VINCI lagoons

NEW CAPITAL

VINCI
NEW CAPITAL

VINCI
lagoons
NEW CAPITAL

TABLE OF *Contents*

01 **MISR ITALIA PROPERTIES**
OVERVIEW

02 **VINCI**
OVERVIEW
LOCATION
MASTERPLAN

03 **VINCI LAGOONS**
OVERVIEW
ZONE
PROJECT LAYOUT
FLOOR PLANS
PARTNERS & COLLABORATIONS

About

MISR ITALIA PROPERTIES

Misr Italia Properties has been at the vanguard of Egypt's rapid real estate developments, since its inception. We acknowledge the need for masterful planning, and we provide sustainable development destinations in Egypt with distinguished concepts for the ever-growing market of the real estate.

Built on a philosophy of creativity and innovation, we offer our clients trendsetting projects with unique concepts and designs that are unmatched in the market, all inspired by them.

We established ourselves as one of the largest, most innovative, diverse and reliable real estate developers in Egypt. Recognized for our dynamic projects, we have penetrated the market with a diversity of residential, coastal, commercial and hospitality projects.





ABOUT THE *New Capital*

Vinci is a luxurious urban destination, crowning a strategic location in the residential heart of Cairo's New Administrative Capital. The project is an exclusive opportunity to experience Egypt's futuristic vision, set on 170,000 feddans to re-imagine sustainable development, as well as smart living from an innovative perspective -away from Cairo's stresses and congestion.

Masterplanned on par with global cities around the world, the New Capital boasts 21 residential communities, taking in sweeping views of natural landscapes while benefiting from state-of-the-art infrastructure, as well as heightened security to provide quality living standards unseen before.

The New capital is planned with ultimate accessibility in mind, situated only 45 kilometers East of Cairo and outside the Second Greater Cairo Ring Road while enjoying seamless connection to all of Cairo's vital districts through an interconnected monorail system.

VINCI *Philosophy*

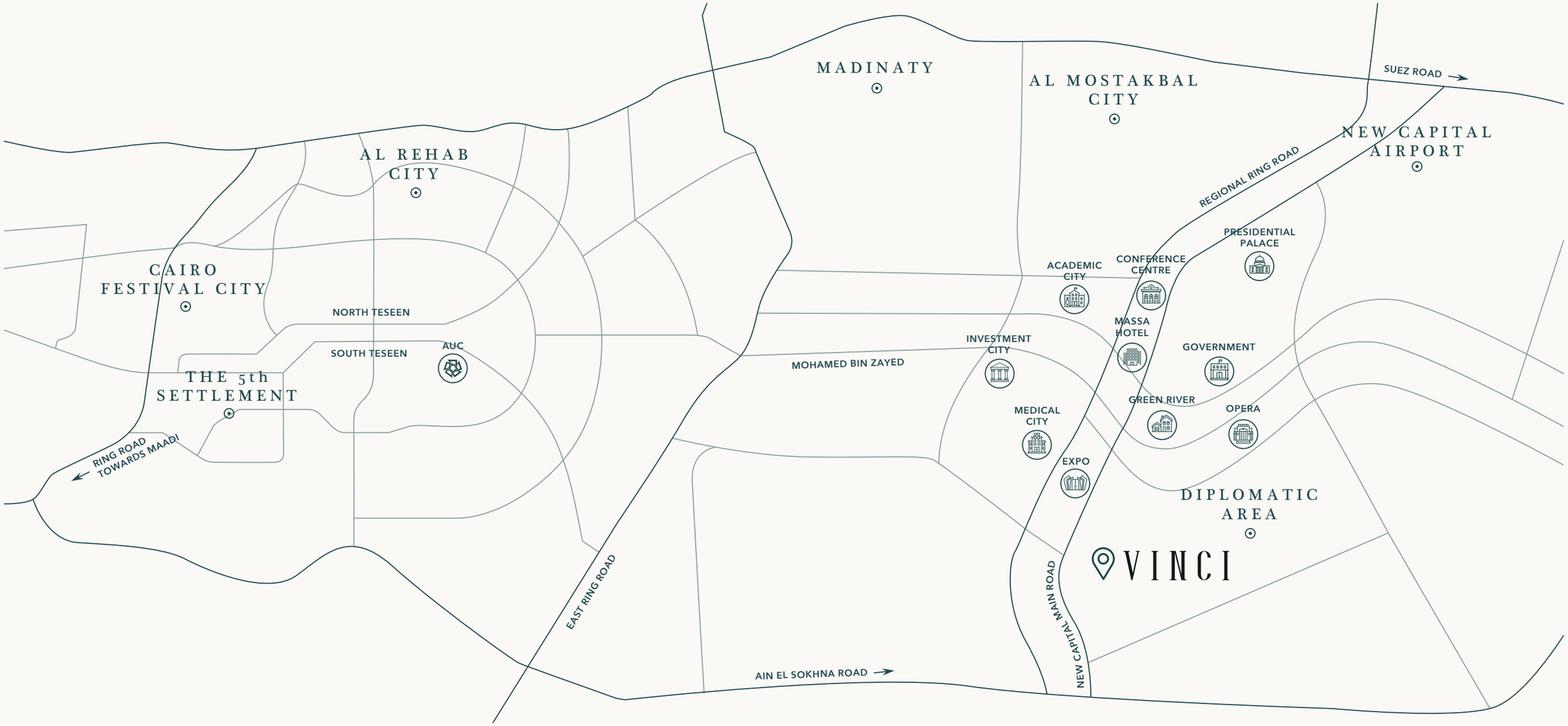
Vinci, the new urban destination, is Misr Italia Properties newest residential project designed to encapsulate the ease and beauty of modern living. The project integrates various art elements of several art styles into its urban and landscape design using dynamic approaches to set the standards for contemporary living, created to exude the warm earthy accent of a home whilst overlooking scenic landscapes. The project aims to Inspire and engage its homeowners into spaces that are inspired by art elements providing a lifestyle that is enthused by art.

Combining the best of services and outstanding living spaces, from iconic villas, to exemplary apartments, Vinci is considered one of the New Capital's most remarkable residential destination.

Enriching experiences are the essence of Vinci's everyday living experience.





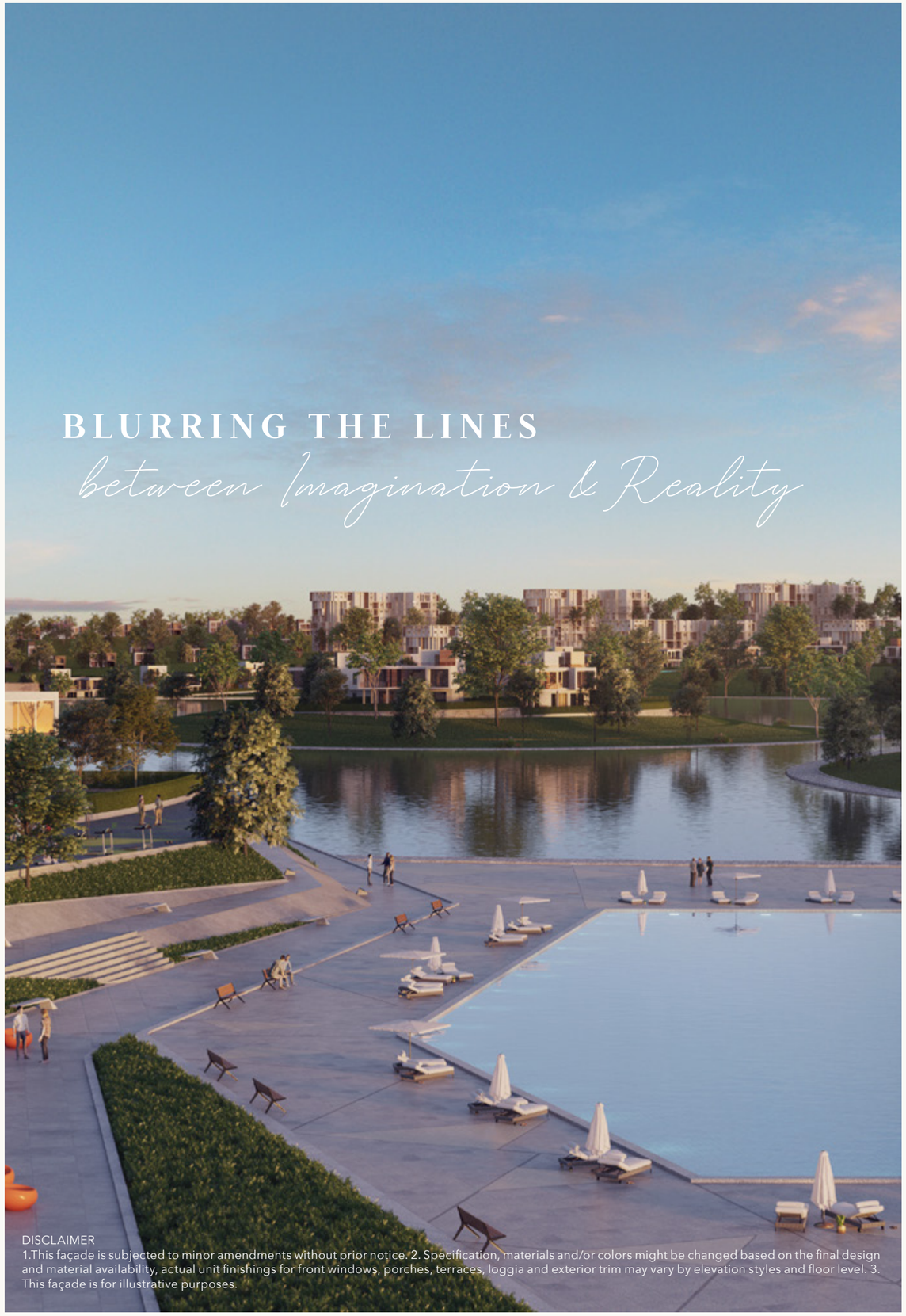


LOCATION *Map*

Vinci is perfectly located at the heart of the New Capital City, overlooking the Diplomatic Area. Positioned amid exclusive residential districts with an easy access to the main lines of transportation.

The luxury compound merges the abundant architectural haven with the alluring scenery that is on the same road as the Expo, Medical City, and the Massa Hotel; and nearby the government district, with the main aim of providing a well-studied location for residents to retreat from their hectic life yet stay connected.

DISCLAIMER
1. Actual spaces areas may vary from the stated area in the masterplan. 2. Drawing is not to scale.



DISCLAIMER
1.This façade is subjected to minor amendments without prior notice. 2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level. 3. This façade is for illustrative purposes.



VINCI DESIGN *Concept*

Vinci redefines the new luxury living with architectural inspirations that fall in line with crafted interiors that endeavor for an effortless, minimally programmed space.

It's a boutique luxury living development with an upscale community, serving first class residents with polished earthiness. Designed to give you privacy while enjoying a sublime view that encapsulate the sunrays and the purifying greenery.

Our homeowners will be able to unwind in an array of amenities in the comfort of a finesse lifestyle.

The exquisite modern architecture, the remarkable minimalist design, the ethnic elements, material surfaces and textures designed by Hany Saad Innovations emanate a sense of balance and harmony welcoming residents to succumb to the pleasures of contemporary luxury.



DISCLAIMER
1.This façade is subjected to minor amendments without prior notice. 2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level. 3. This façade is for illustrative purposes.

VINCI *Amenities*

- Signature Club House
- Community Centers
- State-of-the-Art Commercial Hub – Vinci Street
- Walkable Areas
- Water Features
- Smart Solutions
- Landscapes
- Swimmable Lagoon

VINCI *Master Plan*

Vinci's very distinctive design concept is inspired by art and its various phases. Such an exquisite concept is spread over 110 feddan, divided into districts that represent various arts periods that originated from the 19th century all the way up to the 21st century. From the classics, to the contemporary to the modern, the project is divided into phases with each phase being designed into a specific art style.

Behind the creation of this project comes the master-planners and the interior designer, CallisonRTKL & DMA, designing an exceptional master plan along with Hany Saad Innovations creating a unique look and style to the exteriors and interiors of the project.

KEY

- Apartment Buildings
- Branded Apartments
- Club house
- Commercial Area - VINCI Street
- Community Center
- Gate
- High-End Commercial Area
- Inner Pathway
- Tree line promenade
- Villas
- Water Features
- New Capital's first Swimmable Lagoon



DISCLAIMER
1. Actual spaces areas may vary from the stated area in the masterplan. 2. Drawing is not to scale. 3. The developer reserves the right to make technical revisions, without notices. 4. Each garden plot shape will vary based on the location of the building in the masterplan.



DISCLAIMER
1. Actual spaces areas may vary from the stated area in the masterplan. 2. Drawing is not to scale. 3. The developer reserves the right to make technical revisions, without notices. 4. Each garden plot shape will vary based on the location of the building in the masterplan.

VINCI LAGOONS *Master Plan*

From afar, Vinci Lagoons looks like a floating island paradise with its elegantly-appointed G+7 building clusters enveloping a 5000-square-meters lagoon at heart. The elemental edge of the project lies in a 700-meter crystalline coastline, mimicking a white sandy beach that breaks down at the foot of each cluster, offering residents direct access to the lagoons from varied touch-points while allowing them to forge an exclusive connection with flowing nature, captured from panoramic facades indoors or directly on ground. Imaginatively conceived as a tropical getaway with a resort feel, Vinci Lagoons invites residents to enjoy open spaces and lush greenery to encourage seamless walkability via breathing pedestrian pathways and bridges. All clusters at Vinci Lagoons are carefully planned with equal spacing in between to guarantee new heights of privacy, in addition to offering maximized views on open lagoon views for more than 50% of homeowners.

Vinci Lagoons is an intimate community of unrivalled exclusivity, powered by front and back entrances while offering handicap services for everyone's peace of mind.

VINCI LAGOONS

Design Concept

You've always dreamt about a beach-front escape within a walking distance from everything you might possibly need. Vinci Lagoons is where your dreams come true, thanks to an innovative waterfilled concept that brings to fruition a sandy beach paradise in the private confines of your urban home. Expertly masterplanned by Misr Italia Properties in collaboration with DMA, Vinci Lagoons pioneering vision invites 5000 meters of sweeping lagoon views into your living room while surrounding you with a serene coastline, stretching along an impressive 700 meters to re-imagine city living from an unseen light. The progressive development promises year-round relaxation and recreation in equal measure with its lush tropical landscapes, elegant wooden bridges and interconnected pedestrian paths, but above all, a flowing masterpiece at heart, inviting homeowners to sunbathe, swim, or simply oil-lounge in one-of-a-kind surroundings, capturing a floating lifestyle.

Designed with utmost exclusivity in mind, Vinci Lagoons opens your eyes on contemporary apartments of unmatched privacy that are not only directly nestled on a white sandy stretch to take in lagoon beauty with their panoramic facades, but also ensure ultimate convenience with a surface and underground parking for you to enjoy worry-free resort-like living in the heart of Cairo's New Capital.



A SIGNATURE DESIGN STATEMENT WHERE EVERY HOME IS A *Sanctuary Of Calm*



DISCLAIMER
1.This façade is subjected to minor amendments without prior notice. 2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level. 3. This façade is for illustrative purposes.



DISCLAIMER
1.This façade is subjected to minor amendments without prior notice. 2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level. 3. This façade is for illustrative purposes.

VINCI *Lagoons*
KEY SELLING POINTS

- New Capital
  1st Swimmable Lagoon
- Endless Scenic Views All Round
- Direct Access for Lagoons
- Lagoon Size 1.2 Feddan/5000m²
- 700m of Coastline
- 5-6 Hours of Direct Sunlight
- F&B Services for
  Vinci Lagoons Residences
- Spacious Terraces to take
  in views starting from 65m²
- 62% of units are Sky Villas,
  Garden Villas and Double View Houses



DISCLAIMER
1.This façade is subjected to minor amendments without prior notice. 2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level. 3. This façade is for illustrative purposes.

VINCI LAGOONS *Overview*

Vinci Lagoons is in short close, unparalleled and unobstructed lagoon views whether you're on the ground level or on the seventh floor. The streamlined buildings are an original design statement that come in washed off-white and greige tones to reflect a sleek and minimalist design aesthetic that superiorly blends in with colorful nature all around. All apartments boast panoramic terraces, enveloped in endless hours of sunshine to invite magical views inside, as well as natural daylight for ideal ventilation. The L-shaped cluster grants double views on limitless greenery, and abundant nature coming one with lagoon views while the I-shaped buildings crowns a front-row seat on flowing lagoon serenity, elaborate garden paths with trees, seasonal flowers and verdant plants.

Your home at Vinci Lagoons is a private sanctuary of calm, combining modern-day functionality with virgin beauty to dictate a superior living experience where privacy and nature intertwine.

DISCLAIMER
1.This façade is subjected to minor amendments without prior notice. 2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level. 3. This façade is for illustrative purposes.

E5 & E6
APARTMENT BUILDING

From luxurious Garden Villas that breathe in all shades of green, Sky Villas that re-imagine lagoon serenity from an elevated perspective and elegantly-appointed terrace apartments that invite magical views inside, where abundant nature comes one with lagoon views, your home at Vinci Lagoons is a private sanctuary of calm.

All homes at VINCI Lagoons are surrounded by elaborate garden paths with trees, seasonal flowers and verdant plants, all homes combine modern-day functionality with virgin beauty to dictate a superior living experience where privacy and nature intertwine.



DISCLAIMER
1.This façade is subjected to minor amendments without prior notice. 2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level. 3. This façade is for illustrative purposes.

Garden Villas

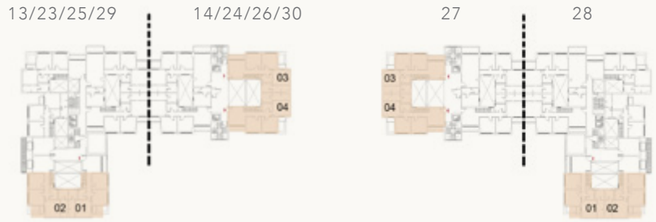
DREAM IN ALL SHADES OF BLUE & GREEN

GARDEN VILLA

TOTAL GROSS AREA: 228.7 – 243.0 M²

NO.	ROOM	DIMENSIONS
01	Lobby 1	1.10m x 5.20m
02	Reception	6.40m x 5.30m
03	Kitchen	3.60m x 2.60m
04	Nanny's Bedroom	2.60m x 1.50m
05	Nanny's Bathroom	0.90m x 1.60m
06	Guest Toilet	1.00m x 2.60m
07	Porch	2.40m x 2.40m
08	Lobby 2	1.10m x 5.60m
09	Living Room	4.60m x 4.00m
10	Bedroom 1	3.60m x 3.60m
11	Bedroom 2	3.60m x 3.60m
12	Bathroom	2.40m x 2.00m
13	Master Bedroom	4.00m x 3.60m
14	Master Dressing	1.60m x 4.00m
15	Master Bathroom	2.40m x 2.00m
16	Terrace 1	1.80m x 1.00m
17	Terrace 2	3.80m x 1.20m

- Ground & First Floors
- Buildings Numbers 13/23/25/28/29 Units 01 & 02
- Buildings Numbers 14/24/26/27/30 Units 03 & 04





FIRST FLOOR



GROUND FLOOR

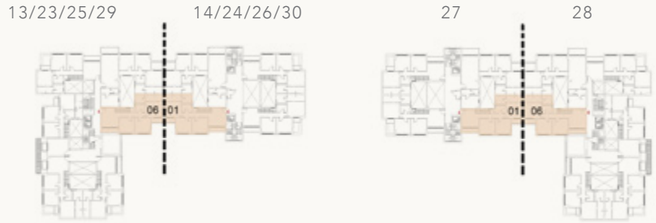
DISCLAIMER
1. All rooms dimensions are measured to structural elements and exclude wall finished and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the-stated area, Drawings not to scale. The developer reserves the right to make revisions. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

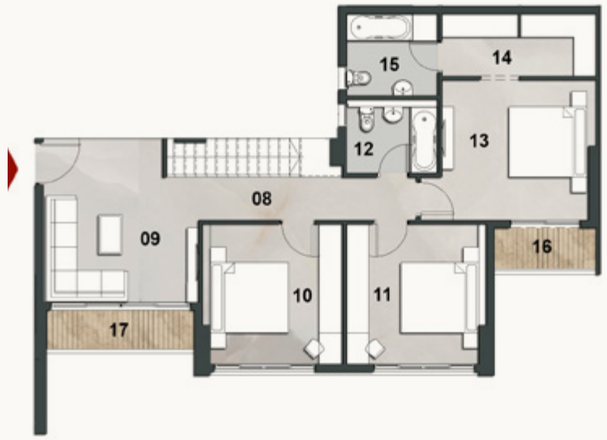
GARDEN VILLA

TOTAL GROSS AREA: 248.7 – 262.2 M²

NO.	ROOM	DIMENSIONS
01	Lobby 1	1.30m x 7.80m
02	Kitchen	3.50m x 2.40m
03	Guest Toilet	2.40m x 1.10m
04	Nanny's Bathroom	1.30m x 1.10m
05	Nanny's Bedroom	2.40m x 1.60m
06	Reception	6.40m x 5.50m
07	Porch	6.40m x 2.20m
08	Lobby 2	5.60m x 1.10m
09	Living room	4.20m x 4.00m
10	Bedroom 1	3.60m x 3.60m
11	Bedroom 2	3.60m x 3.60m
12	Bathroom	2.40m x 2.00m
13	Master Bedroom	4.00m x 3.60m
14	Master Dressing	4.00m x 1.60m
15	Master Bathroom	2.40m x 2.00m
16	Terrace 1	1.00m x 2.60m
17	Terrace 2	1.00m x 3.80m

- Ground & First Floors
- Buildings Numbers 13/23/25/28/29 Unit 06
- Buildings Numbers 14/24/26/27/30 Unit 01





FIRST FLOOR



GROUND FLOOR

DISCLAIMER
1. All rooms dimensions are measured to structural elements and exclude wall finished and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the-stated area, Drawings not to scale. The developer reserves the right to make revisions. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

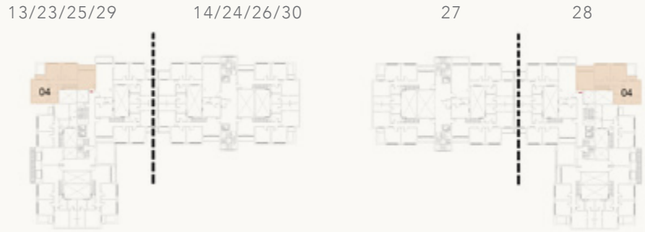
MISR ITALIA PROPERTIES

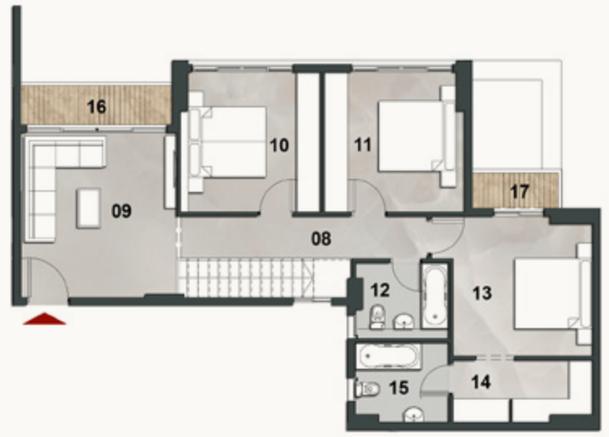
GARDEN VILLA

TOTAL GROSS AREA: 230.4 M²

NO.	ROOM	DIMENSIONS
01	Lobby 1	6.00m x 1.10m
02	Reception	5.30m x 6.10m
03	Kitchen	3.60m x 2.60m
04	Guest Toilet	2.60m x 1.00m
05	Nanny's Bathroom	0.90m x 1.60m
06	Nanny's Bedroom	2.60m x 1.50m
07	Porch	3.00m x 2.40m
08	Lobby 2	6.50m x 1.10m
09	Living room	4.20m x 4.00m
10	Bedroom 1	3.60m x 3.60m
11	Bedroom 2	3.60m x 3.60m
12	Bathroom	2.40m x 2.00m
13	Master Bedroom	3.60m x 3.60m
14	Master Dressing	1.60m x 3.60m
15	Master Bathroom	2.40m x 2.10m
16	Terrace 1	3.90m x 1.10m
17	Terrace 2	2.30m x 1.00m

- Ground & First Floors
- Buildings Numbers 13/23/25/28/29 Unit 04





FIRST FLOOR



GROUND FLOOR

DISCLAIMER
1. All rooms dimensions are measured to structural elements and exclude wall finished and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the-stated area, Drawings not to scale. The developer reserves the right to make revisions. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

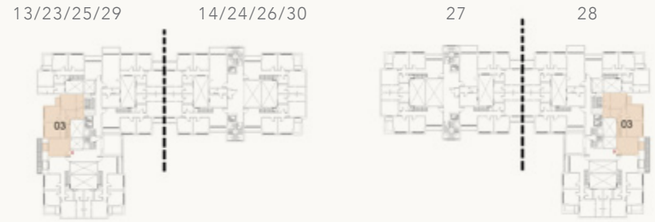
MISR ITALIA PROPERTIES

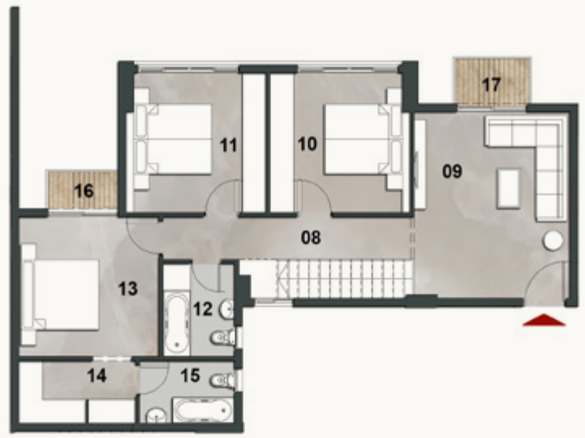
GARDEN VILLA

TOTAL GROSS AREA: 220.7 M²

NO.	ROOM	DIMENSIONS
01	Lobby 1	6.00m x 1.10m
02	Reception	5.30m x 5.55m
03	Kitchen	3.60m x 2.60m
04	Nanny's Bedroom	2.60m x 1.50m
05	Nanny's Bathroom	1.60m x 0.90m
06	Guest Toilet	2.60m x 1.00m
07	Porch	2.60m x 2.40m
08	Lobby 2	6.40m x 1.10m
09	Living room	4.80m x 4.00m
10	Bedroom 1	3.60m x 3.60m
11	Bedroom 2	3.60m x 3.60m
12	Bathroom	2.40m x 1.90m
13	Master Bedroom	3.60m x 3.60m
14	Master Dressing	1.60m x 3.00m
15	Master Bathroom	2.40m x 1.60m
16	Terrace 1	1.80m x 1.00m
17	Terrace 2	1.90m x 1.20m

- Ground & First Floors
- Buildings Numbers 13/23/25/28/29 Unit 03





FIRST FLOOR



GROUND FLOOR

DISCLAIMER
1. All rooms dimensions are measured to structural elements and exclude wall finished and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the-stated area, Drawings not to scale. The developer reserves the right to make revisions. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

MISR ITALIA PROPERTIES

Three Bedroom Apartment

FLOWING VIEWS
THAT LIVE INDOORS



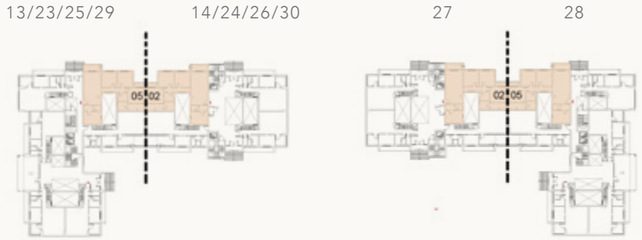
DISCLAIMER
1.This façade is subjected to minor amendments without prior notice. 2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level. 3. This façade is for illustrative purposes.

3 BEDROOM APARTMENT

TOTAL GROSS AREA: 169.0 – 179.7 M²

NO.	ROOM	DIMENSIONS
01	Reception	4.00m x 7.70m
02	Lobby 1	1.30m x 2.10m
03	Kitchen	3.00m x 4.00m
04	Guest Toilet	1.30m x 1.80m
05	Lobby 2	1.10m x 5.50m
06	Bedroom 1	3.60m x 3.60m
07	Bedroom 2	3.60m x 3.60m
08	Bathroom	2.40m x 1.90m
09	Master Bedroom	3.60m x 4.00m
10	Master Dressing	1.60m x 4.00m
11	Master Bathroom	2.40m x 2.00m
12	Terrace 1	2.60m x 0.90m
13	Terrace 2	3.80m x 1.40m

- Ground Floor
- Buildings numbers 13/23/25/28/29 Unit 05
- Buildings numbers 14/24/26/27/30 Unit 02





GROUND FLOOR

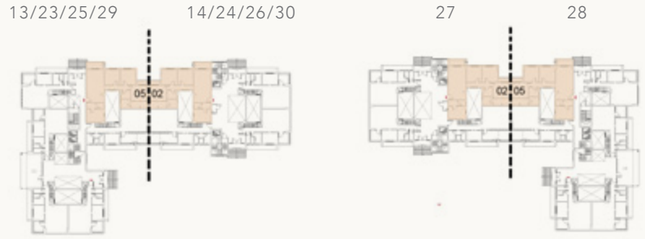
DISCLAIMER
1. All rooms dimensions are measured to structural elements and exclude wall finished and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the-stated area, Drawings not to scale. The developer reserves the right to make revisions. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

3 BEDROOM APARTMENT

TOTAL GROSS AREA: 170.6 – 181.3 M²

NO.	ROOM	DIMENSIONS
01	Reception	4.00m x 7.70m
02	Lobby 1	1.30m x 2.10m
03	Kitchen	3.00m x 4.00m
04	Guest Toilet	1.30m x 1.80m
05	Lobby 2	5.60m x 1.10m
06	Bedroom 1	3.60m x 3.60m
07	Bedroom 2	3.60m x 3.60m
08	Bathroom	2.40m x 2.00m
09	Master Bedroom	3.60m x 4.00m
10	Master Dressing	1.60m x 4.00m
11	Master Bathroom	2.40m x 2.00m
12	Terrace 1	2.60m x 2.00m
13	Terrace 2	4.00m x 1.50m

- First Floor
- Buildings numbers 13/23/25/28/29 Unit 15
- Buildings numbers 14/24/26/27/30 Unit 12





FIRST FLOOR

DISCLAIMER
1. All rooms dimensions are measured to structural elements and exclude wall finished and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the-stated area, Drawings not to scale. The developer reserves the right to make revisions. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

MISR ITALIA PROPERTIES

Garden Terrace Apartments

A NATURALLY INVITING LIVING EXPERIENCE



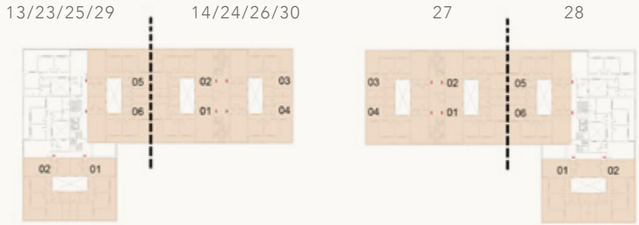
DISCLAIMER
1.This façade is subjected to minor amendments without prior notice. 2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level. 3. This façade is for illustrative purposes.

GARDEN TERRACE APARTMENT

TOTAL GROSS AREA: 173.6 – 187.1 M²

NO.	ROOM	DIMENSIONS
01	Entrance Lobby	1.30m x 2.10m
02	Kitchen	2.70m x 4.00m
03	Guest Toilet	1.30m x 1.80m
04	Reception	6.30m x 4.00m
05	Lobby	1.10m x 5.50m
06	Bedroom 1	3.60m x 3.60m
07	Bedroom 2	3.60m x 3.60m
08	Bathroom	2.40m x 2.00m
09	Master Bedroom	3.60m x 4.00m
10	Master Dressing	1.60m x 4.00m
11	Master Bathroom	2.40m x 2.00m
12	Garden Terrace	24.3 - 26.0m²

- Second & Third Floors
- Buildings numbers 13/23/25/28/29 Units 21,22,25,26,31,32,35,36
- Buildings numbers 14/24/26/27/30 Units 21,22,23,24,31,32,33,34





SECOND & THIRD FLOORS

DISCLAIMER
1. All rooms dimensions are measured to structural elements and exclude wall finished and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the-stated area, Drawings not to scale. The developer reserves the right to make revisions. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

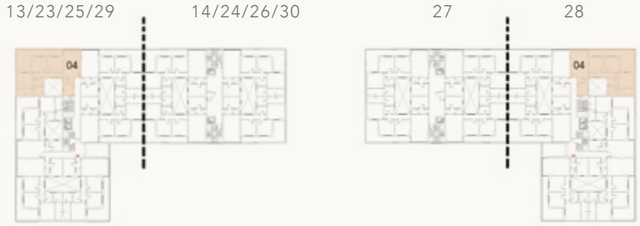
MISR ITALIA PROPERTIES

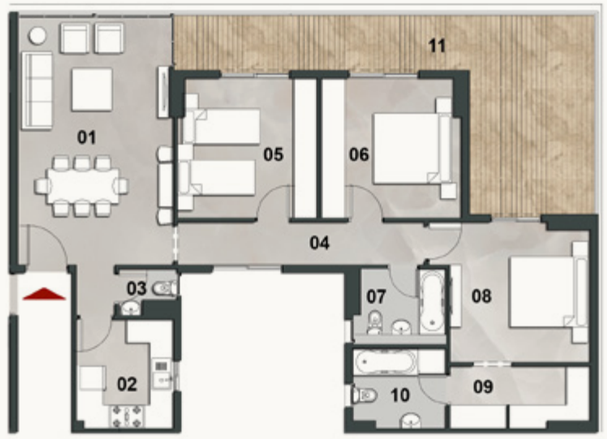
GARDEN TERRACE APARTMENT

TOTAL GROSS AREA: 169.3 M²

NO.	ROOM	DIMENSIONS
01	Reception	6.30m x 4.00m
02	Kitchen	2.40m x 2.80m
03	Guest Toilet	1.30m x 1.20m
04	Lobby	1.10m x 6.90m
05	Bedroom 1	3.60m x 3.60m
06	Bedroom 2	3.60m x 3.60m
07	Bathroom	2.40m x 2.00m
08	Master Bedroom	3.60m x 3.60m
09	Master Dressing	1.60m x 3.60m
10	Master Bathroom	2.40m x 2.00m
11	Garden Terrace	27.8m²

- Second & Third Floors
- Buildings numbers 13/23/25/28/29 Units 24,34





SECOND & THIRD FLOORS

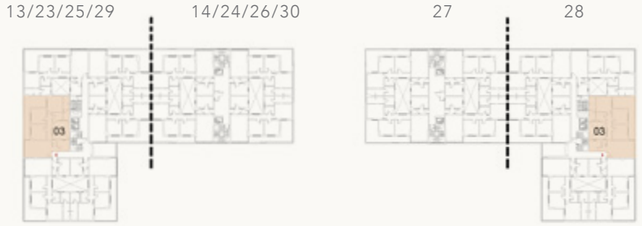
DISCLAIMER
1. All rooms dimensions are measured to structural elements and exclude wall finished and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the-stated area, Drawings not to scale. The developer reserves the right to make revisions. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

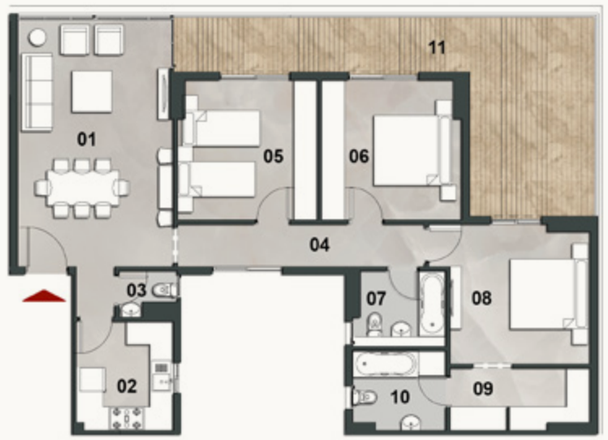
MISR ITALIA PROPERTIES

GARDEN TERRACE APARTMENT

TOTAL GROSS AREA: 162.3 M²

NO.	ROOM	DIMENSIONS
01	Reception	4.00m x 6.40m
02	Kitchen	2.80m x 2.40m
03	Guest Toilet	1.30m x 1.20m
04	Lobby	5.80m x 1.10m
05	Bedroom 1	3.60m x 3.60m
06	Bedroom 2	3.60m x 3.60m
07	Bathroom	2.40m x 1.80m
08	Master Bedroom	3.60m x 3.60m
09	Master Dressing	1.60m x 3.00m
10	Master Bathroom	2.40m x 1.60m
11	Garden Terrace	24.0m²





SECOND & THIRD FLOORS

- Second & Third Floors
- Buildings numbers 13/23/25/28/29 Units 23,33

DISCLAIMER
1. All rooms dimensions are measured to structural elements and exclude wall finished and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the-stated area, Drawings not to scale. The developer reserves the right to make revisions. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

Sky Villas

TAKING LUXURY TO ELEVATED HEIGHTS



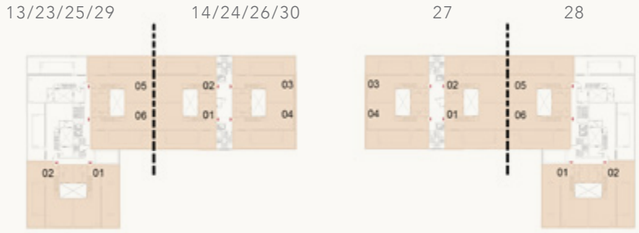
DISCLAIMER
1.This façade is subjected to minor amendments without prior notice. 2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level. 3. This façade is for illustrative purposes.

SKY VILLA

TOTAL GROSS AREA: 310.2 – 328.0 M²

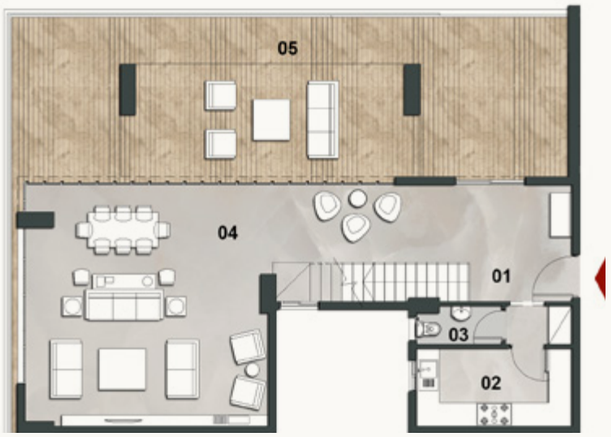
NO.	ROOM	DIMENSIONS
01	Entrance Lobby	7.80m x 2.00m
02	Kitchen	2.00m x 4.00m
03	Guest Toilet	1.00m x 2.20m
04	Reception	6.30m x 6.20m
05	Garden Terrace	65.3 - 69.0 m²
06	Lobby	5.60m x 1.10m
07	Living room	4.00m x 3.80m
08	Bedroom 1	3.60m x 3.60m
09	Bedroom 2	3.60m x 3.60m
10	Nanny's Bedroom	2.30m x 1.80m
11	Laundry	1.60m x 1.90m
12	Nanny's Bathroom	1.70m x 1.20m
13	Bathroom	2.30m x 1.90m
14	Master Bedroom	3.60m x 3.50m
15	Master Dressing	3.50m x 1.60m
16	Master Bathroom	2.30m x 2.00m
17	Terrace 1	2.20m x 0.80m
18	Terrace 2	3.80m x 1.10m

- Fourth, Fifth, Sixth & Seventh Floors
- Buildings numbers 13/23/25/28/29 Units 41,42,45,46,61,62,65,66
- Buildings numbers 14/24/26/27/30 Units 41,42,43,44,61,62,63,64





FIFTH & SEVENTH FLOORS



FOURTH & SIXTH FLOORS

DISCLAIMER
1. All rooms dimensions are measured to structural elements and exclude wall finished and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the-stated area, Drawings not to scale. The developer reserves the right to make revisions. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

MISR ITALIA PROPERTIES

SKY VILLA

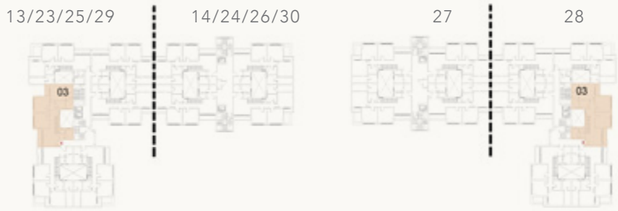
TOTAL GROSS AREA: 285.4 M²

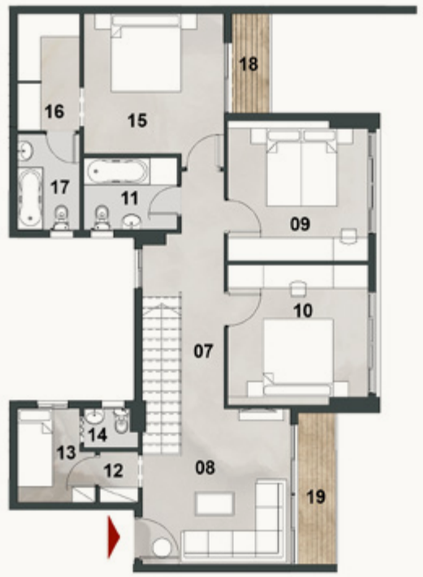
NO.	ROOM	DIMENSIONS
01	Entrance Lobby	7.80m x 2.20m
02	Kitchen	2.40m x 3.10m
03	Reception	6.20m x 4.00m
04	Storage	1.40m x 1.10m
05	Guest Toilet	1.90m x 1.40m
06	Garden Terrace	61.5m²
07	Lobby	6.10m x 1.10m
08	Living room	4.00m x 3.80m
09	Bedroom 1	3.60m x 3.60m
10	Bedroom 2	3.60m x 3.60m
11	Bathroom	2.40m x 1.80m
12	Laundry	1.00m x 1.30m
13	Nanny's Bedroom	2.45m x 1.60m
14	Nanny's Bathroom	1.40m x 1.00m
15	Master Bedroom	3.60m x 3.60m
16	Master Dressing	1.60m x 3.00m
17	Master Bathroom	2.50m x 1.60m
18	Terrace 1	2.50m x 1.00m
19	Terrace 2	3.90m x 1.00m

- Fourth, Fifth, Sixth & Seventh Floors
- Buildings numbers 13/23/25/28/29 Units 43,63

MISR ITALIA PROPERTIES

13/23/25/29 | 14/24/26/30 | 27 | 28





FIFTH & SEVENTH FLOORS



FOURTH & SIXTH FLOORS

DISCLAIMER
1. All rooms dimensions are measured to structural elements and exclude wall finished and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the-stated area, Drawings not to scale. The developer reserves the right to make revisions. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

SKY VILLA

TOTAL GROSS AREA: 288.9 M²

NO.	ROOM	DIMENSIONS
01	Entrance Lobby	9.30m x 2.00m
02	Kitchen	2.40m x 3.10m
03	Reception	4.70m x 6.25m
04	Storage	1.40m x 1.10m
05	Guest Toilet	1.90m x 1.40m
06	Garden Terrace	64.1m²
07	Lobby	6.10m x 1.10m
08	Living room	4.00m x 3.60m
09	Laundry	1.00m x 1.30m
10	Nanny's Bedroom	2.40m x 1.60m
11	Nanny's Bathroom	1.20m x 1.00m
12	Bedroom 1	3.60m x 3.60m
13	Bedroom 2	3.60m x 3.60m
14	Bathroom	2.00m x 2.00m
15	Master Bedroom	3.60m x 3.60m
16	Master Dressing	3.60m x 1.60m
17	Master Bathroom	2.00m x 2.00m
18	Terrace 1	3.90m x 1.00m
19	Terrace 2	2.80m x 0.90m

- Forth, Fifth, Sixth & Seventh Floors
- Buildings Numbers 13/23/25/28/29 Unit 44,64

MISR ITALIA PROPERTIES

13/23/25/29 14/24/26/30 27 28





FIFTH & SEVENTH FLOORS



FOURTH & SIXTH FLOORS

DISCLAIMER
1. All rooms dimensions are measured to structural elements and exclude wall finished and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the-stated area, Drawings not to scale. The developer reserves the right to make revisions. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.



DISCLAIMER
1.This façade is subjected to minor amendments without prior notice. 2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level. 3. This façade is for illustrative purposes.

L APARTMENT BUILDING

The exemplary project is carefully designed with varied lifestyles in mind, offering a signature collection of units, drenched in absolute luxury while allowing you to choose your own personalized view; from Garden Villas and spacious terraces that dream in Green and Blue, Sky Villas where luxury knows no limits to Double View Homes that take in a dose of tranquility multiplied by two, thanks to their prime location at the intersection of manicured landscapes and shimmering lagoons.

All home at VINCI Lagoons are surrounded by elaborate garden paths with trees, seasonal flowers and verdant plants, all homes combine modern-day functionality with virgin beauty to dictate a superior living experience where privacy and nature intertwine.



DISCLAIMER
1.This façade is subjected to minor amendments without prior notice. 2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level. 3. This façade is for illustrative purposes.

Garden Villas

DREAM IN ALL SHADES OF BLUE & GREEN

GARDEN VILLA

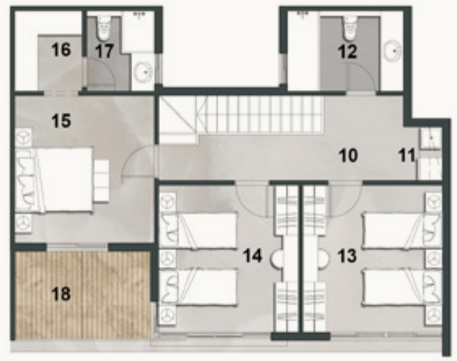
TOTAL GROSS AREA: 234.5 M²

NO.	ROOM	DIMENSIONS
01	Main Entrance	1.20m x 2.20m
02	Reception & Dining	7.30m x 5.30m
03	Entrance Lobby	2.10m x 1.60m
04	Porch	2.60m x 1.80m
05	Kitchen	3.60m x 3.80m
06	Nanny's Bedroom	2.10m x 1.80m
07	Nanny's Bathroom	1.70m x 1.00m
08	Vanity	3.00m x 1.20m
09	Guest Toilet	1.70m x 2.10m
10	Lobby	4.40m x 1.10m
11	Kitchenette	1.00m x 1.40m
12	Bathroom	2.10m x 3.00m
13	Bedroom 1	3.60m x 3.80m
14	Bedroom 2	3.60m x 3.80m
15	Master Bedroom	3.60m x 3.80m
16	Master Dressing	2.10m x 1.70m
17	Master Bathroom	2.10m x 1.70m
18	Terrace	3.50m x 2.30m

- Ground & First Floors
- Buildings 15/17/19/21 Units 01,02
- Buildings 16/18/20/22 Units 01,02

16/18/20/22 15/17/19/21





FIRST FLOOR



GROUND FLOOR

DISCLAIMER
1. All rooms dimensions are measured to structural elements and exclude wall finished and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the-stated area, Drawings not to scale. The developer reserves the right to make revisions. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

MISR ITALIA PROPERTIES

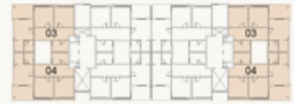
GARDEN VILLA

TOTAL GROSS AREA: 242.1 M²

NO.	ROOM	DIMENSIONS
01	Main Entrance	1.20m x 2.20m
02	Reception & Dining	7.30m x 5.30m
03	Entrance Lobby	2.10m x 1.60m
04	Porch	2.60m x 1.80m
05	Kitchen	3.60m x 3.80m
06	Nanny's Bedroom	2.10m x 1.80m
07	Nanny's Bathroom	1.70m x 1.00m
08	Vanity	3.00m x 1.20m
09	Guest Toilet	1.70m x 2.10m
10	Lobby	6.30m x 2.20m
11	Kitchenette	1.00m x 1.40m
12	Bathroom	2.10m x 3.00m
13	Bedroom 1	3.60m x 3.80m
14	Bedroom 2	3.60m x 3.80m
15	Master Bedroom	3.60m x 3.80m
16	Master Dressing	2.10m x 1.70m
17	Master Bathroom	2.10m x 1.70m
18	Terrace	3.65m x 2.30m

- Ground & First Floors
- Buildings 15/17/19/21 Units 03,04
- Buildings 16/18/20/22 Units 03,04

16/18/20/22 15/17/19/21





FIRST FLOOR



GROUND FLOOR

DISCLAIMER
1. All rooms dimensions are measured to structural elements and exclude wall finished and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the-stated area, Drawings not to scale. The developer reserves the right to make revisions. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

Double View Houses

WHERE LUSH GREEN GREETS FLOWING LAGOON SERENITY



DISCLAIMER
1.This façade is subjected to minor amendments without prior notice. 2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level. 3. This façade is for illustrative purposes.

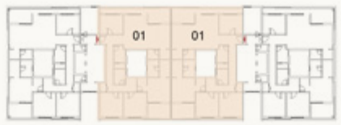
DOUBLE VIEW HOUSE

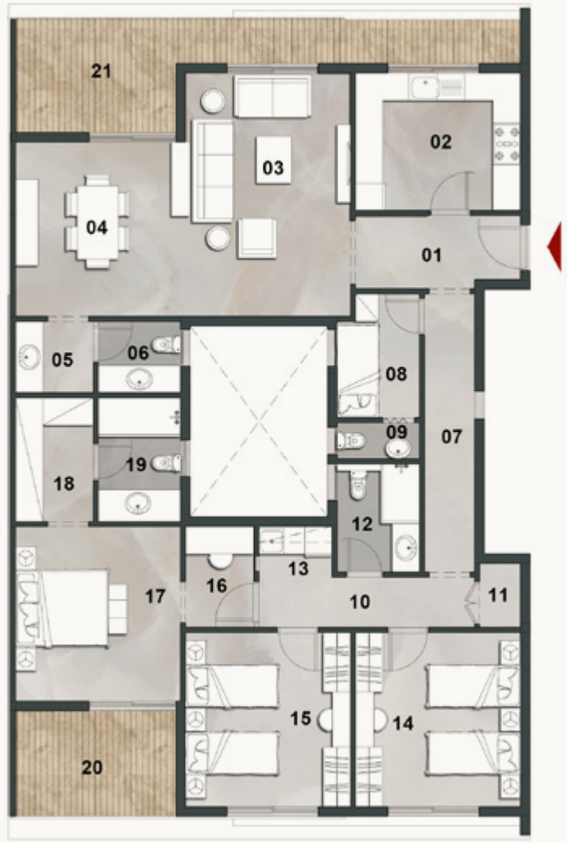
TOTAL GROSS AREA: 224.9-227.3 M²

NO.	ROOM	DIMENSIONS
01	Entrance	1.60m x 3.60m
02	Kitchen	3.00m x 3.60m
03	Reception	3.60m x 5.30m
04	Dining Room	3.70m x 3.80m
05	Vanity	1.70m x 1.60m
06	Guest Toilet	1.55m x 1.80m
07	Lobby 1	5.90m x 1.10m
08	Nanny's Bedroom	1.80m x 2.70m
09	Nanny's Bathroom	0.80m x 1.80m
10	Lobby 2	4.70m x 1.10m
11	Laundry	0.90m x 1.40m
12	Bathroom	2.40m x 1.80m
13	Kitchenette	1.10m x 1.60m
14	Bedroom 1	3.60m x 3.80m
15	Bedroom 2	3.60m x 3.80m
16	Work Space	2.20m x 1.50m
17	Master Bedroom	3.60m x 3.80m
18	Master Dressing	1.70m x 2.70m
19	Master Bathroom	1.80m x 2.70m
20	Terrace 1	3.50m x 2.30m
21	Terrace 2	7.50m x 1.00m 3.70m x 2.50m

- Second & Third Floors
- Buildings 15/17/19/21 Units 21,31
- Buildings 16/18/20/22 Units 21,31

16/18/20/22 15/17/19/21





SECOND & THIRD FLOORS

DISCLAIMER
1. All rooms dimensions are measured to structural elements and exclude wall finished and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the-stated area, Drawings not to scale. The developer reserves the right to make revisions. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

MISR ITALIA PROPERTIES

DOUBLE VIEW HOUSE

TOTAL GROSS AREA: 227.1-228.7 M²

NO.	ROOM	DIMENSIONS
01	Entrance	1.60m x 3.60m
02	Kitchen	3.00m x 3.60m
03	Reception	3.60m x 5.30m
04	Dining Room	3.70m x 3.80m
05	Vanity	1.70m x 1.60m
06	Guest Toilet	1.80m x 1.60m
07	Lobby 1	5.90m x 1.10m
08	Nanny's Bedroom	1.80m x 2.70m
09	Nanny's Bathroom	0.80m x 1.80m
10	Lobby 2	4.70m x 1.10m
11	Laundry	0.90m x 1.40m
12	Bathroom	2.40m x 1.80m
13	Kitchenette	1.10m x 1.60m
14	Bedroom 1	3.60m x 3.80m
15	Bedroom 2	3.60m x 3.80m
16	Work Space	2.20m x 1.50m
17	Master Bedroom	3.60m x 3.80m
18	Master Dressing	1.70m x 2.70m
19	Master Bathroom	1.80m x 2.70m
20	Terrace 1	3.70m x 2.30m
21	Terrace 2	7.50m x 1.00m 3.70m x 2.50m

- Second & Third Floors
- Buildings 15/17/19/21 Units 22,32
- Buildings 16/18/20/22 Units 22,32

MISR ITALIA PROPERTIES

16/18/20/22 15/17/19/21





SECOND & THIRD FLOORS

DISCLAIMER
1. All rooms dimensions are measured to structural elements and exclude wall finished and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the-stated area, Drawings not to scale. The developer reserves the right to make revisions. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

Sky Villas

TAKING LUXURY TO ELEVATED HEIGHTS



DISCLAIMER
1.This façade is subjected to minor amendments without prior notice. 2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level. 3. This façade is for illustrative purposes.

SKY VILLA

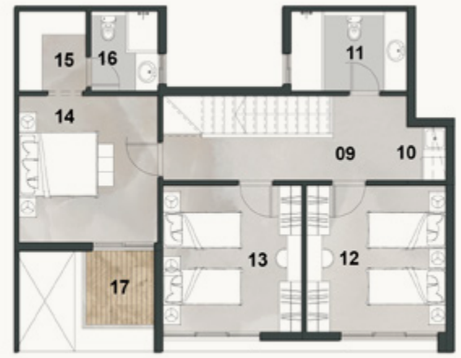
TOTAL GROSS AREA: 218.2 M²

NO.	ROOM	DIMENSIONS
01	Entrance	2.20m x 1.20m
02	Reception & Dining	7.30m x 5.30m
03	Vanity	1.20m x 2.10m
04	Guest Toilet	1.70m x 2.10m
05	Kitchen	3.00m x 3.60m
06	Nanny's Bedroom	1.70m x 2.10m
07	Nanny's Bathroom	1.70m x 1.00m
08	Terrace	7.50m x 0.80m 3.80m x 3.10m
09	Lobby	6.30m x 2.20m
10	Kitchenette	1.00m x 1.40m
11	Bathroom	2.10m x 3.00m
12	Bedroom 1	3.60m x 3.80m
13	Bedroom 2	3.60m x 3.80m
14	Master Bedroom	3.60m x 3.80m
15	Master Dressing	2.10m x 1.70m
16	Master Bathroom	2.10m x 1.70m
17	Terrace	1.90m x 2.00m

- Fourth, Fifth, Sixth & Seventh Floors
- Buildings 15/17/19/21 Units 41,42,61,62
- Buildings 16/18/20/22 Units 41,42,61,62

16/18/20/22 15/17/19/21





FIFTH & SEVENTH FLOORS



FOURTH & SIXTH FLOORS

DISCLAIMER
1. All rooms dimensions are measured to structural elements and exclude wall finished and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the-stated area, Drawings not to scale. The developer reserves the right to make revisions. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

SKY VILLA

TOTAL GROSS AREA: 220.7 M²

NO.	ROOM	DIMENSIONS
01	Entrance	2.20m x 1.20m
02	Reception & Dining	7.30m x 5.30m
03	Vanity	1.20m x 2.10m
04	Guest Toilet	1.70m x 2.10m
05	Kitchen	3.00m x 3.60m
06	Nanny's Bedroom	2.10m x 1.70m
07	Nanny's Bathroom	1.70m x 1.00m
08	Terrace	7.50m x 0.90m 3.80m x 3.20m
09	Lobby	6.30m x 2.20m
10	Kitchenette	1.00m x 1.40m
11	Bathroom	2.10m x 3.00m
12	Bedroom 1	3.60m x 3.80m
13	Bedroom 2	3.60m x 3.80m
14	Master Bedroom	3.60m x 3.80m
15	Master Dressing	2.10m x 1.70m
16	Master Bathroom	2.10m x 1.70m
17	Terrace	1.90m x 2.00m

- Fourth, Fifth, Sixth & Seventh Floors
- Buildings 15/17/19/21 Units 43,44,63,64
- Buildings 16/18/20/22 Units 43,44,63,64

MISR ITALIA PROPERTIES

16/18/20/22 15/17/19/21





FIFTH & SEVENTH FLOORS



FOURTH & SIXTH FLOORS

DISCLAIMER
1. All rooms dimensions are measured to structural elements and exclude wall finished and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the-stated area, Drawings not to scale. The developer reserves the right to make revisions. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

VL SEP22 V1

MISR ITALIA

PROPERTIES