



® ARTAL

NEW CAPITAL *R8*

PLATÓ

A HIGHER *way to live*

2026

ARTAL



R8

NEW
CAPITAL

01 — THE STORY BEHIND

THERE COMES *a level*

THERE IS A MOMENT MOST
PEOPLE DON'T SEE COMING
—JUST A FEELING.

A QUIET CERTAINTY THAT THE LIFE
YOU'VE BUILT DESERVES A PLACE
THAT UNDERSTANDS IT.

PLATO
BEGAN
FROM THAT
FEELING.

THAT IS THE
STORY BEHIND PLATO.

FROM A BELIEF THAT THERE IS A
SPECIFIC KIND OF PERSON WHO HAS
REACHED A SPECIFIC POINT IN LIFE,
AND THAT PERSON DESERVES A PLACE
THAT MEETS THEM THERE. UNHURRIED.
UNCLUTTERED. EXACTLY PLACED.

THE STORY
CONTINUING .



HUMAN CENTRIC *approach*

THAT IS THE SENSIBILITY
BEHIND PLATÓ.



BY THE TIME YOU REACH
A CERTAIN LEVEL IN LIFE,
YOU NO LONGER

NEED EVERYTHING AROUND
YOU TO ANNOUNCE ITS VALUE.

YOU BEGIN TO
RECOGNIZE QUALITY
IN RESTRAINT.

IN PROPORTION. IN WHAT
WAS REMOVED, AND WHAT
WAS LEFT CALM.

A PLACE WHERE THE VISUAL WORLD FEELS
EDITED, THE EMOTIONAL WORLD FEELS
ALIGNED, AND THE LANGUAGE AROUND
LIVING BECOMES MORE EXACT.

NOT A BETTER VERSION OF WHAT
ALREADY EXISTS — A DIFFERENT
LEVEL ALTOGETHER.

WHAT IT *really means*

A *way*

IT MEANS A DAILY ENVIRONMENT THAT SUPPORTS THE LIFE YOU
HAVE ACTUALLY BUILT

IT MEANS THE FEELING THAT EVERYTHING IN YOUR HOME, AND
EVERYTHING SURROUNDING IT, WAS PLACED THERE WITH PURPOSE.

HIGHER IS NOT LOUDER. HIGHER IS NOT MORE.
HIGHER IS — AT ITS MOST PRECISE — MORE EXACT.

HIGHER *to live*

LIVING HIGHER, AT PLATÓ, MEANS LIVING WITH LESS FRICTION
BETWEEN WHAT IS AROUND YOU AND WHAT IS ESSENTIAL TO YOU.



THE PATH FROM YOUR FRONT DOOR TO THE COMMUNITY THAT
SLOWS YOU DOWN IN THE BEST POSSIBLE WAY. THE MORNING THAT
BEGINS WITH MORE HORIZON.

20



26

02 — THE LIFE *inside*

THE REAL STORY OF A HOME IS
NEVER FOUND IN ITS WALLS.

IT LIVES IN THE TEXTURE OF ORDINARY DAYS — IN THE LIGHT OF A
SPECIFIC MORNING, IN THE WAY A SPACE RECEIVES YOU AFTER A
LONG ONE, IN THE MOMENTS THAT ASK NOTHING OF YOU EXCEPT
PRESENCE.

PLATÓ WAS DESIGNED AROUND THAT TRUTH. AS A WORLD TO BE
LIVED IN. ONE THAT LEAVES ROOM FOR MOVEMENT, MEMORY,
GROWTH, AND BELONGING.

WHERE LIFE GATHERS (*community*)

THERE IS A SPECIFIC KIND OF EASE THAT
COMES FROM LIVING SOMEWHERE



20

THAT ALREADY UNDERSTANDS
HOW PEOPLE WANT TO BE
TOGETHER. JUST — AVAILABLE.



MOST DEVELOPMENTS TREAT GREEN SPACE AS WHAT FILLS THE GAPS BETWEEN BUILDINGS. AT PLATÓ, IT WAS DESIGNED THE OTHER WAY AROUND.

THE LIVING *landscape*

VALLEY-INSPIRED GREEN SPINES
THAT CARRY AIR AND LIGHT
BETWEEN CLUSTERS.

OPEN SPACES
THAT SHIFT WITH THE SEASONS.

WATER FEATURES THAT MARK THE
RHYTHM OF THE DAY WITHOUT
ANNOUNCING THEMSELVES.

(GREEN SPACE &
ENVIRONMENT)



DESIGNED TO *inspire*

THE BEST MOMENTS BETWEEN PEOPLE
HAPPEN WHEN THE ENVIRONMENT MAKES
ROOM FOR THEM WITHOUT DEMANDING
THEY OCCUR.

THIS IS THE TEXTURE OF DAILY LIFE —
THE PART THAT MAKES A RESIDENCE
FEEL LIKE A PLACE.

BECAUSE A HIGHER WAY OF
LIVING IS ALSO ABOUT HOW
WELL YOU RETURN.

WELLNESS AT PLATÓ IS WOVEN INTO THE DAILY
RHYTHM ARRIVED
AT NATURALLY, NOT SOUGHT OUT DELIBERATELY.



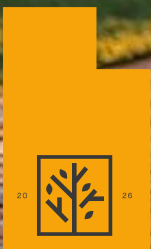
INTERACTIVE OPEN
SPACES
FUNCTIONAL
WATER FEATURES

RELAXATION ZONES &
SEATING AREAS BALANCED
SOFTSCAPE DISTRIBUTION

BUILT TO *restore*

QUIET RESIDENTIAL ZONES SIT
APART FROM THE ENERGY OF
SOCIAL AREAS.

NATURE IS PART OF THE
STRUCTURE OF DAILY LIFE.





MORE THAN A COMMUNITY,
a life at its fullest.

THE FREEDOM TO LIVE EVERY
PART OF LIFE, YOUR WAY.

Morning

WIDE OPENINGS. EARLY LIGHT THAT ENTERS WITHOUT INTERRUPTION.
A PLACE WHERE MORNINGS BEGIN WITH MORE HORIZON.

A STILLNESS OUTSIDE THAT SETS THE TONE
BEFORE THE DAY FINDS ITS PACE.

Midday

LANDSCAPE THAT FOLLOWS THE SUN. SHADED PASSAGES,
OPEN GREEN CORRIDORS. SPACES THAT BREATHE. THE
COMPOUND DOING ITS WORK QUIETLY, AROUND YOU.

Evening

THE SOCIAL AREAS INVITE WITHOUT DEMANDING. HOME
RECEIVES YOU.

PLATÓ QUIETS IN A SPECIFIC WAY — NOT EMPTIED, BUT
COMPOSED.

LIFE MOVES *differently*

THIS IS THE TEXTURE OF DAILY LIFE
— THE PART THAT MAKES A RESIDENCE A PLACE
YOU BELONG TO.



A HOME THAT ASKS
NOTHING OF YOU EXCEPT PRESENCE.

A PLACE WHERE YOU CAN PAUSE,
BREATHE, AND SIMPLY BE.

YOU ARE A PART OF
SOMETHING GREATER



A DAY WHEN IT BECOMES NORMAL TO LIVE
EVERY MOMENT YOU WANT.

flows

IT BECOMES A WAY OF LIVING THAT YOUR
DAY IS GOING ON

THAT
naturally

03 — FACILITIES



AT PLATÓ, FAMILY LIFE DOES NOT HAVE TO BE MANAGED. IT HAS ROOM TO HAPPEN ON ITS OWN.

CHILDREN MOVE FREELY THROUGH SPACES THAT FEEL SAFE, BRIGHT, AND ALIVE.



A HOME THAT WORKS FOR A FAMILY IS A PLACE WHERE EVERY PERSON IN IT — AT EVERY AGE — FEELS LIKE IT WAS MADE WITH THEM IN MIND.

ADVENTURE ZONES GIVE KIDS A WORLD OF THEIR OWN.

AN ATMOSPHERE DESIGNED TO RESONATE WITH EVERY AGE.



MADE FOR EVERY
Generation

SPORT & *active living*

WHEN THE TRACK RUNS
THROUGH GREEN, WHEN THE
GYM OPENS TO OPEN AIR.



RUNNING TRACK

EXERCISE STOPS BEING AN EFFORT
AND BECOMES PART OF HOW THE
DAY UNFOLDS.



OPEN GYM

WHEN THE COURT IS A WALK FROM
YOUR DOOR, MOVEMENT BECOMES
MORE OF A DIRECTION.



PADEL COURTS

MOVEMENT AT PLATÓ IS
SOMETHING THE PLACE
MAKES NATURAL.



SWIMMING POOL

THERE IS SOMETHING DIFFERENT ABOUT
MOVING IN A SPACE THAT WAS
DESIGNED FOR IT.

MOVE. PUSH. PLAY

NOT A ROOM WITH EQUIPMENT.
AN ENVIRONMENT THAT
INVITES IT.



A COMMUNITY CENTER THAT HOLDS EVERYTHING FROM A QUIET AFTERNOON TO A FULL EVENING



- CLUBHOUSE •
- COMMUNITY CENTER •
- SOCIAL INTERACTION ZONES•
- QUIET RELAXATION AREAS •
- WALKABLE EXPERIENCE.



WHERE LIFE *gathers* SPACES THAT HOLD GATHERINGS WITHOUT DEMANDING THEM.

OPEN CINEMA EVENINGS BECOME THE KIND OF MEMORY THAT TAKES NO EFFORT TO MAKE.

WHERE *standards* BEGIN

SECURITY & INFRASTRUCTURE

- AUTOMATED ENTRANCE GATES
- SMART ACCESS CONTROL
- FULLY COVERED CCTV SYSTEM
- 24/7 SECURITY OPERATIONS
- VISITORS MANAGEMENT SYSTEM
- EMERGENCY RESPONSE

LUXURY TOUCHES

- DOUBLE HEIGHT ENTRANCES
- HOTEL-INSPIRED ARRIVAL
- PREMIUM LOBBY EXPERIENCE
- FEATURE LIGHTING ELEMENTS
- ELEVATED RESIDENTIAL EXPERIENCE
- EV CHARGING STATIONS

MOBILITY & ACCESSIBILITY

- MULTIPLE ACCESS GATES
- PARKING
- SMOOTH INTERNAL CIRCULATION
- SEPARATED PEDESTRIAN MOVEMENT
- EASY ACCESS TO MAIN ROADS
- ORGANIZED TRAFFIC FLOW

OUTDOOR DESIGN HIGHLIGHTS

- LARGE LANDSCAPE AREAS
- VALLEY-INSPIRED GREEN SPINES
- INTERACTIVE OPEN SPACES
- FUNCTIONAL WATER FEATURES
- BUSINESS ZONES
- BALANCED SOFTSCAPE DISTRIBUTION

SMART LIVING FEATURES

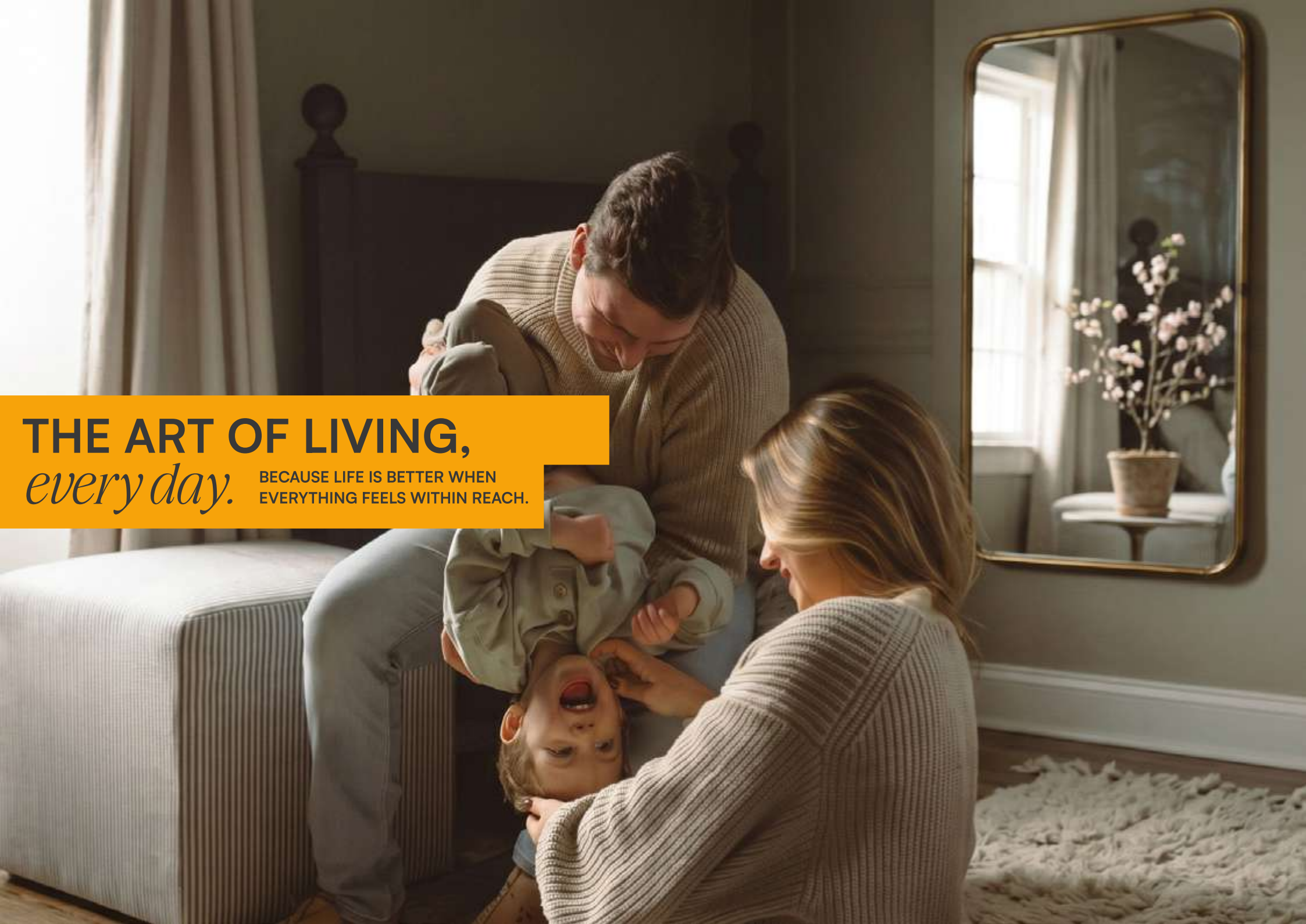
- MOBILE APPLICATION
- SMART GATE ACCESS
- COMMUNITY MANAGEMENT SYSTEM
- DIGITAL VISITOR ACCESS
- TRIPLE PLAY SERVICES
- SMART UTILITY MONITORING

FAMILY-CENTERED FEATURES

- SAFE PEDESTRIAN MOVEMENT
- KIDS-FRIENDLY OPEN AREAS
- ADVENTURE KIDS ZONES
- QUIET RESIDENTIAL ZONES
- FAMILY-ORIENTED OUTDOOR SPACES
- PET AREA



LOOK UP, *You're home*



THE ART OF LIVING, *every day.*

BECAUSE LIFE IS BETTER WHEN
EVERYTHING FEELS WITHIN REACH.

04 — PROJECT FOUNDATIONS

PROJECT *location*

THE NEW CAPITAL

EGYPT'S NEW CAPITAL IS ONE OF THE MOST AMBITIOUS URBAN PROJECTS IN THE REGION — A CITY DESIGNED FROM THE GROUND UP TO HOLD A NEW STANDARD OF LIVING, INFRASTRUCTURE, AND PLANNING.

WHERE PLATÓ *Sits*

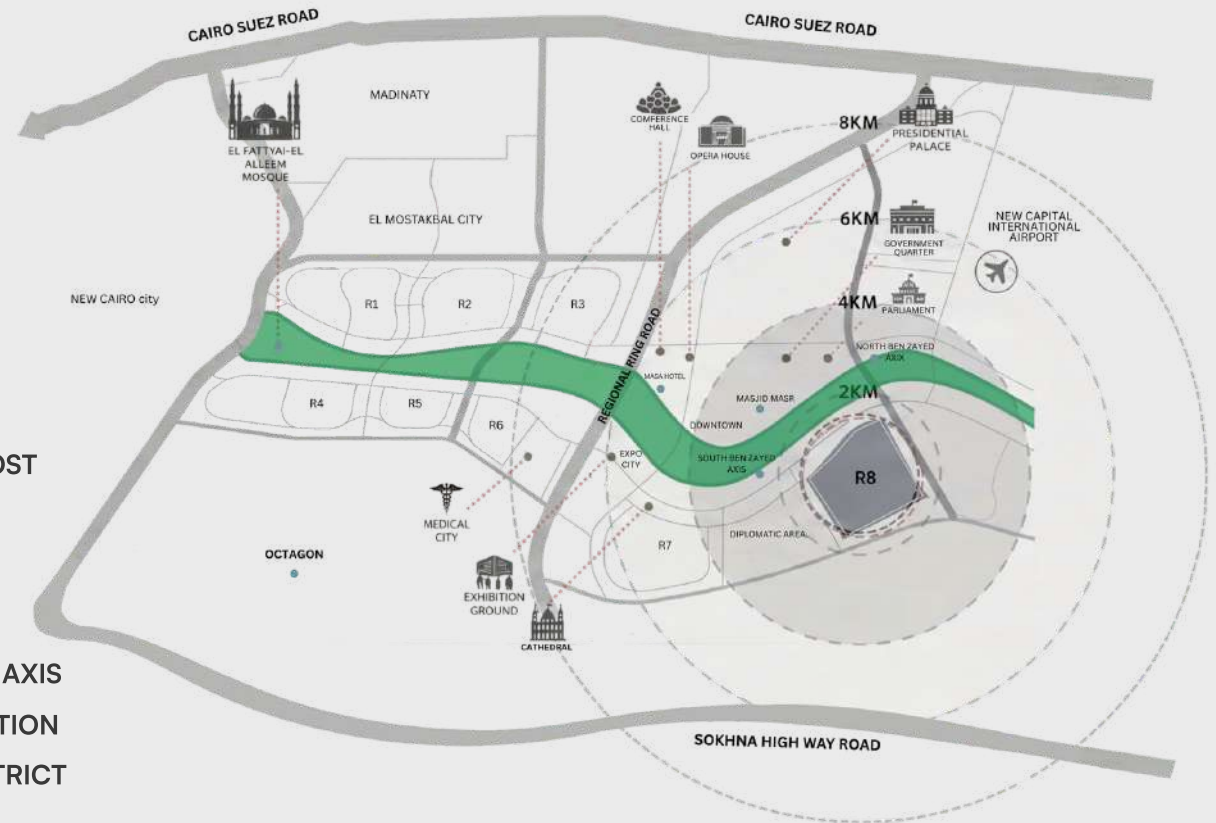
PLATÓ
IS LOCATED IN

R8

ONE OF THE NEW CAPITAL'S MOST
CONSIDERED RESIDENTIAL
DISTRICTS

MINUTES AWAY FROM EVERYTHING THAT MATTERS

MOHAMMED BIN ZAYED AXIS AIRPORT AXIS CENTRAL AXIS
DOWNTOWN CBD GREEN RIVER MONORAIL STATION
NEW CAPITAL INTERNATIONAL AIRPORT DIPLOMATIC DISTRICT

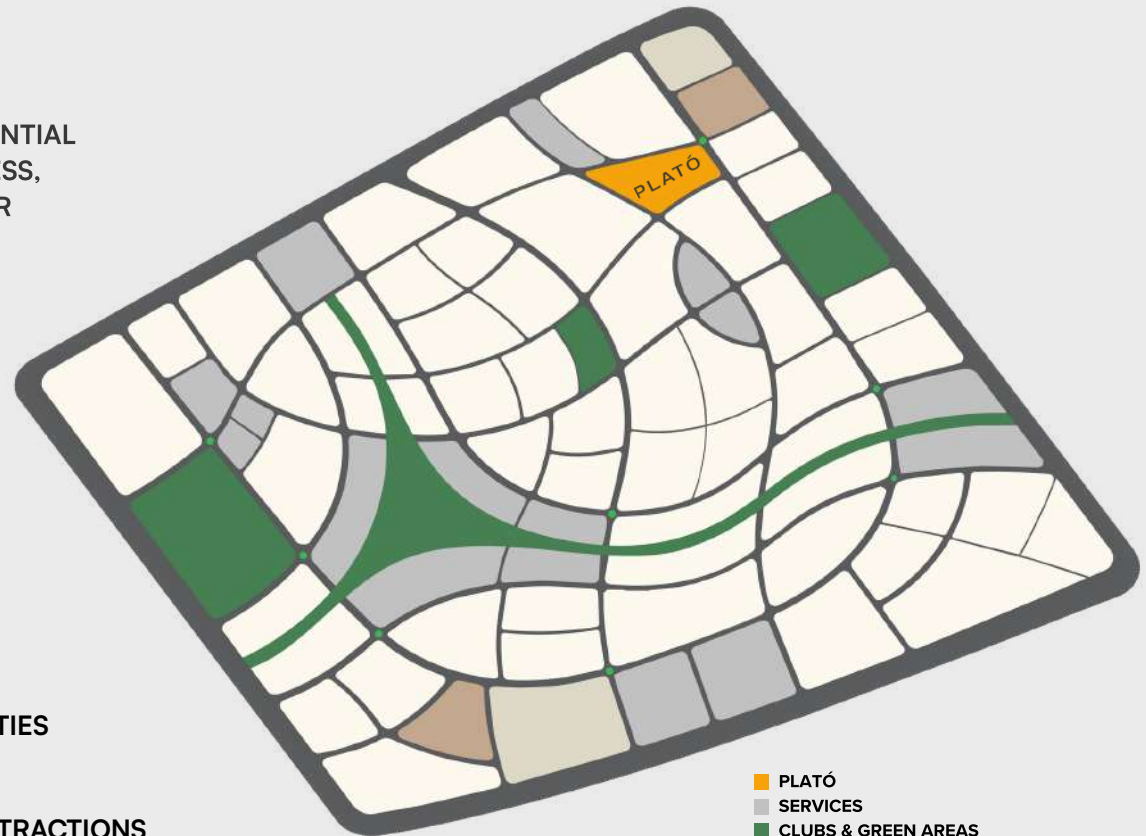


THE DISTRICT *R8*

R8 WAS DESIGNED AS ONE OF THE CAPITAL'S PREMIER RESIDENTIAL ZONES — A DISTRICT THAT BALANCES DENSITY WITH OPENNESS, ACCESS WITH PRIVACY, AND PROXIMITY TO THE CITY'S MAJOR ANCHORS WITH A SENSE OF REMOVE FROM ITS NOISE.

IT IS A PLACE STILL FINDING ITS DEFINITION, WHICH IS PRECISELY WHY PLATÓ'S ENTRY HERE MATTERS.

IT DOES NOT FOLLOW THE DISTRICT'S IDENTITY. IT HELPS ESTABLISH IT.



TOTAL LAND AREA

2,500 Acres

RESIDENTIAL AREAS

1,620 Acres

GREEN AREAS

35 Acres

HOTELS

2

UNIVERSITIES

2

SERVICE AREAS

13 Areas

SERVICES & FACILITIES

880 Acres

RELIGIOUS ATTRACTIONS

2

INTERNATIONAL SCHOOLS

12

- PLATÓ
- SERVICES
- CLUBS & GREEN AREAS
- HOTELS
- UNIVERSITIES
- ACCESS ROUTE



05 — MASTERPLAN & ARCHITECTURE

TAILORED *Living*

At PLATÓ, the masterplan and architectural vision were developed with a clear objective: creating a residential environment where people, nature, and architecture coexist in perfect balance. **Designed by Yasser El Beltagy Architects (YBA)**, the project embraces a contemporary planning approach that prioritizes quality of life, spatial harmony, and long-term sustainability. Inspired by the concept of interconnected valleys, the masterplan is shaped around a network of green open spaces, landscaped corridors, and carefully curated outdoor destinations that connect the entire community. Rather than maximizing density, the design focuses on creating a more comfortable and livable environment through balanced residential distribution, generous open areas, and a strong relationship between built forms and nature.

The architectural language reflects a modern and timeless character, combining clean lines, elegant proportions, and carefully considered building compositions. Residences are strategically positioned to maximize natural light, ventilation, privacy, and panoramic views, ensuring that every home benefits from a stronger connection to its surroundings.

Every aspect of the design has been thoughtfully planned to enhance the everyday living experience—from the placement of buildings and the flow of pedestrian movement to the integration of landscapes, water features, and community amenities. The result is a masterfully designed destination where architecture does more than define spaces; it shapes a lifestyle centered around openness, comfort, beauty, and a lasting sense of belonging.



ARCHITECTURAL *Identity*

YBA

MASTER PLAN

concept

PLATÓ IS DESIGNED AROUND A LANDSCAPE-FIRST PHILOSOPHY, WHERE ARCHITECTURE BLENDS NATURALLY WITH OPEN SPACES, WATER FEATURES, AND INTERCONNECTED GREEN ZONES.

THE MASTER PLAN FOLLOWS AN ORGANIC CLUSTER CONCEPT THAT CREATES A BALANCED FLOW BETWEEN PRIVACY, ACCESSIBILITY, AND COMMUNITY LIVING, WHILE MAINTAINING A LOW-DENSITY RESIDENTIAL EXPERIENCE.

WITH OVER (80%+) DEDICATED TO LANDSCAPE AND OPEN SPACES, EVERY ELEMENT WITHIN THE COMMUNITY IS CAREFULLY POSITIONED TO MAXIMIZE VISUAL OPENNESS, WALKABILITY, AND NATURAL MOVEMENT ACROSS THE PROJECT.

THE RESULT IS A SEAMLESS LIFESTYLE EXPERIENCE WHERE NATURE, ARCHITECTURE, AND EVERYDAY LIVING COEXIST IN HARMONY.



DESIGNED AROUND PEOPLE,
shaped by everyday life.



MASTER PLAN
concept

MASTER PLAN

philosophy

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WHERE EVERY PATH LEADS

to a better way of living.

MASTER PLAN

facilities

- 1 ENTRANCE GATES
- 2 ADVENTURE KIDS ZONE
- 3 PADEL COURTS
- 4 WALKING & RUNNING TRACK
- 5 LAKE SEATING ZONE
- 6 LANDSCAPE WALKWAYS
- 7 WATER AMPHITHEATER
- 8 WATER LOUNGE
- 9 RELAXATION SPOTS
- 10 COMMUNITY GATHERING PLAZA
- 11 CENTRAL SOCIAL HUB
- 12 OUTDOOR WELLNESS ZONE
- 13 CLUBHOUSE
- 14 SWIMMING POOL
- 15 GYM
- 16 COMMERCIAL HUB



EVERYTHING YOU NEED,
thoughtfully placed within reach.

MASTER PLAN

Typologies

Apartments

Apartments Buildings. 28 Buildings
Ground + 8 Floors

- Two Types of Buildings:
- 4 Units Per Floor
- 5 Units Per Floor

Duplex Residences

Duplex Buildings. 9 Buildings
Ground + 4 Floors

- Building Capacity: 10 Units
- Garden Duplexes and Upper-Floor Duplexes
- 8 Duplexes per Building
- 2 Signature Apartments Per Building

Townhouses

Total No. of Townhouses 44 Units
Ground Floor + First Floor + Roof

- Private Entrances
- Private landscaped garden with direct outdoor access
- Panoramic Sky Terrace

Each residential typology is strategically positioned within the masterplan to ensure harmony between privacy, openness, and community interaction.



A COLLECTION OF HOMES
tailored to different ways of living.

THE RESIDENCES

Luxury apartments



/ THE STREET FACADES





DESIGNED FOR EFFORTLESS
everyday living.



Homes Designed for Every Lifestyle

PLATO offers a comprehensive collection of apartment residences, carefully curated to accommodate a wide variety of lifestyles and life stages. From compact and efficient one-bedroom homes to expansive two-, three-, and four-bedroom residences, every layout is purposefully designed to serve a specific living experience.

Whether you're building your first independent lifestyle, creating a home for a growing family, or seeking larger spaces for elevated everyday living, you'll find a residence tailored to your needs. Every apartment type has been thoughtfully planned to maximize comfort, functionality, and quality of life, ensuring that no lifestyle is overlooked and every resident can find a home that feels naturally their own.

A LIFE THAT
suits you





At PLATÓ, every apartment building has been thoughtfully designed to maximize views, natural light, and everyday living quality. The layout ensures that all bedrooms enjoy panoramic windows and direct access to daylight and open views, creating brighter and more comfortable living spaces.

Units are carefully oriented to overlook either the main streets, the central valleys with their lush landscapes and water features, or a combination of both. Many residences benefit from dual visual corridors, offering views toward the vibrant streetscape on one side and the serene northern valley on the other. Upper-floor residences enjoy an even more elevated experience, with wider panoramic vistas across the greenery, water elements, and the surrounding open spaces, reinforcing the project's commitment to openness, privacy, and a stronger connection to nature.

THE SKY IS
a part of the plan



Ground Floor Residences

Ground-floor residences at PLATÓ offer a distinctive lifestyle experience that goes beyond additional outdoor space. Each home features its own private garden, creating a seamless extension of the living area and providing residents with a more personal connection to nature.

Positioned at the heart of the community experience, these residences enjoy direct views of the vibrant landscapes, valleys, water features, and everyday life of the compound. This unique combination of private outdoor living and visual connectivity creates a refined atmosphere that blends exclusivity, elegance, and a more dynamic way of living.





THE DUPLEX



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MORE SPACE FOR LIFE, FAMILY,
and everything in between.

DUPLEX *Residences*

SOME LIVES SIMPLY REQUIRE MORE ROOM —
NOT JUST FLOOR AREA, BUT THE FEELING OF
SEPARATION BETWEEN THE PARTS OF THE DAY.

THE DUPLEX AT PLATÓ OFFERS THAT.
A LOWER LEVEL THAT OPENS TO THE WORLD,
AN UPPER LEVEL THAT HOLDS ITS OWN QUIET.

/ DUPLEX PLATO
/ SIGNATURE APARTMENTS

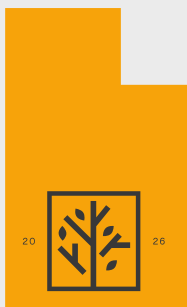
TWO ATMOSPHERES WITHIN ONE HOME,
CONNECTED BY THE KIND OF VERTICAL
LIVING THAT MAKES SPACE FEEL DESIGNED
RATHER THAN DIVIDED.

A LIFE THAT NEEDS
more than one level



The Duplex Residences at PLATÓ offer a unique family living experience, blending villa spaciousness with residential community efficiency. Located in a low-density neighborhood, they provide privacy and a connection to open spaces. Each duplex is designed for modern families, featuring generous living areas, distinct private and social spaces, and layouts that enhance comfort for everyday life and special moments. Large openings and natural light create bright interiors that connect with the surrounding landscape.

The duplex lifestyle at PLATÓ uniquely combines essential qualities for families—space, privacy, flexibility, and a sense of belonging—within a low-density, refined community. Residents enjoy landscaped valleys, green spaces, and family-oriented amenities that balance tranquility and convenience. The Duplex Residences cater to contemporary family life, providing a safer outdoor environment for children, privacy for parents, and spacious living areas for memorable moments. Ultimately, these homes offer a complete lifestyle experience inspired by the comfort and elegance of villa living.





At PLATÓ, duplex residences are designed for families, featuring Ground Duplexes with Private Gardens that enhance outdoor living. These homes offer spacious indoor comfort and a green space for family gatherings, children's play, and outdoor dining, resembling villa life.

Typical Duplex Residences combine spacious living, privacy, and elevated views, offering natural light and panoramic sights ideal for families. Upper Duplexes with Private Roof Terraces provide exclusivity and flexibility, allowing personalization for outdoor leisure and gatherings. Together, these options create a diverse residential community at PLATÓ, catering to various lifestyles while ensuring privacy and a unique character.

SUITABLE
for every lifestyle



THE TOWNHOUSE





20 26

FOR THE LIFE THAT
wants its own ground.



FOR THE LIFE THAT
WANTS ITS OWN GROUND

PRIVATE BY NATURE,
connected by design.

THE TOWNHOUSE IS FOR THOSE WHO
KNOW THE DIFFERENCE BETWEEN LIV-
ING IN A BUILDING AND LIVING IN A HOME.
A FRONT DOOR THAT IS YOURS.

A GARDEN THAT BELONGS TO YOUR
MORNING. A SCALE THAT FEELS
PRIVATE WITHOUT FEELING ISOLATED.

AT PLATÓ, THE TOWNHOUSE OFFERS
EVERYTHING A COMPOUND PROVIDES—
COMMUNITY,
LANDSCAPE, SECURITY, EASE — WHILE
PRESERVING THE ONE THING THAT MATTERS
MOST: THE FEELING THAT THIS PLACE IS
ENTIRELY YOURS.



LIFE AT *its level*



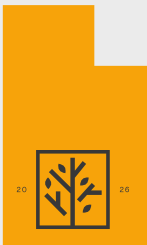
The Townhouse Residences at PLATÓ offer exceptional privacy, space, and family living in a low-density neighborhood. Each townhouse features a dual-orientation design, providing views of both the neighborhood street and landscaped valleys. This design enhances natural light, encourages cross ventilation, and strengthens connections to the community and nature.

Each townhouse features a Ground Floor, First Floor, and Private Roof, catering to modern family needs.

- The ground floor acts as a social hub with spacious living and dining areas that promote interaction and comfort, while large openings enhance indoor-outdoor flow and natural light.
- The upper floor focuses on private family spaces, offering well-designed bedrooms that ensure comfort and privacy while maintaining connectivity.

The private rooftop serves as a versatile outdoor extension, adaptable for various uses such as a lounge, entertainment area, wellness retreat, or peaceful escape, enhancing everyday living with exclusivity and flexibility.

The townhouse lifestyle at PLATÓ offers families the comfort of villa living combined with the convenience and security of a master-planned community. Key features include low residential density, spacious homes with panoramic views, abundant greenery, and curated outdoor spaces that balance privacy and openness. The design promotes luxury and practicality, with spacious interiors, outdoor living options, dual-view exposure, and a strong connection to nature, enhancing family life and providing a high-quality residential experience.





The Townhouse Residences at PLATÓ provide a family-oriented living experience in a low-density neighborhood. Each townhouse has a dual-orientation design, maximizing natural light and ventilation, with:

- Ground floor: social spaces for family interaction and indoor-outdoor flow.
- Upper floor: private, functional bedrooms.
- Private rooftop: versatile area for lounging, entertainment, or wellness.

These townhouses blend villa comfort with the security of a master-planned community, featuring low density, spacious layouts, panoramic views, and ample greenery. They offer luxury, practicality, and a connection to nature, enhancing family life in an exclusive environment.

MORE THAN A HOME
it's an address



PLATÓ

SOME THINGS JUST SIT RIGHT.
LIFE SHOULD, TOO.

A HIGHER WAY *of Living.*

R8, NEW CAPITAL



2026

ARTAL