

ARAB DEVELOPERS  
HOLDING

Nyouim  
• OCTOBER

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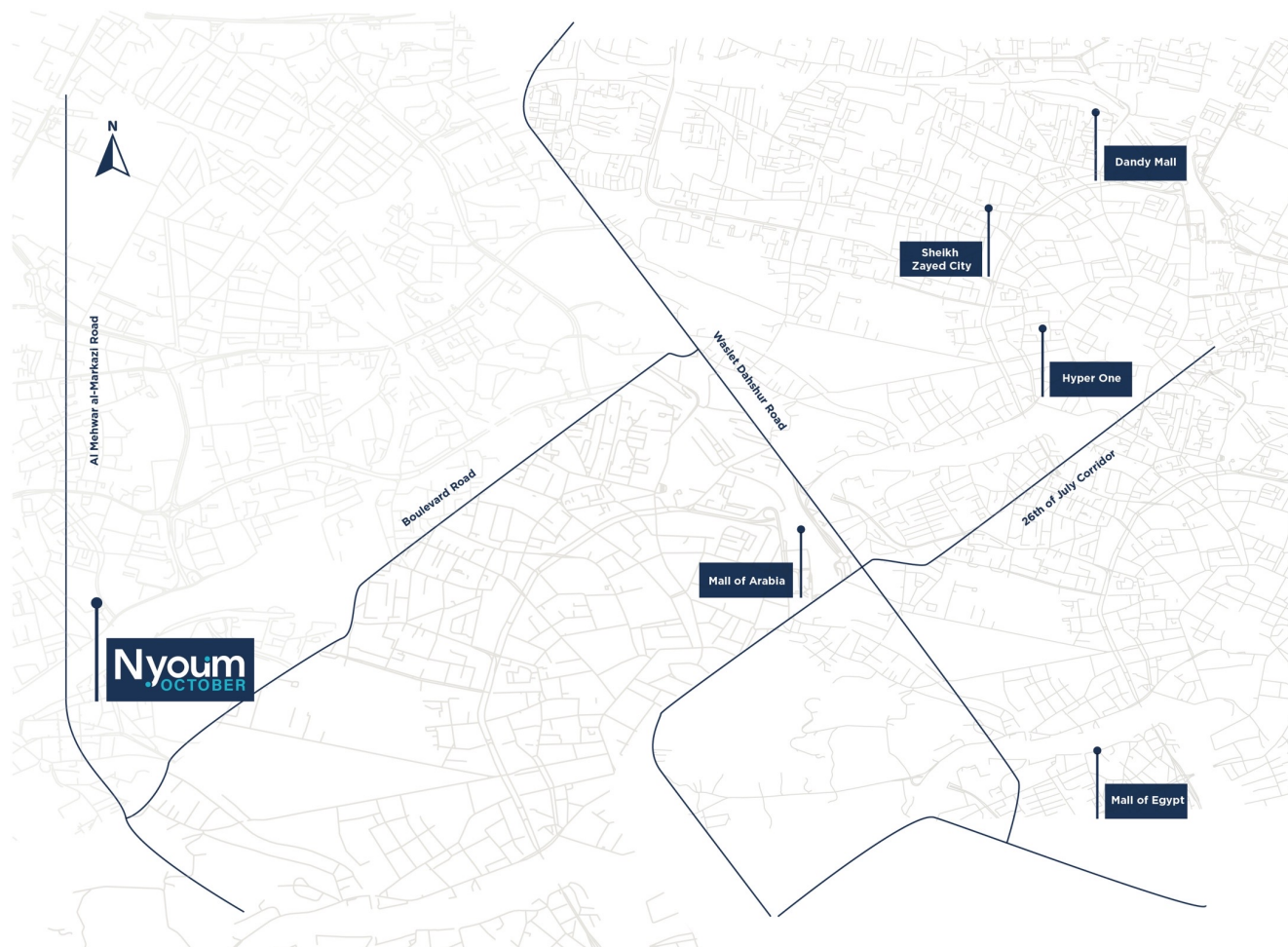
# Napoli - Villas

# About location

## AT THE HEART OF THINGS

Strategically located at the heart of 6 October city, Nyoom October is only 15- minutes drive from Juhayna Square, less than 20 minutes away from New Sphinx Airport and right on central regional axis.

This three-gated compound offers easy access for all residents through October's main roads, Dahshour Street, Gamal Abdel-Nasser Street, and the Boulevard axis, as well as a gate on the 2nd Ring Rd (Al-Awsaty Ring Road).



# Master Plan

## A WIDE RANGE OF HOMES SELECTIONS TO SUIT YOUR NEEDS

The versatile options available for residents are what makes this project a true residential heaven. The project comprises three zones, Little Rome, Boulevard, and Stanley in addition to the villas zone. Each zone offers residents a wide array of living options to suit their everyday wants and needs, from apartments, standalone villas, twin houses, town houses and commercial spaces.



**Nyoum**  
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# Facilities

Club House

Hospital and Medical Center

International Schools

Sports Club

Shopping Mall

Swimming Pool

Hypermarket



International Schools



Shopping Mall



Club House



Hospital and Medical Center

# Napoli Villas

## More than just a home

Napoli zone is a gated phase inside Nyoom October compound , with different variety of SQM's from 105 up to 744 SQM.

Napoli zone offering it's resident a private living experience with a near by one of a kind different facilities only 5 minutes away from your home.



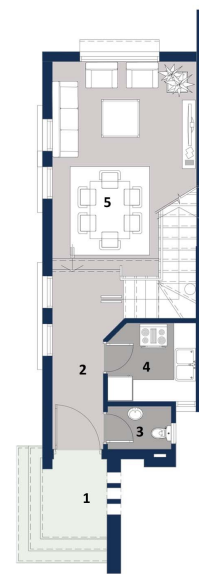
(Aquamarine)



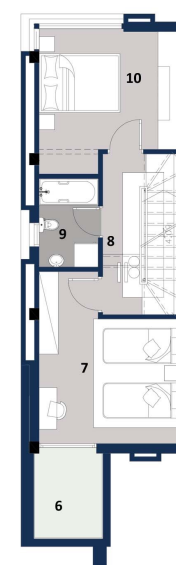


# Villa

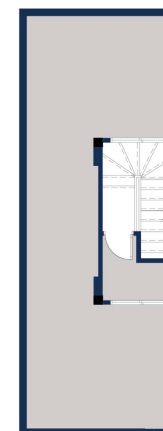
1 - Entrance	2.6mx 3.26m
2 - Lobby	4.47mx 1.22m
3 - Toilet	1.00mx1.6m
4 - kitchen	2.23mX1.97m
5 - Reception	5.00mX3.62m
6 - Terrace	2.00mx 2.00m
7 - bed room	3.62mx 4.38m
8 - Lobby	4.00mx 1.00m
9 - Toilet	1.5mX2.25m
10 - Master bed room	3.6mX3.00m



Ground Floor



First Floor



Roof Floor

All Dimensions , areas are nearest to reality from axis to axis

Gross Area 105 m<sup>2</sup>

(Topaz)



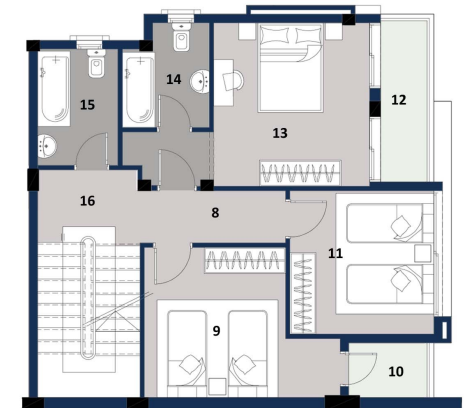


# Villa

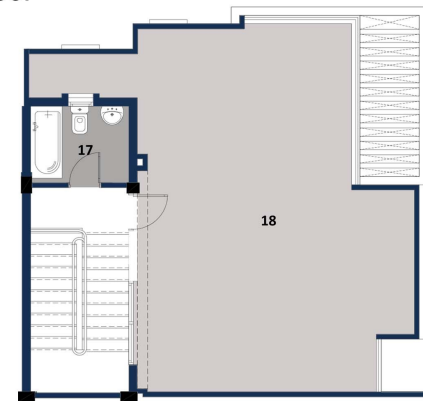
1- Entrance	2.30 m x 1.40m
2- Terrace	1.80m x 1.70m
3- Reception	5.20m x 6.45m
4- Reception1	4.85m x 4.90m
5- Lobby	1.35m x 1.55m
6- Bathroom	1.55m x 2.55m
7- Kitchen	3.30m x 2.55m
8- Corridor	1.30m x 3.40m
9- Bedroom	3.90m x 3.75m
10- Terrace	1.85m x 1.35m
11- Bedroom	3.50m x 3.45m
12- Terrace	3.75m x 1.15m
13- M.Bedroom	3.90m x 3.75m
14- Bathroom	2.55m x 2.10m
15- Bathroom	2.80m x 2.00m
16- Lobby	1.80m x 2.50m
17- Bathroom	2.00m x 2.55m
18- Roof	9.10m x 6.80m



Ground Floor



First Floor



Roof Floor

All Dimensions , areas are nearest to reality from axis to axis

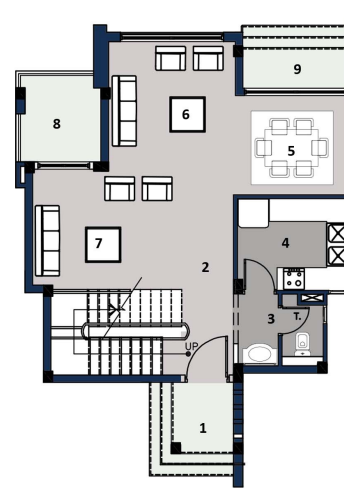
Gross Area 185 m<sup>2</sup>

(OPAL)

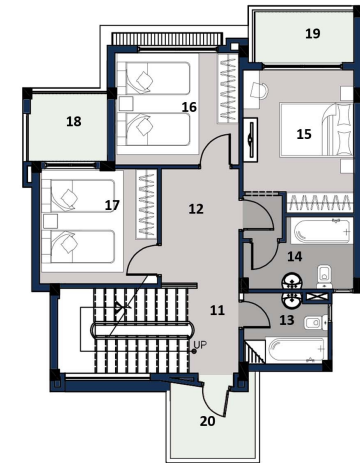




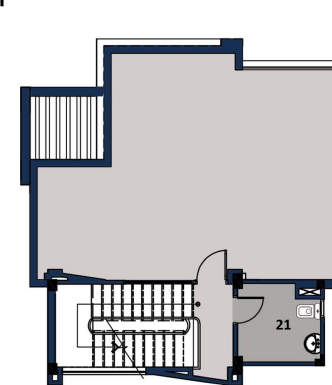
1- Entrance	1.94mx 1.7m
2 - Lobby	2.32mx 1.2m
3 - Toilet	1.95mx 2.3m
4 - Kitchen	3.00mx2.4m
5 - Dining	3.16mx2.7m
6 - Reception 1	3.45mx3.57m
7 - Reception 2	4.46mx3.15m
8 - Terrace	2.25mx2.3m
9 - Terrace	2.9mx1.1m
11- Entrance	2.3mx 1.3m
12 - Lobby	2.13mx 3.13m
13 - Toilet	1.95mx 2.3m
14 - Master Toilet	1.9mX2.8m
15 - Master Bed room	3.00mx3.3m
16 - Bed room	3.00mx3.4m
17 - Bed room	3.1mx3.1m
18 - Terrace	2.1mx1.9m
19 - Terrace	1.8mx2.9m
20 - Terrace	2.10mx2.30m
21 - Toilet	2.20mx2.30m



Ground Floor



First Floor



Roof Floor

All Dimensions , areas are nearest to reality from axis to axis

Gross Area 185 m<sup>2</sup>

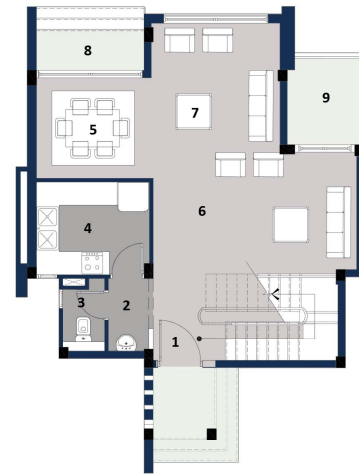
(Diamond)



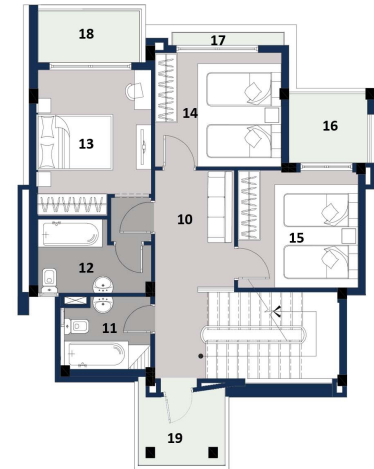


# Villa

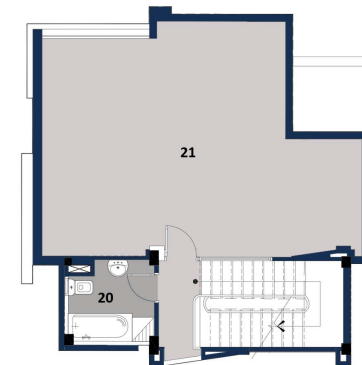
1- Entrance	2.30m x 1.90m
2- Lobby	2.10m x 1.20m
3- Bathroom	2.10m x 1.20m
4- Kitchen	2.60m x 3.20m
5- Dining	2.85m x 3.20m
6- Reception	5.60m x 3.35m
7- Reception	3.60m x 3.75m
8- Terrace	3.00m x 1.70m
9- Terrace	2.40m x 2.30m
10- Hall	3.25m x 2.25m
11- Bathroom	2.10m x 2.40m
12- Bathroom	2.10m x 3.20m
13- M.Bedroom	4.00m x 3.20m
14- Bedroom	3.20m x 3.55m
15- Bedroom	3.55m x 3.20m
16- Terrace	2.10m x 1.90m
17- Terrace	3.00m x 0.35m
18- Terrace	2.80m x 1.50m
19- Terrace	2.10m x 2.30m
20- Bathroom	2.30m x 2.45m
21- Roof	8.80m x 6.50m



Ground Floor



First Floor



Roof Floor

All Dimensions , areas are nearest to reality from axis to axis

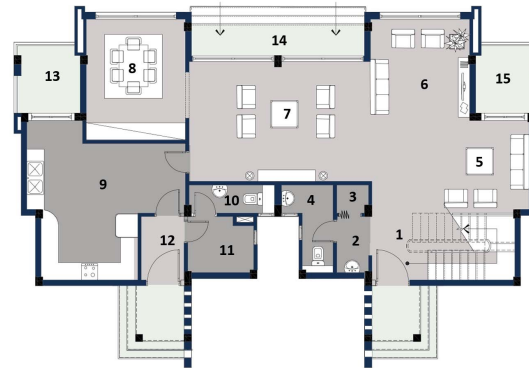
Gross Area 196 m<sup>2</sup>

(Super Diamond)

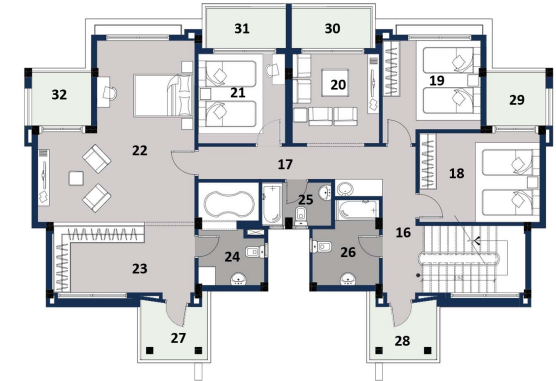




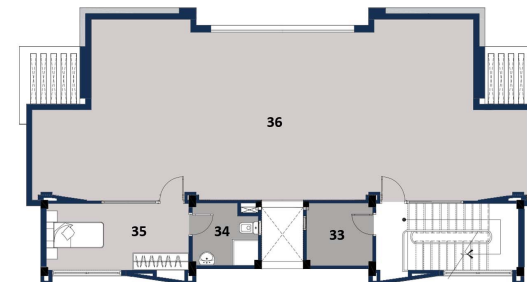
1-	Entrance	2.45m x 2.00m
2-	Lobby	2.10m x 1.25m
3-	Storage	1.10m x 1.25m
4-	Bathroom	3.20m x 1.20m
5-	Reception	3.40m x 5.65m
6-	Reception	3.65m x 3.50m
7-	Reception	6.35m x 4.35m
8-	Dining	3.60m x 4.40m
9-	Kitchen	5.65m x 5.08m
10-	Bathroom	3.10m x 1.10m
11-	Maidroom	2.40m x 2.10m
12-	Lobby	2.35m x 1.60m
13-	Terrace	2.45m x 2.35m
14-	Terrace	1.20m x 6.25m
15-	Terrace	2.50m x 2.24m
16-	Lobby	1.37m x 3.95m
17-	Lobby	1.24m x 7.65m
18-	Bedroom	4.35m x 3.20m
19-	Bedroom	3.55m x 3.25m
20-	Living	3.20m x 3.25m
21-	Bedroom	3.25m x 3.20m
22-	Bedroom	5.60m x 6.50m
23-	Dressing	5.12m x 2.50m
24-	Bathroom	2.40m x 3.75m
25-	Bathroom	2.50m x 1.65m
26-	Bathroom	3.15m x 2.45m
27-	Terrace	1.85m x 2.35m
28-	Terrace	1.85m x 2.35m
29-	Terrace	2.30m x 2.00m
30-	Terrace	1.45m x 2.90m
31-	Terrace	2.90m x 1.45m
32-	Terrace	2.30m x 2.00m
33-	Kitchen	2.30m x 2.40m
34-	Bathroom	2.30m x 2.40m
35-	Bathroom	2.50m x 5.10m
36-	Roof	17.50m x 6.30m



Ground Floor



First Floor



Roof Floor

All Dimensions , areas are nearest to reality from axis to axis

Gross Area 370 m<sup>2</sup>

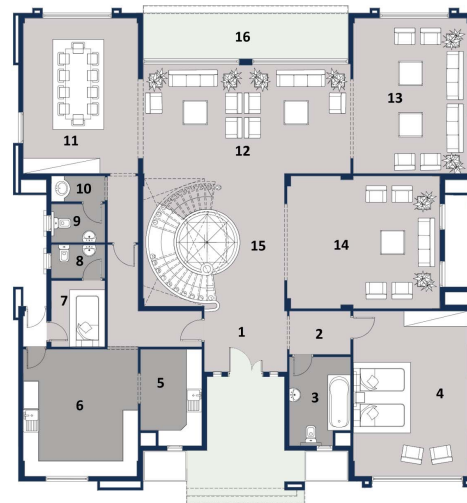
(Elite)



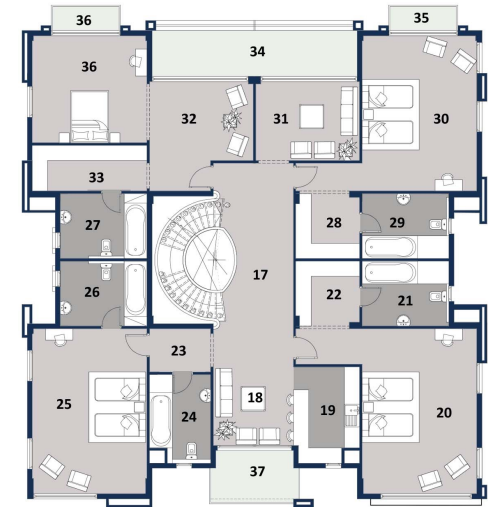


# Villa

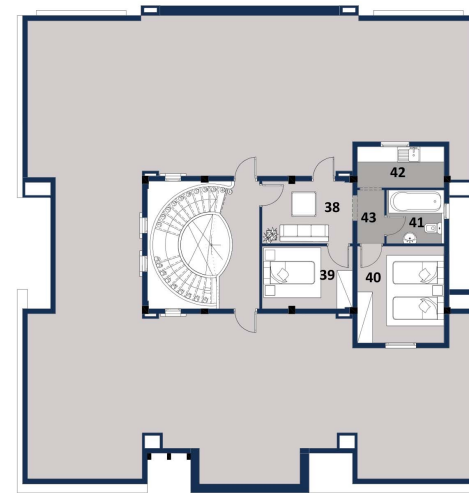
- |                                |                               |
|--------------------------------|-------------------------------|
| 1 _ Entrance 3.35m X 2.60 m    | 31 _ Living 4.20 m X 3.25 m   |
| 2 _ Lobby 2.50m X 1.80 m       | 32 _ Bedroom 8.85 m X 7.60 m  |
| 3 _ Bathroom 2.55m X 3.65 m    | 33 _ Dressing 1.90 m X 4.65 m |
| 4 _ Bedroom 4.65m X 6.65 m     | 34 _ Terrace 8.25 m X 2.50 m  |
| 5 _ Preparation 2.50m X 3.95 m | 35 _ Terrace 1.00 m X 2.90 m  |
| 6 _ Kitchen 5.15m X 4.65 m     | 36 _ Terrace 1.00 m X 2.90 m  |
| 7 _ Maid room 2.25m X 2.70 m   | 37 _ Terrace 2.20 m X 3.55 m  |
| 8 _ Bathroom 2.25m X 1.40 m    | 38 _ Living 3.70 m X 2.60 m   |
| 9 _ Bathroom 2.25m X 1.60 m    | 39 _ Bedroom 3.70 m X 2.60 m  |
| 10 _ Lobby 2.25m X 1.10 m      | 40 _ Bedroom 3.60 m X 3.95 m  |
| 11 _ Dining 6.40m X 4.70 m     | 41 _ Bathroom 2.40 m X 2.20 m |
| 12 _ Reception 4.40m X 8.30 m  | 42 _ Kitchen 1.75 m X 3.60 m  |
| 13 _ Reception 4.70 m X 6.25 m | 43 _ Lobby                    |
| 14 _ Reception 5.30 m X 6.15 m |                               |
| 15 _ Reception 5.25 m X 5.70 m |                               |
| 16 _ Terrace 1.90 m X 8.25 m   |                               |
| 17 _ Hall 6.45 m X 3.25 m      |                               |
| 18 _ Living 4.90 m X 3.25 m    |                               |
| 19 _ Kitchen 2.60 m X 3.95 m   |                               |
| 20 _ Bedroom 4.65 m X 6.65 m   |                               |
| 21 _ Bathroom 3.55 m X 2.65 m  |                               |
| 22 _ Dressing 2.65 m X 2.60 m  |                               |
| 23 _ Lobby 1.85 m X 2.50 m     |                               |
| 24 _ Bathroom 2.50 m X 3.65 m  |                               |
| 25 _ Bedroom 6.65 m X 4.65 m   |                               |
| 26 _ Bathroom 3.60 m X 2.65 m  |                               |
| 27 _ Bathroom 2.65 m X 3.60 m  |                               |
| 28 _ Dressing 2.65 m X 2.60 m  |                               |
| 29 _ Bathroom 2.65 m X 3.55 m  |                               |
| 30 _ Bedroom 6.25 m X 4.70 m   |                               |



Ground Floor



First Floor



Roof Floor

Gross Area 744 m<sup>2</sup>

All Dimensions , areas are nearest to reality from axis to axis

Thank you