



حياة مستوحاة من أحدث الصيحات  
A fashion-inspired living experience

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## من إيطاليا إليك

مجمع فريد من نوعه مستوحى من التصاميم العصرية  
في شارع مونتي نابوليوني في مدينة ميلانو في إيطاليا  
ستكتشف في مونتي نابوليوني المعنى الجديد للفخامة  
التي تدوم طوال الحياة.

## A fashion-inspired living experience

### All the way from Italy

A one of its kind community inspired by Italy's original home of upscale fashion, the street of Montenapoleone in Milan.  
At Montenapoleone you will experience a new definition to the meaning of luxury that will last for a lifetime

# ريبورتاج إيجيبت للتطوير العقاري Reportage Egypt. Real Estate Development



With over 20 years of experience, Reportage Properties is one of the largest private developers in the United Arab Emirates, with projects in Abu Dhabi, Dubai, and now Egypt.

We are focused and consistent in our objective to provide innovative, modern, and affordable housing solutions that not only offers our investors an outstanding value but also provide the home buyers a safe place to live in.

We build homes with unparalleled elegance and comfort.

Our mission is to be amongst the most trusted real estate companies in the UAE by developing and providing homes that are cost-effective and that provide you with a sense of belonging. We look forward to 2021 and beyond, and aspire to expand our real estate business globally by partnering with international businesses.

تمثل شركة ريبورتاج العقارية واحدةً من أكبر مطوري العقارات الخاصة في دولة الإمارات العربية المتحدة، بحصيلة سنوات من الخبرة تتجاوز 20 عاماً، وبمشروعات قائمة في أبوظبي ودبي، والآن في مصر.

وتتركز الشركة في هدفها المتمثل في تقديم حلول إسكان مبتكرة وحديثة وبأسعار في المتناول. وهي حلول من شأنها أن توفر قيمة متميزة.

منازل تحظى بمزايا وراحة لا تضاهى.

تمثل مهمة ريبورتاج العقارية في أن تكون أولى شركات العقارات الأكثر ثقة في دولة الإمارات العربية المتحدة، وذلك من خلال تطوير وتوفير منازل معقولة التكلفة تمنح ساكنيها الشعور بالانتماء. حيث تتطلع ونطمح إلى توسيع نطاق أعمالنا العقارية على مستوى العالم من خلال عقد شراكات مع مؤسسات الأعمال الدولية.

# Partnering with Al Ahly Sabbour Development

Reportage Properties is honored to partner with Al Ahly Sabbour to develop this exceptional project in the heart of New Cairo. Al Ahly Sabbour is a leading real estate developer, known for their outstanding commercial, residential and touristic projects all over Egypt. At Montenapoleone, we are bringing Italy's elegance to the land of the civilization.

# بالاشتراك مع الأهلي صبور للتنمية العقارية

تتشرف ريبورتاج العقارية بالشراكة مع مؤسسة الأهلي صبور للتنمية العقارية من أجل تطوير هذا المشروع الاستثنائي في قلب مدينة القاهرة الجديدة. وتعتبر شركة الأهلي صبور مؤسسةً رائدة في مجال التطوير العقاري، وتشتهر بمشروعاتها التجارية والسكنية والسياحية المتميزة المنتشرة في جميع أنحاء مصر. أما في مونتي نابوليوني فإننا سندم الأنقة الإيطالية في المعيشة إلى أرض الحضارة.





## The New Heart of New Cairo

AUC - 90 Street  
El Rehab City 20 minutes  
El Shorouk City 15 minutes  
Madinaty 10 minutes  
Cairo International Airport  
New Capital Airport  
Al Masa Hotel  
Downtown New Capital  
Sixty Iconic Tower  
The New Ministerial District

20 min  
20 min  
15 min  
10 min  
15 min  
16 min  
10 min  
10 min  
7 min  
10 min

## القلب الجديد للقاهرة الجديدة

جامعة الأمريكية بالقاهرة - شارع ٩٠  
مدينة الرحاب  
مدينة الشروق  
مدينتي  
مطار القاهرة الدولي  
مطار العاصمة الإدارية الجديدة  
فندق الماسة  
داون تاون العاصمة الإدارية  
سيكستي أيكونيك تاور العاصمة الإدارية  
حي الوزارات بالعاصمة الإدارية الجديدة

## تمتع بحياة مستدامة

مجموعة مدهشة من الشقق والفيillas السكنية في قلب القاهرة الجديدة، مشيدة في وسط مساحات خضراء تسودها السكينة والطمأنينة، تمثل أحد أكثر المواقع الساحرة في مصر.

وتحل هذه المنازل العصرية المقاممة على الطراز الحديث معنى جديد للأناقة في نمط الحياة. وتتجمل المرافق الترفيهية الأساسية في هذا المكان ببهجة تحبس الأنفاس - ستجدون كل شيء متوفراً بدأية من متاجر البيع بالتجزئة التي تضم أفضل المنتجات والمطاعم الفاخرة.

## Enjoy a sustainable life

The spectacular collection of apartments and villas right in the heart of New Cairo, amid greenery and serenity, is one of the most charming locations in Egypt.

These stylish and modern homes define elegant living. The recreational and essential facilities here are a delight - you will find everything from retail stores with the best products to fancy restaurants.



الفخامة في متناول يديك  
A luxury you can afford







## مجمع محاط بأحدث المجموعات في مصر

يُحاط مجمع مونتي نابوليوني بمناطق طبيعية ساحرة ويعج بنمط حياة مفعم بالحيوية، الأمر الذي سيجعلك تشعر وكأنك في جناتك الخاصة بهذا المكان.

ومع وجود مناظر خلابة تحيط بك لن ترغب مطلقاً في مغادرة منزلك.  
اختر مونتي نابوليوني لمستقبلك ومستقبل عائلتك

## Surrounded by Egypt's most desired communities

Surrounded by enchanting nature and a lively lifestyle, this place will surely make you feel like a paradise.  
With a view like this, you will never ever want to leave this place.  
The best future place to live.





## سعادتك في منزلك

ستستمتع في مجتمع مونتي نابوليوني الراقي بنمط حياة اجتماعي غني وستنعم كذلك بالخصوصية مع عائلتك. ستجد الفخامة في متناول يديك مع أسلوب حياة ليس له مثيل.

Find happiness  
at your home

Life at Montenapoleone is all about enjoying the benefits of community-living. It is as much about sharing and socializing as it is about privacy and exclusivity. A place where extraordinary is the new standard of living. A luxury you can afford.







## وسائل راحة من الطراز الأول لنمط حياتك اليومي.

ستجد كل ما تحتاج إليه متوفراً في متناول يديك في مونتي نابوليوني! حيث يوجد مركز تجاري زاخر بوسائل الراحة والذي يشمل هايبرмаркetc ومنطقة للبيع بالتجزئة و مطاعم و كافيهات ومرافق ترفيهية وصيدلية وغير ذلك الكثير، بالإضافة إلى موقف سيارات مخصص في الطابق السفلي وساحات انتظار خاصة للسيارات لسهولة الوصول من وإلى منزلك

## First class amenities for your everyday lifestyle.

Everything you need is right here at Montenapoleone!  
Amenities filled community centre that includes a hypermarket, retail area, F&B outlets, recreational facilities, pharmacy, and much more with a dedicated basement parking and private parking lots for easy access.





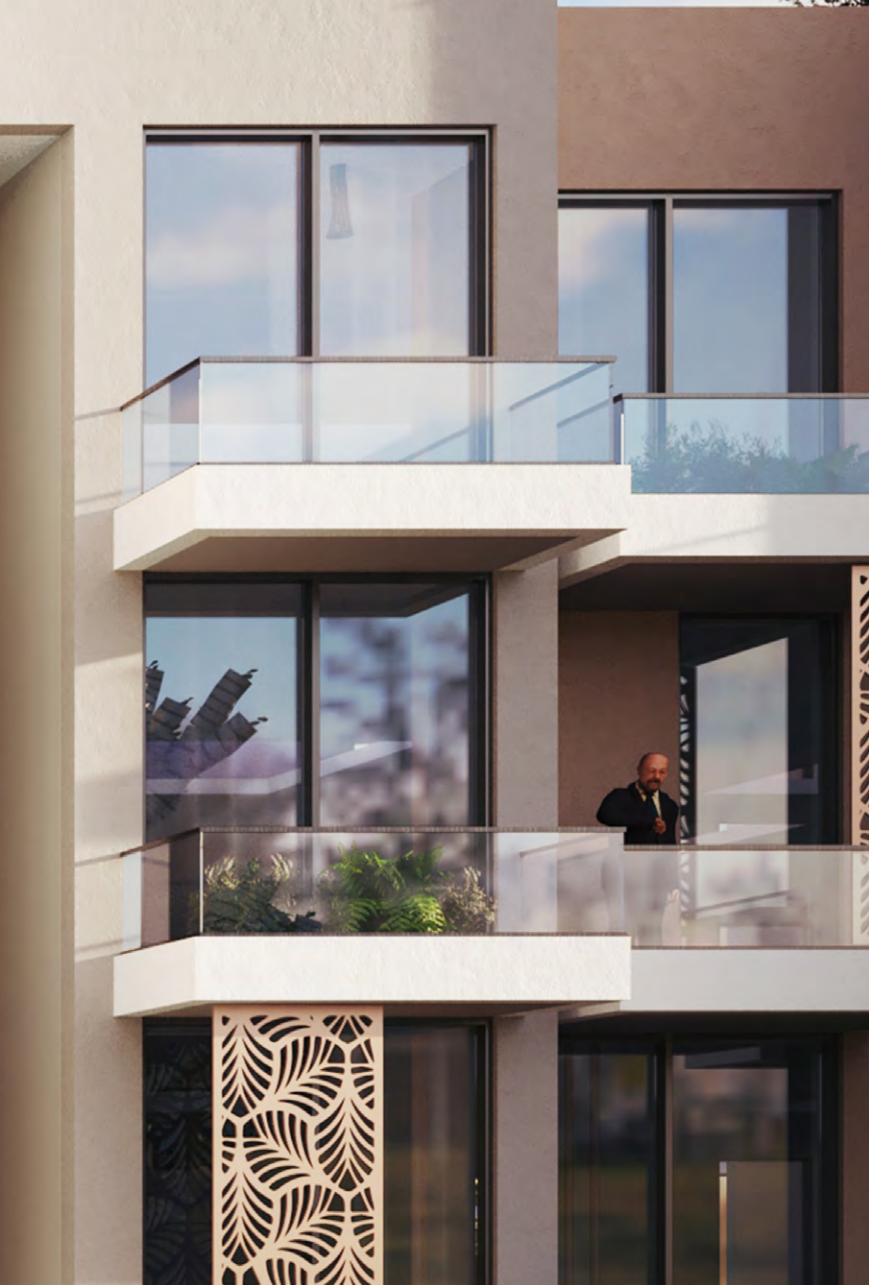
لعشاق الطبيعة بلونها الأخضر

Green is a way of life



الآن السباحة ممتعة أيضاً

Now swimming is fun too





# Montenapoleone Phase 1

## Each Residential Building Consists of:

Levels: B + GF + 6 + R  
Total Height: 22.4m

### Unit Features:

- Kitchen cabinets and countertops
- Balconies and Terraces as per unit plan
- Dedicated Parking Areas
- Fully tiled bathrooms, in-suites and guest toilets, wherever applicable
- fibre optics for high-speed internet connection
- Split Air Conditioning
- Shower or Bathtub with handle in each bathroom

### Amenities & Services:

- 2 Swimming Pools for Men and Women
- 2 Gyms for Men and Women
- 2 Kids Pools
- Private Terrace & Balcony with various sizes
- Children Playgrounds

### Unit Areas:

- Junior 1 Bed: Area between 53sq.m to 58sq.m
- 1Bed: Area 68sq.m
- 2Bed: Area between 75sq.m to 92sq.m
- 3Bed: Area between 82sq.m to 119sq.m
- 1Bed Duplex: Area between 107sq.m to 162sq.m
- 2Bed Duplex: Area between 114sq.m to 168sq.m
- 3Bed Duplex: Area between 132sq.m to 264sq.m
- 4Bed Duplex: Area 251sq.m

### Unit Mix:

- Junior 1 Bed: 18
- 1Bed: 6
- 2Bed: 18
- 3Bed: 18
- 1Bed Duplex: 8
- 2Bed Duplex: 11
- 3Bed Duplex: 27
- 4Bed Duplex: 2

## Each Townhouse Consists of:

Levels: G + 2 + R  
Total Height: 9.6m

### Unit Features:

- Kitchen cabinets and countertops
- Balconies and Terraces as per unit plan
- Built-in wardrobes in bedrooms
- Fully tiled bathrooms, in-suites and guest toilets, wherever applicable
- fibre optics for high-speed internet connection
- Split Air Conditioning
- Shower or Bathtub with handle in each bathroom

### Amenities & Services:

- Private Front and Back Yards
- Dedicated Parking Areas
- Private Terrace & Balcony

### Unit Areas:

- 3Bed Townhouse: 218sq.m
- 4Bed Townhouse: 218sq.m

### Unit Mix: Total 391

- 3Bed Townhouse: 180
- 4Bed Townhouse: 211

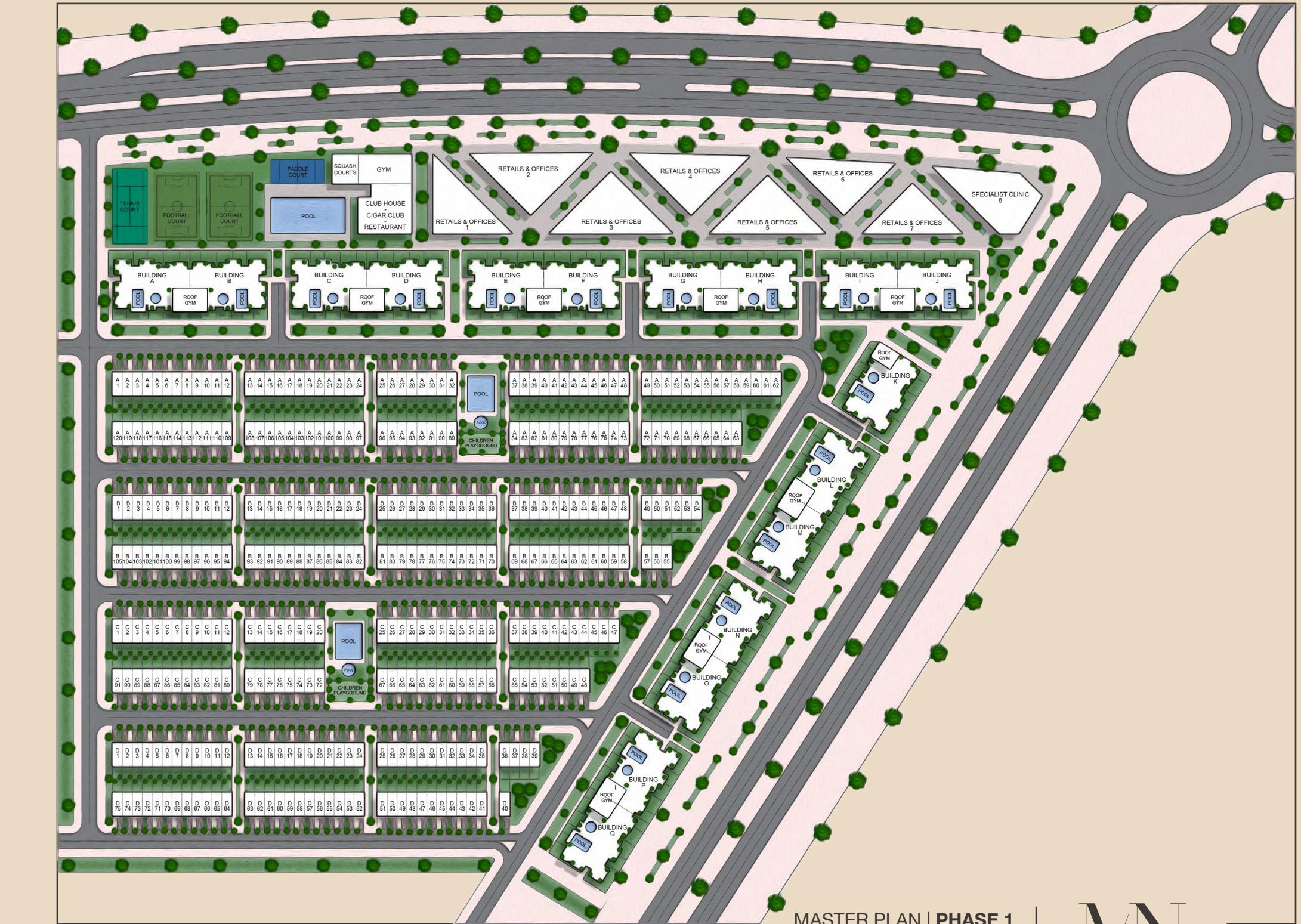
## Montenapoleone Community:

### Amenities & Services:

- Clubhouse
- Swimming Pool
- Football Courts
- School
- Pharmacy
- Restaurants
- Community GYM
- Tennis Court
- Shopping Centre
- Retail Stores
- Cigar Club
- Squash Courts
- Mosque
- Sports Complex
- Parks and Playgrounds
- 74% Green & Open Spaces

### Unit Mix: Total 1309

- Townhouses: 391
- Residential Buildings: 9
- Total Residential Apartments: 918



JULY-2021 | V.1.5

MASTER PLAN | PHASE 1  
JULY-2021 | V.1.5



# مونتي نابليون المراحل 1



## مونتي نابليوني: وحدات التاون هاوس

عدد الطوابق: طابق أرضي + 2 + روف  
إجمالي الارتفاع: 9.6 متر

- مواصفات الوحدات:
- خزانات مطبخ وأسطح طعام
- بلكونات و تراسات حسب التصميم
- خزانة مدمجة بغرف النوم
- حمامات مكسوسة بالكامل: حمامات داخلية و حمامات ضيوف حيثما كان متاحا
- ألياف ضوئية لسرعة إنترنت عالية
- تكييف هواء منفصل
- أحواض استحمام و دش بمقبض بكل حمام

- المرافق والخدمات:
- مواقف سيارات مخصصة
- فناء أمامي وخلفي
- بلكونة و تراس خاص

- مساحات الوحدات:
- تاون هاوس - 3 غرف: 218 متر مربع
- تاون هاوس - 4 غرف: 218 متر مربع

- مزيج الوحدات: إجمالي العدد: 391 وحدة
- تاون هاوس - 3 غرف: 180
- تاون هاوس - 4 غرف: 211

## مجمع مونتي نابليوني:

- سيجار كلوب
- ملعب سكواش
- مسجد
- مركز تجاري
- محلات تجارية
- المرافق و الخدمات:
- مطاعم
- كلوب هاوس
- حمامات سباحة
- جيم
- ملعب تنس
- ملعب كرة قدم
- مدرسة
- غرف للصلة
- حدائق و ملاعب
- صيدلية
- %74 مساحات مفتوحة و خضراء

- مزيج الوحدات: إجمالي العدد: 1309
- وحدات التاون هاوس: 391
- إجمالي عدد الشقق السكنية: 918
- المبني السكني: 9

## مونتي نابليوني: المبني السكني

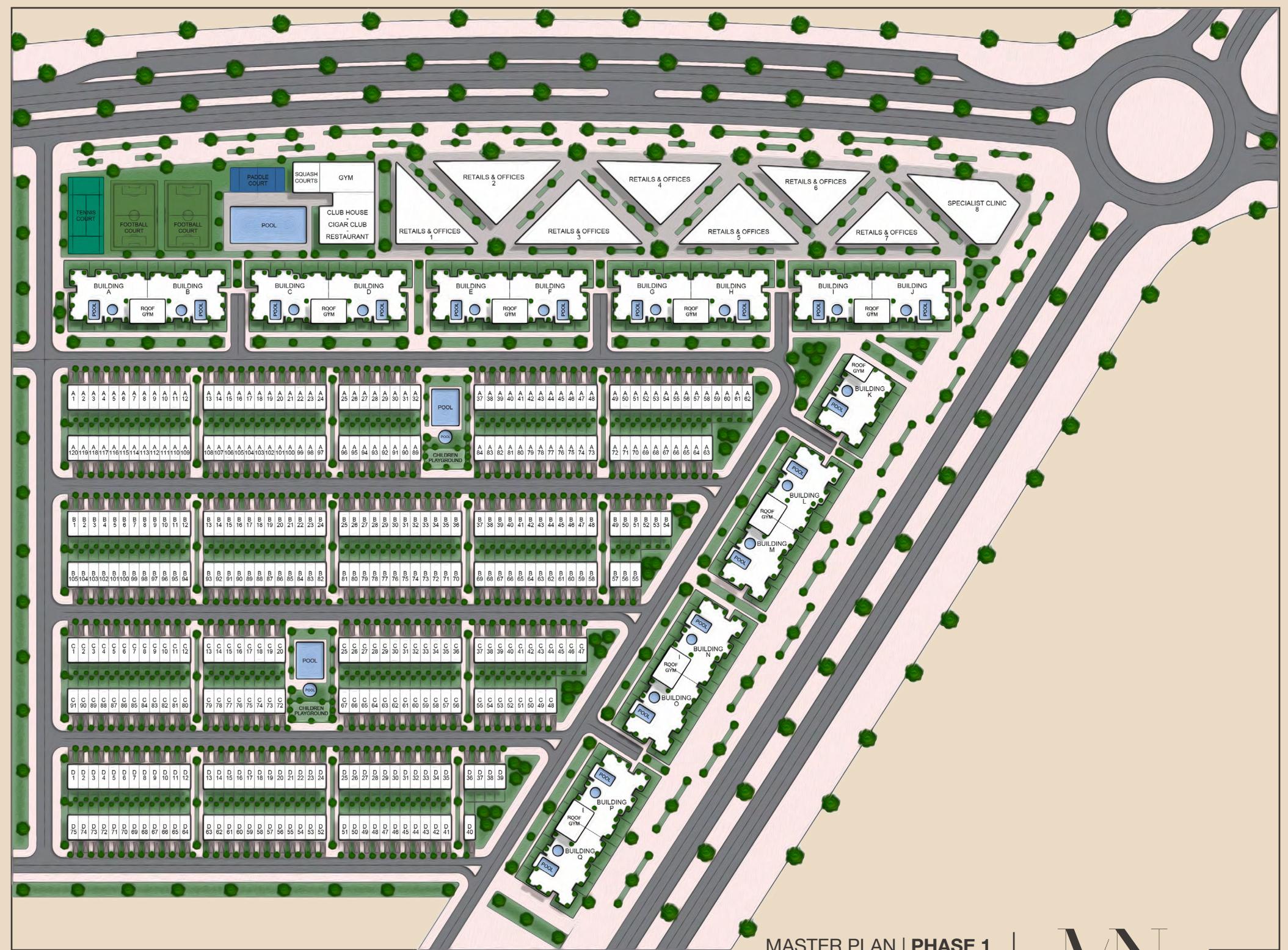
عدد الطوابق: طابق سفلي + طابق أرضي + 6 + روف  
إجمالي الارتفاع: 22.4 متر

- مواصفات الوحدات:
- خزانات مطبخ وأسطح طعام
- بلكونات و تراسات حسب التصميم
- مواقف سيارات مخصصة
- حمامات مكسوسة بالكامل: حمامات داخلية و حمامات ضيوف حيثما كان ممكنا
- ألياف ضوئية لسرعة إنترنت عالية
- تكييف هواء منفصل
- أحواض استحمام و دش بمقبض بكل حمام

- المرافق والخدمات:
- حمام سباحة للرجال و السيدات
- ジム للرجال و السيدات
- حمام سباحة للأطفال
- بلكونات و تراسات خاصة بمساحات متنوعة
- ملعب للأطفال

- مساحات الوحدات:
- غرفة واحدة جونيور: بمساحة من 53 إلى 58 متر مربع
- غرفة واحدة: بمساحة 68 متر مربع
- غرفتين: بمساحة من 75 إلى 92 متر مربع
- غرف: بمساحة من 82 إلى 119 متر مربع
- دوبلكس-غرفتين: بمساحة من 107 إلى 162 متر مربع
- دوبلكس-غرفتين: بمساحة من 114 إلى 168 متر مربع
- لوفت- 3 غرف: بمساحة من 132 إلى 264 متر مربع
- لوفت- 4 غرف: بمساحة 251 متر مربع

- مزيج الوحدات:
- دوبلكس-غرفة واحدة: 8
- غرفة واحدة جونيور: 18
- غرفة واحدة: 6
- دوبلكس - غرفتين: 11
- غرف: 27
- دوبلكس - 3 غرف: 18
- دوبلكس - 4 غرف: 2
- غرف: 18
- غرف: 3



JULY-2021 | V.1.5

MASTER PLAN | PHASE 1  
JULY-2021 | V.1.5



# شقق سكنية فردية ودوبلكس

استعد للسعادة التي سوف تجتاحك عندما تطأ قدماك هذا المنزل الفخم، المحاط بلمسات رقيقة من الطبيعة والمصمم باحترافية لا نظير لها.

تم تصميم الشقق مع إيلاء التفاصيل الدقيقة اهتماماً كبيراً، وذلك من أجل توفير ما يميز الحياة من راحة وأناقة وتفرب.

ويقع مونتي نابوليوني في قلب مدينة القاهرة الجديدة، ممثلاً منطقة سكنية هادئة تميّز بوجود جميع وسائل الراحة الأساسية.

فهدفنا تصميم أنماط حياة حصرية عالية الجودة وبناء مجتمعات أفضل في نفس الوقت.



## Simplex and Duplex residential apartments

Be prepared to be impressed when you enter this lavish and well-designed home encompassing nature.

The apartments have been designed with great attention to detail, to offer comfort, elegance and exclusivity.

Located in the heart of New Cairo, Montenapoleone is a serene residential area with easy access to all the essential and luxurious amenities.

Designing quality urban lifestyles while building stronger communities.



## Rejuvenate at the pool with a sky view and embrace the beauty of blue

Dazzling designs and breath-taking landscape are complemented with 2 Gyms, rooftop pools for adults and others for kids, nourish your imagination with an unparalleled living experience and to make everyday a special day to leave the world behind.

تكميل روعة التصميم والمساحات الخضراء بوجود عدد ٢ صالة ألعاب رياضية و حمامات سباحة للكبار وغيرها للأطفال، لتنعش مخيلتك بحياة لا تضاهى و تجعل كل يوم يوماً مثالياً لترك العالم وراءك

جدد نشاطك في المسبح مع إطلالة على السماء واستمتع بجمال اللون الأزرق





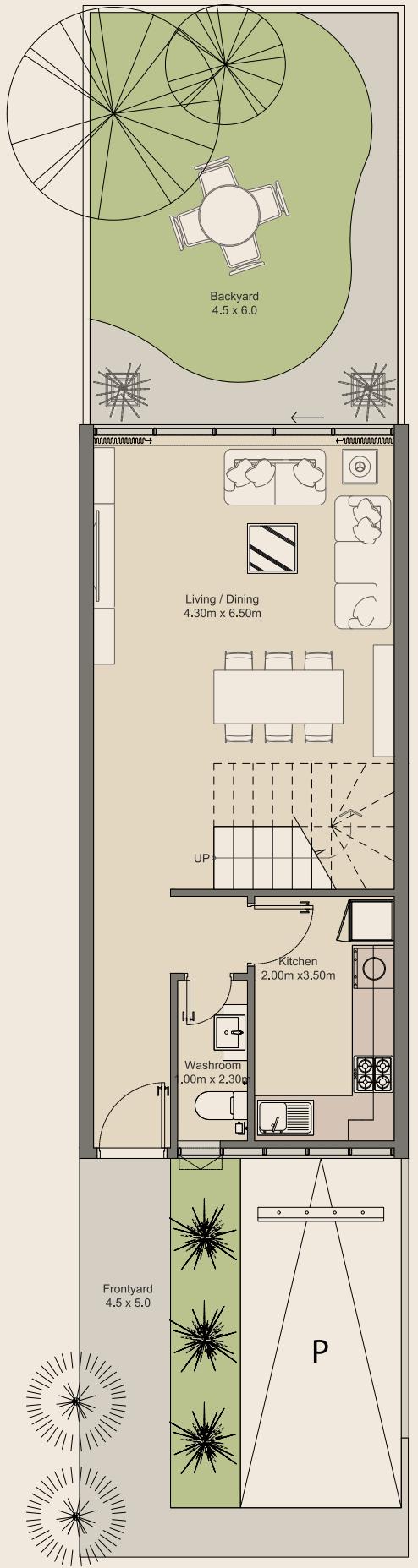
## Modern Apartments and Townhouses

Montenapoleone comprises 9 apartment buildings with a total of 1,309 simplex and duplex residential apartments, offering 1, 2, 3 and 4 bedroom apartments. These world-class apartments offer immense value.

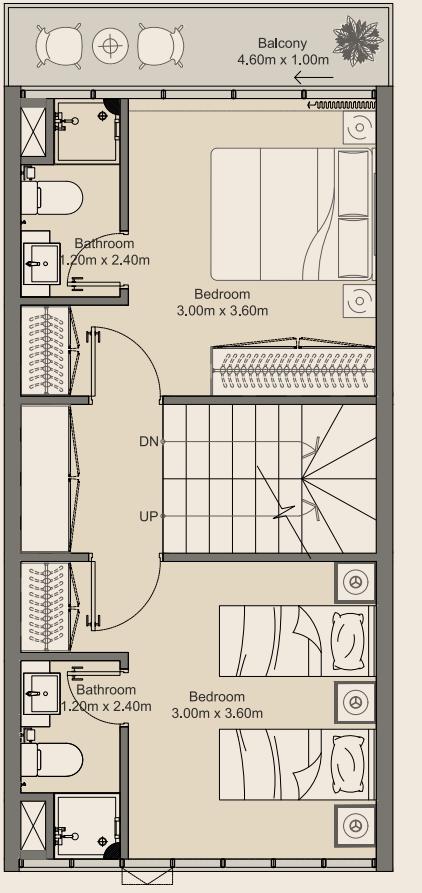
The best part about homes at Montenapoleone is not only the exceptional luxury that it offers you, it's the enchanting greenery that surrounds the area.

## شقق وتاون هاوس بتصميم حديث

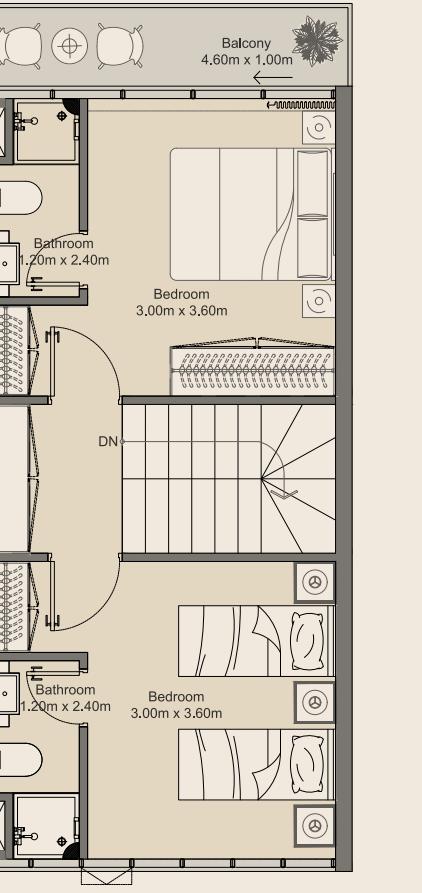
ويتكون مونتي نابوليوني من 9 مباني سكنية، بإجمالي 1309 شقة سكنية فردية و دوبلكس، بمساحات و تصميمات متنوعة ما بين غرفة واحدة و غرفتين و ثلاثة غرف و أربع غرف نوم، في وسط حدائق ومرافق ترفيهية. وتقديم لك هذه الشقق ذات الطابع العالمي قيمة مدهشة.  
أما أفضل ما يميز المنازل في مونتي نابوليوني فهو ليس الرفاهية الاستثنائية التي توفرها لك فحسب، بل المساحات الخضراء الخلابة التي تحيط بالمنطقة أيضاً.



**Ground Floor**



**1<sup>st</sup> Floor**



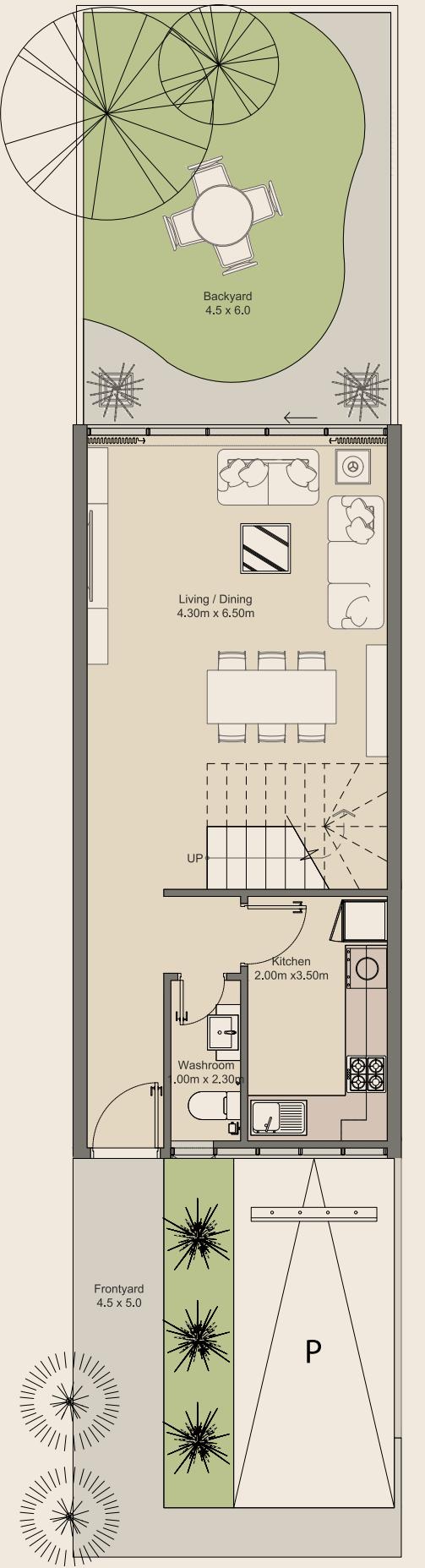
**2<sup>nd</sup> Floor**

## 4BR | Type A

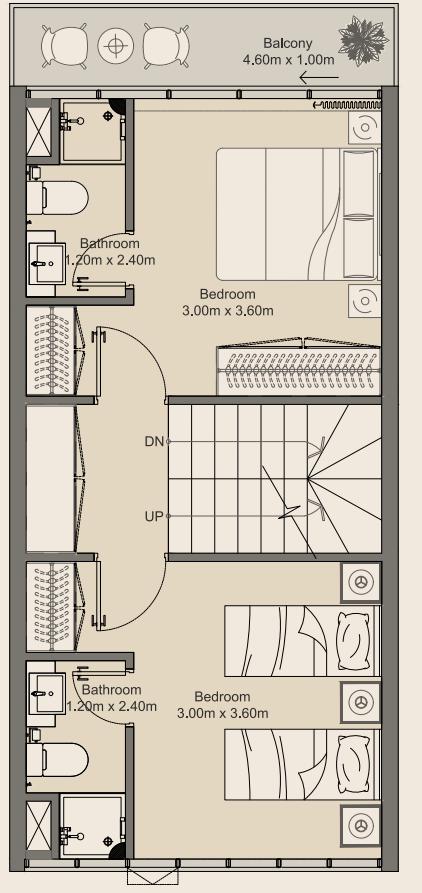
Townhouse Floor Plan

Internal Area	152 sq.m
External Area	66 sq.m
Total Area	218 sq.m

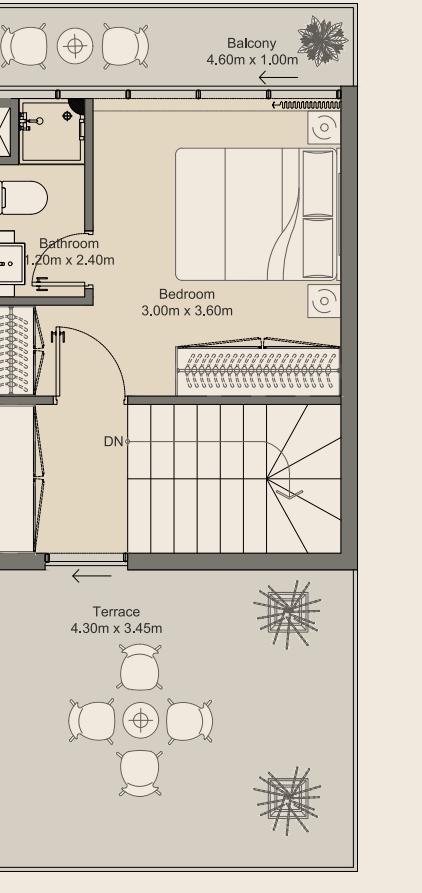
All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.



**Ground Floor**



**1<sup>st</sup> Floor**



**2<sup>nd</sup> Floor**

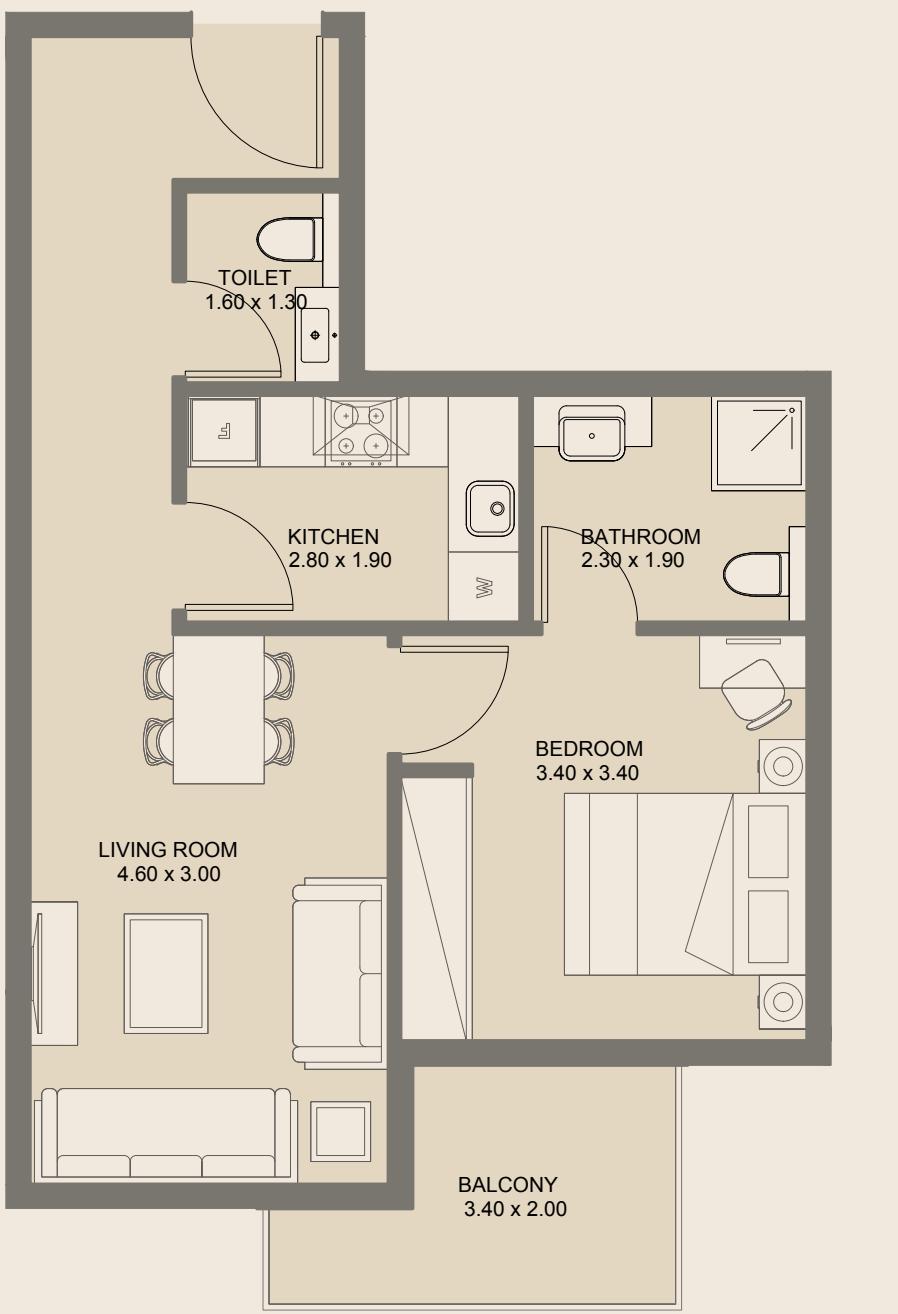
## 3BR | Type A

Townhouse Floor Plan

Internal Area	133 sq.m
External Area	85 sq.m
Total Area	218 sq.m

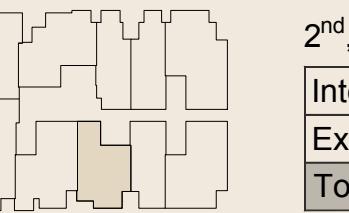
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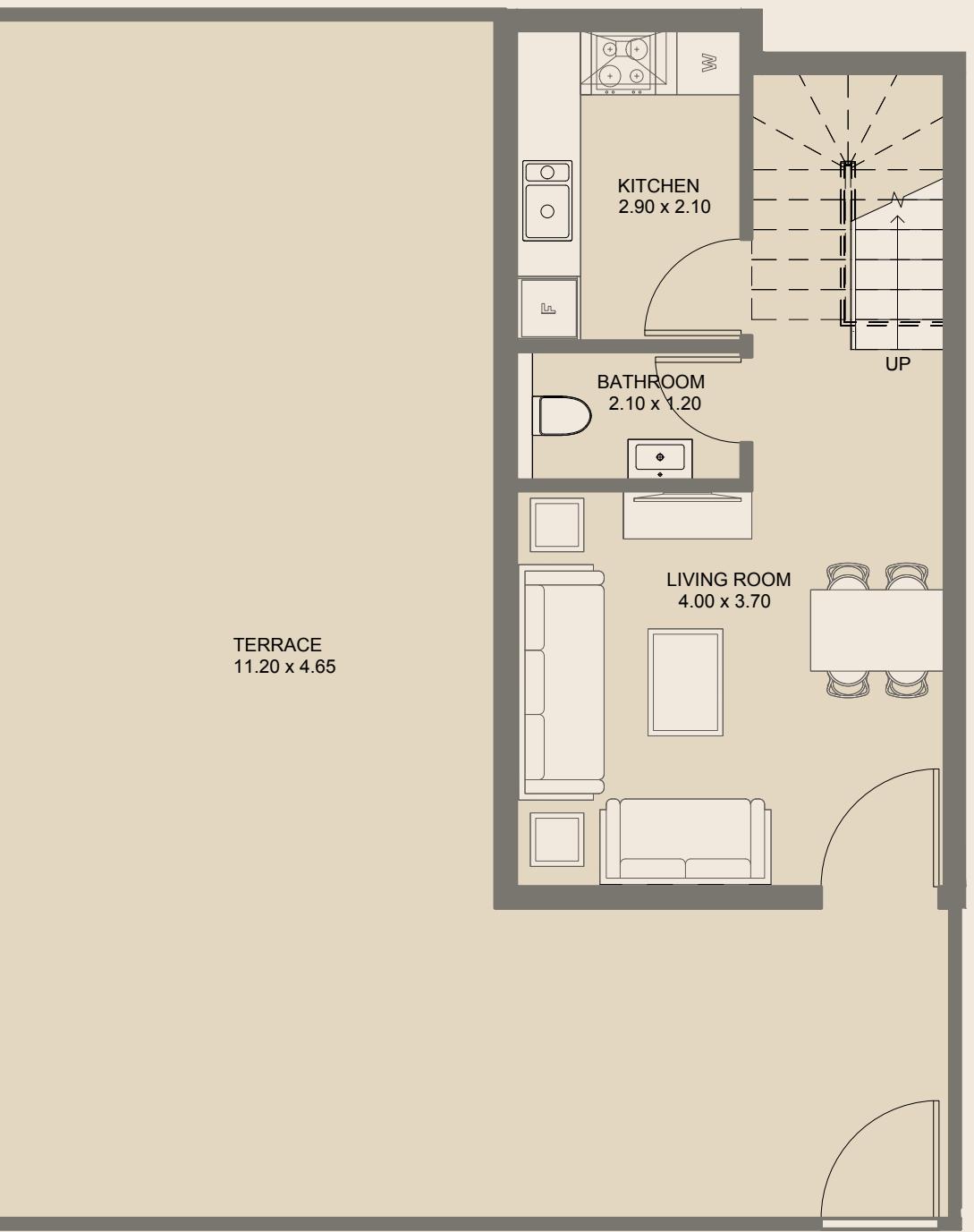
### 1BR | Type A

2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> Floors

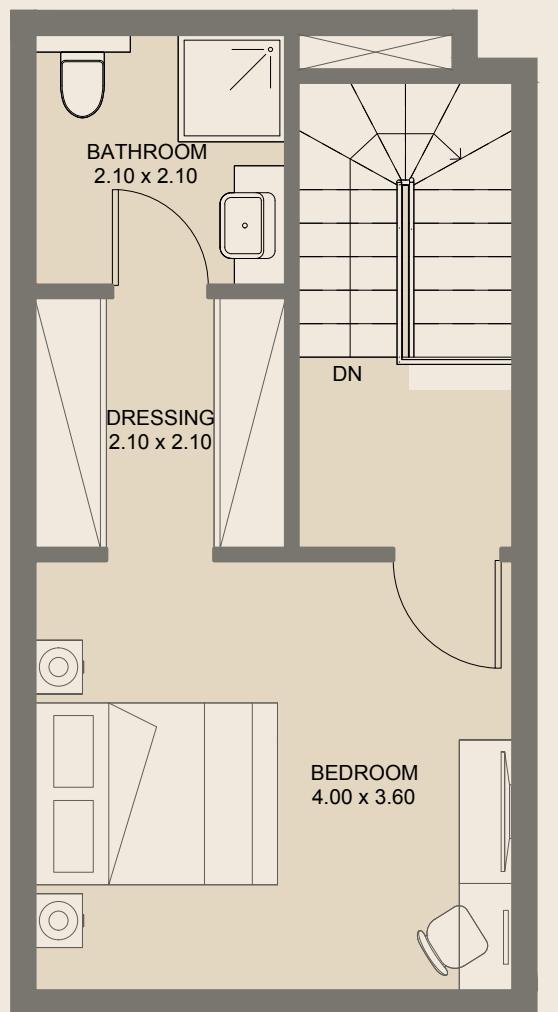


Internal Area	54.47 sq.m
External Area	6.43 sq.m
Total Area	60.90 sq.m

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.



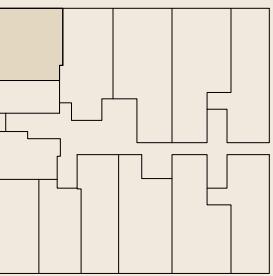
Lower Floor



Upper Floor

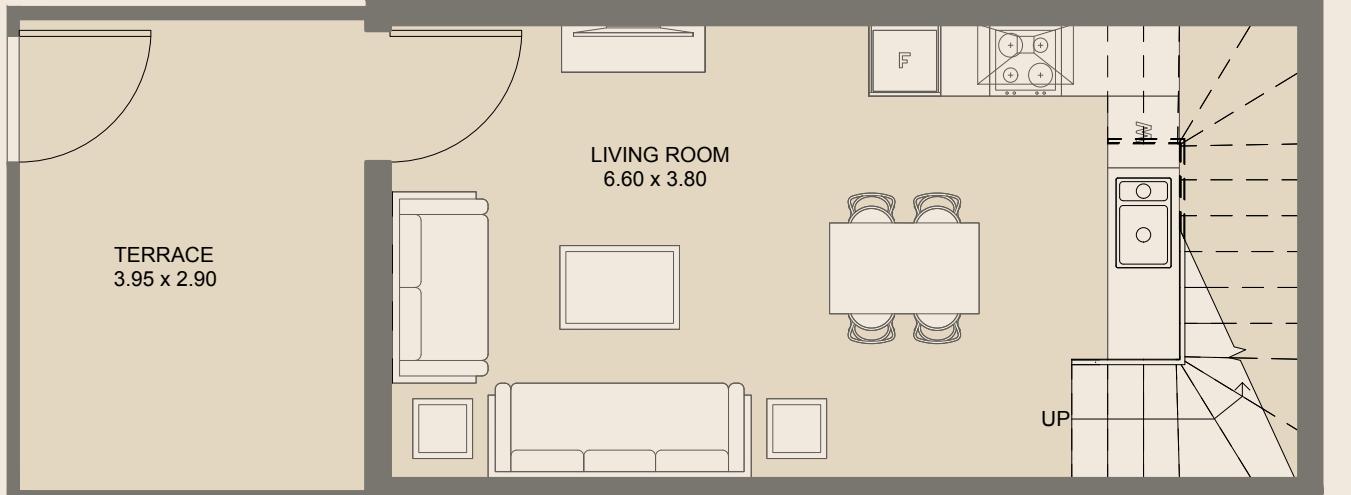
### 1BR - Duplex | Type A

Ground Floor

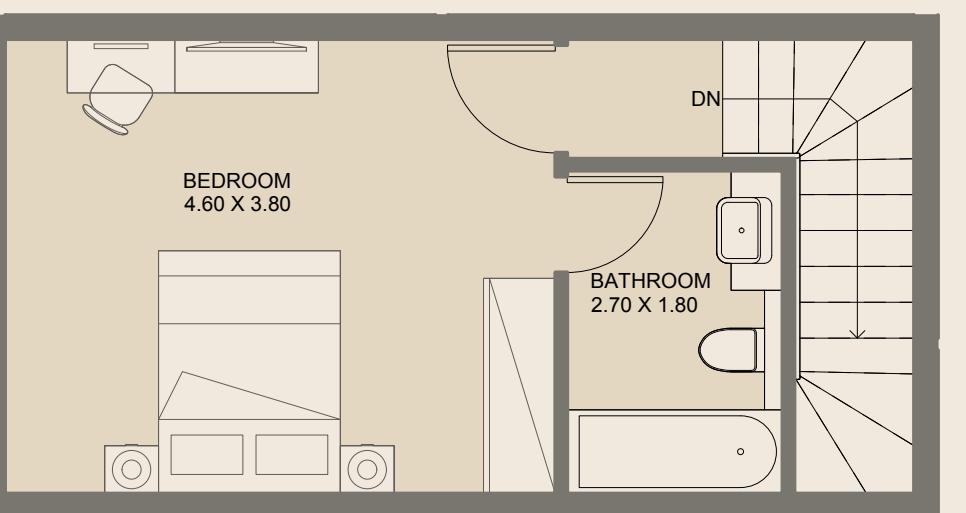


Internal Area	74.20 sq.m
External Area	77.29 sq.m
Total Area	151.49 sq.m

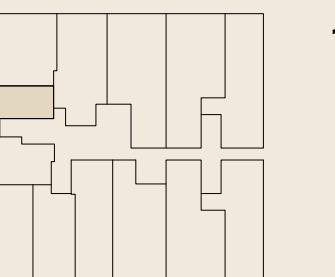
All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.



Lower Floor



Upper Floor

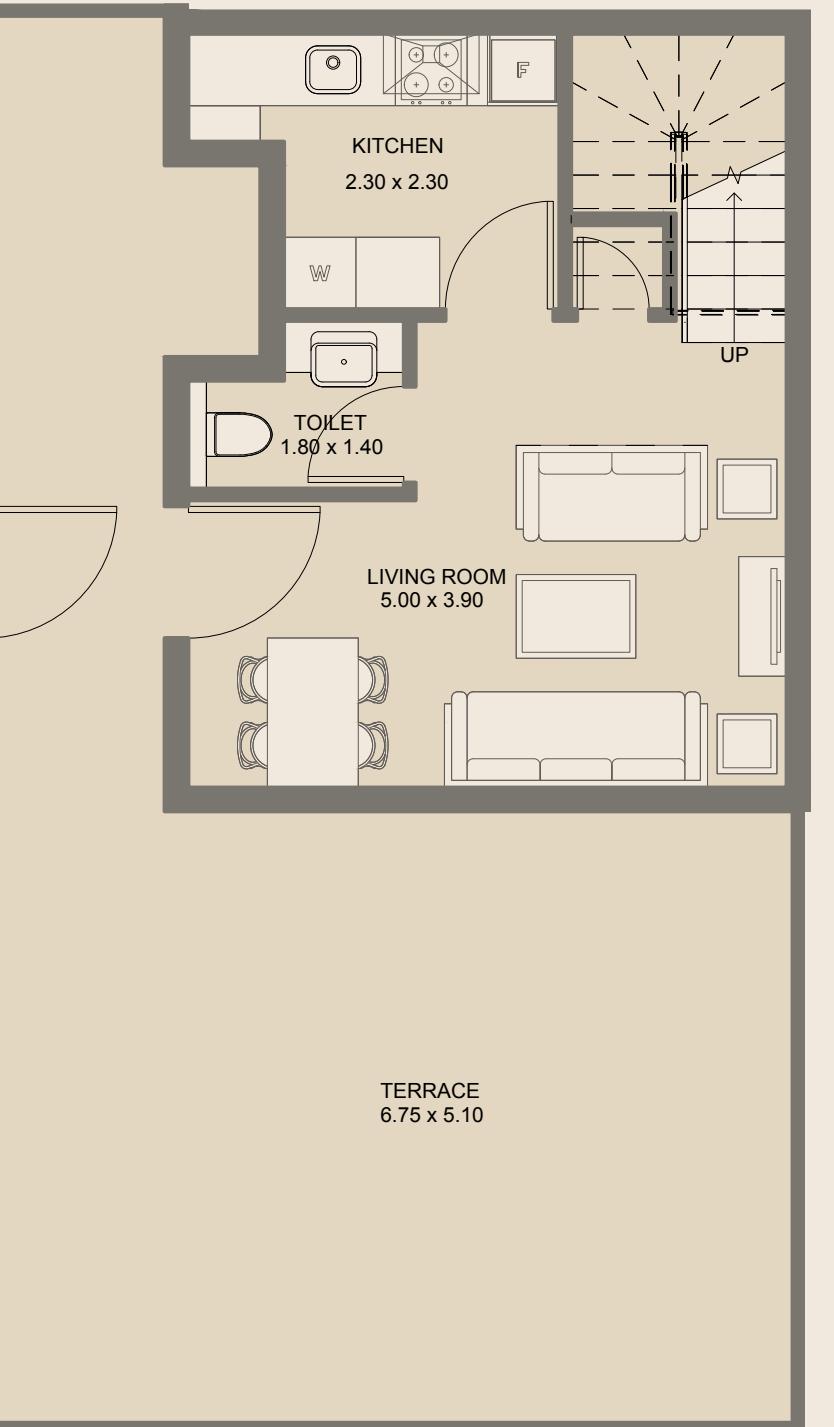


### 1BR - Duplex | Type B

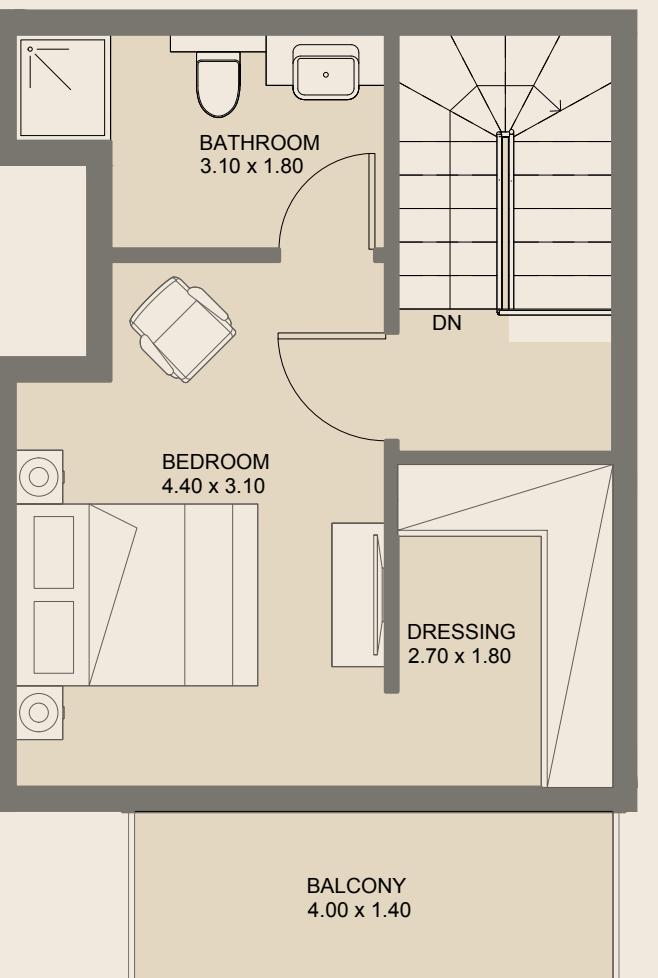
#### Ground Floor

<b>Internal Area</b>	69.31 sq.m
<b>External Area</b>	13.75 sq.m
<b>Total Area</b>	83.06 sq.m

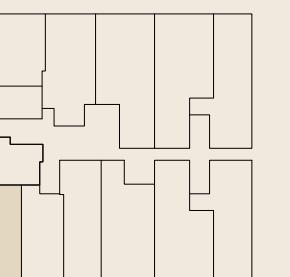
All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.



Lower Floor



Upper Floor

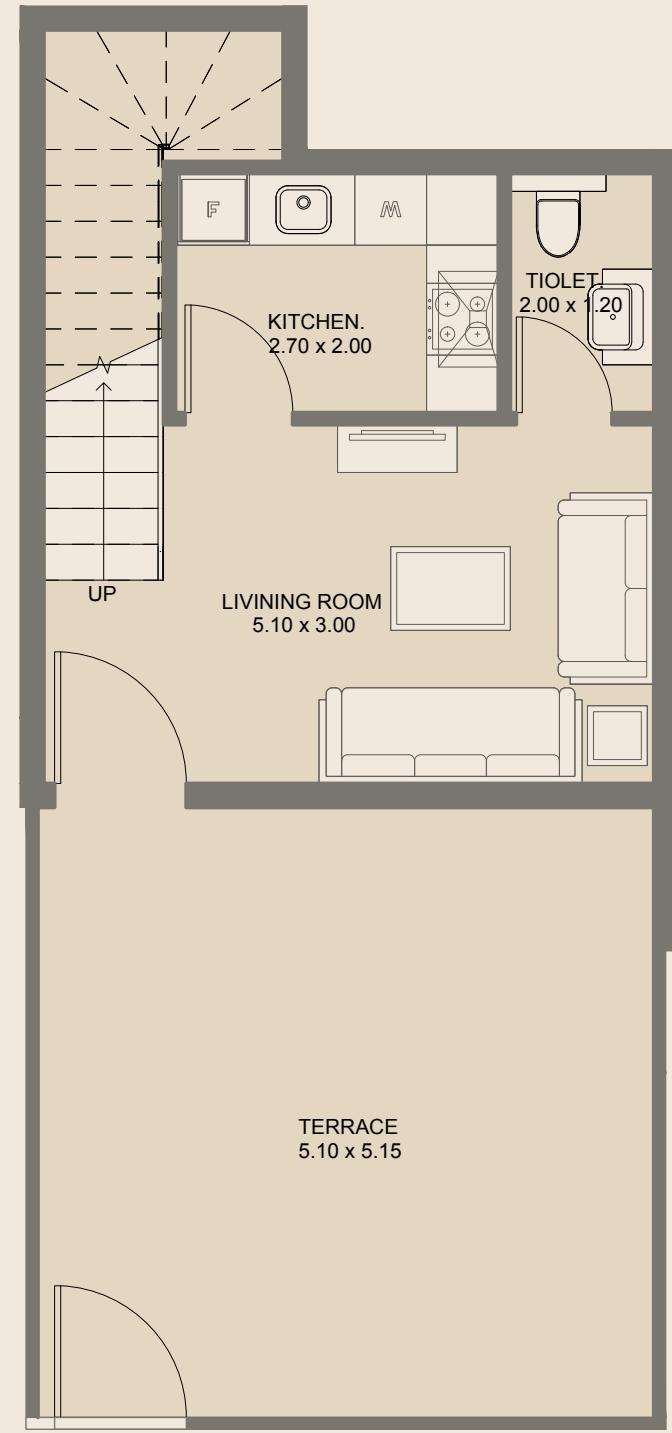


### 1BR - Duplex | Type C

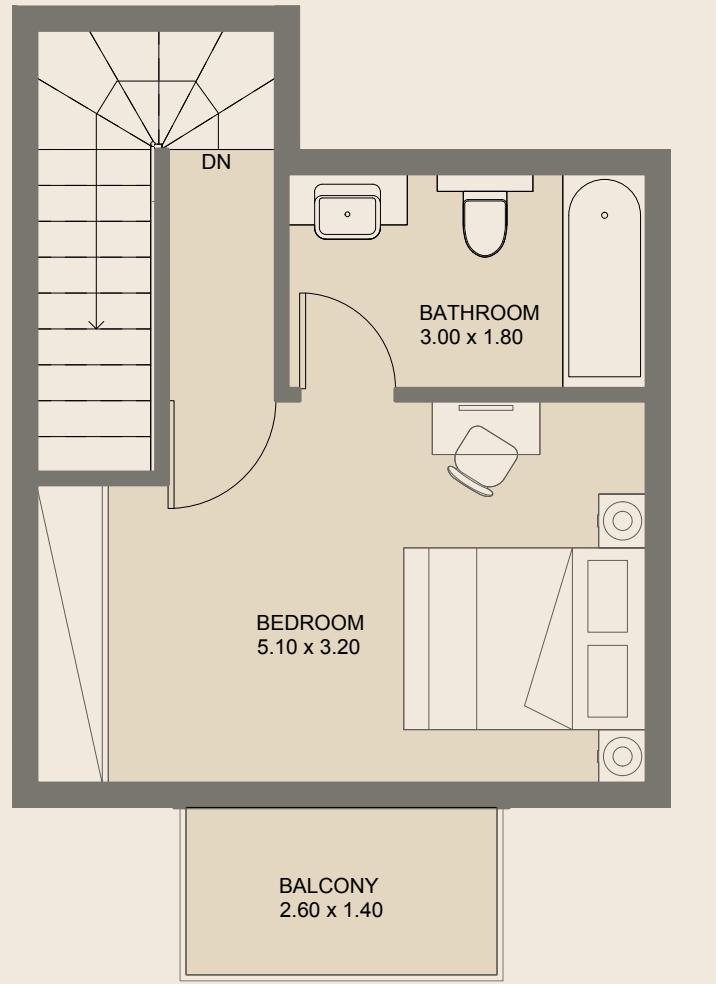
#### Ground Floor

<b>Internal Area</b>	71.06 sq.m
<b>External Area</b>	61.54 sq.m
<b>Total Area</b>	132.60 sq.m

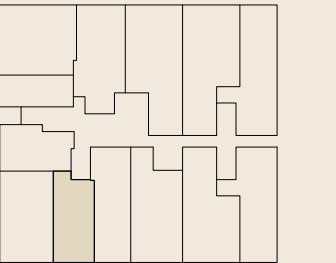
All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.



Lower Floor



Upper Floor



### 1BR - Duplex | Type D

#### Ground Floor

<b>Internal Area</b>	66.89 sq.m
<b>External Area</b>	35.89 sq.m
<b>Total Area</b>	102.78 sq.m

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.

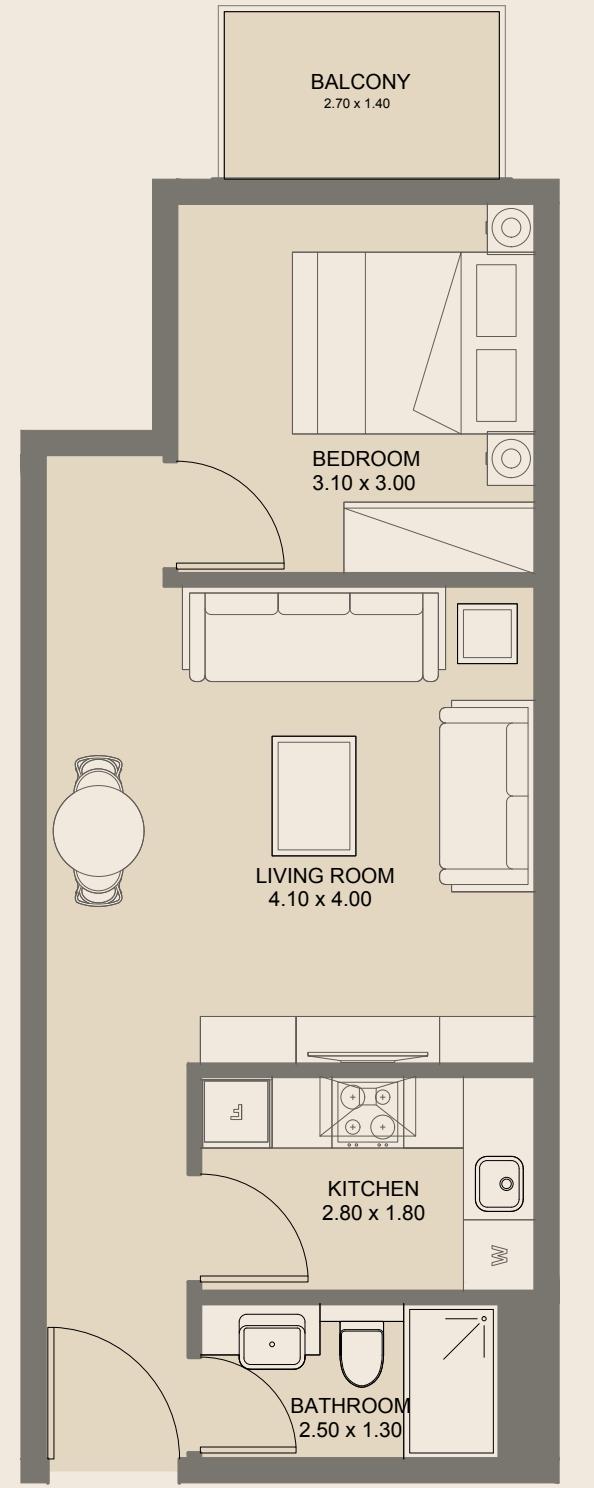


### Junior 1BR | Type A

#### 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> Floors

<b>Internal Area</b>	48.76 sq.m
<b>External Area</b>	3.36 sq.m
<b>Total Area</b>	51.44 sq.m

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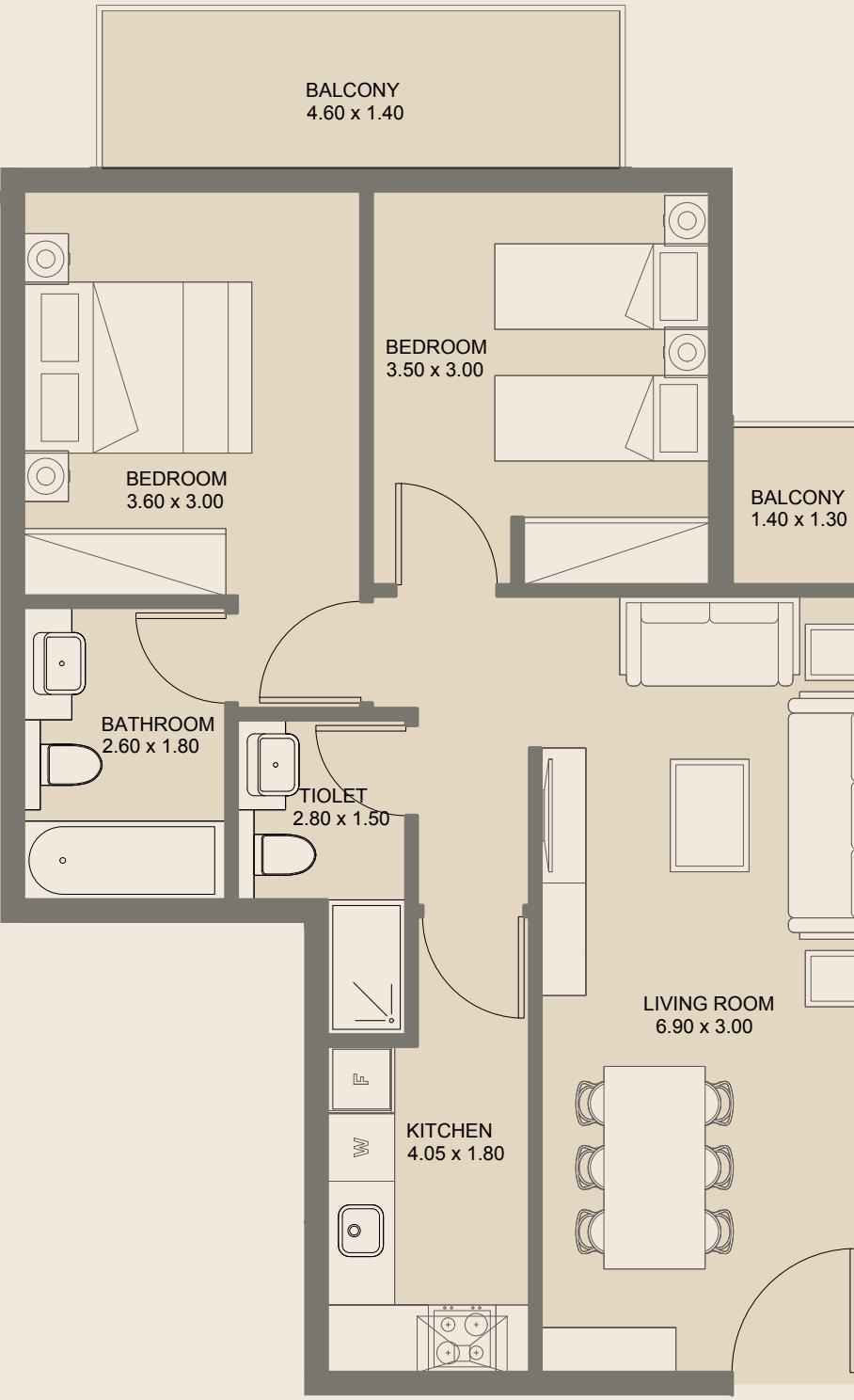


### Junior 1BR | Type B

2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> Floors

Internal Area	47.33 sq.m
External Area	3.70 sq.m
Total Area	51.03 sq.m

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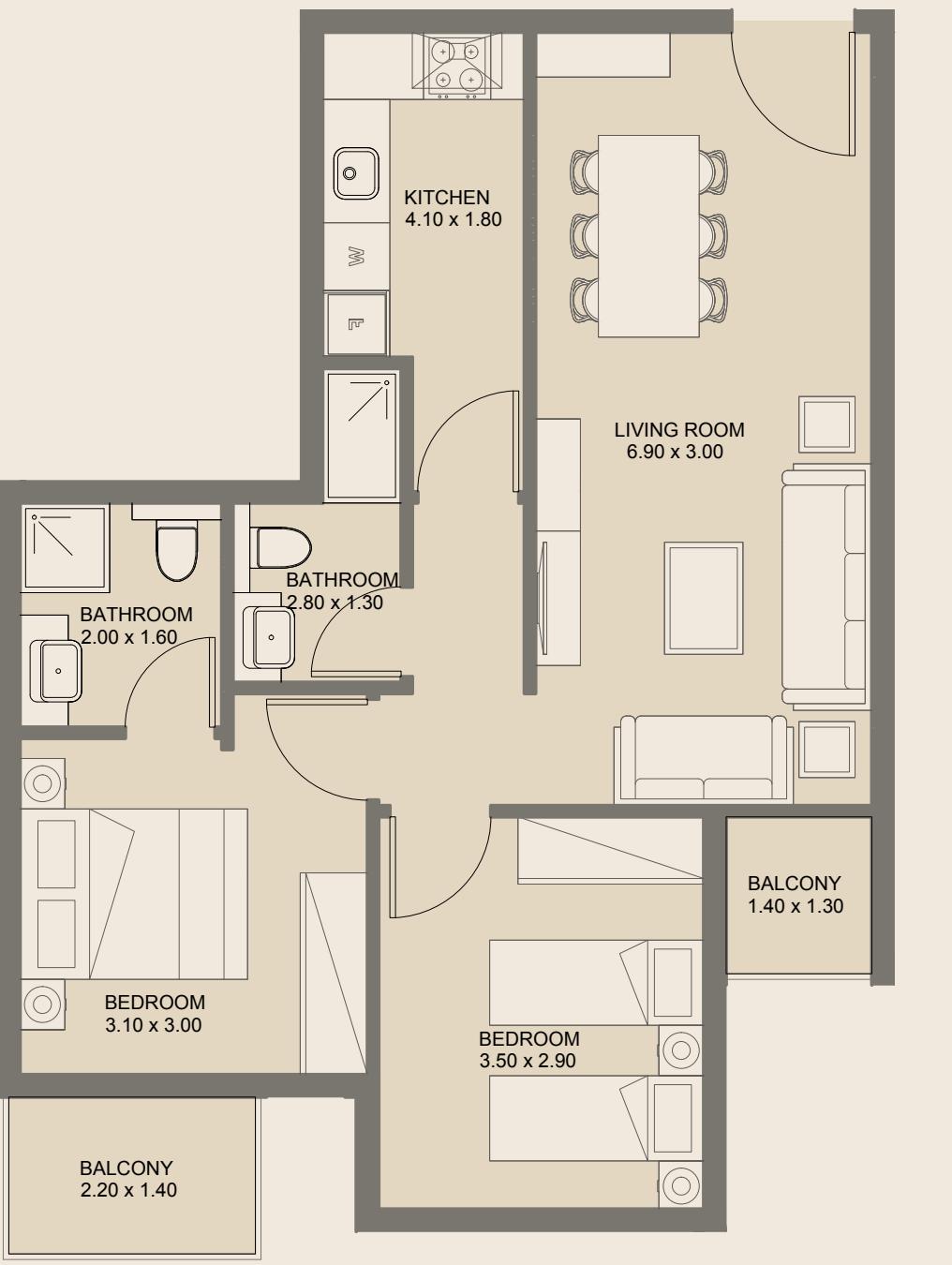


### 2BR | Type A

2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> Floors

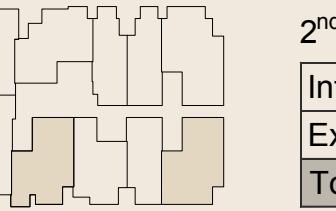
Internal Area	74.96 sq.m
External Area	9.91 sq.m
Total Area	84.87 sq.m

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.



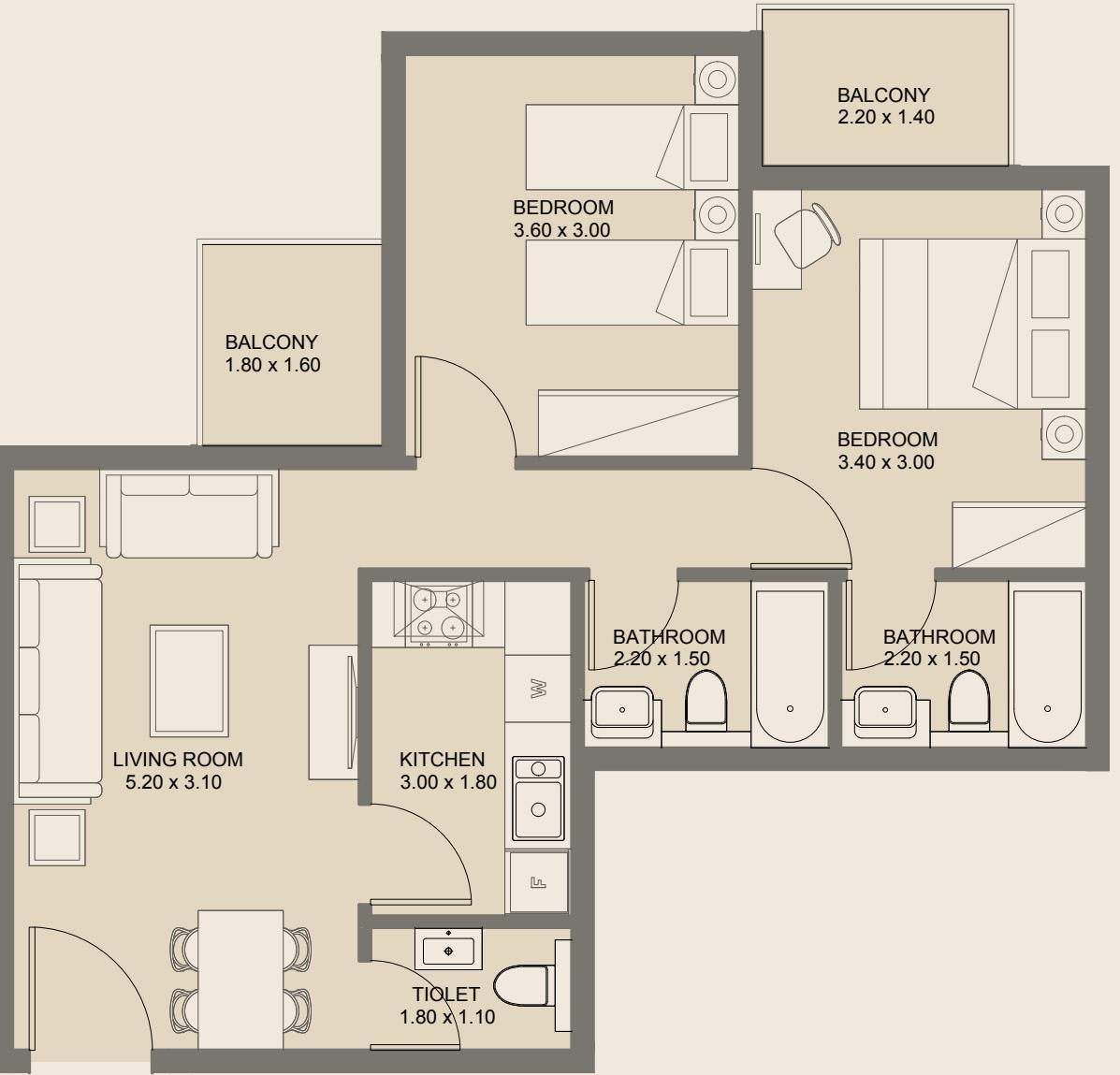
### 2BR | Type B

2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> Floors



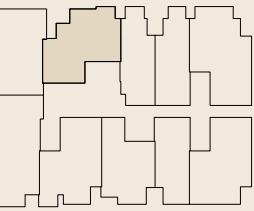
Internal Area	70.62 sq.m
External Area	6.14 sq.m
Total Area	76.76 sq.m

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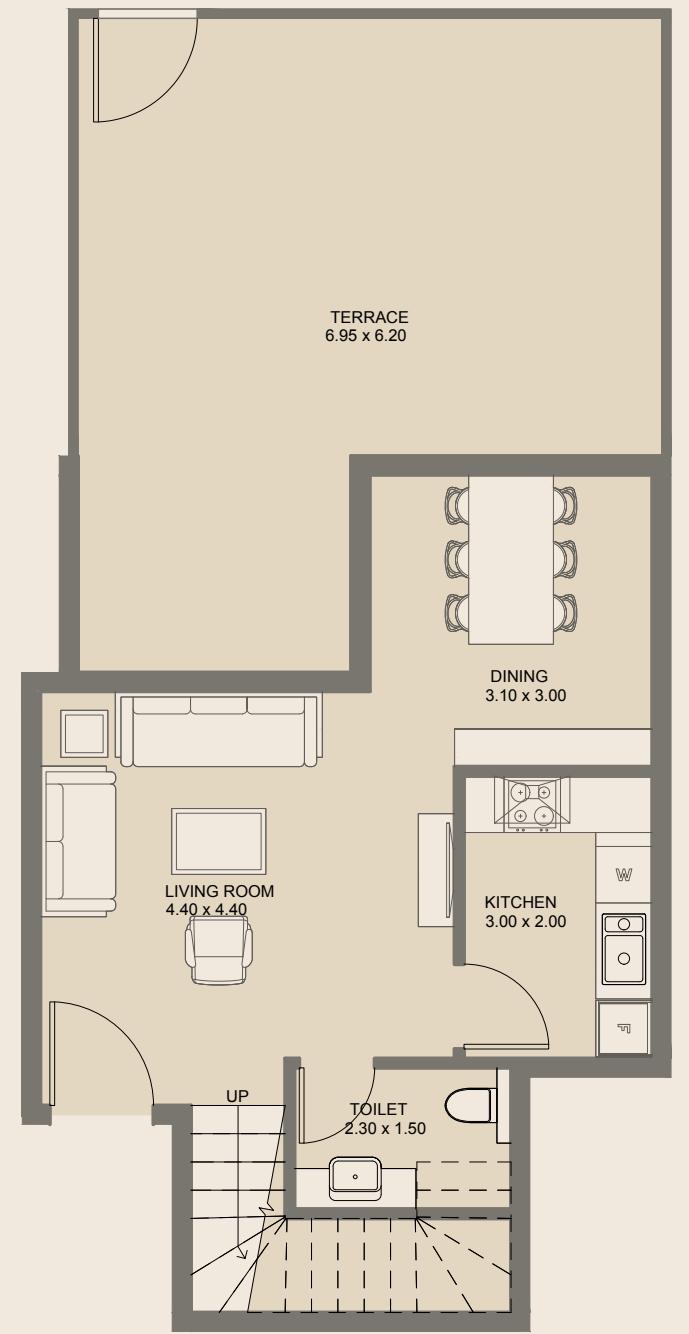
### 2BR | Type C

2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> Floors

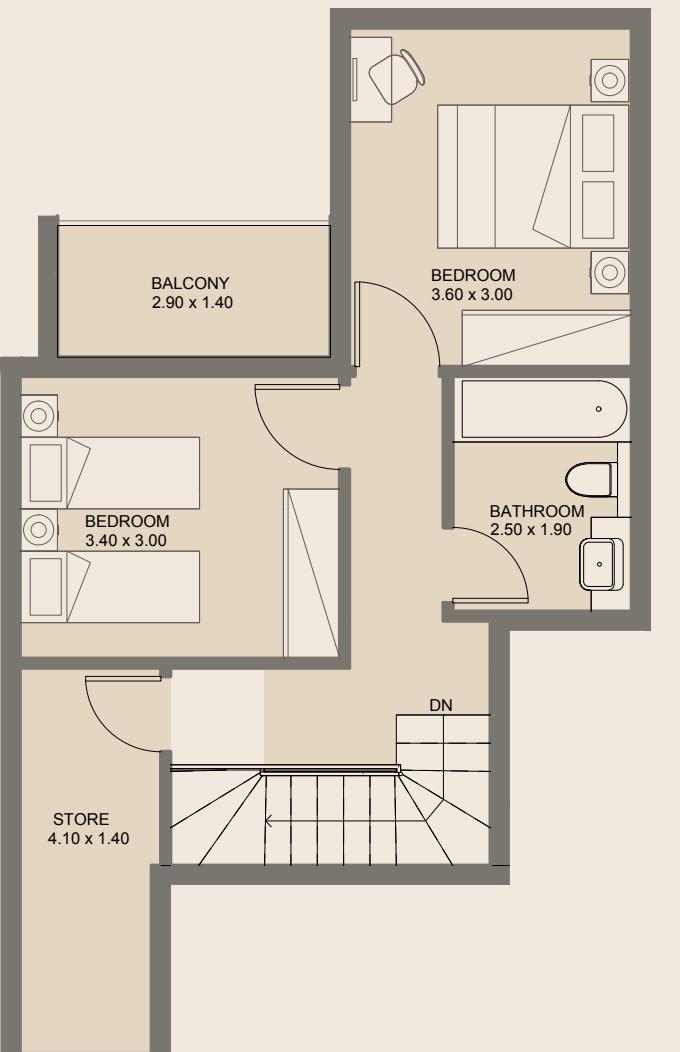


Internal Area	66.32 sq.m
External Area	7.15 sq.m
Total Area	73.48 sq.m

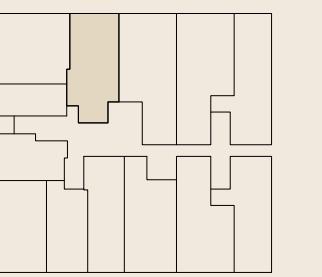
All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.



Lower Floor



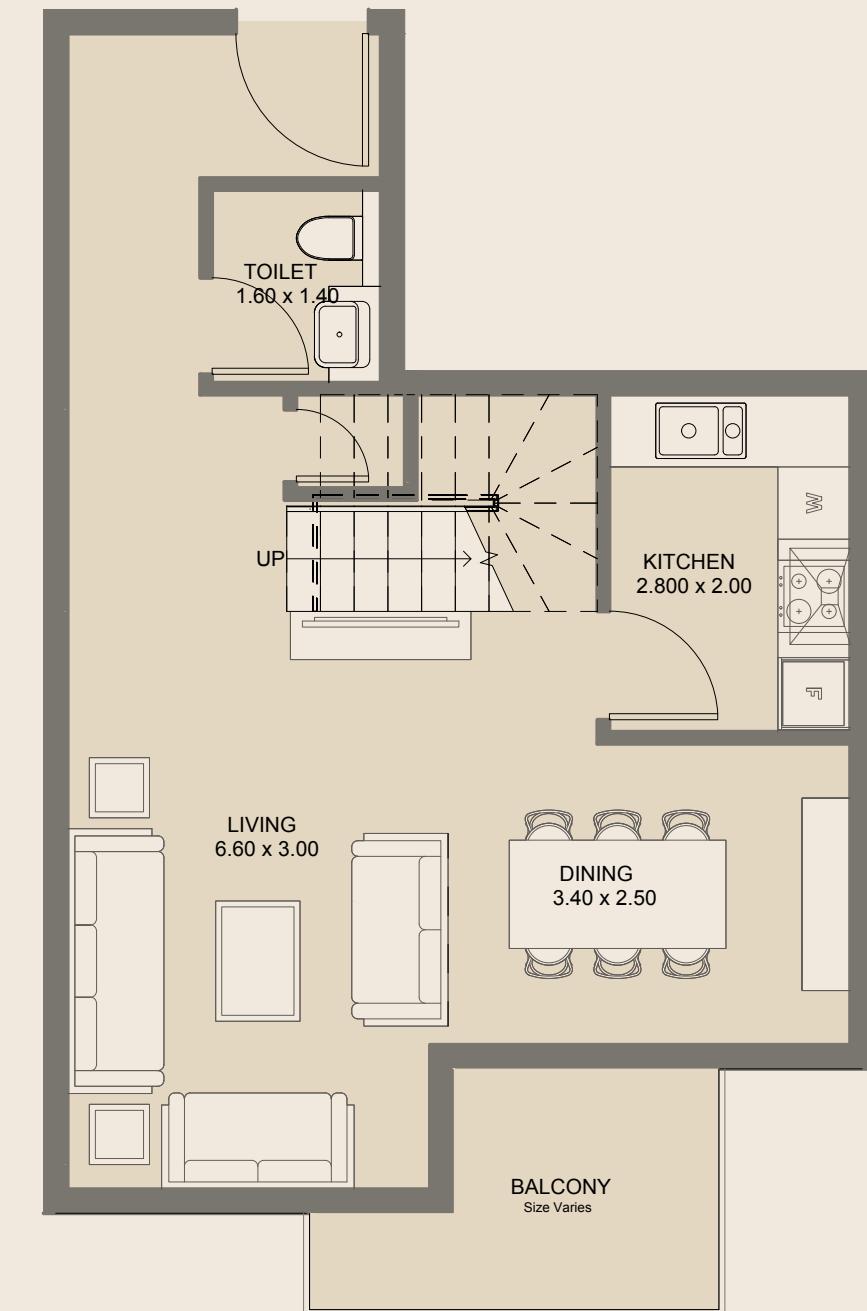
Upper Floor



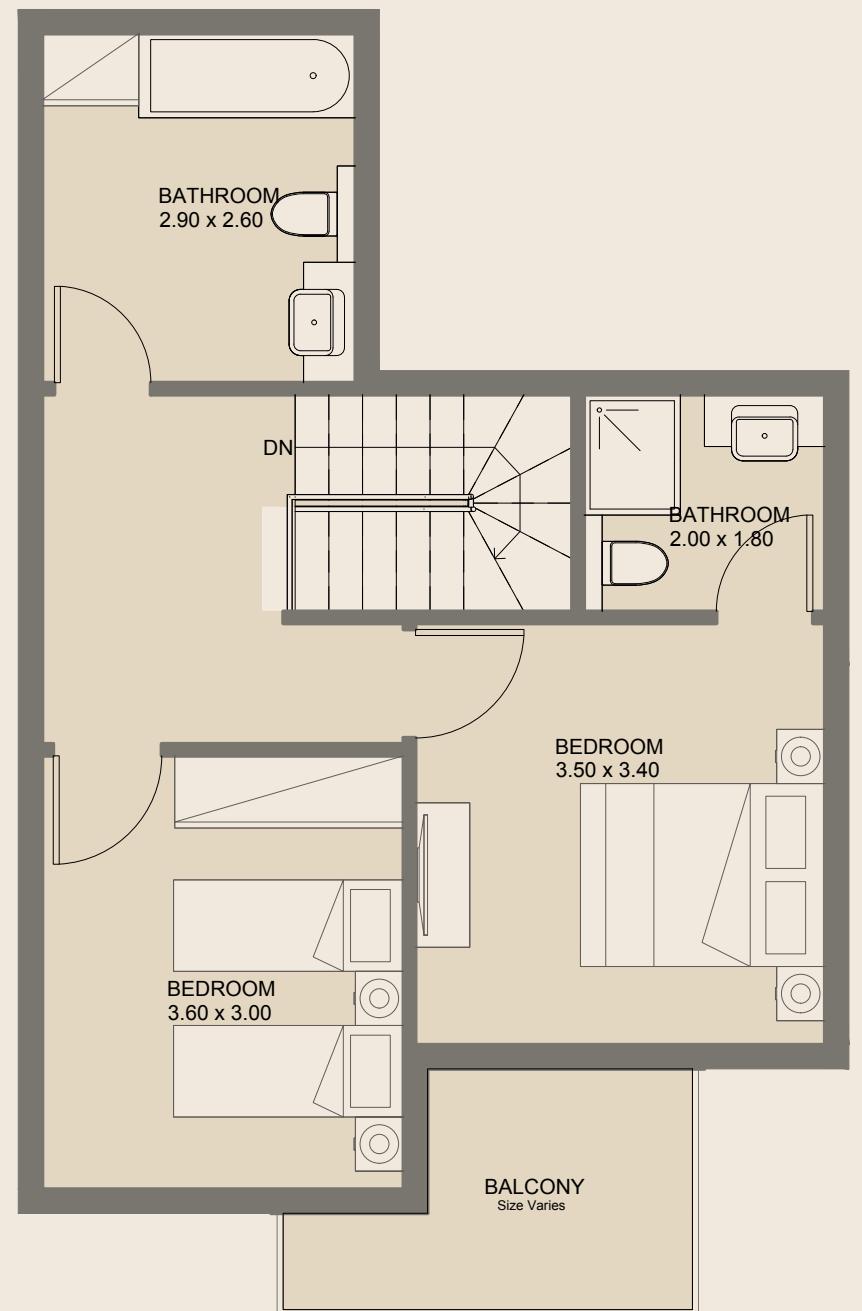
### 2BR - Duplex | Type A

#### Ground Floor

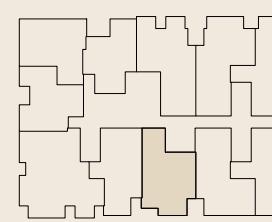
<b>Internal Area</b>	102.10 sq.m
<b>External Area</b>	47.47 sq.m
<b>Total Area</b>	149.57 sq.m



Lower Floor



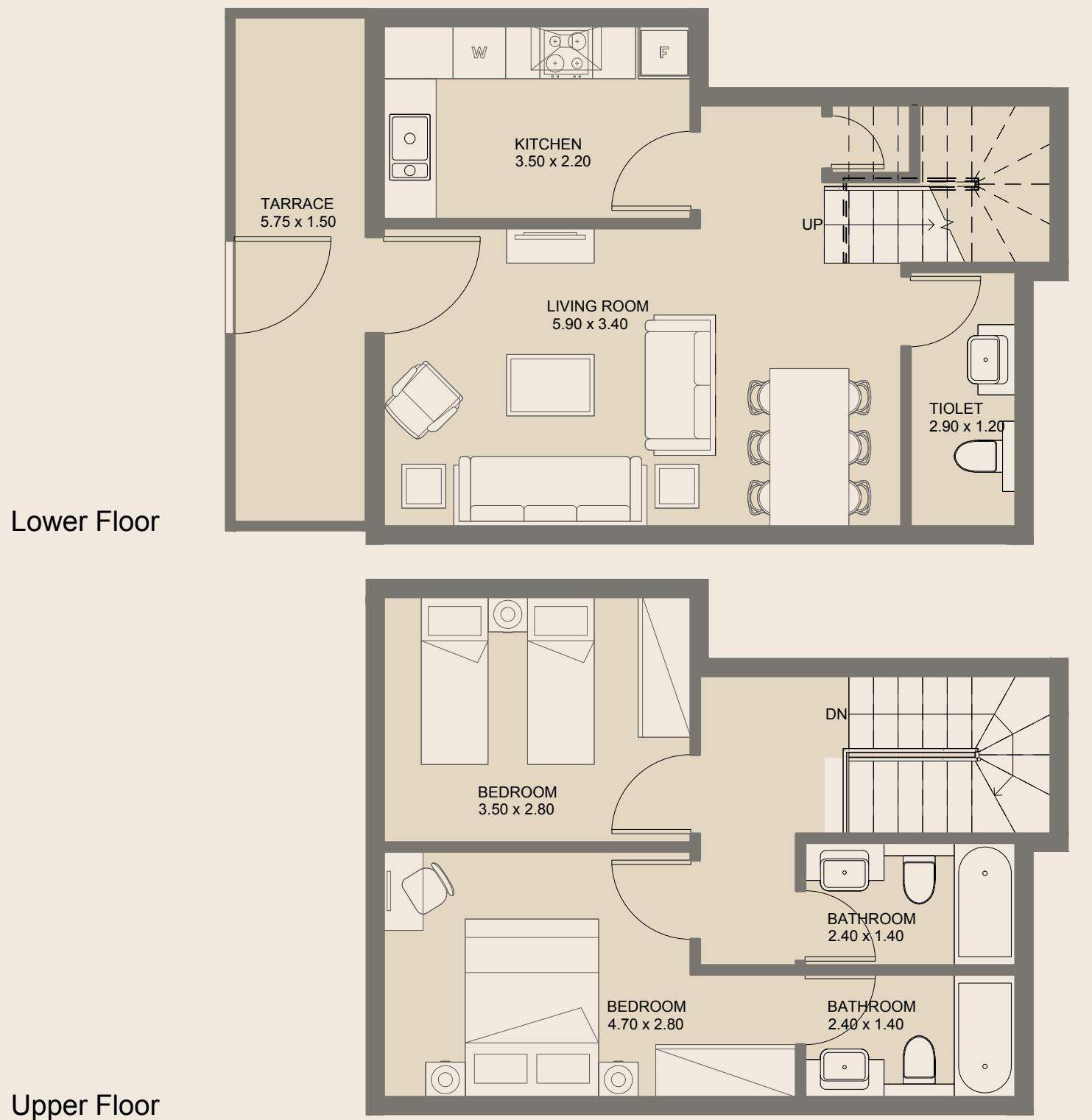
Upper Floor



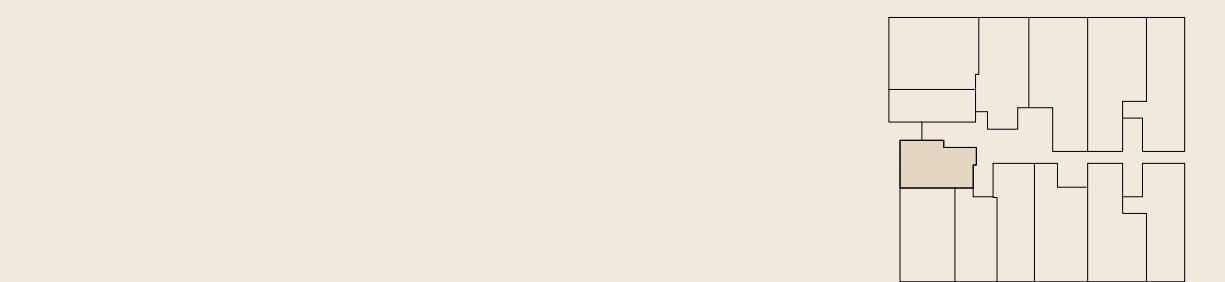
### 2BR - Duplex | Type B

#### GF & 5<sup>th</sup> Floors

<b>Internal Area</b>	111.22 sq.m
<b>External Area</b>	12.85 sq.m
<b>Total Area</b>	124.09 sq.m



Upper Floor

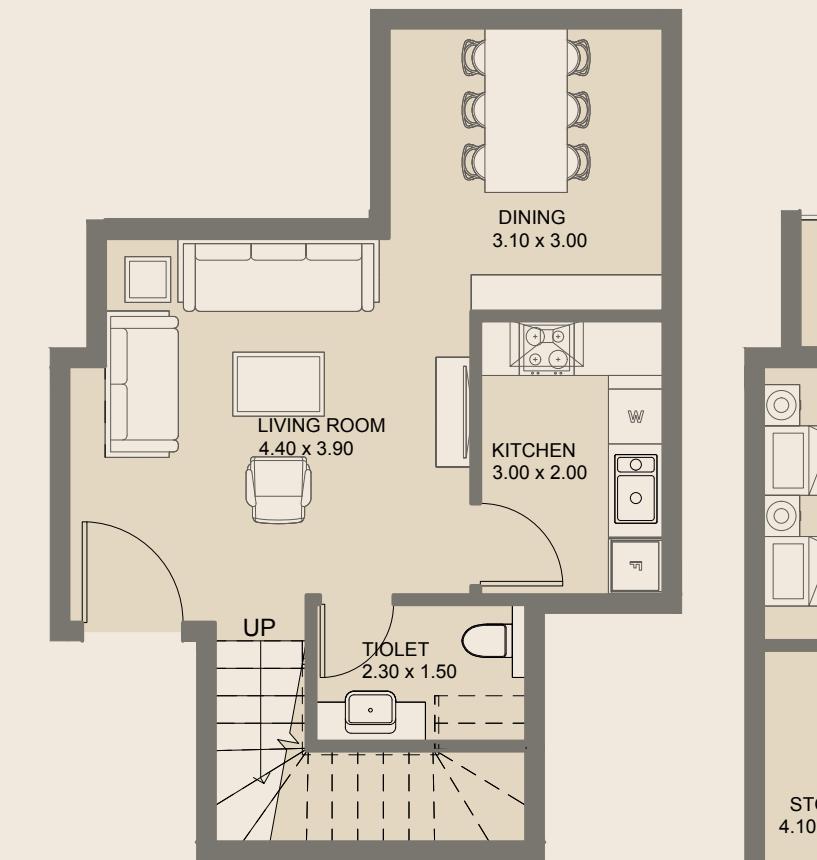


### 2BR - Duplex | Type C

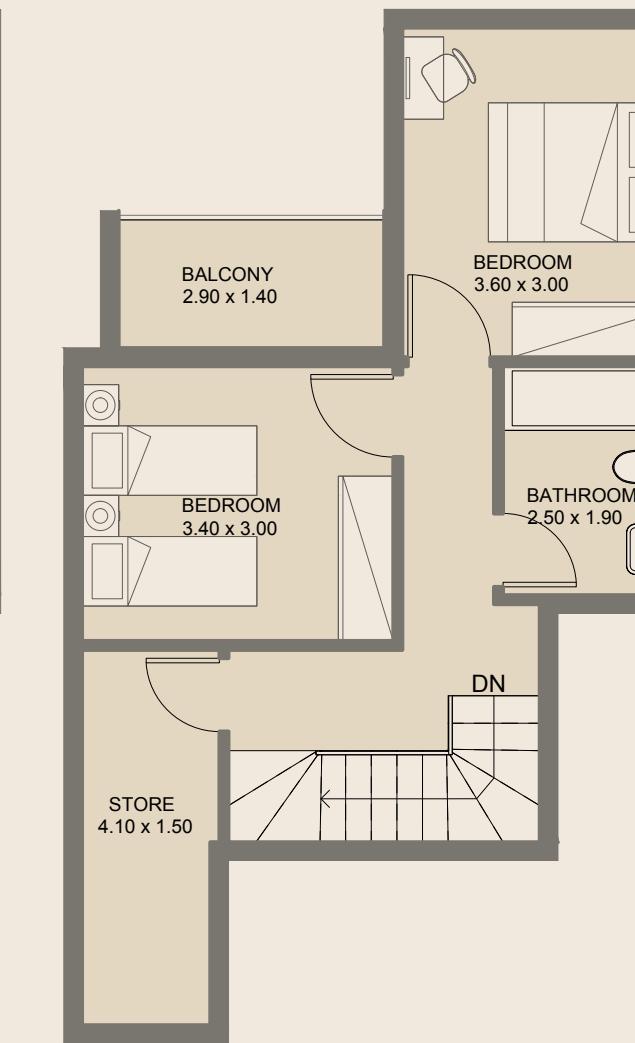
Ground Floor

Internal Area	91.07 sq.m
External Area	10.35 sq.m
Total Area	101.42 sq.m

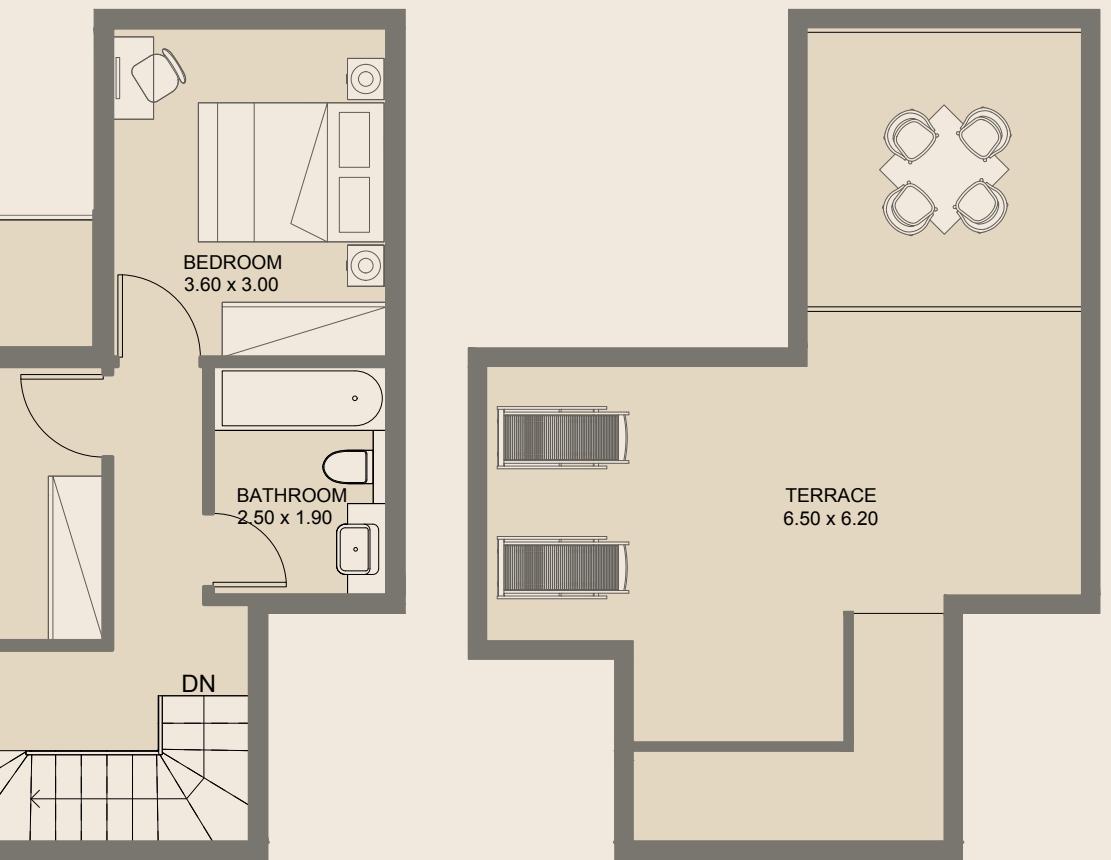
All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.



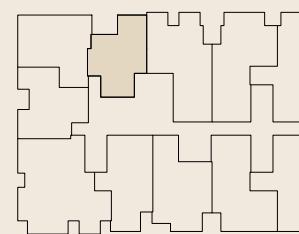
Lower Floor



Upper Floor



Upper Floor

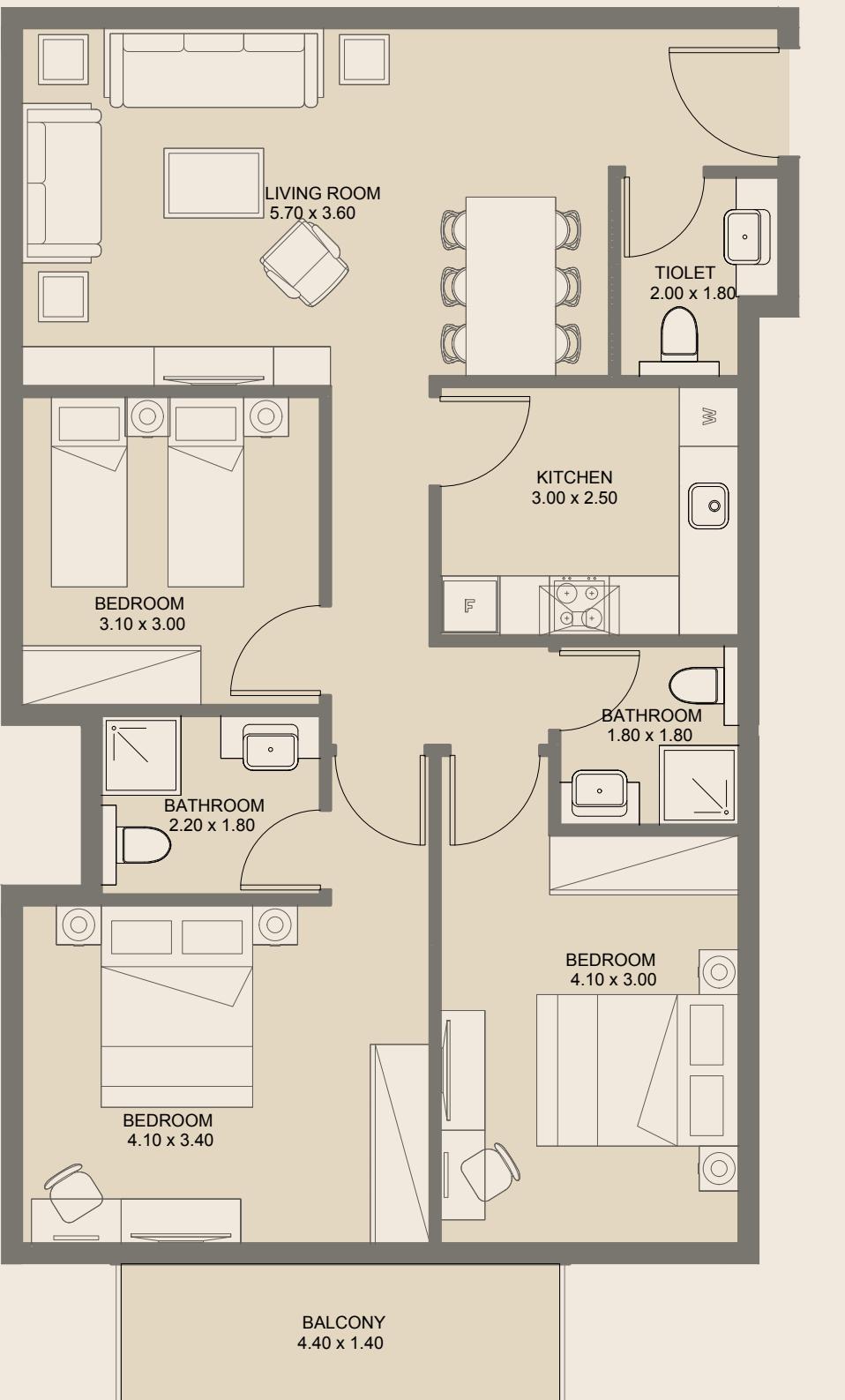


### 2BR - Duplex | Type D

5<sup>th</sup> & 6<sup>th</sup> Floors

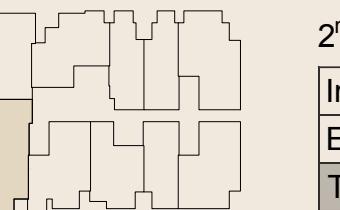
Internal Area	101.04 sq.m
External Area	49.21 sq.m
Total Area	150.25 sq.m

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.



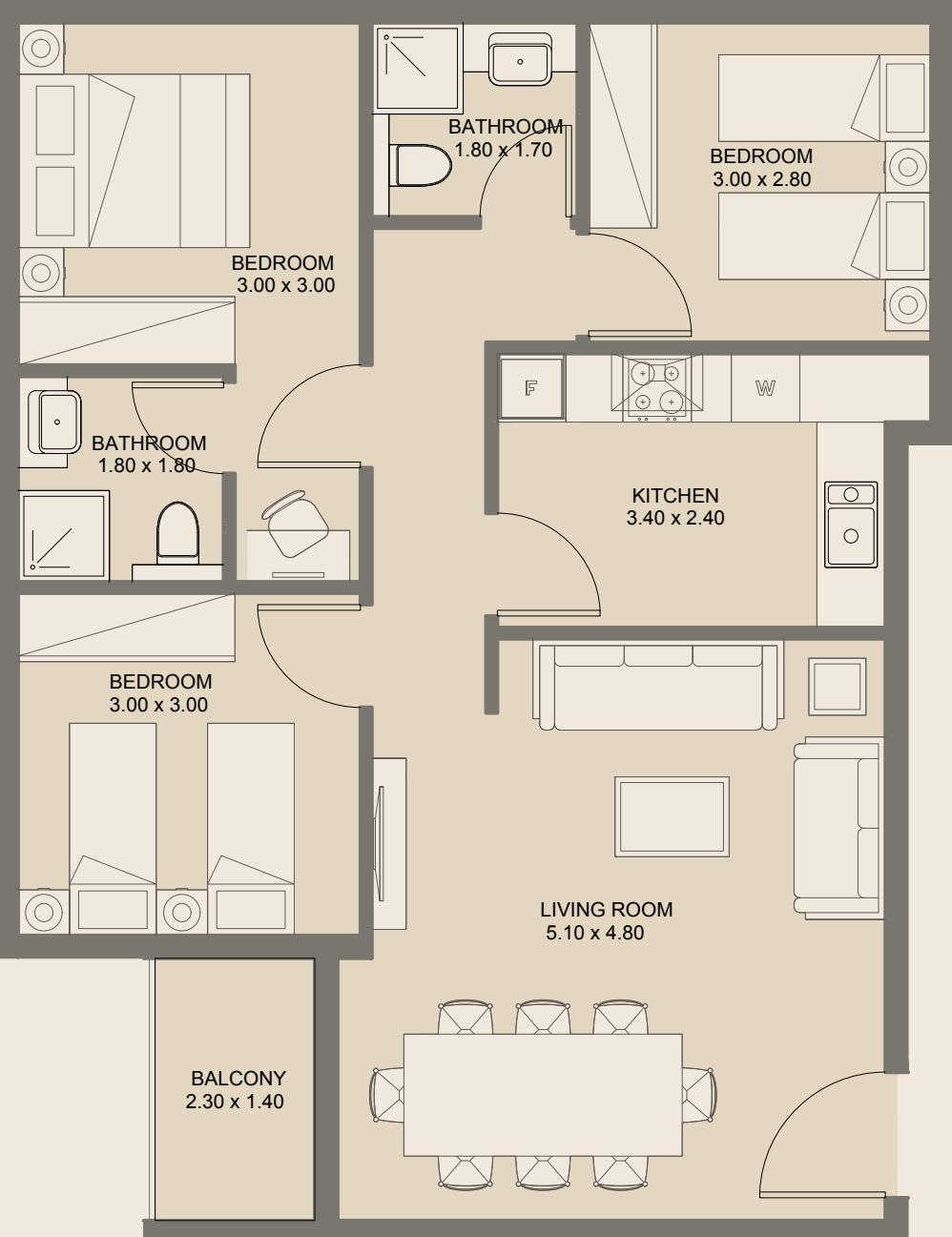
### 3BR | Type A

2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> Floors



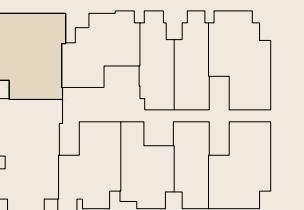
Internal Area	102.50 sq.m
External Area	7.39 sq.m
Total Area	109.89 sq.m

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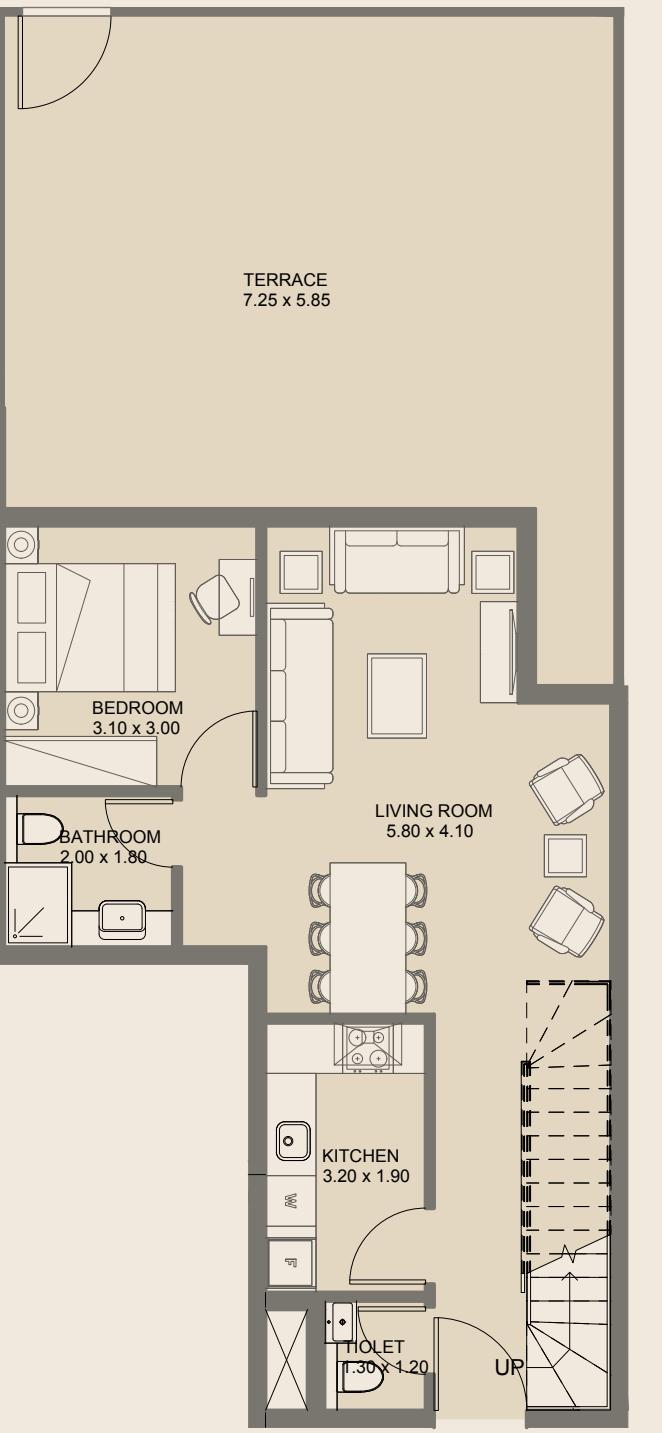
### 3BR | Type B

2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> Floors

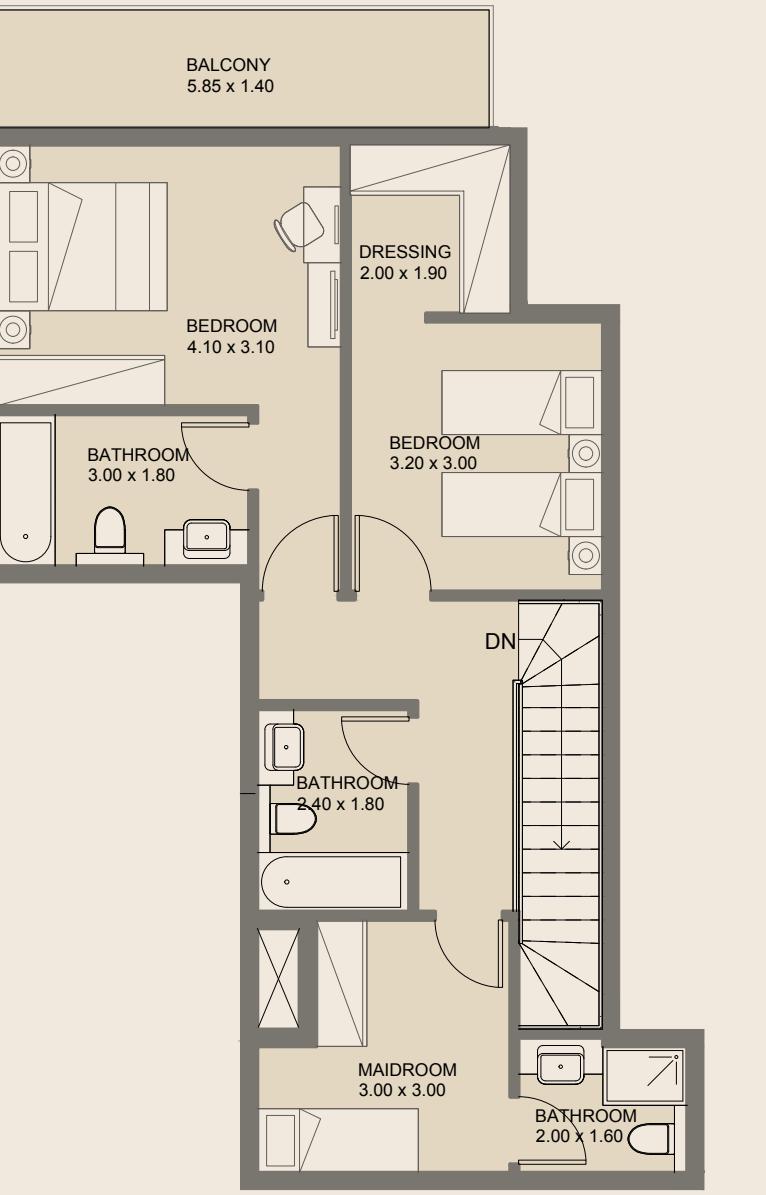


Internal Area	87.89 sq.m
External Area	3.86 sq.m
Total Area	91.76 sq.m

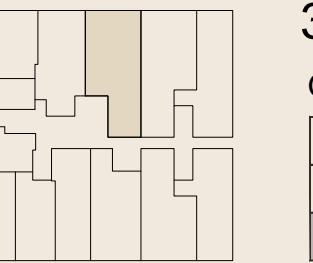
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Lower Floor



Upper Floor

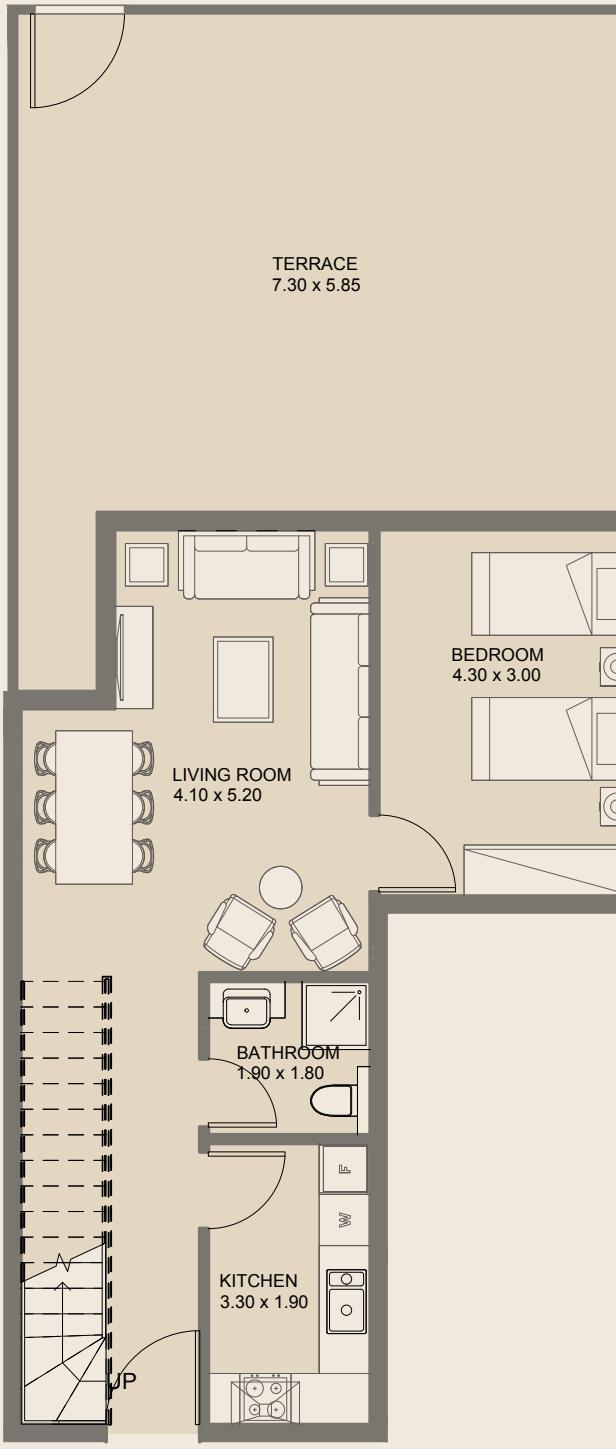


### 3BR - Duplex | Type A

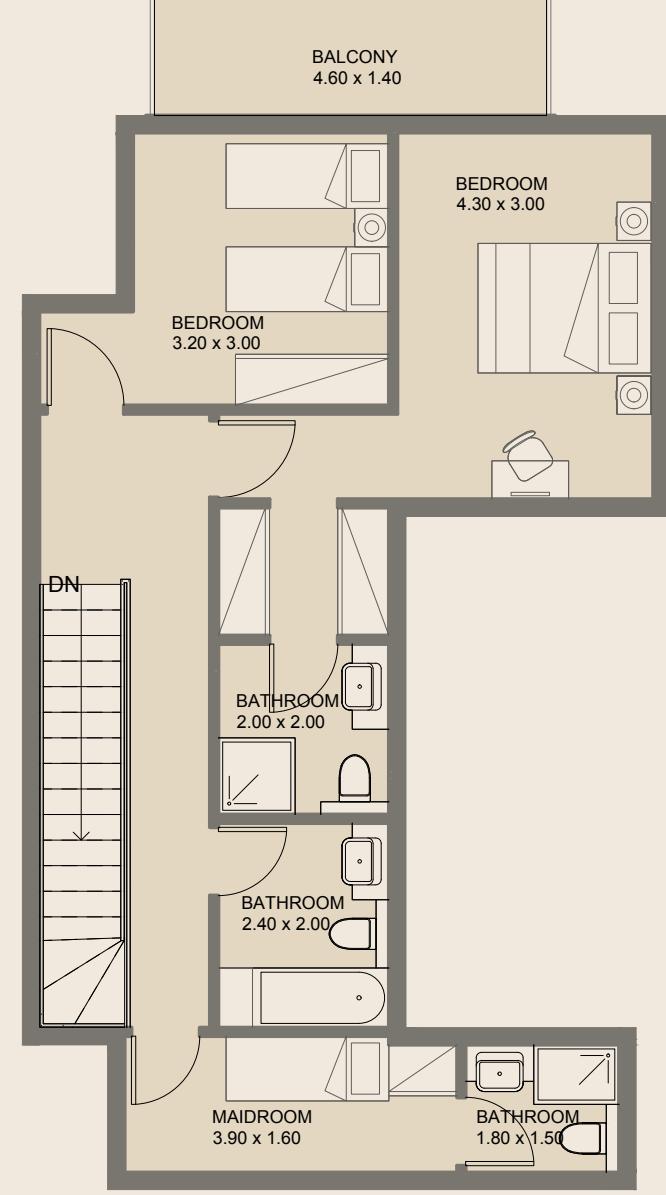
#### Ground Floor

Internal Area	140.25 sq.m
External Area	63.12 sq.m
Total Area	203.37 sq.m

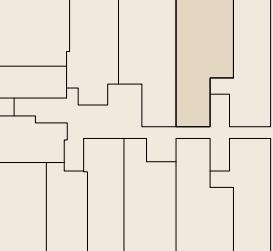
All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.



Lower Floor



Upper Floor

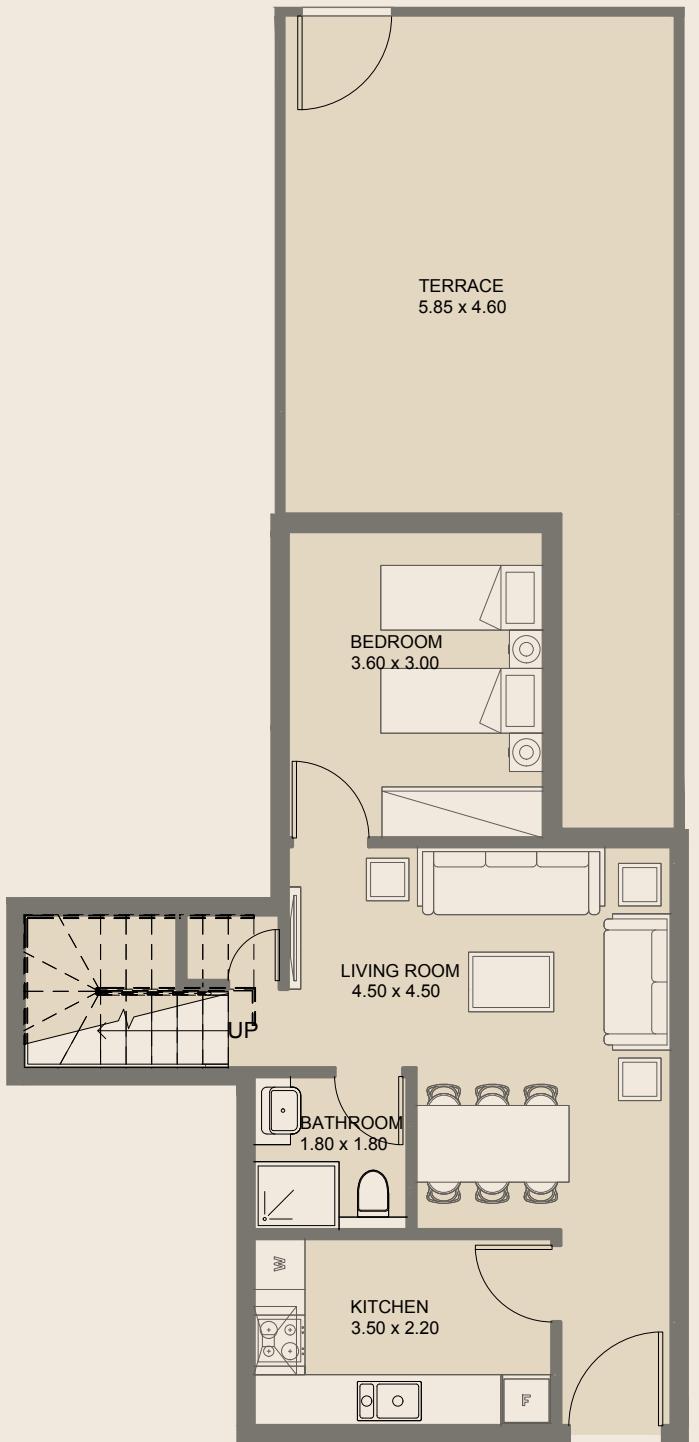


### 3BR - Duplex | Type B

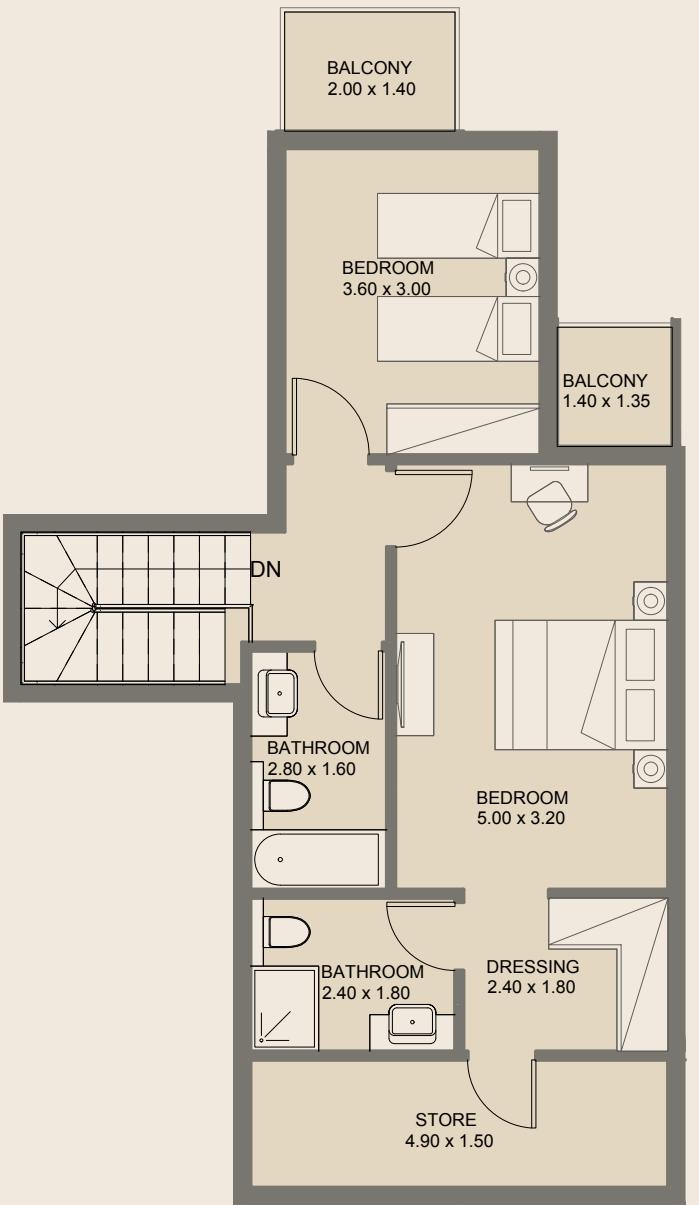
#### Ground Floor

Internal Area	139.69 sq.m
External Area	61.37 sq.m
Total Area	201.05 sq.m

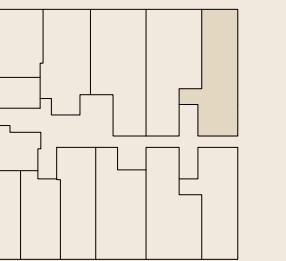
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Lower Floor



Upper Floor

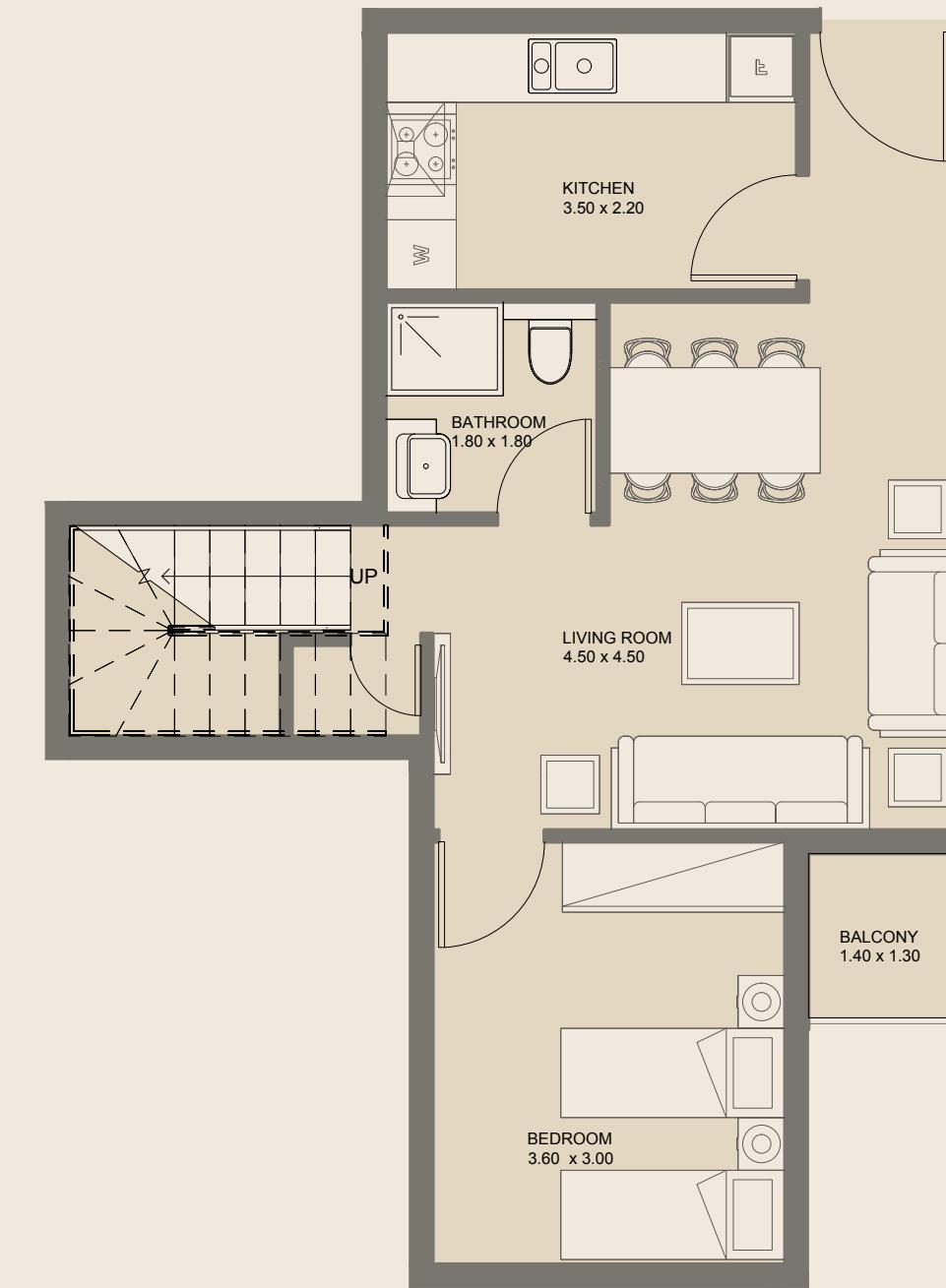


### 3BR - Duplex | Type C

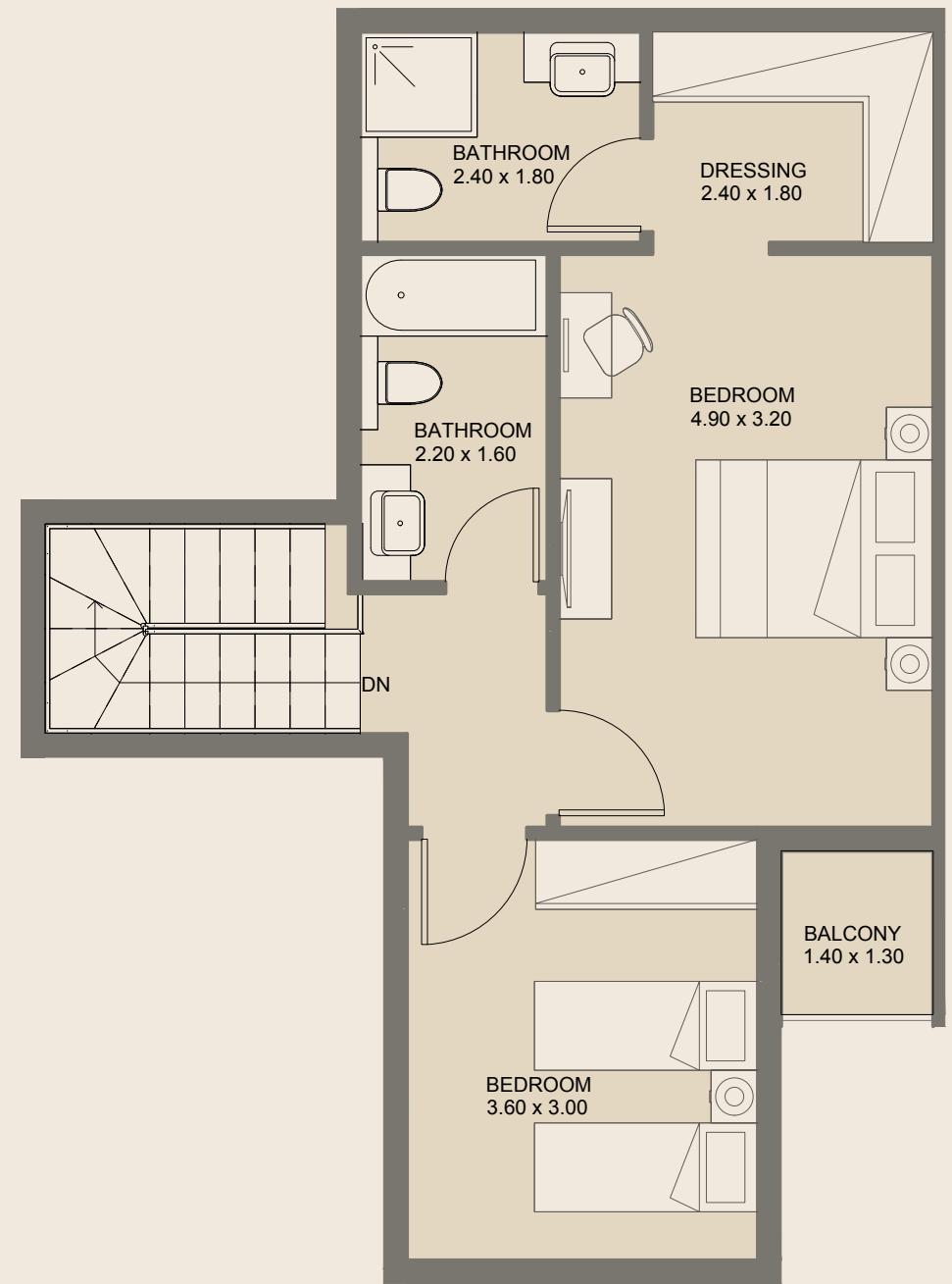
Ground Floor

Internal Area	126.56 sq.m
External Area	43.91 sq.m
Total Area	170.47 sq.m

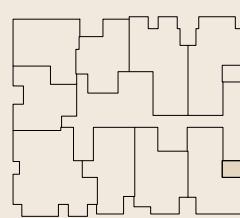
All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.



Lower Floor



Upper Floor

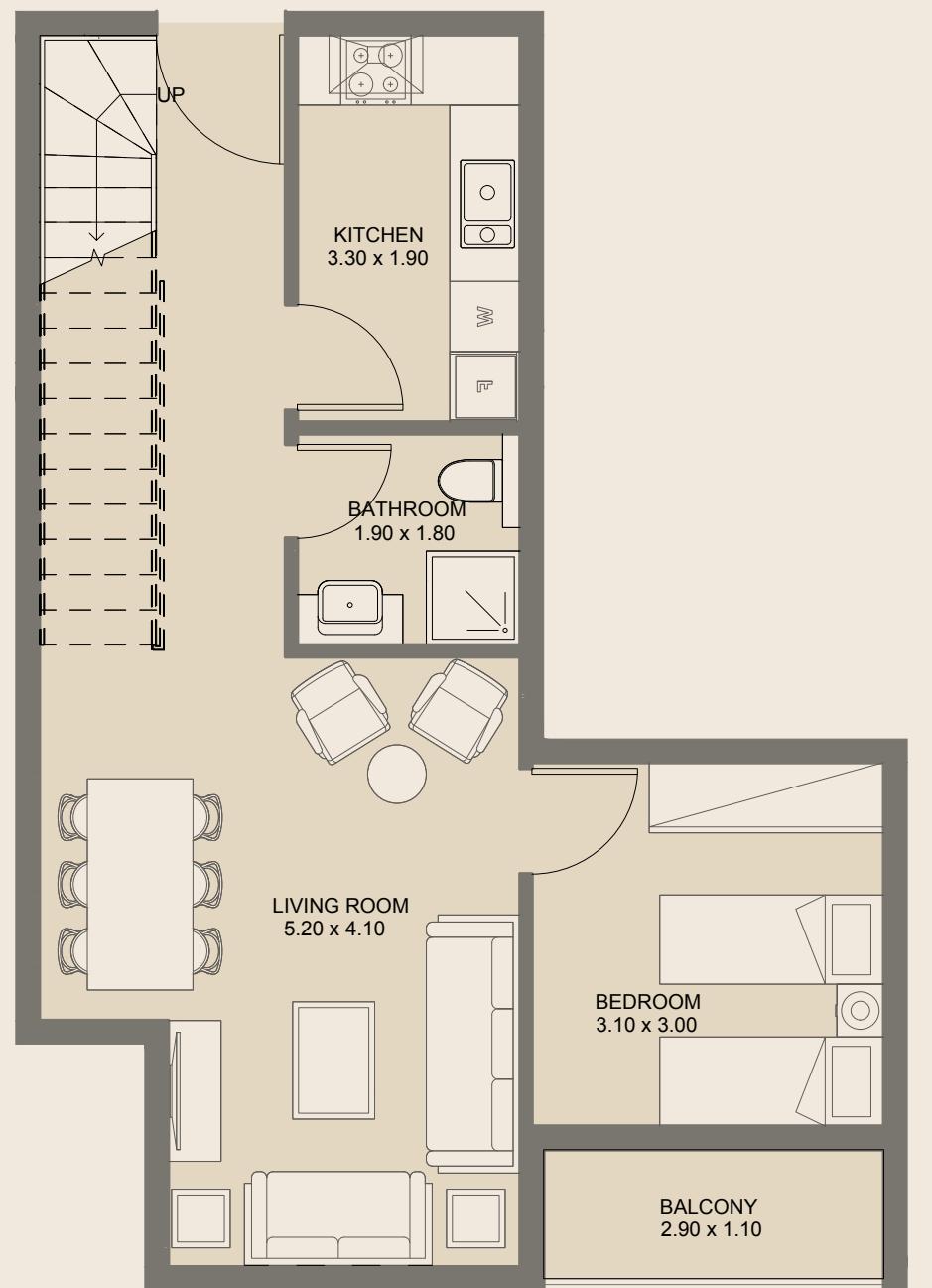


### 3BR - Duplex | Type D

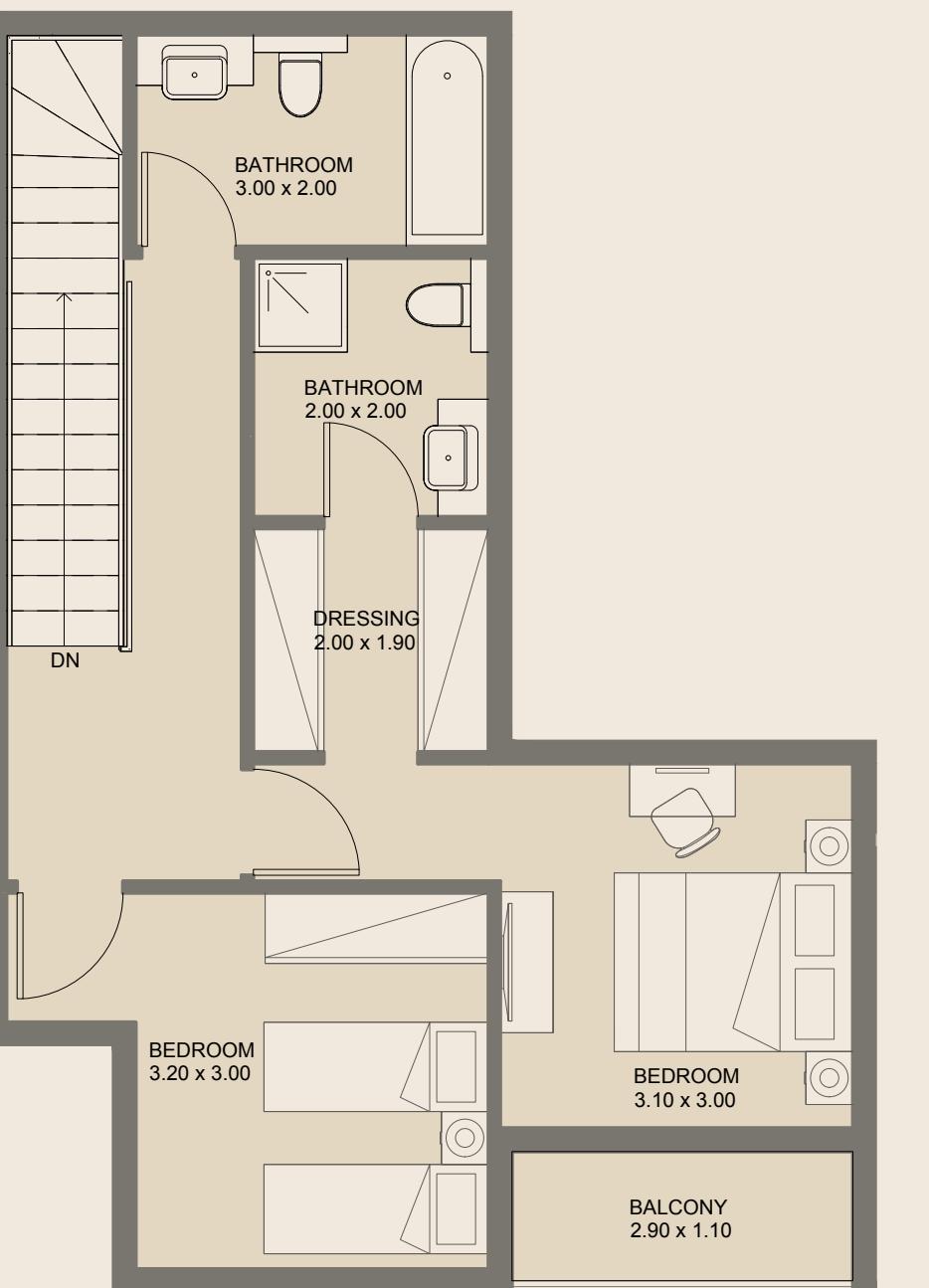
GF & 5<sup>th</sup> Floors

Internal Area	116.62 sq.m
External Area	4.45 sq.m
Total Area	121.52 sq.m

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.



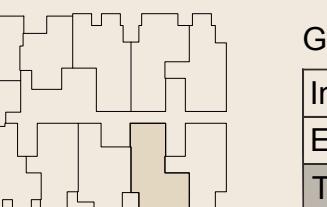
Lower Floor



Upper Floor

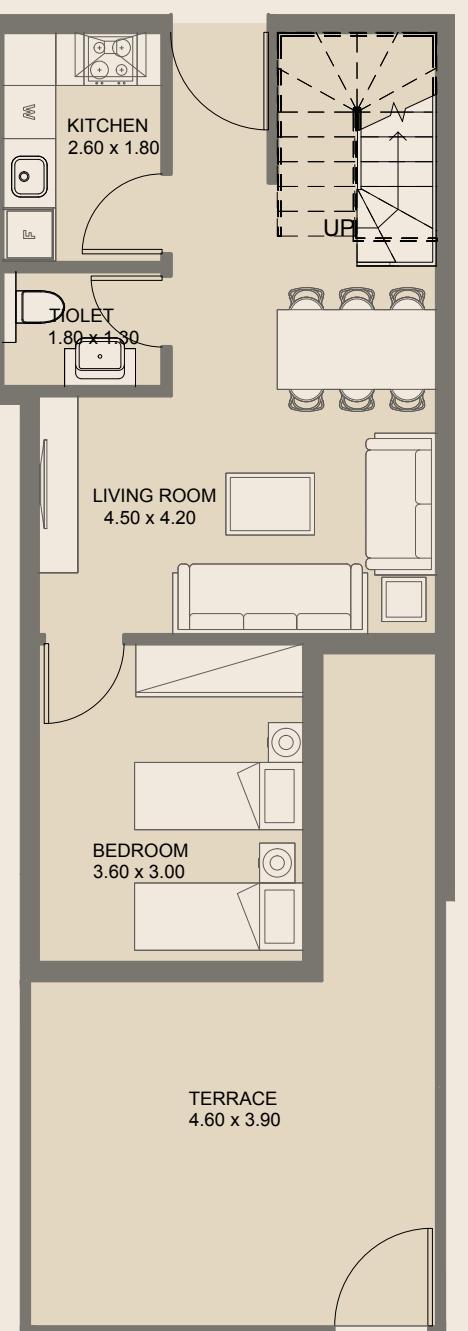
### 3BR - Duplex | Type E

GF & 5<sup>th</sup> Floors

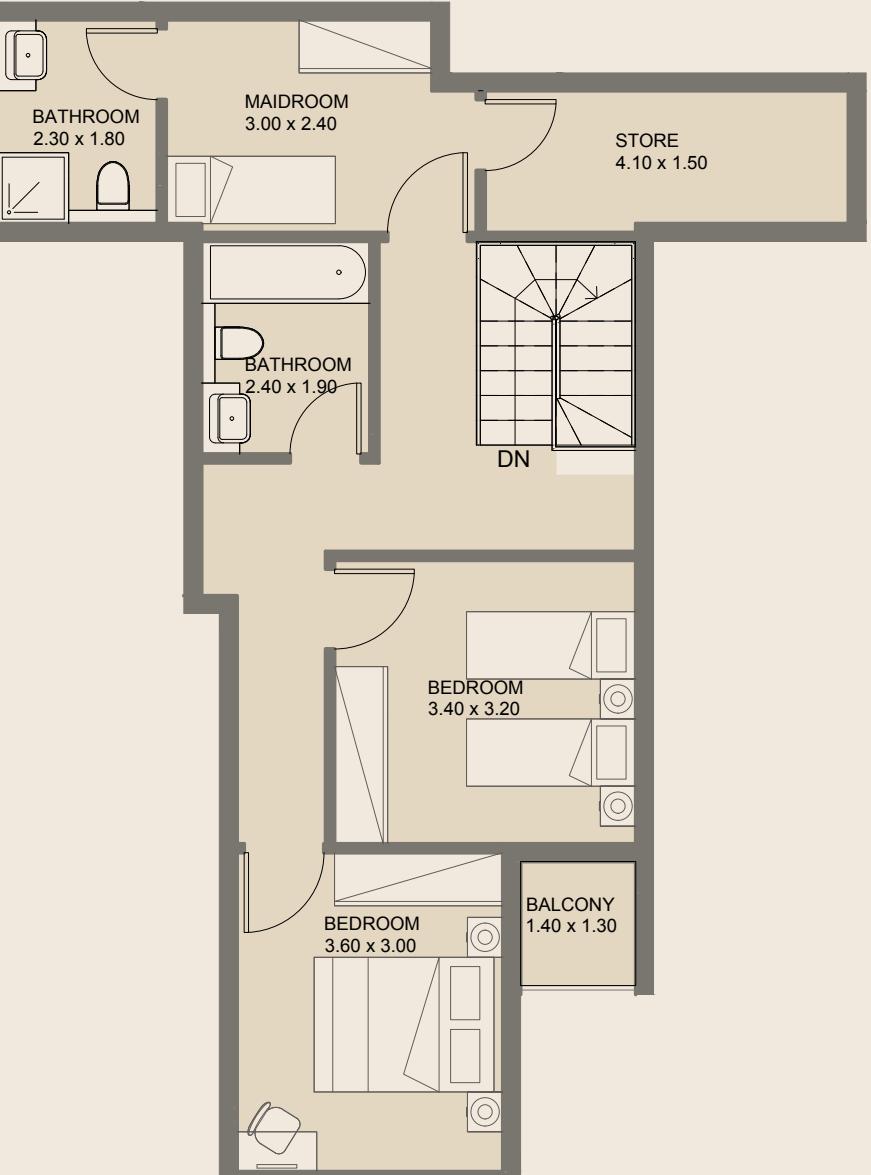


<b>Internal Area</b>	119.51 sq.m
<b>External Area</b>	7.66 sq.m
<b>Total Area</b>	127.87 sq.m

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.

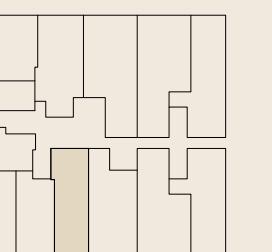


Lower Floor



Upper Floor

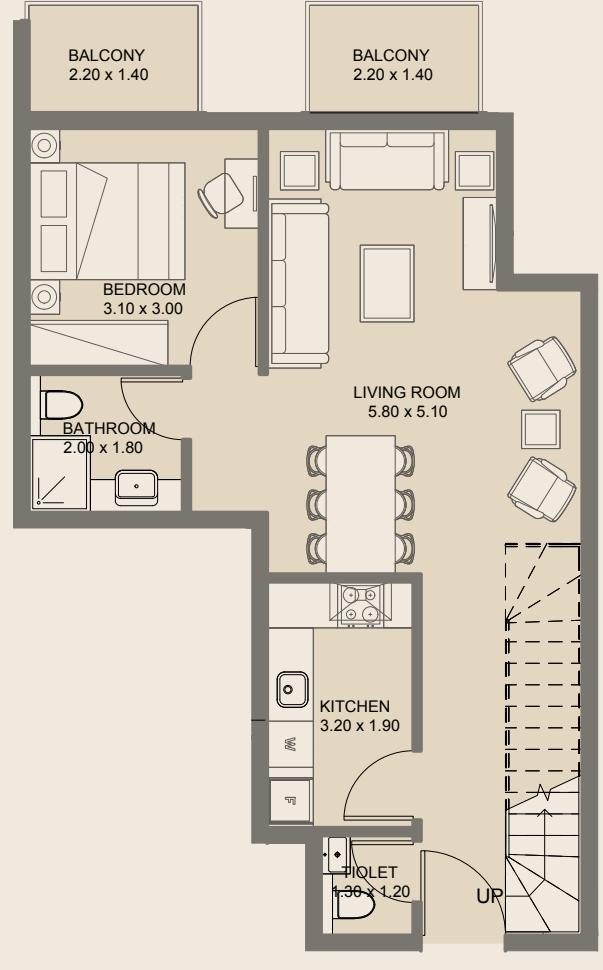
### 3BR - Duplex | Type F



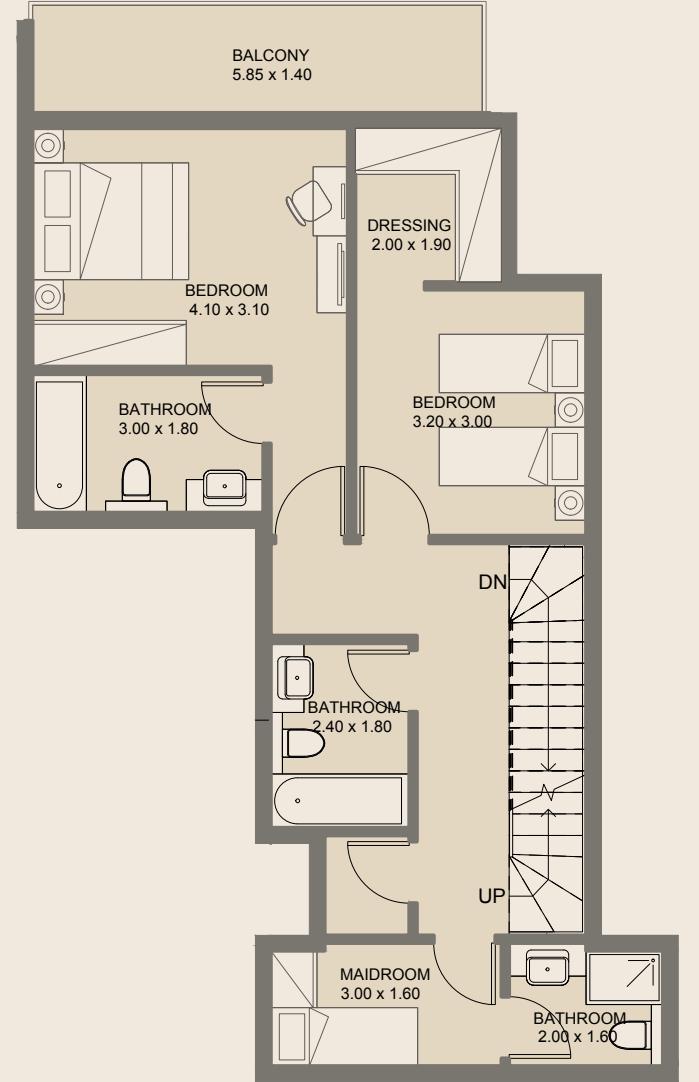
Ground Floor

<b>Internal Area</b>	125.57 sq.m
<b>External Area</b>	29.48 sq.m
<b>Total Area</b>	155.06 sq.m

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.



Lower Floor



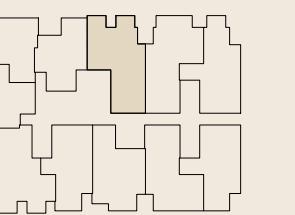
Upper Floor

Terrace

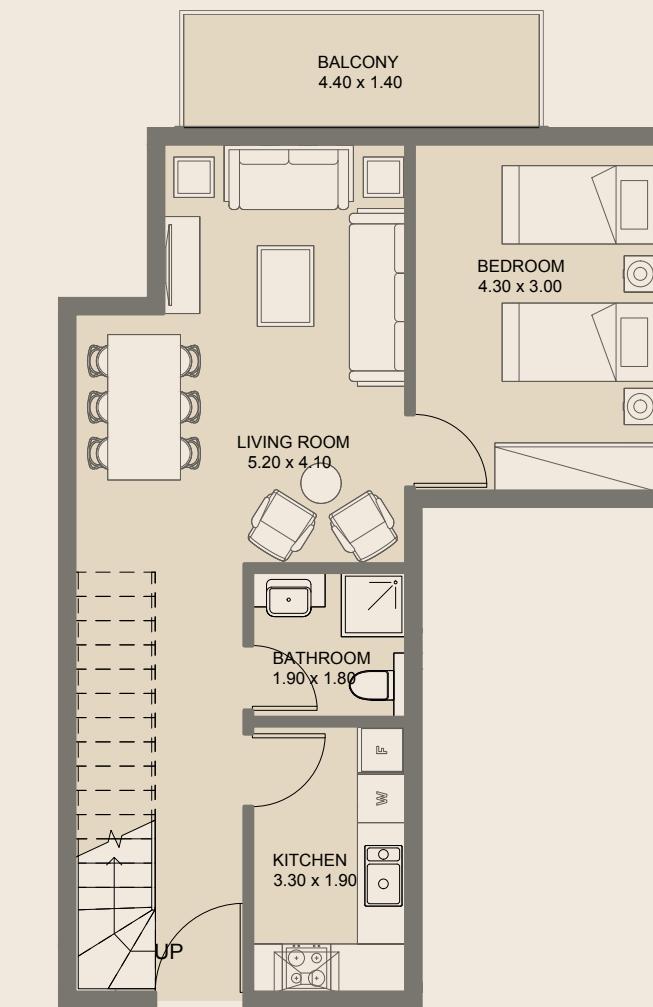
### 3BR - Duplex | Type G

5<sup>th</sup> & 6<sup>th</sup> Floors

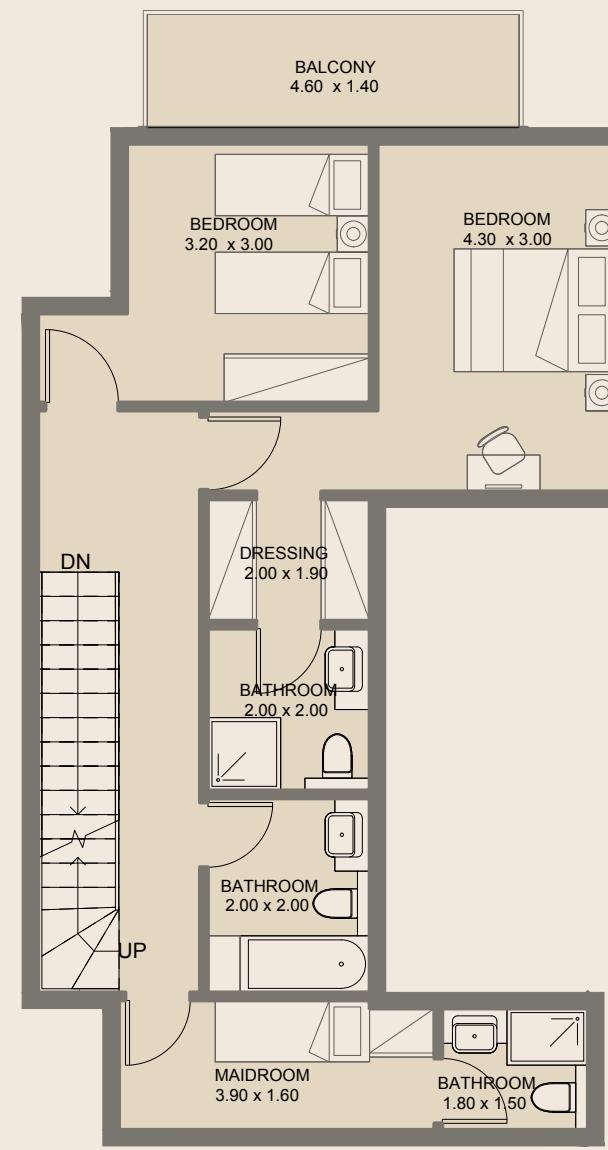
Internal Area	140.64 sq.m
External Area	82.91 sq.m
Total Area	223.55 sq.m



All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.



Lower Floor



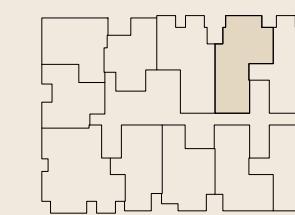
Upper Floor

Terrace

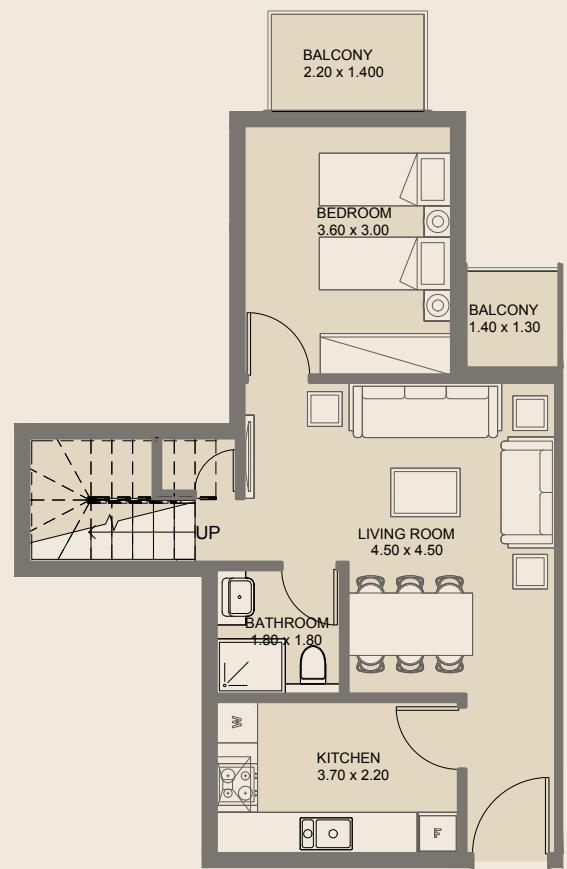
### 3BR - Duplex | Type H

5<sup>th</sup> & 6<sup>th</sup> Floors

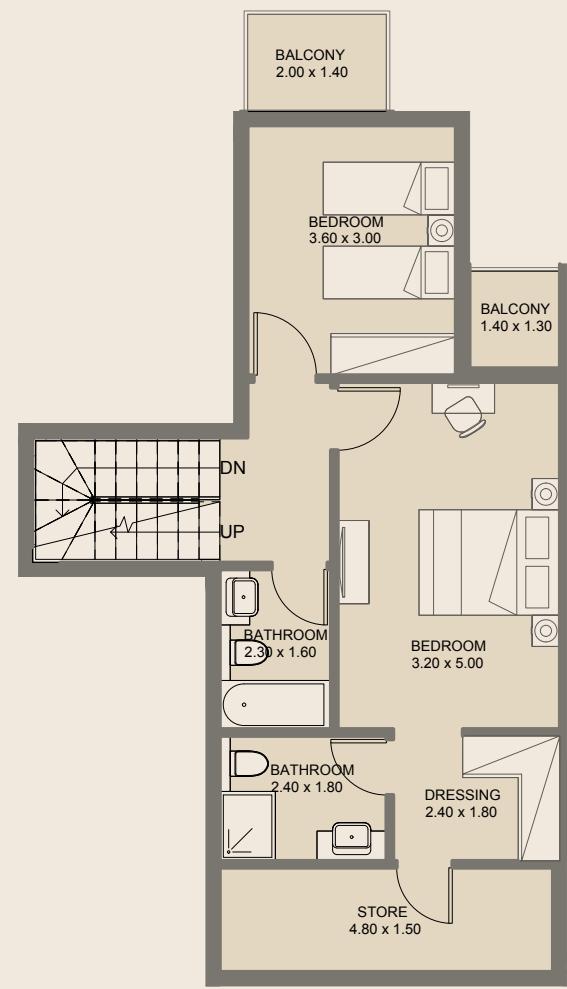
Internal Area	140.32 sq.m
External Area	79.47 sq.m
Total Area	219.79 sq.m



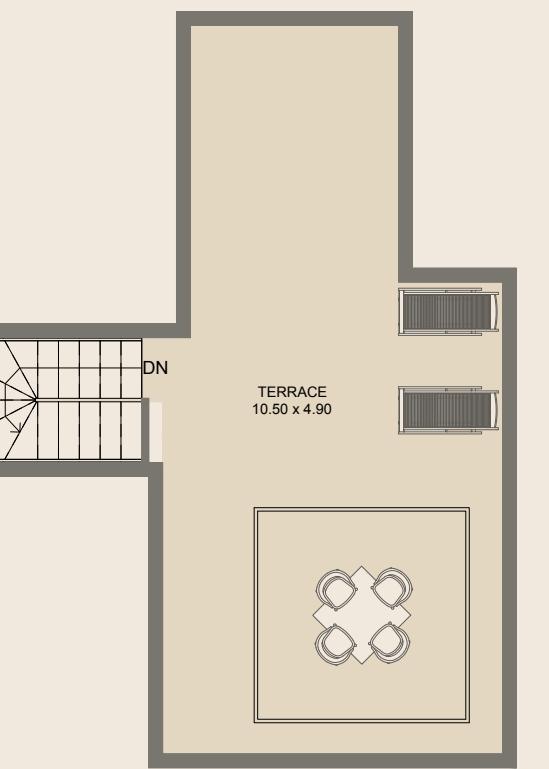
All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.



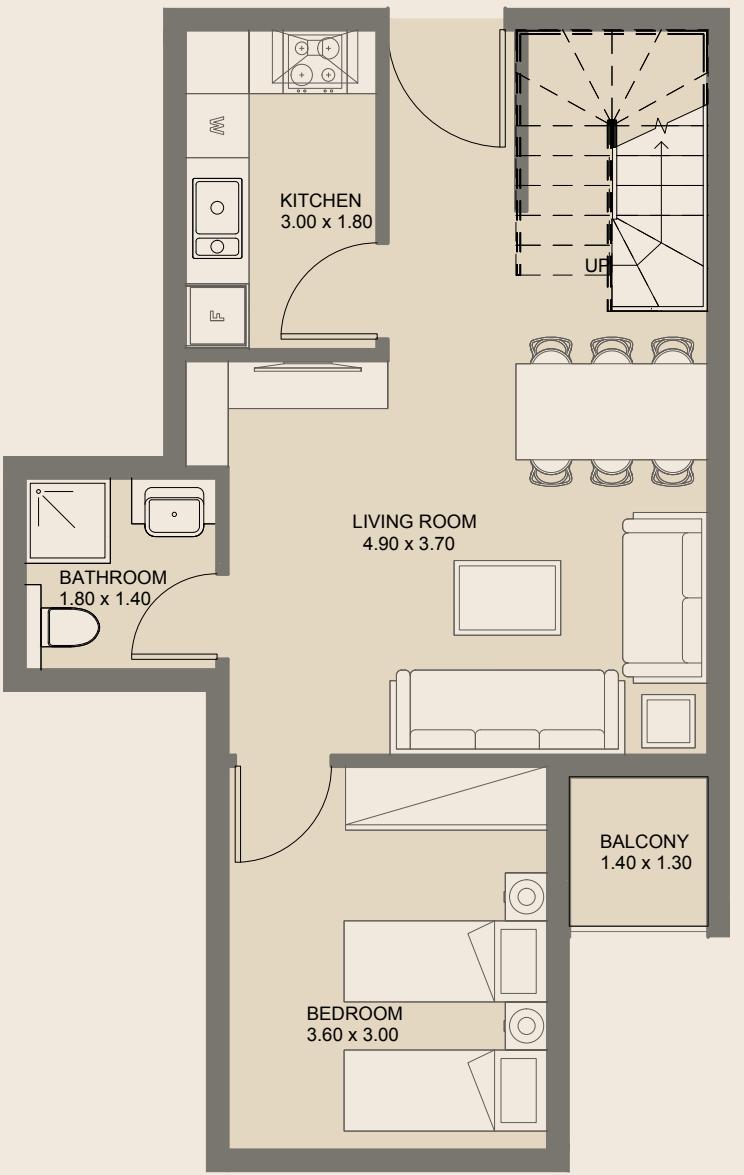
Lower Floor



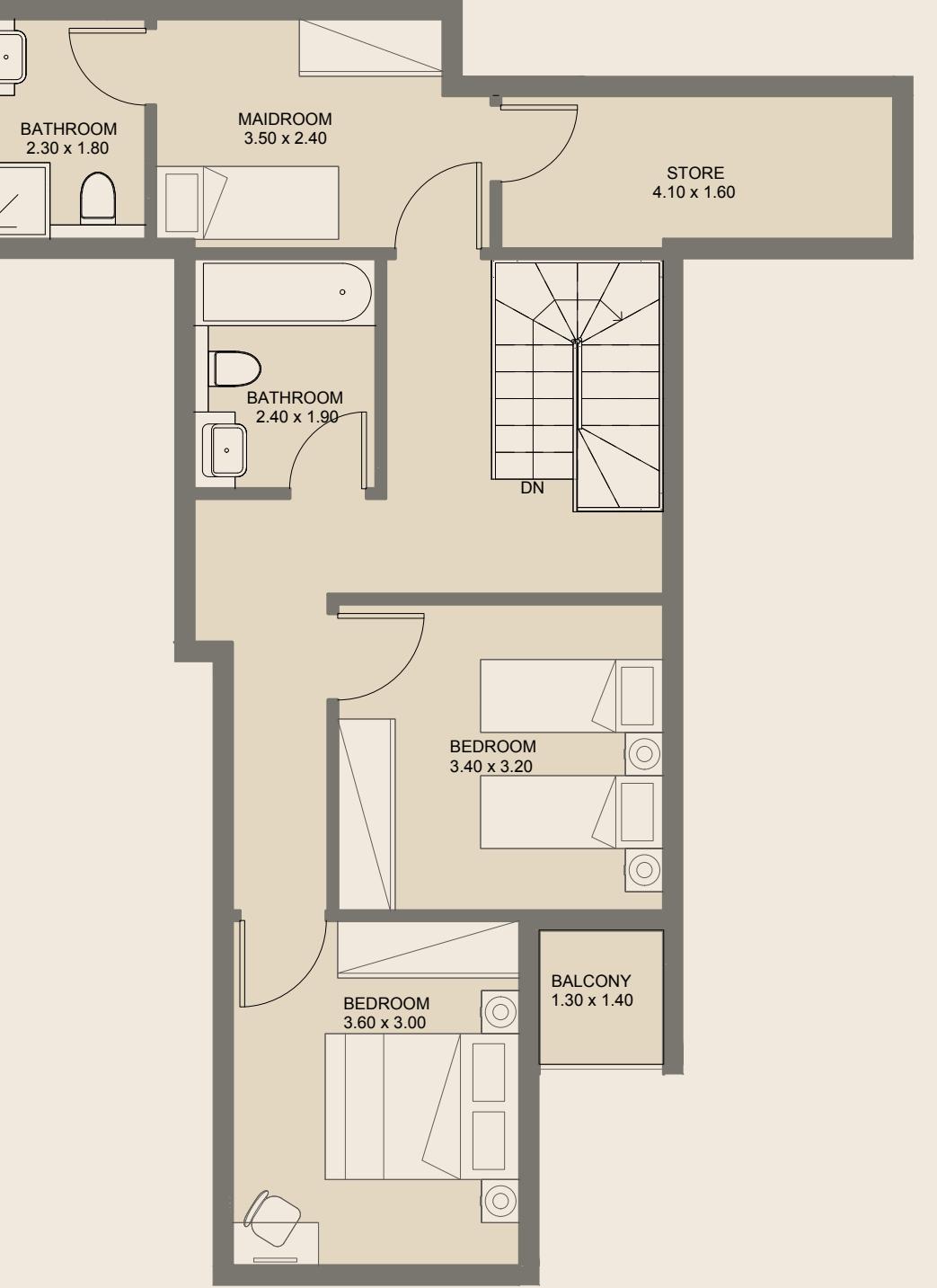
Upper Floor



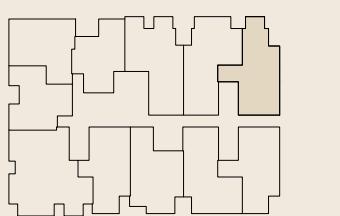
Terrace



Lower Floor



Upper Floor

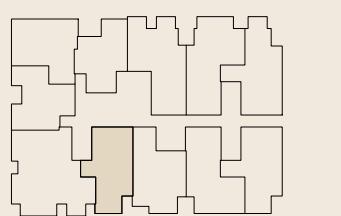


### 3BR - Duplex | Type I

5<sup>th</sup> & 6<sup>th</sup> Floors

Internal Area	127.15 sq.m
External Area	70.15 sq.m
Total Area	197.29 sq.m

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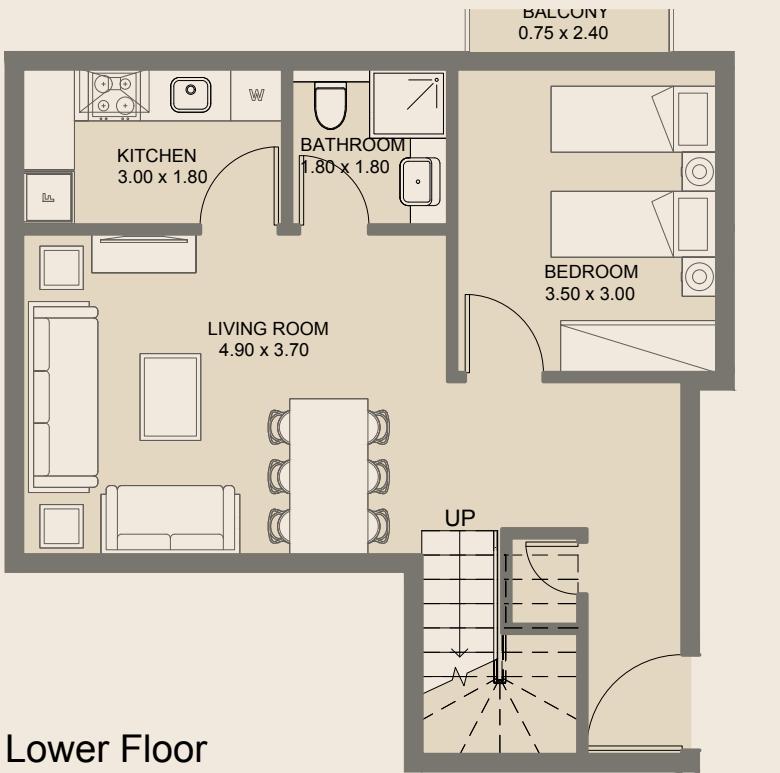


### 3BR - Duplex | Type J

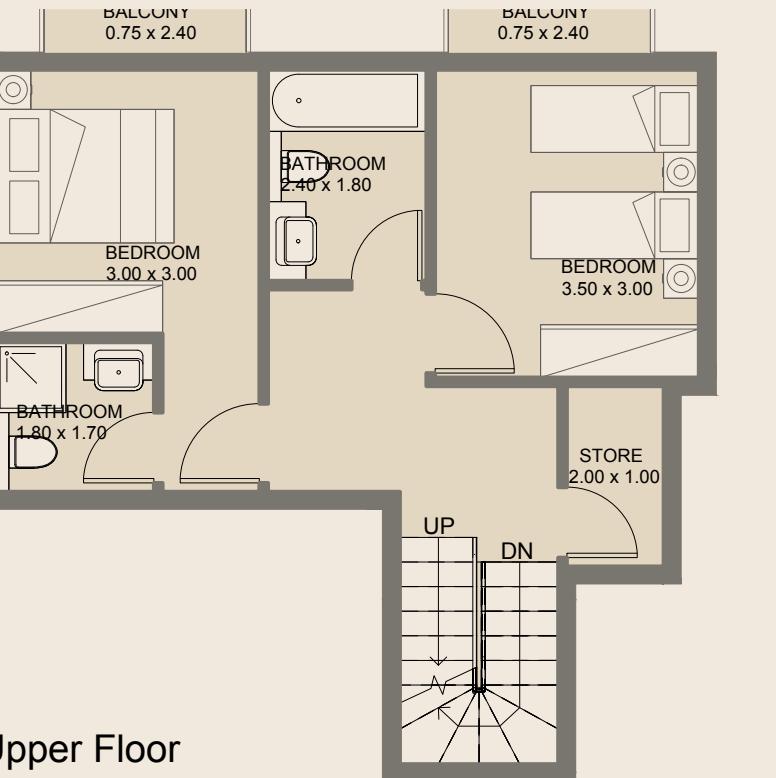
5<sup>th</sup> & 6<sup>th</sup> Floors

Internal Area	131.08 sq.m
External Area	4.37 sq.m
Total Area	135.44 sq.m

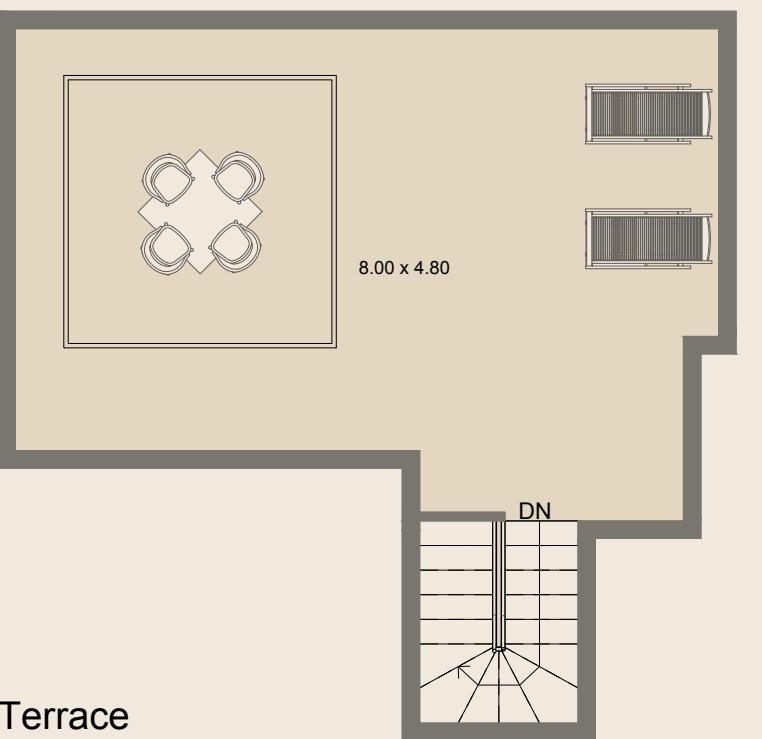
All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.



Lower Floor



Upper Floor

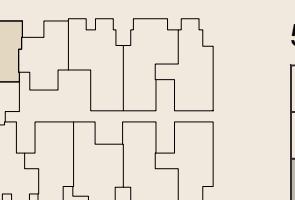


Terrace

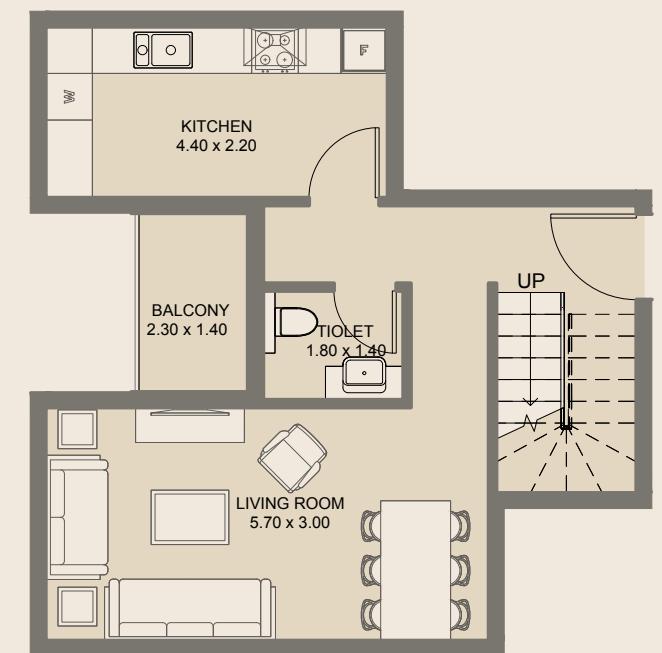
### 3BR - Duplex | Type K

5<sup>th</sup> & 6<sup>th</sup> Floors

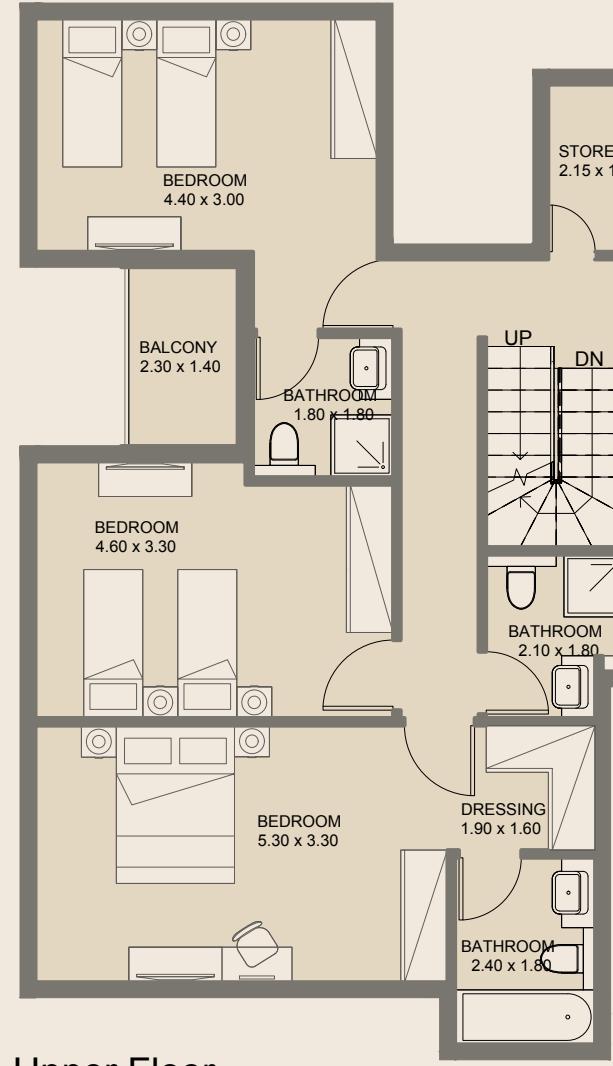
Internal Area	112.74 sq.m
External Area	58.33 sq.m
Total Area	171.07 sq.m



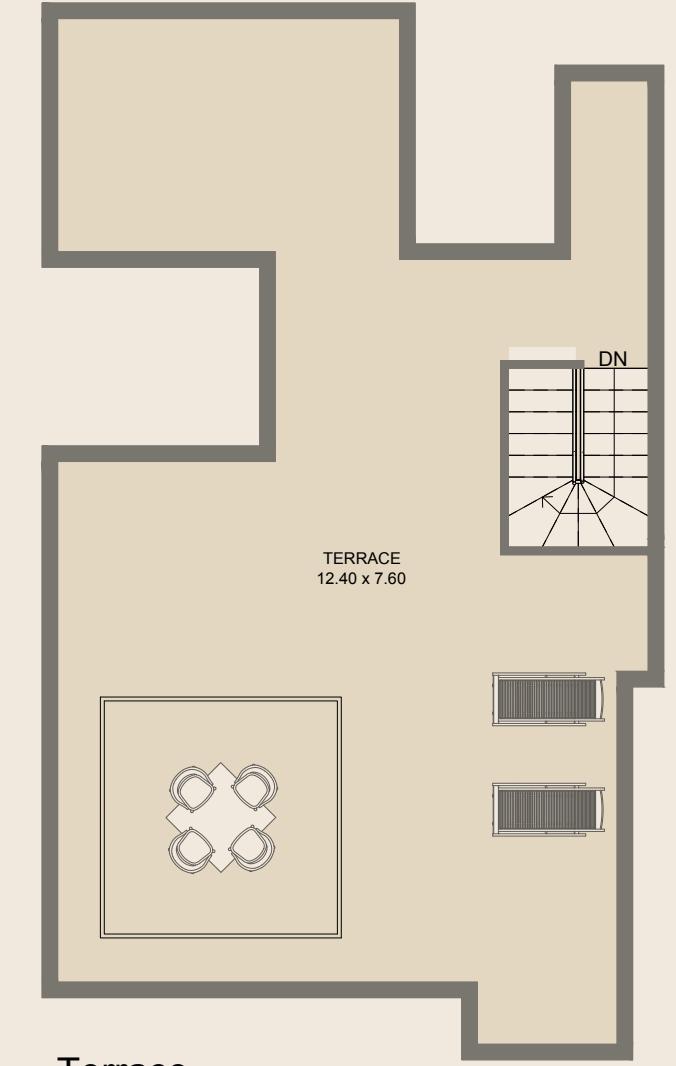
All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.



Lower Floor



Upper Floor

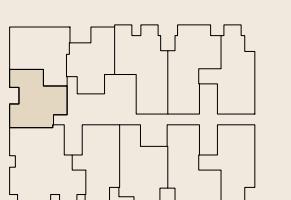


Terrace

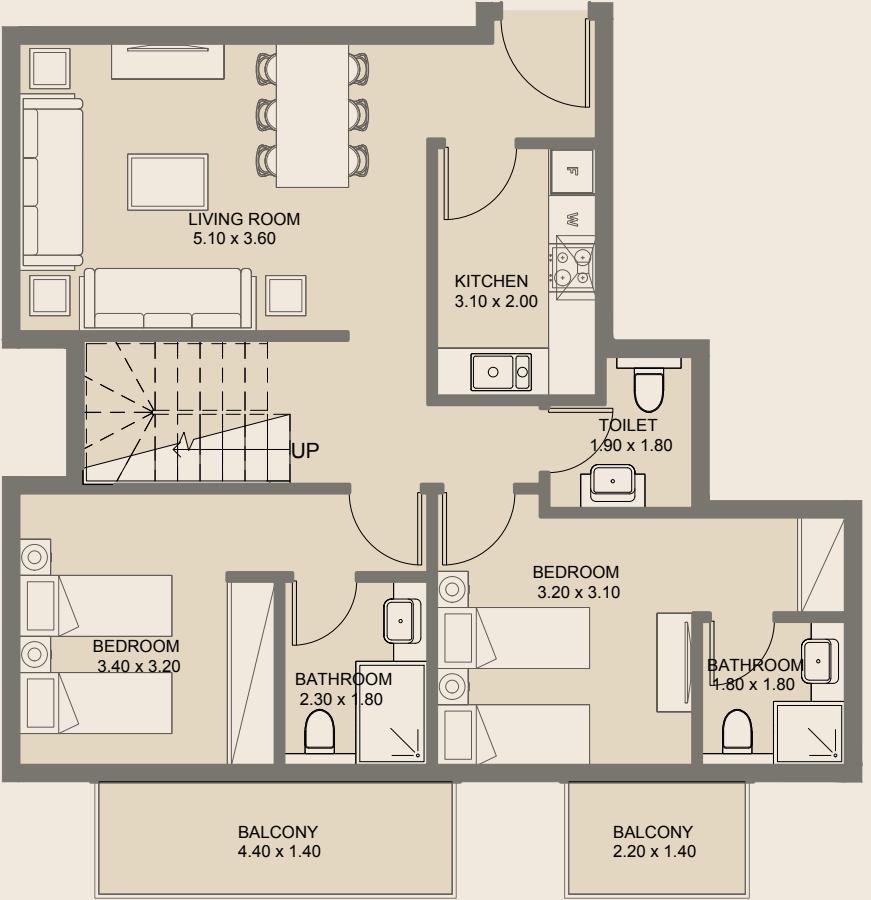
### 3BR - Duplex | Type L

5<sup>th</sup> & 6<sup>th</sup> Floors

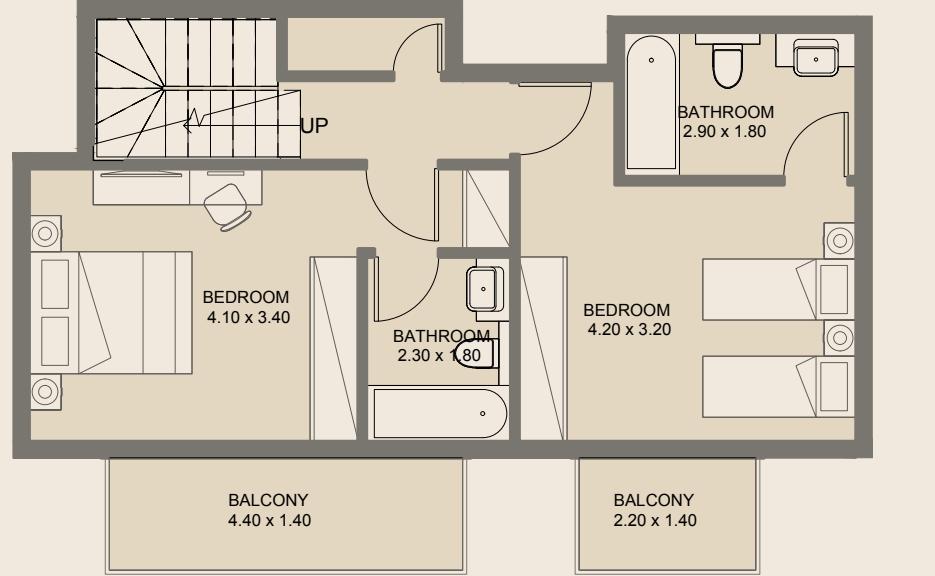
Internal Area	142.71 sq.m
External Area	101.78 sq.m
Total Area	244.49 sq.m



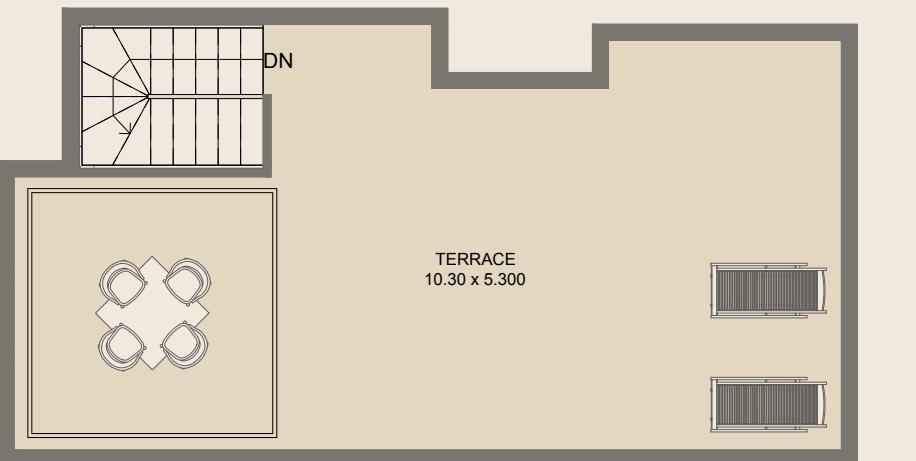
All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.



Lower Floor



Upper Floor



Terrace

## 4BR - Duplex | Type A

5<sup>th</sup> & 6<sup>th</sup> Floors

Internal Area	149.9 sq.m
External Area	82.65 sq.m
Total Area	232.56 sq.m

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.



## Egypt; a dazzling place to call home

In the very North of the African continent, lies Egypt; the land of on-going civilization and culture, attracting visitors and investors from all over the world, to witness the ancient past meeting the future, and nature meeting civilization. With historic places, beach resorts, natural and man-made resources, all met with an ideal climate, Egypt always has a bit of everything for everyone.

In the past few years, the Egyptian government has been adopting a futuristic approach working on the country's infrastructure and integrating the latest technologies to the new projects, with more than 20 "Fourth Generation" new cities. This blend of history, nature and future make Egypt one of the most sought-after destinations and a perfect opportunity for living and investment.

## مصر: بلد رائع للعيش فيه

في أقصى شمال القارة الأفريقية تقع مصر، أرض الحضارة الدائمة، جاذبة للزائرين والمستثمرين من كل أنحاء العالم ليشهدوا التقاء الماضي العريق بالمستقبل والتقاء الطبيعة بالحضارة. بمعالمها التاريخية والشواطئ والموارد الطبيعية والصناعية المكملة بمناخ مثالي، دائمًا ما تجد مصر تمتلك البعض من كل شئ لتناسب الجميع.

وفي السنوات القليلة الماضية اعتمدت الحكومة المصرية نهجاً مستقبلياً بالعمل على البنية التحتية للدولة والاهتمام بتزويد المشاريع الجديدة بأحدث التقنيات. يُعدّ يتجاوز العشرين مدينة جديدة من مدن «الجيل الرابع». فهذا المزيج من التاريخ والطبيعة والمستقبل يجعل مصر واحدة من أكثر المواقع رواجاً وفرصة رائعة للعيش والاستثمار.

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