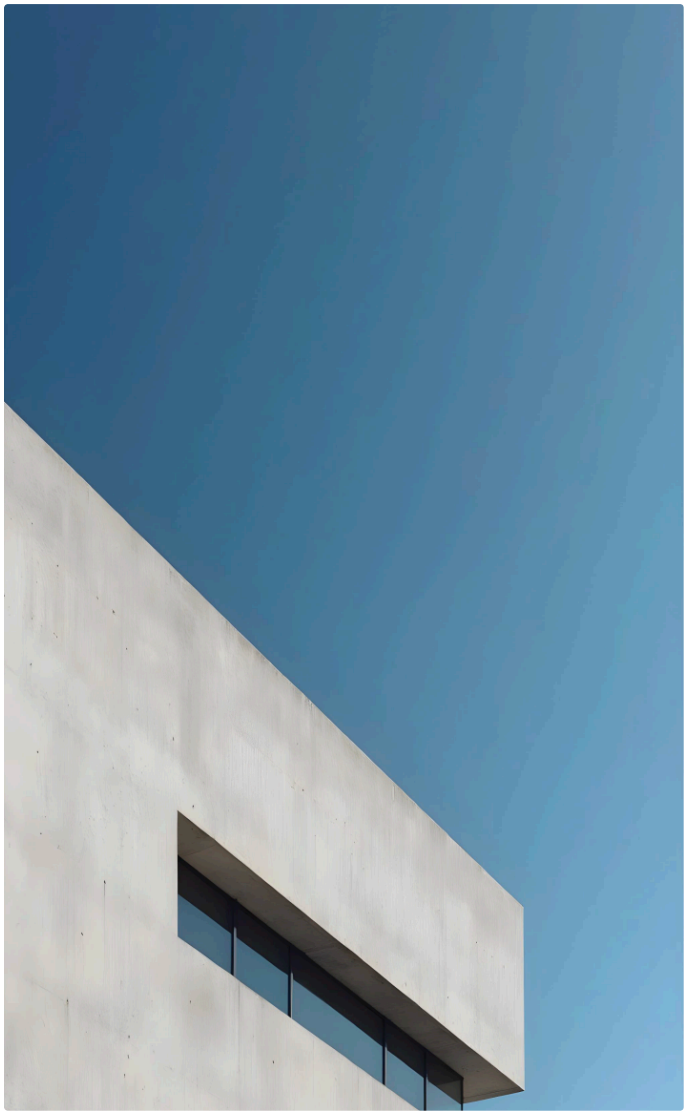
Nawy

Sheraton Residence

MARGINS DEVELOPMENT

01

ABOUT **DEVELOPER**



ABOUT
MARGINS DEVELOPMENT

Margins Developments is one of the top real estate developers in Egypt. The company holds an ambitious vision of revolutionizing the real estate landscape in Egypt. With high-quality finishes, eco-friendly solutions, and innovative creations, Margins Developments has been able to prove its position in the Egyptian market.

This reputable company stands out with its landmark residential and commercial projects, which are found all over Egypt. Margins Development was founded in **2020**.

Margins Developments has its own approach to executing projects. This approach implies putting the residents' needs first and offering a healthy, safe environment where residents' lives flourish.

Margins Developments Vision, Mission, and Core Values



ABOUT
THE PROJECT

Sheraton Residence Cairo is a high-end residential complex in Mostakbal City by Margins Development. Incorporating into the Egyptian real estate market the renowned heritage and dedication to quality of the international brand. With an emphasis on luxury and first-rate service, the homes provide owners with a genuinely unique quality of life.

A private movie theater and a rooftop terrace are just two of the upscale facilities and features that allow residents to relax in style without ever leaving the comforts of their own homes.

Sheraton's dedication to providing outstanding hospitality experiences globally is evidence of the service culture it has created in the hospitality industry. The Residences give owners the chance to live in one of the most energetic cities in the world in unmatched comfort and style, with an emphasis on exclusivity and convenience.

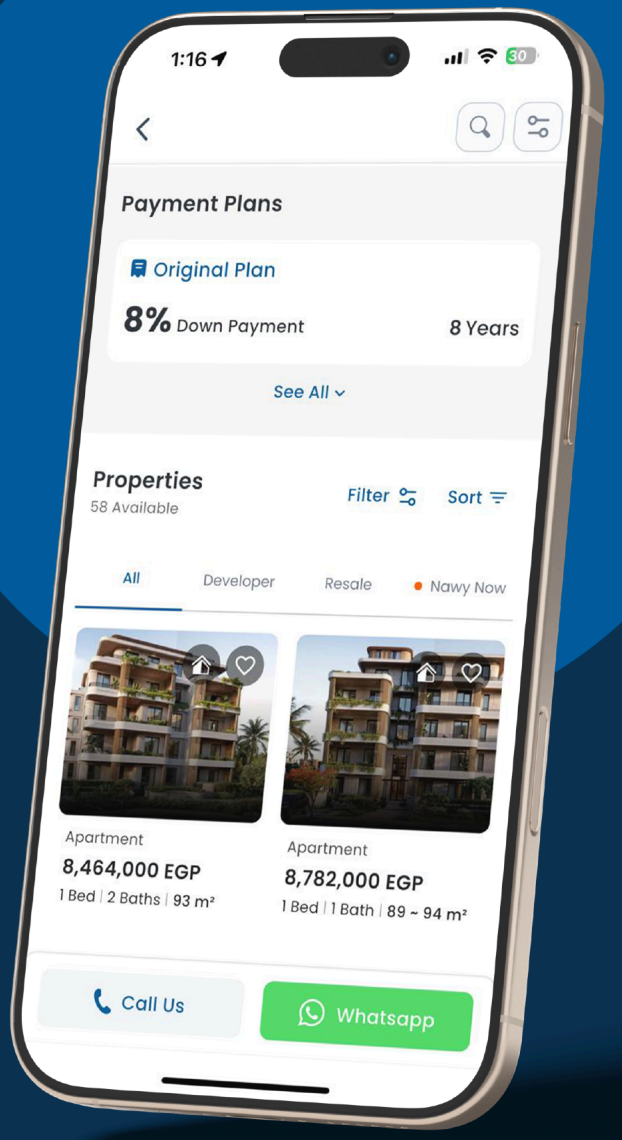
A sense of harmony that is genuinely unique in the world of living is provided by Sheraton Residence Cairo. You are surrounded by a calm and relaxed ambiance as soon as you enter, which enables you to completely immerse yourself in the Sheraton experience.

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

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02

THE **GALLERY**

THE **GALLERY**













03

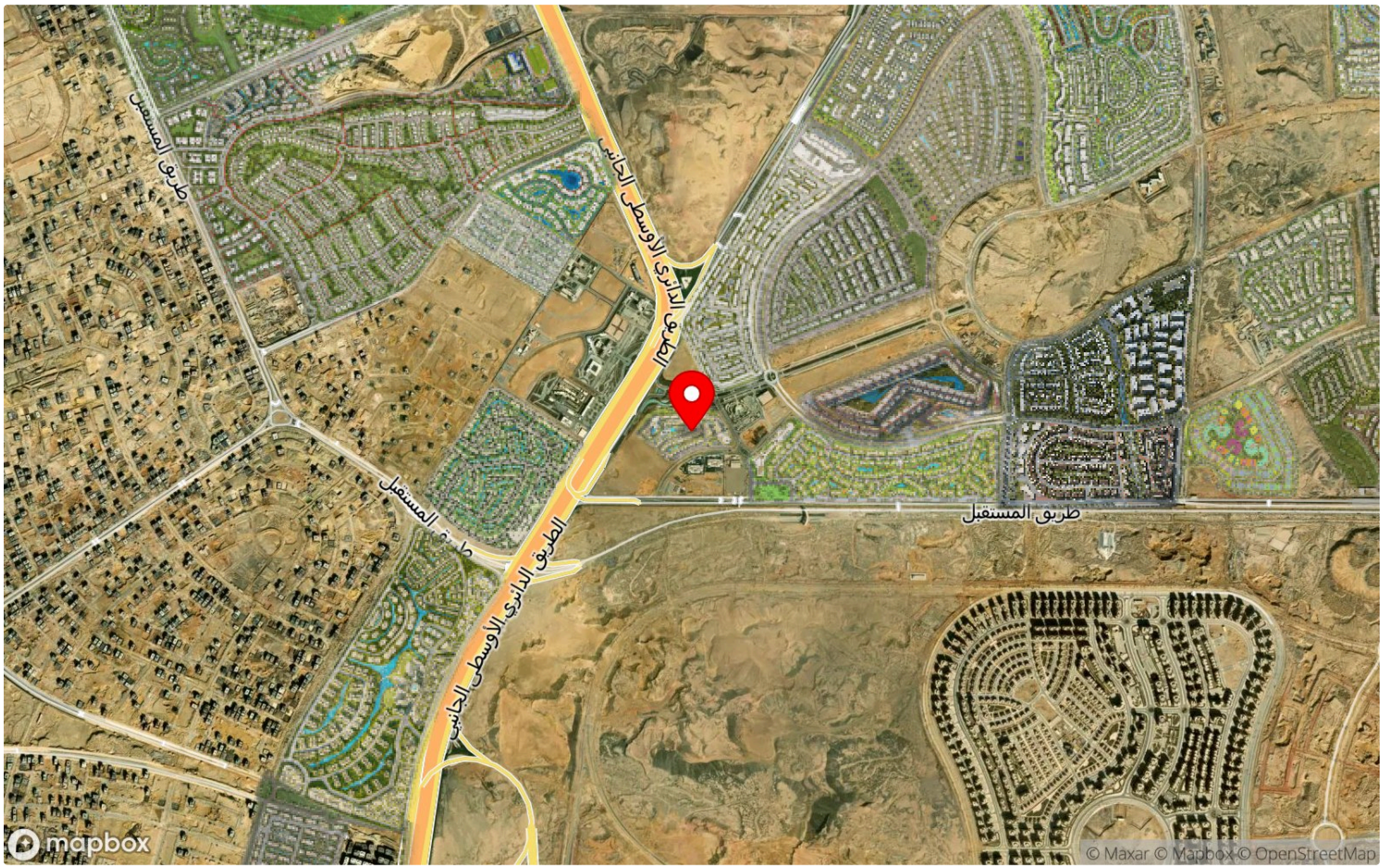
THE **MASTER PLAN**



04

LOCATION & **MAP**

LOCATION **MAP**



05

PROPERTY TYPES & **FLOOR PLANS**

STUDIO 01

AREA ***60 SQM*** ***1*** BATHROOM



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CONTACT US

STUDIO 01

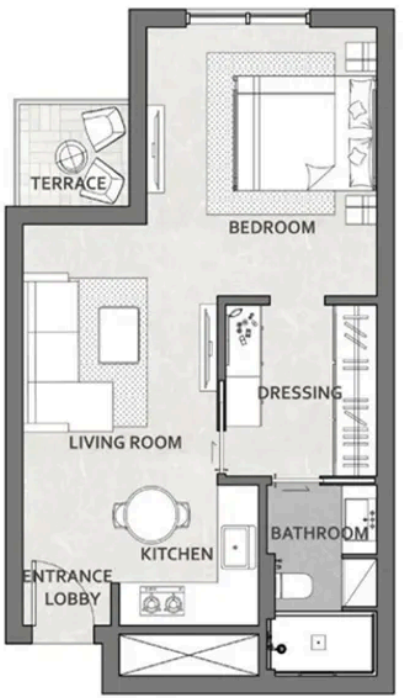
Unit Name	Studio
Total Area From	62
Total Area To	62

STUDIO

TYPICAL FLOOR

Studio Area 62 m²

-ENTRSNCE LOBBY	1.5 m² x 2.2 m²
-LIVINGROOM	3 m² x 3.8 m²
-KITCHEN	2.1 m² x 2.1 m²
-BATHROOM	1.8 m² x 2.9 m²
-BEDROOM	3.7 m² x 4.1 m²
-DRESSING	2.4 m² x 2.5 m²
-TERRACE	1.8 m² x 1.6 m²



APARTMENT 01

AREA ***132 SQM*** ***2*** BEDROOMS ***2*** BATHROOMS



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APARTMENT 01

Unit Name

Apartment

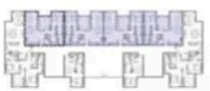
APARTMENT

GROUND FLOOR

2 Bed Area 138 m²

-ENTRSNCE LOBBY	1.4 m² x 2.9 m²
-RECEPTION	3.5 m² x 6.6 m²
-KITCHEN	3.9 m² x 2.8 m²
-GUEST BATHROOM	1.5 m² x 1.8 m²
-BATHROOM	2.2 m² x 2.1 m²
-MASTER BATHROOM	1.8 m² x 2.9 m²
-BEDROOM	3.7 m² x 3.9 m²
-MASTER BEDROOM	3.5 m² x 4.1 m²
-DRESSING	2.4 m² x 2.5 m²
-CORRIDOR	3.1 m² x 1.3 m²





Building 1&2 Ground Floor

BY // MARGINS

APARTMENT 02

AREA ***132 SQM*** ***3*** BEDROOMS ***2*** BATHROOMS



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CONTACT US

APARTMENT 02

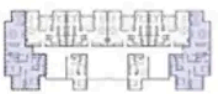
Unit Name	Apartment
Bedrooms	3
Total Area From	217
Total Area To	217

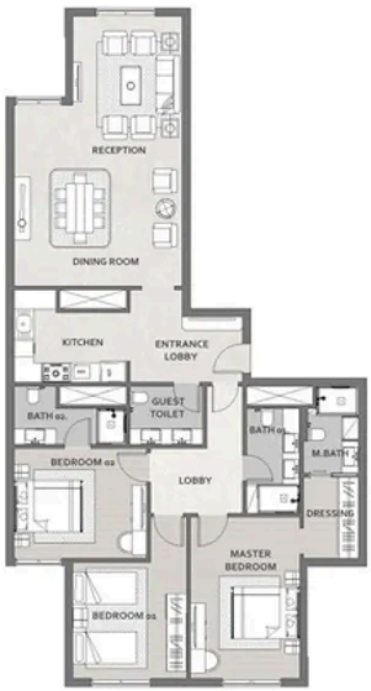
APARTMENT

GROUND FLOOR

3 Bed Area 217 m²

-ENTRSNCE LOBBY	1.9 m² x 2.2 m²
-LIVINGROOM	3.6 m² x 4.1 m²
-DINNING ROOM	5.4 m² x 4.6 m²
-KITCHEN	5.4 m² x 3 m²
-GUEST BATHROOM	2.4 m² x 1.9 m²
-BEDROOM	1.8 m² x 3.4 m²
-BEDROOM	3.6 m² x 1.9 m²
-MASTER BATHROOM	1.9 m² x 2.9 m²
-BEDROOM	3.8 m² x 3.9 m²
-BEDROOM	4.2 m² x 3.7 m²
-MASTER BEDROOM	3.7 m² x 5.3 m²
-DRESSING	1.9 m² x 2.7 m²
-CORRIDOR	2.9m² x 2.1 m²





BY // MARGINS

APARTMENT 03

AREA ***132 SQM*** ***2*** BEDROOMS ***2*** BATHROOMS



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CONTACT US

APARTMENT 03

Unit Name 205 sheraton



TOWNHOUSE 01

AREA ***190 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



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CONTACT US

TOWNHOUSE 01

Unit Name	Townhouse
Total Area From	190
Total Area To	190

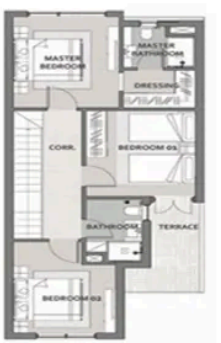
WEAVEN VILLA

FIRST FLOOR

TOTAL AREA 190 m²

-MASTER BEDROOM	3.5m² x 4.2m²
-TERRACE	1.6m² x 4.1m²
-DRESSING	2.5m² x 1.7m²
-MASTER BATHROOM	2.5m² x 2.0m²
-BEDROOM 01	3.6m² x 3.8m²
-BEDROOM 02	3.6m² x 4.1m²
-BATHROOM	2.0m² x 2.8m²
-CORRIDOR	1.2m² x 5.6m²





The areas and dimensions might be subject to +/- 5 % variance according to the final design and permitting procedures.

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TOWNHOUSE 02

AREA ***190 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



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CONTACT US

TOWNHOUSE 02

Unit Name	Townhouse
Total Area From	190
Total Area To	190



VILLA 01

AREA ***295 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



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CONTACT US

VILLA 01

Unit Name	Villa
Total Area From	295
Total Area To	295



VILLA 02

AREA ***295 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



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CONTACT US

VILLA 02

Unit Name	Villa
Total Area From	295
Total Area To	295



VILLA 03

AREA ***295 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



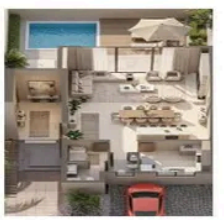
Nawy

CONTACT US

VILLA 03

Unit Name	Villa
Total Area From	295
Total Area To	295







BY // MARGINS

06

THE **AMENITIES**



MOSQUE



CLUBHOUSE



SHARED GYM



BICYCLES LANES



JOGGING TRAIL



OUTDOOR POOLS

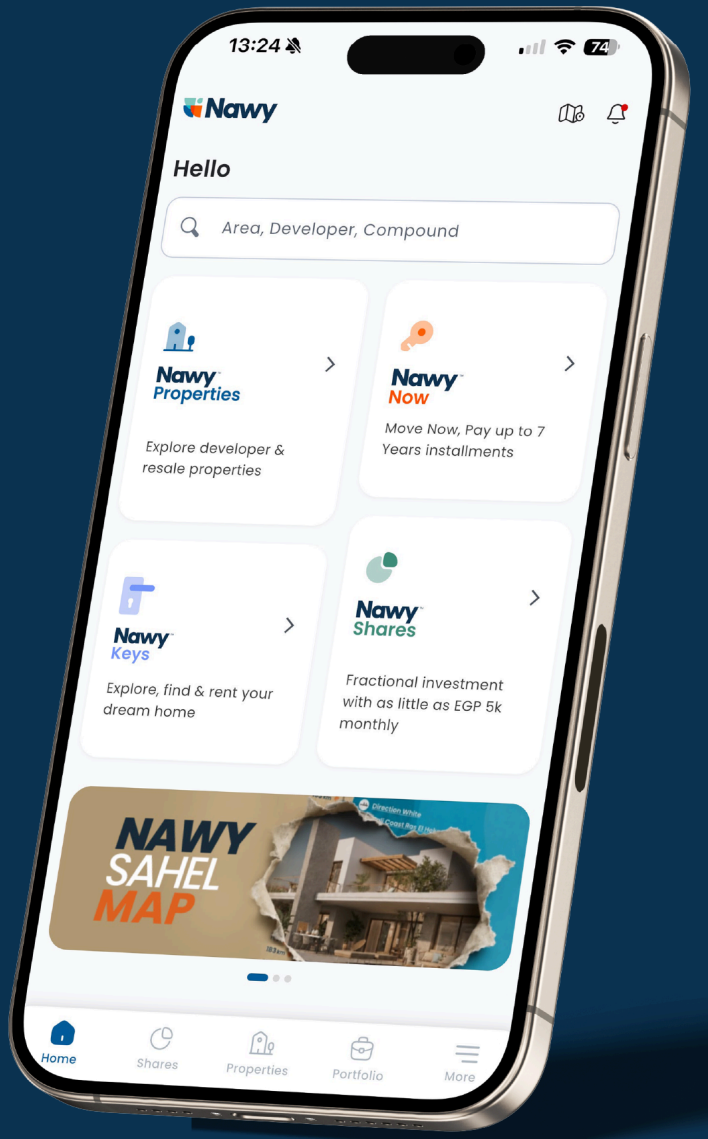
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