



Bloomfields

THE HEART OF IT ALL



ABOUT TATWEER MISR DEVELOPMENT

COMMITTED TO BUILDING VALUE

Founded in 2014, Tatweer Misr is a leading real estate development company renowned for boasting a track-record of award-winning developments that offer a fresh, and innovative outlook on integrated luxury living. The company's remarkable growth journey can be attributed to a focus on sustainable development along with a solid foundation of conceptualizing exemplary projects that inspire tomorrow's lifestyles. Building on the business, and technical expertise of its major shareholders such as, Arafa, Daoud and Ahram Groups, Tatweer Misr has strongly emerged as one of Egypt's trusted developers in fulfilling the rising demand on mixed-use residential projects that not only put signature contemporary architecture, iconic landscaping, and commercial integration at their forefront, but also commit to the highest standards of international quality.

Driven by a unique vision to deliver life's most treasured experiences at every doorstep, Tatweer Misr eagerly responds to customer-centric insights to master all facets of development; from construction, design and architecture, to landscaping, lifestyle facilities and amenities, delivering incomparable value for homeowners and shareholders alike.





EMBRACE THE FUTURE **MOSTAKBAL CITY**

Masterplanned over an impressive 11,000 acre field, as a fully-integrated city comprising of 5 phases; Mostakbal City dedicates 50% of its total land area to green open spaces, and is built to accommodate more than one million inhabitants. The project offers an innovative and futuristic vision for integrated community living, attracting Egypt's top developers, and investors who not only wish to benefit from its lush landscapes, safe road networks, and solid infrastructure, but most importantly its strategic location that sets it as a future economic hub, as well as a major business and residential centre. Nestled between New Cairo's Golden Square, and Cairo's New Capital, while enjoying a close proximity to Al Ein Al Sokhna, Mostakbal City provides an exclusive invitation for Egypt's renowned developers to offer signature addresses in what is about to become New Cairo's soulful extension.

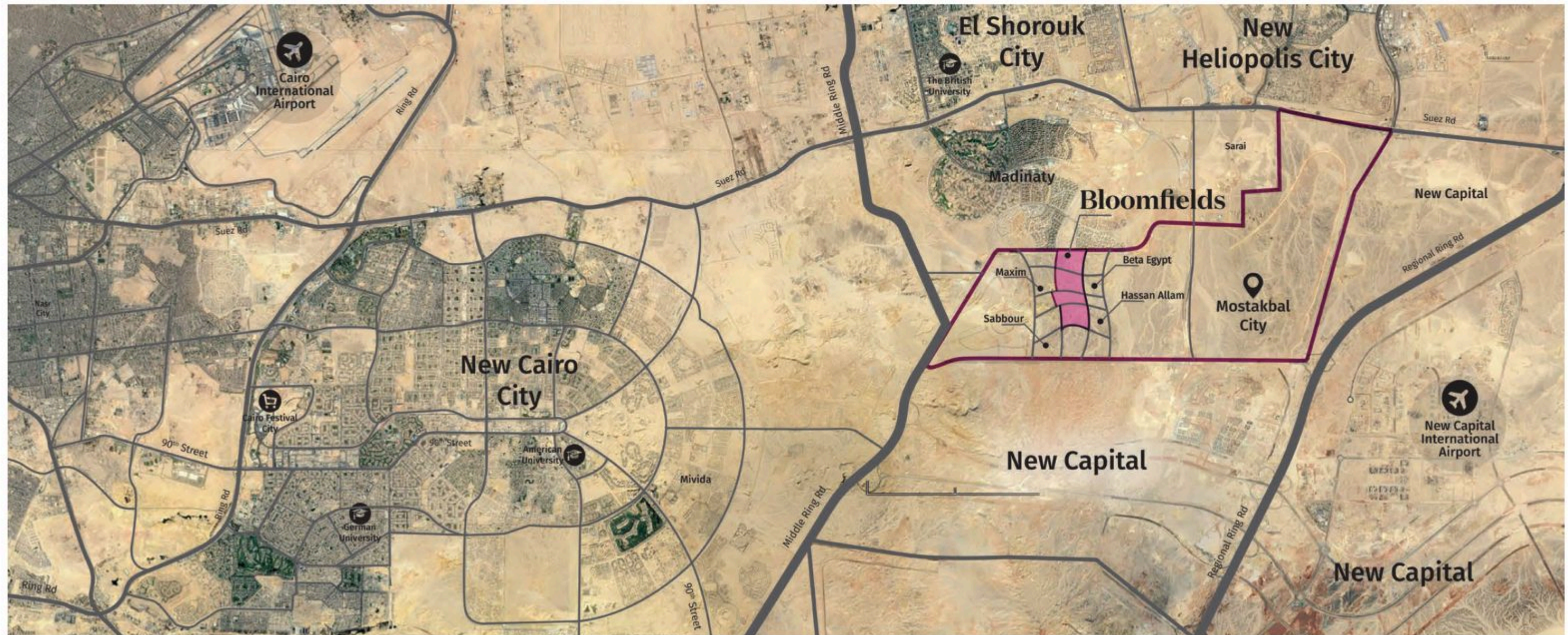




LIFE IN ALL ITS COLORS **BLOOMFIELDS**

Welcome to BLOOMFIELDS; the most charming and interconnected green town in Mostakbal City; always on the rise, and in search for fresh bold ideas to surround you with sweeping views over lush sun-kissed parks, open-air galleries, top-notch education, a burgeoning cultural scene, as well as world-class facilities, and a sustainable lifestyle inspired by the best integrated ecosystems in the world.

Designed to offer something for just everyone, BLOOMFIELDS is Tatweer Misr's prime innovative project in Cairo that's set to become Egypt's hotbed for startups, entrepreneurs, as well as makers and doers who wish to execute flawlessly at home, in the office or at the gym. Boasting one-of-a-kind functions, and top-notch amenities at every doorstep, BLOOMFIELDS is carefully planned for opportunities to find you making life easier, and more enjoyable without having to commute. BLOOMFIELDS is the town to share ideas, create, but most importantly grab a piece of the magic that balances the best of community living, studying and work — all artfully combined under one roof.

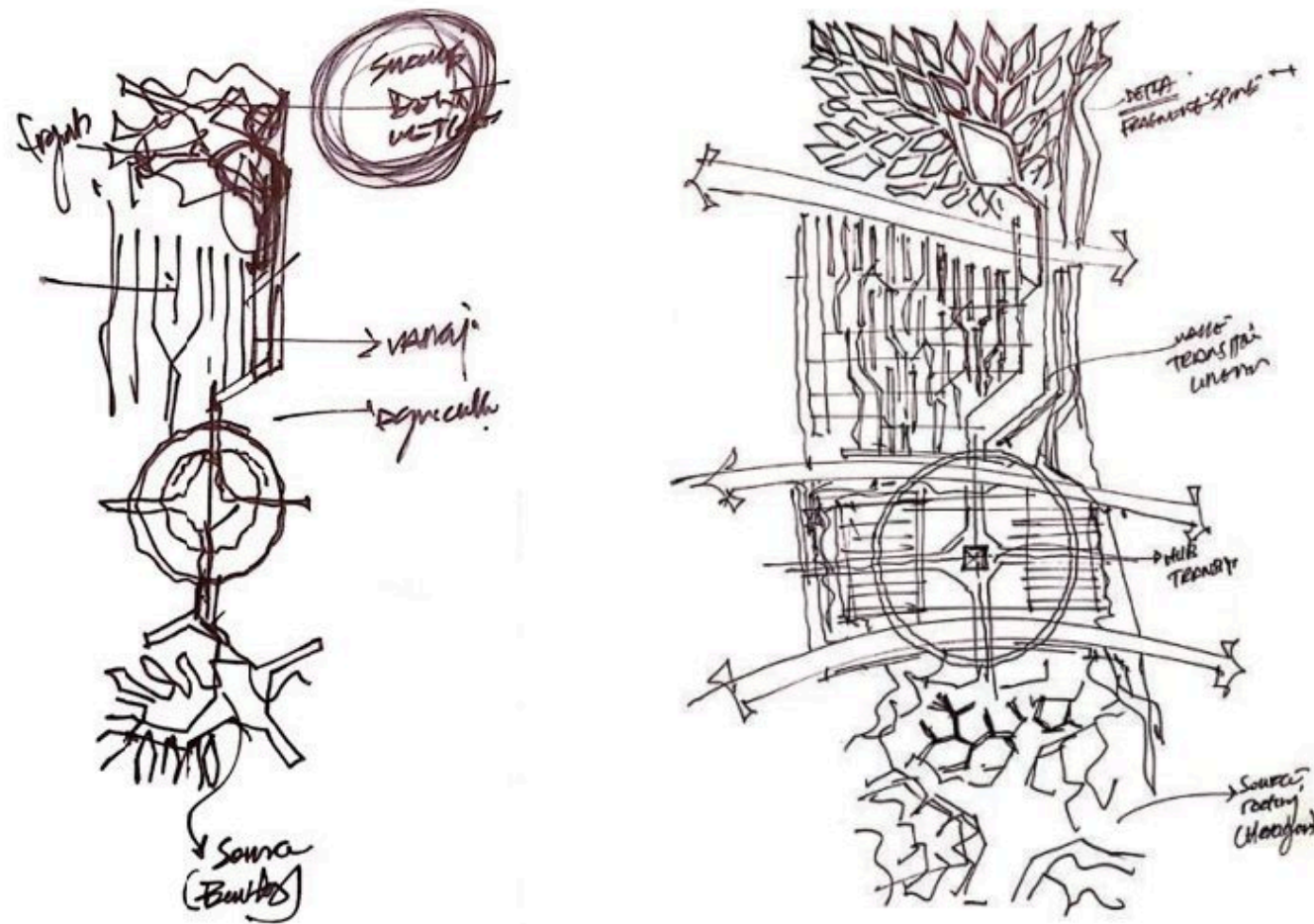
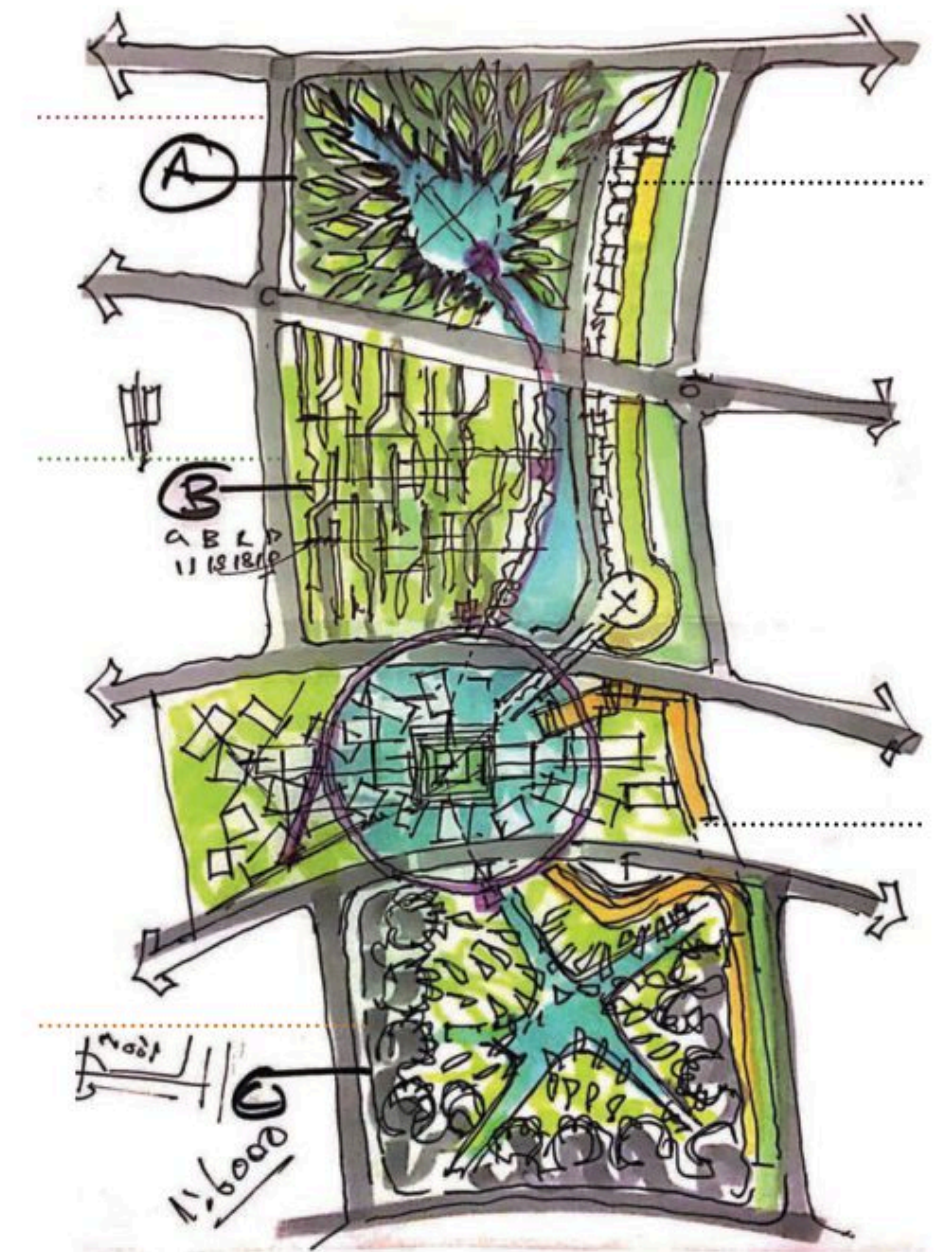


IN THE HEART OF IT ALL **BLOOMFIELDS**

Between New Cairo's Golden Square, and Cairo's New Capital, not only offering easy access to Egypt's top-educational institutions such as, the American University In Cairo and Road 90's lively happenings, but also providing direct access to New Cairo Capital's fast train station and International Airport. The project also enjoys a strategic location just 45 minutes away from Al Ein El Sokhna, and can be easily accessed via the Middle Ring Road, and the Regional Ring Road.



IN THE HEART OF IT ALL
BLOOMFIELDS



THE MASTERPLAN

BLOOMFIELDS MASTERPLAN CONCEPT

Masterplanned by world-renowned Italian architect Gianluca Peluffo and Partners in collaboration with internationally acclaimed Egyptian architect Raef Fahmy, BLOOMFIELDS is inspired by the tree of life, and the natural balance it represents. Artistically conceived to branch out, unfolding a fully integrated town, BLOOMFIELDS lively centre is grounded by an impressive college town spreading out to boast a variety of gated residential neighbourhoods. The project's masterplan is peacefully nestled into lush open fields to afford total privacy and equal views for all residents alike, while providing unmatched interconnectivity through action-packed linked bridges that take integrated living to new heights.



BLOOMFIELDS COLLEGE TOWN

BLOOMFIELDS is the town to share ideas, create, but most importantly grab a piece of the magic that balances the best of community living, studying and work — all artfully combined under one roof.

Boasting Egypt's first entrepreneurial university, a lively college town, internationally acclaimed schools, and a cutting-edge Business Park, BLOOMFIELDS is set to become Egypt's hotbed for startups and entrepreneurs.



PHASE I

A BREAKTHROUGH PERSPECTIVE ON INTEGRATED LIVING

BLOOMFIELDS unveils an innovative contemporary concept, streamlined to offer a variety of incredible amenities reflected in its triple mixed-use buildings. The project is aesthetically designed to embrace cascading green terraces, floating pools, and interactive roofs, as well as breakthrough flying residences for homeowners to connect, walk, and relax as they fully enjoy their everyday life. Imaginatively planned to become an iconic landmark in Mostakbal City, BLOOMFIELDS combines the quality of living in a breathing green environment with the excitement of enjoying a central urban lifestyle; all seamlessly interconnected by linked activity bridges for homeowners to appreciate luxury living at varied heights.



DOWNTOWN

A GUIDE TO URBAN LIVING

Live closely intertwined to the heart of it all, Positioned amongst landscaped gardens and Bloomfield's commercial hub, the Downtown Zone boats a direct connection to the lifestyle area. Designed to accommodate a variety of housing options that foster community living at its best, All homes enjoy a spaciouly comfortable layout; and a design aesthetic that combines the functionality of urban city living with true elegance. From quaint coffeeshops to contemporary fine dining experiences, the Downtown Zone offers everything you desire a few steps from your door.



PHASE II
PLANNED TO PERFECTION

Uniquely designed to maximize the impact of a 'less is more' contemporary concept, BLOOMFIELDS offers an array of Luxurious Villas, Twinhouses and Townhouses boasting sweeping panoramic glass facades that open onto impressivelush views at any level, bringing in light and nature into every home. All Homes are carefully planned with specific protrusions to ensure utmost privacy while contributing to overall climate control, culminating in spacious roof terraces that transform the concrete into lively and breathing happening spots.



INVITING NATURE INTO EVERY HOME



Boasting clean contemporary lines, and unadorned interiors with panoramic glass window facades, all of BLOOMFIELDS housing options are carefully planned to face well-lit exteriors, offering one-of-a-kind luxury experiences, ranging from lush private balconies, sundrenched open kitchens, and duplexes with linear double heights for mobile comfort. Combining true luxury with highly specified comfort; the modular spaces bring the outdoors inside by infusing raw punctuations from nature not only allowing light and greenery to unfold all around, but also transforming each home into an exclusive private island of utmost privacy.



**YOUR FUTURE HOME
STARTS WITH A PLAN**

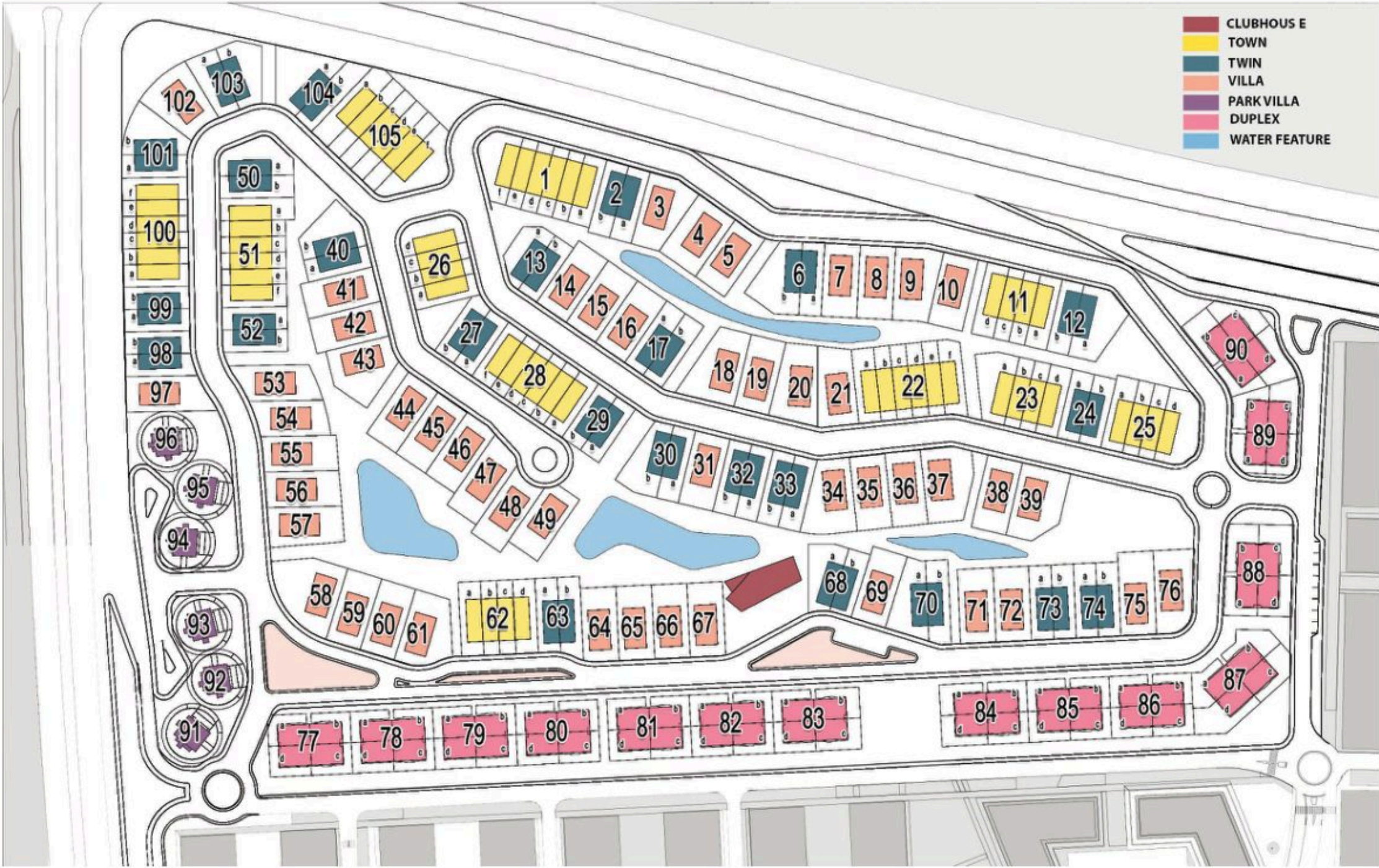


PHASE II
MASTER PLAN



PHASE II

GREENERY LAYOUT



PHASE II
UNIT TYPES
LAYOUT





STANDALONE VILLA

305 M²

Ground Floor	143 M ²
First Floor	132 M ²
Penthouse	30 M ²
No. of Rooms	4+ Penthouse



STANDALONE VILLA

305 M²

Ground Floor 143 M²

Entrance	2.10m x 2.00m	Kitchen	4.00m x 3.90m
Reception	3.80m x 7.90m	Guest Toilet	2.20m x 1.80m
Dinning Room	5.30m x 5.00m	Laundry Room	2.40m x 1.30m
Terrace	2.00m x 4.00m	Maid's Room	3.60m x 1.80m
Terrace	1.25m x 4.00m	Driver's Room	3.00m x 1.70m

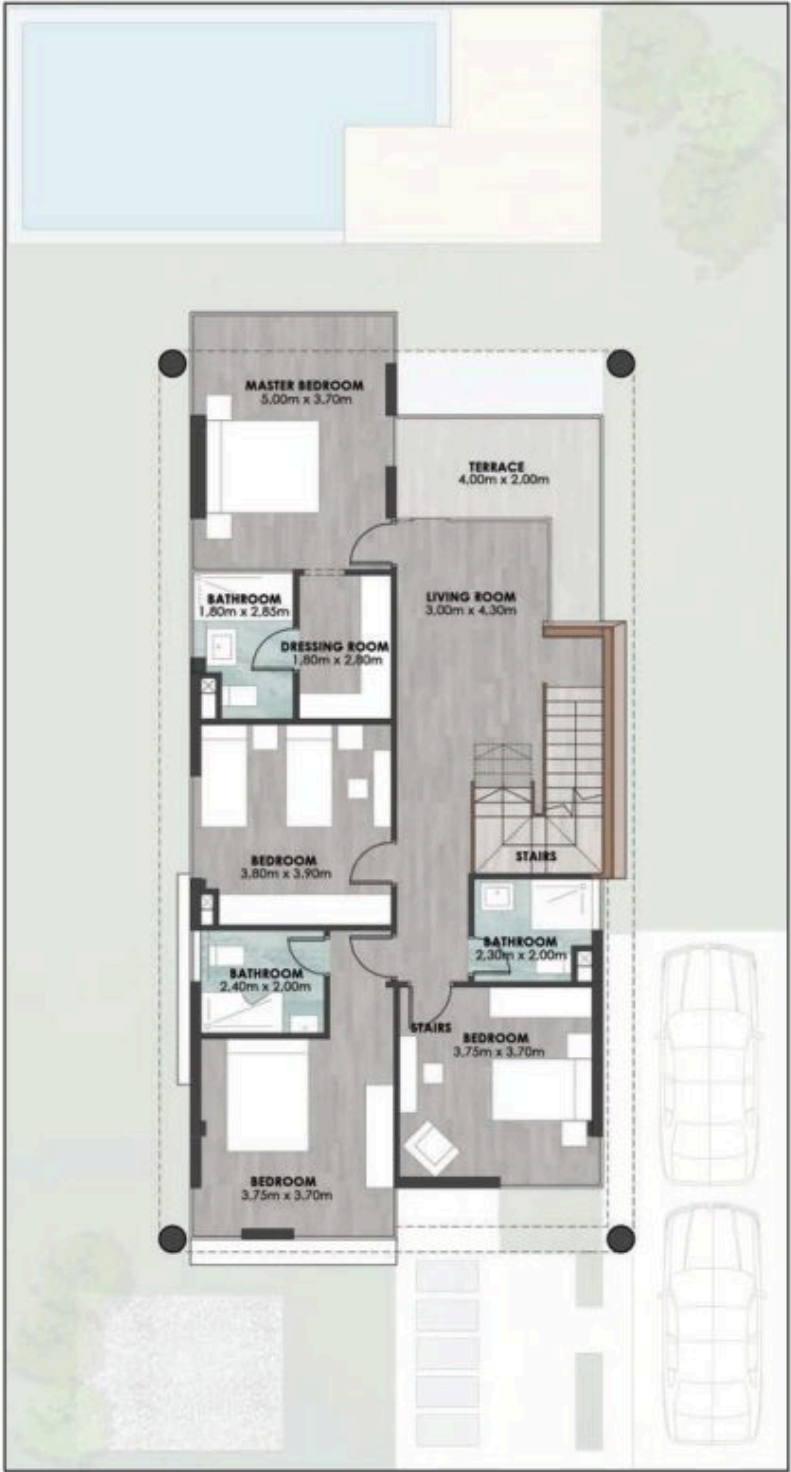


STANDALONE VILLA

305 M²

First Floor 132 M²

Master Bedroom	5.00m x 3.70m	Bedroom 3	3.75m x 3.70m
Dressing Room	1.80m x 2.80m	Bathroom 1	2.40m x 2.00m
Master Bathroom	1.80m x 2.85m	Bathroom 2	2.30m x 2.00m
Bedroom 1	3.80m x 3.90m	Living Room	3.00m x 4.30m
Bedroom 2	3.75m x 3.70m	Terrace	4.00m x 2.00m

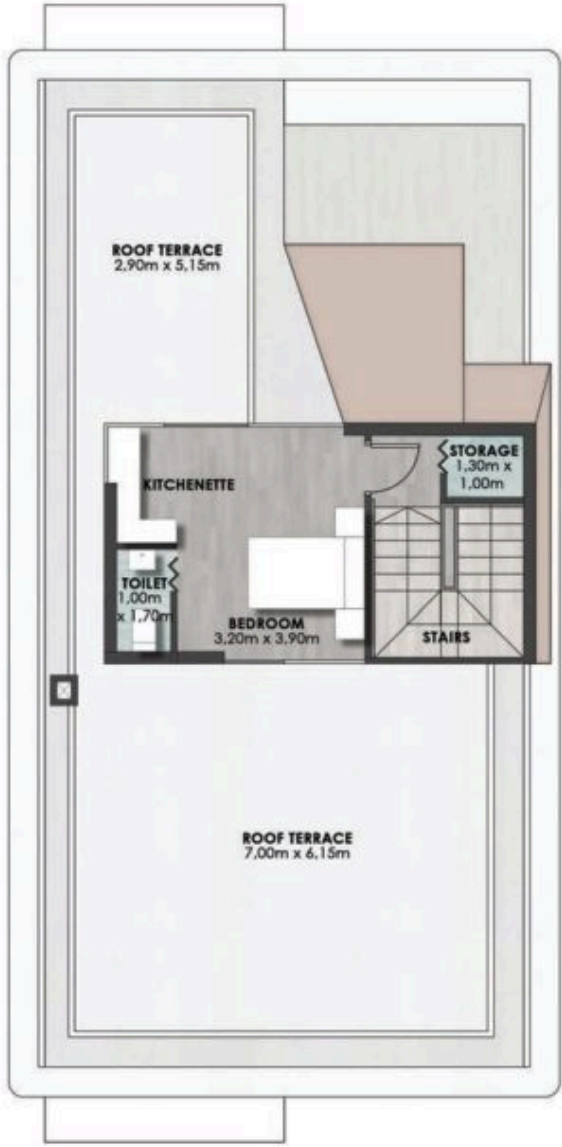


STANDALONE VILLA

305 M²

Penthouse 30 M²

Bedroom	3.20m x 3.90m
Toilet	1.00m x 1.70m
Storage	1.00m x 1.30m
Roof Terrace	2.90m x 5.15m
Roof Terrace	7.00m x 6.15m







TWINHOUSE A

260 M²

Ground Floor	120 M ²
First Floor	115 M ²
Penthouse	25 M ²
No. of Rooms	3+ Penthouse



TWINHOUSE A

260 M²

Ground Floor 120 M²

Entrance	2.40m x 1.80m	Guest Toilet	1.20m x 1.70m
Reception	6.00m x 6.00m	Maid's Room	2.50m x 2.60m
Dinning Room	4.30m x 2.80m		
Terrace	6.15m x 1.25m		
Kitchen	3.70m x 4.00m		

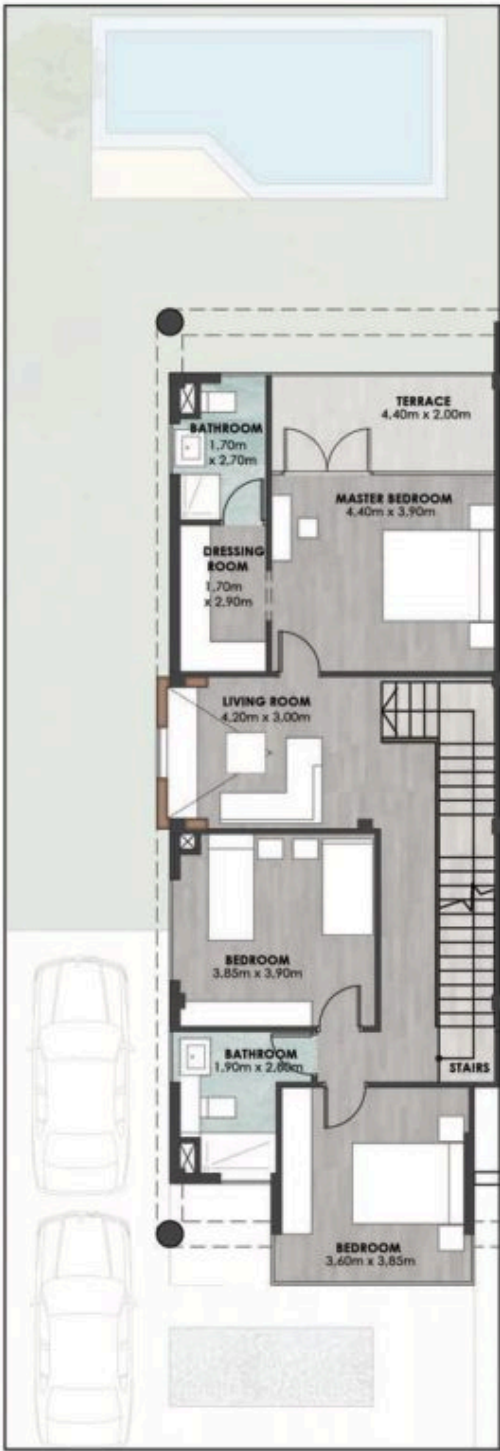


TWINHOUSE A

260 M²

First Floor 115 M²

Master Bedroom	4.40m x 3.90m	Bedroom 2	3.60m x 3.85m
Dressing Room	1.70m x 2.90m	Bathroom	1.90m x 2.80m
Master Bathroom	1.70m x 2.70m	Living Room	4.20m x 3.00m
Terrace	4.40m x 2.20m		
Bedroom 1	3.85m x 3.90m		

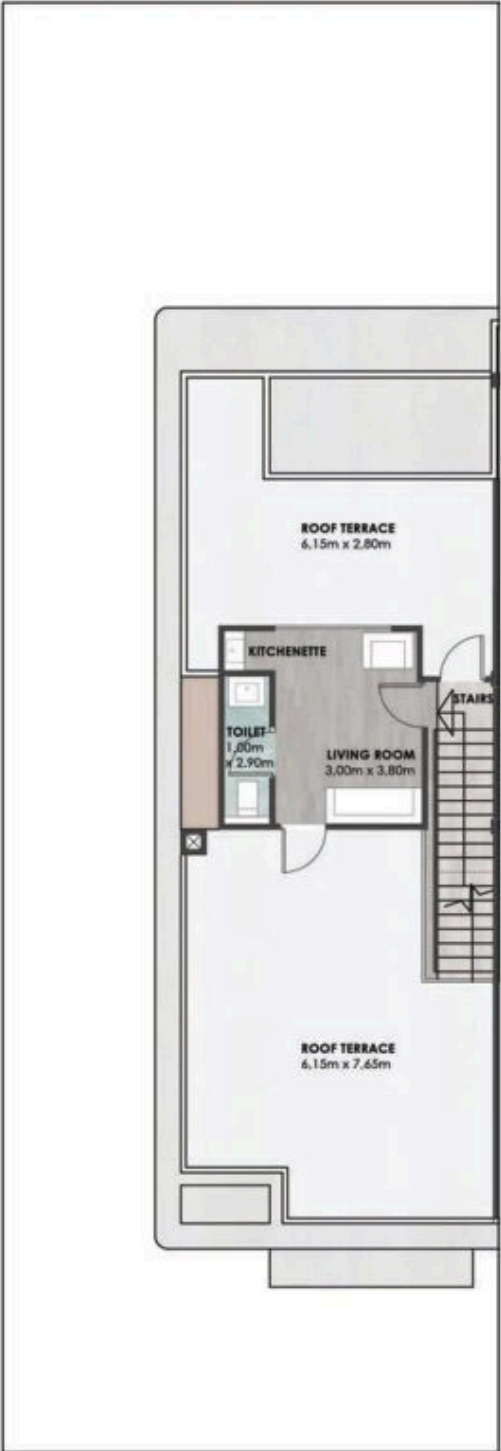


TWINHOUSE A

260 M²

Penthouse 25 M²

Living Room	3.00m x 3.80m
Toilet	1.00m x 2.90m
Roof Terrace	6.15m x 2.80m
Roof Terrace	6.15m x 7.65m



TWINHOUSE B

260 M²

Ground Floor	120 M ²
First Floor	115 M ²
Penthouse	25 M ²
No. of Rooms	3+ Penthouse



TWINHOUSE B

260 M²

Ground Floor 120 M²

Entrance	2.40m x 1.80m	Guest Toilet	1.20m x 1.70m
Reception	6.00m x 6.00m	Maid's Room	2.50m x 2.60m
Dinning Room	4.30m x 2.80m		
Terrace	1.75m x 1.00m		
Kitchen	3.70m x 4.00m		



TWINHOUSE B
260 M²

First Floor 115 M²

Master Bedroom	4.30m x 5.00m	Bedroom 2	3.60m x 3.85m
Dressing Room	2.30m x 1.80m	Bathroom	1.90m x 2.80m
Master Bathroom	2.30m x 3.80m	Living Room	4.20m x 3.00m
Terrace	2.00m x 2.00m		
Bedroom 1	3.85m x 3.90m		



TWINHOUSE B
260 M²

Penthouse 25 M²

Living Room	2.80m x 4.00m
Toilet	1.00m x 2.90m
Roof Terrace	6.15m x 6.80m
Roof Terrace	6.15m x 5.60m







CORNER TOWNHOUSE A

260 M²

Ground Floor	120 M ²
First Floor	115 M ²
Penthouse	25 M ²
No. of Rooms	3+ Penthouse

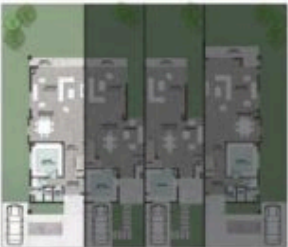


CORNER TOWNHOUSE A

260 M²

Ground Floor 120 M²

Entrance	2.40m x 1.80m	Guest Toilet	1.20m x 1.80m
Reception	5.30m x 6.30m	Maid's Room	2.80m x 1.35m
Dinning Room	3.50m x 3.95m	Lobby	4.20m x 1.25m
Terrace	6.40m x 1.20m		
Kitchen	4.00m x 3.85m		



CORNER
TOWNHOUSE A
260 M²

First Floor 115 M²

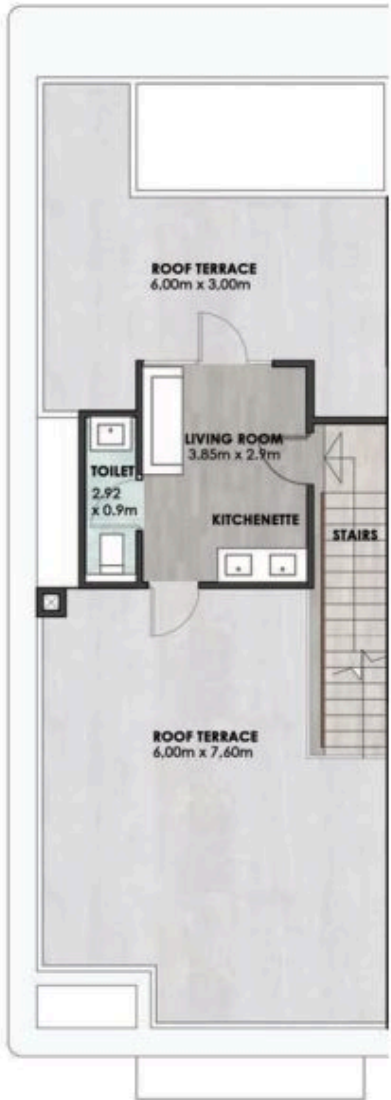
Master Bedroom	4.40m x 4.00m	Bedroom 2	3.90m x 3.85m
Dressing Room	2.90m x 1.70m	Bathroom	1.90m x 2.295m
Master Bathroom	1.70m x 2.70m	Living Room	3.00m x 4.20m
Terrace	6.40m x 1.90m	Lobby	1.09m x 6.71m
Bedroom 1	3.80m x 4.00m		



CORNER
TOWNHOUSE A
260 M²

Penthouse 25 M²

Living Room	3.85m x 2.90m
Toilet	2.92m x 0.90m
Roof Terrace	6.00m x 3.00m
Roof Terrace	6.00m x 7.60m



MIDDLE TOWNHOUSE

225 M²

Ground Floor	100 M ²
First Floor	100 M ²
Penthouse	25 M ²
No. of Rooms	3+ Penthouse



MIDDLE TOWNHOUSE

225 M²

Ground Floor 100 M²

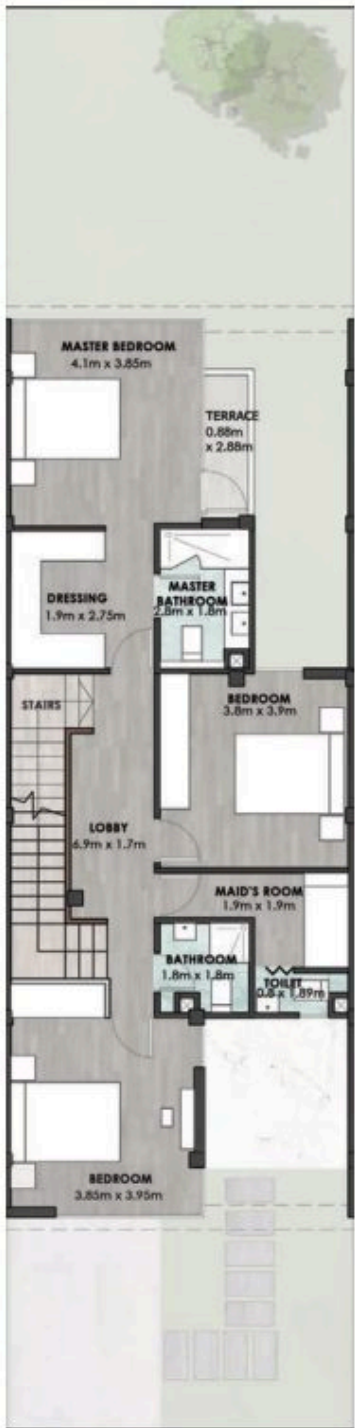
Dining Room	5.65m x 6.17m
Reception	4.70m x 5.73m
Terrace	4.90m x 1.25m
Kitchen	3.80m x 3.85m
Guest Toilet	1.00m x 2.45m



MIDDLE TOWNHOUSE
225 M²

First Floor 100 M²

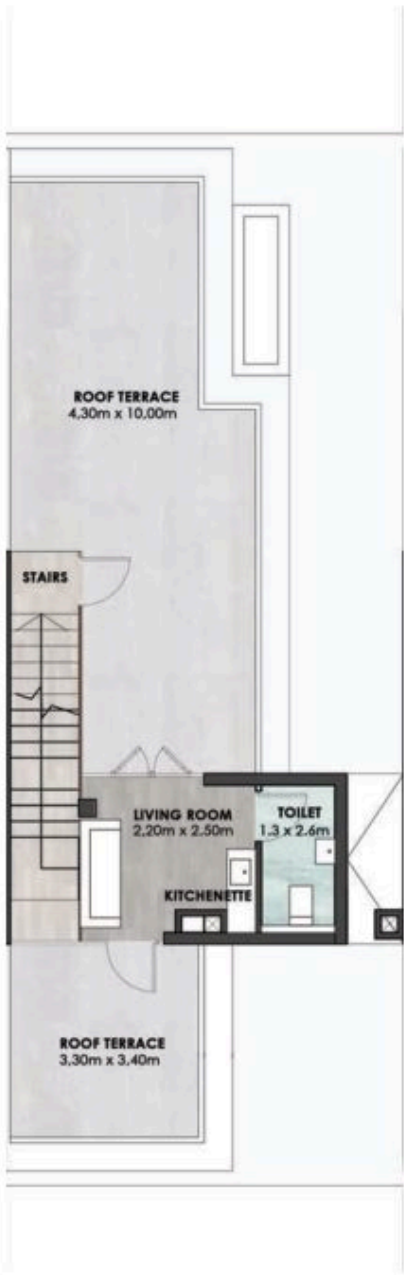
Master Bedroom	4.10m x 3.85m	Bedroom 2	3.85m x 3.95m
Dressing Room	1.90m x 2.75m	Bathroom	1.80m x 1.80m
Master Bathroom	2.80m x 1.80m	Maid's Room	1.90m x 1.90m
Terrace	0.88m x 2.88m	Lobby	1.70m x 6.90m
Bedroom 1	3.80m x 3.90m		



MIDDLE TOWNHOUSE
225 M²

Penthouse 25 M²

Living Room	3.20m x 2.50m
Toilet	1.30m x 2.60m
Roof Terrace	4.30m x 10.00m
Roof Terrace	3.30m x 3.40m



CORNER TOWNHOUSE B

260 M²

Ground Floor	120 M ²
First Floor	115 M ²
Penthouse	25 M ²
No. of Rooms	3+ Penthouse

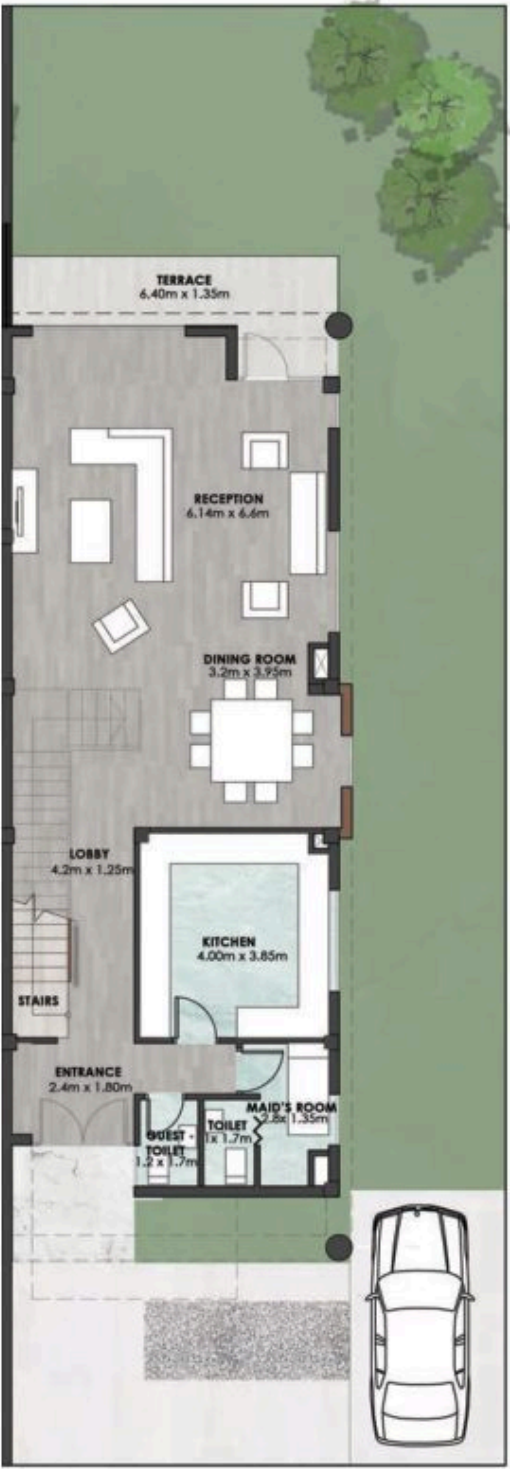


CORNER TOWNHOUSE B

260 M²

Ground Floor 120 M²

Entrance	2.40m x 1.80m	Guest Toilet	1.20m x 1.70m
Reception	6.14m x 6.60m	Maid's Room	2.80m x 1.35m
Dinning Room	3.20m x 3.95m	Lobby	4.20m x 1.25m
Terrace	6.40m x 1.35m		
Kitchen	4.00m x 3.85m		



CORNER
TOWNHOUSE B
260 M²

First Floor 115 M²

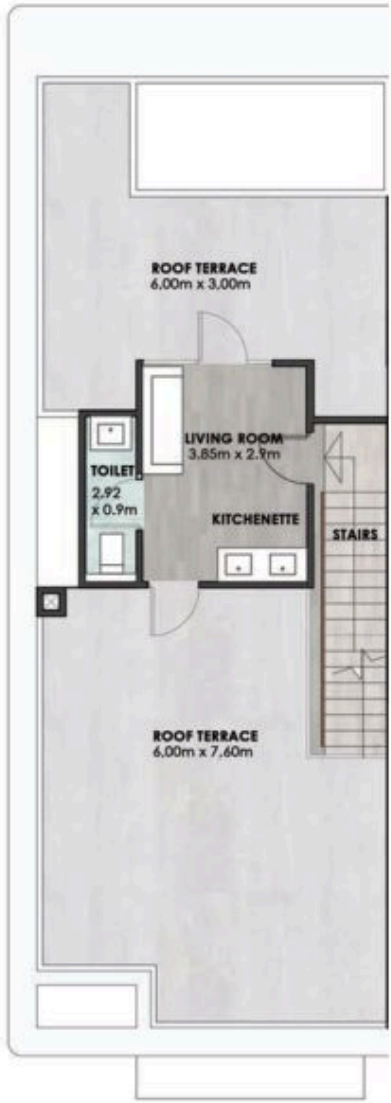
Master Bedroom	4.40m x 4.00m	Bedroom 2	3.80m x 4.00m
Dressing Room	1.80m x 2.30m	Bathroom	1.90m x 2.95m
Master Bathroom	2.05m x 3.85m	Living Room	3.80m x 4.15m
Terrace	1.95m x 1.95m	Lobby	1.09m x 6.71m
Bedroom 1	3.80m x 4.00m		



CORNER
TOWNHOUSE B
260 M²

Penthouse 25 M²

Living Room	2.85m x 4.85m
Toilet	2.80m x 0.90m
Roof Terrace	6.00m x 6.70m
Roof Terrace	6.00m x 5.70m







GARDEN DUPLEX

225 M²



GARDEN DUPLEX

225 M²

Ground Floor	113 M ²
First Floor	112 M ²
No. of Rooms	3



GARDEN DUPLEX
225 M²

Ground Floor 113 M²

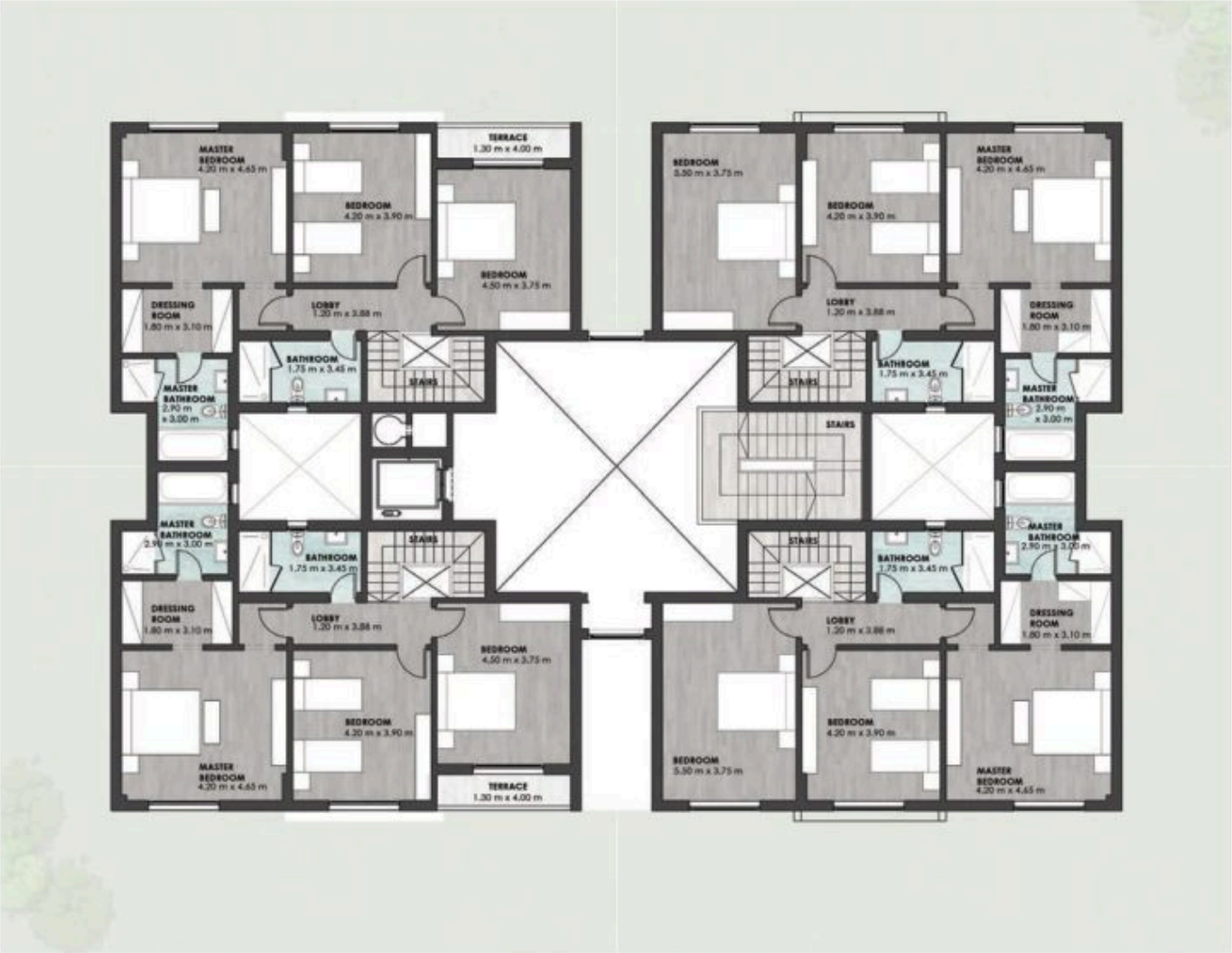
Reception	6.50m x 8.65m	Maid's Room	2.75m x 2.20m
Left Terrace *	1.30m x 4.00m	Maid's Toilet	1.40m 2.00m
Right Terrace *	1.00m x 3.75m		
Guest Toilet	1.80m x 1.40m		
Kitchen	4.65m x 3.75m		



GARDEN DUPLEX
225 M²

First Floor 112 M²

Master Bedroom	4.20m x 4.65m	Bedroom 2	4.50m x 3.75m
Dressing Room	1.80m x 3.10m	Bathroom	1.75m x 3.45m
Master Bathroom	2.90m x 3.00m	Lobby	1.20m x 3.88m
Left Terrace *	1.30m x 4.00m		
Bedroom 1	4.20m x 3.90m		



* Terrace sizes are based on duplex orientation

ROOF DUPLEX 250 M²

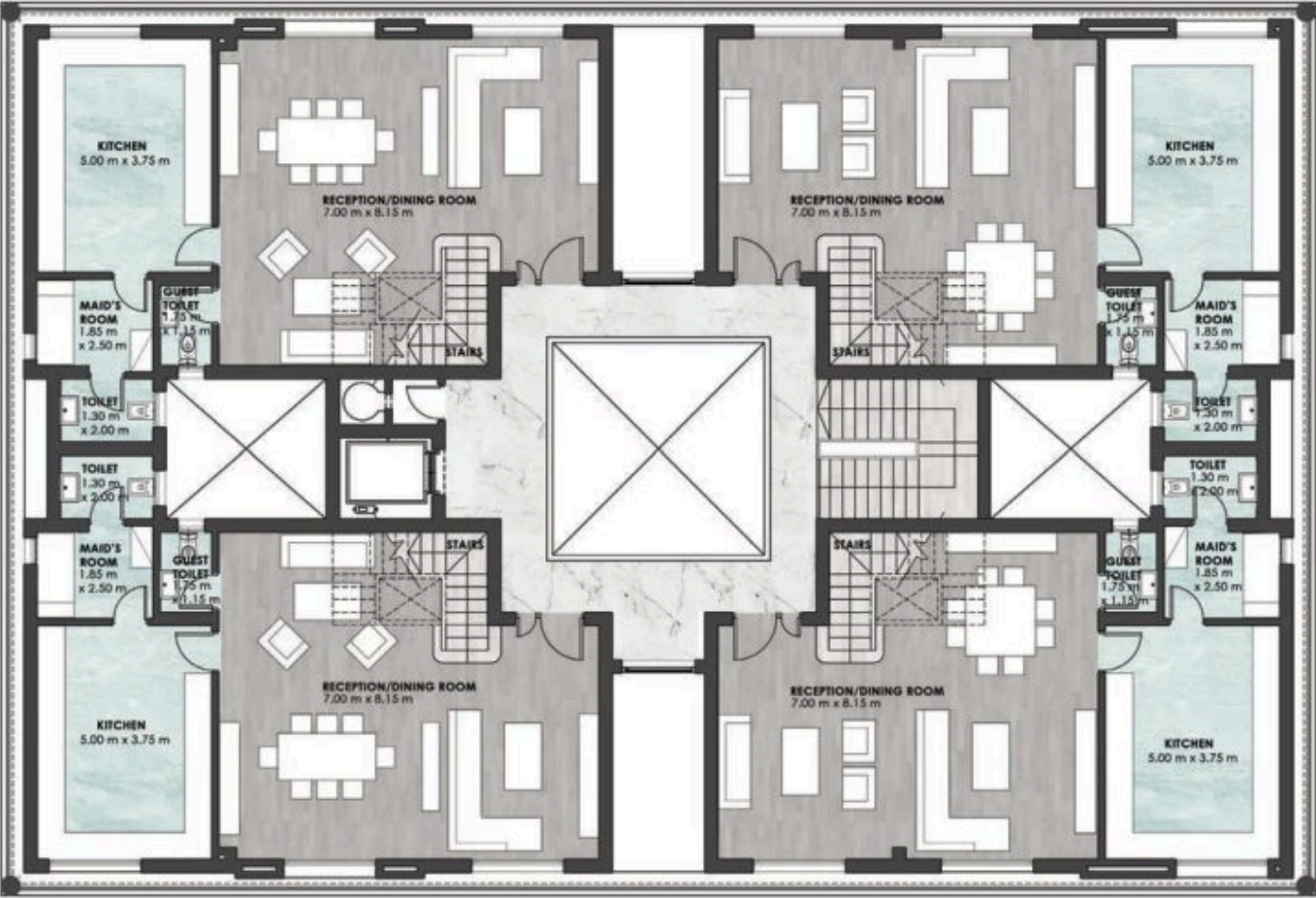
Second Floor	100 M ²
Third Floor	100 M ²
Penthouse	50 M ²
No. of Rooms	3+ Penthouse



ROOF DUPLEX 250 M²

Second Floor 100 M²

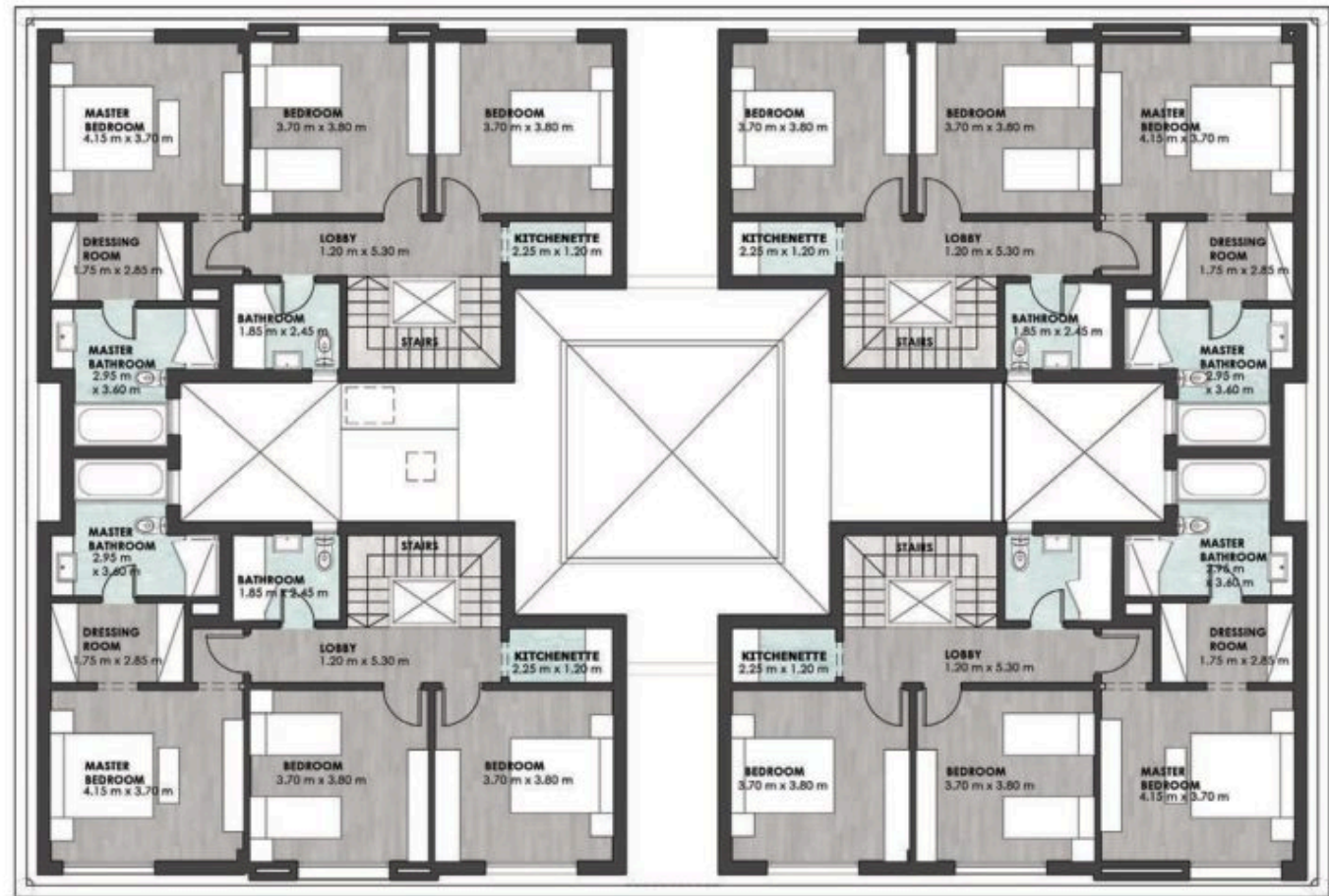
Reception	4.70m x 5.73m
Maid's Room	1.85m x 2.50m
Maid's Toilet	1.30m 2.00m
Kitchen	5.00m x 3.75m
Guest Toilet	1.75m x 1.15m



ROOF DUPLEX
250 M²

Third Floor 100 M²

Master Bedroom	4.15m x 3.70m	Bathroom	1.85m x 2.45m
Master Bathroom	2.95m x 3.60m	Kitchen	2.25m x 1.20m
Dressing Room	1.75m x 2.85m	Lobby	1.20m x 5.30m
Bedroom 1	3.70m x 3.80m		
Bedroom 2	3.70m x 3.80m		



ROOF DUPLEX
250 M²

Penthouse 50 M²

Bedroom	5.00m x 4.00m
Bathroom	2.55m x 1.75m
Terrace	7.75m x 3.70m



IT'S TIME TO COME HOME

