



THE *Art* OF LIVING

New Cairo - Golden Square



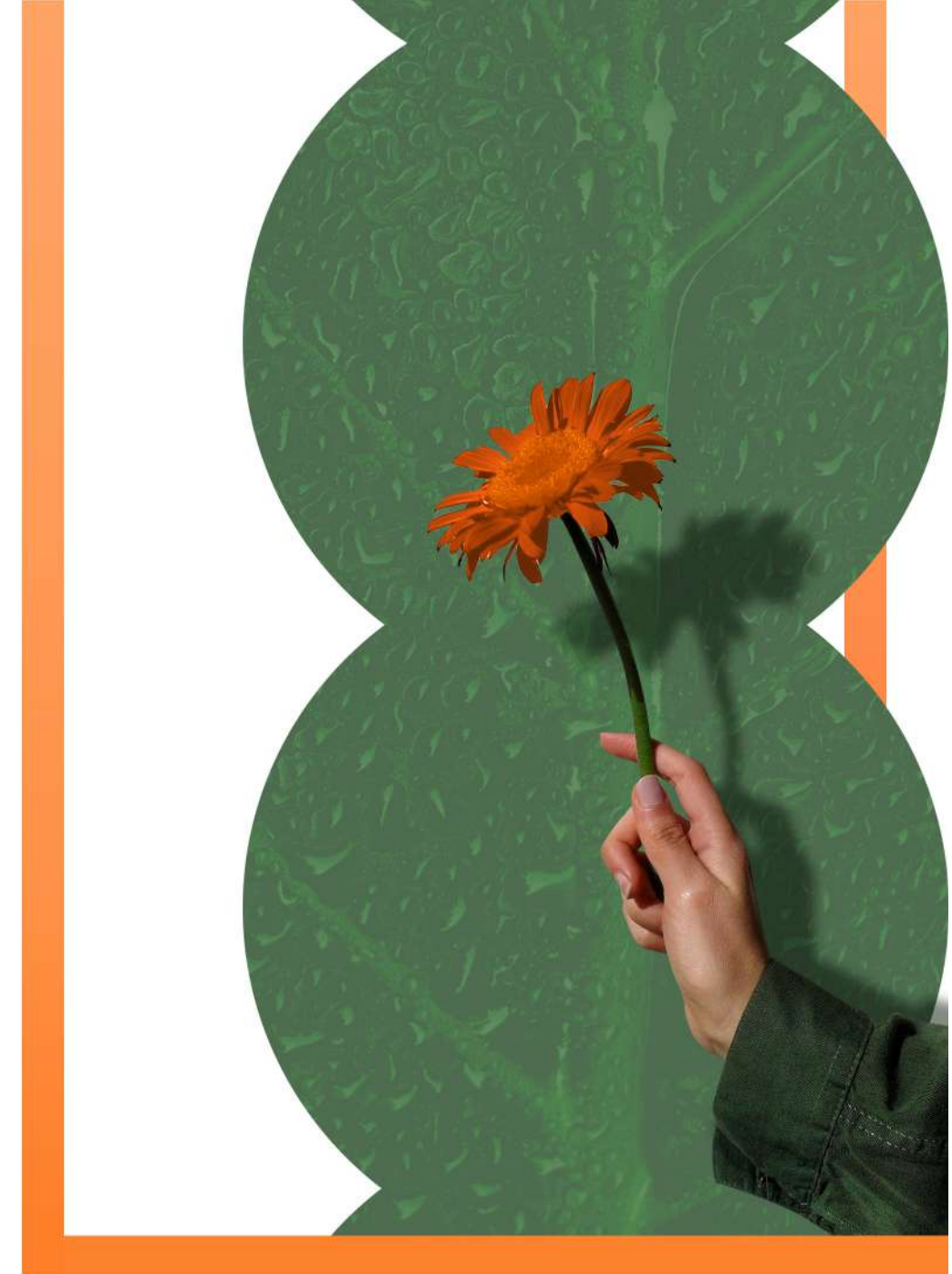
Introducing Boutique Village

Welcome to **Boutique Village**, where art and life intertwine to create a truly unique and enchanting living experience. Nestled in the heart of a bustling city, Boutique Village stands as a testament to the art of living, offering a carefully curated space where every detail exudes artistic charm and minimalist sophistication.

The foundation of our project is rooted in the belief that art has the power to elevate daily life. Drawing inspiration from various artistic movements, we have carefully infused the essence of art into every aspect of the village. The design, the features and the overall experience have been thoughtfully crafted to create an oasis of creativity and inspiration.

As you stroll through the quaint streets of **Boutique Village**, you'll be enchanted by the artistic features that adorn every corner. From captivating sculptures and thought-provoking murals to stunning water installations and serene gardens art is seamlessly woven into the fabric of our community.

In **Boutique Village**, we believe that the art of living is about finding beauty in the little things, savoring life's moments, and cherishing the connections we make. Our village is a sanctuary for those seeking a place that inspires, captivates, and celebrates the unique journey we each undertake.



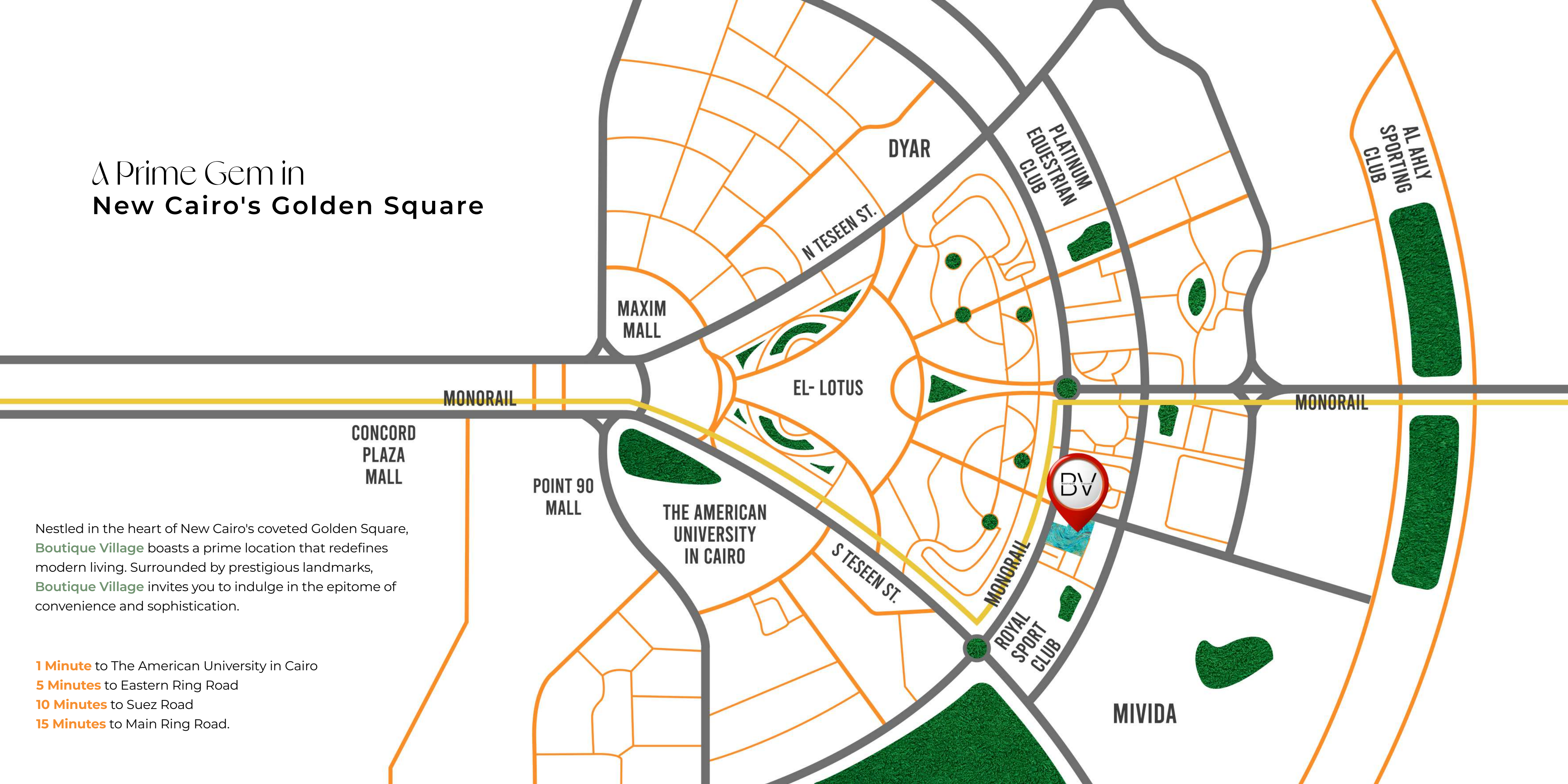
Where Life is a **Masterpiece**



A Prime Gem in New Cairo's Golden Square

Nestled in the heart of New Cairo's coveted Golden Square, **Boutique Village** boasts a prime location that redefines modern living. Surrounded by prestigious landmarks, **Boutique Village** invites you to indulge in the epitome of convenience and sophistication.

- 1 Minute to The American University in Cairo
- 5 Minutes to Eastern Ring Road
- 10 Minutes to Suez Road
- 15 Minutes to Main Ring Road.



A Concept of Minimal Modern Architecture

In **Boutique Village**, our commitment to elegance and harmony is exemplified through the residential building facades. Each facade has been meticulously designed with a modern and minimalistic approach, ensuring that its timeless beauty resonates with all who encounter it. Our architectural vision revolves around the idea that the elegance of simplicity can be universally appreciated.


Drawing inspiration from the principles of minimalism and contemporary design, our residential buildings boast clean lines, smooth surfaces, and a careful balance of proportions. Every element on the facade has been thoughtfully placed, creating a sense of balance and tranquility that captivates and delights.

Moreover, the thoughtful arrangement of windows and balconies ensures that each unit enjoys an abundance of natural light and breathtaking views. As the sun dances across the facades throughout the day, it casts mesmerizing shadows and highlights, transforming the buildings into living canvases of art.

The facades are designed to be timeless and versatile, seamlessly fitting into the surrounding environment while maintaining a unique identity that sets them apart. Whether you're an admirer of contemporary architecture, a lover of minimalist aesthetics, or simply someone seeking a tranquil living space, our residential buildings aim to resonate with every individual.

In **Boutique Village**, we have created a place where no two opinions will disagree. Our vision is to provide a sanctuary that fosters a strong sense of unity, a place where residents can cherish the beauty of their surroundings and feel a true sense of belonging.





Club House Retreat
Underground Service Center
Aromatic Landscape
Aquatic Water Features
Van Gogh Inspired Fluorescent
parametric Wood Creations
Artistic Solar Powered Lighting
Pet Friendly Sanctuary
Underground Parking
Personalized Mobile App



project
Features



The Club House

Imagine stepping into a place where serenity and natural light come together in perfect harmony. The Club House stands as a magnificent glass Building, inviting you to indulge in a retreat like no other. Inspired by the essence of a calming oasis, this exceptional sanctuary has been thoughtfully designed to awaken your senses and nurture your well-being.

The Club House at Boutique Village is a remarkable architectural marvel that beautifully merges aesthetics, sustainability, and the benefits of natural light. Its seamless glass design is not only visually stunning but also serves a practical purpose in enhancing the overall experience of the space.

Energy Efficiency: The innovative use of advanced glass materials ensures that the Club House remains energy-efficient and sustainable.

Wellness Benefits: Exposure to natural light has numerous health benefits. It helps regulate circadian rhythms, promotes better sleep patterns, and increases the production of serotonin, a neurotransmitter that contributes to feelings of happiness and well-being.

Yoga Retreat Center : For those seeking spiritual rejuvenation and a deeper connection with themselves, our Yoga Retreat Center offers a sanctuary of inner peace. you'll find the ideal setting to practice yoga, meditation, and mindfulness. Let the tranquil atmosphere guide you on a journey of self-discovery and self-awareness.

Swimming Pool : Dive into the embrace of crystal-clear waters in our swimming pool. Surrounded by the beauty of the glass, the pool area offers an ethereal experience where you can swim, relax, and immerse yourself in the serene ambiance.

Rejuvenating Spa: Indulge in the ultimate pampering experience at our rejuvenating spa.

GYM : Welcome to our gym inside a magnificent glass house, where natural light cascades in from all directions embracing you with a sense of freedom and connection to the surrounding nature.



Innovative Depths

Underground Service Center

The innovative underground service center, harmoniously complementing the extensive underground parking across the project. The underground location optimizes space while maintaining the elegance of the above-ground areas, creating a swift and direct link that ensures faster accessibility for residents within minutes.

Laundry **Facilities**

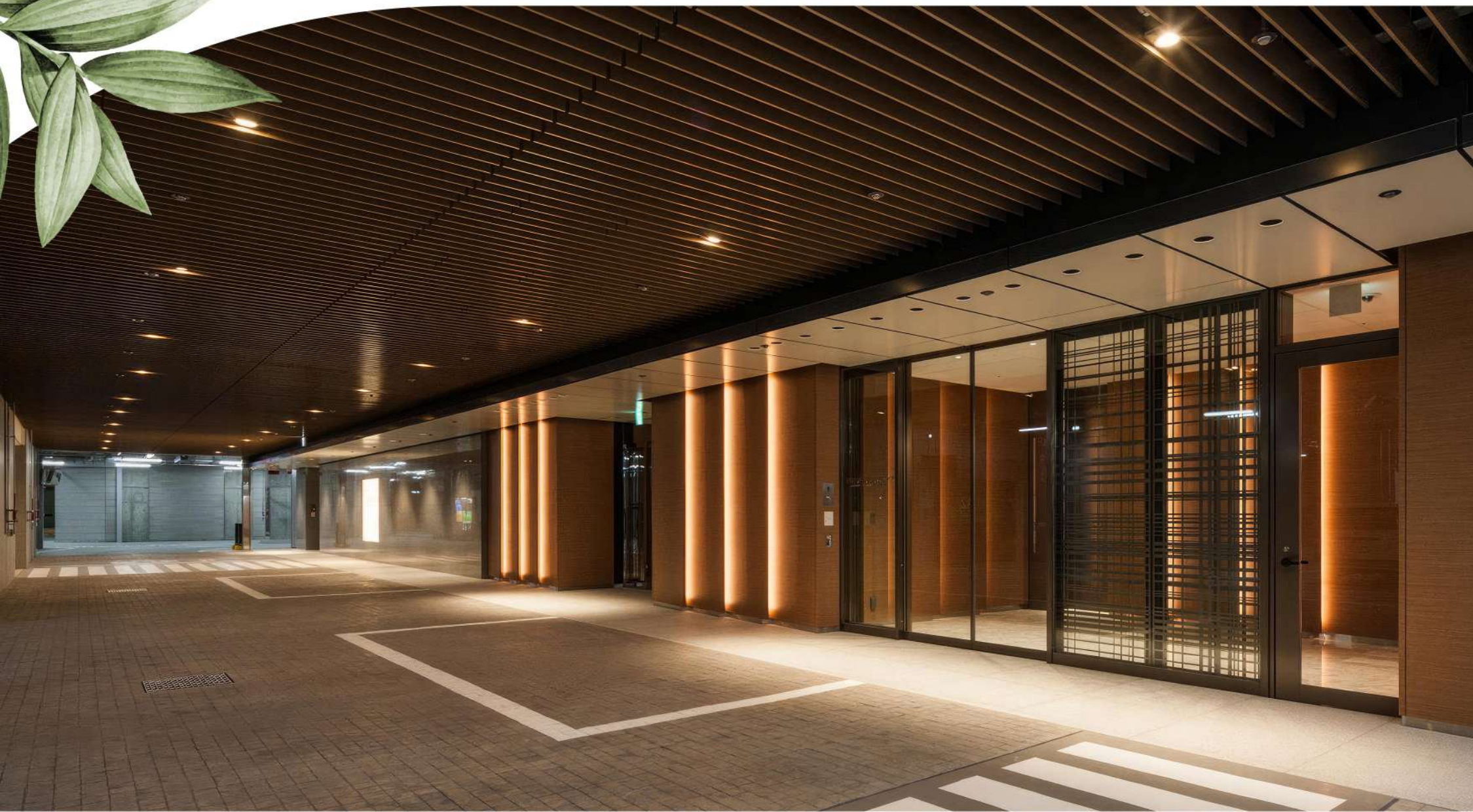
Housekeeping **Services**

Medical **Clinic**

Check In and Check-out **Assistance**

Comprehensive Maintenance **Support**

Personalized Concierge **Services**



The Garden

Lavender's Serenity:

The calming essence of lavender weaves through the landscape, enchanting all who encounter its delicate blooms. Known for its ability to promote relaxation and alleviate stress, lavender is an invitation to find peace amidst the bustling world. As residents stroll along the pathways or rest in shaded spots, the gentle aroma of lavender evokes a sense of serenity, fostering a deep connection with nature and oneself.

Peppermint's Freshness:

Peppermint adds a refreshing touch to the landscape, infusing the air with its invigorating scent. Its cooling properties create a delightful sensory experience, especially during warm days. The presence of peppermint encourages a sense of clarity and renewed energy, offering a revitalizing escape for those seeking a moment of renewal and rejuvenation.

Aloe Vera's Healing Touch:

Aloe vera graces the landscape with its succulent leaves, symbolizing healing and rejuvenation. This versatile plant not only thrives in arid conditions but also serves as a natural remedy for various ailments. Its presence reminds residents of the power of self-care and the beauty of resilience, offering a subtle yet impactful reminder of the importance of well-being.

The Orange Zinnia's Vibrance:

The orange zinnia flower bursts forth with vibrant energy and creativity. Symbolizing enthusiasm and exuberance, the zinnia infuses the landscape with a pop of color, representing the spark of inspiration that awaits around every corner. It encourages residents to embrace their creative spirit and find joy in the simple pleasures of life.

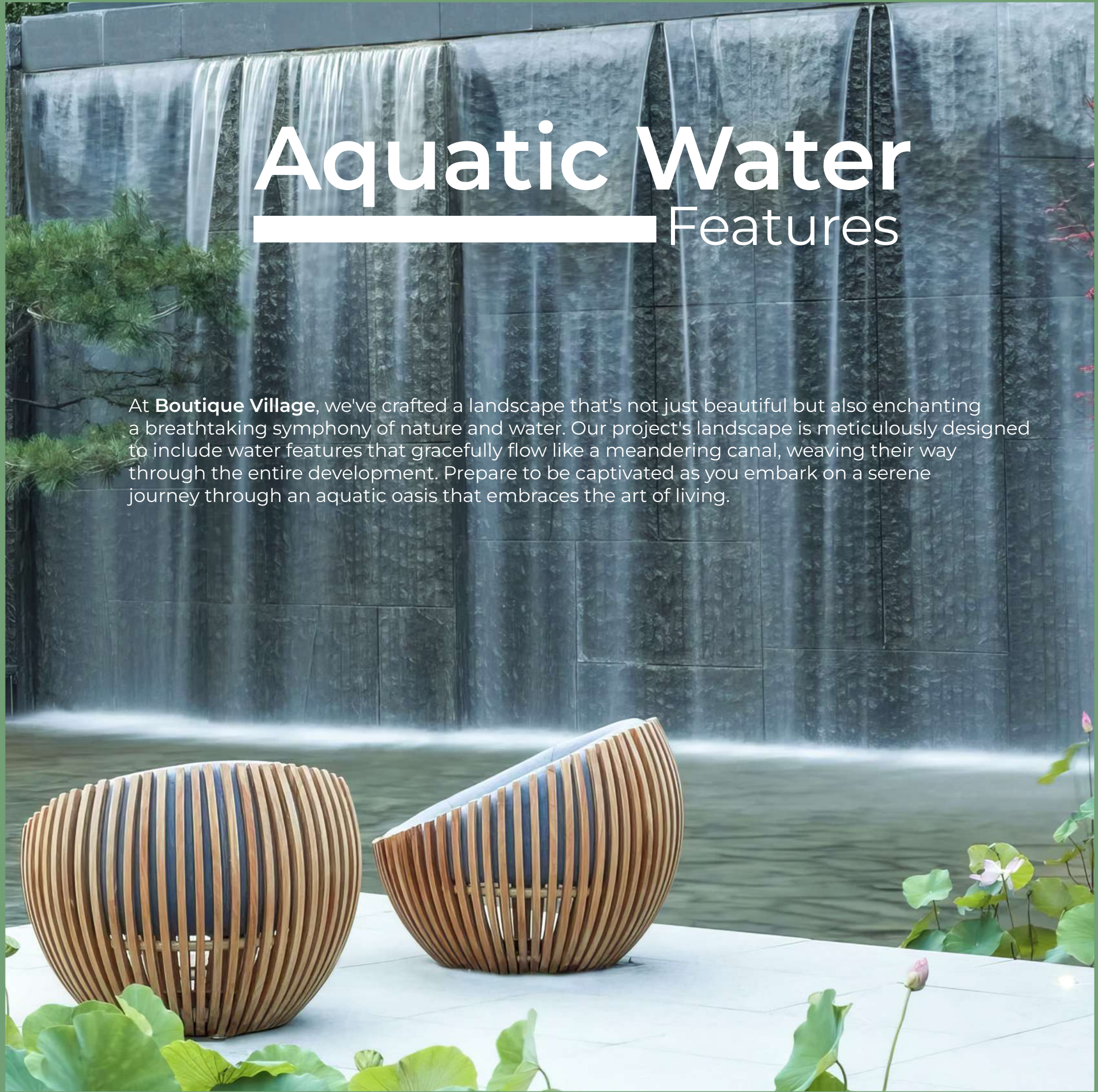
Chamomile's Tranquility:

The chamomile's dainty flowers add an air of tranquility to the landscape, as if inviting residents to pause and savor the beauty of the present moment. Known for its calming properties, chamomile promotes a sense of inner peace and relaxation. Its delicate white blooms harmonize with the surrounding greenery, creating an oasis of comfort and well-being.

Aromatic Landscape

A Symphony of Wellness

In **Boutique Village**, the landscape blooms with a harmonious tapestry of plants carefully selected for their associations with relaxation, well-being, and creativity. Lavender, peppermint, chamomile, and aloe vera take center stage, infusing the air with their soothing fragrances and inviting residents to immerse themselves in a world of tranquility and rejuvenation. Adding a burst of vibrant energy, the orange zinnia flower complements this aromatic haven, creating a space where nature and well-being dance in perfect harmony.



Aquatic Water Features

At **Boutique Village**, we've crafted a landscape that's not just beautiful but also enchanting a breathtaking symphony of nature and water. Our project's landscape is meticulously designed to include water features that gracefully flow like a meandering canal, weaving their way through the entire development. Prepare to be captivated as you embark on a serene journey through an aquatic oasis that embraces the art of living.

Fluorescent PATHWAYS

In **Boutique Village**, we invite you to step into a world of artistic wonder and enchantment. Inspired by the timeless beauty of Van Gogh's *Starry Night*, our walking and bicycle lanes are crafted from a remarkable fluorescent material that absorbs the sun's rays during the day and comes alive with a mesmerizing glow at night. These radiant pathways lead you on a journey of luminous artistry, where the magic of nature and Van Gogh's iconic masterpiece converge.

The inspiration drawn from Van Gogh's *Starry Night* infuses the pathways with a sense of artistic nostalgia. As you wander along these glowing lanes, you'll feel an undeniable connection with the artistic genius of the master painter. The radiant pathways become a tribute to the beauty of his brushstrokes, honoring his timeless artistry and making it a part of your own journey through **Boutique Village**.

VAN
GOUGH

Inspired *By*



Solar Powered Parametric Wood Creations

In **Boutique Village**, we redefine outdoor seating with a touch of artistic innovation. Our seating and benches are crafted from parametric wood, a marvel of design that merges functionality with breathtaking artistry. Each piece is a testament to creativity, as the parametric patterns evoke a sense of fluidity and movement, enhancing the landscape's allure.



Parametric Wood Artistry

Parametric wood design allows for the creation of unique and intricate patterns that appear to flow organically, inspired by the beauty of nature. The seating and benches in Boutique Village showcase this artistry, with each curve and line reflecting the harmony of the surrounding andscape. These functional works of art invite residents and visitors to engage with the environment in a whole new way.

Solar-Powered Seating

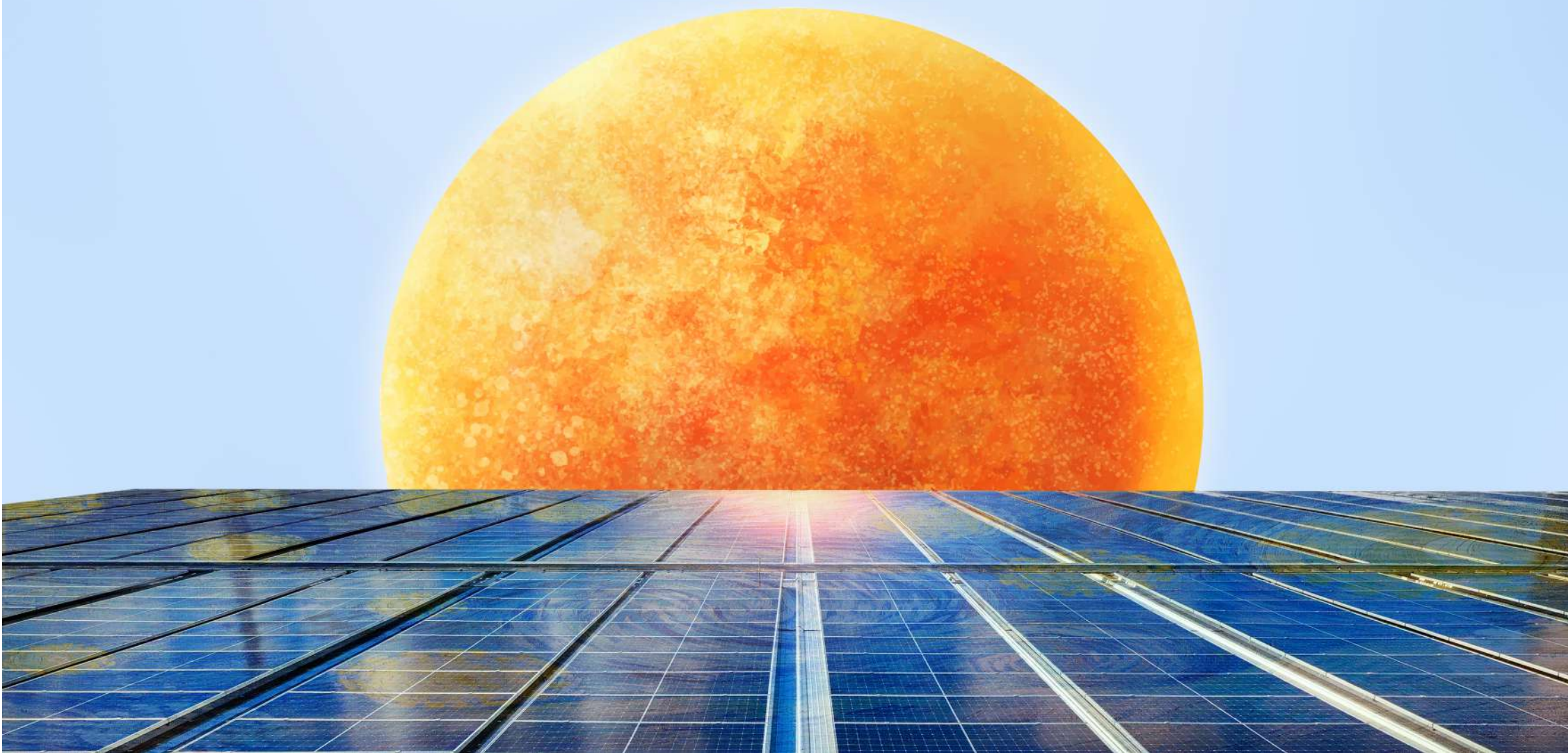
Beyond their artistic appeal, our seating and benches go a step further in their sustainability. Equipped with integrated solar panels, they harness the power of the sun to generate energy. This ingenious design feature allows you to charge your devices or even work comfortably in the outdoors while being environmentally conscious. The solar-powered seating exemplifies our commitment to a greener future and enhances the convenience of outdoor living.

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Artistic Solar Powered Lighting

In **Boutique Village**, our commitment to sustainability and creativity shines through the innovative lighting system. Powered entirely by solar panels, the landscape illuminates itself without the need for electricity, showcasing a remarkable blend of eco-consciousness and artistic expression. As the sun sets, the lights come alive with whimsical shapes and enchanting umbrellas, transforming the village into a mesmerizing canvas of light and imagination.



A graphic on the left side of the page featuring a white classical bust of a woman's head, partially obscured by large green leaves and vibrant orange and red flowers. The background is a textured green. A white circular area contains the text.

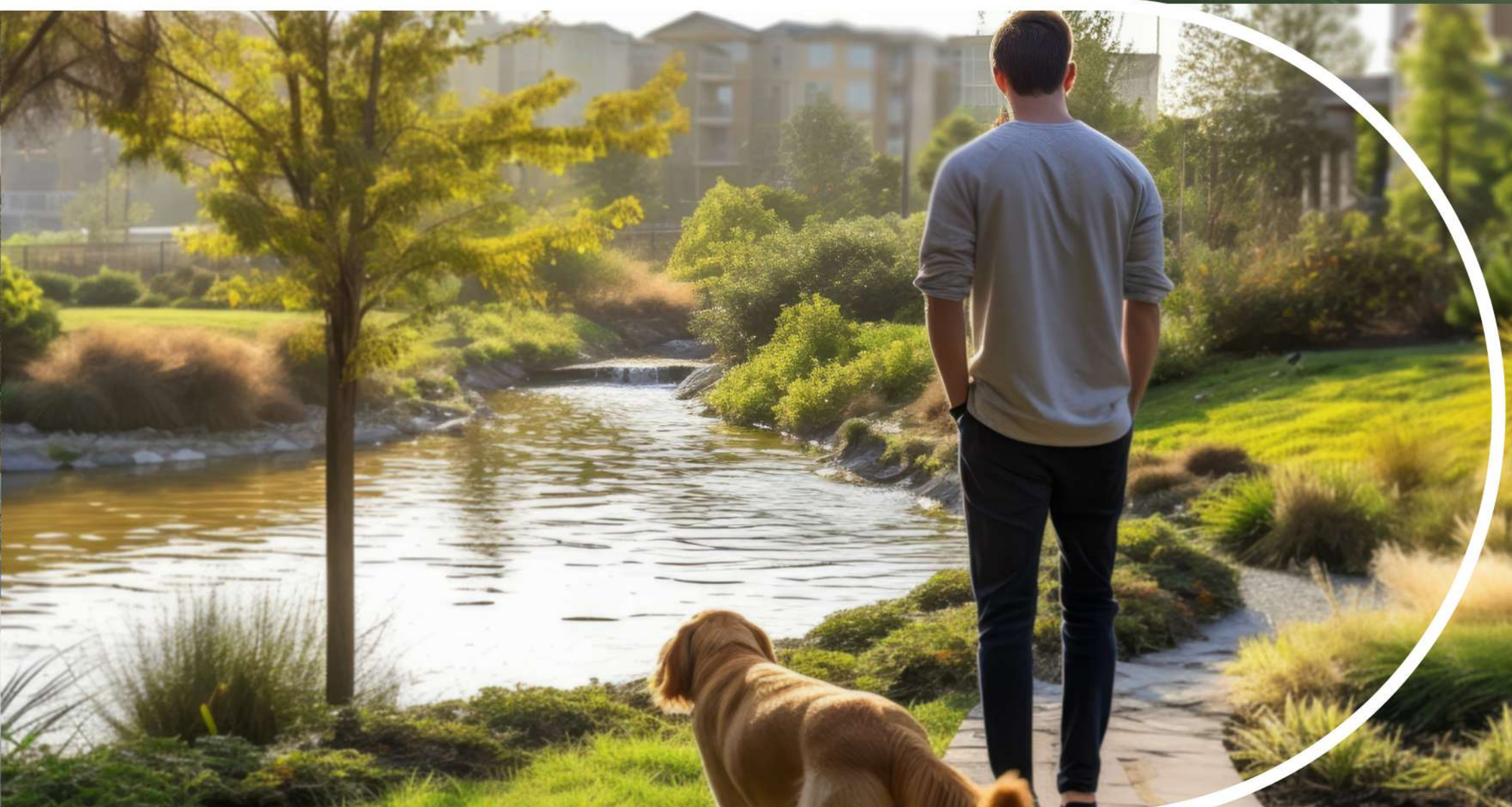
Artful Gates

Each entrance in Boutique Village Residential Buildings is thoughtfully adorned with a captivating art painting, designed to evoke a sense of wonder and creativity in all who enter. These masterpieces, carefully selected from local and renowned artists alike, not only serve as a visual treat but also infuse the space with a unique ambiance that inspires and uplifts.



Pet-Friendly Sanctuary

Discover an exquisite blend of contemporary luxury and nature's charm, where pets are embraced as cherished members of our community. Thoughtfully designed amenities and open spaces cater to both residents and their furry companions, offering leisurely strolls along expansive walking trails and playful moments in designated pet play areas. Embrace a pet-friendly lifestyle filled with joy and happiness at Boutique Village, where every moment becomes a treasured memory.





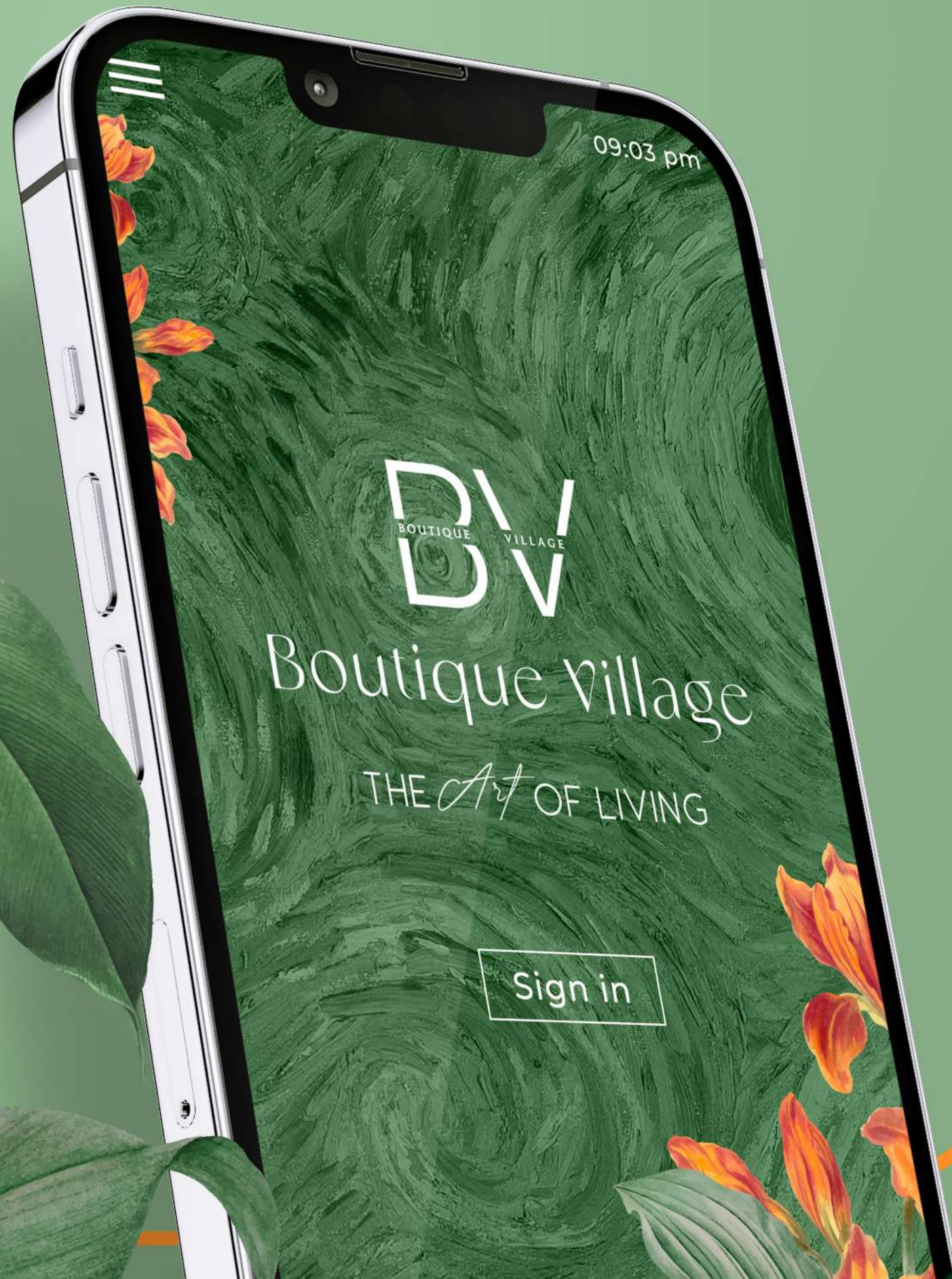
Underground Parking

The interconnected underground parking system. As a testament to innovative design, this subterranean network of parking spaces intertwines beneath the entire project, forming an intricate web that ensures effortless accessibility to every corner of the project.

This visionary design not only ensures the safety of your vehicle but also enhances the aesthetic appeal of the surroundings, keeping the above-ground spaces pristine and pedestrian-friendly.

At **Boutique Village**, we believe that every element should contribute to a harmonious living experience, and our interconnected underground parking is the embodiment of this philosophy, providing unparalleled ease and functionality to elevate your daily life.

personalized Mobile App



A powerful tool that enhances convenience and connectivity for our residents. With a user-friendly interface, the app allows effortless ordering of services, requesting maintenance facilities, and accessing a range of amenities. Whether it's booking spa treatments, scheduling housekeeping, or reporting maintenance issues, residents can do it all with just a few taps on their mobile devices. Real-time updates keep them informed, fostering peace of mind, while the app also serves as a community hub, connecting residents with events and social gatherings.



**Home
Maintenance**

House keeping



**Laundry
Service**



check In and out





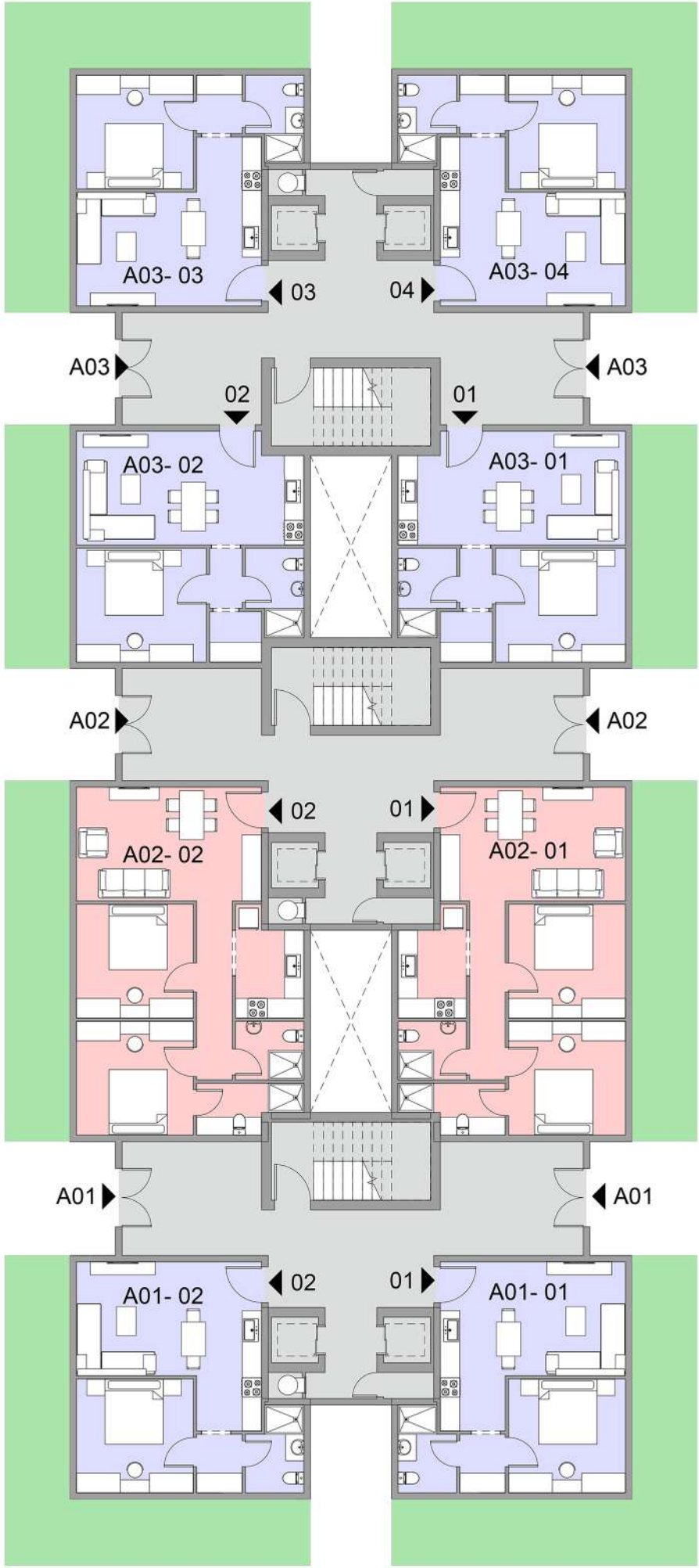
Masterplan



BUILDING A

GROUND FLOOR

- 1BR Apartment
- 2BR Apartment
- 3BR Apartment
- Service

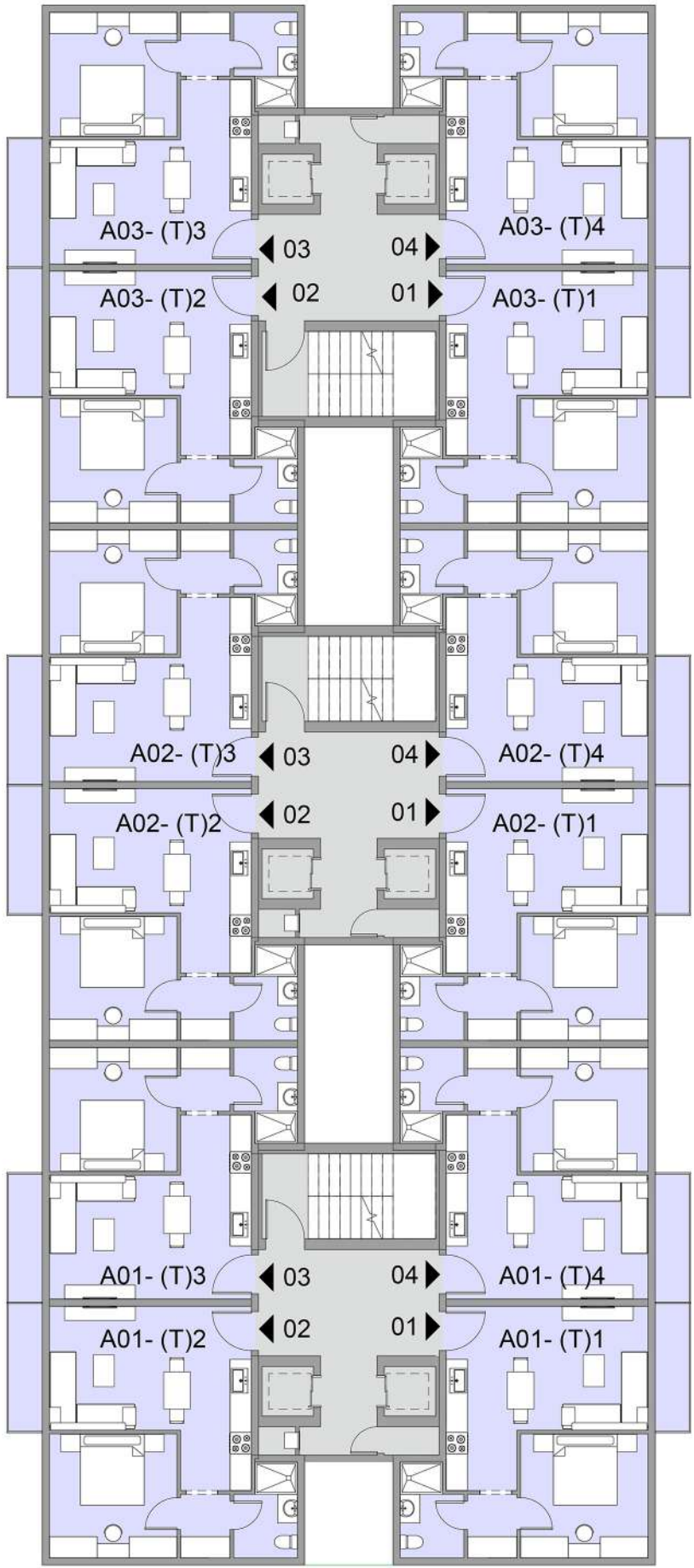


Boutique Village

BUILDING A

TYPICAL (1ST TO 4TH) FLOORS

- 1BR Apartment
- 2BR Apartment
- 3BR Apartment
- Service



Boutique Village

BUILDING B

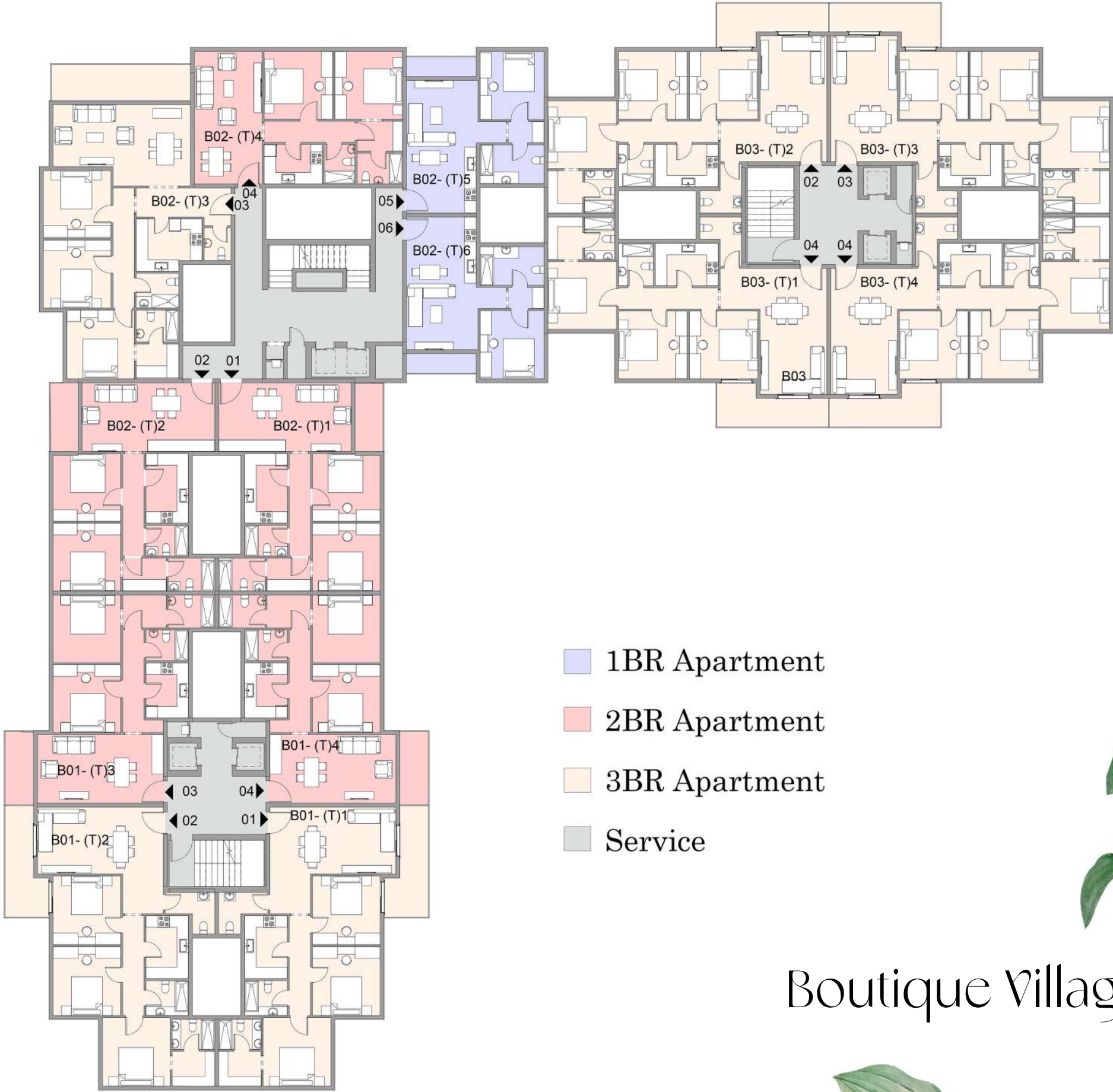
GROUNG FLOOR



Boutique Village

BUILDING B

TYPICAL (1ST TO 4TH) FLOORS



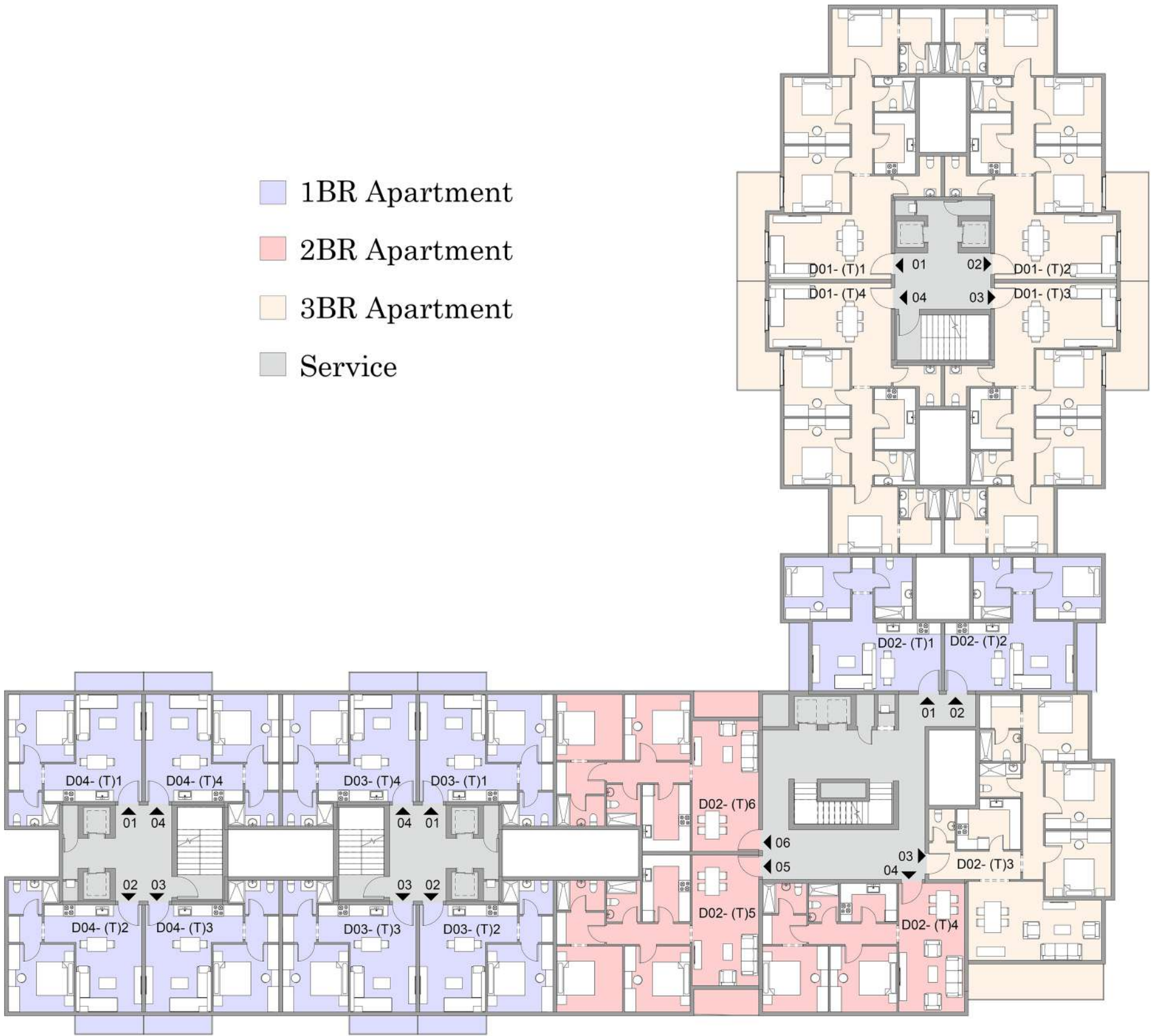
Boutique Village

BUILDING D
GROUNG FLOOR



Boutique Village

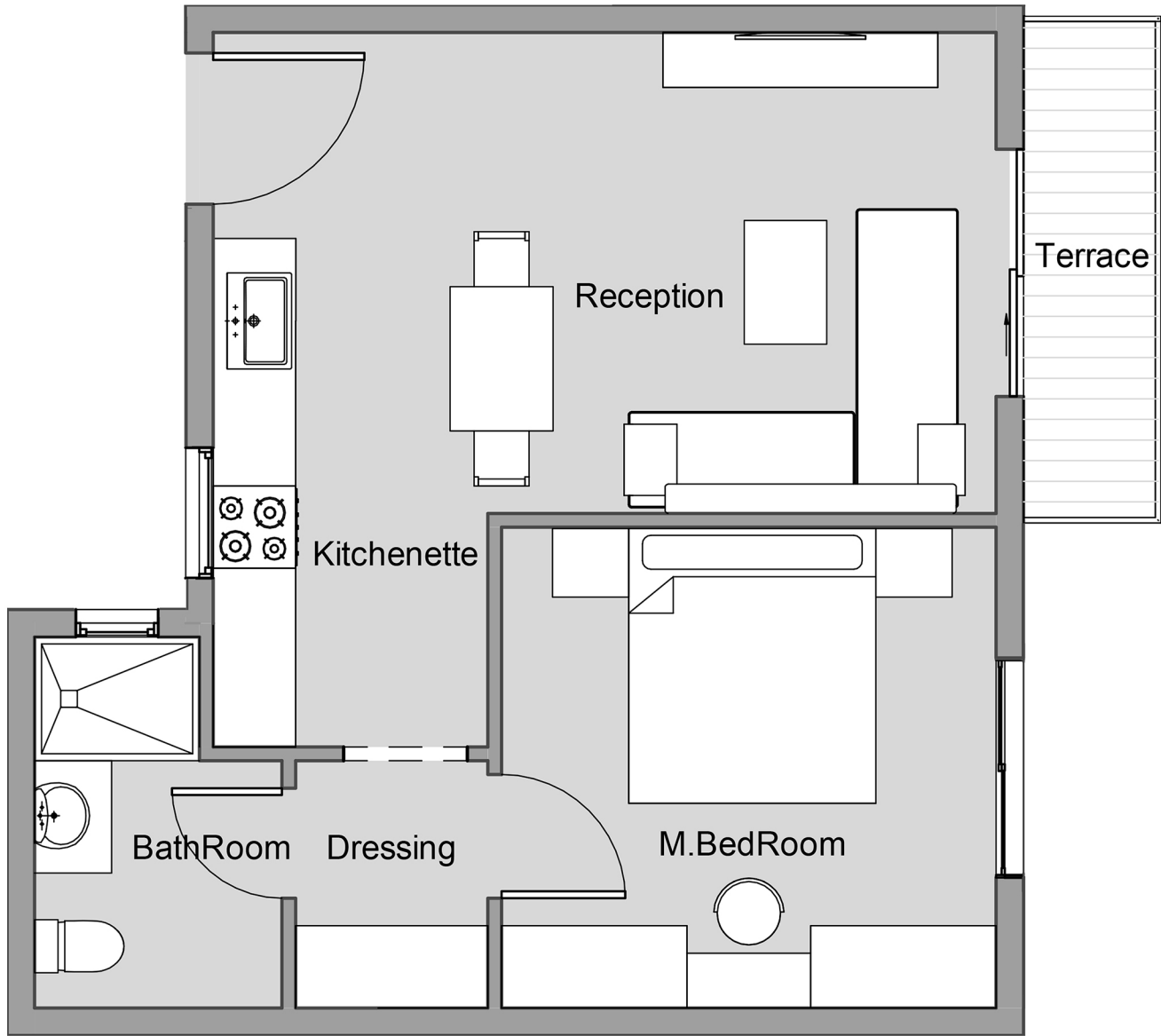
BUILDING D
TYPICAL (1ST TO 4TH) FLOORS



Boutique Village

1BR APARTMENT

Areas from : 65 m² - 75 m²



1BR APARTMENT

Space	Dim
Reception	6.10m X3.75m
M.Bedroom	3.75m X3.85m
M.Bathroom	3.00m X2.00m
Dressing	2.05m X1.50m
Kitchenette	1.70m X2.15m

Boutique Village



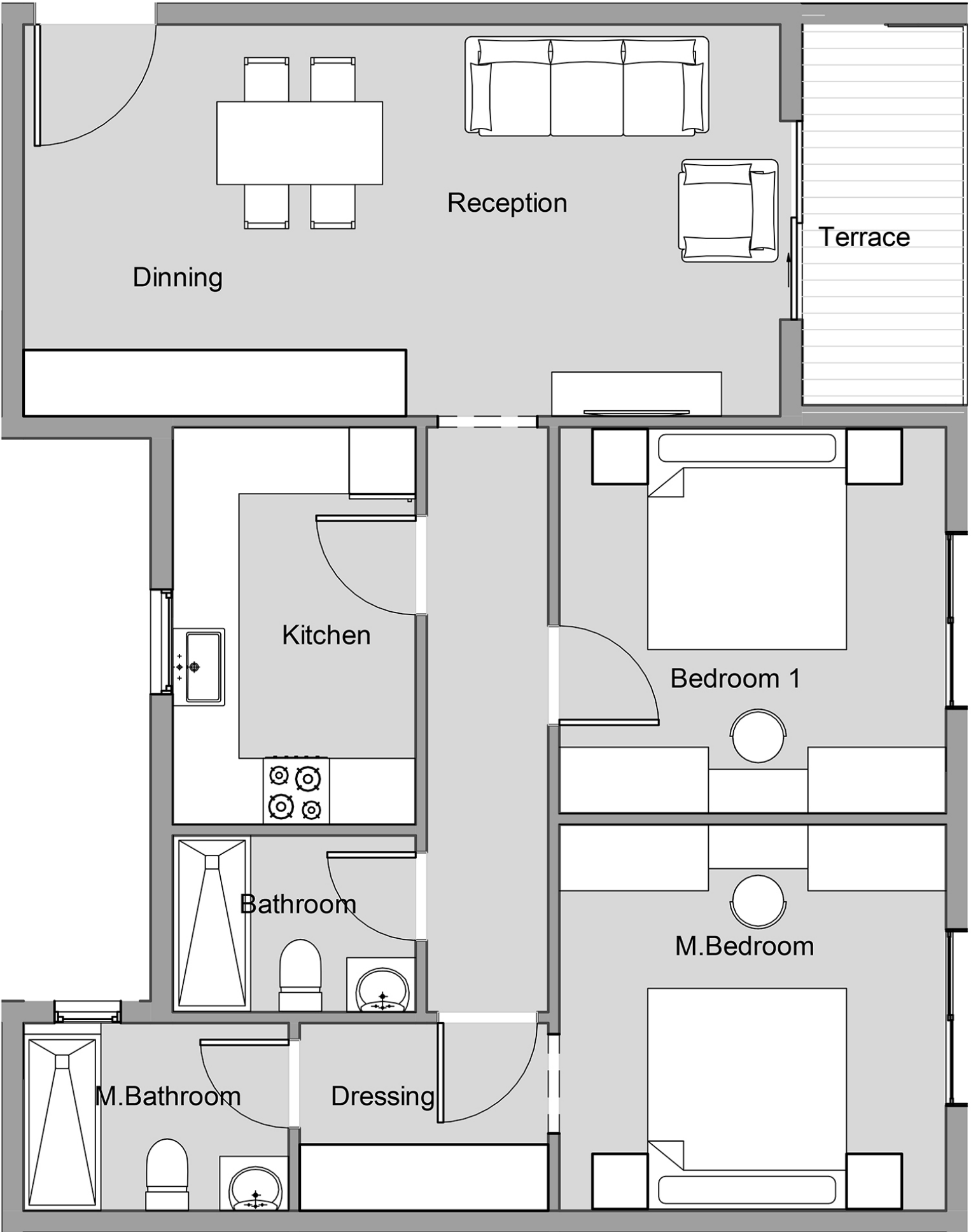
2BR APARTMENT

Area From : 105 m² - 115 m²

2BR APARTMENT

Space	Dim
Reception	3.20m X3.95m
Dinning	3.95m X3.95m
Kitchen	3.70m X2.45m
Corridor	5.40m X1.20m
Bedroom	3.75m X3.65m
M.Bedroom	3.65m X3.75m
Bathroom	1.70m X2.45m
Dressing	1.85m X2.35m
Bathroom	2.55m X1.85m

Boutique Village



3BR APARTMENT

Area From : 140 m² - 150 m²

3BR APARTMENT

Space	Dim
Reception	3.60m X6.90m
Lobby	2.35m X 2.05m
G.Toilet	2.55m X 2.10m
Kitchen	3.35m X2.45m
Corridor	5.25m X1.20m
Bedroom1	3.75m X3.65m
Bedroom2	3.75m X3.80m
M.Bedroom	3.80m X3.75m
M.Bathroom	2.35m X1.80m
Dressing	2.35m X2.05m
Bathroom	2.35m X1.90m

Boutique Village

