



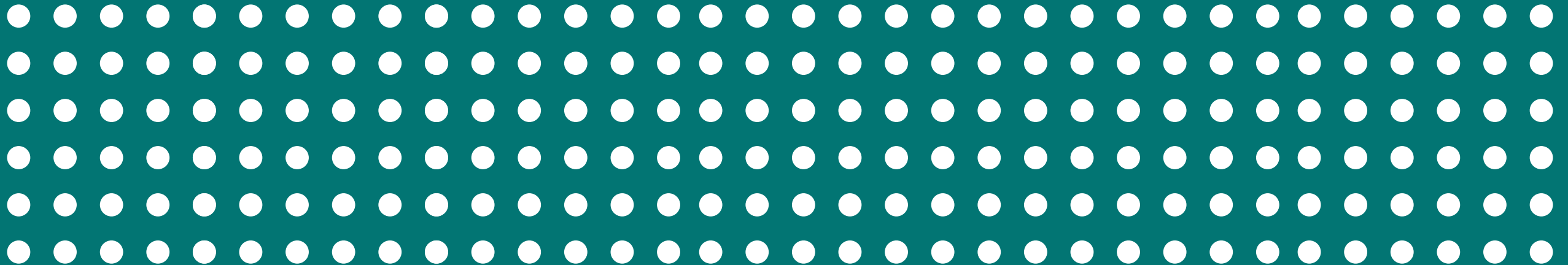
TOWNHOMES
& PARK VILLAS

IVORYHILL



INTRODUCING IVORYHILL,
NEWGIZA'S
NEWEST NEIGHBORHOOD.

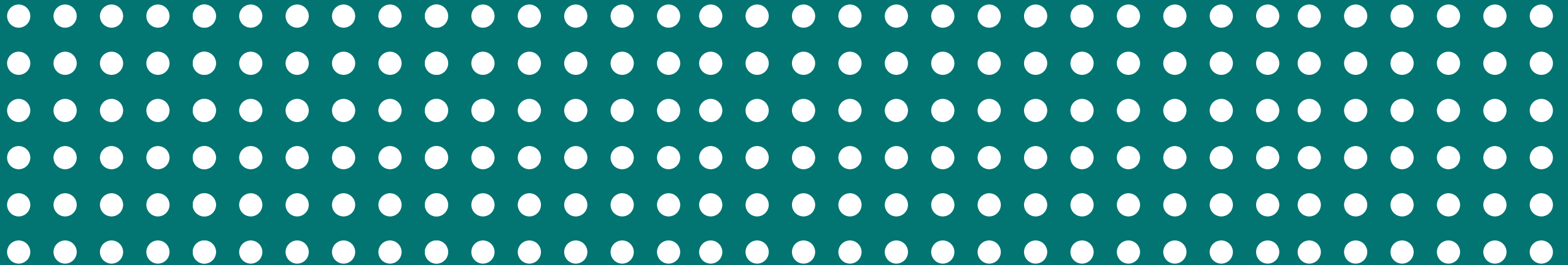
IVORYHILL,
A NAME WITH A STORY



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.

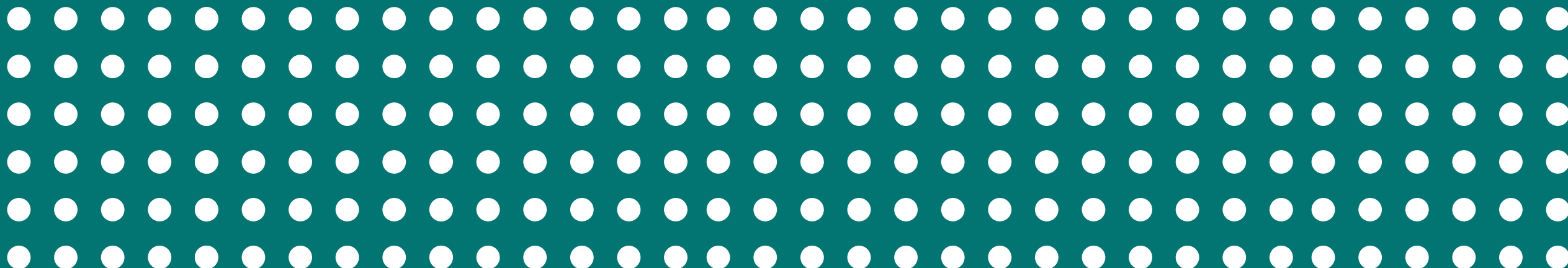


U N R I V A L E D L O C A T I O N

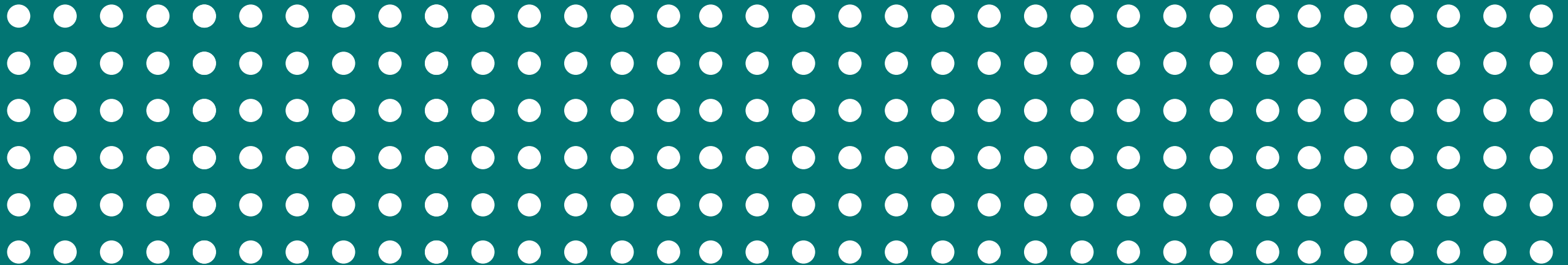


INTRODUCING IVORYHILL,
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A CENTRAL
LOCATION



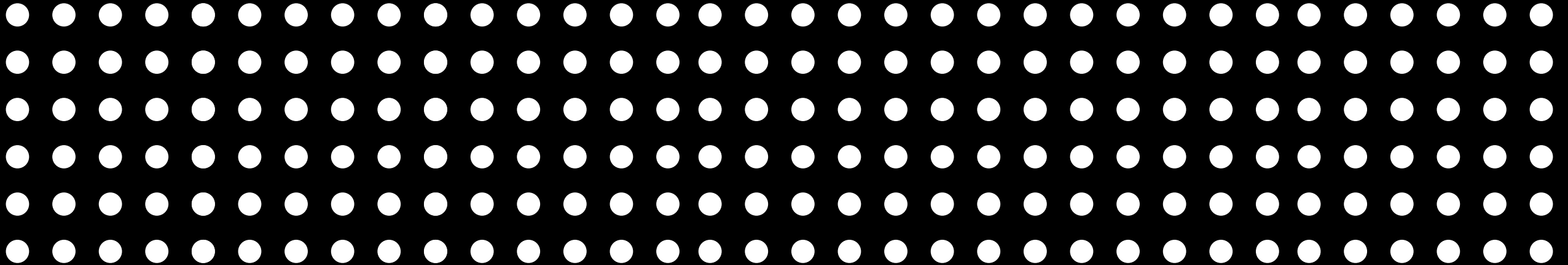
With exclusive unobstructed views of the golf course, IVORYHILL's location is undoubtedly amongst the best in NEWGIZA. Its strategic placement alongside the renowned Thompson Perrett & Lobb designer golf course paired with its close proximity to all of NEWGIZA's services grant it the best of both worlds.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



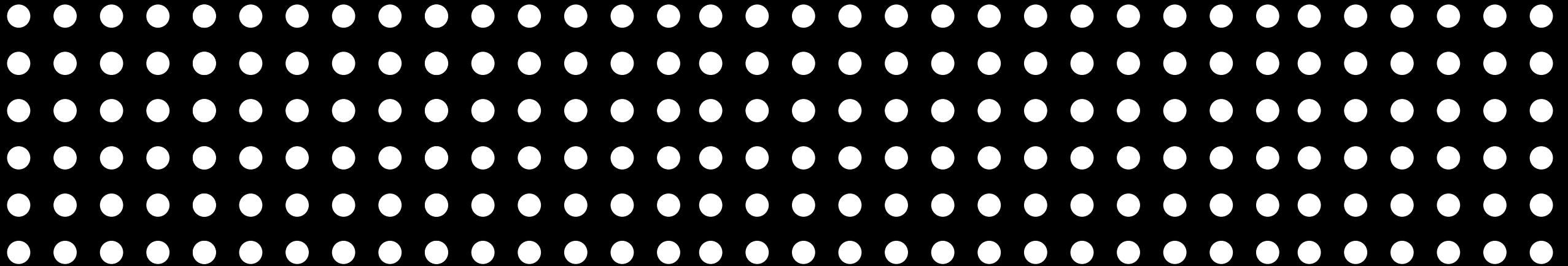


INTRODUCING IVORYHILL,
NEWGIZA'S
NEWEST NEIGHBORHOOD.

IVORYHILL
PARK



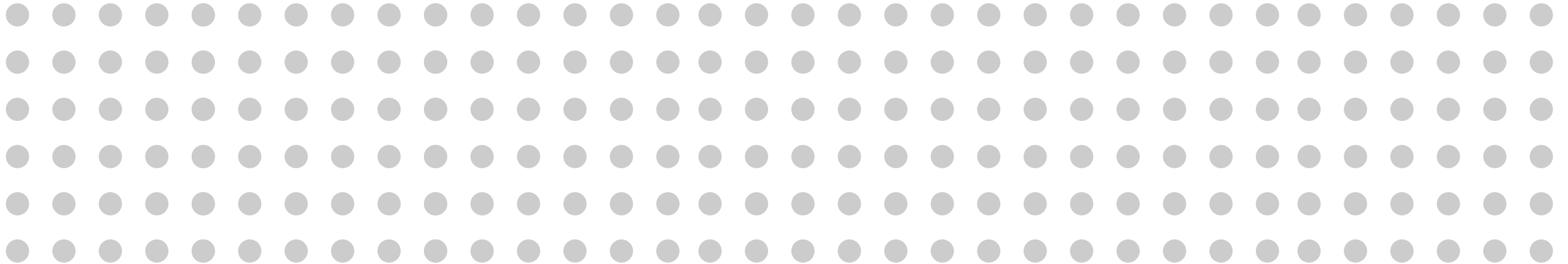
Lavish living taken care of down to the very last detail; every home is spoiled with surrounding greenery as far as the eye can see. IVORYHILL is planted amidst a circumference of botanically inspired gardens, which grant it a feeling of being an Ivory island in a sea of green. The botanical gardens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





INTRODUCING IVORYHILL,
NEWGIZA'S
NEWEST NEIGHBORHOOD.

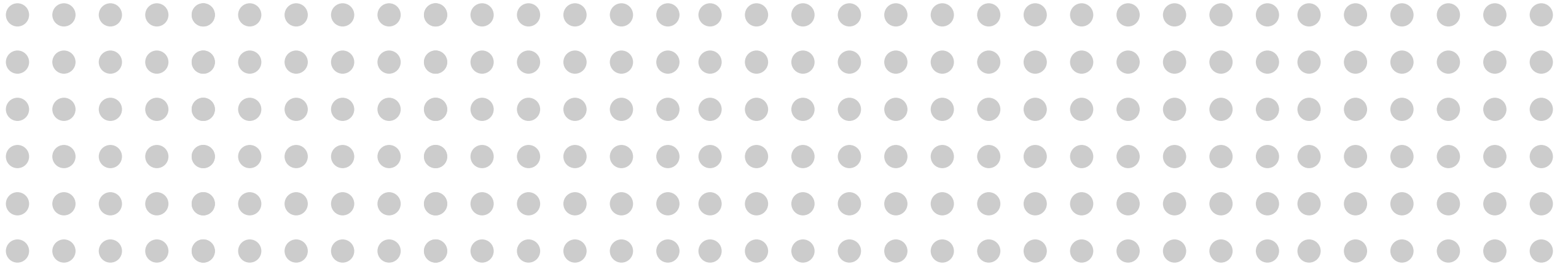
GOLFING PLEASURE
REDEFINED



THOMSON PERRETT & LOBB

golf course architects

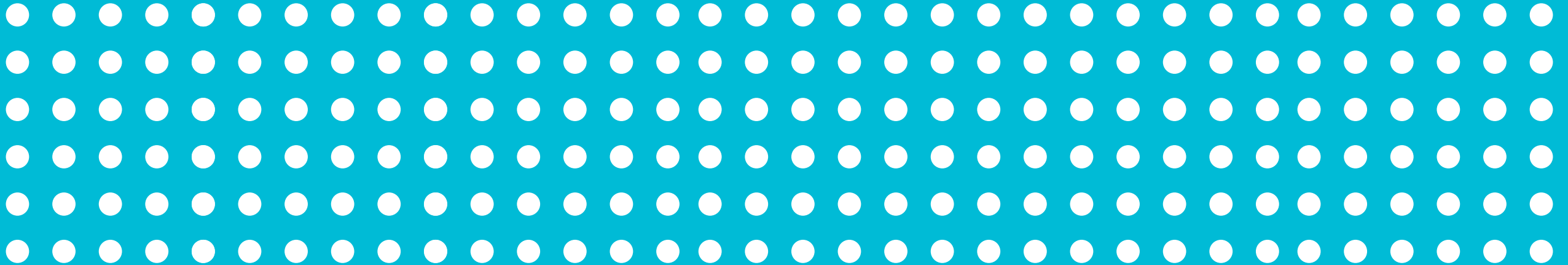
Occupying the heart of the NEWGIZA development is an 18-hole designer golf course designed by world renowned designers Thomson Perrett & Lobb. With views overlooking the incredible Ancient Pyramids, the Golf-course will leave golfers in awe.



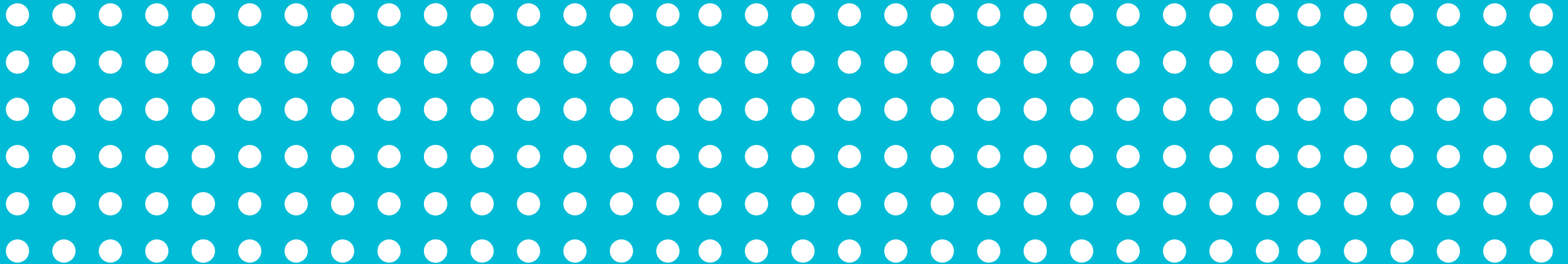


INTRODUCING IVORYHILL,
NEWGIZA'S
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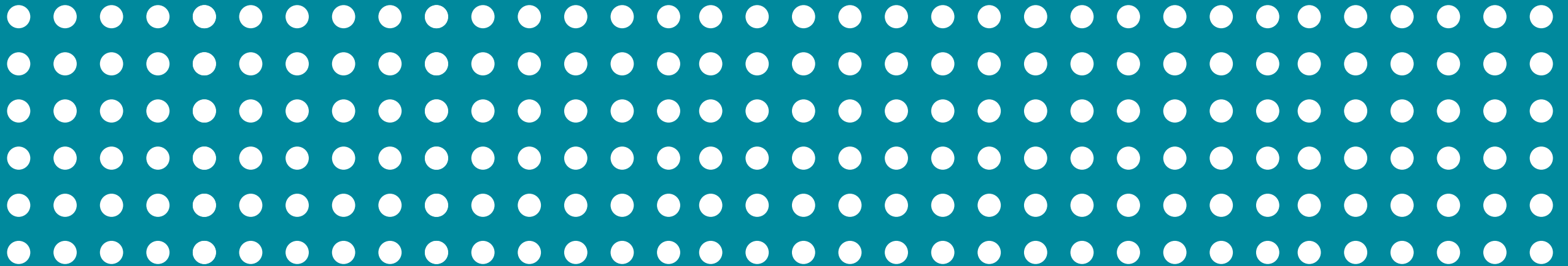
IVORYHILL GOLF
CLUBHOUSE



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.



PARK VILLAS





P A R K V I L L A S



TOTAL BUILT UP AREA: 628 m²

DISCLAIMER

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GROUND FLOOR Total Ground Floor Area 284 m²

(1) Entrance Lobby	2.50 m x 4.60 m	(10) Maid's Room	2.75 m x 1.20 m
(2) Patio	3.80 m x 3.80 m	(11) Maid's Bathroom	2.75 m x 2.20 m
(3) Vestibule	3.00 m x 1.90 m	(12) Guest Room	4.00 m x 3.50 m
(4) Reception	8.70 m x 6.90 m	(13) Guest Bathroom	2.70 m x 2.20 m
(5) Dining Room	4.60 m x 4.60 m	(14) Driver's Room	2.20 m x 2.75 m
(6) Terrace	11.70 m x 5.80 m	(15) Driver's Bathroom	2.75 m x 1.20 m
(7) Kitchen	4.60 m x 3.70 m	(16) Lobby	1.85 m x 1.20 m
(8) Guest Toilet	2.60 m x 2.10 m	(17) Car Park	27 m ²
(9) Storage	3.80 m x 1.50 m	Garden	12.00 m x 9.00 m



FIRST FLOOR

Total First Floor Area 221 m²

(1) Lobby & Kitchenette	2.00 m x 4.00 m	(9) Bedroom	4.00 m x 3.80 m
(2) Master Bedroom	4.60 m x 4.60 m	(10) Bathroom	2.50 m x 2.20 m
(3) M. Dressing	3.00 m x 2.25 m	(11) Dressing	2.50 m x 1.50 m
(4) M. Bathroom	3.00 m x 2.80 m	(12) Bedroom	5.15 m x 4.25 m
(5) Living Room	5.20 m x 3.70 m	(13) Bathroom	3.25 m x 1.60 m
(6) Terrace	6.90 m x 1.70 m	(14) Dressing	2.00 m x 1.60 m
(7) Bedroom	4.50 m x 3.35 m	(15) Utility	1.60 m x 1.50 m
(8) Bathroom	3.25 m x 2.00 m	(16) Stair's Lobby	2.80 m x 3.60 m

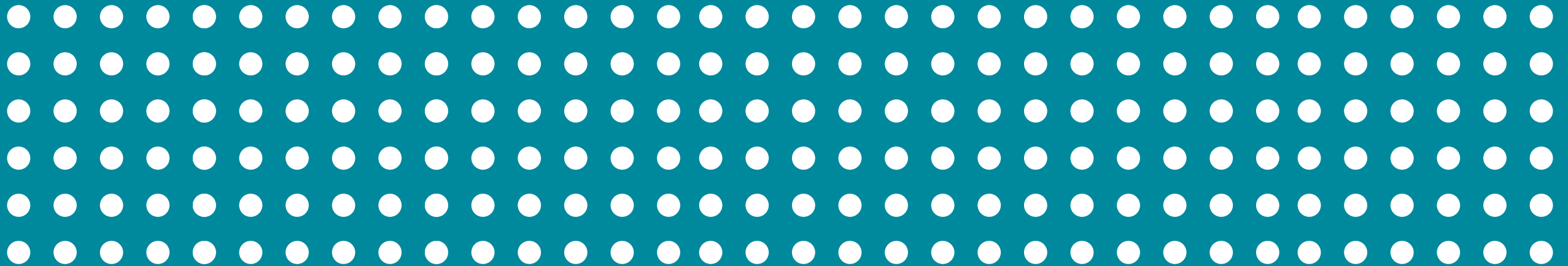


PENTHOUSE FLOOR

Total Penthouse Floor Area 123 m²

(1) Lobby	4.05 m x 1.40 m	(5) Roof Terrace	6.90 m x 5.05 m
(2) Living Room	4.60 m x 4.60 m	(6) Stair's Lobby	4.05 m x 2.80 m
(3) Kitchenette	4.60 m x 2.95 m	(7) Back Terrace	11.00 m x 6.95 m
(4) Bathroom	2.85 m x 2.50 m		

TOWNHOMES



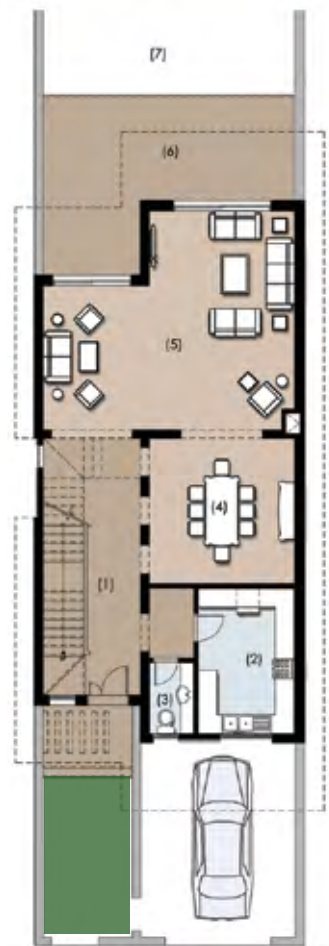


S T A N D A R D T O W N H O M E S



TOTAL BUILT UP AREA: 324 m²

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GROUND FLOOR Total Ground Floor Area 191 m²

(1) Entrance	7.95 m x 1.65 m	(5) Reception	7.70 m x 6.8 m
(2) Kitchen	4.50 m x 2.95 m	(6) Terrace	7.70 m x 3.20 m
(3) Guest Toilet	2.20 m x 1.35 m	(7) Car Park	39 m ²
(4) Dining Room	4.45 m x 4.45 m	Garden	7.75 m x 12.60 m



FIRST FLOOR

Total First Floor Area 133 m²

(1) Living Room	4.50 m x 3.10 m	(6) Utility	1.80 m x 1.50 m
(2) Terrace	3.00 m x 1.35 m	(7) Bedroom	4.25 m x 3.60 m
(3) Master Bedroom	4.50 m x 4.30 m	(8) Bedroom	4.50 m x 3.60 m
(4) M.Bathroom	2.50 m x 1.90 m	(9) Bathroom	2.60 m x 1.80 m
(5) Terrace	2.85 m x 1.35 m		



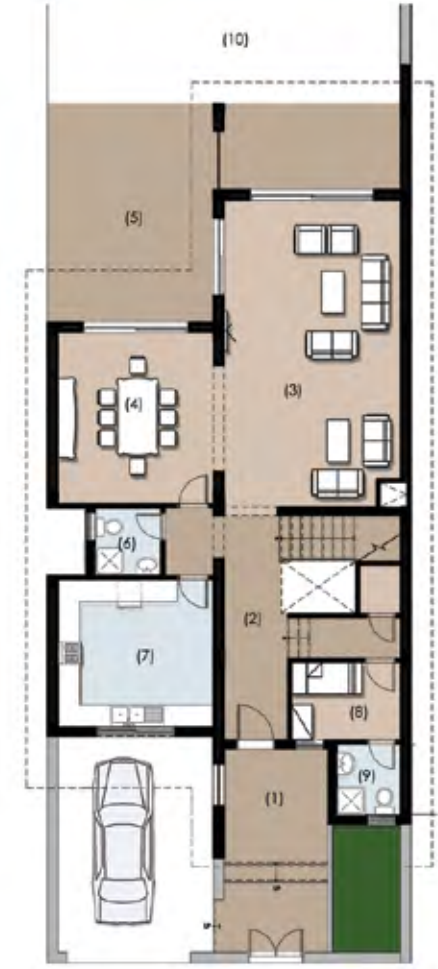
D E L U X E T O W N H O M E S



TOTAL BUILT UP AREA: 486 m²

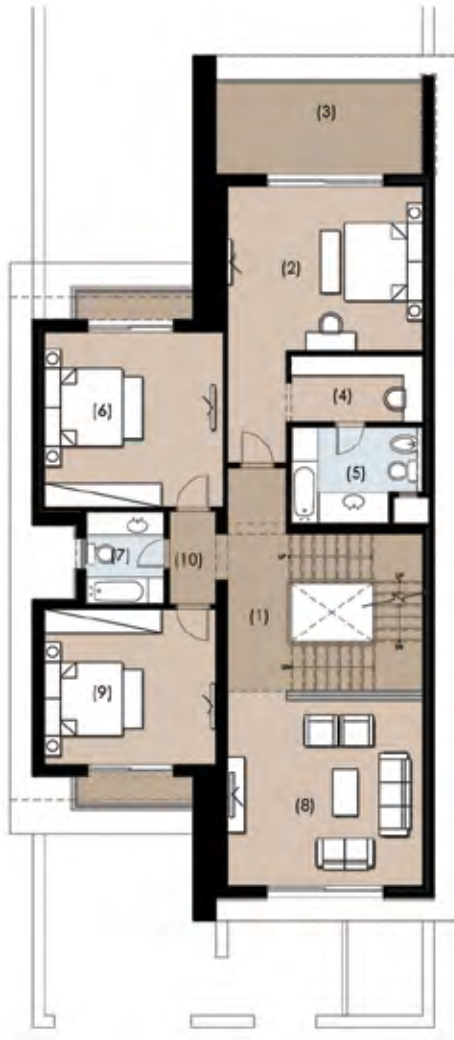
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GROUND FLOOR Total Ground Floor Area 238 m²

(1) Entrance	2.95 m x 1.85 m	(7) Kitchen	4.45 m x 4.20 m
(2) Vestibule	6.60 m x 1.80 m	(8) Maid's Room	3.05 m x 2.20 m
(3) Reception	8.65 m x 5.00 m	(9) Maid's Bathroom	2.00 m x 1.80 m
(4) Dining Room	4.85 m x 4.45 m	(10) Car Park	34 m ²
(5) Terrace	9.75 m x 6.00 m	Garden	13.80 m x 9.75 m
(6) Guest Toilet	2.90 m x 1.85 m		



FIRST FLOOR

Total First Floor Area 168 m²

(1) Lobby	5.75 m x 1.50 m	(6) Bedroom	4.50m x 4.45 m
(2) Master Bedroom	5.00 m x 4.25 m	(7) Bathroom	2.40 m x 2.10 m
(3) Terrace	5.00 m x 2.25 m	(8) Living Room	5.00 m x 4.80 m
(4) Dressing Room	3.35 m x 1.70 m	(9) Bedroom	4.45 m x 4.00 m
(5) M. Bathroom	3.35 m x 2.50 m	(10) Utility	1.20 m x 1.00 m



PENTHOUSE FLOOR

Total Penthouse Floor Area 80 m²

(1) Lobby	4.25 m x 1.40 m	(4) Living Room	6.05 m x 5.00 m
(2) Bathroom	3.35 m x 2.50 m	(5) Terrace	5.00 m x 2.25 m
(3) Corridor	2.50 m x 1.50 m	(6) Roof	50 m ²

