

J. *east*





## About JUZUR

Welcome to a family that is deeply rooted with a commitment to establishing communities where individuals can grow together. JUZUR means roots, harboring the essence of connection and strength. We grow roots in prime locations, build sustainable projects, and turn every development into an ecosystem of unity. We're a developer that stays connected to their roots; supported by a blend of visionary local and international founders bringing an exceptional mix of experiences to the table where everyone feels part of the family.

At JUZUR, we value the synergy created through diverse partnerships. Our partners' collaboration brings a rich mix of experience to the table, enhancing our projects and ensuring robust returns for our investors. We don't just build properties; we cultivate environments where every client is welcomed as a cherished member of our extended family.



*J.east*  
**A Residential  
Project  
by JUZUR**

Experience elevated living in J East, a luxurious residential haven by JUZUR.

Phase 1 offers 80 exclusive apartments, blending comfort and style in the center of New Cairo.







A Joyful Destination in Every Way



# Prime Location

J East is ideally located just 150 meters from W Signature by Waterway and a minute away from 90 Street, offering unmatched access to New Cairo's vibrant core.







## Apartment Types

Choose between **premium serviced apartments** or **standard units** with access to concierge services for a fee. Each space is designed for modern living with attention to every detail.

### **Premium Serviced Apartments:**

Serviced apartments bridge the gap between hotels and traditional rentals by providing hotel-like services such as housekeeping and front desk support while ensuring privacy and independence.





## Amenities

Immerse yourself in luxury with a rooftop clubhouse, panoramic sky restaurant, dedicated kids' areas, and a versatile indoor/outdoor gym. These spaces are crafted to elevate your well-being and bring people together.

Thrive, connect, and belong in a community designed for your lifestyle.



## Commercial Area

Explore the convenience of retail and F&B outlets right at your doorstep. The commercial section caters to your every need with top brands and essential services.

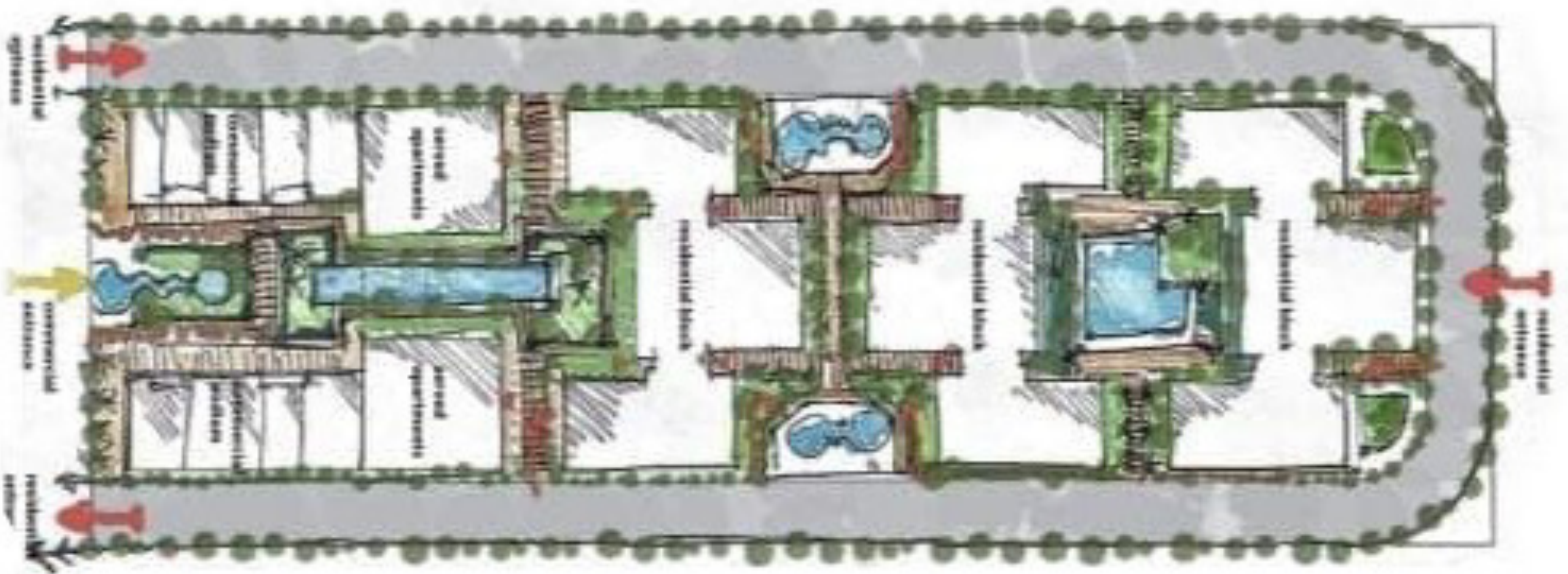




The background consists of several broad, wavy, horizontal bands of varying shades of dark grey and black. The texture is grainy and uneven, resembling a layered or marbled surface. The bands are separated by lighter, more uniform grey areas, creating a sense of depth and movement.

Introducing *J.east*

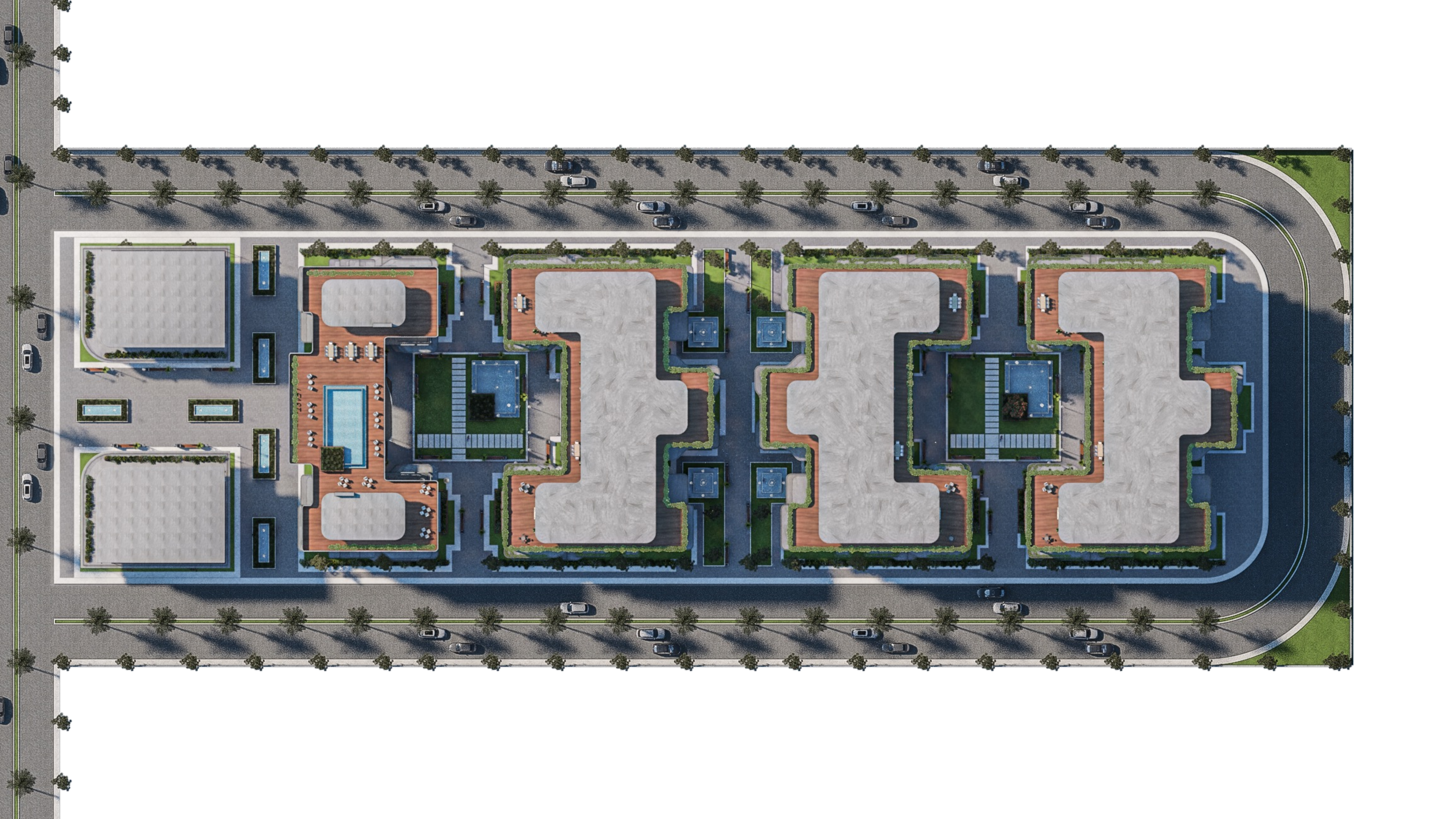
















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# Payment Plans



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Quarterly Basis -05 Years			
Unit Price :	EGP 1,000,000		
Offer Granted discount	EGP 0		
Unit Price after Discount	EGP 1,000,000		
Booking Date:	20/09/2024		
Area		External Area	
Unit NO#:			
Date	Desc	Percentage	Amount
20/09/2024	Deposit	0.00%	EGP 0
20/09/2024	1st Installment	4.76%	EGP 47,619
20/12/2024	2nd Installment	4.76%	EGP 47,619
20/03/2025	3rd Installment	4.76%	EGP 47,619
20/06/2025	4th Installment	4.76%	EGP 47,619
20/09/2025	5th Installment	4.76%	EGP 47,619
20/12/2025	6th Installment	4.76%	EGP 47,619
20/03/2026	7th Installment	4.76%	EGP 47,619
20/06/2026	8th Installment	4.76%	EGP 47,619
20/09/2026	9th Installment	4.76%	EGP 47,619
20/12/2026	10th Installment	4.76%	EGP 47,619
20/03/2027	11th Installment	4.76%	EGP 47,619
20/06/2027	12th Installment	4.76%	EGP 47,619
20/09/2027	13th Installment	4.76%	EGP 47,619
20/12/2027	14th Installment	4.76%	EGP 47,619
20/03/2028	15th Installment	4.76%	EGP 47,619
20/06/2028	16th Installment	4.76%	EGP 47,619
20/09/2028	17th Installment	4.76%	EGP 47,619
20/12/2028	18th Installment	4.76%	EGP 47,619
20/03/2029	19th Installment	4.76%	EGP 47,619
20/06/2029	20th Installment	4.76%	EGP 47,619
20/09/2029	21st Installment	4.76%	EGP 47,619
Total		100%	EGP 1,000,000

Maintenance deposit			
Maintenance 1	20/09/2026	2.67%	EGP 26,667
Maintenance 2	20/09/2027	2.67%	EGP 26,667
Maintenance 3	20/09/2028	2.67%	EGP 26,667
Total		8.00%	EGP 80,000



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Quarterly Basis -06 Years				
Unit Price :	EGP 1,000,000			
Offer Granted discount	EGP 0			
Unit Price after Discount	EGP 1,000,000			
Booking Date:	20/09/2024			
Area		External Area		
Unit NO#:				
Date	Desc	Percentage	Amount	
20/09/2024	Deposit	8.00%	EGP 80,000	
20/12/2024	1st Installment	3.83%	EGP 38,333	
20/03/2025	2nd Installment	3.83%	EGP 38,333	
20/06/2025	3rd Installment	3.83%	EGP 38,333	
20/09/2025	4th Installment	3.83%	EGP 38,333	
20/12/2025	5th Installment	3.83%	EGP 38,333	
20/03/2026	6th Installment	3.83%	EGP 38,333	
20/06/2026	7th Installment	3.83%	EGP 38,333	
20/09/2026	8th Installment	3.83%	EGP 38,333	
20/12/2026	9th Installment	3.83%	EGP 38,333	
20/03/2027	10th Installment	3.83%	EGP 38,333	
20/06/2027	11th Installment	3.83%	EGP 38,333	
20/09/2027	12th Installment	3.83%	EGP 38,333	
20/12/2027	13th Installment	3.83%	EGP 38,333	
20/03/2028	14th Installment	3.83%	EGP 38,333	
20/06/2028	15th Installment	3.83%	EGP 38,333	
20/09/2028	16th Installment	3.83%	EGP 38,333	69.33%
20/12/2028	17th Installment	3.83%	EGP 38,333	
20/03/2029	18th Installment	3.83%	EGP 38,333	
20/06/2029	19th Installment	3.83%	EGP 38,333	
20/09/2029	20th Installment	3.83%	EGP 38,333	
20/12/2029	21st Installment	3.83%	EGP 38,333	
20/03/2030	22nd Installment	3.83%	EGP 38,333	
20/06/2030	23rd Installment	3.83%	EGP 38,333	
20/09/2030	24th Installment	3.83%	EGP 38,333	
Total		100%	EGP 1,000,000	

Maintenance deposit			
Maintenance 1	20/09/2026	2.67%	EGP 26,667
Maintenance 2	20/09/2027	2.67%	EGP 26,667
Maintenance 3	20/09/2028	2.67%	EGP 26,667
Total		8.00%	EGP 80,000



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Quarterly Basis -07 Years			
Unit Price :	EGP 1,000,000		
Offer Granted discount	EGP 0		
Unit Price after Discount	EGP 1,000,000		
Booking Date:	20/09/2024		
Area		External Area	
Unit NO#:			
Date	Desc	Percentage	Amount
20/09/2024	Deposit	10.00%	EGP 100,000
20/12/2024	1st Installment	3.21%	EGP 32,143
20/03/2025	2nd Installment	3.21%	EGP 32,143
20/06/2025	3rd Installment	3.21%	EGP 32,143
20/09/2025	4th Installment	3.21%	EGP 32,143
20/12/2025	5th Installment	3.21%	EGP 32,143
20/03/2026	6th Installment	3.21%	EGP 32,143
20/06/2026	7th Installment	3.21%	EGP 32,143
20/09/2026	8th Installment	3.21%	EGP 32,143
20/12/2026	9th Installment	3.21%	EGP 32,143
20/03/2027	10th Installment	3.21%	EGP 32,143
20/06/2027	11th Installment	3.21%	EGP 32,143
20/09/2027	12th Installment	3.21%	EGP 32,143
20/12/2027	13th Installment	3.21%	EGP 32,143
20/03/2028	14th Installment	3.21%	EGP 32,143
20/06/2028	15th Installment	3.21%	EGP 32,143
20/09/2028	16th Installment	3.21%	EGP 32,143
20/12/2028	17th Installment	3.21%	EGP 32,143
20/03/2029	18th Installment	3.21%	EGP 32,143
20/06/2029	19th Installment	3.21%	EGP 32,143
20/09/2029	20th Installment	3.21%	EGP 32,143
20/12/2029	21st Installment	3.21%	EGP 32,143
20/03/2030	22nd Installment	3.21%	EGP 32,143
20/06/2030	23rd Installment	3.21%	EGP 32,143
20/09/2030	24th Installment	3.21%	EGP 32,143
20/12/2030	25th Installment	3.21%	EGP 32,143
20/03/2031	26th Installment	3.21%	EGP 32,143
20/06/2031	27th Installment	3.21%	EGP 32,143
20/09/2031	28th Installment	3.21%	EGP 32,143
Total		100%	EGP 1,000,000

Maintenance deposit			
Maintenance 1	20/09/2026	2.67%	EGP 26,667
Maintenance 2	20/09/2027	2.67%	EGP 26,667
Maintenance 3	20/09/2028	2.67%	EGP 26,667
Total		8.00%	EGP 80,000



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Quarterly Basis -08 Years			
Unit Price :	EGP 1,000,000		
Offer Granted discount	EGP 0		
Unit Price after Discount	EGP 1,000,000		
Booking Date:	20/09/2024		
Area		External Area	
Unit NO#:			
Date	Desc	Percentage	Amount
20/09/2024	Deposit	10.00%	EGP 100,000
20/12/2024	1st Installment	2.50%	EGP 25,000
20/03/2025	2nd Installment	2.50%	EGP 25,000
20/06/2025	3rd Installment	2.50%	EGP 25,000
20/09/2025	4th Installment	7.50%	EGP 75,000
20/12/2025	5th Installment	2.50%	EGP 25,000
20/03/2026	6th Installment	2.50%	EGP 25,000
20/06/2026	7th Installment	2.50%	EGP 25,000
20/09/2026	8th Installment	2.50%	EGP 25,000
20/12/2026	9th Installment	2.50%	EGP 25,000
20/03/2027	10th Installment	2.50%	EGP 25,000
20/06/2027	11th Installment	2.50%	EGP 25,000
20/09/2027	12th Installment	2.50%	EGP 25,000
20/12/2027	13th Installment	2.50%	EGP 25,000
20/03/2028	14th Installment	2.50%	EGP 25,000
20/06/2028	15th Installment	2.50%	EGP 25,000
20/09/2028	16th Installment	7.50%	EGP 75,000
20/12/2028	17th Installment	2.50%	EGP 25,000
20/03/2029	18th Installment	2.50%	EGP 25,000
20/06/2029	19th Installment	2.50%	EGP 25,000
20/09/2029	20th Installment	2.50%	EGP 25,000
20/12/2029	21st Installment	2.50%	EGP 25,000
20/03/2030	22nd Installment	2.50%	EGP 25,000
20/06/2030	23rd Installment	2.50%	EGP 25,000
20/09/2030	24th Installment	2.50%	EGP 25,000
20/12/2030	25th Installment	2.50%	EGP 25,000
20/03/2031	26th Installment	2.50%	EGP 25,000
20/06/2031	27th Installment	2.50%	EGP 25,000
20/09/2031	28th Installment	2.50%	EGP 25,000
20/12/2031	29th Installment	2.50%	EGP 25,000
20/03/2032	30th Installment	2.50%	EGP 25,000
20/06/2032	31st Installment	2.50%	EGP 25,000
20/09/2032	32nd Installment	2.50%	EGP 25,000
Total		100%	EGP 1,000,000

Maintenance deposit			
Maintenance 1	20/09/2026	2.67%	EGP 26,667
Maintenance 2	20/09/2027	2.67%	EGP 26,667
Maintenance 3	20/09/2028	2.67%	EGP 26,667
Total		8.00%	EGP 80,000



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Quarterly Basis -09 Years			
Unit Price :	EGP 1,000,000		
Offer Granted discount	EGP 0		
Unit Price after Discount	EGP 1,000,000		
Booking Date:	20/09/2024		
Area		External Area	
Unit NO#:			
Date	Desc	Percentage	Amount
20/09/2024	Deposit	30.00%	EGP 300,000
20/12/2024	1st Installment	1.94%	EGP 19,444
20/03/2025	2nd Installment	1.94%	EGP 19,444
20/06/2025	3rd Installment	1.94%	EGP 19,444
20/09/2025	4th Installment	1.94%	EGP 19,444
20/12/2025	5th Installment	1.94%	EGP 19,444
20/03/2026	6th Installment	1.94%	EGP 19,444
20/06/2026	7th Installment	1.94%	EGP 19,444
20/09/2026	8th Installment	1.94%	EGP 19,444
20/12/2026	9th Installment	1.94%	EGP 19,444
20/03/2027	10th Installment	1.94%	EGP 19,444
20/06/2027	11th Installment	1.94%	EGP 19,444
20/09/2027	12th Installment	1.94%	EGP 19,444
20/12/2027	13th Installment	1.94%	EGP 19,444
20/03/2028	14th Installment	1.94%	EGP 19,444
20/06/2028	15th Installment	1.94%	EGP 19,444
20/09/2028	16th Installment	1.94%	EGP 19,444
20/12/2028	17th Installment	1.94%	EGP 19,444
20/03/2029	18th Installment	1.94%	EGP 19,444
20/06/2029	19th Installment	1.94%	EGP 19,444
20/09/2029	20th Installment	1.94%	EGP 19,444
20/12/2029	21st Installment	1.94%	EGP 19,444
20/03/2030	22nd Installment	1.94%	EGP 19,444
20/06/2030	23rd Installment	1.94%	EGP 19,444
20/09/2030	24th Installment	1.94%	EGP 19,444
20/12/2030	25th Installment	1.94%	EGP 19,444
20/03/2031	26th Installment	1.94%	EGP 19,444
20/06/2031	27th Installment	1.94%	EGP 19,444
20/09/2031	28th Installment	1.94%	EGP 19,444
20/12/2031	29th Installment	1.94%	EGP 19,444
20/03/2032	30th Installment	1.94%	EGP 19,444
20/06/2032	31st Installment	1.94%	EGP 19,444
20/09/2032	32nd Installment	1.94%	EGP 19,444
20/12/2032	33rd Installment	1.94%	EGP 19,444
20/03/2033	34th Installment	1.94%	EGP 19,444
20/06/2033	35th Installment	1.94%	EGP 19,444
20/09/2033	36th Installment	1.94%	EGP 19,444
Total		100%	EGP 1,000,000

Maintenance deposit			
Maintenance 1	20/09/2026	2.67%	EGP 26,667
Maintenance 2	20/09/2027	2.67%	EGP 26,667
Maintenance 3	20/09/2028	2.67%	EGP 26,667
Total		8.00%	EGP 80,000

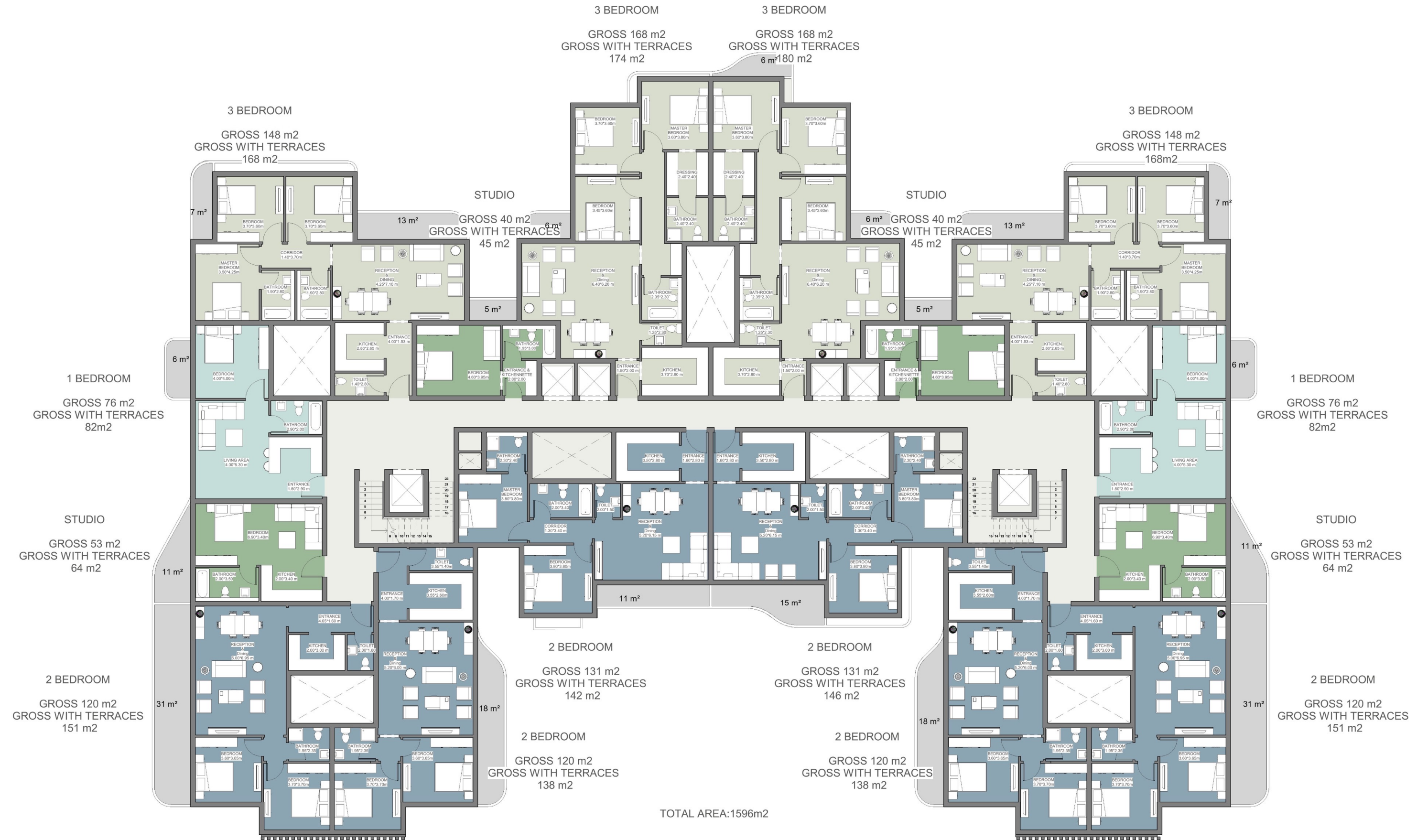


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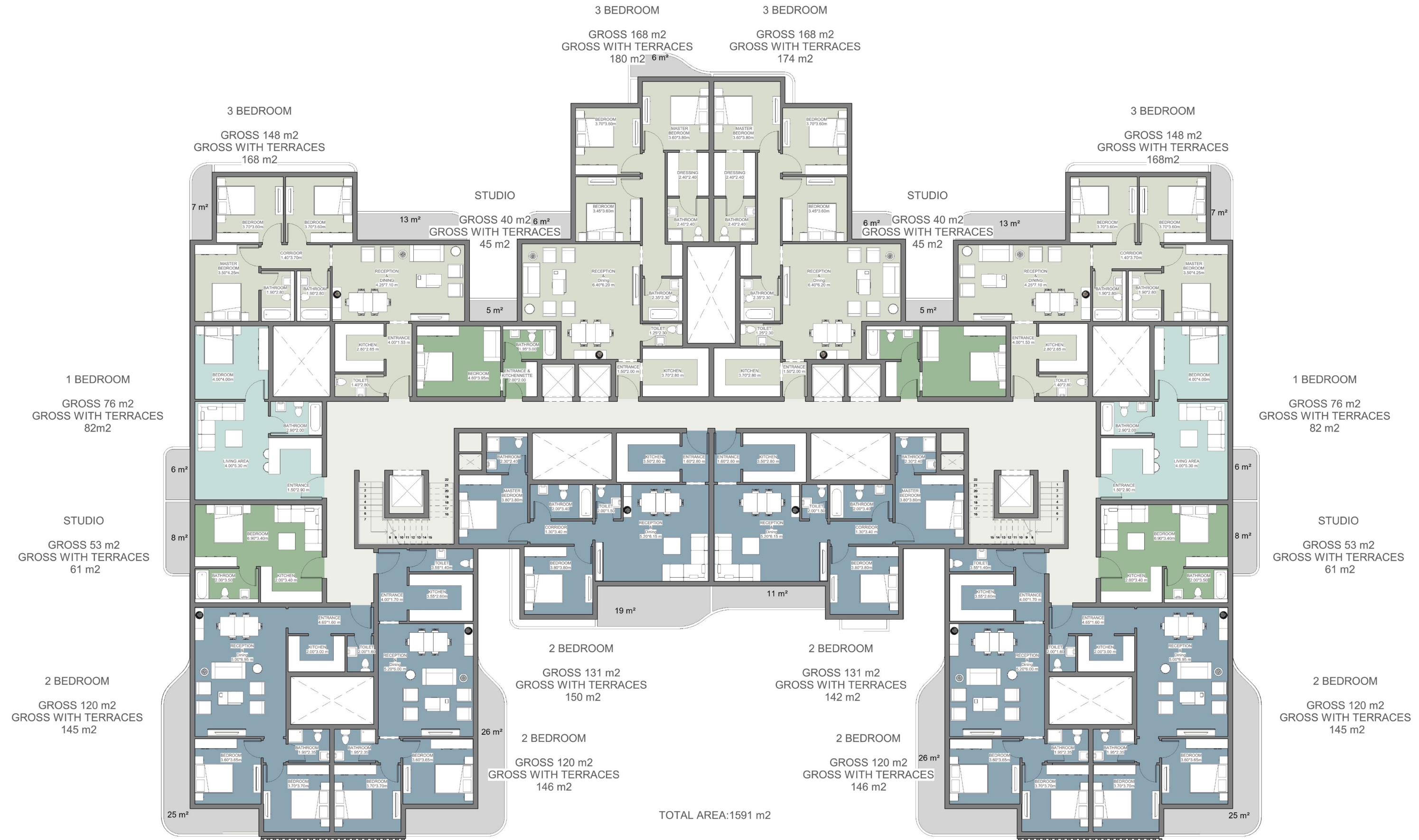








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## MT Architects

M.T Architects is a Design Firm based in Cairo  
Founded in 1996 by arch. Mohammed Talaat.

## About Eng. Mohamed Talaat

Mohamed Talaat is an acclaimed designer known for his innovative approach and attention to detail. With a portfolio that blends modern aesthetics with functional design, he creates spaces that are both visually striking and highly livable. For J East, Talaat's vision brings together luxury and practicality, ensuring that every corner reflects luxury and thoughtful design tailored for today's residents.



Joyful  
Destinations  
In every way

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