

IL MONDO



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RFCO promise
Space to breathe
Key personal
The Project

Residential

Luxurious

Commercial



RFCO DEVELOPMENT



RFCO

PROMISE

Evolving our strategy to address Real estate

Welcome to
ILMONDO a new
Project from
RFCO Development



Ramy Fares
CEO

Since its inception, it has been on a mission to become one of Egypt's largest Developers; one it has been extremely successful in fulfilling, cementing its status as one of the major players in Egypt's real estate sector. To date, its track record includes a number of projects that have contributed to the overall growth of the local market. The company's expertise is clearly reflected in the activities and projects it launched in Egypt over the past 5 years, during which the company conducted extensive market research to efficiently guide it in its quest to provide a range of projects and services that best suit the diverse needs of the Egyptian market.



RFCO

رفكو للإستشارات والتعمير
رامى فارس

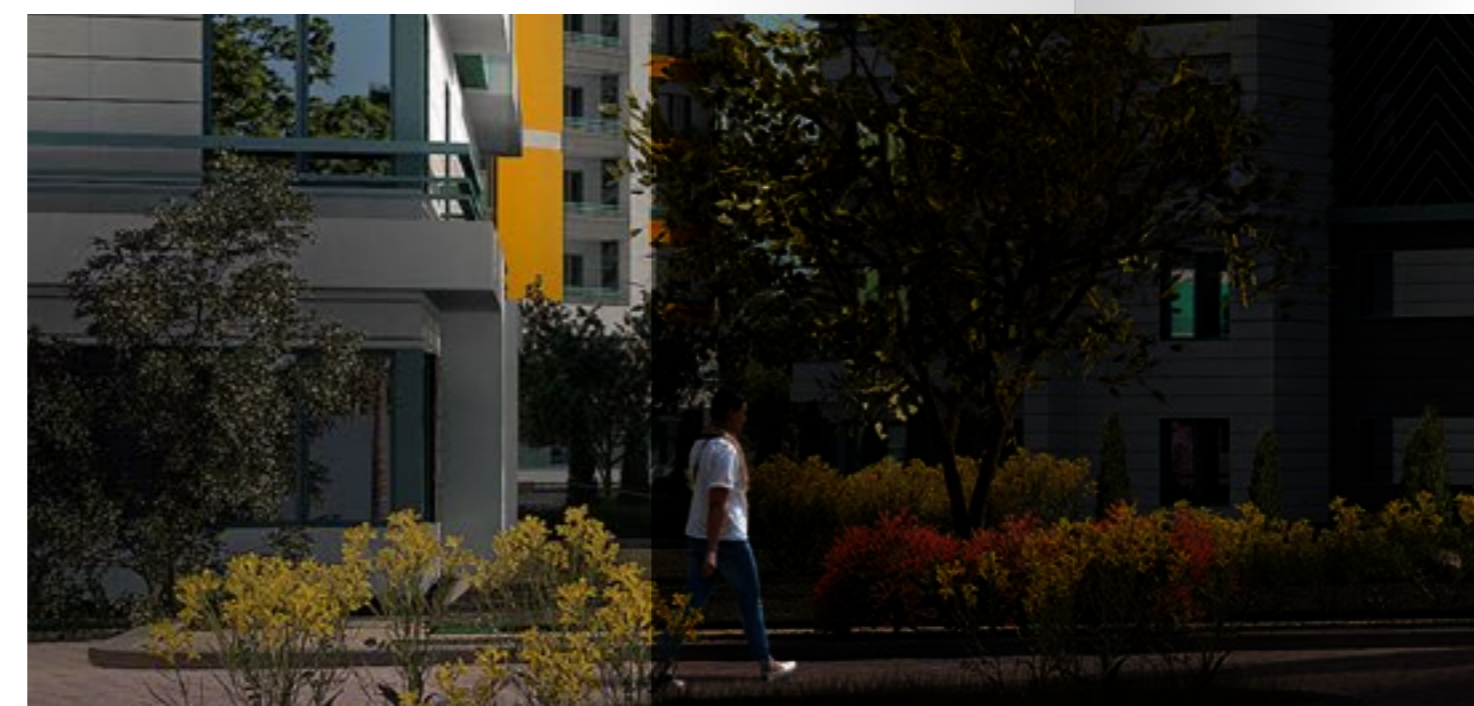
الراعى العقارى للنادى الاهلى

SPACE TO
BREATHE

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RFCO Real Estate is a fast growing Egyptian Developer that has been established in 2015. Our target is to create upscale modern communities where people can enjoy a better sustainable life style that provides high level of comfort, privacy and security. Inspired by long years of customer's trust comes our motivation. Driven by our passion and our sense of social responsibility towards Egyptian society and its citizens investments.

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الراعي العقاري للنادي الاهلي

Our Lifestyle Driven by the concept, the living state embodies the best elements of boutique notion – small, intimate and custom. The boutique lifestyle is expressed in the behavior of comfort living, where a behavioral pattern sits in; activities, attitudes, interests, opinions, values, and home allocation.

It also reflects the resident's self-image and self concept; envision you in IL Mondo. The way you see yourself and believe others see you in IL Mondo boutique lifestyle. It is composite of motivations, needs, and wants that are influenced by design factors.

EMBODYING THE ESSENCE OF THE BOUTIQUE CONCEPT, THE DESIGNED STRUCTURES ENCAPSULATE THE LUXURIOUSNESS THROUGH THE MATERIAL CHOICE.

At IL Mondo

Living in a 360-degree environment of connected ecologies.

Located in the new capital, IL Mondo a boutique living state in an upscale community that features exceptional designs to comfort different needs by offering a range of housing types. A cross section of environments that weave IL Mondo into an ecological haven at the heart of the New Capital. A revolutionary concept to be implemented in the Middle East and North Africa for the first time in our

world class project. The pioneering design creates a world of lush luxurious greeneries in a high-end living space. Immersed in the city fabric yet secluded within parks that reflect a new urban ecology, this active and engaging community is designed for the entire family while providing a welcomed retreat from your busy life.

The New Urban forest-like environment for the New Capital City.

IL Mondo redefines

The new luxury living with architectural inspirations that fall in line with crafted interiors that endeavor for an effortless, minimally programmed space.

The architecture of both interiors and exteriors brilliantly combines natural splendor with modern luxury in a haven of style and tranquility.

The exquisite modern architecture, the remarkable minimalist design, the ethnic elements, material surfaces and textures emanate a sense of balance and harmony welcoming residents to succumb to the pleasures of contemporary luxury.

Embodying the concept through visuals that bring together the aspect and essence of the Italian compound, located at the New Capital. Combination of sketches and preliminary plans.



KEY
PERSONAL

ABOUT NEW CAPITAL

The new administrative capital is located 45 kilometers east of Cairo and just outside the Second Greater Cairo Regional ring road.

According to the plans, the city would become the new administrative and financial capital of Egypt, housing the main government departments and ministries, as well as foreign embassies.

The city is planned to consist of 21 residential districts and 25 «dedicated districts.» Its downtown is to have skyscrapers and a tall monument said to resemble the Eiffel Tower and Washington Monument.

The city will also have a park double the size of New York City's Central Park, artificial lakes, about 2,000 educational institutions, a technology and innovation park, 663 hospitals and clinics, 1,250 mosques, 40,000 hotel rooms, a major theme park four times

the size of Disneyland, 90 square kilometers of solar energy farms, an electric railway link with Cairo, and a new international airport. It is planned that the transfer of parliament, presidential palaces, government ministries and foreign embassies will be completed soon.

NEW CAPITAL

R7 | IL MONDO





IL Mondo

Strategically located at R7 , neighboring the diplomatic village and few steps away from the Olympic city and Disney land. You don't have to worry about the traffic jams anymore because you are 30 Minutes from New Cairo Central. And if you want to take a dip in the sea; in a blink of an eye you will be on the beaches of Ein Sokhna as you are only 5Km from the Sokhna Highway.



CITY OF CONCEPT OF HAPPINESS



HEALTHY LIFESTYLE

We developed the concept of happiness, a healthy compound. A compound can help the resident feel relaxed and happy in his home after long working day.

That what we keep the track around the compound with streets layout around the parties of the compound with the main corridor to be Lifeline of our compound.

Our main corridors will have life events and relaxing aria with luxurious lifestyle, joint between the club watch content gem, sauna, swimming pool and commercial area on the other sid

LAKES & TREES ENVIRONMENT

24

Space to breathe

A landmark for the project, the residents can enjoy extended views of the Lakes is comprised of a number of Hollandaise ceiling towers with integrated landscapes..

These buildings form a strong urban form and set up a network of environmental corridors which give life to the project.

The district provides an architecturally integrated living system while placing "Plants that have cheerful scenery and spread rest are positive energy, designed to bring back nature in urban form and seek unity of people and ecosystem.



25

SOCIAL AND FITNESS SETTINGS



WORLD CLASS CLUB

The momentum in ILMondo residences new capetl is exceptionally vibrant, along with its social and fitness settings.

Spanning around 100k^{sqm} of land inside the residences, the Sports Club brings the most celebrated sports academies, coaches and nutritionists to ground, where children, adults and senior members can unleash their potential. Beyond its magnitude of features, the premium destination promises nothing short of handpicked luxury and wellbeing for future generations to come.



Kid's Fun Zone

ILMONDO encourages every member of your family, big and small, to enjoy an active lifestyle.

We have designed secure, fun spaces that cater to each age groups needs. Has been carefully designed to ensure the safety, entertainment, and motor skills development of your toddler. Brightly colored and padded equipment and flooring, sun safe shading and a secure fenced area, offers parents peace of mind, while slides, swings, seesaws and sandpits will keep little minds and bodies active for hours.

With beginner and intermediate and beautiful gardens, shaded areas, bike tracks and walking paths it's a place designed for teens in mind. kids will absolutely love the fun, play and climbing equipment. Designed to challenge and entertain, this semi-fenced and safe play zone offers landscaped gardens and shaded areas to encourage kids to socialize and get active!

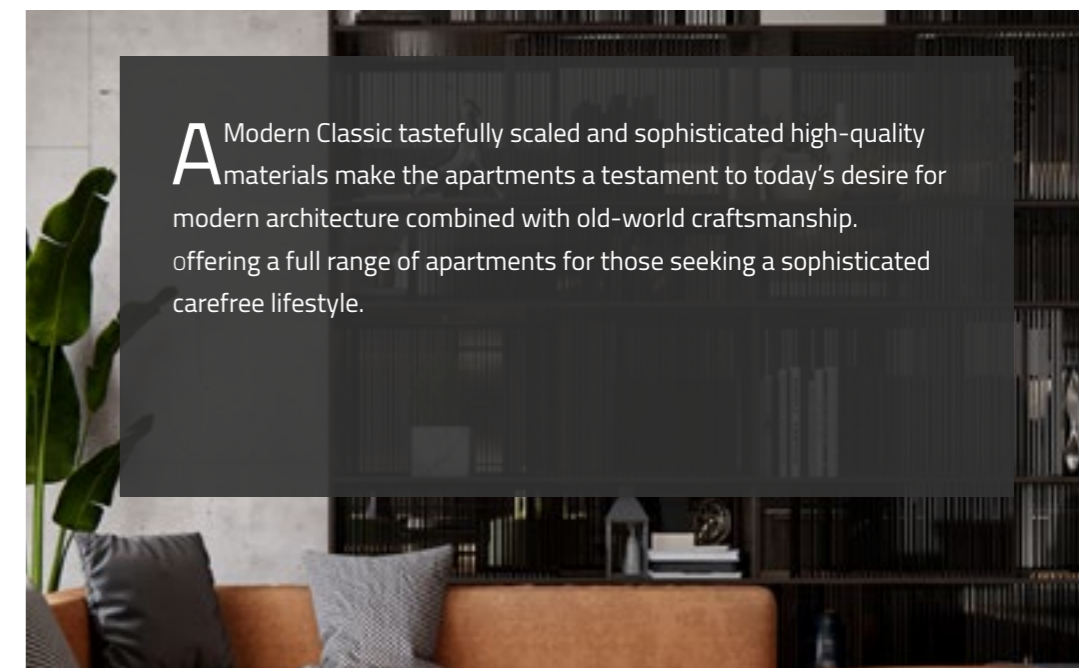
Architecturally designed to create spaces to relax.



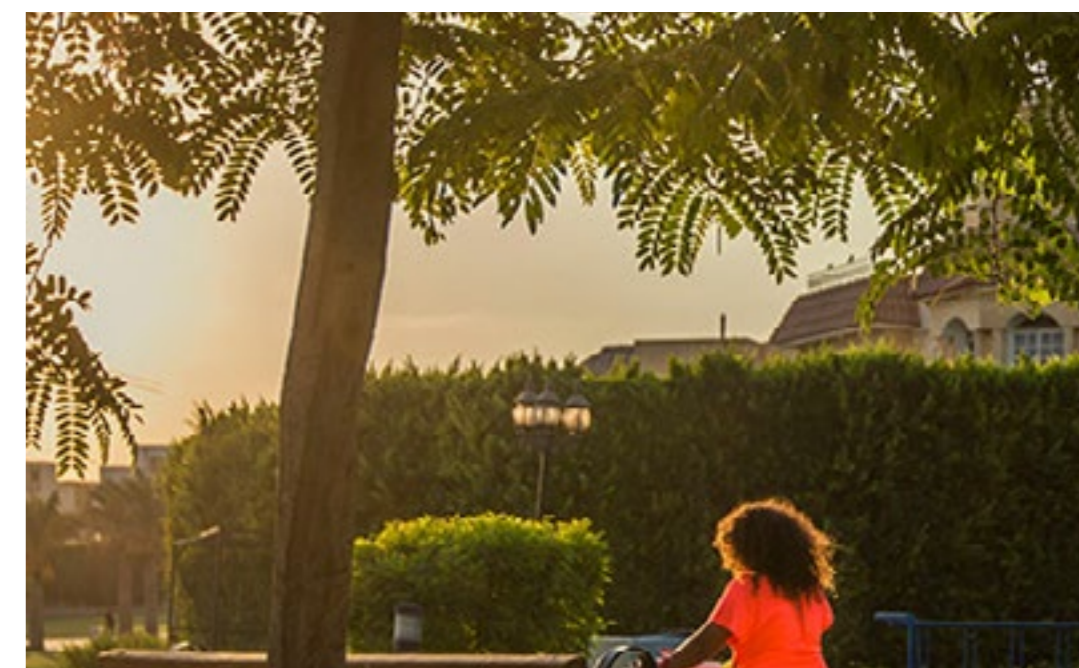
LUXURY LIVING WITHOUT COMPROMISE

Now you can live in coveted Oakville for a fraction of what it would cost to own. ILMONDO offers built-in privileges to enhance your lifestyle experience. Consider the many lifestyle benefits of luxury.

Living in the apartments bring a new definition of luxury living at exceptional life in Luxurious fully apartments with palace life experience with high ceilings and exceptional touches of finishes. Liberated from the commitments of home ownership, residents will enjoy world-class amenities, best-in-class services, and thoughtfully designed interiors to make the most of this living experience. You enjoys a reputation for the highest quality of life. Now you can experience shopping and dining scene from your central location at The apartments. You'll find exceptional everyday conveniences from spas and salons steps from your new apartment. Access to greenery, community parks and endless trails and laks are unrivalled.



A Modern Classic tastefully scaled and sophisticated high-quality materials make the apartments a testament to today's desire for modern architecture combined with old-world craftsmanship. offering a full range of apartments for those seeking a sophisticated carefree lifestyle.



GREEN

Green is common in nature, especially in plants. Many plants are green mainly because of a complex chemical known as chlorophyll which is involved in photosynthesis. Many shades of green have been named after plants or are related to plants. Due to varying ratios of chlorophylls (and different amounts as well as other plant pigments being present), the plant kingdom exhibits many shades of green in both hue (true color) and value (lightness/darkness). The chlorophylls in living plants have distinctive green colors, while dried or cooked portions of plants are different shades of green due to the chlorophyll molecules losing their inner magnesium ion.



YELLOW

Yellow, the color of sunshine, hope, and happiness, has conflicting associations. On one hand yellow stands for freshness, happiness, positivity, clarity, energy, optimism, enlightenment, remembrance, intellect, honor, loyalty, and joy, but on the other, it represents cowardice and deceit. A dull or dingy yellow may represent caution, sickness, and jealousy. Studies show that the meaning of the color yellow can be warmth, cheerfulness, increased mental activity, increased muscle energy. The color yellow helps activate the memory, encourage communication, enhance vision, build confidence, and stimulate the nervous system.



BLUE

Blue is often associated with the English language. Blue is also used extensively to represent calmness and responsibility. Light blues can be refreshing and friendly. Dark blues are more strong and reliable. Blue is also associated with peace and has spiritual and religious connotations in many cultures and traditions (for example, the Virgin Mary is generally depicted wearing blue robes). The meaning of blue is widely affected depending on the exact shade and hue. In design, the exact shade of blue you select will have a huge impact on how your designs are perceived. Light blues are often relaxed and calming.



ORANGE

Orange is a very vibrant and energetic color. In its muted forms it can be associated with the earth and with autumn. Because of its association with the changing seasons, orange can represent change and movement in general. Orange is also strongly associated with creativity. Because orange is associated with the fruit of the same name, it can be associated with health and vitality. In designs, orange commands attention without being as overpowering as red. It's often considered more friendly and inviting, and less in-your-face

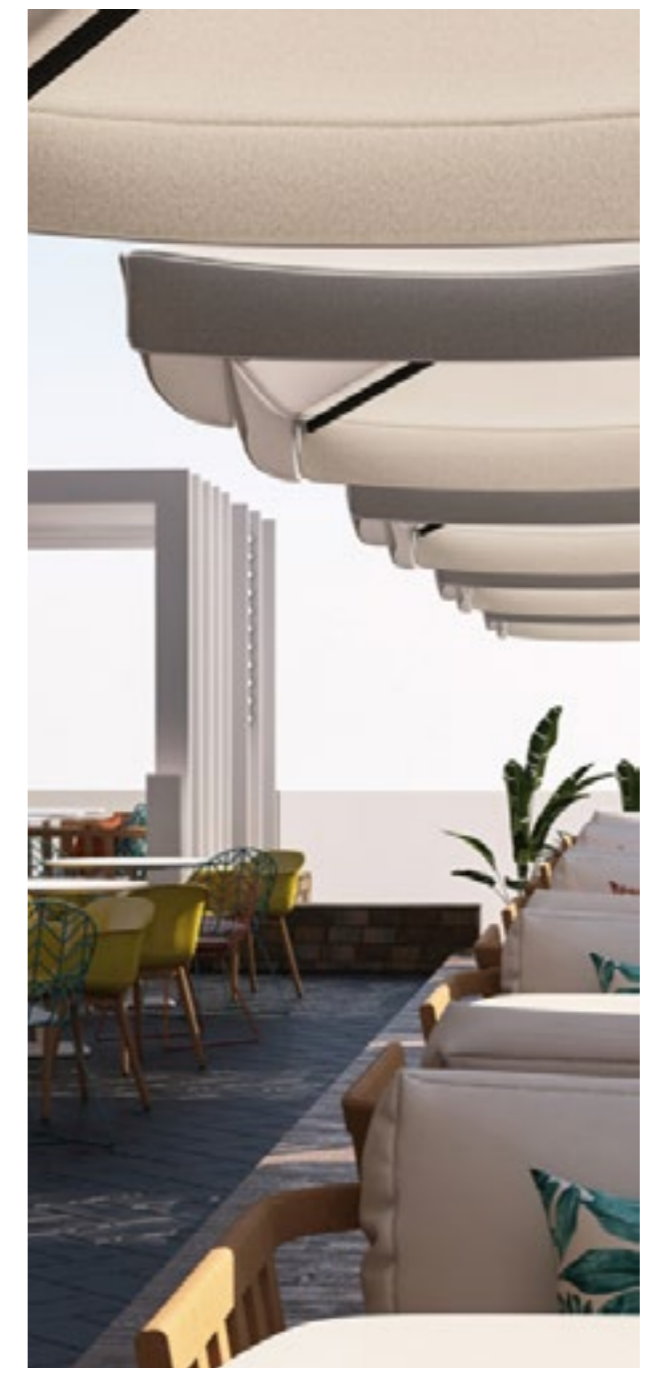
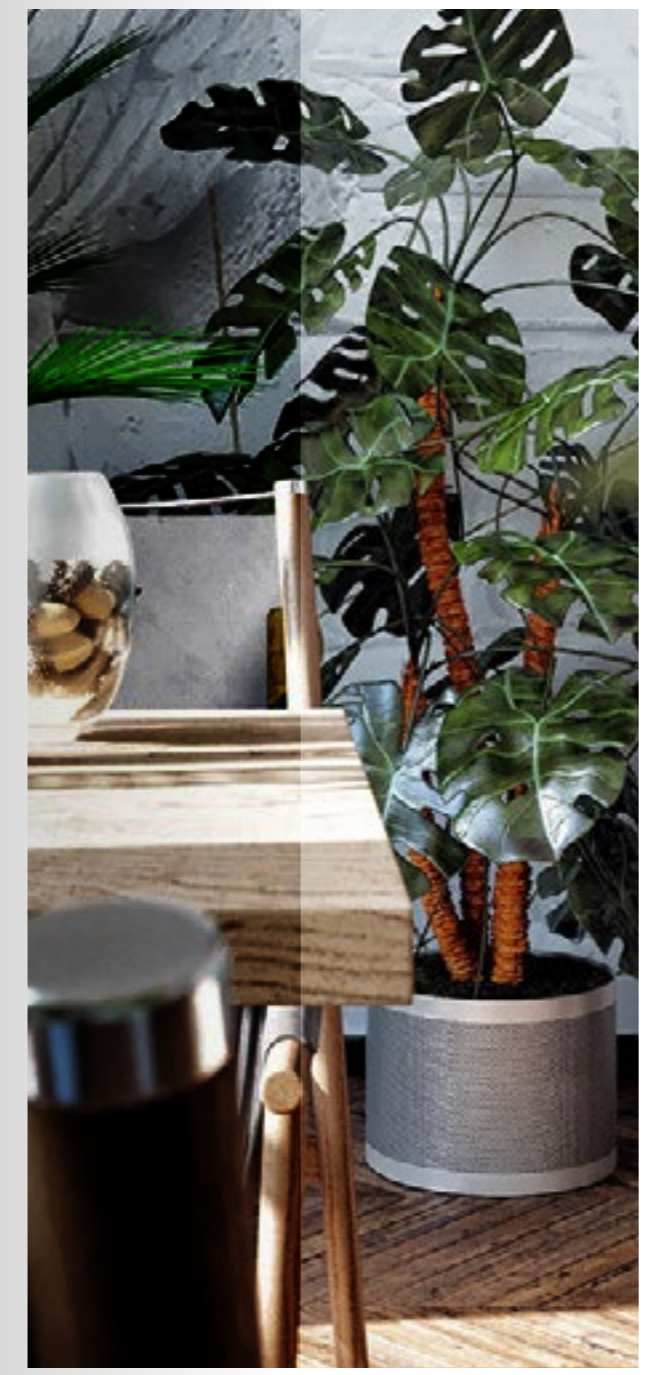
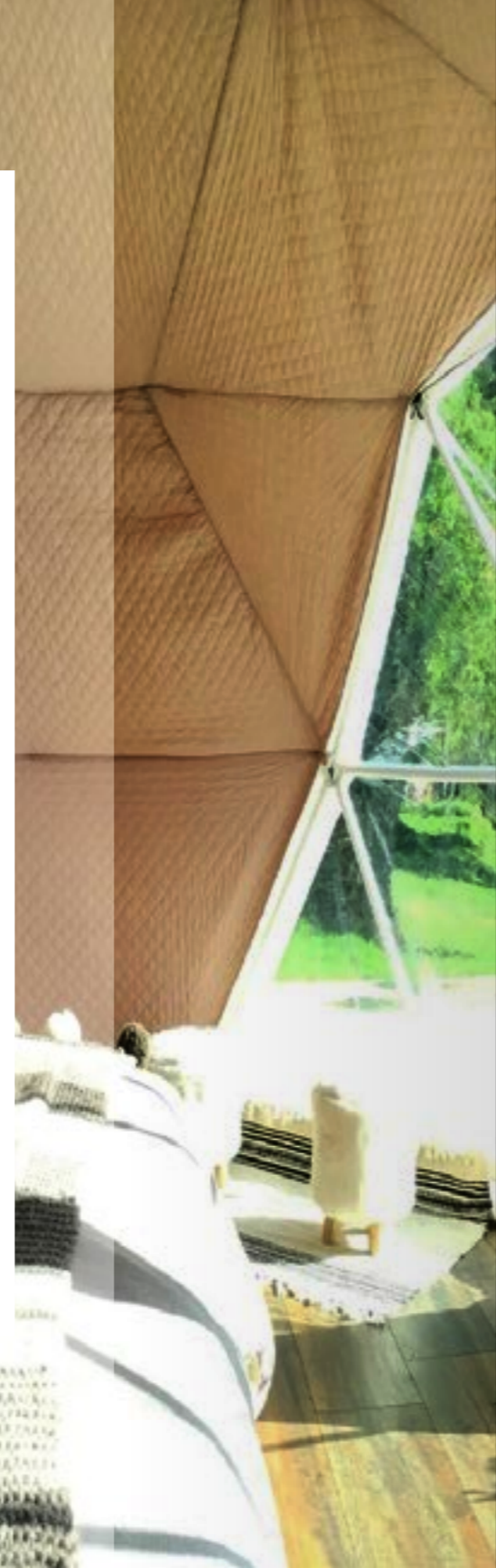
BRINGS HOMEOWNERS IN CONVENIENT PROXIMITY TO THE COMMUNITY PARK

The state-of-the-art bureaus boast an area of 10,000 sqm and overlook the destination's beautiful greenery.

With the popularity of apartment living surging and luxury becoming more on demand by young professionals, new couples and families, living at The ILMONDO guarantees a lifestyle that is unmatched by any other. The close-knit community is strategically designed in a way to grant a sense of composition, allowing homeowners to create close connections with their families, neighbors and friends. The living arrangements in the apartments are ingeniously designed to encourage the community's long lasting relationships; thus, offering a distinct concept in apartment living uncompromised by a

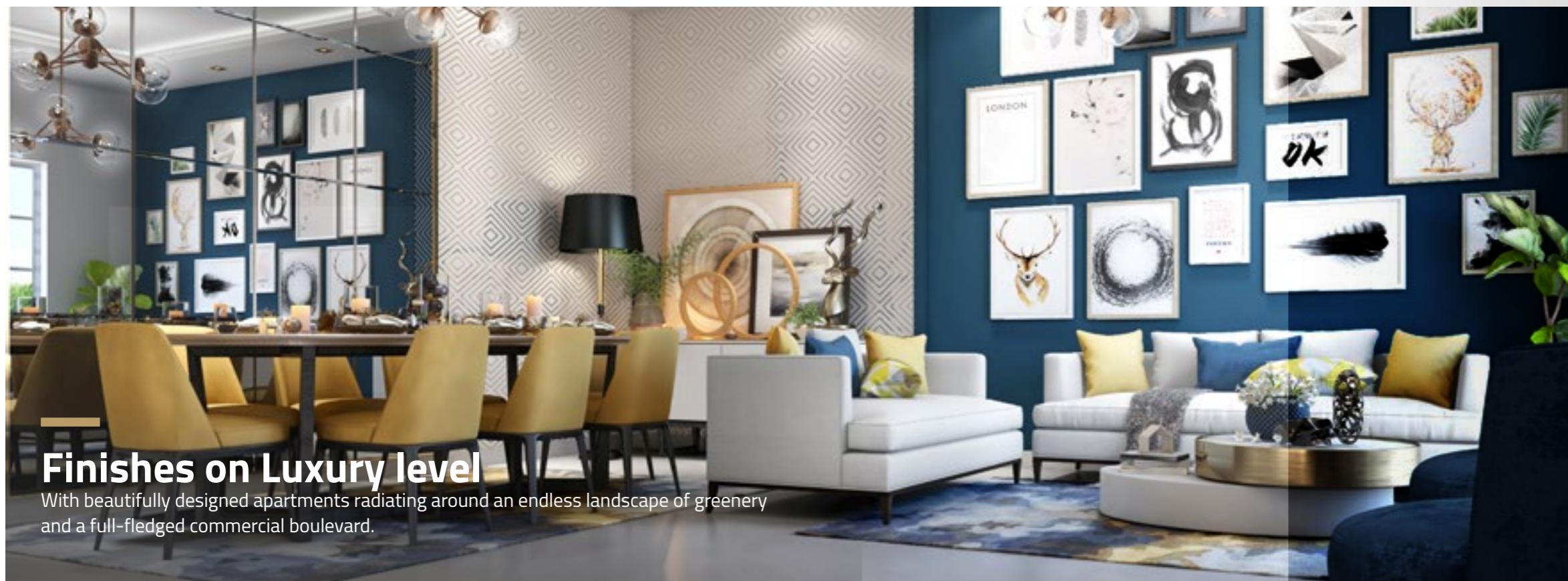
prime and grand setting. Distinguished with its expansive open spaces and lush landscapes, ILMONDO promises unbounded nature-inspired experiences for its residents. With the expansive pocket parks and private gardens spanning the entire neighborhood, ILMONDO offers limitless breathing spaces and luxuriant settings. Surrounding the apartments' ground levels and elevated skylines, families, friends and neighbors can come together, to enjoy sunny mornings or relaxing evenings across the unlimited horizons.

Nature Inspired Life.



Luxurious Lifestyle World-class attractions spanning

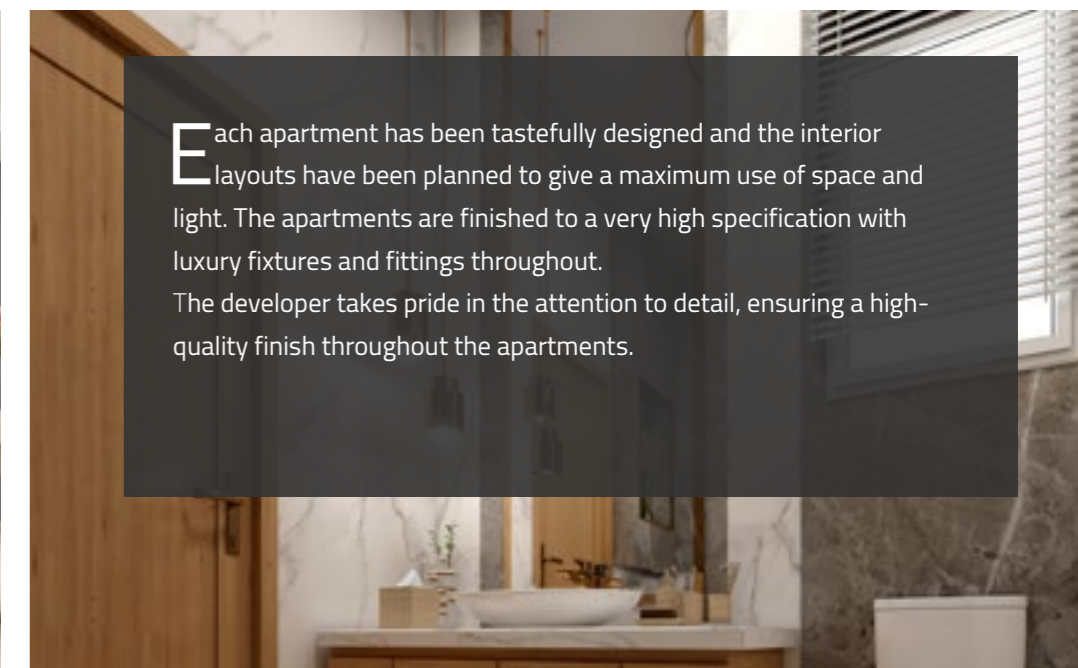
Its exclusively gated projects not only promise outstanding living experiences, but also provide direct access to extravagant Dining luxury. Unparalleled recreations, residents and visitors together can relish in suburban harmony. More than 100K sqm of attractions address the community's love for indulgence. There, families, friends and neighbors gather, dine, unite and express themselves freely. Standing out with distinct design and ultramodern architecture, this signature center point stimulates the most vibrant lifestyles, offering international luxuries, aesthetic settings, exceptionally paved sidewalks and verdant backdrops.



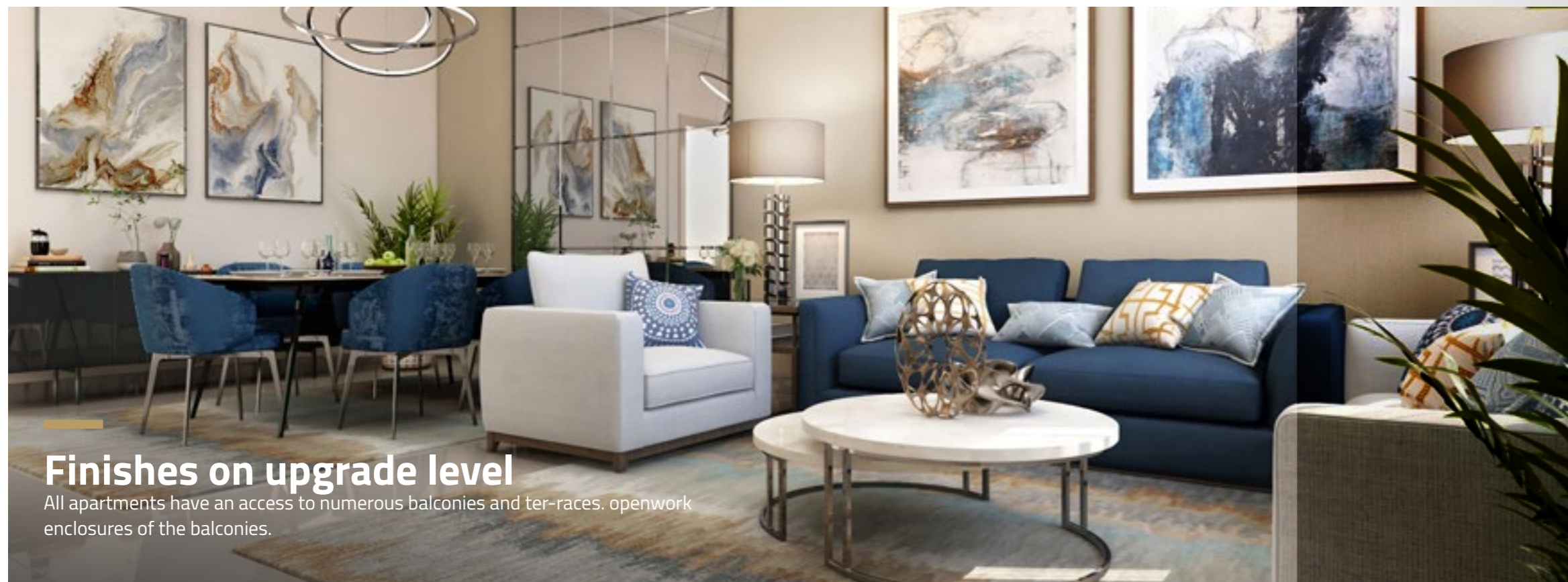
Finishes on Luxury level

With beautifully designed apartments radiating around an endless landscape of greenery and a full-fledged commercial boulevard.

Exclusive for its convenient location and relaxed living environment, levels mounts with luxury apartments that highlight the future of modern town living. Every terrace and window is methodically designed to overlook a splendid backdrop of openspaced landscapes, including the scenic lakes and public gardens. Defined by exceptionality, its state-of-the-art facilities and residential features make for a complete, exhilarating and peaceful neighborhood, outlined by upscale luxury.



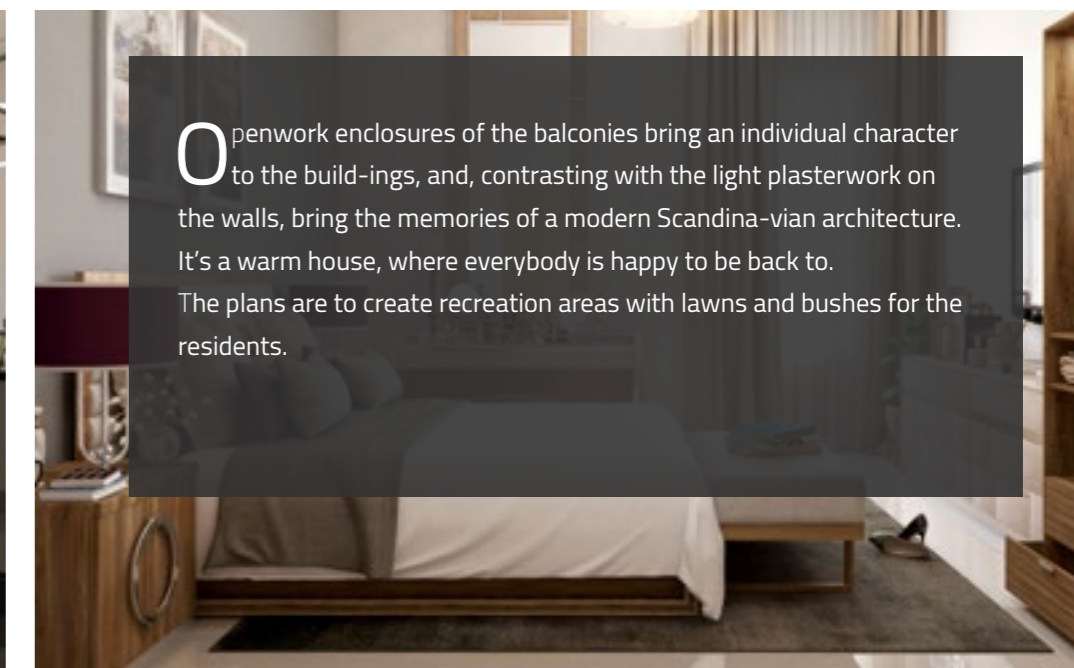
Each apartment has been tastefully designed and the interior layouts have been planned to give a maximum use of space and light. The apartments are finished to a very high specification with luxury fixtures and fittings throughout. The developer takes pride in the attention to detail, ensuring a high-quality finish throughout the apartments.



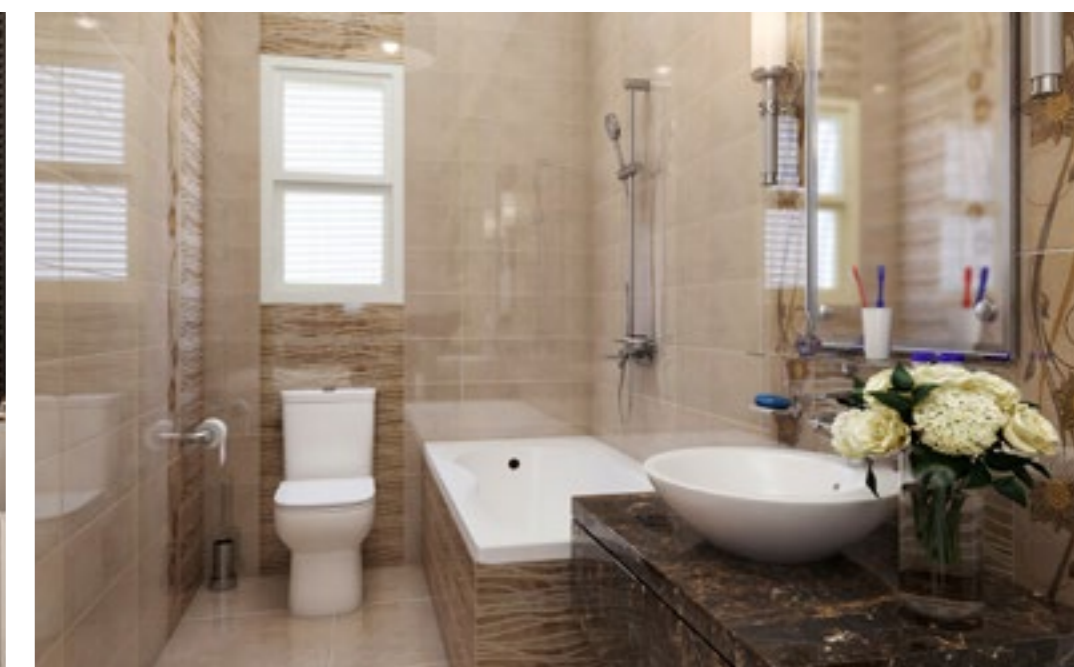
Finishes on upgrade level

All apartments have an access to numerous balconies and terraces. Openwork enclosures of the balconies.

These are new apartments that are fully prepared for living in. After buying such an accommodation, you may move in immediately after you receive the keys. A real estate development company, which chooses one or several interior styles, equips the apartments accordingly – it performs full finishing (finishing of walls, floor, ceiling), installs electricity wiring, equips bathroom, etc. The price of fully furnished apartments is, of course, higher. However, if you have found a nice house whose style you admire, then buying a fully equipped apartment may save installation time and you will be able to move in to the new apartment right away. For the apartments in the ground floor section there are special private terraces and little green yards, located over the level of widely accessible communication paths. Greenery is an important element of the housing development architecture. The plans are to create recreation areas with lawns and bushes for the residents.



Openwork enclosures of the balconies bring an individual character to the buildings, and, contrasting with the light plasterwork on the walls, bring the memories of a modern Scandinavian architecture. It's a warm house, where everybody is happy to be back to. The plans are to create recreation areas with lawns and bushes for the residents.

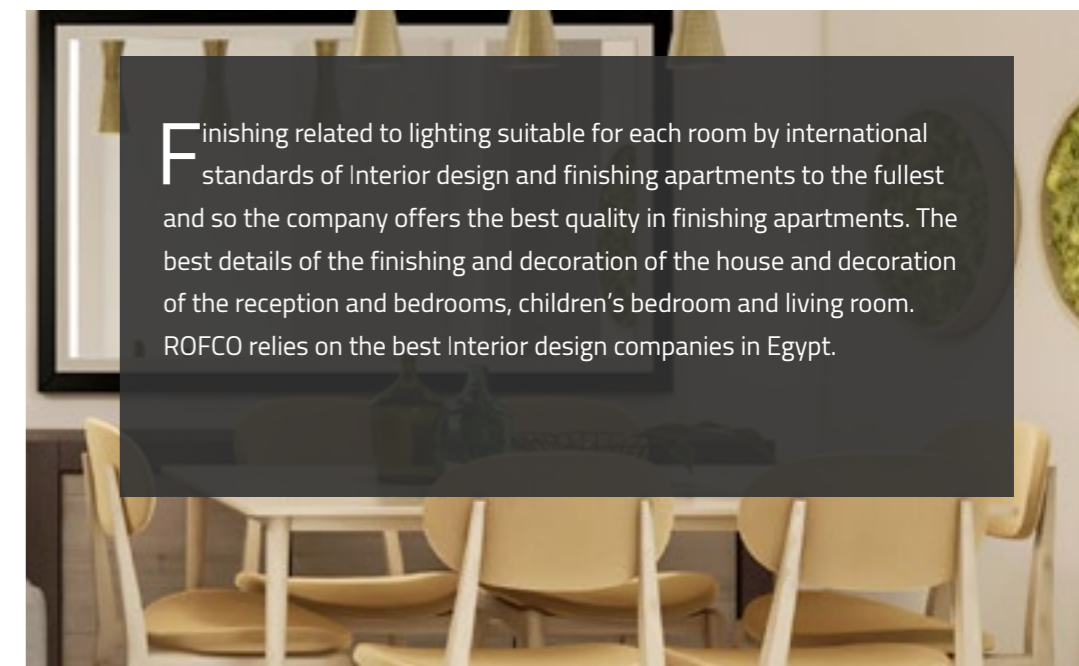




Finishes on Standard level

Which aim to address unconventional functionality and signature lifestyles.

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Finishing related to lighting suitable for each room by international standards of Interior design and finishing apartments to the fullest and so the company offers the best quality in finishing apartments. The best details of the finishing and decoration of the house and decoration of the reception and bedrooms, children's bedroom and living room. ROFCO relies on the best Interior design companies in Egypt.



THE
PROJECT

MASTER PLAN



A landmark for the project, the residents can enjoy extended views of the lagoon is comprised of a number of Hollandaise style roof towers with vertically integrated landscapes. These buildings form a strong urban form and set up a network of environmental corridors which give life to the project. The district provides an architecturally integrated living system while placing, designed to bring back nature in urban form and seek unity of people and ecosystem.



MASTER PLAN

Residential

Luxurious

Commercial

THE ARCHITECTURAL

The architectural concept behind this design It's Amsterdam spirit,people need changes in their lifes,vibes,vigor , what if their homes could be the Good vibes provider if they could walk and enjoy seeing colours all around them ,definitely their life would be happier. Colored building must remind us with Holland, Amsterdam.

investitive from the Holandy look & feel and Italian Cityes Colores .

Vertical distorted cubes were also arrayed vertically to give the user, depending on their location, different perceptions which enhance the concept of motion and add harmony and rhythm to the design as a whole. The compound consist of 820 residential units, 140 Luxurious Unit and 26 Commercial spaces.

- PEDESTRIAN ENTRANCE
- SEATING AREA
- KIDS AREA
- BRIDGE
- WATER FEATURE
- LAKES
- GREENERY
- COMMUNITY PARK
- MALL
- CLUBHOUSE





MASTER PLAN

Residential

Luxurious

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THE ARCHITECTURAL

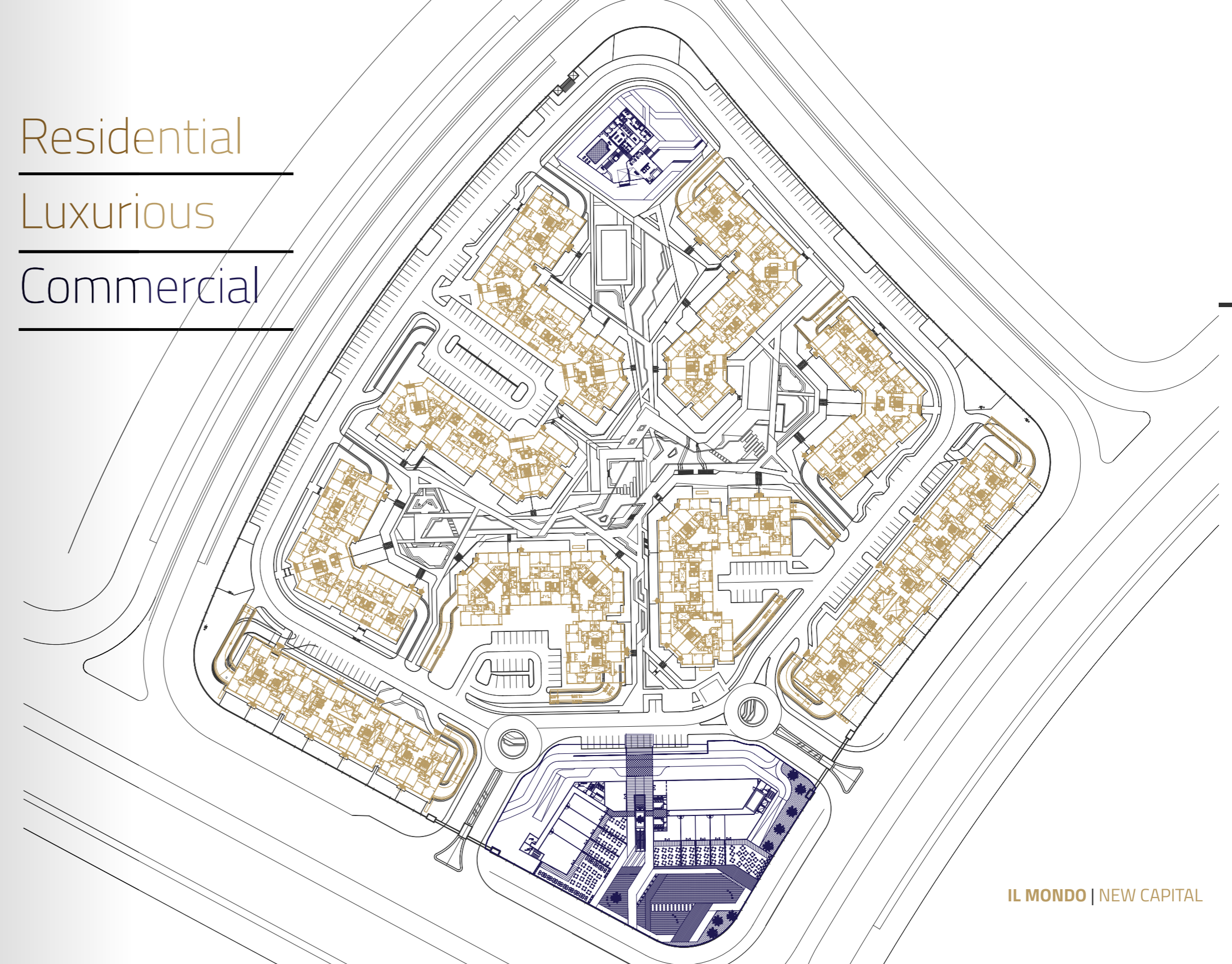
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Residential
Luxurious
Commercial



TYPICAL FLOOR (1a & 1b)

Appartment 3
Total Gross Area = 200 M²



01	Reception	6.20 x 4.00 m²
02	Terrace	1.20 x 4.20 m²
03	Terrace	1.20 x 3.90 m²
04	Guest Toilet	2.10 x 1.20 m²
05	Kitchen	2.60 x 2.85 m²
06	Master Bedroom	5.20 x 4.00 m²
07	Lobby	1.40 x 3.35 m²
08	Master Bathroom	1.55 x 3.00 m²
09	Corridor	1.05 x 4.80 m²
10	Kids Bedroom	4.00 x 4.00 m²
11	Kids Bedroom	5.15 x 4.10 m²
12	Lobby	1.20 x 3.90 m²
13	Dressing	1.40 x 2.85 m²
14	Terrace	1.10 x 3.00 m²

TYPICAL FLOOR (1a & 1b)

Appartment 2
Total Gross Area = 230 M²



01	Reception	9.10 x 4.00 m²
02	Terrace	3.90 x 1.35 m²
03	Terrace	3.90 x 1.30 m²
04	Guest Toilet	1.10 x 1.90 m²
05	Kitchen	3.20 x 3.90 m²
06	Master Bedroom	7.20 x 4.00 m²
07	Lobby	1.10 x 1.90 m²
08	Master Bathroom	1.70 x 2.85 m²
09	Corridor	1.10 x 6.80 m²
10	Kids Bedroom	3.95 x 3.95 m²
11	Kids Bedroom	4.60 x 3.95 m²
12	Dressing	2.40 x 4.00 m²
13	Bathroom	1.70 x 2.80 m²

TYPICAL FLOOR

Appartment 2

Total Gross Area = 245 M²



01	Reception	6.05 x 4.55 m²
02	Terrace	1.40 x 3.00 m²
03	Terrace	1.10 x 4.00 m²
04	Guest Toilet	1.60 x 2.10 m²
05	Kitchen	3.35 x 3.40 m²
06	Master Bedroom	4.00 x 5.40 m²
07	Lobby	4.50 x 1.30 m²
08	Master Bathroom	1.50 x 2.70 m²
09	Corridor	8.25 x 1.10 m²
10	Kids Bedroom	4.70 x 4.80 m²
11	Kids Bedroom	4.00 x 4.00 m²
12	Kids Bedroom	4.00 x 4.80 m²
13	Dressing	2.30 x 1.90 m²
14	Bathroom	2.30 x 1.90 m²
15	Terrace	1.10 x 4.00 m²

TYPICAL FLOOR

Appartment 1

Total Gross Area = 80 M²

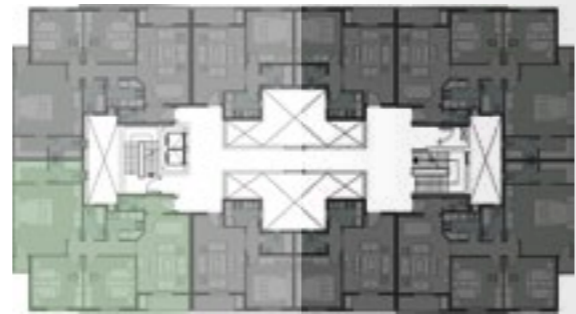


01	Reception	4.55 x 4.00 m²
02	Terrace	1.10 x 3.90 m²
03	Bedroom	4.00 x 3.60 m²
04	Bathroom	1.60 x 2.40 m²
05	Kitchen	1.95 x 2.65 m²
06	Lobby	2.10 x 1.00 m²

TYPICAL FLOOR

Appartment 8
Total Gross Area = 175 M²

01	Reception	6.00 x 4.00 m ²
02	Terrace	1.10 x 3.90 m ²
03	Terrace	1.10 x 1.15 m ²
04	Guest Toilet	1.10 x 1.90 m ²
05	Kitchen	2.15 x 2.90 m ²
06	Master Bedroom	4.30 x 5.25 m ²
07	Lobby	1.25 x 2.10 m ²
08	Master Bathroom	2.20 x 2.40 m ²
09	Corridor	4.20 x 1.20 m ²
10	Kids Bedroom	4.00 x 4.10 m ²
11	Kids Bedroom	4.00 x 4.00 m ²
12	Kids Bedroom	1.70 x 2.55 m ²
13	Dressing	1.70 x 2.60 m ²

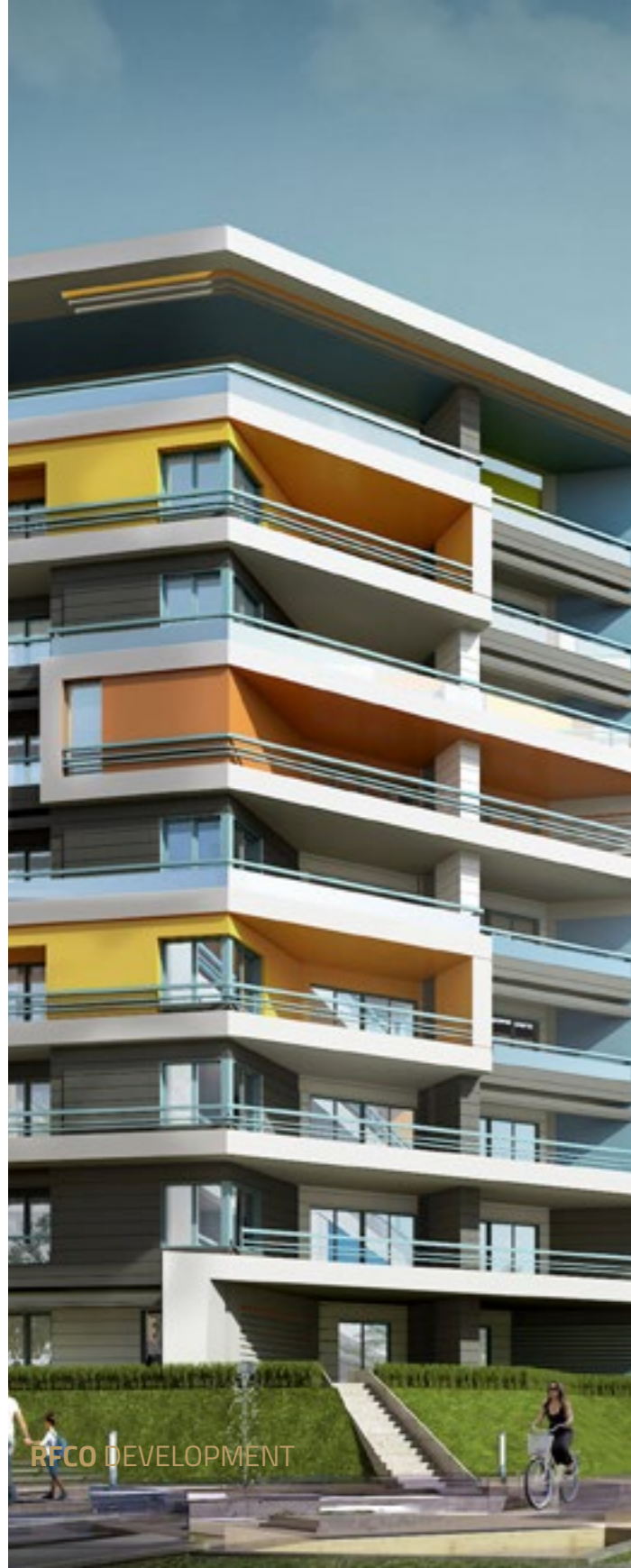


TYPICAL FLOOR

Appartment 2
Total Gross Area = 225 M²

01	Reception	7.15 x 5.65 m ²
02	Terrace	1.10 x 2.90 m ²
03	Terrace	1.10 x 3.20 m ²
04	Guest Toilet	1.60 x 1.10 m ²
05	Kitchen	3.00 x 3.05 m ²
06	Master Bedroom	4.00 x 4.00 m ²
07	Lobby	2.70 x 1.20 m ²
08	Master Bathroom	1.90 x 2.45 m ²
09	Corridor	7.95 x 1.20 m ²
10	Kids Bedroom	4.60 x 5.75 m ²
11	Kids Bedroom	4.90 x 4.60 m ²
12	Bathroom	2.30 x 1.90 m ²
13	Dressing	1.90 x 2.70 m ²





OUR PARTNERS.



led by one of the most important architects in the region along the last four decades, Prof. Dr. Medhat Dorra which has always amazed his teachers and colleagues with his astonishing creativity since he was a Ph.D. student at the University of Pennsylvania, USA while inspired a thousands of young architects as a teacher on architecture philosophy and head of architecture Dept. at the college of Engineering, Cairo University in Egypt and many venues around the globe.



Distance Studio Consultants (DSC) is a multi-disciplinary architecture, engineering, and consulting firm founded in 2000, and operates in the Middle East, Africa and Asia with the main offices in Cairo (Egypt), Jeddah (Saudi Arabia), Abu Dhabi (UAE) & Doha (Qatar). Distance Studio Consultants (DSC) has delivered the full spectrum of services from concept development to construction supervision, working on projects ranging from houses of worship to shopping malls, sports facilities to royal palaces. From urban planning to interior design, DSC's team of passionate professionals offers innovative and sustainable solutions to meet the challenge at hand.



Established in 1989, as a diversified architectural firm and as the corner-stone for the DMG foundation; one of the leading entities in Real Estate Development in Egypt. Carries more than 25 years of extensive experience in delivering architectural and engineering services covering urban planning, architectural & landscape design, construction supervision & interior design; for all the real estate developments & facility sectors. We go deeply in life to envisage the usage of the designed facility or development on-hand. Design reflects clearly the needs and requirements of the facility user whether it is a mixed-use development, a residential complex or an office building, we visualize and design it "inside-out".



Projacs International - "A History of Significant Accomplishment & A Future Of Magnificent Vision" Projacs is the largest Pan-Arab project and construction management firm. Established in 1984, Projacs now has 20 major offices in the Middle East, North Africa, Asia, Europe and North America with over 740 professional staff offering customized services to a variety of clients in the public and private sectors. We have helped our clients realize their glorious visions by successfully delivering hundreds of projects across 24 countries.



Amin Loutfi and Associates
Engineers and Consultants

Its establishment in 1985, has successfully accomplished a long list of projects in Egypt and neighboring countries, covering all major fields of civil engineering. This covers civil engineering and utilities, tunneling, airports and transportation facilities, environmental engineering, physical planning, quality control, public and industrial buildings and agricultural development. List of selected A&A completed projects, or currently under design and construction are included hereinafter in the different work sections for project up to December 2000.