



IL BOSCO CITY
NEW CAIRO

LA PIANTA

 MISR ITALIA
PROPERTIES



LA PIANITA

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.

THE BIG SMALL CITY




IL BOSCO City is Misr Italia Properties residential project in the heart of New Cairo. The project spreads over 268 Acres with a unique concept inspired by Italian landscape integrating a self-sustainable and smart landscape with adaptive open spaces.

LOCATION

IL BOSCO City - New Cairo, is centrally located in the extension of the Golden Square with accessibility to all services and facilities in New Cairo, Shorouk, Madinaty and New Capital providing an optimum location for residents to retreat from their hectic life yet stay connected.

 **5 Mins**
Administrative Capital

 **5 Mins**
Suez Road

 **5 Mins**
Madinaty

 **10 Mins**
East Ring Road

 **15 Mins**
St. 90th

 **20 Mins**
Ring Road

 **25 Mins**
Cairo Airport

 **30 Mins**
Heliopolis



MASTER PLAN

IL BOSCO City masterplan is designed by the International Italian Architect Stefano Boeri most notably known for the Vertical Forest in Milan, the Villa Méditerranée in Marseille, and the House of the Sea of La Maddalena with the help of renowned consultants Callison RTKL and DMA for Design & Engineering Consultancy.

- 1 VILLAS
- 2 GREEN RIVER
- 3 COMMUNITY CENTER
- 4 APARTMENTS
- 5 COMMERCIAL DISTRICT
- 6 SPORTS CLUB
- 7 INTERNATIONAL SCHOOL
- 8 MEDICAL CENTER
- 9 SKY BRIDGE
- 10 ENTRY GATES



DISCLAIMER
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BETTER QUALITY OF LIFE

IL BOSCO City is developed by masterminds who were keen to integrate all factors that deliver a better quality of life to its residents. The aim of the project is to provide a fully integrated city to the homeowners, allowing access to all the amenities found around the great municipality that is Cairo today while at the same time enjoying the serene open green spaces in a private gated community. Each zone in IL BOSCO City has a different story to tell, diverse nature typography & a mood setter.



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THE FIRST 15 MIN CITY IN EGYPT



Education



Culture
& Entertainment



Health



Shopping & Dining



Sports & Fitness

IL BOSCO City - New Cairo introduces a first in Egypt urban planning concept - The 15 Minute City which is based on the concept of enriching all homeowners' lives where all their essential needs are only 15 mins away from their home walking or cycling promoting a pollution-free environment and healthier lifestyle. Bringing your education, health, offices, sports, shopping and entertainment needs all within a 15minute distance from you.



SMART CITY



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IL BOSCO City is a smart city in collaboration with Honeywell. It integrates all smart features that enhances efficient utility of resources from smart irrigation, smart buildings, water leakage detection, smart waste management to many more. Which in return ensure homeowners' safety and decreases all long-term maintenance costs.

Honeywell

IL BOSCO CITY AMENITIES



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-  Signature Clubhouses
-  Sports Club
-  International School
-  Medical Center
-  State-of-the-art commercial hub
-  Green River
-  Forest like environment
-  Walkable areas
-  Bike lanes
-  Water features
-  Verdant landscapes
-  Smart city features



LA PIANITA

ALLURING VIEWS



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La Pianta homes are surrounded by the Green River, the green connective pedestrian forest that connects you to all the amenities and neighborhoods in IL BOSCO City without crossing streets with amenities embedded all along from walking & biking lanes, reading corners, green playgrounds to botanical gardens.

LA PIANTA HOMES



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This exceptional neighborhood comprises flawlessly overlooking breathtaking views of spectacular greenery and shimmering water features for a serene and relaxing experience.

NATURE'S SYMPHONY



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La Pianta features spacious and various types of Villas complemented by sweeping scenic views of verdant landscape and water features where you can take in nature's breeze during your morning jog while being surrounded by picturesque views and soothing sounds of water, steps away from your home.

UNPARALLELED LIFESTYLE



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La Pianta is an exclusive and intimate community of premium villas in the heart of IL BOSCO City, it is designed to ensure privacy to homeowners' while enjoying mesmerizing views of the sunrays and the purifying greenery.

BEAUTY ALL AROUND



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PREMIUM CLUBHOUSE



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At La Pianta, enjoy pedestrian connectivity to La Pianta premium dedicated Clubhouse where you can enjoy a dip in the pool while having a delicious meal with your family and friends promising a living experience unlike any other.

LA PIANTA CLUBHOUSE

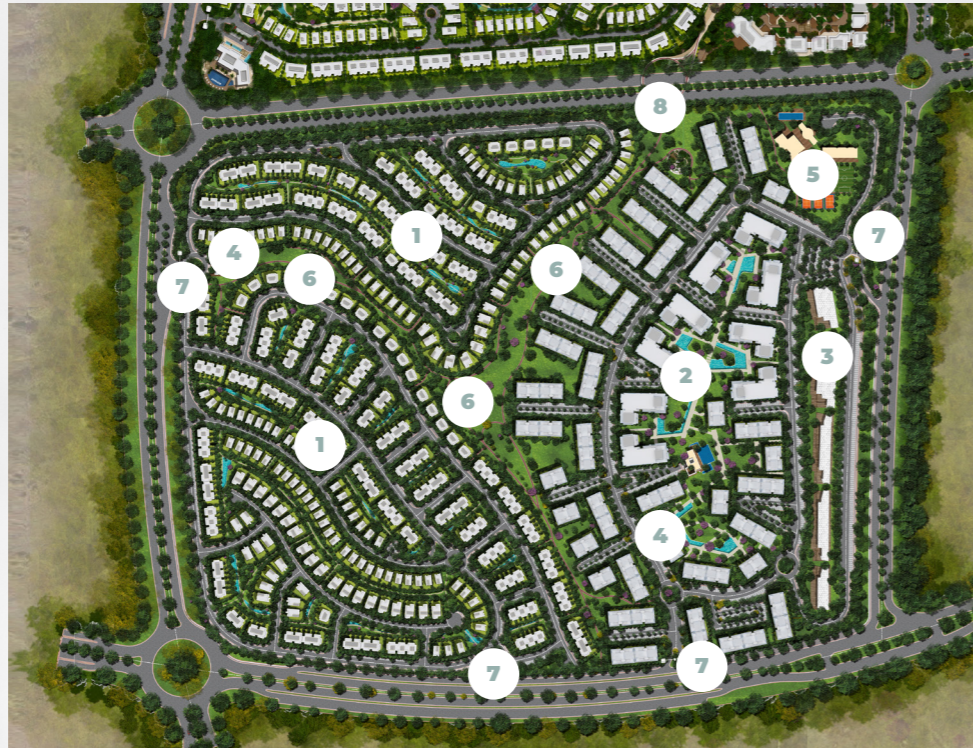


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La Pianta premium Clubhouse integrates all essential needs steps away from your home for an unmatched living experience offering premium amenities and facilities exclusively for you including swimming pool, retail & dining options, gym and many more.

SOUTH LAND MASTER PLAN

- 1 Villas
- 2 Apartments
- 3 Commercial District
- 4 Community Center
- 5 Sports Club
- 6 Green River
- 7 Entry Gates
- 8 Sky Bridge



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LA PIANTA MASTER PLAN



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UNIT TYPES

STANDALONE VILLA A



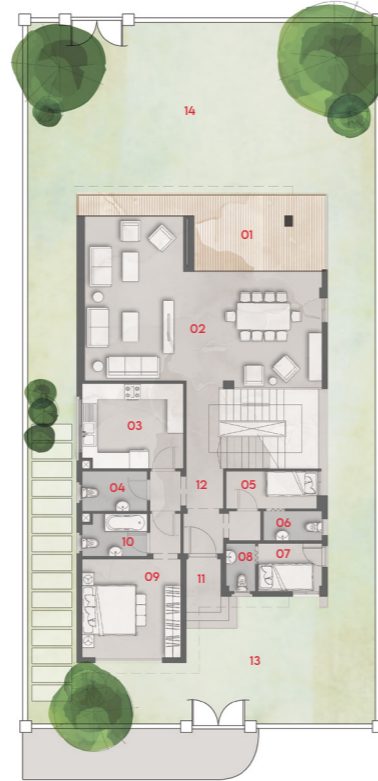
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STANDALONE VILLA A

TOTAL AREA 459.0 m²
INTERNAL AREA 353.0 m²
ROOF TERRACE 106.0 m²

Ground Floor Area: 155.0 m²



Ground Floor Plan

NO.	ROOM	DIMENSIONS
01	TERRACE	4.85m X 3.25m
02	RECEPTION & DINING	8.90m X 6.10m
03	KITCHEN	3.70m X 3.20m
04	GUEST TOILET	2.35m X 1.50m
05	MAID'S ROOM	3.60m X 1.40m
06	MAID'S BATHROOM	2.20m X 1.10m
07	DRIVER'S ROOM	2.40m X 1.80m
08	DRIVER'S BATHROOM	1.80m X 1.10m
09	GUEST ROOM	3.70m X 3.60m
10	GUEST BATHROOM	2.35m X 1.60m
11	ENTRANCE PORCH	2.30m X 1.30m
12	LOBBY	6.50m X 1.40m
13	MAIN ENTRANCE	
14	VALLEY ACCESS	

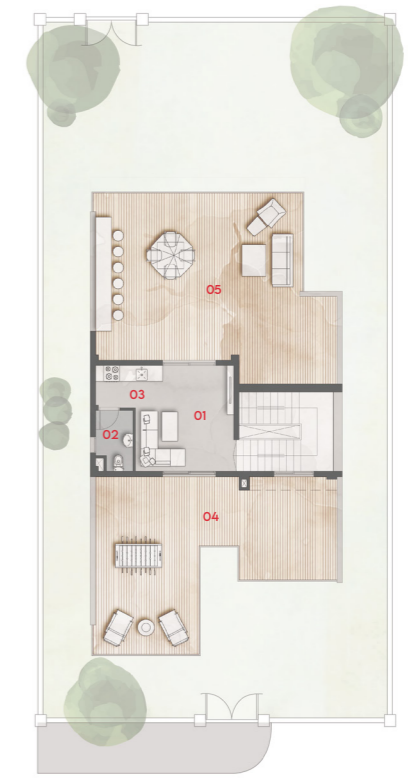
First Floor Area: 157.0 m²



First Floor Plan

NO.	ROOM	DIMENSIONS
01	MASTER BEDROOM	3.70m X 3.60m
02	MASTER DRESSING ROOM	2.50m X 1.50m
03	MASTER BATHROOM	2.50m X 1.80m
04	BATHROOM	2.50m X 2.10m
05	BEDROOM 1	3.80m X 3.60m
06	DRESSING ROOM	2.50m X 1.60m
07	BATHROOM	2.50m X 1.60m
08	LAUNDRY	1.10m X 1.10m
09	KITCHENETTE	1.20m X 2.90m
10	LIVING ROOM	3.70m X 3.30m
11	BEDROOM 2	3.60m X 3.60m
12	BEDROOM 3	3.60m X 4.50m
13	TERRACE 1	1.10m X 1.70m
14	TERRACE 2	4.10m X 1.20m

Roof Floor Area: 41.0 m²



Roof Terrace Plan

NO.	ROOM	DIMENSIONS
01	LIVING ROOM	3.70m X 4.00m
02	TOILET	1.30m X 2.30m
03	KITCHENETTE	2.40m X 0.60m
04	ROOF TERRACE 1	9.20m X 6.90m
05	ROOF TERRACE 2	9.00m X 7.00m

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STANDALONE VILLA B



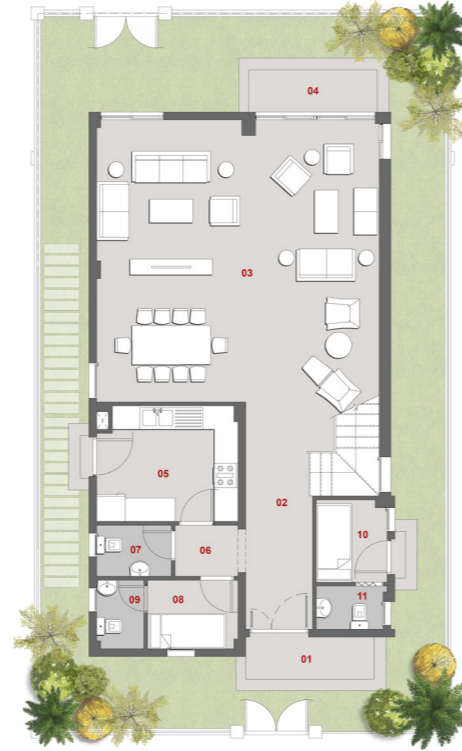
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STANDALONE VILLA B

TOTAL AREA 361.9 m²
INTERNAL AREA 279.3 m²
ROOF TERRACE 82.6 m²

Ground Floor Area: 117.8 m²



Ground Floor Plan

NO.	ROOM	DIMENSIONS
01	ENTRANCE PORCH	3.30m X 1.10m
02	ENTRANCE LOBBY	1.70m X 5.80m
03	RECEPTION & DINING	7.20m X 7.20m
04	TERRACE	3.30m X 1.10m
05	KITCHEN	3.60m X 3.00m
06	LOBBY	1.60m X 1.30m
07	GUEST TOILET	1.90m X 1.30m
08	MAID'S ROOM	2.30m X 1.80m
09	MAID'S BATHROOM	1.20m X 1.80m
10	DRIVER'S ROOM	1.80m X 2.10m
11	DRIVER'S BATHROOM	1.70m X 1.10m

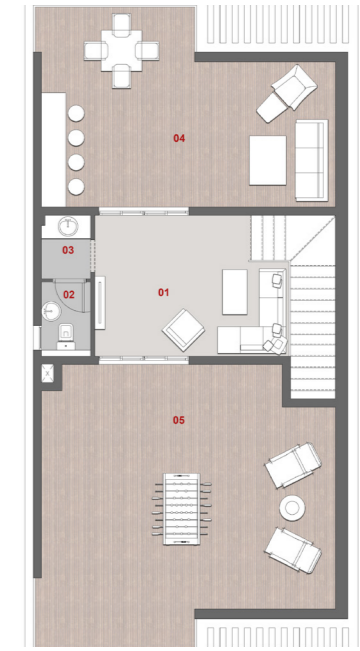
First Floor Area: 130.2 m²



First Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY/KITCHENETTE	1.30m X 5.90m
02	LIVING ROOM	3.40m X 3.80m
03	MASTER BEDROOM	3.70m X 4.80m
04	MASTER LOBBY	1.40m X 2.50m
05	MASTER DRESSING ROOM	2.20m X 1.80m
06	MASTER BATHROOM	2.20m X 2.30m
07	TERRACE	3.60m X 1.10m
08	LOBBY	1.40m X 1.60m
09	LAUNDRY	1.40m X 1.60m
10	BATHROOM	2.20m X 2.30m
11	BEDROOM 1	3.60m X 3.90m
12	BEDROOM 2	3.60m X 3.80m
13	TERRACE	3.80m X 0.90m

Roof Floor Area: 31.3 m²



Roof Terrace Plan

NO.	ROOM	DIMENSIONS
01	LIVING ROOM	4.80m X 3.50m
02	TOILET	1.20m X 1.90m
03	LOBBY/KITCHENETTE	1.20m X 1.50m
04	ROOF TERRACE 1	7.50m X 4.90m
05	ROOF TERRACE 2	7.40m X 7.00m

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STANDALONE VILLA C



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STANDALONE VILLA C

TOTAL AREA 321.0 m²
INTERNAL AREA 246.0 m²
ROOF TERRACE 75.0 m²

Ground Floor Area: 102.0 m²



Ground Floor Plan

NO.	ROOM	DIMENSIONS
01	TERRACE	7.70m X 1.65m
02	RECEPTION & DINING	7.30m X 7.70m
03	KITCHEN	3.60m X 2.30m
04	GUEST TOILET	2.40m X 1.20m
05	MAID'S ROOM	2.00m X 1.50m
06	MAID'S BATHROOM	1.10m X 1.40m
07	ENTRANCE PORCH	1.30m X 0.90m
08	ENTRANCE LOBBY	2.00m X 1.50m
09	MAIN ENTRANCE	
10	VALLEY ACCESS	

First Floor Area: 114.0 m²



First Floor Plan

NO.	ROOM	DIMENSIONS
01	MASTER BEDROOM	3.60m X 4.10m
02	MASTER DRESSING ROOM	2.80m X 1.70m
03	MASTER BATHROOM	1.80m X 2.30m
04	BATHROOM	1.80m X 2.30m
05	BEDROOM 1	3.60m X 3.60m
06	LAUNDRY	1.80m X 1.70m
07	TERRACE	3.70m X 1.40m
08	LIVING ROOM	3.70m X 3.40m
09	BEDROOM 2	3.60m X 3.65m
10	TERRACE	7.35m X 1.00m
11	LOBBY	4.45m X 1.20m

Roof Floor Area: 30.0 m²



Roof Terrace Plan

NO.	ROOM	DIMENSIONS
01	LIVING ROOM	3.30m X 2.90m
02	TOILET	2.20m X 1.20m
03	KITCHENETTE	1.55m X 0.60m
04	ROOF TERRACE 1	7.50m X 3.60m
05	ROOF TERRACE 2	7.50m X 4.70m

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SPRING VILLA



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SPRING VILLA

TOTAL AREA
INTERNAL AREA
ROOF TERRACE

282.2 m²
223.2 m²
59.0 m²

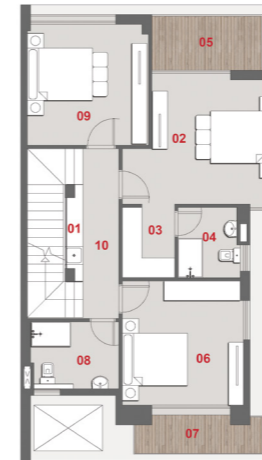
Ground Floor Area: 91.4 m²



Ground Floor Plan

NO.	ROOM	DIMENSIONS
01	ENTRANCE PORCH	1.40m X 1.45m
02	ENTRANCE LOBBY	1.50m X 2.15m
03	RECEPTION & DINING	7.95m X 3.80m/6.80m
04	KITCHEN	3.05m X 2.80m
05	MAID'S ROOM	2.05m X 1.80m
06	MAID'S BATHROOM	0.90m X 1.50m
07	LOBBY	0.85m X 2.05m
08	GUEST TOILET	1.15m X 2.05m
09	TERRACE	2.90m X 1.70m
10	MAIN ENTRANCE	
11	VALLEY ACCESS	

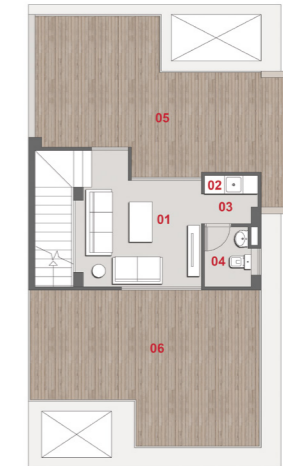
First Floor Area: 104.8 m²



First Floor Plan

NO.	ROOM	DIMENSIONS
01	KITCHENETTE	0.60m X 3.00m
02	MASTER BEDROOM	3.80m X 3.80m
03	MASTER DRESSING ROOM	1.60m X 2.15m
04	MASTER BATHROOM	1.90m X 2.15m
05	TERRACE	3.40m X 1.70m
06	BEDROOM 1	3.70m X 3.80m
07	TERRACE	3.95m X 1.20m
08	BATHROOM	2.70m X 2.05m
09	BEDROOM 2	3.70m X 3.70m
10	LOBBY	5.20m X 1.10m

Roof Floor Area: 27.0 m²



Roof Terrace Plan

NO.	ROOM	DIMENSIONS
01	LIVING ROOM	3.80m X 3.20m
02	KITCHENETTE	1.60m X 0.60m
03	LOBBY	1.70m X 0.90m
04	BATHROOM	1.40m X 1.80m
05	ROOF TERRACE 1	4.00m X 3.75m 3.85m X 2.85m
06	ROOF TERRACE 2	3.30m X 3.20m 4.70m X 3.70m

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TWIN HOUSE



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TWIN HOUSE

TOTAL AREA 230.1 m²
 INTERNAL AREA 170.9 m²
 ROOF TERRACE 59.2 m²

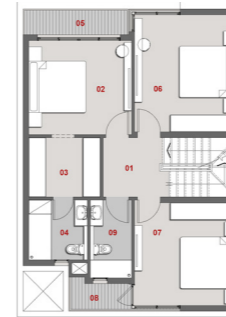
Ground Floor Area: 73.9 m²



Ground Floor Plan

NO.	ROOM	DIMENSIONS
01	ENTRANCE PORCH	3.50m X 1.50m
02	ENTRANCE LOBBY	2.50m X 1.50m
03	RECEPTION	7.30m X 5.20m
04	KITCHEN	3.60m X 3.60m
05	LOBBY	1.00m X 1.10m
06	GUEST TOILET	1.60m X 1.20m
07	MAID'S ROOM	2.00m X 1.50m
08	MAID'S BATHROOM	2.20m X 1.10m

First Floor Area: 77.8 m²



First Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY	2.00m X 2.10m
02	MASTER BEDROOM	3.60m X 3.30m
03	MASTER DRESSING ROOM	2.50m X 2.10m
04	MASTER BATHROOM	2.00m X 2.10m
05	TERRACE 1	3.60m X 0.90m
06	BEDROOM 1	3.60m X 4.10m
07	BEDROOM 2	3.60m X 3.60m
08	TERRACE 2	2.10m X 0.90m
09	BATHROOM	1.50m X 2.70m

Roof Floor Area: 19.2 m²



Roof Terrace Plan

NO.	ROOM	DIMENSIONS
01	LIVING ROOM	3.20m X 3.10m
02	TOILET	2.15m X 1.15m
03	ROOF TERRACE 1	7.50m X 4.50m
04	ROOF TERRACE 2	5.90m X 1.50/4.70m

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TOWNHOUSE

4 PLEX



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TOWNHOUSE

6 PLEX



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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.

TOWNHOUSE

8 PLEX



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TOWNHOUSE

4,6,8 PLEX

CORNER & MIRROR

TOTAL AREA 224.3 m²
 INTERNAL AREA 165.8 m²
 ROOF TERRACE 58.5 m²



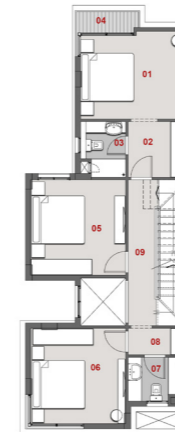
Ground Floor Area: 70.9 m²



Ground Floor Plan

NO.	ROOM	DIMENSIONS
01	ENTRANCE PORCH	4.30m X 1.80m
02	ENTRANCE LOBBY	2.00m X 1.90m
03	RECEPTION & DINING	7.50m X 5.90m
04	LOBBY	1.00m X 1.60m
05	KITCHEN	3.60m X 2.40m
06	GUEST TOILET	1.80m X 1.10m
07	MAID'S ROOM	2.20m X 1.60m
08	MAID'S BATHROOM	2.20m X 1.10m

First Floor Area: 76.6 m²



First Floor Plan

NO.	ROOM	DIMENSIONS
01	MASTER BEDROOM	4.00m X 3.30m
02	MASTER DRESSING ROOM	2.20m X 2.10m
03	MASTER BATHROOM	1.70m X 2.10m
04	TERRACE	2.80m X 0.60m
05	BEDROOM 1	3.60m X 3.60m
06	BEDROOM 2	3.60m X 3.60m
07	BATHROOM	2.20m X 1.70m
08	LAUNDRY	2.20m X 1.00m
09	LOBBY	1.00m X 5.50m

Roof Floor Area: 18.3 m²



Roof Terrace Plan

NO.	ROOM	DIMENSIONS
01	LIVING ROOM	2.90m X 2.80m
02	TOILET	1.60m X 1.40m
03	ROOF TERRACE 1	4.00m X 5.40m
04	ROOF TERRACE 2	5.90m X 4.30m

DISCLAIMER

1. All rooms dimensions are measured to structural elements and exclude wall finished and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area, Drawings not to scale. The developer reserves the right to make revisions. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

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TOWNHOUSE

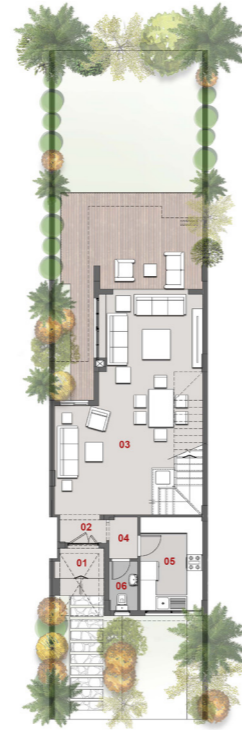
4,6,8 PLEX MIDDLE & MIRROR

TOTAL AREA 212.0 m²
INTERNAL AREA 159.5 m²
ROOF TERRACE 52.5 m²



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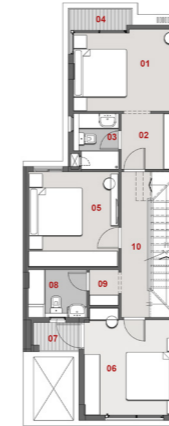
Ground Floor Area: 63.4 m²



Ground Floor Plan

NO.	ROOM	DIMENSIONS
01	ENTRANCE PORCH	1.70m X 1.20m
02	ENTRANCE LOBBY	1.80m X 0.90m
03	RECEPTION & DINING	4.00m X 8.50m
04	LOBBY	1.10m X 1.60m
05	KITCHEN	2.40m X 3.60m
06	GUEST TOILET	1.10m X 1.90m

First Floor Area: 76.4 m²

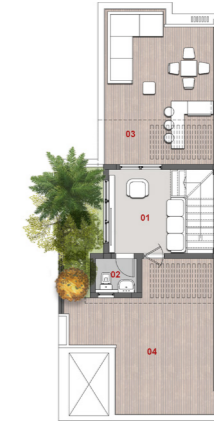


First Floor Plan

NO.	ROOM	DIMENSIONS
01	MASTER BEDROOM	4.00m X 3.10m
02	MASTER DRESSING ROOM	2.20m X 2.10m
03	MASTER BATHROOM	1.70m X 2.10m
04	TERRACE 1	2.80m X 0.80m
05	BEDROOM 1	3.40m X 3.60m
06	BEDROOM 2	3.60m X 3.60m
07	TERRACE 2	1.70m X 1.10m
08	BATHROOM	2.20m X 1.80m
09	LAUNDRY	1.10m X 1.40m
10	LOBBY	1.00m X 5.50m

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Roof Floor Area: 19.7m²



Roof Terrace Plan

NO.	ROOM	DIMENSIONS
01	LIVING ROOM	3.00m X 3.30m
02	TOILET	1.60m X 1.30m
03	ROOF TERRACE 1	4.00m X 5.10m
04	ROOF TERRACE 2	5.70m X 5.40m



LA PIANITA



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

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