

CARNELL PARK

RESIDENCES



“ When we
build, let us
think that we
build forever.”

- JOHN RUSKIN

Welcome.

There is a lot to be said when it comes to architectural designs of the past. One often thinks of it with a sense of nostalgia that can only be soothed by recreating those beautiful spacious interiors and subtly adding to them everything that satisfies contemporary functional needs. In that aspect, Carnell Park is significantly unique. It was designed and developed specifically to offer a completely new standard of luxurious flats with extraordinary amenities.





“I call
architecture
frozen music.”

- JOHAN WOLFGANG VON GOETHE



Inspiration.

Zamalek's popular apartment buildings of the 1920s and 1930s continue to take people's breath away. It is that sophisticated taste for the urbane aesthetic of those golden times that drove the nostalgic aspirations that resulted in the creation of Carnell Park. The strong intricate shapes of the buildings and their tops within this neighborhood, contrast with the sky's softer surrounding hues. This beautiful contrast creates an endless dialogue between the two, resulting in Carnell Park's distinctly artistic skyline.

Design.

The design of the executive flat buildings is meant to be timeless in every sense of the word. Both the style and intricacy work together to create homes that will stand the test of time with the value and meaning they will offer for life, never getting outdated. The expansive area between the executive flats provides residents with a much needed sense of space and privacy. Everything was taken into careful consideration. The interiors with high ceilings and large glass windows, were designed to circulate a flow of natural light and a sense of aesthetic space. The finishing details were of just equal importance, and a lot of effort was put into installing external cladding to fend off the harshest of weather conditions, keeping your home a true

sanctuary and refuge as it is meant to be all year round. No efforts were spared anywhere in Carnell Park buildings where the spacious lobbies with their intricate glass doors allow for an endless stream of natural daylight to shine through. Little details were carefully taken care of, from the meticulousness in choosing floors and tiles, to considering your needs for storage space by giving each executive flat access to a large basement area which can also accommodate a driver's room. It is of utmost importance to maintain an aesthetically pleasing atmosphere all throughout Carnell Park, and so the circulation and ventilation systems were concealed underground along with parking spaces, keeping the streets neat, healthy, safe, and pedestrian friendly.





Landscape.

To have the freedom to walk amongst beautiful spaces is priceless. Carnell Park is made up of four stunning parks: Northern Club Park, Southern Club Park, Lake Park, and Rock Park. It is also made up of intricately designed open spaces acting as outdoor leisure attractions that are complemented by urban plazas. The contrast is breathtaking. It enhances how one experiences the outdoors from residing, to resting, to enjoying leisure and cultural pursuits. Landscaped boulevards and avenues connect between the various districts. Walking becomes an intensely pleasurable experience, and the pursuit of a healthy lifestyle comes very easily and naturally to residents.



“Simplicity is
the ultimate
sophistication.”

- LEONARDO DA VINCI

Services.

At Carnell Park residences are provided with endless services. You are secure at all times with the on site security. Repair and maintenance services are a simple phone call away saving you the bothersome hassle of being at a total loss of what to do when something important breaks down or goes wrong. Everyone wants to add something to their home to make it their own, from fences to pergolas. That is why providing extra civil work is part of our valuable offerings amongst many other countless services.





Every detail is
carefully
considered
to ensure
the most
seamless and
memorable
experience.



Bricklane.

Bricklane is **NEWGIZA's** Community Center where residents can find daily necessities and services. Apart from laundromats and banks, and the necessary clinic and pharmacy, there is a mini super market to keep everything accessible to you. If that is too ordinary for you, you can shop at the special boutique grocery shop offering the things you need that are not easily found. Get some fresh bread or a hot croissant from the bakery shop or just stretch your legs as you sip your coffee at the coffee shop overlooking the club.

NG Sports Club.

The **NEWGIZA** Sports Club is set to be the athletic hub of the city, this club will be so popular amongst athletes and socialites alike. Located on a 24 acre plot of land, no sport will be left unattended. The club will feature a professional soccer field complete with spectator building and locker rooms, a running track, Olympic size swimming pools that are specifically designed for athletes, as well as a leisure swimming pool for relaxing, basketball, tennis, and squash courts. There are four squash courts and eight tennis courts to be exact. There are also two paddle tennis courts with a terrace for audience, and tennis pro shops stocked with equipment, clothing and accessories for tennis lovers and fanatics. Children are also catered to in the club's Kindergarten, and indoor and outdoor playgrounds. The Main Building hosts everyday activities all throughout the day and into the evening with a full range of entertainment. It also has a restaurant catering to families and athletes. Outdoor lovers will rejoice in the club's parks with their wide expansive lawns lined with leafy trees. The space is perfect for picnics, hanging out, beach volley and simply lying down on the grass and bathing in the sun.



Masterplan.



CARNELL PARK

RESIDENCES

Land Size **100 Acres** (404,686 sqm)

Total Semi Finished Units **240**

Total Semi Furnished Units **472**



Nothing here is a coincidence. Although that may seem to be the case as you observe Carnell Park settling very naturally and easily into the natural topography and features of the **NEWGIZA** terrain. The meticulous plan was intended to convey that natural feel, instilling comfort, simplicity and warmth without altering the nature of the environment. Carnell Park is 100% pedestrian friendly due to the carefully thought out street designs that include slow speed streets, and pedestrian streets that are free of cars safeguarding residents and visitors alike. Everyone will be able to walk freely and easily roam around happily amongst the narrow streets, boulevards, and alleys. It is simply a high quality pedestrian network and public realm that was specifically designed to provide connectivity and safety for all.

Layout I

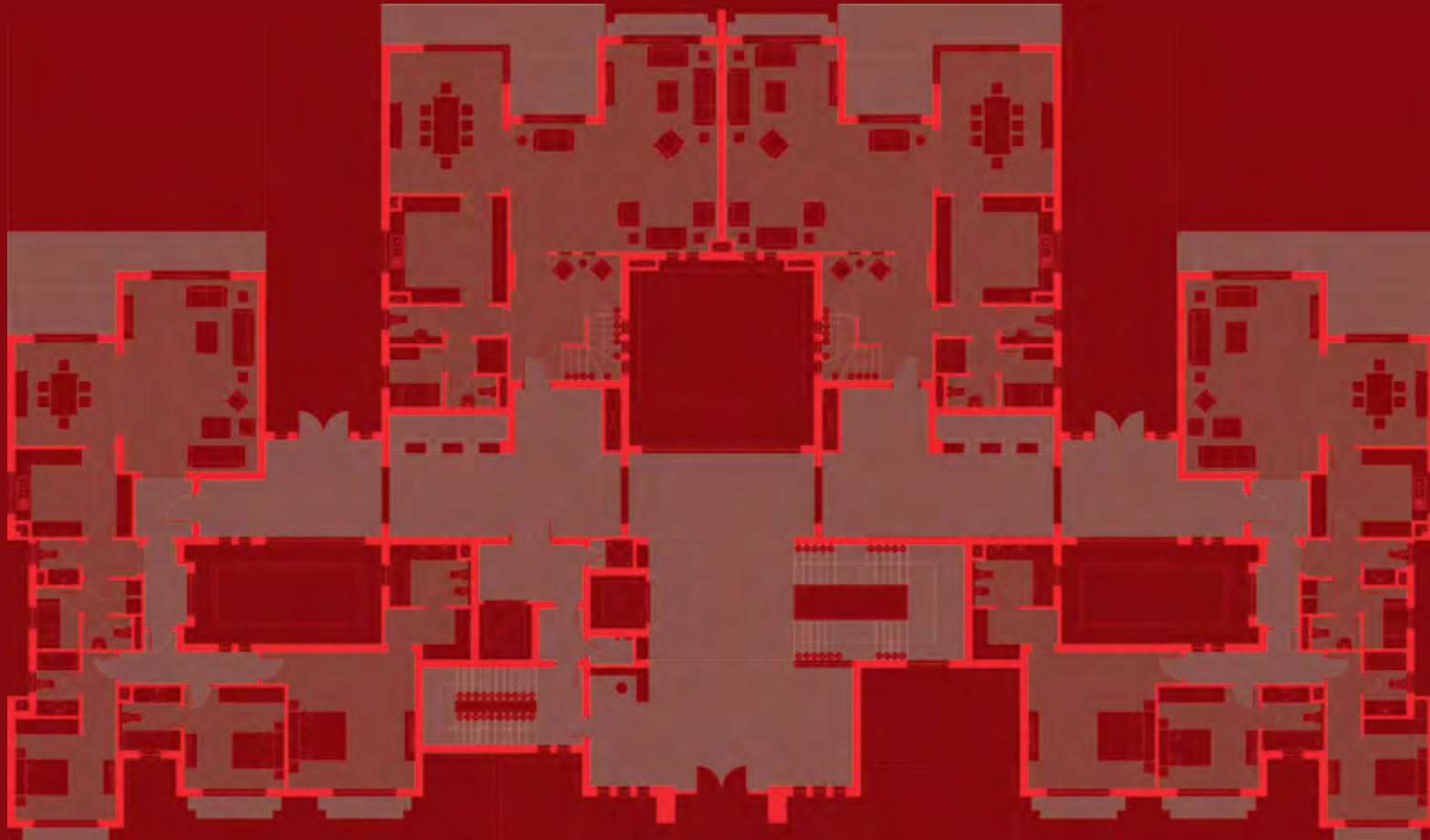
Executive Flats -Semi furnished



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Layout I

Executive Flats -Semi furnished



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Two Bedroom Flat.

Total Area 196 m²

(1) Entrance	2.20 m x 1.75 m
(2) Lobby	2.10 m x 1.75 m
(3) Maid's Room	2.20 m x 2.10 m
(4) Maid's Bathroom	2.10 m x 1.15 m
(5) Guest Bathroom	2.30 m x 2.15 m
(6) Open Kitchen	3.35 m x 2.00 m
(7) Salon	4.70 m x 4.25 m
(8) Reception	5.85 m x 3.55 m
(9) Terrace	3.45 m x 1.75 m
(10) Bedroom	4.00 m x 3.80 m
(11) Bathroom	3.10 m x 1.95 m
(12) Bedroom	4.45 m x 3.80 m
(13) Bathroom	3.10 m x 1.80 m
Services Area	33 m ²

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Three Bedroom Flat.

Total Ground Floor Area 280 m²

(1) Entrance	2.15 m x 2.15 m
(2) Reception	7.25 m x 5.05 m
(3) Dining Room	3.90 m x 3.80 m
(4) Kitchen	4.40 m x 3.30 m
(5) Guest Toilet	1.70 m x 1.70 m
(6) Maid's Room	2.30 m x 1.70 m
(7) Maid's Bathroom	1.75 m x 1.20 m
(8) Bedroom	3.80 m x 3.80 m
(9) Bathroom	2.40 m x 1.70 m
(10) Lobby	4.65 m x 1.20 m
(11) Bedroom	4.20 m x 3.80 m
(12) Bathroom	2.40 m x 2.30 m
(13) Master Bedroom	5.15 m x 4.40 m
(14) Dressing	1.90 m x 1.80 m
(15) M. Bathroom	3.05 m x 2.30 m
(16) Garden Area Including Terrace	100 m ²
Services Area	47 m ²

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Three Bedroom Flat.

Total First Floor Area 280 m²

(1) Entrance	2.15 m x 2.15 m
(2) Reception	7.25 m x 5.05 m
(3) Terrace	3.85 m x 1.60 m
(4) Dining Room	3.90 m x 3.80 m
(5) Kitchen	4.40 m x 3.30 m
(6) Guest Toilet	1.70 m x 1.70 m
(7) Maid's Room	2.30 m x 1.70 m
(8) Maid's Bathroom	1.75 m x 1.20 m
(9) Bedroom	3.80 m x 3.80 m
(10) Bathroom	2.40 m x 1.70 m
(11) Lobby	4.65 m x 1.20 m
(12) Bedroom	4.20 m x 3.80 m
(13) Bathroom	2.40 m x 2.30 m
(14) Master Bedroom	5.15 m x 4.40 m
(15) Dressing	1.90 m x 1.80 m
(16) M. Bathroom	3.05 m x 2.30 m
Services Area	47 m ²

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Duplex Ground Floor.

Total Area 393 m²

(1) Entrance	4.70 m x 4.00 m
(2) Reception	4.85 m x 3.55 m
(3) Salon	7.85 m x 4.25 m
(4) Dining Room	5.35 m x 4.25 m
(5) Kitchen	4.45 m x 4.00 m
(6) Guest Toilet	2.00 m x 1.45 m
(7) Maid's Bedroom	2.25 m x 2.00 m
(8) Maid's Bathroom	1.90 m x 1.15 m
(9) Utility Room	1.25 m x 1.00 m
(10) Garden Area Including Terrace	100 m ²
Services Area	66 m ²

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Duplex First Floor.

Total Area 393 m²

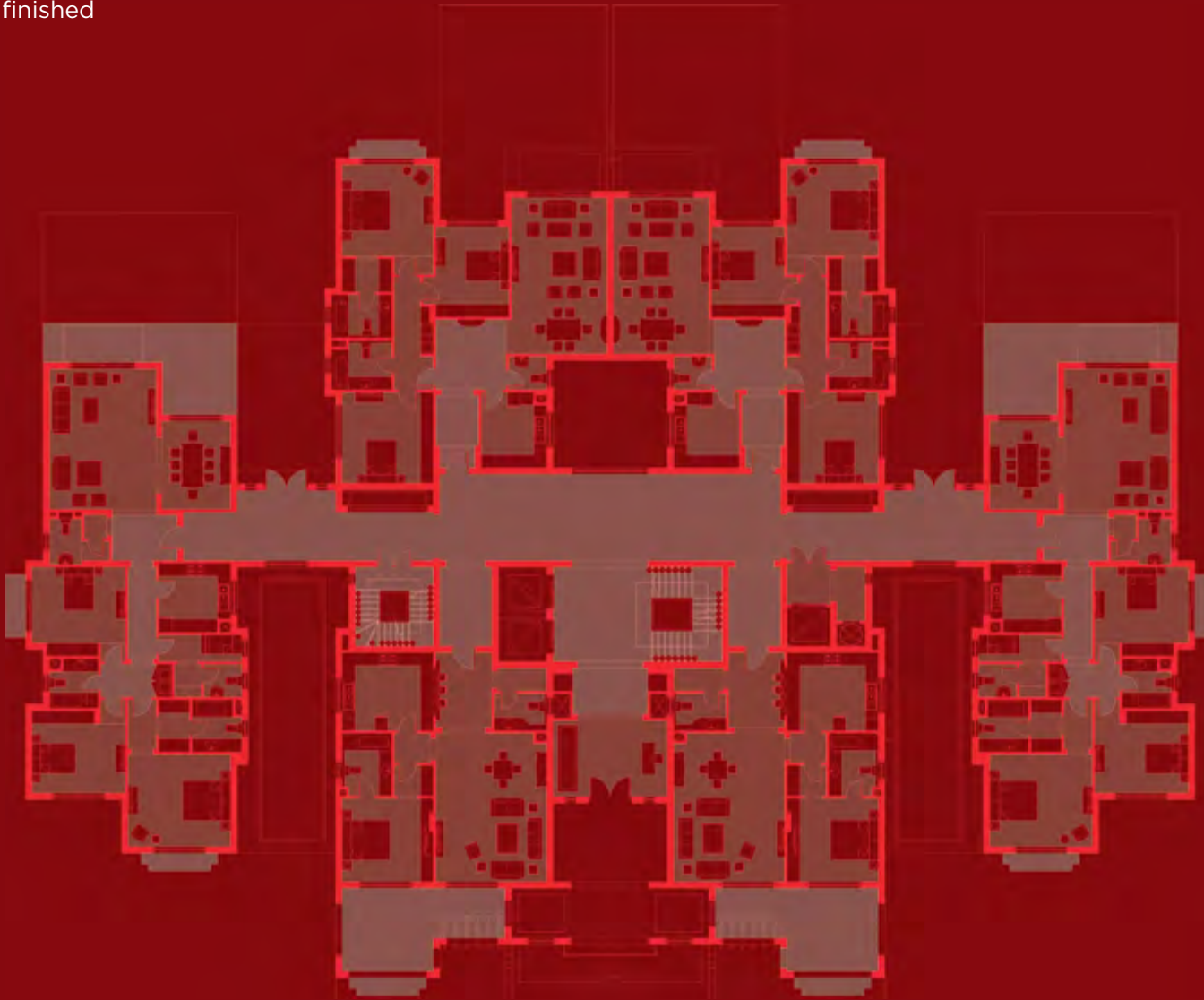
(1) Lobby	4.75 m x 1.20 m
(2) Master Bedroom	4.25 m x 4.00 m
(3) Dressing	2.90 m x 1.70 m
(4) M. Bathroom	2.90 m x 2.50 m
(5) Living Room	3.90 m x 3.45 m
(6) Kitchenette	3.45 m x 1.80 m
(7) Terrace	4.75 m x 1.85 m
(8) Bedroom	4.45 m x 3.80 m
(9) Bathroom	3.10 m x 1.95 m
(10) Bedroom	4.45 m x 3.80 m
(11) Bathroom	3.10 m x 1.80 m

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Layout II

Executive Flats -Semi finished



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Two Bedroom Flat.

Total Ground Floor Area 160 m²

(1) Entrance	2.60 m x 2.00 m
(2) Lobby	2.70 m x 1.50 m
(3) Guest Toilet	2.40 m x 1.25 m
(4) Kitchen	3.50 m x 2.70 m
(5) Reception & Dining	5.65 m x 5.10 m
(6) Bedroom	4.20 m x 4.00 m
(7) Lobby	2.50 m x 1.25 m
(8) Bathroom	2.80 m x 2.50 m
(9) Bedroom	4.20 m x 3.85 m
(10) Terrace	40 m ²
Services Area	26 m ²

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Two Bedroom Flat.

Total Area 223 m²

(1) Entrance	3.35 m x 1.95 m
(2) Lobby	3.20 m x 3.20 m
(3) Kitchen	3.45 m x 3.00 m
(4) Guest Toilet	1.75 m x 1.50 m
(5) Reception & Dining	7.20 m x 4.40 m
(6) Terrace	3.50 m x 1.60 m
(7) Bedroom	4.20 m x 3.35 m
(8) Master Bedroom	4.25 m x 4.20 m
(9) Dressing	2.25 m x 1.50 m
(10) M. Bathroom	2.75 m x 2.00 m
(11) Lobby & Utility	5.20 m x 1.20 m
(12) Bathroom	2.75 m x 2.25 m
(13) Bedroom	4.20 m x 4.20 m
Services Area	43 m ²

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Three Bedroom Flat.

Total Ground Floor Area 264 m²

(1) Entrance	3.00 m x 2.10 m
(2) Dining Room	4.10 m x 3.15 m
(3) Reception	6.50 m x 4.90 m
(4) Guest Toilet	2.40 m x 1.45 m
(5) Bedroom	4.30 m x 4.10 m
(6) Bathroom	2.30 m x 2.25 m
(7) Bedroom	4.30 m x 3.80 m
(8) Lobby	3.20 m x 1.50 m
(9) Master Bedroom	4.70 m x 4.25 m
(10) Dressing Room	2.40 m x 1.50 m
(11) M. Bathroom	2.40 m x 2.30 m
(12) Maid's Room	3.90 m x 1.25 m
(13) Maid's Bathroom	1.75 m x 1.50 m
(14) Lobby	4.25 m x 1.20 m
(15) Kitchen	3.40 m x 3.20 m
(16) Garden Including Terrace	70 m ²
Services Area	51 m ²

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Three Bedroom Flat.

Total Area 264 m²

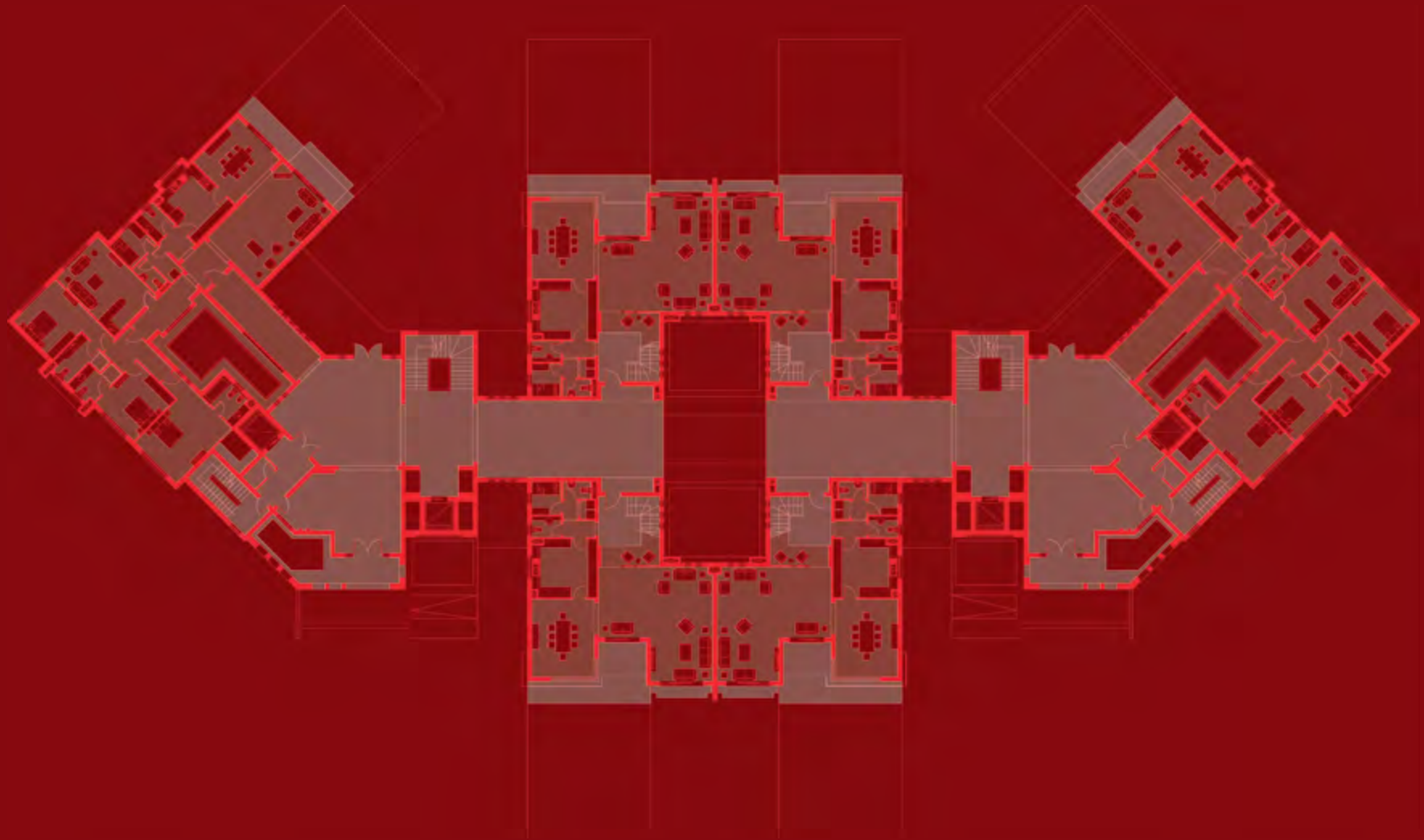
(1) Entrance	3.00 m x 2.10 m
(2) Dining Room	4.10 m x 3.15 m
(3) Terrace	3.50 m x 1.60 m
(4) Reception	6.50 m x 4.90 m
(5) Guest Toilet	2.40 m x 1.45 m
(6) Bedroom	4.30 m x 4.10 m
(7) Bathroom	2.30 m x 2.25 m
(8) Bedroom	4.30 m x 3.80 m
(9) Lobby	3.20 m x 1.50 m
(10) Master Bedroom	4.70 m x 4.25 m
(11) Dressing Room	2.40 m x 1.50 m
(12) M. Bathroom	2.40 m x 2.30 m
(13) Maid's Room	3.90 m x 1.25 m
(14) Maid's Bathroom	1.75 m x 1.50 m
(15) Lobby	4.25 m x 1.20 m
(16) Kitchen	3.40 m x 3.20 m
Services Area	51 m ²

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Layout III

Executive Flats Corner -Semi furnished



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Two Bedroom Flat.

Total Ground Floor Area 196 m²

(1) Entrance	2.20 m x 1.75 m
(2) Lobby	2.10 m x 1.75 m
(3) Maid's Bedroom	2.20 m x 2.10 m
(4) Maid's Bathroom	2.10 m x 1.15 m
(5) Guest Bathroom	2.30 m x 2.15 m
(6) Open Kitchen	3.35 m x 2.00 m
(7) Salon	5.85 m x 4.25 m
(8) Terrace	3.45 m x 1.75 m
(9) Reception	5.85 m x 3.55 m
(10) Bedroom	4.00 m x 3.00 m
(11) Bathroom	3.10 m x 1.95 m
(12) Lobby	2.30 m x 1.20 m
(13) Bedroom	4.45 m x 3.80 m
(14) Bathroom	3.10 m x 1.80 m
Services Area	33 m ²

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Four Bedroom Flat.

Total Ground Floor Area 334 m²

(1) Entrance	2.40 m x 2.40 m
(2) Reception	7.25 m x 4.80 m
(3) Dining Room	4.30 m x 4.05 m
(4) Kitchen	4.05 m x 3.70 m
(5) Guest Toilet	2.15 m x 1.70 m
(6) Maid's Room	2.40 m x 2.15 m
(7) Maid's Bathroom	2.20 m x 1.10 m
(8) Utility	1.40 m x 1.20 m
(9) Lobby	5.00 m x 1.45 m
(10) Living & Kitchenette	5.60 m x 4.00 m
(11) Bedroom	4.00 m x 3.75 m
(12) Bathroom	3.10 m x 1.75 m
(13) Bedroom	4.00 m x 3.70 m
(14) Bathroom	3.10 m x 2.10 m
(15) Master Bedroom	5.35 m x 4.00 m
(16) Dressing	2.45 m x 1.85 m
(17) M. Bathroom	2.95 m x 2.10 m
(18) Garden Area Including Terrace	100 m ²
Services Area	56 m ²



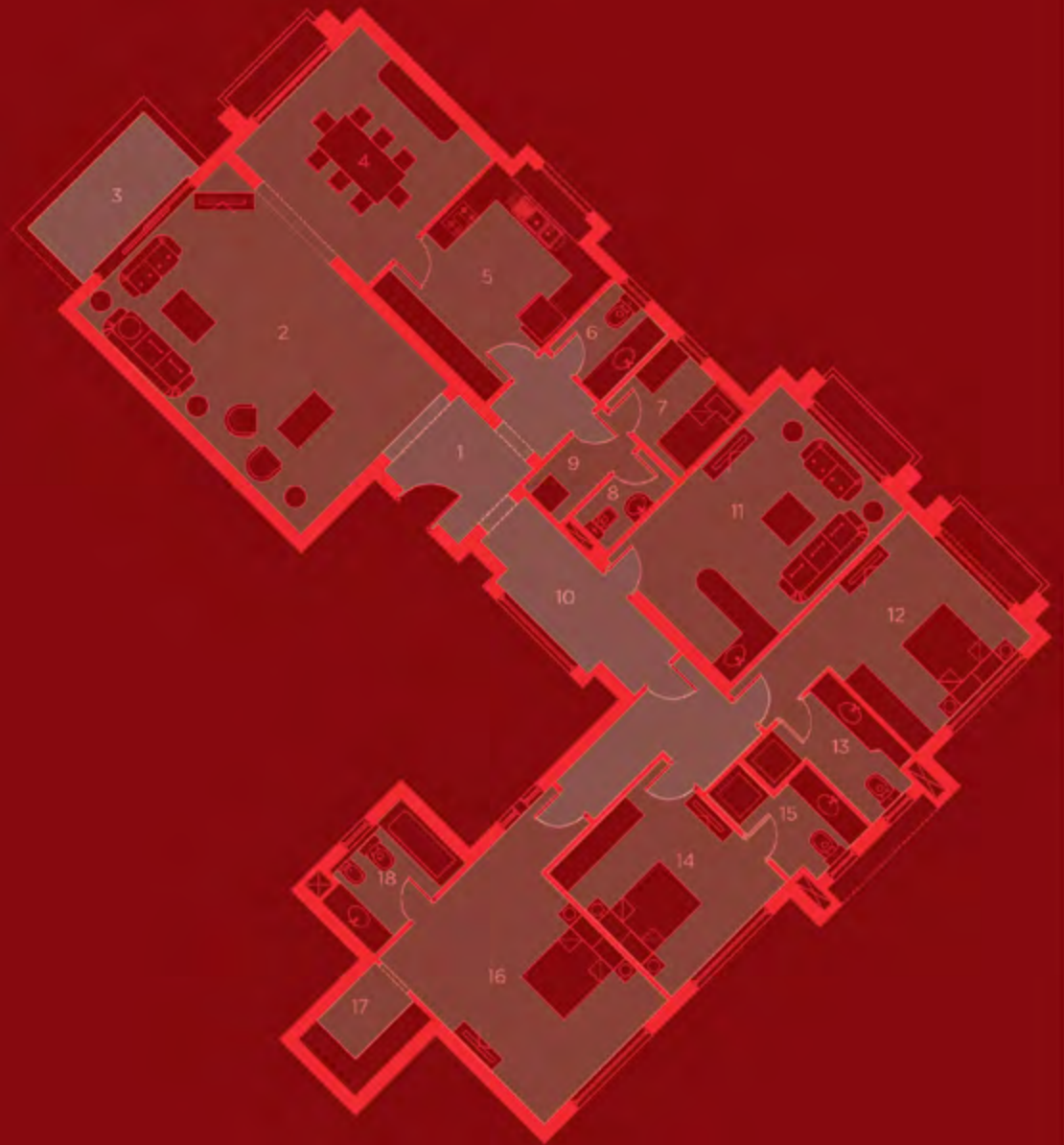
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Four Bedroom Flat.

Total Area 334 m²

(1) Entrance	2.40 m x 2.40 m
(2) Reception	7.25 m x 4.80 m
(3) Terrace	3.75 m x 1.80 m
(4) Dining Room	4.30 m x 4.05 m
(5) Kitchen	4.05 m x 3.70 m
(6) Guest Toilet	2.15 m x 1.70 m
(7) Maid's Room	2.40 m x 2.15 m
(8) Maid's Bathroom	2.20 m x 1.10 m
(9) Utility	1.40 m x 1.20 m
(10) Lobby	5.00 m x 1.45 m
(11) Living & Kitchenette	5.60 m x 4.00 m
(12) Bedroom	4.00 m x 3.75 m
(13) Bathroom	3.10 m x 1.75 m
(14) Bedroom	4.00 m x 3.70 m
(15) Bathroom	3.10 m x 2.10 m
(16) Master Bedroom	5.35 m x 4.00 m
(17) Dressing	2.45 m x 1.85 m
(18) M. Bathroom	2.95 m x 2.10 m
Services Area	56 m ²

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Duplex Ground Floor.

Total Area 393 m²

(1) Entrance	4.70 m x 4.00 m
(2) Reception	4.85 m x 3.55 m
(3) Salon	7.85 m x 4.25 m
(4) Dining Room	5.35 m x 4.25 m
(5) Kitchen	4.45 m x 4.00 m
(6) Guest Toilet	2.00 m x 1.45 m
(7) Maid's Bedroom	2.25 m x 2.00 m
(8) Maid's Bathroom	1.90 m x 1.15 m
(9) Utility Room	1.25 m x 1.00 m
(10) Garden Area Including Terrace	100 m ²
Services Area	66 m ²

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Duplex First Floor.

Total Area 393 m²

(1) Lobby	4.75 m x 1.20 m
(2) Master Bedroom	4.25 m x 4.00 m
(3) Dressing	2.90 m x 1.70 m
(4) M. Bathroom	2.90 m x 2.50 m
(5) Living Room	3.90 m x 3.45 m
(6) Kitchenette	3.45 m x 1.80 m
(7) Terrace	4.75 m x 1.85 m
(8) Bedroom	4.45 m x 3.80 m
(9) Bathroom	3.10 m x 1.95 m
(10) Bedroom	4.45 m x 3.80 m
(11) Bathroom	3.10 m x 1.80 m

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3 AL MANSOUR MOHAMED ST., ZAMALEK - 11211, CAIRO, EGYPT.
T: +202 27390700 | F: +202 27351114 | SALES CENTER: 16656

 /NEWGIZAEGY  @NEWGIZAEGYPT  @NEWGIZAEGYPT  /NEWGIZAEGYPT

NEWGIZA.COM