



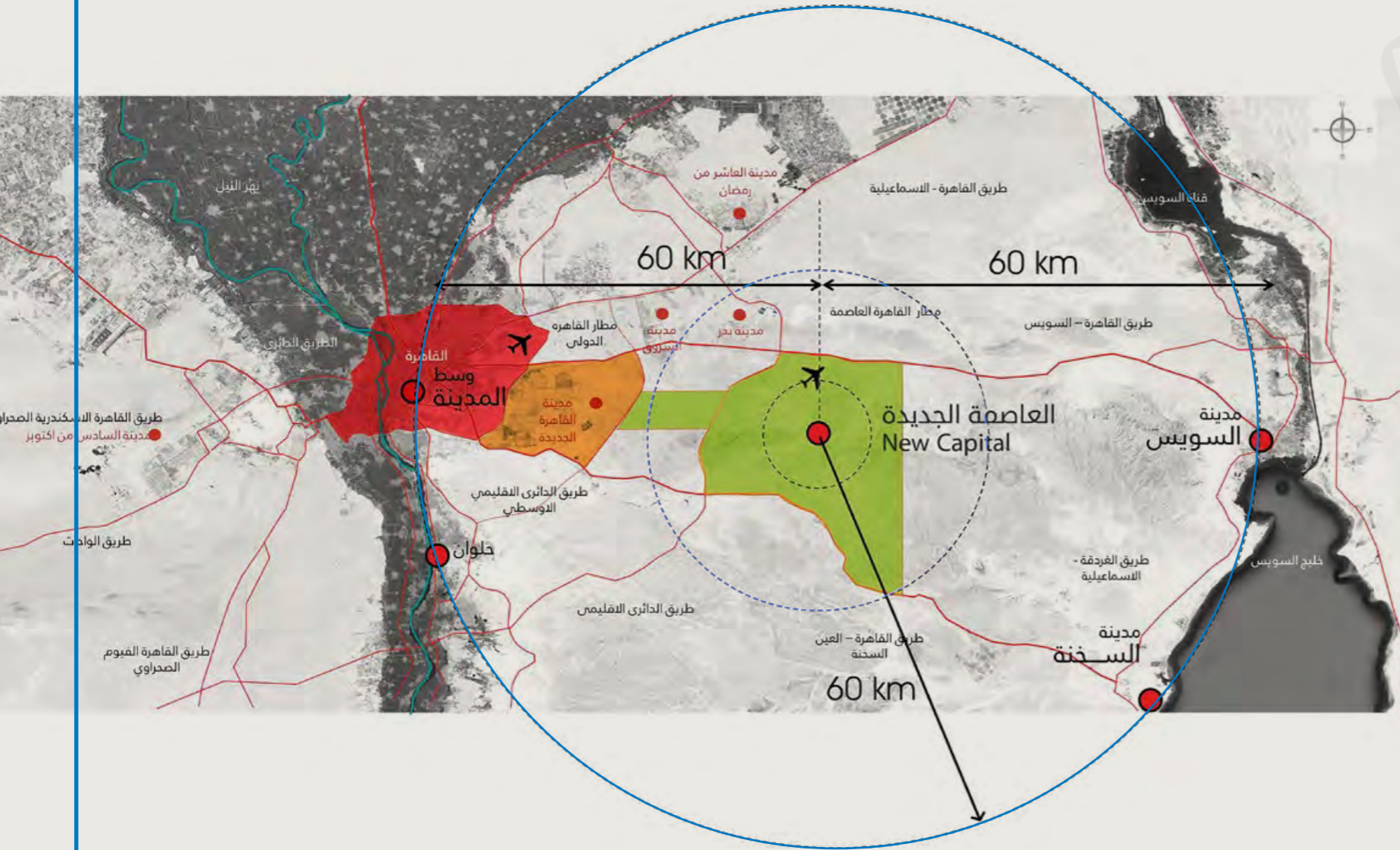
LAUNCHING 4th
IN NEW CAPITAL

NEVER
STOP
LOOKING
UP



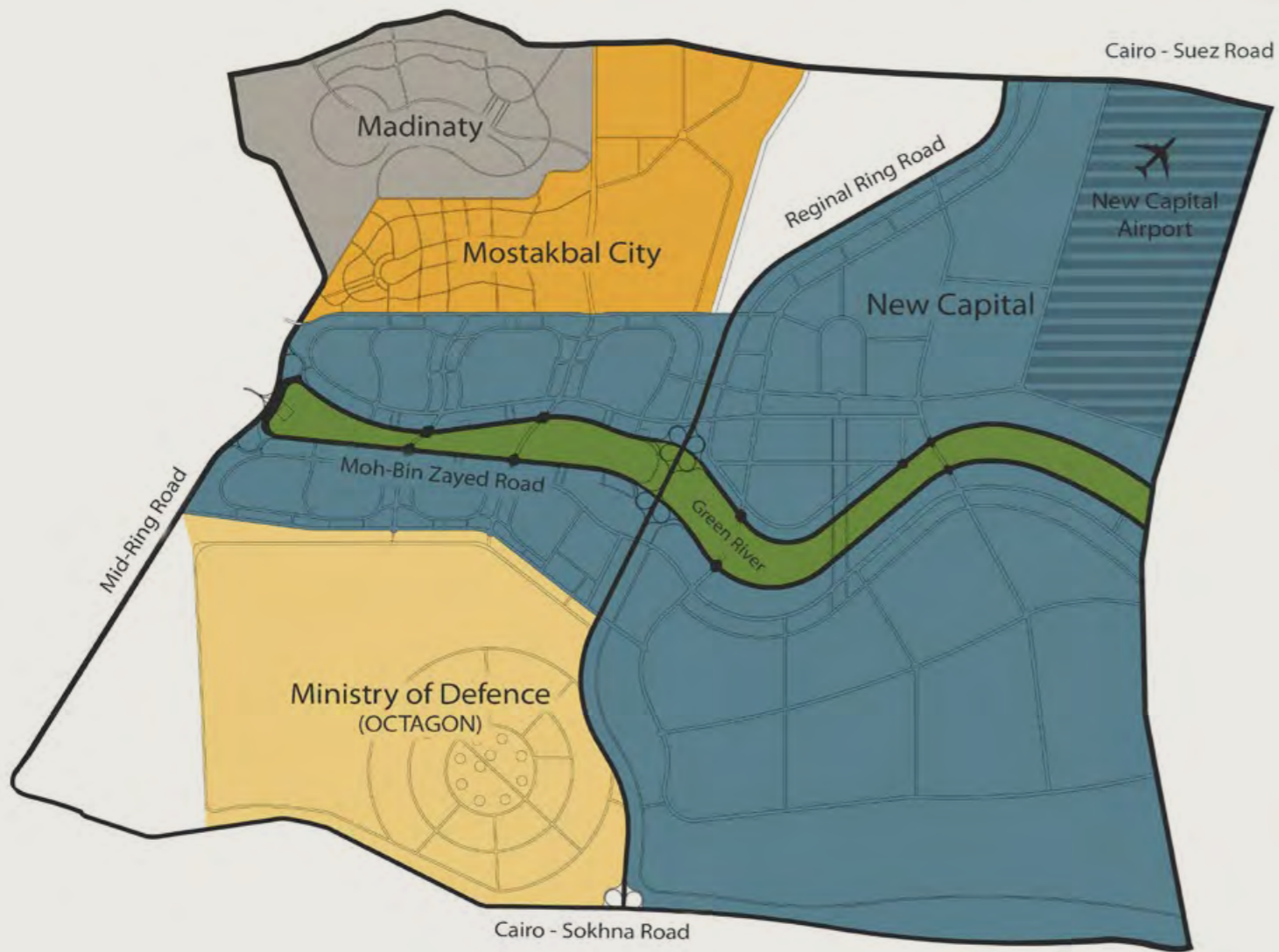
IF YOU CAN LOOK UP,
YOU CAN GET UP





NEW CAPITAL LOCATION

Located 60 km from Suez, Downtown Cairo, Ain El Sokhna & Helwan the New Capital City is the focal point that will connect these cities & will act as their administrative center. It will also ease access to governmental services that were otherwise located in Downtown Cairo, making it difficult for residents of other cities to commute to.



NEW CAPITAL ADJACENT CITIES & MAIN ROADS

The New Capital City has a "Green River" park flowing along its width giving all the blocks access to a natural greenscape. It is also adjacent to Mostakbal City, Madinaty and the Octagon, linked to these through the Mid-Ring Road, Cairo-Suez Road & Regional Ring Road.



NEW CAPITAL PHASE LAND USE

The New Capital City has a very diverse landuse budget hosting such uses as Sport City, Opera, Stock Market, Malls, Mosque, Hotels, Cathedral, Airport, Universities and schools in the Academic City, Government Square with all the governmental services and branches, residential and mixed use developments, an Expo Center, a medical City and The Diplomatic District.

NEW CAPITAL R7-R8 DIPLOMATIC DISTRICT

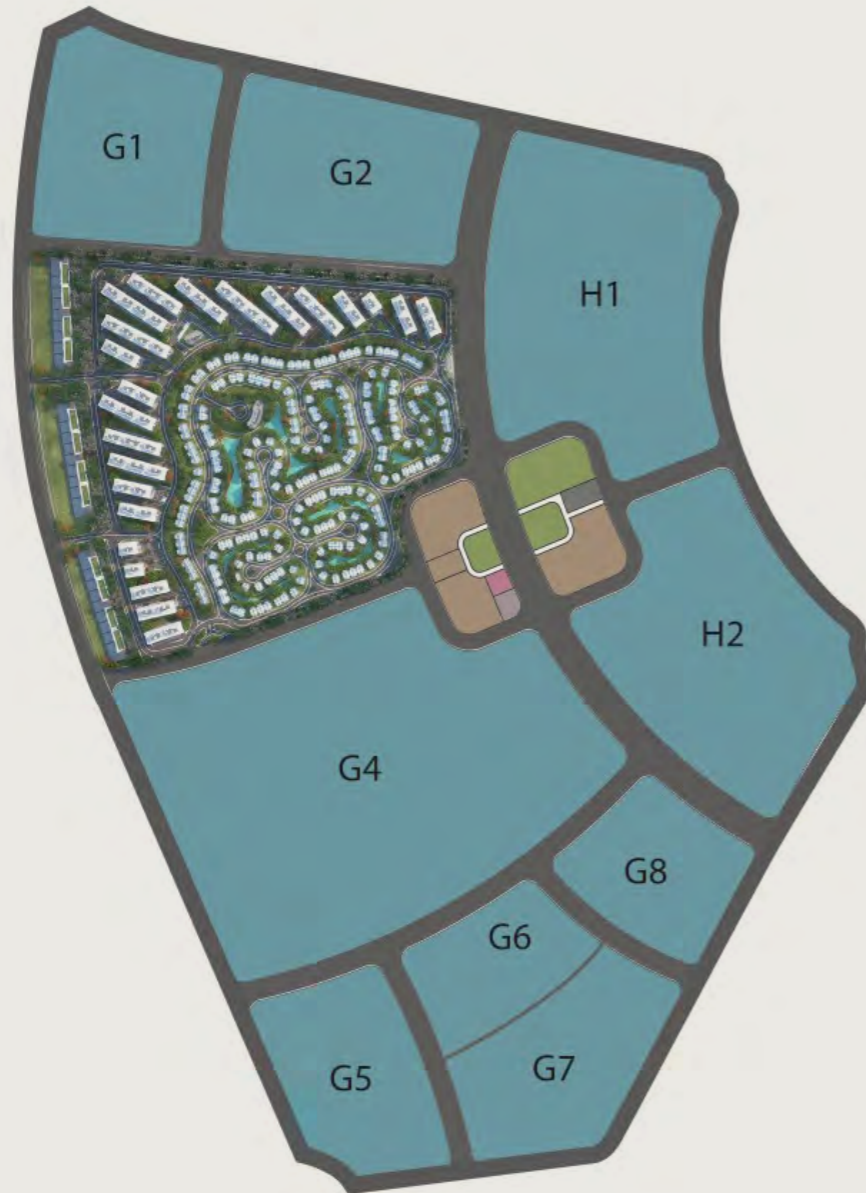


- MidTown Projects
- Administrative
- Residential
- Green areas & clubs
- Schools
- Nurseries
- Hotels
- Universities
- Commercial
- Gas stations
- Health services
- Religious



NEW CAPITAL R7 DETAILED ZONE





OUR LOCATION SITE CONTEXT

This map shows the relative location of the Midtown G3 landplot to the surrounding context, their sizes and owners as well as connecting streets and paths and the general concept of the layout and its zones.



MIDTOWN
NEW CAPITAL

SKY

MASTER
PLAN





MIDTOWN
NEW CAPITAL

SKY
PHASE ONE

Notes:

1. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction.
2. Diagrams are not to scale and are for illustrative purposes only.
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4. All visual materials, designs, layout, Areas, and plans are for demonstrative purposes only and are subject to change.

PHASE ONE MASTER PLAN



APARTMENT BUILDING
GROUND FLOOR



GROUND FLOOR

90m²



DIMENSIONS

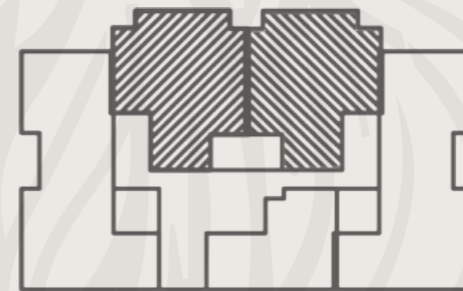
REC. & DINING ROOM	6.05	4.00
KITCHEN	3.70	2.05
BATHROOM	2.40	1.80
BEDROOM	3.70	3.60

Notes:

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GROUND FLOOR

140 m²



DIMENSIONS

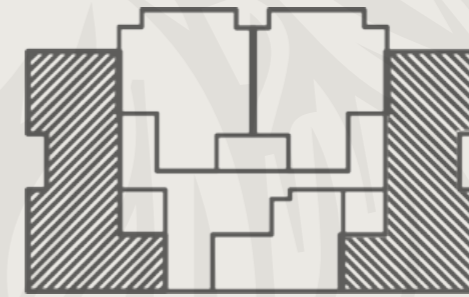
REC. & DINING ROOM	5.40	8.20
KITCHEN	2.65	2.65
BEDROOM 1	3.60	3.60
BEDROOM 2	3.60	3.60
BATHROOM 1	1.80	1.95
BATHROOM 2	3.00	1.95
TERRACE 1	3.70	1.30
TERRACE 2	1.20	2.45
GARDEN	70m ²	

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GROUND FLOOR

190 m²



DIMENSIONS

REC. & DINING ROOM	6.85	7.60
KITCHEN	2.40	3.40
BEDROOM 1	3.70	3.60
BEDROOM 2	3.60	4.00
M.BEDROOM	3.50	4.00
BATHROOM 1	1.80	1.80
DRESSING 1	1.80	2.00
BEDROOM 2	1.80	2.30
TOILET	2.40	0.90
TERRACE 1	3.55	1.60
TERRACE 2	1.30	4.10
GARDEN	155m ²	

Notes:

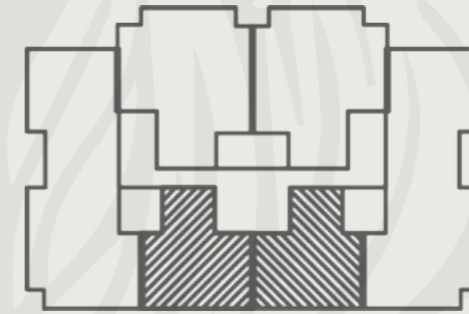
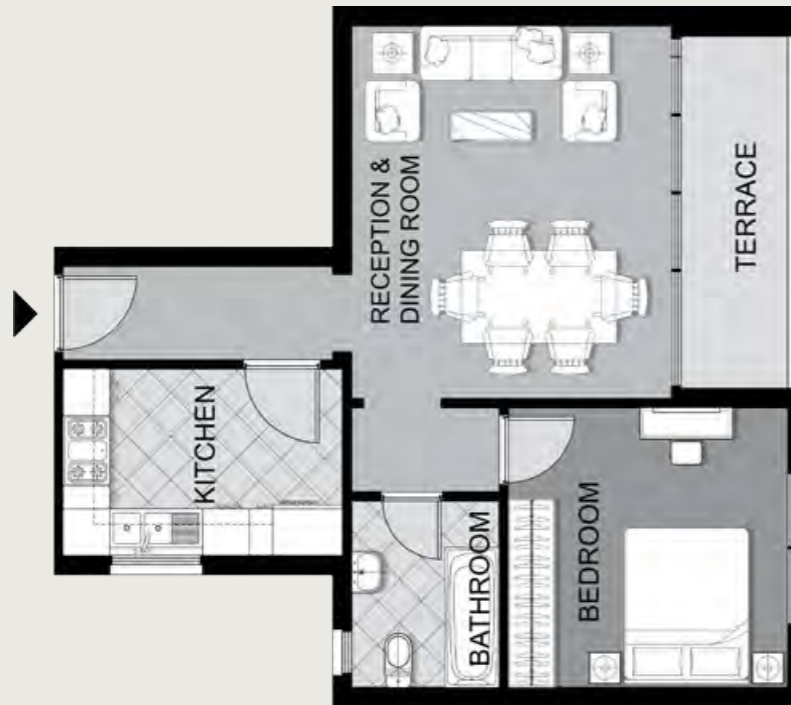
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APARTMENT BUILDING
TYPICAL FLOOR



TYPICAL FLOOR

90 m²



DIMENSIONS

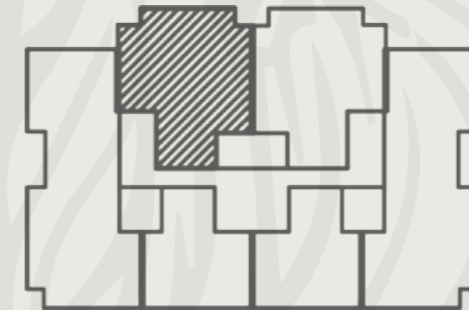
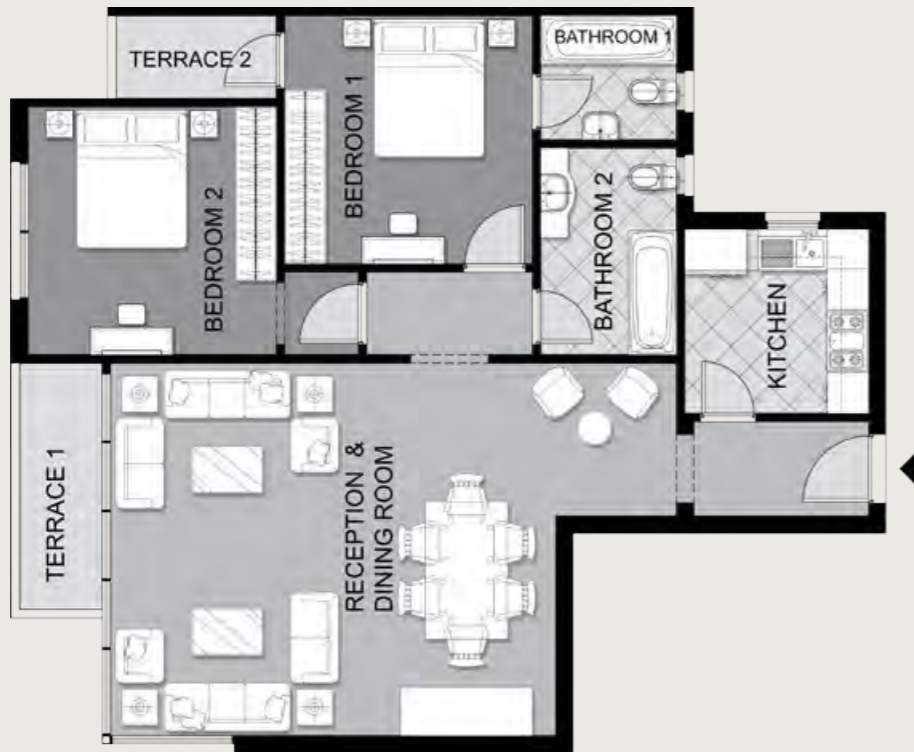
REC. & DINING ROOM	4.80	4.15
KITCHEN	2.40	3.60
BEDROOM 1	3.60	3.60
BEDROOM 2	2.40	1.90
TERRACE 1	4.55	1.50

Notes:

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TYPICAL FLOOR

140 m²



DIMENSIONS

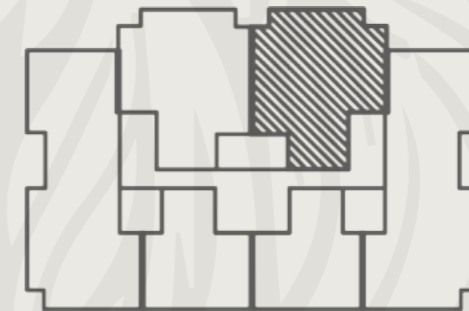
REC. & DINING ROOM	5.40	8.20
KITCHEN	2.65	2.65
BEDROOM 1	3.60	3.60
BEDROOM 2	3.60	3.60
BATHROOM 1	1.80	1.95
BATHROOM 2	3.00	1.95
TERRACE 1	3.70	1.30
TERRACE 2	2.45	1.20

Notes:

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TYPICAL FLOOR

145 m²



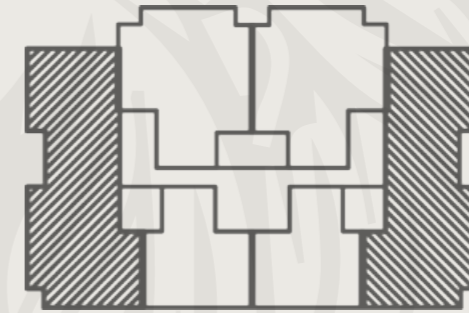
DIMENSIONS

REC. & DINING ROOM	5.40	8.20
KITCHEN	2.65	2.65
BEDROOM 1	3.60	3.60
BEDROOM 2	3.60	3.60
BATHROOM 1	1.80	1.95
BATHROOM 2	3.00	1.95
TERRACE 1	3.70	1.30
TERRACE 2	1.20	2.45

- Notes:
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TYPICAL FLOOR

190 m²



DIMENSIONS

REC. & DINING ROOM	6.85	7.60
KITCHEN	2.40	3.40
BEDROOM 1	3.70	3.60
BEDROOM 2	3.60	3.60
M.BEDROOM	3.75	4.15
BATHROOM 1	1.80	2.15
DRESSING 1	1.80	1.35
BATHROOM 2	3.70	1.75
TOILET	2.40	0.90
TERRACE 1	3.55	1.60
TERRACE 2	1.30	2.20
TERRACE 3	3.60	1.50

Notes:

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APARTMENT BUILDING
PENTHOUSE



PENTHOUSE

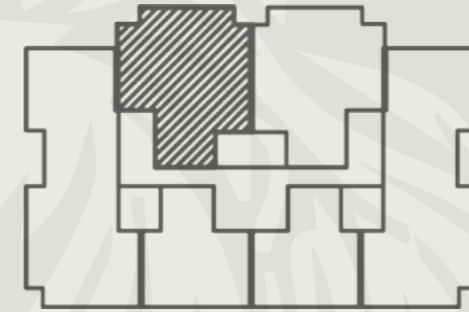
230 m² + 60 m² OUTDOOR



140 m²



90 m² + 60 m² OUTDOOR



PENTHOUSE DIMENSIONS

RECEPTION	5.40	6.45
BEDROOM	4.90	3.60
DRSSING	1.80	1.95
BATHROOM 1	2.05	1.95
BATHROOM 2	1.80	1.95
ROOF 1	7.25	6.30
ROOF 2	8.75	3.85

DIMENSIONS

REC. & DINING ROOM	5.40	8.20
KITCHEN	2.65	2.65
BEDROOM 1	3.60	3.60
BEDROOM 2	3.60	3.60
BATHROOM 1	1.80	1.95
BATHROOM 2	3.00	1.95
TERRACE 1	3.70	1.30
TERRACE 2	1.20	2.45

- Notes:
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PENTHOUSE

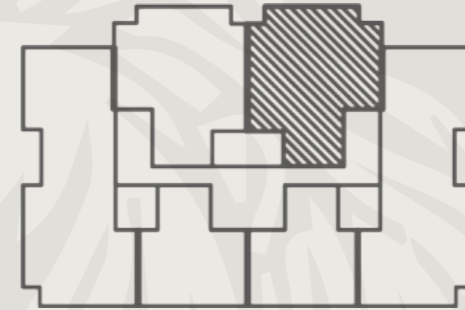
245 m² + 60 m² OUTDOOR



140 m²



145 m² + 100 m² OUTDOOR



PENTHOUSE DIMENSIONS

RECEPTION	5.40	6.45
BEDROOM	4.90	3.60
DRSSING	1.80	1.95
BATHROOM 1	2.05	1.95
BATHROOM 2	1.80	1.95
ROOF 1	7.25	6.30
ROOF 2	8.75	3.85

DIMENSIONS

REC. & DINING ROOM	5.40	8.20
KITCHEN	2.65	2.65
BEDROOM 1	3.60	3.60
BEDROOM 2	3.60	3.60
BATHROOM 1	1.80	1.95
BATHROOM 2	3.00	1.95
TERRACE 1	3.70	1.30
TERRACE 2	1.25	2.45

Notes:

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VILLA



TOWN VILLA CORNER

BUA 350 m²



GROUND FLOOR DIMENSIONS

RECEPTION	6.75	7.30
DINING ROOM	4.35	4.00
MAID'S ROOM	1.70	2.00
MAID'S TOILET	1.35	1.70
KITCHEN	3.00	3.45
TOILET	1.70	1.85
TERRACE	3.00	1.65

FIRST FLOOR DIMENSIONS

M.BEDROOM 1	3.60	3.95
DRESSING 1	1.70	1.70
BATHROOM 1	1.70	2.15
M.BEDROOM 2	3.60	3.60
DRESSING 2	1.70	2.40
BATHROOM 2	1.70	3.10

ROOF FLOOR DIMENSIONS

FAMILY LIVING	3.75	3.60
ROOF 1	6.65	9.55
ROOF 2	5.50	3.80

TOWN VILLA MIDDLE

BUA 350 m²



GROUND FLOOR DIMENSIONS

RECEPTION	6.75	7.30
DINING ROOM	4.35	4.00
MAID'S ROOM	1.70	2.00
MAID'S TOILET	1.35	1.70
KITCHEN	3.00	3.45
TOILET	1.70	1.85
TERRACE	3.00	1.65

FIRST FLOOR DIMENSIONS

M.BEDROOM 1	3.60	3.95
DRESSING 1	1.70	1.70
BATHROOM 1	1.70	2.15
M.BEDROOM 2	3.60	3.60
DRESSING 2	1.70	2.40
BATHROOM 2	1.70	3.10
M.BEDROOM 3	3.75	2.00
BATHROOM 3	3.75	3.60
FAMILY LIVING	3.75	2.65
TERRACE 1	3.05	2.65
TERRACE 2	1.35	2.50

ROOF FLOOR DIMENSIONS

FAMILY LIVING	3.75	3.60
ROOF 1	6.65	9.55
ROOF 2	5.50	3.80

TWIN VILLA

BUA 350 m²



GROUND FLOOR DIMENSIONS

RECEPTION	6.75	7.30
DINING ROOM	4.35	4.00
MAID'S ROOM	1.70	2.00
MAID'S TOILET	1.35	1.70
KITCHEN	3.00	3.45
TOILET	1.70	1.85
TERRACE	3.00	1.65

FIRST FLOOR DIMENSIONS

M.BEDROOM 1	3.60	3.95
DRESSING 1	1.70	1.70
BATHROOM 1	1.70	2.15
M.BEDROOM 2	3.60	3.60
DRESSING 2	1.70	2.40
BATHROOM 2	1.70	3.10
M.BEDROOM 3	3.75	2.00
BATHROOM 3	3.75	3.60
FAMILY LIVING	3.75	2.65
TERRACE 1	3.05	2.65
TERRACE 2	1.35	2.50

ROOF FLOOR DIMENSIONS

FAMILY LIVING	3.75	3.60
ROOF 1	6.65	9.55
ROOF 2	5.50	3.80

 **Better home**
Better Lifestyle
www.betterhome.com.eg

