

# LÁ REVÁ

*Signature Residence*

PLACE WHERE SMILES REACH BEYOND THE GATES  
EVERYTHING YOU NEED WITHIN ITS WALLS

PROJECT



BY MAG





With over a decade of excellence rooted in the UAE, MAG has cultivated a distinguished portfolio in real estate development, investment, and property management. From its pioneering early projects to its expansive footprint across the UAE and beyond, the group has consistently delivered with strategic foresight, operational resilience, and an unwavering dedication to quality.

Today, this legacy of success paves the way for MAG’s next bold chapter – its expansion into Egypt. A natural evolution in its growth journey, this move reflects not only confidence in the Egyptian market, but also a deep commitment to regional synergy, innovation, and long-term value creation.

# About MAG

Born from the visionary legacy of the UAE-based Methaq Arab Group, MAG emerges as a dynamic Egyptian-Saudi-Emirati alliance, committed to redefining the real estate landscape across the MENA region.







# MAG *History*

MAG was established over 10 years ago in the UAE, building a strong foundation in real estate development, investment, and property management.

From its early projects to a diversified portfolio spanning the UAE and the broader MENA region, the group has consistently demonstrated strategic vision, operational strength, and a commitment to quality.

This rich history of success now guides MAG’s expansion into Egypt, writing the next chapter of its growth story.



+10

Years of Experience

25

Projects Delivered





# MAG *Board Members*



**Sheikh Abdullah Al-Amoodi**  
Chairman



**Dr. Nour El-Serougy**  
Board Member/Regional Executive Officer



**Mr. Mohamed Magdy**  
Chief Executive Officer



**Mr. Abd El-Aziz Farahat**  
General Manager





A LIVEABLE  
*Dream.*

THIS IS A DREAM .. A FAIR  
DREAM YOU DESERVE TO LIVE  
THIS IS A LIVEABLE DREAM.









# About LA REVA

Ideally positioned within the prestigious R8 district of the New Administrative Capital, LÁ REVÁ is a world-class, mixed-use compound spanning approximately 38 acres. Developed as an integrated lifestyle destination, the project seamlessly blends residential living, hotel apartments, and commercial offerings into one sophisticated, self-contained community.

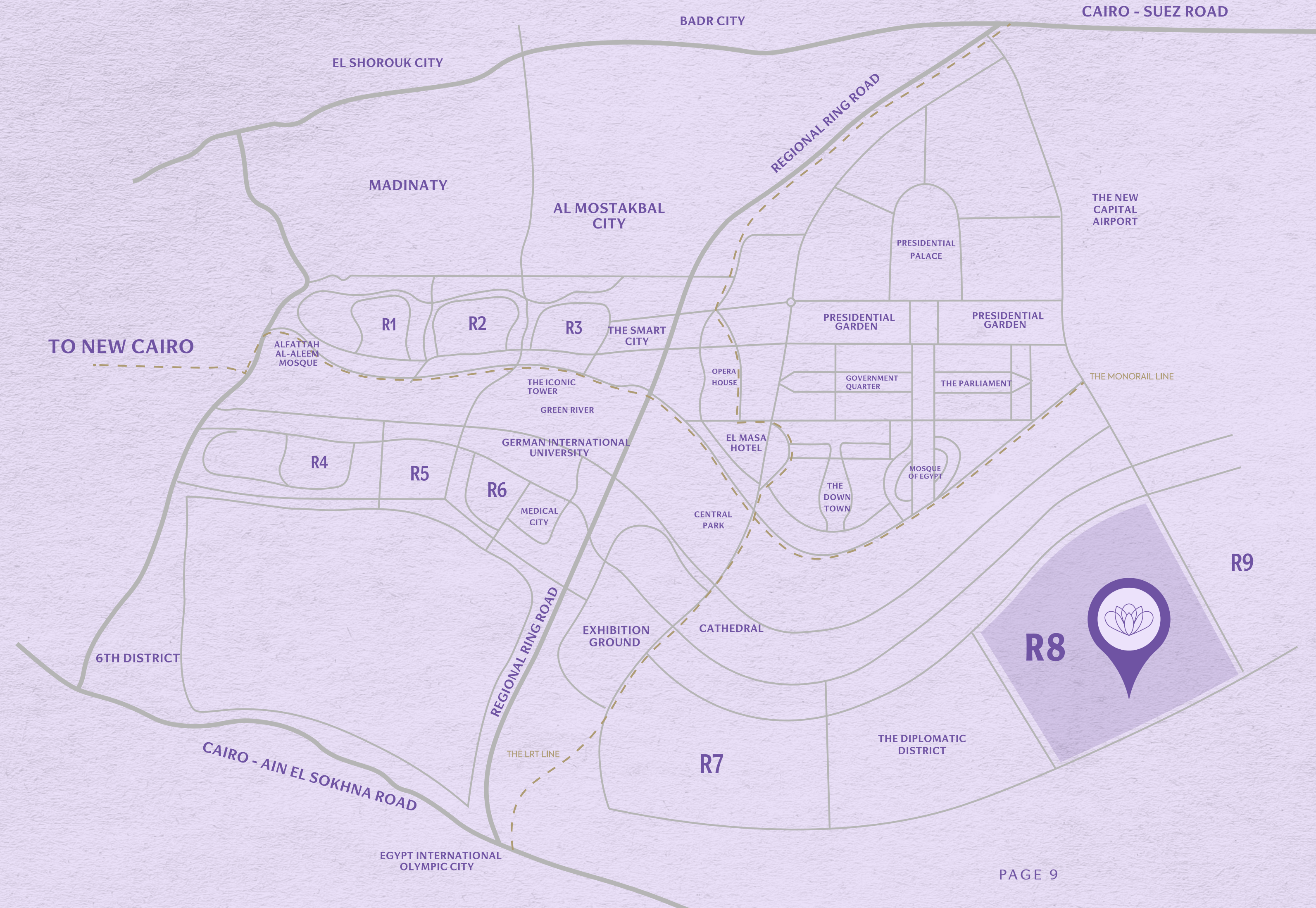
At the core of LÁ REVÁ lies a vibrant residential enclave comprising 33 contemporary buildings, thoughtfully arranged amidst lush landscaped gardens, serene water features, and swimming pools. Every element has been meticulously designed to deliver an elevated sense of privacy, comfort, and modern urban living, setting a new benchmark for residential excellence in the New Capital.











# THE *R8 District*

One of the most prestigious residential districts in the New Capital, on an area of 2500 acres. This district has a very distinguished location directly overlooking the Green River, also very close to:

- The New Administrative Capital Airport.
- The Diplomatic District.
- Monorail station.
- The Down Town.
- The Egyptian Opera.
- The Regional Ring Road.
- Ain Sokhna Road.
- The Embassies District.
- The Governmental District.

The R8 district is noted by a variety of services, such as educational facilities, medical centers, and places of worship, as well as green spaces, & sport clubs.



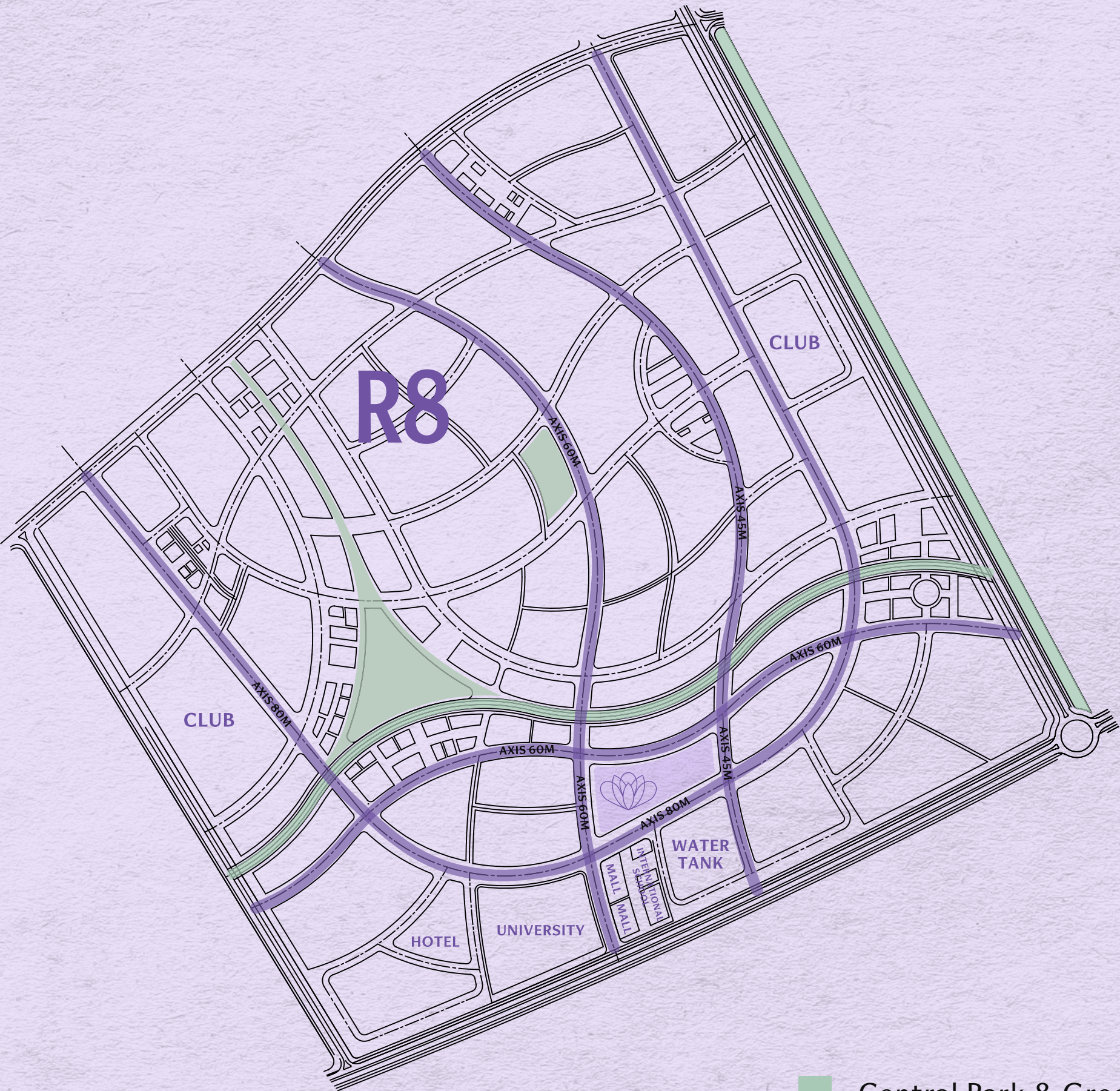


# A *Location* THAT CONNECTS YOU TO *Everything*.

Nestled in the heart of the New Capital’s R8 district, LÁ REVÁ enjoys a prime position surrounded by life’s essentials and luxuries.

Moments away from leading universities, prestigious hotels, vibrant social clubs, and key service hub, this address places you effortlessly at the center of it all.

Whether you’re seeking convenience, connectivity, or a refined lifestyle, LÁ REVÁ offers a location where everything you need is just a few steps from home, and everything you aspire to is within reach.



Central Park & Green Areas









ALL

LA REVA BRINGS ALL YOUR DREAMS TOGETHER  
IN ONE WORLD, OFFERING WELLNESS SPACES AND  
THE CHOICE OF YOUR PERFECT HOME

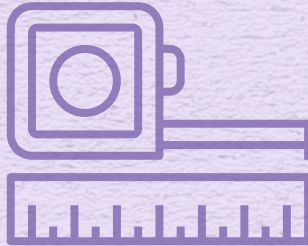
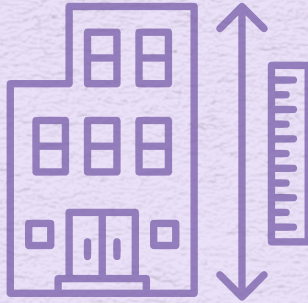
*Here.* ALL  
*Yours!*







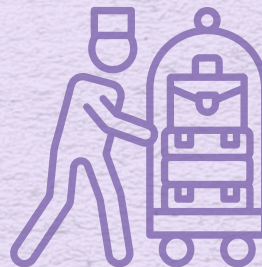
*Project* **KEY FACTS**

| Total Land Area                                                                    | Number of Buildings                                                                 | Building Height                                                                     | Landscape                                                                           |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |  |
| <b>~38 Acres</b>                                                                   | <b>36 Building</b>                                                                  | <b>G+8</b>                                                                          | <b>Over 60 %</b><br>of the total land area                                          |

*Type of* **UNITS**



**Residential**



**Hotel Apartments**



**Commercial**





*The Signature Mix*  
OF LA REVA

Thoughtfully designed to create a self-sustaining community that caters to every aspect of modern living.

*Residential* UNITS

Studios, apartments, lofts, & duplexes, all surrounded by lush greenery & complemented by world-class amenities for a sophisticated living experience.







# Hotel APARTMENTS

Managed by an international hospitality brand, offering residents and guests a seamless blend of residential comfort and luxury hotel standards.







# Commercial Mall

A dynamic strip mall and retail hub, blending premium brands, restaurants, cafés, and essential services into one accessible destination.





WHERE EVERY DETAIL A WORLD WITHIN.  
ENHANCES *The Everyday.*







# AMENITIES *& Facilities*





LIFESTYLE *& Leisure:*



• Dancing Fountain.



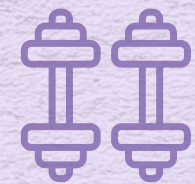
• Festivals Area.  
*weddings, birthdays*



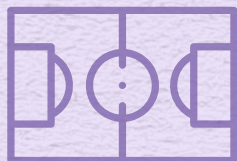
• Lounge.



• Coffee Shops.



• Gym.



• Sports Courts.



• Restaurant.



• Mosque.



• Swimming Pools.



• Outdoor Kids Area.



• Jogging & Biking Tracks.



• Modern Façade Design.



• Emergency Medical Unit.



• Club House.

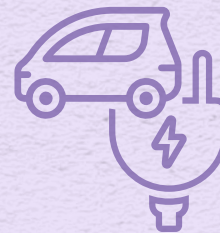
MOBILITY *& Convenience:*



• Underground Parking.



• Car Wash Services.



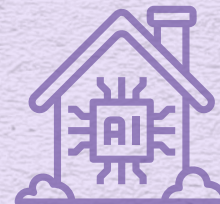
• Electric Vehicle Charging Stations.



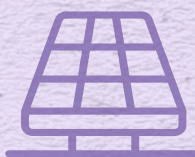
• Local Transport Service.



• Modern Vehicle Entry Gates.



• AI-Powered Residences.



• Solar Panel Units.





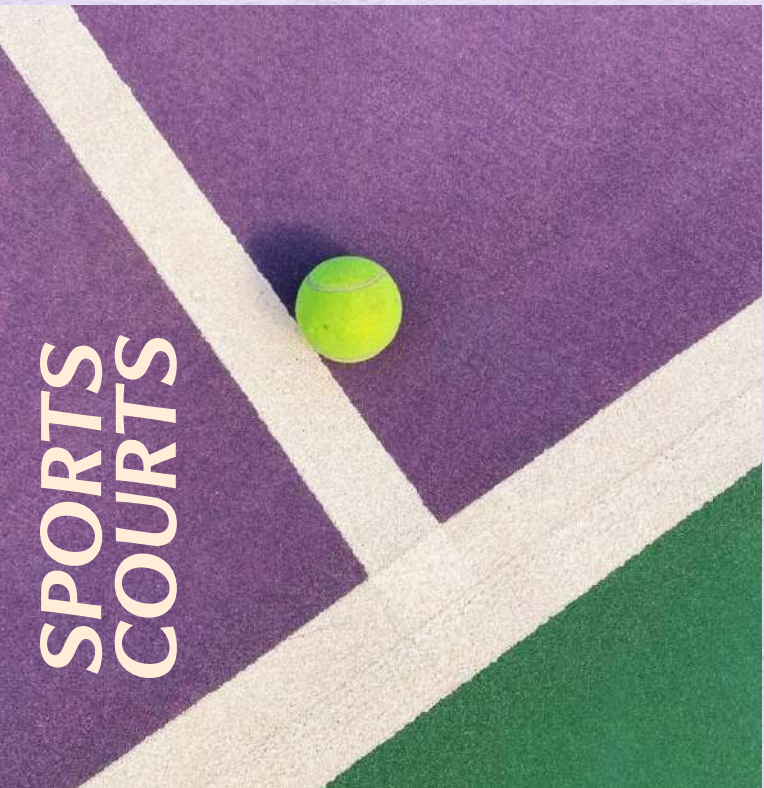
GYM



COFFEE SHOPS



RESTAURANTS



SPORTS  
COURTS



LOUNGE



SWIMMING POOLS

SOCIAL *Club*



# DREAMS FIND *Home!*

A HEALTHY LIFE IN A COMMUNITY WHERE YOU TRULY BELONG.







# UNIT *Types:*

- **Studios { 50–65 sqm }**

Compact, modern spaces for individuals or couples.

- **One Bedroom { 80–90 sqm }**

Smart layouts with ample comfort.

- **Lofts { 100–150 sqm }**

Duplex-style with open, airy designs.

- **Two Bedroom { 110–130 sqm }**

Ideal for small families.

- **Three Bedroom { 140–190 sqm }**

Spacious homes ensuring privacy and comfort.

- **Four Bedroom { 140–190 sqm }**

Perfect for larger families with refined layouts.

- **Ground Duplex Villa { 270–275 sqm + 80 sqm garden & pool }**

Three bedrooms, maid’s room, lounge, dining, blending space with exclusivity.

- **Duplex Penthouse { 300–320 sqm }**

Top-floor luxury with terrace, gardens & lake views.





ESTD

1999

**MOHAMED TALAAT**  
ARCHITECTS





LAYOUT *Design*  
EFFICIENCY 95%





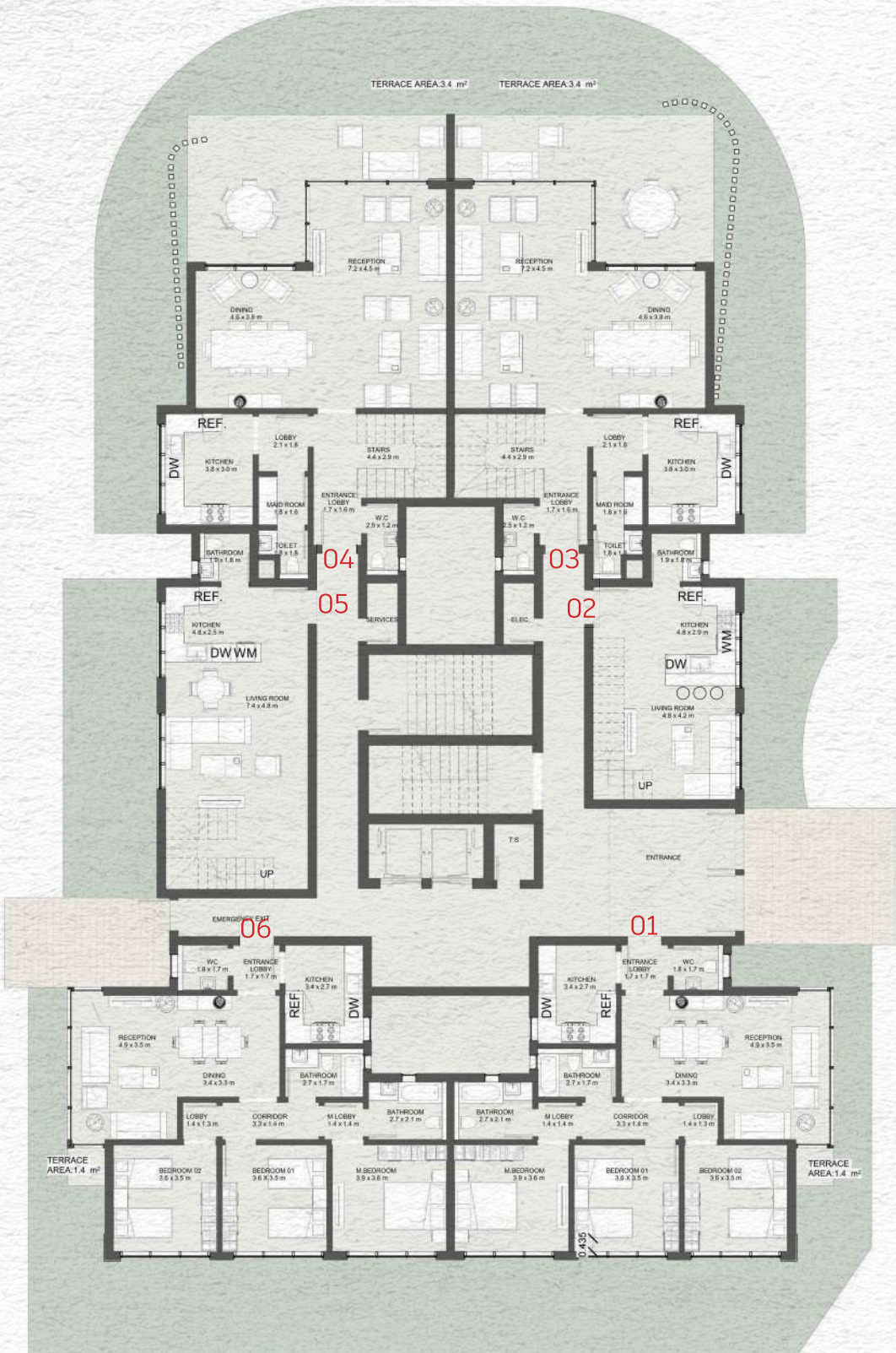
# FLOOR *Plans*





FLOOR PLAN  
Type A01

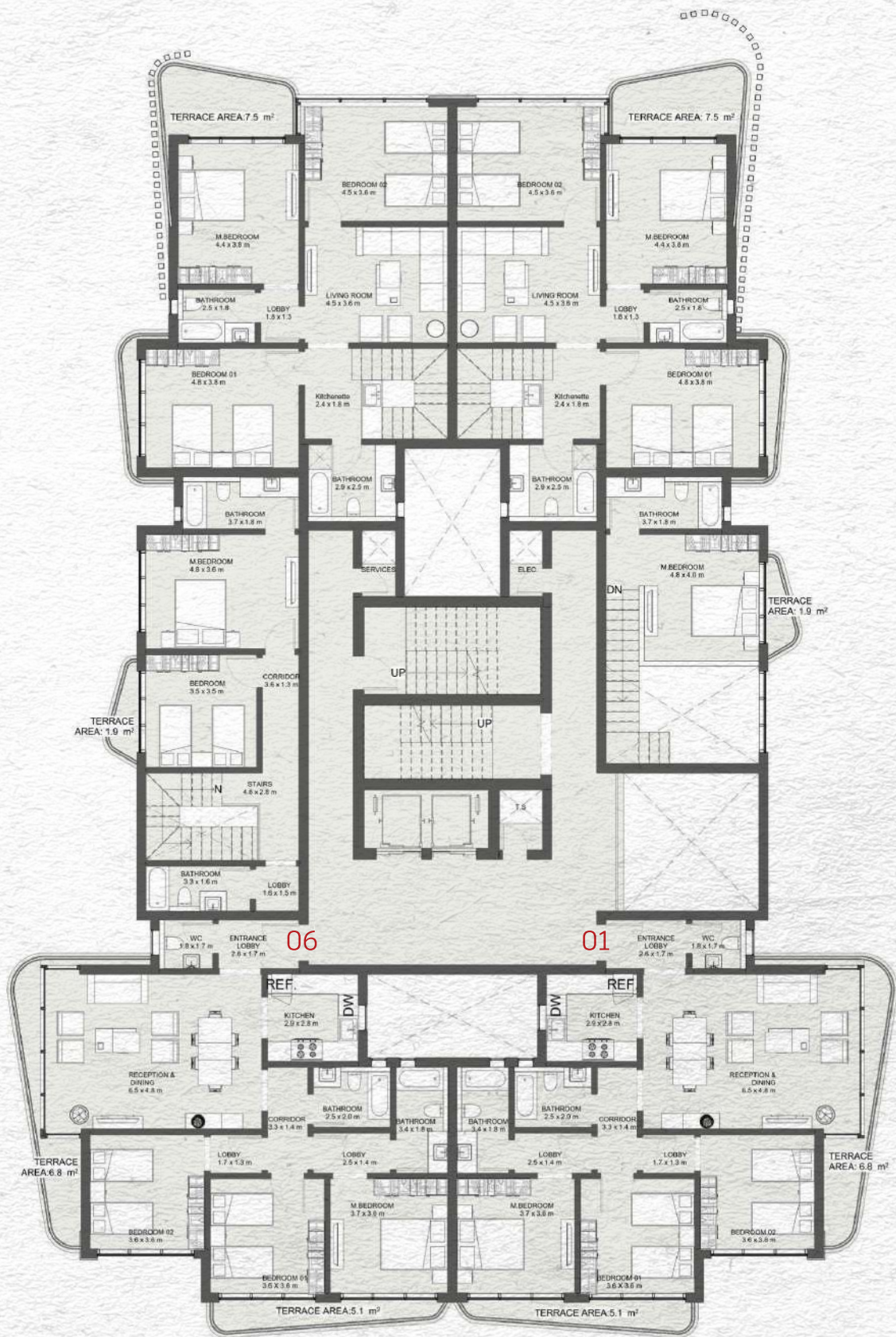
GROUND FLOOR



GROUND FLOOR

- A01-00-A001: 143 m<sup>2</sup>
- A01-00-L002: 102 m<sup>2</sup>
- A01-00-D003: 269 m<sup>2</sup>
- A01-00-D004: 269 m<sup>2</sup>
- A01-00-L005: 161 m<sup>2</sup>
- A01-00-A006: 143 m<sup>2</sup>

FIRST FLOOR



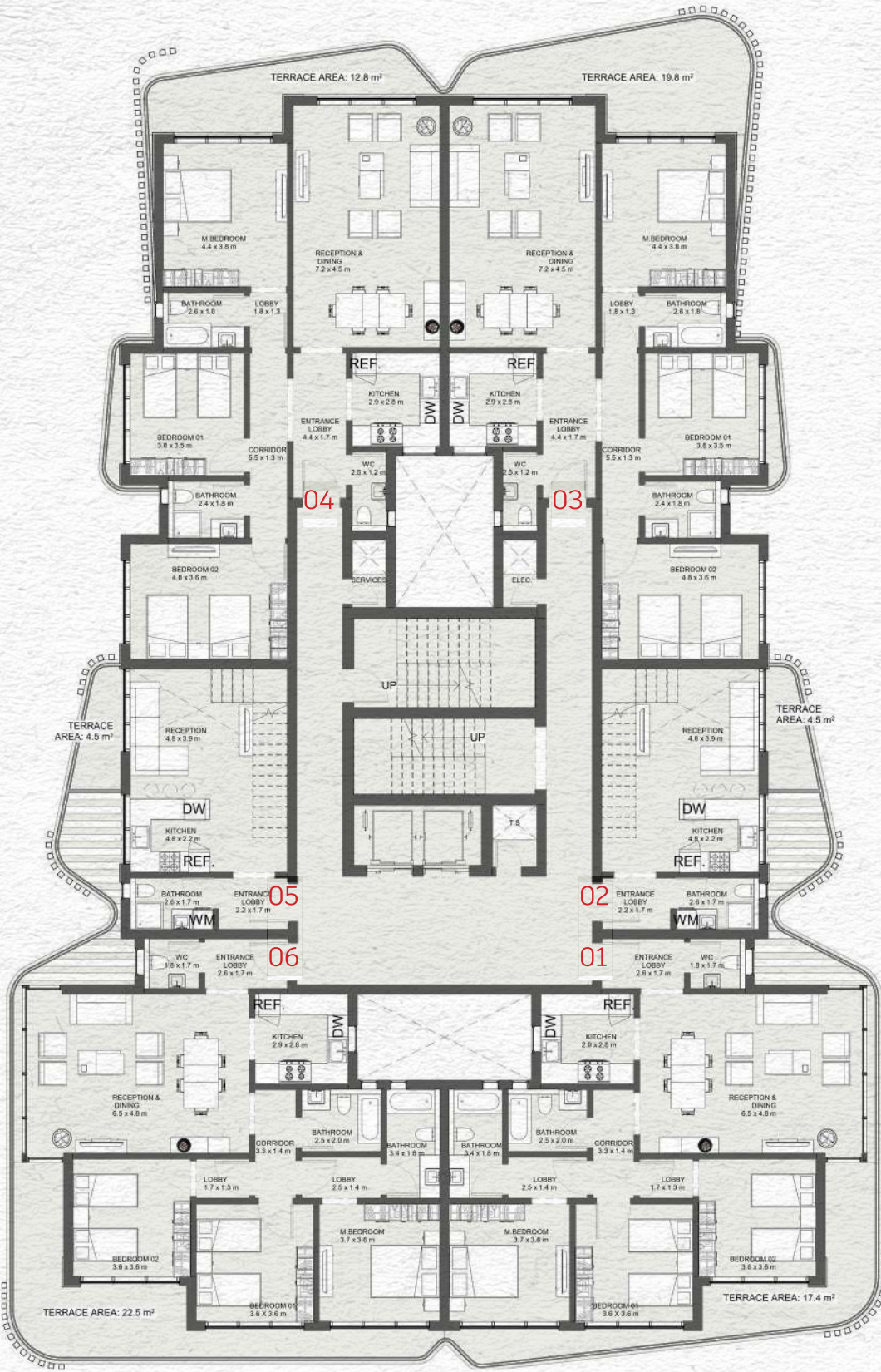
FIRST FLOOR

- A01-00-A101: 166 m<sup>2</sup>
- A01-00-A106: 165 m<sup>2</sup>





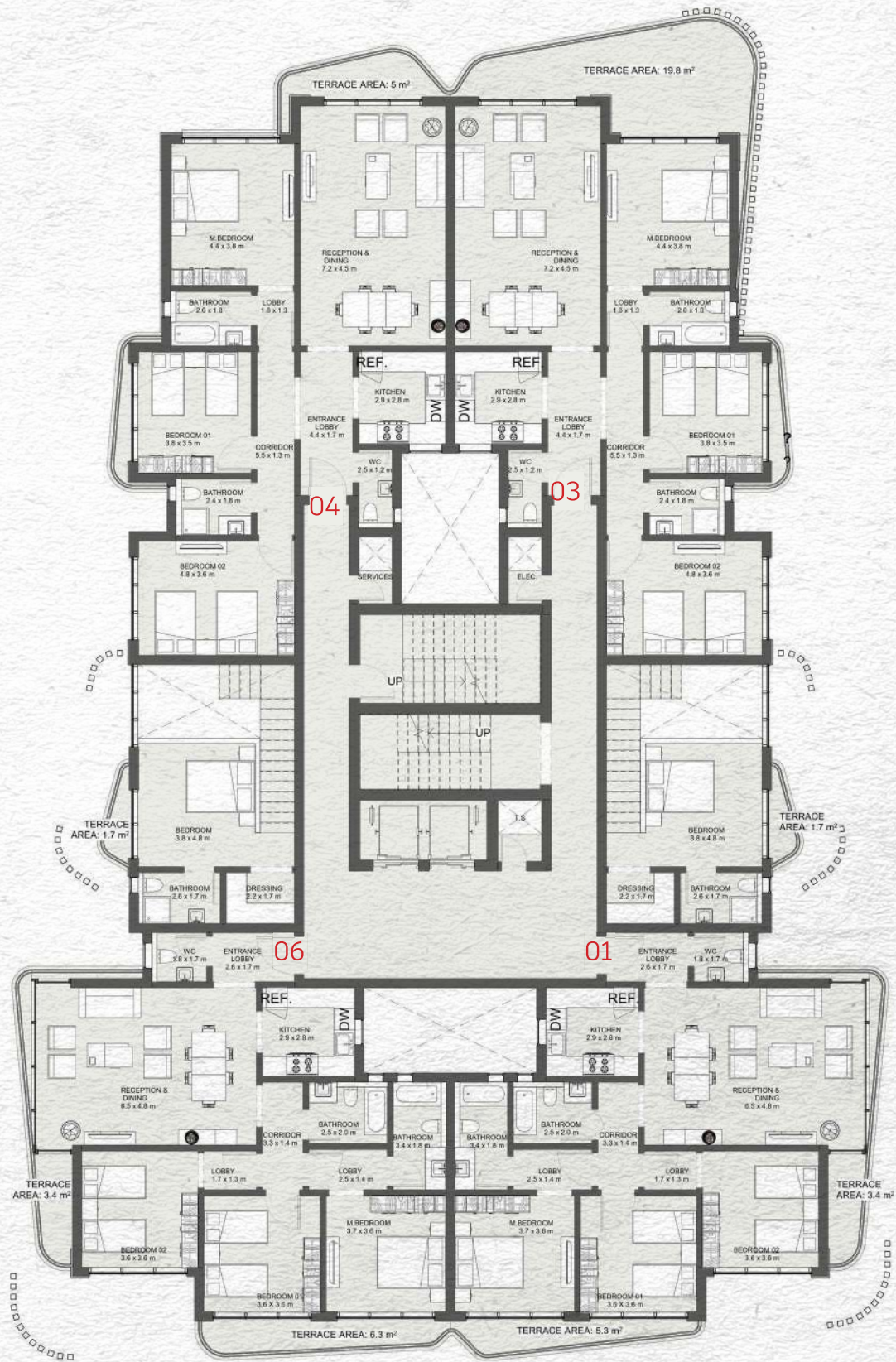
SECOND FLOOR



SECOND FLOOR

- A01-00-A201: 173 m<sup>2</sup>
- A01-00-L202: 106 m<sup>2</sup>
- A01-00-A203: 189 m<sup>2</sup>
- A01-00-A204: 180 m<sup>2</sup>
- A01-00-L205: 106 m<sup>2</sup>
- A01-00-A206: 180 m<sup>2</sup>

THIRD FLOOR



THIRD FLOOR

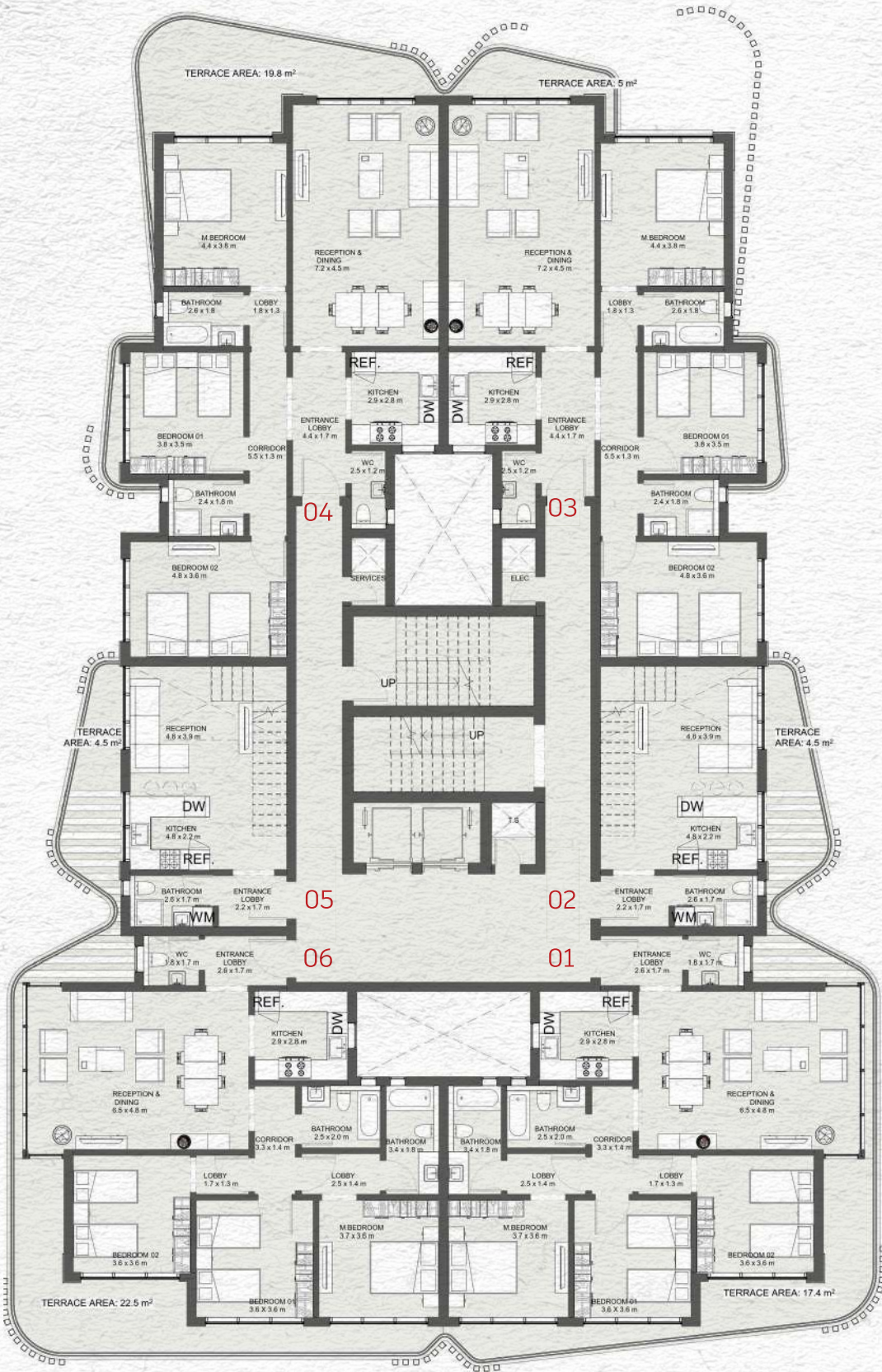
- A01-00-A301: 161 m<sup>2</sup>
- A01-00-A303: 189 m<sup>2</sup>
- A01-00-A304: 169 m<sup>2</sup>
- A01-00-A306: 163 m<sup>2</sup>

FLOOR PLAN  
Type A01





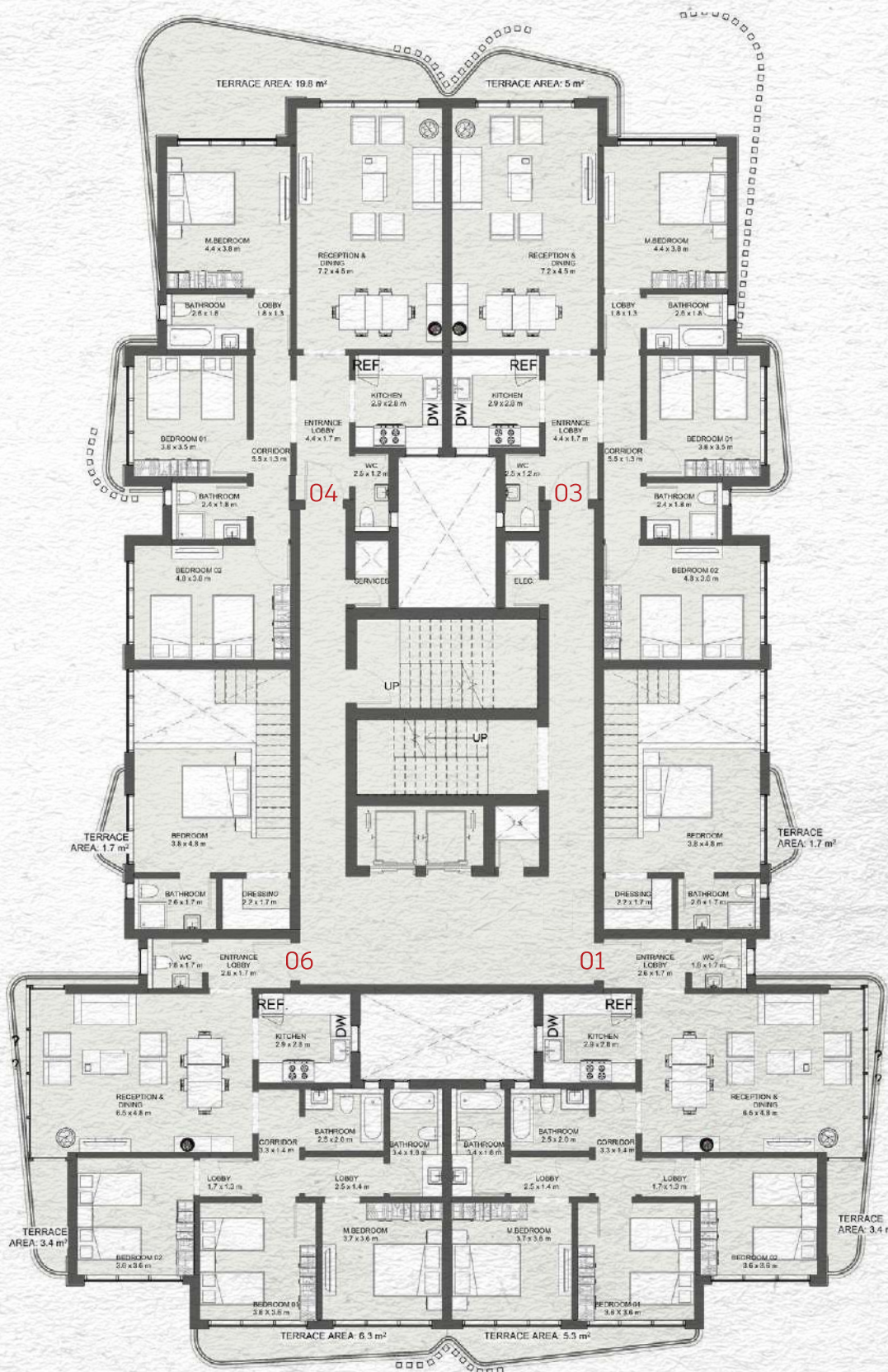
FOURTH FLOOR



FOURTH FLOOR

|              |                    |
|--------------|--------------------|
| A01-00-A401: | 173 m <sup>2</sup> |
| A01-00-L402: | 106 m <sup>2</sup> |
| A01-00-A403: | 169 m <sup>2</sup> |
| A01-00-A404: | 189 m <sup>2</sup> |
| A01-00-L405: | 106 m <sup>2</sup> |
| A01-00-A406: | 180 m <sup>2</sup> |

FIFTH FLOOR



FIFTH FLOOR

|              |                    |
|--------------|--------------------|
| A01-00-A501: | 161 m <sup>2</sup> |
| A01-00-A503: | 169 m <sup>2</sup> |
| A01-00-A504: | 189 m <sup>2</sup> |
| A01-00-A506: | 163 m <sup>2</sup> |

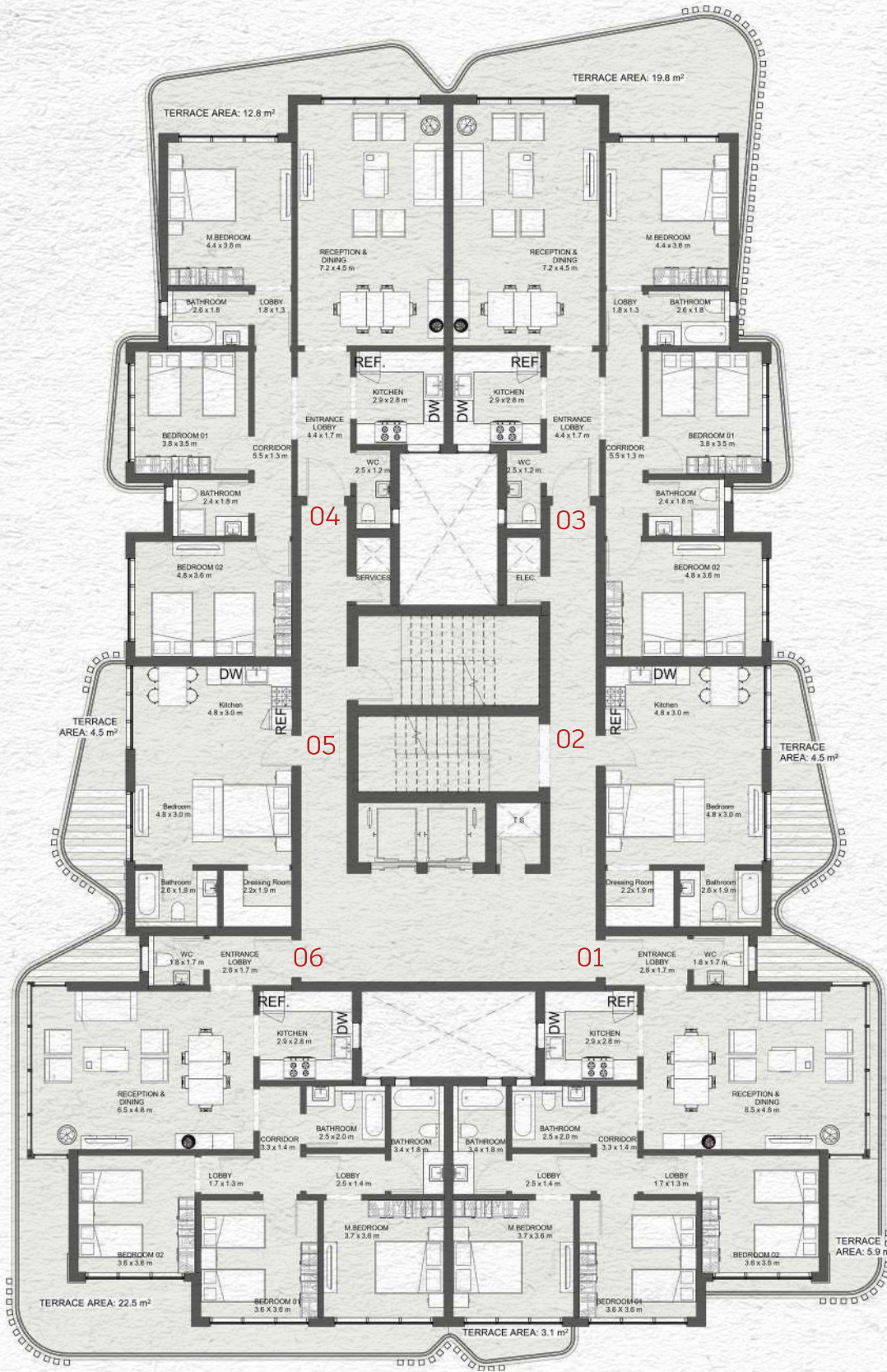
FLOOR PLAN  
Type A01





FLOOR PLAN  
Type A01

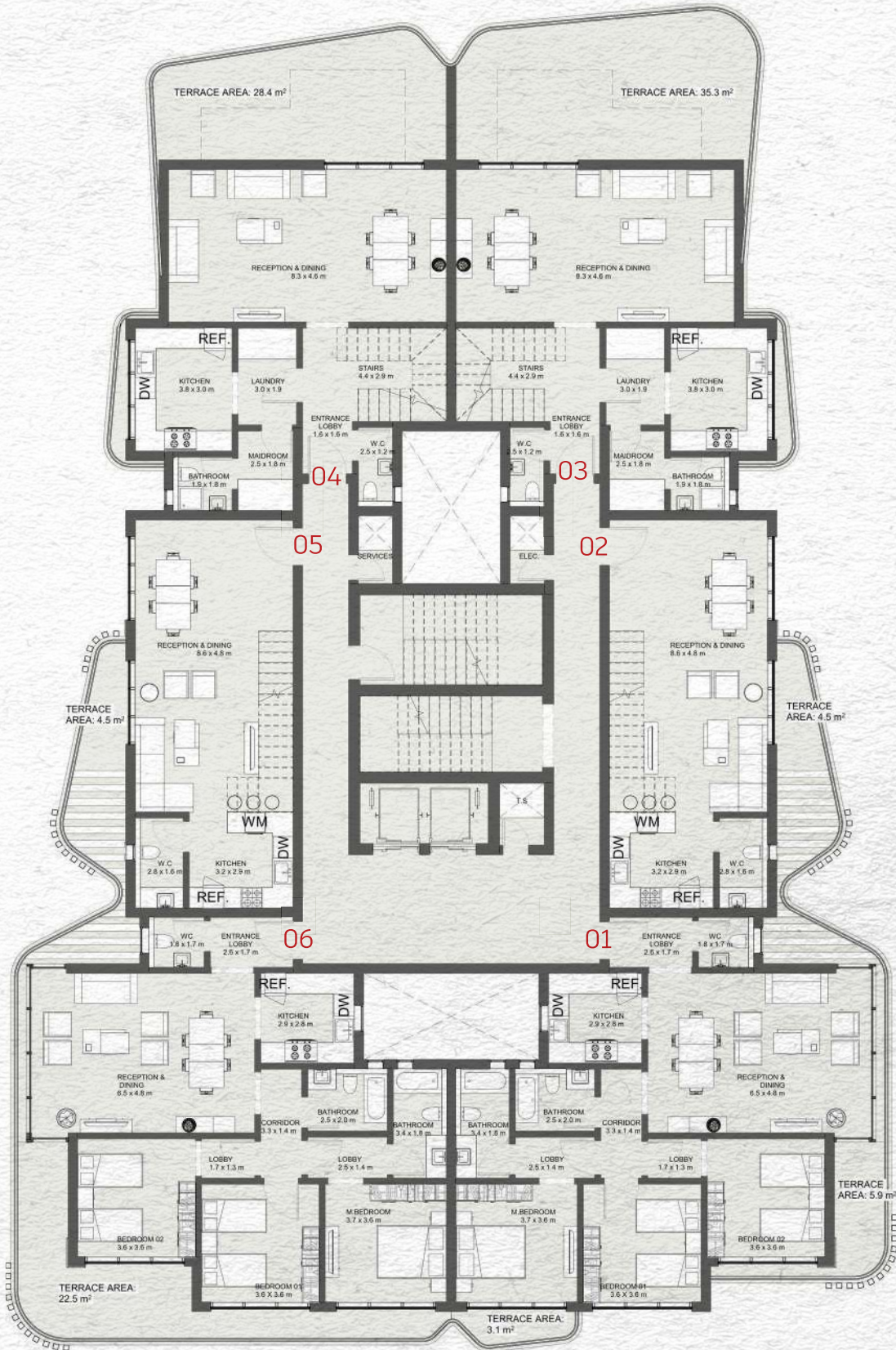
SIXTH FLOOR



SIXTH FLOOR

- A01-00-A601: 162 m<sup>2</sup>
- A01-00-S602: 59 m<sup>2</sup>
- A01-00-A603: 189 m<sup>2</sup>
- A01-00-A604: 180 m<sup>2</sup>
- A01-00-S605: 59 m<sup>2</sup>
- A01-00-A606: 180 m<sup>2</sup>

SEVENTH FLOOR



SEVENTH FLOOR

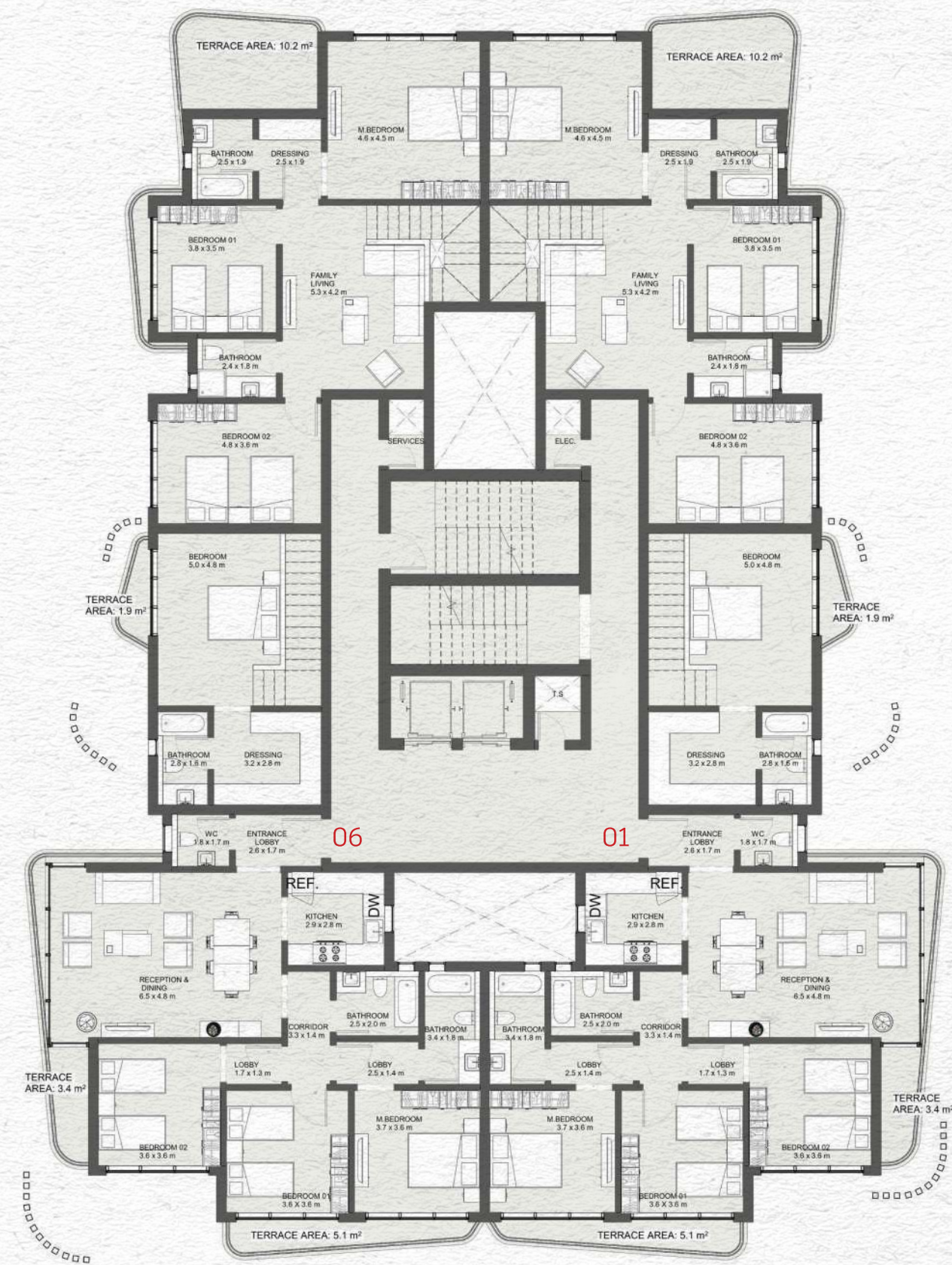
- A01-00-A701: 162 m<sup>2</sup>
- A01-00-L702: 140 m<sup>2</sup>
- A01-00-D703: 304 m<sup>2</sup>
- A01-00-D704: 294 m<sup>2</sup>
- A01-00-L705: 140 m<sup>2</sup>
- A01-00-A706: 180 m<sup>2</sup>





FLOOR PLAN  
Type A01

EIGHTH FLOOR



EIGHTH FLOOR

A01-00-A801: 161 m²

A01-00-A806: 161 m²





# 3D *Model*





A00-01-S602





# BEYOND *Dreams!*

AT LA REVA, EVERYDAY FEELS LIKE A DREAM!  
WITH A CLUBHOUSE, FESTIVAL AREA, AND FAMILYSAPCES BY YOUR SIDE,  
EVERYTHING YOU AND YOUR LOVED ONES NEED IS HERE.







# LA REVA'S *Dream* MAKERS

## OUR PARTNERS:







LÁ REVÁ  
*Signature Residence*

BY

M<sup>®</sup>A<sup>®</sup>G  
METHAQ  
ARAB GROUP

19153

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