SWANLAKE

RESIDENCES

NEW CAIRO

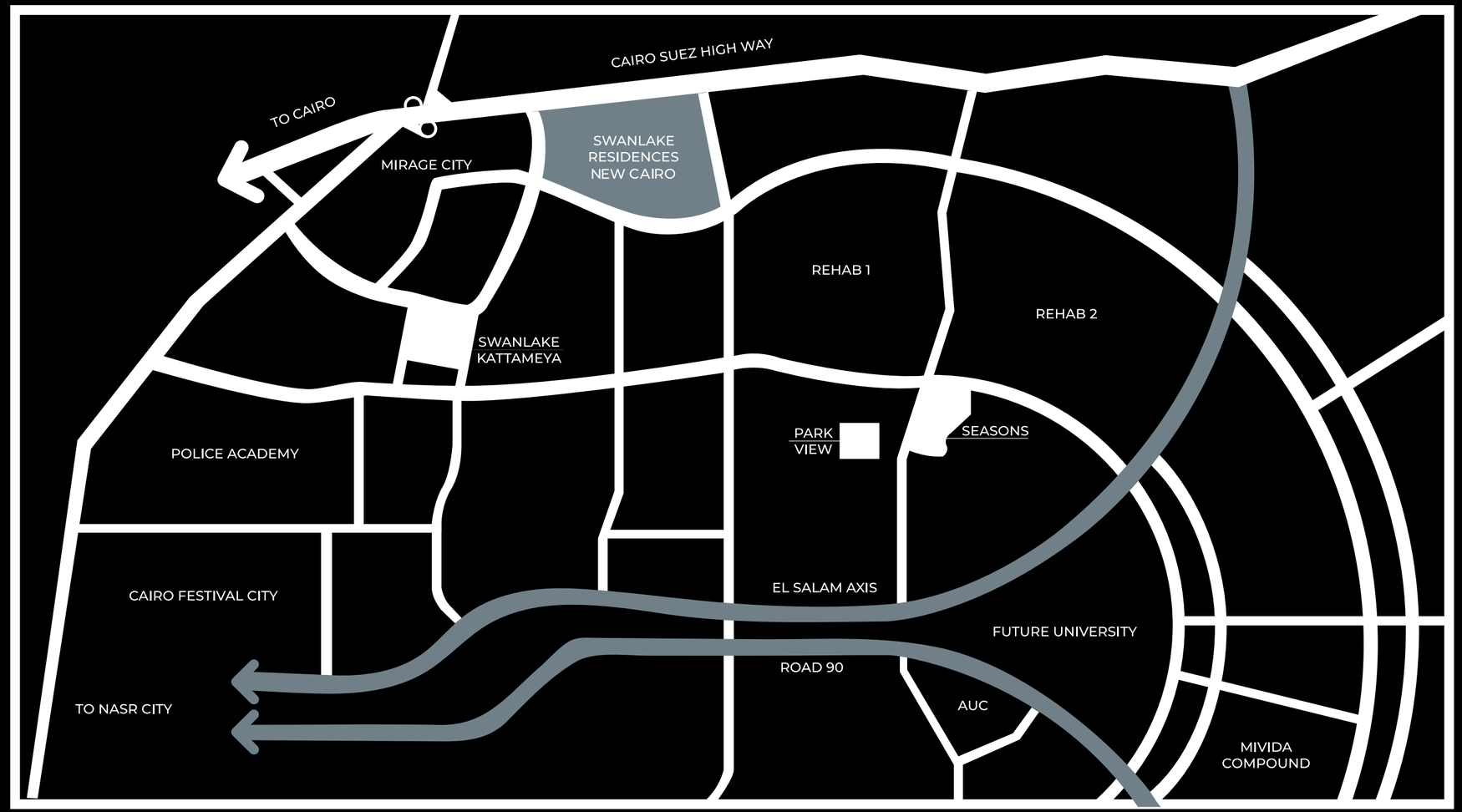
For almost two decades, Hassan Allam Properties (HAP) has been shaping residential areas, where hand-picked lifestyles and communities emerge. Today, this legacy continues in its newest ultra-premium destination: SwanLake Residences – New Cairo. There, twelve exclusive gated neighborhoods come together in one high-end center point sprawling over 454 acres, to ultimately revive Cairo's favorite east side. The graceful living opportunities at SwanLake Residences are strategically designed to complement distinct culture, architectural symmetry and timeless precision, where everyone can ultimately experience the finest essence of life.

CONVENIENT PROXIMITY.

Situated in Cairo's prestigious east side, SwanLake Residences – New Cairo evokes ultra-premium lifestyles in close proximity to the capital's prime destinations. Far from the city's noise and crowds, SwanLake Residences features niche settings that spread across lush landscapes and select luxuries.

Proximity

Heliopolis – 10 KM
American University in Cairo [AUC] – 10 KM
Cairo International Airport – 6 KM
Cairo Festival City [CFC] – 12 KM
SwanLake Kattameya [SLK] – 5 KM
Al Rehab – 1 KM
Mirage City – 1 KM



Landscape layout elements

- 20 Acres Main valley
- About 24 different wide parcels' valleys
- 5 Gates
- 3000 m Jogging track
- 31 m Boulevard
- 16 m and 13 m internal roads
- Bike lane along boulevard
- Lawn areas
- Hardscape spaces
- Outdoor seating areas



SWANLAKE
RESIDENCES
NEW CAIRO

HASSAN ALLAM
PROPERTIES



A GRAND WELCOME SETTING THE STAGE.

Sleek, artistic and more than a little glaring, SLR's 2 main landmark entrances set the stage for a privately exceptional experience, guarded behind private gates to teleport residents into a multi-sensory world of their own. By balancing artistic elegance - captured in contemporary motif-decorated installations - with green manicured landscapes, soothing water features and spacious streets for easy navigation, SLR guarantees love at first sight for those wishing to start new, away from stress of city life. Designed with your ultimate privacy and convenience in mind, SLR boasts 5 private gates, as well as private access points to individual parcels for a hassle-free living experience, all year-round.

FIVE SLR GATES FOR SEAMLESS ENTRY/ EXIT FLOW.

Behind the entry gates masterfully planned to harmonize vital ingredients such as living, leisure and nature under one roof, Cracknell's exceptional landscape design with a green spine and lush valleys rich in well versed communal activities cutting through its heart, encourages residents to walk amidst pedestrian friendly hardscapes and jog or bike along specially carved trails. The lush terrains and breathing open space occupy nealy 50% of SLR's total land area, connecting communities with their exclusively gated residences in a naturally inviting experience like no other.



Behind
The Entry Gates

EXCEPTIONAL LANDSCAPE DESIGN WITH A GREEN SPINE AND LUSH VALLEYS

COMMUNAL ACTIVITIES

PEDESTRIAN FRIENDLY HARDSCAPES

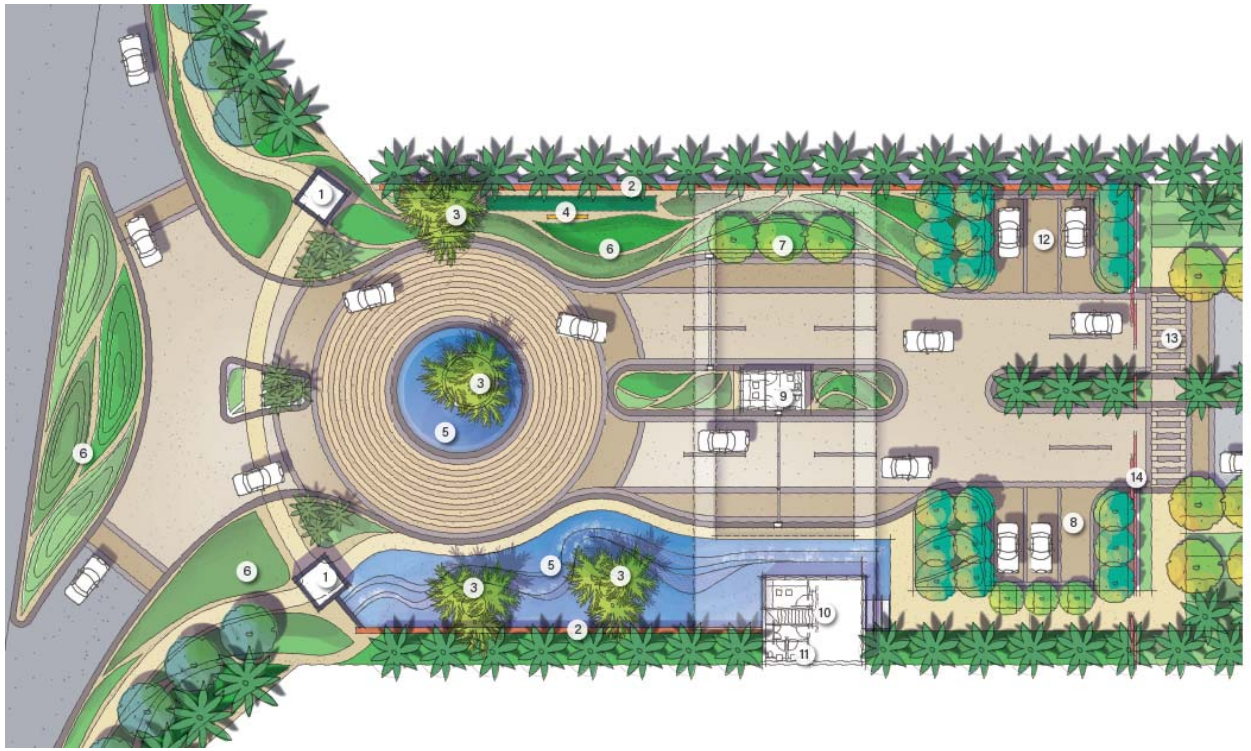
SPECIALLY CARVED TRAILS TO JOG OR BIKE

LUSH TERRAINS AND BREATHING OPEN SPACE OCCUPY NEARLY 50% OF SLR'S TOTAL LAND AREA

Main gates

2 Main gates



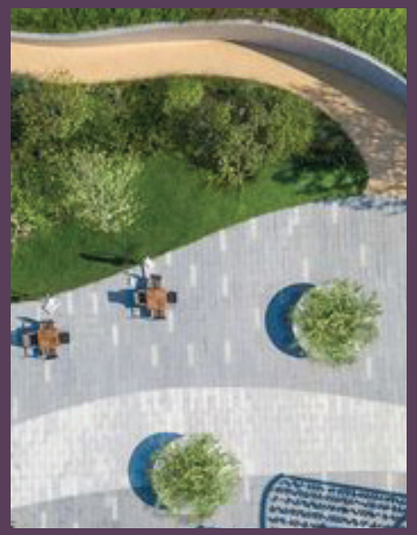
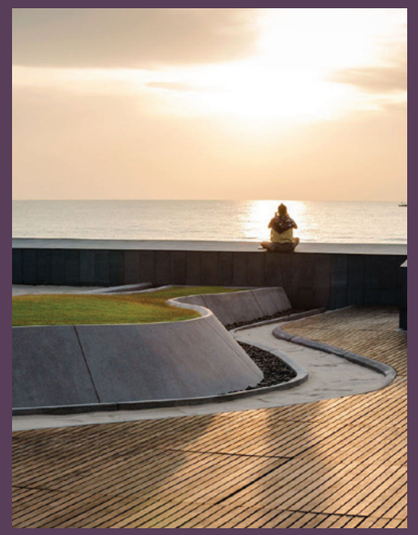
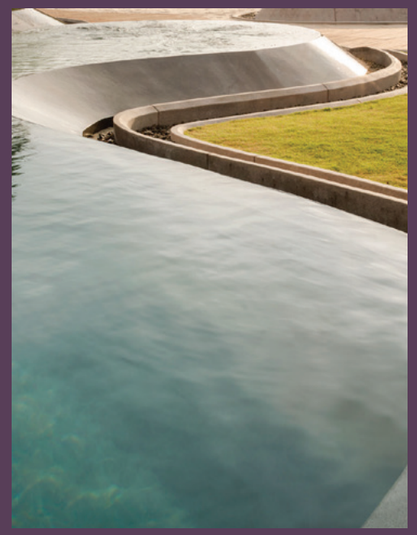


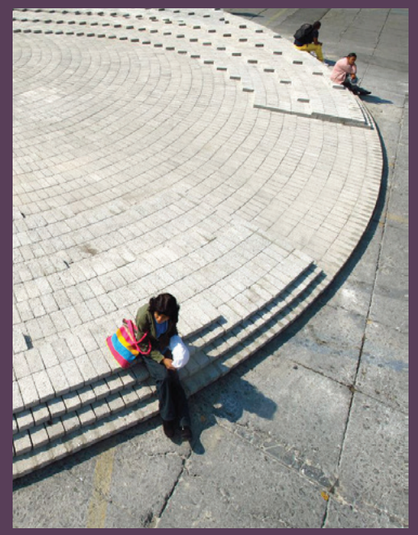
SWANLAKE
RESIDENCES
NEW CAIRO

HASSAN ALLAM
PROPERTIES

SEAMLESS UNION OF FLUIDITY AND FLOW.

At SLR, design is all about fluidity of movement; one that breaks barriers, leading to interaction and seamless mobility, as well as an unparalleled sense of community, bringing the surrounding architecture to life. From a bird's eye view, SLR evokes a constant state of motion and flow, symbolizing activity and life; here is where green landscapes take organic curvy shapes to embrace tranquil water features, as well as winding pedestrian paths to strike the perfect balance with SLR's modern linear architecture you call home.



Cracknell & CallisonRTKL

Introducing a unique marriage between open contemporary spaces, and a breathtaking central park, SLR is where life effortlessly flows and communal interaction is encouraged around every winding corner, thanks to Cracknell and CallisonRTKL exceptional landscaping, master-planning and architectural design.

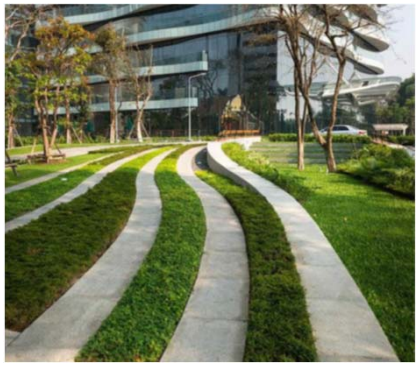
PERFECT BALANCE BETWEEN LINEAR ARCHITECTURE AND CURVY HARDSCAPE.

Parcels' Valleys landscape theme

FLUIDITY; **ORGANIC; CURVES**; **SERPENTINE**; MOVEMENT; **FLOW**; WINDING FORM









SWANLAKE
RESIDENCES
NEW CAIRO

HASSAN ALLAM
PROPERTIES

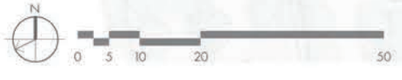








A BALANCED WORLD OF COMMUNAL EXPERIENCES AT YOUR DOOR



Valley design theme*



SWANLAKE
RESIDENCES
NEW CAIRO

* Sample valley design

HASSAN ALLAM
PROPERTIES

Main valley landscape elements



4 Kids play-scape areas



9 water features



3000 m Jogging track



2 Outdoor fitness areas



14 Seating areas



18 Lawn areas

SWANLAKE
RESIDENCES
NEW CAIRO

HASSAN ALLAM
PROPERTIES

Parcels' Valleys landscape elements



32 Seating areas



30 Kids play-scape



10 Reading areas



9 Outdoor Fitness area



4 Parkour



32 Lawn areas

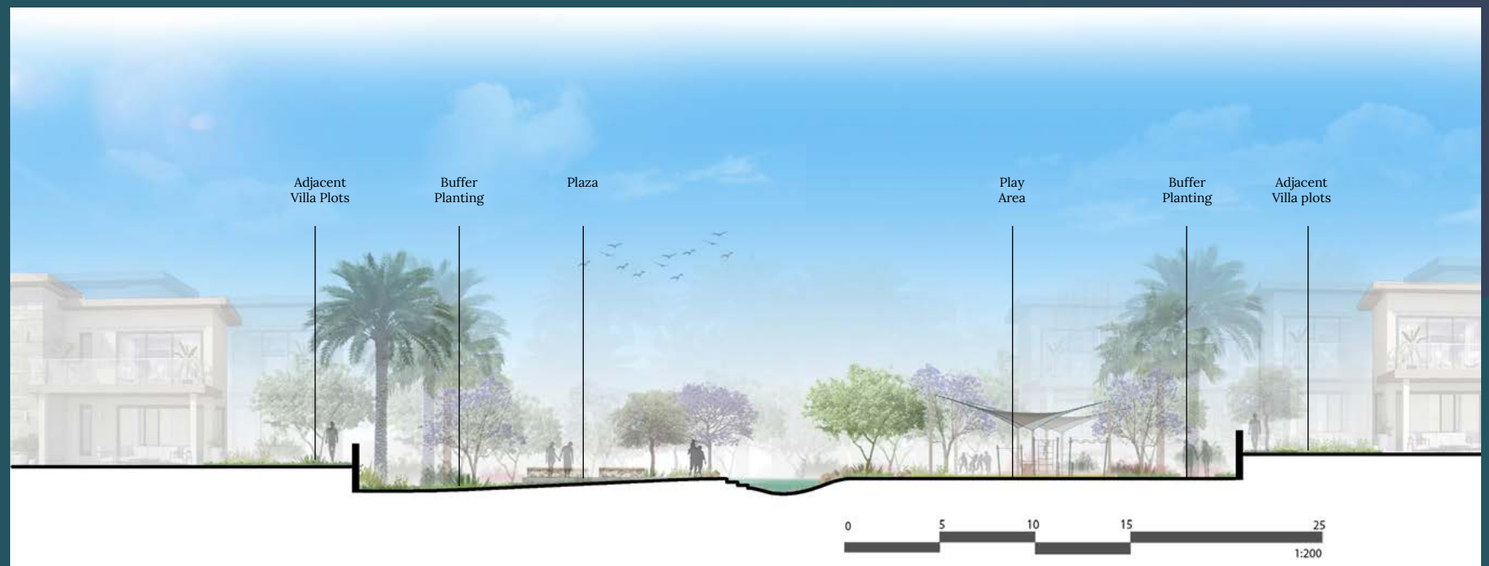
SWANLAKE
RESIDENCES
NEW CAIRO

HASSAN ALLAM
PROPERTIES

A CUT ABOVE THE NORM

LANDSCAPING

Imaginatively planned to introduce a unique elevation technique, SLR is entirely conceived using a multi-layering method between villa plots through a 20 feddan main valley, embracing 9 water features, as well as buffers of natural palm trees, distinct shrubs and green walls to create an airy space of natural privacy and grandeur. Masterfully planned to seamlessly cut through the parcels to bring natural beauty closer to every home, the valley is an oasis of calm boasting 14 outdoor seating areas, and 18 lawn areas, in addition to a multitude of communal experiences, inviting the young, as well as the elderly to move, interact and enjoy.



SLR'S BOULEVARD





1.2 M WIDE
CYCLING LANE

1.3 M WIDE
PEDESTRIAN PATH



1.2 M WIDE
CYCLING LANE

1.3 M WIDE
PEDESTRIAN PATH

The

SELINA

EXCLUSIVELY GATED



Parcels' gates



28 Parcels' gates





SWANLAKE
RESIDENCES
NEW CAIRO

HASSAN ALLAM
PROPERTIES



(every)

unlike
everywhere.

(every) idea
and luxury in
equilibrium



BUSINESS PARK & RETAIL LUXURIES.

Extending Over A 1.4 KM Long Avenue

Boasted over 161,000 sqm (every), is HAP's innovative mixed-use brainchild. Crowning its flagship SwanLake Residences – New Cairo and building on its top-class offerings, (every) brings to fruition a signature one stop destination, combining state-of-the-art office park and retail hub supported by luxury business hotel, sports and health-care facilities, across an enjoyable walkable experience along 1.4 KM eclectic promenade, whilst catering to the ever-changing needs of contemporary lifestyle.

Masterplanned on par with Paris's Champs-Elysees and California Rodeo Drive, (every)'s promenade is an interactive world, designed to suit every mood. Lose yourself in a multitude of, handpicked eateries and gourmet cafes or simply connect with loved ones in world-class restaurants while taking in captivating views. Shopping lovers can also enjoy the finest brands and top level entertainment in (every) Retail Hub and experience what is set to become the happening spot for fashion, art and entertainment attracting those value a differentiated experience.

Surroundings & Components.

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Every detail is an aesthetic signature.

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The
SCARLET
SWANLAKE
RESIDENCES
NEW CAIRO

SWANLAKE

RESIDENCES

NEW CAIRO

The Master Plan

Hassan Allam Properties has partnered with one of the most established master planners, CRTKL, to highlight its high-end center point with twelve exclusive gated communities centered along a 30-meter wide boulevard. The expansive 454-acre enclave features a wide range of socially oriented attractions and fitness inspired setups. While, in collaboration with Cracknell, brilliant landscapes designed with lush open spaces and pedestrian friendly walkways, seamlessly blend with the eclectic mixed use development (every), East Cairo's most integrated destination. Within grand symmetry and timeless precision, Swan Lake Residences ultimately masters the art of experiencing every day luxury for futures ahead.

LEGEND

1. Villas Residence
2. Villas Residence
3. *The Scarlet*
4. Apartments Residence
5. Apartments Residence
6. Apartments Residence
7. Retail and Office Park
8. Villas Residence
9. Villas Residence
10. Villas Residence
11. Apartments Residence
12. Apartments Residence
13. Apartments Residence
14. Sports Club



Landscape Elements:

- 20 Fed. Main Valley
- About 24 Different Wide Parcels' Valleys
- 5 Gates
- 3,000 m Jogging Track
- 31 m Boulevard Width
- 16 m and 13 m Roads Width
- Bike Lane Along Boulevard
- Lawn Areas
- Hardscape Spaces
- Outdoor Seating Areas



The
SCARLET | MASTER PLAN



The
SCARLET

VILLA TYPE A

Land: 1,155 – 1,240 sqm
BUA: 977 sqm



The
SCARLET

VILLA TYPE D

Land: 715 – 760 sqm
BUA: 601 sqm



The
SCARLET

GRAND TWIN

Land: 430 – 485 sqm
BUA: 393 sqm

The

SELINA



SWANLAKE

RESIDENCES

NEW CAIRO

AN EFFORTLESS
MARRIAGE OF
FUNCTION & FORM

THE MASTER PLAN

Hassan Allam Properties has partnered with one of the most established master planners, CRTKL, to highlight its high-end center point with twelve exclusive gated communities centered along a 30-meter wide boulevard. The expansive 454-acre enclave features a wide range of socially oriented attractions and fitness inspired setups. While, in collaboration with Cracknell, brilliant landscapes designed with lush open spaces and pedestrian friendly walkways, seamlessly blend with the eclectic mixed use development (every), East Cairo's most integrated destination. Within grand symmetry and timeless precision, SwanLake Residences - New Cairo ultimately masters the art of experiencing every day luxury for futures ahead.

Boasting a 20 feddan main valley cutting through all parcels

About 24 different wide parcels' valleys

5 private gated entrances

3,000 m Jogging track

16 m and 13 m roads for safe mobility solutions

Accommodating bike lanes along the boulevard

Vast Lawn Area and hardscape spaces

14 designated outdoor seating areas

31 m Boulevard

LANDSCAPED BY ***CRACKNELL***
& MASTER-PLANNED BY ***CALLISONRTKL.***

WHERE DISTINCT INTEGRATION & UNINTERRUPTED PRIVACY MEET



LEGEND

1. *The* SELINA
2. The Giselle
3. The Scarlet
4. Apartments Residence
5. Apartments Residence
6. The IRIS
7. **(every)**
8. Villas Residence
9. Villas Residence
10. Villas Residence
11. Apartments Residence
12. Apartments Residence
13. Apartments Residence
14. Sports Club



The

SELINA

MASTER PLAN
PHASE 4

The
SELINA

VILLA TYPE L - [SV-Z]

Average Land Area: 1060 sqm
BUA Gross Area: 515 sqm



The
SELINA

LARGE VILLA - [SV-Y]

Average Land Area: 845 sqm
BUA With Basement: 900 sqm



The
SELINA

LARGE TWIN VILLA - [TA]

Average Land Area: 311 sqm
BUA Gross Area: 311 sqm





The

GISELLE

For almost two decades, Hassan Allam Properties (HAP) has been shaping residential areas, where hand-picked lifestyles and communities emerge. Today, this legacy continues in its newest ultra-premium destination: Swanlake Residences – New Cairo. There, twelve exclusive gated neighborhoods come together in one high-end center point sprawling over 438 acres, to ultimately revive Cairo's favorite east side.

Named after the world-famous ballet masterpiece created by Theophile Gautier in 1842, Giselle stands out in Swanlake Residences as one of its most lavish neighborhoods. Inspired from a period of romanticism and aristocracy, The Giselle is praised for its ravishing and quite new harmonic lifestyle. The neighborhood ultimately flaunts an exquisite and contemporary mood that is perfect for new beginnings and lifelong charm.

SWANLAKE

RESIDENCES

NEW CAIRO

The Master Plan

Hassan Allam Properties has partnered with one of the most established master planners, CallisonRTKL, to highlight its exquisitely gated neighborhood, The Giselle. The expansive Swanlake Residences 432-acre enclave features a beautifully designed setting of multi-function villas, townhomes and twin houses amidst breathing horizons that inspire social occasions and energetic setups. The neighborhood gathers brilliant landscapes designed with lush open spaces and pedestrian friendly walkways that inspire a culture of walking, jogging, running and biking.

LEGEND

1. Villas Residence
2. *The Giselle*
3. The Scarlet
4. Apartments Residence
5. Apartments Residence
6. The IRIS
7. Retail and Office Park
8. Villas Residence
9. Villas Residence
10. Villas Residence
11. Apartments Residence
12. Apartments Residence
13. Apartments Residence
14. Sports Club



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The
GISELLE

The
GISELLE | **MASTER PLAN**



The

GISELLE

VILLA TYPE F

Land: 618 – 1,072 sqm

BUA: 661.9 sqm



The

GISELLE

VILLA TYPE F

Land: 618 – 1,072 sqm

BUA: 661.9 sqm



The

GISELLE

VILLA TYPE G

Land: 467 – 533 sqm

BUA: 533.3 sqm



The

IRIS

APARTMENT LIVING

Phase Two

SWANLAKE

RESIDENCES

NEW CAIRO

The **Masterplan.**

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Landscape **Elements.**

- 20 Fed. Main Valley
- About 24 Different Wide Parcels' Valleys
- 5 Gates
- 3,000 m Jogging Track
- 31 m Boulevard Width
- 16 m and 13 m Roads Width
- Bike Lane Along Boulevard
- Lawn Areas
- Hardscape Spaces
- Outdoor Seating Areas

SWANLAKE

RESIDENCES

NEW CAIRO



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1. Villas Residence
2. Villas Residence
3. The Scarlet
4. Apartments Residence
5. Apartments Residence
6. The Iris
7. Retail and Office Park
8. Villas Residence
9. Villas Residence
10. Villas Residence
11. Apartments Residence
12. Apartments Residence
13. Apartments Residence
14. Sports Club

The

IRIS

APARTMENT LIVING





CLUSTER [01]

MASTER PLAN

Disclaimer

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Lifetime **Exclusivity.**

The Iris houses families into a sophisticated residential area, where every one of its ten buildings offers abundant levels of comfort and serenity. Its total land area, spanning 93,487 sqm, owes expansive levels of privacy and exclusive backdrops to its community. 32,043 sqm of verdant landscapes beautifully surround almost every building, offering 360-degree views of greenery to 765 units. At the heart of its ever-growing foliage, the neighborhood's central park spread out across 18,849 sqm.

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Lasting First **Impressions.**

Home to the most lavish apartments in Swan Lake Residences – New Cairo, The Irish welcomes its residents into a stately entrance hall. The entryway is beautifully designed with chic flooring and world-class ceiling concepts, which lead to an exquisite lobby. Each detail is laced with signature contemporary elements that introduce your home's sophisticated personality. Guaranteed to make an elegant first impression, every apartment building welcomes homeowners and guests into a luxurious haven, where taste and comfort go hand-in-hand.

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Nature-Inspired **Life.**

Distinguished with its expansive open spaces and lush landscapes, The Iris promises unbounded nature-inspired experiences for its residents. With the expansive pocket parks and private gardens spanning the entire neighborhood, The Iris offers limitless breathing spaces and luxuriant settings. Surrounding the apartments' ground levels and elevated skylines, families, friends and neighbors can come together, to enjoy sunny mornings or relaxing evenings across the unlimited horizons, or by the private pool side.

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Iris Entrance by KH Studio




101


03



Building R01

4 BEDROOM
APARTMENTS



Homes
Beyond **Compare.**

With beautifully designed apartments radiating around an endless landscape of greenery and a full-fledged commercial boulevard, The Iris stands out as the first luxury community in Swan Lake Residences – New Cairo to offer exceptional apartment living. The beautiful layouts are spacious and immaculate, reflecting their brilliant contemporary architecture inside out. Unrivaled grand entrances and exquisite lobbies welcome residents with an extravagant feel as they arrive home. Each corner is fashioned with signature design elements, blending chic elegance with contemporary glam. Living at The Iris guarantees a sense of exclusivity that will last you a lifetime.

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Homes
Beyond **Compare.**

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Homes
Beyond **Compare.**

*All renderings and landscaping visuals, materials, facades are for indicative purposes only and are subject to change.

The

PHOENIX

FUNCTIONAL & FULLY-FINISHED

APARTMENT LIVING

SWANLAKE

RESIDENCES

NEW CAIRO

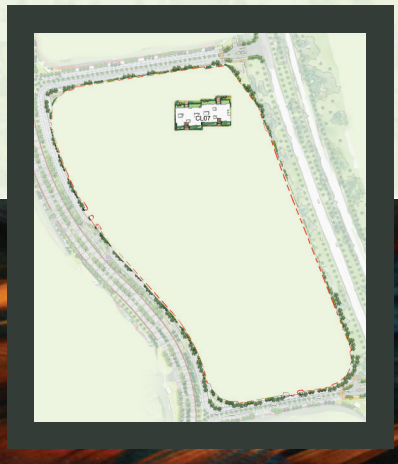


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PHOENIX CLUSTER - 07 MASTER PLAN

LANDSCAPED BY
CRACKNELL
& MASTER-PLANNED BY
PROFILERZ





CLUSTER - 07
MASTER PLAN

The
PHOENIX

CONTINUAL-
LY
MORPHING
AND
EVOLVING.





A NEW CHAPTER, A NEW BE-GINNING, A NEW ERA.

A FLA-
VOR FOR
THE FINER
THINGS IN
LIFE.



B03 - B01
BUILDINGS FLOOR PLANS

Disclaimer

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B03
UNITS FLOOR PLANS

Disclaimer

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FOR THOSE WHO LEAVE NO STONE UN-TURNED.

DEFINING A NEW DIMEN-SION OF LUXURY.

HAP proudly presents its fifth exclusively gated neighborhood, The Phoenix, within SwanLake Residences - New Cairo [SLR]. The Phoenix is here to kick start the renaissance of luxury living, defining a new accessible dimension to artfully executed elegance, daringly breaking the rules on hefty price tags.
Master-planned and designed by PROFILERZ and landscaped by Cracknell, The Phoenix is a fully finished accessible luxury product that allows its residents an integrated ecosystem experience drenched in exclusive amenities and facilities that mirror SLR. A physical embodiment of excellence, where functionality and luxury unite, The Phoenix - apartment buildings' double height entry lobbies, elevators, fire escapes, garbage shute systems, underground as well as surface parking spaces and scenic communal parks; - is at a price point within reach.

THE PRODUCT OFFERING COMES IN EXCEPTIONALLY CURATED DELUXE ONE BEDROOM, TWO BEDROOM AND THREE BEDROOM APARTMENTS, DESIGNED TO BE ACCESSIBLE, PRACTICAL AND STILL LUXURIOUS.







IT IS FOR THE DAR-ING,BOLD AND FEARLESS.







FOR THE TRAILBLAZERS AND TREND-SETTERS.



FROM OUR FAMILY TO YOURS.

HASSAN ALLAM
PROPERTIES