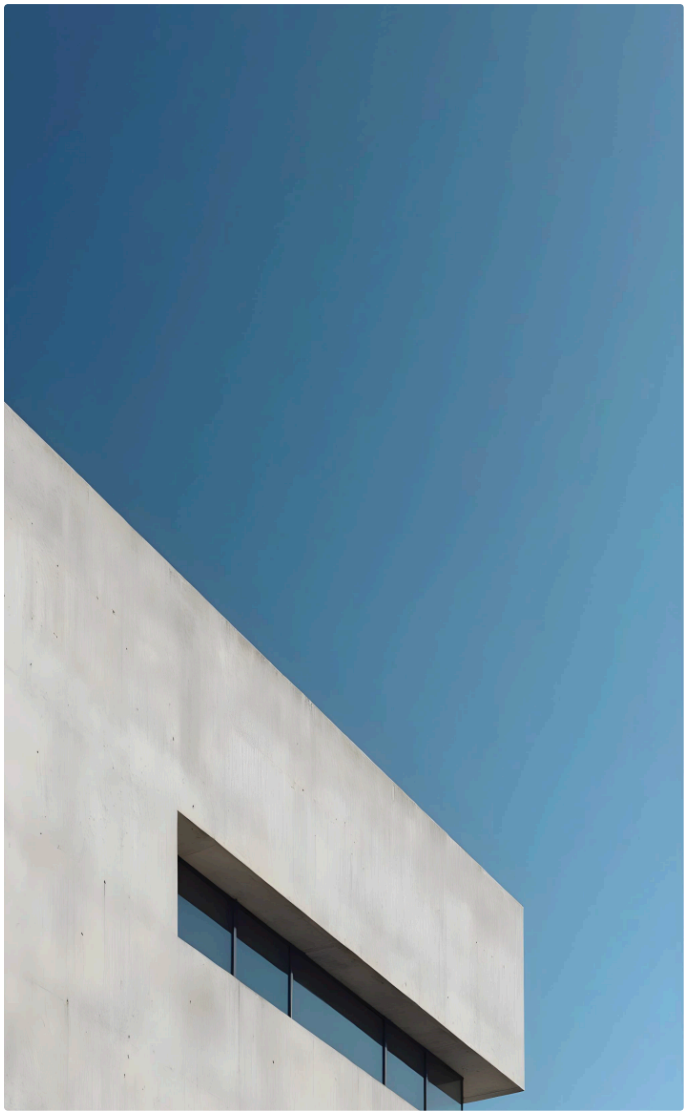
Nawy

31 West

M SQUARED

01

ABOUT **DEVELOPER**



ABOUT
M SQUARED

M Squared Developments is one of the major real estate players in Egypt. It constructs state-of-the-art residential, mixed-use, and resort projects in various prominent areas in the country.

M Squared seamlessly integrates functionality with aesthetics, priding itself on its human-centric approach. It developed a wide range of signature residential projects with an authentic eye to the finest details.

Its unrivaled success aligns with Egypt's vision for sustainable development and growth.

Facts About M Squared Developments

M Squared was founded in **2012**. It aims to leave a positive impact on the next generations by introducing forward-thinking cultures and notions.



ABOUT
THE PROJECT

31 West Compound is a one-of-a-kind, blooming community in 6 of October City. It was developed by M Squared, one of the innovative minds in the real estate industry. The project covers 31 acres of lush land, comprised of unmatched facilities and luxurious homes.

31West is more than a residential destination. It is a vibrant neighborhood where residents' lives are enriched, elevated, and they enjoy a life filled with fun. It hosts a wide range of activities and amenities, perfecting the equation of a balanced, luxurious lifestyle.

31 West Compound Location in 6 October

M Squared smartly picked the 31 West Compound location in 6th of October City. It has direct access to several main roads and axes passing through the area, including 26th of July Corridor.

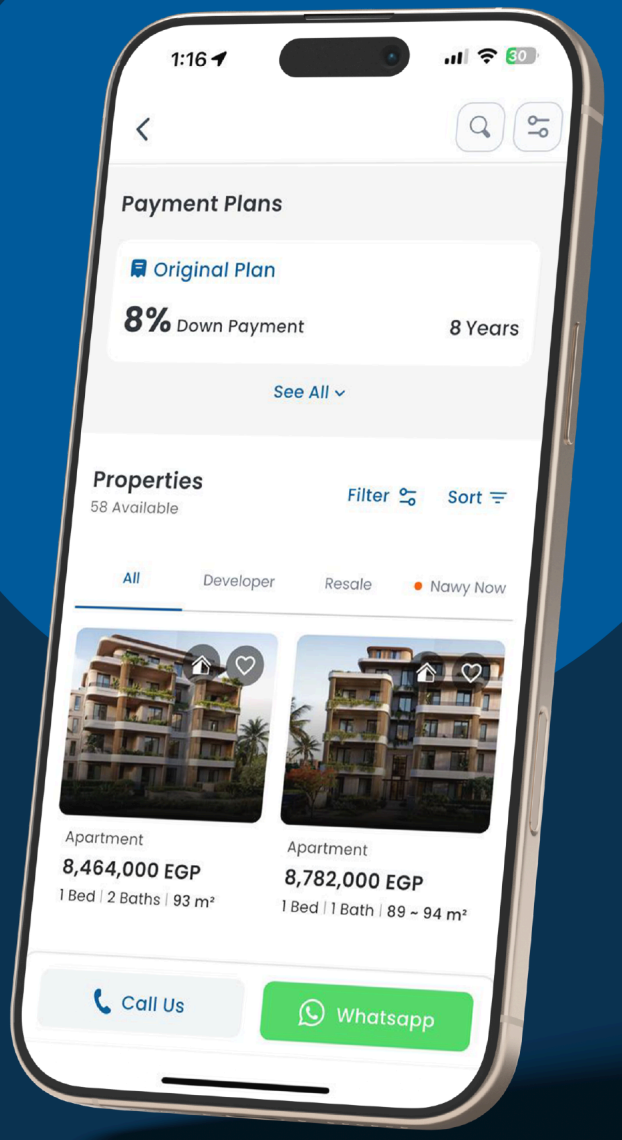
Furthermore, the strategic location of 31 West October Compound puts it:

EXPLORE ***PRICES & PAYMENT PLANS***
THROUGH

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02

THE **GALLERY**

THE **GALLERY**

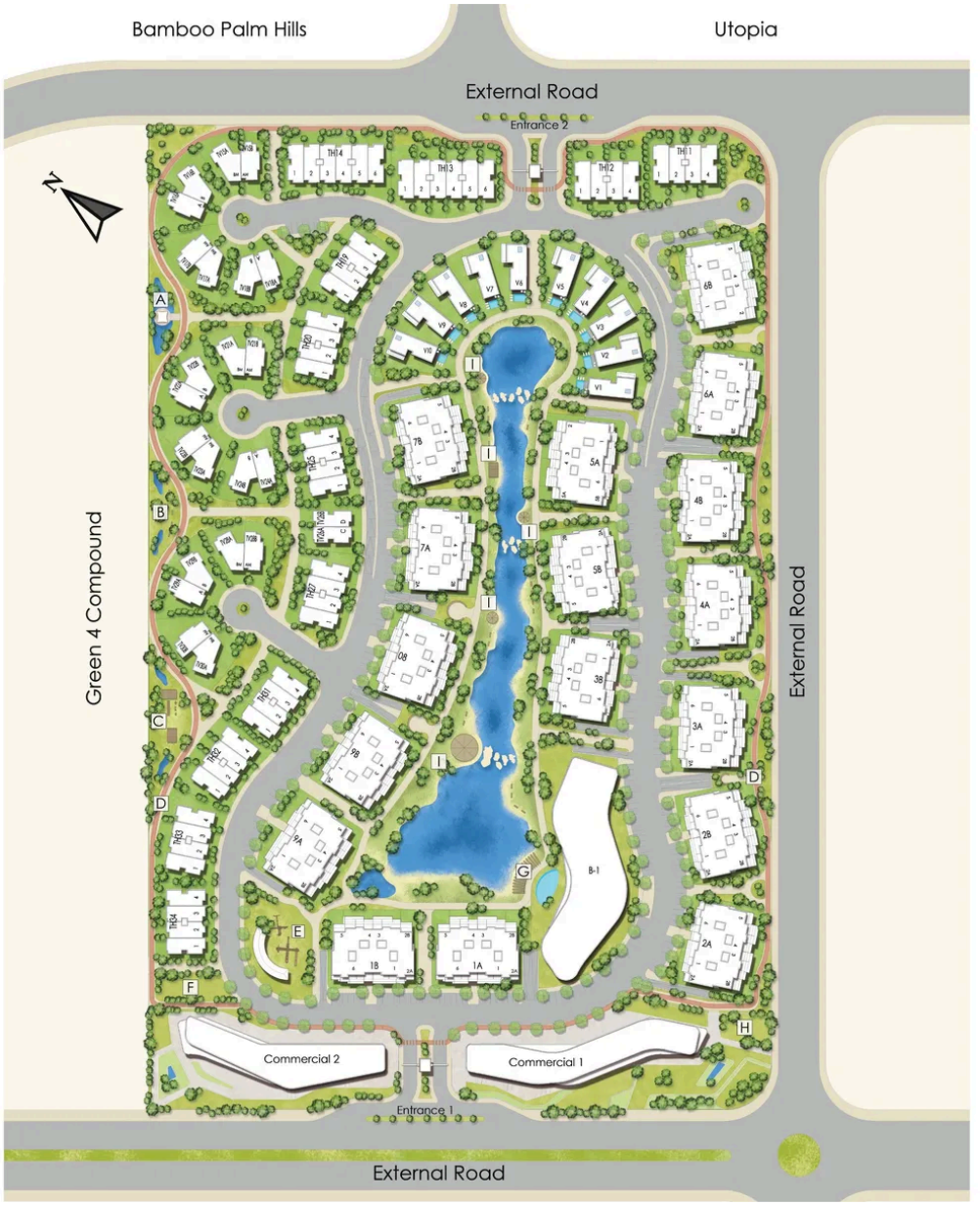






03

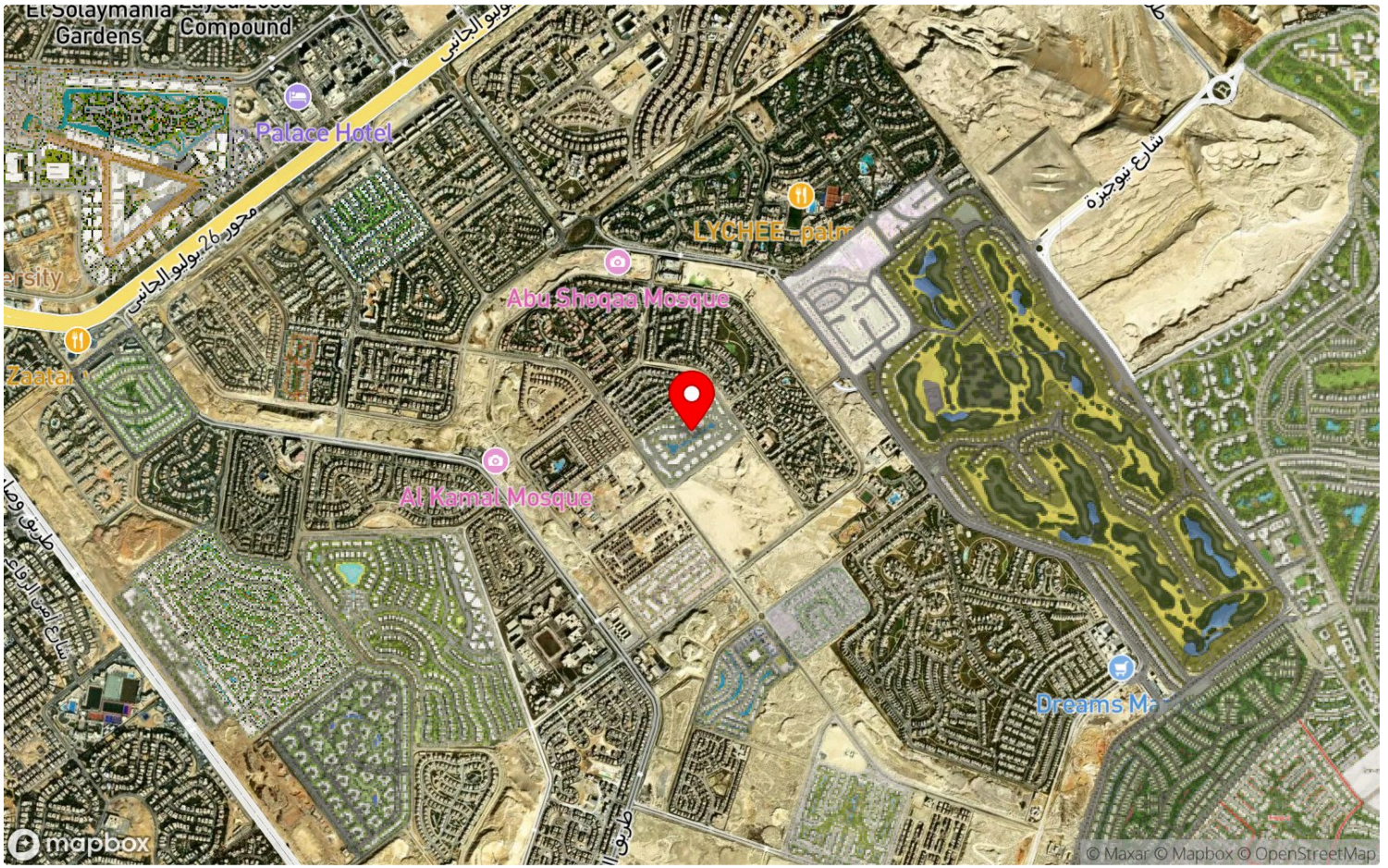
THE **MASTER PLAN**


Bamboo Palm Hills
Utopia
External Road
Entrance 2
Green 4 Compound
External Road
Commercial 2
Commercial 1
Entrance 1
External Road

04

LOCATION & **MAP**

LOCATION **MAP**



05

PROPERTY TYPES & **FLOOR PLANS**

APARTMENT 01

AREA ***80 SQM*** ***1*** BEDROOM ***1*** BATHROOM



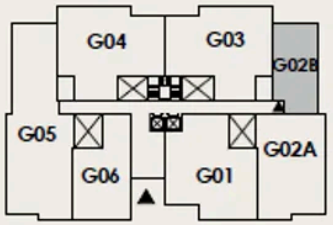
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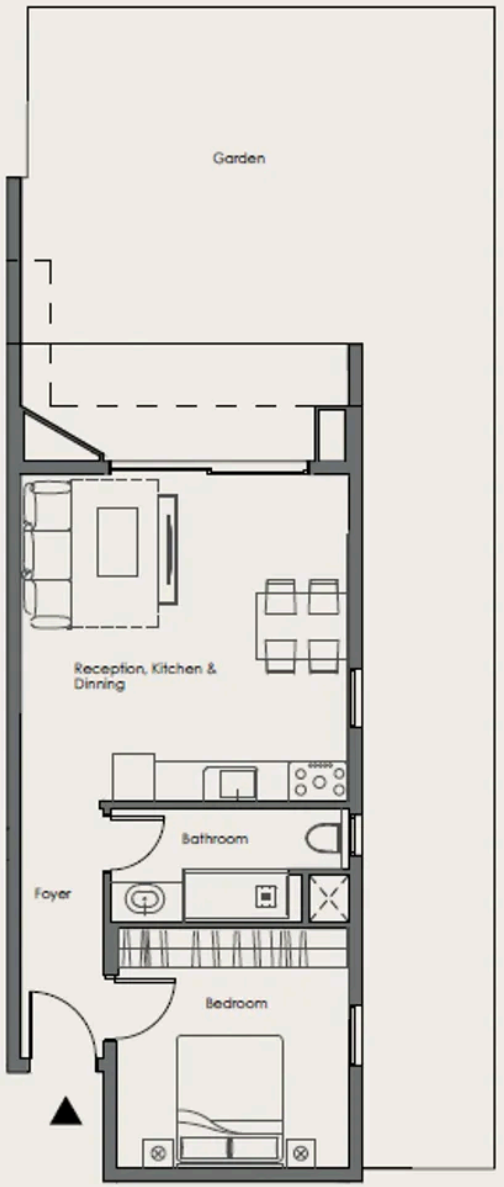
CONTACT US

APARTMENT 01

UNIT - G02B

ONE BEDROOM APARTMENT





GROUND FLOOR

Reception, Kitchen & Dining	4.90 x 4.95
Bathroom	1.70 x 3.60
Foyer	1.25 x 3.75
Bedroom	3.50 x 3.60

SELLABLE AREA: 80 M²
AVERAGE GARDEN AREA: 65 M²

CONTACT US

APARTMENT 02

AREA ***80 SQM*** ***1*** BEDROOM ***1*** BATHROOM



Nawy

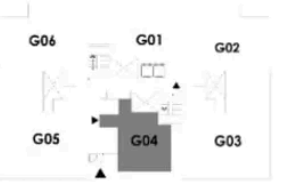
CONTACT US

APARTMENT 02

Building Type	residential
Unit Name	85

UNIT - G04

One Bedroom Apartment





GROUND FLOOR

Reception	3.00x3.60
Kitchen & Dining	3.60x4.60
Foyer	1.30x2.40
Master Bedroom	4.00x3.10
Master Dressing	2.00x3.10
Master Bathroom	1.70x1.60
Bathroom	2.00x1.40

All water features are reference to contract.
Structure and Architecture details, dimensions and areas in this plan are based on design information only and final as-built conditions may vary.
Garden Area and outline vary reference to contract and site.

PROJECT NAME 31 WEST	GENERAL NOTES 1.Drawings are not to scale. 2. The architectural details, dimensions and area in this plan are based on Design information only, and final As-Built conditions may vary. 3. The unit deliverable items are reference to contractual specs. 4.M squared Developments reserves the right to make revisions/alterations, at its absolute discretion, and with reference to regulation requirements. 5.Adjusments may occur due to structural requirements.		UNIT TYPE G04	FLOOR Ground Level
PROJECT OWNER M squared.			SELLABLE AREA 85 m²	SCALE S.T.F
			GARDEN AREA Refer to contracts	DRAWING TITLE Architectural Layout Plan

Nawy

CONTACT US

APARTMENT 03

AREA ***80 SQM*** ***1*** BEDROOM ***2*** BATHROOMS



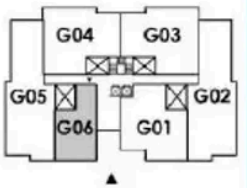
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CONTACT US

APARTMENT 03

UNIT - G06

Ground Floor





GROUND FLOOR

Reception & Dinning	3.20x6.00
Kitchen	2.80x3.00
Foyer	1.70x2.20
Guest Toilet	1.20x2.20
Master Bedroom	3.20x3.70
Master Dressing	2.40x3.20
Master Bathroom	1.60x3.20
Terrace	0.90x3.40
Store	1.10x2.50

SELLABLE AREA	90 m²
Garden Area Range	30 m²

0 1 5 10

All water features are reference to contract.

BLOW UP PLANS

Nawy

CONTACT US

APARTMENT 04

AREA ***80 SQM*** ***2*** BEDROOMS ***2*** BATHROOMS



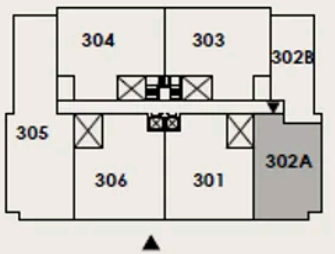
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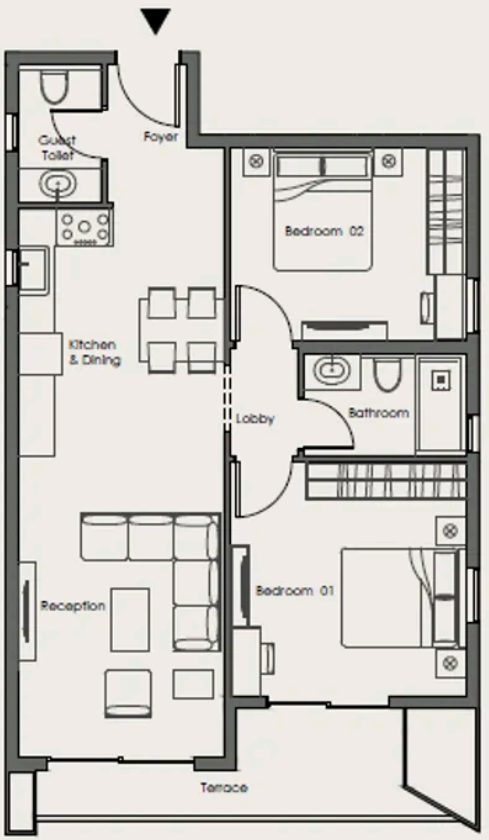
CONTACT US

APARTMENT 04

UNIT - 302A

TWO BEDROOM APARTMENT





THIRD FLOOR

Reception	3.35 x 4.90
Kitchen & Dining	3.35 x 4.00
Foyer	1.30 x 2.35
Guest Toilet	1.35 x 2.25
Lobby	1.10 x 1.78
Bedroom 01	3.80 x 3.85
Bathroom	1.65 x 2.65
Bedroom 02	3.15 x 3.85
Terrace	0.75 x 3.25 1.75 x 2.70

SELLABLE AREA: 115 M²

CONTACT US

Nawy

APARTMENT 05

AREA ***80 SQM*** ***2*** BEDROOMS ***3*** BATHROOMS



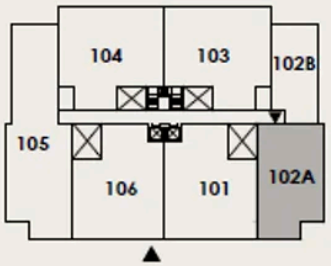
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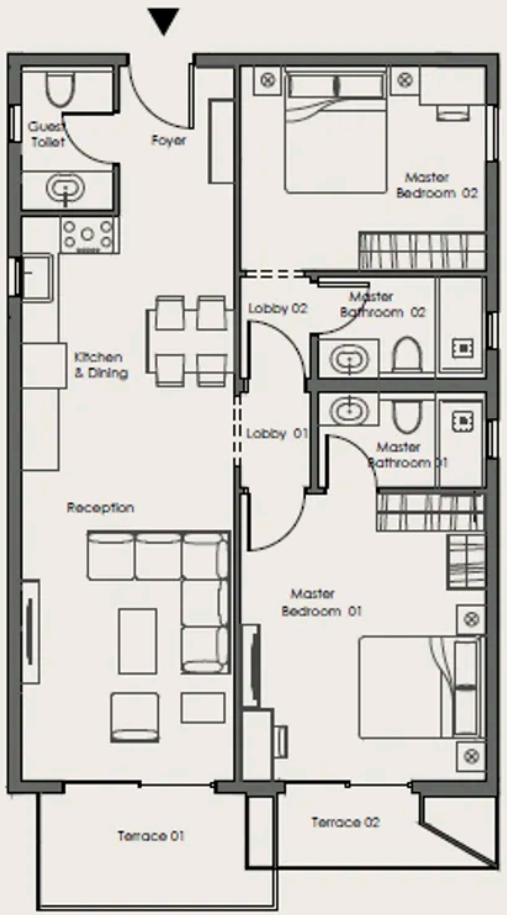
CONTACT US

APARTMENT 05

UNIT - 102A

TWO BEDROOM APARTMENT





FIRST FLOOR

Reception	3.35 x 4.85
Kitchen & Dining	3.35 x 4.00
Foyer	1.80 x 2.35
Guest Toilet	1.45 x 2.25
Lobby 01	1.10 x 1.50
Master Bedroom 01	3.85 x 4.50
Master Bathroom 01	1.50 x 2.65
Lobby 02	1.10 x 1.60
Master Bedroom 02	3.20 x 3.85
Master Bathroom 02	1.60 x 2.65
Terrace 01	1.75 x 3.25
Terrace 02	1.20 x 2.25

SELLABLE AREA: 125 M²

CONTACT US

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APARTMENT 06

AREA ***80 SQM*** ***2*** BEDROOMS ***2*** BATHROOMS



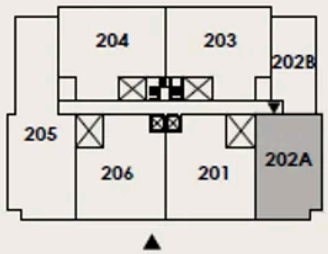
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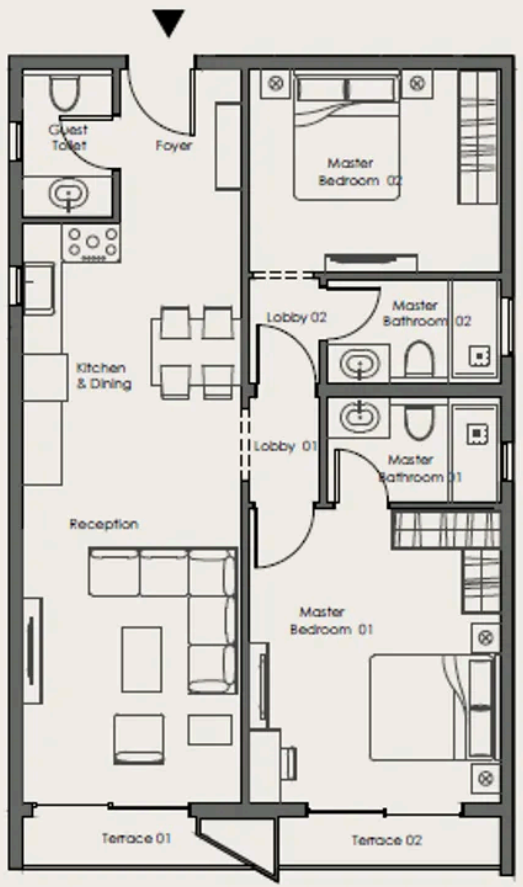
CONTACT US

APARTMENT 06

UNIT - 202A

TWO BEDROOM APARTMENT





SECOND FLOOR

Reception	3.35 x 4.85
Kitchen & Dining	3.35 x 4.00
Foyer	1.85 x 2.35
Guest Toilet	1.40 x 2.25
Lobby 01	1.10 x 1.60
Master Bedroom 01	3.85 x 4.50
Master Bathroom 01	1.60 x 2.65
Lobby 02	1.10 x 1.60
Master Bedroom 02	3.10 x 3.85
Master Bathroom 02	1.60 x 2.80
Terrace 01	0.80 x 2.65
Terrace 02	0.80 x 3.40

SELLABLE AREA: 120 M²

CONTACT US

APARTMENT 07

AREA ***80 SQM*** ***1*** BEDROOM ***1*** BATHROOM



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CONTACT US

APARTMENT 07

Building Type	residential
Unit Name	129



THIRD FLOOR

Reception	2.80x4.70
Kitchen & Dining	4.05x4.70
Foyer	1.70x2.15
Guest Toilet	1.00x2.85
Corridor	1.10x3.10
Bathroom	2.10x1.95
Lobby	1.10x1.00
Master Bathroom	2.10x1.60
Master Bedroom	3.90x3.70
Bedroom	3.80x4.00
Terrace 01	1.10x4.40
Terrace 02	1.20x3.60
Terrace 03	2.90x3.60

APARTMENT 08

AREA ***80 SQM*** ***2*** BEDROOMS ***3*** BATHROOMS



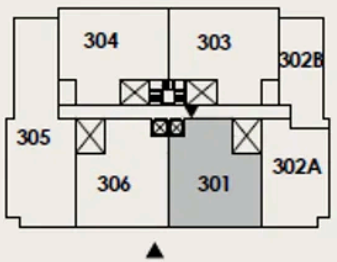
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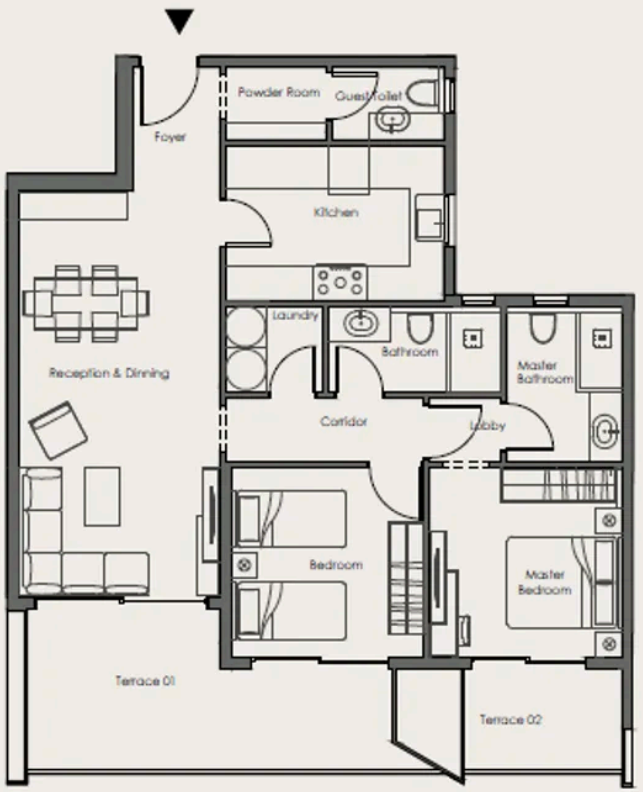
CONTACT US

APARTMENT 08

UNIT - 301

TWO BEDROOM APARTMENT





THIRD FLOOR

Reception & Dining	3.50 x 7.05
Kitchen	2.70 x 3.80
Foyer	1.50 x 2.15
Powder Room	1.25 x 1.75
Guest Toilet	1.25 x 1.95
Laundry	1.50 x 1.70
Bathroom	1.50 x 3.00
Corridor	1.10 x 3.45
Lobby	1.10 x 1.25
Master Bathroom	2.00 x 2.70
Master Bedroom	3.30 x 3.35
Bedroom	3.30 x 4.35
Terrace 01	2.80 x 3.35 1.75 x 3.00
Terrace 02	1.75 x 2.75

SELLABLE AREA: 130 M²

CONTACT US

Nawy

APARTMENT 09

AREA ***80 SQM*** ***1*** BEDROOM ***1*** BATHROOM

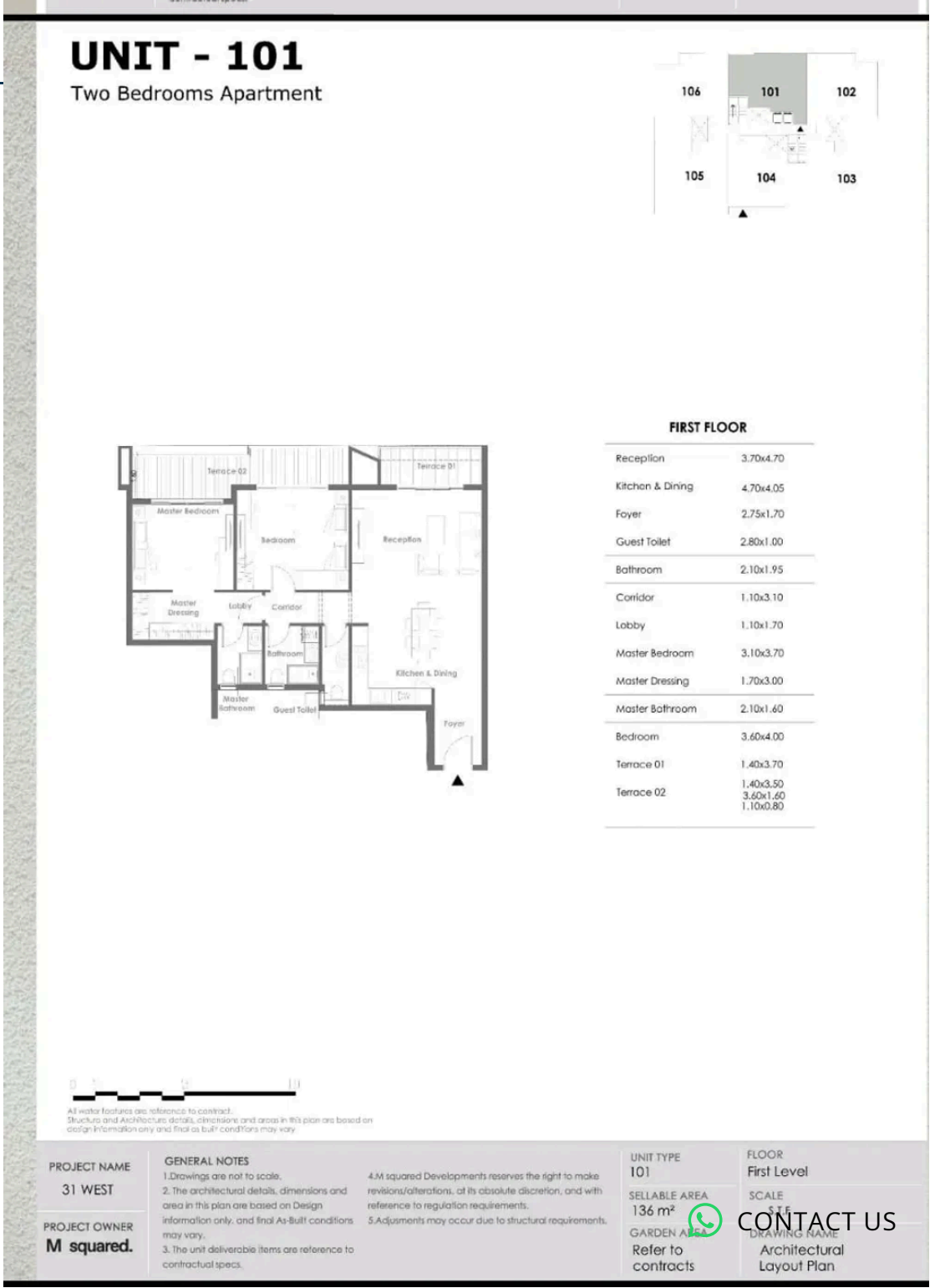


Nawy

CONTACT US

APARTMENT 09

Building Type	residential
Unit Name	136



Nawy

CONTACT US

APARTMENT 10

AREA ***80 SQM*** ***1*** BEDROOM ***1*** BATHROOM

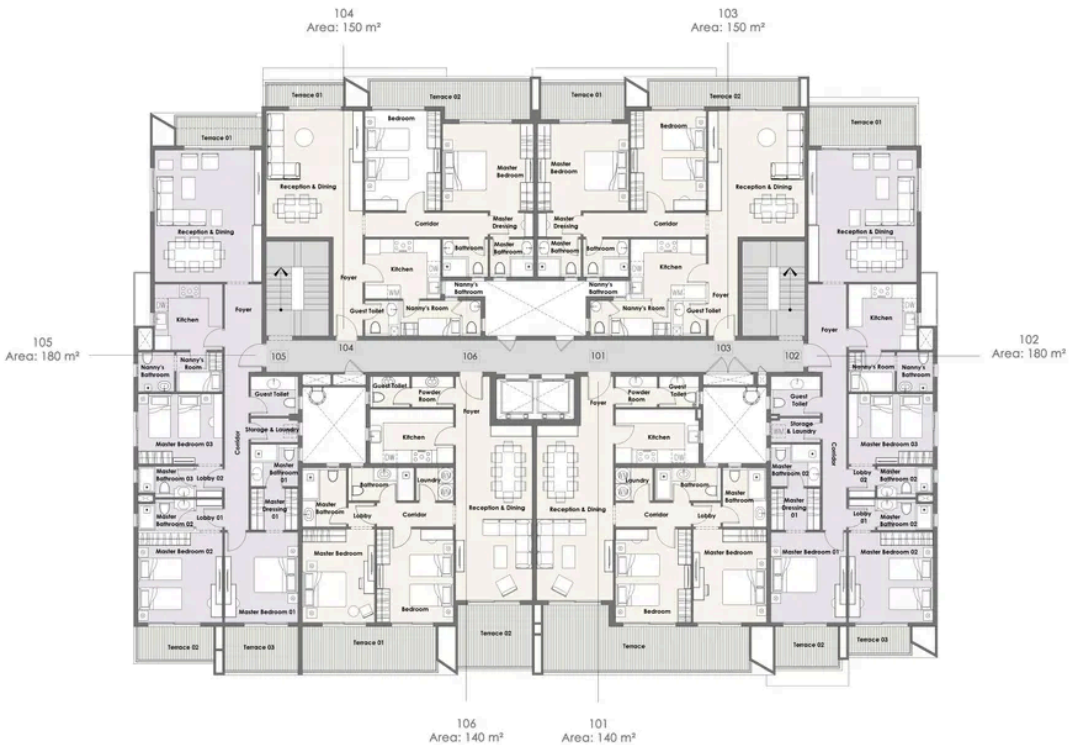


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CONTACT US

APARTMENT 10

Building Type	residential
Unit Name	150-180-140 typical



APARTMENT 11

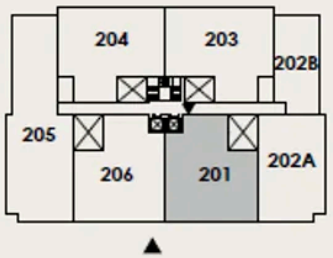
AREA ***80 SQM*** ***2*** BEDROOMS ***3*** BATHROOMS

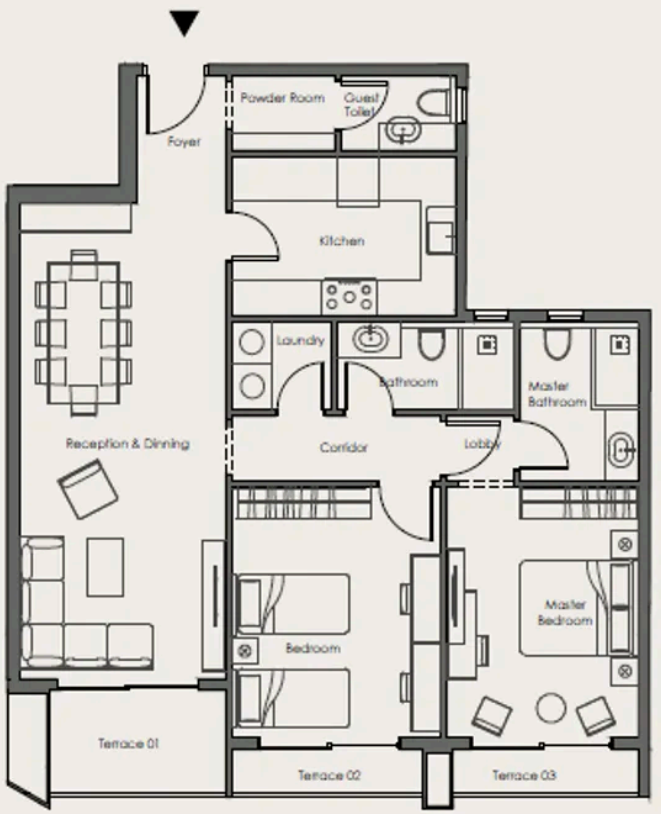


APARTMENT 11

UNIT - 201

TWO BEDROOM APARTMENT





SECOND FLOOR

Reception & Dining	3.50 x 8.05
Kitchen	2.70 x 3.80
Foyer	1.50 x 2.15
Powder Room	1.25 x 1.75
Guest Toilet	1.25 x 1.95
Laundry	1.50 x 1.70
Bathroom	1.50 x 3.00
Corridor	1.10 x 3.55
Lobby	1.10 x 1.15
Master Bathroom	2.00 x 2.70
Master Bedroom	3.25 x 4.25
Bedroom	3.55 x 4.25
Terrace 01	1.80 x 3.00
Terrace 02	0.80 x 3.25
Terrace 03	0.80 x 3.15

SELLABLE AREA: 135 M^2

CONTACT US

Nawy

APARTMENT 12

AREA ***80 SQM*** ***2*** BEDROOMS ***3*** BATHROOMS



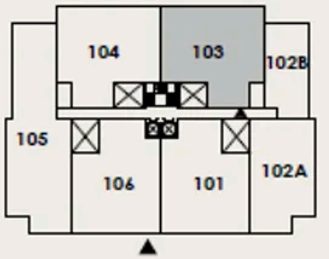
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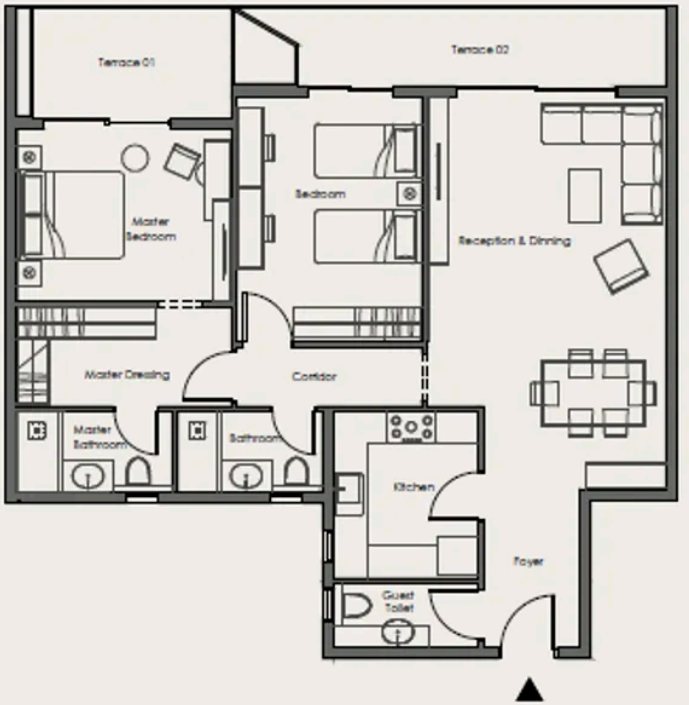
CONTACT US

APARTMENT 12

UNIT - 103

TWO BEDROOM APARTMENT





FIRST FLOOR

Reception & Dining	4.45 x 5.75 1.55 x 3.40
Kitchen	2.70 x 3.10
Foyer	1.80 x 2.95
Guest Toilet	1.20 x 2.70
Master Bedroom	3.20 x 4.00
Master Dressing	1.85 x 4.00
Master Bathroom	1.50 x 2.90
Bedroom	3.45 x 4.55
Bathroom	1.50 x 2.70
Corridor	1.10 x 3.45
Terrace 01	2.10 x 3.70
Terrace 02	1.50 x 6.80

SELLABLE AREA: 145 M²

Nawy

CONTACT US

APARTMENT 13

AREA ***80 SQM*** ***1*** BEDROOM ***1*** BATHROOM



Nawy

CONTACT US

APARTMENT 13

Building Type	residential
Unit Name	160

UNIT - 206

Three Bedrooms Apartment





SECOND FLOOR

Reception & Dinning	5.50x4.30
Kitchen	3.10x2.65
Foyer	4.40x1.60
Guest Toilet	1.80x1.20
Corridor	1.10x2.80 3.30x1.10
Bathroom	3.10x1.50
Bedroom	3.80x3.30
Lobby	1.55x1.60
Master Bedroom 01	3.50x3.50
Master Bathroom 01	1.55x2.40
Master Dressing 01	1.55x1.60
Master Bedroom 02	3.80x4.00
Master Bathroom 02	1.55x2.40
Nanny's Room	2.70x1.60
Nanny's Bathroom	1.00x1.60
Terrace 01	1.90x3.40 1.40x4.20
Terrace 02	1.10x2.70

All water features are reference to contract.
Structure and Architecture details, dimensions and areas in this plan are based on design information only and final as-built conditions may vary.

PROJECT NAME
31 WEST

PROJECT OWNER
M squared.

GENERAL NOTES
1.Drawings are not to scale.
2. The architectural details, dimensions and area in this plan are based on Design information only, and final As-Built conditions may vary.
3. The unit deliverable items are reference to contractual specs.
4.M squared Developments reserves the right to make revisions/alterations, at its absolute discretion, and with reference to regulation requirements.
5.Adjusments may occur due to structural requirements.

UNIT TYPE
206

SELLABLE AREA
160 m²

GARDEN AREA
Refer to contracts

FLOOR
Second Level

SCALE
S.T.F

DRAWING TITLE
Architectural Layout Plan

Nawy

CONTACT US

APARTMENT 14

AREA ***80 SQM*** ***1*** BEDROOM ***1*** BATHROOM



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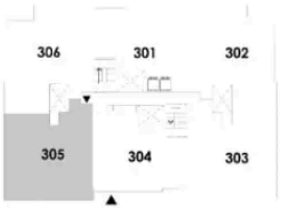
CONTACT US

APARTMENT 14

Building Type	residential
Unit Name	155

UNIT - 305

Three Bedrooms Apartment





Third FLOOR

Reception & Dinning	4.95x4.30
Kitchen	3.65x2.65
Foyer	4.85x1.55
Nanny's Room	2.60x1.60
Nanny's Bathroom	0.90x1.60
Guest Toilet	1.75x1.20
Corridor	1.10x4.70
Lobby	1.55x1.30
Master Bedroom 01	3.60x4.00
Master Bathroom 01	1.55x2.55
Master Bedroom 02	3.65x4.00
Master Bathroom 02	1.50x2.55
Bedroom	4.25x3.20
Bathroom	1.95x1.50
Terrace 01	1.60x3.20 1.10x3.30
Terrace 02	1.30x4.40

All water features are reference to contract.
Structure and Architecture details, dimensions and areas in this plan are based on design information only and final as built conditions may vary.

PROJECT NAME 31 WEST	GENERAL NOTES 1.Drawings are not to scale. 2. The architectural details, dimensions and area in this plan are based on Design information only, and final As-Built conditions may vary. 3. The unit deliverable items are reference to contractual specs.	4.M squared Developments reserves the right to make revisions/alterations, at its absolute discretion, and with reference to regulation requirements. 5.Adjusments may occur due to structural requirements.	UNIT TYPE 305 SELLABLE AREA 155 m² GARDEN AREA Refer to contracts	FLOOR Third Level SCALE DRAWING NAME Architectural Layout Plan
PROJECT OWNER M squared.				

Nawy

CONTACT US

APARTMENT 15

AREA ***80 SQM*** ***1*** BEDROOM ***1*** BATHROOM

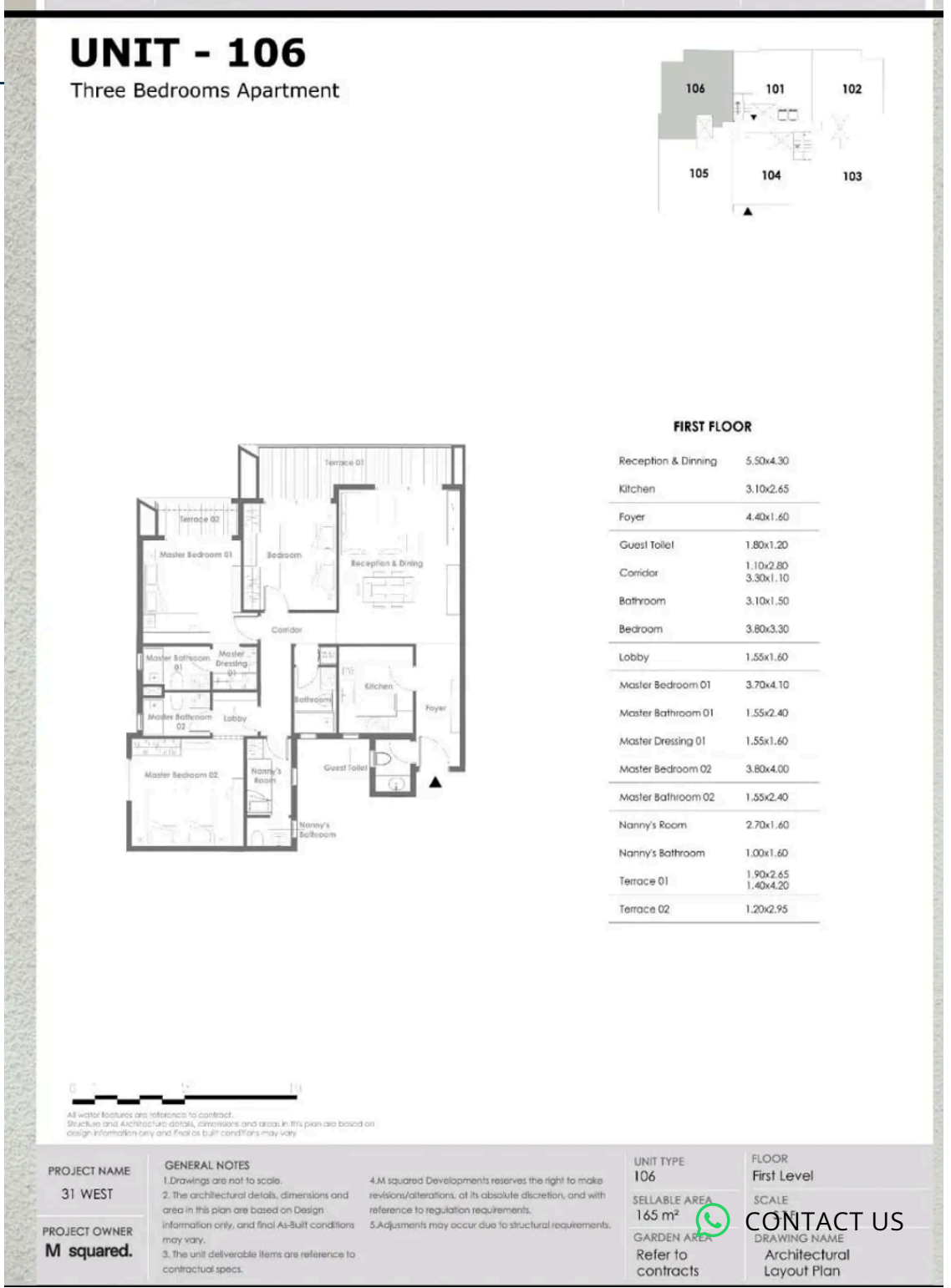


Nawy

CONTACT US

APARTMENT 15

Building Type	residential
Unit Name	165



Nawy

CONTACT US

APARTMENT 16

AREA ***80 SQM*** ***1*** BEDROOM ***1*** BATHROOM



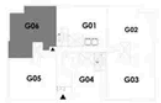
Nawy

CONTACT US

APARTMENT 16

Building Type	Residential
Unit Name	Apartment

UNIT - G06
Three Bedrooms Apartment





GROUND FLOOR

Reception & Dinning	5.50x4.30
Kitchen	3.10x2.65
Foyer	4.40x1.60
Guest Toilet	1.80x1.20
Corridor	1.10x2.80 3.30x1.10
Bathroom	3.10x1.50
Bedroom	4.30x3.30
Lobby	1.55x1.60
Master Bedroom 01	3.70x4.10
Master Bathroom 01	1.55x2.40
Master Dressing 01	1.55x1.60
Master Bedroom 02	3.80x4.00
Master Bathroom 02	1.55x2.40
Nanny's Room	2.70x1.60
Nanny's Bathroom	1.00x1.60

BUA: 165 m²
Garden Area: 93 m²

APARTMENT 17

AREA ***80 SQM*** ***1*** BEDROOM ***1*** BATHROOM

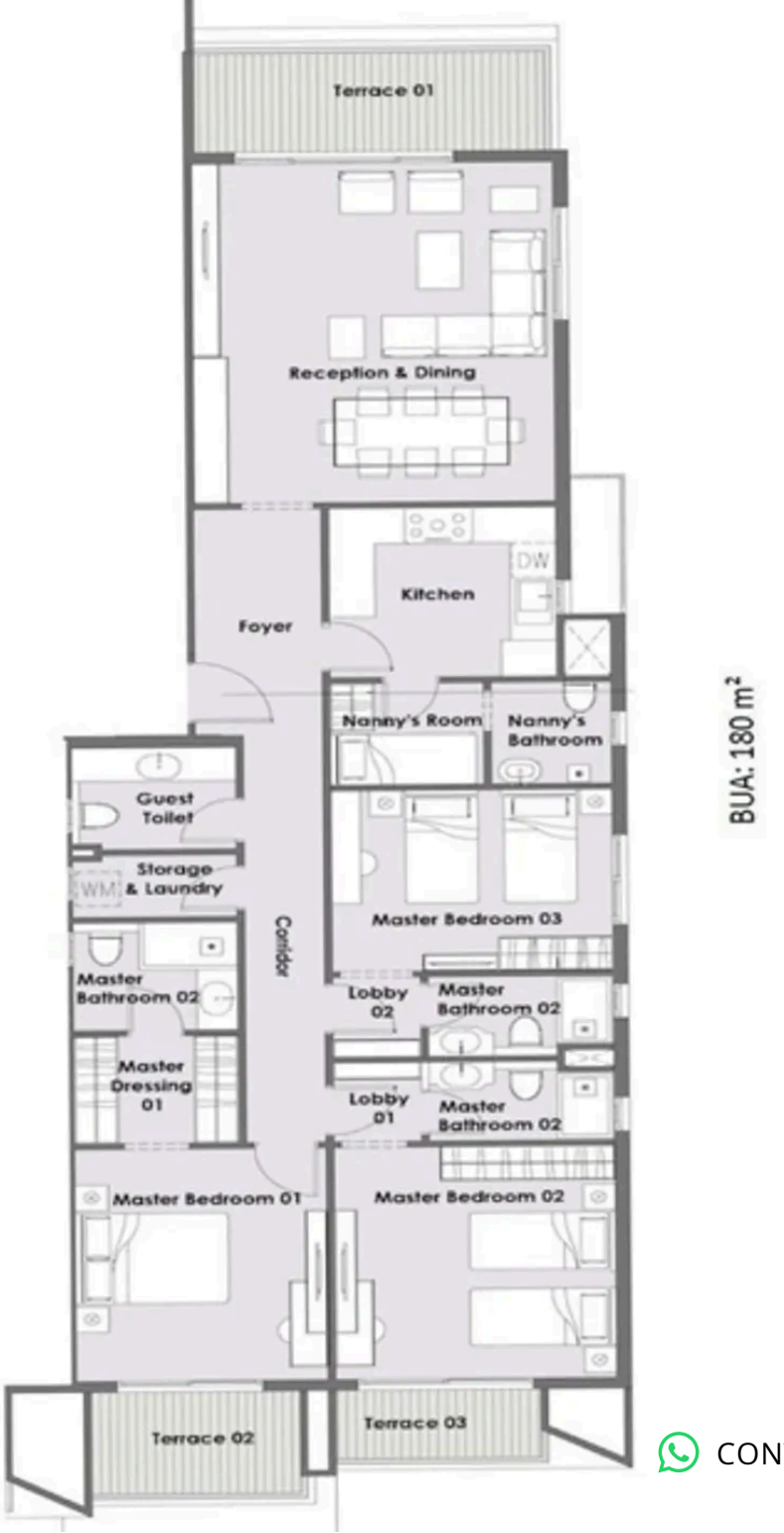


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CONTACT US

APARTMENT 17

Building Type	residential
Unit Name	180 m



Nawy

CONTACT US

VILLA 01

AREA ***370 SQM*** ***5*** BEDROOMS ***6*** BATHROOMS



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CONTACT US

TOWNHOUSE 01

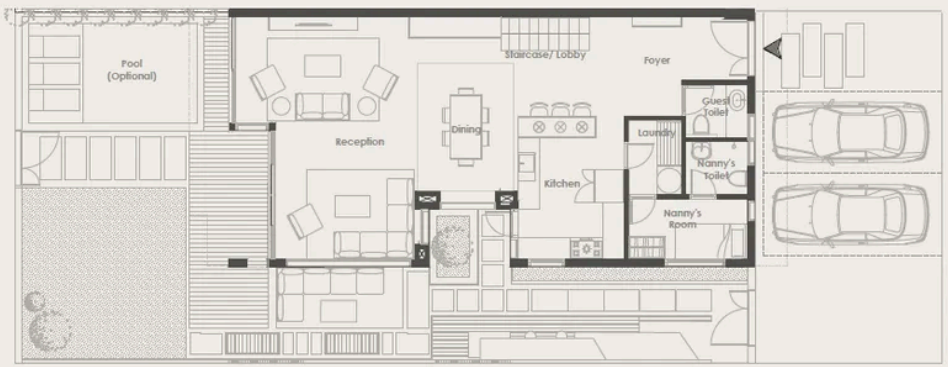
AREA ***255 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS

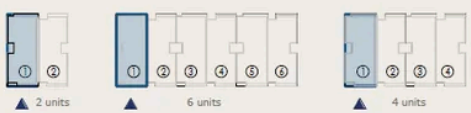


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TOWNHOUSE 01





GROUND FLOOR

Foyer	1.80 x 1.85 1.60 x 2.80
Kitchen	3.00 x 4.00
Dining	2.80 x 3.90
Staircase/Lobby	1.30 x 5.80 1.50 x 3.00
Reception	3.80 x 4.10 3.00 x 5.10

Laundry	1.50 x 2.10
Nanny's Room	1.70 x 3.35
Nanny's Bathroom	1.50 x 1.75
Guest Toilet	1.50 x 1.75

TOTAL SELLABLE AREA : 225 M²
AVERAGE LAND AREA : 240 M²

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TOWNHOUSE 02

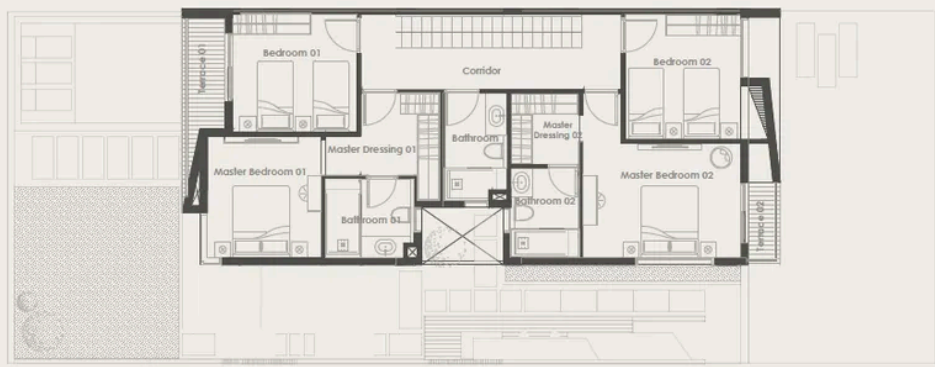
AREA ***255 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS

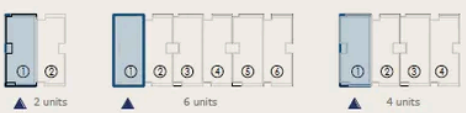


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TOWNHOUSE 02





FIRST FLOOR

Master Bedroom 01	3.20 x 3.40 1.10 x 1.10
Bathroom 01	2.20 x 2.50
Master Dressing 01	2.20 x 2.30 0.60 x 0.70
Master Bedroom 02	3.20 x 4.40 1.10 x 1.40
Bathroom 02	1.90 x 2.50
Bedroom 01	3.30 x 3.50

Master Dressing 02	1.90 x 2.00
Bedroom 02	3.25 x 3.50 0.70 x 1.50
Bathroom	1.75 x 3.00
Staircase/Corridor	2.10 x 7.30
Terrace 01	1.20 x 3.10
Terrace 02	0.90 x 2.30

TOWNHOUSE 03

AREA ***255 SQM*** ***5*** BEDROOMS ***5*** BATHROOMS

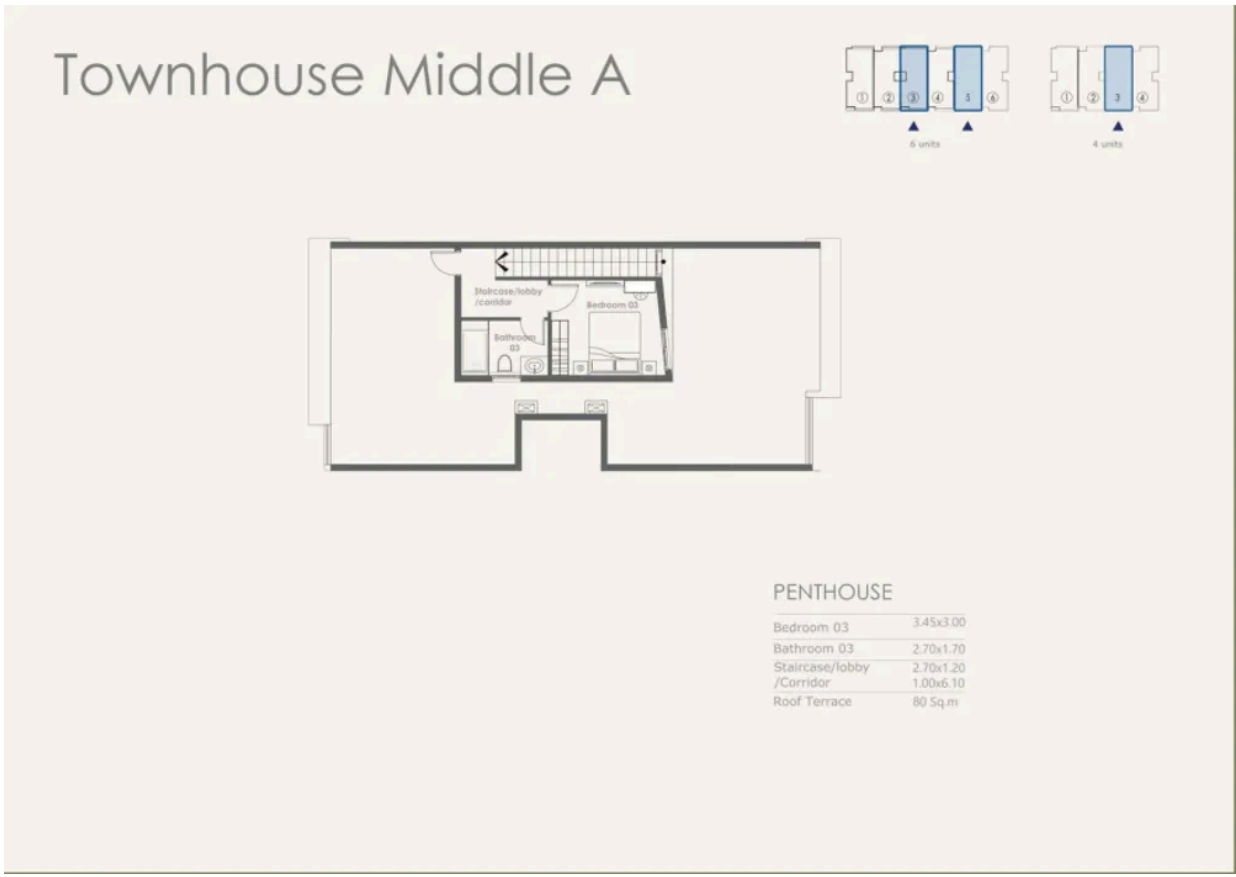


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TOWNHOUSE 03

Building Type	residential
Unit Name	225 town roof floor



TOWNHOUSE 04

AREA ***255 SQM*** ***5*** BEDROOMS ***5*** BATHROOMS



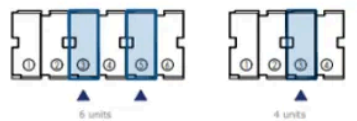
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CONTACT US

TOWNHOUSE 04

Building Type	Residential
Unit Name	225 Middle

Townhouse Middle A





GROUND FLOOR

Foyer	1.80x1.85 1.60x2.80	Laundry	1.50x2.10
Kitchen	3.00x4.00	Nanny's Room	1.70x3.35
Dining	2.80x3.90	Nanny's Bathroom	1.50x1.75
Staircase / Lobby	1.30x5.80 1.50x3.00	Guest Toilet	1.50x1.75
Reception	3.80x4.10 3.00x5.10		

UNIT SELLABLE AREA: 225 M²
PENTHOUSE: 30 M²
ROOF TERRACE: 80 M²
AVERAGE LAND AREA: 196 M²

TOWNHOUSE 05

AREA ***255 SQM*** ***5*** BEDROOMS ***5*** BATHROOMS



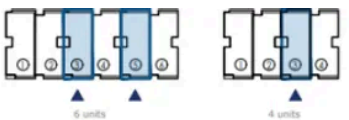
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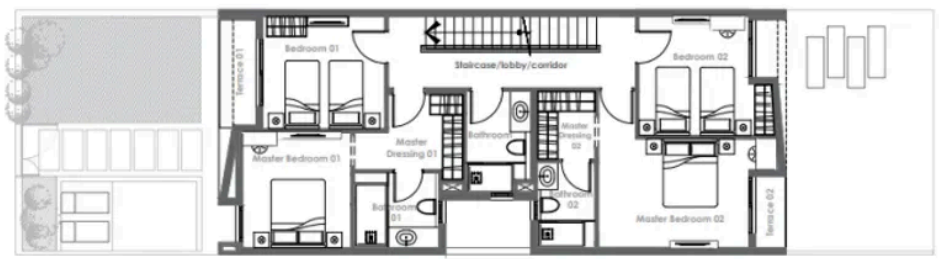
CONTACT US

TOWNHOUSE 05

Building Type	Residential
Unit Name	225 Middle

Townhouse Middle A





FIRST FLOOR PLAN

Master Bedroom 01	3.20x3.40 1.10x1.10	Bedroom 01	3.30x3.50
Bathroom 01	2.20x2.50	Bedroom 02	3.25x3.50 0.70x1.50
Master Dressing 01	2.20x2.30 0.60x0.70	Bathroom	1.75x3.00
Master Bedroom 02	3.20x4.40 1.10x1.40	Staircase/lobby /Corridor	2.10x7.30
Bathroom 02	1.90x2.50	Terrace 01	1.20x3.10
Master Dressing 02	1.90x2.00	Terrace 02	0.90x2.30

TOWNHOUSE 06

AREA ***255 SQM*** ***5*** BEDROOMS ***5*** BATHROOMS



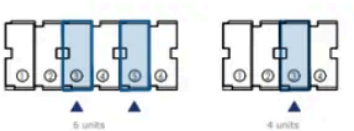
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CONTACT US

TOWNHOUSE 06

Building Type	Residential
Unit Name	225 Middle

Townhouse Middle A





PENTHOUSE

Bedroom 03	3.45x3.00
Bathroom 03	2.70x1.70
Staircase/lobby /Corridor	2.70x1.20 1.00x6.10
Roof Terrace	80 Sq.m

TWINHOUSE 01

AREA ***307 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



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CONTACT US

TWINHOUSE 01



GROUND FLOOR

Foyer	1.65 x 3.40	Open Kitchen	1.60 x 3.50
Staircase/Lobby	2.85 x 3.85	Nanny's Room	1.80 x 2.80
Reception	4.90 x 8.30	Nanny's Bathroom	1.45 x 2.00
Dining	3.00 x 4.30	Driver's Room	2.25 x 2.80
Powder Room	1.00 x 1.45	Driver's Bathroom	1.45 x 2.10
Guest Toilet	1.45 x 2.30	Laundry	1.30 x 1.80
Kitchen	2.60 x 3.00		

TOTAL SELLABLE AREA : 275 M²
AVERAGE LAND AREA : 390 M²

TWINHOUSE 02

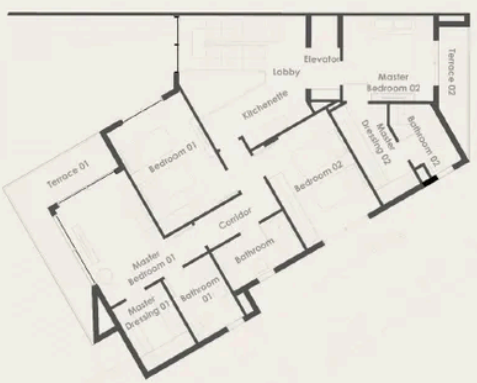
AREA ***307 SQM*** ***4*** BEDROOMS ***4*** BATHROOMS



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TWINHOUSE 02



FIRST FLOOR

Master Bedroom 01	3.00 x 4.20	Master Dressing 02	1.60 x 4.00	Lobby	1.55 x 2.80 1.20 x 0.95
Bathroom 01	2.00 x 2.70	Bedroom 01	4.40 x 3.20	Corridor	1.20 x 3.10 1.00 x 1.80
Master Dressing 01	2.10 x 2.70	Bedroom 02	4.20 x 3.20	Terrace 01	1.50 x 4.20 1.10 x 3.35
Master Bedroom 02	3.20 x 3.40	Bathroom	1.70 x 3.10	Terrace 02	1.15 x 3.05
Bathroom 02	1.70 x 2.40	Kitchenette	1.85 x 3.80		

TWINHOUSE 03

AREA ***307 SQM*** ***5*** BEDROOMS ***5*** BATHROOMS

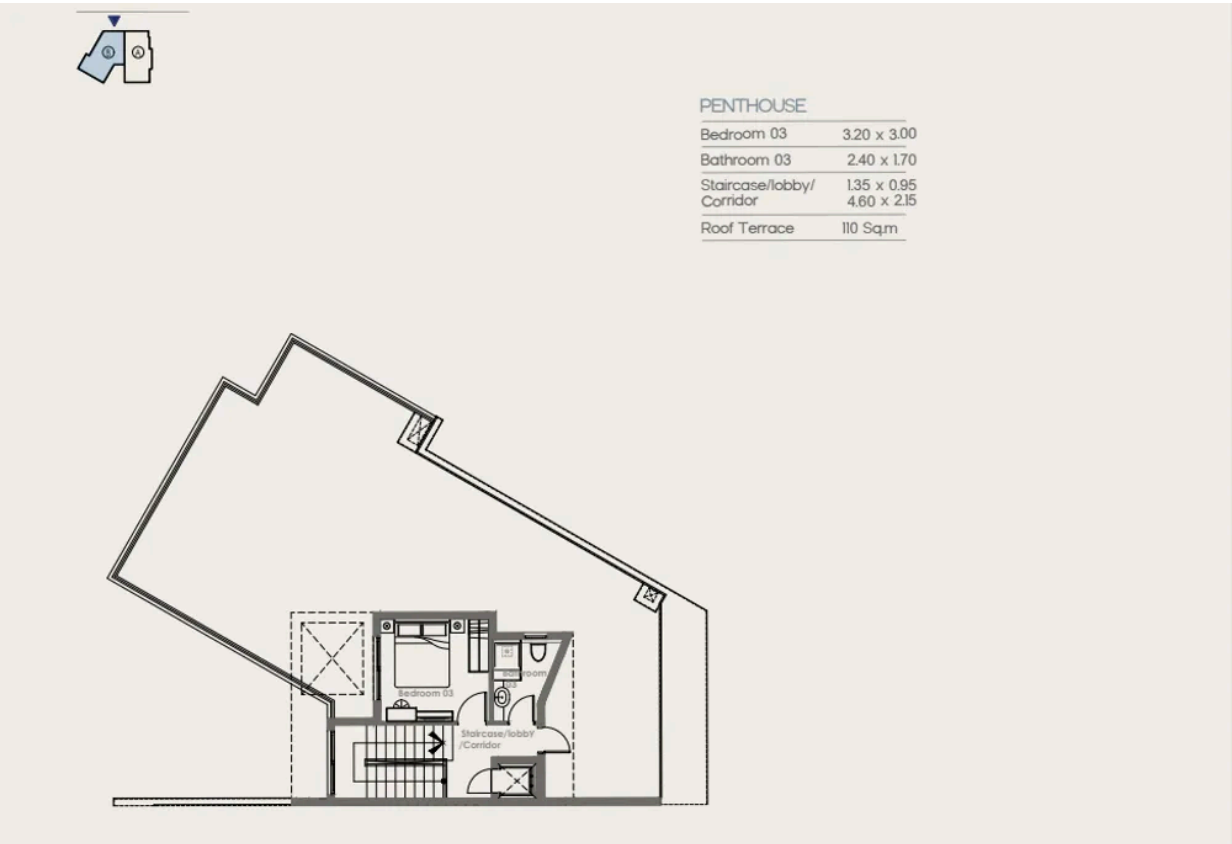


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TWINHOUSE 03

Building Type	residential
Unit Name	275 roof floor



06

THE **AMENITIES**



BICYCLES LANES



FINISHING



JOGGING TRAIL



LIVABILITY

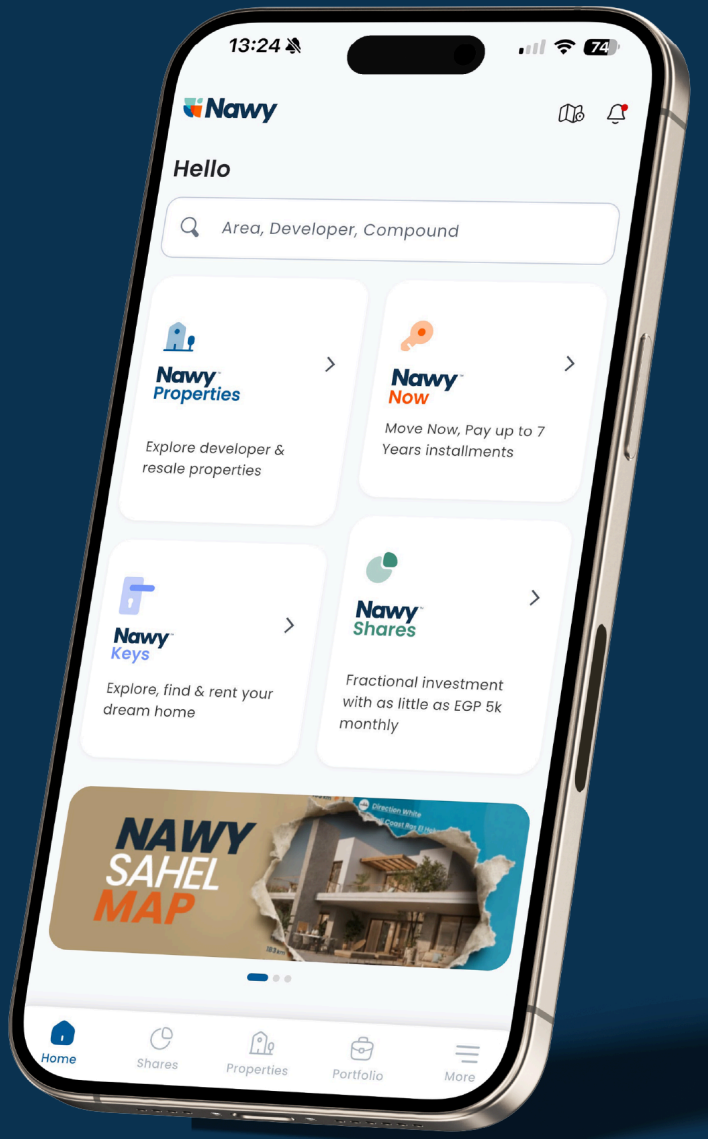
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