



RESIDENTIAL COMPOUND + NEW CAIRO

# USAIL RESIDENCE

Developed by  
**MARGINS**  
DEVELOPMENTS

# From the Creators of



  
**SHERATON**  
The Residences at  
Mostakbal City, New Cairo

 **OAKS**  
EGYPT NEW CAPITAL  
APARTMENTS & SUITES

*Zia*  
BUSINESS COMPLEX





## RESIDENTIAL & NEW COMMUNITIES

HOME / RESIDENTIAL & NEW COMMUNITIES



J.W. Marriott Hotel



Al Burouj City



Mirage City and Golf Course



New Giza Residential and Golf Course



Galala City



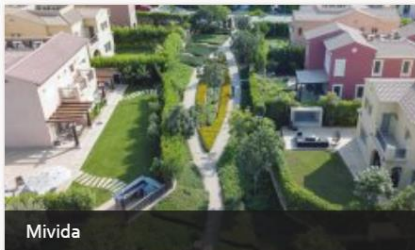
Cairo Festival City



Madinaty Residential



Mirage City Residential Community



Mivida



Marassi – Sidi Abdel Rahman Resort Community



Madinaty – Entrance, Central Park, Golf Course



Hyde Park Garden Heights



Grand Heights



Mountain View Hyde Park



Uptown Cairo



Makadi Bay Golf Course



Suez Road

Madinty

Al Sadat Axis

Mostakbal City

Ring Road

North teseen

El Lotus

South teseen

AUC  
EastTown  
Sodic

South teseen

Mivida

Hyde  
Park

Z  
east

Cred

Maraka

ELCAZAR

Al-Fattah  
Al-Aleem

New Capital

La Vista  
New Capital

Al Amal City

Regional Ring Road

Gamal Abdel Nasser

The Westin Cairo  
Golf Resort & Spa

Al Andalus

Ain El Sokhna Road

E Ring Road

Ain El Sokhna Road

IUSAIL  
RESIDENCE



Gamal Abu

th teseen

HYDE PARK  
DEVELOPMENTS

ZEDUASP

ALCA

cred

MOORE

IL CAZAR

Al Amal City

IUSAIL  
RESIDENCE

Ain El Sokhna Road

Ain El Sokhna Road

# IUSAIL RESIDENCE

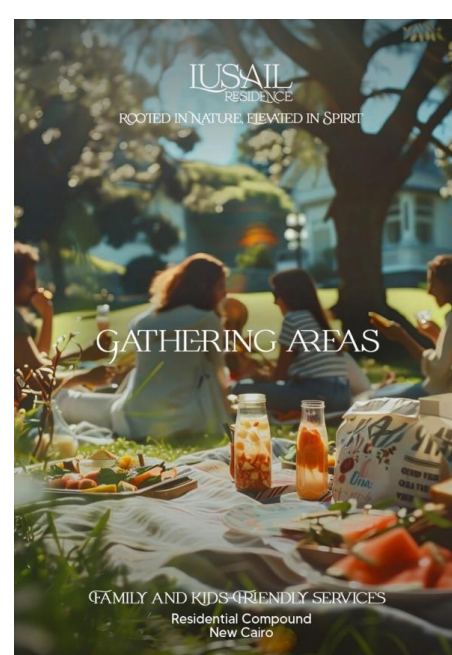
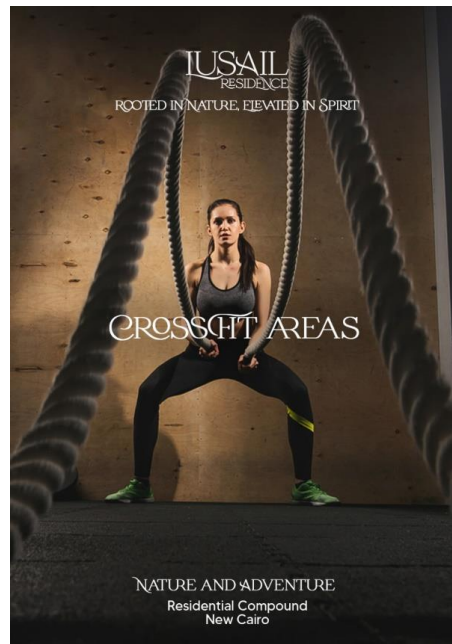
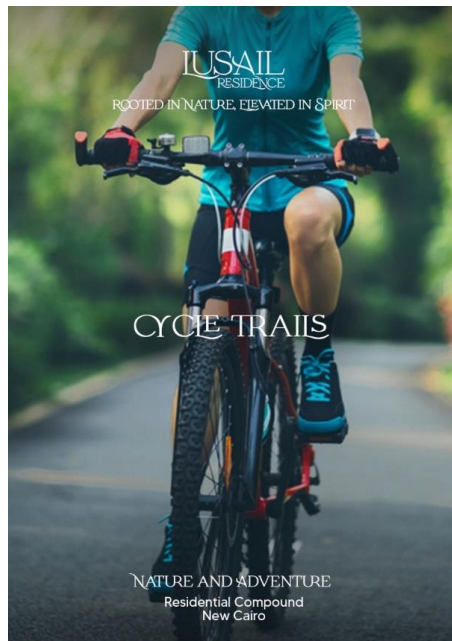
## MASTER PLAN



ROOTED IN NATURE, ELEVATED IN SPIRIT

Developed by  
**MARGINS**  
DEVELOPMENTS











# MARGINS DEVELOPMENTS

LUSAIL  
RESIDENCE

ROOTED IN NATURE. ELEVATED IN SPIRIT



MARGINS  
DEVELOPMENTS

IUSAIL  
RESIDENCE



ROOTED IN NATURE, ELEVATED IN SPIRIT



MARGINS  
DEVELOPMENTS

IUSAIL  
RESIDENCE



ROOTED IN NATURE, ELEVATED IN SPIRIT



MARGINS  
DEVELOPMENTS

IUSAIL  
RESIDENCE



ROOTED IN NATURE, ELEVATED IN SPIRIT



IUSAIL  
RESIDENCE

# MASTER PLAN

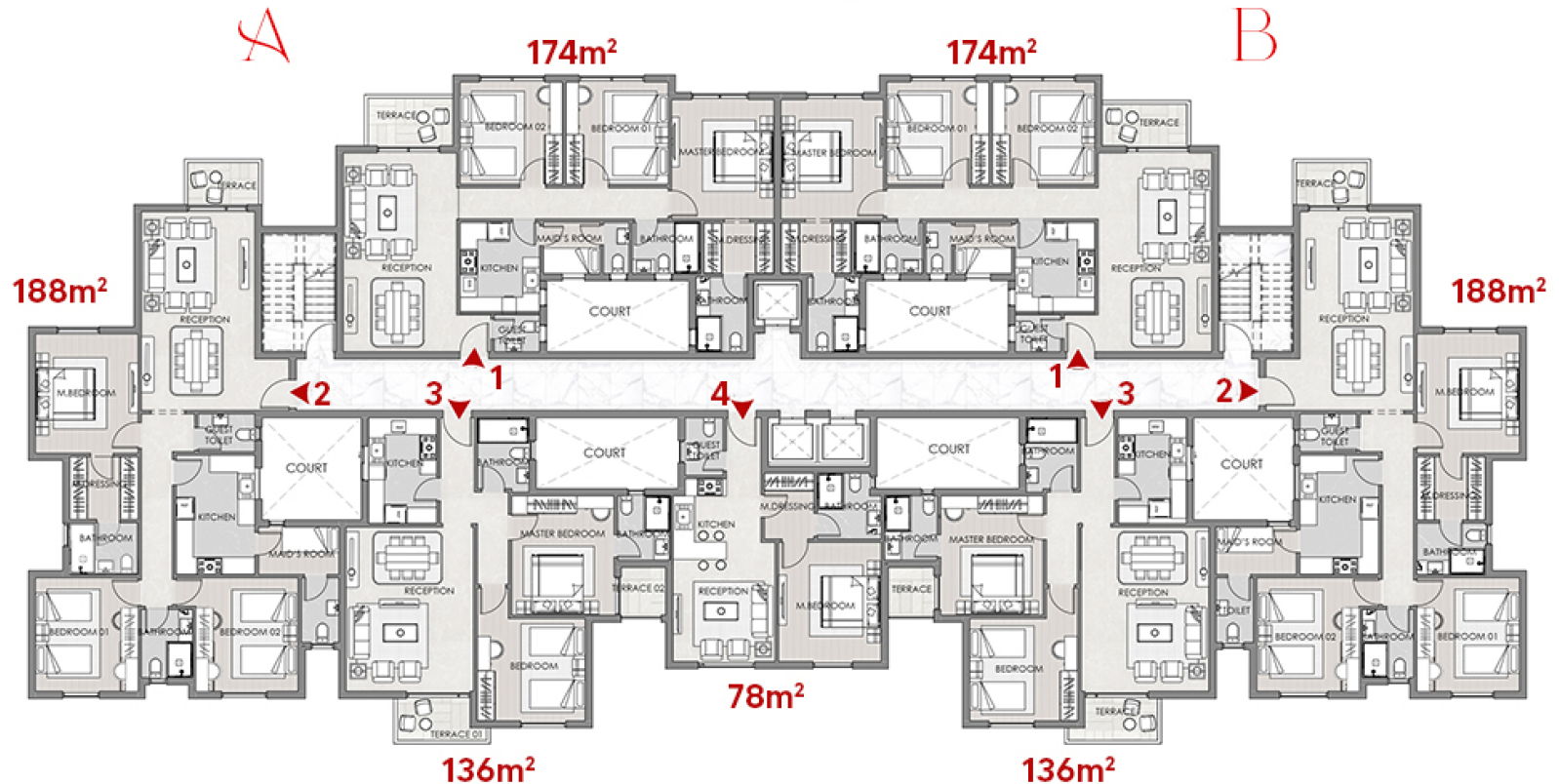


ROOTED IN NATURE, ELEVATED IN SPIRIT

Developed by  
**MARGINS**  
DEVELOPMENTS

# IUSAIL RESIDENCE

## BUILDING 4-7-24 TYPICAL FLOOR



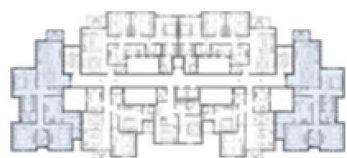
ROOTED IN NATURE, ELEVATED IN SPIRIT

Developed by  
**MARGINS**  
DEVELOPMENTS



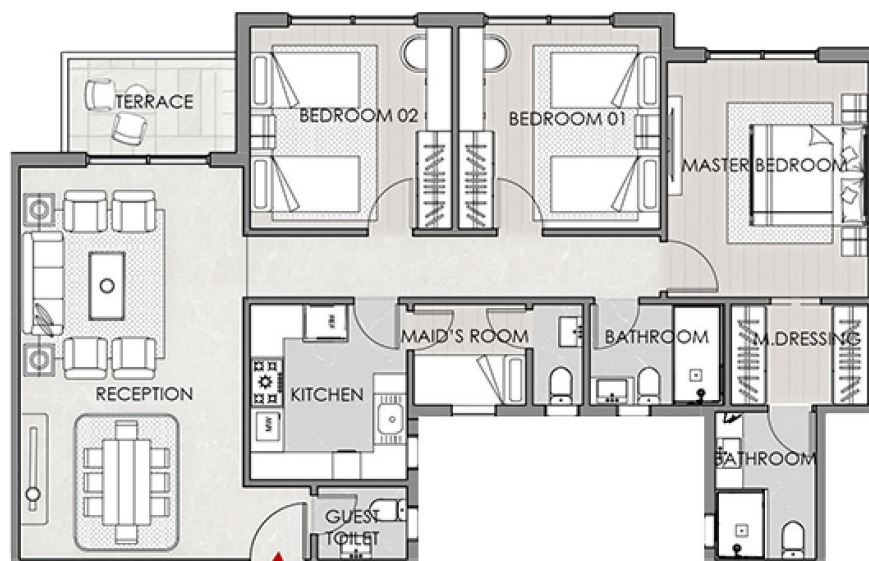
# T1 AREA 188 M<sup>2</sup>

RECEPTION	4.4X7.3
MASTER BEDROOM	3.9X4.5
BEDROOM 01	3.9X4.3
BEDROOM 02	3.7X4.3
DRESSING	2.7X2.3
MASTER BATHROOM	2.7X1.9
KITCHEN	3.1X4.3
BATHROOM	1.9X2.7
TERRACE	2.6X1.5
GUEST TOILET	2.3X1.5
MAID'S ROOM	3.0X2.3
MAID'S TOILET	1.5X2.6



## T2 AREA 174 M<sup>2</sup>

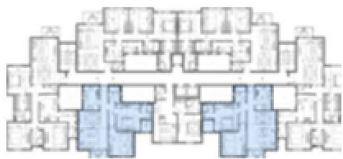
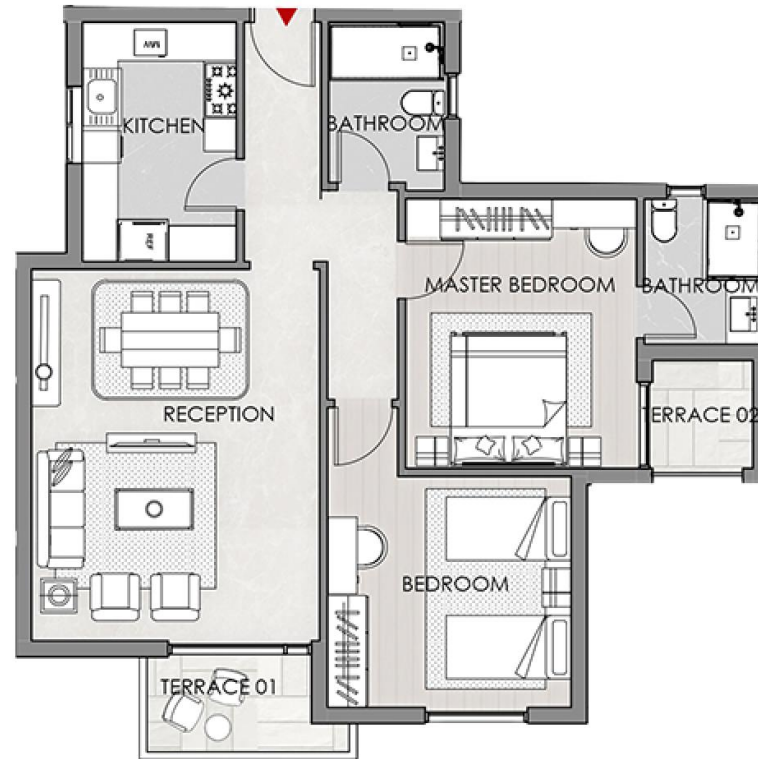
RECEPTION	4.2X7.4
MASTER BEDROOM	3.8X4.5
BEDROOM 01	3.9X3.7
BEDROOM 02	3.9X3.7
DRESSING	2.6X1.9
MASTER BATHROOM	2.8X2.2
KITCHEN	3.1X3.3
TERRACE	3.1X1.7
BATHROOM	2.5X2.1
GUEST TOILET	1.9X1.5
MAID'S ROOM	2.1X2.1
MAID'S TOILET	1.0X2.1





T3 AREA 136 M<sup>2</sup>

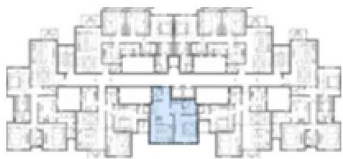
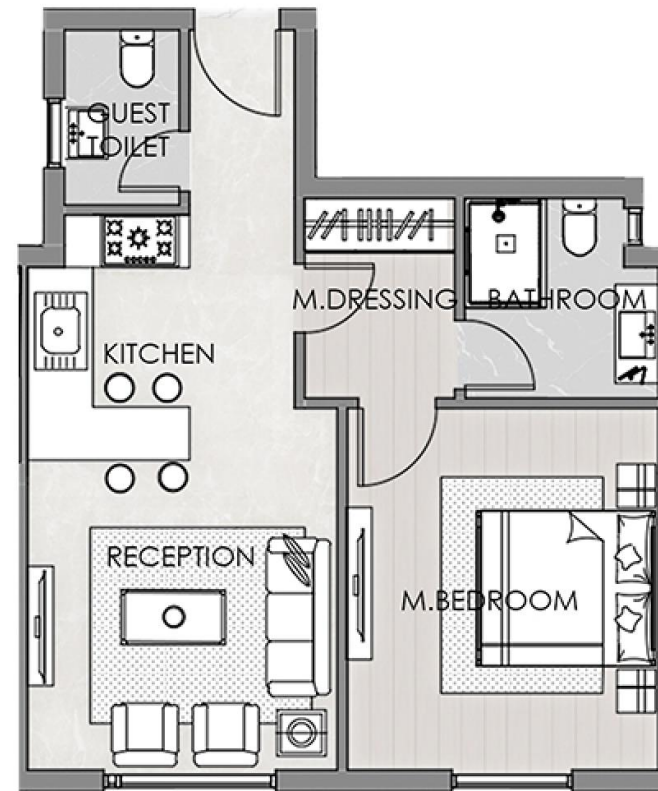
RECEPTION	4.7X6.1
MASTER BEDROOM	3.7X4.5
BEDROOM	3.9X3.9
DRESSING	2.2X1.9
TERRACE 01	2.6X1.5
TERRACE 0.2	1.8X1.6
MASTER BATHROOM	2.5X1.9
KITCHEN	3.9X2.7
BATHROOM	2.7X2.1





**T4** AREA 78 M<sup>2</sup>

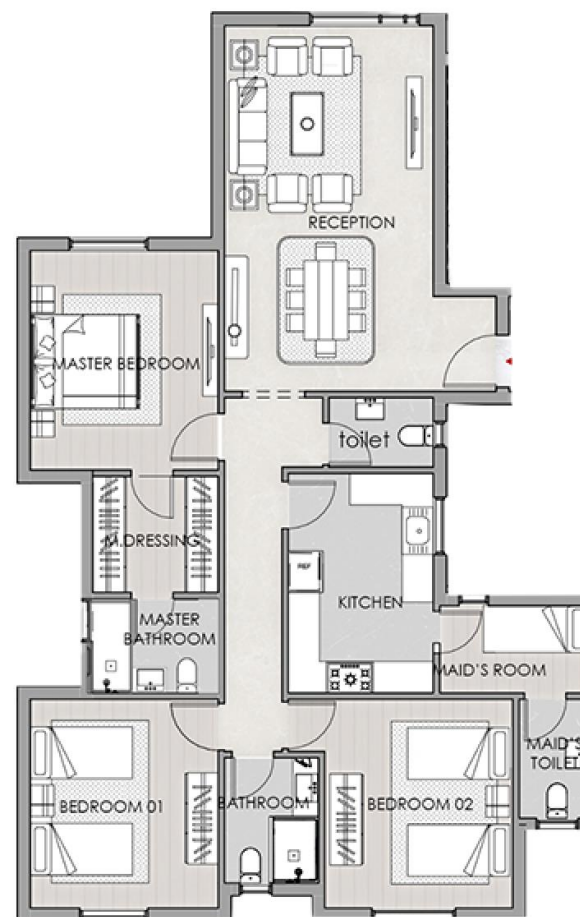
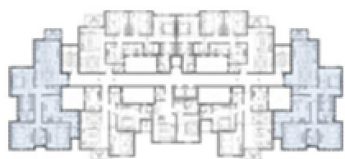
RECEPTION	3.7X3.9
MASTER BEDROOM	3.9X4.5
DRESSING	2.5X1.9
MASTER BATHROOM	2.4X2.5
KITCHEN	1.9X3.1
GUEST TOILET	1.6X2.2





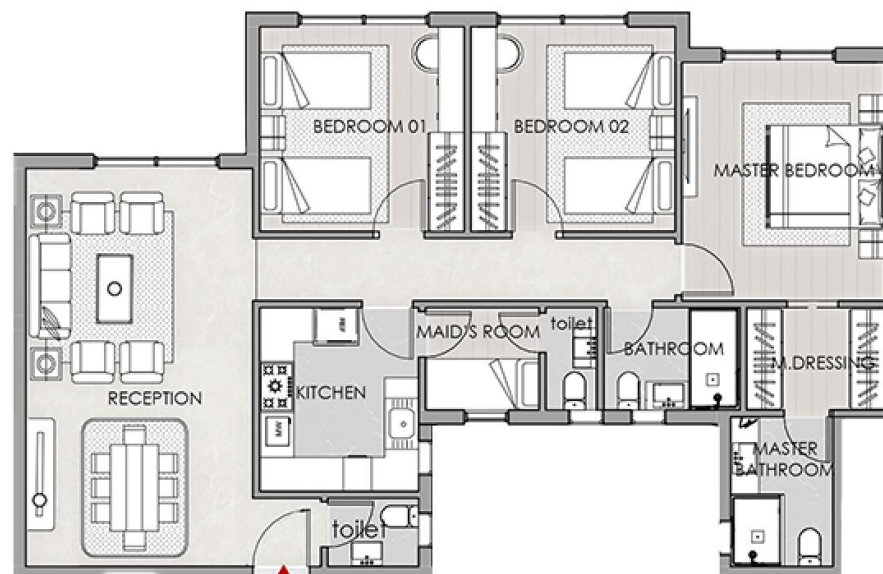
G1 AREA 188 M<sup>2</sup>

RECEPTION	4.4X7.3
MASTER BEDROOM	3.9X4.5
BEDROOM 01	3.9X4.3
BEDROOM 02	3.7X4.3
DRESSING	2.7X2.3
MASTER BATHROOM	2.7X1.9
KITCHEN	3.1X4.3
BATHROOM	1.9X2.7
GUEST TOILET	2.3X1.5
MAID'S ROOM	3.0X2.3
MAID'S TOILET	1.5X2.6



## G2 AREA 174 M<sup>2</sup>

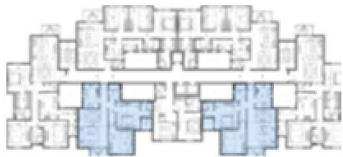
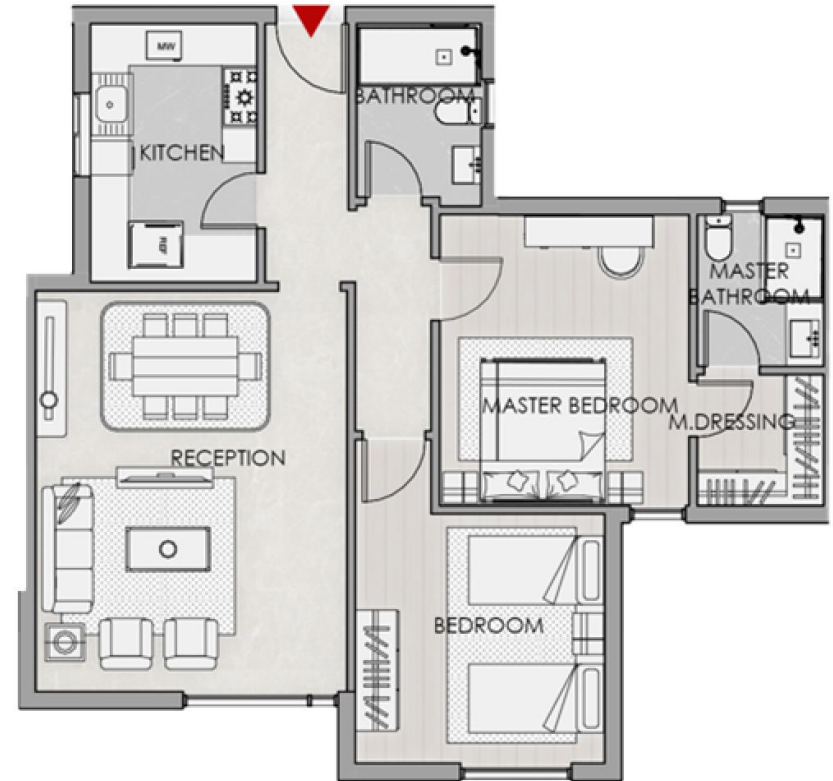
RECEPTION	4.2X7.4
MASTER BEDROOM	3.8X4.5
BEDROOM 01	3.9X3.7
BEDROOM 02	3.9X3.7
DRESSING	2.6X1.9
MASTER BATHROOM	2.8X2.2
KITCHEN	3.1X3.3
BATHROOM	2.5X2.1
GUEST TOILET	1.9X1.5
MAID'S ROOM	2.1X2.1
MAID'S TOILET	1.0X2.1





G3 AREA 136 M<sup>2</sup>

RECEPTION	4.7X6.1
MASTER BEDROOM	3.7X4.5
BEDROOM	3.9X3.9
DRESSING	2.2X1.9
MASTER BATHROOM	2.5X1.9
KITCHEN	3.9X2.7
BATHROOM	2.7X2.1



MARGINS  
DEVELOPMENTS

IUSAIL  
RESIDENCE

ROOTED IN NATURE, ELEVATED IN SPIRIT



IUSAIL  
RESIDENCE

# MASTER PLAN



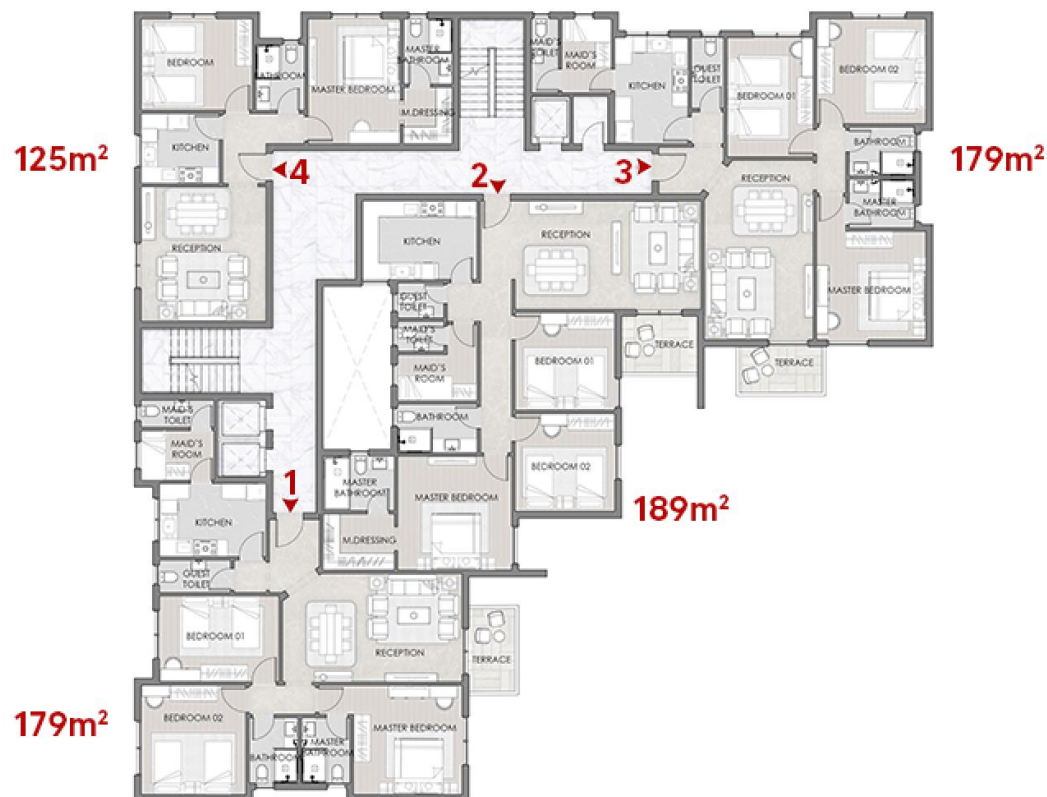
ROOTED IN NATURE, ELEVATED IN SPIRIT

Developed by  
**MARGINS**  
DEVELOPMENTS

LUSAIL  
RESIDENCE

# BUILDING 6

TYPICAL FLOOR



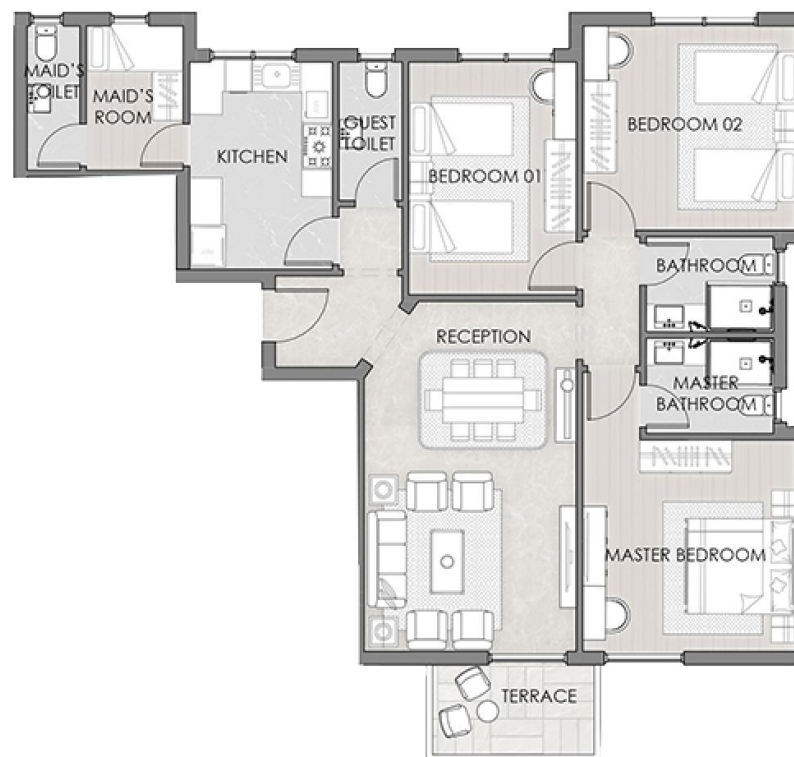
ROOTED IN NATURE, ELEVATED IN SPIRIT

Developed by  
**MARGINS**  
DEVELOPMENTS



# T10 AREA 179 M<sup>2</sup>

RECEPTION	4.3X6.9
MASTER BEDROOM	4.3X4.3
BEDROOM 01	3.3X4.7
BEDROOM 02	4.3X4.2
MASTER BATHROOM	2.7X1.9
KITCHEN	2.8X4.3
BATHROOM	2.7X1.9
TERRACE	3.3X1.8
GUEST TOILET	1.3X2.9
MAID'S ROOM	1.9X3.0
MAID'S TOILET	1.2X3.0



T11 AREA 189 M<sup>2</sup>

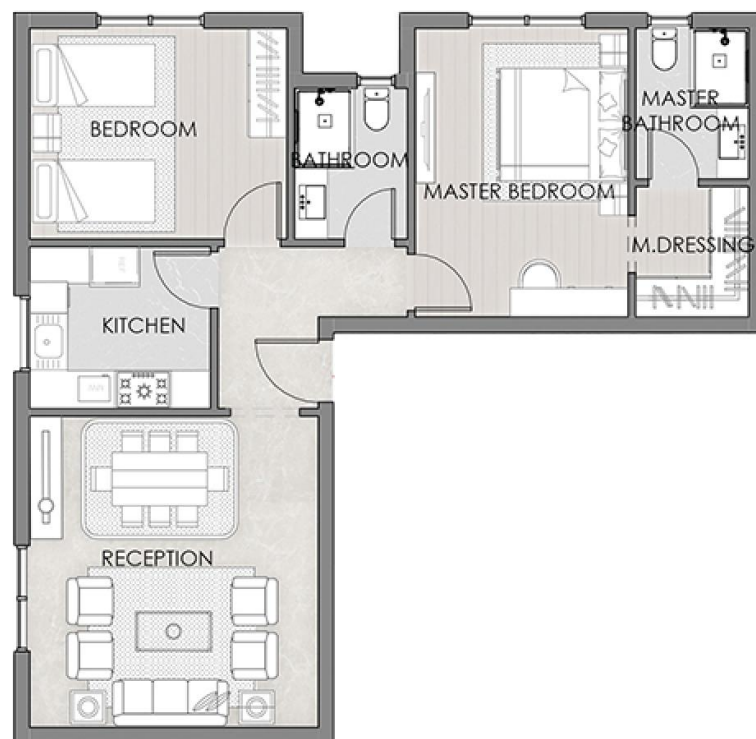
RECEPTION	7.0x4.4
MASTER BEDROOM	4.4X4.5
BEDROOM 01	4.0X3.7
BEDROOM 02	4.0x3.9
MASTER BATHROOM	2.9X2.2
KITCHEN	4.4X3.3
BATHROOM	3.2X1.9
GUEST TOILET	2.0X1.4
MAID'S ROOM	3.2X1.8
MAID'S TOILET	3.2x1.9





## T12 AREA 125 M<sup>2</sup>

RECEPTION	4.7X5.1
MASTER BEDROOM	3.5X5.0
BEDROOM	4.4X3.7
MASTER BATHROOM	2.0X2.7
KITCHEN	3.2X2.7
BATHROOM	1.9X2.7
DRESSING	2.0X2.3



# IUSAIL RESIDENCE

## BUILDING 6 GROUND FLOOR



ROOTED IN NATURE, ELEVATED IN SPIRIT

Developed by  
**MARGINS**  
DEVELOPMENTS



G9 AREA 179 M<sup>2</sup>

RECEPTION	4.3X6.9
MASTER BEDROOM	4.3X4.3
BEDROOM 01	3.3X4.7
BEDROOM 02	4.3X4.2
MASTER BATHROOM	2.7X1.9
KITCHEN	2.8X4.3
BATHROOM	2.7X1.9
GUEST TOILET	1.3X2.9
MAID'S ROOM	1.9X3.0
MAID'S TOILET	1.2X3.0



## G10 AREA 189 M<sup>2</sup>

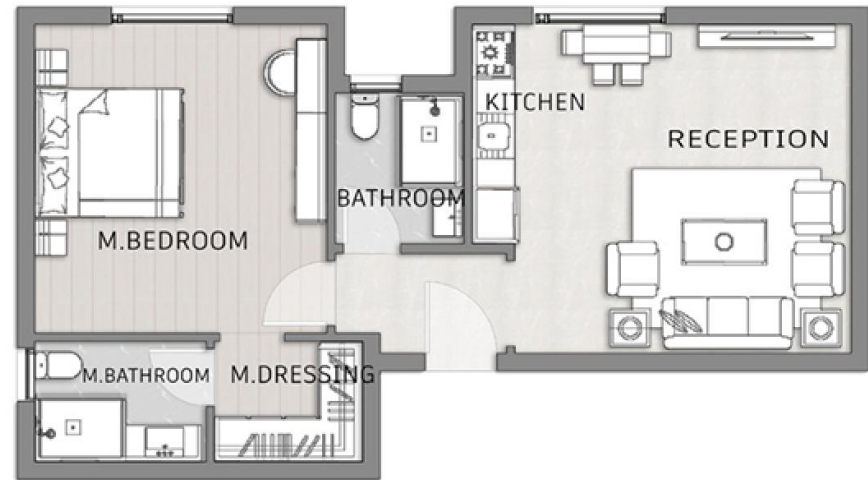
RECEPTION	7.0x4.4
MASTER BEDROOM	4.4X4.5
BEDROOM 01	4.0X3.7
BEDROOM 02	4.0x3.9
MASTER BATHROOM	2.9X2.2
KITCHEN	4.4X3.3
BATHROOM	3.2X1.9
GUEST TOILET	2.0X1.4
MAID'S ROOM	3.2X1.8
MAID'S TOILET	3.2x1.9





G11 AREA 88 M<sup>2</sup>

RECEPTION & KITCHEN	5.6X4.9
MASTER BEDROOM	4.4X4.6
MASTER BATHROOM	2.7X2.0
BATHROOM	1.7X2.4
DRESSING	2.4X2.0





MARGINS  
DEVELOPMENTS

USAIL  
RESIDENCE  
THANK YOU

New Cairo

ROOTED IN NATURE, ELEVATED IN SPIRIT