

GARDEN &
VILLAS



CONNECTED THROUGH LIVING

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ABOUT MISR ITALIA PROPERTIES

Misr Italia Properties has been at the vanguard of Egypt's rapid real estate developments, since its inception. We acknowledge the need for masterful planning, and we provide sustainable development destinations in Egypt with distinguished concepts for the ever-growing market of the real estate.

Built on a philosophy of creativity and innovation, we offer our clients trendsetting projects with unique concepts and designs that are unmatched in the market, all inspired by them.

We established ourselves as one of the largest, most innovative, diverse and reliable real estate developers in Egypt. Recognized for our dynamic projects, we have penetrated the market with a diversity of residential, coastal, commercial and hospitality projects.



RESIDENTIAL



COASTAL



COMMERCIAL



HOSPITALITY



ABOUT LA NUOVA VISTA

La Nuova Vista is both uninterrupted privacy and greenery stretched to infinity and beyond. Peacefully poised on 41 acres of lush land, the development boasts a signature collection of 131 luxury villas and expansive homes, devoting %90 of its land to generous greenery, flowing water features and show-stopping views, seized from the comfort of your living room.

Ideally located in the heart of New Cairo, La Nuova Vista is a respite from city life, designed by leading architect Shehab A Mazhar in collaboration with London's Community Concept Developers TREDIC to open residents' eyes on a wondrous journey of non-stop discovery and timeless Italian charm.



LOCATION MAP

La Nuova Vista crowns a prime location in the beating heart of New Cairo's residential area. Living here, grants residents direct access to the 5th Settlement's leading educational establishments, as well as an abundant variety of business institutions, retail malls and top-class dining venues.

Masterplanned with ultimate connectivity in mind, La Nuova Vista lies minutes away from Road 90, the Ring Road and Suez Road connecting you to any point in Cairo or its International Airport, hassle-free.

New Capital & Mostakbal City: 10 min
 AUC (90 street): 15 min
 Cairo International Airport: 20 min
 Downtown Cairo: 40 min





Inspired by the beauty of Italian architecture, your home at La Nuova Vista is a unique reflection of grand elegance and true exclusivity. By melding modern-day comfort with royal luxury, each space provides a breathing living experience employing the best in symmetry and ultimate refinement. Designed in absolute harmony with its natural surroundings, monumental villas seamlessly blend in with lush landscapes and tranquil water features to proudly stand as an exclusive oasis of calm. All homes adopt a soothing aesthetic, thanks to neutral tones, as well as sustainable materials paying tribute to the beauty of mother earth.

LA NUOVA VISTA DESIGN CONCEPT















DISCLAIMER
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AMENITIES

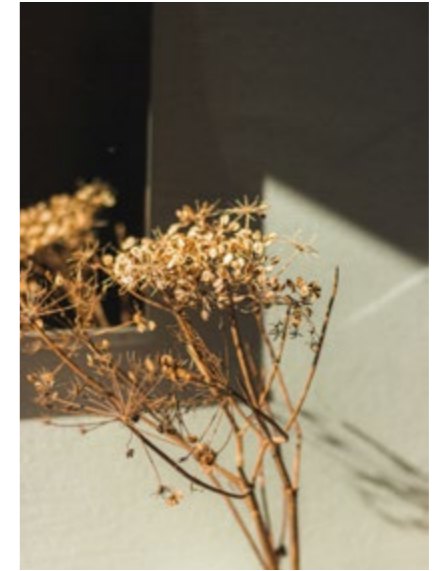
La Nuova Vista takes integrated living to a whole new level. The development has been eXpertly designed to surround residents' with cherished eXperiences around every corner, without having to leave the gates of their compound.



-  State-of-the-art Commercial Area Garden8
-  Club House
-  Jogging Track
-  Swimming Pool & Bar
-  Padel Court
-  Fitness Center
-  Children's playground
-  Pet Friendly
-  24 Hours Security
-  Water Reservoir



GARDEN 8 VILLAS PHILOSOPHY



LIMITLESS LUXURY FOR THE SELECT FEW

Living to the fullest is having new eyes to look at life from a different perspective. It's choosing to wake up in a natural sanctuary of calm where limitless luxury and Italian elegance, seamlessly blend with select experiences to inspire your inner child.

Garden 8 Villas is where chirping birds are your natural alarm, inviting you to idle around picturesque streets and shimmering pools where pristine greenery and manicured landscapes abound.

Every day, is starting new; whether energizing your body and soul thanks to an unsurpassed host of top-class amenities or simply whiling away hours at Garden 8's spirited restaurants and fresco cafes. From sun-drenched patios and impressive courtyards to earthy villas of utmost elegance, La Nuova Vista is a fully comprehensive living experience where recreation, leisure and relaxation come alive to delight— in a livable community that's ready to welcome you home.

INTERIOR DESIGN PACKAGE

Interior Design Package by Hany Saad Innovations

Driven by the concept, the living state borrows the best elements of boutique notion – small, intimate and custom. The clean elegant lines and tailored spacious rooms provide a balance between serenity, luxury and comfort all within the boundaries of your home environment.





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UNIT TYPES & RENDERS

Garden 8 Villas is a captivating dream made real. All villas are ready for immediate delivery, inviting you to fully finish your space, your way while benefiting from a fully-operational community where neighbors soon turn into friends.

VILLA C | OPTION 1



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FRONT VIEW

VILLA C | OPTION 1



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BACK VIEW

VILLA C | OPTION 2



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FRONT VIEW

VILLA C | OPTION 2



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BACK VIEW

VILLA C | Without Basement

Total Area: 650.00 - 692.20 m²

Type C1 - C108
Ground Floor Area: 249.60 m²

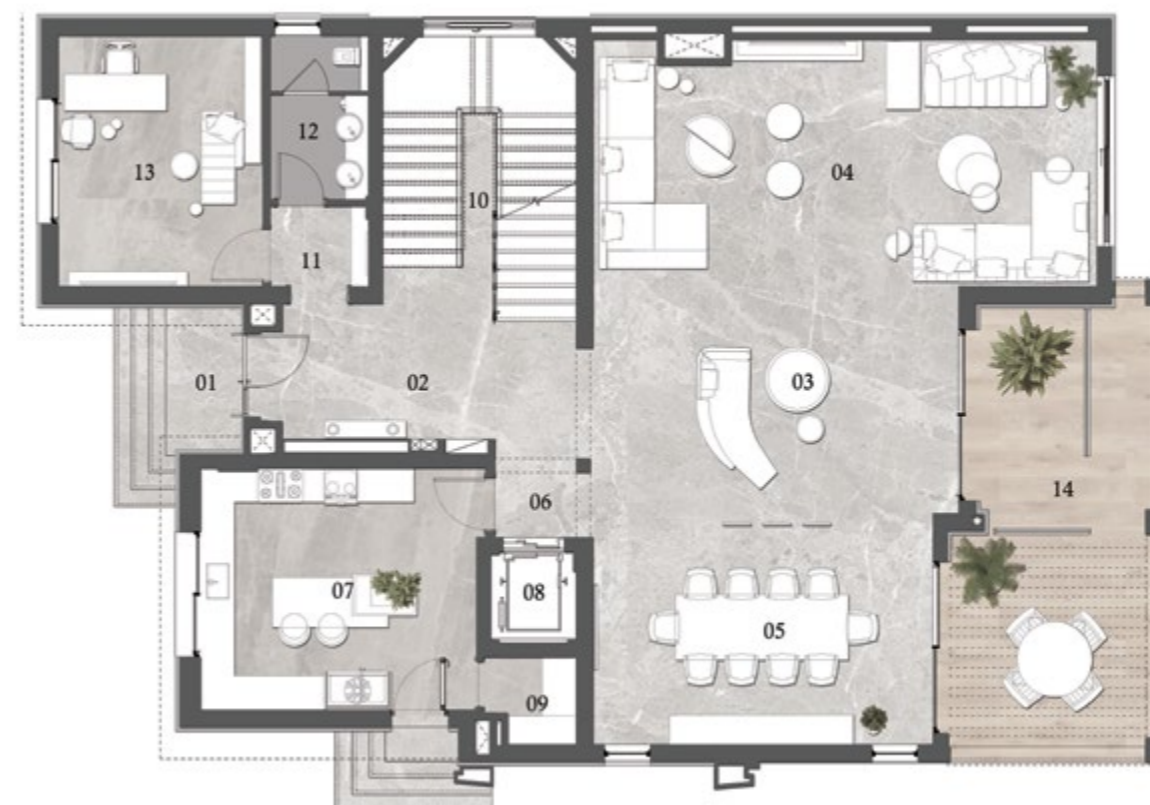
NO.	ROOM	DIMENSIONS
01	PORCH	1.40mX2.60m
02	ENTRANCE	2.60mX5.85m
03	RECEPTION 1	6.50mX4.25m
04	RECEPTION 2	4.35mX8.90m
05	DINING ROOM	6.00mX3.90m
06	LOBBY 1	1.85mX1.50m
07	KITCHEN	4.90mX4.30m
08	ELEVATOR	1.50mX1.60m
09	STORAGE	1.60mX1.65m
10	STAIRS	5.00mX3.40m
11	LOBBY 2	1.70mX1.40m
12	POWDER ROOM	3.00mX1.70m
13	OFFICE	3.50mX4.50m
14	TERRACE	3.60mX7.70m

Type C2 - C72
Ground Floor Area: 238.90 m²

NO.	ROOM	DIMENSIONS
01	PORCH	2.50mX1.40m
02	ENTRANCE	5.80mX2.40m
03	RECEPTION 1	6.50mX4.15m
04	RECEPTION 2	8.90mX4.45m
05	DINING ROOM	3.90mX6.00m
06	LOBBY 1	1.50mX1.85m
07	KITCHEN	4.90mX4.30m
08	ELEVATOR	1.60mX1.50m
09	STORAGE	1.60mX1.60m
10	STAIRS	5.10mX3.40m
11	LOBBY 2	1.75mX1.40m
12	POWDER ROOM	3.00mX1.75m
13	OFFICE	4.50mX3.50m
14	TERRACE	6.60mX3.60m

Type C - C76 & C109
Ground Floor Area: 259.00 m²

NO.	ROOM	DIMENSIONS
01	PORCH	2.70mX1.35m
02	ENTRANCE	2.60mX5.85m
03	RECEPTION 1	4.2mX6.50m
04	RECEPTION 2	8.90mX4.50m
05	DINING ROOM	6.00mX4.60m
06	LOBBY 1	1.50mX1.85m
07	KITCHEN	4.90mX5.00m
08	ELEVATOR	1.50mX1.50m
09	STORAGE	2.30mX1.60m
10	STAIRS	5.05mX3.40m
11	LOBBY 2	1.75mX1.75m
12	POWDER ROOM	3.00mX1.75m
13	OFFICE	4.50mX3.50m
14	TERRACE	8.50mX3.60m



Ground Floor Plan

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VILLA C | Without Basement

Total Area: 650.00 - 692.20 m²

Type C1 - C108

First Floor Area: 212.90 m²

NO.	ROOM	DIMENSIONS
01	LOBBY 1	3.40mX3.50m
02	LIVING ROOM	6.50mX5.70m
03	KITCHENETTE	4.75mX1.80m
04	MASTER BEDROOM	4.80mX4.50m
05	MASTER BATHROOM	2.85mX3.50m
06	MASTER DRESSING	6.50mX1.60m
07	LOBBY 2	1.85mX1.50m
08	BEDROOM 1	4.30mX4.30m
09	ELEVATOR	1.50mX1.50m
10	BATHROOM 1	3.00mX1.65m
11	BATHROOM 2	2.50mX2.10m
12	BEDROOM 2	4.15mX4.50m
13	TERRACE 1	1.00mX4.50m
14	STAIRS	3.40mX3.90m
15	TERRACE 2	3.40mX4.10m

Type C2 - C72

First Floor Area: 290.50 m²

NO.	ROOM	DIMENSIONS
01	LOBBY 1	3.30mX3.40m
02	LIVING ROOM	5.50mX6.50m
03	KITCHENETTE	1.75mX4.75m
04	MASTER BEDROOM	4.50mX4.80m
05	MASTER BATHROOM	3.50mX2.85m
06	MASTER DRESSING	6.50mX1.60m
07	LOBBY 2	1.75mX1.50m
08	BEDROOM 1	4.30mX4.30m
09	ELEVATOR	1.50mX1.50m
10	BATHROOM 1	3.00mX1.65m
11	BATHROOM 2	2.50mX1.90m
12	BEDROOM 2	4.50mX4.15m
13	TERRACE 1	4.50mX1.00m
14	STAIRS	4.90mX3.40m
15	TERRACE 2	3.90mX3.20m

Type C - C76 & C109

First Floor Area: 221.00 m²

NO.	ROOM	DIMENSIONS
01	LOBBY 1	3.50mX3.40m
02	LIVING ROOM	5.70mX6.50m
03	KITCHENETTE	2.40mX4.75m
04	MASTER BEDROOM	4.50mX4.80m
05	MASTER BATHROOM	3.50mX2.90m
06	MASTER DRESSING	1.50mX6.50m
07	LOBBY 2	1.50mX1.75m
08	BEDROOM 1	5.00mX4.30m
09	ELEVATOR	1.50mX1.50m
10	BATHROOM 1	2.30mX3.00m
11	BATHROOM 2	2.10mX2.50m
12	BEDROOM 2	4.50mX4.15m
13	TERRACE 1	4.50mX1.00m
14	STAIRS	3.90mX3.40m
15	TERRACE 2	4.10mX3.20m



First Floor Plan

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VILLA C | Without Basement

Total Area: 650.00 - 692.20 m²

Type C1 - C108

Penthouse Floor Area: 83.70 m²

Roof Terrace Area: 118.80 m²

NO.	ROOM	DIMENSIONS
01	LOBBY 1	3.40mX2.60m
02	TOILET	1.40mX2.10m
03	KITCHENETTE	4.40mX1.80m
04	LAUNDRY ROOM	4.40mX1.50m
05	NANNY'S ROOM	2.60mX2.30m
06	NANNY'S BATHROOM	1.50mX2.00m
07	ELEVATOR	1.50mX1.60m
08	LOBBY 2	1.50mX1.30m
09	TERRACE 1	4.50mX7.70m
10	TERRACE 2	4.20mX4.20m
11	TERRACE 3	4.10mX4.50m
12	STAIRS	3.40mX4.70m

Type C - C76 & C109

Penthouse Floor Area: 83.70 m²

Roof Terrace Area: 128.50 m²

NO.	ROOM	DIMENSIONS
01	LOBBY 1	2.60mX3.40m
02	TOILET	2.15mX1.40m
03	KITCHENETTE	1.80mX4.40m
04	LAUNDRY	4.40mX1.50m
05	NANNY'S BEDROOM	2.60mX2.35m
06	NANNY'S BATHROOM	1.55mX1.95m
07	ELEVATOR	1.50mX1.50m
08	LOBBY 2	1.50mX1.30m
09	TERRACE 1	7.60mX4.50m
10	TERRACE 2	4.90mX4.25m
11	TERRACE 3	4.50mX4.15m
12	STAIRS	4.70mX3.40m

Type C2 - C72

Penthouse Floor Area: 82.60 m²

Roof Terrace Area: 119.00 m²

NO.	ROOM	DIMENSIONS
01	LOBBY 1	2.45mX3.40m
02	TOILET	2.15mX1.40m
03	KITCHENETTE	1.80mX4.40m
04	LAUNDRY	1.30mX4.40m
05	NANNY'S ROOM	2.60mX2.35m
06	NANNY'S BATHROOM	1.55mX2.00m
07	ELEVATOR	1.50mX1.50m
08	LOBBY 2	1.30mX1.50m
09	TERRACE 1	4.50mX7.60m
10	TERRACE 2	4.25mX4.25m
11	TERRACE 3	4.50mX4.15m
12	STAIRS	4.70mX3.40m



Penthouse & Roof Terrace Plan

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VILLA CB | With Basement

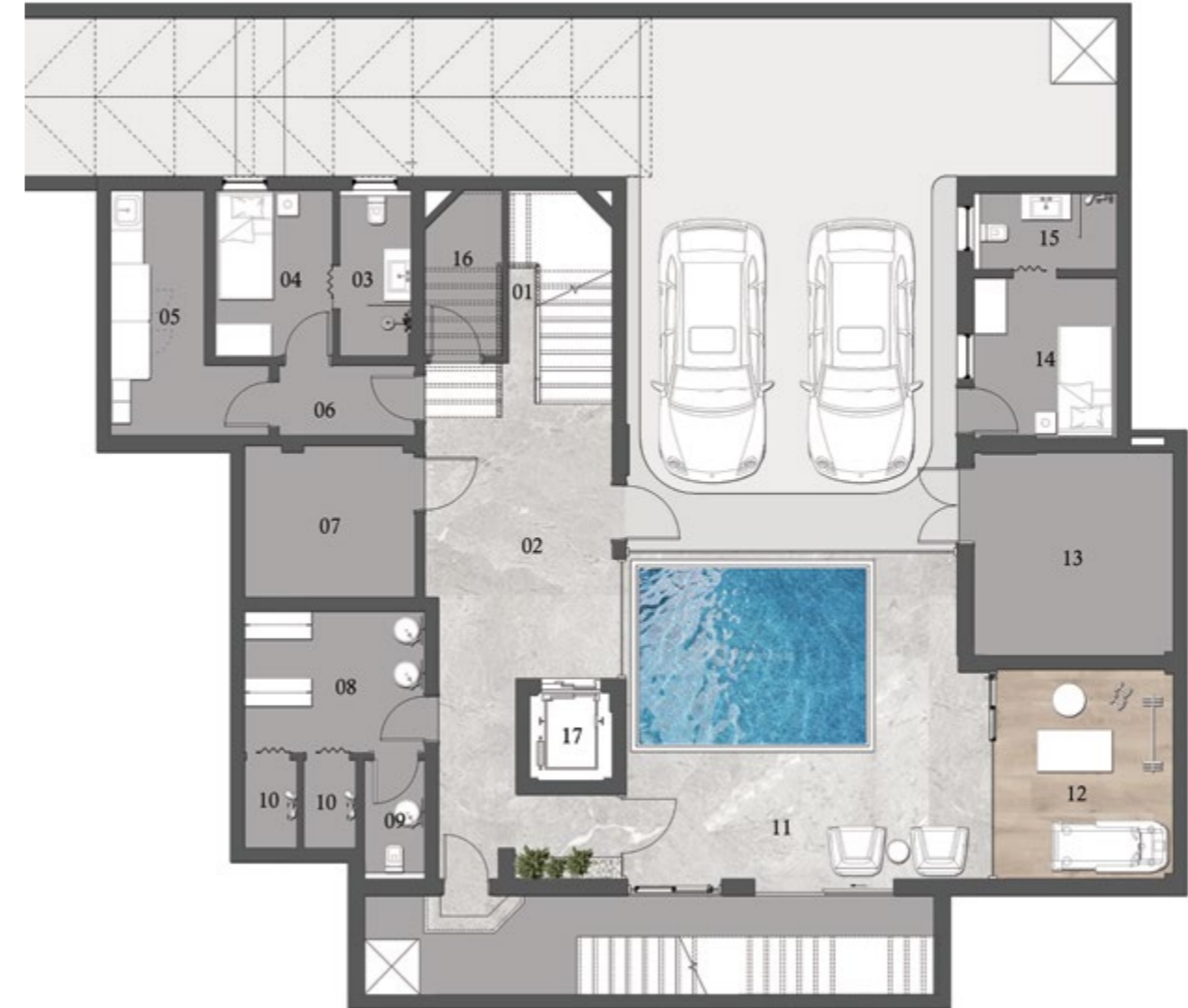
Total Area: 973.30 - 1020.20 m²

Type C1B - C102, C103, C104 & C105
Basement Floor Area: 314.00 m²

NO.	ROOM	DIMENSIONS
01	STAIRS	3.40mX3.85m
02	LOBBY 1	3.40mX8.60m
03	NANNY'S BATHROOM	1.30mX3.00m
04	NANNY'S BEDROOM	2.15mX3.00m
05	LAUNDRY ROOM	1.70mX4.45m
06	LOBBY 2	2.50mX1.30m
07	ELECTRICAL ROOM	3.10mX2.75m
08	CHANGING ROOM	3.30mX2.60m
09	TOILET	1.10mX2.20m
10	SHOWERS	2.00mX1.60m
11	POOL AREA	6.60mX5.85m
12	GYM	3.30mX3.80m
13	WATER TANK ROOM	3.70mX3.60m
14	GUARD'S ROOM	2.60mX2.90m
15	GUARD'S BATHROOM	2.60mX1.40m
16	SERVICES ROOM	3.00mX1.40m
17	ELEVATOR	1.50mX1.60m

Type CB - C87, C88 & C90
Basement Floor Area: 327.00 m²

NO.	ROOM	DIMENSIONS
01	STAIRS	3.40mX3.90m
02	LOBBY 1	3.40mX9.45m
03	NANNY'S BATHROOM	1.30mX3.00m
04	NANNY'S BEDROOM	2.15mX3.00m
05	LAUNDRY	1.70mX4.45m
06	LOBBY 2	2.50mX1.30m
07	ELECTRICAL ROOM	3.10mX2.95m
08	CHANGING ROOM	3.30mX3.20m
09	TOILET	1.10mX2.20m
10	SHOWERS	2.00mX1.60m
11	POOL AREA	6.60mX6.70m
12	GYM	3.30mX4.50m
13	WATER TANK ROOM	3.60mX3.80m
14	GUARD'S ROOM	2.60mX2.90m
15	GUARD'S BATHROOM	2.60mX1.40m
16	SERVICES ROOM	1.40mX3.00m
17	ELEVATOR	1.50mX1.50m



Basement Floor Plan

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VILLA CB | With Basement

Total Area: 973.30 - 1020.20 m²

Type C1B - C102, C103, C104 & C105
Ground Floor Area: 247.20 m²

NO.	ROOM	DIMENSIONS
01	PORCH	1.40mX2.50m
02	ENTRANCE	2.40mX5.85m
03	RECEPTION 1	6.40mX4.15m
04	RECEPTION 2	4.35mX8.90m
05	DINING ROOM	6.00mX3.90m
06	LOBBY 1	1.70mX1.50m
07	KITCHEN	5.00mX4.25m
08	ELEVATOR	1.50mX1.60m
09	STORAGE	1.60mX1.50m
10	STAIRS	5.00mX3.40m
11	LOBBY 2	1.70mX1.40m
12	POWDER ROOM	3.00mX1.70m
13	OFFICE	3.60mX4.40m
14	TERRACE	3.60mX7.70m

Type CB - C87, C88 & C90
Ground Floor Area: 260.90 m²

NO.	ROOM	DIMENSIONS
01	PORCH	2.70mX1.35m
02	ENTRANCE	2.60mX5.85m
03	RECEPTION 1	4.25mX6.50m
04	RECEPTION 2	8.90mX4.50m
05	DINING ROOM	6.00mX4.60m
06	LOBBY 1	1.50mX1.70m
07	KITCHEN	4.90mX5.10m
08	ELEVATOR	1.50mX1.50m
09	STORAGE	2.25mX1.60m
10	STAIRS	5.05mX3.40m
11	LOBBY 2	1.50mX1.75m
12	POWDER ROOM	2.90mX1.70m
13	OFFICE	4.50mX3.60m
14	TERRACE	8.50mX3.60m



Ground Floor Plan

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VILLA CB | With Basement

Total Area: 973.30 - 1020.20 m²

Type C1B - C102, C103, C104 & C105
First Floor Area: 210.00 m²

NO.	ROOM	DIMENSIONS
01	LOBBY 1	3.40mX3.30m
02	LIVING ROOM	6.50mX5.50m
03	KITCHENETTE	4.80mX1.70m
04	MASTER BEDROOM	4.80mX4.50m
05	MASTER BATHROOM	2.85mX3.50m
06	MASTER DRESSING	6.50mX1.60m
07	LOBBY 2	1.70mX1.50m
08	BEDROOM 1	4.30mX4.30m
09	ELEVATOR	1.40mX1.60m
10	BATHROOM 1	3.00mX1.60m
11	BATHROOM 2	2.60mX1.90m
12	BEDROOM 2	4.15mX4.50m
13	TERRACE 1	1.00mX4.50m
14	STAIRS	3.40mX3.90m
15	TERRACE 2	3.15mX4.10m

Type CB - C87, C88 & C90
First Floor Area: 220.50 m²

NO.	ROOM	DIMENSIONS
01	LOBBY 1	3.50mX3.40m
02	LIVING ROOM	5.70mX6.50m
03	KITCHENETTE	2.40mX4.75m
04	MASTER BEDROOM	4.50mX4.80m
05	MASTER BATHROOM	3.50mX2.90m
06	MASTER DRESSING	1.50mX6.50m
07	LOBBY 2	1.50mX1.70m
08	BEDROOM 1	4.90mX4.30m
09	ELEVATOR	1.50mX1.40m
10	BATHROOM 1	2.25mX3.00m
11	BATHROOM 2	2.10mX2.55m
12	BEDROOM 2	4.50mX4.15m
13	TERRACE 1	4.50mX1.00m
14	STAIRS	3.90mX3.40m
15	TERRACE 2	4.10mX3.20m



First Floor Plan

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VILLA CB | With Basement

Total Area: 973.30-1020.20 m²

Type C1B - C102, C103, C104 & C105
 Penthouse Floor Area: 83.70 m²
 Roof Terrace Area: 118.00 m²

NO.	ROOM	DIMENSIONS
01	LOBBY 1	3.40mX2.60m
02	TOILET	1.40mX2.10m
03	KITCHENETTE	4.40mX1.70m
04	GUEST BEDROOM	4.40mX4.10m
05	GUEST BATHROOM	2.70mX1.40m
06	ELEVATOR	1.50mX1.60m
07	LOBBY 2	1.50mX1.10m
08	STAIRS	3.40mX4.70m
09	TERRACE 1	4.50mX7.65m
10	TERRACE 2	3.90mX3.90m
11	TERRACE 3	4.50mX4.10m

Type CB - C87, C88 & C90
 Penthouse Floor Area: 84.60 m²
 Roof Terrace Area: 127.00 m²

NO.	ROOM	DIMENSIONS
01	LOBBY 1	3.40mX2.75m
02	TOILET	2.15mX1.40m
03	KITCHENETTE	4.40mX1.70m
04	GUEST BEDROOM	4.40mX4.30m
05	GUEST BATHROOM	1.40mX2.90m
06	ELEVATOR	1.50mX1.80m
07	LOBBY 2	1.50mX1.10m
08	STAIRS	3.40mX4.70m
09	TERRACE 1	4.50mX7.65m
10	TERRACE 2	4.25mX4.75m
11	TERRACE 3	4.15mX4.50m



Penthouse & Roof Terrace Plan

DISCLAIMER

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VILLA D | OPTION 1



DISCLAIMER
1. This façade is subjected to minor amendments without prior notice. 2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level. 3. This façade is for illustrative purposes.

FRONT VIEW

VILLA D | OPTION 1



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BACK VIEW

VILLA D | OPTION 2



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FRONT VIEW

VILLA D | OPTION 2



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BACK VIEW

VILLA D | Without Basement

Total Area: 771.20-779.10 m²

Type D1 - D78 & D107
Ground Floor Area: 322.30 m²

NO.	ROOM	DIMENSIONS
01	PORCH	3.50mX4.10m
02	ENTRANCE	4.60mX3.90m
03	RECEPTION 1	6.60mX4.70m
04	RECEPTION 2	7.60mX6.60m
05	DINING ROOM	6.30mX4.30m
06	LOBBY	1.70mX1.30m
07	OFFICE	3.50mX4.00m
08	POWDER ROOM	1.70mX2.60m
09	KITCHEN	4.10mX4.00m
10	ELEVATOR	2.70mX1.60m
11	GUEST BEDROOM	3.80mX5.00m
12	GUEST DRESSING	1.60mX2.30m
13	GUEST BATHROOM	2.10mX3.20m
14	STAIRS	4.10mX3.20m
15	TERRACE	7.50mX3.70m

Type D - D73 & D77
Ground Floor Area: 326.60 m²

NO.	ROOM	DIMENSIONS
01	PORCH	3.50mX4.00m
02	ENTRANCE	4.60mX3.80m
03	RECEPTION 1	6.60mX5.20m
04	RECEPTION 2	7.60mX6.60m
05	DINING ROOM	6.30mX4.30m
06	LOBBY	1.70mX1.30m
07	OFFICE	3.50mX4.00m
08	POWDER ROOM	1.70mX2.60m
09	KITCHEN	4.10mX4.00m
10	ELEVATOR	2.70mX1.60m
11	GUEST BEDROOM	3.80mX5.00m
12	GUEST DRESSING	1.60mX2.30m
13	GUEST BATHROOM	2.10mX3.20m
14	STAIRS	4.10mX3.20m
15	TERRACE	7.70mX3.70m



Ground Floor Plan

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VILLA D | Without Basement

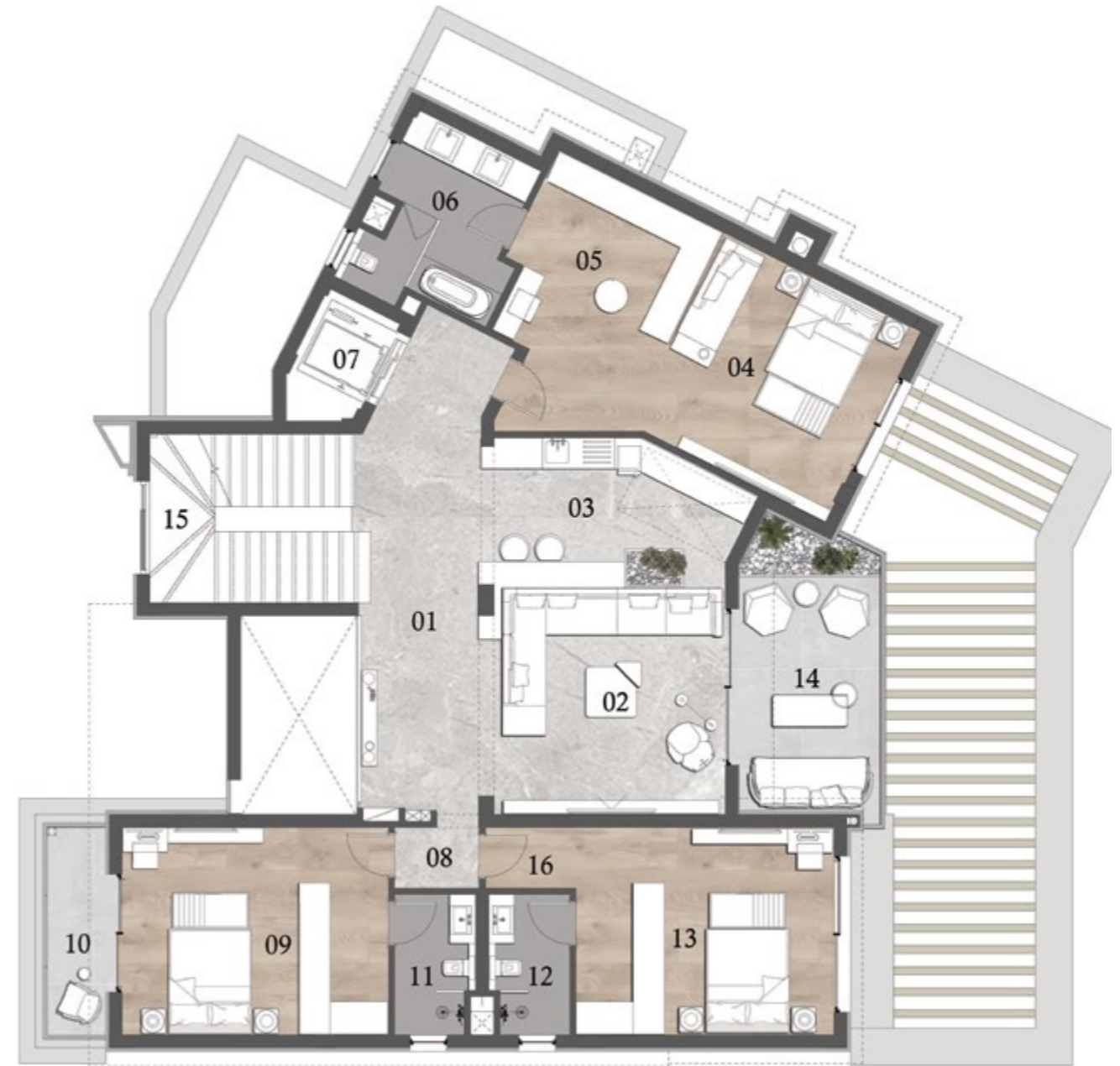
Total Area: 771.20 - 779.10 m²

Type D1 - D78 & D107
First Floor Area: 232.50 m²

NO.	ROOM	DIMENSIONS
01	LOBBY 1	2.30mX10.0m
02	LIVING ROOM	4.50mX4.40m
03	KITCHENETTE	5.40mX2.90m
04	MASTER BEDROOM	4.40mX3.60m
05	MASTER DRESSING	3.20mX3.60m
06	MASTER BATHROOM	3.10mX3.60m
07	ELEVATOR	2.70mX1.60m
08	LOBBY 2	1.60mX1.10m
09	BEDROOM 1	5.20mX4.00m
10	TERRACE 1	1.20mX4.00m
11	BATHROOM 1	1.60mX2.80m
12	BATHROOM 2	1.60mX2.80m
13	BEDROOM 2	5.00mX4.00m
14	TERRACE 2	2.80mX6.00m
15	STAIRS	4.25mX3.25m
16	LOBBY 3	1.80mX1.10m

Type D - D73 & D77
First Floor Area: 236.80 m²

NO.	ROOM	DIMENSIONS
01	LOBBY 1	2.30mX10.0m
02	LIVING ROOM	4.50mX4.40m
03	KITCHENETTE	5.40mX2.90m
04	MASTER BEDROOM	4.20mX4.10m
05	MASTER DRESSING	3.60mX3.60m
06	MASTER BATHROOM	3.10mX3.60m
07	ELEVATOR	2.70mX1.60m
08	LOBBY 2	1.60mX1.20m
09	BEDROOM 1	5.20mX4.00m
10	TERRACE 1	1.20mX4.00m
11	BATHROOM 1	1.60mX2.70m
12	BATHROOM 2	1.60mX2.70m
13	BEDROOM 2	5.00mX4.00m
14	TERRACE 2	2.80mX6.00m
15	STAIRS	4.25mX3.25m
16	LOBBY 3	1.80mX1.20m



First Floor Plan

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VILLA D | Without Basement

Total Area: 771.20 - 779.10 m²

Type D1 - D78 & D107

Penthouse Floor Area: 104.20 m²

Roof Terrace Area: 112.20 m²

NO.	ROOM	DIMENSIONS
01	LOBBY	1.90mX5.20m
02	LIVING ROOM	5.70mX4.00m
03	KITCHENETTE	3.40mX0.60m
04	LAUNDRY	1.60mX2.20m
05	NANNY'S BEDROOM	1.60mX2.40m
06	NANNY'S BATHROOM	1.20mX2.30m
07	BATHROOM	1.20mX2.10m
08	ELEVATOR	2.70mX1.60m
09	STAIRS	4.10mX3.20m
10	TERRACE 1	6.20mX3.80m
11	TERRACE 2	6.50mX4.10m
12	TERRACE 3	4.40mX8.00m
13	TERRACE 4	5.90mX3.10m

Type D - D73 & D77

Penthouse Floor Area: 103.20 m²

Roof Terrace Area: 112.50 m²

NO.	ROOM	DIMENSIONS
01	LOBBY	1.90mX5.20m
02	LIVING ROOM	5.70mX3.80m
03	KITCHENETTE	3.30mX0.60m
04	LAUNDRY	1.60mX2.10m
05	NANNY'S BEDROOM	1.60mX2.40m
06	NANNY'S BATHROOM	1.40mX2.30m
07	BATHROOM	1.40mX2.00m
08	ELEVATOR	2.70mX1.60m
09	STAIRS	4.10mX3.20m
10	TERRACE 1	6.20mX4.00m
11	TERRACE 2	6.50mX4.00m
12	TERRACE 3	4.40mX7.50m
13	TERRACE 4	6.00mX2.90m



Penthouse & Roof Terrace Plan

DISCLAIMER

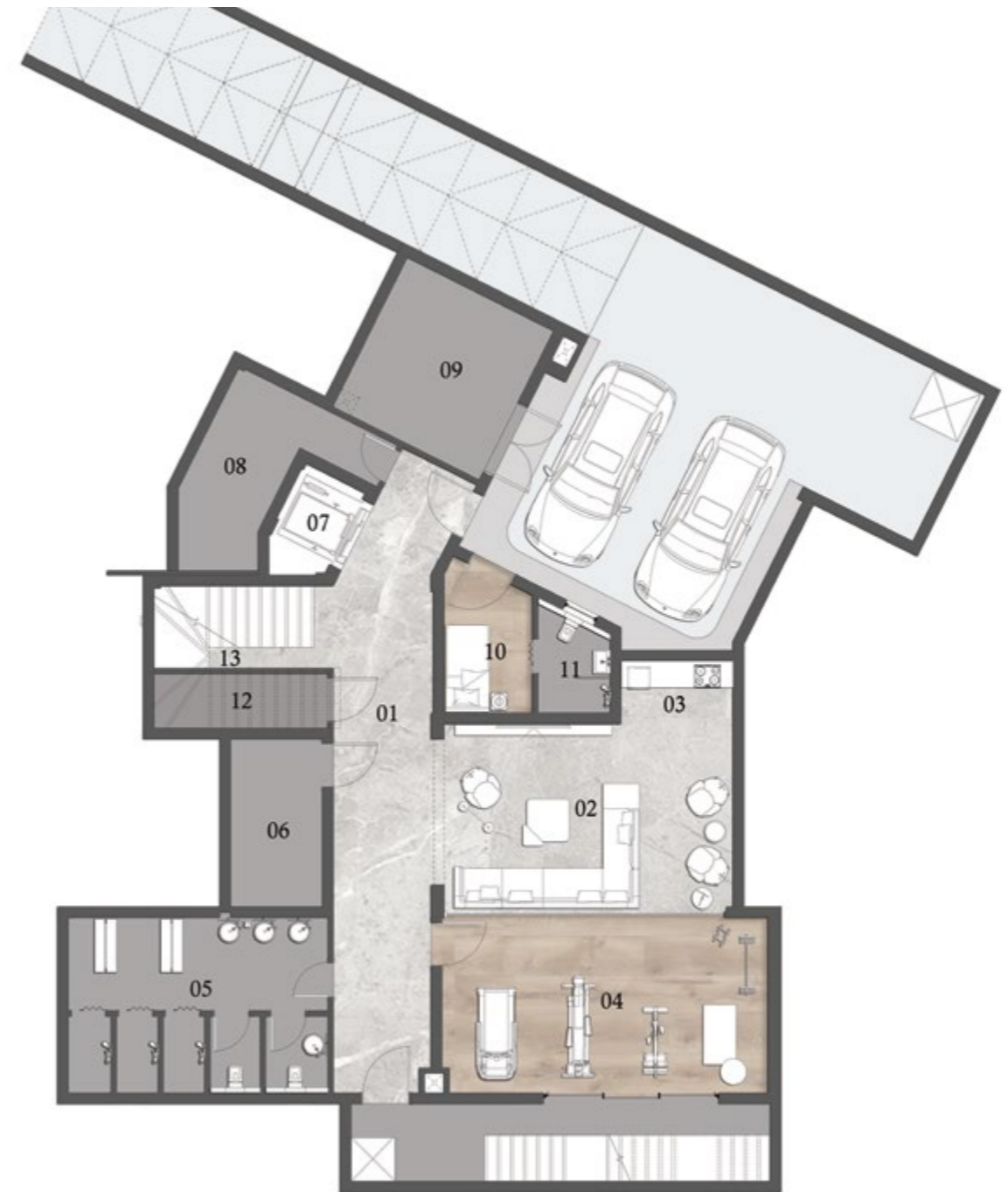
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VILLA DB | With Basement**Total Area:** 1116.20 m²

Type DB - D89 & D91

Basement Floor Area: 337.00 m²

NO.	ROOM	DIMENSIONS
01	LOBBY	2.20mX14.7m
02	LIVING ROOM	6.60mX4.30m
03	KITCHENETTE	2.60mX1.40m
04	GYM	7.50mX4.00m
05	CHANGING ROOM	6.00mX4.00m
06	ELECTRICAL ROOM	2.10mX3.80m
07	ELEVATOR	2.70mX1.60m
08	STORAGE ROOM	2.10mX4.10m
09	WATER TANK ROOM	3.80mX3.80m
10	GUARD'S ROOM	2.00mX3.60m
11	GUARD'S BATHROOM	2.60mX1.70m
12	SERVICES ROOM	4.00mX1.20m
13	STAIRS	4.10mX3.20m



Basement Floor Plan

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VILLA DB | With Basement**Total Area:** 1116.20 m²

Type DB - D89 & D91

Ground Floor Area: 326.20 m²

NO.	ROOM	DIMENSIONS
01	PORCH	3.50mX4.00m
02	ENTRANCE	4.60mX3.80m
03	RECEPTION 1	6.60mX5.20m
04	RECEPTION 2	7.60mX6.60m
05	DINING ROOM	6.30mX4.30m
06	LOBBY	1.70mX1.30m
07	OFFICE	3.50mX4.00m
08	POWDER ROOM	1.70mX2.60m
09	KITCHEN	4.10mX4.00m
10	ELEVATOR	2.70mX1.60m
11	GUEST BEDROOM	3.80mX5.00m
12	GUEST DRESSING	1.60mX2.30m
13	GUEST BATHROOM	2.10mX3.20m
14	STAIRS	4.10mX3.20m
15	TERRACE	7.70mX3.70m



Ground Floor Plan

DISCLAIMER

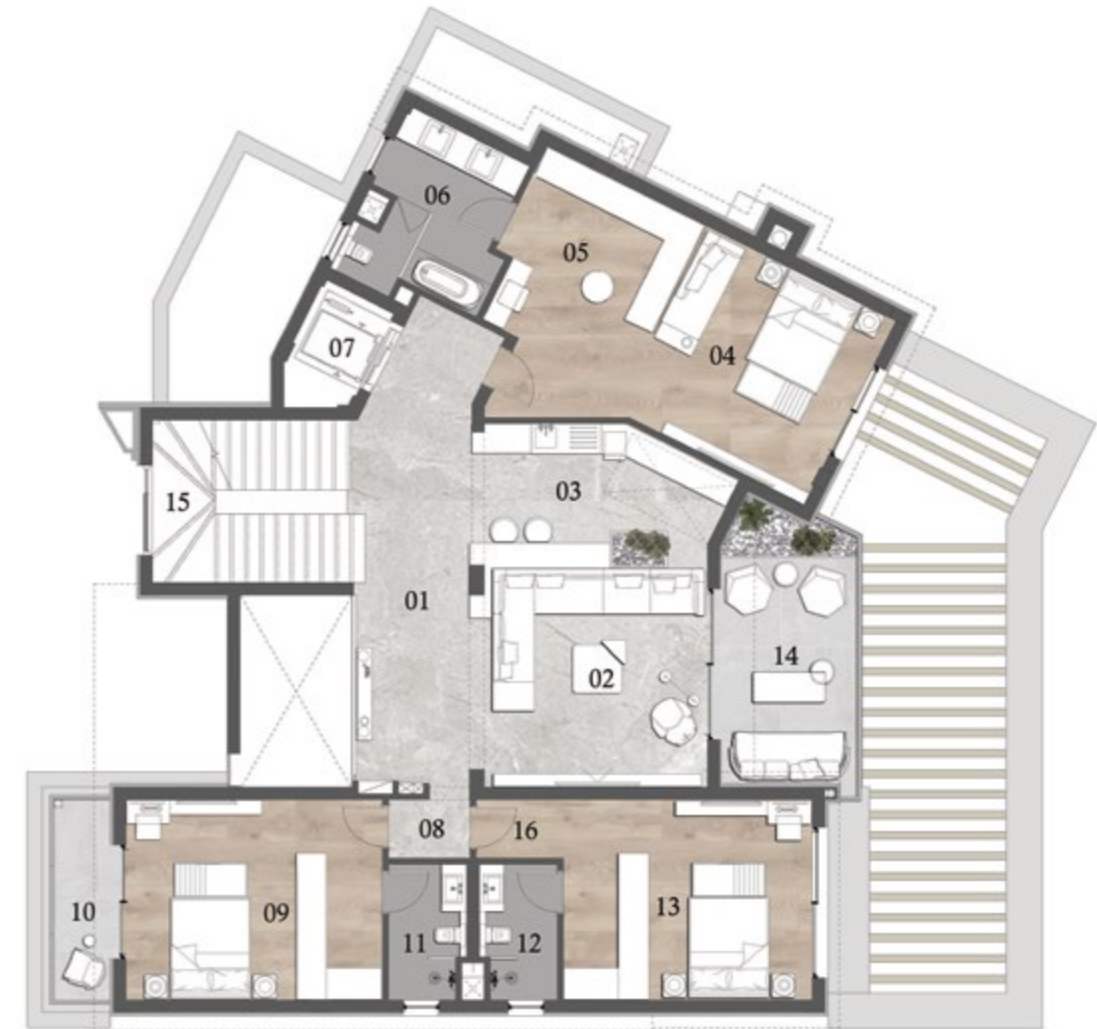
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VILLA DB | With Basement**Total Area:** 1116.20 m²

Type DB - D89 & D91

First Floor Area: 236.80 m²

NO.	ROOM	DIMENSIONS
01	LOBBY 1	2.30mX10.0m
02	LIVING ROOM	4.50mX4.40m
03	KITCHENETTE	5.40mX2.90m
04	MASTER BEDROOM	4.20mX4.10m
05	MASTER DRESSING	3.60mX3.60m
06	MASTER BATHROOM	3.10mX3.60m
07	ELEVATOR	2.70mX1.60m
08	LOBBY 2	1.60mX1.20m
09	BEDROOM 1	5.20mX4.00m
10	TERRACE 1	1.20mX4.00m
11	BATHROOM 1	1.60mX2.70m
12	BATHROOM 2	1.60mX2.70m
13	BEDROOM 2	5.00mX4.00m
14	TERRACE 2	2.80mX6.00m
15	STAIRS	4.25mX3.25m
16	LOBBY 3	1.80mX1.20m



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VILLA DB | With Basement**Total Area:** 1116.20 m²

Type DB - D89 & D91

Penthouse Floor Area: 103.20 m²Roof Terrace Area: 112.50 m²

NO.	ROOM	DIMENSIONS
01	LOBBY	1.90mX5.20m
02	LIVING ROOM	5.70mX3.80m
03	KITCHENETTE	3.30mX0.60m
04	LAUNDRY	1.60mX2.10m
05	NANNY'S BEDROOM	1.60mX2.40m
06	NANNY'S BATHROOM	1.40mX2.30m
07	BATHROOM	1.40mX2.00m
08	ELEVATOR	2.70mX1.60m
09	STAIRS	4.10mX3.20m
10	TERRACE 1	6.20mX4.00m
11	TERRACE 2	6.50mX4.00m
12	TERRACE 3	4.40mX7.50m
13	TERRACE 4	6.00mX2.90m



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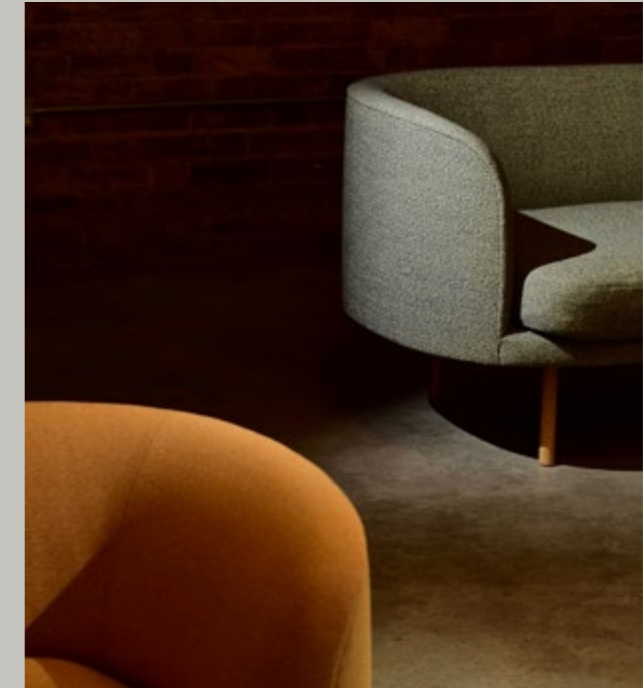
LA NUOVA VISTA



COLLABORATIONS

Shehab A. Mazhar Architects consultancy firm is committed to being the company of choice to provide architectural & engineering services on various scaled projects. It strives to build a long-term partnership with our prestigious clients by providing quality services in performance. The firm aspires to be a World-ranked Consulting Firm that exceeds clients' expectations.

Shehab A. Mazhar
ARCHITECTS



At HSI, they are pioneers in space utilization and creative engineering. They are architects, builders and interior designers who simultaneously believe in tradition and in breaking it. They are headquartered in Katameya and their profile extends beyond the typical architectural firm in offering diverse range of services relating to buildings, from planning through design, construction and management.

They provide a full complement of design services and construction management for a wide array of residential and commercial sectors.

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