

SAMPLE

EGC DESIGN HOUSE

EGC DESIGN HOUSE · SAMPLE PROJECT

EGC Complete Home Plan

FULL DESIGN PACKAGE + DETAILED HOME BUDGET

BUDGET LEVEL **SELECT** DELIVERY **CORE & SHELL**

Coastal Boho Garden Apartment

Sample 4BR Ground-Floor Apartment with Garden · Egypt

From the first idea to the last price — everything your home needs, in one plan.

SAMPLE — an example of EGC Complete Home Plan. Client details, location, prices, suppliers and store links are not shown in this sample.

A complete example of EGC Complete Home Plan: the Full Design Package — 16 deliverables, from the design brief and 3D of every room to the technical drawings, prepared by our engineers — plus the Detailed Home Budget, which lists every item in the home room by room, in English and Arabic.

4-bedroom ground-floor apartment with a private garden · 3 bathrooms · Budget level: SELECT · Detailed Home Budget: every item, room by room

Issued 19 November 2026 · prices as of 17 November 2026 · egcdesignhouse.com

WHO WE ARE

Designed by people who build.

EGC Construction · since 1984

Egyptian Group for Construction has delivered construction projects in Egypt for more than 40 years, including 120 villas built from bare land to final finishing across several compounds.

Every drawing in this package is checked by engineers who build, so what you see is what can be built.

EGC Design House

The home design studio of EGC. We design complete homes — for owners who have just received their unit, couples starting their first home, and families renovating the one they love.

One product: EGC Complete Home Plan

Your whole home designed, drawn and priced before anyone starts work — so you can build it with any contractor you choose.

What we provide

- The Full Design Package: 16 deliverables for the whole home.
- 3D of every room, from several angles.
- Technical drawings your contractor can price and build from.
- The Detailed Home Budget: every item, quantity and price, room by room.
- A senior EGC design engineer as your single point of contact.

Three budget levels — COMFORT · SELECT · PREMIUM — same engineering and workmanship at every level; the level sets the materials, products, furnishings and equipment. This home: **SELECT**.

HOW IT WORKS

From your style to your Complete Home Plan

This is the journey on egcdesignhouse.com. You see your own home before you pay anything.

1

Choose your style

Pick up to 3 styles from our library. Each opens with its materials, living room and kitchen.

2

A style for each area

Choose a starting style for living areas, bedrooms and outdoor, or decide it with your engineer on the call.

3

Your home & dashboard

Add your home type, size and budget level. Your own dashboard opens with a sign-in code, no password.

4

Upload your plan

A clear photo of the developer plan is enough. We redraw it to scale and confirm missing measurements with you.

5

A call, then your free 3D

A 10-minute call with an EGC design engineer. Then your living room and master bedroom in 3D, free, before you pay anything.

FREE · BEFORE ANY PAYMENT

Mood boards for your style, a 10-minute call with an engineer, and your own living room and master bedroom in 3D.

1ST PAYMENT · 40%

The design brief, space planning and the modified 2D layout, then the 3D of the main rooms. You approve each one or ask for another option.

2ND PAYMENT · 40%

The technical drawings, the materials schedule, the execution plan and the Home Budget summary by category.

FINAL PAYMENT · 20%

The Full Home Package: the 3D of the remaining rooms, the bill of quantities item by item with store links, and the cash-flow plan.

Rounds of changes and timing are agreed in writing before we start. We design; we do not build. Need someone to build it? Our sister company **EGC Construction** finishes homes under its own, separate contract.

SAMPLE

WHAT YOU RECEIVE

EGC Complete Home Plan — Select · 19 deliverables

Part 1 · Full Design Package (01–16) · Part 2 · Detailed Home Budget (17–19). All of them are in this sample; each section opens with a page that explains it.

NO.	GROUP	DELIVERABLE	WHEN	PAGE
01	Design	Design brief	1st payment · 40%	5
02	Design	Space planning	1st payment · 40%	7
03	Design	Modified 2D layout	1st payment · 40%	10
04	Design	Mood boards	1st payment · 40%	14
05	Design	Materials and finishes schedule	2nd payment · 40%	16
06	3D	3D renders of every room	Main rooms: 1st payment · other rooms: final payment	18
07	Technical drawings	Flooring layout	2nd payment · 40%	46
08	Technical drawings	Ceiling plan	2nd payment · 40%	48
09	Technical drawings	Lighting layout and fixtures	2nd payment · 40%	50
10	Technical drawings	Electrical points, cable routes and distribution board	2nd payment · 40%	52
11	Technical drawings	Plumbing and drainage layout	2nd payment · 40%	56
12	Technical drawings	Wall elevations	2nd payment · 40%	58
13	Details	Kitchen and fixed joinery details	2nd payment · 40%	61
14	Details	Doors schedule and details	2nd payment · 40%	63
15	Handover	Execution plan	2nd payment · 40%	65
16	Handover	Final design package (PDF)	Final payment · 20%	67
17	Home Budget	Budget summary by category	2nd payment · 40%	68
18	Home Budget	Bill of quantities — every item, quantity and price, room by room (EN + AR)	Final payment · 20%	89
19	Home Budget	Payment and cash-flow plan	Final payment · 20%	102

SAMPLE

FULL DESIGN PACKAGE · 01 OF 19

Design brief

> **When you receive it:** 1st payment · 40%

One page that fixes what the home must do before anything is drawn: who lives here, what they need and the feel they want.

In this sample

- The home and the brief (this page and the next)

01

DESIGN

01 · DESIGN BRIEF

A bright garden home that lives outdoors

The home

- Ground-floor apartment with a private garden and two terraces; another apartment above.
- Developer plan: 3 bedrooms + maid room. Re-planned to 4 bedrooms and 3 bathrooms (maid room and two WCs became Bedroom IV).
- Reception with living, dining and a breakfast counter open to the kitchen; master suite with its own small terrace.
- Handover: core & shell on brick — everything from plaster to the last cushion is in this package.

The brief

- Coastal Boho: sand-white walls, sea-glass green, rattan, cane, jute, light oak, brushed brass.
- Family home for up to 8: master 180 bed, bedrooms I & II 140, bedroom IV with two 90 beds.
- A dressing table in every bedroom; a breakfast counter with stools.
- Outdoor living: lounge and dining on the terraces, a pergola in the garden, no pool.
- Easy to keep: anti-slip floors outside, washable fabrics, storage water heaters.

SAMPLE

FULL DESIGN PACKAGE · 02 OF 19

Space planning

When you receive it: 1st payment · 40%

The developer plan redrawn to scale, then re-planned around how the family will live, so every piece fits and circulation stays clear.

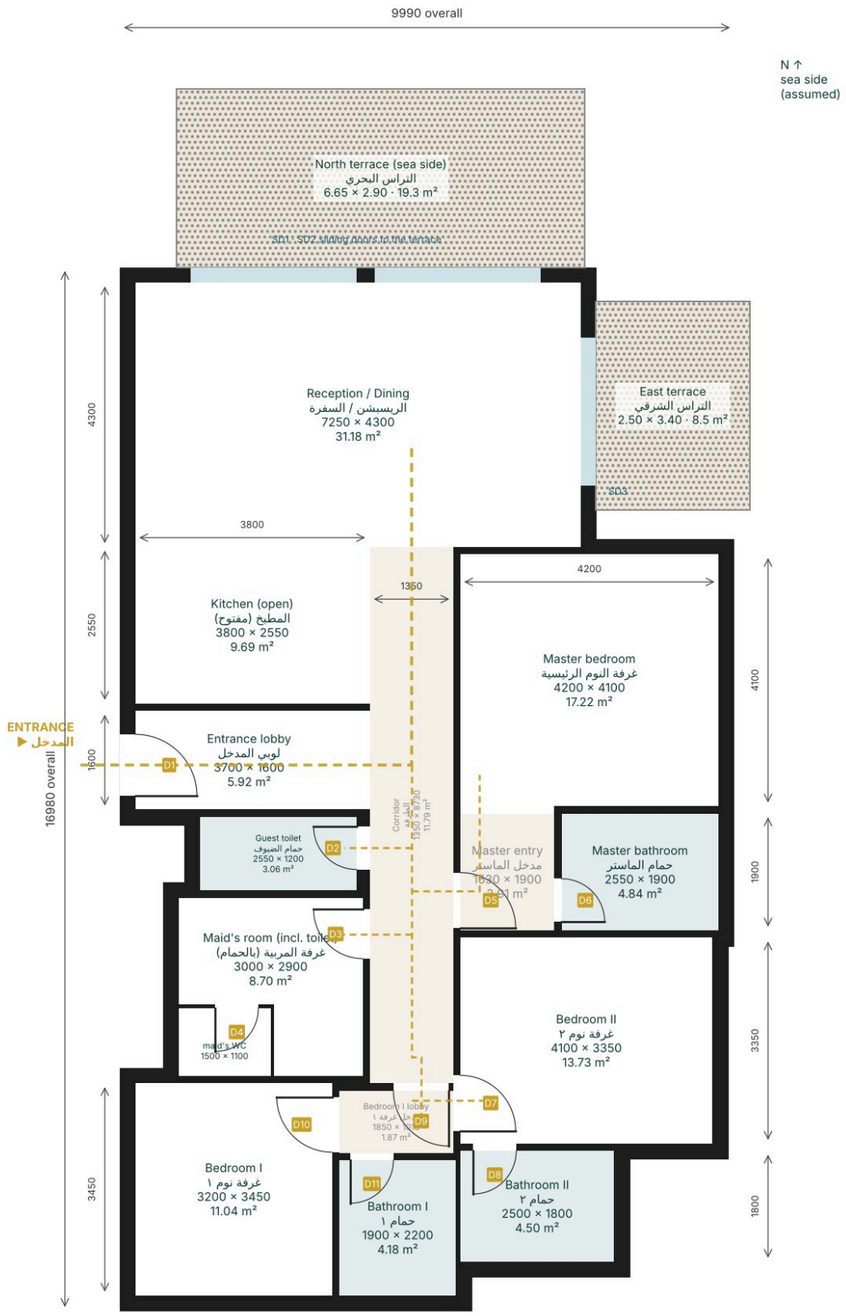
In this sample

- Developer plan, measured
- Client changes

02

DESIGN

SAMPLE



Stair down to the basement driver's unit (no design) · سلم البدروم — غرفة السائق بدون تصميم

2D LAYOUT 00 — MEASURED (AS BROCHURE)

مسقط ٠٠ — القياس الفعلي (زي البروشور)

3-bedroom ground-floor apartment with garden · Sample
Coastal Boho · Select level · core & shell · for approval

Space	clear mm	m²
Reception / Dining	7250 × 4300	31.18
Kitchen (open)	3800 × 2550	9.69
Entrance lobby	3700 × 1600	5.92
Guest toilet	2550 × 1200	3.06
Maid's room (incl. toilet)	3000 × 2900	8.70
Bedroom I	3200 × 3450	11.04
Bathroom I	1900 × 2200	4.18
Master bedroom	4200 × 4100	17.22
Master bathroom	2550 × 1900	4.84
Bedroom II	4100 × 3350	13.73
Bathroom II	2500 × 1800	4.50
Corridor	1350 × 8730	11.79
Master entry	1530 × 1900	2.91
Bedroom I lobby	1850 × 1010	1.87
Rooms (brochure schedule)		114.1
+ circulation (measured on the plan)		16.6
= Net clear floor		**130.6**
+ walls (ext 250 · int 120)		20.0
= GROUND FLOOR GROSS (inside outer faces)		**150.7**
+ basement driver unit (gross)		20.9
= Built area (GF + basement)		**171.5**
Terraces, open (north + east)		27.8
Contract area (client)		**170.0**

DOORS · الأبواب (h 2200)

D1	Main entrance (from the west path)	1000
D2	Guest toilet (from the corridor)	700
D3	Maid's room (from the corridor)	800
D4	Maid's WC (inside the maid's room)	700
D5	Master suite (corridor → entry passage)	900
D6	Master bath (from the entry passage)	700
D7	Bedroom II (from the corridor)	900
D8	Bathroom II (from bedroom II)	700
D9	Bedroom I suite (corridor → lobby)	900
D10	Bedroom I (from its lobby)	900
D11	Bathroom I (from the bedroom I lobby)	700

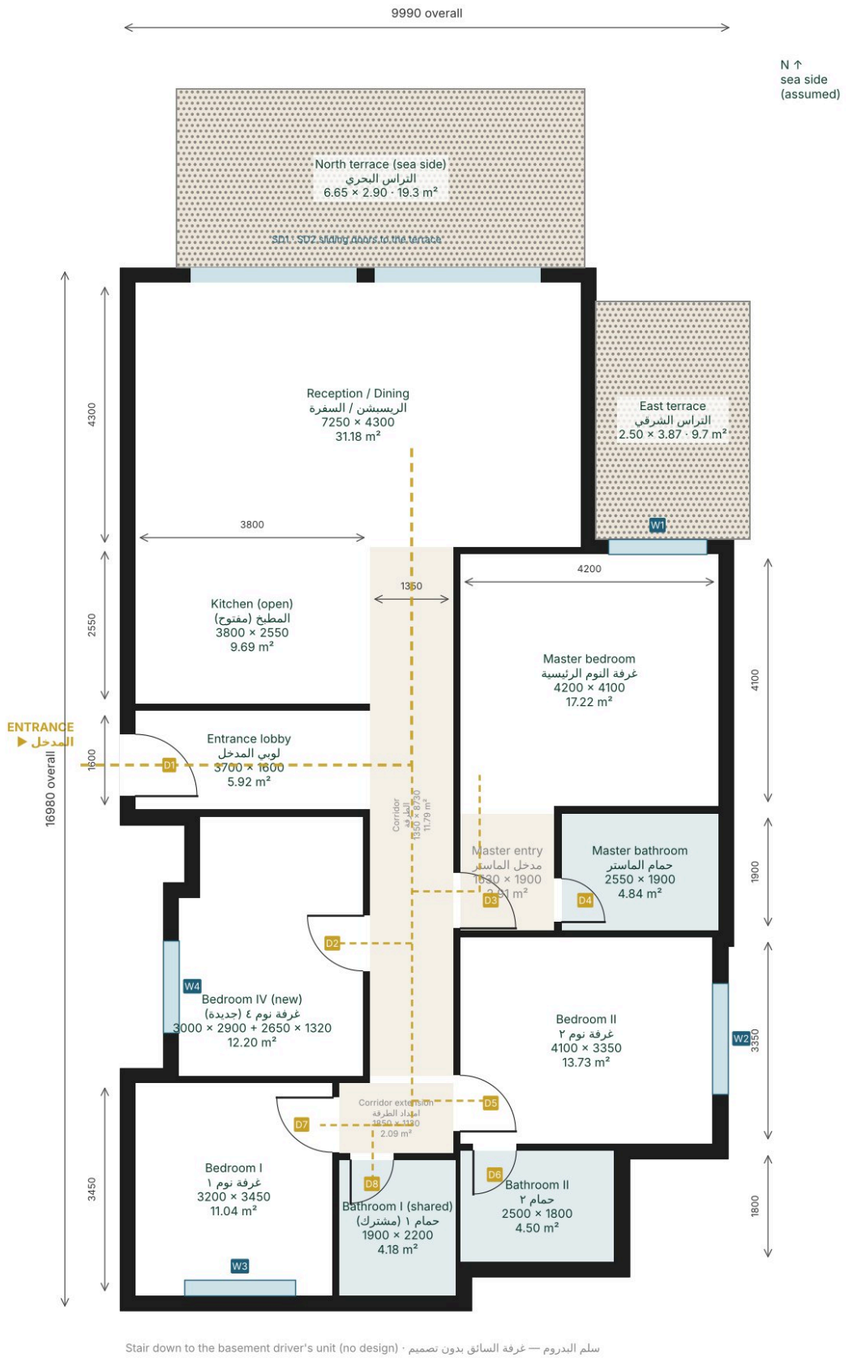
SD1–SD2 north terrace, SD3 east terrace: aluminium sliding

- - - gold dashed = people flow from the entrance

Room sizes = brochure schedule; positions, circulation and terraces scaled from the brochure plan. Walls assumed ext 250 / int 120.
Built area 172 m² + open terraces 28 m² vs contract 170 m²: the contract figure includes part of the terraces / shared walls.
No modifications — the plan stays exactly as the brochure.
Driver's unit (basement): measured only, no design.
EGC site engineer must survey every dimension before design.
Cost per m² will be quoted on the contract area (170 m²).

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Scale 1:100 @ A3 · Rev 0 · 17 Nov 2026

SAMPLE



Stair down to the basement driver's unit (no design) · سلم البدروم — غرفة السائق بدون تصميم

2D LAYOUT 01 — MODIFIED (CLIENT CHANGES)

مسقط ٠١ — بعد تعديلات العميل

4-bedroom ground-floor apartment with garden (modified from 3BR) · Sample Coastal Boho · Select level · core & shell · for approval

Space	clear mm	m²
Reception / Dining	7250 × 4300	31.18
Kitchen (open)	3800 × 2550	9.69
Entrance lobby	3700 × 1600	5.92
Bedroom IV (new)	3000×2900 + bay	12.20
Bedroom I	3200 × 3450	11.04
Bathroom I (shared)	1900 × 2200	4.18
Master bedroom	4200 × 4100	17.22
Master bathroom	2550 × 1900	4.84
Bedroom II	4100 × 3350	13.73
Bathroom II	2500 × 1800	4.50
Corridor	1350 × 8730	11.79
Master entry	1530 × 1900	2.91
Corridor extension	1850 × 1130	2.09
Rooms		114.5
+ circulation (measured on the plan)		16.8
= Net clear floor		**131.3**
+ walls (ext 250 · int 120)		19.4
= GROUND FLOOR GROSS (inside outer faces)		**150.7**
+ basement driver unit (gross)		20.9
= Built area (GF + basement)		**171.5**
Terraces, open (north + east)		29.0
Contract area (client)		**170.0**

DOORS · الأبواب (h 2200)

D1	Main entrance (from the west path)	1000
D2	Bedroom IV (from the corridor)	900
D3	Master suite (corridor → master entry)	900
D4	Master bath (from the master entry)	700
D5	Bedroom II (from the corridor)	900
D6	Bathroom II (from bedroom II)	700
D7	Bedroom I (from the corridor extension)	900
D8	Bathroom I (from the corridor, shared)	700

WINDOWS · الشبابيك

W1	Master bedroom — north wall, onto the east terrace	1600
W2	Bedroom II — east wall (3.35 m side)	1800
W3	Bedroom I — south wall (street side)	1800
W4	Bedroom IV — west wall	1500

SD1–SD2 reception → north terrace (aluminium sliding). Reception east wall closed.

- - - gold dashed = people flow from the entrance

Room sizes = brochure schedule; positions, circulation and terraces scaled from the brochure plan. Walls assumed ext 250 / int 120. Built area 172 m² + open terraces 29 m² vs contract 170 m²: the contract figure includes part of the terraces / shared walls. Client changes: maid room + maid WC + guest toilet → Bedroom IV; D9 and its wall nib removed — bedroom I lobby = corridor extension; Bathroom I now shared, entered from the corridor. Reception east opening closed; east terrace reached by the master window W1. Driver's unit (basement): measured only, no design. EGC site engineer must survey every dimension before design. Cost per m² will be quoted on the contract area (170 m²).

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Scale 1:100 @ A3 · Rev 1 · 17 Nov 2026

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FULL DESIGN PACKAGE · 03 OF 19

Modified 2D layout

> **When you receive it:** 1st payment · 40%

The approved layout: doors with their swings, windows, ACs and the furniture plan. Every technical drawing is built on it.

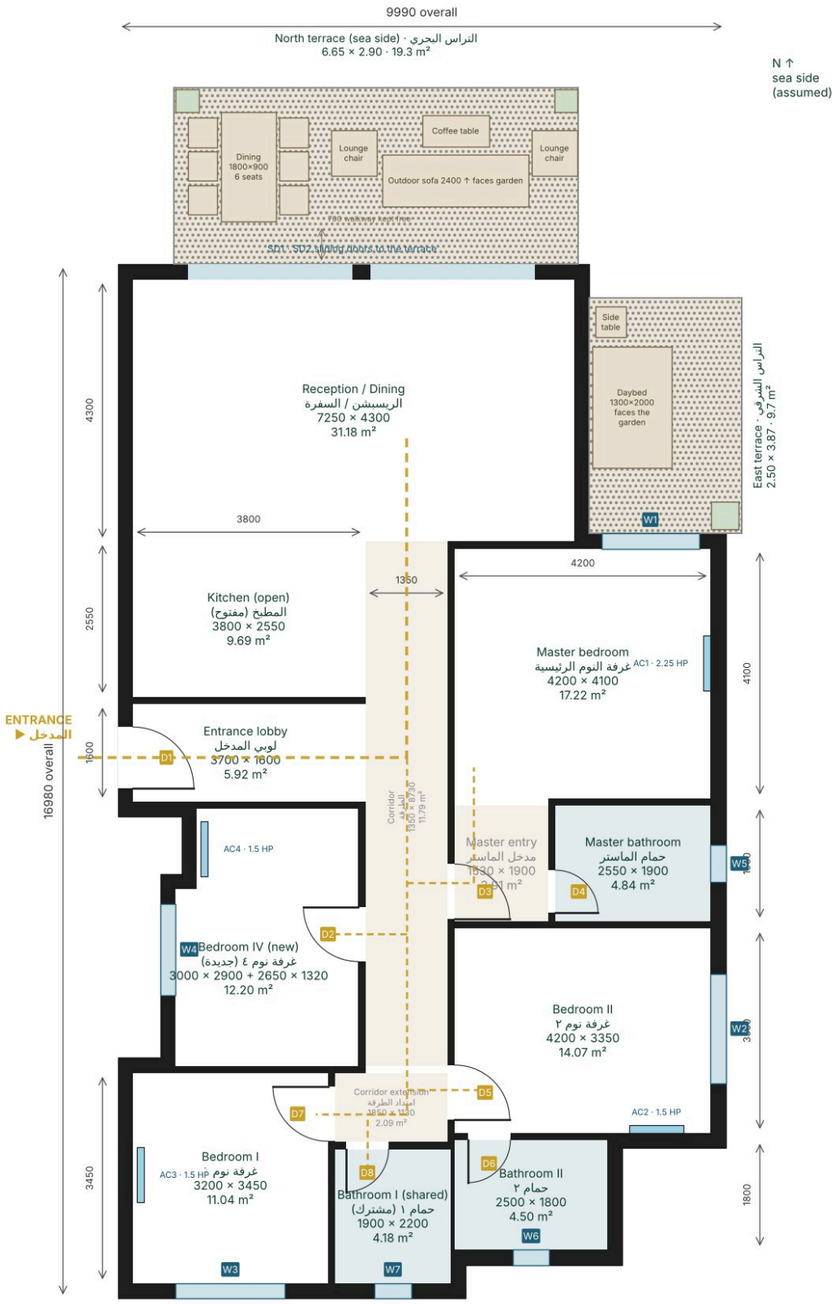
In this sample

- Final layout
- Furnished layout
- Landscape plan

03

DESIGN

SAMPLE



Stair down to the basement driver's unit (no design) · سلم البدروم — غرفة السائق بدون تصميم

2D LAYOUT 02 — FINAL (4BR · TERRACES · ACs)

مسقط ٠٢ — النهائي

4-bedroom ground-floor apartment with garden · 3 bathrooms · Sample
Coastal Boho · Select level · core & shell · for approval

Space	clear mm	m²
Reception / Dining	7250 × 4300	31.18
Kitchen (open)	3800 × 2550	9.69
Entrance lobby	3700 × 1600	5.92
Bedroom IV (new)	3000×2900 + bay	12.20
Bedroom I	3200 × 3450	11.04
Bathroom I (shared)	1900 × 2200	4.18
Master bedroom	4200 × 4100	17.22
Master bathroom	2550 × 1900	4.84
Bedroom II	4200 × 3350	14.07
Bathroom II	2500 × 1800	4.50
Corridor	1350 × 8730	11.79
Master entry	1530 × 1900	2.91
Corridor extension	1850 × 1130	2.09
Rooms		114.8
+ circulation (measured on the plan)		16.8
= Net clear floor		**131.6**
+ walls (ext 250 · int 120)		19.4
= GROUND FLOOR GROSS (inside outer faces)		**151.0**
+ basement driver unit (gross)		20.9
= Built area (GF + basement)		**171.9**
Terraces, open (north + east)		29.0
Contract area (client)		**170.0**

DOORS · الأبواب (h 2200)

D1	Main entrance (from the west path)	1000
D2	Bedroom IV (from the corridor)	900
D3	Master suite (corridor → master entry)	900
D4	Master bath (from the master entry)	700
D5	Bedroom II (from the corridor)	900
D6	Bathroom II (from bedroom II)	700
D7	Bedroom I (from the corridor extension)	900
D8	Bathroom I (from the corridor, shared)	700

WINDOWS · الشبابيك

W1	Master bedroom — north wall: FULL-HEIGHT sliding glass door 1.60 × 2.40 onto the east terrace	1600
W2	Bedroom II — east wall (3.35 m side)	1800
W3	Bedroom I — south wall (street side)	1800
W4	Bedroom IV — west wall	1500
W5	Master bath — east wall · 600×600 high, sill 1600, frosted	600
W6	Bathroom II — south wall · 600×600 high, sill 1600, frosted	600
W7	Bathroom I — south wall · 600×600 high, sill 1600, frosted	600

SD1–SD2 reception → north terrace (aluminium sliding). Reception east wall closed.

SPLIT ACs — bedrooms only · area × 700 BTU/m² × 1.15 coastal / sea-glare margin

AC1	Master bedroom · 17.2 m² · 13,862 BTU/h	**2.25 HP**
AC2	Bedroom II · 14.1 m² · 11,326 BTU/h	**1.5 HP**
AC3	Bedroom I · 11.0 m² · 8,887 BTU/h	**1.5 HP**
AC4	Bedroom IV · 12.2 m² · 9,821 BTU/h	**1.5 HP**

No AC in the living, kitchen or terraces (client).

Terraces paved: outdoor anti-slip ceramic 52×52 (Lento Nice Coffee) · 29.0 m²

- - - gold dashed = people flow from the entrance

Room sizes = brochure schedule; positions, circulation and terraces scaled from the brochure plan. Walls assumed ext 250 / int 120.

Built area 172 m² + open terraces 29 m² vs contract 170 m²:

Client changes: maid room + WCs → Bedroom IV; D9 + nib removed; Bathroom I shared from the corridor; reception east wall closed.

Driver's unit (basement): measured only, no design.

Cost per m² will be quoted on the contract area (170 m²).

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SAMPLE



03 — FURNISHED LAYOUT

مسقط الفرش

4-bedroom ground-floor apartment with garden · Sample
Coastal Boho · Select · core & shell (on brick)

FURNITURE (main pieces — products in the Mood Board & Budget)

Living	sea-glass 3-seat sofa · 2 rattan armchairs · rattan oval coffee table · rattan TV unit · 55" TV · jute rug
Dining	bamboo table 180×90 · 6 oak/cane chairs · 2 rattan pendants
Kitchen	breakfast peninsula 2.30 m + 3 counter stools · L-run fridge + oven/MW tower · hob · washer · DW · sink · open shelves
Master	bed 180×200 (rattan headboards) · 2 bedsides wardrobe 2.59 m · dressing table · rattan armchair
Bedroom I	bed 140×200 · 1 bedside (door side clear) · dressing table · wardrobe 2.08 m
Bedroom II	bed 140×200 · 2 bedsides · dressing table · wardrobe 2.04 m
Bedroom IV	2 beds 90 · bedside · small wardrobe · dressing table
Baths ×3	wall-hung WC + shattaf · vanity · walk-in shower
Terraces	lounge (sofa backs onto the house) + 6-seat dining · east terrace daybed

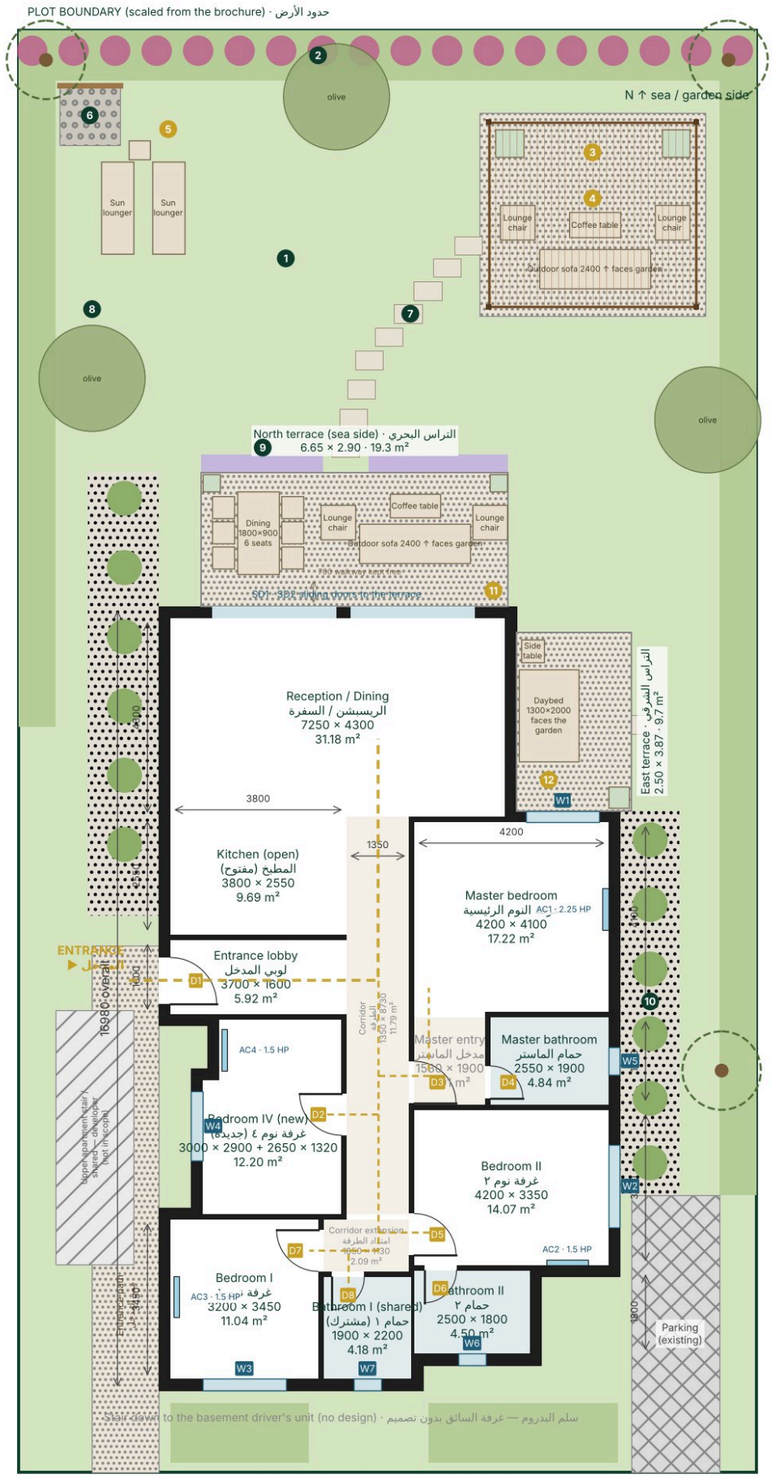
CLEARANCES CHECKED

- 900 walkway along the reception glass (SD1–SD2)
- ≥ 700 around every bed; bed heads on solid walls, never under a window or an AC
- 1,000 between the kitchen run and the dining chairs
- door swings clear of beds and fixtures

Site engineer to survey and confirm all dimensions before ordering.
Beds per client: master 180 · bedrooms I & II 140 · bedroom IV 2 × 90.

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Scale 1:100 @ A3 · Rev 1 · 17 Nov 2026

SAMPLE



LANDSCAPE PLAN 03 — GARDEN & TERRACES

مسقط ٠٣ — اللاندسكيب والتراسات

Ground-floor apartment with private garden (apartment above) · Sample
Coastal Boho · Select · developer pool omitted (client) — developer confirmation OPEN

KEY		Costed?
1	Lawn — replaces the developer pool نجيلة مكان حمام السباحة (اتشال)	no
2	Boundary beds + bougainvillea on the wall أحواض على السور + جهنمية	no
3	Garden pergola 4.5×4.0 + paved pad برجولة الجنينة ٤٫٥×٤٫٠ + أرضية	YES
4	Pergola lounge (sofa, 2 chairs, table) قعدة البرجولة	YES
5	Sun loungers ×2 + side table شيزلونج ×٢	YES
6	Outdoor shower — pebble tray + screen دش خارجي — زلط + ساتر	no
7	Stepping stones بلاطات مشاية	no
8	Olive trees ×3 · palms ×3 زيتون ×٣ · نخل ×٣	no
9	Lavender / rosemary border بوردر لافندر / روزماري	no
10	Gravel strip + planting (east) زلط + زرع (شرق)	no
11	North terrace — lounge + 6-seat dining التراس البحري — قعدة + سفرة ٦	YES
12	East terrace — daybed التراس الشرقي — ديبد	YES

AREAS (m²)

Plot (scaled)	500.0
Ground-floor footprint	151.0
Paved terraces (north + east)	29.0
Garden (brochure: average 295)	299.3
lawn	176.7
planting beds	59.6
hard: pergola pad, paths, gravel, stones, shower	62.9

DESIGN RULES

- Every outdoor sofa backs onto the house and faces the garden — never its back to the landscape. Side chairs sit at 90°.
- 900 mm walkway kept free along the reception glass (SD1–SD2).
- Pergola: aluminium, wood-effect powder coat (salt-air safe, no termites), 4 posts 100×100 on 600³ concrete footings, fixed slats 100×30 @150.
- Pergola pad + terraces: outdoor anti-slip ceramic 52×52 Lento Nice Coffee; pad = 10 cm plain concrete on compacted soil + screed (Rev 1).

PLANTING IS DESIGN INTENT ONLY — NOT COSTED IN THIS PACKAGE
الزراعة تصميم فقط — غير مُسعّرة · المُسعّر: البلاط والبرجولة والفرش والحنفيات والإضاءة

Costed: paving + pad sub-base, pergola, outdoor furniture, taps, lights. Not costed: lawn, trees, plants, beds, gravel, stones, outdoor shower, irrigation, soil.
Costed in the Home Budget: terrace paving, pergola + pad, all outdoor furniture.

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Scale 1:150 @ A3 · Rev 1 · 17 Nov 2026

SAMPLE

FULL DESIGN PACKAGE · 04 OF 19

Mood boards

When you receive it: 1st payment · 40%

The materials, colours and feel of the home in one board, so every later choice has a reference.

In this sample

- Material board and two mood images
- Colour palette

04

DESIGN

04 · MOOD BOARD

Sand, sea-glass, rattan and oak







Palette

Sand white · Linen · Sea-glass · Rattan · Light oak · Brass · Coral accent

Light, washable and easy to keep. Green and coral appear only in small doses.

SAMPLE

FULL DESIGN PACKAGE · 05 OF 19

Materials and finishes schedule

> **When you receive it:** 2nd payment · 40%

One code for every finish: what it is and where it goes. Your contractor prices from this list and nothing is left to guess.

In this sample

- Finishes schedule — floors, walls, ceilings, joinery, metal, fabrics

05

DESIGN

05 · MATERIALS & FINISHES SCHEDULE

One code for every finish

CODE	ELEMENT	SPECIFICATION	LOCATION
F1	Reception	Porcelain 60×60 White Matt (Spanish)	Reception, kitchen, lobby, corridor floor
F2	Bedroom floors	Porcelain 60×60 Beige matt, rectified	Bedroom floors
F3	Master bath walls (to 2.40 m) + kitchen	Wall tile 30×60 Light Green (sage)	Master bath walls (to 2.40 m) + kitchen splash
F4	Master bath floor	Porcelain 60×60 Light Green, matt	Master bath floor
F5	Bathroom II walls (to 2.40 m)	Wall tile 30×60 Beige, matt (sand)	Bathroom II walls (to 2.40 m)
F6	Bathroom II floor	Porcelain 60×60 Beige matt (as bedrooms)	Bathroom II floor
F7	Bathroom I walls (to 2.40 m)	Wall tile 30×60 Light Blue, laid vertically (sea blue)	Bathroom I walls (to 2.40 m)
F8	Bathroom I floor	Porcelain 60×60 White Matt (Spanish)	Bathroom I floor
F9	Terraces + pergola pad	Outdoor floor ceramic 52×52 Coffee, anti-slip	Terraces + pergola pad
F10	Walls & ceilings	Plastic paint, matt — walls "sand white", ceilings white; no accent wall	Walls & ceilings
F11	Kitchen	Base cabinets sea-glass HPL, oak-effect open shelves, Galaxy White granite worktop	Kitchen
F12	Wardrobes	Built-in, oak-effect HPL with cane-mesh door panels	Wardrobes
F13	Sanitary & brassware	Wall-hung WC + concealed cistern + shattaf; light-oak vanity; exposed chrome shower column (round head), 70 cm linear drain, tiled niche; 80 L storage heater	Sanitary & brassware

SAMPLE

FULL DESIGN PACKAGE · 06 OF 19

3D renders of every room

When you receive it: Main rooms: 1st payment · other rooms: final payment

Every room in 3D, on your own plan and in your style, revised with you until approved. The camera position of each view is shown on the plan.

In this sample

- 18 views of this home
- Camera key plans

06

3 D

SAMPLE

06 · 3D VIEWS

Coastal Boho Garden Apartment in 3D

18 views · every room, on its own plan and in its own style

SAMPLE



R01 · Living



R02 · Living TV View



R03 · Dining Counter

SAMPLE



R04 · Kitchen

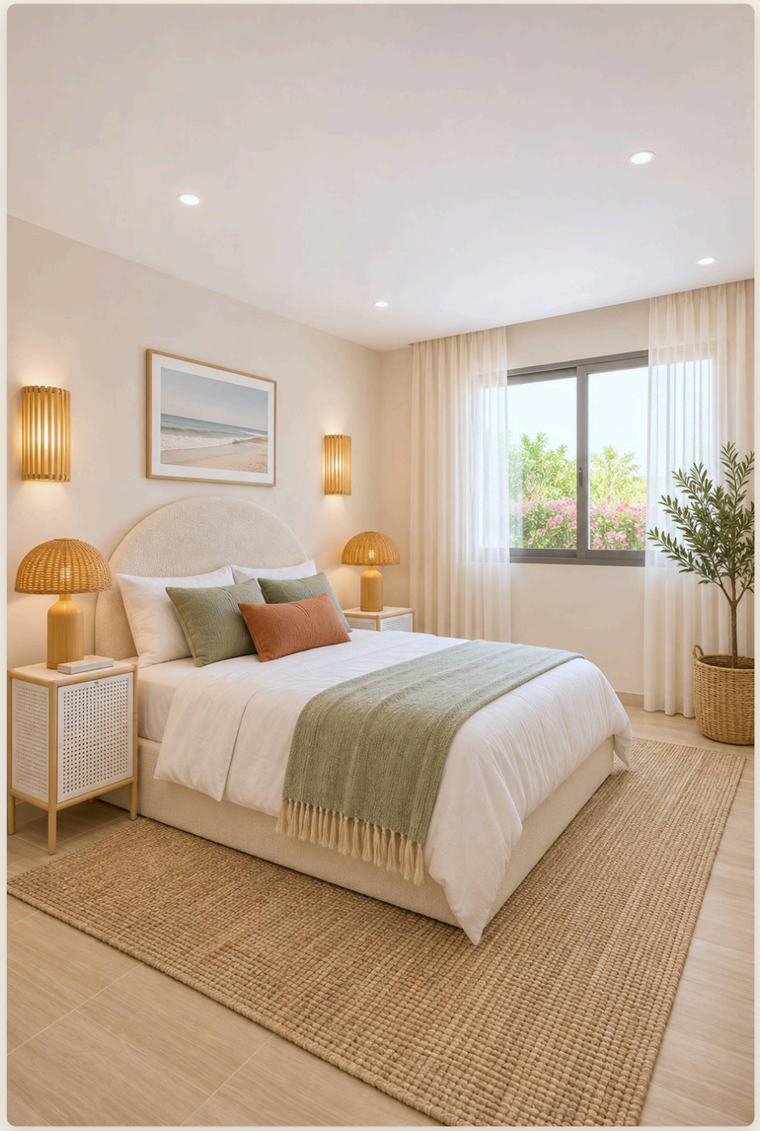


R05 · Master Bedroom



R06 · Master Wardrobe

SAMPLE



R07 · Bedroom II



R08 · Bedroom II Wardrobe



R09 · Bedroom I

SAMPLE



R10 · Bedroom I Wardrobe



R11 · Bedroom IV



R12 · Bedroom IV Bay

SAMPLE



R13 · Master Bath



R14 · Bathroom II



R15 · Bathroom I

SAMPLE



R16 · Garden to House



R17 · Terrace to Garden



R18 · East Terrace

06 · 3D VIEWS · 1 OF 18 · SAMPLE

Living

Sofa 3-seat, Rattan armchair with cushion, Rattan oval coffee table and jute rug 200×300.

View R01 · camera position on the key plan

Every product in this view is listed in the Detailed Home Budget — see the numbered key for R01.



SAMPLE

06 · 3D VIEWS · 2 OF 18 · SAMPLE

Living TV View

TV 55" QLED 4K, Rattan TV unit 157 cm, Rattan oval coffee table and rattan armchair with cushion.

View R02 · camera position on the key plan

Every product in this view is listed in the Detailed Home Budget — see the numbered key for R02.



SAMPLE

06 · 3D VIEWS · 3 OF 18 · SAMPLE

Dining Counter

Bamboo dining table 180×90, Oak & cane dining chair, Rattan pendant Ø56 and counter stool.

View R03 · camera position on the key plan

Every product in this view is listed in the Detailed Home Budget — see the numbered key for R03.



06 · 3D VIEWS · 4 OF 18 · SAMPLE

Kitchen

Counter stool, Rattan pendant Ø45 over the counter, Worktop granite Galaxy White incl. peninsula overhang and kitchen base units + peninsula.

View R04 · camera position on the key plan

Every product in this view is listed in the Detailed Home Budget — see the numbered key for R04.



06 · 3D VIEWS · 5 OF 18 · SAMPLE

Master Bedroom

Bed 180×200 with rattan headboards, Rattan bedside table, Bamboo/rattan table lamp and bed reading wall lamp bamboo.

View R05 · camera position on the key plan

Every product in this view is listed in the Detailed Home Budget — see the numbered key for R05.



06 · 3D VIEWS · 6 OF 18 · SAMPLE

Master Wardrobe

Built-in wardrobe 2.59 × 2.60, Bed 180×200 with rattan headboards, Rattan bedside table and bamboo/rattan table lamp.

View R06 · camera position on the key plan

Every product in this view is listed in the Detailed Home Budget — see the numbered key for R06.



SAMPLE

06 · 3D VIEWS · 7 OF 18 · SAMPLE

Bedroom II

Bed 140×200, Bamboo bedside table, Bamboo/rattan table lamp and bed reading wall lamp bamboo.

View R07 · camera position on the key plan

Every product in this view is listed in the Detailed Home Budget — see the numbered key for R07.



SAMPLE

06 · 3D VIEWS · 8 OF 18 · SAMPLE

Bedroom II Wardrobe

Built-in wardrobe 2.04 × 2.60, Split AC 1.5 HP inverter, Dressing table with mirror and bed 140×200.

View R08 · camera position on the key plan

Every product in this view is listed in the Detailed Home Budget — see the numbered key for R08.



06 · 3D VIEWS · 9 OF 18 · SAMPLE

Bedroom I

Bed 140×200, Bamboo bedside table, Bamboo/rattan table lamp and bed reading wall lamp bamboo.

View R09 · camera position on the key plan

Every product in this view is listed in the Detailed Home Budget — see the numbered key for R09.



06 · 3D VIEWS · 10 OF 18 · SAMPLE

Bedroom I Wardrobe

Built-in wardrobe 2.08 × 2.60, Bed 140×200, Bamboo bedside table and bamboo/rattan table lamp.

View R10 · camera position on the key plan

Every product in this view is listed in the Detailed Home Budget — see the numbered key for R10.



06 · 3D VIEWS · 11 OF 18 · SAMPLE

Bedroom IV

Single bed 90×200, Bamboo bedside table, Bamboo/rattan table lamp and bed reading wall lamp bamboo.

View R11 · camera position on the key plan

Every product in this view is listed in the Detailed Home Budget — see the numbered key for R11.



SAMPLE

06 · 3D VIEWS · 12 OF 18 · SAMPLE

Bedroom IV Bay

Split AC 1.5 HP inverter, Small wardrobe 82 cm, Dressing table 120 and rattan round mirror over the dressing table.

View R12 · camera position on the key plan

Every product in this view is listed in the Detailed Home Budget — see the numbered key for R12.



SAMPLE

06 · 3D VIEWS · 13 OF 18 · SAMPLE

Master Bath

Porcelain 60×60 Light Green, Wall tile 30×60 Light Green, Wall-hung WC + soft-close seat and flush plate chrome.

View R13 · camera position on the key plan

Every product in this view is listed in the Detailed Home Budget — see the numbered key for R13.



06 · 3D VIEWS · 14 OF 18 · SAMPLE

Bathroom II

Porcelain 60×60 Beige matt, Wall tile 30×60 Beige, Wall-hung WC + soft-close seat and flush plate chrome.

View R14 · camera position on the key plan

Every product in this view is listed in the Detailed Home Budget — see the numbered key for R14.



06 · 3D VIEWS · 15 OF 18 · SAMPLE

Bathroom I

Porcelain 60×60 White Matt, Wall tile 30×60 Light Blue, Wall-hung WC + soft-close seat and flush plate chrome.

View R15 · camera position on the key plan

Every product in this view is listed in the Detailed Home Budget — see the numbered key for R15.



06 · 3D VIEWS · 16 OF 18 · SAMPLE

Garden to House

Outdoor 3-seat sofa with footstool, Outdoor lounge chair with cushions, Outdoor coffee table and outdoor extendable table 135/190.

View R16 · camera position on the key plan

Every product in this view is listed in the Detailed Home Budget — see the numbered key for R16.



06 · 3D VIEWS · 17 OF 18 · SAMPLE

Terrace to Garden

Outdoor 3-seat sofa with footstool, Outdoor lounge chair with cushions, Outdoor coffee table and sun lounger.

View R17 · camera position on the key plan

Every product in this view is listed in the Detailed Home Budget — see the numbered key for R17.



06 · 3D VIEWS · 18 OF 18 · SAMPLE

East Terrace

Outdoor daybed 130×200: acacia platform + 13 cm outdoor-fabric mattress & cushions, Large planters with olive / palm, Outdoor floor ceramic 52×52 Coffee and outdoor wall / pergola light up-down.

View R18 · camera position on the key plan

Every product in this view is listed in the Detailed Home Budget — see the numbered key for R18.

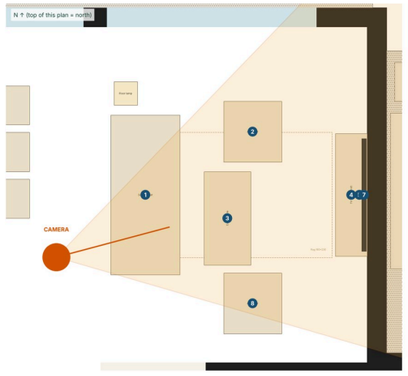


06 · CAMERA KEY PLANS

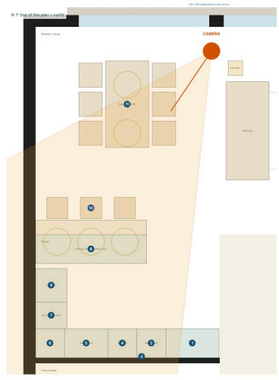
Where each view is taken from



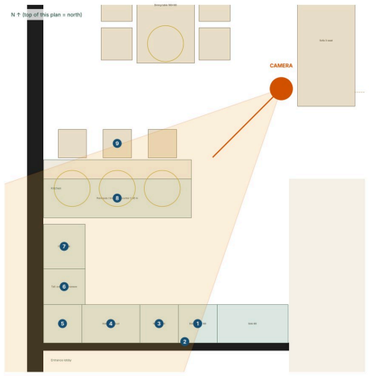
R01 · Living



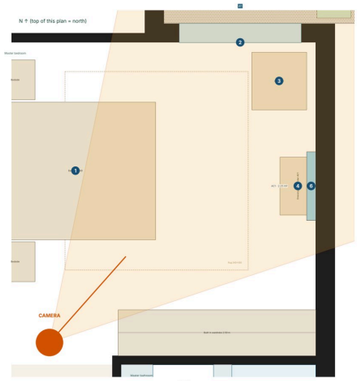
R02 · Living TV View



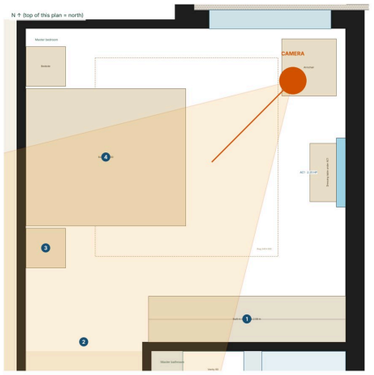
R03 · Dining Counter



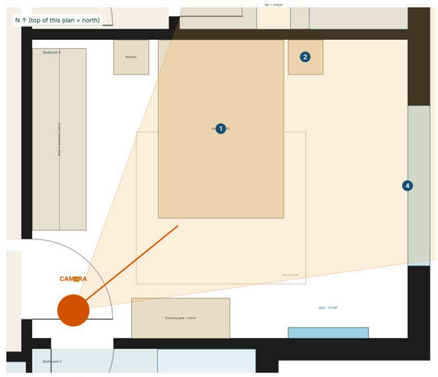
R04 · Kitchen



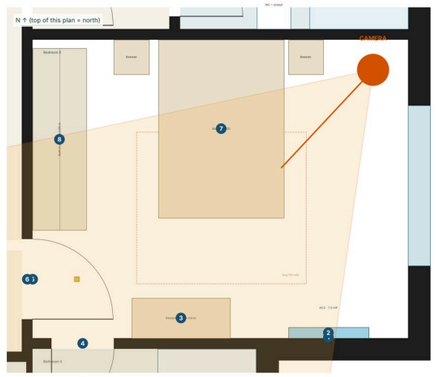
R05 · Master Bedroom



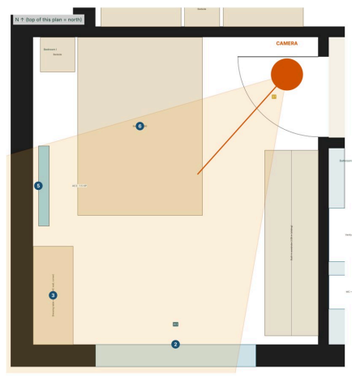
R06 · Master Wardrobe



R07 · Bedroom II



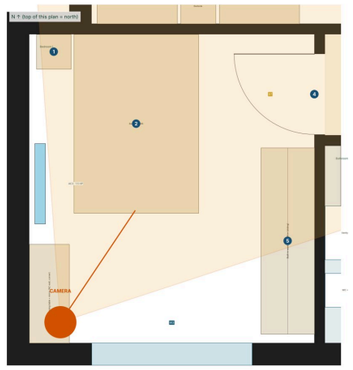
R08 · Bedroom II Wardrobe



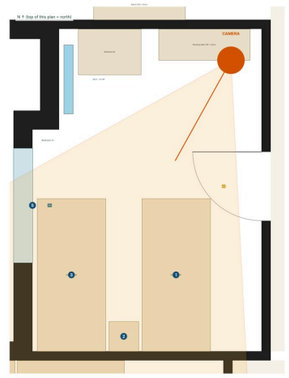
R09 · Bedroom I

06 · CAMERA KEY PLANS

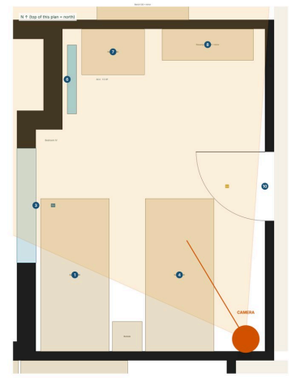
Where each view is taken from



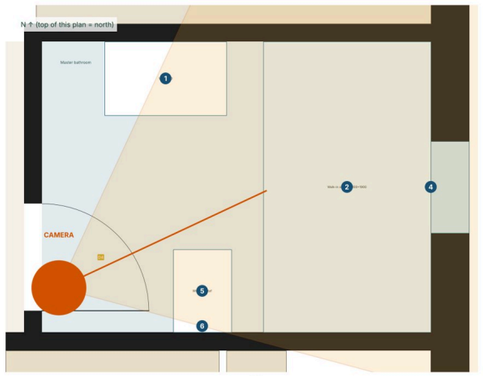
R10 · Bedroom I Wardrobe



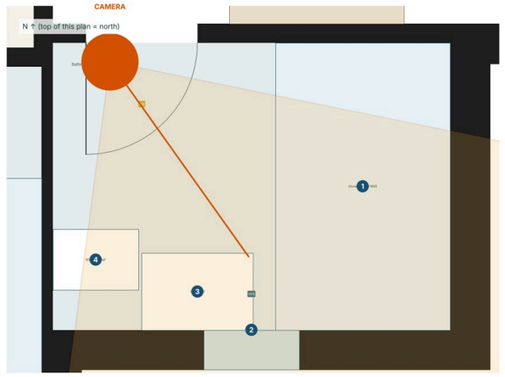
R11 · Bedroom IV



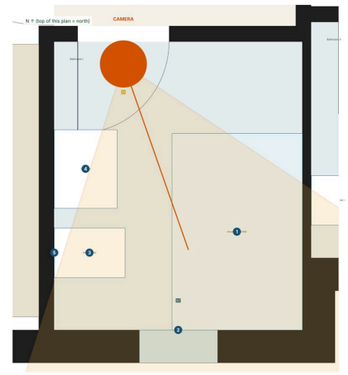
R12 · Bedroom IV Bay



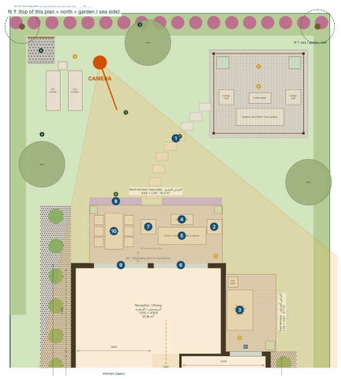
R13 · Master Bath



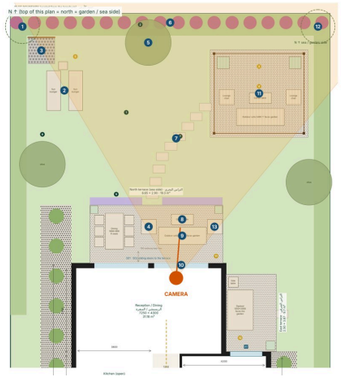
R14 · Bathroom II



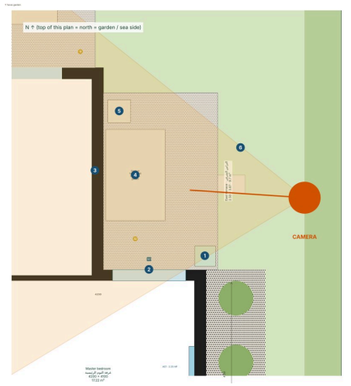
R15 · Bathroom I



R16 · Garden to House



R17 · Terrace to Garden



R18 · East Terrace

SAMPLE

FULL DESIGN PACKAGE · 07 OF 19

Flooring layout

> **When you receive it:** 2nd payment · 40%

Every floor finish, its laying direction, starting point and levels, so tiles are ordered once and laid right.

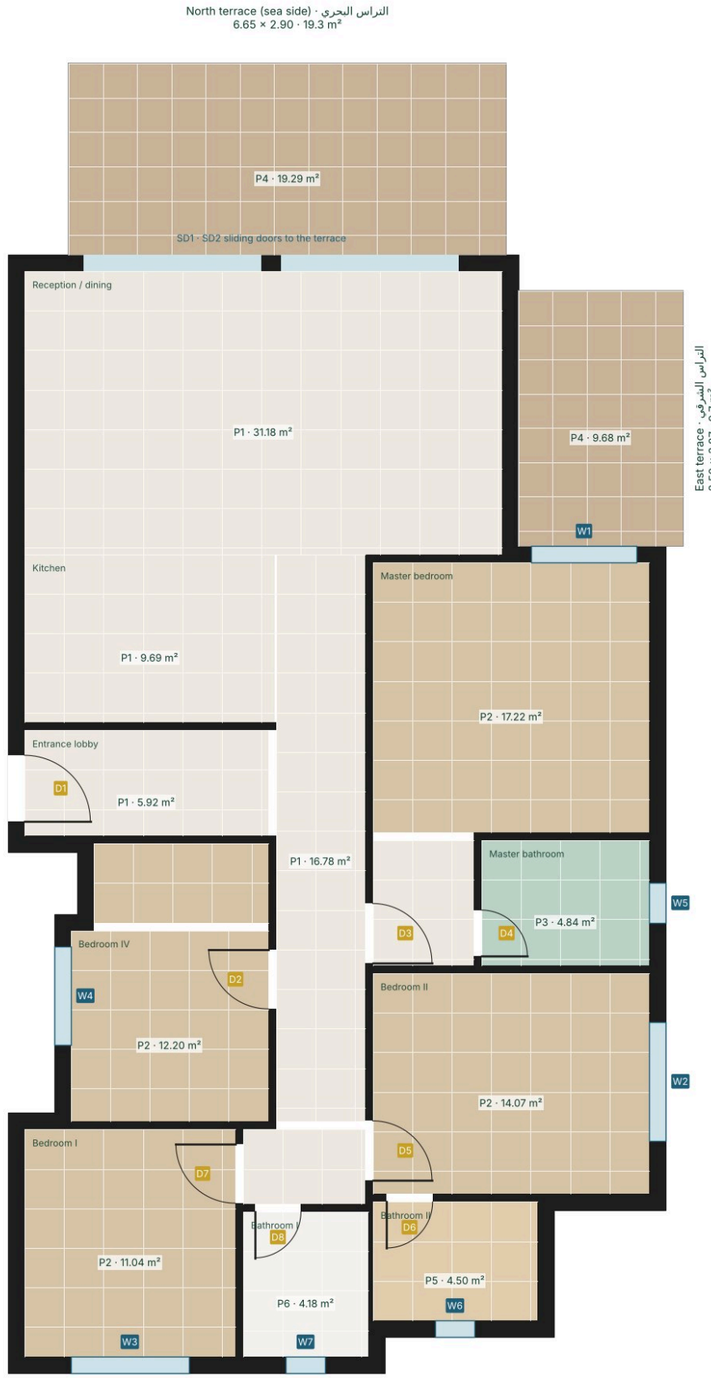
In this sample

- Flooring layout

07

TECHNICAL DRAWINGS

SAMPLE



07 — FLOORING LAYOUT

مسقط الأرضيات

4-bedroom ground-floor apartment with garden · Sample
Coastal Boho · Select · core & shell (on brick)

FLOOR TYPES

P1	Porcelain 60×60 Toulouse White Matt laid 63.6 + 10 % cuts = buy 69.9 m²	63.6 m²
P2	Porcelain 60×60 Woody Beige matt laid 54.5 + 10 % cuts = buy 60.0 m²	54.5 m²
P3	Porcelain 60×60 Savanna Light Green matt (master bath) laid 4.8 + 10 % cuts = buy 5.3 m²	4.8 m²
P4	Outdoor ceramic 52×52 anti-slip laid 50.5 + 10 % cuts = buy 55.6 m² (incl. pergola pad 21.6)	50.5 m²
P5	Porcelain 60×60 Woody Beige matt (Bathroom II) laid 4.5 + 10 % cuts = buy 5.0 m²	4.5 m²
P6	Porcelain 60×60 Toulouse White Matt (Bathroom I) laid 4.2 + 10 % cuts = buy 4.6 m²	4.2 m²

RULES

- Start lines on the reception centre line; full tiles at doors.
- Joints 2 mm; same tile continues from reception to corridor.
- Baths fall 1.5 % to the linear drain + floor drain; threshold 10 mm.
- Build-up: 5 cm sand-cement screed 1:4 (300 kg/m³) + adhesive + tile.
- Pergola pad: 10 cm plain concrete on compacted soil, then screed.
- Skirting 8 cm cut from the floor tile (bedrooms + living).
- Skirting total 98.5 lm (baths are wall-tiled).
- Terraces: anti-slip, 1 % fall away from the house.

Quantities measured from this sheet (room by room in the Home Budget).

EGC Design House
Scale 1:100 @ A3 · Rev 1 · 17 Nov 2026

SAMPLE

FULL DESIGN PACKAGE · 08 OF 19

Ceiling plan

> **When you receive it:** 2nd payment · 40%

Gypsum ceilings, coves and curtain pockets with their heights, drawn over the furniture plan.

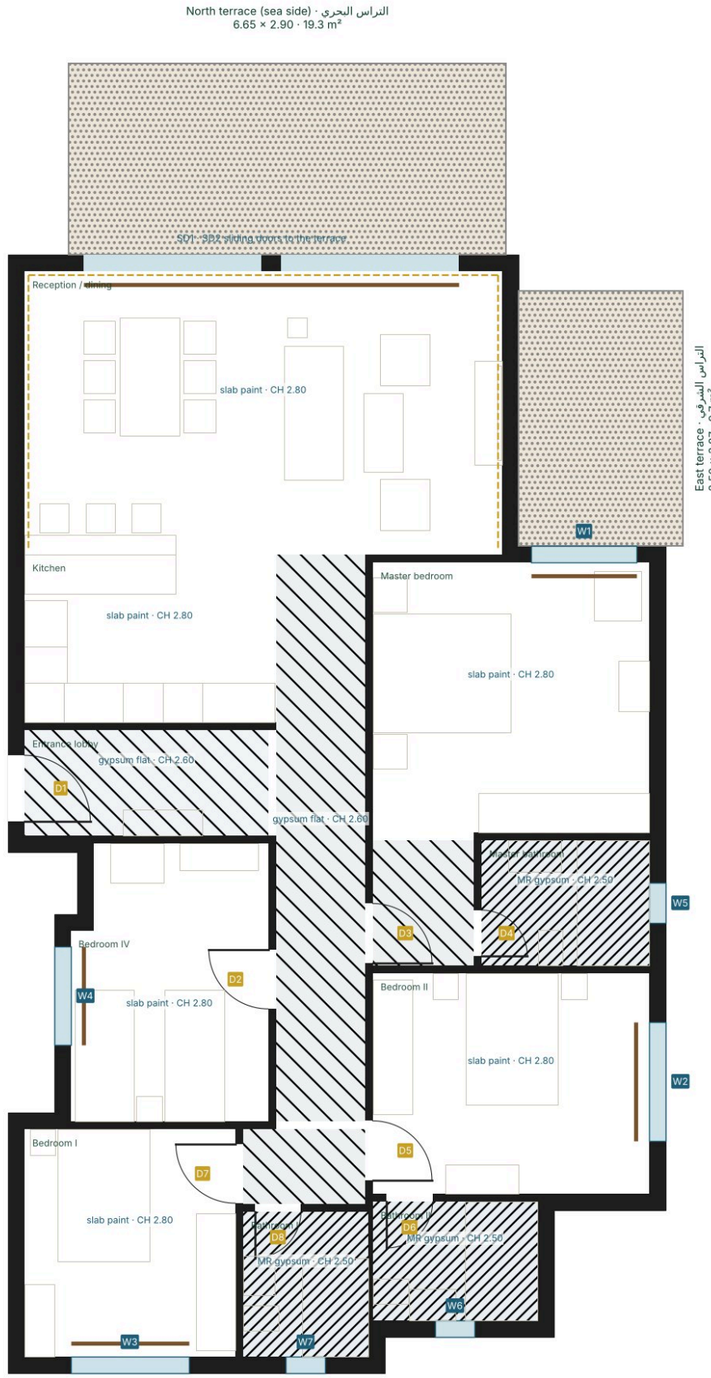
In this sample

- Ceiling plan

08

TECHNICAL DRAWINGS

SAMPLE



08 — REFLECTED CEILING PLAN

مسقط الأسقف

4-bedroom ground-floor apartment with garden · Sample
Coastal Boho · Select · core & shell (on brick)

CEILINGS

Slab, plastered + painted (CH 2.80)	95.4 m²
Gypsum board flat (lobby, corridor) CH 2.60	22.7 m²
Moisture-resistant gypsum (baths) CH 2.50	13.5 m²
— brown: curtain pockets 200×200 (gypsum)	21.9 lm
- - gold: reception perimeter LED cove bulkhead	15.8 lm

WHY

- Corridor + lobby drop hides the AC pipes and the cable runs from the board; baths hide the extract-fan ducts.
- Bedrooms keep the full height; only the curtain pocket.

Ceiling heights to be confirmed against the slab soffit on site.

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SAMPLE

FULL DESIGN PACKAGE · 09 OF 19

Lighting layout and fixtures

> **When you receive it:** 2nd payment · 40%

Every light point, switch and circuit, with the fixture schedule.

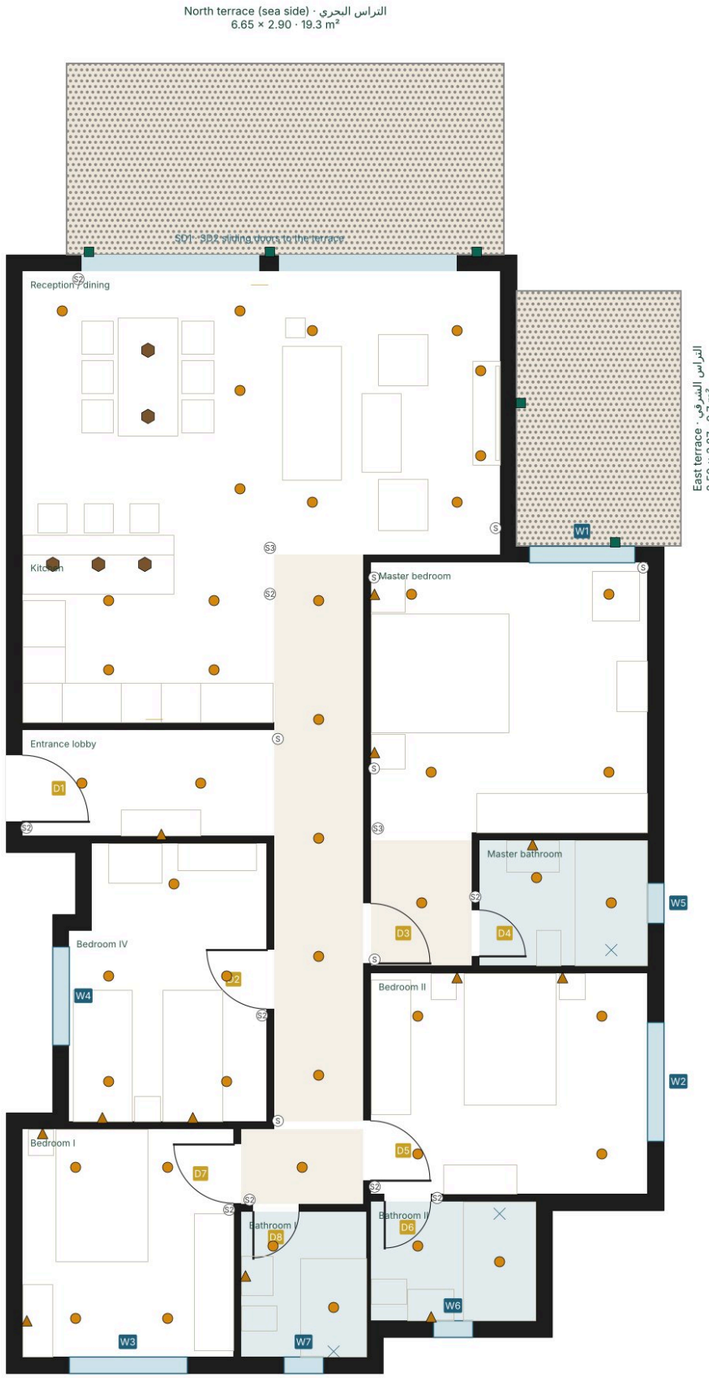
In this sample

- Lighting layout

09

TECHNICAL DRAWINGS

SAMPLE



09 — LIGHTING LAYOUT

مسقط الإضاءة

4-bedroom ground-floor apartment with garden · Sample
Coastal Boho · Select · core & shell (on brick)

FIXTURE SCHEDULE

● LED downlight 7 W 3000 K, white trim (IP44 type in the 3 baths)	46
⬢ Rattan pendants: 2 dining Ø56 + 3 counter Ø45	5
▲ Wall lights: bed reading, mirror, entrance	12
■ Outdoor wall / pergola lights IP65	7
— LED strip: reception cove 15.9 m + kitchen shelf 3.2 m	2
× Bath extract fans (ducted to the façade)	3
S = switch (number = gangs)	18

LIGHTING CIRCUITS

L1	Lighting — reception (living + dining), cove
L2	Lighting — kitchen, lobby, corridor, north terrace
L3	Lighting — master, master bath, east terrace
L4	Lighting — bedroom II, bath II, bedroom I, bath I
L5	Lighting — bedroom IV

Warm white 3000 K everywhere; dimmers on living, dining and master.

Garden: pergola lights + 2 outdoor sockets are costed; lawn/planting lighting is not.

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SAMPLE

FULL DESIGN PACKAGE · 10 OF 19

Electrical points, cable routes and distribution board

> **When you receive it:** 2nd payment · 40%

Sockets, data, TV and AC points with heights, every cable route and the board single-line diagram.

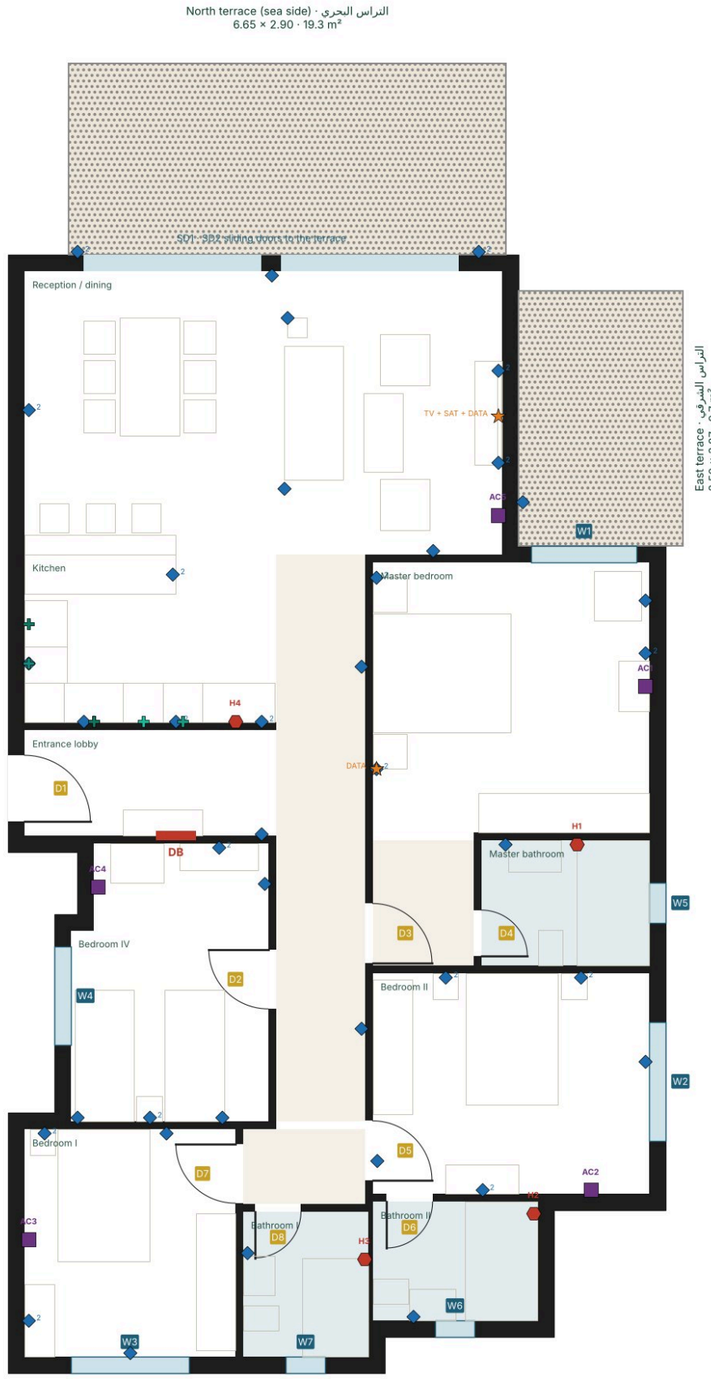
In this sample

- Electrical points
- Cable routes
- Board single-line diagram

10

TECHNICAL DRAWINGS

SAMPLE



10 — ELECTRICAL POINTS

مسقط نقط الكهرباء

4-bedroom ground-floor apartment with garden · Sample
Coastal Boho · Select · core & shell (on brick)

POINTS

◆ Sockets (gangs)	40 (60)
✚ Kitchen dedicated: fridge, hood, hob ignition, oven, DW, washer	6
● Storage water heaters (3 × 80 L baths + 15 L sink)	4
■ Split AC isolators (4 bedrooms + reception rough-in)	5
★ TV / SAT / data outlets	2
Switches (gangs)	18 (31)
Outdoor IP55 sockets (terraces + pergola)	4

HEIGHTS

Sockets 30 cm · worktop 110 · bedside 30 · dresser 90
Switches 110 · AC 230 · heaters 150–240 · hood 210 · DB 150–200
Bath sockets 110 (IP44, 60 cm from water) · outdoor 40 (IP55)

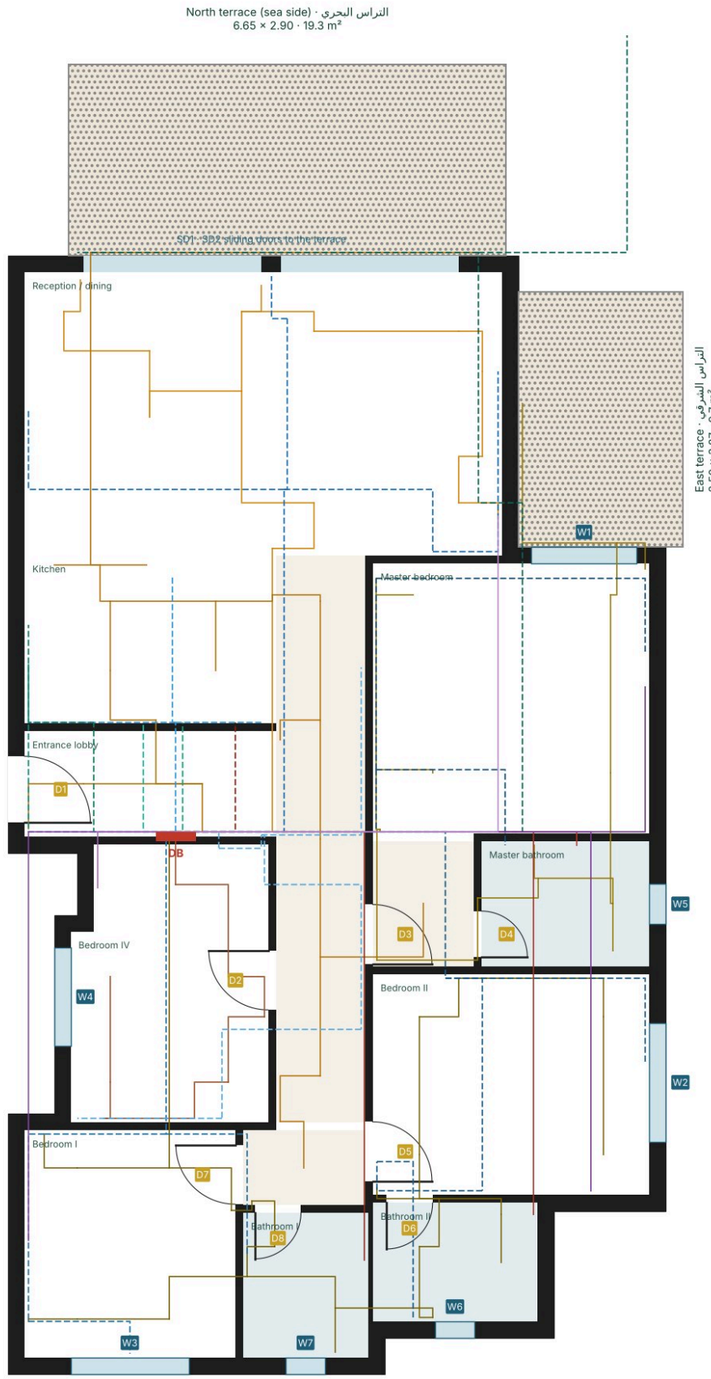
SUPPLY

Storage heaters (7.5 kW total) — works on 3-phase 63 A.
OPEN: developer to confirm supply type + rating in writing.

Board (DB): lobby south wall (dry wall, Bedroom IV behind), surface board in a joinery box.
Circuits, routes and cable sizes: sheet 10A; board diagram: 10B.

EGC Design House
Scale 1:100 @ A3 · Rev 1 · 17 Nov 2026

SAMPLE



10A — CABLE & CONDUIT ROUTES

مسارات الكابلات والمواسير

4-bedroom ground-floor apartment with garden · Sample
Coastal Boho · Select · core & shell (on brick)

CIRCUITS (route measured board → last point)

L1	Lighting — reception (living + dining), cove	1.5 mm²	128 m
L2	Lighting — kitchen, lobby, corridor, north ter	1.5 mm²	208 m
L3	Lighting — master, master bath, east terrace	1.5 mm²	182 m
L4	Lighting — bedroom II, bath II, bedroom I, bat	1.5 mm²	215 m
L5	Lighting — bedroom IV	1.5 mm²	72 m
S1	Sockets — reception	3 mm²	91 m
S2	Sockets — kitchen worktop + microwave	3 mm²	60 m
S3	Sockets — master + master bath	3 mm²	68 m
S4	Sockets — bedroom II + bath II	3 mm²	86 m
S5	Sockets — bedroom I + bath I	3 mm²	68 m
S6	Sockets — bedroom IV, lobby, corridor	3 mm²	80 m
G1	Outdoor — terraces + pergola (IP55, RCD 30 mA)	4 mm²	148 m
K1	Kitchen — fridge, hood, hob ignition	3 mm²	38 m
K2	Built-in electric oven	4 mm²	20 m
K3	Dishwasher	3 mm²	10 m
K4	Washing machine	3 mm²	11 m
H1	Storage water heater 80 L, 2 kW — master bath	4 mm²	26 m
H2	Storage water heater 80 L, 2 kW — bath II	4 mm²	40 m
H3	Storage water heater 80 L, 2 kW — bath I	4 mm²	35 m
H4	Storage water heater 15 L, 1.5 kW — kitchen si	4 mm²	13 m
AC1	AC 2.25 HP — master	4 mm²	33 m
AC2	AC 1.5 HP — bedroom II	4 mm²	40 m
AC3	AC 1.5 HP — bedroom I	4 mm²	30 m
AC4	AC 1.5 HP — bedroom IV	4 mm²	11 m
AC5	AC rough-in — reception (future unit, spare wa	4 mm²	34 m

Wire to buy (+10 %): 1.5 mm² 885 m · 3 mm² 563 m · 4 mm² 473 m
Conduit 16 mm 452 m · 25 mm 151 m · Cat6 20 m · coax 20 m

Solid = ceiling route (lights, heaters, ACs) · dashed = floor screed (sockets, kitchen).
Wire = route × 3 cores + switch legs + 0.3 m tails, +10 %.

EGC Design House
Scale 1:100 @ A3 · Rev 1 · 17 Nov 2026

SAMPLE

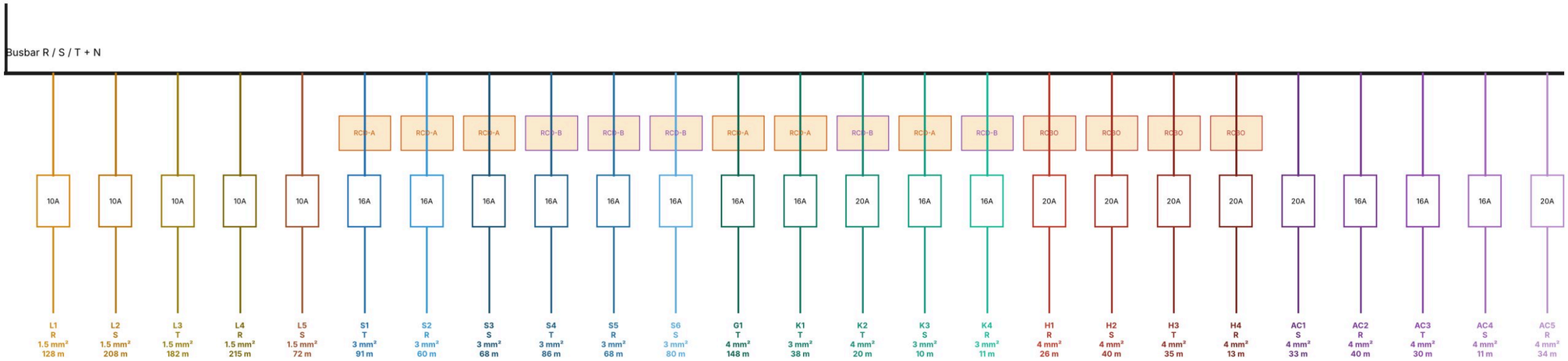
10B — DISTRIBUTION BOARD — SINGLE-LINE DIAGRAM

رسم لوحة التوزيع

4-bedroom ground-floor apartment with garden · Sample · Coastal Boho · Select

Meter (developer — supply type and rating OPEN, to be confirmed in writing) → feeder 4 × 16 mm² + 16 mm² E Cu, ≈ 12 m in conduit 32 mm · 2 spare 25 mm conduits board → ceiling void

Board: 48-way 3-phase, surface-mounted in a lobby joinery box on the dry wall to Bedroom IV (no pipes within 0.5 m) · Main switch 4P 63 A · SPD 3P+N · earth bar → building earth, test ≤ 10 Ω



Connected load per phase: R 11.8 kW (51 A) · S 10.6 kW (46 A) · T 11.2 kW (49 A) · total 33.6 kW. Max demand at 0.6 diversity ≈ 31 A per phase < 63 A main.

Protection: RCD-A and RCD-B = 4P 63 A 30 mA type A, each on its own socket group, so one fault never trips the whole home · heaters on individual RCBO 20 A 30 mA · lighting and ACs on MCB only (lights stay on when a socket trips).

Module count: main 4P (4) + SPD (4) + 2 × RCD 4P (8) + 4 × RCBO 1P+N (8) + 21 MCB 1P (21) = 45 of 48 ways (3 spare).

EGC Design House · Rev 1 · 17 Nov 2026

SAMPLE

FULL DESIGN PACKAGE · 11 OF 19

Plumbing and drainage layout

When you receive it: 2nd payment · 40%

Hot and cold water, drainage with falls, every fixture point and the water heaters.

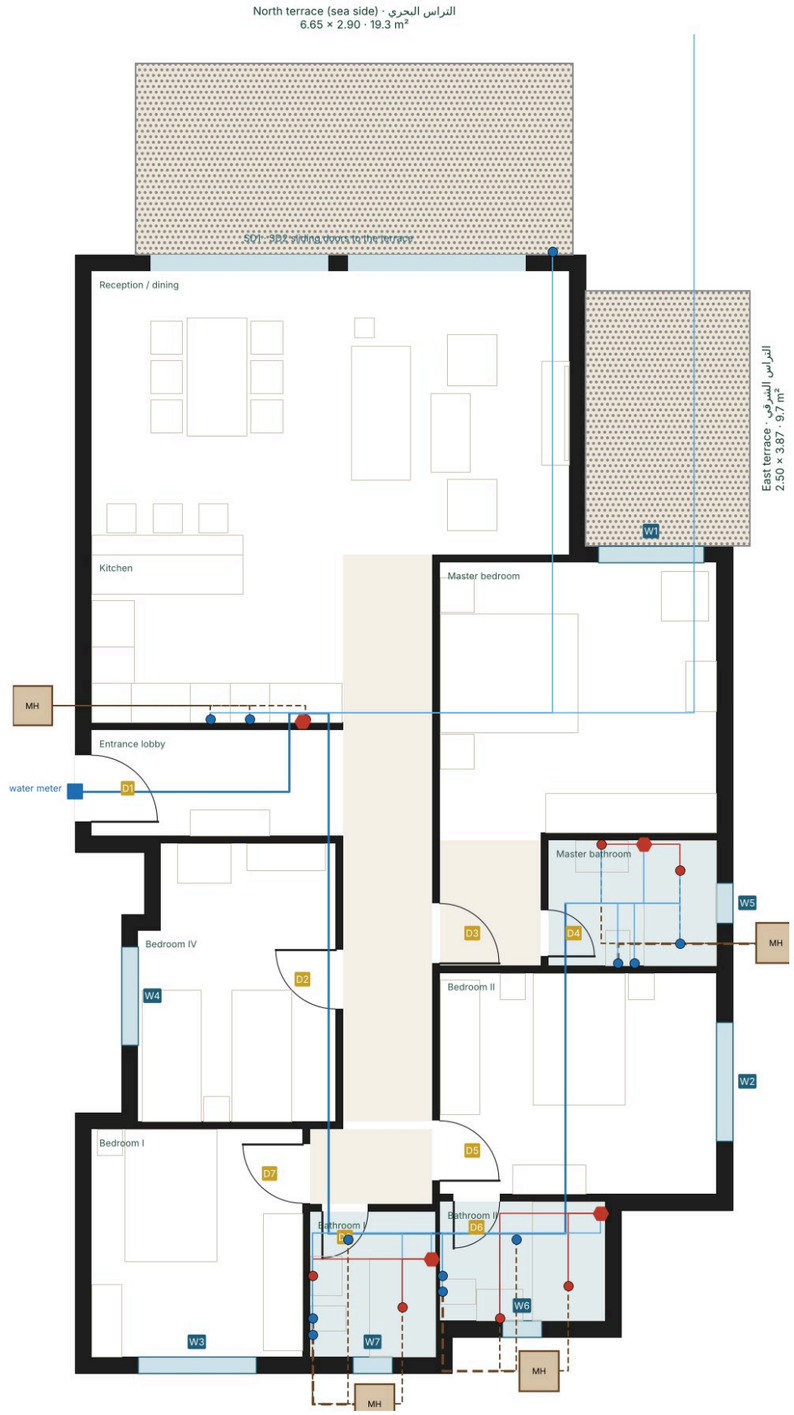
In this sample

- Plumbing and drainage

II

TECHNICAL DRAWINGS

SAMPLE



11 — PLUMBING & DRAINAGE

مسقط السباكة والصرف

4-bedroom ground-floor apartment with garden · Sample
Coastal Boho · Select · core & shell (on brick)

SUPPLY (PPR PN20)

— blue thick: cold main 25 mm	23.7 m
— light blue / red: cold / hot branches 20 mm	114.5 m
Angle valves · concealed stop valves (1 per wet room + heaters + main)	20 · 9

DRAINAGE (uPVC)

- - Ø50 basins, sink, shower, DW, washer	24.1 m
- - Ø75 floor drains	7.1 m
- - Ø110 WCs + collectors to the manholes	15.6 m
Floor drains with trap	3

FIXTURES

Each bath: wall-hung WC + concealed cistern + shattaf,
vanity basin, walk-in shower (exposed column, round head + hand), floor drain,
80 L storage heater on the solid wall, linear drain + niche. Kitchen: sink + DW + washer.
Outdoor taps: north terrace + garden (pergola).

Meter and manhole positions are assumed: confirm the developer connection points on site.
Pressure test 10 bar for 2 h before tiling (record signed).

EGC Design House
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SAMPLE

FULL DESIGN PACKAGE · 12 OF 19

Wall elevations

> **When you receive it:** 2nd payment · 40%

The key walls drawn flat with every finish, socket and fixture at its height.

In this sample

- Wall elevations
- Bath and wardrobe elevations

12

TECHNICAL DRAWINGS

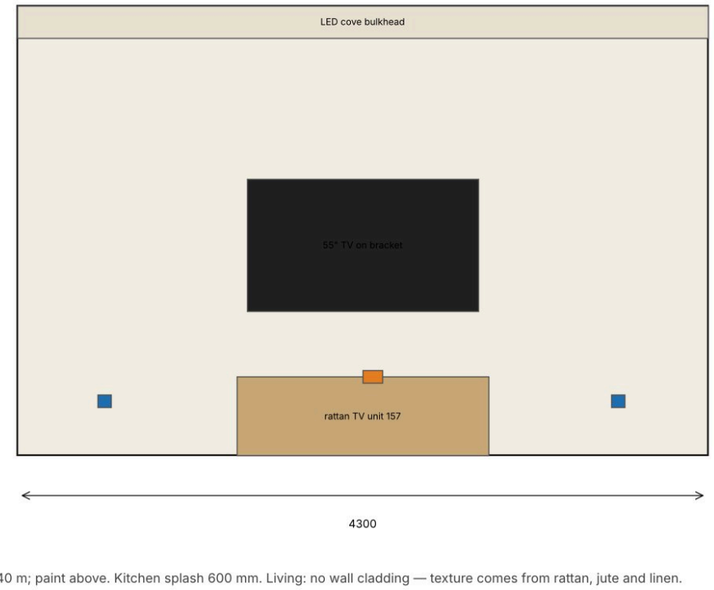
SAMPLE

12 — WALL ELEVATIONS

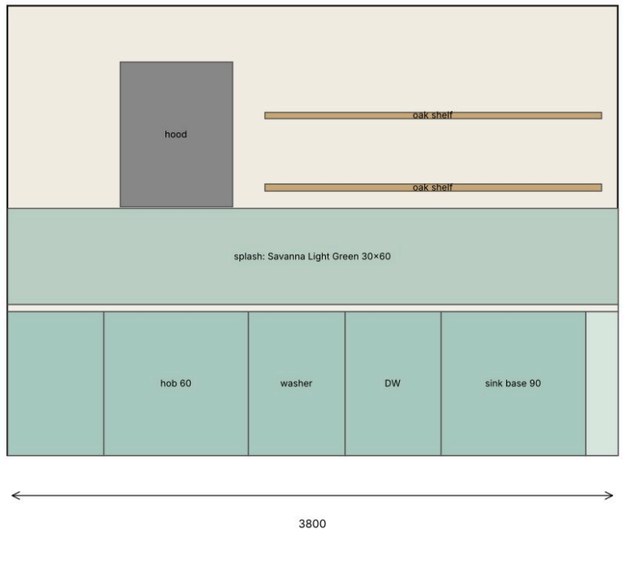
الواجهات الداخلية

4-bedroom ground-floor apartment with garden · Sample · Coastal Boho · Select

A — Reception east wall (TV wall), looking east

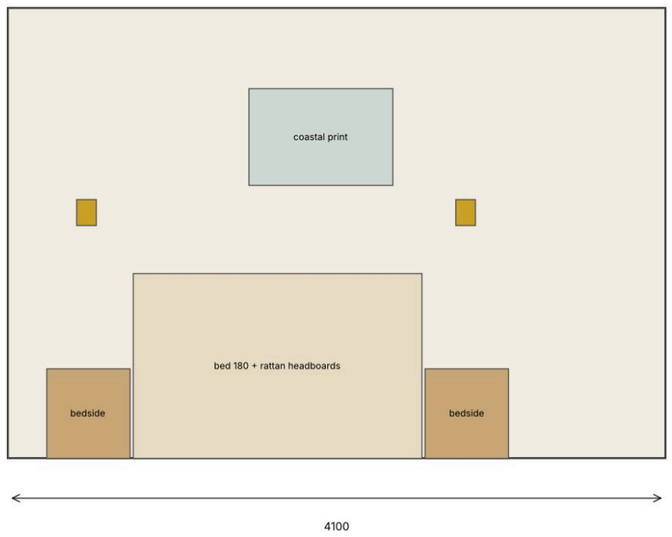


B — Kitchen south wall (run), looking south

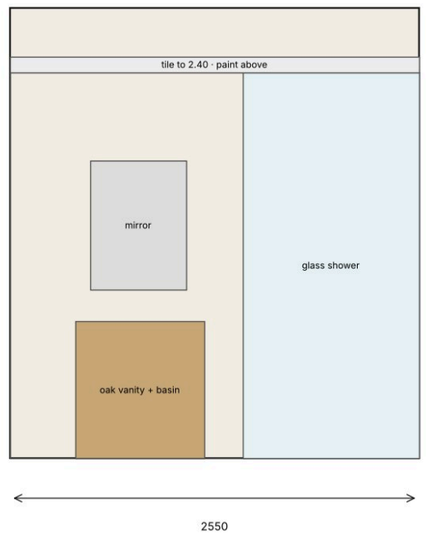


Wall tile in baths to 2.40 m; paint above. Kitchen splash 600 mm. Living: no wall cladding — texture comes from rattan, jute and linen.

C — Master bed wall (west), looking west



D — Master bath north wall, looking north



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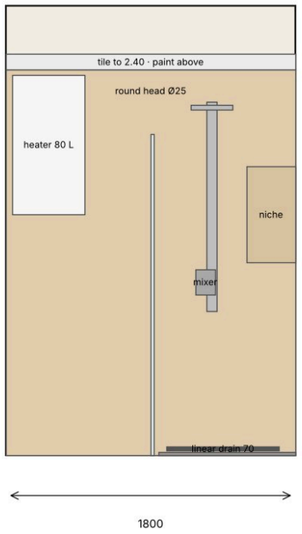
SAMPLE

12B — BATH & WARDROBE ELEVATIONS

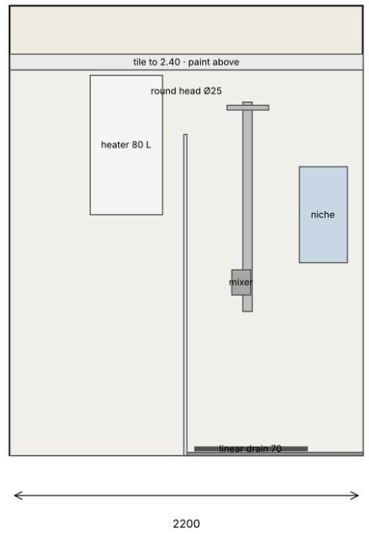
واجهات الحمامات والدواليب

4-bedroom ground-floor apartment with garden · Sample · Coastal Boho · Select

E — Bathroom II east wall (shower), looking east

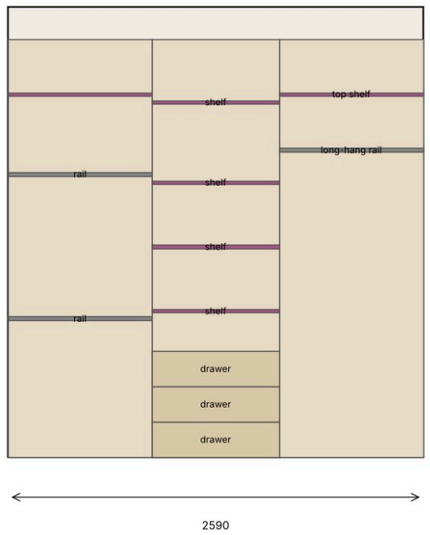


F — Bathroom I east wall (shower), looking east

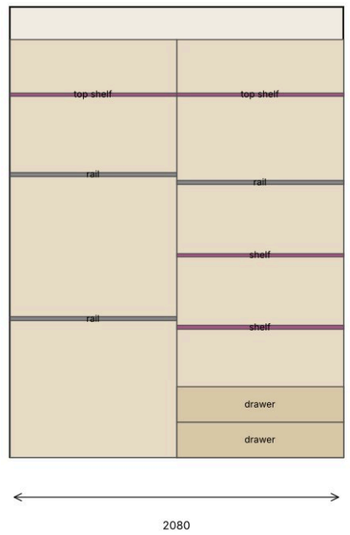


Baths (BOQ follows the approved renders): exposed shower column with round head, linear drain 70 cm at the wall, tiled niche 30 × 60, 80 L storage heater above 1.50 m on the solid wall, clear of the shower spray. Bath II tiles Romeo Beige · Bath I Savanna Light Blue.

G — Master wardrobe 2.59 m, internal layout (doors removed)



H — Bedroom II (2.04) / Bedroom I (2.08) wardrobe, internal layout



Wardrobes: 60 cm deep carcass, oak-effect HPL; soft-close hinges and runners; rails chrome; LED rail light with door sensor in each. Final shop drawings by the joinery maker, checked on site.

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SAMPLE

FULL DESIGN PACKAGE · 13 OF 19

Kitchen and fixed joinery details

> **When you receive it:** 2nd payment · 40%

The kitchen in plan and elevation, appliances in place, and the built-in joinery.

In this sample

- Kitchen and joinery

13

DETAILS

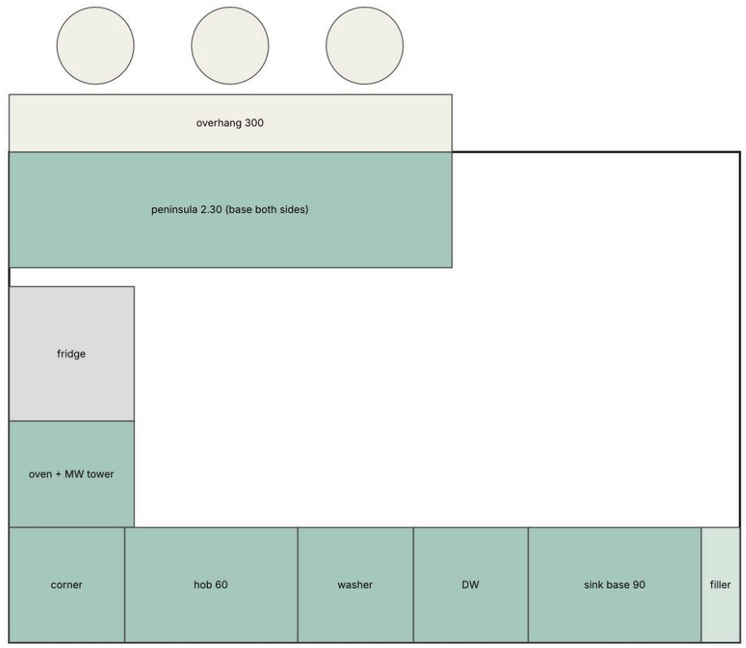
SAMPLE

13 — KITCHEN & FIXED JOINERY

المطبخ والنجارة الثابتة

4-bedroom ground-floor apartment with garden · Sample · Coastal Boho · Select

KITCHEN PLAN 1:50



KITCHEN — Select

Base units	HPL sea-glass matt, 18 mm moisture-resistant board, soft-close
	run: south 3.20 + west corner 0.60 + peninsula 2.30 = 6.10 lm base
Tall units	fridge housing panel + oven/microwave tower 0.65 × 2.20
Wall	no wall cabinets — 2 oak open shelves 2.10 m + LED strip
Worktop	granite Galaxy White (imported), 6.10 lm × 0.65 + overhang 2.30 × 0.30
Sink	stainless 78×48 hand-made in a 90 cm sink base (fits: 86 cm clear) + pull-out mixer
Appliances	built-in oven 60 · gas hob 60 · hood 60 · DW 60 (free-standing under counter)
	washer 60 under counter · fridge 700 · microwave in the tower niche
Hardware	soft-close hinges, full-extension runners, leather tab handles

WARDROBES

Master	2.59 m × 2.60 h, hinged, oak-effect HPL + cane-mesh panels
Bedroom II	2.04 m × 2.60 h, hinged, same finish
Bedroom I	2.08 m × 2.60 h, SLIDING (700 clear to the bed)
Bedroom IV	free-standing 82 cm (FÅGELFJÄLLET) — client: small wardrobe
Inside	hanging rails, 4 shelves, 2 drawers per 1 m, LED rail light

VANITIES	3 floating light-oak vanities 60/70/80, 2 drawers, white top + vessel basin

EGC Design House · Rev 1 · 17 Nov 2026

SAMPLE

FULL DESIGN PACKAGE · 14 OF 19

Doors schedule and details

When you receive it: 2nd payment · 40%

Every door and window with its size, type, swing and finish.

In this sample

- Doors and windows schedule

14

DETAILS

SAMPLE

14 — DOORS & WINDOWS SCHEDULE

جدول الأبواب والشبابيك

4-bedroom ground-floor apartment with garden · Sample · Coastal Boho · Select

Tag	Where	Size w × h (m)	Sill	Type / finish	Hardware
D1	Main entrance (developer door)	1.00 × 2.20	—	existing security door — keep	smart lock (optional)
D2	Bedroom IV	0.90 × 2.20	—	WPC door white, leaf + frame (Bari Wood WPC 408-05)	lever handle matt gold + key lock (Sicuro)
D3	Master suite	0.90 × 2.20	—	same	same
D4	Master bath	0.70 × 2.20	—	WPC water-resistant door, white	bathroom lever, matt gold
D5	Bedroom II	0.90 × 2.20	—	same — WPC white	same
D6	Bathroom II	0.70 × 2.20	—	WPC water-resistant door, white	bathroom lever, matt gold
D7	Bedroom I	0.90 × 2.20	—	same — WPC white	same
D8	Bathroom I	0.70 × 2.20	—	WPC water-resistant door, white	bathroom lever, matt gold
SD1–2	Reception → north terrace	2.70 × 2.40 ×2	0	developer aluminium sliding — keep (screens by developer)	screens by developer
W1	Master → east terrace	1.60 × 2.40	0 (floor)	FULL-HEIGHT aluminium sliding glass door (developer) — keep	insect screen ½ opening
W2	Bedroom II (east)	1.80 × 1.40	0.90	developer aluminium — keep	insect screen
W3	Bedroom I (street)	1.80 × 1.40	0.90	developer aluminium — keep	insect screen
W4	Bedroom IV (west)	1.50 × 1.40	0.90	developer aluminium — keep	insect screen
W5–W7	Bathrooms ×3	0.60 × 0.60 ×3	1.60	developer aluminium, top-hung, frosted glass	restrictor
—	Curtains / blinds			double track: linen-look sheer + room-darkening in bedrooms	fullness 2.0

Aluminium: the developer supplies ALL windows, sliding doors, the three bath windows and the insect screens — nothing priced in the Home Budget.

EGC Design House · Rev 1 · 17 Nov 2026

SAMPLE

FULL DESIGN PACKAGE · 15 OF 19

Execution plan

> **When you receive it:** 2nd payment · 40%

The order of works from approval to handover, so trades follow each other without waiting or rework.

In this sample

- Indicative 8-month plan

15

HANDOVER

15 · EXECUTION PLAN

From approval to handover — indicative 8 months

The order of works for your contractor. Durations are indicative and confirmed by the contractor after the site survey.

PHASE	M1	M2	M3	M4	M5	M6	M7	M8
Site prep, masonry	■							
Plumbing, electrical & AC rough-in	■	■						
Plaster, waterproofing, screed		■	■					
Gypsum ceilings, pockets & cove			■					
Floors & wall tiles			■	■				
Doors (order + install)			■		■			
Kitchen, wardrobes & vanities (order + install)			■		■			
Sanitary ware & accessories				■	■			
Paint				■	■	■		
Electrical second fix & lighting					■			
AC units & appliances					■	■		
Furniture (order + delivery)					■		■	
Curtains, rugs, bedding, décor							■	
Snagging, cleaning & handover								■

SAMPLE

FULL DESIGN PACKAGE · 16 OF 19

Final design package (PDF)

> **When you receive it:** Final payment · 20%

Everything in one issued set: every drawing, schedule and 3D view, ready for any contractor to price and build — followed by the Detailed Home Budget.

In this sample

- This document
- Every drawing at full size
- Detailed Home Budget (next part)

16

HANDOVER

SAMPLE

EGC COMPLETE HOME PLAN · PART 2 · 17–19 OF 19

Detailed Home Budget

الميزانية التفصيلية للبيت

Every item in this home — from cement to cushions — with its quantity, room by room. Budget level: SELECT.

كل بند في البيت — من الأسمنت لحد المخدات — بالكمية، أوضة أوضة. مستوى الميزانية: سيليكت.

In this public sample, prices, suppliers and store links are hidden. Each field shows what it holds in your own plan: the price of every item, the total of every group, the supplier and the link to buy it.

في العيّنة دي الأسعار والموردين ولينكات الشراء مخفية. كل خانة مكتوب فيها اللي بيظهر فيها في الخطة بتاعتك: سعر كل بند، وإجمالي كل مجموعة، والمورد، ولينك الشراء.

- 17 · Budget summary by category · الملخص
- OPEN items · البنود المفتوحة
- What you see in each 3D view · مفتاح الصور
- 18 · Bill of quantities, room by room · المقايسة
- 19 · Payment and cash-flow plan · الدفعات

17

DETAILED HOME BUDGET · الميزانية التفصيلية

SAMPLE

Your home's total cost · and the cost per m² of your contract area

GROUP · البند	EGP	%
Finishing works — incl. bathrooms, doors & air-conditioning أعمال التشطيب — شاملة الحمامات والأبواب والتكييفات	*Group cost · تكلفة المجموعة*	*Share of total · النسبة*
Furniture, kitchen & wardrobes, lighting & curtains الفرش والمطبخ والدواليب والإضاءة والستائر	*Group cost · تكلفة المجموعة*	*Share of total · النسبة*
Appliances — fridge, oven, hob, hood, dishwasher, washer, TV, heaters الأجهزة — ثلاجة، فرن، بوتاجاز، شفاط، غسالة أطباق، غسالة، تلفزيون، سخانات	*Group cost · تكلفة المجموعة*	*Share of total · النسبة*
Others — accessories, bedding & household أخرى — إكسسوارات ومفروشات وأدوات منزلية	*Group cost · تكلفة المجموعة*	*Share of total · النسبة*
Total · الإجمالي	***Your home's total cost · إجمالي تكلفة البيت***	**100%**

Budget level SELECT. In your own plan this page shows the total, the cost per m² and the share of every group. Accuracy ±10 % on the priced scope, with no contingency added; labour at craftsmen rates.

مستوى الميزانية سيليكت. في الخطة بتاعتك الصفحة دي بتوضّح الإجمالي، وتكلفة المتر، ونسبة كل مجموعة. الدقة ±١٠٪ على البنود المسعّرة، بدون احتياطي، والمصنعيات بأسعار الصنايعية.

OPEN ITEMS · بنود مفتوحة

Confirmed before buying — not in the total

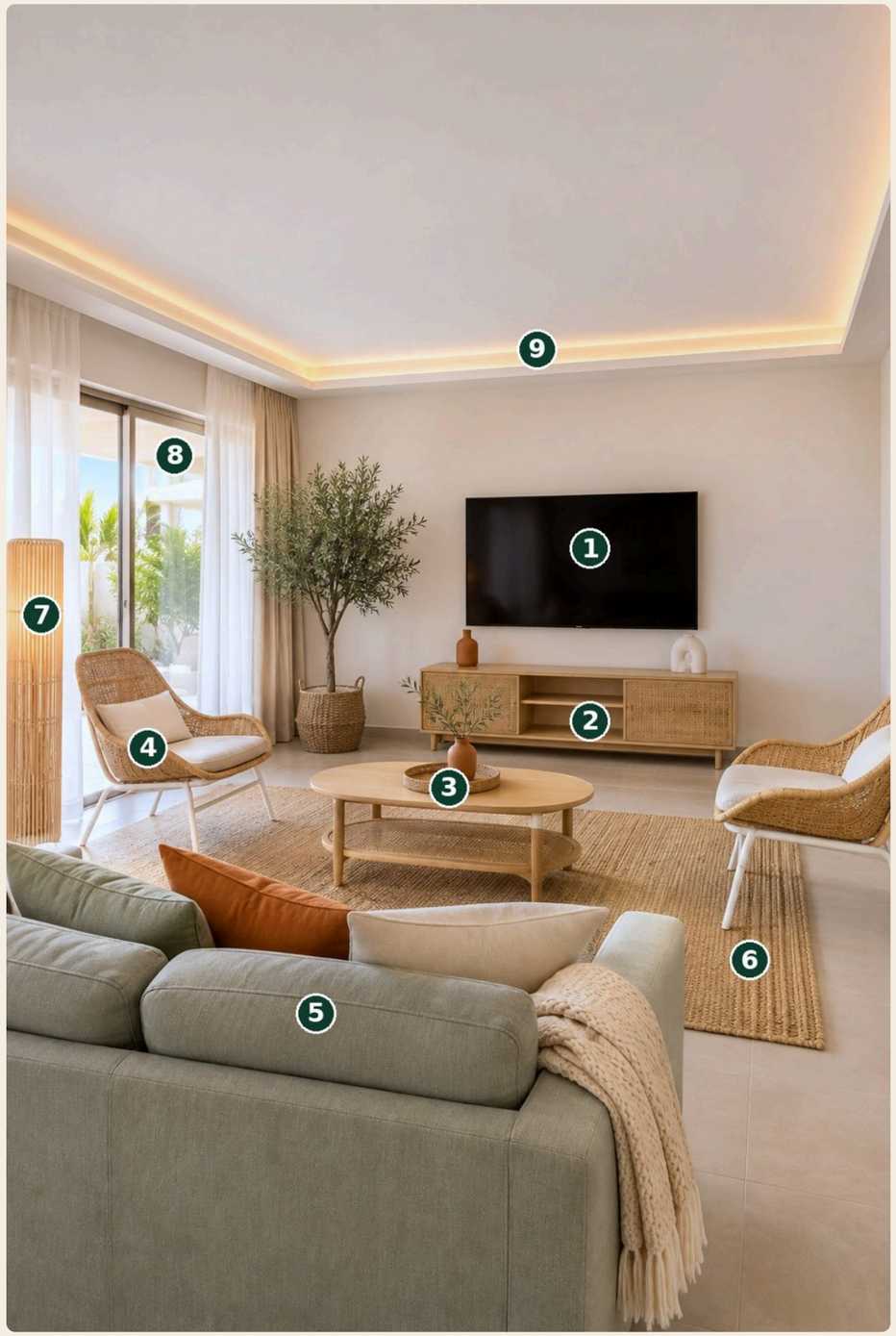
#	ITEM · البند	WHO CONFIRMS	EFFECT IF DIFFERENT
01	Electrical supply type and rating (3-phase 63 A assumed) نوع وقدرة عداد الكهرباء (مفترض ٣ فاز ٦٣ أمبير)	Developer — in writing	If single-phase: board, feeder and phase split change; storage heaters still work
02	Façade changes W1, W5–W7, closed east opening, east wall line تعديلات الواجهة: W1 وW5–W7 وقفل فتحة الريسبشن وخط الحائط الشرقي	Developer approval	Builder's work priced; aluminium is developer scope (owner). If the developer refuses to supply aluminium for changed openings, quote ≈ 4.9 m² separately
03	Wall removed at Bedroom IV — possible beam الحائط المهدوم في غرفة ٤ — احتمال كمرة	Structural engineer on site	If a beam exists: add a gypsum bulkhead on sheet 08 (small cost)
04	Developer pool omitted from the garden إلغاء حمام سباحة المطوّر	Developer — in writing	If already built: removal and backfill quoted separately
05	AC outdoor-unit positions (ground floor, unit above) أماكن الوحدات الخارجية للتكييف	Developer	Pipe/drain lengths 5 m each are PROVISIONAL
06	Compound gas line for the hob خط غاز الكمبوند للبوتاجاز	Developer	If none: LPG cylinder, regulator and vented housing — not included
07	Mains water pressure (≥ 1.5 bar for the shower columns) ضغط المياه (١٫٥ بار على الأقل)	Site reading at handover	If low: booster pump — not included
08	Kitchen maker: hardware excluded from the HPL rate المطابخ: الإكسسوارات خارج سعر المتر	Joinery maker — in writing	Hardware is priced separately (J110–J112)
09	Meter position and manhole positions مكان العداد وغرف التفتيش	Developer	Feeder 12 m and Ø110 runs are PROVISIONAL



R01 · WHAT YOU SEE · مفتاح الصورة

Living

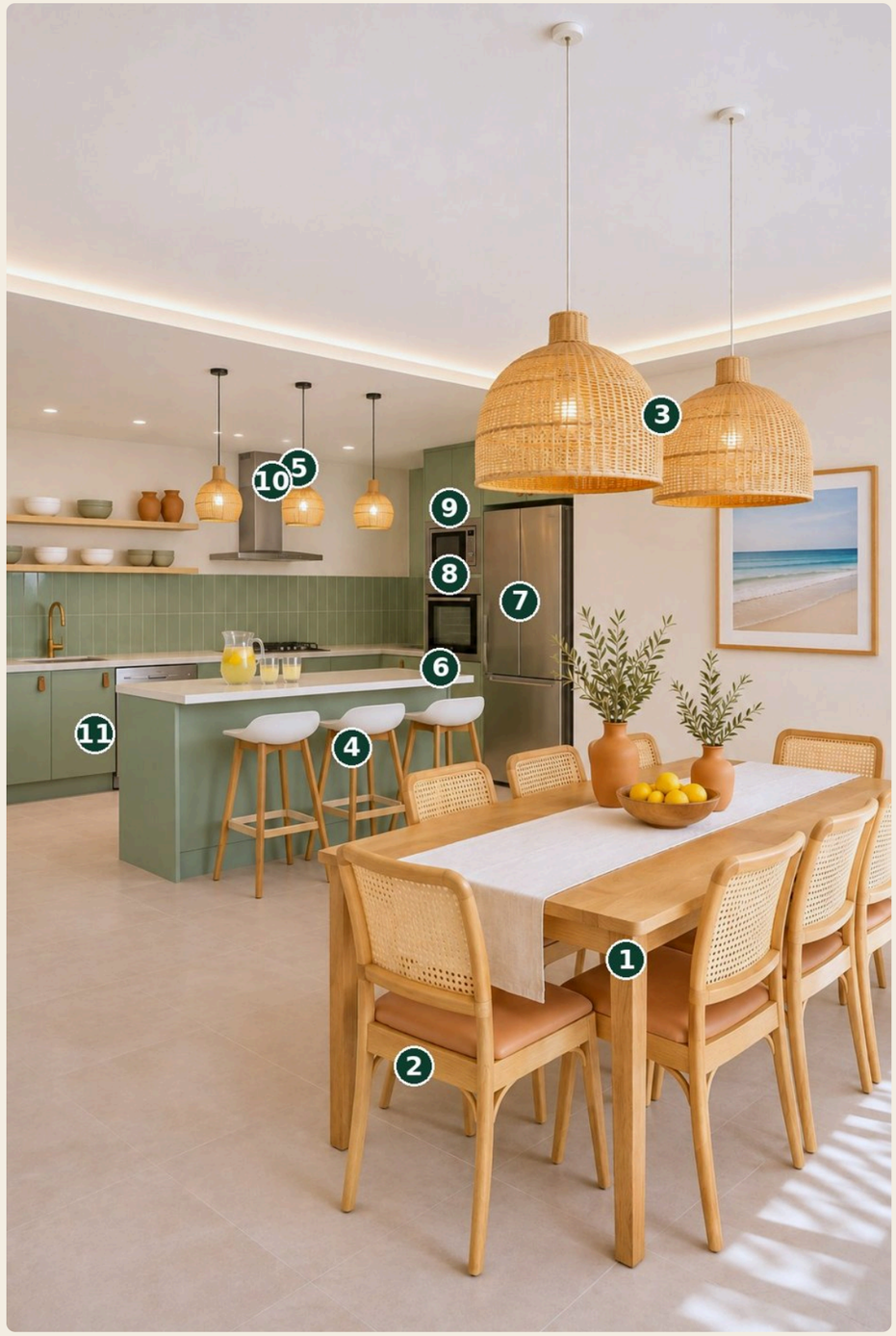
#	ITEM	البند	ID	QTY	EGP	BUY
1	Sofa 3-seat, sea-glass green, oak legs	كنبة ٣ مقاعد أخضر بحري بأرجل خشب	J229	1 pc	*Item cost*	*Store link*
2	Rattan armchair with cushion	كرسي راتان بمخدة	J230	2 pc	*Item cost*	*Store link*
3	Rattan oval coffee table	ترابيزة وسط راتان بيضاوي	J231	1 pc	*Item cost*	*Store link*
4	Jute rug 200×300	سجادة جوت ٢٠٠×٣٠٠	J233	1 pc	*Item cost*	*Store link*
5	Bamboo floor lamp	أباجورة أرضية بامبو	J234	1 pc	*Item cost*	*Store link*
6	Bamboo dining table 180×90	ترابيزة سفرة بامبو ١٨٠×٩٠	J235	1 pc	*Item cost*	*Store link*
7	Rattan pendant Ø56	نجفة راتان ٥٦ سم	J237	2 pc	*Item cost*	*Store link*
8	Rattan pendant Ø45 over the counter	نجفة راتان فوق الكاونتر	J239	3 pc	*Item cost*	*Store link*
9	Main curtains beige (pair 2 × 145 × 300)	ستارة تعتيم بيج (زوج)	J287	5 pair	*Item cost*	*Store link*
10	LED strip 24 V 3000 K in aluminium profile + drivers (cove 15.9 m, she	شريط ليد	J284	19.1 m	*Item cost*	—
11	Porcelain 60×60 White Matt (Spanish)	بورسلين ٦٠×٦٠ أبيض مطفي (إسباني)	J019	74.7 m²	*Item cost*	*Store link*
12	Indoor olive tree, large, artificial, in a woven basket	شجرة زيتون صناعي كبيرة في سلة	J412	4 pc	*Item cost*	—



R02 · WHAT YOU SEE · مفتاح الصورة

Living TV View

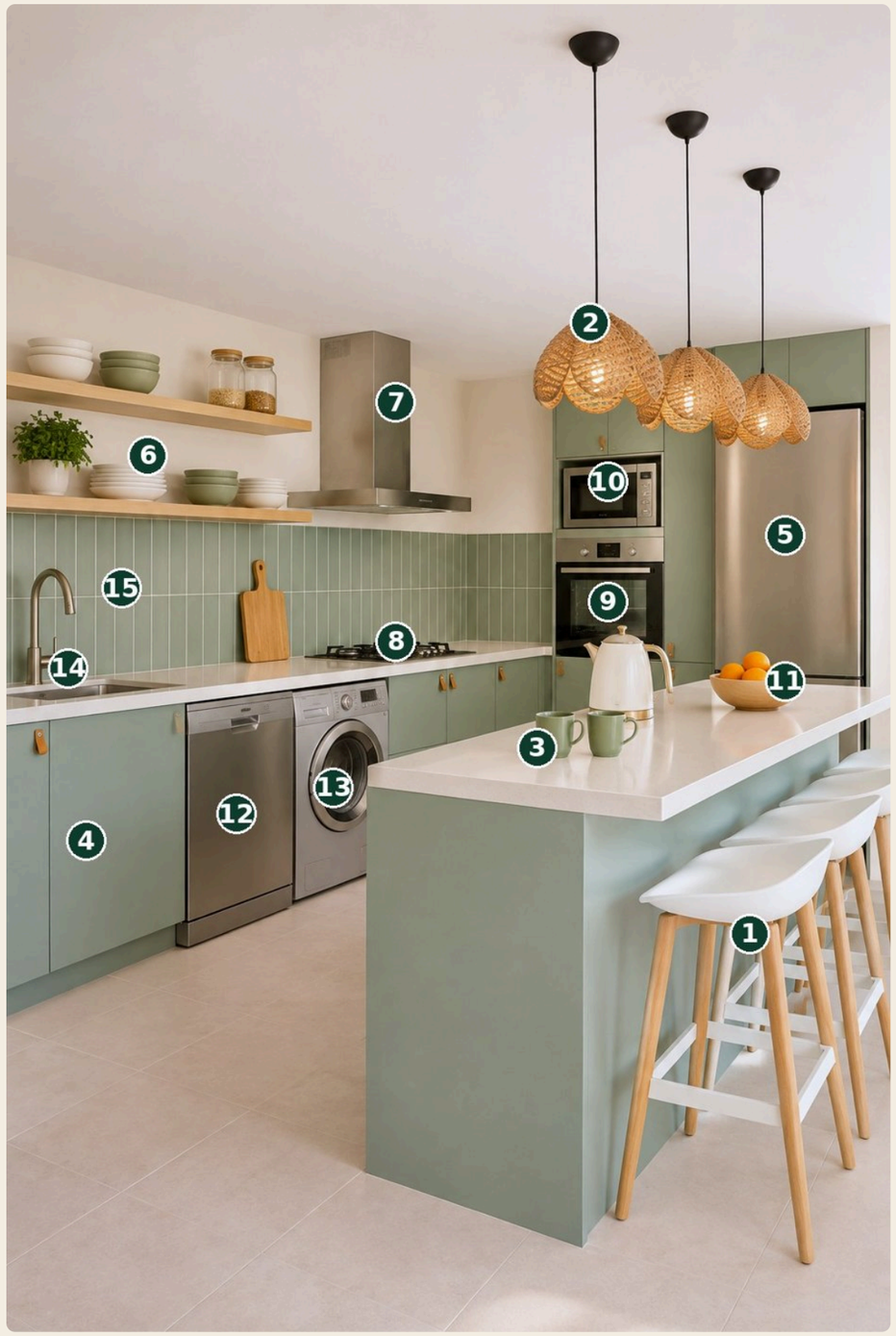
#	ITEM	البند	ID	QTY	EGP	BUY
1	TV 55" QLED 4K	تلفزيون ٥٥	J197	1 pc	*Item cost*	*Store link*
2	Rattan TV unit 157 cm	وحدة تلفزيون راتان ١٥٧ سم	J232	1 pc	*Item cost*	*Store link*
3	Rattan oval coffee table	ترابيزة وسط راتان بيضاوي	J231	1 pc	*Item cost*	*Store link*
4	Rattan armchair with cushion	كرسي راتان بمخدة	J230	2 pc	*Item cost*	*Store link*
5	Sofa 3-seat, sea-glass green, oak legs	كنبة ٣ مقاعد أخضر بحري بأرجل خشب	J229	1 pc	*Item cost*	*Store link*
6	Jute rug 200×300	سجادة جوت ٢٠٠×٣٠٠	J233	1 pc	*Item cost*	*Store link*
7	Bamboo floor lamp	أباجورة أرضية بامبو	J234	1 pc	*Item cost*	*Store link*
8	Voile sheer curtains 300 × 290 cm, white (pair) — hem to the floor	ستارة فوال بيضاء ٢٩٠ سم	J288	5 pair	*Item cost*	*Store link*
9	LED strip 24 V 3000 K in aluminium profile + drivers (cove 15.9 m, she	شريط ليد	J284	19.1 m	*Item cost*	—



R03 · WHAT YOU SEE · مفتاح الصورة

Dining Counter

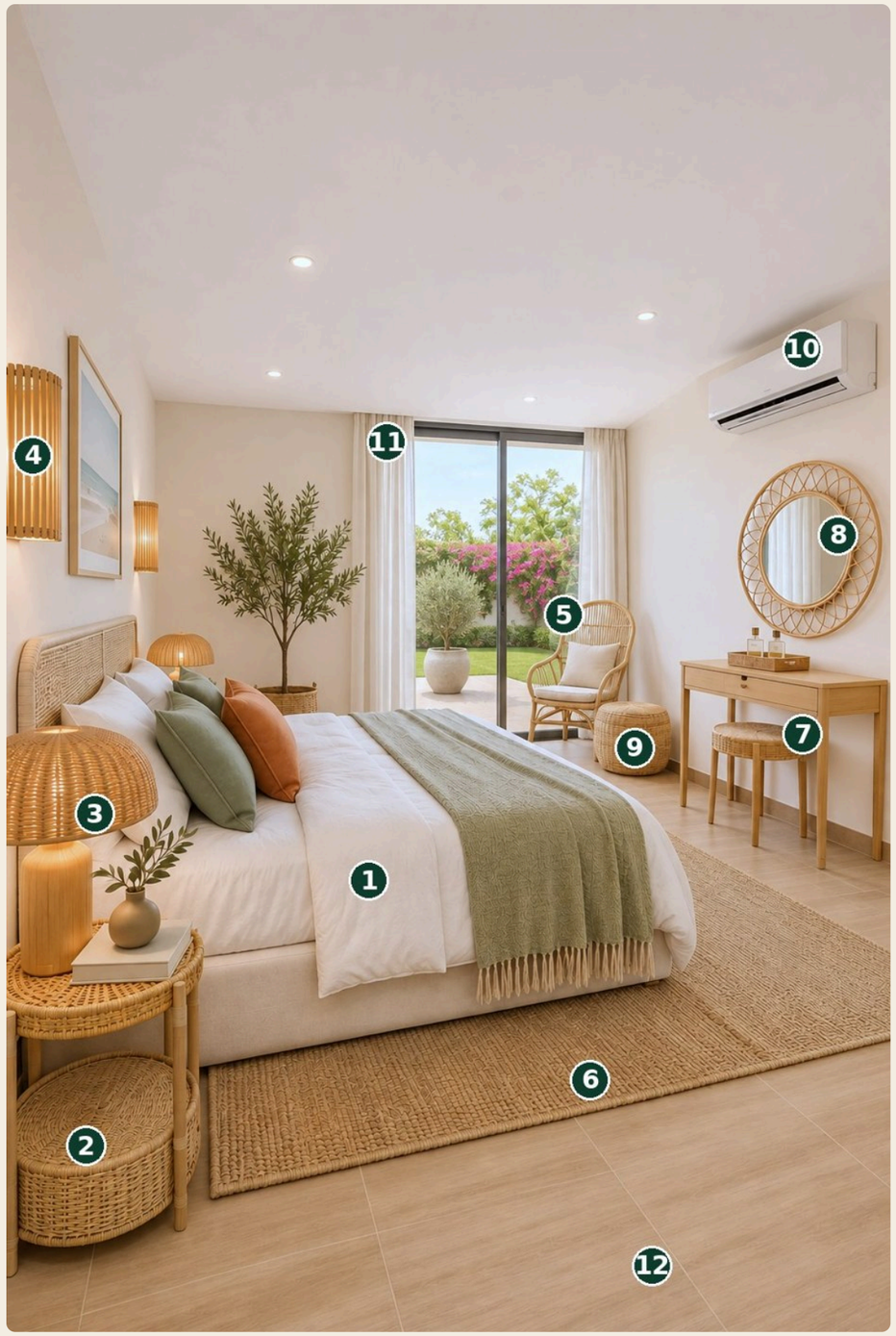
#	ITEM	البند	ID	QTY	EGP	BUY
1	Bamboo dining table 180×90	ترابيزة سفرة بامبو ١٨٠×٩٠	J235	1 pc	*Item cost*	*Store link*
2	Oak & cane dining chair	كرسي سفرة بلوط وخوص	J236	6 pc	*Item cost*	*Store link*
3	Rattan pendant Ø56	نجفة راتان ٥٦ سم	J237	2 pc	*Item cost*	*Store link*
4	Counter stool, white seat on wooden legs (64 cm)	كرسي بار للكاونتر	J238	3 pc	*Item cost*	*Store link*
5	Rattan pendant Ø45 over the counter	نجفة راتان فوق الكاونتر	J239	3 pc	*Item cost*	*Store link*
6	Worktop granite Galaxy White (imported) incl. peninsula overhang, sink	رخامة المطبخ جرانيت جالاكسي أبيض مستورد بالتركيب	J107	4.65 m²	*Item cost*	—
7	Fridge no frost (large)	تلاجة كبيرة	J190	1 pc	*Item cost*	*Store link*
8	Built-in electric oven, 71 L, 60 cm	فرن بلت إن	J191	1 pc	*Item cost*	*Store link*
9	Microwave 25 L inverter (in the tower niche)	ميكروويف	J195	1 pc	*Item cost*	*Store link*
10	Hood 60 cm wall-mounted, stainless	شفاط	J193	1 pc	*Item cost*	*Store link*
11	Kitchen base units + peninsula, sea-glass HPL on moisture-resistant bo	وحدات سفلية + الكاونتر HPL أخضر بحري	J104	4.41 m²	*Item cost*	—



R04 · WHAT YOU SEE · مفتاح الصورة

Kitchen

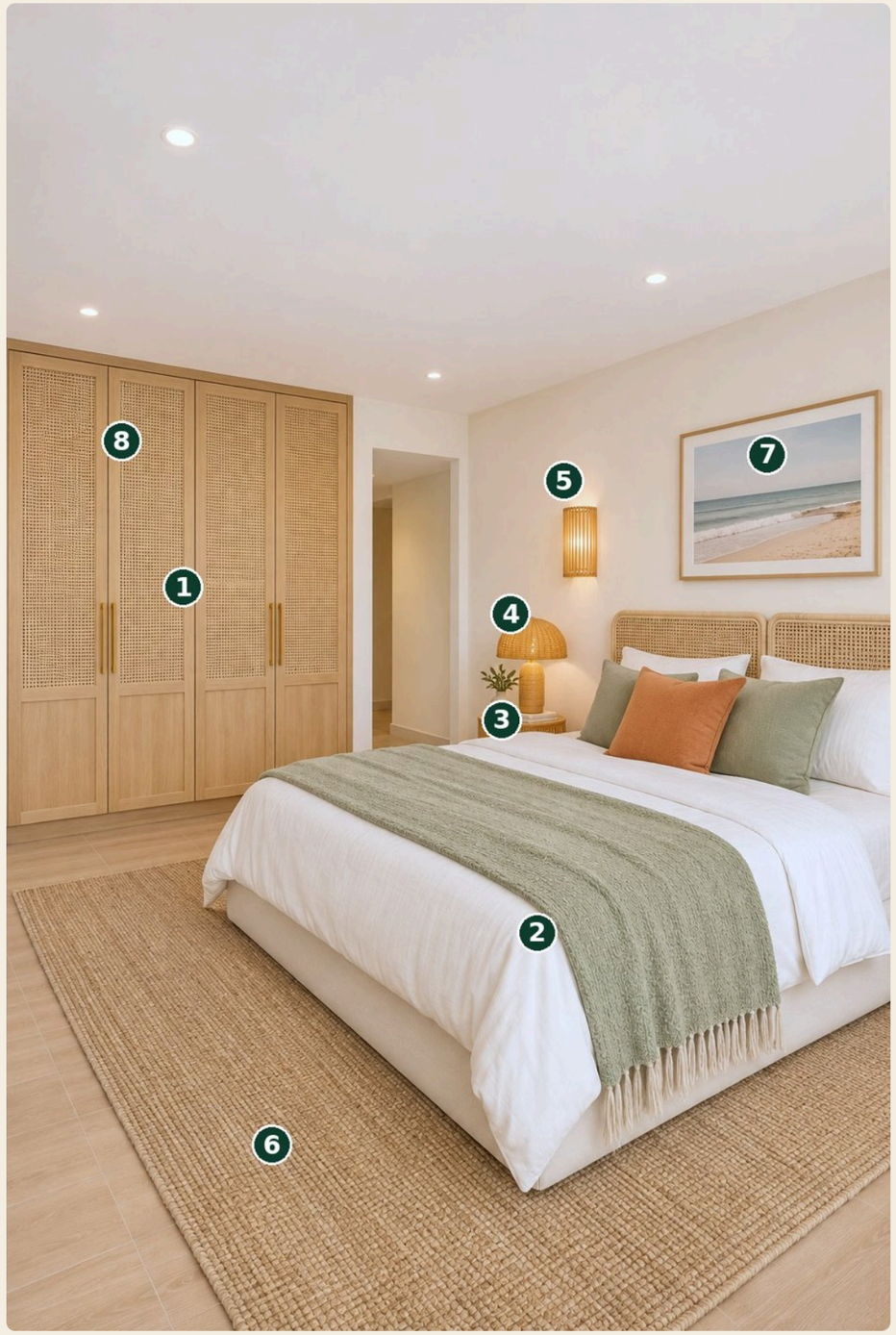
#	ITEM	البند	ID	QTY	EGP	BUY
1	Counter stool, white seat on wooden legs (64 cm)	كرسي بار للكاونتر	J238	3 pc	*Item cost*	*Store link*
2	Rattan pendant Ø45 over the counter	نجفة راتان فوق الكاونتر	J239	3 pc	*Item cost*	*Store link*
3	Worktop granite Galaxy White (imported) incl. peninsula overhang, sink	رخامة المطبخ جرانيت جالاكسي أبيض مستورد بالتركيب	J107	4.65 m²	*Item cost*	—
4	Kitchen base units + peninsula, sea-glass HPL on moisture-resistant bo	وحدات سفلية + الكاونتر HPL أخضر بحري	J104	4.41 m²	*Item cost*	—
5	Kitchen tall unit — oven + microwave tower 0.65 × 2.20, installed	وحدات طولية للتلاجة والفرن	J105	1.43 m²	*Item cost*	—
6	Oak-effect open shelves 30 cm with hidden brackets + LED	رفوف مفتوحة لون بلوط	J106	4.2 lm	*Item cost*	—
7	Hood 60 cm wall-mounted, stainless	شفاط	J193	1 pc	*Item cost*	*Store link*
8	Built-in gas hob 60 cm, 4 burners, stainless	مسطح غاز	J192	1 pc	*Item cost*	*Store link*
9	Built-in electric oven, 71 L, 60 cm	فرن بلت إن	J191	1 pc	*Item cost*	*Store link*
10	Microwave 25 L inverter (in the tower niche)	ميكروويف	J195	1 pc	*Item cost*	*Store link*
11	Fridge no frost (large)	تلاجة كبيرة	J190	1 pc	*Item cost*	*Store link*
12	Dishwasher, 60 cm, 13 settings	غسالة أطباق	J194	1 pc	*Item cost*	*Store link*
13	Washing machine front load inverter, steam	غسالة ملابس	J196	1 pc	*Item cost*	*Store link*
14	Kitchen sink stainless 78×48 hand-made	حوض مطبخ استانلس	J108	1 pc	*Item cost*	*Store link*
15	Wall tile 30×60 Light Green (sage)	سيراميك حوائط ٣٠×٦٠ أخضر فاتح	J025	25.6 m²	*Item cost*	*Store link*



R05 · WHAT YOU SEE · مفتاح الصورة

Master Bedroom

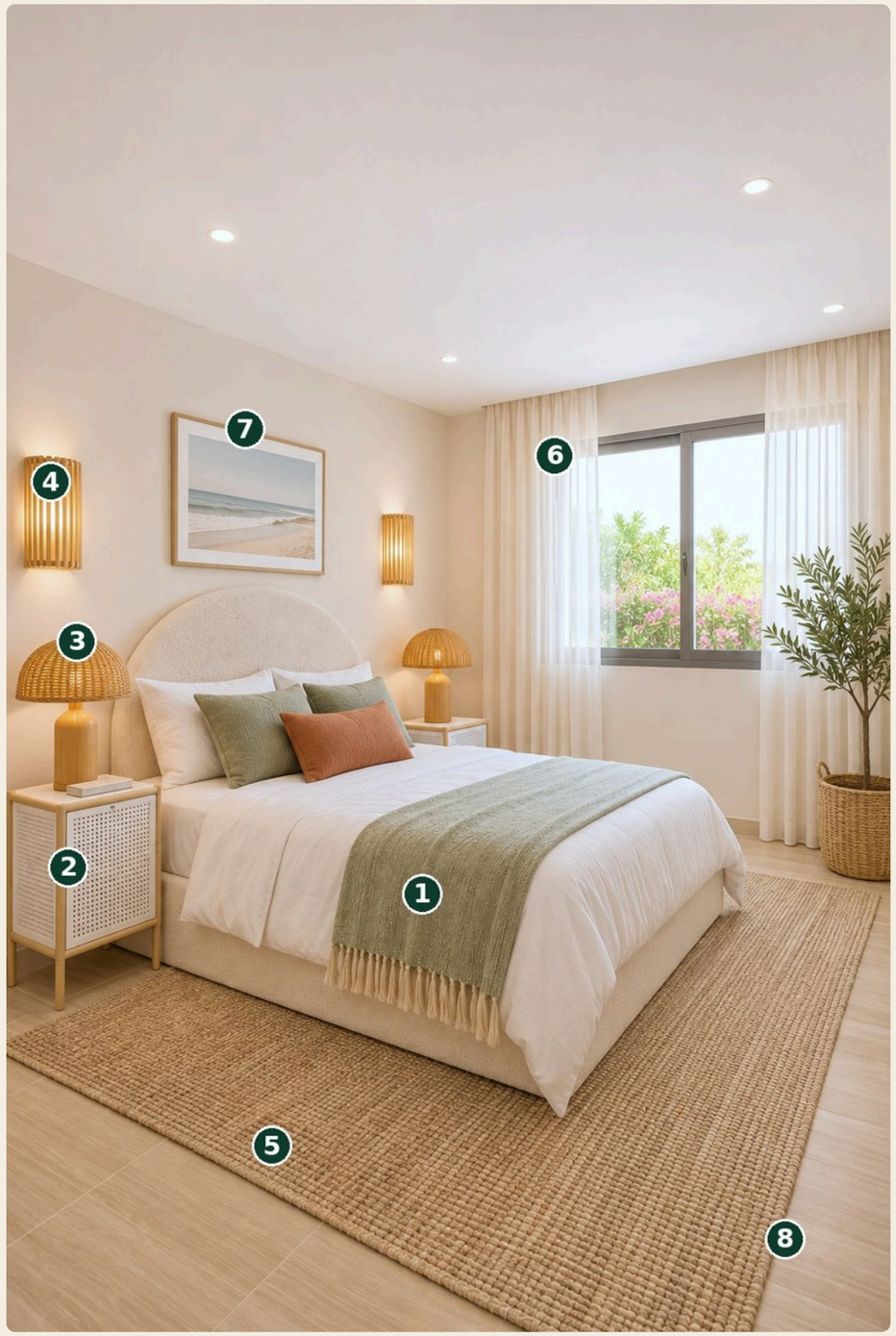
#	ITEM	البند	ID	QTY	EGP	BUY
1	Bed 180×200 with rattan headboards	سرير ١٨٠×٢٠٠ بظهر راتان	J242	1 pc	*Item cost*	*Store link*
2	Rattan bedside table	كومودينو راتان	J243	2 pc	*Item cost*	*Store link*
3	Bamboo/rattan table lamp	أباجورة بامبو/راتان	J244	2 pc	*Item cost*	*Store link*
4	Bed reading wall lamp bamboo (master 2, bed II 2, bed I 1, bed IV 2)	أباجورة حائط بامبو للقراءة جنب السرير	J280	7 pc	*Item cost*	*Store link*
5	Rattan armchair	كرسي راتان	J245	1 pc	*Item cost*	*Store link*
6	Natural flatwoven rug 240×300	سجادة طبيعية ٢٤٠×٣٠٠	J249	1 pc	*Item cost*	*Store link*
7	Bamboo dressing table	تسريحة بامبو	J246	1 pc	*Item cost*	*Store link*
8	Rattan round mirror over the dressing table	مراية راتان فوق التسريحة	J247	1 pc	*Item cost*	*Store link*
9	Rattan pouf with storage	بوف راتان	J248	1 pc	*Item cost*	*Store link*
10	Split AC 2.25 HP inverter, cool only	تكييف 2.25 HP انفرتر	J203	1 pc	*Item cost*	*Store link*
11	Room-darkening curtains beige (pair, 2 × 145 × 300 cm)	ستارة تعتيم بيج (زوج)	J291	2 pair	*Item cost*	*Store link*
12	Porcelain 60×60 Beige matt, rectified	بورسلين ٦٠×٦٠ بيج مطفي	J020	63.9 m²	*Item cost*	*Store link*



R06 · WHAT YOU SEE · مفتاح الصورة

Master Wardrobe

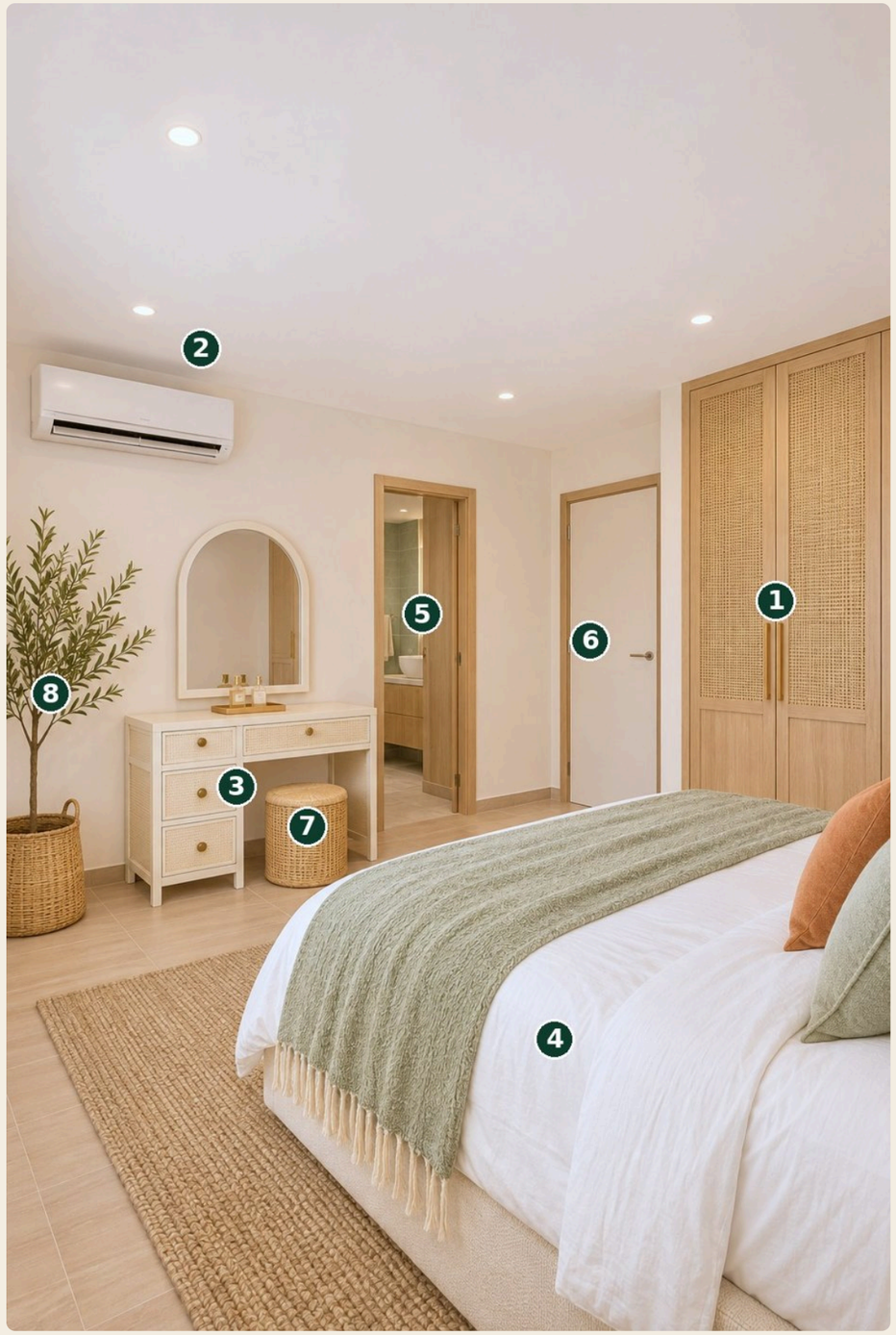
#	ITEM	البند	ID	QTY	EGP	BUY
1	Built-in wardrobe 2.59 × 2.60, oak-effect HPL + cane-mesh panels, fitt	دولاب حائط ماستر	J186	6.73 m²	*Item cost*	—
2	Bed 180×200 with rattan headboards	سرير ١٨٠×٢٠٠ بظهر راتان	J242	1 pc	*Item cost*	*Store link*
3	Rattan bedside table	كومودينو راتان	J243	2 pc	*Item cost*	*Store link*
4	Bamboo/rattan table lamp	أباجورة بامبو/راتان	J244	2 pc	*Item cost*	*Store link*
5	Bed reading wall lamp bamboo (master 2, bed II 2, bed I 1, bed IV 2)	أباجورة حائط بامبو للقراءة جنب السرير	J280	7 pc	*Item cost*	*Store link*
6	Natural flatwoven rug 240×300	سجادة طبيعية ٢٤٠×٣٠٠	J249	1 pc	*Item cost*	*Store link*
7	Wall art / painting	لوحة / تابلوه	J312	1 pc	*Item cost*	*Store link*
8	Wardrobe LED rail lights with door sensor	إضاءة دواليب	J189	3 set	*Item cost*	—



R07 · WHAT YOU SEE · مفتاح الصورة

Bedroom II

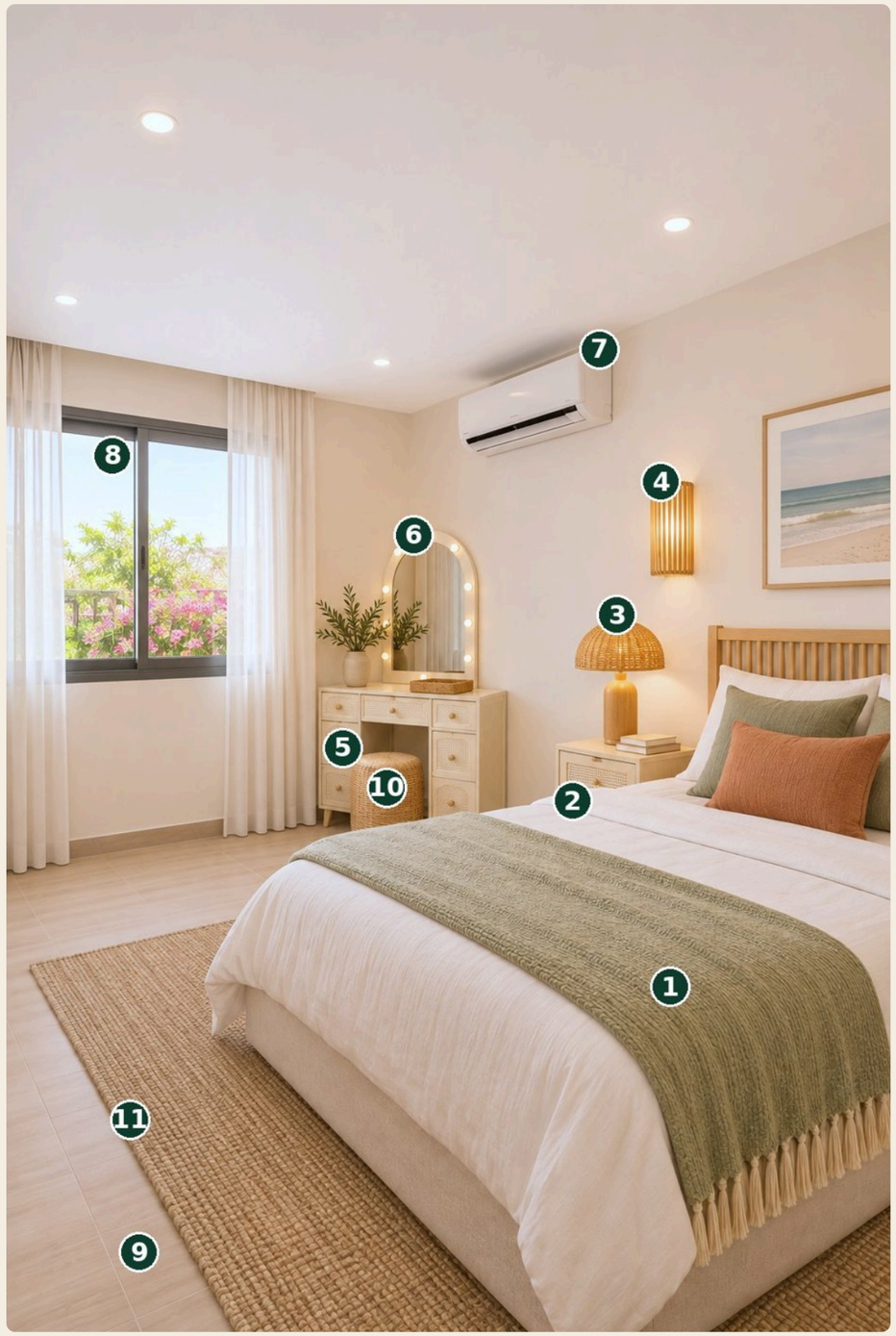
#	ITEM	البند	ID	QTY	EGP	BUY
1	Bed 140×200, upholstered rounded headboard, beige (with slats)	سرير ١٤٠×٢٠٠ منجد بظهر دائري بيج	J250	1 pc	*Item cost*	*Store link*
2	Bamboo bedside table	كومودينو بامبو	J251	2 pc	*Item cost*	*Store link*
3	Bamboo/rattan table lamp	أباجورة بامبو/راتان	J253	2 pc	*Item cost*	*Store link*
4	Bed reading wall lamp bamboo (master 2, bed II 2, bed I 1, bed IV 2)	أباجورة حائط بامبو للقراءة جنب السرير	J280	7 pc	*Item cost*	*Store link*
5	Natural flatwoven rug 120×180	سجادة طبيعية ١٢٠×١٨٠	J254	1 pc	*Item cost*	*Store link*
6	Room-darkening curtains beige (pair, 2 × 145 × 300 cm)	ستارة تعتيم بيج (زوج)	J295	2 pair	*Item cost*	*Store link*
7	Wall art / painting	لوحة / تابلوه	J319	1 pc	*Item cost*	*Store link*
8	Porcelain 60×60 Beige matt, rectified	بورسلين ٦٠×٦٠ بيج مطفي	J020	63.9 m²	*Item cost*	*Store link*



R08 · WHAT YOU SEE · مفتاح الصورة

Bedroom II Wardrobe

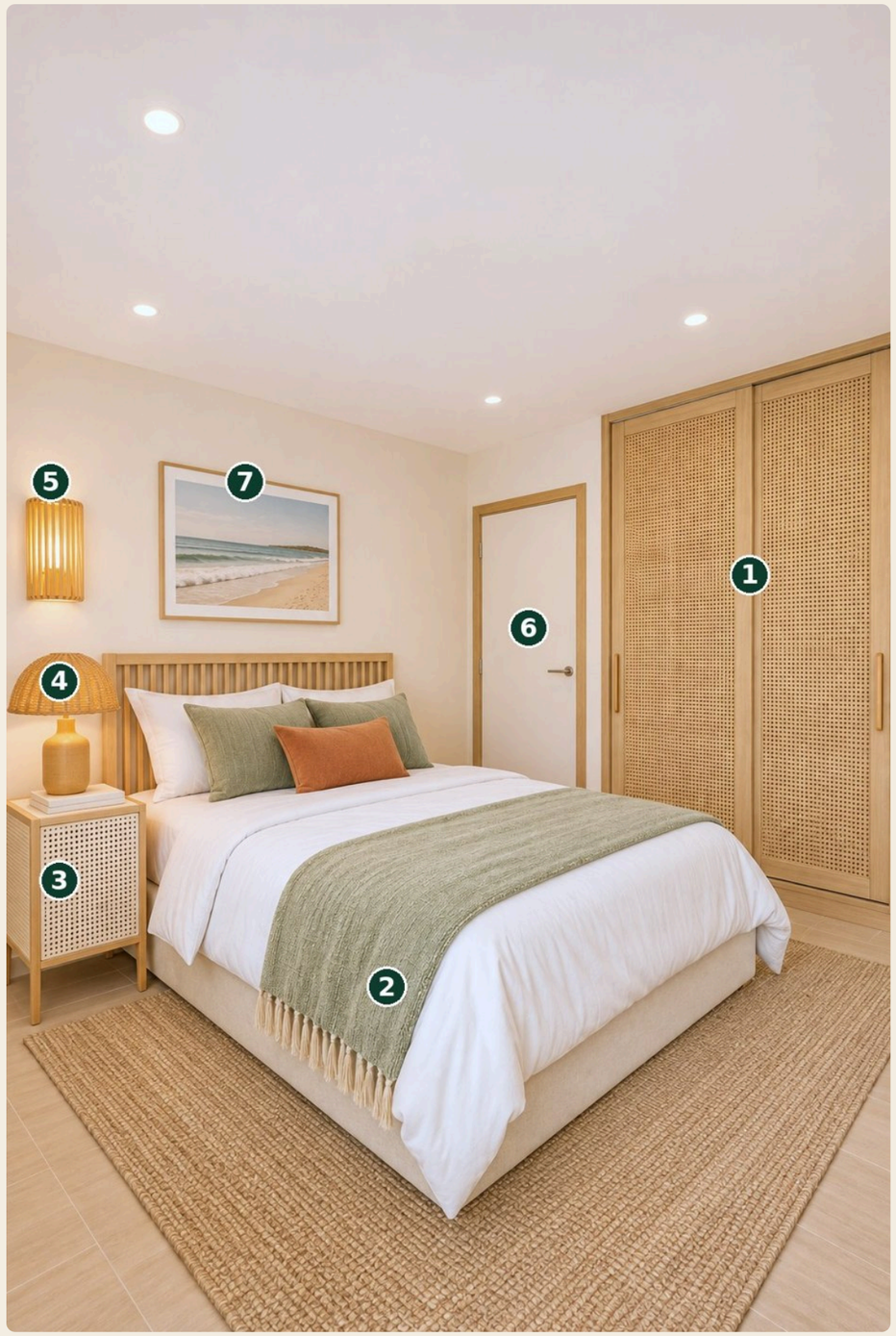
#	ITEM	البند	ID	QTY	EGP	BUY
1	Built-in wardrobe 2.04 × 2.60, same finish	دولاب حائط غرفة ٢	J187	5.3 m²	*Item cost*	—
2	Split AC 1.5 HP inverter, cool only	تكييف 1.5 HP انفرتر	J209	1 pc	*Item cost*	*Store link*
3	Dressing table with mirror, cream	تسريحة بمرآة	J252	1 pc	*Item cost*	*Store link*
4	Bed 140×200, upholstered rounded headboard, beige (with slats)	سرير ١٤٠×٢٠٠ منجد بظهر دائري بيج	J250	1 pc	*Item cost*	*Store link*
5	Bathroom door WPC water-resistant, white	باب حمام WPC مقاوم للمياه أبيض	J180	3 pc	*Item cost*	*Store link*
6	Interior door WPC, white, leaf + frame — as in the renders	باب داخلي WPC أبيض ضلفة + حلق	J179	4 pc	*Item cost*	*Store link*
7	Dressing stool, birch	كرسي تسريحة خشب	J401	1 pc	*Item cost*	*Store link*
8	Indoor olive tree, large, artificial, in a woven basket	شجرة زيتون صناعي كبيرة في سلة	J412	4 pc	*Item cost*	—



R09 · WHAT YOU SEE · مفتاح الصورة

Bedroom I

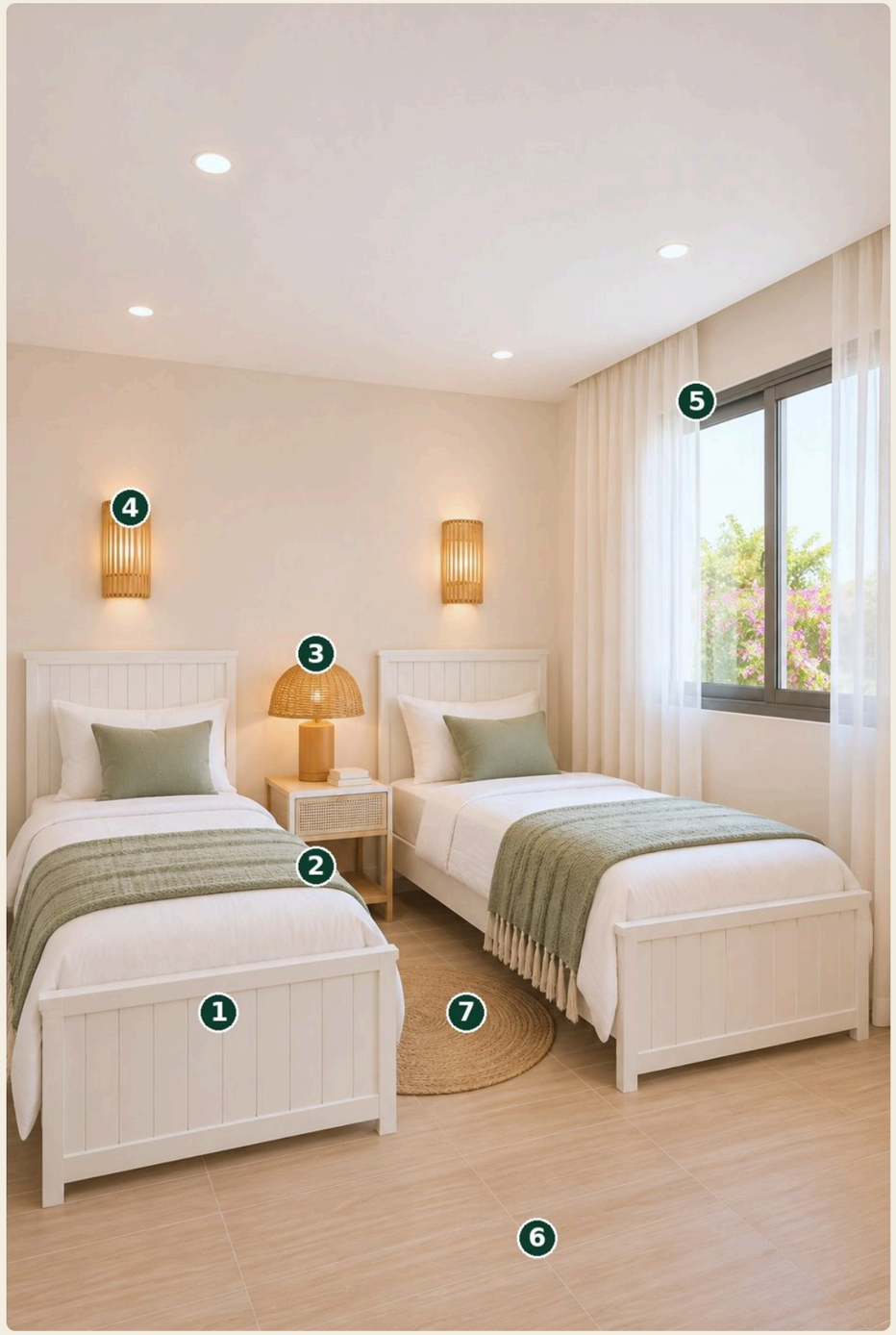
#	ITEM	البند	ID	QTY	EGP	BUY
1	Bed 140×200, solid pine with slatted headboard (with slats)	سرير ١٤٠×٢٠٠ خشب صنوبر بظهر شرائح	J255	1 pc	*Item cost*	*Store link*
2	Bamboo bedside table — one only, door side kept clear	كومودينو بامبو (واحد)	J256	1 pc	*Item cost*	*Store link*
3	Bamboo/rattan table lamp	أباجورة بامبو/راتان	J257	1 pc	*Item cost*	*Store link*
4	Bed reading wall lamp bamboo (master 2, bed II 2, bed I 1, bed IV 2)	أباجورة حائط بامبو للقراءة جنب السرير	J280	7 pc	*Item cost*	*Store link*
5	Dressing table with mirror, boho	تسريحة بمرآة	J258	1 pc	*Item cost*	*Store link*
6	Mirror wall light (entrance + bedroom I dresser)	إضاءة مرآة حائط (المدخل + تسريحة غرفة ١)	J281	2 pc	*Item cost*	*Store link*
7	Split AC 1.5 HP inverter, cool only	تكييف 1.5 HP انفرتر	J215	1 pc	*Item cost*	*Store link*
8	Room-darkening curtains beige (pair, 2 × 145 × 300 cm)	ستارة تعتيم بيج (زوج)	J299	2 pair	*Item cost*	*Store link*
9	Porcelain 60×60 Beige matt, rectified	بورسلين ٦٠×٦٠ بيج مطفي	J020	63.9 m²	*Item cost*	*Store link*
10	Dressing stool, birch	كرسي تسريحة خشب	J402	1 pc	*Item cost*	*Store link*
11	Pillowcases 50×80, white, pair	كيس مخدة ٥٠×٨٠ زوج	J403	2 pair	*Item cost*	*Store link*



R10 · WHAT YOU SEE · مفتاح الصورة

Bedroom I Wardrobe

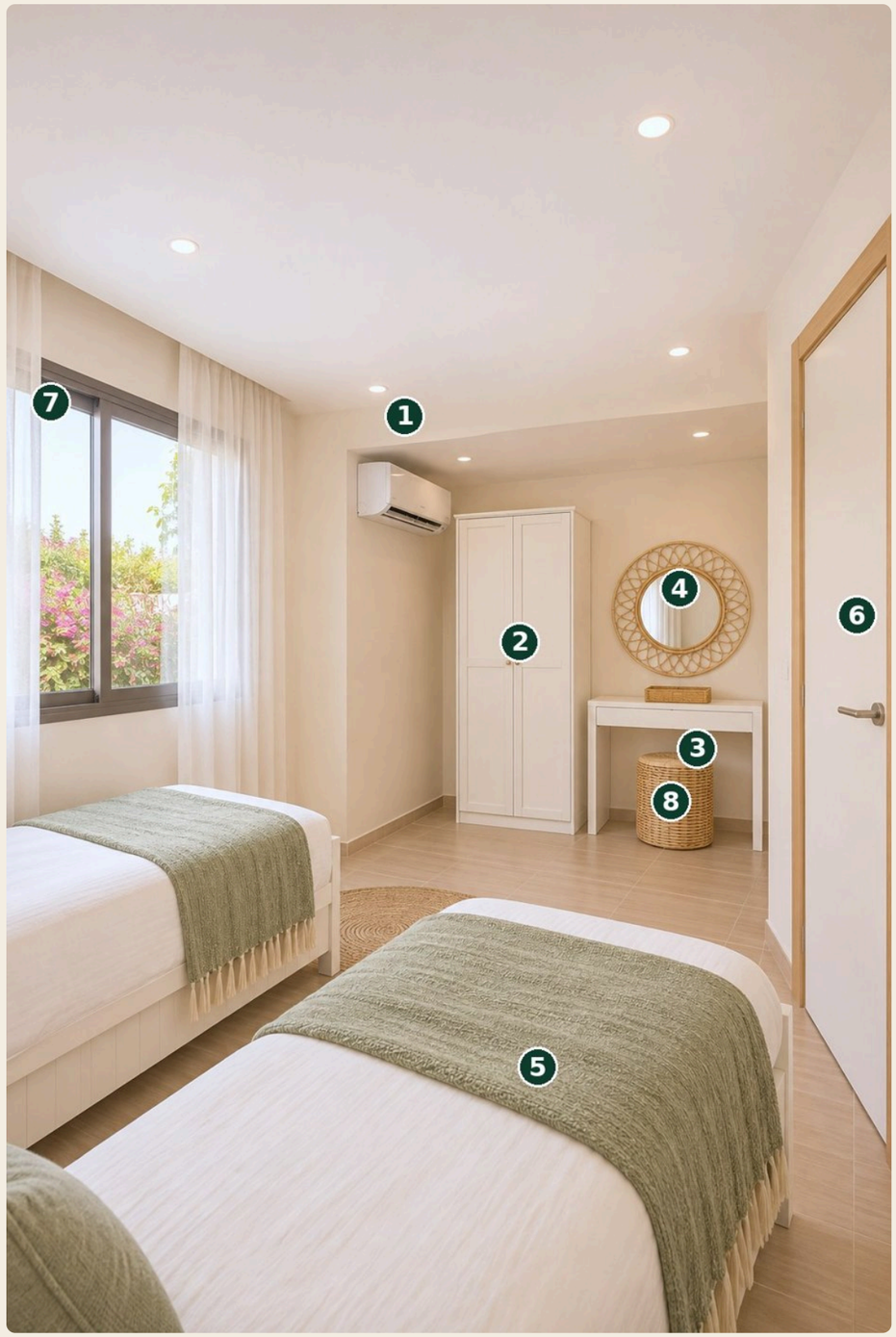
#	ITEM	البند	ID	QTY	EGP	BUY
1	Built-in wardrobe 2.08 × 2.60, sliding doors, same finish	دولاب حائط غرفة ١ سحاب	J188	5.41 m²	*Item cost*	—
2	Bed 140×200, solid pine with slatted headboard (with slats)	سرير ١٤٠×٢٠٠ خشب صنوبر بظهر شرائح	J255	1 pc	*Item cost*	*Store link*
3	Bamboo bedside table — one only, door side kept clear	كومودينو بامبو (واحد)	J256	1 pc	*Item cost*	*Store link*
4	Bamboo/rattan table lamp	أباجورة بامبو/راتان	J257	1 pc	*Item cost*	*Store link*
5	Bed reading wall lamp bamboo (master 2, bed II 2, bed I 1, bed IV 2)	أباجورة حائط بامبو للقراءة جنب السرير	J280	7 pc	*Item cost*	*Store link*
6	Interior door WPC, white, leaf + frame — as in the renders	باب داخلي WPC أبيض ضلفة + حلق	J179	4 pc	*Item cost*	*Store link*
7	Wall art / painting	لوحة / تابلوه	J326	1 pc	*Item cost*	*Store link*



R11 · WHAT YOU SEE · مفتاح الصورة

Bedroom IV

#	ITEM	البند	ID	QTY	EGP	BUY
1	Single bed 90×200, white	سرير ٩٠×٢٠٠ أبيض	J259	2 pc	*Item cost*	*Store link*
2	Bamboo bedside table	كومودينو بامبو	J261	1 pc	*Item cost*	*Store link*
3	Bamboo/rattan table lamp	أباجورة بامبو/راتان	J264	1 pc	*Item cost*	*Store link*
4	Bed reading wall lamp bamboo (master 2, bed II 2, bed I 1, bed IV 2)	أباجورة حائط بامبو للقراءة جنب السرير	J280	7 pc	*Item cost*	*Store link*
5	Room-darkening curtains beige (pair, 2 × 145 × 300 cm)	ستارة تعتيم بيج (زوج)	J303	2 pair	*Item cost*	*Store link*
6	Porcelain 60×60 Beige matt, rectified	بورسلين ٦٠×٦٠ بيج مطفي	J020	63.9 m²	*Item cost*	*Store link*
7	Pillowcases 50×80, white, pair	كيس مخدة ٥٠×٨٠ زوج	J405	2 pair	*Item cost*	*Store link*



R12 · WHAT YOU SEE · مفتاح الصورة

Bedroom IV Bay

#	ITEM	البند	ID	QTY	EGP	BUY
1	Split AC 1.5 HP inverter, cool only	تكييف 1.5 HP انفرتر	J221	1 pc	*Item cost*	*Store link*
2	Small wardrobe 82 cm, off-white	دولاب صغير ٨٢ سم	J260	1 pc	*Item cost*	*Store link*
3	Dressing table 120, white	تسريحة ١٢٠ أبيض	J262	1 pc	*Item cost*	*Store link*
4	Rattan round mirror over the dressing table	مراية راتان فوق التسريحة	J263	1 pc	*Item cost*	*Store link*
5	Single bed 90×200, white	سرير ٩٠×٢٠٠ أبيض	J259	2 pc	*Item cost*	*Store link*
6	Interior door WPC, white, leaf + frame — as in the renders	باب داخلي WPC أبيض ضلفة + حلق	J179	4 pc	*Item cost*	*Store link*
7	Room-darkening curtains beige (pair, 2 × 145 × 300 cm)	ستارة تعتيم بيج (زوج)	J303	2 pair	*Item cost*	*Store link*
8	Pillowcases 50×80, white, pair	كيس مخدة ٥٠×٨٠ زوج	J404	2 pair	*Item cost*	*Store link*



R13 · WHAT YOU SEE · مفتاح الصورة

Master Bath

#	ITEM	البند	ID	QTY	EGP	BUY
1	Porcelain 60×60 Light Green, matt	بورسلين ٦٠×٦٠ أخضر فاتح مطفي	J021	5.3 m²	*Item cost*	*Store link*
2	Wall tile 30×60 Light Green (sage)	سيراميك حوائط ٣٠×٦٠ أخضر فاتح	J025	25.6 m²	*Item cost*	*Store link*
3	Wall-hung WC + soft-close seat	قاعدة حمام بالسديلي	J118	1 pc	*Item cost*	*Store link*
4	Flush plate chrome, dual flush, made for the concealed cistern	وش خزان دفن كروم (يتأكد من توافقه مع الخزان)	J120	1 pc	*Item cost*	—
5	Bidet spray (shattaf)	شطاف	J121	1 pc	*Item cost*	*Store link*
6	Floating vanity 80 cm, light-oak HPL, 2 drawers, white top + vessel ba	وحدة حوض معلقة 80 سم	J122	1 pc	*Item cost*	—
7	Basin mixer	خلاط حوض	J123	1 pc	*Item cost*	*Store link*
8	Shower niche 30 × 60 in the wall: forming, waterproofing, tile + chrom	نيش في حائط الدش ٣٠×٦٠ بالعزل والسيراميك	J397	1 pc	*Item cost*	—
9	Linear shower drain 70 cm, stainless, with trap and tile-in grate (as	صفاية طولي استانلس ٧٠ سم للدش	J391	3 pc	*Item cost*	—
10	Exposed shower column, chrome: mixer + diverter, round head Ø25 cm, ha	عمود دش ظاهر كروم بخلاط ودش علوي مدور ٢٥ سم ودش يد	J124	1 set	*Item cost*	—
11	Walk-in glass panel 8 mm tempered, brass-look profile, installed	زجاج شاور ٨ مم	J128	2 m²	*Item cost*	—
12	Mirror light opal/brass (over the vanity)	إضاءة مراية أوبال/نحاسي فوق الحوض	J131	1 pc	*Item cost*	*Store link*
13	Rectangular mirror 60×80 with light-oak frame (as in the renders)	مراية مستطيلة ٦٠×٨٠ بإطار خشب فاتح	J132	1 pc	*Item cost*	—
14	Toilet paper holder	حامل ورق تواليت	J134	1 pc	*Item cost*	*Store link*
15	Concealed cistern with steel frame and mechanism	خزان دفن بالشاسيه والماكينة	J119	1 set	*Item cost*	*Store link*



R14 · WHAT YOU SEE · مفتاح الصورة

Bathroom II

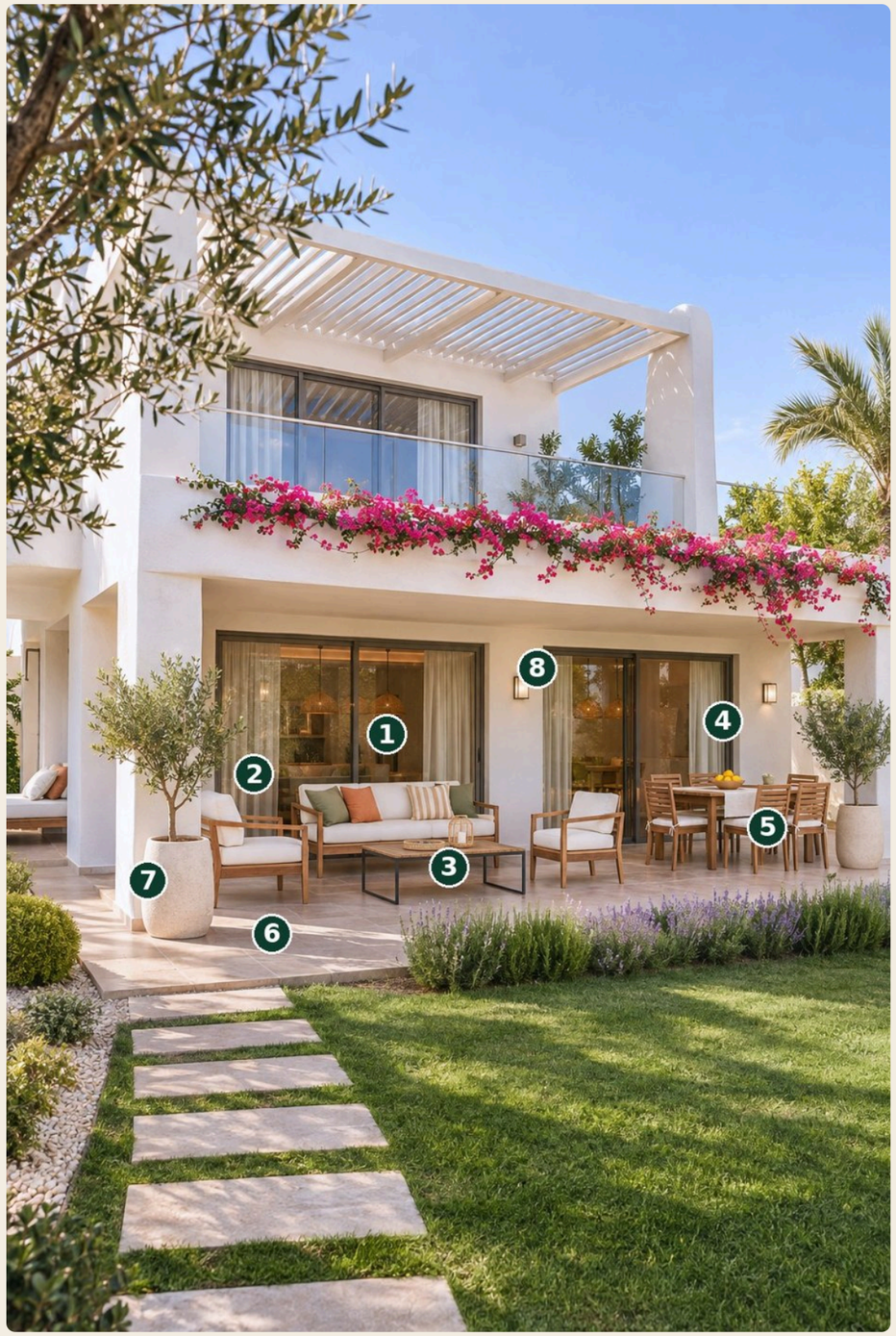
#	ITEM	البند	ID	QTY	EGP	BUY
1	Porcelain 60×60 Beige matt (as bedrooms)	بورسلين ٦٠×٦٠ بيج مطفي (زي غرف النوم)	J022	5 m²	*Item cost*	*Store link*
2	Wall tile 30×60 Beige, matt (sand)	سيراميك حوائط ٣٠×٦٠ بيج مطفي	J026	21 m²	*Item cost*	*Store link*
3	Wall-hung WC + soft-close seat	قاعدة حمام بالسديلي	J138	1 pc	*Item cost*	*Store link*
4	Flush plate chrome, dual flush, made for the concealed cistern	وش خزان دفن كروم (يتأكد من توافقه مع الخزان)	J140	1 pc	*Item cost*	—
5	Bidet spray (shattaf)	شطاف	J141	1 pc	*Item cost*	*Store link*
6	Floating vanity 70 cm, light-oak HPL, 2 drawers, white top + vessel ba	وحدة حوض معلقة 70 سم	J142	1 pc	*Item cost*	—
7	Basin mixer	خلاط حوض	J143	1 pc	*Item cost*	*Store link*
8	Shower niche 30 × 60 in the wall: forming, waterproofing, tile + chrom	نيش في حائط الدش ٣٠×٦٠ بالعزل والسيراميك	J398	1 pc	*Item cost*	—
9	Linear shower drain 70 cm, stainless, with trap and tile-in grate (as	صفاية طولي استانلس ٧٠ سم للدش	J391	3 pc	*Item cost*	—
10	Exposed shower column, chrome: mixer + diverter, round head Ø25 cm, ha	عمود دش ظاهر كروم بخلاط ودش علوي مدور ٢٥ سم ودش يد	J144	1 set	*Item cost*	—
11	Walk-in glass panel 8 mm tempered, brass-look profile, installed	زجاج شاور ٨ مم	J148	2 m²	*Item cost*	—
12	Mirror light opal/brass (over the vanity)	إضاءة مراية أوبال/نحاسي فوق الحوض	J151	1 pc	*Item cost*	*Store link*
13	Rectangular mirror 60×80 with light-oak frame (as in the renders)	مراية مستطيلة ٦٠×٨٠ بإطار خشب فاتح	J152	1 pc	*Item cost*	—
14	Towel rail / ring	شماعة فوط	J153	1 pc	*Item cost*	*Store link*
15	Toilet paper holder	حامل ورق تواليت	J154	1 pc	*Item cost*	*Store link*
16	Concealed cistern with steel frame and mechanism	خزان دفن بالشاسيه والماكينة	J139	1 set	*Item cost*	*Store link*



R15 · WHAT YOU SEE · مفتاح الصورة

Bathroom I

#	ITEM	البند	ID	QTY	EGP	BUY
1	Porcelain 60×60 White Matt (Spanish)	بورسلين ٦٠×٦٠ أبيض مطفي (إسباني)	J023	4.6 m²	*Item cost*	*Store link*
2	Wall tile 30×60 Light Blue, laid vertically (sea blue)	سيراميك حوائط ٣٠×٦٠ أزرق فاتح (رأسي)	J027	20 m²	*Item cost*	*Store link*
3	Wall-hung WC + soft-close seat	قاعدة حمام بالسديلي	J158	1 pc	*Item cost*	*Store link*
4	Flush plate chrome, dual flush, made for the concealed cistern	وش خزان دفن كروم (يتأكد من توافقه مع الخزان)	J160	1 pc	*Item cost*	—
5	Bidet spray (shattaf)	شطاف	J161	1 pc	*Item cost*	*Store link*
6	Floating vanity 60 cm, light-oak HPL, 2 drawers, white top + vessel ba	وحدة حوض معلقة 60 سم	J162	1 pc	*Item cost*	—
7	Basin mixer	خلاط حوض	J163	1 pc	*Item cost*	*Store link*
8	Shower niche 30 × 60 in the wall: forming, waterproofing, tile + chrom	نيش في حائط الدش ٣٠×٦٠ بالعزل والسيراميك	J399	1 pc	*Item cost*	—
9	Linear shower drain 70 cm, stainless, with trap and tile-in grate (as	صفاية طولي استانلس ٧٠ سم للدش	J391	3 pc	*Item cost*	—
10	Exposed shower column, chrome: mixer + diverter, round head Ø25 cm, ha	عمود دش ظاهر كروم بخلاط ودش علوي مدور ٢٥ سم ودش يد	J164	1 set	*Item cost*	—
11	Walk-in glass panel 8 mm tempered, brass-look profile, installed	زجاج شاور ٨ مم	J168	2 m²	*Item cost*	—
12	Mirror light opal/brass (over the vanity)	إضاءة مراية أوبال/نحاسي فوق الحوض	J171	1 pc	*Item cost*	*Store link*
13	Rectangular mirror 60×80 with light-oak frame (as in the renders)	مراية مستطيلة ٦٠×٨٠ بإطار خشب فاتح	J172	1 pc	*Item cost*	—
14	Towel rail / ring	شماعة فوط	J173	1 pc	*Item cost*	*Store link*
15	Toilet paper holder	حامل ورق تواليت	J174	1 pc	*Item cost*	*Store link*



R16 · WHAT YOU SEE · مفتاح الصورة

Garden to House

#	ITEM	البند	ID	QTY	EGP	BUY
1	Outdoor 3-seat sofa with footstool, acacia	كنبة خارجية ٣ مقاعد أكاسيا	J265	1 pc	*Item cost*	*Store link*
2	Outdoor lounge chair with cushions	كرسي خارجي بمخدات	J266	2 pc	*Item cost*	*Store link*
3	Outdoor coffee table	ترابيزة وسط خارجية	J267	1 pc	*Item cost*	*Store link*
4	Outdoor extendable table 135/190	ترابيزة سفرة خارجية تتمد	J268	1 pc	*Item cost*	*Store link*
5	Outdoor chair with armrests + cushion	كرسي سفرة خارجي بمخدة	J269	6 pc	*Item cost*	*Store link*
6	Outdoor floor ceramic 52×52 Coffee, anti-slip	سيراميك أرضيات خارجي ٥٢×٥٢ ضد الانزلاق	J024	55.6 m²	*Item cost*	*Store link*
7	Large planters (fibre clay) with olive / palm	أحواض زرع كبيرة	J385	4 pc	*Item cost*	—
8	Outdoor wall / pergola light up-down, IP65 (buy the IP65 version)	أبليك بلكونة أب داون ألومنيوم	J283	7 pc	*Item cost*	—



R17 · WHAT YOU SEE · مفتاح الصورة

Terrace to Garden

#	ITEM	البند	ID	QTY	EGP	BUY
1	Outdoor 3-seat sofa with footstool, acacia	كنبة خارجية ٣ مقاعد أكاسيا	J265	1 pc	*Item cost*	*Store link*
2	Outdoor lounge chair with cushions	كرسي خارجي بمخدات	J266	2 pc	*Item cost*	*Store link*
3	Outdoor coffee table	ترايزة وسط خارجية	J267	1 pc	*Item cost*	*Store link*
4	Sun lounger, teak-look frame + beige cushion	شيزلونج	J273	2 pc	*Item cost*	*Store link*
5	Pergola 4.5×4.0 m, aluminium wood-effect, fixed slats, 4 posts on foot	برجولة ألومنيوم لون خشب ٤٫٥×٤٫٠ م بالتركيب	J275	18 m²	*Item cost*	—
6	Outdoor 3-seat sofa with footstool, acacia	كنبة خارجية ٣ مقاعد أكاسيا	J270	1 pc	*Item cost*	*Store link*
7	Outdoor floor ceramic 52×52 Coffee, anti-slip	سيراميك أرضيات خارجي ٥٢×٥٢ ضد الانزلاق	J024	55.6 m²	*Item cost*	*Store link*



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East Terrace

#	ITEM	البند	ID	QTY	EGP	BUY
1	Outdoor daybed 130×200: acacia platform + 13 cm outdoor-fabric mattres	ديبد خارجي ١٣٠×٢٠٠ خشب أكاسيا + مرتبة خارجية	J274	1 pc	*Item cost*	—
2	Large planters (fibre clay) with olive / palm	أحواض زرع كبيرة	J385	4 pc	*Item cost*	—
3	Outdoor floor ceramic 52×52 Coffee, anti-slip	سيراميك أرضيات خارجي ٥٢×٥٢ ضد الانزلاق	J024	55.6 m²	*Item cost*	*Store link*
4	Outdoor wall / pergola light up-down, IP65 (buy the IP65 version)	أبليك بلكونة أب داون ألومنيوم	J283	7 pc	*Item cost*	—
5	Outdoor side table / stool, acacia, foldable	ترايزة جانبية خارجية	J407	2 pc	*Item cost*	*Store link*

SAMPLE

ID	ITEM	البند	SUPPLIER	QTY	UNIT EGP	TOTAL EGP	BUY
Finishing works — incl. bathrooms, doors & air-conditioning · أعمال التشطيب — شاملة الحمامات والأبواب والتكييفات — group cost							
Whole home							
J001	Measured site survey	رفع مساحي للموقع	*Supplier*	1 visit	*Unit price*	*Item cost*	—
J002	Site protection (floor & lift covers)	حماية الموقع والأسانسير	*Supplier*	1 lump	*Unit price*	*Item cost*	*Store link*
J003	Debris removal & disposal	رفع ونقل المخلفات	*Supplier*	4 trip	*Unit price*	*Item cost*	—
J004	Scaffolding / trestles rental	سقالات	*Supplier*	1 lump	*Unit price*	*Item cost*	—
J008	Cement for plaster	أسمنت للمحارة	*Supplier*	66 bag	*Unit price*	*Item cost*	*Store link*
J009	Sand for plaster	رمل للمحارة	*Supplier*	11.8 m³	*Unit price*	*Item cost*	*Store link*
J010	Plastering labour	مصنعية محارة	*Supplier*	435.8 m²	*Unit price*	*Item cost*	—
J011	Plaster corner beads	زوايا محارة	*Supplier*	17 pc	*Unit price*	*Item cost*	—
J012	Plaster fibre mesh	شبك فايبر للمحارة	*Supplier*	4 roll	*Unit price*	*Item cost*	—
J016	Cement for floor screed	أسمنت للياسة الأرضية	*Supplier*	55 bag	*Unit price*	*Item cost*	*Store link*
J017	Sand for floor screed	رمل للياسة الأرضية	*Supplier*	10 m³	*Unit price*	*Item cost*	*Store link*
J018	Screed labour	مصنعية لياسة	*Supplier*	182.2 m²	*Unit price*	*Item cost*	—
J028	Tile adhesive	لاصق بلاط	*Supplier*	48 bag	*Unit price*	*Item cost*	*Store link*
J029	Tile grout	ترويب	*Supplier*	4 bag	*Unit price*	*Item cost*	*Store link*
J030	Tile spacers & levelling clips	صلايب وكليبسات تسوية	*Supplier*	14 bag	*Unit price*	*Item cost*	*Store link*
J031	Tiling labour (floors + walls)	مصنعية تركيب بورسلين وسيراميك + الوزرة	*Supplier*	242.7 m²	*Unit price*	*Item cost*	—
J033	Marble door thresholds 3 cm	عتب رخام 3 سم تحت الأبواب	*Supplier*	8 pc	*Unit price*	*Item cost*	—
J038	Wall putty	معجون حوائط	*Supplier*	22 bag	*Unit price*	*Item cost*	*Store link*
J039	Primer / sealer	سيلر	*Supplier*	5 bucket	*Unit price*	*Item cost*	*Store link*
J040	Wall paint matt, 9 L — colour "sand white"	دهان حوائط مط — جردل 9 لتر	*Supplier*	6 bucket	*Unit price*	*Item cost*	*Store link*
J041	Ceiling paint white, 9 L	دهان أسقف أبيض — جردل 9 لتر	*Supplier*	3 bucket	*Unit price*	*Item cost*	*Store link*
J042	Sandpaper & painting consumables	صنفرة ومستهلكات دهان	*Supplier*	1 lump	*Unit price*	*Item cost*	—
J043	Painting labour	مصنعية دهانات	*Supplier*	387.2 m²	*Unit price*	*Item cost*	—
J044	PPR pipe PN20 25 mm	مواسير PPR PN20 قطر 25 مم	*Supplier*	23.7 m	*Unit price*	*Item cost*	*Store link*
J045	PPR pipe PN20 20 mm	مواسير PPR PN20 قطر 20 مم	*Supplier*	114.5 m	*Unit price*	*Item cost*	*Store link*
J046	PPR fittings (elbows, tees, sockets)	قطع PPR (كوع، تيه، جلبة)	*Supplier*	116 pc	*Unit price*	*Item cost*	—
J047	uPVC drain 50 mm (grey)	مواسير صرف رمادي قطر 50 مم	*Supplier*	24.1 m	*Unit price*	*Item cost*	*Store link*
J048	uPVC drain 75 mm (grey)	مواسير صرف رمادي قطر 75 مم	*Supplier*	7.1 m	*Unit price*	*Item cost*	*Store link*
J049	uPVC drain 110 mm	مواسير صرف uPVC قطر 110 مم	*Supplier*	15.6 m	*Unit price*	*Item cost*	—
J050	Drain fittings	قطع صرف	*Supplier*	40 pc	*Unit price*	*Item cost*	*Store link*
J052	Angle valves	محابس زاوية	*Supplier*	20 pc	*Unit price*	*Item cost*	*Store link*
J053	Concealed stop valves (1 per wet room + 1 per heater + main)	محابس دفن وعمومي	*Supplier*	9 pc	*Unit price*	*Item cost*	*Store link*
J392	Hot-water pipe insulation sleeves 20 mm (all hot runs)	عزل مواسير المياه الساخنة	*Supplier*	19 m	*Unit price*	*Item cost*	—
J054	Flexible hoses	خراطيم توصيل	*Supplier*	14 pc	*Unit price*	*Item cost*	*Store link*
J055	Teflon, glue, consumables	تفلون ولحام ومستهلكات	*Supplier*	1 lump	*Unit price*	*Item cost*	*Store link*
J058	Plumbing labour + pressure test	مصنعية سباكة واختبار ضغط	*Supplier*	3.5 bath	*Unit price*	*Item cost*	—
J059	Wire 1.5 mm² (lighting)	سلك 1.5 مم (إنارة)	*Supplier*	9 roll 100 m	*Unit price*	*Item cost*	*Store link*
J060	Wire 3 mm² (sockets)	سلك 3 مم (برايز)	*Supplier*	6 roll 100 m	*Unit price*	*Item cost*	*Store link*

SAMPLE

ID	ITEM	البند	SUPPLIER	QTY	UNIT EGP	TOTAL EGP	BUY
J061	Wire 4 mm² (AC, oven, outdoor, heaters)	سلك 4 مم (تكييف وسخان)	*Supplier*	5 roll 100 m	*Unit price*	*Item cost*	*Store link*
J064	Feeder 16 mm² Cu single-core: 4 × 16 + 16 E, × 12 m	كابل تغذية 4×16+16 E، ×12 م	*Supplier*	60 m	*Unit price*	*Item cost*	—
J393	Conduit 32 mm for the feeder, meter → board	خرطوم ٣٢ مم لكابل التغذية	*Supplier*	12 m	*Unit price*	*Item cost*	—
J065	Flexible conduit 16/20 mm, 30 m roll	خرطوم كهرباء فليكسبل 16/20 مم، لفة 30 م	*Supplier*	16 roll	*Unit price*	*Item cost*	*Store link*
J066	Flexible conduit 25 mm, 25 m roll (ACs, oven, outdoor, heaters + 2 spares)	خرطوم ٢٥ مم	*Supplier*	7 roll	*Unit price*	*Item cost*	—
J067	Ceiling junction box for light points	بواط سقف لنقط الإضاءة	*Supplier*	75 pc	*Unit price*	*Item cost*	*Store link*
J068	Junction boxes	بواط	*Supplier*	30 pc	*Unit price*	*Item cost*	*Store link*
J069	Wall back box (magic box), single	علبة ماجيك مفرد	*Supplier*	61 pc	*Unit price*	*Item cost*	*Store link*
J070	Wall back box (magic box), double	علبة ماجيك مجوز	*Supplier*	14 pc	*Unit price*	*Item cost*	*Store link*
J071	Supporting frame (chassis), 2-module	شاسيه — 2 موديول	*Supplier*	61 pc	*Unit price*	*Item cost*	—
J072	Supporting frame (chassis), 4-module	شاسيه — 4 موديول	*Supplier*	14 pc	*Unit price*	*Item cost*	—
J073	Cover plate, 2-module, white	وش — 2 موديول أبيض	*Supplier*	61 pc	*Unit price*	*Item cost*	—
J074	Cover plate, 4-module, white	وش — 4 موديول أبيض	*Supplier*	14 pc	*Unit price*	*Item cost*	—
J075	Switch module 10 A, 1-way	لقمة مفتاح 10 أمبير	*Supplier*	28 pc	*Unit price*	*Item cost*	*Store link*
J077	Socket module 16 A German (2-module)	لقمة بريزة ألماني 16 أمبير	*Supplier*	66 pc	*Unit price*	*Item cost*	*Store link*
J078	TV (coax) module	لقمة تلفزيون	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J079	Data / phone module	لقمة نت / تليفون	*Supplier*	2 pc	*Unit price*	*Item cost*	*Store link*
J080	Double-pole switch 20 A with neon (water heaters)	مفتاح ٢ قطب ٢٠ أمبير بلمبة للسخانات	*Supplier*	4 pc	*Unit price*	*Item cost*	—
J081	AC isolator 32 A	مفتاح فصل تكييف 32 أمبير	*Supplier*	5 pc	*Unit price*	*Item cost*	*Store link*
J082	Distribution board 3-phase, 48 ways, surface, with busbars + door	لوحة توزيع ٣ فاز ٤٨ خط	*Supplier*	1 pc	*Unit price*	*Item cost*	—
J083	Circuit breakers (MCB) 1P 10 / 16 / 20 A, 6 kA	قواطع	*Supplier*	21 pc	*Unit price*	*Item cost*	—
J084	RCBO 1P+N 20 A 30 mA type A (one per water heater)	قاطع RCBO ٢٠ أمبير ٣٠ مللي لكل سخان	*Supplier*	4 pc	*Unit price*	*Item cost*	—
J085	Main switch 4-pole 63 A	مفتاح رئيسي ٤ قطب ٦٣ أمبير	*Supplier*	1 pc	*Unit price*	*Item cost*	—
J086	RCD 4P 63 A 30 mA type A (RCD-A and RCD-B socket groups)	قاطع تسريب ٤ قطب ٦٣ أمبير ٣٠ مللي	*Supplier*	2 pc	*Unit price*	*Item cost*	—
J087	Surge protection device, 3-phase	حماية من الصواعق والتذبذب	*Supplier*	1 pc	*Unit price*	*Item cost*	—
J088	Earthing: connect the board to the building earth bar + earth test (rod + pit on	الأرضي: توصيل اللوحة ببار أرضي العمارة + قياس (حفرة وشبكة أرضي لو مفيش	*Supplier*	1 lot	*Unit price*	*Item cost*	—
J089	Data cable Cat6	كابل نت كات 6	*Supplier*	16.4 m	*Unit price*	*Item cost*	*Store link*
J090	TV coaxial cable	كابل دش	*Supplier*	16.4 m	*Unit price*	*Item cost*	*Store link*
J091	Electrical consumables (tape, connectors)	مستهلكات كهرباء	*Supplier*	1 lump	*Unit price*	*Item cost*	*Store link*
J094	Electrical labour, first + second fix	مصنعية كهرباء تأسيس + تشطيب (بالنقطة)	*Supplier*	150 point	*Unit price*	*Item cost*	—
J095	Electrical test record (insulation + RCD trip test)	اختبار الكهرباء (عزل + اختبار قاطع التسريب) بتقرير	*Supplier*	1 visit	*Unit price*	*Item cost*	—
J096	Hangers, screws, fixings	شدادات ومسامير وفيشر	*Supplier*	1 lump	*Unit price*	*Item cost*	*Store link*
J097	Material handling (ground floor, no hoisting)	نقل ومناولة الخامات	*Supplier*	1 lump	*Unit price*	*Item cost*	—
J098	Supplier deliveries	نقل الخامات	*Supplier*	1 lump	*Unit price*	*Item cost*	—
J413	Remote-site allowance: crew transport + lodging (8 % of labour)	بدل موقع بعيد: انتقالات وإقامة العمالة (٨٪ من المصنعيات)	*Supplier*	1 lump	*Unit price*	*Item cost*	—
J099	Final deep cleaning	نظافة نهائية بعد التشطيب	*Supplier*	180 m²	*Unit price*	*Item cost*	—
J183	Door hinges	مفصلات	*Supplier*	21 set	*Unit price*	*Item cost*	*Store link*
J184	Door stop, stainless half-round with rubber	مصد باب	*Supplier*	7 pc	*Unit price*	*Item cost*	*Store link*
J185	Door installation labour	مصنعية تركيب أبواب	*Supplier*	7 pc	*Unit price*	*Item cost*	—
J227	AC wall core drilling Ø65 mm + sleeve	تخريم الحائط للتكييف قطر 65 مم + جلبة	*Supplier*	5 pc	*Unit price*	*Item cost*	—

SAMPLE

ID	ITEM	البند	SUPPLIER	QTY	UNIT EGP	TOTAL EGP	BUY
Bedroom IV (new)							
J005	Demolition: maid room / maid WC / guest WC partitions + D9 nib, incl. making goo	هدم حوائط غرفة الخادمة والحمامات وكتف D9	*Supplier*	14 m²	*Unit price*	*Item cost*	—
Reception + baths							
J006	Solid cement bricks (closing the reception east opening + bath-window jambs)	طوب أحمر	*Supplier*	0.37 1000 pc	*Unit price*	*Item cost*	*Store link*
J007	Masonry labour	مصنعية مباني	*Supplier*	6.2 m²	*Unit price*	*Item cost*	—
Baths (W5–W7)							
J386	Builder's work: cut 3 new window openings 0.60 × 0.60 in the bath external walls	فتح ٣ شبابيك حمامات ٠٫٦٠×٠٫٦٠ بأعتاب وتشطيب الوجهين	*Supplier*	3 opening	*Unit price*	*Item cost*	—
Master bedroom (W1)							
J387	Builder's work: cut W1 down to floor for the 1.60 × 2.40 sliding door, lintel ch	تكسير الشباك W1 لحد الأرض لباب سحاب ١٫٦٠×٢٫٤٠ وتشطيبه	*Supplier*	1 opening	*Unit price*	*Item cost*	—
Reception + east façade							
J388	Outside face of the closed reception east opening and the straightened east wall	تشطيب الوجه الخارجي لفتحة الريسبشن المقفولة والحائط الشرقي بدهان الواج	*Supplier*	1 lot	*Unit price*	*Item cost*	—
Baths, kitchen, terraces							
J013	Cementitious 2-component waterproofing slurry, 25 kg set, 2 coats = 3.5 kg/m² to	عزل أسمنتي حمامات ومطبخ	*Supplier*	10 kit	*Unit price*	*Item cost*	—
J014	Waterproofing primer, corner tape and pipe collars	برايمر عزل + شريط زوايا + جلب حول المواسير	*Supplier*	2 lot	*Unit price*	*Item cost*	—
J015	Waterproofing labour + flood test	مصنعية عزل واختبار غمر	*Supplier*	70.62 m²	*Unit price*	*Item cost*	—
Garden — pergola pad							
J389	Pergola pad sub-base: excavate 20 cm, compact, 10 cm plain concrete C20 (incl. l	قاعدة البرجولة: حفر ودمك وخرسانة عادية ١٠ سم	*Supplier*	2.2 m³	*Unit price*	*Item cost*	—
J390	Pergola pad excavation + compaction	حفر ودمك أرضية البرجولة	*Supplier*	21.6 m²	*Unit price*	*Item cost*	—
Reception, kitchen, lobby, corridor floor							
J019	Porcelain 60×60 White Matt (Spanish)	بورسلين ٦٠×٦٠ أبيض مطفي (إسباني)	*Supplier*	74.7 m²	*Unit price*	*Item cost*	*Store link*
Bedroom floors							
J020	Porcelain 60×60 Beige matt, rectified	بورسلين ٦٠×٦٠ بيج مطفي	*Supplier*	63.9 m²	*Unit price*	*Item cost*	*Store link*
Master bath floor							
J021	Porcelain 60×60 Light Green, matt	بورسلين ٦٠×٦٠ أخضر فاتح مطفي	*Supplier*	5.3 m²	*Unit price*	*Item cost*	*Store link*
Bathroom II floor							
J022	Porcelain 60×60 Beige matt (as bedrooms)	بورسلين ٦٠×٦٠ بيج مطفي (زي غرف النوم)	*Supplier*	5 m²	*Unit price*	*Item cost*	*Store link*
Bathroom I floor							
J023	Porcelain 60×60 White Matt (Spanish)	بورسلين ٦٠×٦٠ أبيض مطفي (إسباني)	*Supplier*	4.6 m²	*Unit price*	*Item cost*	*Store link*
Terraces + pergola pad							
J024	Outdoor floor ceramic 52×52 Coffee, anti-slip	سيراميك أرضيات خارجي ٥٢×٥٢ ضد الانزلاق	*Supplier*	55.6 m²	*Unit price*	*Item cost*	*Store link*
Master bath + kitchen							
J025	Wall tile 30×60 Light Green (sage)	سيراميك حوائط ٣٠×٦٠ أخضر فاتح	*Supplier*	25.6 m²	*Unit price*	*Item cost*	*Store link*
Bathroom II							
J026	Wall tile 30×60 Beige, matt (sand)	سيراميك حوائط ٣٠×٦٠ بيج مطفي	*Supplier*	21 m²	*Unit price*	*Item cost*	*Store link*
J138	Wall-hung WC + soft-close seat	قاعدة حمام بالسديلي	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J139	Concealed cistern with steel frame and mechanism	خزان دفن بالشاسيه والماكينة	*Supplier*	1 set	*Unit price*	*Item cost*	*Store link*
J140	Flush plate chrome, dual flush, made for the concealed cistern	وش خزان دفن كروم (يتأكد من توافقه مع الخزان)	*Supplier*	1 pc	*Unit price*	*Item cost*	—
J141	Bidet spray (shattaf)	شطاف	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J142	Floating vanity 70 cm, light-oak HPL, 2 drawers, white top + vessel basin	وحدة حوض معلقة 70 سم	*Supplier*	1 pc	*Unit price*	*Item cost*	—
J143	Basin mixer	خلاط حوض	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*

ID	ITEM	البند	SUPPLIER	QTY	UNIT EGP	TOTAL EGP	BUY
J144	Exposed shower column, chrome: mixer + diverter, round head Ø25 cm, hand shower,	عمود دش ظاهر كروم بخلاط ودش علوي مدور ٢٥ سم ودش يد	*Supplier*	1 set	*Unit price*	*Item cost*	—
J398	Shower niche 30 × 60 in the wall: forming, waterproofing, tile + chrome edge tri	نيش في حائط الدش ٣٠×٦٠ بالعزل والسيراميك	*Supplier*	1 pc	*Unit price*	*Item cost*	—
J148	Walk-in glass panel 8 mm tempered, brass-look profile, installed	زجاج شاور ٨ مم	*Supplier*	2 m²	*Unit price*	*Item cost*	—
J149	Basin pop-up waste 1.5"	صرف حوض دواس 1.5 بوصة	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J150	Basin trap (siphon)	سيفون — 2 حوض + حوض المطبخ + صرف الغسالة	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J151	Mirror light opal/brass (over the vanity)	إضاءة مراية أوبال/نحاسي فوق الحوض	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J152	Rectangular mirror 60×80 with light-oak frame (as in the renders)	مراية مستطيلة ٦٠×٨٠ بإطار خشب فاتح	*Supplier*	1 pc	*Unit price*	*Item cost*	—
J153	Towel rail / ring	شماعة فوط	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J154	Toilet paper holder	حامل ورق تواليت	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J155	Robe hook, chrome	علاقة	*Supplier*	2 pc	*Unit price*	*Item cost*	*Store link*
J156	Exhaust fan	شفاط حمام	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J157	Fan duct to the façade + outside grille	مجرى شفاط	*Supplier*	1 set	*Unit price*	*Item cost*	—
Bathroom I							
J027	Wall tile 30×60 Light Blue, laid vertically (sea blue)	سيراميك حوائط ٣٠×٦٠ أزرق فاتح (رأسي)	*Supplier*	20 m²	*Unit price*	*Item cost*	*Store link*
Living + bedrooms							
J032	Porcelain skirting 8 cm, cutting + fixing labour	مصنعية قص وتركيب الوزرة	*Supplier*	98.49 lm	*Unit price*	*Item cost*	—
Lobby, corridor, baths							
J034	Gypsum board ceiling (MR board in baths), galvanised framing, joints, installed	سقف جبس بورد (مقاوم رطوبة في الحمامات)	*Supplier*	36.2 m²	*Unit price*	*Item cost*	—
Reception + bedrooms							
J035	Curtain pocket 200×200, gypsum, installed	بيت ستارة جبس	*Supplier*	21.85 lm	*Unit price*	*Item cost*	—
Reception							
J036	Perimeter LED cove bulkhead, gypsum, installed	كرانيش إضاءة مخفية جبس	*Supplier*	15.85 lm	*Unit price*	*Item cost*	—
J400	AC rough-in for a future reception unit: wall sleeve, drain route, copper route,	تأسيس تكييف مستقبلي للريسبشن: جلبة وصرف ومسار نحاس ودائرة	*Supplier*	1 set	*Unit price*	*Item cost*	—
Baths							
J037	Access panel 60×60	فتحة صيانة ٦٠×٦٠	*Supplier*	3 pc	*Unit price*	*Item cost*	—
J051	Floor drain with trap (bath floor, outside the shower)	بيبة / صفاية أرضية	*Supplier*	3 pc	*Unit price*	*Item cost*	*Store link*
J391	Linear shower drain 70 cm, stainless, with trap and tile-in grate (as in the ren	صفاية طولي استانلس ٧٠ سم للدش	*Supplier*	3 pc	*Unit price*	*Item cost*	—
Entrance							
J056	Connection from the water meter + pressure-reducing valve ½"	توصيلة من عداد المياه + محبس تخفيض ضغط ½ بوصة	*Supplier*	1 set	*Unit price*	*Item cost*	—
J102	Door bell	جرس باب	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
North terrace + garden							
J057	Outdoor garden tap ½" brass with wall plate	حنفية حديقة	*Supplier*	2 pc	*Unit price*	*Item cost*	—
Living, dining, master							
J076	Dimmer module	لقمة ديمر	*Supplier*	3 pc	*Unit price*	*Item cost*	—
Lobby							
J394	Board joinery box 70 × 100 × 18 cm with louvred door, on the lobby south wall	صندوق خشب للوحة بباب شيش في اللوبي	*Supplier*	1 pc	*Unit price*	*Item cost*	—
J103	Wi-Fi router / access point	راوتر / أكسس بوينت	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
Terraces + pergola							
J092	Weatherproof IP55 cover for the balcony socket	غطاء بريزة ضد المياه IP55 للبلكونة	*Supplier*	4 pc	*Unit price*	*Item cost*	—
Garden							

SAMPLE

ID	ITEM	البند	SUPPLIER	QTY	UNIT EGP	TOTAL EGP	BUY
J093	Underground armoured cable route to the pergola, 15 m trench + sleeve	خندق وكابل مسلح للبرجولة	*Supplier*	15 m	*Unit price*	*Item cost*	—
Kitchen							
J100	Fire extinguisher	طفاية حريق	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J108	Kitchen sink stainless 78×48 hand-made	حوض مطبخ استانلس	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J109	Kitchen mixer pull-out	خلاط مطبخ بدش	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J113	Hood duct, wall core and outside grille	خرطوم الشفاط + تخريم الحائط + جريلة خارجية	*Supplier*	1 set	*Unit price*	*Item cost*	—
J114	Hob gas connection: approved hose + shut-off valve (if the compound has a gas li	خرطوم غاز معتمد + محبس غاز + أفيز	*Supplier*	1 set	*Unit price*	*Item cost*	—
J115	Gas leak detector, mains powered	جهاز إنذار تسريب غاز	*Supplier*	1 pc	*Unit price*	*Item cost*	—
J116	Trap (siphon) — sink + washer standpipe	سيفون — 2 حوض + حوض المطبخ + صرف الغسالة	*Supplier*	2 pc	*Unit price*	*Item cost*	*Store link*
J117	Washing-machine valve (2-outlet angle valve)	محبس زاوية بمخرجين للغسالة	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
Kitchen + corridor							
J101	Smoke detector	حساس دخان	*Supplier*	2 pc	*Unit price*	*Item cost*	*Store link*
Master bathroom							
J118	Wall-hung WC + soft-close seat	قاعدة حمام بالسديلي	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J119	Concealed cistern with steel frame and mechanism	خزان دفن بالشاسيه والماكينة	*Supplier*	1 set	*Unit price*	*Item cost*	*Store link*
J120	Flush plate chrome, dual flush, made for the concealed cistern	وش خزان دفن كروم (يتأكد من توافقه مع الخزان)	*Supplier*	1 pc	*Unit price*	*Item cost*	—
J121	Bidet spray (shattaf)	شطاف	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J122	Floating vanity 80 cm, light-oak HPL, 2 drawers, white top + vessel basin	وحدة حوض معلقة 80 سم	*Supplier*	1 pc	*Unit price*	*Item cost*	—
J123	Basin mixer	خلاط حوض	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J124	Exposed shower column, chrome: mixer + diverter, round head Ø25 cm, hand shower,	عمود دش ظاهر كروم بخلاط ودش علوي مدور ٢٥ سم ودش يد	*Supplier*	1 set	*Unit price*	*Item cost*	—
J397	Shower niche 30 × 60 in the wall: forming, waterproofing, tile + chrome edge tri	نيش في حائط الدش ٣٠×٦٠ بالعزل والسيراميك	*Supplier*	1 pc	*Unit price*	*Item cost*	—
J128	Walk-in glass panel 8 mm tempered, brass-look profile, installed	زجاج شاور ٨ مم	*Supplier*	2 m²	*Unit price*	*Item cost*	—
J129	Basin pop-up waste 1.5"	صرف حوض دواس 1.5 بوصة	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J130	Basin trap (siphon)	سيفون — 2 حوض + حوض المطبخ + صرف الغسالة	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J131	Mirror light opal/brass (over the vanity)	إضاءة مراية أوبال/نحاسي فوق الحوض	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J132	Rectangular mirror 60×80 with light-oak frame (as in the renders)	مراية مستطيلة ٦٠×٨٠ بإطار خشب فاتح	*Supplier*	1 pc	*Unit price*	*Item cost*	—
J133	Towel rail / ring	شماعة فوط	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J134	Toilet paper holder	حامل ورق تواليت	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J135	Robe hook, chrome	علاقة	*Supplier*	2 pc	*Unit price*	*Item cost*	*Store link*
J136	Exhaust fan	شفاط حمام	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J137	Fan duct to the façade + outside grille	مجرى شفاط	*Supplier*	1 set	*Unit price*	*Item cost*	—
Bathroom I (shared)							
J158	Wall-hung WC + soft-close seat	قاعدة حمام بالسديلي	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J159	Concealed cistern with steel frame and mechanism	خزان دفن بالشاسيه والماكينة	*Supplier*	1 set	*Unit price*	*Item cost*	*Store link*
J160	Flush plate chrome, dual flush, made for the concealed cistern	وش خزان دفن كروم (يتأكد من توافقه مع الخزان)	*Supplier*	1 pc	*Unit price*	*Item cost*	—
J161	Bidet spray (shattaf)	شطاف	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J162	Floating vanity 60 cm, light-oak HPL, 2 drawers, white top + vessel basin	وحدة حوض معلقة 60 سم	*Supplier*	1 pc	*Unit price*	*Item cost*	—
J163	Basin mixer	خلاط حوض	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J164	Exposed shower column, chrome: mixer + diverter, round head Ø25 cm, hand shower,	عمود دش ظاهر كروم بخلاط ودش علوي مدور ٢٥ سم ودش يد	*Supplier*	1 set	*Unit price*	*Item cost*	—
J399	Shower niche 30 × 60 in the wall: forming, waterproofing, tile + chrome edge tri	نيش في حائط الدش ٣٠×٦٠ بالعزل والسيراميك	*Supplier*	1 pc	*Unit price*	*Item cost*	—

SAMPLE

ID	ITEM	البند	SUPPLIER	QTY	UNIT EGP	TOTAL EGP	BUY
J168	Walk-in glass panel 8 mm tempered, brass-look profile, installed	زجاج شاور ٨ مم	*Supplier*	2 m²	*Unit price*	*Item cost*	—
J169	Basin pop-up waste 1.5"	صرف حوض دواس 1.5 بوصة	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J170	Basin trap (siphon)	سيفون — 2 حوض + حوض المطبخ + صرف الغسالة	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J171	Mirror light opal/brass (over the vanity)	إضاءة مراية أوبال/نحاسي فوق الحوض	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J172	Rectangular mirror 60×80 with light-oak frame (as in the renders)	مراية مستطيلة ٦٠×٨٠ بإطار خشب فاتح	*Supplier*	1 pc	*Unit price*	*Item cost*	—
J173	Towel rail / ring	شماعة فوط	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J174	Toilet paper holder	حامل ورق تواليت	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J175	Robe hook, chrome	علاقة	*Supplier*	2 pc	*Unit price*	*Item cost*	*Store link*
J176	Exhaust fan	شفاط حمام	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J177	Fan duct to the façade + outside grille	مجرى شفاط	*Supplier*	1 set	*Unit price*	*Item cost*	—
Bathrooms							
J178	Sanitaryware installation labour	مصنعية تركيب أدوات صحية	*Supplier*	3 bath	*Unit price*	*Item cost*	—
J182	Bathroom lever handle, matt gold	أوكرة حمام ذهبي مطفي	*Supplier*	3 set	*Unit price*	*Item cost*	*Store link*
Bedrooms (D2, D3, D5, D7)							
J179	Interior door WPC, white, leaf + frame — as in the renders	باب داخلي WPC أبيض ضلفة + حلق	*Supplier*	4 pc	*Unit price*	*Item cost*	*Store link*
Bathrooms (D4, D6, D8)							
J180	Bathroom door WPC water-resistant, white	باب حمام WPC مقاوم للمياه أبيض	*Supplier*	3 pc	*Unit price*	*Item cost*	*Store link*
Bedrooms							
J181	Lever handle + cylinder, matt gold	أوكرة + كالون ذهبي مطفي	*Supplier*	4 set	*Unit price*	*Item cost*	*Store link*
Master bedroom							
J203	Split AC 2.25 HP inverter, cool only	تكييف 2.25 HP انفرتر	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J204	AC copper pipes + insulation	مواسير نحاس وعزل للتكييف	*Supplier*	5 m	*Unit price*	*Item cost*	*Store link*
J205	AC drain pipe	صرف تكييف	*Supplier*	5 m	*Unit price*	*Item cost*	*Store link*
J206	AC outdoor bracket	حامل تكييف	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J207	AC installation labour	مصنعية تركيب تكييف	*Supplier*	1 pc	*Unit price*	*Item cost*	—
J208	AC rough-in labour	مصنعية تأسيس تكييف	*Supplier*	1 pc	*Unit price*	*Item cost*	—
Bedroom II							
J209	Split AC 1.5 HP inverter, cool only	تكييف 1.5 HP انفرتر	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J210	AC copper pipes + insulation	مواسير نحاس وعزل للتكييف	*Supplier*	5 m	*Unit price*	*Item cost*	*Store link*
J211	AC drain pipe	صرف تكييف	*Supplier*	5 m	*Unit price*	*Item cost*	*Store link*
J212	AC outdoor bracket	حامل تكييف	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J213	AC installation labour	مصنعية تركيب تكييف	*Supplier*	1 pc	*Unit price*	*Item cost*	—
J214	AC rough-in labour	مصنعية تأسيس تكييف	*Supplier*	1 pc	*Unit price*	*Item cost*	—
Bedroom I							
J215	Split AC 1.5 HP inverter, cool only	تكييف 1.5 HP انفرتر	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J216	AC copper pipes + insulation	مواسير نحاس وعزل للتكييف	*Supplier*	5 m	*Unit price*	*Item cost*	*Store link*
J217	AC drain pipe	صرف تكييف	*Supplier*	5 m	*Unit price*	*Item cost*	*Store link*
J218	AC outdoor bracket	حامل تكييف	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J219	AC installation labour	مصنعية تركيب تكييف	*Supplier*	1 pc	*Unit price*	*Item cost*	—
J220	AC rough-in labour	مصنعية تأسيس تكييف	*Supplier*	1 pc	*Unit price*	*Item cost*	—

SAMPLE

ID	ITEM	البند	SUPPLIER	QTY	UNIT EGP	TOTAL EGP	BUY
Bedroom IV							
J221	Split AC 1.5 HP inverter, cool only	تكييف 1.5 HP انفرتر	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J222	AC copper pipes + insulation	مواسير نحاس وعزل للتكييف	*Supplier*	5 m	*Unit price*	*Item cost*	*Store link*
J223	AC drain pipe	صرف تكييف	*Supplier*	5 m	*Unit price*	*Item cost*	*Store link*
J224	AC outdoor bracket	حامل تكييف	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J225	AC installation labour	مصنعية تركيب تكييف	*Supplier*	1 pc	*Unit price*	*Item cost*	—
J226	AC rough-in labour	مصنعية تأسيس تكييف	*Supplier*	1 pc	*Unit price*	*Item cost*	—
Furniture, kitchen & wardrobes, lighting & curtains · الفرش والمطبخ والدواليب والإضاءة والستائر — group cost							
Kitchen							
J104	Kitchen base units + peninsula, sea-glass HPL on moisture-resistant board, insta	وحدات سفلية + الكاونتر HPL أخضر بحري	*Supplier*	4.41 m²	*Unit price*	*Item cost*	—
J395	Peninsula back panel 2.30 × 0.90, sea-glass HPL on moisture-resistant board, ins	ظهر الكاونتر بانوه HPL	*Supplier*	2.07 m²	*Unit price*	*Item cost*	—
J105	Kitchen tall unit — oven + microwave tower 0.65 × 2.20, installed	وحدات طولية للتلاجة والفرن	*Supplier*	1.43 m²	*Unit price*	*Item cost*	—
J396	Fridge housing: side panel + top bridge, HPL on board, installed	كسوة التلاجة جنب + علوي HPL	*Supplier*	1.9 m²	*Unit price*	*Item cost*	—
J106	Oak-effect open shelves 30 cm with hidden brackets + LED	رفوف مفتوحة لون بلوط	*Supplier*	4.2 lm	*Unit price*	*Item cost*	—
J107	Worktop granite Galaxy White (imported) incl. peninsula overhang, sink + hob cut	رخامة المطبخ جرانيت جالاكسي أبيض مستورد بالتركيب	*Supplier*	4.65 m²	*Unit price*	*Item cost*	—
J110	Soft-close hinges	مفصلات سوفت كلوز 2D	*Supplier*	26 pc	*Unit price*	*Item cost*	*Store link*
J111	Soft-close drawer runners 45 cm (pair)	مجرى رولمان بلي سوفت كلوز 45 سم (طقم)	*Supplier*	8 set	*Unit price*	*Item cost*	*Store link*
J112	Leather tab handles, natural	مقابض جلد	*Supplier*	20 pc	*Unit price*	*Item cost*	—
J238	Counter stool, white seat on wooden legs (64 cm)	كرسي بار للكاونتر	*Supplier*	3 pc	*Unit price*	*Item cost*	*Store link*
J239	Rattan pendant Ø45 over the counter	نجفة راتان فوق الكاونتر	*Supplier*	3 pc	*Unit price*	*Item cost*	*Store link*
Master bedroom							
J186	Built-in wardrobe 2.59 × 2.60, oak-effect HPL + cane-mesh panels, fitted interio	دولاب حائط ماستر	*Supplier*	6.73 m²	*Unit price*	*Item cost*	—
J242	Bed 180×200 with rattan headboards	سرير ١٨٠×٢٠٠ بظهر راتان	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J243	Rattan bedside table	كومودينو راتان	*Supplier*	2 pc	*Unit price*	*Item cost*	*Store link*
J244	Bamboo/rattan table lamp	أباجورة بامبو/راتان	*Supplier*	2 pc	*Unit price*	*Item cost*	*Store link*
J245	Rattan armchair	كرسي راتان	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J246	Bamboo dressing table	تسريحة بامبو	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J247	Rattan round mirror over the dressing table	مراية راتان فوق التسريحة	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J248	Rattan pouf with storage	بوف راتان	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J249	Natural flatwoven rug 240×300	سجادة طبيعية ٢٤٠×٣٠٠	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J276	Mattress pocket-spring 22 cm 180×200	مرتبة سوست منفصلة ١٨٠×٢٠٠	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J291	Room-darkening curtains beige (pair, 2 × 145 × 300 cm)	ستارة تعتيم بيج (زوج)	*Supplier*	2 pair	*Unit price*	*Item cost*	*Store link*
J292	Voile sheer curtains 300 × 290 cm, white (pair) — hem to the floor	ستارة فوال بيضاء ٢٩٠ سم	*Supplier*	2 pair	*Unit price*	*Item cost*	*Store link*
J293	Double ceiling curtain track in the pocket, with gliders	تراك ستارة مزدوج	*Supplier*	2 lm	*Unit price*	*Item cost*	—
J294	Curtain hemming & installation	تقصير وتركيب الستائر	*Supplier*	1 window	*Unit price*	*Item cost*	—
Bedroom II							
J187	Built-in wardrobe 2.04 × 2.60, same finish	دولاب حائط غرفة ٢	*Supplier*	5.3 m²	*Unit price*	*Item cost*	—
J250	Bed 140×200, upholstered rounded headboard, beige (with slats)	سرير ١٤٠×٢٠٠ منجد بظهر دائري بيج	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J251	Bamboo bedside table	كومودينو بامبو	*Supplier*	2 pc	*Unit price*	*Item cost*	*Store link*
J252	Dressing table with mirror, cream	تسريحة بمراية	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*

SAMPLE

ID	ITEM	البند	SUPPLIER	QTY	UNIT EGP	TOTAL EGP	BUY
J253	Bamboo/rattan table lamp	أباجورة بامبو/راتان	*Supplier*	2 pc	*Unit price*	*Item cost*	*Store link*
J254	Natural flatwoven rug 120×180	سجادة طبيعية ١٢٠×١٨٠	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J401	Dressing stool, birch	كرسي تسريحة خشب	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J277	Mattress pocket-spring 22 cm 140×200	مرتبة سوست منفصلة ١٤٠×٢٠٠	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J295	Room-darkening curtains beige (pair, 2 × 145 × 300 cm)	ستارة تعتيم بيج (زوج)	*Supplier*	2 pair	*Unit price*	*Item cost*	*Store link*
J296	Voile sheer curtains 300 × 290 cm, white (pair) — hem to the floor	ستارة فوال بيضاء ٢٩٠ سم	*Supplier*	2 pair	*Unit price*	*Item cost*	*Store link*
J297	Double ceiling curtain track in the pocket, with gliders	تراك ستارة مزدوج	*Supplier*	2.2 lm	*Unit price*	*Item cost*	—
J298	Curtain hemming & installation	تقصير وتركيب الستائر	*Supplier*	1 window	*Unit price*	*Item cost*	—
Bedroom I							
J188	Built-in wardrobe 2.08 × 2.60, sliding doors, same finish	دولاب حائط غرفة ١ سحاب	*Supplier*	5.41 m²	*Unit price*	*Item cost*	—
J255	Bed 140×200, solid pine with slatted headboard (with slats)	سرير ١٤٠×٢٠٠ خشب صنوبر بظهر شرائح	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J256	Bamboo bedside table — one only, door side kept clear	كومودينو بامبو (واحد)	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J257	Bamboo/rattan table lamp	أباجورة بامبو/راتان	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J258	Dressing table with mirror, boho	تسريحة بمرايا	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J402	Dressing stool, birch	كرسي تسريحة خشب	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J403	Natural flatwoven rug 120×180	سجادة طبيعية ١٢٠×١٨٠	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J278	Mattress pocket-spring 22 cm 140×200	مرتبة سوست منفصلة ١٤٠×٢٠٠	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J299	Room-darkening curtains beige (pair, 2 × 145 × 300 cm)	ستارة تعتيم بيج (زوج)	*Supplier*	2 pair	*Unit price*	*Item cost*	*Store link*
J300	Voile sheer curtains 300 × 290 cm, white (pair) — hem to the floor	ستارة فوال بيضاء ٢٩٠ سم	*Supplier*	2 pair	*Unit price*	*Item cost*	*Store link*
J301	Double ceiling curtain track in the pocket, with gliders	تراك ستارة مزدوج	*Supplier*	2.2 lm	*Unit price*	*Item cost*	—
J302	Curtain hemming & installation	تقصير وتركيب الستائر	*Supplier*	1 window	*Unit price*	*Item cost*	—
Wardrobes							
J189	Wardrobe LED rail lights with door sensor	إضاءة دواليب	*Supplier*	3 set	*Unit price*	*Item cost*	—
Living							
J229	Sofa 3-seat, sea-glass green, oak legs	كنبة ٣ مقاعد أخضر بحري بأرجل خشب	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J230	Rattan armchair with cushion	كرسي راتان بمخدة	*Supplier*	2 pc	*Unit price*	*Item cost*	*Store link*
J231	Rattan oval coffee table	ترابيزة وسط راتان بيضاوي	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J232	Rattan TV unit 157 cm	وحدة تلفزيون راتان ١٥٧ سم	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J233	Jute rug 200×300	سجادة جوت ٢٠٠×٣٠٠	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J234	Bamboo floor lamp	أباجورة أرضية بامبو	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
Dining							
J235	Bamboo dining table 180×90	ترابيزة سفرة بامبو ٩٠×١٨٠	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J236	Oak & cane dining chair	كرسي سفرة بلوط وخوص	*Supplier*	6 pc	*Unit price*	*Item cost*	*Store link*
J237	Rattan pendant Ø56	نجفة راتان ٥٦ سم	*Supplier*	2 pc	*Unit price*	*Item cost*	*Store link*
Entrance							
J240	Rattan bench with storage 120	بنش راتان بتخزين ١٢٠	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J241	Rattan round mirror Ø55	مراية راتان دائرية	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
Bedroom IV							
J259	Single bed 90×200, white	سرير ٩٠×٢٠٠ أبيض	*Supplier*	2 pc	*Unit price*	*Item cost*	*Store link*
J260	Small wardrobe 82 cm, off-white	دولاب صغير ٨٢ سم	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*

SAMPLE

ID	ITEM	البند	SUPPLIER	QTY	UNIT EGP	TOTAL EGP	BUY
J261	Bamboo bedside table	كومودينو بامبو	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J262	Dressing table 120, white	تسريحة ١٢٠ أبيض	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J263	Rattan round mirror over the dressing table	مراية راتان فوق التسريحة	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J264	Bamboo/rattan table lamp	أباجورة بامبو/راتان	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J404	Dressing stool, birch	كرسي تسريحة خشب	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J405	Round rug Ø130, low pile, off-white	سجادة مدورة ١٣٠	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J406	Pouf, cream bouclé, round	بوف بوكليه كريمي مدور	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J279	Mattress 90×200, orthopedic pocket springs	مرتبة ٩٠×٢٠٠ طبية سوست منفصلة	*Supplier*	2 pc	*Unit price*	*Item cost*	*Store link*
J303	Room-darkening curtains beige (pair, 2 × 145 × 300 cm)	ستارة تعتيم بيج (زوج)	*Supplier*	2 pair	*Unit price*	*Item cost*	*Store link*
J304	Voile sheer curtains 300 × 290 cm, white (pair) — hem to the floor	ستارة فوال بيضاء ٢٩٠ سم	*Supplier*	2 pair	*Unit price*	*Item cost*	*Store link*
J305	Double ceiling curtain track in the pocket, with gliders	تراك ستارة مزدوج	*Supplier*	1.9 lm	*Unit price*	*Item cost*	—
J306	Curtain hemming & installation	تقصير وتركيب الستائر	*Supplier*	1 window	*Unit price*	*Item cost*	—
North terrace							
J265	Outdoor 3-seat sofa with footstool, acacia	كنبة خارجية ٣ مقاعد أكاسيا	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J266	Outdoor lounge chair with cushions	كرسي خارجي بمخدات	*Supplier*	2 pc	*Unit price*	*Item cost*	*Store link*
J267	Outdoor coffee table	ترابيزة وسط خارجية	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J268	Outdoor extendable table 135/190	ترابيزة سفرة خارجية تتمد	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J269	Outdoor chair with armrests + cushion	كرسي سفرة خارجي بمخدة	*Supplier*	6 pc	*Unit price*	*Item cost*	*Store link*
Garden pergola							
J270	Outdoor 3-seat sofa with footstool, acacia	كنبة خارجية ٣ مقاعد أكاسيا	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J271	Outdoor lounge chair with cushions	كرسي خارجي بمخدات	*Supplier*	2 pc	*Unit price*	*Item cost*	*Store link*
J272	Outdoor coffee table	ترابيزة وسط خارجية	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
Garden							
J273	Sun lounger, teak-look frame + beige cushion	شيزلونج	*Supplier*	2 pc	*Unit price*	*Item cost*	*Store link*
J275	Pergola 4.5×4.0 m, aluminium wood-effect, fixed slats, 4 posts on footings (supp	برجولة ألومنيوم لون خشب ٤٫٥×٤٫٠ م بالتركيب	*Supplier*	18 m²	*Unit price*	*Item cost*	—
East terrace							
J274	Outdoor daybed 130×200: acacia platform + 13 cm outdoor-fabric mattress & cushio	ديبد خارجي ١٣٠×٢٠٠ خشب أكاسيا + مرتبة خارجية	*Supplier*	1 pc	*Unit price*	*Item cost*	—
J407	Outdoor side table / stool, acacia, foldable	ترابيزة جانبية خارجية	*Supplier*	2 pc	*Unit price*	*Item cost*	*Store link*
Whole home							
J280	Bed reading wall lamp bamboo (master 2, bed II 2, bed I 1, bed IV 2)	أباجورة حائط بامبو للقراءة جنب السرير	*Supplier*	7 pc	*Unit price*	*Item cost*	*Store link*
J282	LED downlight 7 W 3000 K, white trim	سبوت ليد 7 وات وورم 3000K	*Supplier*	40 pc	*Unit price*	*Item cost*	*Store link*
J285	LED bulb 9 W warm E27	لمبة ليد 9 وات وورم E27	*Supplier*	14 pc	*Unit price*	*Item cost*	*Store link*
J286	Lighting installation labour	تركيب الإضاءة	*Supplier*	70 pc	*Unit price*	*Item cost*	—
J409	Curtain hooks for heading tape (pack)	خطافات ستائر	*Supplier*	26 pack	*Unit price*	*Item cost*	*Store link*
J307	Furniture delivery + assembly	توصيل وتركيب الفرش	*Supplier*	1 lump	*Unit price*	*Item cost*	—
Entrance + bedroom I							
J281	Mirror wall light (entrance + bedroom I dresser)	إضاءة مراية حائط (المدخل + تسريحة غرفة ١)	*Supplier*	2 pc	*Unit price*	*Item cost*	*Store link*
Baths							
J408	LED downlight 7 W 3000 K, IP44, white trim (wet zones)	سبوت ليد ٧ وات مقاوم للماء IP44	*Supplier*	6 pc	*Unit price*	*Item cost*	—
Terraces + pergola							

ID	ITEM	البند	SUPPLIER	QTY	UNIT EGP	TOTAL EGP	BUY
J283	Outdoor wall / pergola light up-down, IP65 (buy the IP65 version)	أبليك بلكونة أب داون ألومنيوم	*Supplier*	7 pc	*Unit price*	*Item cost*	—
Reception + kitchen							
J284	LED strip 24 V 3000 K in aluminium profile + drivers (cove 15.9 m, shelf 3.2 m)	شريط ليد	*Supplier*	19.1 m	*Unit price*	*Item cost*	—
Reception							
J287	Main curtains beige (pair 2 × 145 × 300)	ستارة تعتيم بيج (زوج)	*Supplier*	5 pair	*Unit price*	*Item cost*	*Store link*
J288	Voile sheer curtains 300 × 290 cm, white (pair) — hem to the floor	ستارة فوال بيضاء ٢٩٠ سم	*Supplier*	5 pair	*Unit price*	*Item cost*	*Store link*
J289	Double ceiling curtain track in the pocket, with gliders	تراك ستارة مزدوج	*Supplier*	7.25 lm	*Unit price*	*Item cost*	—
J290	Curtain hemming & installation	تقصير وتركيب الستائر	*Supplier*	1 window	*Unit price*	*Item cost*	—
Appliances — fridge, oven, hob, hood, dishwasher, washer, TV, heaters · الأجهزة — ثلاجة، فرن، بوتاجاز، شفاط، غسالة أطباق، غسالة، تلفزيون، سخانات — group cost							
Kitchen							
J190	Fridge no frost (large)	ثلاجة كبيرة	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J191	Built-in electric oven, 71 L, 60 cm	فرن بلت إن	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J192	Built-in gas hob 60 cm, 4 burners, stainless	مسطح غاز	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J193	Hood 60 cm wall-mounted, stainless	شفاط	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J194	Dishwasher, 60 cm, 13 settings	غسالة أطباق	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J195	Microwave 25 L inverter (in the tower niche)	ميكروويف	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J196	Washing machine front load inverter, steam	غسالة ملابس	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J202	Storage water heater 15 L under the sink	سخان كهرباء ١٥ لتر تحت الحوض	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
Living							
J197	TV 55" QLED 4K	تلفزيون ٥٥	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J198	TV flat wall bracket	حامل شاشة حائط	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
Master bathroom							
J199	Storage water heater 80 L, 2 kW, wall-mounted at 1.50 m on the solid wall	سخان كهرباء ٨٠ لتر	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
Bathroom II							
J200	Storage water heater 80 L, 2 kW, wall-mounted at 1.50 m on the solid wall	سخان كهرباء ٨٠ لتر	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
Bathroom I (shared)							
J201	Storage water heater 80 L, 2 kW, wall-mounted at 1.50 m on the solid wall	سخان كهرباء ٨٠ لتر	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
Whole home							
J228	Appliance installation (oven, hob, hood, DW, washer, TV, heaters ×4)	تركيب الأجهزة	*Supplier*	11 pc	*Unit price*	*Item cost*	—
Others — accessories, bedding & household · إكسسوارات ومفروشات وأدوات منزلية — أخرى — group cost							
Master bedroom							
J308	Waterproof mattress protector 180×200 (terry)	واقي مرتبة	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J309	Fitted sheet 180×200, white cotton	ملاية استك ١٨٠×٢٠٠ قطن أبيض	*Supplier*	2 set	*Unit price*	*Item cost*	*Store link*
J310	Duvet 240×220, cool	لحاف ٢٤٠×٢٢٠ صيفي	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J311	Pillow, hollow fibre 50×70	مخدة نوم فايبر	*Supplier*	4 pc	*Unit price*	*Item cost*	*Store link*
J312	Wall art / painting	لوحة / تابلوه	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J313	Wastebasket	سلة مهملات	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J314	Clothes hangers, non-slip (pack of 20)	شماعات ملابس	*Supplier*	1 pack	*Unit price*	*Item cost*	*Store link*
J414	Pillowcases 50×80, white, pair	كيس مخدة ٥٠×٨٠ زوج	*Supplier*	2 pair	*Unit price*	*Item cost*	*Store link*
Bedroom II							

SAMPLE

ID	ITEM	البند	SUPPLIER	QTY	UNIT EGP	TOTAL EGP	BUY
J315	Mattress protector 140×200	واقي مرتبة ١٤٠×٢٠٠	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J316	Fitted sheet 140×200, white cotton	ملاية استك ١٤٠×٢٠٠ قطن أبيض	*Supplier*	2 set	*Unit price*	*Item cost*	*Store link*
J317	Duvet 240×220, cool	لحاف ٢٤٠×٢٢٠ صيفي	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J318	Pillow, hollow fibre 50×70	مخدة نوم فايبر	*Supplier*	4 pc	*Unit price*	*Item cost*	*Store link*
J319	Wall art / painting	لوحة / تابلوه	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J320	Wastebasket	سلة مهملات	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J321	Clothes hangers, non-slip (pack of 20)	شماعات ملابس	*Supplier*	1 pack	*Unit price*	*Item cost*	*Store link*
J415	Pillowcases 50×80, white, pair	كيس مخدة ٥٠×٨٠ زوج	*Supplier*	2 pair	*Unit price*	*Item cost*	*Store link*
Bedroom I							
J322	Mattress protector 140×200	واقي مرتبة ١٤٠×٢٠٠	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J323	Fitted sheet 140×200, white cotton	ملاية استك ١٤٠×٢٠٠ قطن أبيض	*Supplier*	2 set	*Unit price*	*Item cost*	*Store link*
J324	Duvet 240×220, cool	لحاف ٢٤٠×٢٢٠ صيفي	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J325	Pillow, hollow fibre 50×70	مخدة نوم فايبر	*Supplier*	4 pc	*Unit price*	*Item cost*	*Store link*
J326	Wall art / painting	لوحة / تابلوه	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J327	Wastebasket	سلة مهملات	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J328	Clothes hangers, non-slip (pack of 20)	شماعات ملابس	*Supplier*	1 pack	*Unit price*	*Item cost*	*Store link*
J416	Pillowcases 50×80, white, pair	كيس مخدة ٥٠×٨٠ زوج	*Supplier*	2 pair	*Unit price*	*Item cost*	*Store link*
Bedroom IV							
J329	Mattress protector 90×200	واقي مرتبة ٩٠×٢٠٠	*Supplier*	2 pc	*Unit price*	*Item cost*	*Store link*
J330	Fitted sheet 90×200, white cotton	ملاية استك ٩٠×٢٠٠ قطن أبيض	*Supplier*	4 set	*Unit price*	*Item cost*	*Store link*
J331	Duvet 150×200, cool	لحاف سنجل ١٥٠×٢٠٠ صيفي	*Supplier*	2 pc	*Unit price*	*Item cost*	*Store link*
J332	Pillow, hollow fibre 50×70	مخدة نوم فايبر	*Supplier*	4 pc	*Unit price*	*Item cost*	*Store link*
J333	Wall art / painting	لوحة / تابلوه	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J334	Wastebasket	سلة مهملات	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J335	Clothes hangers, non-slip (pack of 20)	شماعات ملابس	*Supplier*	1 pack	*Unit price*	*Item cost*	*Store link*
J417	Pillowcases 50×80, white, pair	كيس مخدة ٥٠×٨٠ زوج	*Supplier*	2 pair	*Unit price*	*Item cost*	*Store link*
Bedrooms							
J336	Duvet covers, linen-look, sea-glass / coral / sand: 240×220 ×3 (double beds) + 1	أغطية لحاف ألوان كوستال	*Supplier*	5 pc	*Unit price*	*Item cost*	—
J411	Laundry basket	سلة غسيل	*Supplier*	2 pc	*Unit price*	*Item cost*	*Store link*
Master bathroom							
J337	Soap dispenser / dish	صبانة	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J338	Toilet brush	فرشة تواليت	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J339	Bathroom bin	سلة حمام	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J340	Bath mat	دواسة حمام	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
Bathroom II							
J341	Soap dispenser / dish	صبانة	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J342	Toilet brush	فرشة تواليت	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J343	Bathroom bin	سلة حمام	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J344	Bath mat	دواسة حمام	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
Bathroom I (shared)							

SAMPLE

ID	ITEM	البند	SUPPLIER	QTY	UNIT EGP	TOTAL EGP	BUY
J345	Soap dispenser / dish	صبانة	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J346	Toilet brush	فرشة تواليت	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J347	Bathroom bin	سلة حمام	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J348	Bath mat	دواسة حمام	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
Bathrooms							
J349	Bath towel white	فوطة حمام بيضاء	*Supplier*	8 pc	*Unit price*	*Item cost*	*Store link*
J350	Hand towel white	فوطة يد بيضاء	*Supplier*	8 pc	*Unit price*	*Item cost*	*Store link*
J351	Toothbrush holder bamboo	حامل فرش أسنان بامبو	*Supplier*	3 pc	*Unit price*	*Item cost*	*Store link*
Kitchen							
J352	Kettle	غلاية	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J353	Toaster	توستر	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J354	Blender / food processor	خلاط / كبة	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J355	Cookware set (pots & pans)	طقم حلل وطاسات	*Supplier*	1 set	*Unit price*	*Item cost*	*Store link*
J356	Dinnerware set	طقم صيني / أطباق	*Supplier*	1 set	*Unit price*	*Item cost*	*Store link*
J357	Drinking glasses, set of 6 (320 ml)	طقم كاسات	*Supplier*	2 set	*Unit price*	*Item cost*	*Store link*
J358	Cutlery set 32 pcs for 8	طقم ملاعق وسكاكين	*Supplier*	1 set	*Unit price*	*Item cost*	*Store link*
J359	Cooking utensils	أدوات طهي	*Supplier*	1 set	*Unit price*	*Item cost*	*Store link*
J360	Food containers	علب حفظ	*Supplier*	1 set	*Unit price*	*Item cost*	*Store link*
J361	Kitchen bin	سلة مطبخ	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J362	Dish rack	مصفاة أطباق	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J363	Kitchen towels	فوط مطبخ	*Supplier*	1 pack	*Unit price*	*Item cost*	*Store link*
J364	Cleaning set (mop, broom, bucket)	أدوات نظافة (ممسحة، مقشة، جردل)	*Supplier*	1 set	*Unit price*	*Item cost*	*Store link*
J365	Vacuum cleaner	مكنسة	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J366	Iron + ironing board	مكواة وترايزة مكواة	*Supplier*	1 set	*Unit price*	*Item cost*	*Store link*
J367	First-aid kit	شنطة إسعافات	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J368	Basic tool kit	شنطة عدة	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J369	Kitchen knife set	طقم سكاكين مطبخ	*Supplier*	1 set	*Unit price*	*Item cost*	—
J370	Chopping board	لوح تقطيع	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J371	Cleaning starter pack (detergents, sponges, bin bags, soap, toilet paper)	مستلزمات نظافة أولية (منظفات، إسفنج، أكياس، صابون، مناديل)	*Supplier*	1 lot	*Unit price*	*Item cost*	—
J372	Mugs, glass 250 ml, set of 6	طقم مجات	*Supplier*	2 set	*Unit price*	*Item cost*	*Store link*
J373	Dinnerware set (2nd set — 8 guests)	طقم صيني / أطباق	*Supplier*	1 set	*Unit price*	*Item cost*	*Store link*
Kitchen / laundry							
J410	Clothes drying rack, wall-mounted, in/outdoor	منشر غسيل حائط	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
Entrance							
J374	Key tray / hooks	حامل مفاتيح	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J375	Door mat	دواسة باب	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
Living							
J376	Wall art / painting	لوحة / تابلوه	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J377	Vase	فازة	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J380	Cushion covers 50×50: sea-glass, coral, striped	أكياس مخدات	*Supplier*	6 pc	*Unit price*	*Item cost*	—

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ID	ITEM	البند	SUPPLIER	QTY	UNIT EGP	TOTAL EGP	BUY
J381	Cushion inserts 50×50 (hollow fibre)	حشو مخدات 50×50	*Supplier*	6 pc	*Unit price*	*Item cost*	*Store link*
J382	Woven throw, natural	شال	*Supplier*	2 pc	*Unit price*	*Item cost*	—
Dining							
J378	Vase	فازة	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
J379	Table runner / tablecloth	مفرش سفرة	*Supplier*	1 pc	*Unit price*	*Item cost*	*Store link*
Whole home							
J383	Styling set: terracotta vases, baskets, coral, books, trays	إكسسوارات ستايلنج	*Supplier*	1 set	*Unit price*	*Item cost*	—
Terraces							
J384	Outdoor cushion covers + scatter cushions	مخدات خارجية	*Supplier*	8 pc	*Unit price*	*Item cost*	—
J385	Large planters (fibre clay) with olive / palm	أحواض زرع كبيرة	*Supplier*	4 pc	*Unit price*	*Item cost*	—
Living + bedrooms							
J412	Indoor olive tree, large, artificial, in a woven basket	شجرة زيتون صناعي كبيرة في سلة	*Supplier*	4 pc	*Unit price*	*Item cost*	—

SAMPLE

When the money is needed

STAGE · المرحلة	EGP	M1	M2	M3	M4	M5	M6	M7	M8
Site prep, masonry تجهيز الموقع والمباني	*Stage cost*		●						
Plumbing, electrical & AC rough-in تأسيس السباكة والكهرباء والتكييف	*Stage cost*		●	●					
Plaster, waterproofing, screed المحارة والعزل والبلاط الأساسي (اللياسة)	*Stage cost*			●	●				
Gypsum ceilings, pockets & cove الأسقف الجبس وبيوت الستائر والكوف	*Stage cost*				●				
Floors & wall tiles الأرضيات والسيراميك	*Stage cost*				●	●			
Doors (order + install) الأبواب (طلب + تركيب)	*Stage cost*				●		●		
Kitchen, wardrobes & vanities (order + install) المطبخ والدواليب ووحدات الحمام (طلب + تركيب)	*Stage cost*				●		●		
Sanitary ware & accessories الأدوات الصحية والإكسسوار	*Stage cost*					●	●		
Paint الدهانات	*Stage cost*					●	●	●	
Electrical second fix & lighting تشطيب الكهرباء والإضاءة	*Stage cost*							●	
AC units & appliances التكييفات والأجهزة	*Stage cost*						●	●	
Furniture (order + delivery) الفرش (طلب + توريد)	*Stage cost*						●		●
Curtains, rugs, bedding, décor الستائر والسجاد والمفروشات والديكور	*Stage cost*								●
Snagging, cleaning & handover الملاحظات والنظافة والتسليم	*Stage cost*									●
Money ready at the start of the month · الفلوس المطلوبة أول الشهر		*Amount*	*Amount*	*Amount*	*Amount*	*Amount*	*Amount*	*Amount*	*Amount*

● = money needed for this stage in that month. In your own plan every cell shows the amount in EGP.

● = الشهر اللي المرحلة محتاجة فيه فلوس. في الخطة بتاعتك كل خانة فيها المبلغ بالجنيه.

Duration. You choose how many months you will execute your home over; the plan is spread over the months you choose. The minimum is 8 months for core & shell, 6 for semi-finished and 3 for fully finished. This sample: core & shell, 8 months.

المدة. إنت بتختار هتنفّذ البيت في كام شهر، والخطة بتتوزّع على الشهور اللي اخترتها. أقل مدة ٨ شهور للبيت على الطوب، و٦ لنص التشطيب، و٣ للمتشطّب. العيّنة دي: على الطوب، ٨ شهور.

Prices as of 17 November 2026. Prices are based on average market prices at the date of this report. They are not a forecast of future prices. If you execute over a longer period, prices may change and your budget may change with them.

الأسعار بتاريخ ١٧ نوفمبر ٢٠٢٦. الأسعار مبنية على متوسط أسعار السوق في تاريخ الريبورت ده. دي مش توقّع لأسعار المستقبل. لو هتنفّذ على مدة أطول، الأسعار ممكن تتغيّر والميزانية تتغيّر معاها.

SAMPLE

Terms and consent · الشروط والإقرار

1	**Prices are averages.** Every figure is an average built from the prices suppliers publish on their own websites and in the big stores, updated periodically. It is not a quotation or a guarantee; prices change.	الأسعار متوسطات. كل رقم متوسط محسوب من الأسعار المعلنة على مواقع الموردين والمحلات الكبيرة، وبيتحدث بشكل دوري. ده مش عرض سعر ولا ضمان، والأسعار بتتغير.
2	**Labour only, no contractor.** Labour is priced at craftsmen's rates only, with no contractor percentage. If the client appoints a contractor or a finishing engineer, that party adds its own margin or fee under a separate agreement.	مصنعية فقط، بدون مقاول. المصنعيات بأسعار الصنايعية فقط بدون نسبة مقاول. لو العميل استعان بمقاول أو مهندس تشطيب، بيضيف نسبته باتفاق منفصل.
3	**Changes and execution errors.** Any change of scope, specification or quantity, and any execution error by whoever carries out the works, is the responsibility of the client and the executing party.	أي تعديل أو خطأ في التنفيذ. أي تغيير في الأعمال أو المواصفات أو الكميات، وأي خطأ في التنفيذ من الجهة المنفذة، مسؤولية العميل والجهة المنفذة.
4	**Quantities.** Quantities are measured from the EGC drawings and must be checked on site before anything is bought.	الكميات. محسوبة من رسومات EGC ولازم تتراجع على الموقع قبل أي شراء.
5	**Consent.** By using this plan the client confirms they have read and accepted these terms and the EGC Design House privacy policy.	الإقرار. باستخدام هذه الخطة يقر العميل بأنه قرأ هذه الشروط وسياسة الخصوصية ووافق عليها.
6	**No commission.** EGC Design House takes no commission on any purchase. The client buys directly from each supplier, and EGC Design House has no obligation towards any purchase, delivery, installation or warranty.	بدون أي عمولة. EGC Design House لا تأخذ أي عمولة. العميل بيشتري مباشرة من كل مورد، ولا تتحمل EGC Design House أي التزام تجاه الشراء أو التوريد أو التركيب أو الضمان.
7	**Not included, and not our responsibility.** Contractor margin and site supervision; works execution; structural works; authority, compound and permit fees; utility meters and contracts; supplier delivery, installation and warranties; moving and storage; site conditions not shown on the developer plan; price changes after the date of the plan.	مش ضمن الخطة، ومش مسؤوليتنا. نسبة المقاول والإشراف في الموقع؛ تنفيذ الأعمال؛ الأعمال الإنشائية؛ رسوم الجهات والكمبوند والتصاريح؛ العدادات وعقود المرافق؛ توصيل وتركيب وضمان الموردين؛ النقل والتخزين؛ ظروف الموقع اللي مش ظاهرة في مخطط المطوّر؛ تغيّر الأسعار بعد تاريخ الخطة.
8	**No contingency.** No contingency is added; the total is final. We advise the client to keep a reserve of about 10% for site surprises and changes during execution. This reserve is the client's own decision.	بدون احتياطي. مفيش أي احتياطي مضاف، والإجمالي نهائي. بننصح العميل يحتفظ باحتياطي حوالي ١٠٪ لمفاجآت الموقع والتعديلات أثناء التنفيذ، والاحتياطي ده قرار العميل.
9	**Prices are not a forecast.** Prices are based on average market prices at the date of this report. They are not a forecast of future prices. If you execute over a longer period, prices may change and your budget may change with them. Price date of this report: 17 November 2026.	الأسعار مش توقّع. الأسعار مبنية على متوسط أسعار السوق في تاريخ الريبورت ده. دي مش توقّع لأسعار المستقبل. لو هتنفّذ على مدة أطول، الأسعار ممكن تتغيّر والميزانية تتغيّر معاها. تاريخ أسعار الريبورت ده: ١٧ نوفمبر ٢٠٢٦.
10	**Margin of error ±10%.** The expected range is ±10% around the total, depending on site conditions, market prices and the client's choices during execution.	هامش الخطأ ±١٠٪. المدى المتوقع ±١٠٪ حول الإجمالي، حسب ظروف الموقع وأسعار السوق واختيارات العميل أثناء التنفيذ.

Client name: _____ Signature: _____ Date: _____

اسم العميل: _____ التوقيع: _____ التاريخ: _____

SAMPLE

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EGC Complete Home Plan

The EGC Complete Home Plan starts from EGP 25,000.

To have your home finished, contact our sister company EGC Construction.