

SQ<sup>I</sup>

EXCLUSIVE RESIDENCE

HDP | Housing and  
Development  
Properties

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## ABOUT HOUSING & DEVELOPMENT PROPERTIES

Housing and Development Properties (HDP) was expertly founded in 2022 to write a new era of excellence as the bank's real estate investment and development arm, specialized in bespoke residential, commercial and second home offerings. Powered by the boundless possibilities of tomorrow, HDP is a one-stop hub, offering holistic solutions under one visionary roof. The company has succeeded in launching four iconic projects in a record time of one year, thanks to the power of its construction and development arms, gaining the trust of investors across different segments. By adopting a 360 approach rooted in sustainability, HDP forges a path forward, offering ideal value-for-money opportunities in prime locations across Egypt where quality integration enriches daily life.



## THE SQ1 PHILOSOPHY

Step into SQ1 Exclusive Residence, where luxury and natural beauty intertwine to create a haven of tranquility. Our meticulously designed homes offer more than just living spaces; they provide an elevated lifestyle experience tailored to those who appreciate the finer things in life.

Surrounded by lush greenery and captivating views, SQ1 fosters a sense of belonging among a community of like-minded individuals. Here, residents find solace in the embrace of nature, forging connections with neighbors who value the serenity and elegance of their surroundings.

Embrace the essence of elevated living at SQ1 Exclusive Residence, where each day brings a renewed sense of joy and contentment. Welcome home to a place where luxury meets tranquility, and the beauty of nature intertwines seamlessly with the rhythms of everyday life.

1. The facade may undergo small changes without prior notice. 2. Specifications, materials, and colors may be altered depending on final design and availability. 3. Actual finishes for windows, porches, terraces, loggia, and exterior trim may vary by elevation styles and floor level. 4. The façade shown is for illustrative purposes only.





# EXCLUSIVITY *Redefined*

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## LIFE AT THE CENTER OF LIVELINESS

Nestled at the entrance of New Cairo, our residence is more than just a home; it is a lifestyle, strategically positioned to elevate your living experience. This prime location offers unparalleled access to the city's cultural, recreational, and business hubs, granting you the luxury of time and convenience, and elevating your lifestyle to a whole new essence. SQ1 seamlessly merges sophistication with exclusivity. Just a minute away from Square One Mall, 5A, and One Ninety. Here, accessibility is not just a convenience; it's a commitment that ensures everything you seek is within arm's reach.

1. Actual spaces areas may vary from the stated area in the location map. 2. Drawing is not to scale.







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IMMERSE YOURSELF IN *Serenity*



## ABOUT SQ 1

SQ1 Exclusive Residence stands as a testament to modern luxury, offering a diverse range of living spaces tailored to meet the unique needs and preferences of its residents. From intimate one-bedroom sanctuaries to expansive three-bedroom apartments and exclusive duplexes, this residence complex redefines the essence of upscale living. Rooted in a serene architectural philosophy, SQ1 seamlessly blends contemporary design with a focus on tranquility. Its elegant facade, characterized by numerous windows, creates a captivating interplay of light and shadow, defining the external aesthetic of the residence. The masterplan not only enhances the visual appeal of the complex but also prioritizes internal livability, providing residents with a harmonious blend of modern comfort and natural serenity. At SQ1 Exclusive Residence, every aspect of the design reflects a commitment to elevating the living experience, offering residents a refreshing perspective on luxurious urban living.

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DESIGN CONCEPT

The masterplan of SQ1 Exclusive Residence, nestled within a sprawling 10-acre project, stands as a testament to harmonious design principles. Embracing a philosophy that seamlessly intertwines modern living with natural serenity, it offers a refreshing perspective for every exclusive apartment. This distinctive layout enhances both the aesthetic appeal and functionality of the development, achieving a perfect balance between external beauty and internal livability. This thoughtful design ensures that every unit enjoys an abundance of natural light and stunning vistas, fostering a serene and inviting atmosphere throughout the community.

Welcome to a residence where the beauty of design meets the tranquility of nature, creating a haven for an unparalleled standard of living.



1. These renders are for illustrative purposes only; minor changes are applicable as per actual master planning design and construction. 2. Each garden plot shape will vary based on the location of the building in the masterplan.





SERENITY MEETS  
*Elevated Lifestyle*

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HERE'S TO A NEW HOME,  
NEW ADVENTURE,  
AND *New Memories*

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# AMENITIES

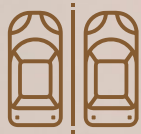
Enjoy a one-of-a-kind luxury retreat at SQ1 Exclusive Residence, featuring expansive outdoor spaces and lush green landscapes that guarantee scenic greenery views from every unit. With 85% of space devoted to lush landscapes, residents can unwind amidst nature, enhanced by leisurely strolls along our walking track. Our community centers act as dynamic hubs for diverse interests, complemented by tranquil swimming pool amenities. Elevating modern living, cutting-edge smart home systems seamlessly fuse innovation and convenience. For a worry-free lifestyle, enjoy top-tier maintenance amenities, secure underground parking facilities, and advanced security features.



WALKING TRACK



SWIMMING POOL



UNDERGROUND PARKING



SECURITY CAMERAS



LANDSCAPE & VIEWS



SMART SYSTEM



MAINTENANCE



COMMUNITY CENTER



STATE-OF-THE-ART FITNESS FACILITY



CONCIERGE







# I

## A SYMPHONY OF SCENIC GREENERY ACROSS EVERY RESIDENCE

A property adorned with carefully curated outdoor spaces and thoughtfully designed landscapes providing every unit with a view of our 8500 m<sup>2</sup> central landscape and a haven for residents seeking solace and serenity. We took embracing nature to the next level, with 85% being landscape and greenery to provide residents with spaces to unwind and connect with the outdoors.





## HUB OF CONNECTIVITY

Experience a vibrant community lifestyle with our community centers, offering an array of amenities that cater to diverse interests. From fitness facilities and social gathering spaces, our community center serves as the heartbeat of a thriving and connected residential environment.





# WATERY HIDEAWAYS

Revel in the pinnacle of luxury living with our exceptional swimming pool amenities. Whether it's a pleasant morning swim or a leisurely afternoon by the poolside, our watery hideaway offers homeowners a hotel-like escape inside the comforts of their own homes.

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## HOME SOLUTIONS

Immerse yourself in the epitome of modern luxury living with our cutting-edge smart systems. From automated climate control to integrated security features, our residences offer a seamless blend of convenience and innovation, allowing residents to tailor their living spaces to their preferences at their command.

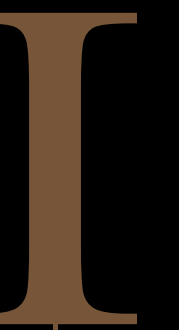






## FITNESS HAVEN

Embark on an elevated fitness journey at our cutting-edge fitness facility, where the essence of elevated living comes to life. Our state-of-the-art facilities redefine the standard of wellness, ensuring a harmonious fusion of fitness, healthy lifestyle, and accessibility.





## SIGNATURE CONCIERGE

Indulge in the epitome of tailored services for an exceptional elevated living with our Premier Concierge Services at SQ1 Exclusive Residence. The dedicated concierge team is committed to ensuring your every need is not just met but exceeded.







WELCOME TO A RESIDENCE,  
WHERE DESIGN BEAUTY MEETS  
*Nature's Tranquility*

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## SQ1 ARCHITECTURE

Harmony and thoughtful urban design serve as a seamless addition to the New Cairo skyline, epitomizing contemporary elegance and luxury living at its finest. The architectural elegance of SQ1 extends to seamlessly integrate indoor and outdoor living. Vast terraces adorned with lush greenery blur the boundaries between inside and out, inviting residents to embrace the natural beauty that surrounds them. Beyond the buildings' facades, SQ1 fosters an intimate neighborhood atmosphere through meticulous attention to its buildings' design and features. The three strategically arranged five-story apartment buildings, boasting double-height entrances, are designed to optimize privacy and seclusion. At its heart lies a stunning centerpiece of a sprawling landscape intertwined with a shimmering swimming pool. Serving as a tranquil oasis for residents to unwind, these central features offer panoramic views and create a serene ambiance throughout the complex.



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# FLOOR PLANS



# *Building 1*

## ENTRANCE B



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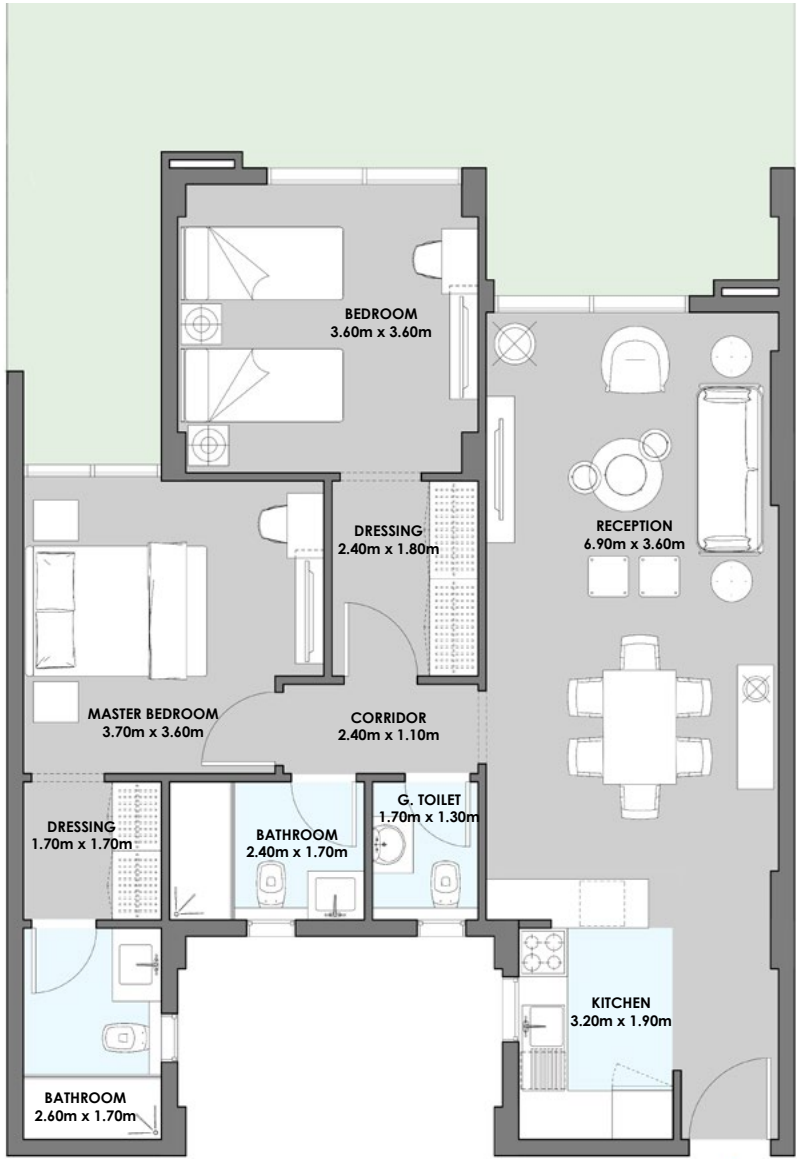
BUILDING 1 - ENTRANCE B

TWO BEDROOM APARTMENT

GROSS AREA 125 - 126 m<sup>2</sup>

Ground Floor

Unit No.: 01,04,07



1. All room dimensions are measured internally and exclude wall finishes and construction tolerance. 2. All dimensions have been provided by our consultant architect. 3. All material, dimensions and drawings are approximate, and information is subject to change without notice. 4. Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas & values. 5. Drawing areas are not to scale. 6. The developer reserves the right to make revisions. 7. Actual unit areas, windows, porches, terraces, and exterior trim detail may vary by elevation style. 8.The unit orientation will be shown in the master plan and not the floor plan. 9. Furniture plans are for indicative purposes.

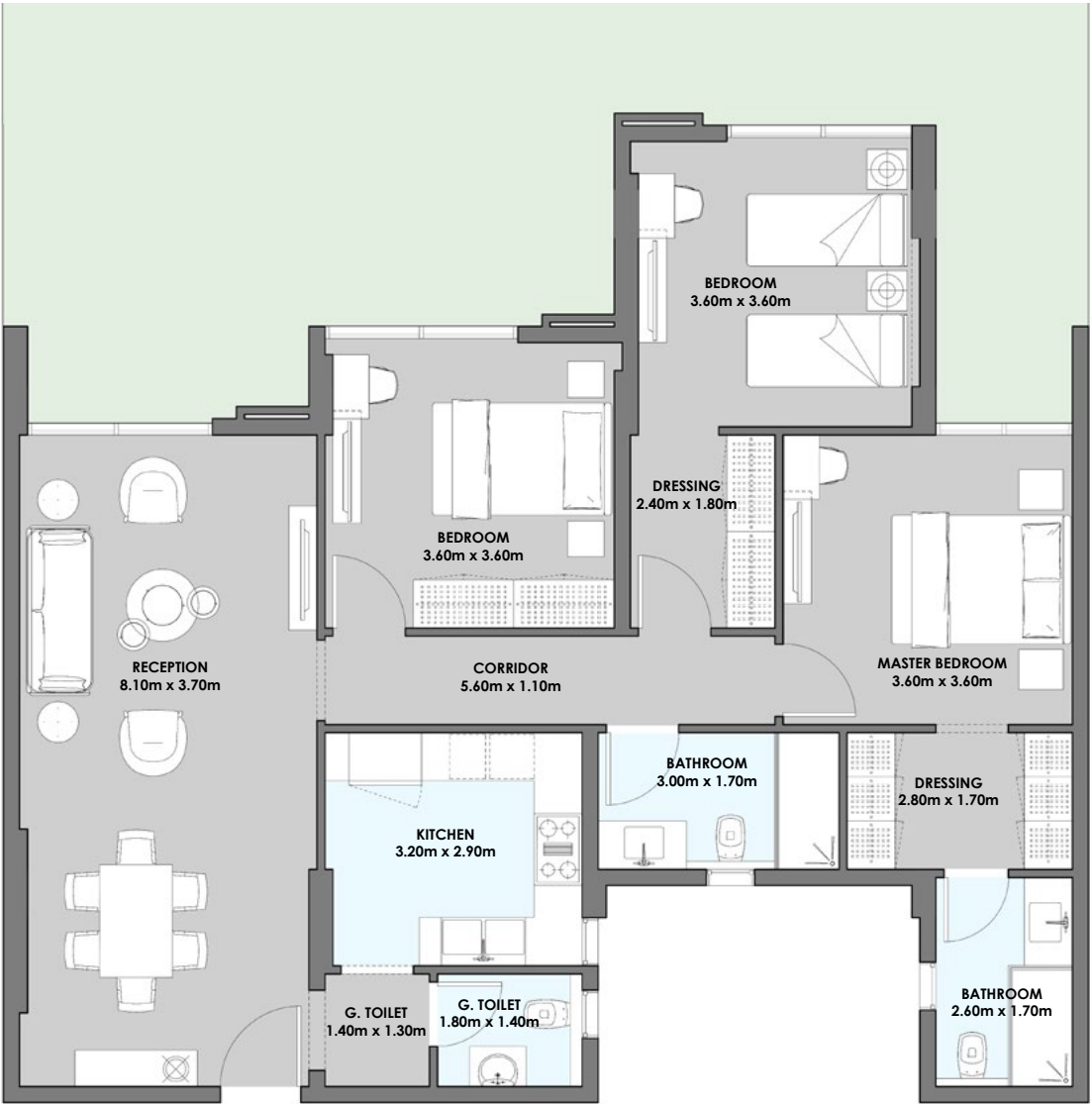
BUILDING 1 - ENTRANCE B

THREE BEDROOM APARTMENT

GROSS AREA 164 m<sup>2</sup>

Ground Floor

Unit No.: 02



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BUILDING 1 - ENTRANCE B

THREE BEDROOM APARTMENT

GROSS AREA 162 m<sup>2</sup>

Ground Floor

Unit No.: 03



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BUILDING 1 - ENTRANCE B

TWO BEDROOM APARTMENT

GROSS AREA 125 m<sup>2</sup>

Ground Floor

Unit No.: 05



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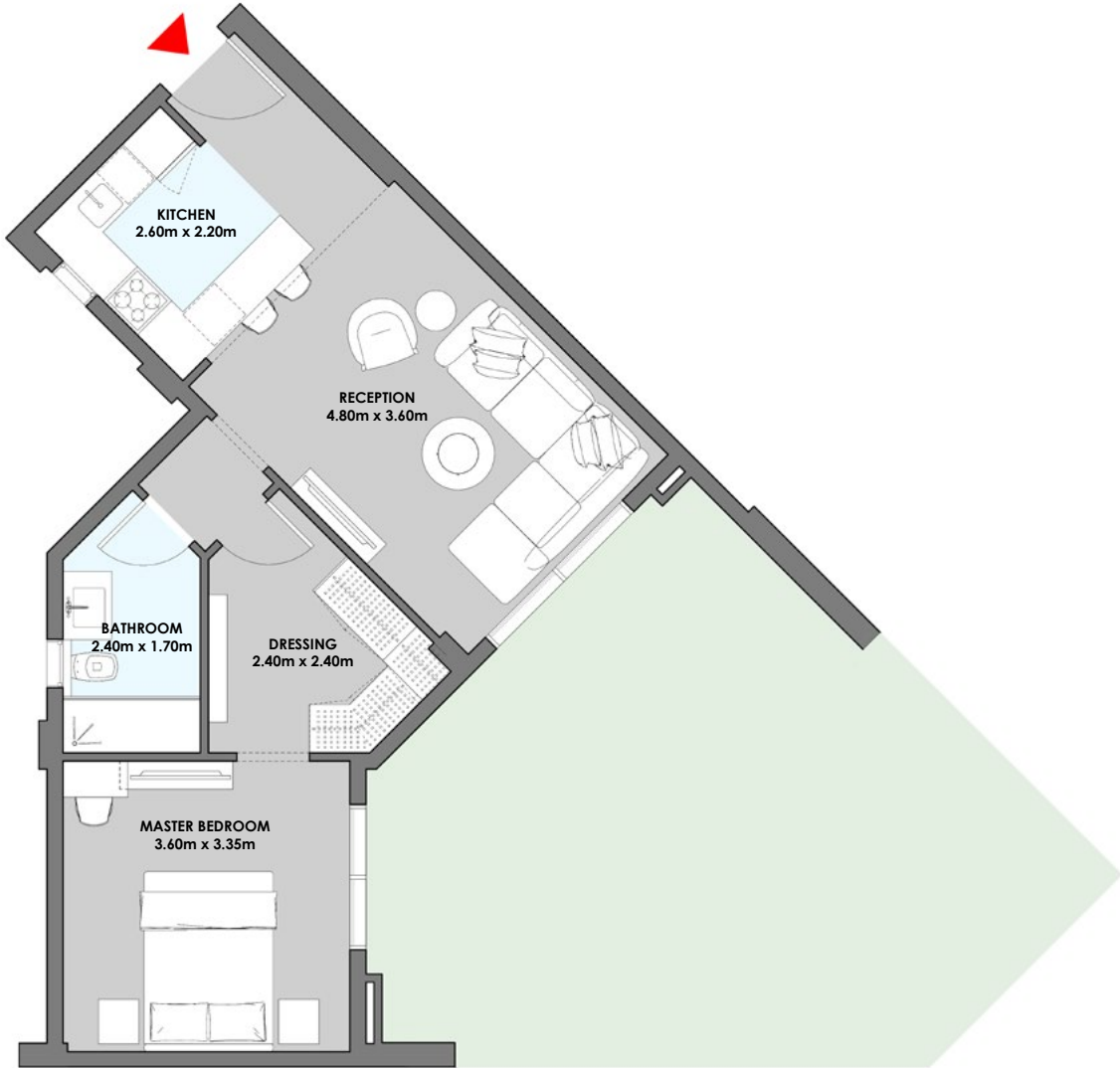
BUILDING 1 - ENTRANCE B

ONE BEDROOM APARTMENT

GROSS AREA 77 m<sup>2</sup>

Ground Floor

Unit No.: 06



Ground Floor

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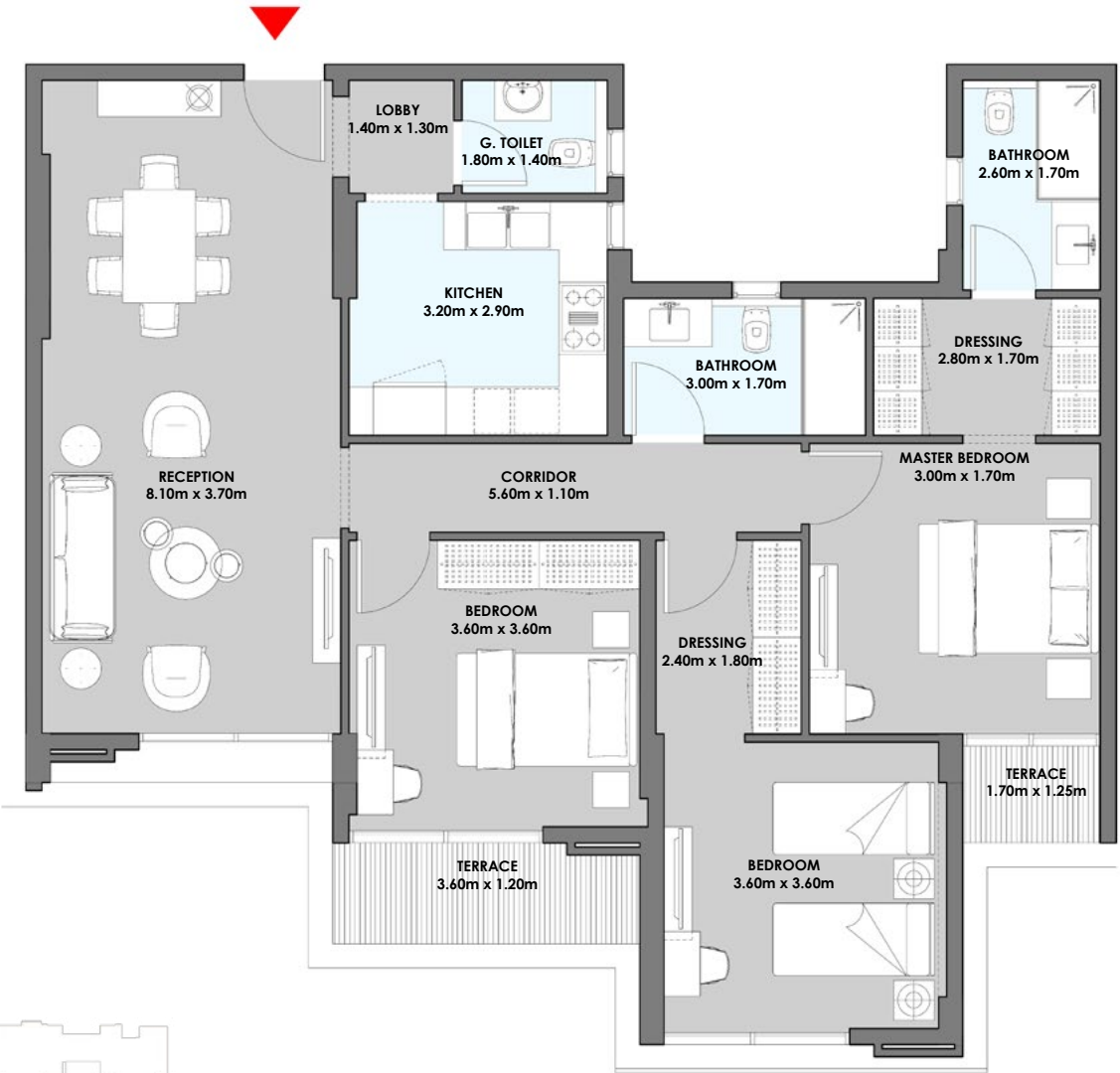
BUILDING 1 - ENTRANCE B

THREE BEDROOM APARTMENT

GROSS AREA 175 m<sup>2</sup>

Typical Floor

Unit No.: 11,21,31



First, second & third floor

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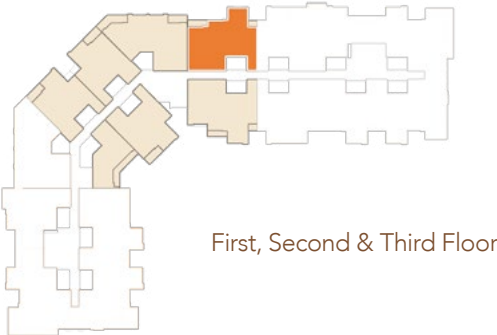
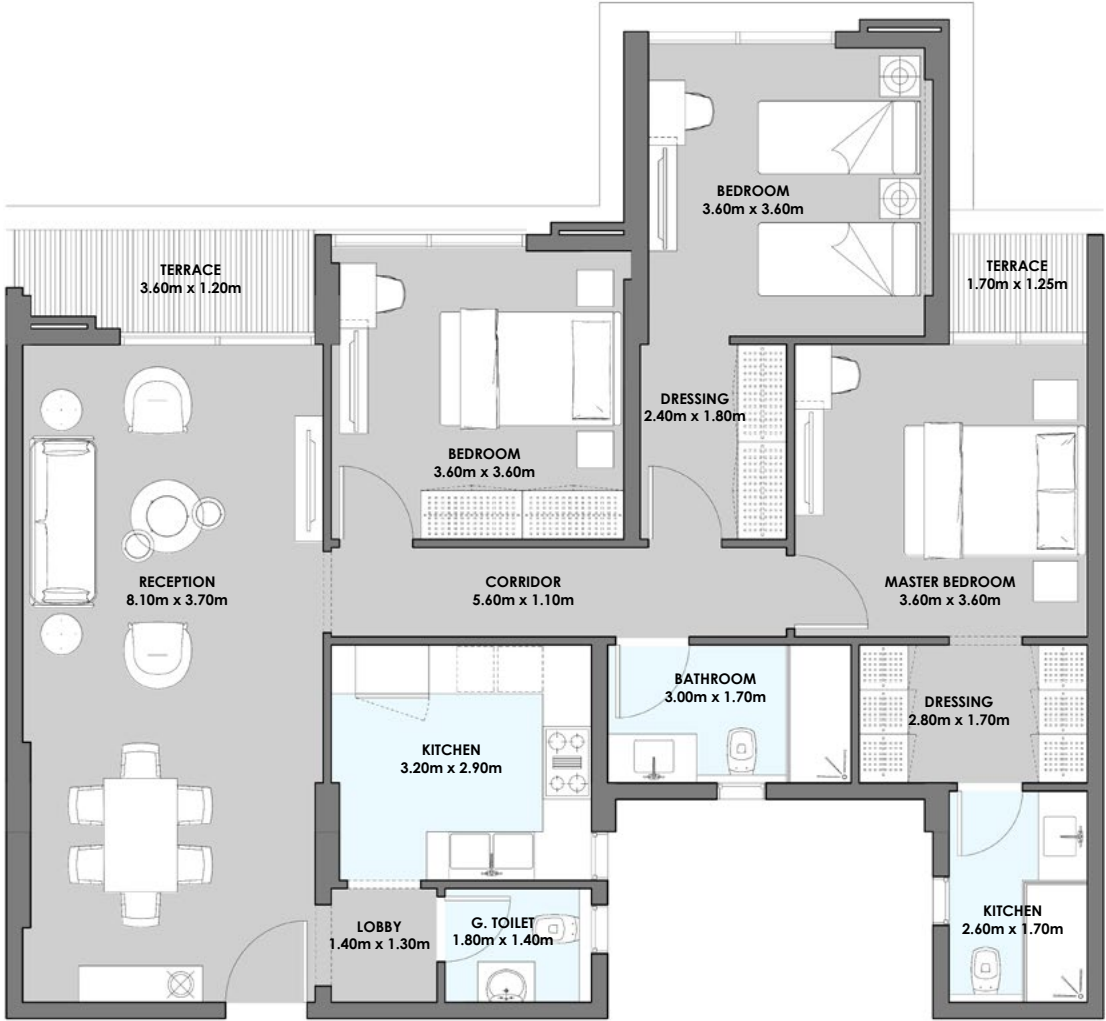
BUILDING 1 - ENTRANCE B

THREE BEDROOM APARTMENT

GROSS AREA 173 m<sup>2</sup>

Typical Floor

Unit No.: 12,22,32



First, Second & Third Floor

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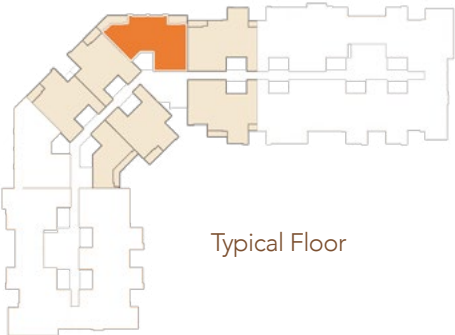
BUILDING 1 - ENTRANCE B

THREE BEDROOM APARTMENT

GROSS AREA 181 m<sup>2</sup>

Typical Floor

Unit No.: 13,23,33,43,53



Typical Floor

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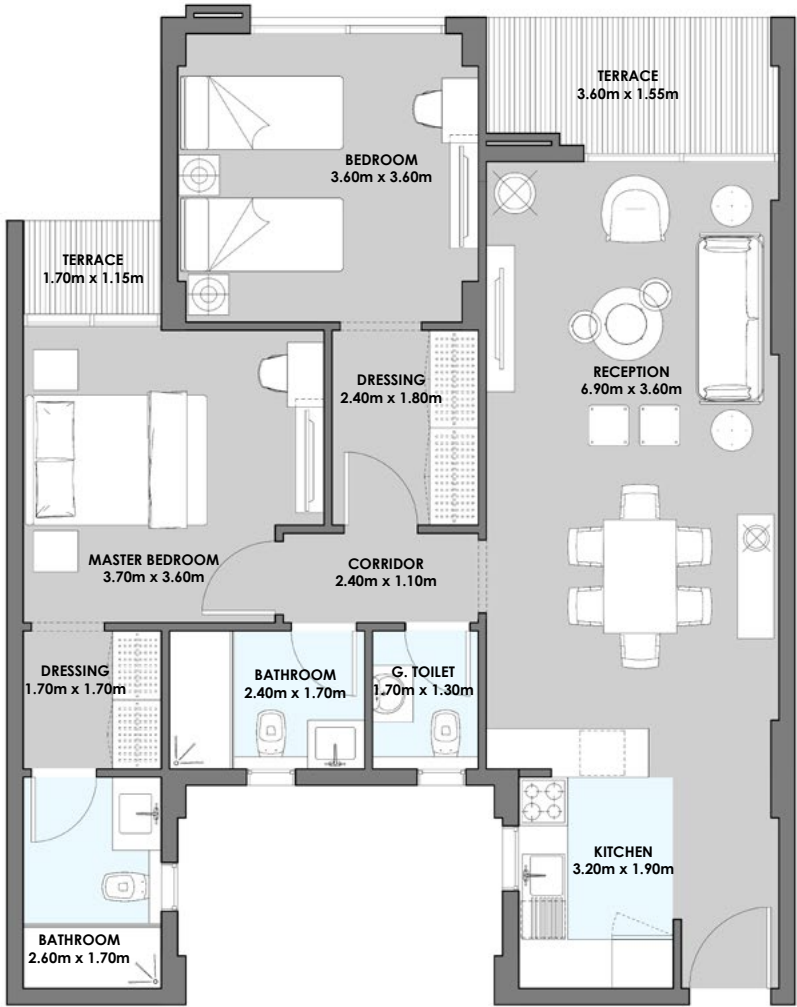
BUILDING 1 - ENTRANCE B

TWO BEDROOM APARTMENT

GROSS AREA 134 - 135 m<sup>2</sup>

Typical Floor

Unit No.: 14,24,34,44,54



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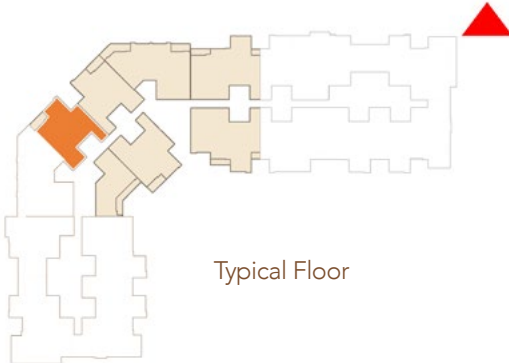
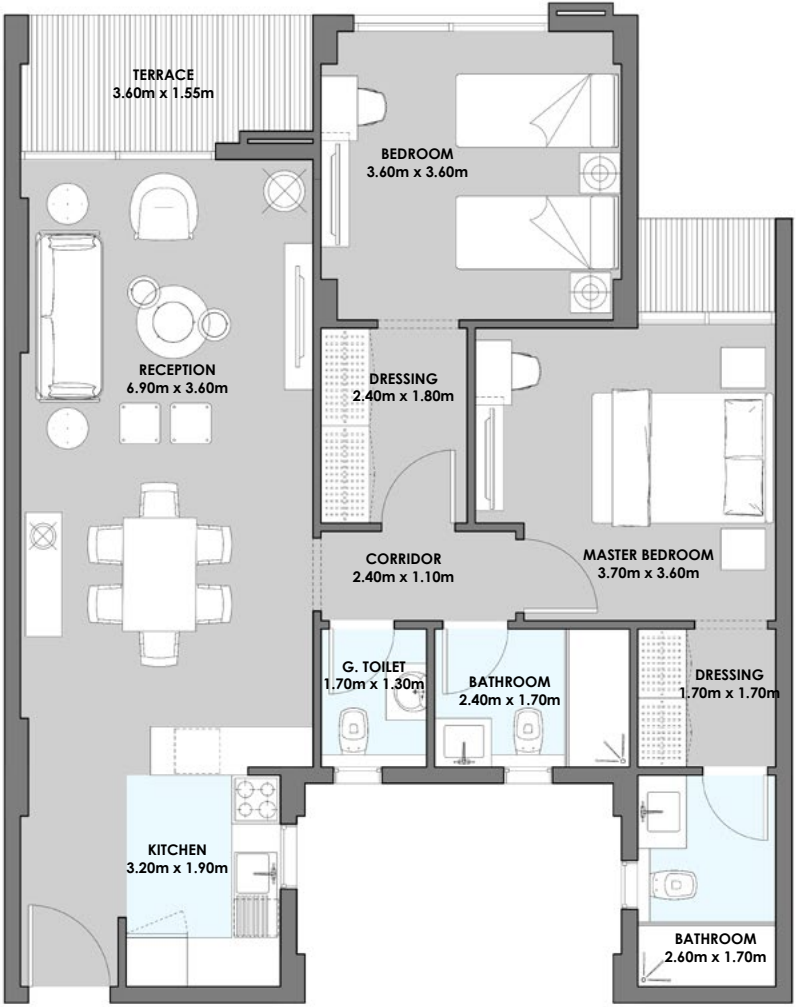
BUILDING 1 - ENTRANCE B

TWO BEDROOM APARTMENT

GROSS AREA 134 - 135 m<sup>2</sup>

Typical Floor

Unit No.: 15,25,35,45,55



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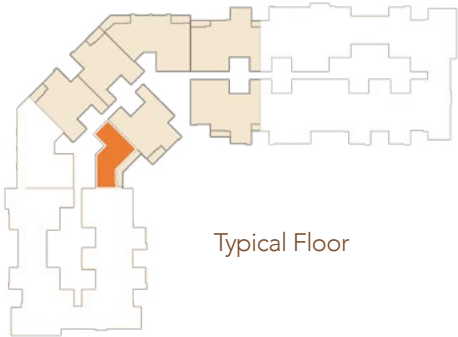
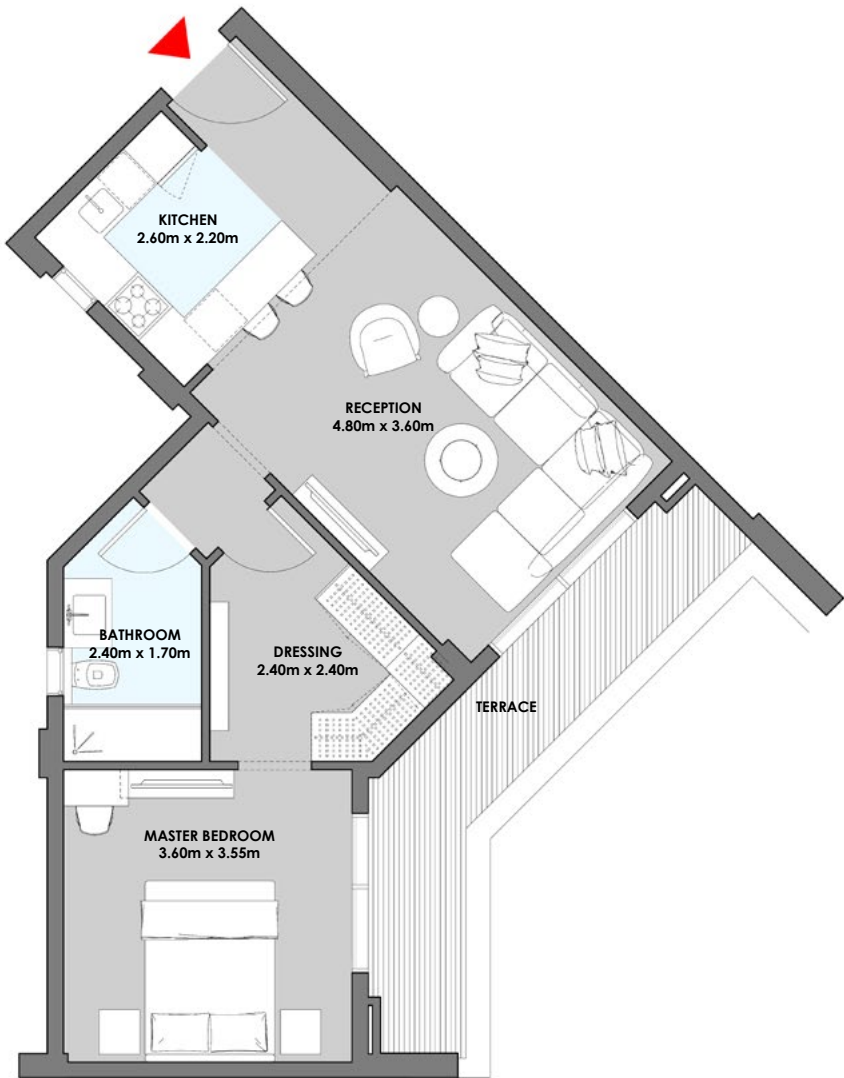
BUILDING 1 - ENTRANCE B

ONE BEDROOM APARTMENT

GROSS AREA 89 m<sup>2</sup>

Ground Floor

Unit No.: 16,26,36,46,56



Typical Floor

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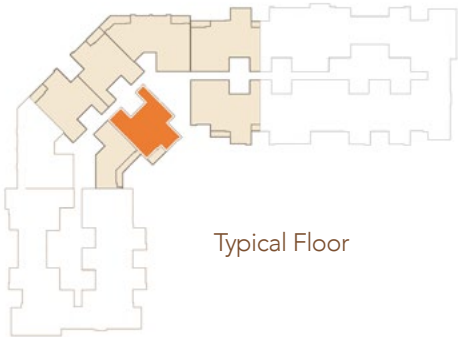
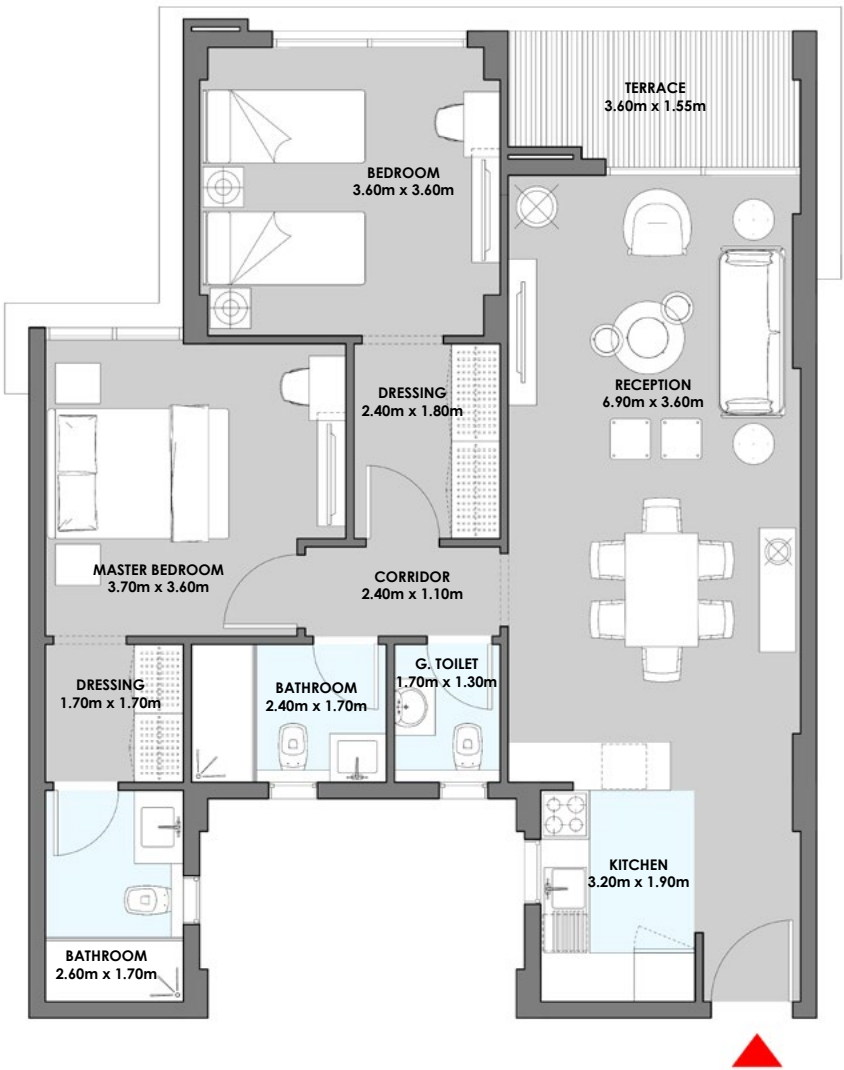
BUILDING 1 - ENTRANCE B

TWO BEDROOM APARTMENT

GROSS AREA 132 - 133 m<sup>2</sup>

Typical Floor

Unit No.: 17,27,37,47,57



Typical Floor

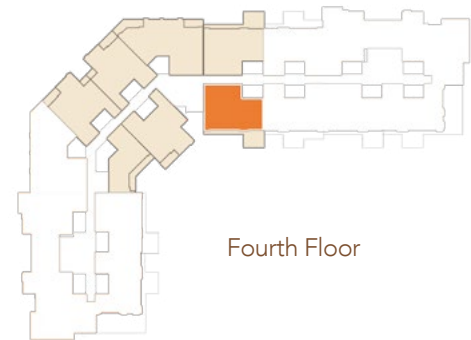
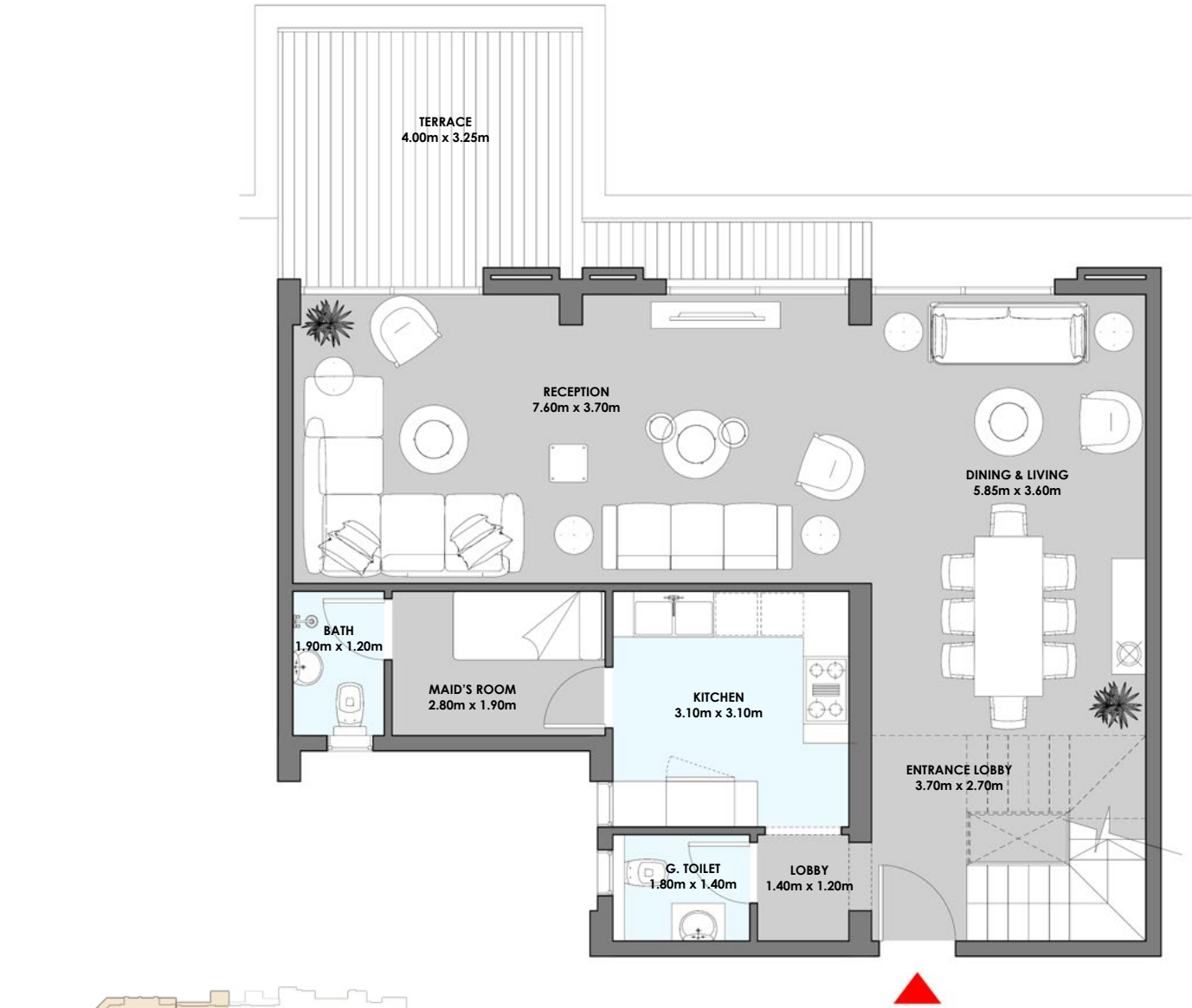
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BUILDING 1 - ENTRANCE B

DUPLEX  
GROSS AREA 243 m<sup>2</sup>

Lower Floor  
Unit No.: 41



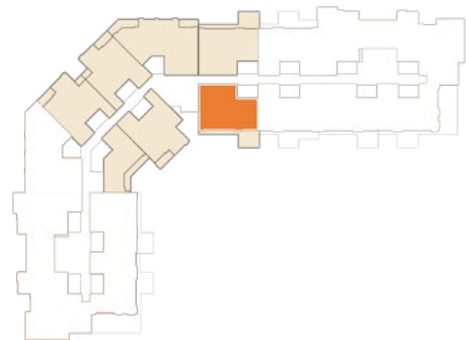
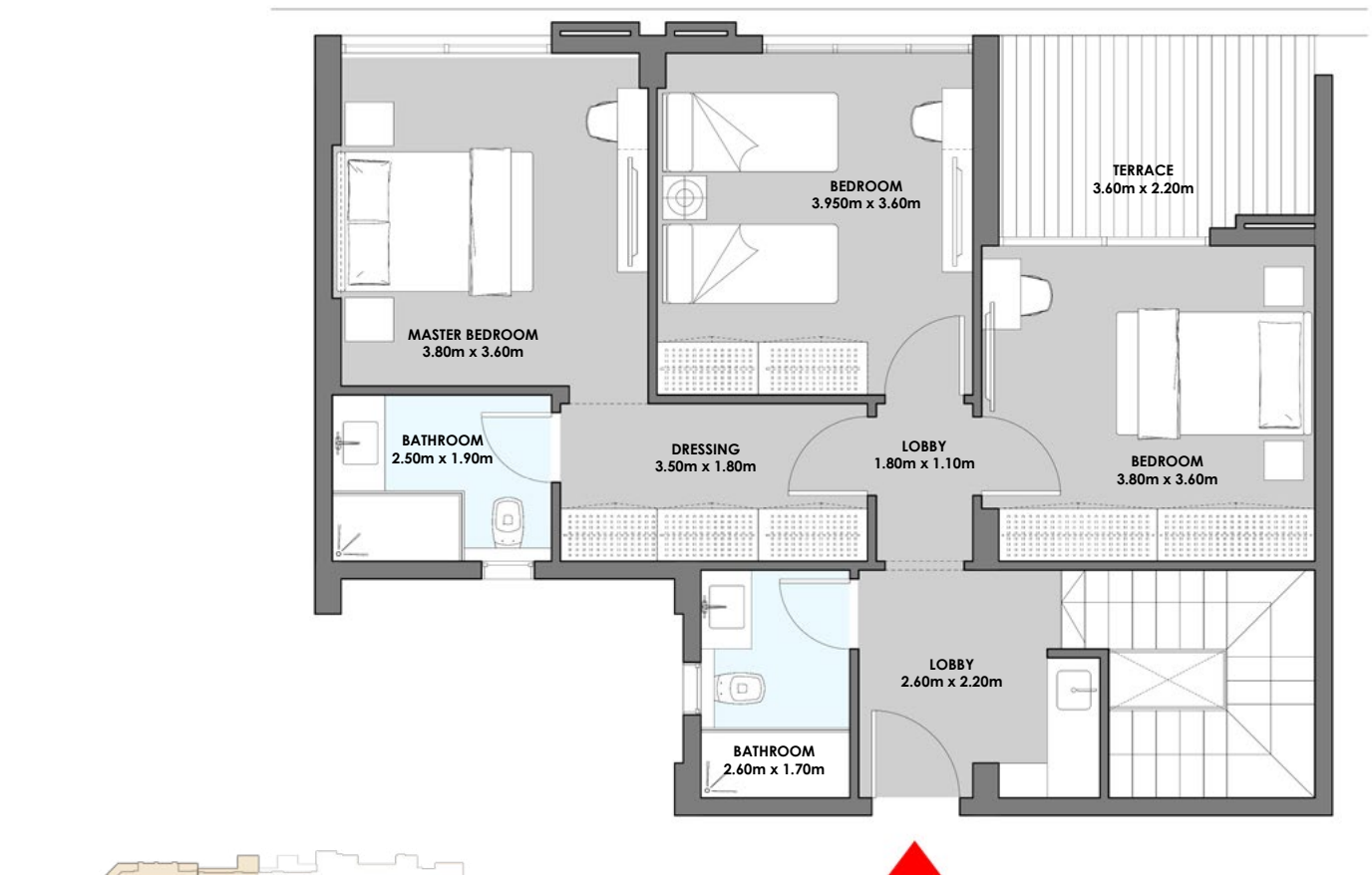
Fourth Floor

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BUILDING 1 - ENTRANCE B

DUPLEX  
GROSS AREA 243 m<sup>2</sup>

Upper Floor



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BUILDING 1 - ENTRANCE B

DUPLEX  
GROSS AREA 242 m<sup>2</sup>

Lower Floor  
Unit No.: 42



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BUILDING 1 - ENTRANCE B

DUPLEX  
GROSS AREA 242 m<sup>2</sup>

Upper Floor



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# *Tailored Elegance*

ELEVATING YOUR  
LIVING SPACE WITH  
EXCEPTIONAL INTERIOR  
FINISHING

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## FINISHING SPECS



## SIGNATURE

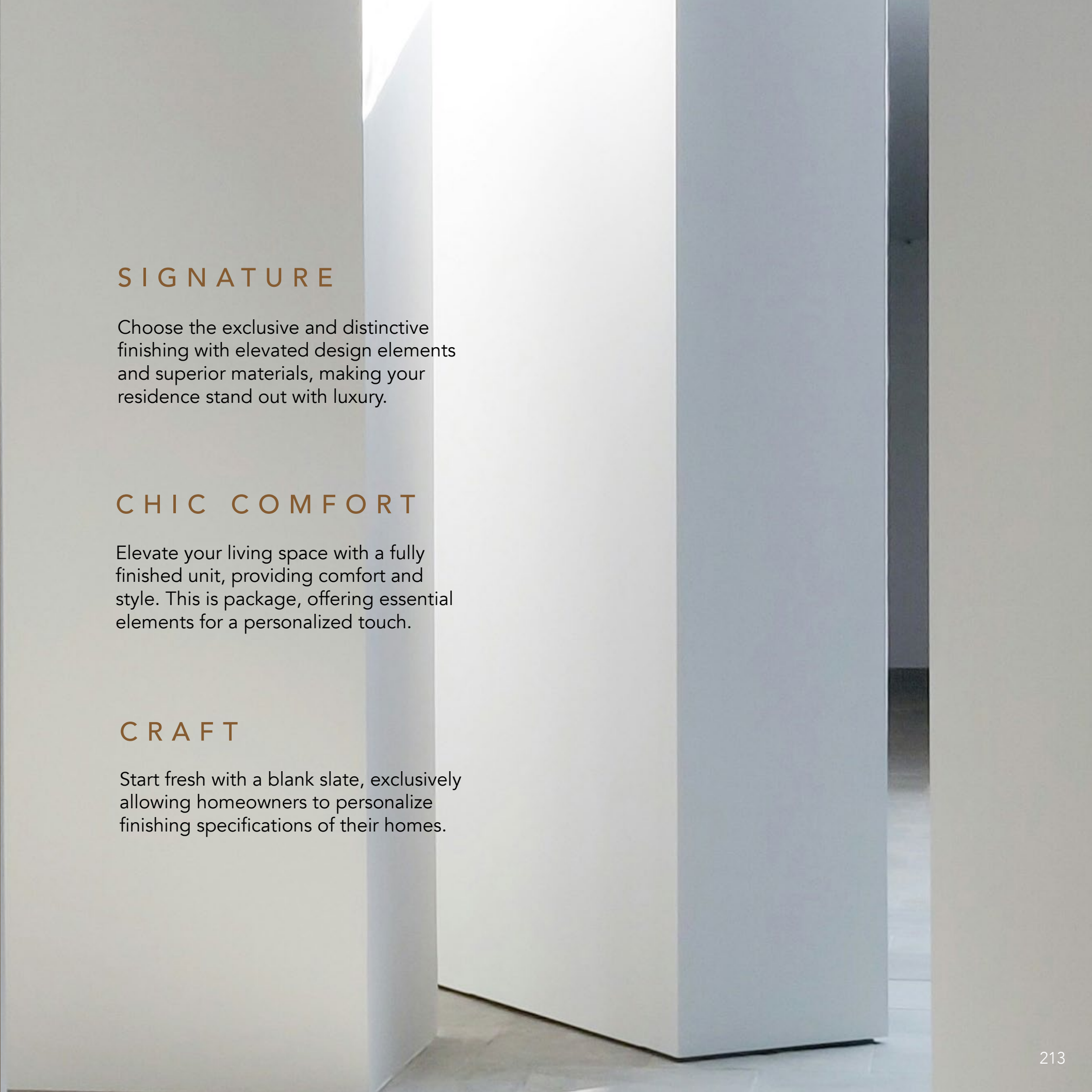
Choose the exclusive and distinctive finishing with elevated design elements and superior materials, making your residence stand out with luxury.

## CHIC COMFORT

Elevate your living space with a fully finished unit, providing comfort and style. This is package, offering essential elements for a personalized touch.

## CRAFT

Start fresh with a blank slate, exclusively allowing homeowners to personalize finishing specifications of their homes.





CAPTURE YOUR GREAT MOMENTS  
AT THE *Right Place*



## OUR PARTNERS

### RASLAN GROUP

Raslan Group of Companies (RG) is a leading real estate construction and investment business enterprise in Egypt and in the Middle East. As a premier investment company, it provides complete solutions in real estate, infrastructure, rehabilitation, design, water treatment and within various sectors.



### MIMAR ARCHITECTURE & ENGINEERING

At Square 1 Exclusive Residence, we proudly join forces with MIMAR, a firm that shares our belief that excellence is an ongoing journey rather than a destination. MIMAR's commitment to delivering top-notch design and engineering services aligns gracefully with our vision for crafting an unparalleled human experience.









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Properties