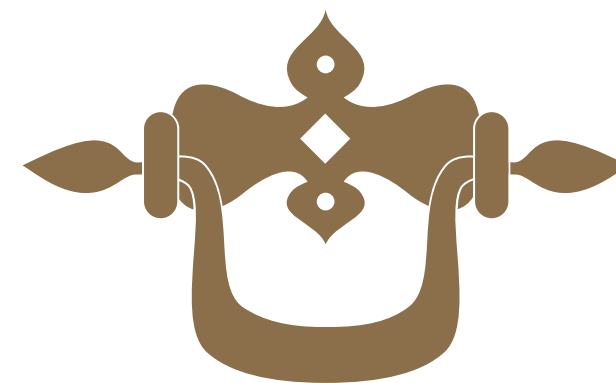




New Cairo



Open the door on a new life of beauty and profound
elegance within.
Open the door on a new meaning of luxury.



LA NUOVA VISTA

To new beginnings, where luxury life is a perfect
blend of elegance, relaxation and refinement in a
setting and environment guaranteed to enhance
your quality of life.
La Nuova Vista, the change of scenery where
Luxury is Redefined.





Real Life Photo

Experience the **refined** side of life.

At **La Nuova Vista** you will find the ultimate luxury that a home can provide, in an
ambiance that guarantees a relaxed and smooth lifetime experience. **La Nuova Vista...**
embrace your new life.

La Nuova Vista



Real Life Photo

For those who want **more** from life ...

La Nuova Vista is waiting for you ... where luxury recreation, leisure and relaxation are a way of life. That's where families can expand their horizons while rejoicing in a community spirit and lifestyle that gives room to breathe and time to enjoy the best that life has to offer.

Lush greenery, spacious private gardens, captivating Italian-style architecture and landscaping are the backdrop to a variety of villas for families large and small, created and developed by Misr Italia Properties.

At Misr Italia Properties we know there is more to a home than 'bricks and mortar'. That is why we have crafted and chosen every detail of colour, lighting, landscaping, flooring and water features to reflect the atmosphere and nuances of Italy, under the inspiration of one of the most eminent architects in Egypt and the Middle East, **Shehab A. Mazhar**. At **La Nuova Vista** New Cairo... Luxury is redefined.



Real Life Photo

The Luxury of Convenience

La Nuova Vista is a world in itself – for mums, dads, kids and even the family pets! When it comes to sporting activities, chilling by the pool, or stretching mind and body with yoga and meditation **La Nuova Vista** has the answer to every mood.

Tranquility & Security

Why you should live in the exclusive compound of La Nuova Vista

La Nuova Vista is located at the heart of New Cairo. That's why it is serviced by commercial outlets, malls and countless retail choices.

La Nuova Vista's villas are ready for immediate delivery in a completed and fully operational family-oriented Resort. Villas of high quality and innovative design each has its own area of privacy in an attractively landscaped environment. Integrated security systems oversee the safety of the compound's residents.

At **La Nuova Vista**, you will never have to worry about water cutoffs, thanks to our 48Hrs water reservoir which is built to secure your daily usage with no interruptions.

At **La Nuova Vista**, we made sure that you will never be bothered by further constructional work because all the infrastructure and utilities have already been installed.



Real Life Photo



At The Heart of New Cairo

La Nuova Vista is at the vibrant heart of the blossoming residential location of New Cairo. Accessible by an excellent road network, **La Nuova Vista** fits into the New Cairo landscape that features unrivalled facilities for relaxation and recreation, but within just a few kilometers of the location of some of Cairo's most exciting and prestigious retail opportunities. Families will also find a large selection of schools and universities.

The ease of communications around **La Nuova Vista** is based on a well-developed network of major routes and thoroughfares including the Ring Road, Suez Road and the bustling retail, restaurant and leisure strip of Road 90. Business men and women are just 10 minutes away from Cairo International Airport.

Ring road

Rehab
City

Mountain
View 1

Stella
compound

Water way
compound

 **LA NUOVA VISTA**
The Luxury Living

Dusit Thani

90 Street

Making Connections

At **La Nuova Vista**, we understand the importance of daily connections, not just with one another but with bleeding edge technologies.

At **La Nuova Vista**, your home is connected with the highest tech systems seamlessly for your convenience. We are proud to offer you our state of the art Triple Play System that makes your daily life faster, easier and much more enjoyable; High speed internet, IP Telephony, IP TV

Because luxury at **La Nuova Vista**, is the backdrop of your every day, we connect you with our preferred list of third parties that provide you with various home automation packages for customizing and controlling your new home experience. From setting your overall home light systems, music, curtains all the way to your own security camera surveillance and automatic irrigation systems for your garden.



Lifestyle

At **La Nuova Vista**, individual villas, twin villas and town villas are set among 41 acres of verdant landscape in a luxurious environment to inspire a sense of serenity and tranquility for the residents and their visiting friends and family.

The 'Five Stars' compound occupies 41 acres of land in the prime location of New Cairo. Our 131 luxury homes and villas occupy only 10 percent of that area, that is why the remaining 90 percent are devoted to adding to the peace and feeling of well-being with generous gardens, lush greenery, paved courtyards and patio areas displaying the soft tones and colors associated with the finest images of Mediterranean Italy. It is a lifestyle to cherish ... and it is waiting for you.



Real Life Photo

Real Life Photo



Because your **comfort** is at the heart of what we do...

As a resident of **La Nuova Vista**, you can always pamper yourself with our impeccable Community Customer Service that values your peace of mind and facilitates your everyday needs.

At **La Nuova Vista**, because your comfort is our pleasure, we offer you our list of preferred suppliers, which will make it easier for you to get the best quality during your finishing and furnishing process.





Real Life Photo

Train your body

At **La Nuova Vista** we go the extra mile to secure our promise of Luxury, so in order to deliver the best there is for our clients created the right healthy environment, a sports club house which will manage the sports activities and the best fitness programs to keep your mental & physical state of mind on the right track.

The Sports Club house will also host a luxury snack bar and beverages lounge where you can meet and greet friends relax and enjoy the great view.



Real Life Photo

Health & Fitness

The essence of the lifestyle at **La Nuova Vista** is to provide the means of escape from the hectic hours of the day that fill our lives. Whether you take your exercise in easy-going style or in vigorous bursts of activity, **La Nuova Vista** offers the chance to find the perfect remedies to offset the demands of daily life.

Take your time or test your speed and stamina round the 1.5km jogging track ... feel the cooling waters refresh your body in the 25m short course championship pool ... take up the challenge of a tennis match ... or head for the fitness areas where our trained staff will tailor training schedules to suit your fitness levels and aspirations.



Recreation is the 'spice of life'

Adding some 'fun and games' to the routine of daily life – and the option of taking precious time for oneself – has never been easier than at **La Nuova Vista**. The Jacuzzi, leisure pool and 'yoga zone' are perfect for relaxation and refreshing mind and body.

Our community customer service, will help you in organizing times and schedules, to make your leisure experience run even more smoothly. Children have their own pool to splash around, an outdoor playground and space for kids' aerobics.



Real Life Photo



Pets' Heaven

Family pets are welcome at **La Nuova Vista**, where they have the space and freedom to chase, run and jump to their hearts' delight! And the green areas are fully equipped to take care of all matters of health and hygiene for everyone.



Real Life Photo

Commercial & Retail Strip

Residents at **La Nuova Vista**, have the added benefit of an exclusive access to the retail and commercial complex of **La Nuova Vista Mall**. Where **La Nuova Vista** offers a variety of options for your retail experience, Hyper Panda mega market, Colombini Casa ultimate Italian designed furniture, and many more, all this is exclusively yours a door step away.



Master Plan & Design...

La Nuova Vista Master plan and architectural design were created with extreme care and elegance which is featured now in our compound, by **Shehab A. Mazhar**.

Shehab A. Mazhar, is a prominent architect who has been at the forefront of architecture and design in Egypt since establishing his firm in 1978. He strives to respond to each project with innovative and appropriate solutions establishing distinguished architectural, master planning, interior and landscape designs that gracefully stand the test of time. His firm has produced a variety of projects encompassing many building types: residential communities; hotels and resorts; club-houses; office buildings; restaurants and retail stores; sports and recreation centers; as well as healthcare facilities.

Landscape & Community concept

TREDIC is a London headquartered family office owned real estate private equity & development firm with special purpose vehicle (SPV) commercial interests across the UK, EMEA, The Americas, CIS and Asia; and with a development & investment focus on both core and non-core asset classes.

Community concept design was developed by **TREDIC** adding the highest functionality of the compound space, and making sure that all is serving one purpose, "your ultimate delight" through luxurious scenery. The landscaping and space management is done to give you the sense of privacy you always craved.



Master Plan

- | | |
|--------------------------------------------------|---------------------------------------|
| 1- Three Lanes Short Course
Championship Pool | 9- Pool bar & cafe |
| 2- Leisure pool | 10- Jogging track |
| 3- Kids Pool | 11- Gate 1 |
| 4- Jacuzzi | 12- Gate 2 |
| 5- Kids outdoor area | 13- Italian Square Exclusive entrance |
| 6- Tennis Court | 14- Italian Square Mall |
| 7- Mini Golf | 15- Sports Club House |
| 8- Fitness area | 16- Meditation Area |



A History of Excellence

Developed By



Misr Italia's Properties is a leading real estate developer in Egypt expanding with a range of top-notch projects throughout the country. We aim to change the concept of the ever-growing real estate market by listening to our customers who inspire us to stay ahead with innovative real estate solutions & designs. Built on a philosophy of creativity and innovation, we offer our clients trend-setting projects with unique concepts and designs that are unmatched in the market. Misr Italia Properties is the developer of residential projects such as La Nuova Vista villas and townhouses in New Cairo, administrative compounds such as Cairo Business Park which is set to become New Cairo's business hub and second homes projects such as Kai Sokhna, the newest addition to our portfolio. We will soon be launching projects in North Coast and the New Capital City.

Developed By

