

# LAKE VIEW RESIDENCE

NEW CAIRO



THE  
**LAKEVIEW**  
RESIDENCE

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New Cairo

LakeView Residence brings you the most luxurious experience  
in the heart of New Cairo

# OUR MISSION

Our mission is to create a premium destination far away from the over populated town yet enjoys all the amenities of metropolitan districts. We strive to create a 5 star luxurious experience in any of the project's facilities.

Because we are keen to evoke an unparalleled experience of comfort, privacy, luxury and convenience, we chose that Lake View Residence gets designed by the world renowned greek architectural firm ISV architects which are widely admired by their outstanding design ventures.

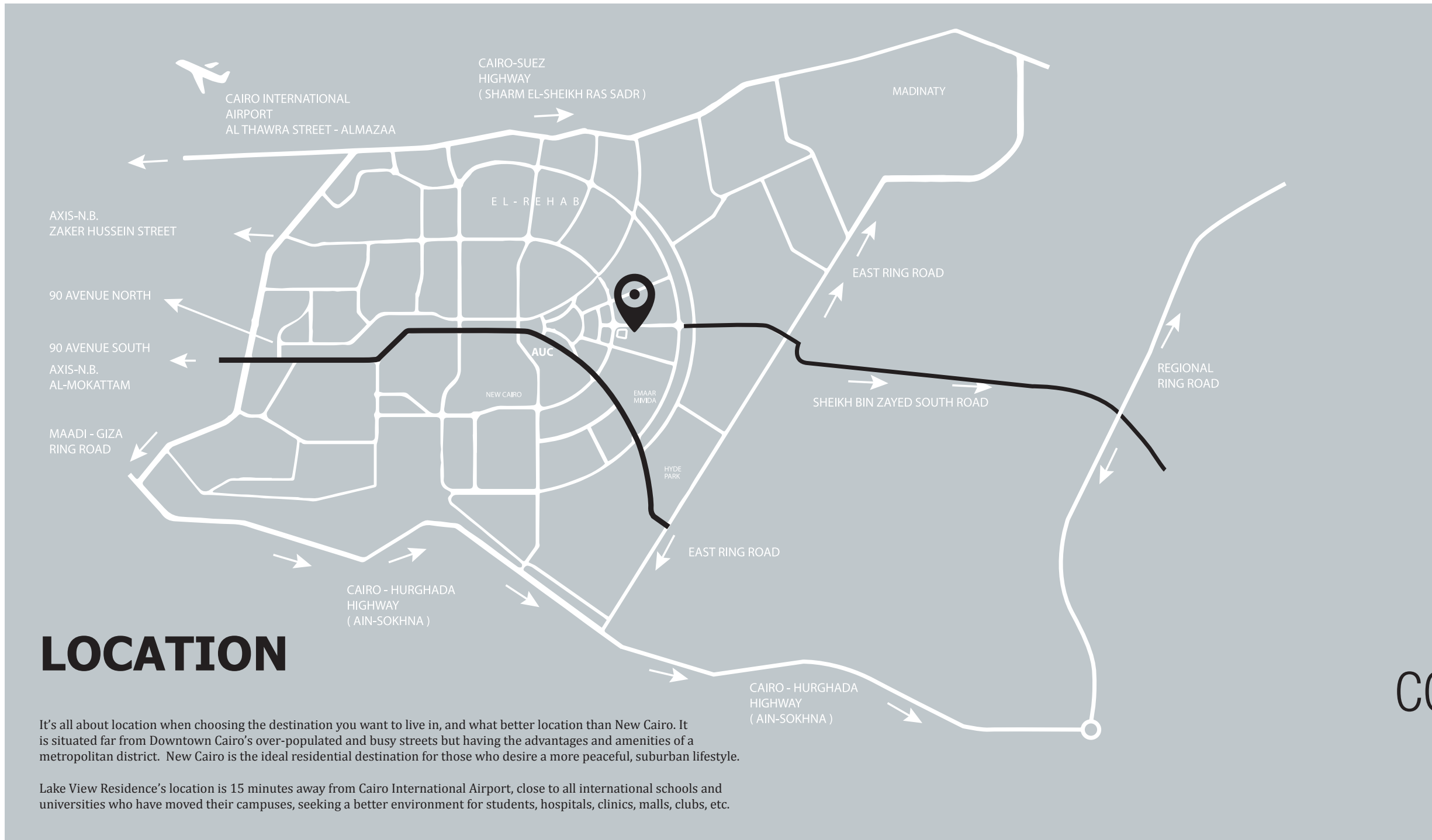
The project's location allows you to enjoy a peaceful suburban life style, in the midst of some state of the art buildings with the charming serenity of the greenery landscape.

Despite having many stages of the project, the most consistent factor is the luxury and convenience. Be it in the beautifully designed buildings or the state of the art architecture or the calm spacious greenery spaces which is well designed to keep your well-being and safety in mind.

Other than the residential and the landscape, there comes the Downtown project which offers an unrivaled combination of convenience hosting a carefully selected list of shopping, dining and leisure places as well as many business premises.

To add more flavor to the project, we chose to bring the genuine luxury hospitality experience in Dusit Thani Lake View creating a 5 star luxurious experience that is strategically located within close proximity to Cairo's major attractions. Last but not the least comes the Lake House which is the most recent extension of our project.





# LOCATION

It's all about location when choosing the destination you want to live in, and what better location than New Cairo. It is situated far from Downtown Cairo's over-populated and busy streets but having the advantages and amenities of a metropolitan district. New Cairo is the ideal residential destination for those who desire a more peaceful, suburban lifestyle.

Lake View Residence's location is 15 minutes away from Cairo International Airport, close to all international schools and universities who have moved their campuses, seeking a better environment for students, hospitals, clinics, malls, clubs, etc.



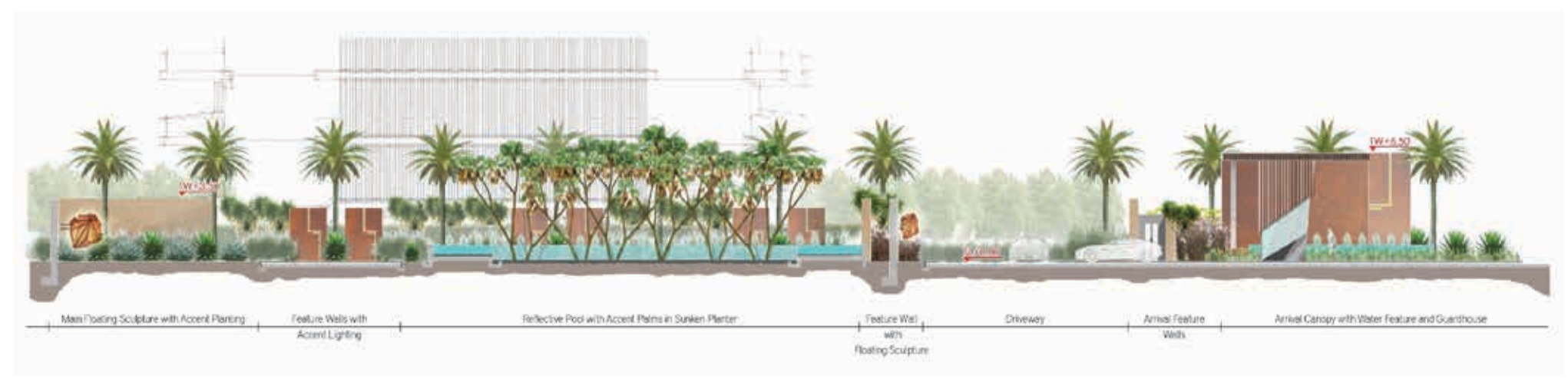
# LANDSCAPE CONCEPT DESIGN

Inspired by lush natural scenery, the landscape concept design is made to "breathe life" into this developing residential community, by adding a genuine sense of natural predominance. In essence, the landscape plan was made to use natural greenery, water features, and scenic views to add value to the residents' lifestyle.





# ENTRY SECTION





# LAKE VIEW MALL

Lake View Residence has a neighboring retail area, an extension to the premises which is approximately 40,000 sqm consisting of a multitude of shops – global chains, high end local brands, F&B restaurants and cafes, and many more. The mall will not only serve as a shopping and dining destination, but will be of convenience to families who have children as well. All sorts of entertainment will be available for all ages, so as to give room for the parents to enjoy their outing experience.

The project has beautiful surroundings of landscape, an adjacent mall built with the latest technology next to the premises for shopping and entertainment. Residents enjoy a sense of privacy because Mall visitors are not allowed to enter the compound from the mall, and this is to ensure the compounds' residence's convenience and safety.





## RESIDENTIAL DESIGNS FOR LIVING COMFORT

All buildings offer a choice from 5 to 8 different types of apartments; all with either private gardens or terraces based on the client's preferences. They overlook magnificent views of landscaping and water features.

These beautifully designed modern homes are spacious, with plenty of sunlight awaiting the client's choice of finish to the apartment in order to have the perfect home. There's also the choice of an open or closed kitchen in all-available units.

LakeView Residence was designed by world-renowned Greek architectural firm **ISV Architects**, widely admired globally for their work in many ambitious design ventures. They have been involved in many of Europe's major projects, which is why, given their prestigious portfolio, they were chosen for designing LakeView Residence.





# RELAXED & LUXURIOUS LIFESTYLE

What better than getting a 5 star luxury experience on a regular basis? You will find that at Lake View Residence, where the place is built to cater to your needs and organized for your convenience, keeping your well-being and safety in mind. Every building has luxurious lobbies with a 24/7 Concierge service.





# MASTER PLAN



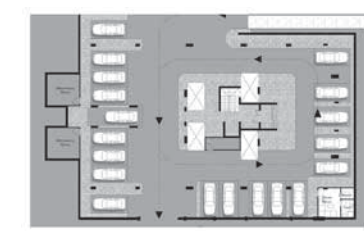
1. MAIN RESIDENTIAL ENTRY
2. ARRIVAL COURTYARD
3. SALES PAVILION
4. SECONDARY RESIDENTIAL ENTRY
5. RETAIL MALL ENTRY
6. NEIGHBOURHOOD GATEWAY
7. STEPPING STONE
8. FENCE
9. CANAL OPEN SPACE
10. MALL
11. RETAIL LANDSCAPE CORRIDOR
12. RETAIL FRONTAGE
13. RUNNING TRACK

All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances, all dimensions have been provided by our consultant architects, all materials, dimensions and drawings are approximate and information is subject to change without notice, actual area may vary from the stated area, drawings are not to scale, the developer reserves the right to make revisions, actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles.

- TYPE A 119 m<sup>2</sup>
- TYPE B 212 m<sup>2</sup>
- TYPE C 218 m<sup>2</sup>
- TYPE D 140 m<sup>2</sup>
- TYPE E 228 m<sup>2</sup>
- TYPE F 234 m<sup>2</sup>
- TYPE G 300 m<sup>2</sup>
- TYPE H 305 m<sup>2</sup>



PARKING FLOOR



GROUND FLOOR



TYPICAL FLOOR



LAST FLOOR



PENT HOUSE





<b>Gross Area</b>	<b>119 m<sup>2</sup></b>
<b>Garden Area</b>	<b>89 m<sup>2</sup> / 48 m<sup>2</sup></b>
Reception & Dining	46 m <sup>2</sup>
Master Bedroom	21 m <sup>2</sup>
Master Bath	6 m <sup>2</sup>
Dressing Room	5 m <sup>2</sup>
Bedroom	18 m <sup>2</sup>
Bathroom	5 m <sup>2</sup>
S.B	3 m <sup>2</sup>
Kitchen	15 m <sup>2</sup>

## Apartment Type A

These units are cozy, 119 sqm ground floor apartments with two bedrooms, one master bedroom which includes its own private bathroom. The living room area overlooks the apartment's private garden. We recommend in smaller spaces the open kitchen model that stretches into the dining area, directly opposite the living room, creating a modern touch to the house.

The master bedroom is located at the back with its private bathroom, while the other bedroom has a bathroom across from the room. Both bedrooms have balconies that take you to the outdoors of your apartment.





**Gross Area** 212 m<sup>2</sup>  
**Garden Area** 183 m<sup>2</sup>

Reception & Dining	78 m <sup>2</sup>
Master Bedroom	26 m <sup>2</sup>
Master Bath	8 m <sup>2</sup>
Bedroom 1	17 m <sup>2</sup>
Bedroom 2	17 m <sup>2</sup>
Bathroom	6 m <sup>2</sup>
S.B	3 m <sup>2</sup>
Kitchen	13 m <sup>2</sup>
Guest Bathroom	4 m <sup>2</sup>
Maid's Room	4 m <sup>2</sup>
Maid's Bathroom	3 m <sup>2</sup>
Lobby	19 m <sup>2</sup>
Terrace	14 m <sup>2</sup>

## Apartment Type B

This spacious 212 sqm, three-bedroom apartment is located on the ground floor of the building. It has its own private garden with a swimming pool that has a view of the landscape and water features. There are several balconies that lead to the garden and terraces of the apartment. The master bedroom includes its own private bathroom, having a view of the back garden. The other two bedrooms have their own private balconies. The apartment also is fit with one guest toilet.

The living room area extends across the whole width of the apartment with an open view that passes the glass doors, which lead to the terrace and extends to the front garden and horizon pool. The living area is equipped with a fireplace for the cold winter nights of New Cairo. The dining room is alongside the kitchen for convenience.





**Gross Area** 218 m<sup>2</sup>  
**Garden Area** 183 m<sup>2</sup>

Reception & Dining	78 m <sup>2</sup>
Master Bedroom	31 m <sup>2</sup>
Master Bath	8 m <sup>2</sup>
Bedroom 1	17 m <sup>2</sup>
Bedroom 2	17 m <sup>2</sup>
Bathroom	6 m <sup>2</sup>
S.B	3 m <sup>2</sup>
Kitchen	13 m <sup>2</sup>
Guest Bathroom	4 m <sup>2</sup>
Maid's Room	4.5 m <sup>2</sup>
Maid's Bathroom	3.5 m <sup>2</sup>
Lobby	19 m <sup>2</sup>
Terrace	14 m <sup>2</sup>

## Apartment Type C

This spacious 218 sqm, two-bedroom apartment is located on the ground floor of the building. It has its own private garden with a swimming pool that has a view of the landscape and water features. There are several balconies that lead to the garden and terraces of the apartment. The master bedroom includes its own private bathroom, having a view of the back garden. The other two bedrooms have their own private balconies. The apartment also is fit with one guest toilet.

The living room area extends across the whole width of the apartment with an open view that passes the glass doors, which lead to the terrace and extends to the front garden and horizon pool. The living area is equipped with a fireplace for the cold winter nights of New Cairo. The dining room is alongside the kitchen for convenience.



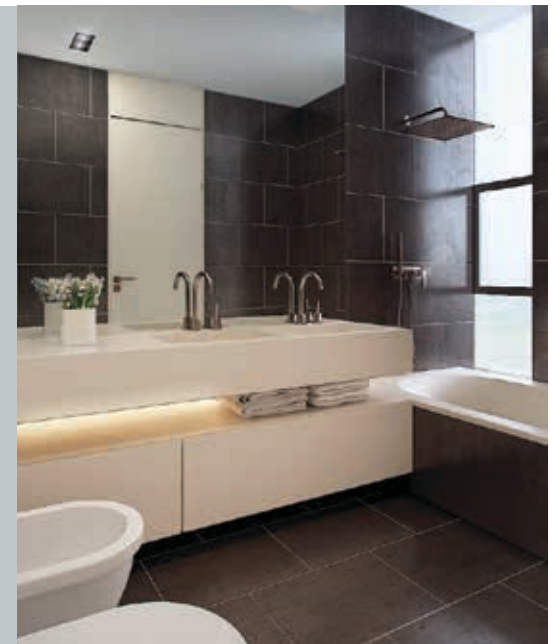


## Apartment Type D

This 140 sqm typical floor apartment has two bedrooms, one of which is the master bedroom that has its own private bathroom. It is located at the front of the apartment with a panoramic view of our beautiful landscape, while the other bedroom is in the back, reached by a hallway on the other side of the main foyer. This ensures privacy for both adults and children, and gives the adults peace of mind. As for the living room and dining room, they both occupy the front of the apartment as well, and have a balcony overlooking the beautiful landscape of Lake View Residence. The kitchen and guest bathroom have close access to the dining and living areas.



Gross Area	140 m <sup>2</sup>
Reception & Dining	60 m <sup>2</sup>
Master Bedroom	22 m <sup>2</sup>
Master Bath	5.5 m <sup>2</sup>
Bedroom	18 m <sup>2</sup>
Bathroom	6 m <sup>2</sup>
S.B.	3.5 m <sup>2</sup>
Kitchen	10 m <sup>2</sup>
Guest Bathroom	3 m <sup>2</sup>
Terrace	12 m <sup>2</sup>





Gross Area	228 m <sup>2</sup>
Reception & Dining	78 m <sup>2</sup>
Master Bedroom	30 m <sup>2</sup>
Master Bath	8 m <sup>2</sup>
Bedroom 1	20 m <sup>2</sup>
Bedroom 2	20 m <sup>2</sup>
Bathroom	6 m <sup>2</sup>
S.B	3 m <sup>2</sup>
Kitchen	13 m <sup>2</sup>
Guest Bathroom	4 m <sup>2</sup>
Maid's Room	4 m <sup>2</sup>
Maid's Bathroom	3 m <sup>2</sup>
Lobby	19 m <sup>2</sup>
Terrace	20 m <sup>2</sup>

## Apartment Type E

This 228 sqm typical floor apartment has three bedrooms, with a huge balcony having the view of our extraordinary lake. To the left of the entrance, the living area and dining room are adjacent to each other with a parallel balcony having the extraordinary Lake View. Moving on to the foyer, the kitchen is located on the right with a guest toilet. On the left, two bedrooms are located next to each other with a shared bathroom. The master bedroom is located in the back with its own private bathroom which ensures peace of mind.





## Apartment Type F

This 234 sqm typical floor apartment has three bedrooms, with a huge balcony having the view of our extraordinary lake. To the left of the entrance, the living area and dining room are adjacent to each other with a parallel balcony having the extraordinary Lake View.

Moving on to the foyer, the kitchen is located on the right with a guest toilet. On the left, two bedrooms are located next to each other with a shared bathroom. The master bedroom is located in the back with its own private bathroom which ensures peace of mind.



Gross Area	234 m <sup>2</sup>
Reception & Dining	78 m <sup>2</sup>
Master Bedroom	34 m <sup>2</sup>
Master Bath	8 m <sup>2</sup>
Bedroom 1	20 m <sup>2</sup>
Bedroom 2	20 m <sup>2</sup>
Bathroom	6 m <sup>2</sup>
S.B	3 m <sup>2</sup>
Kitchen	13 m <sup>2</sup>
Guest Bathroom	4 m <sup>2</sup>
Maid's Room	7 m <sup>2</sup>
Maid's Bathroom	6 m <sup>2</sup>
Lobby	15 m <sup>2</sup>
Terrace	20 m <sup>2</sup>





**Gross Area** 300 m<sup>2</sup>  
**Last Floor Area** 228 m<sup>2</sup>

Reception & Dining	82 m <sup>2</sup>
Master Bedroom	30 m <sup>2</sup>
Master Bath	8 m <sup>2</sup>
Bedroom 1	20 m <sup>2</sup>
Bedroom 2	20 m <sup>2</sup>
Bathroom	6 m <sup>2</sup>
S.B	3 m <sup>2</sup>
Kitchen	10 m <sup>2</sup>
Guest Bathroom	3 m <sup>2</sup>
Maid's Bedroom	4 m <sup>2</sup>
Maid's Bathroom	3 m <sup>2</sup>
Lobby	20 m <sup>2</sup>
Terrace	19 m <sup>2</sup>



**Pent House Area** 72 m<sup>2</sup>

Living Room	49 m <sup>2</sup>
Bathroom	5 m <sup>2</sup>
Kitchenette	6 m <sup>2</sup>
Stairs	12 m <sup>2</sup>
Terrace 1	100 m <sup>2</sup>
Terrace 1	100 m <sup>2</sup>
Pool	23 m <sup>2</sup>

## Apartment Type G

This 300 sqm penthouse has three bedrooms, the master bedroom includes its own private bathroom. The penthouse is fit with a pool and high quality roof top. It comprises of a living room with a fireplace, dining room, and kitchen that are all located at the front with a big balcony overlooking the pool and landscaping, which includes a front and back garden. The guest bathroom is accessed directly from the foyer. From the foyer, you have a hallway leading to the other half of the penthouse, which consists of a master bedroom with a private bathroom, walk-in closet and balcony. The other two bedrooms share a bathroom.







## Apartment Type H

This 305 sqm penthouse has three bedrooms, the master bedroom includes its own private bathroom. The penthouse is fit with a pool and high quality roof top. It comprises of a living room with a fireplace, dining room, and kitchen that are all located at the front with a big balcony overlooking the pool and landscaping, which includes a front and back garden. The guest bathroom is accessed directly from the foyer. From the foyer, you have a hallway leading to the other half of the penthouse, which consists of a master bedroom with a private bathroom, walk-in closet and balcony. The other two bedrooms share a bathroom and across from them is the maid's bedroom and bathroom.



Gross Area	305 m <sup>2</sup>
Last Floor Area	234 m <sup>2</sup>
Reception & Dining	82 m <sup>2</sup>
Master Bedroom	34 m <sup>2</sup>
Master Bath	8 m <sup>2</sup>
Bedroom 1	20 m <sup>2</sup>
Bedroom 2	20 m <sup>2</sup>
Bathroom	6 m <sup>2</sup>
S.B	3 m <sup>2</sup>
Kitchen	10 m <sup>2</sup>
Guest Bathroom	3 m <sup>2</sup>
Maid's Bedroom	5 m <sup>2</sup>
Maid's Bathroom	4 m <sup>2</sup>
Lobby	20 m <sup>2</sup>
Terrace	19 m <sup>2</sup>



Pent House Area	71 m <sup>2</sup>
Living Room	49 m <sup>2</sup>
Bathroom	5 m <sup>2</sup>
Kitchenette	6 m <sup>2</sup>
Stairs	12 m <sup>2</sup>
Terrace 1	98 m <sup>2</sup>
Terrace 1	98 m <sup>2</sup>
Pool	22 m <sup>2</sup>



OUR PARTNERS



**El Hazeq group** will always strive to offer luxurious solutions for its clients, that are not only functional but adds comfort and convenience to their lives. We want to create a world of glamour be it in the architecture choice, the interiors, the kind of facilities or even the green landscape. No matter what kind of project we decide to build, we do care the most about creating an unparalleled experience.