

LA RADURA



IL BOSCO CITY
NEW CAIRO

LA RADURA

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 WHERE LIFE IS EVERGREEN


IL BOSCO City — Italian name for forest— is Misr Italia Properties residential project in the heart of New Cairo introducing a revolutionary concept, awakening an ecological green lifestyle. The project spreads over 268 Acres designed by world-renowned Stefano Boeri's vision of vertical forests, the project brings to fruition a cross section of environments to embrace contemporary buildings, giving each individual home an exclusive opportunity to benefit from sweeping amounts of greenery, as well as a colorful selection of plant species in every direction.

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AN UNRIVALED LOCATION IN THE HEART NEW CAIRO

Every aspect of IL BOSCO City has been carefully planned with residents' ultimate convenience in mind to meld worlds of privacy and accessibility. The thriving destination is centrally located at the bustling extension of New Cairo's Golden Square to surround you with leading educational and financial establishments, in addition to non-stop entertainment in every possible direction. IL BOSCO City takes seamless connectivity to exceptional heights, with its close proximity to all spirited happenings and hassle-free access to Madinaty, Shorouk and the New Administrative Capital, minutes away.

 **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 adopts a unique masterplan that follows the pace of nature; ever-changing with scenery, evergreen with seasons and ever-evolving around contemporary lifestyles. 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



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BETTER QUALITY OF LIFE RE-IMAGINED



Developed by masterminds who were keen on integrating all factors necessary for a better quality of life, IL BOSCO City dreams in all shades of green for its homeowners to flourish. IL BOSCO City takes integrated living to a whole new level, thanks to an interconnected city model that allows easy access to all amenities in one private gated community where magical views abound. Life here is all about enjoying serenity at its best while discovering the beauty of nature

EGYPT'S FIRST 15 MINUTE CITY

IL BOSCO City is the first-of-its-kind in Egypt to present a walkable city model where everything lies within 15 minutes away from your home, walking or cycling capturing a pollution-free environment, powered by jogging tracks, biking trails and safe pedestrian promenades to promote a healthier sense of belonging. Planned with integrated excellence in mind, IL BOSCO City brings top-class education, sports, dining, retail luxuries and entertainment closer to every home while ensuring a hassle-free living experience where all your needs are just few steps away.



Shopping & Dining



Education



Sports & Fitness



Health



Culture & Entertainment



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SIGNATURE LIVING SMARTER THAN EVER

In today's modern era, smart living is no longer a luxury. That's why, IL BOSCO City takes into account every little detail to guarantee a bigger, better impact on your daily life. Imaginatively designed in collaboration with world-leading Honeywell, the thriving city integrates smart features across all its components to not only enhance efficient usage of resources but to also ensure residents' utmost safety. By accommodating the latest in smart irrigation, water leakage detection and smart waste management, IL BOSCO City elevates new standards of sustainable living while decreasing long-term maintenance costs.

Honeywell



IL BOSCO CITY AMENITIES

-  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

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LA RADURA

A GREENER OUTLOOK ON INTEGRATED LIVING



La Radura is an exclusive invitation to slow down and forge a harmonious connection with the natural world while enjoying an unrivaled host of world-class amenities at your doorstep. Imagine waking up to the sound of birds chirping and the gentle rustling of leaves outside your window. You step out onto your expansive terrace and take a breath of fresh air, as ever-green landscapes burst with inspirational colors in the distance.

WHERE OPEN VIEWS INSPIRE

Your home at La Radura is gracefully nestled within a lush oasis of calm that directly opens onto the Green River to immerse you in a multi-sensory experience where beauty comes alive at every touchpoint. A forest-like, interconnected haven where nature and urban life come together in absolute harmony -without having to cross streets- inviting you to decelerate and embrace nature in mindful settings, engage in memorable communal experiences or simply break a sweat by jogging, cycling or walking at your own pace. Designed to enhance one's quality of life.

Allow yourself to be greeted by a vast expanse of immaculate greenery stretching out before you. Towering trees provide shade on hot summer days, and colorful flowers bloom in every direction, promising to leave you renewed.



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GREENERY FOLLOWS YOU IN EVERY STEP

La Radura is a visionary concept that pays tribute to sustainable living at its best. Every aspect is smartly planned to maximize views on magical landscapes while minimizing impact on the environment to surround you with a breathing reality where natural beauty and quality of life comes first. The community is also well-integrated within La Radura sustainable model, thanks to a seamless walkability concept that allows residents to reach everything they desire within minutes on foot.



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A NATURALLY INSPIRED LIFESTYLE



Your home at La Radura is a breathing social nexus and a daily opportunity for all family members to gather for picnics or peacefully connect with the earth and one another. Combining the best in leisure and relaxation, the picturesque getaway boasts wide array of select amenities to suit every need. Whether it's a morning jog amidst dense trees, a leisurely afternoon walk or an energizing bike ride through beauty, La Radura promises all that and much more - at your door-.

CAPTIVATING VIEWS AS FAR AS YOU CAN SEE

La Radura is an ever-green paradise, opening homeowners' eyes on a signature lifestyle where open spaces and lush landscapes stretch to infinity and beyond. Master planned to set a new benchmark in sustainable living, capturing a breakthrough indoor-outdoor philosophy, transforming homes into a tranquil amphitheater of sky and limitless greenery.



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A SPIRITED ESCAPE FOR THE WHOLE FAMILY

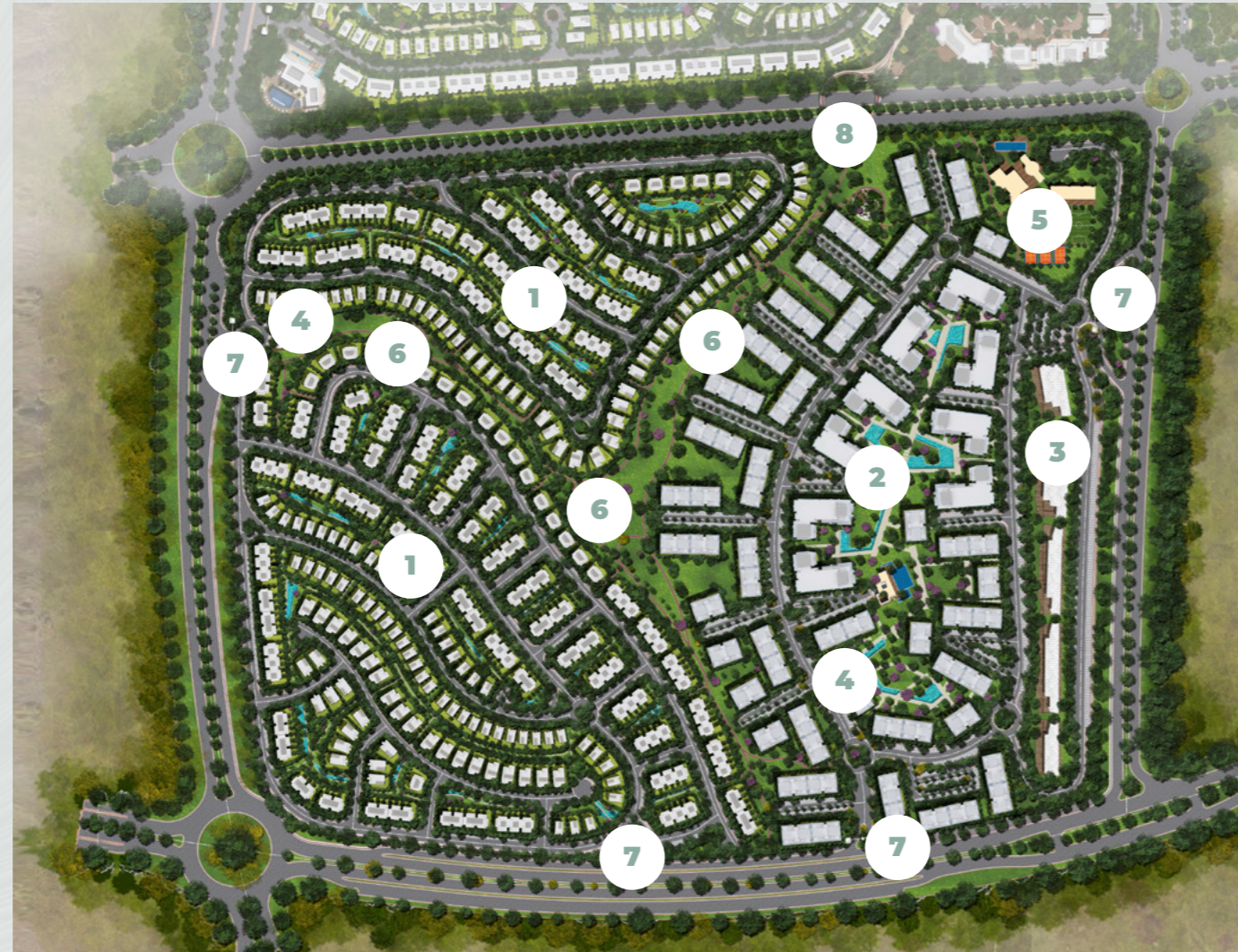
At La Radura, enjoy direct access to IL BOSCO City Sports Club and La Radura Clubhouse where everything you need to stay active, relax and unwind is steps away from you. Indulge in an unrivaled variety of recreational amenities and kickstart your day with an energizing workout routine in a cutting-edge gym, soak up the sun on a shimmering pool, as you enjoy a good read and refreshing cocktail before you take a dip for an ultimate appointed escape.



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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 RADURA MASTER PLAN



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N-NM BUILDING



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GARDEN VILLA



DISCLAIMER

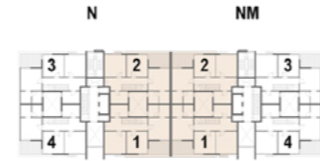
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GARDEN VILLA

MIDDLE (GROUND & FIRST FLOORS)
UNITS 01 & 02

TOTAL GROSS AREA 230 M²

NO.	ROOM	DIMENSIONS
01	MAIN ENTRANCE	1.20M X 2.20M
02	RECEPTION & DINING	5.00M X 7.30M
03	ENTRANCE LOBBY	1.65M X 2.10M
04	PORCH	2.65M X 1.65M
05	KITCHEN	3.60M X 3.80M
06	MAID'S ROOM	1.75M X 2.10M
07	MAID'S BATHROOM	1.00M X 1.75M
08	VANITY	1.20M X 2.10M
09	GUEST TOILET	1.70M X 2.10M
10	MASTER BEDROOM	3.60M X 3.80M
11	DRESSING ROOM	1.75M X 2.10M
12	MASTER BATHROOM	1.75M X 2.10M
13	BEDROOM 1	3.60M X 3.80M
14	BEDROOM 2	3.60M X 3.80M
15	BATHROOM	2.10M X 3.00M
16	KITCHENETTE	1.00M X 1.40M
17	TERRACE	2.25M X 3.50M
18	LOBBY	4.40M X 1.10M



FIRST FLOOR PLAN



GROUND FLOOR PLAN

DISCLAIMER

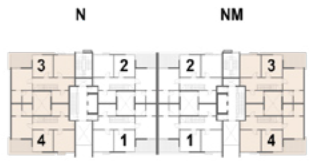
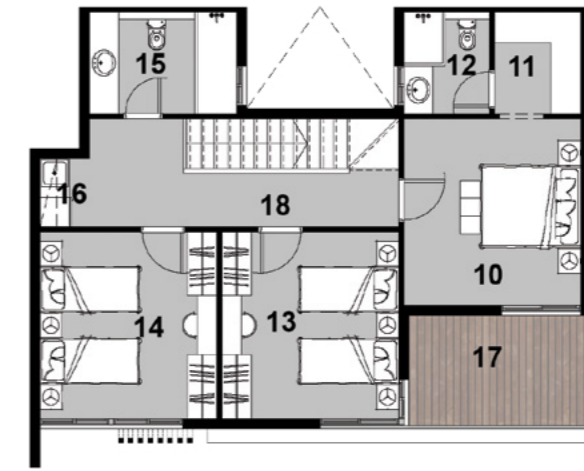
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GARDEN VILLA

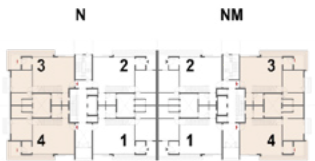
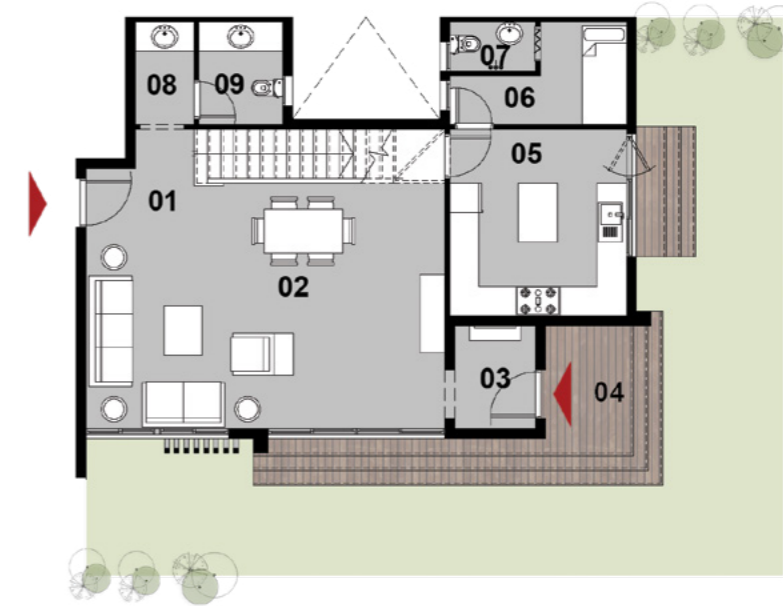
CORNER (GROUND & FIRST FLOORS)
UNITS 03 & 04

TOTAL GROSS AREA 235 M²

NO.	ROOM	DIMENSIONS
01	MAIN ENTRANCE	1.20M X 2.20M
02	RECEPTION & DINING	5.00M X 7.30M
03	ENTRANCE LOBBY	1.65M X 2.10M
04	PORCH	2.65M X 1.80M
05	KITCHEN	3.60M X 3.80M
06	MAID'S ROOM	1.75M X 2.10M
07	MAID'S BATHROOM	1.00M X 1.75M
08	VANITY	1.20M X 2.10M
09	GUEST TOILET	1.70M X 2.10M
10	MASTER BEDROOM	3.60M X 3.80M
11	DRESSING ROOM	1.75M X 2.10M
12	MASTER BATHROOM	1.75M X 2.10M
13	BEDROOM 1	3.60M X 3.80M
14	BEDROOM 2	3.60M X 3.80M
15	BATHROOM	2.10M X 3.00M
16	KITCHENETTE	1.00M X 1.40M
17	TERRACE	2.25M X 3.65M
18	LOBBY	4.40M X 1.10M



FIRST FLOOR PLAN



GROUND FLOOR PLAN

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DOUBLE VIEW HOUSE



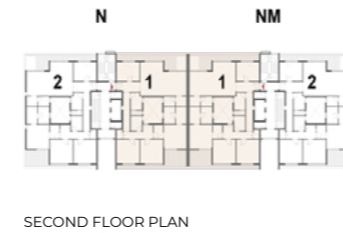
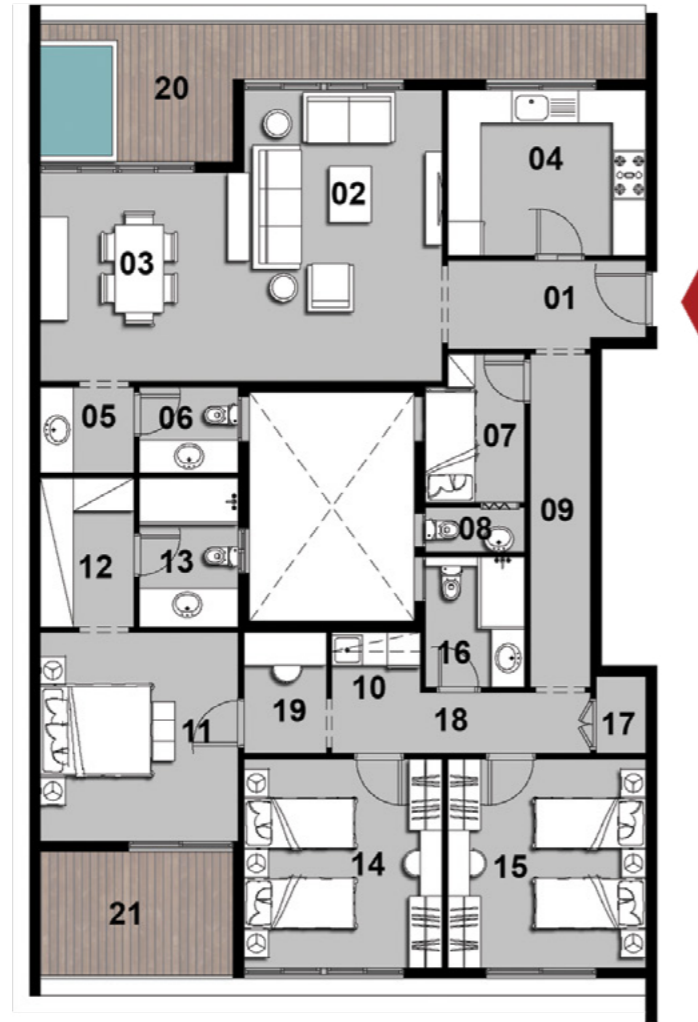
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DOUBLE VIEW HOUSE

MIDDLE (SECOND FLOOR)
UNIT 21

TOTAL GROSS AREA 238 M²

NO.	ROOM	DIMENSIONS
01	ENTRANCE	1.60M X 3.60M
02	RECEPTION	3.60M X 5.30M
03	DINING ROOM	3.70M X 3.80M
04	KITCHEN	3.00M X 3.60M
05	VANITY	1.55M X 1.70M
06	GUEST TOILET	1.55M X 1.80M
07	MAID'S ROOM	1.80M X 2.70M
08	MAID'S BATHROOM	0.80M X 1.80M
09	LOBBY 1	1.10M X 6.00M
10	KITCHENETTE	1.10M X 1.60M
11	MASTER BEDROOM	3.60M X 3.80M
12	DRESSING ROOM	1.70M X 2.70M
13	MASTER BATHROOM	1.80M X 2.70M
14	BEDROOM 1	3.60M X 3.80M
15	BEDROOM 2	3.60M X 3.80M
16	BATHROOM	1.80M X 2.35M
17	LAUNDRY	0.90M X 1.40M
18	LOBBY 2	4.70M X 1.10M
19	WORK SPACE	2.20M X 1.50M
20	TERRACE 1	7.50M X 1.00M 3.50M X 2.50M
21	TERRACE 2	2.25M X 3.50M



SECOND FLOOR PLAN

DISCLAIMER

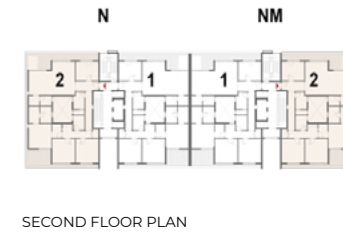
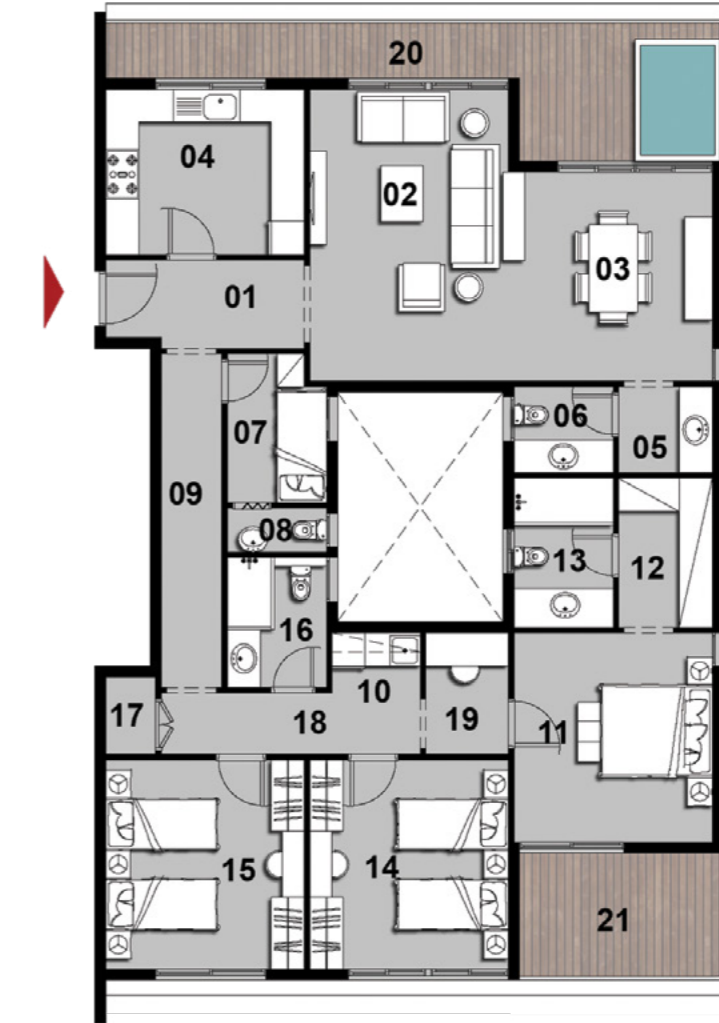
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DOUBLE VIEW HOUSE

CORNER (SECOND FLOOR)
UNIT 22

TOTAL GROSS AREA 238 M²

NO.	ROOM	DIMENSIONS
01	ENTRANCE	1.60M X 3.60M
02	RECEPTION	3.60M X 5.30M
03	DINING ROOM	3.70M X 3.80M
04	KITCHEN	3.00M X 3.60M
05	VANITY	1.55M X 1.70M
06	GUEST TOILET	1.55M X 1.80M
07	MAID'S ROOM	1.80M X 2.70M
08	MAID'S BATHROOM	0.80M X 1.80M
09	LOBBY 1	1.10M X 6.00M
10	KITCHENETTE	1.10M X 1.60M
11	MASTER BEDROOM	3.60M X 3.80M
12	DRESSING ROOM	1.70M X 2.70M
13	MASTER BATHROOM	1.80M X 2.70M
14	BEDROOM 1	3.60M X 3.80M
15	BEDROOM 2	3.60M X 3.80M
16	BATHROOM	1.80M X 2.35M
17	LAUNDRY	0.90M X 1.40M
18	LOBBY 2	4.70M X 1.10M
19	WORK SPACE	2.20M X 1.50M
20	TERRACE 1	7.50M X 1.00M 3.70M X 2.50M
21	TERRACE 2	2.25M X 3.65M



SECOND FLOOR PLAN

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SKY VILLA



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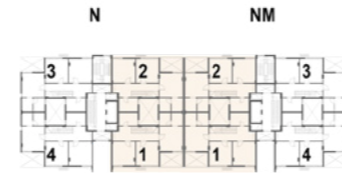
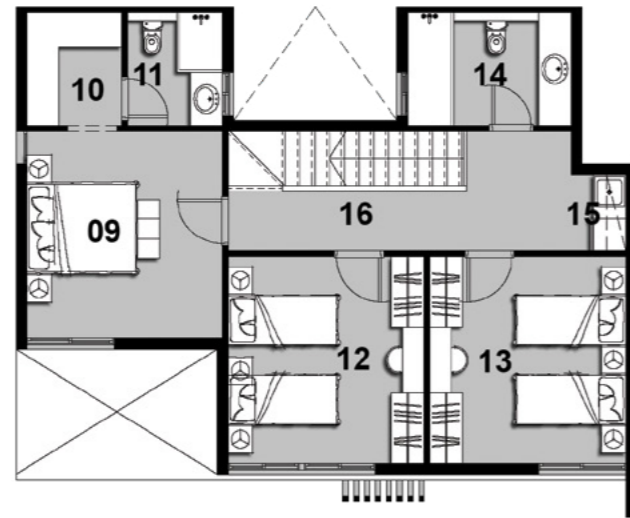
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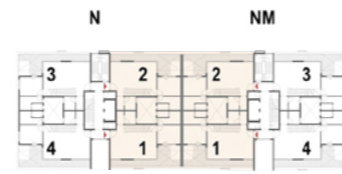
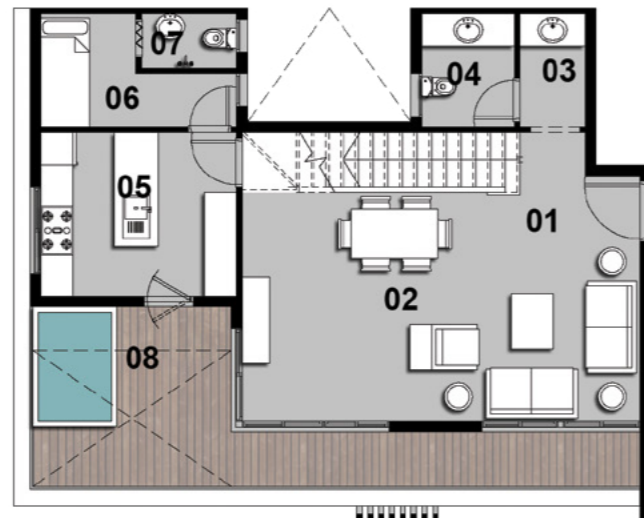
MIDDLE (THIRD & FOURTH FLOORS)
UNIT 31 & 32

TOTAL GROSS AREA 212 M²

NO.	ROOM	DIMENSIONS
01	ENTRANCE	2.20M X 1.20M
02	RECEPTION & DINING	4.20M X 7.30M
03	VANITY	1.20M X 2.10M
04	GUEST TOILET	1.70M X 2.10M
05	KITCHEN	3.00M X 3.60M
06	MAID'S ROOM	1.75M X 2.10M
07	MAID'S BATHROOM	1.00M X 1.75M
08	DOUBLE HEIGHT TERRACE	7.50M X 0.90M 3.50M X 3.20M
09	MASTER BEDROOM	3.60M X 3.80M
10	DRESSING ROOM	1.75M X 2.10M
11	MASTER BATHROOM	1.75M X 2.10M
12	BEDROOM 1	3.60M X 3.80M
13	BEDROOM 2	3.60M X 3.80M
14	BATHROOM	2.10M X 3.00M
15	KITCHENETTE	1.00M X 1.40M
16	LOBBY	4.40M X 1.10M



FOURTH FLOOR PLAN



THIRD FLOOR PLAN

DISCLAIMER

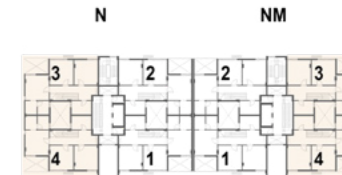
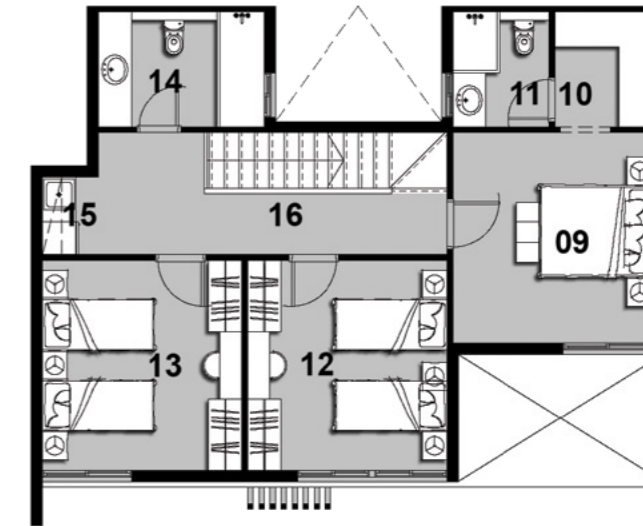
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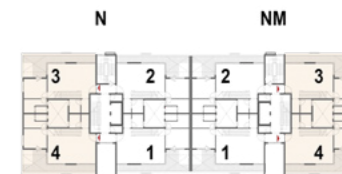
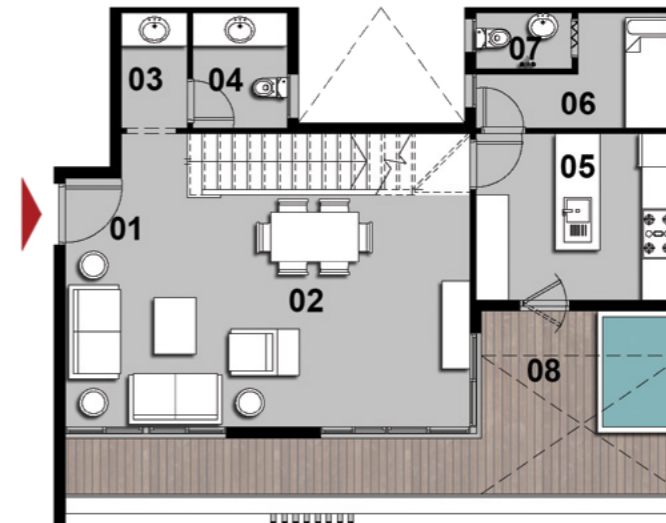
CORNER (THIRD & FOURTH FLOORS)
UNIT 33 & 34

TOTAL GROSS AREA 213 M²

NO.	ROOM	DIMENSIONS
01	ENTRANCE	2.20M X 1.20M
02	RECEPTION & DINING	4.20M X 7.30M
03	VANITY	1.20M X 2.10M
04	GUEST TOILET	1.70M X 2.10M
05	KITCHEN	3.00M X 3.60M
06	MAID'S ROOM	1.75M X 2.10M
07	MAID'S BATHROOM	1.00M X 1.75M
08	DOUBLE HEIGHT TERRACE	7.50M X 1.00M 3.65M X 3.30M
09	MASTER BEDROOM	3.60M X 3.80M
10	DRESSING ROOM	1.75M X 2.10M
11	MASTER BATHROOM	1.75M X 2.10M
12	BEDROOM 1	3.60M X 3.80M
13	BEDROOM 2	3.60M X 3.80M
14	BATHROOM	2.10M X 3.00M
15	KITCHENETTE	1.00M X 1.40M
16	LOBBY	4.40M X 1.10M



FOURTH FLOOR PLAN



THIRD FLOOR PLAN

DISCLAIMER

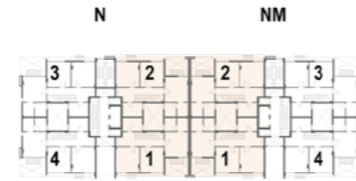
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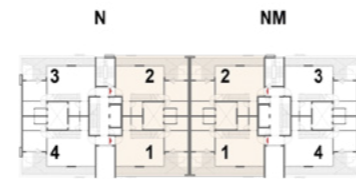
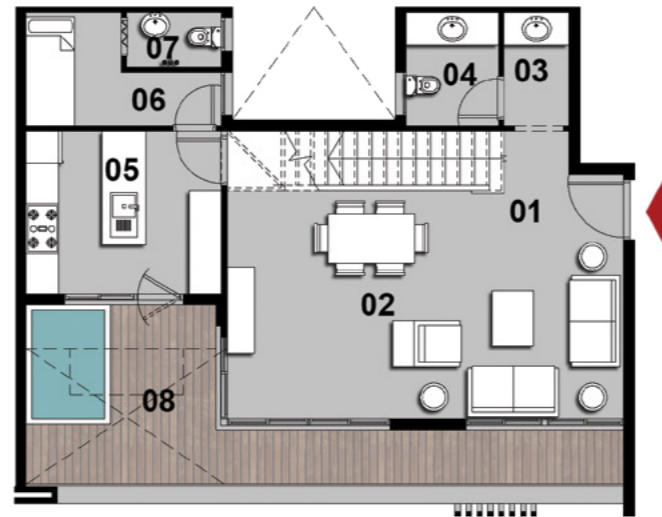
MIDDLE (FIFTH & SIXTH FLOORS)
UNIT 51 & 52

TOTAL GROSS AREA 215 M²

NO.	ROOM	DIMENSIONS
01	ENTRANCE	2.20M X 1.20M
02	RECEPTION & DINING	4.20M X 7.30M
03	VANITY	1.20M X 2.10M
04	GUEST TOILET	1.70M X 2.10M
05	KITCHEN	3.00M X 3.60M
06	MAID'S ROOM	1.75M X 2.10M
07	MAID'S BATHROOM	1.00M X 1.75M
08	DOUBLE HEIGHT TERRACE	7.50M X 1.00M 3.50M X 3.30M
09	MASTER BEDROOM	3.60M X 3.80M
10	DRESSING ROOM	1.75M X 2.10M
11	MASTER BATHROOM	1.75M X 2.10M
12	BEDROOM 1	3.60M X 3.80M
13	BEDROOM 2	3.60M X 3.80M
14	BATHROOM	2.10M X 3.00M
15	KITCHENETTE	1.00M X 1.40M
16	TERRACE	0.80M X 2.00M
17	LOBBY	4.40M X 1.10M



SIXTH FLOOR PLAN



FIFTH FLOOR PLAN

DISCLAIMER

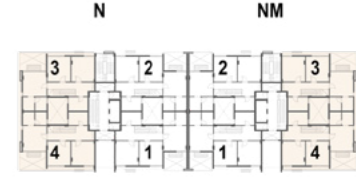
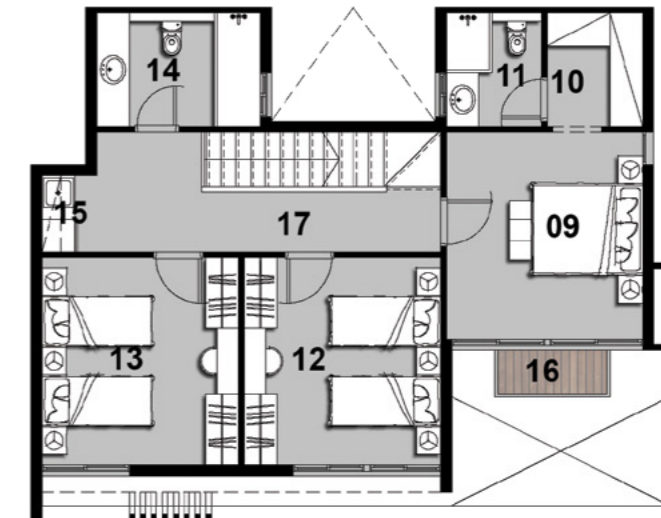
1. All rooms dimensions are measured to structural elements and exclude wall finished and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas 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.

SKY VILLA

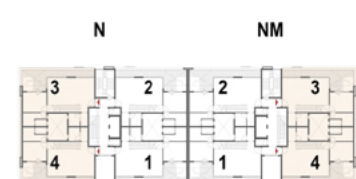
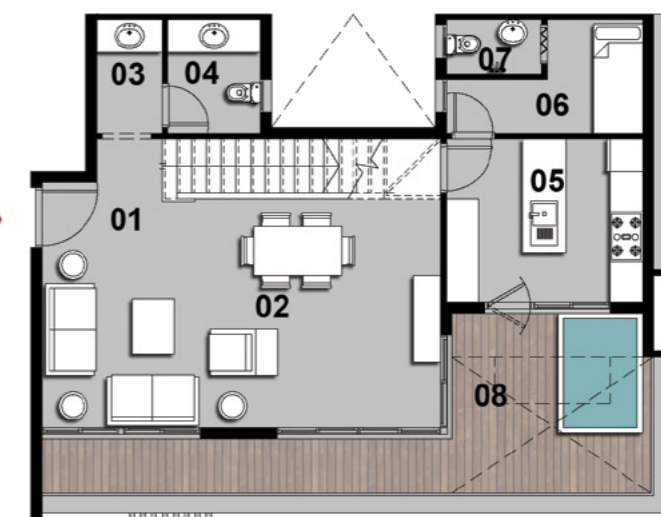
CORNER (FIFTH & SIXTH FLOORS)
UNIT 53 & 54

TOTAL GROSS AREA 215 M²

NO.	ROOM	DIMENSIONS
01	ENTRANCE	2.20M X 1.20M
02	RECEPTION & DINING	4.20M X 7.30M
03	VANITY	1.20M X 2.10M
04	GUEST TOILET	1.70M X 2.10M
05	KITCHEN	3.00M X 3.60M
06	MAID'S ROOM	1.75M X 2.10M
07	MAID'S BATHROOM	1.00M X 1.75M
08	DOUBLE HEIGHT TERRACE	7.50M X 1.00M 3.65M X 3.30M
09	MASTER BEDROOM	3.60M X 3.80M
10	DRESSING ROOM	1.75M X 2.10M
11	MASTER BATHROOM	1.75M X 2.10M
12	BEDROOM 1	3.60M X 3.80M
13	BEDROOM 2	3.60M X 3.80M
14	BATHROOM	2.10M X 3.00M
15	KITCHENETTE	1.00M X 1.40M
16	TERRACE	0.80M X 2.00M
17	LOBBY	4.40M X 1.10M



SIXTH FLOOR PLAN



FIFTH FLOOR PLAN

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.

