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A HIGHER FORM OF REALITY

Life, Leisure and Everything in between

Waterfront, a visionary development by Seif Group, spans an impressive 120,000 m², setting a new standard for integrated living. The project features Four high-rise towers offering a variety of residential units, complemented by a ground-floor recreational area and a two-level podium housing an array of high-end retail outlets. Additionally, an expansive underground parking facility ensures convenience and ease for all residents and visitors.

Our mission is to redefine the essence of modern urban living by creating a fully integrated community that blends luxury with functionality. At Waterfront, we harmoniously combine the tranquility of a serene environment with the conveniences and vibrancy of city life. Driven by Seif Group's commitment to excellence, Waterfront is more than just a residential destination! It's a lifestyle that seamlessly balances recreation, comfort, and essential needs, making it the benchmark for contemporary living.



Residential

218,000 sqm



Retail

24,000 sqm



Parking

2,950 Slots

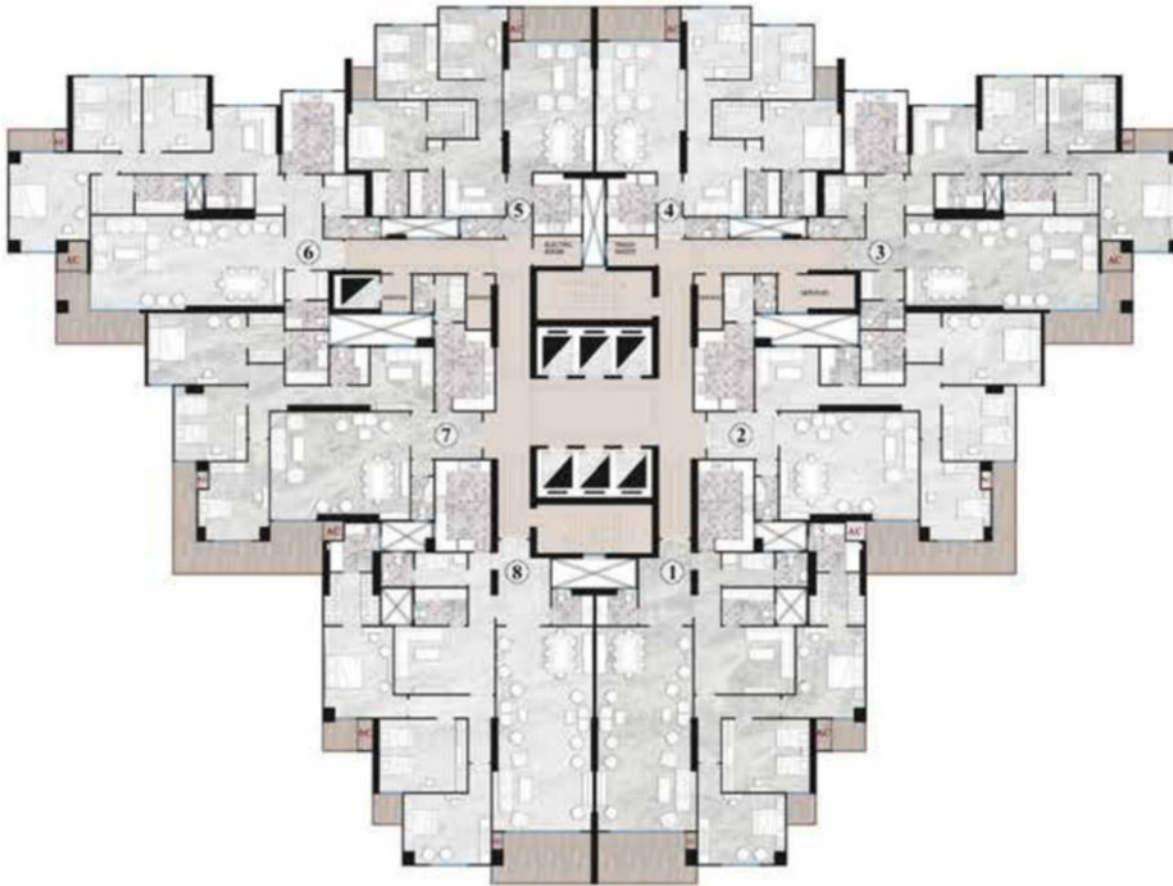


Landscape

50,000 sqm

MASTER PLAN TOWER 1

TYPICAL from 5th Floor to 16th Floor



UNITS' AREAS

F1 = 321 m ²	F5 = 191 m ²
F2 = 268 m ²	F6 = 284 m ²
F3 = 284 m ²	F7 = 268 m ²
F4 = 191 m ²	F8 = 321 m ²



FLAT (1) (5th to 16th Floor) 321 m²

1- Entrance hall	3.70X2.90
2- Toilet	2.30X2.00
3- Reception	11.10X5.30
4- Terrace 1	5.40X2.80
5- Bedroom 1	4.80X3.90
6- Terrace 2	1.70X1.60
7- Bedroom 2	4.80X4.00
8- Terrace 3	1.90X1.80
9- Master Bedroom	5.00X3.80
10- Dressing room	2.90X3.10
11- Master Bathroom	2.70X2.40
12- Bathroom	2.90X2.10
13- Living room	5.50X3.70
14- Maid's toilet	1.90X1.80
15- Maid's room	2.90X1.90
16- Kitchen	5.00X3.10

Floor Key Plan



FLAT (2) (5th to 16th Floor) 268 m²



1- Entrance hall	3.90X2.60
2- Toilet	2.40X1.30
3- Reception	7.60X5.60
4- Terrace 1	8.10X1.80
5- Bedroom 1	4.30X3.90
6- Bedroom 2	4.10X4.00
7- Master Bedroom	5.40X4.00
8- Dressing room	2.80X2.00
9- Master Bathroom	2.40X3.00
10- Bathroom	2.20X2.10
11- Living room	3.50X3.50
12- Maid's toilet	2.10X1.20
13- Maid's room	2.60X1.70
14- Kitchen	4.40X3.30

Floor Key Plan



FLAT (3) (5th to 16th Floor) 284 m²



1- Entrance hall	5.20X2.10
2- Powder room	2.40X1.60
3- Toilet	2.40X1.60
4- Reception	10.50X5.20
5- Terrace 1	4.80X1.90
6- Maid's Toilet	3.10X1.20
7- Maid's room	2.30X2.30
8- Kitchen	4.50X3.50
9- Living room	3.70X3.50
10- Bedroom 1	4.10X3.80
11- Bedroom 2	4.10X3.70
12- Terrace 2	2.50X1.20
13- Master Bedroom	5.40X4.40
14- Dressing room	2.40X2.20
15- Master Bathroom	2.80X2.20
16- Bathroom	2.70X1.90

Floor Key Plan





FLAT (4) (5th to 16th Floor) 191 m²

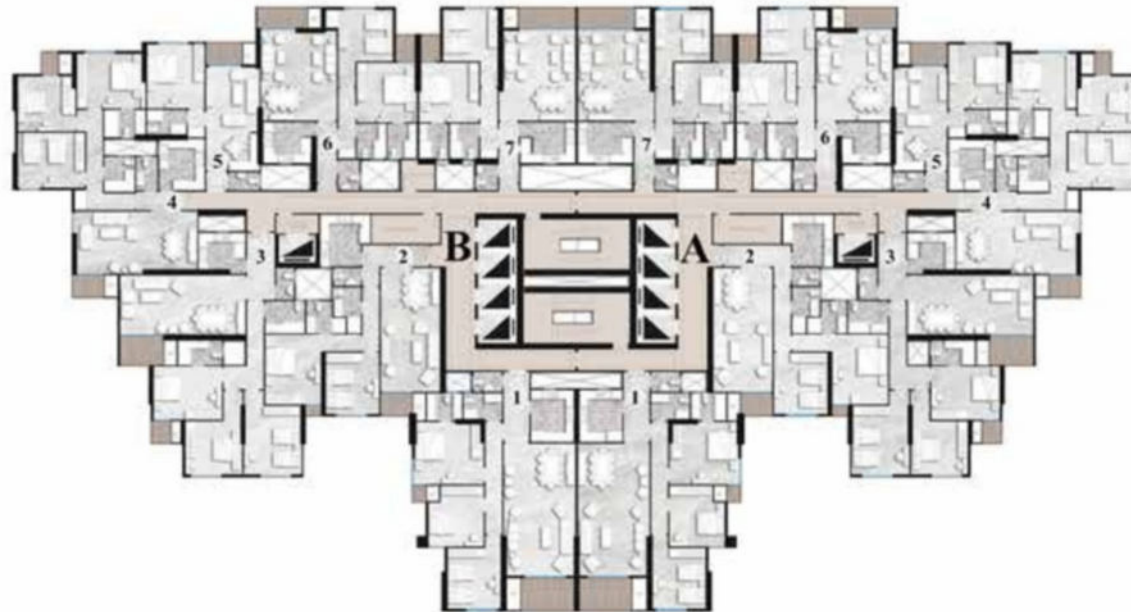
1- Entrance hall	3.60X1.40
2- Kitchen	3.40X2.70
3- Reception	7.10X4.90
4- Terrace 1	3.70X1.80
5- Bedroom 1	3.90X3.80
6- Bedroom 2	4.10X3.40
7- Terrace 2	1.80X1.30
8- Master Bedroom	4.30X3.80
9- Dressing room	2.10X2.70
10- Master Bathroom	2.00X2.50
11- Bathroom	2.50X1.90
12- Living room	4.20X3.40
13- toilet	2.40X1.20

Floor Key Plan



MASTER PLAN TOWER 2,

Typical from 4th to 18th floor



Units Areas A

- F1 = 194 m²
- F2 = 147 m²
- F3 = 183 m²
- F4 = 177 m²
- F5 = 77 m²
- F6 = 142 m²
- F7 = 142 m²

Units Areas B

- F1 = 194 m²
- F2 = 147 m²
- F3 = 183 m²
- F4 = 177 m²
- F5 = 77 m²
- F6 = 142 m²
- F7 = 142 m²

FLAT (A-1) (4th to 18th Floor) 194 m²



1- Entrance hall	4.70X1.80
2- Kitchen	3.50X2.90
3- Reception	8.80X4.50
4- Terrace 1	4.50X2.20
5- Bedroom 1	4.10X3.60
6- Bedroom 2	4.10X3.70
7- Terrace 2	1.10X0.90
8- Master Bedroom	4.20X4.60
9- Master Bathroom	2.40X1.90
10- Bathroom	2.60X1.80
11- Toilet	2.00X1.40

Floor Key Plan

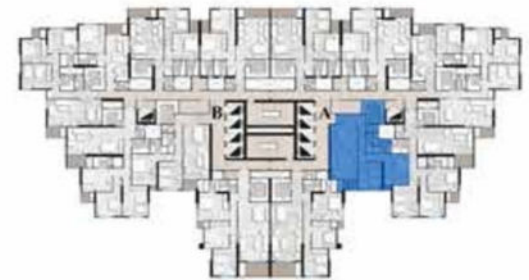


FLAT (A-2) (4th to 18th Floor) 147 m²



1- Entrance hall	4.50X1.50
2- Kitchen	3.50X3.40
3- Reception	8.20X4.00
4- Terrace 1	2.10X1.50
5- Bedroom 1	4.10X3.60
6- Terrace 2	1.10X0.80
7- Master Bedroom	4.70X3.70
8- Master Bathroom	2.20X1.80
9- Bathroom	2.00X1.90
10- Toilet	1.90X1.30

Floor Key Plan

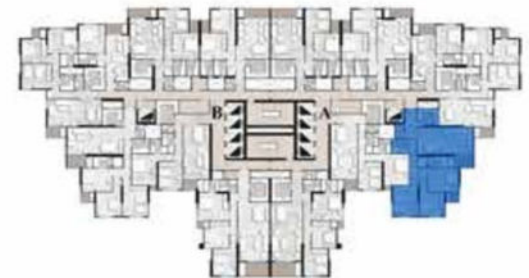


FLAT (A-3) (4th to 18th Floor) 183 m²



1- Entrance hall	4.50X1.90
2- Kitchen	3.20X2.80
3- Reception	8.30X4.00
4- Terrace 1	2.00X2.90
5- Master Bathroom	3.00X1.70
6- Master Bedroom	4.60X3.60
7-Terrace 2	1.50X1.30
8- Bedroom 1	3.80X3.60
9- Bedroom 2	4.60X3.90
10-Bathroom	2.70X2.20
11-Toilet	2.20X1.30

Floor Key Plan

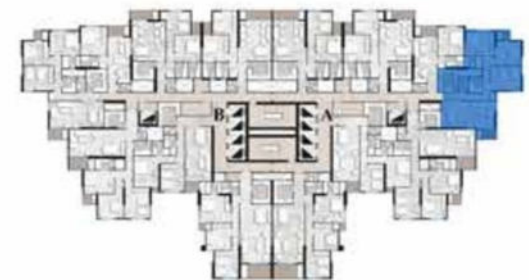


FLAT (A-4) (4th to 18th Floor) 177 m²



1- Entrance hall	3.80X1.30
2- Kitchen	3.50X3.10
3- Reception	8.20X4.20
4- Terrace 1	2.10X1.50
5- Bedroom 1	4.50X3.70
6- Bedroom 2	3.90X3.70
7- Terrace 2	1.50X1.20
8- Master Bedroom	4.30X3.70
9- Master Bathroom	2.80X1.90
10- Bathroom	2.40X2.10
11- Toilet	2.30X1.50

Floor Key Plan

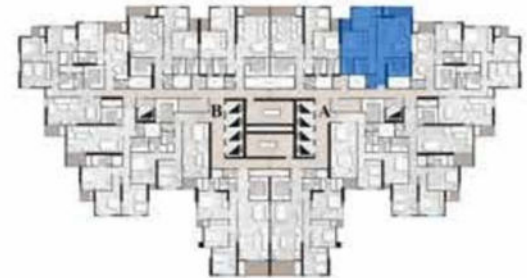


FLAT (A-6) (4th to 18th Floor) 142 m²

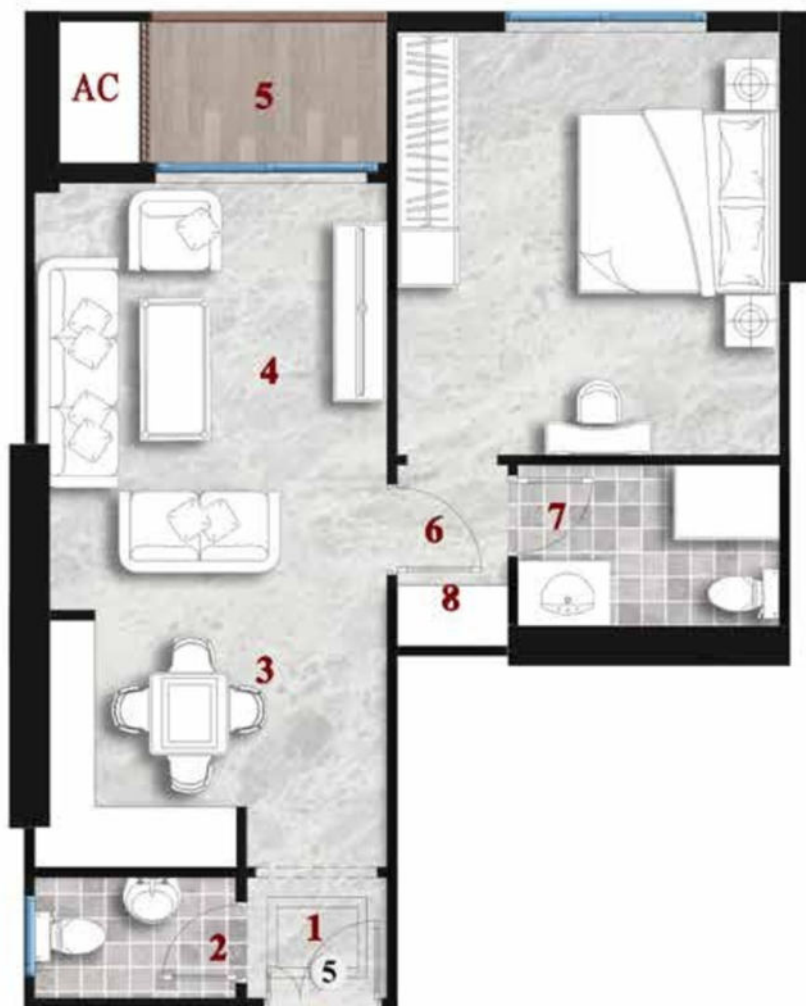


1- Entrance hall	4.10X1.40
2- Kitchen	3.20X2.80
3- Reception	6.00X5.10
4- Terrace 1	3.40X1.40
5- Bedroom 1	4.50X3.50
6- Terrace 2	1.80X1.30
7- Master Bedroom	4.00X3.90
8- Master Bathroom	2.40X2.00
9- Bathroom	2.40X2.00
10- Toilet	2.10X1.50

Floor Key Plan



FLAT (A-5) (4th to 18th Floor) 77 m²



1- Entrance hall	1.40X1.30
2- Toilet	1.30X2.10
3- Kitchenette	2.50X2.10
4- Reception	4.30X3.60
5- Terrace 1	2.40X1.50
6- Master Bedroom	4.30X3.90
7- Master Bathroom	2.70X1.70
8- Dressing room	1.20X0.80

Floor Key Plan



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