



IL BOSCO

NEW CAPITAL

ARCHITEC C2



THE
PARK



IL BOSCO
NEW CAPITAL

THE FIRST TO DELIVER IN THE NEW CAPITAL

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ABOUT MISR ITALIA PROPERTIES

Misr Italia Properties has been at the vanguard of Egypt's rapid real estate developments, since its inception. We acknowledge the need for masterful planning, and we provide sustainable development destinations in Egypt with distinguished concepts for the ever-growing market of the real estate.

Built on a philosophy of creativity and innovation, we offer our clients trendsetting projects with unique concepts and designs that are unmatched in the market, all inspired by them. We established ourselves as one of the largest, most innovative, diverse and reliable real estate developers in Egypt. Recognized for our dynamic projects, we have penetrated the market with a diversity of residential, coastal, commercial and hospitality projects.



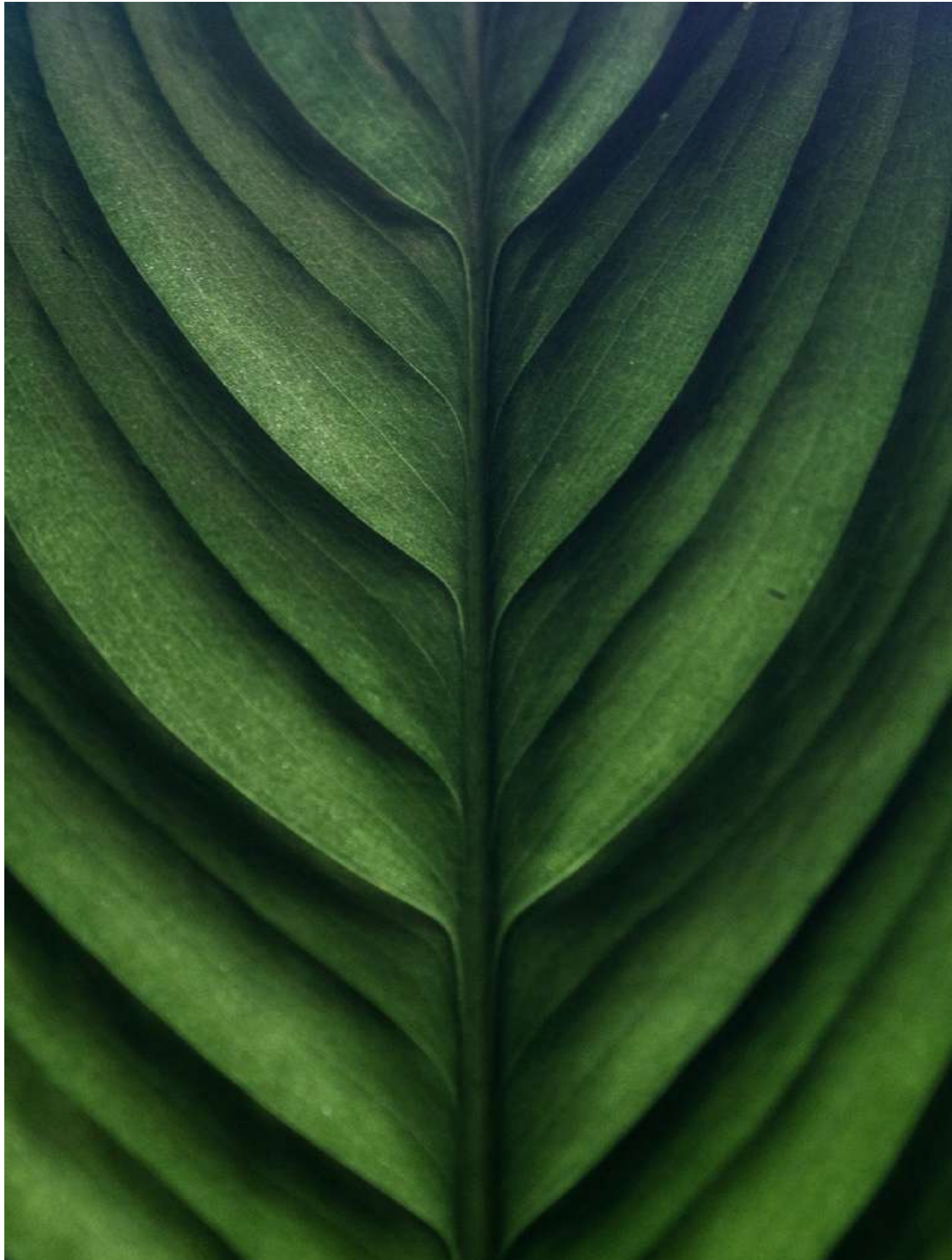


ABOUT THE NEW CAPITAL

Gracefully nestled in the beating heart of Egypt's future, IL BOSCO crowns a strategic location in the heart of The New Administrative Capital. A visionary city -on par with global ones around the world- planned on an impressive 170,000 feddans to put sustainable development, as well as smart living at the heart of its masterplan. The New Capital introduces a leap into the future of integrated possibilities, away from Cairo's congestion, thanks to 21 residential communities, steeped in natural surroundings and state-of-the- art infrastructure adopting the highest in quality standards. The new city proudly boasts Egypt's first fully integrated business and financial district, designed as an investment magnet to accelerate the country's economic progress.

Envisaged to house more than 15 million people, Cairo's New Administrative Capital is home to 25 dedicated districts, each offering a variety of select experiences to suit every lifestyle from world-class education, a cultural hub to commercial distinction, cultivating a new ideology in-line with Egypt's strategic growth vision.

The New capital is planned with ultimate accessibility in mind, situated only 45 kilometers East of Downtown Cairo and outside the Second Greater Cairo Ring Road while enjoying seamless connection to all of Cairo's vital districts through an interconnected monorail system.



IL BOSCO PHILOSOPHY

Step into a forest-inspired lifestyle and allow exuberant green, towering trees and breathing views to teleport you into another worldly-dimension of uninterrupted peace. A tranquil oasis of calm, dictating a green paradise to challenge the conventional norms of concrete with a sustainable architectural concept that speaks an inventive language of natural harmony, thanks to endless evergreens enveloping your home. IL BOSCO — Italian name for forest— introduces a revolutionary concept, awakening a green lifestyle in the heart of The New Capital.

Life at IL BOSCO is to wake up to the sound of chirping birds, inhale the purity of fresh air while celebrating the beauty of mother earth everywhere you turn. Here is where expansive landscapes reign supreme to re-imagine green living and exclusive sophistication in the heart of The New Capital.

ABOUT IL BOSCO

Mindfully masterplanned by world-renowned CallisonRTKL in collaboration with DMA, IL BOSCO unveils a naturally-inspired concept of eco-friendly living to dictate a one-of-a-kind living experience where greenery and well-being abound on 200 feddans. The project is gracefully poised within the New Capital's upscale residential district R7 to pay tribute to sustainable development while harmoniously marrying modern-day function with aesthetic form. Designed with varied contemporary lifestyles in mind, IL BOSCO is home to a signature collection of living options, spanning elegantly appointed villas to spacious modern apartments where nature lives vertically, as well as indoors. Living at any of IL BOSCO's five phases is connecting with nature in every possible form while reaping the benefits of a healthy lifestyle in the heart of Egypt's New Capital



DISCLAIMER
1. Actual spaces areas may vary from the stated area in the masterplan. 2. Drawing is not to scale. 3. The developer reserves the right to make technical revisions, without notices. 4. Each garden plot shape will vary based on the location of the building in the masterplan.



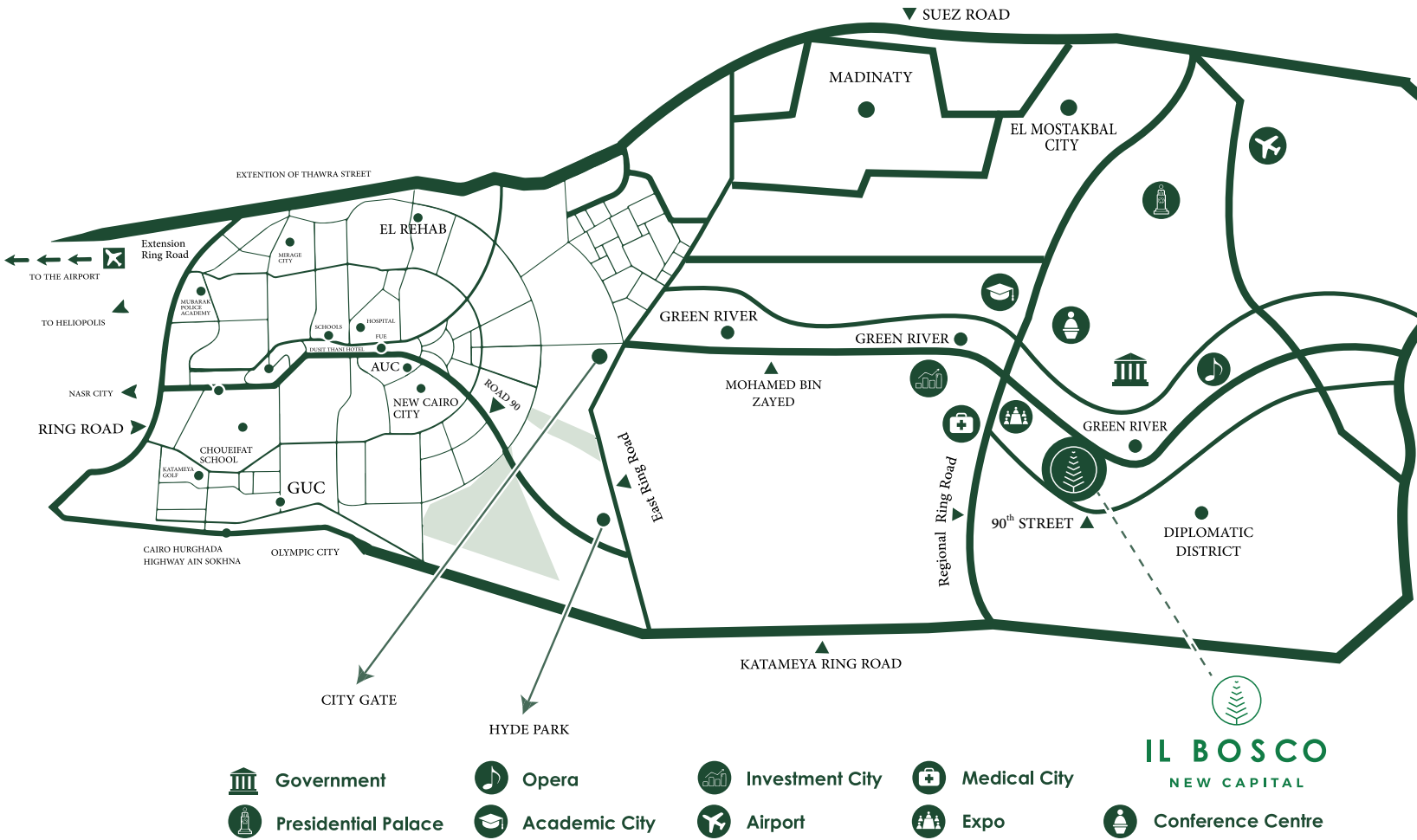
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ZONING

-  THE VERTICAL FOREST
-  COMMERCIAL HUB
-  THE CLUB
-  THE MEADOWS
-  THE PARK
-  THE VALLEY
-  THE CLIFF
-  THE CREEK

LOCATION MAP

IL BOSCO is strategically planned with residents' ultimate convenience in mind. Therefore, the project lies at close proximity to Mohamed Bin Zayed's Southern Axis, allowing seamless entrance and exit, in addition to uninterrupted connectivity that directly links to Cairo's vital attractions, as well as its leading establishments. IL BOSCO crowns the upscale heart of R7 district to not only surround homeowners with scenic views of the Green River, but to also bring them closer to the central monorail station for hassle-free mobility. Life at IL BOSCO unfolds ultimate recreation and entertainment at every door, located just few steps away in the New Capital.



Proximity To:
New Cairo: 10 min
AUC (90 street): 15 min
New Capital Airport: 20 min
Downtoawn Cairo: 45 min
Ain El Sokhna: 50 min

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IL BOSCO DESIGN CONCEPT

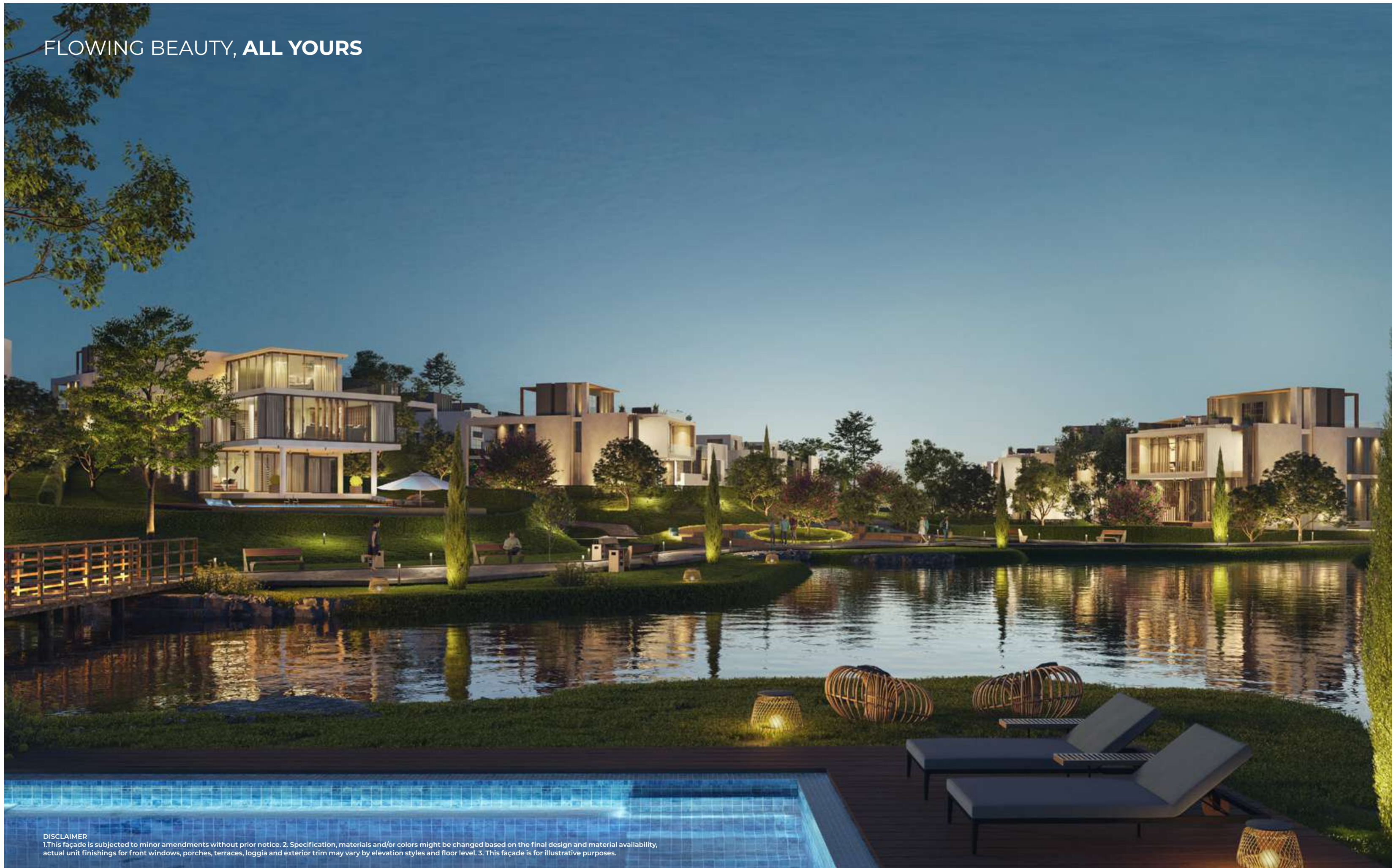
IL BOSCO adopts a unique design concept that follows the pace of nature; ever-changing with scenery, evergreen with seasons and ever-evolving around contemporary lifestyles. The elemental edge of the project lies in harmonizing the human experience with the site's natural surroundings, thanks to overhanging spaces and sweeping balconies that accommodate large external tubs for vegetation while allowing the growth of larger trees without the hindrance of magical views.

All homes evoke a timeless air of tranquil luxury, rooted in captivating green views and pedestrian friendly walkways to encourage a healthy lifestyle where walkability is key. By combining the best in function and aesthetic form, IL BOSCO expertly utilizes living spaces as inspirational cornerstones for nature-inspired design, crafting around it a natural haven or more of a self-sufficient green city that gently rises from the topography of the site.



DISCLAIMER
1.This façade is subjected to minor amendments without prior notice. 2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level. 3. This façade is for illustrative purposes.

FLOWING BEAUTY, **ALL YOURS**



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IL BOSCO
AMENITIES



WATER FEATURES & LANDSCAPES



WALKABILITY & RECREATIONAL ZONES



VERTICAL FOREST



SPORTS CLUB



COMMUNITY CENTER



COMMERCIAL HUB



SMART SOLUTIONS



TECH FEATURES SMART BUILDINGS

The Meadow Vista's smart buildings help transform your home environment, making it more comfortable, convenient, safe and entertaining. They bring together many different technologies that work together, thereby saving you time, money and energy.

These buildings introduce a new level of convenience for the homeowners by providing 'home automation technology solutions' allowing residents remote access to control the heating and cooling systems, intercoms, and music & multimedia devices.



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KEYLESS HOME ENTRY

Architec+ provides residents with innovative quality security products and solutions, in touch with modern and convenient lifestyle, with no usage of the manual keys. Residents will no longer have to worry about keeping a key safe. With keyless entry for their building, visitors can let themselves in by QR recognition codes.



CCTV

This camera system provides residents with an increased sense of security, reassurance and peace of mind. Many of the more sophisticated models are wireless, meaning they can be viewed and monitored from their smartphone or tablet. This gives residents the ability to check in and review their premise at the click of a button, so their home security is always in reach.



QR CODE

When friends and family come and visit, it's easy to generate QR codes for guests for an easy entrance to the building. Guests can simply scan the QR Code to enter without using the manual entrance ways.

LIGHT MOTION DETECTION

These devices are distributed throughout the buildings, and operate when they detect movement, to optimize consumption.



TRIPLE PLAY TECHNOLOGY

The highest technological network, given to residents to activate their Internet service, television and telephone all through a single broadband connection. This broadband strives to bring a connection of latest technology ensuring to provide ultra-fast speed, uninterrupted connectivity and best-in class customer support.



SOUND SYSTEM

Within the building, homeowners will enjoy 'surround sound system' allowing residents to fully immerse and enjoy an enriching depth of sound quality.



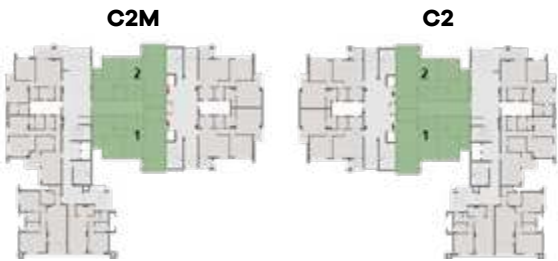
ARCHITEC C2

All homes are surrounded by beautiful sceneries with fascinating forest-like pathways. The modern designed buildings overlook vast landscapes, creating an environment that will allow residents to reconnect with nature, giving them a bright and captivating new look to a greener life.

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3 BEDROOM APARTMENT

GROSS AREA 148m²



NO.	ROOM	DIMENSIONS
01	RECEPTION	7.00M X 3.80M
02	KITCHEN	3.80M X 2.20M
03	BEDROOM	3.60M X 3.60M
04	BEDROOM	3.60M X 3.60M
05	MASTER BEDROOM	3.75M X 3.60M
06	MASTER BATHROOM	2.40M X 2.10M
07	BATHROOM	2.40M X 1.90M
08	GUEST TOILET	2.40M X 1.10M
09	TERRACE	1.75M X 1.60M
10	TERRACE	4.10M X 1.30M

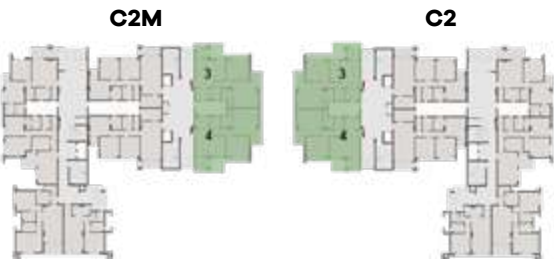


- GROUND FLOOR
- UNITS: 01 & 02

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2 BEDROOM APARTMENT

GROSS AREA 129m²



NO.	ROOM	DIMENSIONS
01	RECEPTION	5.50M X 3.80M
02	KITCHEN	2.70M X 2.20M
03	BEDROOM	4.10M X 3.80M
04	MASTER BEDROOM	4.80M X 4.60M
05	MASTER BATHROOM	3.25M X 2.00M
06	BATHROOM	2.20M X 1.80M
07	TERRACE	1.35M X 1.00M
08	TERRACE	2.70M X 1.90M



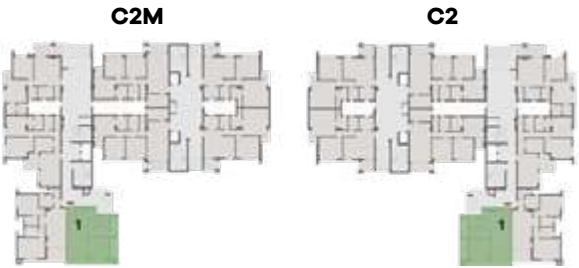
- GROUND FLOOR
- UNITS: 03 & 04

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1 BEDROOM APARTMENT

GROSS AREA 94m²

NO.	ROOM	DIMENSIONS
01	ENTRANCE LOBBY	1.80M X 1.40M
02	RECEPTION	6.60M X 3.60M
03	KITCHEN	3.30M X 1.90M
04	MASTER BEDROOM	3.60M X 3.60M
05	MASTER BATHROOM	2.40M X 1.80M
06	GUEST TOILET	1.80M X 1.50M

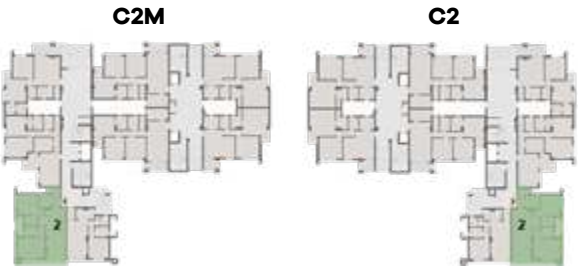


- GROUND FLOOR
- UNITS: 01

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2 BEDROOM APARTMENT

GROSS AREA 134m²



NO.	ROOM	DIMENSIONS
01	RECEPTION	6.80M X 3.60M
02	KITCHEN	2.50M X 2.40M
03	BEDROOM	3.60M X 3.60M
04	MASTER BEDROOM	4.80M X 3.60M
05	MASTER BATHROOM	2.40M X 1.80M
06	BATHROOM	2.40M X 1.80M
07	GUEST TOILET	2.20M X 1.65M
08	TERRACE	3.40M X 1.70M
09	ENTRANCE LOBBY	1.65M X 1.20M



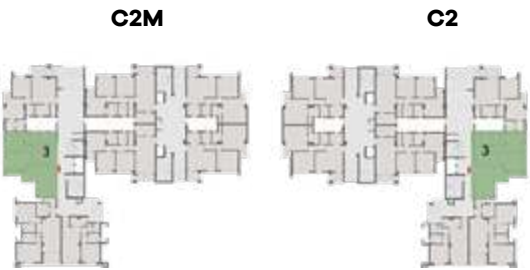
- GROUND FLOOR
- UNITS: 02

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2 BEDROOM APARTMENT

GROSS AREA 137m²

NO.	ROOM	DIMENSIONS
01	RECEPTION	6.00M X 3.60M
02	KITCHEN	3.30M X 2.50M
03	BEDROOM	4.80M X 3.60M
04	MASTER BEDROOM	3.60M X 3.60M
05	DRESSING	2.40M X1.00M
06	MASTER BATHROOM	2.40M X 1.70M
07	BATHROOM	2.40M X 1.70M
08	GUEST TOILET	2.40M X 1.10M
09	TERRACE	2.80M X 2.50M



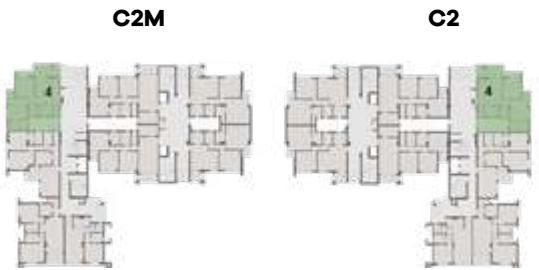
- GROUND FLOOR
- UNITS: 03

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2 BEDROOM APARTMENT

GROSS AREA 128m²

NO.	ROOM	DIMENSIONS
01	RECEPTION	5.00M X 4.60M
02	KITCHEN	2.80M X 2.20M
03	BEDROOM	3.80M X 3.60M
04	MASTER BEDROOM	4.00M X 3.80M
05	DRESSING	2.10M X1.70M
06	MASTER BATHROOM	2.10M X 1.80M
07	BATHROOM	2.20M X 1.60M
08	GUEST TOILET	2.20M X 1.10M
09	TERRACE	1.10M X 1.05M
10	TERRACE	4.80M X 1.80M

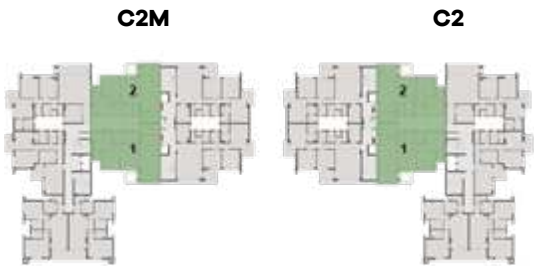


- GROUND FLOOR
- UNITS: 04

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3 BEDROOM APARTMENT

GROSS AREA 149m²



NO.	ROOM	DIMENSIONS
01	RECEPTION	7.00M X 3.80M
02	KITCHEN	3.80M X 2.20M
03	BEDROOM	3.60M X 3.60M
04	BEDROOM	3.60M X 3.60M
05	MASTER BEDROOM	3.75M X 3.60M
06	MASTER BATHROOM	2.40M X 2.10M
07	BATHROOM	2.40M X 1.90M
08	GUEST TOILET	2.40M X 1.10M
09	TERRACE	1.75M X 1.60M
10	TERRACE	4.00M X 1.75M

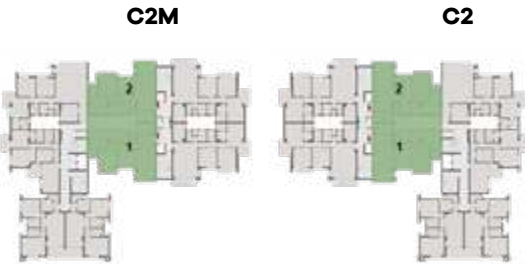


- 1st & 2nd FLOOR
- UNIT: 11, 12, 21 & 22

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3 BEDROOM APARTMENT

GROSS AREA 152-153m²



NO.	ROOM	DIMENSIONS
01	RECEPTION	7.00M X 3.80M
02	KITCHEN	3.80M X 2.20M
03	BEDROOM	3.60M X 3.60M
04	BEDROOM	3.60M X 3.60M
05	MASTER BEDROOM	3.75M X 3.60M
06	MASTER BATHROOM	2.40M X 2.10M
07	BATHROOM	2.40M X 1.90M
08	GUEST TOILET	2.40M X 1.10M
09	TERRACE	1.75M X 1.60M
10	TERRACE	3.70M X 1.90M
11	TERRACE	2.30M X 0.80M

- 3RD, 4TH, 5TH & 7TH FLOOR
- UNIT NUMBER: 31, 32, 41, 42, 51, 52, 71 & 72

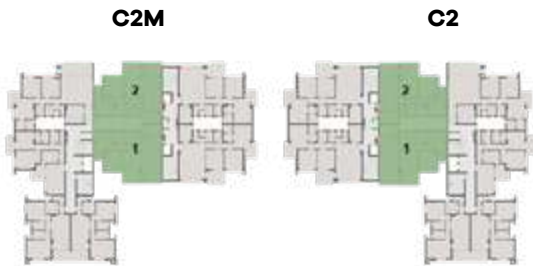


- 3rd, 4th, 5th & 7th FLOOR
- UNIT: 31, 32, 41, 42, 51, 52, 71 & 72

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3 BEDROOM APARTMENT

GROSS AREA 157m²



NO.	ROOM	DIMENSIONS
01	RECEPTION	7.00M X 3.80M
02	KITCHEN	3.80M X 2.20M
03	BEDROOM	3.60M X 3.60M
04	BEDROOM	3.60M X 3.60M
05	MASTER BEDROOM	3.75M X 3.60M
06	MASTER BATHROOM	2.40M X 2.10M
07	BATHROOM	2.40M X 1.90M
08	GUEST TOILET	2.40M X 1.10M
09	TERRACE	1.75M X 1.60M
10	TERRACE	7.50M X 2.05M / 1.40M

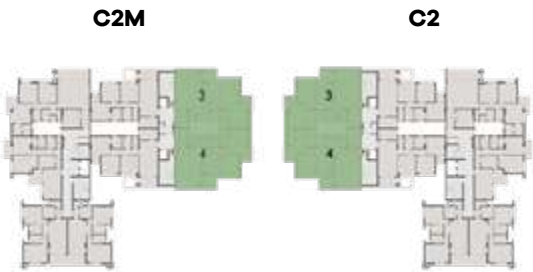


- 6th FLOOR
- UNITS: 61 & 62

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3 BEDROOM APARTMENT

GROSS AREA 177-181m²



NO.	ROOM	DIMENSIONS
01	RECEPTION	7.00M X 5.00M
02	KITCHEN	3.60M X 2.50M
03	BEDROOM	3.60M X 3.80M
04	BEDROOM	3.60M X 3.80M
05	MASTER BEDROOM	4.80M X 3.60M
06	MASTER BATHROOM	1.70M X 1.80M
07	DRESSING	1.80M X 1.80 M
08	BATHROOM	2.20M X 1.70M
09	GUEST TOILET	2.20M X 1.00M
10	TERRACE	2.40M X 2.35M
11	TERRACE	2.25M X 2.80M
12	MAID ROOM	2.20M X 1.60M
13	MAID BATHROOM	1.10M X 1.10M



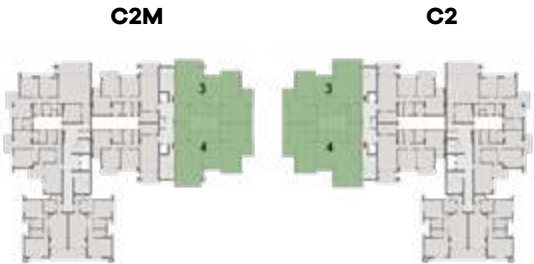
- 1st, 2nd, 6th & 7th FLOOR
- unit number: 13, 14, 23, 24, 63, 64, 73 & 74

- 1st, 2nd, 6th & 7th FLOOR
- UNIT: 13, 14, 23, 24, 63, 64, 73 & 74

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3 BEDROOM APARTMENT

GROSS AREA 178-180m²



NO.	ROOM	DIMENSIONS
01	RECEPTION	7.00M X 5.00M
02	KITCHEN	3.60M X 2.50M
03	BEDROOM	3.60M X 3.80M
04	BEDROOM	3.60M X 3.80M
05	MASTER BEDROOM	4.80M X 3.60M
06	MASTER BATHROOM	1.70M X 1.80M
07	DRESSING	1.80M X 1.80M
08	BATHROOM	2.20M X 1.70M
09	GUEST TOILET	2.20M X 1.00M
10	TERRACE	3.55M X 1.20M
11	TERRACE	2.25M X 2.80M
12	MAID ROOM	2.20M X 1.60M
13	MAID BATHROOM	1.10M X 1.10M
14	TERRACE	2.60M X 0.70M

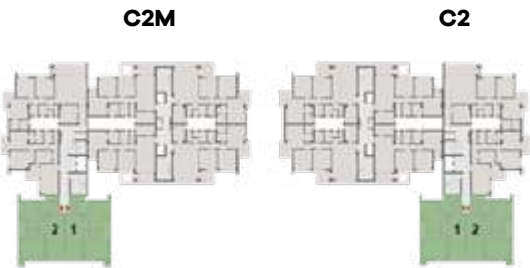


- 3rd, 4th & 5th FLOOR
- UNIT: 33, 34, 43, 44, 53 & 54

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2 BEDROOM APARTMENT

GROSS AREA 136m²



NO.	ROOM	DIMENSIONS
01	RECEPTION	6.80M X 3.60M
02	KITCHEN	2.50M X 2.40M
03	BEDROOM	3.60M X 3.60M
04	MASTER BEDROOM	4.80M X 3.60M
05	MASTER BATHROOM	2.40M X 1.80M
06	BATHROOM	2.40M X 1.80M
07	GUEST TOILET	2.20M X 1.65M
08	TERRACE	3.40M X 1.70M
09	ENTRANCE LOBBY	1.65M X 1.20M



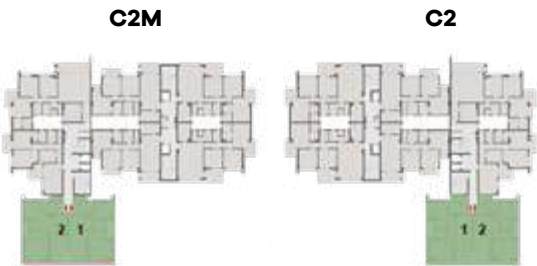
- 1st, 2nd, 3rd, 4th & 6th FLOOR
- UNIT: 11, 12, 21, 22, 31, 32, 41, 42, 51, 52, 61 & 62

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2 BEDROOM APARTMENT

GROSS AREA 143m²

NO.	ROOM	DIMENSIONS
01	RECEPTION	6.80M X 3.60M
02	KITCHEN	2.50M X 2.40M
03	BEDROOM	3.60M X 3.60M
04	MASTER BEDROOM	4.80M X 3.60M
05	MASTER BATHROOM	2.40M X 1.80M
06	BATHROOM	2.40M X 1.80M
07	GUEST TOILET	2.20M X 1.65M
08	TERRACE	2.80M X 2.70M
09	ENTRANCE LOBBY	1.65M X 1.20M



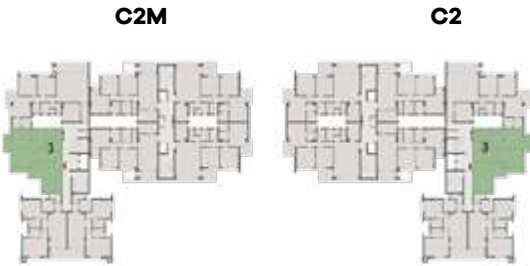
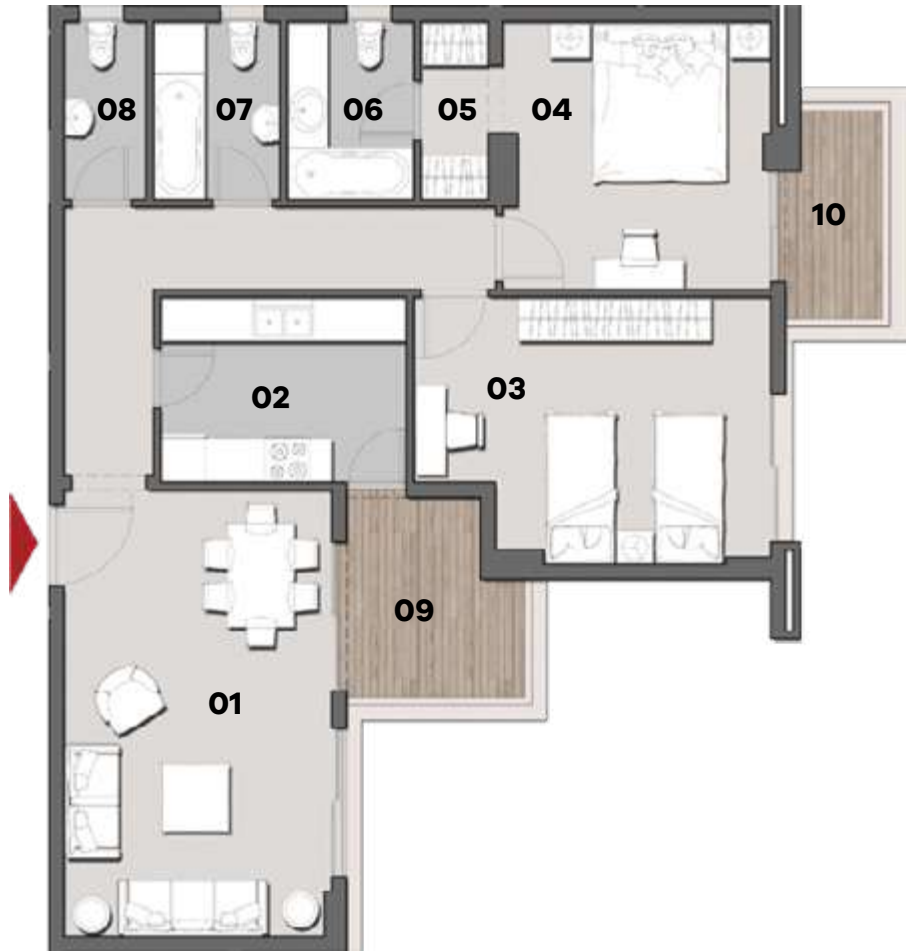
- 7th FLOOR
- UNITS: 71 & 72

DISCLAIMER
1. All rooms dimensions are measured to structural elements and exclude wall finished and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the-stated area, Drawings not to scale. The developer reserves the right to make revisions. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

2 BEDROOM APARTMENT

GROSS AREA 142m²

NO.	ROOM	DIMENSIONS
01	RECEPTION	6.00M X 3.60M
02	KITCHEN	3.30M X 2.50M
03	BEDROOM	4.80M X 3.60M
04	MASTER BEDROOM	3.60M X 3.60M
05	DRESSING	2.40M X 1.00M
06	MASTER BATHROOM	2.40M X 1.70M
07	BATHROOM	2.40M X 1.70M
08	GUEST TOILET	2.40M X 1.10M
09	TERRACE	2.80M X 2.50M
10	TERRACE	3.00M X 1.40M

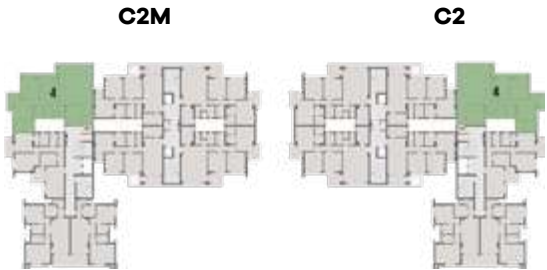


- TYPICAL FLOOR
- UNIT: 13, 23, 33, 43, 53, 63 & 73

DISCLAIMER
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3 BEDROOM APARTMENT

GROSS AREA 207-212m²



NO.	ROOM	DIMENSIONS
01	ENTRANCE LOBBY	3.50M X 1.60M
02	RECEPTION	6.30M X 5.60M
03	KITCHEN	3.60M X 3.50M
04	BEDROOM	3.80M X 3.60M
05	BEDROOM	3.80M X 3.60M
06	MASTER BEDROOM	4.00M X 3.80M
07	DRESSING	2.10M X 1.70M
08	MASTER BATHROOM	2.10M X 1.80M
09	BATHROOM	2.20M X 1.60M
10	MAID ROOM	2.20M X 1.70M
11	MAID BATHROOM	1.10M X 1.10M
12	GUEST TOILET	2.20M X 1.00M
13	TERRACE	2.90M X 2.20M
14	TERRACE	6.50M X 1.45M



- TYPICAL FLOOR
- UNIT: 14, 24, 34, 44, 54, 64 & 74

DISCLAIMER
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FINISHING

EXTERIOR

- Weatherproof
Acrylic Paint
- Artificial Stone
- Marble Skirting

ENTRANCES & STEPS

Marble

DOORS & WINDOWS

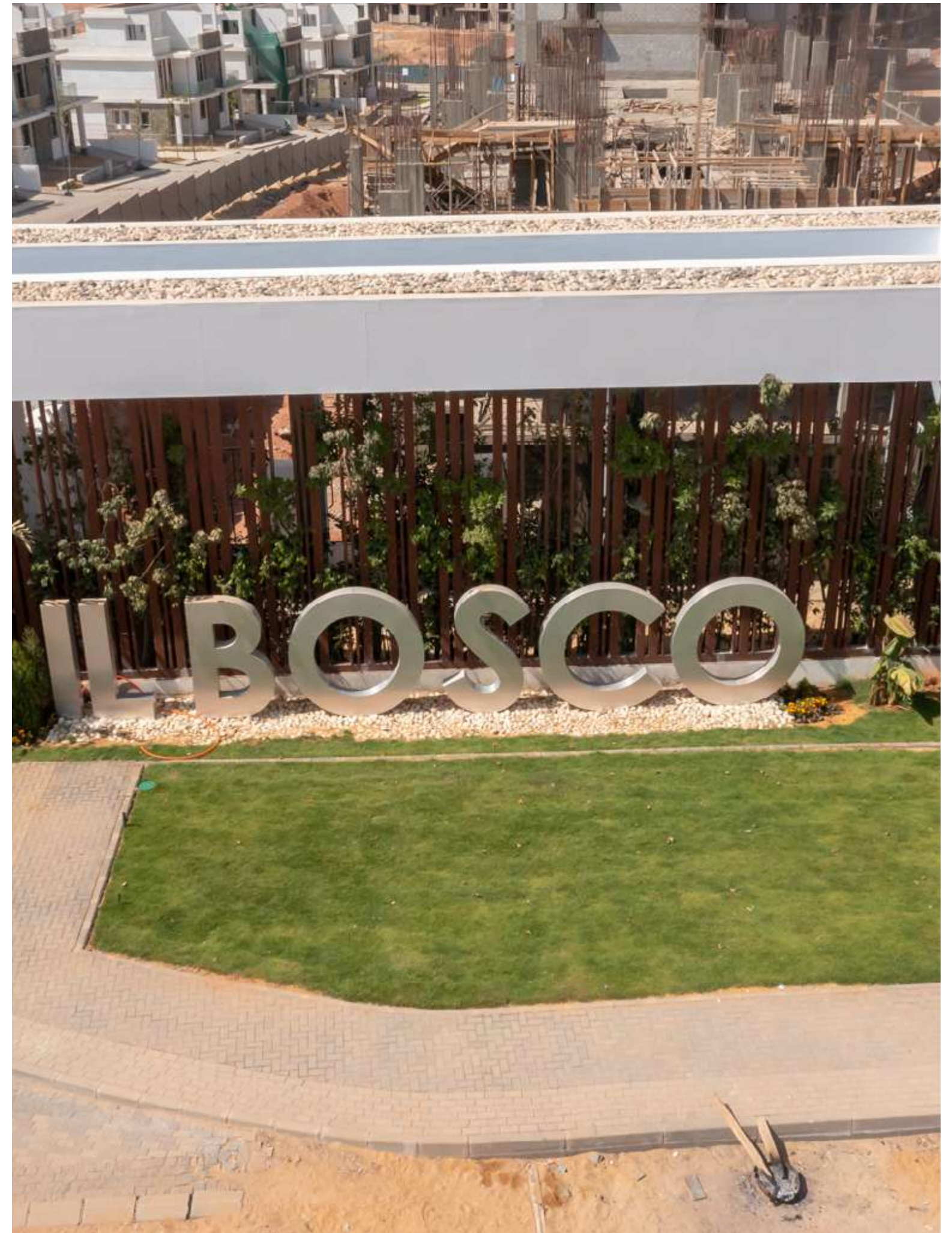
- Aluminum with
Electrostatic Paint
- Wooden
Main Doors
- Transparent
Single Glass

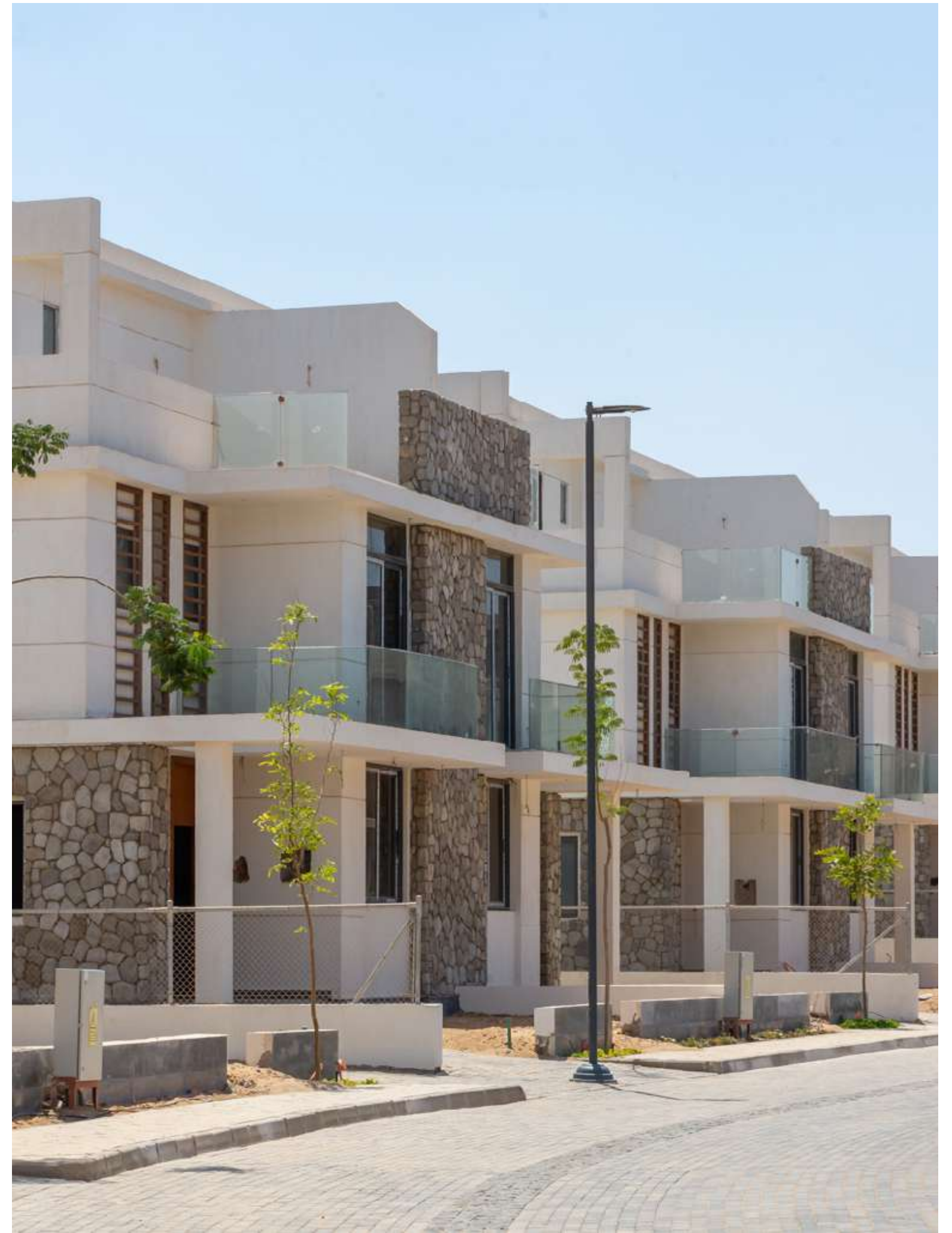
TERRACES FENCE

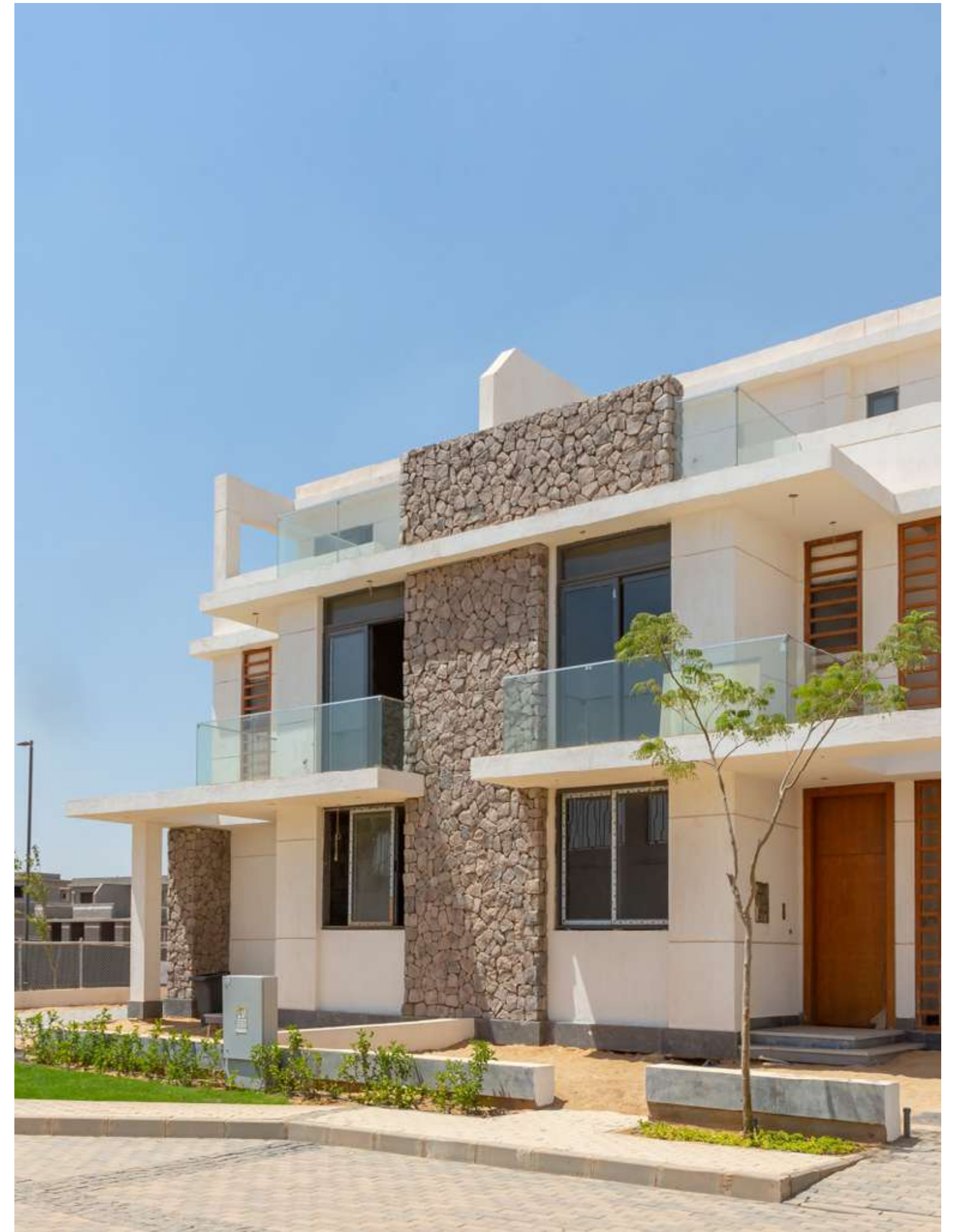
- Double Transparent
Glass
- Stainless Steel
Handrail



CONSTRUCTION UPDATES







MISR ITALIA PROPERTIES PROJECTS

Misr Italia Properties is the developer of several residential, administrative, coastal and hospitality projects across Egypt.

RESIDENTIAL PROJECTS



COASTAL PROJECTS



COMMERCIAL PROJECTS



HOSPITALITY

KAI SOKHNA HILTON HOTEL & RESORT
CAIRO BUSINESS PARK HILTON GARDEN INN



COLLABORATIONS



CallisonRTKL combines the legacy of two great design firms characterized by the strength of their ideas, the spirit of their culture and the passion of their people to make the world a better place. One of its largest initiatives, Dubai Creek Harbour, is inspired by a unique opportunity to transform the face of Dubai by creating a walkable, accessible and sustainable city of the future.



DMA carries more than 25 years of extensive experience in delivering architectural and engineering services covering urban planning, architectural & landscape design, construction supervision & interior design; for all the real estate developments & facility sectors. "In DMA, we believe that Architectural Design is not only about being Iconic or Unique; it is about bringing the project to Life."





MISRITALIA PROPERTIES
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☎16519

Villa 8, La Nuova Vista Compound, New
Cairo, Cairo

Garden 8, La Nuova Vista, Salah El Din
Abdel Karim, First Settlement, New
Cairo.

405/B4 Capital Business Park,
26th July Corridor, Sheikh Zayed.

Misr Italia Properties reserves the right to make minor alterations without prior notice. All renderings and other visual materials, design, and facades are for demonstra-
tive purposes only and are subject to change. Diagrams are not to scale and are for illustrative purposes only. Finishing is according to the specs in contract appendix.

