



VINCI *Street*

OFFICES, CLINICS, RETAIL AND F&B

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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.



VINCI Philosophy

Vinci, the new urban destination, is Misr Italia Properties newest residential project designed to encapsulate the ease and beauty of modern living. The project integrates various art elements of several art styles into its urban and landscape design using dynamic approaches to set the standards for contemporary living, created to exude the warm earthy accent of a home whilst overlooking scenic landscapes. The project aims to Inspire and engage its homeowners into spaces that are inspired by art elements providing a lifestyle that is enthused by art.

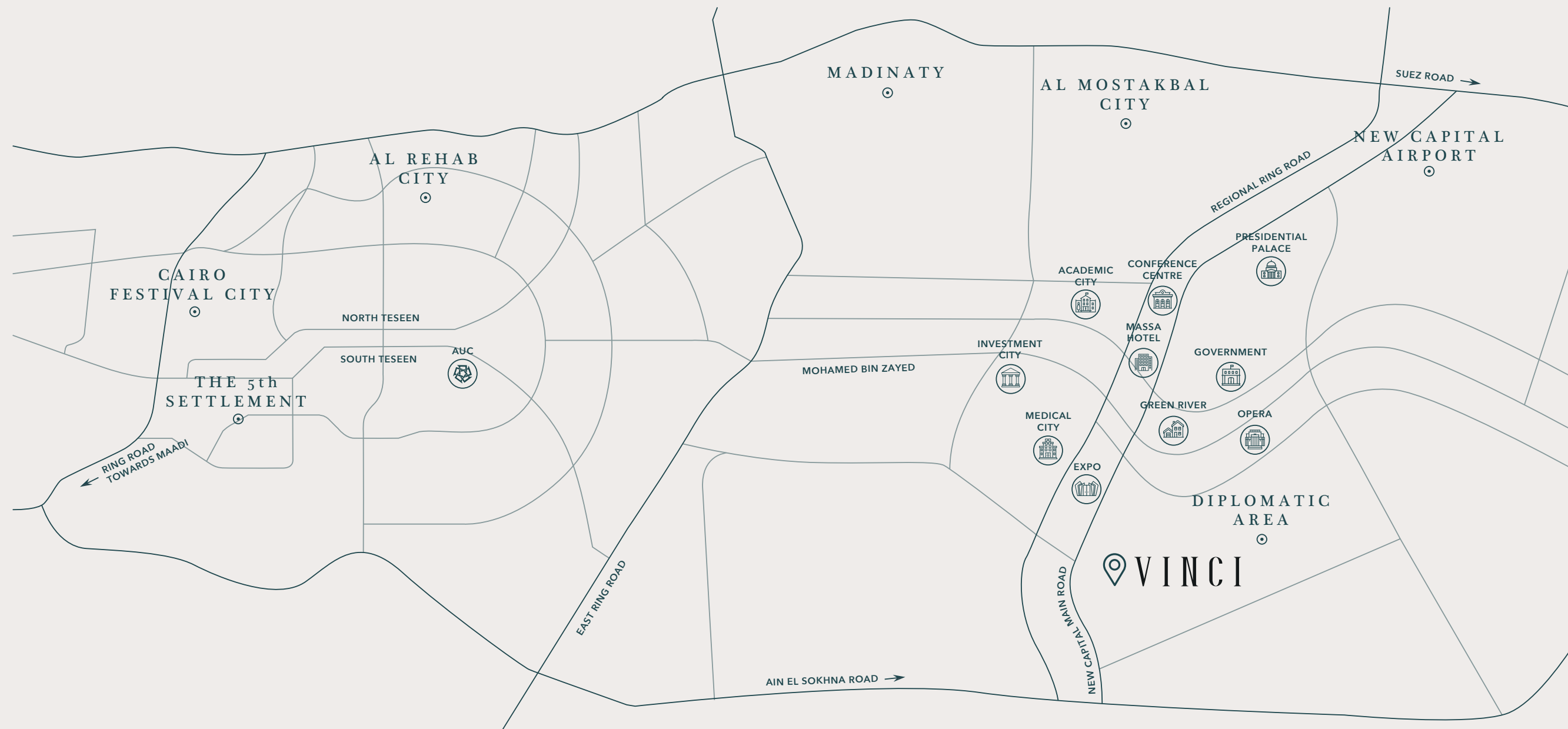
Combining the best of services and outstanding living spaces, from iconic villas, to exemplary apartments, Vinci is considered one of the New Capital's most remarkable residential destination.

Enriching experiences are the essence of Vinci's everyday living experience.



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.



Location

Vinci is perfectly located at the heart of the New Capital City, overlooking the Diplomatic Area. Positioned amid exclusive residential districts with an easy access to the main lines of transportation.

The luxury compound merges the abundant architectural haven with the alluring scenery that is on the same road as the Expo, Medical City, and the Massa Hotel; and nearby the government district, with the main aim of providing a well-studied location for residents to retreat from their hectic life yet stay connected.



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VINCI Design Concept

Vinci redefines the new luxury living with architectural inspirations that fall in line with crafted interiors that endeavor for an effortless, minimally programmed space.

It's a boutique luxury living development with an upscale community, serving first class residents with polished earthiness. Designed to give you privacy while enjoying a sublime view that encapsulate the sunrays and the purifying greenery.

Our homeowners will be able to unwind in an array of amenities in the comfort of a finesse lifestyle.

The exquisite modern architecture, the remarkable minimalist design, the ethnic elements, material surfaces and textures designed by Hany Saad Innovations emanate a sense of balance and harmony welcoming residents to succumb to the pleasures of contemporary luxury.

About VINCI

Vinci's very distinctive design concept is inspired by art and its various phases. Such an exquisite concept is spread over 110 feddan, divided into districts that represent various arts periods that originated from the 19th century all the way up to the 21st century. From the classics, to the contemporary to the modern, the project is divided into phases with each phase being designed into a specific art style.

Behind the creation of this project comes the master-planners and the interior designer, CallisonRTKL & DMA, designing an exceptional master plan along with Hany Saad Innovations creating a unique look and style to the exteriors and interiors of the project.

- KEY**
-  VINCI'S MAIN GATES
 -  VINCI'S LUXURY VILLAS
 -  BRANDED APARTEMENTS
 -  HIGH END APARTEMENTS
 -  COMMERCIAL AREA
 -  VINCI'S CLUBHOUSE
 -  COMMUNITY CENTER
 -  TREELINE PROMENADE
 -  INNER PASSAGEWAY

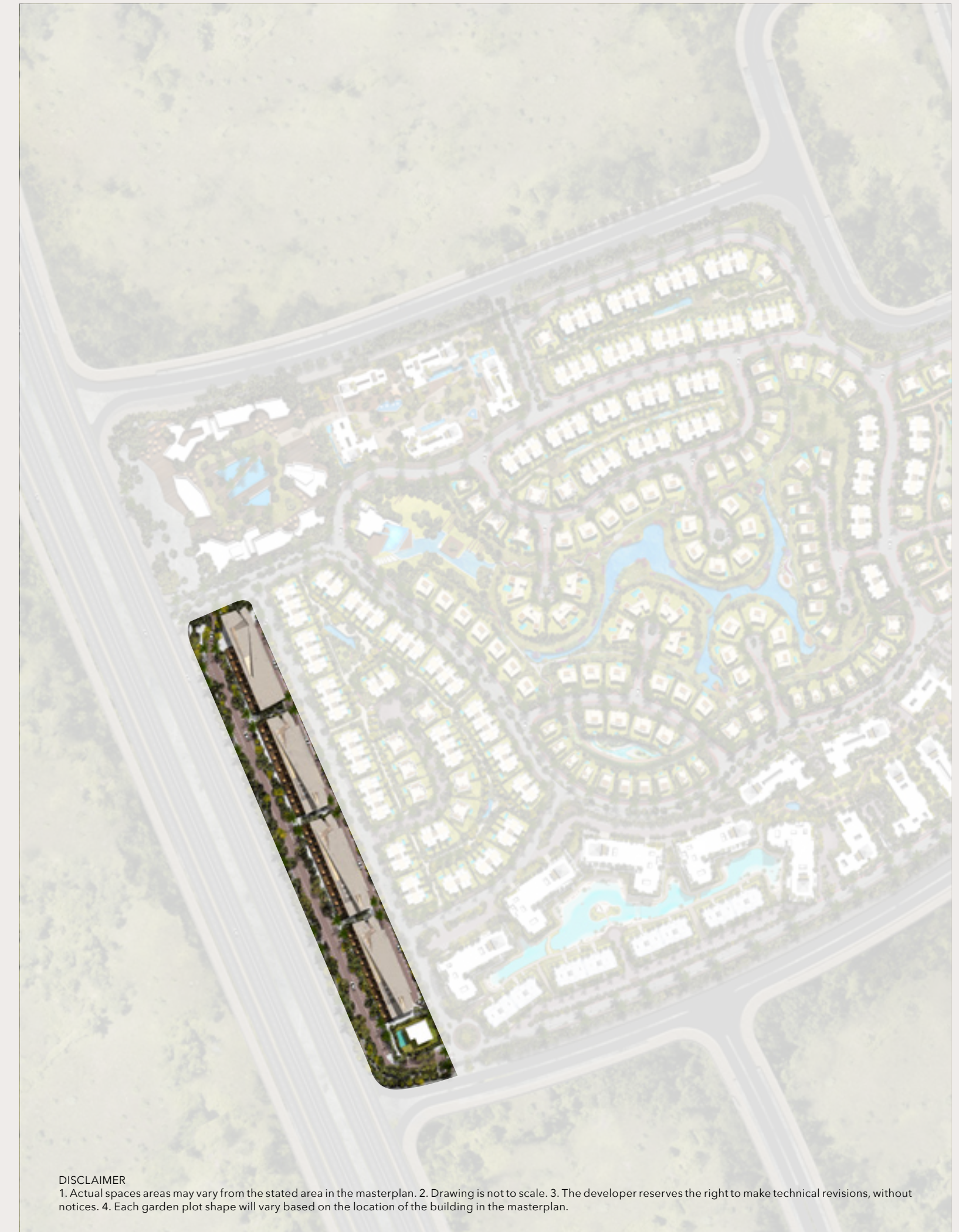


DISCLAIMER
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VINCI *Street*

ZONE

This architectural masterpiece is designed to highlight the beauty of leveling implemented "Vinci Street" - utilizing all the stories to maximize the functionality of the floor layouts while facilitating the connectivity between the individual buildings.



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Overview

VINCI Street is located in the New Capital in the luxury boutique living compound "VINCI". The optimum location of VINCI Street allows the strip to serve the surrounding neighborhood.

The commercial strip is compartmentalized into five buildings, the fifth building is a stand-alone nursery. Capturing the essence of the luxurious lifestyle, the design is complemented with easily accessible facilities and services that optimize the experience. The nature of the landscape around the strip enables visitors to enjoy and maximize their stay at VINCI Street. VINCI Street has crystal glass exteriors, amplifying the space and creating a broader perspective to the whole area

elevating the experience. The facades are finished to the tenants to maintain the monotone homogeneous design throughout the strip to sustain VINCI Street's spirit.

Parking spaces are available to facilitate the experience at Vinci Street. Available external terraces exist for selected units facing the external terraces can be sold or rented.

Buildings are equipped with handicapped facilities, rest-rooms, prayer room, passenger and separate service elevators, escalators connecting the ground and first floors in the retail buildings, tie-ins are obligatory for all units.

Experience Culinary Finesse.



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The Perfect Blend Between Fine Dining And High-End Retail.



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Overview

VINCI Street is a modern thoughtfully designed haven for retail, leisure and lifestyle pursuits of the community's residents and visitors, as well as for riveted workers seeking the very best that the New Capital has to offer.

VINCI Street comprises of F&B and retail spaces in addition to brilliant office & clinic units. The strip is equipped with ready prepared conditions which can be tailored to resemble a specific business with provided essentials like CCTV system, stand-by generators in common areas for emergencies, building management system (BMS), redundant independent power feeders, provision of electrical and water meters, sprinklers system provisional tie-ins as well.

Expansive windows provide natural lighting throughout the building, while broad overhang shades shelter the interiors from the summer sun. The wide expansive use of the scenic landscape views and the mix of the best services along with the surrounds by various art movements incorporated will inevitably enrich the lifestyle experiences of those working in VINCI Street.

A facility management company offers mechanical, electrical, plumbing, and civil works in addition to maintenance whenever needed. It also takes care of landscaping, gardening, overall cleanliness, security & safety.

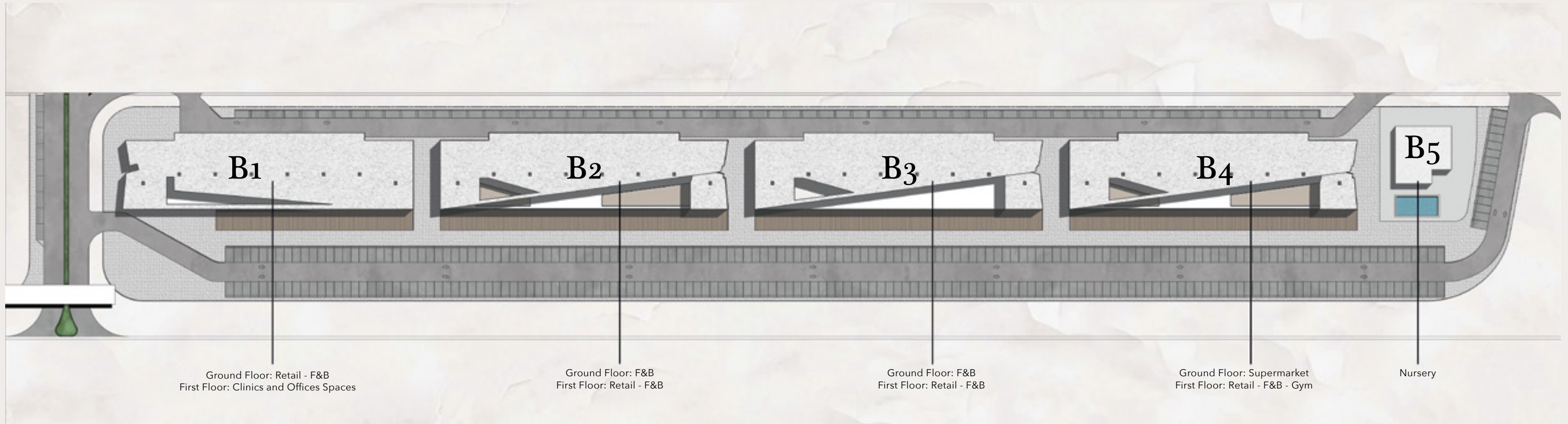
Artisan Architecture.



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PROJECT LAYOUT



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B1 USAGE DISTRIBUTION

The design of VINCI Street reflects the pulse of Modern Egypt nowadays. Designed as a cosmopolitan and smart cultural haven, the values of which it's built upon will resonate with those who desire connectivity through technology and gravitate towards culturally inspired surroundings. The inner character of the building is exhibited in the schematic plans of the ground and first floors.

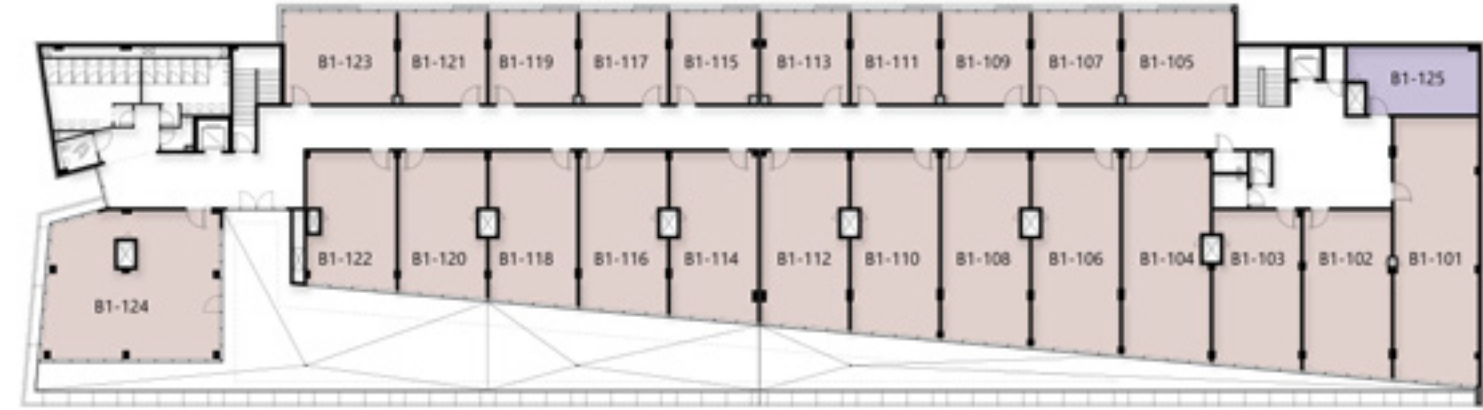
Building B1 is comprised of smartly-positioned F&B and retail spaces in the ground floor in addition to brilliant office & clinic units in the first floor.

B1 FLOOR PLANS

Ground Floor			First Floor		
Unit	Gross Area (m ²)	Terraces Area (m ²)	Unit	Gross Area (m ²)	Terraces Area (m ²)
B1-001	61.4	-	B1-101	116.0	-
B1-002	65.6	-	B1-102	74.3	-
B1-003	76.5	-	B1-103	70.7	-
B1-004	99.1	50.3	B1-104	93.2	-
B1-005	99.1	51.3	B1-105	56.7	-
B1-006	99.1	51.3	B1-106	89.1	-
B1-007	99.1	51.3	B1-107	44.6	-
B1-008	99.1	51.3	B1-108	85.6	-
B1-009	99.1	51.3	B1-109	44.6	-
B1-010	99.1	51.3	B1-110	82.1	-
B1-011	99.1	51.3	B1-111	44.6	-
B1-012	99.1	51.3	B1-112	78.6	-
B1-013	99.1	51.3	B1-113	44.6	-
B1-014	198.5	153.0	B1-114	75.3	-
B1-015	30.1	-	B1-115	44.6	-
B1-016	32.7	-	B1-116	71.8	-
			B1-117	44.6	-
			B1-118	68.3	-
			B1-119	44.6	-
			B1-120	64.9	-
			B1-121	44.6	-
			B1-122	63.6	-
			B1-123	56.7	-
			B1-124	128.4	-
			B1-125	47.4	-



Ground Floor



First Floor

- Food & Beverages
- Pharmacy
- Offices/Clinics
- Outdoors
- Retail

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B₂ & B₃ USAGE DISTRIBUTION

VINCI Street reflects an elegant and modern style of life, one of which is unparalleled in its artistic uniqueness. At the outdoor gatherings, visitors can unwind, feel the strains of the city melt away and mingle with one another while they enjoy elegant retail & F&B stores that serve them with a comforting ambience and variety of choices to suit all age groups.

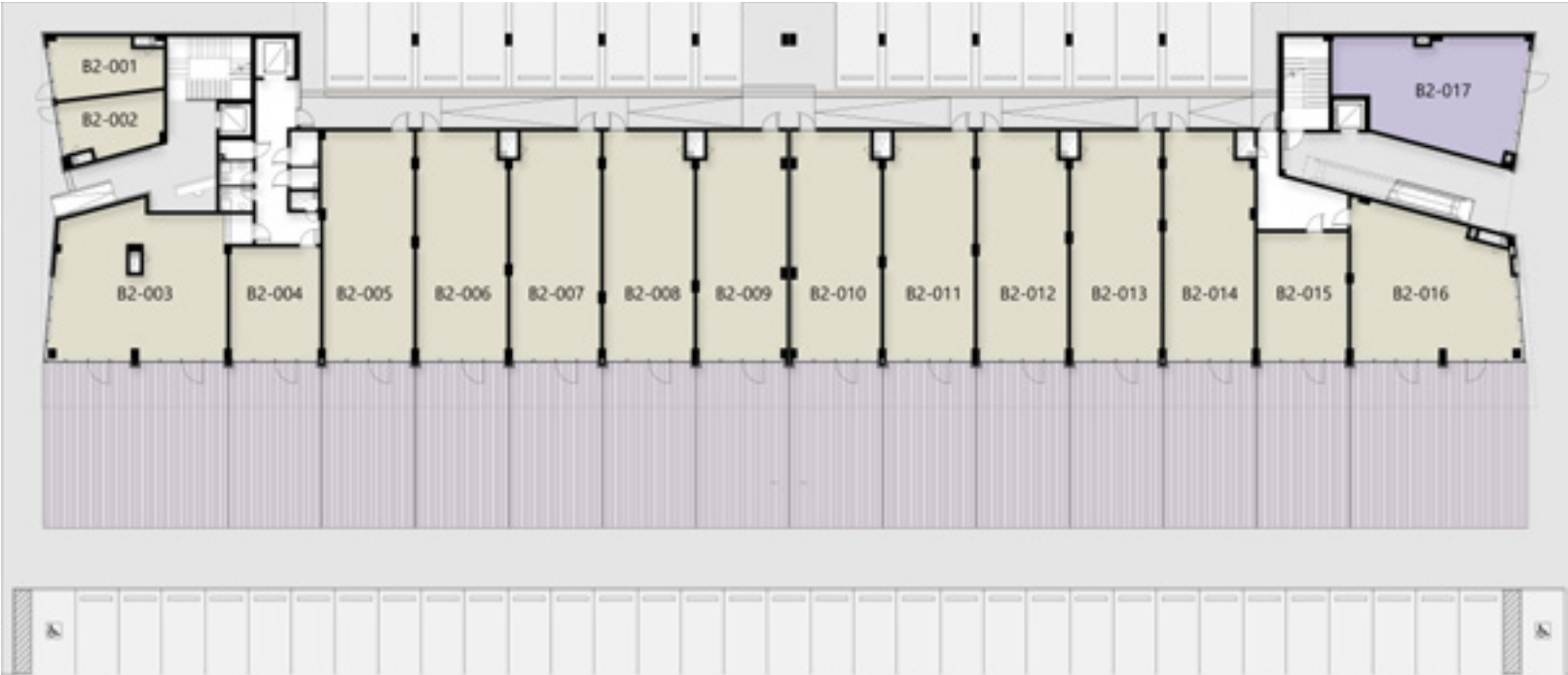
The visitors can gain access to VINCI street from the promenade that connects the four buildings. The strip is set to become New Capital's finest lifestyle shopping, dining and leisure destination.

Building B₂ & B₃ consists of two floors with numerous retail shops, restaurants and cafes with outdoor areas as well as recreational facilities. The two floors are accessible with passenger and separate service elevators in addition to an escalator.

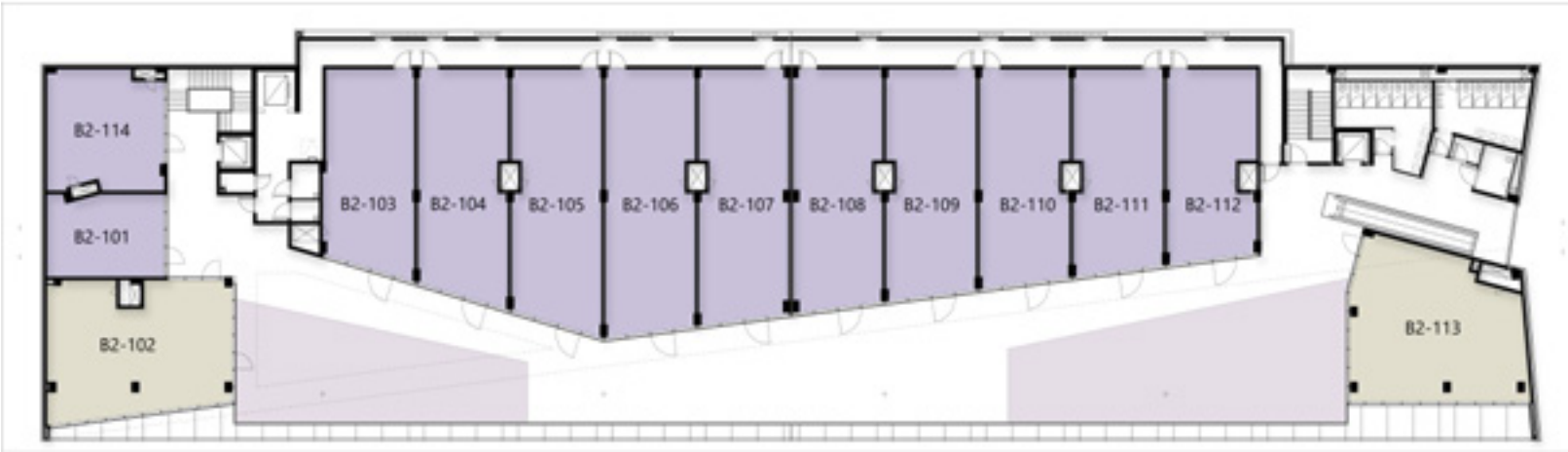


B2 FLOOR PLANS

Ground Floor			First Floor		
Unit	Gross Area (m ²)	Terraces Area (m ²)	Unit	Gross Area (m ²)	Terraces Area (m ²)
B2-001	33.2	-	B2-101	47.9	-
B2-002	31.2	-	B2-102	119.7	81.4
B2-003	131.4	101.7	B2-103	86.7	-
B2-004	50.1	51.3	B2-104	98.4	-
B2-005	100.0	51.3	B2-105	110.0	-
B2-006	99.1	51.3	B2-106	113.3	-
B2-007	99.1	51.3	B2-107	108.4	-
B2-008	99.1	51.3	B2-108	103.0	-
B2-009	99.1	51.3	B2-109	97.9	-
B2-010	99.1	51.3	B2-110	92.9	-
B2-011	99.1	51.3	B2-111	87.8	-
B2-012	99.1	51.3	B2-112	84.1	-
B2-013	99.1	51.3	B2-113	127.3	144.3
B2-014	99.9	51.3	B2-114	70.6	-
B2-015	56.4	51.3			
B2-016	114.9	96.7			
B2-017	96.3	-			



Ground Floor



First Floor

- Food & Beverages
- Retail
- Outdoors

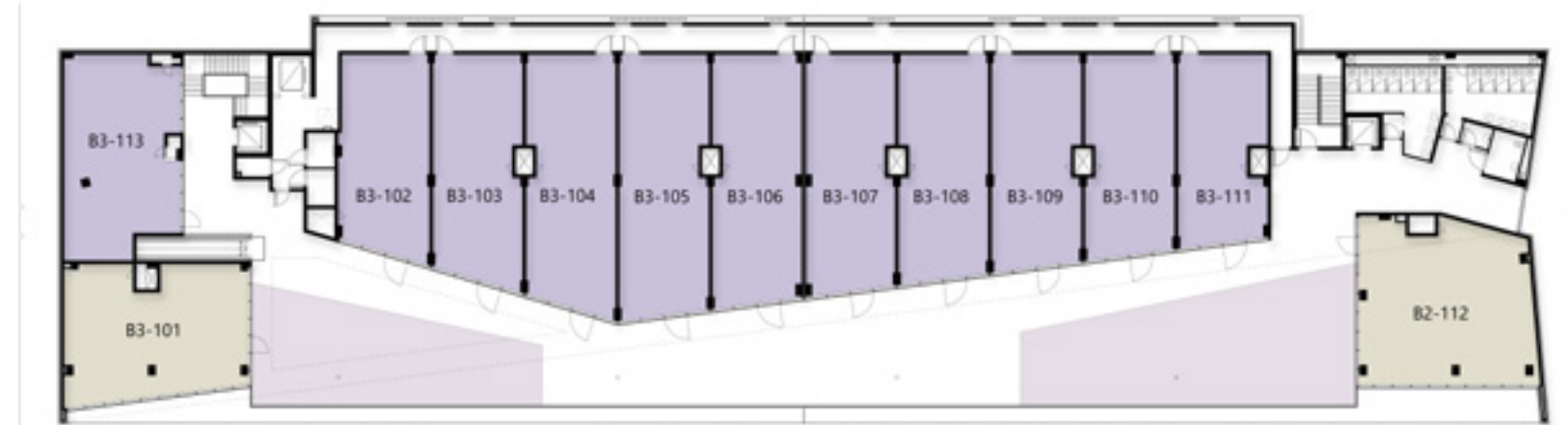
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B₃ FLOOR PLANS

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Unit	Gross Area (m ²)	Terraces Area (m ²)	Unit	Gross Area (m ²)	Terraces Area (m ²)
B3-001	33.2	-	B3-101	120.7	81.4
B3-002	31.1	-	B3-102	86.7	-
B3-003	105.2	96.1	B3-103	98.3	-
B3-004	51.0	51.3	B3-104	110.2	-
B3-005	100.0	51.3	B3-105	114.9	-
B3-006	99.1	48.6	B3-106	108.4	-
B3-007	99.1	51.3	B3-107	103.0	-
B3-008	99.1	48.6	B3-108	98.0	-
B3-009	99.1	48.6	B3-109	92.9	-
B3-010	99.1	51.3	B3-110	87.8	-
B3-011	99.1	48.6	B3-111	84.1	-
B3-012	99.1	51.3	B3-112	139.5	144.3
B3-013	99.1	48.6	B3-113	104.1	-
B3-014	100.0	48.8			
B3-015	50.1	51.3			
B3-016	50.1	51.3			
B3-017	57.4	45.4			



Ground Floor



First Floor

- Food & Beverages
- Retail
- Outdoors

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Collaborations

Vinci has strategically structured itself to collaborate with the most recognized partners

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.



CallisonTRKL combines the legacy of two great design practices that are characterized by the strength of their ideas, the spirit of their culture and the passion of their people to make the world a better place.

Headquartered in Dallas, Texas, USA, CallisonTRKL is one of the major global players in master planning and design consultancy.



DMA carries more than 25 years of extensive experience in delivering architectural & engineering services covering urban planning, architectural and landscape design, construction supervision & interior design; for all the real estate developments & facility sectors.

In DMA, we believe that Architectural Design is not only about being iconic or unique; It is about bringing the project to life.



Combining technical and managerial expertise to develop and acquire knowledge fundamentals and potential accomplish men promptly, following the highest standards of environment protection standards. Together, we will create landmarks that serve our customers and community with Simple Pure Life in optimum Quality, cost and Time.



MISR ITALIA PROPERTIES PROJECTS

Misr Italia Properties is the developer of several residential, administrative, coastal and hospitality projects across Egypt.

RESIDENTIAL PROJECTS



COASTAL PROJECTS



COMMERCIAL PROJECTS



HOSPITALITY

KAI SOKHNA HOTEL & RESORT
CAIRO BUSINESS PARK 5-STAR BUSINESS HOTEL





MISRITALIA PROPERTIES
WWW.MISRITALIAPROPERTIES.COM

☎ 16519

Villa 8, La Nuova Vista Compound, New Cairo, Cairo

Garden 8, La Nuova Vista, Salah El Din Abdel Karim, First Settlement, New Cairo.

405/B4 Capital Business Park, 26th July Corridor, Sheikh Zayed.

Misr Italia Properties reserves the right to make minor alterations without prior notice. All renderings and other visual materials, design, and Façades are for demonstrative purposes only and are subject to change. Diagrams are not to scale and are for illustrative purposes only. Finishing is according to the specs in contract appendix.

