

# TRIANGLE

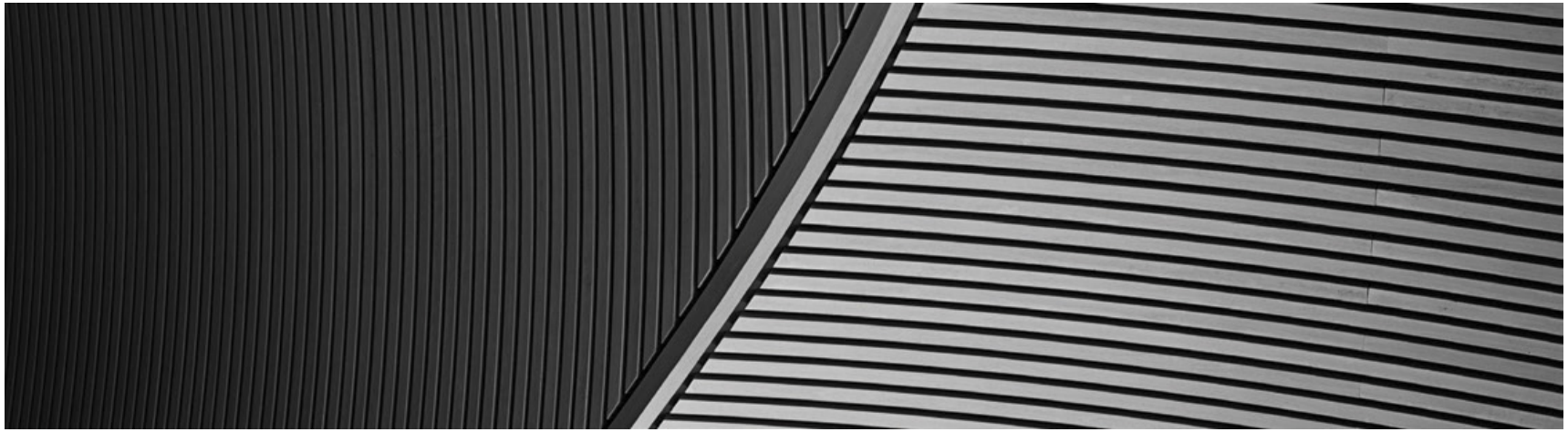
## BRIEF

WATERWAY.

# ABOUT US

Welcome to Waterway, where excellence meets innovation. At Waterway, we believe in the power of the right formula. With a meticulous blend of expertise, creativity, and vision, we bring to life the finest real estate developments across the globe.

Our success lies in our commitment to perfection. From the selection of the finest locations to the meticulous curation of designs and experiences, we ensure that every project embodies sophistication, luxury, and timeless elegance. With the right people at our core, we pride ourselves on delivering unparalleled quality and craftsmanship in every endeavor.



THE RIGHT *formula*

# Introducing Triangle

## where contemporary living meets nature's tranquility in perfect harmony.

Waterway proudly presents Triangle  a visionary development located in the heart of New Cairo  Set on a stunning triangular shaped land  this feddan project blends modern living with lush greenery and serene water features  creating a truly unique lifestyle experience



# Triangle is more than just a residential community;

# It's a lifestyle destination...

## Project Features:

- **Villas :** Elegantly crafted residences with custom interiors and a seamless blend of indoor and outdoor living.
- **Exclusive Park Mansions:** 15 masterfully crafted residences with premium amenities, designed for ultimate privacy and luxury.
- **Serviced Apartments:** Convenient living options for residents and guests.
- **My Otel:** A signature hospitality experience by Waterway.
- **Commercial & Office Spaces:** Vibrant hubs for business and retail.
- **Clubhouse:** Designed to offer social, recreational, and wellness facilities.



# Project Information

**-TOTAL PROJECT AREA:** 237 Feddan

**-FOOTPRINT:** 13 %

**-CENTRAL PARK:** 48 Feddan

( One of The 5 Largest Central Parks Within Urban Communities at The Level of Cairo ) M.P.C

**-MAIN CLUB HOUSE**

-HOTEL: 3.6 Feddan

-HOTEL APARTMENTS: 8 Feddan

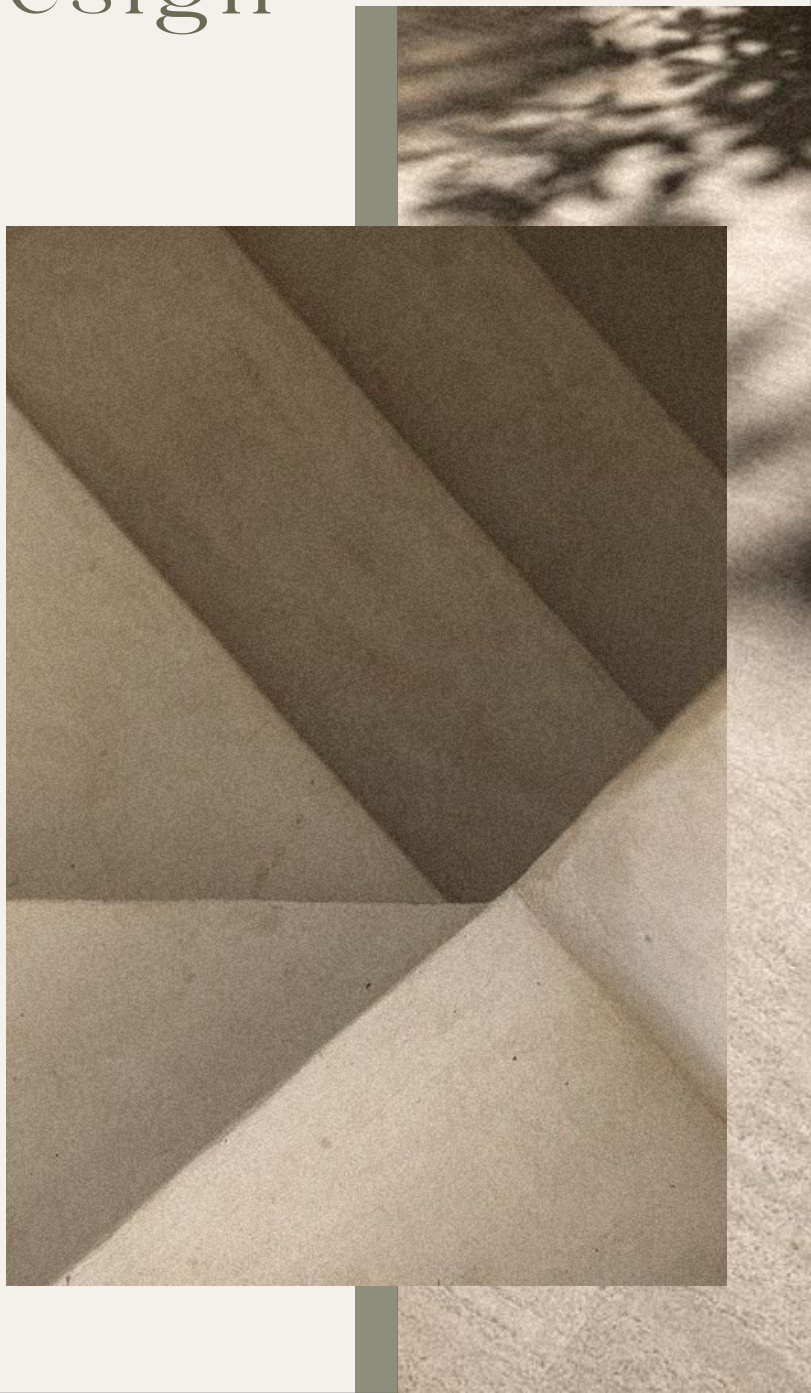
-COMMERCIAL, ADMINSTRATIVE & CLINICS: 7.8 Feddan

-DELIVERY 4 YEARS

-PAYMENT PLAN UP TO 8 YEARS



# A Masterpiece of Design and Nature



- 743 Exquisite Villas: Offering 10 distinctive prototypes of standalone villas, Twin Villas & Town Villas

- 15 Special Edition Villas: Special Design with Unique features, unparalleled views ( Park Mansions)

- Green Island Concept: 80% of the project is dedicated to landscapes and water features, bringing nature to your doorstep.

- Signature Green park: A stunning greenery corridor stretches across the entire project, enhancing connectivity and tranquility.



## Concept Masterplan

**Hotel**

15,225 m2

**3.6 acre**

**Serviced Apartments**

34,079 m2

**8 acre**




## Services

**Mixed-us Commercial, Admin and Clinics**

32,831 m2

**7.8 acre**

Location: https://maps.app.goo.gl/CKgNajZ6gzehy2P4A?g_st=com.google.maps.preview.copy



# PROJECT TYPES

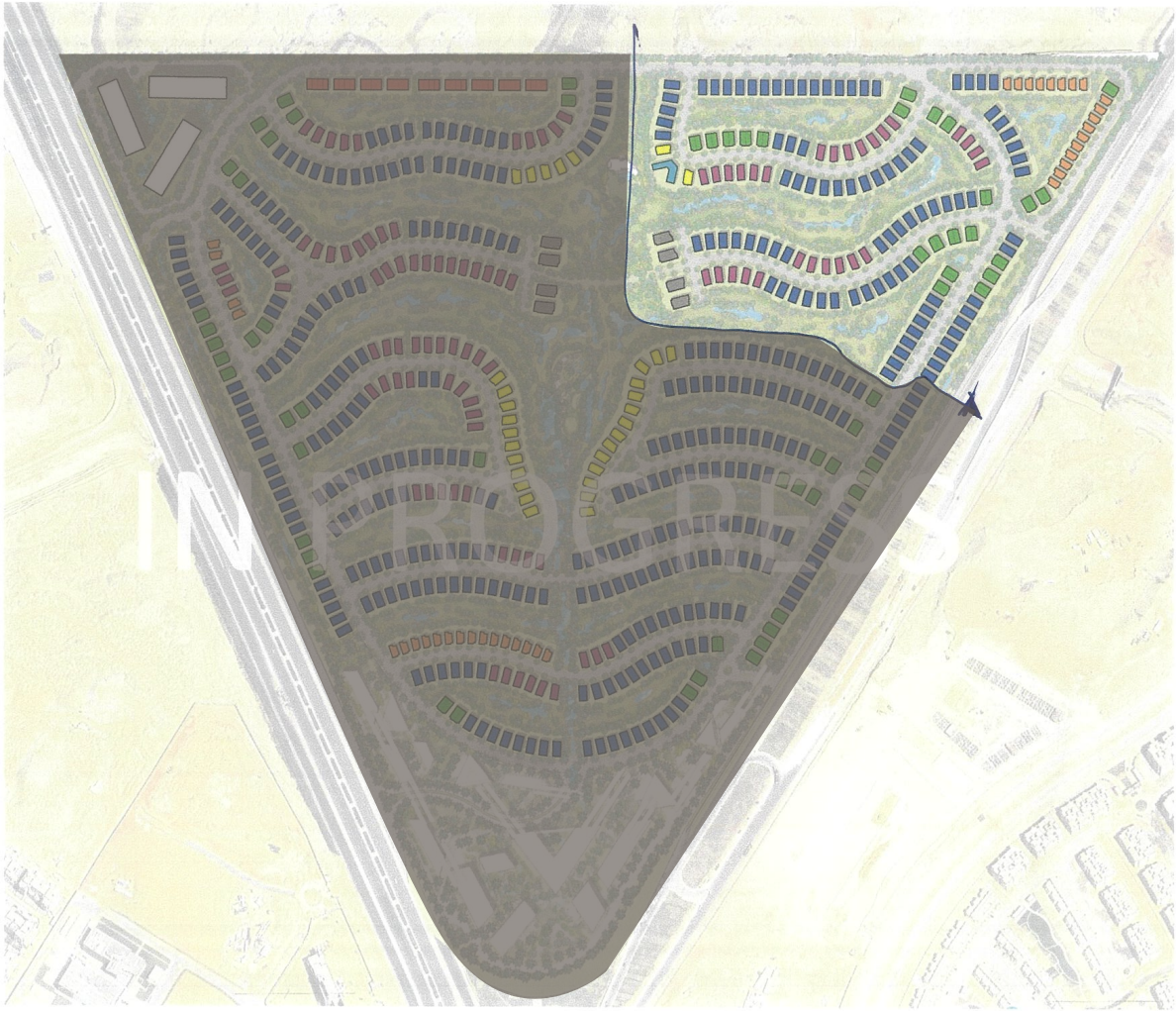
| TYPE | TOTAL UNITS |
|---|---|
| PARK MANSION | 15 |
| VILLA | 566 |
| TWIN VILLA | 126 |
| TOWNHOUSE | 36 |
| TOTAL | 713 |

| TYPE | BUA | | LAND AREA | |
|---|---|---|---|---|
| | FROM | TO | FROM | TO |
| VILLA | 366 $M^2$ | 516 $M^2$ | 384 $M^2$ | 840 $M^2$ |
| TWIN VILLA | 306 $M^2$ | 322 $M^2$ | 327 $M^2$ | 460 $M^2$ |
| TOWNHOUSE | 207 $M^2$ | 285 $M^2$ | 206 $M^2$ | 304 $M^2$ |

| TYPE | GROUND, FIRST & PENTHOUSE | GROUND & FIRST |
|---|---|---|
| VILLA | ● | ● |
| TWIN VILLA | ● | ● |
| TOWNHOUSE | ● | ● |

# Concept Product Mix

- Special Design
- V2 Villa
- V3 Villa
- V4 Villa
- V5 Villa
- TO Villa
- TW Villa



Location: https://maps.app.goo.gl/CKgNajZ6gzehy2P4A?g_st=com.google.maps.preview.copy

# A Masterplan Defined by Identity

- Triangular Design: The masterplan reflects the land's unique shape, with triangular highlights across the project.

- Signature Features: A triangular-shaped centerpiece with exclusive amenities.

- Water Features: Integrated throughout the community, adding serenity and reflecting the Waterway identity.

# WATERWAY.