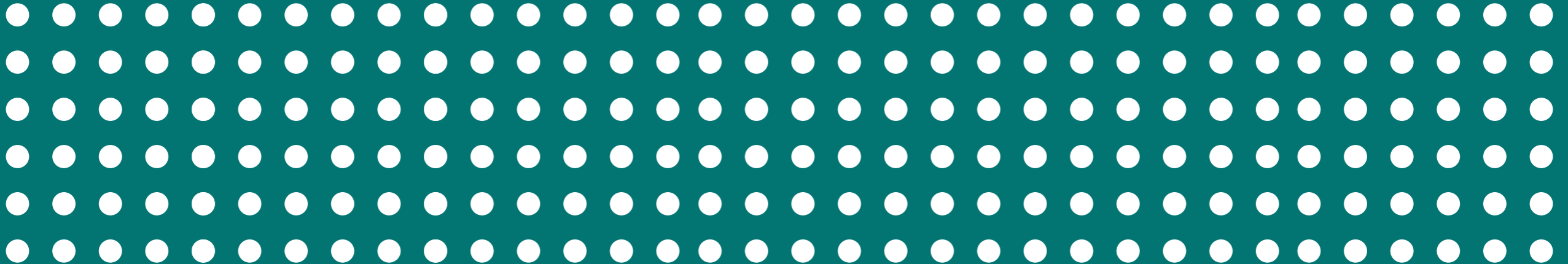


IVORYHILL



INTRODUCING IVORYHILL,
NEWGIZA'S
NEWEST NEIGHBORHOOD.

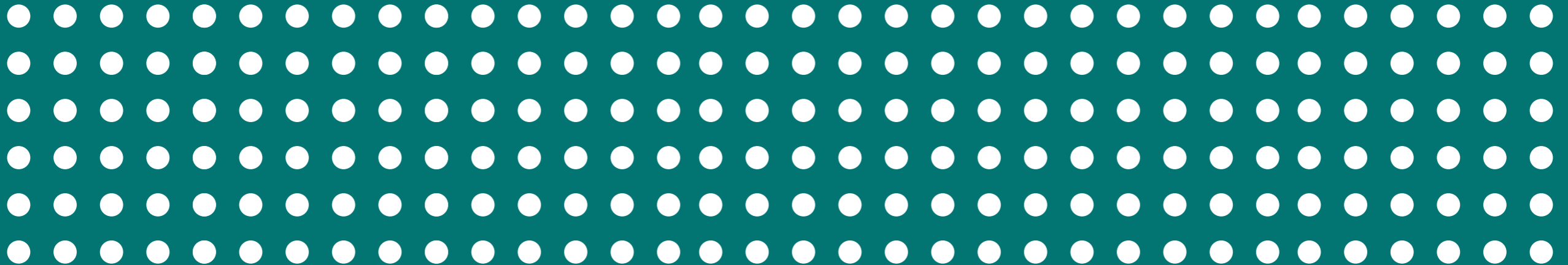
IVORYHILL,
A NAME WITH A STORY



Precious and useful, Ivory became very quickly amongst the most sought after materials in ancient Egypt. An essential element for carving reliefs, statuary or to be cut up as thin inlays or embodied both wealth and status from the earliest periods of Egyptian history and throughout.

Inspired by Ivory's color, varied uses, key importance in Ancient Egypt, and its location set atop a hill in NEWGIZA, IVORYHILL came to be what it is today.

A neighborhood that embodies the same attributes as Ivory itself: the color white, great versatility, class and exquisiteness. A neighborhood that's home to key landmarks, beautiful landscapes and architecturally modern.

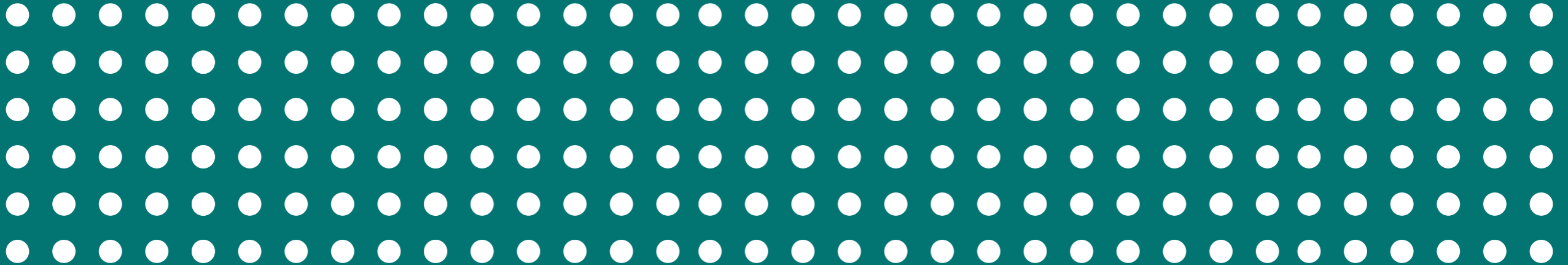


U N R I V A L E D L O C A T I O N

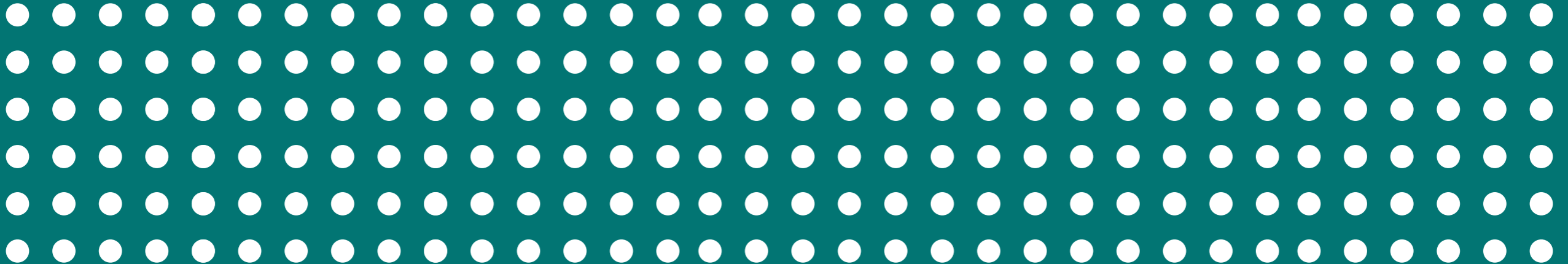


INTRODUCING IVORYHILL,
NEWGIZA'S
NEWEST NEIGHBORHOOD.

A CENTRAL
LOCATION



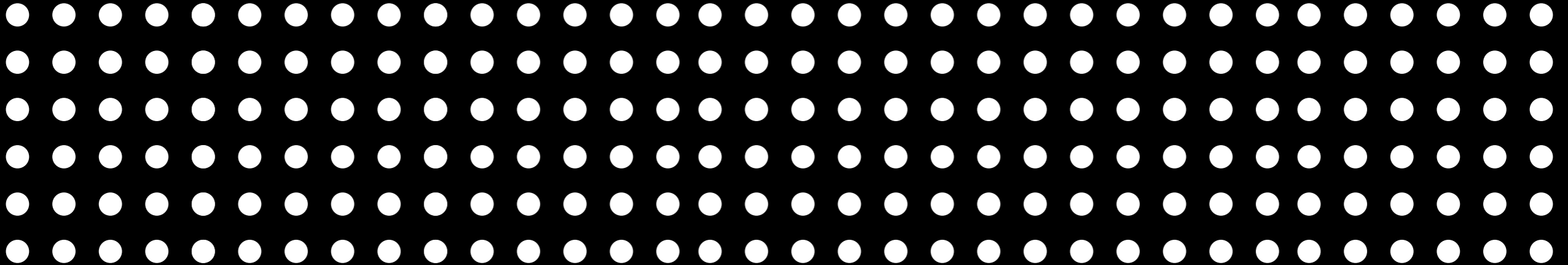
With exclusive unobstructed views of the golf course, IVORYHILL's location is undoubtedly amongst the best in NEWGIZA. Its strategic placement alongside the renowned Thompson Perrett & Lobb designer golf course paired with its close proximity to all of NEWGIZA's services grant it the best of both worlds. Making the most of the terrain's natural topography, it is designed to offer each unit the most of its surroundings: all homes ensuring unique, panoramic views for every resident.



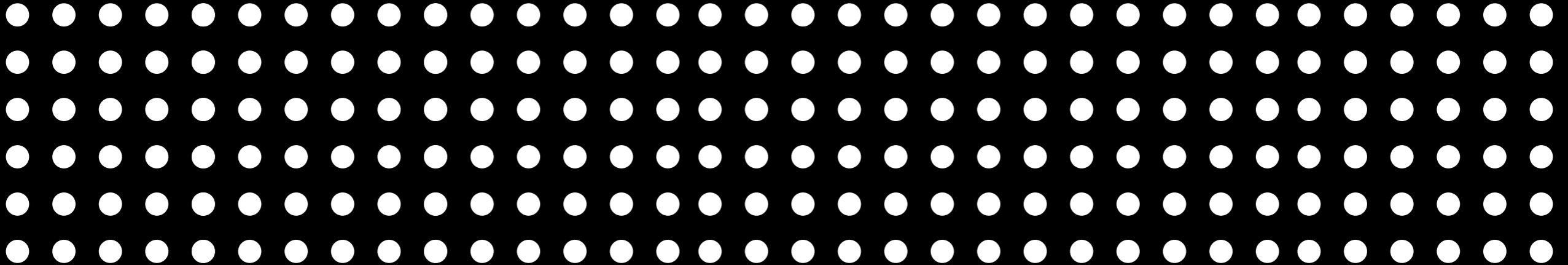


INTRODUCING IVORYHILL,
NEWGIZA'S
NEWEST NEIGHBORHOOD.

IVORYHILL
PARK



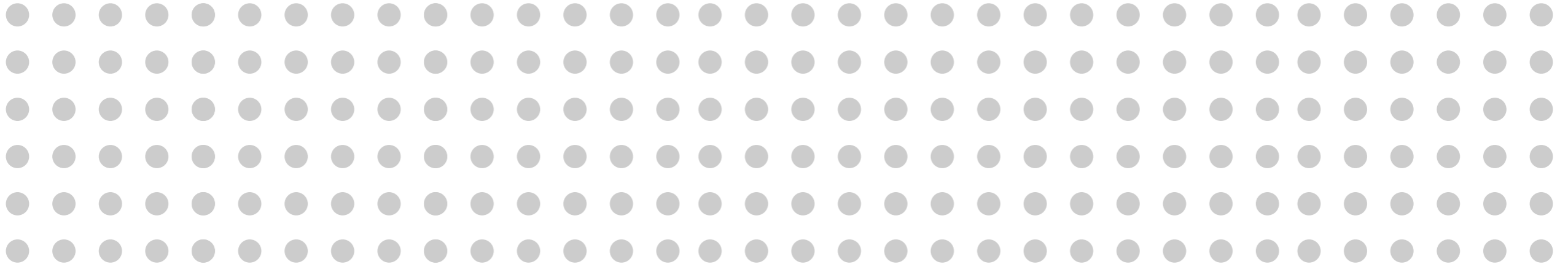
Lavish living taken care of down to the very last detail; every villa is spoiled with surrounding greenery as far as the eye can see. IVORYHILL is planted amidst a circumference of botanically inspired gardens, which grant it a feeling of being an Ivory island in a sea of green. The botanical gardens pave the way to IVORYHILL Park, one of NEWGIZA's eleven signature themed parks.





INTRODUCING IVORYHILL,
NEWGIZA'S
NEWEST NEIGHBORHOOD.

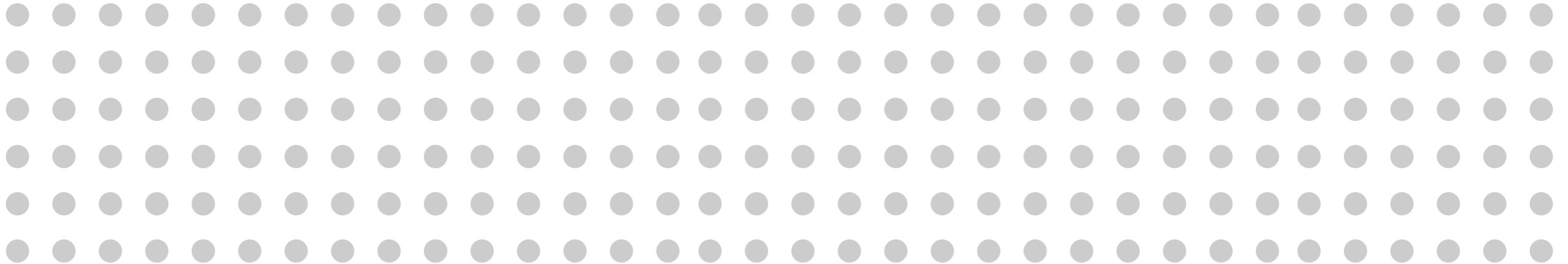
GOLFING PLEASURE
REDEFINED



THOMSON PERRETT & LOBB

golf course architects

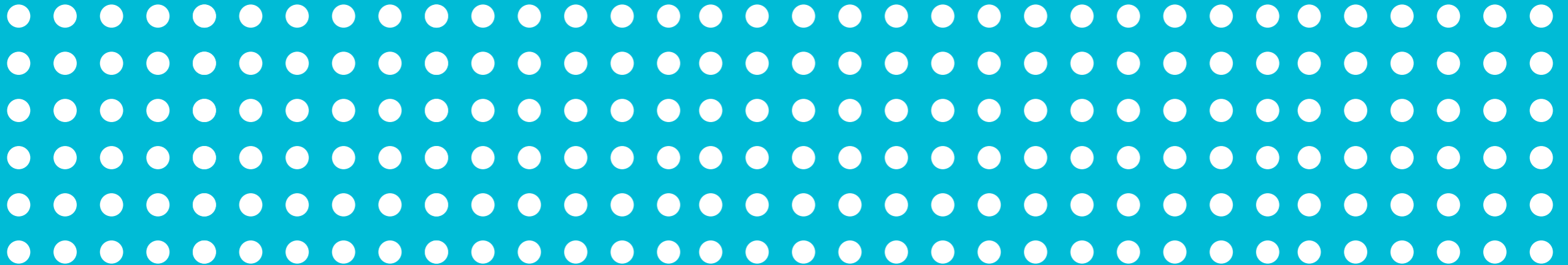
Occupying the heart of the NEWGIZA development is an 18-hole designer golf course designed by world renowned designers Thomson Perrett & Lobb. With views overlooking the incredible Ancient Pyramids, the Golf-course will leave golfers in awe.



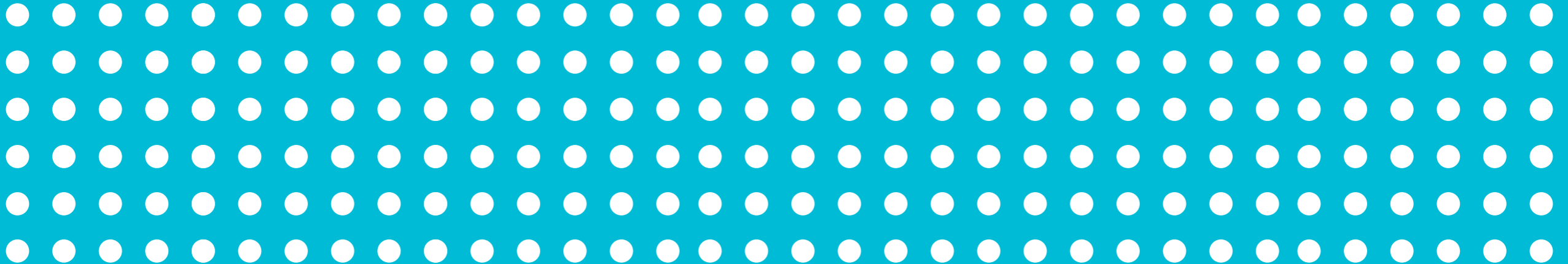


INTRODUCING IVORYHILL,
NEWGIZA'S
NEWEST NEIGHBORHOOD.

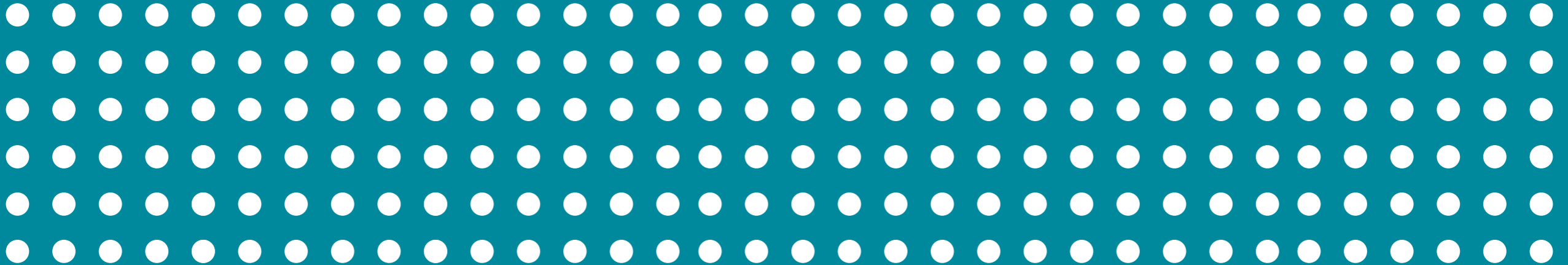
IVORYHILL GOLF CLUBHOUSE

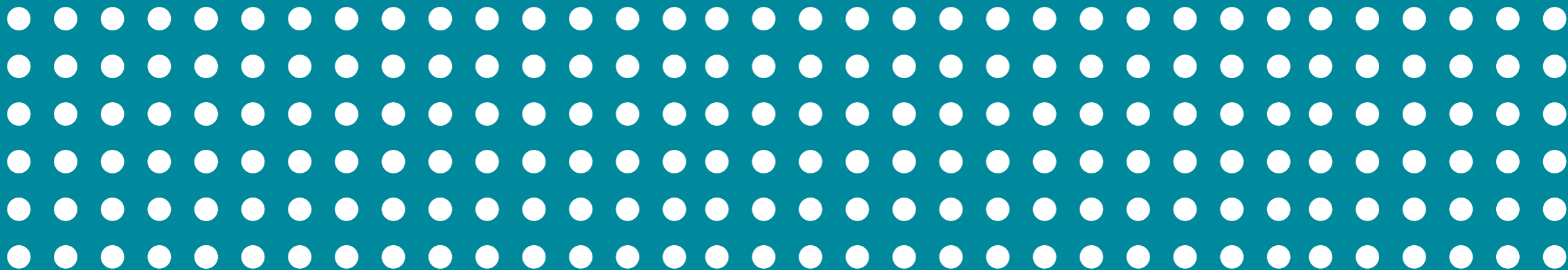


The IVORYHILL Golf Clubhouse is the community's social focal point. A place to gather over dinner or by the poolside, it is home to a wide range of venues to suit every occasion. Be it the Golf Bar and Lounge or the Pool Restaurant, it promises fun for all the family, youngsters and adults alike. Featuring an a exquisite terrace, state-of-the-art pool and top-notch facilities, the IVORYHILL Golf Clubhouse is your venue for all seasons.



FAIRWAY VILLAS







T Y P E O N E



T Y P E T W O

OPTION ONE

Built Up Area 344.5 m²



GROUND FLOOR Total Ground Floor Area 133.5 m²

(1) Entrance & Staircase	5.80 m x 3.20 m	(6) Kitchen	4.80 m x 3.70 m
(2) Reception	7.40 m x 4.60 m	(7) Maid's Room	3.30 m x 3.15 m
(3) Dining Room	4.35 m x 3.95 m	(8) Maid's Bath	2.45 m x 1.40 m
(4) Lobby	1.50 m x 1.40 m	(9) Terrace	8.00 m x 2.00 m
(5) Guest Toilet	2.40 m x 1.50 m		

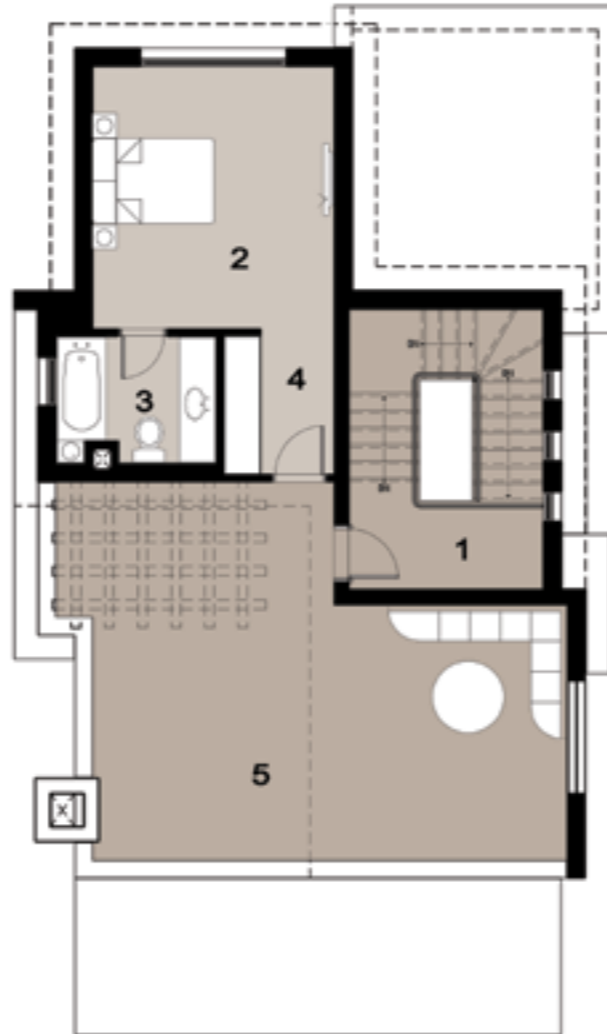
DISCLAIMER

All materials, dimensions and drawings are approximate. Information is subject to change without notice. Drawings are not to scale and actual usable floor space may vary from the state floor plans. The developer reserves the right to make revisions to the floor plans.



FIRST FLOOR Total First Floor Area 142 m²

(1) Lobby	3.20 m x 1.45 m	(7) Bathroom	3.25 m x 2.20 m
(2) Living room	4.50 m x 3.30 m	(8) Utility	3.25 m x 2.10 m
(3) Terrace	3.15 m x 1.75 m	(9) Bedroom 1	1.15 m x 0.70 m
(4) Master Bedroom	4.30 m x 3.95 m	(10) Bedroom 2	4.30 m x 4.15 m
(5) Dressing	2.65 m x 1.65 m	(11) Corridor	4.30 m x 3.75 m
(6) M. Bathroom	3.25 m x 2.20 m		6.55 m x 1.20 m



ROOF FLOOR Total Roof Floor Area 69 m²

(1) Stair Lobby	3.20 m x 1.45 m
(2) Bedroom	4.30 m x 3.95 m
(3) Bathroom	2.65 m x 2.10 m
(4) Lobby	2.40 m x 1.80 m
(5) Terrace	48 m ²

OPTION TWO

Built Up Area 357 m²



GROUND FLOOR Total Ground Floor Area 136.5 m²

(1) Entrance Lobby	2.35 m x 3.20 m	(6) Maid's Room	2.05 m x 2.15 m
(2) Staircase	3.20 m x 5.10 m	(7) Maid's Bathroom	1.10 m x 2.05 m
(3) Reception & Dining	7.30 m x 7.40 m	(8) Guest Toilet	1.70 m x 1.85 m
(4) Terrace	1.95 m x 7.90 m	(9) Lobby	1.40 m x 1.70 m
(5) Kitchen	3.45 m x 4.05 m		

DISCLAIMER

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FIRST FLOOR Total First Floor Area 154 m²

(1) Staircase	3.20 m x 5.10 m	(8) Bedroom 1	4.45 m x 4.55 m
(2) Living Room	3.20 m x 4.70 m	(9) Terrace 2	0.80 m x 4.35 m
(3) Terrace (1)	1.60 m x 2.90 m	(10) Bedroom	3.80 m x 4.30 m
(4) Master Bedroom	4.05 m x 6.55 m	(11) Lobby	1.20 m x 1.55 m
(5) Dressing Room	1.60 m x 2.55 m	(12) Utility	0.75 m x 1.20 m
(6) M. Bathroom	2.20 m x 3.15 m	(13) Lobby	1.20 m x 1.50 m
(7) Bathroom	2.25 m x 3.15 m		



ROOF FLOOR Total Roof Floor Area 66.5 m²

(1) Staircase	3.20 m x 5.10 m
(2) Bedroom	4.30 m x 4.45 m
(3) Bathroom	2.20 m x 2.75 m
(4) Lobby	1.50 m x 1.60 m
(5) Terrace	31 m ²

