



every piece for you

magíw

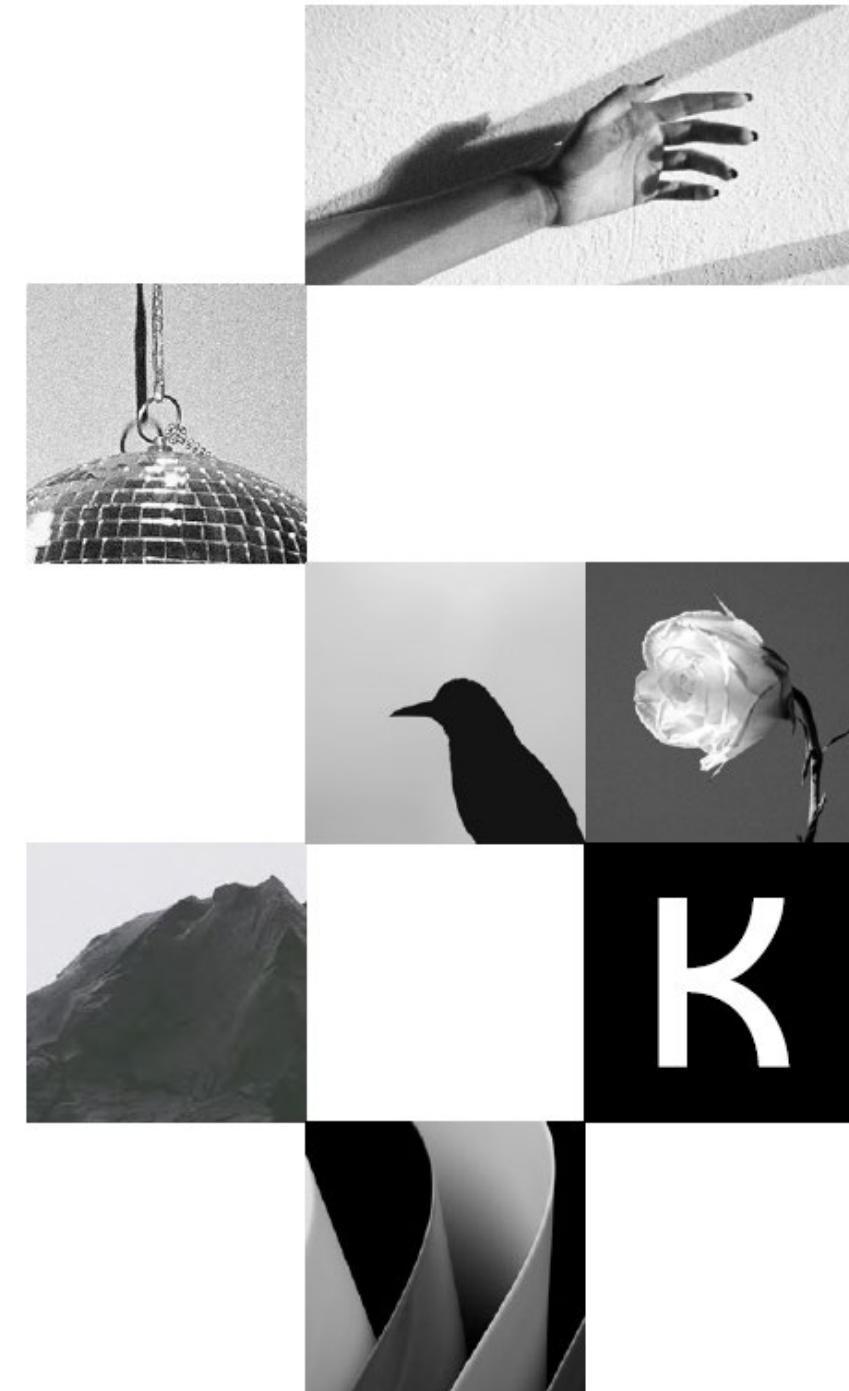
About The Developer

A Developer that Stands Apart

The Kulture team builds off of our board's solid **experience** and well-proven **background of success**, having established a reliable seal of **credibility** founded on a track-record of **influential** and **impactful projects** throughout the years across our previous ventures – from **Granoy**, and **Iguall**; to **Prk Vie**, **White Residence**, and **Cinco**. This allows us to leverage a unique blend of **seasoned leadership** along with a **fresh** and **forward-thinking** perspective, offering a progressive fusion between **familiarity** and **distinction**. This philosophy is clearly shown in the non-traditional spelling of our name – 'Kulture'.

Our slogan, "**Making our Own Way**", encapsulates the essence of our mission... to **pave the way forward** in the market in terms of **enriching**, **upscale projects** that deliver unmatched **longlasting value**; reflections of **art**, **philosophy** and **contemporary lifestyle**... In other words, we are not just creating spaces, but carving out our very **own path**, **our own identity**, **our own culture** – for us and for our residents who are looking for the same.

KULTURE



Location Map

A Crossroads of Accessibility

Offering unparalleled connectivity and convenience, Maliv's location within the **6th Settlement**, at the intersection of the **Middle Ring Road** and **El Ain El Sokhna Road** and just **10 minutes** from **District 5** and **Mohamed Naguib Axis**, makes it both an ideal destination for modern living and business opportunities.

maliv



Master Plan



maliv

Floor Plan



Unit Plan



2 Beds Unit

Floor: 8th Floor

Area: 110m²

Parking: Underground 2 levels

Delivery: 4 Years

Status: Optional

Core & Shell, Or Fully Finished

maliv

2 Beds Unit Core & Shell

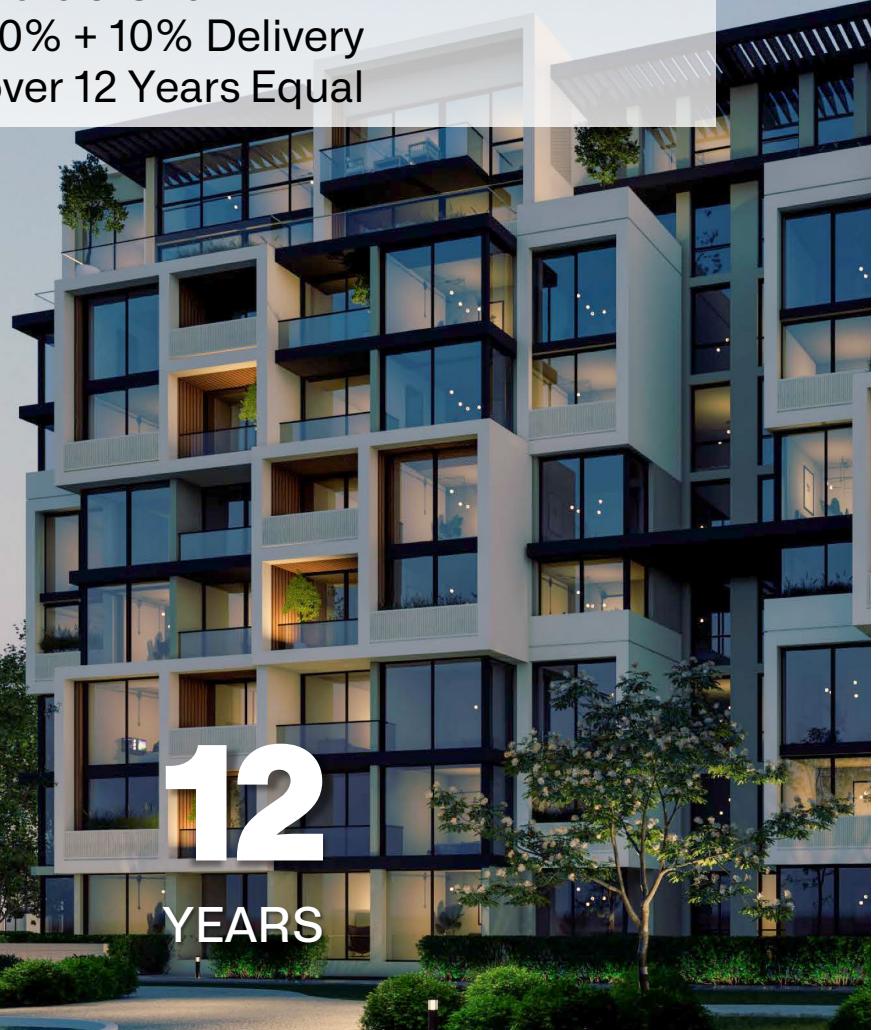
Floor: 8th Floor

Area: 110m²

Price: 6,877,500 (Including Parking)

Status: Core & Shell

Payment: 10% + 10% Delivery
over 12 Years Equal



Installment	(%)	Amount (EGP)	Maintenance	Total Installment	Date
Reservation D.P	5%	343,875		343,875	16-Mar-25
Rest Of D.P	5%	343,875		343,875	16-Apr-25
Payment 1	1.7%	114,625		114,625	16-Jun-25
Payment 2	1.7%	114,625		114,625	16-Sep-25
Payment 3	1.7%	114,625		114,625	16-Dec-25
Payment 4	1.7%	114,625		114,625	16-Mar-26
Payment 5	1.7%	114,625		114,625	16-Jun-26
Payment 6	1.7%	114,625		114,625	16-Sep-26
Payment 7	1.7%	114,625		114,625	16-Dec-26
Payment 8	1.7%	114,625		114,625	16-Mar-27
Payment 9	1.7%	114,625		114,625	16-Jun-27
Payment 10	1.7%	114,625		114,625	16-Sep-27
Payment 11	1.7%	114,625		114,625	16-Dec-27
Payment 12	1.7%	114,625		114,625	16-Mar-28
Payment 13	1.7%	114,625	550,200	664,825	16-Jun-28
Payment 14	1.7%	114,625		114,625	16-Sep-28
Payment 15	1.7%	114,625		114,625	16-Dec-28
P.16 + Delivery Payment	11.7%	802,375		802,375	16-Mar-29
Payment 17	1.7%	114,625		114,625	16-Jun-29
Payment 18	1.7%	114,625		114,625	16-Sep-29
Payment 19	1.7%	114,625		114,625	16-Dec-29
Payment 20	1.7%	114,625		114,625	16-Mar-30
Payment 21	1.7%	114,625		114,625	16-Jun-30
Payment 22	1.7%	114,625		114,625	16-Sep-30
Payment 23	1.7%	114,625		114,625	16-Dec-30
Payment 24	1.7%	114,625		114,625	16-Mar-31
Payment 25	1.7%	114,625		114,625	16-Jun-31
Payment 26	1.7%	114,625		114,625	16-Sep-31
Payment 27	1.7%	114,625		114,625	16-Dec-31
Payment 28	1.7%	114,625		114,625	16-Jun-32
Payment 29	1.7%	114,625		114,625	16-Sep-32
Payment 30	1.7%	114,625		114,625	16-Dec-32
Payment 31	1.7%	114,625		114,625	16-Mar-33
Payment 32	1.7%	114,625		114,625	16-Jun-33
Payment 33	1.7%	114,625		114,625	16-Sep-33
Payment 34	1.7%	114,625		114,625	16-Dec-33
Payment 35	1.7%	114,625		114,625	16-Mar-34
Payment 36	1.7%	114,625		114,625	16-Jun-34
Payment 37	1.7%	114,625		114,625	16-Sep-34
Payment 38	1.7%	114,625		114,625	16-Dec-34
Payment 39	1.7%	114,625		114,625	16-Mar-35
Payment 40	1.7%	114,625		114,625	16-Jun-35
Payment 41	1.7%	114,625		114,625	16-Sep-35
Payment 42	1.7%	114,625		114,625	16-Dec-35
Payment 43	1.7%	114,625		114,625	16-Mar-36
Payment 44	1.7%	114,625		114,625	16-Jun-36
Payment 45	1.7%	114,625		114,625	16-Sep-36
Payment 46	1.7%	114,625		114,625	16-Dec-36
Payment 47	1.7%	114,625		114,625	16-Mar-37
Payment 48	1.7%	114,625		114,625	16-Jun-37

Installment	(%)	Amount (EGP)	Maintenance	Total Installment	Date
1st Installment	2.5%	171,938		171,938	16-Mar-25
2nd Installment	2.5%	171,938		171,938	16-Jun-25
3rd Installment	2.5%	171,938		171,938	16-Sep-25
4th Installment	2.5%	171,938		171,938	16-Dec-25
5th Installment	2.5%	171,938		171,938	16-Mar-26
6th Installment	2.5%	171,938		171,938	16-Jun-26
7th Installment	2.5%	171,938		171,938	16-Sep-26
8th Installment	2.5%	171,938		171,938	16-Dec-26
9th Installment	2.5%	171,938		171,938	16-Mar-27
10th Installment	2.5%	171,938		171,938	16-Jun-27
11th Installment	2.5%	171,938		171,938	16-Sep-27
12th Installment	2.5%	171,938		171,938	16-Dec-27
13th Installment	2.5%	171,938		171,938	16-Mar-28
14th Installment	2.5%	171,938	550,200	722,138	16-Jun-28
15th Installment	2.5%	171,938		171,938	16-Sep-28
16th Installment	2.5%	171,938		171,938	16-Dec-28
17th Installment	2.5%	171,938		171,938	16-Mar-29
18th Installment	2.5%	171,938		171,938	16-Jun-29
19th Installment	2.5%	171,938		171,938	16-Sep-29
20th Installment	2.5%	171,938		171,938	16-Dec-29
21st Installment	2.5%	171,938		171,938	16-Mar-30
22nd Installment	2.5%	171,938		171,938	16-Jun-30
23rd Installment	2.5%	171,938		171,938	16-Sep-30
24th Installment	2.5%	171,938		171,938	16-Dec-30
25th Installment	2.5%	171,938		171,938	16-Mar-31
26th Installment	2.5%	171,938		171,938	16-Jun-31
27th Installment	2.5%	171,938		171,938	16-Sep-31
28th Installment	2.5%	171,938		171,938	16-Dec-31
29th Installment	2.5%	171,938		171,938	16-Mar-32
30th Installment	2.5%	171,938		171,938	16-Jun-32
31st Installment	2.5%	171,938		171,938	16-Sep-32
32nd Installment	2.5%	171,938		171,938	16-Dec-32
33rd Installment	2.5%	171,938		171,938	16-Mar-33
34th Installment	2.5%	171,938		171,938	16-Jun-33
35th Installment	2.5%	171,938		171,938	16-Sep-33
36th Installment	2.5%	171,938		171,938	16-Dec-33
37th Installment	2.5%	171,938		171,938	16-Mar-34
38th Installment	2.5%	171,938		171,938	16-Jun-34
39th Installment	2.5%	171,938		171,938	16-Sep-34
40th Installment	2.5%	171,938		171,938	16-Dec-34

2 Beds Unit Core & Shell

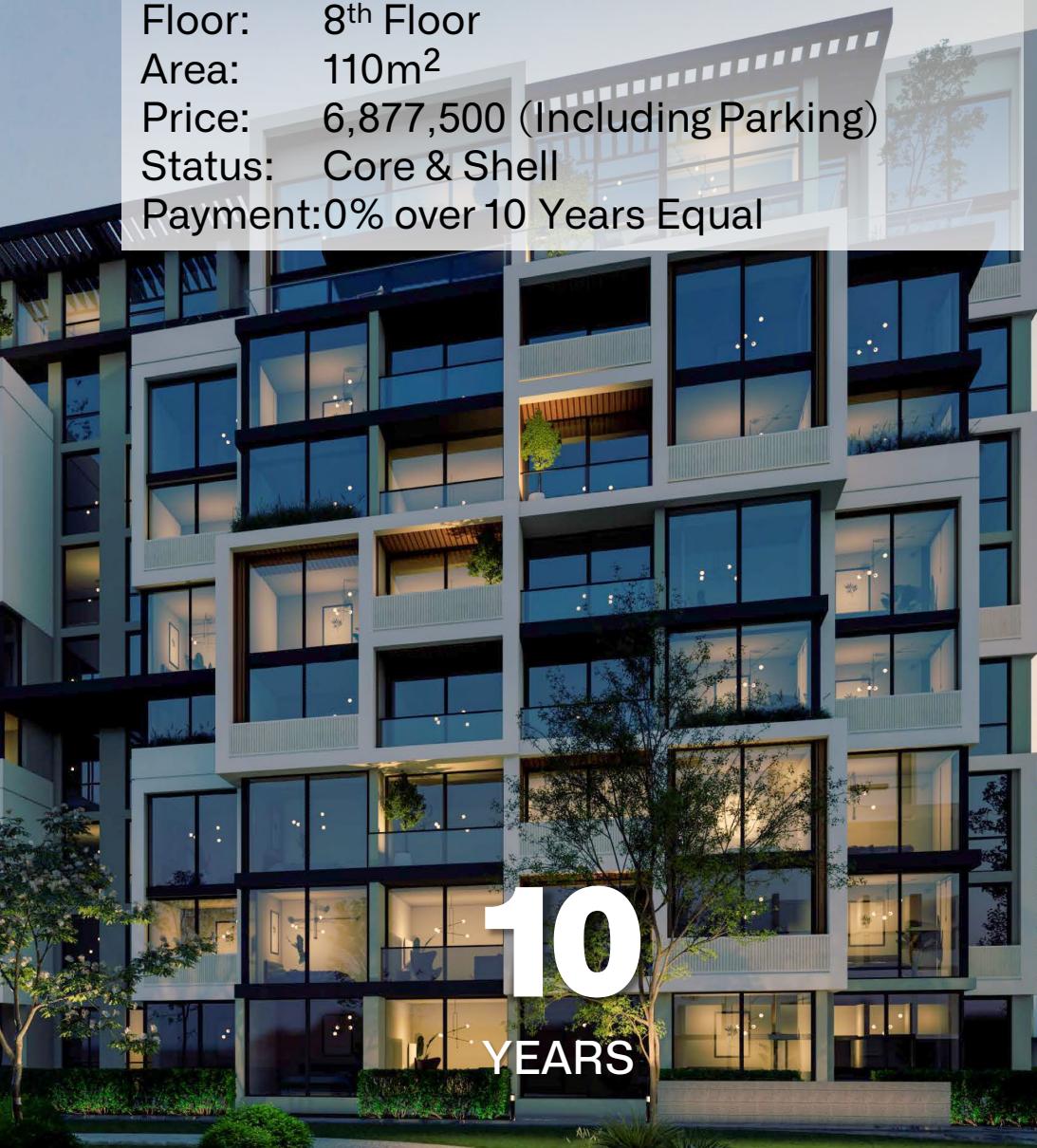
Floor: 8th Floor

Area: 110m²

Price: 6,877,500 (Including Parking)

Status: Core & Shell

Payment: 0% over 10 Years Equal



2 Beds Unit Fully Finished

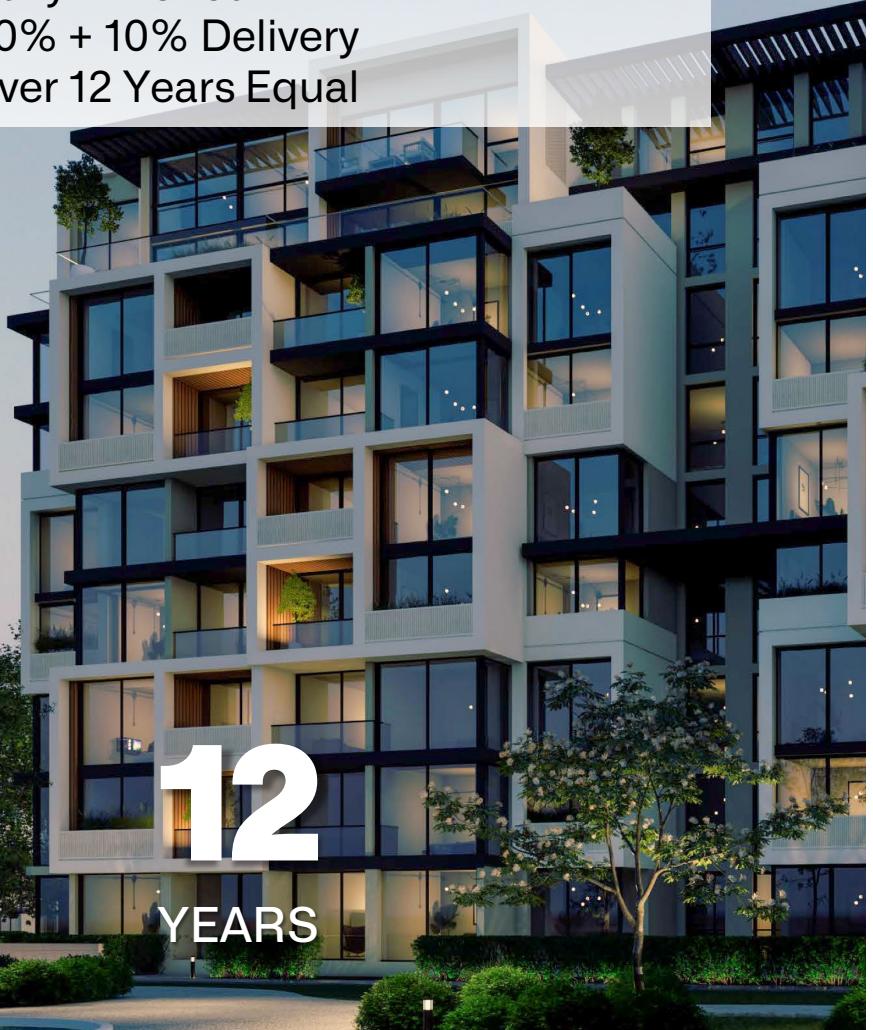
Floor: 8th Floor

Area: 110m²

Price: 7,977,500 (Including Parking)

Status: Fully Finished

Payment: 10% + 10% Delivery
over 12 Years Equal



Installment	(%)	Amount (EGP)	Maintenance	Total Installment	Date
Reservation D.P	5%	398,875		398,875	16-Mar-25
Rest Of D.P	5%	398,875		398,875	16-Apr-25
Payment 1	1.7%	132,958		132,958	16-Jun-25
Payment 2	1.7%	132,958		132,958	16-Sep-25
Payment 3	1.7%	132,958		132,958	16-Dec-25
Payment 4	1.7%	132,958		132,958	16-Mar-26
Payment 5	1.7%	132,958		132,958	16-Jun-26
Payment 6	1.7%	132,958		132,958	16-Sep-26
Payment 7	1.7%	132,958		132,958	16-Dec-26
Payment 8	1.7%	132,958		132,958	16-Mar-27
Payment 9	1.7%	132,958		132,958	16-Jun-27
Payment 10	1.7%	132,958		132,958	16-Sep-27
Payment 11	1.7%	132,958		132,958	16-Dec-27
Payment 12	1.7%	132,958		132,958	16-Mar-28
Payment 13	1.7%	132,958	638,200	771,158	16-Jun-28
Payment 14	1.7%	132,958		132,958	16-Sep-28
Payment 15	1.7%	132,958		132,958	16-Dec-28
P.16 + Delivery Payment	11.7%	930,708		930,708	16-Mar-29
Payment 17	1.7%	132,958		132,958	16-Jun-29
Payment 18	1.7%	132,958		132,958	16-Sep-29
Payment 19	1.7%	132,958		132,958	16-Dec-29
Payment 20	1.7%	132,958		132,958	16-Mar-30
Payment 21	1.7%	132,958		132,958	16-Jun-30
Payment 22	1.7%	132,958		132,958	16-Sep-30
Payment 23	1.7%	132,958		132,958	16-Dec-30
Payment 24	1.7%	132,958		132,958	16-Mar-31
Payment 25	1.7%	132,958		132,958	16-Jun-31
Payment 26	1.7%	132,958		132,958	16-Sep-31
Payment 27	1.7%	132,958		132,958	16-Dec-31
Payment 28	1.7%	132,958		132,958	16-Jun-32
Payment 29	1.7%	132,958		132,958	16-Sep-32
Payment 30	1.7%	132,958		132,958	16-Dec-32
Payment 31	1.7%	132,958		132,958	16-Mar-33
Payment 32	1.7%	132,958		132,958	16-Jun-33
Payment 33	1.7%	132,958		132,958	16-Sep-33
Payment 34	1.7%	132,958		132,958	16-Dec-33
Payment 35	1.7%	132,958		132,958	16-Mar-34
Payment 36	1.7%	132,958		132,958	16-Jun-34
Payment 37	1.7%	132,958		132,958	16-Sep-34
Payment 38	1.7%	132,958		132,958	16-Dec-34
Payment 39	1.7%	132,958		132,958	16-Mar-35
Payment 40	1.7%	132,958		132,958	16-Jun-35
Payment 41	1.7%	132,958		132,958	16-Sep-35
Payment 42	1.7%	132,958		132,958	16-Dec-35
Payment 43	1.7%	132,958		132,958	16-Mar-36
Payment 44	1.7%	132,958		132,958	16-Jun-36
Payment 45	1.7%	132,958		132,958	16-Sep-36
Payment 46	1.7%	132,958		132,958	16-Dec-36
Payment 47	1.7%	132,958		132,958	16-Mar-37
Payment 48	1.7%	132,958		132,958	16-Jun-37

Installment	(%)	Amount (EGP)	Maintenance	Total Installment	Date
1st Installment	2.5%	199,438		199,438	16-Mar-25
2nd Installment	2.5%	199,438		199,438	16-Jun-25
3rd Installment	2.5%	199,438		199,438	16-Sep-25
4th Installment	2.5%	199,438		199,438	16-Dec-25
5th Installment	2.5%	199,438		199,438	16-Mar-26
6th Installment	2.5%	199,438		199,438	16-Jun-26
7th Installment	2.5%	199,438		199,438	16-Sep-26
8th Installment	2.5%	199,438		199,438	16-Dec-26
9th Installment	2.5%	199,438		199,438	16-Mar-27
10th Installment	2.5%	199,438		199,438	16-Jun-27
11th Installment	2.5%	199,438		199,438	16-Sep-27
12th Installment	2.5%	199,438		199,438	16-Dec-27
13th Installment	2.5%	199,438		199,438	16-Mar-28
14th Installment	2.5%	199,438	638,200	837,638	16-Jun-28
15th Installment	2.5%	199,438		199,438	16-Sep-28
16th Installment	2.5%	199,438		199,438	16-Dec-28
17th Installment	2.5%	199,438		199,438	16-Mar-29
18th Installment	2.5%	199,438		199,438	16-Jun-29
19th Installment	2.5%	199,438		199,438	16-Sep-29
20th Installment	2.5%	199,438		199,438	16-Dec-29
21st Installment	2.5%	199,438		199,438	16-Mar-30
22nd Installment	2.5%	199,438		199,438	16-Jun-30
23rd Installment	2.5%	199,438		199,438	16-Sep-30
24th Installment	2.5%	199,438		199,438	16-Dec-30
25th Installment	2.5%	199,438		199,438	16-Mar-31
26th Installment	2.5%	199,438		199,438	16-Jun-31
27th Installment	2.5%	199,438		199,438	16-Sep-31
28th Installment	2.5%	199,438		199,438	16-Dec-31
29th Installment	2.5%	199,438		199,438	16-Mar-32
30th Installment	2.5%	199,438		199,438	16-Jun-32
31st Installment	2.5%	199,438		199,438	16-Sep-32
32nd Installment	2.5%	199,438		199,438	16-Dec-32
33rd Installment	2.5%	199,438		199,438	16-Mar-33
34th Installment	2.5%	199,438		199,438	16-Jun-33
35th Installment	2.5%	199,438		199,438	16-Sep-33
36th Installment	2.5%	199,438		199,438	16-Dec-33
37th Installment	2.5%	199,438		199,438	16-Mar-34
38th Installment	2.5%	199,438		199,438	16-Jun-34
39th Installment	2.5%	199,438		199,438	16-Sep-34
40th Installment	2.5%	199,438		199,438	16-Dec-34

2 Beds Unit Fully Finished

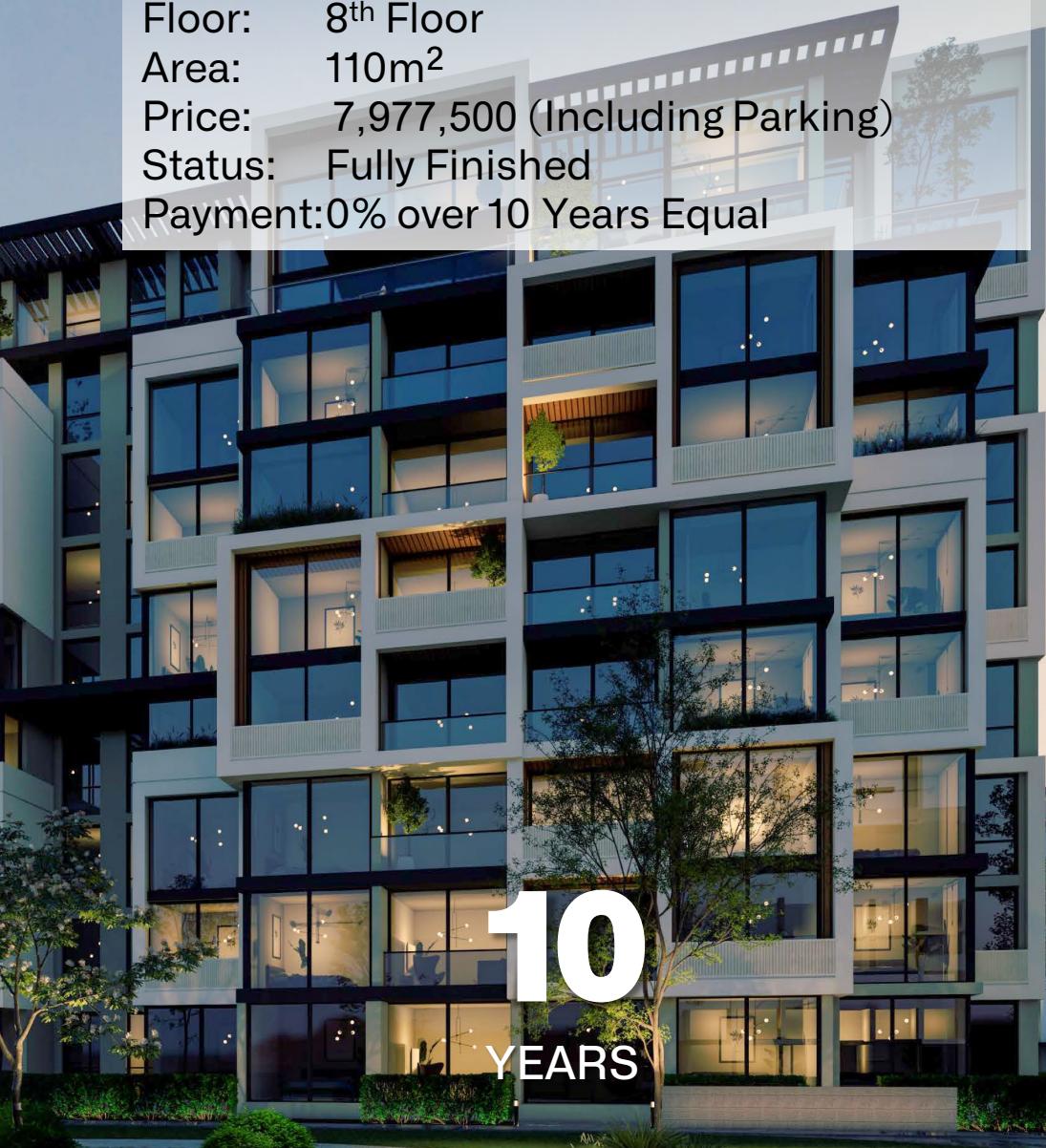
Floor: 8th Floor

Area: 110m²

Price: 7,977,500 (Including Parking)

Status: Fully Finished

Payment: 0% over 10 Years Equal





RESIDENCE 1A

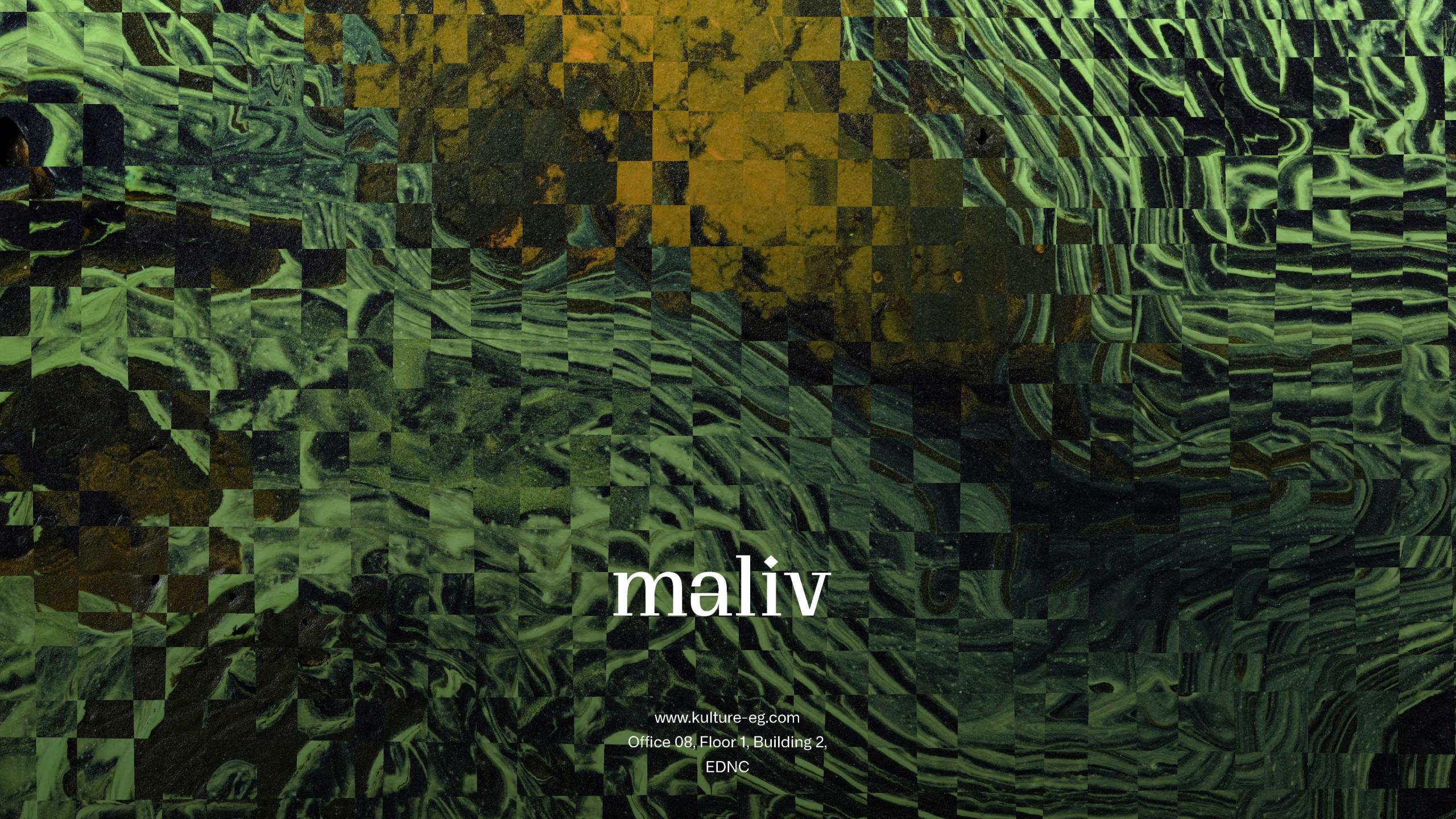
RESIDENCE 11

RESIDENCE 12









maliv

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