

**IL CAZAR**

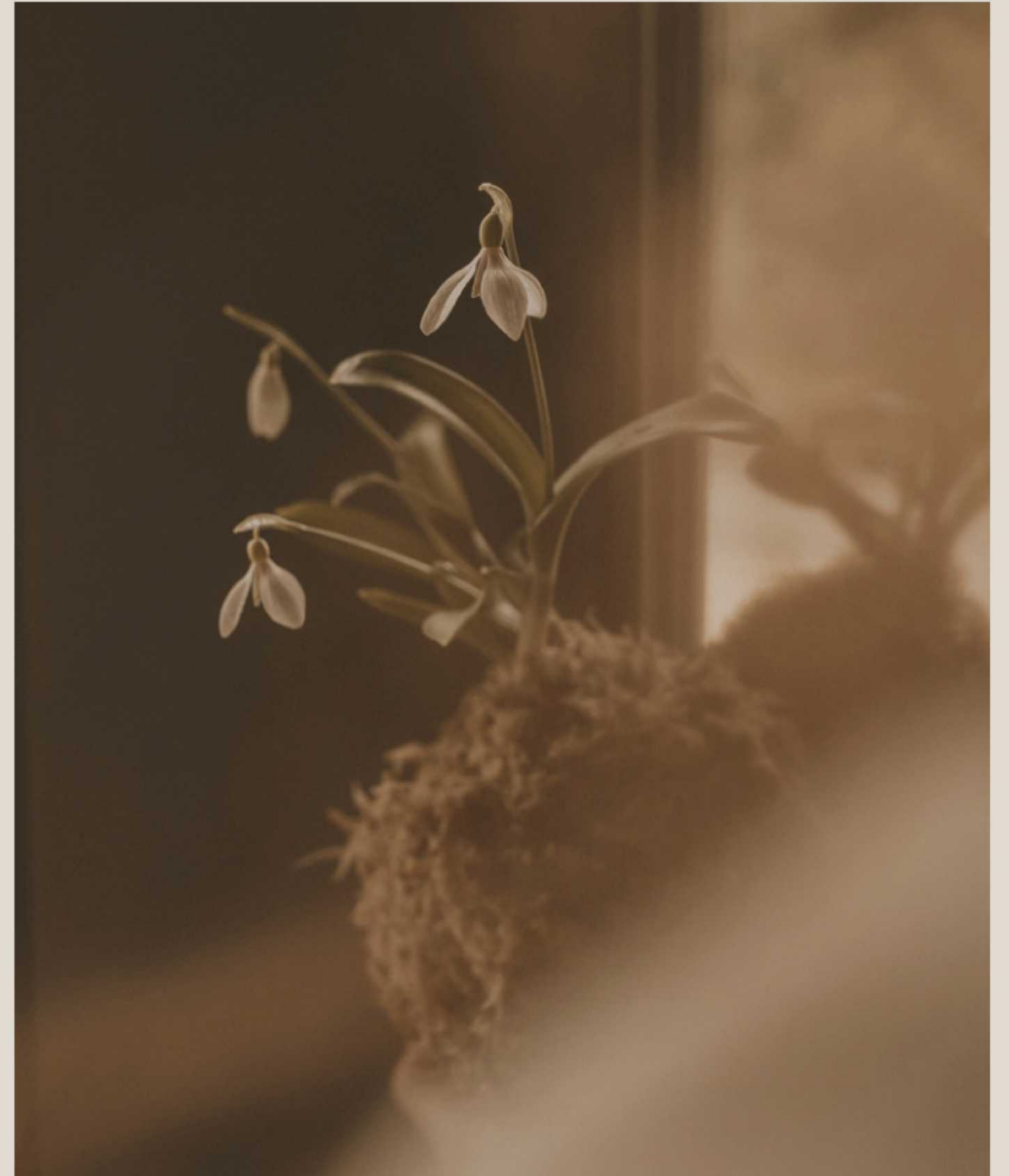
**VÉA**

Villas Élite Architecture



# ABOUT IL CAZAR

With a portfolio that spans celebrated developments such as Creek Town, The Crest, Safia, Glen, Stoda, Go Heliopolis, Westdays, and The C, IL Cazar shapes spaces that breathe ambition and inspire growth. Every project is a testament to integrity, innovation, and enduring value.



# ABOUT VÉA

Introducing VÉA, our newest all-villas boutique community in the prestigious 6th Settlement a landmark destination designed for those who seek exclusivity, comfort, and elevated living. Set across an impressive 100 acres, VÉA features a thoughtfully curated collection of 417 villa keys within a serene, masterfully planned environment that is offering ***residential single family houses and business houses.***

Residents will enjoy premium lifestyle amenities including an exclusive clubhouse, outdoor fit hub, tranquil water features, and lush park spaces perfect for relaxation and recreation. With 70% of construction complete, VÉA seamlessly unites early delivery and refined design.



# Prime Location

Strategically located at sixth settlement in the heart of New Cairo, VÉA places you at the center of it all. With unmatched connectivity to key destinations, we offer both accessibility and serenity:

05

Mins from Sokhna Road

03

Mins from E-ring Road

05

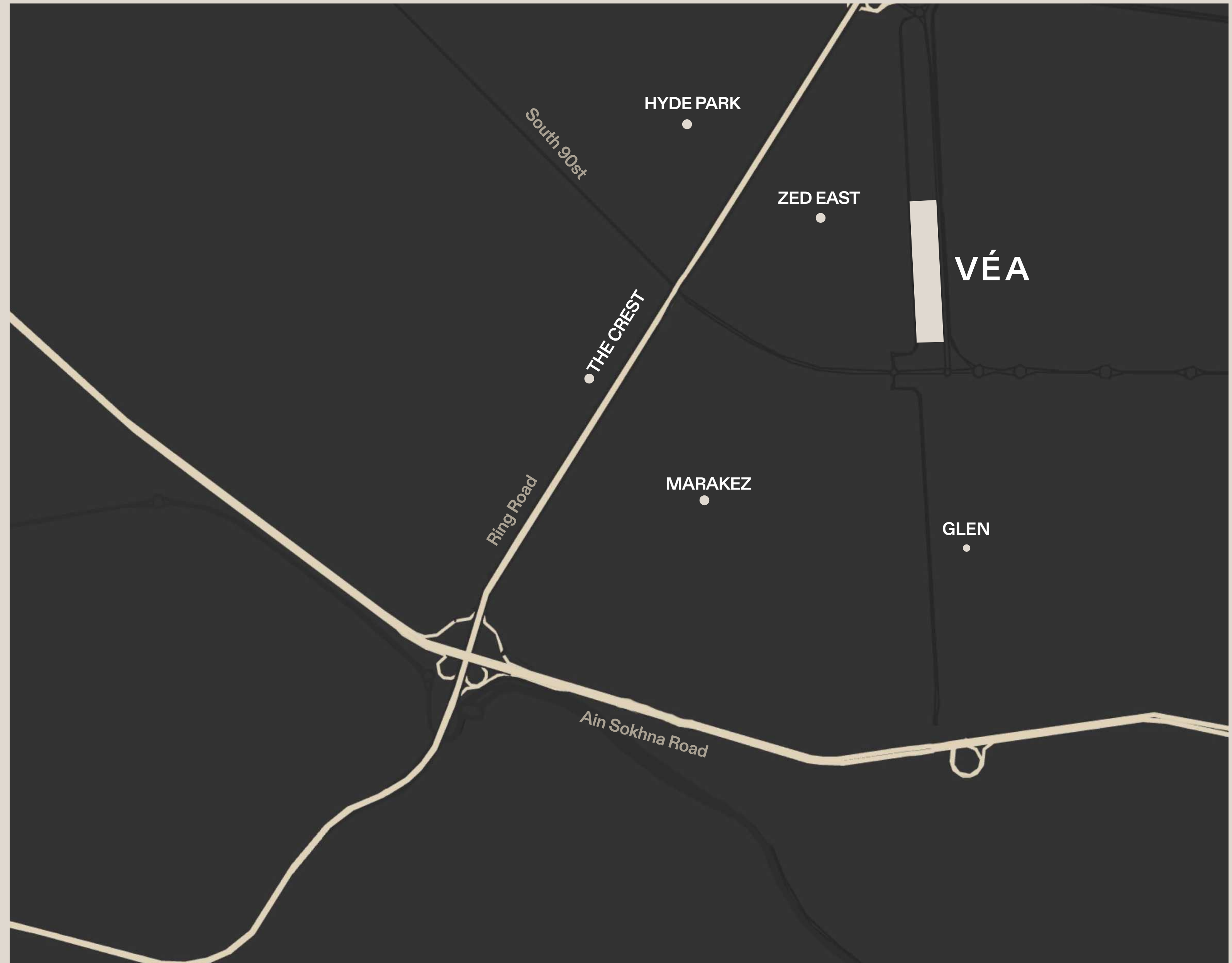
Mins from The Crest

25

Mins from Cairo International Airport

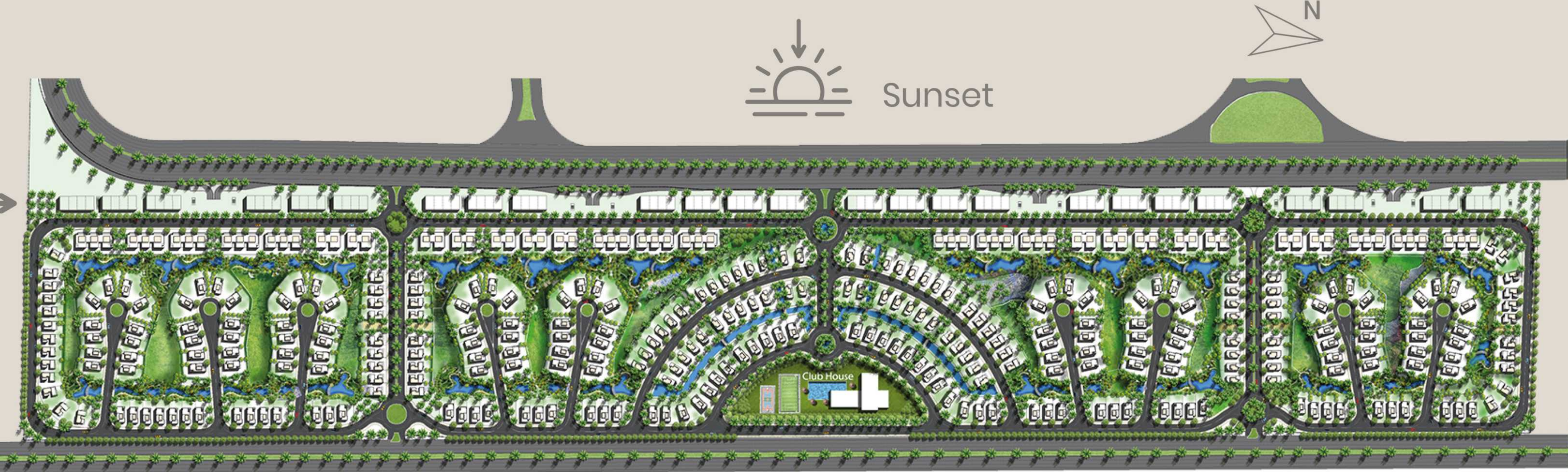
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Mins from The AUC



# MASTERPLAN

Business Houses →



# Distance Masterplan



# Sales Kit

VÉA











# Floor Plans

Standalone Villa Type-A



# STANDALONE

## Villa Type-A

**Total Area: 275 M<sup>2</sup>**  
**AVG.Plot Area: 415 M<sup>2</sup>**

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### Ground Floor - 105 M<sup>2</sup>

01 Lobby	2.25 x 2.70 M
02 Reception	11.15 x 7.35M
03 Kitchen	3.70 x 3.14 M
04 G. Toilet	1.80 x 1.20 M
05 Maid Room	1.80 x 2.00 M
06 Maid Bathroom	1.80 x 0.90 M

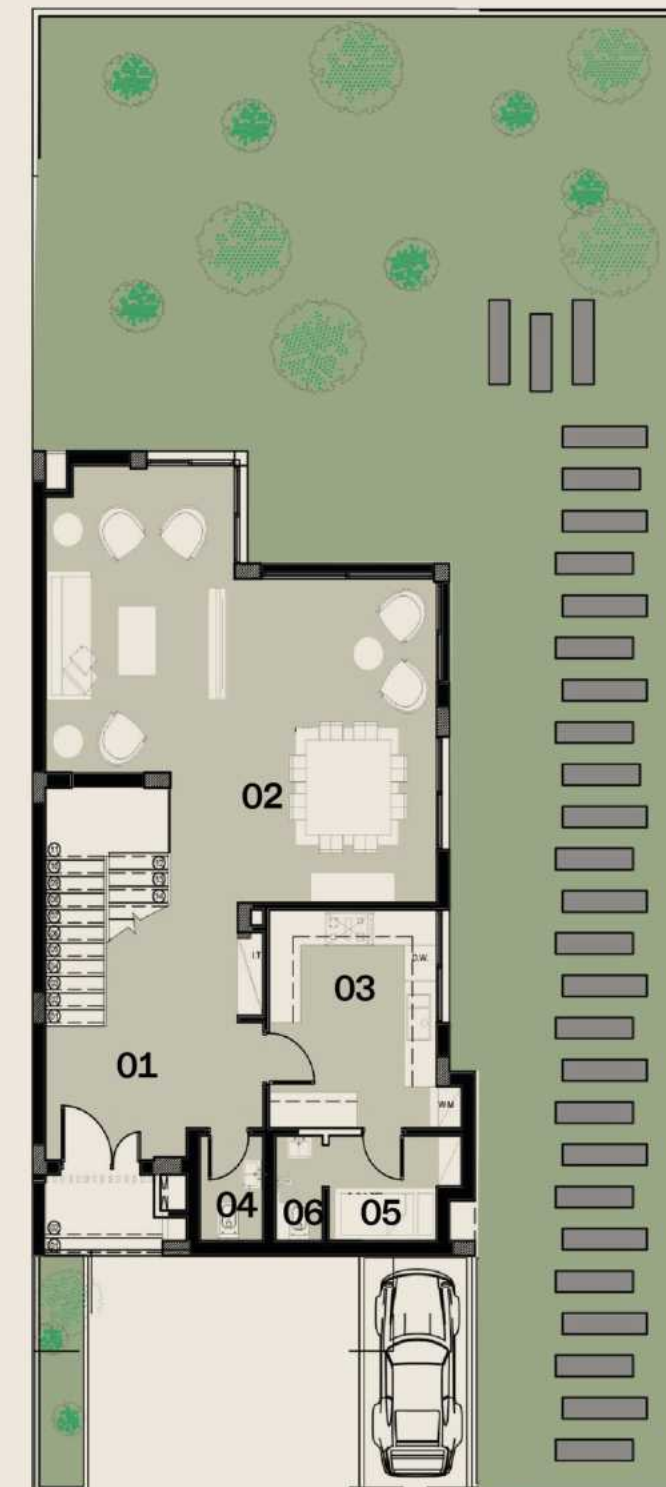
### First Floor - 126 M<sup>2</sup>

01 M. Bedroom	3.60 x 3.60 M
02 M. Dressing	2.40 x 2.20 M
03 M. Bathroom	3.60 x 1.80 M
04 Bedroom/living	3.70 x 3.60 M
05 Bedroom 1	3.70 x 3.60 M
06 Bedroom 2	3.60 x 3.60 M
07 Bathroom	2.20 x 1.60 M

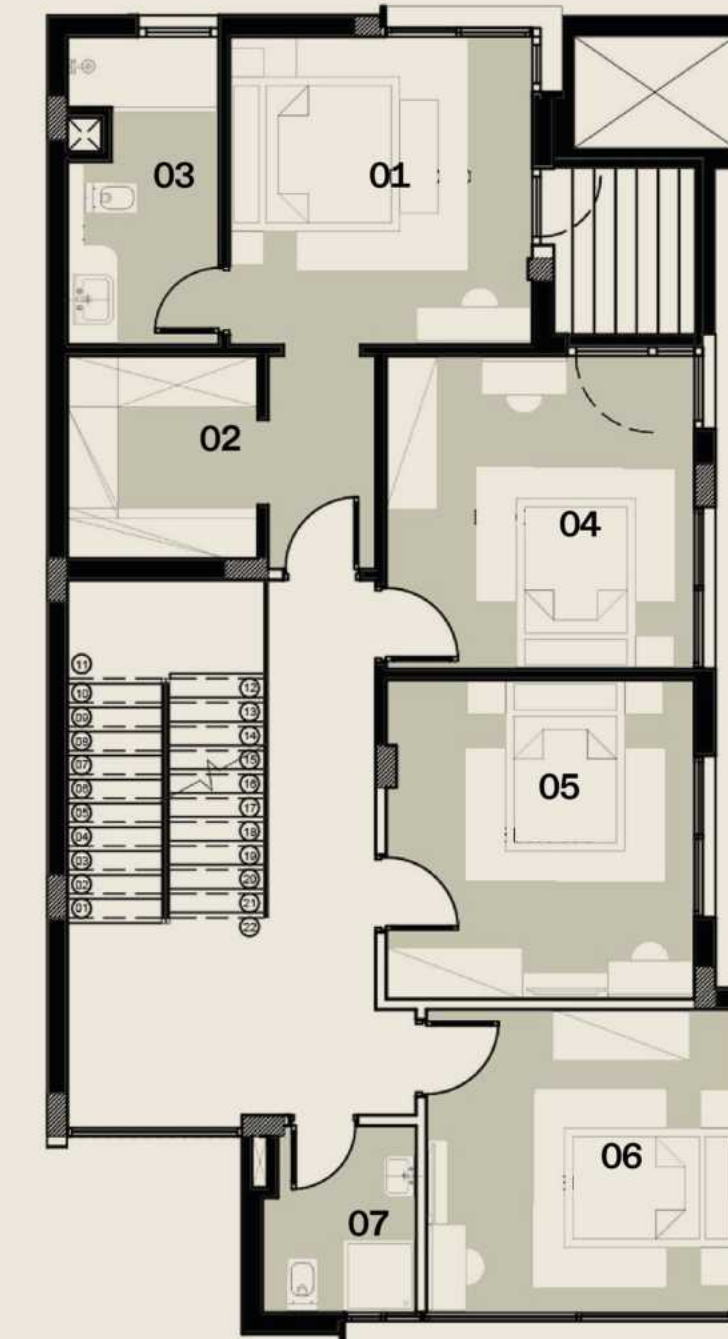
### Roof Floor - 43 M<sup>2</sup>

01 Living	3.40 x 3.60 M
02 kitchenette	2.40 x 2.50 M
03 Bathroom	1.45 x 1.70 M
04 Open Roof	6.00 x 7.35 M
05 Open Roof	3.30 x 5.10 M

Ground Floor



First Floor



Roof Floor



# Floor Plans

Standalone Villa Type-B



# STANDALONE

## Villa Type-B

**Total Area: 250 M<sup>2</sup>**  
**Avg. Plot Area: 353 M<sup>2</sup>**

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### Ground Floor - 99 M<sup>2</sup>

01 Entrance	2.80 x 2.40 M
02 Reception	4.25 x 7.40 M
03 Kitchen	2.60 x 3.60 M
04 G. Toilet	2.60 x 1.20 M
05 Maid Room	1.70 x 2.10 M
06 Maid Bathroom	1.70 x 1.30 M
07 Lobby	5.00 x 3.70 M

### First Floor - 120 M<sup>2</sup>

01 Lobby	4.75 x 3.70 M
02 M. Bedroom	4.25 x 5.75 M
03 M. Dressing	1.65 x 2.10 M
04 M. Bathroom	2.50 x 3.60 M
05 Bedroom 1	3.60 x 4.30 M
06 Bedroom 2	3.60 x 3.60 M
07 Bathroom	1.65 x 2.50 M
08 Terrace	1.00 x 4.50 M

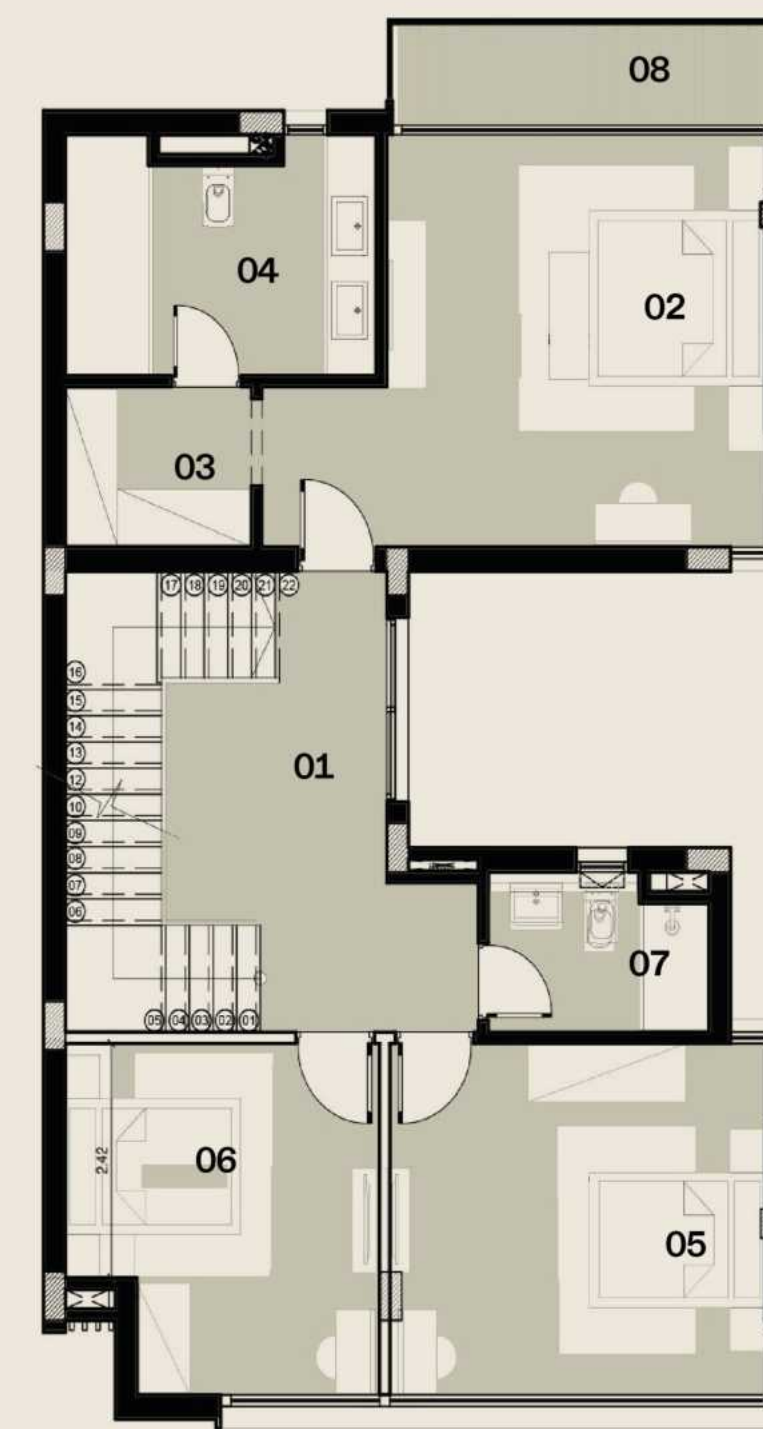
### Roof Floor - 31 M<sup>2</sup>

01 Living	3.60 x 3.60 M
02 kitchenette	0.80 x 2.50 M
03 Bathroom	2.40 x 1.00 M
04 Open Roof	4.40 x 3.40 M
05 Open Roof	4.25 x 8.00 M

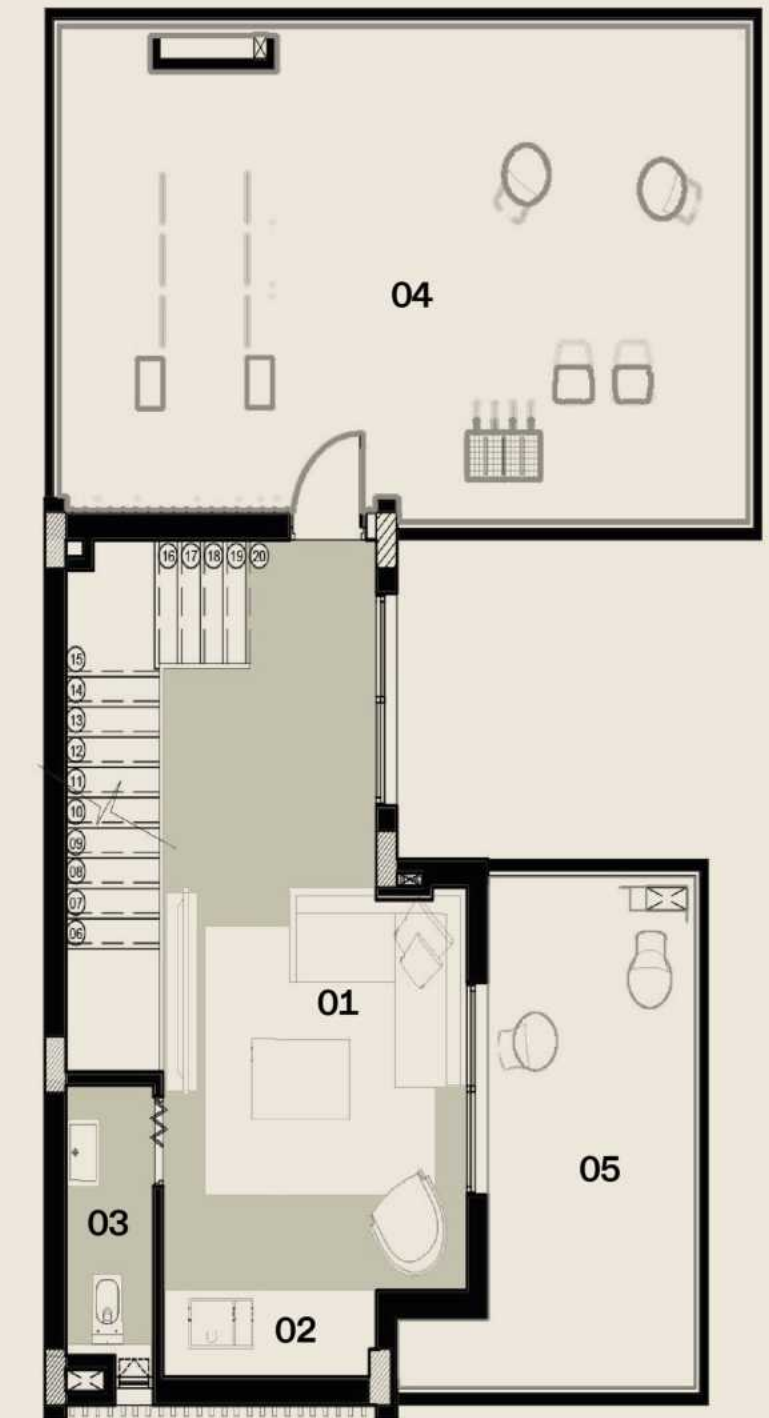
Ground Floor



First Floor

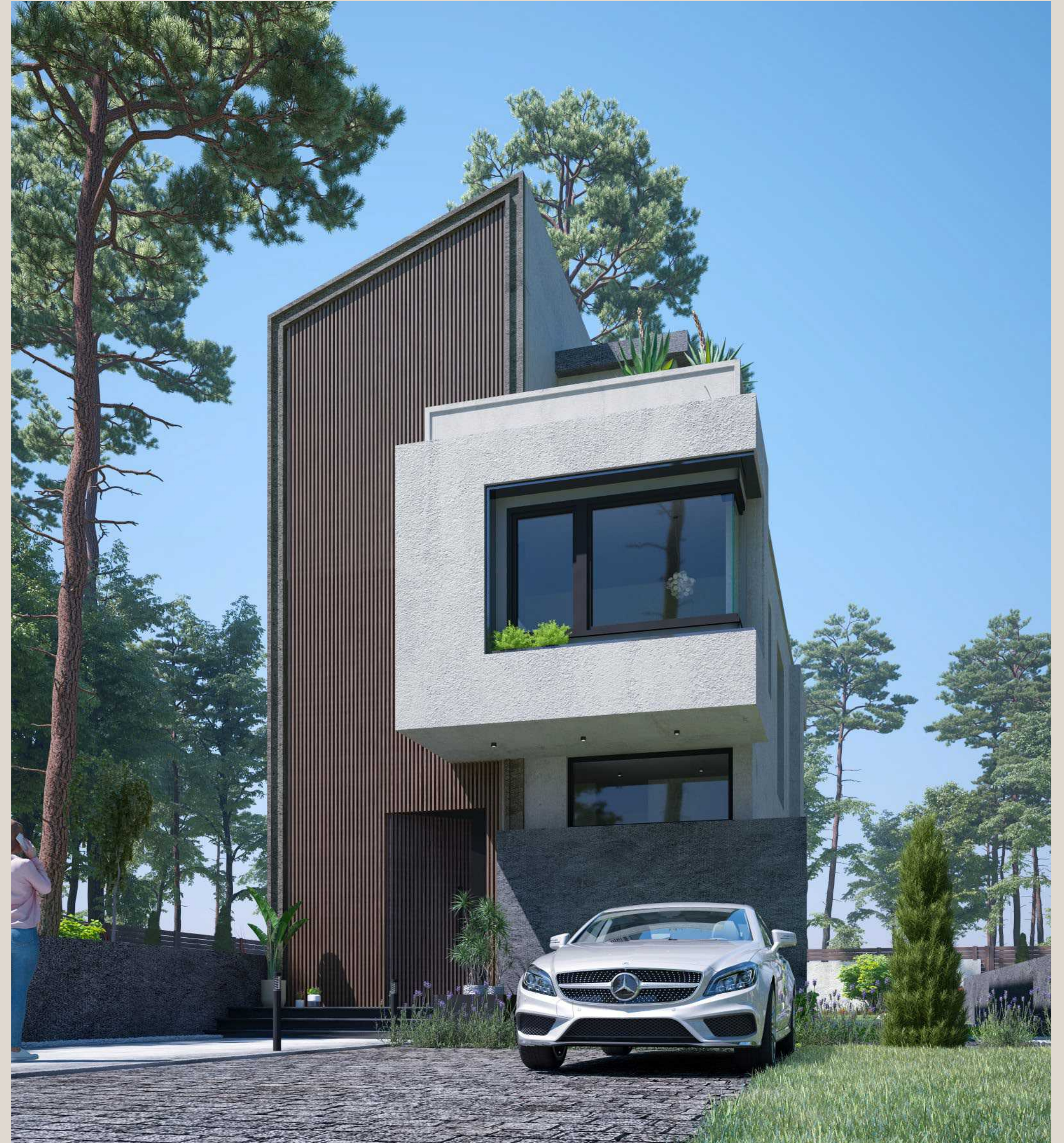


Roof Floor



# Floor Plans

Standalone Villa Type-C



# STANDALONE

## Villa Type-C

**Total Area: 220 M<sup>2</sup>**  
**Avg. Plot Area: 342 M<sup>2</sup>**

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### Ground Floor - 82 M<sup>2</sup>

01 Lobby	3.00 x 1.90 M
02 Reception	5.50 x 6.40 M
03 Kitchen	2.70 x 3.14 M
04 G. Toilet	2.20 x 1.10 M
05 Maid Room	1.70 x 1.80 M
06 Maid Bathroom	1.70 x 1.00 M

### First Floor - 96 M<sup>2</sup>

01 Lobby	5.50 x 1.20 M
02 M. Bedroom	3.60 x 4.60 M
03 M. Bathroom	1.90 x 1.70 M
04 M. Dressing	1.80 x 2.70 M
05 Bedroom 1	3.70 x 3.60 M
06 Bedroom 2	3.60 x 3.60 M
07 Bathroom	1.40 x 3.60 M

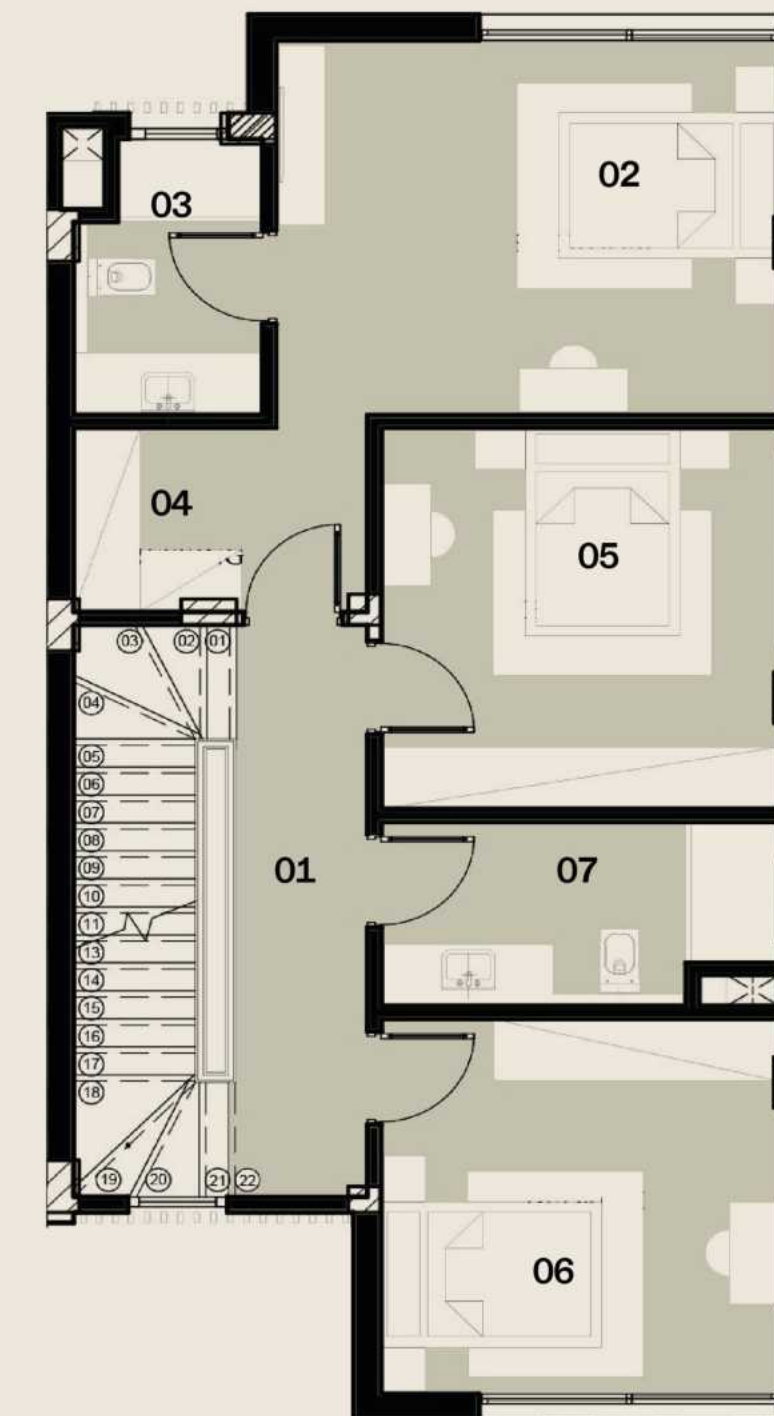
### Roof Floor - 42 M<sup>2</sup>

01 Bedroom	3.55 x 3.60 M
02 Bathroom	1.70 x 1.70 M
03 Open Roof	3.60 x 2.90 M
04 Open Roof	3.60 x 6.40 M

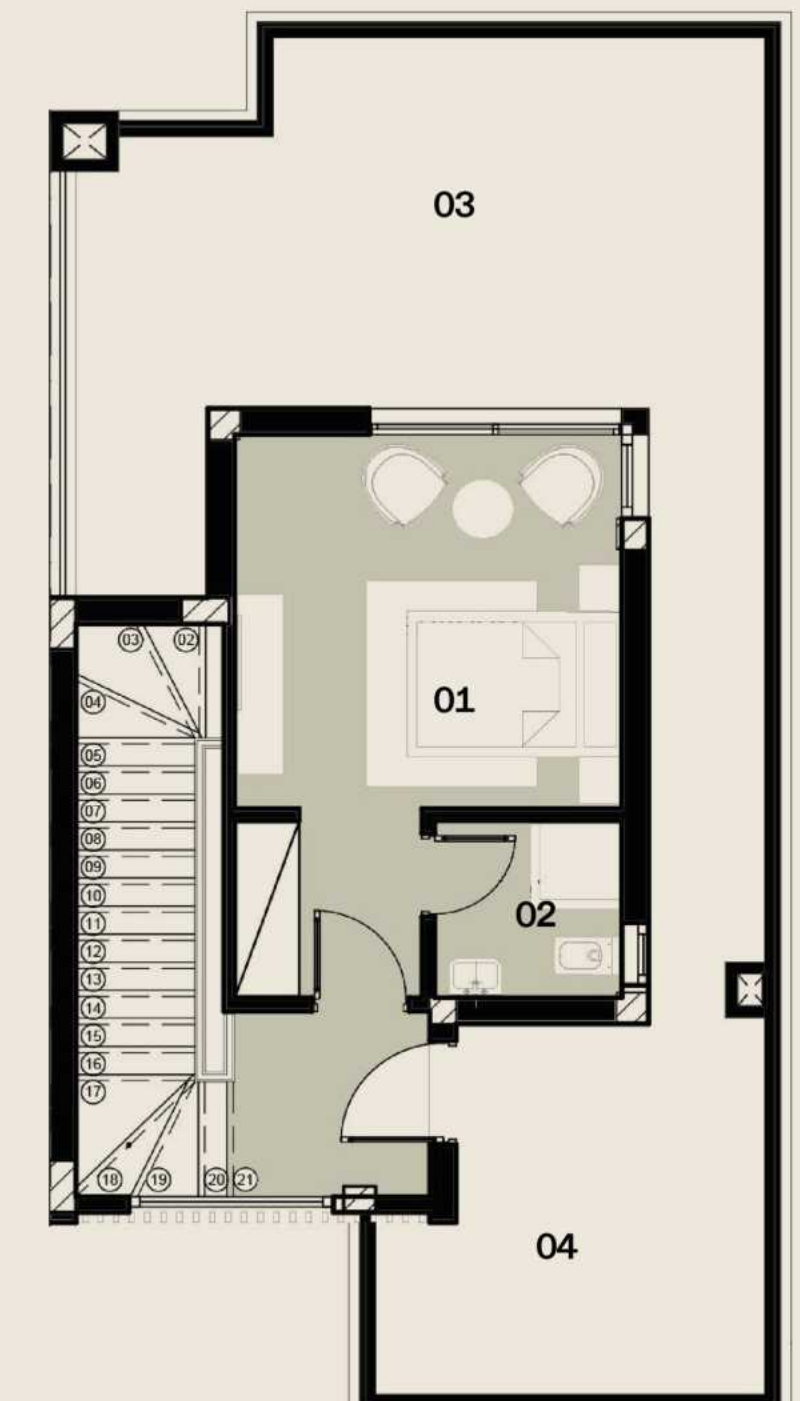
Ground Floor



First Floor



Roof Floor



# Floor Plans

Town House







# TOWNHOUSE

**Corner Unit - 190 M<sup>2</sup>**  
**Avg. Plot Area: 234 M<sup>2</sup>**

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## Ground Floor - 78 M<sup>2</sup>

01 Entrance	2.60	x	1.70	M
02 Reception	9.80	x	5.80	M
03 Kitchen	2.60	x	3.10	M
04 G.Toilet	1.10	x	1.60	M

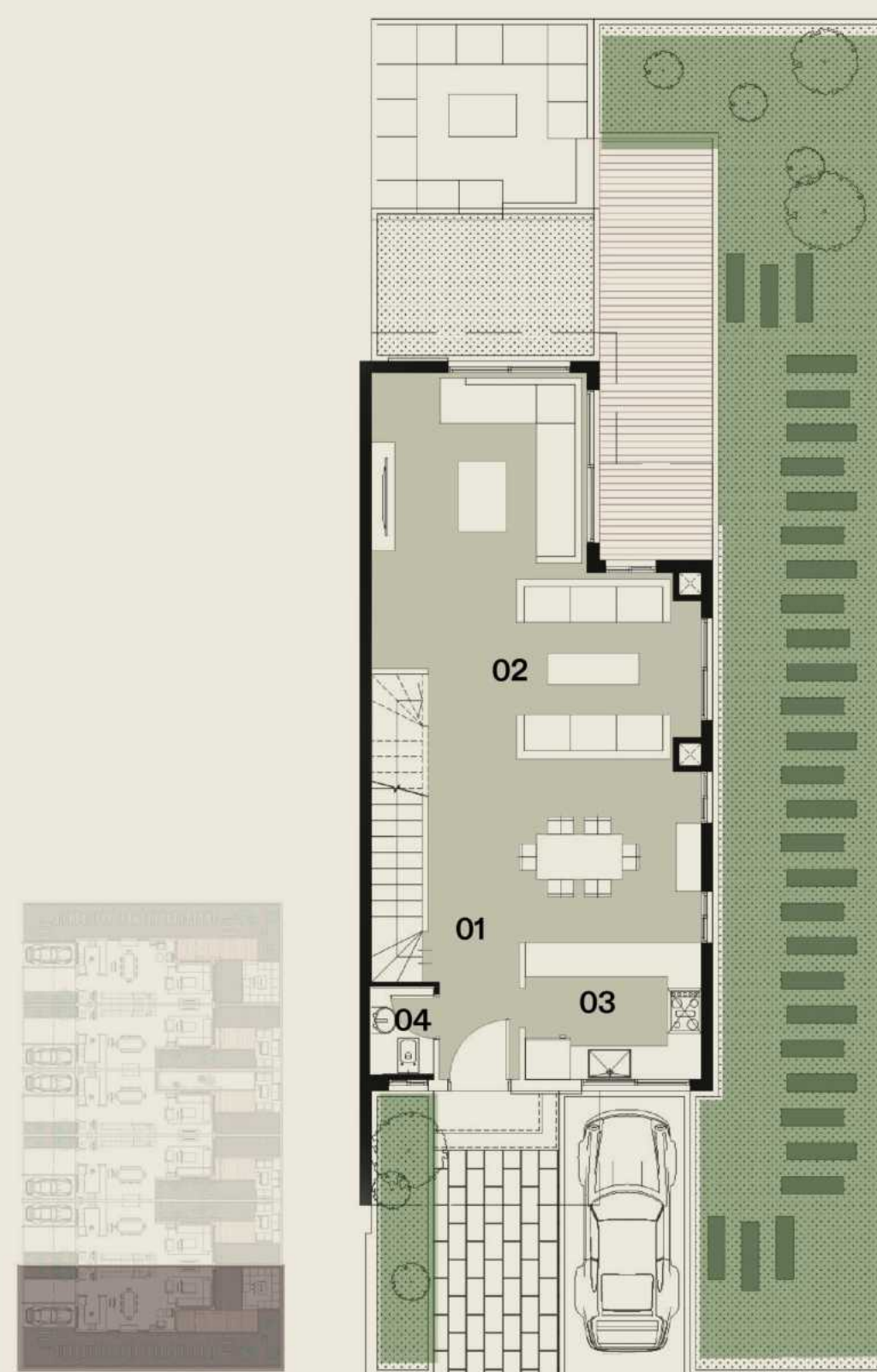
## First Floor - 91 M<sup>2</sup>

01 M.Bedroom	3.60	x	3.80	M
02 M.Dressing	1.70	x	2.10	M
03 M.Bathroom	1.70	x	2.60	M
04 M.Terrace	1.60	x	1.90	M
05 Bedroom 1	3.70	x	3.80	M
06 Bedroom 2	3.80	x	3.60	M
07 Bathroom	1.60	x	2.60	M
08 Terrace	1.60	x	1.90	M

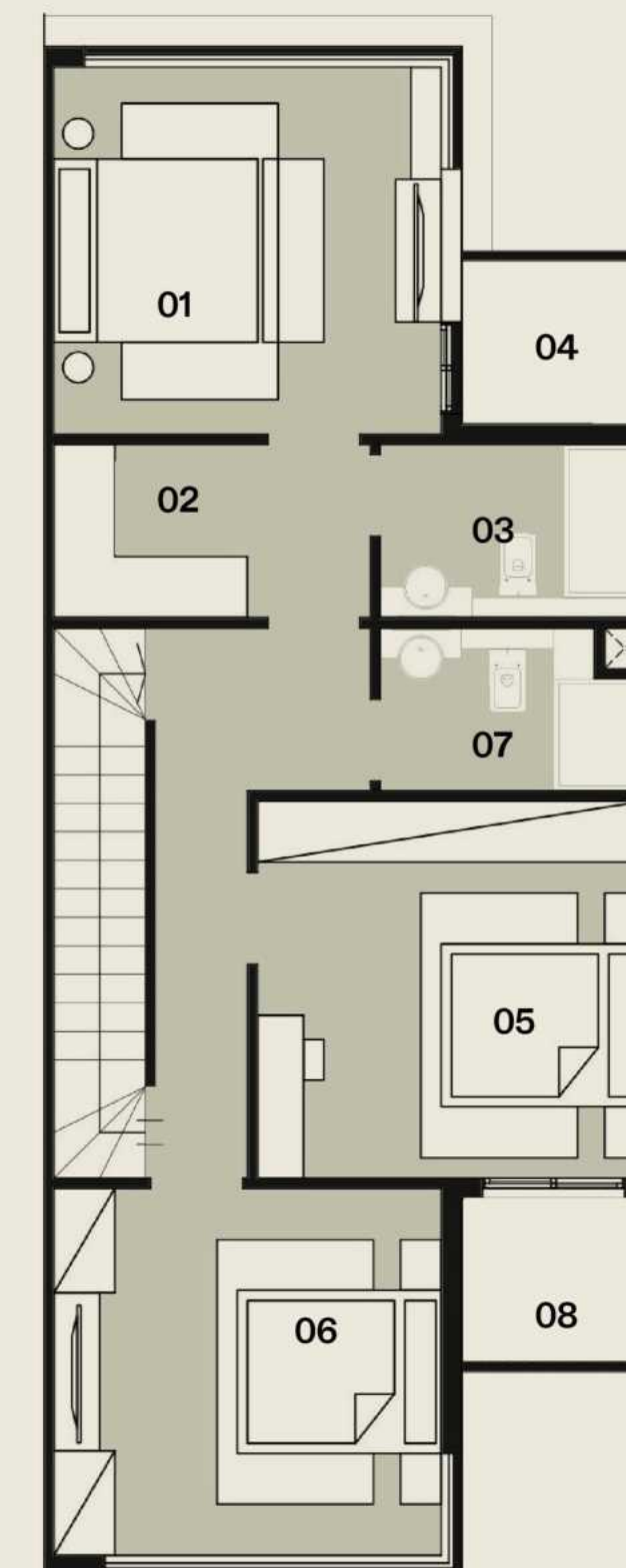
## Roof Floor - 21 M<sup>2</sup>

01 Maid Room	5.40	x	2.10	M
02 Open Roof	5.60	x	2.70	M
03 Open Roof	3.50	x	3.80	M
04 Open Roof	5.30	x	3.80	M

Ground Floor



First Floor



Roof Floor



# TOWNHOUSE

**Middle Unit - 180 M<sup>2</sup>**  
**Avg. Plot Area: 153 M<sup>2</sup>**

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## Ground Floor - 74 M<sup>2</sup>

01 Entrance	2.60 x 1.70 M
02 Reception	9.70 x 4.80 M
03 Kitchen	2.60 x 3.10 M
04 G.Toilet	1.10 x 1.60 M

## First Floor - 84 M<sup>2</sup>

01 M.Bedroom	3.60 x 3.80 M
02 M.Dressing	1.70 x 0.95 M
03 M.Bathroom	1.70 x 1.80 M
04 Bedroom 1	3.60 x 3.80 M
05 Bedroom 2	4.30 x 3.80 M
06 Bathroom	3.40 x 1.90 M

## Roof Floor - 21 M<sup>2</sup>

01 Maid Room	5.40 x 2.10 M
02 Open Roof	5.30 x 3.80 M
03 Open Roof	5.60 x 2.70 M
04 Open Roof	3.50 x 3.80 M

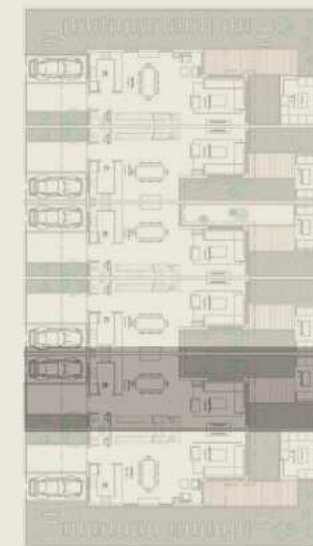
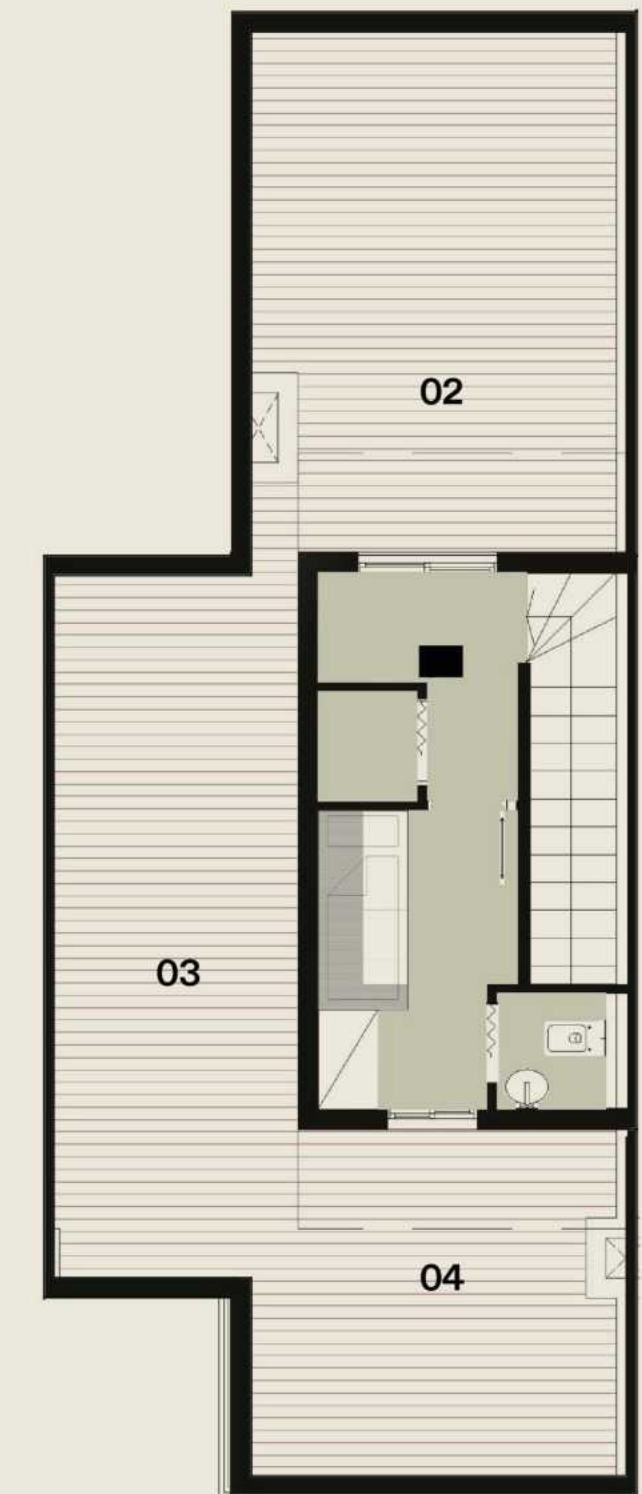
Ground Floor



First Floor



Roof Floor



# VÉA Pricing

## **Payment Plan:**

5% Down Payment

Up to 10 years payment plan

Maintenance Fees: 8%

## **Starting Prices:**

Town House Middle – 180 SQM: 17M EGP

Town House Corner – 190 SQM: 19M EGP

Standalone Villa – 220 SQM: 24M EGP

Standalone Villa – 250 SQM: 27.5M EGP

Standalone Villa – 275 SQM: 30M EGP

Collecting Now Refundable EOIs: 200,000 EGP

**VÉA**

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