

IL BOSCO

NEW CAPITAL

LAKEFRONT LIVING . ELEVATED VIEWS

NEW PHASE LAUNCHING SOON

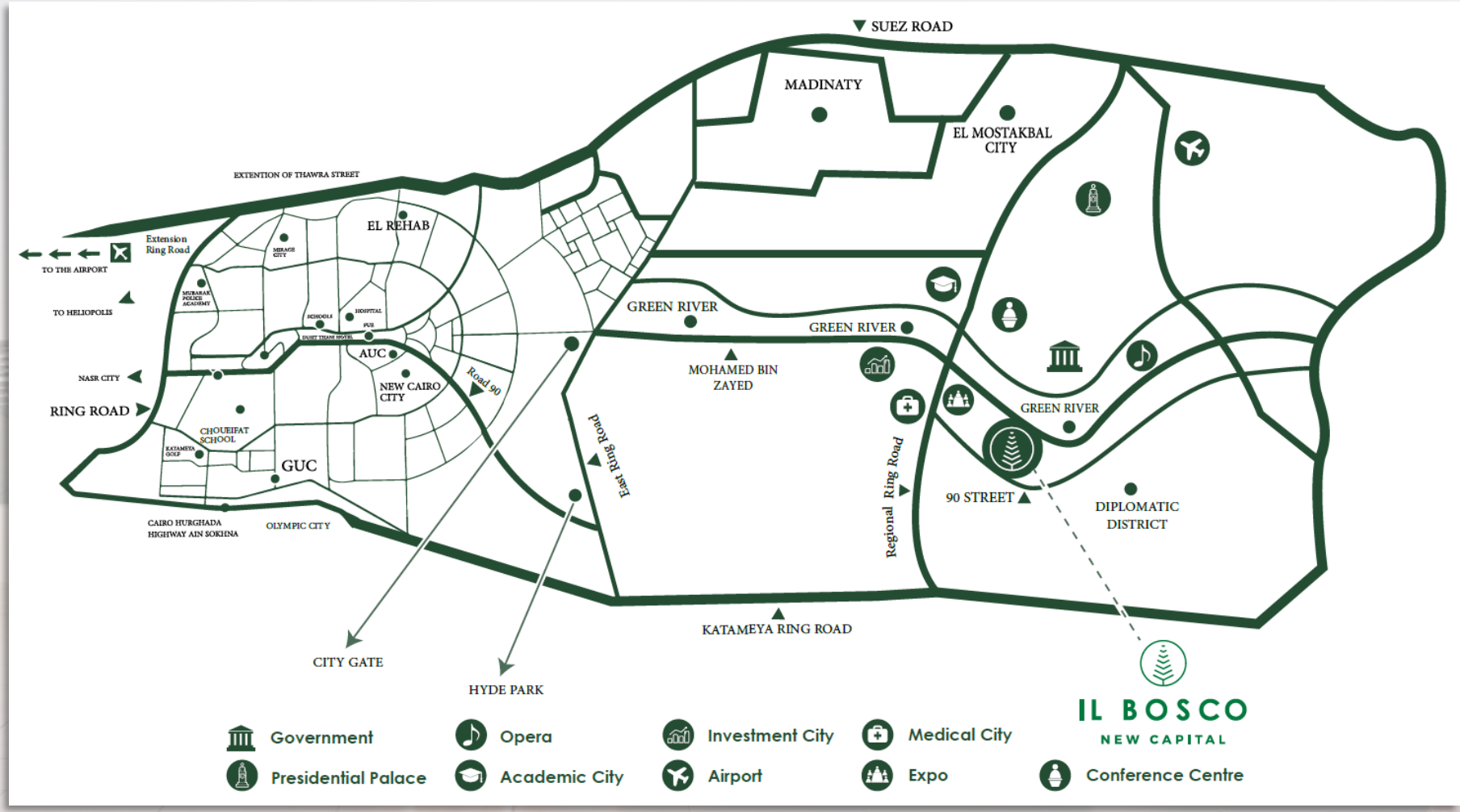
MISR ITALIA PROPERTIES

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LOCATION

IL BOSCO
NEW CAPITAL

Situated amongst exclusive residential districts and connected through main lines of transportation.

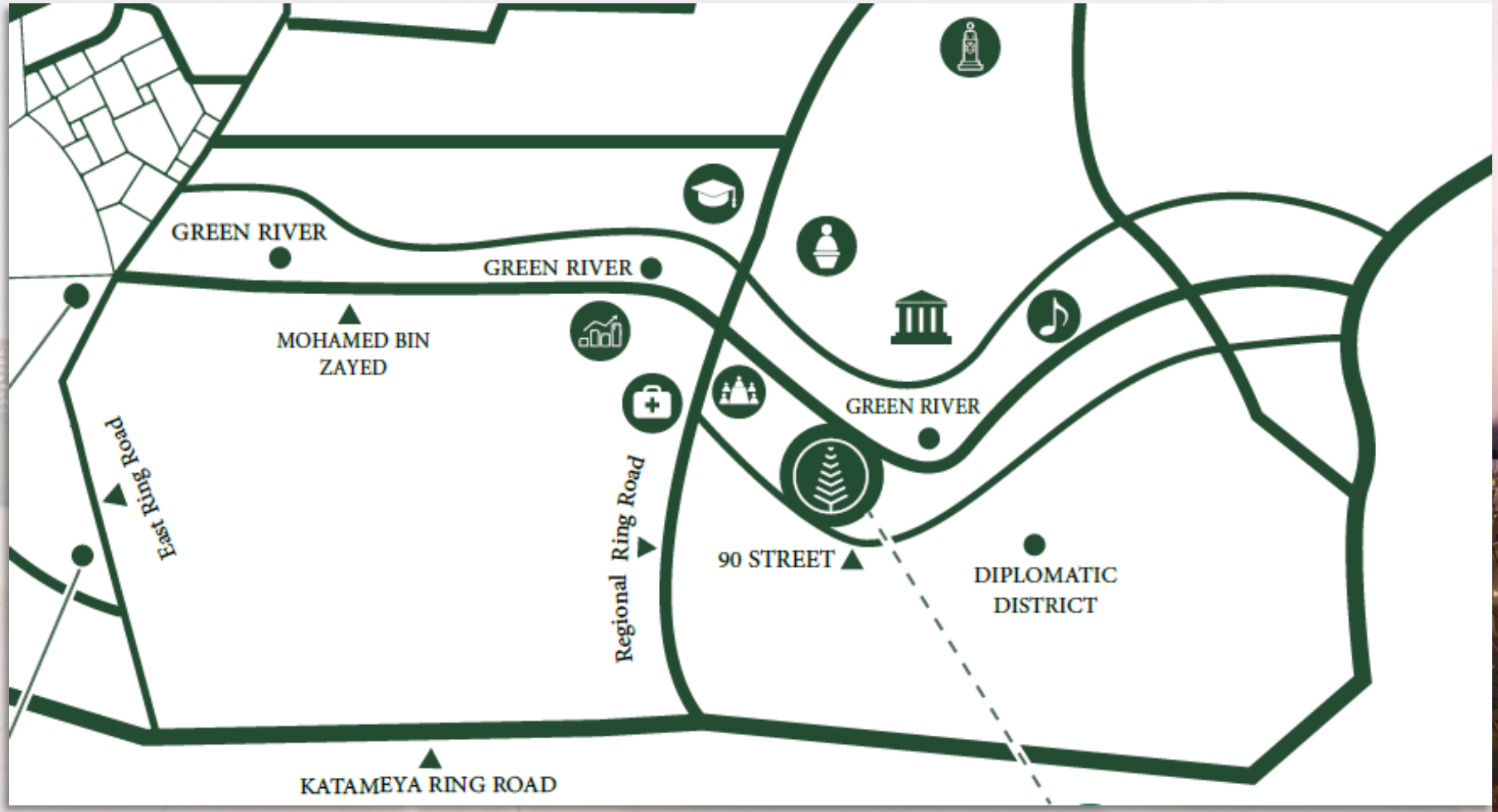


LOCATION

IL BOSCO
NEW CAPITAL

Located in the heart of the new capital, directly on **Mohamed Bin Zayed** Road surrounded by prime landmarks.

- GREEN RIVER
- HIGH SPEED TRANSPORTATION
- DIPLOMATIC DISTRICT
- FINACIAL DISTRICT
- INVESTMENT ZONE
- SMART CITY
- CATHEDRAL
- RESIDENTIAL
- EXPO-CITY
- OPERA HOUSE
- MEDICAL CITY
- GOVERNMENT ADMINISTRATION
- 10 minutes away from 90 Street
- 50 minutes away from Sokhna



TRUE FOREST ATMOSPHERICS

Step into a world with a new fascinating look to the greener life. A world full of breathtaking greenery and majestic landscapes. It's a world class project that will blow your mind with its revolutionary concept, a concept that will create a new outlook to green living in Egypt. For the first time in the Middle East and Africa, a forest-like environment will be built to show people the new meaning of an ecological green life system. It's a project that will create a cross section of environments to serve the community with the most inventive concept.
Welcome to IL BOSCO... your gateway to the new 21st century urban ecology and innovative design. A groundbreaking experience is awaiting you.

To compliment the essence of the project, IL BOSCO is introducing for the first time ever in the MENA Region, **the Vertical Forest**, a one of a kind concept consisting of a group of buildings with vertical integrated landscape. The buildings will be full of green plantations, which supports the overall sustainability of the community.



MISR ITALIA PROPERTIES

MASTER PLAN

IL BOSCO
NEW CAPITAL





MISR ITALIA
PROPERTIES

MASTER PLAN ZONING

IL BOSCO
NEW CAPITAL





MISR ITALIA
PROPERTIES



ROAD HIERARCHY

IL BOSCO
NEW CAPITAL



- 18M ROADS
- 18M ROADS PARKWAY
- 16M ROADS
- 13M ROADS
- PARKING LOTS
- ENTRANCES

MISR ITALIA
PROPERTIES



CIRCULATION

IL BOSCO
NEW CAPITAL



SHARED BIKE LANE

PEDESTERIAN

BICYCLE / PEDESTERIAN

MISR ITALIA
PROPERTIES


THE
CLIFF
VILLAS



MASTER PLAN

THE CLIFF VILLAS





MISR ITALIA PROPERTIES

SITE PLAN

THE CLIFF VILLAS





MISR ITALIA PROPERTIES



OVERVIEW

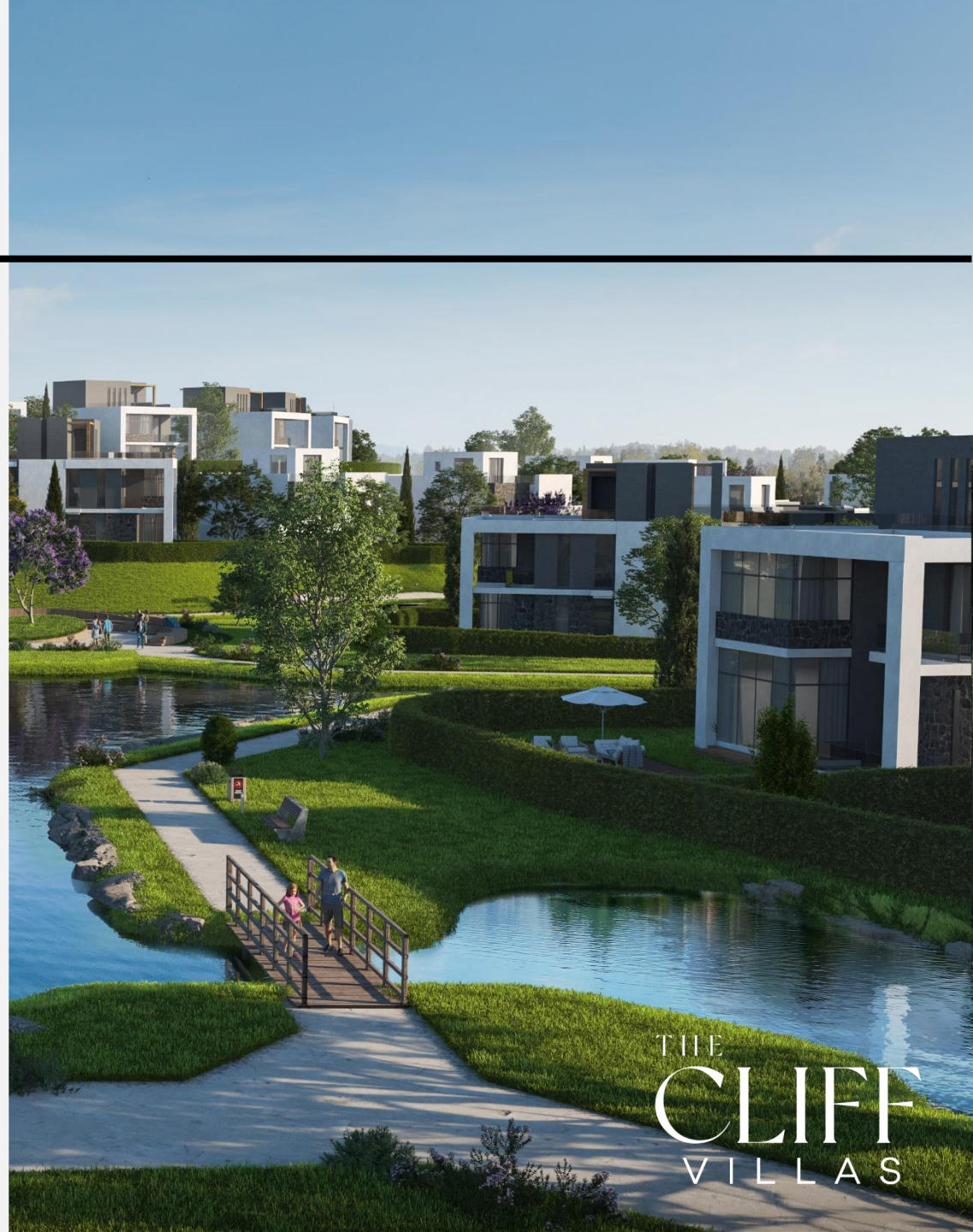
THE CLIFF VILLAS

- The most premium villa zone in the project
- The highest point in the compound with open views
- It will overlook the creek along with the magnificent landscapes all around
- Provides an exceptional view to the iconic Vertical Forest towers
- All the zone is single family units not mixed with apartment buildings
- Difference in elevations levels that reaches 6 meters in some areas
- Nearby the community center
- Open space facilities: seating observation area, outdoor working space, fitness area, reading area, chill out area and waterfall
- Nearby the project gate
- Nearby the commercial zone

MISR ITALIA PROPERTIES

THE CLIFF TYPES

- Cliff Villa
- Creek Villa
- Standalone Villa
- Twin house
- Townhouse




THE
CLIFF
VILLAS


THE
CLIFF
VILLAS


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THE CLIFF VILLAS


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THE
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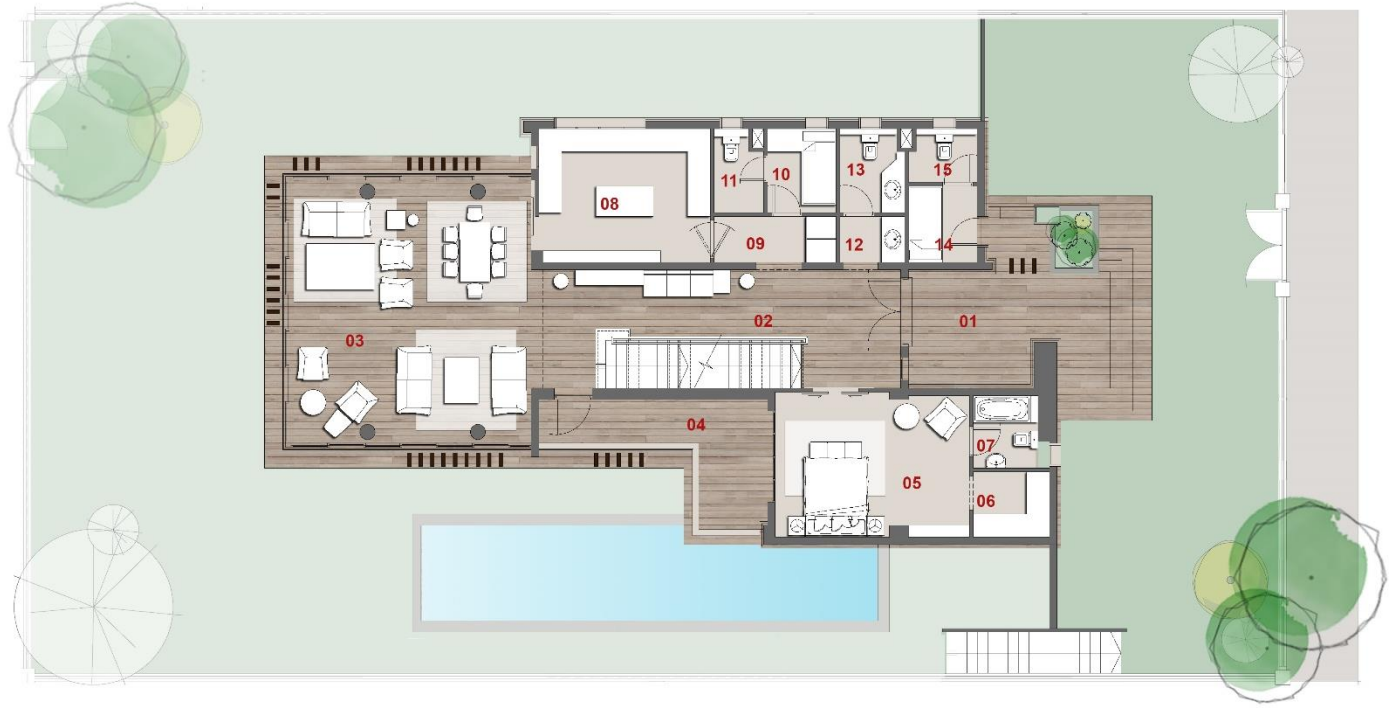

THE
CLIFF
VILLAS

THE CLIFF VILLAS

ENTRY FLOOR LEVEL

Total BUA: 639 m2

NUM.	ROOM	DIMENSIONS
01	ENTRANCE	12m2
02	LOBBY	15m2
03	RECEPTION	7.30m x 6.60m
04	TERRACE	12m2
05	G.BEDROOM	5.10m x 3.80m
06	DRESSING	2.00m x 1.70m
07	M.BATHROOM	1.90m x 2.00m
08	KITCHEN	4.50m x 3.50m
09	LANDURY	1.20m x 0.90m
10	MAID'S	2.20m x 1.80m
11	MAID'S TOILET	2.20m x 1.30m
12	VENITY	1.70m x 1.20m
13	G.TOILET	2.20m x 1.80m
14	DRIVER	2.00m x 1.80m
15	DRIVER BATH	1.80m x 1.40m



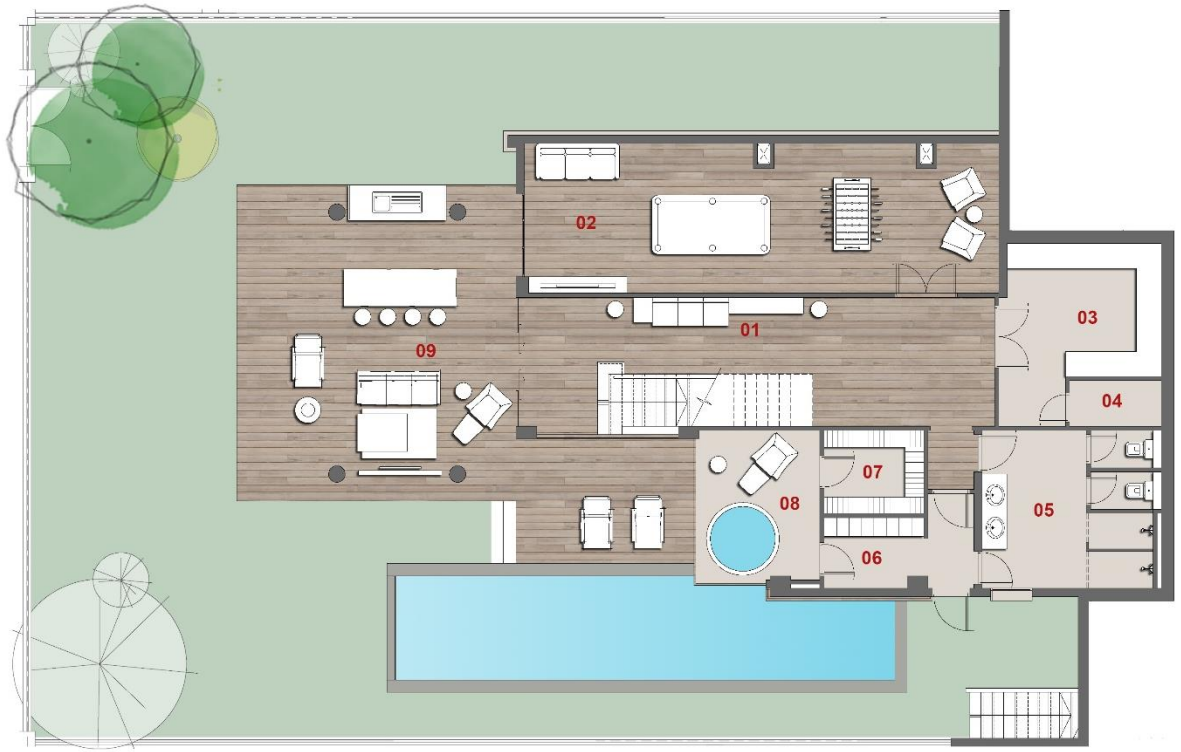
MISR ITALIA PROPERTIES

THE CLIFF VILLAS

GROUND FLOOR

Total BUA: 639 m2

NUM.	ROOM	DIMENSIONS
01	READING AREA	10m2
02	ENTERTAINMENT ROOM	11.40m x 3.60m
03	STORAGE	4.40m x 3.90m
04	MECH. ROOM	2.20m x 1.10m
05	POOL HOUSE	4.30m x 3.80m
06	CHANGING ROOM	1.70m x 2.40m
07	SAUNA	2.40m x 2.00m
08	JACUZZI	3.10m x 3.60m
09	TERRACE	64m2



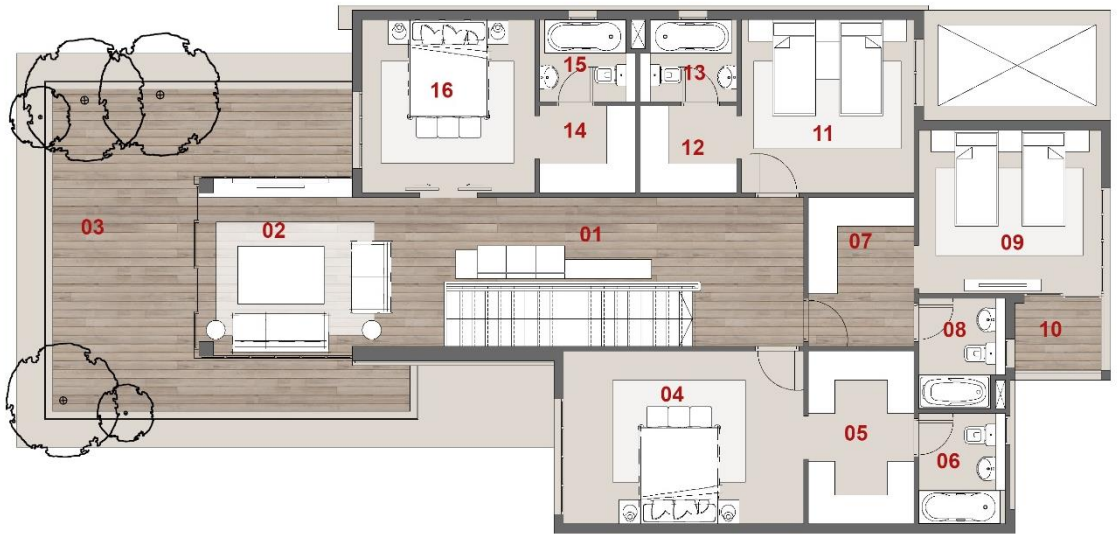
MISR ITALIA PROPERTIES

THE CLIFF VILLAS

FIRST FLOOR

Total BUA: 639 m2

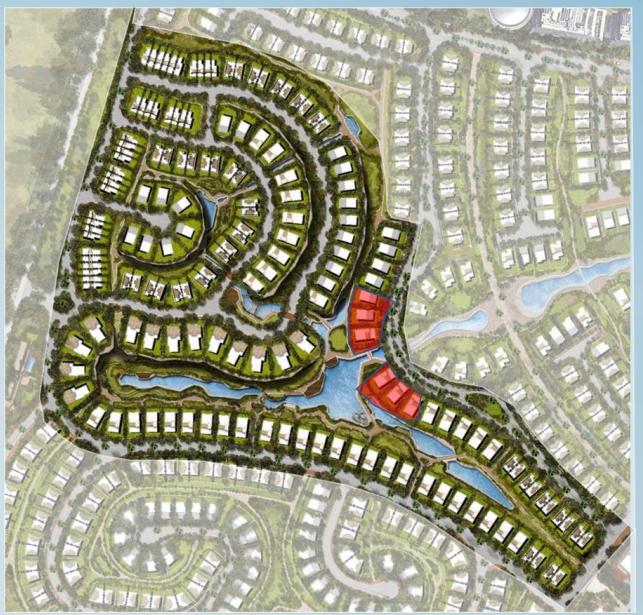
NUM.	ROOM	DIMENSIONS
01	READING AREA	10m2
02	LIVING ROOM	4.80m x 3.70m
03	ROOF GARDEN	34m2
04	M.BEDROOM	5.00m x 3.60m
05	DRESSING	2.20m x 3.60m
06	M.BATHROOM	1.80m x 2.30m
07	DRESSING	2.20m x 3.10m
08	M.BATHROOM	1.80m x 2.30m
09	M.BEDROOM	3.60m x 3.60m
10	TERRACE	1.80m x 1.30m
11	M.BEDROOM	3.60m x 3.60m
12	DRESSING	2.00m x 1.80m
13	M.BATHROOM	2.00m x 1.70m
14	DRESSING	2.00m x 1.80m
15	M.BATHROOM	2.00m x 1.70m
16	M.BEDROOM	3.60m x 3.60m



MISR ITALIA PROPERTIES



CREEK
VILLA



CREEK
VILLA



CREEK
VILLA


V5
CREEK
VILLA

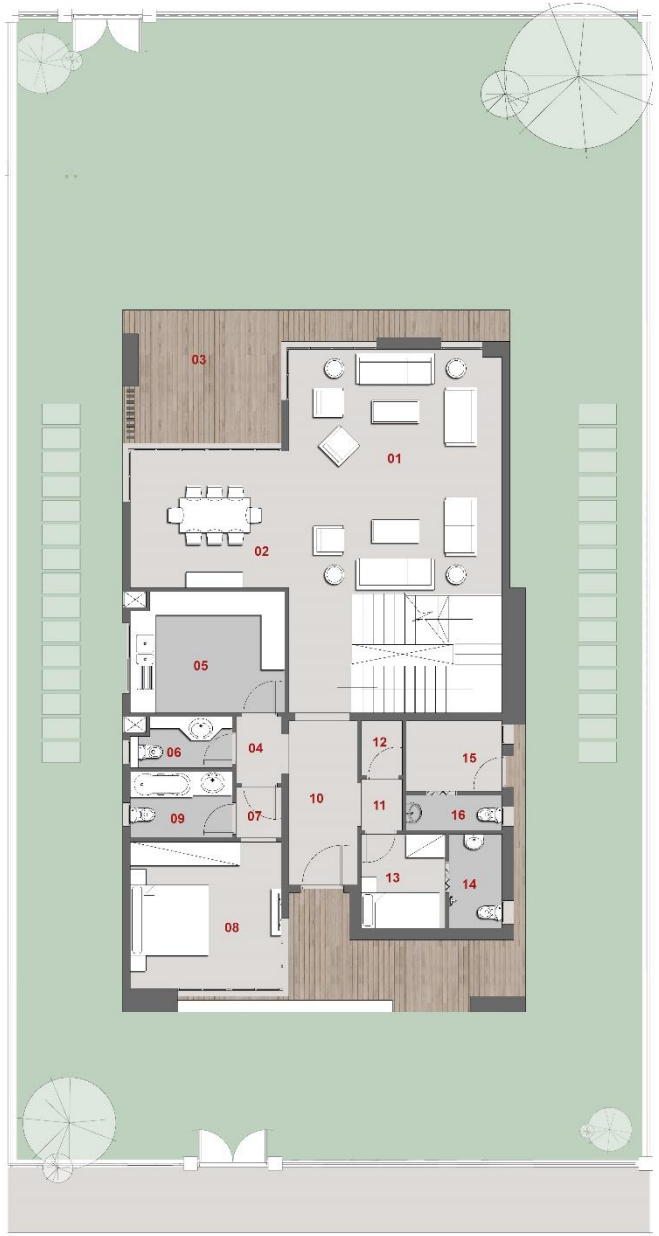
CREEK
VILLA

GROUND FLOOR

Total BUA: 489 m2

389 m2 + Roof Terrace 100 m2

NUM.	ROOM	DIMENSIONS
01	RECEPTION	6.25mX5.10m
02	DINNING	3.90m x 3.50m
03	TERRACE	17.60 m2
04	LOBBY	1.70 mx 1.15m
05	KITCHEN	3.95m x 3.10m
06	G.TOILET	2.45m x 1.30m
07	LOBBY	1.30m x 1.15m
08	GUEST ROOM	3.70m x 3.75m
09	G.BATHROOM	2.60m x 1.70m
10	LOBBY	1.55m x 4.20m
11	LOBBY	1.30m x 1.05m
12	STORE	1.05m x 1.40m
13	MAID	2.15mx 2.40m
14	MAID BATH	1.20m x 2.40m
15	DRIVER	2.30m x 1.80m
16	DRIVER BATH	2.30m x 0.90m



MISR ITALIA PROPERTIES

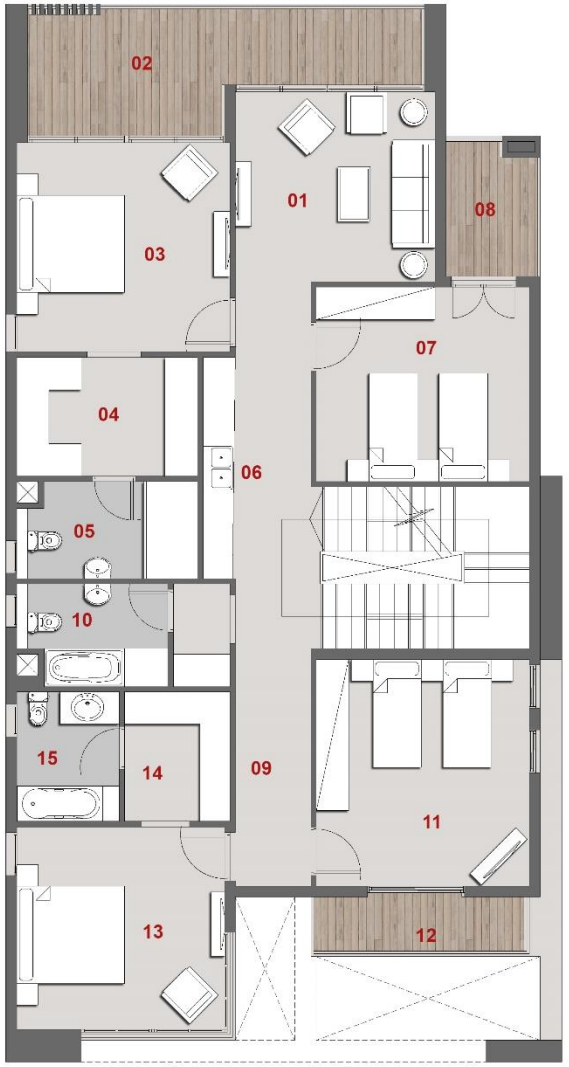
CREEK
VILLA

FIRST FLOOR

Total BUA: 489 m2

389 m2 + Roof Terrace 100 m2

NUM.	ROOM	DIMENSIONS
01	LIVING	3.50m x 3.52m
02	TERRACE 1	7.00m x 2.00m
03	MASTER BEDROOM 1	3.80m x 3.88m
04	DRESSING 1	3.20m x 2.20m
05	M.BATHROOM 1	3.20m x 1.80m
06	KITCHENETTE	4.10m x 0.60m
07	BEDROOM 1	3.80m x 3.60m
08	TERRACE 2	1.60m x 2.60m
09	LOBBY	11.20m x 1.20m
10	BATHROOM	2.65m x 1.90m
11	BEDROOM 2	3.80m x 4.20m
12	TERRACE 3	3.85m x 1.05m
13	MASTER BEDROOM 2	3.70m x 3.75m
14	DRESSING 2	1.95m x 2.40m
15	M.BATHROOM 2	1.75m x 2.40m



MISR ITALIA PROPERTIES

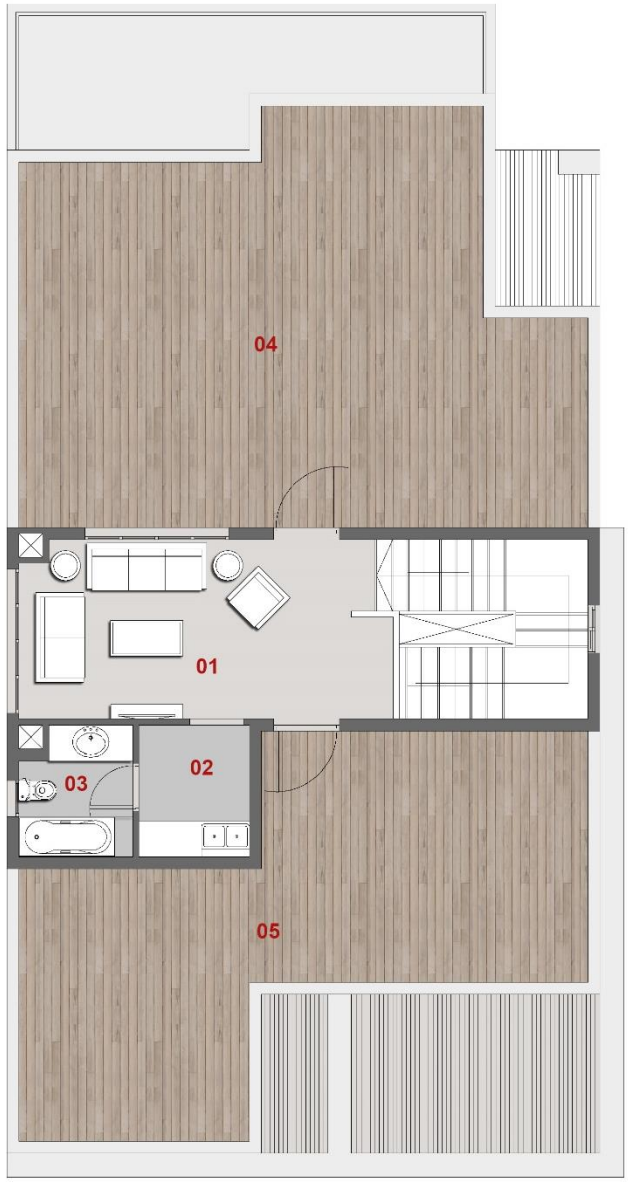
CREEK
VILLA

ROOF

Total BUA: 489 m2

389 m2 + Roof Terrace 100 m2

NUM.	ROOM	DIMENSIONS
01	LIVING	5.85mX3.00m
02	KITCHENETTE	1.85mX2.45m
03	BATHROOM	2.45mX1.90m
04	ROOF TERRACE 1	53.50 SQ.M
05	ROOF TERRACE 2	37.30 SQ. M



MISR ITALIA PROPERTIES



STANDALONE
VILLA


STANDALONE
VILLA


STANDALONE
VILLA

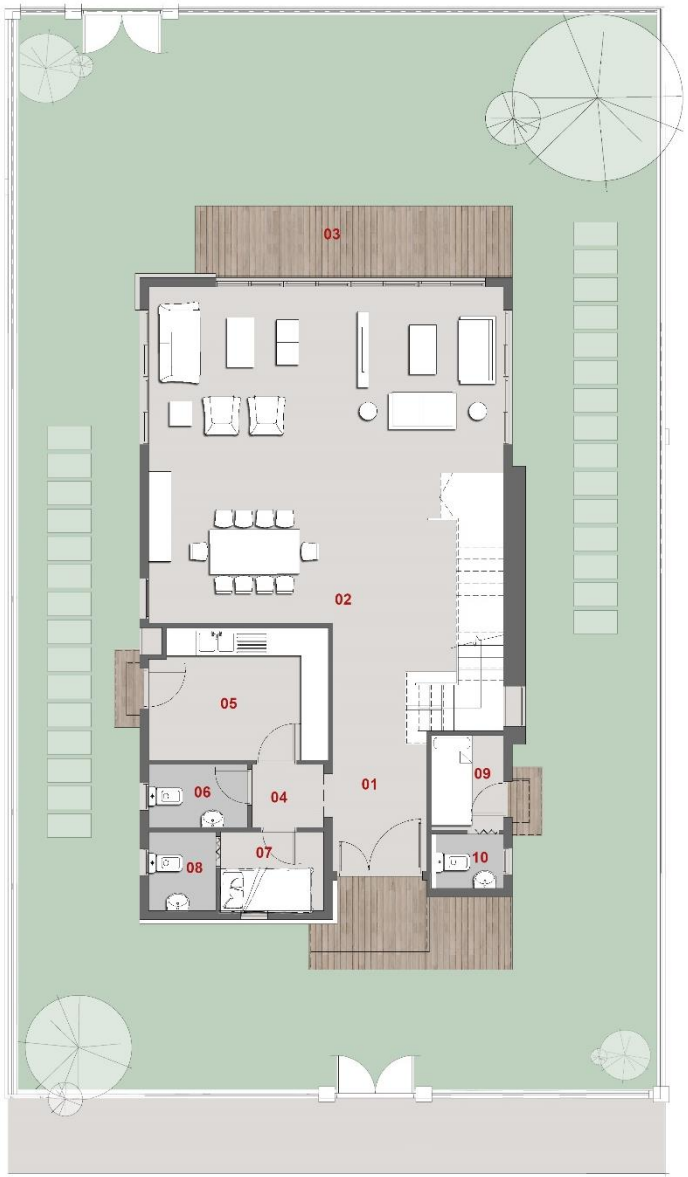
STANDALONE
VILLA

GROUND FLOOR

Total BUA: 399 m2

313 m2 + Roof Terrace 86 m2

NUM.	ROOM	DIMENSIONS
01	ENTRANCE	2.10m x 3.10m
02	RECEPTION&DINNING	7.90m x 7.50m
03	TERRACE	7.00m x 1.60m
04	LOBBY	1.40m x 1.60m
05	KITCHEN	2.95m x 4.00m
06	G.TOILET	1.40m x 2.20m
07	MAID	1.75m x 2.30m
08	MAID BATH	1.75m x 1.50m
09	DRIVER	2.10m x 1.60m
10	DRIVER BATH	1.20m x 1.60m



MISR ITALIA PROPERTIES

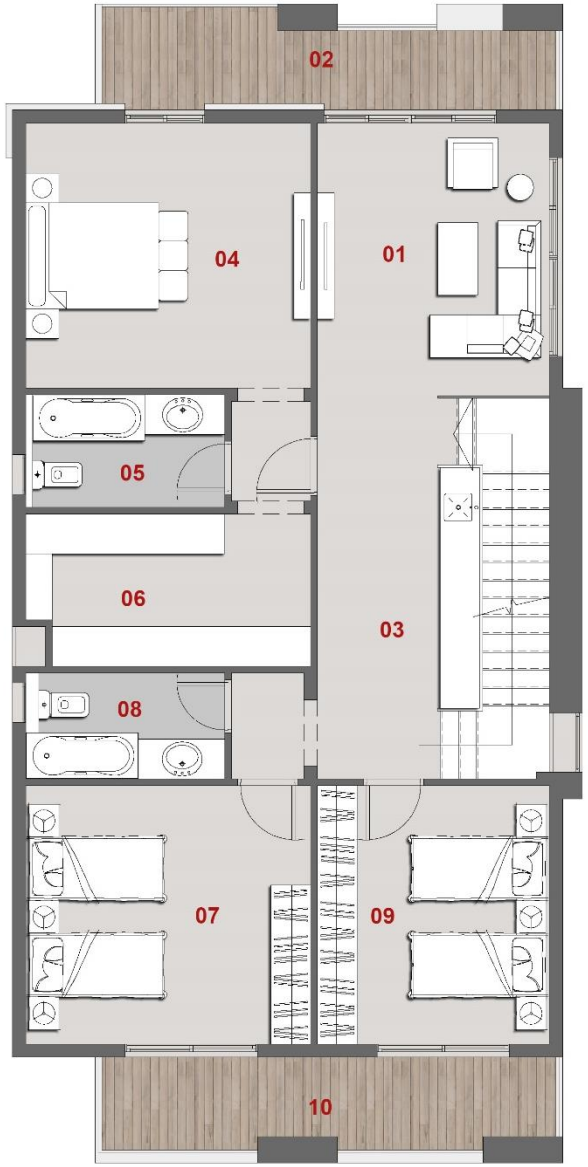
STANDALONE
VILLA

FIRST FLOOR

Total BUA: 399 m2

313 m2 + Roof Terrace 86 m2

NUM.	ROOM	DIMENSIONS
01	LIVING	3.50m x 4.15m
02	TERRACE 1	6.85m x 1.60m
03	KITCHENETTE	5.80m x 2.45m
04	MASTER BEDROOM	4.30m x 4.00m
05	M. BATHROOM	1.70m x 3.00m
06	DRESSING	4.30mx 2.30m
07	BEDROOM 1	3.90mx 4.20m
08	BATH	3.00m x 1.60m
09	BEDROOM 2	3.90m x 3.60m
10	TERRACE 2	6.85m x 1.20m



MISR ITALIA PROPERTIES

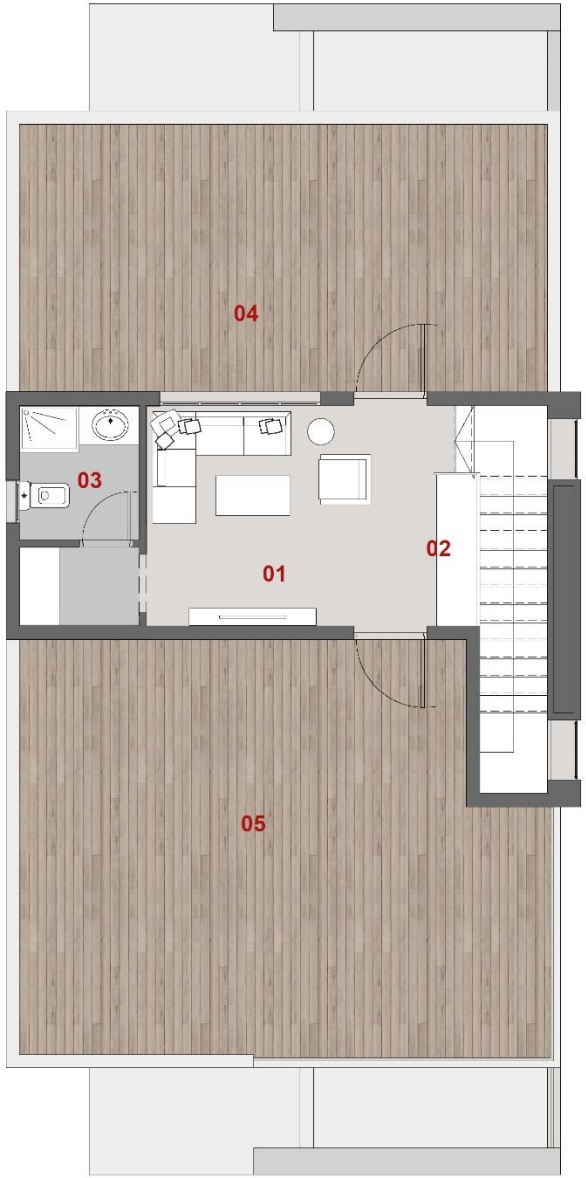
STANDALONE
VILLA

ROOF

Total BUA: 399 m2

313 m2 + Roof Terrace 86 m2

NUM.	ROOM	DIMENSIONS
01	LIVING	3.10m x 4.35m
02	KITCHENETTE	2.25m x 0.60m
03	BATH	1.90m x 1.80m
04	ROOF TERRACE 1	31.60 SQ.M.
05	ROOF TERRACE 2	46.35 SQ.M.



MISR ITALIA PROPERTIES



TWIN HOUSE


TWIN HOUSE


TWIN HOUSE

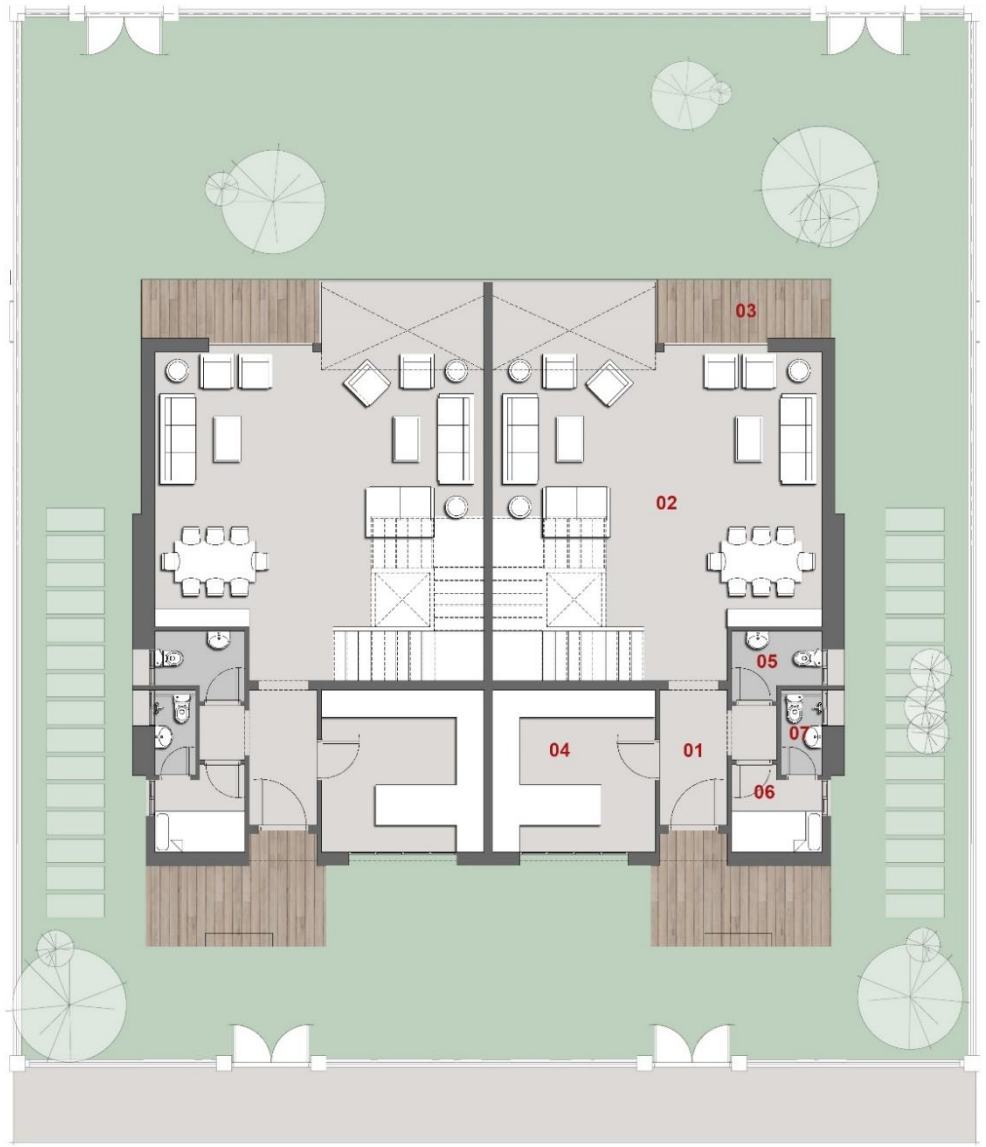
TWIN HOUSE

GROUND FLOOR

Total BUA: 321 m2

241 m2 + Roof Terrace 81 m2

NUM.	ROOM	DIMENSIONS
01	ENTRANCE&LOBBY	1.50m x 3.00m
02	RECEPTION&DINNING	7.30m x 8.85m
03	TERRACE	3.85m x 1.50m
04	KITCHEN	3.60m x 3.60m
05	G.TOILET	2.00m x 1.55m
06	MAID ROOM	2.00m x 1.95m
07	M.TOILET	0.90m x 1.90m



MISR ITALIA PROPERTIES

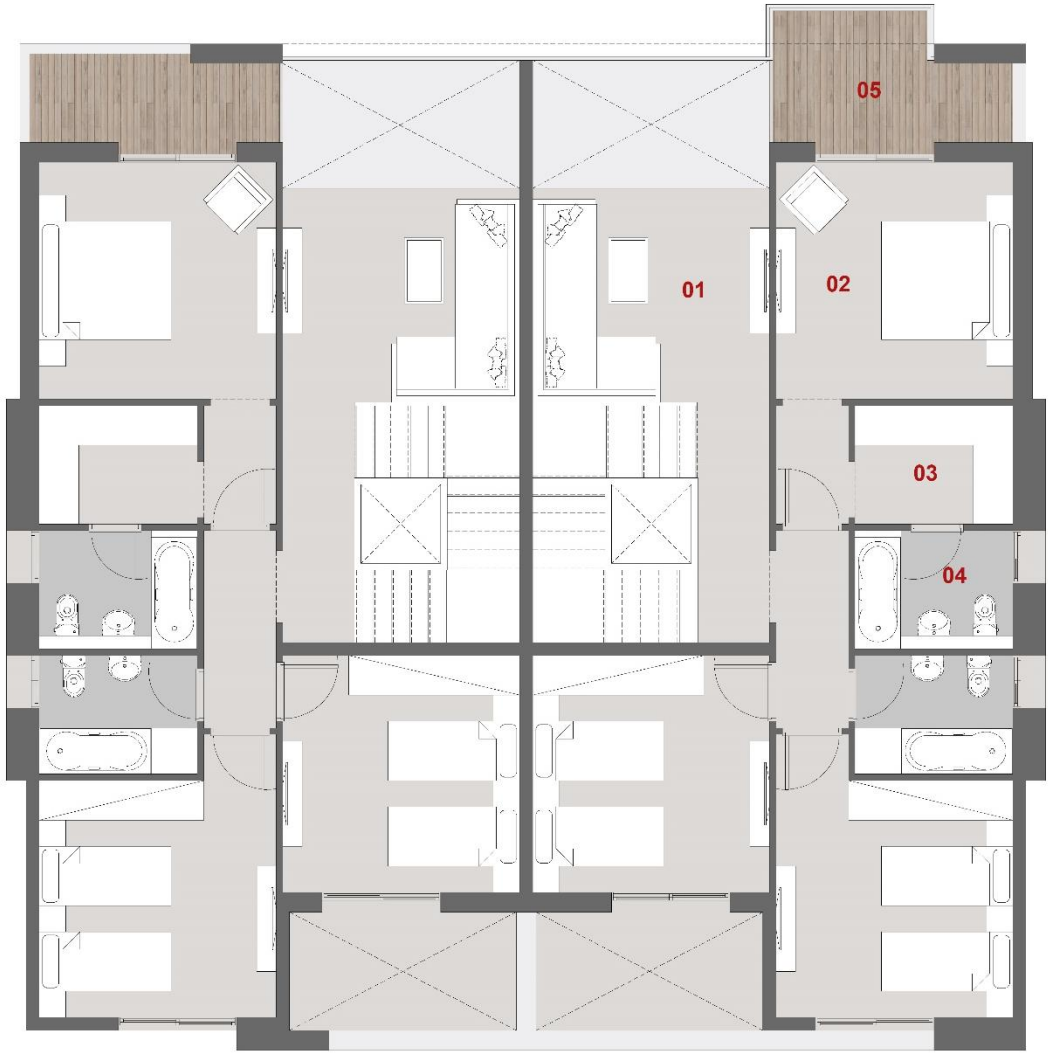
TWIN HOUSE

FIRST FLOOR

Total BUA: 321 m2

241 m2 + Roof Terrace 81 m2

NUM.	ROOM	DIMENSIONS
01	LIVING ROOM	3.60m x 3.15m
02	M.BEDROOM	3.60m x 3.60m
03	DRESSING	2.40m x 1.80m
04	TERRACE	4.00m x 1.60m
05	BATHROOM	2.40m x 1.80m
06	BEDROOM 1	3.60m x 3.60m
07	BATHROOM	2.40m x 1.80m
08	BEDROOM2	3.60m x 4.30m



MISR ITALIA PROPERTIES

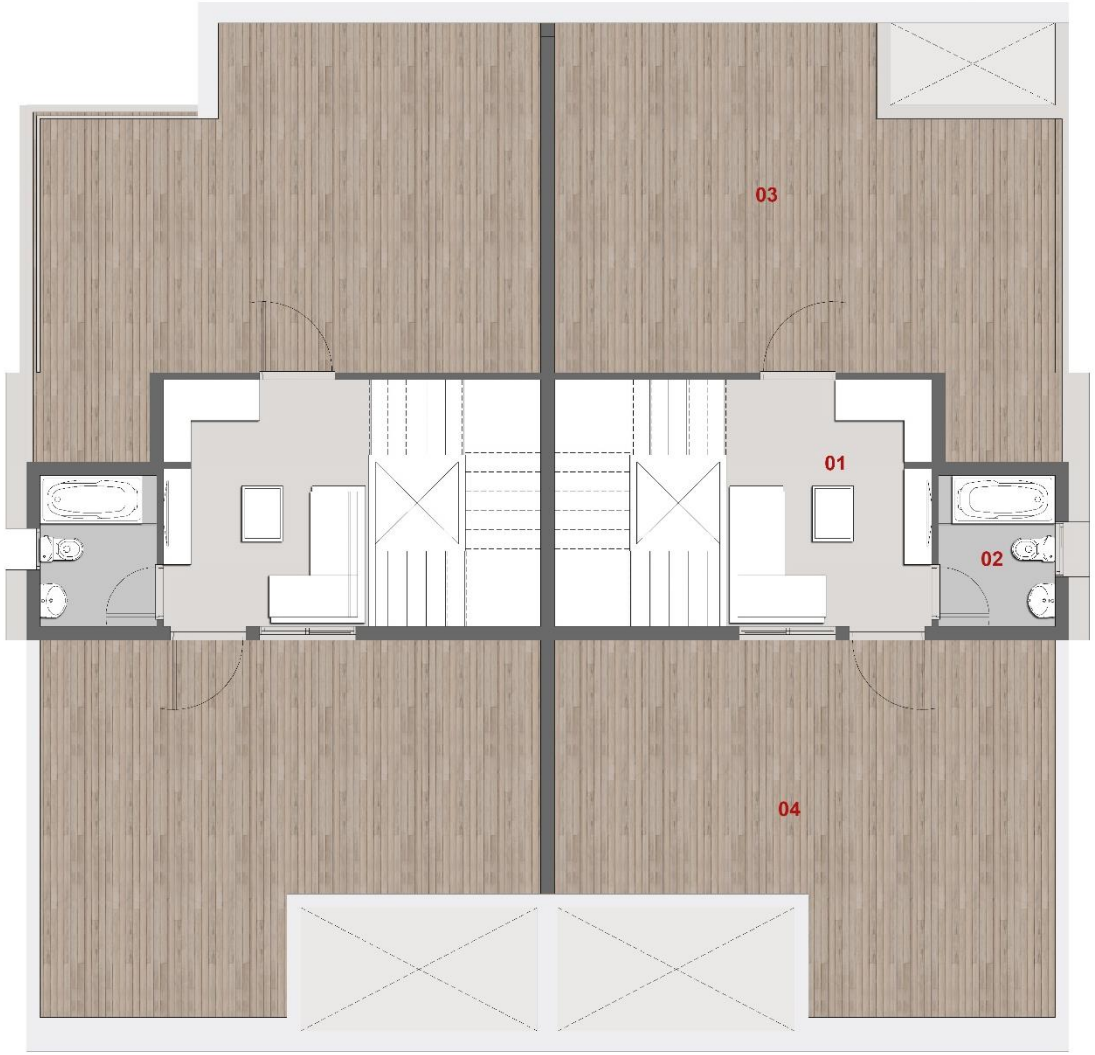
TWIN HOUSE

ROOF

Total BUA: 321 m2

241 m2 + Roof Terrace 81 m2

NUM.	ROOM	DIMENSIONS
01	LIVING ROOM	3.60m x 3.00m
02	BATHROOM	2.20m x 1.70m
03	ROOF TERRACE01	35.65SQ.M
04	ROOF TERRACE02	34.95 SQ.M



MISR ITALIA PROPERTIES



TOWN HOUSE


TOWN HOUSE



TOWN HOUSE

TOWNHOUSE (4-A)

Total BUA: 258 m2

190 m2 + Roof Terrace 68 m2

GROUND FLOOR
80 SQM

01 RECEPTION	9.40 x 5.90
02 KITCHEN	2.40 X 3.60
03 TOILET	1.90 X 1.10
04 TERRACE	1.50 X 1.70
05 TERRACE	4.20 X 1.60
06 PARKING	





FIRST FLOOR
86 SQM

01 M.BEDROOM	3.60 x 4.00
02 DRESSING	1.80 X 2.20
03 M.BATHROOM	1.80 X 1.70
04 TERRACE	3.00 X 0.85
05 BEDROOM 01	3.60 X 3.80
06 TERRACE	1.70 X 1.40
07 LAUNDRY	1.60 X 1.40
08 BATHROOM	2.40 X 2.10
09 BEDROOM 02	3.60 X 3.60



PENTHOUSE **24 SQM**
ROOF TERRACE **68 SQM**

01 LIVING ROOM	2.80 X 2.30
02 TOILET	1.30 X 1.80
03 TERRACE 01	4.00 X 6.30
04 TERRACE 02	1.70 X 7.80
05 TERRACE 03	3.60 X 6.00



MISR ITALIA PROPERTIES

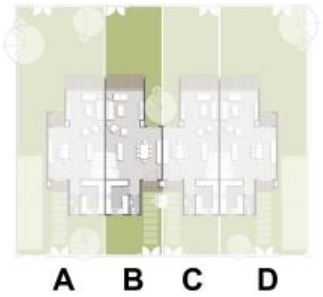
TOWNHOUSE (4-B)

Total BUA: 258 m2

190 m2 + Roof Terrace 68 m2

GROUND FLOOR
77 SQM

01 RECEPTION	9.40 x 5.90
02 KITCHEN	2.40 X 3.60
03 TOILET	1.90 X 1.10
04 TERRACE	4.20 X 1.60





FIRST FLOOR
89 SQM

01 M.BEDROOM	3.60 x 4.00
02 DRESSING	1.80 X 2.20
03 M.BATHROOM	1.80 X 1.70
04 TERRACE	4.20 X 0.85
05 BEDROOM 01	3.60 X 3.80
06 TERRACE	1.70 X 1.40
07 LAUNDRY	1.60 X 1.40
08 BATHROOM	2.40 X 2.10
09 BEDROOM 02	3.60 X 3.60



PENTHOUSE **24 SQM**
ROOF TERRACE **68 SQM**

01 LIVING ROOM	2.80 X 2.30
02 TOILET	1.30 X 1.80
03 TERRACE 01	4.20 X 6.30
04 TERRACE 02	1.70 X 8.10
05 TERRACE 03	3.90 X 6.00



MISR ITALIA PROPERTIES

TOWNHOUSE (6-E)

Total BUA: 254 m2

190 m2 + Roof Terrace 64 m2

GROUND FLOOR
77 SQM

01 RECEPTION	9.40 x 5.90
02 KITCHEN	2.40 X 3.60
03 TOILET	1.90 X 1.10
04 TERRACE	4.20 X 1.60





FIRST FLOOR
89 SQM

01 M.BEDROOM	3.60 x 4.00
02 DRESSING	1.80 X 2.20
03 M.BATHROOM	1.80 X 1.70
04 TERRACE	3.00 X 0.85
05 BEDROOM 01	3.60 X 3.80
06 TERRACE	1.70 X 1.40
07 LAUNDRY	1.60 X 1.40
08 BATHROOM	2.40 X 2.10
09 BEDROOM 02	3.60 X 3.60



PENTHOUSE **24 SQM**
ROOF TERRACE **64 SQM**

01 LIVING ROOM	2.80 X 2.30
02 TOILET	1.30 X 1.80
03 TERRACE 01	4.00 X 6.30
04 TERRACE 02	1.70 X 7.80
05 TERRACE 03	3.60 X 5.40



MISR ITALIA PROPERTIES

TOWNHOUSE (6-F)

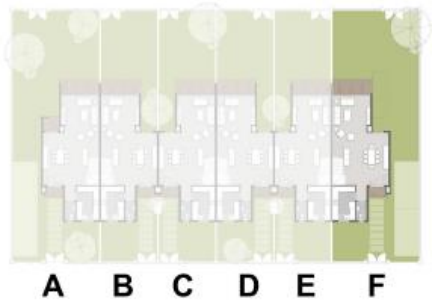
Total BUA: 258 m2

190 m2 + Roof Terrace 68 m2

GROUND FLOOR
76 SQM

01 RECEPTION	9.40 x 5.90
02 KITCHEN	2.40 X 3.60
03 TOILET	1.90 X 1.10
04 TERRACE	4.20 X 1.60
PARKING	





FIRST FLOOR
90 SQM

01 M.BEDROOM	3.60 x 4.00
02 DRESSING	1.80 X 2.20
03 M.BATHROOM	1.80 X 1.70
04 TERRACE	4.20 X 0.85
05 BEDROOM 01	3.60 X 3.80
06 TERRACE	1.70 X 1.40
07 LAUNDRY	1.60 X 1.40
08 BATHROOM	2.40 X 2.10
09 BEDROOM 02	3.60 X 3.60



PENTHOUSE **24 SQM**
ROOF TERRACE **68 SQM**

01 LIVING ROOM	2.80 X 2.30
02 TOILET	1.30 X 1.80
03 TERRACE 01	4.00 X 6.30
04 TERRACE 02	1.70 X 7.70
05 TERRACE 03	3.60 X 6.00



MISR ITALIA PROPERTIES


THE
PARK



THE PARK

THE FUTURISTIC BELND OF NATURE

GARDEN VILLA/ SKY VILLA/ GARDEN TERRACE APARTMENTS

IL BOSCO
NEW CAPITAL

MISR ITALIA
PROPERTIES

MASTER PLAN

THE PARK





MISR ITALIA PROPERTIES

SITE PLAN

THE PARK







OVERVIEW

THE PARK

- The park will be featuring trails, play areas, and a community center.
- The Park Zone is overlooking the project's main spine and the villas zone.
- This zone will feature unique designs with technological amenities for the first time in the New Capital, ArchiTec & ArchiTec+
- The Park Products:
    - **Architec**
        1. Apartments
    - **Architec**+
        1. Garden Villa
        2. Sky Villa
        3. Garden Terrace Apartment

MISR ITALIA PROPERTIES



ARCHITEC & ARCHITEC+ FEATURES

THE PARK

ArchiTec

- Keyless home entries (by codes and facial recognition)
- QR Code generation for guests entries
- Built in sound systems in lobby
- Motion detection light systems (energy saving)
- Triple Play technology
- CCTV

ArchiTec+

- Co-working spaces in ground floor includes charging stations, Wi-Fi

MISR ITALIA PROPERTIES



ARCHITEC+ - KEYLESS HOME ENTRY

THE PARK





MISR ITALIA PROPERTIES



ARCHITEC+ - QR CODE GUEST ENTRY

THE PARK



MISR ITALIA PROPERTIES



ARCHITEC+ - SOUND SYSTEM IN LOBBY

THE PARK

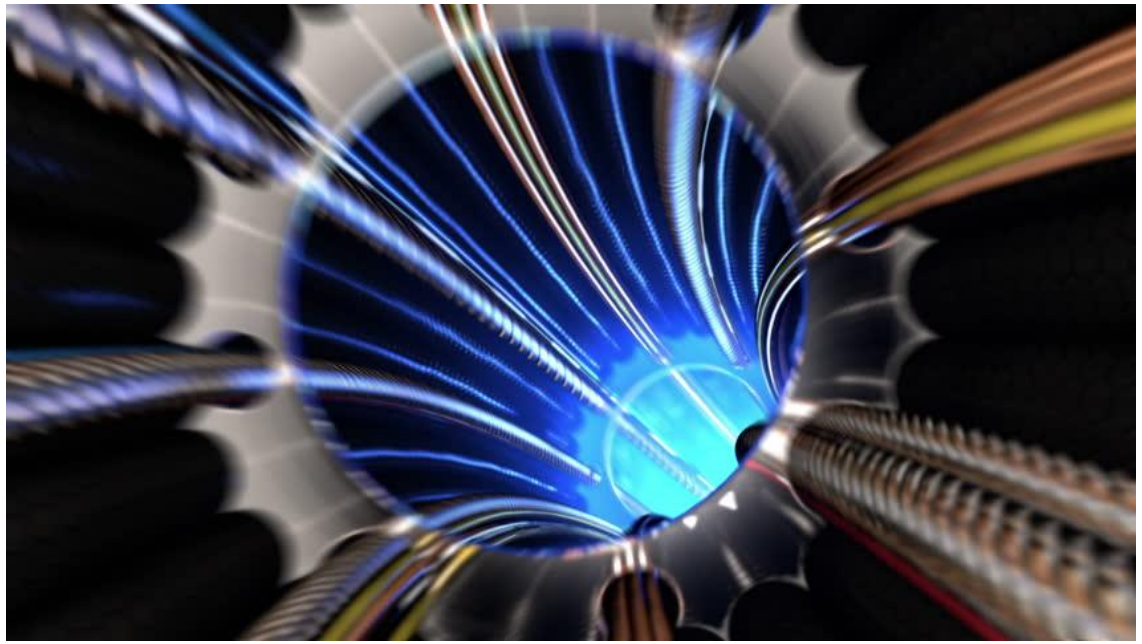


MISR ITALIA PROPERTIES

ARCHITEC+ - TRIPLE PLAY TECHNOLOGY

THE PARK







MISR ITALIA PROPERTIES



ARCHITEC+ - CCTV

THE PARK



MISR ITALIA PROPERTIES

CO-WORKING SPACE

THE PARK

- Open shared spaces
- Kitchen
- Toilets
- Garden area
- Wi-Fi



COMMUNITY CENTER

THE PARK



COMMUNITY CENTER

THE PARK



COMMUNITY CENTER

THE PARK





ARCHITEC+


ARCHITEC+

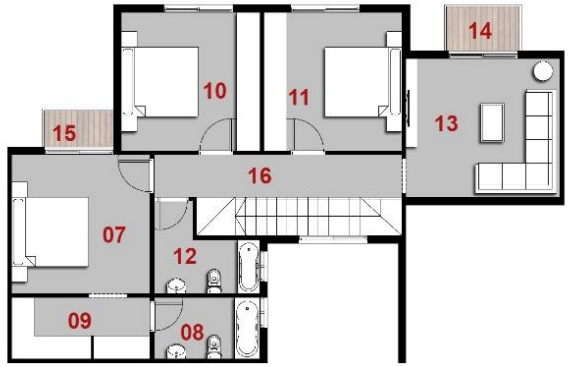

GARDEN VILLA

GARDEN
VILLA

3 BEDROOM + LIVING + MAID + GARDEN

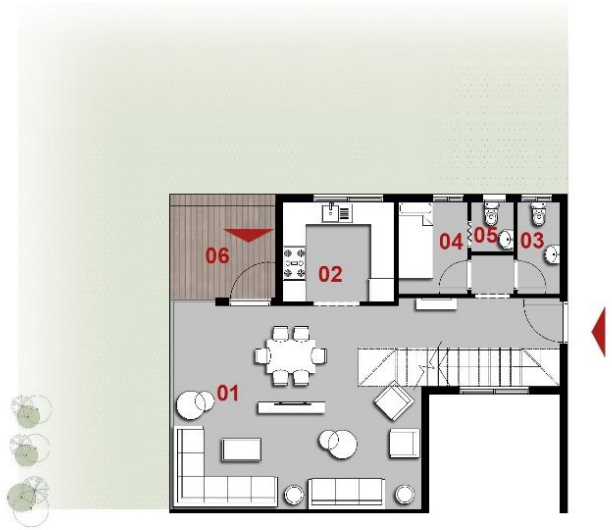
Total BUA: 206 - 255 m2

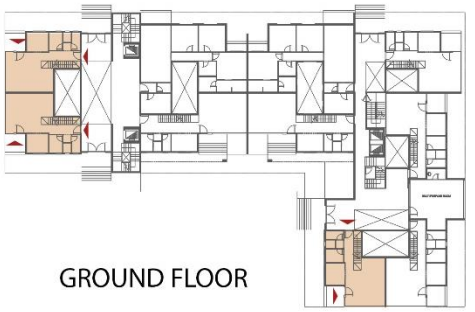
NUM.	ROOM	DIMENSIONS
01	RECEPTION	5.30mX6.45m
02	KITCHEN	2.60mX2.90m
03	G.TOILET	2.40mX1.10m
04	MAID ROOM	2.40mX1.80m
05	MAID BATHROOM	1.30mX1.10m
06	TERRACE 01	2.70mX2.65m
07	MASTER BEDROOM	3.60mX3.60m
08	MASTER BATHROOM	1.60mX2.75m
09	DRESSING	1.60mX3.60m
10	BEDROOM 1	3.60mX3.60m
11	BEDROOM 2	3.60mX3.60m
12	BATHROOM	1.40mX2.75m
13	LIVING ROOM	3.60mX4.00m
14	TERRACE 02	1.20mX2.00m
15	TERRACE 03	1.00mX1.85m
16	LOBBY	1.30mX5.50m





FIRST FLOOR





GROUND FLOOR

MISR ITALIA PROPERTIES

GARDEN
VILLA

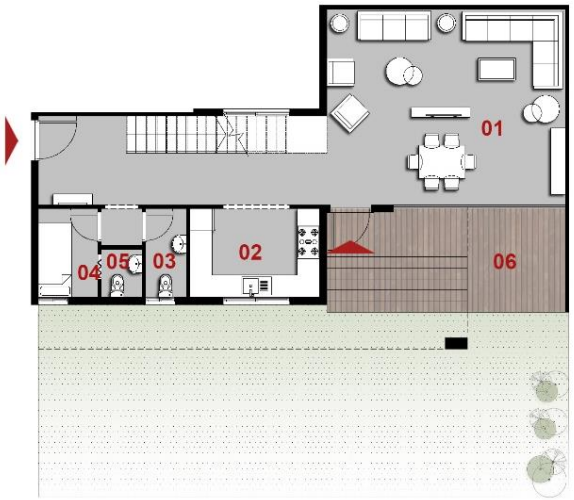
3 BEDROOM + LIVING + MAID + GARDEN

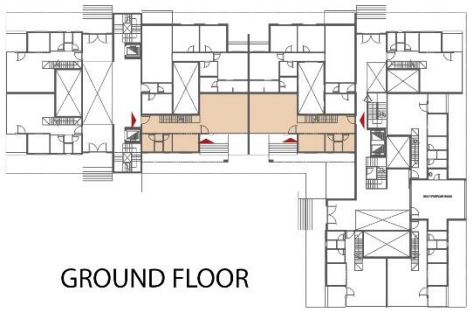
Total BUA: 206 - 255 m2

NUM.	ROOM	DIMENSIONS
01	RECEPTION	5.30mX6.45m
02	KITCHEN	3.55mX2.40m
03	G.TOILET	2.40mX1.10m
04	MAID ROOM	2.40mX1.60m
05	MAID BATHROOM	1.30mX1.10m
06	TERRACE 01	6.45mX2.85m
07	MASTER BEDROOM	4.50mX3.60m
08	MASTER BATHROOM	2.35mX1.60m
09	DRESSING	4.00mX1.60m
10	BEDROOM 1	3.60mX3.60m
11	BEDROOM 2	3.60mX3.60m
12	BATHROOM	2.35mX2.20m
13	LIVING ROOM	5.00mX4.00m
14	TERRACE 02	1.20mX2.00m
15	TERRACE 03	2.70mX1.15m
16	LOBBY	5.50mX1.30m









MISR ITALIA PROPERTIES



SKY VILLA


SKY VILLA


SKY VILLA


SKY VILLA



SKY VILLA

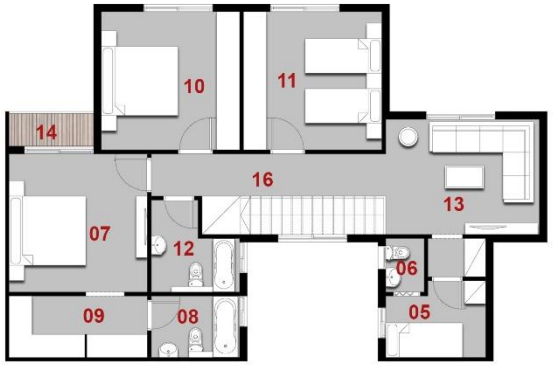


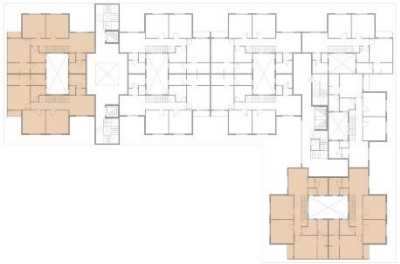
SKY
VILLA

3 BEDROOM + LIVING + MAID + GARDEN

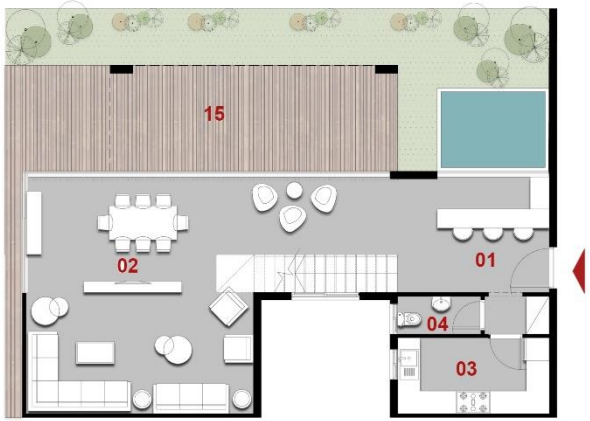
Total BUA: 283 - 315 m2

NUM.	ROOM	DIMENSIONS
01	ENTRANCE LOBBY	3.00mX4.00m
02	RECEPTION	6.00mX6.25m
03	KITCHEN	2.00mX4.00m
04	G.TOILET	1.00mX2.20m
05	MAID ROOM	2.60mX2.00m
06	MAID BATHROOM	0.95mX1.40m
07	MASTER BEDROOM	3.60mX3.60m
08	MASTER BATHROOM	1.60mX2.30m
09	DRESSING	1.60mX3.60m
10	BEDROOM 1	3.60mX3.60m
11	BEDROOM 2	3.60mX3.60m
12	BATHROOM	2.30mX2.40m
13	LIVING ROOM	3.00mX4.00m
14	TERRACE	0.90mX2.20m
15	GARDEN	64.5m2
16	LOBBY	1.10mX6.45m





SEVENTH FLOOR





SIXTH FLOOR

MISR ITALIA PROPERTIES

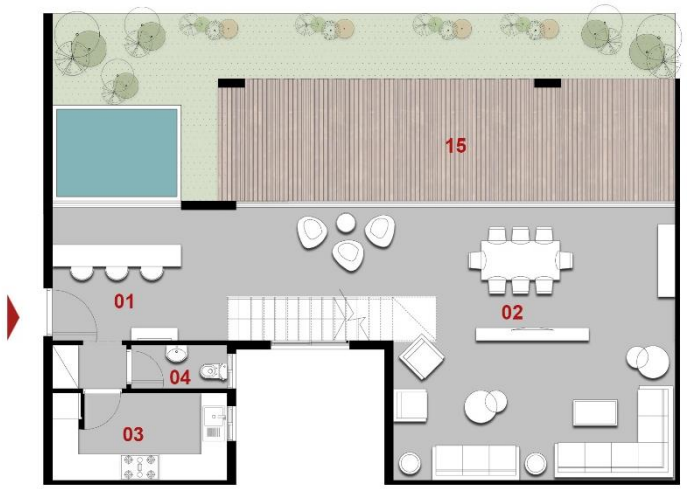
SKY
VILLA

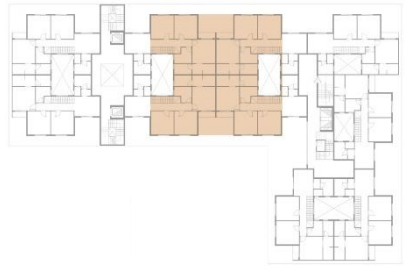
3 BEDROOM + LIVING + MAID + GARDEN

Total BUA: 283 - 315 m2

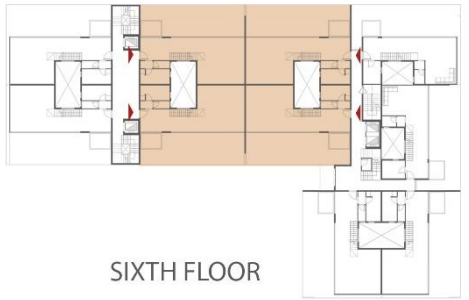
NUM.	ROOM	DIMENSIONS
01	ENTRANCE LOBBY	3.00mX4.00m
02	RECEPTION	6.45mX6.25m
03	KITCHEN	2.00mX4.00m
04	G.TOILET	1.00mX2.20m
05	MAID ROOM	2.60mX2.00m
06	MAID BATHROOM	1.00mX1.40m
07	MASTER BEDROOM	3.60mX3.60m
08	MASTER BATHROOM	1.60mX2.75m
09	DRESSING	1.60mX3.60m
10	BEDROOM 1	3.60mX3.60m
11	BEDROOM 2	3.60mX3.60m
12	BATHROOM	2.45mX2.75m
13	LIVING ROOM	3.00mX4.00m
14	TERRACE	0.85mX2.65m
15	GARDEN	62 m2
16	LOBBY	1.10mX6.45m







SEVENTH FLOOR



SIXTH FLOOR

MISR ITALIA PROPERTIES

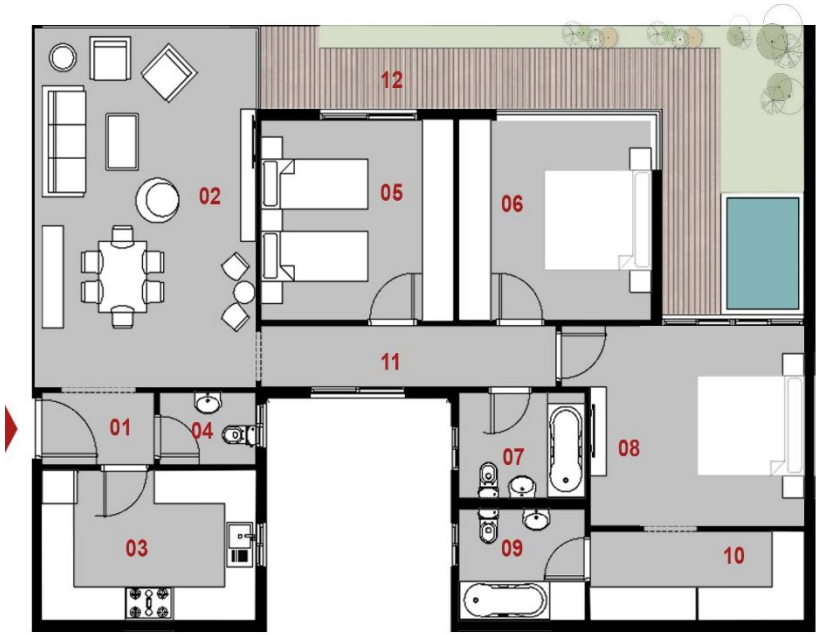

GARDEN TERRACE APARTMENT

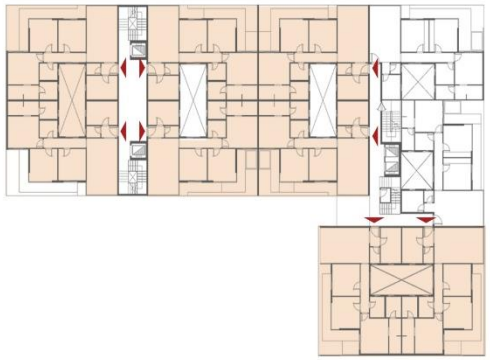
GARDEN TERRACE
APARTMENT

3 BEDROOM + LIVING + GARDEN TERRACE

Total BUA: 161 - 184 m2

NUM.	ROOM	DIMENSIONS
01	ENTRANCE LOBBY	1.30mX2.10m
02	RECEPTION	4.00mX6.40m
03	KITCHEN	2.70mX4.00m
04	G.TOILET	1.30mX1.80m
05	BEDROOM 1	3.60mX3.60m
06	BEDROOM 2	3.60mX3.60m
07	BATHROOM	1.95mX2.35m
08	MASTER BEDROOM	3.60mX4.00m
09	MASTER BATHROOM	2.05mX2.35m
10	DRESSING	1.60mX4.00m
11	LOBBY	1.10mX5.50m
12	TERRACE	25m2





MISR ITALIA PROPERTIES



ARCHITEC

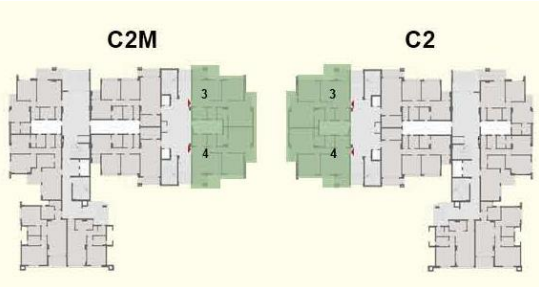

ARCHITEC

ARCHITEC
BUILDING C2

GROUND
2 BEDROOM + LIVING
Total BUA: 122 - 146 m2

NUM.	ROOM	DIMENSIONS
01	RECEPTION	5.50m x 3.80m
02	KITCHEN	2.70m x 2.20m
03	BEDROOM	4.10m x 3.80m
04	MASTER BEDROOM	4.80m x 4.60m
05	MASTER BATHROOM	2.20m x 2.00m/1.40mx0.80m
06	BATHROOM	2.20m x 1.80m
07	TERRACE	1.35m x 1.00m
08	TERRACE	2.70m x 1.90m





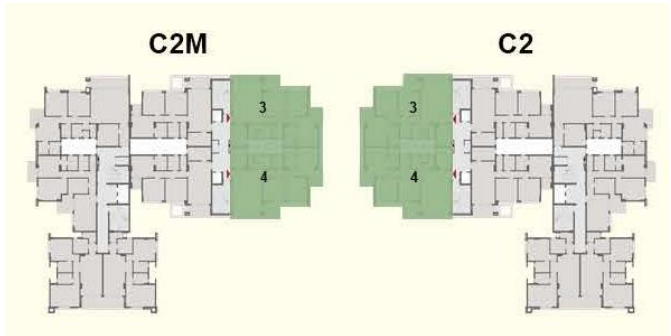
MISR ITALIA PROPERTIES

ARCHITEC
BUILDING C2

FIRST FLOOR
3 BEDROOM + LIVING
Total BUA: 138 - 185 m2

NUM.	ROOM	DIMENSIONS
01	RECEPTION	7.00m x 5.00m
02	KITCHEN	3.60m x 2.50m
03	BEDROOM	3.60m x 3.80m
04	BEDROOM	3.60m x 3.80m
05	MASTER BEDROOM	4.80m x 3.60m
06	MASTER BATHROOM	1.70m x 1.80m
07	DRESSING	1.80m x 1.80m
08	BATHROOM	2.20m x 1.70m
09	GUEST TOILET	2.20m x 1.00m
10	TERRACE	2.40m x 2.35m
11	TERRACE	2.25m x 2.70m
12	MAID ROOM	2.20m x 1.60m
13	MAID BATHROOM	1.10m x 1.10m





MISR ITALIA PROPERTIES



KEY SELLING POINTS

IL BOSCO
NEW CAPITAL

- The New Capital project is progressing very quickly and government will move in 2021
- Strong construction progress and IL BOSCO is the first project by a private developer to deliver in the New Capital (one year ahead of schedule)
- The Cliff has the best location of villas in the whole project overlooking the lake and on the highest elevation point in the project; the zone has the villas' community center
- The Park is launching smart buildings with improved security, energy saving and lower maintenance cost
- The Park zone has a community center & pool house
- Architec+ Building has an added co-working space in the ground floor
- New innovative products: Garden Villa, Sky Villa and Garden Terrace Apartment

MISR ITALIA
PROPERTIES



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IL BOSCO
NEW CAPITAL

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