NEW CAIRO'S
LARGEST MIXED-USE CONCEPT

sales induction

LMD°

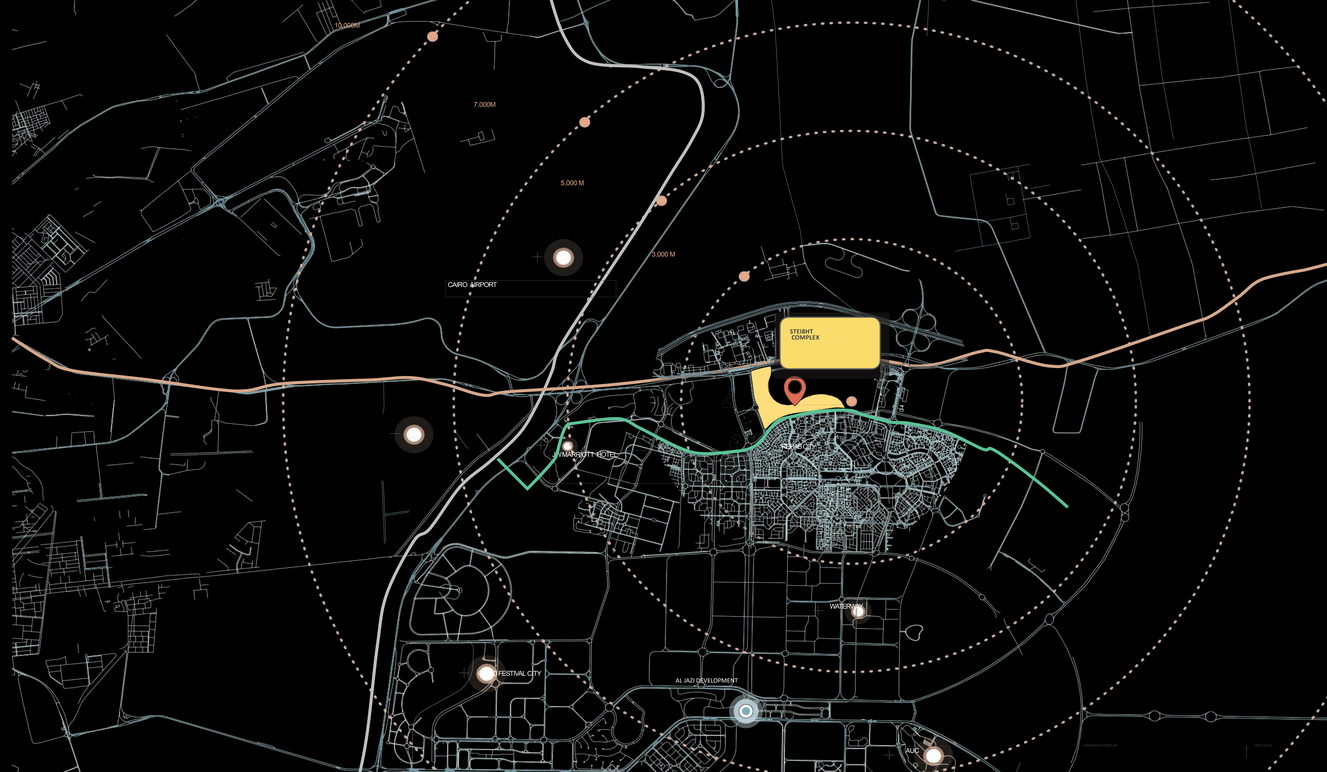
hello, there™

NEW
CAIRO

0.1__introduction



MACRO:
boundaries & context

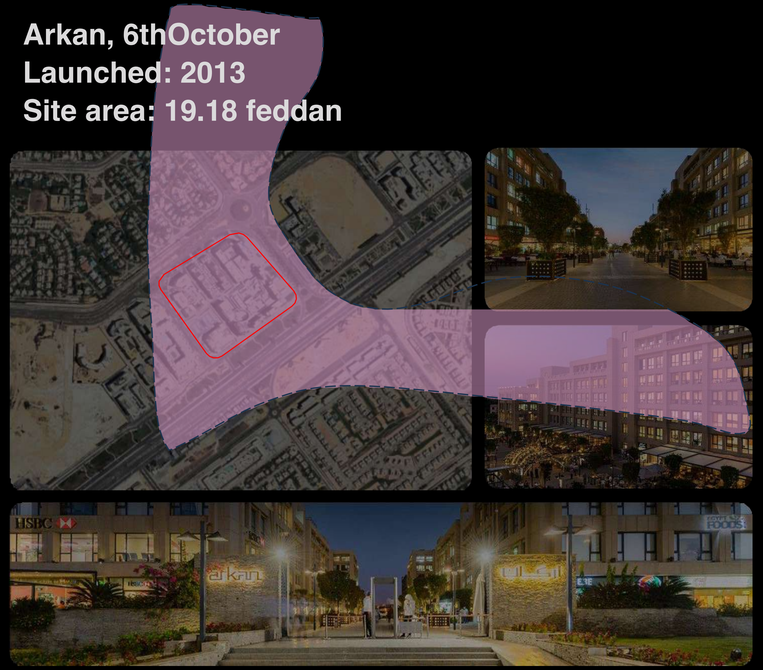


MICRO: boundaries & context



Scale comparison

Arkan, 6thOctober
Launched: 2013
Site area: 19.18 feddan



CFC Compound, New Cairo
Launched: 2014









Scale comparison

5A by Waterway, New Cairo
Launched: 2021
Site area: 8.34 feddan



ONE NINETY, New Cairo
Launched: 2024
Site area: 81.98 feddan



0.2__design concept



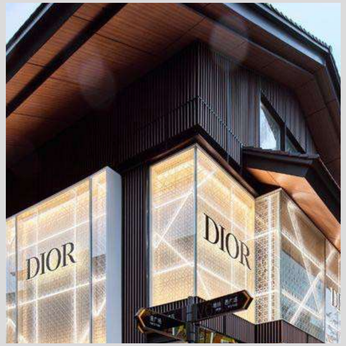
0.2.1__vision

creating a platform that redefines the concept of modern living and embracing life. building a socially and inclusive community that can be simultaneously linked and detached creating a project that reaches connectivity through smart, green pedestrian network.

0.2.2__values



integrated mixed-use spaces



elegant retail districts



culinary districts



residential communities



community hubs

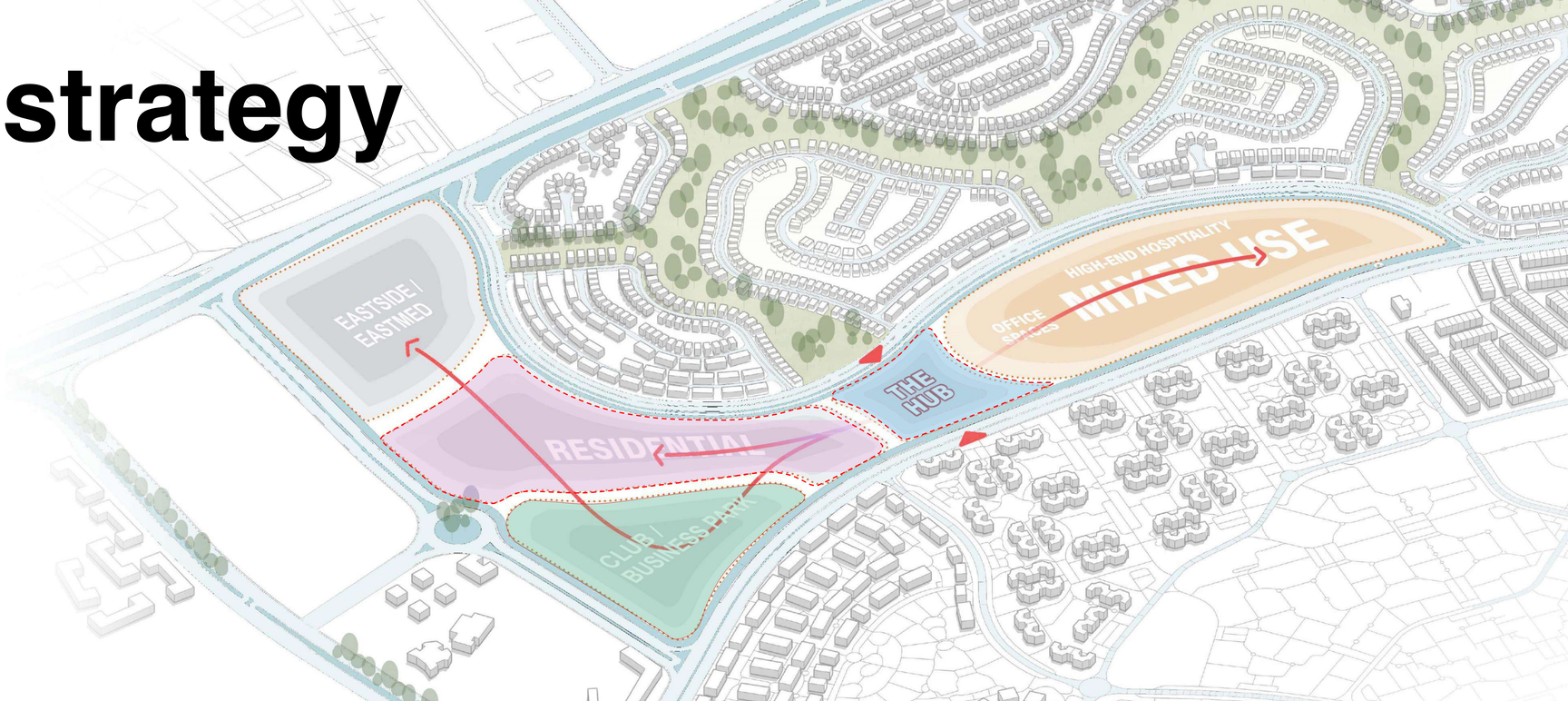


diversified workplaces

live there.
work, there.
&play there.

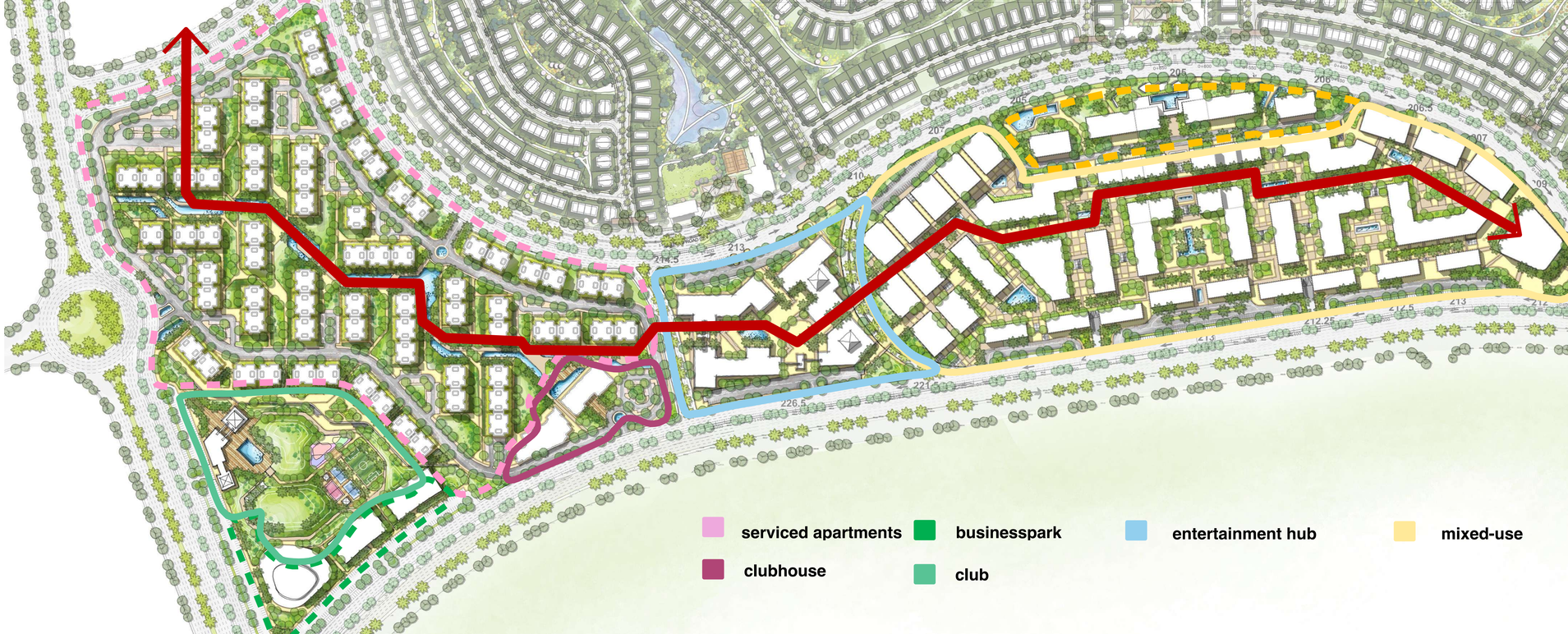
0.2.5__zoning strategy

overall layout



0.2.5___ masterplan design

overall layout



0.3__LIVE




look for, MORE
residences at / there.™
serviced by LMD°

- Elevated views : Extraordinary views of 450 acres of greens
- Panoramic views green and blue cascades



- Panoramic views green and blue cascades



- horizon club views



serviced apartments: masterplan layout

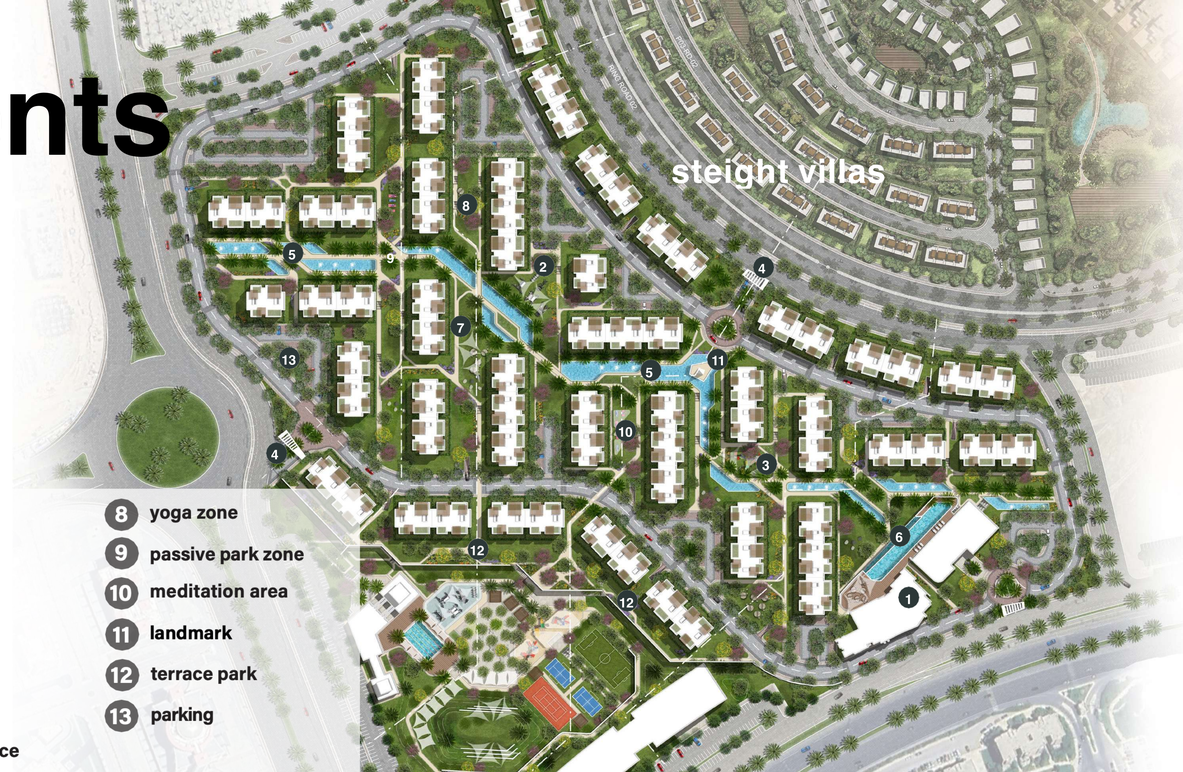


- Elevated views : Extraordinary views of 450 acres of greens
- Club views : dynamic greens over looking a new club concept
- Panoramic views overlooking green and blue cascades
- Pedestrian friendly landscape walks and active green areas connecting the project .

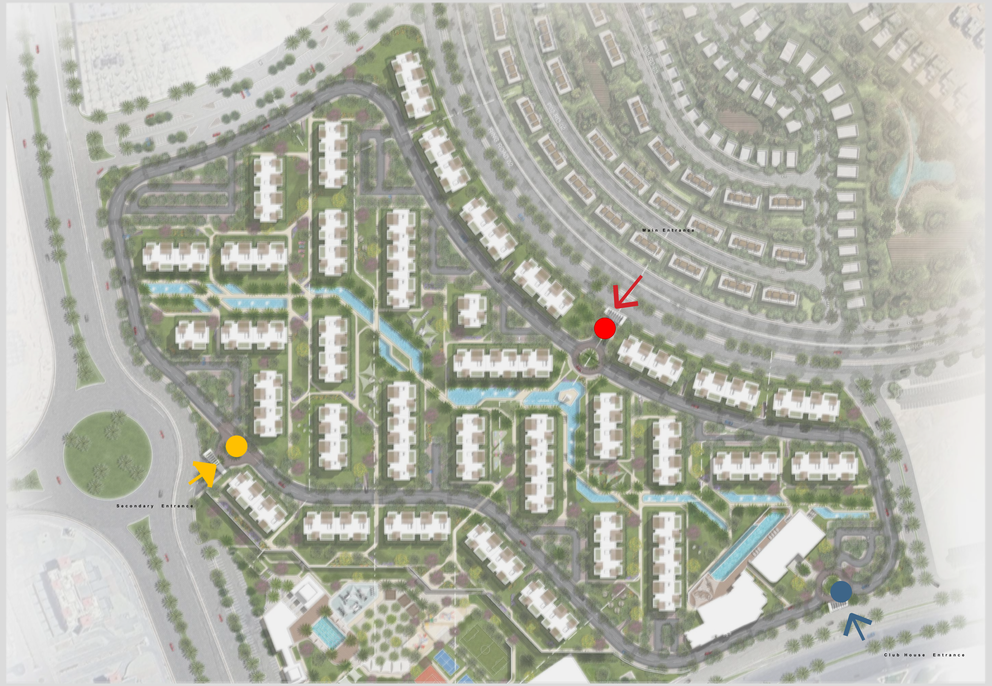
0.3.1__serviced apartments

open spaces
173,488 M2
83 %

F.P
35,635 M2
17 %



serviced apartments:
ENTRANCES

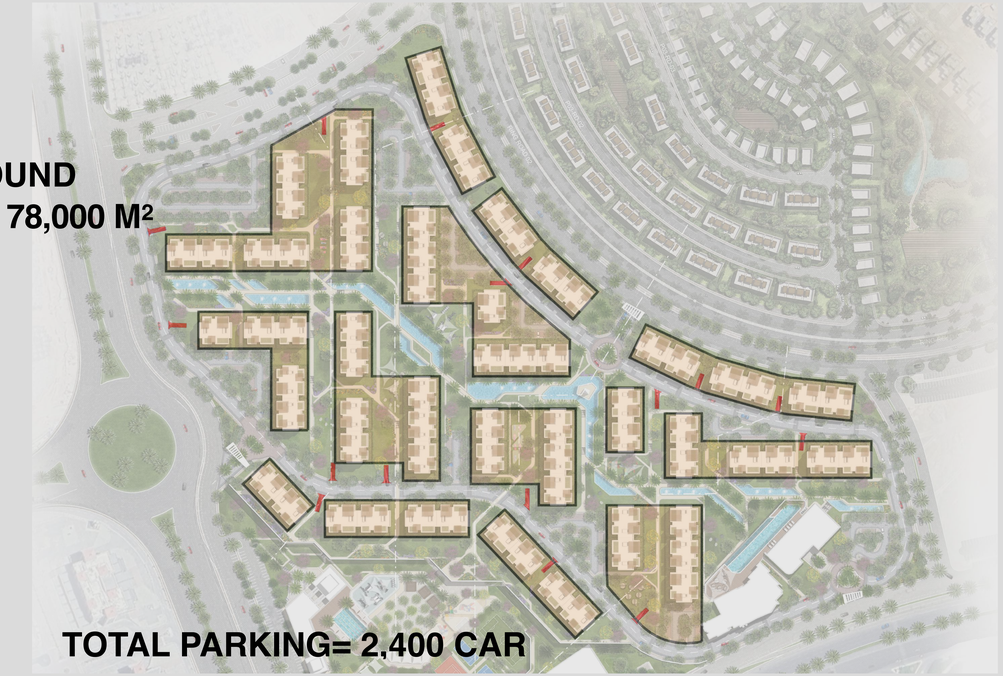


serviced apartments:
VIEWS



serviced apartments: Parking

UNDERGROUND
PARKING AREA 78,000 M²



TOTAL PARKING= 2,400 CAR

0.4__architecture typologies



facades-



facades-





- Elevated views : Extraordinary views of 450 acres of greens
- Panoramic views green and blue cascades



Facades



facades







amenities

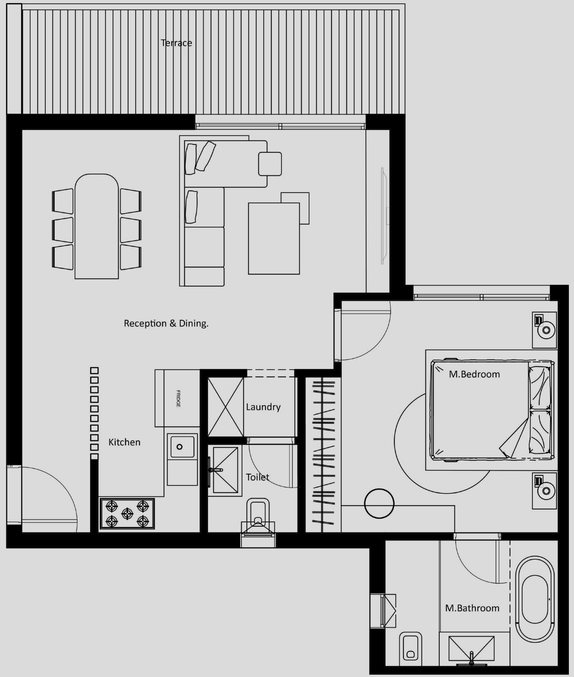
- club house
- f&b
- fully finished
- garbage chute system
- double height entrance
- 2 elevators
- 4 apartments / floor
- Underground parking
- serviced by LMD





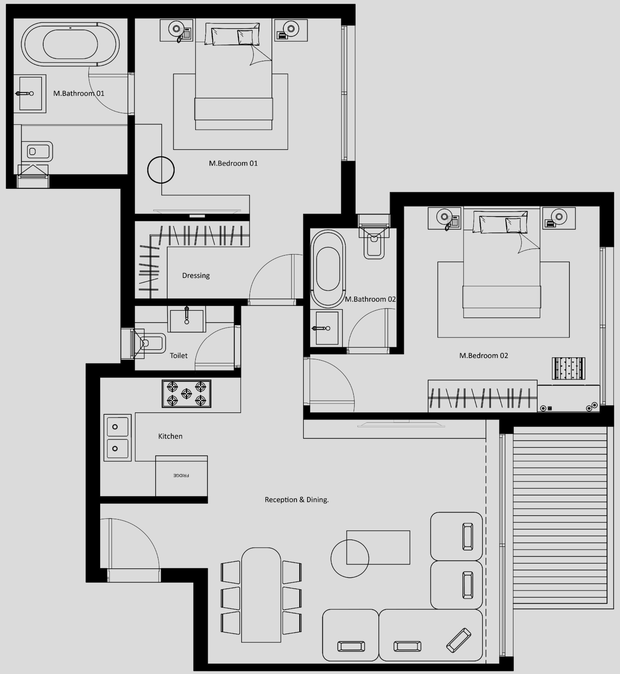
one bedroom apartment: type 1

area: 90 sqm



two bedroom apartment: type 1

area: 135 sqm



two bedroom apartment: type 2

area: 147 sqm



three bedroom apartment: type 1

area: 164 sqm



three bedroom apartment: type 2

area: 175 sqm



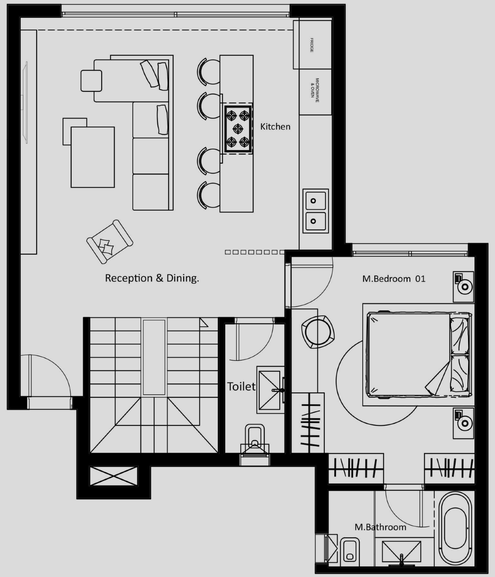
three bedroom apartment: type 3

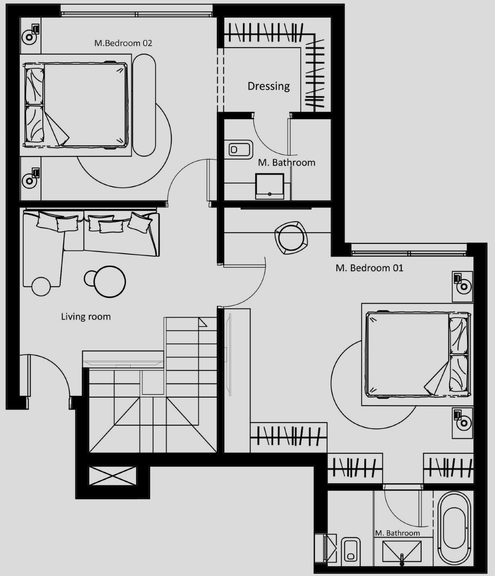
area: 196 sqm



three bedroom duplex: type 1

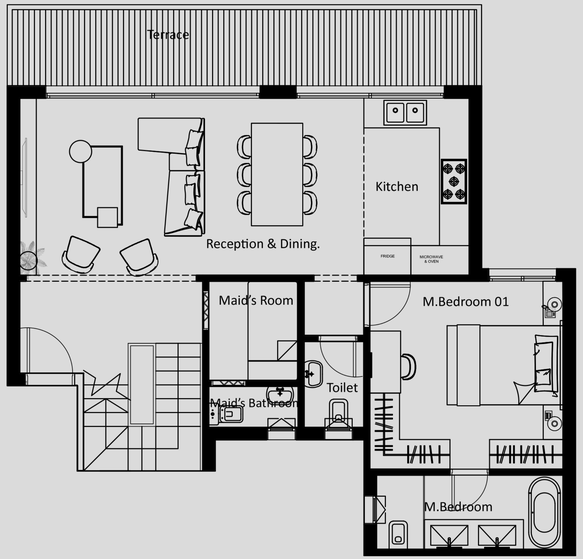
area: 208 sqm

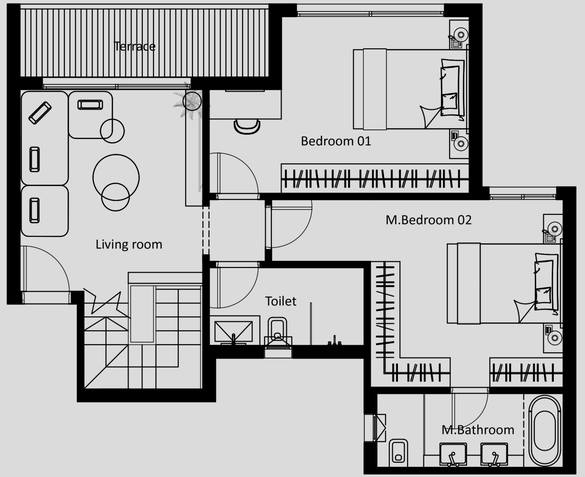




three bedroom apartment: type 2

area: 233 sqm






A1




G
Ground Floor
1


004

















thank you