



KINGSRANGE

TWINVILLAS

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 cyclers. 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.

TWINVILLA 07



TWINVILLA 07



TWINVILLA 07



TWINVILLA 07

KINGSRANGE



LAYOUT

Total Area 240.00 m²



Ground Floor

Total Area 100.00 m²

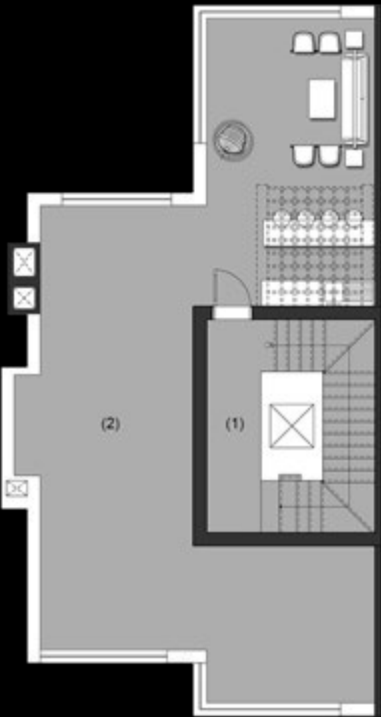
(1) Entrance Lobby	1.30m x 6.50m	(6) Kitchen	3.50m x 3.10m
(2) Reception	3.50 x 6.70m	(7) Maid's Room	2.20m x 1.90m
(3) Dining	4.50 x 4.20m	(8) Maid's Bathroom	2.20m x 1.05m
(4) Guest Toilet	2.20m x 1.20m	(9) Terrace	25m ² (not included)
(5) Lobby	1.20m x 2.25m		



First Floor

Total Area 115.00 m²

(1) Stair Lobby	1.25m x 4.90m	(6) Utility	2.10m x 1.30m
(2) Master Dressing	3.90m x 2.95m	(7) Lobby	1.30m x 3.60m
(3) Master Bedroom	3.90m x 4.20m	(8) Bathroom	2.70m x 2.20m
(4) Master Bathroom	3.70m x 3.00m	(9) Bedroom 1	3.70m x 3.90m
(5) Master Terrace	8m ²	(10) Bedroom 2	3.90m x 3.80m



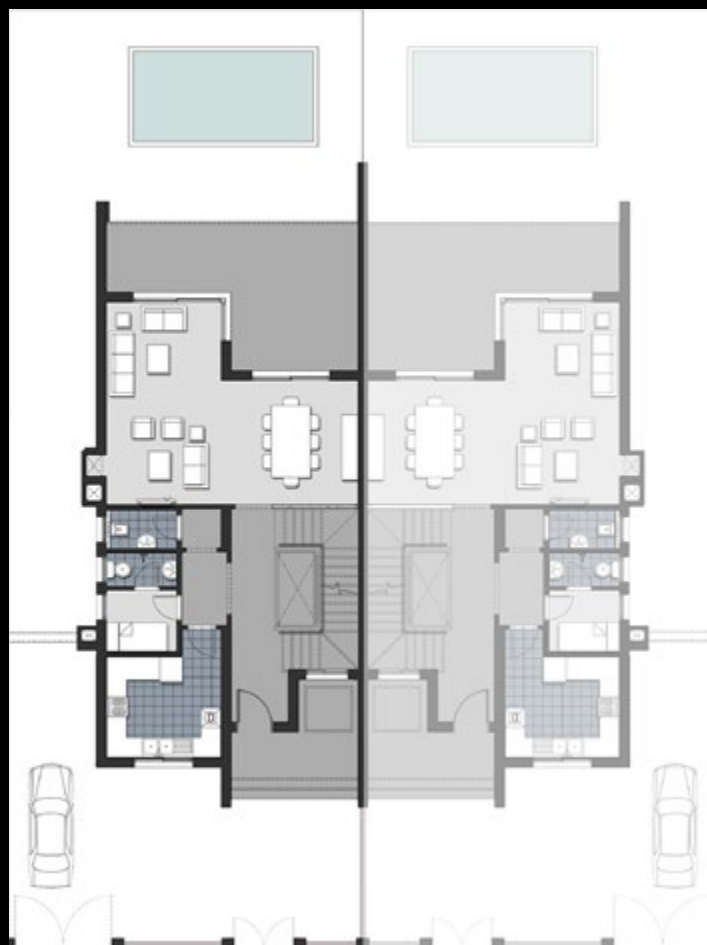
Penthouse Floor

Total Area 25.00 m²

(1) Stair Lobby	1.25m x 4.90m
(2) Roof Terrace	80m ² (not included)

TWINVILLA 07

KINGSRANGE



LAYOUT

Total Area 265.00 m²



Ground Floor

Total Area 100.00 m²

(1) Entrance Lobby	1.30m x 6.50m	(6) Kitchen	3.50m x 3.10m
(2) Reception	3.50m x 6.70m	(7) Maid's Room	2.20m x 1.90m
(3) Dining	4.50m x 4.20m	(8) Maid's Bathroom	2.20m x 1.05m
(4) Guest Toilet	2.20m x 1.20m	(9) Terrace	25m ² (not included)
(5) Lobby	1.20m x 2.25m		



First Floor

Total Area 115.00 m²

(1) Stair Lobby	1.25m x 4.90m	(6) Utility	2.10m x 1.30m
(2) Master Dressing	3.90m x 2.95m	(7) Lobby	1.30m x 3.60m
(3) Master Bedroom	3.90m x 4.20m	(8) Bathroom	2.70m x 2.20m
(4) Master Bathroom	3.70m x 3.00m	(9) Bedroom 1	3.70m x 3.90m
(5) Master Terrace	8m ²	(10) Bedroom 2	3.90m x 3.80m



Penthouse Floor

Total Area 50.00 m²

(1) Stair Lobby	1.25m x 4.90m	(4) Bathroom	2.40m x 2.20m
(2) Family Living	4.40m x 3.70m	(5) Roof Terrace	25m ² (not included)
(3) Kitchenette	1.80m x 2.00m	(6) Service Terrace	30m ² (not included)

TWIN VILLA 08



TWINVILLA 08

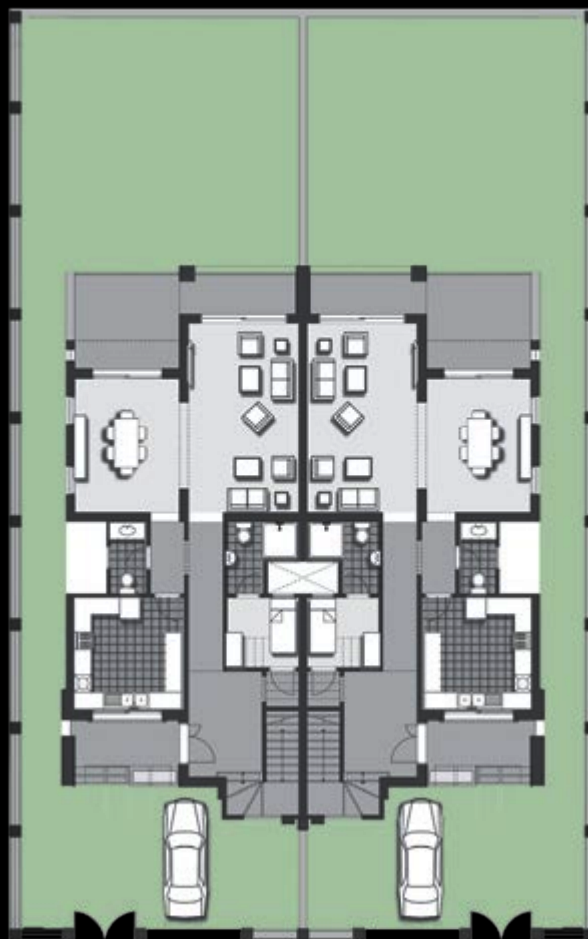


TWINVILLA 08



TWINVILLA 08

KINGSRANGE



LAYOUT

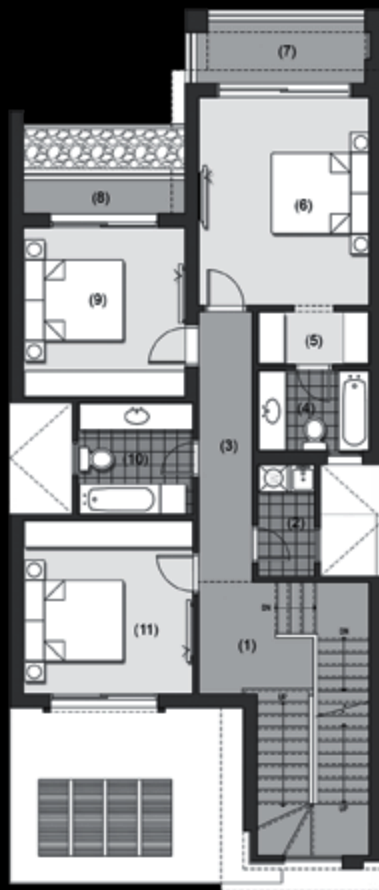
Total Area 305.00 m²



Ground Floor

Total Area 121.00 m²

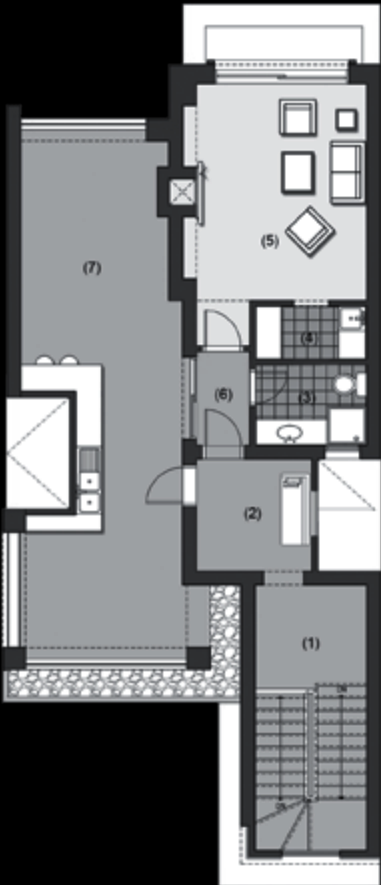
(1) Entrance Lobby	2.55m x 3.65m	(7) Dining Room	3.60m x 4.60m
(2) Lobby	1.15m x 1.25m	(8) Guest Toilet	1.25m x 2.50m
(3) Maid's Room	2.40m x 2.50m	(9) Lobby	1.20m x 2.50m
(4) Maid's Bathroom	2.50m x 1.25m	(10) Kitchen	3.80m x 3.90m
(5) Corridor	1.20m x 5.45m	(11) Terrace	15m ² (not included)
(6) Reception	3.80m x 6.50m		



First Floor

Total Area 116.00 m²

(1) Stair Lobby	1.70m x 2.50m	(7) Terrace	1.40m x 3.75m
(2) Utility	1.25m x 2.50m	(8) Terrace	0.75m x 3.60m
(3) Corridor	1.20m x 6.00m	(9) Bedroom	3.60m x 3.80m
(4) Master Bathroom	1.80m x 2.50m	(10) Bathroom	2.50m x 2.55m
(5) Master Dressing	1.20m x 2.50m	(11) Bedroom	3.80m x 3.90m
(6) Master Bedroom	3.80m x 4.65m		



Penthouse Floor

Total Area 68.00 m²

(1) Stair Lobby	2.30m x 2.50m	(5) Living Room	3.80m x 4.85 m
(2) Lobby	2.50m x 2.60m	(6) Lobby	2.10m x 1.20m
(3) Bathroom	1.80m x 2.50m	(7) Roof Terrace	40m ² (not included)
(4) Kitchenette	1.20m x 2.50 m		

TWINVILLA 09



TWINVILLA 09

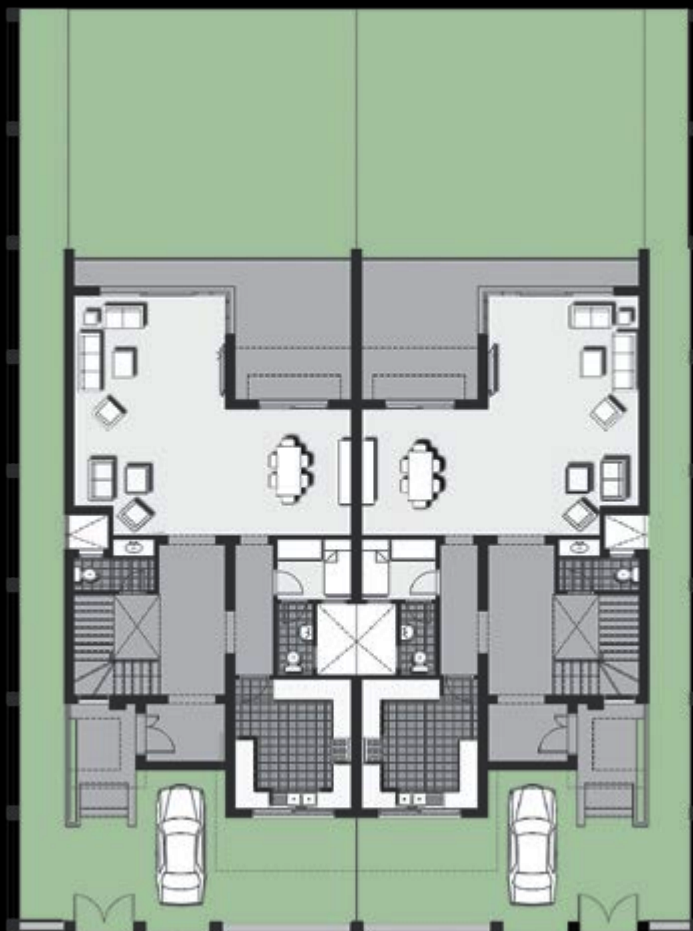


TWINVILLA 09



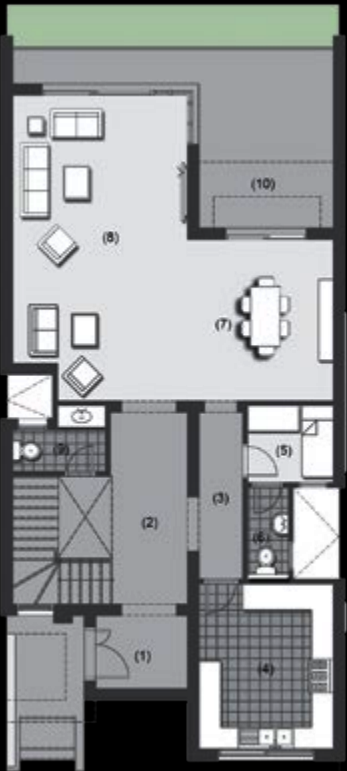
TWINVILLA 09

KINGSRANGE



LAYOUT

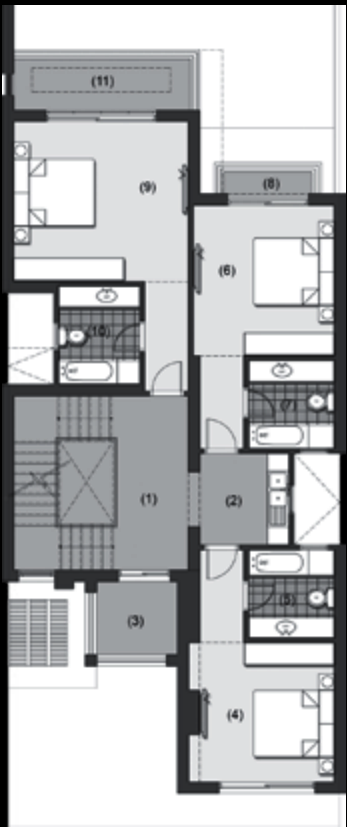
Total Area 340.00 m²



Ground Floor

Total Area 140.00 m²

(1) Entrance Lobby	2.50m x 2.00m	(7) Dining Room	4.40m x 3.95m
(2) Stair Lobby	5.20m x 2.10m	(8) Reception	8.30m x 4.75m
(3) Corridor	4.55m x 1.20m	(9) Guest Toilet	2.55m x 1.80m
(4) Kitchen	4.50m x 3.65m	(10) Terrace	20m ² (not included)
(5) Maid's Room	2.35m x 2.10m		
(6) Maid's Bathroom	2.50m x 1.10m		



First Floor

Total Area 140.00 m²

(1) Stair Lobby	4.75m x 2.10m	(7) Bathroom	2.40m x 2.35m
(2) Kitchenette	2.50m x 2.45m	(8) Terrace	0.60m x 2.40m
(3) Terrace	2.20m x 2.00m	(9) Master Bedroom	4.75m x 4.35m
(4) Bedroom	3.95m x 3.80m	(10) Master Bathroom	2.70m x 2.20m
(5) Bathroom	2.40m x 2.35m	(11) Terrace	4.80m x 1.40m
(6) Bedroom	4.10m x 3.85m		



Penthouse Floor

Total Area 60.00 m²

(1) Stair Lobby	4.75m x 2.05m	(4) Bathroom	2.40m x 1.90m
(2) Kitchenette	3.10m x 1.60m	(5) Roof Terrace	25m ² (not included)
(3) Living Room	4.10m x 3.85m	(6) Service Terrace	25m ² (not included)

TWINVILLA 10



TWINVILLA 10

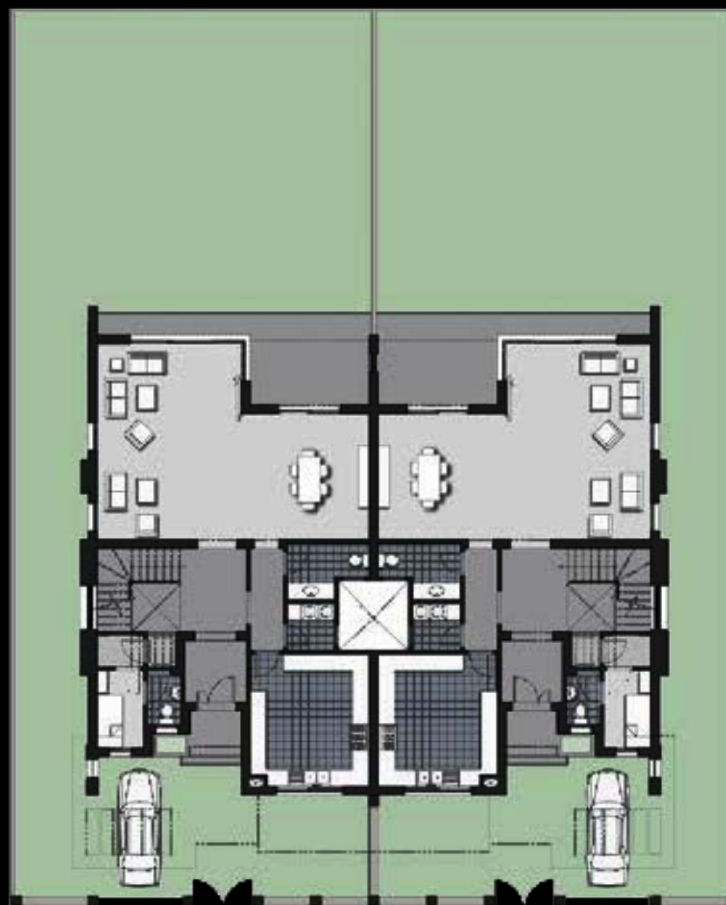


TWINVILLA 10



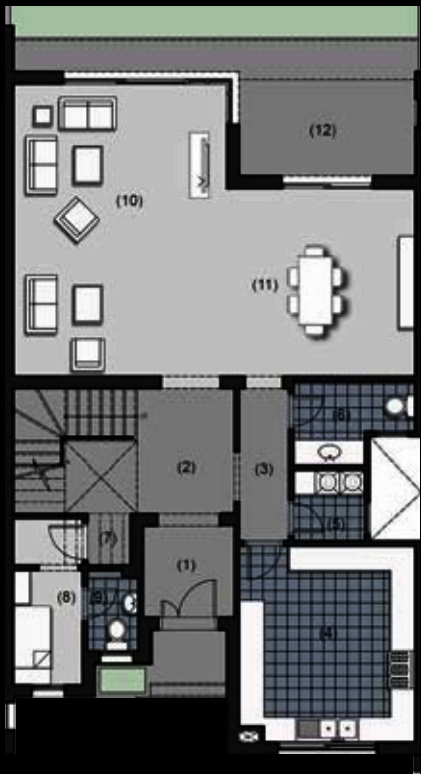
TWINVILLA 10

KINGSRANGE



LAYOUT

Total Area 375.00 m²



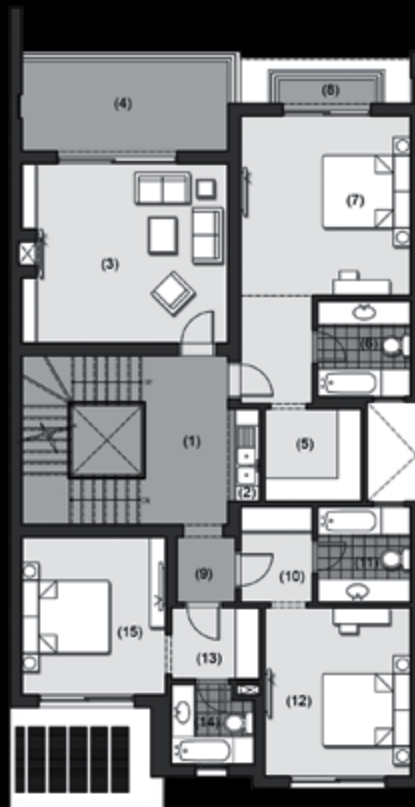
Ground Floor

Total Area 142.00 m²

(1) Entrance Lobby	2.20m x 2.20m	(7) Lobby	1.05m x 1.25m
(2) Stair Lobby	2.40m x 3.00m	(8) Maid's Room	1.65m x 4.00m
(3) Corridor	1.20m x 3.65m	(9) Maid's Bathroom	1.20m x 3.20m
(4) Kitchen	4.25m x 4.70m	(10) Reception	5.15m x 7.00m
(5) Utility	1.70m x 1.70m	(11) Dining Room	4.55m x 4.50m
(6) Guest Toilet	2.95m x 2.00m	(12) Terrace	20m ² (not included)

TWINVILLA 10

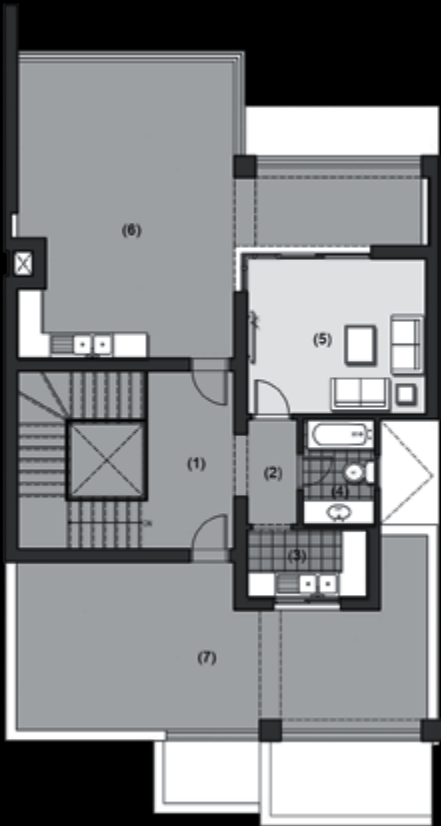
KINGSRANGE



First Floor

Total Area 170.00 m²

(1) Stair Lobby	2.20m x 4.25m	(9) Lobby	1.25m x 1.65m
(2) Kitchenette	0.80m x 2.30m	(10) Dressing	1.80m x 2.40m
(3) Living Room	5.15m x 4.50m	(11) Bathroom	2.35m x 2.40m
(4) Terrace	5.15m x 2.25m	(12) Bedroom	3.65m x 4.20m
(5) Master Dressing	2.45m x 2.30m	(13) Dressing	2.20m x 1.60m
(6) Master Bathroom	2.35m x 2.40m	(14) Bathroom	2.00m x 2.20m
(7) Master Bedroom	4.25m x 4.50m	(15) Bedroom	3.60m x 3.95m
(8) Terrace	2.40m x 0.60m		



Penthouse Floor

Total Area 63.00 m²

(1) Stair Lobby	2.20m x 4.25m	(5) Living Room	4.25m x 3.70m
(2) Lobby	1.20m x 2.50m	(6) Roof Terrace	45m ² (not included)
(3) Kitchenette	2.85m x 1.60m	(7) Service Terrace	35m ² (not included)
(4) Bathroom	1.70m x 2.50m		

TOWNLOFT



TOWNLOFT

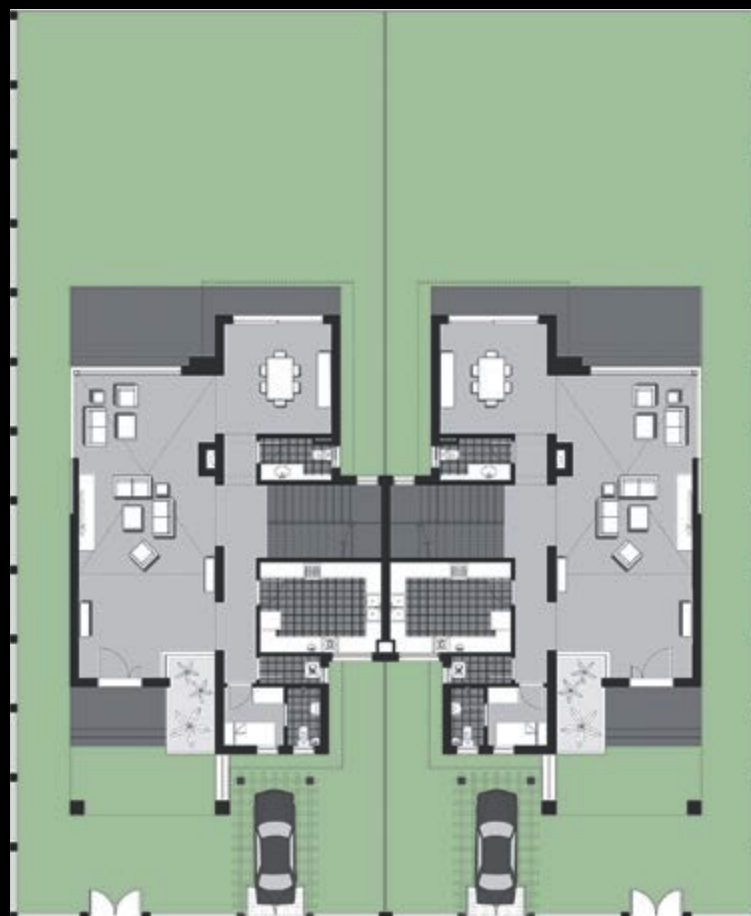


TOWNLOFT



TOWNLOFT

KINGSRANGE



LAYOUT

Total Area 355.00 m²

TOWNLOFT

KINGSRANGE



Ground Floor

Total Area 149.00 m²

(1) Entrance Lobby	5.00m x 3.75m	(6) Utility	2.20m x 1.00m
(2) Reception	5.30m x 7.20m	(7) Maid's Room	2.20m x 2.10m
(3) Dining Room	4.20m x 4.00m	(8) Maid's Bathroom	1.20m x 2.10m
(4) Guest Toilet	2.60m x 1.55m	(9) Terrace	30m ² (not included)
(5) Kitchen	4.30m x 3.40m		



First Floor

Total Area 143.00 m²

(1) Master Bedroom	6.90m x 4.85m	(6) Storage	2.10m x 0.60m
(2) Master Bathroom	3.10m x 1.75m	(7) Living Room	5.15m x 5.40m
(3) Kitchenette	1.65m x 1.15m	(8) Terrace	5.30m x 2.75m
(4) Bathroom	2.10m x 3.45m	(9) Double Height	35.00m ² (not included)
(5) Bedroom	4.70m x 4.00m		



Penthouse Floor

Total Area 63.00 m²

(1) Stair Lobby	2.70m x 2.05m
(2) Bathroom	3.10m x 1.75m
(3) Bedroom	5.90m x 4.85m
(4) Walkout	4.95m x 0.75m
(5) Roof Terrace	60m ² (not included)



NEWGIZA