



kinda



kinda

A Community by Minka

The Sallam Family Business

AGRICULTURE . APPAREL . APPLIANCES . BROKERAGE . COMMUNICATION . CONSTRUCTION . CONSULTANCY . CONSUMER FINANCE . CONTRACTING
. DIGITAL . EDUCATION . EDUTAINMENT . ELECTRONICS . ENERGY . FASHION . FOOD PROCESSING . FURNITURE . HEALTHCARE . LOGISTICS .
MANUFACTURING . MEDIA . OUTSOURCING . PACKAGING . REAL ESTATE . RETAIL . SPORTS . TRADING . TRANSPORTATION . WATER SOLUTIONS

1939



2020



Minka is a private real estate investment and development company owned and managed by the Sallam family. Minka has a diversified pool of properties and is invested in a collection of complementing ventures, and most interestingly innovating with real estate offerings through boutique developments.



A Word from The CEO

Real Estate has always been and will continue to be one of the most prominent and influential sectors of the world economy. This is because it caters to one of the most basic needs of human life, shelter. Real Estate has evolved throughout history to be the pedestal upon which people advance and the world progresses. Starting with our homes that offer shelter, comfort, and security, to our workplaces, our schools, hospitals, factories, theaters, parks, fields, plazas, malls and every property that shapes the metrics of our everyday life. As conventional as the industry seems, I believe that the real estate industry is one that promotes endless opportunities for creativity, advancement, and innovation.

At Minka, we believe in a very unique formula of innovating with properties to cater to an ever-growing human curiosity. As cliché as it sounds, but it is no more about the brick and mortar, but most importantly about the form and function. Moreover, it is not about the scale and magnitude, but rather detail and execution. Our value chain is centered around mutual benefit and synergy between us and our clients rather than a traditional supply and demand exchange. Courageously, we do not abide by market research and surveys, but rather are driven by human aspirations and forward thinking. Our ambition is not bound by delivering a lot of properties as much as it is steered towards crafting meaningful ones.

“
**WE STRIVE TO MAKE
EGYPTIANS HAPPIER AND
EGYPT A BETTER PLACE, BY
DEVELOPING MEANINGFUL
AND INNOVATIVE PROPERTIES
FOR THE PRIVILEGED AND
HELP PROVIDE SUSTAINABLE
AND SAFE DWELLINGS FOR
THE UNDERPRIVILEGED.**”



We defy conventional wisdom and strip away from the norms of the industry by setting some bold measures for our business. I believe that innovation is endless and a duty in business, thus we do not repeat our projects regardless of the demand and excitement around each one of them. This makes us relentless in always finding new solutions to make continuously meaningful and relevant properties, as it preserves the value and uniqueness of our offerings. We also admit that we are not city builders, but rather property innovators that direct our energies and resources towards the form and function of our developments rather than quantity and scale.

I believe the future of property development will always be promising if we keep exploring and innovating for the sake of human advancement. We are still scratching the surface as there is still limitless room for new building innovations and new property forms and functions.

FOUNDER & CEO
Abdallah M. Sallam



A New Way of Thinking

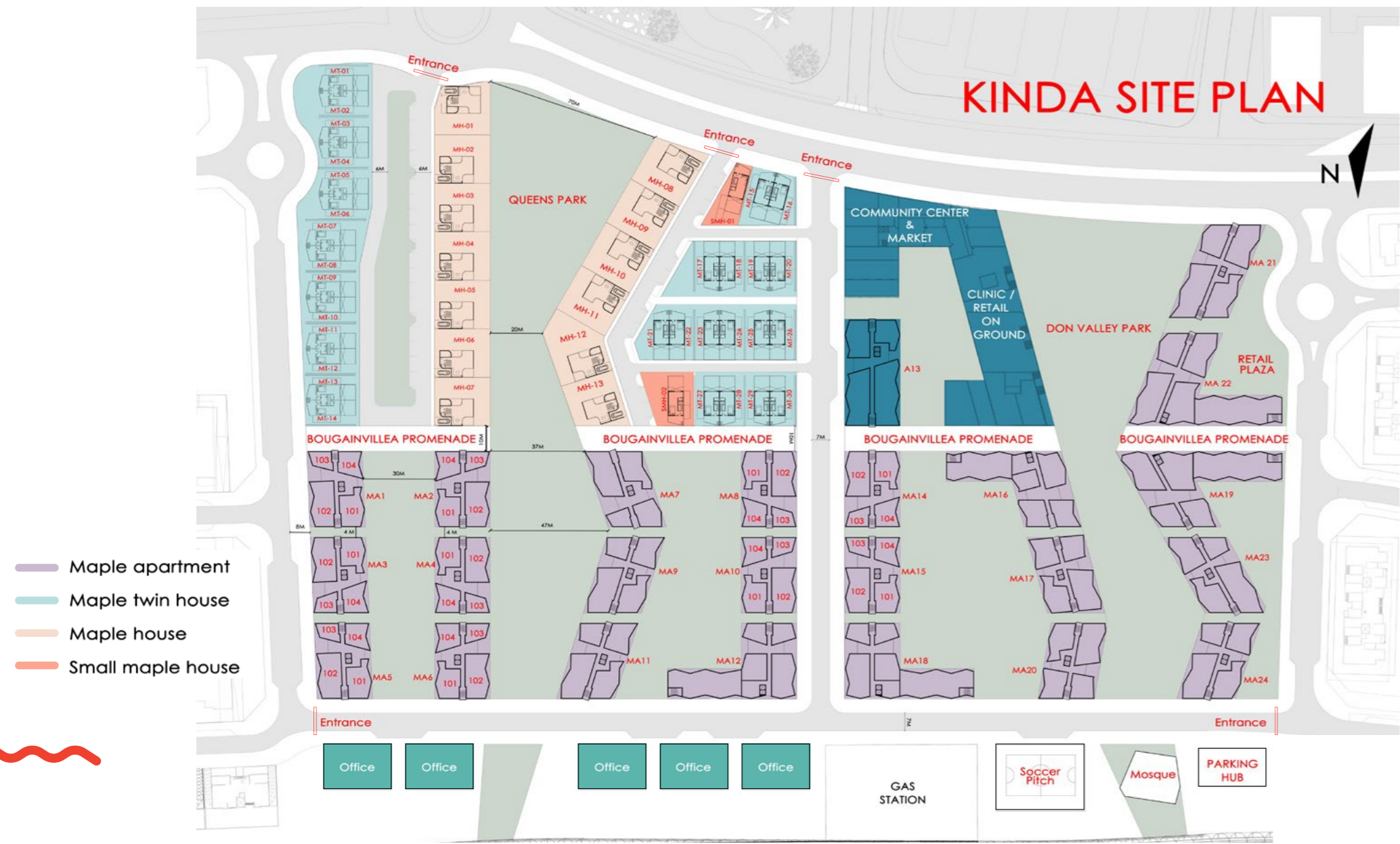
We believe in a better model of community building for New Cairo where sustainability and livability come together to create a Canadian inspired quality of life. Our approach is built on principles of resourcefulness and open mindedness to different ways of living all adding up to social wellbeing. From how we approach architecture and public space to the services and amenities we offer, we believe what sets us apart is what moves us forward.

Design at Kinda is a contemporary architecture blending Canadian and Egyptian influences. It is a 27 acre residential compound offering a diverse range of properties starting with 70 square meter 1 bedroom apartment up to 500 square meter stand alone villas.





Kinda's Masterpiece



Our Location

Kinda is at a very premium location in New Cairo with a 400-meter frontage overlooking the Royal Kempinski Hotel, directly on the Ring Road. Its prime location makes it accessible to Heliopolis and New Capital in just a few minutes.



Livability

Move-in ready homes were the plan from day one. In Cairo, this is unique in and of itself. But we're taking that idea a step further—going beyond move-in to live-in ready. This means not only offering fully finished homes, but also semi furnished, fully serviced, and ensuring the community's amenities are active from day one.



Micro Climate



Maple Gardens
Community Center



Connectivity



Efficient
Design



Educational
Support



Health Care



Active Life



Public Spaces



Sustainability

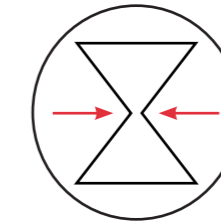


Safety

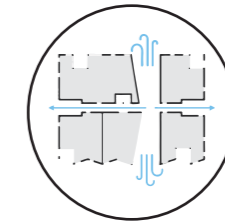


01 Micro Climate

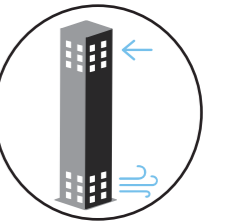
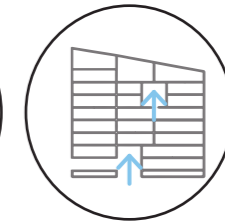
Inspired by the wind, the planning and architecture of Kinda carefully consider the natural environment to create comfortable indoor and outdoor spaces that make sense for New Cairo. Buildings will consider how the sun's heat can be offset through smart use of materials and shapes and how the natural winds can be harnessed for cooling. Park spaces will use those same winds to create natural steady cooling breeze so that they're comfortable places to be.



Venturi (Bahary)
Effect



Apartment Venturi Voids



Wind Catchers

At the core of the design are two major Venturi shaped parks to allow for micro-climate control within the community. Their Venturi shape means they draw air naturally from their surroundings to consistently create a cooling breeze.



02 Maple Gardens Community Center

The iconic Maple Gardens Community Centre in the compound will include a library, a small museum, sports facilities, a maker-space, and a ballroom. The community will also be home to a Canadian Mayor, residing in the compound and working out of an office at the Maple Garden Community Centre.

Kinda is a community of its own, built around togetherness. It's a place its residents will feel attached and relate to and will be proud of. It's a little piece of Canada in New Cairo.





on-demand housekeeping



Kinda Services
On-demand Housekeeping
On-demand Concierge

Celebrations
Highly Equipped
Ballroom

Public Library

Culture
Art Gallery
Museum

Productivity
Makerspace

Kinda Faith
Mosque
Chapel

Community Mayor



Kinda Markets
Food Hall
Farmer's Market
Basic Retail

03 Connectivity

Kinda commute is connected to the elements and ecology it lives within. It's interconnected in the transition from private, to community, to public space by providing e-scooters, bicycles, Electric transit and Wifi.



- Bicycle Culture
- E-Scooter Sharing
- Public Wi-Fi
- Lane Serious
- Electric Community Transit





04 Efficient Design

The design and architecture philosophy of kinda was inspired by notions of harnessing the environment, sustainability and efficient comfortable living. From the masterplan, to the exterior and interior design, hierarchy of public space and community integration have been our directive philosophy.





05 Educational Support

Kinda also includes Education related services that is a daycare, an education support center, a college scholarship program, job counselling services, internship programs for teenage residents, and even an incubator for residents' startups.



Education Development
Nursery/ Daycare
Tutoring Centre

Teenage Internship Program

Job Counseling

Startup Incubator

College Scholarship Program

06 Health Care

Kinda includes a clinic themed on the idea of a 'family doctor' inspired by Canadian health care programs on a small scale.

Glowing Hearts Clinic

For us, this version of universal healthcare is important and we're making it a free service for all residents.



Kinda Health care program also includes:

- Family General Clinic
- Gynecologist
- Pediatric
- Optometrist
- Dentist
- Chiropractor
- Clinical Lab
- Tailor-Made Health Insurance
- Onsite Ambulance





07 Active Life

In kinda we believe in an active , healthy life so we provided an indoor 5-lane Lap Pool Double Squash Courts, Outdoor Multifunctional, Basketball Court, General Fitness Centre/ Studios, Outdoor 5 A-side Football Field and Dedicated Bike Lanes & Trails to ensure our active life community.



Indoor 5-lane Lap Pool
Double Squash Courts
Outdoor Multifunctional Basketball Court
General Fitness Centre/ Studios
Outdoor 5 A-side Football Field
Dedicated Bike Lanes & Trails

08 Public Spaces

The parks are inspired by iconic Canadian places offering variety with two major parks, one in an urban style and another with heavy vegetation and forest like areas.

Each will offer different experiences from outdoor areas for relaxation to sensory and garden rooms as well as spaces of different sizes for variety of sport, recreation, and cultural activities and programs.



Don Valley Park
Eucalyptus Trees

Queens Park

Empress Road
Jacaranda Trees

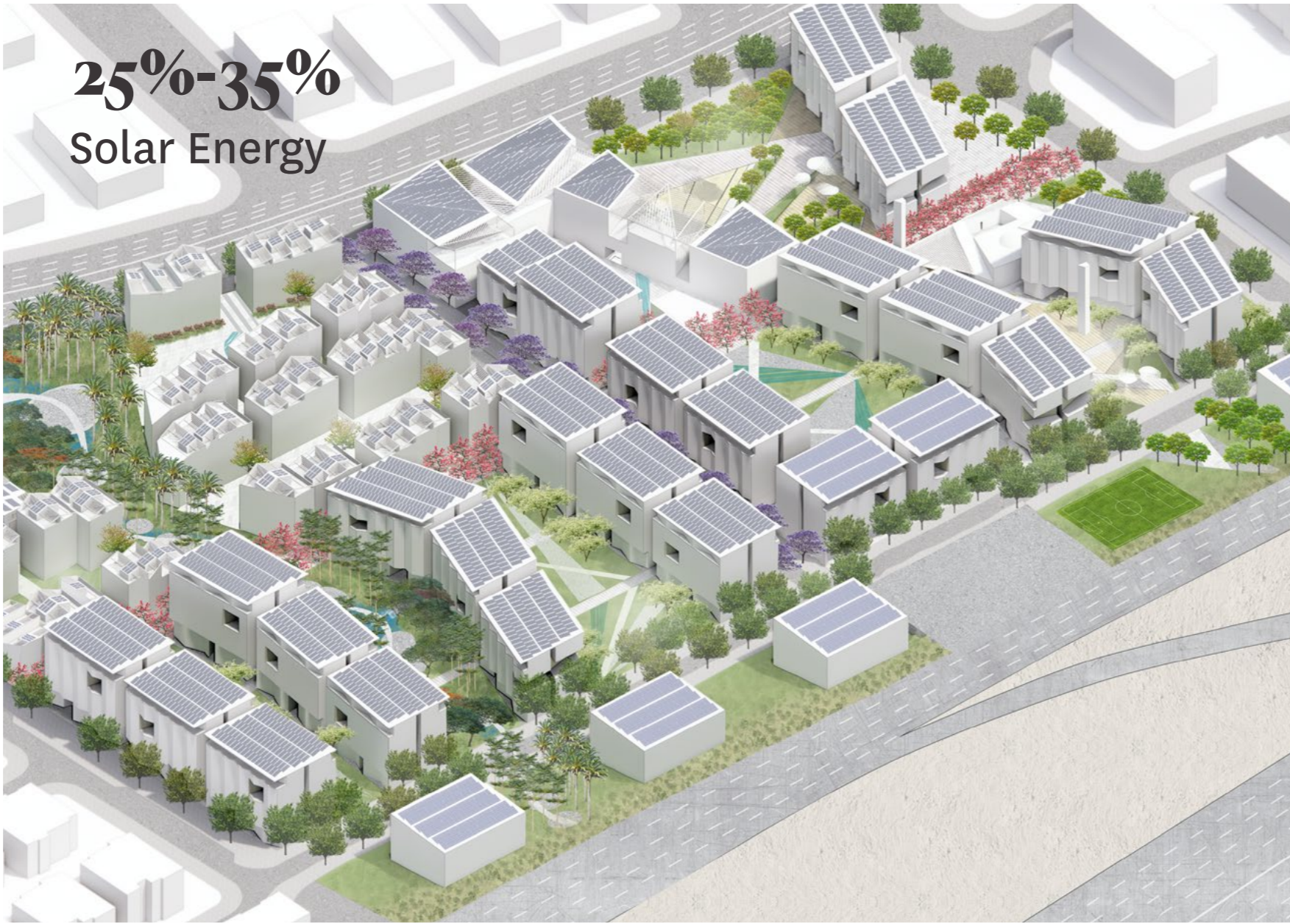
Trust Office Park
Sycamore Trees

Bougainvillea Promenade
400m. Promenade

Jasmine Promenade

09 Sustainability

Environmental livability is a main feature in Kinda. We believe that quality of life and sustainability are intrinsically connected—one cannot thrive without the other. It's no secret that building a community offers unique challenges. But we see those challenges as opportunities to harness renewable resources like the sun and wind for energy and comfort in addition to garbage shoot and waste management.



Waste Management
Recycling Program

Sustainability
Solar Energy

Energy Management
Energy Efficient Equipment

Water Management
Grey Water Recycling



10 Safety

Kinda is the first development in Egypt designed from the ground up to manage rain water and protect from potential storm water damage.

Kinda's rain and flood control infrastructure is unprecedented in the Egyptian residential market and is designed by the top infrastructure, sustainability and irrigation firms in the world.

Rain and Flood Control
Trenches & Hybrid System.

KIP
Payment Insurance Program.
Home Insurance Program.

Kinda Safety Standards
Lane Serious.
Pedestrian & Cyclist Dominant Plan.

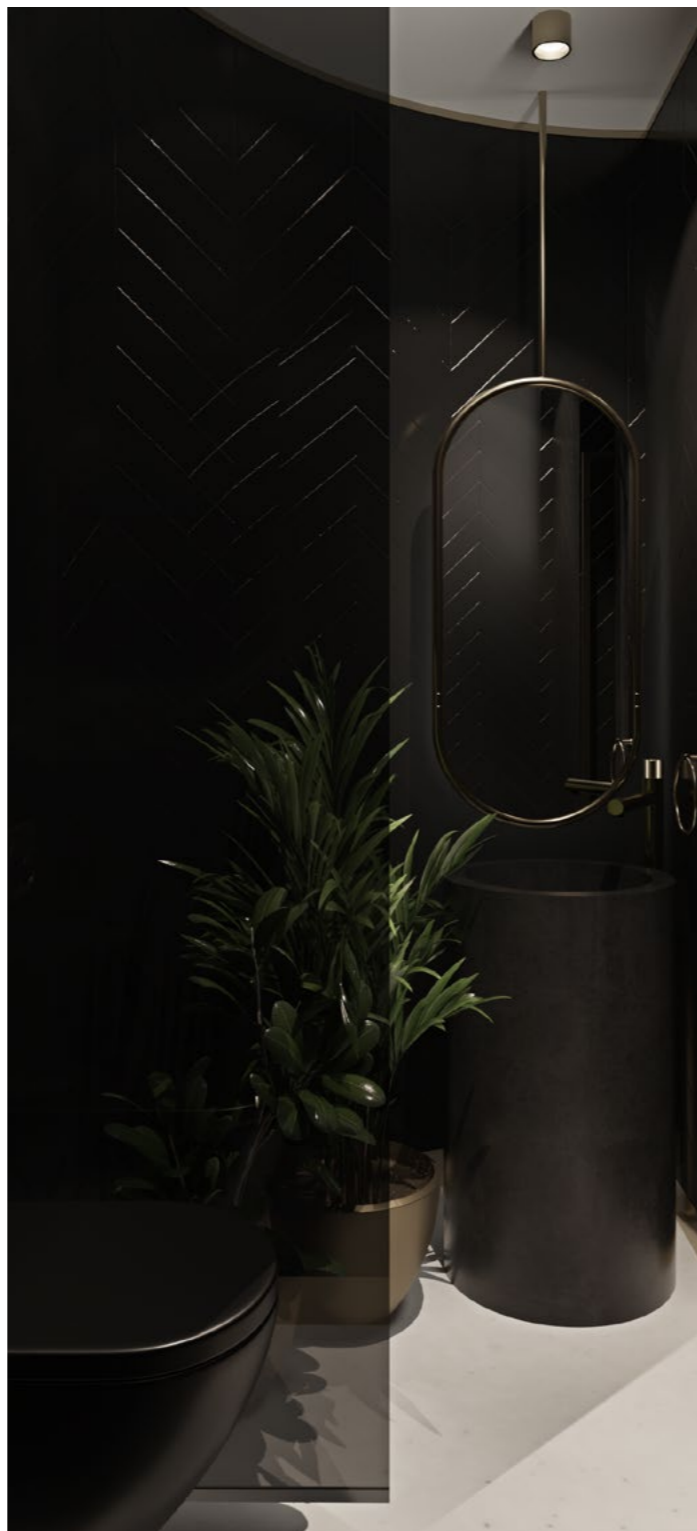


Kinda Tech
Integrated App
Security Features.
Resident ID.

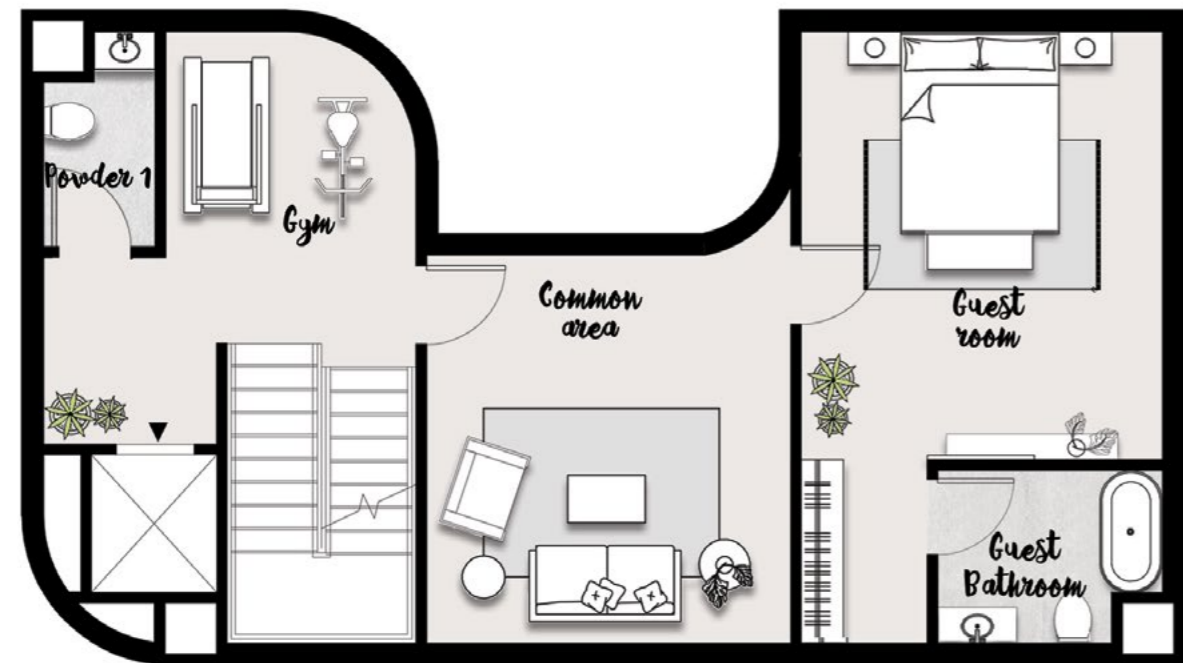
Kinda Security
Monitored Properties.
Friendly & Community Approach.

MAPLE HOUSE EXTERIOR





FLOOR PLANS



MAPLE HOUSE
TOTAL AREA : 551.9 SQM

BASEMENT TOTAL AREA : 91 SQM

INTERIOR

ROOM	DIMENSIONS
GYM	3.2 x 3.8 M
POWDER 1	1.6 x 2.8 M
Common area	4.4 x 5.0 M
Guest room	4.3 x 4.5 M
Guest bathroom	2.8 x 2.3 M
Dressing	1.6 x 2.3 M
Stairs	2.3 x 3.7 M
Lobby	2.2 x 2.3 M
Elevator + Lobby	4.7 x 2.3 M



MAPLE HOUSE
TOTAL AREA : 551.9 SQM

GROUND FLOOR TOTAL AREA : 165.9 SQM

EXTERIOR

ROOM	DIMENSIONS
Main yard	22.1 x 6.6 M
Courtyard 1	9.3 x 4.5 M
Porch	4.0 x 9.5 M
Courtyard 2	4.5 x 3.5 M
Backyard	4.5 x 12.6 M
Car port	10.0 x 2.8 M

INTERIOR

ROOM	DIMENSIONS
Entrance Foyer	2.2 M x 2.3 M
Powder 2	1.6 x 2.8 M
Office	3.0 x 2.8 M
Dining	4.2 x 4.2 M
Kitchen	4.5 x 3.6 M
Living area	4.5 x 7.2 M
Stairs	2.3 x 3.7 M
Elevator	2.5 x 2.3 M



FLOOR PLANS



MAPLE HOUSE
TOTAL AREA : 551.9 SQM

1ST FLOOR TOTAL AREA : 154 SQM

INTERIOR

ROOM	DIMENSIONS
Bedroom 1	3.0 x 5 M
Bedroom 2	3.6 x 3.8 M
Bathroom 1	2.4 x 3.7 M
Lounge	6.5 x 4.3 M
Bedroom 3	4.9 x 3.6 M
Bathroom 2	2.6 x 3.6 M
Bedroom 4	4.7 x 3.9 M
Bathroom 3	2.4 x 3.2 M
Terrace 1	4.2 x 3 M
Balcony	4.7 x 1.3 M
Stairs	2.3 x 3.7 M
Elevator	1.5 x 2.5 M
Corridor	10.8 x 1.2 M



MAPLE HOUSE
TOTAL BUILT UP : 551.9 SQM

2ND FLOOR TOTAL AREA 141 SQM

EXTERIOR

ROOM	DIMENSIONS
Rooftop /terrace 2	4.7 x 8.4 M

INTERIOR

ROOM	DIMENSIONS
Entertainment area	6.7 x 5.2 M
Bathroom 4	2.4 x 3.6 M
Bedroom 5	4.2 x 5.4 M
Bathroom 5	2.4 x 3.2 M
Dressing	4.4 x 2.5 M
Stairs	2.3 x 3.7 M
Lobby	1.5 x 1.1 M
Elevator + Lobby	1.5 x 3.6 M

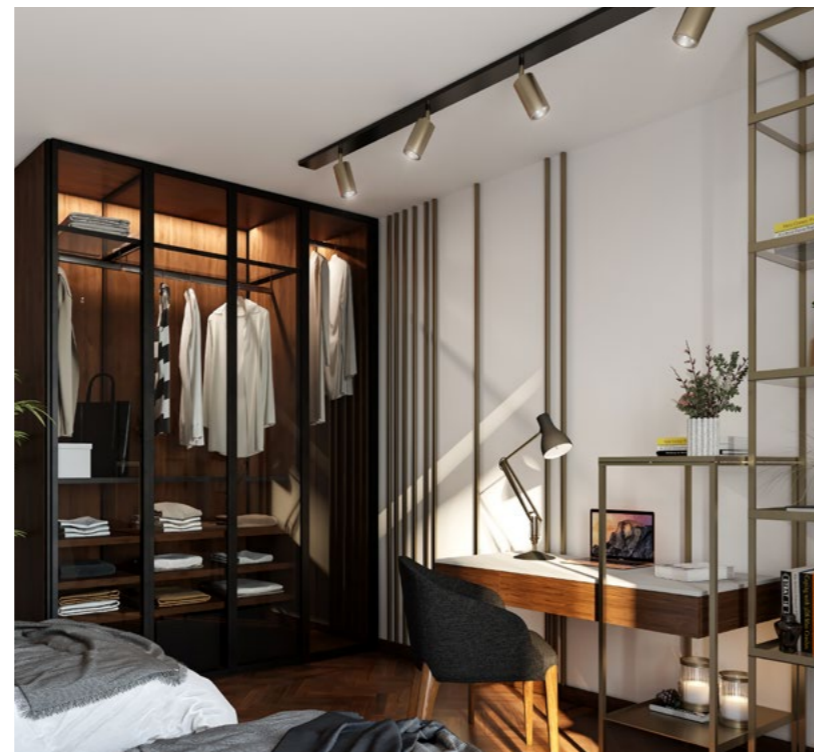


MAPLE TWIN HOUSE EXTERIOR

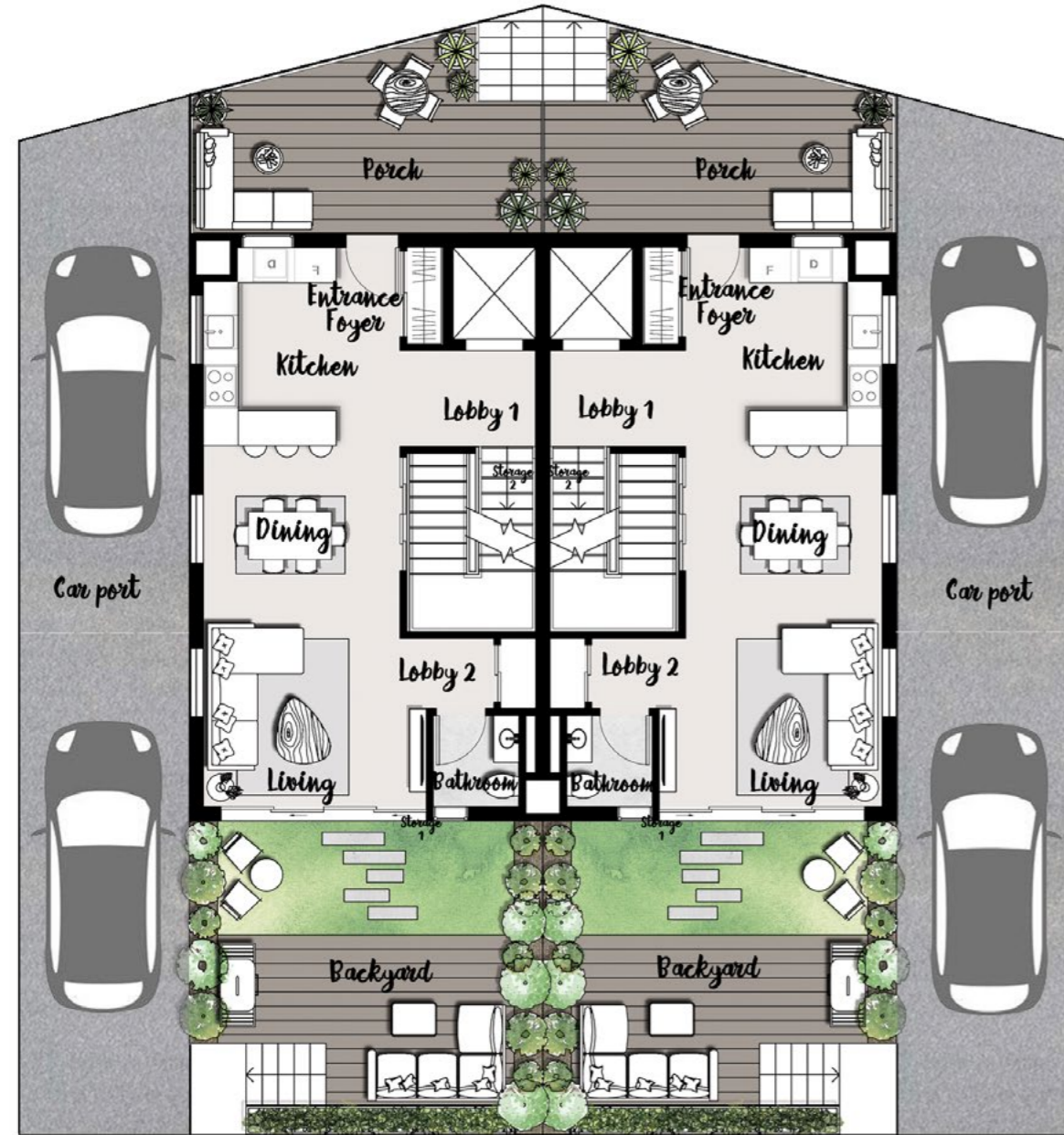




MAPLE TWIN HOUSE INTERIOR



FLOOR PLANS



MAPLE TWINHOUSE
TOTAL area :392.3 m2

Ground Total AREA 139 m2

EXTERIOR

ROOM	DIMENSIONS
Back yard	5.5 x 6 m
Car port	17.4 x 3.1 m

INTERIOR

ROOM	DIMENSIONS
Entrance Foyer	2 x 1.2 m
Kitchen	2.6 x 3.8 m
Dining	2.6 x 3.7 m
Lobby 1	2.4 x 1.8 m
Living	3.7 x 4.2 m
Bathroom	1.9 x 1.9 m
Lobby 2	1.3 x 1.9 m
Porch	4.1 x 6.2 m
Stairs	3.3 x 2.4 m
Elevator	1.9 x 1.6 m



MAPLE TWINHOUSE
TOTAL Area : 392.3 m2

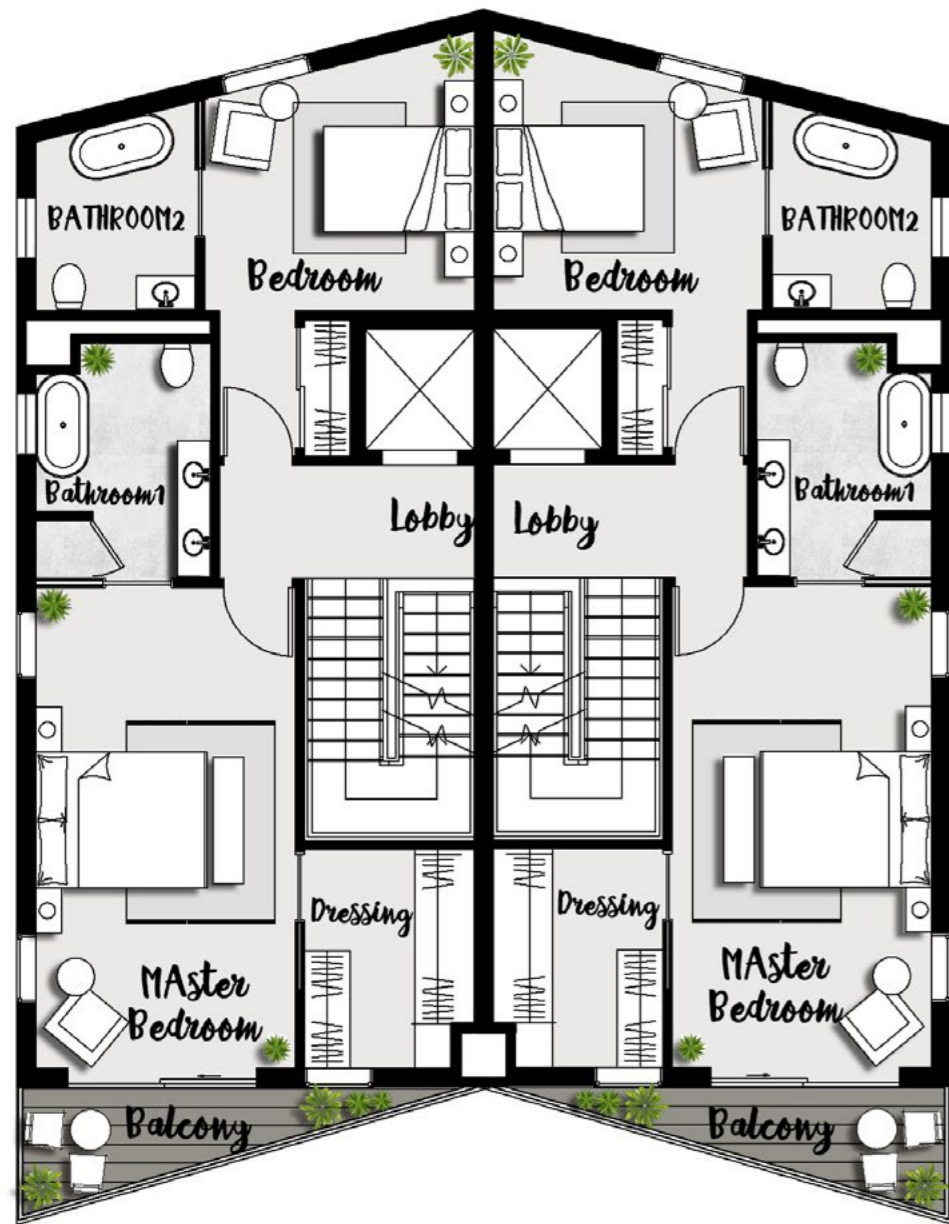
FIRST FLOOR TOTAL AREA 86.3 m2

INTERIOR

ROOM	DIMENSIONS
MasterBedroom	5.1 x 3.7 m
Master Bathroom	2.4 x 3 m
Bedroom 01	2.6 x 3.4 m
Bathroom 01	2.6 x 2.1 m
Lobby	1.8 x 2.4 m
Bedroom 02	3.7 x 4.6 m
Bathroom 02	2.3 x 3.2 m
Elevator	1.9 x 1.6 m
Balcony	6.2 x 1.8m
Stairs	3.3 x 2.4 m



FLOOR PLANS

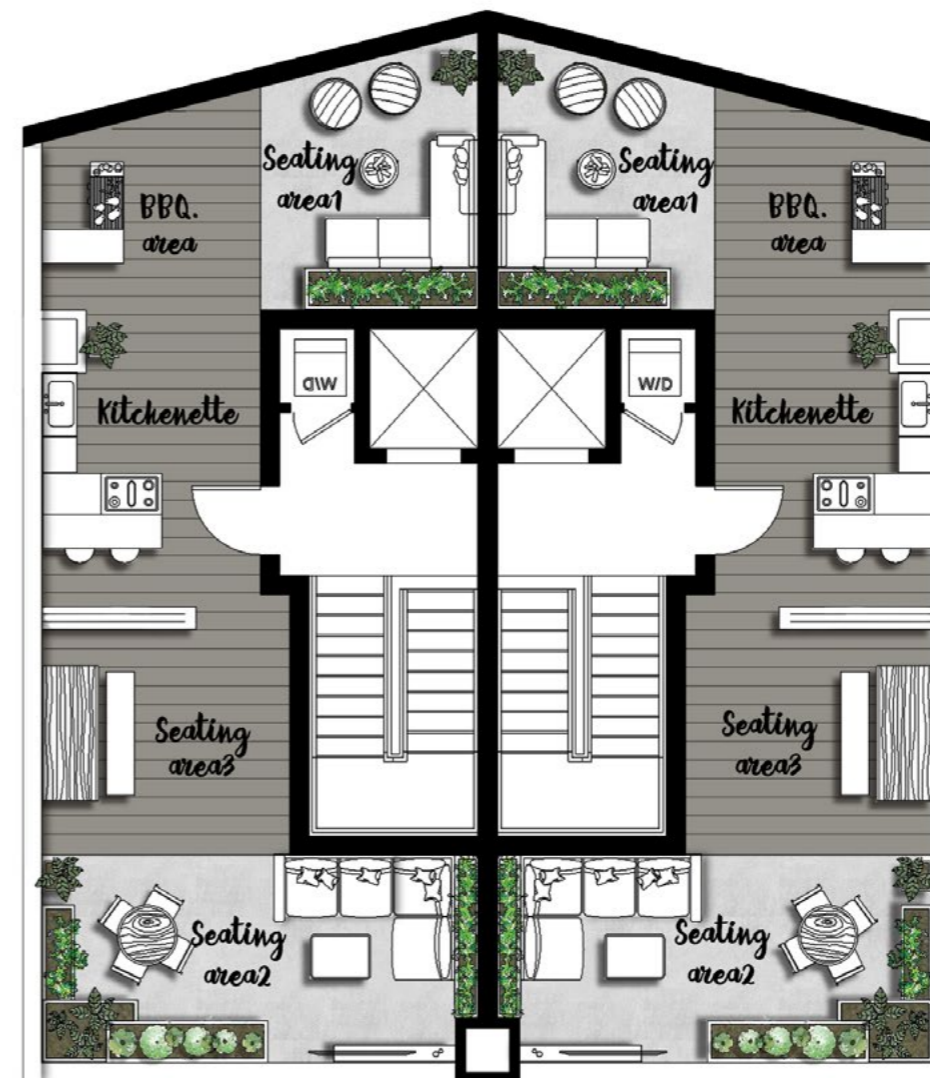


MAPLE TWINHOUSE
TOTAL area : 392.3 m2

SECOND FLOOR TOTAL AREA 86.3 m2

INTERIOR

ROOM	DIMENSIONS
MasterBedroom	6.6 x 3.7 m
Dressing	2.4 x 3.2 m
Bathroom1	2.6 x 3.3 m
Lobby	2.4 X 1.8 m
Bedroom	5.1 x 3.7 m
Bathroom 2	2.4 x 3 m
Stairs	2.4 X 3.3 m
Elevator	1.9 x 1.6 m
Balcony	6.2 x 1.8 m

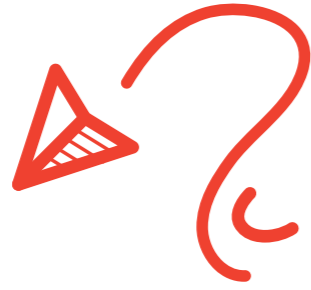


MAPLE TWINHOUSE
TOTAL AREA : 392.3 m2
ROOF AREA: 80.7 m2

Roof Exterior area : 64 m2

Roof Interior area : 16.7 m2



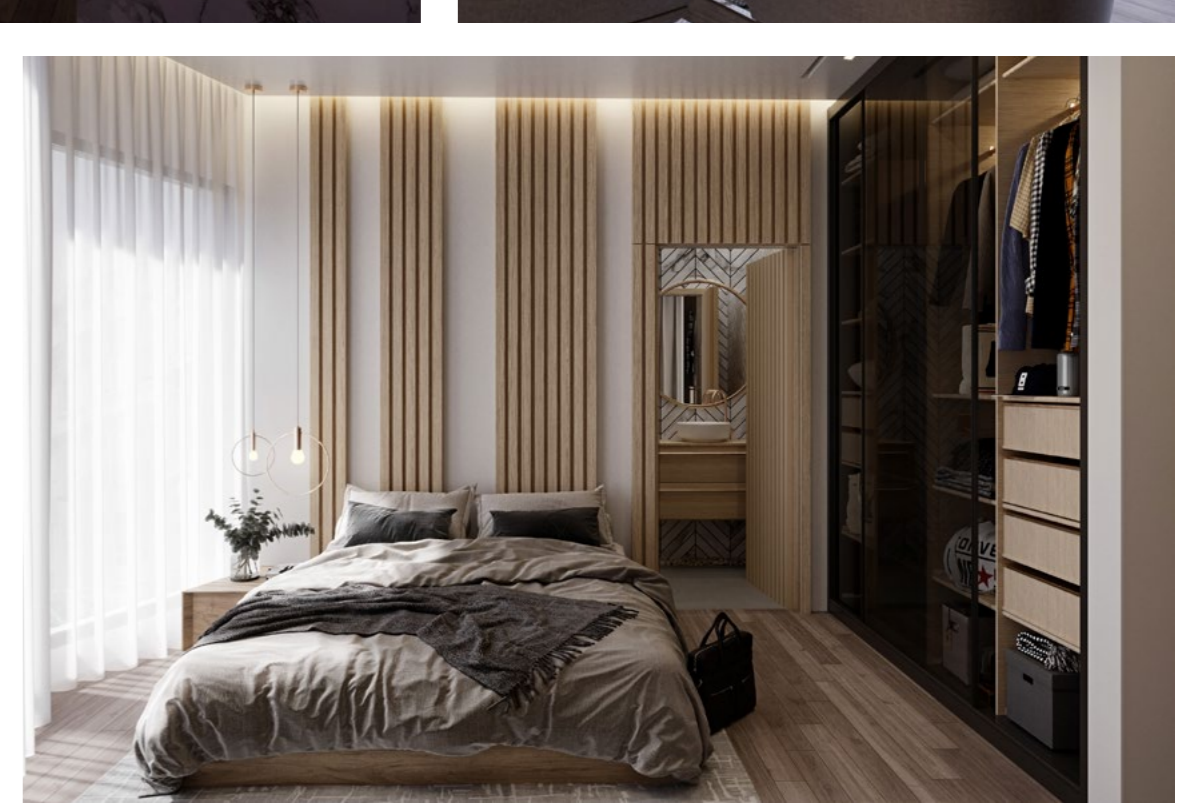
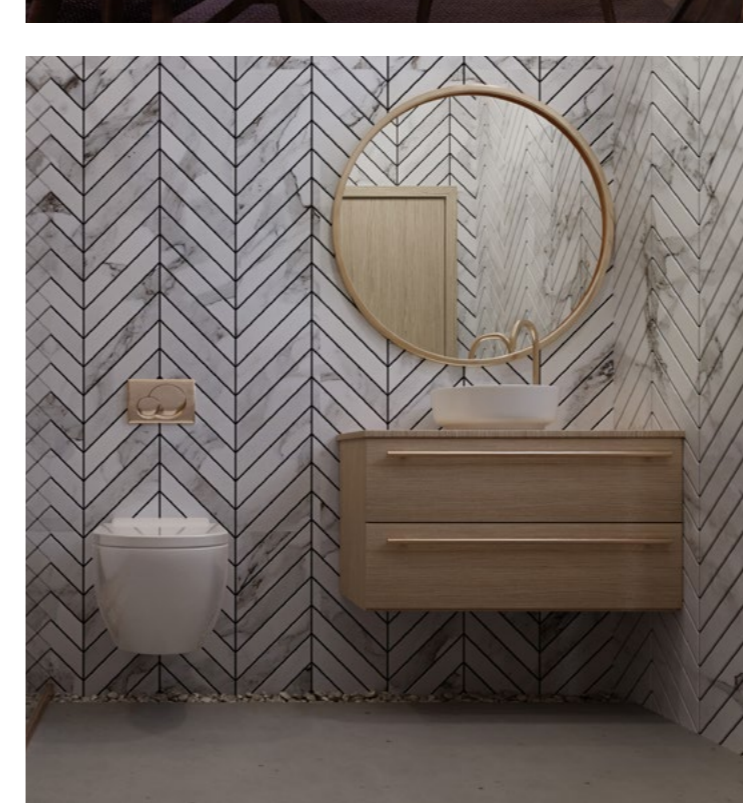


MAPLE APARTMENT EXTERIOR





MAPLE APARTMENT INTERIOR



FLOOR PLANS



101 - 3 Bedrooms
Total Area : 129.6 SQM

ROOM	DIMENSIONS
Dining	4.1 x 3.0 M
Living	3.1 x 2.8 M
Powder	1.8 x 1.3 M
Kitchen	3.0 x 2.2 M
Bedroom 1	4.4 x 3.9 M
Bathroom 1	1.8 x 2.8 M
Office	3.5 x 2.8 M
Bedroom 2	3.0 x 4.6 M
Bathroom 2	1.8 x 2.5 M
Bathroom 3	2.7 x 1.8 M
Balcony	2.8 x 2.1 M
Outdoor Garden	15 x 4.6 M



102 - Accessible - 3 Bedrooms
Total Area : 179.3 SQM

ROOM	DIMENSIONS
Entrance Foyer	2 x 2 M
Kitchen	3 x 3 M
Living	4 x 6 M
Dining	3.3 x 5.6 M
Powder Room	1 x 2 M
Corridor	0.95 x 8.3 M
Bedroom 1	3.8 x 3.2 M
Home Office	4.7 x 2.9 M
Master Bedroom	3.7x 3.5 M
Master Bathroom	2.2 x 2.5 M
Dressing	1.7 x 3.5 M
Bathroom 1	2.2 x 2.1 M
Balcony	2.5 x 3 M
Terrace	12 x 3.9 M



FLOOR PLANS



103 - 1 Bedroom
Total Area : 76.9 SQM

ROOM	DIMENSIONS
Entrance Foyer	1.5x 1.2 M
Kitchen	4.5 x 2 M
Living	4 x 3.5M
Dining	2.7 x 3 M
Bathroom	1.4 x 2.7 M
Bedroom	5 x 2.7 M
Terrace	2.8 x 6.7 M



104 - Duplex - 4 Bedrooms
Total Area : 206.9 SQM

Duplex Lower Level Area: 101.75 SQM

ROOM	DIMENSIONS
Kitchen	5.7 x 1.6 M
Dining	3.6 x 5.2 M
Living	4.1 x 6 M
Guest Bedroom	4.9 x 2.7 M
Guest Bathroom	4 x 1.57 M
Powder Room	1.83 x 1.76 M
Balcony	2.75 x 2.4 M
Outdoor Garden	12.9 x 4.6 M

Duplex Upper Level Area: 105.12 SQM

ROOM	DIMENSIONS
Lounge	2.8 M X 3.4 M
Master Bedroom	6.2 M X 4.3 M
Master Bathroom	2.8 M X 2.7 M
Bedroom 1	3 M X 4.8 M
Bedroom 2	4.3 M X 3.1M
Bathroom 1	1.3 M X 2.6M
Bathroom 2	1.5 M X 3M
Balcony	2.4 M X 2.7M



FLOOR PLANS



201 - 3 Bedrooms
Total Area : 154.6 SQM

ROOM	DIMENSIONS
Entrance Foyer	2.4 M X 3.4 M
Powder	2.3 M X 1.6 M
Kitchen	3.0 M X 3.7 M
Dining	3.1 M X 5.2 M
Living	5.5 M X 4.9 M
Terrace 1	3.1 M X 2.7 M
Bedroom 1	3.8 M X 3.7 M
Bedroom 2	3.5 M X 3.8 M
Terrace 2	3.2 M X 2.8 M
Bathroom 1	1.8 M X 2.7 M
Bedroom 3	4.6 M X 3.8 M
Bathroom 2	1.7 M X 2.6 M
Corridor	5.1 M X 1.1 M



202 - 3 Bedrooms
Total Area : 185.2 SQM

ROOM	DIMENSIONS
Entrance Foyer	3.1 M X 2.5 M
Powder	1.5 M X 2.2 M
Kitchen	3.1 M X 3.1 M
Dining	5.7 M X 3.8 M
Living	5.9 M X 6.4 M
Terrace 1	3.1 M X 4.5 M
Bedroom 1	4.7 M X 3.6 M
Bedroom 2	4.7 M X 4.5 M
Terrace 2	2.7 M X 3 M
Bathroom 1	1.8 M X 2.5 M
Bedroom 3	4.6 M X 4.8 M
Dressing	2.1 M X 1.5 M
Bathroom 2	1.8 M X 2.7 M
Corridor	6.0 M X 1.1 M



FLOOR PLANS



203 - 1 Bedroom
Total Area : 71.0 SQM

ROOM	DIMENSIONS
Entrance Foyer	3.4M X 2.2 M
Bathroom	3.0 M X 2.3 M
Kitchen	1.2 M X 3.2 M
Dining	2.2 M X 3.2 M
Living	4.3 M X 3.8 M
Terrace	2.9 M X 3.1 M
Bedroom	3.0 M X 5.1 M



301 - 3 Bedrooms
Total Area : 170.4 SQM

ROOM	DIMENSIONS
Entrance Foyer	2.5 M X 1.95 M
Powder Room	2.70 M X 2.05 M
Kitchen	3.10 M X 2.70 M
Dining	5.70 M X 4.90 M
Living	7.7 M X 3.3 M
Corridor	2.9 x 2.6 M
Master Bedroom	4.30 M X 3.80 M
Master Bathroom	1.80 M X 3.80 M
Bedroom 01	3 M X 3.53 M
Bathroom 01	1.90 M X 2.50 M
Bedroom 02	4.60 M X 2.70 M
Bathroom 02	1.90 M X 2.5 M
Terrace	2.9 M X 3.90 M



FLOOR PLANS



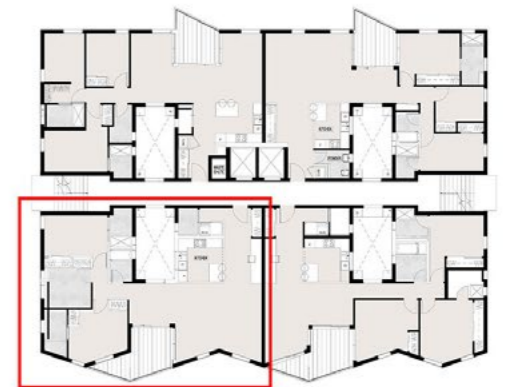
302 - 3 Bedrooms
Total Area :176.5 SQM

ROOM	DIMENSIONS
Entrance Foyer	2.7 x 4.5 M
Powder	2.05 X 1.5 M
Kitchen	3.1 x 3.05 M
Dining	3.07 x 3.02 M
Living	3.07 x 6.9 M
Terrace	2.7 X 6.08 M
Bathroom 1	2.08 x 2.3 M
Bedroom 1	4.7 x 3.8 M
Bathroom 2	3 x 2.4 M
Bedroom 2	4.5 x 4.3 M
Master bedroom	4.5 X 4.6 M
Master bathroom	2.6 X 2.02 M



303 - 3 Bedrooms
Total Area : 183.6 SQM

ROOM	DIMENSIONS
Powder	1.6 M X 2 M
Kitchen	3.1 M X 3.3 M
Living	3.6 M X 8.6 M
Dining	2.5 M X 5.6 M
Lounge	3.7 M X 3.2 M
Corridor	2.5 x 2.1
Master Bedroom	4.6 M X 3.7 M
Master Bathroom	1.8 M X 2.4 M
Bathroom 1	2.3 M X 1.8 M
Bedroom 1	3.4 M X 3.5 M
Bathroom 2	3.5 M X 1.8 M
Bedroom 2	4.2 M X 4.4 M
Terrace	5.9 M X 3.7 M

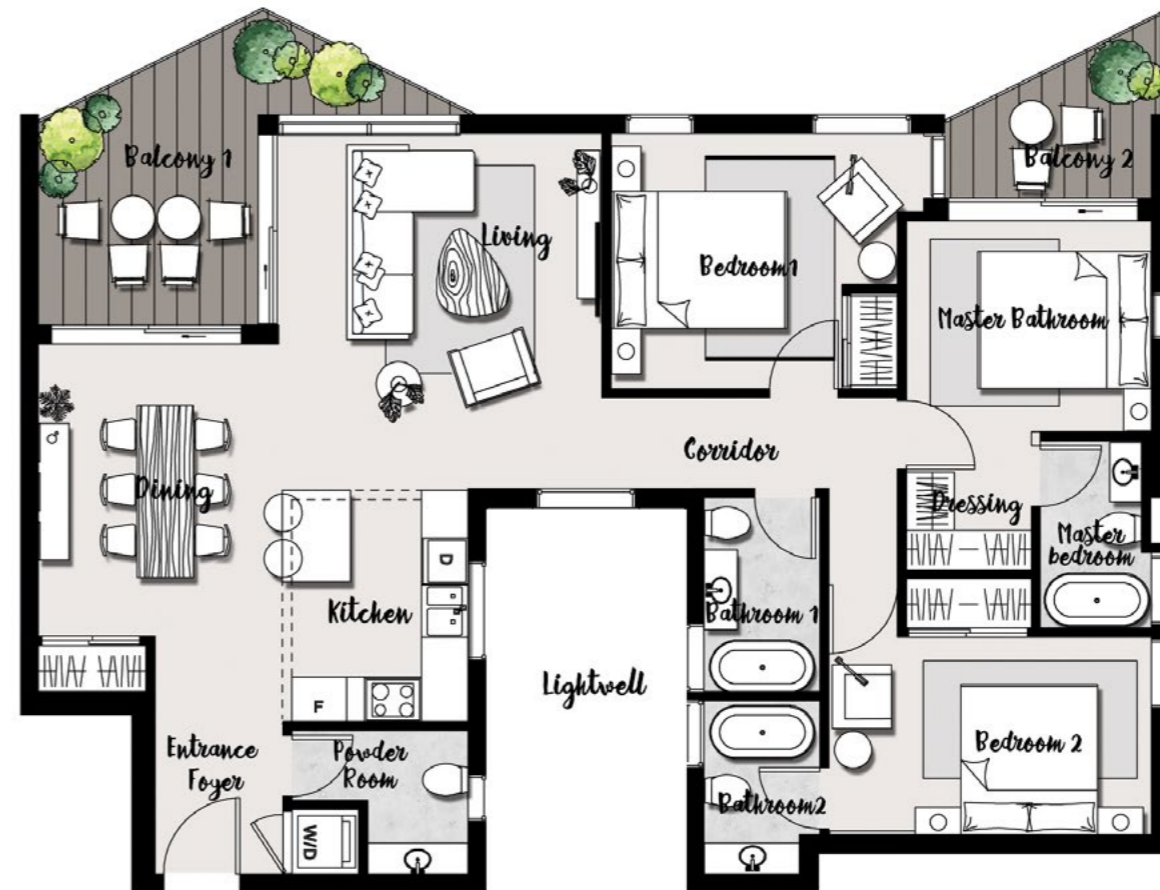


**FLOOR
PLANS**



304 - 3 Bedrooms
Total Area : 165.3 SQM

ROOM	DIMENSIONS
Entrance Foyer	3.1 M X 2.7 M
Powder Room	1.20 M X 1.80 M
Kitchen	2.6 M X 4.8 M
Dining	4.8 M X 4.90 M
Living	5.20 M X 4.20 M
Master Bedroom	3.5 M X 3 M
Dressing	3 M X 1.30 M
Master Bathroom	3 M X 1.8 M
Bedroom 01	4.5 M X 4.7 M
Bathroom 01	1.80 M X 2.40 M
Bedroom 02	3.00 M X 3.6 M
Bathroom 02	2.70 M X 1.80 M
Lobby 1	2 M X 1.4 M
Lobby 2	3 M X 1.1 M
Terrace	2.9 M X 3.70 M



401 - 3 Bedrooms
Total Area : 165.2 SQM

ROOM	DIMENSIONS
Entrance Foyer	3.0 M X 3.4 M
Powder Room	2.6 M X 2.2 M
Kitchen	2.7 M X 3.1 M
Dining	4.0 M X 3.5 M
Living	4.5 M X 5.2 M
Corridor	5.3 M X 1.3 M
Master Bedroom	3.5 M X 3.5 M
Dressing	1.7 M X 1.4 M
Master Bathroom	2.6 M X 1.8 M
Bedroom 1	4.3 M X 3.7 M
Bedroom 2	4.6 M X 3.7 M
Bathroom 1	1.8 M X 2.7 M
Bathroom 2	1.8 M X 2.6 M
Balcony 1	6.0 M X 4.4 M
Balcony 2	3 M X 2.6 M



**FLOOR
PLANS**



402 - 3 Bedrooms
Total Area : 175.3 SQM

ROOM	DIMENSIONS
Entrance Foyer	4.4 M X 2.9 M
Powder Room	1.7 M X 2.2 M
Kitchen	3.0 M X 3.0 M
Living	3.2 M X 8.1 M
Dining	2.9 M X 5.6 M
Corridor	5.9 M X 1.1 M
Master Bedroom	4.5 M X 4.6 M
Master Bathroom	3.4 M X 2.2 M
Dressing	1.9 M X 1.4 M
Bedroom 1	4.6 M X 4.8 M
Bedroom 2	3.2 M X 4.6 M
Bathroom 1	1.8 M X 2.7 M
Bathroom 2	1.8 M X 2.6 M
Balcony	3.5 M X 3 M



403 - 3 Bedrooms
Total Area : 174.5 SQM

ROOM	DIMENSIONS
Entrance Foyer	4.3 M X 2.9 M
Powder Room	2.2 M X 1.7 M
Kitchen	3.2 M X 3 M
Reception	2.9 M X 5.2 M
Dining	3.3 M X 5.6 M
Living	3.3 M X 5.9 M
Master Bedroom	3.5 M X 4.2 M
Master Bathroom	1.9 M X 2.5 M
Dressing	1.1 M X 1.6 M
Bedroom 1	2.8 M X 4.5 M
Bedroom 2	4.6 M X 3.7 M
Bathroom 1	2.5 M X 1.8 M
Bathroom 2	1.8 M X 2.7 M
Balcony 1	2.9 M X 3.8 M
Balcony 2	3.1 M X 2.3 M
Corridor	3.7 M X 1.1 M



FLOOR PLANS



404 - 3 Bedrooms
Total Area : 164.6 SQM

ROOM	DIMENSIONS
Entrance Foyer	2.5 M X 3.1 M
Powder	2.0 M X 1.2 M
Kitchen	3.0 M X 3.5 M
Living	5.5 M X 5.1 M
Dining	4.9 M X 3.5 M
Corridor	4.7 M X 1 M
Master Bedroom	4.3 M X 3.9 M
Master Bathroom	1.5 M X 3 M
Dressing	1.8 M X 1.6 M
Bedroom 1	3.4 M X 3.6 M
Bedroom 2	4.4 M X 3.0 M
Bathroom 1	2.3 M X 2 M
Balcony	3.8 M X 6.0 M



501- 2 Bedrooms
Total Area : 98.1 SQM

ROOM	DIMENSIONS
Dining	3.4 M X 3.6 M
Living	2.7 M X 5.7 M
Kitchen	3.1 M X 4.5 M
Bedroom 1	3.3 M X 4.4 M
Bathroom 1	2.2 M X 1.7 M
Bedroom 2	3.3 M X 4.0 M
Terrace	3.3 M X 3.1 M



FLOOR PLANS



502- 2 Bedrooms
Total Area : 100.3 SQM

ROOM	DIMENSIONS
Dining	3.2 M X 4.0 M
Living	2.7 M X 3.8 M
Kitchen	4.8 M X 2.0 M
Bedroom 1	4.5 M X 4.0 M
Bathroom 1	1.9 M X 3.7 M
Powder	1.9 M X 1.6 M
Bedroom 2	3.3 M X 4.8 M
Bathroom 2	3.3 M X 1.8 M
Corridor	1.2 X 3.4 M



503 - 3 Bedrooms
Total Area : 215.1 SQM

ROOM	DIMENSIONS
Entrance Foyer	1.9 M X 2.4 M
Powder	1.9 M X 2.4 M
Dining	4.5 M X 5.3 M
Living	7.3 M X 5.7 M
Kitchen	3.7 M X 2.9 M
Bedroom 1	3.8 M X 4.6 M
Bathroom 1	2.2 M X 3.7 M
Bedroom 2	3.4 M X 3.5 M
Bathroom 2	1.8 M X 2.5 M
Bedroom 3	4.6 M X 3.7 M
Bathroom 3	1.8 M X 2.7 M
Terrace	6.0 M X 5.5 M
Corridor	1.1 M X 6.8M



**FLOOR
PLANS**



504 - 3 Bedrooms
Total Area : 171.8 SQM

ROOM	DIMENSIONS
Entrance Foyer	2.5 M X 2.7 M
Powder	1.2 M X 2.6 M
Kitchen	4.3 M X 3.0 M
Living	4.2 M X 4.9 M
Dining	3.1 M X 3.4 M
Bedroom 1	4.6 M X 3.9 M
Dressing	3.3 M X 1.6 M
Bathroom 1	3.3 M X 1.7 M
Bedroom 2	4.6 M X 4.8 M
Bathroom 2	1.8 M X 2.6 M
Bedroom 3	4.4 M X 3.9 M
Bathroom 3	1.8 M X 2.7 M
Terrace	3.3 M X 3.1 M
Corridor	1.1 M X 5.7 M

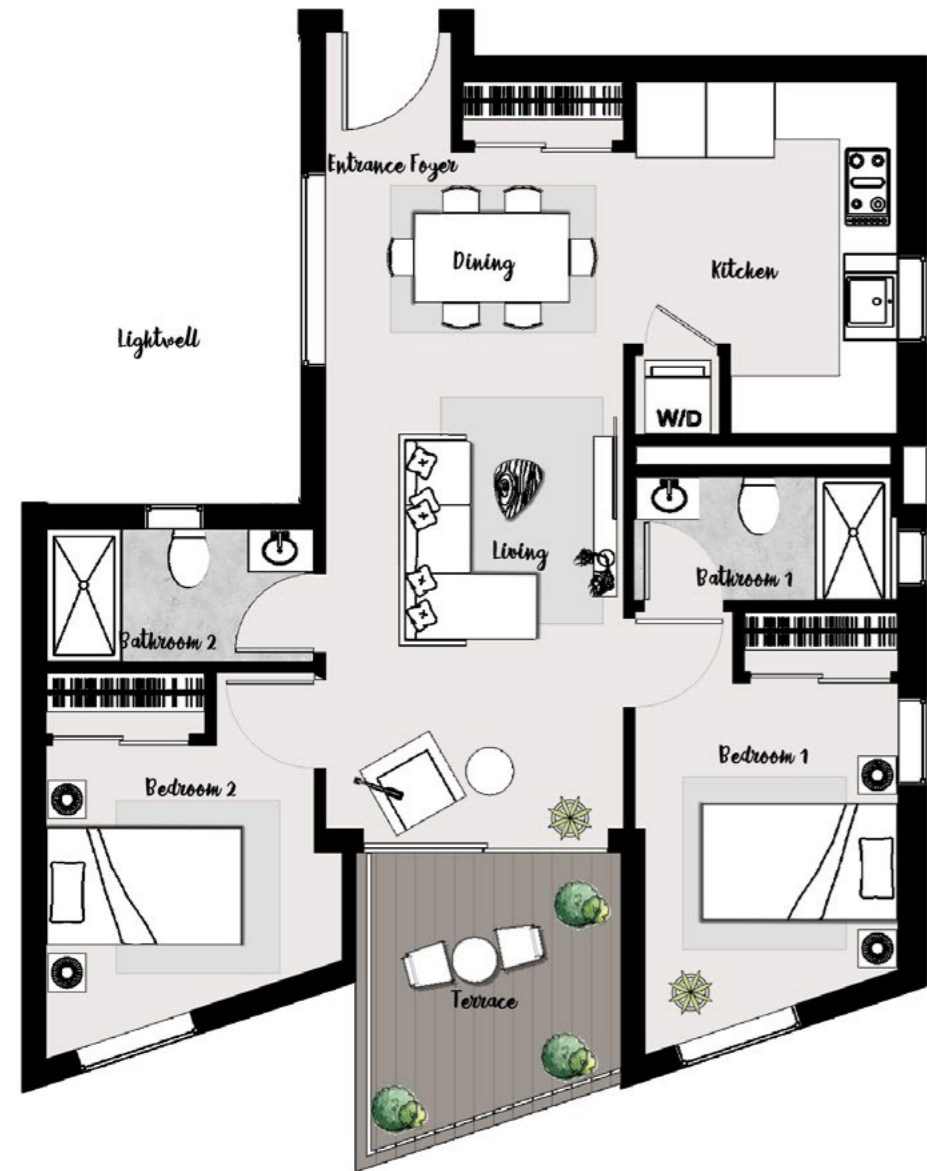


601 - 2 Bedrooms
Total Area : 100.3 SQM

ROOM	DIMENSIONS
Entrance Foyer	2.5 M X 2.7 M
Bathroom	1.5 M X 2.5 M
Kitchen	4.4 M X 2.5 M
Dining	3.3 M X 3.5 M
Living	3.0 M X 5.0 M
Terrace	4.5 M X 3.1 M
Bedroom 1	3.9 M X 3.8 M
Bedroom 2	3.9 M X 3.0 M

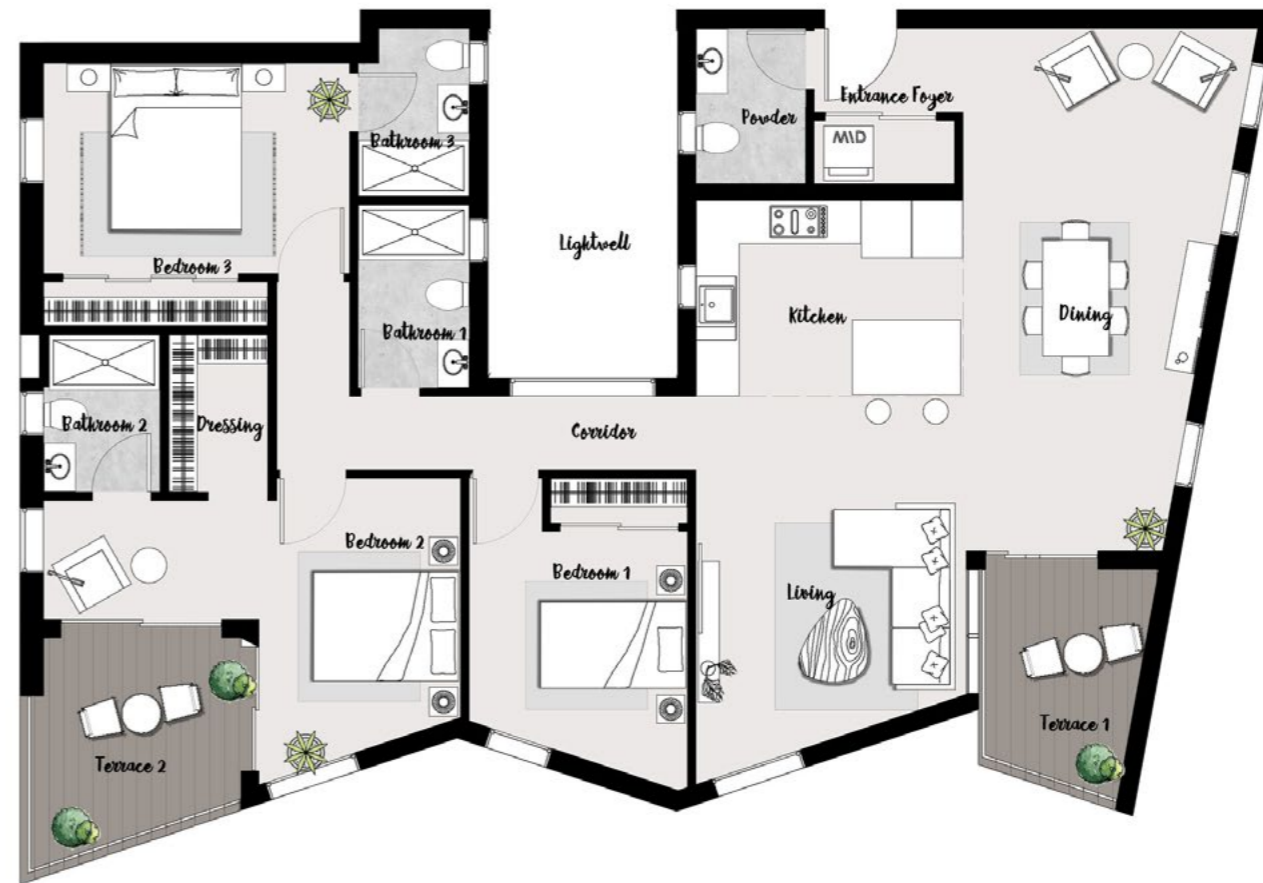


FLOOR PLANS



602 - 2 Bedrooms
Total Area : 103.9 SQM

ROOM	DIMENSIONS
Entrance Foyer	1.6 M X 1.5 M
Kitchen	3.0 M X 3.9 M
Dining	3.3 M X 3.4 M
Living	3.3 M X 4.6 M
Terrace	2.9 M X 3.4 M
Bedroom 1	3.0 M X 4.9 M
Bathroom 1	3.0 M X 1.7 M
Bedroom 2	3.3 M X 4.3 M
Bathroom 2	3.0 M X 1.7 M



603 - 3 Bedrooms
Total Area : 196.6 SQM

ROOM	DIMENSIONS
Entrance Foyer	2.1 M X 2.5 M
Powder	1.8 M X 2.5 M
Kitchen	2.8 M X 3.9 M
Dining	4.4 M X 5.3 M
Living	7.1 M X 5.6 M
Terrace 1	2.8 M X 3.5 M
Bedroom 1	3.1 M X 4.6 M
Bathroom 1	1.8 M X 2.6 M
Bedroom 2	4.6 M X 6.1 M
Dressing	1.5 M X 2.3 M
Bathroom 2	2 M X 2.3 M
Bedroom 3	4.6 M X 3.9 M
Bathroom 3	1.8 M X 2.6 M
Terrace 2	3.2 M X 3.5 M
Corridor	7.3 M X 1.1 M



FLOOR PLANS



604 - 3 Bedrooms
Total Area : 177.4 SQM

ROOM	DIMENSIONS
Entrance Foyer	1.6 M X 3.6 M
Powder	2.1 M X 1.6 M
Kitchen	3.2 M X 4.8 M
Dining	4.3 M X 3.6 M
Living	3.0 M X 5.0 M
Terrace	4.5 M X 6.2 M
Bedroom 1	2.9 M X 3.8 M
Bedroom 2	3.0 M X 3.8 M
Bathroom 1	1.8 M x 2.4 M
Bedroom 3	4.3 M x 7.9 M
Bathroom 2	2.8 M x 2.9 M
Dressing	2.6 M x 2.8 M
Corridor	1.2 M x 5.9 M



701 - 4 Bedrooms
Total Area : 201.3 SQM

ROOM	DIMENSIONS
Entrance Foyer	2.3 x 2.5 M
Kitchen	6 x 2.8 M
Guest Bathroom	2.3 x 2.4 M
Guest Bedroom	3 x 3.1 M
Living	4.5 x 5 M
Dining	4.6 x 5 M
Bathroom	2.2 x 2.6 M
Bedroom 1	4.7 x 4.2 M
Dressing	2.2 x 2.5 M
Master Bedroom	3 x 5M
Master Bathroom	3 x 1.7 M
Bedroom 2	3.8 x 3 M
Balcony	3 x 4.3 M



FLOOR PLANS



702 - 5 Bedrooms
Total Area : 224 SQM

ROOM	DIMENSIONS
Entrance Foyer	3.7 M x 2 M
Kitchen	2 M x 4.7M
Living	5.7 M x 4 M
Dining	2 M x 5.8M
Guest Bedroom	3 M x 4 M
Guest Bathroom	2 M x 2 M
Corridor	1.9 M x 9 M
Bedroom 1&2	3 x 4.6 M
Bedroom 3	3 x 5.7 M
Bathroom 1	2 M x 2.3 M
Bathroom 2	1.9 M x 2.8 M
Master Bedroom	4.3 M x 4.7 M
Master Bathroom	2.8 x 2.3 M
Balcony 1	4.8 x 2.8 M
Balcony 2	1.6 x 3 M



801 - 4 Bedrooms
Total Area : 175.3 SQM

ROOM	DIMENSIONS
Entrance Foyer	1.3 M X 5.3 M
Kitchen	4.8 M X 2.7M
Living	5.7 M X 3.4 M
Dining	3 M X 3.9 M
Guest Bedroom	3.2 M X 3 M
Guest Bathroom	3.2 M X 2.2 M
Reading Corner	3 M X 2.3 M
Corridor	5.6 M X 1.1M
Master Bedroom	4.4 M X 3.8 M
Master Bathroom	2.9 M X 2 M
Bedroom	3.9M X 3.2 M
Home Office	2.8 M X 1.85 M
Balcony	18 M X 2 M



FLOOR PLANS



802 - 3 Bedrooms
Total Area : 190.0 SQM

ROOM	DIMENSIONS
Entrance Foyer	2.6 M X 3.3 M
Kitchen	2.8 M X 3.8 M
Living	4.5 M X 5 M
Dinning	4 M X 5 M
Guest Bedroom	3.8 M X 3.2 M
Guest Bathroom	1.6 M X 2 M
Reading Corner	3.4 M X 3 M
Corridor	1.2 M X 2.7 M
Master Bedroom	6 M X 3 M
Master Bathroom	2.7 M X 1.8 M
Bedroom 1	4.6 M X 4.4 M
Bathroom 1	1.8 M X 2.6 M
Bathroom 2	1.8 M X 2.6 M
Balcony	18 M X 2.9 M



803- Duplex - 4 Bedrooms
Total Area : 270.4 SQM

Duplex Upper Level Area: 131.4 SQM

ROOM	DIMENSIONS
Entrance Foyer	5.3 M X 3 M
Bathroom 1	3.4 M X 1.4M
Kitchen	3.5 M X 4 M
Dining	3 M X 5.2 M
Living	4 M X 3.4 M
Guest Bedroom	3 M X 2.6M
Guest Bathroom	3 M X 1.9 M
Balcony	12 M X 2.7 M
Stairs	2.2 X 3.4 M

Duplex Lower Level Area: 138.9 SQM

ROOM	DIMENSIONS
Lobby	2.8 x 4.7 M
Kitchenette	3.7 x 2.5 M
Bedroom 1	3.4 x 6.4 M
Bedroom 2	3 x 4.5 M
Bathroom 1	2.4 x 2.6 M
Bathroom 2	1.5 x 2.8 M
Master Bedroom	3 x 6 M
Dressing	3 x 1.8 M
Master Bathroom	3 x 3 M
Balcony	5 x 5.9 M
Corridor	5.3 x 1.2 M
Stairs	4.8 X 2.3 M



**FLOOR
PLANS**



804 -Duplex- 4 Bedrooms
Total Area : 259.1 SQM

Duplex Upper Level Area: 129.45 SQM

ROOM	DIMENSIONS
Entrance Foyer	2.9 M X 4.6 M
Living	3.5 M X 4 M
Kitchen	3 M X 5 M
Dining	2.9 M X 4.4 M
Guest Bedroom	3.4 M X 5.3 M
Guest Bathroom	2 M X 2.4 M
Balcony	12 M X 2 M
Stairs	2.2 X 3.4 M

Duplex Lower Level Area: 130.55 SQM

ROOM	DIMENSIONS
Kitchenette	2.4 x 2.8M
Living	2.7 x 3.9 M
Bedroom1	5.6 x 3.5M
Bedroom 2	3.8 x 3 M
Master Bedroom	5 x 3 M
Dressing	1.9 x 1.8 M
Master Bathroom	2.5 x 2.6M
Bathroom 1	2.5 x 1.2 M
Bathroom 2	2.7 x 2.5 M
Balcony	3.8 x 3 M
Corridor	5.3 x 1.2 M
Stairs	4.8 X 2.3 M



**Interior
Themes**



Interior Themes

THEME 1 | ALL N ASH

THEMES & INSPIRATIONS

PROPOSED MATERIALS:

WALLS FINISHES OPTIONS :

- "Painted Wall Textures options"
- "Wall paintings color palette"
- "Kitchen / Toilet White Corian Wall Cladding"
- "Kitchen / Toilets **calcatte marble** wall cladding **herringbone** style"

CEILING FINISHES OPTIONS :

- "Egg shell whitepainting Finish on gypsum board ceiling"

FLOORING FINISHES OPTIONS :

TILES:

- "Terrazo Cement / concrete back splash tiles"

WOOD:

- "Herringbone / striped medium wood flooring"
- "Herringbone / striped light tone wood flooring"
- "Herringbone / striped colorless vintage wood flooring"

CONCRETE:

- "White Concrete Flooring"
- "Light Grey Concrete Flooring"
- "Dark Grey Concrete Flooring"

"Wall Claddings / Partitions ash & white"

"Indirect light behind upper cabinates,"

pendant hang over an island

KINDA . MOOD BOARDS. DINING ZONE

Indirect light behind upper cabinates,

pendant hang over an island

White corian cabinates

OFFWHITE TEXTILE

Interior theme and capture moodboard

Interior Themes

THEME 2 | BLACK N BRASS

THEMES & INSPIRATIONS

PROPOSED MATERIALS:
WALLS FINISHES OPTIONS :

"Painted Wall Textures options"

"Black Wood Doors /cabinets cladding"

"Kitchen / Toilet White Corian Wall Cladding"

"Wall Partitions / Space separators"

"Terrazo Cement / concrete back splash tiles"

"Kitchen / Toilets **calcatte marble** wall cladding **herringbone** style"

CEILING FINISHES OPTIONS :

"Egg shell whitepainting Finish on gypsum board ceiling"

FLOORING FINISHES OPTIONS :

WOOD :

- "Herringbone / striped vintage ligh grey wood flooring"
- "Herringbone / striped light tone wood flooring"
- "Herringbone / striped colorless vintage wood flooring"

TILES :

- "Terrazo Cement / concrete back splash tiles"

CONCRETE :

GF-MATERIAL MOOD BOARDS

STAIRS

FLOORING & SKIRTING :



WALLS FINISH :



Ceiling Finish :



Interior Themes

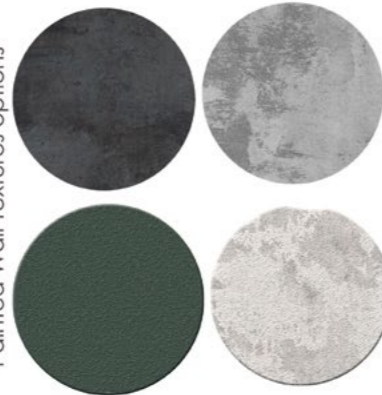
THEME 3 | ROYAL N BOLD

THEMES & INSPIRATIONS

PROPOSED MATERIALS:
WALLS FINISHES OPTIONS :



"Painted Wall Textures options"



CEILING FINISHES OPTIONS :



"Egg shell whitepainting Finish on gypsum board ceiling"

FLOORING FINISHES OPTIONS :

WOOD:



CONCRETE:

WOOD:



TILES :



"Wall Claddings / Partitions / doors cabinets"



"Kitchen / Toilet White Corian Wall Cladding"

"Terrazo Cement / concrete back splash tiles"

"Kitchen / Toilets **calcatte marble** wall cladding **herringbone** style"

KINDA . MOOD BOARD. KITCHEN & DINING AREA



WALL FINISHES



herringbone wood floor





FINISHING SPECS

THEME | 1 |

ALL N ASH

FINISHING SPECIFICATIONS:

FOYER:

- . Floors HDF flooring | Engineered Wood Flooring
or Epoxy Concrete Flooring (White -Light Grey-Dark Grey)
with brushed gold Stainless Steel transitions
- . Skirting HDF | Engineered Wood Skirting
or Brushed Gold stainless steel skirting
- . Walls Ash colors Paintings
Stripped Wood Cladding
- . Ceiling Egg shell white painting finish

LIVING, DINING & INTERNAL CORRIDORS:

- . Floors HDF flooring | Engineered Wood Flooring
or Epoxy Concrete Flooring (White -Light Grey-Dark Grey)
with brushed gold Stainless Steel transitions
- . Skirting HDF | Engineered Wood Skirting
or Brushed Gold stainless steel skirting
- . Walls Ash colors Paintings
Stripped Wood Cladding
- . Ceiling Egg shell white painting finish

BED ROOMS & OFFICES:

- . Floors HDF flooring | Engineered Wood Flooring
- . Skirting HDF | Engineered Wood Skirting
- . Walls Ash colors Paintings
Stripped Wood Cladding
- . Ceiling Egg shell white painting finish

BATH ROOMS, MASTER BATHROOMS

POWDER ROOMS

- . Floors Concrete finish tiles | Terazzo Cement Tiles
Calcatta marble mosaic tiles
Decorative white pebbles
- . Walls Concrete finish tiles | Terazzo Cement Tiles
Calcatta marble mosaic tiles
Teak Wood cladding
- . Ceiling Egg shell white painting finish
- . Sanitaryware white sanitary fixture & gold plated or chrome
mixers
- Local free stand bath tub
- Built in glass shower
- . Vanity Units (According to bathroom scheme)
- Calcattae marble counter top
- Wooden Vanity units

THEME | 1 |

ALL N ASH

FINISHING SPECIFICATIONS:

KITCHENS (Fully Equiped & Furnished):

- . Floors (For open kitchens)
HDF flooring | Engineered Wood Flooring
. Concrete Flooring Tiles | Terrazo cement Tiles
. Calcatta marble mosaic tiles
- . Back Splash Terrazo cement Tiles | Corian Cladding
. Calcatta marble mosaic tiles
. Water resistant paintings colors
- . Ceiling Egg shell white painting finish
- . Equipment - Refrigerator
- Countertop Stove
- Stove Oven
- Microwave
- Washer / Dryer

DOORS:

- . Internal Doors . White lacquered flush doors
. Stripped Wooden cladded hidden Doors

ALUMINIUM & GLAZING

- . Aluminium Works . Powder coated aluminium frames
- . Glass . Single Glazing

TERRACES & ROOF TERRACES:

- . Floors . Teak wood flooring tiles
. Artificial grass tiles
. Decorative white pebbles
- . Walls . Terracotta claddings





THEME | 2 |

BLACK N BRASS



FINISHING SPECIFICATIONS:

FOYER:

- . Floors . Seamless concrete floorings (white | Dark grey tones)
. HDF | Engineered Wood Floorings
. Brushed gold Stainless Steel transitions
- . Skirting . HDF | Engineered wood skirting
. Brushed Gold stainless steel skirting
- . Walls . Stripped black wood cladding
. Grey sclae | monochromatic paintings colors
(Rough or soft Finish)
- . Ceiling . Egg shell white painting finish

LIVING, DINING & INTERNAL CORRIDORS:

- . Floors . Seamless concrete floorings (white | Dark grey tones)
. HDF | Engineered Wood Floorings
. Brushed gold Stainless Steel transitions
- . Skirting . HDF | Engineered wood skirting
. Brushed Gold stainless steel skirting
- . Walls . Stripped black wood cladding
. Grey sclae | monochromatic paintings colors
(Rough or soft Finish)
- . Ceiling . Egg shell white painting finish

BED ROOMS & OFFICES:

- . Floors . Seamless concrete floorings (white | Dark grey tones)
. HDF | Engineered Wood Floorings
. Brushed gold Stainless Steel transitions
- . Skirting . HDF | Engineered wood skirting
. Brushed Gold stainless steel skirting
- . Walls . Stripped black wood cladding
. Grey sclae | monochromatic paintings colors
(Rough or soft Finish)
- . Ceiling . Egg shell white painting finish

**BATH ROOMS, MASTER BATHROOMS
POWDER ROOMS**

- . Floors . Concrete finish tiles | Terazzo Cement Tiles
. Imported black porcelain tiles
. Decorative white | black pebbles
- . Walls . Concrete finish tiles | Terazzo Cement Tiles
. Calcatta | Black mosaic tiles
. Black Teak Wood cladding
- . Ceiling . Egg shell white painting finish
- . Sanitaryware . White or Black sanitary fixture & gold plated mixers
. Local free stand bath tub
. Built in glass shower
- . Vanity Units (According to bathroom scheme)
. Calcattae marble counter top

THEME | 2 |

BLACK N BRASS



FINISHING SPECIFICATIONS:

KITCHENS (Fully Equiped & Furnished):

- . Floors . (For open kitchens)
HDF flooring | Engineered Wood Flooring
. Concrete Flooring Tiles | Terrazo cement Tiles
. Calcatta marble mosaic tiles
. Imported black porcelain tiles
- . Back Splash . Terrazo cement Tiles | Corian Cladding
. Calcatta marble mosaic tiles
. Moisture resistant paintings colors (Theme color scheme)
- . Ceiling . Egg shell white painting finish
- . Equipment - Refrigerator
- Countertop Stove
- Stove Oven
- Microwave
- Washer / Dryer

DOORS :

- . Internal Doors . Black wood stripped doors
. Black Stripped Wooden cladded hidden Doors

ALUMINIUM & GLAZING

- . Aluminium Works . Powder coated aluminium frames
- . Glass . Single Glazing

TERRACES & ROOF TERRACES:

- . Floors . Black Teak wood flooring tiles
. Artificial grass tiles
. Decorative white | black pebbles
- . Walls . Terracotta claddings

FINISHING SPECS





THEME | 3 |

ROYAL N BOLD



FINISHING SPECIFICATIONS:

FOYER:

- . Floors . Seamless concrete floorings (white | Dark grey tones)
- . HDF | Engineered Wood Floorings
- . Calcatta marble flooring
- . Brushed gold Stainless Steel transitions
- . Skirting . HDF | Engineered wood skirting
- . Brushed Gold stainless steel skirting
- . Walls . Oak | black wood cladding
- . Wall paintings colors (Following theme color scheme)
- (Rough or soft Finish)
- . Ceiling . Egg shell white painting finish

LIVING, DINING & INTERNAL CORRIDORS:

- . Floors . Seamless concrete floorings (white | Dark grey tones)
- . HDF | Engineered Wood Floorings
- . Calcatta marble flooring
- . Brushed gold Stainless Steel transitions
- . Skirting . HDF | Engineered wood skirting
- . Brushed Gold stainless steel skirting
- . Walls . Oak | black wood cladding
- . Wall paintings colors (Following theme color scheme)
- (Rough or soft Finish)

BED ROOMS & OFFICES:

- . Floors . Seamless concrete floorings (white | Dark grey tones)
- . HDF | Engineered Wood Floorings
- . Calcatta marble flooring
- . Brushed gold Stainless Steel transitions
- . Skirting . HDF | Engineered wood skirting
- . Brushed Gold stainless steel skirting
- . Walls . Oak | black wood cladding
- . Wall paintings colors (Following theme color scheme)
- (Rough or soft Finish)
- . Ceiling . Egg shell white painting finish

BATH ROOMS, MASTER BATHROOMS

POWDER ROOMS

- . Floors . Concrete finish tiles | Terazzo Cement Tiles
- . Calcatta marble tiles
- . Decorative white | black pebbles
- . Walls . Concrete finish tiles | Terazzo Cement Tiles
- . Calcatta mosaic tiles
- . Teak Wood cladding
- . Ceiling . Egg shell white painting finish
- . Sanitaryware . White sanitary fixture & gold plated mixers
- . Local free stand bath tub
- . Built in glass shower
- . Vanity Units (According to bathroom scheme)
- . Calcatta marble counter top



THEME | 3 |

ROYAL N BOLD



FINISHING SPECIFICATIONS:

KITCHENS (Fully Equiped & Furnished):

- . Floors . (For open kitchens)
- . HDF flooring | Engineered Wood Flooring
- . Concrete Flooring Tiles | Terrazo cement Tiles
- . Calcatta marble mosaic tiles
- . Back Splash . Terrazo cement Tiles | Corian Cladding
- . Calcatta marble mosaic tiles
- . Moisture resistant paintings colors (Theme color scheme)
- . Ceiling . Egg shell white painting finish
- . Equipment - Refrigerator
- Countertop Stove
- Stove Oven
- Microwave
- Washer / Dryer

DOORS :

- . Internal Doors . Oak wood doors with brass stripes & gold plated accessories.

ALUMINIUM & GLAZING

- . Aluminium Works . Powder coated aluminium frames
- . Glass . Single Glazing

TERRACES & ROOF TERRACES:

- . Floors . Teak wood flooring tiles
- . Artificial grass tiles
- . Decorative white | black pebbles
- . Walls . Terracotta claddings



FINISHING SPECS



Master Planners
& Architects
SvN

Infrastructure
Consultant
ARUP

Interior Design
ink[™]
DESIGN HUB

Landscape Designer

trinity design

Minka Development

Address

S2 Building 2, White by The Waterway, North 90 St. New Cairo

Call Centre

15202


Email

info@minkaegypt.com




CONTACT US


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 <https://kith-kin.net>

 info@kith-kin.net

 facebook.com/kithandkineg/

 instagram.com/kithandkineg/

 13 Omar Ibn El-Khattab, Sheraton Al Matar, Cairo.