



**IN THE MIDDLE OF
EVERYWHERE**

about ilcazar

Il Cazar is an international name inspired by the great Caesar reflecting a bolder leap, promising branded projects with international standard of excellence in every detail. Our aim is to rule and conquer the industry reflected by our selective luxurious projects.

Il Cazar is the ultimate re-branding for Go Khozam; with a brand name that is bold, elegant and has a luxurious sound to it. The goal behind the re-branding was to familiarize people with a more international brand name that reflects the vision and new perspective of the already established and experienced developer.



01

ABOUT US

CREEK TOWN OVERVIEW



Creek Town is a 100-acre luxury development, located on the Suez Road in the First Settlement of New Cairo. The complex includes Prime Villas, Standard Villas, Twin Villas, Town Villas, Apartments, and unparalleled amenities.

That only take up 20% of the foot print to allow the presence of green spaces. In addition the project has two clubhouses, a sports area, and a kids playground that will exclusively serve the community.

The residences' views range from swimmable water creeks to green landscape. The project is designed to be 80% open spaces and green areas. Outside skirts of the project will include admin offices, commercial offices, restaurants, and cafés making it the ultimate destination for you and your family. Delivery of the project starts in 2024.

02

LOCATION

Creek Town is located on the New Suez Road and in the heart of the First Settlement of New Cairo. Being 2 minutes away from Rehab City, 5 minutes from 90 North Road and Cairo International Airport and 12 minutes from the New Capital makes it the perfect place to live as it is close to all dynamic areas.

- 2 Minutes To **Rehab City**
- 5 Minutes To **90 North Road**
- 5 Minutes To **Airport**
- 12 Minutes To **New Capital**



03

MASTERPLAN



EXCLUSIVE COMMUNITY

At Creek town, we are creating an exclusive community through the unmatched and luxurious living experience.

Every resident at Creek Town will get the sense of exclusivity through every interaction, services and facilities offered.





04

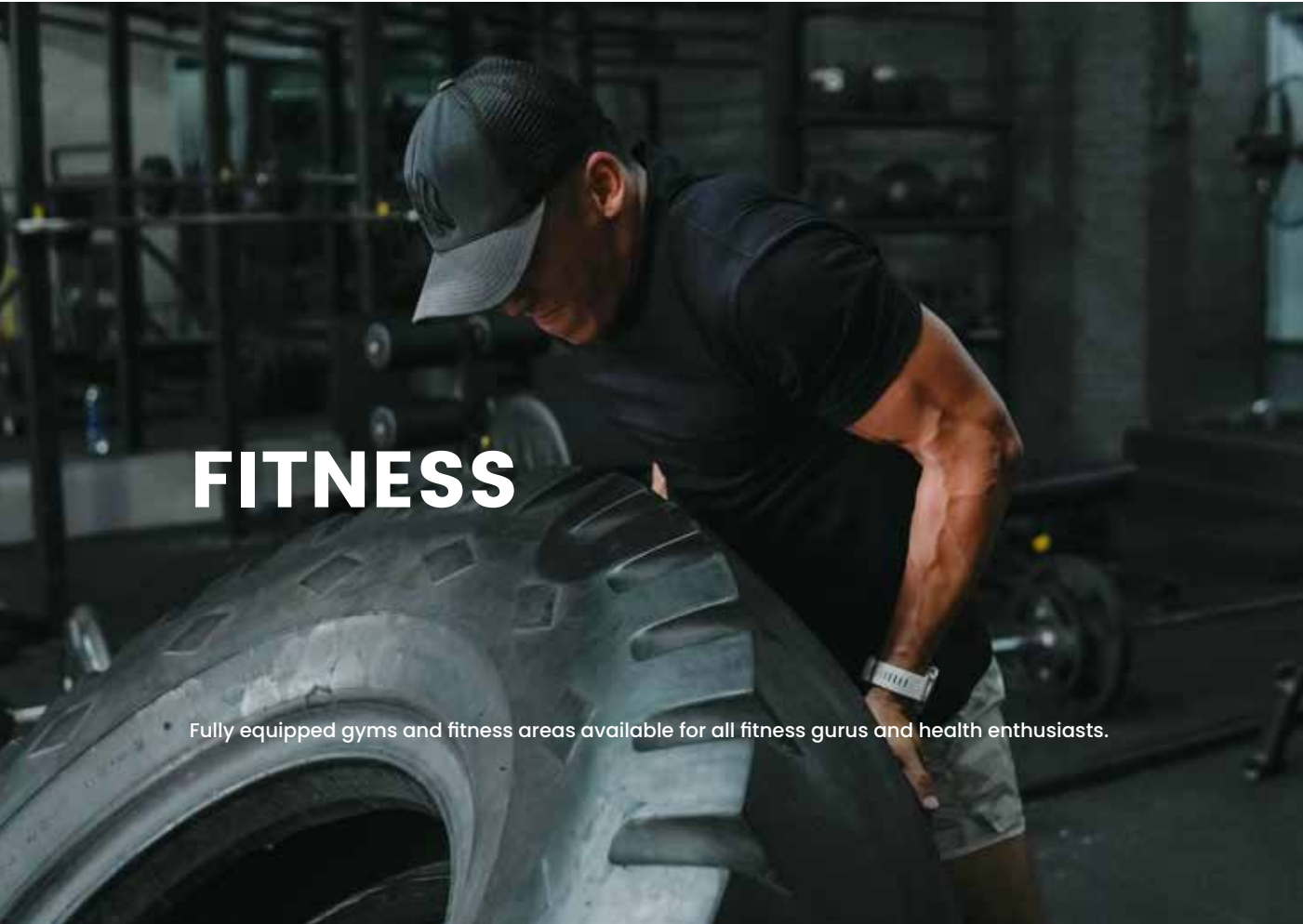
FACILITIES
& AMENITIES



CLUBHOUSES

The clubhouses at Creek Town are well designed with our residents in mind; they have the capacity to accommodate and serve them with ease. The pools inside are executed to be family and kids friendly, allowing all family members to connect and enjoy their day out.





Fully equipped gyms and fitness areas available for all fitness gurus and health enthusiasts.





SMART COMPOUND

Creek Town is a smart compound that fully operates with smart technology to make the life of our residents easier and more agreeable.







There's nothing easier than moving around in Creek Town with the availability of club cars and bicycle lanes. Whether it's a quick errand or a recreational promenade, you'll get to enjoy it.





COMMERCIAL FACILITIES

The commercial facility at Creek Town is inclusive of everything that guarantees a life of ease and luxury to our residents. From retail spaces with various shopping brands and restaurants with different international cuisines to administrative offices and clinics working around the clock.



04

UNIT TYPES

PRIME
VILLAS 350 M²
TYPE K







**GROUND
FLOOR**



**FIRST
FLOOR**



PENTHOUSE

1
OPTION

2
OPTION

BUILT UP AREA
350 M²

GROUND FLOOR 168 M²
FIRST FLOOR 182 M²

BUILT UP AREA
420 M²

GROUND FLOOR 168 M²
FIRST FLOOR 182 M²
PENTHOUSE 70 M²
TERRACE 80 M²





STANDARD
VILLAS 255 M²
TYPE O





GROUND FLOOR



FIRST FLOOR





PENTHOUSE

1
OPTION

2
OPTION

BUILT UP AREA
255 M²

GROUND FLOOR 113 M²
FIRST FLOOR 102 M²
PENTHOUSE 40 M²

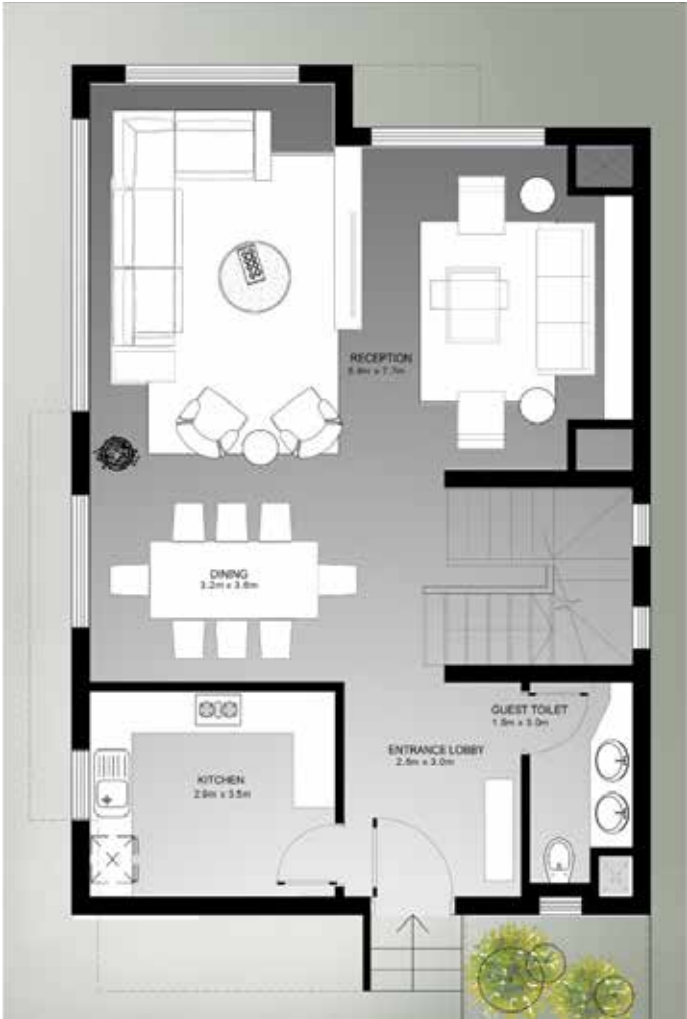
BUILT UP AREA
305 M²

GROUND FLOOR 125 M²
FIRST FLOOR 130 M²
PENTHOUSE 50 M²
TERRACE 55 M²

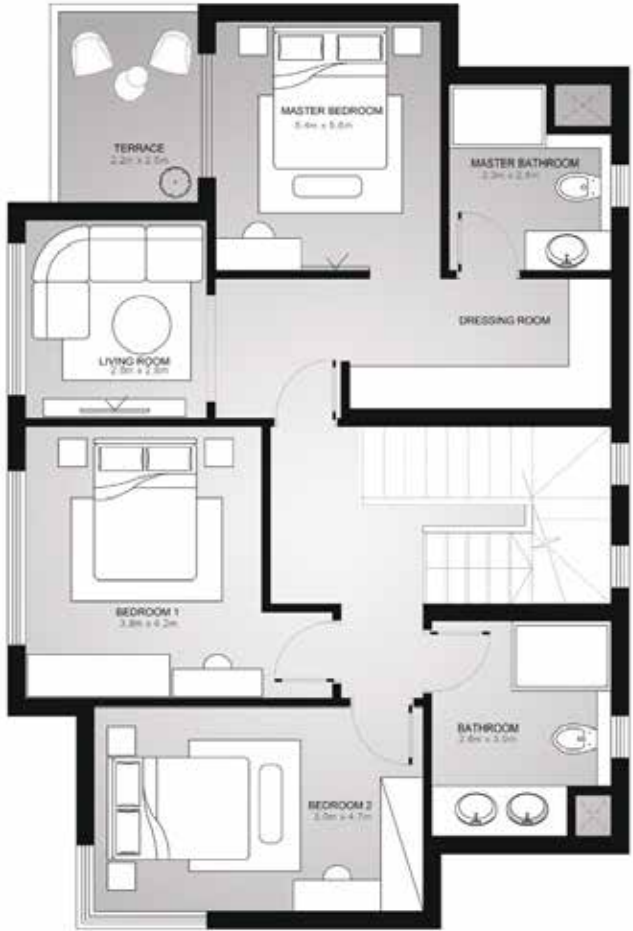
STANDARD
VILLAS 230 M²
TYPE S







**GROUND
FLOOR**



**FIRST
FLOOR**



PENTHOUSE

BUILT UP AREA
230 M²

GROUND FLOOR 95 M²

FIRST FLOOR 100 M²

PENTHOUSE 35 M²

TERRACE 65 M²

PRIME
TWIN VILLAS 277 M²
TYPE W







**GROUND
FLOOR**



**FIRST
FLOOR**



PENTHOUSE

1
OPTION

BUILT UP AREA
277 M²

GROUND FLOOR 113 M²
FIRST FLOOR 144 M²

2
OPTION

BUILT UP AREA
330 M²

GROUND FLOOR 133 M²
FIRST FLOOR 144 M²
PENTHOUSE 53 M²
TERRACE 70 M²

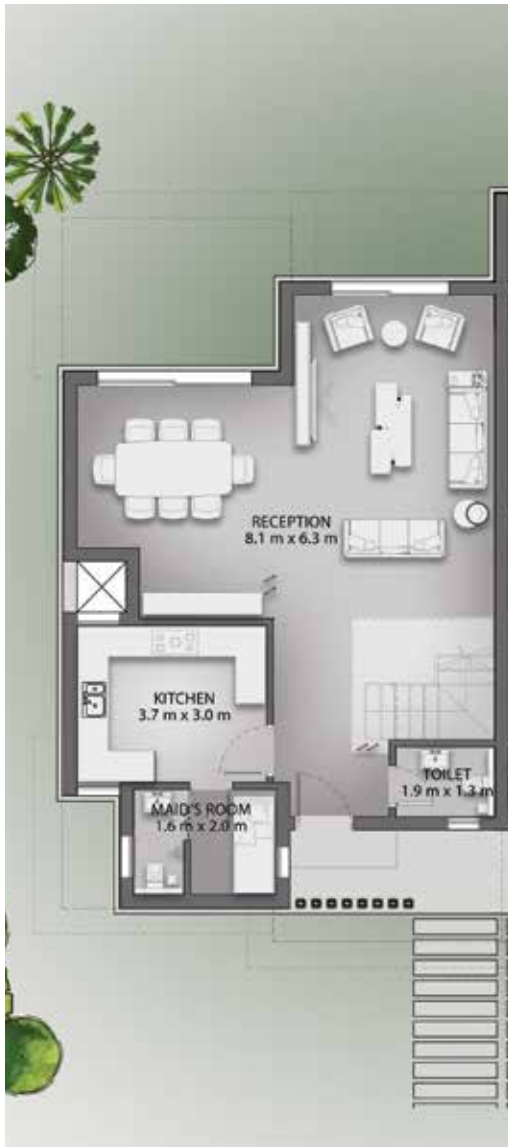


STANDARD
TWIN VILLAS 200 M²
TYPE C



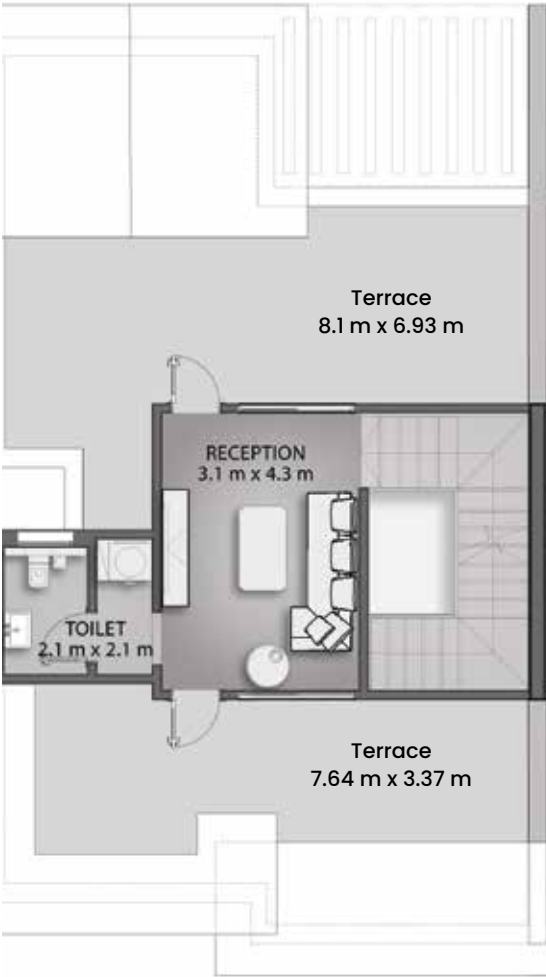


GROUND FLOOR



FIRST FLOOR





PENTHOUSE

1
OPTION

BUILT UP AREA
200 M²

GROUND FLOOR 88 M²
FIRST FLOOR 112 M²

2
OPTION

BUILT UP AREA
240 M²

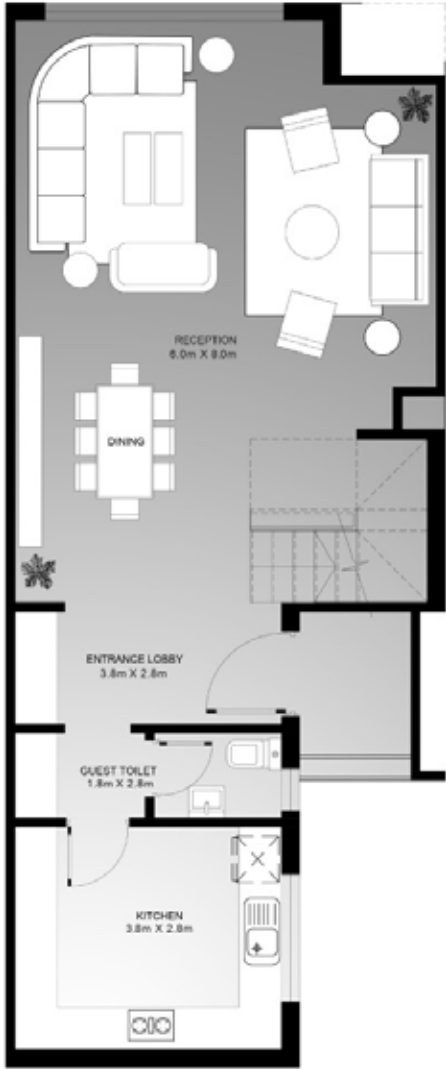
GROUND FLOOR 88 M²
FIRST FLOOR 112 M²
PENTHOUSE 40 M²
TERRACE 60 M²



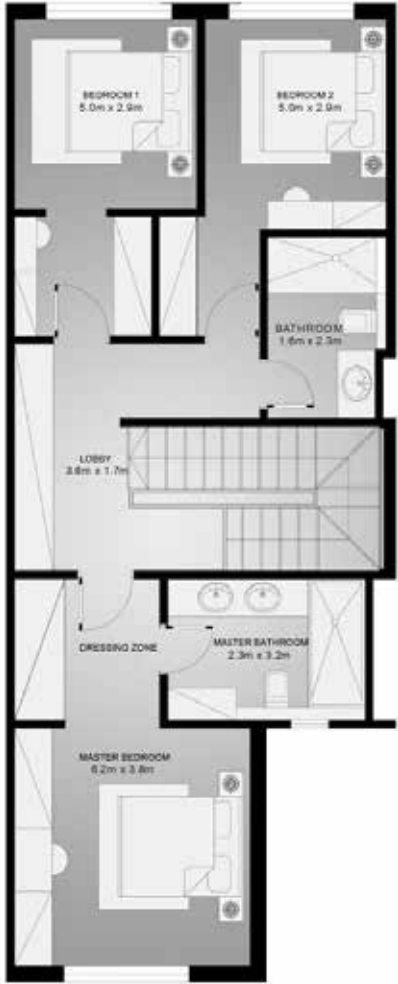
TOWN VILLAS
210 M²
TYPE R







**GROUND
FLOOR**



**FIRST
FLOOR**



PENTHOUSE

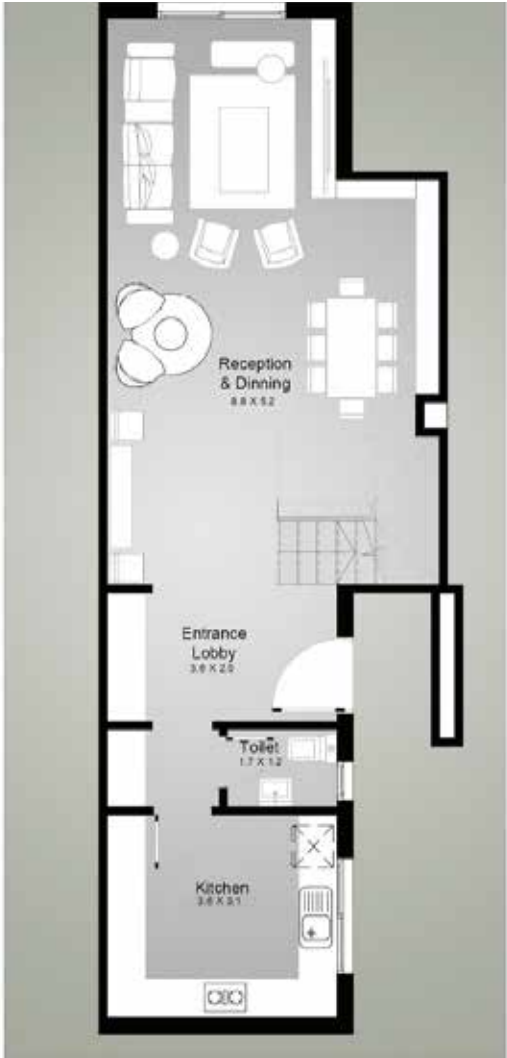
BUILT UP AREA
210 M²

- GROUND FLOOR 85 M²
- FIRST FLOOR 90 M²
- FIRST FLOOR 35 M²
- TERRACE 45 M²

TOWN VILLAS
185 M²
TYPE T







**GROUND
FLOOR**



**FIRST
FLOOR**



PENTHOUSE

BUILT UP AREA
185 M²

- GROUND FLOOR 76.6 M²
- FIRST FLOOR 76.6 M²
- FIRST FLOOR 32.1 M²
- TERRACE 55 M²



APARTMENTS MODEL A





150 M²
THREE
BEDROOMS



165 M²
THREE
BEDROOMS



170 M2

THREE
BEDROOMS





DUPLEX 195 M²

GROUND FLOOR 98 M²
FIRST FLOOR 97 M²



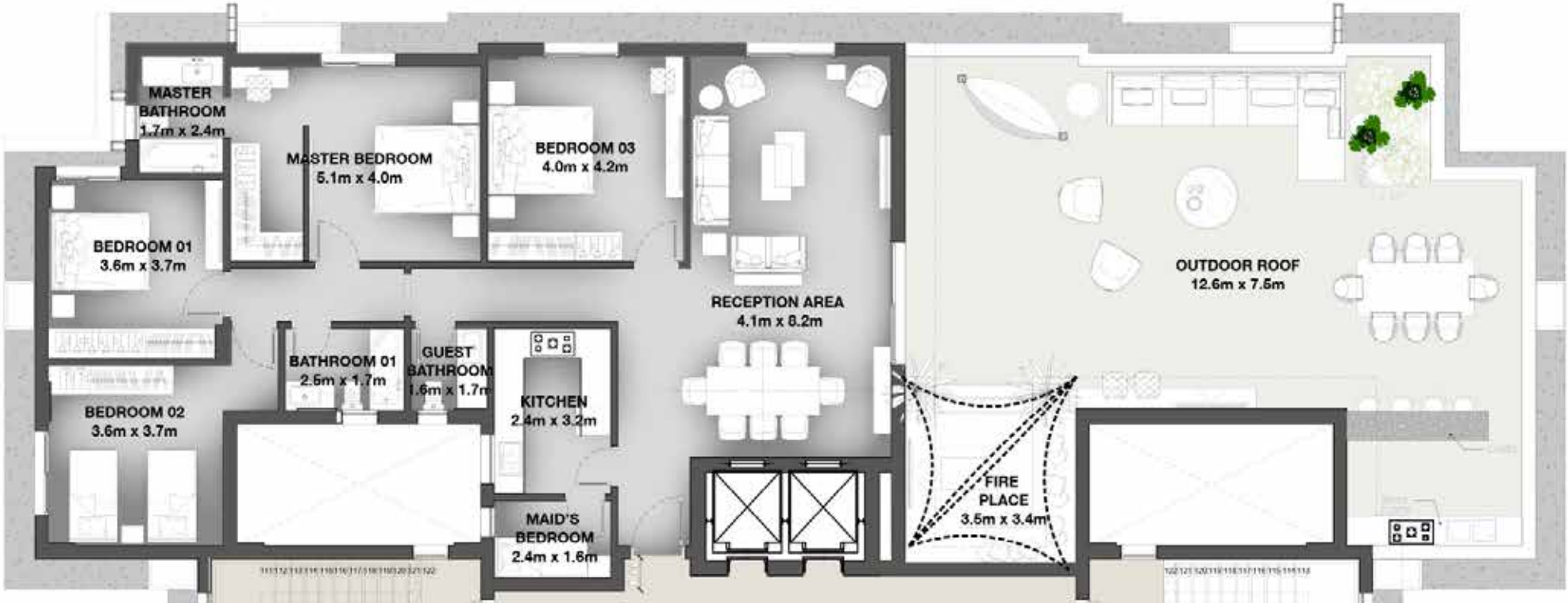
DUPLEX 220 M²

GROUND FLOOR 100 M²
FIRST FLOOR 120 M²



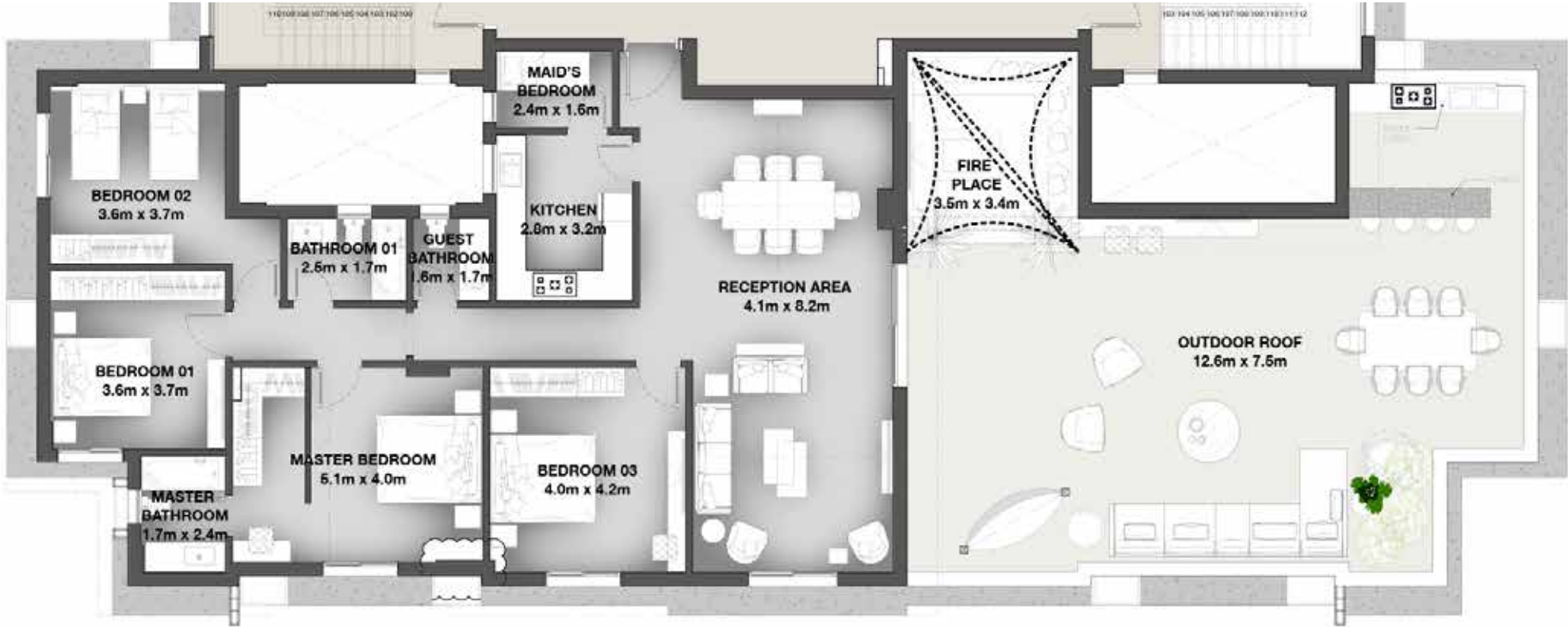
PENTHOUSE
220 M²

PENTHOUSE 200 M²
TERRACE 110 M



PENTHOUSE
224 M²

PENTHOUSE 200 M²
TERRACE 110 M





APARTMENTS
MODEL B



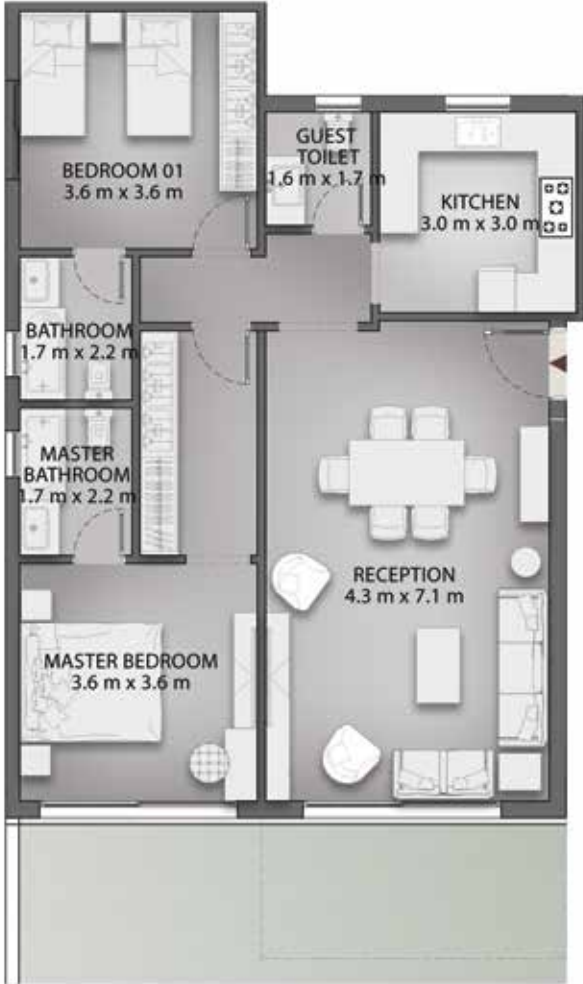




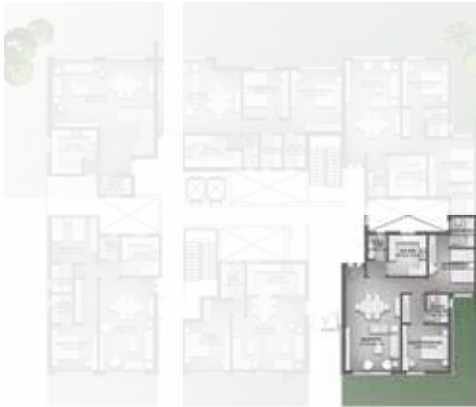
88 M²
**ONE
BEDROOM**



128 M²
TWO
BEDROOMS



130 M²
TWO
BEDROOMS





130 M²
TWO
BEDROOMS



135 M²
TWO
BEDROOMS



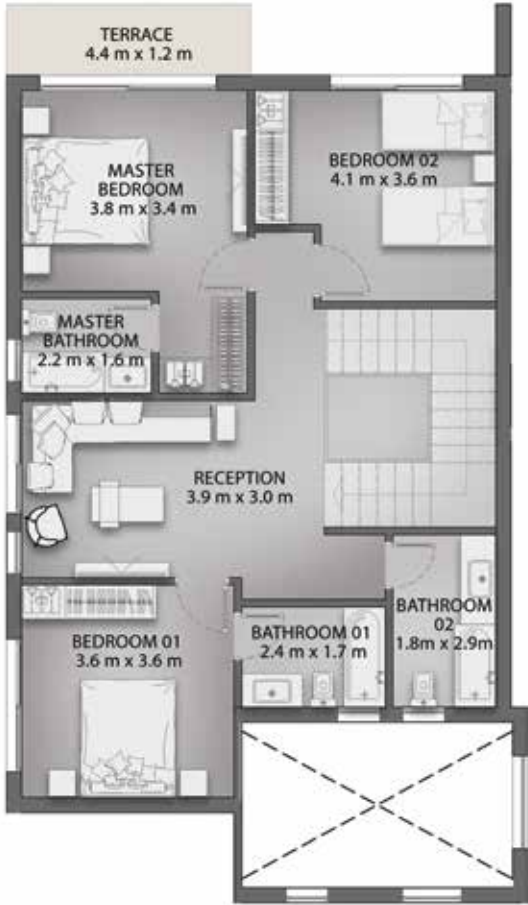
212 M²
TWO
BEDROOMS

GROUND FLOOR



212 M²
TWO
BEDROOMS

FIRST FLOOR



PENTHOUSE
190 M²

TERRACE 50 M²



PENTHOUSE
215 M²

TERRACE 75 M²





PENTHOUSE 220 M²

TERRACE 100 M²



DESIGNED BY



LANDSCAPING BY



MASTER PLANNING BY



IL CAZAR | DEVELOPMENTS