BVII

BOUTIQUE VILLAGE

GOLDEN SQUARE - NEW CAIRO

MODON DEVELOPMENTS | RO GROUP

A NEW CHAPTER IN THE ART OF LIVING

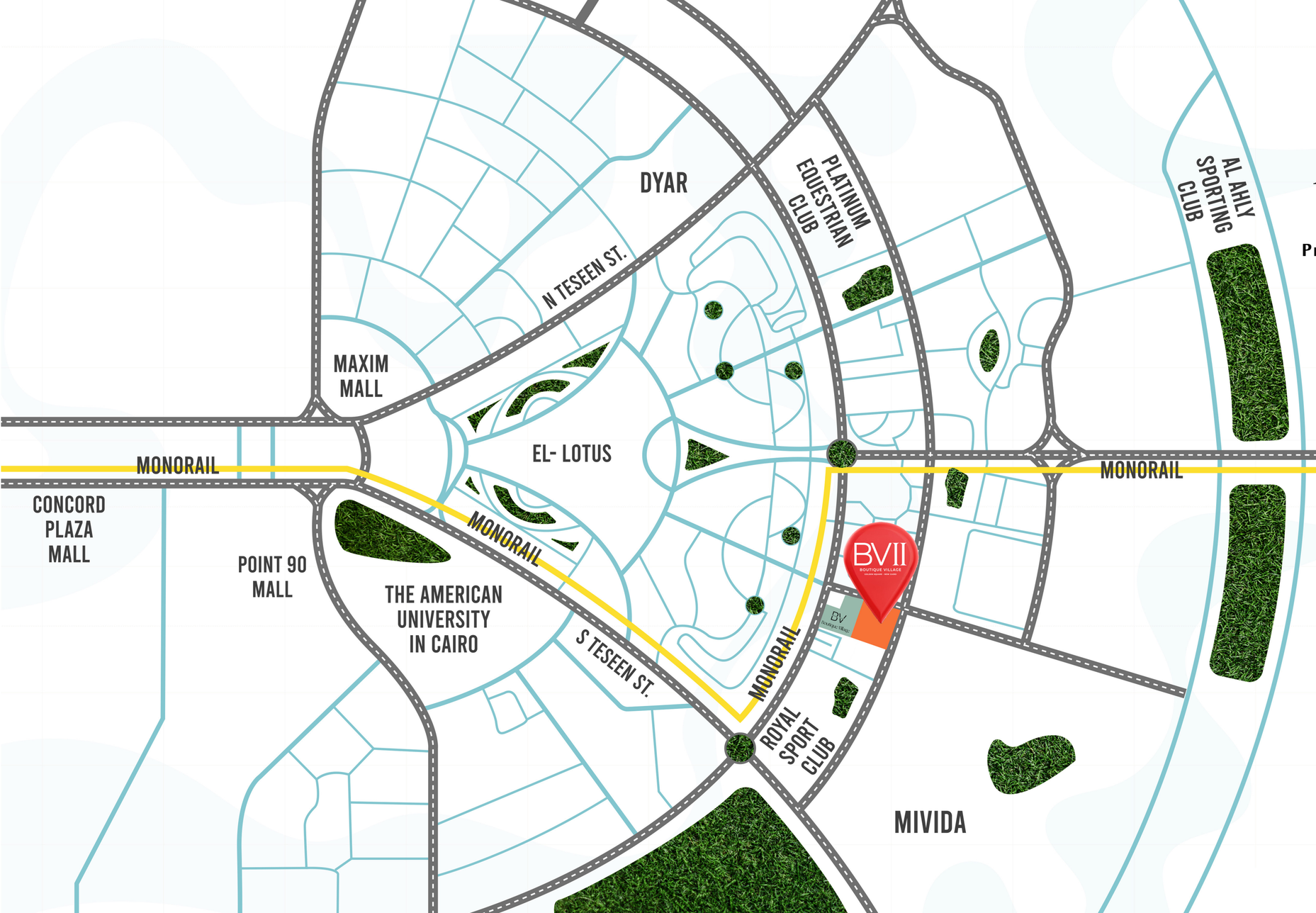
Welcome to Boutique Village II

A Signature Residential Destination in the Heart of Golden Square

Step into a world where elegance meets comfort, and where every. Boutique Village II is the newest residential gem in Golden Square, New Cairo, following the tremendous success of the sold-out Boutique Village. Designed to elevate urban living with a boutique charm, this gated community offers a sophisticated blend of architecture, greenery, and modern amenities — all nestled within one of the most prestigious and connected locations in East Cairo.

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A Landmark Location

Prime Placement in the Beating Heart of New Cairo

Positioned beside **Mivida**, one of the most renowned communities in the city, Boutique Village II benefits from the best of Golden Square.

This sought-after neighborhood offers seamless access to major roadways, international schools, upscale retail destinations, business parks, and lifestyle hubs — all while maintaining a serene, residential atmosphere.

1 Minute to AUC

5 Minutes to Eastern Ring Road

10 Minutes to Suez Road

15 Minutes to Main Ring Road



HOMES

that reflect you

Boutique Village II features timeless architecture that blends modern minimalism with refined elegance.

The buildings are designed with clean lines, soft tones, and expansive windows that fill each home with natural light and offer serene views of landscaped greenery. Thoughtfully crafted details, like double-height entrances and high-quality materials, reflect contemporary living at its best.

The project offers a curated selection of 1, 2, and 3-bedroom apartments, each with smart layouts, ample sunlight, and options for private gardens or terraces — all designed to combine indoor comfort with outdoor tranquility.

Architectural Harmony

Double-Height Entrances, Boutique Design

Boutique Village II introduces striking double-height building entrances, welcoming you into a world of understated luxury. The architecture draws inspiration from boutique European residences, creating a harmonious rhythm throughout the community. The exterior design features soft-toned facades, sleek balconies, and timeless proportions that reflect modern lifestyles.

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LANDSCAPE

At Boutique Village II nature isn't just an accent — it's an essential part of the living experience. **The entire community is woven with expansive green belts, landscaped walkways, and thoughtfully curated gardens**, designed to bring a sense of calm and balance to everyday life.

Tree-lined paths connect each cluster of homes, while vibrant flower beds, shaded sitting areas, and open lawn spaces offer moments of serenity just steps from your doorstep.

Whether you're taking a morning stroll, enjoying a book under a pergola, or watching your children play on the grass, the landscape at Boutique Village II invites you to slow down and reconnect with nature — all within the comfort of a private, gated compound. The greenery here isn't just beautiful — it's livable, breathable, and timeless..

The Boutique

CLUBHOUSE

The Everyday Escape

Boutique Village II invites you to experience leisure and wellness on a whole new level through its exclusive clubhouse, thoughtfully designed to serve as your personal retreat and community hub.





Fully Equipped

GYM

Achieve your fitness goals in a state-of-the-art gym featuring the latest cardio machines, weight-training equipment, and open zones for stretching or functional workouts. Whether you're a morning runner or an evening lifter, the gym is designed to motivate and energize.

YOGA

and Wellness *Retreat*

Find balance and inner peace in the serene yoga zone, designed as a peaceful escape from the urban rhythm. Surrounded by natural elements and soft lighting, it's the perfect place for yoga, stretching, meditation, or mindfulness routines.





Boutique *Swimming*

POOL

Take a refreshing dip in the elegantly designed pool, ideal for both relaxation and recreation. With sun loungers, shaded pergolas, and a calming ambiance, the pool area feels like a private resort nestled within your own community.

MASTERPLAN

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Building 5 & 6

FLOOR PLANS

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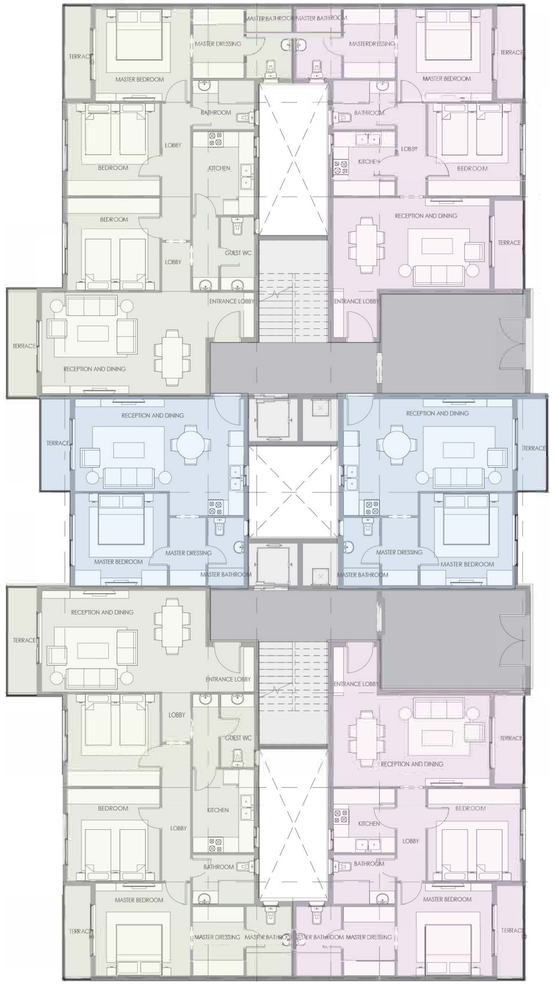
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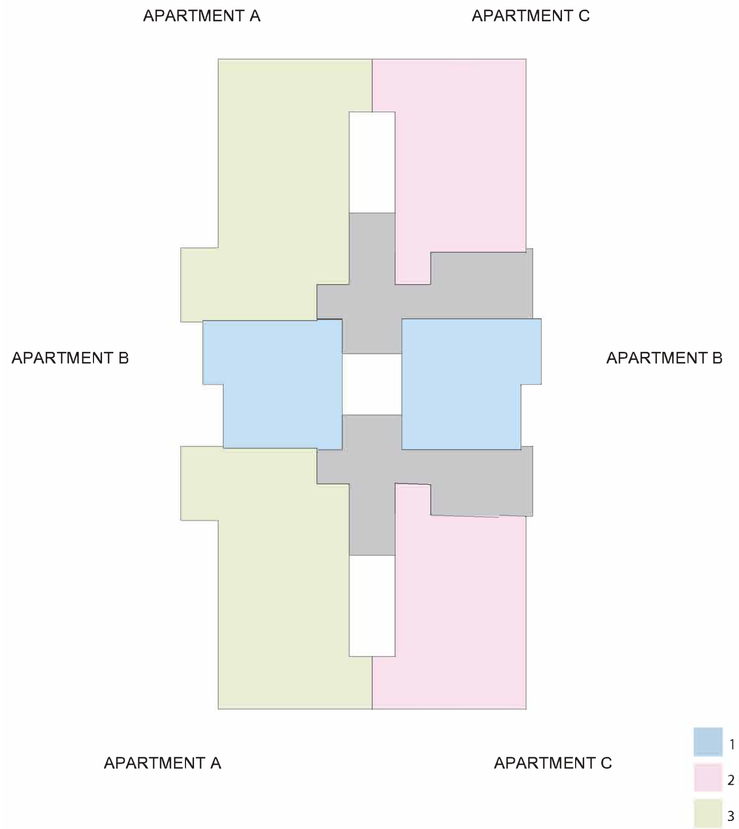
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GROUND FLOOR



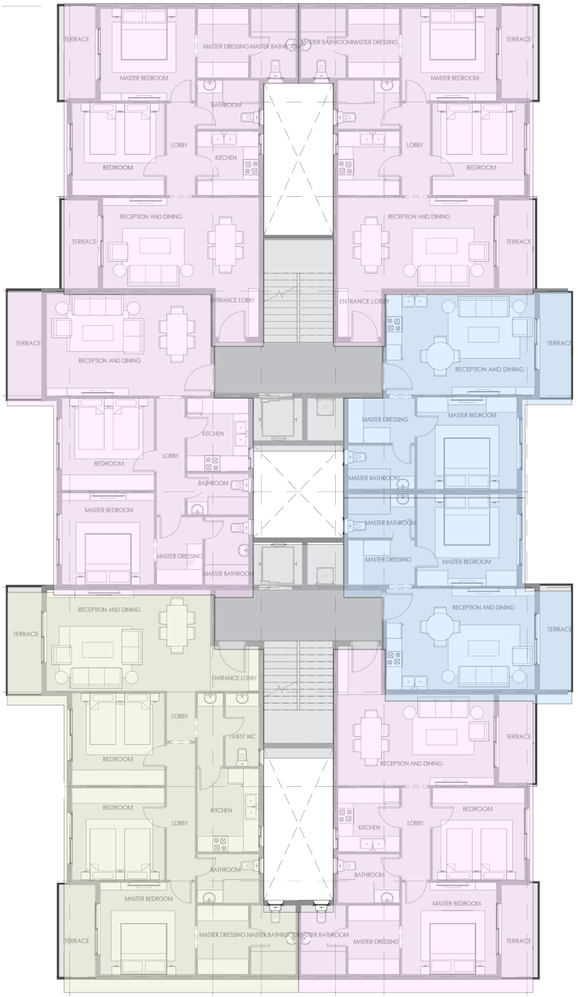


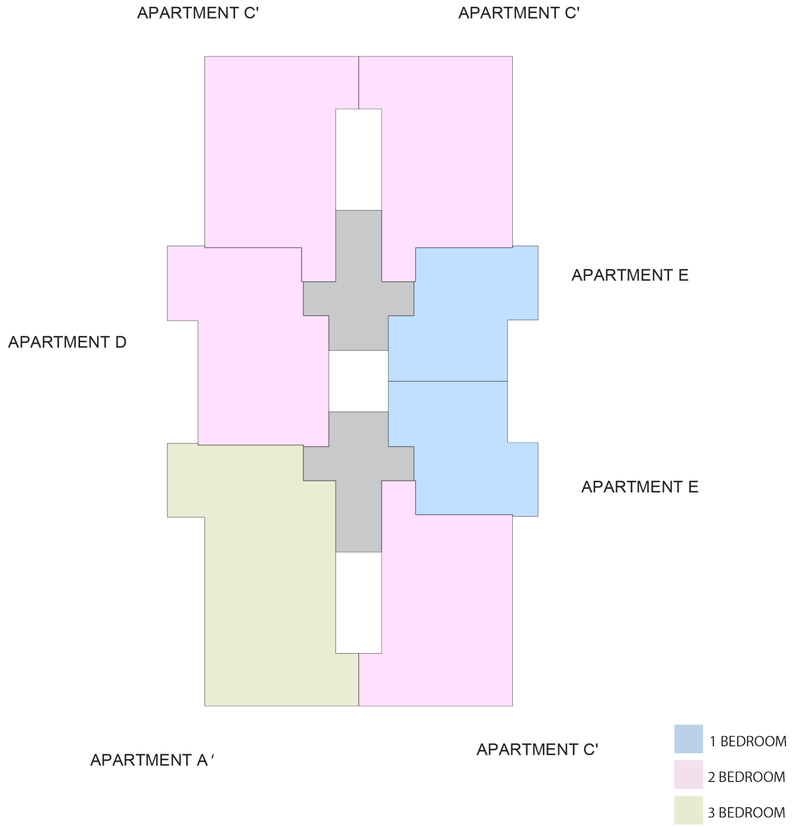
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TYPICAL FLOOR





Apartments

LAYOUT

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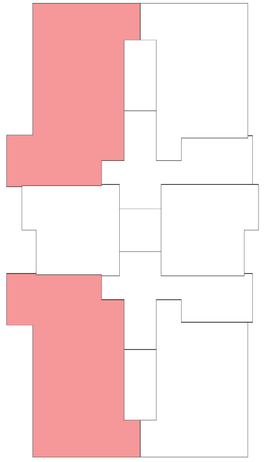
APARTMENT A

3 BEDROOMS

AREA: 156 Sq.m

Ground Floor





AREAS

ENTRANCE LOBBY	1.90 M X 1.75 M
RECEPTION AND DINING	6.40 M X 3.95 M
BEDROOM 1	3.60 M X 3.60 M
GUEST WC	2.85 M X 1.30 M
BEDROOM 2	3.60 M X 3.60 M
BATHROOM	2.40 M X 1.90 M
KITCHEN	3.25 M X 2.40 M
MASTER BEDROOM	3.70 M X 3.60 M
MASTER DRESSING	2.70 M X 2.00 M
MASTER BATHROOM	2.70 M X 1.75M
TERRACE 1	4.35 M X 1.20 M
TERRACE 2	3.70 M X 1.10 M
GARDEN (BUILDING 3-4-5)	95 M2
GARDEN (BUILDING 2)	142 M2
GARDEN (BUILDING 6)	130.6 M2

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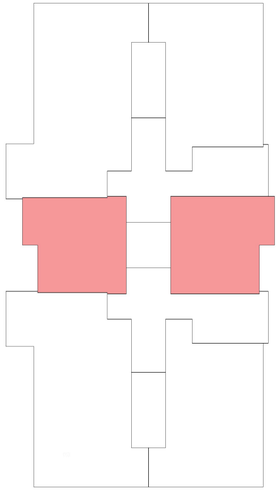
APARTMENT B

1 BEDROOM

AREA: 70 Sq.m

Ground Floor





AREAS

RECEPTION AND DINING	6.60 M X 3.60 M
MASTER BEDROOM	3.60 M X 3.60 M
MASTER DRESSING	2.65 M X 1.40 M
MASTER BATHROOM	2.65 M X 1.40 M
TERRACE	3.65 M X 1.20 M
GARDEN (BUILDING 3-4-5)	24.6-34.63 M2
GARDEN (BUILDING 2)	35.77-46.75M2
GARDEN (BUILDING 6)	29.74-48.91M2

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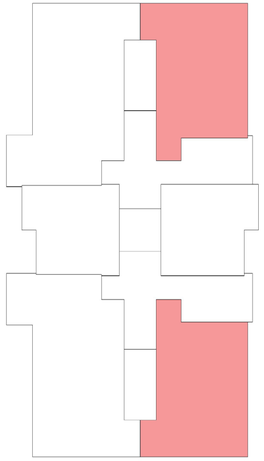
APARTMENT C

2 BEDROOMS

AREA: 117 Sq.m

Ground Floor





AREAS

ENTRANCE LOBBY	1.90 M X 1.70 M
RECEPTION AND DINING	6.10 M X 3.55 M
BEDROOM	3.60 M X 3.60 M
KITCHEN	2.50 M X 2.40 M
BATHROOM	2.40 M X 1.90 M
MASTER BEDROOM	3.70 M X 3.60 M
MASTER DRESSING	2.70 M X 2.00 M
MASTER BATHROOM	2.70 M X 1.75 M
TERRACE 1	3.45 M X 1.20 M
TERRACE 2	3.70 M X 1.10M
GARDEN (BUILDING 3-4-5)	65.45 M2
GARDEN (BUILDING 2)	100 M2
GARDEN (BUILDING 6)	69-74 M2

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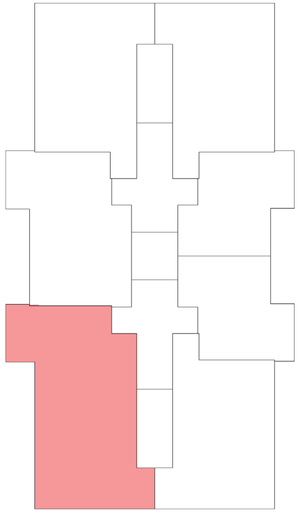
APARTMENT A'

3 BEDROOMS

AREA: 159 Sq.m

Typical Floor





AREAS

ENTRANCE LOBBY	1.90 M X 1.75 M
RECEPTION AND DINING	6.40 M X 3.95 M
BEDROOM 1	3.60 M X 3.60 M
GUEST WC	2.85 M X 1.30 M
BEDROOM 2	3.60 M X 3.60 M
BATHROOM	2.40 M X 1.90 M
KITCHEN	3.25 M X 2.40 M
MASTER BEDROOM	3.70 M X 3.60 M
MASTER DRESSING	2.70 M X 2.00 M
MASTER BATHROOM	2.70 M X 1.75M
TERRACE 1	4.35 M X 1.40 M
TERRACE 2	3.70 M X 1.50 M

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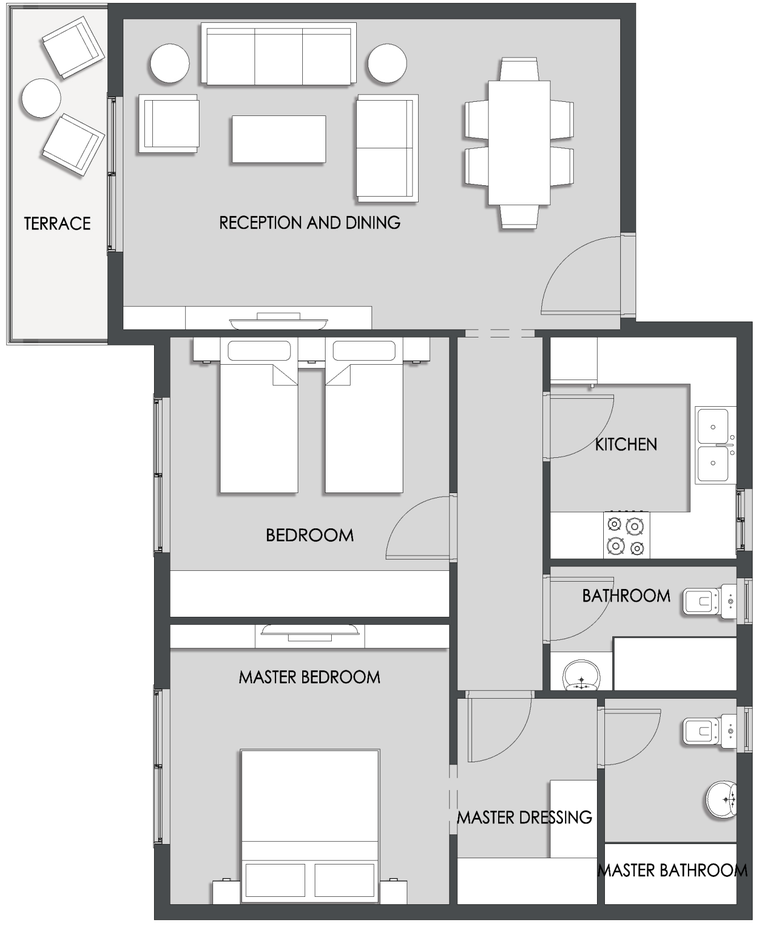
GOLDEN SQUARE - NEW CAIRO

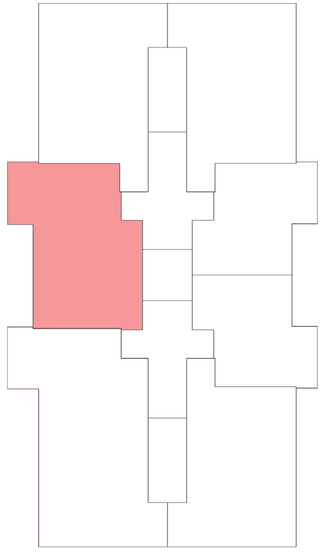
APARTMENT D

2 BEDROOMS

AREA: 112 Sq.m

Typical Floor





AREAS

RECEPTION AND DINING	6.40 M X 4.00 M
BEDROOM	3.60 M X 3.60 M
KITCHEN	2.85 M X 2.40 M
BATHROOM	2.40 M X 1.60 M
MASTER BEDROOM	3.60 M X 3.60 M
MASTER DRESSING	2.65 M X 1.80 M
MASTER BATHROOM	2.65 M X 1.70M
TERRACE	4.40 M X 1.40 M

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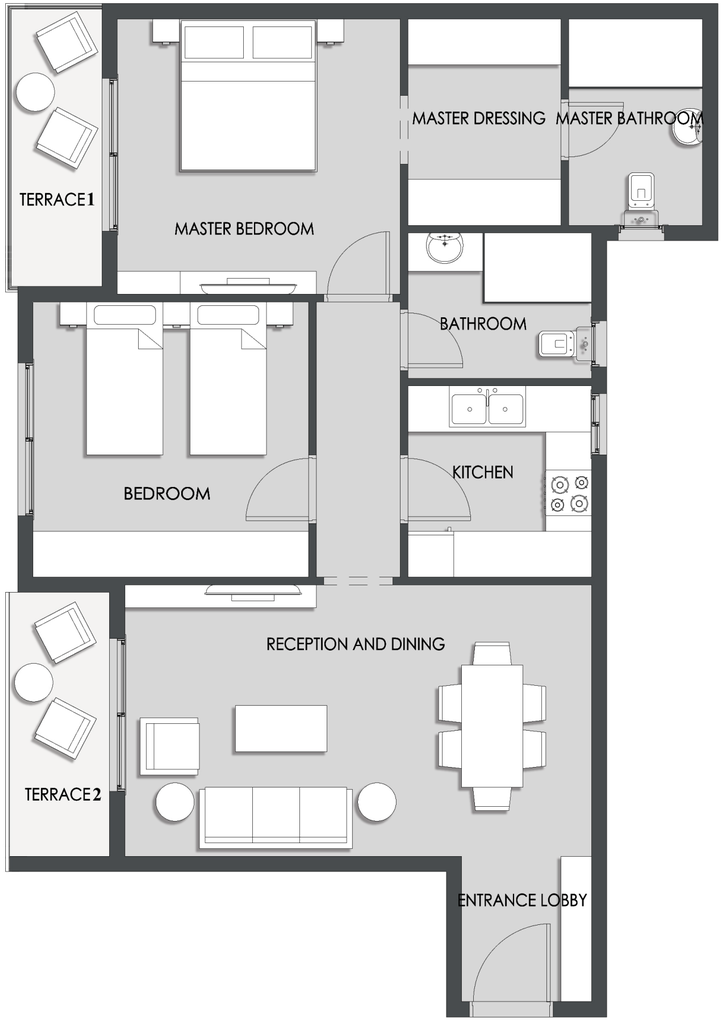
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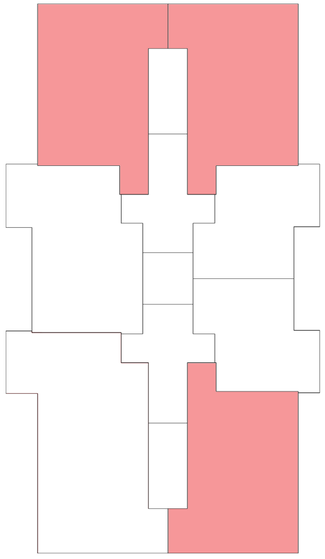
APARTMENT C'

2 BEDROOMS

AREA: 118 Sq.m

Typical Floor





AREAS

ENTRANCE LOBBY	1.90 M X 1.70 M
RECEPTION AND DINING	6.10 M X 3.55 M
BEDROOM	3.60 M X 3.60 M
KITCHEN	2.50 M X 2.40 M
BATHROOM	2.40 M X 1.90 M
MASTER BEDROOM	3.70 M X 3.60 M
MASTER DRESSING	2.70 M X 2.00 M
MASTER BATHROOM	2.70 M X 1.75 M
TERRACE 1	3.70 M X 1.50 M
TERRACE 2	3.45 M X 1.50M

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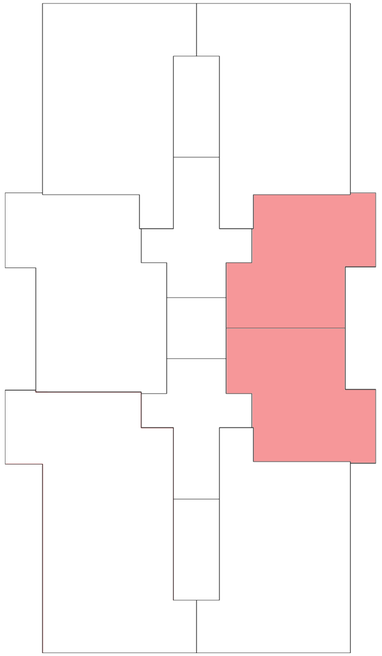
APARTMENT E

1 BEDROOM

AREA: 70 Sq.m

Typical Floor





AREAS

RECEPTION AND DINING	5.80 M X 3.95 M
MASTER BEDROOM	3.90 M X 3.60 M
MASTER DRESSING	2.60 M X 1.75 M
MASTER BATHROOM	2.60 M X 1.70 M
TERRACE	4.15 M X 1.30 M



DMA

DESIGN | ENGINEERING CONSULTANCY

دي أم ايه للتصميمات و للاستشارات الهندسية

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