

# Twin Villa

5 EXCLUSIVE RESIDENCES · TWIN HOUSE COLLECTION

**£252,300 – £289,590**

Prices exclusive of maintenance fee

## THE COMMUNITY

Makadina is a fully integrated mixed-use resort destination on the Red Sea, redefining coastal living through a seamless blend of contemporary residences, world-class leisure, and vibrant everyday amenities — all within a beautifully landscaped, walkable community.

## PRIME LOCATION

<b>15 MIN</b>	<b>20 MIN</b>	<b>25 MIN</b>	<b>45 MIN</b>
Ras Soma	Hurghada	Int'l Airport	El Gouna

## FLOOR PLAN

**TOTAL BUILT-UP AREA 144 M<sup>2</sup>**

GROUND FLOOR	76 M <sup>2</sup>	FIRST FLOOR	68 M <sup>2</sup>
Living & Dining Room	6.15 × 4.10 m	Master Bedroom	3.00 × 3.80 m
Kitchen	2.70 × 2.65 m	Master Bathroom	2.95 × 1.35 m
Guest Toilet	1.85 × 1.35 m	Bedroom 01	3.35 × 3.50 m
Maid's Room	2.55 × 1.90 m	Bathroom 02	2.95 × 1.85 m
Maid's Bathroom	1.15 × 2.60 m	Bedroom 02	3.00 × 3.95 m
Storage	1.85 × 0.95 m	Terrace	4.40 M <sup>2</sup>
		Terrace	4.20 M <sup>2</sup>

## AMENITIES & FACILITIES

### SPORTS & WELLNESS

Padel Courts	Tennis Courts	Basketball Courts	Football Fields
Bicycle Lanes	Outdoor Workout Areas	Wellness Zones	Sports & Wellness Hub

### LEISURE & ENTERTAINMENT

18-Hole Golf Course	Makadi Water World	Homeowners Clubhouse	Private Beach Access
Outdoor Parks	Jaz Palmariva Beach		

### RETAIL & DINING

Makadina Shopping Mall	F&B Outlets	Cafes & Restaurants	Retail Stores
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**PAYMENT PLANS**

4-YEAR DELIVERY		2.5-YEAR DELIVERY		CASH PURCHASE	
Down Payment	<b>10%</b>	Down Payment	<b>10%</b>	Discount	<b>Up to 30%</b>
Installments	<b>80% / 8 yrs</b>	Installments	<b>80% / 7 yrs</b>	Payment	<b>Full amount</b>
On Delivery	<b>10%</b>	On Delivery	<b>10%</b>		
Delivery Req.	<b>60% paid</b>	Delivery Req.	<b>50% paid</b>		
<i>Maintenance: 7%, payable up to delivery</i>		<i>Maintenance: 7%, payable up to delivery</i>		<i>Max saving for outright purchase</i>	