



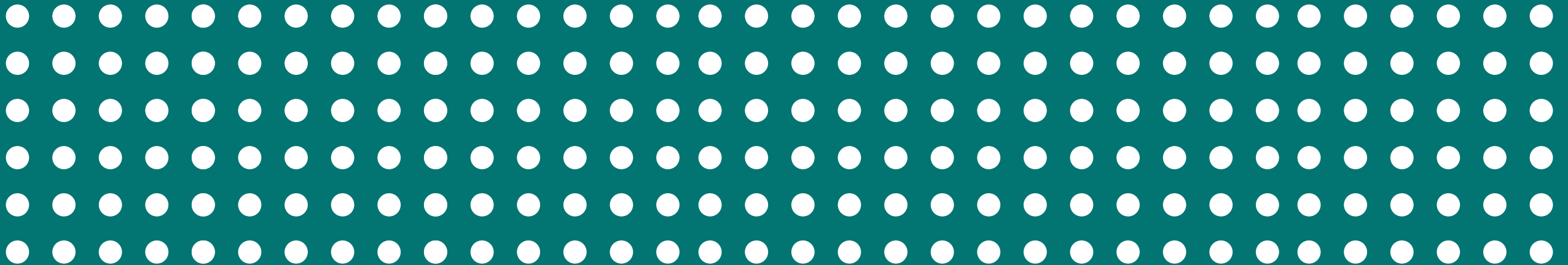
MANSIONS

IVORYHILL



INTRODUCING IVORYHILL,
NEWGIZA'S
NEWEST NEIGHBORHOOD.

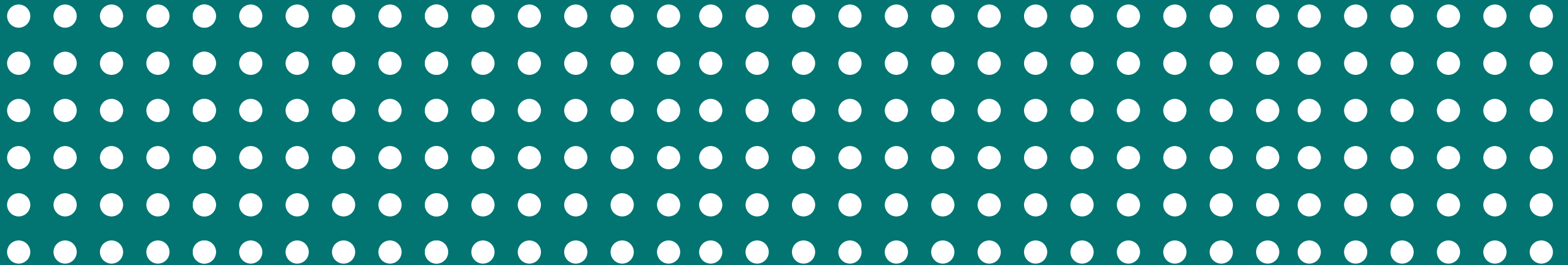
IVORYHILL,
A NAME WITH A STORY



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.

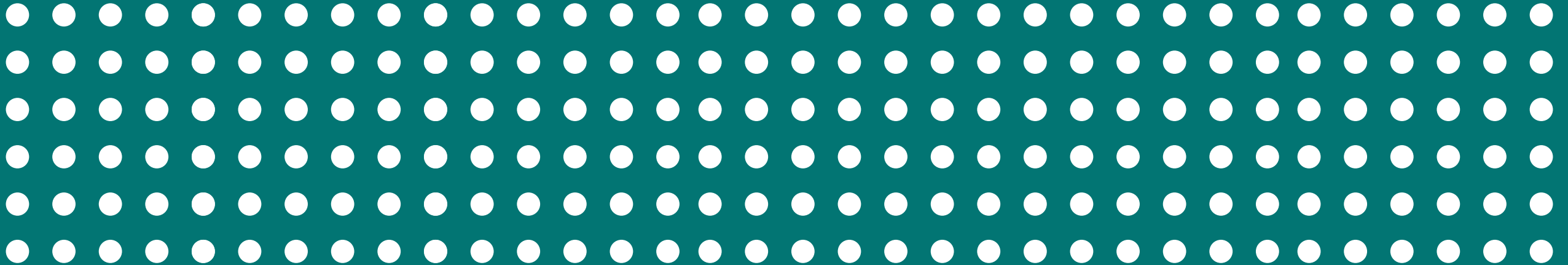


U N R I V A L E D L O C A T I O N

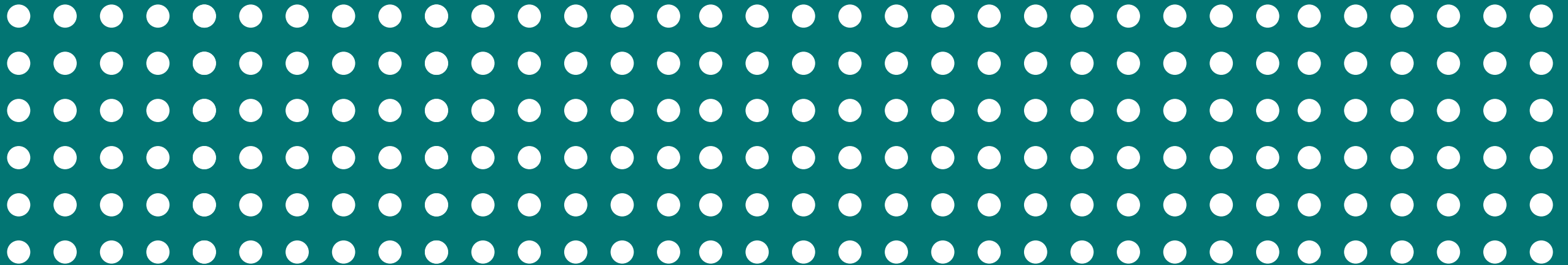


INTRODUCING IVORYHILL,
NEWGIZA'S
NEWEST NEIGHBORHOOD.

A CENTRAL
LOCATION



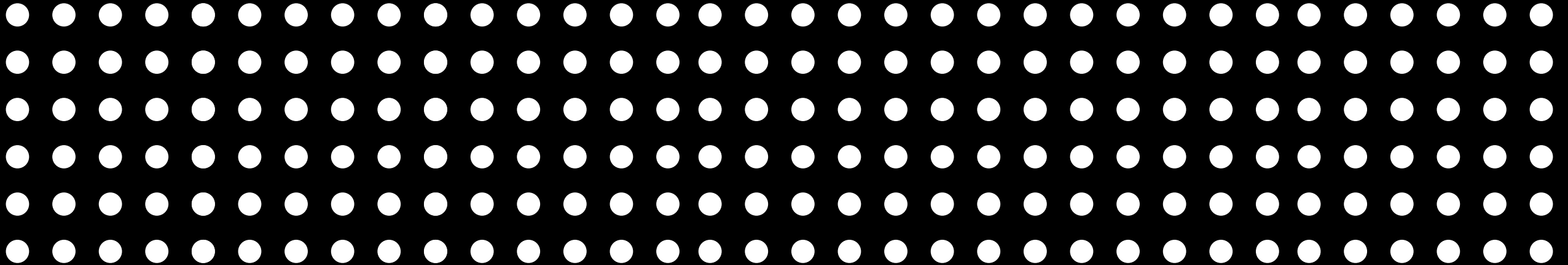
With exclusive unobstructed views of the golf course, IVORYHILL's location is undoubtedly amongst the best in NEWGIZA. Its strategic placement alongside the renowned Thompson Perrett & Lobb designer golf course paired with its close proximity to all of NEWGIZA's services grant it the best of both worlds.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



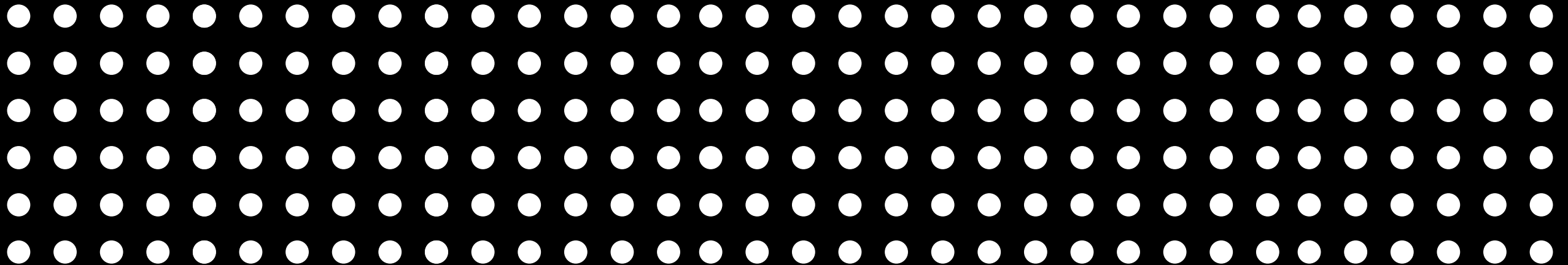


INTRODUCING IVORYHILL,
NEWGIZA'S
NEWEST NEIGHBORHOOD.

IVORYHILL
PARK



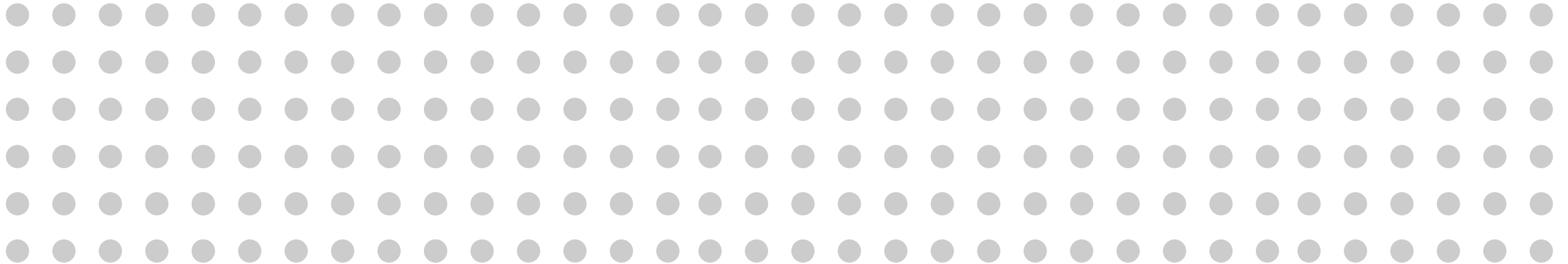
Lavish living taken care of down to the very last detail; every mansion is spoiled with surrounding greenery as far as the eye can see. IVORYHILL is planted amidst a circumference of botanically inspired gardens, which grant it a feeling of being an Ivory island in a sea of green. The botanical gardens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





INTRODUCING IVORYHILL,
NEWGIZA'S
NEWEST NEIGHBORHOOD.

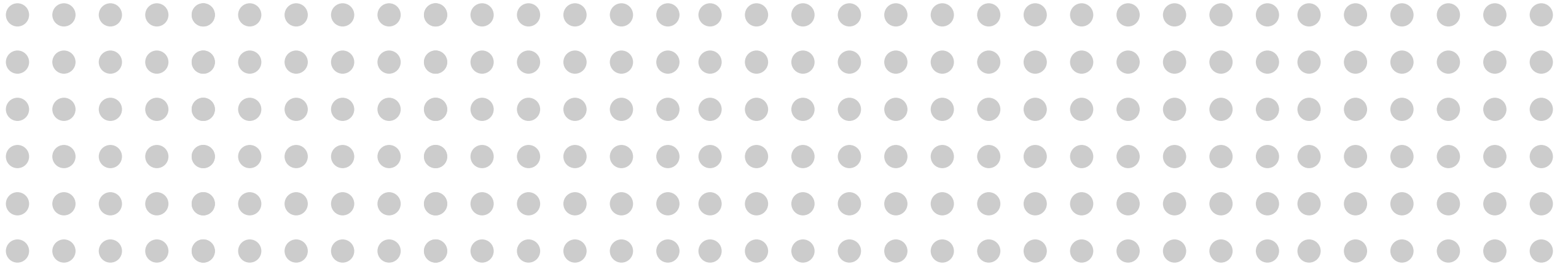
GOLFING PLEASURE
REDEFINED



THOMSON PERRETT & LOBB

golf course architects

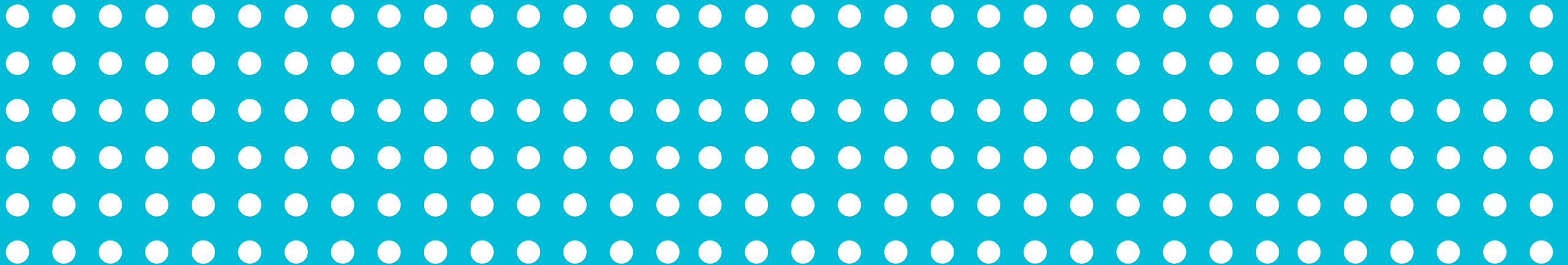
Occupying the heart of the NEWGIZA development is an 18-hole designer golf course designed by world renowned designers Thomson Perrett & Lobb. With views overlooking the incredible Ancient Pyramids, the Golf-course will leave golfers in awe.



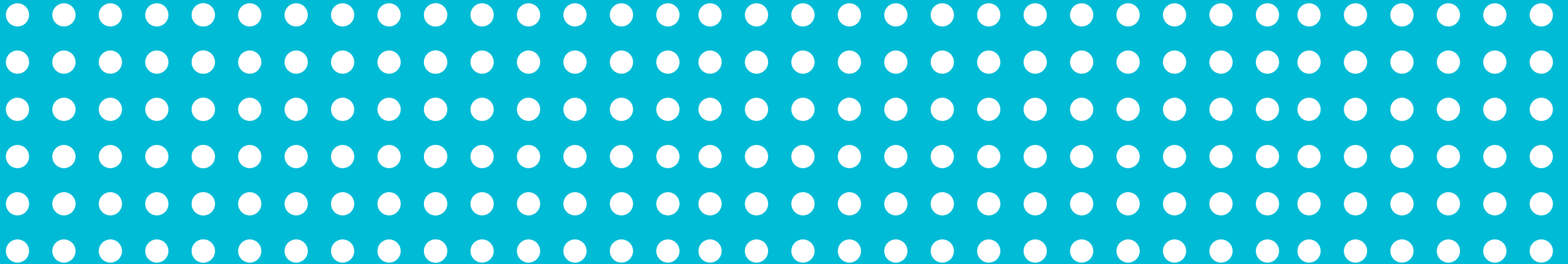


INTRODUCING IVORYHILL,
NEWGIZA'S
NEWEST NEIGHBORHOOD.

IVORYHILL GOLF
CLUBHOUSE



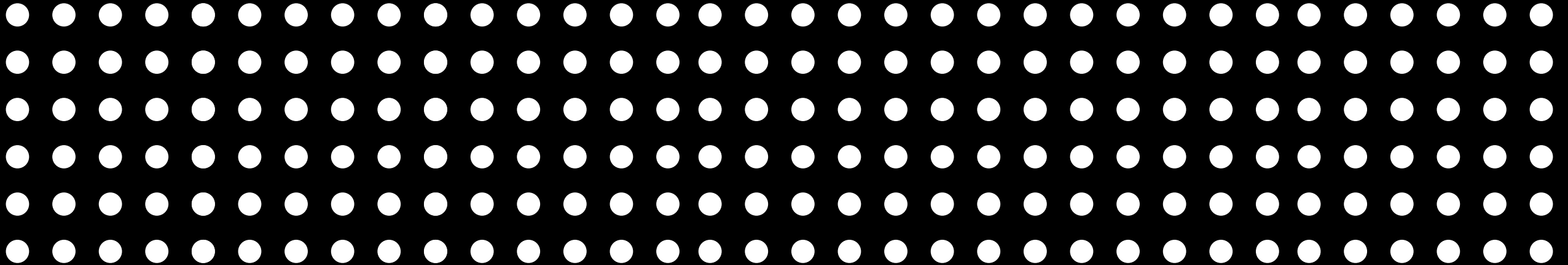
The IVORYHILL Golf Clubhouse is the community's social focal point. A place to gather over dinner or by the poolside, it is home to a wide range of venues to suit every occasion. Be it the Golf Bar and Lounge or the Pool Restaurant, it promises fun for all the family, youngsters and adults alike. Featuring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



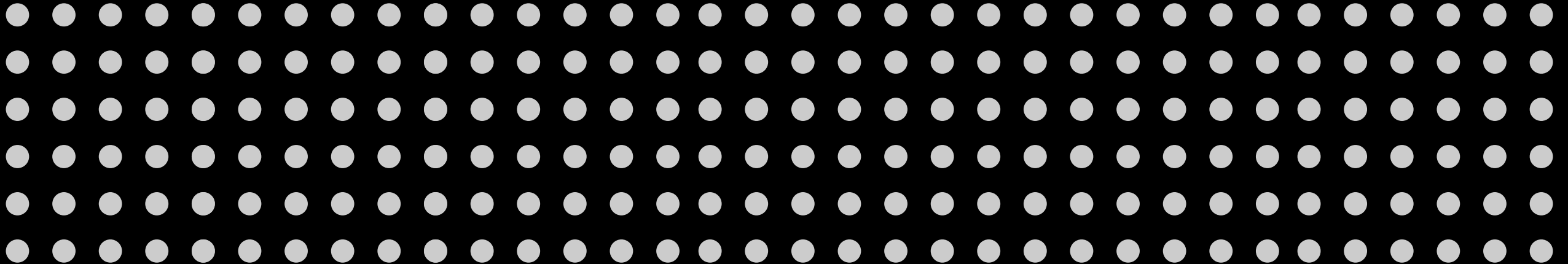


INTRODUCING IVORYHILL,
NEWGIZA'S
NEWEST NEIGHBORHOOD.

YOUR HOME,
AND NO ONE ELSE'S

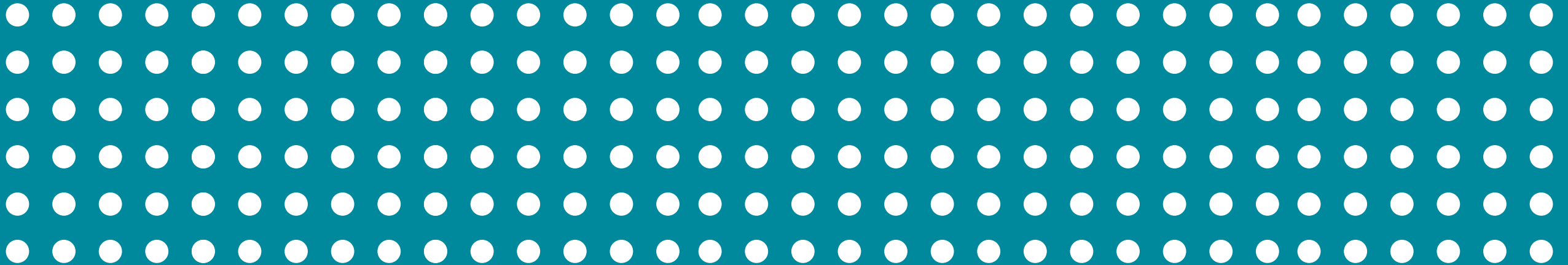


With six available types to choose from, The Mansions' extensive type offering ensures everyone gets to choose the home of their dreams, with no compromises. Minimalistic architecture coupled with intricate interior design ensure all homes make the most of space and meet today's international standards of luxurious design. And if that's not enough, visionaries can choose to customize their mansions from start to finish, making it uniquely theirs and no one else's.



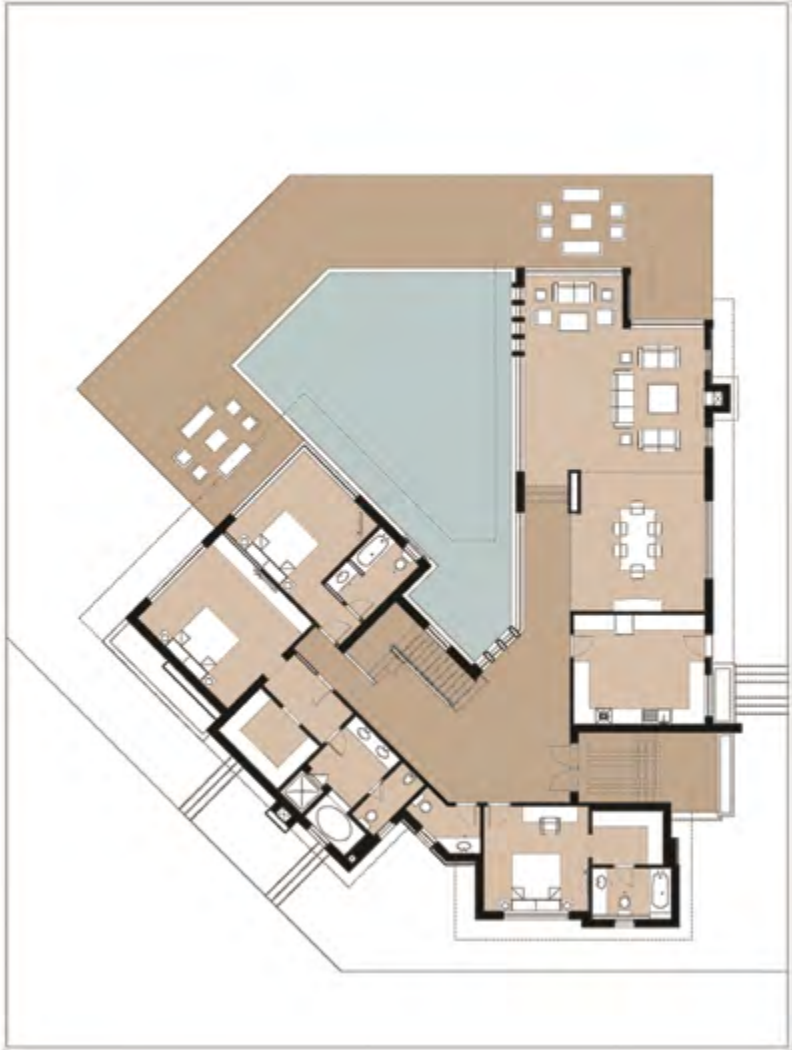
MANSON

TYPES

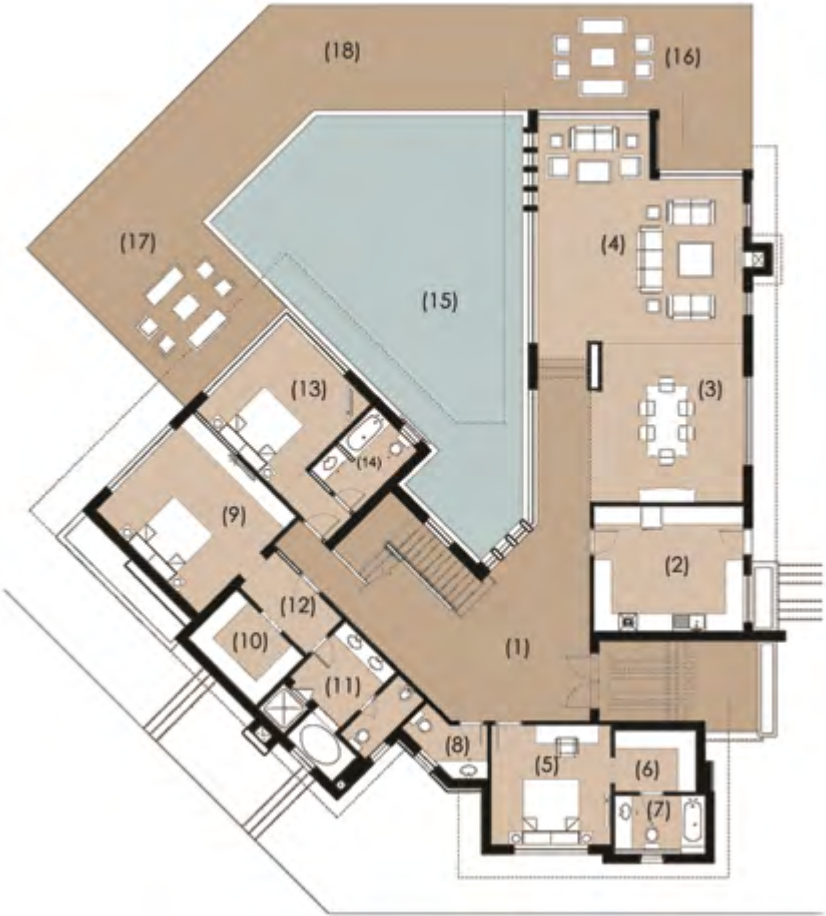




T Y P E O N E



TOTAL BUILT UP AREA: 641 m²



GROUND FLOOR Total Ground Floor Area 317 m²

(1) Entrance & Stair Lobby	30.00 m ²	(10) M. Dressing	3.20 m x 2.30 m
(2) Kitchen	5.00 m x 4.20 m	(11) M. Bathroom	4.10 m x 3.70 m
(3) Dining	5.30 m x 5.10 m	(12) Lobby	3.20 m x 1.70 m
(4) Reception	7.50 m x 6.90 m	(13) Bedroom	4.30 m x 4.00 m
(5) Guest Room	4.00 m x 4.00 m	(14) Bathroom	2.95 m x 2.10 m
(6) Dressing	2.70 m x 2.05 m	(15) Outdoor Pool	90.00 m ²
(7) Bathroom	3.00 m x 1.95 m	(16) Reception Terrace	32.00 m ²
(8) Guest Toilet	2.40 m x 1.80 m	(17) Bedroom Terrace	35.00 m ²
(9) Master Bedroom	4.90 m x 4.60 m	(18) Pool Terrace	48.00 m ²



ROOF FLOOR Total Roof Floor Area 225 m²

(1) Stairs Lobby	13 m ²	(7) Lobby	4.00 m x 2.50 m
(2) Living Room	5.70 m x 4.20 m	(8) M. Dressing	2.85 m x 2.80 m
(3) Toilet	2.40 m x 1.80 m	(9) M. Bathroom	2.70 m x 2.15 m
(4) Bedroom	4.00 m x 3.80 m	(10) M. Bedroom	2.40 m x 1.80 m
(5) Dressing	2.70 m x 2.05 m	(11) M. Terrace	6.65 m x 3.80 m
(6) Bathroom	3.00 m x 1.95 m	(12) Roof Terrace	9.35 m x 4.40 m

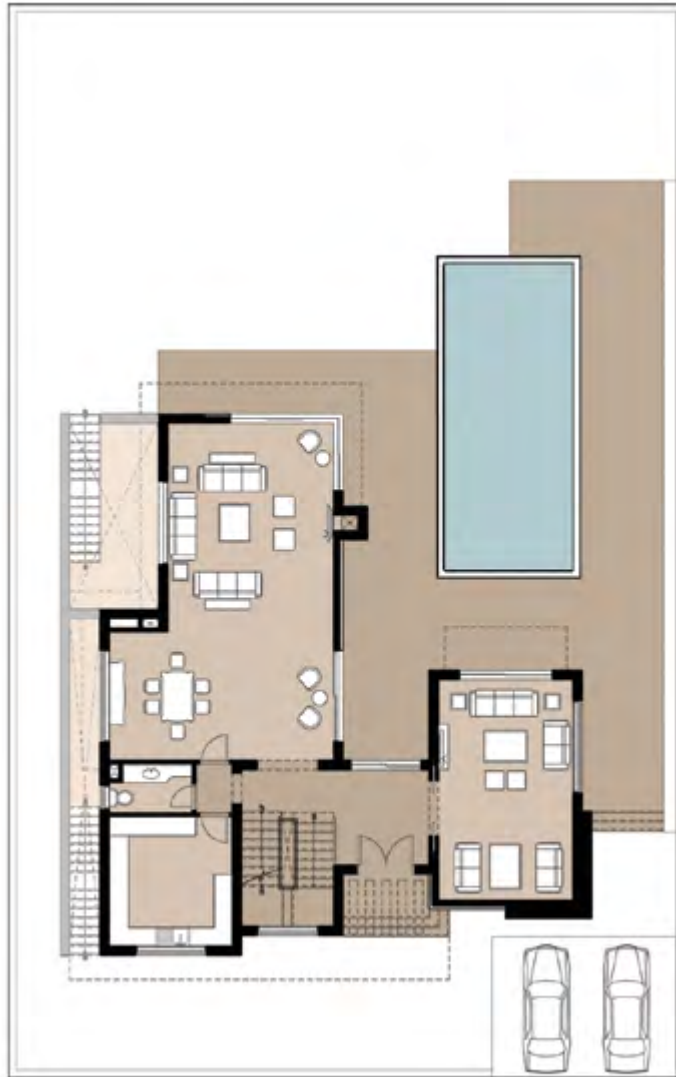


BASEMENT FLOOR Total Basement Floor Area 99.00 m²

(1) Stairs Lobby	3.90 m x 1.50 m	(6) Bedroom	4.90 m x 4.60 m
(2) Lobby	1.70 m x 1.25 m	(7) Lobby	1.90 m x 1.20 m
(3) Utility	1.70 m x 1.70 m	(8) Bathroom	3.35 m x 1.90 m
(4) Maid's Room	3.40 m x 2.30 m	(9) Dressing	1.90 m x 1.20 m
(5) Maid's Bathroom	2.00 m x 1.70 m	(10) English Court	4.80 m x 1.20 m



T Y P E T W O

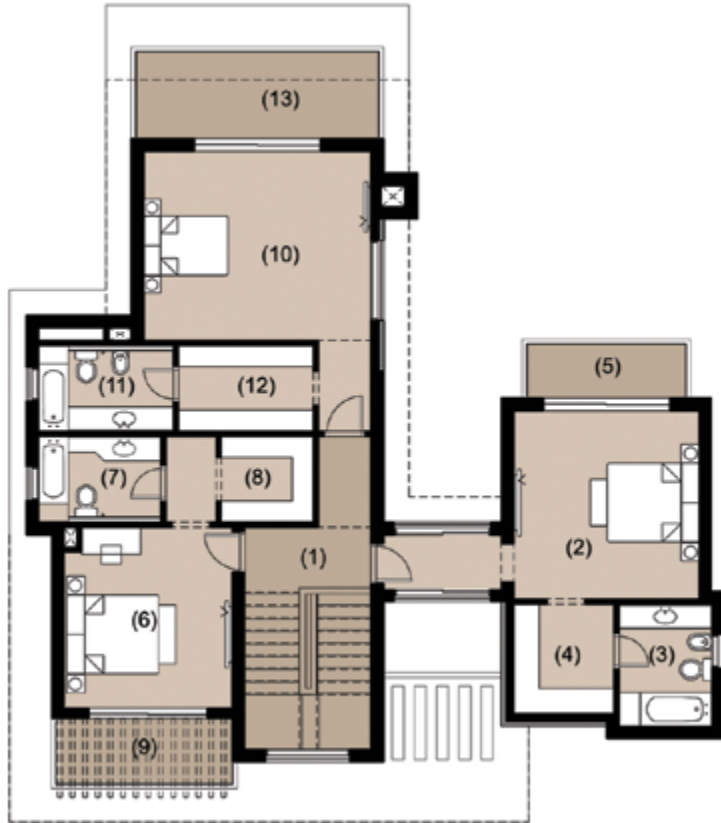


TOTAL UNIT AREA: 518.4 m²



GROUND FLOOR Total Ground Floor Area 192 m²

(1) Entrance Lobby	3.10 m x 3.10 m	(5) Toilet	2.70 m x 1.60 m
(2) Stairs Lobby	3.00 m x 5.10 m	(6) Dining	7.30 m x 4.20 m
(3) Living	4.40 m x 7.20 m	(7) Reception	5.40 m x 6.80 m
(4) Kitchen	4.00 m x 4.20 m		



FIRST FLOOR

Total First Floor Area 175.4 m²

(1) Stairs Lobby	5.30 m x 3.00 m	(8) Dressing	2.20 m x 2.00 m
(2) Bedroom 1	4.50 m x 4.40 m	(9) Terrace	4.20 m x 1.50 m
(3) Bathroom	2.15 m x 2.90 m	(10) Master Bedroom	5.40 m x 4.50 m
(4) Dressing	2.40 m x 2.60 m	(11) Master Bathroom	3.20 m x 2.00 m
(5) Terrace 1	3.80 m x 1.30 m	(12) Dressing	3.20 m x 2.00 m
(6) Bedroom 2	4.00 m x 4.30 m	(13) Terrace 3	5.70 m x 2.00 m
(7) Bathroom 2	2.90 m x 2.10 m		



BASEMENT FLOOR

Total Basement Floor Area 151 m²

(1) Stairs Lobby	3.00 m x 5.10 m	(7) Driver's Room	2.90 m x 1.90 m
(2) Maid's Bathroom	4.00 m x 2.40 m	(8) Garage Storage	2.40 m x 4.60 m
(3) Maid's Bathroom	2.60 m x 1.50 m	(9) Lobby	1.75 m x 4.60 m
(4) Utility	2.40 m x 1.80 m	(10) Kitchenette	1.60 m x 1.80 m
(5) Garden Storage	1.70 m x 1.80 m	(11) Toilet	1.80 m x 1.80 m
(6) Driver's Bathroom	2.90 m x 1.25 m	(12) Playing Room	5.40 m x 4.30 m



T Y P E T H R E E



TOTAL UNIT AREA: 464 m²



GROUND FLOOR Total Ground Floor Area 197 m²

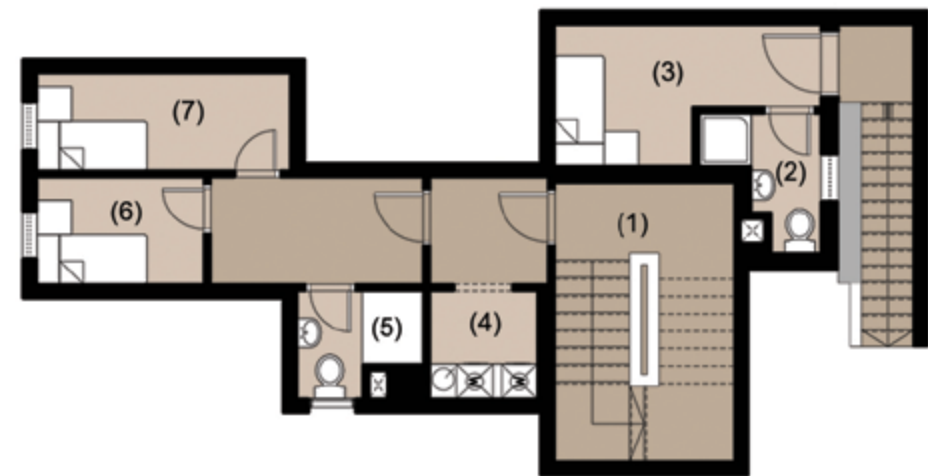
(1) Entrance Lobby	3.10 m x 3.10 m	(6) Dining	4.20 m x 4.00 m
(2) Stairs Lobby	3.00 m x 5.10 m	(7) Salon	4.20 m x 3.60 m
(3) Toilet	1.90 m x 2.30 m	(8) Terrace	4.15 m x 2.10 m
(4) Kitchen	4.20 m x 3.90 m	(9) Reception Hall	4.75 m x 4.00 m
(5) Storage	2.70 m x 1.60 m	(10) Reception	4.60 m x 9.45 m



FIRST FLOOR

Total First Floor Area 184 m²

(1) Stairs Lobby	3.10 m x 4.90 m	(8) Terrace	4.10 m x 1.75 m
(2) Kitchenette	1.90 m x 2.40 m	(9) Living	4.50 m x 4.20 m
(3) Bedroom 1	4.20 m x 4.00 m	(10) Master Bedroom	4.60 m x 4.20 m
(4) Bathroom	2.90 m x 2.40 m	(11) Dressing	1.80 m x 2.80 m
(5) Bathroom	2.10 m x 2.50 m	(12) Master Bathroom	2.00 m x 4.10 m
(6) Dressing	1.65 m x 2.50 m	(13) Terrace	4.60 m x 2.00 m
(7) Bedroom 2	4.20 m x 4.00 m		



BASEMENT FLOOR

Total Basement Floor Area 83 m²

(1) Stairs Lobby	3.10 m x 4.80 m	(5) Maid's Bathroom	2.20 m x 1.85 m
(2) Driver's Bathroom	2.10 m x 2.40 m	(6) Maid's Room 1	2.90 m x 1.85 m
(3) Driver's Room	4.60 m x 2.45 m	(7) Maid's Room 2	4.40 m x 1.70 m
(4) Utility	1.85 m x 1.85 m		



T Y P E F O U R

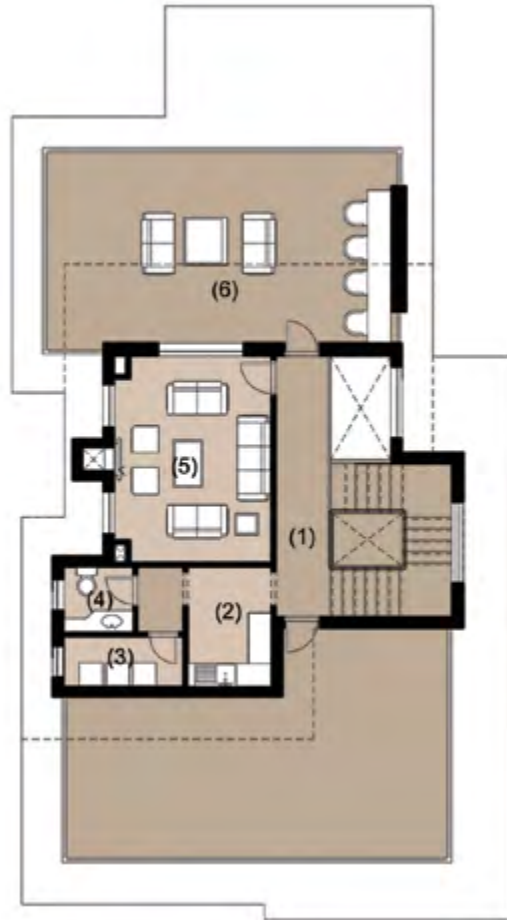


TOTAL UNIT AREA: 449 m²



GROUND FLOOR Total Ground Floor Area 234 m²

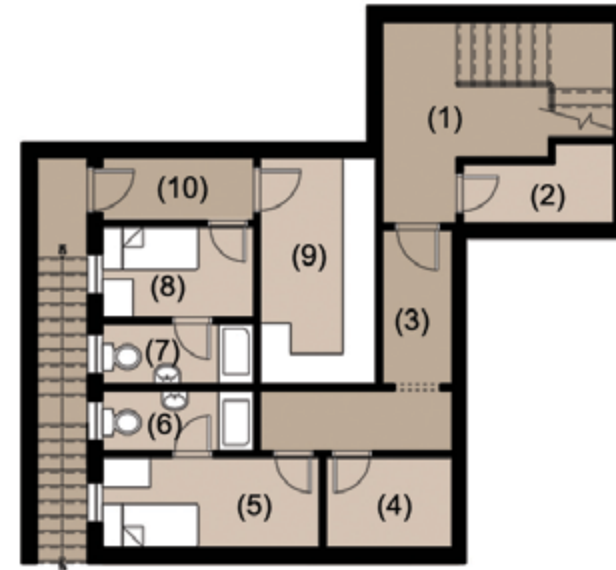
(1) Entrance Lobby	3.00 m x 2.70 m	(8) Bedroom 2	4.00 m x 3.80 m
(2) Stairs Lobby	4.60 m x 4.00 m	(9) Toilet	2.20 m x 1.60 m
(3) Dressing	2.70 m x 2.00 m	(10) Kitchen	4.10 m x 3.90 m
(4) Master Bathroom	2.40 m x 2.00 m	(11) Dining	4.00 m x 4.80 m
(5) Master Bedroom	4.60 m x 4.60 m	(12) Reception	5.80 m x 7.70 m
(6) Bathroom	1.90 m x 2.60 m	(13) Terrace	4.00 m x 4.90 m
(7) Bedroom 1	4.00 m x 3.80 m		



FIRST FLOOR

Total First Floor Area 122 m²

(1) Corridor	1.50 m x 6.80 m	(4) Toilet	1.80 m x 1.70 m
(2) Kitchenette	2.20 m x 3.10 m	(5) Living	4.10 m x 5.40 m
(3) Utility	3.10 m x 1.30 m	(6) Terrace	8.90 m x 4.90 m



BASEMENT FLOOR

Total Basement Floor Area 93 m²

(1) Stairs Lobby	4.60 m x 2.70 m	(6) Maid's Bathroom	3.00 m x 1.20 m
(2) Storage	3.00 m x 1.20 m	(7) Driver's Bathroom	3.00 m x 1.20 m
(3) Corridor	1.40 m x 3.00 m	(8) Driver's Room	3.00 m x 1.80 m
(4) Utility	2.50 m x 1.80 m	(9) Garage Storage	2.30 m x 4.50 m
(5) Maid's Room	4.30 m x 1.80 m	(10) Lobby	3.00 m x 1.25 m



T Y P E F I V E



TOTAL UNIT AREA: 425.5 m²



GROUND FLOOR Total Ground Floor Area 218.5 m²

(1) Entrance Lobby	7.75 m x 2.25 m	(9) Driver's Toilet	3.00 m x 1.75 m
(2) Kitchen	5.00 m x 4.25 m	(10) Dining	5.00 m x 4.50 m
(3) Lobby	2.80 m x 1.50 m	(11) Reception	6.20 m x 7.90 m
(4) Guest Toilet	2.20 m x 1.50 m	(12) Guest Bedroom	4.30 m x 3.80 m
(5) Utility	1.90 m x 1.30 m	(13) Guest Bathroom	3.10 m x 1.70 m
(6) Maid's Room	3.70 m x 1.90 m	(14) Guest Dressing	2.65 m x 2.00 m
(7) Maid's Toilet	3.00 m x 1.20 m	(15) Storage	1.40 m x 1.05 m
(8) Driver's Room	3.70 m x 2.00 m	(16) Outdoor Terrace	15.50 m ²



FIRST FLOOR Total First Floor Area 207.00 m²

(1) Stairs Lobby	3.10 m x 2.00 m	(10) Bedroom 1	4.30 m x 4.30 m
(2) Master Bedroom	6.00 m x 5.30 m	(11) Dressing 1	2.40 m x 1.45 m
(3) M. Dressing	2.45 m x 1.55 m	(12) Bathroom 1	2.40 m x 2.20 m
(4) M. Bathroom	2.45 m x 2.40 m	(13) Lobby	2.60 m x 2.25 m
(5) Lobby	2.45 m x 1.80 m	(14) Kitchenette	2.25 m x 1.50 m
(6) Living	4.35 m x 4.35 m	(15) Bedroom 2	4.30 m x 3.80 m
(7) Living Storage	2.40 m x 2.00 m	(16) Dressing 2	2.80 m x 1.90 m
(8) Kitchen	3.00 m x 2.40 m	(17) Bathroom 2	2.80 m x 1.80 m
(9) Terrace 1	4.40 m x 1.80 m	(18) Terrace	2.30 m x 1.90 m



T Y P E S I X



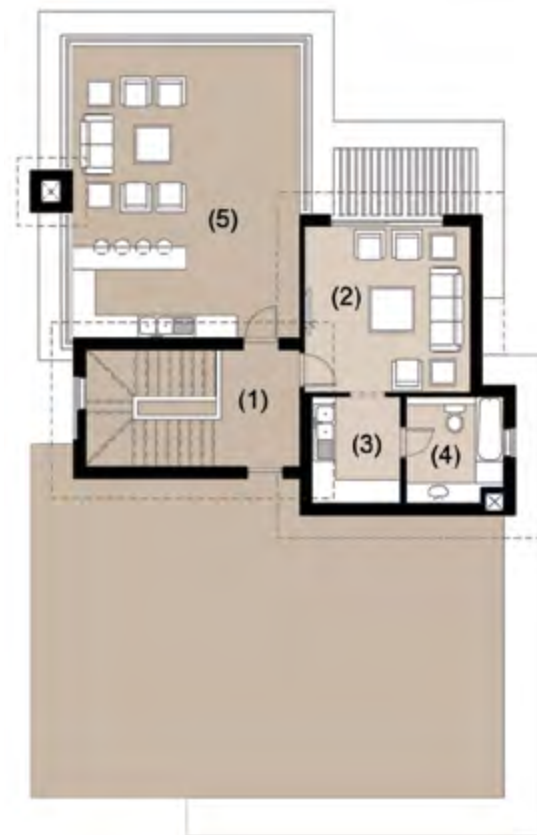
GROUND FLOOR Total Ground Floor Area 218.5 m²

(1) Entrance Lobby	7.75 m x 2.25 m	(9) Driver's Toilet	3.00 m x 1.75 m
(2) Kitchen	5.00 m x 4.25 m	(10) Dining	5.00 m x 4.50 m
(3) Lobby	2.80 m x 1.50 m	(11) Reception	6.20 m x 7.90 m
(4) Guest Toilet	2.20 m x 1.50 m	(12) Guest Bedroom	4.30 m x 3.80 m
(5) Utility	1.90 m x 1.30 m	(13) Guest Bathroom	3.10 m x 1.70 m
(6) Maid's Room	3.70 m x 1.90 m	(14) Guest Dressing	2.65 m x 2.00 m
(7) Maid's Toilet	3.00 m x 1.20 m	(15) Storage	1.40 m x 1.05 m
(8) Driver's Room	3.70 m x 2.00 m	(16) Outdoor Terrace	15.50 m ²



FIRST FLOOR Total First Floor Area 207.00 m²

(1) Stair Lobby	3.10 m x 2.00 m	(10) Bedroom (1)	4.30 m x 4.30 m
(2) Master Bedroom	6.00 m x 5.30 m	(11) Dressing (1)	2.40 m x 1.45 m
(3) M. Dressing	2.45 m x 1.55 m	(12) Bathroom (1)	2.40 m x 2.20 m
(4) M. Bathroom	2.45 m x 2.40 m	(13) Lobby	2.60 m x 2.25 m
(5) Lobby	2.45 m x 1.80 m	(14) Kitchenette	2.25 m x 1.50 m
(6) Living	4.35 m x 4.35 m	(15) Bedroom (2)	4.30 m x 3.80 m
(7) Living storage	2.40 m x 2.00 m	(16) Dressing (2)	2.80 m x 1.90 m
(8) Kitchen	3.00 m x 2.40 m	(17) Bathroom (2)	2.80 m x 1.80 m
(9) Terrace (1)	4.40 m x 1.80 m	(18) Terrace	2.30 m x 1.90 m



PENTHOUSE FLOOR Total Penthouse Floor Area 90 m²

(1) Stair Lobby	3.10 m x 2.05 m
(2) Living Room	4.40 m x 4.35 m
(3) Kitchenette	2.80 m x 2.35 m
(4) Bathroom	2.80 m x 2.60 m
(5) Roof Terrace	23 m ²



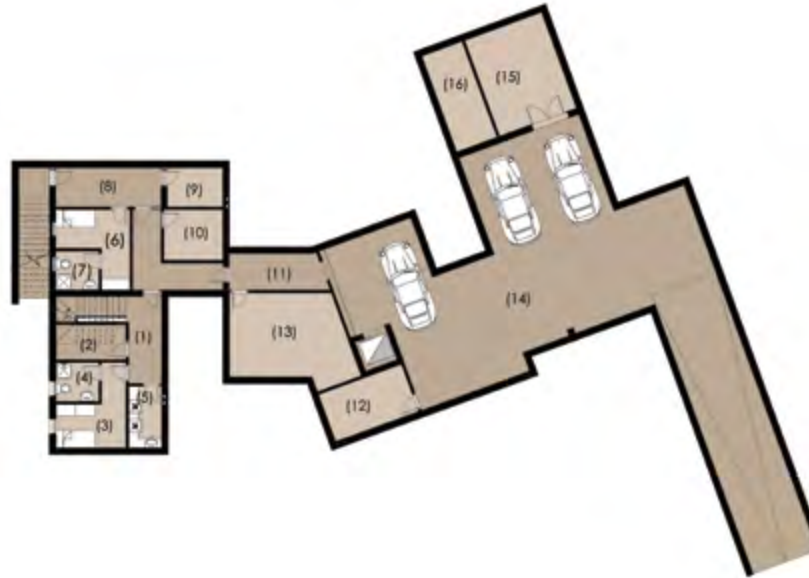
T Y P E S E V E N



GROUND FLOOR

Total Ground Floor Area 446 m²

(1) Entrance & Stair Lobby	47.00 m ²	(8) Toilet	2.55 m x 1.80 m
(2) Kitchen	5.30 m x 5.00 m	(9) Office	5.20 m x 4.00 m
(3) Dining	5.60 m x 4.85 m	(10) Living	6.50 m x 4.90 m
(4) Reception	13.25 m x 8.50 m	(11) Corridor	10.30 m x 1.50 m
(5) Guest Room	4.50 m x 4.50 m	(12) Outdoor Pool	121 m ²
(6) Guest Bathroom	3.35 m x 2.30 m	(13) Reception Terrace	23 m ²
(7) Guest Toilet	3.00 m x 2.40 m	(14) Pool Terrace	107 m ²



BASEMENT FLOOR Total Basement Floor Area 402.00 m²

(1) Stair Lobby	4.40 m x 1.70 m	(9) Garden Storage	2.85 m x 2.00 m
(2) Storage	3.60 m x 1.80 m	(10) Storage	3.00 m x 2.60 m
(3) Maid's Room	3.60 m x 2.25 m	(11) Corridor	5.15 m x 1.90 m
(4) Maid's Bathroom	2.20 m x 2.00 m	(12) Garage Storage	4.50 m x 2.60 m
(5) Utility	3.15 m x 1.70 m	(13) Main Storage	26 m ²
(6) Driver's Room	3.70 m x 2.00 m	(14) Garage	144 m ²
(7) Driver's Bathroom	2.20 m x 2.00 m	(15) Mechanical Room	5.20 m x 4.20 m
(8) Corridor	5.35 m x 2.00 m	(16) Water Tank	5.20 m x 2.20 m



ROOF FLOOR Total Roof Floor Area 350 m²

(1) Stair Lobby	35 m²	(10) Kitchenette	2.40 m x 1.90 m
(2) Dressing Bedroom (1)	3.10 m x 2.20 m	(11) Bathroom Bedroom (3)	2.60 m x 2.40 m
(3) Bathroom Bedroom (1)	2.80 m x 2.80 m	(12) Dressing Bedroom (3)	2.30 m x 2.00 m
(4) Bedroom (1)	5.30 m x 5.10 m	(13) Bedroom (3)	4.60 m x 4.60 m
(5) Terrace Bedroom (1)	8.25 m x 2.00 m	(14) M. Dressing	3.75 m x 1.90 m
(6) Dressing Bedroom (2)	3.10 m x 2.20 m	(15) M. Bathroom	3.60 m x 2.45 m
(7) Bathroom Bedroom (2)	2.80 m x 2.80 m	(16) M. Bedroom	5.80 m x 4.80 m
(8) Bedroom (2)	5.30 m x 5.10 m	(17) M. Terrace	6.25 m x 4.80 m
(9) Terrace bedroom (2)	10.00 m x 8.25 m	(18) Corridor	7.85 m x 1.50 m

