

GREEN IV

— RESIDENCE —

THE TRUTH
OF THE STORY
LIES IN
THE DETAILS.



Enjoy A Deep Breath of Fresh Air

Green IV is designed to help maintain a practical and healthy lifestyle. For lovers of the outdoors, a biking trail and walking track around the compound will be a practical option for daily exercise. Bar-B-Q and picnic spots are also part of the landscaping design, so that family and friends can gather and enjoy a meal and good company. Even little toddlers were taken into consideration – a small park with toys for them to play at is accounted for, as well as a small party area to celebrate their parties.



OUTDOOR
AMENITIES



INDOOR AMENITIES



Maintain the Privacy of your Home.

The Town Center at Green IV will provide several indoor areas designed for many different recreational and social gatherings. Meet with neighbours and friends to watch a football match, or get together for a movie night. For a brief meeting and without disturbing your family at home, use the common reception area with its elegant furniture. What about urgent business that comes up suddenly during the weekend? The Internet Lounge will be available to save you the long trip back into the office...

AIM TO A BETTER LIFE

An Entire Lifestyle Designed with Attention to Detail.

Inspired by its exceptional location on a hilltop, at a distance from the busy traffic, Green IV is designed as a haven – where the world stops at the gates.

Once inside, you immediately sense serenity and are taken by the splendor of nature and its beauty...

A gated small sized community of practically planned twinhouses – 178 in number - where the natural variances in elevation of the land offer different views from the homes – overlooking greenery and water features. The modern architecture is accentuated with stone and wood, creating homes that complement nature. Intelligent use of areas in the design, achieve the challenging balance between practicality and comfort. As for the lifestyle, the selected features and services provided will have you avoid leaving the grounds unless absolutely necessary...

In short, all the details have been taken care of.

Welcome to Green IV... A Vision for Your Life.

We Understand Our Responsibility Towards “Green”.

With a clear understanding of the importance of adopting the concept of sustainable development, Green IV has implemented some aspects of Green Building; namely solar panel lamp posts for the street lighting, as well as grey water treatment of the wastewater, which will be used in the irrigation of the landscaping.



SERVICES & FACILITY MANAGEMENT

Enjoy Your New Residence & Leave The Rest To Us.

Aspiring to create a gated community with the basic and important necessities at your finger-tips, Green

IV includes a building that offers to serve multiple purposes, some of which are:

- Storage facilities
- Staff housing

In addition to providing services like:

- Day care
- Laundry & Dry Clean
- Car wash unit
- Security & Surveillance
- Maintenance
- Housecleaning
- Newspaper & Magazine Home Delivery
- Messengers/ Runners
- Landscaping



A Strategic Spot

Over an area of 25 feddans on the hilltop overlooking the Mehwar and close to the celebrated project Palm Hills and the Gezira Sporting Club, Green IV is strategically located with direct access to the highway – making a trip into the city center a matter of minutes. It is also at a convenient spot in the 6th of October, with the commercial district and business center a short drive away.

LOCATION



MASTERPLAN

GREEN IV RESIDENCE

Meticulously planned to achieve optimal use of space across the development, the 178 twinhouses enjoy the perfect balance between nature and buildings. The green areas and water features are skillfully positioned offering a variety of views from the homes. As for the practical services and amenities, these are all located at a short distance from your home – designed down to the smallest detail - for your peace of mind.

T1

Twinhouse
322sqm



DISCLAIMER

- The consultant architects have provided all the dimensions - which are measured to structural elements and exclude wall finishes & construction tolerances.
- The actual unit area, front windows, terraces, and exterior trim details may vary depending on the elevation of the unit.
- The drawings shown are not to scale, and may vary from stated areas.
- The developer reserves the right to make revisions.



- Reception 7.5*10.03 m
- Guest Bathroom 1.20*2.37 m
- Kitchen 3.70*3.63 m
- Guest Suite 3.22*3.70 m



- Master Bedroom 5.25*5.16 m
- Junior Suite 4.00*4.10 m
- Bedroom 4.00*4.00 m
- Bathroom 1.99*3.5 m
- Dressing 2.40*1.40 m
- Living 4.75*4.65 m
- Terrace 4.70*1.30 m
- Bedroom 2.00*3.50 m



- Junior Suit 4.80*2.80 m
- Bath room 2.70*1.15 m

T2

Twinhouse
252 sqm



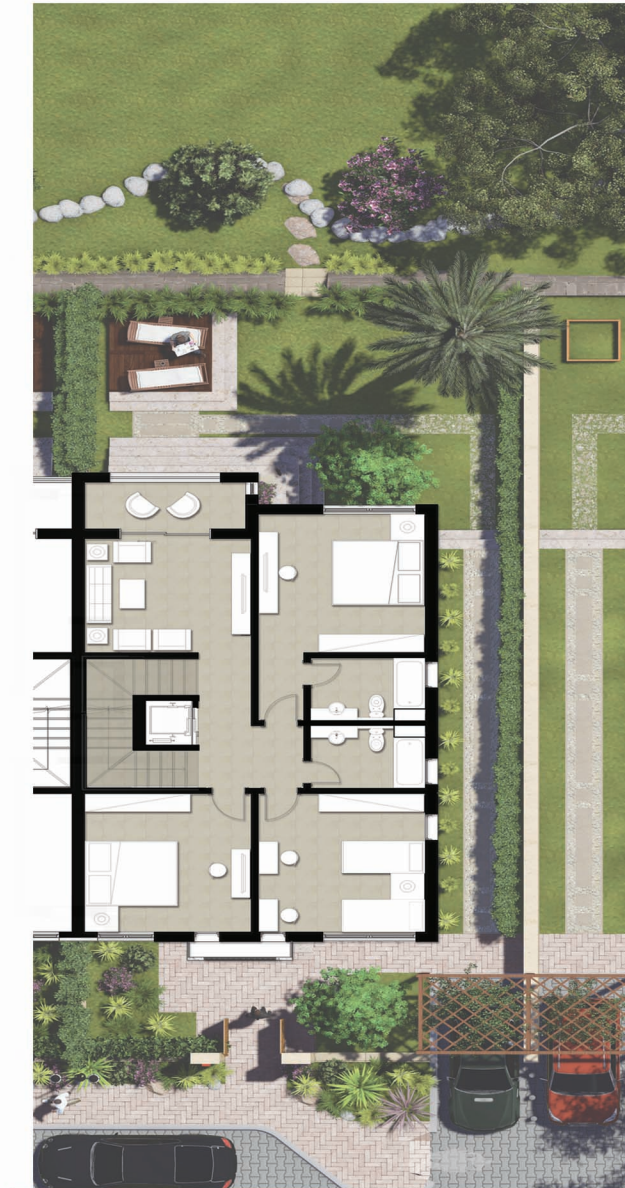
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GROUND FLOOR PLAN

- Reception 4.00*5.40 m& 3.60*8.15 m
- Guest Room 3.24*3.24 m
- Kitchen 3.10*3.05 m
- Guest Bathroom 1.08*1.94 m



FIRST FLOOR PLAN

- Master Bedroom 4.30*4.00 m
- Bedroom 4.30*4.00 m
- Bedroom 4.30*4.00 m
- Bathroom 1.97*2.77 m
- Living 3.55*4.00 m
- Terrace 1.48*4.45 m
- Master bathroom 1.97*2.77 m



ROOF FLOOR PLAN

- living room 3.55*2.73 m
- Bathroom 2.43*1.20 m

T3

Twinhouse
190.0 sqm



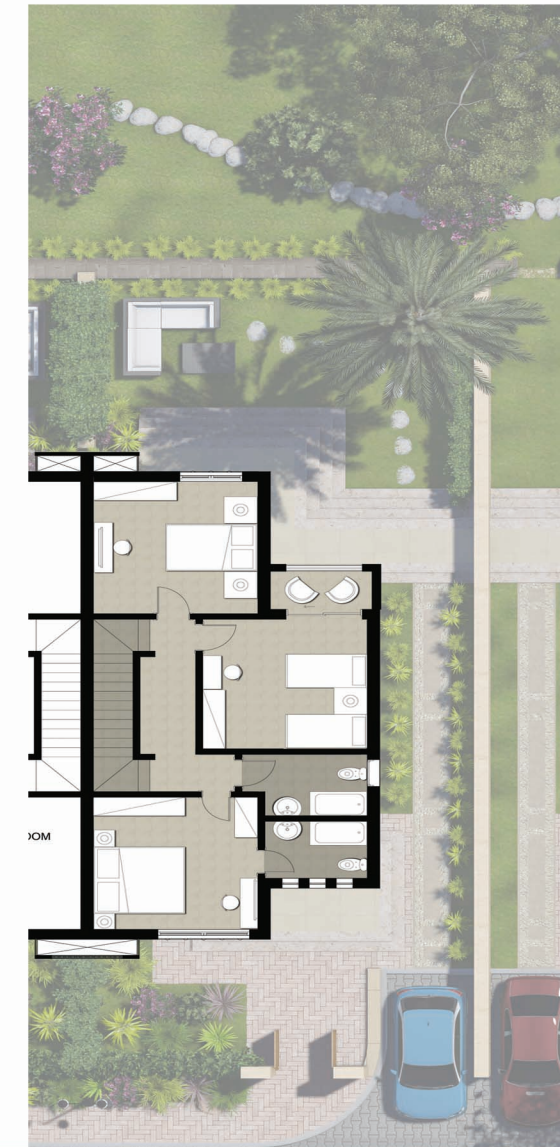
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GROUND FLOOR PLAN

- Reception 6.50*5.50 & 4.00*2.80 m
- Guest Bathroom 1.90*1.00 m
- Kitchen 2.88*3.75 m



FIRST FLOOR PLAN

- Master Bedroom 4.00*4.00 m
- Bedroom 4.00 * 4.00 m
- Terrace 1.16*2.51 m
- Bathroom 1.88*2.40 m
- Bedroom 4.00*3.90 m
- M. Bathroom 2.50 *1.90m



ROOF FLOOR PLAN

- Living room 2.85*2.75 m
- Bathroom 1.20* 2.76 m



ABOUT THE DEVELOPER

Exceeding Your Expectations...

For more than 20 years Mabany for Real Estate Investment has been making contributions to the lives of Egyptians in the city of 6th of October in Green Residence 1, 2 and 3. We take pride in developing residential communities with homes designed and built to match different lifestyles. We have also developed commercial areas that serve large residential communities – Tivoli 6th of October - as well as industrial areas that complement support industries; namely warehousing and logistics. As for the medical sector, it gives us pride to present Cairo with its first fully integrated Medical Complex – Rofayda – also located in the 6th of October.

With our strong commitment to creating value, quality and respecting delivery schedules – Mabany is dedicated to continuously look for better ways to develop solutions that best fit real market needs through our 360 degrees approach.

Welcome to our new project in the residential sector...Green IV Residence.

SHARING SUCCCESS





www.mabany-misr.com

Headquarters:

1125 Corniche El Nile Street, Maspero- Cairo

Sales office:

Rofayda Health Park - Sheikh Zayed - 6th october



GREEN IV

RESIDENCE

october

A VISION FOR YOUR LIFE