



44

The number forty4 is a secret universe that only reveals
itself to a privileged few. A figure that holds within worlds
of uninterrupted wonder symbolizing private wholeness and
stability as well as inner wisdom to enthrall and enrich.

By holding this brochure now, you are one of the forty4 lucky
few who are about to unlock an exclusive world designed
around the finer things in life.

NEWGIZA

EVER

chapter

EVOLVING

one

STORY



NEWGIZA,

a visionary

developer.

NEWGIZA is a visionary developer, carrying forward an ancient legacy that effortlessly captures a distinctive sense of evolution to blur the lines between the past and present.

Introducing a contemporary interpretation inspired by ancient supremacy, NEWGIZA boasts an upscale residential and commercial community, stepped in unrivaled quality and integrated excellence to empower residents to grow beyond the conventional. Artfully planned to take integrated living to new heights, NEWGIZA rolls out on an impressive 6.5 million square meters of lush land, perched high above Cairo to take in uninterrupted vistas of the Giza Pyramids, as well as the magical city beyond.

THE FORTY4

PRESTIGIOUS

chapter

AND

two

EXCLUSIVE





the forty4

Crowning the most premium location in NEWGIZA, The Forty4 is an intimate outlook on exclusivity and private luxury living designed around its community's needs.

Expertly elevated on the highest point of the golf course, the atmospheric neighborhood opens onto an expansive view of the four fairways to house a signature collection of The Forty4 lush plots, planned to grant residents worlds of uninterrupted privacy, day and night.

Designed with a refined aesthetic, each expansive villa is an imaginative ticket to show-stopper views, thanks to their unique individuality, allowing for day long reflection and evening deceleration under a blanket of stars. Sleek, serene and self-sufficient, The Forty4 opens residents' eyes on an exclusive The Forty4 Park, oozing with life, as well as world-class mixed facilities solely for homeowners' delight.

A woman with dark hair pulled back, wearing a white lace dress and a gold necklace, is shown in profile. She is surrounded by large pink flowers with green leaves. The background is a warm, reddish-orange color. The text is overlaid on the image in a white serif font.

Life

at the intersection

of

private luxury and

elevating refinement

starts at the count

of

The Forty4

in private harmony
with nature.



Life at The Forty4 is a tranquil interpretation of intimate connection with unobscured beauty at every touchpoint.

The neighborhood is an oasis of calm, inviting magical views of NewGiza's iconic golf course into every home while serving as a pedestrian-friendly hub fostering seamless mobility, thanks to safe and manicured street scapes.

Designed in absolute harmony with the surrounding environment while putting sustainability at its heart, The Forty4 is an eco-friendly lifestyle, boasting rooftops that are fully equipped with solar panel tool technology, available for conscious residents' who wish to give back to earth.



exclusive

views from every

home.

Individuality is what makes The Forty4 a signature neighborhood like no other.

Each villa boasts its own unique soul by offering its residents a special view, not shared by others. All stylish villas gracefully stand on an elevated row to combine the best in contemporary elegance with minimalist simplicity, introducing a progressive vision that frames natural beauty from every angle while maximizing privacy for those wishing to explore worlds within.

LOCATION

LOCATION

chapter

AND

three

PROXIMITY



a location

in the

heart of life

The Forty4 enjoys a prime location like no other, granting residents easy access to and from NEWGIZA, thanks to its close proximity to its two main entrances; reachable from both Sahrawy Road and Police Mosque. The development also places your life in the heart of tranquility and action by nestling next to the thriving NG Town, in addition to other districts of the development in the south.

SURROUNDINGS & MASTERPLAN

LESS

chapter

IS

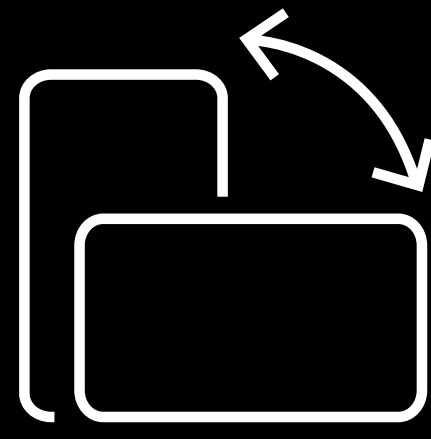
four

MORE



MASTERPLAN





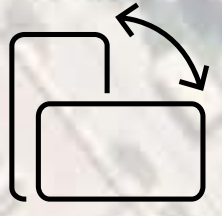
—

for a better

experience

kindly rotate your

phone



LEVELS

UNIQUE

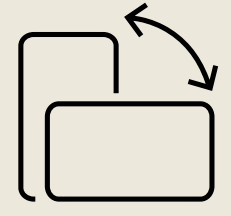
chapter

ELEVATED

five

TECHNIQUE





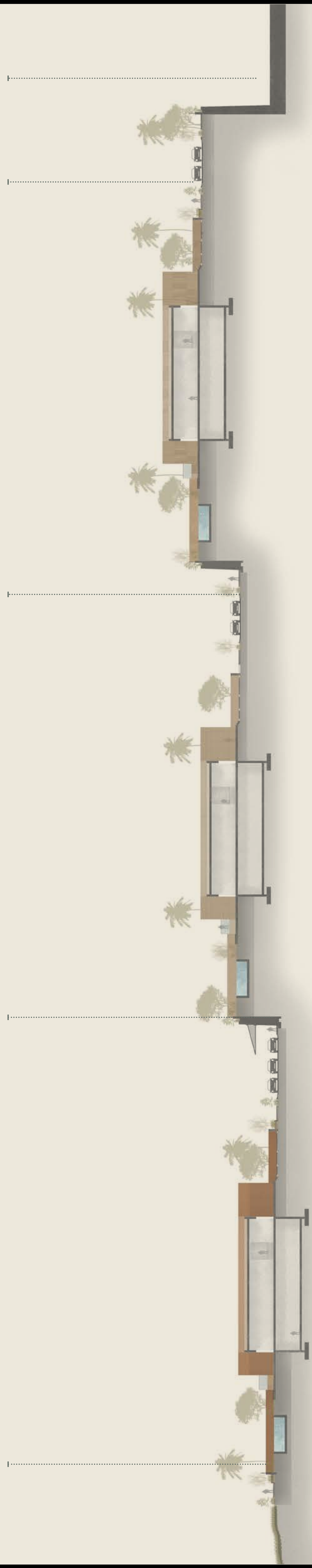
GOLF

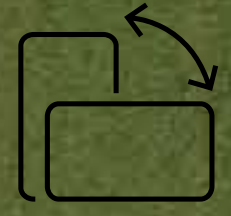
PLATFORM 1
0M

PLATFORM 2
+5.5M

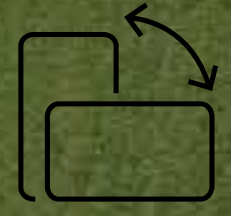
PLATFORM 3
+11M

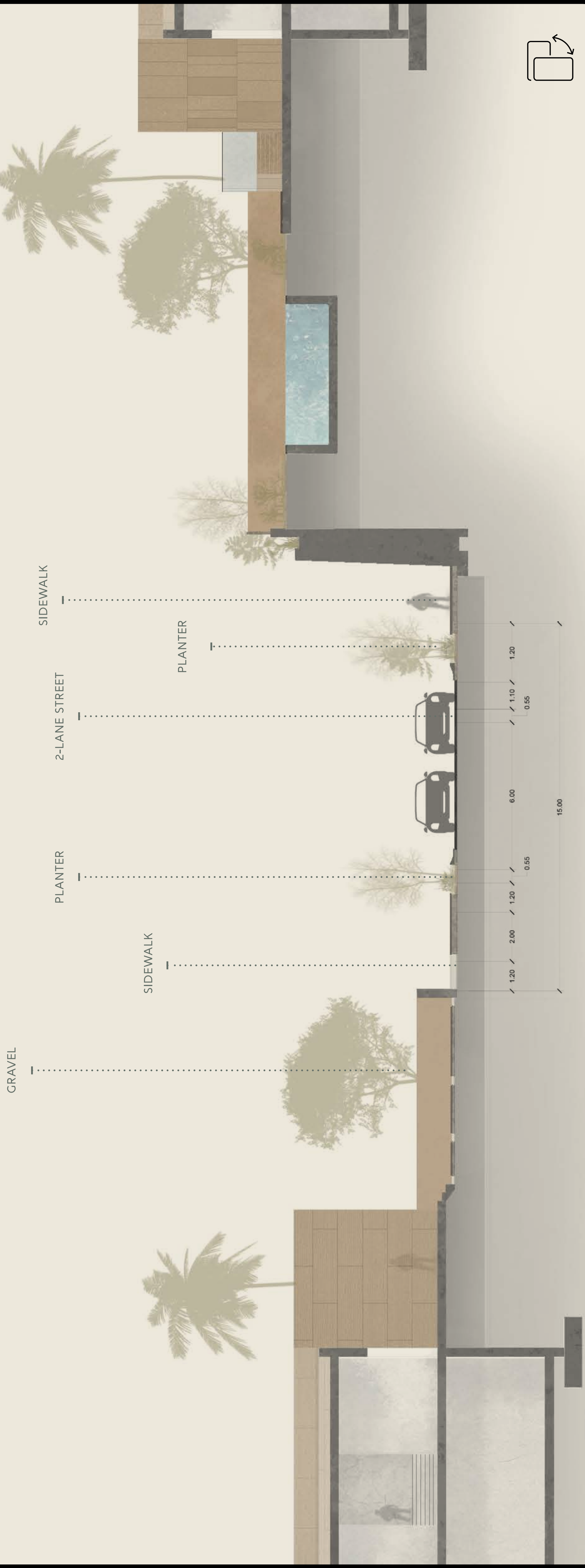
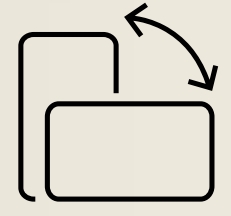
BOULEVARD
-12M













Mindfully masterplanned by NEWGIZA on The Forty4 plots of land, the eco-friendly development adopts a unique elevated technique to offer a front-row seat on immaculate views without interruption.

By inviting diverse golf course views inside every home, The Forty4 reflects a modern interpretation of contemporary calm while boasting pedestrian-friendly paths and manicured streetscapes, guaranteeing seamless mobility and framed natural beauty from every angle.

PARK FORTY FOUR

GREEN

chapter

IS

s i x

GOOD





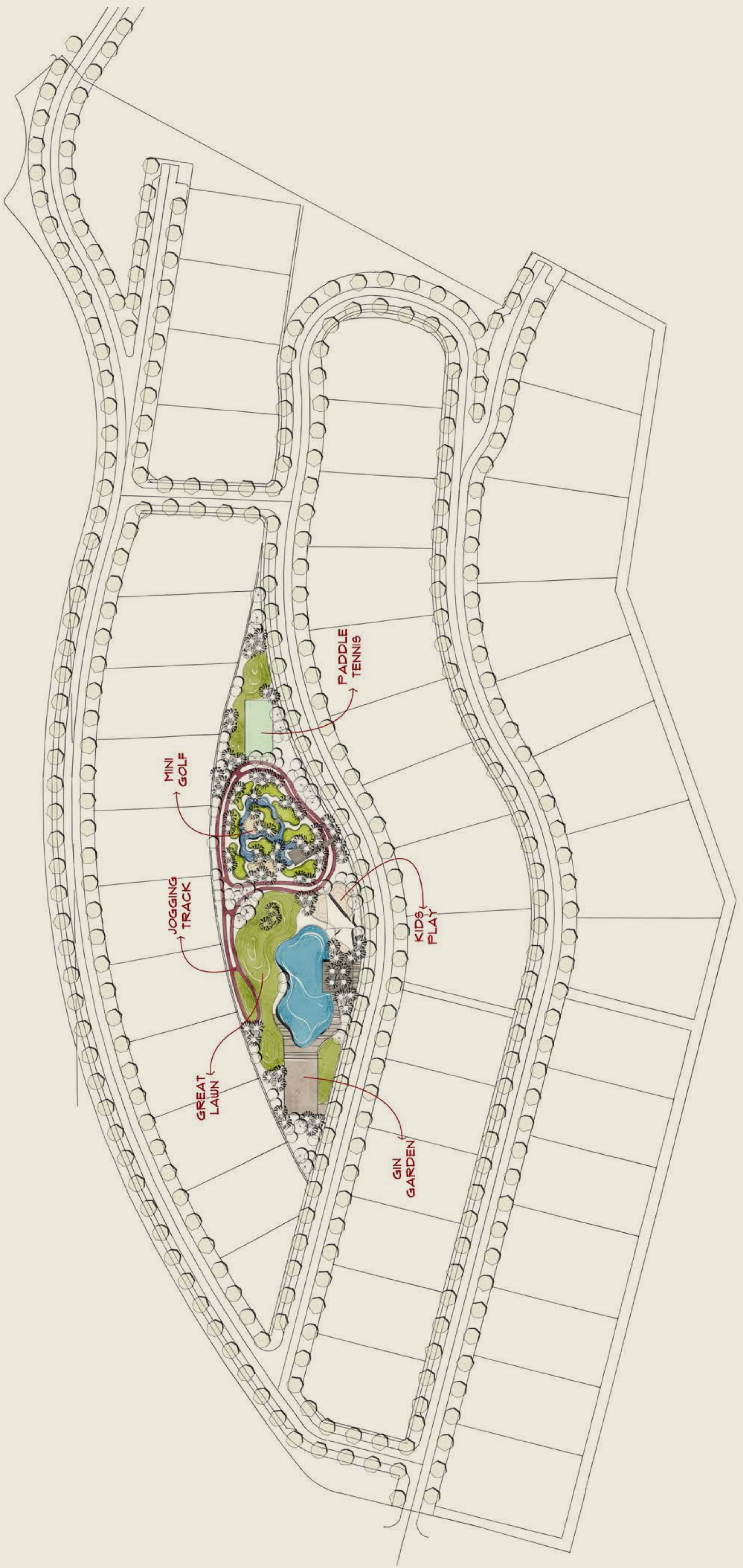
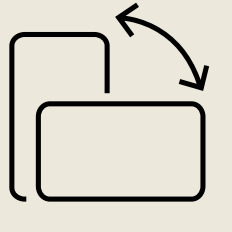
a park

for every

lifestyle.

The Forty4 boasts an expansive park to surround its residents with uninterrupted greenery, as well as a colorful array of recreational activities at their door.

Tee off at the Mini Golf course then energize in a cutting edge fitness area where greenery abounds. When the day draws to an end, join your friends in an exciting padel game then relax on inviting benches and enjoy breathtaking scenery.



THE

chapter

ARCHITECTURAL

seven

TYPES

one-floor villa

02

Living in a one-level is to enjoy breathing space and ultimate freedom at the comfort of your own home. All villas have been expertly designed to invite natural views inside, as well as uninterrupted serenity year-round





one-floor villa

02

full basement

total built up area

771 m²

basement

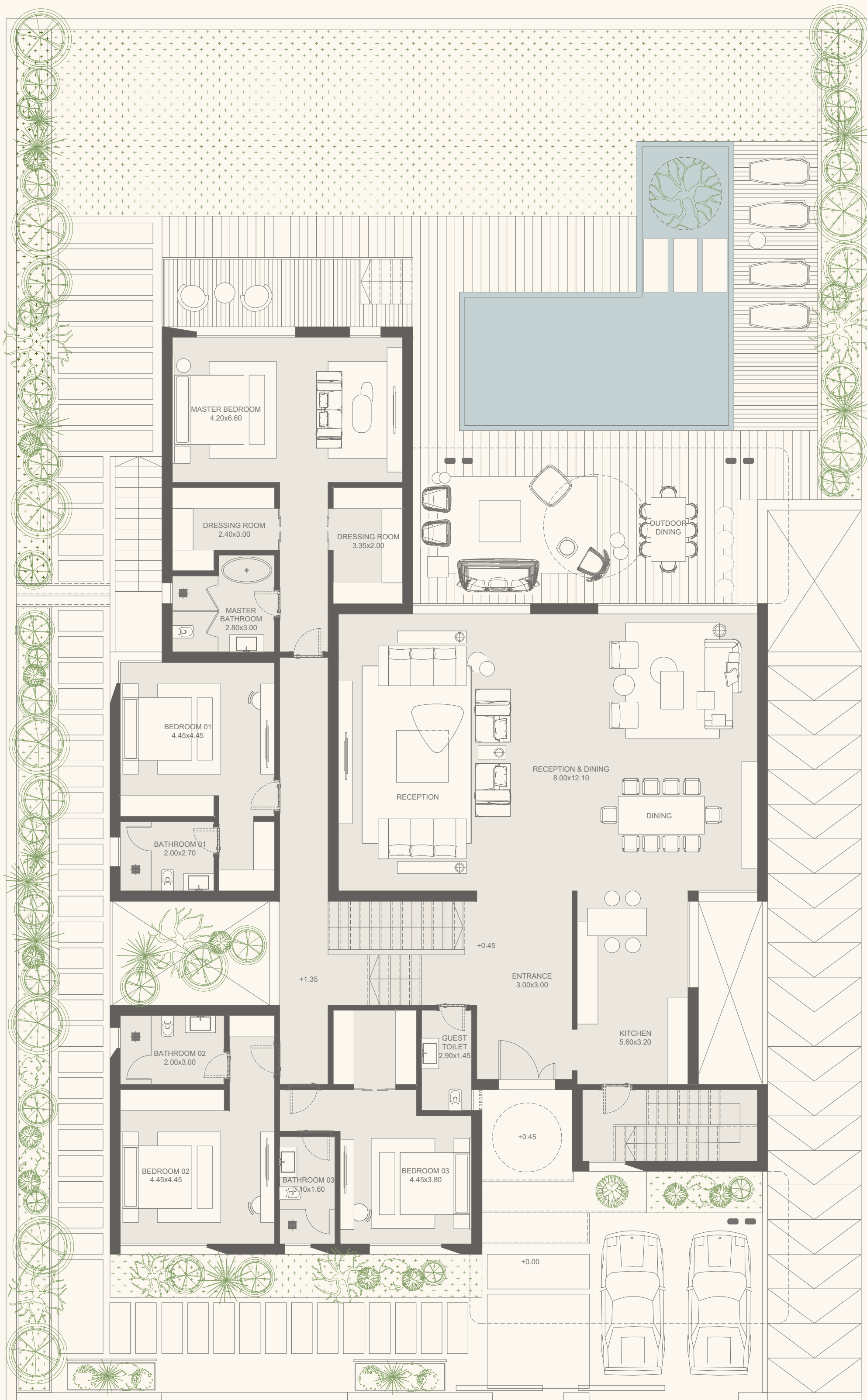
407 m²

ground floor

364 m²

Option 1

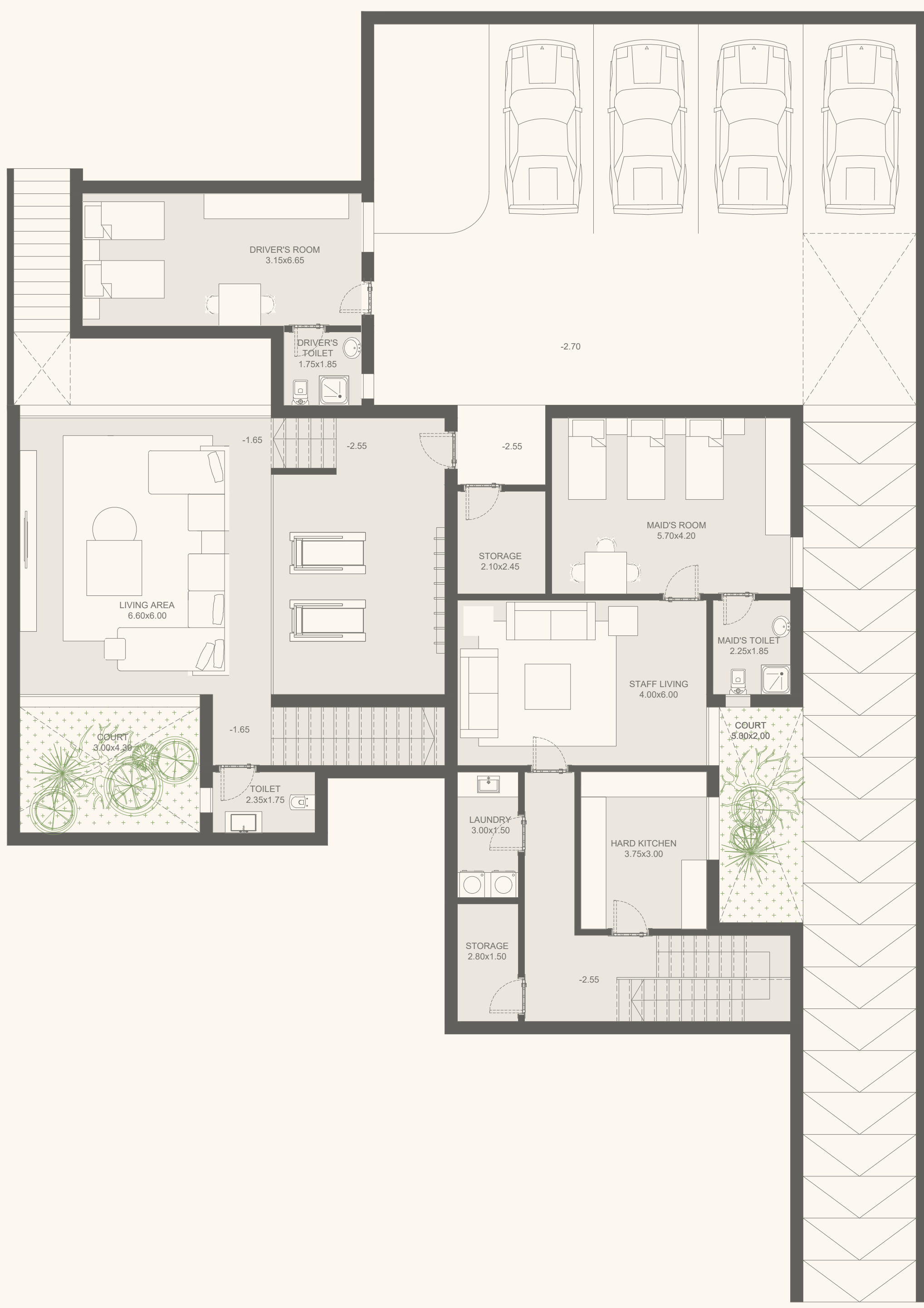
ground floor



DISCLAIMER

1. Drawings are not to scale. 2. The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary. 3. All units are sold as unfurnished villas, without furniture and furnishings, without white goods provisions, etc. 4. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 5. NEWGIZA reserves the right to make revisions/alterations, at its absolute discretion, and without liability.

basement floor



DISCLAIMER

1. Drawings are not to scale. 2. The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary. 3. All units are sold as unfurnished villas, without furniture and furnishings, without white goods provisions, etc. 4. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 5. NEWGIZA reserves the right to make revisions/alterations, at its absolute discretion, and without liability.

one-floor villa

02

full basement without parking

total built up area

643 m²

basement

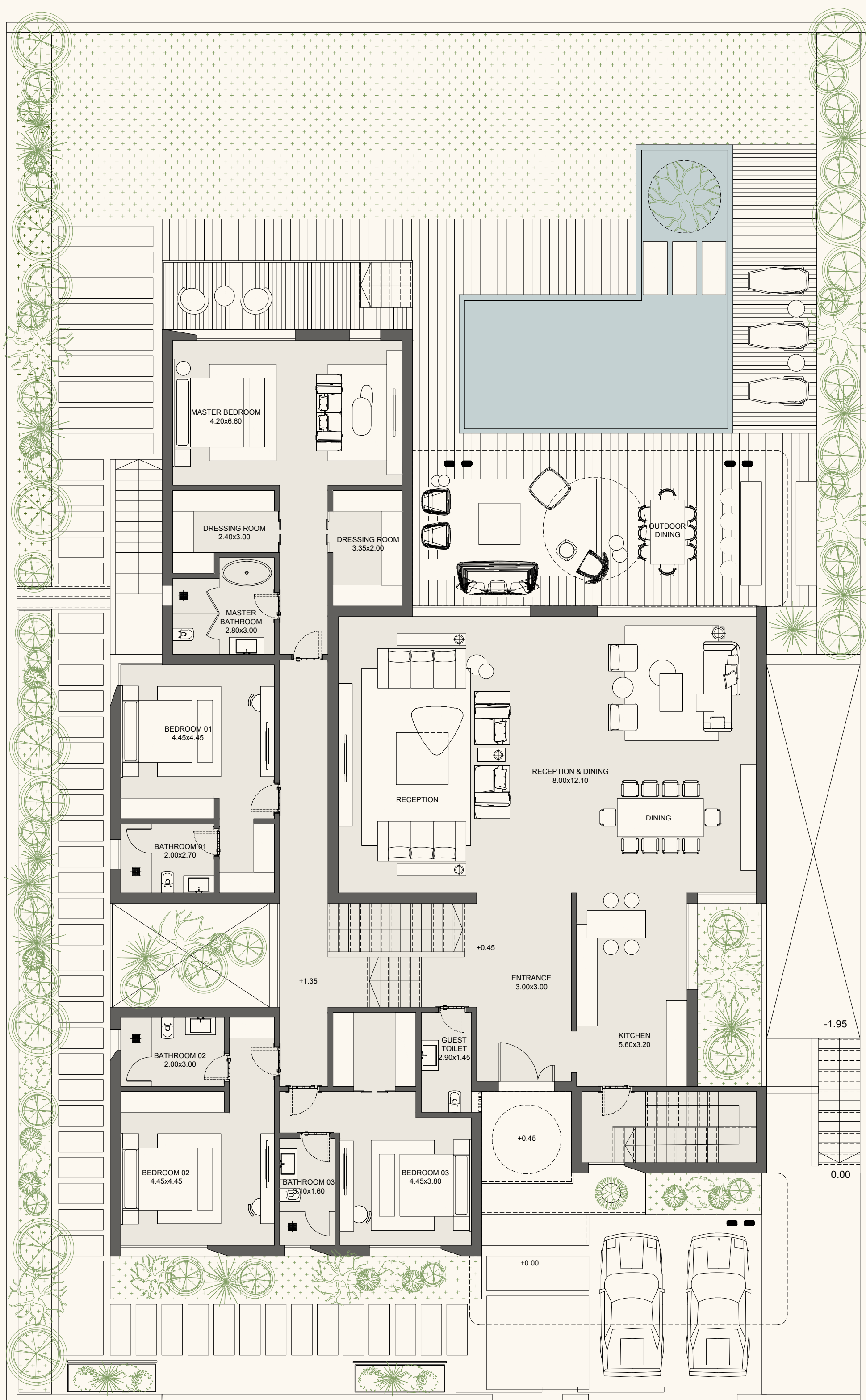
279 m²

ground floor

364 m²

Option 2

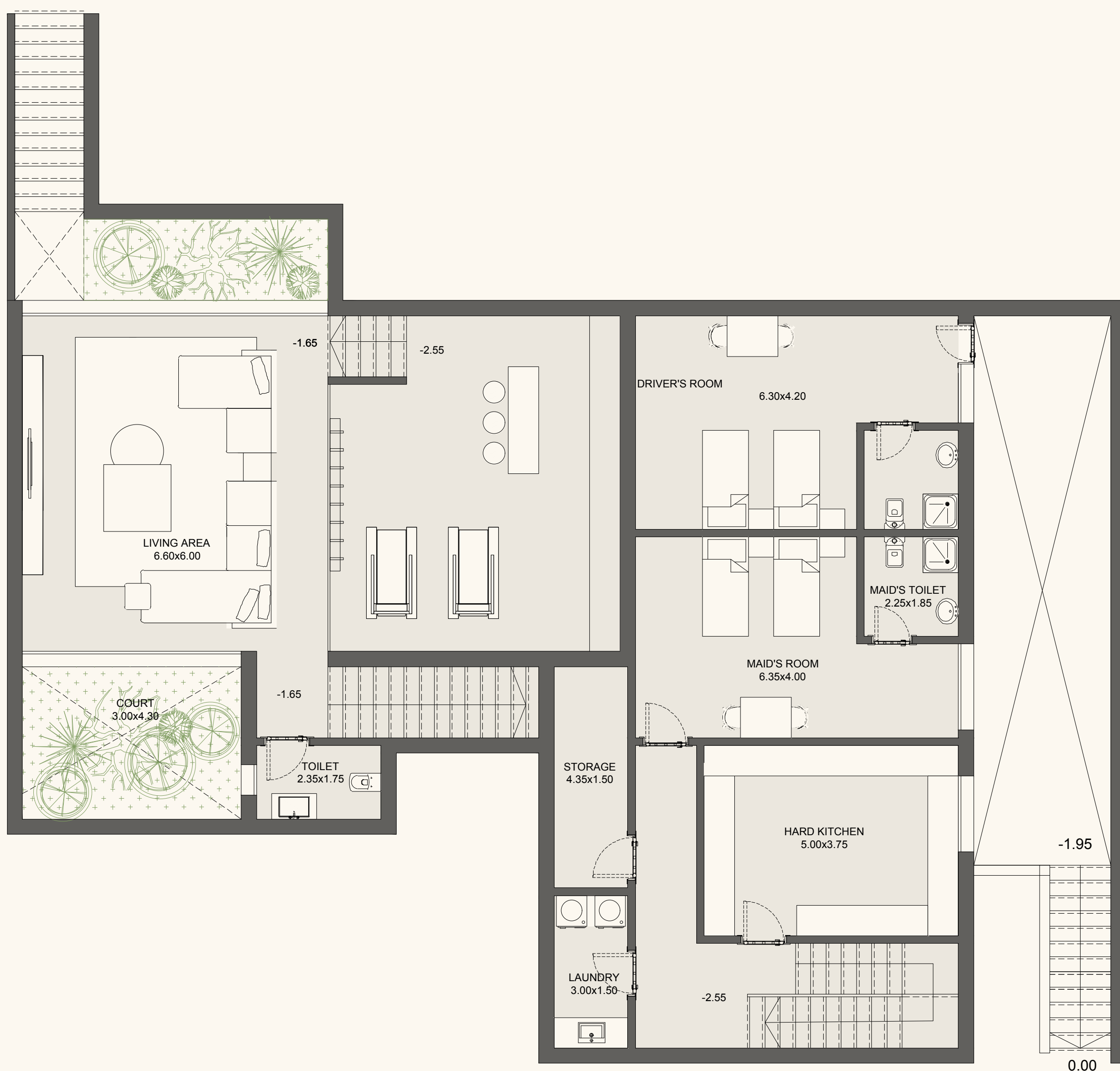
ground floor



DISCLAIMER

1. Drawings are not to scale. 2. The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary. 3. All units are sold as unfurnished villas, without furniture and furnishings, without white goods provisions, etc. 4. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 5. NEWGIZA reserves the right to make revisions/alterations, at its absolute discretion, and without liability.

basement floor



DISCLAIMER

1. Drawings are not to scale. 2. The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary. 3. All units are sold as unfurnished villas, without furniture and furnishings, without white goods provisions, etc. 4. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 5. NEWGIZA reserves the right to make revisions/alterations, at its absolute discretion, and without liability.

one-floor villa

02

service basement

total built up area

503 m²

basement

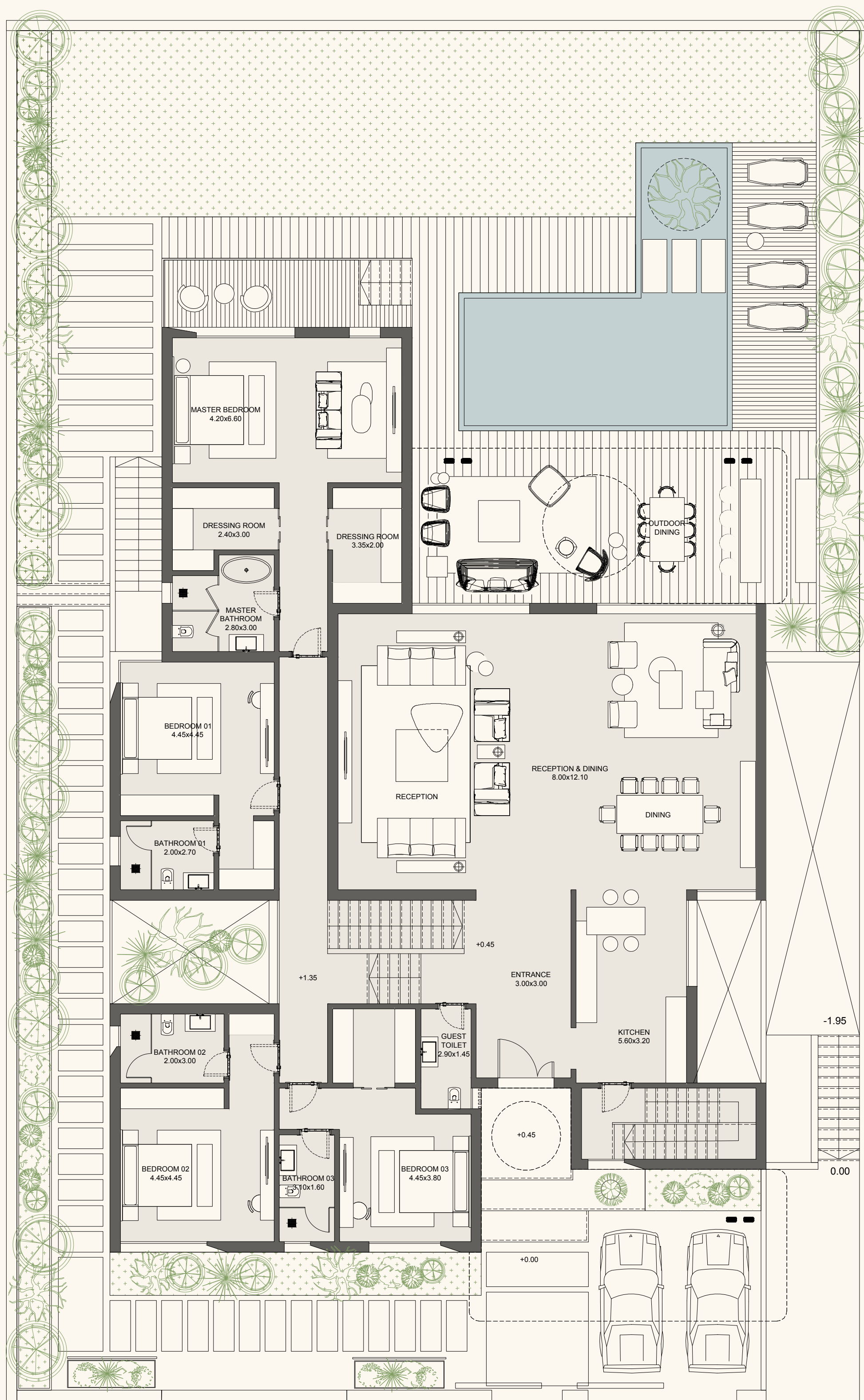
139 m²

ground floor

364 m²

Option 3

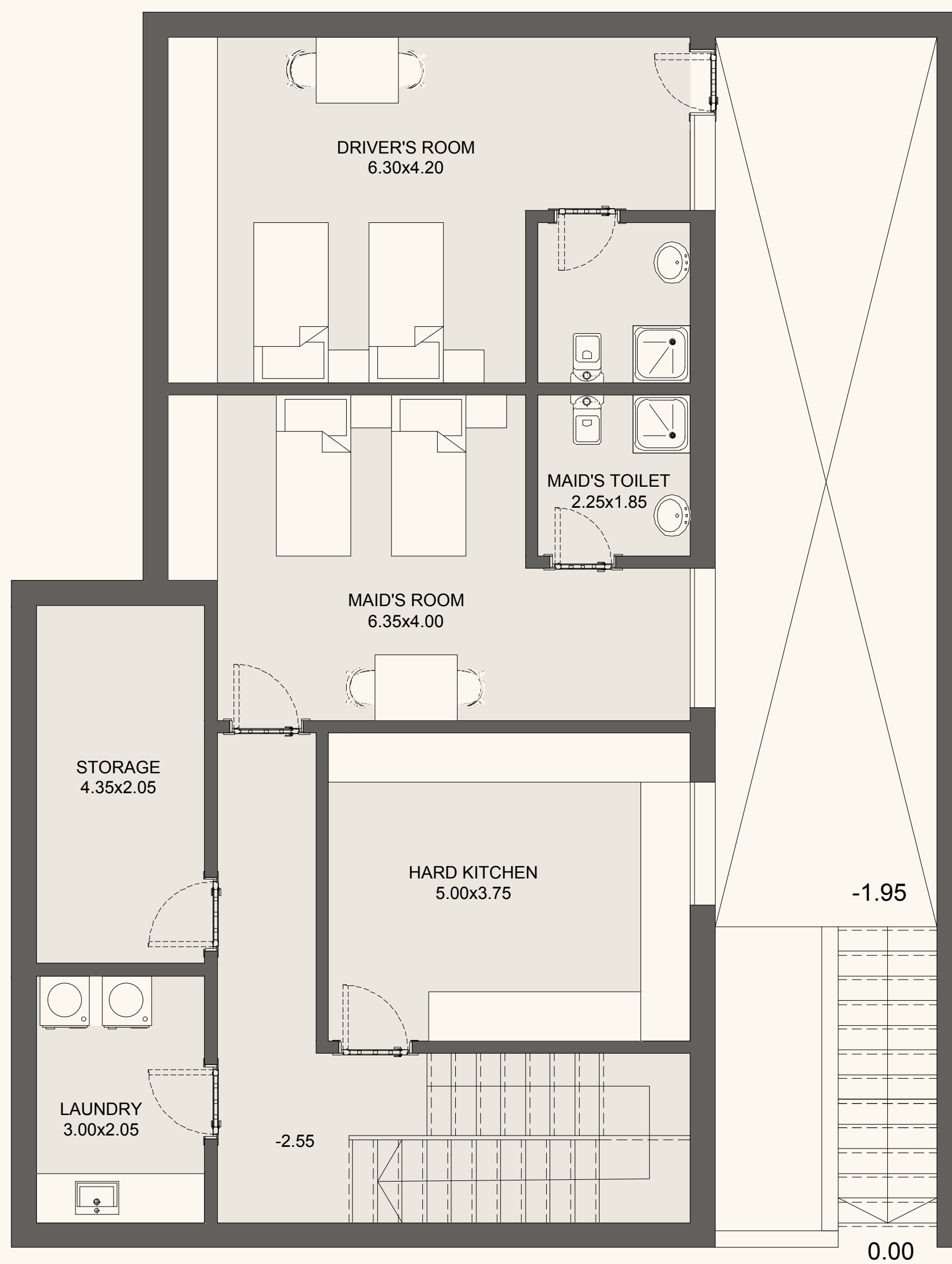
ground floor



DISCLAIMER

1. Drawings are not to scale. 2. The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary. 3. All units are sold as unfurnished villas, without furniture and furnishings, without white goods provisions, etc. 4. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 5. NEWGIZA reserves the right to make revisions/alterations, at its absolute discretion, and without liability.

basement floor



DISCLAIMER

1. Drawings are not to scale. 2. The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary. 3. All units are sold as unfurnished villas, without furniture and furnishings, without white goods provisions, etc. 4. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 5. NEWGIZA reserves the right to make revisions/alterations, at its absolute discretion, and without liability.





THE

chapter

FINISHING

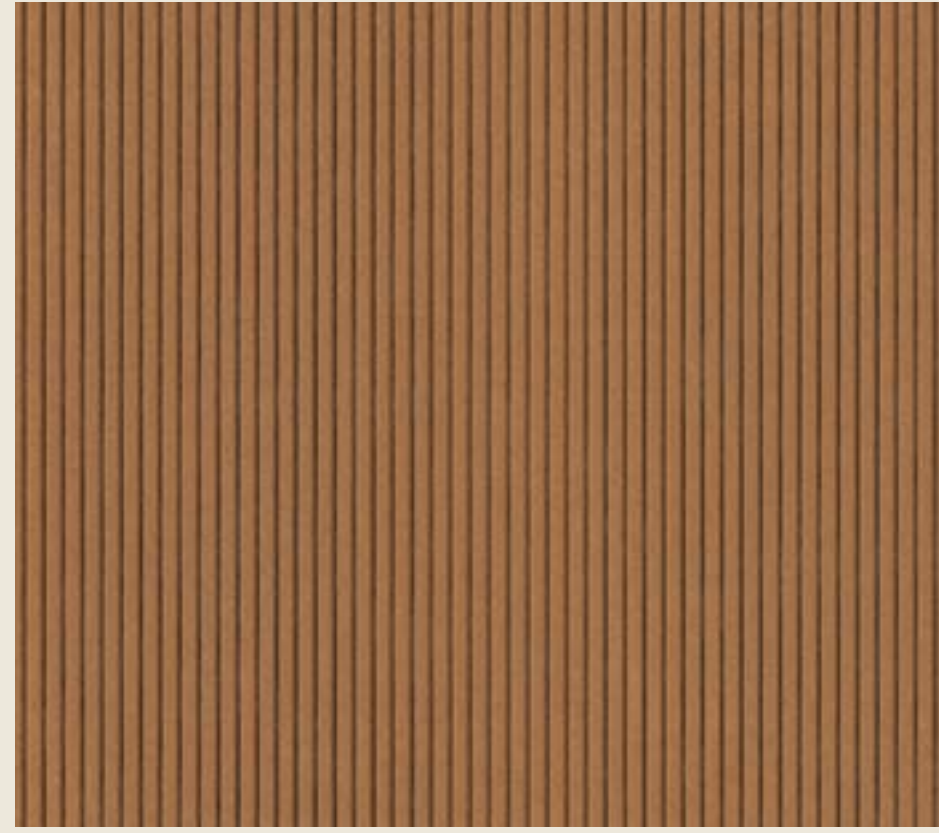
eight

MATERIALS

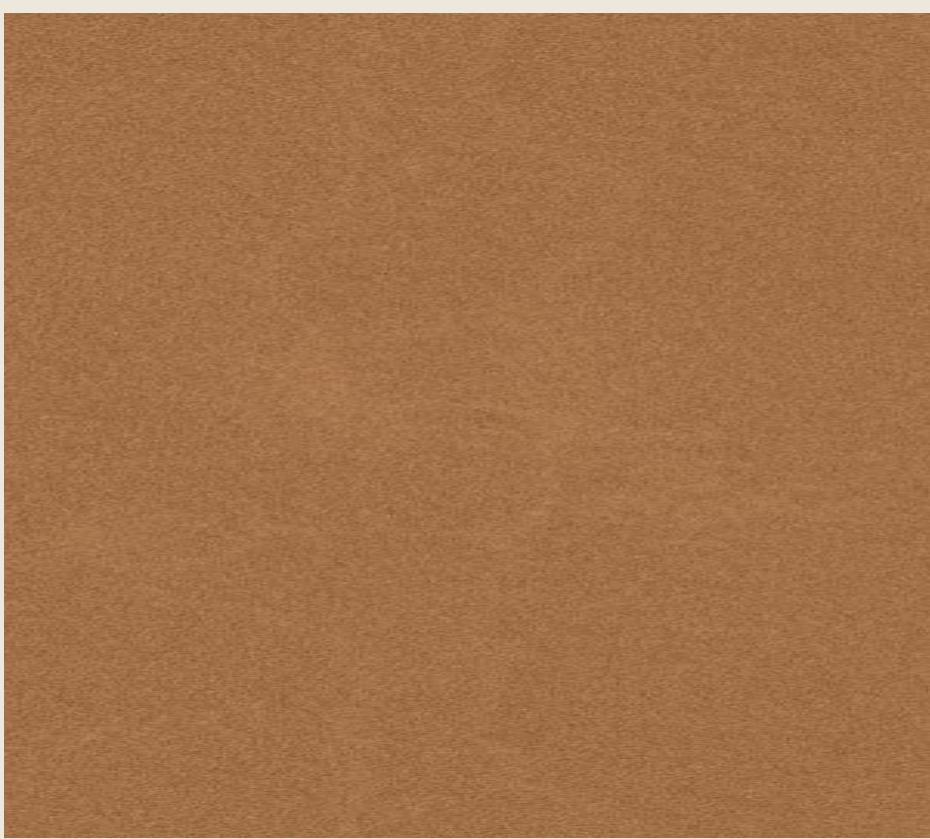
The Forty4 takes quality finishing to the highest standards to reflect an earthy aesthetic and a picture-perfect life that expertly resounds with the environment, all around. Every detail has been meticulously crafted around sustainability, as well as your comfort by utilizing top-class materials such as granite, ribbed paint and stone cladding evoking timeless sentiments of calm.



GRANITE



RIBBED PAINT



TEXTURED PAINT



STONE CLADDING



RIBBED STONE
CLADDING



theforty4

NEWGIZA