**M Squared**

Founded in 2012, M squared is a leading real estate developer, renowned for its customer-centric outlook on integrated living where quality speaks volumes for communities to thrive. Celebrated as an integral part of regionally-acclaimed Intro Holding, M squared capitalizes on the in-depth experience of the holding’s diverse companies spanning varied disciplines to include oil & gas, financial investment, food & beverage, agriculture development, sustainability & recycling, and recently real estate.

Since its establishment, M squared has mindfully steered clear of conventional pragmatism by focusing on blending full-function with the aesthetic form to introduce a signature residential alchemy to the Egyptian Market where less is certainly more. The company has managed to revolutionize the face of Egypt's real estate industry, as well as the Middle East, carefully selecting prime spots across the nation to carve authentic communities and commercial units of unrivaled excellence, in line with the government's overall vision for sustainable development and growth.

**SUSTAINABLE LIVING**

“Reflecting our affinity for the human life with all that it entails.” What? To introduce a forward-thinking culture that opens the door to a world of opportunity & an all-around positive environment that nourishes the soul via; supporting local talents, promoting sustainable living, and keep our communities eco-friendly & green aware. Why? To support the shift towards circular economies & create Environmentally Conscious Communities on the road to green efficiency.

**VALUES**

TRANSCEND

Iconic developments that revolutionize the real estate industry in Egypt.

CREATE

Residential and commercial concepts that lead on humanity with respect to nature.

BUILD

Masterfully minded spaces for exclusive modern communities to live, work, and play

BOARD MEMBERS

Karim Malash Chairman

Hatem Soliman Board Member

Tarek Abdel Rahman Board Member

Ibrahim Sallam Board Member & Finance Affairs Managing Director

Sky Investments Board Member

**TOP MANAGEMENT**

Karim Malash Chief Executive Officer

Ibrahim Sallam Chief Financial Officer

Mohamed Mohy Sales Vice President

Ahmed Said Head of Development

Sara Sherif Head of Marketing and Communications

Yasser Mohamed Head of Legal

Ahmed Aboelnoor Planning & Control Director

Hisham Eissa IT Transformations Director

Taher Elwan Technical Advisor

Noha El Shinnawy Procurement & Contracting Director

**Trio**

A signature boutique community, introducing a new living concept at the heart of New Cairo.

A state-of-the-art residential compound expertly planned on 35.5 acres of verdant land and stands as a true testament to modern-day living. Designed with varied needs in mind, TRIO is characterized by a three villas per complex concept with hanging gardens and flying pools, surrounded by encompassing amenities to accommodate all different styles seeking to experience a new living concept at the heart of New Cairo.

A Patent Innovation, Exclusively Yours.

Architecture is inhabited sculptor with the power to teleport residents into a multi-sensory, dream-like reality where everything they desire, effortlessly finds them. Therefore, M squared has invested a whole year in thorough research, following an international bid won by HECATE International- to bring to fruition a pioneering residential vision where gardens fly in overlapping villas amplifying beauty, recreation and privacy in three different dimensions.

Designed with ultimate accessibility and residents’ convenience in mind, Trio is strategically situated in the heart of New Cairo to crown a prime spot in the thriving 5th Settlement. Surrounded by top-class amenities and entertainment in every direction, the development is peacefully nestled minutes away from the American University in Cairo while enjoying direct access to Cairo’s vital attractions via main highways including the Ring Road, Suez Desert Road and El Katameya-Sokhna Road.

**LOCATION**

Trio is a compound located in the Fifth Settlement of New Cairo

5 mins from Regional Ring Road

13 mins from Sokhna Road.

20 mins from Ring Road.

35 mins from Heliopolis.

25 mins from Cairo Airport.

30 min from Nasr city

**Property Types in Trio**

Fully-finished properties including apartments, townhouses, duplexes, penthouses, and standalone villas.

Apartments 115M : 190M

Duplex 155M : 260M

Town House 242M : 244M

Penthouse 265M : 290M

**Amenities**

Swimming pools: Multiple swimming pools, including an Olympic-sized pool and a children's pool.

Gymnasium: A fully equipped gymnasium with state-of-the-art equipment.

Spa: A luxurious spa offering a variety of treatments, including massages, facials, and body wraps.

Clubhouse: A clubhouse with a variety of facilities, including a restaurant, a cafe, and a business center.

Landscaped gardens: Beautifully landscaped gardens throughout the compound.

Children's play area: A dedicated children's play area with swings, slides, and climbing frames.

Security: 24-hour security with CCTV surveillance. Parking: Ample parking spaces for residents and visitors.

Trio also has a commercial area with shops and restaurants. This area is convenient for residents who want to do their shopping or grab a bite to eat without having to leave the compound.

**Payment Plan**

5% Dp 9 Years

**41 Business district**

The Freedom To Flawlessly Execute Work While Enjoying Commercial Luxuries At Your Door.

Dynamic, detailed, and more than a little dashing; 41 Business District rises to new contemporary heights where you can marvel at your business with novel eyes every day. 41's innovative, multipurpose concept that seamlessly blends cutting-edge office/clinic spaces with commercial luxuries in one iconic landmark to fulfill the ever-changing needs of today's market.

Commercial projects by nature attract a public volume of the demographic, and M squared takes pride in creating best-in-class, eco-friendly commercial spaces that provide an all-around positive atmosphere while opening the door to a world of opportunities.

Sustainable Features

The building's design incorporates sustainable features to reduce its carbon footprint and promote better health and well-being.

Diamond-Shaped

The diamond-shaped layouts of the offices offer maximum natural daylight, and some units feature private terraces.

About 41 Business District

41 Business District is a mixed-use building that covers 25,500 sqm, with 2 basement floors, a ground floor, and 10 floors. The ground and first floors feature retail shops, while the second to tenth floors have office spaces. The building offers a range of facilities and utilities, including a reception area, direct access to utilities, and a rooftop terrace. It also includes a gym, café, customized spaces, and personalized designs.

“CONNECTED TO EVERYTHING.”

Strategically situated on the most connected location across Greater Cairo’s grid, 41 Business District is directly situated off the Kattameya Ring Road and connects multiple districts of the city with seamless mobility & urban proximity.

15 mins away from Maadi.

30 mins away from Downtown.

35 mins away from Mohandesin.

55 mins to New Capital.

45 mins from Sheikh Zayed

**31 west**

Ideally located off the July 26th Corridor next to Bamboo extension:

31 WEST epitomizes refined living, where every detail is meticulously curated to exude exclusivity and sophistication. From grand gateways to landscaped surroundings, this project stands as a testament to architectural excellence and luxurious living. 31 WEST epitomizes refined living, where every detail is meticulously curated to exude exclusivity and sophistication. From grand gateways to landscaped surroundings, this project stands as a testament to architectural excellence and luxurious living.

Project Overview

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Landmarks

Ideally located off the July 26th Corridor next to Bamboo extension:

Gezira Club 5 mins • Golf Central Mall 5 mins • Alsson School, Lycée Albert Camus 10 mins • Mall of Egypt 10 mins • New Giza Club 15 mins • Hyper One 15 mins • Mall of Arabia 15 mins • Sphinx Airport 25 mins

Design and Architecture: 31 WEST boasts avant-garde design while maintaining an elegant and timeless appeal. The buildings are thoughtfully oriented to maximize natural light and facilitate efficient heating and cooling. The variation in angles and orientations enlivens the facades, creating a dynamic and visually stunning environment. • Natural Integration: The project takes advantage of its natural sloped terrain, offering dual views of landscaped areas and cityscapes. • Privacy and Exclusivity: Each building serves a maximum of 4 apartments per floor, ensuring privacy for residents.

• Light and Views: Residential units are designed to maximize natural light and provide stunning views.

Amenities

• Central Lake Park • Bike Trails & Walking Tracks • Green Spaces: Integration of parks and recreational areas to promote a sense of community and outdoor activities. • Commercial Center • Healthcare Facilities • Cultural Spaces and Recreation area • Elderly Care Suites: Cater to elders, with concierge, entertainment lounge, heated pool, first aid clinic, and on call nurse service 24/7.

Sustainability

Committed to sustainability, 31 WEST incorporates energy-efficient lighting systems, renewable energy sources, and efficient HVAC systems. The project integrates native plants and landscaping techniques that require minimal water and maintenance, contributing to biodiversity and the preservation of local ecosystems. Green parking spaces with charging stations are integrated within all the project.

**Independent Villas:** Starting from 130 square meters up to 360 square meters.

**Townhouses:** Starting from 180 square meters up to 325 square meters.

**Twin Houses:** Similar in size to townhouses, typically ranging from 180 to 325 square meters.

**Apartments:** One-bedroom apartments: Starting from 60 square meters.

Two-bedroom apartments: Up to 130 square meters.

Three-bedroom apartments: Up to 175 square meters.

**El Masyaf Ras el Hekma**

A state of sentimental longing to simpler Mediterranean days, every day.

Inspired by Greek architecture where floating seascapes and natural simplicity live indoors, Masyaf Ras AlHekma is a waking dream of turquoise waters and golden beaches, stretching out on an impressive 103FD of land to lap a pristine 730M beachfront on the Mediterranean shore.

Inspired by Greek architecture where floating seascapes and natural simplicity live indoors, Masyaf Ras Alhekma is a waking dream, stretching out on an impressive 103FD of land to lap a pristine 730M beachfront on the Mediterranean shore Expertly master-planned by M squared, the iconic destination takes luxury living to new heights.

Through elevated platforms, Masyaf Ras Alhekma guarantees equal views for all homeowners, radiating an expansive air of exclusivity and uninterrupted peace-nostalgic of good old summer days. Immerse in natural light and sun-drenched beauty amplified around every corner of your signature home.

**Location of El Masyaf**

Located on the 212th km of Alexandria - Marsa Matrouh Road.

75 km away from Marsa Matrouh

10 km away from Fouka Road

Masyaf is a unique vision, as well as a grand collaboration of world-leading names. The development is inspired by the simplicity of Greek architecture, while blending in authentic Egyptian elements, evoking unparalleled sentiments of calm. Konstantinos Labrinopoulos from K-Lab Architecture explains "Masyaf villas are completely different and offer a full narrative of spaces. We should emphasize that to give people the most luxurious look and feel."

The elemental beauty of Masyaf lies in offering all homeowners uninterrupted sea views, thanks to its unique leveling technique. Mr Ibrahim Mohasseb Urban Planner - explains "Most of Sahel's projects have villas located in front of the beach, and the rest of the buildings behind them without having a sea view. Our exclusive advantage is that any unit, with any space has a sea view due to the different ground levels and elevations."

Our State of the art lagoon

Spanning over 45,000 m² of lagoon waters and 5,000 m² of sandy lagoon beaches, our state-of-the-art Lagoon is a floating paradise that puts the environment at its heart while capturing water-filled beauty for residents to sunbathe, swim, or simply engage in fun water activities, all year round.

**Beachfront and Water Activities:**

**45,000 sqm lagoons:** Offering a variety of water activities and relaxation options.

**5,000 sqm sandy lagoons:** Ideal for sunbathing and swimming.

**Beach club:** Featuring a restaurant, bar, and other amenities.

**Sports and Recreation:**

**Tennis and paddle tennis courts:** For those who enjoy racquet sports.

**State-of-the-art gym:** For fitness enthusiasts.

**Soccer park:** A dedicated area for football and other sports.

**Dining and Shopping:**

**Barbarossa Beach Club:** A popular restaurant and beach club offering delicious food and drinks.

**Lemonade Concept Store:** A trendy fashion store with unique pieces.

**Elle Beauty Salon:** Providing a variety of beauty services.

**Kid's area:** A dedicated space for children's activities.

**Downtown Club House:** Offering a variety of amenities for residents.

**Marmarica boutique cabanas:** Private and luxurious accommodations.

**Property** Types cabanas, standalone villas, twin houses, townhouses, and chalets.

**El Masyaf Ras El Hekma** offers a variety of unit sizes

**Chalets:** Starting from 80 square meters up to 160 square meters.

**Villas:** Starting from 180 square meters up to 400 square meters.

**Twin Houses:** Starting from 160 square meters up to 240 square meters.

**Payment Plan** : 5% Dp 8 Years