

SAGE

LAKES RESIDENCE

SQUARES DEVELOPMENTS



LIFE CONNECTS.



Haroun *Abdelghany*

C H E I F C O M M E R C I A L O F F I C I E R

is the driving commercial force behind Sage Lakes Residence, bringing over 20 years of real estate and development expertise.

01

ABOUT
SQUARES
DEVELOPMENTS

SQUARES
DEVELOPMENTS

From Rooftops
to Parks,

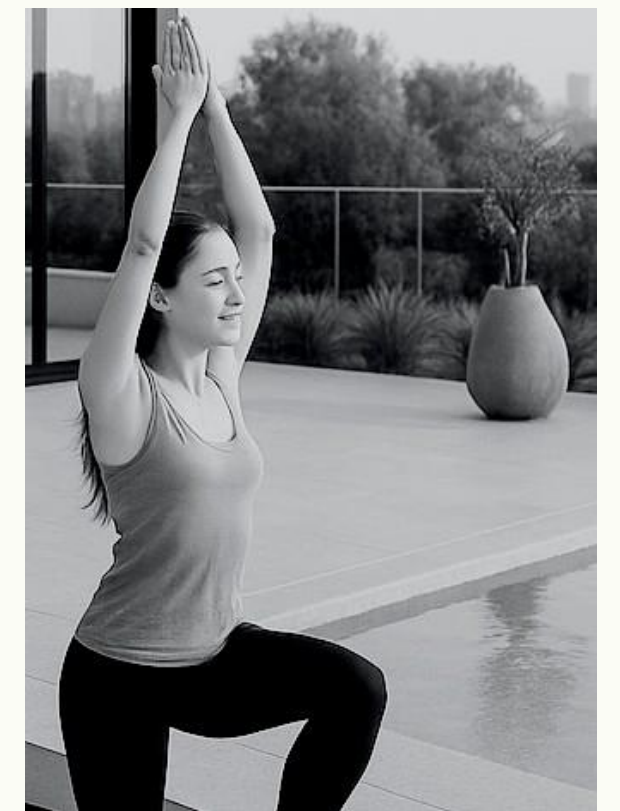
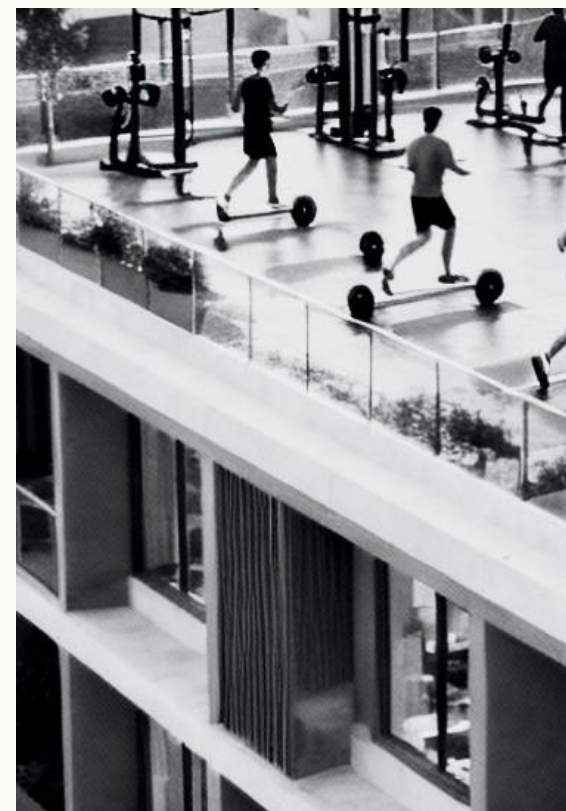
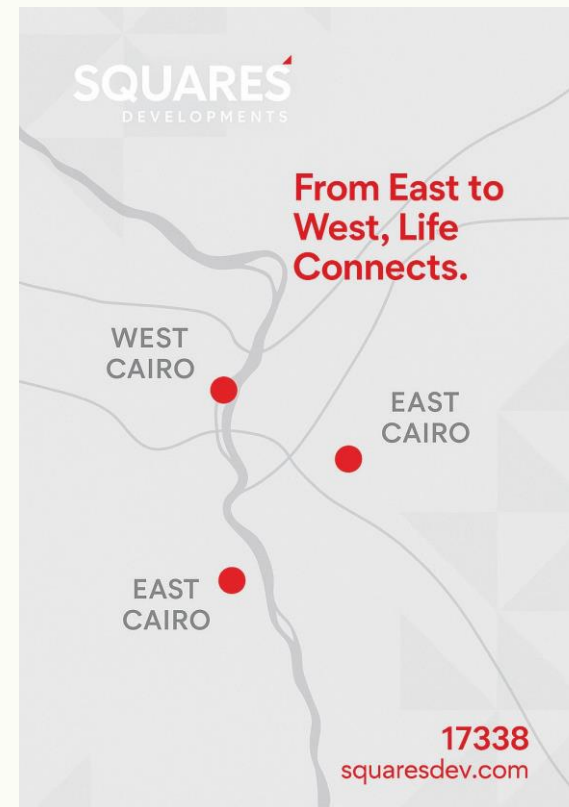
Life Connects.



ABOUT SQUARES DEVELOPMENTS

Squares Developments is a forward-thinking real estate developer in Egypt, dedicated to creating iconic communities that combine smart planning, modern design, and sustainable living.

Sage Lakes Residence is the flagship project in the New Capital, setting new standards for wellness-driven, family-friendly communities.



PARTNERS



01 HAFEZCONSULTANTS
Egypt based architecture & engineering consultancy; positioning focused on innovation and excellence across planning, architecture, and interiors

02 DFS DAWLIA FACILITY MANAGEMENT
Provides end-to-end facility management across hard & soft services (MEP maintenance, cleaning, landscaping, security), supporting reliable day-to-day operations of residential compounds and commercial areas.



03 ETISALAT
Strategic initiatives in Egypt for smart buildings and smart cities, including MoU to develop cloud-based IoT platforms that enable AI/ML-driven services, analytics, and city operations



02

SAGE

Lakes Residence

WELLNESS
ELEVATED



We Iness Elevated means creating a lifestyle that goes beyond comfort and luxury — it is about raising everyday living into a healthier, more balanced, and more fulfilling experience.

SAGE

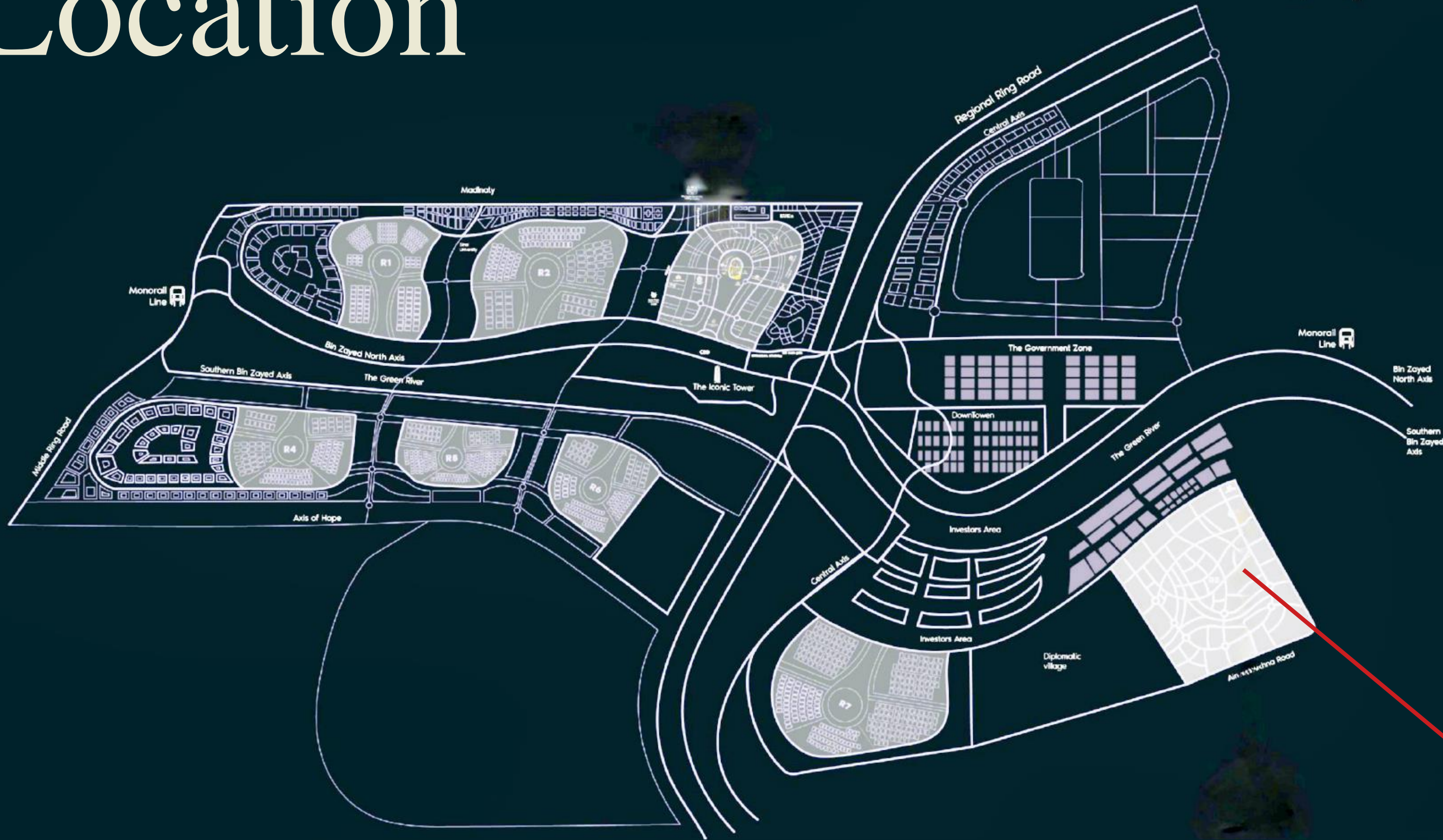
LAKES RESIDENCE

- Inspired by the Sage plant – symbol of wellness, clarity, and prosperity
- Designed for a healthy lifestyle: rooftop wellness spaces, fruit gardens, and lakes
- The name reflects tranquility, balance, and intelligent living
- Signature identity: soft greens, natural textures, and privacy-driven layout



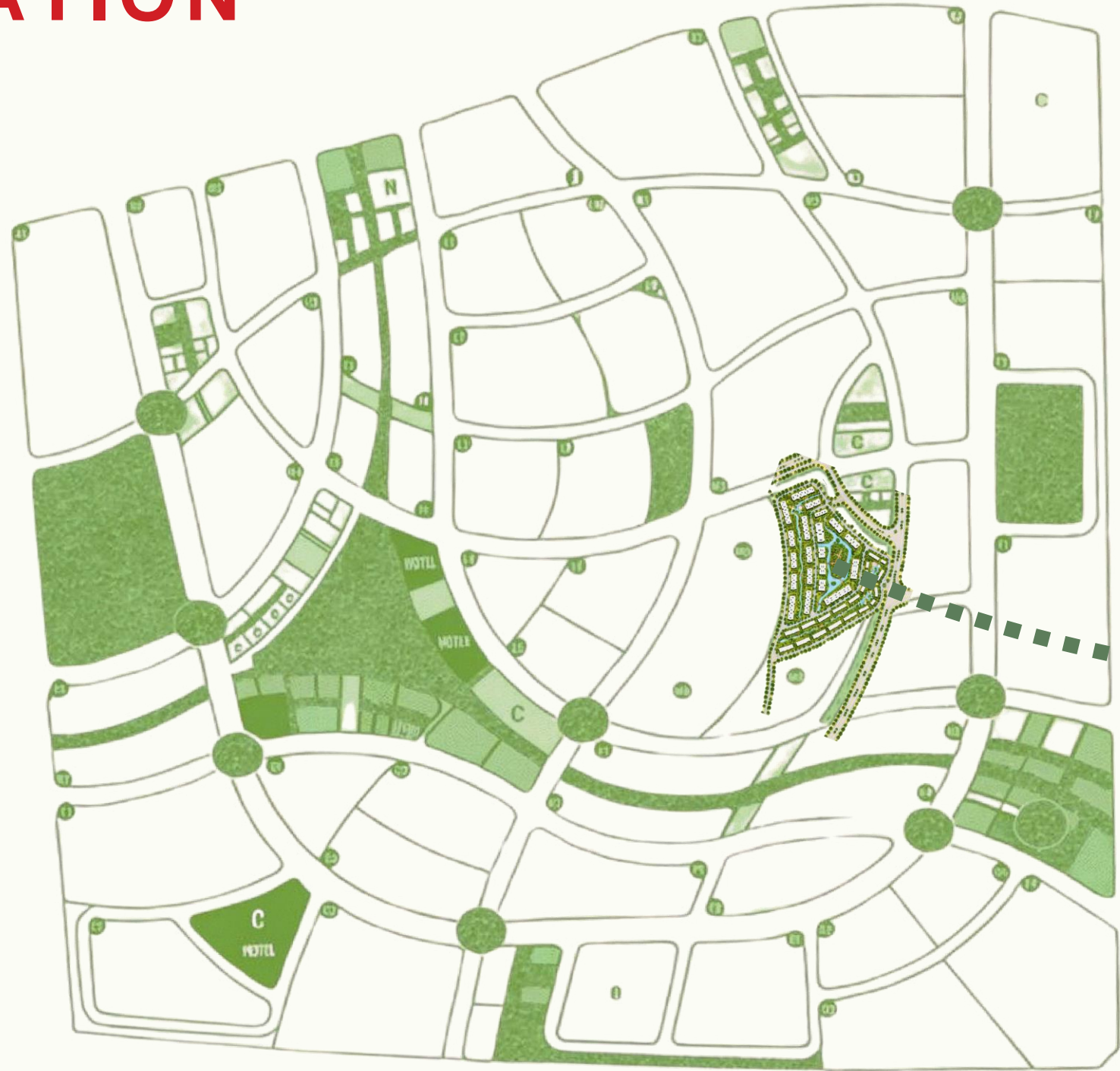
Location

New capital Airport 



SAGE
Lakes Residence

LOCATION



SAGE LAKES RESIDENCE



LAND MARKS

- club
- service area
- 2 min diplomatic district
- 2 min bin zayed axess
- 5 min govermental disRICT
- 10 min from new capital airport

FACILITIES

- **WELLNESS & SPORTS**

- **PADDLE COURT – DEDICATED FOR SPORTS AND SOCIAL PLAY.**
- **ROOFTOP HEALTH CLUB – MODERN FITNESS ZONE WITH YOGA AND PILATES AREAS, OFFERING PANORAMIC LAKE VIEWS.**

- **RECREATION & LIFESTYLE**

- **MINI CLUBHOUSE ON THE LAKE – AN INTIMATE SPACE FOR RESIDENTS’ GATHERINGS AND EVENTS.**
- **COMMERCIAL STRIP – SHOPS, CAFÉS, AND SERVICES TO MEET DAILY NEEDS.**
- **KIDS AREA – SAFE, ENGAGING OUTDOOR PLAYGROUNDS.**
- **BBQ AND GATHERING ZONES – DESIGNED FOR SOCIAL AND FAMILY EVENTS.**
- **READING & SEATING CORNERS – CALM AREAS AROUND THE LAKES FOR RELAXATION.**

- **COMMUNITY & SERVICES**

- **MEDICAL BUILDING – ON-SITE CLINIC FOR RESIDENTS’ CONVENIENCE.**
- **ADMINISTRATIVE BUILDING – PROPERTY MANAGEMENT AND SERVICE OFFICES.**
- **UNDERGROUND PARKING – ORGANIZED AND SECURE PARKING FOR RESIDENTS AND GUESTS.**

- **HARMONY & SECURITY**

- **MOSQUE AND CHURCH – LANDMARKS OF INCLUSIVITY AND SERENITY.**
- **GATED COMMUNITY – 24/7 CONTROLLED ACCESS AND SURVEILLANCE FOR COMPLETE PRIVACY AND SAFETY.**



A Wellness-Oriented Lifestyle

Sage Gardens is designed to balance modern living with nature. Every building features its own rooftop health club, offering fitness, relaxation, panoramic view of New Capital.

Edible Community Park

At the heart of Sage Gardens lies a fruit-bearing park, where residents can harvest seasonal produce—connecting people with land and healthy living.

Prime New Capital Location (R8 – M6)

Strategically placed in the R8 residential district, Sage Gardens is surrounded by major boulevards and green zones, ensuring accessibility, tranquility, and investment potential.

USP

SAGE

LAKES RESIDENCE



Rooftop Health Clubs

Every building includes a private rooftop wellness facility.



Fruit Tree Park

Central green park with real fruit-bearing trees, offering a farm-to-table lifestyle



Sustainable Living

Natural, eco-conscious design inspired by wellness & greenery.





04

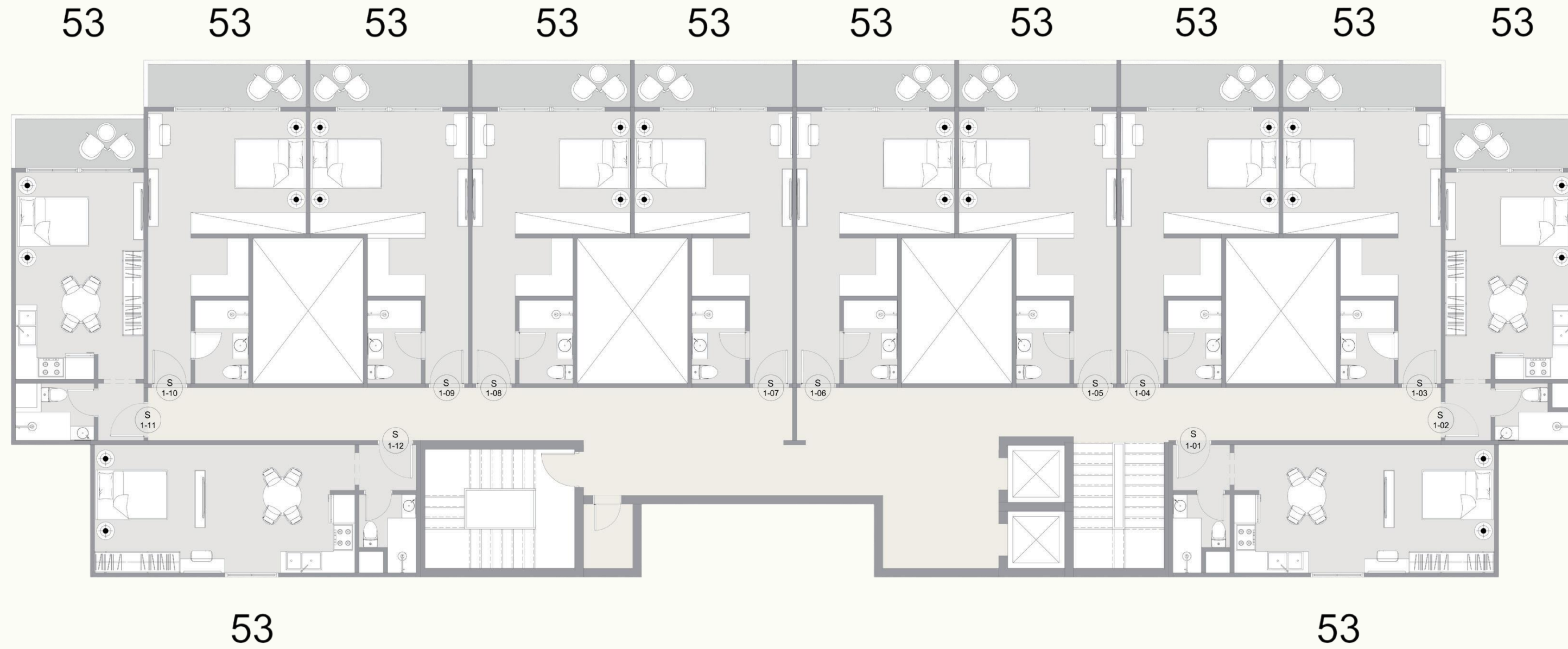
UNIT TYPES

UNIT TYPES & AREAS



<u><i>Unit Type</i></u>	<u><i>Areas</i></u>
<i>Studio</i>	<i>53m</i>
<i>1 BD</i>	<i>70m</i>
<i>2BD</i>	<i>112m</i>
<i>3BD</i>	<i>145 up to 170</i>
<i>4BD</i>	<i>211 & 258</i>
<i>Duplex + Garden</i>	<i>212 up to 420</i>
<i>Duplex + Roof</i>	<i>212 up to 420</i>
<i>TOWN HOUSE</i>	<i>196 & 245 & 300</i>

TYPE S TYPICAL



TYPE B TYPICAL

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LAKES RESIDENCE



112

70

112

TYPE B+ TYPICAL

170

170



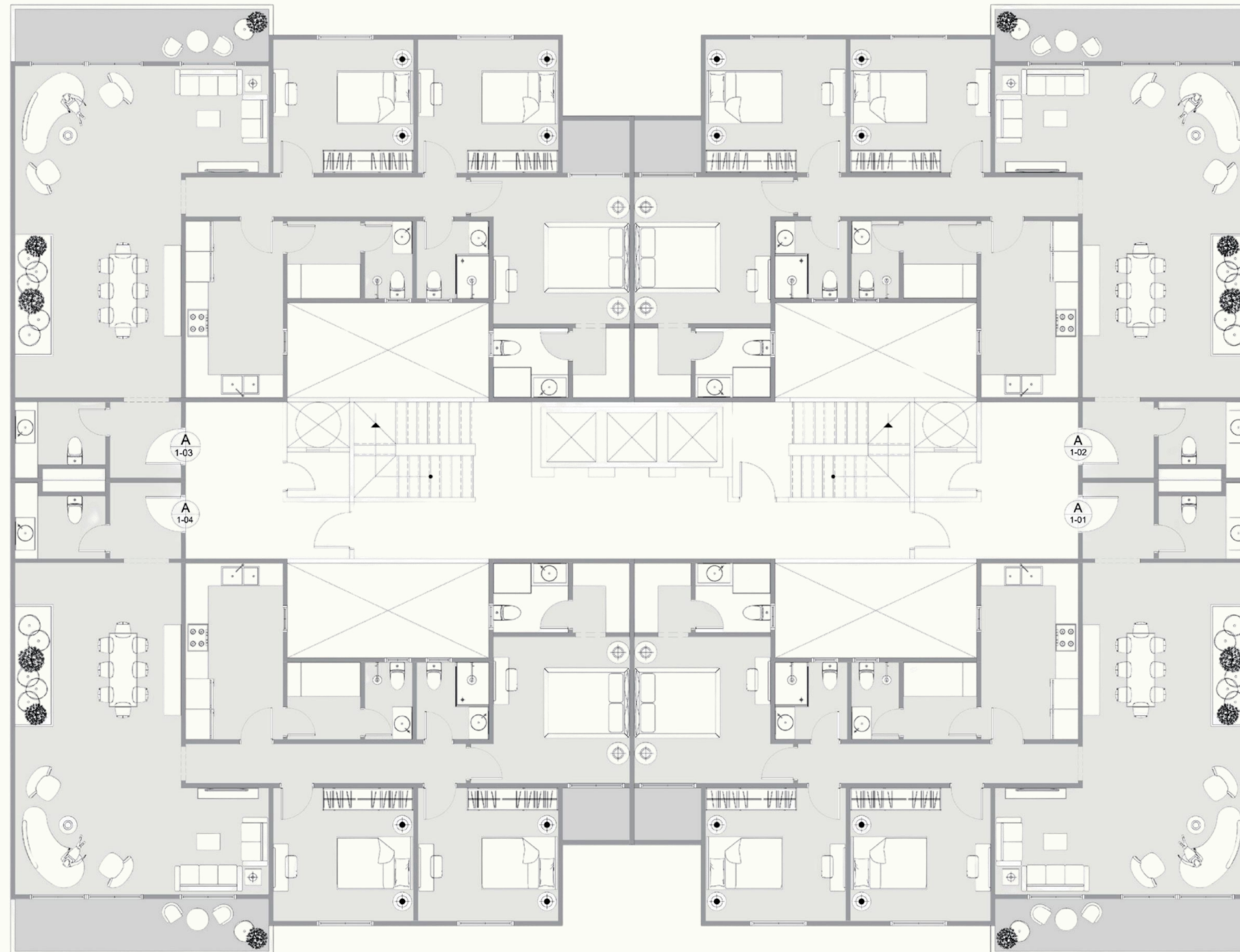
150

150

TYPE A TYPICAL

211

211



211

211

TYPE A+ TYPICAL

258

258



258

258

TOWN HOUSE TYPE Z

Left Outer Unit

Ground floor Area 78 M2
 First floor Area 78 M2
 Roof floor Area 40 M2
 Total B.U Area 196 M2



Ground floor Plan



1-Entrance	3.25m *1.60m
2-Kitchen	3.90m *2.80m
3- Dining	4.15m *2.45m
4-Reception	4.40m *3.65m
5-TV Area	2.45m *1.75m
6-Stair Case	3.50m *2.00m
7-Lobby	2.00m *1.10m
8-Bathroom	2.05m *1.85m

First floor Plan



1-Stair case	3.50m *1.95m
2-Bedroom -01	4.45m *3.70m
3-Bathroom -01	2.70m *1.70m
4-Dressing -01	2.30m *1.50m
5-Living Area	3.50m *1.85m
6-Bedroom -02	4.50m *3.10m
7-Bathroom -02	3.10m *1.65m
8-Dressing-02	2.30m *1.50m
9-Terrace	4.55m *1.20m

Roof floor Plan



1-Stair case	3.20m *2.70m
2-Lobby	1.10m *1.05m
3-Bedroom	3.70m *3.00m
4-TV Area	2.60m *1.40m
5-Bathroom	2.70m *1.70m
6-Living Area	4.15m *2.60m
7-Terrace	6.10m *4.00m

TOWN HOUSE TYPE Y

Left Outer Unit

Ground floor Area **102 M2**

First floor Area **102 M2**

Roof floor Area **41 M2**

Total B.U Area **245 M2**



Ground floor Plan



1-Entrance	2.55m *1.90m
2-Kitchen	3.40m *4.10m
3-Reception & Dining	6.50m *4.00m
4-Living Area	4.10m *3.75m
5-Stair Case	2.75m *3.20m
6-Bathroom	2.55m *1.85m

Ground floor Plan



1-Entrance	2.55m *1.90m
2-Kitchen	3.40m *4.10m
3-Reception & Dining	6.50m *4.00m
4-Living Area	4.10m *3.75m
5-Stair Case	2.75m *3.20m
6-Bathroom	2.55m *1.85m

Roof floor Plan



1-Stair case	3.20m *2.70m
2-Lobby -01	1.45m *0.95m
3-Bedroom	4.00m *3.90m
4-Lobby -02	1.80m *1.05m
5-Bathroom -01	2.55m *2.00m
6-Terrace	6.55m *1.82m

TOWN HOUSE TYPE X

Left Outer Unit

Ground floor Area **125 M2**

First floor Area **125 M2**

Roof floor Area **50 M2**

Total B.U Area **300 M2**



Ground floor Plan



1-Entrance	2.55m * 1.90m
2-Kitchen	3.40m * 4.10m
3-Reception & Dining	6.50m * 4.00m
4-Living Area	4.10m * 3.75m
5-Stair Case	2.75m * 3.20m
6-Bathroom	2.55m * 1.85m

First floor Plan



1-Stair case	3.20m * 2.70m
2-Bedroom -01	4.10m * 3.80m
3-Bedroom -02	3.90m * 4.30m
4-Terrace -01	3.85m * 1.45m
5-Corridor	3.20m * 1.05m
6-Lobby -01	1.80m * 1.05m
7-Bathroom -01	2.55m * 2.00m
8-Lobby -02	1.80m * 1.30m
9-Master Bedroom	3.90m * 3.70m
10-Terrace -02	3.85m * 1.25m
11-Bathroom -02	2.70m * 2.00m

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Roof floor Plan



1-Stair case	3.20m * 2.70m
2-Lobby -01	1.45m * 0.95m
3-Bedroom	4.00m * 3.90m
4-Lobby -02	1.80m * 1.05m
5-Bathroom -01	2.55m * 2.00m
6-Terrace	6.55m * 1.82m

05

**PRICE AND
PAYMENT PLANS**

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