



New Cairo

living pathways

GREEN

TABLE OF CONTENT

01

Welcome to
Il Cazar 03

02

Glen
Journey 04

03

The perfect
Location 05

04

Create Your
Own Path at Glen 07

05

Architecture Designed
for Your Journey 08

06

The living
Experience 09

07

The Glen
Experience 10

08

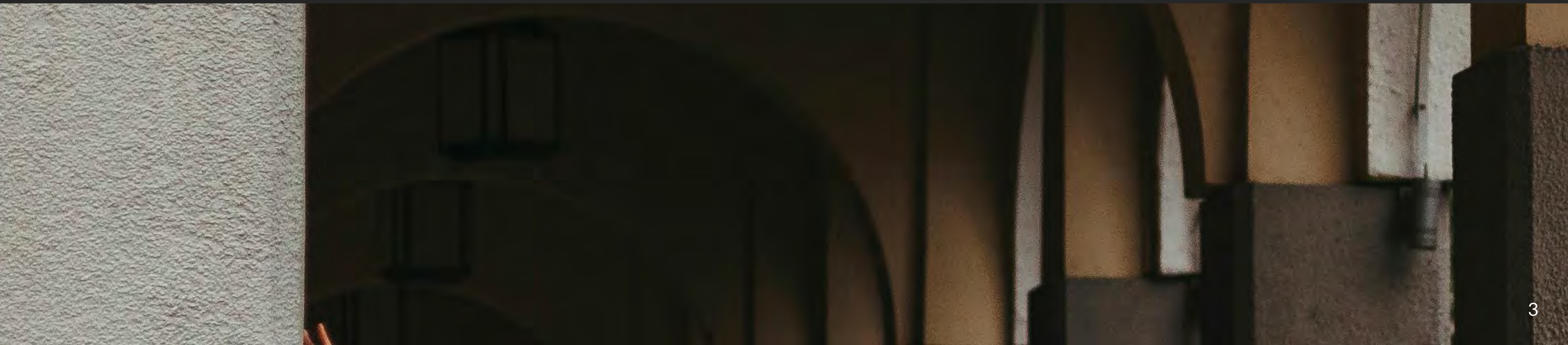
Renders/
Floor Plans 11

WELCOME TO IL CAZAR

At IL Cazar, we believe in creating more than just developments; we build pathways to inspired living. Established in 2019, we have rapidly earned our reputation as pioneers in real estate, delivering innovative projects that surpass expectations.

With a legacy of excellence from iconic developments such as Go Heliopolis, Creek Town, The Crest, Safia and Stoda, we are committed to raising the bar in design, quality, and lifestyle experiences. Our journey is defined by our unwavering dedication to crafting spaces that inspire. From prime locations to unparalleled amenities, we create communities that combine elegance with purpose.

We are also known for our rapid construction pace and delivery phases, ensuring our residents can enjoy their new homes without delay. With every project, we aim to leave a positive, lasting impact on our residents and the world around us.



YOUR PATHWAY TO UNPARALLELED LIVING

GLEN JOURNEY

Welcome to Glen, our exclusive all-villa community in the heart of East Cairo, where architectural elegance meets the serenity of lush landscapes. Spanning across 200 feddans, we've designed Glen to redefine luxury living. Where privacy, exclusivity, and a vibrant connection to nature come together to create a truly unique living experience. At Glen, we've thoughtfully divided our community into These pathways reflect who we are—a community that fosters unity and purpose. Glen isn't just a place to live; it's your pathway to a balanced and purposeful life. With spaces crafted for self-discovery, building relationships, and personal growth, we provide the perfect backdrop for shaping your own unique journey.

Prime Location The Perfect Location for Your Future

Strategically located at sixth settlement in the heart of New Cairo, Glen places you at the center of it all. With unmatched connectivity to key destinations, we offer both accessibility and serenity:

01	min from Ain Sokhna Road
04	mins from E-Ring Road.
05	mins from Hyde Park.
25	mins from Cairo International Airport

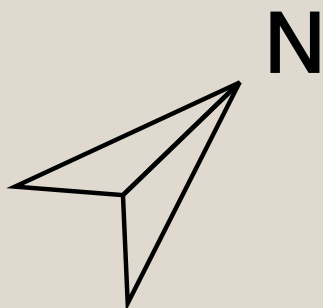
Our location ensures that you're always close to where you need to be, while enjoying the tranquility of a private, nature-filled community.



Masterplan

E-brochure 2025

GLEN



MASTERPLAN

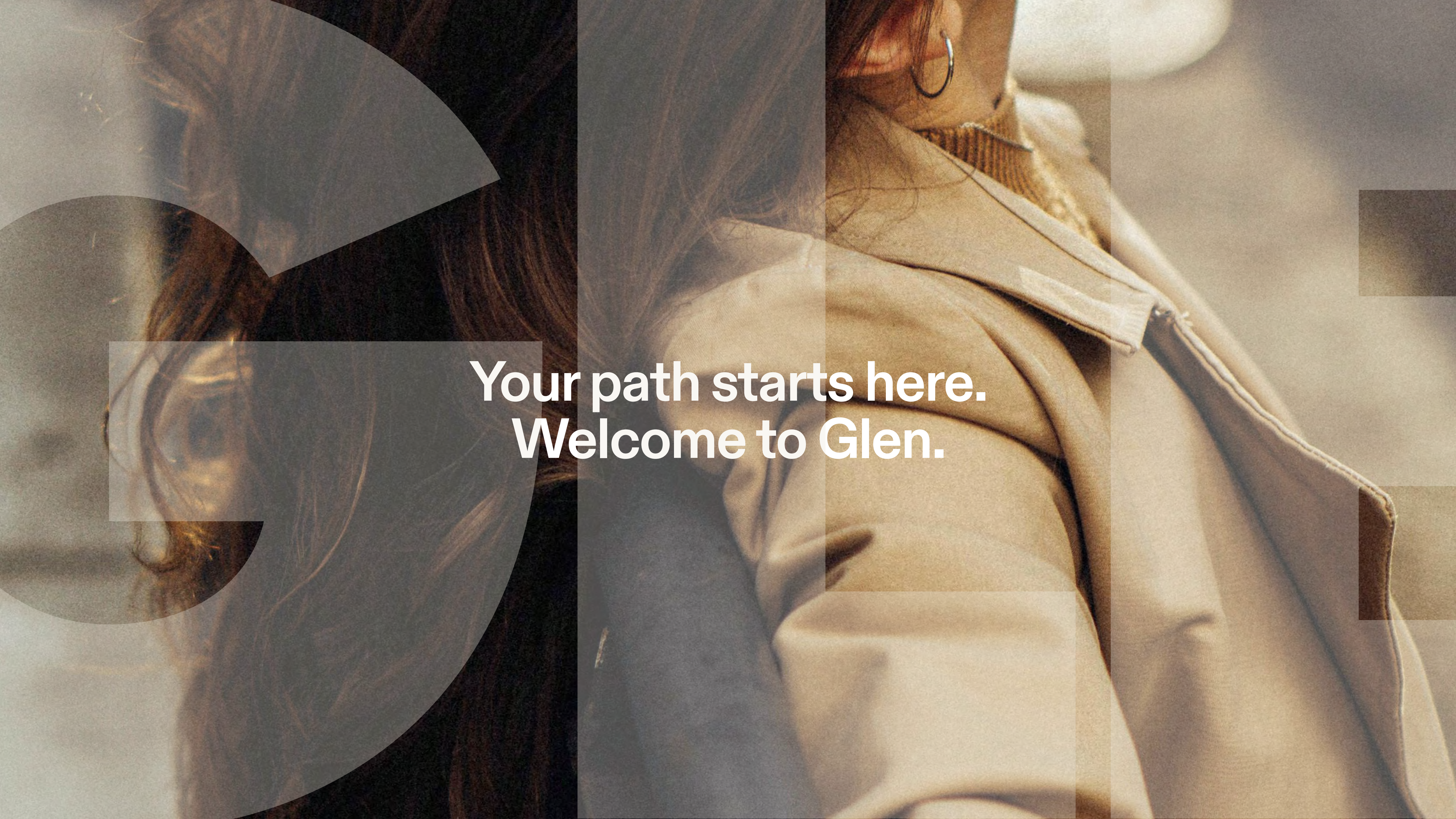
Zoned Masterplan

Project Phases

- | | |
|--|--|
|  G-Haus |  G-Arc |
|  G-Meadow |  G-Edge |



MASTERPLAN

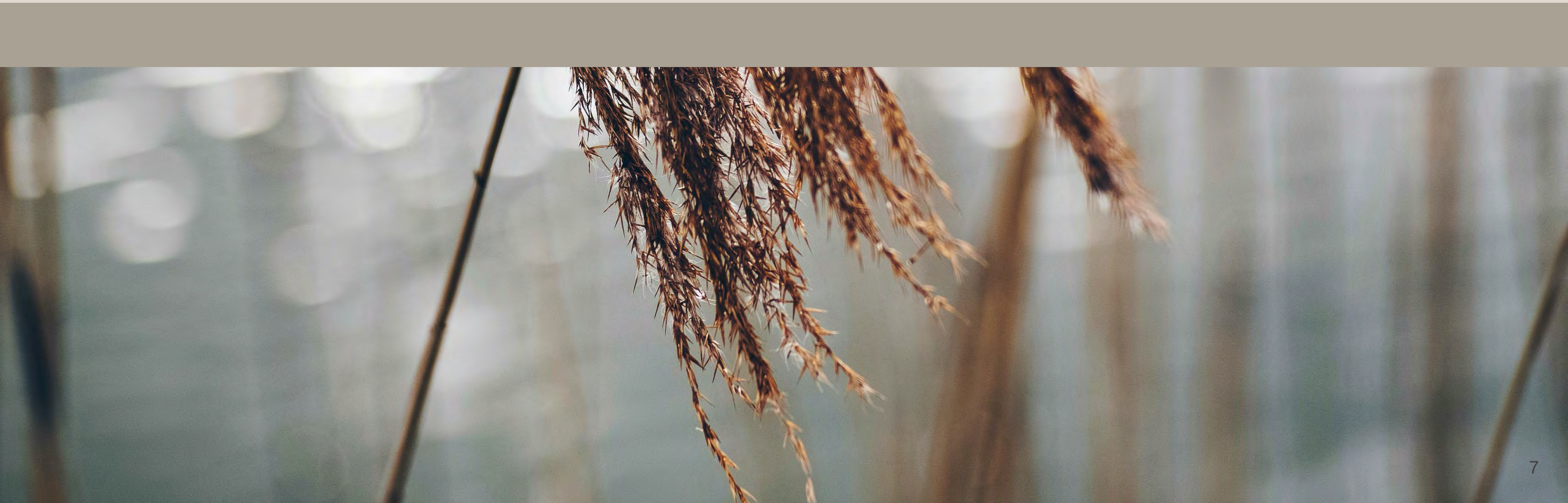
A woman with long brown hair is wearing a tan jacket over a gold-colored turtleneck sweater. She is also wearing a large silver hoop earring. The image is partially covered by a large, semi-transparent circular graphic on the left side. The text "Your path starts here. Welcome to Glen." is overlaid in the center of the image.

**Your path starts here.
Welcome to Glen.**

Living at Glen

Create Your Own Path at Glen

At Glen, we provide a place where you can create your own unique path. With villas that offer privacy and tranquility, you can enjoy expansive green spaces, private terraces, and stunning views. Each villa is designed to support a lifestyle of balance and growth. Whether you're starting a new chapter or deepening relationships, Glen is the ideal environment for you to live your journey. The variety of unit types, including Standalone Villas, Quads and Townhouses, ensuring that you have the perfect space to fit your needs.



Architecture Designed for Your Journey

At Glen, architecture is more than just design—it's your pathway to a meaningful life. Designed by Raef Fahmi Architects, a renowned name in the industry known for its distinctive approach to contemporary architecture, seamlessly blending form and function. With a legacy of creating spaces that resonate with both elegance and practicality, his designs prioritize harmony with the environment while enhancing everyday living. Our villas are thoughtfully crafted with modern design principles, blending seamlessly with the natural surroundings. Each element is carefully considered to enhance your experience, creating spaces that are not only beautiful but functional and inspiring.

Our design creates a sense of openness and connection with nature, giving you the freedom to discover your unique path in life. The architecture doesn't just serve as a backdrop—it actively supports and enhances your journey.





Floor Plans

Grand G-Haus









GRAND G-HAUS 2BR – 120 M²

Ground Floor

01 Reception	4.00 x 4.85 M
02 Dining	2.70 x 2.80 M
03 Guest Toilet	1.45 x 2.20 M
04 Kitchen	2.65 x 3.40 M
05 Master Bedroom 01	4.35 x 3.90 M
06 Master Bath 01	2.00 x 2.20 M
07 Master Bedroom 02	4.35 x 3.80 M
08 Master Bath 02	2.00 x 2.20 M

Disclaimer: Diagrams are not to scale and are for illustrative purposes only. All renderings and landscaping visuals, materials and facades are for indicative purposes only and subject to change. Actual areas may vary from the stated figures. All dimensions are measured to structural elements. Il Cazar reserves the right to make non-fundamental changes to the design provided herein without prior notice.



GA-A01-G02

GRAND G-HAUS 3BR – 150 M²

Ground Floor

Disclaimer: Diagrams are not to scale and are for illustrative purposes only. All renderings and landscaping visuals, materials and facades are for indicative purposes only and subject to change. Actual areas may vary from the stated figures. All dimensions are measured to structural elements. Il Cazar reserves the right to make non-fundamental changes to the design provided herein without prior notice.

01 Reception	4.00 x 5.10 M
02 Dining	2.10 x 5.10 M
03 Guest Toilet	1.40 x 2.60 M
04 Kitchen	2.50 x 4.10 M
05 Master Bedroom 01	3.90 x 3.90 M
06 Master Bath 01	1.85 x 2.35 M
07 Dressing	1.90 x 2.60 M
08 Bedroom 02	3.95 x 3.70 M
09 Bathroom 02	2.80 x 1.80 M
10 Bedroom 03	3.90 x 3.95 M



GA-A01-G01

GRANDG-HAUS 2BR – 130 M²

First Floor

Disclaimer: Diagrams are not to scale and are for illustrative purposes only. All renderings and landscaping visuals, materials and facades are for indicative purposes only and subject to change. Actual areas may vary from the stated figures. All dimensions are measured to structural elements. Il Cazar reserves the right to make non-fundamental changes to the design provided herein without prior notice.

01 Living Area	6.00 x 4.75 M
02 Dining	2.70 x 2.85 M
03 Guest Toilet	1.45 x 2.20 M
04 Kitchen	2.65 x 3.30 M
05 Master Bedroom 01	4.35 x 4.15 M
06 Master Bath 01	2.00 x 2.20 M
07 Master Bedroom 02	4.35 x 3.90 M
08 Master Bath 02	2.00 x 2.20 M



GA-A01-G04

GRAND G-HAUS 2BR — 130 M²

First Floor

01 Living Area	5.80 x 4.75 M
02 Dining	2.60 x 2.85 M
03 Guest Toilet	1.45 x 2.35 M
04 Kitchen	2.50 x 3.30 M
05 Master Bedroom 01	4.00 x 3.80 M
06 Master Bath 01	1.80 x 2.40 M
07 Dressing	2.40 x 1.45 M
08 Master Bedroom 02	3.90 x 3.90 M
09 Master Bath 02	2.40 x 1.75 M

Disclaimer: Diagrams are not to scale and are for illustrative purposes only. All renderings and landscaping visuals, materials and facades are for indicative purposes only and subject to change. Actual areas may vary from the stated figures. All dimensions are measured to structural elements. Il Cazar reserves the right to make non-fundamental changes to the design provided herein without prior notice.



GA-A01-G03

GRAND G-HAUS

Second Floor + Penthaus (3 BR)

2ndFloor— 125M²
Penthaus— 46M²
TotalArea—171M²

Disclaimer: Diagrams are not to scale and are for illustrative purposes only. All renderings and landscaping visuals, materials and facades are for indicative purposes only and subject to change. Actual areas may vary from the stated figures. All dimensions are measured to structural elements. Il Cazar reserves the right to make non-funda- mental changes to the design provided herein without prior notice.

- 01 Reception 3.70 x 4.40 M
- 02 Dining 2.50 x 5.15 M
- 03 Guest Toilet 1.45 x 2.20 M
- 04 Kitchen 2.65 x 3.40 M
- 05 Master Bedroom 01 4.35 x 4.00 M
- 06 Master Bath 01 2.00 x 2.20 M
- 07 Master Bedroom 02 4.35 x 3.90 M
- 08 Master Bath 02 2.00 x 2.20 M



GA-A01-G06

- 09 Family Living Area 3.70 x 4.30 M
- 10 Kitchenette 1.80 x 1.55 M
- 11 Master Bedroom 03 3.90 x 3.85 M
- 12 Master Bath 03 1.80 x 2.50 M



GA-A01-G06

GRAND G-HAUS

Second Floor + Penthaus (3 BR)

2nd Floor — 125 M²
Penthaus — 46 M²
Total Area — 171 M²

Disclaimer: Diagrams are not to scale and are for illustrative purposes only. All renderings and landscaping visuals, materials and facades are for indicative purposes only and subject to change. Actual areas may vary from the stated figures. All dimensions are measured to structural elements. Il Cazar reserves the right to make non-funda-mental changes to the design provided herein without prior notice.

Second Floor

- 01 Reception 3.60 x 4.40 M
- 02 Dining 2.00 x 5.15 M
- 03 Guest Toilet 1.40 x 2.25 M
- 04 Kitchen 2.50 x 3.40 M
- 05 Master Bedroom 01 4.00 x 3.80 M
- 06 Master Bath 01 2.40 x 1.80 M
- 07 Dressing 2.40 x 1.30 M
- 08 Master Bedroom 02 3.90 x 3.90 M
- 09 Master Bath 02 2.40 x 1.75 M



GA-A01-G04

Penthaus

- 10 Family Living Area 3.70 x 4.30 M
- 11 Kitchenette 1.80 x 1.55 M
- 12 Master Bedroom 03 3.90 x 3.85 M
- 13 Master Bath 03 1.80 x 2.50 M



GA-A01-G04



GLEN