

KAIRO

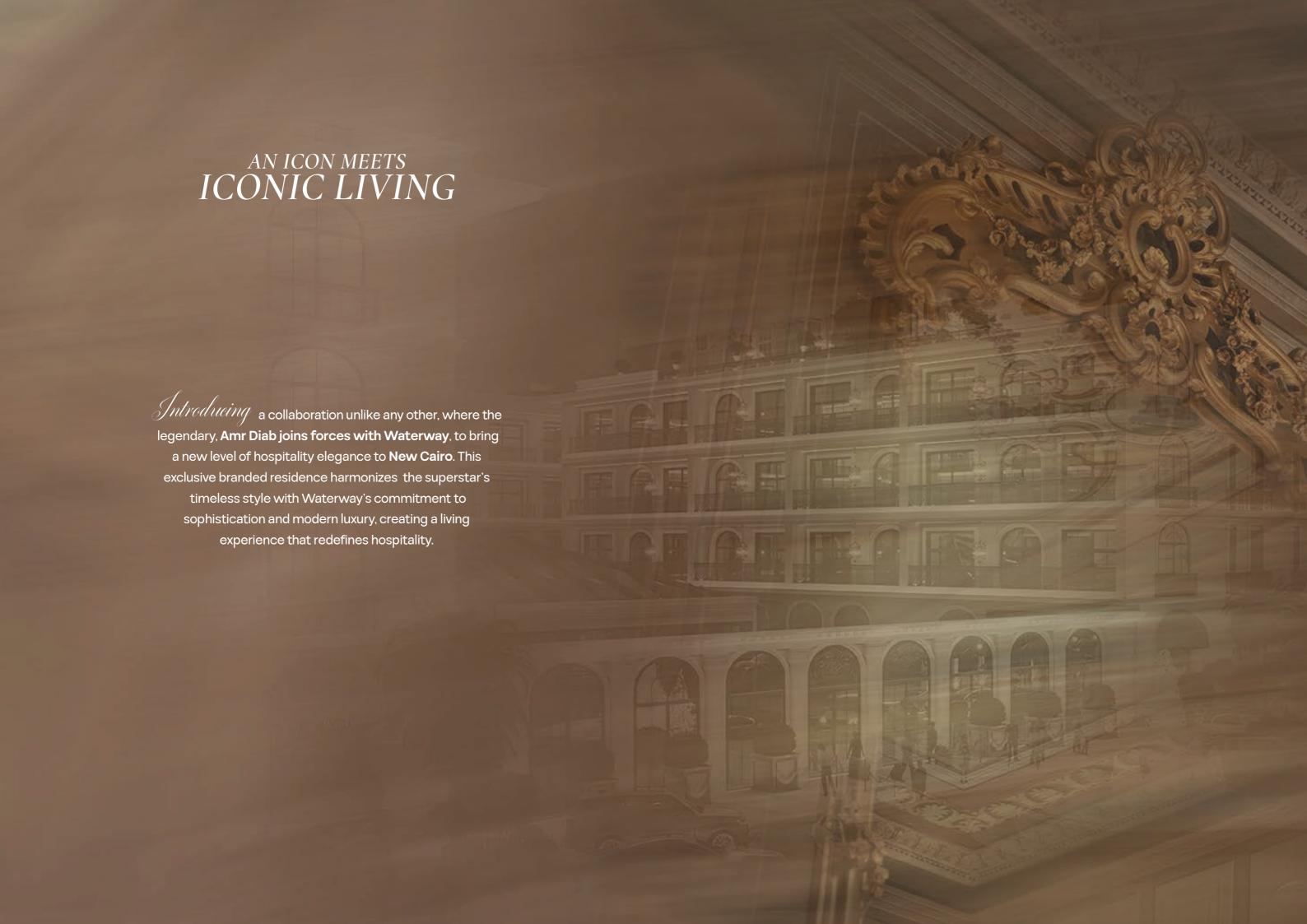
AN ICON MEETS ICONIC LIVING

ABOUT WATERWAY

At Waterway, we believe in the power of the right formula. With a meticulous blend of expertise, creativity, and vision We bring to life the finest real estate developments across the globe. Our success lies in our commitment to perfection. From the selection of the finest locations to the meticulous curation of designs and experiences, we ensure that every project embodies sophistication, luxury, and timeless elegance. With the right people at our core, we pride ourselves on delivering unparalleled quality and craftsmanship in every endeavor.







EXPERIENCE THE ICONIC BLEND OF HOSPITALITY AND Office.

unmistakable charm of Cairo, designed to be a sanctuary that mirrors the grandeur of the past while embracing the sophistication. of modern living. This luxurious branded residence channels timeless elegance of traditional Cairo, offering a blend of classic architectural elements with contemporary comforts.

Welcome to Kairo, where the city's legacy is redefined with a modern twist. This isn't just another residence — it's a revival of Cairo's grandiosity, meticulously crafted to embody luxury and sophistication. Live the legend in Kairo; where the past is celebrated, and the future is yours to create...



WELCOME TO KAIRO

on a sprawling 8397 m2 estate, Kairo stands as the epitome of luxury living in the heart of New Cairo. With a total of 95 meticulously designed units spread across ground floor, three typical floors, and an exquisite penthouse, this residence redefines branded elegance.

Elevating the standards of luxury and convenient living, our exqusitely designed hotel apartments boast a harmonious fusion of sleek modernity and timeless allure.

Each residence is impeccably crafted to provide the ultimate comfort and convenience, featuring spacious layouts and premium furnishings. Indulge in a world of exclusive amenities and personalized services tailored to exceed your every expectation. From our state-of-the-art architecture details to various facilities, every aspect of your stay is curated to ensure a seamless blend of luxury and leisure.

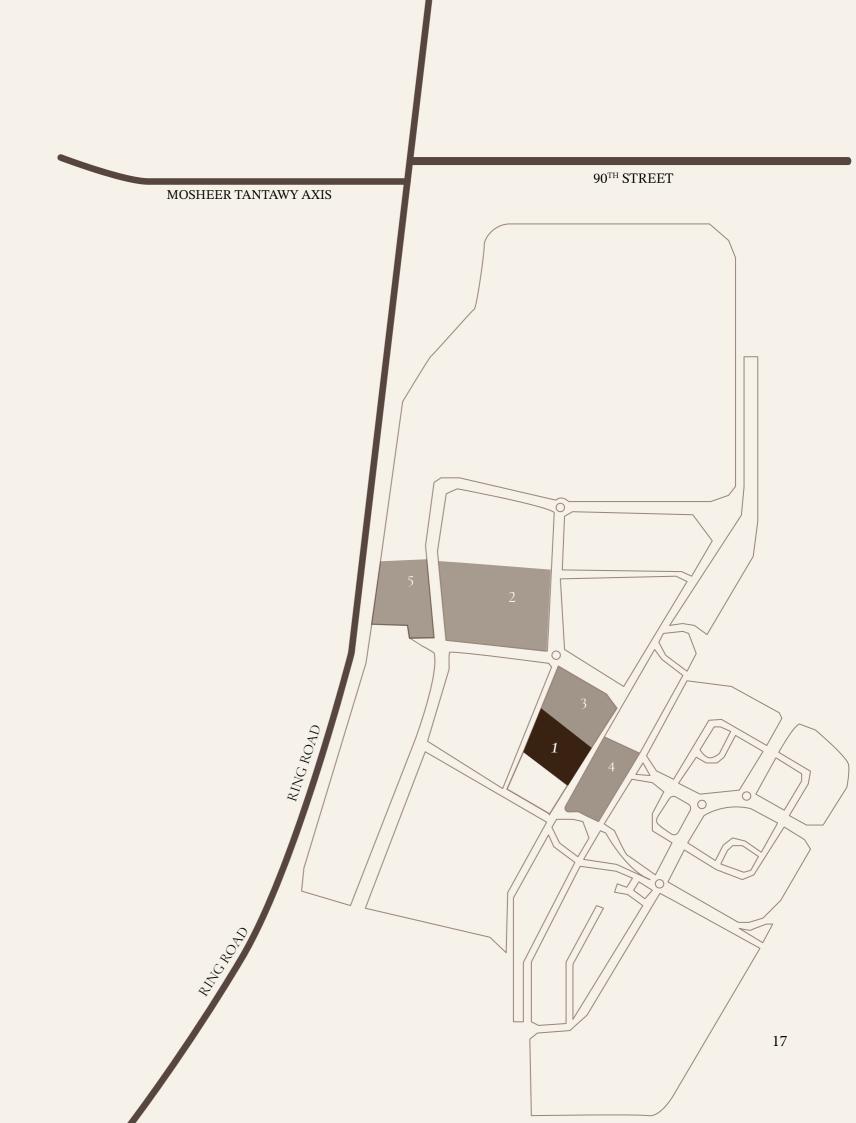




AN ULTIMATE PRIME LOCATION

Live in convenience with easy access to key business hubs, cultural landmarks, and entertainment venues, ensuring you are in the heart of **New Cairo**.

- 1. KAIRO
- 2. 5A BY WATERWAY
- 3. WBR 1
- 4. MY OTEL NEW CAIRO
- 5. THE DRIVE



















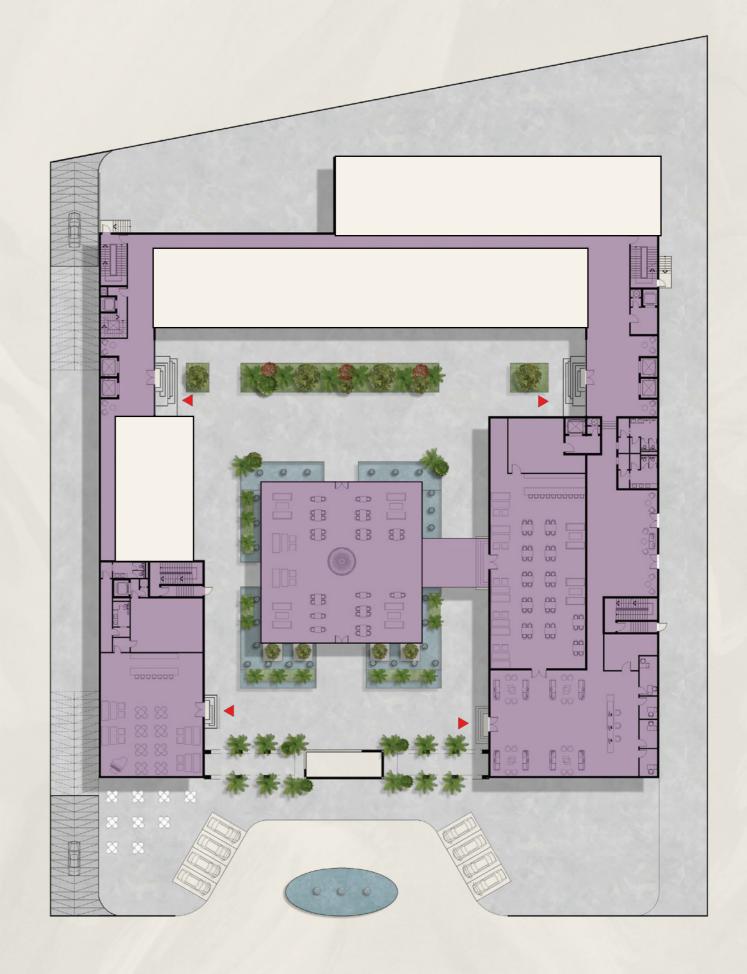


MASTERPLAN

SETTING THE STAGE FOR A LIFE OF UNPARALLELED COMFORT AND SOPHISTICATION.

COMPONENTS.

RECEPTION AREA	LOBBY
LUGGAGE ROOM	TOILETS
RESTAURANT	CAFE
OUTDOOR RESTAURANT	KITCHEN
KITCHEN	B.O.H
OFFICES	











46 INDOOR POOL BASEMENT 01 47



48 INDOOR POOL BASEMENT 01 49



50 INDOOR GYM BASEMENT 01 51



52 INDOOR GYM BASEMENT 01 53

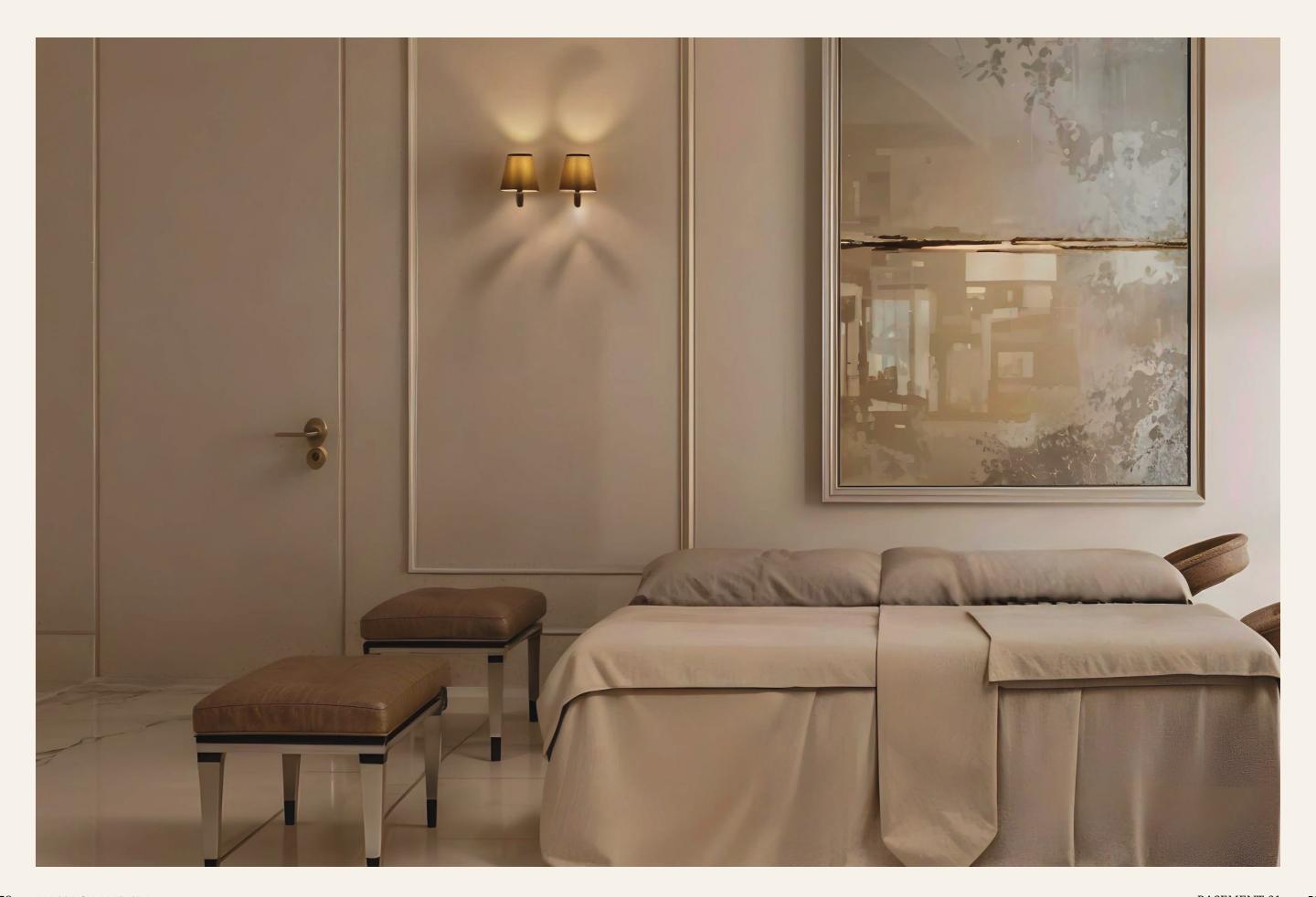


AND REJUVENATION

where indulgence and revitalization converge. Our spa offers an immersive escape from the world above, enveloping you in a tranquil ambiance with tailored treatments designed to restore balance and serenity. Just steps away, our state-of-the-art gym awaits, equipped with cutting-edge facilities to invigorate the body and elevate your fitness journey. Discover a haven of wellness beneath the surface, where tranquility and vitality meet in perfect harmony.



56 MASSAGE AND SPA 57



58 MASSAGE AND SPA BASEMENT 01 59







64 MEETING ROOM
BASEMENT 01 65



66 MEETING ROOM
BASEMENT 01 67





70 MULTI PURPOSE HALL
BASEMENT 01 71



72 MULTI PURPOSE HALL
BASEMENT 01 73

GROUND FLOOR FACILITIES

WHERE EVERY MOMENT IS A REFINED EXPERIENCE





78 MAIN RESTAURANT GROUND FLOOR 79



GROUND FLOOR 81



82 MAIN RESTAURANT SGROUND FLOOR 83





86 MAIN RESTAURANT - INDOOR GROUND FLOOR 87



88 MAIN RESTAURANT - INDOOR 89



GROUND FLOOR 91





FIANO BAR GROUND FLOOR 95



96 PIANO BAR GROUND FLOOR 97



PIANO BAR GROUND FLOOR 99

ROOFTOP FACILITIES

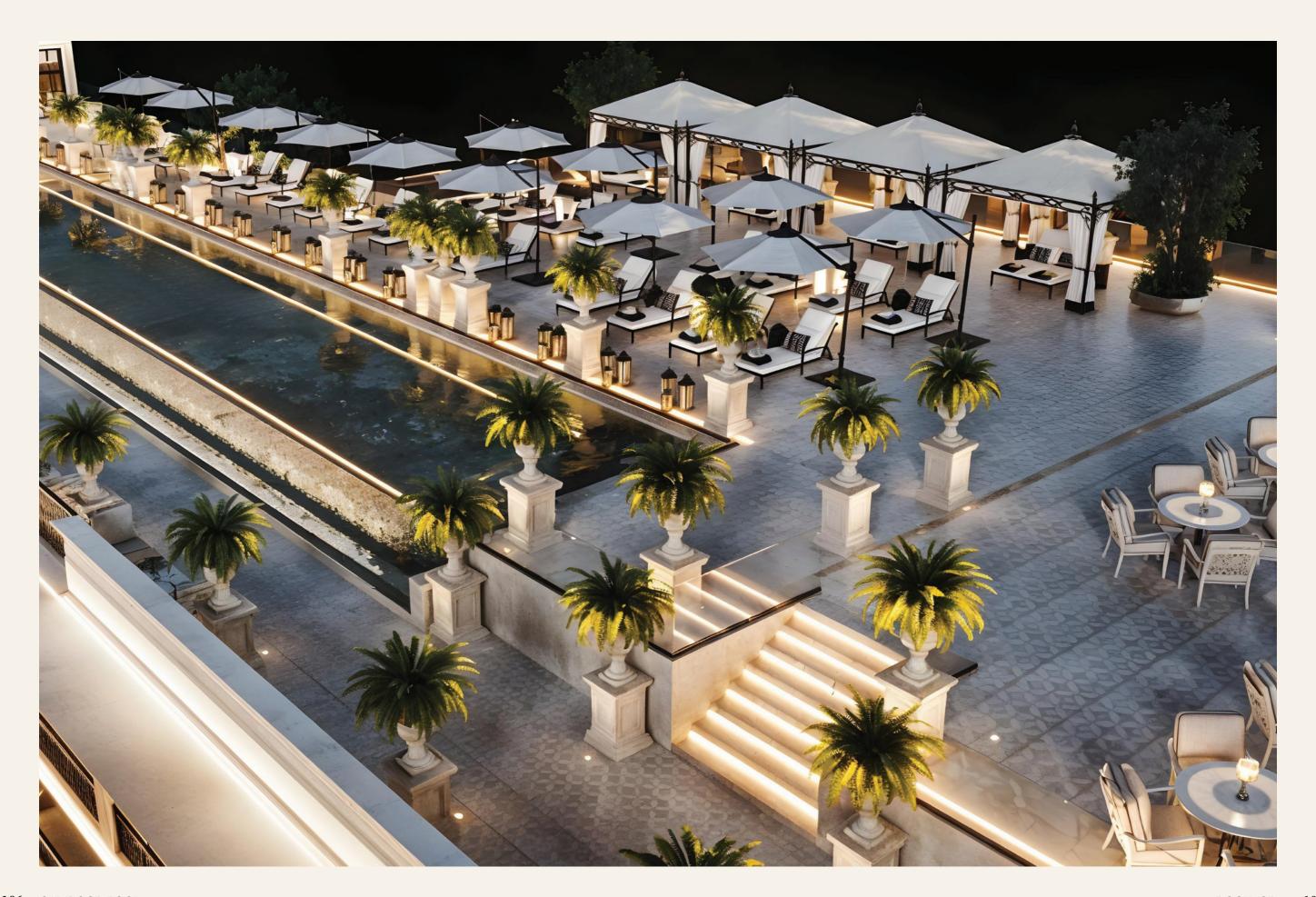
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ROOFTOP BLISS: ELEVATED DINING AND LEISURE UNDER THE OPEN SKY.

Checked to our breathtaking rooftop oasis, where elegance meets relaxation against a stunning backdrop. Featuring a beautifully dsigned outdoor pool, our rooftop is a serene escape, perfect for lounging under the sun or unwinding under the stars. The adjacent restaurant offers curated menu of exquisite culinary delights, served in a chic atmosphere with lovely seating arrangements that invite conversation and connection. Whether you're seeking a refreshing dip, a memorable dining experience, or simply a moment of tranquility above the city, our rooftop area is a captivating haven that embodies sophistication and charm.



104 OUTDOOR POOL ROOFTOP 105



106 OUTDOOR POOL ROOFTOP 107



108 OUTDOOR POOL ROOFTOP 109



110 OUTDOOR RESTAURANT ROOFTOP 111



UNIT TYPES

STUDIO
ONE-BEDROOM
Two-bedroom
Penthouse

FLOORS

- GROUND
- FIRST
- SECOND
- THIRD
- PENTHOUSE FLOOR

SPECIFICATIONS

- FULLY FINISHED
- SMART HOME (COMPLETE HOME AUTOMATION SYSTEM)
- AIR CONDITIONERS
- FULLY FURNISHED
- HOME APPLIANCES

GROSS AREA: FROM 55 M² UP TO 220 M²

TOTAL NUMBER OF UNITS: 111 UNITS

PARKING: (1) PARKING SLOT PER ROOM

120

WATERWAY.