

EZAN

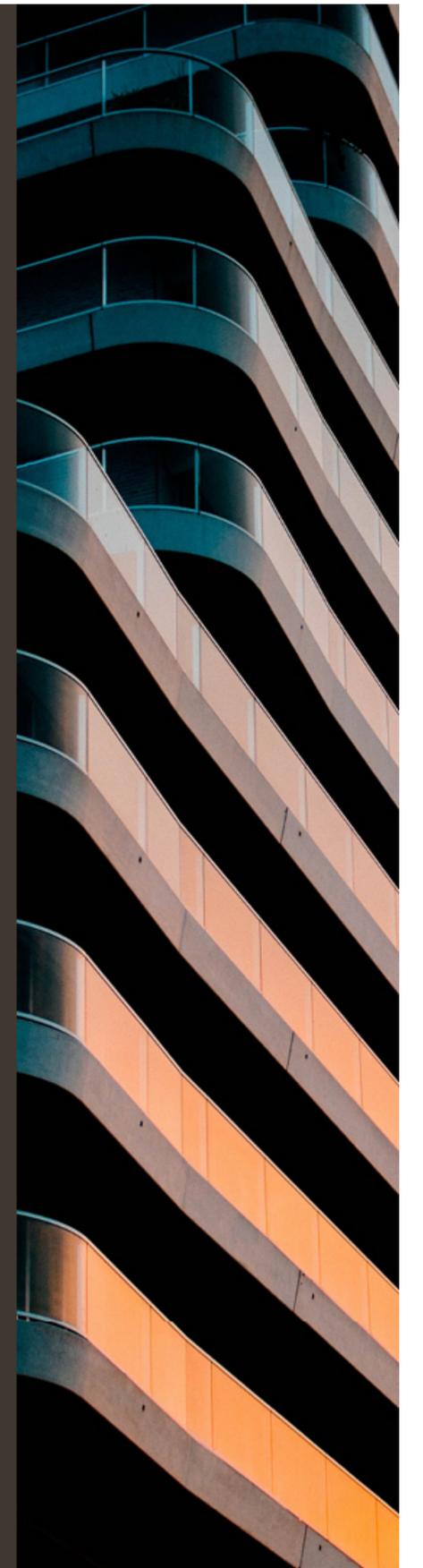
RESTORING BALANCE.

ABOUT EZAN

Ezan is one of the rising companies in the real estate market with an extensive experience in various functions of real estate, from construction to architectural design and project development.

Ezan's name comes from "Etezan" meaning balance in Arabic, which reflects the balance we aim to bring to our customers' lives with an innovative real estate product that evens between customers' needs, the market changes, successful investment, and futuristic strategies.

Our vision is focused on aligning the changing needs of both the customer and the industry. Such vision was driven from a 50 year-experience of EGYGAB Holding that introduces diverse innovative residential, commercial, administrative, and educational projects including Family City, Granda Compounds, and The Edge; as well as The Egyptian International School in the Fifth Settlement.



EZAN PRESENTS
THE MEDIAN RESIDENCES

NEW CAIRO.

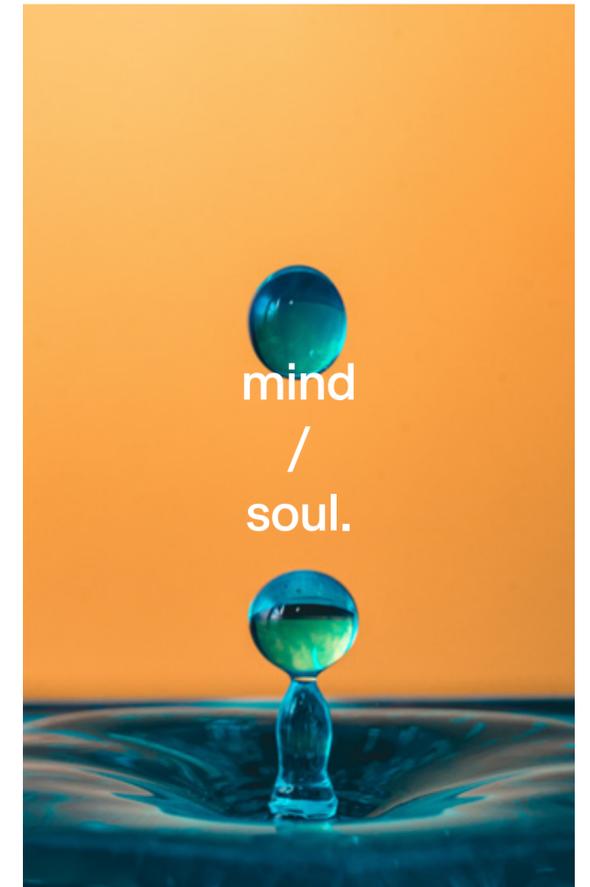
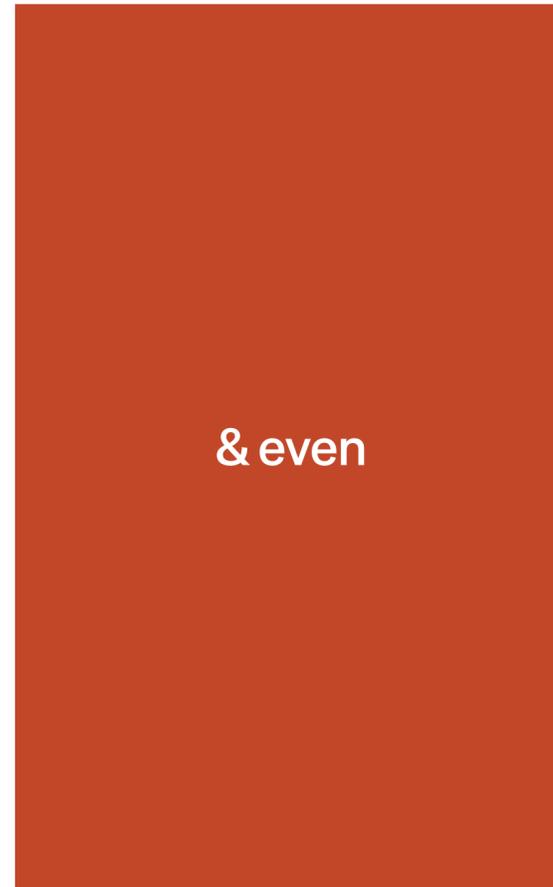
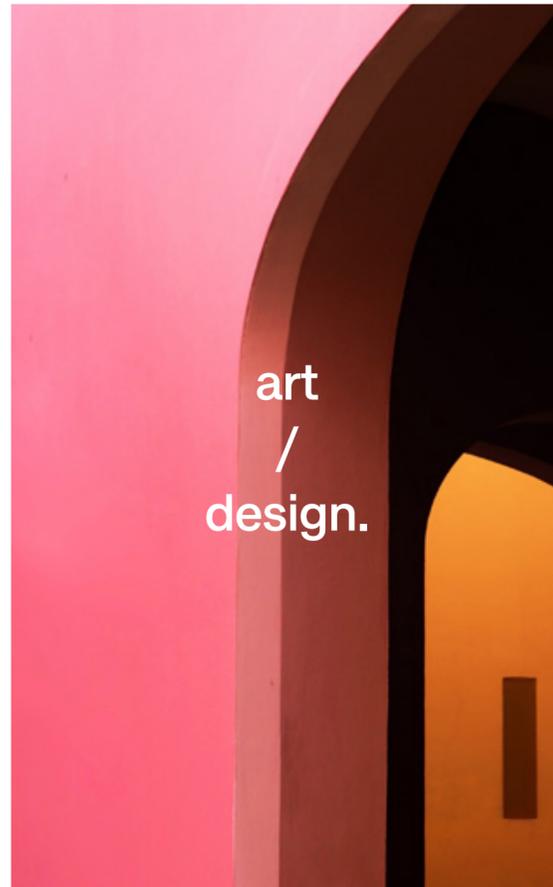
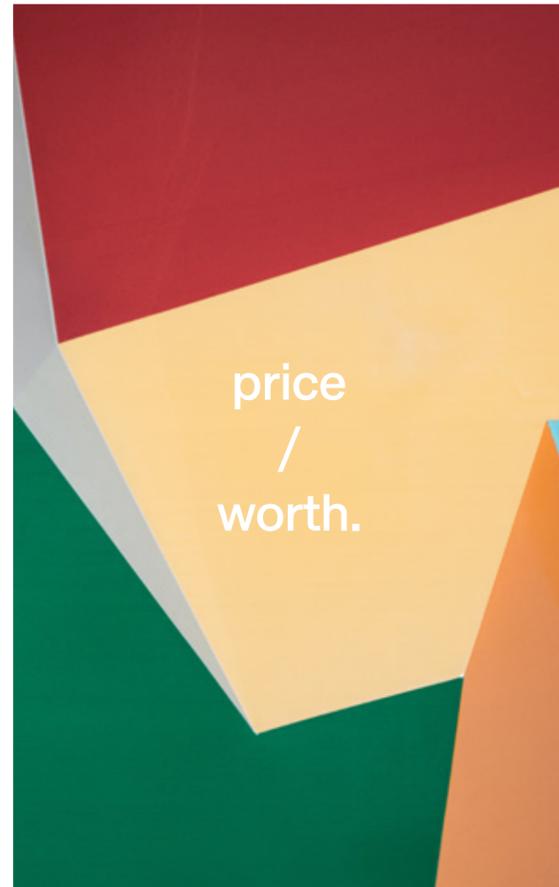
The Median Residences.

Somewhere in
between

EZAN



Finding the perfect Median between,

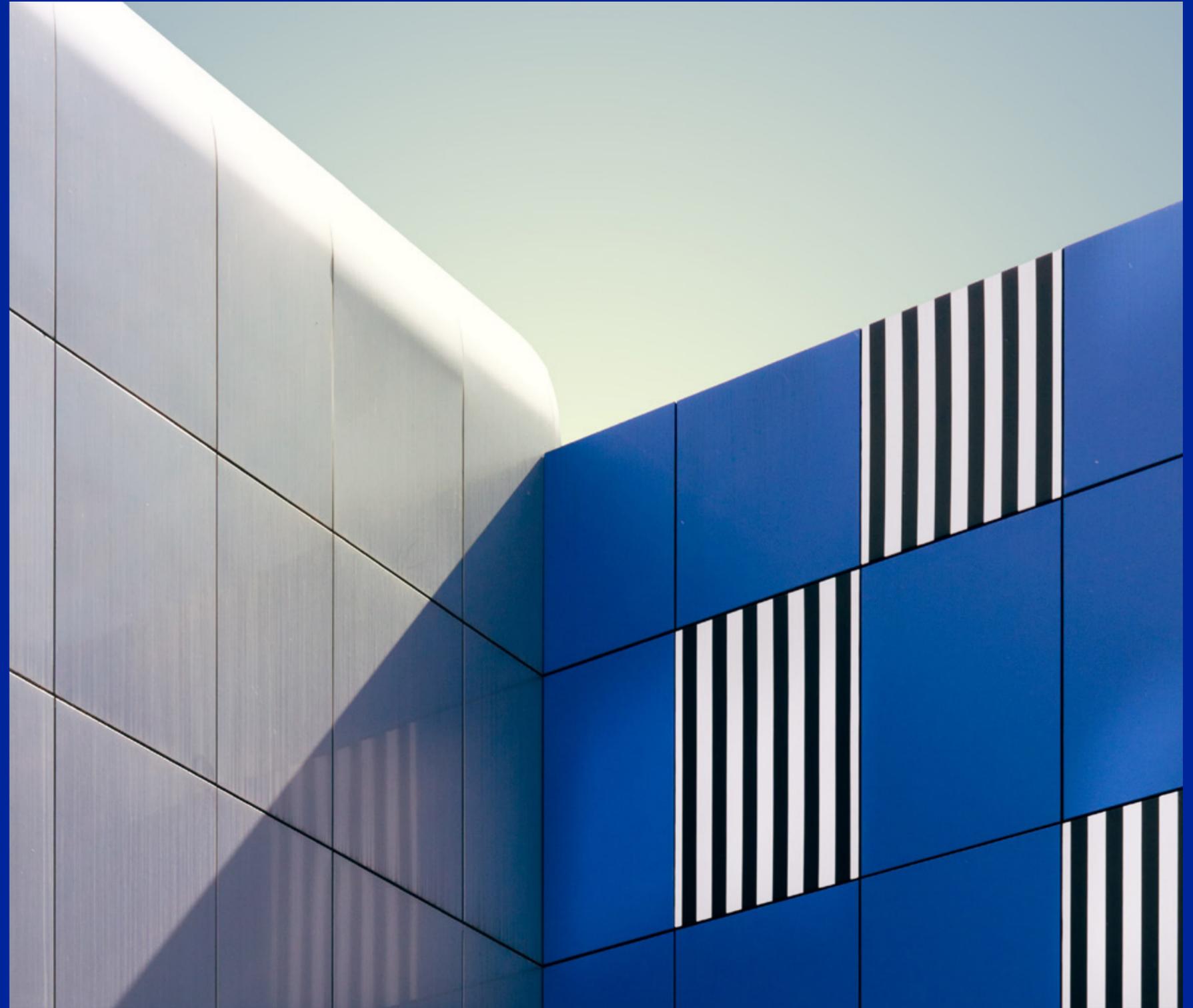


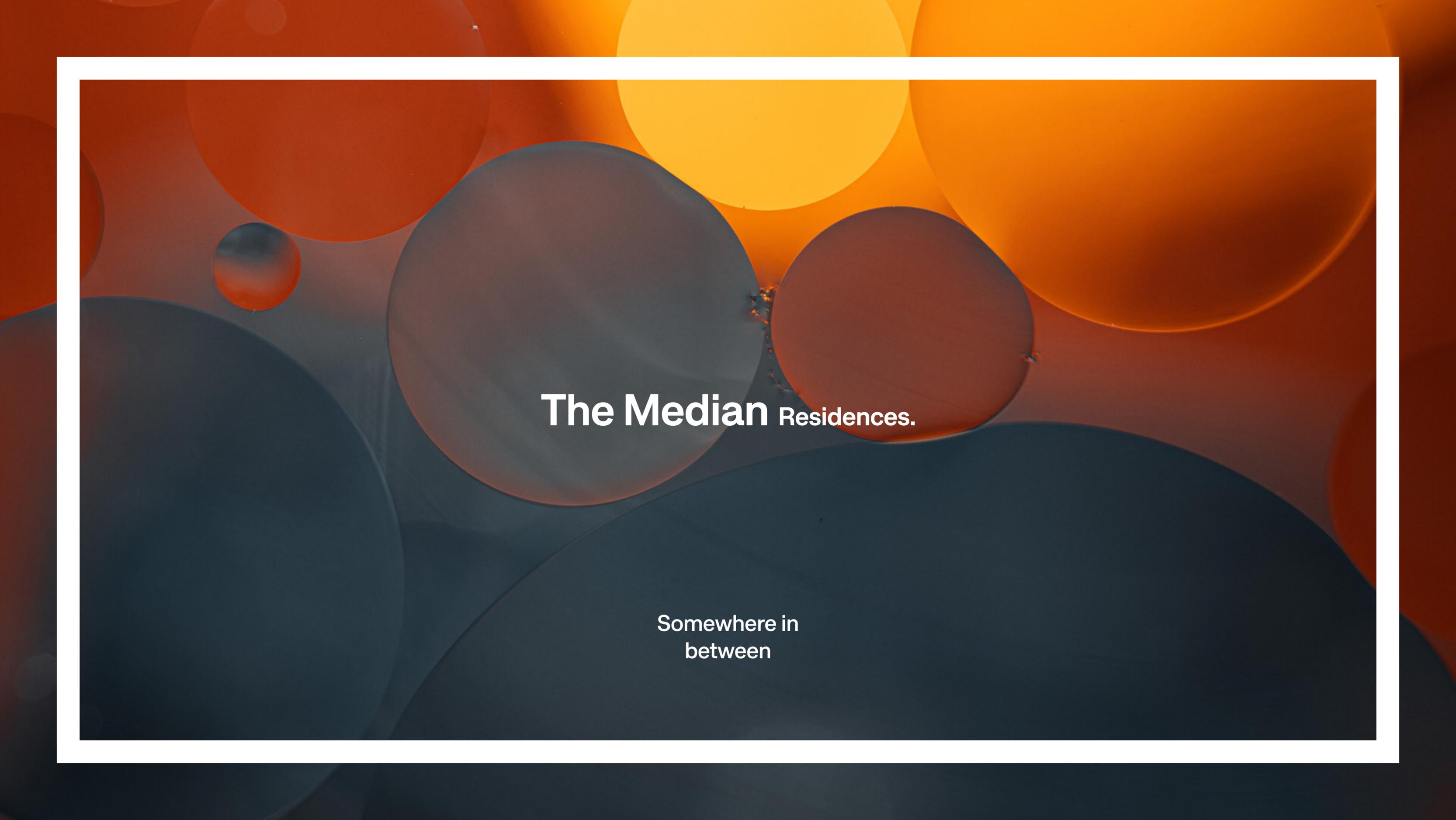
Seems like an impossible equation, nowadays.

**What if you were told that
there is one destination,**

**that bridges the
gap between**

**dreams and captivating
reality straight in the
heart of everything?**





The Median Residences.

Somewhere in
between





A comprehensive destination somewhere in between

Rolling out on an impressive 20 acres of land, The Median Residences is everything impossible made possible in a prime location within the Taj City zone. Imaginatively masterplanned by the leading Ezan, the project sets the perfect balance between luxury and reason, thanks to its fully-integrated alchemy where commercial, educational, spiritual and natural distinction live at your door.

Designed in absolute harmony with nature, The Median Residences boasts 74% of green, breathing landscapes while offering a flexible variety of unit types ranging from elegantly appointed 1 Bedroom to spacious 2-3 bedroom apartments. Life at The Median places residents' life in between relaxation and day-long entertainment, guaranteeing a balanced lifestyle where price and worth finally meet.



The perfect median between price & worth

The Median Residences provides an innovative outlook on integrated living where functional simplicity meets affordable luxury in one place. The project is expertly designed around contemporary needs to boast residences of utmost modernity and ultimate comfort.

By putting privacy at the forefront of its masterplan, The Median Residences opens residents's eyes on a sanctuary of calm where units are evenly spaced out in between guaranteeing maximized views on breathing landscapes and flowing lakes, as well as uninterrupted peace of mind. Each building block accommodates cutting-edge elevators and chic marble stairs, in addition to inviting porcelain corridors, two entrances for utmost convenience and an underground parking slots.





An accessible Median between here and there

The Median Residences is ideally enjoying a prime location between the Ring Road and Suez Road. The project has been carefully

planned with residents' convenience in mind, only few minutes away from New Cairo, Heliopolis and Nasr City.

- Cairo Festival City 5km
- Cairo International Airport 2km
- Jw Marriot 1km
- Citystars 7km
- City Center Almaza 5km
- Garden 8 6km
- O1 mall - Ezan Sales Office 5km
- Rehab City 5km
- Nasr City 9km
- Heliopolis 8km



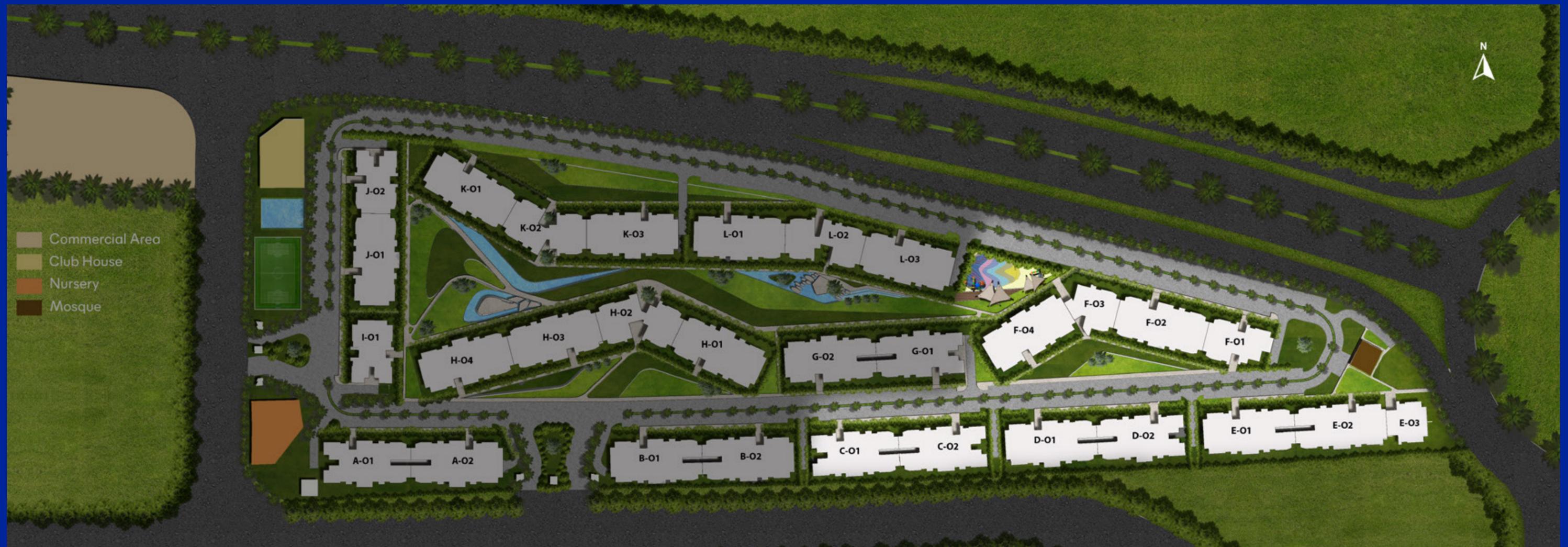
The project masterplan



An inspiring Median between art & design

Sleek, contemporary and more than meets the eye, The Median Residences sets new standards in artful living. The project puts emphasis on broad, expansive streets accommodating 1,200 m² of flowing lakes and breathtaking gardens to inspire its

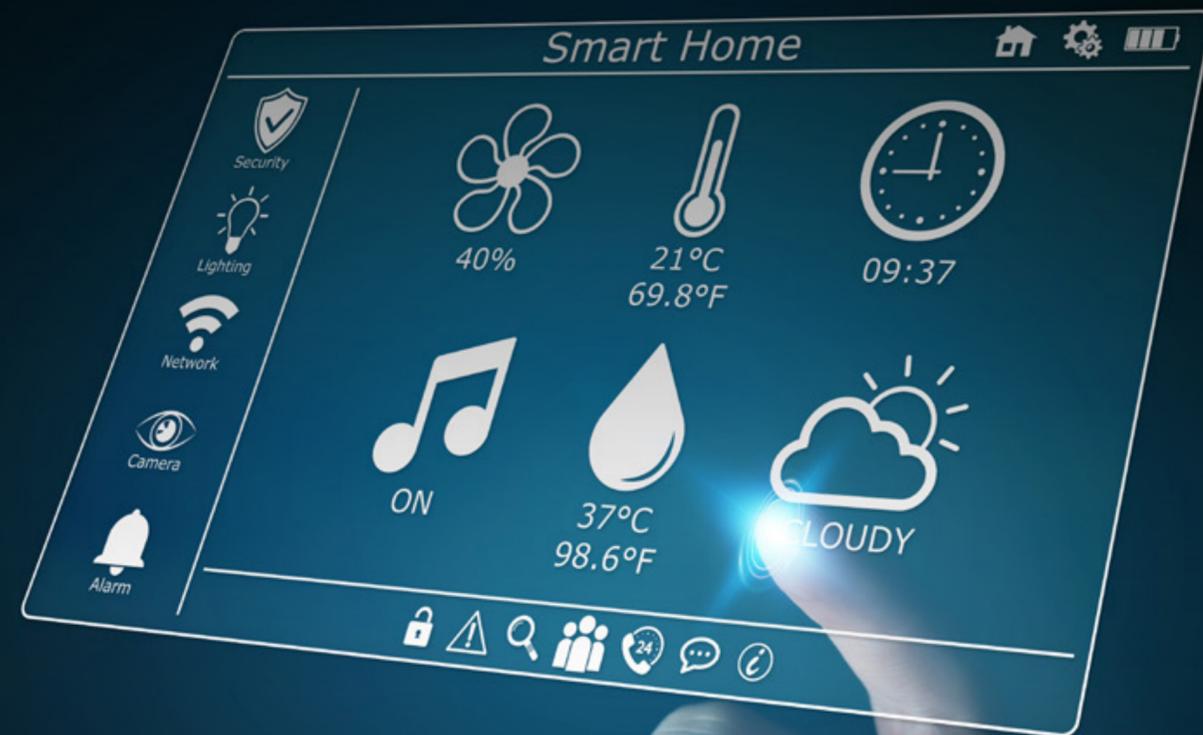
community's wellbeing in every direction. Homes at The Median Residences are a modern interpretation of unique elegance and streamlined functionality where space and views smartly intertwine.





A Lively Median between recreation & entertainment

Living at The Median Residences is enjoying every minute of every day without having to leave the community. The project surrounds its community with a state-of-the-art mall, an elegantly appointed social club and a nursery for quality education. Ideal for young families and couples alike, The Median Residences offers triple play and smart homes and safe kids areas & fun playgrounds for the little ones, a state-of-the-art mosque, as well as large bicycle tracks to keep everyone energized.



The future is smart Interconnectivity at your fingertips

The Median Residences offers its community the latest in advanced technology, backed-up by triple play. Residents can enjoy accelerated productivity and entertainment by activating internet service, television, and fixed phone using optical fibers of the highest standards. The Median Residences values its community's convenience and utmost comfort. Therefore, all homes adopt smart living features from controlling lighting and temperature remotely with one click on their smart device to setting the overall mood of their ambience to enjoy a customized living experience.



Bicycle Tracks Inspiring Well-Being

The Median residences boasts an interconnected network of safe and expansive bicycle tracks to foster seamless mobility within the compound while inspiring its community's well-being through delightful exercise. The project has been expertly designed to mimic European lifestyles where active movement is made simple, day in, day out.



Kids Entertainment Fostering Fun Development

Every aspect of the Median residences has been carefully planned with kids' entertainment and development in mind. The project boasts a safe, open-air kids area, lined with interactive games and mind-provoking activities , as well as a dedicated playground where families can unwind as their children slide, swing or simply interact.

Top-Class Nursery For Quality Education

the Median residences puts convenience at the forefront of its masterplan. Therefore, the development offers a state-of-the-art nursery at your door to ensure kids learn in engaging settings while benefiting from top-class education, thanks to professional tutors in every discipline.



**An Elegantly
Appointed Social Club**
For daily amusement

The Median Residences Social Club is a lively destination at your door, inviting every lifestyle to belong and enjoy. Rolling out on 600 m², the social club offers an abundant variety of activities and basic essentials, powered by impeccable service to transform every day into a treasured memory.



An Iconic Mall For a unique shopping experience

Planned on an impressive 7,800 m² of land, The Median Residences Mall is an iconic shopping destination, offering the community direct access, as well as all their needs in one place. From top-class brands and retail luxuries to indulgent dining experiences and non-stop entertainment, the mall is a lively destination inviting the community to enjoy.





Types.

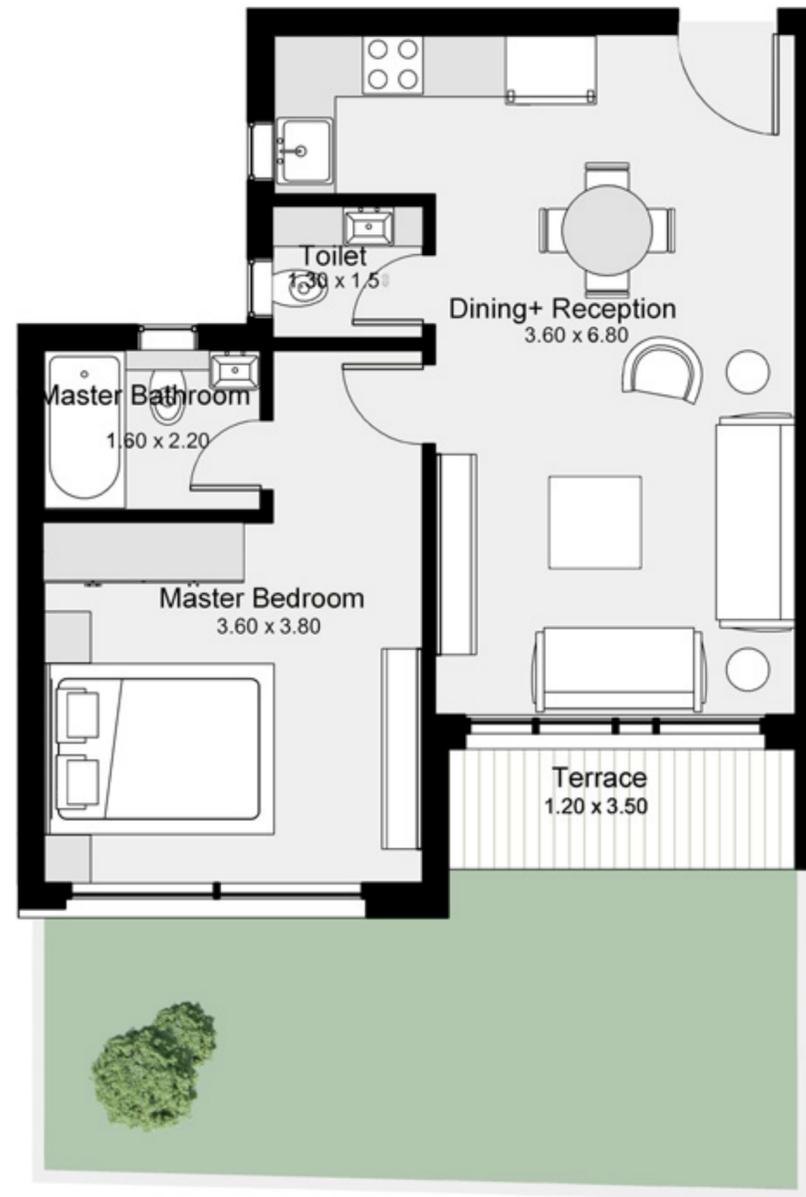
1 Bedroom.

1 Bedroom.

Ground Floor 76 m²
Garden Area 24 m²

Master Bedroom 3.60×3.80 m²
Master Bathroom 1.60×2.20 m²
Toilet 1.30×1.50 m²
Dining & Reception 3.60×6.80 m²
Terrace 1.20×3.50 m²

1-All rooms' dimensions are measured to structure elements and exclude wall finishes and construction tolerances.2-Actual areas may vary from the scaled areas.3-Units and gardens dimensions and drawings are approximate information may subject to change 4-during construction works.5-Actual units areas, front windows, porches and terraces may vary by elevations styles.

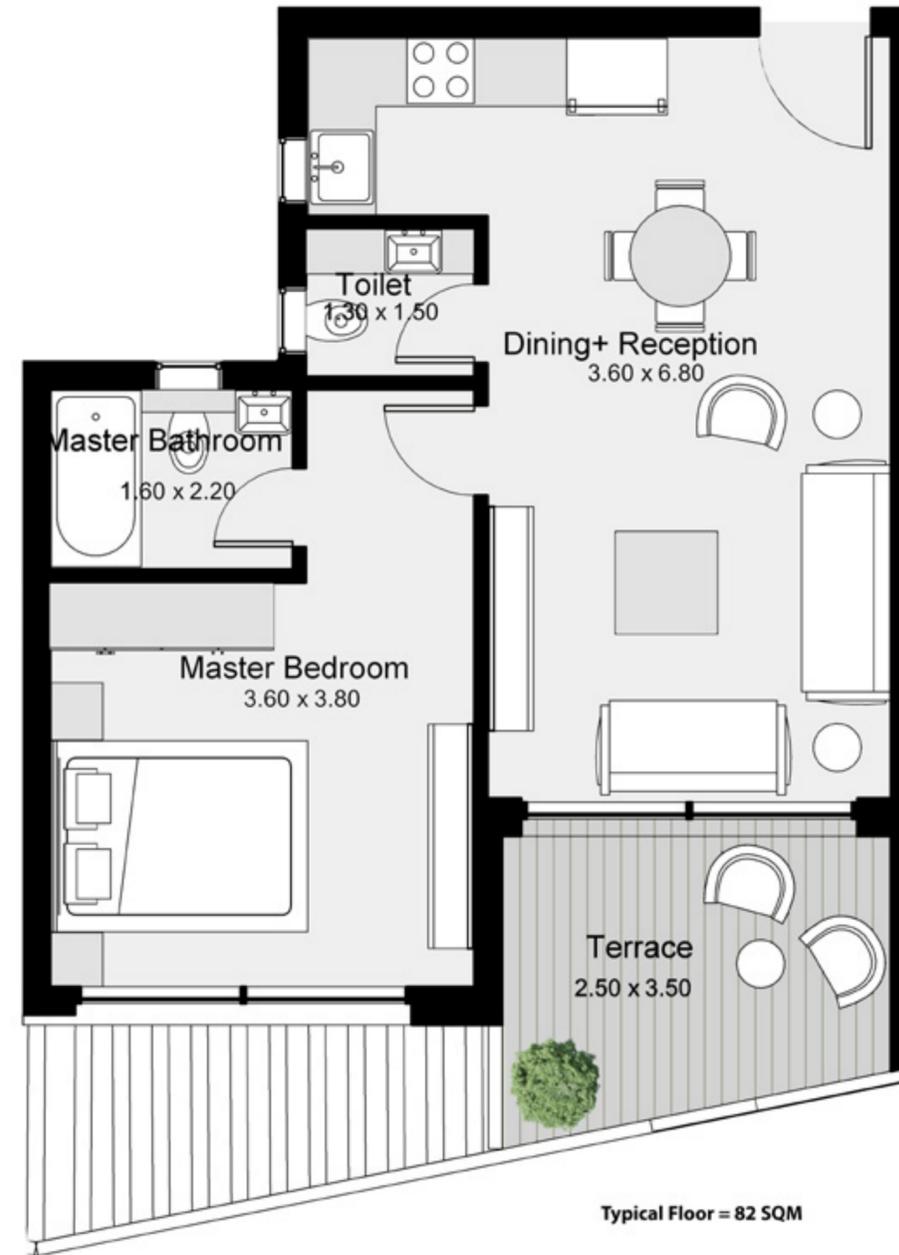


1 Bedroom.

Typical Floor 82 m²

Master Bedroom	3.60×3.80	m ²
Master Bathroom	1.60×2.20	m ²
Toilet	1.30×1.50	m ²
Dining & Reception	3.60×6.80	m ²
Terrace	2.50×3.50	m ²

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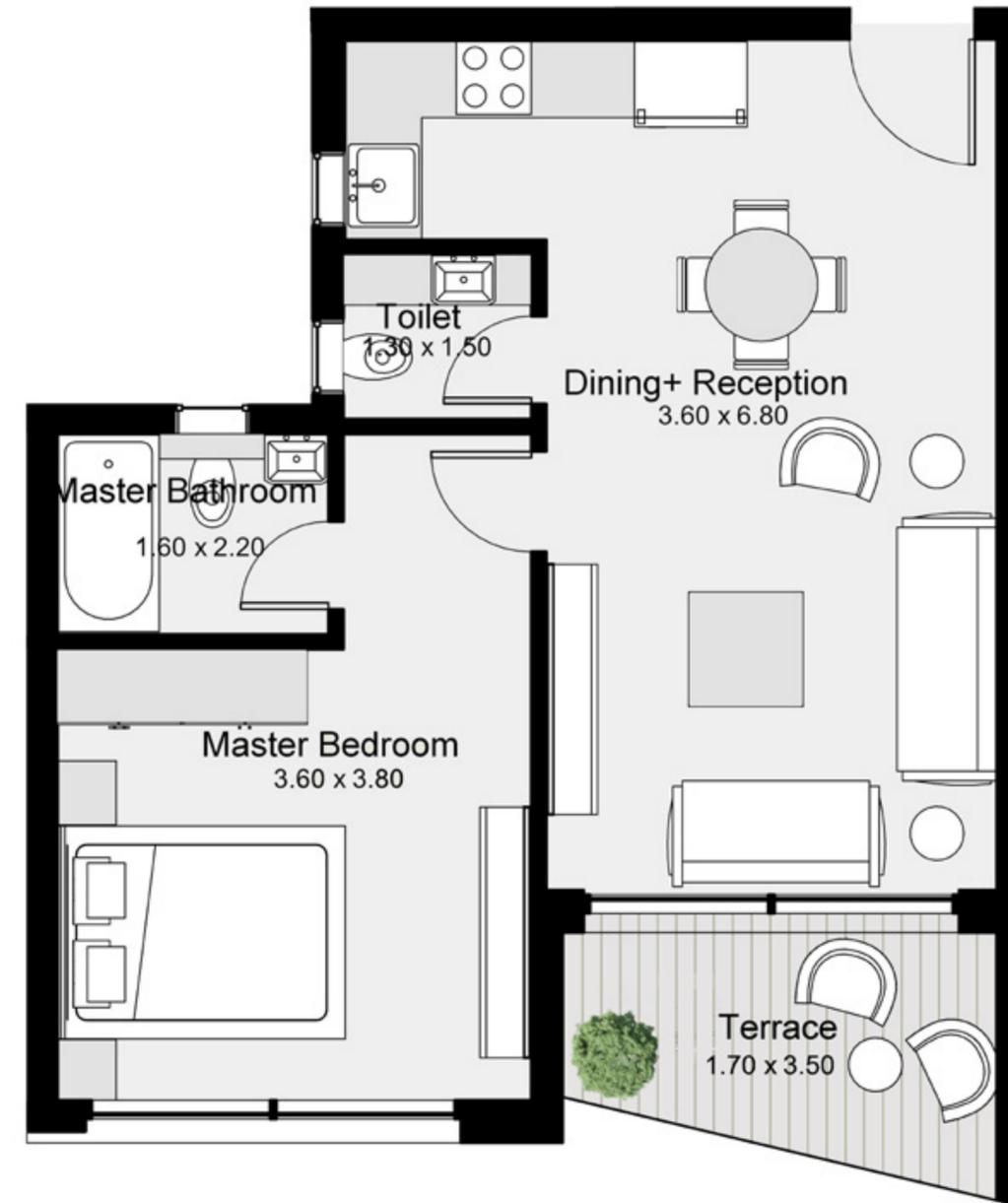


1 Bedroom.

Typical Floor 78 m²

Master Bedroom	3.60×3.80	m ²
Master Bathroom	1.60×2.20	m ²
Toilet	1.30×1.50	m ²
Dining & Reception	3.60×6.80	m ²
Terrace	1.70×3.50	m ²

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2-Bedrooms.

2-Bedrooms.

Ground Floor 122 m²
 Garden Area 141 m²

Bedroom	3.60×3.80	m ²
Bedroom	3.60×3.80	m ²
Bathroom	1.60×2.30	m ²
Dining & Reception	4.10×7.30	m ²
Kitchen	2.70×3.60	m ²
Toilet	1.20×2.70	m ²
Corridor	1.10×5.00	m ²
Terrace	1.20×3.90	m ²

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2-Bedrooms.

Ground Floor 112 m²
Garden Area 48 m²

Bedroom	3.60×3.60	m ²
Bedroom	3.60×3.60	m ²
Bathroom	1.60×2.40	m ²
Dining & Reception	4.10×7.30	m ²
Toilet	1.20×2.40	m ²
Kitchen	1.80×2.40	m ²
Corridor	1.10×4.90	m ²
Terrace	1.20×4.00	m ²

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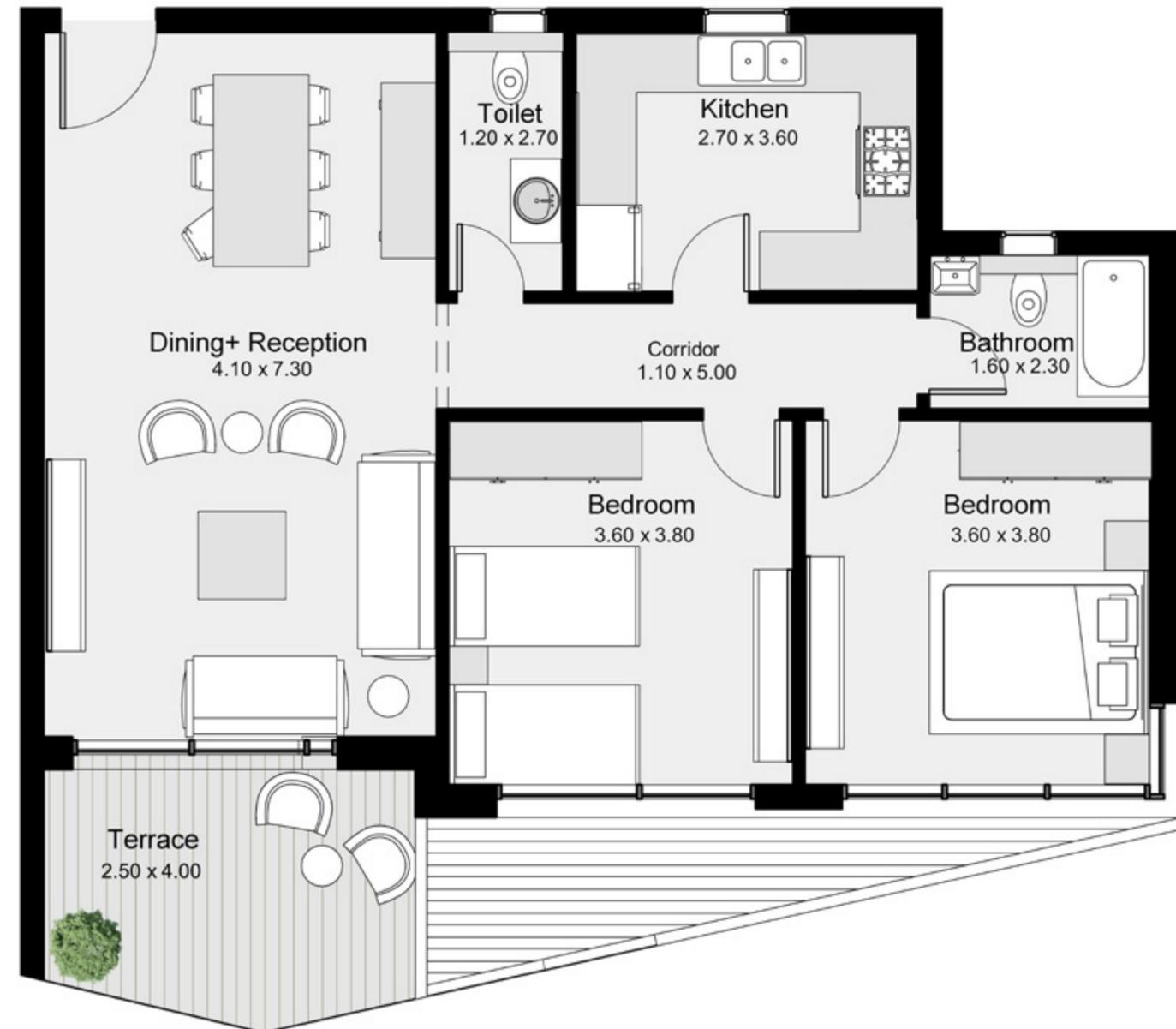
2-Bedrooms.

Typical Floor

127 m²

Bedroom	3.60×3.80	m ²
Bedroom	3.60×3.80	m ²
Bathroom	1.60×2.30	m ²
Dining & Reception	4.10×7.30	m ²
Toilet	1.20×2.70	m ²
Kitchen	2.70×3.60	m ²
Corridor	1.10×5.00	m ²
Terrace	2.50×4.00	m ²

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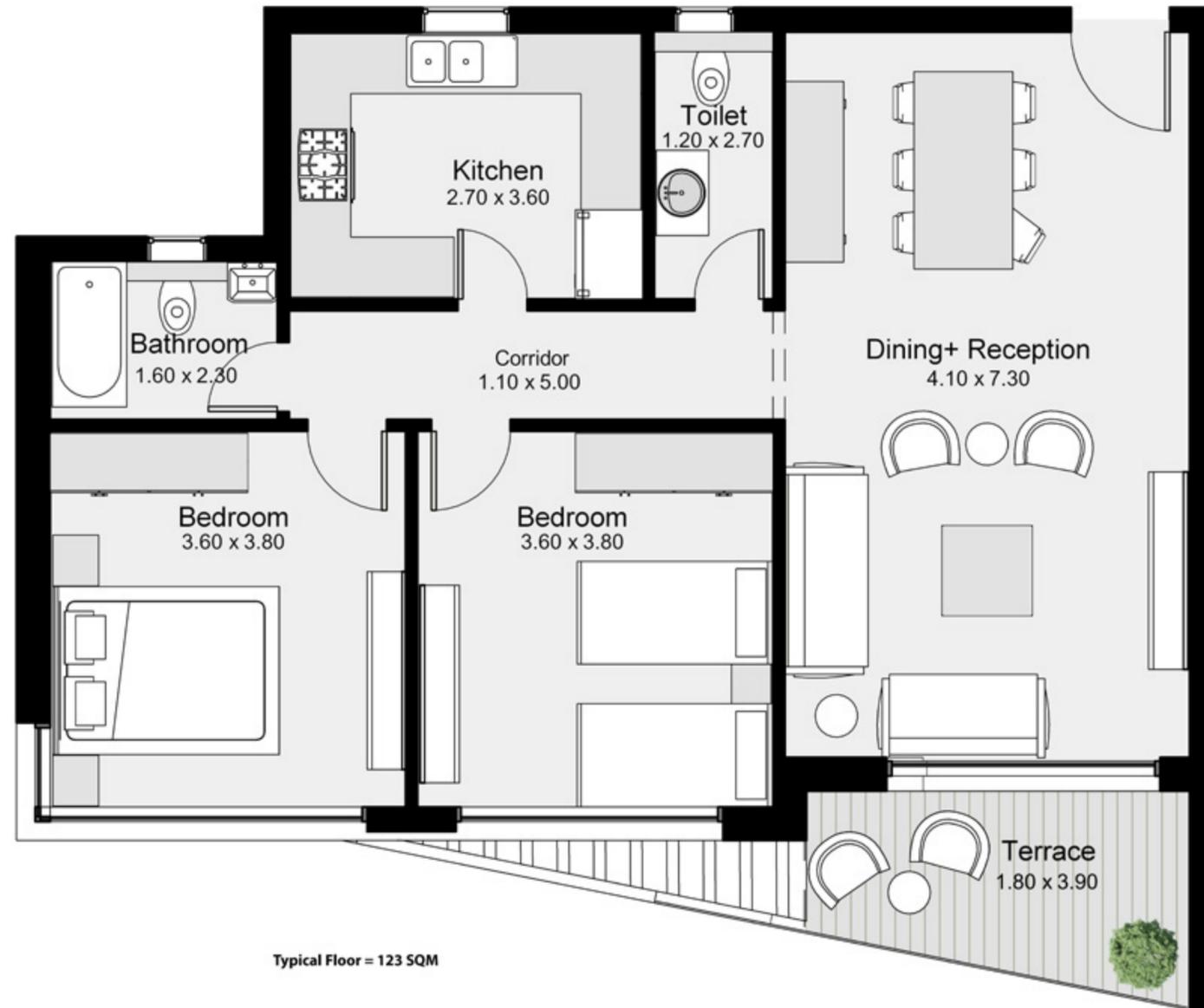


2-Bedrooms.

Typical Floor 123 m²

Bedroom	3.60×3.80	m ²
Bedroom	3.60×3.80	m ²
Bathroom	1.60×2.30	m ²
Dining & Reception	4.10×7.30	m ²
Toilet	1.20×2.70	m ²
Kitchen	2.70×3.60	m ²
Corridor	1.10×5.00	m ²
Terrace	1.80×3.90	m ²

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Typical Floor = 123 SQM

3 Bedrooms.

3-Bedrooms.

Ground Floor 159 m²
 Garden Area 96 m²

Master Bedroom	3.60×5.00	m ²
Master Bathroom	1.60×3.10	m ²
Dressing	1.60×1.60	m ²
Bedroom	3.60×3.60	m ²
Bedroom	3.60×3.60	m ²
Bathroom	1.60×2.40	m ²
Dining & Reception	4.10×7.30	m ²
Toilet	1.20×2.10	m ²
Kitchen	2.40×3.00	m ²
Corridor	1.10×5.80	m ²
Terrace	1.20×1.40	m ²
Terrace	1.20×4.00	m ²

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3-Bedrooms.

Ground Floor 138 m²
 Garden Area 58 m²

Master Bedroom	3.80×3.90	m ²
Bathroom	1.70×2.70	m ²
Bedroom	3.60×3.60	m ²
Bedroom	3.60×3.80	m ²
Toilet	1.20×2.70	m ²
Dining & Reception	4.10×7.30	m ²
Kitchen	2.40×2.70	m ²
Corridor	1.10×4.90	m ²
Terrace	1.20×1.80	m ²
Terrace	1.20×4.00	m ²

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3-Bedrooms.

Typical Floor 174 m²

Master Bedroom	3.60×5.00	m ²
Master Bathroom	1.60×3.10	m ²
Dressing	1.60×1.60	m ²
Bedroom	3.60×3.60	m ²
Bedroom	3.60×3.60	m ²
Dining & Reception	4.10×7.30	m ²
Bathroom	1.60×2.40	m ²
Toilet	1.20×2.10	m ²
Kitchen	2.40×3.00	m ²
Corridor	1.10×5.80	m ²
Terrace	2.50×4.00	m ²
Terrace	2.50×3.50	m ²

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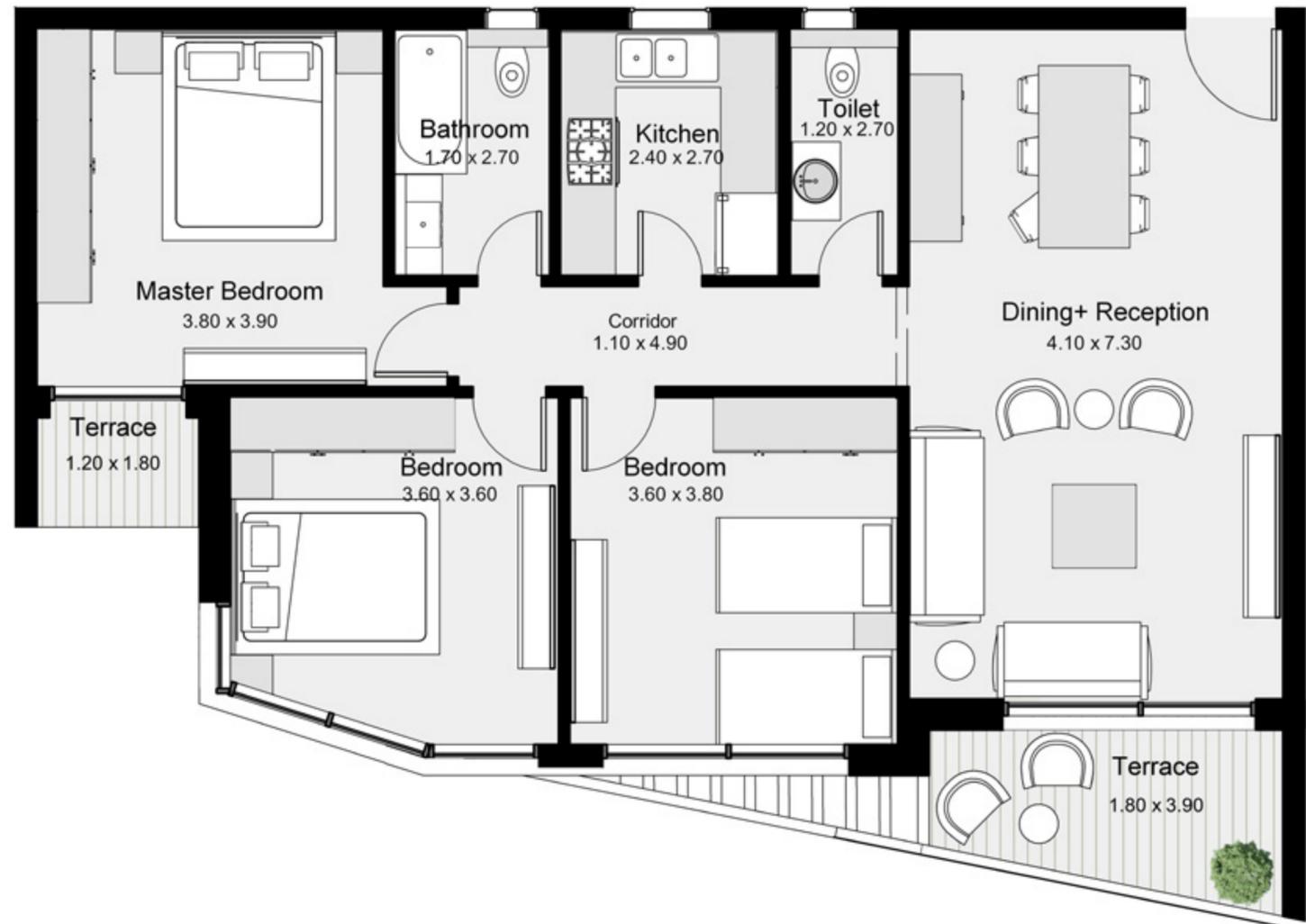


3-Bedrooms.

Typical Floor 144 m²

Master Bedroom	3.80×3.90	m ²
Bathroom	1.70×2.70	m ²
Bedroom	3.60×3.60	m ²
Bedroom	3.60×3.80	m ²
Dining & Reception	4.10×7.30	m ²
Toilet	1.20×2.70	m ²
Kitchen	2.40×2.70	m ²
Corridor	1.10×4.90	m ²
Terrace	1.20×1.80	m ²
Terrace	1.80×3.90	m ²

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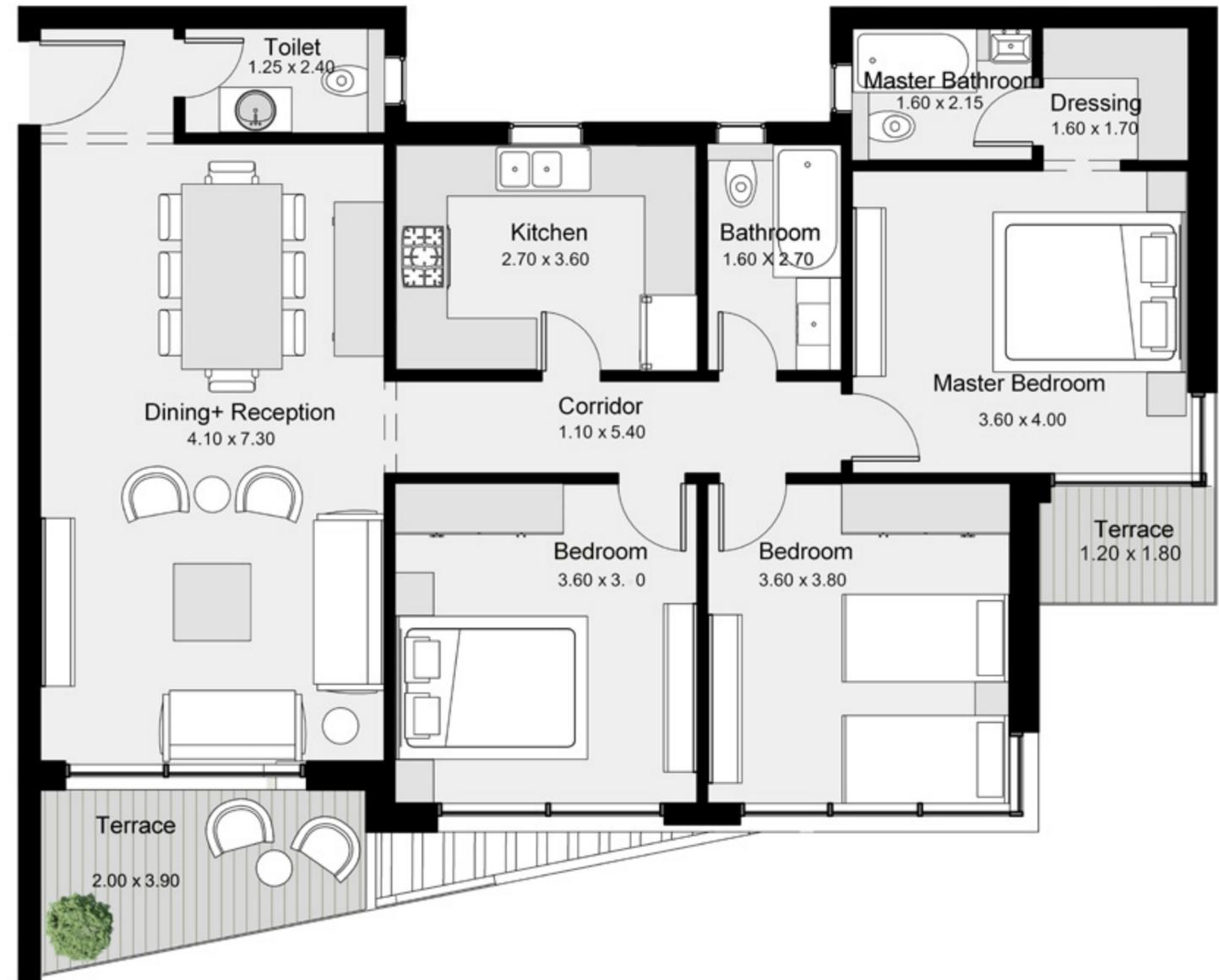
3-Bedrooms.

Typical Floor

160 m²

Master Bedroom	3.60×4.00	m ²
Master Bathroom	1.60×2.15	m ²
Dressing	1.60×1.70	m ²
Bedroom	3.60×3.60	m ²
Bedroom	3.60×3.80	m ²
Bathroom	1.60×2.70	m ²
Dining & Reception	4.10×7.30	m ²
Toilet	1.25×2.40	m ²
Kitchen	2.70×3.60	m ²
Corridor	1.10×5.40	m ²
Terrace	2.00×3.90	m ²
Terrace	1.20×1.80	m ²

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THANK YOU.