



— LAVERDE —  
**CASSETTE**  
NEW CAPITAL

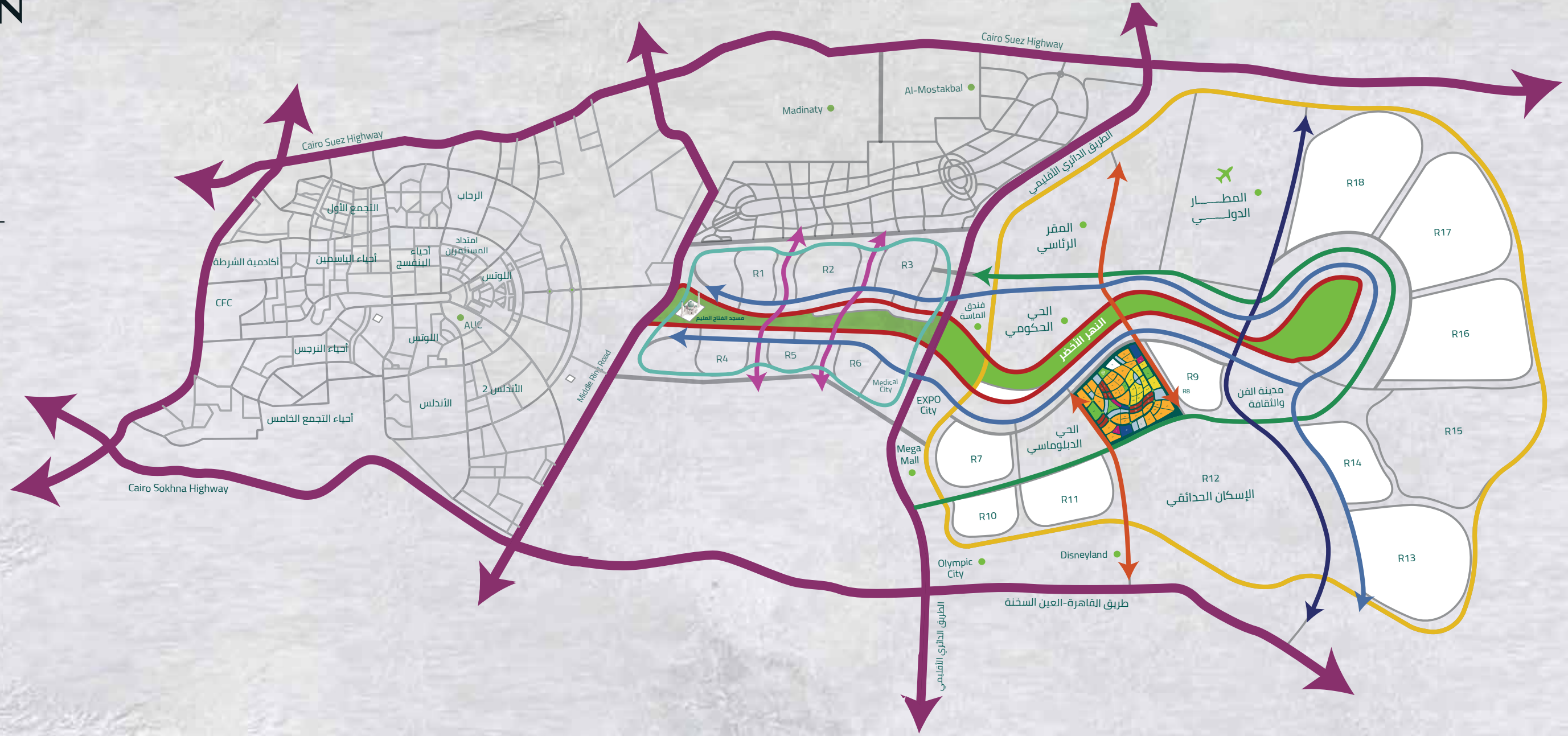
AUTHENTICITY IS THE HALLMARK  
OF GREAT ARCHITECTURE

BEYOND *Your*  
EXPECTATIONS



# PREMIUM LOCATION

## NEW CAPITAL LINER MAP



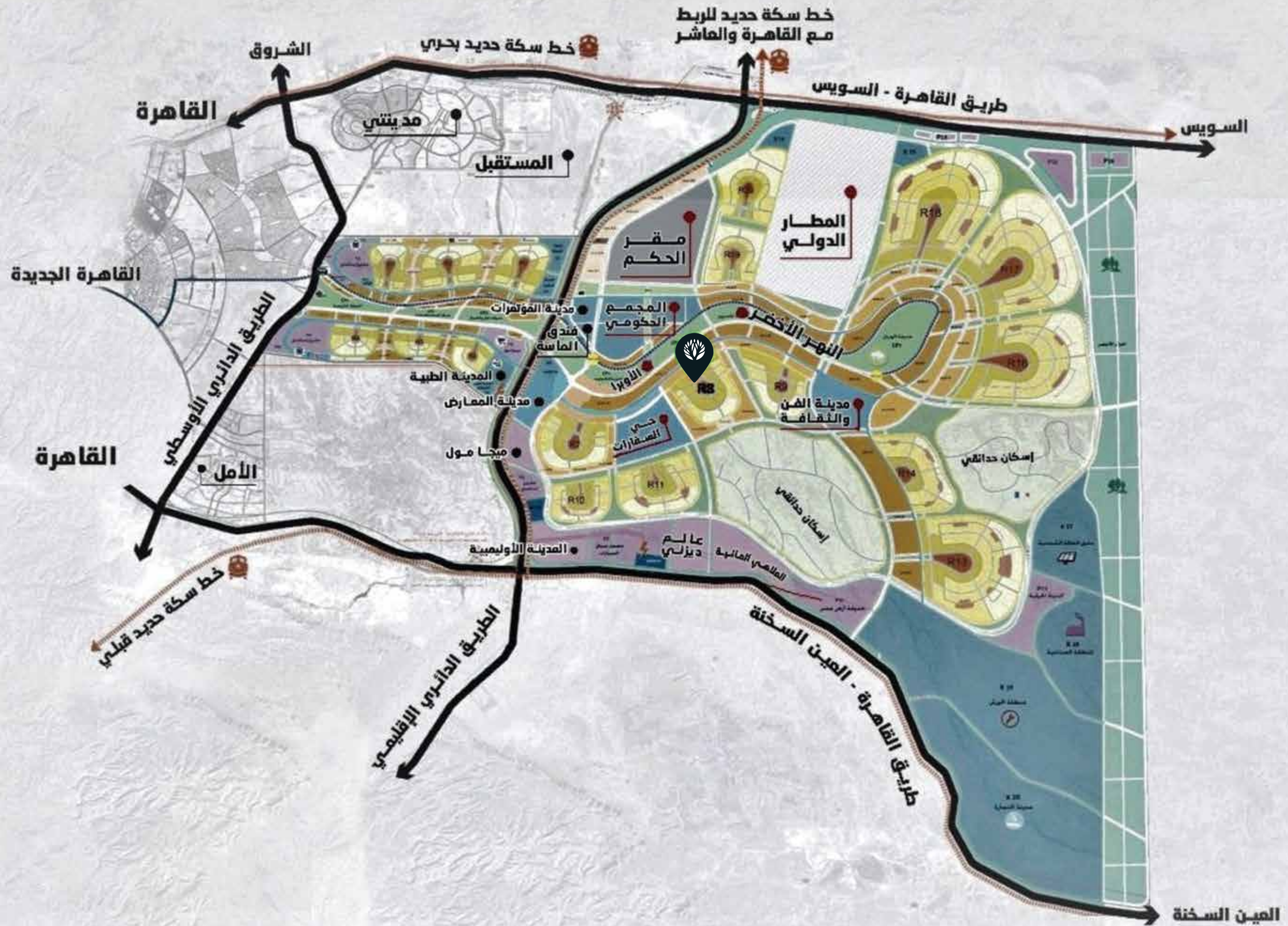
# EXCEPTIONAL LOCATION



PERFECTLY  
LOCATED

IN THE HEART  
OF THE NEW  
CAPITAL

II

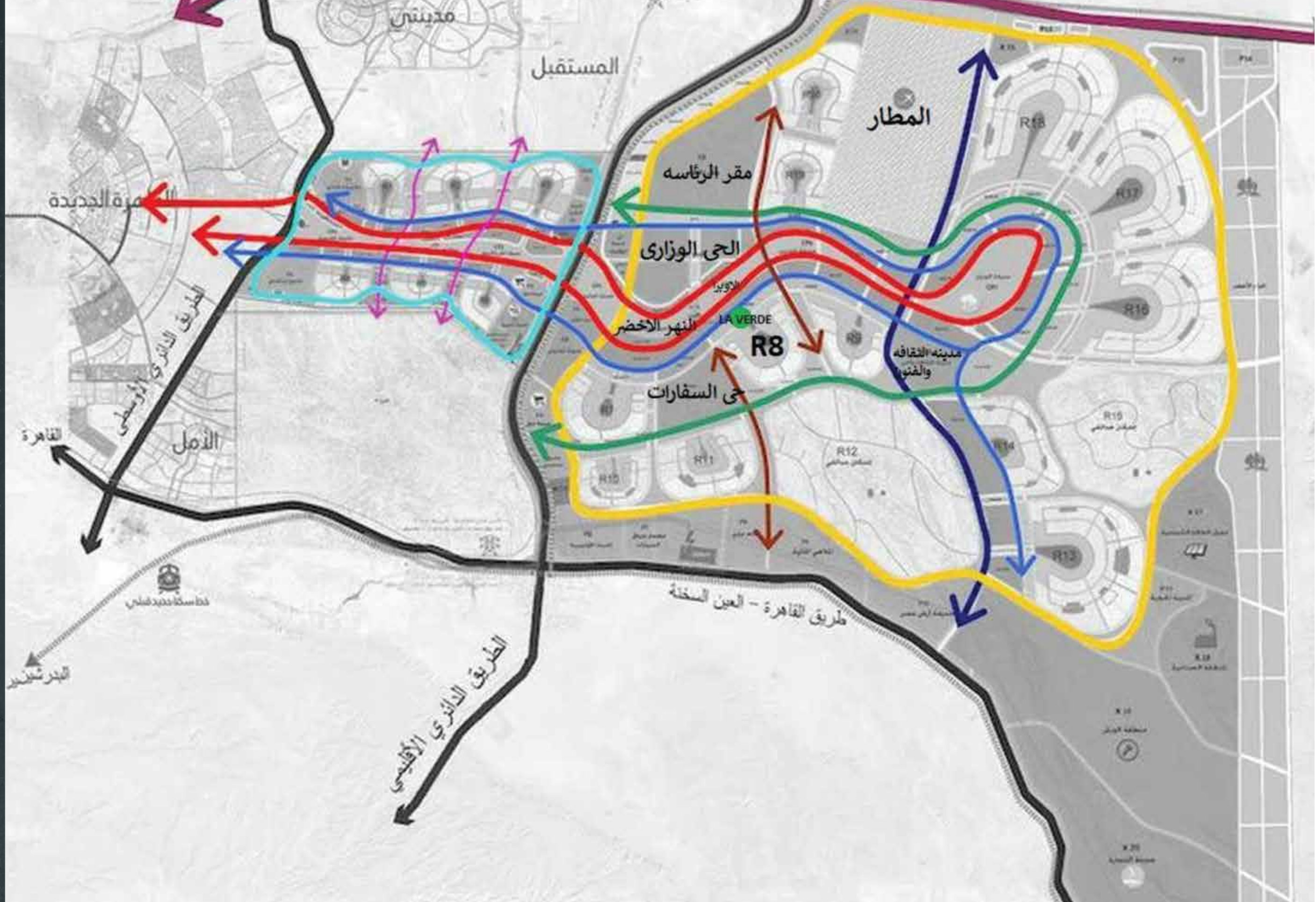




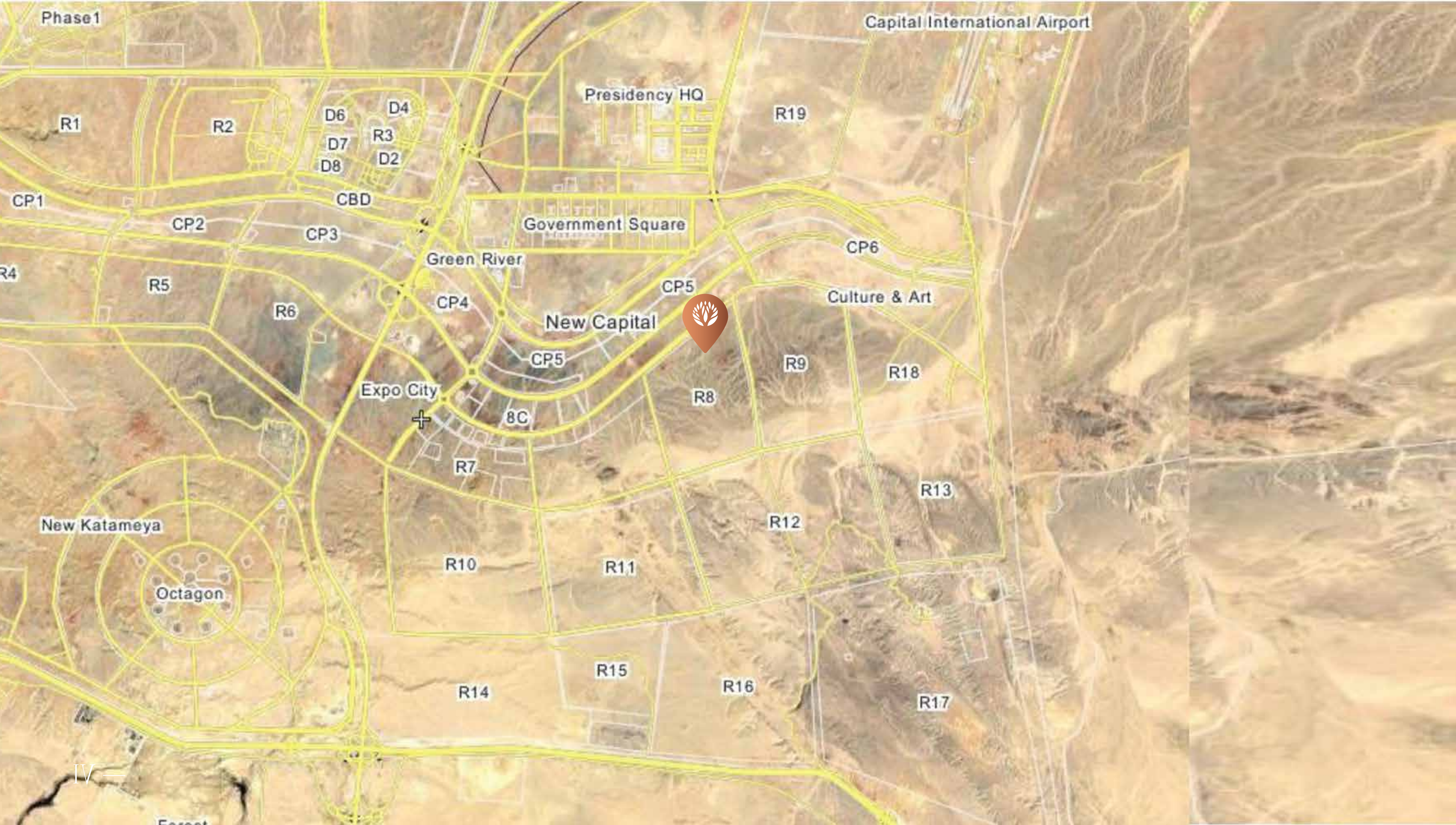
LOCATION &  
TRANSPORT  
INFRASTRUCTURE

NEW CAPITAL  
ROAD MAP

III







Phase 1

Capital International Airport

Presidency HQ

Government Square

New Capital

Expo City

Culture & Art

New Katameya

Octagon

IV

Forest

R1

R2

D6

D4

D7

D8

CBD

R19

CP1

CP2

CP3

Green River

CP6

R4

R5

R6

CP4

CP5

Culture & Art

R9

R18

R8

8C

R13

New Katameya

R12

Octagon

R10

R11

IV

Forest

R14

R15

R16

R17



# LAVERDE ZONING MASTER PLAN

## CENTRAL SERVICES AND RESIDENTIAL NEIGHBORHOOD SERVICES

- |   |                                      |                           |
|---|--------------------------------------|---------------------------|
|    | SCHOOLS & NURSERIES                  | مدارس و حضانات            |
|    | GREEN AREAS & CLUBS                  | مناطق خضراء و نوادي       |
|    | RELIGIOUS SERVICES                   | خدمات دينية               |
|   | COMMERCIAL SERVICES                  | خدمات تجارية              |
|  | COMMERCIAL & ADMINISTRATIVE SERVICES | خدمات تجارية و ادارية     |
|  | HEALTH SERVICES                      | خدمات صحية                |
|  | GAS STATIONS AND SECURITY SERVICES   | محطات بنزين و خدمات امنية |
|  | CULTURAL AND SOCIAL SERVICES         | خدمات ثقافية و اجتماعية   |
|  | CAR PARKS                            | مواقف انتظار سيارات       |
|  | GENERAL FACILITIES                   | مرافق عامة                |
|  | UNIVERSITIES                         | جامعات                    |



## R8 DISTRICT





# MASTER PLAN





CASSETTE

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GALLERY

























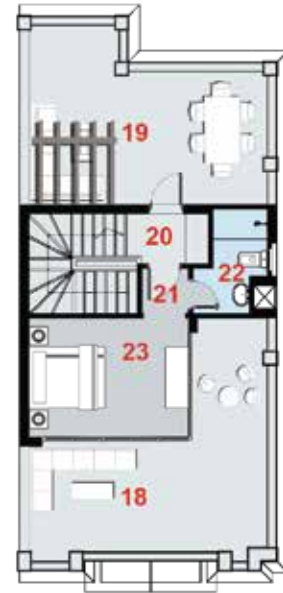






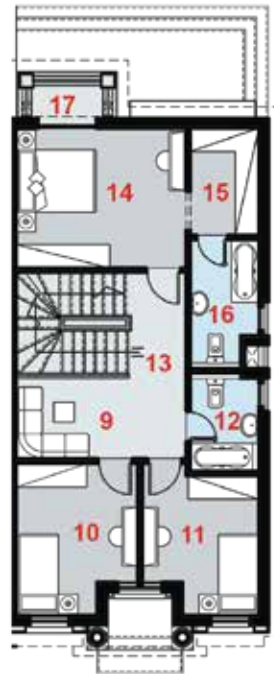
# TOWN HOUSE

## RIGHT CORNER



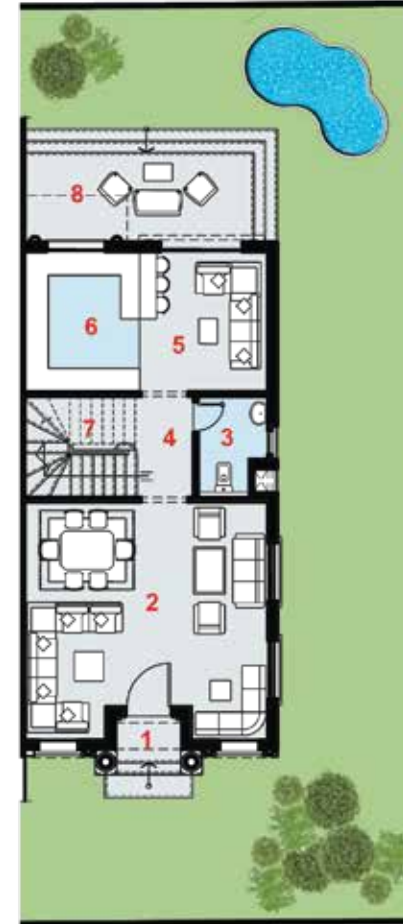
**ROOF FLOOR**  
91 m<sup>2</sup>

18. Front Terrace	6.65 x 6.65
19. Back Terrace	6.65 x 4.95
20. Pantry	1.95 x 1.65
21. Corridor	1.35 x 1.35
22. Toilet	2.90 x 1.75
23. Room	4.40 x 3.45



**FIRST FLOOR**  
88 m<sup>2</sup>

9. Livingroom	4.55 x 2.20
10. Bedroom 1	4.25 x 3.35
11. Bedroom 2	3.95 x 3.35
12. Bathroom	2.65 x 2.10
13. Corridor	2.75 x 1.65
14. Master Bedroom	4.55 x 3.80
15. Dressing	3.10 x 2.10
16. Master Bathroom	3.45 x 2.10
17. Terrace	2.60 x 1.20



**GROUND FLOOR**  
109 m<sup>2</sup>

1. Entrance	2.10 x 1.70
2. Reception	6.65 x 6.45
3. Toilet	2.75 x 2.10
4. Corridor	2.75 x 1.55
5. Livingroom	3.95 x 3.50
6. Kitchen	3.95 x 3.15
7. Stairs	3.05 x 2.75
8. Terrace	6.65 x 2.90



### KEY PLAN



Average Plot area	232 m <sup>2</sup>
Footprint area	109 m <sup>2</sup>
Built-Up area	288 m <sup>2</sup>
Average Garden area	123 m <sup>2</sup>
Average pool area	20 m <sup>2</sup>



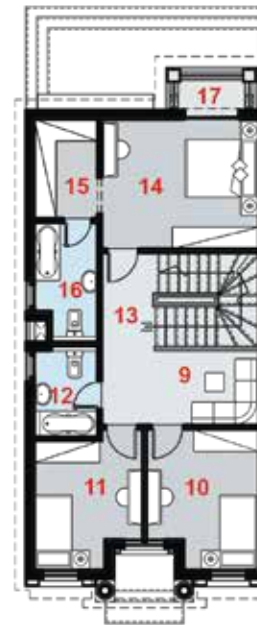
# TOWN HOUSE

## LEFT CORNER



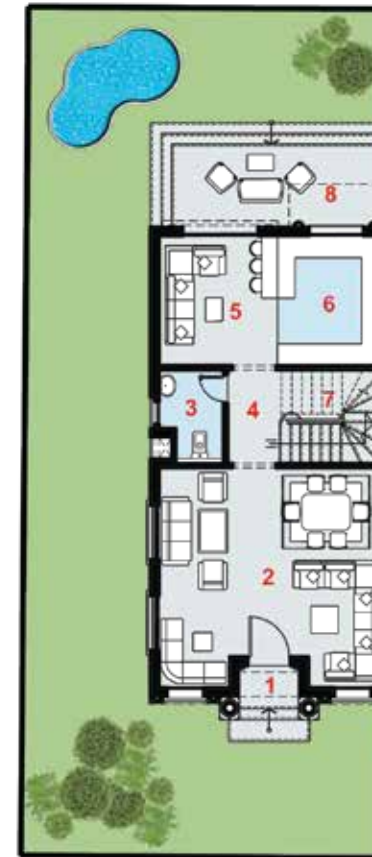
**ROOF FLOOR**  
91 m<sup>2</sup>

18. Front Terrace	6.65 x 6.65
19. Back Terrace	6.65 x 4.95
20. Pantry	1.95 x 1.65
21. Corridor	1.35 x 1.35
22. Toilet	2.90 x 1.75
23. Room	4.40 x 3.45



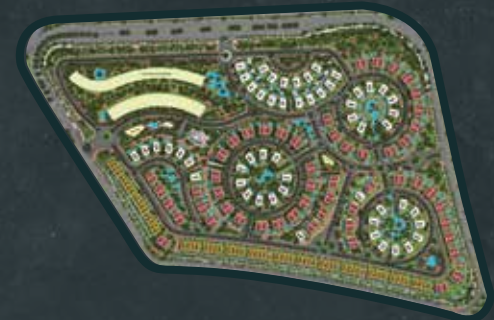
**FIRST FLOOR**  
88 m<sup>2</sup>

9. Livingroom	4.55 x 2.20
10. Bedroom 1	4.25 x 3.35
11. Bedroom 2	3.95 x 3.35
12. Bathroom	2.65 x 2.10
13. Corridor	2.75 x 1.65
14. Master Bedroom	4.55 x 3.80
15. Dressing	3.10 x 2.10
16. Master Bathroom	3.45 x 2.10
17. Terrace	2.60 x 1.20



**GROUND FLOOR**  
109 m<sup>2</sup>

1. Entrance	2.10 x 1.70
2. Reception	6.65 x 6.45
3. Toilet	2.75 x 2.10
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7. Stairs	3.05 x 2.75
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## KEY PLAN



Average Plot area	232m <sup>2</sup>
Footprint area	109 m <sup>2</sup>
Built-Up area	288 m <sup>2</sup>
Average Garden area	123 m <sup>2</sup>
Average pool area	20 m <sup>2</sup>



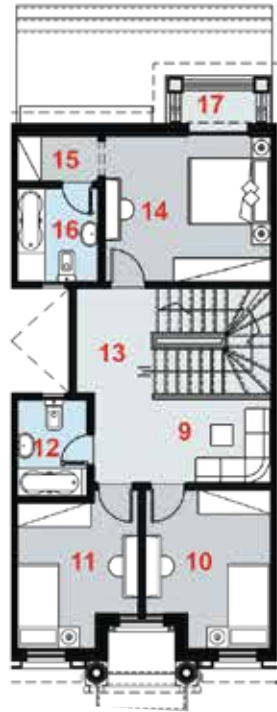
# TOWN HOUSE

## RIGHT CENTER



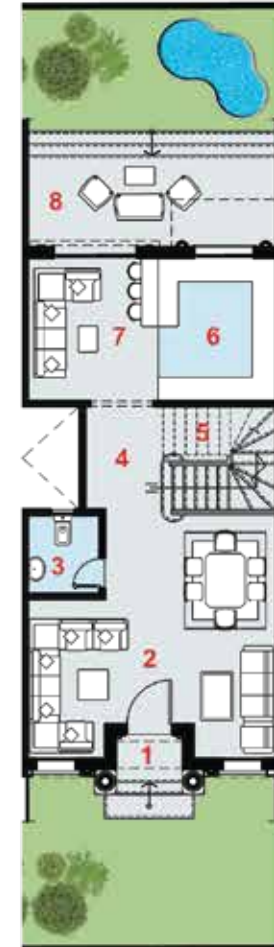
**ROOF FLOOR**  
89 m<sup>2</sup>

18. Front Terrace	6.65 x 6.50
19. Back Terrace	6.50 x 4.95
20. Pantry	2.80 x 2.05
21. Toilet	2.30 x 1.85
22. Room	4.40 X 3.45



**FIRST FLOOR**  
87 m<sup>2</sup>

9. Living Room	4.55 x 2.20
10. Bedroom 1	4.25 x 3.35
11. Bedroom 2	3.95 x 3.20
12. Bathroom	1.95 x 2.60
13. Corridor	2.75 x 2.15
14. Master Bedroom	4.30x3.80
15. Dressing Room	1.50 x 2.20
16. Master Bathroom	2.50 x 2.20
17. Terrace	2.60 x 1.20



**GROUND FLOOR**  
108 m<sup>2</sup>

1. Entrance	2.10 x 1.70
2. Reception	6.50 x 6.45
3. Toilet	2.15 x 2.00
4. Corridor	2.75 x 2.00
5. Stairs	3.05 x 2.75
6. Kitchen	3.95 x 3.20
7. Living Room	3.95 x 3.30
8. Terrace	6.50 x 2.90



## KEY PLAN

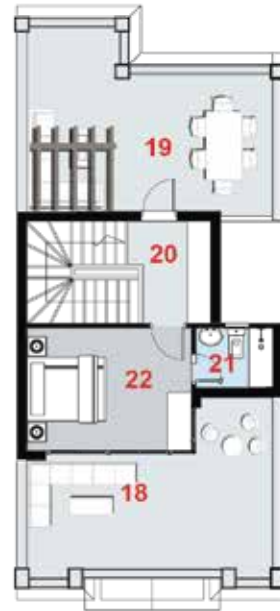


Average Plot area	156 m <sup>2</sup>
Footprint area	108 m <sup>2</sup>
Built-Up area	284 m <sup>2</sup>
Average Garden area	67 m <sup>2</sup>
Average pool area	20 m <sup>2</sup>



# TOWN HOUSE

## LEFT CENTER



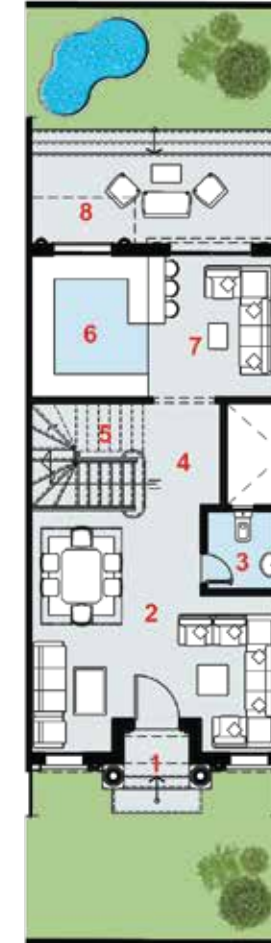
**ROOF FLOOR**  
89 m<sup>2</sup>

18. Front Terrace	6.65 x 6.50
19. Back Terrace	6.50 x 4.95
20. Pantry	2.80 x 2.05
21. Toilet	2.30 x 1.85
22. Room	4.40 x 3.45



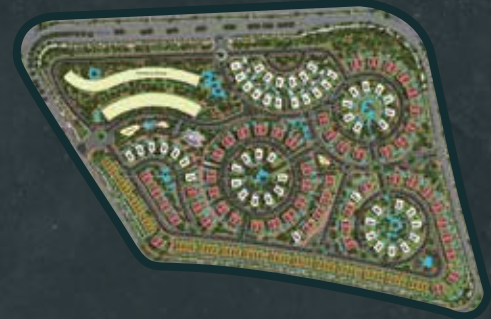
**FIRST FLOOR**  
87 m<sup>2</sup>

9. Living Room	4.55 x 2.20
10. Bedroom 1	4.25 x 3.35
11. Bedroom 2	3.95 x 3.20
12. Bathroom	1.95 x 2.60
13. Corridor	2.75 x 2.15
14. Master Bedroom	4.30 x 3.80
15. Dressing Room	1.50 x 2.20
16. Master Bathroom	2.50 x 2.20
17. Terrace	2.60 x 1.20



**GROUND FLOOR**  
108 m<sup>2</sup>

1. Entrance	2.10 x 1.70
2. Reception	6.50 x 6.45
3. Toilet	2.15 x 2.00
4. Corridor	2.75 x 2.00
5. Stairs	3.05 x 2.75
6. Kitchen	3.95 x 3.20
7. Living Room	3.95 x 3.30
8. Terrace	6.50 x 2.90



## KEY PLAN



Average Plot area	156 m <sup>2</sup>
Footprint area	108 m <sup>2</sup>
Built-Up area	284 m <sup>2</sup>
Average Garden area	67 m <sup>2</sup>
Average pool area	20 m <sup>2</sup>



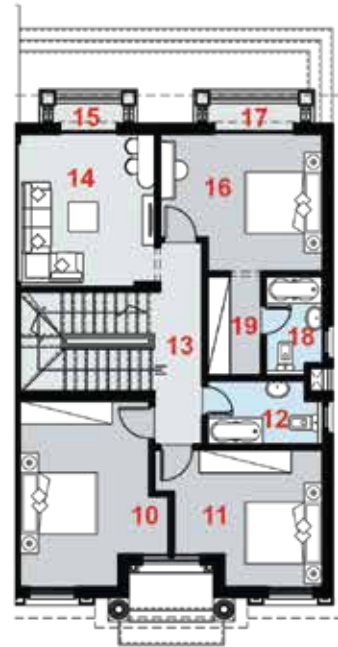
# TWIN VILLA

## RIGHT



**ROOF FLOOR**  
107 m<sup>2</sup>

20. Front Terrace	8.30 x 5.40
21. Back Terrace	8.30 x 4.60
23. Toilet	2.00 x 2.00
24. Bedroom 3	3.75 x 3.55
25. Corridor 1	1.70 x 1.35
26. Corridor 2	3.10 x 1.60



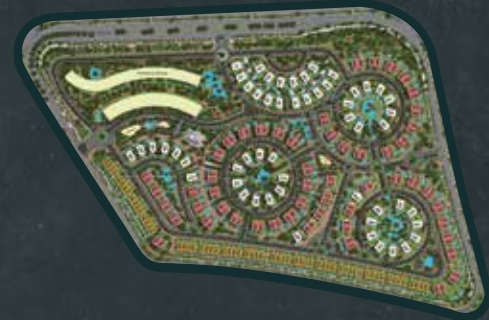
**FIRST FLOOR**  
106 m<sup>2</sup>

10. Bedroom 1	5.25 x 4.10
11. Bedroom 2	4.25 x 3.95
12. Bathroom	3.35 x 1.80
13. Corridor	5.40 x 1.50
14. Living Room	4.35 x 3.75
15. Terrace 1	2.60 x 0.90
16. Master Bedroom	4.60 x 3.95
17. Terrace 2	3.20 x 0.90
18. Master Bathroom	2.75 x 1.85
19. Dressing Room	2.75 x 1.55



**GROUND FLOOR**  
127 m<sup>2</sup>

1. Entrance	2.25 x 2.10
2. Reception	8.30 x 5.20
3. Toilet	2.85 x 2.05
4. Corridor	2.05 x 1.95
5. Kitchen	4.35 x 3.55
6. Living Room	5.15 x 4.80
7. Store	3.60 x 1.25
8. Stairs	3.60 x 2.80
9. Terrace	8.30 x 2.50



## KEY PLAN

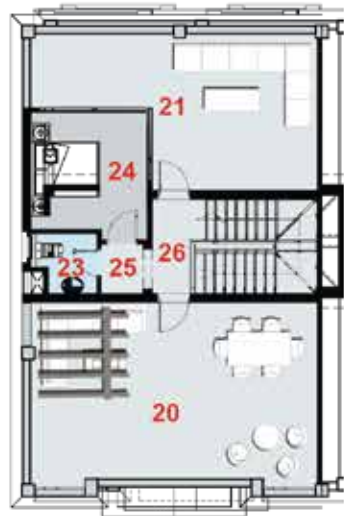


Average Plot area	309	m <sup>2</sup>
Footprint area	127	m <sup>2</sup>
Built-Up area	340	m <sup>2</sup>
Average Garden area	182	m <sup>2</sup>
Average pool area	25	m <sup>2</sup>



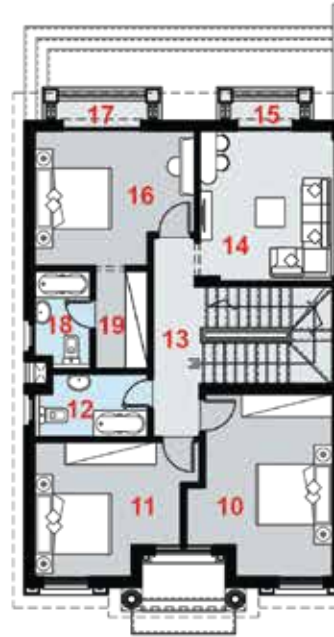
# TWIN VILLA

LEFT



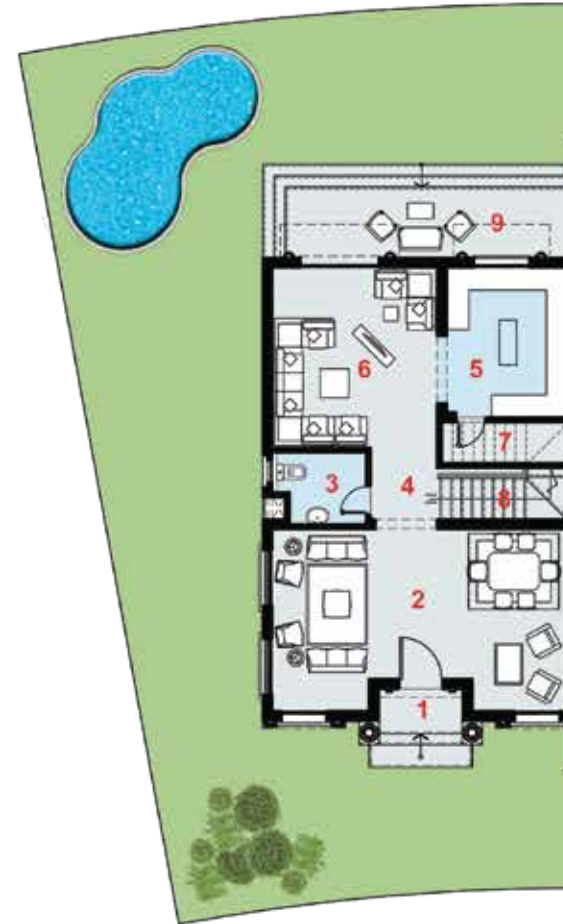
**ROOF FLOOR**  
107 m<sup>2</sup>

20. Front Terrace	8.30 x 5.40
21. Back Terrace	8.30 x 4.60
23. Toilet	2.00 x 2.00
24. Bedroom 3	3.75 x 3.55
25. Corridor 1	1.70 x 1.35
26. Corridor 2	3.10 x 1.60



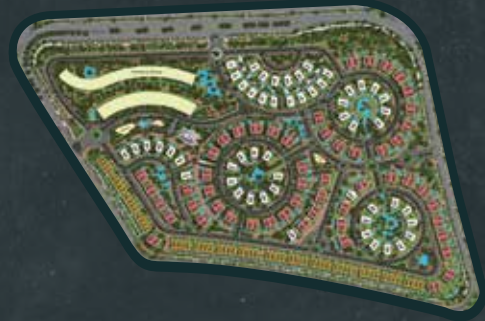
**FIRST FLOOR**  
106 m<sup>2</sup>

10. Bedroom 1	5.25 x 4.10
11. Bedroom 2	4.25 x 3.95
12. Bathroom	3.35 x 1.80
13. Corridor	5.40 x 1.50
14. Living Room	4.35 x 3.75
15. Terrace 1	2.60 x 0.90
16. Master Bedroom	4.60 x 3.95
17. Terrace 2	3.20 x 0.90
18. Master Bathroom	2.75 x 1.85
19. Dressing Room	2.75 x 1.55



**GROUND FLOOR**  
127 m<sup>2</sup>

1. Entrance	2.25 x 2.10
2. Reception	8.30 x 5.20
3. Toilet	2.85 x 2.05
4. Corridor	2.05 x 1.95
5. Kitchen	4.35 x 3.55
6. Living Room	5.15 x 4.80
7. Store	3.60 x 1.25
8. Stairs	3.60 x 2.80
9. Terrace	8.30 x 2.50



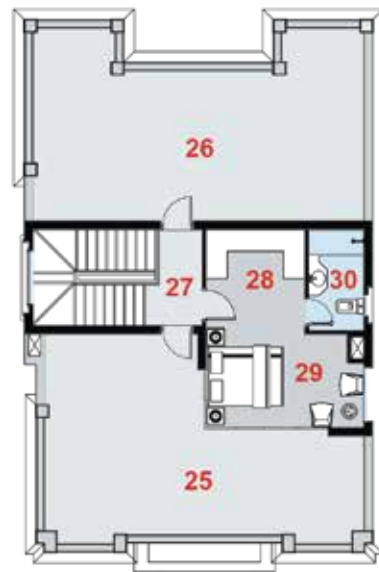
## KEY PLAN



Average Plot area	309 m <sup>2</sup>
Footprint area	127 m <sup>2</sup>
Built-Up area	340 m <sup>2</sup>
Average Garden area	182 m <sup>2</sup>
Average pool area	25 m <sup>2</sup>



# STAND ALONE VILLA



**ROOF FLOOR**  
140 m<sup>2</sup>

25. Front Terrace	9.50 x 6.15
26. Back Terrace	9.80 x 5.70
27. Corridor	3.20 x 1.60
28. Dressing	2.90 x 1.95
29. Bedroom	4.95 x 4.15
30. Bathroom	3.15 x 1.90



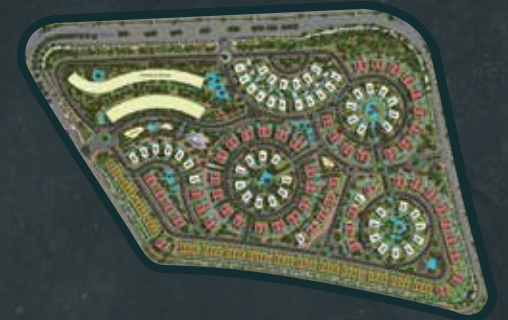
**FIRST FLOOR**  
136 m<sup>2</sup>

12. Lobby	1.70 x 1.40
13. Bedroom 1	4.75 x 3.95
14. Bathroom	3.25 x 2.20
15. Lobby	3.25 x 2.70
16. Livingroom	4.95 x 4.60
17. Master Bedroom	4.95 x 4.70
18. Dressing	3.45 x 2.15
19. Master Bathroom	3.30 x 1.75
20. Bathroom	3.30 x 1.75
21. Bedroom 2	4.75 x 3.95
22. Lobby	1.70 x 1.35
23. Terrace 1	2.60 x 1.20
24. Terrace 2	2.60 x 1.20



**GROUND FLOOR**  
149 m<sup>2</sup>

1. Entrance	2.25 x 2.10
2. Reception	9.50 x 7.70
3. Lobby	1.65 x 1.45
4. Toilet	2.55 x 1.65
5. Kitchen	4.30 x 4.15
6. Corridor	4.15 x 1.95
7. Terrace	4.85 x 4.05
8. Guest room	4.15 x 3.35
9. Guest bathroom	2.45 x 1.35
10. Guest room lobby	1.40 x 1.30
11. Stairs	3.75 x 2.90



## KEY PLAN



Average Plot area	455 m <sup>2</sup>
Footprint area	149 m <sup>2</sup>
Built-Up area	425 m <sup>2</sup>
Average Garden area	306 m <sup>2</sup>
Average pool area	30 m <sup>2</sup>



# PREMIUM VILLA

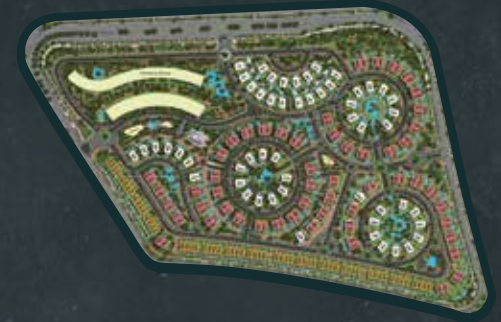
## GROUND FLOOR



### GROUND FLOOR

217 m<sup>2</sup>

1. Entrance	4.35 x 2.10
2. Entrance lobby	5.10 x 5.07
3. Reception	12.40 x 5.40
4. Dining Room	5.05 x 5.05
5. Terrace	6.50 x 1.70
6. Corridor	1.90 x 1.40
7. Kitchen	5.25 x 3.15
8. Maid's Room	2.80 x 2.15
9. Maid's Bathroom	2.80 x 1.90
10. Lobby	1.45 x 1.40
11. Washbasin	1.40 x 1.40
12. Toilet	2.55 x 1.40
13. Guest's lobby	1.75 x 1.45
14. Dressing Room	1.80 x 1.40
15. Guest's bathroom	2.55 x 1.80
16. Guest's bedroom	5.40 x 3.25
17. Stairs	5.05 x 3.15



### KEY PLAN

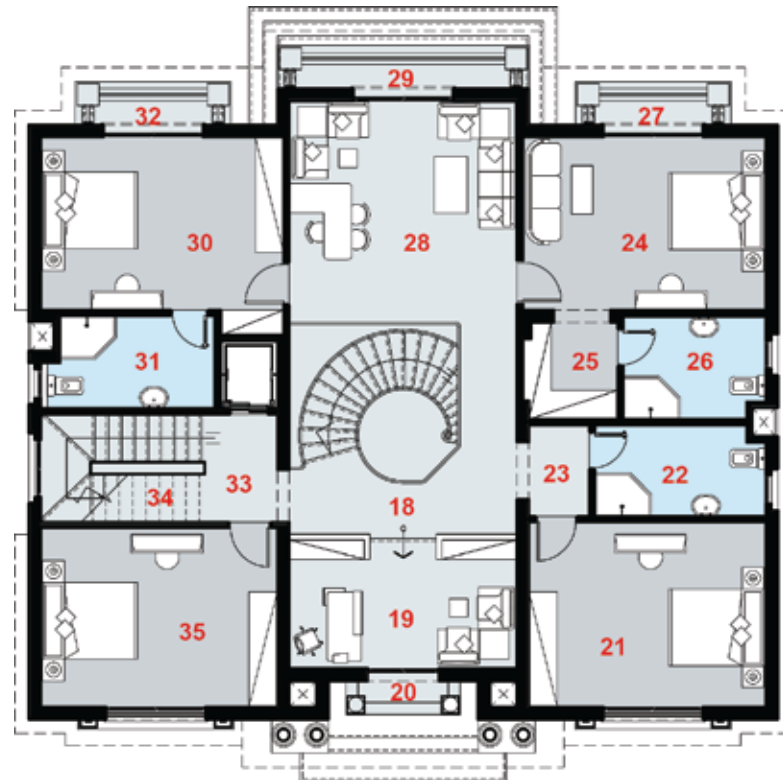


Average Plot area	618 m <sup>2</sup>
Footprint area	217 m <sup>2</sup>
Built-Up area	639 m <sup>2</sup>
Average Garden area	401 m <sup>2</sup>
Average pool area	30 m <sup>2</sup>



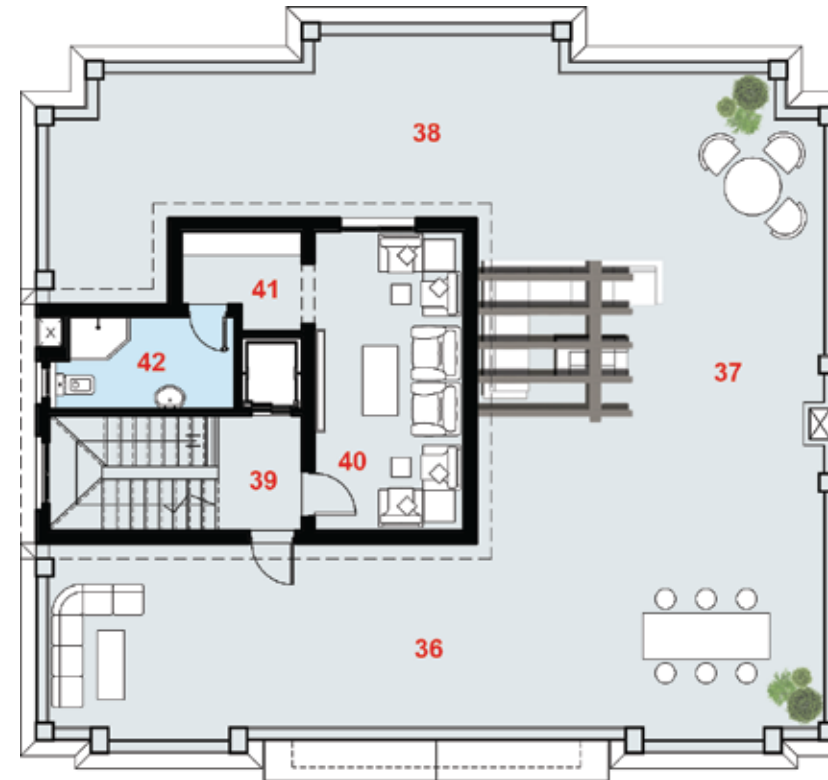
# PREMIUM VILLA

## FIRST & ROOF FLOOR



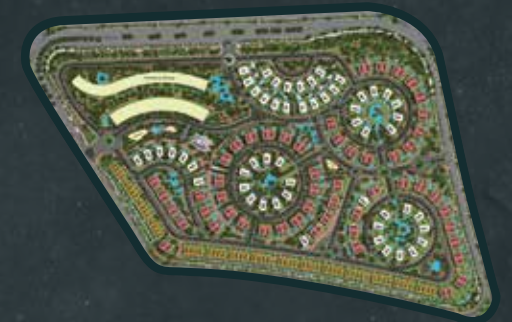
**FIRST FLOOR**  
209 m<sup>2</sup>

18 . Lobby	5.05 x 4.40	27. Terrace	3.30 x 0.90
19 . Office	5.05 x 3.05	28. Family Living	4.95 x 4.90
20. Terrace	2.40 x 0.70	29. Terrace	5.00 x 0.90
21. Bedroom 1	5.40 x 4.20	30. Bedroom 3	5.45 x 4.45
22. Bathroom	3.95 x 2.05	31 . Bathroom	4.00 x 2.05
23. Lobby	2.05 x 1.50	32. Terrace	3.30 x 0.90
24. Master BD	5.45 x 4.00	33. Lobby	1.75 x 2.40
25. Dressing	2.20 x 2.15	34. Stairs	3.65 x 2.40
26. Master bathroom	3.35 x 2.30	35. Bedroom 4	5.40 x 4.05



**ROOF FLOOR**  
213 m<sup>2</sup>

36. Front Terrace	15.80 x 3.80
37. Side Terrace	7.10 x 6.35
38. Back Terrace	15.80 x 4.10
39. Corridor	2.55 x 1.85
40. Home Cinema	6.35 x 3.35
41. Kitchenette	2.80 x 2.35
42. Bathroom	4.05 x 2.10



## KEY PLAN



Average Plot area	618 m <sup>2</sup>
Footprint area	217 m <sup>2</sup>
Built-Up area	639 m <sup>2</sup>
Average Garden area	401 m <sup>2</sup>
Average pool area	30 m <sup>2</sup>



# CASE STUDY

## PARTNERS



### SALAH ELSHARKAWY DESIGNS

With more than twenty five years of experiences in designing and executing palaces and hotels in Egypt, Oman, Turkey and Spain



### MOHARRAM BAKHOUM

ACE is one of the oldest, largest and most experienced disciplinary engineering consultancy companies currently operating world wide, (city stars retail Centre, Manshiyyat Nasser Residential Complex, Grand Hyatt Hotel, Rod Elfarag Bridge)



### OKOPLAN

ÖKOPLAN is a full-service engineering consultancy firm established in Cairo, Egypt in 1993 (Al-Alamein district 700 Faddan-2018/ Lake View-2017 / oil village-LIBYA Telal Al-Sokhna-2007.)



### Nature For Engineering Consultancy

Nature is a multi-discipline Design & Engineering Consultancy Firm, Established in 2000. Porto October – Marina Heights – Palm Hills ( The Crown ) – Sodic ( Villette ) – Alex West).



### EMAK SWIMMING POOLS

Emak Swimming Pools, is a part of Al-Kharafi Group international. (Novotel Marsa Allam-Marassi-Port Ghaleb-Makkadi Bay-Amwaj North Coast)



### KEM CONSULTANT

Electromechanical consultant engineering Firm Established in 1995. (Hyde Park-new Cairo/ Crystal Asfour Hospital/Mall of Oman)



### GLOBALX

GlobalX is a specialized contractor

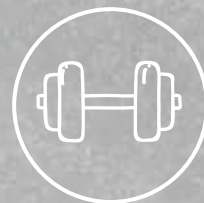


# FACILITIES & AMENITIES

CONNECTIVITY BRINGING EVERYTHING TOGETHER



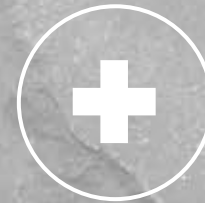
Bike & Running Lanes



Gym & Spa



Squash Court



Medical Center



Administrative Building



Private Pool



Private Garden



Private Parking



Club Houses



Shopping Mall



Artificial Lakes



Mosque





— LA VERDE —  
**CASSETTE**  
NEW CAPITAL



[WWW.LAVERDE-EG.COM](http://WWW.LAVERDE-EG.COM)  
AL-MOLTAKA AL-ARABY DISTRICT, VILLA 123  
SHERATON EL-MATAR, HELIOPOLIS, CAIRO, EGYPT.

**LAVERDE**  
DEVELOPMENTS