

# WELCOME.

TRIO GARDENS



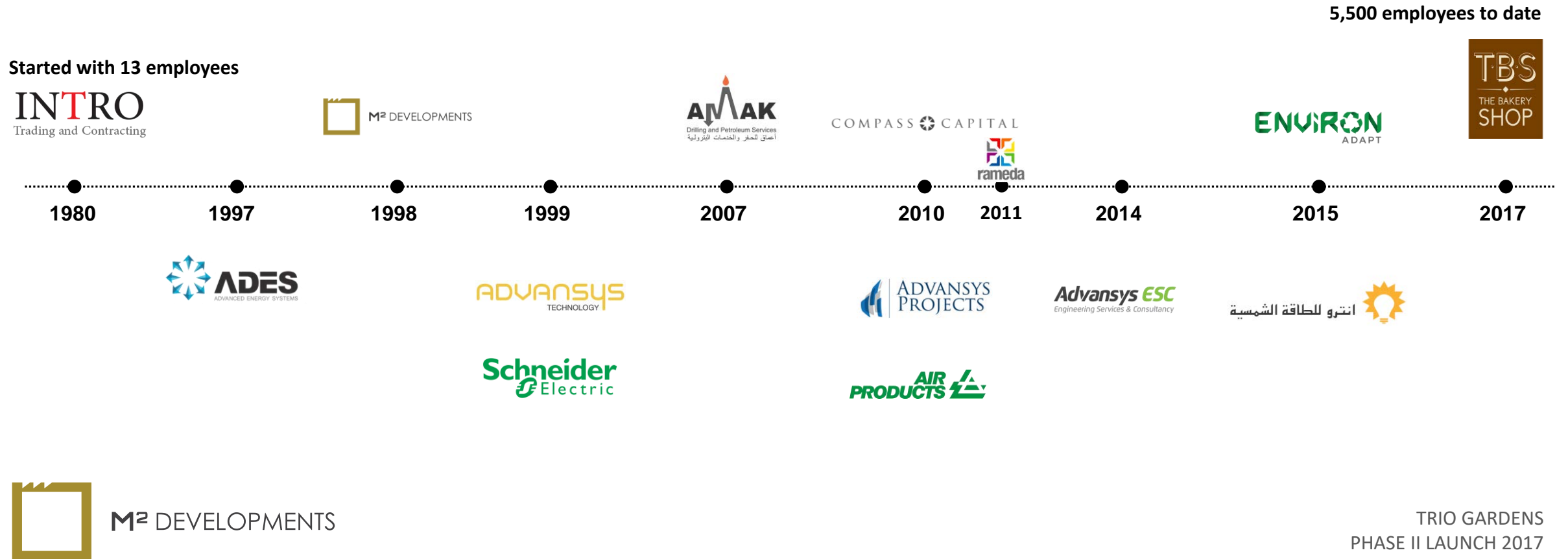
M<sup>2</sup> DEVELOPMENTS



# WE ARE PART OF

A SOLID GROUP OF 5,500 EMPLOYEES.

## INTRO OVER THE YEARS



# ASHGAR DARNA



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PHASE II LAUNCH 2017

# ASHGAR DARNA



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# ASHGAR DARNA



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# MEET OUR PRODUCT

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VISIT US  
AT TRIO GARDENS NOW



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19979  
m2-developments.com

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# OUR LOCATION

TRIO GARDENS is easily reachable from all parts of Cairo with access to all...



- 10 mins from New Capital.
- 10 mins from AUC.
- 15 mins from Sokhna Road through Awsaty Ring Road.
- 30 mins from Cairo International Airport (CIA) through Suez road.

- Direction from Suez Road
- Direction from Auc To Trio Via Golden Square
- Direction from Auc To Trio Via Awsaty Ring Road



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# OUR PRODUCT DESIGN CONSULTANTS

THE ONES WHO HELPED US DESIGN OUR PROJECT



## INTERIOR DESIGNER

A Cairo based architecture & interior design firm with sustainable design services. TDF believes in delivering high quality outcomes that positively affect a whole community rather than just the individual.

TDF Architects is also an award-winning Cairo based architecture & interior design firm with a green focus.



## MASTER PLANNER

A leading group that provides landscape architectural services including site planning, concept design, schematic design development, and construction documentation and construction observation.



## ENGINEERING CONSULTANT

Regionally well known for its landmark projects and ranked in the top 225 International Design Firms.

AMG is M<sup>2</sup> Developments' main consultant for providing successful and sustainable engineering solutions.



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# OUR PRODUCT DESIGN CONSULTANTS

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## ARCHITECT

The group developed large scale projects such as residential compounds, hotels and resorts, country and golf clubs, ski stations, eco-touristic rural and recreational parks in Lebanon, Syria, Jordan, Egypt, France and Spain.



The world's leader in electrical and digital building infrastructures.

Provider of integrated solutions for the management of building functions such as lighting, heating, energy, networks and access control.



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# OUR PRODUCT CONTRACTOR

THE ONE WHO IS CONTRACTING OUR PROJECT



Strives to build quality projects by providing an honest and fair working relationship with all our value chain members.

Hills brand is based on innovative solutions, excellent finishes and competitive pricing.



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# OUR PRODUCT SUPPLIERS

THE ONES WHO HELPED US SUPPLY OUR PROJECT



## **AUTOMATION CONSULTANT**

A well-recognized name for providing technologies and solutions to manage energy and process in ways that are safe, reliable, efficient and sustainable.



## **FURNITURE SUPPLIER**

Egypt's well established brand for premium furniture for over 25 years.



## **FACILITY MANAGEMENT**

M<sup>2</sup> Facility Management provides a unique and revolutionary service in home maintenance, service and interior design offering comprehensive preventive programs to preserve and enhance the value, life, and beauty of your home.



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# OUR PRODUCT INTRODUCTION

SUMMED UP IN A FEW WORDS...

TRIO GARDENS is a compound in New Cairo, spread over an area of **35.5 acres**.

The total built-up area is **25%** of the total land space, while the remaining **75%** is dedicated to greenery.

TRIO GARDENS offers more than **773 units**, with a wide range of building types and spaces ranging from **140 to 350 sqm<sup>2</sup>**, with private gardens ranging from **35 to 85 sqm<sup>2</sup>**...



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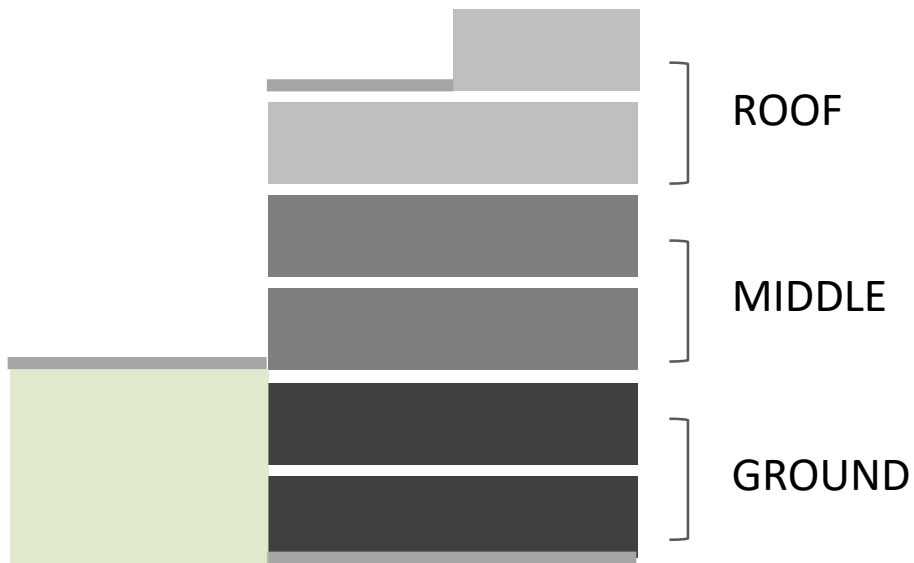
# OUR PRODUCT IDEA

## ARCHITECTURAL ANALYSIS

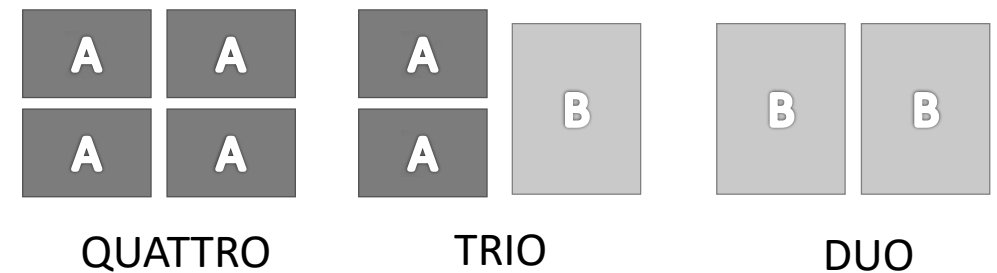
The reason behind the naming (Trio Gardens): Each block has a set of **3 flying gardens**.

### Gardens illustration:

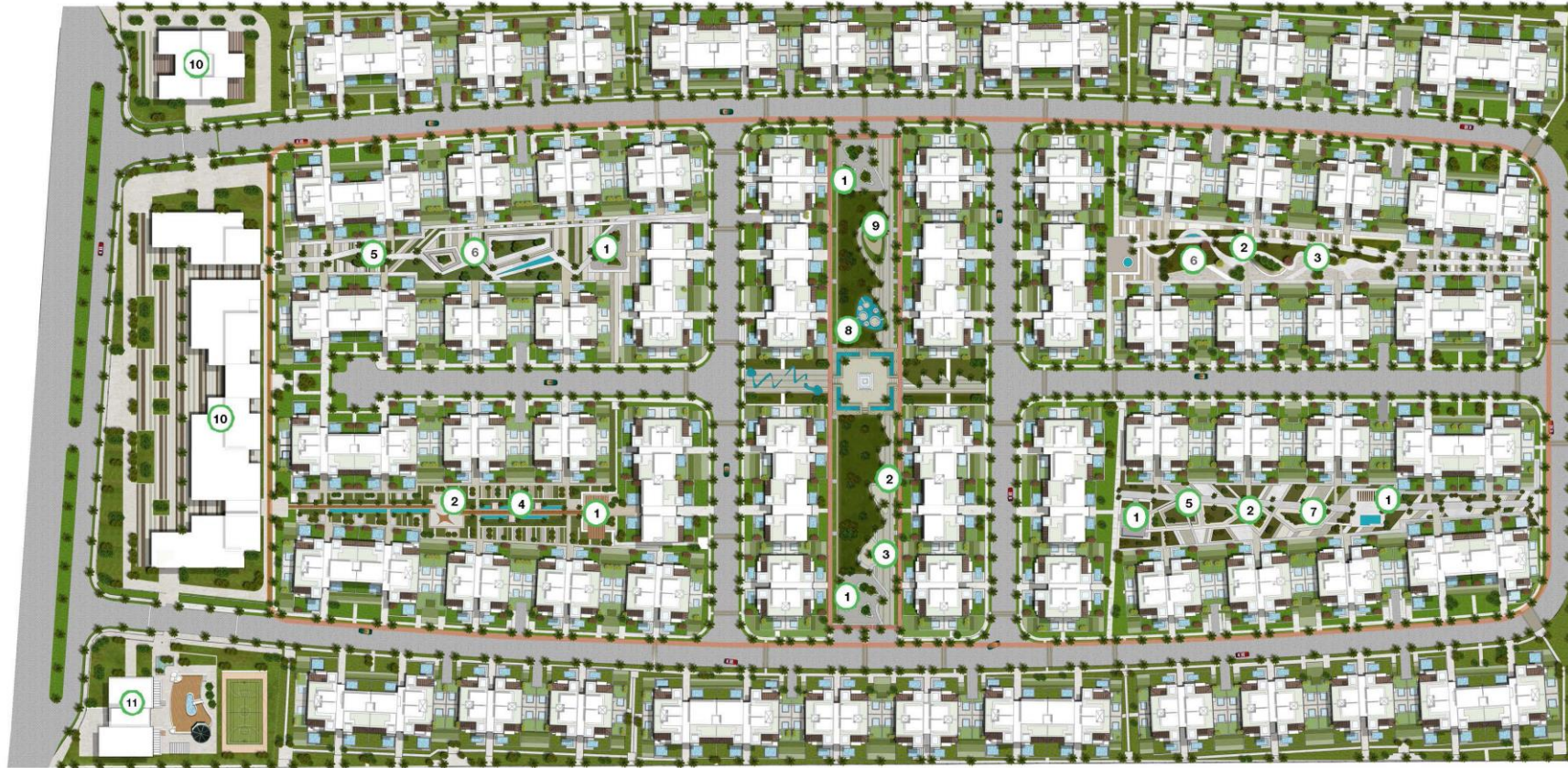
The following diagram shows the allocation of the three gardens in one building.



The Three blocks configuration is analyzed in the following diagrams:



# MASTER PLAN



- |                  |                        |                    |                     |
|------------------|------------------------|--------------------|---------------------|
| 1 SEATING AREA   | 4 READING WORK STATION | 7 MEDITATION ZONE  | 10 COMMERCIAL STRIP |
| 2 KIDS PLAY ZONE | 5 SEATING STEPS        | 8 MEDITATION SEATS | 11 CLUB HOUSE       |
| 3 FITNESS ZONE   | 6 OPEN GARDEN          | 9 YOGA GARDEN      |                     |



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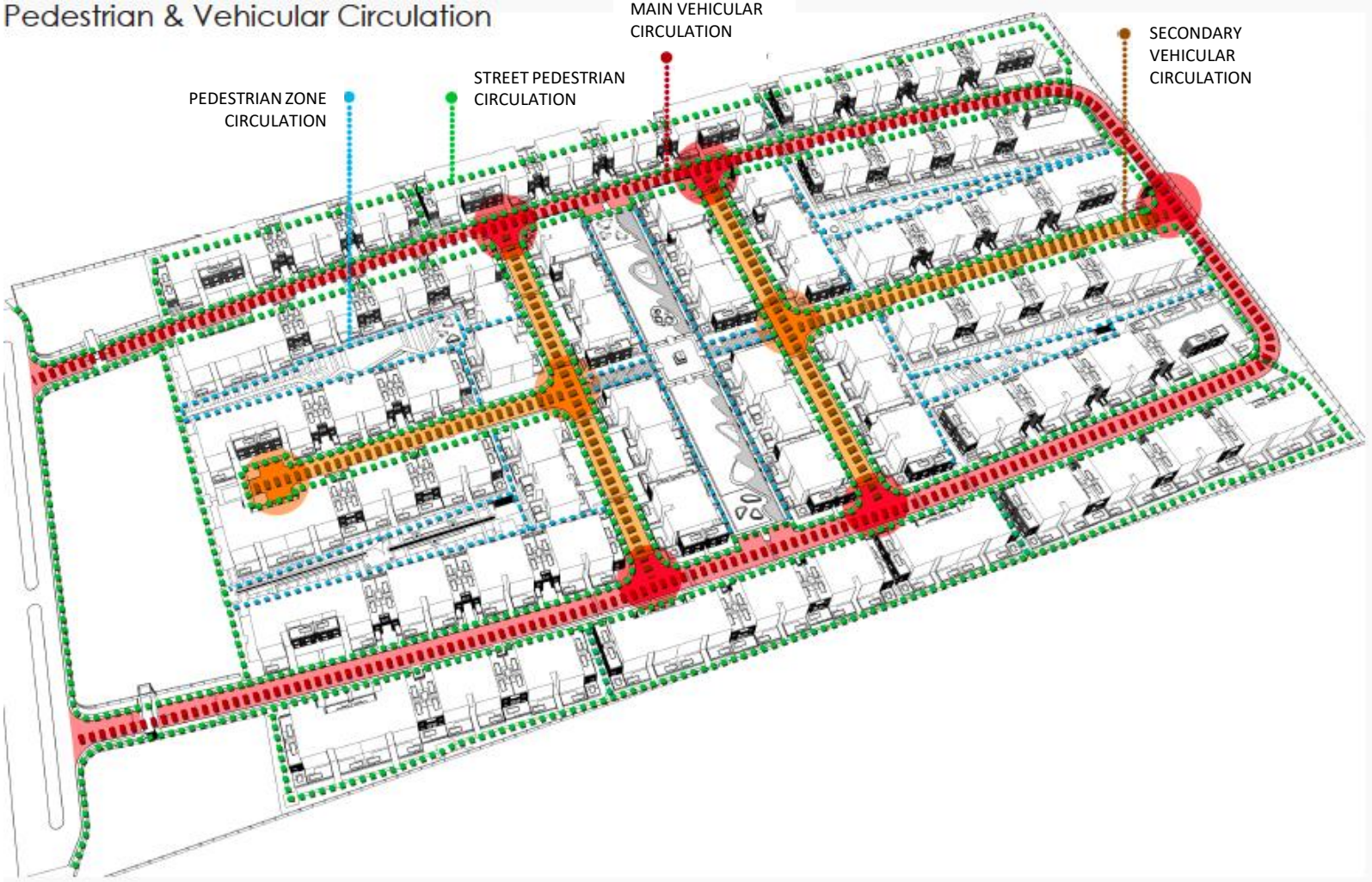


# OUR PRODUCT ACTIVITY CIRCULATION



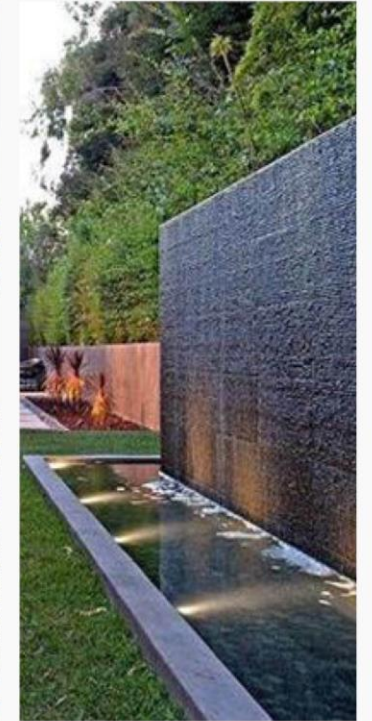


# OUR PRODUCT TRAFFIC CIRCULATION



# PROJECT BORDER

Fountains Elevation:



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# LANDSCAPE VIEW



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# LANDSCAPE VIEW



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STREETSCAPE:  
NIGHT SHOT:



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# REAL MOCKUP



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# REAL MOCKUP



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# REAL MOCKUP INTERIOR



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# REAL MOCKUP INTERIOR



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# REAL MOCKUP INTERIOR



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# THE TREEHOUSE – CLUBHOUSE



- Delivery: With Phase 1
- Consisting of 4 levels, 1 Basement level + English court level + Ground + First floor levels
- Land area: 3270 m2 Total – total built up area 5295 m2



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# COMMERCIAL STRIP



- Delivery: With Phase 3
- 2 Basement levels + Ground + First + Second floor
- Land area: 11,190 m<sup>2</sup> – total built up area 33,120 m<sup>2</sup>
- Commercial strip with a retail and F&B mix with access from both inside and outside the compound
- There will be a healthy food store that does catering for the compound by Hassan Gabr



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# OUR PRODUCT FINISHING STYLE PACKAGES

## TWO TYPES OF FINISHING STYLES:

- CONTEMPORARY (Mock-up)
- MODERN

## FINISHING

## CONTEMPORARY & MODERN

### CORE FINISHES:

#### Floor

- Porcelain (Royal)
- Ceramic (Royal Gemma)
- HDF
- Skirting (custom-made according to style)

#### Stair Case:

- Marble stairs
- Metal handrail with brass bar and wooden handrail

### Wall:

- Paint (Jotun)
- Ceramic (Royal Gemma)

### Ceiling:

- Gypsum board
- Paint (Jotun)

### Doors and windows

### FITTINGS & FIXTURES:

#### Kitchen:

- Sinks
- Mixers

#### Bathrooms:

- Toilet seat (Duravit)
- Sink (Duravit)
- Faucets and showers (Hans Grohe)
- Toilet flush tank (Grohe)
- Counter top marble

### CORE FINISHES:



# SMART HOME - AUTOMATION SYSTEM

## STANDARD PACKAGE

Lets you control the below through an app (android/IOS):

- 24 lighting circuits as ON/OFF
- lighting system from special Intelligent key pads
- 7 A/C units as ON/OFF
- Standalone gas detector
- In addition to choosing from different scenarios like Party/ Sleep/ Relax/ Family.

## PLUS

- Ready for WIFI
- Ready for telephone switch (Receiving land line calls through mobile)
- Ready for Central Dish (Controlling main system through mobile)

## EXTRA PACKAGE

- Dimming system for all loads types (LED & HALOGEN)
- Shutter/Curtain control
- Up scaling push button key pad to touch scenarios/ screen
- Monitoring camera (IP CCTV)
- Intrusion (SECURITY) system
- Heat & gas detection for kitchens
- Advanced sound system (separate zones)
  - Indoor speakers
  - Outdoor speakers
- Motion sensor for lighting control
- Audio Video Intercom
- Home theatre system





**THANK YOU**



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