



THE  
**WATERWAY**  
RESIDENTIAL & COMMERCIAL

THE LUXURY YOU DESERVE

THE LUXURY YOU DESERVE





## THE LUXURY

We believe that not everyone can attain the simply luxurious life. Although we all dream of it, only The Waterway residents can actually live it.

So, you are invited to explore the best in luxury living in our project, as we promise you only the best of luxurious life style with the closest attention to the finest details.





THE WATERWAY  
RESIDENCES

*The Waterway*





At Idea Verde, we believe that Real Estate does not only mean construction and housing. We believe that our role as developers is to provide a life style that is always one step ahead of what they presently aspire to. We believe that when one buys a house, in return they should get a home. We believe that your home should not be restricted to your apartment, but should rather be expanded across your compound.

At The Waterway, we combined American modern designs, Far Eastern landscape and water feature plans, and European luxurious services to provide our residents with the most unique life style.

by  
**IDEAVERDE**

*The Waterway*





THE PURITY YOU DREAM OF



## THE PURITY

As you step inside the compound, the soothing presence of water defines the public spaces of the grounds, providing a pleasing theme to the entire landscape. A leisurely stroll through the Project ends up at the magnificent multi-function clubhouse. After leaving the luxurious clubhouse, a wide variety of upscale residential options are provided at The Waterway, all connected by a wonderful pedestrian walkway system that meanders throughout the Project.











BUILDING (A-12)

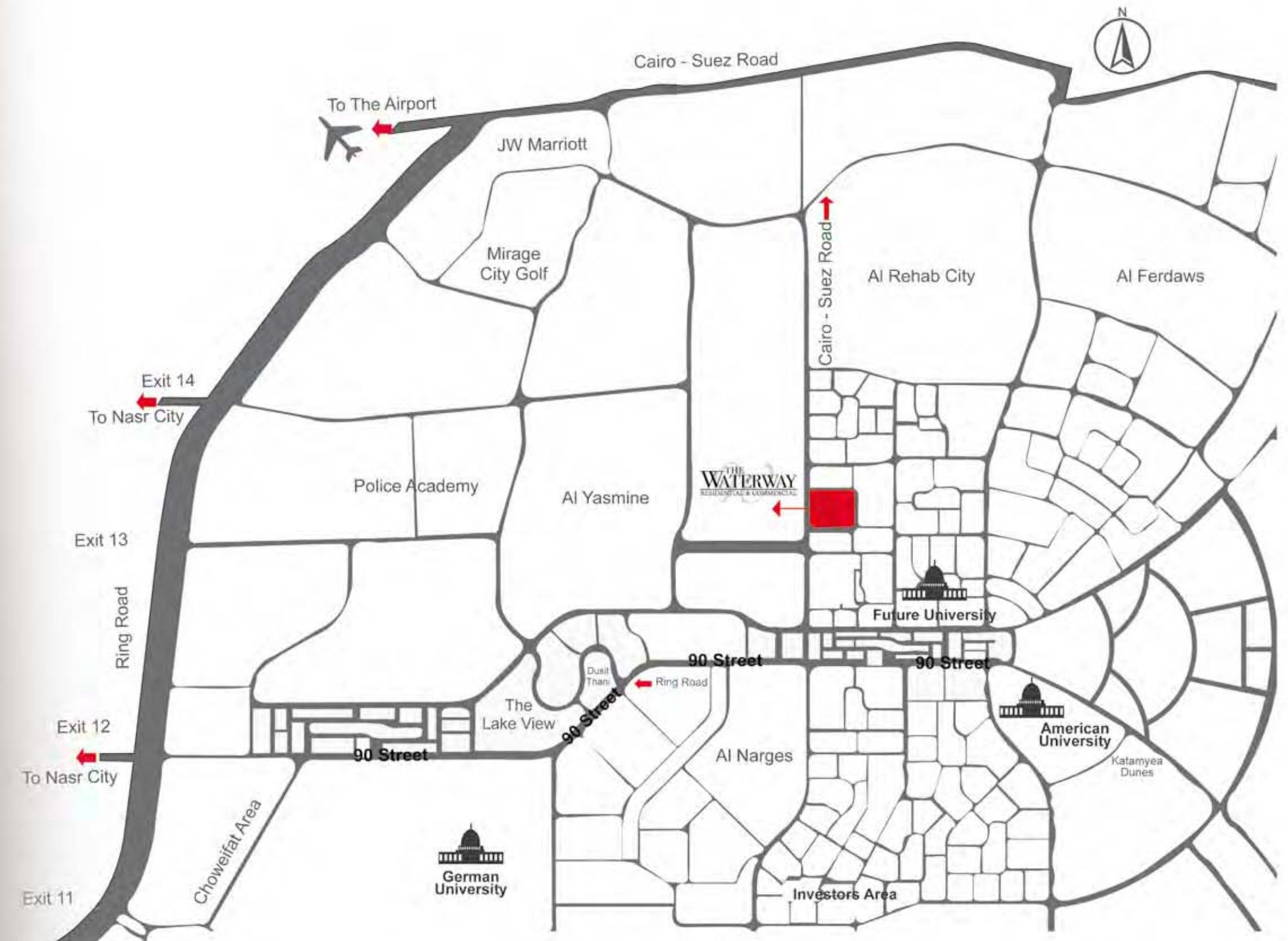
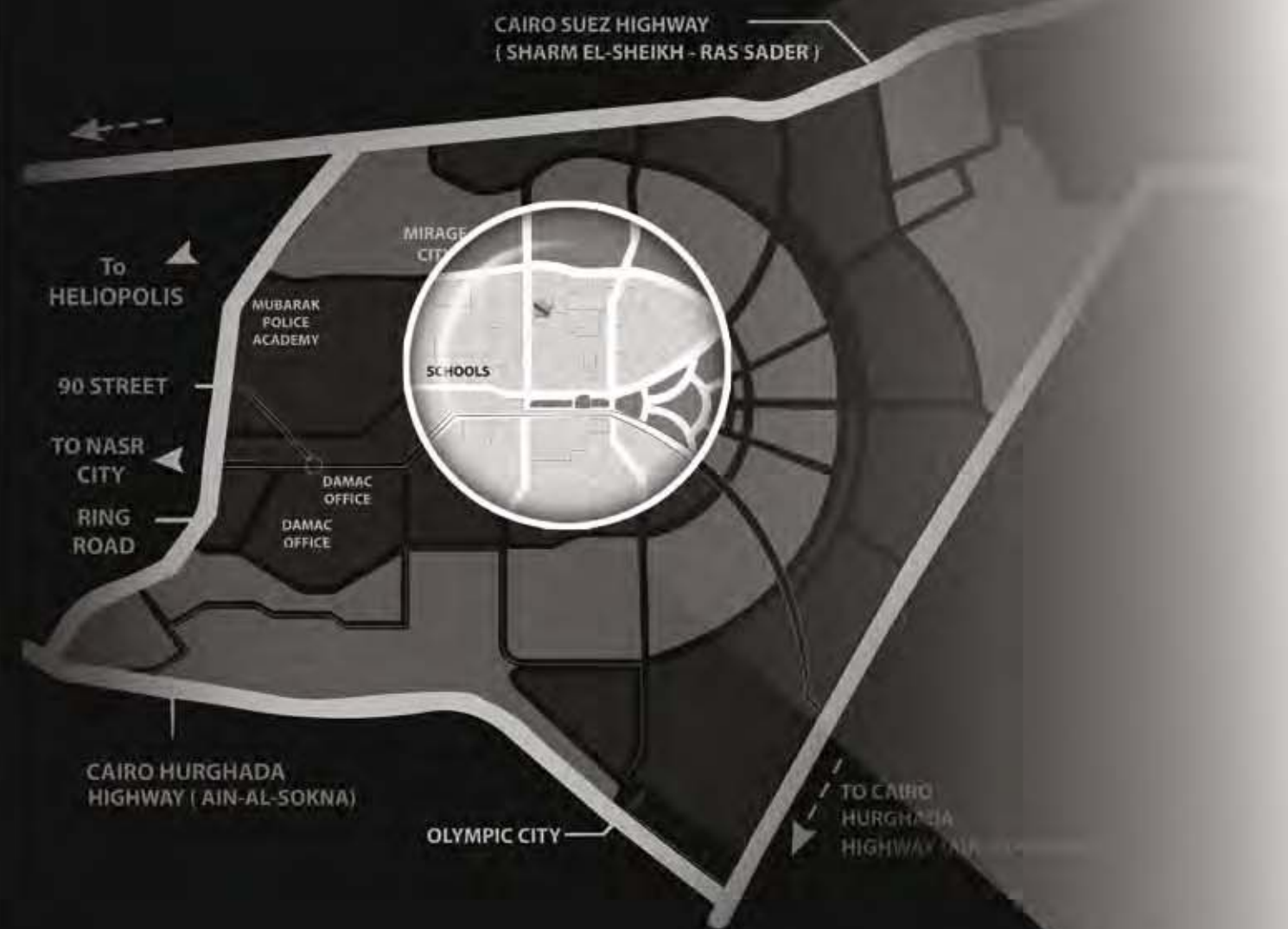
*The Waterway*



## THE UNIQUE LOCATION

The Waterway is centrally located in New Cairo. New Cairo is a master-planned development comprised of 46,000 acres of land, with a projected total population of 2.5 million people. The Project is conveniently located within walking distance of Al-Rehab City.

The new campus of the American University of Cairo, the German University, the Future University of Egypt, and the Canadian International College are also located close by. A short drive will get you to Al-Futtaim Mall and the lively 90 Street area. The Waterway is a short 10-minute drive to Cairo International Airport.







MASTER PLAN

*The Waterway*





W H E N D R E A M S



C O M E T R U E

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## RESIDENTIAL LAYOUTS

The Waterway offers a variety of upscale residential apartment options: from one-bedroom flats to five-bedroom duplex units and penthouses, with available floor area from 110 - 450 square meters. The choices range from ground floor units with a private garden, to luxurious penthouses with rooftop terraces. The developer paid great attention to the orientation of each unit, so as to maximize views to surrounding and internal points of interest. The apartments may be purchased fully or partially furnished.

The residences are served by two spacious elevators from the basement level, and an intercom connection between apartments and compound gates. The residences are equipped with satellite TV, WiFi Internet, fire alarm system, garbage shutters, and underground parking. All of the residential apartments are being constructed with state-of-the-art materials and modern building practices.

THE  
BUILDING'S  
LOBBY



*The Waterway*



# THE WATERWAY

RESIDENTIAL & COMMERCIAL

The Waterway development is comprised of smartly-positioned retail spaces at ground and first floors. These spaces range from 100 to 400 square meters in size. The retail spaces are delivered to the occupant in "core and shell" condition, ready to be customized to suit a particular business. The retail areas are generally located on the ground floor level. The retail units are equipped with CCTV, around-the-clock security personnel, underground parking, private entrances, and spacious elevators. All of the retail units are being constructed with state-of-the-art materials and modern building practices.







## THE PROJECT

To insure the privacy of the residents, and the security of the retail and office spaces, a fence separates the residential areas from the commercial areas.







The Waterway project includes a number of wonderful office spaces that start at 200 square meters in size. The office spaces are delivered to the occupant in “core and shell” condition, ready to be customized to suit a particular business. The office spaces are generally located on the second floor level, above the commercial area. The office units are equipped with CCTV, around-the-clock security personnel, underground parking, private entrances, and spacious elevators.





# THE PROJECT

All of the office units are being constructed with state-of-the-art materials and modern building practices.

To insure the privacy of the residents, and the security of the retail and office spaces, a fence separates the residential areas from the commercial areas.







STATE OF THE ART



*The Waterway*



# THE PROJECT

The Waterway is the ultimate “work-live-play” opportunity. The development offers upscale residential apartment units, appealing retail storefront opportunities, and conveniently-located office space for the discerning buyer. The mixed-use nature of the Project allows certain positive synergies to evolve into a functioning “community” which will satisfy the basic needs of the users. The location of the Project provides easy access to major universities, entertainment centers, business and personal services, and the Cairo International Airport.



*The Waterway*



## LANDSCAPE

The Waterway ground floor residential units include tastefully landscaped private gardens and side terraces.

The penthouse units include spacious outdoor terraces that provide an opportunity for personalized container plantings and other interesting landscape features.

There are many creatively-landscaped spaces within the public areas of the compound that provide both active and passive outdoor opportunities for residents and guests.





THE LEGENDARY SERVICES



# THE LEGENDARY SERVICES

The Waterway residents enjoy unmatched common areas and facilities. An around the clock CCTV surveillance system, underground parking facilities with automated garage gates and valet services, a drivers' room in the basement, and a lobby lounge for the residents and their guests are just a few of the facilities available.





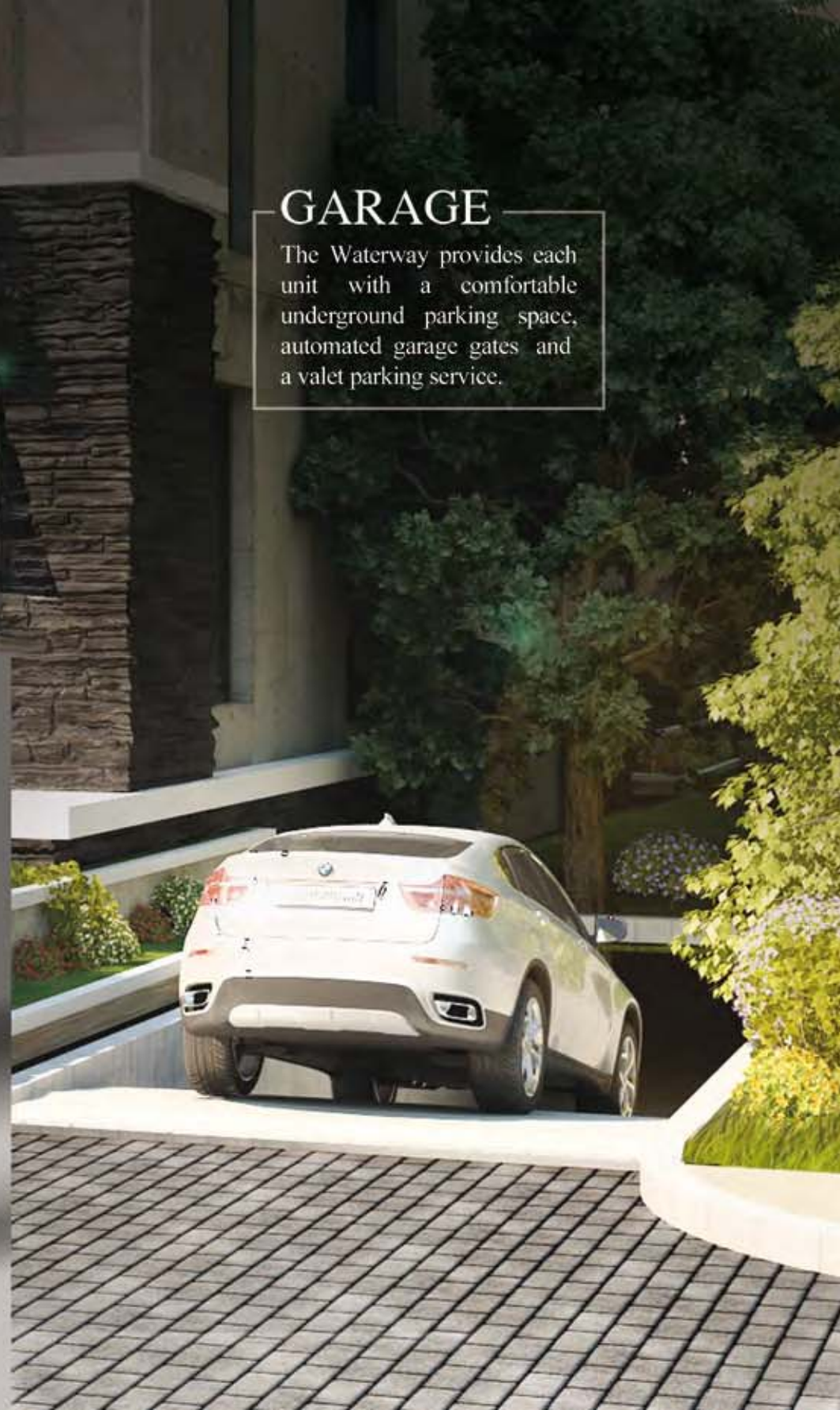
## SECURITY

Around the clock security personnel are available for your ultimate security and peace of mind. An intercom system is spread across the compound from the main gates to each apartment.



## GARAGE

The Waterway provides each unit with a comfortable underground parking space, automated garage gates and a valet parking service.



## THE WATERWAY MALL

The Waterway development is comprised of smartly-positioned retail spaces at ground and first levels, ranges from 100 to 400 square meters in size.

## PET CARE CENTER

For your ultimate comfort, highly skilled personnel are present at our pet care center to care after your pets 24/7.



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### CIGAR ROOM

To add to the idea of luxurious living, the project's designers dedicated a smoking room equipped with the finest cigar brands, snacks and beverages for The Waterway residents and their guests.



### PRIVATE CINEMA

A 12-seats private cinema is available for your private use. All you have to do is bring your movie and friends, and enjoy an evening of relaxation at your doorstep.



### SPORTS GYM

A fully quipped gymnasium is available exclusively for The Waterway residents. Classes and trainers will be available at your service.



### VIRTUAL GAMES ROOM

The Waterway residents benefit from the most up to date activities and games. Only at The Waterway can you play golf all year long.





JANUARY 2013

UNMATCHABLE  
CONSTRUCTION  
QUALITY





THE  
**WATERWAY**  
RESIDENTIAL & COMMERCIAL