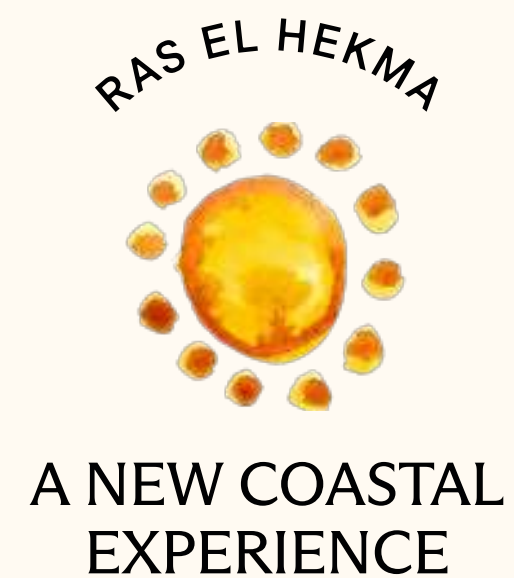




maison BOUTIQUE HOTEL Solare SERVICED RESIDENCES





Solare

RAS EL HEKMA



Inspired By The Sun, Blending Natural Beauty With Design

On The Shimmering *Shores*
of Ras El Hekma

Solare stands as the new vision of **vibrant
contemporary living.**

Inspired by its Italian name, meaning “Powered Or
Influenced By The Sun,” Solare embodies **the essence
of a radiant lifestyle destination.**

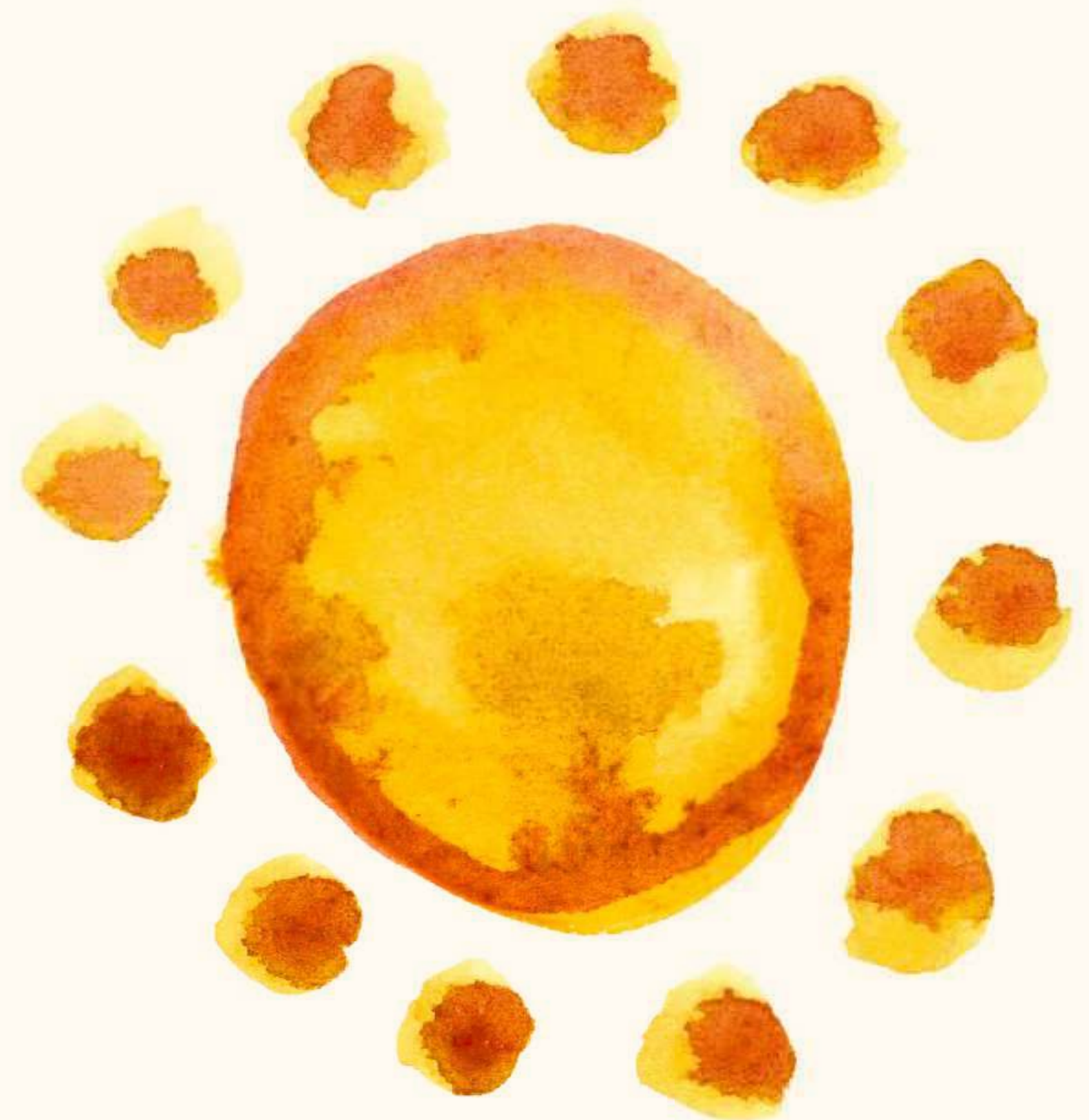


The concept of Solare is deeply rooted in the power and radiance of the sun. With **day-tonight experiences** that create a continuous cycle of energy and renewal, Solare offers a lifestyle drenched in **sunlight and vibrance**.

Where The Sun Never Sets

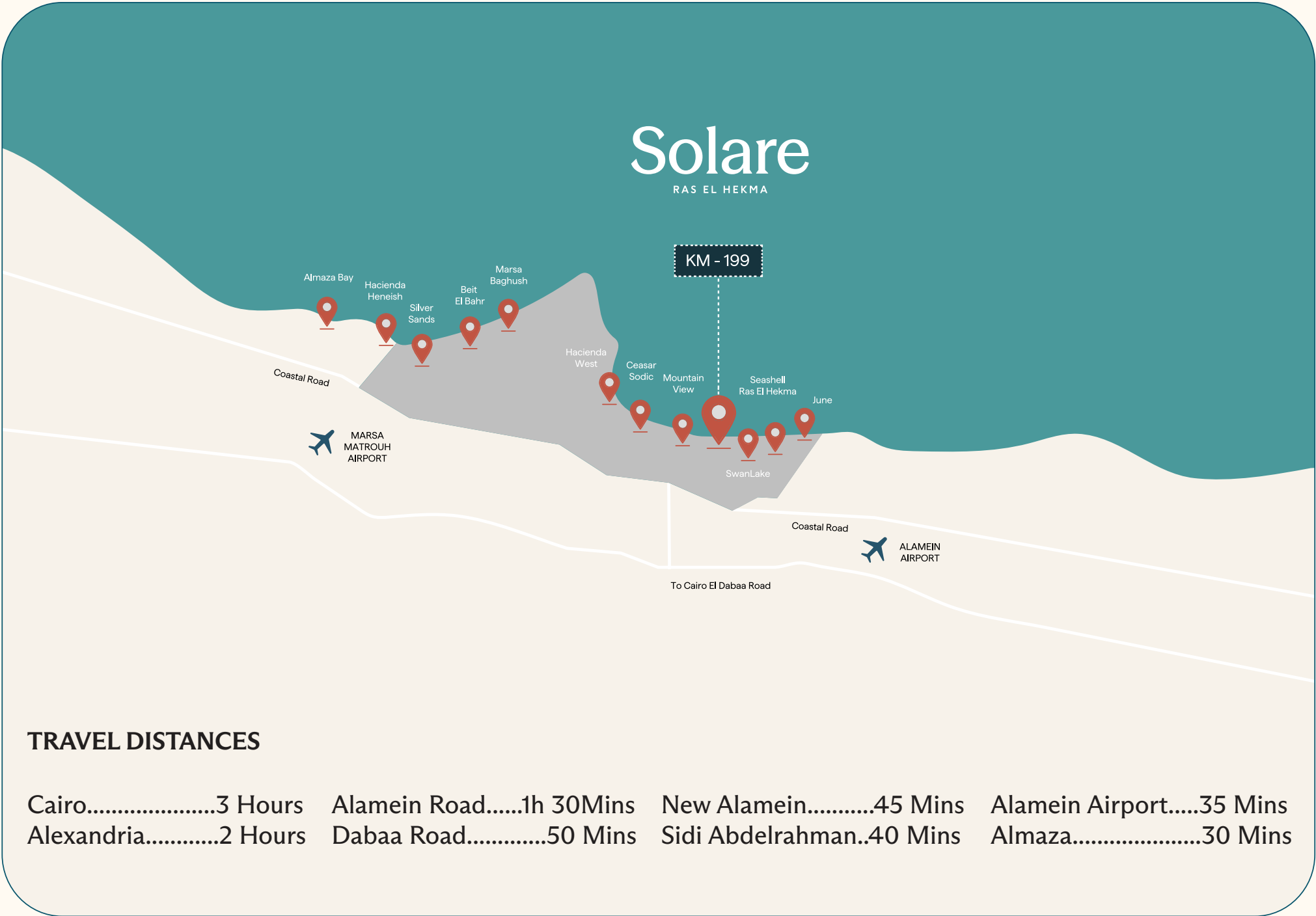
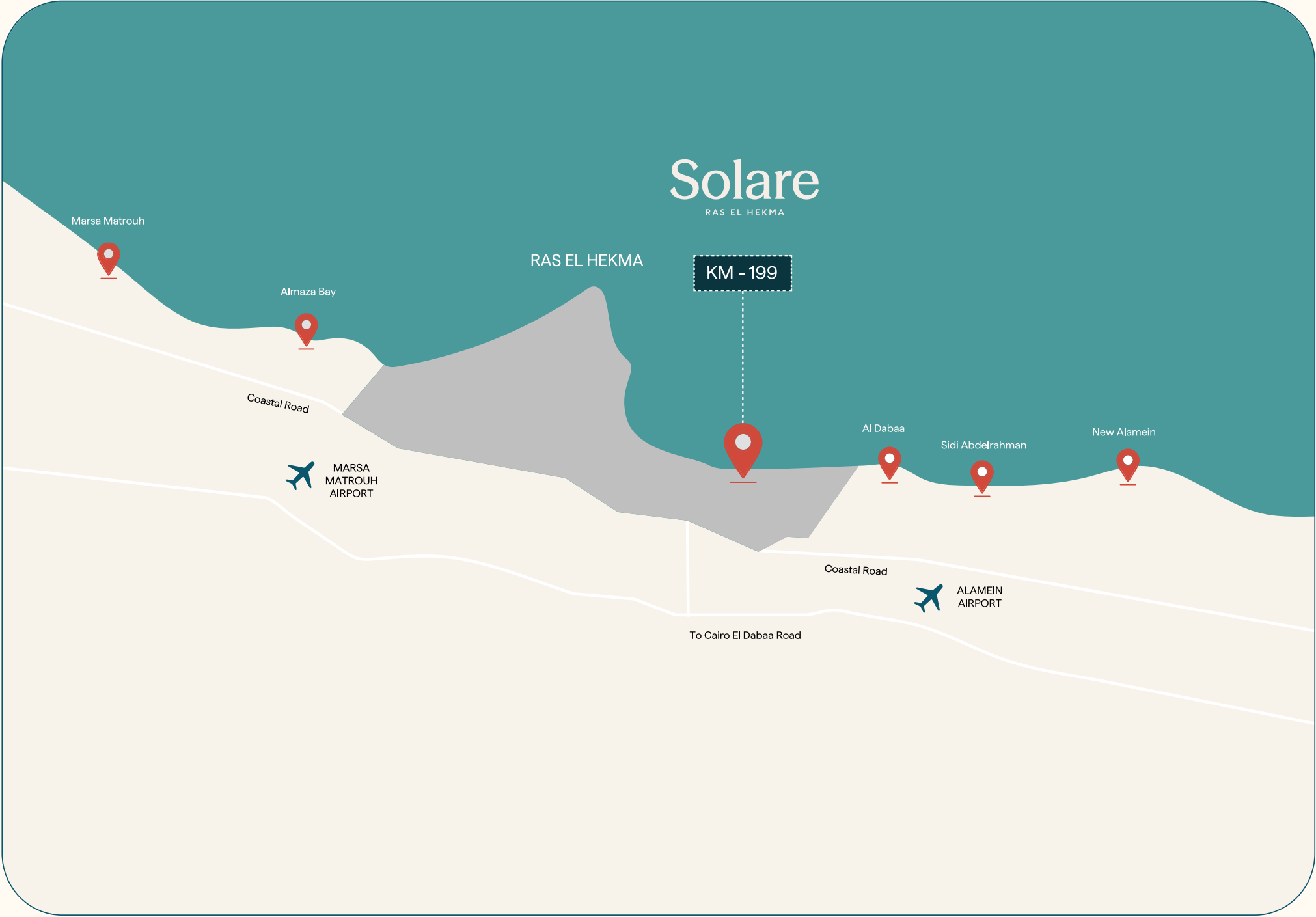
Here Life *Unfolds*
Naturally

Inspired by
The Sun



From refined dining to curated amenities, every details reflects a cosmopolitan spirit rooted in a true sense of place.

Solare Location





Solare Masterplan



- | | | | |
|-------------------------------|--|---------------------------|---------------------|
| 1- Main Gate | 7- Cloudline Infinity Pool | 13- Lumera Water Chalets | 19- Maison Solare |
| 2- Secondary Gate | 8- Eatery by the Beach | 14- Sicily Lagoon Chalets | 20- Solare Downtown |
| 3- Solare Boulevard | 9- Beach Collection Branded Residences | 15- Hilltop | |
| 4- Beach Boardwalk | 10- Seafront Villas | 16- Rooftop Clubhouse | |
| 5- The Social Wellness Hub | 11- Ciano Lagoon Villa | 17- Olive Oasis | |
| 6- The Beach Bar & Restaurant | 12- Cielo Townhouses | 18- Village Town | |

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**A Composition of Space,
Light, and Balance**



**Solare's 16 Meticulously
Curated Experiences**



**Where Space
Shapes Everyday Living**

SOLARE’S 16 CURATED EXPERIENCES



The Social Wellness Club

The Social Wellness Club is Thoughtfully Designed to Balance **Wellness, Fitness, and Community.**



The Beach Boardwalk

Lined With A Handpicked Selection of **High-End Fashion Boutiques**, Signature Culinary Destinations, This Waterfront Destination Invites Moments of Indulgence.



The Beach Bar & Restaurant

The Beach Bar Has A Dynamic Layout Ensuring Sun Exposure All Day, With A Superior Sea View, Offering Exquisite Cuisines and Flavors.



Eatery by The Beach

Eatery Brings Gourmet Dining to Solare Offering **Refined Flavors and Ocean Views** in an Elegant Beachfront Setting.

SOLARE’S 16 CURATED EXPERIENCES



Cloudline Infinity Pool

The Infinity Pool is a **striking centerpiece**, offering a serene space to relax, swim, or take in the view of water meeting sky.



Beach Collection Branded Residences

The Branded Residences offers an intimate and luxurious beachfront by the sea. Each residence is **thoughtfully designed** with premium finishes.



Olive Oasis Lagoons

Thoughtfully integrated into **the landscape and homes**. Swimmable lagoons encompassing 60,000 SQM flow through the community.



The Village Town

Connecting **mind, body, and energy**, the Clubhouse offers a curated mix of water activities; from paddleboarding and kayaking to floating lounges.

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SOLARE'S 16 CURATED EXPERIENCES



From Farm to Table

This Initiative Brings The **Farm-To-Table Experience** To Life By Delivering Fresh, Locally Grown Produce Directly To our Restaurant.



Solare Downtown

Here, Fine Dining Restaurants and Curated Fashion Boutiques **Set The Tone** For Refined Tastes, While Open-Air Stages and Vibrant Entertainment Venues.



5-Star International Hotel

This Refined Hotel, Designed For Those Seeking A Truly **Elevated Coastal**, and **Curated Cultural Experiences**.



The Downtown Promenade

Offering an Array of **Dining, Fashion, Entertainment, Wellness** and **Co-Working Spaces**.



Maison Solare

These **Serviced Residences** are Designed to Deliver A Seamless, Elevated Experience, Combining Bespoke Services, From Housekeeping to Concierge, With The Refined Hospitality of A Boutique Hotel.



The Retail Concept

Introducing A **Refined Layer of Culture** and Design Bringing Handpicked Experience and Offerings To Solare.



The Rooftop Clubhouse

A Place Where **Neighbors Connect**, and **Conversations Flow**, With Every Corner Framed By Sweeping Vistas.



The Sports Hub & Kids Zone

The Sports Hub And Kids Area Combines **Top-Tier Sports Facilities** With A Safe, and Fun Zone For Children.

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SOLARE DOWNTOWN



Solare Downtown

Solare Downtown is The Central Hub of Ras El Hekma, Uniting Four Gated Villages Within One Integrated Destination. It Brings Together Retail, Fine Dining, Hospitality, and Everyday Essentials Into a Seamless, Walkable Core Offering a Diverse, Layered Lifestyle Experience In One Connected Setting.



Boutique Serviced Residences
In The Heart Of It All

An Elevated Rhythm
of Living

- LOFTS TOWN
- 5-STAR INTERNATIONAL HOTEL & SERVICED RESIDENCE
- DOWNTOWN PROMENADE
- MAISON SOLARE BOUTIQUE HOTEL
- MAISON SOLARE SERVICED RESIDENCE



A Thoughtfully Composed
Masterplan

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Solare Downtown at a Glance

36 Feddan

Total Land Area

34 M

Elevation

125,000 SQM

Built-Up Area

20,000

Expected Daily Visitors

333,000

Tourist Per Year

15

Retail Outlets

23

Fine Dining Experiences

4

Serviced Gated Villages

6

Swimmable Lagoons

2

Hotels

2

Wellness Rejuvenation Hubs



5-Star International Hotel



Signature Dining

A signature culinary destination offering an elevated journey from Mediterranean cuisine to premium seafood, embodying the essence of coastal indulgence.



Exclusive Tennis Club

An exclusive tennis club offering a private, members-only experience centered around play, connection, and community, where sport, leisure, and social interaction come together.



Roof Club

A signature rooftop escape where a curated social energy come together to craft a refined and intimate nightlife experience.



Serviced Apartments

Serviced Apartments combine the comfort of private living with the ease of hotel-style services. Fully managed and thoughtfully designed.



Longevity Hub

A signature Longevity Hub where cutting-edge wellness therapies, **profound restoration**, and **regenerative treatments** converge to redefine the art of living.



Lagoon Deckscape

A signature lagoon deckscape where water is transformed into a **layered experiential landscape** of floating decks, curated social hubs, and refined retreats.



Downtown Promenade

Culinary Experiences

An ever-evolving culinary journey ranging from refined fine dining to immersive, **hands-on experiences**, unfolds along a **vibrant water spine**.



Creative Hub

A dynamic creative hub where curated experiences, from focused **co-working** to a **tranquil book café**, flow seamlessly together, fostering inspiration along the promenade.



Retail Therapy

A refined retail experience that **redefines shopping**, where curated outlets and in-store workshops invite meaningful engagement.



Vitality Hub

An immersive vitality hub where peak performance meets elevated recovery, complemented by a Brew & Move concept that **artfully fuses movement** with refined café culture.



Lofts Town

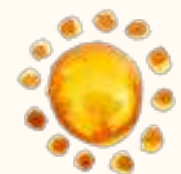
Floating-Deck Residence

Homes that open to the water, with floating decks redefining the backyard as an immersive waterside experience.



Water Courtyards

Water courtyards bring the pool to the heart of the home, shaping a private, tranquil rhythm of seamless indoor-outdoor living.



The Water Bar

A water bar where service is delivered with quiet precision, allowing the serenity of the waterfront to remain uninterrupted.



A Life That
Flows Together

Living Here Feels **More Connected**, Where
Water Flows Through The Experience, **Linking**
Homes, Landscapes, and Daily Moments

RAS EL HEKMA

A NEW COASTAL
EXPERIENCE

maison BOUTIQUE
HOTEL
SERVICED
RESIDENCES **Solare**

Boutique Serviced Residences
In The Heart Of It All



maison BOUTIQUE
HOTEL
SERVICED
RESIDENCES Solare



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Boutique Residences in The Heart of It All

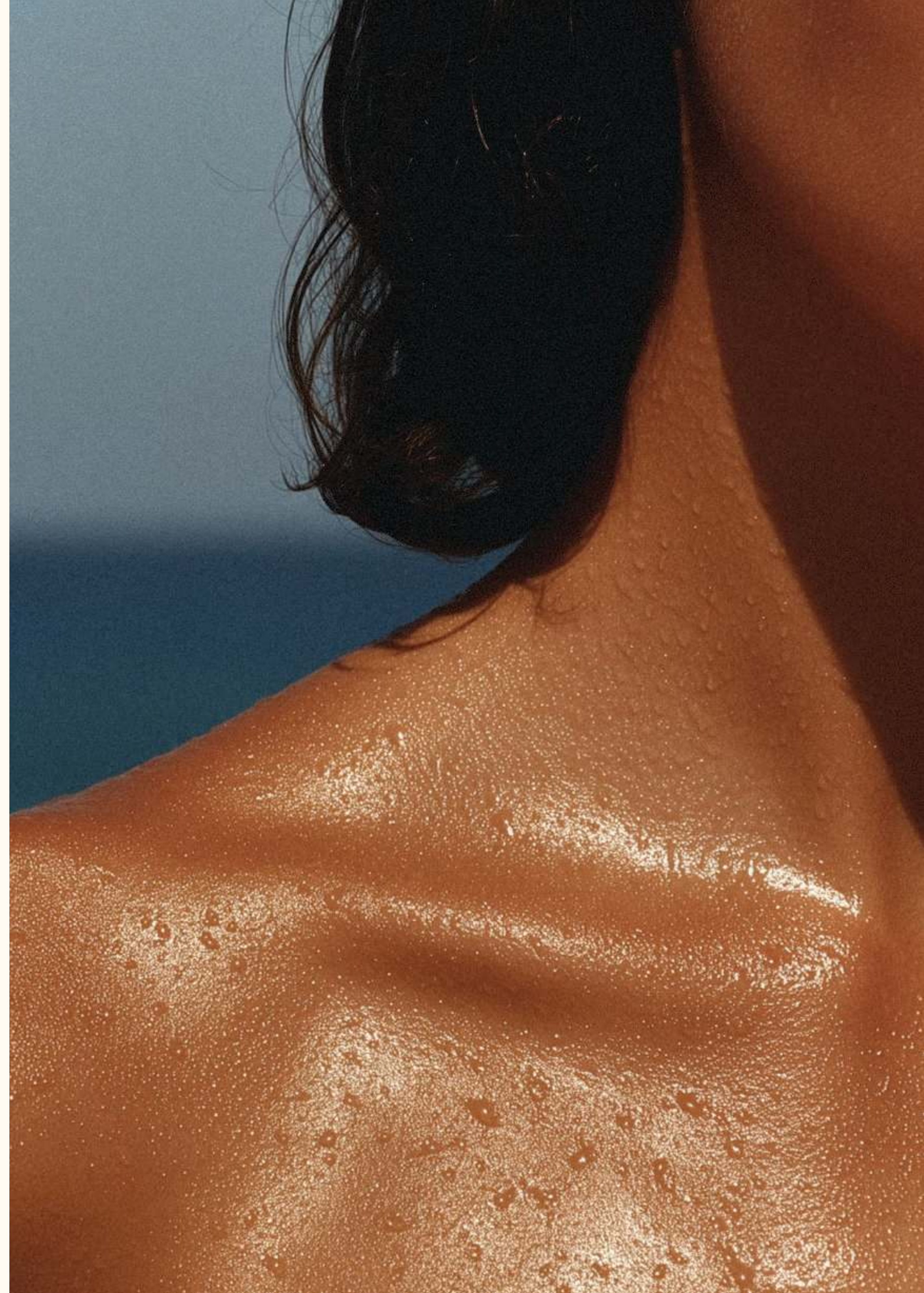
It's More Than A
Residence, It's A *Lifestyle*
Beyond The Expected.

It's *Shaped* By
Curiosity, Individuality,
And Creativity.



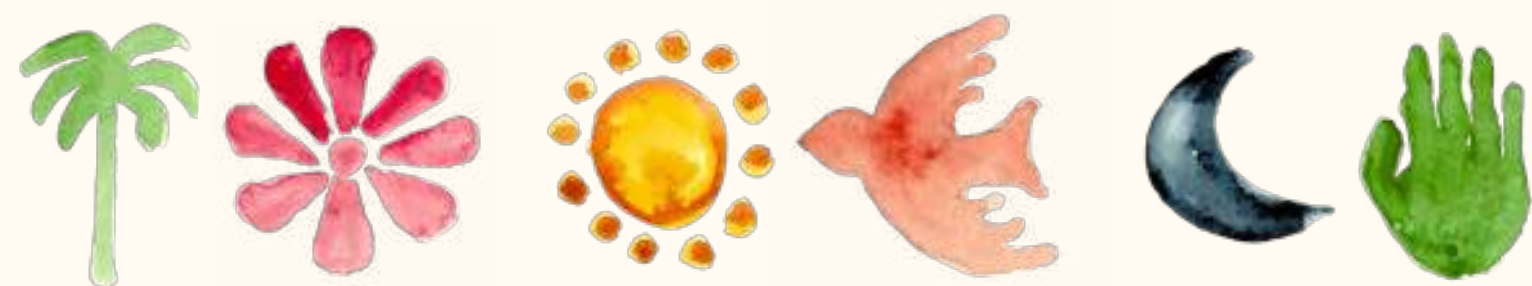
Positioned In **The Very Heart Of Downtown**, These Boutique Residences Redefine Central Living Through A More Intimate, **Curated Community**. Everything Around You Is Within Easy Reach, Yet Thoughtfully Distanced

This Allows For A Lifestyle That Is Both **Connected and Composed**. It's A Setting **Where Movement Is Seamless**, and Access Becomes Part of The Experience, Not A Consideration.



A Boutique living at Solare Downtown
is defined by fluidity, where city energy and
curated spaces move as one.

A Seamless Rhythm of Living



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A Partnership That Shapes Places



Shaped with Amir Fayo

Amir Fayo the owner of maison 69 is a **brand architect, art director, and creative strategist** based in New York, specializing in crafting immersive customer experiences across fashion, hospitality, and beyond.



Working at The Intersection of Concept, Design, and Experience.

He is shaping a new generation of brands and destinations built on creativity, emotion, and cultural relevance.

Where Experiences are Crafted

Misr Italia believes in creating destinations and **crafting experiences** that are lived, not merely visited. A Places where architecture, culture, and everyday life **converge to shape environments**.

The Experience

Every detail is intentionally orchestrated to engage the senses, from the rhythm of movement and the interplay of light, to the textures, materials, and atmosphere.

This concept naturally aligns with the vision of Amir Fayo, whose approach to placemaking is rooted in **crafting experiences** that engage **the senses** and leave a lasting impression.



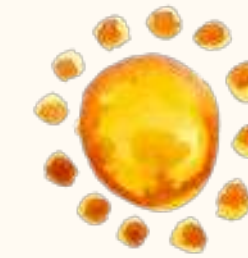


A Dynamic Lifestyle Space Designed for Self Expression



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An Immersive World
of Signature Experiences



Maison Solare Experiences

Life Unfolds Through Connection, Discovery, and
Seamless Integration of Living, Retail, and Culture, **With
No Fixed Rhythm, Only Spaces That Adapt to You.**



Crafting a New
Language of Living



MAISON SOLARE EXPERIENCES

Maison Solare Boutique Hotel

The Arrival Experience Is Conceived As A Seamless **Transition From City To Sanctuary.** Guests Are Received Through A Shaded, Grand Drop-Off That Extends Inward, Blurring **The Boundary Between Exterior and Interior.**

As Vehicles Glide **Directly Into The Heart of The Lobby,** The Entrance Unfolds As An Immersive, Sheltered Space—**Setting A Calm, Elevated Tone** From The Very First Moment.



This is *Not*
A Typical Hotel

Leave *Behind* Front Desks
and Formal Check Ins.



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The Lagoon Experience

The Lagoon-Side Entry Offers A More Immersive Arrival, Where Water Extends Into The Lobby. Surrounded By key destinations Like The Wellness Zone and Communal Kitchen, It Creates A Fluid, Socially Engaging Atmosphere.



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MAISON SOLARE EXPERIENCES

The Hotel Lobby Experience

A Space That Carries **The Energy of Its People**, Reflecting the Life That Moves Through It.



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The Lobby: Six Moments of Expression

The Zones Include A Co-Working Area, A Concept Store, Restaurant, Pool Lounge, Beach Platform and Wellness Area.



Co-Working Area
A Space That Drive Ideas Forward.



Curated Retail Experience
A Curated Shopping Experience.



The Restaurant Experience
A Flavor that Awakens Every Sense.



The Pool Lounge
Lounge in Pure Allure.



The Beach Platform
Step into Endless Blue.



The Wellness Area
Recharge into Your Best Self.



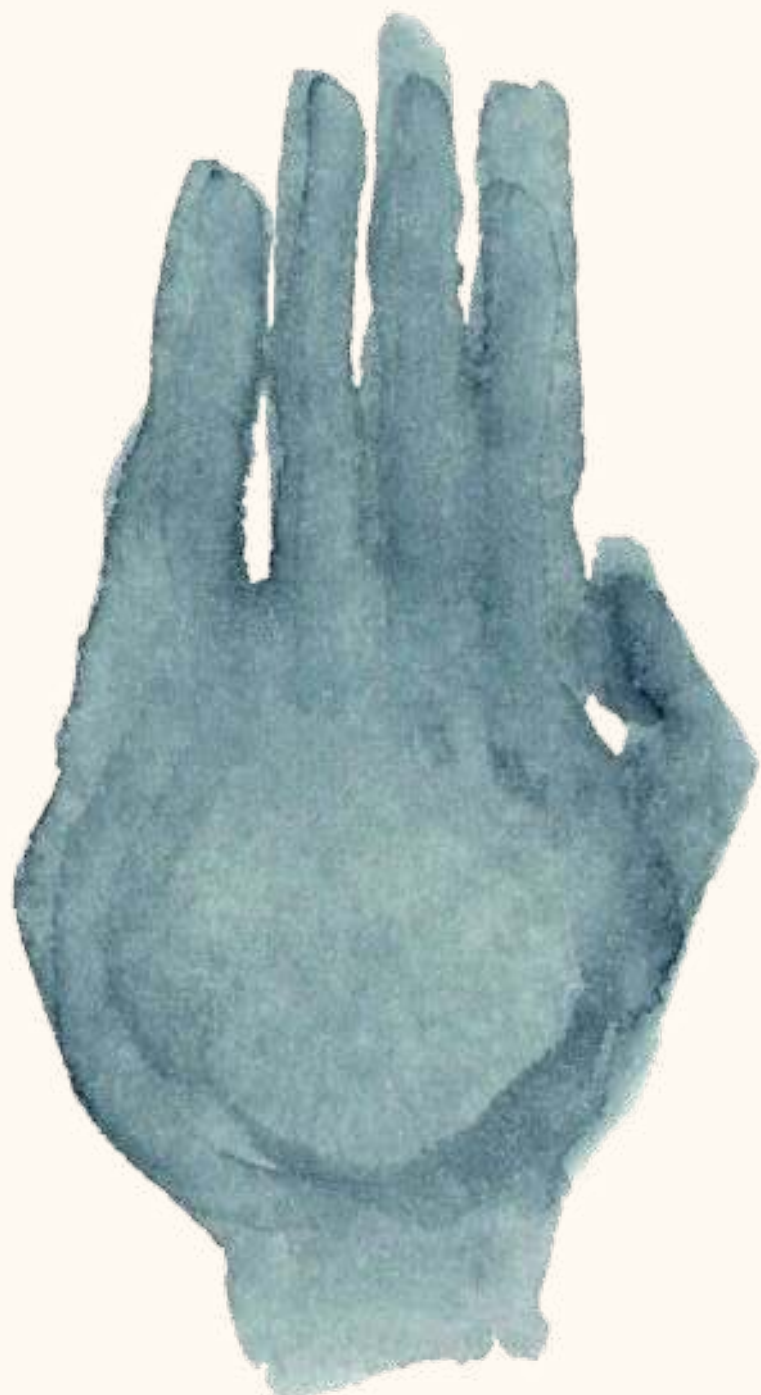
An Experience
in Living

Formed Through **Everyday Moments**, Carried
by a Sense of Ease and Continuity That Quietly
Defines The Experience.

A Curated Retail Experience

The Retail Area Serves as **The Gateway To Solare Downtown’s** Main Spine, Seamlessly Connecting Maison Solare With The Wider Destination.

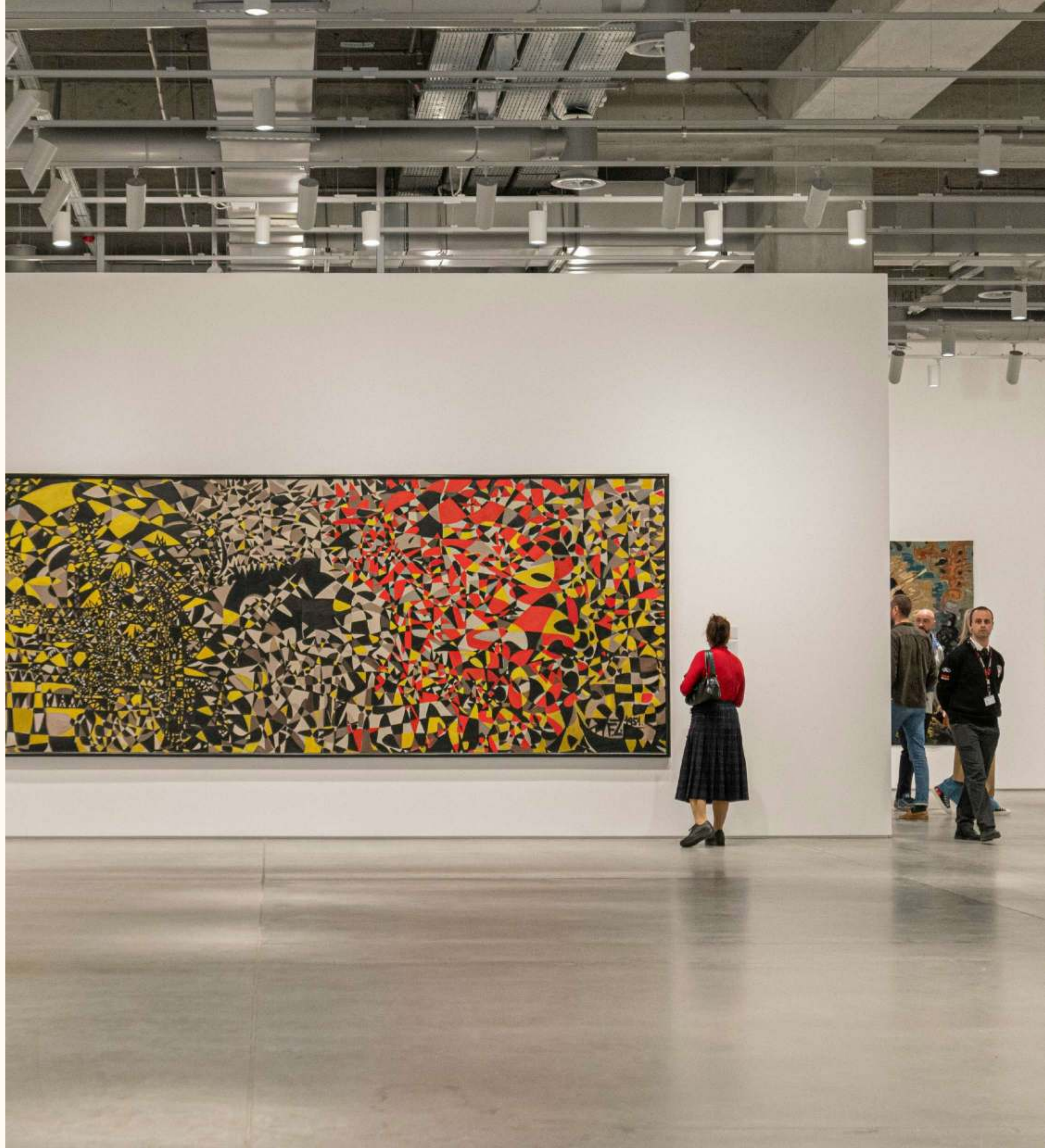
As Part of **The Lobby Itself**, It Starts at The Promenade As Retail and Extends Directly Into The Lobby Environment, Merging Retail and Hospitality Into one Seamless Arrival. It Acts as A Vibrant Point of Arrival Where Lifestyle, Movement, and Experience Converge.



CURATED RETAIL JOURNEY

Beyond Retail: A Living Gallery

A Living Gallery Where Everything is Available, But Nothing Feels Like A Shop, and **Residents Enjoy First-Touch Access** to The Building's Retail Collection.

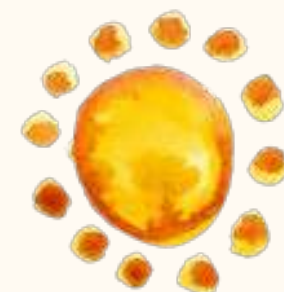




Maison Solare Masterplan

What Sets Maison Solare Apart is **Dynamic Design** and **Architecture** That Creates A Journey Along The Home Creating Effortless Flow.

Maison Solare, A Serviced Residence And Boutique Hotel, is **Intentionally Intimate and Low-Density** As It's Composed of 5 Residential Blocks. Although It is Nestled At The **Center of Solare Downtown**, It Remains Privately Gated.



The Art of Living,
Masterplanned

MAISON SOLARE
BOUTIQUE HOTEL

MAISON SOLARE
SERVICED RESIDENCE



A Composition of Space
and Life

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Maison Solare: A Continuous Sense of Connection



**Lagoons That Face
The Residences**
All Units Facing The Lagoon
With **Maximized Water Views.**



**Central Sandy Island
Beaches**
Two **sandy islands in the middle
of the lagoons** serving as public
beach for both phases.



**Dual-Level
Lagoon Experience**
Two leveled lagoons
serving Maison Solare.



**Boutique Low-Density
Community**
5 apartment blocks in the
zone making Maison Solare a
boutique parcel; not dense.



A Life Framed
by Water

A Setting Where **Everyday Life** Finds Its
Rhythm in The Lagoon.

Maison Solare: A Continuous Sense of Connection



Expansive Crystal Lagoon Living
Approximately **3,000 SQM** of crystal lagoon shared by the blocks and hotel.



Promenade Connectivity & Integrated Hotel Access
Directly connected to downtown promenade from the hotel.



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An Immersive World
of Signature Experiences



The Architectural
Features



Crafting a New
Language of Living

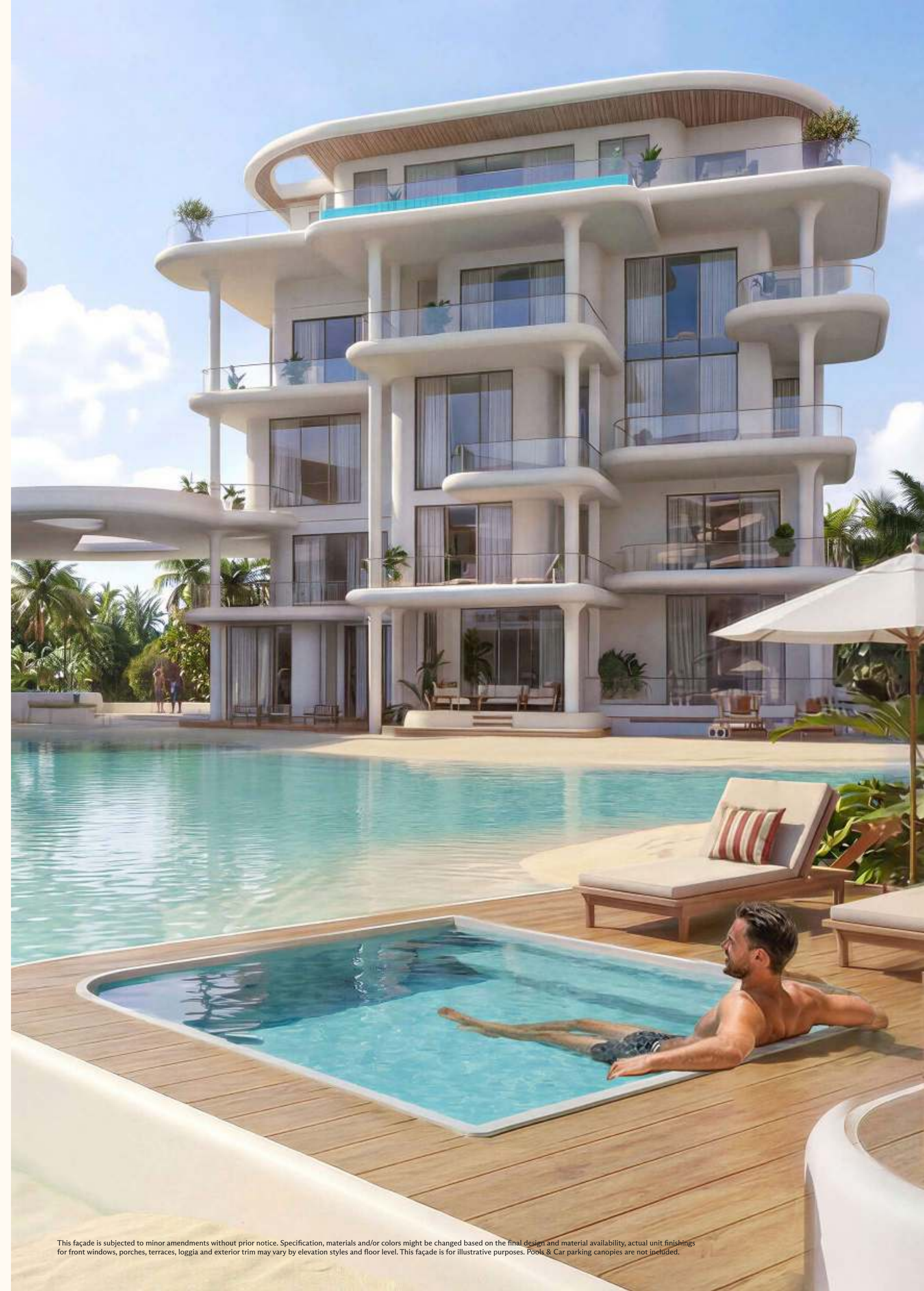


THE ARCHITECTURE

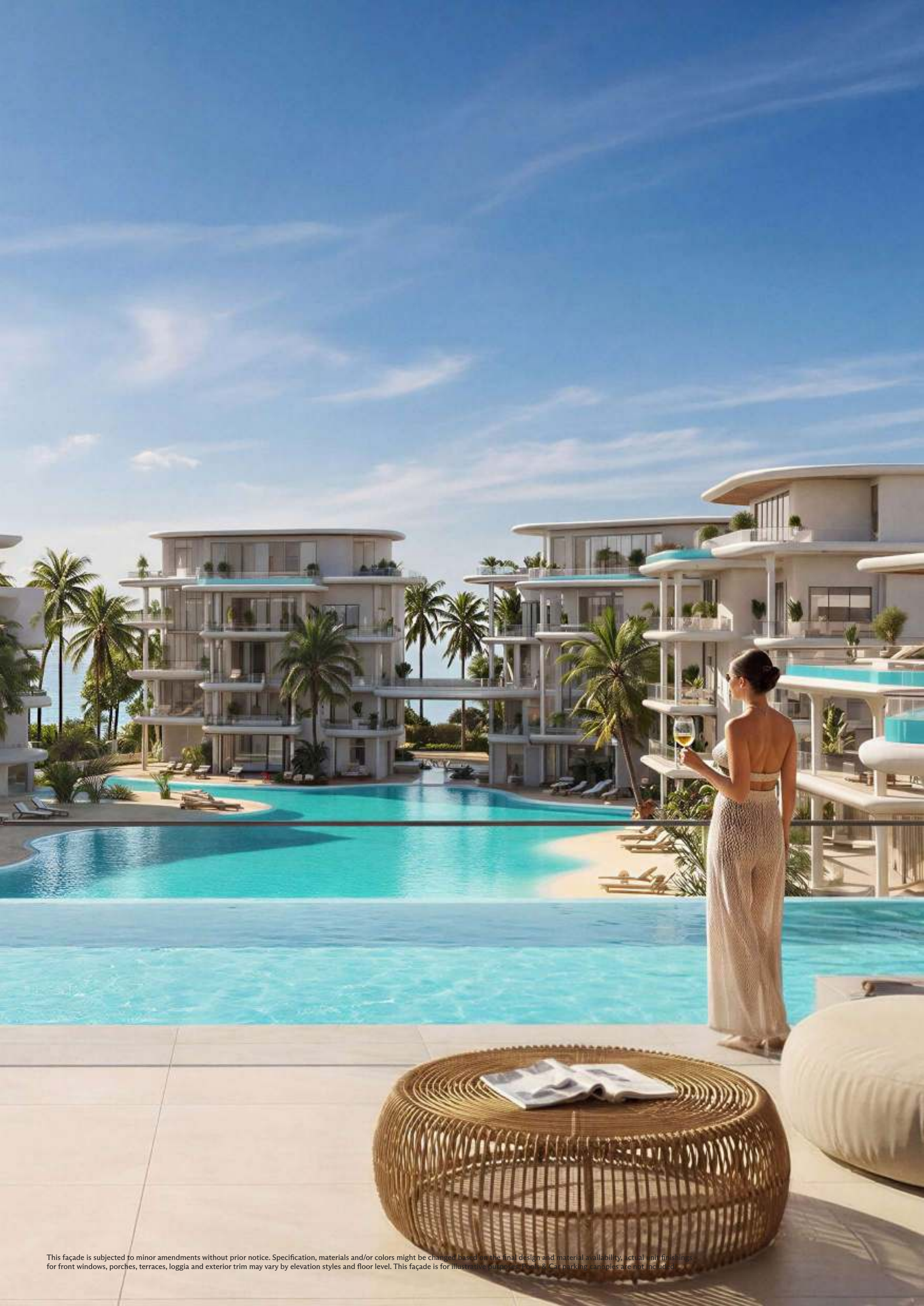
Lagoon Experience



The islands and sandy pockets become shared communal shores. Ground-floor residences enjoy direct **private access** to the lagoon.



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THE ARCHITECTURE

Grand Terraces



Every Residence Features **Generous Grand Terraces** That Extend Living Beyond The Interior. This Creates A Seamless Connection Between Indoor Spaces and The Surrounding Environment, While Offering Each Unit Its Own **Unique Outdoor Experience.**





THE ARCHITECTURE

Low-Rise by Design



The Architecture Remains Intentionally Low-Rise, With A **Maximum Height Of 3.5 Floors**. This Maintains A Human Scale That Fosters A More Intimate, Comfortable, and Approachable Living Environment.

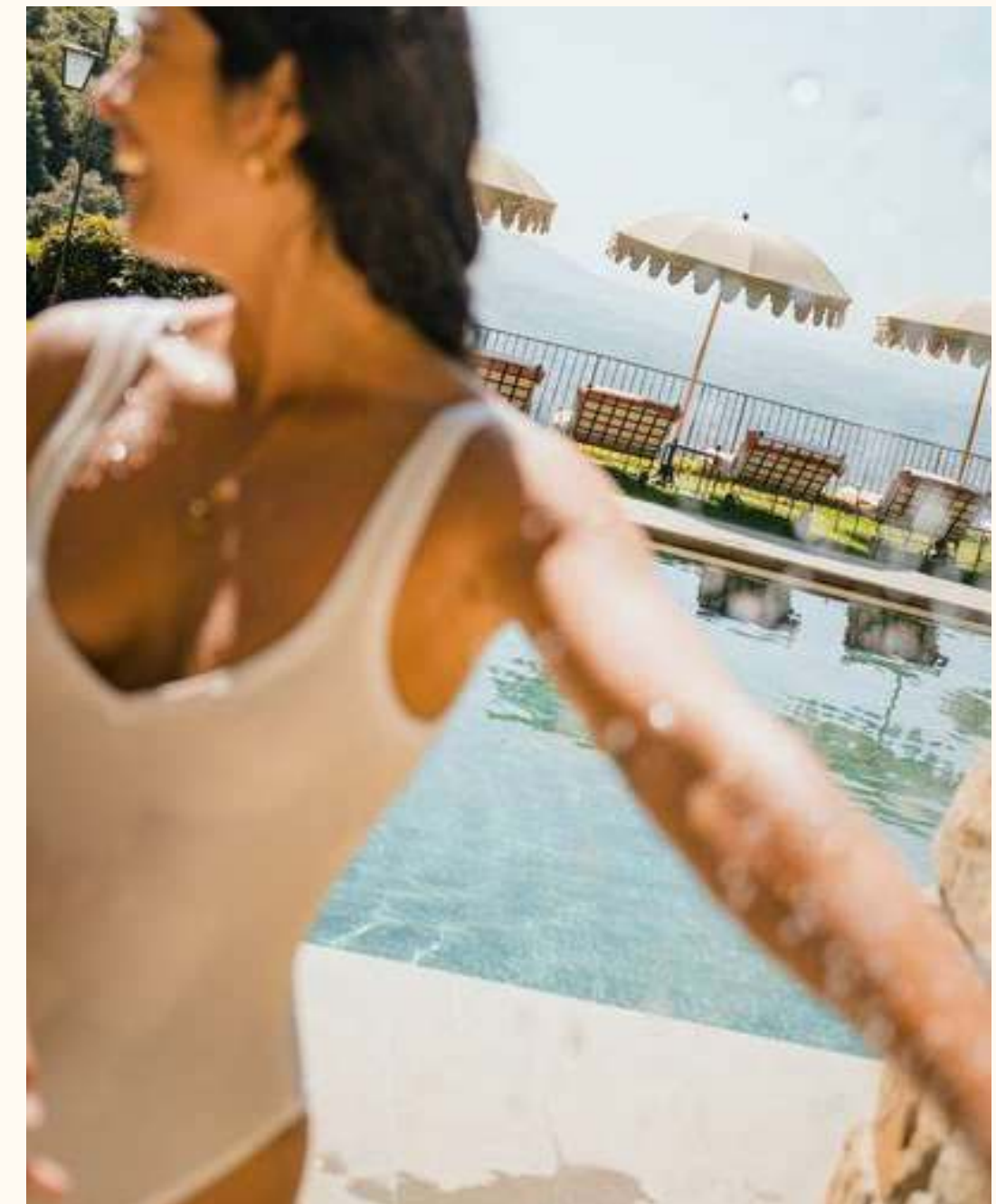


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THE ARCHITECTURE

Volume Meets Balance



Double-Height Volumes Create A Heightened Sense of Openness and Grandeur, Amplifying Natural Light. Ceiling Heights **Exceeding 3.5 Meters Enhance Spatial Comfort**, Views and Privacy Throughout The Home.



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THE ARCHITECTURE

Communal Spaces



Located between buildings to create a space that act as gathering points. **Thoughtfully designed communal areas** for relaxing or hosting BBQs with water views.



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An Immersive World
of Signature Experiences



The Interior
Features



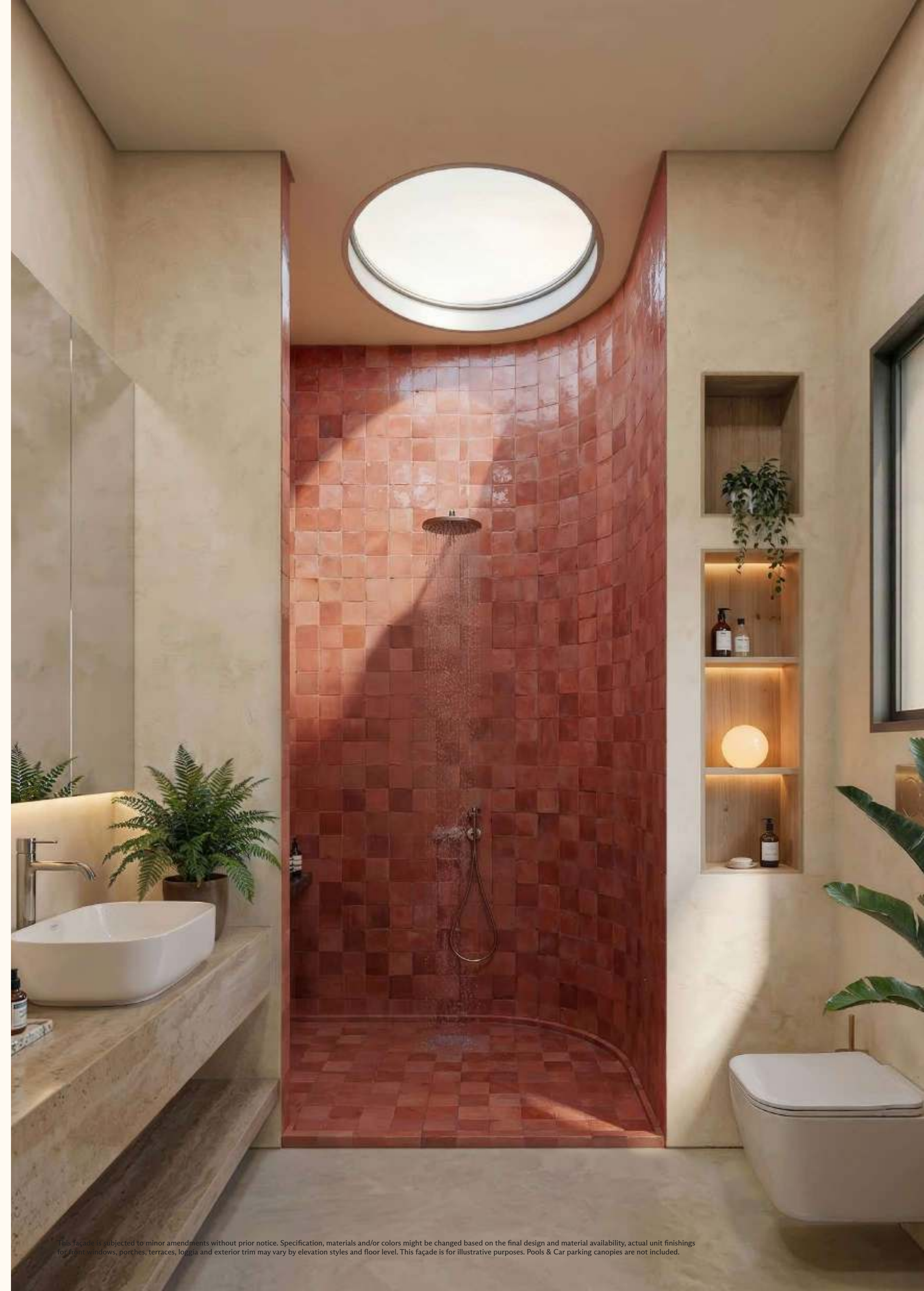
Crafting a New
Language of Living



THE INTERIORS
The Skylight



A Striking Glass Ceiling That Invites Natural Sunlight Into Your Space, **Creating A Serene and Uplifting Atmosphere.** The Skylight Enhances Everyday Living By Connecting The Indoors With The Beauty Of Natural Light.



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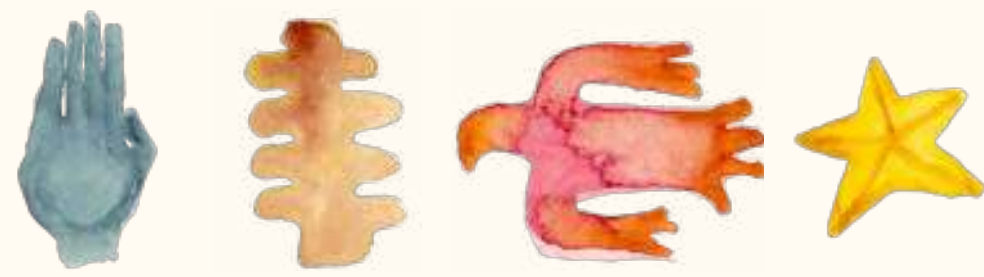


THE INTERIORS

The Bedroom



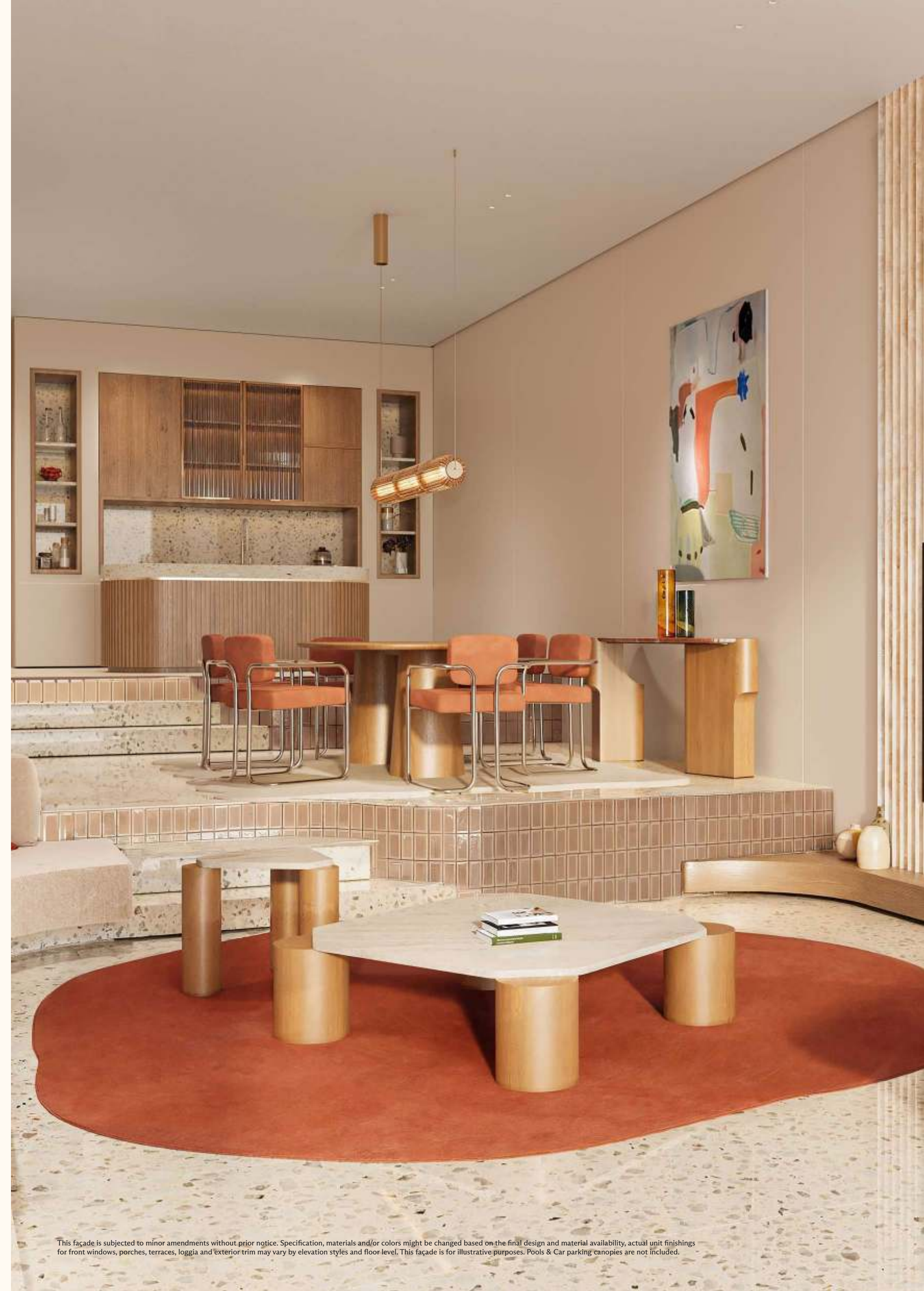
The Wardrobe Seamlessly Integrates Into The Bedroom, Transforming It Into A Personal Fashion Haven. This Design Elevates Daily Routines Into A **Refined, Boutique-Like Experience**, Where Your Space Feels Like Your Own Private Fashion District.



THE INTERIORS
Split-Level Living



Thoughtfully Designed Split Levels Introduce **A Sense Of Grandeur** and Spatial Richness. With Extended Ceiling Heights and Layered Perspectives, The Home Feels More **Expansive and Dynamic.**



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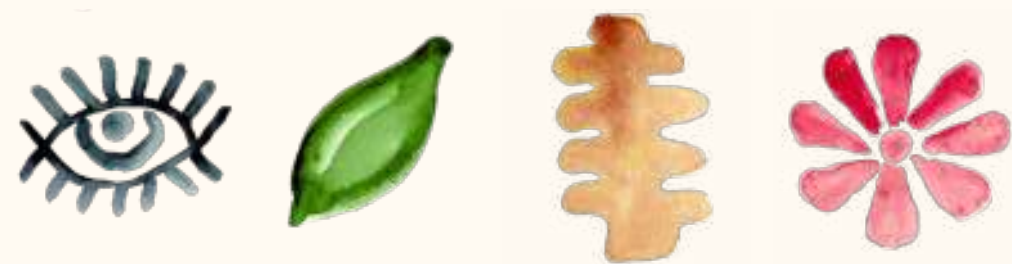


THE INTERIORS

Keyless Entrance



A Seamless Entry Experience Powered By Smart Door Knobs. It Offers Enhanced **Security**, and **Modern Living**. Designed For Effortless Access, It Reflects A **Forward-Thinking Approach** To Everyday Comfort.



THE INTERIORS

Communal Kitchen



A Communal Kitchen **Designed With Exposed Cabinets** Inspired By Maison Solare's Signature Identity. The Space Is Crafted To Feel Both Social and Expressive, **Featuring An Extendable Communal Table** That Adapts Effortlessly To Different Occasions, Allowing For Seamless Gatherings.



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An Immersive World
of Signature Experiences



Maison Solare
Special Services



Crafting a New
Language of Living

Maison Solare
Special Services



Wardrobe Styling
A Personalized Styling Experience Designed To **Curate and Elevate Your Everyday Wardrobe.**



Floral Arrangement By Joie Di Vivre
Artfully Curated Floral Compositions That Bring Elegance And Natural Beauty To Your Home, **Indoors or on Your Terrace.**



Home Styling Service
A Bespoke Service That Transforms Your Space Into **A Refined Reflection Of Your Lifestyle.**



Catering Service
A Curated Culinary Offering Delivering **Elevated Dining Experiences** For Every Occasion.



MAISON SOLARE SERVICES

Maison Solare Residents Will Have Access to a Dedicated **Mobile Application** Designed to Simplify and **Enhance Everyday Living.**



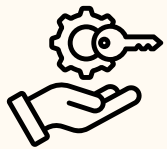
Rental Management For
Home Owners

Home Experience
Management Application

Dedicated **Property Management** Ensures The Seamless Operation and Long-Term Value of The Development.

A Dedicated Rental Management Service Supports Homeowners Who Wish To **Lease Their Units** With Ease and Confidence.

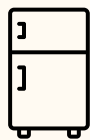
MAISON SOLARE SERVICES



Rental Management



Utility Bill Payment



Fridge Filling



Room Service



Laundry Service

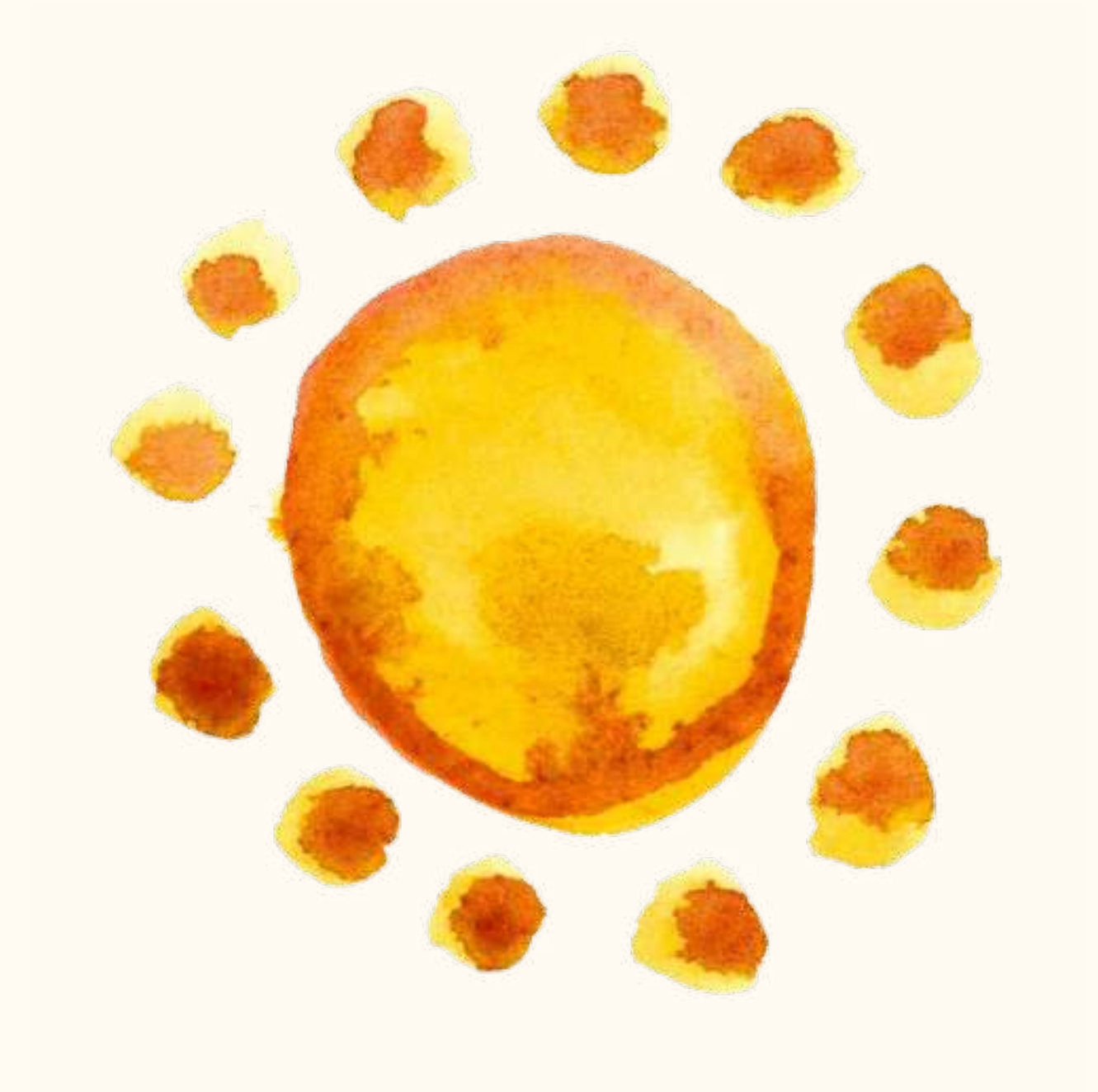


Housekeeping





An Immersive Canvas Where
Retail Is Reimagined



A Lifestyle Defined
By Expression and Ease



An Immersive World
of Signature Experiences



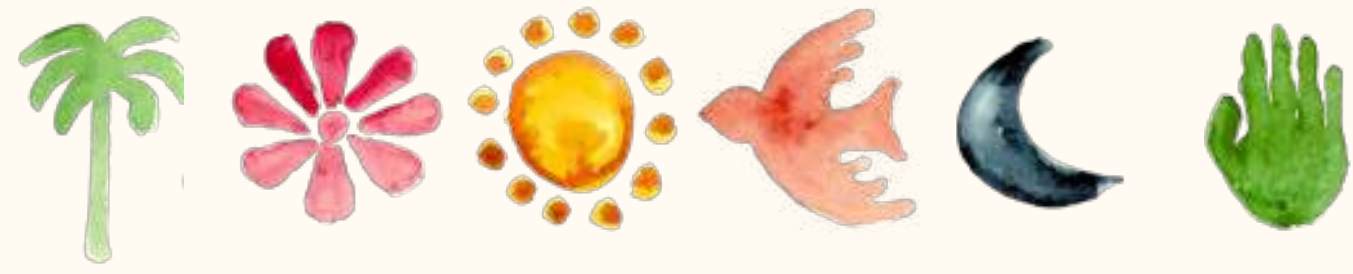
Crafting a New
Language of Living



Product Typologies

1. THE HOUSE
2. COMMUNAL HOUSE





THE HOUSE

What Sets Maison Solare Apart Is **Dynamic Design** and Architecture That Creates A Journey Along The Home Creating Effortless Flow.



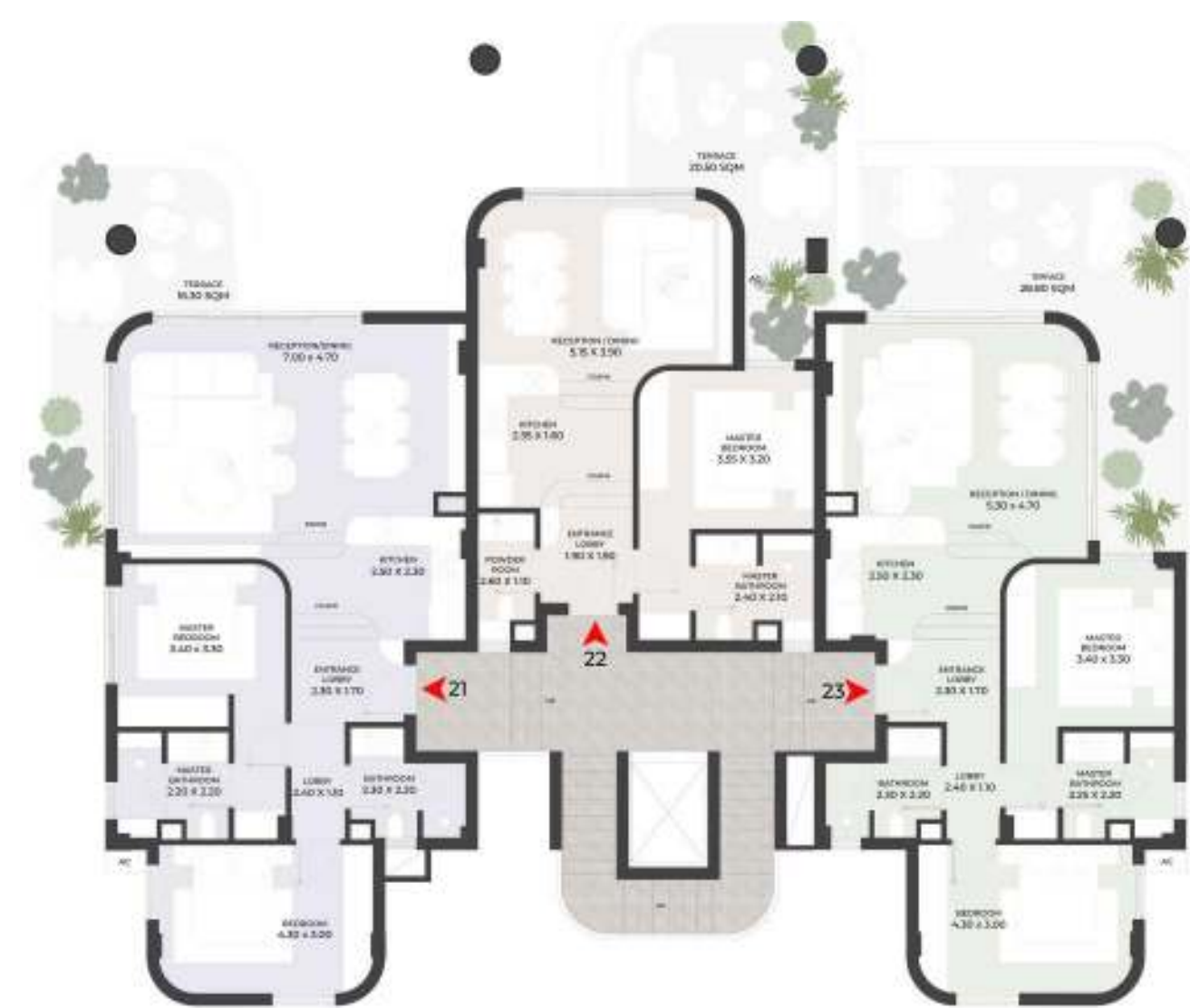
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THE HOUSE

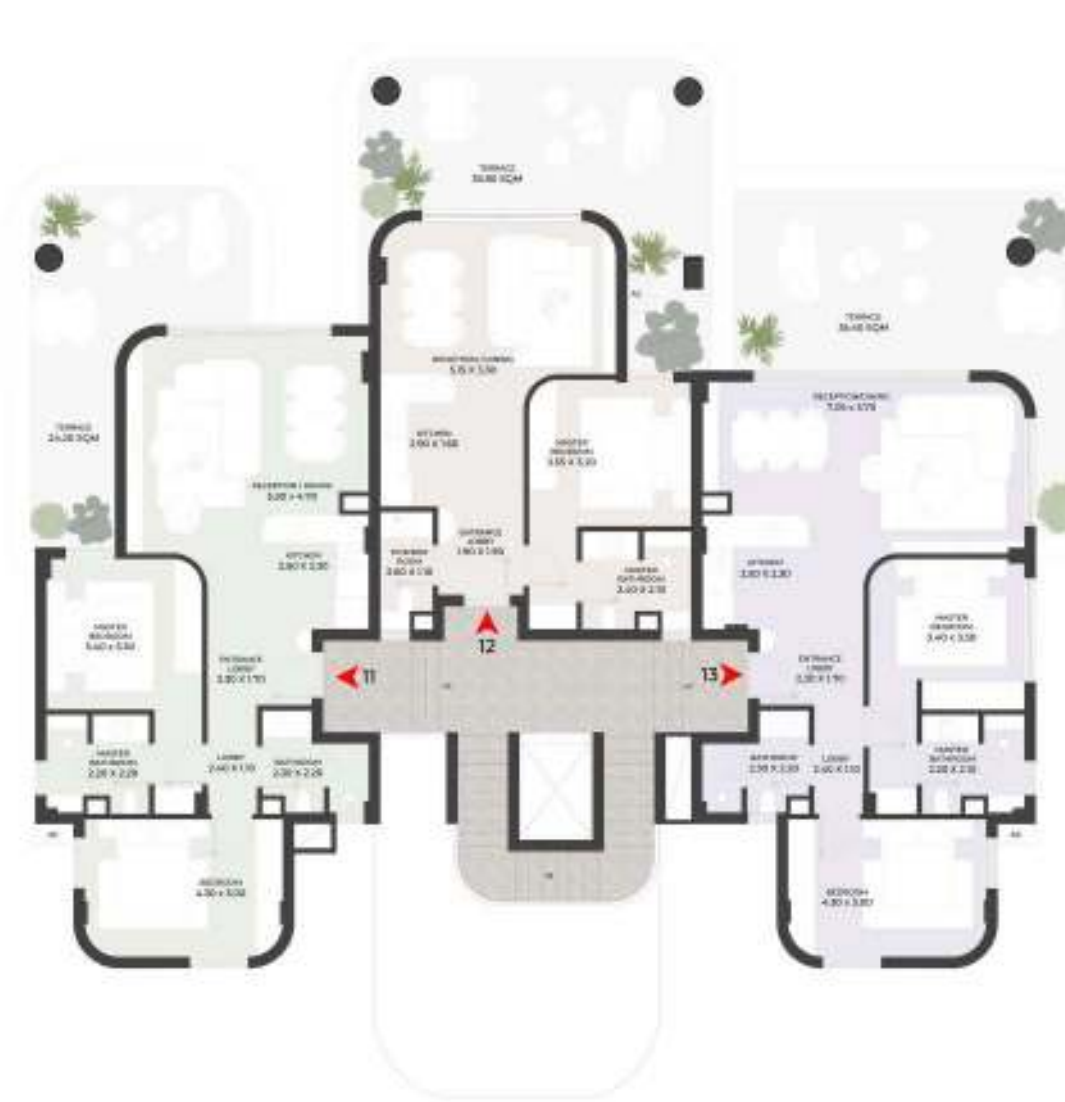
Ground Floor



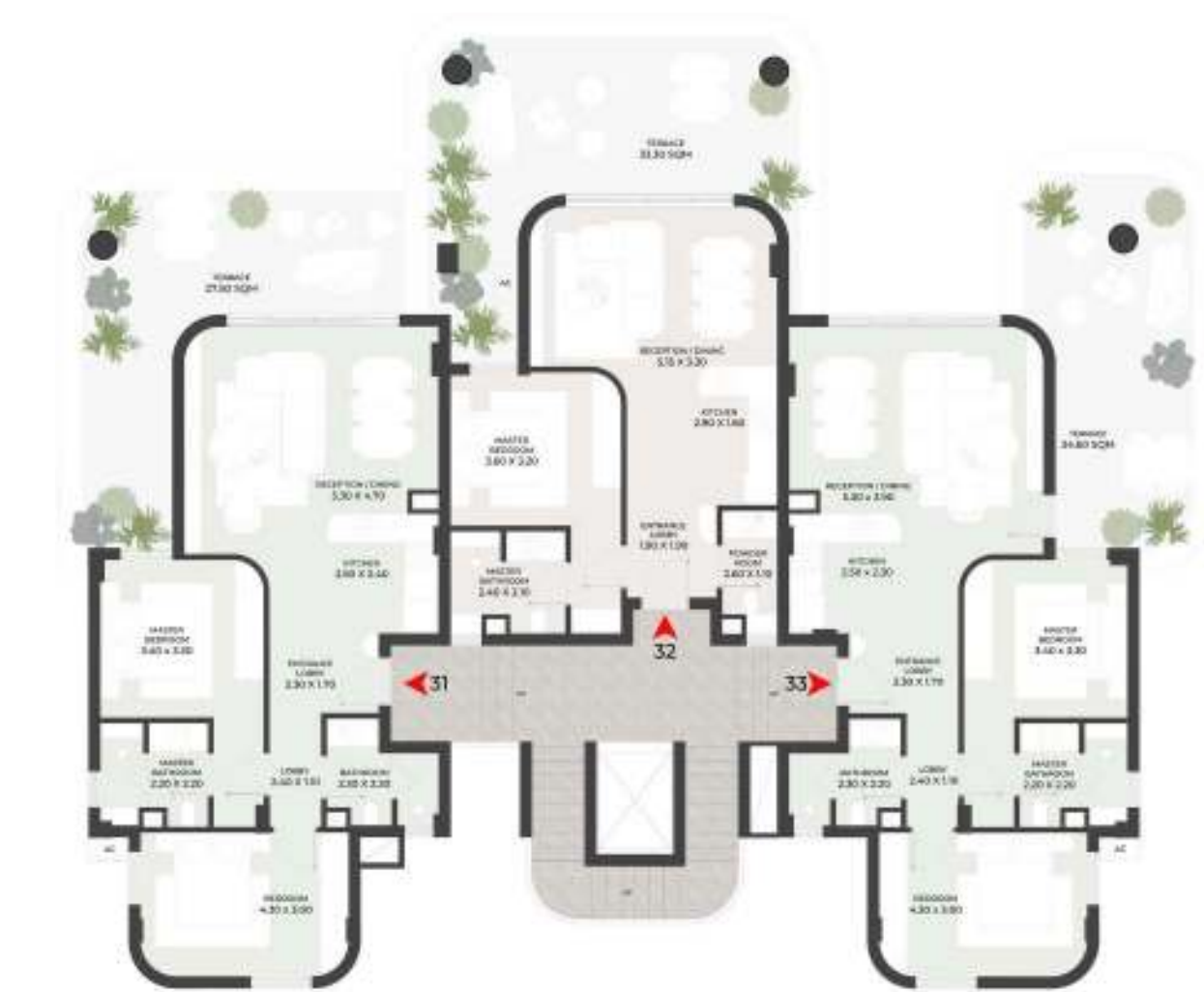
Second Floor



First Floor



Third Floor



maison BOUTIQUE
SERVICES Solare RESIDENCES

maison BOUTIQUE
SERVICES Solare RESIDENCES

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THE HOUSE

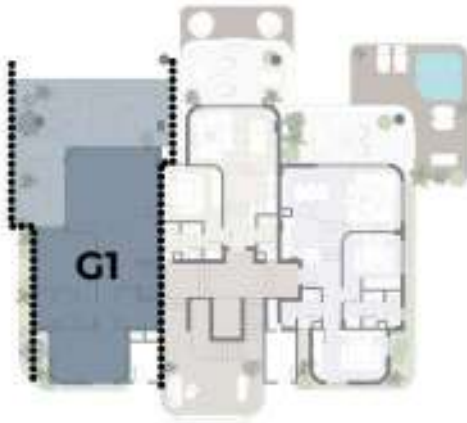
Fourth Floor



maison BOUTIQUE HOTEL
SOLARE SERVICES RESIDENCES

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Ground Floor



Two Bedroom
Lagoon House

Total Area : 147.8 m²
Internal Area : 104.8 m²
Terraces Area : 43 m²

Ground Floor



One Bedroom
Lagoon House

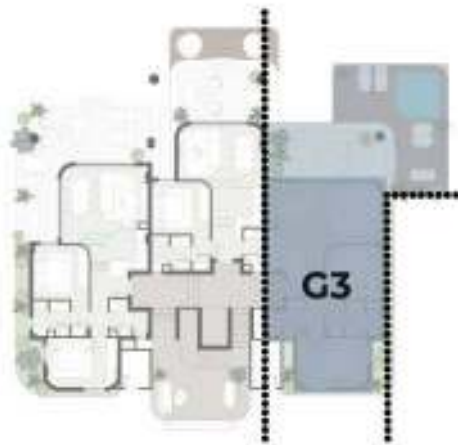
Total Area : 92.9 m²
Internal Area : 73.5 m²
Terraces Area: 19.3 m²

maison BOUTIQUE HOTEL
SOLARE SERVICES RESIDENCES

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THE HOUSE

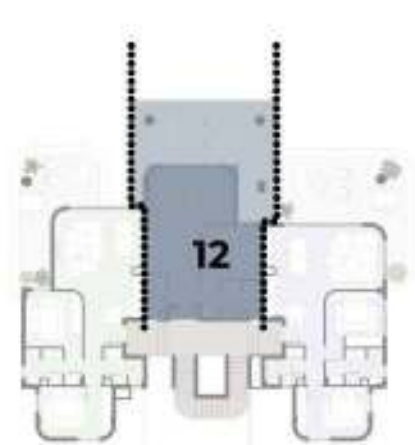
Ground Floor



Two Bedroom Lagoon House

Total Area : 129.0 m²
Internal Area : 106.5 m²
Terraces Area: 22.5 m²

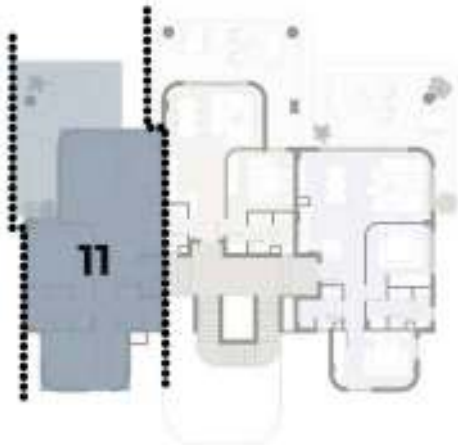
First Floor



One Bedroom Veranda House

Total Area : 107.1 m²
Internal Area : 73.3 m²
Terraces Area: 33.8 m²

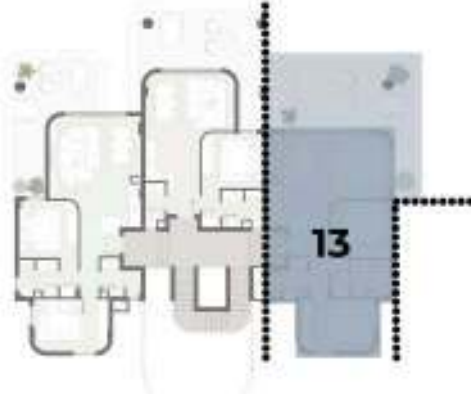
First Floor



Two Bedroom Veranda House

Total Area : 128.9 m²
Internal Area: 104.7 m²
Terraces Area: 24.2 m²

First Floor



Two Bedroom Veranda House

Total Area : 141.8 m²
Internal Area : 106.4 m²
Terraces Area: 35.4 m²

maison BOUTIQUE HOTEL
Solare SERVICES RESIDENCES

maison BOUTIQUE HOTEL
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THE HOUSE

Second Floor

Two Bedroom
Veranda House
Total Area : 131.4 m²
Internal Area : 115.1 m²
Terraces Area: 16.3 m²



Two Bedroom
Veranda House
Total Area : 134.0 m²
Internal Area : 105.2 m²
Terraces Area: 28.8 m²

Second Floor



Second Floor

One Bedroom
Veranda House
Total Area : 93.9 m²
Internal Area : 73.5 m²
Terraces Area : 20.5 m²



Two Bedroom
Veranda House
Total Area : 132.1 m²
Internal Area : 104.6 m²
Terraces Area : 27.5 m²

Third Floor



maison BOULIQUE HOTEL
Solare
SERVICED RESIDENCES

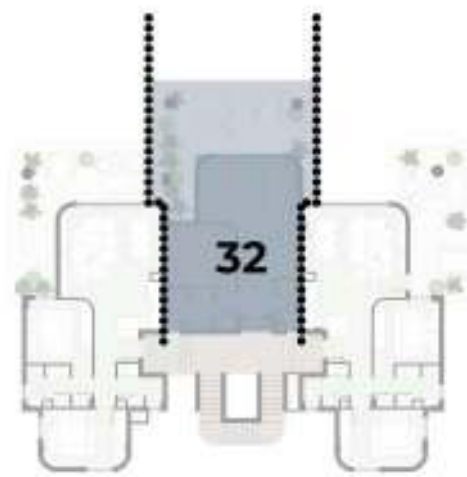
maison BOULIQUE HOTEL
Solare
SERVICED RESIDENCES

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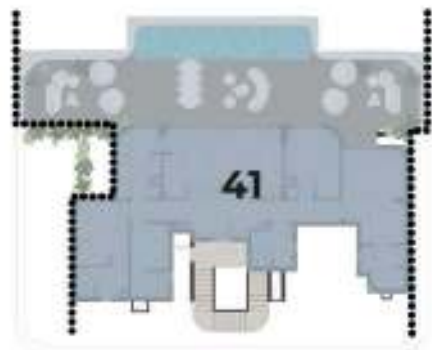
THE HOUSE

Third Floor



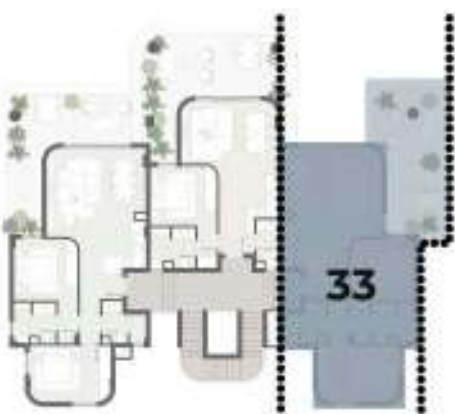
One Bedroom
Veranda House
Total Area : 106.7 m²
Internal Area : 73.4 m²
Terraces Area : 33.3 m²

Fourth Floor



Three Bedroom
+ Nanny Sky House
Total Area : 307.3 m²
Internal Area : 186.2 m²
Terraces Area : 121.1 m²

Third Floor



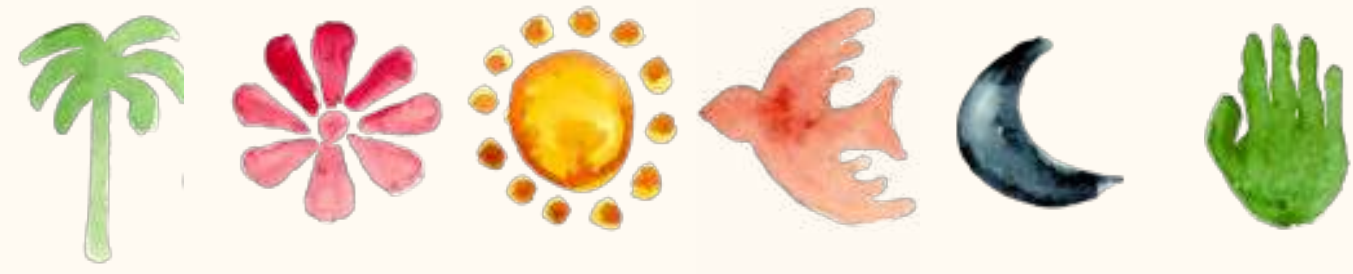
Two Bedroom
Veranda House
Total Area : 130.1 m²
Internal Area : 105.4 m²
Terraces Area : 24.6 m²

maison BOUTIQUE HOTEL
Solare SERVICES RESIDENCES

maison BOUTIQUE HOTEL
Solare SERVICES RESIDENCES

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THE COMMUNAL HOUSE

It Seamlessly Brings Together The
Destination's Key Offerings, Acting As A
Gateway To Its Vibrant Lifestyle.



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THE COMMUNAL HOUSE

Ground Floor



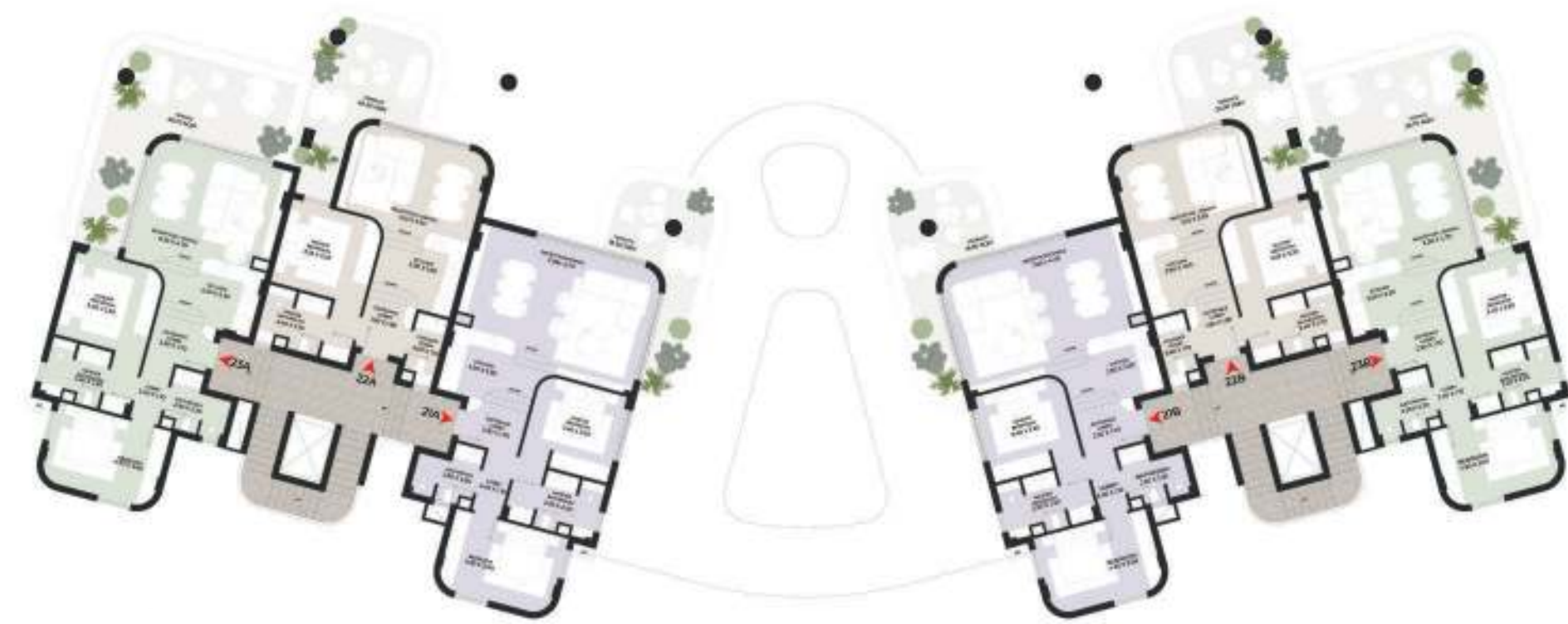
First Floor



maison BOUTIQUE HOTEL
Solare SERVICES RESIDENCES

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Second Floor



Third Floor

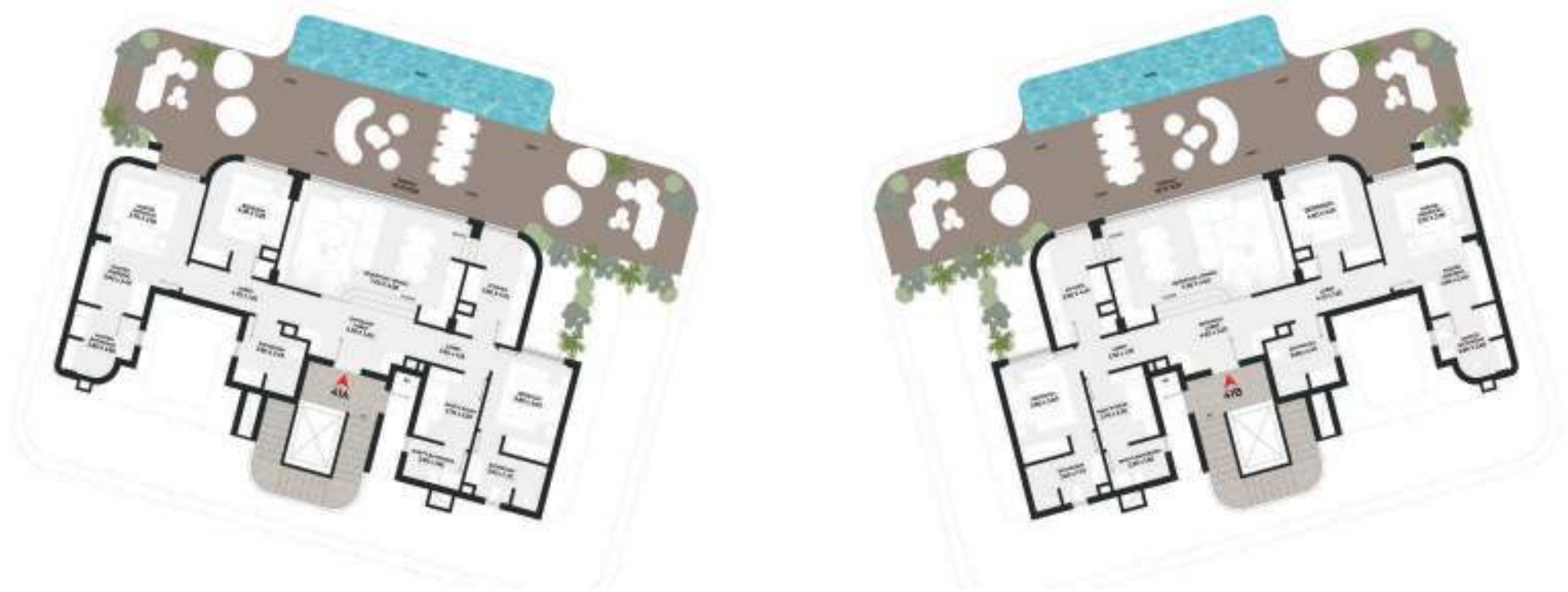


maison BOUTIQUE HOTEL
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THE COMMUNAL HOUSE

Fourth Floor



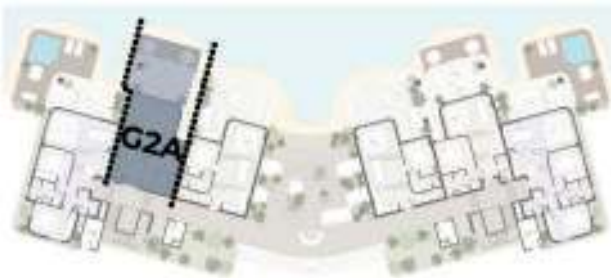
Ground Floor



One Bedroom
Lagoon House
Total Area : 112.9 m²
Internal Area : 78.7 m²
Terraces Area: 34.2 m²



Ground Floor



One Bedroom
Lagoon House
Total Area : 95.5 m²
Internal Area : 76.2 m²
Terraces Area : 19.3 m²



THE COMMUNAL HOUSE

Ground Floor

Two Bedroom Lagoon House

Total Area : 132.9 m²
Internal Area: 110.4 m²
Terraces Area : 22.5 m²



One Bedroom Lagoon House

Total Area : 95.5 m²
Internal Area : 76.2 m²
Terraces Area: 19.3 m²



Ground Floor

One Bedroom Lagoon House

Total Area : 112.9 m²
Internal Area : 78.7 m²
Terraces Area : 34.2 m²



Two Bedroom Lagoon House

Total Area : 132.9 m²
Internal Area : 110.4 m²
Terraces Area : 22.5 m²



maison BOUTIQUE HOTEL
Solare
SERVICES RESIDENCES

maison BOUTIQUE HOTEL
Solare
SERVICES RESIDENCES

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THE COMMUNAL HOUSE

First Floor

Two Bedroom Veranda House

Total Area : 132.6 m²
Internal Area : 108.4 m²
Terraces Area : 24.3 m²



First Floor

One Bedroom Veranda House

Total Area : 109.8 m²
Internal Area : 76.0 m²
Terraces Area : 33.8 m²



maison BOUTIQUE HOTEL
Solare SERVICED RESIDENCES

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First Floor

Two Bedroom Veranda House

Total Area : 145.7 m²
Internal Area : 110.3 m²
Terraces Area: 35.4 m²



First Floor

Two Bedroom Veranda House

Total Area : 132.6 m²
Internal Area : 108.4 m²
Terraces Area : 24.3 m²



maison BOUTIQUE HOTEL
Solare SERVICED RESIDENCES

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THE COMMUNAL HOUSE

First Floor

One Bedroom
Veranda House
Total Area : 109.8 m²
Internal Area : 76.0 m²
Terraces Area : 33.8 m²



Two Bedroom
Veranda House
Total Area : 135.6 m²
Internal Area: 119.3 m²
Terraces Area : 16.3 m²

Second Floor



First Floor

Two Bedroom
Veranda House
Total Area : 145.7 m²
Internal Area : 110.3 m²
Terraces Area : 35.4 m²



maison BOUTIQUE HOTEL
Solare SERVICED RESIDENCES

Second Floor



maison BOUTIQUE HOTEL
Solare SERVICED RESIDENCES

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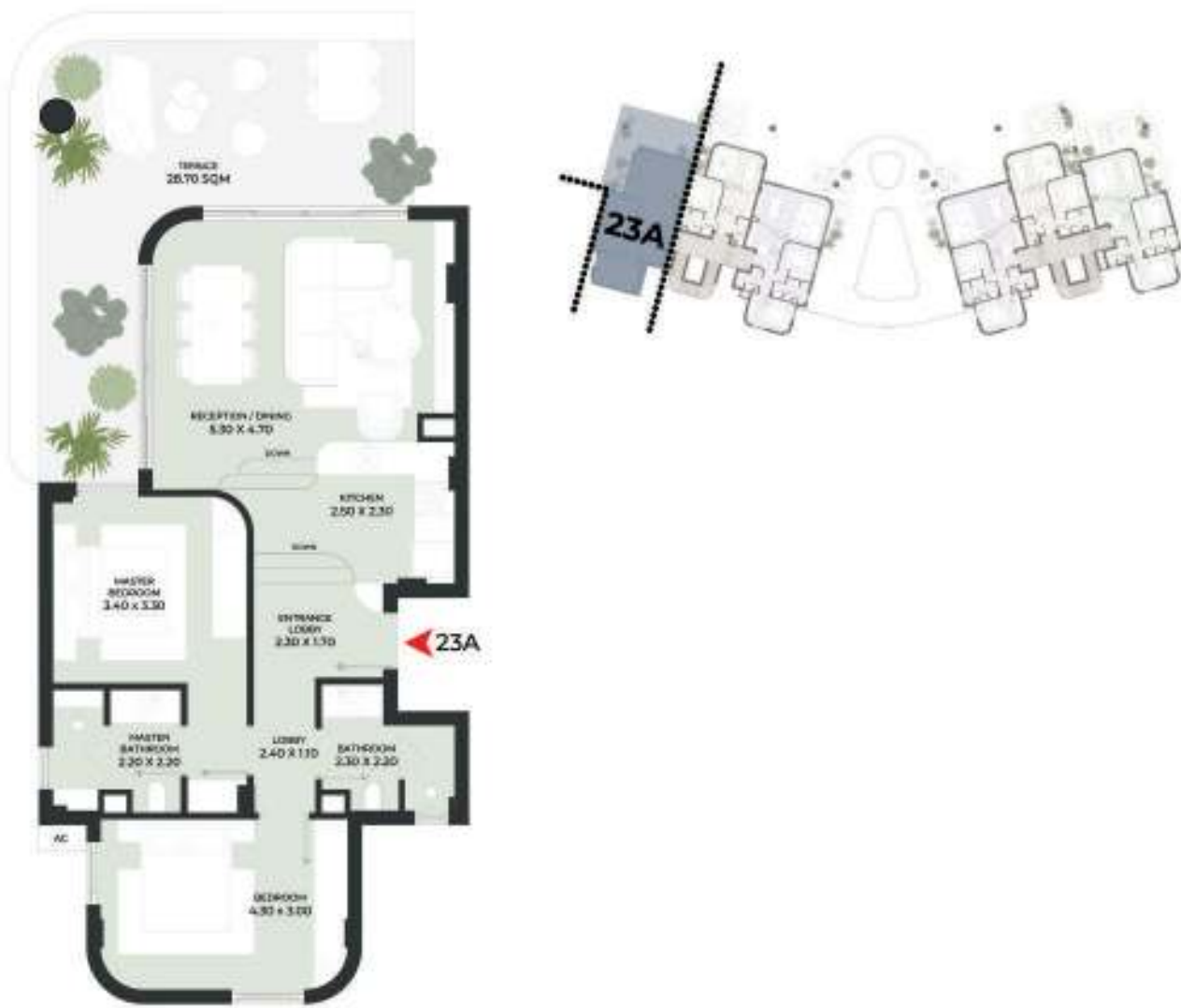
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THE COMMUNAL HOUSE

Second Floor

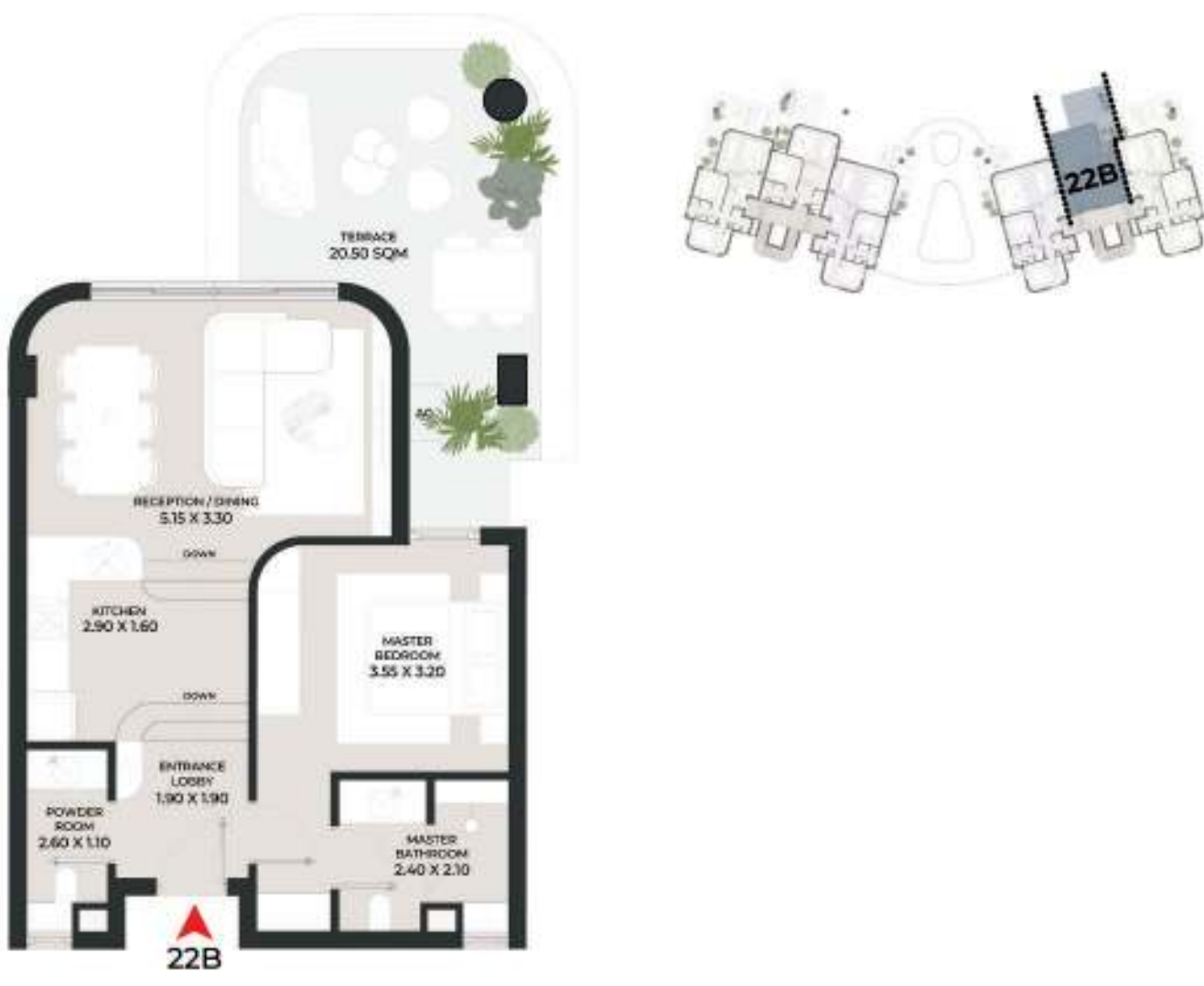
Two Bedroom
Veranda House

Total Area : 137.7 m²
Internal Area : 109.0 m²
Terraces Area : 28.7 m²



One Bedroom
Veranda House

Total Area : 96.5 m²
Internal Area : 76.1 m²
Terraces Area : 20.5 m²



Second Floor

Two Bedroom
Veranda House

Total Area : 135.6 m²
Internal Area : 119.3 m²
Terraces Area : 16.3 m²



Two Bedroom
Veranda House

Total Area : 137.7 m²
Internal Area : 109.0 m²
Terraces Area : 28.7 m²

Second Floor



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THE COMMUNAL HOUSE

Third Floor



Two Bedroom
Veranda House

Total Area : 135.8 m²
Internal Area: 108.4 m²
Terraces Area : 27.4 m²

Third Floor



Two Bedroom
Veranda House

Total Area : 133.8 m²
Internal Area : 109.1 m²
Terraces Area : 24.6 m²

Third Floor



One Bedroom
Veranda House

Total Area : 109.3 m²
Internal Area : 76.0 m²
Terraces Area : 33.3 m²

Third Floor



Two Bedroom
Veranda House

Total Area : 135.8 m²
Internal Area : 108.4 m²
Terraces Area : 27.4 m²

maison BOUTIQUE
Solaire SERVICES
RESIDENCES

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Solaire SERVICES
RESIDENCES

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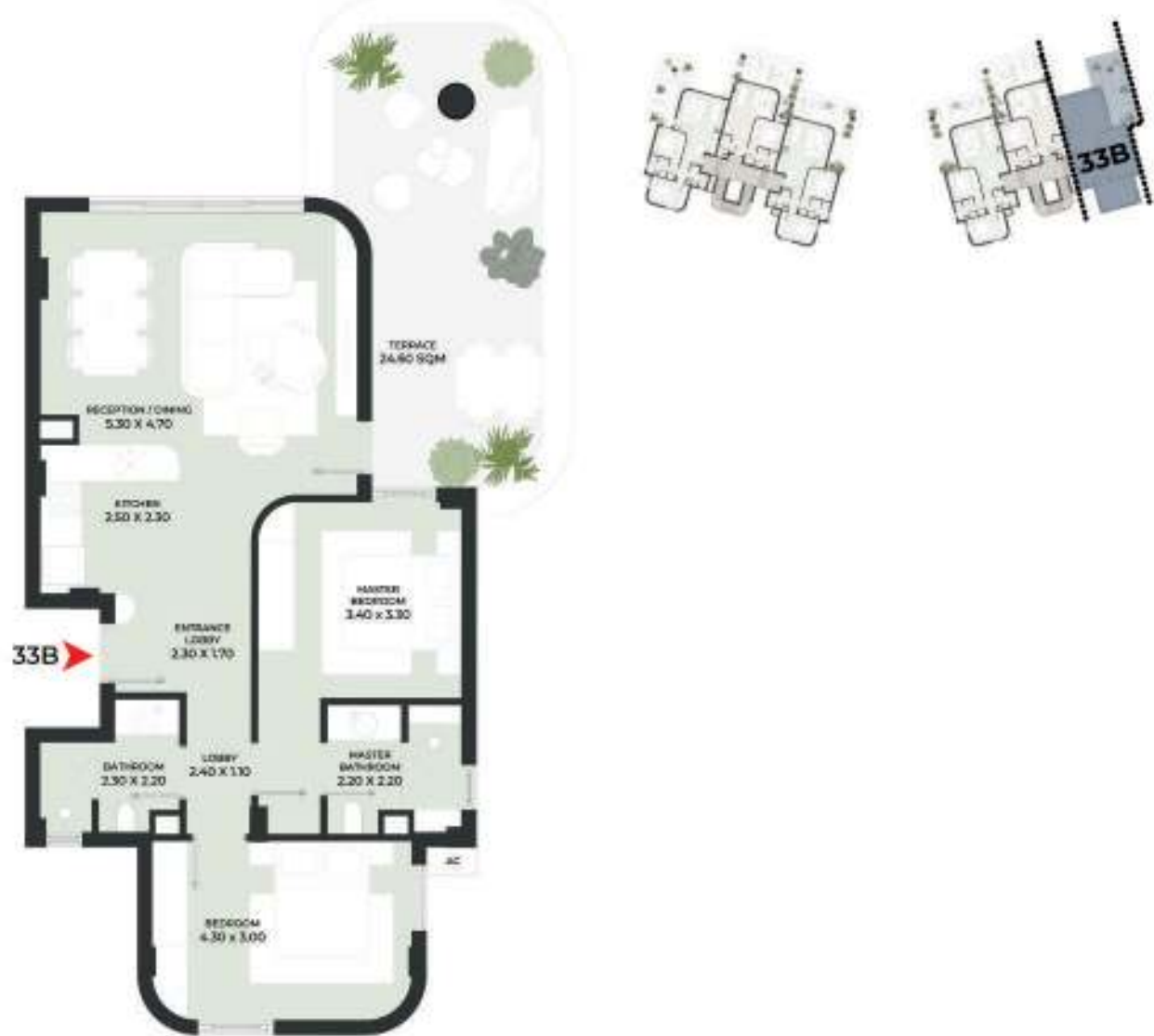
THE COMMUNAL HOUSE

Third Floor



One Bedroom
Veranda House
Total Area : 109.3 m²
Internal Area : 76.0 m²
Terraces Area : 33.3 m²

Third Floor



Two Bedroom
Veranda House
Total Area : 133.8 m²
Internal Area: 109.1 m²
Terraces Area : 24.6 m²

maison BOUTIQUE
HOTEL
Solare SERVICES
RESIDENCES

Fourth Floor



Three Bedroom
+ Nanny Sky House
Total Area : 313.7 m²
Internal Area : 192.7 m²
Terraces Area : 121.1 m²

Fourth Floor



Three Bedroom
+ Nanny Sky House
Total Area : 313.7 m²
Internal Area : 192.7 m²
Terraces Area : 121.1 m²

maison BOUTIQUE
HOTEL
Solare SERVICES
RESIDENCES

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**A Composition of Space,
Light, and Balance**



**Signature Internal
Finishes**



**Where Space
Shapes Everyday Living**

Signature Internal Finishes



Seamline Doors

Doors Are Precision-Flush And Seamlessly Color-Matched To Surrounding Surfaces, This Integration Enhances The Overall Sense Of Spatial Harmony.



Signature Taps

Signature taps and showers in a matte black finish introduce a bold, refined contrast. This striking detail enhances and complements the surrounding cream tones.

Branded Kitchen

The branded kitchen transcends the standard, envisioned as a curated, display-like space. It reflects the distinctive Maison Solare identity through an expressive design language.



Wall Texture

Wall finishes go beyond standard paint, introducing a refined textured surface. This adds depth, softness, and a more elevated sensory experience to the space.



First Rate Flooring

High-end terrazo ceramic tiles offer a sleek speckled look with high durability, adding a modern and sophisticated touch to any space.



INTERNAL FINISHES

RECEPTION | KITCHEN & DINING

Floors: Finished With First Rate Ceramic Terrazzo Tiles
Walls: High Quality Special Paint
Ceiling: High Quality Paint

KITCHEN

Maison Solare Branded Kitchen Cabinets Included in Addition to Signature Communal Table

FOYERS

Floors: Finished With First Rate Ceramic Terrazzo Tiles
Walls: High Quality Special Paint
Ceiling: High Quality Paint

GUEST BATHROOM

Floors: Finished With First Rate Ceramic Terrazzo Tiles
Walls: High Quality Special Paint
Ceiling: High Quality Paint
Vanity: High End Units
Sanitary Fixtures: High End Sanitaryware With Black Signature Taps and Showers.

MASTER BEDROOM

Floors: Finished With First Rate Ceramic Terrazzo Tiles
Walls: High Quality Special Paint
Ceiling: High Quality White Paint

DRESSING ROOM

Floors: Finished With First Rate Ceramic Terrazzo Tiles
Walls: High Quality Special Paint
Ceiling: High Quality White Paint

MASTER BATHROOM

Floors: Finished With First Rate Ceramic Terrazzo Tiles
Walls: High Quality Special Paint / First Rate Ceramic Tiles
Ceiling: High Quality Paint
Vanity: High End Units
Sanitary Fixtures: High End Sanitaryware With Black Signature Taps and Showers

TERRACE

Floors: Finished With First Rate Ceramic Terrazzo Tiles
Walls: High Quality Special Paint



INTERNAL FINISHES

ALUMINUM & GLAZING - INCLUDED

SECONDARY BEDROOM

Floors: Finished With First Rate Ceramic Terrazzo Tiles
Walls: High Quality Special Paint
Ceiling: High Quality Paint

ENSUITE BATHROOM

Floors: Finished With First Rate Ceramic Terrazzo Tiles
Walls: High Quality Special Paint
Ceiling: High Quality Paint
Vanity: High End Units
Sanitary Fixtures: High End Sanitary ware With Black Signature Taps and Showers.

STAIR

Steps: Finished With First Rate Ceramic Terrazzo Tiles

DOORS

Entrance and Internal Flushed Doors With Signature Hardware Included.

ADD-ONS

Private Pool Included (Only for Sky House & G3 2 Bedroom Ground Unit)

AIR CONDITIONING

AC Concealed Units (Reception) Included
AC Split Units (Bedrooms) Included





ABOUT MISR ITALIA PROPERTIES

Misr Italia Properties has established itself as a leading Egyptian Real Estate developer known for its innovation, diversity and commitment to quality.

With a portfolio of **10 completed and ongoing projects** across Egypt, the company continues to shape distinctive residential and mixed use destinations defined by strong design, thoughtful planning and a focus on lifestyle driven communities.

What sets **Maison Solare** apart is its **dynamic design and architecture**, creating a journey through the home with an **effortless flow**. Every zone engages **different senses**, while every corner is designed to ensure **comfort** throughout.



Solare Partners



Synthetic Architecture





  misritaliaproperties

www.misritaliaproperties.com

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**Villa 8, La Nuova Vista Compound,
New Cairo, Cairo.**

Misr Italia Properties reserves the right to make minor alterations without prior notice. All renderings and other visual materials, design, and facades are for demonstrative purposes only and are subject to change. Diagrams are not to scale and are for illustrative purposes only. Finishing is according to the specs in contract appendix.