**Misr Italia**

About us

Misr Italia Properties has established itself as a leading Egyptian real estate developer, known for its innovation, diversity, and unwavering commitment to quality. With a portfolio of 25 completed and ongoing projects spanning a total land bank of 7.1 million square meters.

In Misr Italia Properties, we aim to innovate and listen closely to our customers to provide them with the best customer experience in every aspect, whether they are looking for livable compounds, getaways, offices and retail spaces. Built on a philosophy of creativity and innovation, we have the privilege of offering our customers trend-setting projects and products with unique concepts and designs that are unmatched in the market. This privilege, however, comes with a great deal of responsibility and accountability.

Our company has 13 real estate projects to date, which are geographically spread throughout the country including New Cairo, Ain El-Sokhna, North Coast, New Capital, and Mostakbal City. Given this widespread reach, our actions clearly have a significant impact on our shareholders, stakeholders, community and society.

Acting with integrity and leading by example is crucial to performing our role as good citizens of our community and country and encouraging others to do the same so we can help ourselves and those around us develop and grow.

Thus, Honesty, Fairness, Transparency, and Ownership are core values that we have used to describe our corporate culture that defines who we are, what we do and how we act. We believe that these values are consistent with the company’s success. Our Code of Business Conduct represents what these values means to us in practice. These four values involve being an honest, fair, and moral individual. They encourage effective communication, transparency, and a sense of ownership from all our people at Misr Italia Properties for the actions and behaviors that impact our customers and community.

We create opportunities for our community and society to develop and grow. We will continue to do this and be the best we can be. We live up to this Code and we expect that all our people will too.

Hany El Assal Founder & Owner

Khaled El Assal Founder & Owner

Our

Inspiration

Innovative concepts, unique designs, refined solutions inspired by you

Misr Italia Properties has been at the vanguard of developing Egypt's leading real estate market for years.

We have been known for providing the paramount projects for residential, commercial, hospitality and leisure properties across Egypt.

Mohamed Khaled El Assal

CEO & Managing Director

Mohamed Khaled El Assal is an innovative leader with 17+ years of real estate experience. As CEO of Misr Italia Properties, he has driven the company's expansion in Egypt. Holding a Bachelor's in Architecture, he has certifications in quality assurance, project management, and interior design. Mohamed Khaled prioritizes delivering results, maximizing shareholder value, and creating shared community value. He focuses on performance, best practices, and positive organizational change.

Mohamed Hany El Assal

CEO & Managing Director

Mohamed Hany El Assal is an innovative and strategic leader, with a track record of managing successful real estate projects in Egypt. As the CEO of Misr Italia Properties, he has expanded the company's presence across Egypt. With over 18 years of experience, Mohamed Hany is committed to generating organizational growth. He holds a Bachelor of Engineering in Architecture and has received certifications in quality assurance, tourism management, and interior design.

Karim El Assal

CEO

Karim El Assal, CEO of Mis Italia Properties, is an innovative leader with 13+ years of real estate experience. With a Bachelor's in Management, specializing in Marketing and Strategic Management, he oversees sales, marketing, customer relationship management, and development. Karim prioritizes performance, efficiency, and strategic planning, while fostering a positive organizational culture. He is dedicated to maximizing shareholder value and creating shared value for the community.

Sherif Saleh

Co-CEO

Sherif is a business practitioner with extensive marketing and management experience in the Middle East and Africa region. He has played a significant role in two major real estate turnarounds in Egypt and is now Co-CEO of Mis Italia Properties. Sherif has worked as Region Marketing Manager for PepsiCo, Head of Marketing for Danone Premium Beverages, Regional Brand Manager for Coca-Cola Middle East, and Regional Brand Manager for Unilever North Africa, Middle East & Turkey.

Ahmed Seoudy

Co-CEO

Over 24 years of experience in business leadership, corporate governance, finance, and change management. Passionate about innovation and fostering organizational evolution. Led Lafarge Egypt's Shared Services Centre, focused on SG&A, working capital optimization, standardization, simplification, and automation. Led Business Excellence initiatives using Lean Six Sigma techniques, building a performance culture and achieving financial P&L impact. Lean Six Sigma certified Black Belt Champion.

Ahmed Fathy

Co-CEO

Ahmed is a highly focused C-Suite executive with over 20 years of experience in real estate development.

With a Bachelor of Science in Construction Engineering from The American University, Ahmed has successfully achieved revenue, profit, and business growth in turnaround environments. He has completed training programs and is a member of notable institutions.

Tamer Abdelshafie

Co-CEO

Tamer is an experienced strategic executive leader in real estate and FMCG with 20+ years of progressive experience in finance, strategic planning, budgeting, and organizational re-engineering. He excels in team building, financial risk management, corporate finance, and managerial finance. Tamer establishes cross-functional partnerships and drives operations in marketing, sales, and business development. He streamlines business operations, increases efficiency, and delivers outstanding results.

Ahmed Fahmy

Chief Sales Officer

With 18 years of experience in marketing, sales, and management, Fahmy is a detail-minded leader who plans and executes sales strategies to drive revenue.

He uses analytic tools to analyze sales performance and reports to senior management. Fahmy leads the sales department, develops sales targets, and examines growth opportunities. He holds a Bachelor of Arts in International Business & Marketing from Modern Science & Arts University.

Ayman Shimy

Chief Projects Officer

Ayman, with 37 years of experience in Project Management and Construction Engineering, has extensive experience in project feasibility studies and cost control. He has held leadership roles at prominent firms like Hill International, Porto Group, and DMG Mountain View Saudi Arabia. Ayman holds a BSc degree in Civil Engineering and a Diploma in Projects Planning, Control & Budgeting Techniques. He leads and manages all Misr Italia Properties Developments projects.

Corporate Governance

Code of Business Conduct

Misr Italia Properties adopted a code of business conduct in line with our core values and principles of honesty, fairness, transparency and ownership. Our Code applies to all our people including all members of the Board of Directors and all levels within the Company.

IL BOSCO - New Capital

IL BOSCO, Italian for ‘the forest’, inspired by a forest like environment and the greenery that circulates around it,creating a one-of-a-kind experience that will support a healthy ecological system. Located inside R7 in The New Capital covering an area of 200 Acres.

Project Concept

IL BOSCO — Italian name for forest— introduces a revolutionary concept, awakening a green lifestyle in the heart of The New Capital.

IL BOSCO adopts a unique design concept that follows the pace of nature; ever-changing with scenery, evergreen with seasons and ever-evolving around contemporary lifestyles. All homes evoke a timeless air of tranquil luxury, rooted in captivating green views

LOCATION MAP IL BOSCO is strategically planned with residents’ ultimate convenience in mind. Therefore, the project lies at close proximity to Mohamed Bin Zayed’s Southern Axis, allowing seamless entrance and exit, in addition to uninterrupted connectivity that directly links to Cairo’s vital attractions, as well as its leading establishments. IL BOSCO crowns the upscale heart of R7 district to not only surround homeowners with scenic views of the Green River, but to also bring them closer to the central monorail station for hassle-free mobility. Life at IL BOSCO unfolds ultimate recreation and entertainment at every door, located just few steps away in the New Capital.

IL BOSCO DESIGN CONCEPT IL BOSCO adopts a unique design concept that follows the pace of nature; ever-changing with scenery, evergreen with seasons and ever-evolving around contemporary lifestyles. The elemental edge of the project lies in harmonizing the human experience with the site’s natural surroundings, thanks to overhanging spaces and sweeping balconies that accommodate large external tubs for vegetation while allowing the growth of larger trees without the hindrance of magical views. All homes evoke a timeless air of tranquil luxury, rooted in captivating green views and pedestrian friendly walkways to encourage a healthy lifestyle where walkability is key. By combining the best in function and aesthetic form, IL BOSCO expertly utilizes living spaces as inspirational cornerstones for nature-inspired design, crafting around it a natural haven or more of a self-sufficient green city that gently rises from the topography of the site.

IL BOSCO AMENITIES: COMMERCIAL HUB-RADICAL, WATER FEATURES & LANDSCAPES, SPORTS CLUB, COMMUNITY CENTER, WALKABILITY & RECREATIONAL ZONES, VERTICAL FOREST, SMART SOLUTIONS

OVERVIEW: Your home at The Meadows Clubside is an expressive statement of natural serenity. Contemporary spaces, enveloped in endless hours of sunshine while inviting green views and tranquil water features into the comfort of your own living room. A unique living experience that respects your privacy, as well as nature’s gifts and an exclusive opportunity to enjoy expansive freedom both indoors and outdoors. Nestled in the heart of excitement, The Meadows Clubside homes redefine vibrant living introducing an unparalleled living experience overlooking the dynamic energy of IL BOSCO sports club. With panoramic views of the sports club’s facilities, residents can immerse themselves in the spirit of health and wellness while enjoying the convenience of being steps away from a hub of recreational pursuits.

TECH FEATURES SMART BUILDINGS The Meadows Clubside smart buildings help transform your home environment, making it more comfortable, convenient, safe and entertaining. They bring together many different technologies that work together, thereby saving you time, money and energy. These buildings introduce a new level of convenience for the homeowners by providing ‘home automation technology solutions’ allowing residents remote access to control the heating and cooling systems, intercoms, and music & multimedia devices.

KEYLESS HOME ENTRY : Architec+ provides residents with innovative quality security products and solutions, in touch with modern and convenient lifestyle, with no usage of the manual keys. Residents will no longer have to worry about keeping a key safe. With keyless entry for their building, visitors can let themselves in by QR recognition codes.

QR CODE : When friends and family come and visit, it’s easy to generate QR codes for guests for an easy entrance to the building. Guests can simply scan the QR Code to enter without using the manual entrance ways.

LIGHT MOTION DETECTION: These devices are distributed throughout the buildings, and operate when they detect movement, to optimize consumption.

CCTV : This camera system provides residents with an increased sense of security, reassurance and peace of mind. Many of the more sophisticated models are wireless, meaning they can be viewed and monitored from their smartphone or tablet. This gives residents the ability to check in and review their premise at the click of a button, so their home security is always in reach.

TRIPLE PLAY TECHNOLOGY: The highest technological network, given to residents to activate their Internet service, television and telephone all through a single broadband connection. This broadband strives to bring a connection of latest technology ensuring to provide ultra-fast speed, uninterrupted connectivity and best-in class customer support.

SOUND SYSTEM: Within the building, homeowners will enjoy ‘surround sound system’ allowing residents to fully immerse and enjoy an enriching depth of sound quality.

Property Types in Il Bosco New Capital

you will find standalone villas, twin houses, townhouses, duplexes, and apartments.

IL Bosco City

IL BOSCO City New Cairo is a fully integrated city with the benefits of a compound in the center of the services you need but without the disadvantages of living in a big, crowded city. Everything we need is within 15 minutes. All your needs within a 15 min distance from you home walking or cycling.

Project Concept

IL BOSCO City brings Italian innovative design of urban forestry to New Cairo, designed by Stefano Boeri with emphasis on a better quality of life.

IL BOSCO City is located in New Cairo covering an area of 268 Acres, designed by Stefano Boeri. It is the first 15 - minute city in Egypt where all essential needs are only 15 mins away from home walking or cycling, bringing your education, health, sports, shopping and dining, entertainment and cultural needs all nearby from you. Providing family members with seamless smart facilities weaved through nature and reachable via the Green River.

Nature Within Reach

IL BOSCO City is Misr Italia Properties residential project in the heart of New Cairo. The project spreads over 268 Acres with a unique concept inspired by Italian landscape integrating a self-sustainable and smart landscape with adaptive open spaces.

Location : IL BOSCO City - New Cairo, is centrally located in the extension of the Golden Square with accessibility to all services and facilities in New Cairo, Shorouk, Madinaty and New Capital providing an optimum location for residents to retreat from their hectic life yet stay connected

5 Mins Administrative Capital, 5 Mins Madinaty, 15 Mins St. 90th, 25 Mins Cairo Airport, 5 Mins Suez Road, 10 Mins East Ring Road, 20 Mins Ring Road, 30 Mins Heliopolis

Masterplan:

IL BOSCO City masterplan is designed by the International Italian Architect Stefano Boeri most notably known for the Vertical Forest in Milan, the Villa Méditerranée in Marseille, and the House of the Sea of La Maddalena with the help of renowned consultants Callison RTKL and DMA for Design & Engineering Consultancy.

VILLAS, GREEN RIVER, COMMUNITY CENTER, APARTMENTS, COMMERCIAL DISTRICT, SPORTS CLUB, INTERNATIONAL SCHOOL, MEDICAL CENTER, SKY BRIDGE, ENTRY GATES

Where Quality Prevails

IL BOSCO City is developed by masterminds who were keen to integrate all factors that deliver a better quality of life to its residents. The aim of the project is to provide a fully integrated city to the homeowners,

allowing access to all the amenities found around the great municipality that is Cairo today while at the same time enjoying the serene open green spaces in a private gated community. Each zone in IL BOSCO City has a different story to tell, diverse nature typography & a mood setter.

The 15 Min City

IL BOSCO City - New Cairo introduces a first in Egypt urban planning concept - The 15 Minute City which is based on the concept of enriching all homeowners’ lives where all their essential needs are only 15 mins away from their home walking or cycling promoting a pollution-free environment and healthier lifestyle. Bringing your education, health, offices, sports, shopping and entertainment needs all within a 15minute distance from you.

IL BOSCO City Amenities

Signature Clubhouses, Sports Club, International School, Medical Center, Commercial Hub, Green River, Forest Like Environment, Walkable Areas, Bike Lanes, Water Features, Verdant Landscape, Smart City Features

Scenic Splendor

At L'azzuro, you will find impeccably designed homes that offer stunning vistas of magnificent green landscapes and glistening water features, providing a tranquil and soothing atmosphere. L'Azzuro homes are enveloped by the Green River, a verdant pedestrian forest linking you seamlessly to the various amenities and neighborhoods within IL BOSCO City. Without the need to cross streets, you'll find amenities integrated throughout, including walking and biking lanes, reading corners, green playgrounds, and botanical gardens.

Blissful Sanctuary

Discover serenity in this tranquil haven, where gentle sun breezes harmonize with the soothing sounds of nature. Immerse yourself in the tranquility, find your center, and elevate your yoga experience while overlooking breathtaking views that inspire peace and rejuvenation.

Property Types in II Bosco City

you can find standalone villas, twin houses, townhouses, apartments, and penthouses.

The Area in Which II Bosco City is Found

II Bosco City Compound is found in the futuristic, widely sought-after[Mostakbal City](https://www.nawy.com/area/mostakbal-city). This City is considered to be the first-ever green City in Egypt and the only one exhibiting the sustainable development goals put forward by the United Nations Organization.

The City rolls over a massive land area of 11,000-acre area dedicating half of this area to green spaces and open landscape.

Working to be a unique City, the developers equipped it with major educational and recreational facilities and services such as:

Mostakbal City’s Boulevard

Mazar in Mostakbal City

Bicycle Club

Sports Academy

Global Paradigm International School

The Arina Strip Mall

Mostakbal City is composed of 5 phases, each with a distinctive living experience. The most important phases among the 5, are the first and the fifth. The importance of the first phase arises from its being near to the American University in Cairo. While the importance of the fifth arises from its being near the New Administrative Capital City.

Speaking of the Mostakbal City location, it is known for its easy access to and from many attractions in the center of Cairo. The City can be found on Cairo-Suez Road between km 46 and km 51 East Cairo. Also, it is only 15 minutes from New Capital City. As well as its proximity to Madinaty, El Shorouk, Heliopolis, and Rehab City.

You need to know that this location, enables Mostkbal City to be overlooking major roads in Cairo such as El Robiky Road, Middle Ring Road, Suez Road, and Amal Axis.

VINCI

VINCI Philosophy

Vinci, the new urban destination, is Misr Italia Properties newest residential project designed to encapsulate the ease and beauty of modern living. The project integrates various art elements of several art styles into its urban and landscape design using dynamic approaches to set the standards for contemporary living, created to exude the warm earthy accent of a home whilst overlooking scenic landscapes. The project aims to Inspire and engage its homeowners into spaces that are inspired by art elements providing a lifestyle that is enthused by art. Combining the best of services and outstanding living spaces, from iconic villas, to exemplary apartments, Vinci is considered one of the New Capital’s most remarkable residential destination. Enriching experiences are the essence of Vinci’s everyday living experience.

Location Map

Vinci is perfectly located at the heart of the New Capital City, overlooking the Diplomatic Area. Positioned amid exclusive residential districts with an easy access to the main lines of transportation. The luxury compound merges the abundant architectural haven with the alluring scenery that is on the same road as the Expo, Medical City, and the Massa Hotel; and nearby the government district, with the main aim of providing a well-studied location for residents to retreat from their hectic life yet stay connected.

VINCI Design Concept

Vinci redefines the new luxury living with architectural inspirations that fall in line with crafted interiors that endeavor for an effortless, minimally programmed space. It’s a boutique luxury living development with an upscale community, serving first class residents with polished earthiness. Designed to give you privacy while enjoying a sublime view that encapsulate the sunrays and the purifying greenery. Our homeowners will be able to unwind in an array of amenities in the comfort of a finesse lifestyle. The exquisite modern architecture, the remarkable minimalist design, the ethnic elements, material surfaces and textures designed by Hany Saad Innovations emanate a sense of balance and harmony welcoming residents to succumb to the pleasures of contemporary luxury.

VINCI Amenities

Signature Club, House State-Of-The-Art Commercial Hub – Vinci Street, Water Features, Landscapes, Community Centers, Walkable Areas, Smart Solutions, Customizable Exteriors By Hany Saad Innovations

Message from Hany Saad

Recognized for a visionary ability to blend disciplines, forms and dimensions crossing boundaries in art, design, and architecture, “I am honored to have been chosen to be the mastermind behind the boutique luxury compound”. “My work is known for being recognized as inventive and extravagant in the design scene and we have been provided with the creative freedom at HIS for developing an entirely unique design concept that marks a new chapter in boutique living”. We will embrace the elegance, sophistication and lush conceptualization that Vinci stands for. The HSI team is thrilled to present this showcase of iconic designs that will present the innovative concept of boutique living state in an upscale community.

CUSTOMIZABLE EXTERIORS

Vinci is designed with facilities that inhabit an opulent quality of life, from the essence to the physical materials, and spaces that tend to signal a desire to connect with nature forming one community. Expressing the new luxury living with architectural brilliances designed by Hany Saad Innovations that fall in line with constructed interiors that endeavor for a graceful, minimally programmed space. The exquisite modern architecture, the remarkable minimalist design, material surfaces and textures emanate a sense of balance and harmony welcoming residents to succumb to the pleasures of contemporary luxury. The designed structures encapsulate the luxuriousness through the material choice. It brilliantly combines the natural splendor with modern luxury in a haven of style and tranquility

ENJOY BRILLIANT INTERIORS BY HANY SAAD INNOVATIONS

Driven by the concept, the living state borrows the best elements of boutique notion – small, intimate and custom. The clean lines and indoor garden provide a balance between serenity and comfort within the home environment.

About VINCI

Vinci’s very distinctive design concept is inspired by art and its various phases. Such an exquisite concept is spread over 110 feddan, divided into districts that represent various arts periods that originated from the 19th century all the way up to the 21st century. From the classics, to the contemporary to the modern, the project is divided into phases with each phase being designed into a specific art style. Behind the creation of this project comes the master-planners and the interior designer, CallisonRTKL & DMA, designing an exceptional master plan along with Hany Saad Innovations creating a unique look and style to the exteriors and interiors of the project.

KEY

APARTMENT BUILDINGS, BRANDED APARTMENTS, CLUB HOUSE, COMMERCIAL AREA - VINCI STREET, COMMUNITY CENTER, GATE, HIGH-END COMMERCIAL AREA, INNER PATHWAY, VILLAS, TREE LINE PROMENADE, WATER FEATURES, NEW CAPITAL’S FIRST SWIMMABLE LAGOON

COMO LAKES Overview

Our high-end villas are based on a community centered residential compound with sophisticatedly designed infrastructures. The minimalist clear-cut lines of the Façade are a statement of your contemporary elegant lifestyle. The architecture of both interiors and exteriors brilliantly combines natural splendor with modern luxury in a haven of style and tranquility. The modern designed homes overlook vast landscapes, creating an environment that will allow residents to reconnect with nature, giving them a bright and captivating new look to a greener life. The breathtaking modern architecture and remarkable minimalist design emanate a sense of balance and harmony. With exceptional designs, let your imagination flow from the comfort of this sanctuary with its contemporary art and finishes that delight all the senses, accompanied with a laid-back standard of living that is natural to the environment and is coupled with modern luxury to ensure natural lighting and a relaxing ambience for your comfort. Upon entering, the naturally flowing space and openness, tailored to your lifestyle, will greet you with light. The spatial design integrates all your needs effortlessly and with style. With prodigious reception floor plans to ceiling frames, protruding the interior spaces with the best layout and design, the villa exterior shows the subtle balance between building and lightness. You can enjoy customization options designed by Hany Saad for your unit’s exterior façade to ensure an exceptional & unique living sensation that is designed just for you.

Property Types in Vinci

Scattered throughout the 8 artistic districts of Vinci, the residential and commercial units of Vince include standalone villas(which make up 70% of the total residential spaces), apartments, twin houses, townhouses, duplexes, clinics, retail stores, and offices.

Don’t forget that there is a section for services apartments.

Area of Vinci

Vinci is found in the New Administrative Capital. The [New Capital City](https://www.nawy.com/area/new-capital-city) is one of the top-notch, newly created, and highly sought-after cities recently. Experience Egypt's futuristic vision firsthand with this unique project, which offers a fresh take on smart living and sustainable development away from the hustle and bustle of Cairo. The New Capital, which has been master-planned to a level comparable to that of global cities worldwide, has 21 residential neighborhoods with expansive views of the outdoors and cutting-edge infrastructure and increased security to offer previously unheard-of living standards. The New Capital was designed with maximum accessibility in mind. It is located outside the Second Greater Cairo Ring Road and just 45 kilometers east of Cairo, yet it has seamless access to all of the city's important areas thanks to a linked monorail system.

This stunning city has a massive total land area of 170000 acres. Over this huge area, there stands many educational, recreational, and medical facilities such as:

* Central Park with an area of 8 km
* Expo City New Capital
* Al Masa Hotel New Capital
* Al-Fattah Al-Aleem Mosque
* Green River, 35 km long
* Disneyland
* Mega Mall
* Knowledge City
* British Coventry University
* The German International University
* University of Hertfordshire by GAF
* New Administrative Capital Stadium
* New Garden City New Capital
* Capital Prime New Capital

LA NUOVA VISTA

La Nuova Vista is an exclusive liveable compound providing mesmerizing landscape, water features & amenities in the heart of New Cairo, ensuring a luxurious living standard.

Project Concept

A luxurious boutique livable residential compound featuring lush landscape and green pathways all throughout.

La Nuova Vista is perfectly located in the heart of New Cairo, a fully operational luxury compound with urban landscape designed by TREDIC UK with the collaboration of the architect Shehab Mazhar. A boutique development offering various amenities, including open green spaces, swimming pool, tennis & padel courts & Garden 8; La Nuova Vista state of the art own commercial hub.

ABOUT LA NUOVA VISTA

La Nuova Vista is both uninterrupted privacy and greenery stretched to infinity and beyond. Peacefully poised on 41 acres of lush land, the development boasts a signature collection of 131 luxury villas and expansive homes, devoting %90 of its land to generous greenery, flowing water features and show-stopping views, seized from the comfort of your living room. Ideally located in the heart of New Cairo, La Nuova Vista is a respite from city life, designed by leading architect Shehab A Mazhar in collaboration with London’s Community Concept Developers TREDIC to open residents’ eyes on a wondrous journey of non-stop discovery and timeless Italian charm.

LOCATION MAP

La Nuova Vista crowns a prime location in the beating heart of New Cairo’s residential area. Living here, grants residents direct access to the 5th Settlement’s leading educational establishments, as well as an abundant variety of business institutions, retail malls and top-class dining venues. Masterplanned with ultimate connectivity in mind, La Nuova Vista lies minutes away from Road 90, the Ring Road and Suez Road connecting you to any point in Cairo or its International Airport, hassle-free

New Capital & Mostakbal City: 10 min AUC (90 street): 15 min Cairo International Airport: 20 min Downtown Cairo: 40 min

LA NUOVA VISTA DESIGN CONCEPT

Inspired by the beauty of Italian architecture, your home at La Nuova Vista is a unique reflection of grand elegance and true exclusivity. By melding modern-day comfort with royal luxury, each space provides a breathing living experience employing the best in symmetry and ultimate refinement. Designed in absolute harmony with its natural surroundings, monumental villas seamlessly blend in with lush landscapes and tranquil water features to proudly stand as an exclusive oasis of calm. All homes adopt a soothing aesthetic, thanks to neutral tones, as well as sustainable materials paying tribute to the beauty of mother earth.

AMENITIES

La Nuova Vista takes integrated living to a whole new level. The development has been expertly designed to surround residents’ with cherished experiences around every corner, without having to leave the gates of their compound.

State-of-the-art Commercial Area Garden8, Club House, Jogging Track, Swimming Pool & Bar, Padel Court, Fitness Center, Children’s playground, Pet Friendly, 24 Hours Security, Water Reservoir

GARDEN 8 VILLAS PHILOSOPHY

LIMITLESS LUXURY FOR THE SELECT FEW Living to the fullest is having new eyes to look at life from a different perspective. It’s choosing to wake up in a natural sanctuary of calm where limitless luxury and Italian elegance, seamlessly blend with select experiences to inspire your inner child. Garden 8 Villas is where chirping birds are your natural alarm, inviting you to idle around picturesque streets and shimmering pools where pristine greenery and manicured landscapes abound. Every day, is starting new; whether energizing your body and soul thanks to an unsurpassed host of top-class amenities or simply whiling away hours at Garden 8’s spirited restaurants and fresco cafes. From sun-drenched patios and impressive courtyards to earthy villas of utmost elegance, La Nuova Vista is a fully comprehensive living experience where recreation, leisure and relaxation come alive to delight— in a livable community that’s ready to welcome you home.

INTERIOR DESIGN PACKAGE

Interior Design Package by Hany Saad Innovations Driven by the concept, the living state borrows the best elements of boutique notion – small, intimate and custom. The clean elegant lines and tailored spacious rooms provide a balance between serenity, luxury and comfort all within the boundaries of your home environment.

UNIT TYPES & RENDERS

Garden 8 Villas is a captivating dream made real. All villas are ready for immediate delivery, inviting you to fully finish your space, your way while benefiting from a fullyoperational community where neighbors soon turn into friends.

Kai Sokhna

“Kai” in Hawaiian means Sea, which conveys the comfort of the getaway, which will help you recover and restore your senses. Our project is all about being exclusive while offering breathtaking scenery to all our owners.

Payment Plan10% DP / 6 years

PARADISE FOUND Inspired By Hawaii’s Love For Land And Life, It Is Easy To See Why Kai Is Synonymous With Paradise. A 1km Stretch Of Golden- Sandy Beach, All Yours To Sunbathe, Kite Surf Or Simply Cast Away Into The Deep. Pretty Much Everything Here Feels Spirited Yet Easygoing, Bursting With Genuine Aloha And Fun. A Lively And Diverse Profusion Of Lifestyles Soaked In The Red Sea’s Sun Where Top-Grade Hospitality, Exceptional Dining And Memorable Shopping Experiences Never Fail To Impress.

A VACATION PARADISE CLOSE TO EVERYWHERE Set against a dazzling coastline where water sparkles with a jewel-like intensity, Kai Sokhna is strategically located on Zaafrana Road in Kilo 100. Planned with residents’ ultimate convenience in mind, the development lies only 10km away from New Galala’s second exit, transforming your ride to Kai Sokhna into a pleasurable and accessible delight. Minutes Away From Everywhere: • Cairo Sokhna Road 30 mins • New Capital 50 min • New Cairo 80 mins • Cairo Airport 90 mins

A SEA-FRONT VISION OF TIMELESS SIMPLICITY

Kai’s elemental edge lies in its aesthetic elevation technique which raises new standards in sea-front luxury living where homes get to enjoy the Red Sea’s flowing tranquility from any point. Masterplanned with accessibility in mind, your life at Kai opens onto a one-of-a-kind beach lifestyle, rolling out on 1 full km to serve an intimate community on 33 fedans. Designed in absolute harmony with its natural surroundings, the development offers shimmering pools and refreshing water features at every touchpoint, in addition to lush manicured landscapes and private gardens mimicking a Hawaiian tropical lifestyle. From well-integrated luxury amenities to fine dining, commercial luxuries and top-class hotels, Kai is a comprehensive vision of seafront serenity, exclusively designed around your needs.

DISCOVER kai 1- Standalone Villas 2- Senior Chalets 3- Pool Deck Chalets 4- Bungalows 5- 1KM Sandy Beach 6- Commercial Strip 7- Can Limon Residences 8- Can Limon Boutique Hotel 9- Kai Main Gate 10- Fins Kitesurfing Center 1 1 - 5 Star Beach Resort 12- Beach Restaurant & Bar

SEA-FRONT EXCLUSIVITY RE-IMAGINED Nature casts its magical spell on Kai’s intimate community, bringing you closer to waves of uninterrupted beauty wherever you turn. The development is artfully masterplanned on 33 Feddans to boast its own private sandy beach where tranquility lingers on over a 1 km stretch. Inspired by Hawaii’s natural simplicity, Kai is built on varied elevations to invite Sokhna’s heavenly sea views, as well as green landscapes into every corner of your home. Here, life unfolds around every corner, setting Kai as a select vacation paradise, thanks to its fully integrated host of world-leading hotels, Origin Beach Restaurant, lively retail strip and Fins Kite Surfing Center. Whether it’s discovering wonders under the sea or catching ideals winds to glide above, reveling in commercial excellence or simply indulging in flavorsome delicacies all day long, just about anything is possible in Kai, on foot without having to worry about anything but having fun.

GOOD VIBES FOR EVERY LIFESTYLE Kai is imaginatively designed around contemporary needs to fulfill the everchanging aspirations of modern lifestyles. Here, you can swim, snorkel or just lounge the hours away while pods of dolphins play offshore. For the more energetic, Fins Kitesurfing Center allows you to confidently glide on crystal clear waters, setting free the adventurer in you. Take a refreshing dip in Kai’s swimming pool as you soak in Sokhna’s captivating views or connect with loved ones over a cocktail in the spirited beach bar. Decelerate with relaxing yoga routines, powered by picturesque sunsets. As the day draws to an end, pamper yourself with your choice of a variety of trendy boutique stores in the retail strip then sample an assortment of mouth-watering dishes at The Origins Beach Restaurant & Bar. For the grande finale of the day, indulge your senses in a soothing spa treatment in one of our two hotels, 5 star Beach Resoty and TLT Concepts Can Limón Boutique Hotel. Kai is a destination for the whole family, spreading good vibes, all year-round.

STAY WHERE EVERYONE KNOWS YOUR NAME Step into an intimate world, echoing with timeless grandeur and a lasting first impression. Can Limón’s Boutique Hotel managed by TLT Concepts’ expertise opens visitors’ eyes on an attentive concept of personalized hospitality, powered by impeccable service where everything you dream of, simply finds you. The hotel offers select rooms that blend the highest in comfort standards with captivating views, as well as best-in-class amenities, transforming your stay into a cherished sea-front escape, guaranteeing to keep you coming back for more.

INDULGE WHERE FLAVORS EXCITE There is more to life in every bite at our beach restaurant and bar. An innovative dining concept by TLT Hospitality that takes in mesmerizing sea views, thanks to floor-to-ceiling windows and indoor/ outdoor spaces, embracing captivating sunsets. Signature dishes that teleport you into an otherworldly experience. A fusion of Middle Eastern recipes and Mediterranean delicacies, powered by a scrumptious variety of smooth cocktails and sharp architectural lines. Originality, warmth and togetherness bringing you closer to loved ones and artisanal culinary delights.

SHOP WHERE ENDLESS BRANDS IMPRESS Kai’s trendy retail area is everything you need. Lined with a colorful array of boutique shops and artisanal cafes, the retail strip is a lively hotbed for friends to connect over coffee, enjoy a brisk walk with their pets. Ideal for the whole family, Kai’s retail area offers something for just everyone.

LIVE WHERE WORLD-CLASS HOSPITALITY COMES TO LIFE Living at Kai grants you access to select experiences and royal pampering living next door at Kai’s 5 star beach resort, delivering exceptional experiences to every guest, every time. Whether you wish to enjoy a soothing massage treatment, followed by a refreshing dip in the pool or simply wish to exercise in a cutting-edge gym then embark on a culinary adventure spanning world-flavors and signature dishes, our 5 star resort promises all that and more.

GLIDE ACROSS AZURE WATERS WITH FINS KITESURFING CENTER Fins in Kai Sokhna is an exclusive opportunity to glide across the Red Sea’s heavenly waters while enjoying a liberating experience, packed with adrenaline and non-stop excitement. Designed by Segments Architects & Planners, fins introduces Sokhna’s first-of-its-kind world-class kite surfing center that proudly stands as a true testament to authentic architecture, capturing both modernity and raw simplicity at its best. Kai’s ideal location, as well as its 1 km beach stretch empowers enthusiasts with ideal winds and shallow waters for a memorable glide, powered by a professional team of instructors guaranteeing to transform your experience into a memorable adventure that lives with you even after you’re gone. Managed by Sherif Soliman and Jennifer Osman, Fins Kitesurfing Center in Kai, promises to set Sokhna as a world-class kite surfing destination, enjoyed by amateurs and professionals alike.

STANDALONE VILLAS A front-row seat directly on the beach, boasting captivating views and unique sentiments of calm year-round. Raise to set new standards in luxury living, 3.5 meters above sea level. Take a refreshing dip in your own swimming pool then enjoy a quiet read under the open sky in your manicured garden. Kai’s Standalone Villa invites infinite sea views inside your home for an ultimate living experience not offered elsewhere.

SENIOR CHALETS Our second row Senior Chalets sit only 50 meters away from the beach. Your ground floor enjoys a beautiful private garden as well as a private pool. Chalet pools are separated by under-water walls to give you privacy while remaining seamlessly and elegantly connected. Second row Senior Chalets rise 6.5 meters above sea level to allow both first and second floors to enjoy full sea view

POOL DECK CHALETS Our third row Pool Deck Chalets sit 100 meters away from the beach. Pool Deck Chalets are multipurpose and include 1, 2 and 3 bedroom options. Two pools adorn the chalets, with one featured at the pool level floor and one at the second ground floor. Pool Deck Chalets are 9.5 meters above sea level, allowing all of our floors to have a spectacular full sea view.

Can Limon

Can Limón Hotel & Residences, a new era of Branded Residence by The Lemon Tree Concepts in the tranquil heart of Kai Sokhna fully livable community. An upscale boutique living concept, blending contemporary luxury with refined hospitality to dictate a naturally-inspired lifestyle transforming your everyday.

Property Types

Villa, Chalet, Studio, Penthouse

Payment Plan10% DP / 6 years

Where community blends seamlessly with luxury, live at the epicenter of it all. Step into your haven, where red sea vistas caress your soul in the heart of a vibrant community, right next to a 5-star hotel awaiting you. Chase adrenaline across the waves with the state-of-the-art kite surfing center right at your fingertips.

DISCOVER KAI

Can Limón Residences 2- Can Limón Boutique Hotel 3- Beach Restaurant and Bar 4- 1 KM Sandy Beach 5- Bungalows 6- Commercial Strip 7- Kai Phase 1 8- Fins Kitesurfing Center 9- Kai Main Gate 10- 5 Star Beach Hotel

DISCOVER CAN LIMÓN Master planned to break down the Red Sea’s optimum beauty into every residence, Can Limón is a contemporary interpretation of simple luxury, inviting the outdoors inside. The elemental beauty of the masterplan lies in its eco-friendly nature that not only puts walkability at its forefront, but also ultimate exclusivity, captured in evenly spread-out residences for guaranteed privacy

ENDLESS WATERVIEWS Can Limón Residences guarantees 100% of unobscured water feature views, and sea views for 80% of its homeowners, thanks to its unique leveled masses by the sea while accommodating recreational pools and manicured landscapes to mimic paradise.

SCERENE MOONLIT WATERSCAPE Where the tranquil expanse of water is bathed in the soft glow of the moon, creating an ethereal and mesmerizing atmosphere. With elevations allowing for uninterrupted views of the sky and sea merging into a seamless fusion of blues and sapphires, provides a soothing rhythm & tranquil atmosphere. It is a place where you will find all your needs whether its escaping the hustle and bustle of everyday life and find peace amidst the beauty of nature or enjoying the vibrant nightlife destination from fine dining to beach parties

BUILDING LEVELS : Can Limon’s units offer the best in a merged experience of luxury seaside getaways and supremely lux living. From astoundingly breathtaking first row types that come with guaranteed Red Sea views and superior accessibility, to all units that enjoy eye-catching serene pools and view on the sandy beach.

Solaré

Right in the heart of the Mediterranean coastline lies a tranquil gem, oozing with Italian charm and distinctive luxury to capture the true essence of ‘La Dolce Vita’ or the sweet life.

Project Concept

A serene floating paradise distinctively influenced and inspired by the rooted Italian culture, artfully designed on varied elevations.

Solaré is more than just a summer home with an enchanting resort feel, but rather a 360 outlook on floating beauty and Italian way of living, coming alive on 386 acres. Designed as an all-inclusive coastal escape where privacy reigns supreme. Solaré boasts different zones each with authentic experiences with a well curated collection of more than 16 unit types and branded serviced residences.

Solaré, located in the heart of North Coast, offers everything you need. The resort spans an area of 386 acres of land that is full of green wide open spaces and water bodies. Solaré contains a wide 1 km beachfront and it is elevated up to 31m above Sea Level. The resort also contains a wide range of lavish amenities including a retail area, sports area, clubhouses, and 18 swimming pools.

Boutique Hotels

The Solaré resort contains 2 high-end boutique hotels that offer the highest quality concierge and hospitality services.

Swimmable lagoons and Waterbodies

Solaré Resort contains 60,000 sqm of lagoons and 15,000 sqm of waterbodies.

Property Types

Villa, Chalet, Townhouse

Payment Plan5% DP / 8 years

Solaré Location

The resort falls on a strategic location in the heart of the North Coast area, exactly on the 199 km of Alexandria-Matrouh road. The resort lies in a very close proximity to many famous destinations such as:

- Fouka Bay is 10 km away.

- Hacienda White is 62 kilometers away from the resort

Cairo Business Park

For the first time in Egypt, Cairo Business Park introduces the concept of stand-alone offices & corporate buildings within a 360 gated compound in a fully

Project Concept

Introducing a progressive alchemy of seamless business integration, thanks to 42 cutting-edge buildings, boasting a variety of futuristic office spaces.

Cairo Business Park stirs away from conventional design, adopting a highly integrated vision and hybrid approach that places office spaces intersecting with lush Central Park to invite green views and tranquil water features inside, thanks to sweeping window facades. The edge of the project lies in an open layout, characterized by seamless walkability to dictate a never-ending journey of outdoor discovery, powered by retail.

Cairo Business Park New Cairo was constructed on a huge 18-acre space to accommodate all services and units, and it has four major gates, 42 structures, all designed in a magnificent international style, and 17 unique types of buildings.

The Cairo Business Park offers a stunning view, thanks to the experienced engineers who designed it. They drew inspiration from modern European architecture to create a beautiful and functional space. Only the best materials were used in its construction, resulting in a luxurious and well-designed business park.

Solar Energy

Using mostly solar energy to keep the environment clean.

7-Star Hotel

A luxurious 7-star hotel characterized by its luxurious rooms and high-end services.

Cairo Business Park New Cairo Location

Business Park New Cairo is conveniently located near some of the most important and prestigious residential compounds in the area, such as Mountain View Compound. It's only a seven-kilometer drive away! Additionally, the Cairo Business Park project is situated six kilometers from 90th Street and just a few minutes away from both the New Administrative Capital and Cairo International Airport. This makes it an ideal location for anyone looking to get around town with ease.

Property Types: Offices

Payment Plan 5 years