

MÜDON

راس الحكمة

RAS EL HEKMA

WY-BO-9-B408

YEMM BOULEVARD APARTMENTS

Offer Issued Dec 22 2025

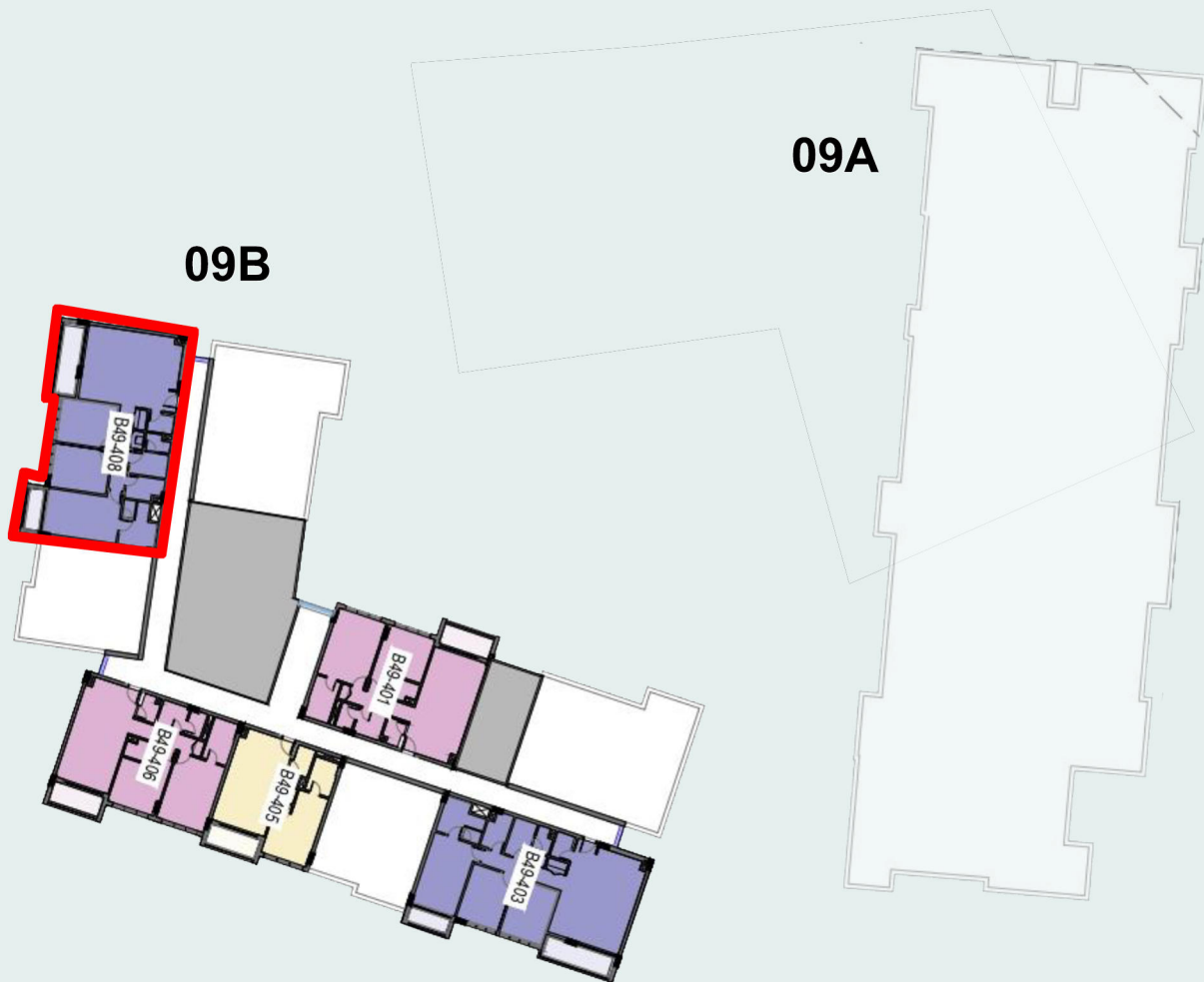
# WADI YEMM OVERVIEW

01	YEMM BOULEVARD
02	PROMENADE
03	BEACH AND THEATRE
04	COASTAL PARK/ NATURE RESERVE
05	MULTI-FAITH ZONE AND CLINIC AREA
06	CHAMPIONSHIP GOLF COURSES
07	GOLF CLUB HOUSE
08	WATER SPORTS
09	EQUESTRIAN CENTRE
10	LUXURY HOTEL/S
11	BRANDED RESIDENTIAL
12	SPORTS AND LEISURE CENTRE



The background is a solid teal color. Overlaid on this is a dark teal silhouette of a grapevine. The silhouette includes several large, lobed leaves and clusters of grapes. The text 'PROPERTY DETAILS' is centered in the middle of the image, overlaid on the grapevine silhouette.

# PROPERTY DETAILS



### Property Details

WY-BO-9-B408

Unit Type	APT Premium 3 Bed
Floor	Fourth
Bedrooms	3
Built Up Area	194.1 sqm
Average Price	30,851,000

PREMIUM  
APARTMENTS  
3 BEDROOM

# PREMIUM APARTMENTS

## 3 BED APARTMENT STANDARD

Area	Size
Interior Area	175 sqm
Terraces Area	19 sqm
Total Gross Area	194 sqm

Primary Area	Size (m)
1. Foyer	
2. Living	4.8m x 3.4m
3. Dining	4.8m x 2.4m
4. Living Area Terrace	5.5m x 2.0m
5. Kitchen	4.2m x 2.7m
6. Master Bedroom	3.9m x 3.5m
7. Walk-in Wardrobe	2.3m x 1.9m
8. Master Bath	3.5m x 2.9m
9. Master Bedroom Terrace	3.5m x 1.4m
10. Bedroom 1	4.4m x 3.4m
11. Bedroom 2	4.4m x 3.4m
12. Secondary Bathroom	2.9m x 1.7m
13. Laundry	
14. Storage	
15. Maid's Room + Toilet	
16. Powder Room	



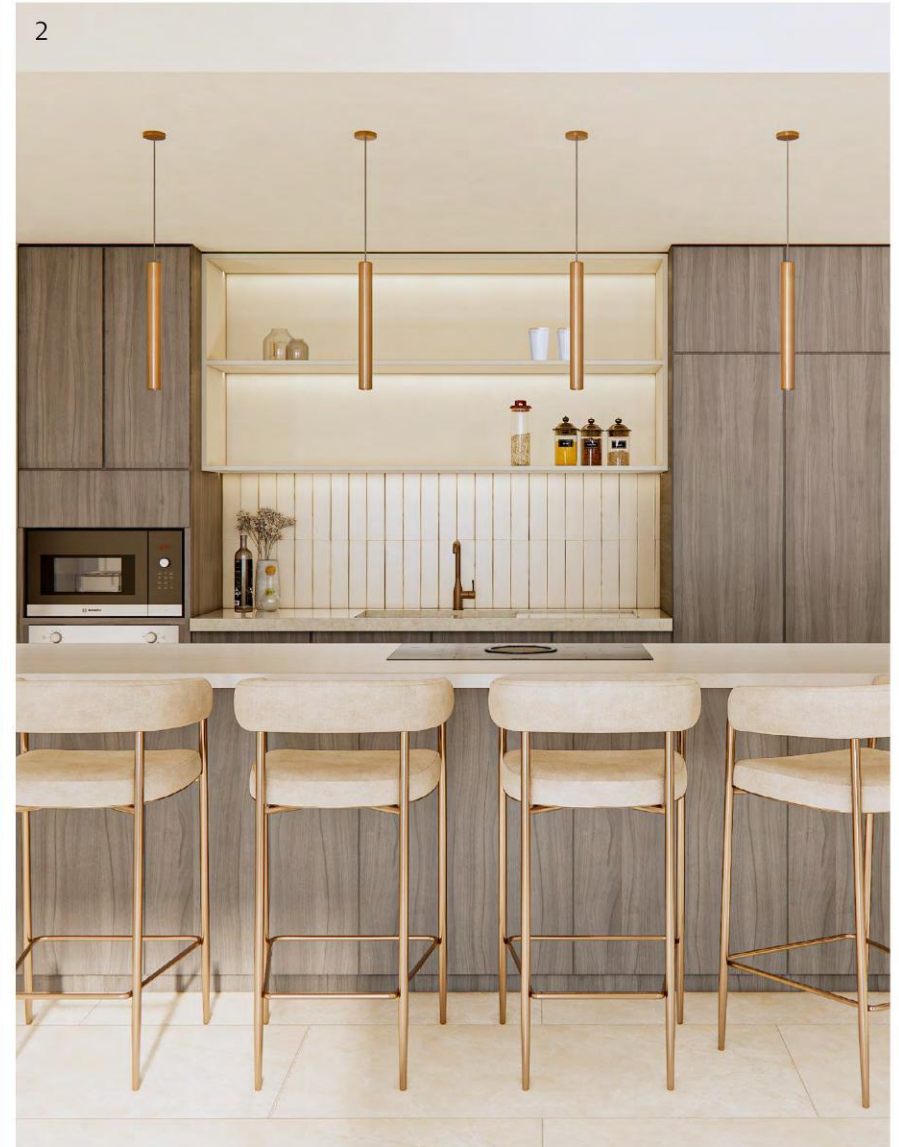
### DISCLAIMER

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# PREMIUM APARTMENTS

## 3 BED APARTMENT STANDARD



- 1. Living & Dining
- 2. Kitchen

DISCLAIMER:  
Visual materials are not to scale and are intended for illustrative purpose only

# APT Premium 3 Bed WY BO 9 B408 In Wadi Yemm

Payment Plan: 5% DP 8 Years  
 Payment Term: Quarterly  
 Issuance Date: 22 Dec 2025



Installment No.	Installment Date	Unit	Percentage	Total Percentage	Maintenance	Total Due
		30,851,000			3,085,100	33,936,100 EGP
Down Payment	22-Dec-2025	1,542,550	5.00%	5.00%		1,542,550 EGP
Installment No. 1	22-Mar-2026	1,542,550	5.00%	10.00%		1,542,550 EGP
Installment No. 2	22-Jun-2026	895,674	2.90%	12.90%		895,674 EGP
Installment No. 3	22-Sep-2026	895,674	2.90%	15.81%		895,674 EGP
Installment No. 4	22-Dec-2026	895,674	2.90%	18.71%		895,674 EGP
Installment No. 5	22-Mar-2027	895,674	2.90%	21.61%		895,674 EGP
Installment No. 6	22-Jun-2027	895,674	2.90%	24.52%		895,674 EGP
Installment No. 7	22-Sep-2027	895,674	2.90%	27.42%		895,674 EGP
Installment No. 8	22-Dec-2027	895,674	2.90%	30.32%		895,674 EGP
Installment No. 9	22-Mar-2028	895,674	2.90%	33.23%		895,674 EGP
Installment No. 10	22-Jun-2028	895,674	2.90%	36.13%		895,674 EGP
Installment No. 11	22-Sep-2028	895,674	2.90%	39.03%		895,674 EGP
Installment No. 12	22-Dec-2028	895,674	2.90%	41.94%		895,674 EGP
Installment No. 13	22-Mar-2029	895,674	2.90%	44.84%		895,674 EGP
Installment No. 14	22-Jun-2029	895,674	2.90%	47.74%		895,674 EGP
	01-Aug-2029			47.74%	3,085,100	3,085,100 EGP

Installment No.	Installment Date	Unit	Percentage	Total Percentage	Maintenance	Total Due
Installment No. 15	22-Sep-2029	895,674	2.90%	50.65%		895,674 EGP
Installment No. 16	22-Dec-2029	895,674	2.90%	53.55%		895,674 EGP
Installment No. 17	22-Mar-2030	895,674	2.90%	56.45%		895,674 EGP
Installment No. 18	22-Jun-2030	895,674	2.90%	59.35%		895,674 EGP
Installment No. 19	22-Sep-2030	895,674	2.90%	62.26%		895,674 EGP
Installment No. 20	22-Dec-2030	895,674	2.90%	65.16%		895,674 EGP
Installment No. 21	22-Mar-2031	895,674	2.90%	68.06%		895,674 EGP
Installment No. 22	22-Jun-2031	895,674	2.90%	70.97%		895,674 EGP
Installment No. 23	22-Sep-2031	895,674	2.90%	73.87%		895,674 EGP
Installment No. 24	22-Dec-2031	895,674	2.90%	76.77%		895,674 EGP
Installment No. 25	22-Mar-2032	895,674	2.90%	79.68%		895,674 EGP
Installment No. 26	22-Jun-2032	895,674	2.90%	82.58%		895,674 EGP
Installment No. 27	22-Sep-2032	895,674	2.90%	85.48%		895,674 EGP
Installment No. 28	22-Dec-2032	895,674	2.90%	88.39%		895,674 EGP
Installment No. 29	22-Mar-2033	895,674	2.90%	91.29%		895,674 EGP
Installment No. 30	22-Jun-2033	895,674	2.90%	94.19%		895,674 EGP
Installment No. 31	22-Sep-2033	895,674	2.90%	97.10%		895,674 EGP
Installment No. 32	22-Dec-2033	895,674	2.90%	100.00%		895,674 EGP
				33 Cheque(s)	1 Cheque(s)	34 Cheque(s)

The background is a solid teal color with several dark teal silhouettes of leaves and branches scattered across it. The word "CONTACT" is centered in the middle of the image in a white, serif font.

CONTACT

## INTRODUCING THE DEVELOPER

Modon is an international holding company, headquartered in Abu Dhabi, United Arab Emirates, and listed on the Abu Dhabi Securities Exchange (ADX). Modon is at the forefront of urban innovation, creating iconic designs and experiences that continually surpass expectations.

Modon's primary business sectors include real estate, hospitality, asset management, investments, events, and tourism.

Modon's goal is to deliver long-term, sustainable value, laying the foundations for intelligent, connected living.



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**Abdelkader Konsowa**  
Sales Manager  
01009706017

**MODON**