

R4 - New Capital

Park Sight

by **IL CAZAR**

A New Line of Living

About IL Cazar

With A Landbank Spanning 10 Projects

Across New Cairo, Heliopolis, West Cairo, Ras El Hekma, And The New Capital.

IL CAZAR Continues To **Shape Integrated** Destinations Across Egypt.

The Vision Behind the Development

Integrated Living

Modern Development

IL CAZAR is a visionary real estate developer committed to creating integrated communities that combine modern design, functionality, and quality living.

With a focus **on innovation and thoughtful planning**, the developer delivers projects that prioritize connection, accessibility, **and long-term value**. Each development is carefully designed to create **[seamless experiences]** that bring together people, nature, and everyday life within one cohesive environment.

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About Park Sight

Located In A Prime Area Within The New Capital

The Project Is A Large-Scale **Mixed-Use Development** Designed To Offer A Fully Integrated Living Experience. Spanning Across **An Expansive Masterplan**, **It Combines** [Residential Spaces, Amenities, Landscape Areas, And Lifestyle] Destinations Within **One Connected Environment**.

Built Around A Central Green Spine, The Development Creates A Seamless Relationship Between Nature, Movement, And Everyday Life, [**Establishing A Modern Destination**] That Balances Accessibility, Connectivity, And Contemporary Living.

Prime location in
the New Capital

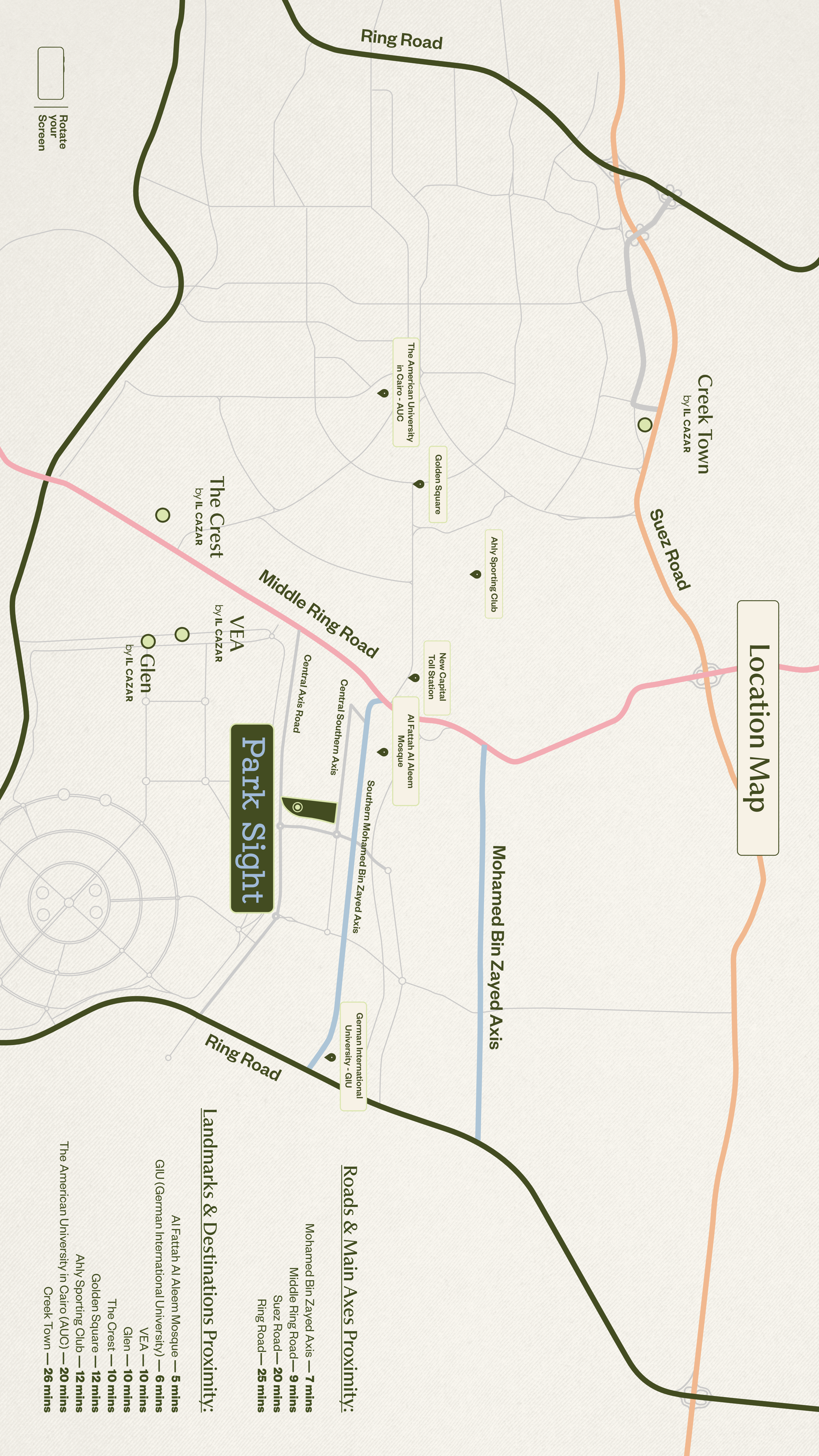
Built around one
continuous green spine

A mixed-use community
for connected living

Where amenities and
nature come together

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Location Map

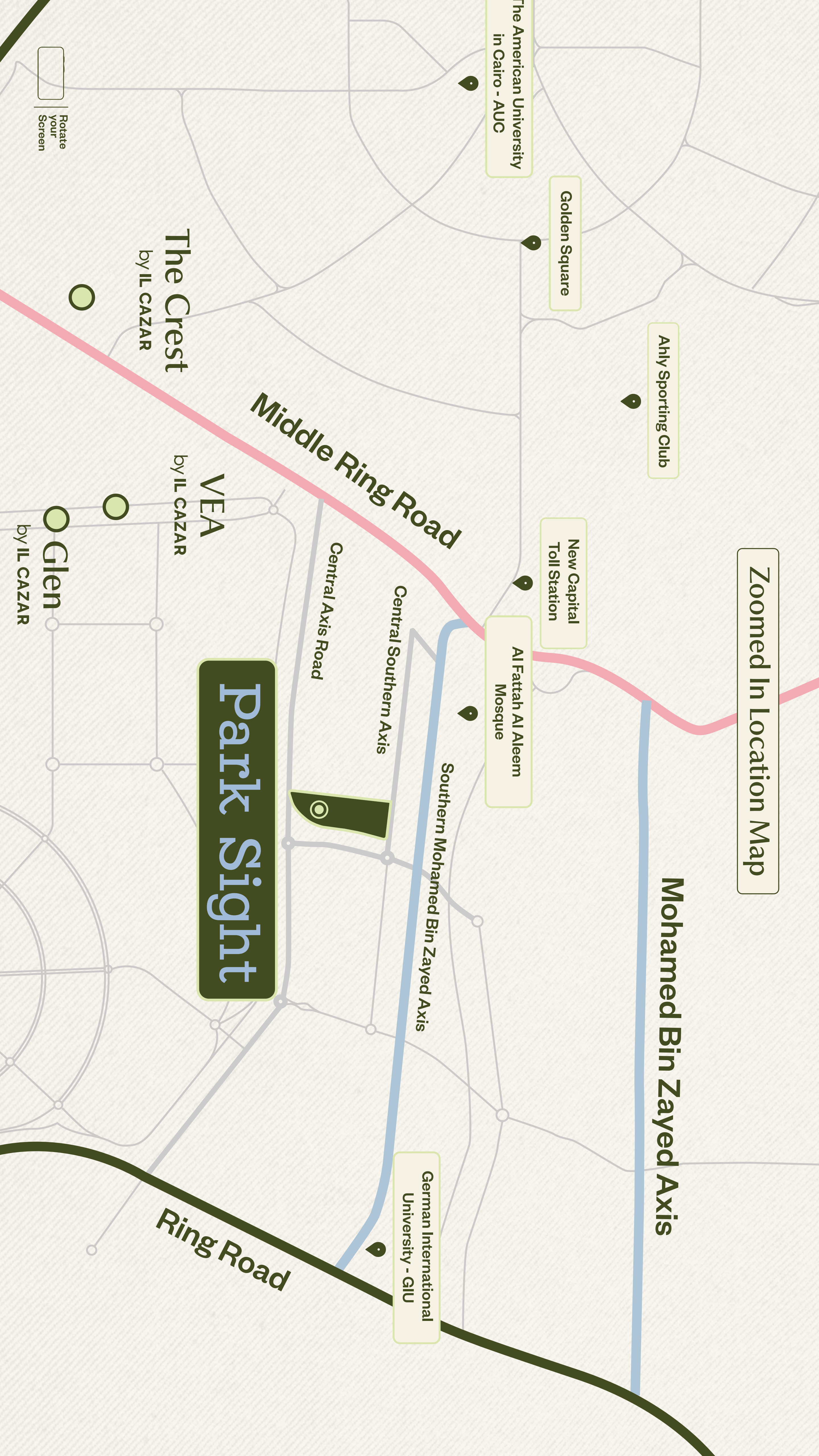


Roads & Main Axes Proximity:

- Mohamed Bin Zayed Axis — **7 mins**
- Middle Ring Road — **9 mins**
- Suez Road — **20 mins**
- Ring Road — **25 mins**

Landmarks & Destinations Proximity:

- Al Fattah Al Aleem Mosque — **5 mins**
- GIU (German International University) — **6 mins**
- VEA — **10 mins**
- Glen — **10 mins**
- The Crest — **10 mins**
- Golden Square — **12 mins**
- Ahly Sporting Club — **12 mins**
- The American University in Cairo (AUC) — **20 mins**
- Creek Town — **26 mins**



Zoomed In Location Map

Mohamed Bin Zayed Axis

Golden Square

Ahly Sporting Club

New Capital
Toll Station

Al Fattah Al Aleem
Mosque

The American University
in Cairo - AUC

German International
University - GIU

Southern Mohamed Bin Zayed Axis

Central Southern Axis

Central Axis Road

Park Sight

VEA

by IL CAZAR

The Crest
by IL CAZAR

Ring Road

Rotate
Your
Screen

Glen
by IL CAZAR

The Park

[40 Acres Of Connected Green Experiences]



Life in the Park

Designed As The Community's
Central Gathering Space.

The Park Brings Together
Wellness, Recreation, Nature,
Dining, And Events

Within A Seamless Landscape
Experience

- **Community**
- **Nature**
- **Connection**
- **Wellness**

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The Master Plan

[Master Planned by Mimar]

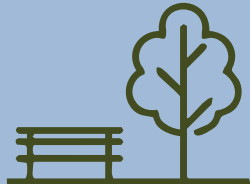
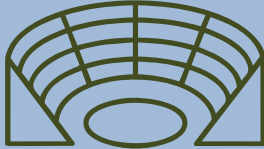
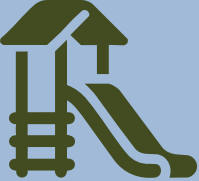


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Amenities Master Plan

[Master Planned by Mimar]

-  Serviced Apartements
-  Commercial District
-  Main Park
-  Club house
-  BBQ Zone
-  Jogging & Cycling Tracks
-  Amphitheatre
-  Outdoor Living Area
-  Yoga Platform
-  Outdoor Gym
-  Kids Area
-  Outdoor Cinema
-  Gate



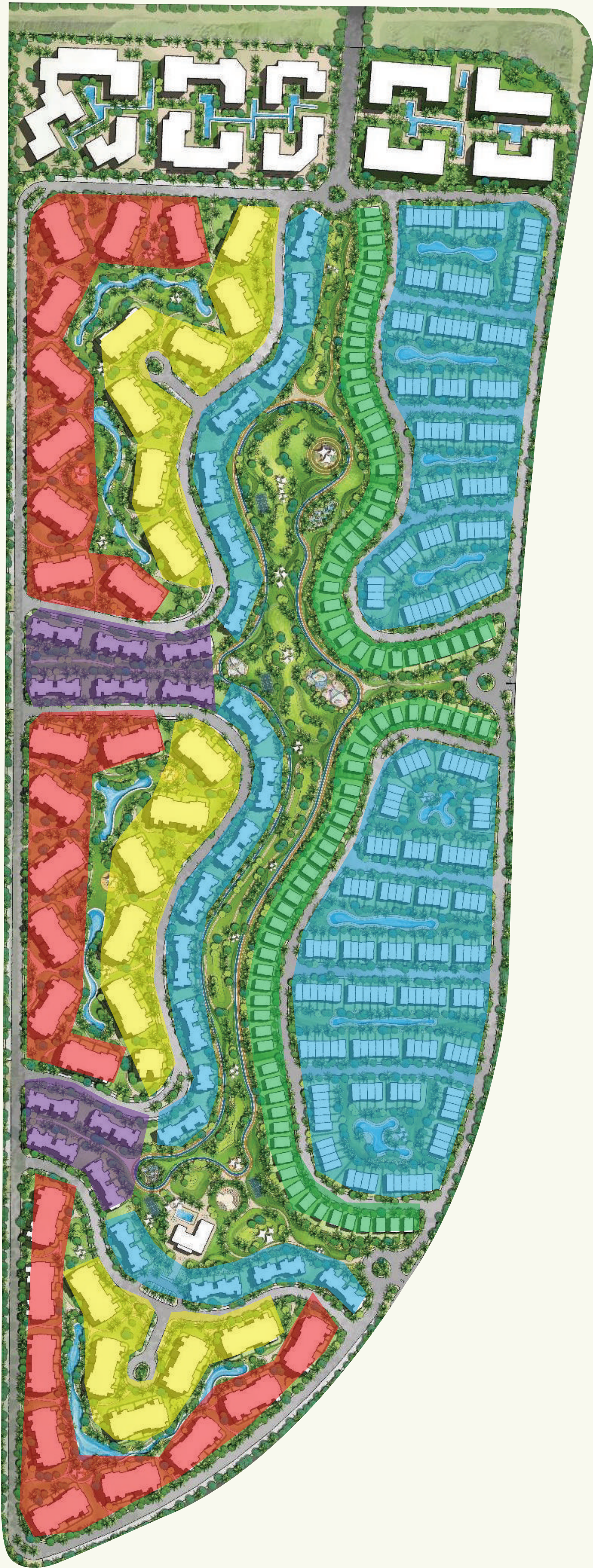
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The Zoned Master Plan

[Master Planned by Mimar]

Unit Types

- G+3 Apartments
- G+3 Park Duo
- Standalone Villas
- G+6 Apartments
- Town Houses



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Launching Now Phase 01

[Master Planned by Mimar]



Unit Types

- **2 Bedroom Apartments**
[Starting Size 102 SQM]
- **3 Bedroom Apartments**
[Starting Size 137 SQM]
- **Townhouses**
[Starting Size 170 SQM]

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