

# ELÉN

RESIDENCE



A NEW DAWN IN LUXURIOUS  
*Living*

PROJECT BY





## ABOUT CONCRETE

Concrete Developments Company  
Has extensive and specialized experience in the field  
of real estate development and project management

Concrete Company was established with the aim  
of providing experience and credibility.

Which the institution owns in a modern and more  
Professional way.

Concrete Development Company  
has owns more than 50 projects in various  
Neighborhoods of the Fifth Settlement, in addition to  
Targeting sales worth one billion pounds.

THE FUTURE *Of Living*



AN OUTSTANDING  
MODEL OF  
*Excellence*

In the coming years to provide ideal residential  
and investment solutions.

Concrete Development not only centers Around Developing  
properties, but also caters to its Communities with Luxurious  
Lifestyles, Sustainable Environments, High-end Living  
Experiences and *Efficient services that last a lifetime.*

 **Concrete.**  
DEVELOPMENTS

*Our Success Story*



ELÉN

RESIDENCE



# ELÉN

RESIDENCE



## About to ELÉN Residence

At ELÉN Residence, we Redefine what it Means to live in Luxury.  
Our Mini Compound is a Sanctuary  
*Where Elegance Meets Tranquility*, Blending the Beauty  
of Nature with Architectural Excellence.

Inspired by the Meaning of 'ELÉN,' which signifies  
Brilliance and light, every Corner of our Residence  
is Designed to *Elevate your Lifestyle*.

*Elevate your Lifestyle*

 **Concrete.**  
DEVELOPMENTS



## Our Brand Story

ELÉN Residence was born from a Vision to Create a Space Where Luxury is not just about Opulence but about a Harmonious *Balance between Nature, comfort, and Modern living.*

We Believe that true Luxury is found in the details—the warm touch of sunlight Streaming through Large Windows, the serene sound of water features, and the rich, Sophisticated Palette that Colors your Everyday Life.

Our Brand Embodies this Philosophy by Integrating Natural Elements into every aspect of our design, offering an oasis where Residents can Escape the Hustle of Daily Life and Immerse themselves in a Peaceful Environment.

*At ELÉN, Luxury is Reimagined, Bringing Light, Elegance, and Nature into Perfect Harmony.*

Warm Touch *Of Sunlight*



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Showcases a Bold Approach to Luxury,  
Merging Modern Lines with a timeless Aesthetic.

Every Detail, from the sleek Facades to the Thoughtfully  
Designed interiors, is crafted to create a Living space that Stands out.  
It's a Place where Elegance Meets Innovation,  
*Offering a Unique Blend of Comfort and Style.*

*Where Elegance Bloom*



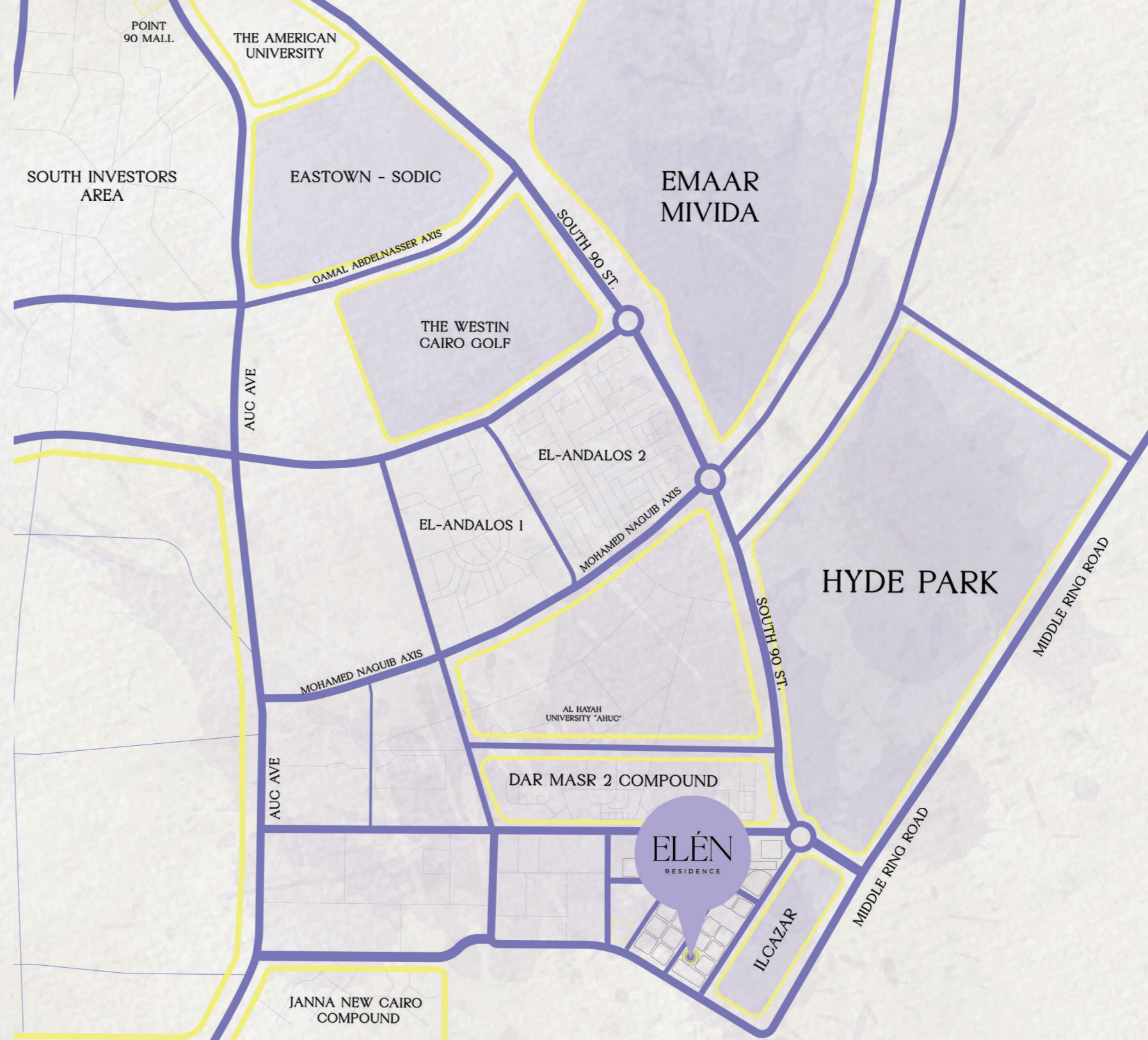
# ELÉN

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## OUR CENTRAL *Location*

A central location with easy accesibility from 3 main Axes including Middle Ring Road, South 90 Street and Mohmed Naguib Axis.

- 📍 2 Mins From Middle Ring Rode.
- 📍 3 Mins From South 90 st.
- 📍 6 Mins From Mohmed Naguib Axis.
- 📍 7 Mins From Emaar Mivida.
- 📍 8 Mins From Ain Elsokhna Road.
- 📍 15 Mins From AUC.





Entrance & Exit



Running Track



Underground Parking



Bike Track

Main Entrance



Main Exit



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*Sophisticated*

LIVING IN A NATURE

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## Facilities for ultimate comfort

ELÉN Residence is designed to offer unparalleled Comfort for the entire family, Creating a sanctuary *Where every Member Feels at Home.*

From Spacious Living Areas that provide a Cozy Retreat to State-of-the-art Facilities that Cater to all Ages, ELÉN Residence Ensures a Lifestyle of Ease and Convenience. Families can Enjoy Beautifully Landscaped Gardens, Serene Water Features, and a Range of Amenities Including Fitness Centers, Playgrounds, and Community Spaces, All Thoughtfully integrated to Enhance daily Life.

At ELÉN Residence, Luxury and Comfort Blend Seamlessly, Making it the Perfect place for Families To grow, Connect, and Thrive.





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Clubhouse

The ELÉN Residence clubhouse is the heart of our community

Offering a stylish and inviting space for residents to relax, Socialize, and unwind. Featuring Elegant interiors and Comfortable seating areas, the Clubhouse is perfect for Hosting events, Enjoying a cup of coffee, or simply taking a break from the day.

With a variety of Amenities including a lounge, game room, and meeting spaces, the clubhouse is designed to bring Neighbors together and Enhance the sense of community at ELÉN Residence.

*Where* Elegance Bloom



## Playground

At ELÉN Residence, our Padel, tennis, and football playgrounds

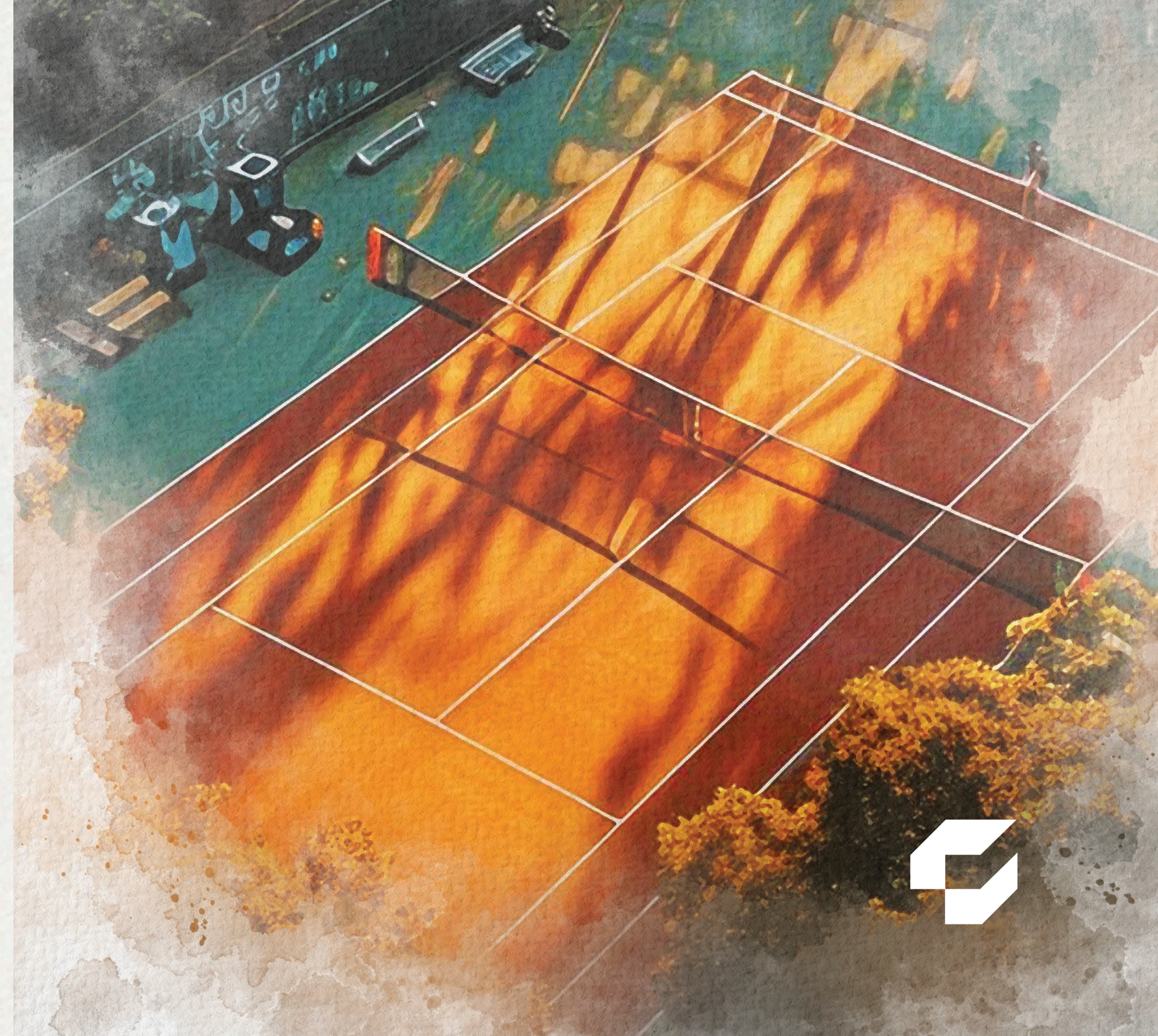
Offer Residents the Perfect Blend of Recreation and Competition.

These state-of-the-art courts are designed to cater to Players of all skill levels, Providing a Dynamic space for both friendly Matches and serious Games.

Surrounded by Lush Greenery, the Playgrounds are ideal for staying active, Enjoying the Outdoors, and Fostering a sense of Community through sport.

Whether you're practicing your swing, perfecting your serve, or scoring the winning goal, these facilities ensure that Every game is Played in a setting of Unparalleled Comfort and Style.

*Where* Elegance Bloom





## Kids Area

### We Believe in Creating a Nurturing Environment

For the Entire Family, Including the Youngest Members.

Our Dedicated kids' area is thoughtfully Designed to be a Safe And Engaging space where Children can Play, Explore, And Make Lasting Memories.

With a variety of Age-Appropriate Activities and Equipment, this Vibrant area Ensures that Every Child has a place to thrive. We Prioritize the well-being of all Family Members, Providing a Balanced Lifestyle that caters to the needs and Happiness of Everyone at ELÉN Residence.

*Experience*  
Happiness in Every Corner



## bike – Running Tracks

At ELÉN Residence, our Bike and Running tracks are Designed

To Connect you with Nature, Offering a Sense of Freedom in Every Stride and Pedal.

Winding through Lush Landscapes and Serene Surroundings, these tracks provide the perfect Setting for a Rejuvenating Run or a Leisurely Bike Ride.

Whether you're Looking to stay Active or simply Enjoy the Outdoors, the Carefully Crafted paths at ELÉN Residence allow you to Experience the Beauty of Nature while Embracing the Freedom to Move at your Own Pace.

*Embrace*

Freedom in Nature's Embrace





## Seating Area



### The seating areas at ELÉN Residence

Are Designed to Create a Luxurious and Close-knit Community.

Strategically Placed throughout the Compound, these inviting Spaces Offer the Perfect setting for Residents to relax, Connect, and enjoy the serene Surroundings.

Whether it's a Quiet Moment alone or a chat with Neighbors, these Seating areas Enhance the sense of Community, making ELÉN Residence a place where comfort and Luxury Bring People together.

*Relax*  
and Unwind in Elegant Seating Areas



Mall

## The mall within ELÉN Residence

Is More than just a Shopping Destination it's a Cornerstone of our Luxurious Community.

Thoughtfully Integrated into the Compound, the Mall Offers a Curated Selection of Retail Stores, Dining Options, and Essential services, Providing Everything you Need Just Steps from your Hhome.

Whether you're Looking for Everyday Conveniences or Indulging in a Bit of Retail therapy, the mall Enhances your Lifestyle, Making it Easy to Enjoy a life of Luxury and Comfort within the secure and Vibrant Environment of ELÉN Residence.

Indulge in Effortless Shopping  
*Luxury*



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Hostel



## The Hostel at ELÉN Residence

The SIMI-finished Hostel at ELÉN Residence Offers a touch of Luxury and Comfort within our Close-knit Community.

Designed to Provide a sleek and modern Living , it Allows Residents to Personalize their Experience while Enjoying High-Quality Finishes and thoughtful Amenities.

This Flexible Approach enhances the Sense of Sophistication and Ease, Making it an ideal Choice for those Seeking Both Style and Comfort in our Vibrant Compound.

*Experience*  
Ultimate Comfort and Luxury



# Floor Plans

*Type One*



# TYPE ONE DUBLEX 01

## Ground Floor

Area : 281 M<sup>2</sup>  
Garden : 36 M<sup>2</sup>

### Down

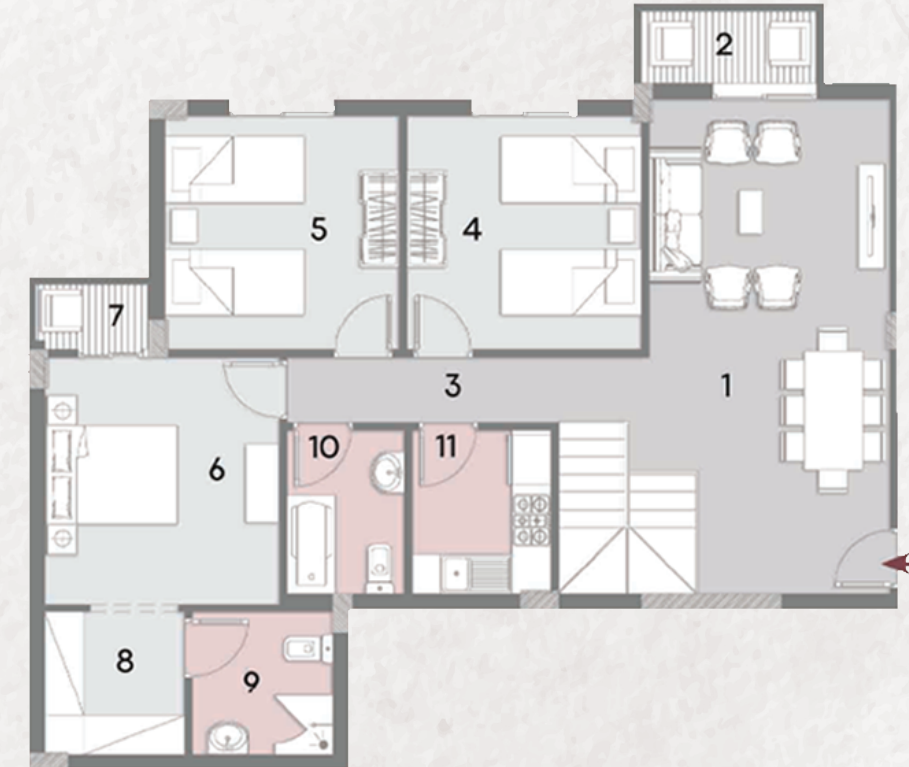
NO.	Location	Dimension
1	Reception	8.52 x 5.25
2	Terrace	3.13 x 1.48
3	Kitchen	4.89 x 4.73
4	Nanny	2.46 x 2.23
5	Bathroom	2.45 x 1.12



Area : 281 M<sup>2</sup>  
Garden : 36 M<sup>2</sup>

### Up

NO.	Location	Dimension
1	Reception	8.09 x 3.88
2	Terrace	2.94 x 1.35
3	Corridor	5.50 x 1.00
4	B.Room 1	3.72 x 3.97
5	B.Room 2	3.91 x 3.91
6	M.Bedroom	3.97 x 3.96
7	M.Terrace	1.84 x 1.13
8	Dressing	2.46 x 2.39
9	M.Bathroom	2.46 x 2.39
10	Bathroom	2.87 x 1.92
11	Kitchen	2.25 x 2.87



# TYPE ONE DUBLEX 02

## Ground Floor

Area : 232 M<sup>2</sup>  
Garden : 20 M<sup>2</sup>

### Down

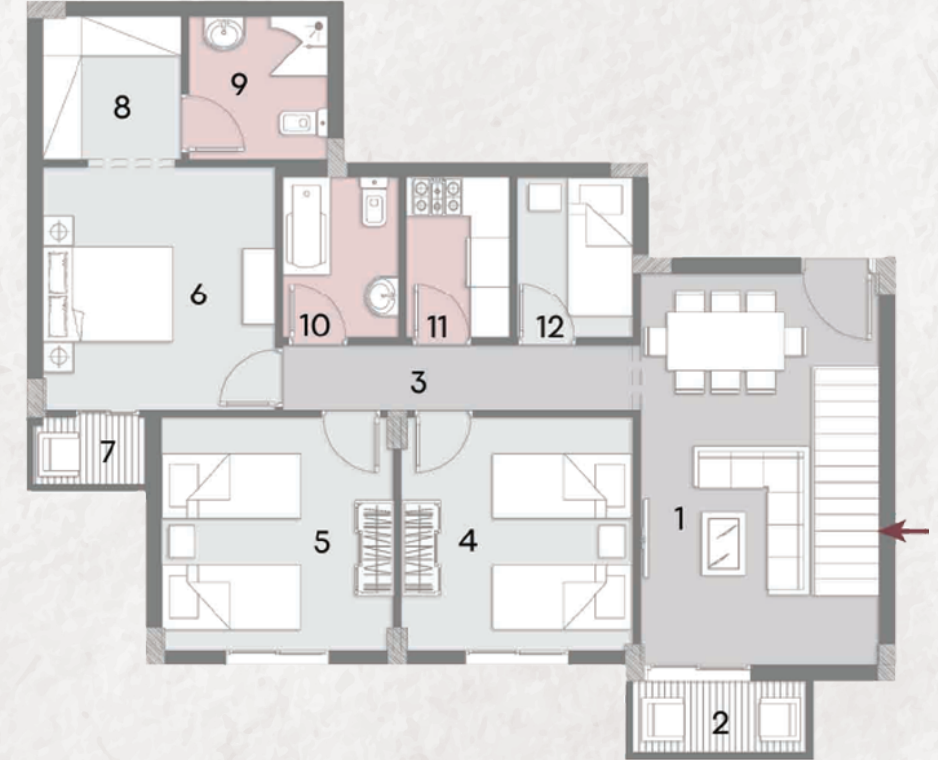
NO.	Location	Dimension
1	Reception	6.60 x 3.83
2	Terrace	4.08 x 2.00
3	Living	3.91 x 3.83
4	Corridor	1.12 x 1.12
5	Kitchen	3.93 x 2.60
6	Bathroom	2.87 x 1.31



Area : 232 M<sup>2</sup>  
Garden : 20 M<sup>2</sup>

### Up

NO.	Location	Dimension
1	Reception	6.60 x 3.88
2	Terrace	2.94 x 1.22
3	Corridor	5.50 x 1.00
4	B.Room 1	3.97 x 3.72
5	B.Room 2	3.91 x 3.91
6	M.Bedroom	3.97 x 3.96
7	M.Terrace	1.84 x 1.13
8	Dressing	2.46 x 2.39
9	M.Bathroom	2.46 x 2.39
10	Bathroom	2.87 x 1.92
11	Kitchen	2.87 x 1.72
12	Nanny	2.87 x 1.99

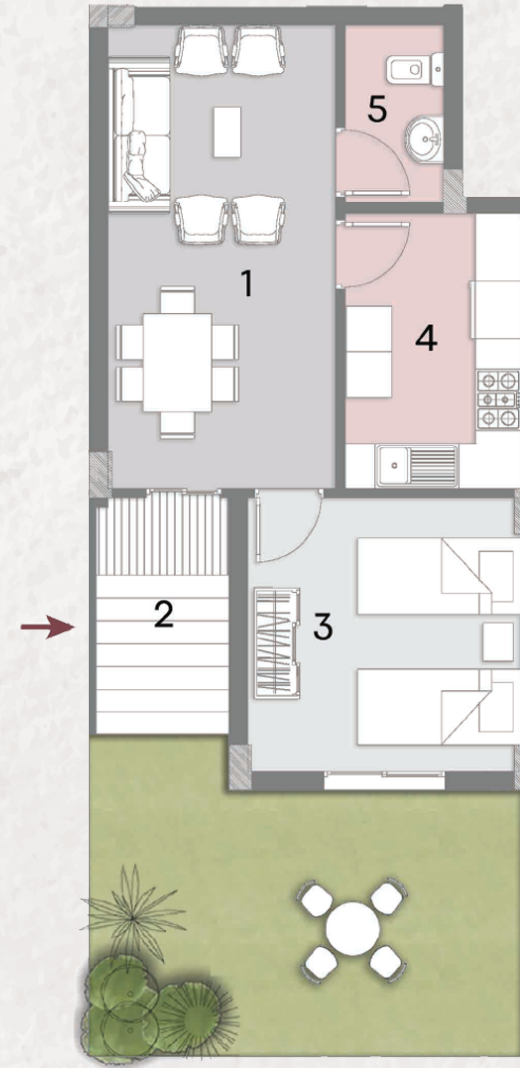


## TYPE ONE GROUND FLOOR

### Appartment 02

Area : 75 M<sup>2</sup>  
Garden : 22 M<sup>2</sup>

NO.	Location	Dimension
1	Reception	6.28 x 3.31
2	Terrace	3.12 x 1.84
3	Bedroom	3.97 x 3.91
4	Kitchen	2.76 x 2.50
5	Bathroom	2.48 x 1.61

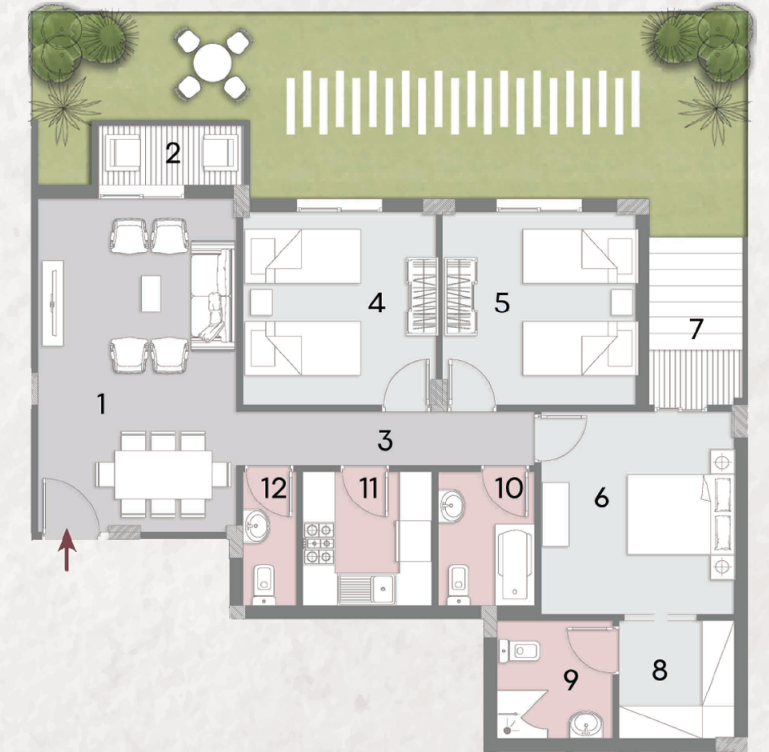


## TYPE ONE GROUND FLOOR

### Appartment 03

Area : 154 M<sup>2</sup>  
Garden : 44 M<sup>2</sup>

NO.	Location	Dimension
1	Reception	6.66 x 3.89
2	Terrace	2.94 x 1.22
3	Corridor	5.50 x 1.00
4	B.Room 1	3.97 x 3.72
5	B.Room 2	3.91 x 3.91
6	M.Bedroom	3.96 x 3.85
7	M.Terrace	3.13 x 1.84
8	Dressing	2.46 x 2.39
9	M.Bathroom	2.46 x 2.39
10	Bathroom	2.81 x 1.92
11	Kitchen	2.81 x 2.52
12	WC	2.81 x 1.31

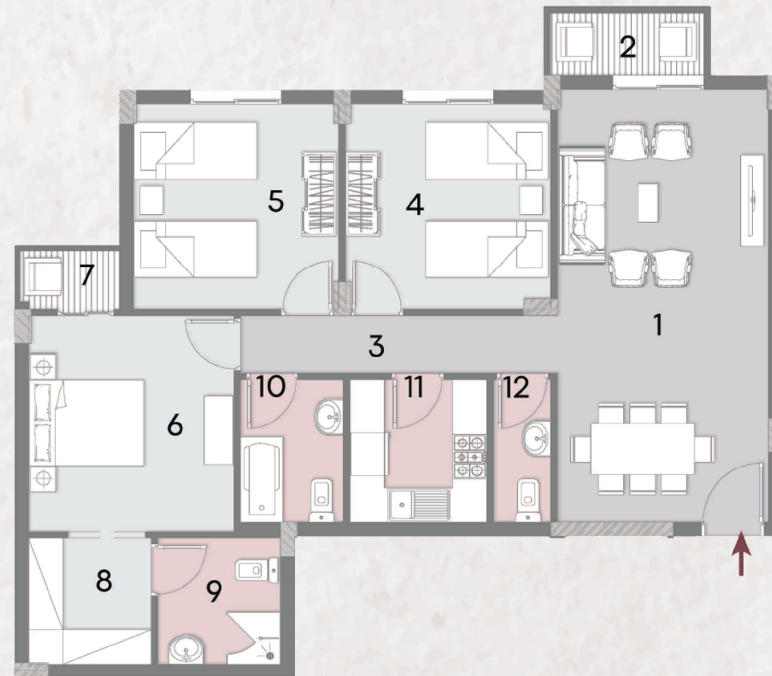


## TYPE ONE TYPICAL FLOOR

### Appartment 01

Area : 157 M<sup>2</sup>

NO.	Location	Dimension
1	Reception	8.09 x 3.88
2	Terrace	2.94 x 1.22
3	Corridor	5.56 x 1.00
4	B.Room 1	3.97 x 3.72
5	B.Room 2	3.91 x 3.91
6	M.Bedroom	3.97 x 3.96
7	M.Terrace	1.84 x 1.18
8	Dressing	2.39 x 2.39
9	M.Bathroom	2.46 x 2.39
10	Bathroom	2.87 x 1.92
11	Kitchen	2.87 x 2.52
12	WC	2.87 x 1.12

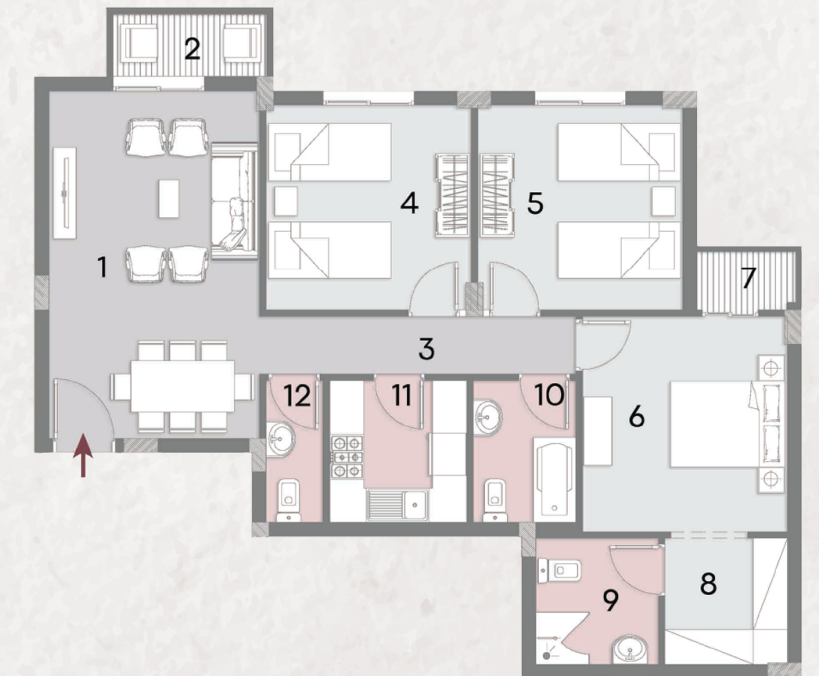


## TYPE ONE TYPICAL FLOOR

### Appartment 04

Area : 150 M<sup>2</sup>

NO.	Location	Dimension
1	Reception	6.60 x 3.89
2	Terrace	2.94 x 1.35
3	Corridor	5.56 x 1.00
4	B.Room 1	3.97 x 3.72
5	B.Room 2	3.91 x 3.91
6	M.Bedroom	3.97 x 3.97
7	M.Terrace	1.13 x 1.84
8	Dressing	2.46 x 2.39
9	M.Bathroom	2.46 x 2.39
10	Bathroom	2.87 x 1.92
11	Kitchen	2.87 x 2.52
12	WC	2.87 x 1.31





# Floor Plans

Type of Work



# TYPE TWO DUBLEX 02

Area : 219 M<sup>2</sup>  
Garden : 38 M<sup>2</sup>

Down

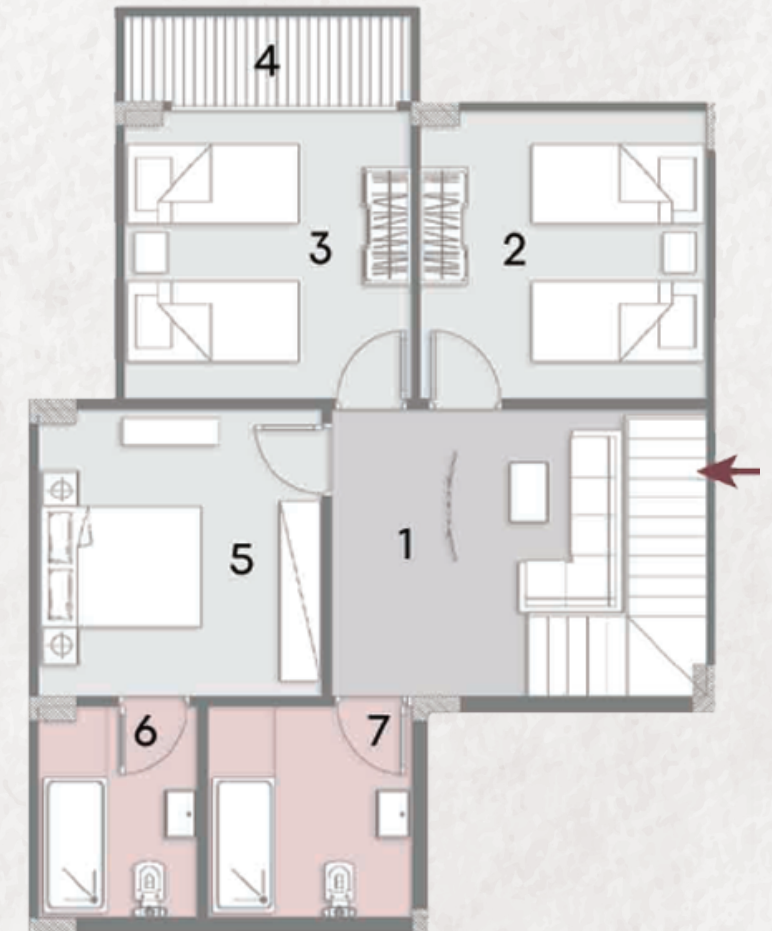
NO.	Location	Dimension
1	Reception	8.57 x 7.66
2	Terrace	5.82 x 1.19
3	Kitchen	3.03 x 2.90
4	Bathroom	3.02 x 2.90



Area : 219 M<sup>2</sup>  
Garden : 38 M<sup>2</sup>

Up

NO.	Location	Dimension
1	Livin	4.83 x 3.88
2	B.Room 1	3.78 x 3.73
3	B.Room 2	3.78 x 3.78
4	Terrace	3.84 x 1.25
5	M.Bedroom	3.74 x 3.74
6	M.Bathroom	2.90 x 2.18
7	Bathroom	2.90 x 2.83



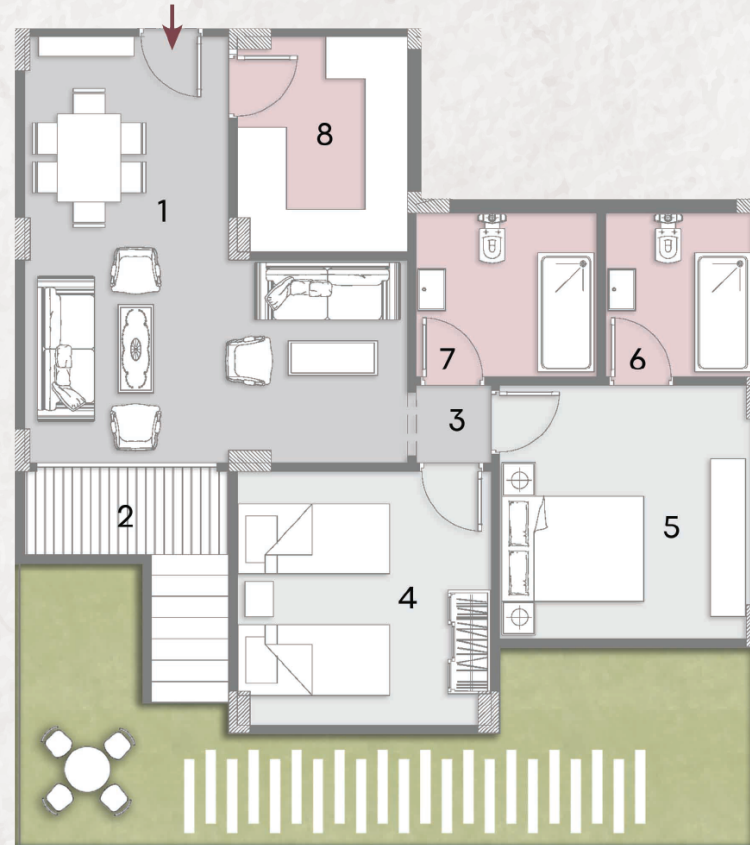
## TYPE TWO APARTMENT 05

### Apartment 05

Area : 114 M<sup>2</sup>

Garden : 26 M<sup>2</sup>

NO.	Location	Dimension
1	Reception	6.23 x 5.57
2	Terrace	2.97 x 1.24
3	Corridor	1.18 x 1.10
4	Bedroom	3.78 x 3.79
5	M.Bedroom	3.78 x 3.71
6	M.Bathroom	2.58 x 2.22
7	Bathroom	2.58 x 2.69
8	Kitchen	3.17 x 2.68

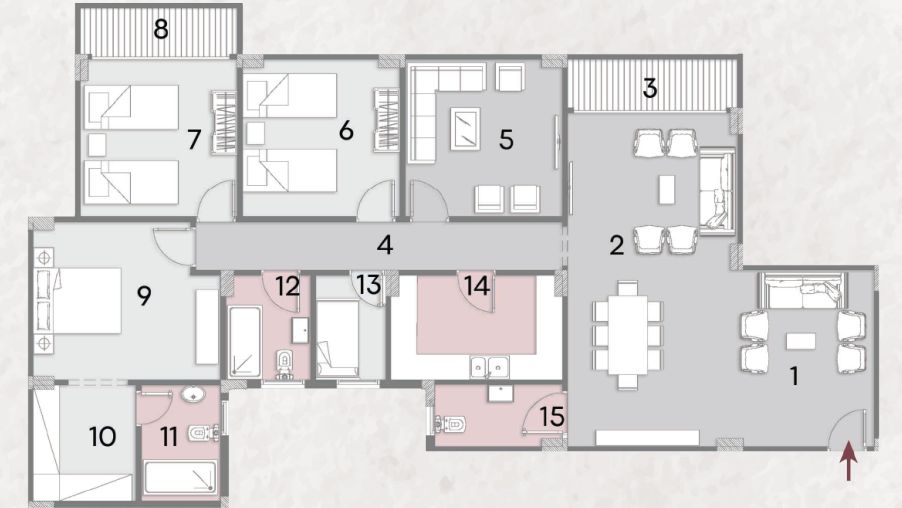


## TYPE TWO TYPICAL FLOOR

### Apartment 01

Area : 219 M<sup>2</sup>

NO.	Location	Dimension
1	Reception	4.22 x 3.36
2	Dinning	7.76 x 4.02
3	Terrace	4.02 x 1.28
4	Corridor	8.51 x 1.10
5	Living	3.84 x 3.72
6	Bedroom 1	3.84 x 3.72
7	Bedroom 2	3.78 x 3.72
8	B.Terrace	3.84 x 1.19
9	M.Bedroom	4.47 x 3.74
10	Dressing	2.90 x 2.54
11	M.Bathroom	2.90 x 2.06
12	Bathroom	2.72 x 2.06
13	Nanny	2.72 x 1.72
14	Kitchen	2.72 x 4.04
15	WC	3.18 x 1.53

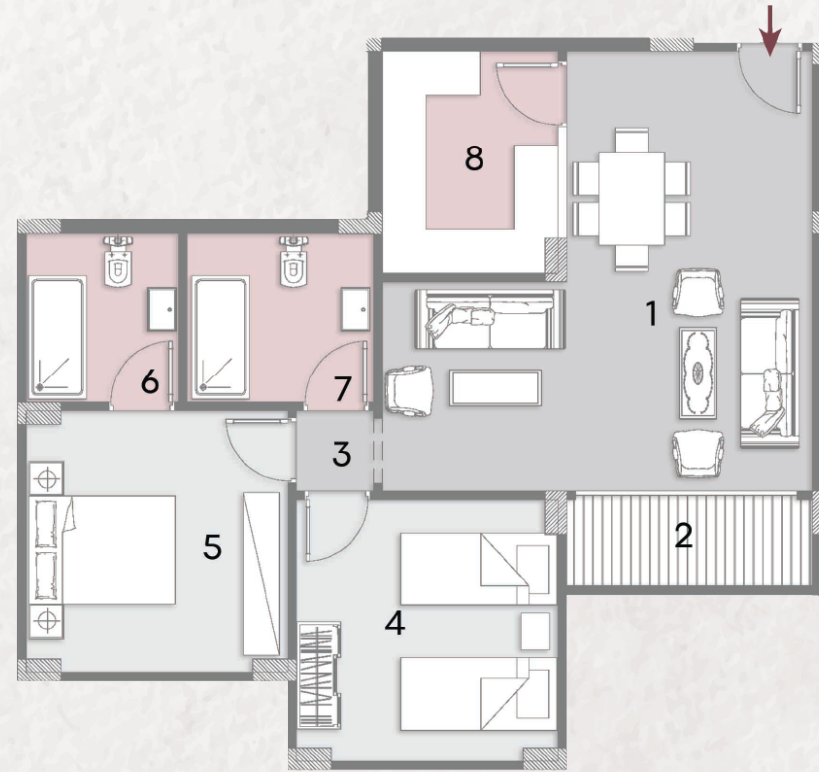


## TYPE TWO TYPICAL FLOOR

### Appartment 02

Area : 116 M<sup>2</sup>

NO.	Location	Dimension
1	Reception	6.17 x 6.04
2	Terrace	3.38 x 1.36
3	Corridor	1.18 x 1.10
4	Bedroom	3.83 x 3.78
5	M.Bedroom	3.78 x 3.78
6	M.Bathroom	2.64 x 2.28
7	Bathroom	2.64 x 2.69
8	Kitchen	3.31 x 2.54

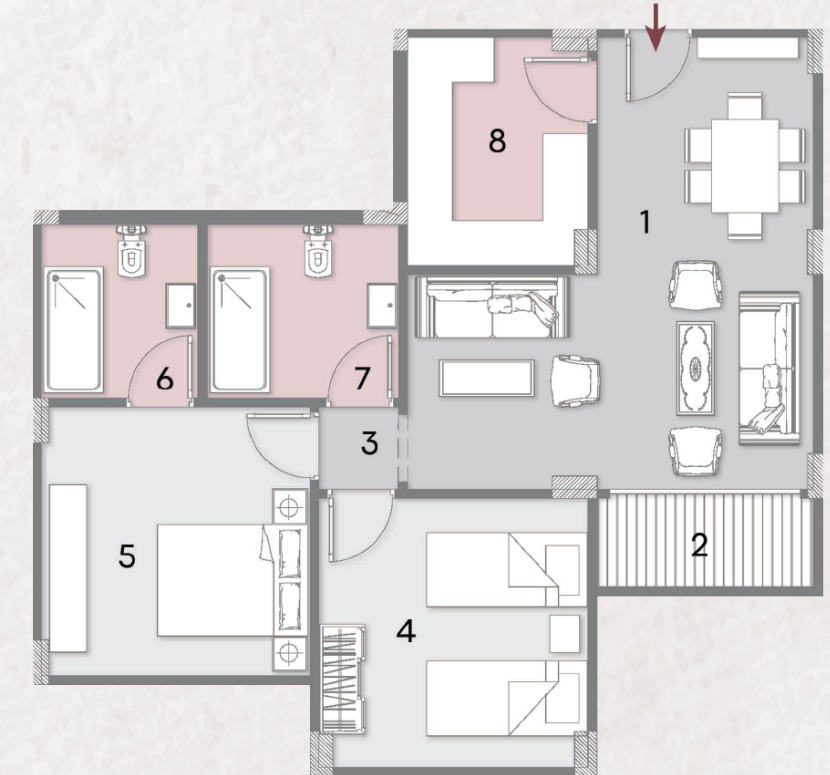


## TYPE TWO TYPICAL FLOOR

### Appartment 04

Area : 111 M<sup>2</sup>

NO.	Location	Dimension
1	Reception	6.23 x 5.57
2	Terrace	2.95 x 1.36
3	Corridor	1.18 x 1.10
4	Bedroom	3.78 x 3.79
5	M.Bedroom	3.78 x 3.71
6	M.Bathroom	2.58 x 2.22
7	Bathroom	2.58 x 2.69
8	Kitchen	3.17 x 2.68



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*Living*



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