

VINCE  
*Street*

RETAIL, OFFICES, CLINICS

COMMERCIAL  
AREA



# TABLE OF CONTENTS

---

- 01 VINCI'S LOCATION MAP
  - 02 VINCI'S MASTER PLAN
  - 03 PROJECT LAYOUT
  - 04 B<sub>2</sub> FLOOR PLANS DESIGN
  - 05 B<sub>2</sub> USAGE DISTRIBUTION
  - 06 VINCI STREET
  - 07 PARTNERS & COLLABORATORS
- 



# 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 trend-setting 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, from our first residential compound, La Nuova Vista, located in New Cairo to our commercial project, Cairo Business Park, which is set to become New Cairo's newest business hub defining the optimum for corporate spaces. Adding to our residential portfolio, we have developed coastal projects, Kai Sokhna and Kai Sahel, which are located in the Red Sea and North Coast.

Misr Italia Properties launched its 2 newly additional projects in the New Capital, first IL BOSCO, a residential compound which was launched in 2017 and achieved a remarkable success in the market due to its distinctiveness and exclusivity, and second, Vinci, a very uniquely-designed residential compound redefining what is meant by luxury living, built to be a very distinctive boutique compound. We are launching soon our newest project, IL Bosco city to be located in Mostakbal city.

RETAIL. OFFICES. CLINICS.

# VINCI'S LOCATION MAP

VINCI is located at the heart of the New Capital City, located on the main road of the New Capital.

The luxury boutique residential compound is situated in the residential region of 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.





RETAIL. OFFICES. CLINICS.

# VINCI'S MASTER PLAN

## DISTRICT #1

Where Cubism infuses sophisticated artistry into everyday life of its residence.

## DISTRICT #2

Inspired by Art Deco elegant and timeless touches.

## DISTRICT #3

Outstanding Art Nouveau decorative arts mainly in urban and landscape design.

## DISTRICT #4

Innovative Expressionism techniques all implemented in design direction.

## DISTRICT #5

Surrealism applications to resolve all the contradictory conditions of a dream.

## DISTRICT #6

Fascination with popular culture reflecting the affluence of Pop-Art.

## DISTRICT #7

Luxury branded apartments redefines VINCI's new luxury living experience.

## DISTRICT #8

VINCI Street - where retail, offices and clinics are offering the best service quality.

RETAIL. OFFICE. CLINICS.

# VINCI STREET: PROJECT LAYOUT



Ground Floor: Retail Shops  
First Floor: Office Spaces  
Second Floor: Office Spaces

Ground Floor: Retail Shops  
Upper Ground: Retail Shops  
Second Floor: Office Spaces

Ground Floor: Retail Shops  
Upper Ground: Retail Shops  
Second Floor: Office Spaces

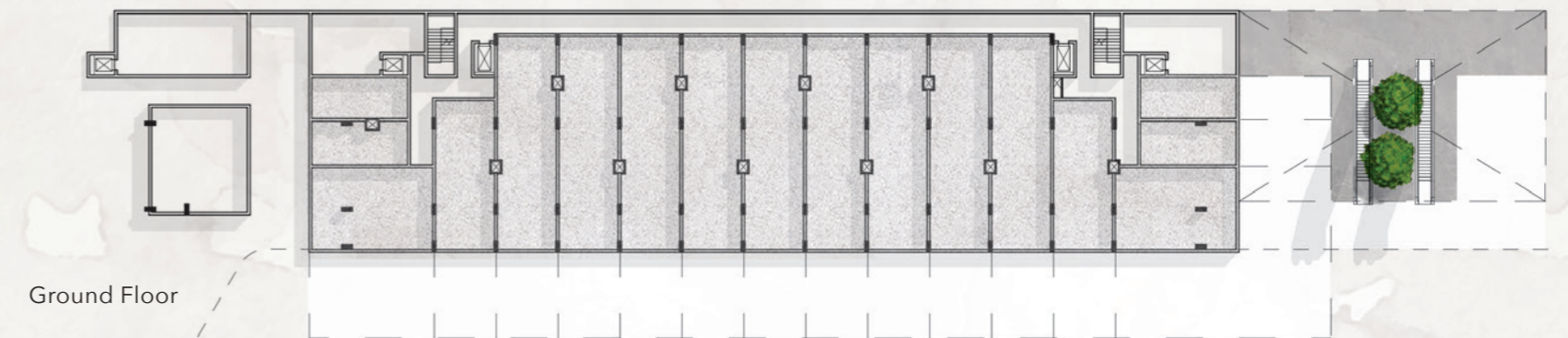
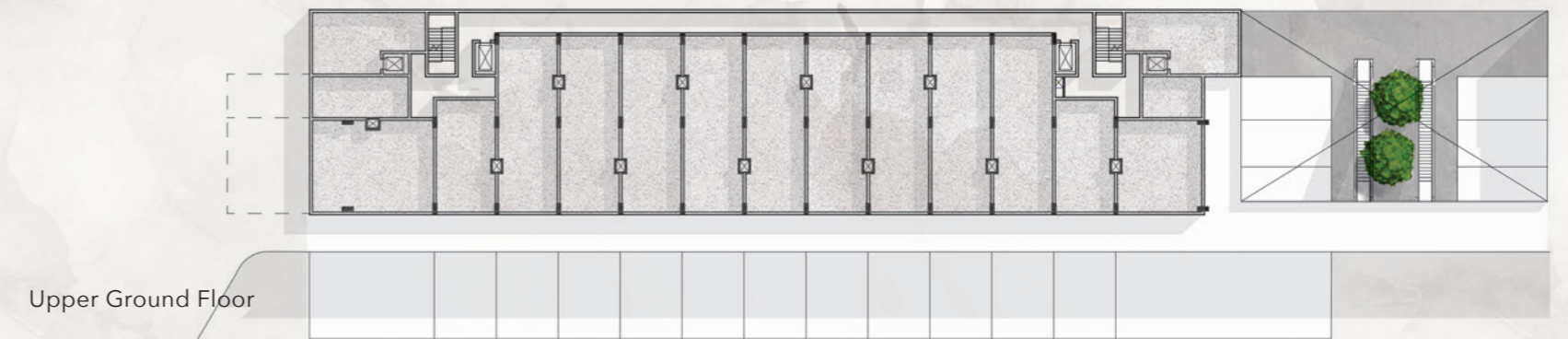
Ground Floor: Supermarket  
Upper Ground: Retail Shops & Clinics  
Second Floor: Clinics

# VINCI STREET B<sub>2</sub> FLOOR PLANS DESIGN

The plans show the inner character of the building, exhibiting schematic B2 plans which represents the ground, upper and second levels.

The three floors including the basement are accessible with an eight passenger elevator and separate service elevator.

There are three other escalators for an extensive connection between all the floors. The ground and upper floor comprise of retail shops, while the second floor consists of office units; all equipped and furnished with high tech amenities.



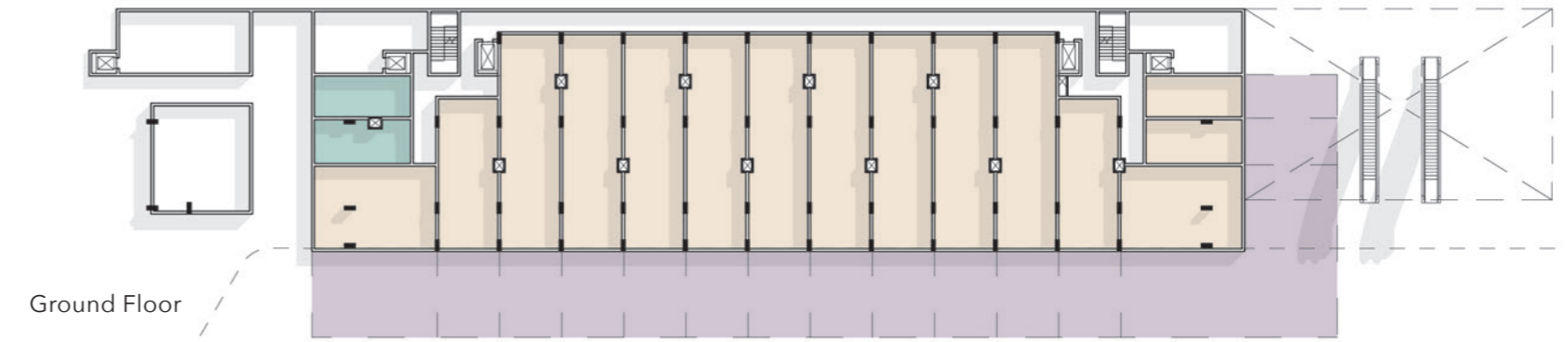
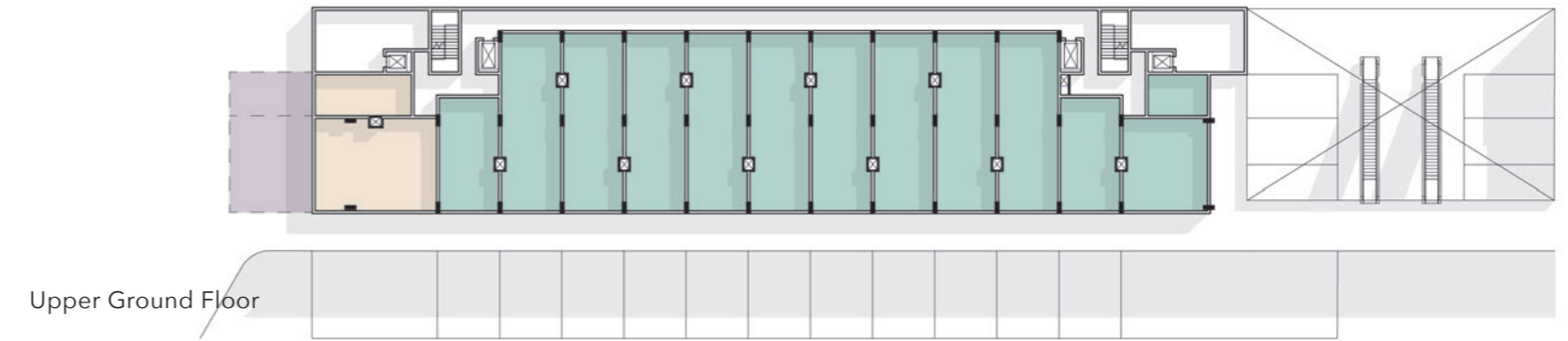
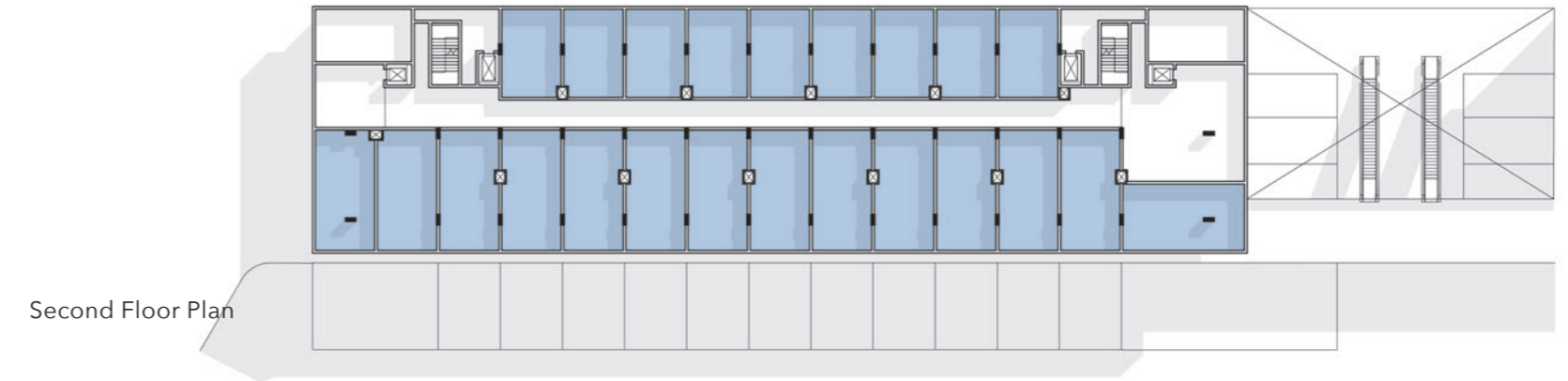
RETAIL. OFFICES. CLINICS.

# VINCI STREET B<sub>2</sub> USAGE DISTRIBUTION

The modish design reflects the pulse of contemporary Egypt nowadays. Designed as a cosmopolitan and smart cultural haven, it gratifies to the current and generation Z who admire value, stay connected through technology and gravitate towards culturally inspired surroundings.

VINCI Street is designed to reflect a chic and modern style. At the outdoor gatherings, visitors can unwind, feel the strains of the city melt away and mingle with one another, enjoy elegant retail stores that serve them with a comforting ambience and variety of choices to suit all age groups.

The visitors can gain access to the bridge from the upper floor that conjoins with the rest of the three buildings with green spaces surrounding the strip dotted with numerous retail outlets, office spaces, cafés, retail shops and outdoor areas; restaurants as well as recreational facilities.



- Offices
- Food & Beverages
- Retail Shops
- Outdoors



# VINCI STREET - THE COMMERCIAL AREA

---

## A FUTURISTIC PRESPECTIVE.

This architectural masterpiece is designed to highlight the beauty of leveling which is implemented in the new commercial project "Vinci Street" - utilizing all the stories to maximize the functionality of the floor layouts while facilitating the connectivity between the individual buildings through bridges.

LUXURY  
BOUTIQUE  
LIVING

RETAIL. OFFICES. CLINICS.

## VINCI STREET - THE COMMERCIAL AREA

VINCI Street is located in the New Capital at the luxury boutique living compound; Vinci. The commercial strip is compartmentalized into four individual buildings connected by a bridge creating a promenade.

Features include three internal plazas positioned between the building voids, outdoor seating areas for the retail stores and both outdoor and underground parking areas.

Capturing the essence of the luxurious lifestyle, the design is complemented with easy access facilities and services that optimize your experience.

The nature of the landscape surroundings around the strip enable visitors to enjoy and maximize their stay at Vinci Street due to the calmness.

The strip comprises the best selected clinics, branded stores and office spaces that overlook Vinci's lush greenery. All of which is implemented with high quality material finishings and vastly equipped with technologically advanced varnished that support the luxury services to the renters.



RETAIL. OFFICES. CLINICS.

## VINCI STREET - THE COMMERCIAL AREA

The strip provides the most scenic retail experience, enhancing the lifestyle and entertainment destinations that add value to VINCI's tenants.

Our optimum location allows the strip to serve the surrounding neighborhood. The compound is strategically located in the core of New Cairo, near by the Presidential Palace, Massa Hotel, Central Bank and the parliament zone.

The ground level offers the premium dining treatment combining the most elite food and beverages retail providers that complement the opulent lifestyle VINCI represents. With crystal glass exterior façades, it amplifies the actual space creating a broader perspective to the whole area allowing a better and entertaining experience. The façades are provided finished to the tenants to maintain the monotone symmetrical design throughout the strip that would help in sustaining VINCI Street spirit.

The Strip is inspired by the luxury way of life and set to become New capital's finest lifestyle shopping, dining and leisure destination. A tastefully curated selection of lifestyle stores, restaurants and cafes greet everyone along the elegantly leveled walkways.





RETAIL. OFFICES. CLINICS.

# VINCI STREET - THE COMMERCIAL AREA

VINCI Street, a modern thoughtfully designed haven for retail, leisure and lifestyle pursuits of the community's residents and visitors, as well as for riveted workers seeking the very best that the New Capital has to offer.

There will be over 900 parking spots distributed between the basement and street-outdoor parking, where occupants can have the right to rent storages spaces in the basement. The exquisitely external terraces offer a panoramic view of VINCI golf area, facing the main street all of which are available for rent.

A professional managerial service is offered to all tenants that handle all the necessary facilities related to the rental spaces in the strip supporting the process. This is the vibrant centerpiece of VINCI community, providing on the doorstep convenience for residents.

The premium concept is the divinely meeting points set with a smart allocation, with air conditioned public areas and lobbies. The high standard of finishing set it apart as an exclusive commercial development driving people to gather for a quick meet up, casual meetings or going for a walk.



RETAIL. OFFICES. CLINICS.

## VINCI STREET - THE COMMERCIAL AREA

VINCI Street is comprised of smartly-positioned retail spaces allocated at ground and upper floors. These spaces range from 31 to 153 square meters, conveyed to the tenants in set prepared conditions which can be tailored to resemble an individual business.

The commercial strip offers brilliant office units located at second floor distributed in all buildings, where these spaces range from 59 to 165 square meters in size.

The floor is equipped with ready prepared conditions which can be tailored to resemble a specific business. With provided essentials, CCTV, stand by generators, an emergency elevator, management system, sprinklers system as well as smoke management system.



The finishing of all office spaces is brought and constructed with stellar choice of materials and modern building practices.

Expansive windows provide natural lighting throughout the building, while a broad overhang shades the interiors from the summer sun.

Sliding doors and operable hopper windows throughout the building use the prevailing winds for natural ventilation, while also providing expansive use of the outdoor landscape view.

# VINCI STREET PARTNERS & COLLABORATORS

---

VINCI's partners collaborate and work simultaneously together with several quality-oriented professionals that participate in the success and expand of its value in the market.

We join forces with commercial organizations, in order to enhance the value of living by providing opportunities for our tenants to enjoy the optimum luxurious lifestyle.

LUXURY  
BOUTIQUE  
LIVING

RETAIL. OFFICES. CLINICS.

# VINCI STREET PARTNERS & COLLABORATORS

---

## MASTER PLANNER CONSULTANT

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, CallisonRTKL is one of the major global players in master planning and design consultancy.

**CALLISONTRKL**  
A DESIGN CONSULTANCY OF ARCADIS

## MASTER PLANNER & LANDSCAPE CONSULTANT

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.

**DMA**  
DESIGN | ENGINEERING

LUXURY  
BOUTIQUE  
LIVING