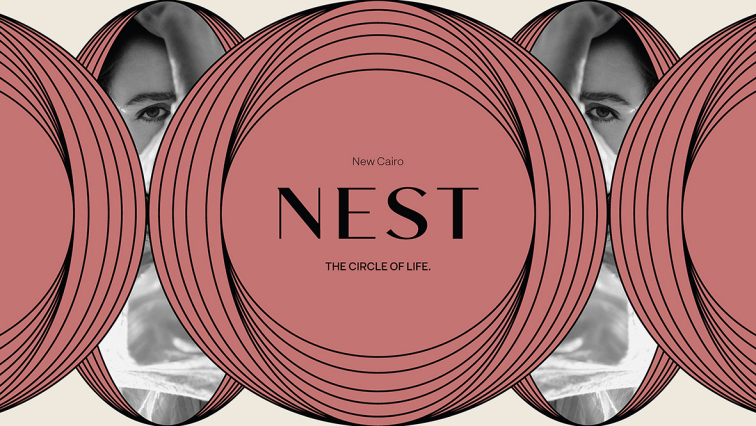


The image features a woman's face, partially obscured by a series of concentric red circles that create a tunnel-like effect. The circles are centered on the woman's face, which is looking directly at the viewer. The background is a solid light beige color. The overall composition is symmetrical and visually striking due to the repetition of the circular lines.

New Cairo

NEST

THE CIRCLE OF LIFE.



INTRODUCING

A UNIQUE PERSPECTIVE OF LIVING.

WHY NEST?

BACKGROUND ABOUT THE PROJECT

Inspired by the natural design of a nest, the design symbolizes protection, growth, and unity. Our Nest is our retreat, our haven, where we feel the most safe and prosperous. Living at Nest manifests the feeling of being embraced in your own personal happy place, which coincides with the circular design of the whole project.

Designed around the principle of balance and harmony, the project integrates the tranquility of nature with the conveniences of modern life. The thoughtful organization of Nest ensures that residents experience a seamless flow in their daily lives, with spaces that cater to their physical, emotional, and social well-being. The concept focuses on creating a living environment where every detail contributes to a sense of peace, contentment, and connection with nature.

CIRCLE OF LIFE

BEHIND THE CONCEPT AND DESIGN

The "Circle of Life" at Nest exemplifies our commitment to a balanced and fulfilling lifestyle, embodying the seven pillars of the circle of life which represent the fundamental aspects that sustain and nurture our existence. The entire project is built on the notion of interconnectivity and synergy, with a central hub that links the entire project together, and a singular road that circles the edges of the compound.

By designing the roads around the space, rather than through it, we have ensured that the natural beauty remains undisturbed, allowing for a road-free pedestrian experience where residents can fully immerse themselves in the tranquility of their surroundings.

Architectural Style: The 7 Aspects of Life The Deeper Meaning

Nest's design draws inspiration from the ancient concept of chakras, with each area representing a distinct aspect of life's journey. At the center of the project lies the main valley, the heart that ties the different veins of Nest together.

This heart fittingly being a body of water represents the source of all life that branches from it. From there, Nest is divided elegantly into 7 sub-valleys, each coded by a different color that relates to the 7 chakras, and each fulfilling different needs and desires for residents. This thoughtful design creates an integrated and harmonious living environment, where each sub-valley caters to the needs and lifestyles of different age groups, ensuring a unique identity while fostering a sense of community and creating a dynamic, multi-generational living space. Each area has its own dedicated pool and tailored activities, with distinct landscapes and elevations that preserve the natural beauty and integrity of its natural, untouched environment.







ASPECT NUMBER ONE

The Red Valley : Toddlers

The Foundation

In order to be able to move up, we have to start at the very beginning, the fundamental groundwork for a prosperous life to come: Childhood. This phase is foundational to our sense of stability, security, and connection to the physical world, and is the base that requires nurturing first, and plays a crucial role in our overall well-being, influencing both physical health and emotional resilience.

This is represented in the red valley, which prioritizes the safety and joy of our little ones above all else, through cornerstones such as nurseries, kids areas to establish a sense of belonging and the green outdoors to connect them to nature and allow them to let loose in play.



ASPECT NUMBER TWO

The Orange Valley : Teens Emotion and Connection

The orange valley is all about our connection to emotions, creativity and pleasure, and establishing our ability to form meaningful connections and bonds with one another. This zone is dedicated for the growing teens, a phase characterized by learning, discovery, and promising futures ahead.

For this reason, the orange valley complements the teen experience by providing pleasure and enjoyment through gaming centers, cultivating young ones' passions and creativity through work spaces, and fostering a sense of community through lush parks.



ASPECT NUMBER THREE

The Yellow Valley: Young Adults Identity

As one grows into young adulthood, new factors become important to daily life, and new elements become more vital to develop, becoming a more well-rounded human being. Symbolically, this phase encompasses the aspects of intellect, confidence, self-esteem, and personal power.

This is the stage that builds our sense of identity and will-power. In accordance, the yellow valley is supplemented with facilities such as squash centers for establishing energetic influence, as well as yoga and meditation areas with the purpose of healing and balancing.



ASPECT NUMBER FOUR

The Green Valley : Adults Joy and Wellbeing

Becoming an adult means being able to take care of your needs, to nurture your own personal sense of joy, and tend to the different aspects of your physical, emotional and spiritual wellbeing.

In the green valley, different sports courts provide the ability to promote your physical wellbeing, while also having a sense of adventure in your life with adventure parks, and of course not neglecting playtime with our game centers.



ASPECT NUMBER FIVE

The Blue Valley: Young Families Communication

Flourishing into a young family, now more than ever the individual strives to effectively express themselves and communicate their desires, passions and individuality.

This is why in the blue valley, outings with friends and family are emphasized through picnics, the need for social gathering satiated with various cafes and restaurants, and of course your basic human needs fulfilled through an assortment of markets.



ASPECT NUMBER SIX

The Indigo Valley : Families Wisdom and Perspective

Progressing through into full family life is a process that requires one to evolve and thoroughly explore their inner sense of wisdom, to trust intuitive insights, and embrace a broader perspective on life and spirituality by listening to and connecting with others and their views.

With this in mind, the indigo valley was built to bring people together in cozy barbeque areas, to mature the minds and insights of little ones through learning centers, and to gather and engage in spirited conversations at a selection of premium restaurants.

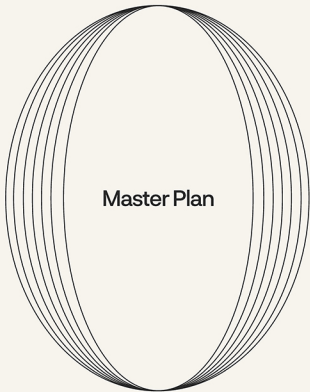


ASPECT NUMBER SEVEN

The Violet Valley : Blessed Spirituality and your Best Self

Reaching the climax of one's life, many would characterize this phase as a blessing of its own, one where you arrive at your highest state of consciousness, and all that's left to do is to take it all in, fully enjoy the journey and engage totally with your spiritual self and your connection to the universe.

In the violet valley, these individuals can delight in the graceful pleasures of a beauty salon experience, or bask in deeply relaxing, spiritually-fulfilling and serenity inducing meditation sessions.



Master Plan

Facilities and Amenities

The Full Suite for a Balanced Life

Nest offers a wide range of facilities and amenities designed to cater to the diverse needs of its residents. Security and 24/7 surveillance ensure peace of mind, while private underground parking, maintenance facilities, a mosque, supermarkets and pharmacies add to the convenience of the living environment. Artificial lakes endow the spaces with delicate beauty, while the entertainment facilities complement your life with excitement and thrill, from yoga, pilates and paddle tennis to aerobics and barbeque areas.



Facilities and Amenities

The Full Suite for a Balanced Life

Located in the Northern area lies the clubhouse, the focal point of activity at Nest, equipped with a state-of-the-art gym, a tranquil spa, wellness center, lavish infinity pool and more, offering residents a holistic approach to health and well-being. The top two floors of the building house luxurious serviced apartments, designed for comfort and convenience. Nest is also home to a commercial area, providing easy access to daily necessities such as retail and leisure facilities, enhancing the overall living experience and making Nest a self-sufficient community where everything you need is within reach.





Design and Aesthetics Spaces Made For Living

Spanning a generous **51 acres total**, the lifeblood of Nest's community is its greenery integrated into all spaces, with **landscapes making up a whopping 83% of total spaces**, with only **16.5% of the total area dedicated to the project's footprint**. To match its vigorous atmosphere, Nest's fields have been fully laid with **outdoor sports courts, cycling tracks and a 2km jogging track**.

This is a place where the land itself becomes an integral part of the living experience, where residents wake up to the symphony of birdsong and the gentle rustle of leaves, and where the central wadi serves as a communal space where residents can connect with nature and each other.

The architecture harmonizes with the natural surroundings, ensuring that every home has a breathtaking view from verdant gardens to sweeping valleys, and creating a peaceful atmosphere where the changing seasons offer new perspectives and a refreshing living experience throughout the year.

- | | |
|-----------------------------|------------------|
| 01 Gate | 06 Lake |
| 02 Club House & Health Club | 07 7 Valleys |
| 03 Hotel Apartments | 08 Park |
| 04 Commercial Area | 09 Infinity Pool |
| 05 Jogging Track | 10 Circular Road |



Location

Nestled in the Ideal Spot

Holding a prestigious position in bustling New Cairo and fronting South 90th Street near to the Middle Ring Road, Nest rests at the crossroads of key areas, from Sokhna Road, the American University in Cairo, and Zed East Sports Club to the New Administrative Capital and Al Ahly Sporting Club, offering an elite level of connectivity and proximity to your various essentials and necessities.

FLOOR PLANS TYPE A













1 BR

Ground Floor

Area: 80 M²

Reception & Dining	5.8 x 3.7
Corridor 1	1.3 x 1.4
Kitchen	2.4 x 3.25
Corridor 2	1.1 x 1.95
Bathroom	2.2 x 1.75
M.Bedroom	3.60 x 3.65
M.Dressing	2 x 1.7
Terrace	2.32 M ²
Garden	25 M ²



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A - 2 BR

Ground Floor

Area: 165 M²

Entrance	2.95 x 1.65
Reception	3.7 x 4.15
Dinning	2.15 x 6.65
G.Toilet	1.4 x 1.75
Corridor	1.1 x 5.65
Kitchen	3.6 x 2.4
Bathroom	2.4 x 1.75
Bedroom 1	3.6 x 3.7
M.Bedroom	3.6 x 3.65
M.Bathroom	2.9 x 1.7
Terrace	31.725 M ²



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B1 - 2 BR

1st, 2nd, 3rd, 4th, 5th & 6th Floors

Area: 135 M²

Entrance	2.2 x 1.7
Reception	3.2 x 3.65
Dinning	2.6 x 5.85
G.Toilet	1.4 x 2.05
Corridor	1.1 x 3.8
Kitchen	2.4 x 3.35
Bathroom	2.2 x 3.35
Bedroom 1	3.6 x 3.7
M.Bedroom	3.6 x 3.65
M.Dressing	1.7 x 1.85
M.Bathroom	1.9 x 1.7
Terrace	9.18 M ²



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B1 / G - 2 BR

Ground Floor

Area: 135 M²

Entrance	2.2 x 1.7
Reception	3.2 x 3.65
Dinning	2.6 x 5.85
G.Toilet	1.4 x 2.05
Corridor	1.1 x 3.8
Kitchen	2.4 x 3.35
Bathroom	2.2 x 3.35
Bedroom 1	3.6 x 3.7
M.Bedroom	3.6 x 3.65
M.Dressing	1.7 x 1.85
M.Bathroom	1.9 x 1.7
Terrace	9.18 M ²
Garden	30 M ²



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B2 - 2 BR

7th Floor

Area: 150 M²

Entrance	2.2 x 1.7
Reception	3.2 x 3.65
Dinning	2.6 x 5.85
G.Toilet	1.4 x 2.05
Corridor	1.1 x 3.8
Kitchen	2.4 x 3.35
Bathroom	2.2 x 3.35
Bedroom	1.3.6 x 3.7
M.Bedroom	3.6 x 3.65
M.Dressing	1.7 x 1.85
M.Bathroom	1.9 x 1.7
Terrace	23.89 M ²



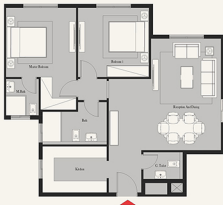
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B3 - 2 BR

P.H Floor

Area: 125 M²

Entrance	2.2 x 1.7
Reception	3.2 x 3.65
Dinning	2.6 x 5.85
G.Toilet	1.4 x 2.05
Corridor	1.1 x 3.8
Kitchen	2.4 x 3.35
Bathroom	2.2 x 3.35
Bedroom	1.3.6 x 3.7
M.Bedroom	3.6 x 3.65
M.Dressing	1.7 x 1.85
M.Bathroom	1.9 x 1.7



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C1 - 2 BR

7th Floor

Area: 135 M²

Entrance	2.2 x 1.7
Reception	4.8 x 3.65
Dinning	2.6 x 5.85
G.Toilet	1.4 x 2.05
Corridor	1.1 x 3.8
Kitchen	2.4 x 3.35
Bathroom	2.2 x 3.35
Bedroom 1	3.6 x 3.7
M.Bedroom	3.6 x 3.65
M.Dressing	1.7 x 1.85
M.Bathroom	1.9 x 1.7
Terrace	3.42 M ²



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C2 - 2 BR

P.H Floor

Area: 130 M²

Entrance	2.2 x 1.7
Reception	4.8 x 3.65
Dinning	2.6 x 5.85
G.Toilet	1.4 x 2.05
Corridor	1.1 x 3.8
Kitchen	2.4 x 3.35
Bathroom	2.2 x 3.35
Bedroom 1	3.6 x 3.7
M.Bedroom	3.6 x 3.65
M.Dressing	1.7 x 1.85
M.Bathroom	1.9 x 1.7



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D1 - 2 BR

7th Floor

Area: 150 M²

Reception & Dining	8.5 x 3.65
Corridor	1.1 x 3.75
Kitchen	2.8 x 2.65
Bathroom	1.9 x 2.8
Bedroom 1	4.4 x 3.65
M.Bedroom	3.6 x 3.6
M.Dressing	1.4 x 1.7
M.Bathroom	2.4 x 1.7
Terrace	26.06 M ²



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D2 - 2 BR

P.H Floor

Area: 125 M²

Reception & Dining	8.5 x 3.65
Corridor	1.1 x 3.75
Kitchen	2.8 x 2.65
Bathroom	1.9 x 2.8
Bedroom 1	4.4 x 3.65
M.Bedroom	3.6 x 3.6
M.Dressing	1.4 x 1.7
M.Bathroom	2.4 x 1.7



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GARDEN TERRACE APARTMENT

N1 Floor

Area: 240 M²

Entrance	1.4 x 1.85
Reception & Dining	5.65 x 6.4
G.Toilet	1.4 x 1.75
Corridor	4.9 x 1.10
Kitchen	2.4 x 3.6
Bathroom	1.8 x 2.95
Loungy	1.8 x 1.75
Bedroom 1	3.85 x 3.6
Bedroom 2	3.7 x 3.6
M.Bedroom	3.6 x 4.8
M.Dressing	2.80 x 2.90
M.Bathroom	3.65 x 1.7
Terrace	56.38 M ²
Garden	55 M ²



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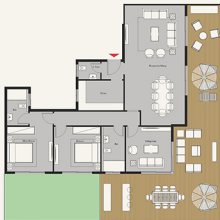


B- 3 BR

N2 Floor

Area: 265 M²

Entrance	1.4 x 1.75
Reception & Dining	9.55 x 4.8
G.Toilet	1.4 x 1.75
Corridor	1.1 x 5.65
Kitchen	2.4 x 3.6
Living	3.6 x 3.6
Bathroom	3.6 x 1.85
Bedroom 1	3.6 x 3.7
M.Bedroom	3.6 x 3.65
M.Bathroom	2.9 x 1.7
Terrace	77.125 M ²
Garden	30 M ²



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C - 3 BR

Ground Floor

Area: 180 M²

Entrance	1.4 x 1.85
Reception & Dining	9.55 x 4.8
G.Toilet	1.4 x 1.75
Corridor	1.1 x 7.6
Kitchen	2.4 x 3.6
Bathroom	3.6 x 1.75
Bedroom 1	3.6 x 3.7
Bedroom 2	3.6 x 3.7
M.Bedroom	3.6 x 3.65
M.Bathroom	2.9 x 1.7
Terrace	4.18 M ²



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D1 - 3 BR

2nd, 4th and 6th Floors

Area: 157 M²

Reception & Dining	7.7 x 3.65
G.Toilet	2.8 x 1
Corridor	5.75 x 1.1
Kitchen	2.8 x 2.6
Bathroom	2.8 x 1.85
Bedroom 1	3.6 x 3.7
Bedroom 2	3.6 x 3.65
M.Bedroom	3.9 x 3.6
M.Dressing	1.8 x 1.75
M.Bathroom	1.8 x 1.75
Terrace	17.02 M ²



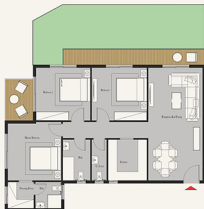
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D1/ G - 3 BR

Ground Floor

Area: 157 M²

Reception & Dining	7.7 x 3.65
G.Toilet	2.8 x 1
Corridor	5.75 x 1.1
Kitchen	2.8 x 2.6
Bathroom	2.8 x 1.85
Bedroom 1	3.6 x 3.7
Bedroom 2	3.6 x 3.65
M.Bedroom	3.9 x 3.6
M.Dressing	1.8 x 1.75
M.Bathroom	1.8 x 1.75
Terrace	17.82 M ²
Garden	35 M ²



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D2 - 3 BR

1st, 3rd, and 5th Floors

Area: 157 M²

Reception & Dining	7.7 x 3.65
G.Toilet	2.8 x 1
Corridor	5.75 x 1.1
Kitchen	2.8 x 2.6
Bathroom	2.8 x 1.85
Bedroom 1	3.6 x 3.7
Bedroom 2	3.6 x 3.65
M.Bedroom	3.9 x 3.6
M.Dressing	1.8 x 1.75
M.Bathroom	1.8 x 1.75
Terrace	16.985 M ²



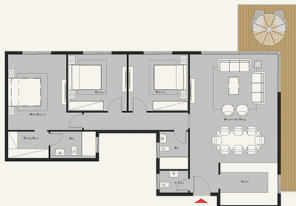
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E1 - 3 BR

1st & 3rd Floor

Area: 195 M²

Entrance	1.9 x 1.8
Reception & Dining	6.9 x 5.5
G.Toilet	1.4 x 1.8
Corridor	1.1 x 7.65
Kitchen	2.7 x 3.6
Bathroom	2.4 x 1.8
Bedroom 1	3.6 x 3.75
Bedroom 2	3.6 x 3.7
M.Bedroom	4.8 x 3.65
M.Dressing	1.7 x 2.55
M.Bathroom	1.7 x 2.85
Terrace	21.245 M ²



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E2 - 3BR

2nd and 4th Floors

Area: 200 M²

Entrance	1.9 x 1.8
Reception & Dining	6.9 x 5.5
G.Toilet	1.4 x 1.8
Corridor	1.1 x 7.65
Kitchen	2.7 x 3.6
Bathroom	2.4 x 1.8
Bedroom 1	3.6 x 3.75
Bedroom 2	3.6 x 3.7
M.Bedroom	4.8 x 3.65
M.Dressing	1.7 x 2.55
M.Bathroom	1.7 x 2.85
Terrace	26.195 M ²



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F- 3 BR

5th Floor

Area: 173 M²

Entrance	2 x 1.65
Reception	3.2 x 3.65
Dinning	2.8 x 5.8
G.Toilet	1.2 x 2.05
Living	3.6 x 3.6
Bathroom	1.6 x 1.8
Corridor	1.1 x 5.65
Kitchen	2.8 x 3.4
Bathroom	1.8 x 3.4
Bedroom 1	3.6 x 3.7
M.Bedroom	3.6 x 3.65
M.Bathroom	1.9 x 1.8
Terrace	20.25 M ²



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G - 3 BR

6th Floor

Area: 170 M²

Entrance	2 x 1.65
Reception	3.2 x 3.65
Dinning	2.8 x 5.8
G.Toilet	1.2 x 2.05
Living	3.6 x 3.6
Corridor	1.1 x 5.65
Kitchen	2.8 x 3.4
Bathroom	1.8 x 3.4
Bedroom 1	3.6 x 3.7
M.Bedroom	3.6 x 3.65
M.Bathroom	1.9 x 1.8
Terrace	20.25 M ²



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GARDEN VILLA

Area: 325 M²

N1 Floor

Entrance	1.5 x 1.6
Reception	6.95 x 8.2
Dinning	5.9 x 3.7
G.Toilet	3.9 x 1.7
Kitchen	3.65 x 3.8
Maid Room	2.85 x 1.7
Maid Toilet	1.05 x 1.85
Terrace	16.17 M ²
Garden	30 M ²

N2 Floor

Stairs	3.7 x 1.9
Living	3.25 x 5.7
Corridor 1	2.2 x 1.85
Bedroom 1	3.6 x 3.65
Bedroom 2	3.6 x 3.65
Bathroom	3.9 x 3.65
M.Bedroom	3.9 x 3.65
Corridor 2	1.3 x 1.85
M.Bathroom	2.6 x 1.7
M.Dressing	0.9 x 3.8



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SKY VILLA

Area: 285 M²

5th Floor

Reception	6.7 x 6.1
Dinning	4.8 x 3.75
G.Toilet	3.9 x 1.2
Kitchen	2.7 x 3.65
Maid Room	2 x 1.8
Maid Toilet	2 x 1.75
Stairs	3.75 x 1.9
Terrace	37.48 M ²

6th Floor

Stairs	3.75 x 1.9
Living	3 x 5.55
Corridor	1.1 x 5.75
Bedroom 1	3.6 x 3.65
Bedroom 2	3.6 x 3.7
Bathroom	2.9 x 1.7
M.Bedroom	3.6 x 5.55
M.Bathroom	2.4 x 1.75
M.Dressing	2.2 x 1.75



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FLOOR PLANS TYPE B





1 BR

1st, 2nd, 3rd, 4th, 5th, 6th, 7th and PH Floors

Area: 100 M²

Entrance	2.1 x 1.46
Reception & Dining	6.7 x 3.65
Kitchen	2.6 x 2.95
M.Bedroom	4.95 x 3.65
Bathroom	2.35 x 2
Corridor	2.35 x 1.55
Terrace	8.355 M ²



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A - 2 BR

Ground Floor

Area: 120 M²

Entrance	2.1 x 1.45
Reception & Dining	6.7 x 3.65
Kitchen	1.95 x 2.95
Corridor	1.15 x 3
Bathroom	1.75 x 2.95
Bedroom 1	3.65 x 4.35
M.Bedroom	3.65 x 4.35
M.Dressing	2.45 x 2.50
M.Bathroom	2.35 x 2.5
Garden	55 M ²



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B - 2 BR

1st, 2nd, 3rd, 4th, 5th, 6th, 7th and PH Floors

Area: 135 M²

Entrance	2.1 x 1.45
Reception & Dining	6.7 x 3.65
G.Toilet	1.4 x 2.95
Kitchen	3.55 x 2.95
Corridor	1.2 x 4
Bathroom	2.35 x 2
Bedroom 1	3.65 x 3.7
M.Bedroom	3.65 x 3.65
M.Dressing	1.20 x 3.30
M.Bathroom	2.35 x 2.3
Terrace	8.355 M ²



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A1 - 3 BR

Ground Floor

Area: 175 M²

Entrance	3.6 x 1.75
Reception & Dining	6.1 x 5.5
G.Toilet	2.6 x 1.3
Kitchen	2.75 x 3.65
Corridor	6.4 x 1.15
Bathroom	2.4 x 1.8
Maidroom	2.15 x 2.15
Maid Bathroom	2.15 x 1.4
Bathroom	2.4 x 1.8
Bedroom 1	3.65 x 3.65
Bedroom 2	3.65 x 3.65
M.Bedroom	3.65 x 3.65
M.Dressing	3.6 x 1.7
M.Bathroom	2.35 x 2.5
Garden	110 M ²



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A2 - 3 BR

1st, 3rd, 5th and 7th Floors

Area: 210 M²

Entrance	3.6 x 1.75
Reception & Dining	6.1 x 5.5
G.Toilet	2.6 x 1.3
Kitchen	2.75 x 3.65
Corridor	6.4 x 1.15
Bathroom	2.4 x 1.8
Maidroom	2.15 x 2.15
Maid Bathroom	2.15 x 1.4
Bathroom	2.4 x 1.8
Bedroom 1	3.65 x 3.65
Bedroom 2	3.65 x 3.65
M.Bedroom	3.65 x 3.65
M.Dressing	3.6 x 1.7
M.Bathroom	2.35 x 2.5
Terrace	28.695 M ²



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A3 - 3 BR

2nd, 4th, and 6th Floors

Area: 210 M²

Entrance	3.6 x 1.75
Reception & Dining	6.1 x 5.5
G.Toilet	2.6 x 1.3
Kitchen	2.75 x 3.65
Corridor	6.4 x 1.15
Bathroom	2.4 x 1.8
Maidroom	2.15 x 2.15
Maid Bathroom	2.15 x 1.4
Bathroom	2.4 x 1.8
Bedroom 1	3.65 x 3.65
Bedroom 2	3.65 x 3.65
M.Bedroom	3.65 x 3.65
M.Dressing	3.6 x 1.7
M.Bathroom	2.35 x 2.5
Terrace	28.695 M ²



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B1 - 3 BR

Ground Floor

Area: 160 M²

Reception & Dining	8 x 4.75
G.Toilet	1.40 x 1.45
Kitchen	3.4 x 2.55
Corridor	1.4 x 1.1
Bathroom	2.2 x 2.55
Bedroom 1	3.65 x 3.7
Bedroom 2	3.65 x 3.7
M.Bedroom	3.8 x 3.65
M.Dressing	2.2 x 2.2
M.Bathroom	2.2 x 2.55
Garden	90 M ²



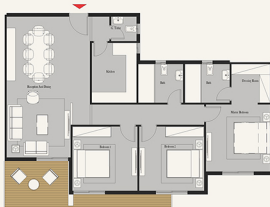
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B2 - 3 BR

1st, 3rd, 5th, and 7th Floors

Area: 180 M²

Reception & Dining	8 x 4.75
Corridor	1.4 x 1.1
G.Toilet	1.4 x 1.35
Kitchen	3.4 x 2.55
Corridor	1.15 x 6.5
Bathroom	2.2 x 2.55
Bedroom 1	3.65 x 3.7
Bedroom 2	3.65 x 3.7
M.Bedroom	3.8 x 3.65
M.Dressing	2.2 x 2.2
M.Bathroom	2.2 x 2.55
Terrace	14.69 M ²



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B3-3BR

2nd, 4th and 6th Floors

Area: 180 M²

Reception & Dining	8 x 4.75
Corridor	1.4 x 1.1
G.Toilet	1.4 x 1.35
Kitchen	3.4 x 2.55
Corridor	1.15 x 6.5
Bathroom	2.2 x 2.55
Bedroom 1	3.65 x 3.7
Bedroom 2	3.65 x 3.7
M.Bedroom	3.8 x 3.65
M.Dressing	2.2 x 2.2
M.Bathroom	2.2 x 2.55
Terrace	13.19 M ²



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PENTHOUSE / A

P.H Floor

Area: 220 M²

Entrance	1.7 x 1.75
Reception	5 x 4
Dinning	3.2 x 3.75
G.Toilet	2.6 x 1.3
Maidroom	2.1 x 2.35
Maid Bathroom	2.1 x 1.2
Kitchen	2.7 x 3.65
Corridor	6.4 x 1.15
Bathroom	2.4 x 1.8
Bedroom 1	3.65 x 3.65
Bedroom 2	3.65 x 3.65
M.Bedroom	3.65 x 3.65
M.Dressing	3.6 x 1.7
M.Bathroom	3.35 x 2.5
Terrace	43.1 M ²



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PENTHOUSE / B

PH Floor

Area: 320 M²

Entrance	2.65 x 3.70
Reception & Dining	3.9 x 11.3
Corridor	1.3 x 7.55
G.Toilet	1.2 x 2.25
Laundry	1.25 x 2.25
Maidroom	1.25 x 2.05
Maid Bathroom	1.25 x 1.5
Kitchen	2.65 x 3.65
Corridor	1.3 x 7.6
Bathroom	2.6 x 2.25
Bedroom 1	3.9 x 3.7
Bedroom 2	3.9 x 3.7
M.Bedroom	5.3 x 3.65
M.Dressing	2.6 x 1.65
M.Bathroom	2.6 x 1.85
Terrace	86.63 M ²



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GARDEN LOFT

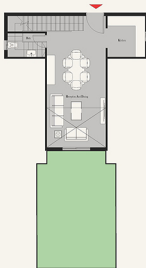
Area: 120 M²

Ground Floor

Reception & Dining	8 x 3.6
G.Toilet	1.45 x 2.3
Kitchen	2.5 x 2.3
Stairs	0.95 x 4.45
Garden	35 M ²

1st Floor

Stairs	2.40 x 2.50
M.Bedroom	4 x 3.6
M.Bathroom	2.5 x 2.3



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LOFT

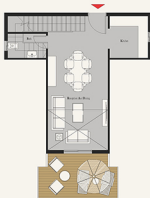
Area: 130 M²

2nd, 4th, and 6th Floors

Reception & Dining	8 x 3.6
G.Toilet	1.45 x 2.3
Kitchen	2.5 x 2.3
Stairs	0.95 x 4.45
Garden	21.02 M ²

3rd, 5th, and 7th Floors

Stairs	2.40 x 2.50
M.Bedroom	4 x 3.65
M.Bathroom	2.5 x 2.3



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FLOOR PLANS TYPE C





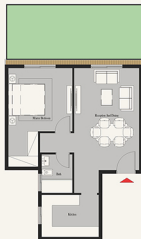


1 BR

Ground and N1 Floors

Area: 80 M²

Reception & Dining	5.8 x 3.7
Corridor 1	1.3 x 1.4
Kitchen	2.4 x 3.25
Corridor 2	1.1 x 1.95
M.Bedroom	3.60 x 3.70
M.Dressing	2 x 1.7
Bathroom	2.2 x 1.75
Terrace	2.355 M ²
Garden	25 M ²



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A1/2 BR

N2, Ground, 1st, 2nd & 5th Floors

Area: 135 M²

Entrance	2.2 x 1.7
Reception & Dining	5.8 x 5.85
G.Toilet	1.4 x 2.05
Kitchen	2.4 x 3.35
Corridor	1.1 x 1.1
Bathroom	1.7 x 3.35
Bedroom 1	3.6 x 3.7
M.Bedroom	3.6 x 3.65
M.Dressing	1.7 x 2.25
M.Bathroom	1.9 x 1.7
Terrace	9.18 M ²



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A2 / 2 BR

P.H Floor

Area: 125 M²

Entrance	2.2 x 1.7
Reception & Dining	5.8 x 5.85
G.Toilet	1.4 x 2.05
Kitchen	2.4 x 3.35
Corridor	1.1 x 1.1
Bathroom	1.7 x 3.35
Bedroom 1	3.6 x 3.7
M.Bedroom	3.6 x 3.65
M.Dressing	1.7 x 2.25
M.Bathroom	1.9 x 1.7



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B1 / 2 BR

5th Floor

Area: 145 M²

Entrance	2.2 x 1.7
Reception & Dining	7.4 x 5.85
G.Toilet	1.4 x 2.05
Kitchen	2.4 x 3.35
Corridor	1.1 x 1.5
Bathroom	2.2 X 3.35
Bedroom 1	4.8 x 3.7
M.Bedroom	3.6 x 3.65
M.Dressing	2 x 1.85
M.Bathroom	1.9 x 1.7
Terrace	8.505 M ²



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B2 / 2 BR

P.H Floor

Area: 135 M²

Entrance	2.2 x 1.7
Reception & Dining	7.4 x 5.85
G.Toilet	1.4 x 2.05
Kitchen	2.4 x 3.35
Corridor	1.1 x 1.5
Bathroom	2.2 x 3.35
Bedroom 1	4.8 x 3.7
M.Bedroom	3.6 x 3.65
M.Dressing	2 x 1.85
M.Bathroom	1.9 x 1.7



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A1/3 BR

GROUND & 2ND FLOOR

Area: 200 M²

Entrance	1.9 x 1.8
Reception & Dining	6.9 x 5.5
G.Toilet	1.4 x 1.8
Kitchen	2.7 x 3.6
Corridor	1.1 x 6.55
Bathroom	2.4 x 1.8
Bedroom 1	3.6 x 3.75
Bedroom 2	3.6 x 3.75
M.Bedroom	4.8 x 3.65
M.Dressing	1.7 x 2.55
M.Bathroom	1.7 x 2.85
Terrance	26.195 M ²



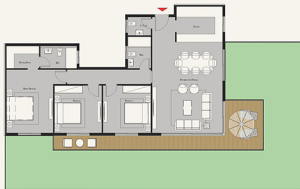
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A1 - N / 3 BR

Ground Floor

Area: 200 M²

Entrance	1.9 x 1.8
Reception & Dining	6.9 x 5.5
G.Toilet	1.4 x 1.8
Kitchen	2.7 x 3.6
Corridor	1.1 x 6.55
Bathroom	2.4 x 1.8
Bedroom 1	3.6 x 3.75
Bedroom 2	3.6 x 3.75
M.Bedroom	4.8 x 3.65
M.Dressing	1.7 x 2.55
M.Bathroom	1.7 x 2.85
Terrace	26.195 M ²
Garden	110 M ²



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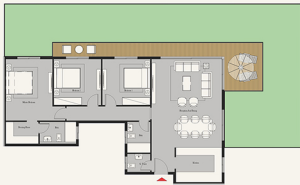


A1 - G / 3 BR

Ground Floor

Area: 200 M²

Entrance	1.9 x 1.8
Reception & Dining	6.9 x 5.5
G.Toilet	1.4 x 1.8
Kitchen	2.7 x 3.6
Corridor	1.1 x 6.55
Bathroom	2.4 x 1.8
Bedroom 1	3.6 x 3.75
Bedroom 2	3.6 x 3.75
M.Bedroom	4.8 x 3.65
M.Dressing	1.7 x 2.55
M.Bathroom	1.7 x 2.85
Terrace	26.195 M ²
Garden	85 M ²



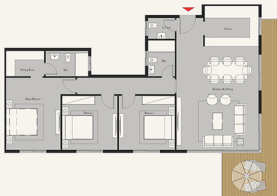
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A2 / 3 BR

N2 & 1st Floors

Area: 200 M²

Entrance	1.9 x 1.8
Reception & Dining	6.9 x 5.5
G.Toilet	1.4 x 1.8
Kitchen	2.7 x 3.6
Corridor	1.1 x 6.55
Bathroom	2.4 x 1.8
Bedroom 1	3.6 x 3.75
Bedroom 2	3.6 x 3.75
M.Bedroom	4.8 x 3.65
M.Dressing	1.7 x 2.55
M.Bathroom	1.7 x 2.85
Terrance	21.25 M ²



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B / 3 BR

Ground, 1st, 2nd, 3rd and 4th Floors

Area: 165 M²

Entrance	2.2 x 1.7
Reception & Dining	3.7 x 7.75
G.Toilet	1.4 x 2.05
Kitchen	2.4 x 3.35
Bathroom	3.4 x 3.35
Corridor	1.1 x 3.7
Bedroom 1	3.6 x 3.7
Bedroom 2	3.6 x 3.65
M.Bedroom	3.6 x 3.65
M.Dressing	2 x 1.75
M.Bathroom	1.9 x 1.7
Terrance	14.275 M ²



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B - G / 3 BR

Ground Floor

Area: 165 M²

Entrance	2.2 x 1.7
Reception & Dining	3.7 x 7.75
G.Toilet	1.4 x 2.05
Kitchen	2.4 x 3.35
Bathroom	3.4 x 3.35
Corridor	1.1 x 3.7
Bedroom 1	3.6 x 3.7
Bedroom 2	3.6 x 3.65
M.Bedroom	3.6 x 3.65
M.Dressing	2 x 1.75
M.Bathroom	1.9 x 1.7
Terrace	14.275 M ²
Garden	80 M ²



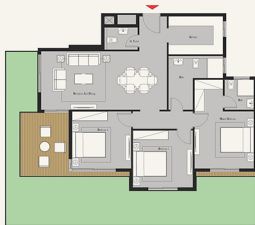
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B - N / 3 BR

N2 Floor

Area: 165 M²

Entrance	2.2 x 1.7
Reception & Dining	3.7 x 7.75
G.Toilet	1.4 x 2.05
Kitchen	2.4 x 3.35
Bathroom	3.4 x 3.35
Corridor	1.1 x 3.7
Bedroom 1	3.6 x 3.7
Bedroom 2	3.6 x 3.65
M.Bedroom	3.6 x 3.65
M.Dressing	2 x 1.75
M.Bathroom	1.9 x 1.7
Terrance	14.275 M ²
Garden	55 M ²



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C / 3 BR

3rd Floor

Area: 170 M²

Entrance	2 x 1.65
Reception & Dining	5.8 x 5.8
G.Toilet	1.2 x 2.05
Kitchen	2.8 x 3.4
Living	3.6 x 3.6
Bathroom	1.6 x 1.8
Corridor	1.1 x 1.65
Bathroom	1.8 x 3.4
Bedroom 1	3.6 x 3.7
M.Bedroom	3.6 x 3.65
M.Bathroom	1.9 x 1.8
Terrance	20.25 M ²



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D / 3 BR

4th Floor

Area: 165 M²

Entrance	2 x 1.65
Reception & Dining	5.8 x 5.8
G.Toilet	1.2 x 2.05
Kitchen	2.8 x 3.4
Living	3.6 x 3.6
Bathroom	1.6 x 1.8
Corridor	1.1 x 1.65
Bathroom	1.8 x 3.4
Bedroom 1	3.6 x 3.7
M.Bedroom	3.6 x 3.65
M.Bathroom	1.9 x 1.8
Terrance	20.25 M ²



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SKY VILLA

Area: 285 M²

3rd Floor

Reception	6.2 x 6.1
Dinning	4.8 x 3.75
G.Toilet	3.90 x 1.20
Kitchen	2.7 x 3.65
Maidroom	2 x 1.8
Maid toilet	2 x 1.8
Stairs	3.7 x 1.9
Terrance	39.305 M ²



4th Floor

Stairs	3.7 x 1.9
Living	2.5 x 5.55
Corridor	1.1 x 5.75
Bedroom 1	3.6 x 3.65
Bedroom 2	3.6 x 3.7
Bathroom	2.9 x 1.7
M.Bedroom	3.6 x 5.55
M.Bathroom	2.4 x 1.75
M.Dressing	2.2 x 1.75



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FLOOR PLANS TYPE D







1 BR

1st, 2nd, 3rd and 4th Floors

Area: 75 M²

Entrance	3.8 x 1.7
Reception & Dining	4.4 x 3.6
Corridor	1.8 x 1.1
Kitchen	3.7 x 1.8
M.Bedroom	3.6 x 3.6
M.Bathroom	1.8 x 2.4
Terrance	3.96 M ²



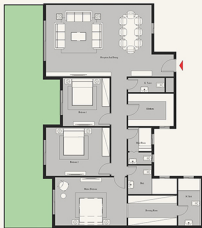
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A / 3 BR

N1 Floor

Area: 210 M²

Entrance	1.7 x 1.7
Reception & Dining	5.5 x 8.1
Corridor	7.6 x 1.2
G.Toilet	1.1 x 2.8
Kitchen	2.5 x 3.5
Maidroom	2.55 x 1.8
Maid toilet	0.9 x 1.8
Bathroom	2.2 x 3.75
Bedroom 1	3.7 x 3.6
Bedroom 2	3.7 x 4.9
M.Bedroom	3.7 x 5.5
M.Dressing	2.3 x 3.75
M.Bathroom	3.6 x 1.75
Garden	60 M ²



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B / 3 BR

N2 Floor

Area: 210 M²

Entrance	1.7 x 1.7
Reception & Dining	5.50 x 6.80
Corridor	7.70 x 1.2
G.Toilet	1.1 x 2.8
Kitchen	2.5 x 3.5
Maidroom	2.55 x 1.8
Maid toilet	0.9 x 1.8
Bathroom	2.2 x 3.75
Bedroom 1	3.7 x 3.6
Bedroom 2	3.7 x 3.6
M.Bedroom	3.7 x 5.5
M.Dressing	2.3 x 3.75
M.Bathroom	3.6 x 1.75
Terrace	12.75 M ²



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A / 4 BR

N3 Floor

Area: 285 M²

Entrance	1.7 x 3.6
Reception & Dining	7.4 x 5.5
G.Toilet	1.9 x 1.8
Corridor 1	5.9 x 1.2
Kitchen	3.7 x 3.5
Livingroom	3.7 x 3.6
Corridor 2	5.40 x 1.2
Maidroom	1.8 x 1.8
Maid toilet	0.9 x 1.8
Bathroom	2.2 x 3.75
Bedroom 1	3.7 x 3.6
Bedroom 2	3.8 x 3.6
M.Bedroom	3.7 x 5.5
M.Dressing	2.3 x 3.75
M.Bathroom	3.6 x 1.75
Terrace	47.23 M ²



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B / 4 BR

N3 Floor

Area: 285 M²

Entrance	1.7 x 3.6
Reception & Dining	9.3 x 5.5
G.Toilet	1.9 x 1.8
Corridor 1	5.9 x 1.2
Kitchen	3.7 x 3.5
Living Room	3.7 x 3.6
Corridor 2	5.40 x 1.2
Maid Room	1.8 x 1.8
Maid Toilet	0.9 x 1.8
Bathroom	2.2 x 3.75
Bedroom 1	3.7 x 3.6
Bedroom 2	3.8 x 3.6
M.Bedroom	3.7 x 5.5
M.Dressing	2.3 x 3.75
M.Bathroom	3.6 x 1.75
Terrace	39.035 M ²



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C-1/4 BR

N3 Floor

Area: 265 M²

Entrance	1.7 x 3.45
Reception & Dining	7.4 x 5.5
G.Toilet	1.1 x 2.4
Corridor 1	7.5 x 1.2
Kitchen	2.5 x 3.65
Livingroom	3.7 x 3.65
Maidroom	2.5 x 2.15
Maid toilet	1.1 x 2.15
Corridor 2	5.7 x 1.2
Storage	3.8 x 0.6
Bedroom 1	3.8 x 3.65
Bedroom 2	3.6 x 3.7
Bathroom	1.8 x 2.4
M.Bedroom	3.6 x 3.85
M.Dressing	2.2 x 1.6
M.Bathroom	1.8 x 3.65
Terrace	36.92 M ²
Garden	30 M ²



Disclaimers: Actual Area May Vary From The Stated Area. Drawings Are Not To Scale. The Architectural Details, Dimensions And Area In This Plan Are Approximate, Information Based On Concept Design Information Only, And Not As Built Conditions May Vary. All Units Are Sold As Gross Area, Without Facades, Balconies, Pools, Pergolas And Finishing Etc. All Images Used Are For Illustration Purposes Only, And Do Not Represent The Actual Size, Features, Specifications, Finishes, And Furnishings. The Developer Reserves The Right To Make Revisions/Alterations, At Its Absolute Discretion, And Without Liability, To Each Garden Plot Will Vary Based On The Location Of The Building, Its Orientation Or As Mentioned In Sales Contract. All Materials, Dimensions And Drawings Are Approximate, Information Subject To Change Without Notice.

C - 2 / 4 BR

Ground Floor

Area: 265 M²

Entrance	1.7 x 2.25
Reception & Dining	7.4 x 5.5
G.Toilet	1.1 x 2.4
Corridor 1	7.5 x 1.2
Kitchen	2.5 x 3.65
Livingroom	3.7 x 3.65
Maidroom	2.5 x 2.15
Maid toilet	1.1 x 2.15
Corridor 2	5.7 x 1.2
Storage	3.8 x 0.6
Bedroom 1	3.8 x 3.65
Bedroom 2	3.6 x 3.7
Bathroom	1.8 x 2.4
M.Bedroom	3.6 x 3.85
M.Dressing	2.2 x 1.6
M.Bathroom	1.8 x 3.65
Terrace	36.92 M ²
Garden	30 M ²



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C - 3 / 4 BR

1st, 2nd, 3rd and 4th Floors

Area: 245 M²

Entrance	1.7 x 2.25
Reception & Dining	7.4 x 5.5
G.Toilet	1.1 x 2.4
Corridor 1	7.5 x 1.2
Kitchen	2.5 x 3.65
Livingroom	3.7 x 3.65
Maidroom	2.5 x 2.15
Maid toilet	1.1 x 2.15
Corridor 2	5.7 x 1.2
Storage	3.8 x 0.6
Bedroom 1	3.8 x 3.65
Bedroom 2	3.6 x 3.7
Bathroom	1.8 x 2.4
M.Bedroom	3.6 x 3.85
M.Dressing	2.2 x 1.6
M.Bathroom	1.8 x 3.65
Terrace	21.845 M ²

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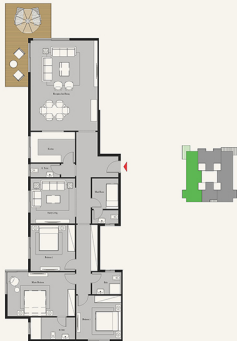
C - 4 / 4 BR

1st, 2nd, 3rd, and 4th Floors

Area: 245 M²

Entrance	1.7 x 2.25
Reception & Dining	7.4 x 5.5
G.Toilet	1.1 x 2.4
Corridor 1	7.5 x 1.2
Kitchen	2.5 x 3.65
Livingroom	3.7 x 3.65
Maidroom	2.5 x 2.15
Maid toilet	1.1 x 2.15
Corridor 2	5.7 x 1.2
Storage	3.8 x 0.6
Bedroom 1	3.8 x 3.65
Bedroom 2	3.6 x 3.7
Bathroom	1.8 x 2.4
M.Bedroom	3.6 x 3.85
M.Dressing	2.2 x 1.6
M.Bathroom	1.8 x 3.65
Terrace	18.43 M ²

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PENTHOUSE

P.H FLOOR

Area: 340 M²

Entrance 1	1.7 x 1.7
Reception & Dining	5.5 x 7.4
G.Toilet	1.1 x 2.8
Entrance 2	3.8 x 1.8
Corridor 1	8.8 x 1.2
Kitchen	2.5 x 3.5
Livingroom	3.7 x 4.2
Maidroom	2.85 x 1.8
Maid toilet	1.65 x 1.8
Corridor 2	1.1 x 5.2
Bedroom 1	3.6 x 3.7
Bedroom 2	3.6 x 3.65
Bedroom 3	3.88 x 4.28
Bathroom	2.4 x 1.8
M.Bedroom	3.6 x 3.65
M.Dressing	1.8 x 2.3
M.Bathroom	3 x 1.7
Terrace	86.34 M ²



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LAKE HOUSE A

Area: 320 M²

N1 Floor

Reception	3.6 x 3.8
Reception hall	6.7 x 5.7
Dinning	5.75 x 3.6
Guest room	3.7 x 3.7
Bathroom	1.8 x 3.7
Kitchen	3.45 x 3
Maidroom	1.9 x 1.8
Maid toilet	1.45 x 1.8
Stairs	1.6 x 4.3
Garden	80 M ²

N2 Floor

Stairs	1.9 x 4.3
Livingroom	3.4 x 5.6
Bedroom 1	3.6 x 3.7
Bedroom 2	3.8 x 3.6
Bedroom 2 Dressing	2 x 1.9
Bathroom	1.85 x 3
M.Bedroom	4.45 x 3.7
M.Bathroom	3.45 x 1.8
Terrace	15.945 M ²



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LAKE HOUSE B

Area: 280 M²

N1 Floor

Reception	6.7 x 5.7
Dinning	5.65 x 3.6
Guest room	3.6 x 3.7
Bathroom	1.8 x 3.7
Kitchen	3.6 x 3
Maidroom	2 x 1.8
Maid toilet	1.35 x 1.8
Stairs	1.9 x 4.3
Garden	80 M ²

N2 Floor

Stairs	1.9 x 3.4
Livingroom	3.45 x 4
Bedroom 1	4.45 x 3.6
Bedroom 2	3.85 x 3.7
Bathroom	3.45 x 1.8
Corridor	1.2 x 3.5
M.Bedroom	3.6 x 3.7
M.Dressing	2.3 x 1.8
M.Bathroom	1.8 x 3.7
Terrace	15.65 M ²



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DUPLEX A

Area: 270 M²

N3 Floor

Entrance	3.8 x 2.6
Reception & Dining	8 x 7.4
G.Toilet	0.9 x 2.1
Kitchen	3.65 x 3.6
Maidroom	1.75 x 2.1
Maid toilet	1.75 x 1.4
Stairs	2.8 x 2.3
Terrace	9.44 M ²

Ground Floor

Stairs	3.80 x 2.05
Entrance	3.8 x 1.67
Livingroom	3.3 x 4.9
Bedroom 1	4 x 3.6
Bedroom 2	3.65 x 3.6
Bathroom	1.75 x 2.4
M.Bedroom	3.65 x 3.6
M.Bathroom	1.75 x 2.4
Terrace	9.62 M ²



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DUPLEX B

Area: 245 M²

1st Floor

Entrance	3.8 x 2.6
Reception & Dining	6.8 x 7.4
G.Toilet	0.9 x 2.1
Kitchen	3.65 x 3.6
Maidroom	1.75 x 2.1
Maid toilet	1.75 x 1.4
Stairs	2.3 x 2.8
Terrace	14.28 M ²

2nd Floor

Stairs	1 x 2.05
Entrance	3.8 x 1.67
Corridor	1.75 x 4.9
Bedroom 1	3.65 x 3.6
Bedroom 2	4.95 x 3.6
Bathroom	1.75 x 2.4
M.Bedroom	4.95 x 3.6
M.Bathroom	1.75 x 2.4



2nd Floor

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DUPLEX C

Area: 245 M²

3rd Floor

Entrance	3.8 x 2.6
Reception & Dining	6.8 x 7.4
G.Toilet	0.9 x 2.1
Kitchen	3.65 x 3.6
Maidroom	1.75 x 2.1
Maid toilet	1.75 x 1.4
Stairs	2.8 x 2.3
Terrace	5.06 M ²

4th Floor

Stairs	3.80 x 2.05
Entrance	3.8 x 1.67
Corridor	1.75 x 4.9
Bedroom 1	4.35 x 3.6
Bedroom 2	3.65 x 3.6
Bathroom	1.75 x 2.4
M.Bedroom	3.65 x 3.6
M.Bathroom	1.75 x 2.4
Terrace	12.15 M ²



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ABOUT NAWASSY

THE VISIONARIES

Nawassy is a developer known for its commitment to quality, innovation, and creating communities that resonate with modern living while maintaining a deep connection to nature. With a track record of successful projects like 3 Sides Mall in El Sherouk City, Nawassy brings the same dedication and attention to detail to Nest, their latest residential endeavor.

This project reflects Nawassy's vision of crafting environments where residents can thrive, blending contemporary design with natural beauty.

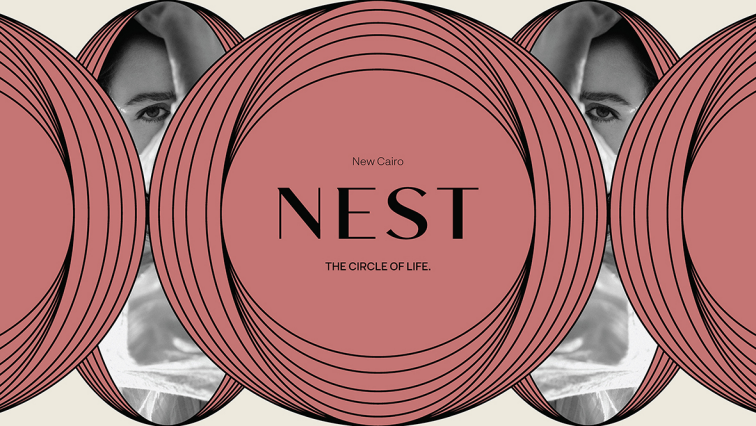
NAWASSY

A WORD FROM OUR CHAIRMAN

OUR PURPOSE

At Nawassy, our vision extends beyond creating individual projects; we are committed to fostering communities that reflect our core values of quality, innovation, and harmony.

Nest is a testament to this vision, where every element has been carefully considered to offer a living environment that balances modern conveniences with natural beauty. Our broader mission is to invest in developments that enhance the quality of life for our residents, creating spaces that feel like home and foster a true sense of belonging.

The image features a woman's face, partially obscured by a series of concentric red circles. The circles are centered on the woman's face, creating a tunnel-like effect. The woman has dark hair and is looking directly at the camera. The background is a solid light beige color.

New Cairo

NEST

THE CIRCLE OF LIFE.