



TRIANGLE

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"LIVING IN PERFECT
SYMMETRY"

ABOUT WATERWAY

At Waterway, we believe in the power of the right formula with a meticulous blend of expertise, creativity, and vision, we bring to life the finest real estate developments across the globe. Our success lies in our commitment to perfection from the selection of the finest locations to the meticulous curation of designs and experiences, we ensure that every project embodies sophistication, luxury, and timeless elegance with the right people at our core, we pride ourselves on delivering unparalleled quality and craftsmanship in every endeavor.

THE RIGHT *formula*







INTRODUCING TRIANGLE

Welcome to Triangle, Waterway's latest visionary development in the heart of New Cairo.

Designed on a distinctive triangular-shaped plot, this exceptional project seamlessly blends contemporary elegance with lush greenery and serene water features. Experience a new standard of luxury, where modern architecture meets nature to create an unparalleled lifestyle.



A dark, moody photograph of a landscape. In the foreground, there is a paved surface, possibly a sidewalk or road. Behind it is a grassy area. The background is dominated by a dense, dark forest or wooded area. The overall tone is dark and atmospheric.

"WHERE CONTEMPORARY LIVING
MEETS NATURE"



AN ELEVATED LIVING EXPERIENCE

Waterway proudly presents our newest, most sophisticated project: **Triangle**.

Set on a striking triangular parcel of land, this exclusive enclave redefines upscale living with state-of-the-art villas and limited edition mansions.

This **237.22 Feddans** development offers a seamless blend of luxury residences, lush landscapes, and world-class amenities, featuring **743** villa units and creating an unparalleled living experience.





"WHERE LUXURY
&
NATURE ALIGN"

LOCATION

Located in the heart of Second New Cairo, this project offers a prime address in one of the city's most prestigious and rapidly developing areas.

Surrounded by modern infrastructure, green spaces, and convenient access to major roads, it provides a tranquil yet connected living experience. The area is known for its upscale residential communities, international schools, and proximity to key business and commercial hubs.



SUEZ ROAD

SUEZ ROAD

E RING ROAD

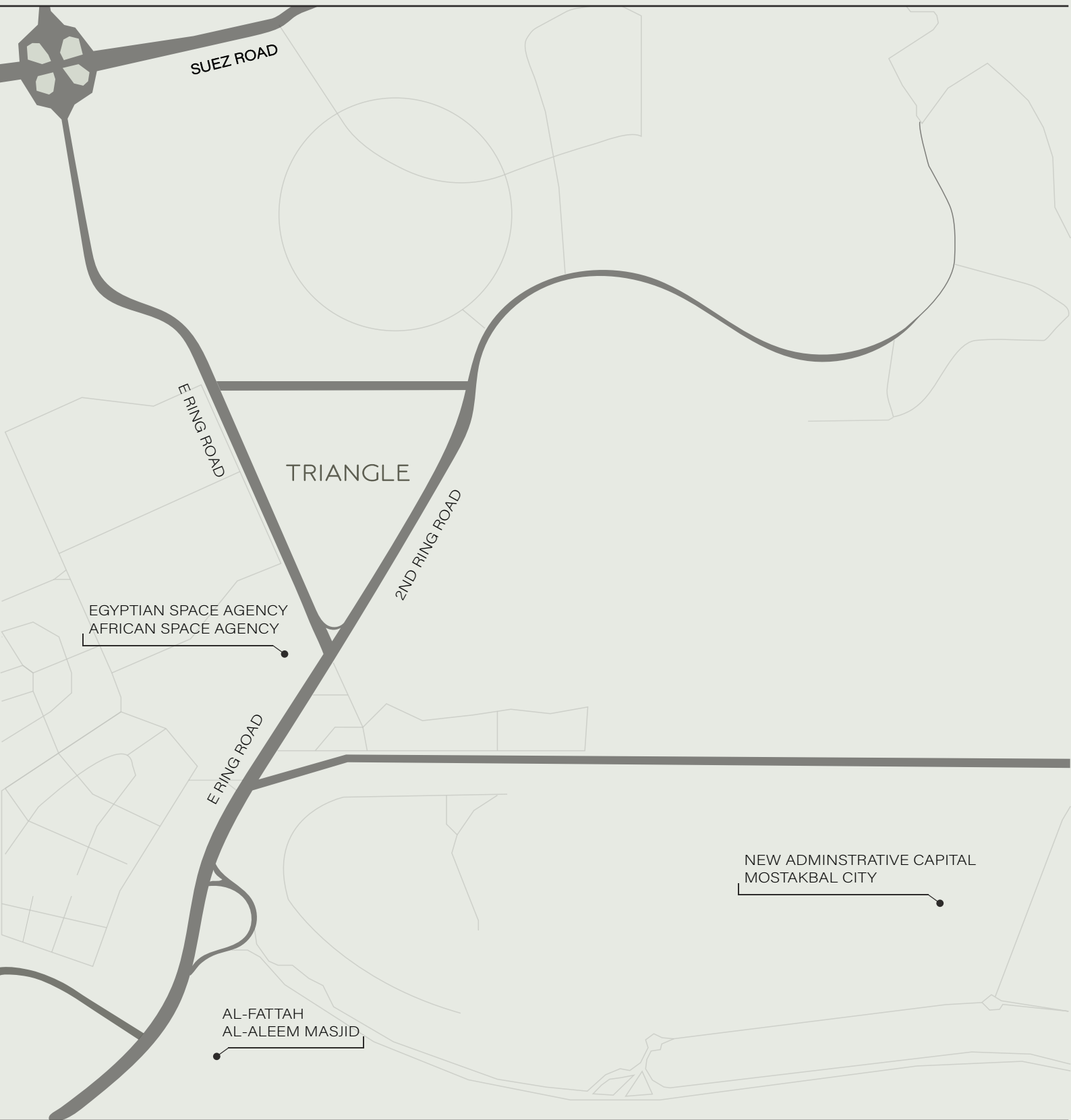
E RING ROAD

TRIANGLE

2ND RING ROAD

Where Life Connects

Enjoy the rare balance of serenity and centrality. With direct access to the E-Road , Suez Road, the New Administrative Capital and New Cairo your home is at the intersection of timeless luxury and future-forward convenience.

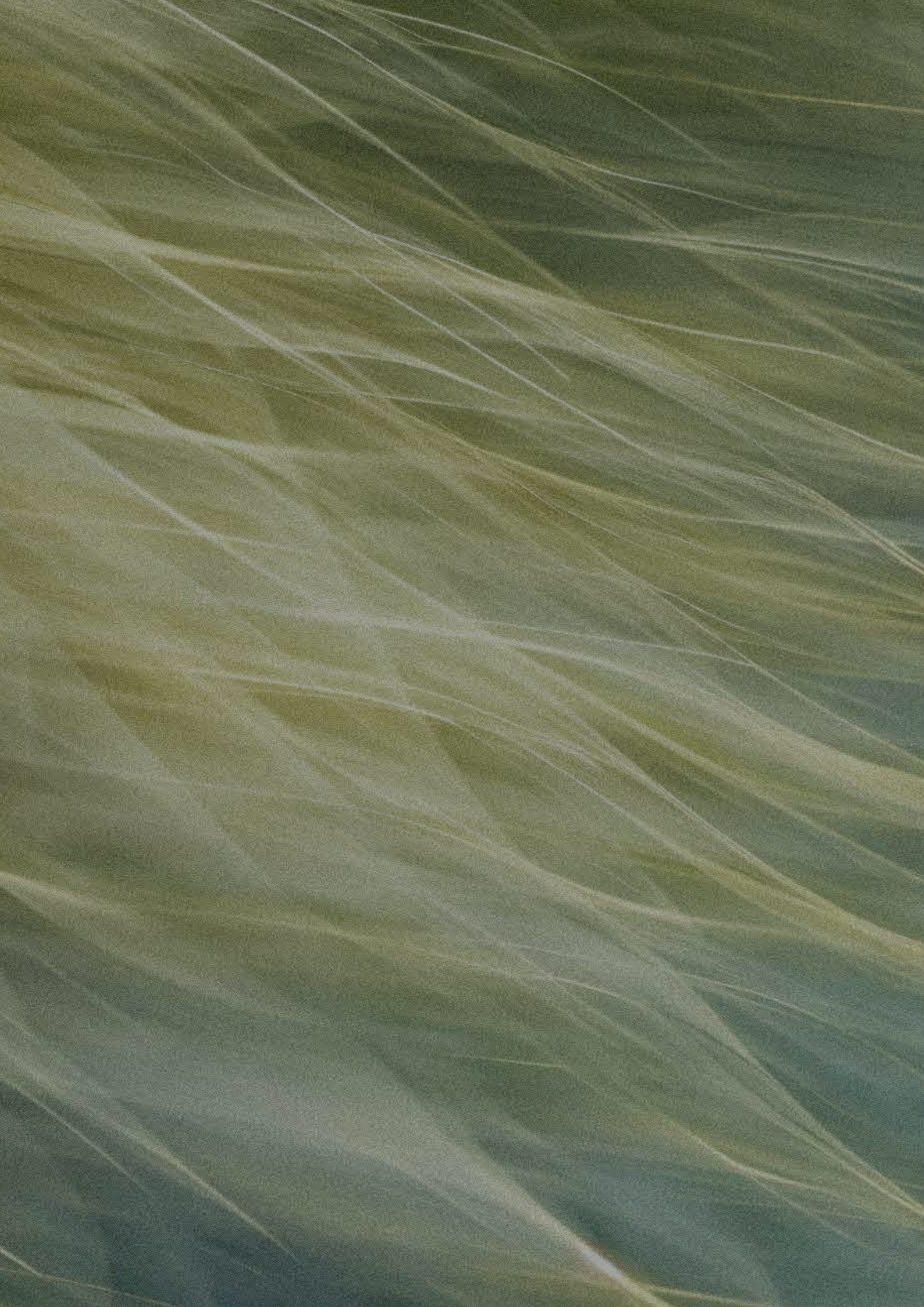


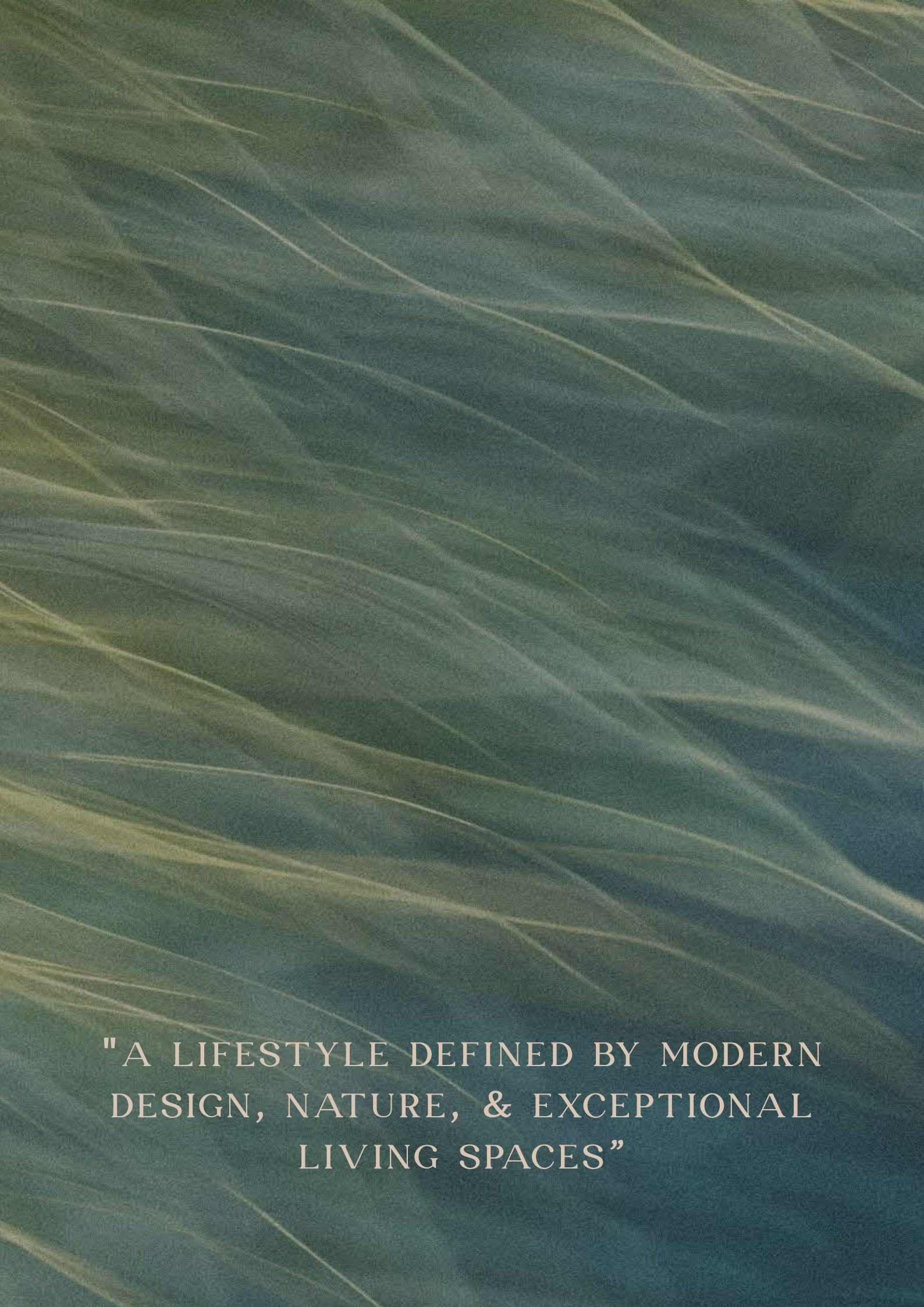


FACILITIES

Triangle will feature MY $\bar{\text{O}}$ TEL, a bespoke boutique hotel offering luxurious accommodations, dining, and leisure services. A mixed-use commercial strip will provide residents with convenient retail, dining, and entertainment options. The project will also include a clubhouse and gym, providing exclusive spaces for relaxation, socializing, and fitness.

- Clubhouse
- MY $\bar{\text{O}}$ TEL
- Serviced Apartments
- Commercial mixed use strip





"A LIFESTYLE DEFINED BY MODERN
DESIGN, NATURE, & EXCEPTIONAL
LIVING SPACES"



ARCHITECTURAL EXCELLENCE IN HARMONY WITH NATURE

Designed with a vision of contemporary elegance, **Triangle** redefines modern living by blending geometric precision with organic surroundings. The architecture features clean lines, cantilevered structures, and expansive glass facades, creating a seamless connection between indoor comfort and outdoor tranquility.

Each villa and mansion is carefully crafted to embrace the beauty of contemporary design, featuring expansive open spaces, seamless indoor-outdoor connections, and cutting-edge technologies. The interiors are a masterclass in design, offering a harmonious blend of form and function. With clean lines, minimalist aesthetics, and the use of the finest materials, every detail is meticulously curated to create a living experience that is both luxurious and comfortable.





MASTER PLAN





KEY PLAN

RESIDENTIAL

-  V1 VILLA
1 VILLA
-  V2 VILLA
23 VILLA
-  V3 VILLA
106 VILLA
-  V4 VILLA
400 VILLA
-  V5 VILLA
37 VILLA
-  SPECIAL VILLAS
V6- V19
14 VILLA
-  TWIN VILLAS TW1
86 VILLA
-  TWIN VILLAS TW2
40 VILLA
-  TOWN-HOUSE
36 VILLA

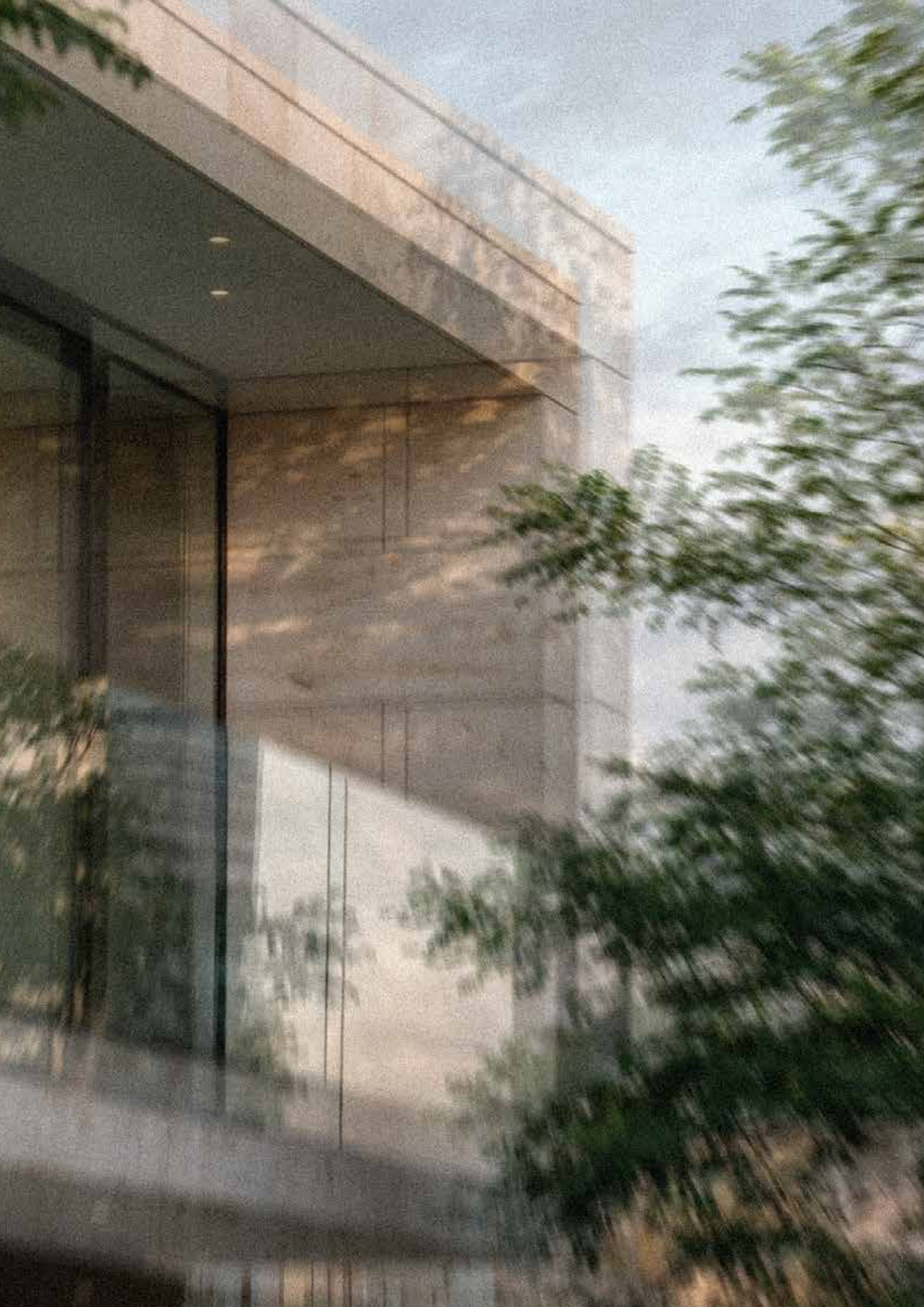








"BRINGING NATURE & COMMUNITY
TOGETHER"



UNIT TYPES

Triangle introduces a new standard of refined living with a distinguished collection of villas, limited-edition mansions, and bespoke residences—each thoughtfully crafted with exceptional detail and architectural finesse.

For the first time, Triangle unveils a selection of special features and signature mansions that embody sophistication, exclusivity, and timeless design.

The residential offering includes a variety of villa types—from elegant standalone homes to twin and townhouse units—designed to suit a range of lifestyles.

Set among calming water features and framed by landscaped beauty, every home is positioned to foster a deep sense of tranquility and connection to nature.

- Special Design Villas
- Standalone Villas
- Twin Villas
- Town Houses









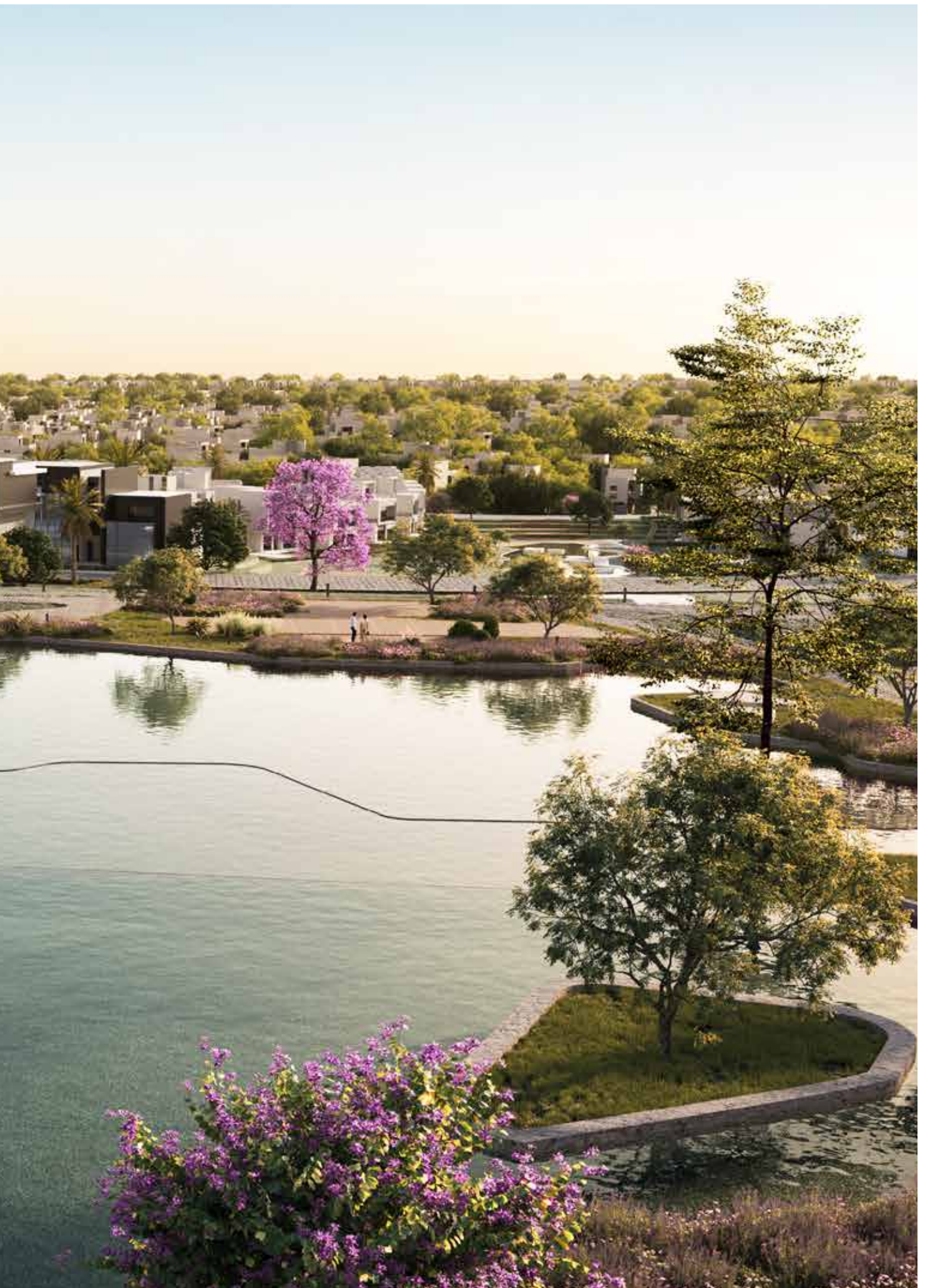












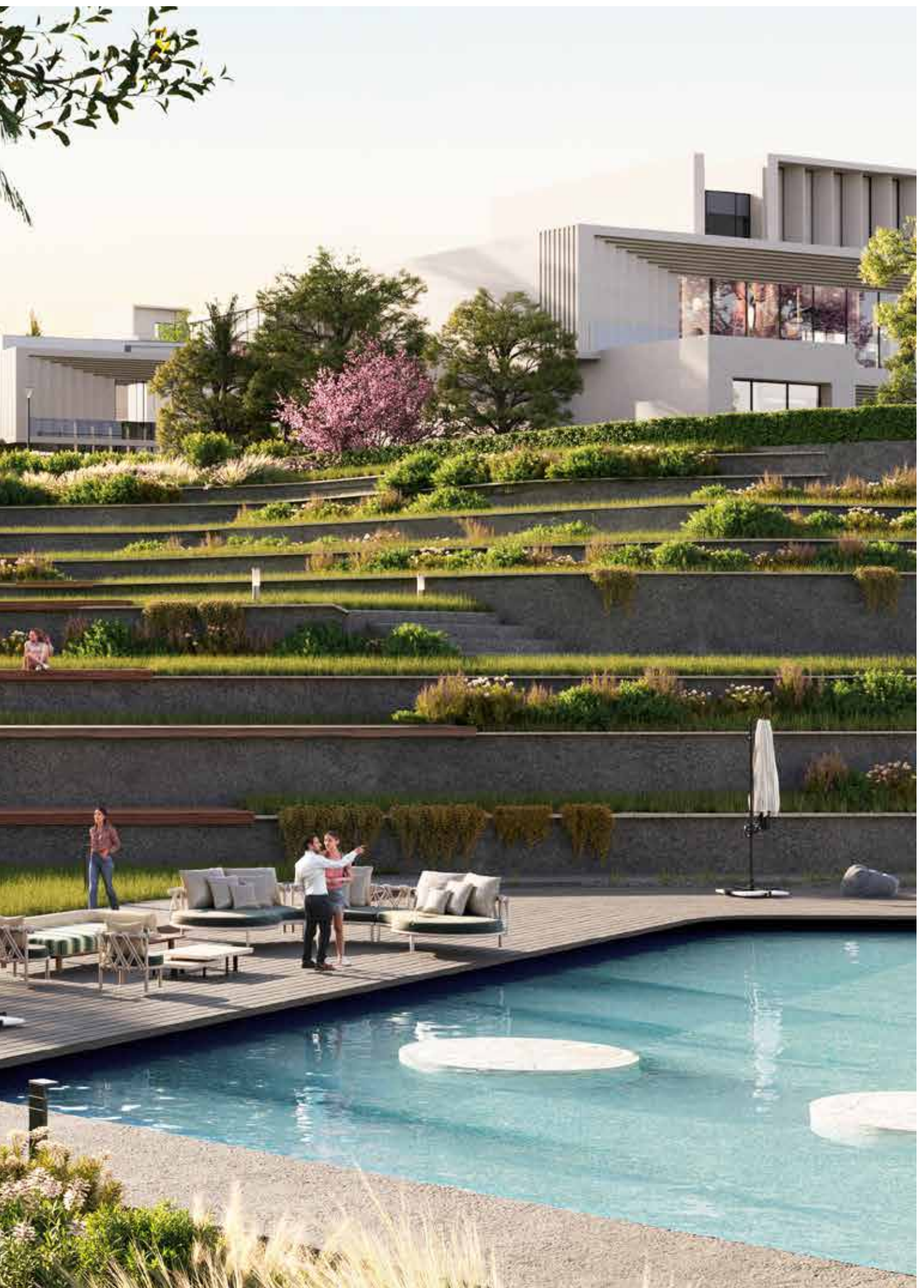












FLOOR PLANS

VILLA TYPE 1

RESIDENTIAL

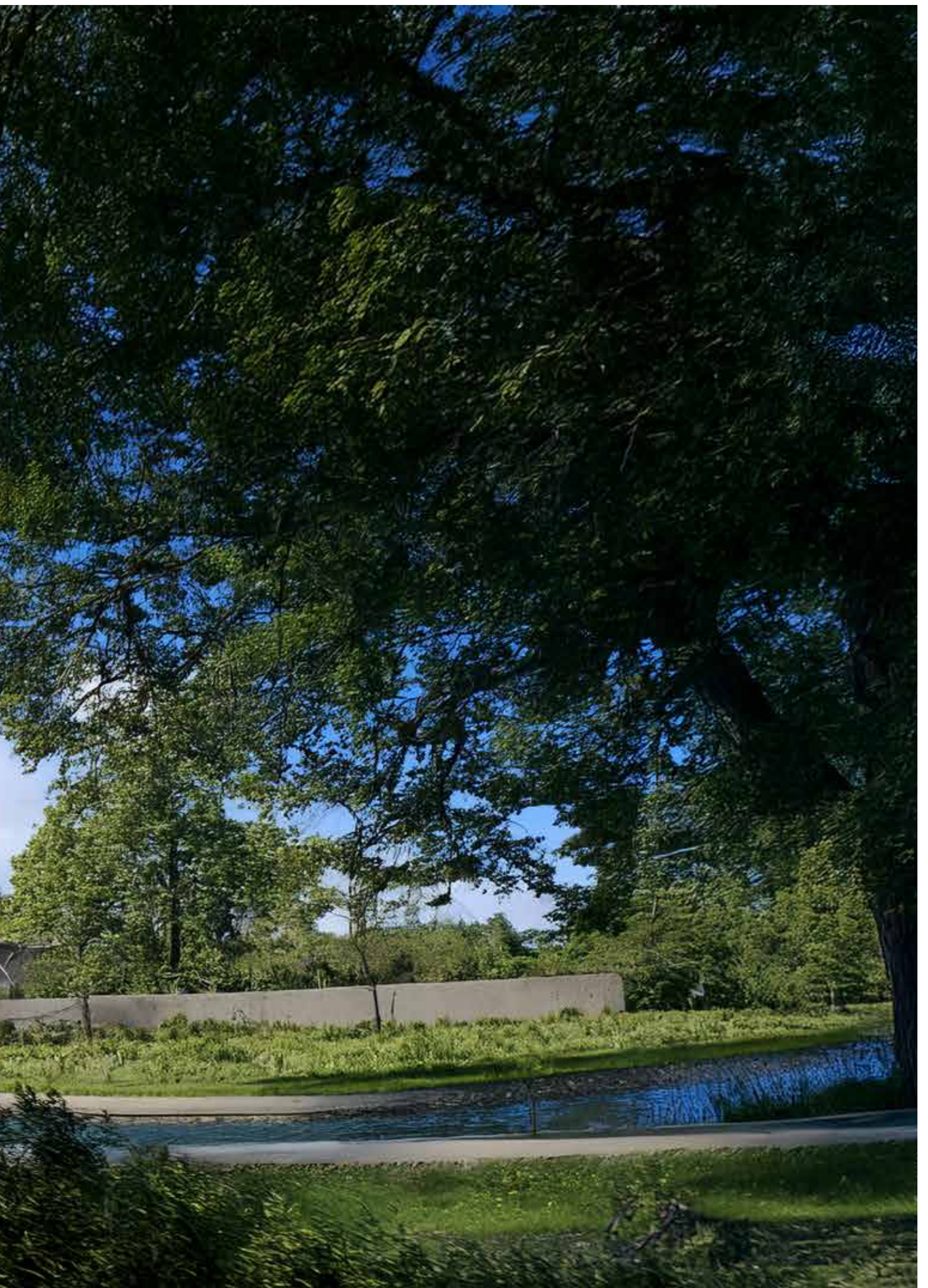


V1 VILLA
1 VILLA

















SPECIAL VILLAS

Design the Mansion of Your Dreams - No Limits, Just Possibilities.

You now have the chance to create and customize your own luxurious mansion. From architecture to interiors, every detail is yours to design. The sky is the limit – let your imagination shape the ultimate living experience.

RESIDENTIAL

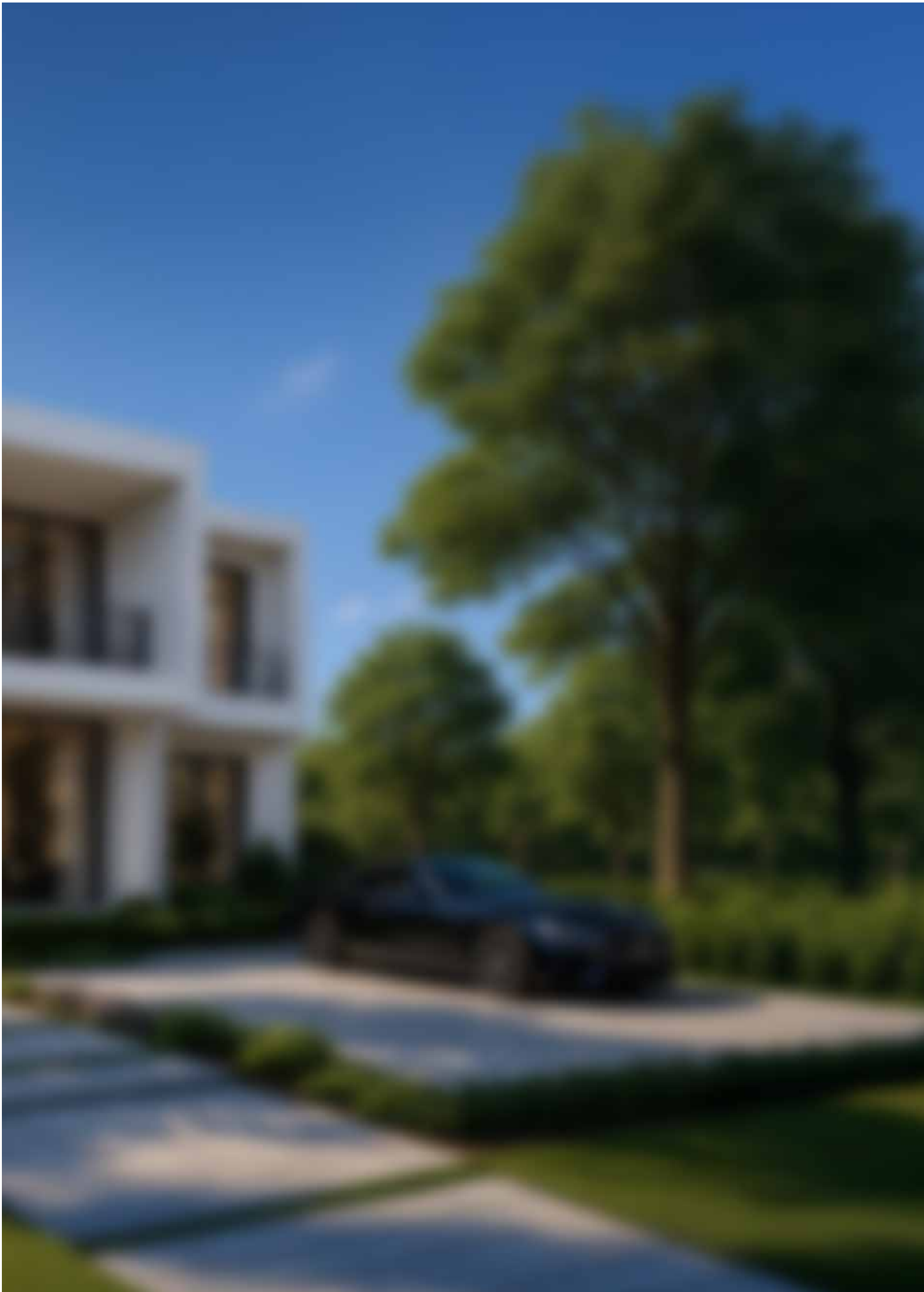


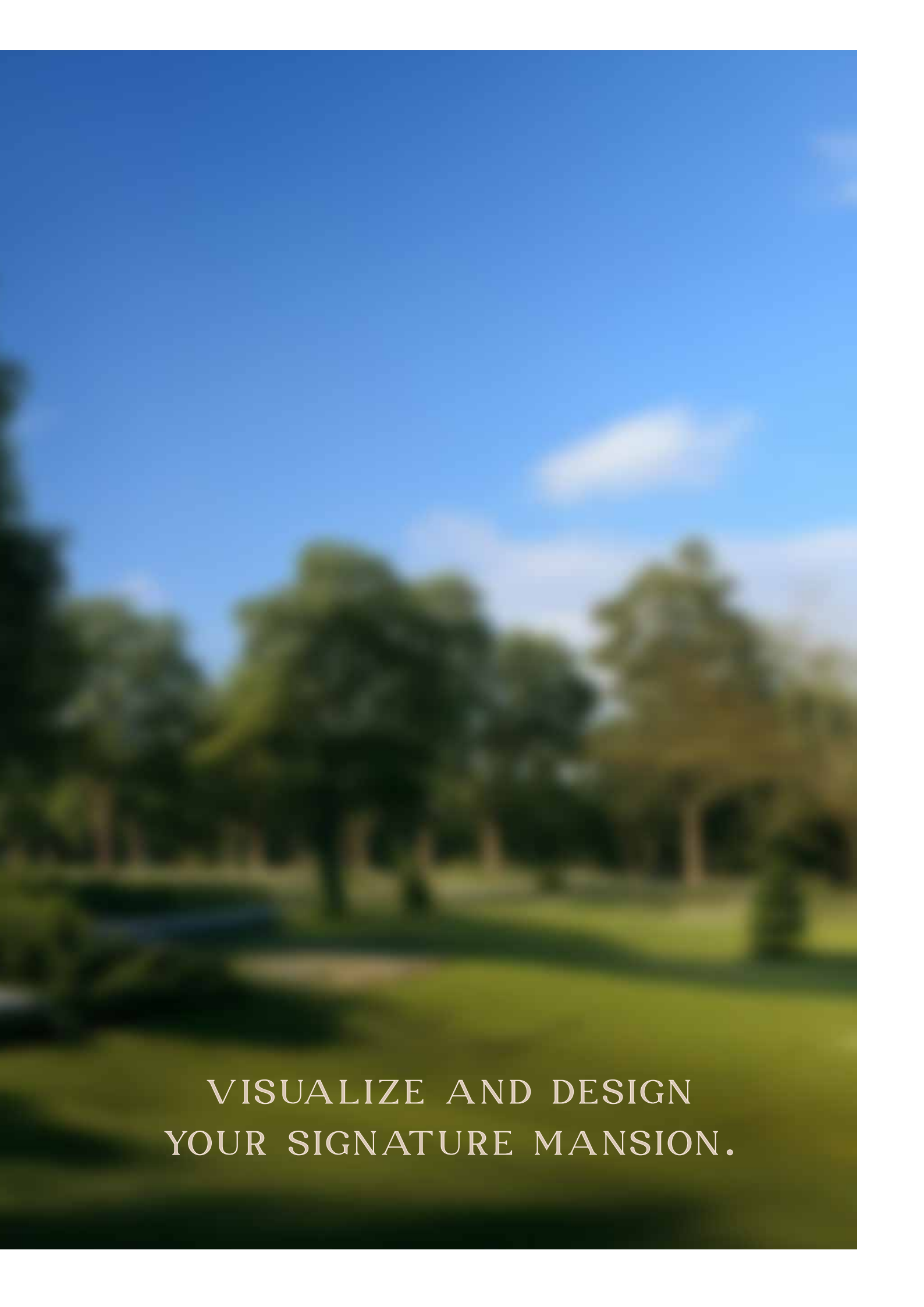
**SPECIAL VILLAS
V6- V19**

14 VILLA

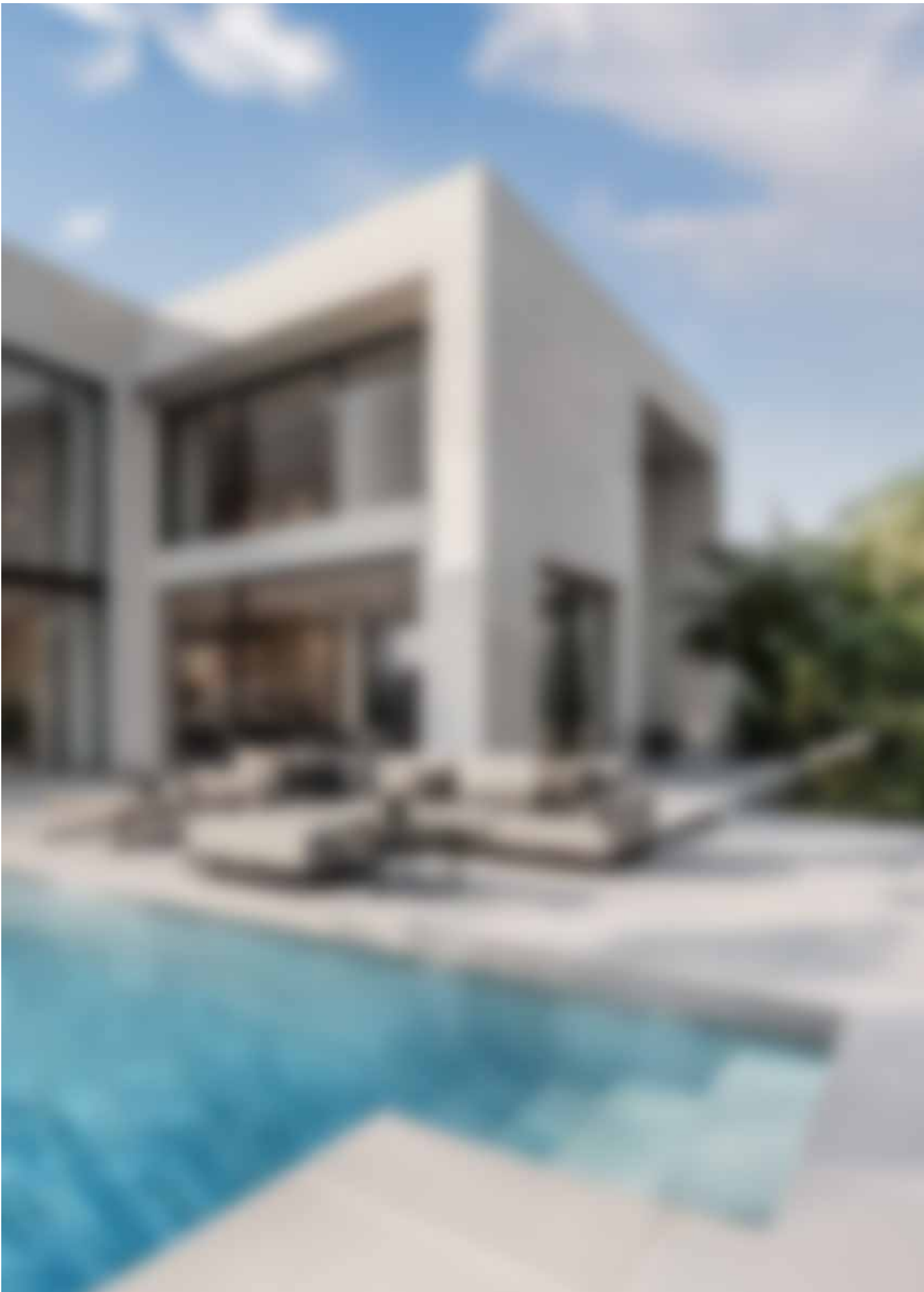


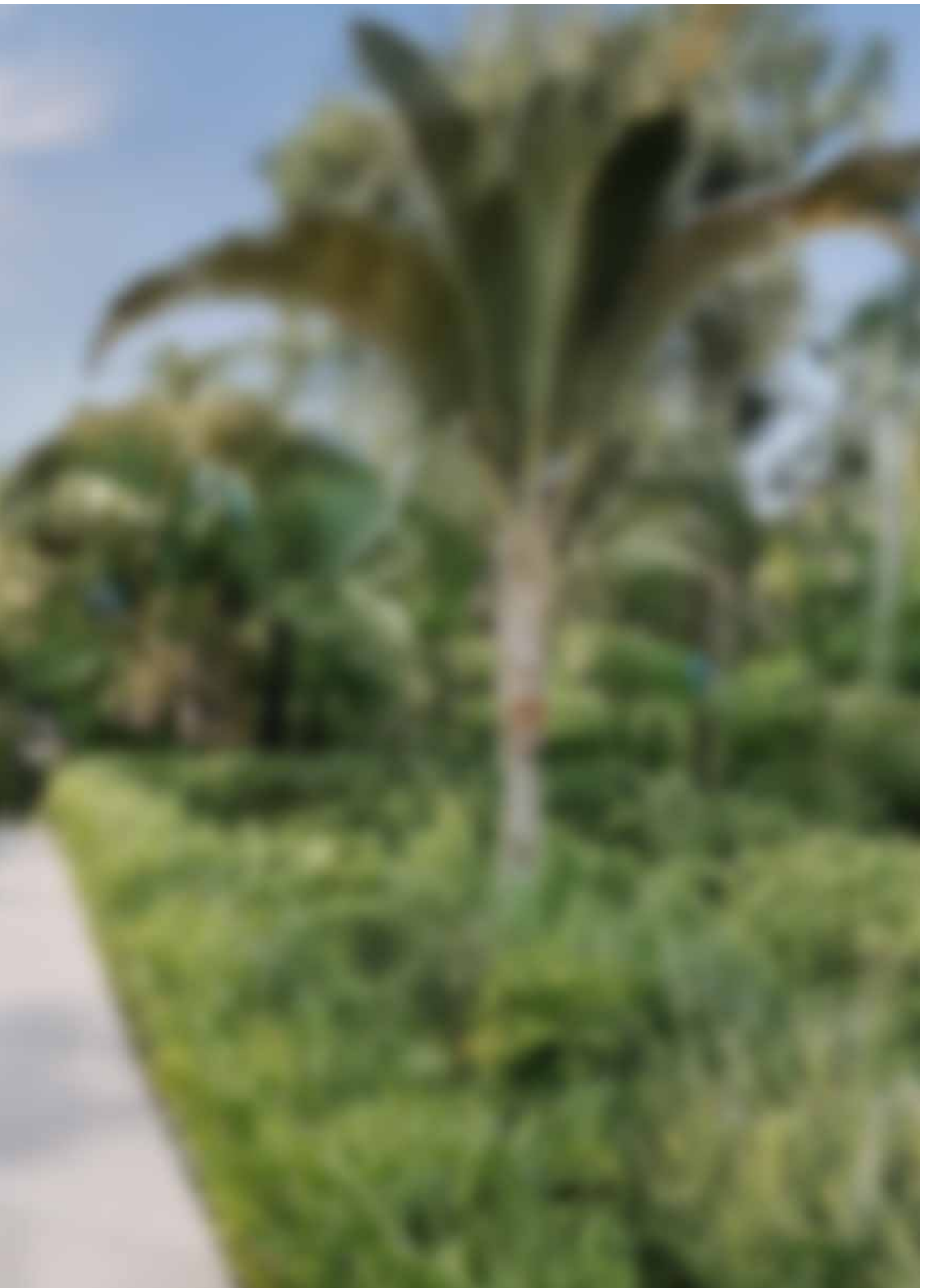






VISUALIZE AND DESIGN
YOUR SIGNATURE MANSION.





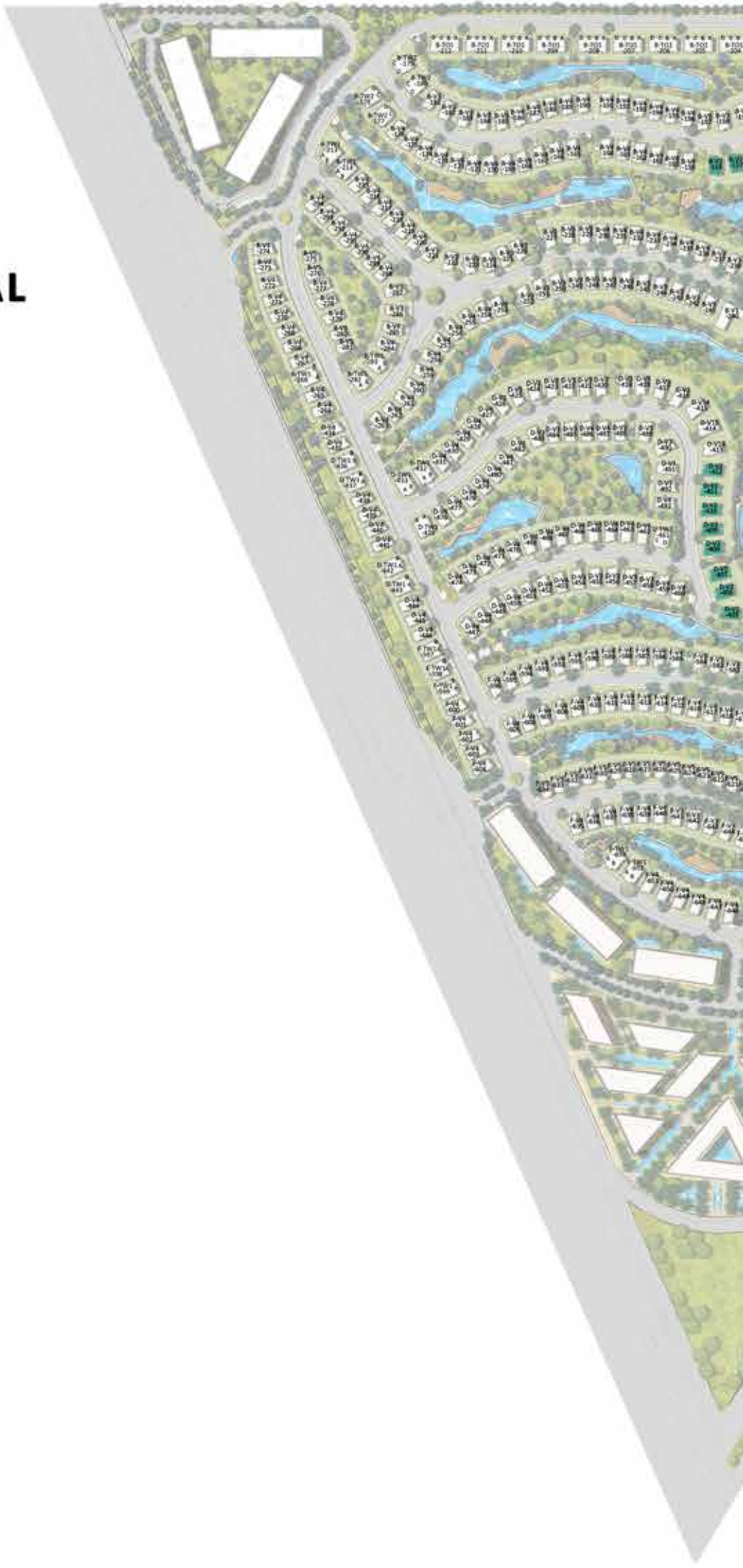




VILLA TYPE 2

RESIDENTIAL

 V2 VILLA
23 VILLA





GROUND FLOOR PLAN

COMPONENTS

GF AREA = 220 M²

BUA = 520 M²

ENTRANCE	3.10 x 2.50
GUEST TOILET	2.70 x 1.75
KITCHEN	5.25 x 3.90
RECEPTION	7.55 x 6.65
DINING	4.35 x 4.05
LIVING AREA	4.05 x 3.30
LOBBY	4.65 x 4.15
GUEST BEDROOM	4.00 x 3.70
GUEST BATHROOM	2.65 x 2.10
MAID'S ROOM	3.25 x 1.65
MAID'S BATHROOM	1.85 x 1.15
DRIVER'S ROOM	2.55 x 2.25
DRIVER'S BATHROOM	1.80 x 1.45
LAUNDRY	1.70 x 1.15



FIRST FLOOR PLAN

COMPONENTS

FF AREA = 240 M²

MASTER BEDROOM	5.35 x 4.05
MASTER LIVING	4.75 x 3.70
MASTER DRESSING	4.05 x 3.20
MASTER BATHROOM	4.05 x 2.20
TERRACE	3.45 x 2.00
BEDROOM 1	4.00 x 3.75
DRESSING 1	2.70 x 2.25
BATHROOM 1	4.05 x 2.20
BEDROOM 2	5.20 x 3.90
DRESSING 2	3.10 x 2.15
BATHROOM 2	3.10 x 2.15
BEDROOM 3	4.20 x 3.85
BATHROOM 3	3.05 x 2.55
TERRACE	3.50 x 1.35
LOBBY	4.65 x 4.20



ROOF FLOOR PLAN

COMPONENTS

RF AREA = 60 M²

BEDROOM 4	4.15 x 3.90
DRESSING 4	2.75 x 2.10
BATHROOM 4	2.75 x 2.10
LOBBY	4.65 x 2.90















VILLA TYPE 3

RESIDENTIAL



V3 VILLA
106 VILLA





GROUND FLOOR PLAN

COMPONENTS

GF AREA = 195 M²

BUA = 460 M²

ENTRANCE	3.10 x 2.80
GUEST TOILET	2.50 x 2.50
KITCHEN	4.45 x 3.85
RECEPTION	9.30 x 5.90
DINING	5.30 x 3.45
LIVING AREA	4.40 x 3.45
LOBBY	6.25 x 2.50
MAID'S ROOM	3.10 x 2.00
MAID'S BATHROOM	1.90 x 1.90
LAUNDRY	2.00 x 1.55
DRIVER'S ROOM	2.95 x 2.10
DRIVER'S BATHROOM	2.00 x 1.55



FIRST FLOOR PLAN

COMPONENTS

FF AREA = 210 M²

MASTER BEDROOM	4.70 x 4.30
MASTER DRESSING	3.20 x 2.15
MASTER BATHROOM	3.20 x 2.20
TERRACE	4.55 x 1.55
BEDROOM 1	4.25 x 3.85
BATHROOM 1	3.10 x 2.50
BEDROOM 2	4.30 x 4.10
BEDROOM 3	4.65 x 4.35
DRESSING 3	2.45 x 1.70
BATHROOM 3	2.65 x 2.40
TERRACE	3.00 x 1.25
LIVING ROOM	4.55 x 3.65
BATHROOM	4.30 x 2.40
TERRACE	3.40 x 2.00
LOBBY	6.00 x 2.40



ROOF FLOOR PLAN

COMPONENTS

RF AREA = 55 M²

BEDROOM 4	4.95 x 3.90
BATHROOM 4	3.55 x 2.00
LOBBY	4.55 x 1.50













VILLA TYPE 4

RESIDENTIAL



V4 VILLA
400 VILLA





VILLA 4

GROUND FLOOR PLAN

COMPONENTS

GF AREA = 195 M²

BUA = 405 M²

ENTRANCE	3.10 x 2.80
GUEST TOILET	2.50 x 2.50
KITCHEN	4.45 x 3.85
RECEPTION	9.30 x 5.90
DINING	5.30 x 3.45
LIVING AREA	4.40 x 3.45
SITTING AREA	3.85 x 3.45
OFFICE	4.50 x 3.10
LOBBY	6.25 x 2.50



VILLA 4

FIRST FLOOR PLAN

COMPONENTS

FF AREA = 210 M²

MASTER BEDROOM	4.70 x 4.30
MASTER DRESSING	3.20 x 2.15
MASTER BATHROOM	3.20 x 2.20
TERRACE	4.55 x 1.55
BEDROOM 1	4.25 x 3.85
BATHROOM 1	3.10 x 2.50
BEDROOM 2	4.30 x 4.10
BEDROOM 3	4.65 x 4.35
DRESSING 3	2.45 x 1.70
BATHROOM 3	2.65 x 2.40
TERRACE	3.00 x 1.25
LIVING ROOM	4.55 x 3.65
TERRACE	3.40 x 2.00
BATHROOM	4.30 x 2.40
LOBBY	6.00 x 2.40



VILLA 4 - B

GROUND FLOOR PLAN

COMPONENTS

GF AREA = 195 M²

BUA = 405 M²

ENTRANCE	3.10 x 2.80
GUEST TOILET	2.50 x 2.50
KITCHEN	4.45 x 3.85
RECEPTION	9.30 x 5.90
DINING	5.30 x 3.45
LIVING AREA	4.40 x 3.45
LOBBY	6.25 x 2.50
MAID'S ROOM	3.10 x 2.00
MAID'S BATHROOM	1.90 x 1.90
LAUNDRY	2.00 x 1.55
DRIVER'S ROOM	2.95 x 2.10
DRIVER'S BATHROOM	2.00 x 1.55



VILLA 4 - B

FIRST FLOOR PLAN

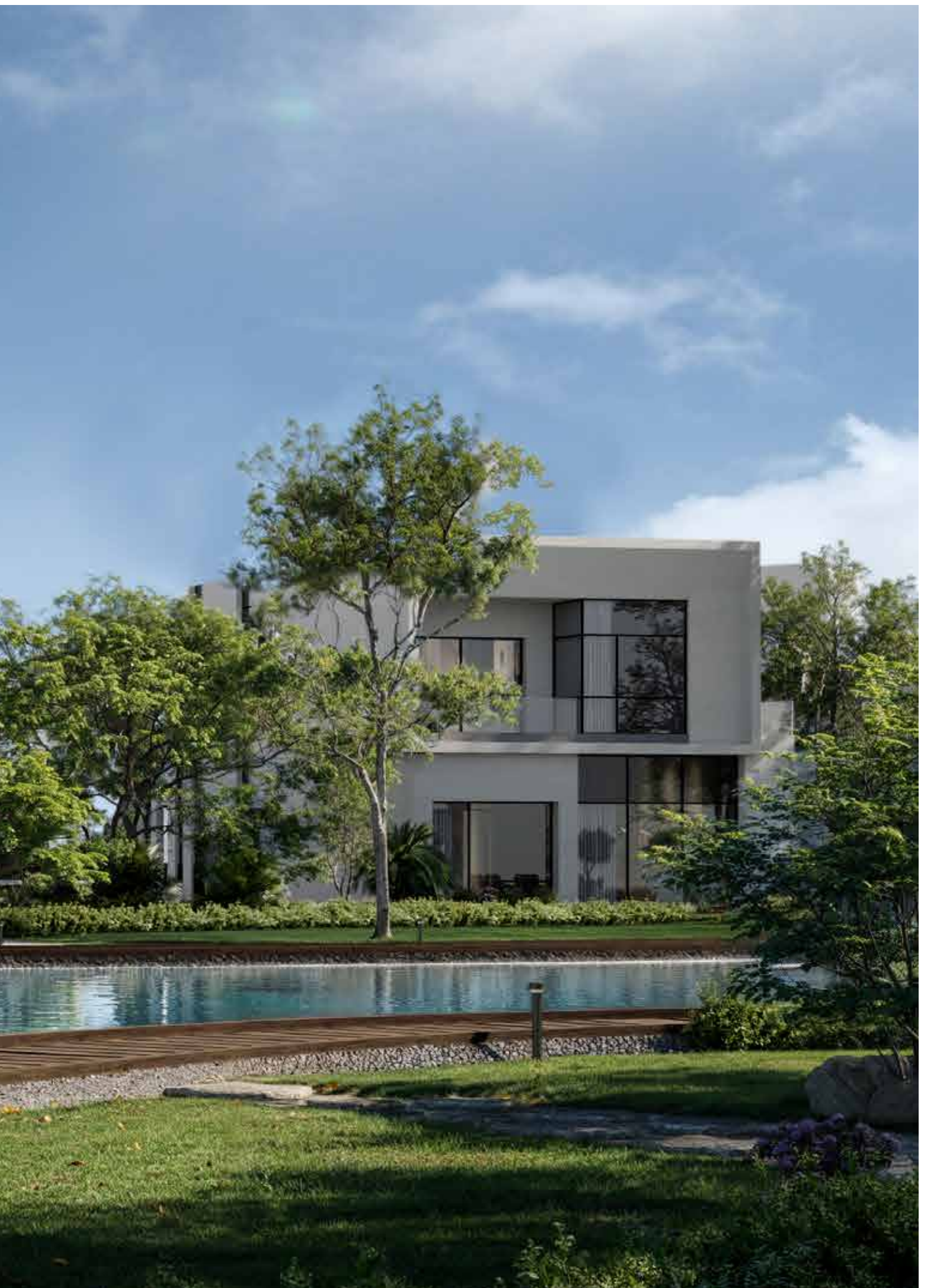
COMPONENTS

FF AREA = 210 M²

MASTER BEDROOM	4.70 x 4.30
MASTER DRESSING	3.20 x 2.15
MASTER BATHROOM	3.20 x 2.20
TERRACE	4.55 x 1.55
BEDROOM 1	4.25 x 3.85
BATHROOM 1	3.10 x 2.50
BEDROOM 2	4.30 x 4.10
BEDROOM 3	4.65 x 4.35
DRESSING 3	2.45 x 1.70
BATHROOM 3	2.65 x 2.40
TERRACE	3.00 x 1.25
LIVING ROOM	4.55 x 3.65
TERRACE	3.40 x 2.00
BATHROOM	4.30 x 2.40
LOBBY	6.00 x 2.40

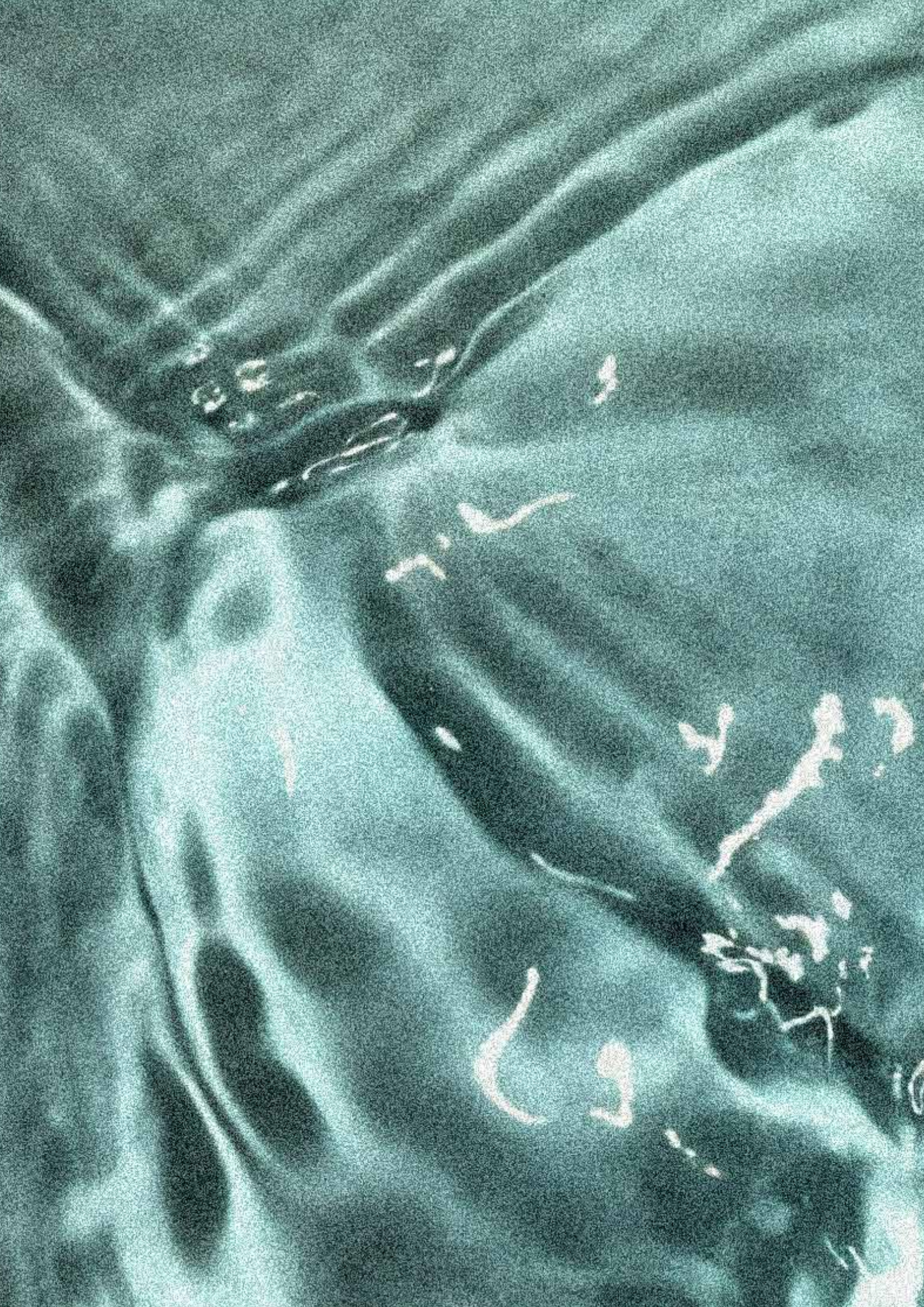


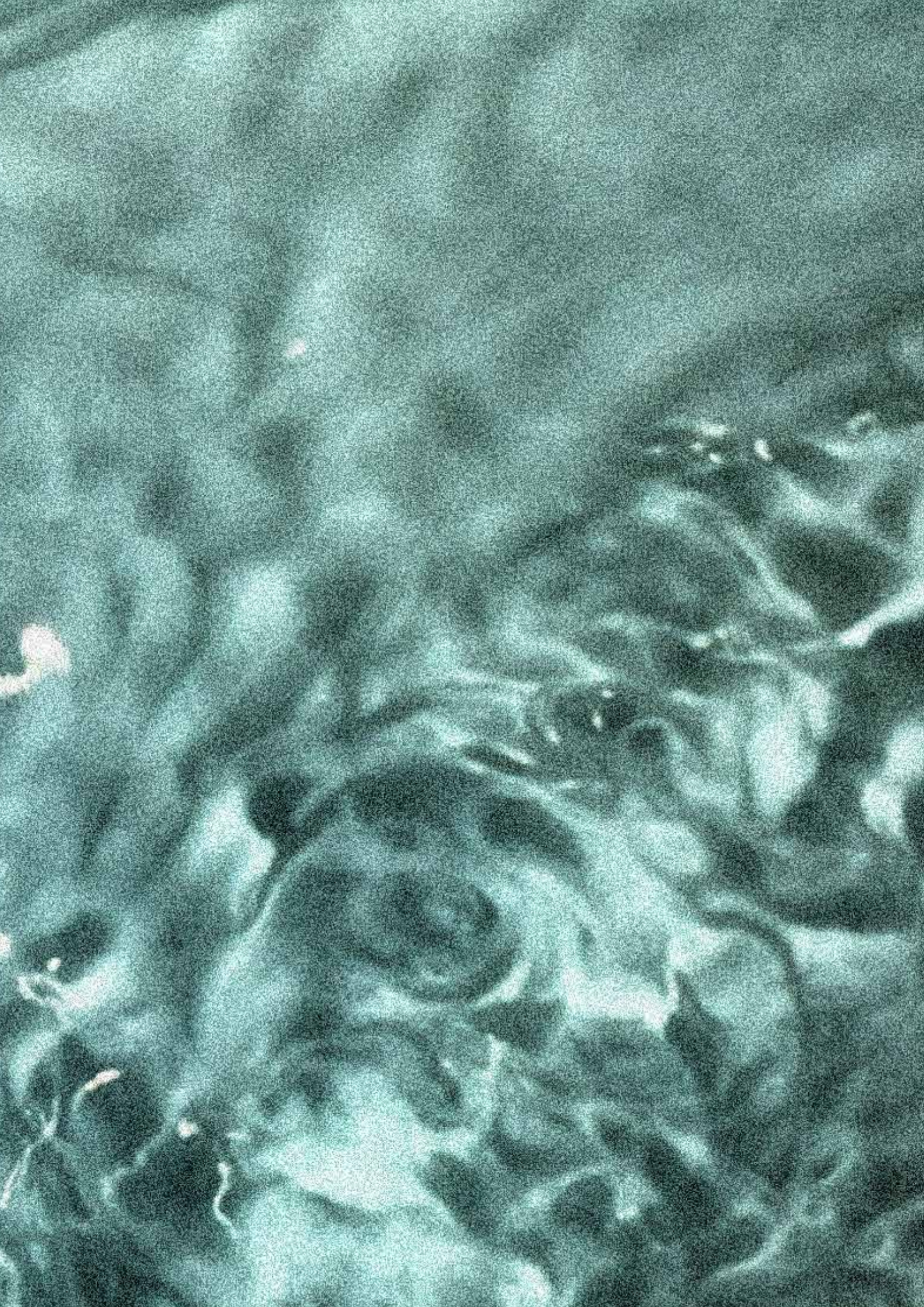










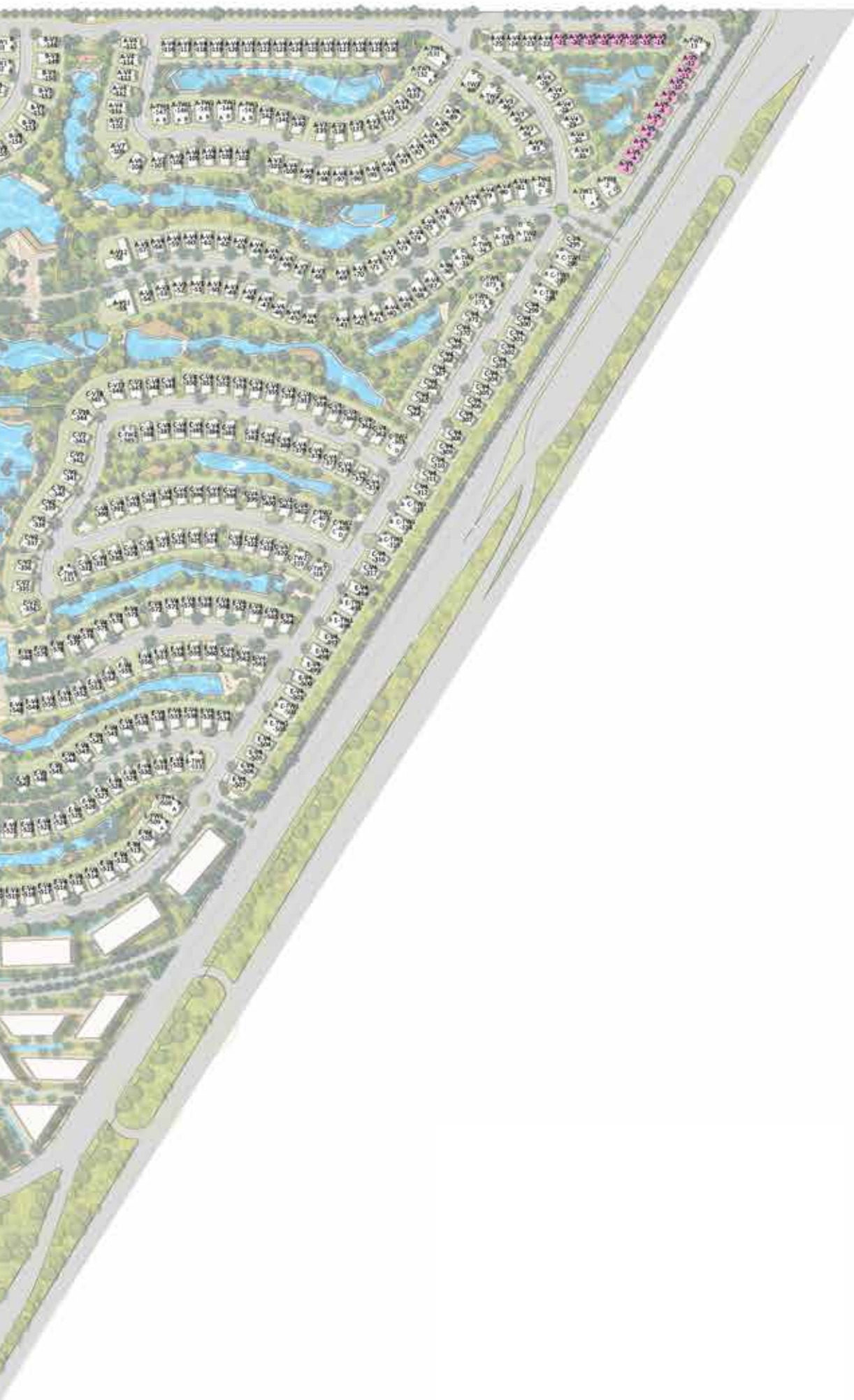


VILLA TYPE 5

RESIDENTIAL

 V5 VILLA
37 VILLA





GROUND FLOOR PLAN

COMPONENTS

GF AREA = 155 M²

BUA = 390 M²

ENTRANCE	5.85 x 2.15
GUEST TOILET	2.85 x 2.65
KITCHENE	3.90 x 3.90
RECEPTION	5.95 x 5.60
DINING	3.80 x 3.75
LIVING AREA	3.80 x 3.15
MAID'S ROOM	3.05 x 1.70
MAID'S BATHROOM	3.00 x 1.20
DRIVER'S ROOM	2.80 x 2.10
DRIVER'S BATHROOM	2.20 x 1.35
LAUNDRY	1.60 x 1.10



FIRST FLOOR PLAN

COMPONENTS

FF AREA = 175 M²

MASTER BEDROOM	4.20 x 4.15
MASTER DRESSING	4.05 x 1.90
MASTER BATHROOM	3.35 x 1.95
TERRACE	3.25 x 1.25
BEDROOM 1	4.15 x 3.85
BATHROOM 1	2.95 x 2.15
TERRACE	2.70 x 2.10
BEDROOM 2	3.90 x 3.80
DRESSING 2	2.85 x 1.90
BATHROOM 2	3.50 x 1.95
TERRACE	3.80 x 1.40
LIVING ROOM	4.50 x 3.65
KITCHENETTE	4.50 x 1.30
TERRACE	4.45 x 1.40
LOBBY	4.65 x 2.55



ROOF FLOOR PLAN

COMPONENTS

RF AREA = 60 M²

BEDROOM 3	3.95 x 3.80
DRESSING 3	3.20 x 1.90
BATHROOM 3	3.20 x 1.90
LOBBY	4.70 x 2.65













The background of the image is an abstract composition of soft, painterly brushstrokes in various shades of green and yellow. The strokes are elongated and flowing, creating a sense of movement and depth. The colors are muted and naturalistic, reminiscent of foliage or a landscape. The overall texture is soft and slightly grainy, typical of a painted surface.

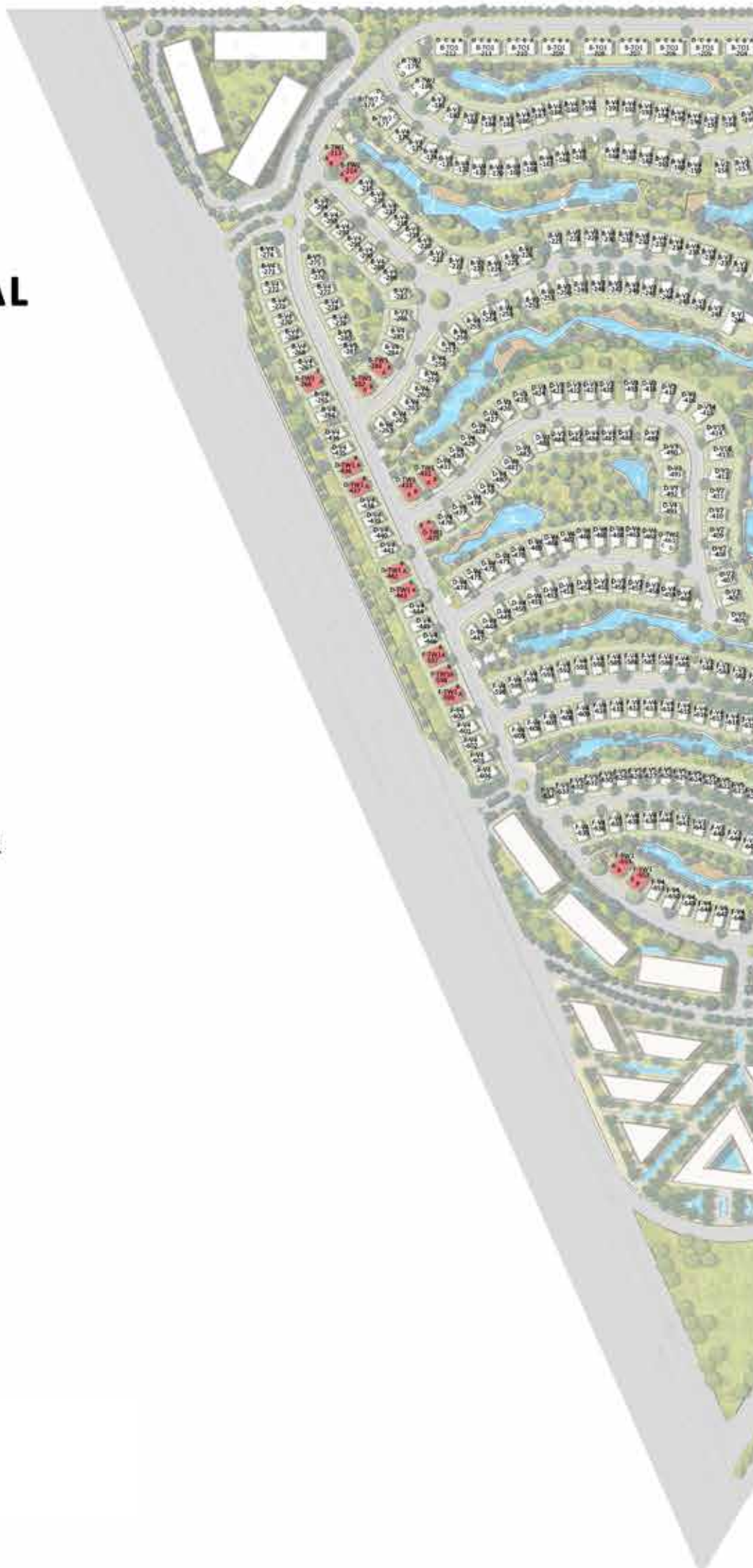
"IT'S A STATEMENT OF A
LIFESTYLE"

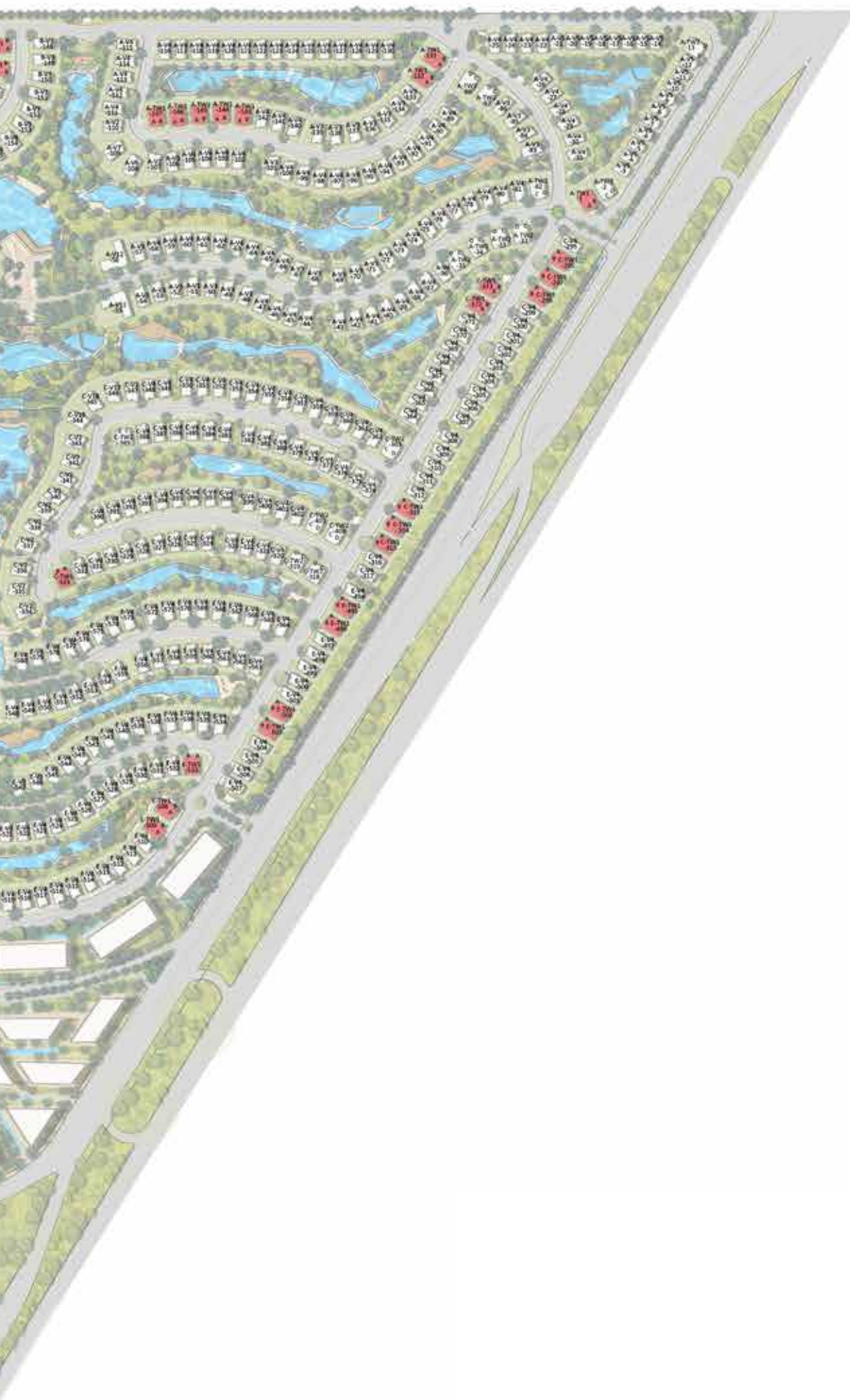
TWIN 1

RESIDENTIAL



TWIN VILLAS TW1
86 VILLA





Twin 1 - A

GROUND FLOOR PLAN

COMPONENTS

GF AREA = 145 M²

BUA = 325 M²

ENTRANCE	4.75 x 1.90
GUEST TOILET	3.15 x 2.15
KITCHEN	3.70 x 3.60
RECEPTION	7.75 x 7.40
MAID'S ROOM	3.90 x 1.90
MAID'S BATHROOM	1.90 x 1.70
LAUNDRY	1.70 x 1.40
LOBBY	4.60 x 4.00



Twin 1 - A

FIRST FLOOR PLAN

COMPONENTS

FF AREA = 155 M²

LIVING ROOM	4.95 x 3.60
KITCHENETTE	3.60 x 2.00
TERRACE	3.55 x 1.45
MASTER BEDROOM	4.50 x 3.80
MASTER DRESSING	2.50 x 1.95
MASTER BATHROOM	3.55 x 2.50
BEDROOM 1	5.30 x 3.80
BEDROOM 2	4.20 x 3.60
BATHROOM	3.65 x 2.50
TERRACE	3.55 x 1.85

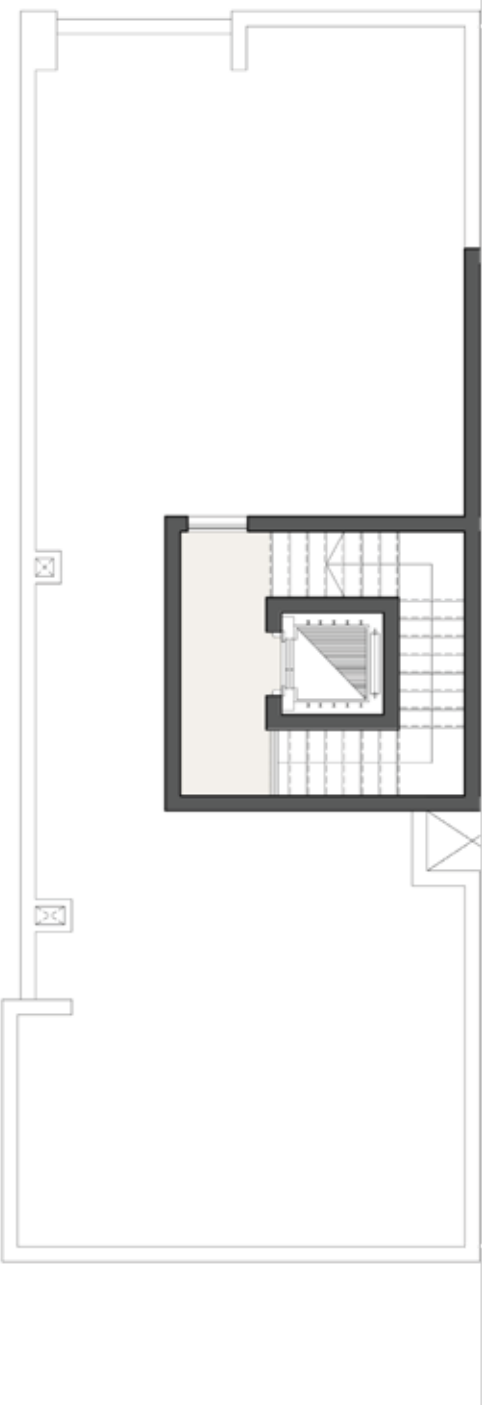


Twin 1 - A

ROOF FLOOR PLAN

COMPONENTS

RF AREA = 25 M²



Twin 1 - B

GROUND FLOOR PLAN

COMPONENTS

GF AREA = 145 M²

BUA = 360 M²

ENTRANCE	4.75 x 1.90
GUEST TOILET	3.15 x 2.15
KITCHEN	3.70 x 3.60
RECEPTION	7.75 x 7.40
MAID'S ROOM	3.90 x 1.90
MAID'S BATHROOM	1.90 x 1.70
LAUNDRY	1.70 x 1.40
LOBBY	4.60 x 4.00



Twin 1 - B

FIRST FLOOR PLAN

COMPONENTS

FF AREA = 155 M²

LIVING ROOM	4.95 x 3.60
KITCHENETTE	3.60 x 2.00
TERRACE	3.55 x 1.45
MASTER BEDROOM	4.50 x 3.80
MASTER DRESSING	2.50 x 1.95
MASTER BATHROOM	3.55 x 2.50
BEDROOM 1	5.30 x 3.80
BEDROOM 2	4.20 x 3.60
BATHROOM	3.65 x 2.50
TERRACE	3.55 x 1.85



Twin 1 - B

ROOF FLOOR PLAN

COMPONENTS

RF AREA = 60 M²

BEDROOM 3	4.45 x 3.60
BATHROOM	3.60 x 2.50

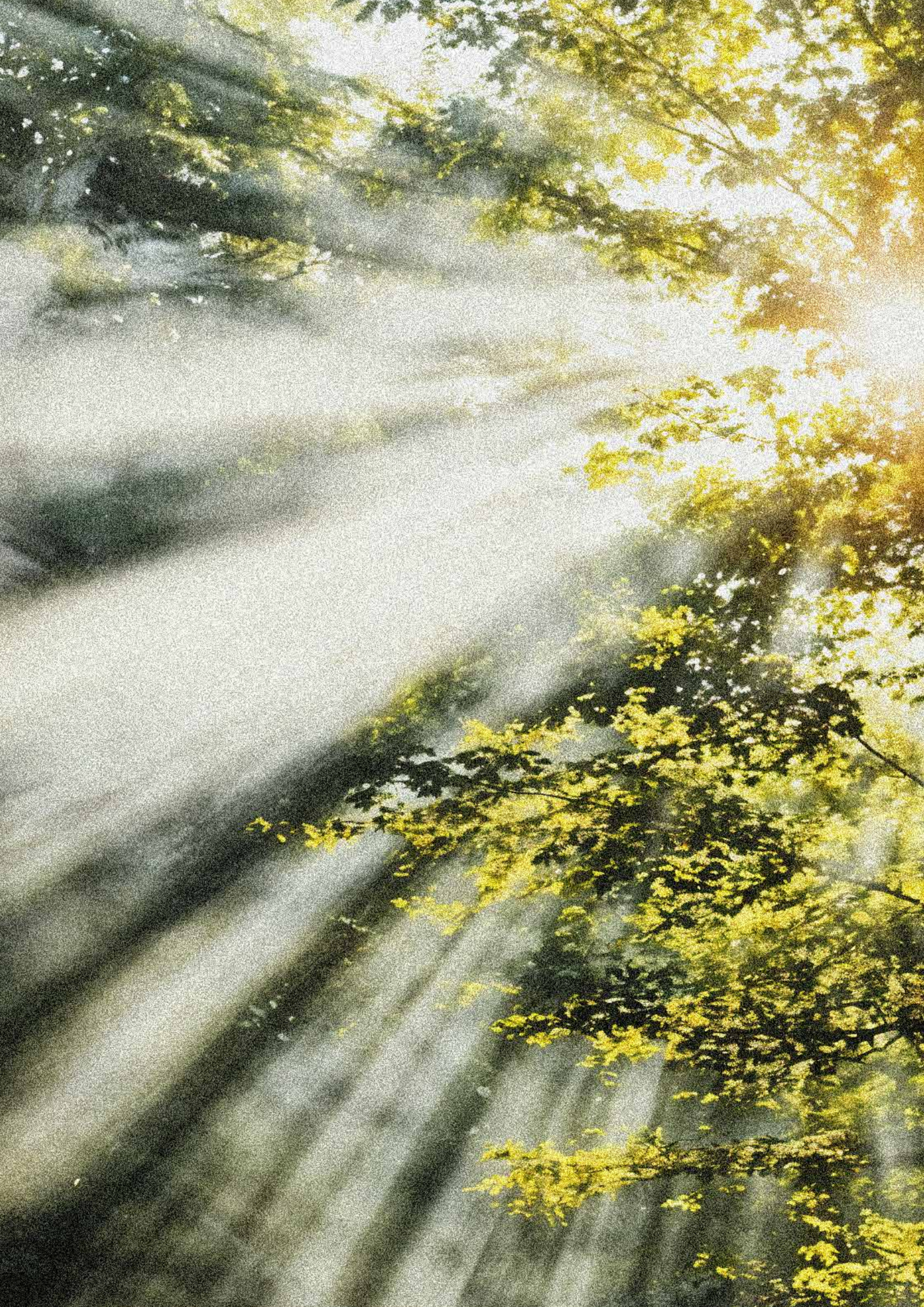












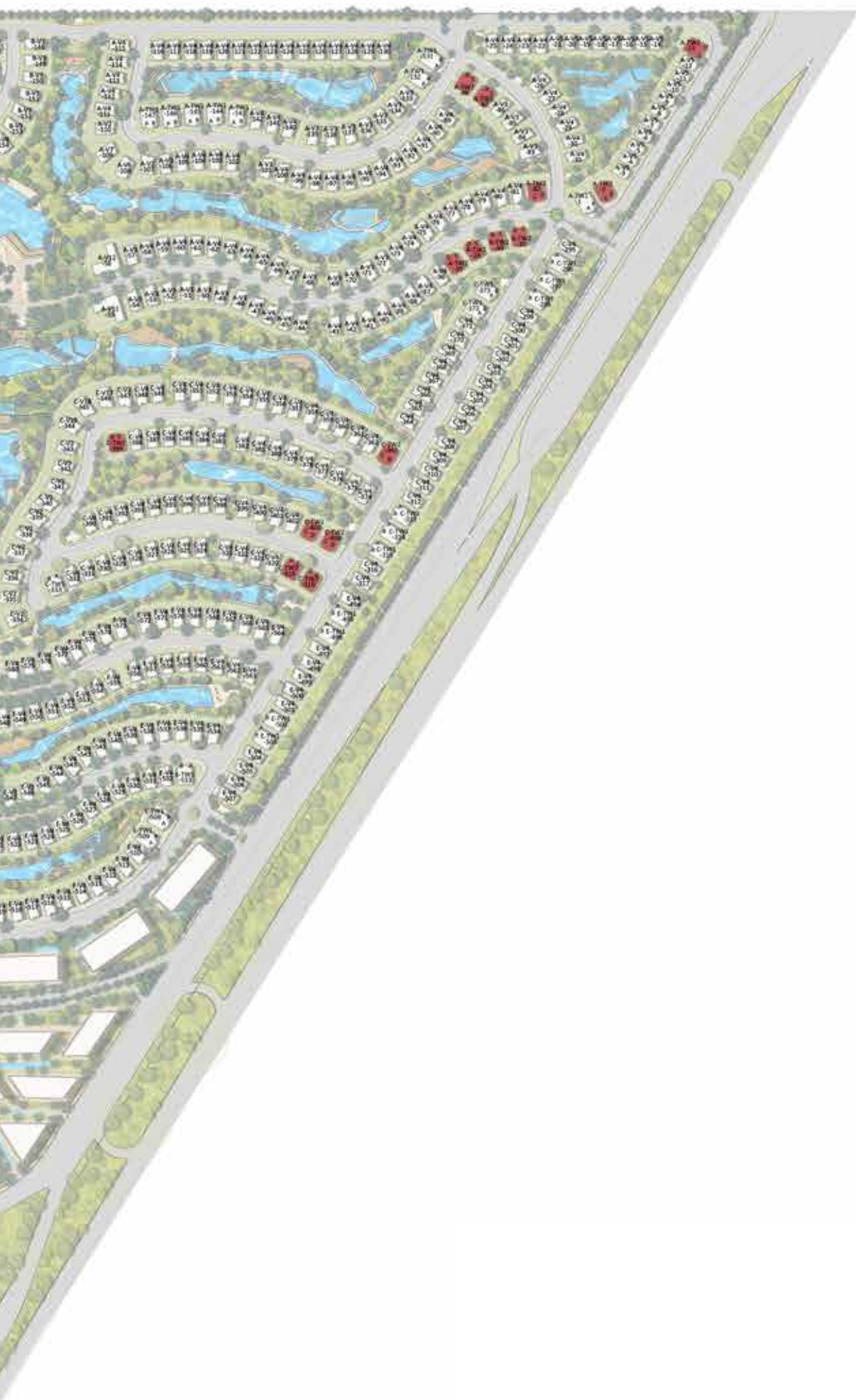


TWIN 2

RESIDENTIAL

 TWIN VILLAS TW2
40 VILLA





Twin 2 - C

GROUND FLOOR PLAN

COMPONENTS

GF AREA = 140 M²

BUA = 320M²

ENTRANCE	4.70 x 3.50
GUEST TOILET	2.35 x 2.30
KITCHEN	4.95 x 3.10
RECEPTION	8.40 x 7.40
MAID'S ROOM	3.45 x 2.00
MAID'S BATHROOM	2.00 x 1.55



Twin 2 - C

FIRST FLOOR PLAN

COMPONENTS

FF AREA = 155 M²

LIVING ROOM	4.90 x 3.70
KITCHENETTE	3.70 x 2.00
TERRACE	3.65 x 1.90
MASTER BEDROOM	4.50 x 3.75
MASTER DRESSING	3.00 x 2.20
MASTER BATHROOM	3.35 x 2.40
BEDROOM 1	4.85 x 3.70
BEDROOM 2	4.70 x 3.70
BATHROOM	3.35 x 2.35
TERRACE	3.55 x 1.50

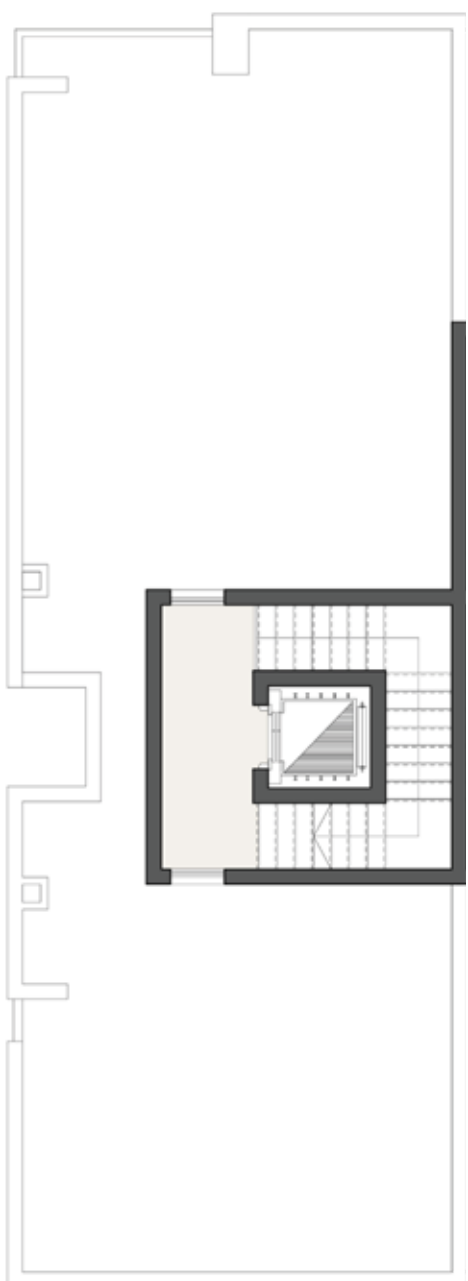


Twin 2 - C

ROOF FLOOR PLAN

COMPONENTS

RF AREA = 25 M²



Twin 2 - D

GROUND FLOOR PLAN

COMPONENTS

GF AREA = 140 M²

BUA = 345 M²

ENTRANCE	4.70 x 3.50
GUEST TOILET	2.35 x 2.30
KITCHEN	4.95 x 3.10
RECEPTION	8.40 x 7.40
MAID'S ROOM	3.45 x 2.00
MAID'S BATHROOM	2.00 x 1.55



Twin 2 - D

FIRST FLOOR PLAN

COMPONENTS

FF AREA = 155 M²

LIVING ROOM	4.90 x 3.70
KITCHENETTE	3.70 x 2.00
TERRACE	3.65 x 1.90
MASTER BEDROOM	4.50 x 3.75
MASTER DRESSING	3.00 x 2.20
MASTER BATHROOM	3.35 x 2.40
BEDROOM 1	4.85 x 3.70
BEDROOM 2	4.70 x 3.70
BATHROOM	3.35 x 2.35
TERRACE	3.55 x 1.50



Twin 2 - D

ROOF FLOOR PLAN

COMPONENTS

RF AREA = 50 M²

BEDROOM 3	4.45 x 3.65
BATHROOM	3.40 x 2.35















TOWN HOUSE

RESIDENTIAL

 TOWN-HOUSE
36 VILLA





Townhouse – A

GROUND FLOOR PLAN

COMPONENTS

GF AREA = 100 M²

BUA = 270 M²

ENTRANCE	2.85 x 1.95
GUEST TOILET	2.70 x 1.50
KITCHEN	4.15 x 3.45
RECEPTION	6.90 x 5.40
MAID'S ROOM	2.30 x 2.15
MAID'S BATHROOM	2.15 x 1.15



Townhouse - A

FIRST FLOOR PLAN

COMPONENTS

FF AREA = 120 M²

MASTER BEDROOM	4.90 x 4.40
MASTER DRESSING	3.00 x 2.00
MASTER BATHROOM	2.75 x 1.90
TERRACE	2.05 x 1.95
BEDROOM 1	4.05 x 4.00
BEDROOM 2	4.50 x 4.00
BATHROOM	2.75 x 1.90
TERRACE	2.40 x 2.10



Townhouse - A

ROOF FLOOR PLAN

COMPONENTS

RF AREA = 50 M²

BEDROOM 3	4.90 x 4.40
BATHROOM 3	2.95 x 2.05
TERRACE	4.95 x 1.95



Townhouse – B

GROUND FLOOR PLAN

COMPONENTS

GF AREA = 102 M²

BUA = 248 M²

ENTRANCE	2.85 x 1.90
GUEST TOILET	2.70 x 1.50
KITCHEN	4.15 x 3.45
RECEPTION	6.90 x 5.40
MAID'S ROOM	2.30 x 2.15
MAID'S BATHROOM	2.15 x 1.15



Townhouse – B

FIRST FLOOR PLAN

COMPONENTS

FF AREA = 123 M²

MASTER BEDROOM	5.05 x 4.40
MASTER DRESSING	3.00 x 2.00
MASTER BATHROOM	2.75 x 1.90
TERRACE	2.05 x 1.95
BEDROOM 1	4.05 x 4.00
BEDROOM 2	4.60 x 4.00
BATHROOM	2.75 x 1.90
TERRACE	2.40 x 2.10

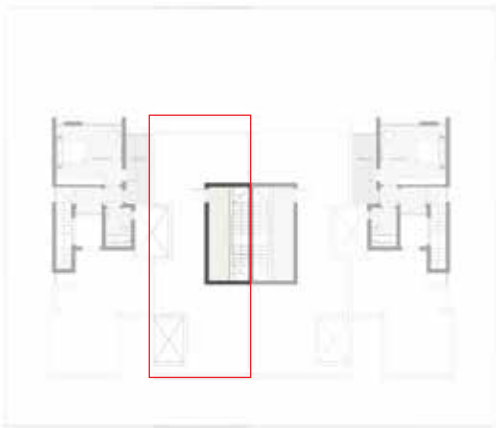


Townhouse – B

ROOF FLOOR PLAN

COMPONENTS

RF AREA = 23 M²



Townhouse – C

GROUND FLOOR PLAN

COMPONENTS

GF AREA = 102 M²

BUA = 248 M²

ENTRANCE	2.85 x 1.90
GUEST TOILET	2.70 x 1.65
KITCHEN	4.15 x 3.45
RECEPTION	6.90 x 5.40
MAID'S ROOM	2.30 x 2.15
MAID'S BATHROOM	2.15 x 1.15



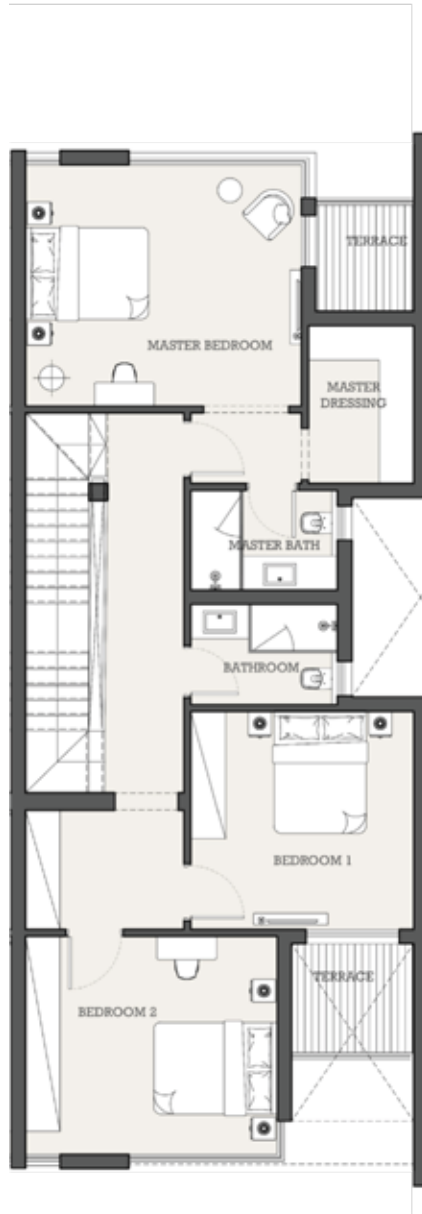
Townhouse – C

FIRST FLOOR PLAN

COMPONENTS

GF AREA = 123 M²

MASTER BEDROOM	5.05 x 4.40
MASTER DRESSING	3.00 x 2.00
MASTER BATHROOM	2.75 x 1.90
TERRACE	2.05 x 1.95
BEDROOM 1	4.05 x 4.00
BEDROOM 2	4.60 x 4.00
BATHROOM	2.75 x 1.90
TERRACE	2.40 x 2.10

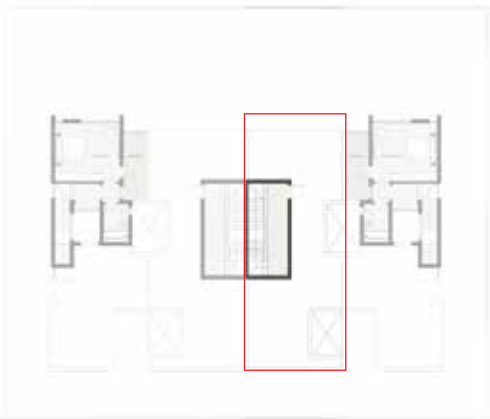
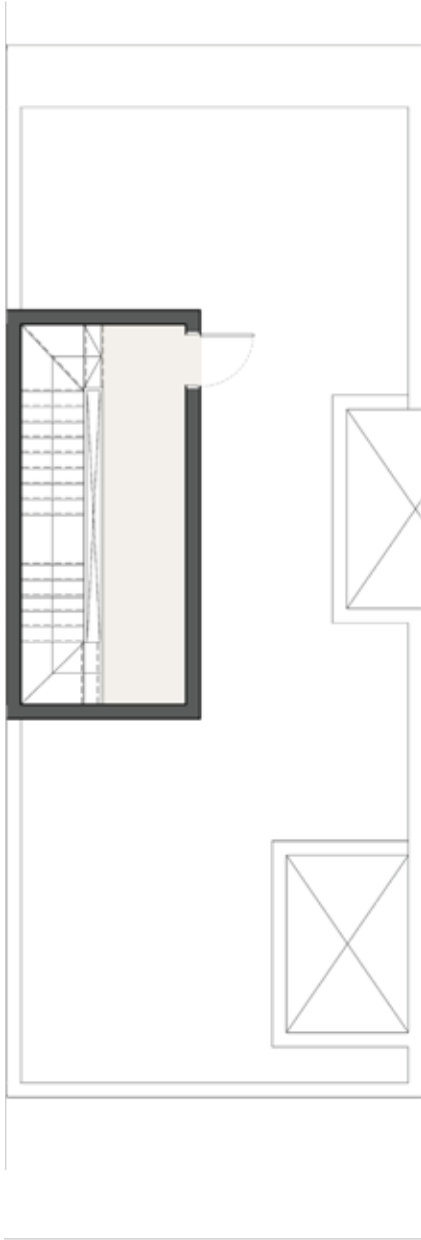


Townhouse – C

ROOF FLOOR PLAN

COMPONENTS

RF AREA = 23 M²



Townhouse – D

GROUND FLOOR PLAN

COMPONENTS

GF AREA = 100 M²

BUA = 270 M²

ENTRANCE	2.85 x 1.95
GUEST TOILET	2.70 x 1.50
KITCHEN	4.15 x 3.45
RECEPTION	6.90 x 5.40
MAID'S ROOM	2.30 x 2.15
MAID'S BATHROOM	2.15 x 1.15



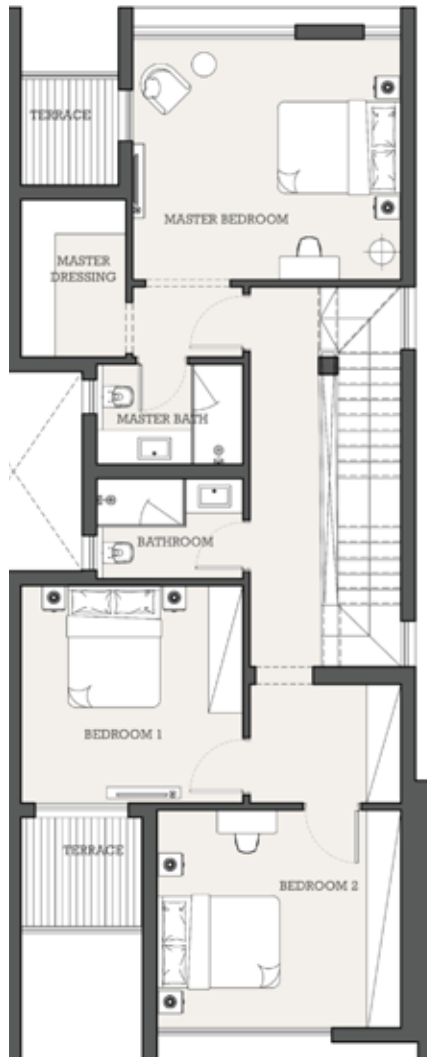
Townhouse – D

FIRST FLOOR PLAN

COMPONENTS

FF AREA = 120 M²

MASTER BEDROOM	4.90 x 4.40
MASTER DRESSING	3.00 x 2.00
MASTER BATHROOM	2.75 x 1.90
TERRACE	2.05 x 1.95
BEDROOM 1	4.05 x 4.00
BEDROOM 2	4.50 x 4.00
BATHROOM	2.75 x 1.90
TERRACE	2.40 x 2.10



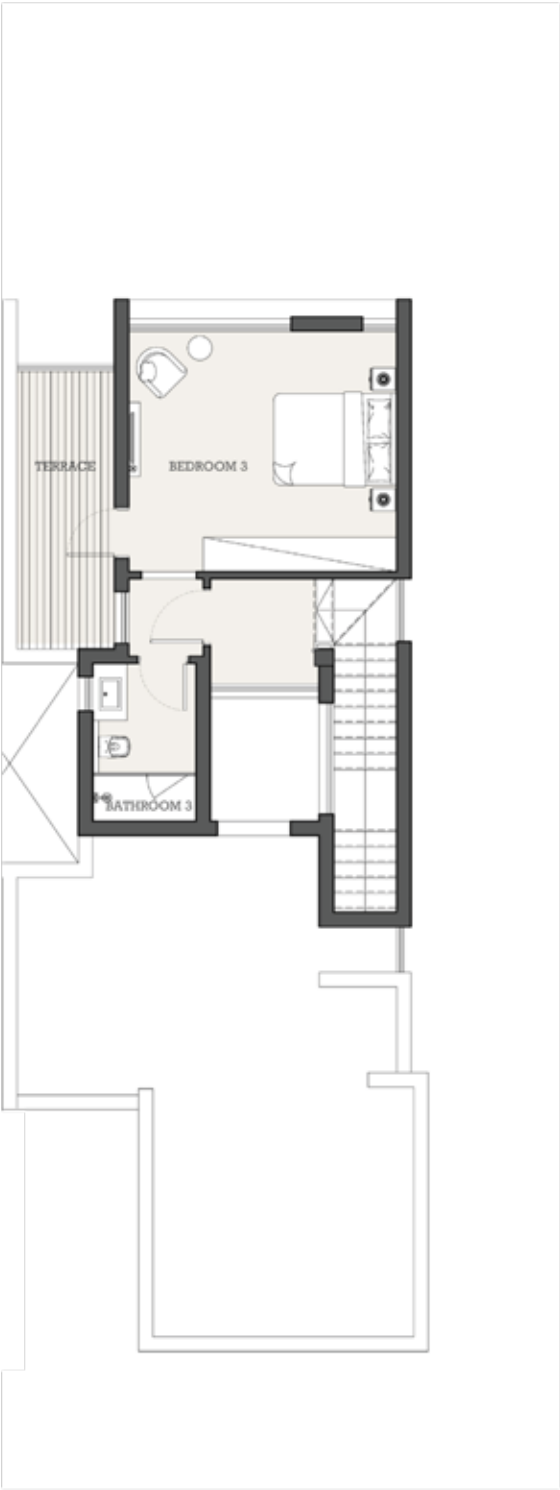
Townhouse – D

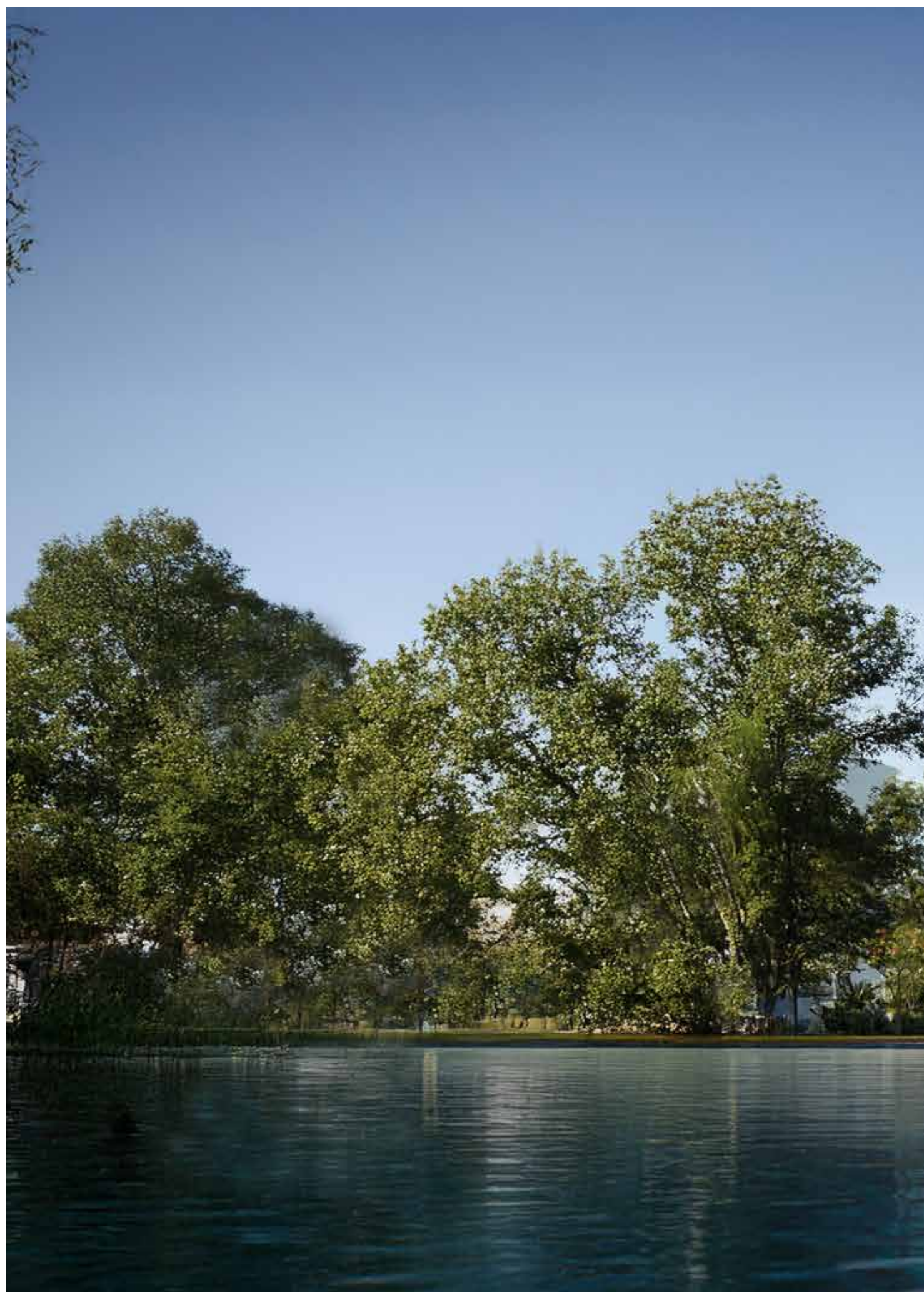
ROOF FLOOR PLAN

COMPONENTS

RF AREA = 50 M²

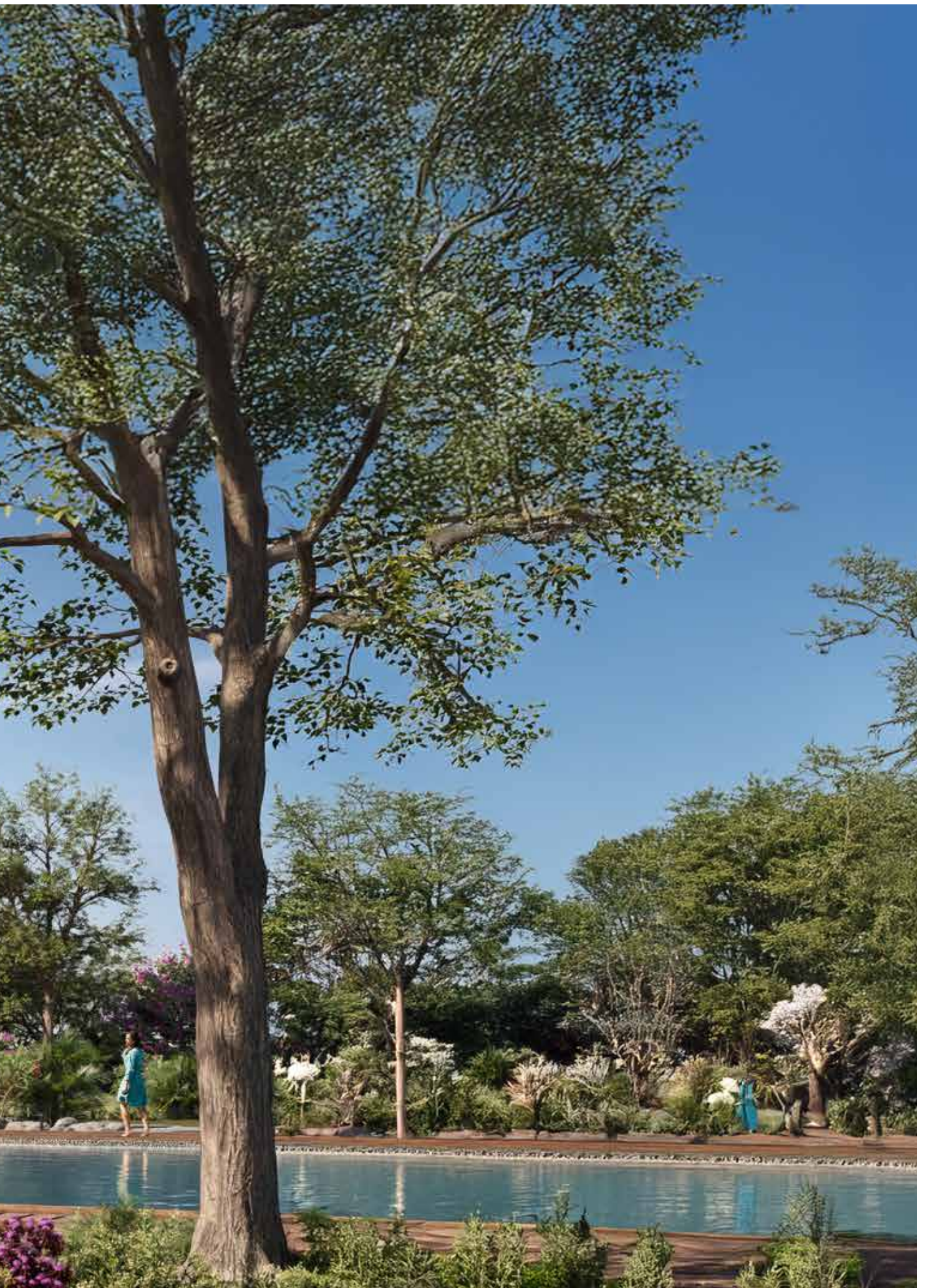
BEDROOM 3	4.90 x 4.40
BATHROOM 3	2.95 x 2.05
TERRACE	4.95 x 1.95











WATERWAY.

Notes

