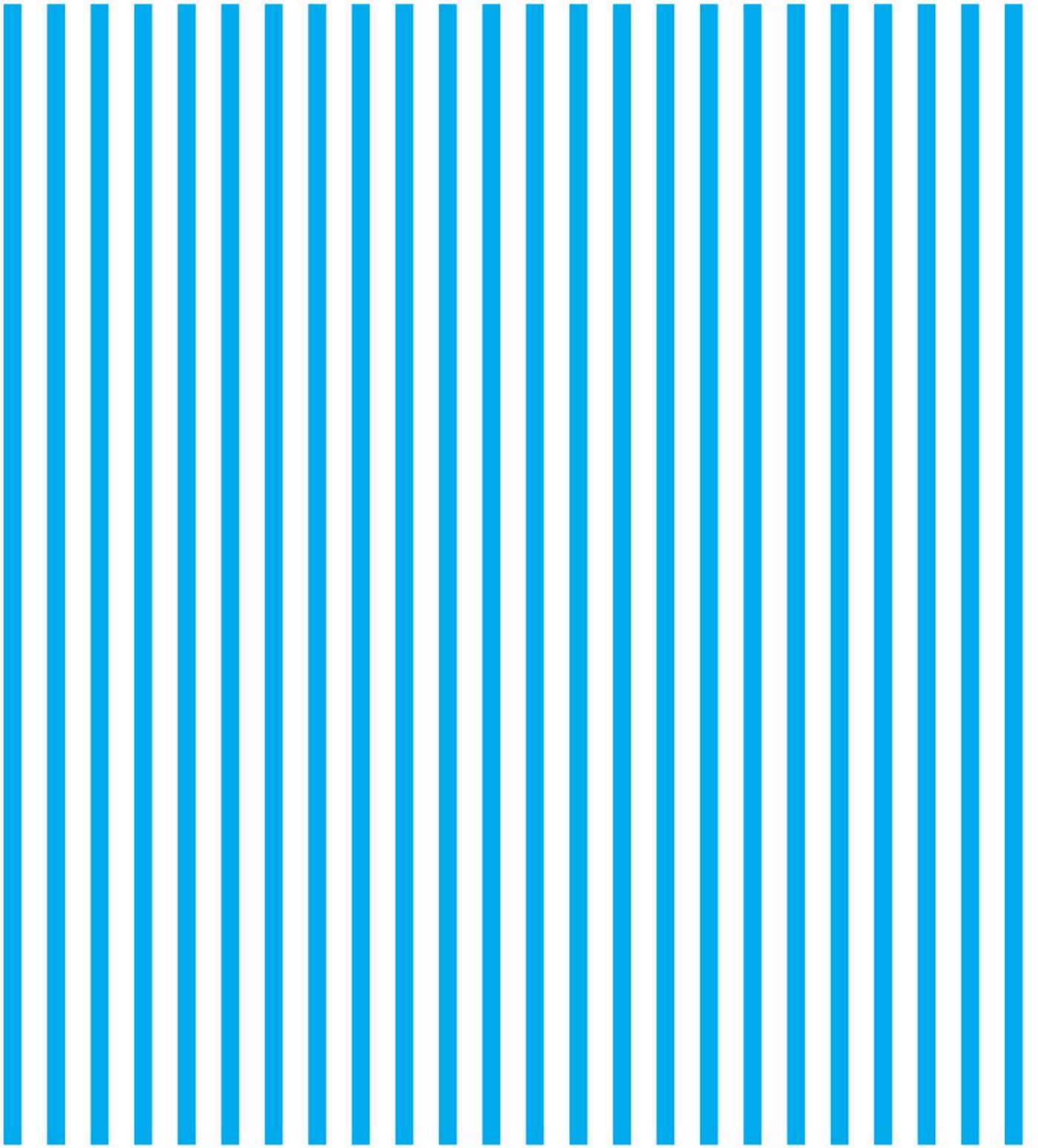


IVOIRE EAST

MODERN LUXURY LIVING

NEW CAIRO

1. AN EXTRAORDINARY EXPERIENCE.

2. THE HEART OF NEW CAIRO.

3. A HARMONIOUS LIVING EXPERIENCE.

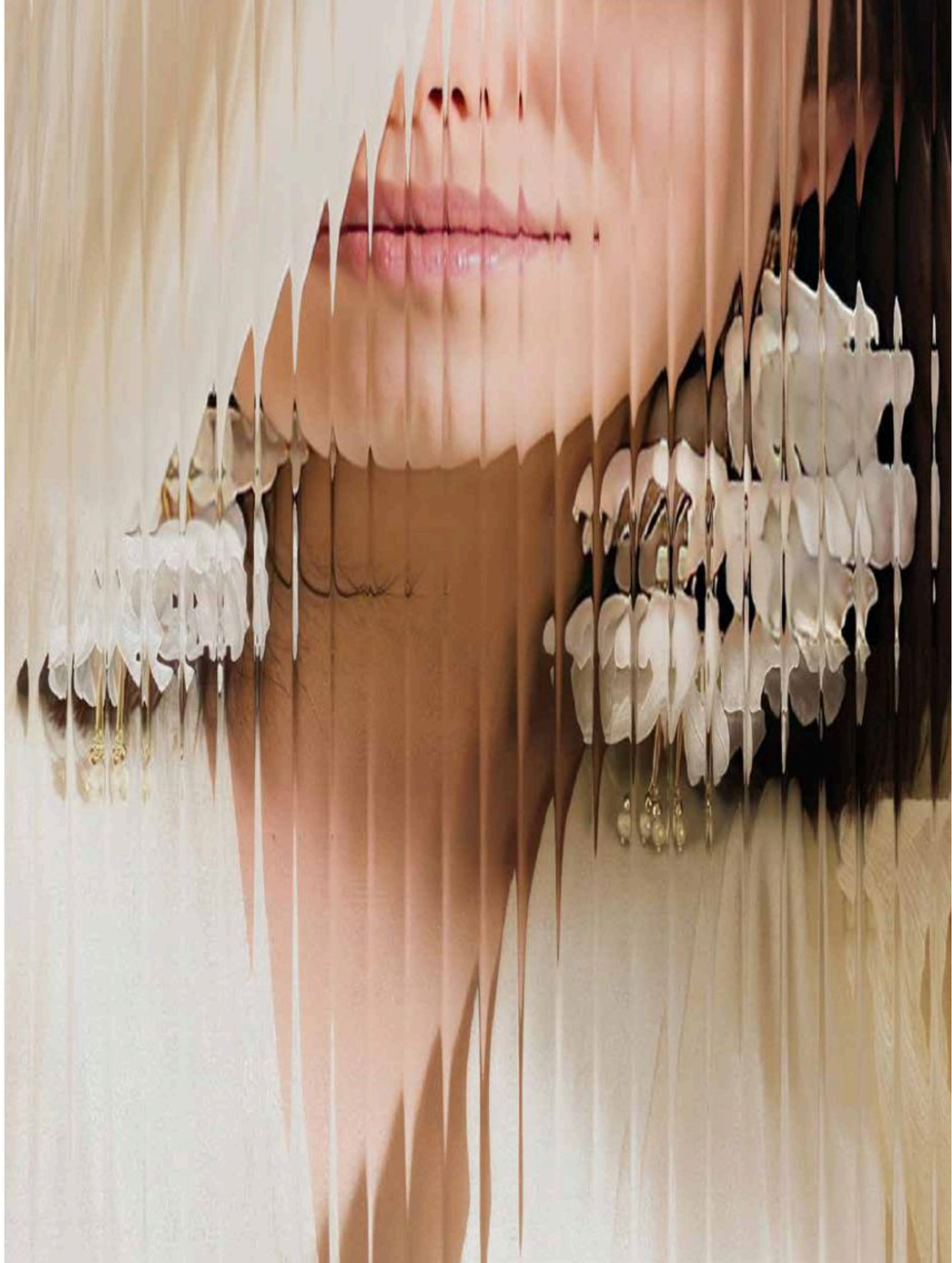
4. A JOURNEY INTO A GREENER DIMENSION.

5. UNIT TYPES FLOORPLANS.

6. THE DEVELOPER.

01

AN EXTRAORDINARY EXPERIENCE.



An Extraordinary Experience.

RE-INVENTING RESIDENTIAL LIVING.

Step into a signature world where every intricate detail is artfully looped around contemporary aspirations to re-imagine residential living from a breakthrough perspective, not offered elsewhere.

Ivoire promises a dream-like reality, boldly transforming the heart of New Cairo with evergreen possibilities, as well as inspirational views coming alive at your doorstep. Here, life follows a tranquil pace in-tune with flowing water features and fresh air while signature amenities reign supreme to elevate new standards of impeccable luxury.

A Masterpiece by Design Changing the Rules of Life in the East of Cairo.

02

THE HEART OF NEW CAIRO.

NEW CAIRO'S

Evergreen Possibilities.

Nestled in the heart of New Cairo, Ivoire emerges as a distinguished residential compound, seamlessly blending modern living with serene greenery. Its lush landscapes create a tranquil oasis within the bustling city, offering residents a rejuvenating escape from the urban hustle.

Ivoire's charm lies not only in its verdant surroundings but also in its diverse array of meticulously designed villas and duplexes. From spacious villas adorned with elegant architecture to contemporary duplexes boasting stylish interiors, each residence within Ivoire is crafted to evoke a sense of luxury and comfort. Beyond its enchanting living spaces, the compound offers a wealth of amenities, including sprawling green spaces, recreational facilities, and communal gathering areas, fostering a sense of community and well-being among its residents.

With its prime location in the heart of New Cairo, Ivoire offers the perfect blend of urban sophistication and natural tranquility, making it an idyllic sanctuary for those seeking an elevated lifestyle amidst lush landscapes.

MODERN LUXURY FOUND A PERMANENT HOME.

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THE PERFECT
BLEND OF URBAN
SOPHISTICATION
& NATURAL
TRANQUILITY.

EAST

IVOIRE

03

A HARMONIOUS LIVING EXPERIENCE.

A Harmonious Living Experience.

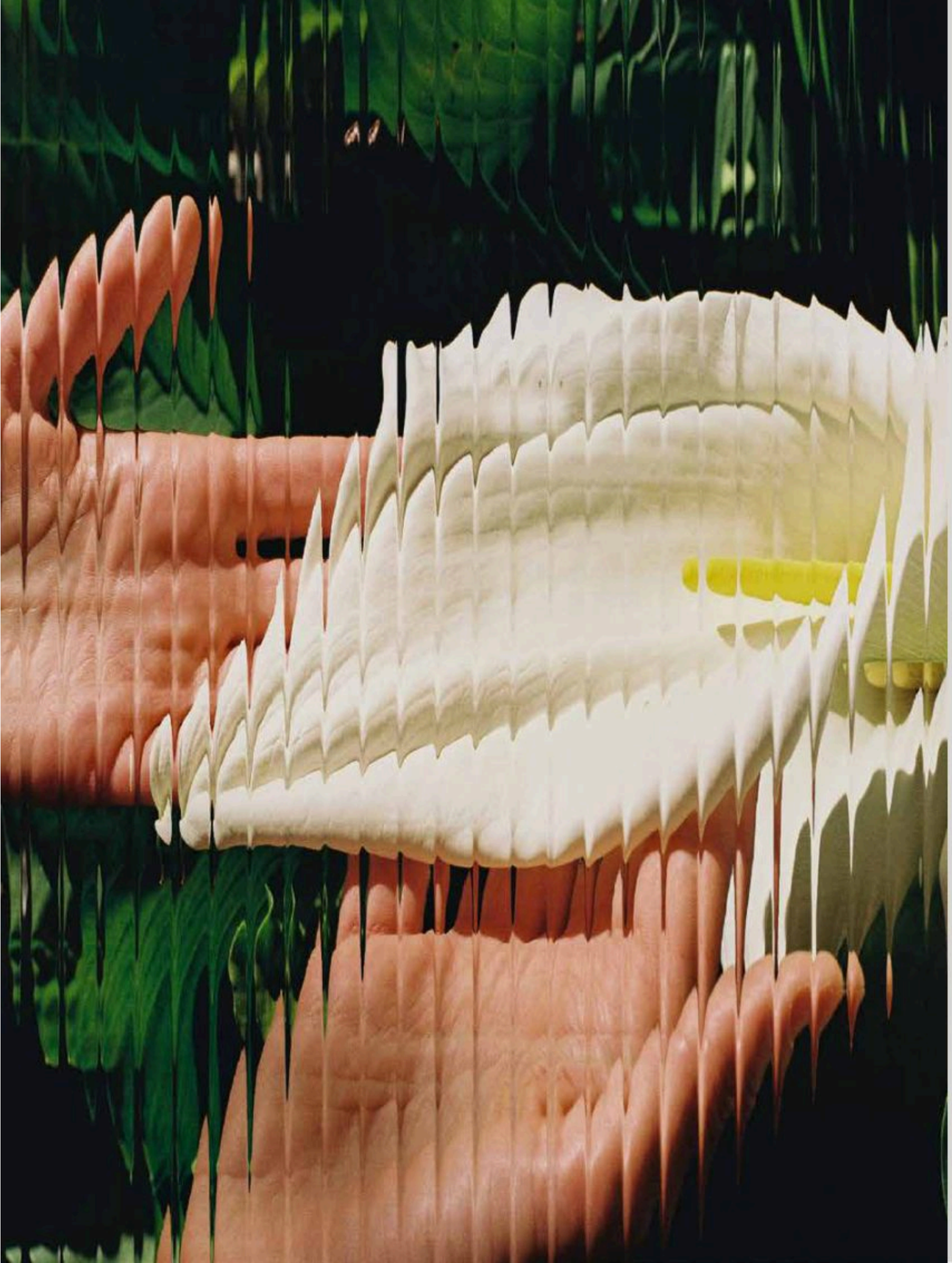
A SIGNATURE DESIGN STATEMENT TO CALL YOURS.

Life at Ivoire breaks free from the conventional in every form, thanks to a sustainable vision that not only fosters an active lifestyle -designed for humans not cars-, but also envelops residents in boundless green spaces to inspire a healthier, more peaceful ambiance.

The destination boasts manicured gardens with exotic vegetation, flowing water features, as well as lush pocket parks, encouraging the community to connect with nature and one another where serenity truly abounds.

04

A JOURNEY INTO A GREENER DIMENSION.



A Journey into a Greener Dimension.

HOME IN HARMONY WITH NATURE.

Ivoire presents a greener perspective on life, thanks to a progressive design style that invites breathtaking outdoors inside. All units are carefully curated to maximize your personal space, evoking a breathing sense of privacy and freedom while welcoming captivating scenery, as well as natural daylight inside. Every aspect of the project weaves natural beauty into your daily lifestyle, cultivating a healthier environment where you can bloom amidst lush landscapes whether you venture outdoors or simply choose to relax at home

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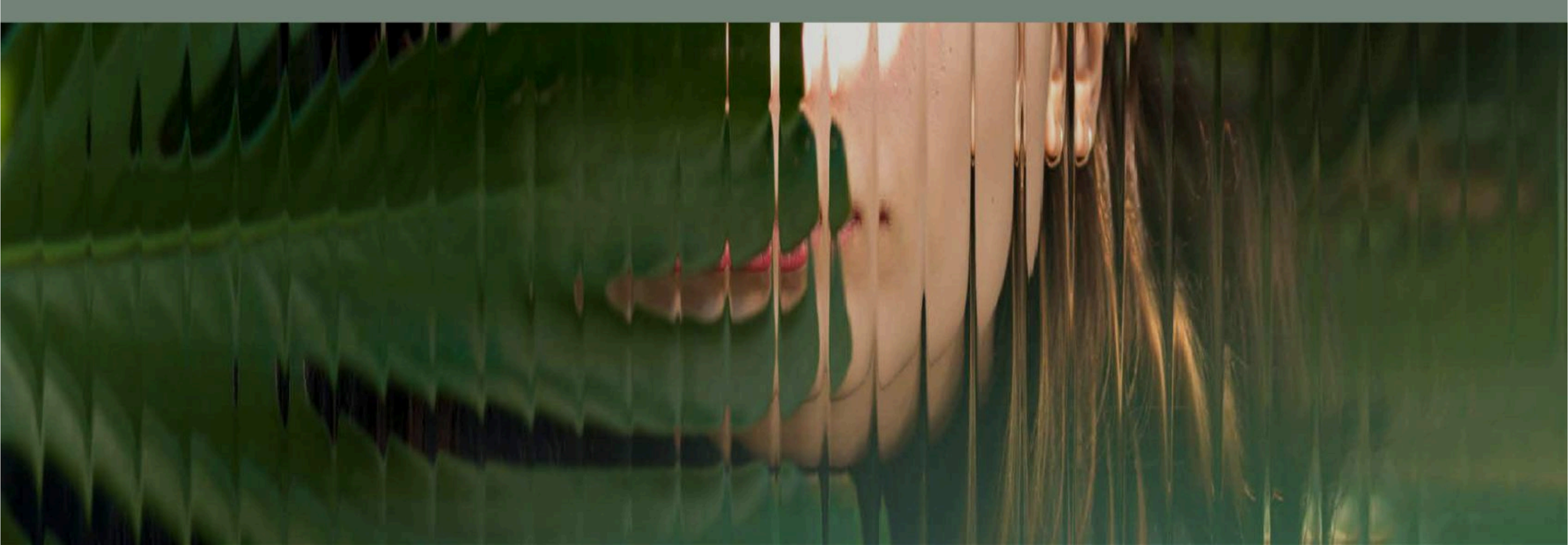
SUSTAINABILITY.

Life at Ivoire breaks free from the conventional in every form, thanks to a sustainable vision that not only fosters an active lifestyle - designed for humans not cars-, but also envelops residents in boundless green spaces to inspire a healthier, more peaceful ambiance.

The destination boasts manicured gardens with exotic vegetation, flowing water features, as well as lush pocket parks, encouraging the community to connect with nature and one another where serenity truly abounds.



An Exclusive Invitation to Connect & Disconnect.

Ivoire's signature clubhouse is a daily invitation to reset or connect in design-led settings where nature and world-class amenities abound. Peacefully nestled within the confines of the residential compound, this architectural gem, adorned with modern aesthetics, offers a plethora of amenities and a welcoming atmosphere. As one steps inside, they are greeted by the warm embrace of an elegant lobby, where residents gather to exchange pleasantries and embark on new friendships. The spacious lounge area beckons with plush seating arrangements creating an inviting ambiance for conversations and casual gatherings. The clubhouse boasts state-of-the-art recreational facilities, including a well-equipped fitness center for the health-conscious, a sparkling swimming pool for leisurely dips, and unique dining experiences for those wishing to indulge in exceptional bites.

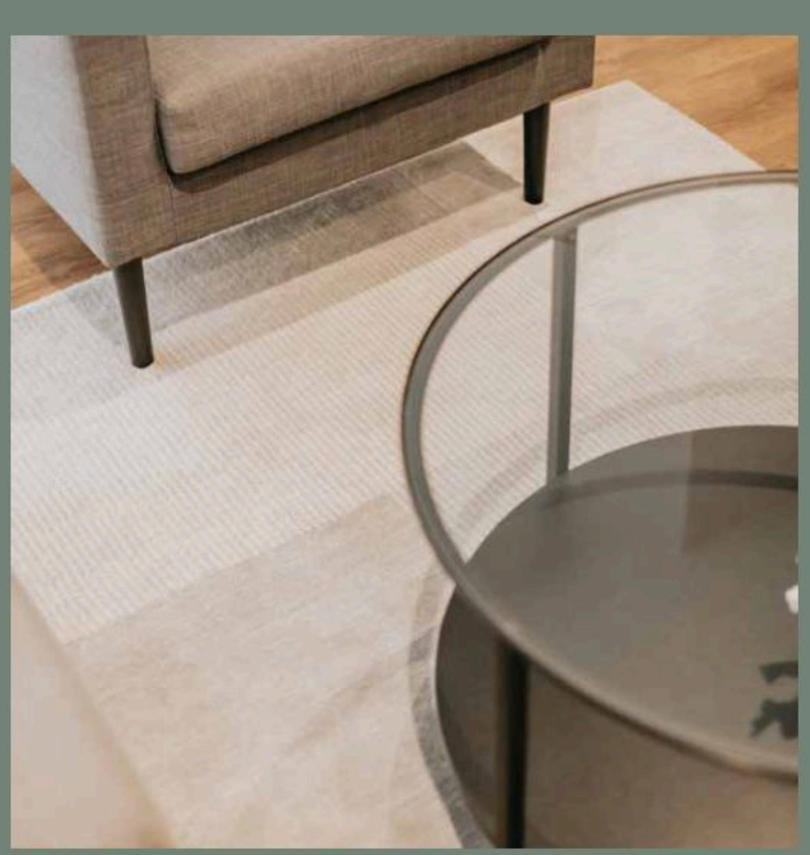
CLUBHOUSE

HOME IS Unit Types. WHERE EVERYTHING BELONGS.

YOUR SPACE.

Ivoire presents a well-curated collection of signature unit types to suit every taste and lifestyle. Ideal for young couples with a reverence for the finer things in life or families wishing to settle in the beating heart of New Cairo, the destination offers spacious duplex apartments, in addition to expansive OS and Large villas.

All spaces invite you to explore the seamless blend of unmatched style and intricate luxury, promising to teleport you into a modern living experience that rises with your ambitions high above ordinary limits.



05

UNIT TYPES FLOORPLANS.

Standalone

EXECUTIVE VILLAS

GROUND FLOOR

1. Reception Area
7.80 × 5.15 m²

2. Dining Area
6.55 × 3.15 m²

3. Office
4.00 × 3.80 m²

4. Lobby
1.90 × 1.25 m²

5. Guest Toilet
2.10 × 1.30 m²

6. Kitchen
4.05 × 3.25 m²

7. Entrance Porch
3.90 × 2.35 m²

8. Maid's Bathroom
2.20 × 1.30 m²

9. Maid's Bedroom
2.20 × 1.80 m²

10. Corridor
5.15 × 1.65 m²

11. Storage Room
3.80 × 1.25 m²

TOTAL AREA: 382 m²

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FIRST FLOOR

1. Terrace 1
4.05 × 1.45 m²

2. Master Bedroom 1
5.30 × 4.00 m²

3. Dressing Room
4.00 × 2.70 m²

4. Master Bathroom 1
2.65 × 2.00 m2

5. Master Bedroom 2
3.80 × 3.60 m²

6. Master Bathroom 2
2.55 × 1.60 m²

7. Lobby
3.70 × 1.35 m²

8. Bathroom
2.65 × 1.70 m²

9. Bedroom 1
4.50 × 4.05 m²

10. Terrace 2
3.85 × 1.50 m²

11. Bedroom 2
3.95 × 3.80 m²

12. Corridor
5.10 × 2.45 m²

12. Kitchenette
2.50 × 0.65 m²

TOTAL AREA: 382 m²

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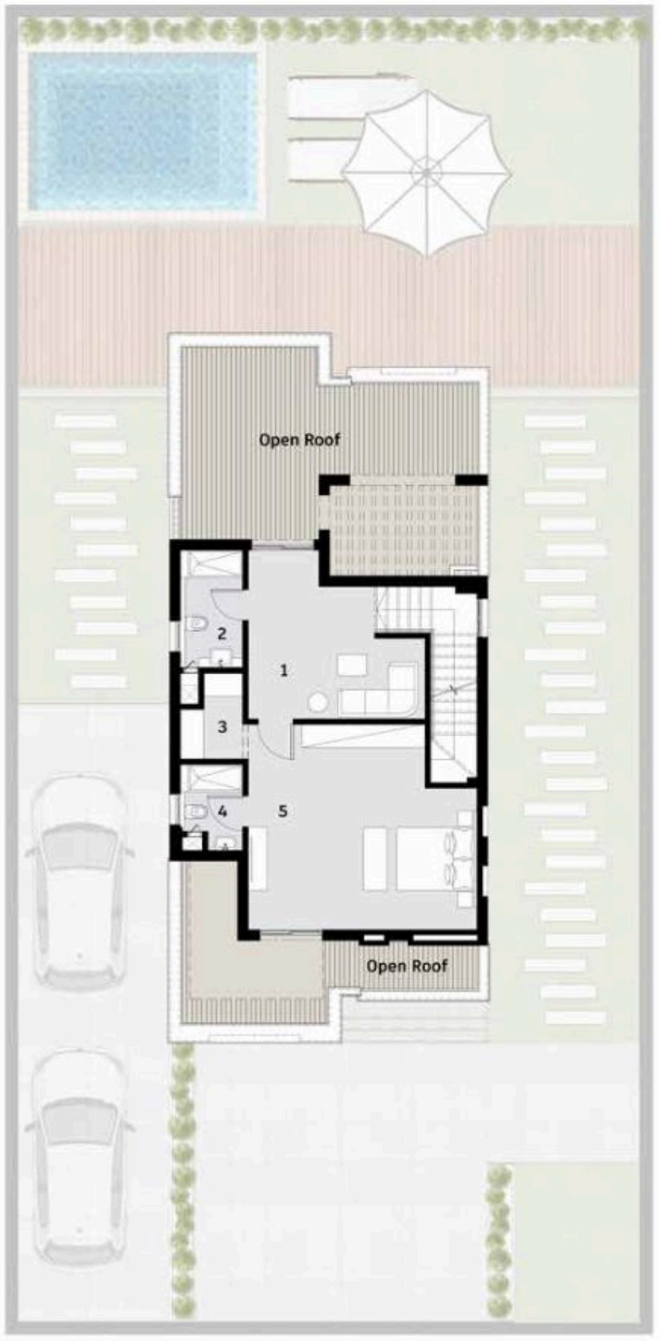
EXECUTIVE VILLAS



ROOF FLOOR

1. Living Room
4.65 × 4.50 m²

2. Bathroom
3.20 × 1.80 m²

3. Dressing Room
2.30 × 1.80 m²

4. Master Bathroom
2.40 × 1.80 m²

5. Master Bedroom
6.10 × 5.50 m²

Open Roof Area: 65 m²

TOTAL AREA: 382 m²

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Standalone

SENIOR VILLAS

V.01
V.02

GROUND FLOOR

1. Dining Area
7.20 × 2.70 m²

2. Reception Area
7.20 × 3.90 m²

3. Lobby
3.50 × 2.15 m²

4. Powder Room
1.60 × 1.55 m²

5. Guest Bathroom
2.10 × 1.55 m²

6. Entrance Lobby
1.95 × 1.90 m²

7. Entrance Porch
3.20 × 1.75 m²

8. Kitchen
4.10 × 3.35 m²

9. Maid's Bedroom
2.30 × 2.10 m²

10. Maid's Bathroom
1.30 × 2.10 m²

TOTAL AREA: 312 m²

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FIRST FLOOR

1. Terrace
4.55 × 1.55 m²

2. Master Bedroom
4.90 × 4.30 m²

3. Master Bathroom
2.85 × 2.05 m²

4. Dressing Room
2.90 × 2.10 m²

5. Bedroom 1
3.95 × 3.80 m²

6. Corridor
4.50 × 1.30 m²

7. Lobby
1.55 × 1.35 m²

8. Bathroom
2.80 × 2.60 m²

9. Bedroom 2
5.45 × 4.10 m²

10. Kitchenette
2.10 × 0.60 m²

TOTAL AREA: 312 m²

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ROOF FLOOR

1. Master Bedroom
5.10 × 4.50 m²

2. Dressing Room
2.70 × 2.60 m²

3. Master Bathroom
3.05 × 2.30 m²

4. Lobby
2.05 × 1.20 m²

5. Living Room
4.55 × 4.15 m²

6. Bathroom
2.85 × 1.80 m²

Open Roof Area: 30 m²

TOTAL AREA: 312 m²

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TYPES &
FLOORPLANS

TOWNHOUSE

RIGHT CORNER
MIDDLE
LEFT CORNER

GROUND FLOOR | FIRST FLOOR | ROOF FLOOR

TOTAL AREA: 266 m²

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TH-4

TH-5

TH-6

Ground Floor — Right Corner

1. Reception
5.10 × 6.35 m²

2. Dining
2.65 × 6.35 m²

3. Guest Bathroom
2.50 × 1.60 m²

4. Entrance Porch
2.50 × 1.50 m²

5. Kitchen
3.90 × 3.90 m²

6. Lobby
3.20 × 2.75 m²

7. Terrace
2.45 × 2.45 m²

First Floor — Right Corner

1. Terrace 1
4.30 × 1.40 m²

2. Master Bedroom
4.05 × 3.80 m²

3. Lobby
1.90 × 1.60 m²

4. Dressing Room
2.65 × 2.45 m²

5. Master Bathroom
2.75 × 2.00 m²

6. Bedroom 1
4.00 × 3.70 m²

7. Terrace 2
2.15 × 1.60 m²

8. Bathroom
2.40 × 1.65 m²

9. Bedroom 2
3.85 × 3.80 m²

10. Corridor
6.95 × 3.10 m²

Roof Floor — Right Corner

1. Living Area
4.70 × 3.70 m²

2. Bathroom
2.25 × 2.00 m²

3. Master Bathroom
2.30 × 1.65 m²

4. Master Bedroom
5.15x 4.15 m²

Open Roof Area: 40 m²

TOWNHOUSE

RIGHT CORNER

GROUND FLOOR

FIRST FLOOR

ROOF FLOOR

TOTAL AREA: 266 m²

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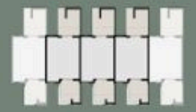
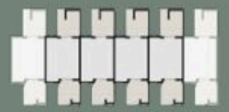
TH-4

TH-5



TH-6



Ground Floor — Middle

1. Reception
5.10 × 6.35 m²

2. Dining
2.65 × 6.35 m²

3. Guest Bathroom
2.50 × 1.60 m²

4. Entrance Porch
2.50 × 1.50 m²

5. Kitchen
3.90 × 3.90 m²

6. Lobby
3.20 × 2.75 m²

7. Terrace
2.45 × 2.45 m²

First Floor — Middle

1. Terrace 1
4.30 × 1.40 m²

2. Master Bedroom
4.05 × 3.80 m²

3. Lobby
1.90 × 1.60 m²

4. Dressing Room
2.65 × 2.45 m²

5. Master Bathroom
2.75 × 2.00 m²

6. Bedroom 1
4.00 × 3.70 m²

7. Terrace 2
2.15 × 1.60 m²

8. Bathroom
2.40 × 1.65 m²

9. Bedroom 2
3.85 × 3.80 m²

10. Corridor
6.95 × 3.10 m²

Roof Floor — Middle

1. Living Area
4.70 × 3.70 m²

2. Bathroom
2.25 × 2.00 m²

3. Master Bathroom
2.30 × 1.65 m²

4. Master Bedroom
5.15x 4.15 m²

Open Roof Area: 40 m²

TOWNHOUSE

MIDDLE

GROUND FLOOR

FIRST FLOOR

ROOF FLOOR

TOTAL AREA: 266 m²

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TH-4

TH-5

TH-6

Ground Floor — Left Corner

1. Reception
5.10 × 6.35 m²

2. Dining
2.65 × 6.35 m²

3. Guest Bathroom
2.50 × 1.60 m²

4. Entrance Porch
2.50 × 1.50 m²

5. Kitchen
3.90 × 3.90 m²

6. Lobby
3.20 × 2.75 m²

7. Terrace
2.45 × 2.45 m²

First Floor — Left Corner

1. Terrace 1
4.30 × 1.40 m²

2. Master Bedroom
4.05 × 3.80 m²

3. Lobby
1.90 × 1.60 m²

4. Dressing Room
2.65 × 2.45 m²

5. Master Bathroom
2.75 × 2.00 m²

6. Bedroom 1
4.00 × 3.70 m²

7. Terrace 2
2.15 × 1.60 m²

8. Bathroom
2.40 × 1.65 m²

9. Bedroom 2
3.85 × 3.80 m²

10. Corridor
6.95 × 3.10 m²

Roof Floor — Left Corner

1. Living Area
4.70 × 3.70 m²

2. Bathroom
2.25 × 2.00 m²

3. Master Bathroom
2.30 × 1.65 m²

4. Master Bedroom
5.15x 4.15 m²

Open Roof Area: 40 m²

TOWNHOUSE

LEFT CORNER

CITY DUPLEX (4/6)

Ground Floor

First Floor

Garden Duplex

Area: 240 m²

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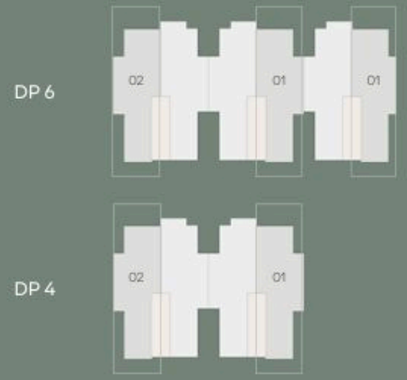
GARDEN DUPLEX

Area 235 m²



Ground Floor

1. Reception
3.80 × 4.85 m²

2. Living & Dining
5.25 × 6.35 m²

3. Corridor
5.30 × 1.10 m²

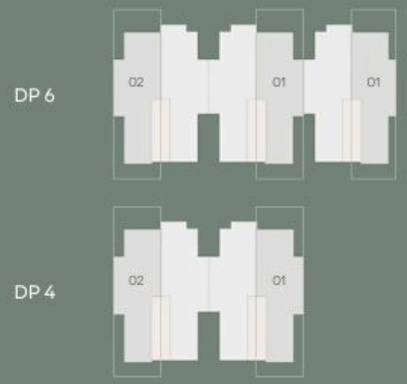
4. Lobby
1.90 × 1.00 m²

5. Guest Toilet
1.80 × 2.20 m²

6. Maid's Room
2.30 × 1.95 m²

7. Maid's Toilet
1.80 × 1.90 m²

8. Kitchen
3.50 × 3.75 m²



First Floor

1. Master Bedroom
2.80 × 4.75 m²

2. Master Bedroom Lobby
1.10 × 2.25 m²

3. Dressing Room
1.40 × 2.15 m²

4. Master Bathroom
2.00 × 2.10 m²

5. Living Room
6.35 × 3.15 m²

6. Terrace
2.50 × 1.30 m²

7. Corridor
6.00 × 1.40 m²

8. Bedroom 1
3.60 × 3.50 m²

9. Bathroom
2.05 × 1.90 m²

10. Bedroom 2
3.65 × 3.45 m²

CITY DUPLEX

Ground Floor

First Floor

Garden Duplex

Area: 240 m²

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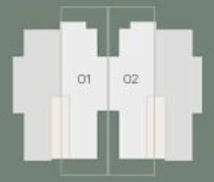
GARDEN DUPLEX

Area 240 m²

DP 6

DP 4



Ground Floor

1. Reception
4.85 × 4.85 m²

2. Living & Dining
5.25 × 6.35 m²

3. Corridor
5.25 × 1.10 m²

4. Lobby
1.65 × 1.05 m²

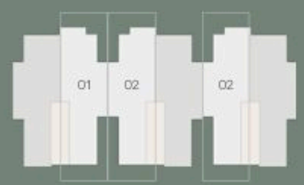
5. Guest Toilet
1.85 × 2.05 m²

6. Maid's Room
2.30 × 1.85 m²

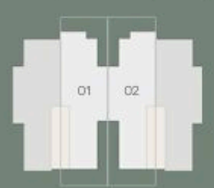
7. Maid's Toilet
1.65 × 1.85 m²

8. Kitchen
3.50 × 3.50 m²

DP 6



DP 4



First Floor

1. Master Bedroom
3.30 × 2.90 m²

2. Master Bedroom Lobby
1.30 × 1.80 m²

3. Dressing Room
1.60 × 1.70 m²

4. Master Bathroom
3.80 × 1.75 m²

5. Living Room
6.35 × 3.50 m²

6. Corridor
6.40 × 1.40 m²

7. Bedroom 1
3.60 × 3.55 m²

8. Bathroom
2.05 × 2.40 m²

9. Bedroom 2
3.50 × 4.00 m²

CITY DUPLEX

Second Floor

Third Floor

Loft Duplex

Area: 233 m²

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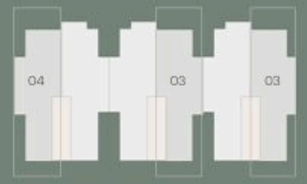
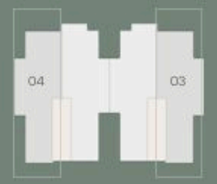
LOFT DUPLEX

Area 232 m²

DP 6



DP 4



Second Floor

1. Reception
3.85 × 4.80 m²

2. Terrace 1
2.15 × 5.00 m²

3. Living & Dining
5.30 × 6.35 m²

4. Terrace 2
1.20 × 1.30 m²

5. Corridor
1.10 × 5.25 m²

6. Lobby
1.00 × 1.90 m²

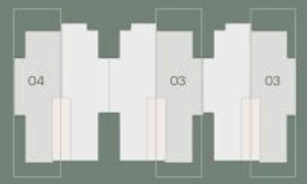
7. Guest Toilet
1.80 × 2.15 m²

8. Maid's Room
2.30 × 1.95 m²

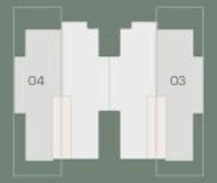
9. Maid's Toilet
1.80 × 1.95 m²

10. Kitchen
3.50 × 3.75 m²

DP 6



DP 4



Third Floor

1. Master Bedroom
4.20 × 3.50 m²

2. Terrace 1
1.20 × 1.30 m²

3. Dressing Room
2.60 × 2.00 m²

4. Master Bathroom
2.05 × 3.05 m²

5. Lobby
2.70 × 3.15 m²

6. Corridor
4.55 × 1.40 m²

7. Bedroom 1
3.50 × 4.10 m²

8. Bathroom
2.00 × 2.10 m²

9. Bedroom 2
3.60 × 3.50 m²

10. Terrace 2
4.00 × 0.80 m²

CITY DUPLEX

Second Floor

Third Floor

Loft Duplex

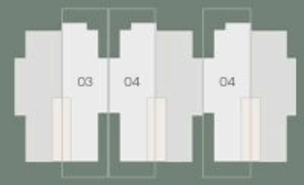
Area: 233 m²

Disclaimer: Drawings scales are as shown in their relevant pages. If no scale is shown or written, the drawing is not to scale and is intended for illustrative concept purposes. • Any areas/dimensions shown in this package are subject to vary within further design stages against final Architecture, Landscape design/brief, engineering requirements & municipal regulations. • The final areas/dimensions shall be confirmed after conducting coordination procedures with the involved departments & consultants (e.g. Architecture - Roads - Infrastructure,etc.) to conclude the best possible outcomes as per regulations, standards and construction cost. • All included calculations - found in this package - in terms of areas, locations & configurations could vary as per any change in the municipal, architecture & operators› requirements.

LOFT DUPLEX

Area 233 m²

DP 6



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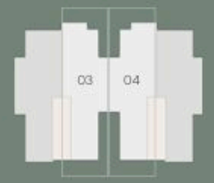


Second Floor

1. Reception
4.85 × 4.90 m²

2. Terrace 1
2.20 × 2.00 m²

3. Living & Dining
5.30 × 6.35 m²

4. Terrace 2
1.20 × 1.20 m²

5. Corridor
1.10 × 5.15 m²

6. Lobby
1.00 × 1.75 m²

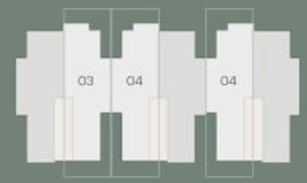
7. Guest Toilet
1.80 × 2.00 m²

8. Maid's Room
2.35 × 1.85 m²

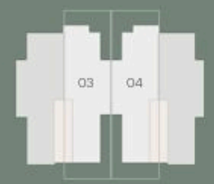
9. Maid's Toilet
1.80 × 1.75 m²

10. Kitchen
2.85 × 3.60 m²

DP 6



DP 4



Third Floor

1. Master Bedroom
3.50 × 3.35 m²

2. Master Bathroom
1.85 × 3.45 m²

3. Dressing Room
2.75 × 2.00 m²

4. Terrace
1.20 × 1.20 m²

5. Corridor
5.10 × 1.40 m²

7. Lobby
2.70 × 3.15 m²

8. Bedroom 1
3.55 × 3.90 m²

9. Bathroom
2.05 × 2.95 m²

10. Bedroom 2
3.60 × 3.95 m²

CITY DUPLEX

Fourth Floor

Roof Floor

Penthouse Duplex

Area: 225 m²

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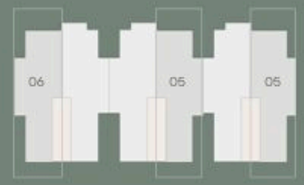
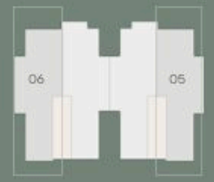
PENTHOUSE DUPLEX

AREA 225 m²

DP 6



DP 4



Fourth Floor

1. Master Bedroom
3.00 × 3.10 m²

2. Master Bedroom Lobby
2.35 × 1.85 m²

3. Dressing Room
1.55 × 1.70 m²

4. Mater Bathroom
3.15 × 1.55 m²

5. Living Room
6.35 × 3.35 m²

6. Terrace 1
1.65 × 1.30 m²

7. Corridor
6.50 × 1.10 m²

8. Bedroom 1
3.85 × 4.10 m²

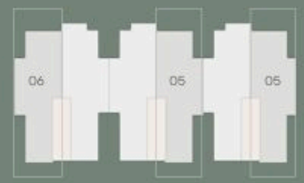
9. Bathroom
2.15 × 2.25 m²

10. Terrace 2
1.20 × 1.30 m²

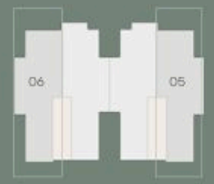
11. Bedroom 2
3.60 × 3.50 m²

12. Terrace 3
4.45 × 2.10 m²

DP 6



DP 4



Roof Floor

1. Reception & Dining
6.25 × 6.35 m²

2. Corridor
5.40 × 1.10 m²

3. Lobby
1.55 × 1.00 m²

4. Guest Toilet
2.15 × 2.15 m²

5. Maid's Room
1.85 × 2.20 m²

6. Maid's Toilet
1.55 × 2.00 m²

7. Kitchen
3.40 × 3.00 m²

Open Roof Area: 21 m²

CITY DUPLEX

Fourth Floor

Roof Floor

Penthouse Duplex

Area: 225 m²

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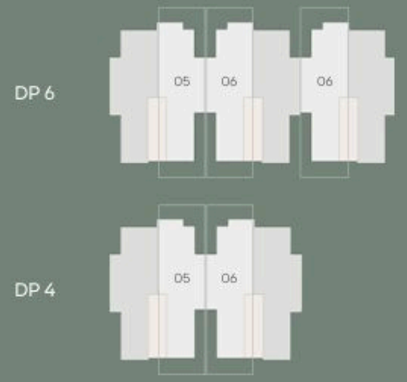
PENTHOUSE DUPLEX

AREA 225 m²



Fourth Floor

1. Master Bedroom
4.15 × 3.50 m²

2. Dressing Room
2.50 × 1.35 m²

3. Master Bathroom
2.50 × 1.25 m²

4. Terrace 1
3.40 × 1.30 m²

5. Living Room
6.35 × 3.35 m²

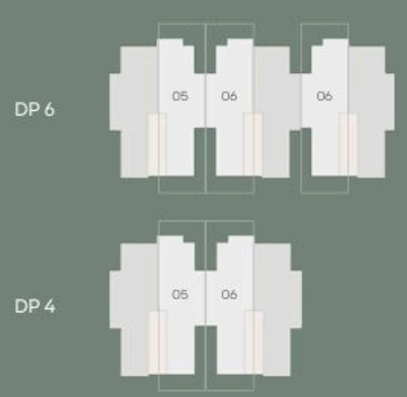
6. Corridor
7.50 × 1.10 m²

7. Bedroom 1
3.80 × 4.90 m²

8. Bathroom
2.35 × 2.35 m²

9. Bedroom 2
3.60 × 3.55 m²

10. Terrace 2
1.25 × 1.50 m²



Roof Floor

1. Reception & Dining
6.25 × 6.35 m²

2. Corridor
5.40 × 1.10 m²

3. Lobby
1.75 × 1.00 m²

4. Guest Toilet
2.15 × 2.00 m²

5. Maid's Room
1.85 × 2.35 m²

6. Maid's Toilet
1.75 × 2.05 m²

7. Kitchen
3.55 × 2.90 m²

Open Roof Area: 19 m²

CITY DUPLEX

TYPES &
FLOORPLANS

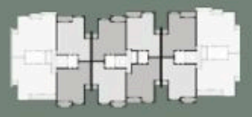
APARTMENTS

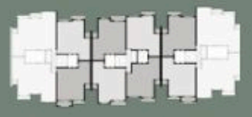
2BR GROUND + TYPICAL
2BR + TERRACE
3 BEDROOM GROUND + TYPICAL

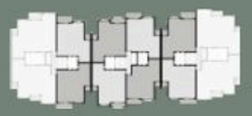
16D
17D

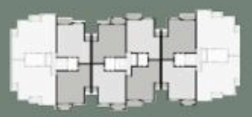
2 BEDROOMS

Ground Floor


1st Floor


2nd Floor


3rd Floor


4th Floor

1. Living & Dining Area
4.50 × 6.65 m²

2. Terrace 1
4.50 × 1.50 m²

3. Bedroom
3.70 × 3.60 m²

4. Dressing Room 1
2.40 × 1.75 m²

5. Bedroom Lobby
1.30 × 1.75 m²

6. Terrace 1
1.80 × 1.35 m²

7. Master Bedroom
3.60 × 4.15 m²

8. Dressing Room 2
2.60 × 1.80 m²

9. Master Bathroom
2.60 × 1.80 m²

10. Main Bathroom
1.85 × 3.50 m²

11. Kitchen
3.15 × 3.10 m²

12. Entrance Lobby
1.40 × 3.15 m²

13. Lobby
1.80 × 1.30 m²

Total Area:

From 123 to 134 m²

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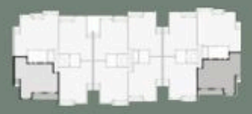
2BR APARTMENT

2 BEDROOMS + TERRACE



1st Floor

1. Living & Dining Area
7.80 × 6.10 m²

2. Bedroom Lobby
1.60 × 1.30 m²

3. Bedroom
3.40 × 4.00 m²

4. Dressing Room 1
1.60 × 2.05 m²

5. Lobby
1.30 × 1.30 m²

6. Terrace 1
1.80 × 1.35 m²

7. Master Bedroom
3.80 × 4.15 m²

8. Dressing Room 2
2.60 × 1.80 m²

9. Master Bathroom
2.60 × 2.00 m²

10. Main Bathroom
1.80 × 3.55 m²

11. Maid's Berdoom
2.30 × 2.15 m²

12. Maid's Toilet
1.25 × 2.15 m²

13. Kitchen
3.65 × 3.55 m²

Open Terrace Area: 11 m²

Total Area:

147 m²

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2BR APARTMENT

Total Area:

From 109 to 112 m²

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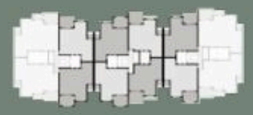
2 BEDROOMS + TERRACE



5th Roof Floor

1. Living & Dining Area
7.80 × 6.10 m²

2. Bedroom Lobby
1.60 × 1.30 m²

3. Bedroom
3.40 × 4.00 m²

4. Dressing Room 1
1.60 × 2.05 m²

5. Lobby
1.30 × 1.30 m²

6. Terrace 1
1.80 × 1.35 m²

7. Master Bedroom
3.80 × 4.15 m²

8. Dressing Room 2
2.60 × 1.80 m²

9. Master Bathroom
2.60 × 2.00 m²

10. Main Bathroom
1.80 × 3.55 m²

11. Maid's Berdoom
2.30 × 2.15 m²

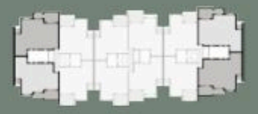
12. Maid's Toilet
1.25 × 2.15 m²

13. Kitchen
3.65 × 3.55 m²

Open Roof Area:	14 m²

2BR APARTMENT

2 BEDROOMS + TERRACE



5th Roof Floor

1. Living Area
4.40 × 4.45 m²

2. Dining Area
3.40 × 5.70 m²

3. Bedroom
3.40 × 4.45 m²

4. Terrace 1
1.80 × 1.35 m²

5. Master Bedroom
3.80 × 4.15 m²

6. Dressing Room
2.60 × 1.80 m²

7. Master Bathroom
2.60 × 2.00 m²

8. Main Bathroom
1.80 × 3.55 m²

9. Maid's Berdoom
2.30 × 2.15 m²

10. Maid's Toilet
1.25 × 2.15 m²

11. Kitchen
3.70 × 3.55 m²

12. Entrance Lobby
1.55 × 3.25 m²

Open Roof Area: 19 m²

Total Area:

From 138 to 143 m²

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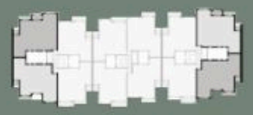
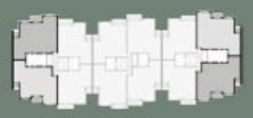
2BR APARTMENT

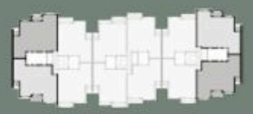
3 BEDROOMS

Ground Floor

1st Floor


2nd Floor


3rd Floor


4th Floor

1. Living & Dining Area
7.60 × 4.40 m²

2. Bedroom 1
3.40 × 4.40 m²

3. Terrace 1
3.40 × 1.50 m²

4. Bedroom 2
3.40 × 5.10 m²

5. Terrace 2
1.80 × 1.35 m²

6. Master Bedroom
3.80 × 4.15 m²

7. Dressing Room
2.60 × 1.80 m²

8. Master Bathroom
2.60 × 2.00 m²

9. Main Bathroom
1.80 × 3.55 m²

10. Maid's Bedroom
2.30 × 2.15 m²

11. Maid's Bathroom
1.25 × 2.15 m²

12. Kitchen
3.70 × 3.55 m²

13. Lobby
1.55 × 3.25 m²

14. Corridor
1.25 × 4.80 m²

Total Area:

From 159 to 169 m²

Disclaimer: Drawings scales are as shown in their relevant pages. If no scale is shown or written, the drawing is not to scale and is intended for illustrative concept purposes. • Any areas/dimensions shown in this package are subject to vary within further design stages against final Architecture, Landscape design/brief, engineering requirements & municipal regulations. • The final areas/dimensions shall be confirmed after conducting coordination procedures with the involved departments & consultants (e.g. Architecture - Roads - Infrastructure etc.) to conclude the best possible outcomes as per regulations, standards and construction cost. • All included calculations - found in this package - in terms of areas, locations & configurations could vary as per any change in the municipal, architecture & operators› requirements.

3BR APARTMENT

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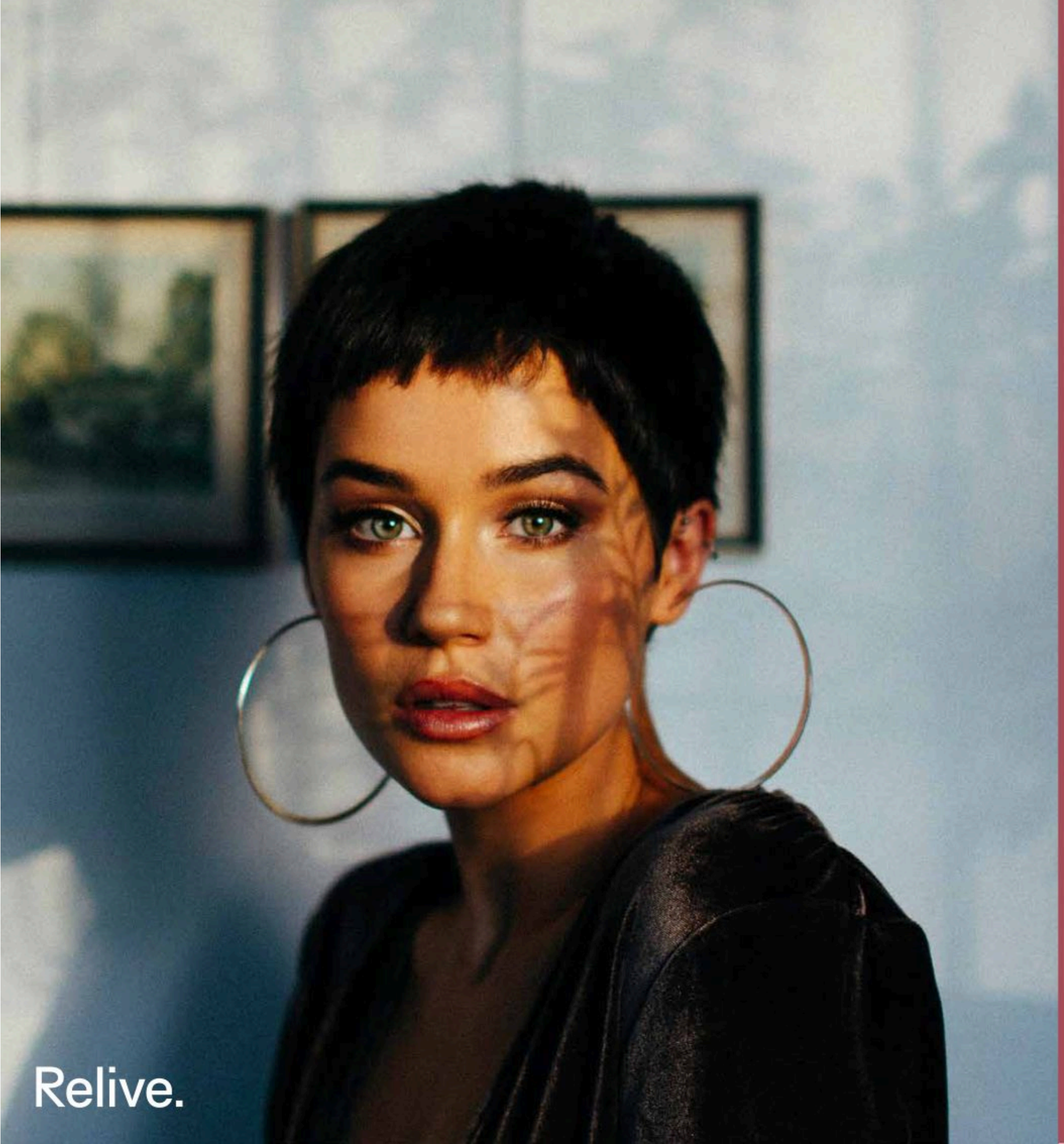

THE DEVELOPER

Since its inception in the market, PRE has gained a trusted reputation for its multidisciplinary expertise in the financial, and industrial sector, in addition to real estate development and construction.

The company aims at re-imagining integrated living from an innovative perspective to deliver exceptional communities that not only enrich the lives of its residents, but also inspire personal growth and natural harmony at every touch point.
PRE's track record of successes include an impressive portfolio of residential developments in prime locations across Egypt -from city to sea - including Stone Residences, New Cairo, Hadaba, 6th of October, Jebal Sokhna, The Brooks in the 5th Settlement and finally ivoire west.

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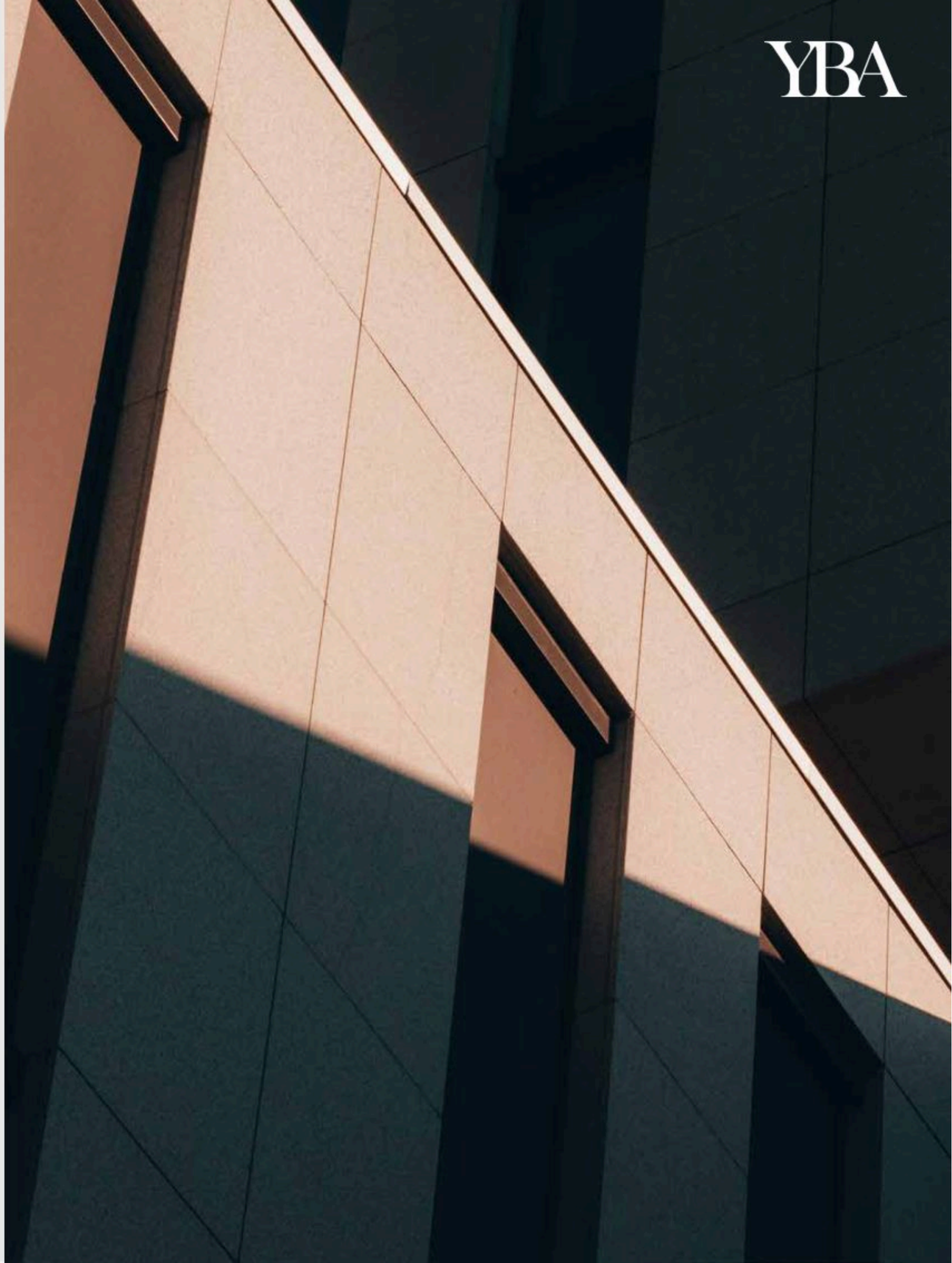
YBA ARCHITECTS.

Yasser Al Beltagy Architects (YBA) was established in 1995, in Cairo, Egypt. Led by the founder and chief architect Yasser AL-Beltagy.

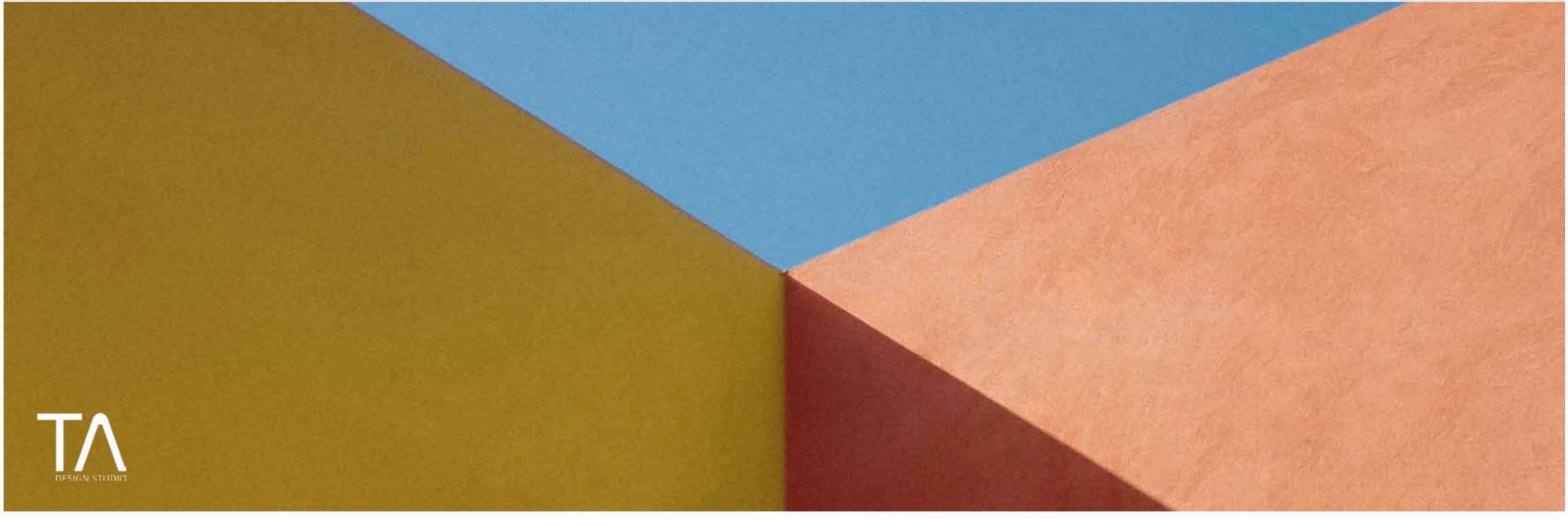
YBA is a leading multidisciplinary design firm that covers a wide range of specialties and services: architecture, urban, landscape, and interior design. Over the years, YBA has worked on more than 1,200 projects that range from residential, public, corporates & offices, educational & cultural, hotels & resorts, recreational, industrial, and religious to commercial projects.

YBA's extensive collective experience and attention to detail has resulted in unexpected, inspirational, and trend-setting design solutions. Moreover, YBA won 26 global awards out of 33 competitions. At YBA, our work is driven by the full understanding of our clients' needs and our belief that every building should be unique in its nature. Our aim is to design spaces which consider both the aspects of concept and context equally so that when the bigger picture is taken into consideration the harmony of both speaks volumes.



Facade Design & visualisation by
TA Design Studio.

TA Design Studio is a boutique architectural design studio concept that, since its inception in 2017 in Dubai, UAE, has been striving to stretch the limits of commercially abundant projects and provide top-notch architectural solutions. TADS seeks to respond to clients' visions and exceed expectations, where architectural design seeks to transcend the everyday monotone. Every project is an invitation to enter such explorations to push boundaries and create enduring experiences. From Dubai on to Muscat, London, Neom, Cairo and many more, and now finally in 6th of October City, TA Design Studio presents Curated Living Experiences at Ivoire.



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A SUBSIDIARY OF
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