

VINCI

NEW CAPITAL | DIPLOMATIC AREA

PRODUCT KNOWLEDGE

DISCLAIMER: The information contained in this presentation is CONFIDENTIAL and PRIVILEGED. It is intended for Misr Italia Properties internal use and is not to be shared with third parties outside of the organization.

Table of Contents

1. About Vinci
2. Masterplan & Circulations
3. Zones
4. Perspectives
5. Releases
6. Construction Updates

LUXURY BOUTIQUE LIVING

ALL BEHIND VINCI'S DESIGN & CONCEPT

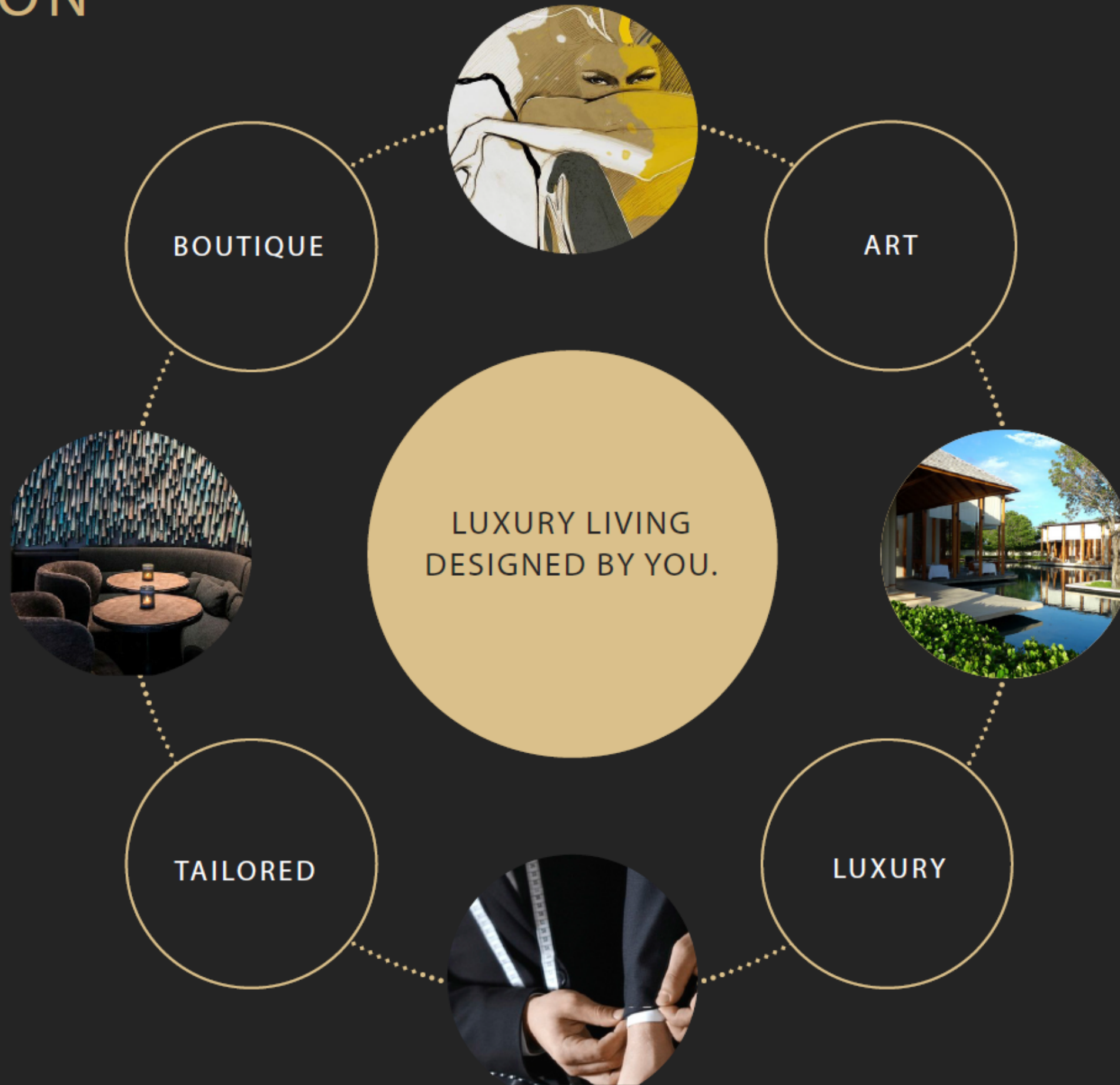
Vinci, the new urban destination, Misr Italia Properties newest residential compound designed to encapsulate the ease and beauty of modern living. Divided into districts that represent arts period that originate from the 19th century all the way up to the 21st century.

Vinci integrates the art elements of every art style into its urban and landscape design using dynamic approaches to set the standards for contemporary living, created to exude the warm earthy accent of a home whilst overlooking scenic landscapes.

Vinci has a very distinctive design concept, one that is unmatched! It is inspired by art and its various phases. The art is the reflection of the actual designs of the project. From the classics, to the contemporary to the modern, the project is divided into phases with each phase being designed into a specific artstyle.

Behind the creation of this project comes the master-planners and the interior designer, CallisonRTKL & DMA, designing an exceptional master plan along with Hany Saad Innovations creating a unique look and style to the exteriors and interiors of the project.

OUR VISION



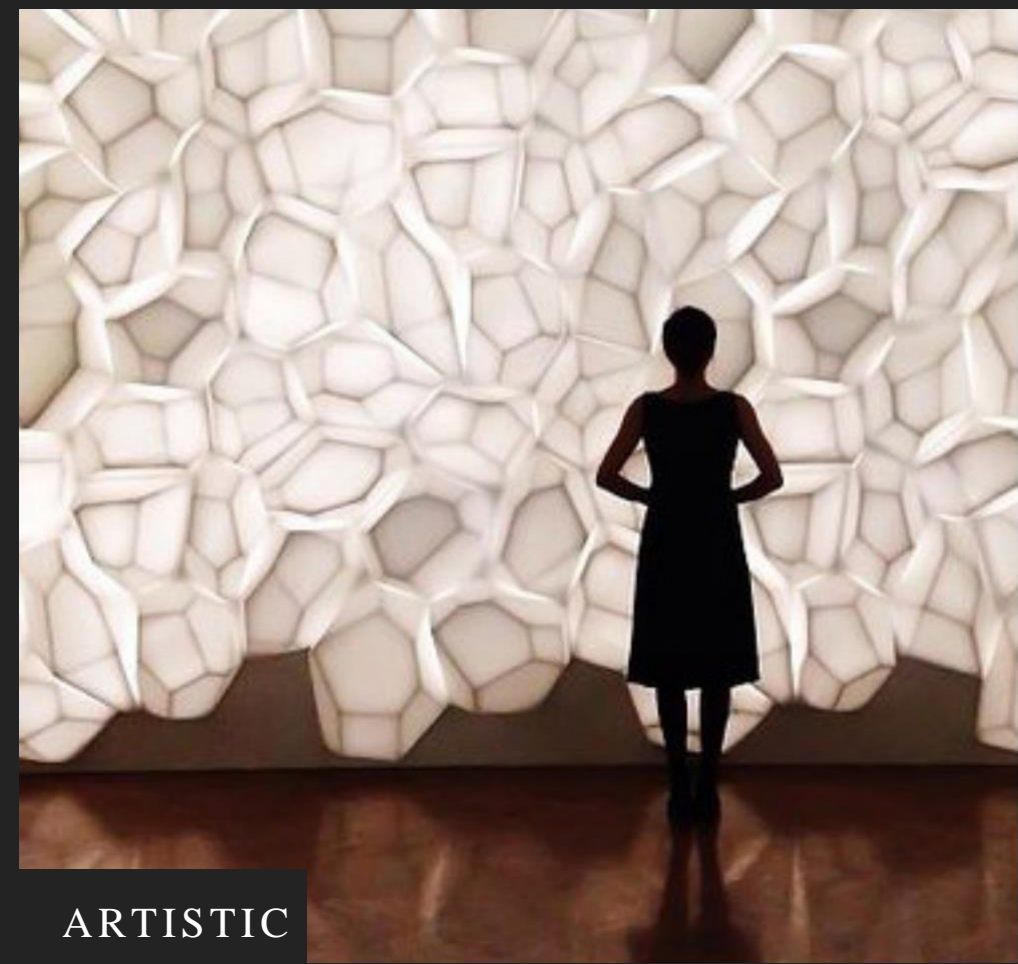
OUR CHARACTER



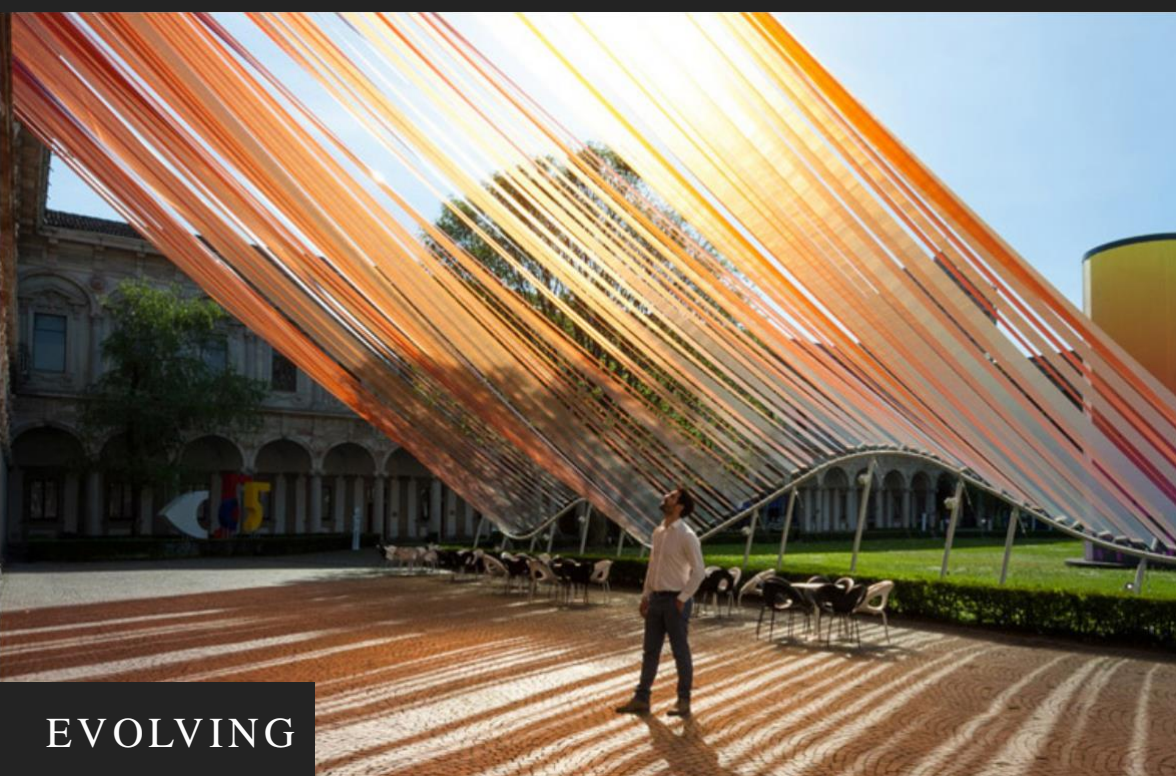
CURATED



SOPHISTICATED



ARTISTIC



EVOLVING

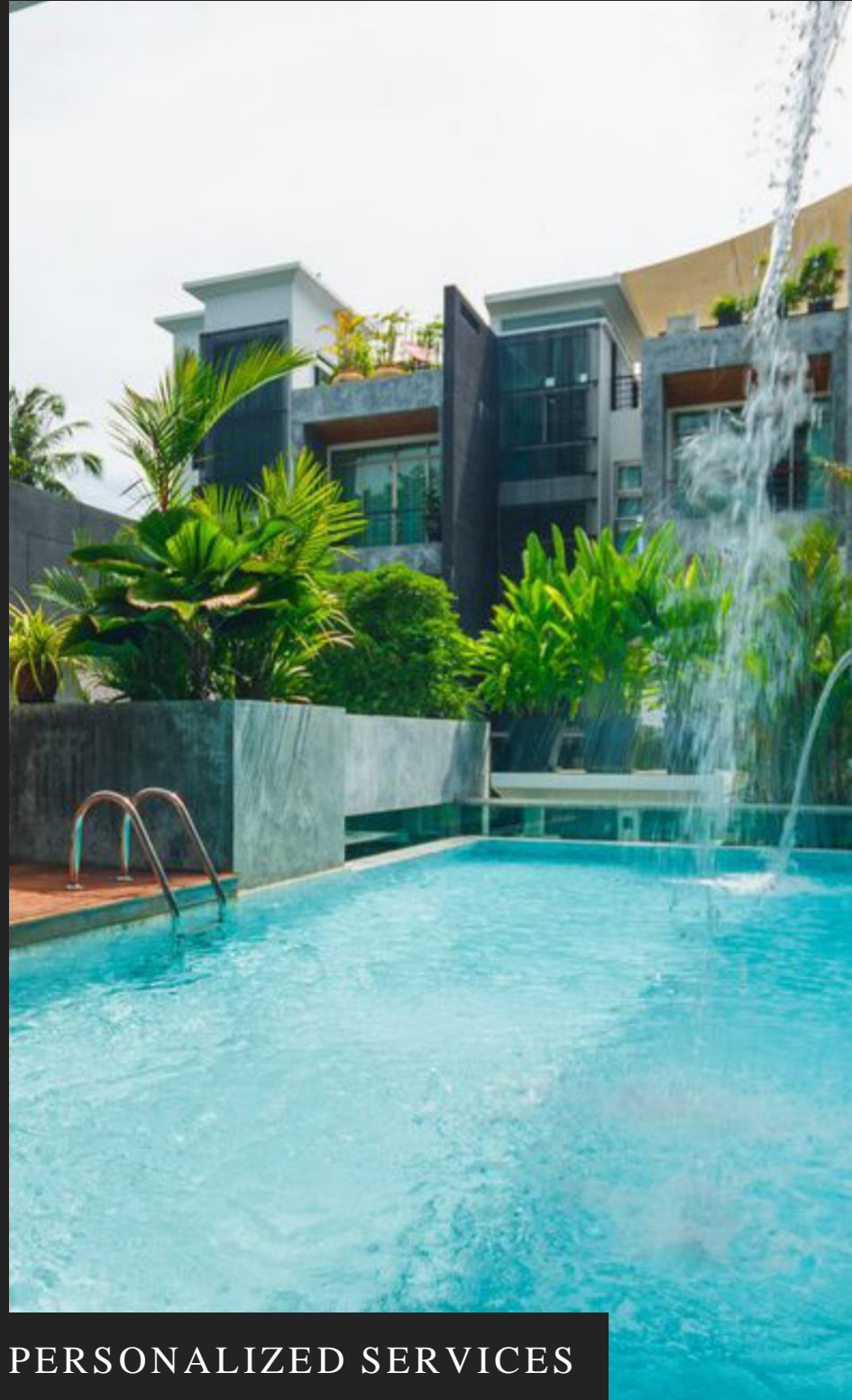


ALLURING

OUR LIFESTYLE



INNOVATIVE FEATURES



PERSONALIZED SERVICES



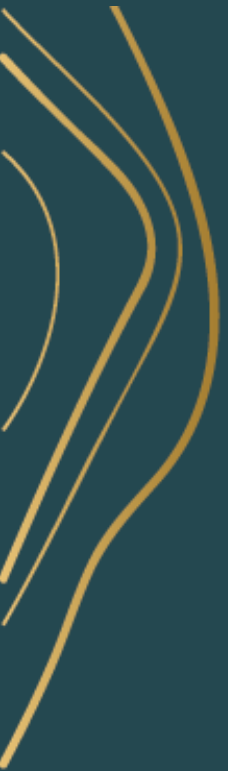
MODERN ACCENTS



EXCLUSIVE AMENITIES



ARTISTIC EXPERIENCES



LUXURY BOUTIQUE LIVING

VINCI LOCATION MAP

Vinci is perfectly located at the heart of the New Capital City, located on the main road of the New Capital.

The luxury boutique residential compound is situated in the residential region of the diplomatic area. Positioned amid exclusive residential districts with an easy access to the main lines of transportation.

The luxury compound merges the abundant architectural haven with the alluring scenery that is on the same road as the Expo, Medical City, and the Massa Hotel; and nearby the government district, with the main aim of providing a well-studied location for residents to retreat from their hectic life yet stay connected.



MADINATY

AL MOSTAKBAL CITY

AL REHAB CITY

NEW CAPITAL AIRPORT

CAIRO FESTIVAL CITY

NORTH TESEEN

SOUTH TESEEN

AUC

THE 5th SETTLEMENT

MOHAMED BIN ZAYED

INVESTMENT CITY

MEDICAL CITY

EXPO

GOVERNMENT

GREEN RIVER

OPERA

DIPLOMATIC AREA

VINCI

SUEZ ROAD →

REGIONAL RING ROAD

← RING ROAD TOWARDS MAADI

EAST RING ROAD

AIN EL SOKHNA ROAD →

NEW CAPITAL MAIN ROAD

Activate Windows
Go to Settings to activate Windows

LUXURY BOUTIQUE LIVING
**VINCI'S
MASTER
ART-PIECE**

 1. VINCI'S
MAIN GATES

 2. VINCI'S
LUXURY VILLAS

 3. SERVICE
APARTEMENTS

 4. HIGH END
APARTEMENTS

 5. COMMERCIAL
AREA

 6. VINCI'S
CLUBHOUSE

 7. COMMUNITY
CENTER

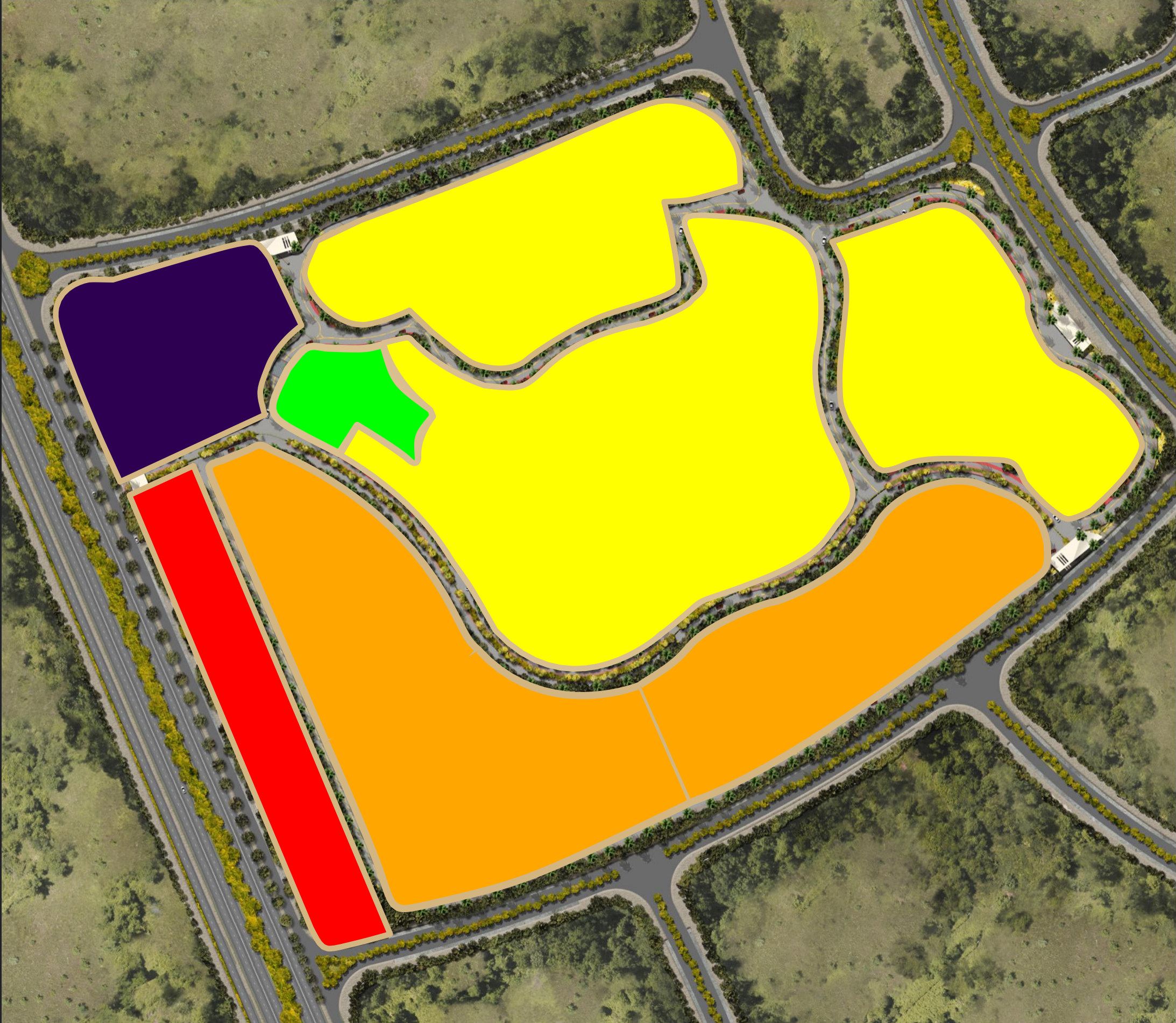
 8. TREELINE
PROMENADE

 9. INNER
PASSAGEWAY



DISTRICTS

- APARTMENTS
- BRANDED SERVICED APARTMENTS
- VILLAS
- CLUB-HOUSE
- COMMERCIAL
- COMMERCIAL SERVICED APARTMENTS

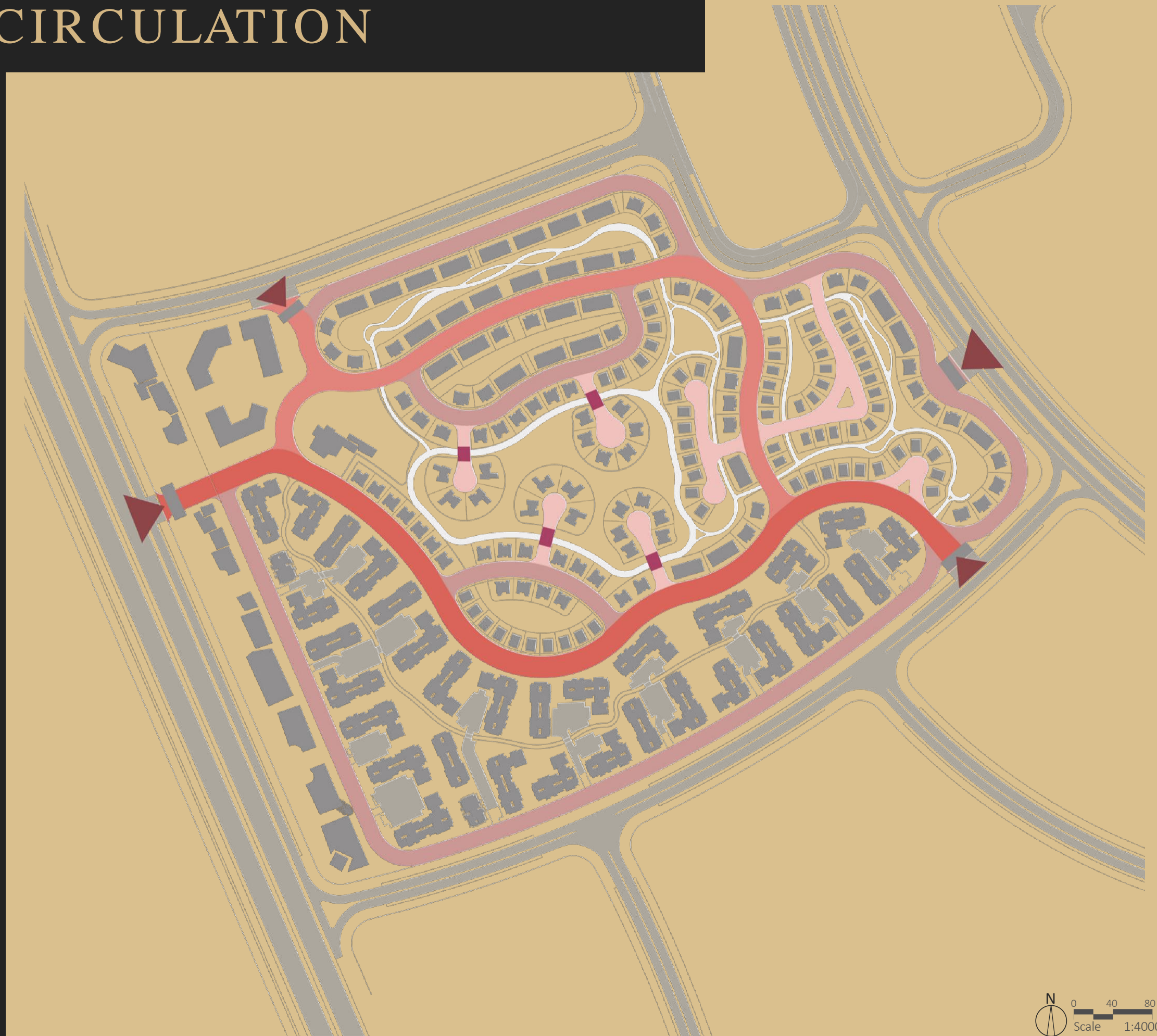


CIRCULATION STUDY

- LEGEND
- Vehicular Network
 - Pedestrian Network
 - Vehicular Bridge
 - On Grade crossing
 - ▶ Main Gates
 - ▶ Secondary Gates



VEHICULAR CIRCULATION



LEGEND

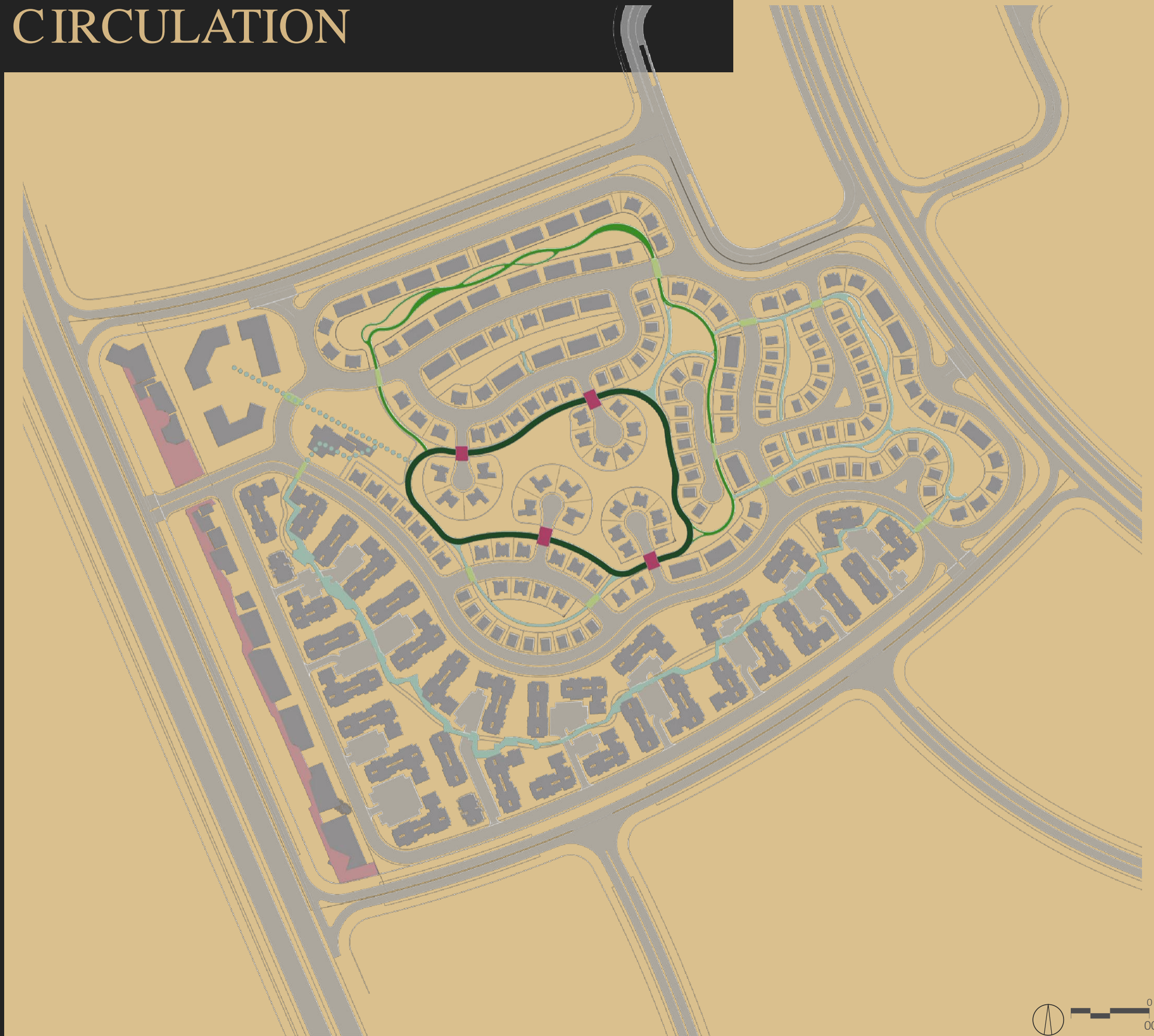
- Road 22 m
- Road 18 m
- Road 16 m
- Road 13 m
- Vehicular Bridge
- ▶ Main Gate
- ▶ Secondary Gate

N
0 40 80
Scale 1:4000

PEDESTRIAN CIRCULATION

LEGEND

- Promenade
- Trail
- Club House trail
- Vehicular bridges
- On Grade crossing
- Commercial Promenade

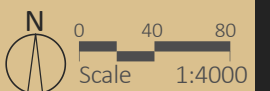


OPEN SPACES STUDY



LEGEND

- Villas zone open spaces
- High-End zone open spaces
- Iconic lake
- Serviced apartments open space
- Services open spaces
- Pedestrian pathway

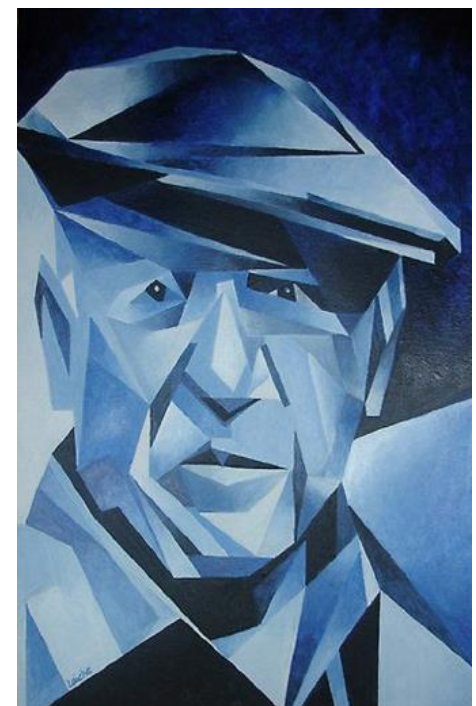


VINCI ZONES

1. Cubism
2. Art Deco
3. Art Nouveau
4. Expressionism
5. Surrealism
6. Pop Art
7. Club House
8. Vinci St.

CUBISM

Cubism is an early-20th-century art movement which brought European painting and sculpture historically forward toward 20th century Modern art. In Cubist artwork, objects are analyzed, broken up and reassembled in an abstracted form—instead of depicting objects from a single viewpoint, the artist depicts the subject from a multitude of viewpoints to represent the subject in a greater context.



CUBISM | MASTERPLAN

PROGRAM ELEMENTS

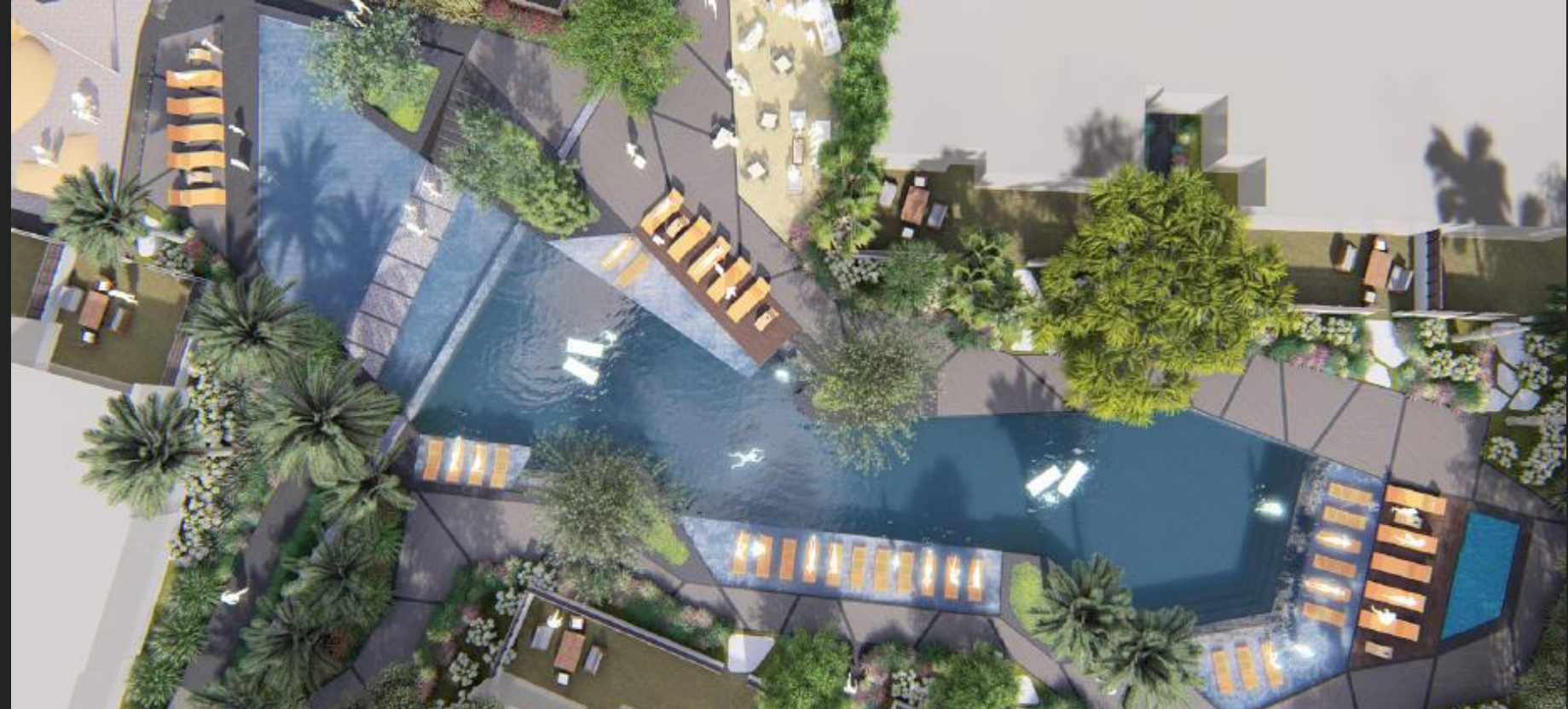
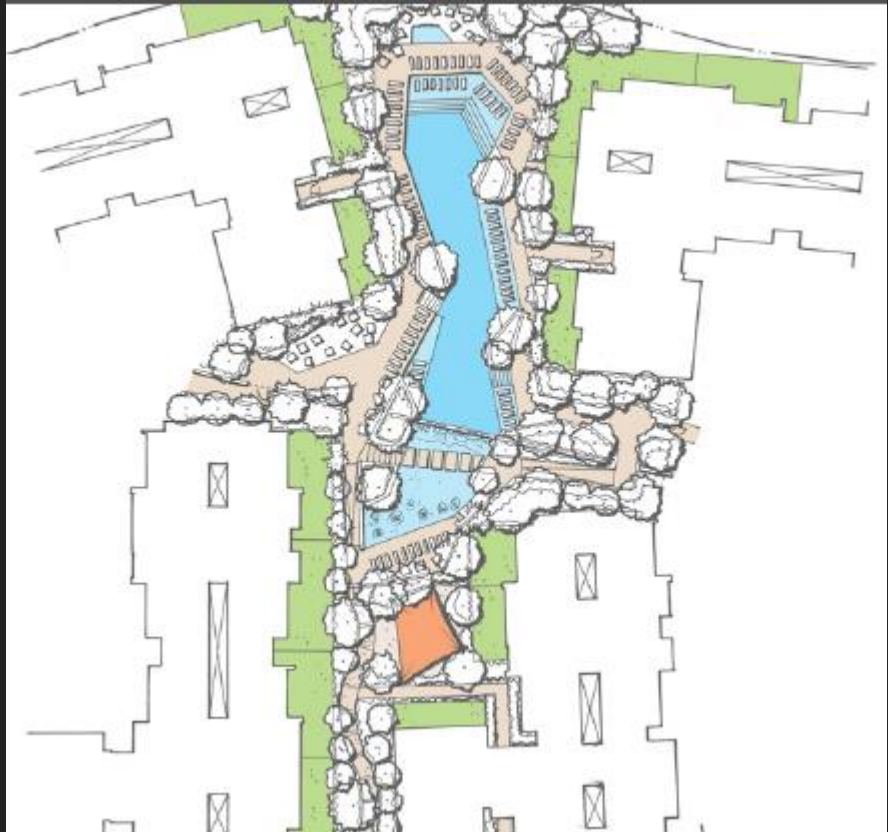
- Apartments
- Community Center
- Water Gardens
- Public Art
- Exclusive public space



CUBISM | MOODBOARD



CUBISM | BLOWUP



2

ART DECO

Art Deco was associated with both luxury and modernity; it combined very expensive materials and exquisite craftsmanship put into modernistic forms. Art Deco represented luxury, glamour, exuberance, and faith in social and technological progress.



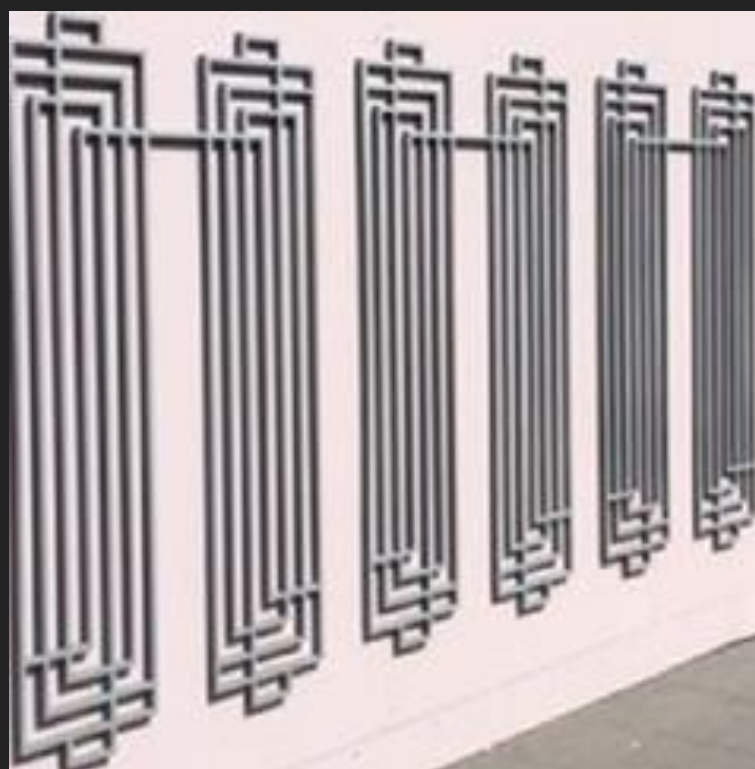
ART DECO | MASTERPLAN

PROGRAM ELEMENTS

- Apartments
- Community Center
- Children's Play Area
- Pavilion
- Multi-purpose green space
- Public Art
- Exclusive public space

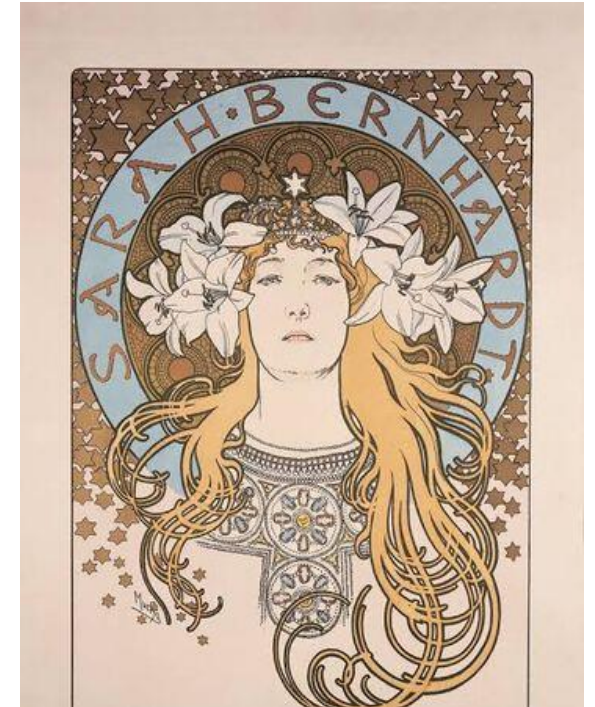


ART DECO | MOODBOARD



3

ART-NOUVEAU



An international style of art, architecture and applied art, especially the decorative arts, that was most popular between 1890 and 1910.

Art Nouveau was inspired by natural forms and structures, particularly the curved lines of plants and flowers.

Art Nouveau is a total art style, It embraces a wide range of fine and decorative arts, including architecture, painting, graphic art, interior design, jewelry, furniture, textiles, ceramics, glass art, and metal work.

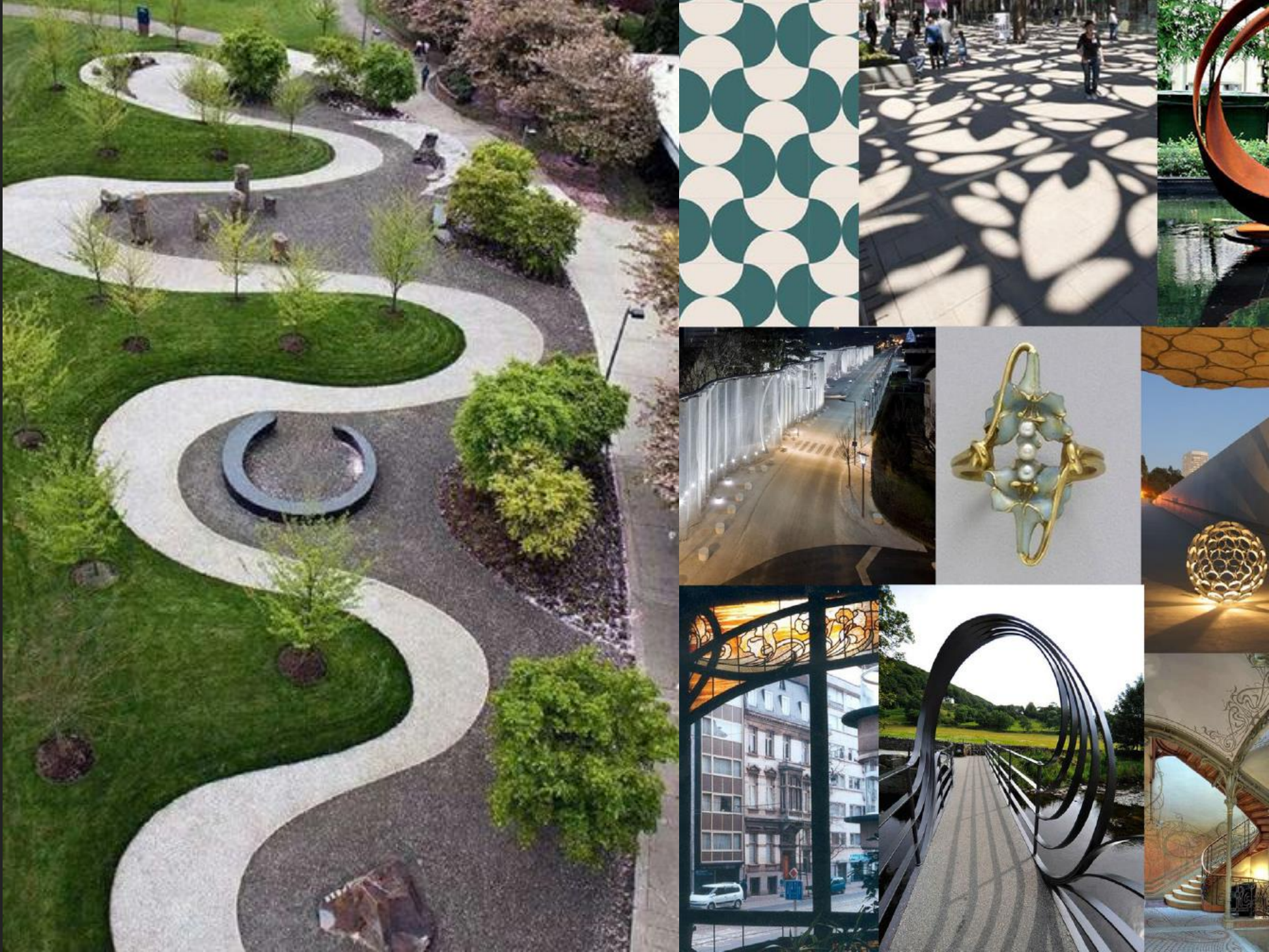
ART NOUVEAU | MASTERPLAN

PROGRAM ELEMENTS

- Apartments
- Community Center
- Gardens
- Pavilion
- Children's Play Area
- Public Art
- Exclusive public space



ART NOUVEAU | MOODBOARD



4

EXPRESSIONISM

Expressionism was a modernist movement, initially in poetry and painting, at the beginning of the 20th century. It was developed as an avant-garde style before the First World War. The style extended to a wide range of the arts, including expressionist architecture, painting, literature, theatre, dance, film and music.



EXPRESSIONISM | MASTERPLAN

PROGRAM ELEMENTS

- Town homes
- Twin houses
- Villas
- Water Features
- Exclusive public space



EXPRESSIONISM | MOODBOARD



ES

SURREALISM



Surrealism is a cultural movement that began in the early 1920s, and is best known for its visual artworks and writings. Artists painted unnerving, illogical scenes with photographic precision, created strange creatures from everyday objects, and developed painting techniques that allowed the unconscious to express itself. Its aim was to resolve the previously contradictory conditions of dream and reality into an absolute reality, a super-reality

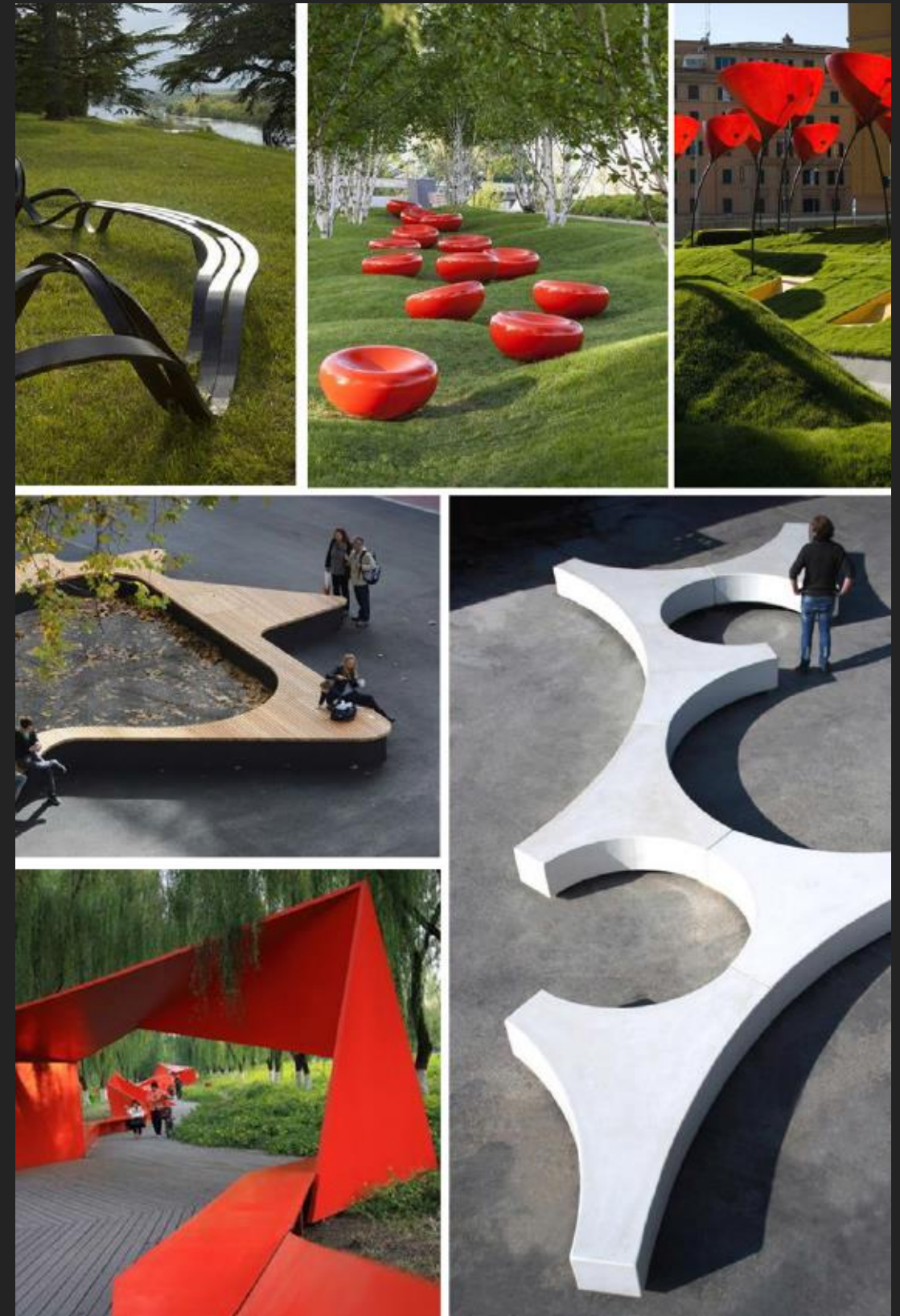
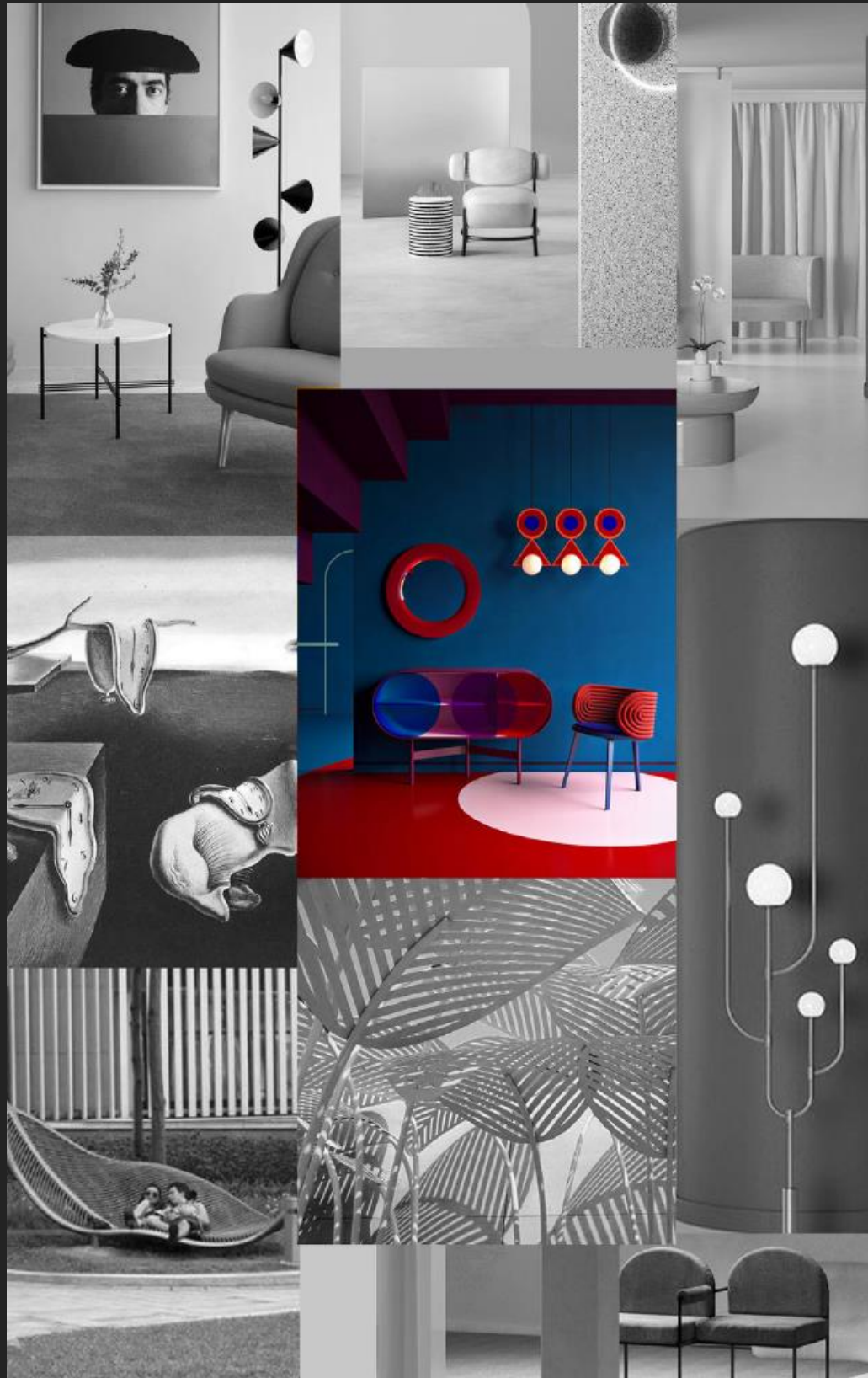
SURREALISM | MASTERPLAN

PROGRAM ELEMENTS

- Iconic Villas
- Tailored design Villas
- Central Lagoon
- Private Islands
- Gated Access
- Public Art
- Exclusive public space



SURREALISM | MOODBOARD



6

POP-ART

The movement presented a challenge to traditions of fine art by including imagery from popular and mass culture, such as advertising, comic books and mundane cultural objects. One of its aims is to use images of popular culture in art, It is also associated with the artists' use of mechanical means of reproduction or rendering techniques. In pop art, material is sometimes visually removed from its known context, isolated, or combined with unrelated material.



POP ART | MASTERPLAN

PROGRAM ELEMENTS

- Town homes
- Public Art
- Gardens
- Exclusive public space



POP ART | MOODBOARD





7

CLUB HOUSE

LUXURY & ENERGETIC CLUBHOUSE

CLUBHOUSE | MASTERPLAN

PROGRAM ELEMENTS

- Reception Lounge
- Exotic fine dining Restaurants
- Fitness center
- Spa & beauty salon
- Relaxation Lounge
- Multipurpose Space
- Performance Space
- Sports Courts
- Public Art
- Full Concierge program
- Library
- Indoor & outdoor pool
- Kids club
- Pizza bar
- Event venue



CLUB HOUSE | KEY EXPERIENCES



- Fine dining
- Fitness Classes
- Dance Classes
- Catwalk for Fashion Shows
- Exhibitions
- Jazz Night
- Outdoor Movies
- Tennis
- Active Art Installations
- Soccer
- Swimming
- Fun activities

00 COMMERCIAL AREA

VINCI STREET

The beauty of leveling presented in this architectural masterpiece design of our new commercial project

The surroundings and beauty of the connected structures of the strip help engage more senses from the visitors and maximizes the interaction being from the calmness and greenery implemented and applied by the design.

The strip comprises the best selected clinics, branded stores and provides office spaces overlooking Vinci's lush greenery.

All of which are reinforced with high quality finishes and vastly equipped with sharp technological varnished that support the luxury services to the renters.

VINCI ST. | MASTERPLAN

PROGRAM ELEMENTS

- Creative Offices
- Fine Dining
- Boutique Shopping
- Pedestrian-Friendly Promenade
- Public Gathering Spaces





** Disclaimer: Exterior and Interior finishing according to the contract appendix.



PERSPECTIVES



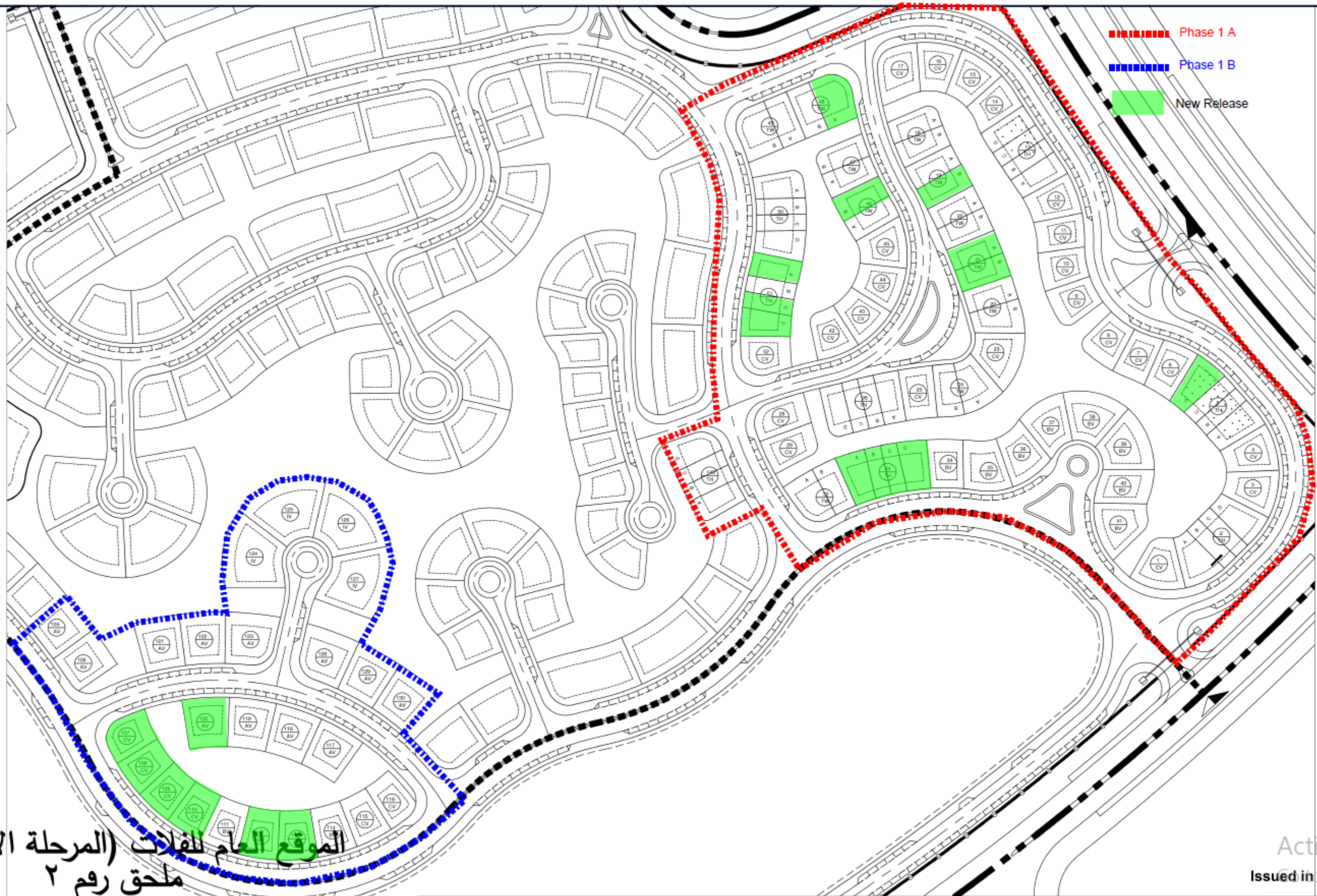






RELEASES

VILLAS

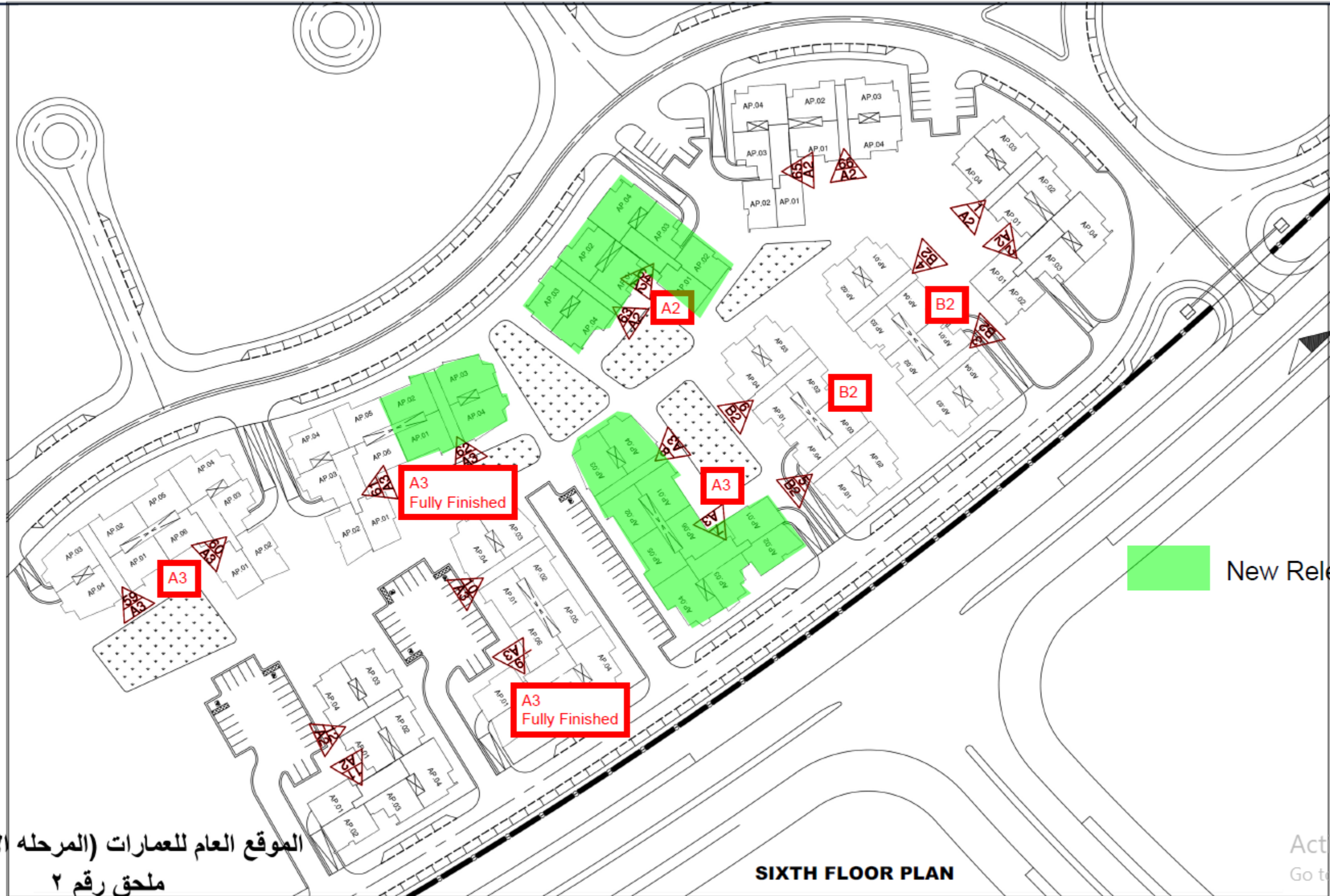


Phase 1 A
Phase 1 B
New Release

الموقع العام للفيلات (المرحلة الاولى)
ملحق رقم ٢

Activate Windk
Issued in APRIL 2019 to ac

APARTMENTS



الموقع العام للعمارات (المرحلة الأولى)
ملحق رقم ٢

Activate Wind
Go to Settings to ac

BUILDING #62

Unit Finishing Specifications مواصفات تشطيب الوحدة

مواصفات تشطيب الوحدة

Unit Finishing Specifications	مواصفات تشطيب الوحدة
<p>1. Foyer and Corridors Floors High Quality exported marble Skirting High Quality exported marble Walls Paint as per selected palette Ceiling Paint-White</p>	<p>1- الیهو والممرات ارضيات رخام تصدير على الجودة وزر رخام تصدير على الجودة حوائط دهانات مختلرة من الكراته اسقف دهانات ابيض</p>
<p>2. Living & Dining Floors High Quality exported marble Skirting High Quality exported marble Walls Paint as per selected palette Ceiling Paint-White</p>	<p>2- المعيشة والسفرة ارضيات رخام تصدير على الجودة وزر رخام تصدير على الجودة حوائط دهانات مختلرة من الكراته اسقف دهانات ابيض</p>
<p>3. Master Bedroom Floors HDF Anti scratch and anti bacteria Skirting HDF Skirting Walls Paint as per selected palette Ceiling Paint-White</p>	<p>3- غرفة النوم الرئيسية ارضيات ارضيات اتش دى اف مضادة للتمدد والبكتريا وزر ارضيات اتش دى اف حوائط دهانات مختلرة من الكراته اسقف دهانات ابيض</p>
<p>4. Secondary Bedroom Floors HDF Anti scratch and anti bacteria Skirting HDF Skirting Walls Paint as per selected palette Ceiling Paint-White</p>	<p>4- غرفة النوم الثانوية ارضيات ارضيات اتش دى اف مضادة للتمدد والبكتريا وزر ارضيات اتش دى اف حوائط دهانات مختلرة من الكراته اسقف دهانات ابيض</p>
<p>5. Doors Entry Door: solid wood covered with natural veneer. Hollow core filling (veneer as per selected samples) Internal doors: wood frame with 5mm MDF covered with CPL core filling (CPL colour as per selected palette)</p>	<p>5- ابواب باب خارجى باب كيس خارجى ملزوق قشرة طبعى شامل البر باب داخلى ابواب كيس داخلية ملزوق قشرة ام دى اف 5 مم او قشرة بى فى سى شامل البر</p>
<p>6. Master bathrooms-Guest toilet Floors High Quality exported marble Walls High Quality exported marble- Paint as per selected palette Ceiling Paint-White Sanitary Ware High quality sanitary fixtures</p>	<p>6- حمام الرئيسي والضيوف ارضيات رخام تصدير على الجودة حوائط رخام تصدير على الجودة ودهانات اسقف دهانات ابيض الأجهزة الصحية اجود الأنواع للأطقم الصحية</p>
<p>7. Secondary bathrooms Floors High Quality Porcelain tiles Walls High Quality Porcelain tiles- Paint as per selected palette Ceiling Paint-White Sanitary Ware High quality sanitary fixtures</p>	<p>7- الحمام الثانوى ارضيات بورسلين على الجودة حوائط بورسلين على الجودة ودهانات اسقف دهانات ابيض الأجهزة الصحية اجود الأنواع للأطقم الصحية</p>
<p>8. Kitchen Floors High Quality Porcelain tiles Skirting High Quality Porcelain tiles Walls Paint as per selected palette Ceiling Paint-White</p>	<p>8- المطبخ ارضيات بورسلين على الجودة وزر بورسلين على الجودة حوائط دهانات مختلرة من الكراته اسقف ابيض دهانات</p>
<p>9. Nanny Bedroom Floors High quality Ceramic tiles Skirting High quality Ceramic tiles Walls Paint-White Ceiling Paint-White</p>	<p>9- غرفة المربية ارضيات سيراميك على الجودة وزر سيراميك على الجودة حوائط دهانات ابيض اسقف دهانات ابيض</p>

BUILDING

#62

10. Aluminum & Glazing
Aluminum Works Powder coated aluminum or UPVC frames
Glass Tempered glazing

11. AC
*Reception, dining, bedrooms, living rooms with connection
electricity and sewage only without any devices

12. Light current Works
* IP T V - intercom system and voice, internet

13. Elevators
*Elevators access control system
*High quality cabins

First Party (Seller)

Name:-

Signature:-

Second Party (Purchaser)

Name:-

Signature:-

10- فتحات الألومنيوم بالزجاج

الومنيوم - بي في سي
زجاج مفرد فيمبية

ابواب وشبابيك

11- التكييف

صرف وكهرباء تكييف فقط بدون اى اجهزة

12- أنظمة التيار الخفيف

انتركم - نت- تليفون - دش

13- المصاعد

كارت دخول المصعدواستخدامه
تشطيب اعلى جودة

الطرف الاول (البائع)

الاسم :- شركة مصر ايطاليا للاستثمار العقارى

التوقيع:

الطرف الثانى (المشتري)

الاسم :-

التوقيع:

CONSTRUCTION UPDATES

CONSTRUCTION UPDATES

AUGUST 2020

- 276 luxury villas under construction
- 2,320 luxury apartments under construction
- 95% grading works complete
- 20% concrete works complete



VINCI'S LUXURY COMPOUND

VINCI'S PARTNERS & COLLABORATORS

Vinci has strategically structured itself to collaborate with the most recognized partners as follows:

ARCHITECTURE & INTERIOR DESIGN CONSULTANT

At HSI, they are pioneers in space utilization and creative engineering. They are architects, builders and interior designers who simultaneously believe in tradition and in breaking it.

They are headquartered in Katameya and their profile extends beyond the typical architectural firm in offering diverse range of services relating to buildings, from planning through design, construction and management.

They provide a full complement of design services and construction management for a wide array of residential and commercial sectors.



MASTER PLANNER CONSULTANT

CallisonTRKL combines the legacy of two great design practices that are characterized by the strength of their ideas, the spirit of their culture and the passion of their people to make the world a better place.

Headquartered in Dallas, Texas, USA, CallisonTRKL is one of the major global players in master planning and design consultancy.



MASTER PLANNER & LANDSCAPE CONSULTANT

DMA carries more than 25 years of extensive experience in delivering architectural & engineering services covering urban planning, architectural and landscape design, construction supervision & interior design; for all the real estate developments & facility sectors.

In DMA, we believe that Architectural Design is not only about being iconic or unique; It is about bringing the project to life.



THANK YOU
