WELCOME TO

M squared.

WE ARE
M Squared
DEVELOPMENTS.

www.msquaredev.com



M squared Developments is part of the regional well known INTRO Group, which was established in 1980.

INTRO is comprised of a diverse group of companies which include oil & gas, specialized remote engineering, financial investment, atmospheric gases, agriculture development and recently real estate development.

WE ARE PART OF

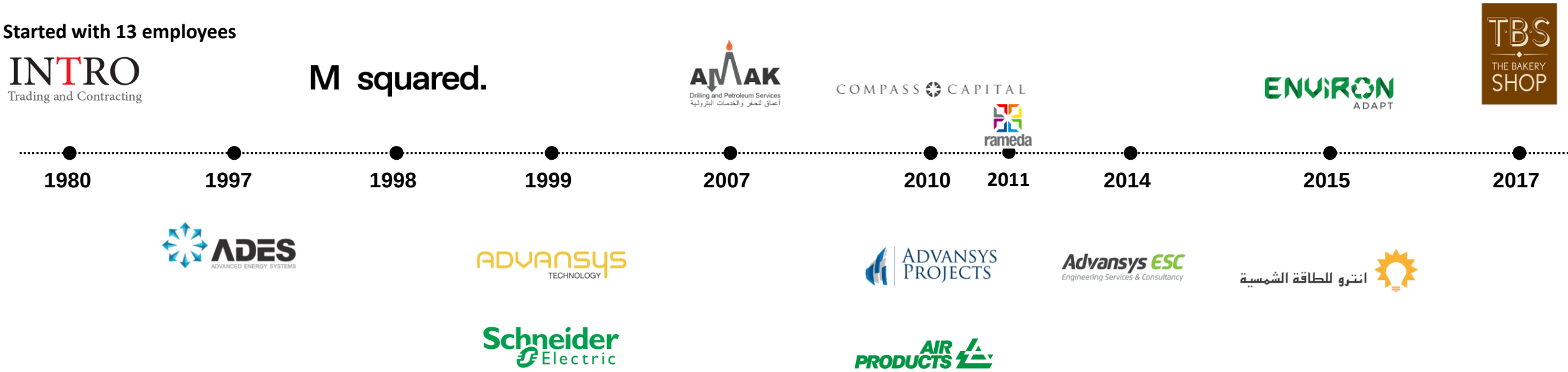
A SOLID GROUP OF 9,500 EMPLOYEES.

INTRO GROUP

INTRO OVER THE YEARS

9,500 employees to date

Started with 13 employees



M squared.

TRIO

M squared.

PROJECTS

أشجار دارنا
Ashgar Darna

TRIO

ELMASYAF
RAS ELHEKMA



ASHGAR DARNA

M squared.

ASHGAR DARNA





M squared.

ASHGAR DARNA





ASHGAR DARNA







ELMASYAF

RAS ELHEKMA

ELMASYAF NORTH COAST

M squared.



TRIO

M squared.

OUR LOCATION

TRIO is easily reachable from all parts of Cairo with access to all…



- 10 mins from New Capital.
- 10 mins from AUC.
- 15 mins from Sokhna Road through Awsaty Ring Road.
- 30 mins from Cairo International Airport (CIA) through Suez road.

Direction from Suez Road

Direction from Auc To Trio Via Golden Square

Direction from Auc To Trio Via Awsaty Ring Road

M squared.

INTRODUCTION

TRIO is a compound in New Cairo, spread over an area of **35.5 acres.**

The total built-up area is **22%** of the total land space, while the remaining **78%** is dedicated to greenery.

TRIO offers more than **773 units**, with a wide range of building types and spaces ranging from **140 to 350 sqm2**, with private gardens ranging from **45 to 70 sqm2**...



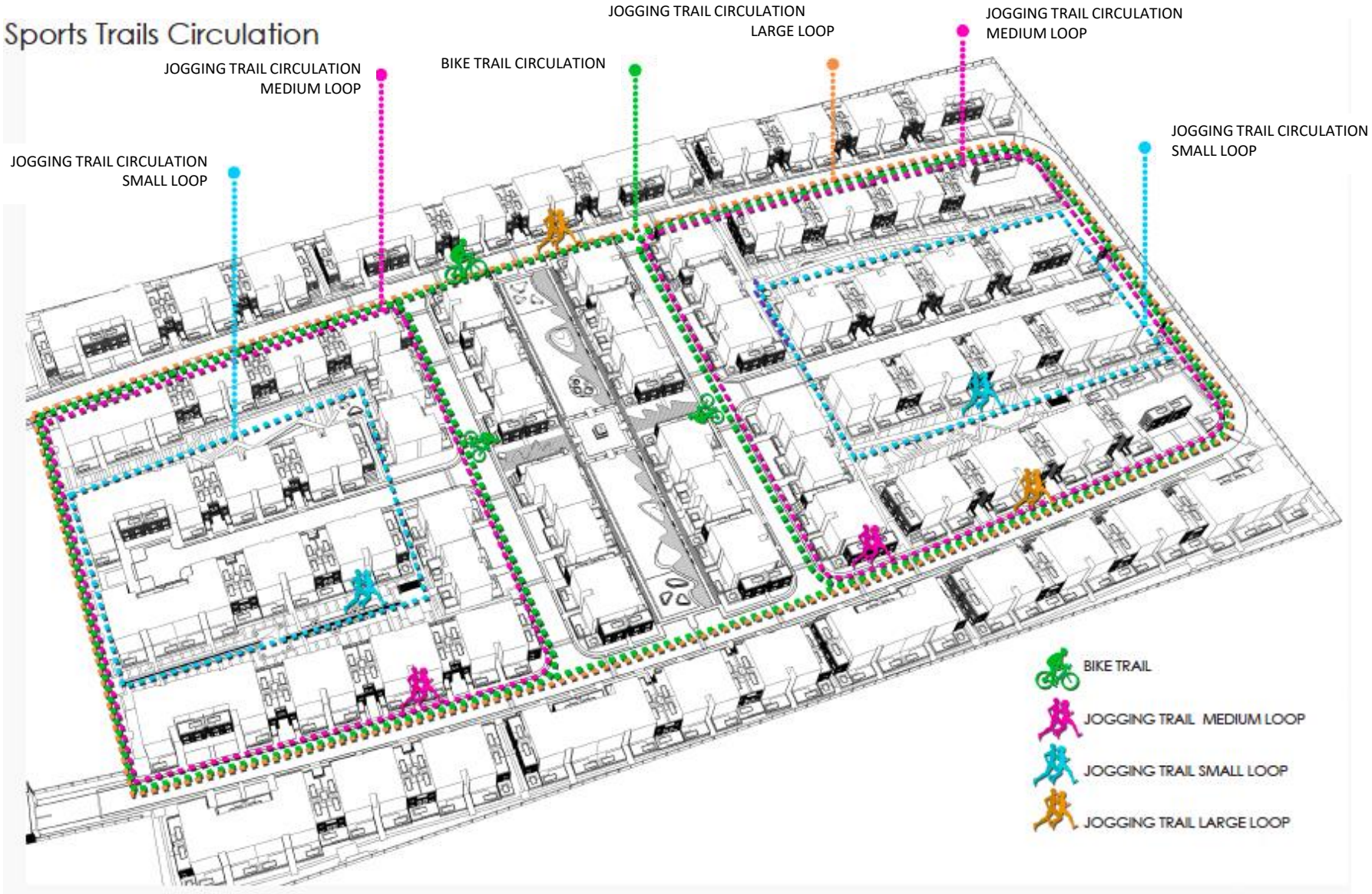
TRIO

M squared.


MASTERPLAN
Commercial Strip
Club House
Reading Work Station
Yoga Garden
Kids Play Zone
Meditation Zone
Seating Area
Fitness Zone

M squared.

OUR AMENITIES



M squared.

OUR FACILITIES . COMMERCIAL STRIP MALL







- Delivery: With Phase 3
- 2 Basement levels + Ground + First + Second floor
- Land area: 11,190 m2 – total built up area 33,120 m2
- Commercial strip with a retail / F&B mix with access from both sides of the compound

M squared.

OUR FACILITIES . CLUB HOUSE



- Delivery: With Phase 1
- Consisting of 4 levels, 1 Basement level + English court level + Ground + First floor levels
- Land area: 3270 m2 Total – total built up area 5295 m2



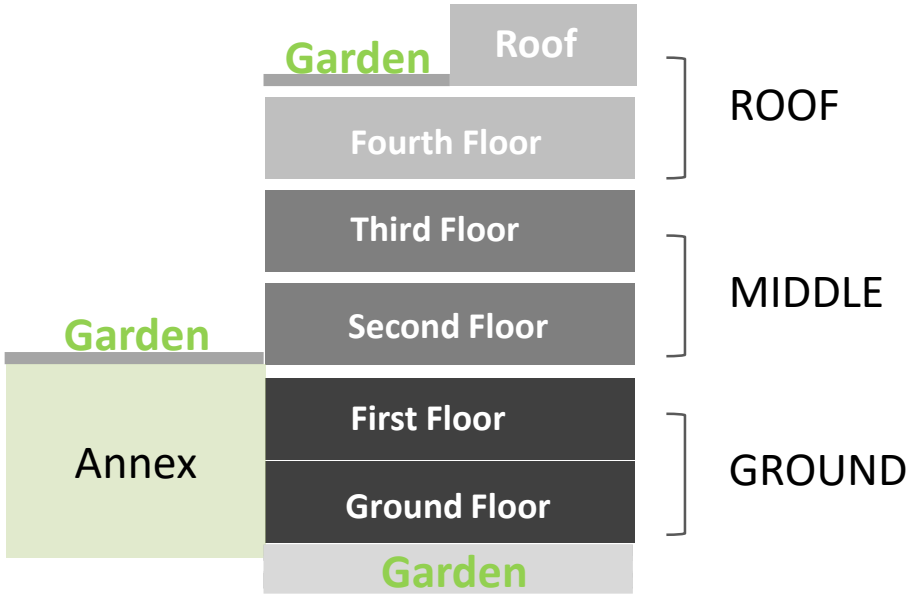
M squared.

TRIO CONCEPT

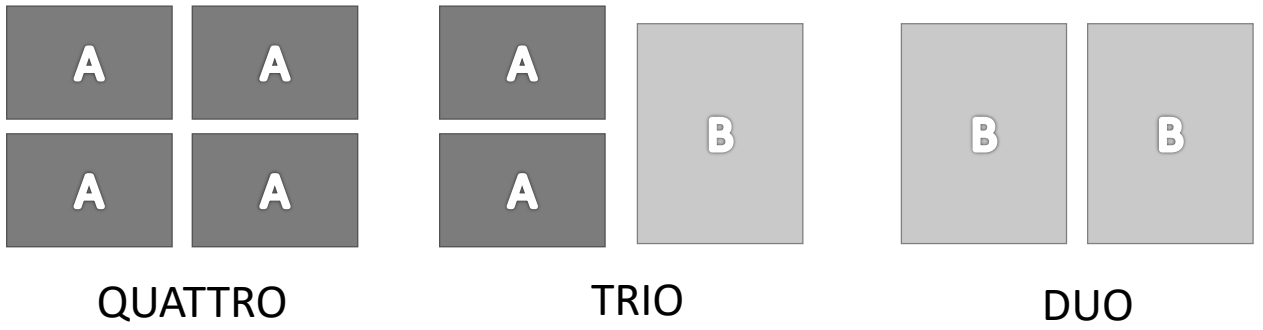
A set of THREE Duplexes over each others with all the Villa features Including a garden & plunge pool if needed.
Designed & delivered (Fully finished , Smart home).

Gardens illustration:

The following diagram shows the allocation of the three gardens in one building.



The Three blocks configuration is analyzed in the following diagrams:



M squared.

COMPOUND EXTERIORS



M squared.

COMPOUND EXTERIORS



M squared.

OUR COMPOUND



M squared.

COMPOUND EXTERIORS



M squared.

COMPOUND EXTERIORS



M squared.

COMPOUND EXTERIORS



M squared.

OUR PRODUCT FINISHING STYLE PACKAGES

CONTEMPORARY & MODERN





M squared.

Basic Finishing Package includes:

Staircase: Marble stairs / Metal handrail
Floors: Porcelain / HDF / Ceramics baths
Walls / Ceilings: Paints / Gypsum board
Fitting / Fixtures: Sinks / Mixers
Bathrooms: Sanitary / Faucets / Vanity
Outdoor: Garden
Home Automation System

OUR PRODUCT INTERIOR





M squared.

OUR PRODUCT INTERIOR





M squared.

OUR PRODUCT INTERIOR





M squared.

TRIO

OUR PRODUCT INTERIOR





M squared.

OUR PLUNGE POOL







M squared.

OUR PRODUCT AUTOMATION SYSTEM



Lets you control the below through an app (android/IOS):.

STANDARD PACKAGE

- 24 lighting circuits as ON/OFF
- lighting system from special Intelligent key pads
- A/C units as ON/OFF
- Standalone gas detector
- In addition to choosing from different scenarios like Party/ Sleep/ Relax/ Family.
- Ready for WIFI
- Ready for telephone switch (Receiving land line calls through mobile)
- Ready for Central Dish (Controlling main system through mobile)

EXTRA PACKAGE

- Dimming system for all loads types (LED & HALOGEN)
- Shutter/Curtain control
- Up scaling push button key pad to touch scenarios/ screen
- Monitoring camera (IP CCTV)
- Intrusion (SECURITY) system
- Heat & gas detection for kitchens
- Advanced sound system (separate zones)
  - Indoor speakers
  - Outdoor speakers
- Motion sensor for lighting control
- Audio Video Intercom
- Home theatre system

M squared.

M squared.

OUR PROJECT PARTNERS & SUPPLIERS

THE ONES WHO HELPED US DESIGN OUR PROJECT

OUR PRODUCT PARTNERS

HECATE INTERNATIONAL

ARCHITECT

The group developed large scale projects such as residential compounds, hotels and resorts, country and golf clubs, ski stations in Lebanon, Syria, Jordan, Egypt, France and Spain.

tdf architects

INTERIOR DESIGNER

TDF Architects is also an award-winning Cairo based architecture & interior design firm with a green focus.

M squared.

ards landscape architecture urban design . planning

MASTER PLANNER

A leading group that provides landscape architectural services including site planning, concept design, schematic design development, and construction documentation and construction observation.

Hills construction

MAIN CONTRACTOR

Strives to build quality projects by providing an honest and fair working relationship with all our value chain members.
Hills brand is based on innovative solutions, excellent finishes and competitive pricing.

AMG AL AMAR Consulting Group S.A.
مجموعة العمار الاستشارية ش.م.م.

ENGINEERING CONSULTANT

Regionally well known for its landmark projects and ranked in the top 225 International Design Firms.
AMG is M^2 Developments' main consultant for providing successful and sustainable engineering solutions.

M² FACILITY MANAGEMENT

FACILITY MANAGEMENT

M^2 Facility Management provides a unique service in home maintenance, service offering comprehensive preventive programs to preserve the project & community.

OUR PRODUCT SUPPLIERS

THE ONES WHO HELPED US SUPPLY OUR PROJECT

Schneider Electric

AUTOMATION CONSULTANT

A well-recognized name for providing technologies and solutions to manage energy and process in ways that are safe, reliable, efficient and sustainable.

legrand

ELECTRIC FIXTURES SUPPLIER

The world's leader in electrical and digital building infrastructures.
Provider of integrated solutions for the management of building functions such as lighting, heating, energy, networks and access control.

IMAGE HOME DEPARTMENT STORE

FURNITURE SUPPLIER

Egypt's well established brand for premium furniture for over 25 years.

M squared.

M squared.

THANK YOU

www.msquaredev.com