Park Sight

by IL CAZAR

A New Line of Living


A New Line of Living

TABLE OF CONTENTS

One. The Developer [03]
Two. The Project [08]
Three. Masterplan [25]
Four. Life at Park Sight [29]
Five. Floorplans [33]

One
—
The Developer

Park Sight

IL CAZAR

With a Landbank Spanning 10 Projects Across New Cairo, Heliopolis, West Cairo, Ras El Hekma and The New Capital.

IL Cazar Continues to Shape Integrated Destinations Across Egypt.



Go Heliopolis HELIOPOLIS



Creek Town NEW CAIRO



The Crest NEW CAIRO



Safia RAS EL HEKMA



Stoda HELIOPOLIS

IL Cazar is a visionary real estate developer committed to creating integrated communities that combine modern design, functionality, and quality living. With a focus on innovation and thoughtful planning, the developer delivers projects that prioritize connection, accessibility, and long-term value.

Each development is carefully designed to create seamless experiences that bring together people, nature, and everyday life within one cohesive environment.



Glen NEW CAIRO



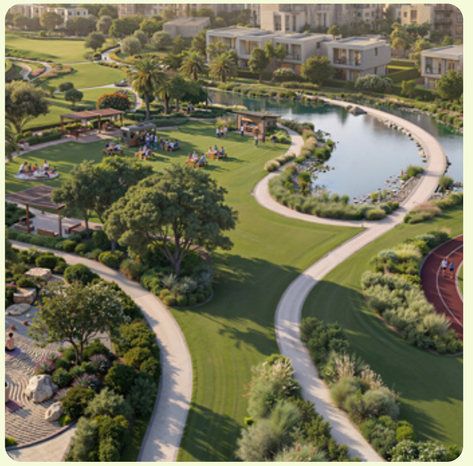
Westdays WEST CAIRO



C North RAS EL HEKMA



VÉA NEW CAIRO

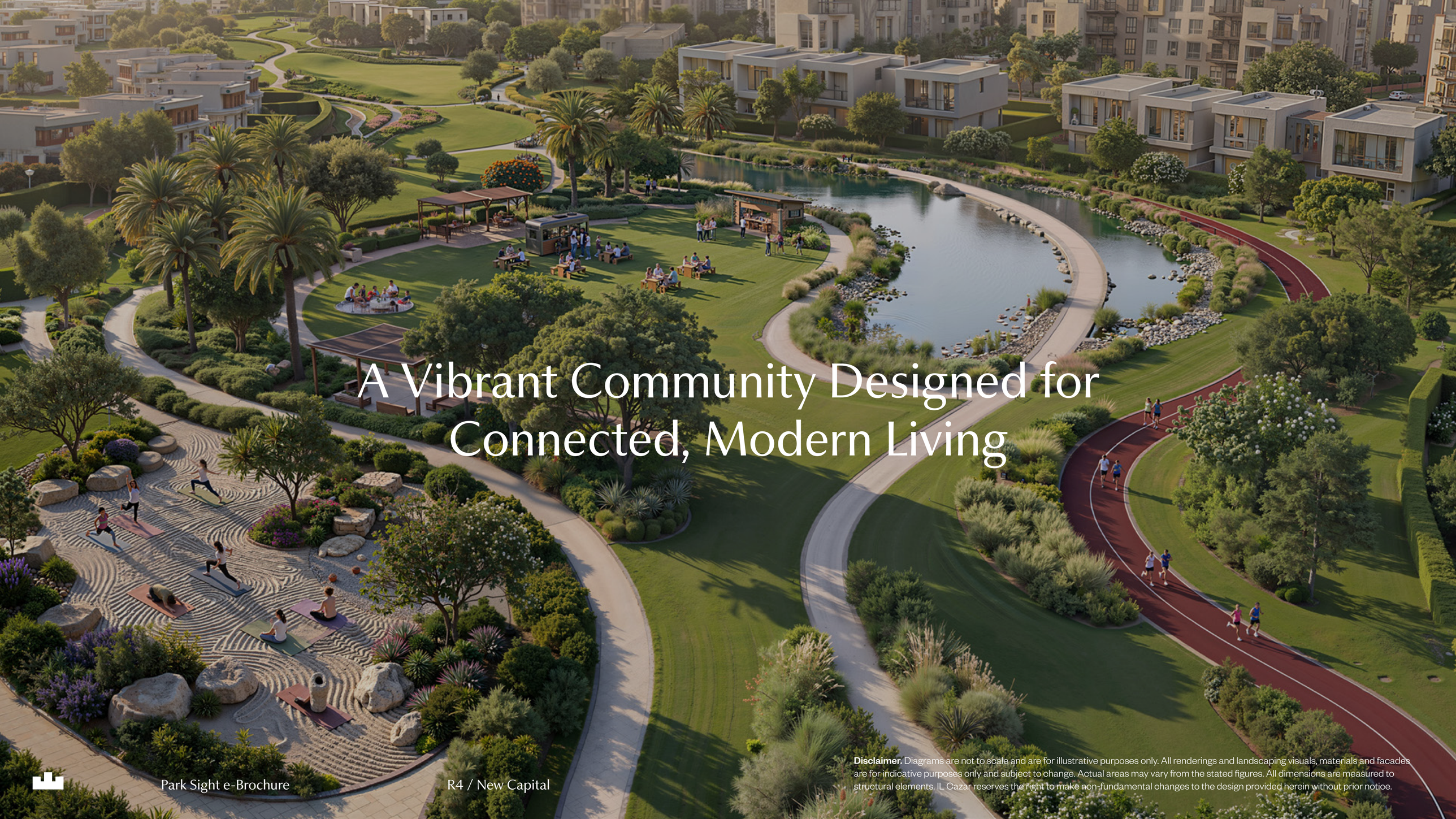


Park Sight NEW CAPITAL

Two
—
The Project

Park Sight

A Vibrant Community Designed for Connected, Modern Living



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I / THE EXPERIENCE

**FOCUSED ON CONNECTION,
CENTERED ON SIMPLICITY**



A Large-Scale Mixed-Use Development.

—

A 140-acre large-scale mixed-use development designed to offer a fully integrated living experience.

Spanning an expansive masterplan, it seamlessly combines residential neighborhoods, lifestyle destinations, amenities, and lush landscape areas within one connected environment—creating a vibrant community where everything is thoughtfully woven together.

The Park / 40 Acres of Connected Green Experiences.

—

Designed as the vibrant heart of the community, the 22-acre central park brings together a diverse collection of experiences within one connected landscape. From wellness spaces and family recreation areas to botanical gardens, water features, event venues, and vibrant F&B destinations, every element is thoughtfully integrated to create a dynamic environment where nature, leisure, and social life come together seamlessly.



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II / THE ARCHITECTURE

CONTEMPORARY ARCHITECTURE DESIGNED FOR CONNECTED LIVING



Masterplanned by Mimar.

The vision of Park Sight is shaped by Mimar Architecture + Engineering, one of the region's leading multidisciplinary design and engineering consultancies.

Founded in 1997, Mimar has spent more than 25 years delivering transformative masterplans, residential communities, mixed-use destinations, hospitality developments, educational institutions, and commercial landmarks across the Middle East and North Africa.

With over 1,000 projects delivered across more than 14 countries, Mimar has established a reputation for creating places that balance innovation, functionality, and human-centered design.



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Living in Harmony.

At Park Sight, green open spaces are more than a landscape feature—they are the foundation of a connected lifestyle.

Thoughtfully woven throughout the masterplan, lush parks, pedestrian-friendly pathways, and nature-inspired architecture create an environment where residents move effortlessly, connect naturally, and enjoy everyday life surrounded by beauty and balance.





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Nature as Structure, Movement as Experience



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III / THE LOCATION

PERFECTLY POSITIONED IN THE NEW CAPITAL

PARK SIGHT
LOCATION MAP



Roads & Main Axes Proximity

Mohamed Bin Zayed Axis	7 mins
Middle Ring Road	9 mins
Suez Road	20 mins
Ring Road	25 mins

Landmarks & Destinations Proximity

Al Fattah Al Aleem Mosque	5 mins
German International University (GIU)	6 mins
VÉA	10 mins
Glen	10 mins
The Crest	10 mins
Golden Square	12 mins
Ahly Sporting Club	12 mins
The American University in Cairo (AUC)	20 mins
Creek Town	26 mins

Three
—
Masterplan

Park Sight

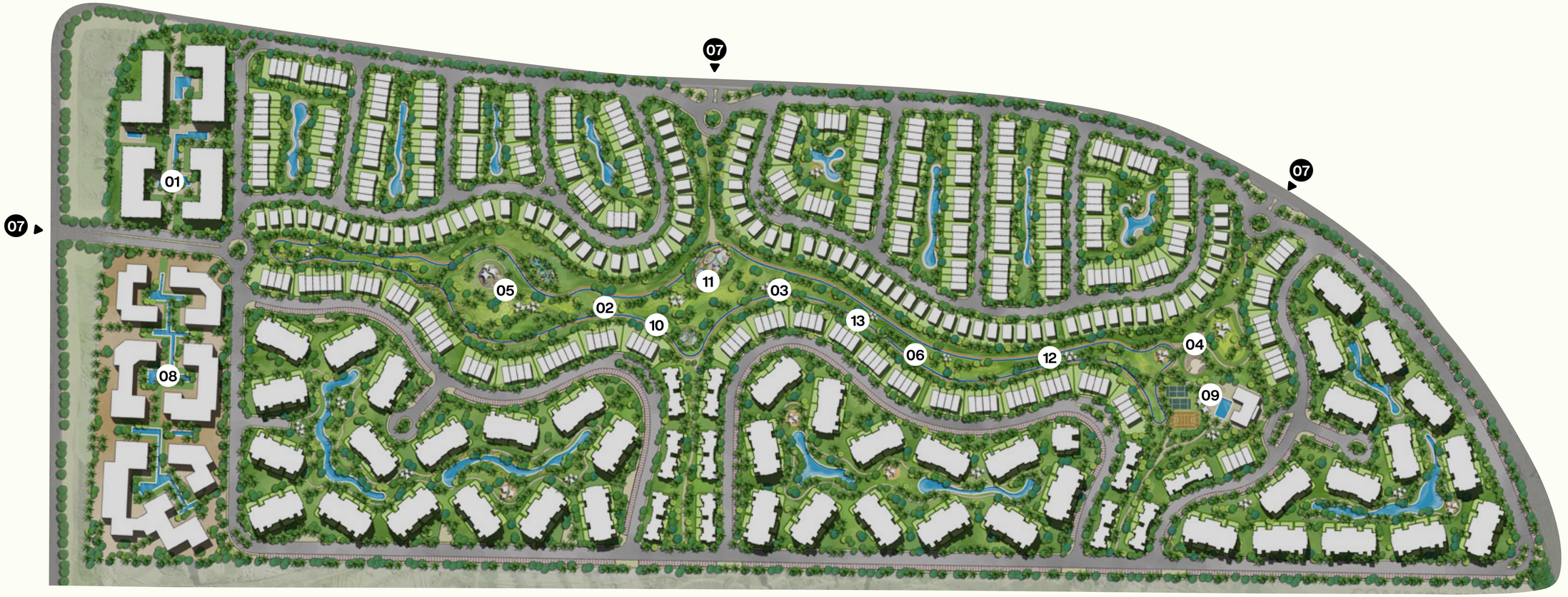


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Olive
Lily
Iris

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01. Serviced Apartments
02. Main Park
03. Jogging & Cycling Tracks
04. Amphitheater
05. Yoga Platform
06. Kids Area
07. Gate
08. Commercial District
09. Clubhouse
10. BBQ Zone
11. Outoor Living Area
12. Outdoor Gym
13. Outdoor Cinema

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Four

—

Life at Park Sight



Experiences That Enrich Life

Curated for Everyday Living.
A World of Experiences.







Event Space

Flexible venues designed for community gatherings, celebrations, and social events.

F&B Clusters

Vibrant dining and café destinations that encourage social interaction and leisure.

Wellness Spaces

Dedicated areas promoting health, relaxation, and active lifestyles.



Life, Beautifully Curated

Curated for Everyday Living.
A World of Experiences.







Family Recreation Spaces

Engaging outdoor destinations created for families and all age groups.

Botanical Spaces

Lush gardens and planted environments that celebrate nature and biodiversity.

Water Spaces

Tranquil water features that enhance the landscape and overall ambiance.

Five

—

Floorplans

Park Sight

Townhouse G+1



Townhouse G+1



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Townhouse G+1



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Townhouse G+1



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3-Bedroom / Ground Floor
77 Sqm

Entrance Lobby	6.50 × 2.90
Guest Toilet	1.60 × 2.10
Kitchen	3.60 × 3.00
Laundry	1.90 × 1.90
Maid Room	2.85 × 1.90
Maid Bathroom	2.70 × 1.50
Dining	3.50 × 3.80
Reception	5.60 × 3.00

Pocket

[D] [C] [B] [A]



Street

Townhouse
175 Sqm.

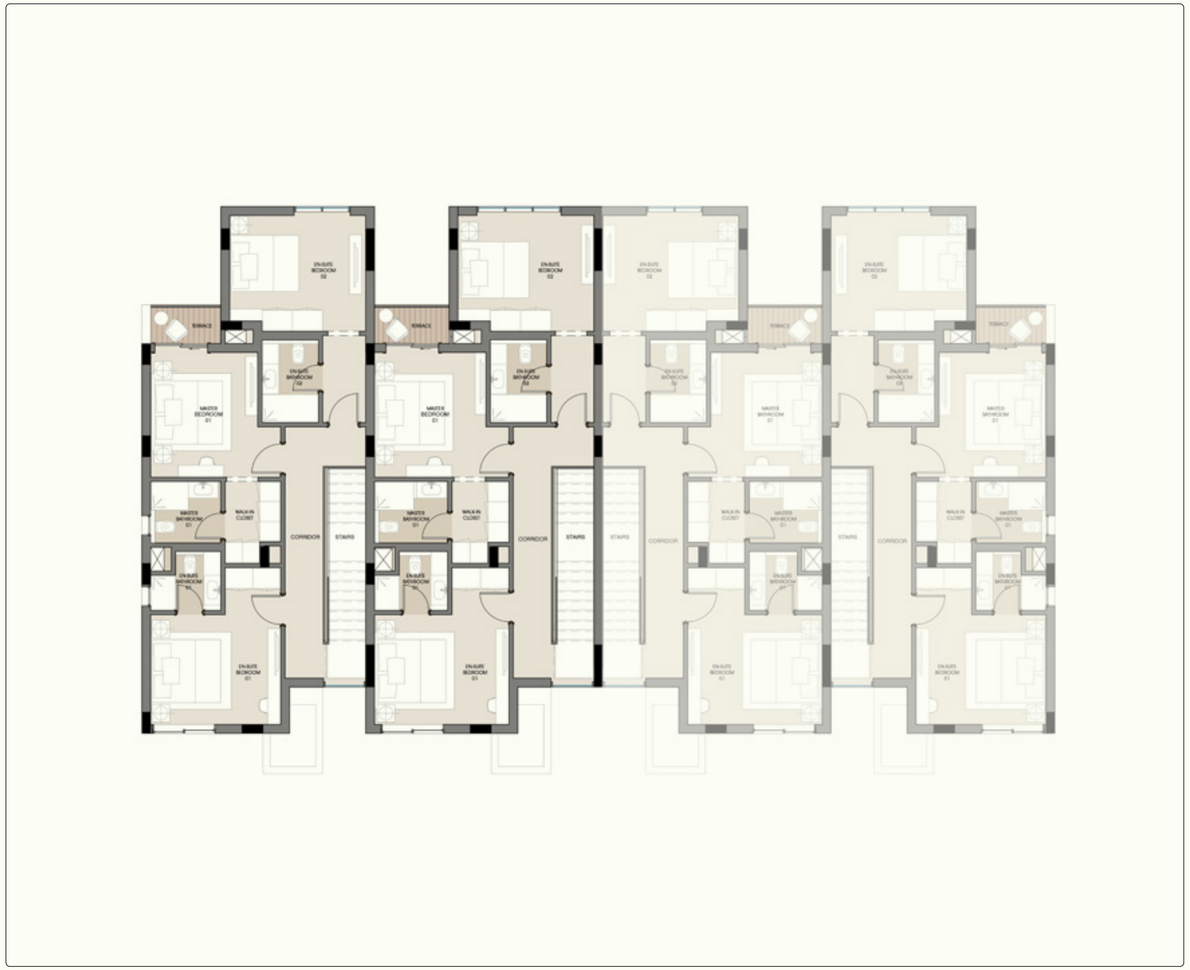
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3-Bedroom / First Floor
98 Sqm

Stairs	7.40 × 1.30
Corridor	7.40 × 1.10
En-suite Bedroom 01	4.00 × 4.80
En-suite Bathroom 01	1.90 × 2.30
Master Bedroom 01	3.80 × 3.40
Walk-in Closet	2.50 × 1.70
Master Bathroom 01	1.90 × 2.30
Terrace	2.30 × 1.20
En-suite Bedroom 02	6.30 × 4.30
En-suite Bathroom 02	2.60 × 1.70

Pocket

[D] [C] [B] [A]



Street

Townhouse
175 Sqm.

Park Duo G+4



Park Duo G+4



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Park Duo G+4



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Park Duo G+4



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Pocket



Ground Floor

Street

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G01
3-Bedroom / Ground Floor

Entrance Lobby	1.80 × 1.30
Reception	7.50 × 4.10
Kitchen	4.00 × 2.60
Guest Bathroom	3.80 × 1.60
Master Bedroom	4.00 × 3.90
Walk in Closet	2.30 × 1.70
Master Bathroom	2.30 × 1.90
Bedroom 01	3.80 × 3.60
Bedroom 02	4.20 × 3.60
Bathroom	2.80 × 1.60
Lobby	5.10 × 1.10





Park Duo
141 Sqm.

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G02
2-Bedroom / Ground Floor

Entrance Lobby	2.70 × 1.30
Reception	7.40 × 3.80
Kitchen	3.40 × 2.40
Master Bedroom	3.80 × 3.70
Walk in Closet	2.20 × 1.70
Master Bathroom	2.30 × 1.80
Bedroom 01	4.00 × 3.60
Bathroom	2.70 × 1.80
Lobby	1.80 × 1.20

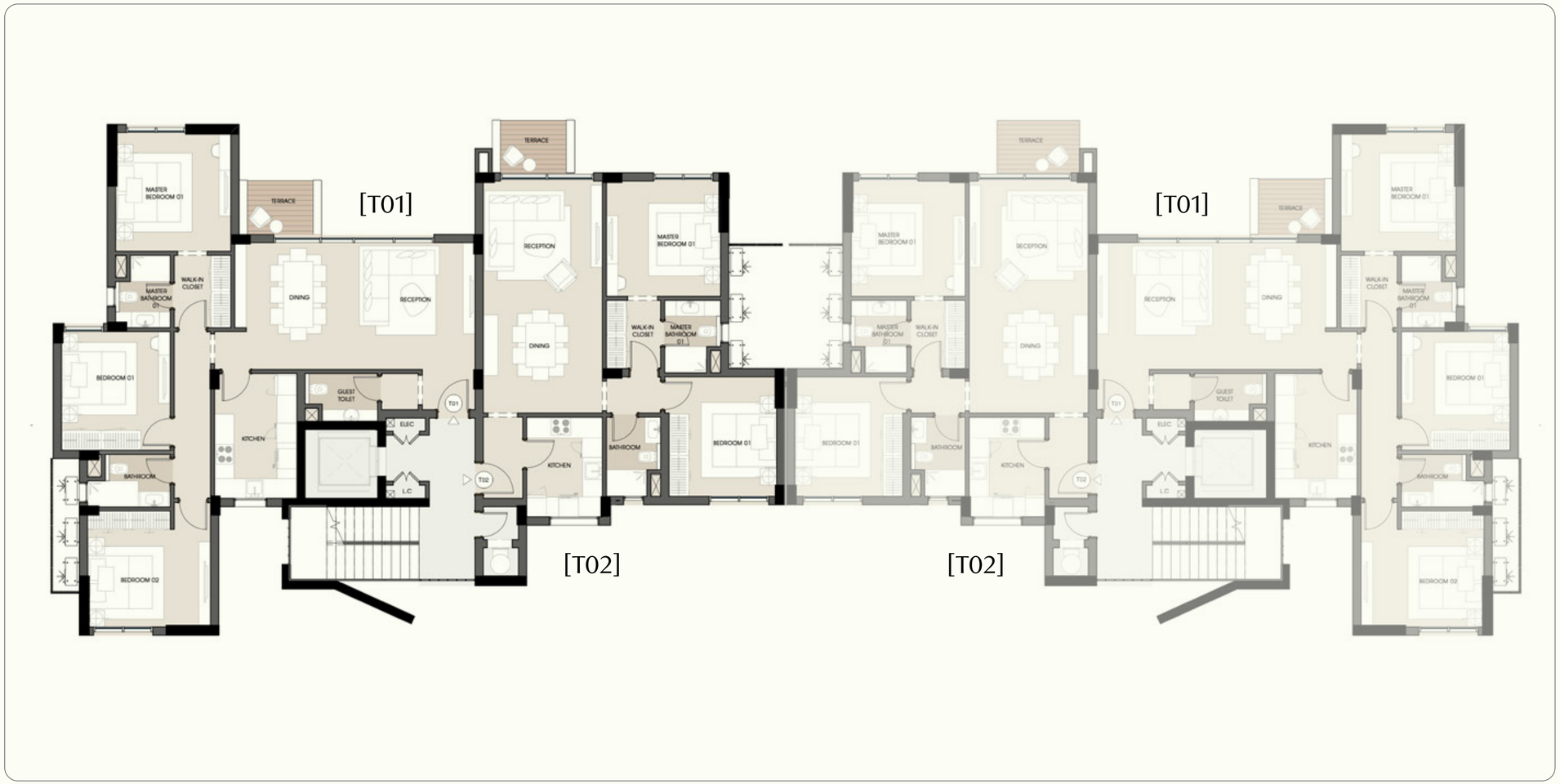




Park Duo
103 Sqm.

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Pocket



Typical Floor

Street

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T01
3-Bedroom / Typical Floor

Entrance Lobby	1.80 × 1.30
Reception	7.50 × 4.10
Kitchen	4.00 × 2.60
Guest Bathroom	3.80 × 1.60
Master Bedroom	4.00 × 3.90
Walk in Closet	2.30 × 1.70
Master Bathroom	2.30 × 1.90
Bedroom 01	3.80 × 3.60
Bedroom 02	4.20 × 3.60
Bathroom	2.80 × 1.60
Lobby	5.10 × 1.10



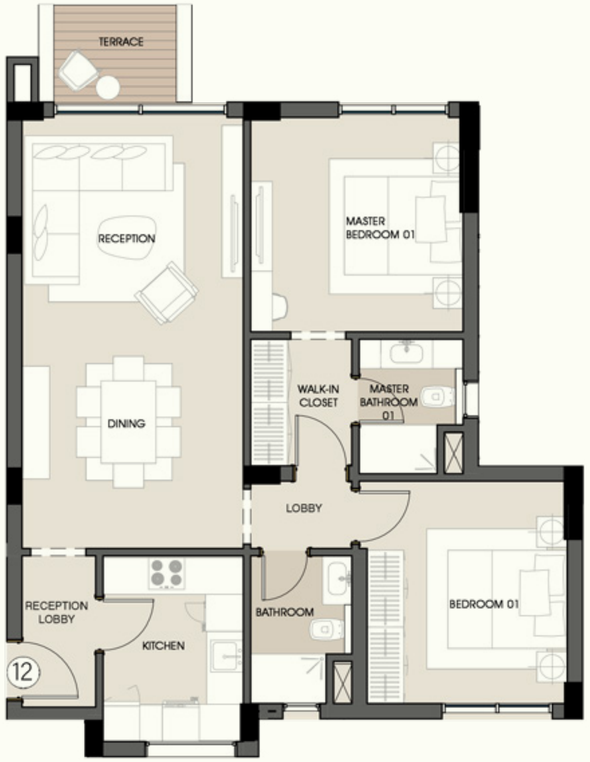
Park Duo
141 Sqm.



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T02
2-Bedroom / Typical Floor

Entrance Lobby	2.70 × 1.30
Reception	7.40 × 3.80
Kitchen	3.40 × 2.40
Master Bedroom	3.80 × 3.70
Dressing	2.20 × 1.70
Master Bathroom	2.30 × 1.80
Bedroom 01	4.00 × 3.60
Bathroom	2.70 × 1.80
Lobby	1.80 × 1.20



Park Duo
103 Sqm.



Apartments



Apartments - Type A | G+3.5



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Apartments - Type A | G+3.5



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Apartments - Type A | G+3.5



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[G02] [G03] [G03] [G02]



[G01] [G04] [G04] [G01]

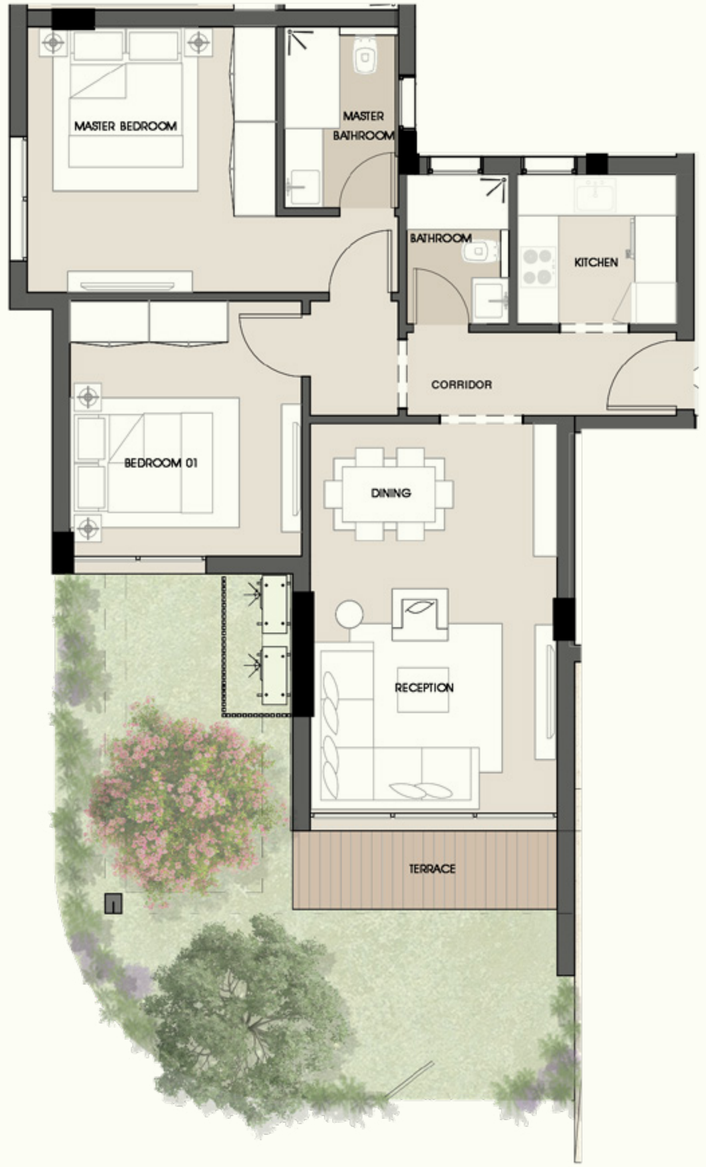
Entrance

Apartment A
Ground Floor

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G01
2-Bedroom / Ground Floor

Reception & Dining	5.85 × 4.23
Kitchen	2.67 × 2.35
Master Bedroom 01	5.55 × 4.03
Master Bathroom 02	2.79 × 1.88
Bedroom 01	3.56 × 3.91
Bathroom	1.54 × 2.34
Terrace	1.23 × 4.40
Corridor	5.61 × 1.77





Apartment A
102 Sqm.

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G02
3-Bedroom / Ground Floor

Reception & Dining	3.93 × 6.63
Kitchen	2.72 × 2.78
Master Bedroom 01	4.97 × 5.54
Master Bathroom 02	2.88 × 1.77
Bedroom 01	3.54 × 3.80
Bedroom 02	3.60 × 3.79
Bathroom	1.84 × 2.84
Terrace	1.78 × 3.60
Lobby	5.01 × 1.60
Corridor	3.60 × 1.21





Apartment A
142 Sqm.

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G03
2-Bedroom / Ground Floor

Reception & Dining	5.05 × 5.72
Kitchen	2.51 × 2.32
Master Bedroom 01	4.63 × 4.57
Master Bathroom 02	3.75 × 1.79
Bedroom 01	3.65 × 3.35
Bathroom	2.39 × 2.53
Terrace	5.62 × 1.23
Corridor	5.58 × 1.22
Lobby	2.25 × 1.46



Apartment A
106 Sqm.



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G04
2-Bedroom / Ground Floor

Reception & Dining	7.16 × 4.03
Kitchen	3.58 × 2.23
Master Bedroom 01	4.63 × 4.57
Master Bathroom 02	1.76 × 3.75
Bedroom 01	3.65 × 3.35
Bathroom	2.26 × 2.74
Corridor	5.58 × 1.22
Lobby	2.54 × 1.50



Apartment A
114 Sqm.



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[T02] [T03] [T03] [T02]



[T01] [T04] [T04] [T01]

Apartment A
Typical Floor

Entrance

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T01
3-Bedroom / Typical Floor

Dining	3.94 × 2.86
Reception	3.94 × 3.77
Kitchen	2.72 × 2.78
Master Bedroom 01	5.68 × 4.10
Master Bathroom 02	2.88 × 1.83
Bedroom 01	3.67 × 3.93
Bedroom 02	3.91 × 3.60
Bathroom	1.84 × 2.84
Terrace 01	1.64 × 3.60
Guest Toilet	2.20 × 1.86
Corridor	3.60 × 1.22
Lobby	1.58 × 4.93



Apartment A
142 Sqm.



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T02
3-Bedroom / Typical Floor

Dining	3.94 × 2.86
Reception	3.94 × 3.74
Kitchen	2.72 × 2.78
Master Bedroom 01	5.68 × 4.10
Master Bathroom 02	2.88 × 1.77
Bedroom 01	3.67 × 3.93
Bedroom 02	3.91 × 3.79
Bathroom	1.84 × 2.84
Terrace 01	1.64 × 3.85
G. Toilet	2.20 × 1.86
Corridor	3.60 × 1.22
Lobby	1.58 × 5.00



Apartment A
142 Sqm.



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T03
2-Bedroom / Typical Floor

Dining	2.75 × 5.13
Reception	2.93 × 3.57
Kitchen	3.58 × 2.23
Master Bedroom 01	4.63 × 4.57
Master Bathroom 02	3.75 × 1.81
Bedroom 01	3.65 × 3.35
Bathroom	2.26 × 2.74
Terrace	5.61 × 1.11
Corridor	1.22 × 5.58
Lobby	1.50 × 2.27



Apartment A
110–115 Sqm.



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T04
2-Bedroom / Typical Floor

Dining	5.09 × 2.88
Reception	3.61 × 2.81
Kitchen	3.58 × 2.23
Master Bedroom 01	4.49 × 4.57
Master Bathroom 02	1.76 × 3.75
Bedroom 01	3.65 × 3.35
Bathroom	2.26 × 2.74
Terrace	5.62 × 1.99
Corridor	1.22 × 5.58
Lobby	1.50 × 2.54



Apartment A
118–124 Sqm.



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[402]

[402]



[401]

[401]

Apartment A
Penthouse

Entrance

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401
2-Bedroom / Penthouse
Roof. 81 sqm

Reception & Dining	5.01 × 9.11
Kitchen	3.55 × 2.22
Master Bedroom 01	4.63 × 4.57
Master Bathroom 02	3.75 × 1.91
Bedroom 01	3.65 × 3.35
Bathroom	2.39 × 2.73
Terrace	1.27 × 5.62
Lobby	2.54 × 1.50
Corridor	2.70 × 1.22



Apartment A
131–133 Sqm.



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402

3-Bedroom / Penthouse

Roof. 61 sqm

Reception & Dining	7.66 × 6.74
Kitchen	2.78 × 2.72
Master Bedroom 01	5.68 × 4.22
Master Bathroom 02	3.00 × 1.77
Bedroom 01	3.67 × 3.93
Bedroom 02	3.91 × 3.60
Bathroom	2.97 × 1.84
Terrace	1.64 × 3.60
G. Toilet	1.74 × 2.31
Lobby	5.15 × 1.71
Corridor	3.60 × 1.22



Apartment A

157–158 Sqm.



Apartments - Type B | G+6.5



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Apartments - Type B | G+6.5



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[G02] [G03] [G03] [G02]



[G01] [G04] [G04] [G01]

Entrance

Apartment B
Ground Floor

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G01
2-Bedroom / Ground Floor

Kitchen	2.70 × 3.00
Dining	2.10 × 4.40
Reception	4.40 × 3.50
Bathroom	2.50 × 1.70
Bedroom 01	3.90 × 3.70
Master Bedroom	5.70 × 4.00
Master Bathroom	2.70 × 1.90



Apartment B
106–107 Sqm.



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G02
3-Bedroom / Ground Floor

Guest Toilet	2.10 × 2.00
Kitchen	2.90 × 4.40
Dining & Reception	6.80 × 4.00
Terrace	3.60 × 1.60
Bathroom	1.90 × 2.50
Bedroom 01	3.70 × 3.90
Bedroom 02	3.90 × 3.80
Master Bedroom	5.70 × 4.10
Master Bathroom	1.90 × 2.70



Apartment B
139–140 Sqm.



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G03
2-Bedroom / Ground Floor

Kitchen	4.10 × 2.40
Dining & Reception	6.40 × 4.20
Terrace	1.20 × 4.00
Bathroom	2.40 × 2.90
Bedroom 01	3.70 × 4.10
Master Bedroom	5.20 × 3.60
Master Bathroom	2.80 × 1.90





Apartment B
120–127 Sqm.

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G04
2-Bedroom / Ground Floor

Kitchen & Dining	6.80 × 3.80
Reception	4.40 × 4.30
Terrace	4.50 × 1.00
Bathroom	2.80 × 1.90
Bedroom 01	3.90 × 4.10
Master Bedroom	5.20 × 3.70
Master Bathroom	2.90 × 1.90



Apartment B
119 Sqm.



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[T02] [T03] [T03] [T02]



[T01] [T04] [T04] [T01]

Apartment B
Typical Floor

Entrance

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T01
3-Bedroom / Typical Floor

Guest Toilet	2.00 × 1.80
Kitchen	3.00 × 2.90
Dining	4.80 × 5.30
Reception	4.80 × 3.80
Terrace	3.30 × 1.60
Bathroom	2.30 × 1.86
Bedroom 01	3.80 × 3.60
Bedroom 02	3.80 × 3.50
Master Bedroom	4.10 × 5.50
Master Bathroom	2.60 × 1.80



Apartment B
146 Sqm.



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T02
3-Bedroom / Typical Floor

Guest Toilet	2.10 × 1.90
Kitchen	2.90 × 2.90
Dining	3.10 × 3.90
Reception	3.50 × 3.90
Terrace	3.60 × 1.60
Bathroom	1.90 × 2.30
Bedroom 01	3.70 × 3.80
Bedroom 02	3.90 × 3.60
Master Bedroom	5.40 × 4.10
Master Bathroom	2.70 × 1.70



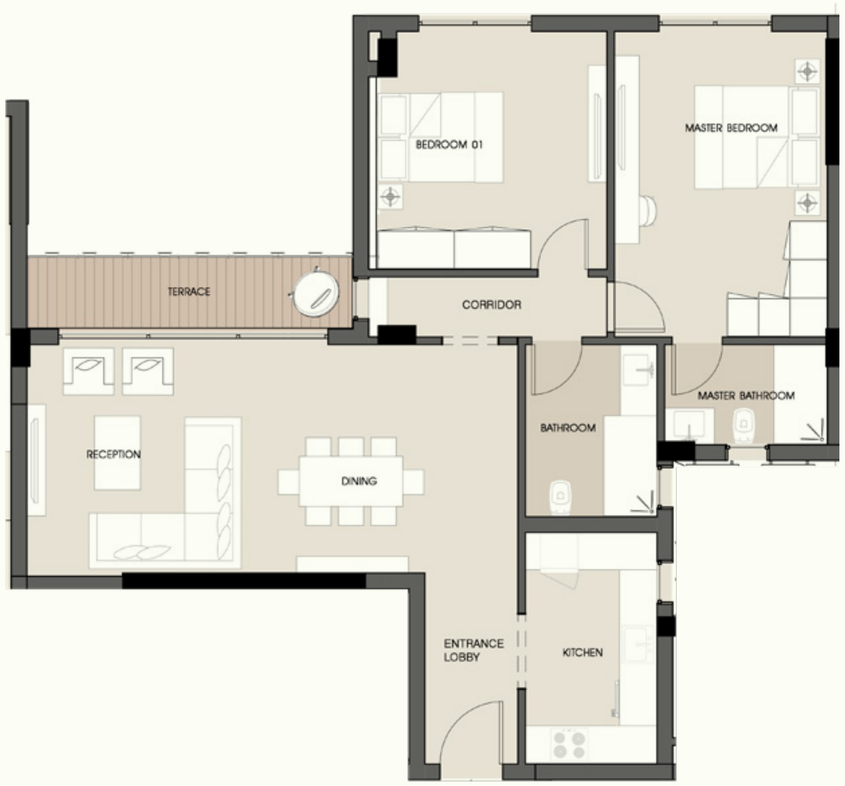
Apartment B
142 Sqm.



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T03
2-Bedroom / Typical Floor

Kitchen	2.20 × 3.80
Dining	4.10 × 3.80
Reception	3.90 × 3.80
Terrace	1.35 × 5.20
Bathroom	2.90 × 2.20
Bedroom 01	4.10 × 4.00
Master Bedroom	5.10 × 3.60
Master Bathroom	2.80 × 1.80



Apartment B
122–128 Sqm.



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T04
2-Bedroom / Typical Floor

Kitchen & Dining	6.50 × 5.20
Reception	4.20 × 4.40
Terrace	4.30 × 1.10
Bathroom	2.80 × 1.80
Bedroom 01	4.20 × 3.70
Master Bedroom	4.90 × 3.70
Master Bathroom	2.80 × 1.80



Apartment B
112–118 Sqm.



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[702]



[701]

[701]

Apartment B
Penthouse

Entrance

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701
3-Bedroom / Penthouse
Roof. 103—117 sqm

Living Area	6.00 × 4.00
Guest Toilet	3.12 × 1.77
Kitchen	3.90 × 2.80
Dining	2.50 × 4.70
Reception	4.40 × 4.70
Bathroom	2.90 × 1.90
Bedroom 01	4.60 × 3.40
Terrace	1.70 × 3.70
Bedroom 02	3.80 × 3.80
Master Bedroom	3.90 × 4.30
Master Dressing	2.70 × 2.00
Master Bathroom	2.70 × 1.90



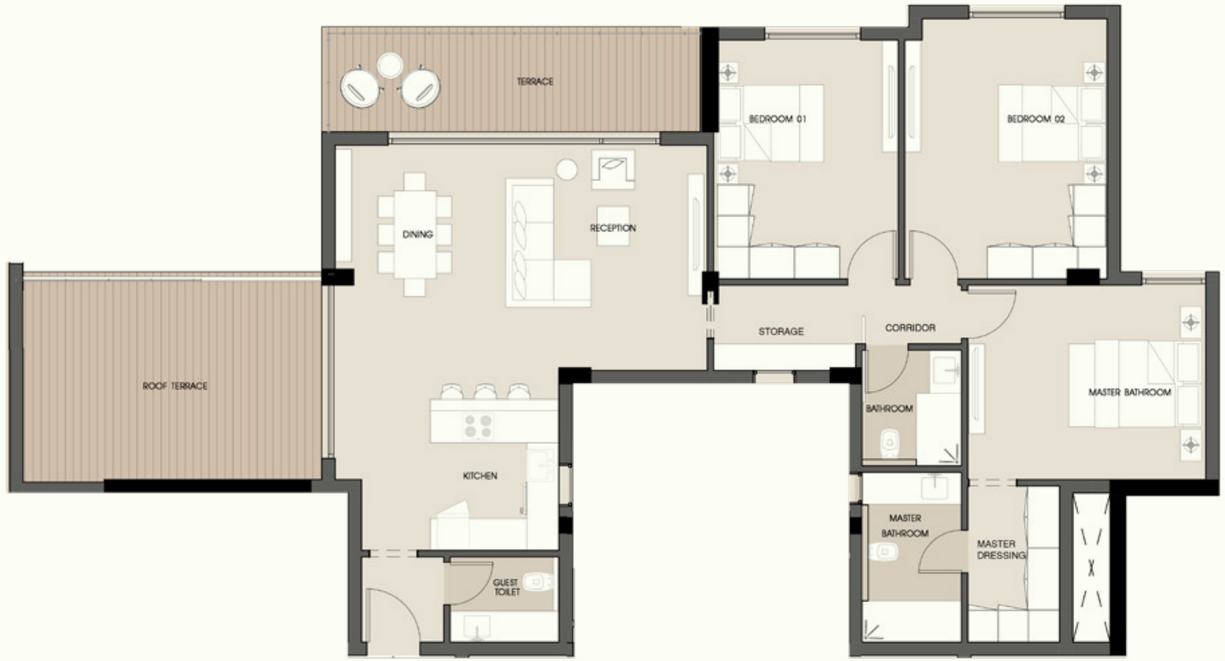


Apartment B
185 Sqm.

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702
3-Bedroom / Penthouse
Roof. 50 sqm

Guest Toilet	2.30 × 1.90
Kitchen	2.90 × 4.70
Reception & Dining	7.30 × 4.70
Terrace	7.30 × 2.20
Bathroom	2.30 × 1.90
Storage	1.80 × 2.80
Bedroom 01	4.80 × 3.60
Bedroom 02	5.20 × 4.10
Master Bedroom	4.20 × 4.80
Master Dressing	3.20 × 2.00
Master Bathroom	3.50 × 2.10



Apartment B
186 Sqm.

