



KINGSRANGE

VILLAS

A NAME FOR PRESTIGE

Right at the heart of the NEWGIZA Golf Club, the neighborhood's name is synonymous with the prestigious lifestyle it offers. A title bestowed to those who deserve it the most, Kingsrange grants nothing but splendid grandeur and verdant luxury. Exclusive in every dynamic, the neighborhood is home to those with an apt for altitude both literally and figuratively. Brilliant contemporary design adorns all properties at Kingsrange. From Park Villas, Loft Park Villas and Golf Villas, to elegant Townhomes and Twinvillas; the authentic style, exquisite architecture and extraordinary landscape serves the Kingsrange community with infinite tranquility and comfort.



AT THE HEART OF GOLF

Kingsrange provides a perfect middle ground between city life and luxurious suburban living. Nestling at the heart of the NEWGIZA Golf Club, the prestigious neighborhood overlooks horizons of panoramic greenery, and provides a perfect choice for golf enthusiasts to tee-off right at their doorsteps. Kingsrange is truly situated on an ideal location in NEWGIZA, connecting its residents to all corners of the capital. At KM 22 on the Cairo-Alexandria Desert Road, it links to the 6th of October city, and only lies 7 KM away from the toll station, 2 KM away from the Mehwar Road, and 6 KM away from the Ring Road. It is also situated at the highest levels in NEWGIZA, right above Ivoryhill, where residents overlook unlimited sky views of the city scape as well as the verdant horizons of the golf course. Within close proximity of the town's educational district and world class mixed-use area, Kingsrange promises expansive living choices between secluded luxury and vibrant lifestyles.

MASTERPLAN

Living at Kingsrange means unlocking a world of luxury and comfort. The neighborhood has partnered with topnotch architects and world renowned designers, who vow to transform an esteemed vision into reality. Every home embodies an authentic contemporary style that delivers absolute privacy. The skillful design of the spacious indoors is laced with exquisite finishing and fine materials, welcoming an all-round contemporary feel that is unique to every resident. Open vents and high ceilings create an extensive connection with the verdant outdoors, seamlessly balancing between indoor opulence and outdoor tranquility. With 360-degree views of the golf range, residents are encompassed with panoramic greenery, where walking, jogging, running and even cycling is an everyday delight. Soaring at high altitude, Kingsrange grants limitless sky views adorned with natural horizons, where living luxuriously marks the beginning of a lifetime ahead.

MASTERPLAN

KINGSRANGE





BREATHTAKING LANDSCAPES

Golf Range

At Kingsrange, we've made sure to crown your living experiences with visually relaxing views. With each passing day, your senses are ultimately uplifted. The verdant horizons of the golf range encompass your every perspective. The exclusivity that the golf landscapes offer expands from all directions. While overlooking lush terrains is an exquisite bliss, living amidst them pledges new levels of extravagance. In direct proximity to the golf range, unlimited recreational choices surge. Expertly swings mark unparalleled triumphs while teeing off at the golf course with neighbors and friends. Every day is a thrilling opportunity for homeowners to experience a range of luxuries.

Elevated Altitude

Situated in one of the most prestigious locations in NEWGIZA, Kingsrange residents command an extraordinary view from the top. Crowned at higher levels than Ivoryhill and any of its bordering neighborhoods, owners are guarded with exclusive privacy that lasts a lifetime. A belvedere of its own, every home at Kingsrange is granted unparalleled views of greenery, dotted with sky blue horizons. Elated altitudes of tranquility promise nothing short of refinement and solitude.

Botanic Brilliance

Kingsrange stands out with botanic excellence, beginning from interior spaces to exterior surroundings. Refreshing clusters of citrus trees ascend into view, revitalizing your senses with impeccable taste and harmony. Brightly colored floras and lush foliage surround your premium enclaves from every perspective. Shades of green seamlessly blend with orange petals and yellow leaves, forming natural patterns of harmony. The landscape is designed with absolute ingenuity. Exhibiting contemporary structures and modern materials from every angle provides a visually exquisite experience that Kingsrange promises its community every day.

OPULENT OUTDOORS

Nature Adorned

Kingsrange has designed exquisite enclaves for its residents, where expansive settings of greenery transform indoor experiences. Large, exclusive gardens spread around every home, offering unmatched solitude. With the golf course situated at the heart of Kingsrange, all homeowners are spoilt with nature adorned lifestyles that are entirely theirs to indulge in.

Luxury-Centric Community

Beyond the peaceful atmosphere that Kingsrange has designed for its community, a whole other world of outdoor recreation emerges. At the golf course, amateur and advanced players can experience true joy as they win their swing across ranging evergreens. While, public and semi-private parks invite families, friends and neighbors to spend their day indulging in a variety of activities underneath the sun. Further, pedestrian friendly terrains attract active communities into refreshing surroundings that create a balance between mind, body and soul. Every corner at Kingsrange is planned to the finest detail, to grant its community a luxury-centric atmosphere where verve and comfort exist in one place.

Suburban Mobility

Kingsrange is crowned for the active lifestyle it offers. The exclusive neighborhood has designed a variety of pedestrian trails that function as active avenues for walkers, strollers, joggers, runners and even cyclists. Constructed with absolute safety, residents experience the true essence of suburban luxury. Meticulous planning is put into Kingsrange's streets, where the finest materials are chosen to serve lasting hardscapes. Every road is lined with walking pavements and cycling trails that embody international standards. An exclusive boulevard is also situated nearby every home, inviting the community into a pedestrian culture amidst botanic surroundings.

ARCHITECTURAL EXCELLENCE

Modern Grandeur

Brilliant contemporary design adorns all properties at Kingsrange. From Park Villas, Loft Park Villas and Golf Villas, to elegant Townhomes and Twinvillas; Kingsrange transforms your daily lifestyle through modern grandeur. Impeccable in style and flawless in space, your indoor living experiences are laced with immaculate perfection. Every corner is thought out to the finest detail. Residents are pledged with absolute privacy as verdant backdrops seamlessly blend into their living rooms. At Kingsrange, state-of-the-art architecture meets unmatched excellence.

Climatic Ambiance

Every home at Kingsrange is created with absolute expertise, to ensure the comfort and convenience of its owners. The interior design concept adapts with climatic changes, where summer cooling and winter heating is a primary quality. Open spaces create natural air flows between vents that capture natural breezes and direct them throughout the house. Meanwhile, alternate elements work in harmony to circulate the heat and spread warmth during the cold seasons. On the other hand, every home utilizes a window-shaping concept that aims to maximize natural light. Optimized window-to-wall ratios are tailored to match the contemporary design of the indoor spaces. Kingsrange is an pristine enclave for those seeking to experience exquisite interior design and nature-oriented surroundings.



YOUR EXQUISITE ENCLAVE

Kingsrange offers distinguished experiences for communities that appreciate refined lifestyles. Standing out in high altitude, the exclusively gated community provides immediate access to the golf course. Verdant landscapes mark every home's nature adorned experiences. In this luxury-centric community, residents can indulge in smart, relaxing atmospheres and enjoy vibrant settings. Kingsrange is a place where modern grandeur lasts for a lifetime ahead.

VILLA 3A

Total Area 390.00 m²

KINGSRANGE



Ground Floor

Total Area 153.00 m²

(1) Entrance	3.10m × 2.00m	(6) Maid's Bedroom	2.20m × 2.35m
(2) Corridor	1.25m × 3.45m	(7) Maid's Bathroom	2.20m × 1.20m
(3) Guest Toilet	2.40m × 1.70m	(8) Dining Area	4.10m × 4.70m
(4) Lobby	1.25m × 1.65m	(9) Reception	4.60m × 6.80m
(5) Kitchen	4.70m × 4.00m	(10) Terrace	30m ²



First Floor

Total Area 167.00 m²

(1) Stair Lobby	3.10m × 2.00m	(7) Master Bedroom	4.60m × 4.30m
(2) Living Area	3.90m × 4.20m	(8) Master Dressing	1.45m × 2.60m
(3) Bedroom	4.10m × 4.20m	(9) Master Bathroom	1.95m × 2.40m
(4) Bathroom	3.15m × 1.90m	(10) Terrace	3.95m × 1.40m
(5) Bedroom	4.05m × 4.10m	(11) Terrace	4.10m × 1.35m
(6) Bathroom	3.15m × 1.90m		



Penthouse Floor

Total Area 70.00 m²

(1) Stair Lobby	3.10m×2.00m	(4) Bathroom	2.70m×2.10m
(2) Living Area	4.10m×5.90m	(5) Terrace	2.70m×2.20m
(3) Kitchenette	1.90m×2.10m	(6) Roof Terrace	35m ² (not included)



VILLA 3B

Total Area 450.00 m²

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Ground Floor

Total Area 160.00 m²

(1) Stair Lobby	3.10m × 2.00m	(6) Dining Area	4.10m × 4.70m
(2) Corridor	1.25m × 3.45m	(7) Reception	4.60m × 6.80m
(3) Lobby	1.25m × 1.65m	(8) Office	3.30m × 4.20m
(4) Kitchen	4.00m × 4.70m	(9) Terrace	30m ²
(5) Guest Toilet	2.40m × 1.70m		



First Floor

Total Area 167.00 m²

(1) Stair Lobby	3.10m × 2.00m	(7) Master Bedroom	4.60m × 4.30m
(2) Living Area	3.90m × 4.20m	(8) Master Dressing	1.45m × 2.60m
(3) Bedroom	4.10m × 4.20m	(9) Master Bathroom	1.95m × 2.40m
(4) Bathroom	3.15m × 1.90m	(10) Terrace	3.95m × 1.40m
(5) Bedroom	4.05m × 4.10m	(11) Terrace	3.50m × 1.25m
(6) Bathroom	3.15m × 1.90m	(12) Terrace	4.00m × 1.20m



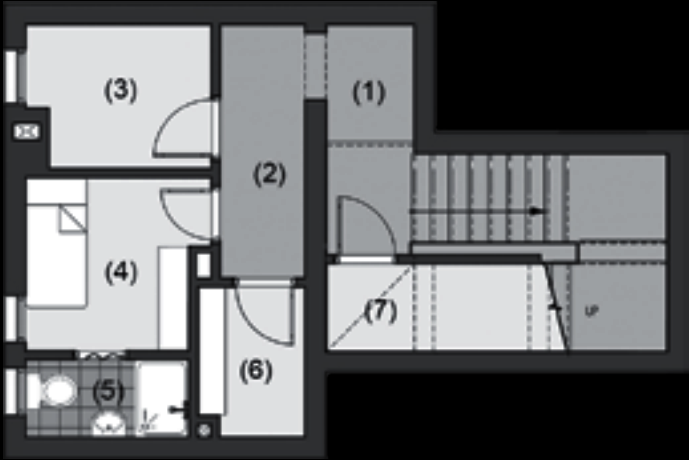
Penthouse Floor

Total Area 70.00 m²

(1) Stair Lobby	3.10m× 2.00m	(4) Bathroom	2.70m × 2.10m
(2) Living Area	4.10m × 5.90m	(5) Terrace	2.70m × 2.20m
(3) Kitchenette	1.90m × 2.10m	(6) Roof Terrace	35m ² (not included)

VILLA 3B
(OPTIONAL)

KINGSRANGE



Basement Floor

Total Area 53.00 m²

(1) Stair Lobby	1.30m × 1.70m	(5) Maid's Bathroom	2.40m × 1.15m
(2) Corridor	3.70m × 1.25m	(6) Storage	1.60m × 2.20m
(3) Laundry	2.75m × 2.10m	(7) Storage	3.20m × 1.30m
(4) Maid's Bedroom	2.40m × 2.55m		



VILLA 04

Total Area 405.00 m²

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Ground Floor

Total Area 173.00 m²

(1) Entrance Lobby	2.30m × 1.50m	(7) Maid's Bedroom	2.60m × 2.20m
(2) Reception	10.50m × 4.80m	(8) Maid's Bathroom	2.20m × 1.20m
(3) Corridor	8.10m × 1.20m	(9) Dining Area	3.90m × 3.90m
(4) Kitchen	4.10m × 3.40m	(10) Guest Toilet	2.60m × 1.70m
(5) Lobby	1.20m × 1.10m	(11) Terrace	25m ²
(6) Utility	2.60m × 1.10m		



First Floor

Total Area 181.00 m²

(1) Stair Lobby	2.70m × 1.85m	(10) Toilet	2.50m × 1.60m
(2) Master Dressing	2.40m × 1.95m	(11) Lobby	1.80m × 1.20m
(3) Master Bedroom	4.50m × 4.30m	(12) Bedroom	4.20m × 3.80m
(4) Master Bathroom	2.20m × 2.40m	(13) Bathroom	2.50m × 2.40m
(5) Lobby	2.15m × 1.20m	(14) Dressing Room	2.30m × 1.80m
(6) Living Area	4.80m × 4.00m	(15) Bedroom	3.90m × 3.80m
(7) Terrace	4.10m × 1.80m	(16) Bathroom	2.80m × 1.90m
(8) Kitchenette	2.50m × 1.75m	(17) Terrace	3.95m × 0.80m
(9) Corridor	1.20m × 3.50m		



Penthouse Floor

Total Area 51.00 m²

(1) Stair Lobby	2.70m × 2.10m	(4) Bathroom	2.40m × 2.15m
(2) Dressing Room	2.40m × 1.80m	(5) Terrace	3.65m × 0.60m
(3) Living Area	3.90m × 3.80m	(6) Roof Terrace	90m ² (not included)



VILLA 05

Total Area 435.00 m²

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Ground Floor

Total Area 178.00 m²

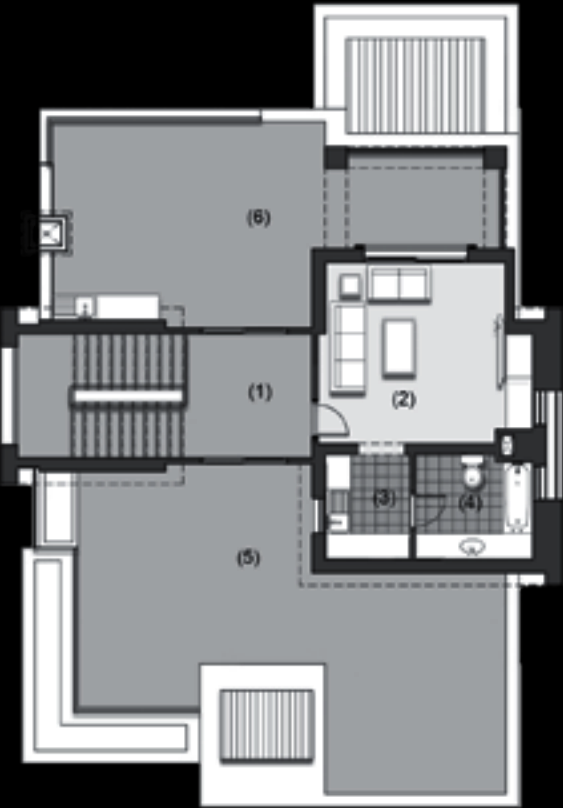
(1) Entrance	2.10m × 2.10m	(7) Bathroom	1.90m × 2.20m
(2) Stair Lobby	2.90m × 2.70m	(8) Bedroom	4.00m × 3.90m
(3) Lobby	1.40m × 1.30m	(9) Reception	5.00m × 6.30m
(4) Guest Toilet	2.50m × 1.30m	(10) Dining & Salon	4.20m × 7.00m
(5) Kitchen	4.35m × 3.80m	(11) Terrace	25m ²
(6) Dressing	1.80m × 2.20m		



First Floor

Total Area 160.00 m²

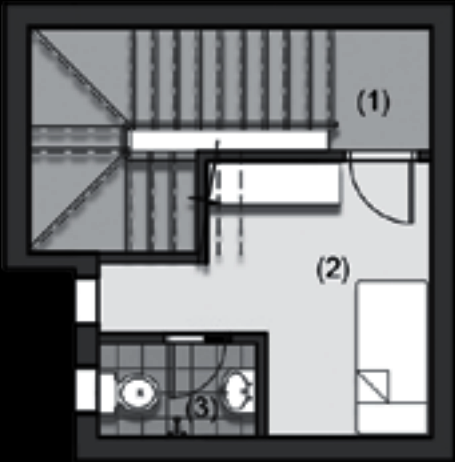
(1) Stair Lobby	3.00m × 2.90m	(8) Bedroom	4.40m × 4.50m
(2) Lobby	2.10m × 2.10m	(9) Kitchenette	2.10m × 2.30m
(3) Dressing Room	1.20m × 2.20m	(10) Master Dressing	2.55m × 2.85m
(4) Bathroom	2.45m × 2.20m	(11) Master Bathroom	2.50m × 2.45m
(5) Bedroom	4.00m × 3.90m	(12) Master Bedroom	4.20m × 4.00m
(6) Dressing Room	2.55m × 2.85m	(13) Terrace	3.90m × 2.55m
(7) Bathroom	2.50m × 2.45m	(14) Double Height	30m² (not included)



Penthouse Floor

Total Area 65.00 m²

(1) Stair Lobby	3.00m × 2.90m	(4) Bathroom	2.55m × 2.50m
(2) Living Area	4.20m × 4.20m	(5) Service Terrace	50m ² (not included)
(3) Kitchenette	2.40m × 2.15m	(6) Roof Terrace	40m ² (not included)



Basement Floor

Total Area 32.00 m²

(1) Stair Lobby	1.30m × 1.60m	(3) Maid's Bathroom	2.00m × 1.20m
(2) Maid's Bedroom	3.50m × 2.85m		



NEWGIZA