



MOUNTAIN
VIEW

*well*TM

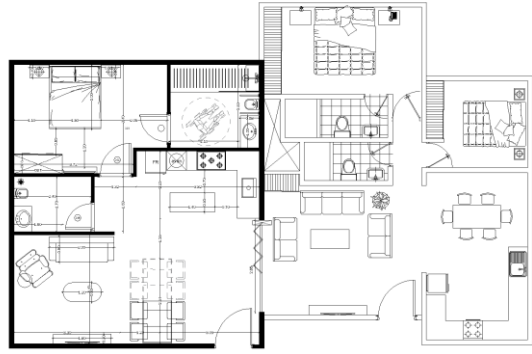


MOUNTAIN VIEW

iCity

NEW CAIRO

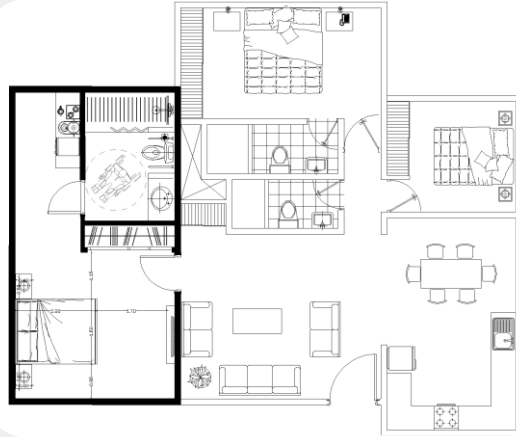
I-City Project Analysis



horizontal connection

-1BHK (elder apartment) attached to 2BHK or 3BHK (family apartment)

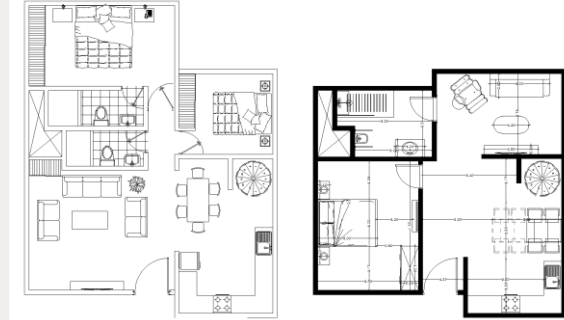
Area: 65.00 m²



horizontal connection

- (elder suite) attached to 2BHK or 3BHK (family apartment)

Area: 35.00 m²



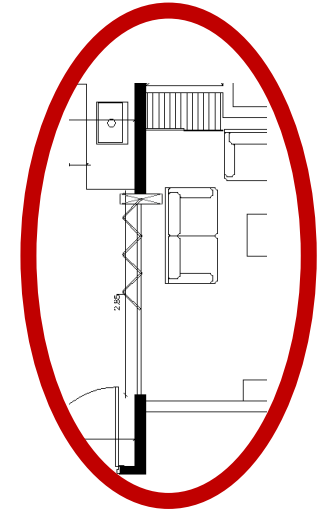
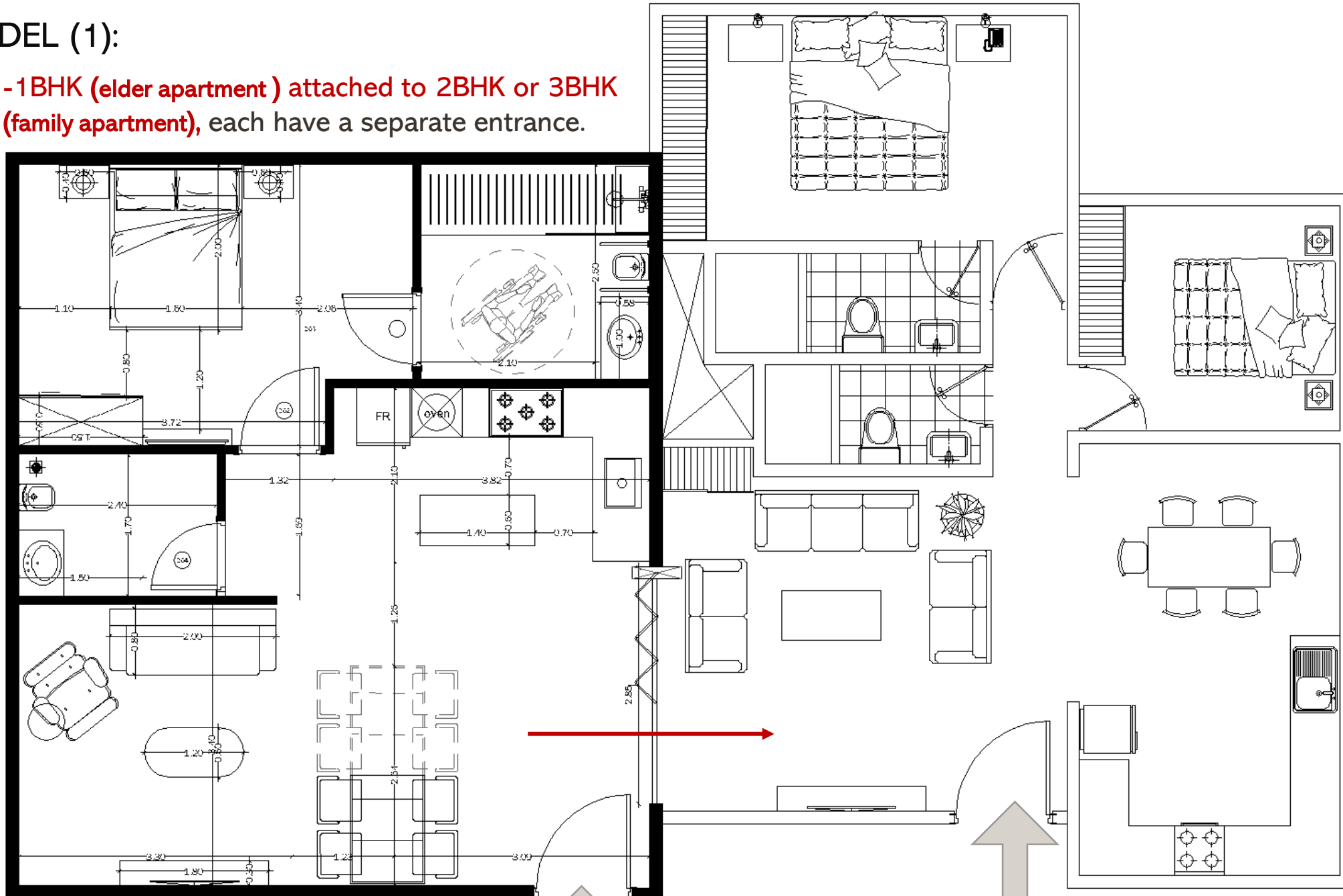
Vertical connection

-Two-storey, (elder apartment) connected to 2BHK or 3BHK (family apartment) by stairs.

Area: 65.00 m²

MODEL (1):

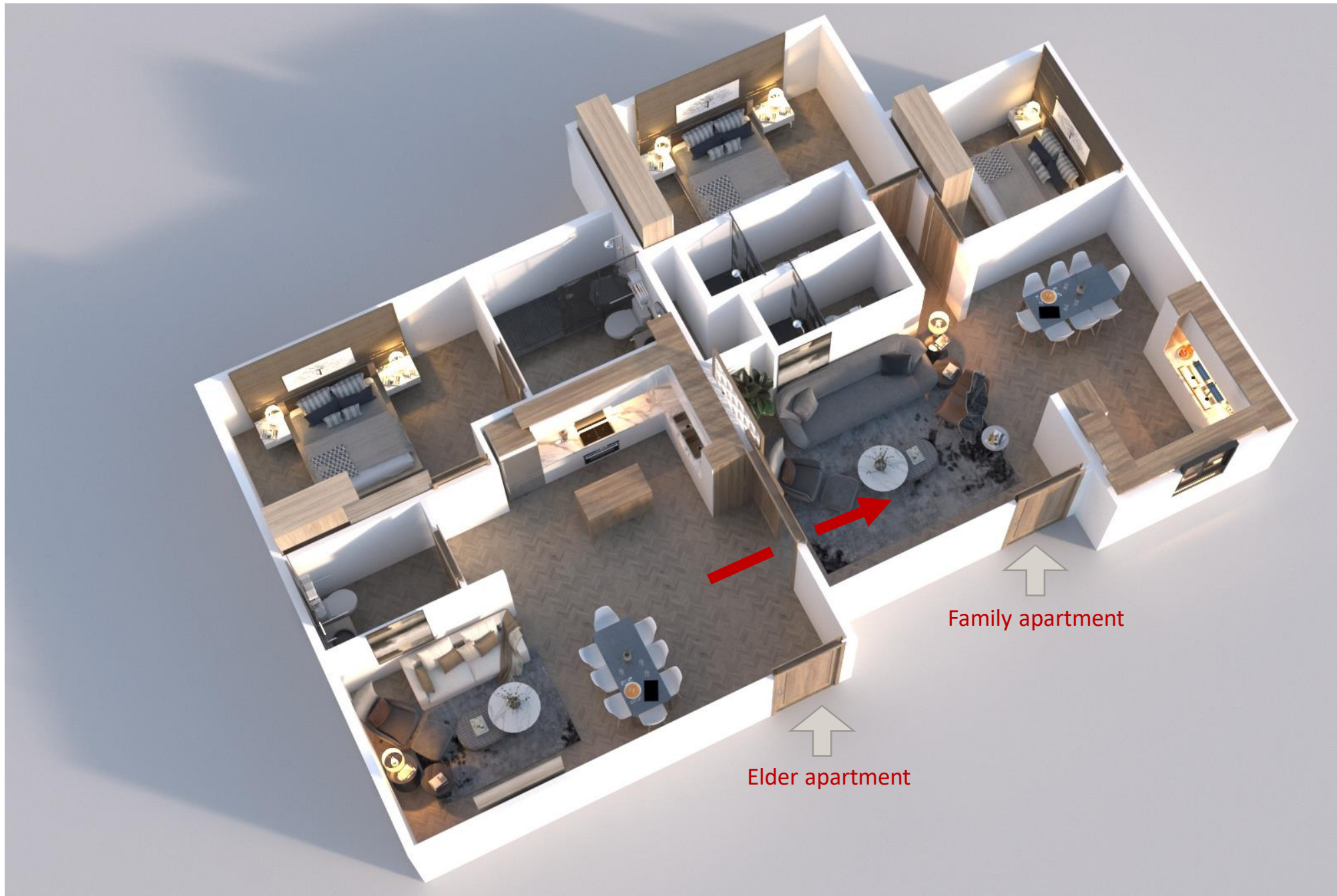
-1BHK (elder apartment) attached to 2BHK or 3BHK (family apartment), each have a separate entrance.



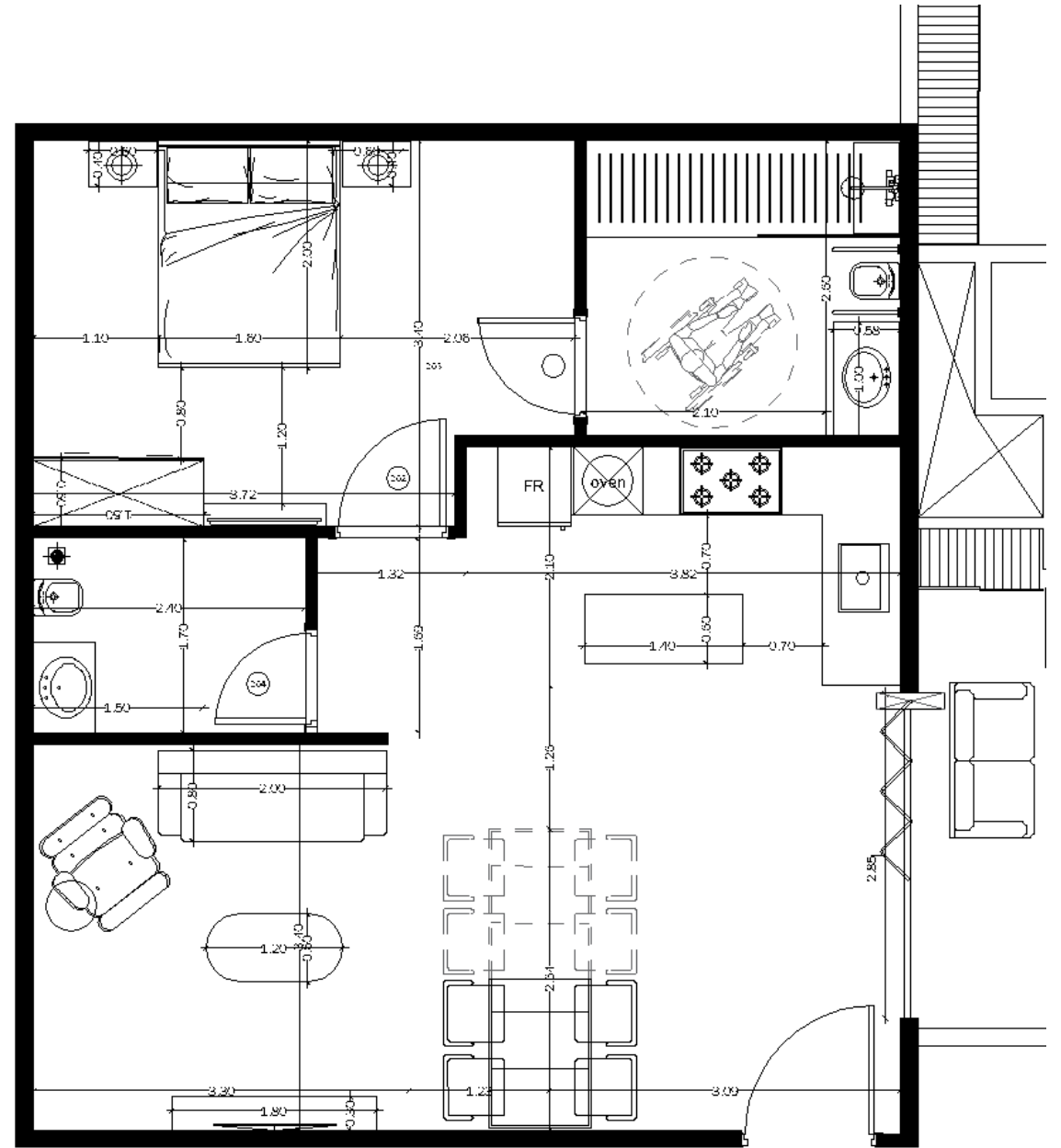
Elder apartment

Family apartment



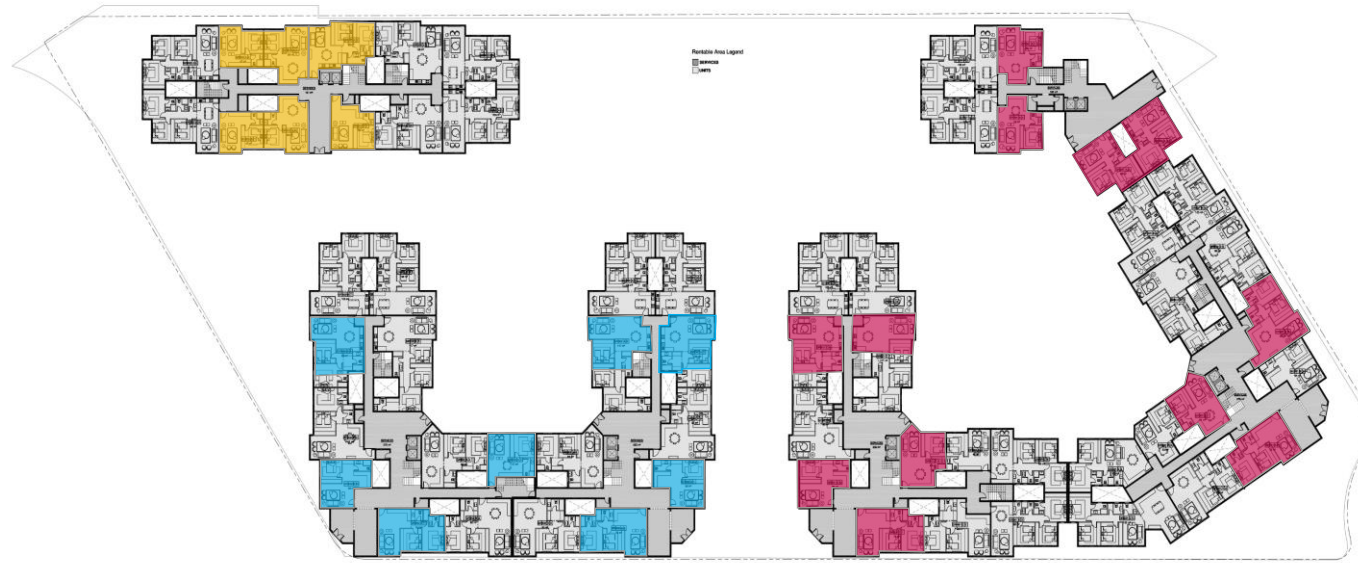


		Area
1	Master bedroom	16.20m ²
2	Master toilet	7.10m ²
3	Reception	12.40m ²
4	Kitchen	8.30m ²
5	Dining	10.00m ²
6	Lobby	3.80m ²
7	Guest toilet	4.40m ²
8	Entrance	3.00m ²
TOTAL AREA		65.00m²



Model (1):

BUILDING "C"
(6 Av. unit per floor)



BUILDING "B"
(8 Av. unit per floor)

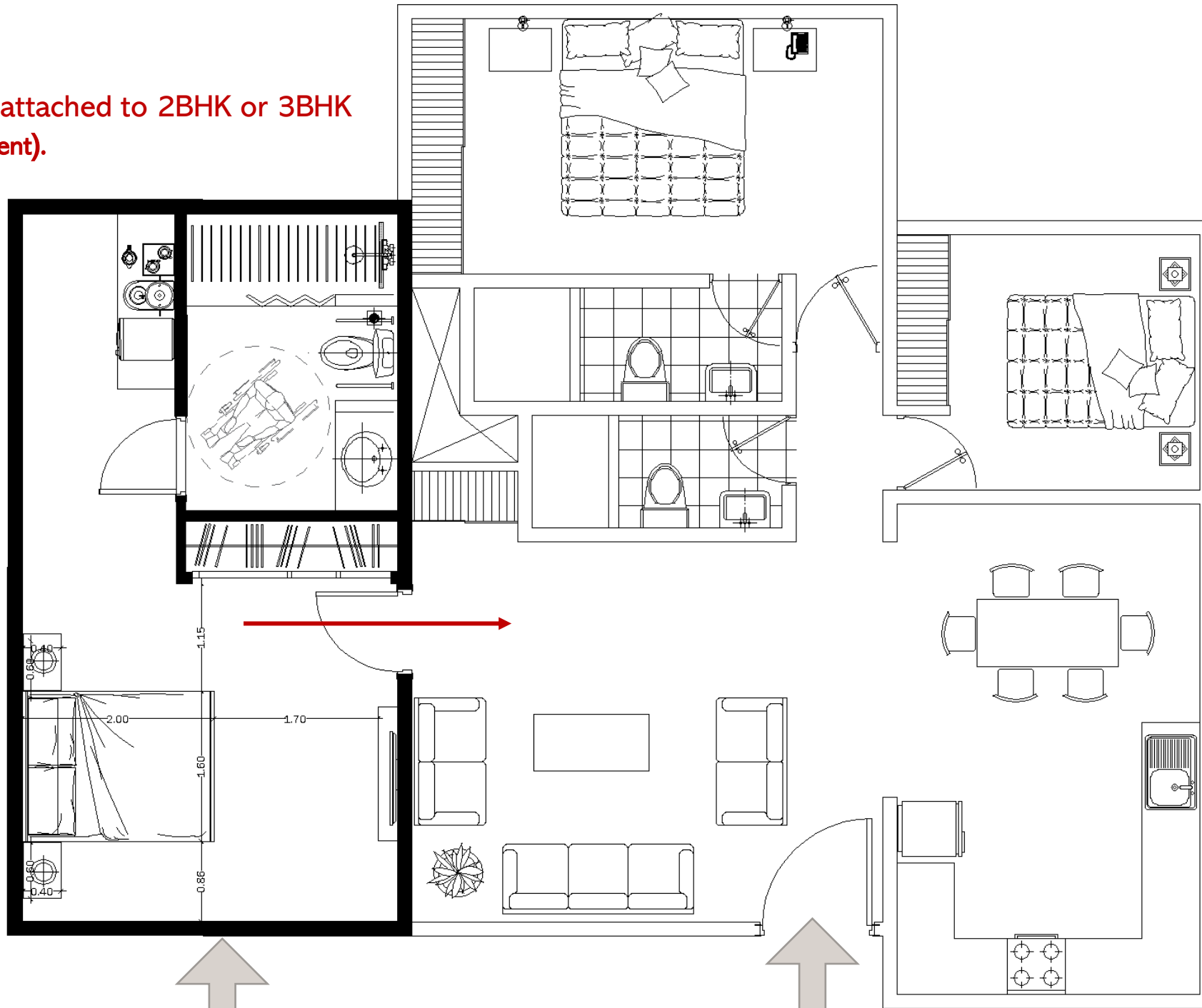
BUILDING "A"
(12 Av. unit per floor)

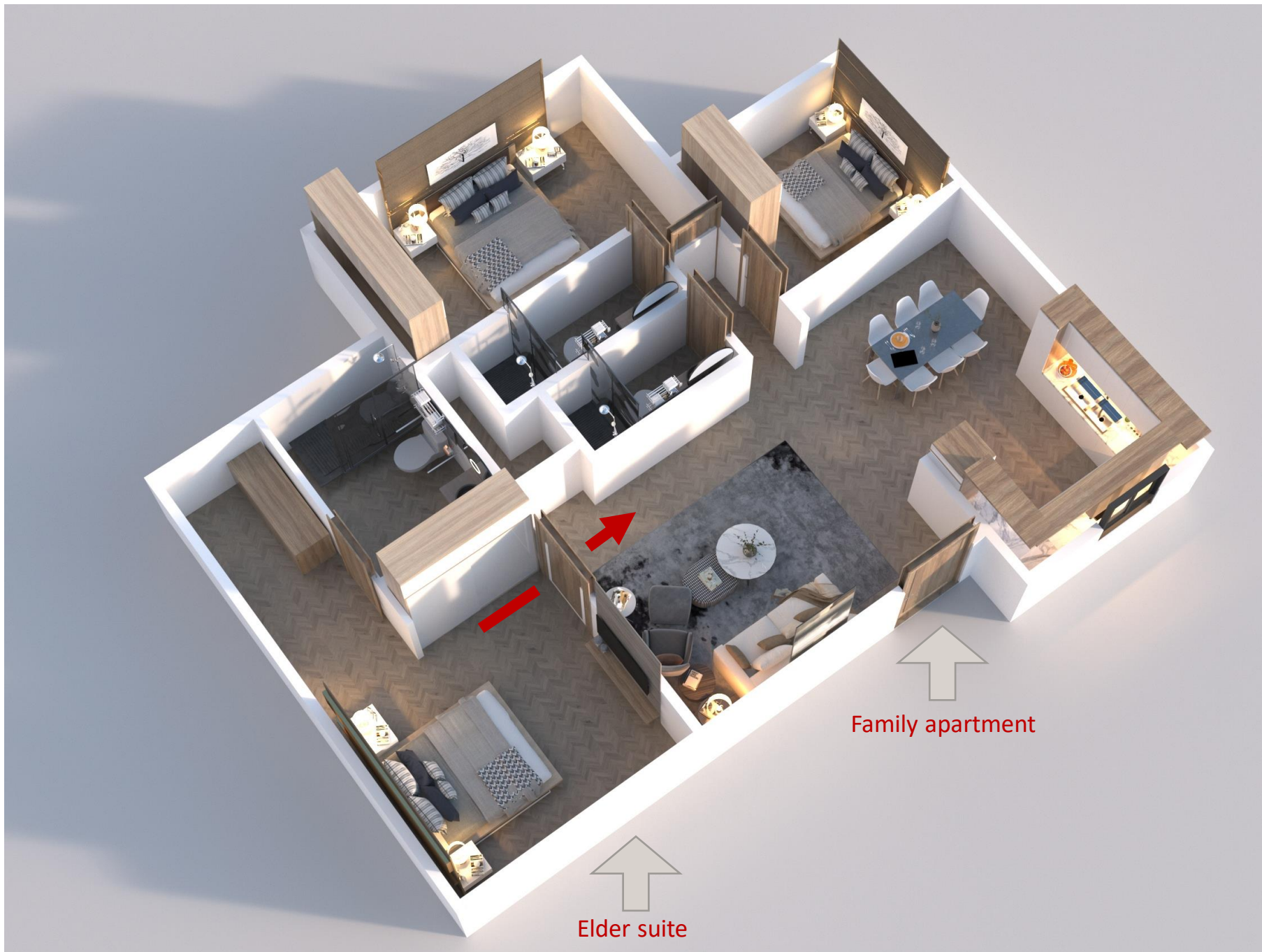
1BHK

	QWELL Total	TOT. AREA (AV.)
BUILDING A	72	4,680 (65 Av. Area per unit)
BUILDING B	49	3,150 (65 Av. Area per unit)
BUILDING C	34	2,190 (60 Av. Area per unit)
TOTAL	155	10,020

MODEL (2):

- Elder suite attached to 2BHK or 3BHK
(family apartment).

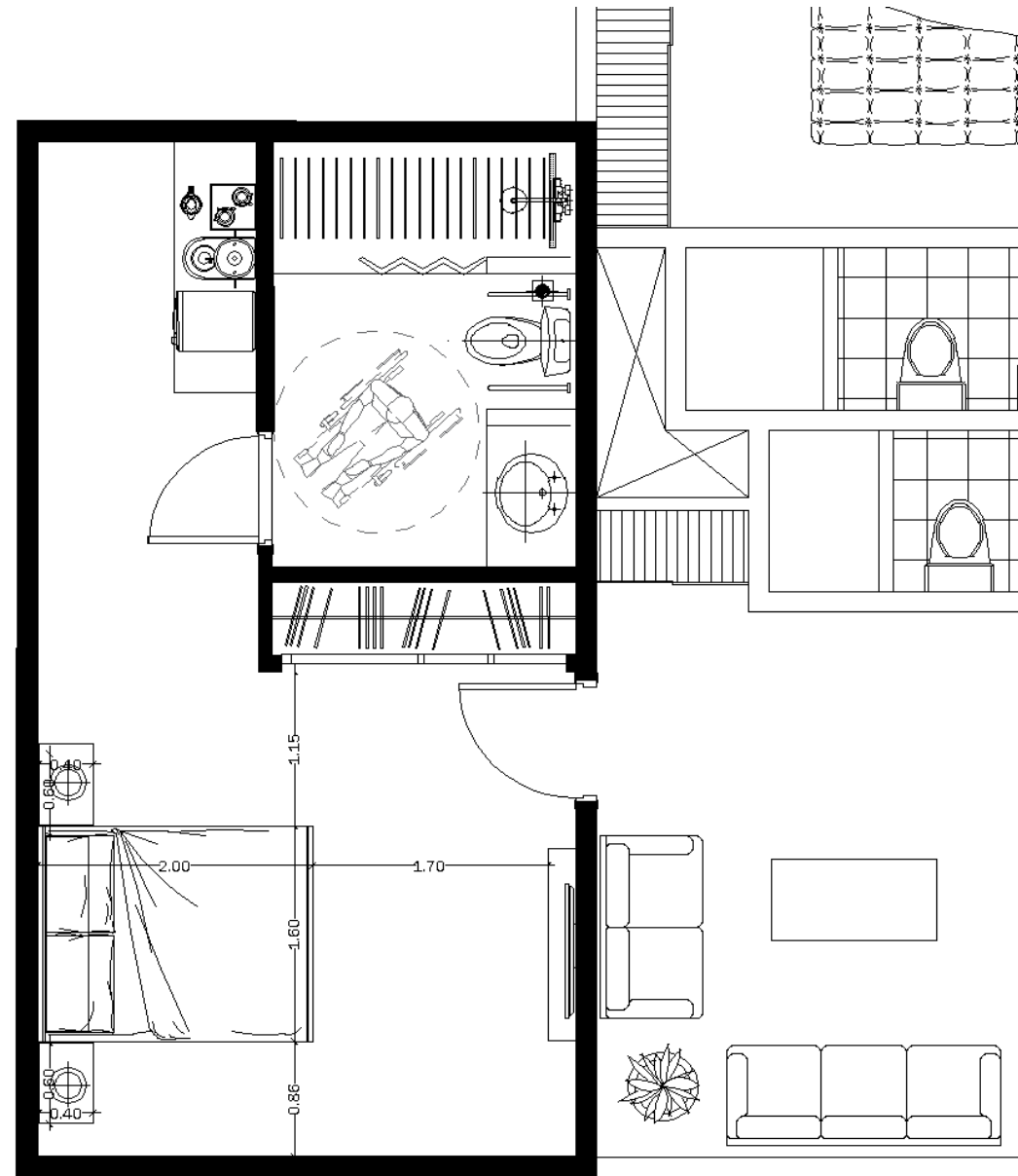




Elder suite

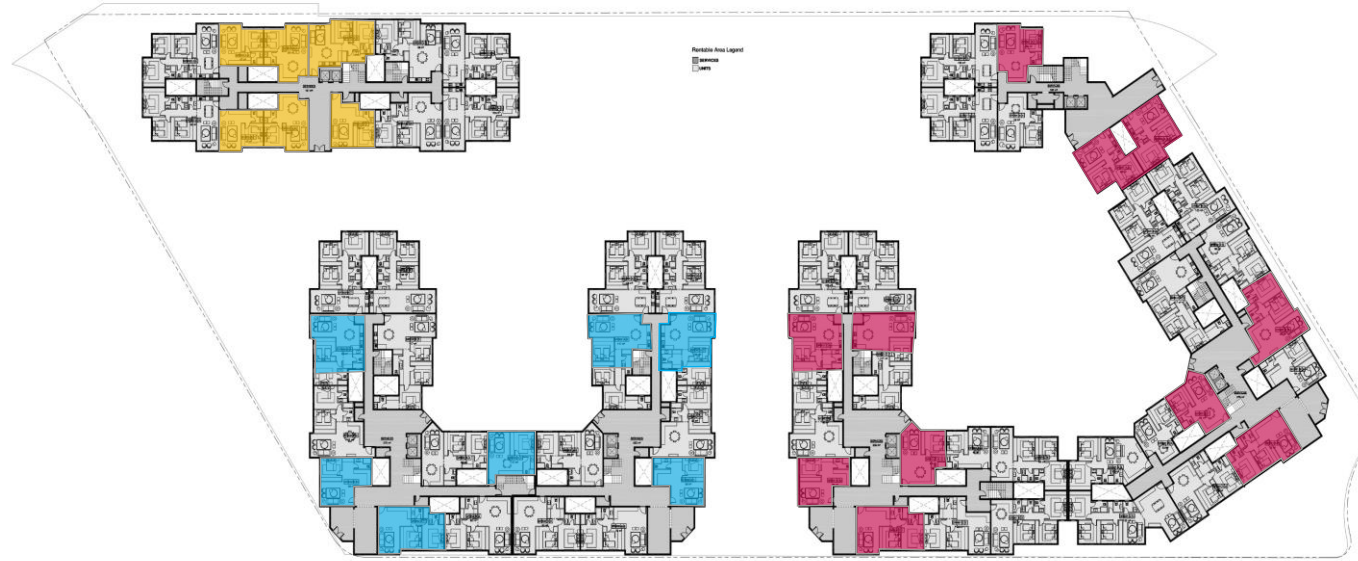
Family apartment

		Area
1	Master bedroom	16.70m ²
2	Master toilet	7.00m ²
3	kitchenette	3.30m ²
4	lobby	5.00m ²
TOTAL AREA		35.00m²



Model (2):

BUILDING "C"
(6 Av. unit per floor)



BUILDING "B"
(7 units per floor)

BUILDING "A"
(11 Av. unit per floor)

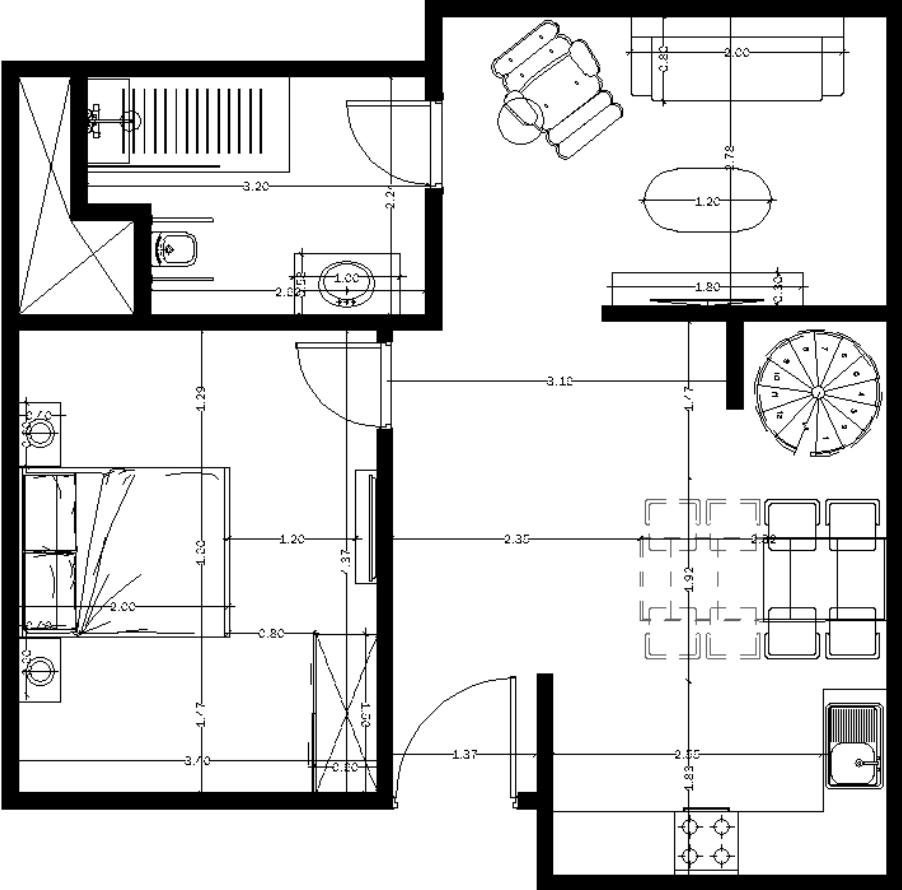
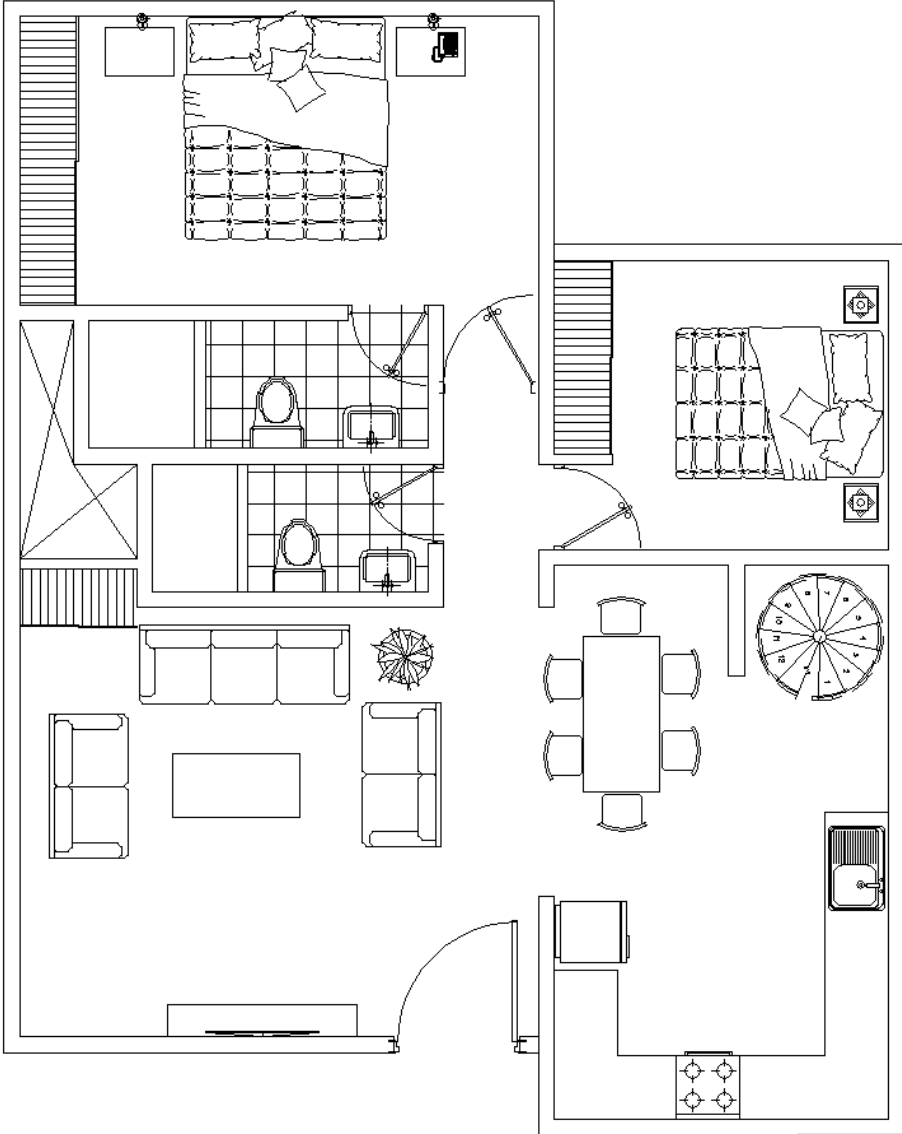
1BHK

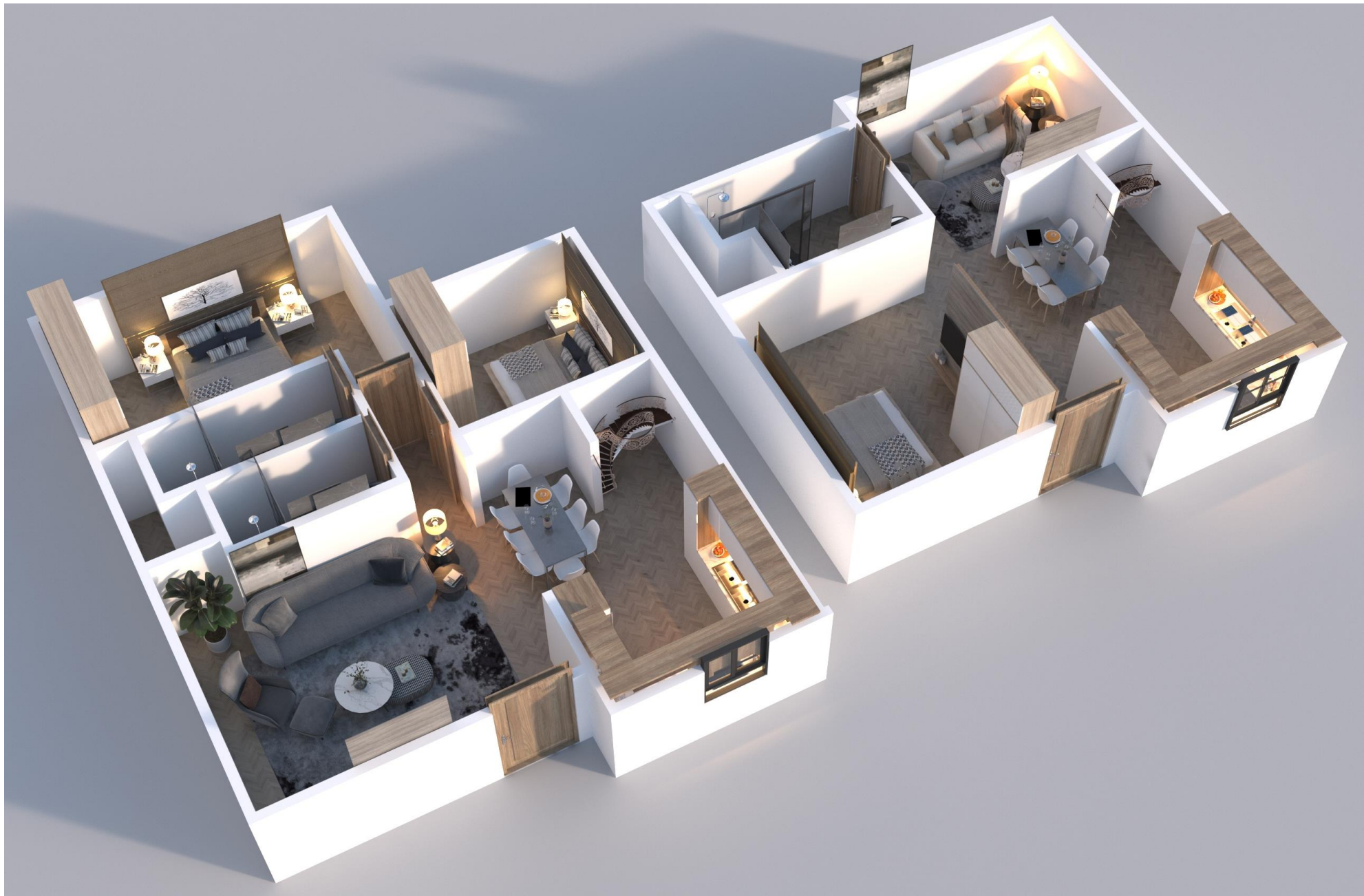
	QWELL Total	TOT. AREA (AV.)
BUILDING A	69	2,430 (35 Av. Area per unit)
BUILDING B	45	1,575 (35 Av. Area per unit)
BUILDING C	31	1,095 (30 Av. Area per unit)
TOTAL	145	5,100

(20)

Model (3):

-Two-storey, (elder apartment) connected to 2BHK or 3BHK (family apartment) by stairs.





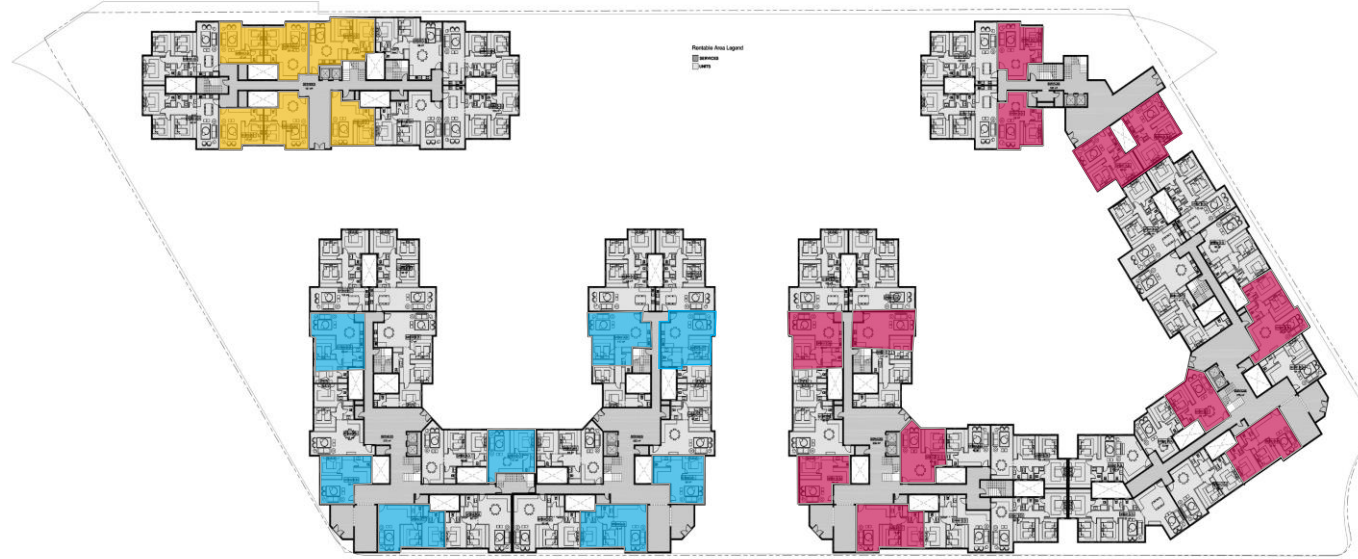
qwell™



MOUNTAIN
VIEW

Model (1):

BUILDING "C"
(6 Av. unit per floor)



BUILDING "B"
(8 Av. unit per floor)

BUILDING "A"
(12 Av. unit per floor)

1BHK

	QWELL Total	TOT. AREA (AV.)
BUILDING A	72	4,680 (65 Av. Area per unit)
BUILDING B	49	3,150 (65 Av. Area per unit)
BUILDING C	34	2,190 (60 Av. Area per unit)
TOTAL	155	10,020

Tiers Cost



TIER ONE COST (Per square Meter)	30,000 - 35,000 EGP
TIER TWO COST (Per Square Meter)	26,000 - 28,000 EGP
TIER THREE COST (Per square Meter)	22,000 - 24,000 EGP

- Price includes full turnkey furnished solutions inside the units **only**.
- Price doesn't include the finishings of public corridors, lifts, entrances, general receptions ... etc.
- Price doesn't include the MEP services, structure, infra structure of the building A, B & C.
- Price doesn't include the Elderly Community spaces as it's not discussed locations , numbers and areas.
- The difference in prices between the three tiers is basically reflecting advancement of Home Automation, advancement furniture features, and the possibility to expand the spaces to accommodate family gathering events, however *it's important to note that all relevant elderly safety/Mobility standards are followed in all units regardless the tier level.*



Thank you

