

VINCI

NEW CAPITAL | DIPLOMATIC AREA

LUXURY. BOUTIQUE. LIVING

STAND-ALONE
VILLAS

VINCI

NEW CAPITAL | DIPLOMATIC AREA

LUXURY
BOUTIQUE
LIVING

VINCI

NEW CAPITAL | DIPLOMATIC AREA

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MESSAGE FROM HANY SAAD

Recognized for a visionary ability to blend disciplines, forms and dimensions crossing boundaries in art, design, and architecture, "I am honored to have been chosen to be the mastermind behind the boutique luxury compound".

"My work is known for being recognized as inventive and extravagant in the design scene and we have been provided with the creative freedom at HSI for developing an entirely unique design concept that marks a new chapter in boutique living".

We will embrace the elegance, sophistication and lush conceptualization that Vinci stands for. The HSI team is thrilled to present this showcase of iconic designs that will present the innovative concept of boutique living state in an upscale community.

VILLA TYPE (A)

LUXURY
BOUTIQUE
LIVING

VILLA (A) - FRONT FACADE - PREMIUM



EXCLUSIVE HIGH-END VILLA

Designed in accordance with the boutique notion in mind. The openness of the space allows for freedom in movement along with the freshness in the airflow ensuring enough sunshine and ventilation in each area of the house.

VILLA (A) - BACK FACADE - PREMIUM



Exterior finishing according to the contract appendix



VILLA (A) - FRONT FACADE - CUSTOMIZED



SOPHISTICATED RESIDENTIAL VILLA

With large floor to ceiling windows, that give the interior spaces the best luminosity, the facade plays with the delicate balance between buildings and light. The minimalist clear-cut lines of the facade are a statement of your contemporary elegant lifestyle.

VILLA (A) - BACK FACADE - CUSTOMIZED



TOTAL FLOOR B.U.A: 509.5 M²

TOTAL FLOOR B.U.A: 509.5 M²



GROUND FLOOR B.U.A: 175 M²

GROUND FLOOR PLAN // OPTION 1

- | | | |
|----------------------------------|-----------------------------------|--------------------------------|
| 01. Dining 4.90 x 5.20 | 07. Driver's Bedroom 2.24 x 2.43 | 13. Shaded Terrace 1.11 x 3.30 |
| 02. Reception 7.70 x 6.60 | 08. Driver's Bathroom 1.57 x 1.46 | |
| 03. Powder Room 3.45 x 1.50 | 09. Lobby (1) 7.65 x 3.25/1.40 | |
| 04. Nanny's Bedroom 1.90 x 1.90 | 10. Lobby (2) 2.41 x 0.98/1.67 | |
| 05. Nanny's Bathroom 1.90 x 1.11 | 11. Stairs 2.89 x 4.40 | |
| 06. Kitchen 4.60 x 3.97 | 12. Unshaded Terrace 2.10 x 4.23 | |



GROUND FLOOR B.U.A: 175 M²

GROUND FLOOR PLAN // OPTION 2

- | | | |
|--------------------------------|-----------------------------------|----------------------------------|
| 01. Dining 3.37 x 5.17 | 07. Nanny's Bedroom 1.90 x 1.90 | 13. Lobby (2) 2.41 x 0.98/1.67 |
| 02. Reception 4.28 x 5.17 | 08. Nanny's Bathroom 1.90 x 1.11 | 14. Stairs 2.89 x 4.40 |
| 03. Guest Bedroom 5.21 x 3.63 | 09. Kitchen 4.60 x 3.97 | 15. Unshaded Terrace 2.10 x 4.23 |
| 04. Guest Dressing 2.53 x 1.75 | 10. Driver's Bedroom 2.24 x 2.43 | 16. Shaded Terrace 1.5 x 3.30 |
| 05. Guest Bathroom 1.51 x 2.76 | 11. Driver's Bathroom 1.57 x 1.46 | |
| 06. Powder Room 3.45 x 1.50 | 12. Lobby (1) 7.65 x 3.25/1.40 | |

TOTAL FLOOR B.U.A: 509.5 M²

TOTAL FLOOR B.U.A: 509.5 M²



FIRST FLOOR B.U.A: 170 M²

FIRST FLOOR PLAN



PENTHOUSE FLOOR B.U.A: 40.5 M² + ROOF TERRACE AREA: 124 M²

PENTHOUSE FLOOR PLAN

- | | | |
|---|-------------------------------------|-----------------------------|
| 01. Master Bedroom (1) 5.21 x 7.05/4.65 | 06. Master Bathroom (2) 2.40 x 2.60 | 11. Lobby 5.26 x 2.48/1.85 |
| 02. Master Dressing (1) 1.61 x 2.30 | 07. Bedroom (3) 4.43 x 4.64 | 12. Stairs 4.80 x 2.89/3.80 |
| 03. Master Bathroom (1) 2.50 x 2.40 | 08. Bedroom (4) 4.31 x 3.60 | 13. Terrace (1) 7.71 x 1.86 |
| 04. Master Bedroom (2) 3.80 x 6.08/2.69 | 09. Bathroom (3) 3.70 x 1.81/1.75 | 14. Terrace (2) 1.50 x 2.70 |
| 05. Master Dressing (2) 1.61 x 2.30 | 10. Family Living Room 4.70 x 3.75 | |

- | | |
|---|--------------------------------|
| 01. Family Living Room 3.83 x 2.81/5.54 | 05. Roof Terrace 12.69 x 12.96 |
| 02. Bathroom 2.64 x 2.40 | |
| 03. Stairs 2.89 x 4.20 | |
| 04. Lobby 2.20 x 2.31 | |

LIGHT FINISHING

SLEEK,
POLISHED,
RADIANT
& VIBRANT





DARK FINISHING

MYSTIC,
ENIGMATIC,
OBSCURE
& DUSKY



VILLA TYPE (B)

LUXURY
BOUTIQUE
LIVING

VILLA (B) - FRONT FACADE - PREMIUM



EXCEPTIONAL DESIGNED RESIDENCE

The materials of architecture communicate through resonance and composition, producing thought and sense-provoking qualities in the experience of a place. The designed structures encapsulate the luxuriousness through the material choice.

VILLA (B) - BACK FACADE - PREMIUM



Exterior finishing according to the contract appendix



VILLA (B) - FRONT FACADE - CUSTOMIZED



UNIQUELY STRUCTURED CORE

The villa is set in a peaceful surrounding where the building is designed to give the tenant privacy; with all it has to offer from the whimsical breeze to the sunrays to the purifying greenery in a community that is centred within a residential compound.

VILLA (B) - BACK FACADE - CUSTOMIZED



Exterior finishing according to the contract appendix

VILLA TYPE (B)

GROUND FLOOR PLAN

Total Floor B.U.A: 387 m²
 Ground Floor B.U.A: 132 m²

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

From the essence to the physical materials, Vinci is designed with facilities that inhabit opulent quality of life, and spaces that tend to signal a desire to connect with nature forming one community.



- | | | |
|-----------------------------------|-------------------------------------|-------------------------------------|
| 01. Dining 4.98 x 4.27 | 06. Nanny's Bedroom 1.80 x 1.79 | 11. Lobby 0.97 x 1.80 |
| 02. Reception 6.27 x 4.75 | 07. Nanny's Bathroom 1.18 x 1.71 | 12. Storage 1.47 x 0.97 |
| 03. Kitchen 3.61 x 4.17 | 08. Powder Room 3.34 x 1.88 | 13. Stairs 2.87 x 3.19 |
| 04. Driver's Bedroom 1.82 x 2.08 | 09. Entrance Lobby 7.18 x 1.31/1.56 | 14. Shaded Terrace 5.99 x 0.85/1.62 |
| 05. Driver's Bathroom 1.19 x 1.73 | 10. Zen Garden 1.90 x 1.65 | |

TOTAL FLOOR B.U.A: 387 M²



FIRST FLOOR B.U.A: 128 M²

FIRST FLOOR PLAN

- 01. Master Bedroom 5.71 x 4.17
- 02. Master Dressing 1.41 x 4.35
- 03. Master Bathroom 2.83 x 1.74
- 04. Bedroom (1) 3.59 x 4.36
- 05. Bedroom (2) 3.98 x 4.40
- 06. Living Room 4.53 x 3.33
- 07. Bathroom (1) 2.38 x 2.25
- 08. Lobby 7.35 x 1.58/2.19
- 09. Stairs 4.15 x 3.26
- 10. Terrace (1) 1.30 x 3.43

TOTAL FLOOR B.U.A: 387 M²



PENTHOUSE B.U.A: 33 M² + ROOF TERRACE AREA: 94 M²

PENTHOUSE FLOOR PLAN

- 01. Roof Toilet 2.90 x 1.71
- 02. Roof Stairs 4.75 x 4.15
- 03. Storage 1.85 x 1.60
- 04. Lobby 1.76 x 1.80
- 05. Roof Terrace 13.89 x 9.29

LIGHT FINISHING

SLEEK,
POLISHED,
RADIANT
& VIBRANT



RECEPTION



LIGHT FINISHING



DARK FINISHING

MYSTIC,
ENIGMATIC,
OBSCURE
& DUSKY





VILLA TYPE (C)

LUXURY
BOUTIQUE
LIVING

VILLA (C) - FRONT FACADE - PREMIUM



NATURAL SPLENDOR VILLA

Creating one community in an exclusive residence. The beauty of the boutique concept falls in line with a Zen lifestyle, where enchantingly simple moments can unfold freely. Vinci is designed with facilities that inhabit opulent quality of life.

VILLA (C) - BACK FACADE - PREMIUM





VILLA (C) - FRONT FACADE - CUSTOMIZED



EXQUISITE MODERN LUXURY

The architecture of both interiors and exteriors brilliantly combines natural splendor with modern luxury in a haven of style and tranquility. The breathtaking modern architecture and remarkable minimalist design emanate a sense of balance and harmony.

VILLA (C) - BACK FACADE - CUSTOMIZED



TOTAL FLOOR B.U.A: 358 M²



GROUND FLOOR B.U.A: 121 M²

GROUND FLOOR PLAN

- 01. Dining 4.95 x 4.31
- 02. Reception 7.01 x 4.29
- 03. Kitchen 3.03 x 4.21
- 04. Nanny's Bedroom 2.80 x 1.82
- 05. Nanny's Bathroom 1.71 x 1.21
- 06. Powder Room 4.01 x 1.50
- 07. Entrance Lobby 4.65 x 2.04
- 08. Zen Garden 2.68 x 0.92
- 09. Stairs 2.63 x 3.97
- 10. Shaded Terrace 8.99 x 0.93/1.45/0.36

TOTAL FLOOR B.U.A: 358 M²



FIRST FLOOR B.U.A: 121 M²

FIRST FLOOR PLAN // OPTION 1

- 01. Master Bedroom 4.95 x 5.85
- 02. Master Bathroom 1.76 x 3.23
- 03. Bedroom (1) 3.81 x 4.95
- 04. Bedroom (2) 3.70 x 4.95
- 05. Living Room 3.75 x 3.55
- 06. Bathroom (1) 2.40 x 2.25
- 07. Terrace 4.92 x 1.05
- 08. Stair Lobby 7.98 x 1.20/2.24
- 09. Stairs Area 2.35 x 5.32

TOTAL FLOOR B.U.A: 358 M²

TOTAL FLOOR B.U.A: 358 M²



FIRST FLOOR B.U.A: 121 M²
FIRST FLOOR PLAN // OPTION 2

- | | |
|---------------------------------|----------------------------------|
| 01. Master Bedroom 4.85 x 4.08 | 06. Bedroom (2) 3.70 x 4.95 |
| 02. Master Bathroom 2.40 x 2.56 | 07. Bathroom 2.40 x 2.25 |
| 03. Master Dressing 2.64 x 2.46 | 08. Terrace 4.92 x 1.05 |
| 04. Living Room 3.76 x 3.50 | 09. Stair Lobby 7.98 x 1.20/2.24 |
| 05. Bedroom (1) 3.81 x 4.95 | 10. Stairs Area 2.35 x 5.32 |



PENTHOUSE B.U.A: 29 M² + ROOF TERRACE AREA: 87 M²
PENTHOUSE FLOOR PLAN

- | | |
|-------------------------------|-----------------------|
| 01. Roof Toilet 2.23 x 1.38 | 05. Lobby 1.29 x 1.38 |
| 02. Roof Stairs 3.64 x 5.29 | |
| 03. Storage 1.29 x 3.16 | |
| 04. Roof Terrace 8.56 x 13.65 | |

LIGHT FINISHING

SLEEK,
POLISHED,
RADIANT
& VIBRANT

RECEPTION

SPACIOUS DESIGN

The furniture arrangement is framed by a separator that visually connects to the other living spaces while maintaining the character of the reception.

The light version of the reception is visually tranquil; with a harmony of light tones, accents are achieved through fabric textures.



RECEPTION



LIGHT FINISHING





LIVING ROOM



LIGHT FINISHING

LUXURIOUS EXPANSE

Upon entering, the naturally flowing space and openness, tailored to your lifestyle, will greet you with light. The spatial design integrates all your needs effortlessly and with style.

The floors ground you in this dreamy home. Their simple design is in unison with the home ambience.



MASTER BEDROOM

SIMPLICITY & LINEARITY

Relax in this bedroom flooded with light, the light color palette will ensure you reach a state of serenity among the plush comfort and elegant lines of this bedroom.

With ample closet space creating a comfort zone within the heart of your personal space.



MASTER BATHROOM



DARK FINISHING

MYSTIC,
ENIGMATIC,
OBSCURE
& DUSKY

RECEPTION

RECEPTION

SPACIOUS DESIGN

The reception is spacious, comfortable, and naturally lit by its long windows.

The dark version of the reception is visually soothing; with minor accents that give a slight pop, the balance of color is as delicate as the choice of materials and textures.



DARK FINISHING





LIVING ROOM



DARK FINISHING

LUXURIOUS EXPANSE

A laid-back lifestyle that is natural to the environment is coupled with modern luxury to ensure natural lighting and a relaxing ambience for your comfort.

The colors of nature come into your home with this light color palette, which in the warm afternoon sun brings the warmth with the cool comfort of your home.



MASTER BEDROOM

SIMPLICITY & LINEARITY

Let your imagination flow from the comfort of this sanctuary with its contemporary art and finishes that delight all the senses.

The floors ground you in this dreamy home. Their simple design is in unison with the home ambience.



MASTER BATHROOM



FINISHING SPECS.

LUXURY
BOUTIQUE
LIVING

FINISHING SPECS.

FINISHING

STAND-ALONE FINISHING SPECS.

The exterior embodies the essence of the boutique concept, the designed structures encapsulate the luxuriousness through the material choice.

The exclusivity in Vinci's boutique concept includes Hany Saad Innovations' full extended Interior design package that includes the details of material choices, colour combinations and schematic electric work layouts is complimentary. It includes details that inhabit an opulent quality of life, and integrate exclusive features within the residential spaces.

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

* All Villas are delivered not finished, a separate contract with extra fees to be signed.

** Full interior design package to be finalized within 18 months after signing the contract.

*** Submission to happen 18 month prior to delivery.

FINISHING SPECS.

EXTERIOR

3D Design	Premium ↓	Customized ↓
Execution	↓	*** With Extra Fees

FULL INTERIOR DESIGN PACKAGE

3D Design	Premium (Dark/Light) ** ↓	Customized (Dark/Light) ** ↓
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INTERIOR FINISHING

Execution	Premium * Not Finished	Customized * Not Finished
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SWIMMING POOL

3D Design	Premium ↓	Customized ↓
Execution	Only Skeleton With Extra Fees	Only Skeleton With Extra Fees

 MISR ITALIA
PROPERTIES