New Administrative Capital | R8

1
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8

[1]Prime Location / [2]Connected Roads / [3]Central Access /
[4]Low Density / [5]IHG Hospitality / [6]Signature Design

chapters

BY JADEER.

Turn the page to what's next.

www.luxcad.com/image2w/image2w.php?id=1

1
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[1]*Prime Location* / [2]*Connected Roads* / [3]*Central Access* /
[4]*Low Density* / [5]*IHG Hospitality* / [6]*Signature Design*

(01) *The Concept*

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Designed for Better Living

CHAPTERS is a fully integrated residential destination spanning *33 acres* in a prime location within R8.

//Chapter (01)

The project is carefully designed to balance comfort, efficiency, privacy, and lifestyle, creating a community centered around openness, greenery, and thoughtful planning.

It offers a low-density environment designed for better living.

*Large *Highlights*:

33 Acres /
G + 6 Floors /
15% Footprint /
85% Outdoor Experiences
Residential Only Compound

[1]Prime Location / [2]Connected Roads / [3]Central Access /
[4]Low Density / [5]IHG Hospitality / [6]Signature Design

(02) *The Location*

About the District

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Clubs	2
Hotels	1
Universities	1
International Schools	12
Religious Attractions	2

2,500 Acres
Total Land Area

35 Acres
Green Areas

1,620 Acres
Residential Area

880 Acres
Services & Facilities

450,000
Avg Population

8 m
Land Elevation

41
Current Projects

13
Service Areas



//Chapter (02)

At the Heart of It All

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R7 District	3KM
Downtown	3KM
Governmental & Financial District	5KM
Masjid Misr	6KM
Cathedral of the Nativity of Christ	6KM
New Capital Airport	11KM



Best Land Plot in R8

Land M5 - New Administrative Capital

Strategically located in the heart of R8, offering direct access to main roads and key destinations, with seamless connectivity across the district.

//Chapter (02)

[1]Prime Location / [2]Connected Roads / [3]Central Access /
[4]Low Density / [5]IHG Hospitality / [6]Signature Design

(03) *Masterplan*

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//Chapter (03)

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Guarantees a minimum *150* -meter visual corridor for every residential unit / enhancing openness / views / and spatial quality.

//Chapter (03)

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//Chapter (03)

1 Jogging Track / *2* Public Garden / *3* Water Features / *4* Private Gardens / *5* Splash Park / *6* Clubhouse / *7* Hotel Indigo / *8* Mosque / *9* Cycling Track

1
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[1]*Prime Location* / [2]*Connected Roads* / [3]*Central Access* /
[4]*Low Density* / [5]*IHG Hospitality* / [6]*Signature Design*

(04) *A Global Standard*

HOTEL
INDIGO®
BY IHG

A Global Standard

JADEER.



Fully operated and managed by IHG / International service standards / Adds strong investment value / Creates a unique residential only + hospitality ecosystem / Community service hub operated by IHG



//Chapter (04)

HOTEL INDIGO® BY IHG

First International Hotel in R8 | 160 Rooms



//Chapter (04)

JADEER.

IHG
HOTELS & RESORTS

LUXURY & LIFESTYLE

SIX SENSES · REGENT · INTERCONTINENTAL HOTELS & RESORTS · VIGNETTE COLLECTION · KIMPTON HOTELS & RESTAURANTS · HOTEL INDIGO

PREMIUM

VOCO · HUALUXE HOTELS AND RESORTS · CROWNE PLAZA · EVEN

ESSENTIALS

Holiday Inn Express · Holiday Inn · Garner · avid

SUITES

ATWELL SUITES · STAYBRIDGE SUITES · Holiday Inn Club Vacations · CANDLEWOOD SUITES

EXCLUSIVE PARTNERS

IBEROSTAR BEACHFRONT RESORTS

IHG ONE REWARDS

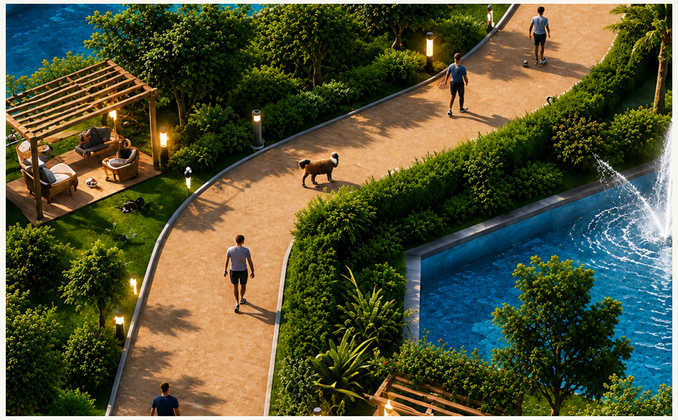
[1]*Prime Location* / [2]*Connected Roads* / [3]*Central Access* /
[4]*Low Density* / [5]*IHG Hospitality* / [6]*Signature Design*

(05) *The Amenities*

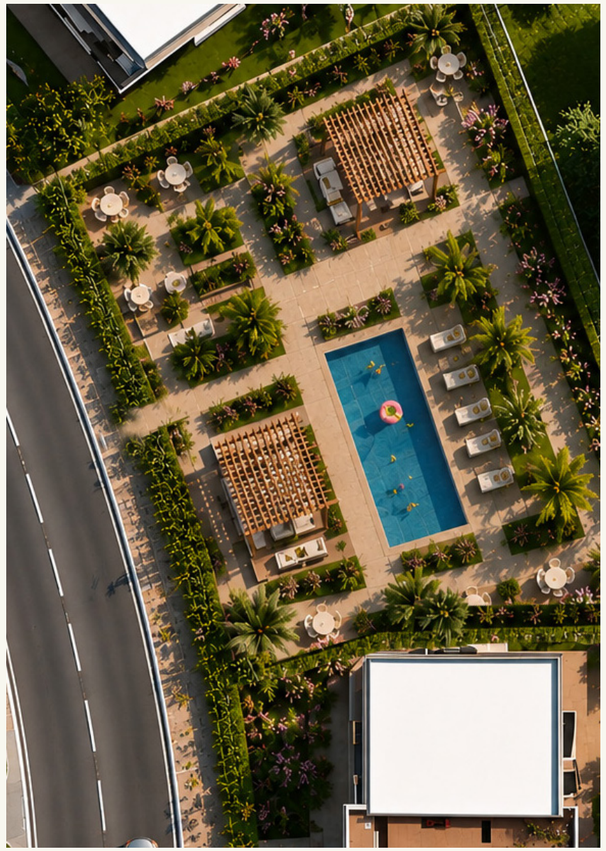
Luxury Amenities with Purpose

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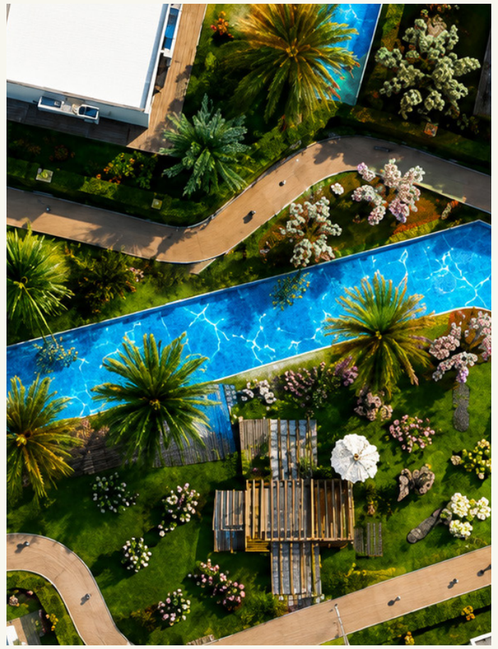
A curated set of amenities designed to balance luxury and everyday efficiency.



Jogging Track/
Walk, run & unwind



Splash Park/
Family time, elevated



Public Gardens/
A breath of nature



Cycling Tracks/
A route to wellness

//Chapter (05)

Jogging Track/

Walk, run & unwind

JADEER.

//Chapter (05)

Splash Park/
Family time, elevated

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//Chapter (05)

Public Gardens/
A breath of nature

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//Chapter (05)

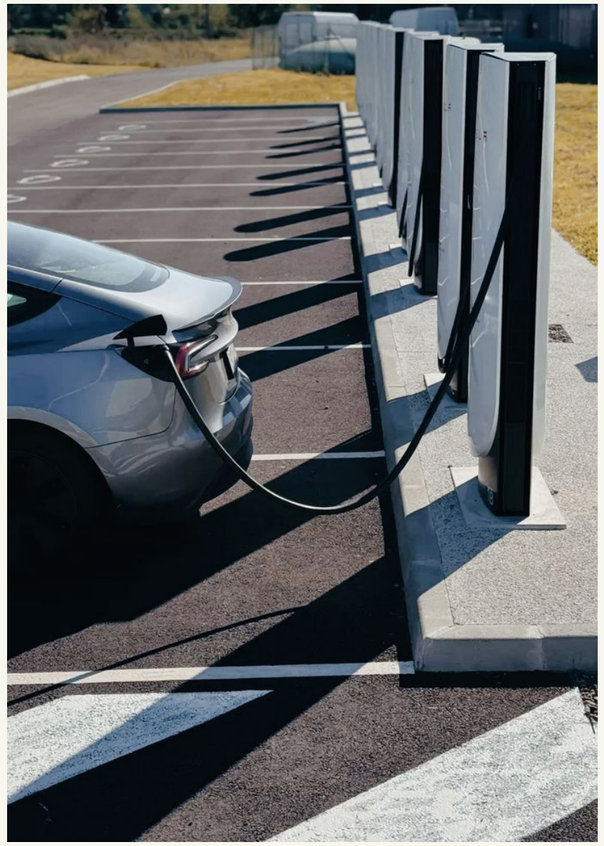
Every Element is Designed to Enhance Quality of Life, Not Just Aesthetics.

JADEER.



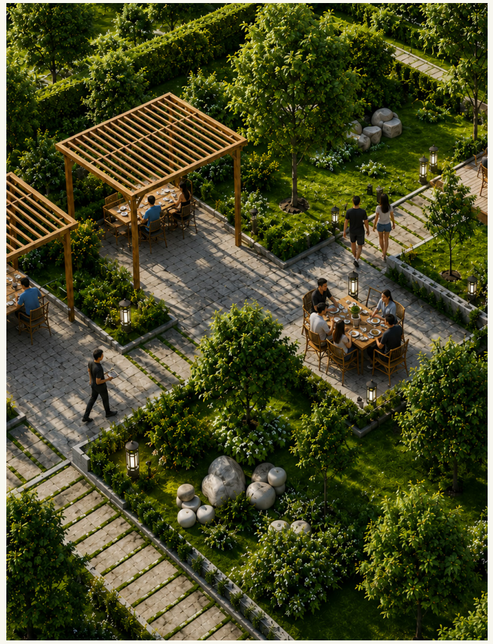
Underground parking + 750 above ground parking spaces/

Seamless arrival



Electric Vehicle Chargers/

Future-ready convenience



Gathering Area/

The community social heart



Water Features/

Tranquility in motion

//Chapter (05)

Gathering Area/

The community social heart

JADEER.

//Chapter (05)

Water Features/

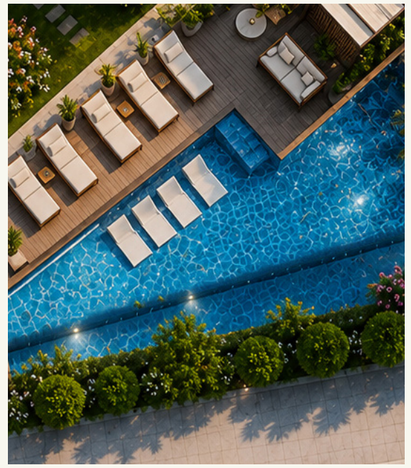
Tranquility in motion

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//Chapter (05)

The Club House

A refined social destination designed for connection and leisure, where residents can gather, relax, and create lasting memories.



Featuring a swimming pool and refined social spaces, the clubhouse offers the perfect setting to unwind, connect, and enjoy every moment.

//Chapter (05)



www.luxcc.com/image/2021/0304/1.jpg

[1]Prime Location / [2]Connected Roads / [3]Central Access /
[4]Low Density / [5]IHG Hospitality / [6]Signature Design

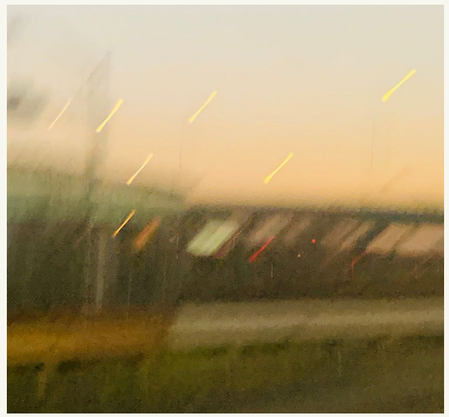
(06) Design Signature

Design Signature

Designed by *Mimar Architecture*

MIMAR Architecture & Engineering is a leading multidisciplinary consultancy with over 25 years of experience across the MENA region, and a strong presence in the UAE, Saudi Arabia, Qatar, Egypt, and Iraq.

Renowned for its innovative approach and design excellence, MIMAR creates landmark destinations that seamlessly combine international expertise, local insight, and human-centered design.



//Chapter (06)



JADEER.

//Chapter (06)

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//Chapter (06)

JADEER.

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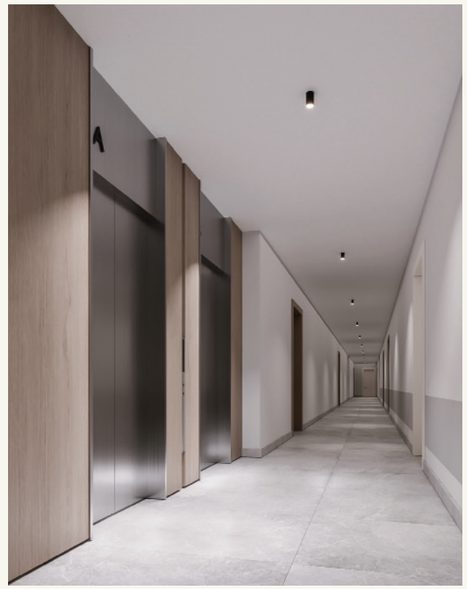
JADEER.

//Chapter (06)



//Chapter (06)

A welcoming entrance lobby leading
to a smooth, well-designed corridor.



Entrance Lobby / Corridor

www.luwo.cn/www.luwo.cn/www.luwo.cn/
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[1]Prime Location / [2]Connected Roads / [3]Central Access / [4]Low Density / [5]IHG Hospitality / [6]Signature Design

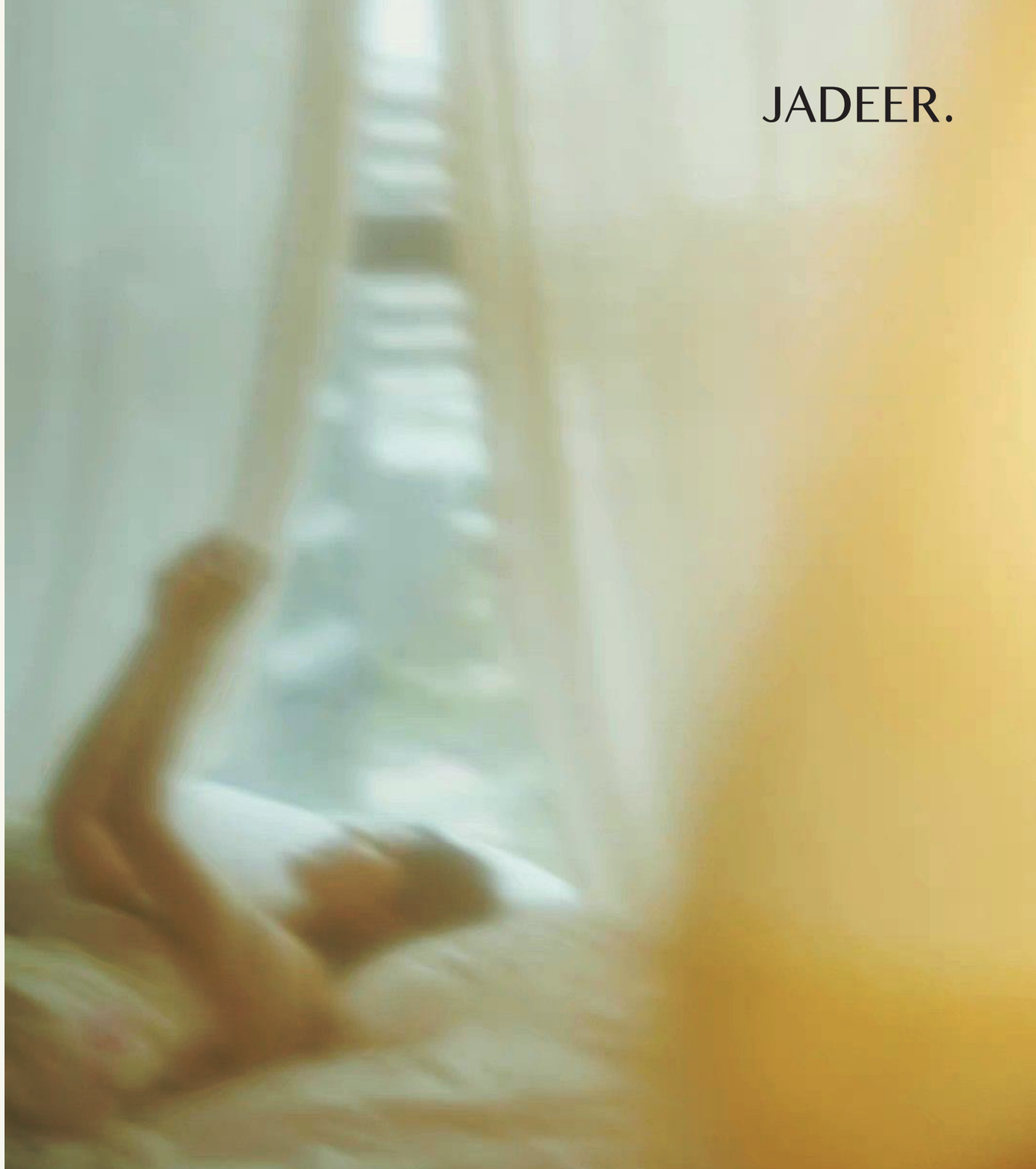
(07) *Floor Plans*

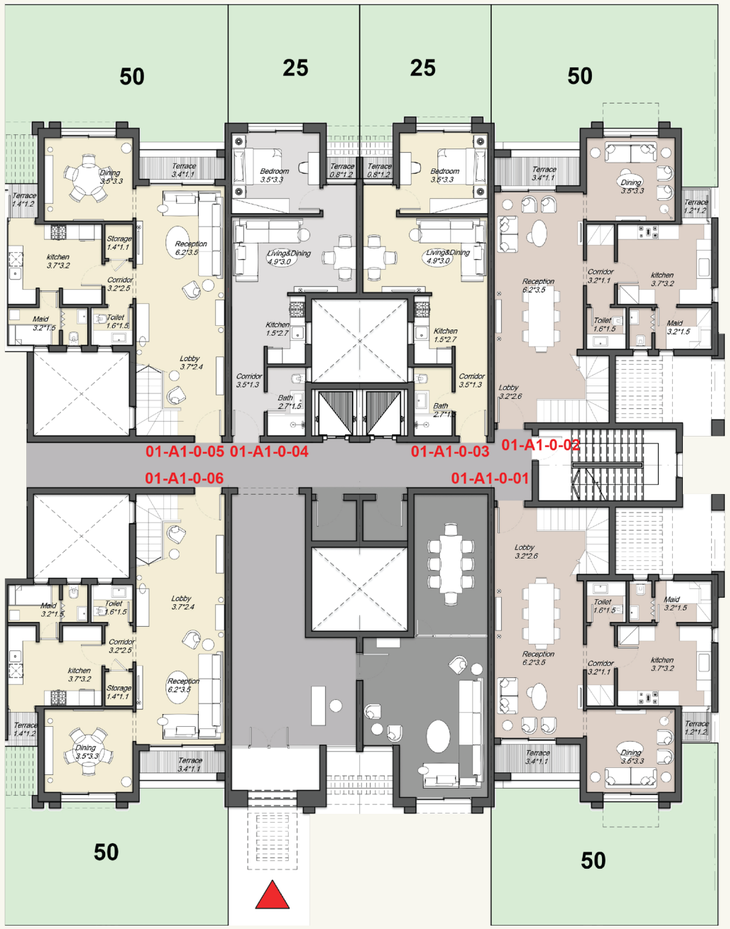
Floor Plans

1 Bedroom
2 Bedrooms
3 Bedrooms
Duplexes

Carefully Curated Unit Mix
Designed to serve both end-users and investors through smart layouts and optimized space efficiency.

//Chapter (07)





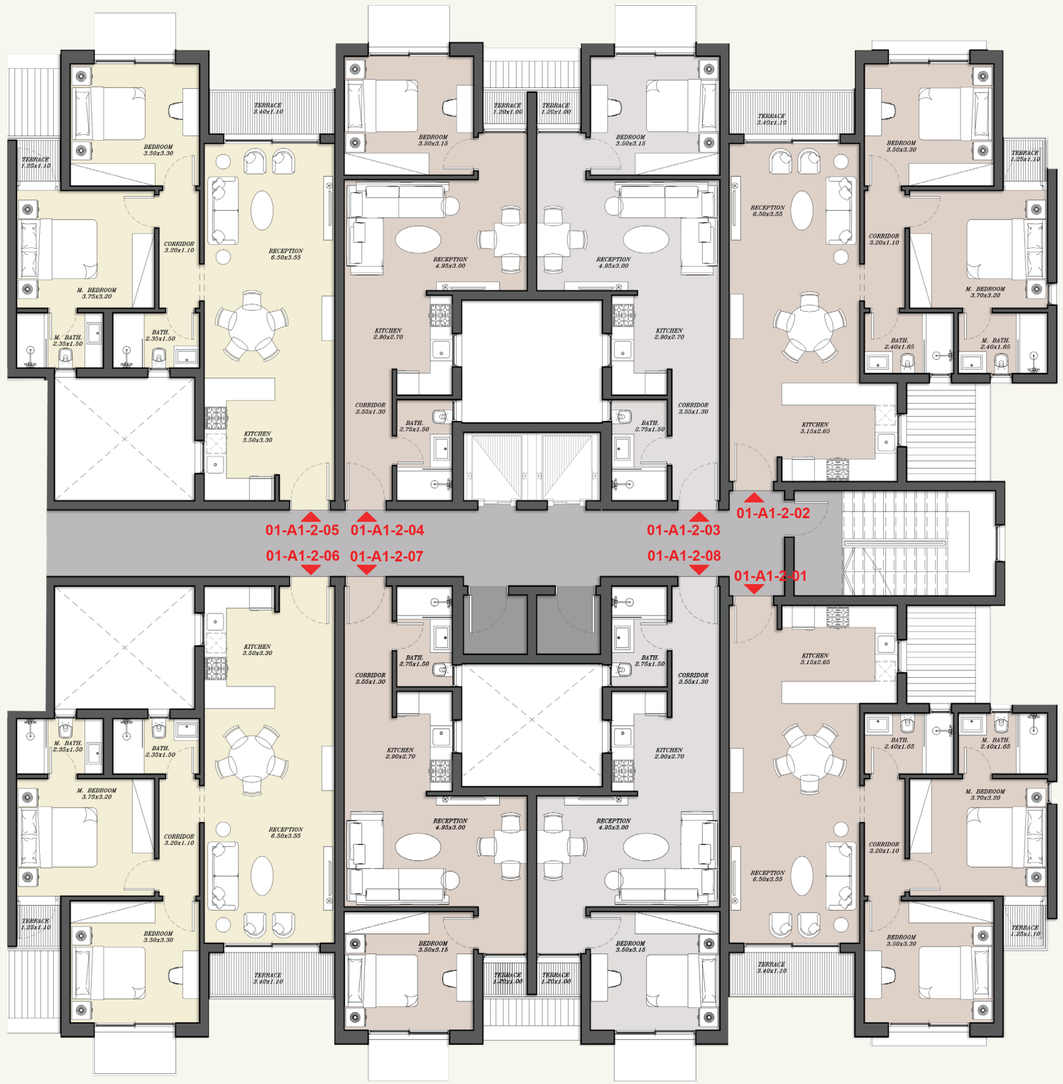


Duplex / 237M² + 50M² Garden	CH-01-A1-0-01
Duplex / 235M² + 50M² Garden	CH-01-A1-0-02
72M² + 25M² Garden	CH-01-A1-0-03
72M² + 25M² Garden	CH-01-A1-0-04
Duplex / 229M² + 50M² Garden	CH-01-A1-0-05
Duplex / 229M² + 50M² Garden	CH-01-A1-0-06

72M²	CH-01-A1-1-03
72M²	CH-01-A1-1-04
72M²	CH-01-A1-1-07
72M²	CH-01-A1-1-08

//Chapter (07)

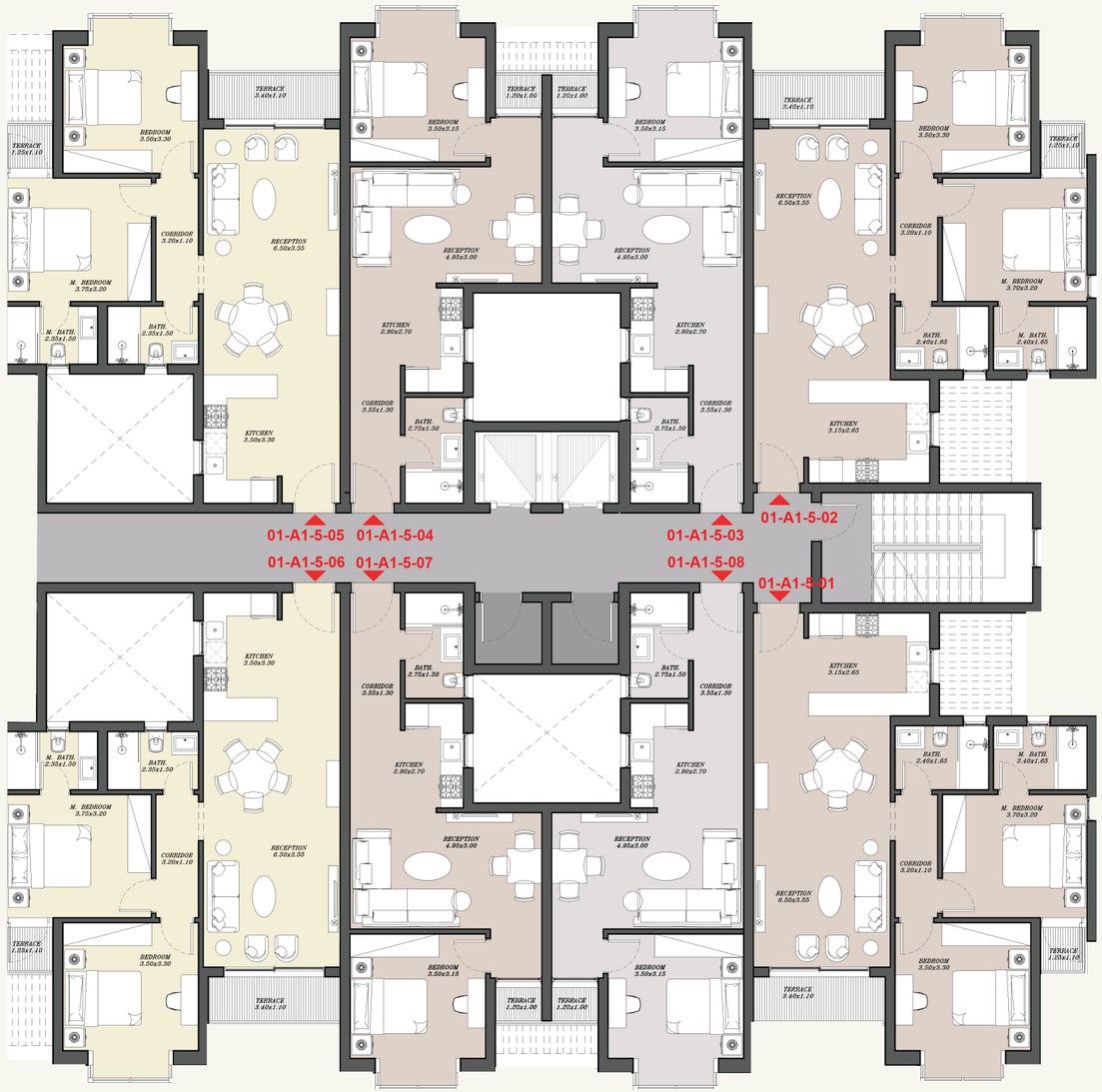
A1 Building /
Ground & First Floor



117M²	CH-01-A1-2-01
117M²	CH-01-A1-2-02
72M²	CH-01-A1-2-03
72M²	CH-01-A1-2-04
114M²	CH-01-A1-2-05
114M²	CH-01-A1-2-06
72M²	CH-01-A1-2-07
72M²	CH-01-A1-2-08

//Chapter (07)

A1 Building /
Typical Floor



118M²	CH-01-A1-5-01
118M²	CH-01-A1-5-02
73M²	CH-01-A1-5-03
73M²	CH-01-A1-5-04
116M²	CH-01-A1-5-05
116M²	CH-01-A1-5-06
73M²	CH-01-A1-5-07
73M²	CH-01-A1-5-08

//Chapter (07)

A1 Building /
Fifth Floor





Duplex / 225M² + 50M² Garden CH-01-A2-0-01

Duplex / 237M² + 50M² Garden CH-01-A2-0-02

Duplex / 231M² + 48M² Garden CH-01-A2-0-03

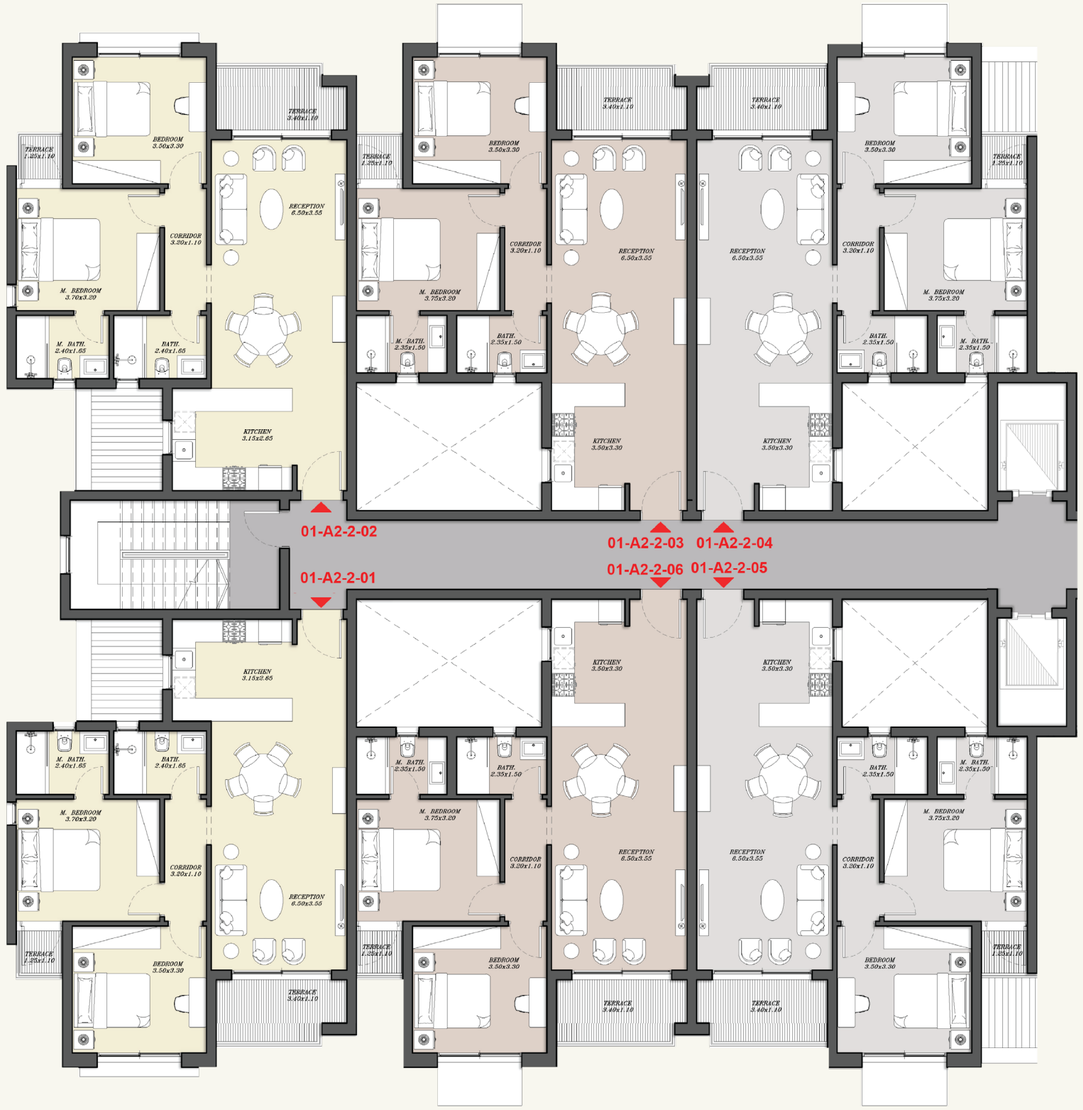
Duplex / 231M² + 48M² Garden CH-01-A2-0-04

Duplex / 231M² + 48M² Garden CH-01-A2-0-05

116M² CH-01-A2-1-06

//Chapter (07)

A2 Building /
Ground & First Floor

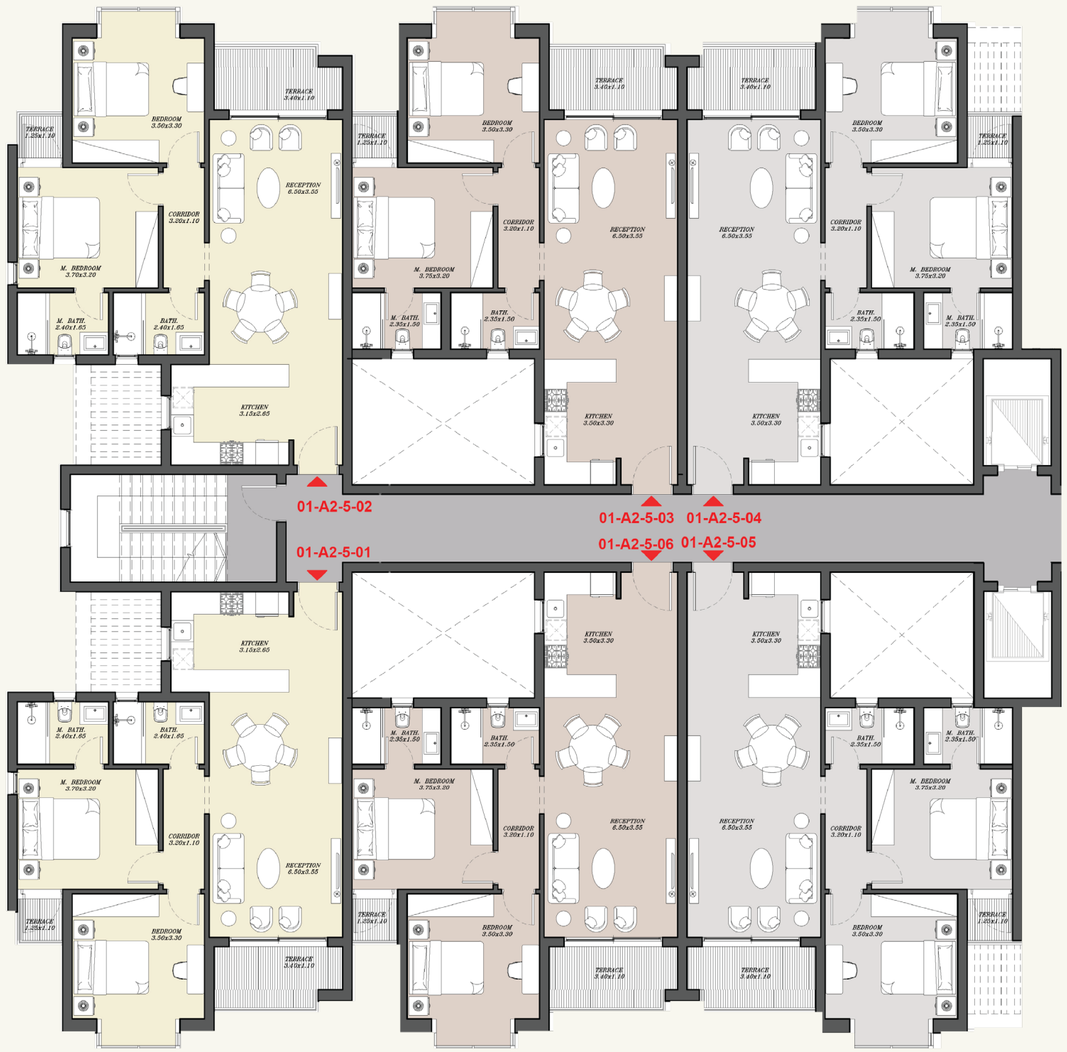


120M²	CH-01-A2-2-01
120M²	CH-01-A2-2-02
116M²	CH-01-A2-2-03
116M²	CH-01-A2-2-04
116M²	CH-01-A2-2-05
116M²	CH-01-A2-2-06

//Chapter (07)

A2 Building /
Typical Floor

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121M²	CH-01-A2-5-01
121M²	CH-01-A2-5-02
117M²	CH-01-A2-5-03
117M²	CH-01-A2-5-04
117M²	CH-01-A2-5-05
117M²	CH-01-A2-5-06

//Chapter (07)

A2 Building /
Fifth Floor

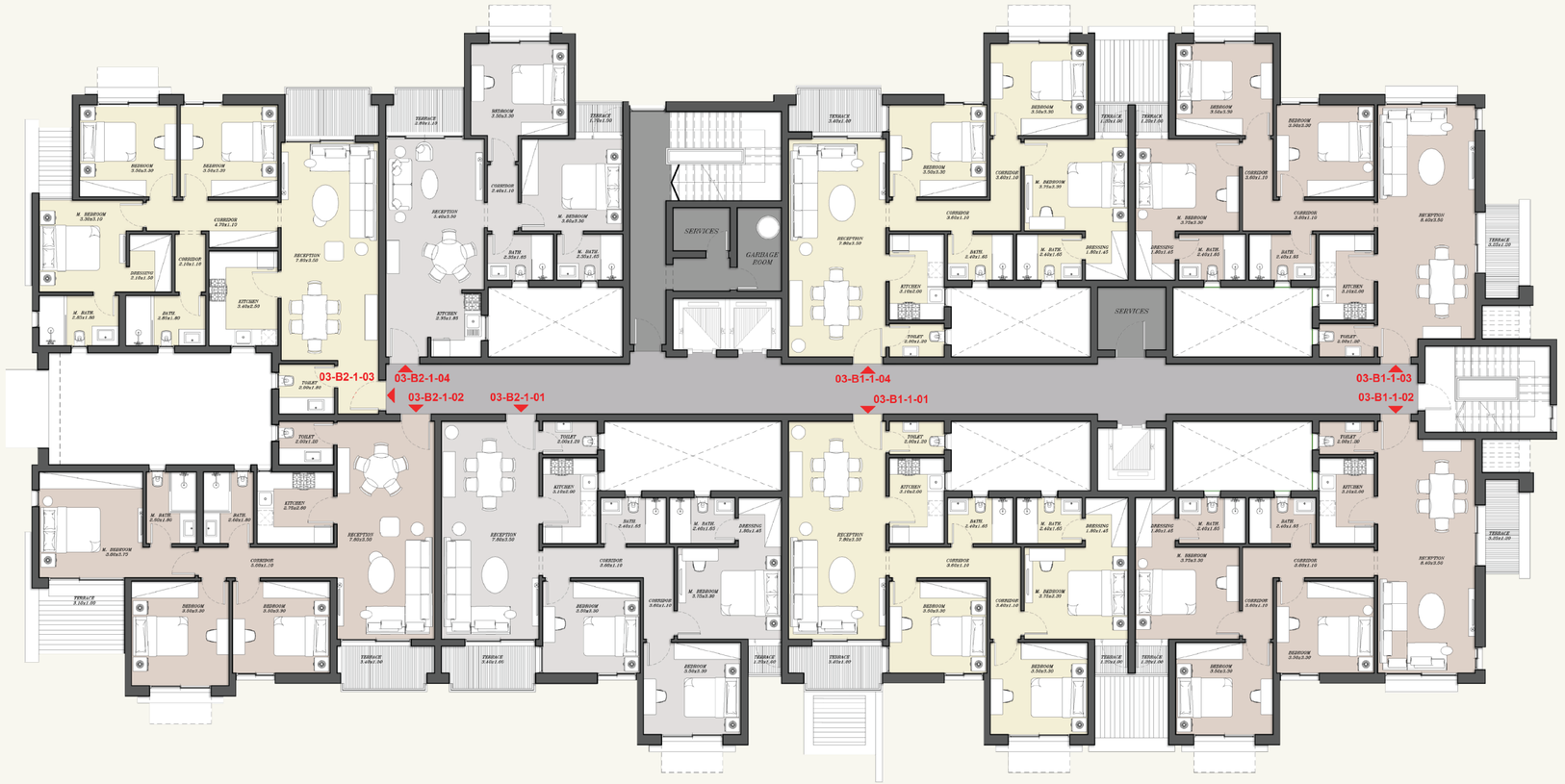
JADEER.



102M² + 37M² Garden	CH-03-B1-0-01
152M² + 62M² Garden	CH-03-B1-0-02
156M² + 62M² Garden	CH-03-B1-0-03
149M² + 50M² Garden	CH-03-B1-0-04
149M² + 50M² Garden	CH-03-B2-0-01
154M² + 58M² Garden	CH-03-B2-0-02
162M² + 58M² Garden	CH-03-B2-0-03
108M² + 37M² Garden	CH-03-B2-0-04

//Chapter (07)

B Building /
Ground Floor

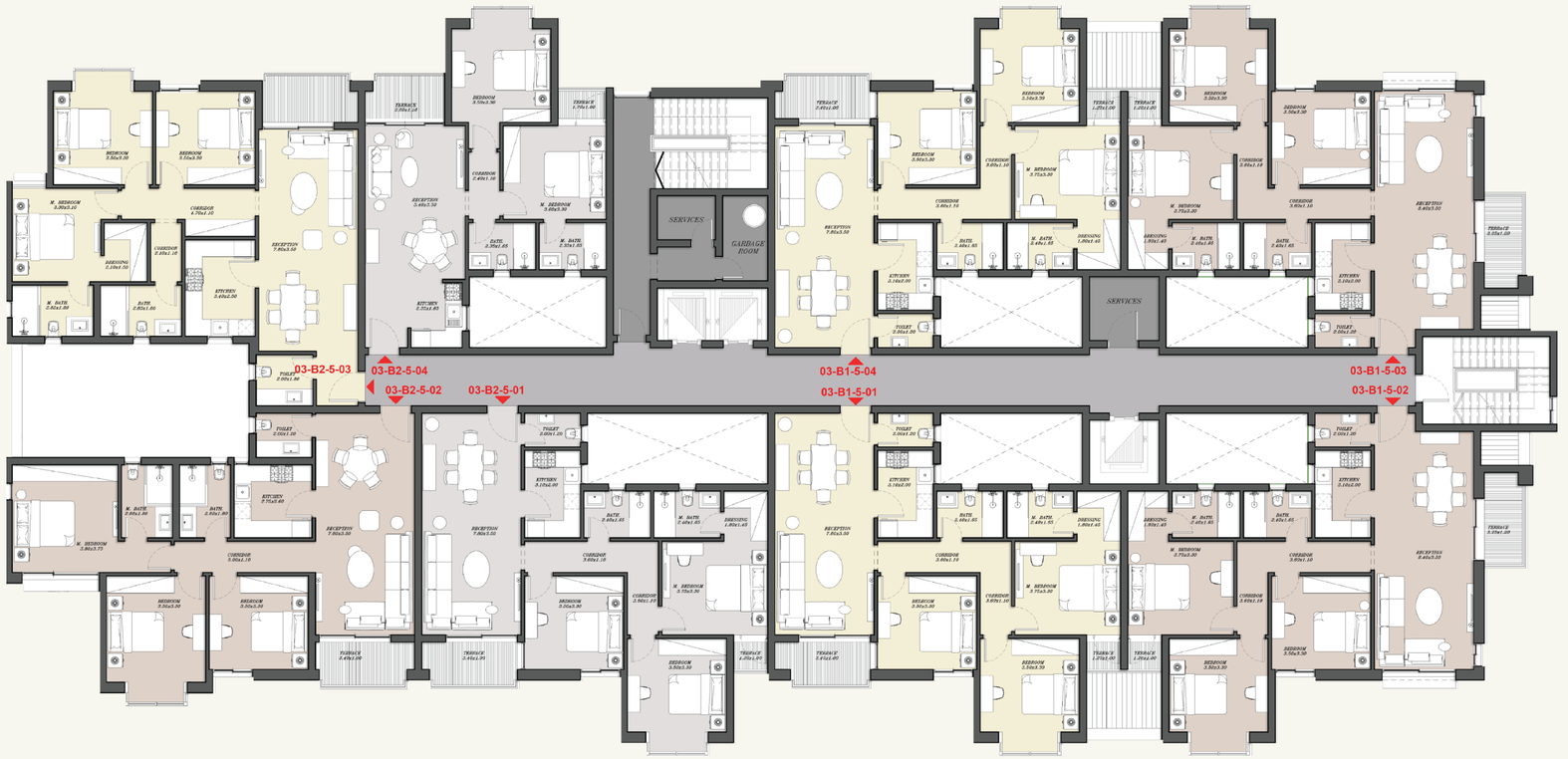


149M²	CH-03-B1-1-01
156M²	CH-03-B1-1-02
156M²	CH-03-B1-1-03
149M²	CH-03-B1-1-04
149M²	CH-03-B2-1-01
154M²	CH-03-B2-1-02
162M²	CH-03-B2-1-03
108M²	CH-03-B2-1-04

//Chapter (07)

B Building /
Typical Floor

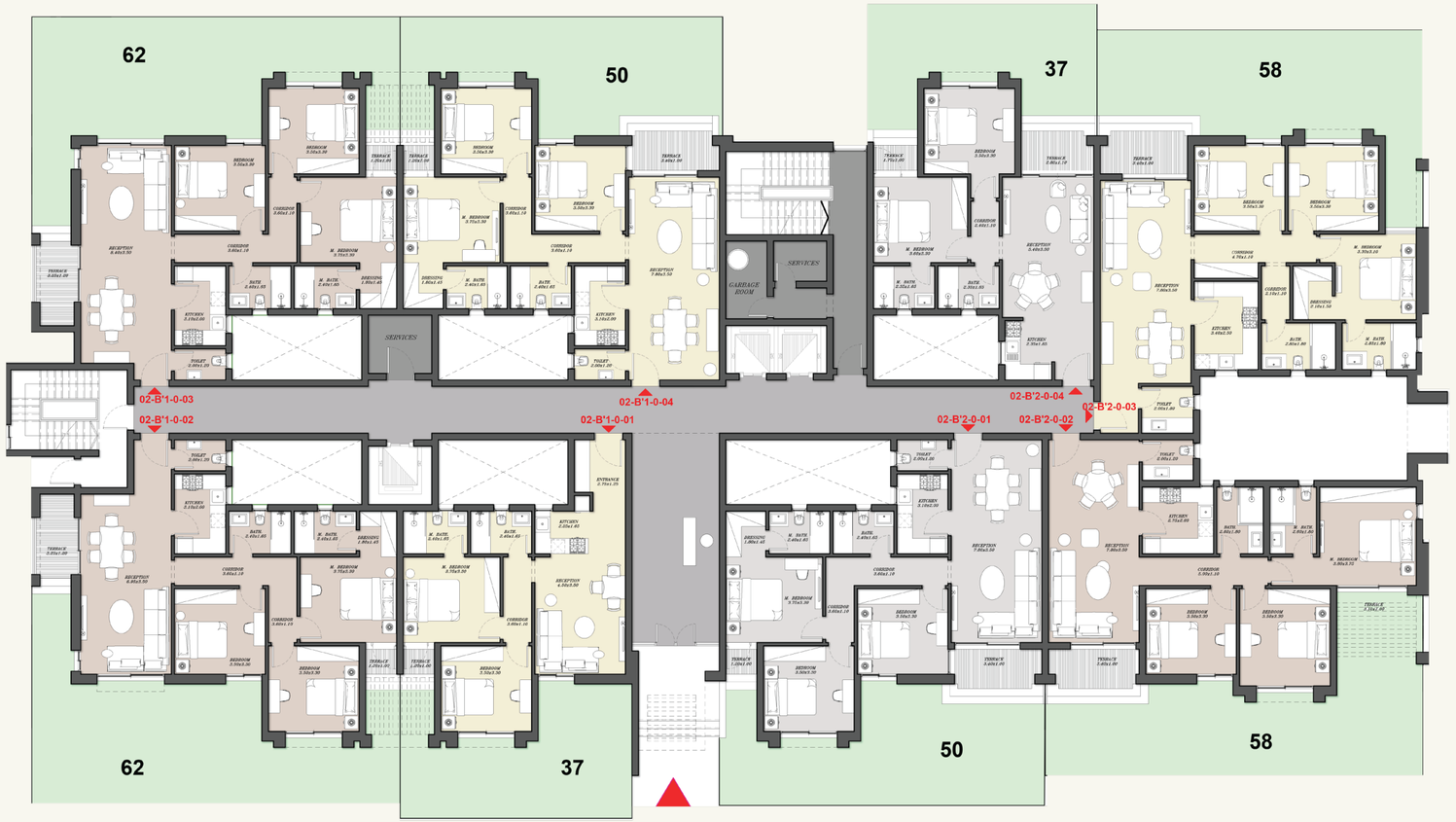
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150M²	CH-03-B1-5-01
157M²	CH-03-B1-5-02
157M²	CH-03-B1-5-03
150M²	CH-03-B1-5-04
150M²	CH-03-B2-5-01
156M²	CH-03-B2-5-02
164M²	CH-03-B2-5-03
109M²	CH-03-B2-5-04

//Chapter (07)

B Building /
Fifth Floor



102M² + 37M² Garden	CH-02-B'1-0-01
152M² + 62M² Garden	CH-02-B'1-0-02
156M² + 62M² Garden	CH-02-B'1-0-03
149M² + 50M² Garden	CH-02-B'1-0-04
149M² + 50M² Garden	CH-02-B'2-0-01
154M² + 58M² Garden	CH-02-B'2-0-02
162M² + 58M² Garden	CH-02-B'2-0-03
108M² + 37M² Garden	CH-02-B'2-0-04

//Chapter (07)

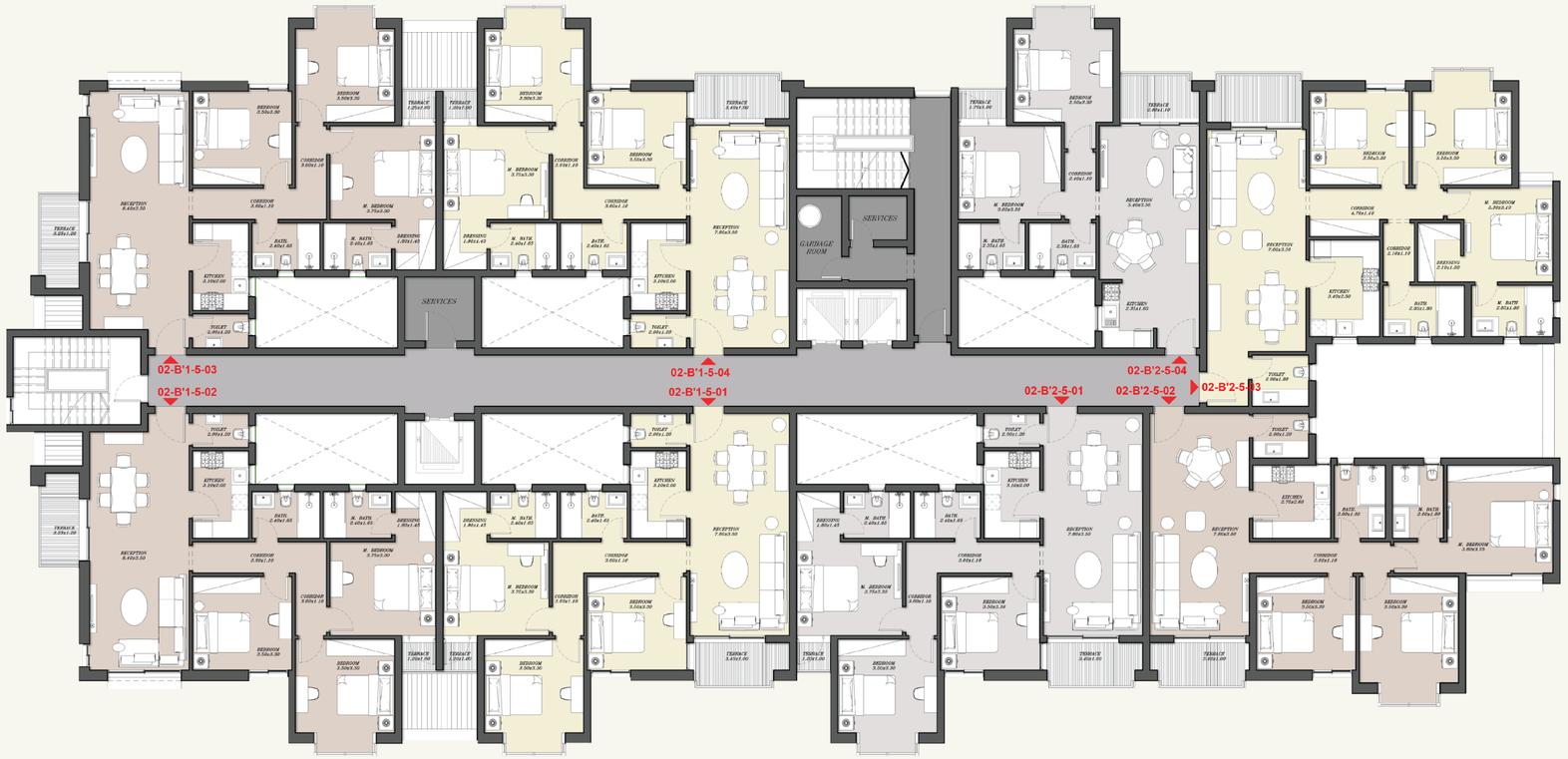
B' Building /
Ground Floor



149M²	CH-02-B’1-1-01
156M²	CH-02-B’1-1-02
156M²	CH-02-B’1-1-03
149M²	CH-02-B’1-1-04
149M²	CH-02-B’2-1-01
154M²	CH-02-B’2-1-02
162M²	CH-02-B’2-1-03
108M²	CH-02-B’2-1-04

//Chapter (07)

B’ Building /
Typical Floor

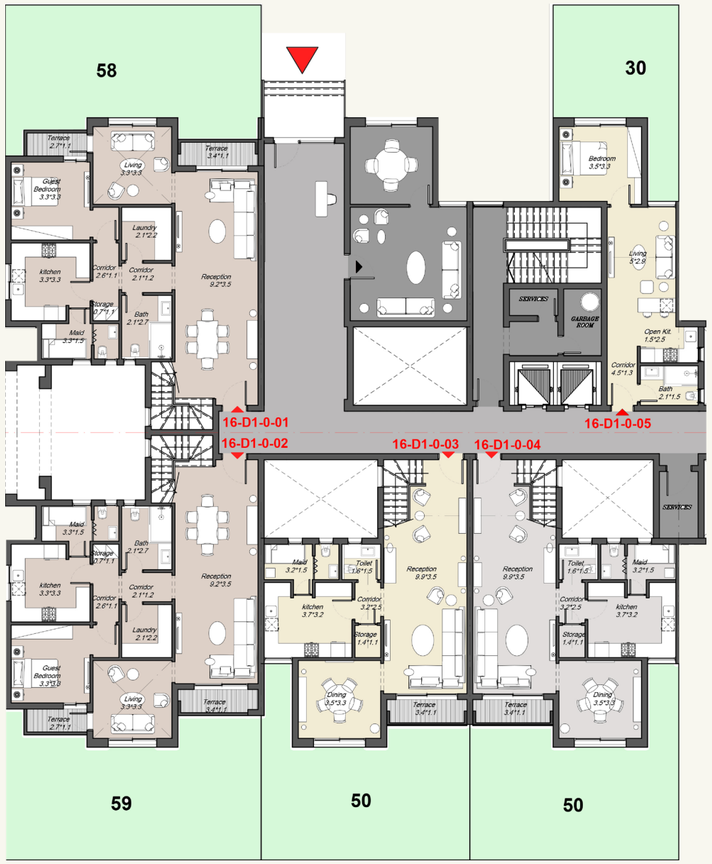


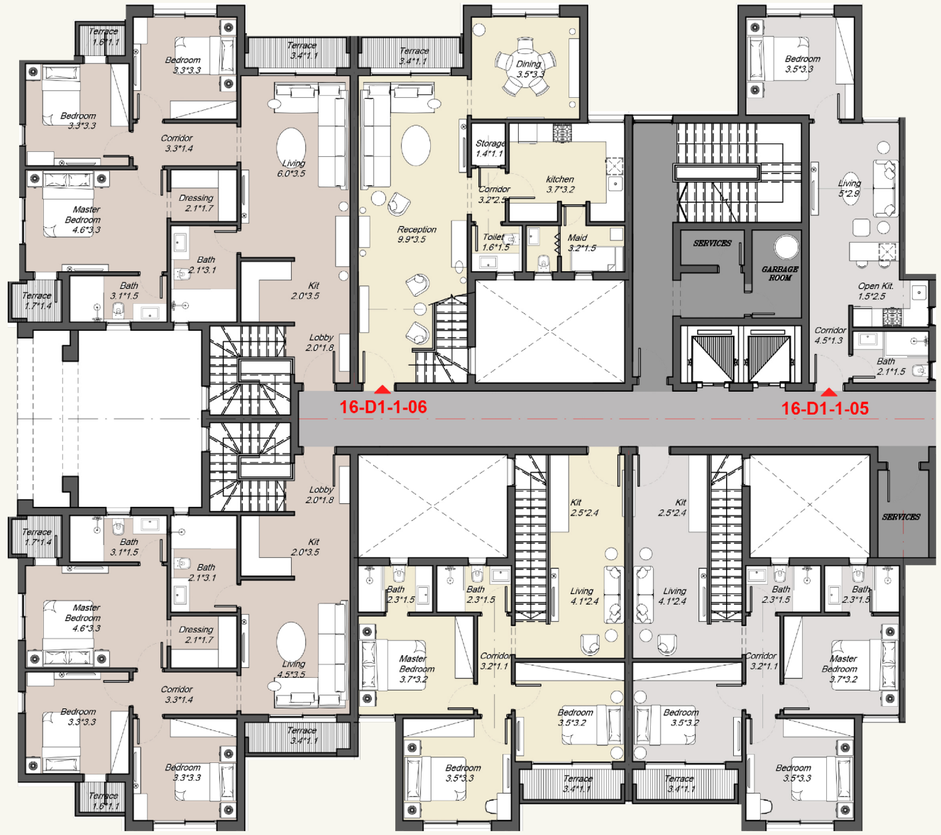
150M²	CH-02-B'1-5-01
157M²	CH-02-B'1-5-02
157M²	CH-02-B'1-5-03
150M²	CH-02-B'1-5-04
150M²	CH-02-B'2-5-01
156M²	CH-02-B'2-5-02
164M²	CH-02-B'2-5-03
109M²	CH-02-B'2-5-04

//Chapter (07)

B' Building /
Fifth Floor

JADEER.

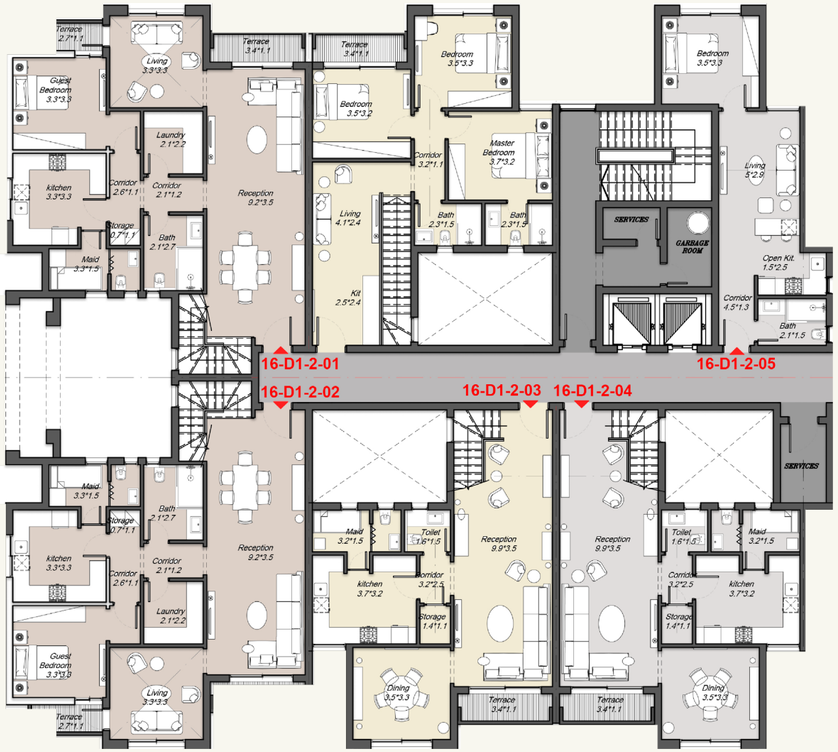


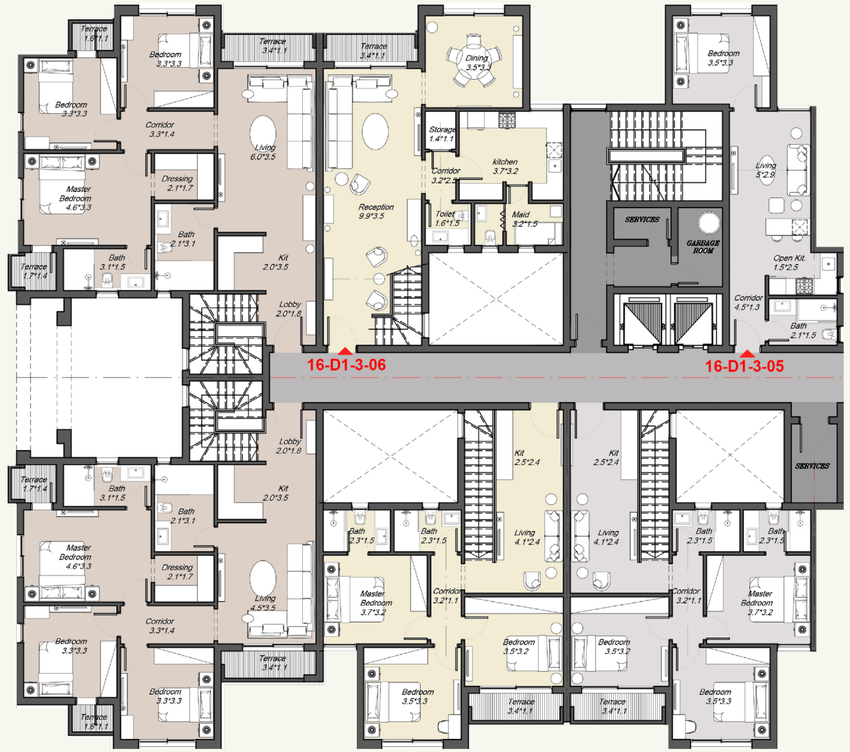


Duplex / 315M² + 58M² Garden	CH-16-D1-0-01
Duplex / 307M² + 59M² Garden	CH-16-D1-0-02
Duplex / 225M² + 50M² Garden	CH-16-D1-0-03
Duplex / 225M² + 50M² Garden	CH-16-D1-0-04
64M² + 30M² Garden	CH-16-D1-0-05
64M²	CH-16-D1-1-05

//Chapter (07)

D1 Building /
Ground & First Floor



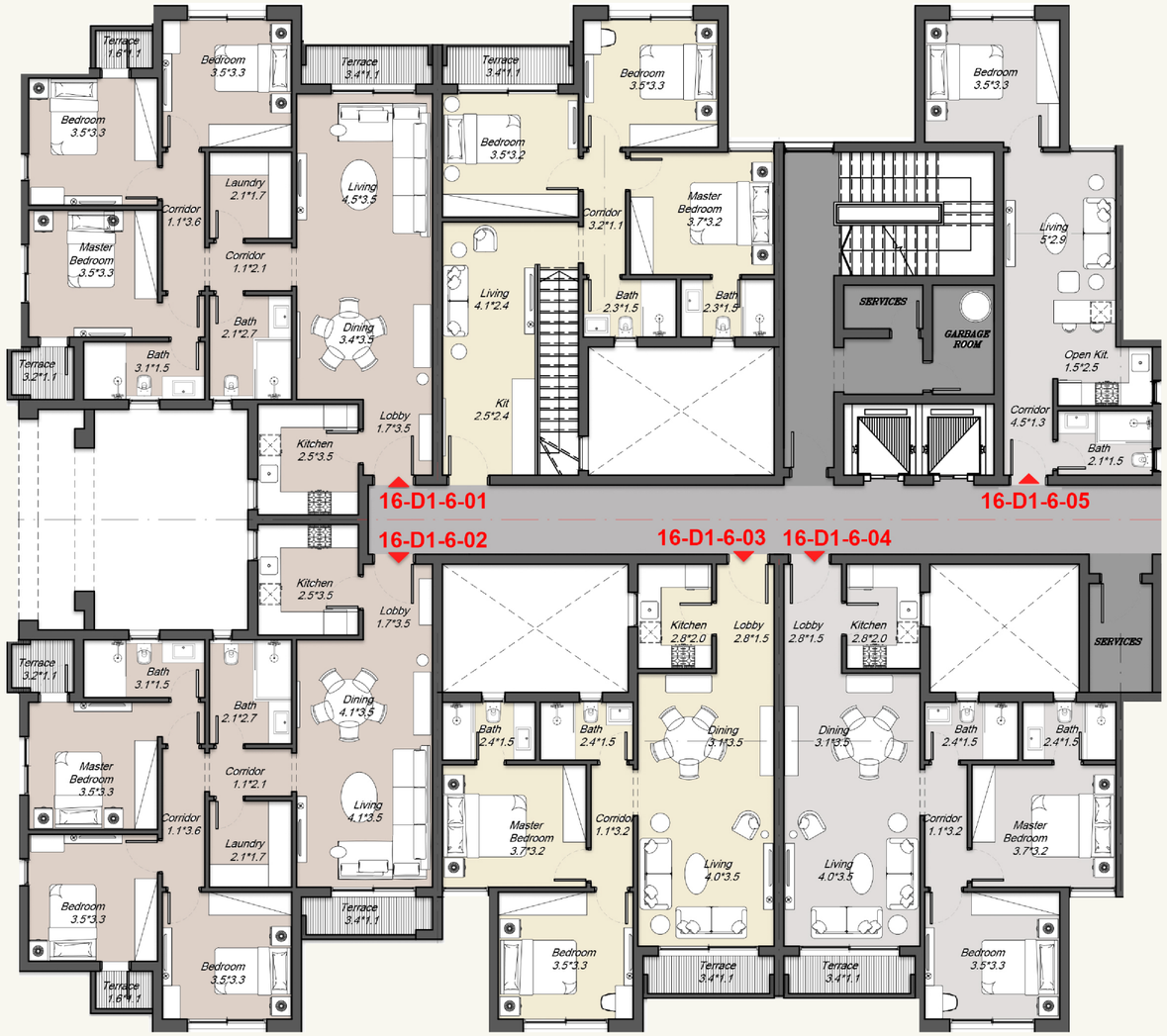


Duplex / 315M²	CH-16-D1-2-01
Duplex / 307M²	CH-16-D1-2-02
Duplex / 225M²	CH-16-D1-2-03
Duplex / 225M²	CH-16-D1-2-04
64M²	CH-16-D1-2-05
Duplex / 225M²	CH-16-D1-2-06

//Chapter (07)

D1 Building /
Second & Third Floor

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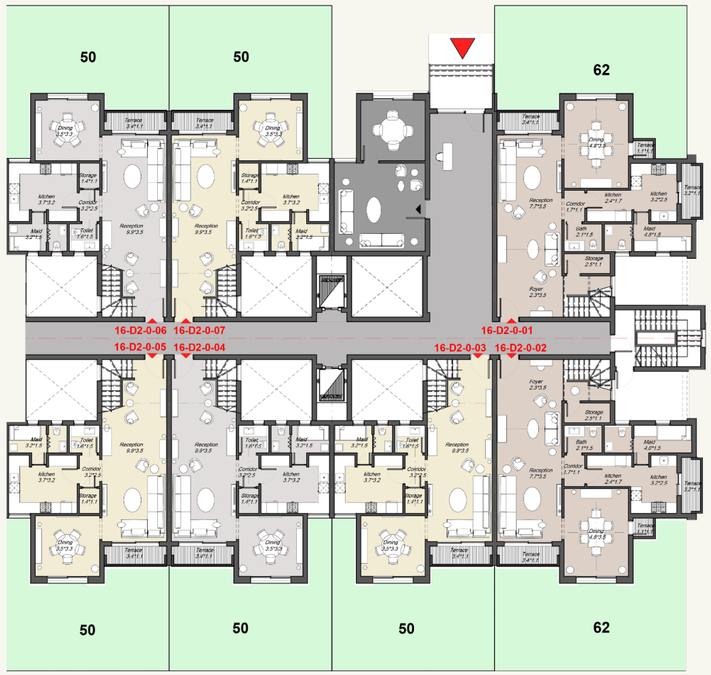


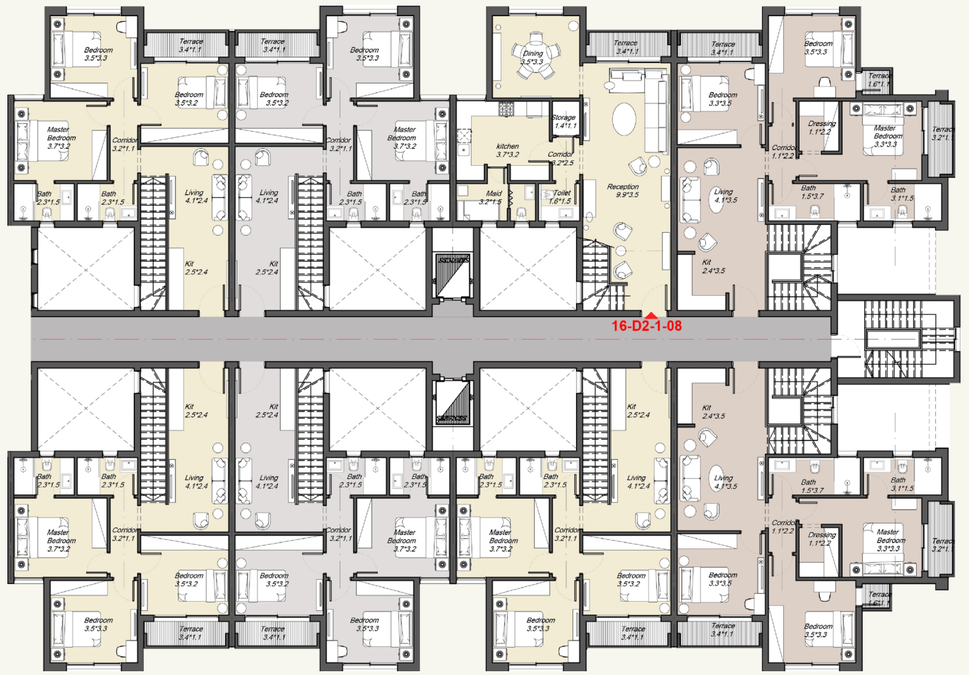
158M²	CH-16-D1-6-01
152M²	CH-16-D1-6-02
112M²	CH-16-D1-6-03
112M²	CH-16-D1-6-04
64M²	CH-16-D1-6-05

//Chapter (07)

D1 Building /
Sixth Floor

JADEER.





Duplex / 286M² + 62M² Garden CH-16-D2-0-01

Duplex / 286M² + 62M² Garden CH-16-D2-0-02

Duplex / 225M² + 50M² Garden CH-16-D2-0-03

Duplex / 213M² + 50M² Garden CH-16-D2-0-04

Duplex / 213M² + 50M² Garden CH-16-D2-0-05

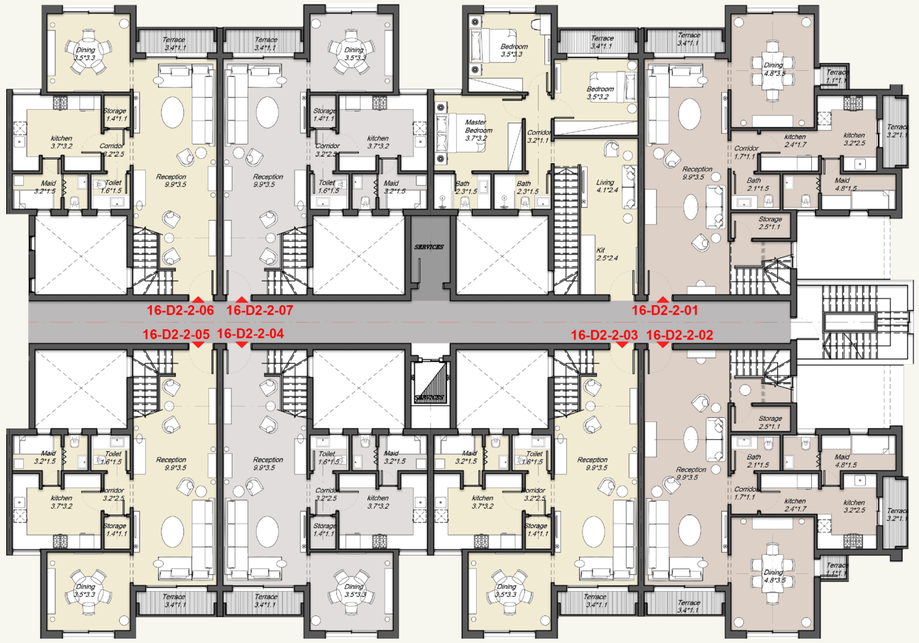
Duplex / 213M² + 50M² Garden CH-16-D2-0-06

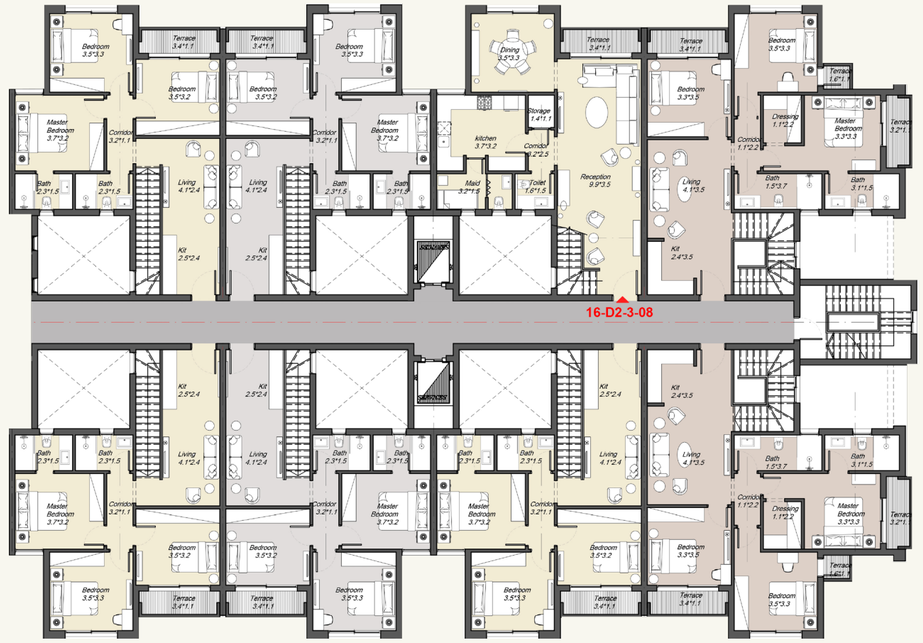
Duplex / 213M² + 50M² Garden CH-16-D2-0-07

Duplex / 225M² CH-16-D2-1-08

//Chapter (07)

D2 Building /
Ground & First Floor





Duplex / 286M²	CH-16-D2-2-01
Duplex / 286M²	CH-16-D2-2-02
Duplex / 225M²	CH-16-D2-2-03
Duplex / 213M²	CH-16-D2-2-04
Duplex / 213M²	CH-16-D2-2-05
Duplex / 213M²	CH-16-D2-2-06
Duplex / 213M²	CH-16-D2-2-07
Duplex / 213M²	CH-16-D2-3-08

//Chapter (07)

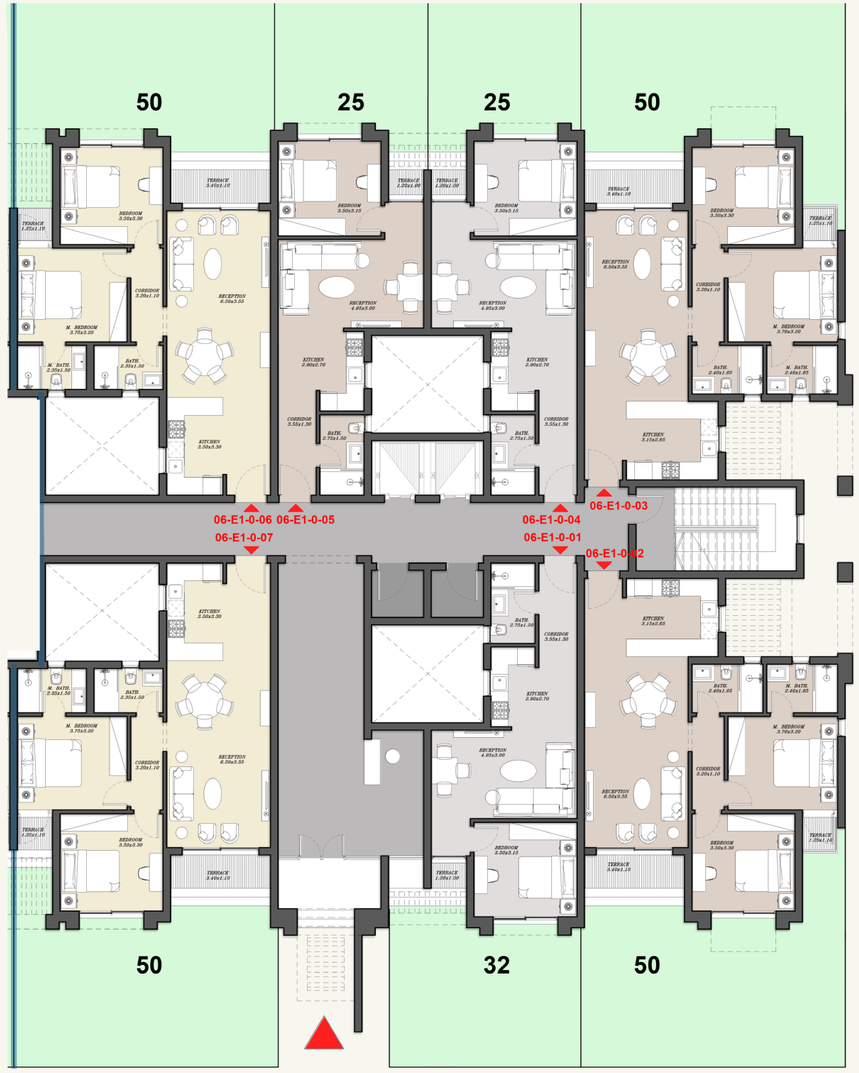
D2 Building /
Second & Third Floor



144M²	CH-16-D1-6-01
144M²	CH-16-D1-6-02
112M²	CH-16-D1-6-03
112M²	CH-16-D1-6-04
112M²	CH-16-D1-6-05
112M²	CH-16-D1-6-06
112M²	CH-16-D1-6-07

//Chapter (07)

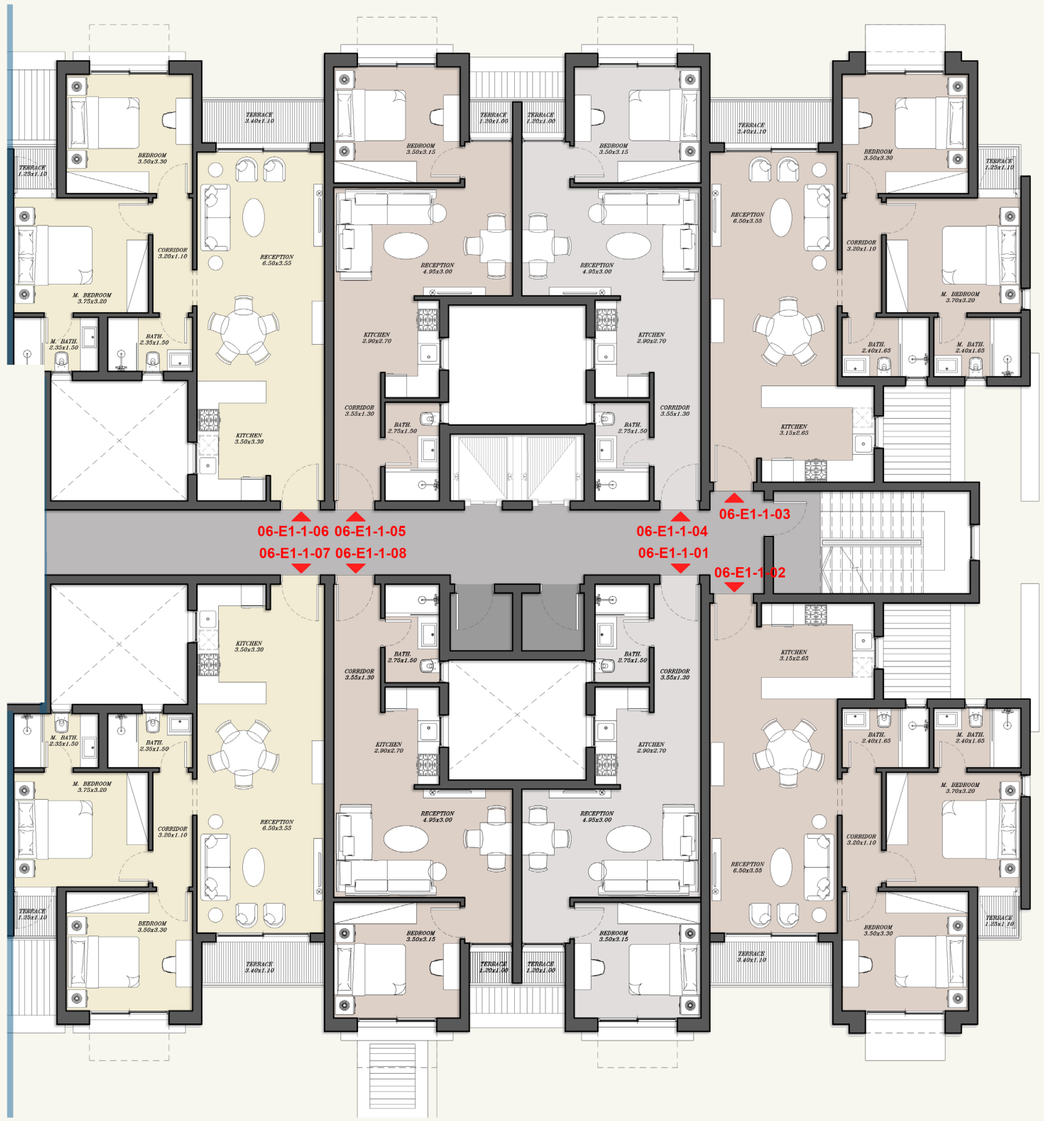
D2 Building /
Sixth Floor



72M² + 32M² Garden	CH-06-E1-0-01
117M² + 50M² Garden	CH-06-E1-0-02
117M² + 50M² Garden	CH-06-E1-0-03
72M² + 25M² Garden	CH-06-E1-0-04
72M² + 25M² Garden	CH-06-E1-0-05
114M² + 49M² Garden	CH-06-E1-0-06
114M² + 49M² Garden	CH-06-E1-0-07

//Chapter (07)

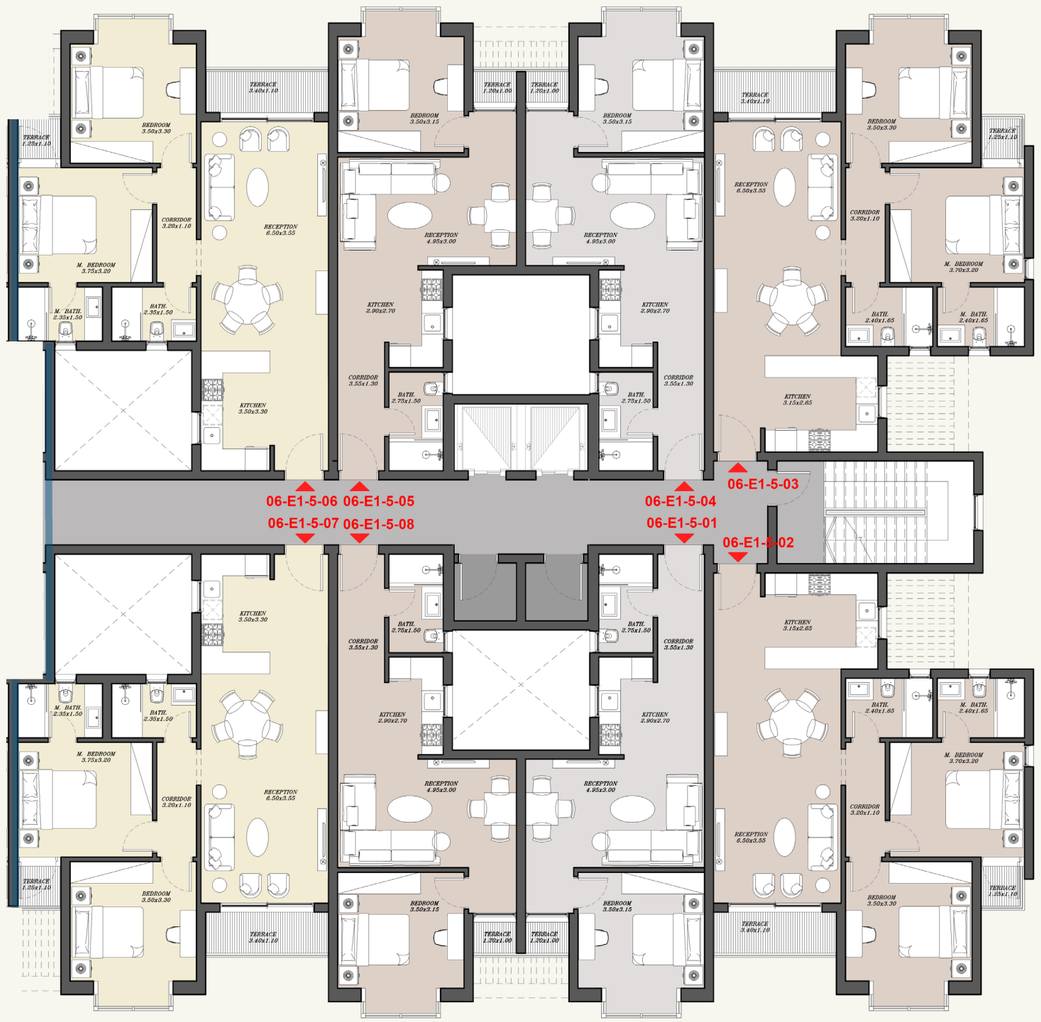
E1 Building /
Ground Floor



72M²	CH-06-E1-1-01
117M²	CH-06-E1-1-02
117M²	CH-06-E1-1-03
72M²	CH-06-E1-1-04
72M²	CH-06-E1-1-05
114M²	CH-06-E1-1-06
114M²	CH-06-E1-1-07
72M²	CH-06-E1-1-08

E1 Building / Typical Floor

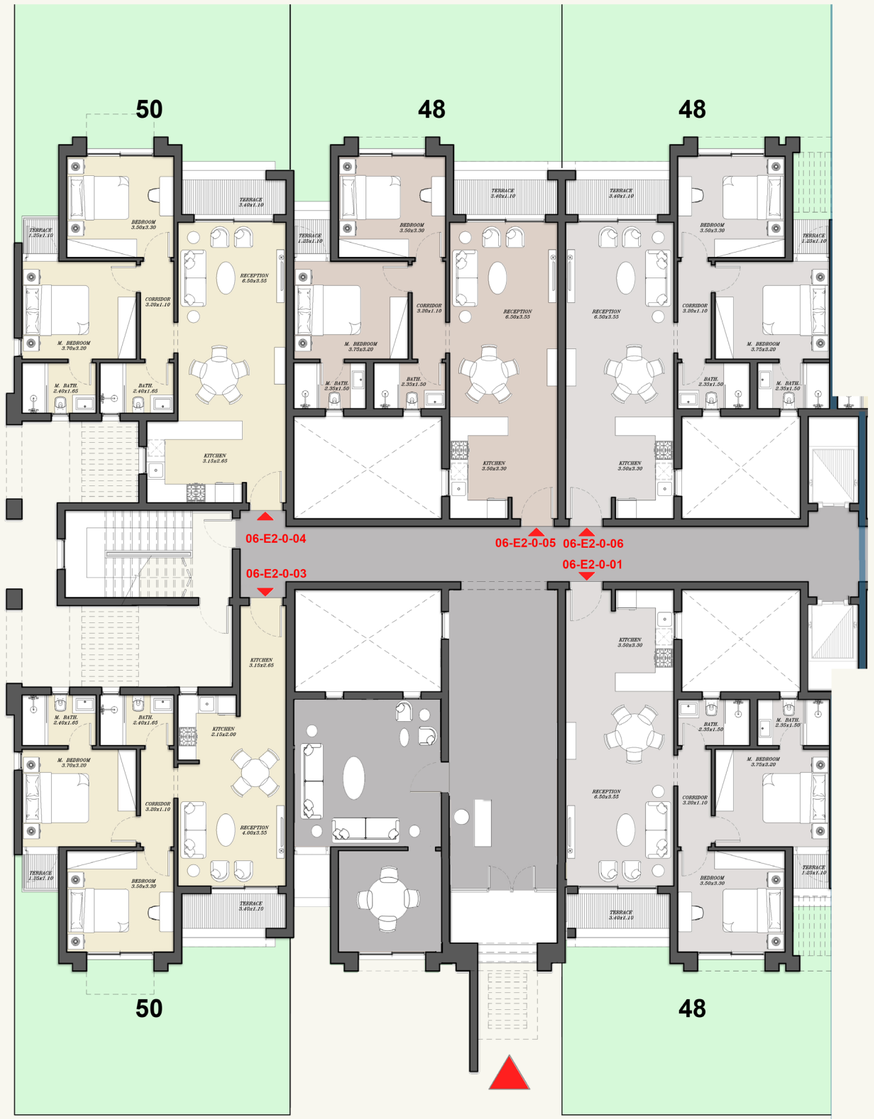
JADEER.



73M²	CH-06-E1-5-01
118M²	CH-06-E1-5-02
118M²	CH-06-E1-5-03
73M²	CH-06-E1-5-04
73M²	CH-06-E1-5-05
116M²	CH-06-E1-5-06
116M²	CH-06-E1-5-07
73M²	CH-06-E1-5-08

//Chapter (07)

E1 Building /
Fifth Floor



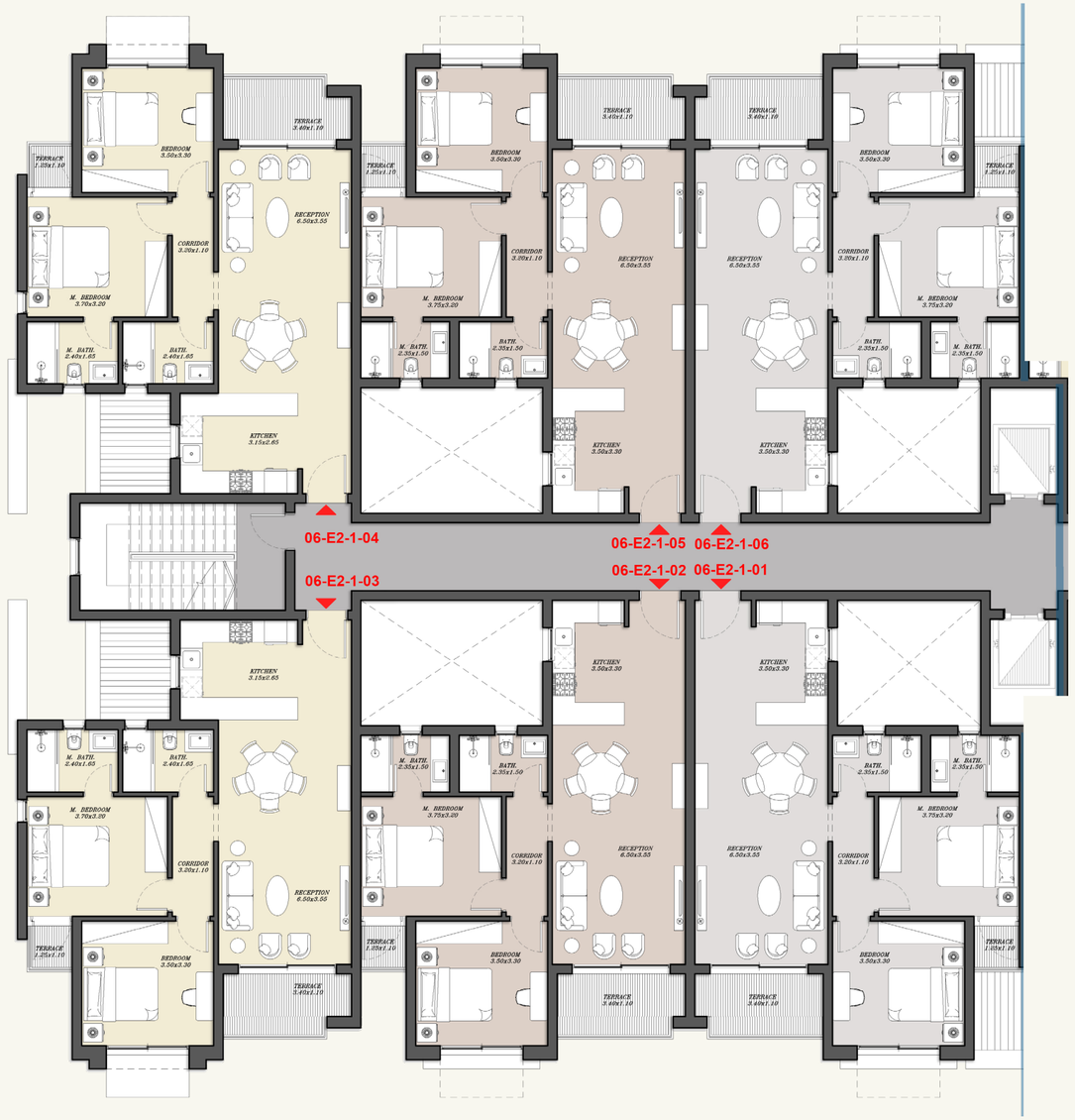
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116M² + 48M² Garden	CH-06-E2-0-01
116M² + 48M² Garden	CH-06-E2-0-02
106M² + 50M² Garden	CH-06-E2-0-03
120M² + 50M² Garden	CH-06-E2-0-04
116M² + 48M² Garden	CH-06-E2-0-05
116M² + 48M² Garden	CH-06-E2-0-06

//Chapter (07)

E2 Building /
Ground Floor

JADEER.

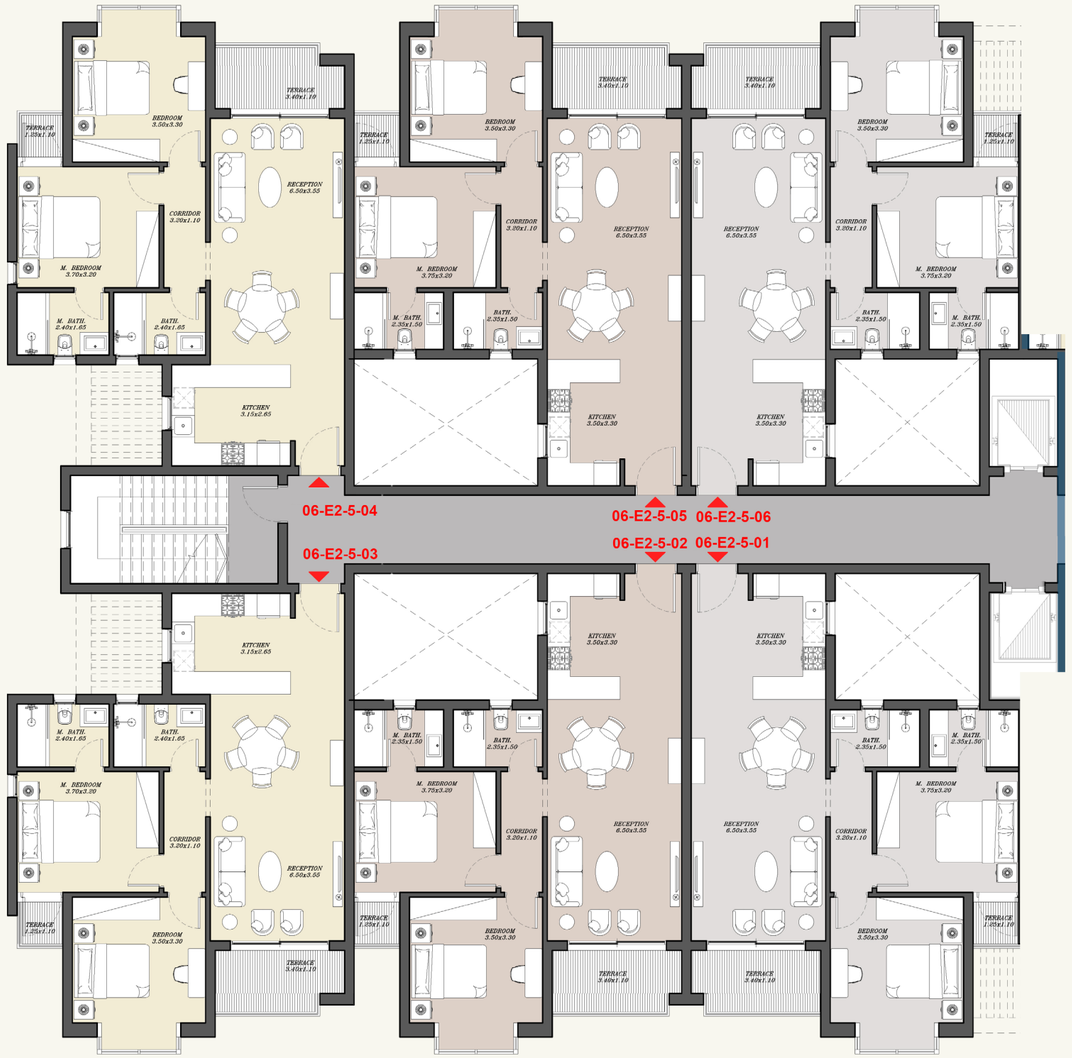


116M²	CH-06-E2-1-01
116M²	CH-06-E2-1-02
120M²	CH-06-E2-1-03
120M²	CH-06-E2-1-04
116M²	CH-06-E2-1-05
116M²	CH-06-E2-1-06

//Chapter (07)

E2 Building /
Typical Floor

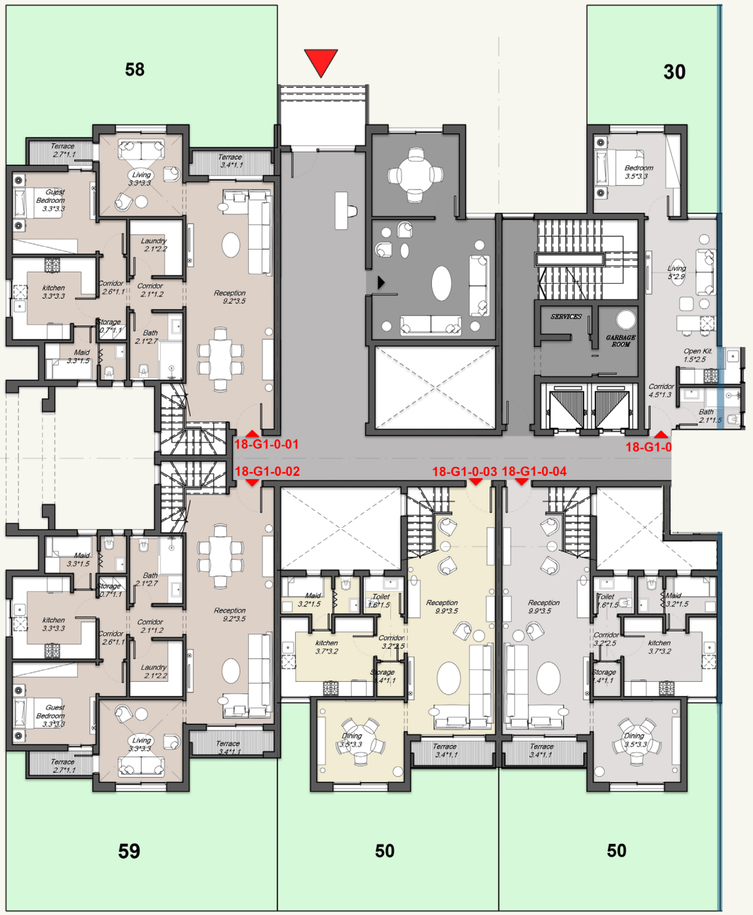
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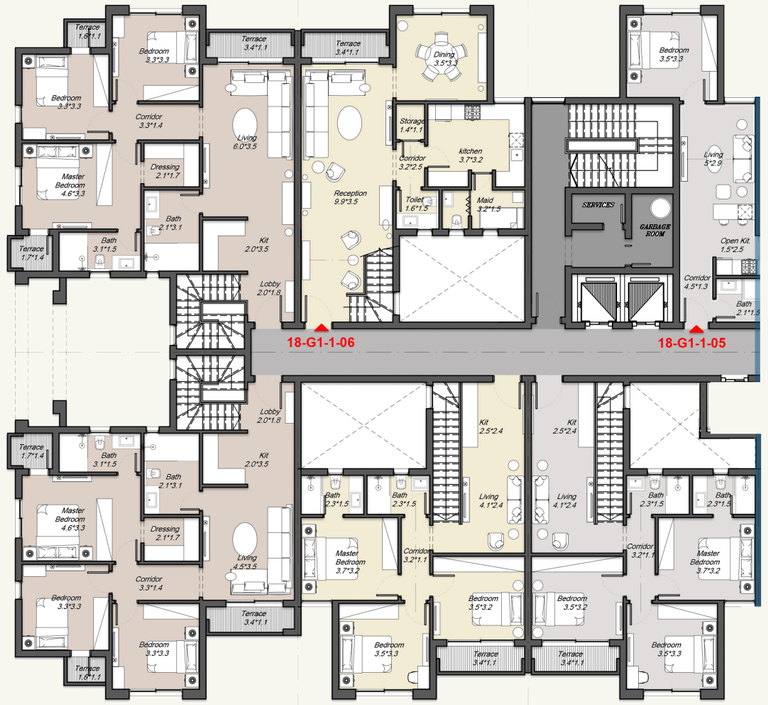


116M²	CH-06-E2-1-01
116M²	CH-06-E2-1-02
120M²	CH-06-E2-1-03
120M²	CH-06-E2-1-04
116M²	CH-06-E2-1-05
116M²	CH-06-E2-1-06

//Chapter (07)

E2 Building /
Fifth Floor

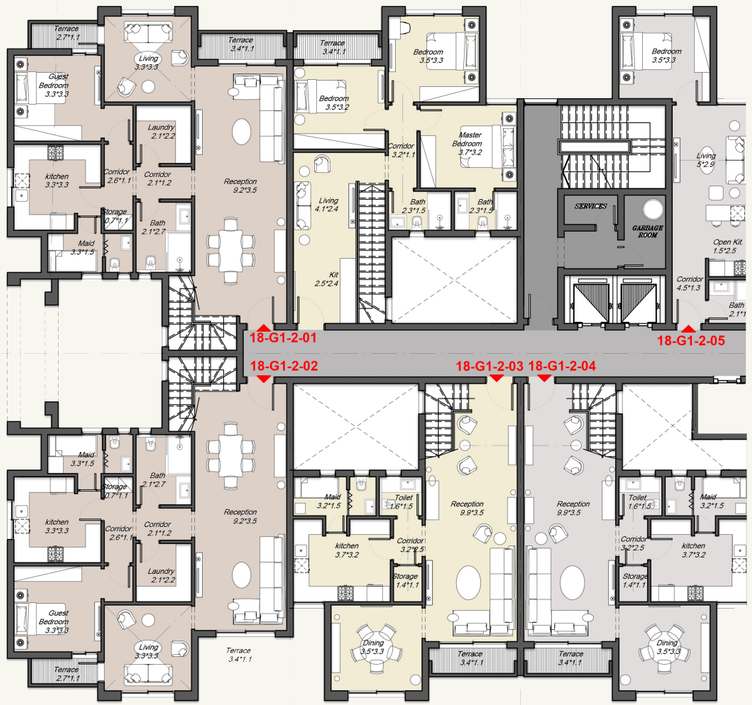


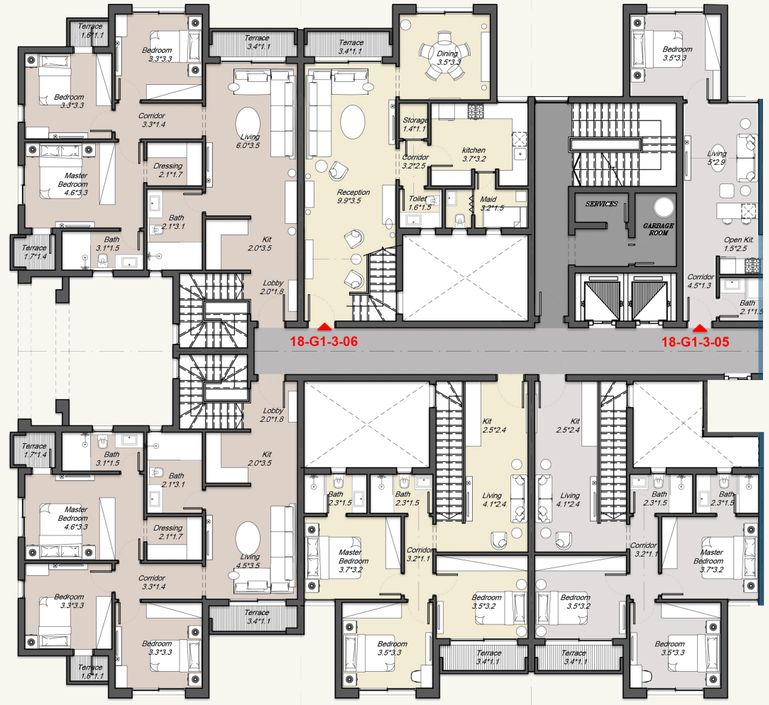


Duplex / 315M² + 58M² Garden	CH-18-G1-0-01
Duplex / 306M² + 59M² Garden	CH-18-G1-0-02
Duplex / 225M² + 50M² Garden	CH-18-G1-0-03
Duplex / 225M² + 50M² Garden	CH-18-G1-0-04
64M² + 30M² Garden	CH-18-G1-0-05
64M²	CH-18-G1-1-05
Duplex / 225M²	CH-18-G1-1-06

//Chapter (07)

G1 Building /
Ground & First Floor





Duplex / 315M² CH-18-G1-2-01

Duplex / 306M² CH-18-G1-2-02

Duplex / 225M² CH-18-G1-2-03

Duplex / 225M² CH-18-G1-2-04

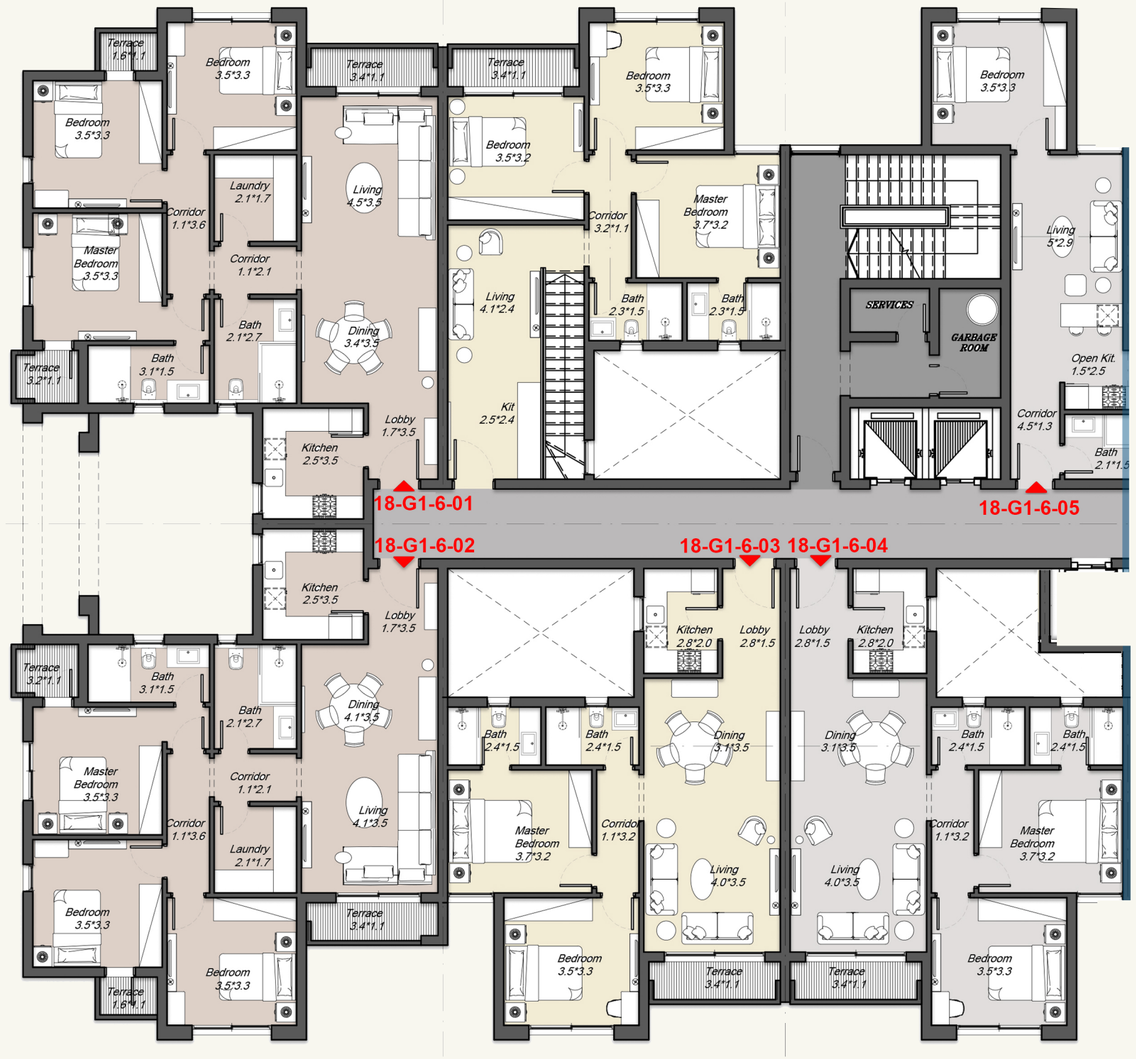
64M² CH-18-G1-2-05

Duplex / 225M² CH-18-G1-3-06

//Chapter (07)

G1 Building /
Second & Third Floor

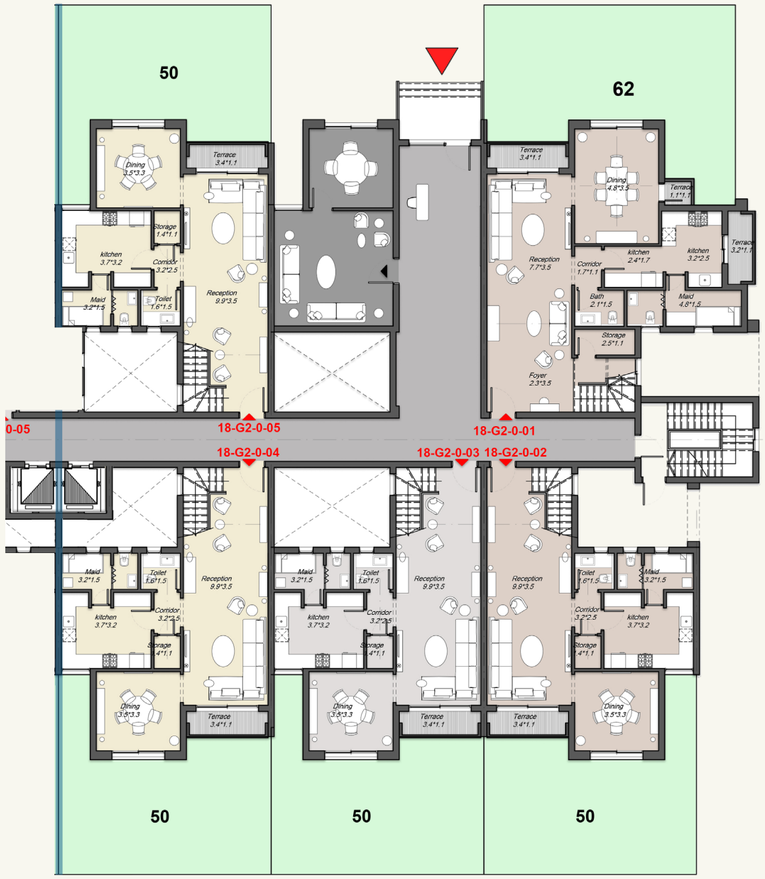
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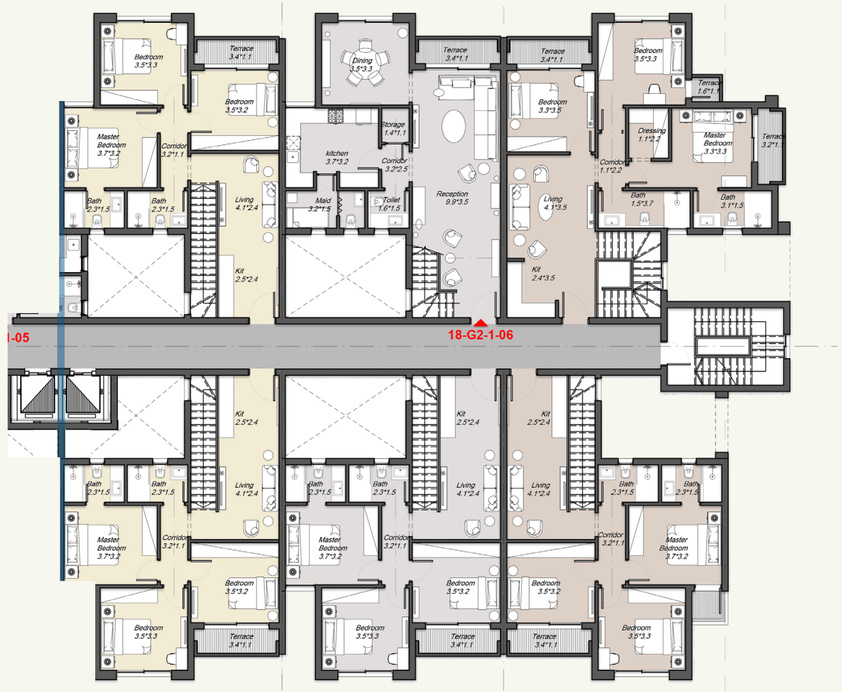


158M²	CH-18-G1-6-01
152M²	CH-18-G1-6-02
112M²	CH-18-G1-6-03
112M²	CH-18-G1-6-04
64M²	CH-18-G1-6-05

//Chapter (07)

G1 Building /
Sixth Floor





Duplex / 285M² + 62M² Garden CH-18-G2-0-01

Duplex / 229M² + 50M² Garden CH-18-G2-0-02

Duplex / 225M² + 50M² Garden CH-18-G2-0-03

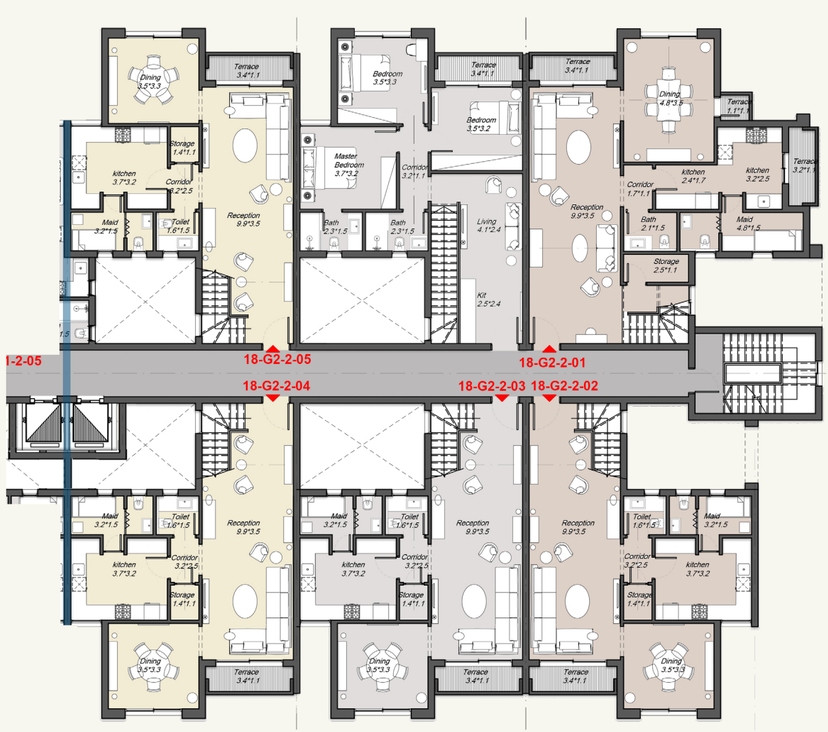
Duplex / 225M² + 50M² Garden CH-18-G2-0-04

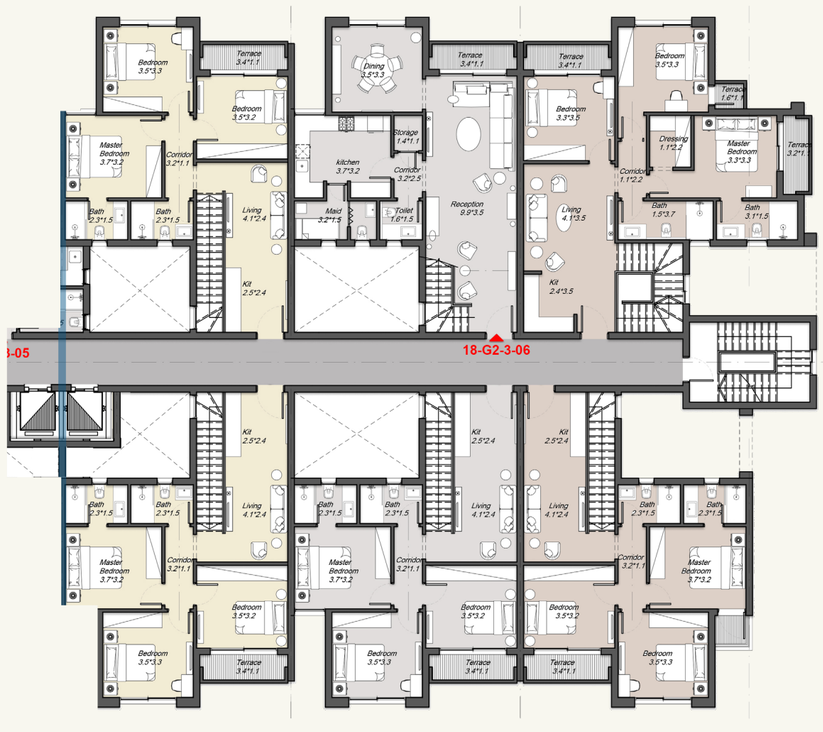
Duplex / 225M² + 50M² Garden CH-18-G2-0-05

Duplex / 225M² CH-18-G2-1-06

//Chapter (07)

G2 Building /
Ground & First Floor





Duplex / 285M² CH-18-G2-2-01

Duplex / 229M² CH-18-G2-2-02

Duplex / 225M² CH-18-G2-2-03

Duplex / 225M² CH-18-G2-2-04

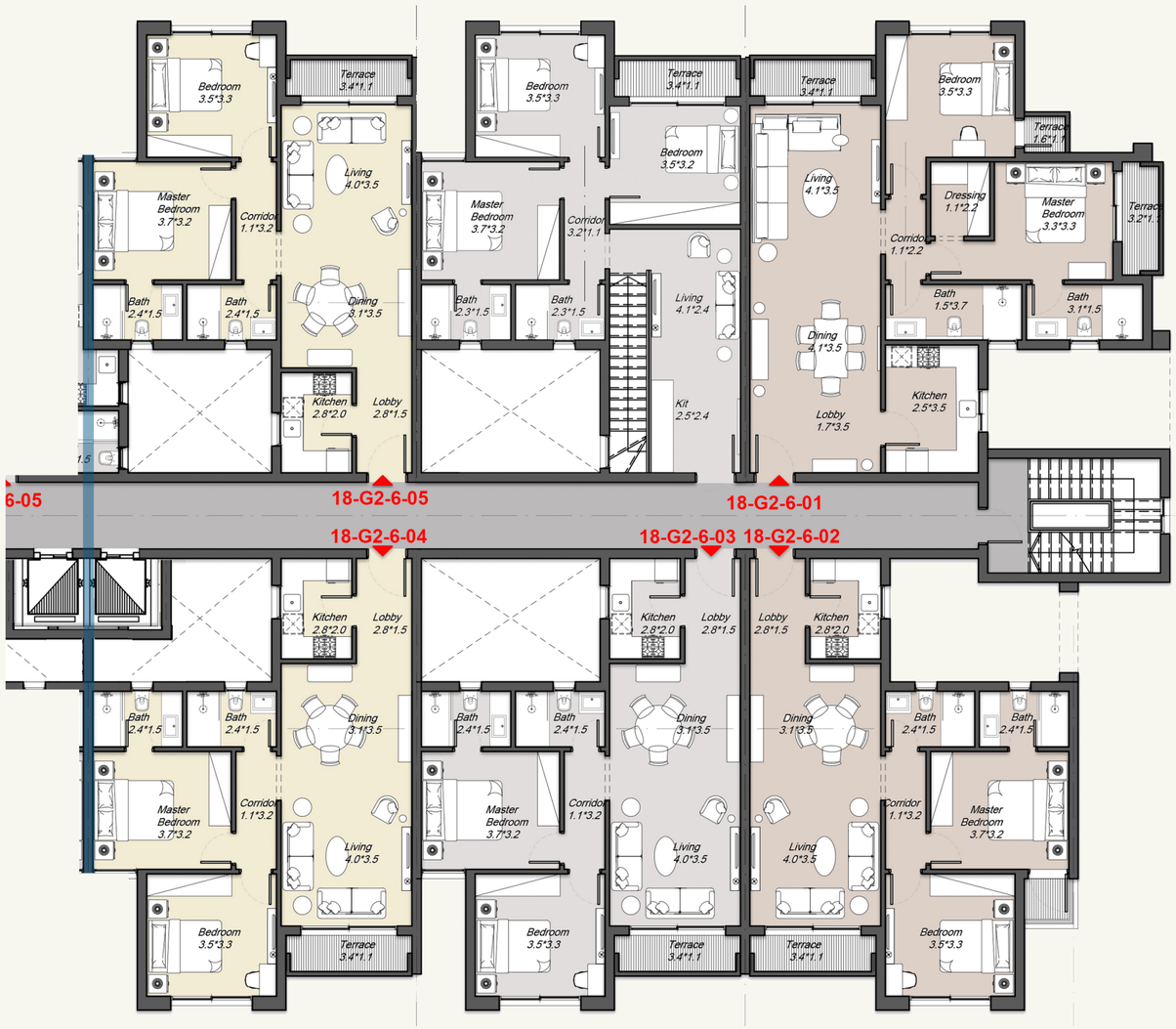
Duplex / 225M² CH-18-G2-2-05

Duplex / 225M² CH-18-G2-3-06

//Chapter (07)

G2 Building /
Second & Third Floor

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142M²	CH-18-G2-6-01
116M²	CH-18-G2-6-02
112M²	CH-18-G2-6-03
112M²	CH-18-G2-6-04
112M²	CH-18-G2-6-05

//Chapter (07)

G2 Building /
Sixth Floor

www.luwo.ch/web/image/21-1/Mind.jpg

[1]Prime Location / [2]Connected Roads / [3]Central Access /
[4]Low Density / [5]IHG Hospitality / [6]Signature Design

(08) About JADEER

JADEER Subsidiaries

PANTERA IN—SPACES | GROW CONSTRUCTIONS

Partners of *Success*

mimar Architecture & Engineering | CBRE | IHG HOTELS & RESORTS | AVA CREATIVE SOLUTIONS

Guarantee / Reliability /
Professionalism /
World-Class Standards

//Chapter (08)

