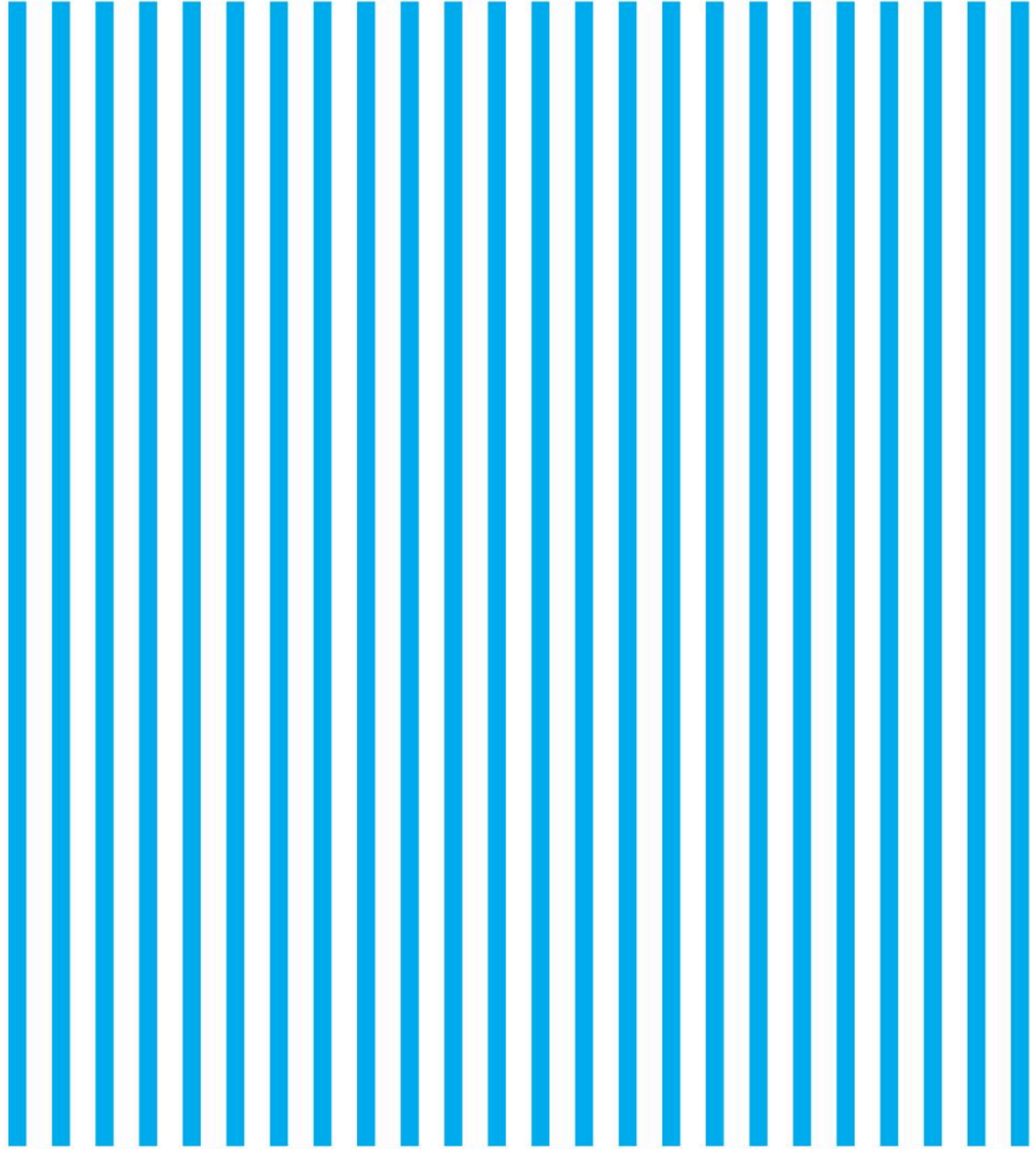
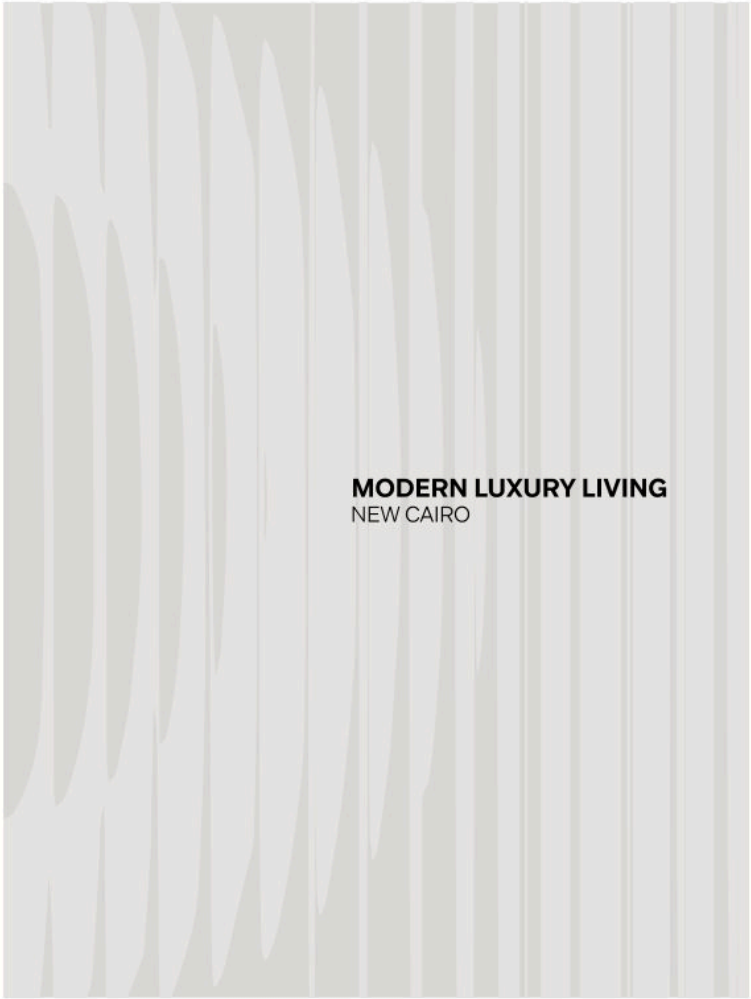




IVOIRE **EAST**



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.

D1

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.

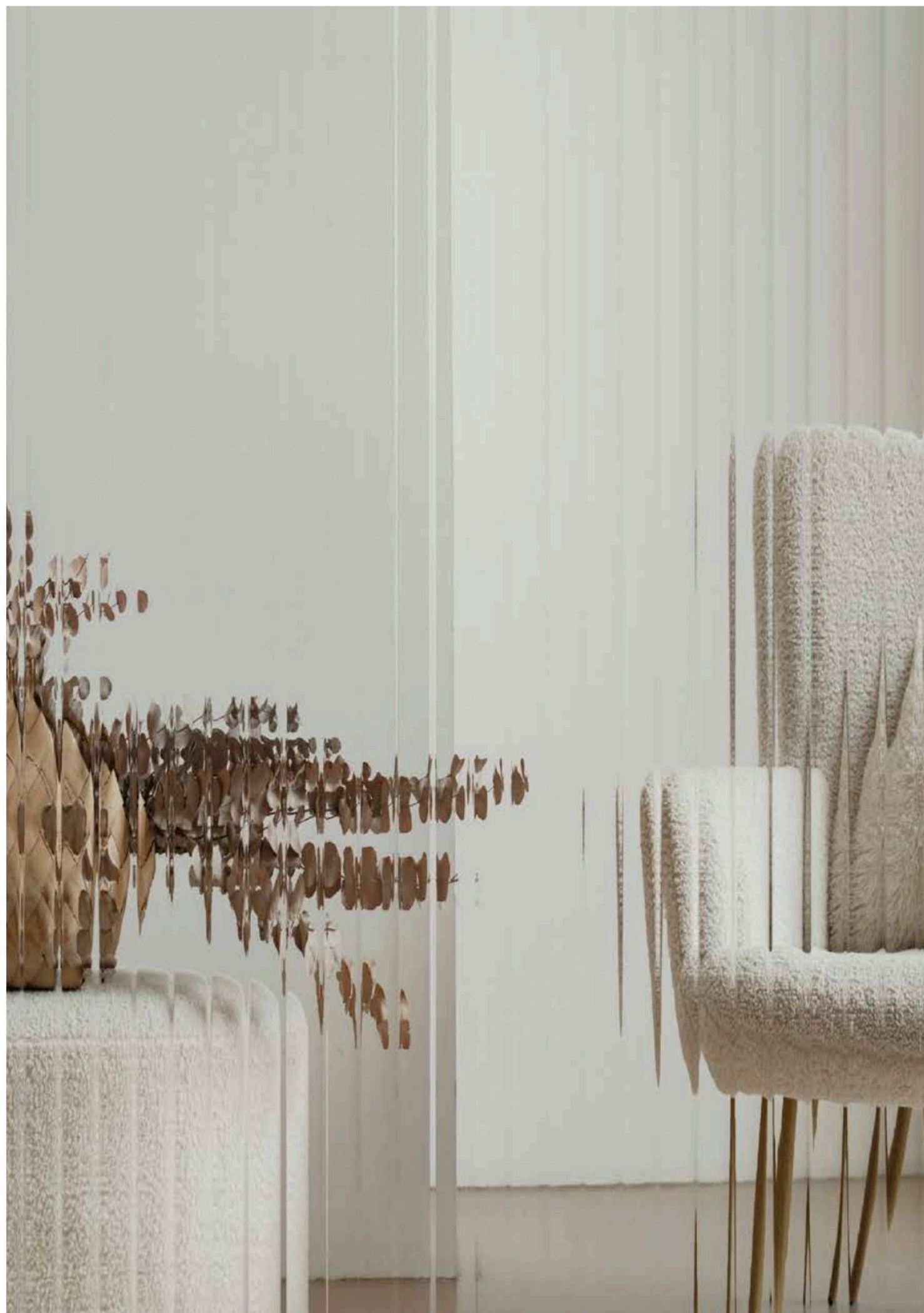
A Masterpiece
by Design Changing
the Rules of Life in
the East of Cairo.



02

THE HEART OF
NEW CAIRO.







NEW CAIRO'S

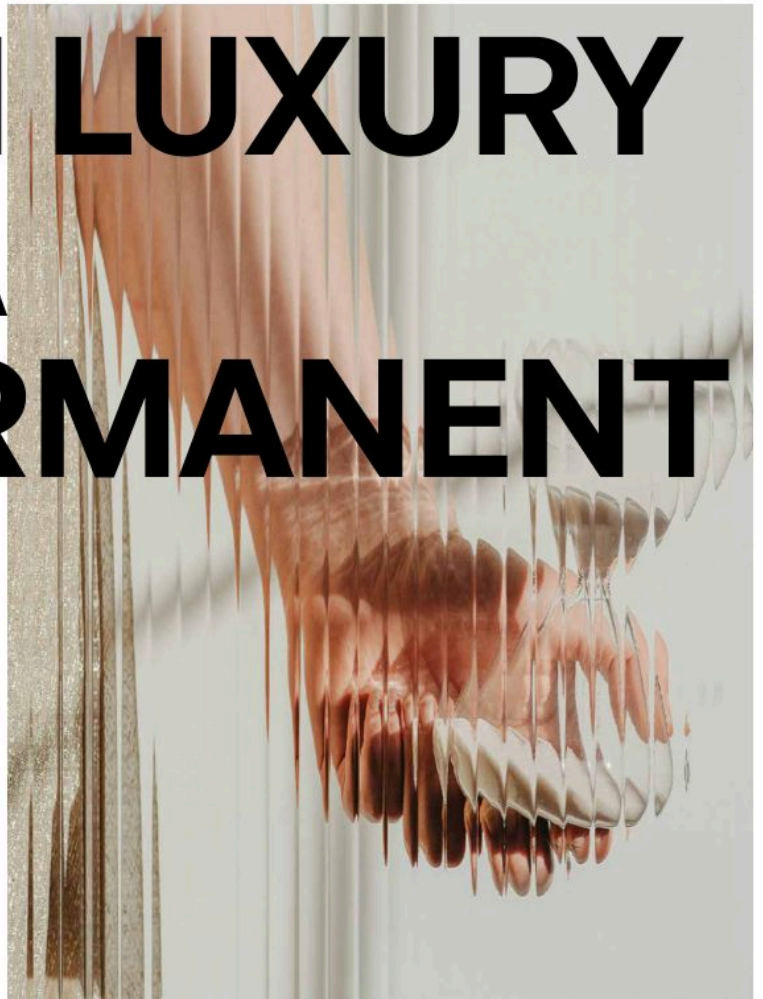
Evergreen Possibilities.

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 amenities designed for leisure and luxury. From spacious villas adorned with elegant architecture to contemporary fitness centers featuring state-of-the-art equipment, each residence within Ivoire is crafted to evoke a sense of luxury and comfort. Beyond its enticing living spaces, the compound offers a wealth of amenities, including swimming pools, parks, 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 ideal sanctuary for those seeking an elevated lifestyle amidst lush landscapes.

**MODERN LUXURY
FOUND A
PERMANENT
HOME.**





Disclaimer: Drawings made 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 purposes only. Any other dimensions shown in this package are subject to any further design changes against the Architectural, Landscape design, civil engineering requirements, municipal regulations. The final construction shall be confirmed after consulting coordination provided by the relevant departments, community, etc. Architectural, Landscape, etc. are to coordinate the best possible outcomes as per regulations, standards and construction cost. All included calculations are found in this package - in terms of area, location, configuration, etc. may be in per any change in the municipal, architectural, landscape requirements.

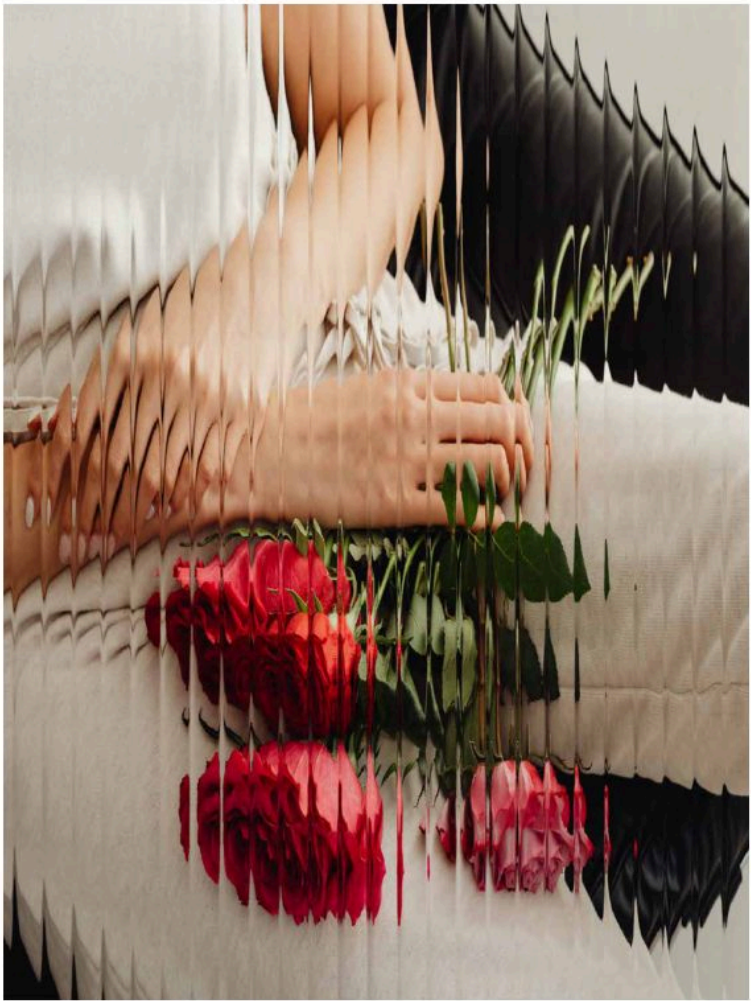
THE PERFECT
BLEND OF URBAN
SOPHISTICATION
& NATURAL
TRANQUILITY.

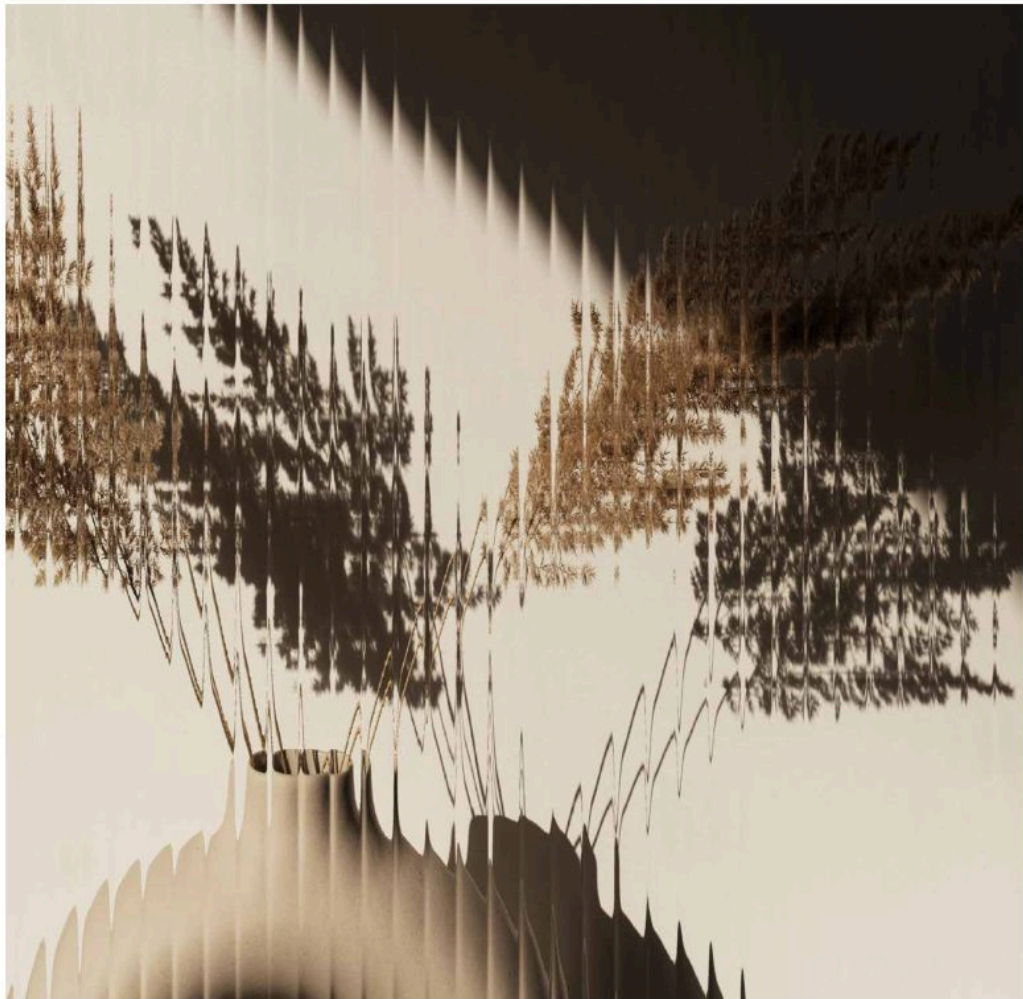
EAST

IVOIRE

03

A HARMONIOUS
LIVING EXPERIENCE.





A Harmonious Living Experience.

A SIGNATURE DESIGN STATEMENT TO CALL YOURS.

Life at Ivoris 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 ambience.

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





This rendering is a conceptual illustration of the proposed development and is not intended to represent the final design. The design is subject to change without notice. The rendering is not intended to represent the final design. The design is subject to change without notice. The rendering is not intended to represent the final design. The design is subject to change without notice.

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





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 users/dimensioners shown in this package are subject to vary within further design stages against final Architecture, Landscape design/artist, engineering requirements & consultants. The final users/dimensioners shall be confirmed after conducting coordination procedures with the involved participants & consultants (e.g. Architectural, Roads, Infrastructure etc.) to conclude the best possible outcomes as per regulations, standards and construction code. All included calculations, found in this package, in terms of areas, locations & configurations could vary upon any change in the municipal, architect or engineering requirements.

EXECUTIVE VILLAS



TOTAL AREA: 382m²

Disclaimer: Drawings scales are as shown in the relevant pages. If no scale is shown or written, the drawings are not to scale and are intended for illustrative purposes only. Any area dimensions shown in this package are subject to any further design changes against the Architectural, Landscape design level, engineering requirements, C. municipal regulations. The final area dimensions shall be confirmed after conducting coordination procedures with the relevant Department of Urban Planning, Architecture, Roads, Urban Services, etc. To conclude the best possible business design, regulations, standards and construction cost. All included calculations - based on this package - in terms of area, location, C configurations could vary after any change in the municipal, architectural, engineering requirements.

FIRST FLOOR

- | | |
|--|---|
| 1. Terrace 1
4.05 x 1.45 m ² | 8. Bathroom
2.65 x 1.70 m ² |
| 2. Master Bedroom 1
5.30 x 4.00 m ² | 9. Bedroom 1
4.50 x 4.05 m ² |
| 3. Dressing Room
4.00 x 2.70 m ² | 10. Terrace 2
3.85 x 1.50 m ² |
| 4. Master Bathroom 1
2.65 x 2.00 m ² | 11. Bedroom 2
3.95 x 3.80 m ² |
| 5. Master Bedroom 2
3.80 x 3.60 m ² | 12. Corridor
5.10 x 2.45 m ² |
| 6. Master Bathroom 2
2.55 x 1.60 m ² | 13. Kitchenette
2.50 x 0.65 m ² |
| 7. Lobby
3.70 x 1.35 m ² | |

EXECUTIVE VILLAS



TOTAL AREA: 382m²

Disclaimer: Drawings scales are as shown in their relevant pages. This scale is shown as a reference and is intended for illustrative purposes only. Any area dimensions shown in this package are subject to any and all further design changes against final building plan. Landscape design, final engineering requirements, local municipal regulations, and other final area dimensions shall be confirmed after consulting coordination procedures with the involved department(s) concerning (e.g., Architecture, Trade, Infrastructure etc.) to conclude the final possible outcomes as per regulations, standards and construction cost. All final dimensions are found in this package in terms of area, location, configuration could vary upon any change in the municipal and local standards and requirements.

ROOF FLOOR

- | | |
|--|--|
| 1. Living Room
4.65 x 4.50 m ² | 4. Master Bathroom
2.40 x 1.80 m ² |
| 2. Bathroom
3.20 x 1.80 m ² | 5. Master Bedroom
6.10 x 5.50 m ² |
| 3. Dressing Room
2.30 x 1.80 m ² | |

Open Roof Area: 65 m²

EXECUTIVE VILLAS

Standalone

SENIOR

VILLAS





TOTAL AREA: 312 m²

Disclaimer: Drawings, locations and/or shown in their relevant pages. If no scale is shown or written, the drawing is not to scale and is intended for illustrative purposes only. The area dimensions shown in this package are subject to any action or other design changes against final Architectural Landmark design/level, engineering requirements, municipal regulations. The final area dimensions shall be confirmed after completing construction procedures with the relevant department's compliance (e.g., Architecture, Roads, etc.) and/or with the final construction drawings and/or regulations, standards and construction cost. All included calculations - found in this package - in terms of area, location & configurations could vary upon any of change in the municipal, architectural & engineering requirements.

GROUND FLOOR

- | | |
|---|---|
| 1. Dining Area
7.20 x 2.70 m ² | 7. Entrance Porch
3.20 x 1.75 m ² |
| 2. Reception Area
7.20 x 3.90 m ² | 8. Kitchen
4.10 x 3.35 m ² |
| 3. Lobby
3.50 x 2.15 m ² | 9. Maid's Bedroom
2.30 x 2.10 m ² |
| 4. Powder Room
1.60 x 1.55 m ² | 10. Maid's Bathroom
1.30 x 2.10 m ² |
| 5. Guest Bathroom
2.10 x 1.55 m ² | |
| 6. Entrance Lobby
1.95 x 1.90 m ² | |

SENIOR

VILLAS



TOTAL AREA: 312 m²

Disclaimer: Drawings scales are as shown in the relevant pages. If no scale is shown or written, the drawings are not to scale and are intended for illustrative purposes only. Any area dimensions shown in this package are subject to any further design changes against the Architectural, Landscape design, civil, engineering, requirements, municipal regulations. The final area dimensions shall be confirmed after conducting coordination procedures with the relevant departments (Consulting in Architecture, Roads, Urban Services, etc.) to conclude the best possible business plan, regulations, standards and construction cost. All included calculations - based on this package - in terms of areas, locations, configurations could vary after any change in the municipal, architectural, engineering, requirements.

FIRST FLOOR

- | | |
|--|---|
| 1. Terrace
4.55 x 1.55 m ² | 6. Corridor
4.50 x 1.30 m ² |
| 2. Master Bedroom
4.90 x 4.30 m ² | 7. Lobby
1.55 x 1.35 m ² |
| 3. Master Bathroom
2.85 x 2.05 m ² | 8. Bathroom
2.80 x 2.60 m ² |
| 4. Dressing Room
2.90 x 2.10 m ² | 9. Bedroom 2
5.45 x 4.10 m ² |
| 5. Bedroom 1
3.95 x 3.80 m ² | 10. Kitchenette
2.10 x 0.60 m ² |

SENIOR VILLAS



TOTAL AREA: 312 m²

Disclaimer: Drawings scales are as shown in their relevant pages. This scale is shown for reference only and is intended for illustrative purposes only. Any areas shown in this package are subject to any and all further design changes against final building plan. Landscape design, final engineering requirements, local municipal regulations. The final area dimensions shall be confirmed after consulting coordination procedures with the involved departments (consulting, architecture, trade, infrastructure etc.) to conclude the final possible outcomes as per regulations, standards and construction cost. All indicated calculations - found in this package - in terms of areas, locations, configurations could vary upon any change in the municipal and local standards and requirements.

ROOF FLOOR

1. Master Bedroom 5.10 x 4.50 m ²	4. Lobby 2.05 x 1.20 m ²
2. Dressing Room 2.70 x 2.60 m ²	5. Living Room 4.55 x 4.15 m ²
3. Master Bathroom 3.05 x 2.30 m ²	6. Bathroom 2.85 x 1.80 m ²

Open Roof Area: 30 m²

SENIOR VILLAS

TYPES &
FLOORPLANS

RIGHT CORNER
MIDDLE
LEFT CORNER

TOWNHOUSE





TOTAL AREA: 266m²

Disclaimer: Drawings scales are as shown in their relevant pages. If possible a reviewer will note, 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 architectural, landscape design/land 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.

Figure 1 consists of three schematic diagrams labeled TH-4, TH-5, and TH-6, each representing a different test condition. TH-4 shows a 4x4 grid of blocks. TH-5 shows a 5x5 grid of blocks. TH-6 shows a 6x6 grid of blocks. The blocks are arranged in a regular grid pattern, with some blocks highlighted in a darker shade to indicate specific features or positions within the grid.

Ground Floor	Right Corner
1. Reception 5.10 x 6.35 m ²	5. Kitchen 3.90 x 3.90 m ²
2. Dining 2.65 x 6.35 m ²	6. Lobby 3.20 x 2.75 m ²
3. Guest Bathroom 2.50 x 1.60 m ²	7. Terrace 2.45 x 2.45 m ²
4. Entrance Porch 2.50 x 1.50 m ²	
First Floor	Right Corner
1. Terrace 1 4.30 x 1.40 m ²	6. Bedroom 1 4.00 x 3.70 m ²
2. Master Bedroom 4.05 x 3.80 m ²	7. Terrace 2 2.15 x 1.60 m ²
3. Lobby 1.90 x 1.60 m ²	8. Bathroom 2.40 x 1.65 m ²
4. Dressing Room 2.65 x 2.45 m ²	9. Bedroom 2 3.85 x 3.80 m ²
5. Master Bathroom 2.75 x 2.00 m ²	10. Corridor 6.95 x 3.10 m ²
Roof Floor	Right Corner
1. Living Area 4.70 x 3.70 m ²	3. Master Bathroom 2.30 x 1.65 m ²
2. Bathroom 2.25 x 2.00 m ²	4. Master Bedroom 5.15 x 4.15 m ²
Open Roof Area:	40 m ²

RIGHT CORNER



GROUND FLOOR



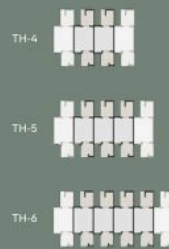
FIRST FLOOR



ROOF FLOOR

TOTAL AREA: 266m²

Disclaimer: Drawings scales are as shown in their relevant pages. If no scale is shown or written, the drawings are not to scale and are intended for illustrative concept purposes. Any area dimensions shown in this package are subject to early written further design changes against the Architectural Landscape design brief, engineering requirements, municipal regulations. The final area dimensions shall be confirmed after conducting coordination procedures with the relevant departments (Consulting Engineering, Architecture, Roads, Urban Services, etc.) to conclude the best possible business plan, regulations, standards and construction cost. All included calculations - based on this package - in terms of areas, locations, configurations could vary after any change in the municipal, architectural, engineering requirements.



Ground Floor Middle

1. Reception 5.10 x 6.35 m ²	5. Kitchen 3.90 x 3.90 m ²
2. Dining 2.65 x 6.35 m ²	6. Lobby 3.20 x 2.75 m ²
3. Guest Bathroom 2.50 x 1.60 m ²	7. Terrace 2.45 x 2.45 m ²
4. Entrance Porch 2.50 x 1.50 m ²	

First Floor Middle

1. Terrace 1 4.30 x 1.40 m ²	6. Bedroom 1 4.00 x 3.70 m ²
2. Master Bedroom 4.05 x 3.80 m ²	7. Terrace 2 2.15 x 1.60 m ²
3. Lobby 1.90 x 1.60 m ²	8. Bathroom 2.40 x 1.65 m ²
4. Dressing Room 2.65 x 2.45 m ²	9. Bedroom 2 3.85 x 3.80 m ²
5. Master Bathroom 2.75 x 2.00 m ²	10. Corridor 6.95 x 3.10 m ²

Roof Floor Middle

1. Living Area 4.70 x 3.70 m ²	3. Master Bathroom 2.30 x 1.65 m ²
2. Bathroom 2.25 x 2.00 m ²	4. Master Bedroom 5.15 x 4.15 m ²
Open Roof Area:	40 m ²

TOWNHOUSE

MIDDLE



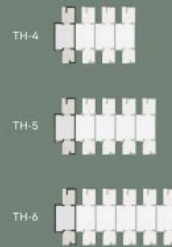
GROUND FLOOR

FIRST FLOOR

ROOF FLOOR

TOTAL AREA: 266m²

Disclaimer: Drawings scales are as shown in their relevant pages. This scale is shown for reference only and is intended for illustrative purposes only. Any area dimensions shown in this package are subject to change and further design stages against final building and landscape design final engineering requirements. The final area dimensions shall be confirmed after consulting coordination procedures with the relevant department(s) concerning (e.g. architectural, trade, infrastructure etc.) to conclude the best possible outcome as per regulations, standards and construction cost. All indicated calculations - found in this package - in terms of area, volume, etc. configurations could vary upon any change in the indicated architectural and engineering requirements.



Ground Floor Left Corner

1. Reception 5.10 x 6.35 m ²	5. Kitchen 3.90 x 3.90 m ²
2. Dining 2.65 x 6.35 m ²	6. Lobby 3.20 x 2.75 m ²
3. Guest Bathroom 2.50 x 1.60 m ²	7. Terrace 2.45 x 2.45 m ²
4. Entrance Porch 2.50 x 1.50 m ²	

First Floor Left Corner

1. Terrace 1 4.30 x 1.40 m ²	6. Bedroom 1 4.00 x 3.70 m ²
2. Master Bedroom 4.05 x 3.80 m ²	7. Terrace 2 2.15 x 1.60 m ²
3. Lobby 1.90 x 1.60 m ²	8. Bathroom 2.40 x 1.65 m ²
4. Dressing Room 2.65 x 2.45 m ²	9. Bedroom 2 3.85 x 3.80 m ²
5. Master Bathroom 2.75 x 2.00 m ²	10. Corridor 6.95 x 3.10 m ²

Roof Floor Left Corner

1. Living Area 4.70 x 3.70 m ²	3. Master Bathroom 2.30 x 1.65 m ²
2. Bathroom 2.25 x 2.00 m ²	4. Master Bedroom 5.15 x 4.15 m ²

Open Roof Area: 40 m²

TOWNHOUSE

LEFT CORNER

CITY DUPLEX

(4/6)





Ground Floor



First Floor

Garden Duplex

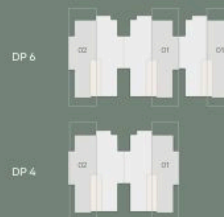
Area: 240 m²

Disclaimer: Drawings scales are as shown in their relevant pages. This scale is shown for reference only and is intended for illustrative purposes only. Any areas/dimensions shown in this package are subject to change and further design changes against final building plan. Landscape design, final engineering requirements, local municipal regulations, and other applicable regulations shall be confirmed after consulting coordination professionals with the relevant departments (e.g., architecture, landscape, etc.) for the best possible outcome as per regulations, standards and construction cost. All indicated dimensions - found in this package - in terms of areas, locations, configurations could vary upon any change in the municipal and/or local requirements.

GARDEN DUPLEX

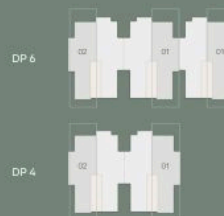
Area 235 m²

Ground Floor



- | | |
|--|--|
| 1. Reception
3.80 x 4.85 m ² | 5. Guest Toilet
1.80 x 2.20 m ² |
| 2. Living & Dining
5.25 x 6.35 m ² | 6. Maid's Room
2.30 x 1.95 m ² |
| 3. Corridor
5.30 x 1.10 m ² | 7. Maid's Toilet
1.80 x 1.90 m ² |
| 4. Lobby
1.90 x 1.00 m ² | 8. Kitchen
3.50 x 3.75 m ² |

First Floor



- | | |
|--|---|
| 1. Master Bedroom
2.80 x 4.75 m ² | 6. Terrace
2.50 x 1.30 m ² |
| 2. Master Bedroom
Lobby
1.10 x 2.25 m ² | 7. Corridor
6.00 x 1.40 m ² |
| 3. Dressing Room
1.40 x 2.15 m ² | 8. Bedroom 1
3.60 x 3.50 m ² |
| 4. Master Bathroom
2.00 x 2.10 m ² | 9. Bathroom
2.05 x 1.90 m ² |
| 5. Living Room
6.35 x 3.15 m ² | 10. Bedroom 2
3.65 x 3.45 m ² |

CITY

DUPLEX



Ground Floor



First Floor

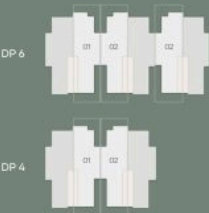
Garden Duplex
Area: 240m²

Disclaimer: Drawings scales are as shown on their relevant pages. If no scale is shown or written, the drawings are not to scale and are intended for illustrative purposes only. Any area dimensions shown in this package are subject to any further design changes against the Architectural Landscapes design brief, engineering requirements, C. municipal regulations. The final area dimensions shall be confirmed after conducting coordination procedures with the relevant departments (Consulting Engineering, Health, Fire and Safety, etc.) to consider the best possible business plan, regulations, standards and construction cost. All included calculations - based on the package - in terms of areas, locations, configurations could vary after any change in the municipal, architectural, engineering requirements.

GARDEN DUPLEX

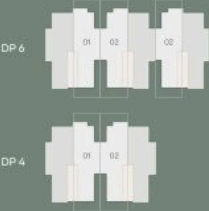
Area 240m²

Ground Floor



- | | |
|--|--|
| 1. Reception
4.85 x 4.85 m ² | 5. Guest Toilet
1.85 x 2.05 m ² |
| 2. Living & Dining
5.25 x 6.35 m ² | 6. Maid's Room
2.30 x 1.85 m ² |
| 3. Corridor
5.25 x 1.10 m ² | 7. Maid's Toilet
1.65 x 1.85 m ² |
| 4. Lobby
1.65 x 1.05 m ² | 8. Kitchen
3.50 x 3.50 m ² |

First Floor



- | | |
|---|--|
| 1. Master Bedroom
3.30 x 2.90 m ² | 6. Corridor
6.40 x 1.40 m ² |
| 2. Master Bedroom Lobby
1.30 x 1.80 m ² | 7. Bedroom 1
3.60 x 3.55 m ² |
| 3. Dressing Room
1.60 x 1.70 m ² | 8. Bathroom
2.05 x 2.40 m ² |
| 4. Master Bathroom
3.80 x 1.75 m ² | 9. Bedroom 2
3.50 x 4.00 m ² |
| 5. Living Room
6.35 x 3.50 m ² | |

CITY DUPLEX



Loft Duplex

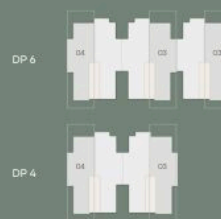
Area: 233 m²

Disclaimer: Drawings scales are as shown on their relevant pages. If no scale is shown or written, the drawings are not to scale and are intended for illustrative concept purposes. Any area dimensions shown in this package are subject to any further design changes against the Architectural, Landscape design brief, engineering requirements, C. municipal regulations. The final area dimensions shall be confirmed after conducting coordination procedures with the relevant departments (Consulting in Architecture - Roads - Urban Services). To conclude the best possible business plan, regulations, standards and construction cost. All included calculations - based on this package - in terms of areas, locations. Configurations could vary after any change in the municipal, architectural, engineering requirements.

LOFT DUPLEX

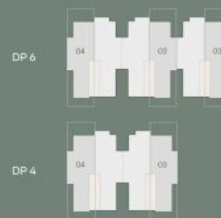
Area 232 m²

Second Floor



1. Reception 3.85 x 4.80 m ²	6. Lobby 1.00 x 1.90 m ²
2. Terrace 1 2.15 x 5.00 m ²	7. Guest Toilet 1.80 x 2.15 m ²
3. Living & Dining 5.30 x 6.35 m ²	8. Maid's Room 2.30 x 1.95 m ²
4. Terrace 2 1.20 x 1.30 m ²	9. Maid's Toilet 1.80 x 1.95 m ²
5. Corridor 1.10 x 5.25 m ²	10. Kitchen 3.50 x 3.75 m ²

Third Floor



1. Master Bedroom 4.20 x 3.50 m ²	6. Corridor 4.55 x 1.40 m ²
2. Terrace 1 1.20 x 1.30 m ²	7. Bedroom 1 3.50 x 4.10 m ²
3. Dressing Room 2.60 x 2.00 m ²	8. Bathroom 2.00 x 2.10 m ²
4. Master Bathroom 2.05 x 3.05 m ²	9. Bedroom 2 3.60 x 3.50 m ²
5. Lobby 2.70 x 3.15 m ²	10. Terrace 2 4.00 x 0.80 m ²

CITY

DUPLEX



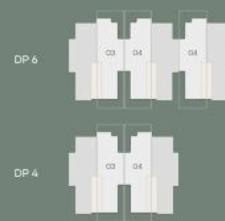
Loft Duplex
Area: 233 m²

Disclaimer: Drawings scales are as shown on their relevant pages. If no scale is shown or written, the drawings are not to scale and are intended for illustrative concept purposes. Any area dimensions shown in this package are subject to early further design changes against the Architectural, Landscape design brief, engineering requirements, local municipal regulations. The final area dimensions shall be confirmed after conducting coordination procedures with the relevant departments (Consulting Engineering, Architectural, Structural, Mechanical, Electrical, etc.) to consider the best possible business plan, regulations, standards and construction cost. All included calculations - based on the package - in terms of areas, locations, configurations could vary after any change in the technical, architectural, engineering requirements.

LOFT DUPLEX

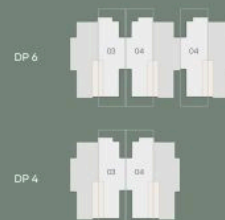
Area 233 m²

Second Floor



1. Reception 4.85 x 4.90 m ²	6. Lobby 1.00 x 1.75 m ²
2. Terrace 1 2.20 x 2.00 m ²	7. Guest Toilet 1.80 x 2.00 m ²
3. Living & Dining 5.30 x 6.35 m ²	8. Maid's Room 2.35 x 1.85 m ²
4. Terrace 2 1.20 x 1.20 m ²	9. Maid's Toilet 1.80 x 1.75 m ²
5. Corridor 1.10 x 5.15 m ²	10. Kitchen 2.85 x 3.60 m ²

Third Floor



1. Master Bedroom 3.50 x 3.35 m ²	7. Lobby 2.70 x 3.15 m ²
2. Master Bathroom 1.85 x 3.45 m ²	8. Bedroom 1 3.55 x 3.90 m ²
3. Dressing Room 2.75 x 2.00 m ²	9. Bathroom 2.05 x 2.95 m ²
4. Terrace 1.20 x 1.20 m ²	10. Bedroom 2 3.60 x 3.95 m ²
5. Corridor 5.10 x 1.40 m ²	

CITY

DUPLEX



Fourth Floor

Roof Floor

Penthouse Duplex

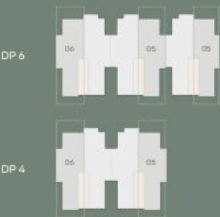
Area: 225m²

Disclaimer: Drawings scales are as shown on their relevant pages. If no scale is shown or written, the drawings are not to scale and are intended for illustrative purposes only. Any area dimensions shown in this package are subject to any further design changes against the Architectural, Landscape design, civil, engineering, requirements, & municipal regulations. The final area dimensions shall be confirmed after conducting coordination procedures with the relevant departments (Consulting Engineering, Architecture, Roads, & Urban Services). To conclude the best possible business plan, regulations, standards and construction cost. All included calculations - based on this package - in terms of areas, locations & configurations could vary after any change in the technical, architectural & engineering requirements.

PENTHOUSE DUPLEX

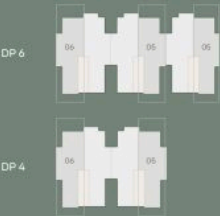
AREA 225 m²

Fourth Floor



1. Master Bedroom 3.00 x 3.10 m ²	7. Corridor 6.50 x 1.10 m ²
2. Master Bedroom Lobby 2.35 x 1.85 m ²	8. Bedroom 1 3.85 x 4.10 m ²
3. Dressing Room 1.55 x 1.70 m ²	9. Bathroom 2.15 x 2.25 m ²
4. Mater Bathroom 3.15 x 1.55 m ²	10. Terrace 2 1.20 x 1.30 m ²
5. Living Room 6.35 x 3.35 m ²	11. Bedroom 2 3.60 x 3.50 m ²
6. Terrace 1 1.65 x 1.30 m ²	12. Terrace 3 4.45 x 2.10 m ²

Roof Floor



1. Reception & Dining 6.25 x 6.35 m ²	5. Maid's Room 1.85 x 2.20 m ²
2. Corridor 5.40 x 1.10 m ²	6. Maid's Toilet 1.55 x 2.00 m ²
3. Lobby 1.55 x 1.00 m ²	7. Kitchen 3.40 x 3.00 m ²
4. Guest Toilet 2.15 x 2.15 m ²	

Open Roof Area: 21 m²

CITY DUPLEX



Fourth Floor

Roof Floor

Penthouse Duplex
Area: 225 m²

Disclaimer: Drawings scales are as shown in their relevant pages. This scale is shown or within the drawing print to scale and is intended for illustrative purposes only. Any areas shown in this package are subject to change and further design changes against third parties' (e.g., Landscape design, etc.) engineering requirements, C, municipal regulations. The final area dimensions shall be confirmed after consulting coordination procedures with the involved departments (e.g., Architecture, Trade, etc.) and/or to conclude the best possible outcome as per regulations, standards and construction cost. All indicated calculations - found in this package - in terms of areas, locations, configurations could vary upon any change in the municipal and/or third parties' requirements.

PENTHOUSE DUPLEX

DP 6

OS

OS

OS

DP 4

OS

OS

DP 6

OS

OS

OS

DP 4

OS

OS

AREA 225 m²

Fourth Floor

1. Master Bedroom 4.15 x 3.50 m ²	6. Corridor 7.50 x 1.10 m ²
2. Dressing Room 2.50 x 1.35 m ²	7. Bedroom 1 3.80 x 4.90 m ²
3. Master Bathroom 2.50 x 1.25 m ²	8. Bathroom 2.35 x 2.35 m ²
4. Terrace 1 3.40 x 1.30 m ²	9. Bedroom 2 3.60 x 3.55 m ²
5. Living Room 6.35 x 3.35 m ²	10. Terrace 2 1.25 x 1.50 m ²

Roof Floor

1. Reception & Dining 6.25 x 6.35 m ²	5. Maid's Room 1.85 x 2.35 m ²
2. Corridor 5.40 x 1.10 m ²	6. Maid's Toilet 1.75 x 2.05 m ²
3. Lobby 1.75 x 1.00 m ²	7. Kitchen 3.55 x 2.90 m ²
4. Guest Toilet 2.15 x 2.00 m ²	

Open Roof Area:

19 m²

CITY

DUPLEX

TYPES &
FLOORPLANS

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

APARTMENTS





Total Area:
From 123 to 134 m²

Disclaimer: Drawings scales are as shown in their relevant pages. This scale is shown for reference only and is intended for illustrative purposes only. Any area dimensions shown in this package are subject to change and further design changes against final architectural, landscape, design, final engineering requirements, municipal regulations. The final area dimensions shall be confirmed after conducting coordination procedures with the involved departments (consulting, architecture, trade, infrastructure etc.) to conclude the best possible outcome as per regulations, standards and construction cost. All indicated calculations - found in this package - in terms of area, locations, configurations could vary upon any change in the municipal and local laws & regulations requirements.

2 BEDROOMS



Ground Floor



1st Floor



2nd Floor



3rd Floor



4th Floor

1. Living & Dining Area
4.50 x 6.65 m²

2. Terrace 1
4.50 x 1.50 m²

3. Bedroom
3.70 x 3.60 m²

4. Dressing Room 1
2.40 x 1.75 m²

5. Bedroom Lobby
1.30 x 1.75 m²

6. Terrace 1
1.80 x 1.35 m²

7. Master Bedroom
3.60 x 4.15 m²

8. Dressing Room 2
2.60 x 1.80 m²

9. Master Bathroom
2.60 x 1.80 m²

10. Main Bathroom
1.85 x 3.50 m²

11. Kitchen
3.15 x 3.10 m²

12. Entrance Lobby
1.40 x 3.15 m²

13. Lobby
1.80 x 1.30 m²

2BR

APARTMENT



Total Area:
147 m²

Disclaimer: Drawings scales are as shown in their relevant pages. If no scale is shown or written, the drawings are not to scale and are intended for illustrative concept purposes. Any area dimensions shown in this package are subject to early further design changes against the Architecture, Landscape design level, engineering requirements, municipal regulations. The final area dimensions shall be confirmed after conducting coordination procedures with the relevant departments (Consulting Engineering, Architecture, Roads, Urban Services, etc.) to consider the best possible business design regulations, standards and construction cost. All included calculations - found in this package - in terms of areas, locations & configurations could vary after any change in the municipal, architectural & engineering requirements.

2 BEDROOMS + TERRACE



1. Living & Dining Area 7.80 x 6.10 m ²	8. Dressing Room 2 2.60 x 1.80 m ²
2. Bedroom Lobby 1.60 x 1.30 m ²	9. Master Bathroom 2.60 x 2.00 m ²
3. Bedroom 3.40 x 4.00 m ²	10. Main Bathroom 1.80 x 3.55 m ²
4. Dressing Room 1 1.60 x 2.05 m ²	11. Maid's Bedroom 2.30 x 2.15 m ²
5. Lobby 1.30 x 1.30 m ²	12. Maid's Toilet 1.25 x 2.15 m ²
6. Terrace 1 1.80 x 1.35 m ²	13. Kitchen 3.65 x 3.55 m ²
7. Master Bedroom 3.80 x 4.15 m ²	
Open Terrace Area: 11 m ²	

2BR APARTMENT



Total Area:
From 109 to 112m²

Disclaimer: Drawings scales are as shown in their relevant pages. If no scale is shown or written, the drawings are not to scale and are intended for illustrative concept purposes. Any area dimensions shown in this package are subject to early further design changes against the Architecture, Landscape design level, engineering requirements, local municipal regulations. The final area dimensions shall be confirmed after conducting coordination procedures with the relevant department of Consulting Architectural Studio. All area dimensions are for illustrative purposes only and are not intended to be used for any legal, regulatory, standards and construction cost. All included calculations - based on this package - in terms of areas, locations, configurations could vary after any change in the municipal, architectural, engineering requirements.

2 BEDROOMS + TERRACE



- | | |
|---|--|
| 1. Living & Dining Area
7.80 x 6.10 m ² | 8. Dressing Room 2
2.60 x 1.80 m ² |
| 2. Bedroom Lobby
1.60 x 1.30 m ² | 9. Master Bathroom
2.60 x 2.00 m ² |
| 3. Bedroom
3.40 x 4.00 m ² | 10. Main Bathroom
1.80 x 3.55 m ² |
| 4. Dressing Room 1
1.60 x 2.05 m ² | 11. Maid's Bedroom
2.30 x 2.15 m ² |
| 5. Lobby
1.30 x 1.30 m ² | 12. Maid's Toilet
1.25 x 2.15 m ² |
| 6. Terrace 1
1.80 x 1.35 m ² | 13. Kitchen
3.65 x 3.55 m ² |
| 7. Master Bedroom
3.80 x 4.15 m ² | |

Open Roof Area: 14 m²

2BR APARTMENT



Disclaimer: Drawing scales are as shown in their relevant pages. If no scale is shown or within the drawing is not to scale and is intended for illustrative concept purposes - Any area/dimensions shown in this package are subject to any within further design stages after final Architecture, Landscape and/or Engineering/Infrastructure requirements. The final area/dimensions shall be confirmed after finalising coordination with the relevant authorities with the finalised design/consultants (e.g. Architecture - Block - Infrastructure etc.) to conduct the best possible outcomes as per regulations, standards and construction cost. All included calculations - found in this package - in terms of area, location & configurations could vary as per any change in the municipal, architecture & engineering requirements.



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 drawings are not to scale and are intended for illustrative purposes only. Any area dimensions shown in this package are subject to any further design changes against the Architectural, Landscape design, civil, engineering, requirements, & municipal regulations. The final area dimensions shall be confirmed after conducting coordination procedures with the relevant departments (Consulting Architectural, Structural, Mechanical, Electrical, etc.) to conclude the best possible business plan, regulations, standards and construction cost. All included calculations - based on this package - in terms of areas, locations & configurations could vary after any change in the municipal, architectural & engineering requirements.

3 BEDROOMS



Ground Floor



1st Floor



2nd Floor



3rd Floor



4th Floor

1. Living & Dining Area
7.60 x 4.40 m²

2. Bedroom 1
3.40 x 4.40 m²

3. Terrace 1
3.40 x 1.50 m²

4. Bedroom 2
3.40 x 5.10 m²

5. Terrace 2
1.80 x 1.35 m²

6. Master Bedroom
3.80 x 4.15 m²

7. Dressing Room
2.60 x 1.80 m²

8. Master Bathroom
2.60 x 2.00 m²

9. Main Bathroom
1.80 x 3.55 m²

10. Maid's Bedroom
2.30 x 2.15 m²

11. Maid's Bathroom
1.25 x 2.15 m²

12. Kitchen
3.70 x 3.55 m²

13. Lobby
1.55 x 3.25 m²

14. Corridor
1.25 x 4.80 m²

3BR

APARTMENT

Disclaimer: This image is a digital rendering of a proposed development. It is not intended to represent an actual project. The design and construction of any project is subject to change without notice. The image is for informational purposes only and does not constitute an offer or a solicitation of any kind. The image is not to be used for any other purpose without the written consent of the developer.





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, Jebel Sokhna, The Brooks in the 5th Settlement and finally Ivoire west.

P
RE

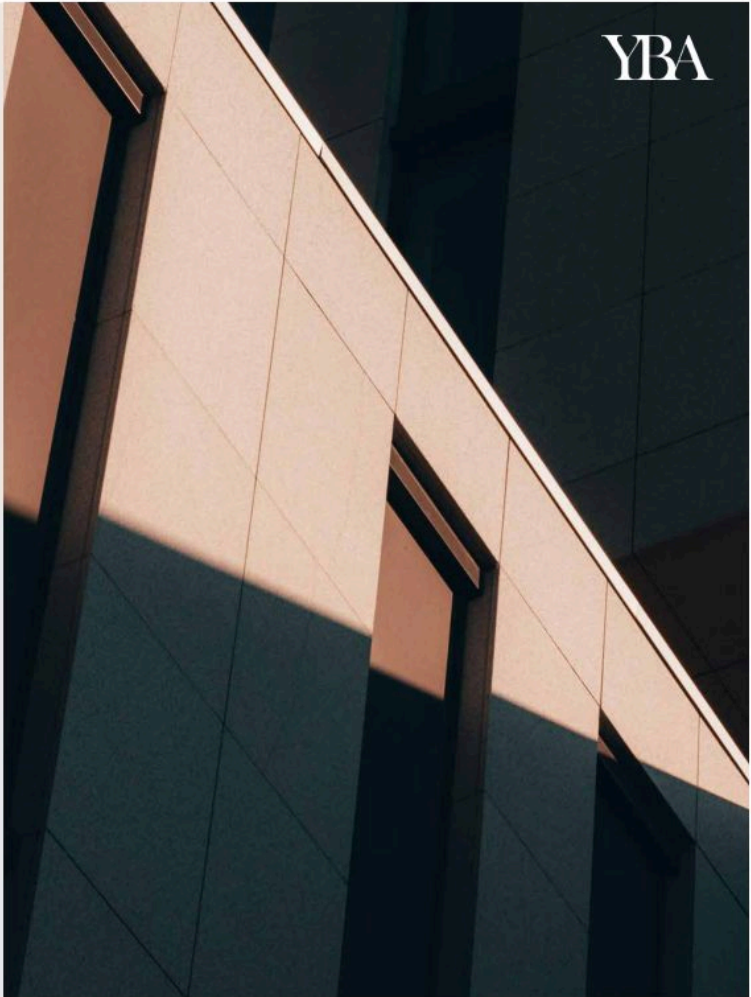
YBA ARCHITECTS.

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.



YBA

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.

