

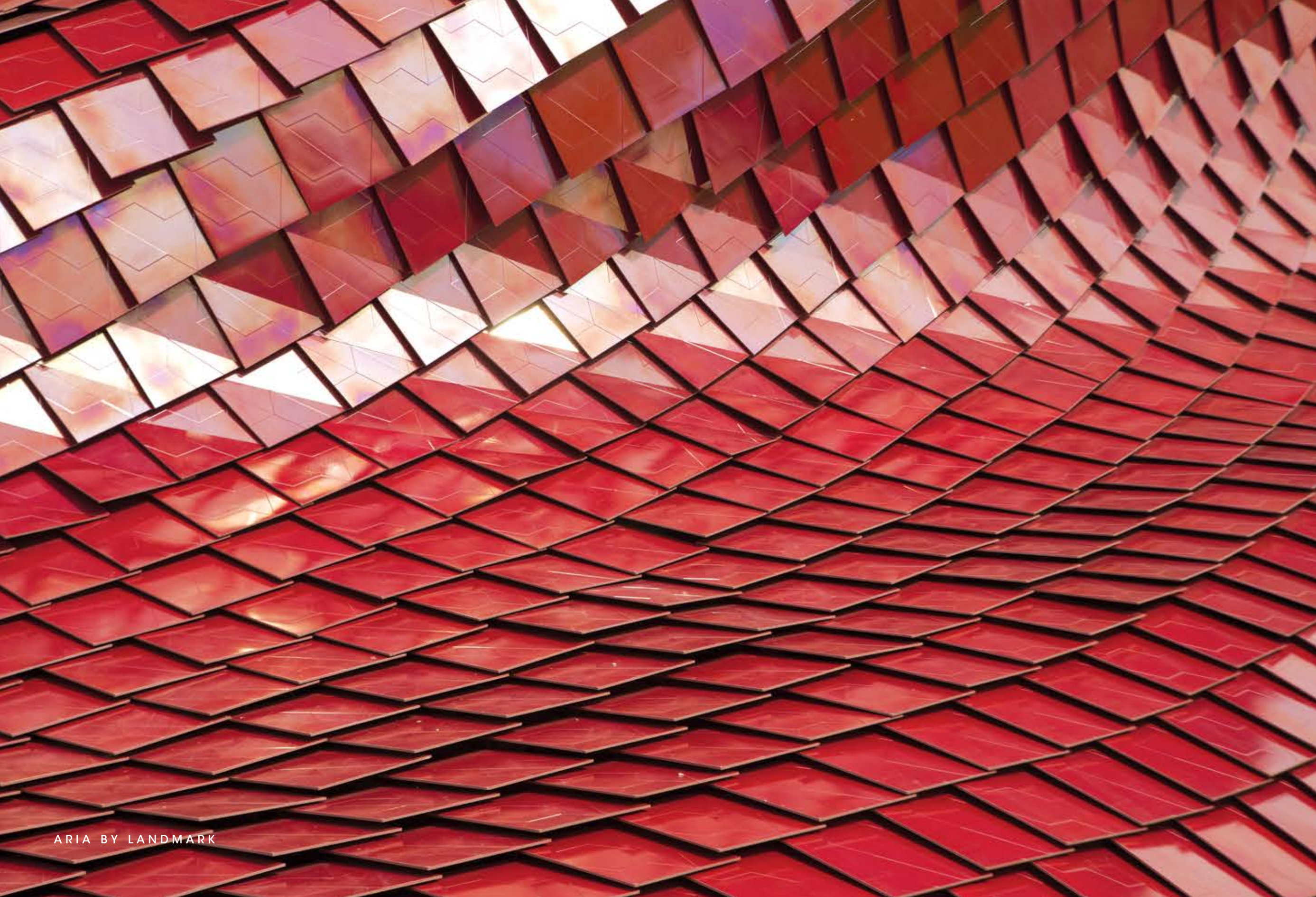


ARIA



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MANAZEL

Manazel Real Estate Development was established in 2006 as an investment arm for Manazel holding company (Kuwaiti Shareholding Company) in the Egyptian real estate market.

Manazel is one of the most prominent companies specialized in real estate development, which was established to meet the growing needs of luxury real estate projects with a distinguished level as it owns a mature sense in real estate development based on experience, knowledge and ability to develop architectural and structural thinking and shape it in the form of real estate project that serves the needs of customers.

We also provide innovative and suitable housing solutions for the customers in terms of architectural style, tranquility, privacy and luxury.

In order to achieve this, we worked with a strategic partner such as LandMark that has been chosen in the implementation of two projects in Egypt, namely Layan Residence and Aria, alongside the company's projects outside of Egypt.

منازل للتطوير العقاري
MANAZEL REAL ESTATE DEVELOPMENTS





LANDMARK



Founded by Engineer Ahmed Sabbour, one of the pioneers in the Egyptian real estate market, Landmark was founded with the sole purpose of catering to the ever increasing demand in the real estate market, a demand for prime destinations and modern living spaces.

Landmark was among a few Egyptian real estate companies that expanded business across borders, Landmark has single handedly undertook projects such as the Continental tower in Dubai Marina and Rukan compound in Dubai land, Dubai, in addition to the historic themed building 91 in Muntaner street, Barcelona.

As Landmark expands globally it does not overlook the promising Egyptian market. Some of Landmark's currently active projects in New Cairo are Layan and ARIA.

Landmark will continue developing luxurious prime locations and setting the bar higher every time by delivering superior services and high quality after-sale care.

Landmark promises clients future, life, energy and sensation with material, composition and time in mind. Having all of the above in a premium location and having each compound delivered a standalone destination is Landmark's true challenge.



ABOUT ARIA

As the population grows, people spread out over the land and new housing projects erect around the main city. At first, the need was to create more houses, but then the game started getting more advanced and the buyers started expecting the bar to get raised. Buyers today aspire to advanced facilities and higher standards of living. This was why Landmark came up with the idea of ARIA.

ARIA is located in Mostakbal city, Egypt's newest city destination, with over 11,000 acres of a fully integrated mega green city. ARIA hits the bullseye when it comes to serving the market's exact needs, with more greeneries, open spaces, modern designs and advanced facilities.

ARIA was conceived with a strong belief in the benefits of open spaces and how it can affect lives positively. Public open space and parks as well as playgrounds have been associated with better perceived general health and reduced stress levels, with ARIA, home buyers can now raise their expectations bar.



ARCHITECTURE

Nada Moussa, As the architect behind ARIA I asked myself 'Why do I feel the need to travel when I want a change of scenery? Why do I sometimes feel closed up in my own home? As a potential buyer myself, what kind of living environment am I seeking? And will this project adhere to the standards of Landmark?' all these questions led me to one answer, I need to provide home owners with more than just a home but rather a compound where you can make use of facilities that aren't solely part of your confined space, but part of the whole area. More importantly the ability to look back at your decision (five or ten years later) and know that nothing has changed or gotten worse, I aim to provide a short and long term near perfect experience that will reflect back with a higher quality of life to all the home owners.

To connect all the mentioned points I linked the main elements of life to ARIA and embodied every aspect in architecture and living solutions. Earthly landscapes, pools, open airy spaces, public terraces, wide window views and electronic services, all accompanied by an energetic and fiery community that brims with positivity.

My vision for ARIA was inspired by the European living environments and accurately planned cities. When you buy an apartment in a building you shouldn't be exclusively limited to the apartment, you should aim to buy the environment around it. ARIA is a place where apartments are part of a bigger picture, where services are in-sync with lives, and most of all, it's a place where all the undesirable necessities are taken care of instantly and innovatively.

With the introduction of various living improvements, buyers are expected to revel in a more sophisticated standard of living and enjoy more aspects of life. From fully automated electric homes to large and open accessible parks with plenty of freedom, it's all about the quality of life.



PHILOSOPHY

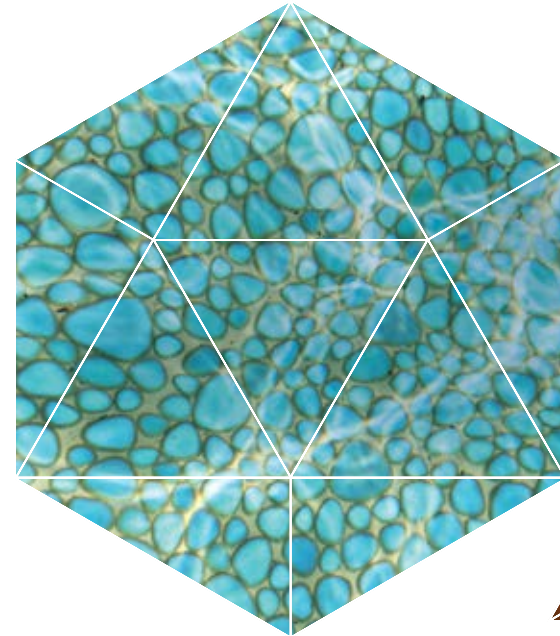
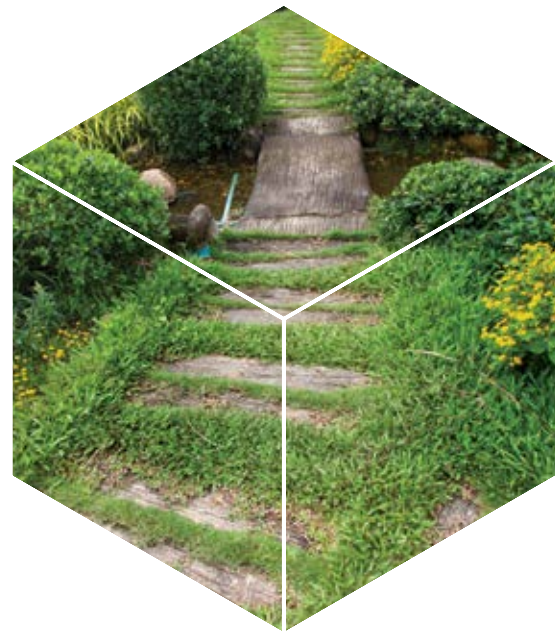
ARIA has a different look and feel to it and if you were to analyze it, you'd realize that the landscape to hardscape ratio is unique. Unique in the sense that the hardscape compliments the landscape, I believe having a controlled amount of green areas is the key to consistency, as hardscape tends to live longer since it's more durable than grass, providing sustainability and keeping the aesthetic factor unified. It's a more realistic approach that does not compromise anything, but as a matter of fact adds to the living experience.

Part of living in a properly planned city or compound is having public furniture provided, and in more advanced examples the furniture is fixed and part of the hardscape, for visual and durability purposes. The hardscape is not exclusively intended to be walkways but also apartment numbered parking spaces and bicycle lanes.

ARIA is a wonderful and radiant place during the day. But at night, the other side of the coin reveals itself and its hidden beauties, built-in lighting within the hardscape and landscape makes night-time outdoor activities more encouraging.

The smallest of details have been tended to in this project from the apartment numbers' signs, to the railing materials and building colors all the way to the manhole designs. Colored with a meticulous palette, the building designs sing in perfect harmony with the hardscape colors and designs giving ARIA a special tone of voice and character of its own.

The services at ARIA have been researched and put through all the tests, but what makes it all the more special is the application bestowed upon the residents. Yes, one application connects the whole compound's services to home owners. Services such as car wash, laundry, plumbing, window cleaning, electric work, and all kinds of odd jobs; it's like living in a hotel. Infrastructure at ARIA tends to the daily needs of its residents, a nursery, a mosque, a retail center, a club house, kids' park and more. A fully integrated compound to suit the needs of kids, adults and the whole family together.



ELEMENTS OF LIFE

The 'An eye for detail' ideology is the core in which ARIA was conceived. Every inch of ARIA was created so carefully. ARIA didn't neglect the four main elements of life (Earth, Air, Fire, & Water).

Earth Element: Broad green landscapes on a spacious land filled with parks and trees for those sunrise cardio exercises and romantic sunset walks.

Air Element: The openness, the spaciousness, and of course, the feeling of freedom. Let the air flow around you and just let go, plenty of studies prove that there are numerous health benefits associated with access to public open space and parks.

Water Element: Fountains and pools in public spaces make every step you take breezy and calming. The sound of water running gently in a fountain on a warm spring afternoon is a guaranteed moment of comfort and relaxation.

Fire Element: The energy and positivity that such an environment can create is uncanny. Scenarios such as picnics and bicycle rides are a given, and in such a stress free zone, nothing can get in the way of your passions... and barbecues!



TYPES



TYPE A2

Type 265 m²



Ground Floor Corner

| | |
|--------------------|---------------|
| Entrance | 1.80 x 1.80 m |
| Kitchen | 4.80 x 4.00 m |
| Guest Toilet | 2.20 x 1.60 m |
| Maid's Room | 2.80 x 1.60 m |
| Maid's Toilet | 2.30 x 1.50 m |
| Reception & Dining | 8.80 x 5.40 m |
| Living Room | 3.80 x 3.00 m |
| Bedroom 1 | 5.00 x 3.80 m |
| Bathroom 1 | 2.00 x 1.80 m |
| Bedroom 2 | 3.80 x 3.60 m |
| Bathroom 2 | 3.40 x 1.90 m |
| Bedroom 2 Dressing | 3.60 x 1.80 m |
| Laundry | 1.80 x 1.40 m |
| Master Bedroom | 4.70 x 3.80 m |
| Master Bathroom | 2.80 x 1.80 m |
| Dressing | 3.90 x 1.80 m |

Key Plan



Type 205 m²



Ground Floor Corner

| | |
|--------------------|---------------|
| Entrance | 2.40 x 1.60 m |
| Kitchen | 3.20 x 2.80 m |
| Guest Toilet | 1.80 x 1.50 m |
| Reception & Dining | 8.00 x 5.00 m |
| Bedroom 1 | 4.20 x 3.80 m |
| Bedroom 2 | 5.40 x 3.60 m |
| Bathroom | 2.80 x 2.50 m |
| Master Bedroom | 4.50 x 3.80 m |
| Master Bathroom | 2.20 x 1.90 m |
| Dressing | 2.80 x 1.80 m |

Key Plan



Type 265 m²



Typical Floor Corner

| | |
|--------------------|---------------|
| Entrance | 1.80 x 1.80 m |
| Kitchen | 4.80 x 4.00 m |
| Guest Toilet | 2.20 x 1.60 m |
| Maid's Room | 2.80 x 1.60 m |
| Maid's Toilet | 2.30 x 1.50 m |
| Reception & Dining | 8.80 x 5.40 m |
| Living Room | 3.80 x 3.00 m |
| Bedroom 1 | 5.00 x 3.80 m |
| Bathroom 1 | 2.00 x 1.80 m |
| Bedroom 2 | 3.80 x 3.60 m |
| Bathroom 2 | 3.40 x 1.90 m |
| Bedroom 2 Dressing | 3.60 x 1.80 m |
| Laundry | 1.80 x 1.40 m |
| Master Bedroom | 4.70 x 3.80 m |
| Master Bathroom | 2.80 x 1.80 m |
| Dressing | 3.90 x 1.80 m |

Key Plan



Type 215 m²



Typical Floor Corner

| | |
|--------------------|---------------|
| Entrance | 2.40 x 1.60 m |
| Kitchen | 3.50 x 3.10 m |
| Storage | 2.20 x 1.50 m |
| Guest Toilet | 2.80 x 1.50 m |
| Reception & Dining | 8.00 x 5.00 m |
| Bedroom 1 | 4.20 x 3.80 m |
| Bathroom 1 | 2.80 x 2.50 m |
| Bedroom 2 | 5.40 x 3.60 m |
| Bathroom 2 | 3.30 x 1.90 m |
| Master Bedroom | 4.50 x 3.80 m |
| Master Bathroom | 2.20 x 1.90 m |
| Dressing | 2.80 x 1.80 m |

Key Plan





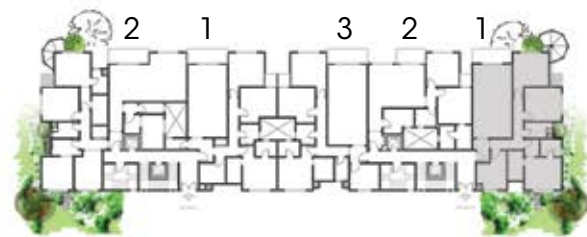
Type 181 m²



Ground Floor Corner

| | |
|--------------------|---------------|
| Entrance | 2.70 x 2.20 m |
| Kitchen | 4.60 x 3.50 m |
| Reception & Dining | 8.50 x 4.40 m |
| Bedroom 1 | 4.10 x 3.60 m |
| Bedroom 2 | 4.00 x 3.60 m |
| Bathroom | 3.10 x 1.80 m |
| Master Bedroom | 4.10 x 3.70 m |
| Master Bathroom | 2.30 x 1.80 m |
| Dressing | 3.30 x 1.80 m |

Key Plan



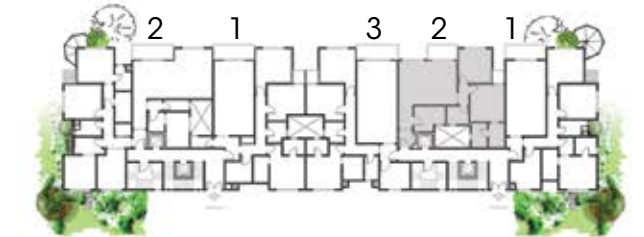
Type 135 m²



Ground Floor Middle

| | |
|--------------------|---------------|
| Entrance | 1.80 x 1.50 m |
| Kitchen | 3.70 x 3.10 m |
| Guest Toilet | 2.00 x 1.80 m |
| Reception & Dining | 6.50 x 4.90 m |
| Bedroom | 3.80 x 3.60 m |
| Bathroom | 2.60 x 1.80 m |
| Master Bedroom | 3.80 x 3.60 m |
| Master Bathroom | 2.70 x 1.60 m |
| Dressing | 2.70 x 1.80 m |

Key Plan



Type 181 m²



Ground Floor Middle

| | |
|--------------------|---------------|
| Entrance | 2.10 x 1.90 m |
| Kitchen | 3.60 x 3.10 m |
| Guest Toilet | 2.50 x 1.50 m |
| Reception & Dining | 8.00 x 4.50 m |
| Bedroom 1 | 5.10 x 4.00 m |
| Bedroom 2 | 4.00 x 3.60 m |
| Bathroom | 2.40 x 2.00 m |
| Master Bedroom | 5.10 x 3.70 m |
| Master Bathroom | 2.20 x 1.80 m |
| Dressing | 2.50 x 2.30 m |

Key Plan



Type 181 m²



Ground Floor Middle

| | |
|--------------------|---------------|
| Entrance | 4.60 x 1.10 m |
| Kitchen | 4.10 x 3.00 m |
| Guest Toilet | 2.20 x 1.30 m |
| Reception & Dining | 7.80 x 4.40 m |
| Bedroom 1 | 5.10 x 4.00 m |
| Bedroom 2 | 4.00 x 3.60 m |
| Bathroom | 2.40 x 2.00 m |
| Master Bedroom | 5.10 x 3.70 m |
| Master Bathroom | 2.10 x 1.80 m |
| Dressing | 3.10 x 1.70 m |

Key Plan



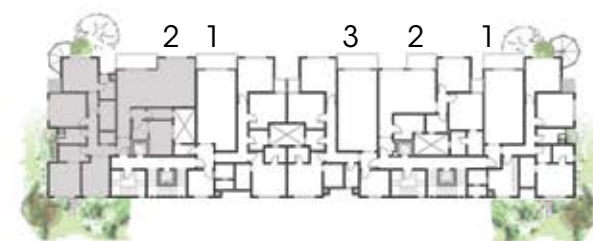
Type 235 m²



Ground Floor Corner

| | |
|--------------------|---------------|
| Entrance | 2.00 x 1.60 m |
| Kitchen | 3.80 x 3.70 m |
| Guest Toilet | 2.20 x 1.40 m |
| Reception & Dining | 9.00 x 5.40 m |
| Living Room | 4.60 x 3.20 m |
| Bedroom 1 | 4.10 x 3.90 m |
| Bedroom 2 | 3.80 x 3.50 m |
| Bedroom 2 Dressing | 3.20 x 1.90 m |
| Bathroom | 3.10 x 1.80 m |
| Laundry | 1.90 x 1.40 m |
| Master Bedroom | 4.00 x 3.80 m |
| Master Bathroom | 2.80 x 1.80 m |
| Dressing | 3.20 x 1.90 m |

Key Plan



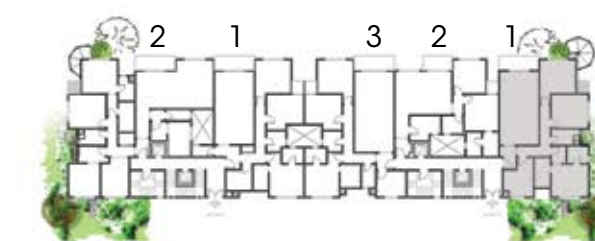
Type 190 m²



Typical Floor Corner

| | |
|--------------------|---------------|
| Entrance | 2.70 x 2.40 m |
| Kitchen | 3.00 x 3.00 m |
| Guest Toilet | 1.60 x 1.30 m |
| Maid's Room | 2.80 x 1.30 m |
| Maid's Toilet | 1.60 x 1.30 m |
| Reception & Dining | 8.50 x 4.40 m |
| Bedroom 1 | 4.10 x 3.60 m |
| Bedroom 2 | 4.00 x 3.60 m |
| Bathroom | 3.10 x 1.80 m |
| Master Bedroom | 4.10 x 3.70 m |
| Master Bathroom | 2.30 x 1.80 m |
| Dressing | 3.30 x 1.80 m |

Key Plan



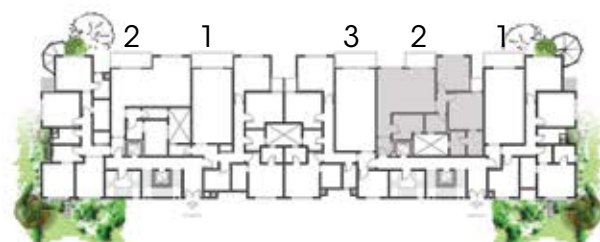
Type 135 m²



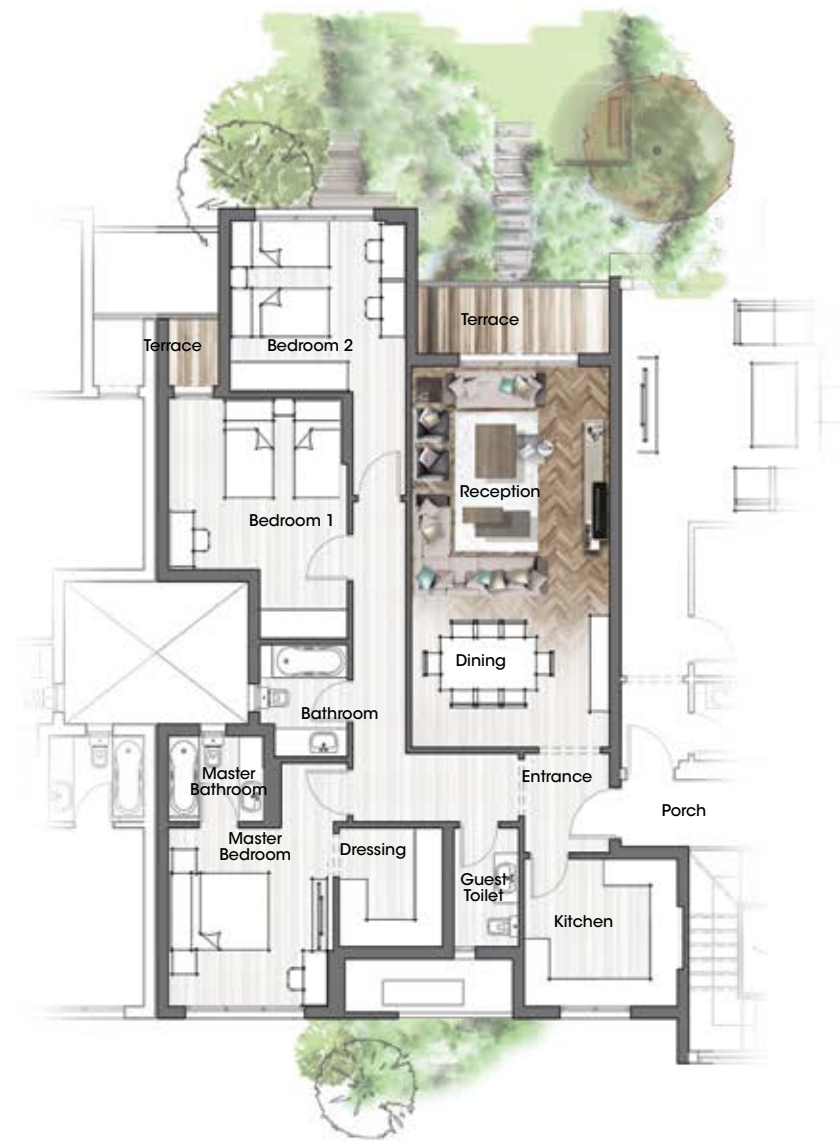
Typical Floor Middle

| | |
|--------------------|---------------|
| Entrance | 1.80 x 1.60 m |
| Kitchen | 3.70 x 3.10 m |
| Guest Toilet | 2.00 x 1.80 m |
| Reception & Dining | 6.50 x 4.90 m |
| Bedroom | 3.80 x 3.60 m |
| Bathroom | 2.60 x 1.80 m |
| Master Bedroom | 3.80 x 3.60 m |
| Master Bathroom | 2.70 x 1.60 m |
| Dressing | 2.70 x 1.80 m |

Key Plan



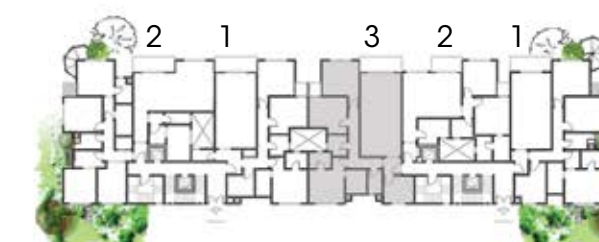
Type 182 m²



Typical Floor Middle

| | |
|--------------------|---------------|
| Entrance | 2.10 x 1.90 m |
| Kitchen | 3.60 x 3.10 m |
| Guest Toilet | 2.50 x 1.50 m |
| Reception & Dining | 8.00 x 4.50 m |
| Bedroom 1 | 5.10 x 4.00 m |
| Bedroom 2 | 4.00 x 3.60 m |
| Bathroom | 2.40 x 2.00 m |
| Master Bedroom | 5.10 x 3.70 m |
| Master Bathroom | 2.20 x 1.80 m |
| Dressing | 2.50 x 2.30 m |

Key Plan



Type 195 m²



Typical Floor Middle

| | |
|--------------------|---------------|
| Entrance | 2.80 x 2.00 m |
| Kitchen | 3.10 x 3.10 m |
| Guest Toilet | 3.30 x 1.30 m |
| Reception & Dining | 7.80 x 4.40 m |
| Maid's Room | 2.20 x 1.90 m |
| Maid's Toilet | 2.20 x 1.10 m |
| Bedroom 1 | 5.10 x 4.00 m |
| Bedroom 2 | 4.00 x 3.60 m |
| Bathroom | 2.40 x 2.00 m |
| Master Bedroom | 5.10 x 3.70 m |
| Master Bathroom | 2.10 x 1.80 m |
| Dressing | 3.10 x 1.70 m |

Key Plan



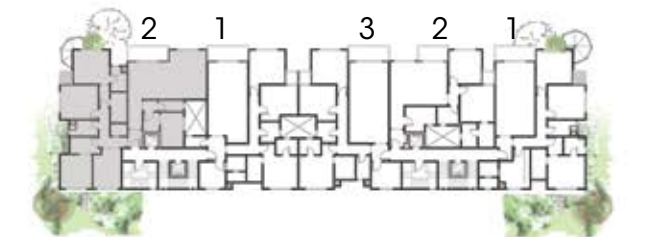
Type 235 m²

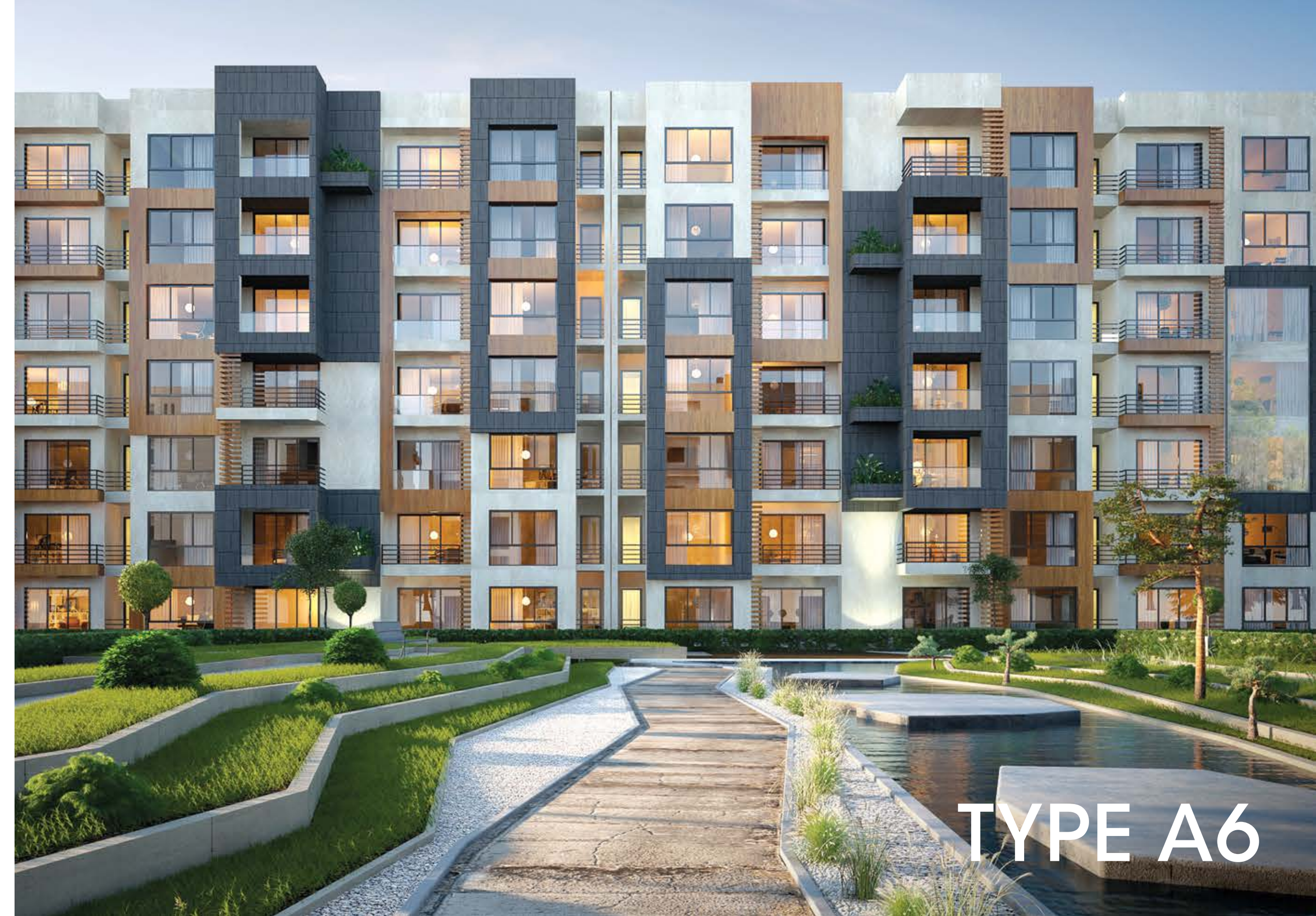


Typical Floor Corner

| | |
|--------------------|---------------|
| Entrance | 2.00 x 1.60 m |
| Kitchen | 3.80 x 3.70 m |
| Guest Toilet | 2.20 x 1.40 m |
| Reception & Dining | 9.00 x 5.40 m |
| Living Room | 4.60 x 3.20 m |
| Bedroom 1 | 4.10 x 3.90 m |
| Bedroom 2 | 3.80 x 3.50 m |
| Bedroom 2 Dressing | 3.20 x 1.90 m |
| Bathroom | 3.00 x 1.80 m |
| Laundry | 1.90 x 1.40 m |
| Master Bedroom | 4.00 x 3.80 m |
| Master Bathroom | 2.80 x 1.80 m |
| Dressing | 3.20 x 1.90 m |

Key Plan





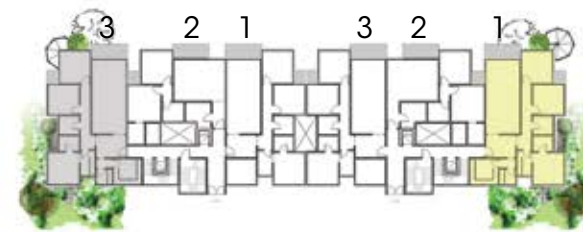
Type 167 m²



Ground Floor Corner

| | |
|--------------------|---------------|
| Entrance | 3.30 x 2.60 m |
| Kitchen | 3.00 x 3.00 m |
| Guest Toilet | 1.80 x 1.60 m |
| Reception & Dining | 7.50 x 3.90 m |
| Bedroom 1 | 3.80 x 3.60 m |
| Bedroom 2 | 3.80 x 3.60 m |
| Bathroom | 2.40 x 2.10 m |
| Master Bedroom | 3.60 x 3.60 m |
| Master Bathroom | 2.40 x 1.80 m |
| Dressing | 3.20 x 1.80 m |

Key Plan



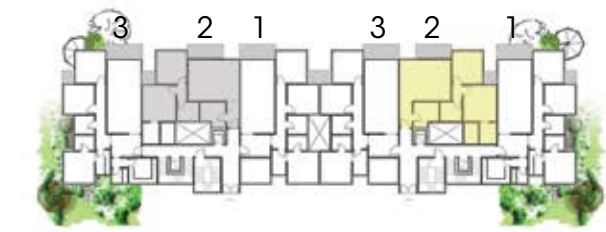
Type 129 m²



Ground Floor Middle

| | |
|--------------------|---------------|
| Entrance | 4.80 x 1.50 m |
| Kitchen | 3.10 x 2.50 m |
| Reception & Dining | 5.70 x 5.00 m |
| Guest Toilet | 3.00 x 1.20 m |
| Bedroom | 3.80 x 3.60 m |
| Bathroom | 2.60 x 2.50 m |
| Master Bedroom | 4.00 x 3.50 m |
| Dressing | 3.00 x 1.70 m |
| Master Bathroom | 3.00 x 1.60 m |

Key Plan



Type 163 m²



Ground Floor Middle

| | |
|--------------------|---------------|
| Entrance | 3.10 x 2.30 m |
| Kitchen | 3.20 x 2.90 m |
| Reception & Dining | 7.50 x 3.90 m |
| Bedroom 1 | 4.50 x 3.70 m |
| Bedroom 2 | 3.70 x 3.60 m |
| Bathroom | 2.20 x 2.10 m |
| Master Bedroom | 3.80 x 3.70 m |
| Master Bathroom | 2.20 x 1.90 m |
| Dressing | 3.00 x 1.90 m |

Key Plan



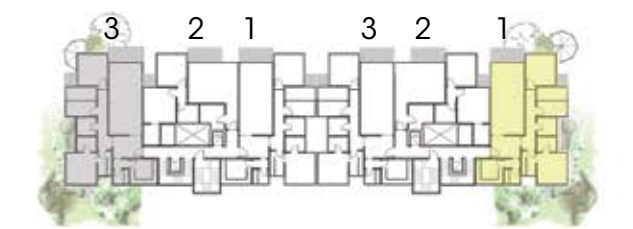
Type 169 m²



Typical Floor Corner

| | |
|--------------------|---------------|
| Entrance | 3.30 x 2.60 m |
| Kitchen | 3.00 x 3.00 m |
| Guest Toilet | 1.80 x 1.60 m |
| Reception & Dining | 7.50 x 3.85 m |
| Bedroom 1 | 3.80 x 3.60 m |
| Bedroom 2 | 3.80 x 3.60 m |
| Bathroom | 2.40 x 2.00 m |
| Master Bedroom | 3.60 x 3.60 m |
| Master Bathroom | 2.40 x 1.80 m |
| Dressing | 3.20 x 1.80 m |

Key Plan



Type 129 m²



Typical Floor Middle

| | |
|--------------------|---------------|
| Entrance | 4.80 x 1.50 m |
| Kitchen | 3.10 x 2.50 m |
| Guest Toilet | 3.00 x 1.20 m |
| Reception & Dining | 5.70 x 5.00 m |
| Bedroom | 3.80 x 3.60 m |
| Bathroom | 2.60 x 2.50 m |
| Master Bedroom | 4.00 x 3.50 m |
| Master Bathroom | 3.00 x 1.60 m |
| Dressing | 3.00 x 1.70 m |

Key Plan



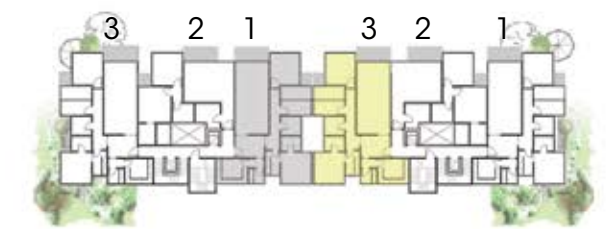
Type 169 m²



Typical Floor Middle

| | |
|--------------------|---------------|
| Entrance | 3.20 x 2.30 m |
| Kitchen | 3.10 x 3.00 m |
| Guest Toilet | 1.80 x 1.70 m |
| Reception & Dining | 7.50 x 3.90 m |
| Bedroom 1 | 4.50 x 3.70 m |
| Bedroom 2 | 3.70 x 3.60 m |
| Bathroom | 2.20 x 2.10 m |
| Master Bedroom | 3.80 x 3.70 m |
| Master Bathroom | 2.20 x 1.90 m |
| Dressing | 3.00 x 1.90 m |

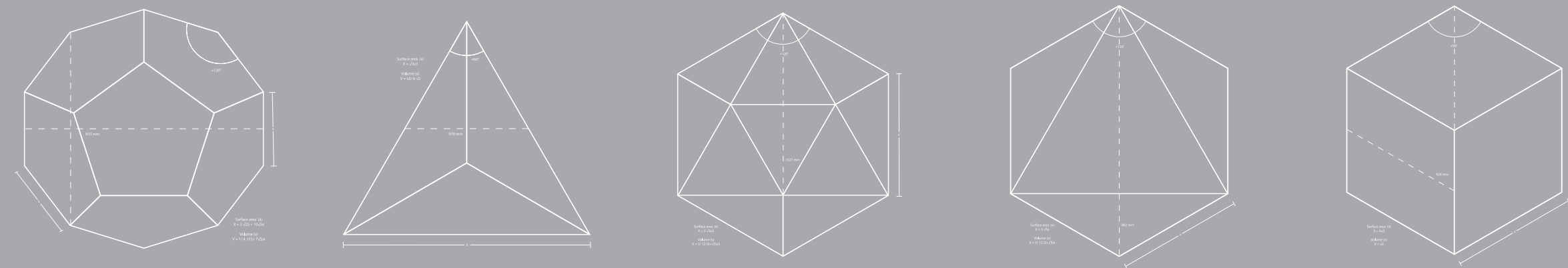
Key Plan





These interior shots are just for reference and the furniture is not provided with any of the sold units.

INTERIORS



Insert

All drawings, models, sizes, dimensions and building materials are the nearest to reality, the company has the right to modify or change according to the specifications issued thereon in accordance with the marketing plans regarding the project.



منازل للتطوير العقاري
MANAZEL REAL ESTATE DEVELOPMENTS

16295



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SABBOUR

