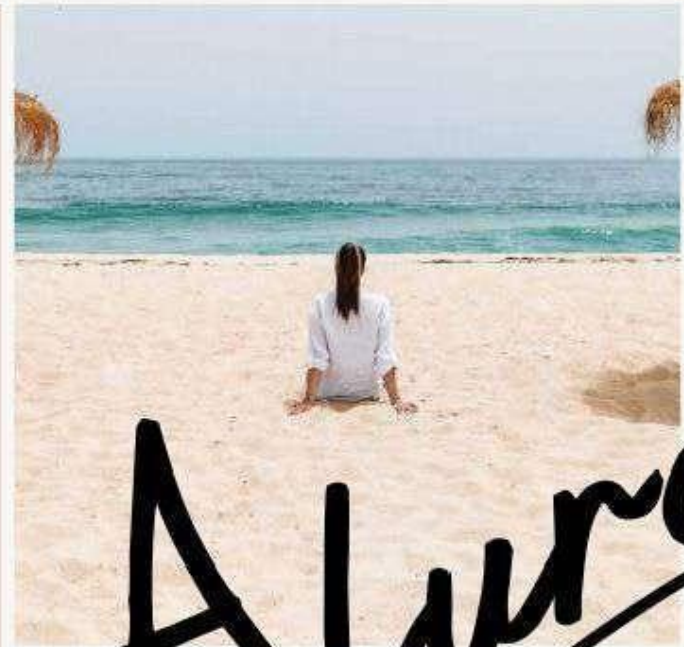


Sidi ABDELRAHMAN

PRESENTED BY:



Aura



FIND YOUR OASIS AT ALURA
IN THE *serene* NORTH COAST.

ipis
ABDELRAHMAN



THE *Location*

Perfectly situated between all the friendly venues of the North Coast.

This luxury beach compound is located in the midst of Sidi Abd el Rahman 134 kilometers from Alexandria. Making the location perfectly situated between all the trendy venues of the North Coast.

145 KM
from Marsa Matrouh

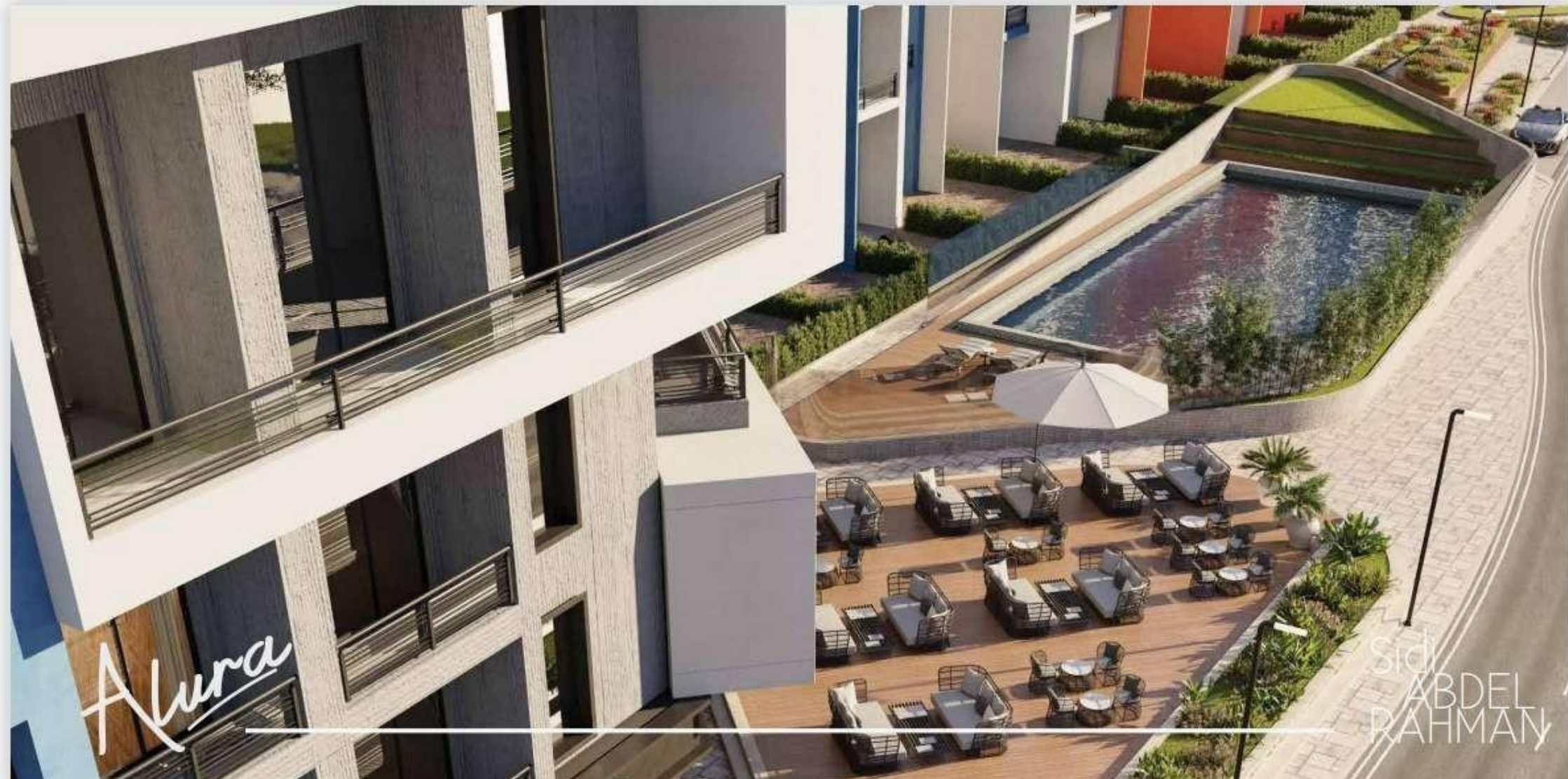
20 KM
from Dabaa Axis

20 KM
from Alamien Airport

35 KM
from Alamien City

A Place where you will be able to rest and have fun from its staggering natural wealth to its breathtaking landscapes, Alura is your Mediterranean relax in a family-friendly summer destination.

We aim to fulfill all the aspects of a perfect beach destination with multiple facilities, serving all residents & guests.



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A dimly lit, modern living room interior. In the foreground, a large, light-colored sectional sofa is adorned with several dark and patterned cushions. A low coffee table sits in front of the sofa. The background features a large window with sheer curtains and a wall with abstract, dark, swirling patterns. To the right, a kitchen area is visible with dark cabinetry and built-in appliances. The overall atmosphere is sophisticated and contemporary.

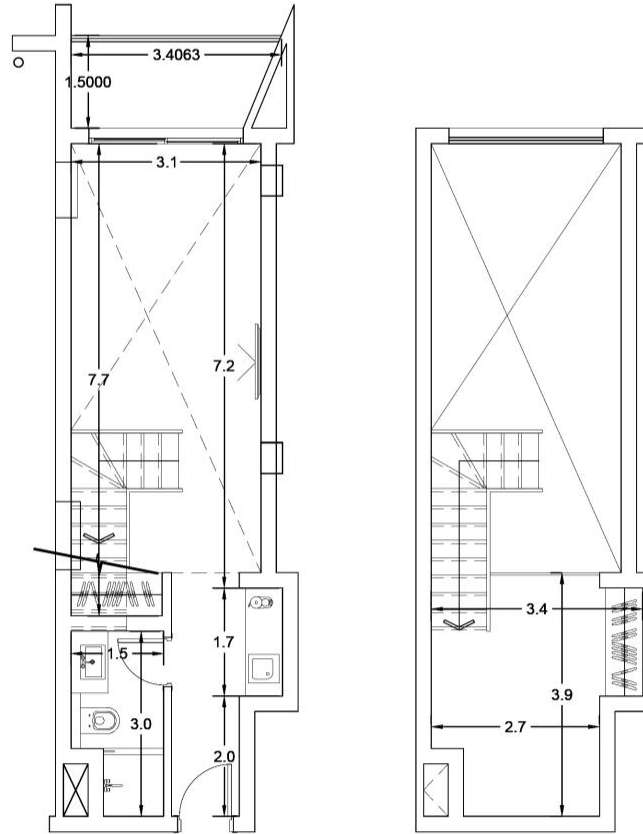
Unit Info:
project Location: North Coast Kilo 134
Loft
Area: 61m + 22m
Total Price: 7,426,024

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Unit Number: 3405

مخطط الوحدة موضوع التعاقد شامل الجدول التقريبي للمساحات يحدد الوحدة داخل المبنى



MEZZANINE FLOOR PLAN

- المساحات و المقتنيات الميمنة تقريبية لا تخضع للتعديل زيده او نقصان حسب متطلبات التصميم الهندسي و شروط تراخيص البناء و سببه سماح تنفيذ الاعمال .
- المقتنيات لا تشمل الحوائط و الممرات و المخزن و الدواليب .

Unit Area : 61 M²

Mezzanin Area : 22 M²

Alura			Date:	18-Aug-25			
			Client Name				
UNIT DETAILS							
Basic Price	7,426,024		Unit No.	3405	Building	3	
Selling Price	7,426,024		Unit Area	82	Floor	4th	
Discount	0.00%		mezanine Area	0	Unit Name	Residential	
Downpayment	742,602		garden Area	0	Unit Type		
MAINTENANCE	742,603		18-Feb-29				
PAYMENT TERMS							
Installment		%	Amount		Total Amount	Due Dates	Maintenance
Downpayment		10.00%	EGP 742,603.00		EGP 742,603.00	18-Aug-25	
1st Payment	YEAR 1	3.21%	EGP 238,694.00		EGP 238,694.00	18-Nov-25	
2nd Payment		3.21%	EGP 238,694.00		EGP 238,694.00	18-Feb-26	
3rd Payment		3.21%	EGP 238,694.00		EGP 238,694.00	18-May-26	
4th Payment		3.21%	EGP 238,694.00		EGP 238,694.00	18-Aug-26	
5th Payment	YEAR 2	3.21%	EGP 238,694.00		EGP 238,694.00	18-Nov-26	
6th Payment		3.21%	EGP 238,694.00		EGP 238,694.00	18-Feb-27	
7th Payment		3.21%	EGP 238,694.00		EGP 238,694.00	18-May-27	
8th Payment		3.21%	EGP 238,694.00		EGP 238,694.00	18-Aug-27	
9th Payment	YEAR 3	3.21%	EGP 238,694.00		EGP 238,694.00	18-Nov-27	
10th Payment		3.21%	EGP 238,694.00		EGP 238,694.00	18-Feb-28	
11th Payment		3.21%	EGP 238,694.00		EGP 238,694.00	18-May-28	
12th Payment		3.21%	EGP 238,694.00		EGP 238,694.00	18-Aug-28	
13th Payment	YEAR 4	3.21%	EGP 238,694.00		EGP 238,694.00	18-Nov-28	
14th Payment		3.21%	EGP 238,694.00		EGP 238,694.00	18-Feb-29	742,603.00
15th Payment		3.21%	EGP 238,694.00		EGP 238,694.00	18-May-29	
16th Payment		3.21%	EGP 238,694.00		EGP 238,694.00	18-Aug-29	
17th Payment	YEAR 5	3.21%	EGP 238,694.00		EGP 238,694.00	18-Nov-29	
18th Payment		3.21%	EGP 238,694.00		EGP 238,694.00	18-Feb-30	
19th Payment		3.21%	EGP 238,694.00		EGP 238,694.00	18-May-30	
20th Payment		3.21%	EGP 238,694.00		EGP 238,694.00	18-Aug-30	
21st Payment	YEAR 6	3.21%	EGP 238,694.00		EGP 238,694.00	18-Nov-30	
22nd Payment		3.21%	EGP 238,694.00		EGP 238,694.00	18-Feb-31	
23rd Payment		3.21%	EGP 238,694.00		EGP 238,694.00	18-May-31	
24th Payment		3.21%	EGP 238,694.00		EGP 238,694.00	18-Aug-31	
25th Payment	YEAR 7	3.21%	EGP 238,694.00		EGP 238,694.00	18-Nov-31	
26th Payment		3.21%	EGP 238,694.00		EGP 238,694.00	18-Feb-32	
27th Payment		3.21%	EGP 238,694.00		EGP 238,694.00	18-May-32	
28th Payment		3.21%	EGP 238,683.00		EGP 238,683.00	18-Aug-32	
OTAL INSTALLMEN		90.00%	EGP 6,683,421.00		EGP 7,426,024.00		742,603.00
TOTAL UNIT		100.00%	EGP 7,426,024.00				
		هذا البيان غير ملزم للشركة مالم يكن مختوم بختم الادارة المالية					

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