

A Living Symbol of Growth, Continuity,

And Connection to Nature.



It's a Place Where Life is Not Rushed,

But Savored
Season by Season,
Year After Year.

A Place Where Legacies Are Created



linwood
LIVING A LEGACY

Established by



Things About **ERG**



Since our founding in 2012, we’ve built more than just projects, we’ve built a reputation for exceptional quality and meticulous craftsmanship. Under the visionary leadership of **Mr. Mohamed Rezk**, we’ve risen to become a driving force in real estate development, especially in the Eastern Delta region. But our story started long before, in 2005, when we laid the foundation with our

work in supply chain, shipping, import, and export operations across Egypt. This experience shaped us, giving us the expertise and dedication that define every project we take on. We built our approach around people, putting their needs and dreams first. By doing so, we consistently enhance the value of our developments, creating places that foster trust, loyalty, and lasting relationships.



Story Takes Root

LINWOOD

VILLAS

The Concept of Linwood

Our concept revolves around creating a living, evolving community where nature and life are intimately connected, anchored by the linden tree as the centerpiece of the project. This tree symbolizes continuity, growth, and life endurance, reflecting the project's core values of longevity, adaptability, and timeless elegance. At its heart, Linwood is about legacy a place where life isn't

rushed but savored, where families can grow, and where the impact of the project will be felt for generations. The seasonal changes in landscaping and community events mirror the passage of time, creating a living environment that continually renews itself, fostering a connection between residents and the world around them.

*lin*wood

Project Architect

Raef Fahmy Architects (RFA) is an all-encompassing architecture, urban planning, and interior design firm established in 1991 and based in Cairo, Egypt.

With over 30 years and hundreds of projects marking Egypt's current identity and needs, RFA continues to be a leading creator in Egypt's contemporary architectural world, and beyond.



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Here You Can Start Your New Season.

Youssef El Sebai Rd, New Cairo

Location

27 Feddans

TOTAL LAND AREA

80%

Greenery and water features

Standalone Villas - Townhouses

Unit Types

Residential, Administrative & Commercial

Project Type



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Location Map

Linwood is brilliantly located in the heart of New Cairo. It is easily accessible through various routes such as Youssef El Sebai Axis, Al Naser Axis, the Ring Road, Old & New Suez Road.

10 Minutes

From the American University in Cairo

1 Minutes

From Rehab City

15 Minutes

From the New Capital

10 Minutes

From the Cairo
International Airport





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Facilities & Amenities

Here, you'll find an array of thoughtfully curated amenities that cater to your needs and desires, from serene walking tracks and dedicated cycling lanes to connected gardens and a central spine that fosters a sense of belonging. Linwood is not just a place to live, it's a thriving environment where you can engage in different experiences, unwind by stunning water features, practice mindfulness in our yoga area, and enjoy delightful meals at on-site restaurants.



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Facilities & Amenities



Walking
Track



Central
Spine



Shopping
Center



Yoga
Area



Cycling
Lanes



Restaurants



Enclosed
Community



Water
Feature



Walking Track

It's your track to heaven, offering a serene path through nature, a peaceful escape where residents can enjoy daily strolls, breathe fresh air, and stay active.



Central Spine

The Central Spine is the vibrant heart of the community, designed to bring everything together. It connects key areas like parks, social spaces, and amenities, offering a seamless flow for residents.

Cycling Lanes

It's your ride to freedom. The dedicated cycling lanes offer a safe and scenic route through beautiful landscapes, allowing residents to enjoy an active lifestyle while staying connected to nature. Whether for a leisurely ride or a daily fitness routine, these lanes provide a refreshing escape, promoting health, well-being, and a sense of adventure with every turn.



Enclosed Community

A sanctuary of privacy and peace. The enclosed community offers a secure and serene environment where residents can feel safe and at ease. Designed for those who value exclusivity, it provides a tranquil atmosphere, fostering a close-knit neighborhood while maintaining privacy and comfort for all.



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Water Features

The water features add a calming and refreshing touch to the community, creating peaceful spots for relaxation and reflection. These serene elements not only enhance the beauty of the landscape but also promote a sense of tranquility, inviting residents to unwind and connect with nature's soothing rhythms.



Yoga Area

The yoga area provides a dedicated space for mindfulness and relaxation, surrounded by the peaceful embrace of nature. This tranquil spot is perfect for residents to rejuvenate, practice yoga, meditate, and find inner balance while connecting with the serene environment around them.



Shopping Center

Here, you can wander through various shops, each offering a curated selection of goods that cater to your needs and tastes. Whether you're looking for the latest fashion, home décor, or a cozy spot to catch up with friends over lunch, this shopping destination is your go-to spot for a fulfilling day out.

Restaurants

Our restaurants are more than just places to eat; they're warm gathering spots where friends and family come together. Each venue offers a friendly atmosphere, where you can enjoy delicious meals made with care and attention to detail.



Typologies



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Linden Villa

Front Elevation

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Linden Villa

Back Elevation

Linden Villa

Plot Area: Upon request
Total Area: 516 SQM

Ground Floor

	Space	Dimensions
1	Entrance Porch	2.00 m x 2.15 m
2	Entrance Lobby	1.85 m x 1.85 m
3	Powder Room	2.60 m x 1.70 m
4	Nanny's Bedroom	2.00 m x 2.40 m
5	Nanny's Bathroom	1.70 m x 1.65 m
6	Driver's Bedroom	2.00 m x 1.70 m
7	Driver's Bathroom	1.70 m x 1.50 m
8	Study Room	3.95 m x 2.40 m
9	Kitchen	3.60 m x 3.60 m
10	Laundry Room	1.20 m x 0.85 m
11	Corridor Circumferance	16.80 m x 1.10 m
12	Reception	7.60 m x 5.75 m
13	Dining Room	4.00 m x 3.70 m
14	Patio	3.60 m x 4.00 m

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Linden Villa

First Floor

	Space	Dimensions
15	Master Bedroom 01	5.80 m x 4.55 m
16	Master Dressing	1.70 m x 2.95 m
17	Master Bathroom 01	1.70 m x 2.70 m
18	Ensuite 02	3.60 m x 3.95 m
19	Bathroom 02	1.70 m x 2.60 m
20	Ensuite 03	3.60 m x 3.95 m
21	Bathroom 03	1.70 m x 3.60 m
22	Ensuite 04	3.60 m x 3.60 m
23	Bathroom 04	2.60 m x 1.70 m
24	Corridor Circumferance	16.80 m x 1.10 m
25	Living Room	3.60 m x 3.90 m
26	Terrace 01	3.85 m x 1.65 m

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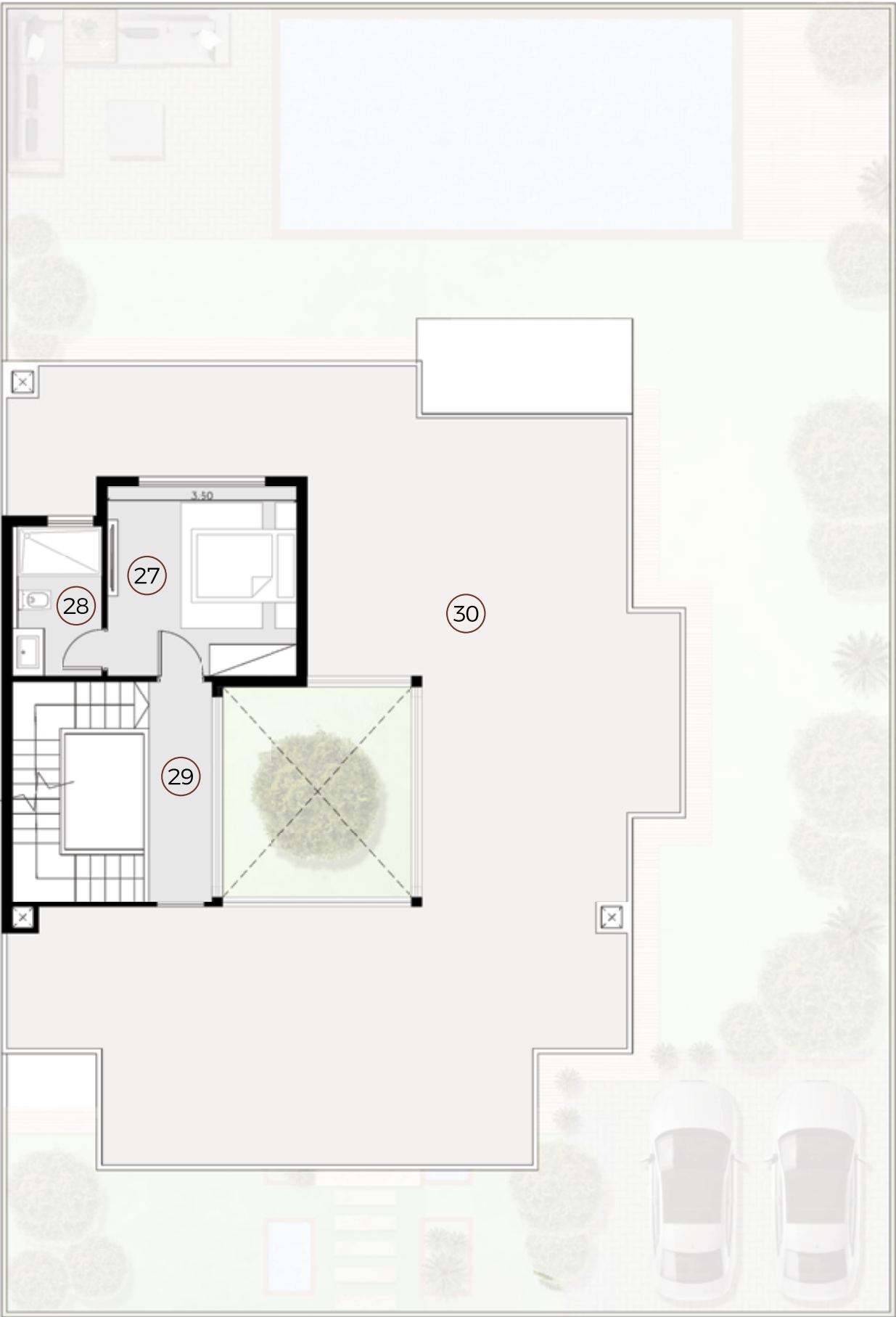
Linden Villa

Roof Floor

	Space	Dimensions
27	Ensuite 05	3.60 m x 3.60 m
28	Bathroom 05	2.85 m x 1.70 m
29	Corridor	1.20 m x 4.20 m
30	Roof Terrace	133.00 sqm

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Single Side Villa

Front Elevation



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Single Side Villa

Back Elevation

Single Side Villa

Avg. Plot Area: 288 SQM
Total Area: 340 SQM

Ground Floor

	Space	Dimensions
1	Entrance Porch	2.00 m x 1.45 m
2	Entrance Lobby	2.70 m x 1.80 m
3	Powder Room	2.70 m x 1.70 m
4	Nanny’s Bedroom	1.90 m x 1.50 m
5	Nanny’s Bathroom	1.90 m x 1.10 m
6	Driver’s Bedroom	1.90 m x 1.50 m
7	Driver’s Bathroom	1.90 m x 1.10 m
8	Kitchen	2.60 m x 3.90 m
9	Reception and Dining	7.60 m x 7.80 m
10	Corridor	2.80 m x 1.10 m

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Single Side Villa

First Floor

	Space	Dimensions
11	Master Bedroom Lobby	1.80 m x 1.30 m
12	Master Bedroom 01	4.00 m x 3.90 m
13	Master Dressing	2.50 m x 1.80 m
14	Master Bathroom 01	3.90 m x 1.70 m
15	Bedroom 02	3.60 m x 3.90 m
16	Bedroom 03	3.70 m x 3.60 m
17	Bathroom 02	3.90 m x 1.70 m
18	Living Room 01	3.50 m x 3.60 m
19	Corridor	4.50 m x 1.10 m
20	Terrace 01	3.85 m x 0.90 m

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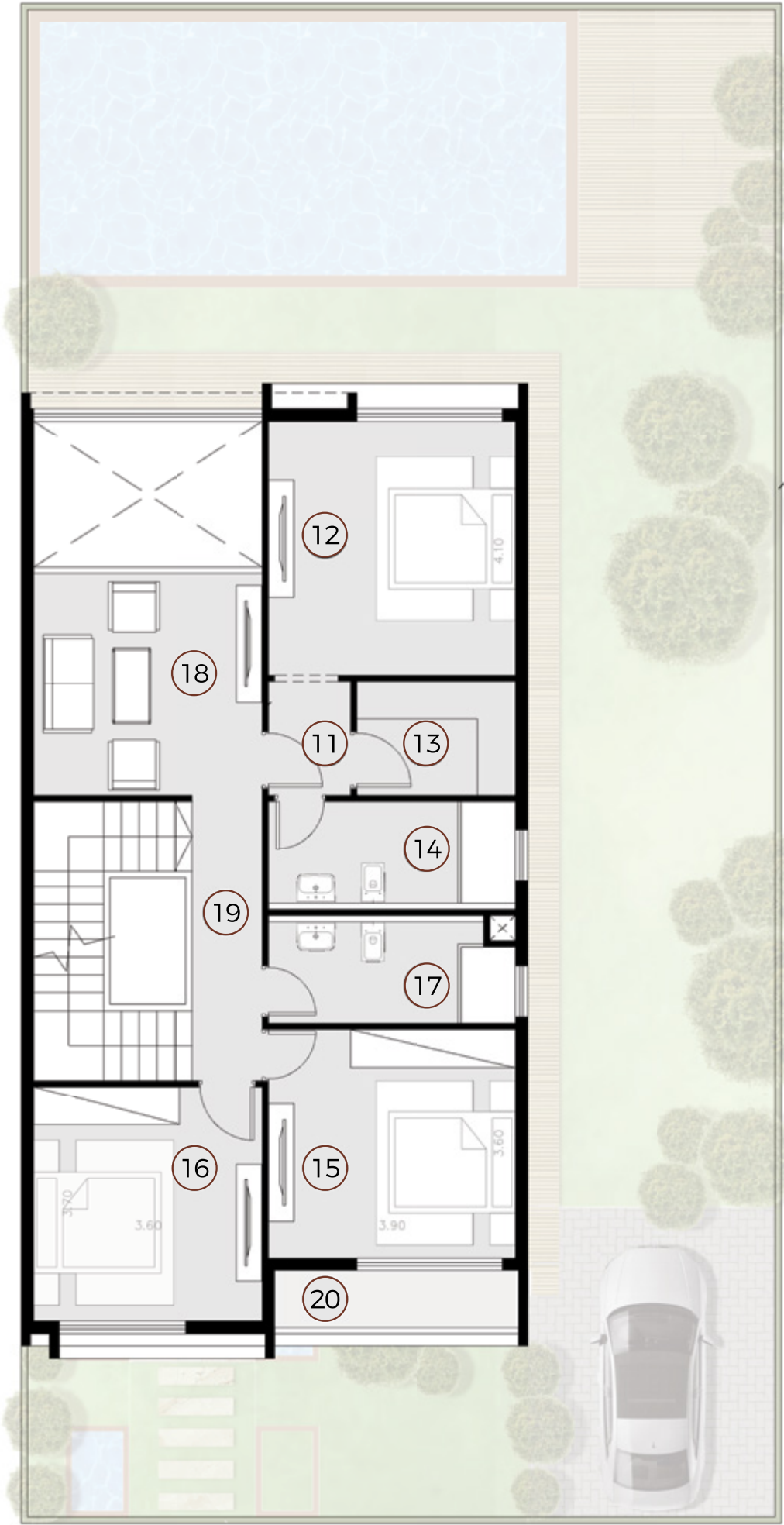
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Single Side Villa

Roof Floor

	Space	Dimensions
21	Living Room 02	3.10 m x 2.95 m
22	Bathroom 03	2.05 m x 1.30 m
23	Roof Terrace 01	7.80 m x 4.00 m
24	Roof Terrace 02	7.80 m x 6.00 m

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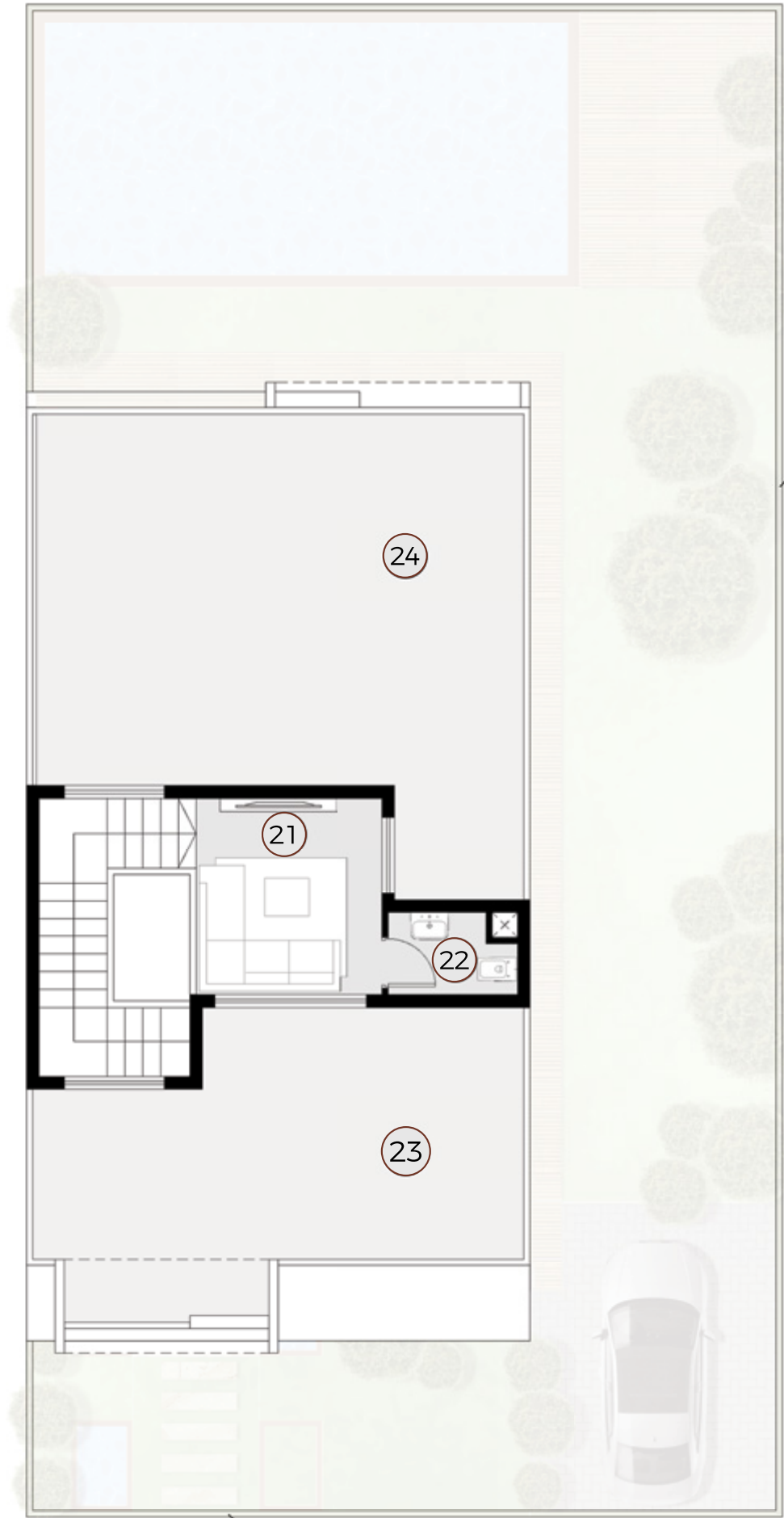
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Townhouse 4 Plex

Front Elevation



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Townhouse 4 Plex

Back Elevation



Townhouse 6 Plex

Front Elevation

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Townhouse 6 Plex

Back Elevation

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Corner Townhouse

Avg. Plot Area: 237 SQM
Total Area: 239 SQM

Ground Floor

	Space	Dimensions
1	Entrance Porch	1.20 m x 1.20 m
2	Entrance Lobby	1.15 m x 4.60 m
3	Powder Room	1.10 m x 2.60 m
4	Nanny’s Bedroom	1.95 m x 1.80 m
5	Nanny’s Bathroom	1.00 m x 1.80 m
6	Kitchen	2.70 m x 3.05 m
7	Reception and Dining	5.50 m x 7.60 m

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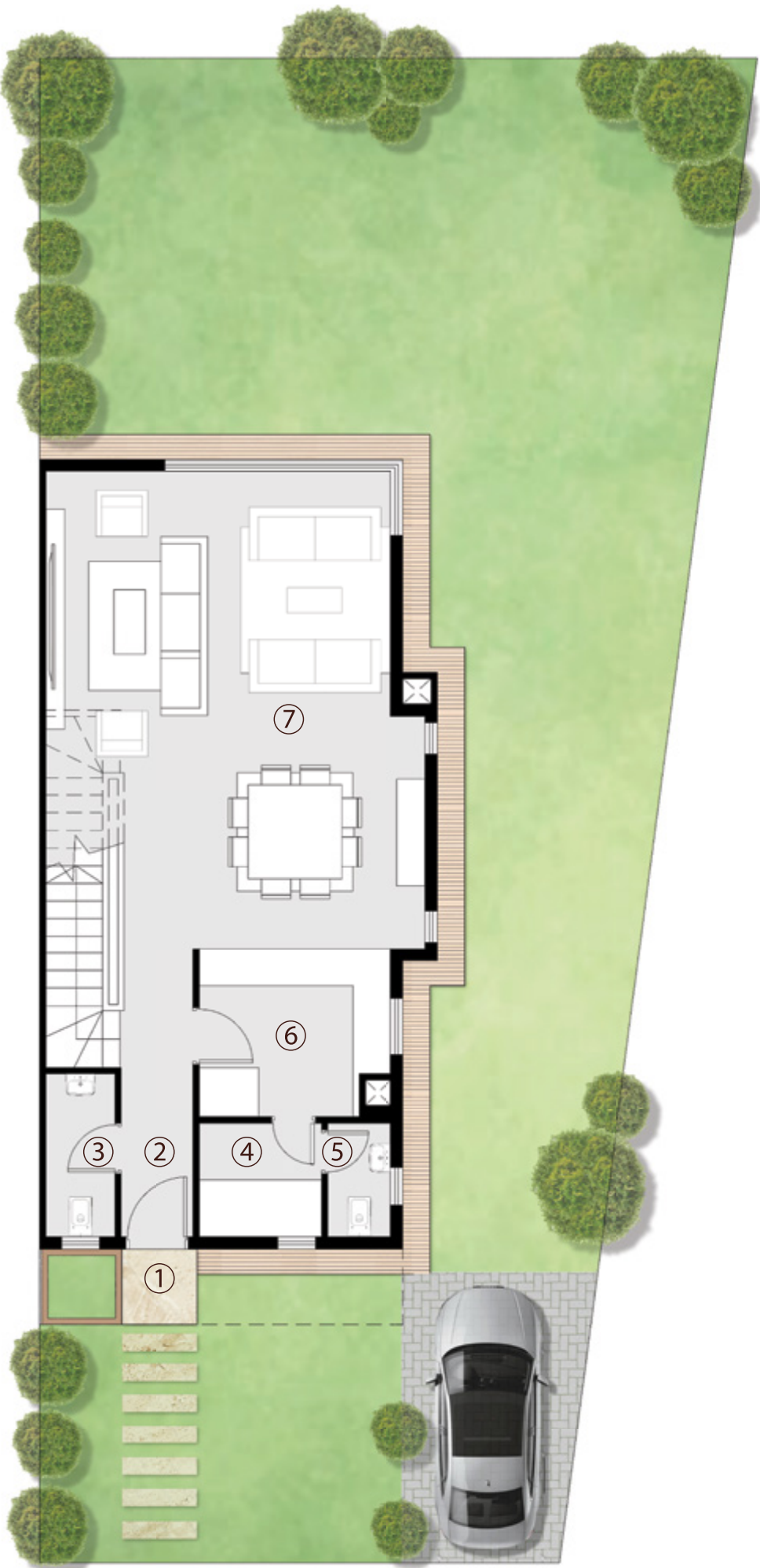
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Corner Townhouse

First Floor

	Space	Dimensions
8	Master bedroom 01	3.70 m x 3.80 m
9	Master bathroom 01	2.50 m x 1.70 m
10	Ensuite 02	3.70 m x 3.60 m
11	Bathroom 02	3.05 m x 1.80 m
12	Ensuite 03	3.70 m x 3.80 m
13	Bathroom 03	2.60 m x 1.70 m
14	Terrace 01	1.20 m x 1.70 m
15	Terrace 02	1.20 m x 1.70 m
16	Corridor	1.10 m x 5.60 m

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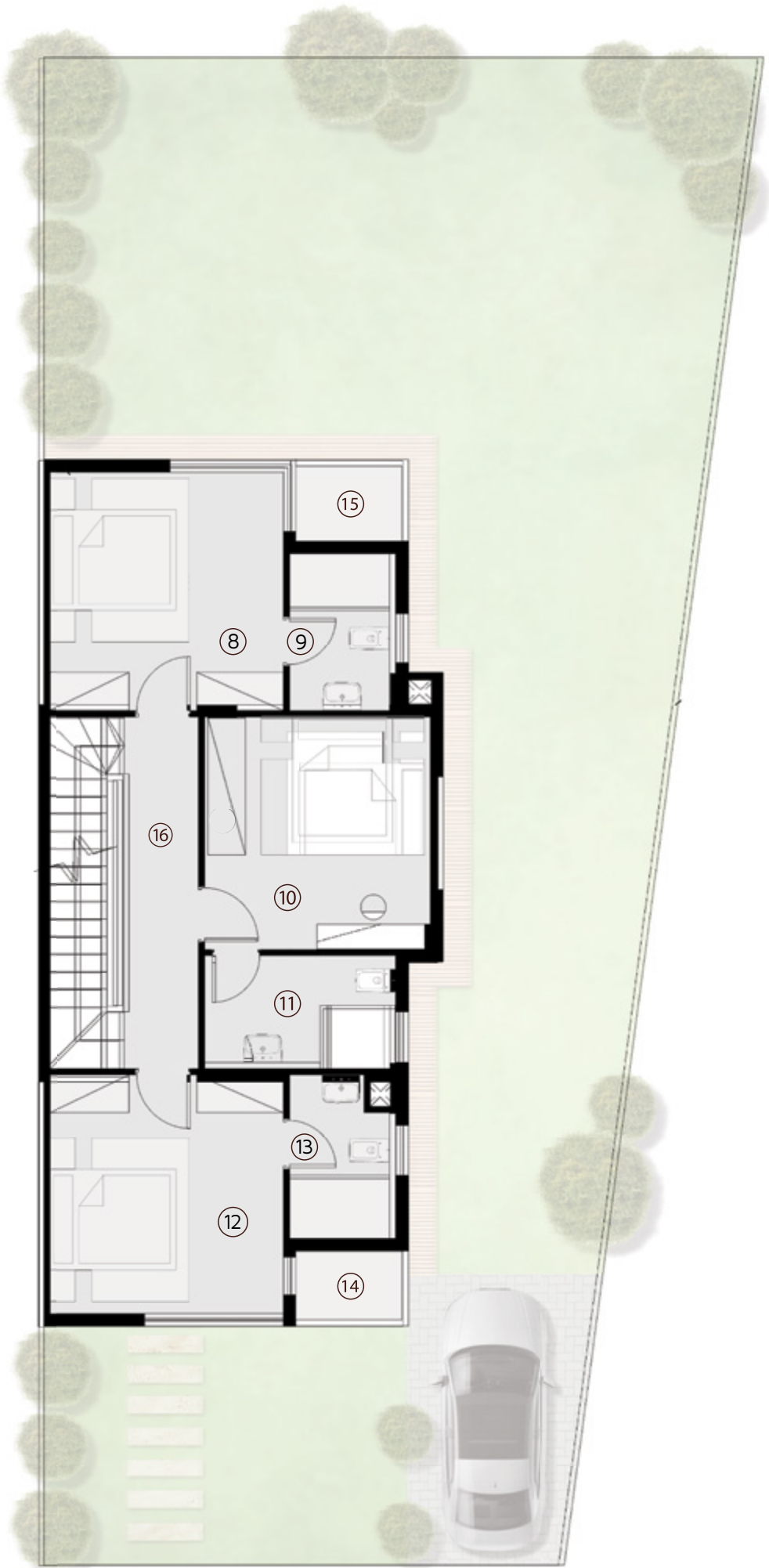
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Corner Townhouse

Roof Floor

	Space	Dimensions
17	Bedroom 04	3.70 m x 3.60 m
18	Bathroom 04	3.05 m x 1.80 m
19	Corridor	1.10 m x 5.60 m
20	Roof Terrace 01	3.80 m x 5.60 m
21	Roof Terrace 02	3.90 m x 5.60 m

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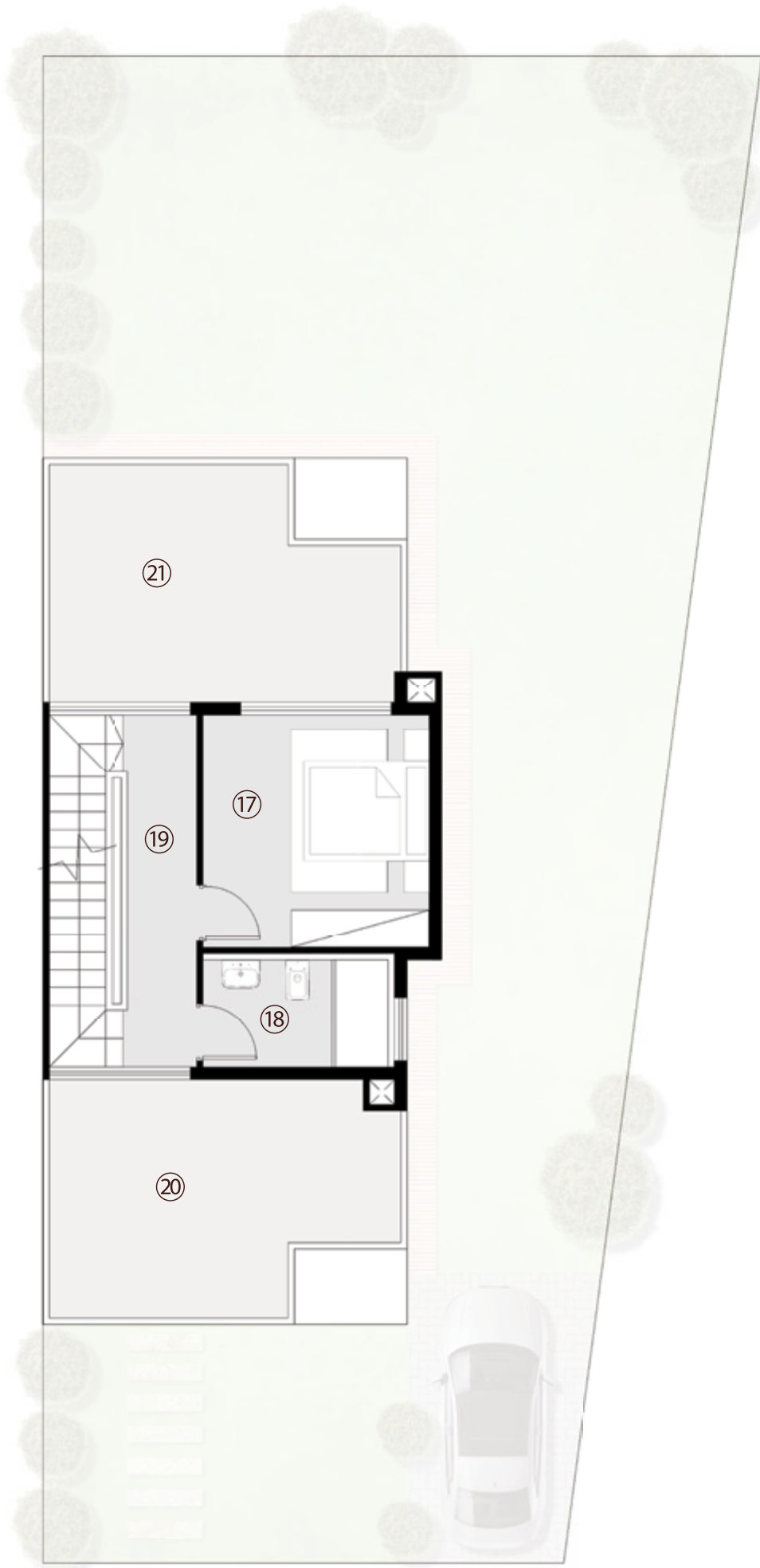
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Middle Townhouse

Avg. Plot Area: 144 SQM
Total Area: 218 SQM

Ground Floor

	Space	Dimensions
1	Entrance Porch	1.20 m x 1.20 m
2	Entrance Lobby	1.40 m x 2.60 m
3	Powder Room	1.00 m x 2.50 m
4	Nanny’s Bedroom	1.30 m x 2.50 m
5	Nanny’s Bathroom	1.20 m x 1.30 m
6	Kitchen	2.30 m x 3.20 m
7	Reception and Dining	5.80 m x 5.90 m
8	Corridor	1.50 m x 3.70 m

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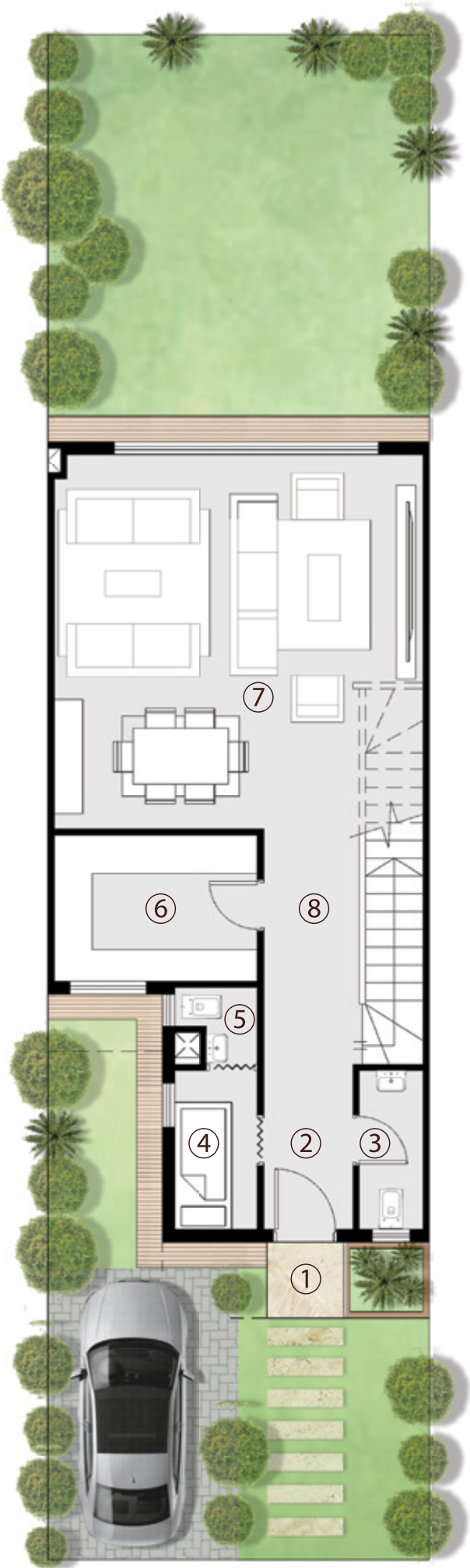
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Middle Townhouse

First Floor

	Space	Dimensions
9	Master Bedroom 01	3.60 m x 3.90 m
10	Master Dressing 01	1.60 m x 1.80 m
11	Master Bathroom 01	1.80 m x 1.90 m
12	Bedroom 02	3.40 m x 3.60 m
13	Bedroom 03	3.70 m x 3.90 m
14	Bathroom 02	1.70 m x 2.40 m
15	Terrace 01	1.70 m x 2.00 m
16	Corridor	1.10 m x 5.90 m

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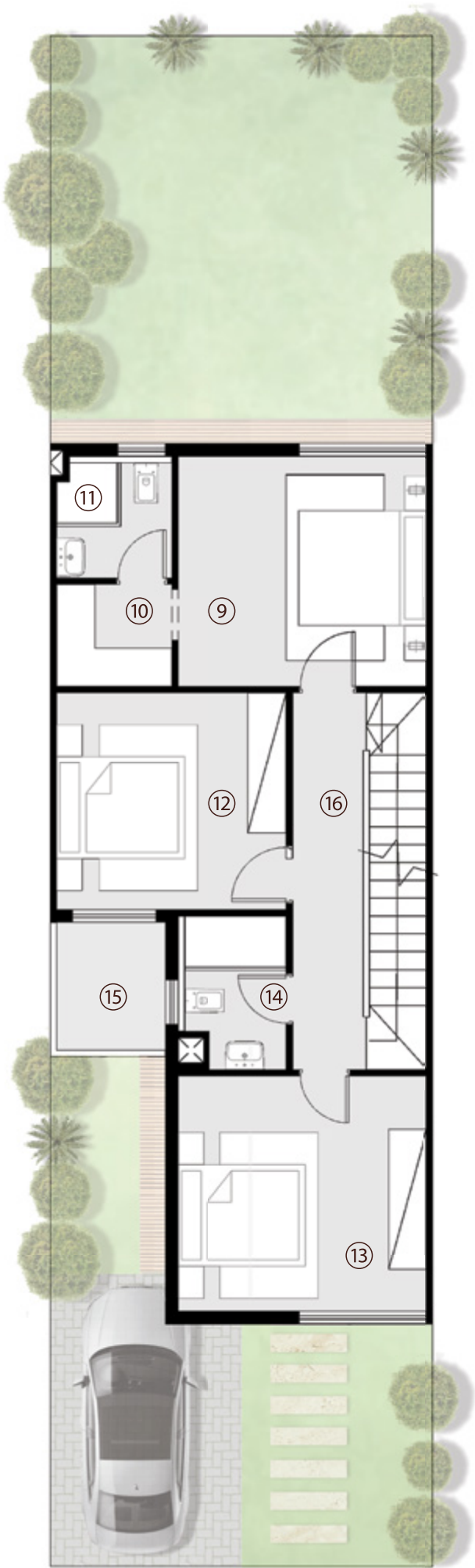
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Middle Townhouse

Roof Floor

	Space	Dimensions
17	Living room	4.80 m x 3.40 m
18	Bathroom 03	2.30 m x 1.70 m
19	Corridor	1.10 m x 2.50 m
20	Roof Terrace 01	3.60 m x 5.80 m
21	Roof Terrace 02	3.80 m x 4.00 m

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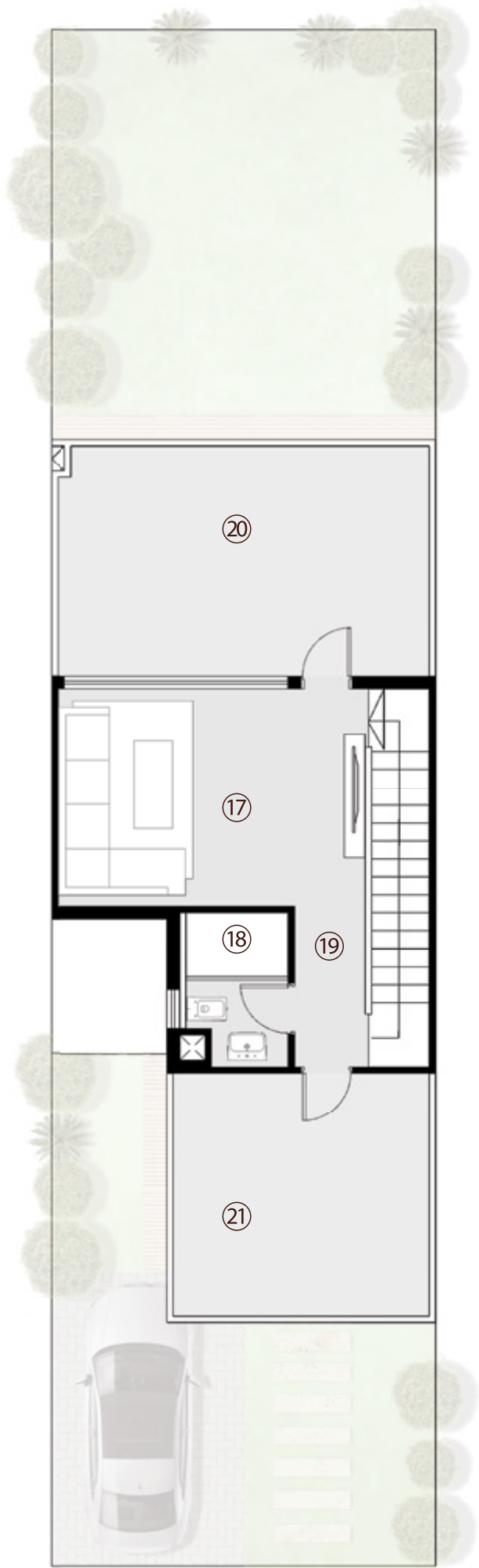
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Let's start new
session together

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CAIRO, EGYPT.

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ERGDEVELOPMENTS.COM

