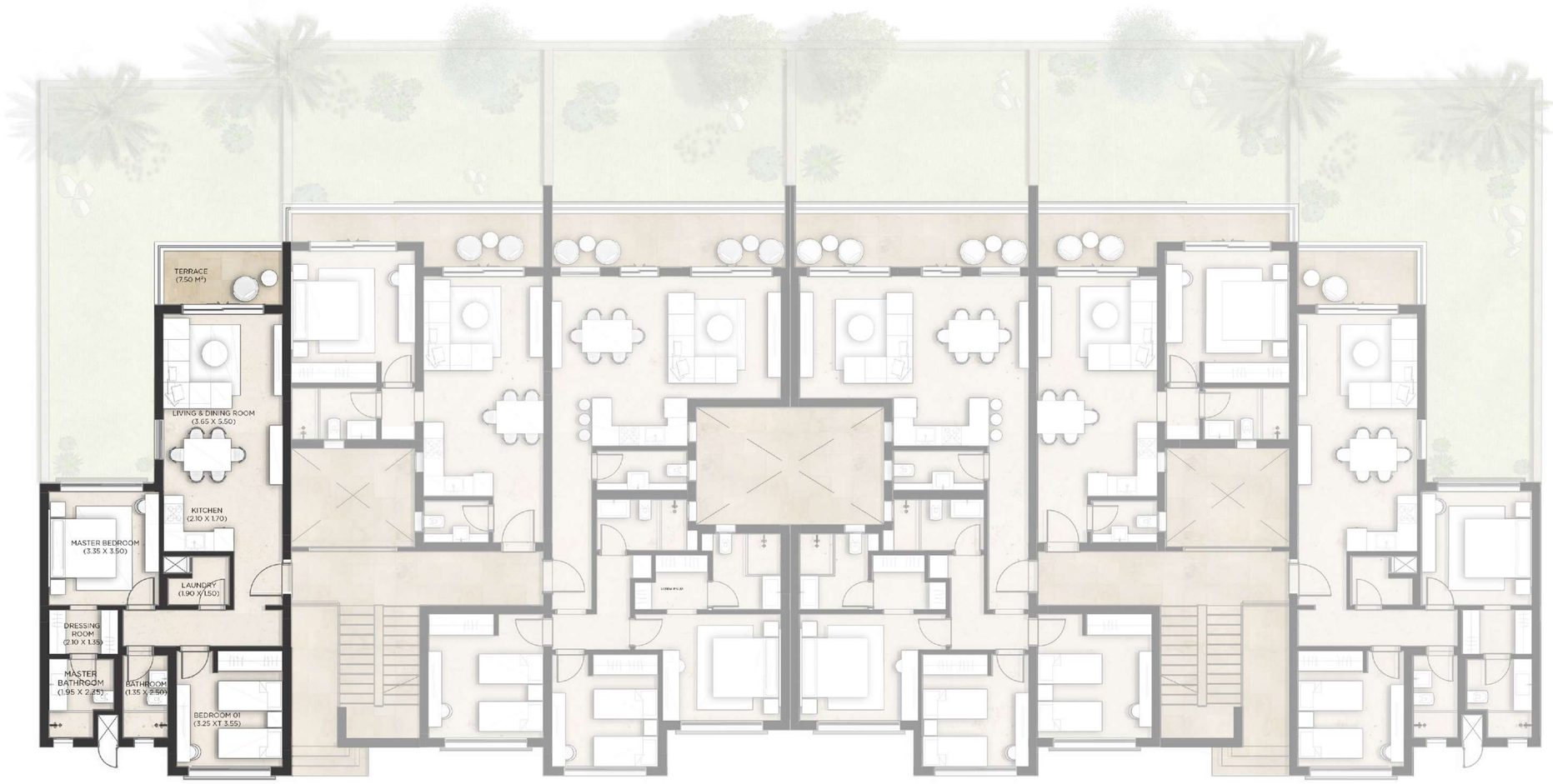
SECOND FLOOR 2-BEDROOM APARTMENT B
BUILT-UP AREA 102 M²

LIVING & DINING ROOM	3.65	m	x	5.50	m
KITCHEN	2.10	m	x	1.70	m
MASTER BEDROOM	3.35	m	x	3.50	m
MASTER BATHROOM	1.95	m	x	2.35	m
BATHROOM	1.35	m	x	2.50	m
BEDROOM 1	3.25	m	x	3.55	m
DRESSING	2.10	m	x	1.35	m
LAUNDRY	1.90	m	x	1.50	m
TERRACE	7.50	m²			



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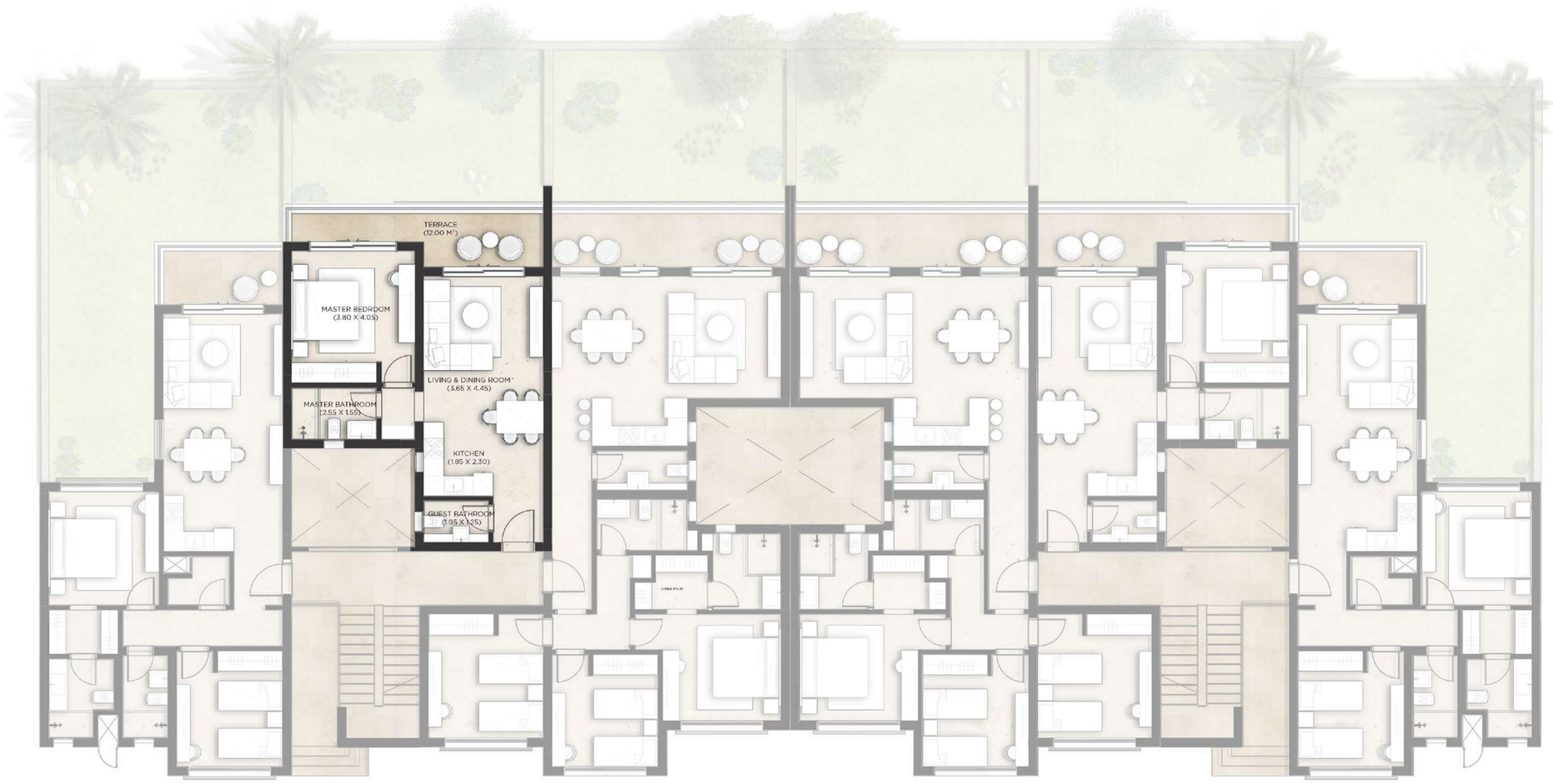
SECOND FLOOR 1-BEDROOM APARTMENT B
BUILT-UP AREA 79 M²

LIVING & DINING ROOM	3.65	m	x	4.40	m
KITCHEN	1.85	m	x	2.30	m
MASTER BEDROOM	3.80	m	x	4.05	m
MASTER BATHROOM	2.55	m	x	1.55	m
GUEST BATHROOM	1.95	m	x	1.25	m
TERRACE	12	m²			



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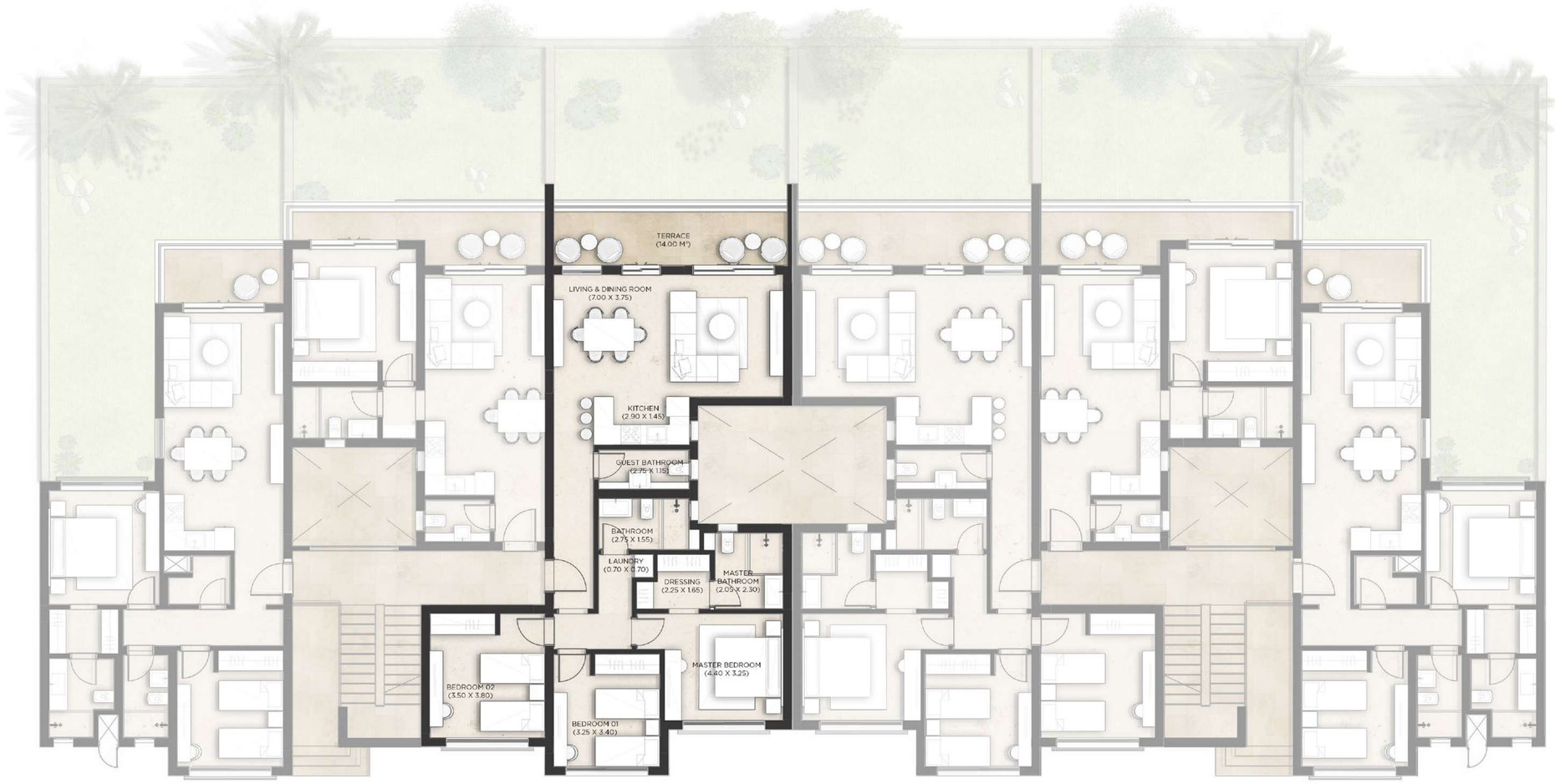
SECOND FLOOR 3-BEDROOM APARTMENT B
BUILT-UP AREA 137 M²

LIVING & DINING ROOM	7.00	m	x	3.75	m
KITCHEN	2.90	m	x	1.45	m
GUEST BATHROOM	2.75	m	x	1.15	m
MASTER BEDROOM	4.40	m	x	3.25	m
DRESSING	2.25	m	x	1.65	m
MASTER BATHROOM	2.05	m	x	2.30	m
BATHROOM	2.75	m	x	1.55	m
BEDROOM 1	3.25	m	x	3.40	m
BEDROOM 2	3.50	m	x	3.80	m
LAUNDRY	0.70	m	x	0.70	m
BATHROOM	2.75	m	x	1.55	m
TERRACE	14	m²			



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