

COMPOUND
MERAY.



We build
a Golden era

NEC
DEVELOPMENTS

حاصل علي قرار وزاري رقم ٦٧٤ بتاريخ ١٦-٨-٢٠٢٣



MERAY 2 project was constructed on an area of **10 acres**, with **49 villas**, including **18 villas** with a **twin house system** and **31 independent villas**, with a **service ratio of 62%** and a contemporary facade design



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NEW ERA DEVELOPMENTS owns this project since its inception

The company has become an authentic pioneer in the region and an example to follow in inspiring change

As it provided incomparable value through a precedent of model projects that has been offering an innovative outlook on integrated living to strongly emerge as a leading real-estate developer in 6th of October City and fulfilling theirising demand on mixed-use projects that enrich live



El Dabaa axis



Cairo Alexandria desert road



Rawd Al-Farag axis



Central axis



4.5

(km) from
El Awsaty
ring road

El Awsaty
ring road



Waslet
Dahshur
road

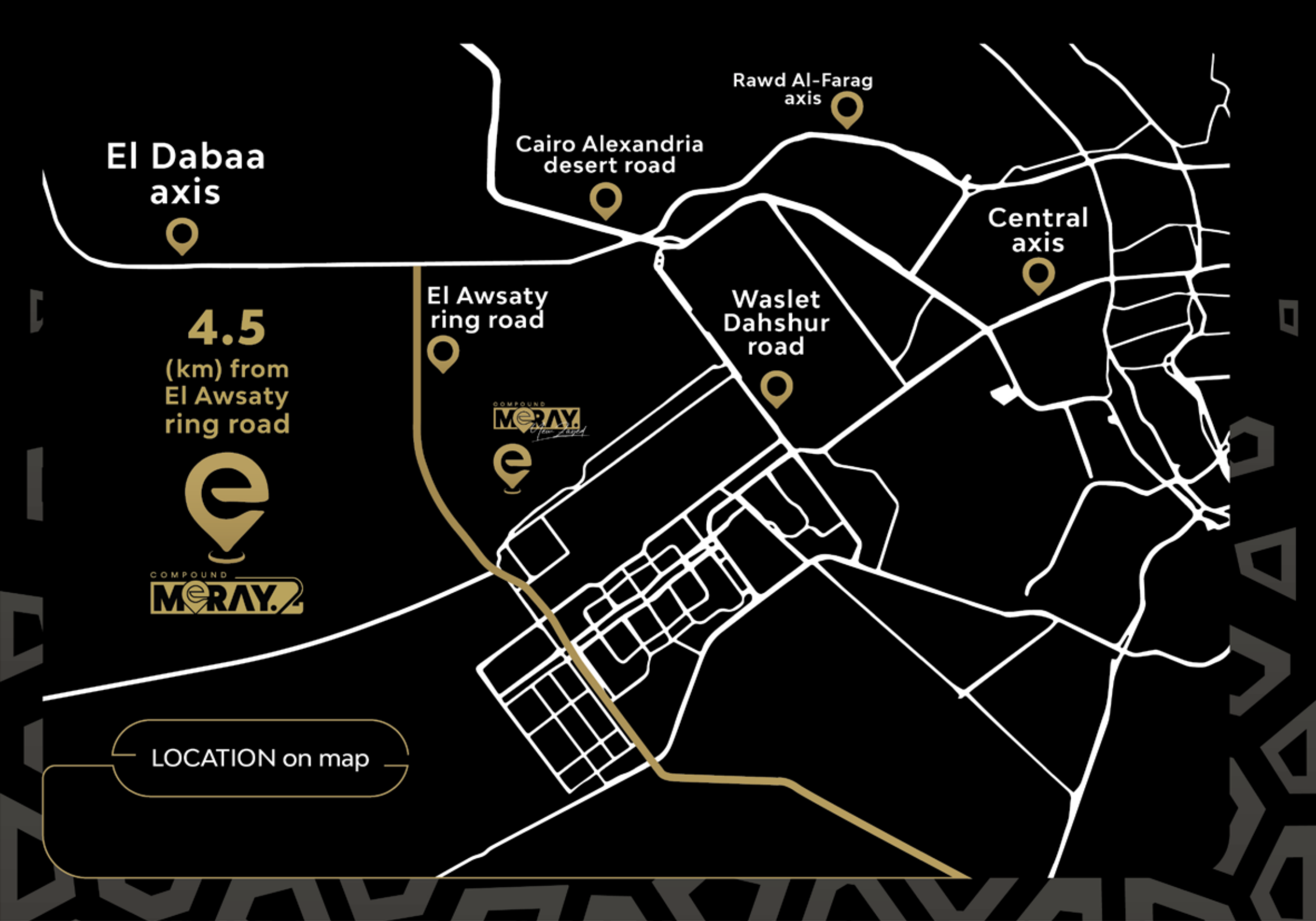


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LOCATION on map



MERAY 2 LOCATION

Living in a good place is not always enough, that's why we chose the exceptional location of **MERAY 2 COMPOUND** in **6th of October City** to be minutes away from all the services offered by the surrounding vital destination

-  **4.5 (km)** From El Awsaty Ring Road
- 5 Minutes** From EL Dabaa axis
- 10 Minutes** From Gamal Abd El Nasr Road
- 10 Minutes** From El Wahat El bahariya Road
- 10 Minutes** From El Hosary Mosque
- 15 Minutes** From Mall Of Arabia



MERAY 2 SERVICES



MERAY2 COMPOUND is integrated town with an innovative design inspired by The **Green City** with sustainable architecture, high quality construction, unique landscapes and an abundance of modern amenities, facilities and services to provide you a luxury and modern lifestyle with an innovative view of an integrated life that meets all your needs and aspirations



GREEN
Spaces



AQUA
Park



SWIMMING
Pool



RUNNING
Track



PADEL
Court



KIDS
Area



COMMERCIAL
Mall



EVENTS
Hall



SMART
Gates



SURVEILLANCE
Cameras

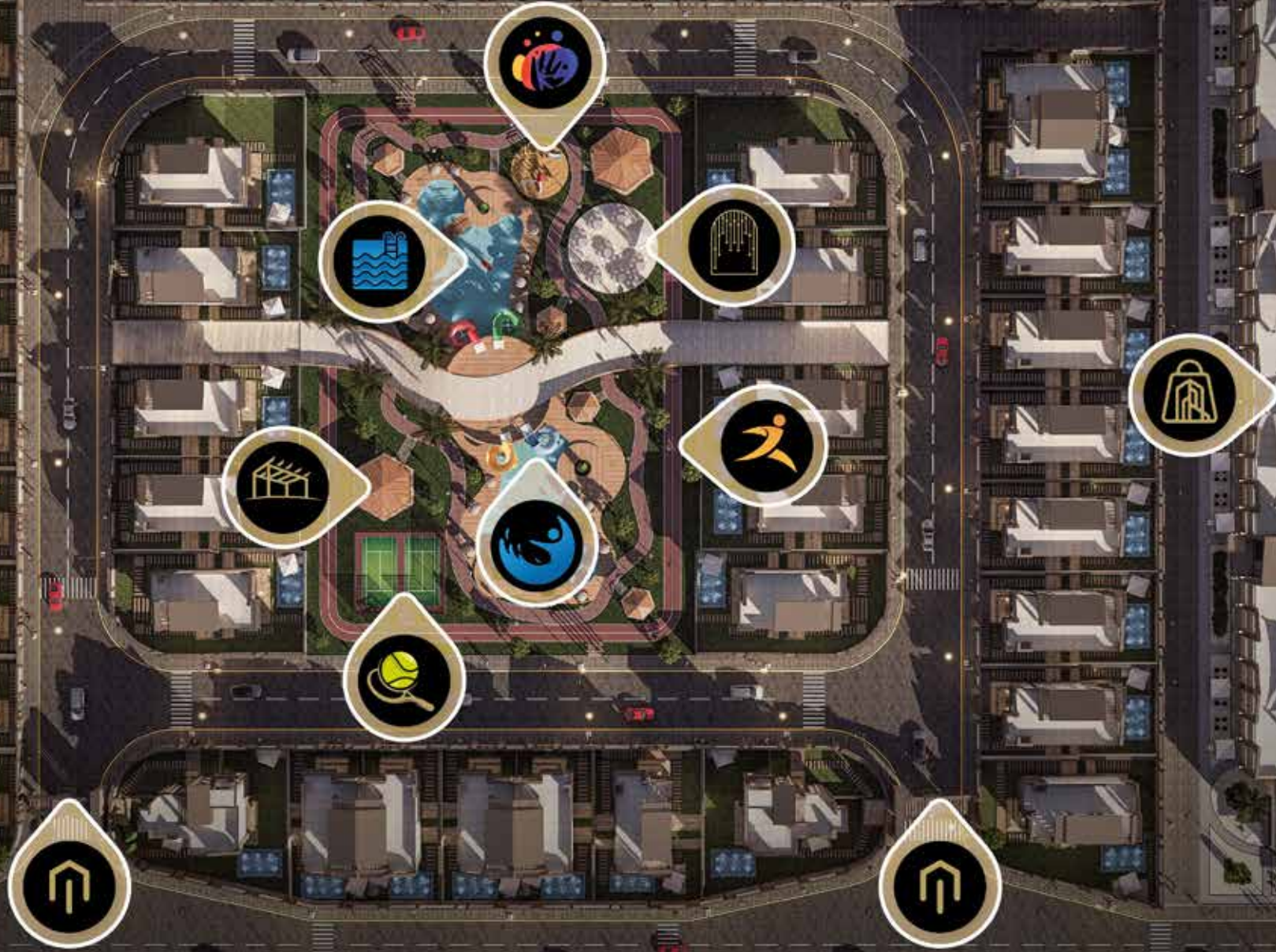


SECURITY








PERGOLAS

COMPOUND
MERAY.2

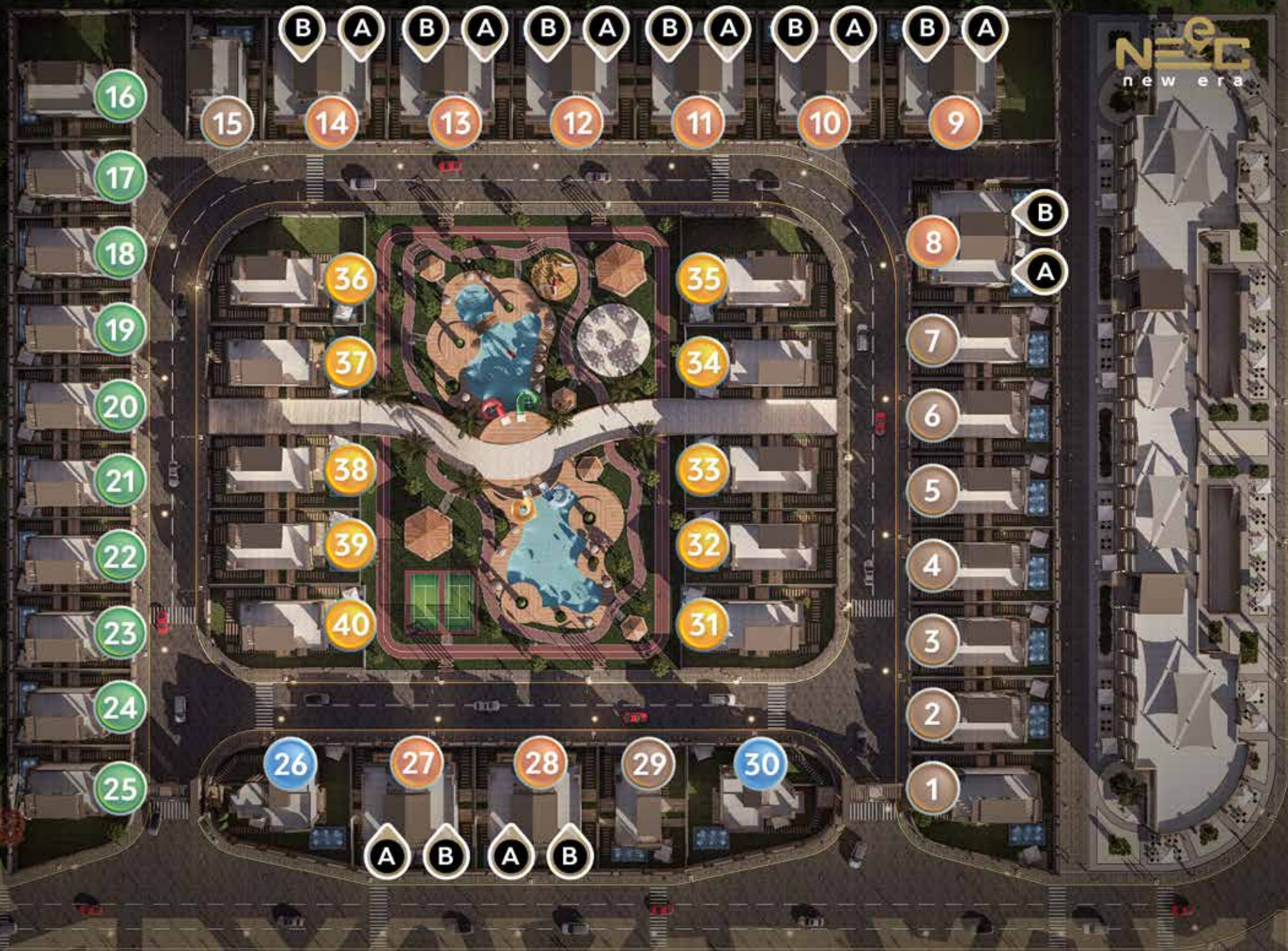


MERAY 2 MODELS

MERAY2 COMPOUND contains **49 Villas**, including **18 Villas** with a **Twin house** design and **31 Standalone villas** with a **private back garden** and a **Private Swimming Pool** for each villa, sufficient spaces from all directions whether in the internal spaces or in the outdoor spaces to guarantee you an elegant surrounding, privacy, completely noise and pollution-free environment

Model	I	II	III	IV	V
Color on MAP					
Type	STAND ALONE 324 m ²	STAND ALONE 375 m ²	TWIN VILLA 324 m ²	STAND ALONE 324 m ²	STAND ALONE 324 m ²







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MERAY 2 UNITS

- ▶ **MERAY2 COMPOUND** contains 49 Villas in 5 **MODELS** characterized by a variety of interior and exterior designs and spaces to ensure that all customer requirements are met

MODELS SPACES

MODEL	I	II	III	IV	V
BUA	324	375	324	324	324
Land Area	308 to 435	364 to 504	352 to 443	466 to 497	295 to 492
Garden	213 to 340	254 to 394	157 to 348	371 to 402	200 to 397

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e MODEL I

MODEL I

Basement Floor

Master bedroom
3.55M * 3.90M
Dressing room
2.05M * 1.60M
Master bathroom
2.05M * 1.60M
Bathroom
1.40M * 2.10M
Salon
7.30M * 8.05M



Ground Floor

Kitchen
3.80M * 3.90M
Entrance lobby
1.40M * 3.80M
Wash
1.55M * 1.95M
Guest bathroom
2.00M * 1.95M
Salon
8.15M * 7.45M



First Floor

Bedroom 1 terras
1.30M * 4.00M
Bedroom 1
3.70M * 4.00M
Bedroom 2
4.10M * 3.45M
Bathroom
1.50M * 2.60M
Master bedroom lobby
3.25M * 1.10M
Master bathroom
1.50M * 2.80M
Dressing room
1.60M * 2.80M
Master bedroom
3.85M * 4.00M
Stair core
4.25M * 3.45M
Living room
3.80M * 3.45M
Terras
1.10M * 3.45M



Roof Floor

Roof garden
7.60M * 14.50M
Maid room
2.20M * 1.80M
Maid bathroom
1.15M * 1.80M
Living
4.25M * 3.45M



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39

e MODEL II



MODEL II

Basement Floor

Master bedroom
4.10M * 4.05M
Dressing room
1.40M * 2.60M
Master bathroom
2.60M * 1.80M
Bathroom
1.40M * 1.80M
Salon
7.50M * 9.05M



Ground Floor

Kitchen
4.05M * 4.35M
Entrance lobby
1.40M * 4.35M
Wash
1.95M * 2.15M
Guest bathroom
2.00M * 1.95M
Salon
9.15M * 7.60M



First Floor

Bedroom 1 terras
1.60M * 4.20M
Bedroom 1
3.95M * 4.20M
Bedroom 2
3.45M * 4.65M
Bathroom
2.00M * 2.75M
Master bedroom lobby
3.25M * 1.10M
Master bathroom
1.50M * 3.00M
Dressing room
1.60M * 3.00M
Master bedroom
4.20M * 4.50M
Stair core
4.25M * 3.45M
Living room
3.45M * 4.80M
Terras
1.35M * 3.45M



Roof Floor

Roof garden
7.75M * 15.80M
Maid room
3.45M * 1.55M
Maid bathroom
1.15M * 1.40M
Laundry room
1.20M * 1.95M
Living
4.25M * 3.45M



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B

10

A



MODEL

III

MODEL III

Basement Floor

Master bedroom
3.90M * 3.40M
Dressing room
1.60M * 1.90M
Master bathroom
1.90M * 2.00M
Bathroom
2.50M * 1.40M
Salon
7.70M * 7.90M



Ground Floor

Kitchen
3.90M * 3.65M
Entrance lobby
3.65M * 1.40M
Wash
2.20M * 1.50M
Guest bathroom
2.20M * 1.90M
Salon
8.00M * 7.70M



First Floor

Bedroom 1 terras
1.20M * 4.00M
Bedroom 1
4.00M * 3.50M
Bedroom 2
4.00M * 3.70M
Bathroom
1.60M * 2.55M
Master bedroom lobby
3.25M * 1.35M
Master bathroom
1.60M * 2.55M
Dressing room
2.55M * 1.50M
Master bedroom
4.00M * 3.60M
Stair core
4.25M * 3.70M
Living room
3.70M * 3.40M
Terras
1.30M * 3.70M



Roof Floor

Roof garden
7.85M * 14.05M
Maid room
2.00M * 2.50M
Maid bathroom
2.50M * 1.10M
Living
4.25M * 3.20M



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26

e MODEL IV



MODEL IV

Basement Floor

Kitchen
2.00M * 3.60M
Living
6.05M * 3.95M
Bathroom
1.85M * 1.90M
Stair Core
4.70M * 2.40M
Salon
6.50M * 4.50M
Guest bedroom
4.15M * 3.50M



Ground Floor

Salon
12.30M * 6.05M
Stair Core
4.40M * 2.40M
Kitchen
3.25M * 3.60M
Guest bathroom
1.65M * 2.15M



First Floor

Master terras
1.40M * 2.80M
Master bedroom
3.60M * 6.05M
Master Bathroom
1.85M * 1.90M
Master bedroom lobby
1.20M * 2.45M
Dressing room
2.20M * 2.75M
Stair Core
2.40M * 5.35M
Living room
2.90M * 2.90M
Living room terras
1.20M * 3.05M
Bedroom 1
4.10M * 2.15M
Bathroom
1.90M * 2.15M
Bedroom 2
4.10M * 3.60M



Roof Floor

Roof garden
8.25M * 13.80M
Stair core
5.05M * 2.40M
Living room
3.25M * 3.60M
Living terras
3.60M * 1.10M



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e MODEL **V**

MODEL V

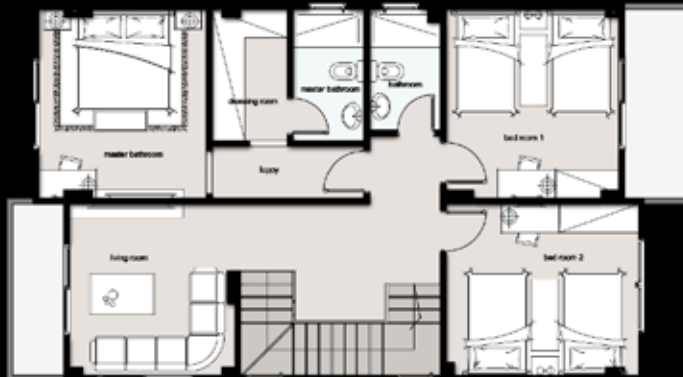
Basement Floor

Master bedroom
3.55M * 3.90M
Dressing room
3.05M * 1.60M
Master bathroom
1.80M * 2.05M
Bathroom
1.40M * 2.30M
Salon
7.90M * 7.50M



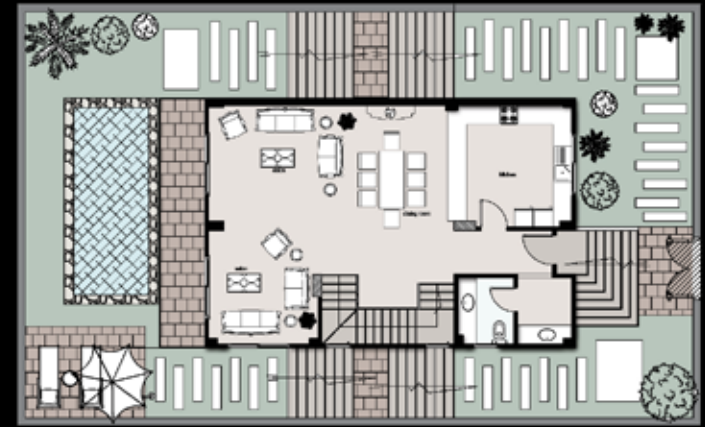
First Floor

Bedroom 1 terras
1.35M * 4.00M
Bedroom 1
4.00M * 3.65M
Bathroom
2.55M * 1.50M
Master bedroom lobby
3.25M * 1.10M
Master bathroom
1.50M * 2.80M
Dressing room
2.80M * 1.60M
Master bedroom
3.55M * 4.00M
Stair core
3.65M * 4.25M
Living
3.65M * 3.50M
Terras
1.10M * 3.65M



Ground Floor

Kitchen
3.80M * 3.90M
Entrance lobby
3.15M * 1.40M
Wash
1.75M * 2.10M
Guest bathroom
2.10M * 1.80M
Salon
7.85M * 7.65M



Roof Floor

Roof garden
14.30M * 7.75M
Maid room
1.80M * 3.40M
Maid bathroom
1.80M * 1.15M
Living room
3.65M * 4.25M



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MERAY. MALL

Big Names

are interested in providing Basic and Entertainment Services that meet the Owner's needs, such as the **Market, Gym, Pharmacy, Retail** and more

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**GREEN
Spaces**



**AQUA
Park**



**SWIMMING
Pool**



**RUNNING
Track**



**PADEL
Court**



**KIDS
Area**



**COMMERCIAL
Mall**



**EVENTS
Hall**



**SMART
Gates**



**SURVEILLANCE
Cameras**



SECURITY



PERGOLAS



6th of October City