



**PROMENADE**  
NEW CAIRO





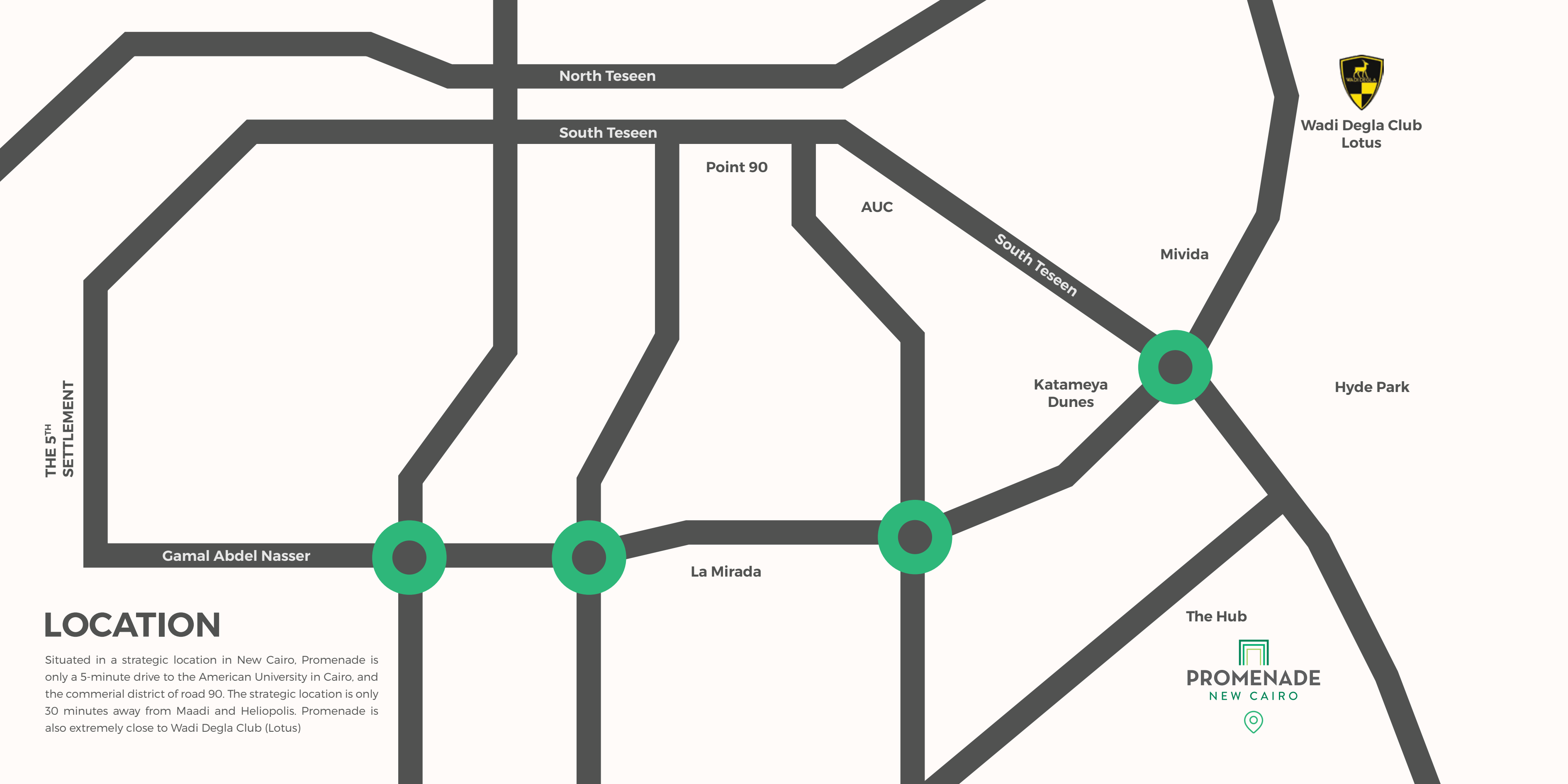
**PROMENADE**  
NEW CAIRO

A modern multi-story residential building with balconies, palm trees, and a red sports car. The building features a mix of white and brown tones with large windows and glass railings on the balconies. People are seen on the balconies and walking on the ground. A red sports car is parked on the street in the foreground. The scene is set against a clear blue sky with some greenery and a palm tree on the left.

## OVERVIEW

A place where luxury meets affordability. Promenade New Cairo is all about exclusiveness, comfort and privacy. Promenade New Cairo will certainly have what you are looking for. The project will include various facilities and amenities where you will never have to leave the safety of your gated community.

Disclaimer : This is an illustration picture for indicative purposes only.



THE 5<sup>TH</sup>  
SETTLEMENT

North Teseen

South Teseen

Point 90

AUC

South Teseen

Mivida

Katameya  
Dunes

Hyde Park



Gamal Abdel Nasser

La Mirada

The Hub



## LOCATION

Situated in a strategic location in New Cairo, Promenade is only a 5-minute drive to the American University in Cairo, and the commercial district of road 90. The strategic location is only 30 minutes away from Maadi and Heliopolis. Promenade is also extremely close to Wadi Degla Club (Lotus)

# GYM, WALKING TRACKS & POOLS



# SQUASH COURTS



# SPA



# SECURED PARKING



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# FULLY FINISHED INTERIORS

## Floor:

- Ceramic floors for kitchen, terrace, bathrooms and tiles for Roof ( if exist )
- Wooden floors for reception with skirting
- HDF floors for bedrooms, living and interior corridors

## Wall:

- Ceramic wall for the kitchen and bathrooms
- Beige paint for Reception, bedrooms and Interior corridors
- Cornices futec

## Stairs:

- If exist - Wood cladding and handrail

## Windows:

- Aluminum windows - light colour frame - translucent glass and fly net

## Doors:

- External - Wooden Door
- Internal - HDF Door

## Intercom:

- Audio intercom per unit mounted next to the entrance to the unit

## A/C:

- Every unit enjoys the luxury of already-installed air conditioning



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# UNIT DESIGNS

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# TYPE A

## GROUND FLOOR WITH GARDEN

**Total Area 150 m<sup>2</sup>**

Reception	4.4 x 6.6 m
Bedroom 1	3.4 x 3.9 m
Bedroom 2	3.5 x 3.9 m
Bedroom 3	3.4 x 3.9 m
Bath	1.7 x 2.4 m
Toilet	1.2 x 1.2 m
Kitchen	2.1 x 4.1 m



**FLAT 2**

## TYPICAL FLOORS

**Total Area 225 m<sup>2</sup>**

Reception	5.2 x 8.9 m
Bedroom 1	3.5 x 4.9 m
Bedroom 2	3.9 x 4.2 m
M. Bedroom	4.6 x 5.6 m
Living	3.0 x 5.7 m
Bath	1.7 x 2.4 m
Bath	1.7 x 3.6 m
Toilet	1.1 x 1.7 m
Kitchen	3.3 x 3.8 m



**FLAT 13 & 23 & 33**



**FLAT 11 & 21 & 31**

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## TYPICAL FLOORS

**Total Area 180 m<sup>2</sup>**

Reception	3.9 x 10.4 m
Bedroom 1	3.4 x 4.9 m
Bedroom 2	3.4 x 4.9 m
M. Bedroom	3.9 x 5.2 m
Bath	2.0 x 3.9 m
Bath	1.7 x 3.8 m
Kitchen	2.4 x 3.8 m



**FLAT 12 & 22 & 32**

## FOURTH FLOOR

**Total Area 245 m<sup>2</sup>  
Roof Area 170 m<sup>2</sup>**

Reception	3.9 x 10.4 m
	+ 3.5 x 6.1 m
Bedroom 1	3.4 x 3.6 m
Bedroom 2	4.0 x 4.1 m
M. Bedroom	3.9 x 5.2 m
Bath	1.7 x 2.6 m
Bath	2.0 x 3.9 m
Kitchen	3.4 x 4.9 m
Living	3.4 x 5.3 m
Bath	1.7 x 2.6 m



**Penthouse 42**

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# TYPE B

## TYPICAL FLOORS

**Total Area 225 m<sup>2</sup>**

Reception	5.6 x 7.8 m
Bedroom 1	3.9 x 5.3 m
Bedroom 2	3.9 x 4.3 m
M. Bedroom	4.0 x 4.4 m
Bath	1.7 x 2.4 m
Bath	1.7 x 2.4 m
Toilet	1.5 x 1.6 m
Kitchen	3.0 x 3.8 m
Living	3.1 x 4.8m



**FLAT 12 & 22 & 32**



**FLAT 11 & 21 & 31**

## FOURTH FLOOR

**Total Area 255 m<sup>2</sup>**

**Roof Area 118 m<sup>2</sup>**

Reception	5.6 x 7.8 m
Bedroom 1	3.9 x 5.3 m
Bedroom 2	3.9 x 4.3 m
Bedroom 3	4.1 x 3.4 m
M. Bedroom	4.0 x 4.4 m
Bath	1.7 x 2.4 m
Bath	1.5 x 3.3 m
Bath	1.7 x 2.4 m
Toilet	1.5 x 1.6 m
Kitchen	3.0 x 3.8 m
Livingroom	3.9 x 3.6 m



**Penthouse 41**

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# TYPE C

## GROUND FLOOR WITH GARDEN

Total Area 180 m<sup>2</sup>

Reception	4.0 x 10.3m
Bedroom 1	3.2 x 3.4 m
Bedroom 2	3.2 x 3.4 m
M. Bathroom	3.3 x 6.1 m
Bath	1.5 x 1.9 m
Bath	2.1 x 3.1 m
Toilet	1.1 x 2.5 m
Kitchen	2.4 x 4.0 m



FLAT 3



FLAT 2



FLAT 13 & 23 & 33



FLAT 12 & 22 & 32

Total Area 180 m<sup>2</sup>

Reception	4.0 x 10.3m
Bedroom 1	3.2 x 3.4 m
Bedroom 2	3.2 x 3.4 m
M. Bedroom	3.3 x 6.1 m
Bath	1.5 x 1.9 m
Bath	2.1 x 3.1 m
Toilet	1.1 x 2.5 m
Kitchen	2.4 x 4.0 m

## BLOCK 11 TYPICAL FLOORS

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## FOURTH FLOOR BLOCK 11

### Duplex 41

Total Area 255 m<sup>2</sup>  
Roof Area 155 m<sup>2</sup>

### Duplex 42

Total Area 240 m<sup>2</sup>  
Roof Area 90 m<sup>2</sup>

### Duplex 43

Total Area 240 m<sup>2</sup>  
Roof Area 115 m<sup>2</sup>

### Duplex 44

Total Area 255 m<sup>2</sup>  
Roof Area 120 m<sup>2</sup>



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# TYPE D

## GROUND FLOOR WITH GARDEN

**Total Area 225 m<sup>2</sup>**

Reception	6.3 x 9.8 m
Bedroom 1	3.8 x 5.1 m
Bedroom 2	3.7 x 4.3 m
M. Bedroom	3.3 x 3.7 m
Living	3.9 x 5.5 m
Bath	1.7 x 2.2 m
Bath	1.7 x 2.5 m
Toilet	1.1 x 2.5 m
Kitchen	2.6 x 4.0 m



**FLAT 1**

## TYPICAL FLOORS BLOCK 21

**Total Area 225 m<sup>2</sup>**

Reception	6.3 x 9.8 m
Bedroom 1	3.8 x 5.1 m
Bedroom 2	3.7 x 4.3 m
M. Bedroom	3.3 x 3.7 m
Living	3.8 x 5.5 m
Bath 1	1.7 x 2.5 m
Bath 2	1.7 x 2.2 m
Toilet	1.1 x 2.5 m
Kitchen	2.6 x 4.0 m



**FLAT 11 & 21 & 31**

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## FOURTH FLOOR

**Total Area 255 m<sup>2</sup>**  
**Roof Area 147 m<sup>2</sup>**

Reception	6.3 x 9.8 m
Living 1	3.8 x 5.5 m
Toilet 1	1.2 x 2.5 m
Kitchen	2.6 x 4.0 m
Living 2	2.9 x 5.2 m
Toilet 2	1.1 x 2.0 m
Bedroom 1	3.6 x 5.1 m
Bedroom 2	3.7 x 4.3 m
Bedroom 3	3.0 x 3.2 m
Bath	1.7 x 2.5 m
M. Bedroom	3.3 x 3.7 m
Bath	1.7 x 2.2 m



**Penthouse 41**

## FOURTH FLOOR BLOCK 21

Reception	4.9 x 10.1 m
Bedroom 1	3.5 x 4.5 m
M. Bedroom 1	3.6 x 4.3 m
M. Bedroom 2	3.7 x 4.5 m
Bath 1	1.8 x 2.1 m
Bath 2	1.8 x 2.8 m
Bath 3	1.8 x 2.8 m
Living 1	3.8 x 4.8 m
Living 2	3.8 x 4.2 m
Kitchen	2.9 x 5.1 m
Bedroom 2	3.2 x 4.3 m
Toilet 1	1.2 x 2.7 m
Toilet 2	1.2 x 2.6 m

Reception	4.9 x 10.1 m
Bedroom 1	3.8 x 4.0 m
M. Bedroom 1	3.7 x 4.0 m
M. Bedroom 2	3.9 x 4.8 m
Living 1	3.6 x 4.2 m
Bath 1	1.8 x 2.8 m
Bath 2	2.2 x 2.5 m
Bath 3	1.8 x 2.8 m
Toilet 1	1.2 x 2.4 m
Toilet 2	1.2 x 2.4 m
Kitchen	2.9 x 4.3 m
Living 2	4.0 x 4.6 m
Bedroom 2	3.4 x 4.6 m

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**Penthouse 42**  
**Total Area 255 m<sup>2</sup>**  
**Roof Area 135 m<sup>2</sup>**



**Penthouse 43**  
**Total Area 255 m<sup>2</sup>**  
**Roof Area 140 m<sup>2</sup>**



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# FOURTH FLOOR

**Total Area 255 m2**  
**Roof Area 128 m2**

Reception	5.4 x 6.7 m
	+ 4.6 x 4.7 m
Bedroom 1	3.6 x 4.0 m
Bedroom 2	3.8 x 4.2 m
M. Bedroom	3.8 x 4.0 m
Living 1	3.6 x 6.7 m
Bath 1	1.7 x 2.7 m
Bath 2	1.7 x 2.6 m
Toilet 1	1.2 x 2.2 m
Kitchen	2.4 x 4.2 m
Living 2	3.6 x 4.9 m
Toilet 2	1.2 x 2.4 m
Bedroom 3	3.0 x 3.6 m



**Penthouse 44**

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