

# COMO

LAKES



VINCI

NEW CAPITAL

VINCI  
NEW CAPITAL  
BOUTIQUE LUXURY LIVING



# TABLE OF CONTENTS

**01** About Misr Italia Properties  
About The New Capital

**02** VINCI Philosophy  
Location Map  
Design Concept  
Amenities  
About VINCI & Masterplan  
Zoning

**03** Overview COMO Lakes  
Unit Types & Floor Plans

**04** Collaborations



## 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.





## About The New Capital

Vinci is a luxurious urban destination, crowning a strategic location in the residential heart of Cairo's New Administrative Capital. The project is an exclusive opportunity to experience Egypt's futuristic vision, set on 170,000 feddans to re-imagine sustainable development, as well as smart living from an innovative perspective -away from Cairo's stresses and congestion.

Masterplanned on par with global cities around the world, the New Capital boasts 21 residential communities, taking

in sweeping views of natural landscapes while benefiting from state-of-the-art infrastructure, as well as heightened security to provide quality living standards unseen before.

The New capital is planned with ultimate accessibility in mind, situated only 45 kilometers East of 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.





## 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.

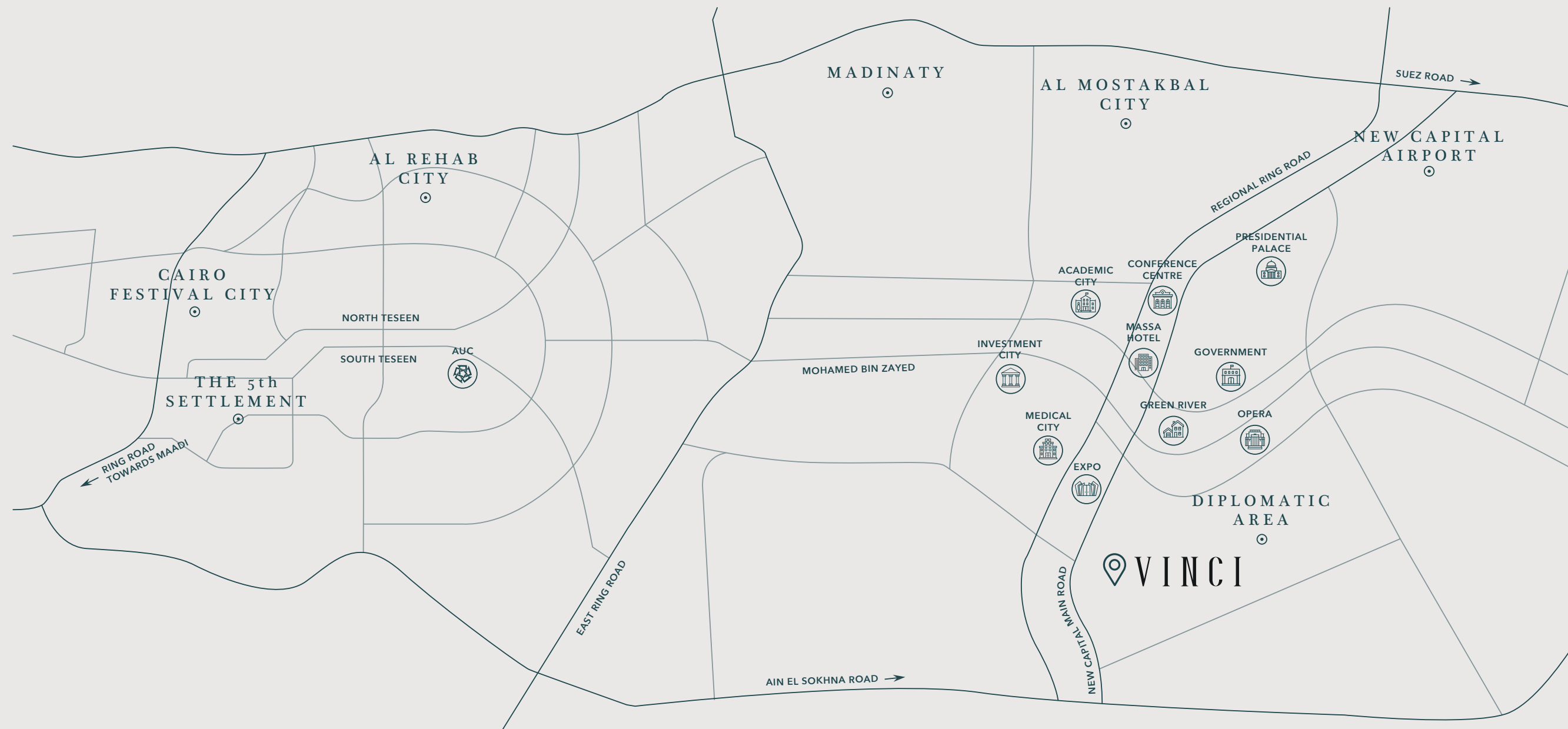
Enriching experiences are the essence of Vinci's everyday living experience.



### 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 Map

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.

### DISCLAIMER

1. Actual spaces areas may vary from the stated area in the masterplan. 2. Drawing is not to scale.





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.



## 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.



## VINCI Amenities



Signature Club House



State-Of-The-Art Commercial Hub - Vinci Street



Water Features



Landscapes



Community Centers



Walkable Areas



Smart Solutions



Customizable Exteriors By Hany Saad Innovations





## Message from Hany Saad

Recognized for a visionary ability to blend disciplines, forms and dimensions crossing boundaries in art, design, and architecture, "I am honored to have been chosen to be the mastermind behind the boutique luxury compound".

"My work is known for being recognized as inventive and extravagant in the design scene and we have been provided with the creative freedom at HIS for developing an entirely unique design concept that marks a new chapter in boutique living".

We will embrace the elegance, sophistication and lush conceptualization that Vinci stands for. The HSI team is thrilled to present this showcase of iconic designs that will present the innovative concept of boutique living state in an upscale community.





## CUSTOMIZABLE EXTERIORS

Vinci is designed with facilities that inhabit an opulent quality of life, from the essence to the physical materials, and spaces that tend to signal a desire to connect with nature forming one community.

Expressing the new luxury living with architectural brilliances designed by Hany Saad Innovations that fall in line with constructed interiors that endeavor for a graceful, minimally programmed space.

The exquisite modern architecture, the remarkable minimalist design, material surfaces and textures emanate a sense of balance and harmony welcoming residents to succumb to the pleasures of contemporary luxury.

The designed structures encapsulate the luxuriousness through the material choice. It brilliantly combines the natural splendor with modern luxury in a haven of style and tranquility.







DISCLAIMER  
Interior finishing according to the contract appendix



## ENJOY BRILLIANT INTERIORS BY HANY SAAD INNOVATIONS













Driven by the concept, the living state borrows the best elements of boutique notion - small, intimate and custom. The clean lines and indoor garden provide a balance between serenity and comfort within the home environment.



## 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**
-  APARTMENT BUILDINGS
  -  BRANDED APARTMENTS
  -  CLUB HOUSE
  -  COMMERCIAL AREA - VINCI STREET
  -  COMMUNITY CENTER
  -  GATE
  -  HIGH-END COMMERCIAL AREA
  -  INNER PATHWAY
  -  TREE LINE PROMENADE
  -  VILLAS
  -  WATER FEATURES
  -  NEW CAPITAL'S FIRST SWIMMABLE LAGOON



DISCLAIMER  
 1. Actual spaces areas may vary from the stated area in the masterplan. 2. Drawing is not to scale. 3. The developer reserves the right to make technical revisions, without notices. 4. Each garden plot shape will vary based on the location of the building in the masterplan.



# VINCI

NEW CAPITAL

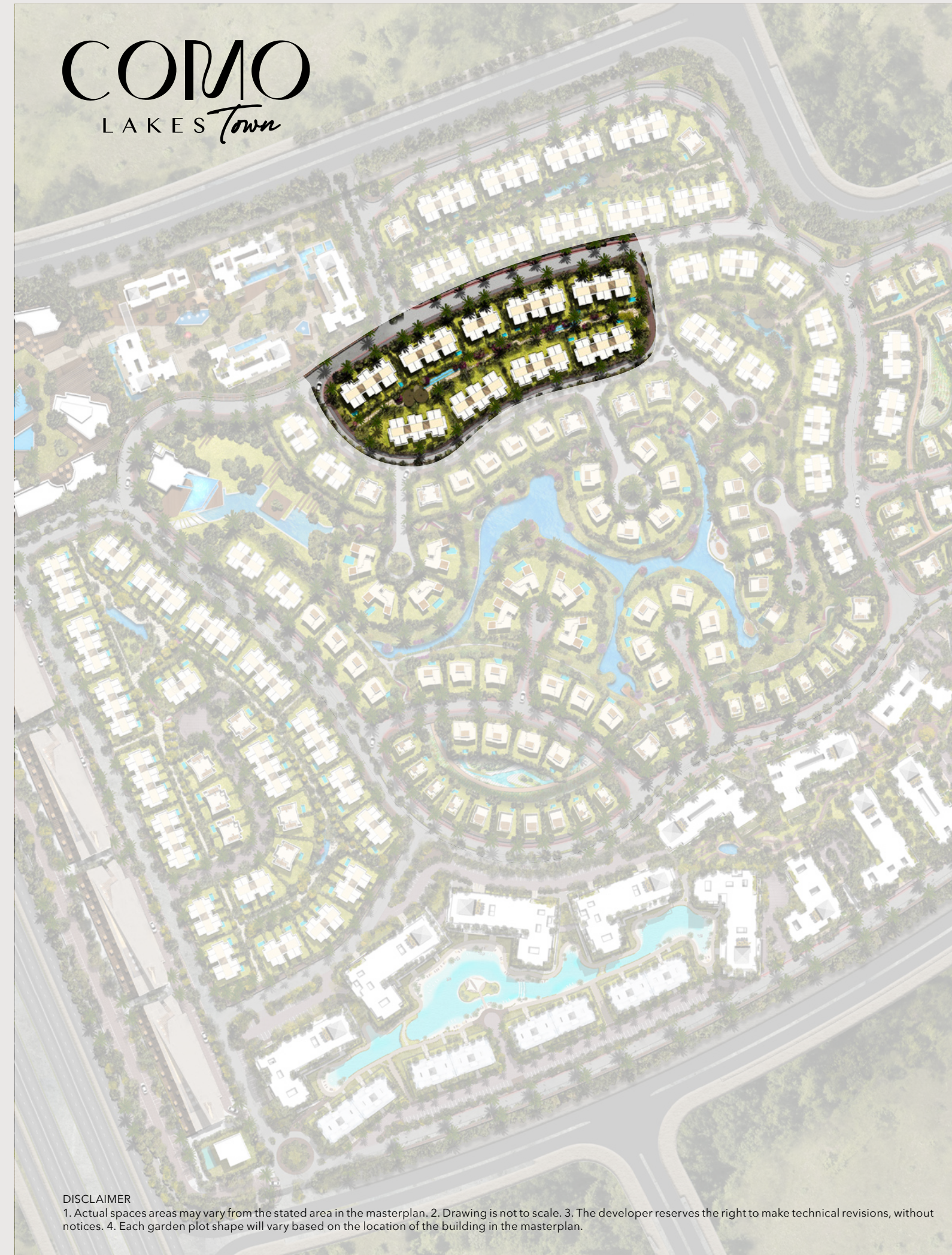
## COMO LAKES



DISCLAIMER

1. Actual spaces areas may vary from the stated area in the masterplan. 2. Drawing is not to scale. 3. The developer reserves the right to make technical revisions, without notices. 4. Each garden plot shape will vary based on the location of the building in the masterplan.

## COMO LAKES *Town*



DISCLAIMER

1. Actual spaces areas may vary from the stated area in the masterplan. 2. Drawing is not to scale. 3. The developer reserves the right to make technical revisions, without notices. 4. Each garden plot shape will vary based on the location of the building in the masterplan.





**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.

## COMO LAKES Overview

Our high-end villas are based on a community centered residential compound with sophisticatedly designed infrastructures. The minimalist clear-cut lines of the Façade are a statement of your contemporary elegant lifestyle. The architecture of both interiors and exteriors brilliantly combines natural splendor with modern luxury in a haven of style and tranquility. The modern designed homes overlook vast landscapes, creating an environment that will allow residents to reconnect with nature, giving them a bright and captivating new look to a greener life. The breathtaking modern architecture and remarkable minimalist design emanate a sense of balance and harmony.

With exceptional designs, let your imagination flow from the comfort of this sanctuary with its contemporary art and

finishes that delight all the senses, accompanied with a laid-back standard of living that is natural to the environment and is coupled with modern luxury to ensure natural lighting and a relaxing ambience for your comfort.

Upon entering, the naturally flowing space and openness, tailored to your lifestyle, will greet you with light. The spatial design integrates all your needs effortlessly and with style. With prodigious reception floor plans to ceiling frames, protruding the interior spaces with the best layout and design, the villa exterior shows the subtle balance between building and lightness.

You can enjoy customization options designed by Hany Saad for your unit's exterior façade to ensure an exceptional & unique living sensation that is designed just for you.



A close-up photograph of a wooden surface, likely a table or desk, showing vertical grain patterns. The lighting is soft and directional, creating a series of vertical highlights and shadows that emphasize the texture of the wood. The overall tone is warm and natural.

**YOUR FUTURE HOME  
STARTS WITH A PLAN**



# ICONIC VILLA

PREMIUM FAÇADE



**FRONT VIEW**

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.



ICONIC VILLA  
PREMIUM FAÇADE



BACK VIEW

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.





# ICONIC VILLA

CUSTOMIZED FAÇADE



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.





# ICONIC VILLA

CUSTOMIZED FAÇADE

CLADDING  
WOODEN  
EFFECT

DARK-GREY  
MARBLE  
CLADDING

BEIGE  
MARBLE  
CLADDING

BACK VIEW

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.







## ICONIC VILLA

With Optional Basement Floor

Total Area with Basement: 1027.5 m<sup>2</sup>

Total Area Without Basement: 694.5 m<sup>2</sup>

**Basement Floor Area: 333.0 m<sup>2</sup>**



Basement Floor Plan

NO.	ROOM	DIMENSIONS
01	ENTRANCE LOBBY	10.80m X 0.80m
02	STAIRS	5.00m X 2.90m
03	ENTERTAINMENT ROOM	5.80m X 3.60m
04	CHANGING ROOM	3.50m X 2.60m
05	LOBBY	2.25m X 1.55m
06	NANNY'S BEDROOM	3.25m X 2.10m
07	NANNY'S BATHROOM	3.20m X 1.15m
08	LAUNDRY ROOM	2.20m X 1.80m
09	KITCHEN	7.00m X 3.50m
10	KITCHENETTE	3.45m X 2.00m
11	DRIVER'S BEDROOM	3.00m X 1.80m
12	DRIVER'S BATHROOM	1.75m X 1.45m
13	MECHANICAL ROOM	3.90m X 2.80m
14	PARKING	12.25m X 11.30m
15	COURT	11.30m X 2.40m

### 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.



**Ground Floor Area: 234.0 m<sup>2</sup>**



Ground Floor Plan With Basement

NO.	ROOM	DIMENSIONS
01	ENTRANCE PORCH	1.90m X 2.15m
02	ENTRANCE LOBBY	3.85m X 2.80m
03	STAIRS	3.30m X 2.90m
04	LOBBY	2.00m X 1.40m
05	GUEST BEDROOM	5.30m X 4.00m
06	GUEST BATHROOM	3.30m X 2.00m
07	POWDER ROOM	2.20m X 2.00m
08	GUEST TOILET	2.00m X 1.35m
09	KITCHEN	3.60m X 3.50m
10	DINING	5.10m X 5.00m
11	RECEPTION 01	8.60m X 4.70m
12	RECEPTION 02	6.20m X 4.40m
13	TERRACE 01	4.85m X 3.55m
14	TERRACE 02	5.60m X 3.30m



Ground Floor Plan Without Basement

NO.	ROOM	DIMENSIONS
01	ENTRANCE PORCH	1.90m X 2.15m
02	ENTRANCE LOBBY	3.85m X 2.80m
03	STAIRS	3.30m X 2.90m
04	LOBBY	2.00m X 1.40m
05	GUEST BEDROOM	5.30m X 4.00m
06	GUEST BATHROOM	3.30m X 2.00m
07	POWDER ROOM	2.20m X 2.00m
08	GUEST TOILET	2.00m X 1.35m
09	KITCHEN	3.60m X 3.50m
10	DINING	5.10m X 5.00m
11	RECEPTION 01	8.60m X 4.70m
12	RECEPTION 02	6.20m X 4.40m
13	TERRACE 01	4.85m X 3.55m
14	TERRACE 02	5.60m X 3.30m

**First Floor Area: 245.0 m<sup>2</sup>**



First Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY 01	3.40m X 1.75m
02	STAIRS	3.30m X 2.85m
03	LIVING ROOM	5.20m X 3.75m
04	MASTER BEDROOM	5.90m X 4.35m
05	MASTER BATHROOM	3.45m X 2.90m
06	MASTER DRESSING	4.00m X 4.00m
07	TERRACE 01	4.15m X 1.90m
08	LOBBY 02	1.70m X 1.25m
09	BEDROOM 01	4.80m X 3.70m
10	BATHROOM 01	3.50m X 1.65m
11	BEDROOM 02	3.50m X 3.40m
12	BATHROOM 02	3.40m X 1.80m
13	BEDROOM 03	4.90m X 3.60m
14	BATHROOM 03	3.55m X 1.65m
15	TERRACE 02	5.25m X 1.25m
16	TERRACE 03	3.80m X 1.80m
17	TERRACE 04	7.90m X 0.60m

**Penthouse Area: 58.5 m<sup>2</sup>  
Roof Terrace Area: 157.0 m<sup>2</sup>**



Penthouse Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY	2.80m X 1.60m
02	STAIRS	3.30m X 2.80m
03	MASTER BEDROOM	4.40m X 4.50m
04	MASTER BATHROOM	2.85m X 2.00m
05	BATHROOM	2.35m X 3.00m
06	ROOF TERRACE	16.80m X 5.15m / 6.50m X 4.60m

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.

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.



VILLA AV  
PREMIUM FAÇADE



FRONT VIEW

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.



VILLA AV  
PREMIUM FAÇADE



BACK VIEW

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.





# VILLA AV

CUSTOMIZED FAÇADE



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





BEIGE  
MARBLE  
CLADDING

# VILLA AV

CUSTOMIZED FAÇADE

DARK- GREY  
MARBLE  
CLADDING

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.

BACK VIEW





# VILLA AV

Total Area: 509.5 m<sup>2</sup>

## Ground Floor Area: 175.0 m<sup>2</sup>



Ground Floor Plan

NO.	ROOM	DIMENSIONS
01	ENTRANCE PORCH	3.90m X 3.25m
02	RECEPTION	7.40m X 7.10m
03	TERRACE 01	3.30m X 1.50m/0.75m
04	TERRACE 02	4.25m X 2.05m/1.35m
05	DINING	5.35m X 5.10m
06	LOBBY	1.65m X 1.60m
07	POWDER ROOM	3.40m X 1.40m
08	NANNY'S BATHROOM	1.90m X 1.10m
09	NANNY'S BEDROOM	1.90m X 1.90m
10	DRIVER'S ROOM	2.40m X 2.20m
11	DRIVER'S BATHROOM	1.50m X 1.40m
12	KITCHEN	3.70m X 4.55m

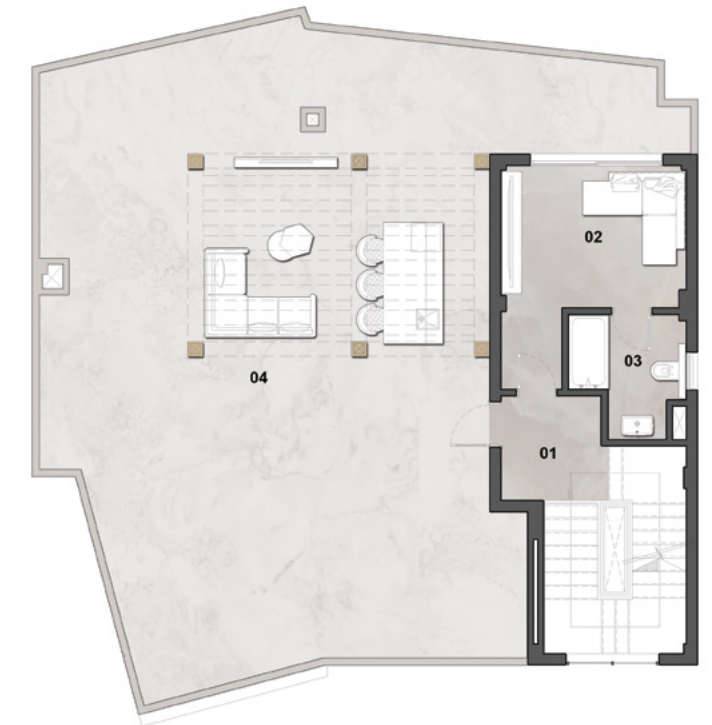
## First Floor Area: 170.0 m<sup>2</sup>



First Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY	5.20m X 2.40m
02	LIVING ROOM	4.70m X 3.70m
03	MASTER BEDROOM 01	3.80m X 4.00m
04	MASTER BATHROOM 01	2.40m X 2.40m
05	BEDROOM 01	4.10m X 3.60m
06	BEDROOM 02	4.60m X 4.40m
07	BATHROOM	3.50m X 1.70m
08	MASTER BEDROOM 02	5.00m X 3.80m
09	MASTER DRESSING	2.30m X 1.60m
10	MASTER BATHROOM 02	2.10m X 2.00m
11	TERRACE 01	7.50m X 1.60m/0.70m
12	TERRACE 02	2.40m X 1.50m/0.40m

## Penthouse Area: 40.5 m<sup>2</sup> Roof Terrace Area: 124.0 m<sup>2</sup>



Penthouse Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY	2.15m X 2.10m
02	LIVING ROOM	3.70m X 2.90m
03	BATHROOM	2.50m X 2.35m
04	ROOF TERRACE	13.10m X 13.10m/9.05m

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.

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.



VILLA BVN  
PREMIUM FAÇADE



FRONT VIEW

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.



VILLA BVN  
PREMIUM FAÇADE



BACK VIEW

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.





# VILLA BVN

CUSTOMIZED FAÇADE



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.



VILLA BVN  
CUSTOMIZED FAÇADE

DARK-GREY  
MARBLE  
CLADDING

BEIGE  
MARBLE  
CLADDING



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.

BACK VIEW

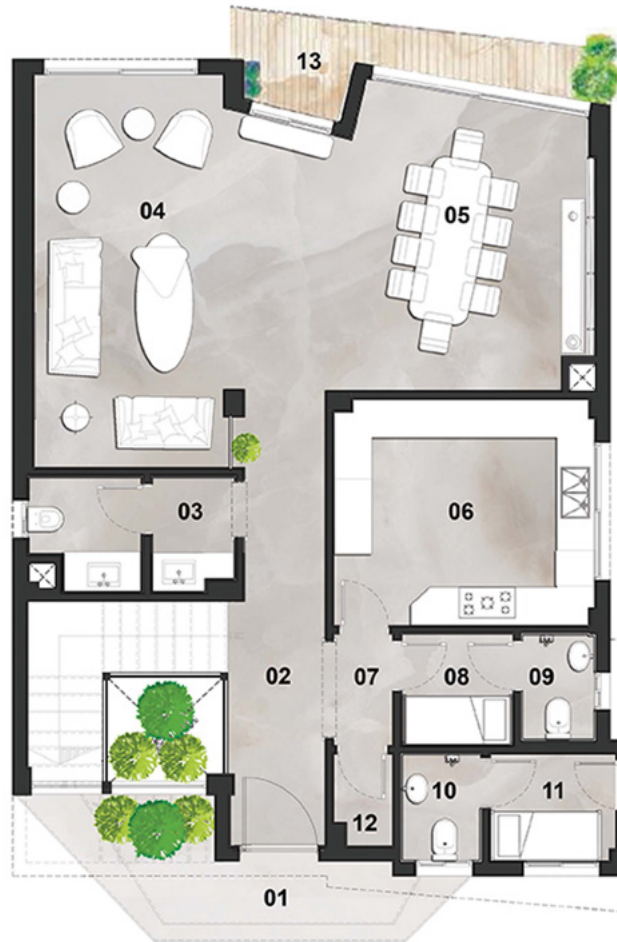




# VILLA BVN

Total Area: 387.0 m<sup>2</sup>

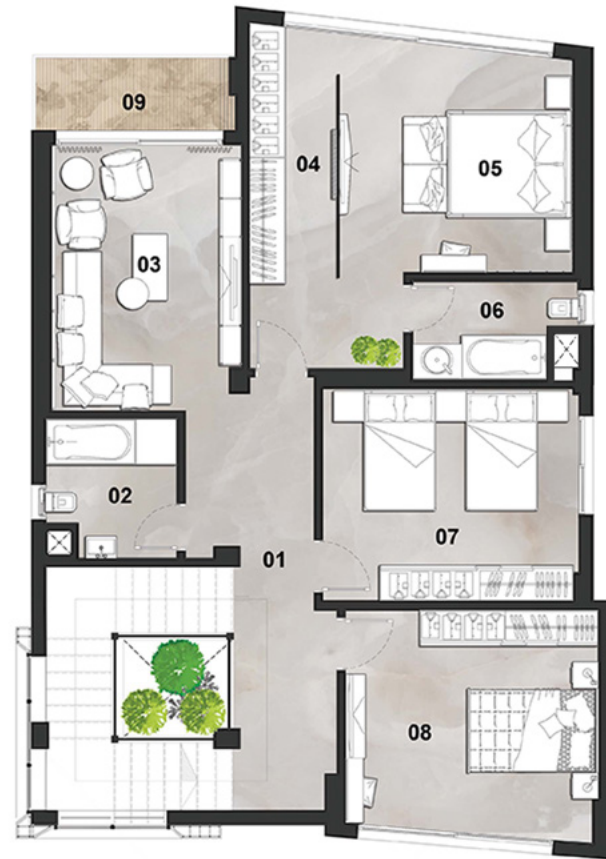
**Ground Floor Area: 132.0 m<sup>2</sup>**



Ground Floor Plan

NO.	ROOM	DIMENSIONS
01	ENTRANCE PORCH	4.20m X 1.00m
02	ENTRANCE LOBBY	7.20m X 1.55m
03	POWDER ROOM	3.30m X 1.85m
04	RECEPTION	6.20m X 4.60m
05	DINING	4.35m X 4.15m
06	KITCHEN	4.15m X 3.60m
07	LOBBY	1.75m X 0.95m
08	NANNY'S BEDROOM	1.75m X 1.80m
09	NANNY'S BATHROOM	1.65m X 1.15m
10	DRIVER'S BATHROOM	1.70m X 1.25m
11	DRIVER'S BEDROOM	2.00m X 1.70m
12	STORAGE	1.45m X 0.95m
13	TERRACE	6.00m X 0.90m

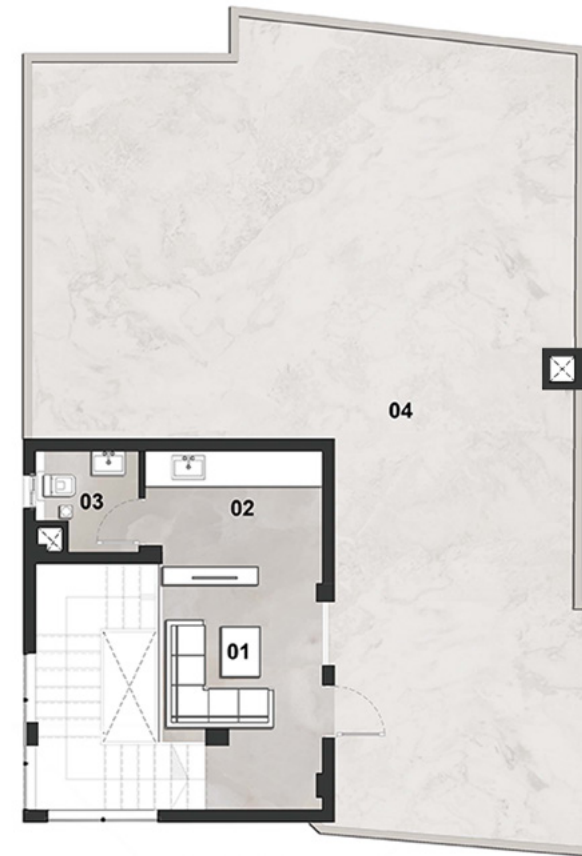
**First Floor Area: 128.0 m<sup>2</sup>**



First Floor Plan

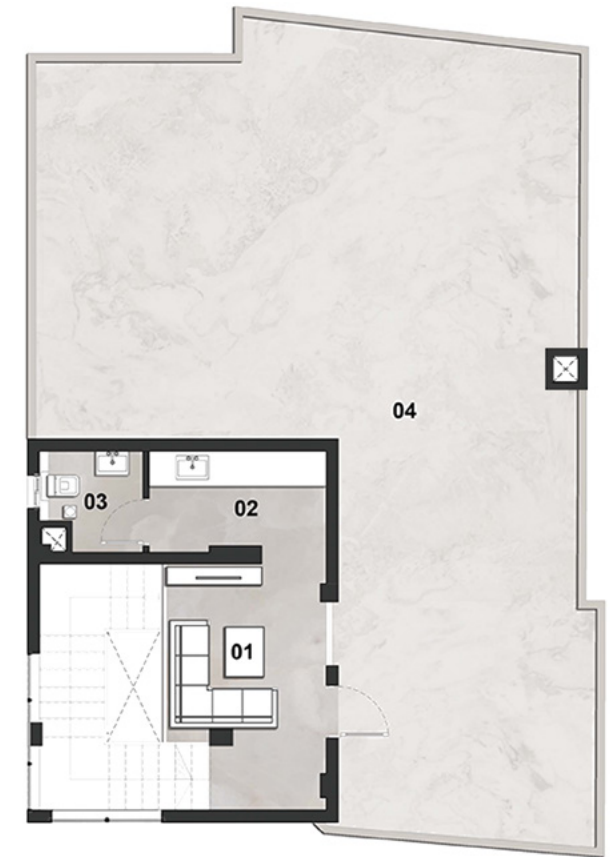
NO.	ROOM	DIMENSIONS
01	LOBBY	7.30m X 2.15m/1.75m
02	BATHROOM	2.35m X 2.20m
03	LIVING ROOM	4.50m X 3.20m
04	MASTER DRESSING	5.80m X 1.50m
05	MASTER BEDROOM	4.00m X 3.90m
06	MASTER BATHROOM	2.80m X 1.70m
07	BEDROOM 01	4.30m X 3.60m
08	BEDROOM 02	4.25m X 4.00m
09	TERRACE	3.35m X 1.20m

**Penthouse Area: 33.0 m<sup>2</sup>**  
**Roof Terrace Area: 94.0 m<sup>2</sup>**



Penthouse Floor Plan

NO.	ROOM	DIMENSIONS
01	LIVING ROOM	4.15m X 2.70m
02	KITCHENETTE	3.00m X 1.70m
03	BATHROOM	1.75m X 1.70m
04	ROOF TERRACE	13.35m X 9.20m/4.35m



Penthouse Floor Plan

NO.	ROOM	DIMENSIONS
01	LIVING ROOM	4.15m X 2.70m
02	KITCHENETTE	3.00m X 1.70m
03	BATHROOM	1.75m X 1.70m
04	ROOF TERRACE	13.35m X 9.20m/4.35m

UNITS: 36, 38, 111, 112, 113 & 114

**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.

**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.



VILLA CVN  
PREMIUM FAÇADE



FRONT VIEW

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.





VILLA CVN  
PREMIUM FAÇADE



BACK VIEW

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.



BEIGE  
MARBLE  
CLADDING

DARK-GREY  
MARBLE  
CLADDING

WOODEN  
STUDS

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 CVN CUSTOMIZED FAÇADE





DARK-GREY  
MARBLE  
CLADDING

WALL  
PAINT

BEIGE  
MARBLE  
CLADDING

# VILLA CVN

CUSTOMIZED FAÇADE

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.

BACK VIEW





# VILLA CVN

Total Area: 358.0 m<sup>2</sup>

**Ground Floor Area: 121.0 m<sup>2</sup>**



Ground Floor Plan

NO.	ROOM	DIMENSIONS
01	ENTRANCE PORCH	3.65m X 1.00m
02	ENTRANCE LOBBY	4.75m X 2.00m
03	RECEPTION	6.80m X 4.30m
04	DINING	4.20m X 4.90m
05	KITCHEN	4.00m X 3.00m
06	NANNY'S BATHROOM	1.65m X 1.15m
07	NANNY'S BEDROOM	2.75m X 1.80m
08	POWDER ROOM	4.00m X 1.40m
09	TERRACE	4.00m X 1.00m

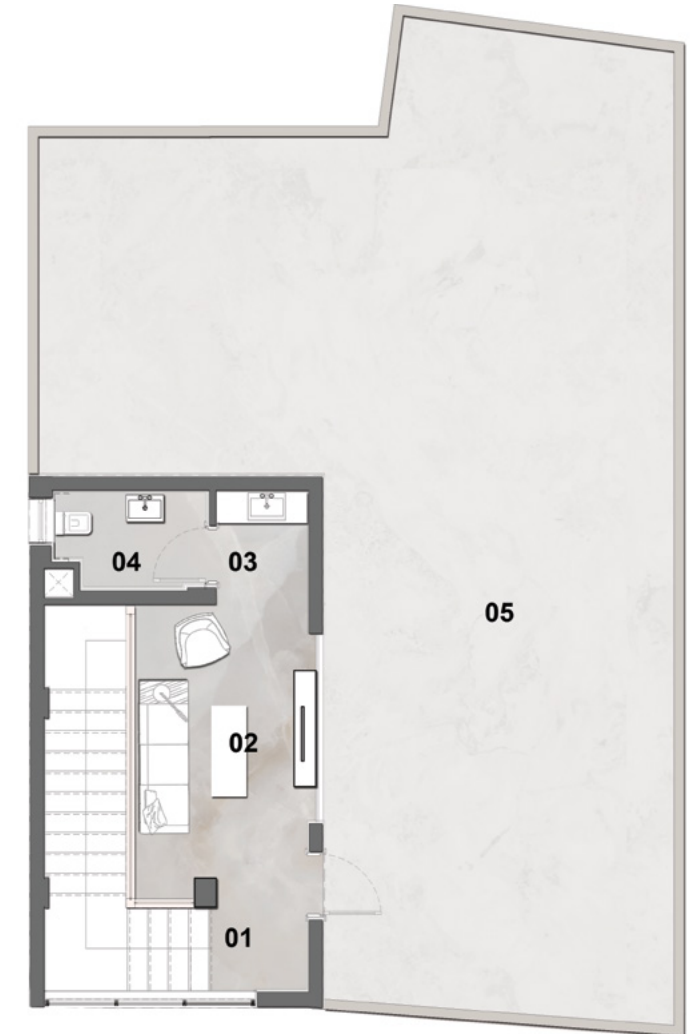
**First Floor Area: 121.0 m<sup>2</sup>**



First Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY	7.95m X 1.20m
02	BATHROOM	2.35m X 2.20m
03	LIVING ROOM	3.70m X 3.55m
04	MASTER BEDROOM	4.30m X 4.85m/3.55m
05	MASTER BATHROOM	3.15m X 1.65m
06	BEDROOM 01	4.85m X 3.75m
07	STORAGE	0.80m X 0.75m
08	BEDROOM 02	4.00m X 3.70m
09	TERRACE	4.80m X 1.00m
10	KITCHENETTE	1.65m X 0.90m

**Penthouse Area: 29.0 m<sup>2</sup>**  
**Roof Terrace Area: 87.0 m<sup>2</sup>**



Penthouse Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY	2.00m X 1.25m
02	LIVING ROOM	3.10m X 1.25m
03	KITCHENETTE	1.30m X 1.25m
04	BATHROOM	2.10m X 1.30m
05	ROOF TERRACE	13.40m X 8.75m/4.80m



# TWIN HOUSE

PREMIUM FAÇADE



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





# TWIN HOUSE

PREMIUM FAÇADE



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.

BACK VIEW

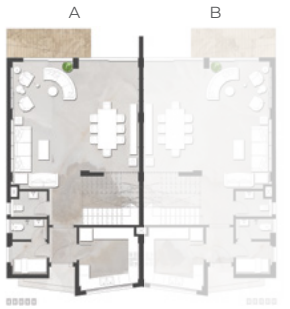




# TWIN HOUSE

## TWN - UNIT A

Total Area: 316.0 m<sup>2</sup>



**Ground Floor Area: 111.0 m<sup>2</sup>**



Ground Floor Plan

NO.	ROOM	DIMENSIONS
01	ENTRANCE PORCH	1.45m X 1.20m
02	ENTRANCE LOBBY	2.00m X 1.55m
03	KITCHEN	3.65m X 3.45m
04	NANNY'S BEDROOM	2.10m X 1.85m
05	NANNY'S BATHROOM	2.10m X 1.15m
06	GUEST TOILET	2.00m X 1.40m
07	RECEPTION	7.30m X 3.75m
08	DINING	6.35m X 3.65m
09	TERRACE	4.85m X 1.65m

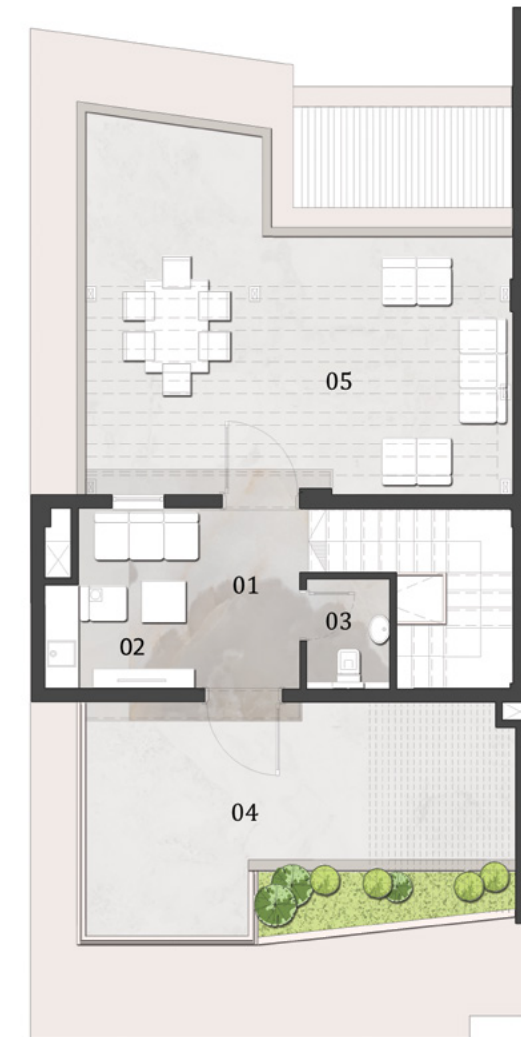
**First Floor Area: 120.0 m<sup>2</sup>**



First Floor Plan

NO.	ROOM	DIMENSIONS
01	ENTRANCE PORCH	1.45m X 1.20m
02	ENTRANCE LOBBY	2.00m X 1.55m
03	KITCHEN	3.65m X 3.45m
04	NANNY'S BEDROOM	2.10m X 1.85m
05	NANNY'S BATHROOM	2.10m X 1.15m
06	GUEST TOILET	2.00m X 1.40m
07	RECEPTION	7.30m X 3.75m
08	DINING	6.35m X 3.65m
09	TERRACE	4.85m X 1.65m

**Penthouse Area: 26.0 m<sup>2</sup>**  
**Roof Terrace Area: 59.0 m<sup>2</sup>**



Penthouse Floor Plan

NO.	ROOM	DIMENSIONS
01	LIVING ROOM	3.45m X 2.85m
02	KITCHENETTE	1.65m X 0.60m
03	BATHROOM	1.75m X 1.30m
04	ROOF TERRACE 01	6.15m X 3.70m/2.50m
05	ROOF TERRACE 02	6.70m X 6.05m/4.10m

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.

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.



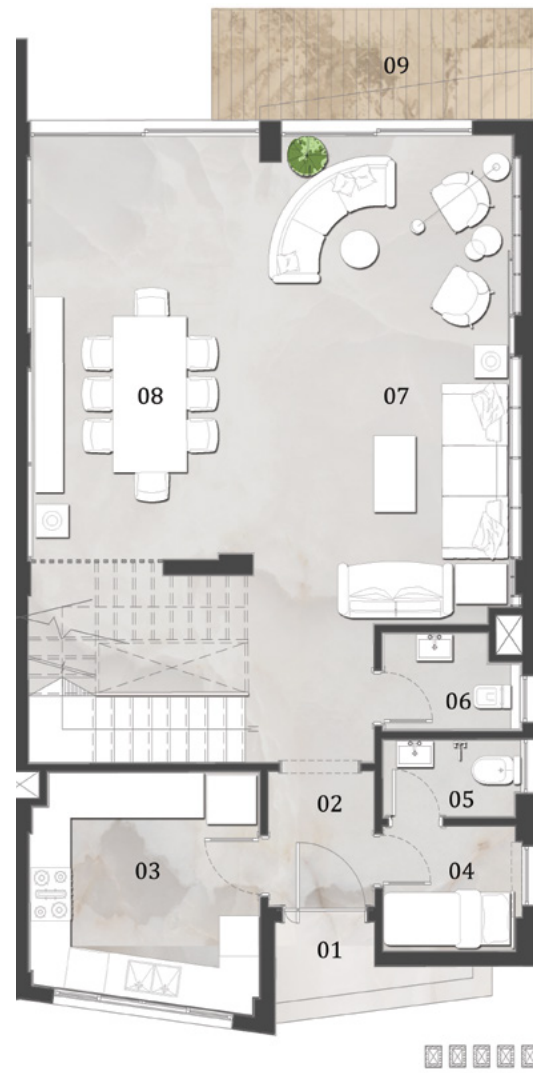
# TWIN HOUSE

## TWN - UNIT B

Total Area: 316.0 m<sup>2</sup>



### Ground Floor Area: 111.0 m<sup>2</sup>



Ground Floor Plan

NO.	ROOM	DIMENSIONS
01	ENTRANCE PORCH	1.45m X 1.20m
02	ENTRANCE LOBBY	2.00m X 1.55m
03	KITCHEN	3.65m X 3.45m
04	NANNY'S BEDROOM	2.10m X 1.85m
05	NANNY'S BATHROOM	2.10m X 1.15m
06	GUEST TOILET	2.00m X 1.40m
07	RECEPTION	7.30m X 3.75m
08	DINING	6.35m X 3.65m
09	TERRACE	4.85m X 1.65m

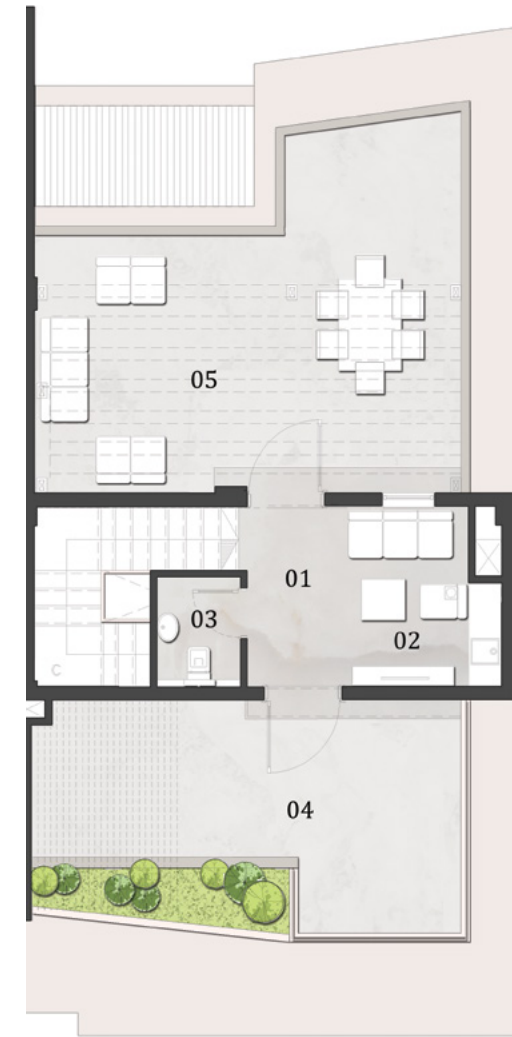
### First Floor Area: 120.0 m<sup>2</sup>



First Floor Plan

NO.	ROOM	DIMENSIONS
01	BEDROOM 01	4.60m X 3.65m
02	BEDROOM 02	4.80m X 3.60m
03	LOBBY	5.55m X 1.20m
04	KITCHENETTE	1.90m X 0.60m
05	BATHROOM	2.45m X 2.00m
06	MASTER BEDROOM	4.45m X 3.40m
07	MASTER BATHROOM	2.65m X 2.15m
08	MASTER DRESSING	4.60m X 2.40m
09	LIVING ROOM	5.40m X 2.70m
10	TERRACE	3.45m X 1.10m

### Penthouse Area: 26.0 m<sup>2</sup> Roof Terrace Area: 59.0 m<sup>2</sup>



Penthouse Floor Plan

NO.	ROOM	DIMENSIONS
01	LIVING ROOM	3.45m X 2.85m
02	KITCHENETTE	1.65m X 0.60m
03	BATHROOM	1.75m X 1.30m
04	ROOF TERRACE 01	6.15m X 3.70m/2.50m
05	ROOF TERRACE 02	6.70m X 6.05m/4.10m

#### 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.

#### 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.



# TOWNHOUSE 4TH



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.



# TOWNHOUSE 4TH



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.



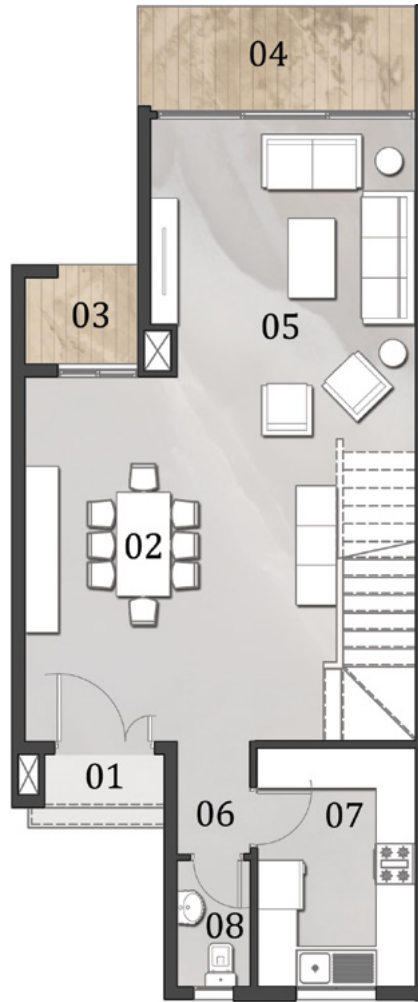
# TOWNHOUSE

## 4TH - UNIT A

Total Area: 253.0 m<sup>2</sup>



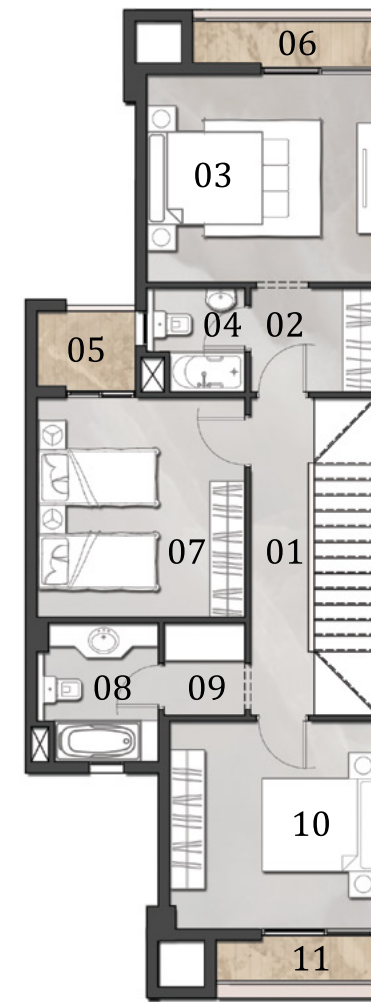
### Ground Floor Area: 79.5 m<sup>2</sup>



Ground Floor Plan

NO.	ROOM	DIMENSIONS
01	ENTRANCE PORCH	1.80m X 0.80m
02	DINING	5.50m X 4.65m
03	TERRACE 01	1.70m X 1.50m
04	TERRACE 02	4.20m X 1.50m
05	RECEPTION	4.10m X 4.00m
06	LOBBY	1.70m X 1.10m
07	KITCHEN	3.60m X 2.40m
08	GUEST TOILET	1.90m X 1.10m

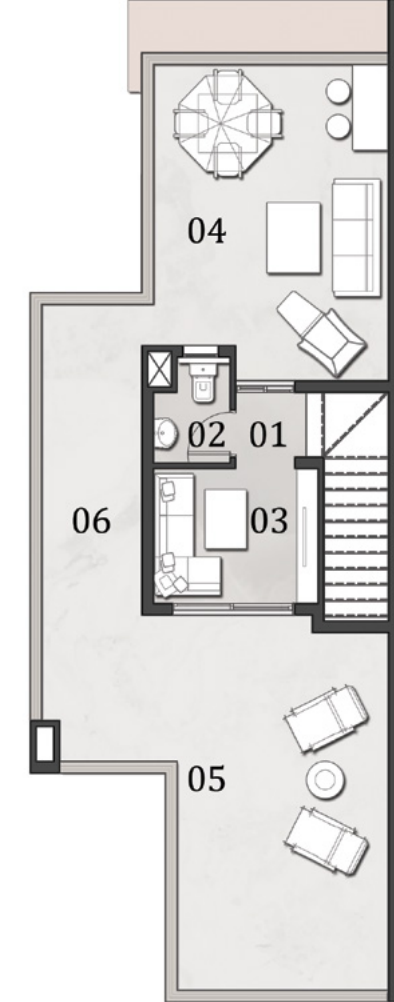
### First Floor Area: 89.5 m<sup>2</sup>



First Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY	5.50m X 1.10m
02	MASTER DRESSING	2.20m X 1.80m
03	MASTER BEDROOM	4.00m X 3.60m
04	MASTER BATHROOM	1.80m X 1.70m
05	TERRACE 01	1.70m X 1.30m
06	TERRACE 02	3.00m X 0.80m
07	BEDROOM 01	3.80m X 3.60m
08	BATHROOM	2.40m X 2.10m
09	LAUNDRY ROOM	1.60m X 1.40m
10	BEDROOM 02	3.60m X 3.60m
11	TERRACE 03	2.55m X 0.70m

### Penthouse Area: 19.0 m<sup>2</sup> Roof Terrace Area: 65.0 m<sup>2</sup>



Penthouse Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY	1.20m X 1.10m
02	BATHROOM	1.80m X 1.30m
03	LIVING ROOM	2.80m X 2.30m
04	ROOF TERRACE 01	5.40m X 4.00m
05	ROOF TERRACE 02	6.40m X 3.60m
06	ROOF TERRACE 03	7.80m X 1.70m

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.

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.



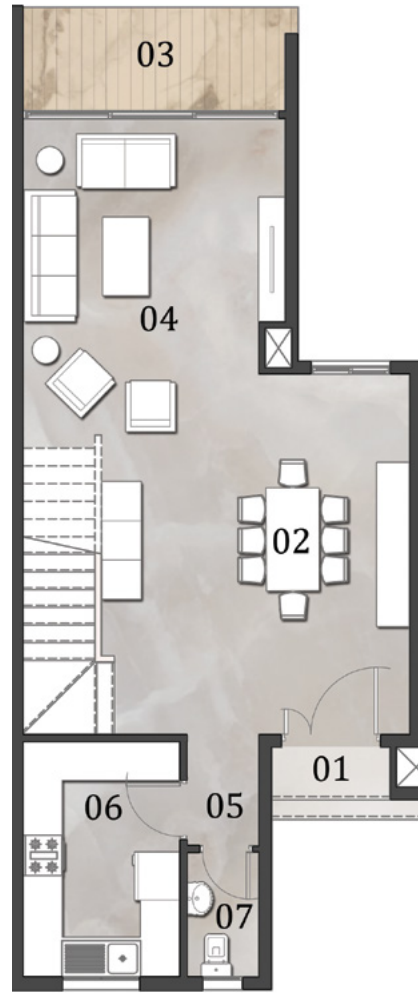
# TOWNHOUSE

## 4TH - UNIT B

Total Area: 255.5 m<sup>2</sup>



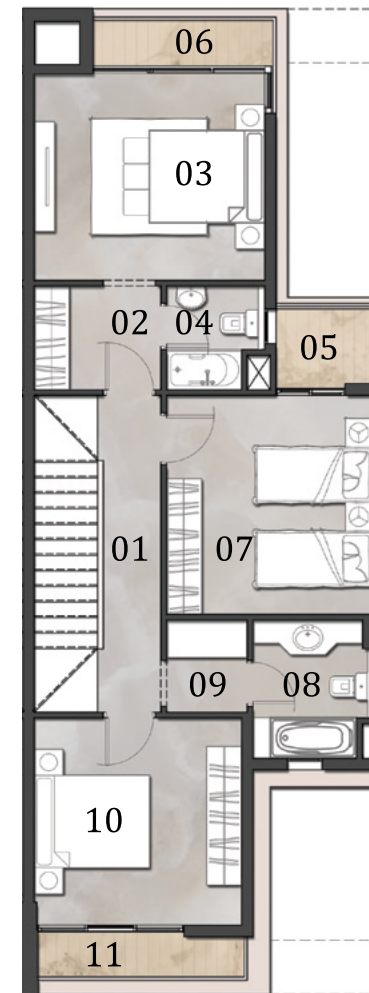
**Ground Floor Area: 76.0 m<sup>2</sup>**



Ground Floor Plan

NO.	ROOM	DIMENSIONS
01	ENTRANCE PORCH	1.80m X 0.80m
02	DINING	5.50m X 4.65m
03	TERRACE	4.20m X 1.50m
04	RECEPTION	4.10m X 4.00m
05	LOBBY	1.70m X 1.10m
06	KITCHEN	3.60m X 2.40m
07	GUEST TOILET	1.90m X 1.10m

**First Floor Area: 89.5 m<sup>2</sup>**



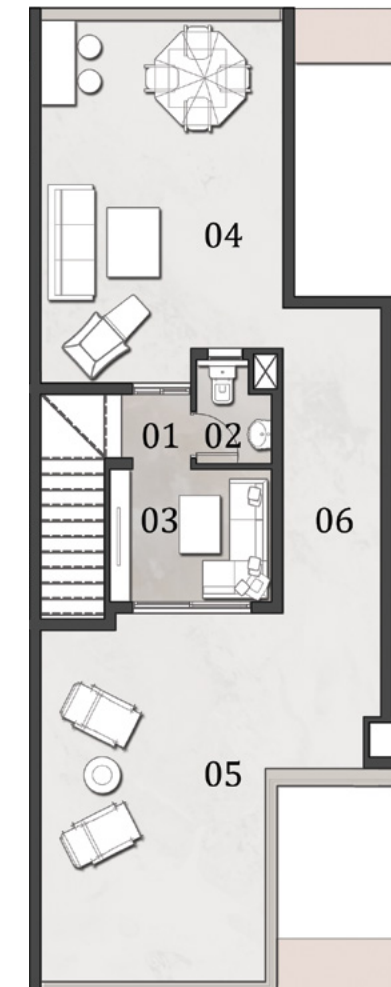
First Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY	5.50m X 1.10m
02	MASTER DRESSING	2.20m X 1.80m
03	MASTER BEDROOM	4.00m X 3.60m
04	MASTER BATHROOM	1.80m X 1.70m
05	TERRACE 01	1.70m X 1.30m
06	TERRACE 02	3.15m X 0.80m
07	BEDROOM 01	3.80m X 3.60m
08	BATHROOM	2.40m X 2.10m
09	LAUNDRY ROOM	1.60m X 1.40m
10	BEDROOM 02	3.60m X 3.60m
11	TERRACE 03	3.60m X 0.70m

**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.

**Penthouse Area: 19.0 m<sup>2</sup>**  
**Roof Terrace Area: 71.0 m<sup>2</sup>**



Penthouse Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY	1.20m X 1.10m
02	BATHROOM	1.80m X 1.30m
03	LIVING ROOM	2.80m X 2.30m
04	ROOF TERRACE 01	6.30m X 4.20m
05	ROOF TERRACE 02	6.40m X 3.90m
06	ROOF TERRACE 03	8.00m X 1.70m

**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.



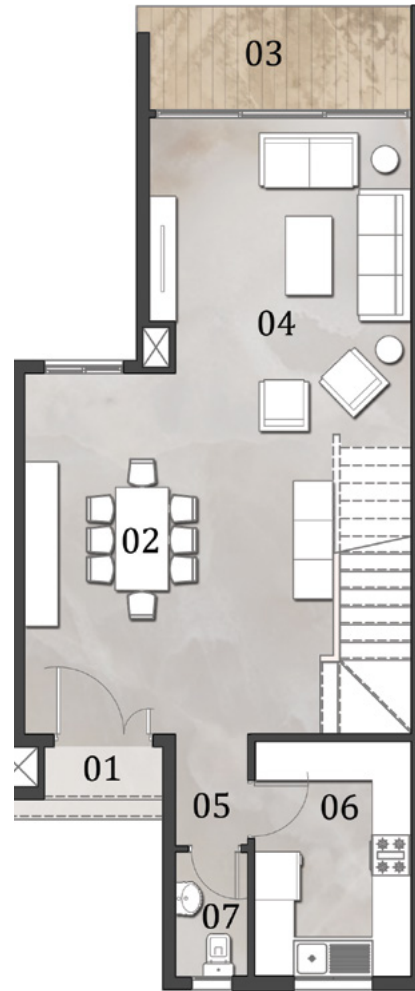
# TOWNHOUSE

## 4TH - UNIT C

Total Area: 255.5 m<sup>2</sup>



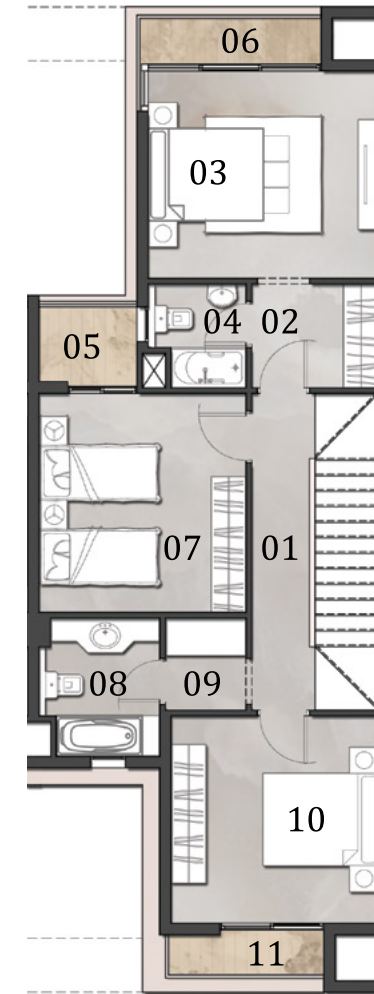
### Ground Floor Area: 76.0 m<sup>2</sup>



Ground Floor Plan

NO.	ROOM	DIMENSIONS
01	ENTRANCE PORCH	1.80m X 0.80m
02	DINING	5.50m X 4.65m
03	TERRACE	4.20m X 1.50m
04	RECEPTION	4.10m X 4.00m
05	LOBBY	1.70m X 1.10m
06	KITCHEN	3.60m X 2.40m
07	GUEST TOILET	1.90m X 1.10m

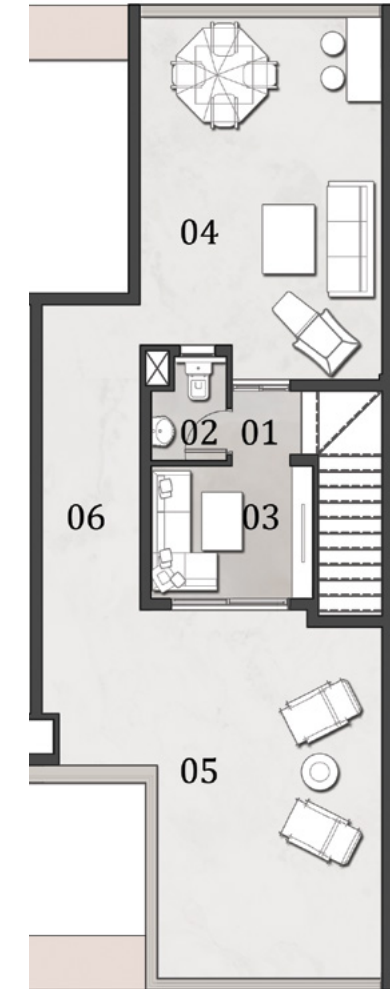
### First Floor Area: 89.5 m<sup>2</sup>



First Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY	5.50m X 1.10m
02	MASTER DRESSING	2.20m X 1.80m
03	MASTER BEDROOM	4.00m X 3.60m
04	MASTER BATHROOM	1.80m X 1.70m
05	TERRACE 01	1.70m X 1.30m
06	TERRACE 02	3.15m X 0.80m
07	BEDROOM 01	3.80m X 3.60m
08	BATHROOM	2.40m X 2.10m
09	LAUNDRY ROOM	1.60m X 1.40m
10	BEDROOM 02	3.60m X 3.60m
11	TERRACE 03	2.70m X 0.70m

### Penthouse Area: 19.0 m<sup>2</sup> Roof Terrace Area: 71.0 m<sup>2</sup>



Penthouse Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY	1.20m X 1.10m
02	BATHROOM	1.80m X 1.30m
03	LIVING ROOM	2.80m X 2.30m
04	ROOF TERRACE 01	6.30m X 4.20m
05	ROOF TERRACE 02	6.40m X 3.90m
06	ROOF TERRACE 03	8.00m X 1.70m

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.

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.



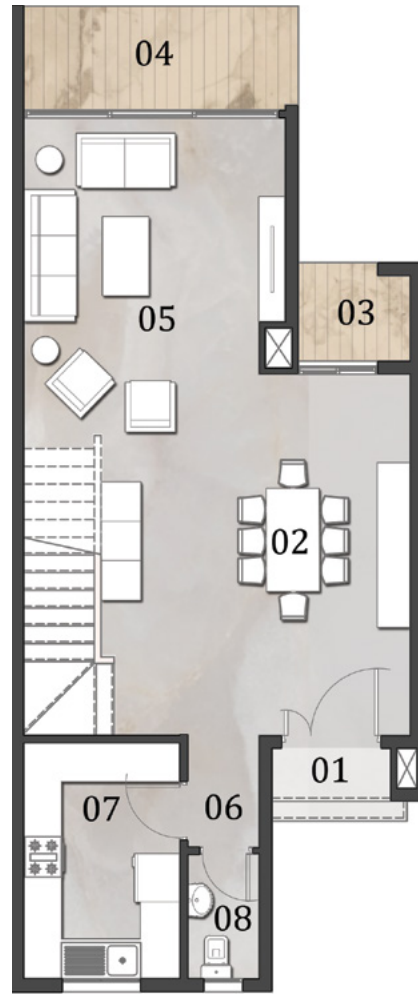
# TOWNHOUSE

## 4TH - UNIT D

Total Area: 253.0 m<sup>2</sup>



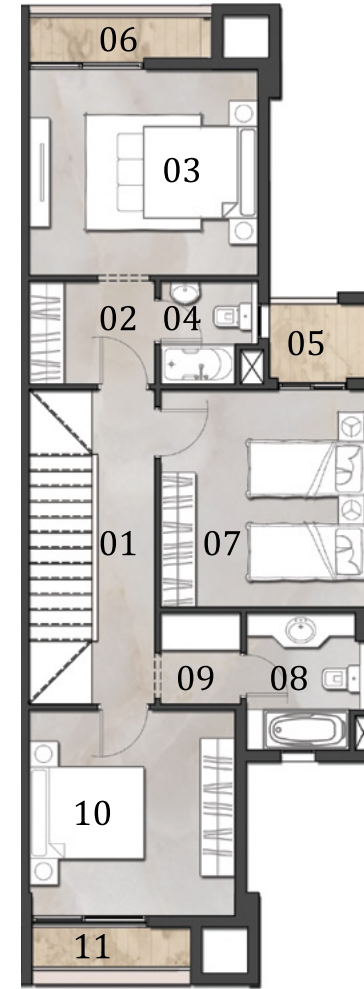
### Ground Floor Area: 79.5 m<sup>2</sup>



Ground Floor Plan

NO.	ROOM	DIMENSIONS
01	ENTRANCE PORCH	1.80m X 0.80m
02	DINING	5.50m X 4.65m
03	TERRACE 01	1.70m X 1.50m
04	TERRACE 02	4.20m X 1.50m
05	RECEPTION	4.10m X 4.00m
06	LOBBY	1.70m X 1.10m
07	KITCHEN	3.60m X 2.40m
08	GUEST TOILET	1.90m X 1.10m

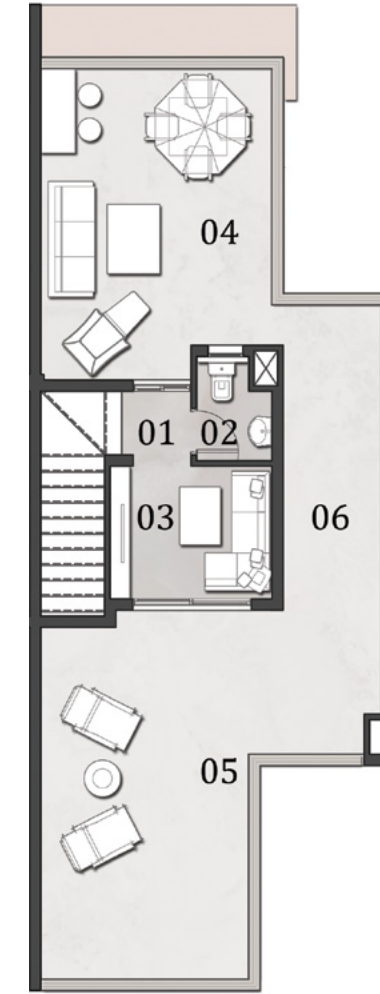
### First Floor Area: 89.5 m<sup>2</sup>



First Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY	5.50m X 1.10m
02	MASTER DRESSING	2.20m X 1.80m
03	MASTER BEDROOM	4.00m X 3.60m
04	MASTER BATHROOM	1.80m X 1.70m
05	TERRACE 01	1.70m X 1.30m
06	TERRACE 02	3.00m X 0.80m
07	BEDROOM 01	3.80m X 3.60m
08	BATHROOM	2.40m X 2.10m
09	LAUNDRY ROOM	1.60m X 1.40m
10	BEDROOM 02	3.60m X 3.60m
11	TERRACE 03	2.55m X 0.70m

### Penthouse Area: 19.0 m<sup>2</sup> Roof Terrace Area: 65.0 m<sup>2</sup>



Penthouse Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY	1.20m X 1.10m
02	BATHROOM	1.80m X 1.30m
03	LIVING ROOM	2.80m X 2.30m
04	ROOF TERRACE 01	5.40m X 4.00m
05	ROOF TERRACE 02	6.40m X 3.60m
06	ROOF TERRACE 03	7.80m X 1.70m

#### 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.

#### 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.



# TOWNHOUSE 6TH



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





# TOWNHOUSE 6TH



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.

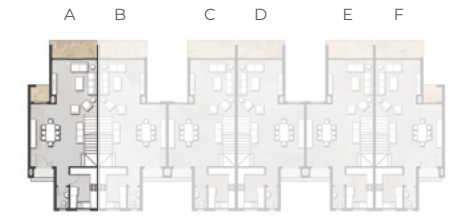
BACK VIEW





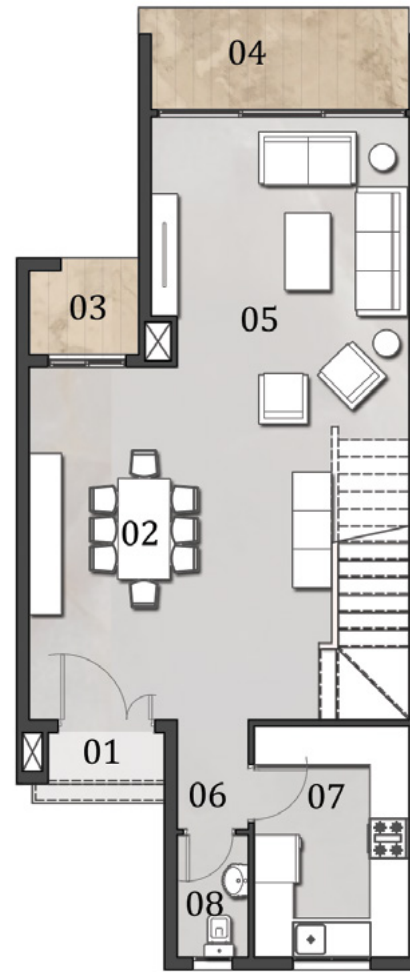
# TOWNHOUSE

## 6TH - UNIT A



Total Area: 253.0 m<sup>2</sup>

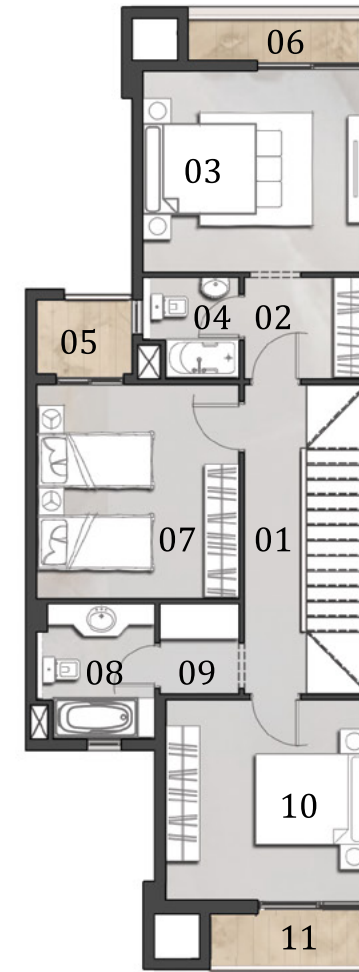
**Ground Floor Area: 79.5 m<sup>2</sup>**



Ground Floor Plan

NO.	ROOM	DIMENSIONS
01	ENTRANCE PORCH	1.80m X 0.80m
02	DINING	4.70m X 5.50m
03	TERRACE 01	1.70m X 1.50m
04	TERRACE 02	4.20m X 1.60m
05	RECEPTION	4.00m X 3.90m
06	LOBBY	1.70m X 1.10m
07	KITCHEN	3.60m X 2.40m
08	GUEST TOILET	1.90m X 1.10m

**First Floor Area: 89.5 m<sup>2</sup>**



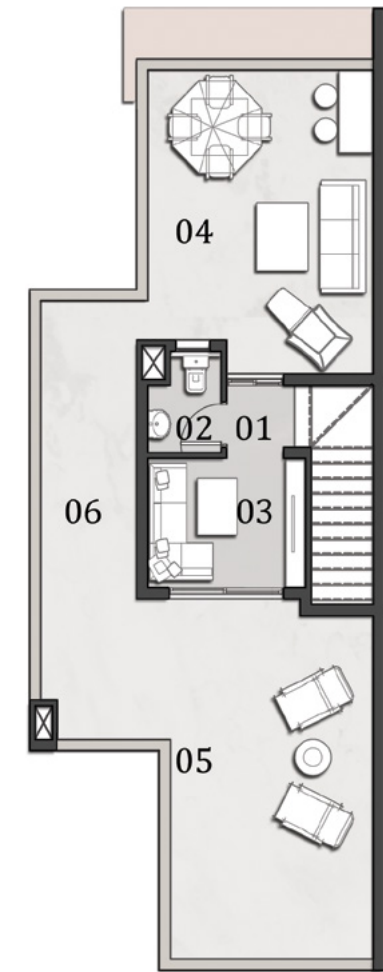
First Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY	5.50m X 1.10m
02	MASTER DRESSING	2.20m X 1.80m
03	MASTER BEDROOM	4.00m X 3.60m
04	MASTER BATHROOM	1.80m X 1.70m
05	TERRACE 01	1.70m X 1.35m
06	TERRACE 02	3.00m X 0.80m
07	BEDROOM 01	3.80m X 3.60m
08	BATHROOM	2.40m X 2.10m
09	LAUNDRY ROOM	1.60m X 1.40m
10	BEDROOM 02	3.60m X 3.60m
11	TERRACE 03	2.60m X 1.00m

**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.

**Penthouse Area: 19.0 m<sup>2</sup>**  
**Roof Terrace Area: 65.0 m<sup>2</sup>**



Penthouse Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY	1.20m X 1.10m
02	BATHROOM	1.80m X 1.30m
03	LIVING ROOM	2.80m X 2.30m
04	ROOF TERRACE 01	5.40m X 4.00m
05	ROOF TERRACE 02	6.40m X 3.60m
06	ROOF TERRACE 03	7.80m X 1.70m

**DISCLAIMER**

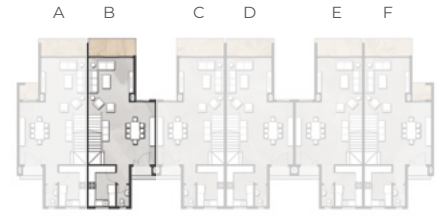
1. All rooms dimensions are measured to structural elements and exclude wall finished and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas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



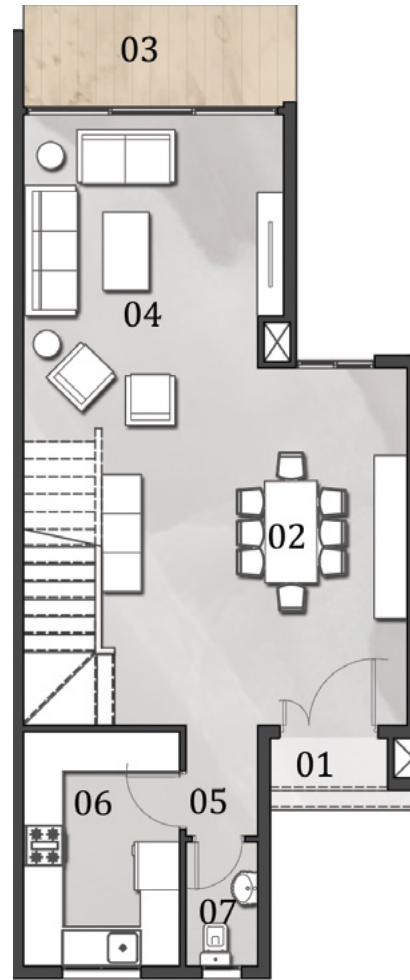
# TOWNHOUSE

## 6TH - UNIT B

Total Area: 253.5 m<sup>2</sup>



**Ground Floor Area: 76.0 m<sup>2</sup>**



Ground Floor Plan

NO.	ROOM	DIMENSIONS
01	ENTRANCE PORCH	1.80m X 0.80m
02	DINING	4.70m X 5.50m
03	TERRACE	4.20m X 1.60m
04	RECEPTION	4.00m X 3.90m
05	LOBBY	1.70m X 1.10m
06	KITCHEN	3.60m X 2.40m
07	GUEST TOILET	1.90m X 1.10m

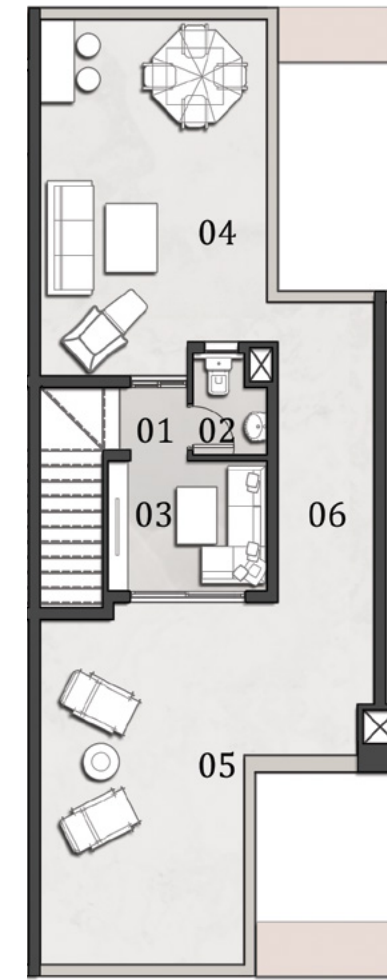
**First Floor Area: 89.5 m<sup>2</sup>**



First Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY	5.50m X 1.10m
02	MASTER DRESSING	2.20m X 1.80m
03	MASTER BEDROOM	4.00m X 3.60m
04	MASTER BATHROOM	1.80m X 1.70m
05	TERRACE 01	1.70m X 1.35m
06	TERRACE 02	4.15m X 0.80m
07	BEDROOM 01	3.80m X 3.60m
08	BATHROOM	2.40m X 2.10m
09	LAUNDRY ROOM	1.60m X 1.40m
10	BEDROOM 02	3.60m X 3.60m
11	TERRACE 03	3.75m X 1.00m

**Penthouse Area: 19.0 m<sup>2</sup>**  
**Roof Terrace Area: 69.0 m<sup>2</sup>**



Penthouse Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY	1.20m X 1.10m
02	BATHROOM	1.80m X 1.30m
03	LIVING ROOM	2.80m X 2.30m
04	ROOF TERRACE 01	6.30m X 4.00m
05	ROOF TERRACE 02	6.40m X 3.60m
06	ROOF TERRACE 03	8.00m X 1.70m

**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.

**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.



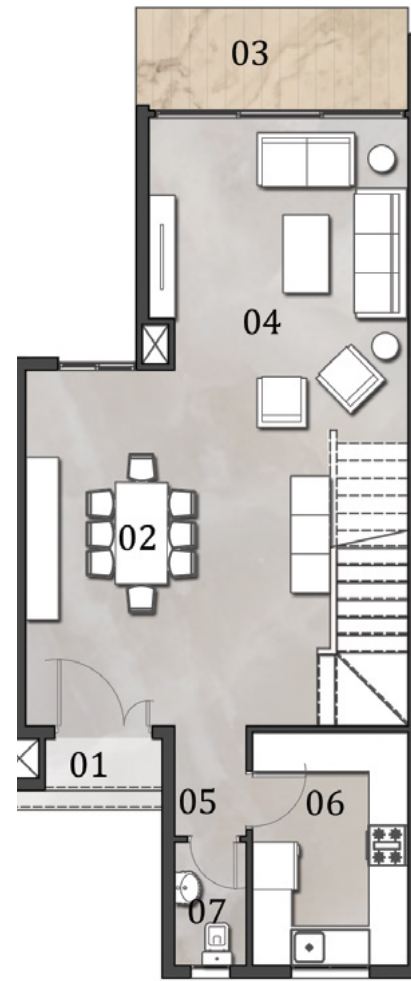
# TOWNHOUSE

## 6TH - UNIT C

Total Area: 253.5 m<sup>2</sup>



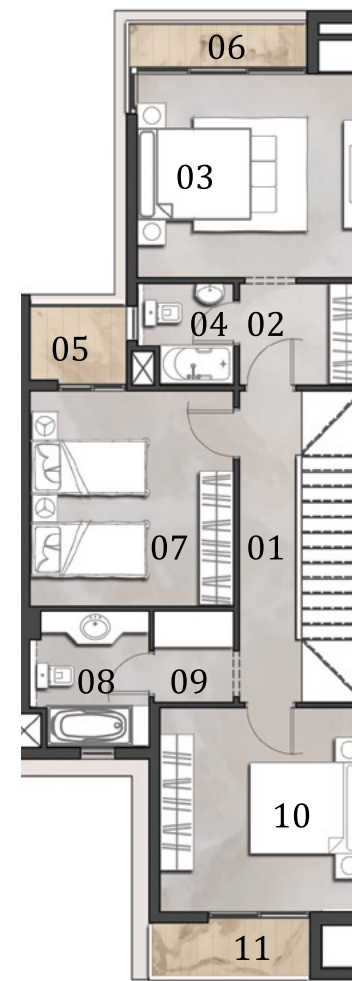
**Ground Floor Area: 76.0 m<sup>2</sup>**



Ground Floor Plan

NO.	ROOM	DIMENSIONS
01	ENTRANCE PORCH	1.80m X 0.80m
02	DINING	4.70m X 5.50m
03	TERRACE	4.20m X 1.60m
04	RECEPTION	4.00m X 3.90m
05	LOBBY	1.70m X 1.10m
06	KITCHEN	3.60m X 2.40m
07	GUEST TOILET	1.90m X 1.10m

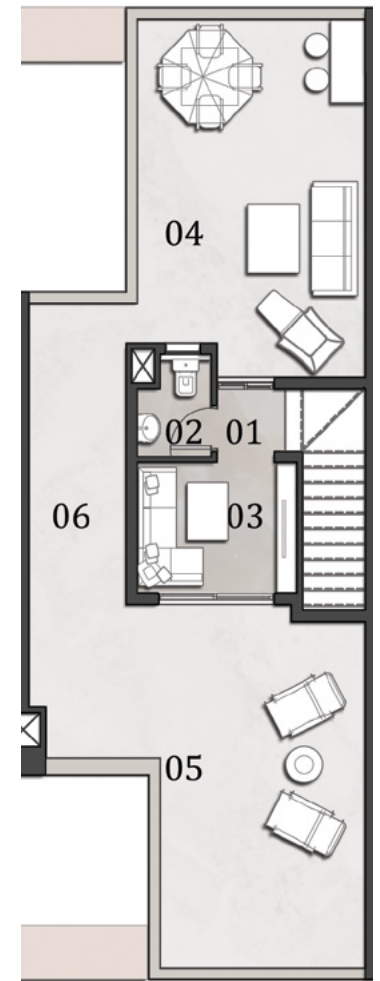
**First Floor Area: 89.5 m<sup>2</sup>**



First Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY	5.50m X 1.10m
02	MASTER DRESSING	2.20m X 1.80m
03	MASTER BEDROOM	4.00m X 3.60m
04	MASTER BATHROOM	1.80m X 1.70m
05	TERRACE 01	1.70m X 1.35m
06	TERRACE 02	3.15m X 0.80m
07	BEDROOM 01	3.80m X 3.60m
08	BATHROOM	2.40m X 2.10m
09	LAUNDRY ROOM	1.60m X 1.40m
10	BEDROOM 02	3.60m X 3.60m
11	TERRACE 03	2.80m X 1.00m

**Penthouse Area: 19.0 m<sup>2</sup>**  
**Roof Terrace Area: 69.0 m<sup>2</sup>**



Penthouse Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY	1.20m X 1.10m
02	BATHROOM	1.80m X 1.30m
03	LIVING ROOM	2.80m X 2.30m
04	ROOF TERRACE 01	6.30m X 4.00m
05	ROOF TERRACE 02	6.40m X 3.60m
06	ROOF TERRACE 03	8.00m X 1.70m

**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.

**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.



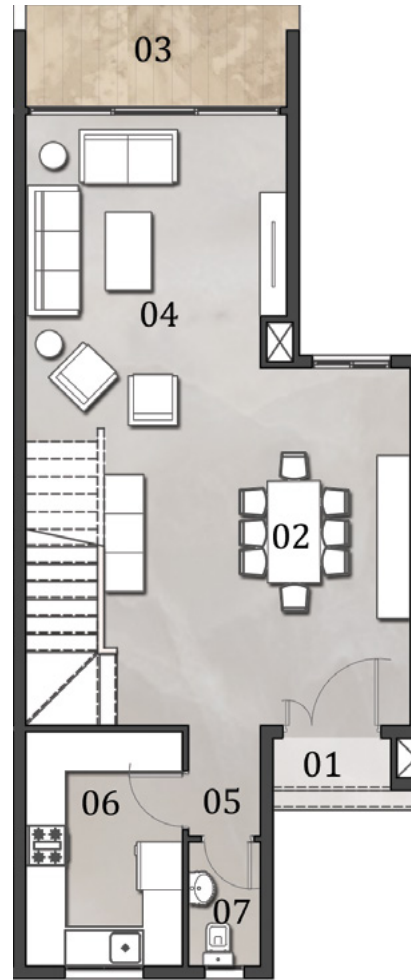
# TOWNHOUSE

## 6TH - UNIT D

Total Area: 253.5 m<sup>2</sup>



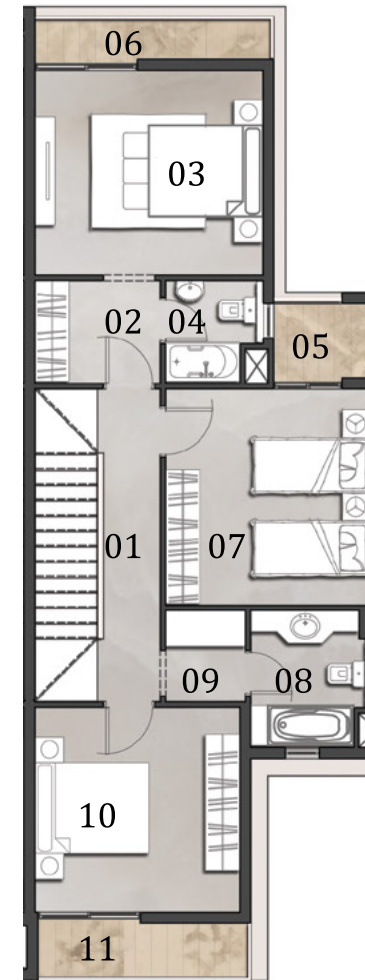
**Ground Floor Area: 76.0 m<sup>2</sup>**



Ground Floor Plan

NO.	ROOM	DIMENSIONS
01	ENTRANCE PORCH	1.80m X 0.80m
02	DINING	4.70m X 5.50m
03	TERRACE	4.20m X 1.60m
04	RECEPTION	4.00m X 3.90m
05	LOBBY	1.70m X 1.10m
06	KITCHEN	3.60m X 2.40m
07	GUEST TOILET	1.90m X 1.10m

**First Floor Area: 89.5 m<sup>2</sup>**



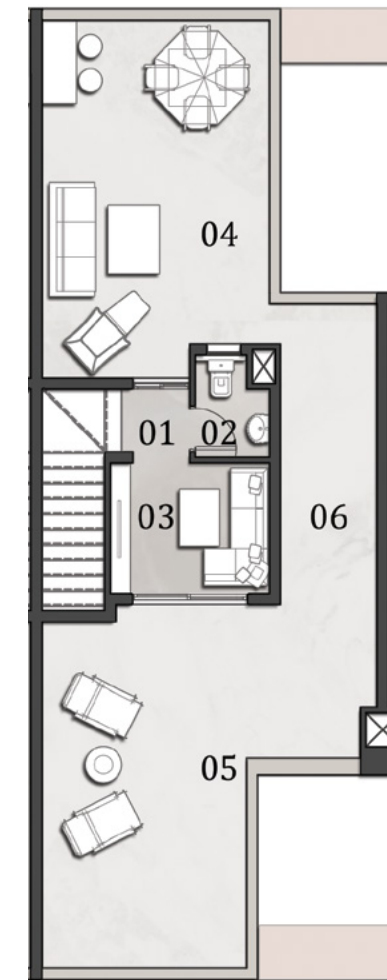
First Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY	5.50m X 1.10m
02	MASTER DRESSING	2.20m X 1.80m
03	MASTER BEDROOM	4.00m X 3.60m
04	MASTER BATHROOM	1.80m X 1.70m
05	TERRACE 01	1.70m X 1.35m
06	TERRACE 02	4.15m X 0.80m
07	BEDROOM 01	3.80m X 3.60m
08	BATHROOM	2.40m X 2.10m
09	LAUNDRY ROOM	1.60m X 1.40m
10	BEDROOM 02	3.60m X 3.60m
11	TERRACE 03	3.70m X 1.00m

**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.

**Penthouse Area: 19.0 m<sup>2</sup>**  
**Roof Terrace Area: 69.0 m<sup>2</sup>**



Penthouse Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY	1.20m X 1.10m
02	BATHROOM	1.80m X 1.30m
03	LIVING ROOM	2.80m X 2.30m
04	ROOF TERRACE 01	6.30m X 4.00m
05	ROOF TERRACE 02	6.40m X 3.60m
06	ROOF TERRACE 03	8.00m X 1.70m

**DISCLAIMER**

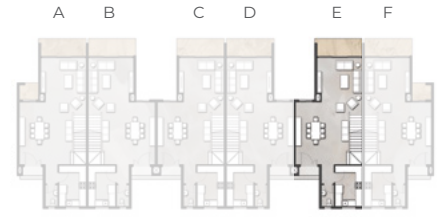
1. All rooms dimensions are measured to structural elements and exclude wall finished and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas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



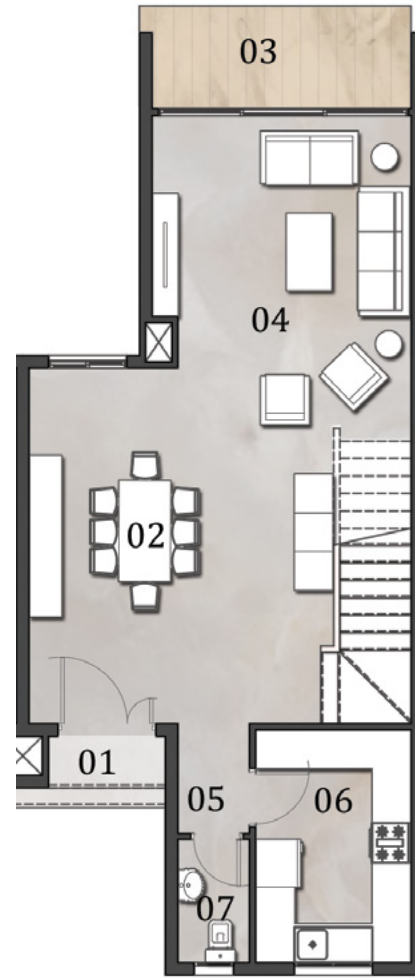
# TOWNHOUSE

## 6TH - UNIT E

Total Area: 253.5 m<sup>2</sup>



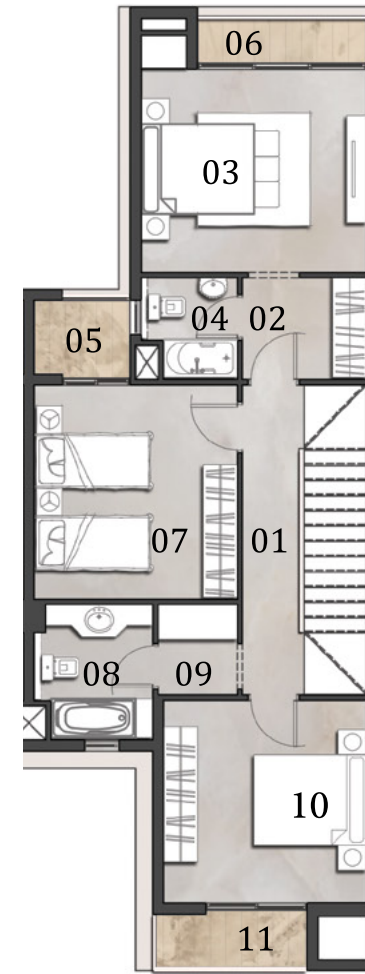
**Ground Floor Area: 76.0 m<sup>2</sup>**



Ground Floor Plan

NO.	ROOM	DIMENSIONS
01	ENTRANCE PORCH	1.80m X 0.80m
02	DINING	4.70m X 5.50m
03	TERRACE	4.20m X 1.60m
04	RECEPTION	4.00m X 3.90m
05	LOBBY	1.70m X 1.10m
06	KITCHEN	3.60m X 2.40m
07	GUEST TOILET	1.90m X 1.10m

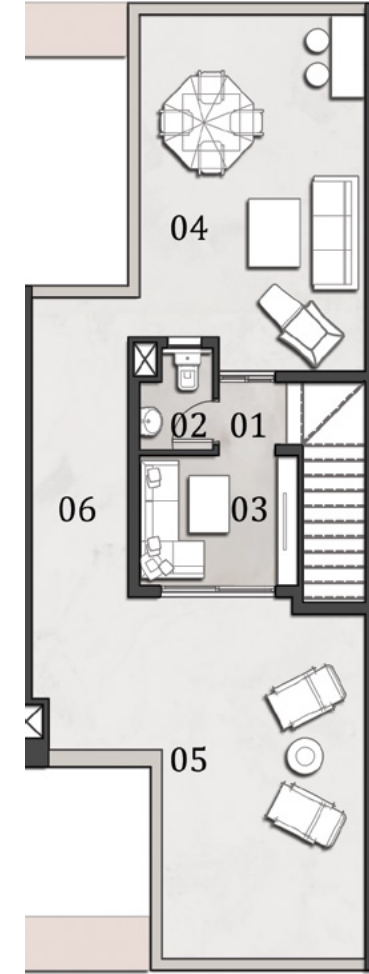
**First Floor Area: 89.5 m<sup>2</sup>**



First Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY	5.50m X 1.10m
02	MASTER DRESSING	2.20m X 1.80m
03	MASTER BEDROOM	4.00m X 3.60m
04	MASTER BATHROOM	1.80m X 1.70m
05	TERRACE 01	1.70m X 1.35m
06	TERRACE 02	3.00m X 0.80m
07	BEDROOM 01	3.80m X 3.60m
08	BATHROOM	2.40m X 2.10m
09	LAUNDRY ROOM	1.60m X 1.40m
10	BEDROOM 02	3.60m X 3.60m
11	TERRACE 03	2.70m X 1.00m

**Penthouse Area: 19.0 m<sup>2</sup>**  
**Roof Terrace Area: 69.0 m<sup>2</sup>**



Penthouse Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY	1.20m X 1.10m
02	BATHROOM	1.80m X 1.30m
03	LIVING ROOM	2.80m X 2.30m
04	ROOF TERRACE 01	6.30m X 4.00m
05	ROOF TERRACE 02	6.40m X 3.60m
06	ROOF TERRACE 03	8.00m X 1.70m

**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.

**DISCLAIMER**

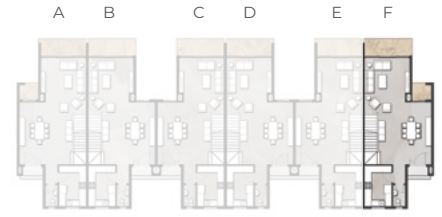
1. All rooms dimensions are measured to structural elements and exclude wall finished and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas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



# TOWNHOUSE

## 6TH - UNIT F

Total Area: 253.0 m<sup>2</sup>



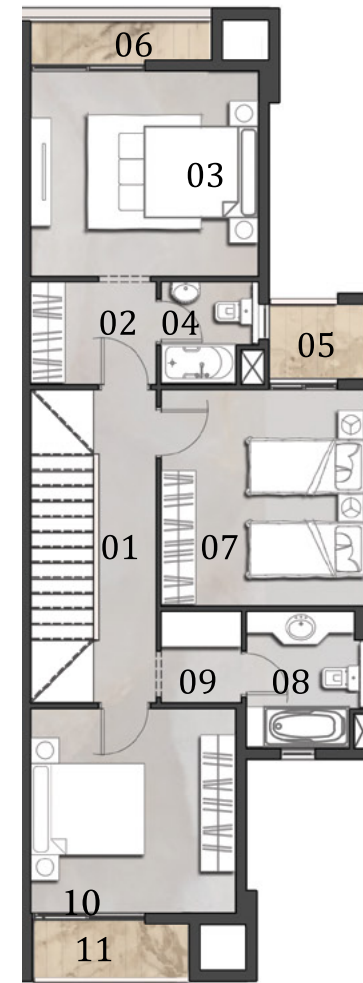
**Ground Floor Area: 79.5 m<sup>2</sup>**



Ground Floor Plan

NO.	ROOM	DIMENSIONS
01	ENTRANCE PORCH	1.80m X 0.80m
02	DINING	4.70m X 5.50m
03	TERRACE 01	1.70m X 1.50m
04	TERRACE 02	4.20m X 1.60m
05	RECEPTION	4.00m X 3.90m
06	LOBBY	1.70m X 1.10m
07	KITCHEN	3.60m X 2.40m
08	GUEST TOILET	1.90m X 1.10m

**First Floor Area: 89.5 m<sup>2</sup>**



First Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY	5.50m X 1.10m
02	MASTER DRESSING	2.20m X 1.80m
03	MASTER BEDROOM	4.00m X 3.60m
04	MASTER BATHROOM	1.80m X 1.70m
05	TERRACE 01	1.70m X 1.35m
06	TERRACE 02	3.00m X 0.80m
07	BEDROOM 01	3.80m X 3.60m
08	BATHROOM	2.40m X 2.10m
09	LAUNDRY ROOM	1.60m X 1.40m
10	BEDROOM 02	3.60m X 3.60m
11	TERRACE 03	2.60m X 1.00m

**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.

**Penthouse Area: 19.0 m<sup>2</sup>**  
**Roof Terrace Area: 65.0 m<sup>2</sup>**



Penthouse Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY	1.20m X 1.10m
02	BATHROOM	1.80m X 1.30m
03	LIVING ROOM	2.80m X 2.30m
04	ROOF TERRACE 01	5.40m X 4.00m
05	ROOF TERRACE 02	6.40m X 3.60m
06	ROOF TERRACE 03	7.70m X 1.70m

**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.



# FINI- SHING

## FINISHING SPECS. ICONIC VILLA

The exterior embodies the essence of the boutique concept, the designed structures encapsulate the luxuriousness through the material choice.

The exclusivity in Vinci's boutique concept includes Hany Saad Innovations' full extended Interior design package that includes the details of material choices, colour combinations and schematic electric work layouts is complimentary. It includes details that inhabit an opulent quality of life, and integrate exclusive features within the residential spaces.

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

\* All Villas are delivered Not finished, a separate contract with extra fees to be signed.

\*\* Full interior design package to be finalized within 18 months after signing the contract and provided to the client before handing over.

\*\*\* Customized exterior package will be provided to the client before handing over for selection.

\*\*\*\* In case of using the same quantity and materials of the standard: these materials will be for free of charge. Fees applied in case of using extra quantity and materials.

\*\*\*\*\* Design to be finalized within 6 months after signing the contract.

## EXTERIOR & FLOOR PLAN

	<i>Premium</i>	<i>Customized</i>	<i>Fully Customized</i>
<i>3D Design</i>	↓	***↓	*****↓
<i>Execution</i>	↓	With Extra Fees	**** With Extra Fees

## FULL INTERIOR DESIGN PACKAGE

	<i>Premium</i>	<i>Customized</i>	<i>Fully Customized</i>
<i>3D Design</i>	**↓ (Dark/Light)	**↓ (Dark/Light)	** ↓

## INTERIOR FINISHING

	<i>Premium</i>	<i>Customized</i>	<i>Fully Customized</i>
<i>Execution</i>	*Not Finished	*Not Finished	*Not Finished

## SWIMMING POOL

	↓
<i>3D Design</i>	<i>Only skeleton with</i>
<i>Execution</i>	<i>extra fees</i>

### DISCLAIMER

Exterior customization option is not available for these units: IV124, IV125, IV126, IV127, AV103, AV104, AV105, AV106, AV117, AV118, AV119, AV120, AV121, AV122, AV123, AV128, AV129, AV130, BVN111, BVN112, BVN113, BVN114, CVN107, CVN108, CVN109, CVN110, CVN115, CVN116



# FINI- SHING

## FINISHING SPECS. VILLA AV, BVN & CVN

The exterior embodies the essence of the boutique concept, the designed structures encapsulate the luxuriousness through the material choice.

The exclusivity in Vinci's boutique concept includes Hany Saad Innovations' full extended Interior design package that includes the details of material choices, colour combinations and schematic electric work layouts is complimentary. It includes details that inhabit an opulent quality of life, and integrate exclusive features within the residential spaces.

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

\* All Villas are delivered not finished, a separate contract for finishing with extra fees to be signed.

\*\* Full interior design package to be finalized and provided to the client before handing over.

\*\*\* Customized exterior package will be provided to the client before handing over for selection.

### EXTERIOR

<i>3D Design</i>	<i>Premium</i>	<i>Customized</i>
<i>Execution</i>	↓ ↓	↓ *** <i>With Extra Fees</i>

### FULL INTERIOR DESIGN PACKAGE

<i>3D Design</i>	<i>Premium (Dark/Light)</i>	<i>Customized (Dark/Light)</i>
	** ↓	** ↓

### INTERIOR FINISHING

<i>Execution</i>	<i>Premium</i>	<i>Customized</i>
	* <i>Not Finished</i>	* <i>Not Finished</i>

### SWIMMING POOL

<i>3D Design</i>	↓
<i>Execution</i>	<i>Only Skeleton With Extra Fees</i>

#### DISCLAIMER

Exterior customization option is not available for these units: IV124, IV125, IV126, IV127, AV103, AV104, AV105, AV106, AV117, AV118, AV119, AV120, AV121, AV122, AV123, AV128, AV129, AV130, BVN111, BVN112, BVN113, BVN114, CVN107, CVN108, CVN109, CVN110, CVN115, CVN116



# FINI- SHING

## FINISHING SPECS. TWIN HOUSE

The exterior embodies the essence of the boutique concept, the designed structures encapsulate the luxuriousness through the material choice.

The exclusivity in Vinci's boutique concept includes Hany Saad Innovations' full extended Interior design package that includes the details of material choices, colour combinations and schematic electric work layouts is complimentary. It includes details that inhabit an opulent quality of life, and integrate exclusive features within the residential spaces.

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

\* All Villas are delivered not finished, a separate contract for finishing with extra fees to be signed.

\*\* Full interior design package to be finalized and provided to the client before handing over.

\*\*\* Customized exterior package will be provided to the client before handing over for selection.

## EXTERIOR

3D Design  
Execution

Twin Premium  
√  
√

## FULL INTERIOR DESIGN PACKAGE

3D Design

Twin Premium  
(Dark/Light)  
\*\*√

Twin Customized  
(Dark/Light)  
\*\*√

## INTERIOR FINISHING

Execution

Twin Premium  
\* Not Finished

Twin Customized  
\* Not Finished

## SWIMMING POOL

3D Design  
Execution

√  
Only Skeleton With Extra  
Fees



# FINI- SHING

## FINISHING SPECS. TOWNHOUSE

The exterior embodies the essence of the boutique concept, the designed structures encapsulate the luxuriousness through the material choice.

The exclusivity in Vinci's boutique concept includes Hany Saad Innovations' full extended Interior design package that includes the details of material choices, colour combinations and schematic electric work layouts is complimentary. It includes details that inhabit an opulent quality of life, and integrate exclusive features within the residential spaces.

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

\* All TOWNHOUSES are delivered not finished, a separate contract for finishing with extra fees to be signed.

\*\* Full interior design package to be finalized and provided to the client before handing over.

\*\*\* Corner TOWNHOUSE only.

## EXTERIOR

3D Design  
Execution

Town Premium  
√  
√

## INTERIOR FINISHING

Execution

Town Premium  
  
\* Not Finished

## SWIMMING POOL

3D Design  
Execution

Town Premium  
\*\*\* √  
\*\*\* Only Skeleton With Extra Fees



## 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.







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.



