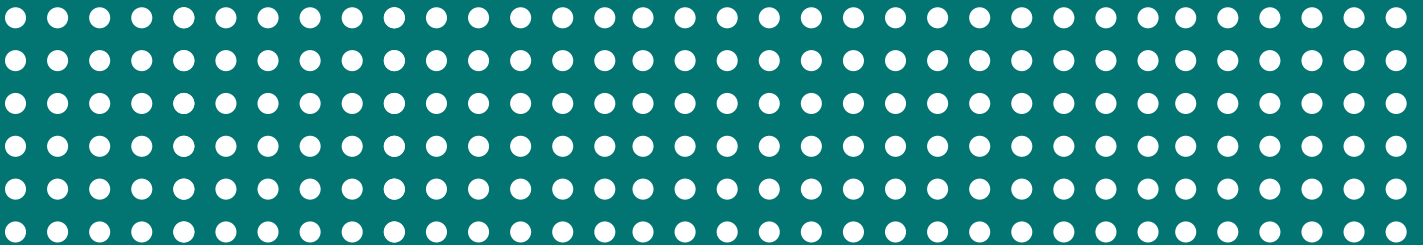


IVORYHILL



INTRODUCING IVORYHILL,
NEWGIZA'S
NEWEST NEIGHBORHOOD.

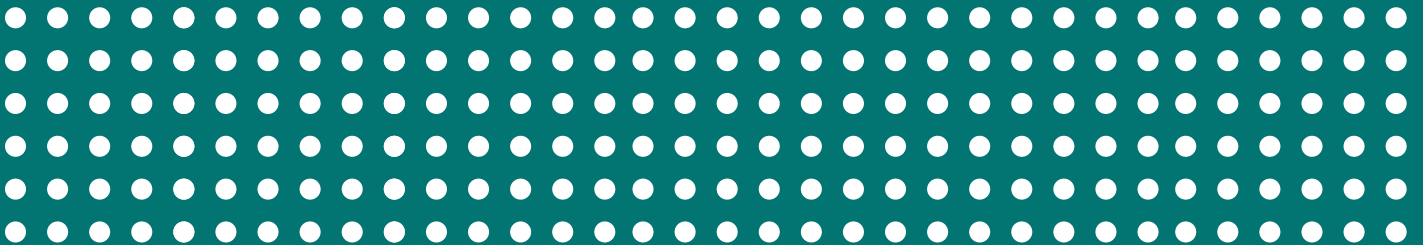
IVORYHILL,
A NAME WITH A STORY



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.

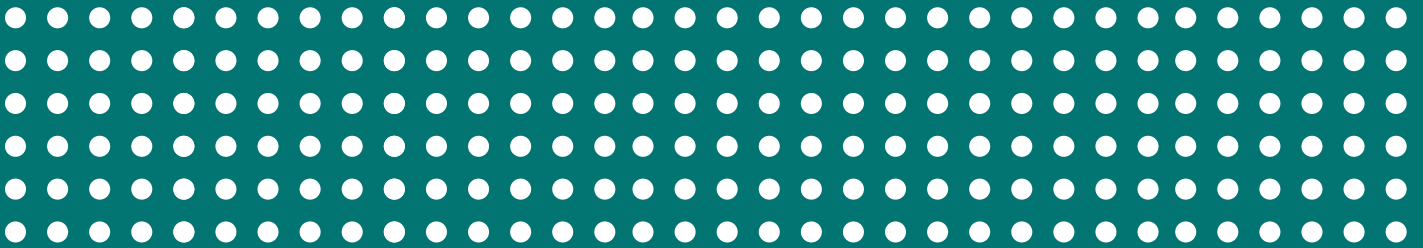


U N R I V A L E D L O C A T I O N

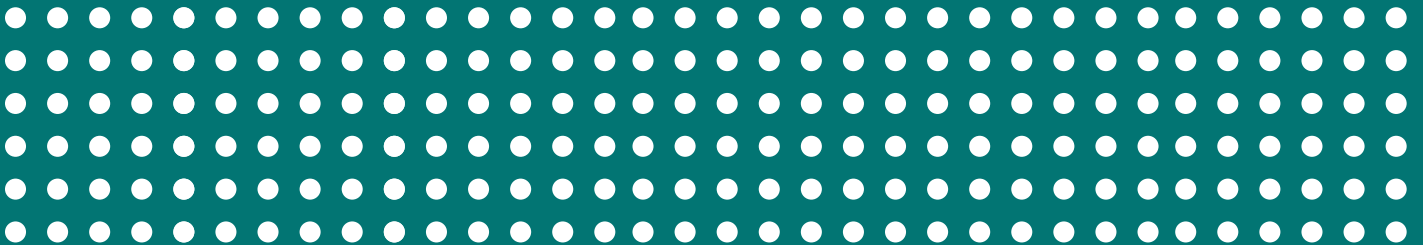


INTRODUCING IVORYHILL,
NEWGIZA'S
NEWEST NEIGHBORHOOD.

A C E N T R A L
L O C A T I O N



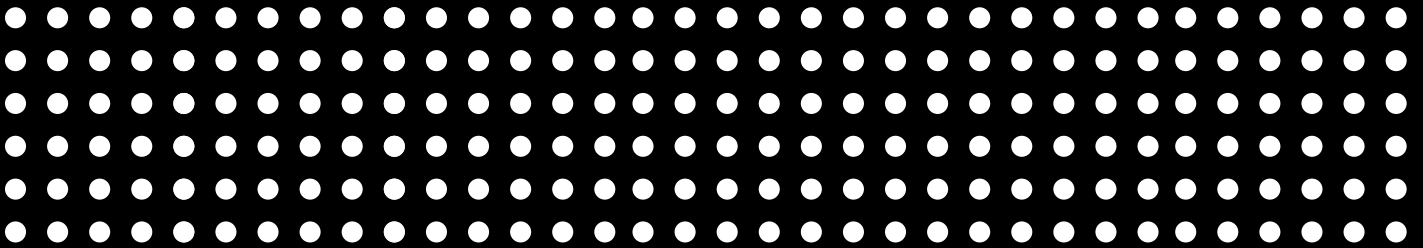
With exclusive unobstructed views of the golf course, IVORYHILL's location is undoubtedly amongst the best in NEWGIZA. Its strategic placement alongside the renowned Thompson Perrett & Lobb designer golf course paired with its close proximity to all of NEWGIZA's services grant it the best of both worlds. 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.



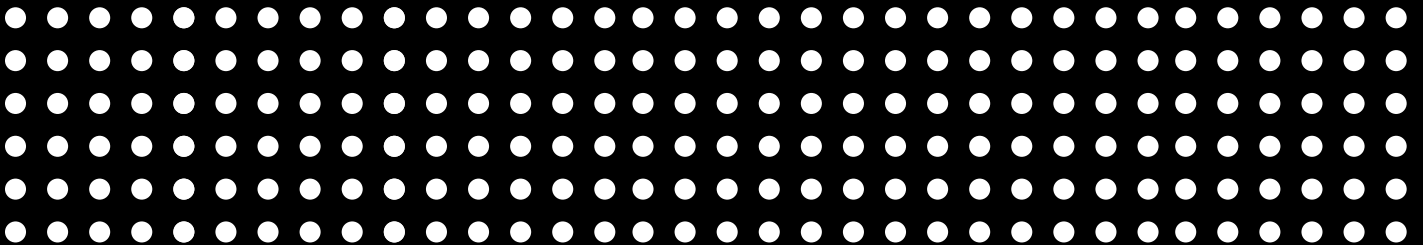


INTRODUCING IVORYHILL,
NEWGIZA'S
NEWEST NEIGHBORHOOD.

IVORYHILL
PARK



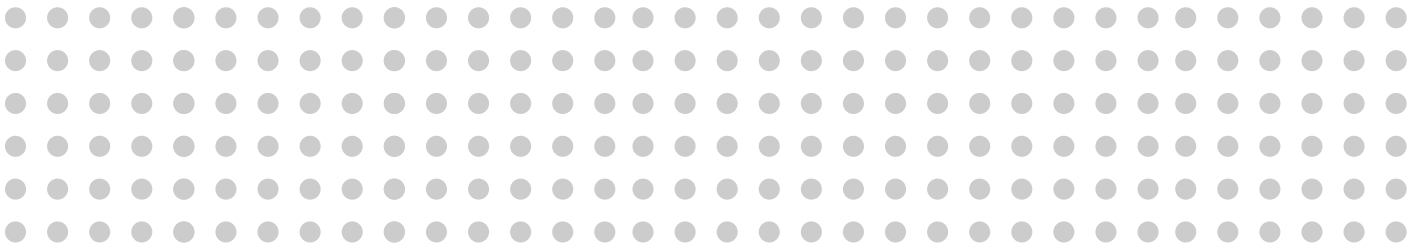
Lavish living taken care of down to the very last detail; every home is spoiled with surrounding greenery as far as the eye can see. IVORYHILL is planted amidst a circumference of botanically inspired gardens, which grant it a feeling of being an Ivory island in a sea of green. The botanical gardens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





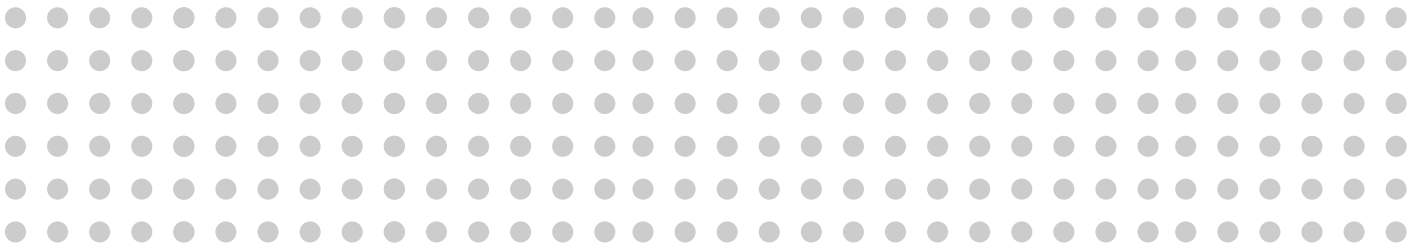
INTRODUCING IVORYHILL,
NEWGIZA'S
NEWEST NEIGHBORHOOD.

GOLFING PLEASURE
REDEFINED



THOMSON PERRETT & LOBB
golf course architects

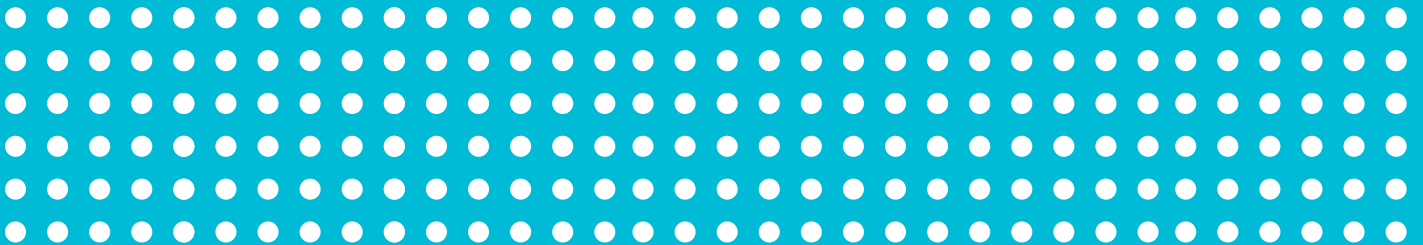
Occupying the heart of the NEWGIZA development is an 18-hole designer golf course designed by world renowned designers Thomson Perrett & Lobb. With views overlooking the incredible Ancient Pyramids, the Golf-course will leave golfers in awe.



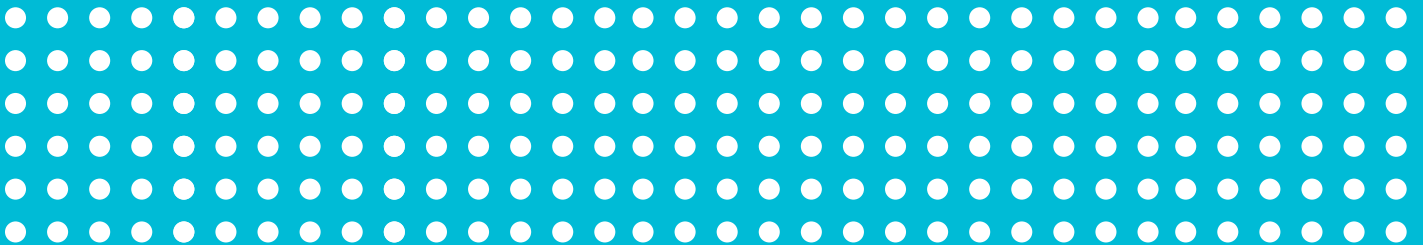


INTRODUCING IVORYHILL,
NEWGIZA'S
NEWEST NEIGHBORHOOD.

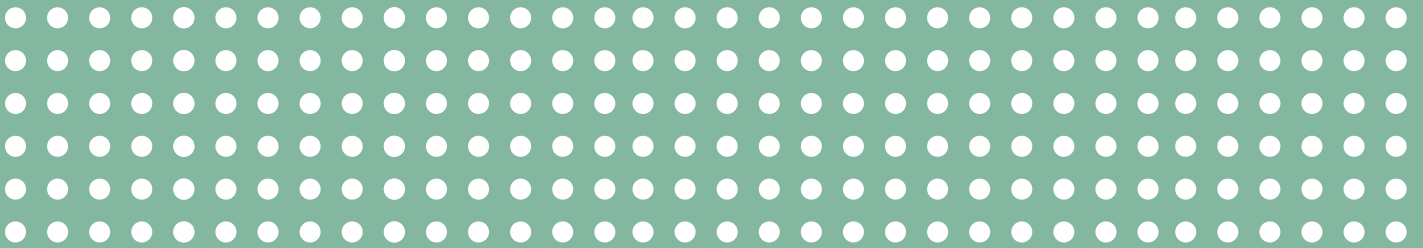
IVORYHILL GOLF
CLUBHOUSE



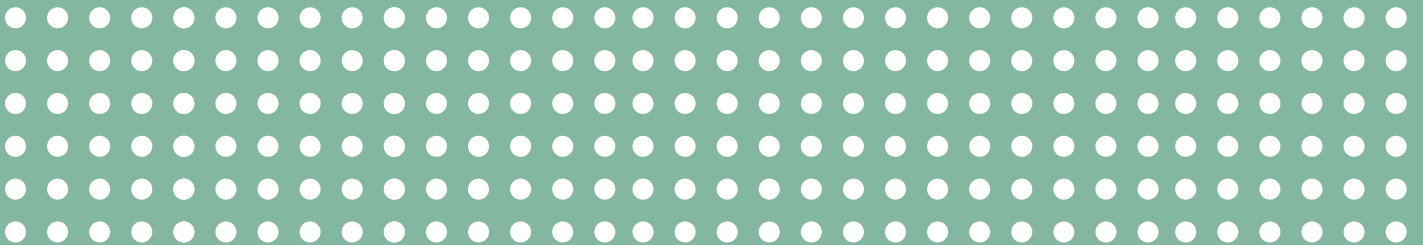
The IVORYHILL Golf Clubhouse is the community's social focal point. A place to gather over dinner or by the poolside, it is home to a wide range of venues to suit every occasion. Be it the Golf Bar and Lounge or the Pool Restaurant, it promises fun for all the family, youngsters and adults alike. Featuring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



Jadevillas



Indulgence is taken to a new level in a luxury home with three available types to choose from and the option of having a penthouse with the Jadevilla designs. The philosophy that inspired this home type is modern architectural design inspired by simplicity and functionality, which incorporates minimalist aesthetics in conjunction with your own personal style. The Jadevillas take advantage of dramatic views and natural landscaping as well as overlook the IVORYHILL Park.



Text



T Y P E O N E



T Y P E T W O



T Y P E T H R E E

OPTION ONE
WITH PENTHOUSE



TOTAL BUILT UP AREA: 382 m²

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.



GROUND FLOOR			
Total Ground Floor Area 137 m ²			
(1) Entrance Lobby	1.85 m x 2.00 m	(6) Kitchen	3.85 m x 4.35 m
(2) Guest Toilet	1.90 m x 2.15 m	(7) Utility	1.20 m x 2.35 m
(3) Staircase	3.80 m x 4.40 m	(8) Maid's Bathroom	1.25 m x 2.40 m
(4) Reception & Dining	6.00 m x 7.90 m	(9) Maid's Room	2.30 m x 2.40 m
(5) Terrace	2.00 m x 9.10 m		



FIRST FLOOR

Total Roof Floor Area 153 m²

(1) Staircase	3.80 m x 4.55 m	(8) Bathroom	1.80 m x 2.75 m
(2) Bathroom	1.90 m x 2.45 m	(9) Dressing	3.90 m x 4.20 m
(3) Bedroom (1)	4.25 m x 4.70 m	(10) Bedroom	1.30 m x 1.90 m
(4) Terrace	1.90 m x 3.50 m	(11) Bathroom	0.65 m x 3.00 m
(5) Master Bedroom	4.00 m x 4.40 m	(12) Dressing	4.05 m x 4.20 m
(6) Dressing Room	1.40 m x 3.05 m	(13) Utility	1.55 m x 3.90 m
(7) Bedroom	1.90 m x 3.05 m		



ROOF FLOOR

Total Roof Floor Area 92 m²

(1) Staircase	3.80 m x 4.05 m	(4) Bathroom	2.25 m x 2.25 m
(2) Family Living	4.35 m x 4.80 m	(5) Front Terrace	48 m ²
(3) Kitchenette	1.30 m x 2.25 m	(6) Back Terrace	34 m ²

OPTION TWO
WITHOUT PENTHOUSE



TOTAL BUILT UP AREA: 290 m²

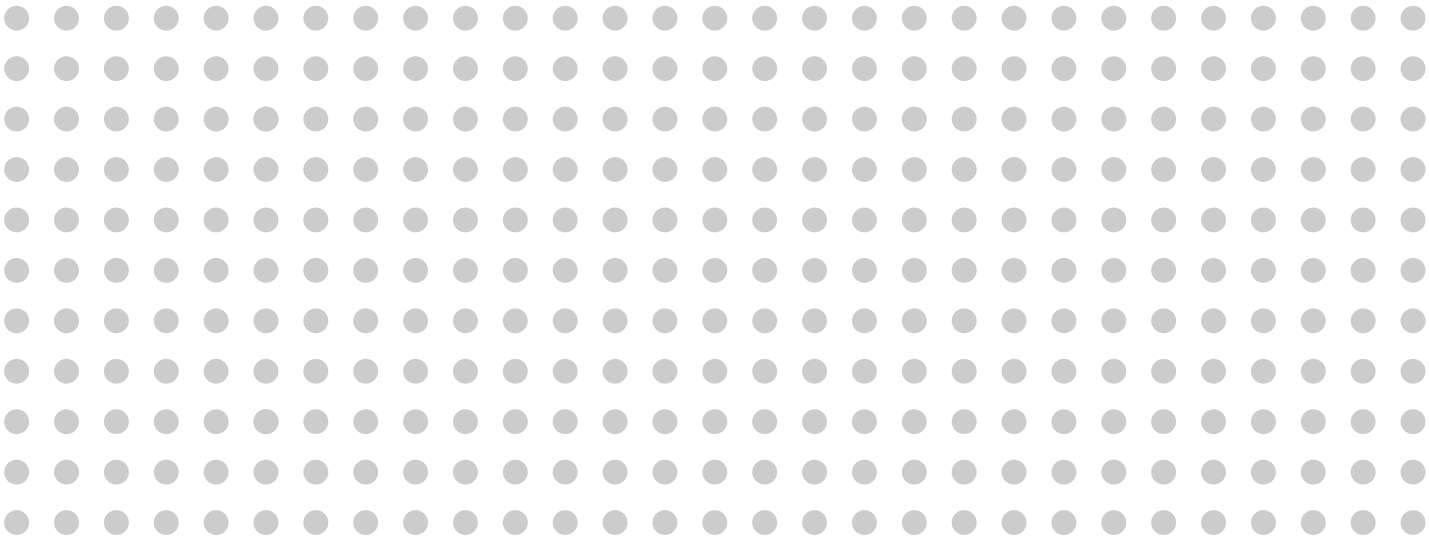
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GROUND FLOOR			
Total Ground Floor Area 137 m ²			
(1) Entrance Lobby	1.85 m x 2.00 m	(6) Kitchen	3.85 m x 4.35 m
(2) Guest Toilet	1.90 m x 2.15 m	(7) Utility	1.20 m x 2.35 m
(3) Staircase	3.80 m x 4.40 m	(8) Maid's Bathroom	1.25 m x 2.40 m
(4) Reception & Dining	6.00 m x 7.90 m	(9) Maid's Room	2.30 m x 2.40 m
(5) Terrace	2.00 m x 9.10 m		



FIRST FLOOR Total Roof Floor Area 153 m ²			
(1) Staircase	3.80 m x 4.55 m	(8) Bathroom	1.80 m x 2.75 m
(2) Bathroom	1.90 m x 2.45 m	(9) Dressing	3.90 m x 4.20 m
(3) Bedroom (1)	4.25 m x 4.70 m	(10) Bedroom	1.30 m x 1.90 m
(4) Terrace	1.90 m x 3.50 m	(11) Bathroom	0.65 m x 3.00 m
(5) Master Bedroom	4.00 m x 4.40 m	(12) Dressing	4.05 m x 4.20 m
(6) Dressing Room	1.40 m x 3.05 m	(13) Utility	1.55 m x 3.90 m
(7) Bedroom	1.90 m x 3.05 m		



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