



THE MEDIAN
RESIDENCES

EGYGAB Presents

The Median Residences
New Cairo.

DESIGN

HERE

LUXURY

MODERN

STYLE

PRICE

ART

SOMEWHERE

IN BETWEEN.

DESIGN

FUNCTION

THERE

REALITY

CLASSIC

COMFORT

WORTH

What if you were told that there is one destination,

that bridges the gap between

dreams and captivating reality straight in the heart of everything?





mind / soul.




quiet / lively.



dream / reality.

**A comprehensive destination
somewhere in between.**



THE PERFECT

BALANCE.

Rolling out on an impressive 20 acres of land, The Median Residences is everything impossible made possible in a prime location in New Cairo. Imaginatively masterplanned by the leading Egyptab, the project sets the perfect balance between luxury and reason, thanks to its fully-integrated alchemy where commercial, educational, spiritual and natural distinction live at your door.

Designed in absolute harmony with nature, The Median Residences boasts %74 of green, breathing landscapes while offering a flexible variety of unit types ranging from elegantly appointed 1 Bedroom to spacious 2-3 bedroom apartments, townhouses and villas.

Life at The Median places residents' life in between relaxation and day-long entertainment, guaranteeing a balanced lifestyle where price and worth finally meet.

A Prime Location



The Median Residences is ideally enjoying a prime location between the Ring Road and Suez Road. The project has been carefully planned with residents' convenience in mind, only few minutes away from New Cairo, Heliopolis and Nasr City.

**An accessible Median
between here and there.**



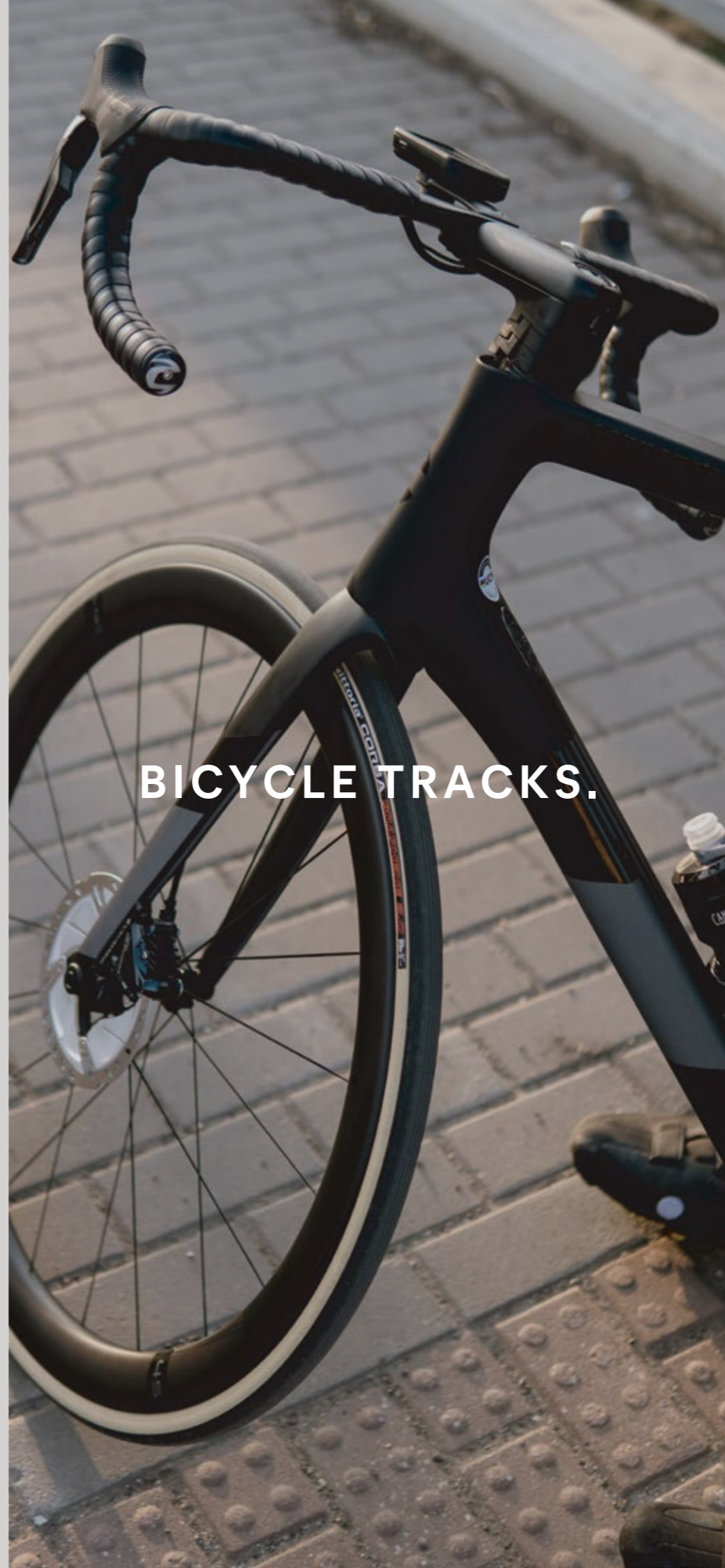
A LIVELY

MEDIAN.

Living at The Median Residences is enjoying every minute of every day without having to leave the community. The project surrounds its community with a state-of-the-art mall, an elegantly appointed social club and a nursery for quality education. Ideal for young families and couples alike, The Median Residences offers triple play and smart homes and safe kids areas & fun playgrounds for the little ones, a state-of-the-art mosque, as well as large bicycle tracks to keep everyone energized.



KIDS AREA.



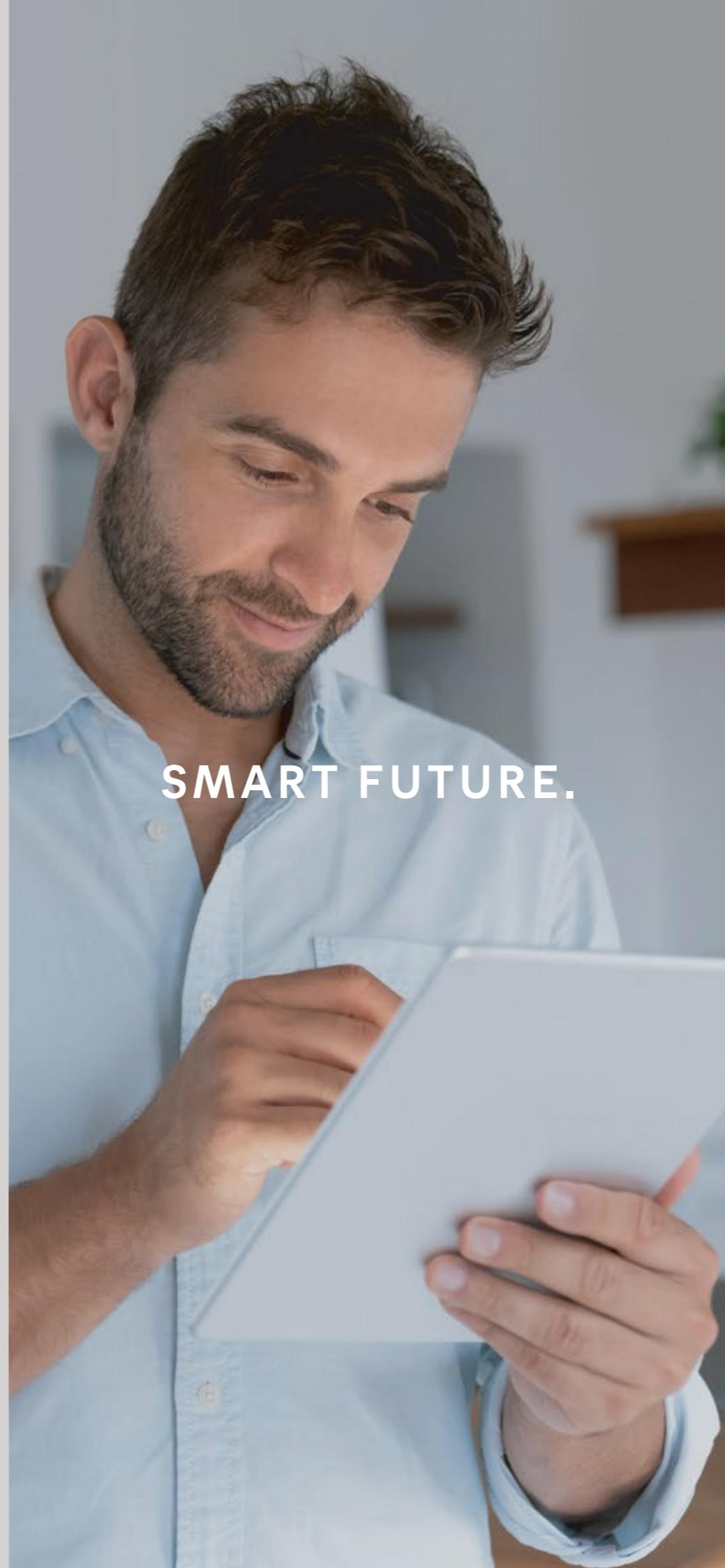
BICYCLE TRACKS.



SOCIAL CLUB.



COMMERCIAL
MALL.



SMART FUTURE.



TOP CLASS
NURSERY.

/
MASTERPLAN.



- 3 Swimming Pools
- 2 Social Clubs
- 3,500m² Lakes
- Commercial Mall
- Bicycle Tracks
- Kids Area
- Nursery
- Mosque
- Gym



Sleek, contemporary and more than meets the eye, The Median residences sets new standards in artful living. The project puts emphasis on broad, expensive streets accommodating 3,500m² of flowing lakes and breathtaking gardens to inspire its community's wellbeing in every direction. Homes at The Median Residences are a modern interpretation of unique elegance and streamlined functionality where space and views smartly intertwine.

**An inspiring Median
between art & design.**



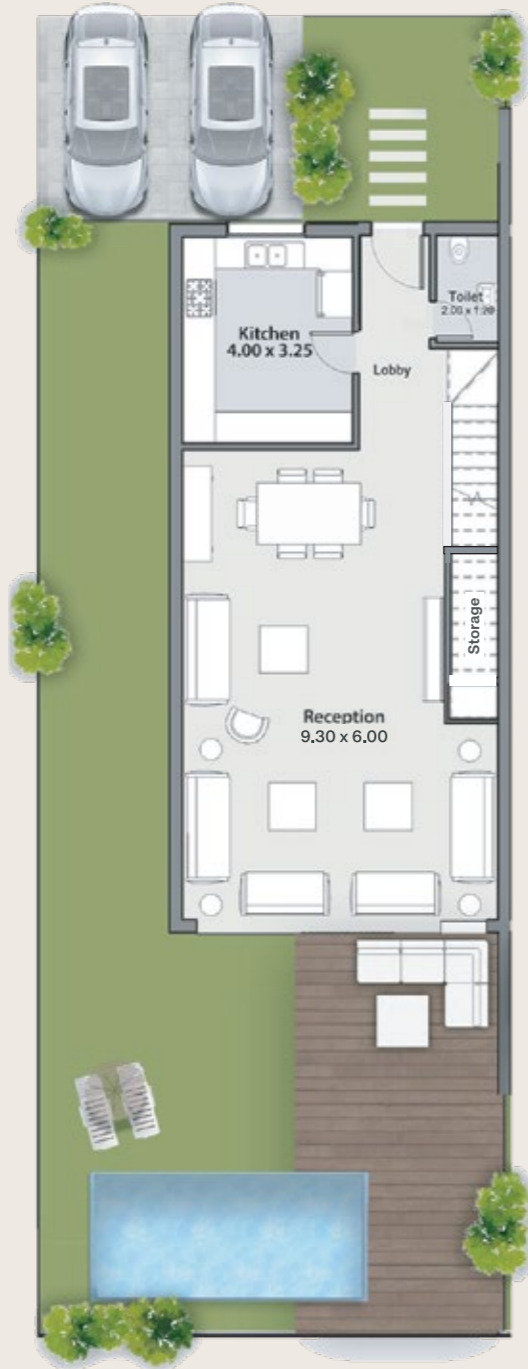


Townhomes.

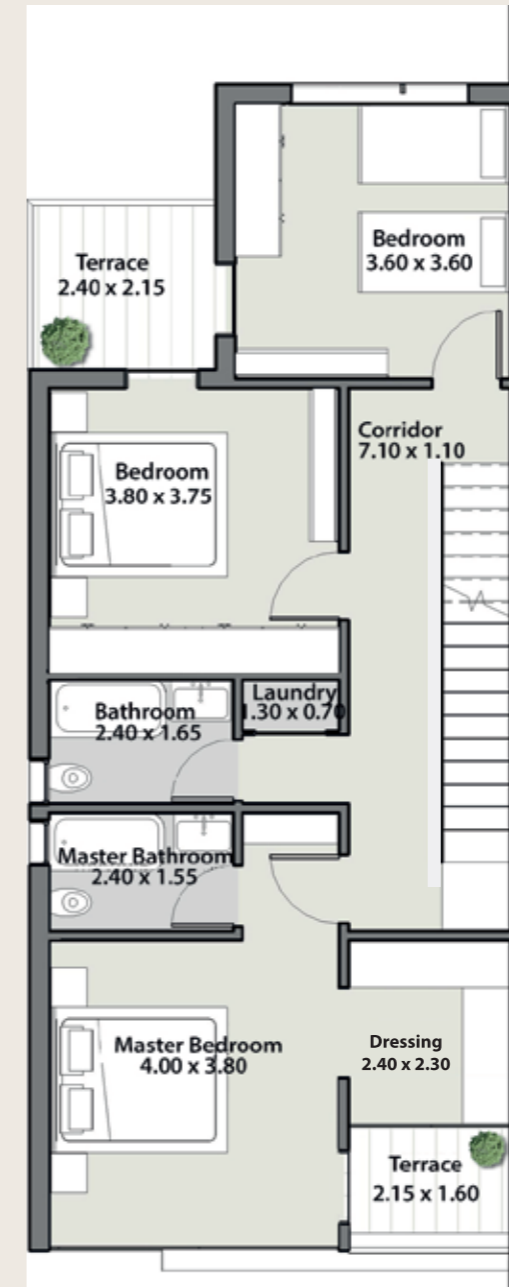
Corner

Villa 1

250m²



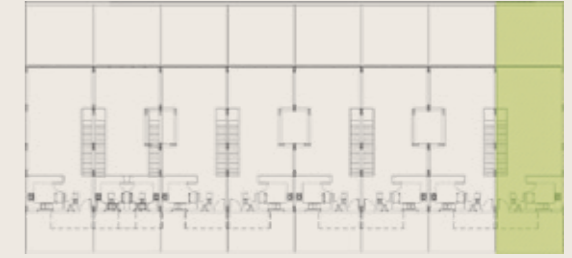
Ground Floor



First Floor



Roof Floor



1- All rooms' dimensions are measured to structure elements and exclude wall finishes and construction tolerances. 2-Actual areas may vary from the scaled areas. 3-Units and gardens dimensions and drawings are approximate information may subject to change during construction works. 4-Actual units areas, front windows, porches and terraces may vary by elevations styles.

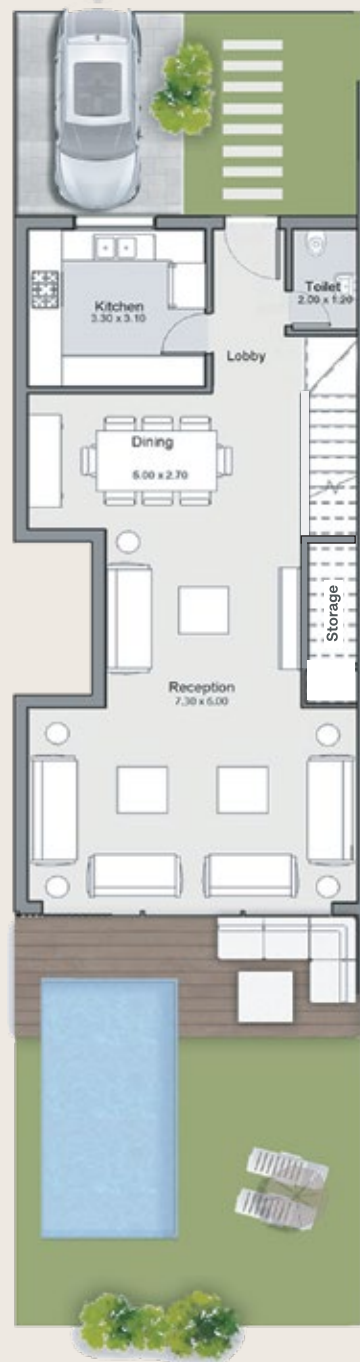
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Townhomes.

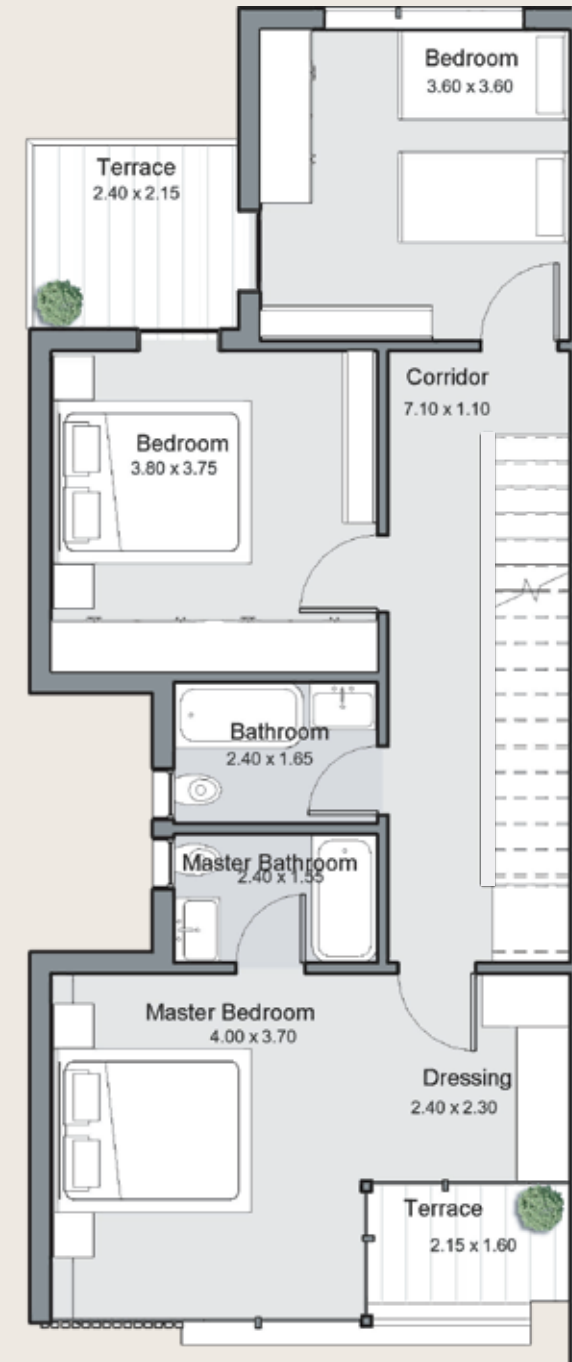
Middle

Villa 1

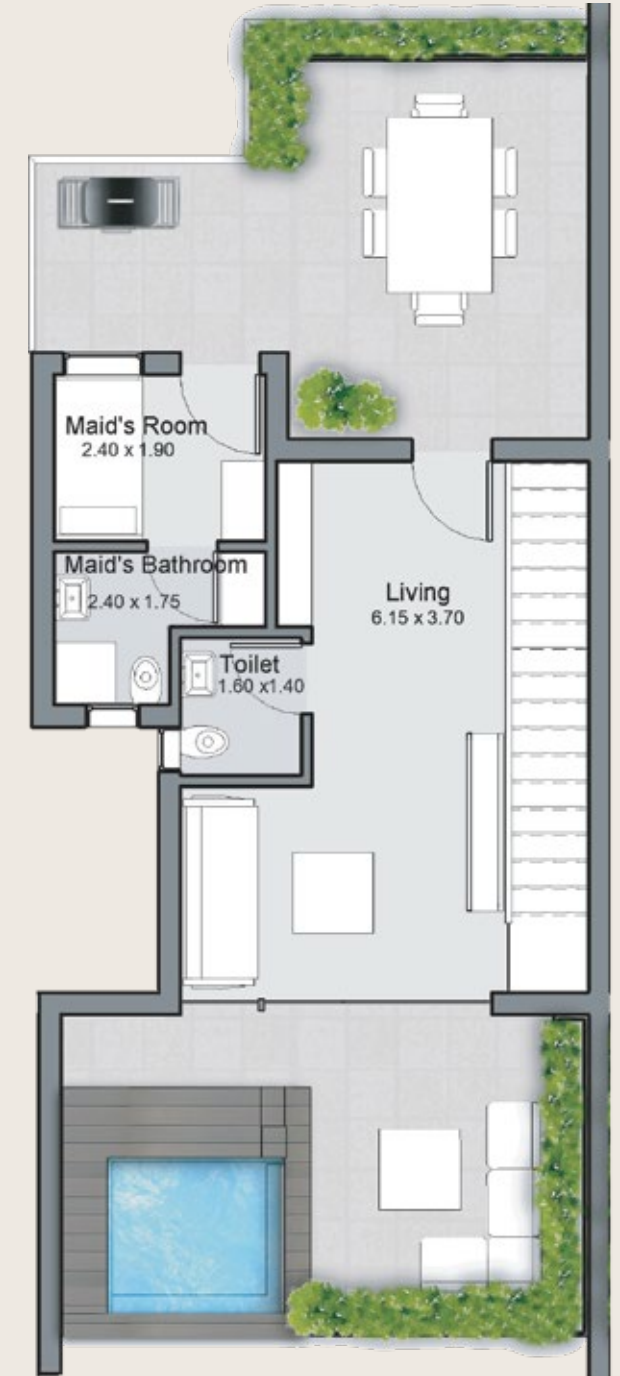
231m²



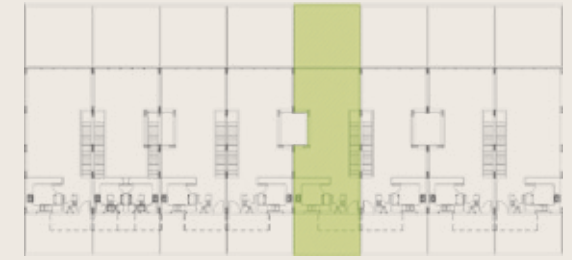
Ground Floor



First Floor



Roof Floor



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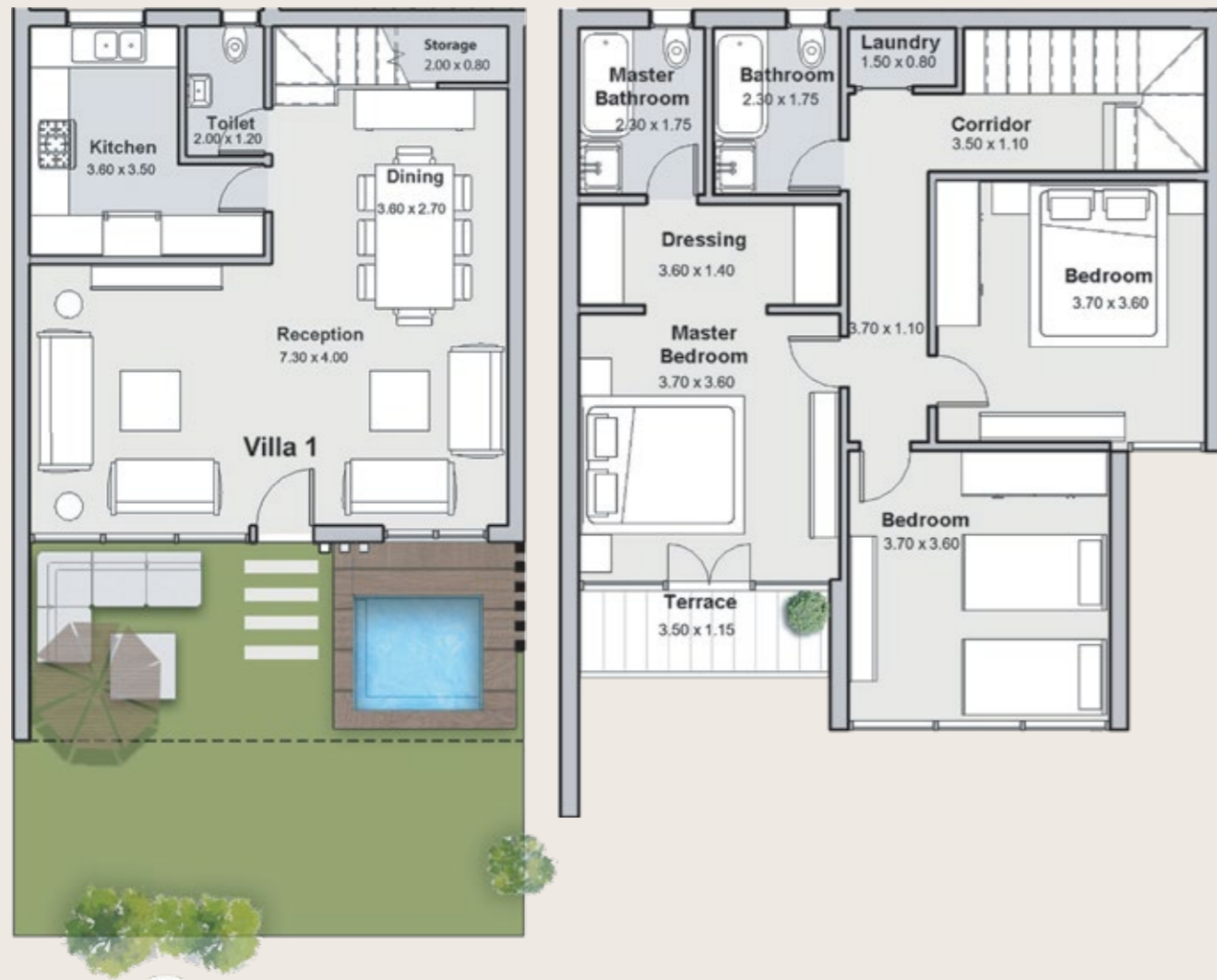
ENGINEERING SECTION



Eden Villas.

Ground Villa

Villa 1	176m ²	Garden	47m ²
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Entrance Floor

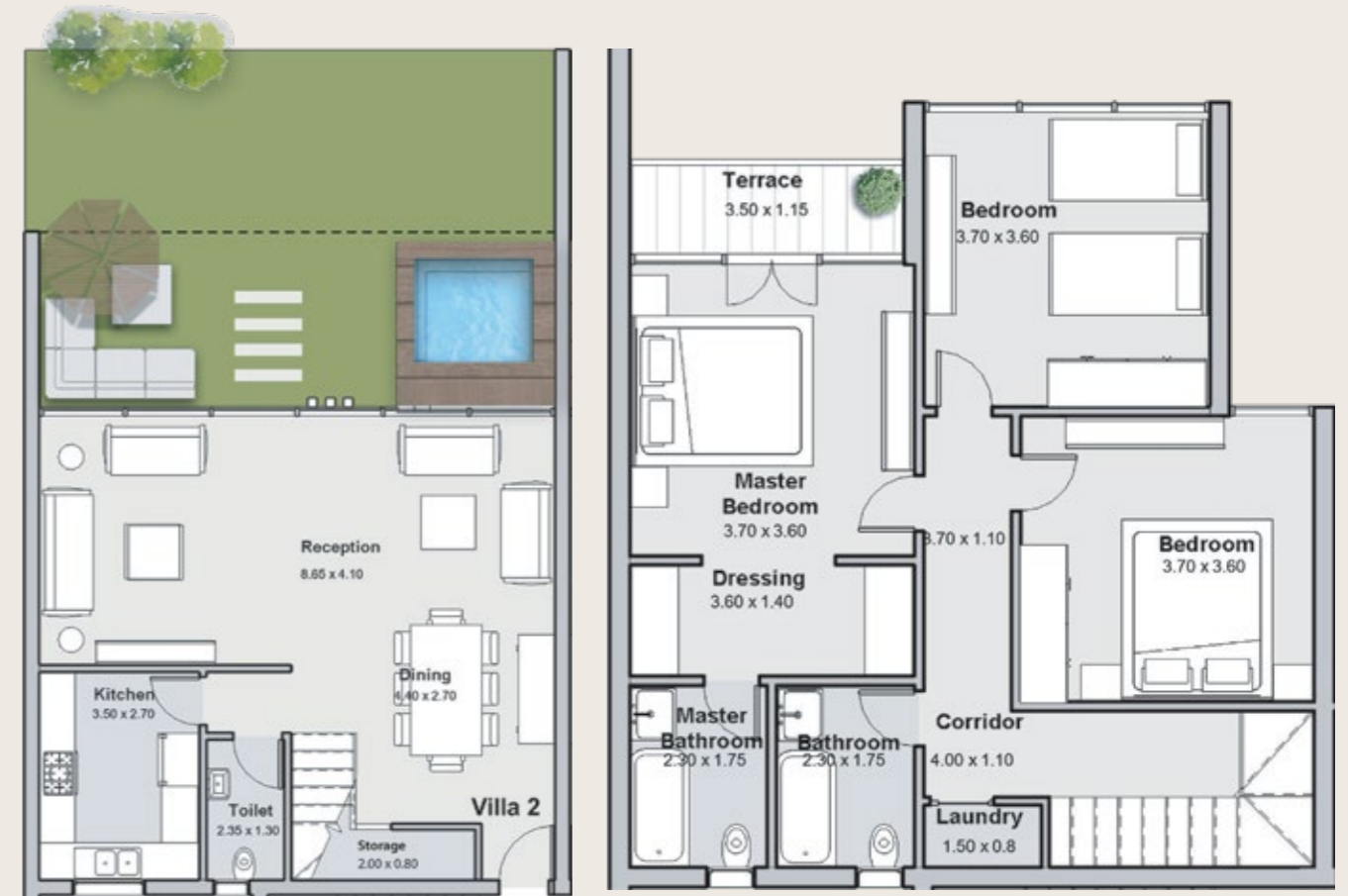
Upper Floor

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Eden Villas.

Ground Villa

Villa 2	189m ²	Garden	53m ²
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Entrance Floor

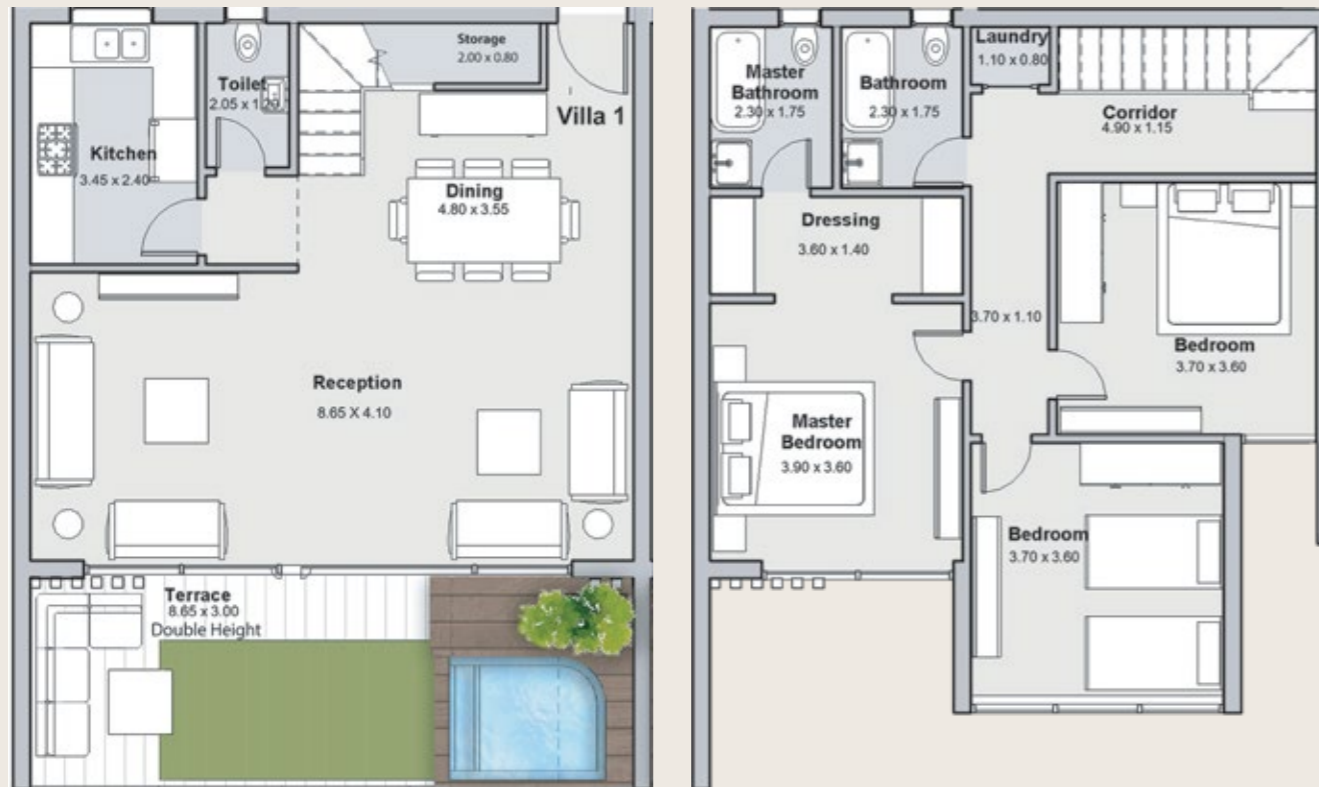
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Eden Villas.

Upper Villa

Villa 1	215m ²
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Entrance Floor

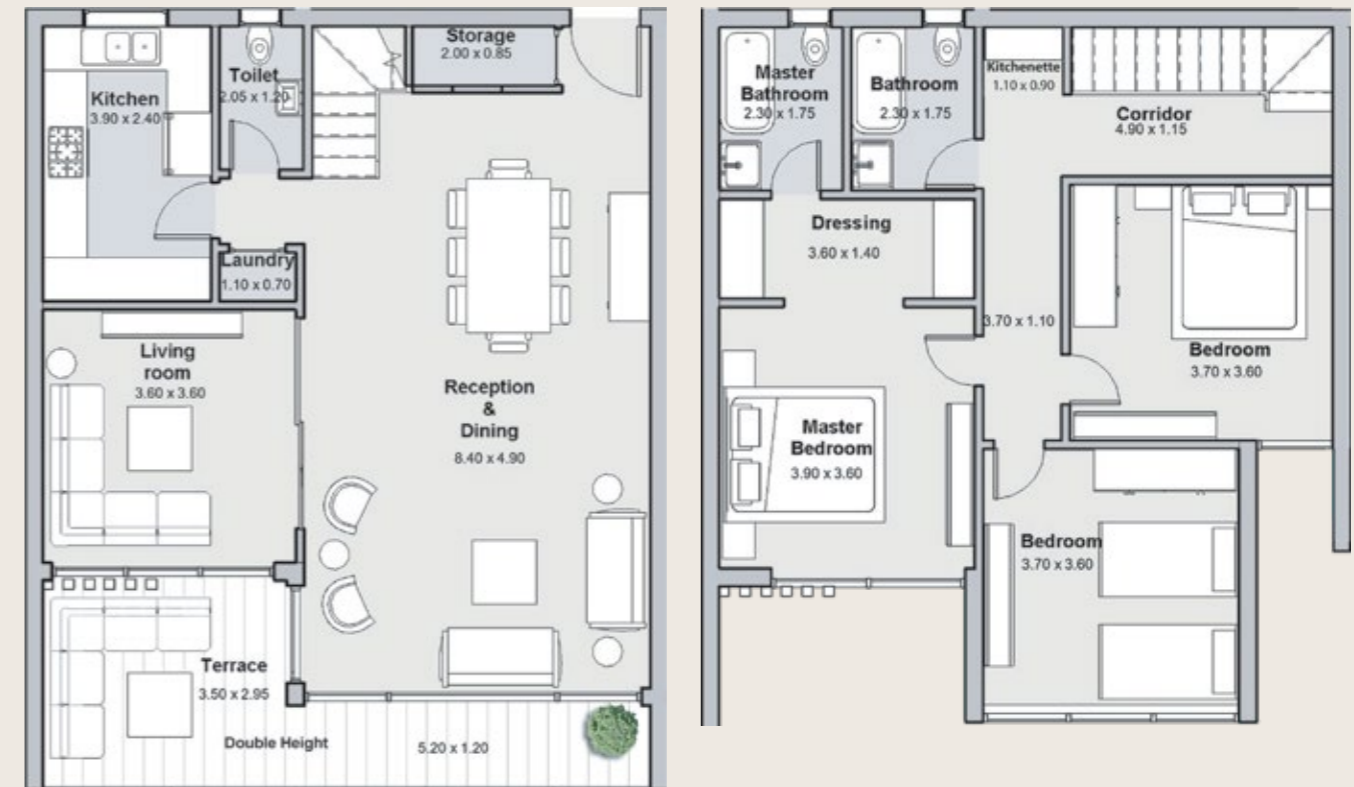
Upper Floor

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Eden Villas.

Middle Villa

Villa 2	215m ²
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Entrance Floor

Upper Floor

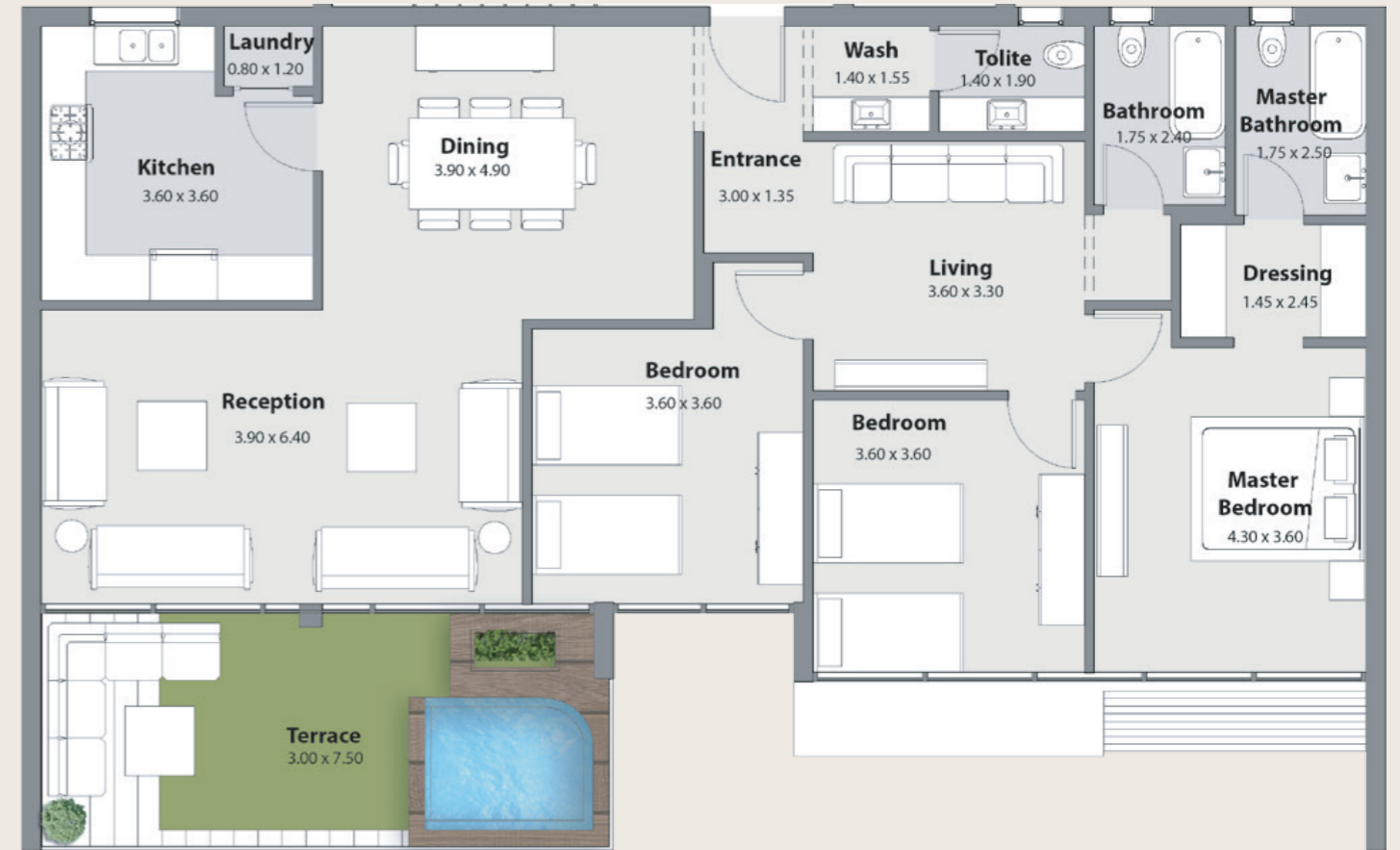
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Eden Villas.

Eden Apartment

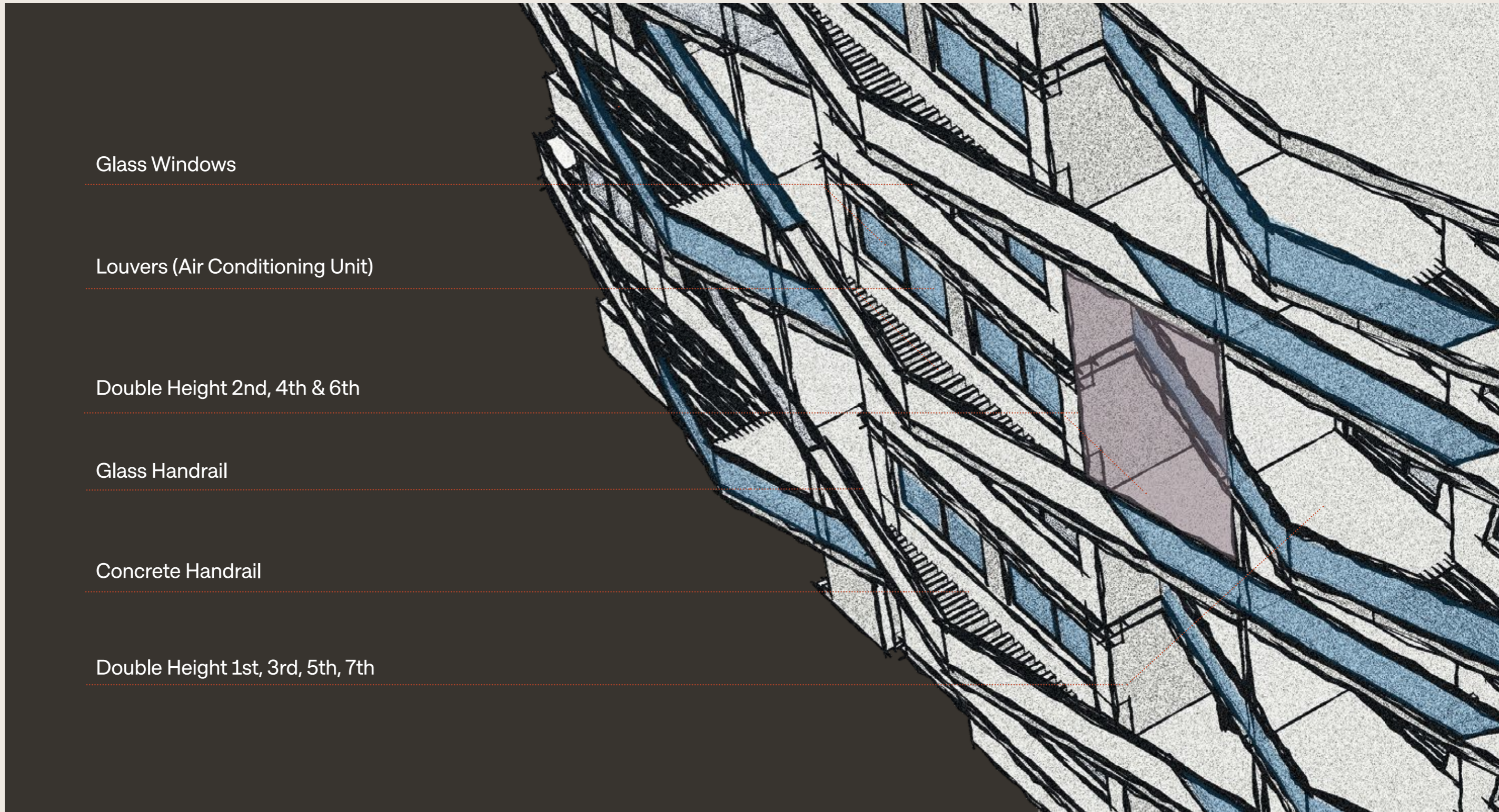
Apt. 1	214m ²
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Glass Windows

Louvers (Air Conditioning Unit)

Double Height 2nd, 4th & 6th

Glass Handrail

Concrete Handrail

Double Height 1st, 3rd, 5th, 7th

Maximized Views and Circulation For All Residents

The Median residences adopts a unique triangular architecture across all building designs to grant most of units infinite views on green open landscapes. To ensure residents enjoy a cool breeze year-round, each building boasts its own court, allowing the air to freely circulate, irrespective of the unit's orientation -North or South.

Optimized space

For a breathing living experience.

Unit types

The Median residences' apartment layout focuses on optimizing the interiors while maximizing outdoor terraces for an airy living experience. Most of the units enjoy double height ceilings to increase space perception from every point.

**An inspiring Median
between art & design.**



1 Bedroom.

Type 3

Typical Floor	78m ²
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1. Master Bedroom	3.60 x 3.80 m ²
2. Master Bathroom	1.60 x 2.20 m ²
3. Toilet	1.30 x 1.50 m ²
4. Dining & Reception	3.60 x 6.80 m ²
5. Terrace	2.00 x 3.50 m ²



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2 Bedrooms.

Type 1

Ground Floor	122m ²	Garden	152m ²
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1. Bedroom 1	3.60 x 3.80 m ²
2. Bedroom 2	3.60 x 3.80 m ²
3. Bathroom	1.60 x 2.30 m ²
4. Dining & Reception	4.10 x 7.30 m ²
5. Kitchen	2.70 x 3.60 m ²
6. Toilet	1.20 x 2.70 m ²
7. Corridor	1.10 x 5.00 m ²
8. Terrace	1.20 x 3.90 m ²



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2 Bedrooms.

Type 2

Ground Floor	109m ²	Garden Area	48m ²
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1. Bedroom 1	3.60 x 3.60 m ²
2. Bedroom 2	3.60 x 3.60 m ²
3. Bathroom	1.60 x 2.40 m ²
4. Dining & Reception	4.10 x 6.80 m ²
5. Toilet	1.20 x 2.40 m ²
6. Kitchen	1.80 x 2.40 m ²
7. Corridor	1.10 x 5.00 m ²
8. Terrace	1.20 x 4.00 m ²



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2 Bedrooms.

Type 3

Typical Floor	127m ²
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1. Bedroom 1	3.60 x 3.80 m ²
2. Bedroom 2	3.60 x 3.80 m ²
3. Bathroom	1.60 x 2.30 m ²
4. Dining & Reception	4.10 x 7.30 m ²
5. Toilet	1.20 x 2.70 m ²
6. Kitchen	2.70 x 3.60 m ²
7. Corridor	1.10 x 5.00 m ²
8. Double Height Terrace	2.50 x 3.90 m ²



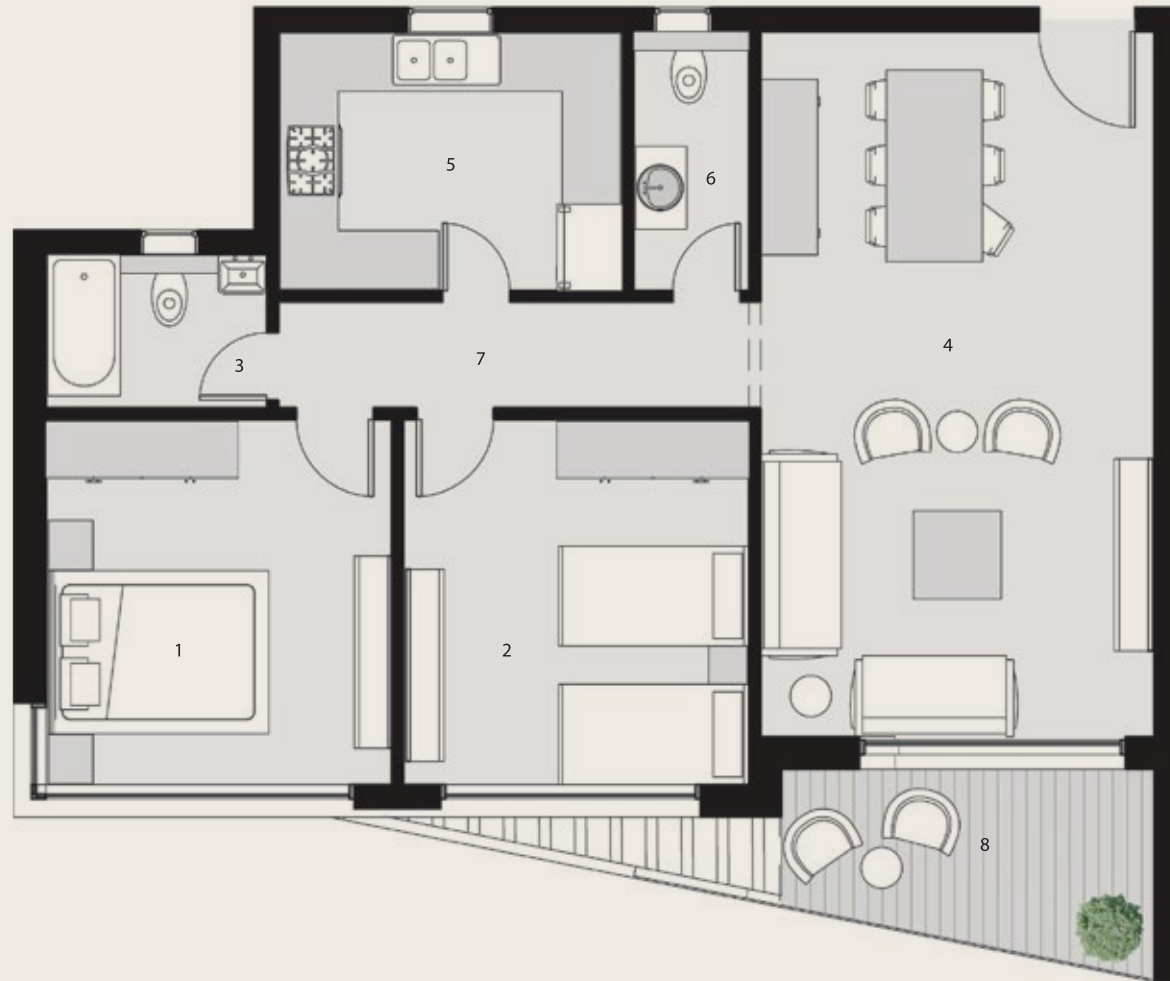
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2 Bedrooms.

Type 4

Typical Floor	123m ²
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1. Bedroom 1	3.60 x 3.80 m ²
2. Bedroom 2	3.60 x 3.80 m ²
3. Bathroom	1.60 x 2.30 m ²
4. Dining & Reception	4.10 x 7.30 m ²
5. Toilet	1.20 x 2.70 m ²
6. Kitchen	2.70 x 3.60 m ²
7. Corridor	1.10 x 5.00 m ²
8. Terrace	1.80 x 3.90 m ²



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3 Bedrooms.

Type 1

Ground Floor	157m ²	Garden	67m ²
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1. Master Bedroom	3.60 x 5.00 m ²
2. Master Bathroom	1.60 x 3.10 m ²
3. Dressing	1.60 x 1.60 m ²
4. Bedroom	3.60 x 3.60 m ²
5. Bedroom	3.60 x 3.60 m ²
6. Bathroom	1.60 x 2.40 m ²
7. Dining & Reception	4.10 x 6.80 m ²
8. Toilet	1.20 x 2.10 m ²
9. Kitchen	2.40 x 3.00 m ²
10. Corridor	1.10 x 5.80 m ²
11. Terrace	1.20 x 4.00 m ²
12. Terrace	1.20 x 3.50 m ²



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3 Bedrooms.

Type 2

Ground Floor	140m ²	Garden	100m ²
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1. Master Bedroom	3.80 x 3.90 m ²
2. Bathroom	1.70 x 2.70 m ²
3. Bedroom	3.60 x 3.60 m ²
4. Bedroom	3.60 x 3.80 m ²
5. Toilet	1.20 x 2.70 m ²
6. Dining & Reception	4.10 x 7.30 m ²
7. Kitchen	2.40 x 2.70 m ²
8. Corridor	1.10 x 5.00 m ²
9. Terrace	1.20 x 3.90 m ²



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3 Bedrooms.

Type 3

Typical Floor	171m ²
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1. Master Bedroom	3.60 x 5.00 m ²
2. Master Bathroom	1.60 x 3.10 m ²
3. Dressing	1.60 x 1.60 m ²
4. Bedroom	3.60 x 3.60 m ²
5. Bedroom	3.60 x 3.60 m ²
6. Dining & Reception	4.10 x 6.80 m ²
7. Bathroom	1.60 x 2.40 m ²
8. Toilet	1.20 x 2.10 m ²
9. Kitchen	2.40 x 3.00 m ²
10. Corridor	1.10 x 5.00 m ²
11. Double Height Terrace	2.20 x 4.00 m ²
12. Double Height Terrace	2.20 x 3.50 m ²



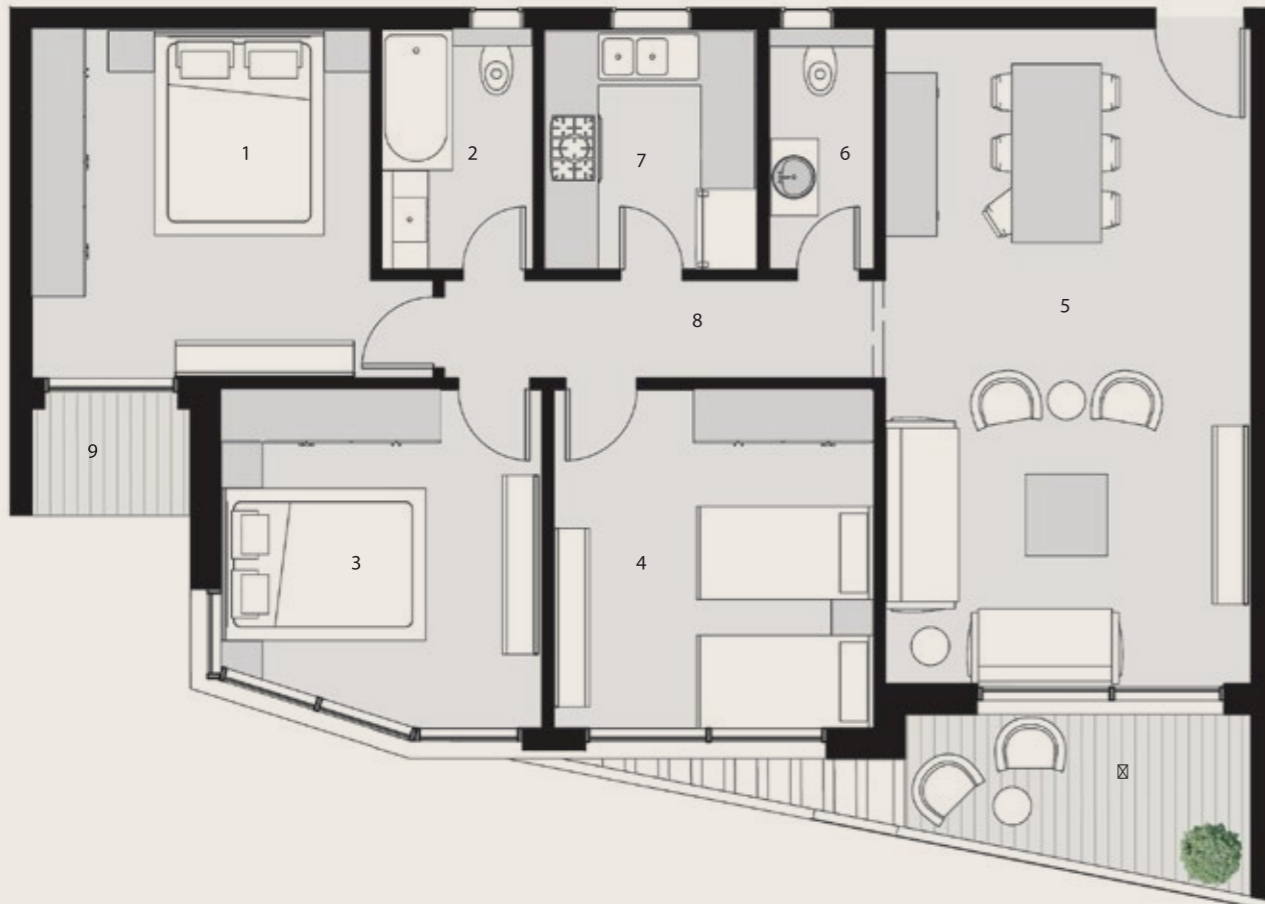
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3 Bedrooms.

Type 4

Typical Floor	144m ²
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1. Master Bedroom	3.80 x 3.90 m ²
2. Bathroom	1.70 x 2.70 m ²
3. Bedroom	3.60 x 3.60 m ²
4. Bedroom	3.60 x 3.80 m ²
5. Dining & Reception	4.10 x 7.30 m ²
6. Toilet	1.20 x 2.70 m ²
7. Kitchen	2.40 x 2.70 m ²
8. Corridor	1.10 x 4.90 m ²
9. Terrace	1.20 x 1.80 m ²
10. Terrace	1.80 x 3.90 m ²

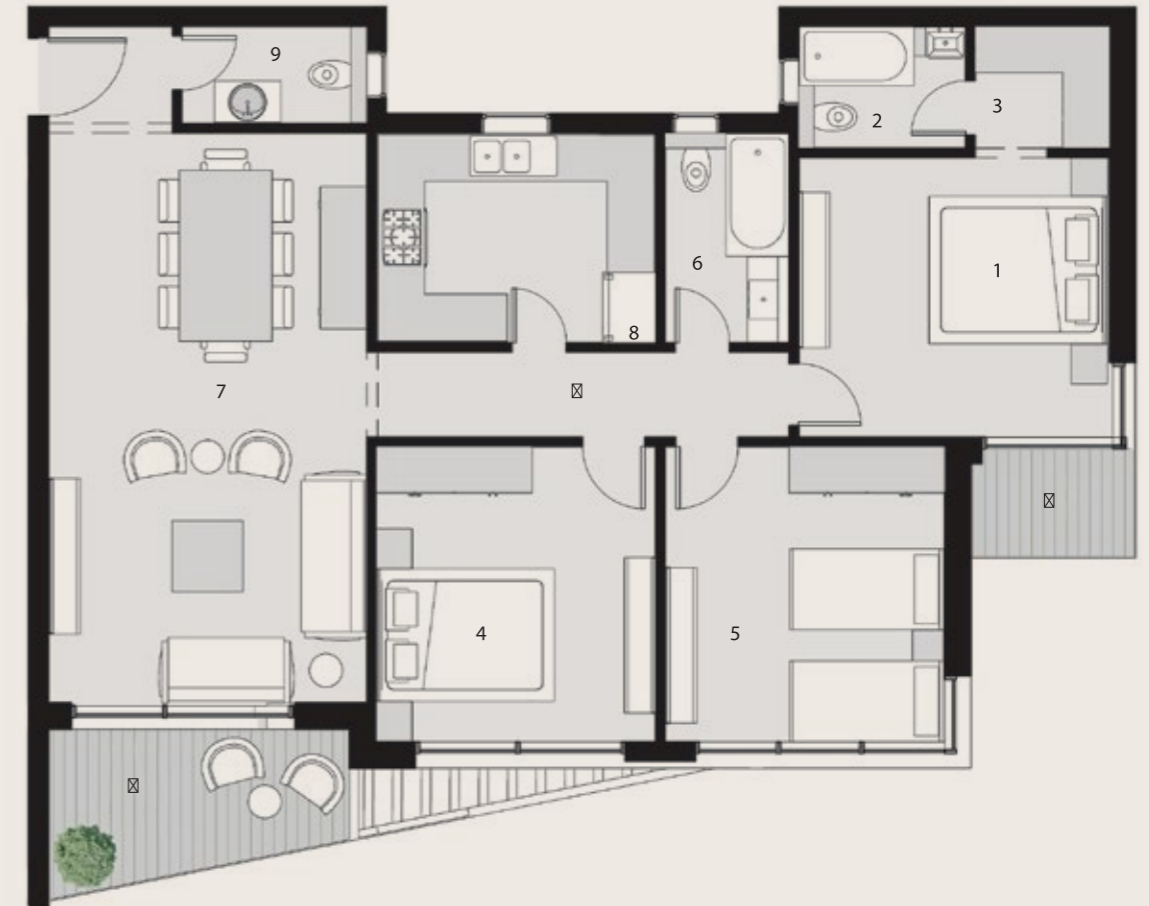


3 Bedrooms.

Type 5

Typical Floor	160m ²
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1. Master Bedroom	3.60 x 4.00 m ²
2. Master Bathroom	1.60 x 2.15 m ²
3. Dressing	1.60 x 1.70 m ²
4. Bedroom	3.60 x 3.80 m ²
5. Bedroom	3.60 x 3.80 m ²
6. Bathroom	1.60 x 2.70 m ²
7. Dining & Reception	4.10 x 7.30 m ²
8. Toilet	1.25 x 2.40 m ²
9. Kitchen	2.70 x 3.60 m ²
10. Corridor	1.10 x 5.40 m ²
11. Terrace	1.80 x 3.90 m ²
12. Terrace	1.20 x 2.00 m ²



/

THE DEVELOPER.



ABOUT

EGYGAB.

Egygab was founded in 1977 with a history of building communities, working in a huge variety of fields and developing the community in every possible way. With a very rich record of establishments not only in the construction business, but also in the educational, agricultural, trade and industry businesses. Serving various sectors that include architectural design, contracting, construction management, civil planning and construction. Our main projects are The Egyptian Language School (ELS), The Canadian International College (CIC), Family City compound in New Cairo, The Fount commercial mall in New Cairo, Granda Residence, Granda Life compounds in Al Shorouk City, The Edge Medical & Retail complex and finally Masaya Sidi-Abdelrahman. Egygab has a clear vision to develop more communities that would reflect its professionalism in the market and get involved in the social progress Egypt is seeking.

Since 1977

OUR

PARTNERS.

Engineering Consultant:



Designed By:

SHERIHAN GABALLAH
ARCHITECTURE DESIGN STUDIO

Facility Management:



EGYGAB

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