

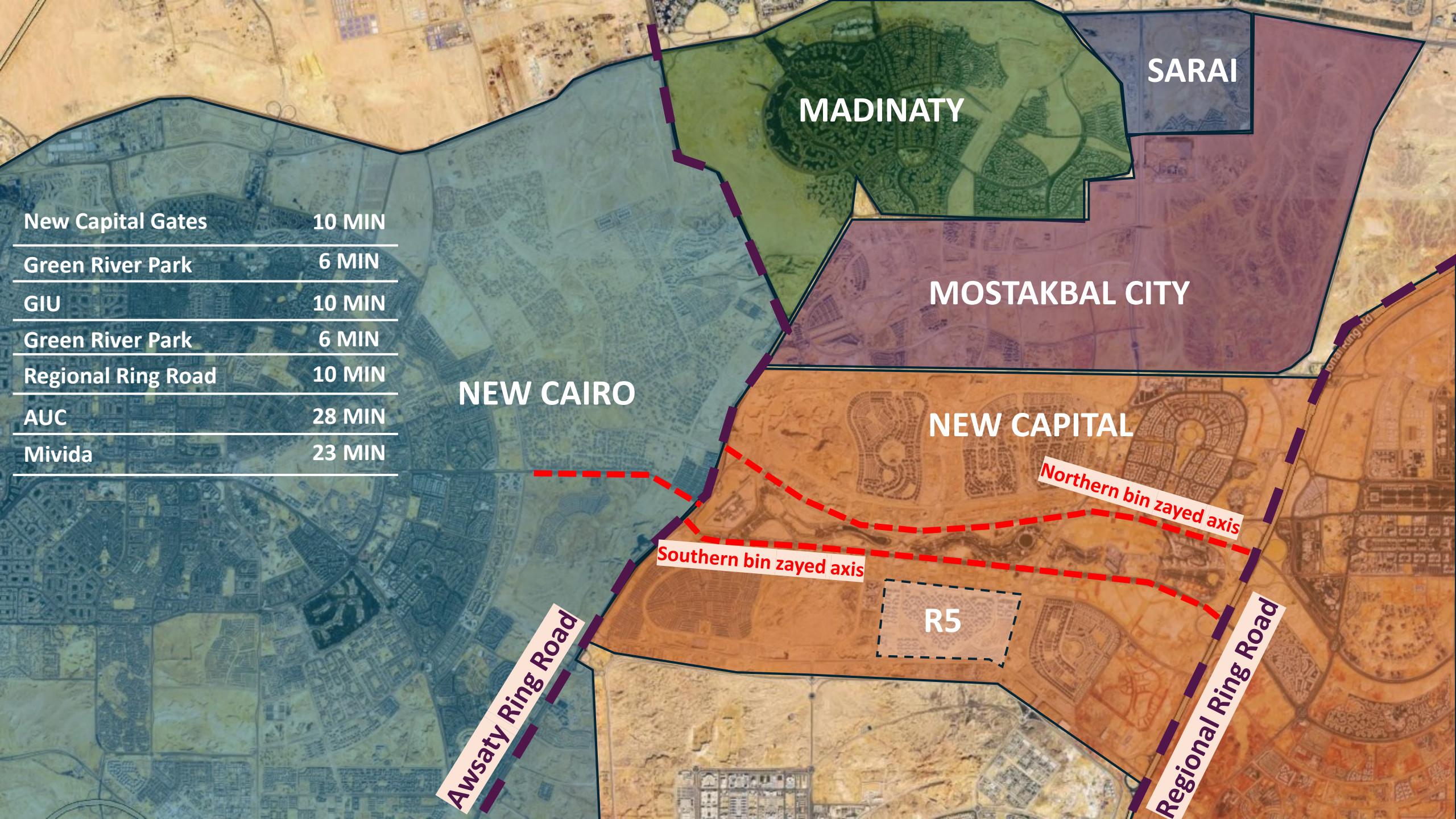
SALES INDUCTION

R·FIVE

NEW CAPITAL



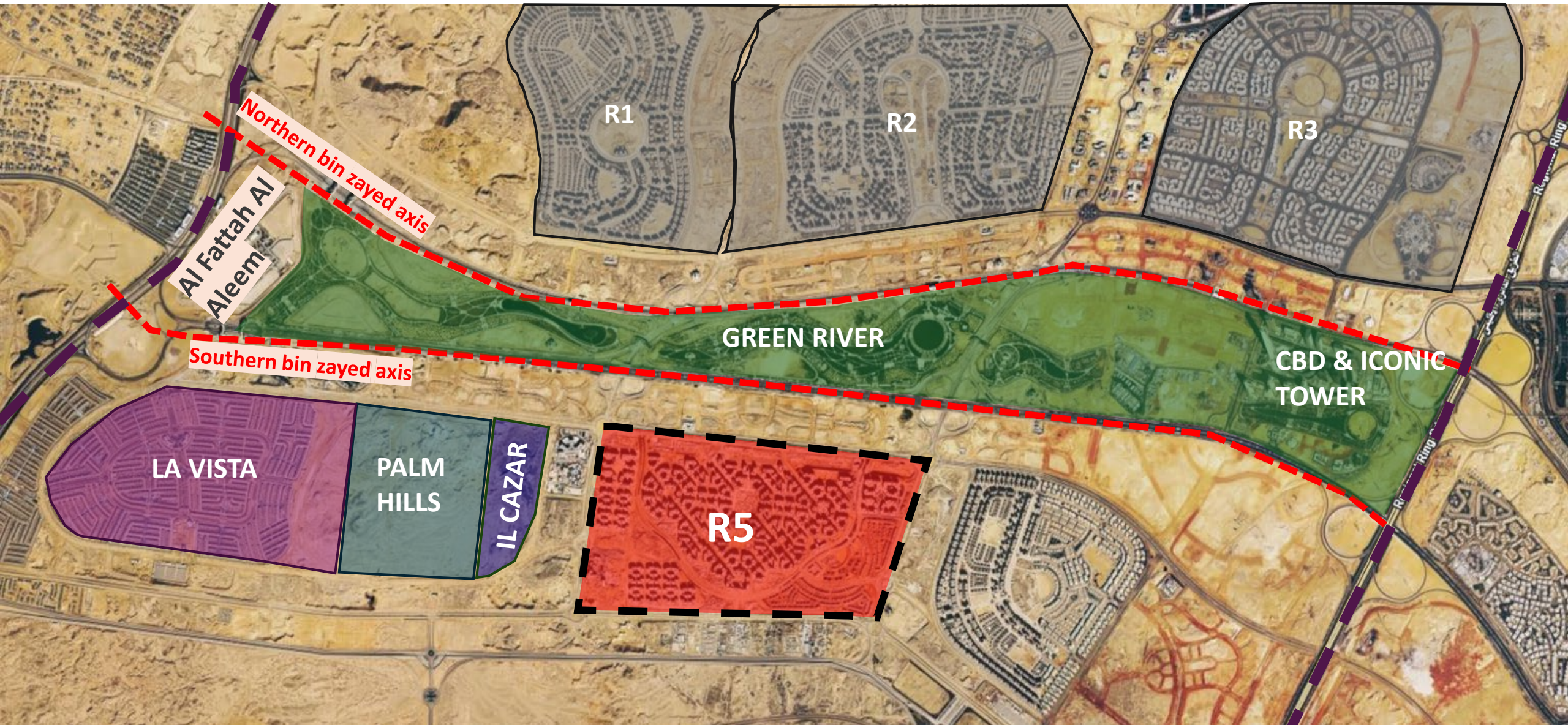
LOCATION


MADINATY
SARAI
MOSTAKBAL CITY
NEW CAIRO
NEW CAPITAL
Northern bin zayed axis
Southern bin zayed axis
R5
Awsaty Ring Road
Regional Ring Road
New Capital Gates 10 MIN
Green River Park 6 MIN
GIU 10 MIN
Green River Park 6 MIN
Regional Ring Road 10 MIN
AUC 28 MIN
Mivida 23 MIN

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SURROUNDINGS





Project Overview

Project Owner	NUCA
Land area	~885 FDN
Footprint	18%
No. of clusters	93
Units' configuration	1-4 Bedroom
Marketing & Sales arm	HDP – City edge – Founders
Design & Site supervision	**(ECG)** Engineering Consultants Group
Construction Arm	– **Hassan Allam Construction** – **Orascom Construction** – **Almarasem Development** – Medcom – Rowad – Samcrete – ASGC – Concrete Plus

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MASTERPLAN




Cityedge
Founders
University Of Hertfordshire


University Of Hertfordshire
Main squares
Central park
Boulevard
Commercial spine
Boulevard Entrance
Commercial Entrance
Secondary Entrance

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PROJECT AMENITIES

- Religious Facilities (Mosques & Churches)
- Educational Facilities (Schools & Nurseries)
- University of Hertfordshire
- Medical Centers
- Retail boulevard
- Central park 9 feddan
- Recreational Facilities
- Sports club
- Cultural Facilities
- Security Services



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CODING CRITERIA



R5 consists of **clusters** each cluster consists of number of **buildings**

Cluster 03

- B01
- B02
- B03
- B04
- B05

Cluster 08

- B01
- B02
- B03
- B04
- B05

Unit Coding

R5 - CL03 B01 -0 -1

- R5 - Project name
- CL03 - Cluster no.
- B01 - Building no.
- 0 - Floor no.
- 1 - Unit no.



LAUNCH PHASE

Phase 01

5 Buildings

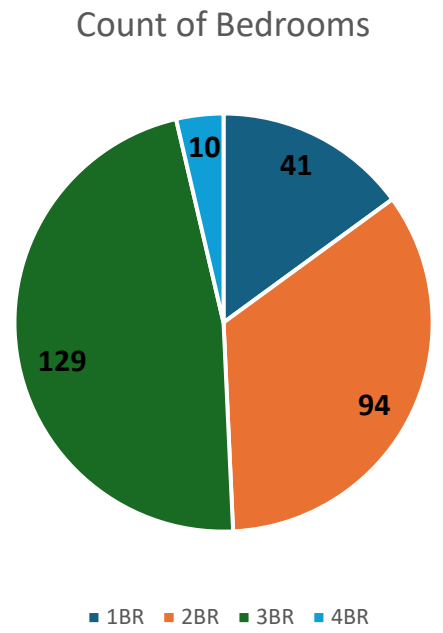
Cluster 03

- B01
- B02
- B03

Cluster 08

- B03
- B05

Bedrooms	Min Area	Max Area	Count of Bedrooms	%
1BR	79	129	41	15%
2BR	115	207	94	34%
3BR	209	343	129	47%
4BR	229	281	10	4%
Grand Total			**274**	**100%**





Building heights

- G+7
- G+5
- G+4


B01
B02
B03
B04
B05
CL1
CL2
CL3
CL4
CL5
CL6
CL7
CL8
CL24
CL25
CTL2
74 m
44 m
68 m
53 m
65 m
60 m
33 m
Commercial
Nursery
Mosque
Security Services



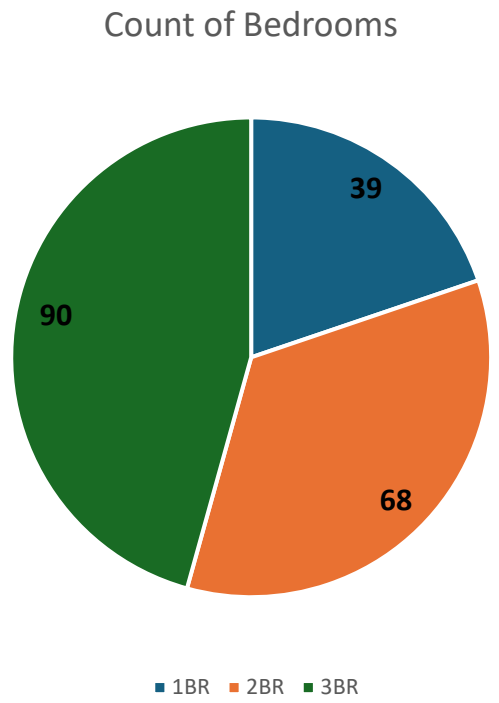
LAUNCH PHASE

Phase 01

Cluster 03

- B01
- B02
- B03

Bedrooms	Min Area	Max Area	Count of Bedrooms	%
1BR	79	129	39	20%
2BR	132	207	68	35%
3BR	209	343	90	46%
Grand Total			**197**	**100%**





LAUNCH PHASE

Phase 01

Cluster 03

- B01
- B02
- B03

B01

Bedrooms	Min Area	Max Area	Count of Bedrooms	%
1BR	79	129	15	24%
2BR	147	171	16	25%
3BR	236	260	32	51%
Grand Total			**63**	**100%**

B02

Bedrooms	Min Area	Max Area	Count of Bedrooms	%
1BR	89	118	24	26%
2BR	132	207	40	43%
3BR	212	313	30	32%
Grand Total			**94**	**100%**

B03

Bedrooms	Min Area	Max Area	Count of Bedrooms	%
2BR	141	197	12	30.00%
3BR	209	343	28	70.00%
Grand Total			**40**	**100%**



LAUNCH PHASE

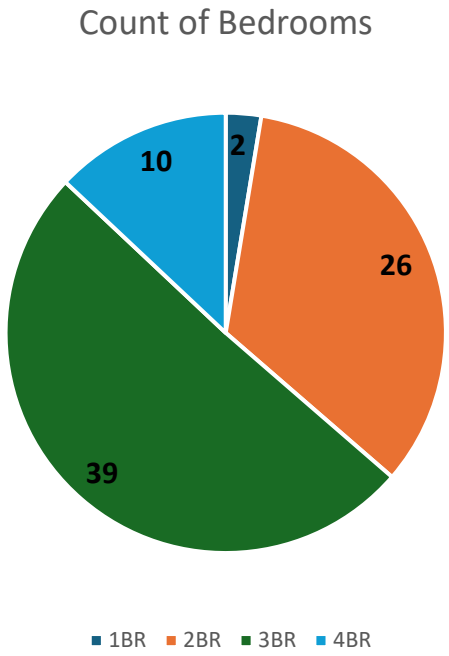
Phase 01

5 Buildings

Cluster 08

- B03
- B05

Bedrooms	Min Area	Max Area	Count of Bedrooms	%
1BR	99	108	2	3%
2BR	115	172	26	34%
3BR	219	267	39	51%
4BR	229	281	10	13%
Grand Total			**77**	**100%**





LAUNCH PHASE

Phase 01

Cluster 08

- B03
- B05

B03

Bedrooms	Min Area	Max Area	Count of Bedrooms	%
1BR	99	108	2	4.17%
2BR	115	172	17	35.42%
3BR	219	267	29	60.42%
Grand Total			**48**	**100%**

B05

Bedrooms	Min Area	Max Area	Count of Bedrooms	%
2BR	147	157	9	31.03%
3BR	229	242	10	34.48%
4BR	229	281	10	34.48%
Grand Total			**29**	**100%**



Parking

Each cluster has 2 levels of under ground parking

Cluster 3 parking slots = 484
Total units = 298

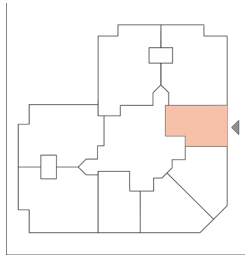
Cluster 3 parking slots = 535
Total units = 221

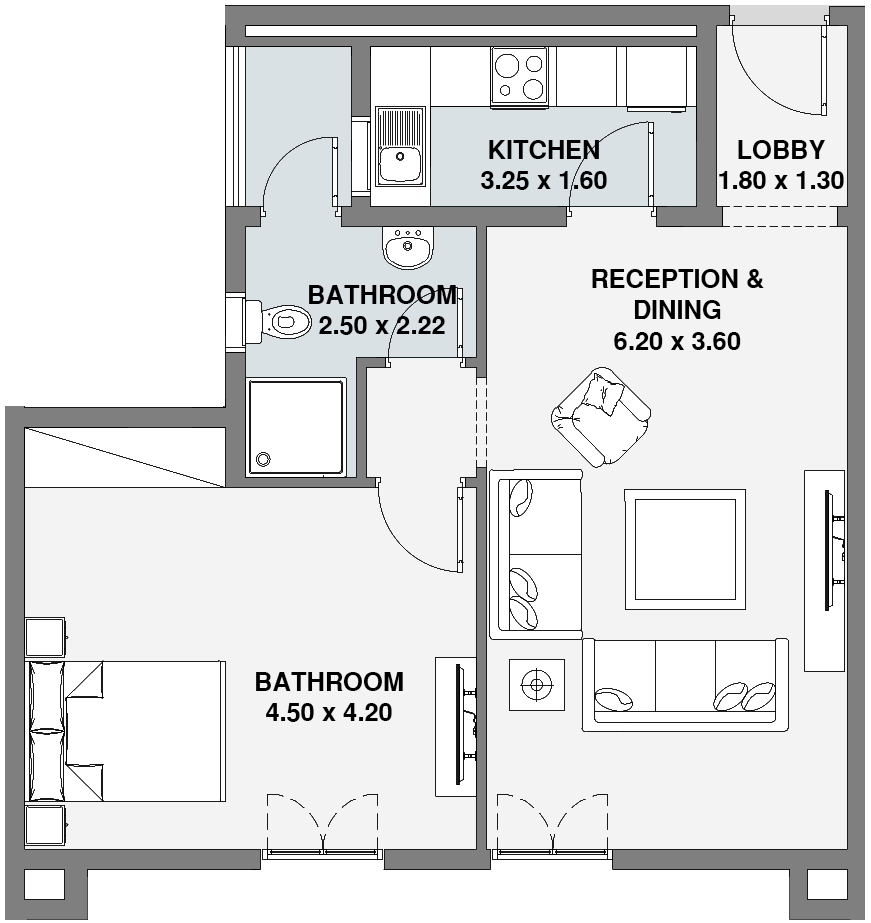
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PLANS

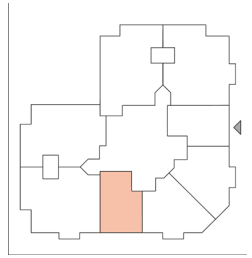
CL03 – B01

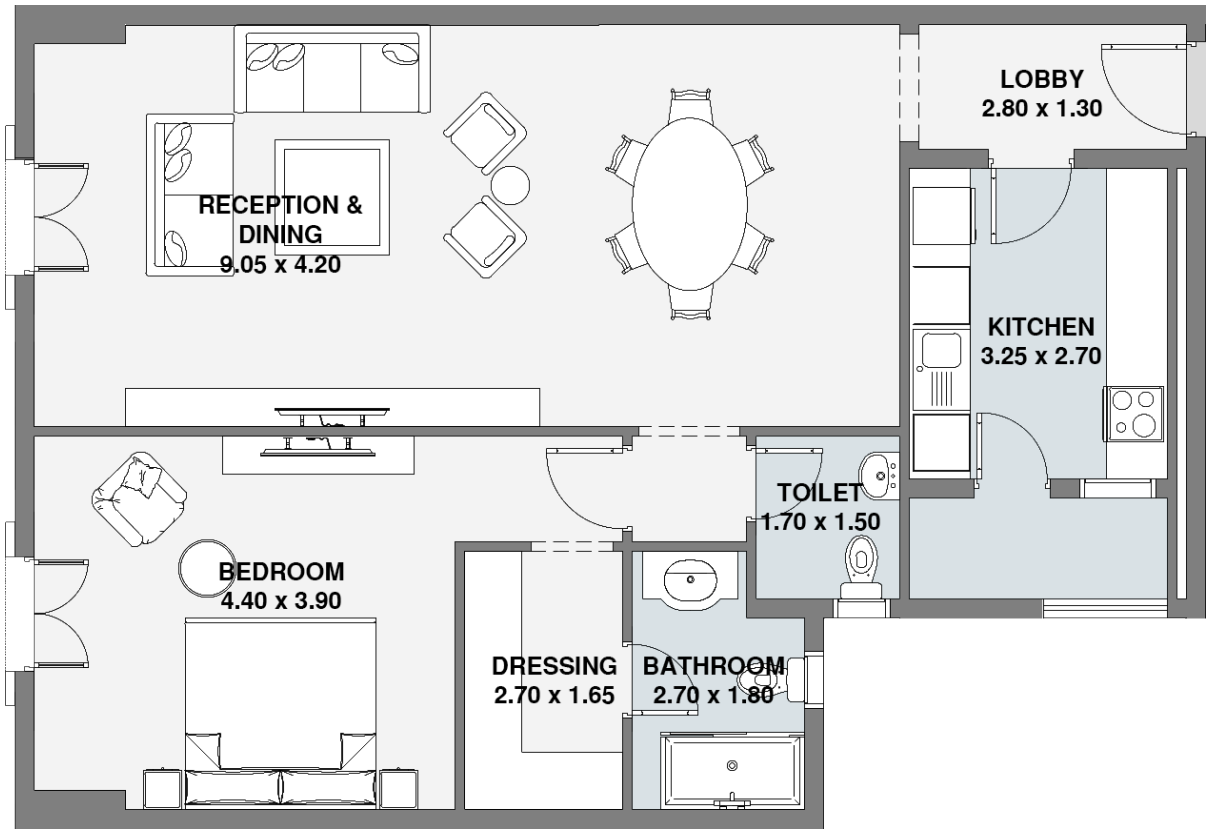




79 m²

R5-CL03 B01-1-3

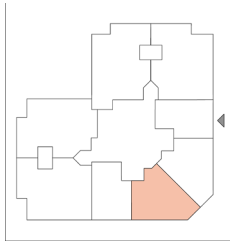


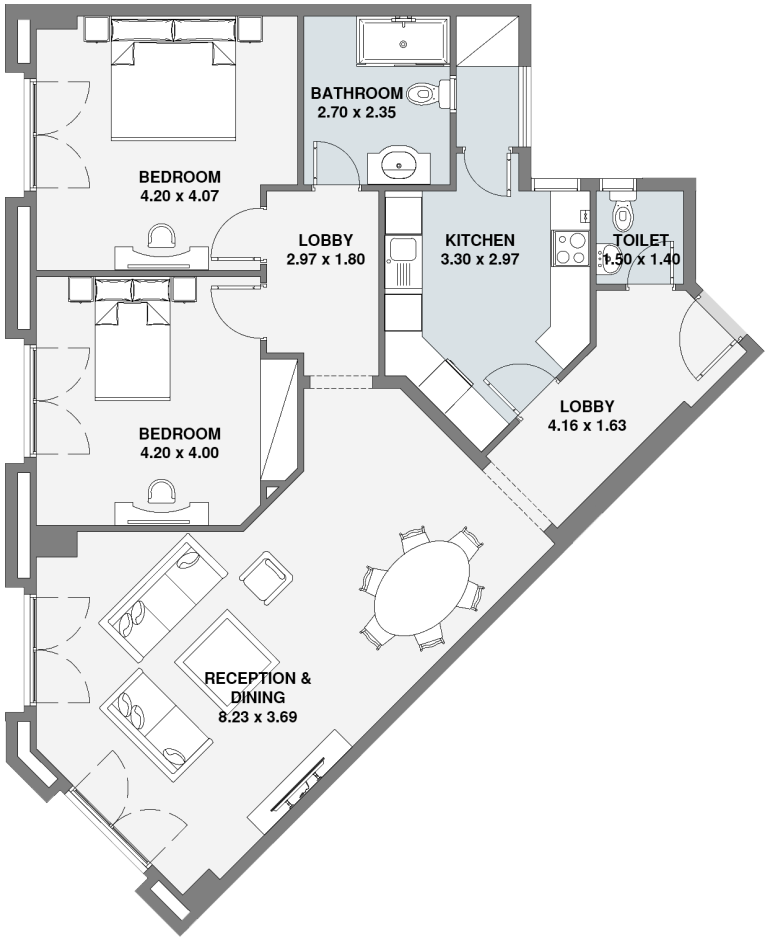


119 m²

R5-CL03 B01-4-6

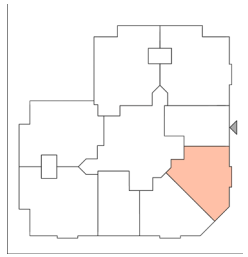
CL03 – B01

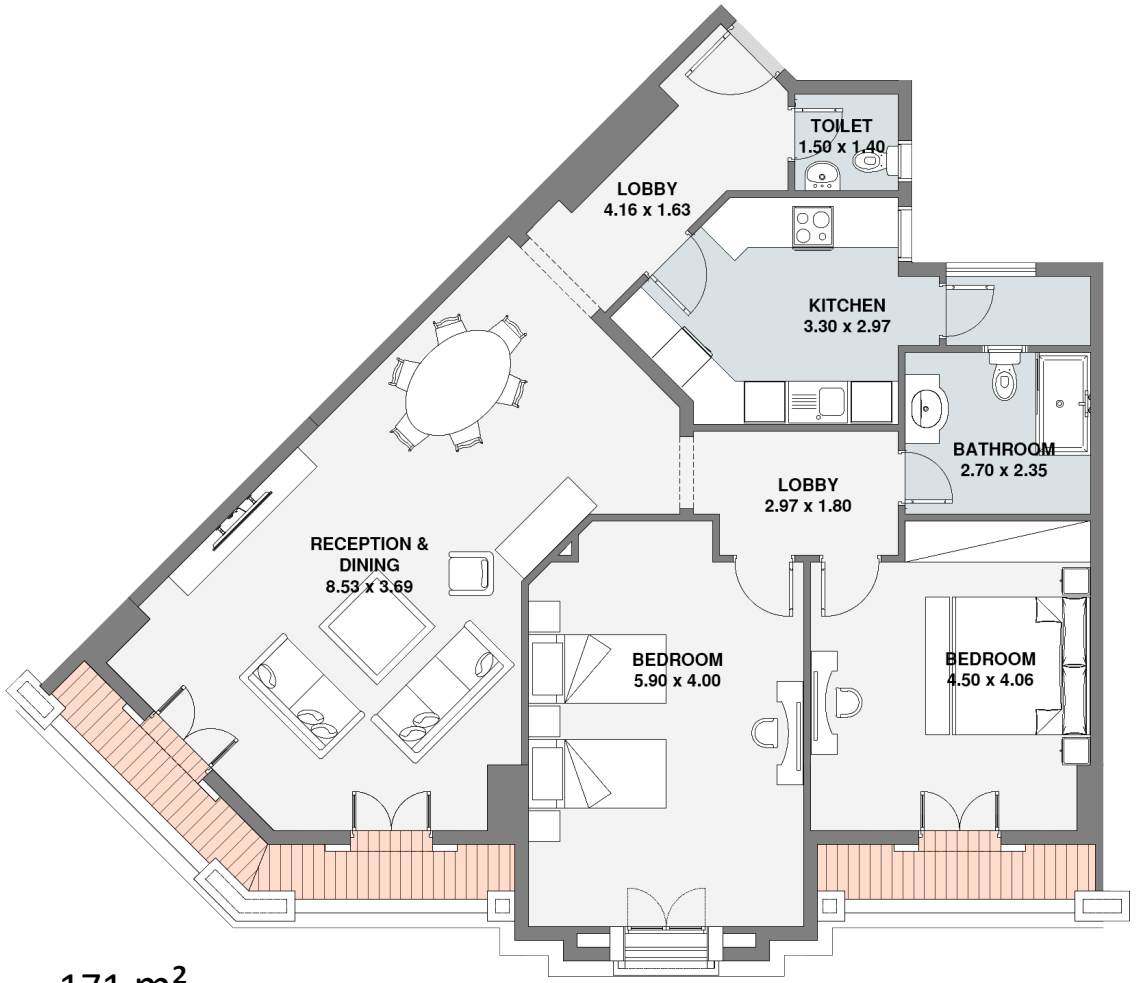




147 m²

R5-CL03 B01-0-4

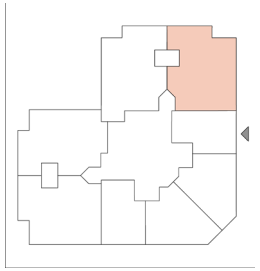


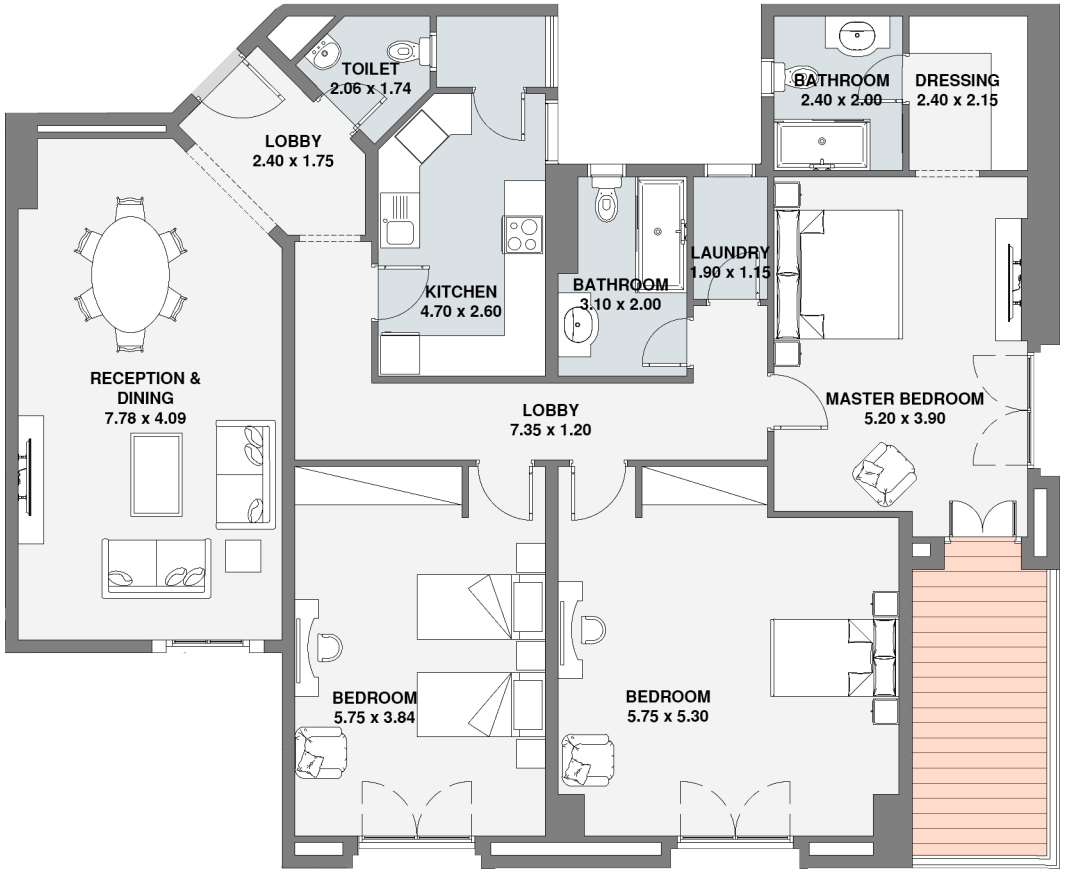


171 m²

R5-CL03 B01-2-4

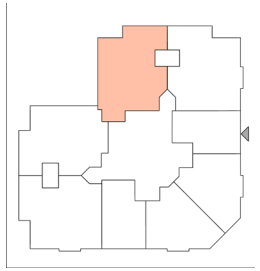
CL03 – B01

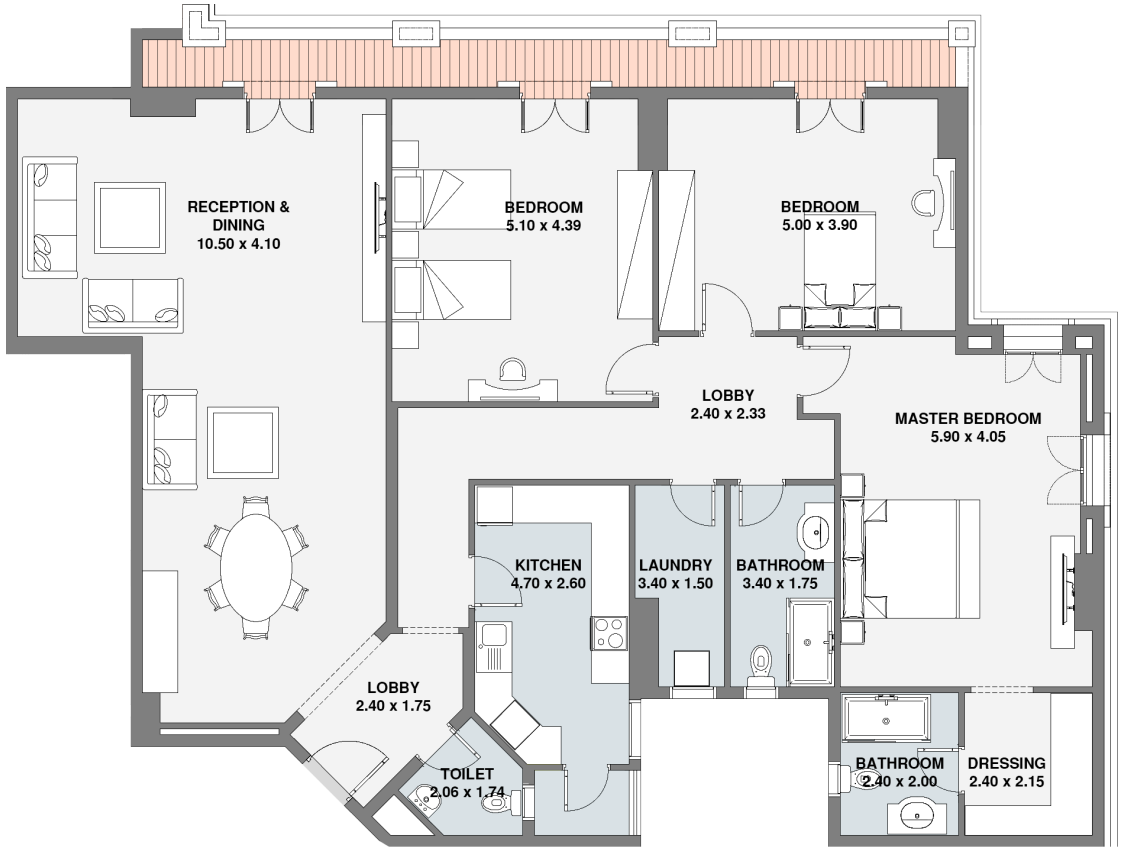




236 m²

R5-CL03 B01-0-2





257 m²

R5-CL03 B01-2-1

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NEW CAPITAL

EXTERIOR FINISHES



Exterior Finishes

- Paint
- GRC
- Granite
- Steel Handrails
- Double Glazed Windows





Exterior Finishes

- Paint
- GRC
- Granite
- Steel Handrails
- Double Glazed Windows





Exterior Finishes

- Paint
- GRC
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- Steel Handrails
- Double Glazed Windows



Exterior Finishes

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- Granite
- Steel Handrails
- Double Glazed Windows





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NEW CAPITAL

BUILDING ENTRANCES



Elevated Interior Experience

• Grand entrances & generously proportioned ceiling heights.

• Premium-quality finishes across lobbies & shared public spaces.

• Grand double-height entrance lobbies.





Elevated Interior Experience

• Grand entrances & generously proportioned ceiling heights.

• Premium-quality finishes across lobbies & shared public spaces.

• Grand double-height entrance lobbies.



Entrance Finishes

- Paint
- GRC
- Granite & Marble
- Steel Handrails
- Gypsum Ceilings





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NEW CAPITAL

BUILDING CORRIDORS



Finishes

- Paint
- GRC
- Granite & Marble
- Steel Handrails
- Gypsum Ceilings





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NEW CAPITAL

INTERIOR FINISHES



Finishes

- Fire Rated
- Wooden Doors
- Internal Wooden
- Doors
- Gypsum Ceilings
- Paint
- Ceramic
- Sanitary Fixtures
- Natural Gas
- Electricity
- Triple Play
- Video Intercom system
- VRF System Tie-ins





Finishes

- Fire Rated
- Wooden Doors
- Internal Wooden
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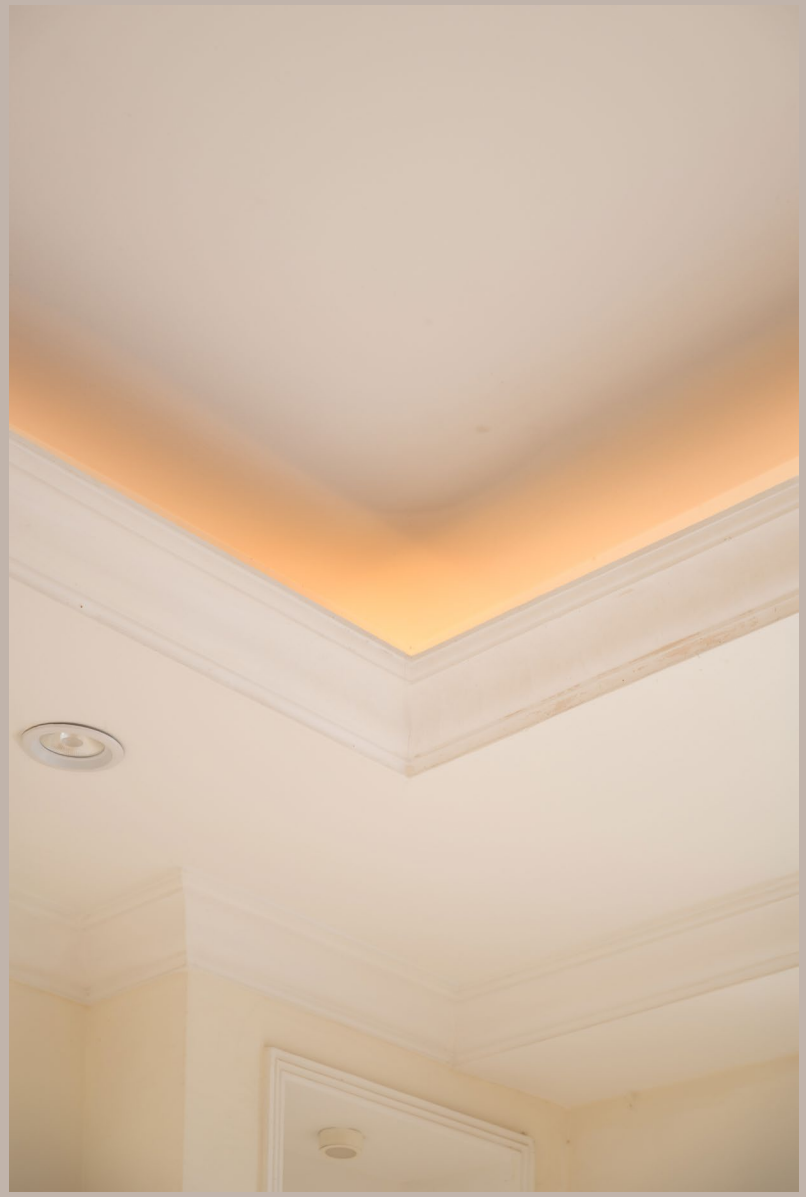




Finishes

- Fire Rated
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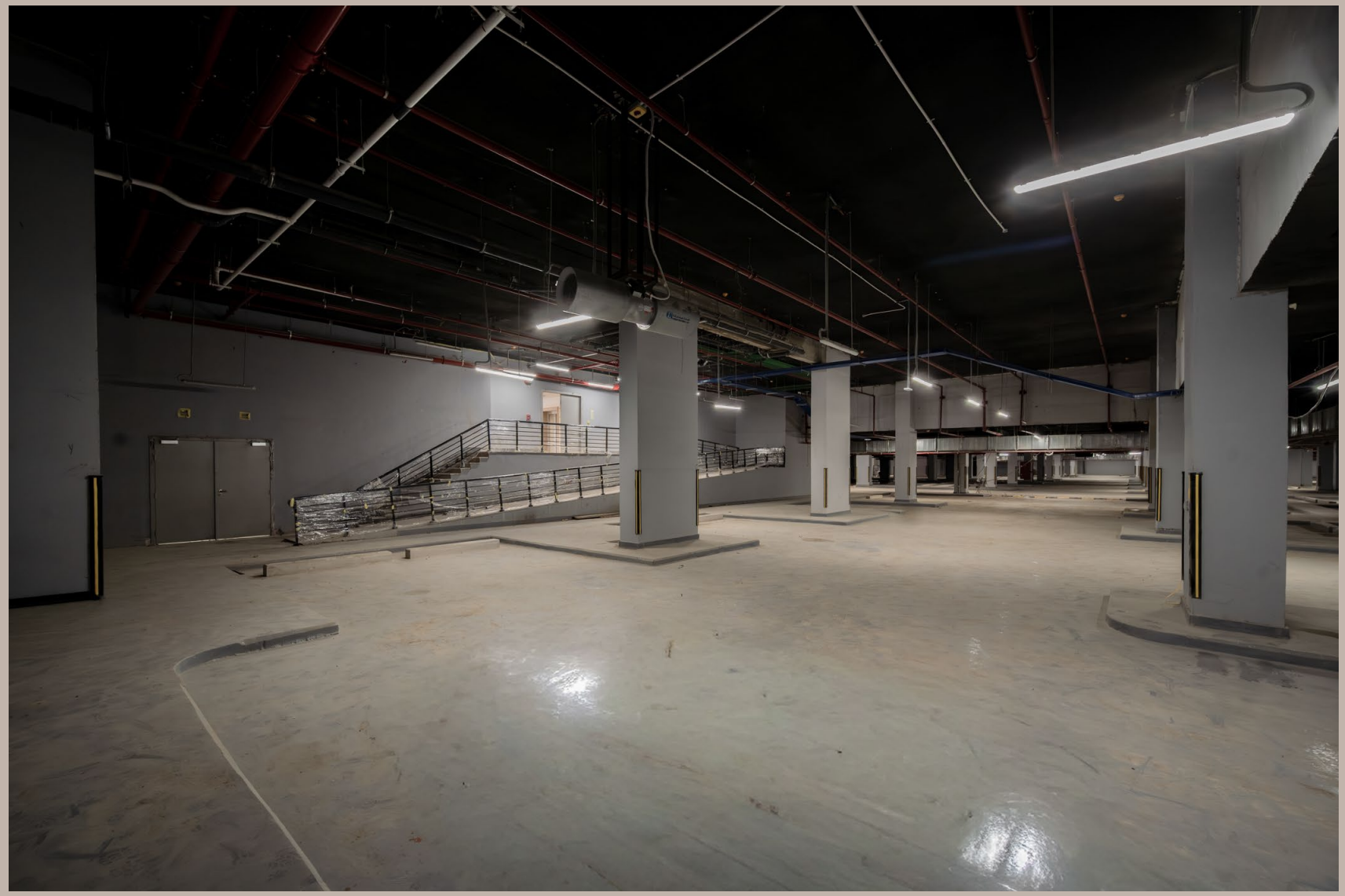




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PARKING



Exterior Finishes

- XXXX

