



IL BOSCO

NEW CAPITAL



THE
CREEK
VILLAS



IL BOSCO

NEW CAPITAL

THE FIRST TO DELIVER IN THE NEW CAPITAL

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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.

 **MISR ITALIA**
PROPERTIES

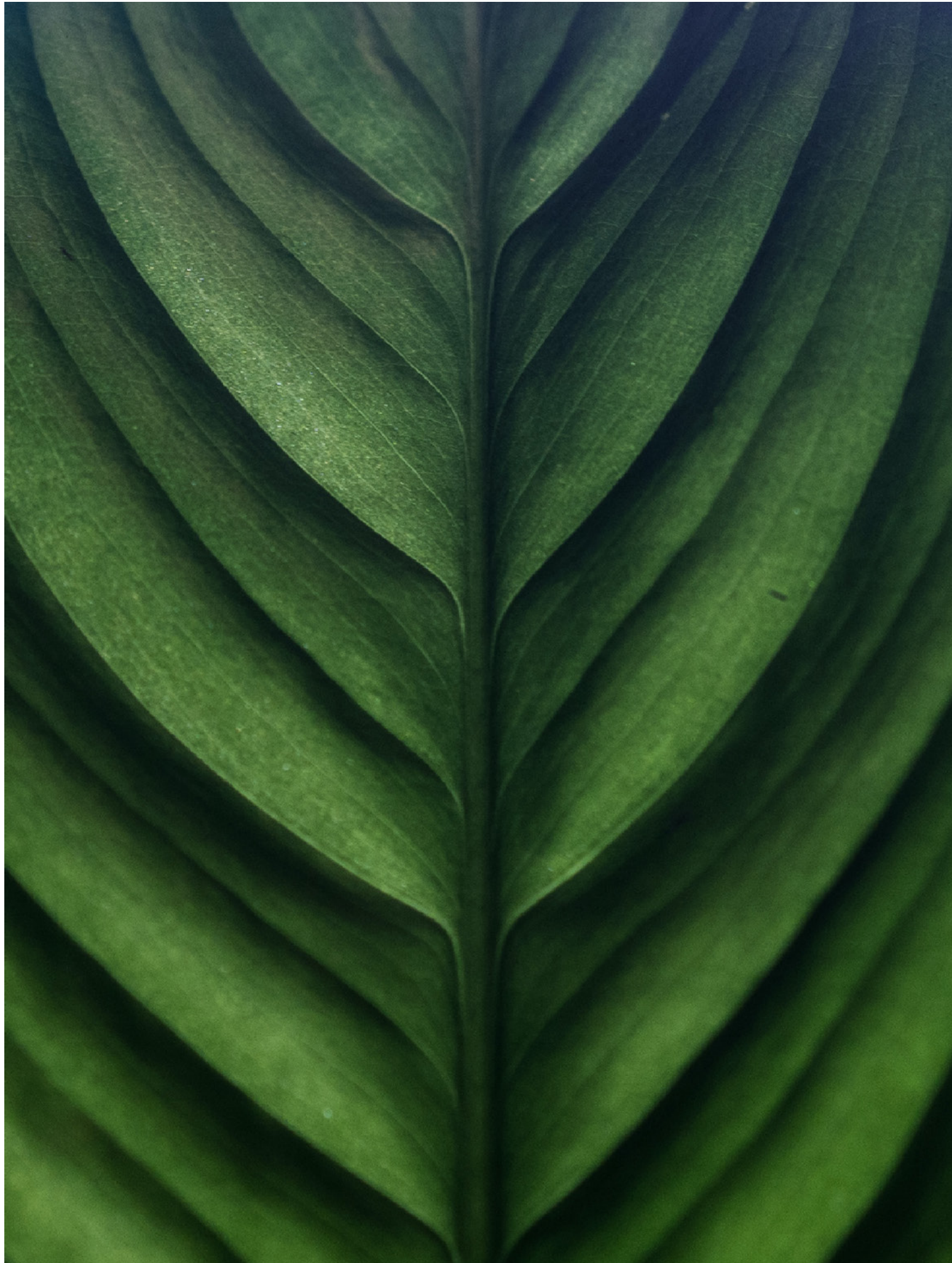


ABOUT THE NEW CAPITAL

Gracefully nestled in the beating heart of Egypt's future, IL BOSCO crowns a strategic location in the heart of The New Administrative Capital. A visionary city -on par with global ones around the world- planned on an impressive 170,000 feddans to put sustainable development, as well as smart living at the heart of its masterplan. The New Capital introduces a leap into the future of integrated possibilities, away from Cairo's congestion, thanks to 21 residential communities, steeped in natural surroundings and state-of-the-art infrastructure adopting the highest in quality standards. The new city proudly boasts Egypt's first fully integrated business and financial district, designed as an investment magnet to accelerate the country's economic progress.

Envisaged to house more than 15 million people, Cairo's New Administrative Capital is home to 25 dedicated districts, each offering a variety of select experiences to suit every lifestyle from world-class education, a cultural hub to commercial distinction, cultivating a new ideology in-line with Egypt's strategic growth vision.

The New capital is planned with ultimate accessibility in mind, situated only 45 kilometers East of Downtown Cairo and outside the Second Greater Cairo Ring Road while enjoying seamless connection to all of Cairo's vital districts through an interconnected monorail system.



IL BOSCO PHILOSOPHY

Step into a forest-inspired lifestyle and allow exuberant green, towering trees and breathing views to teleport you into another worldly-dimension of uninterrupted peace. A tranquil oasis of calm, dictating a green paradise to challenge the conventional norms of concrete with a sustainable architectural concept that speaks an inventive language of natural harmony, thanks to endless evergreens enveloping your home. IL BOSCO — Italian name for forest— introduces a revolutionary concept, awakening a green lifestyle in the heart of The New Capital.

Life at IL BOSCO is to wake up to the sound of chirping birds, inhale the purity of fresh air while celebrating the beauty of mother earth everywhere you turn. Here is where expansive landscapes reign supreme to re-imagine green living and exclusive sophistication in the heart of The New Capital.

ABOUT IL BOSCO

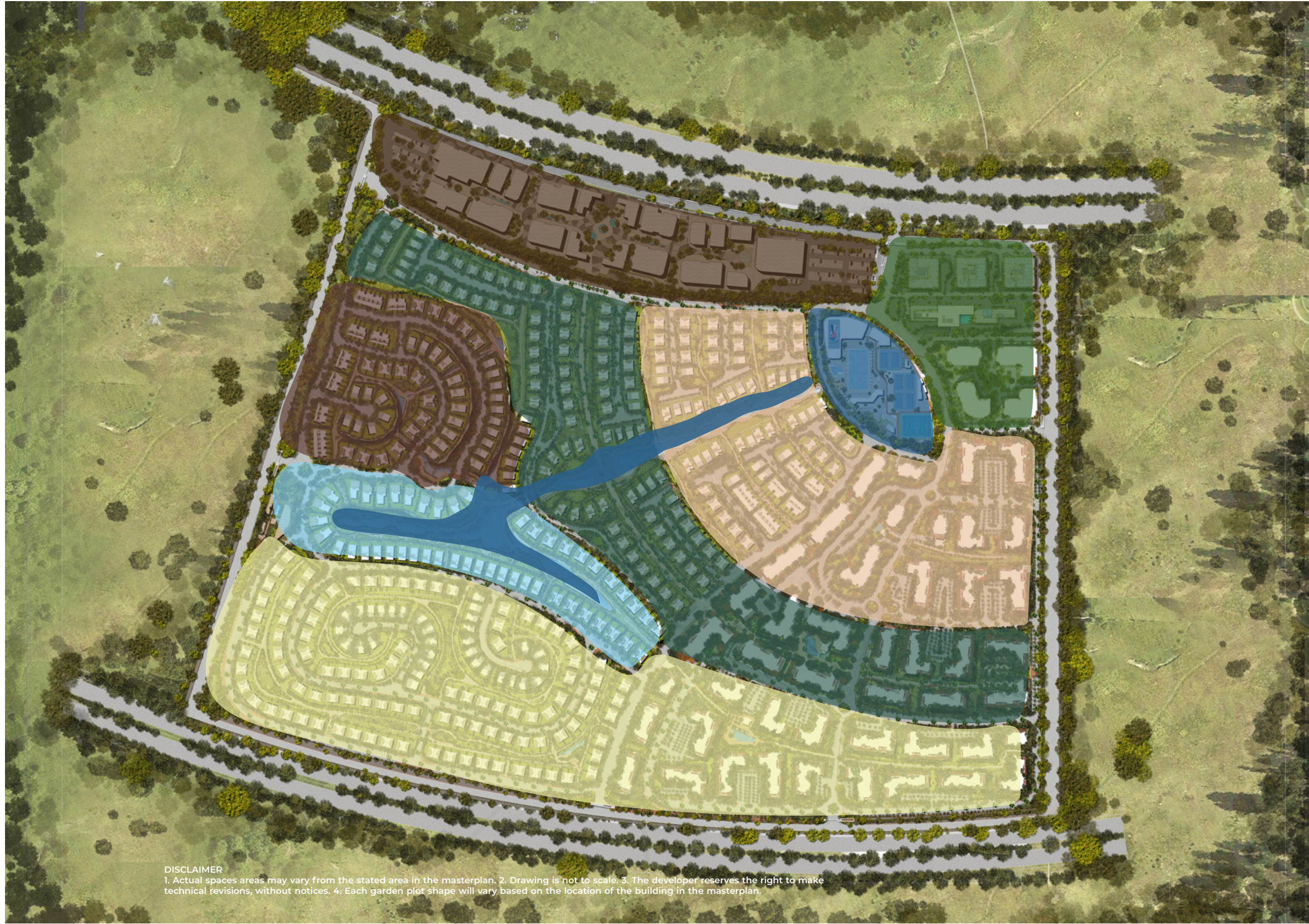
Mindfully masterplanned by world-renowned CallisonRTKL in collaboration with DMA, IL BOSCO unveils a naturally-inspired concept of eco-friendly living to dictate a one-of-a-kind living experience where greenery and well-being abound on 200 feddans. The project is gracefully poised within the New Capital's upscale residential district R7 to pay tribute to sustainable development while harmoniously marrying modern-day function with aesthetic form. Designed with varied contemporary lifestyles in mind, IL BOSCO is home to a signature collection of living options, spanning elegantly appointed villas to spacious modern apartments where nature lives vertically, as well as indoors. Living at any of IL BOSCO's five phases is connecting with nature in every possible form while reaping the benefits of a healthy lifestyle in the heart of Egypt's New Capital



DISCLAIMER
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IL BOSCO
NEW CAPITAL



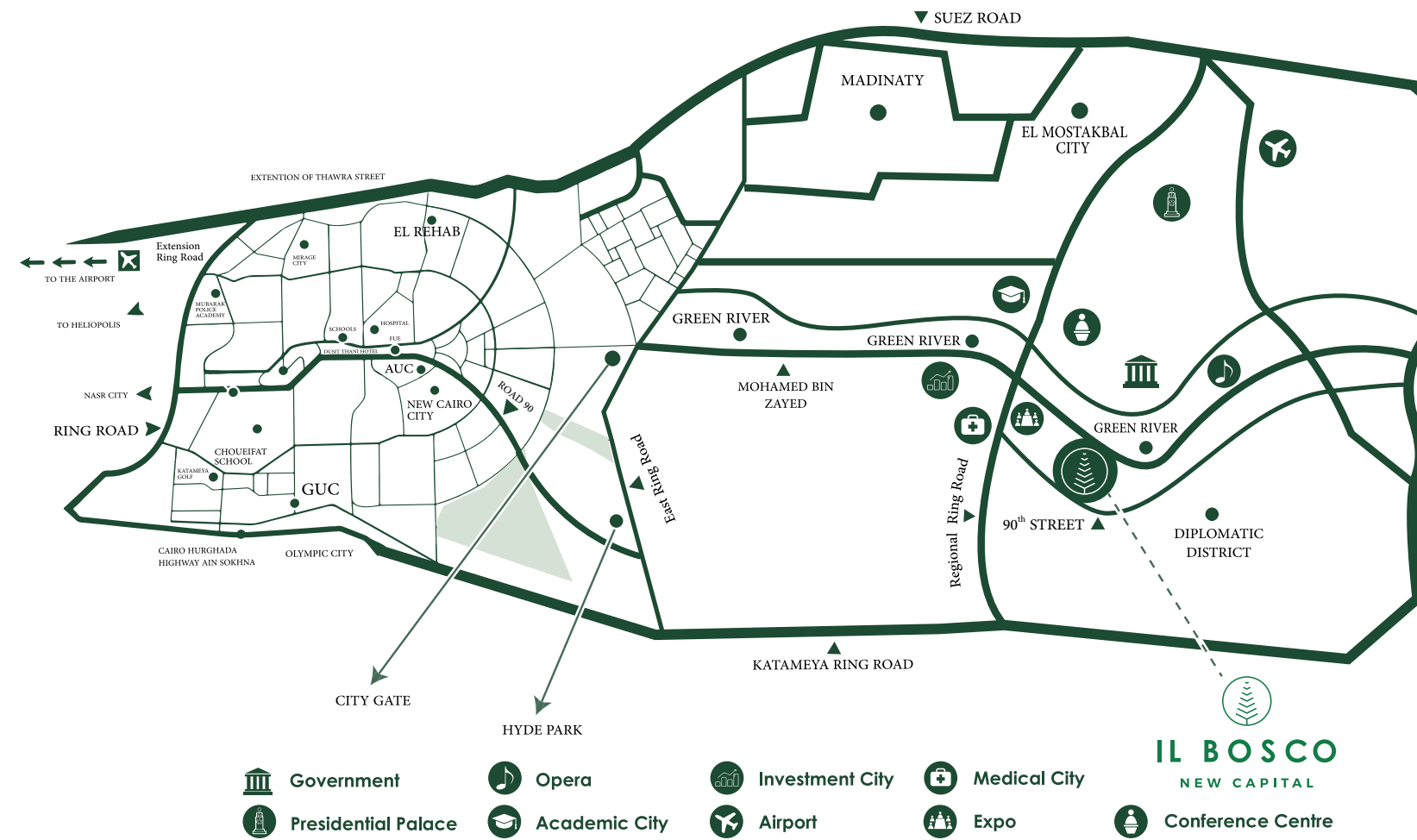
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ZONING

- THE VALLEY
- THE PARK
- THE MEADOWS
- THE CLUB
- THE CLIFF
- THE VERTICAL FOREST
- THE MEADOWS
- THE CREEK

LOCATION MAP

IL BOSCO is strategically planned with residents' ultimate convenience in mind. Therefore, the project lies at close proximity to Mohamed Bin Zayed's Southern Axis, allowing seamless entrance and exit, in addition to uninterrupted connectivity that directly links to Cairo's vital attractions, as well as its leading establishments. IL BOSCO crowns the upscale heart of R7 district to not only surround homeowners with scenic views of the Green River, but to also bring them closer to the central monorail station for hassle-free mobility. Life at IL BOSCO unfolds ultimate recreation and entertainment at every door, located just few steps away in the New Capital.



Proximity To:

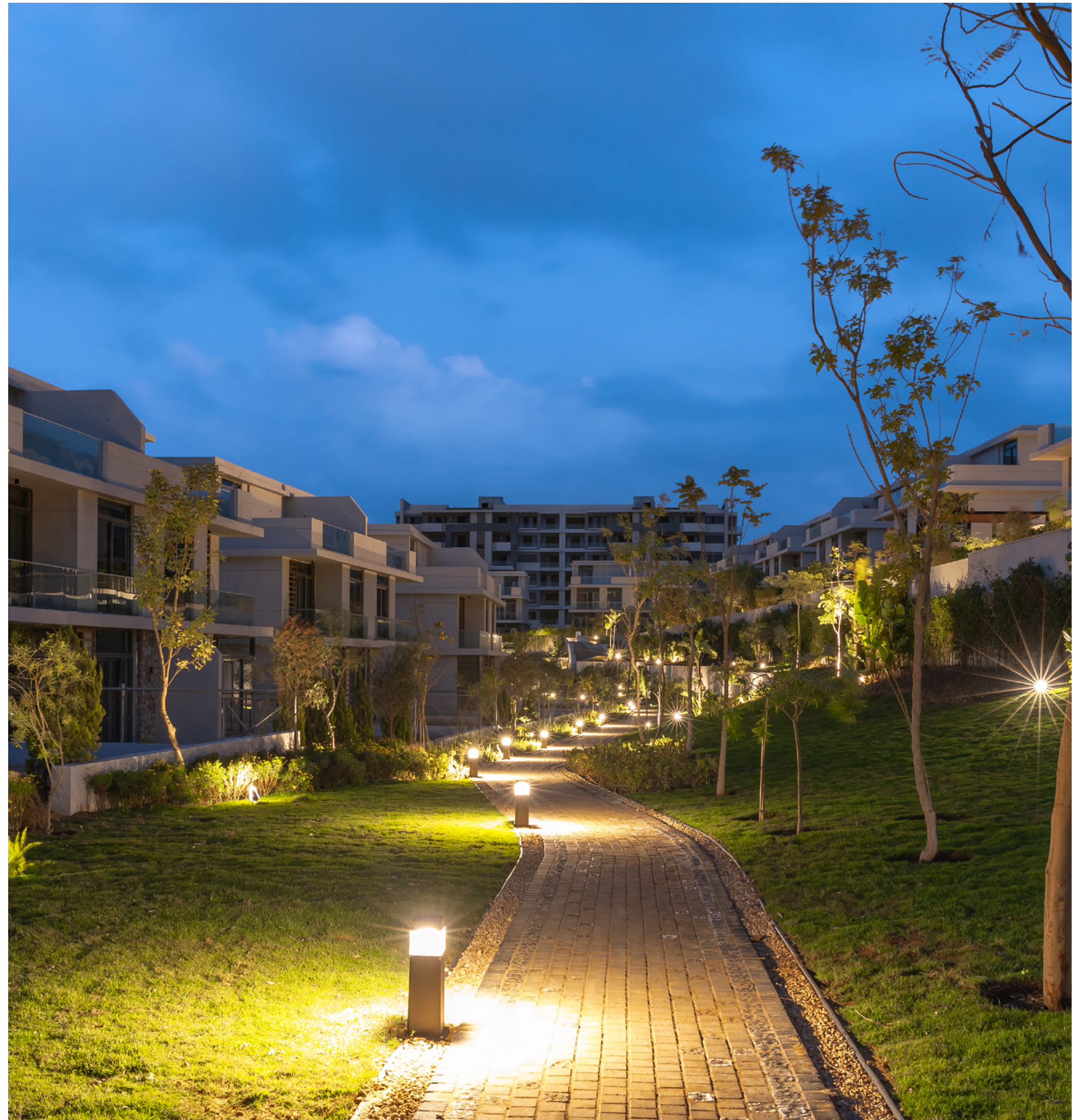
New Cairo: 10 min
 AUC (90 street): 15 min
 New Capital Airport: 20 min
 Downtoawn Cairo: 45 min
 Ain El Sokhna: 50 min

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IL BOSCO DESIGN CONCEPT

IL BOSCO adopts a unique design concept that follows the pace of nature; ever-changing with scenery, evergreen with seasons and ever-evolving around contemporary lifestyles. The elemental edge of the project lies in harmonizing the human experience with the site's natural surroundings, thanks to overhanging spaces and sweeping balconies that accommodate large external tubs for vegetation while allowing the growth of larger trees without the hindrance of magical views.

All homes evoke a timeless air of tranquil luxury, rooted in captivating green views and pedestrian friendly walkways to encourage a healthy lifestyle where walkability is key. By combining the best in function and aesthetic form, IL BOSCO expertly utilizes living spaces as inspirational cornerstones for nature-inspired design, crafting around it a natural haven or more of a self-sufficient green city that gently rises from the topography of the site.



FLOWING BEAUTY, **ALL YOURS**



IL BOSCO AMENITIES



WATER FEATURES & LANDSCAPES



WALKABILITY & RECREATIONAL ZONES



VERTICAL FOREST



SPORTS CLUB



COMMUNITY CENTER



COMMERCIAL HUB



SMART SOLUTIONS





OVERVIEW

THE CREEK VILLAS

Homes at IL BOSCO are an expressive statement of natural serenity. Contemporary spaces, enveloped in endless hours of sunshine while inviting green views and tranquil water features into the comfort of your own living room. A unique living experience that respects your privacy, as well as nature's gifts and an exclusive opportunity to enjoy expansive freedom both indoors and outdoors.

A timeless air of contemporary grandeur and inescapable sophistication, melding the best in nature and superior design to welcome you home. Peacefully poised on varied elevations in an exclusive area of unmatched privacy, your villa is a place for recreational wandering, thanks to lush pathways, open green spaces, water features and community gardens.

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IMMERSE YOURSELF IN OPEN FIELDS OF
BREATHING POSSIBILITIES



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THE
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**YOUR FUTURE HOME
STARTS WITH A PLAN**



CLIFF VILLA



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BACK VIEW



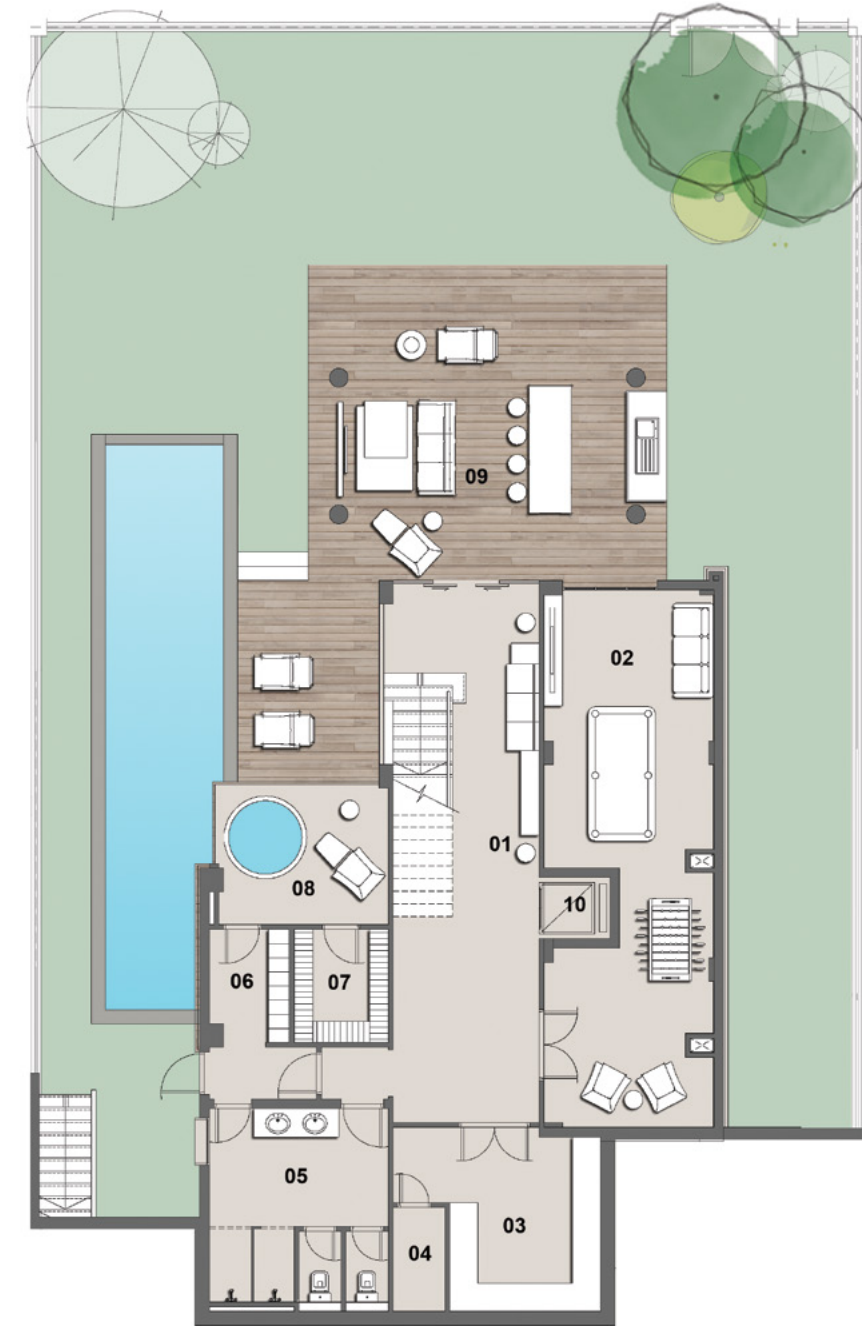
FRONT VIEW

CLIFF VILLA

TOTAL BUA 638.5 m²

GARDEN LEVEL 225.0 m²

NO.	ROOM	DIMENSIONS
01	READING AREA	11.45m X 3.10m
02	ENTERTAINMENT ROOM	11.40m X 3.60m
03	STORAGE	3.90m X 3.20m
04	MECHANICAL ROOM	2.20m X 1.10m
05	POOL HOUSE	4.30m X 3.80m
06	CHANGING ROOM	1.70m X 2.40m
07	SAUNA	2.40m X 2.00m
08	JACUZZI	3.00m X 3.60m
09	TERRACE	64.00m ²
10	ELEVATOR	1.50m X 1.30m



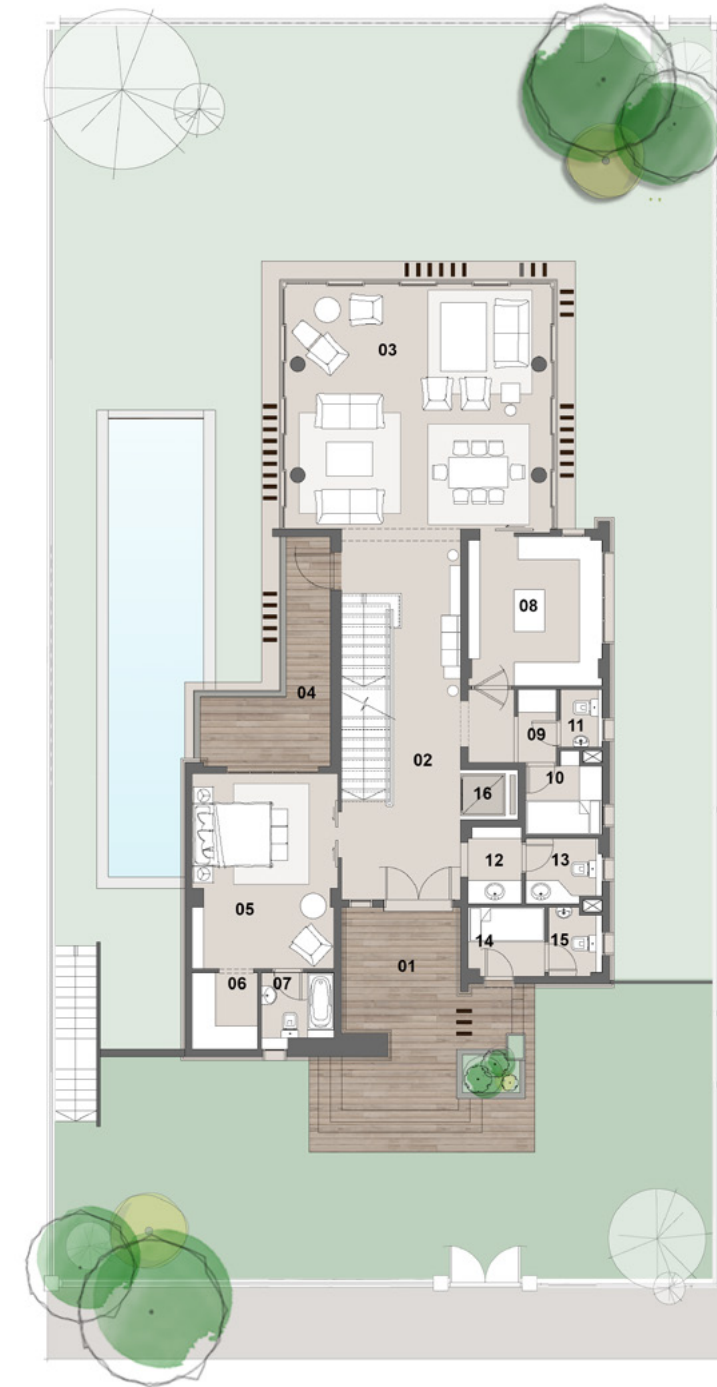
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CLIFF VILLA

TOTAL BUA 638.5 m²

ENTRY LEVEL 218.5 m²

NO.	ROOM	DIMENSIONS
01	ENTRANCE	5.60m X 2.90m
02	LOBBY	9.70m X 1.75m
03	RECEPTION	7.00m X 6.50m
04	TERRACE	12.00m ²
05	GUEST BEDROOM	5.10m X 3.80m
06	DRESSING	2.00m X 1.70m
07	GUEST BATHROOM	1.90m X 2.00m
08	KITCHEN	3.90m X 3.50m
09	LAUNDRY ROOM	1.00m X 1.90m
10	NANNY'S BEDROOM	2.00m X 1.80m
11	NANNY'S BATHROOM	1.10m X 1.50m
12	VANITY	2.00m X 1.40m
13	GUEST TOILET	2.00m X 1.70m
14	DRIVER'S ROOM	2.00m X 1.80m
15	DRIVER'S TOILET	1.80m X 1.40m
16	ELEVATOR	1.50m X 1.30m



DISCLAIMER

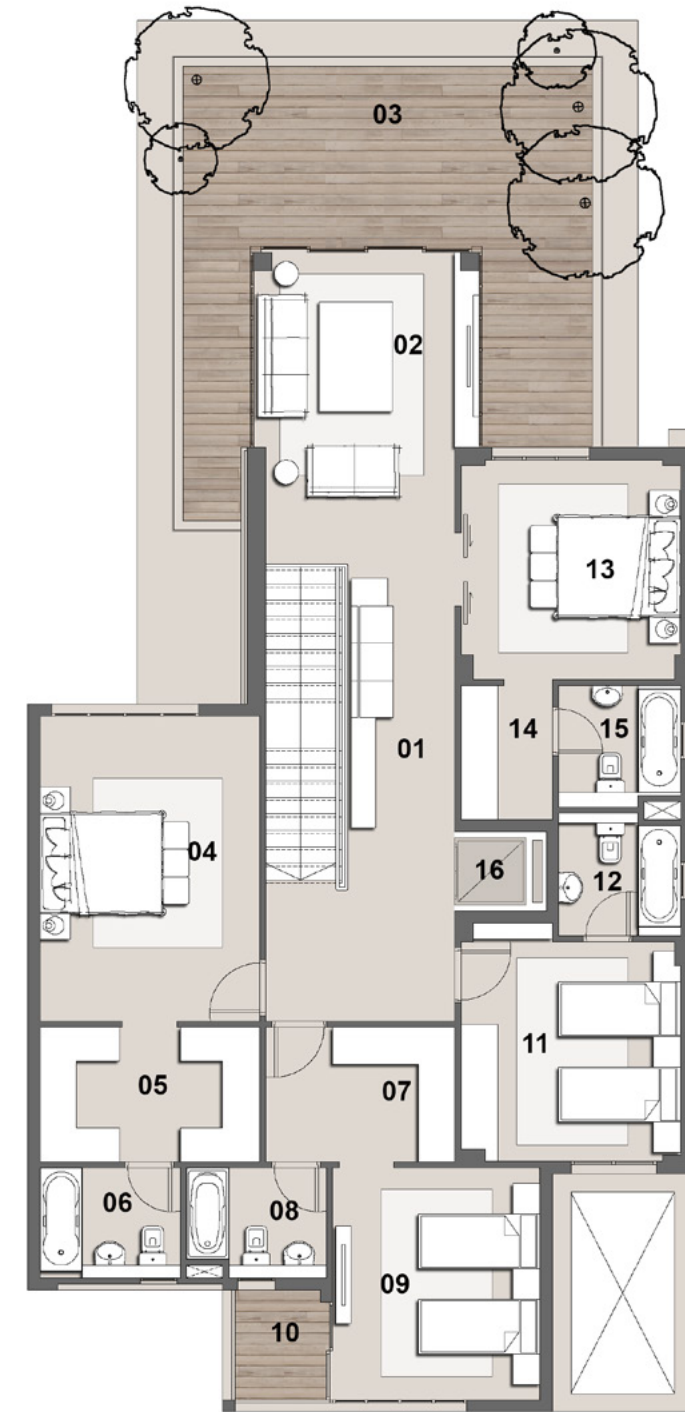
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CLIFF VILLA

TOTAL BUA 638.5 m²

FIRST FLOOR 161.0 m²

NO.	ROOM	DIMENSIONS
01	READING AREA & LOUNGE	7.50m X 1.75m
02	LIVING ROOM	5.10m X 3.70m
03	TERRACE 01	34.00m ²
04	MASTER BEDROOM 01	5.00m X 3.60m
05	DRESSING 01	2.20m X 3.60m
06	MASTER BATHROOM 01	1.80m X 2.30m
07	DRESSING 02	2.20m X 2.00m
08	MASTER BATHROOM 02	1.80m X 2.30m
09	MASTER BEDROOM 02	3.80m X 3.40m
10	TERRACE 02	1.85m X 1.45m
11	BEDROOM	3.60m X 3.60m
12	BATHROOM	2.00m X 2.00m
13	MASTER BEDROOM 03	3.60m X 3.60m
14	DRESSING 03	2.20m X 1.50m
15	MASTER BATHROOM 03	2.00m X 2.00m
16	ELEVATOR	1.50m X 1.30m



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CREEK VILLA



BACK VIEW

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FRONT VIEW

CREEK VILLA

TOTAL BUA 488.4 m²

GROUND FLOOR 173.0 m²

NO.	ROOM	DIMENSIONS
01	RECEPTION	6.25m X 5.10m
02	DINING	3.90m X 3.50m
03	TERRACE	3.90m X 3.40m
04	LOBBY	1.70m X 1.15m
05	KITCHEN	3.80m X 3.10m
06	GUEST TOILET	2.45m X 1.30m
07	LOBBY	1.30m X 1.15m
08	GUEST BEDROOM	3.70m X 3.75m
09	GUEST BATHROOM	2.45m X 1.70m
10	LOBBY 01	1.55m X 4.20m
11	LOBBY 02	1.30m X 1.05m
12	STORAGE ROOM	1.05m X 1.40m
13	NANNY'S BEDROOM	2.15m X 2.40m
14	NANNY'S BATHROOM	1.20m X 2.40m
15	DRIVER'S ROOM	2.30m X 1.80m
16	DRIVER'S TOILET	2.30m X 0.90m



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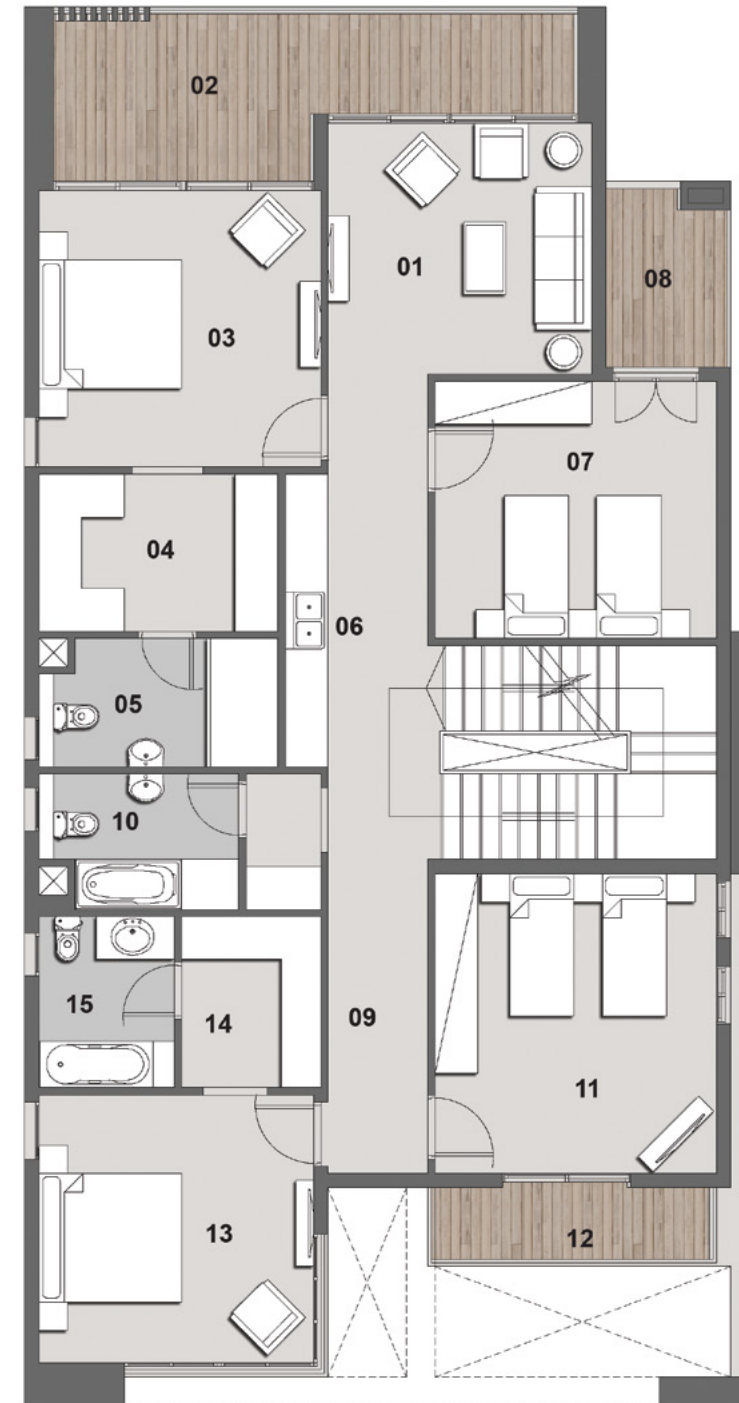
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CREEK VILLA

TOTAL BUA 488.4 m²

FIRST FLOOR 173.0 m²

NO.	ROOM	DIMENSIONS
01	LIVING ROOM	3.50m X 3.50m
02	TERRACE 01	7.00m X 2.00m
03	MASTER BEDROOM 01	3.80m X 3.90m
04	DRESSING 01	3.20m X 2.20m
05	MASTER BATHROOM 01	3.20m X 1.80m
06	KITCHENETTE	4.10m X 0.60m
07	BEDROOM 01	3.80m X 3.60m
08	TERRACE 02	1.55m X 2.55m
09	LOBBY	11.20m X 1.20m
10	BATHROOM	2.65m X 1.90m
11	BEDROOM 02	3.80m X 4.20m
12	TERRACE 03	3.85m X 1.05m
13	MASTER BEDROOM 02	3.70m X 3.75m
14	DRESSING 02	1.95m X 2.40m
15	MASTER BATHROOM 02	1.75m X 2.40m



DISCLAIMER

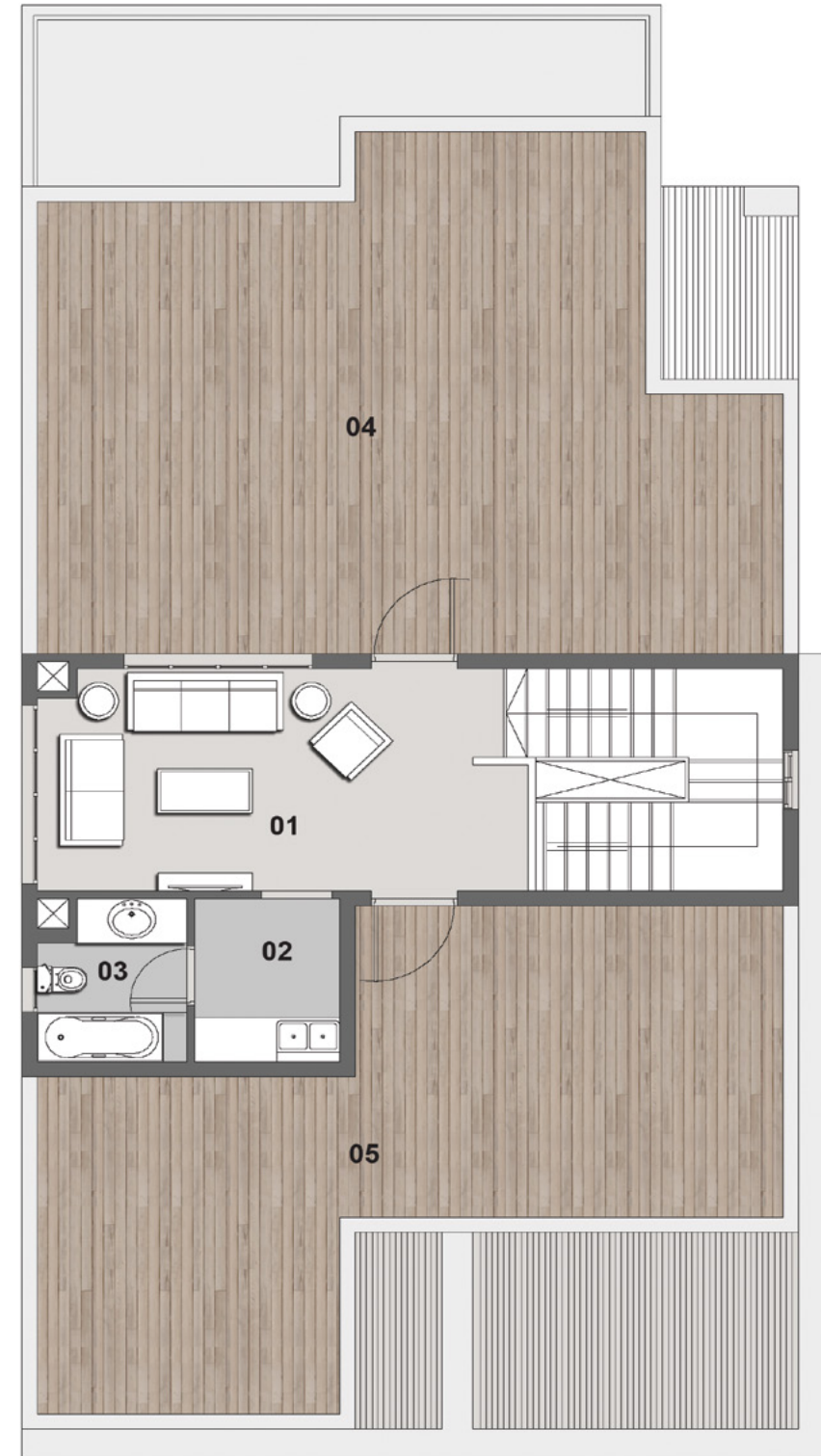
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CREEK VILLA

TOTAL BUA 488.4 m²

PENTHOUSE 42.8 m²
ROOF TERRACE 99.6 m²

NO.	ROOM	DIMENSIONS
01	LIVING ROOM	5.85m X 3.00m
02	KITCHENETTE	2.45m X 1.85m
03	BATHROOM	2.45m X 1.90m
04	ROOF TERRACE 01	58.20m ²
05	ROOF TERRACE 02	41.40m ²



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TWIN HOUSE



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BACK VIEW



FRONT VIEW

TWIN HOUSE UNIT A

TOTAL BUA 316.8 m²

GROUND FLOOR 109.1 m²

NO.	ROOM	DIMENSIONS
01	ENTRANCE & LOBBY	1.50m X 3.00m
02	RECEPTION & DINING	7.30m X 7.65m
03	TERRACE	3.95m X 1.40m
04	KITCHEN	3.60m X 3.60m
05	GUEST TOILET	2.00m X 1.20m
06	NANNY'S BEDROOM	2.00m X 1.60m
07	NANNY'S BATHROOM	0.90m X 1.90m



DISCLAIMER

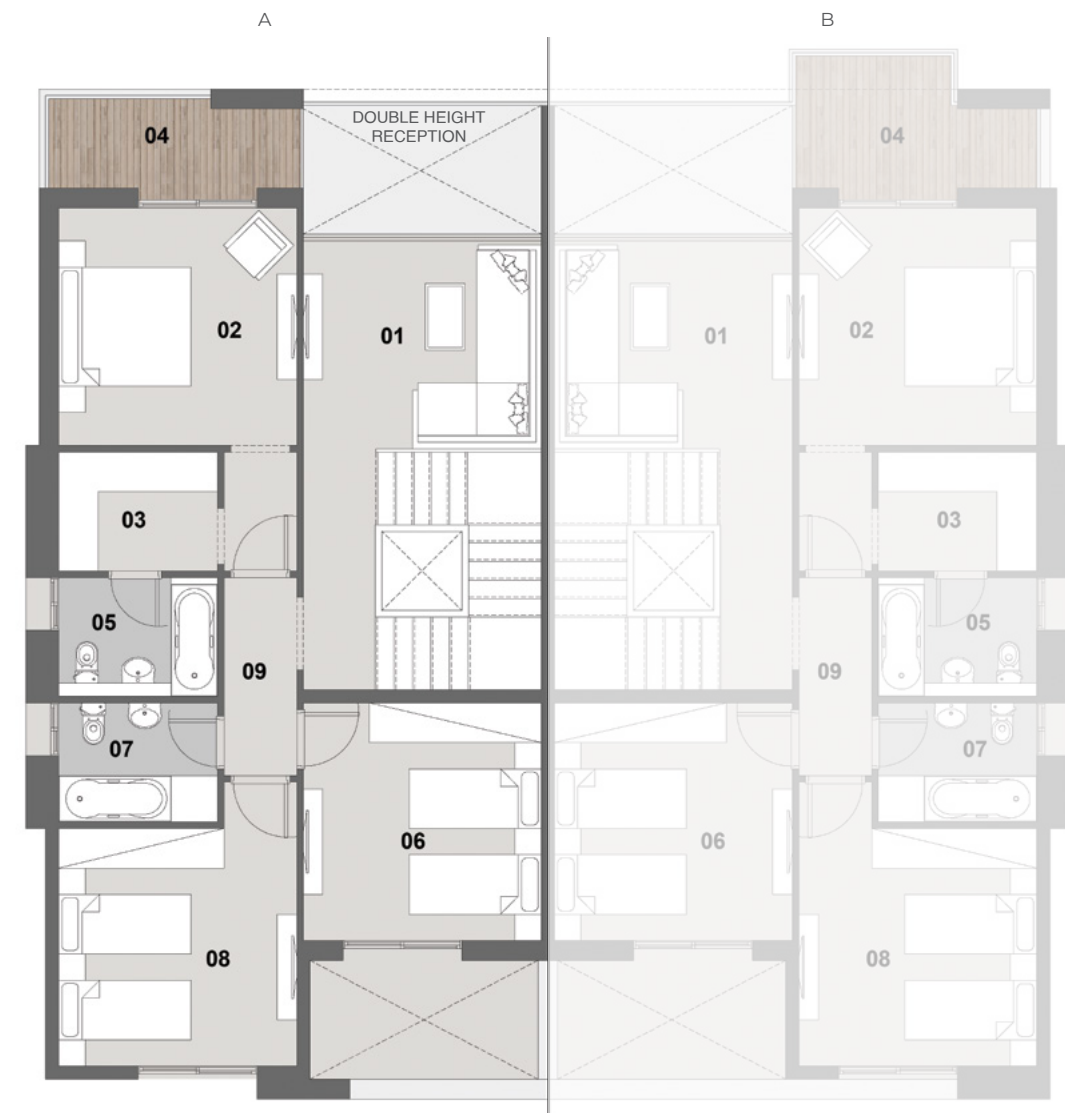
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TWIN HOUSE UNIT A

TOTAL BUA 316.8m²

FIRST FLOOR 101.8 m²

NO.	ROOM	DIMENSIONS
01	LIVING ROOM	3.60m X 3.15m
02	MASTER BEDROOM	3.60m X 3.60m
03	DRESSING	2.40m X 1.80m
04	TERRACE	3.85m X 1.30m
05	MASTER BATHROOM	2.40m X 1.80m
06	BEDROOM 01	3.60m X 3.60m
07	BATHROOM	2.40m X 1.80m
08	BEDROOM 02	3.60m X 3.60m
09	LOBBY	3.00m X 1.10m



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TWIN HOUSE UNIT A

TOTAL BUA 316.8 m²

PENTHOUSE 27.1 m²
ROOF TERRACE 78.8m²

NO.	ROOM	DIMENSIONS
01	LIVING ROOM	3.60m X 3.00m
02	BATHROOM	2.20m X 1.70m
03	ROOF TERRACE 01	39.60m ²
04	ROOF TERRACE 02	39.20m ²



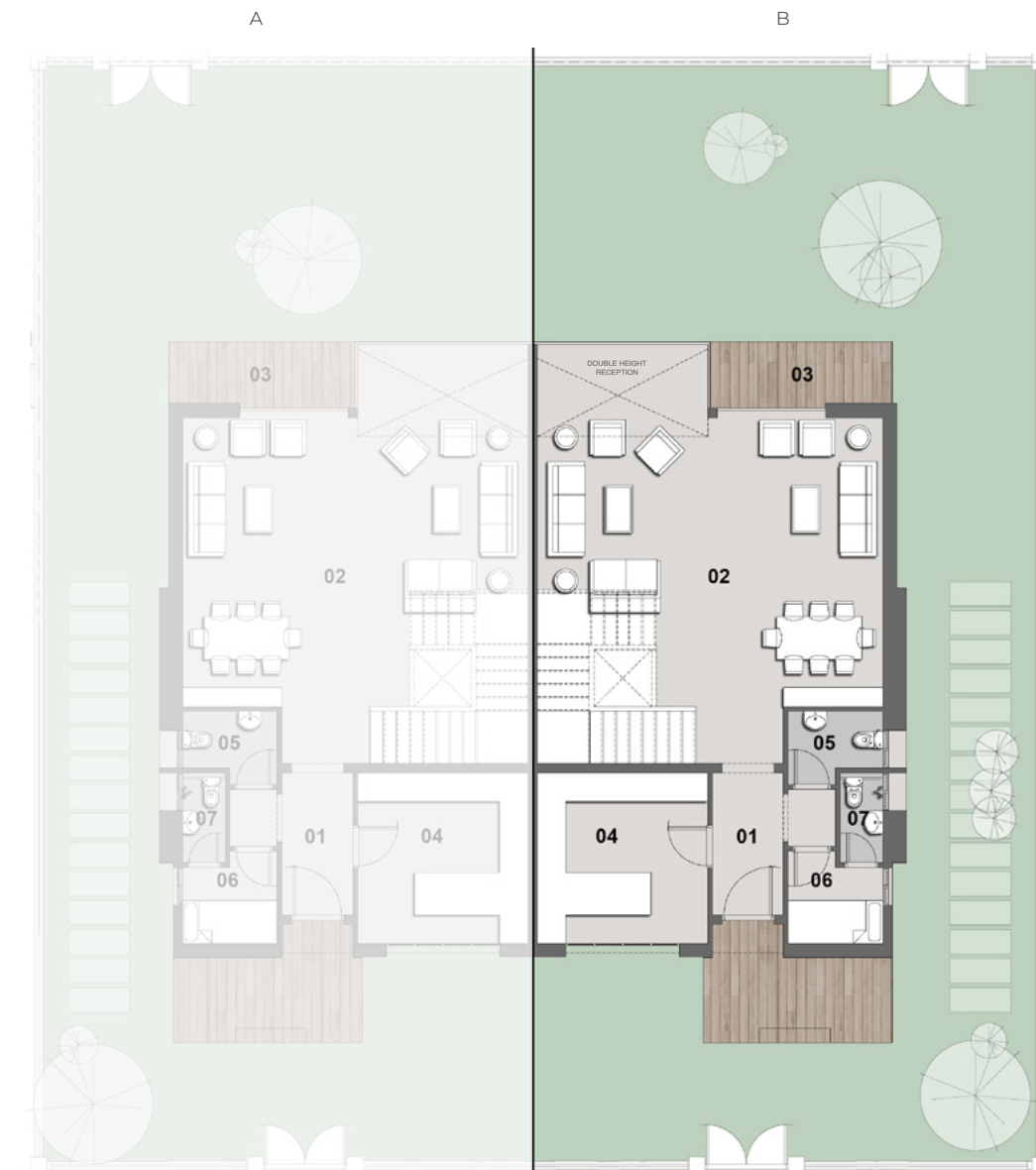
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TWIN HOUSE UNIT B

TOTAL BUA 321.2 m²

GROUND FLOOR 110.3m²

NO.	ROOM	DIMENSIONS
01	ENTRANCE & LOBBY	1.50m X 3.00m
02	RECEPTION & DINING	7.30m X 7.65m
03	TERRACE	3.85m X 1.40m
04	KITCHEN	3.60m X 3.60m
05	GUEST TOILET	2.00m X 1.20m
06	NANNY'S BEDROOM	2.00m X 1.60m
07	NANNY'S BATHROOM	0.90m X 1.90m



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TWIN HOUSE UNIT B

TOTAL BUA 321.2 m²

FIRST FLOOR 103.2 m²

NO.	ROOM	DIMENSIONS
01	LIVING ROOM	3.60m X 3.15m
02	MASTER BEDROOM	3.60m X 3.60m
03	DRESSING	2.40m X 1.80m
04	TERRACE	3.70m X 2.05m
05	MASTER BATHROOM	2.40m X 1.80m
06	BEDROOM 01	3.60m X 3.60m
07	BATHROOM	2.40m X 1.80m
08	BEDROOM 02	3.60m X 3.60m
09	LOBBY	3.00m X 1.10m



DISCLAIMER

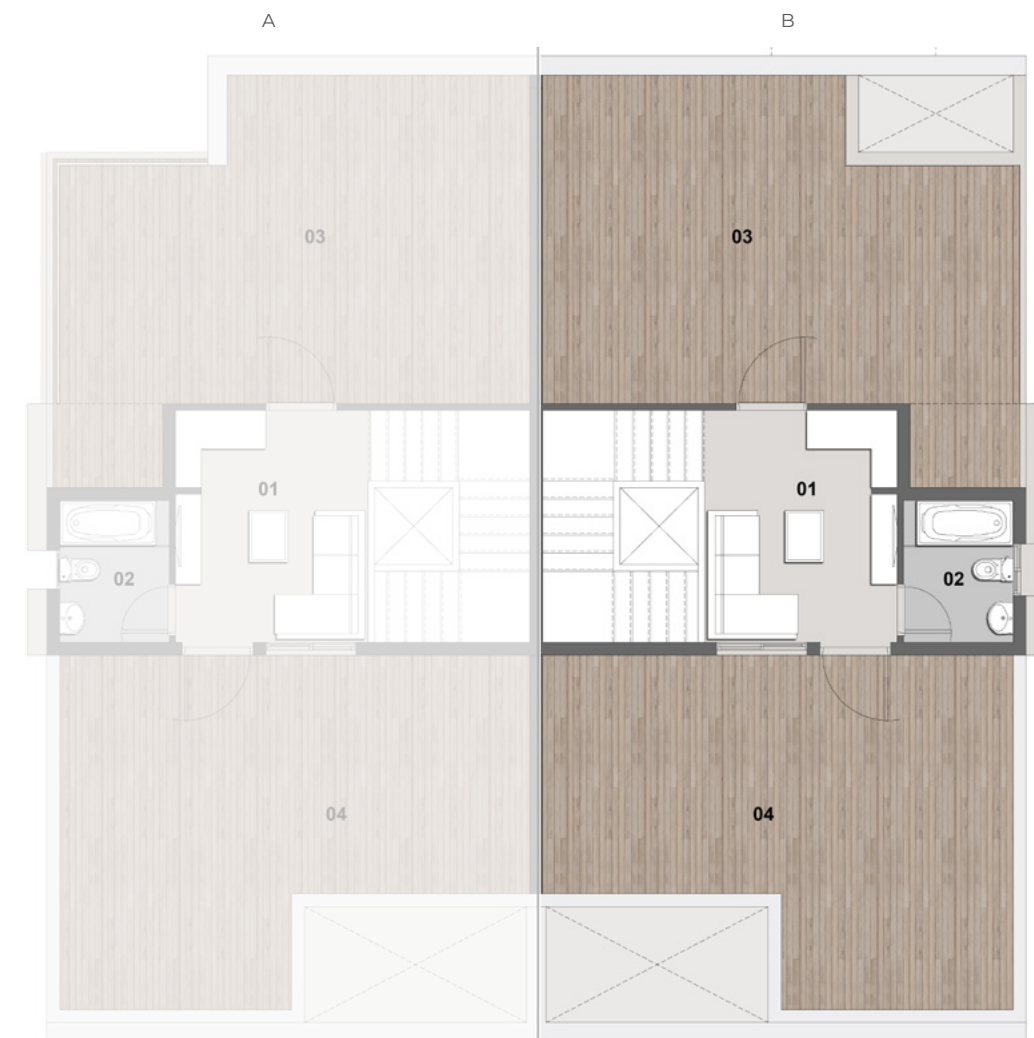
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TWIN HOUSE UNIT B

TOTAL BUA 321.2 m²

PENTHOUSE 27.1 m²
ROOF TERRACE 80.6 m²

NO.	ROOM	DIMENSIONS
01	LIVING ROOM	3.60m X 3.00m
02	BATHROOM	2.20m X 1.70m
03	ROOF TERRACE 01	40.40m ²
04	ROOF TERRACE 02	40.20m ²



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COLLABORATIONS



CallisonRTKL combines the legacy of two great design firms 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. One of its largest initiatives, Dubai Creek Harbour, is inspired by a unique opportunity to transform the face of Dubai by creating a walkable, accessible and sustainable city of the future.



DMA carries more than 25 years of extensive experience in delivering architectural and engineering services covering urban planning, architectural & 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."





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.

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