



NestMatch

Real Estate Evaluation

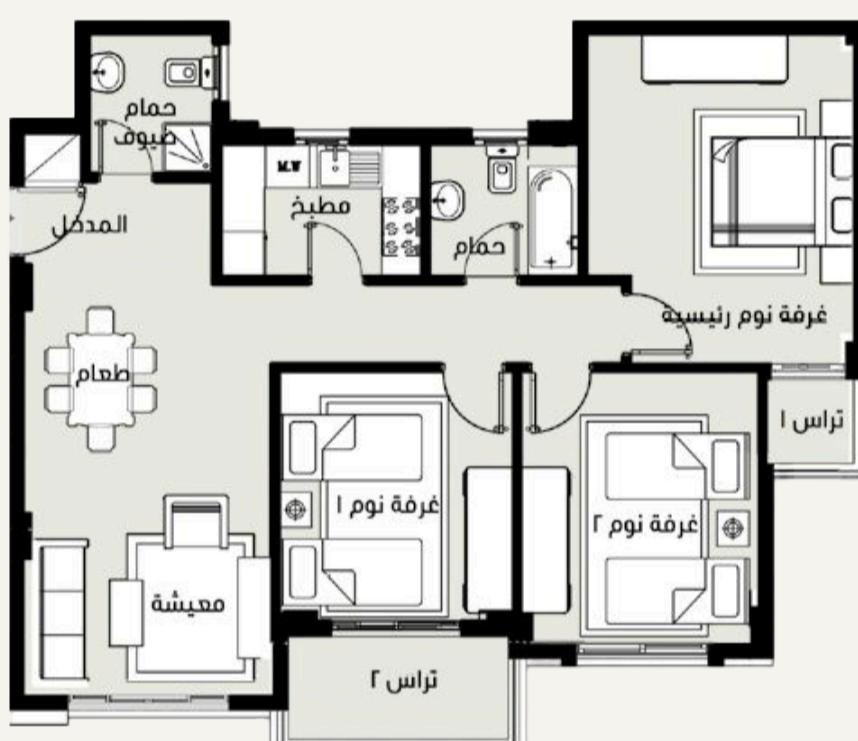
Nest Match - Architectural Report

[B](#)
[Group](#)
[Building](#)
[Unit](#)
[14](#)
[143](#)
[21](#)
[Ente...](#)

Unit Layout

Model	T14
Area:	107 m ²
Layout efficiency :	81.66%
Calculated Layout Area:	87.38 m ²
Bed rooms:	3
Bath rooms :	2

شقة ٢١ المسطح الإجمالي ١٧ م ²	
٢,١,٥ x ٣,٩٥	المدخل
٢,٠,٩٥ x ٣,٠٥	معيشة + طعام
٢,١,٩٥ x ٢,٨٥	مطبخ
٢,١,٥ x ١,٩٠	حمام ضيوف
٢,١,٩٥ x ٢,١٥	حمام
٢,٦,١٥ x ٣,٧٥	غرفة نوم رئيسية
٢,١,٤٥ x ١,٤٥	تراس ا
٣,٦٥ x ٣,٣٥	غرفة نوم ا
٢,١,٧٥ x ٣,٢٥	تراس ب
٣,٨٥ x ٣,٤٥	غرفة نوم ج



Room temperature status

[Living](#)
[Hot](#)
[Bed room 1](#)
[Hot](#)
[Main bed room](#)
[Warm](#)
[Kitchen](#)
[Coldest](#)
[Bed room 2](#)
[Hot](#)
[Bath room](#)
[Coldest](#)
[Interior Living](#)

H - West		Very Hot	12:30	19:00	Strong late-afternoon sun
G - South West		Hot	11:00	18:00	Strong afternoon sun
F - South East		Warm	6:00	13:00	Morning + pre-noon sun
E - East		Medium	5:00	11:30	Strong morning sun
D - South		Mild Warm	9:00	15:00	High overhead sun at noon
C - North West		Cool	16:00	19:00	Weak pre-sunset sun
B - North East		Cooler	5:00	8:00	Early weak morning sun
A - North		Coldest	-	-	No direct summer sun
A - Interior space		Coldest	-	-	No direct summer sun

Nest Match - Architectural Report

B Group Building Unit

14

143

21

Ent...

Unit Facade



Terrace Side Wall : Not Present

Direction : West - South
 Angle : 40°
 Level : 2
 Unit position : Corner

Premium : L010
 View : Wide garden
 Corner side view : -
 Extended View : -

View Openness : Open
 Services area Location : In front
 Parking size : Medium
 Privacy Level : Standard

	View	View Openness	Privacy	Services area Location	Park Size
Park		Short 	Limited 	Far 	No Parking
Main Street		Moderate 	Standard 	Moderate 	Small
Narrow Garden		Wide 	High 	Near 	Medium
Garden		Open 		In front 	Large
Waterway		Full Open 			
Wide garden					

Nest Match - Units Architecture Comparison

B	Group	Building	Unit	Area
14	142		54	109
Level		5		
Unit Position		Middle		
Premium:		L003		
View		Park		
Corner side view		-		
Extended View		-		
Privacy :		Standard		
Visual Openness :		Wide		
Direction		South - East		
Angle		10		
services area		In front		
Parking		Medium		
Model		T14		
Bed		3		
Bath		2		
Layout Efficiency :		80.50%		
Layout Calculated area:		87.74		
Level		2		
Unit Position		Corner		
Premium:		L010		
View		Wide garden		
Corner side view		-		
Extended View		-		
Privacy :		Standard		
Visual Openness :		Open		
Direction		West - South		
Angle		40		
services area		In front		
Parking		Medium		
Model		T14		
Bed		3		
Bath		2		
Layout Efficiency :		81.66%		
Layout Calculated area:		87.38		



شقة ٥ المسطح الإجمالي ١٩ م²

٢,٦ x ٣,٧٥	المدخل
٠,٨ x ٣,٠٠	معيشة + طعام
١,٩٠ x ٣,٨٠	مطبخ
٣,٠ x ١,٩٠	حمام ضيوف
١,٩٠ x ٣,١٠	حمام
٤,٧٠ x ٣,٧٥	غرفة نوم رئيسية
١,٤٠ x ١,٣٥	Terrasse A
٣,٤٠ x ٣,٣٠	غرفة نوم ١
١,٧٠ x ٣,٣٠	Terrasse ١
٣,٩٠ x ٣,٤٠	غرفة نوم ٢

شقة ٢ المسطح الإجمالي ١٧ م²

٢,٦ x ٣,٧٥	المدخل
٠,٧٥ x ٣,٠٠	معيشة + طعام
١,٩٠ x ٣,٨٠	مطبخ
٣,٠ x ١,٩٠	حمام ضيوف
١,٩٠ x ٣,١٠	حمام
٤,٧٠ x ٣,٧٥	غرفة نوم رئيسية
١,٤٠ x ١,٣٥	Terrasse A
٣,٤٠ x ٣,٣٠	غرفة نوم ١
١,٧٠ x ٣,٣٠	Terrasse ١
٣,٨٠ x ٣,٤٠	غرفة نوم ٢

Rooms temperature status

Living room	Mild Warm	Hot
Main bed room	Coldest	Warm
Kitchen	Coldest	Coldest
Bath room	Coldest	Coldest
Bed room (1)	Mild Warm	Hot
Bed room (2)	Mild Warm	Hot
Living 2		

H - West	Very Hot	12:30	19:00	Strong late-afternoon sun
G - South West	Hot	11:00	18:00	Strong afternoon sun
F - South East	Warm	6:00	13:00	Morning + pre-noon sun
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A - Interior space	Coldest	-	-	No direct summer sun

B	Group	Building	Unit	Area
14	142		54	109

Contract details

Reservation date	Jan 18, 2024
Installment period	10
Delivery	Oct 18, 2028

Contract Structure

Contract	6,054,700
Maintenance	354,540
Contract incl. maintenance	6,409,240

paid & over

Paid	1,346,405
Over	750,000
Required	2,096,405

Remaining

Remaining incl. maintenance	4,708,295
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B	Group	Building	Unit	Area
14	143		21	107

Contract details

Reservation date	Sep 7, 2024
Installment period	10
Delivery	Jun 7, 2029

Contract Structure

Contract	8,881,330
Maintenance	505,875
Contract incl. maintenance	9,387,205

paid & over

Paid	1,595,000
Over	280,000
Required	1,875,000

Remaining

Remaining incl. maintenance	7,286,330
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Summary

Required	2,096,405
Remaining incl. maintenance	4,708,295
TOTAL FINAL	6,804,700

Summary

Required	1,875,000
Remaining incl. maintenance	7,286,330
TOTAL FINAL	9,161,330

Installments

Monthly	22,825
Annually	228,250

Installments

Monthly	33,485
Annually	334,850

(Remaining Amount) VCNPV 2,718,863

(Remaining Amount) VCNPV 3,937,011

Real Value 4,815,268

Real Value 5,812,011