

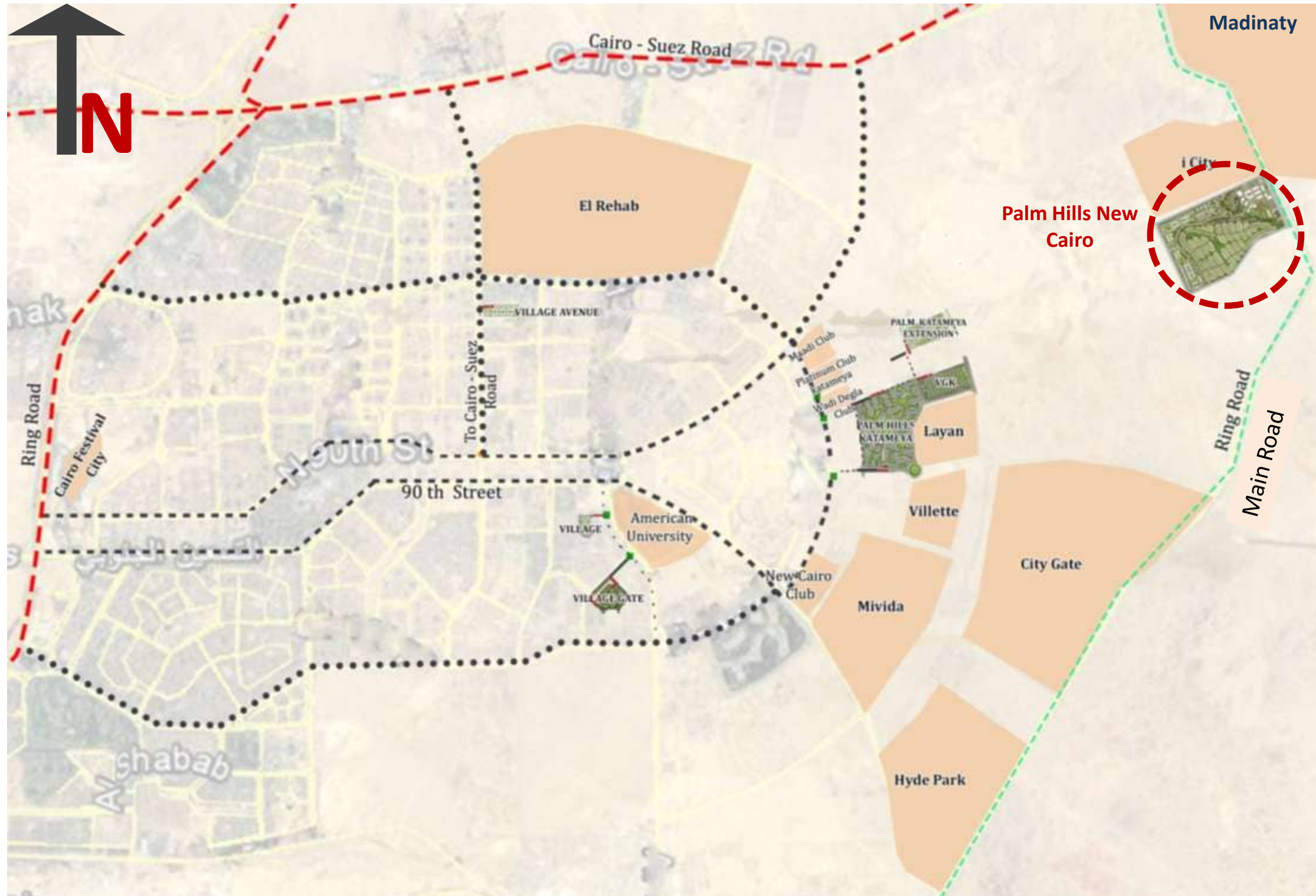
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DEVELOPMENTS



Directional Map



Project's Location

Located in the extension of New Cairo City

Project's Distance

New Cairo: 10-15 mins from AUC
 From Suez Road: less 5 mins from Suez Road

Key Map



- 5 km Distance
- 10 km Distance
- 15 km Distance

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Site's incredible Terrain has unique potentials and remarkable opportunities to the city of New Cairo. Natural terrain bring value to the development.



Natural Terrain offers incredible views experienced from both, inside residence and outside on the green trails

Interconnected open space network offers a variety of experiences from hike and bike trails, to moments of shade and rest

Integrated Self Sufficient Community



Retail & Restaurants overlooking the Quarry Gardens which will contain a native botanical garden.



CONNECTIVITY Integrated community supported by services that cater for both residents and outsiders

Massing Perspective



Main Commercial Entrance



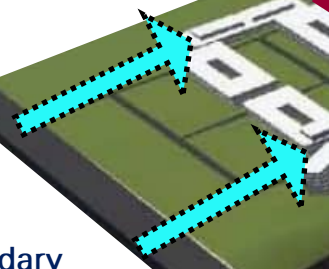
Secondary Residential Villas Entrance



Main Residential Villas Entrance



Secondary Commercial Entrance



Loop Road Primary Street



Quarry Gardens



Sunrise



Sun Path

Noon



Sunset



Prevailing Wind

Main Residential Apartment Entrance



Layout



Facilities

Interconnected open space network
 Central Community Centre – Commercial
 Center – School – Club

Amenities

Gated Community - Security- Private ,Public
 parking slots – underground parking

Project in Numbers

Project Area	500 FD
Residential & facilities %	80 %
Commercial %	20 %
Phase 1 Delivery Date	Mid 2021
Total # of units in Phase 1 – Villas Zone	277 Units
Types	Villas Twin Houses Apartments

Phase 1

Circulation and Access layout



Layout Zoning



Zoning Key Plan

- Residential Villas
- Residential Apartments
- Commercial

Circulation Key Plan

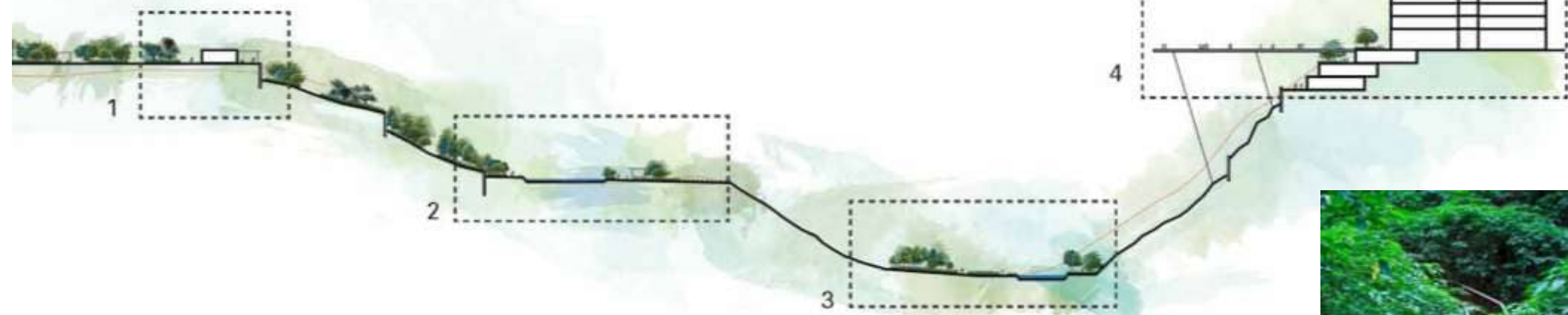
- Loop Road – Primary Street - 30m width
- Secondary Street - 17 - 28 m width
- Tertiary Street – 17m width
- Access Street - 15m width
- Main Entry
- Secondary Entry

Landscape Conceptual Design

A sustainable Design Philosophy

- Utilizes natural energy and latest water conservation methods
- Solar Panels will be implemented over the street lights, public amenities buildings and shade structures.

Quarry Gardens



A WALK IN THE PARKS



Ridge Park



Lifestyle Park



Landscape Conceptual Design

Topography of the site naturally zones distinct types of development adjacent to specific landscape characters.

Quarry Gardens



Landscape Characters

1- The Quarry Gardens

Located on the Northern edge of the site, providing stunning views from residential and commercial areas. Botanical gardens, on its upper level and plants with lined walk ways, going to the lowest levels with shady ponds.

2- Ridge Park & Gardens

The most prominent feature that runs along the length of the site. Comprised of rocky and sandy soils with desert plants. Running, biking and strolling paths will connect from the various neighborhoods via the ridge trail to the social club.

3- Lifestyle Park

Defined by large shade trees and selected lawns, which extends deeper into the neighbors with shaded trails, small gardens and a Central Community Centre. Adventure play areas, lawn games, dog parks, food and beverage kiosks, ponds and sculpture, amphitheaters and plazas.

4-Linear Parks

Quiet network of walking paths and leisure gardens between the backyards of villas, twins and town houses. Paths will lead to the larger open space network, social club and retail amenities. Have potential for variety of landscape treatments.

Linear Parks



Ridge Park & Gardens



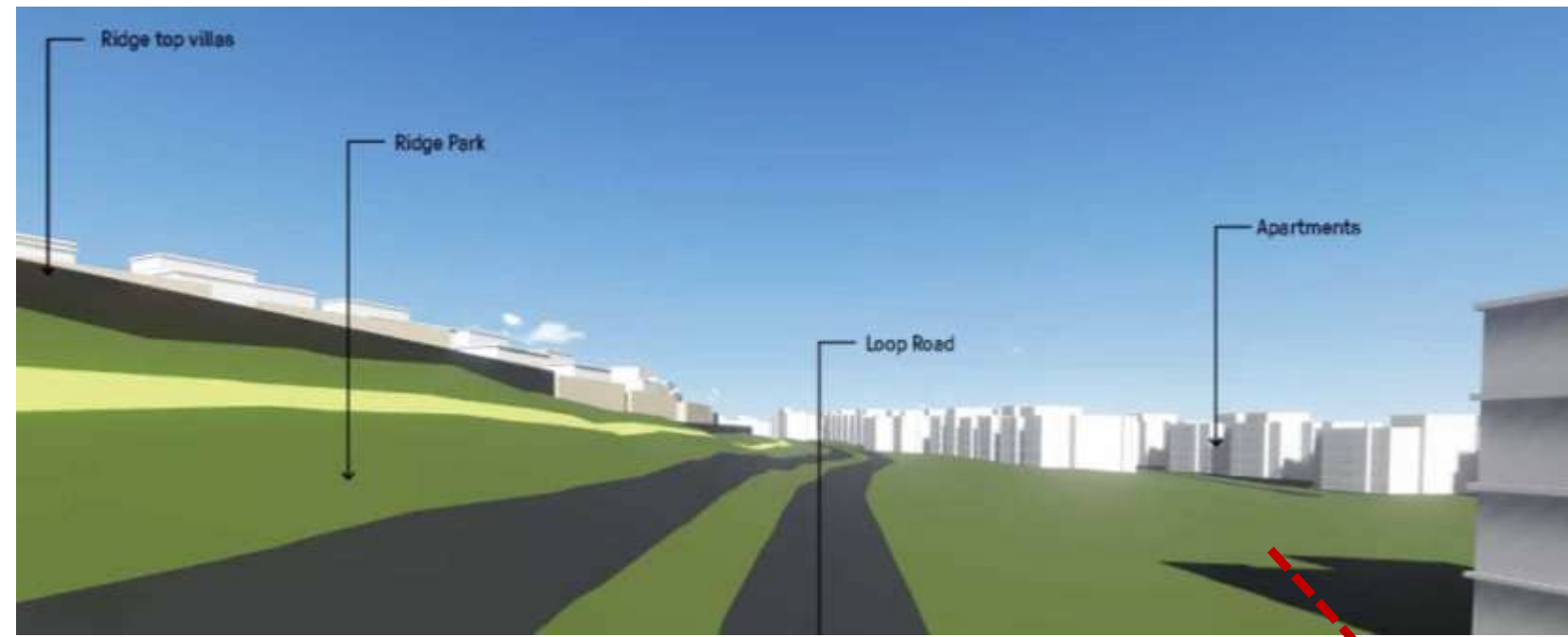
Lifestyle Park



Key Plan

- Quarry Gardens
- Ridge Park and Gardens
- Lifestyle Park
- Linear Parks - Paseo Paths and Gardens

Topography



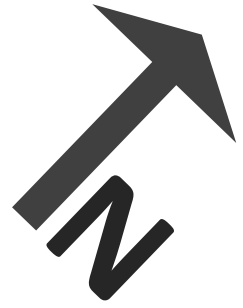
Topography



Residential Villas



Phase 1



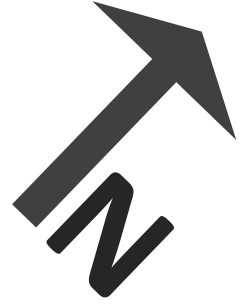
Phase 1



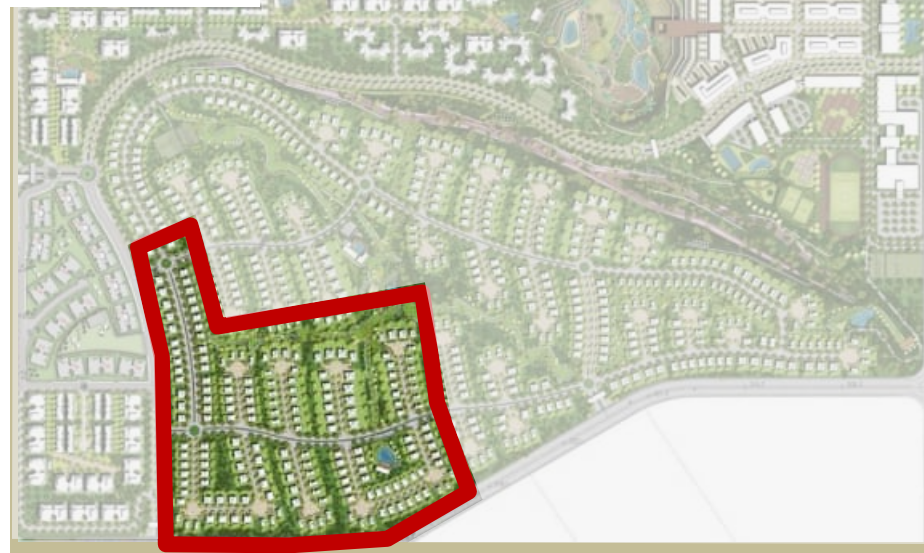
Key Plan

-  TYPE A
-  TYPE B
-  TYPE C
-  TYPE D
-  TYPE E
-  TYPE G
-  TWIN HOUSE

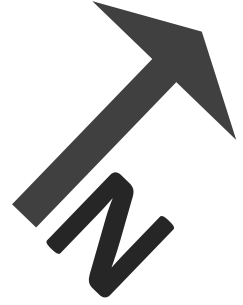
Phase 1



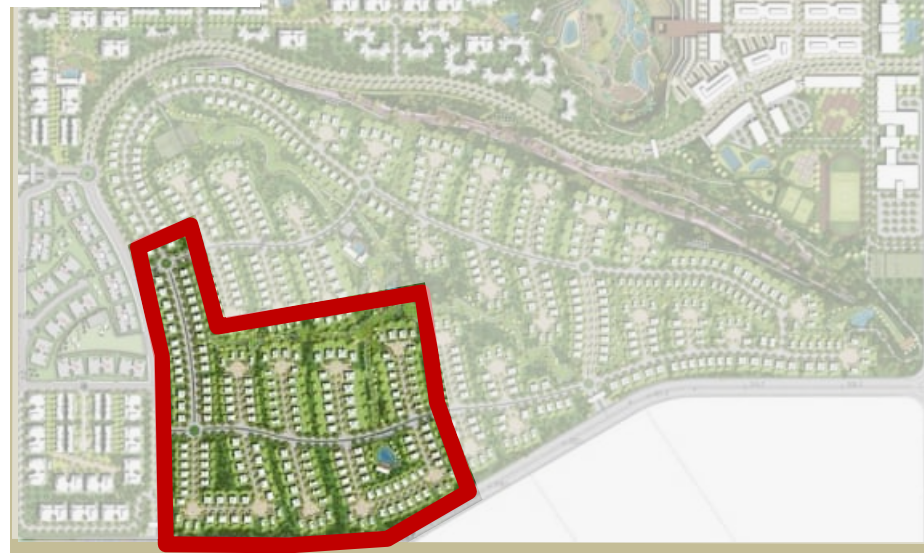
Phase 1



Phase 1



Phase 1



Average Distance Between Units

Average Land Area	1173.84 m ²
Built up Area (including penthouse area)	689.10 m ²
Roof Terrace	188.55 m ²

Perspective



Garden View



Plan

Villa A

Ground Floor	
Vestibule	2.75 m x 3.40 m
Reception – Dining –Terrace	9.05 m x 6.55 m – 4.30 m x 6.55 m – 9.10 m x 4.15 m
Kitchen	4.20 m x 6.15 m
Powder Room - Guest Toilet	1.45 m x 1.20 m – 1.45 m x 1.80 m
Guest Bedroom – Ensuite Bathroom	4.45 m x 4.95 m – 1.70 m x 3.30 m
Family Living - Kitchenette	4.45 m x 5.85 m – 2.85 m x 2.75 m
Vestiaire	1.65 m x 2.60 m
Nanny's Room - Bathroom	2.35 m x 1.80 m – 1.60 m x 1.80m
Driver's Room - Bathroom	2.20 m x 1.90 m – 1.75 m x 1.90m



Ground Floor

First Floor	
Master Bedroom – Ensuite Bathroom - Dressing	4.05 m x 5.50 m – 2.70 m x 2.65 m – 2.70 m x 2.30 m
Bedroom 1 – Ensuite Bathroom – Terrace	4.45 m x 4.00 m – 3.05 m x 2.65 m – 4.45 m x 1.80 m
Bedroom 2 – Ensuite Bathroom – Terrace	4.05 m x 4.00 m – 2.70 m x 1.85 m – 4.20 m x 1.65 m
Bedroom 3 – Ensuite Bathroom – Dressing - Terrace	4.45 m x 4.40 m – 1.70 m x 2.40 m – 1.70 m x 1.80 m – 4.15 m x 1.30 m
Family Room - Terrace	4.35 m x 6.55 m – 24.10 m ²
Kitchenette	2.30 m x 3.25 m
Laundry	1.90 m x 3.25 m



First Floor

Penthouse Floor	
Family Living	4.35 m x 3.90 m
Bedroom 4 – Ensuite Bathroom	4.20 m x 3.75 m – 2.30 m x 2.00 m
Kitchenette	1.80 m x 2.20 m
Toilet	1.70 m x 1.50 m
Roof Terrace	188.55 m ²



Penthouse Floor

Perspective

Type B

Average Land Area	933.06 m ²
Built up Area (including penthouse area)	605.91 m ²
Roof Terrace	166.55 m ²



Garden View



Plan

Villa B

Ground Floor	
Vestibule	3.85 m x 3.25 m
Reception - Terrace	5.00 m x 9.00 m – 7.15 m x 3.30 m
Dining	4.50 m x 6.75 m
Kitchen	4.50 m x 4.95 m
Guest Toilet	1.40 m x 2.60 m
Guest Bedroom – Ensuite Bathroom - Dressing	3.75 m x 3.65 m – 2.60 m x 2.40 m – 2.60 m x 1.85 m
Family Living	4.60 m x 4.00 m
Nanny's Room - Bathroom	2.85 m x 1.70 m – 1.50 m x 1.70m
Driver's Room - Bathroom	2.85 m x 1.70 m – 1.50 m x 1.70m



Ground Floor

First Floor	
Master Bedroom – Ensuite Bathroom – Dressing - Terrace	5.00 m x 4.40 m – 3.70 m x 1.95 m – 3.70 m x 2.40 m – 6.50 m x 3.05 m
Bedroom 1 – Ensuite Bathroom – Dressing – Terrace	4.50 m x 4.15 m – 3.20 m x 1.75 m – 3.20 m x 1.80 m – 4.50 m x 2.00 m
Bedroom 2 – Ensuite Bathroom – Terrace	4.50 m x 4.00 m – 3.20 m x 1.75 m – 4.50 m x 1.30m
Bedroom 3 – Ensuite Bathroom	4.40 m x 3.95 m – 2.00 m x 2.70 m
Family Living	4.00 m x 4.95 m
Kitchenette	2.55 m x 1.05 m
Laundry	2.00 m x 1.60 m



First Floor

Penthouse Floor	
Family Living	3.60 m x 4.15 m
Bedroom 4	4.15 m x 3.60 m
Bathroom	1.50 m x 2.95 m
Kitchenette	1.95 m x 0.60 m
Roof Terrace	166.55 m ²



Penthouse Floor

Perspective

Type C

Average Land Area	773.82 m ²
Built up Area (including penthouse area)	515.95 m ²
Roof Terrace	148.30 m ²



Garden View



Plan

Villa C

Ground Floor	
Vestibule	2.20 m x 3.25 m
Reception – Dining – Terrace	7.70 m x 5.25 m – 4.10 m x 6.00 m – 8.20 m x 4.80
Kitchen	4.65 m x 3.75 m
Guest Toilet	(0.95 m x 2.40 m + 0.60 m x 1.05 m)
Guest Bedroom – Ensuite Bathroom	4.30 m x 5.10 m – 2.30 m x 2.40 m
Nanny’s Room - Bathroom	2.90 m x 2.15 m – 2.90 m x 1.05 m
Driver’s Room - Bathroom	2.35 m x 2.30 m – 1.05 m x 2.30 m

First Floor	
Master Bedroom – Ensuite Bathroom – Dressing	4.00 m x 4.20 m – 2.50 m x 2.75 m – 2.60 m x 2.05 m
Bedroom 1 – Ensuite Bathroom – Terrace	4.65 m x 3.70 m – 2.75 m x 2.15 m – 4.65 m x 1.05 m
Bedroom 2 – Ensuite Bathroom	3.90 m x 4.50 m – 2.60 m x 2.45
Bedroom 3 – Ensuite Bathroom	4.30 m x 5.10 m – 2.30 m x 2.15 m
Family Room - Terrace	3.60 m x 4.00 m – 15.42 m ²
Kitchenette	0.60 m x 2.10 m

Penthouse Floor	
Bedroom 4 – Ensuite Bathroom	3.70 m x 4.25 m – (1.40 m x 2.40 m + 0.80 m x 1.15 m)
Kitchenette	3.50 m x 1.55 m
Roof Terrace	148.30 m ²



Ground Floor



First Floor



Penthouse Floor

Perspective



Garden View

Type D

Average Land Area	626.64 m ²
Built up Area (including penthouse area)	439.40 m ²
Roof Terrace	110.10 m ²



Plan

Villa D

Ground Floor	
Vestibule	2.00 m x 3.05 m
Reception & Dining – Terrace	(4.10 m x 7.00 m + 5.30 m x 4.75 m) – (27.05 m ²)
Kitchen	3.80 m x 3.70 m
Guest Toilet	2.15 m x 1.20 m
Guest Bedroom – Ensuite Bathroom	4.00 m x 4.10 m – 1.25 m x 2.55 m
Nanny's Room - Bathroom	2.30 m x 2.25 m – 1.40 m x 1.60 m
Driver's Room - Bathroom	3.80 m x 2.00 m – 1.40 m x 2.00 m



Ground Floor

First Floor	
Master Bedroom – Dressing – Ensuite Bathroom - Terrace	5.20 m x 4.15 m – 2.55m x 2.00 m – 2.35 m x 2.70 m – 4.90 m x 2.25 m
Bedroom 1 – Ensuite Bathroom	4.00 m x 4.10 m – 3.35 m x 1.45 m
Bedroom 2 – Ensuite Bathroom – Terrace	3.80 m x 3.85 m – 2.35 m x 2.20 m – 3.95 m x 0.90 m
Family Room – Bathroom	4.10 m x 5.65 m – 2.75 m x 1.60 m
Kitchenette	0.80 m x 1.70m



First Floor

Penthouse Floor	
Family Living & Kitchenette	4.10 m x 3.30 m
Bathroom	2.20 m x 1.60 m
Roof Terrace	110.10 m ²



Penthouse Floor

Average Land Area	521.45 m ²
Built up Area (including penthouse area)	384.65 m ²
Semi covered Roof Terrace	6.41 m ²
Roof Terrace	112.57 m ²

Perspective



Garden View



Plan

Ground Floor	
Vestibule	1.65 m x 1.80 m
Reception – Terrace	9.50 m x 4.50 m – 9.50 m ²
Dining – Family living	3.85 m x 3.65 m – 3.85 m x 3.70 m
Kitchen	3.70 m x 3.70 m
Guest Toilet	2.50 m x 1.20m
Nanny's Room - Bathroom	2.00 m x 1.70 m – 1.45m x 1.70 m
Driver's Room - Bathroom	2.00 m x 1.70 m – 1.40 m x 1.70 m



Ground Floor

First Floor	
Master Bedroom – Ensuite Bathroom - Dressing	3.70 m x 5.80 m – 1.70 m x 2.55 m – 1.70 m x 1.70 m
Bedroom 1 – Ensuite Bathroom – Terrace	3.90 m x 4.75 m – 1.60 m x 3.35 m – 3.85 m x 1.30 m
Bedroom 2 – Ensuite Bathroom – Dressing	3.85 m x 5.00 m – 1.80 m x 2.70 m – 0.60 m x 2.75 m
Family Living - Terrace	3.85 m x 4.50 m – 3.60 m x 1.20 m
Kitchenette	2.00 m x 2.00 m
Laundry	1.80 m x 2.00 m



First Floor

Penthouse Floor	
Family Living	3.60 m x 3.20 m
Bathroom	1.90 m x 1.70 m
Kitchenette	0.55 m x 2.65 m
Roof Terraces	118.98 m ²



Penthouse Floor

Perspective

Twin House

Average Land Area	312.95 m ²
Unit A Built up Area (including penthouse area)	296.40 m ²
Unit A Roof Terrace	88.00 m ²
Unit B Built up Area (including penthouse area)	295.95 m ²
Unit B Roof Terrace	88.00 m ²



Garden View



Plan

Twin House

Ground Floor	
Vestibule	2.55 m x 2.95 m
Reception & Dining – Terrace	6.25 m x 7.90 m – 6.25 m x 1.75 m
Kitchen	4.50 m x 3.90
Guest Toilet	1.85 m x 1.45 m
Nanny's Room - Bathroom	1.65 m x 2.40m – 1.65 m x 1.60
Driver's Room - Bathroom	1.75 m x 2.45 m – 2.65 m x 1.20 m

First Floor	
Master Bedroom – Ensuite Bathroom	3.60 m x 5.25 m – 1.30 m x 3.00 m
Bedroom 1 – Ensuite Bathroom	3.60 m x 3.60 m – 1.30 m x 2.50 m
Bedroom 2 – Terrace	3.60m x 3.60 m – 2.40 m x 1.45 m
Bathroom	1.30 m x 2.90 m
Family Room - Terrace	3.60 m x 4.85m – 2.40 m x 2.75 m
Kitchenette	1.45 m x 2.30 m

Penthouse Floor	
Family Living	3.30 m x 3.40 m
Bathroom	2.05 m x 1.70 m
Roof Terrace	88.00 m ²



Ground Floor



First Floor



Penthouse Floor

Perspective

Type G

Garden unit Built up Area	202.13 m ²
Average Garden Area	232.56 m ²
Roof Unit Built up Area (including Penthouse)	250.20 m ²
Roof Terrace	144.36 m ²



Garden View

144.36 m ²			144.36 m ²
Roof Unit (11) 250.20 m ²			Roof Unit (12) 250.20 m ²
Garden Unit (01) 202.13 m ²			Garden Unit (02) 202.13 m ²



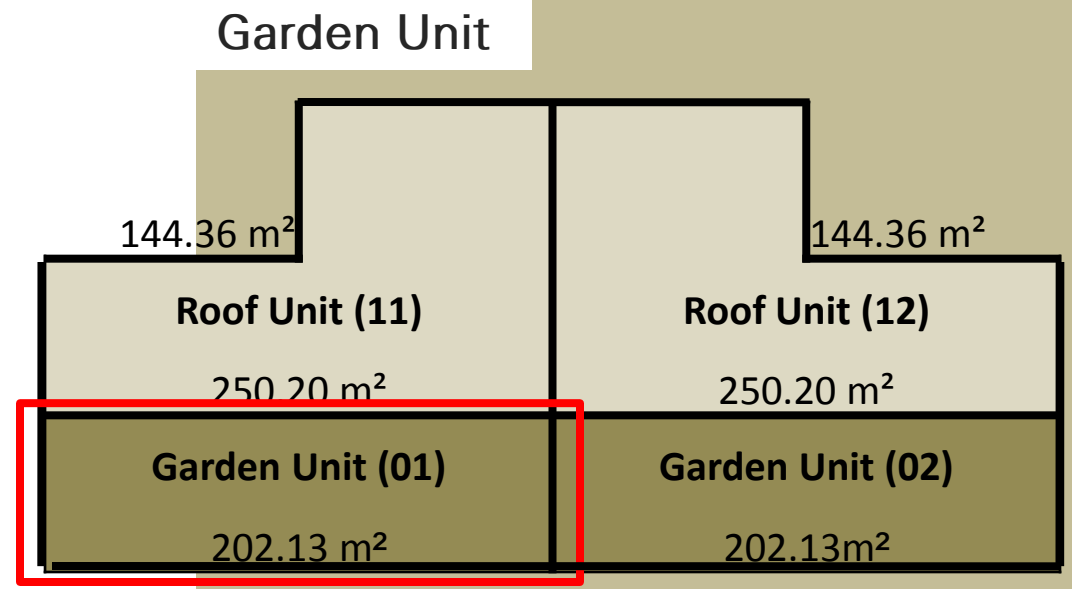
Plan

Family House G

Architect Shehab A. Mazhar



Ground Floor

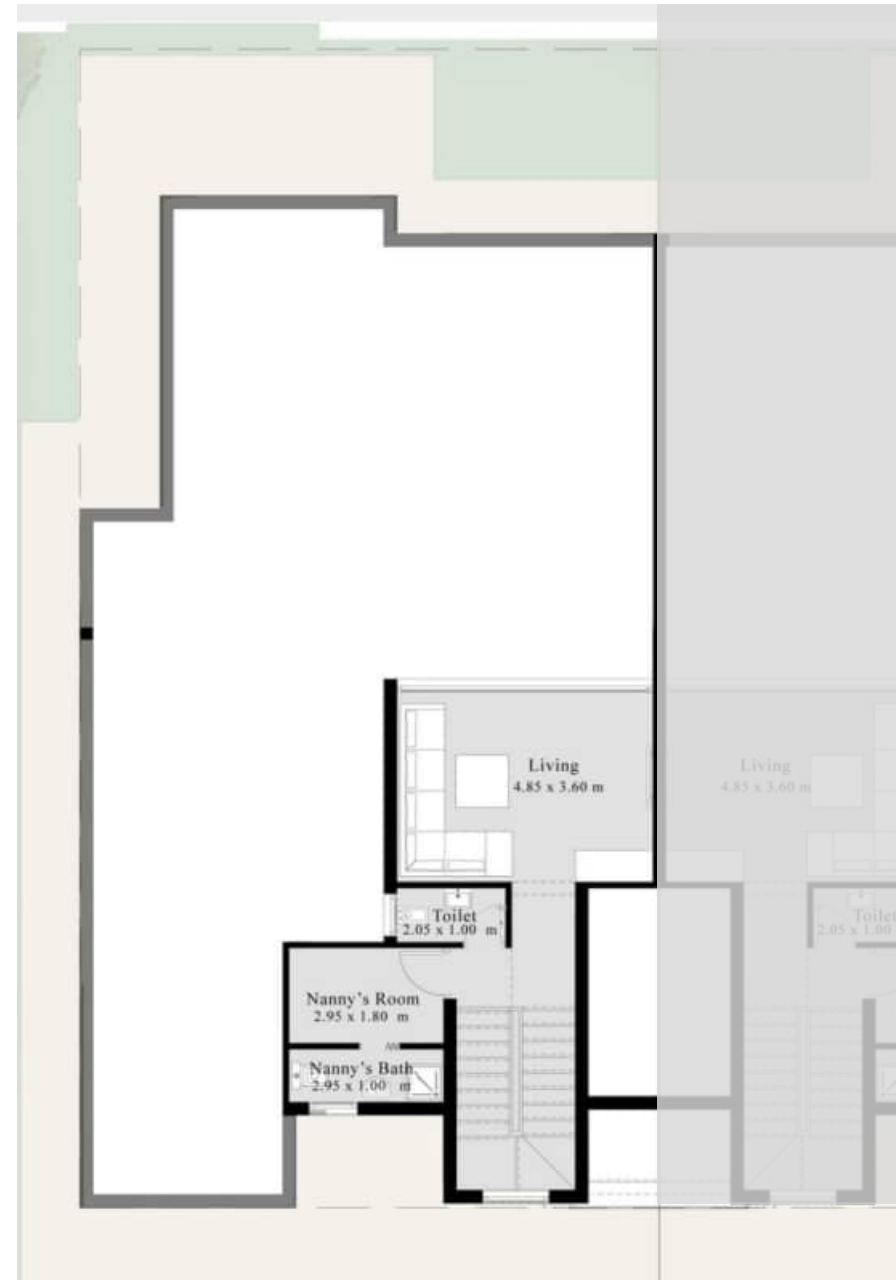


Ground Floor	
Reception & Dining – Terrace	5.00 m x 10.10 m 4.85 m x 1.90 m
Kitchen	3.00 m x 3.80 m
Guest Toilet	1.40 m x 2.50 m
Master Bedroom – Ensuite Bathroom - Dressing	4.00 m x 3.60 m 2.70 m x 1.70 m – 0.60 m x 2.25 m
Bedroom 1 – Ensuite Bathroom –Dressing	3.60 m x 3.60 m 2.40 m x 1.70 m – 1.70 m x 0.60 m
Bedroom 2 – Ensuite Bathroom	3.60 m x 3.60 m 2.40 m x 1.70 m
Nanny's Room - Bathroom	2.40 m x 1.70 m – 2.40 m x 1.05 m

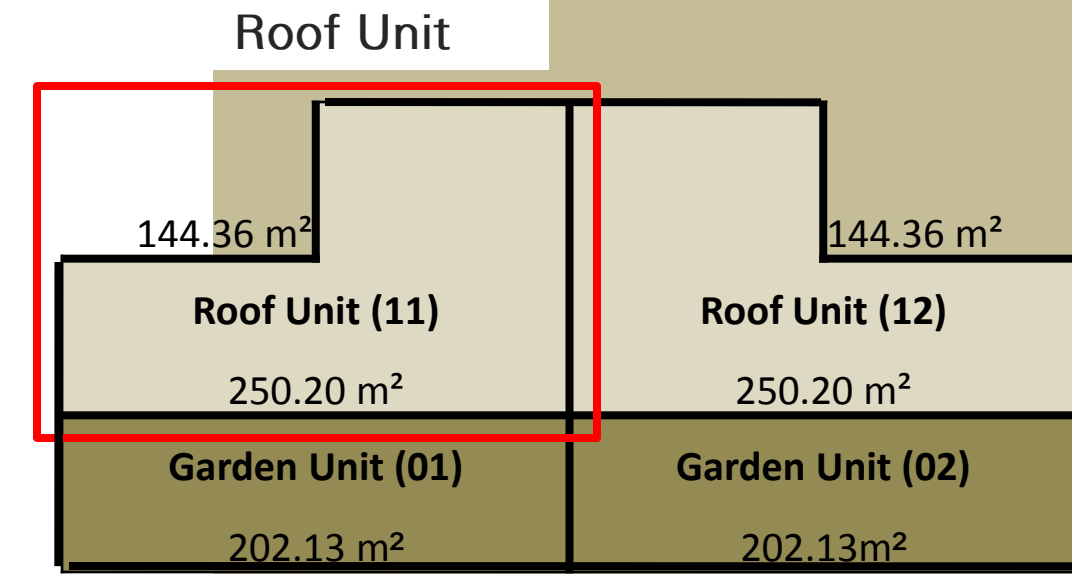
Family House G



First Floor



Penthouse Floor



First Floor

Reception & Dining – Terrace	5.00 m x 10.10 m – 4.85 m x 1.55 m
Kitchen	3.00 m x 3.80 m
Guest Toilet	1.40 m x 2.40 m
Master Bedroom – Ensuite Bathroom – Dressing	4.00 m x 3.60 m – 2.70 m x 1.70 m – 0.60m x 2.25m
Bedroom 1 – Ensuite Bathroom – Dressing	3.60 m x 3.60 m – 2.40 m x 1.70 m – 1.70 m x 0.60 m
Bedroom 2 – Ensuite Bathroom	3.60 m x 3.60 m – 2.40 m x 1.70 m

Penthouse Floor

Family Living	3.60 m x 3.60 m
Nanny's Room - Bathroom	2.00 m x 1.65 m – 1.50 m x 1.65 m
Kitchenette	0.60 m x 1.70 m
Bath	1.80 m x 2.65 m
Roof Terrace	144.36 m ²

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A R e f l e c t i o n o f W e s t t o E a s t

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