



A MOVE TO  
THE FUTURE



19352



# ABOUT SED

Founded in 1975, SED is an equally shared company between Saudi Arabian and Egyptian governments focused on real estate investment in Egypt.

The company is driven by a mission to purchase and sell strategic land plots after their preparation and construction of buildings in accordance with breakthrough strategies and an innovative vision approved by its board of directors.

Boasting over 45 landmark project across Egypt, spanning luxurious apartments and towers, SED is renowned for their unparalleled quality and success including Jayd project in New Cairo, Bleu Vert in New Capital and Nile Towers in Maadi.



# SED AND NUCA PARTNERSHIP

SED has a partner in constructing projects and turning dream visions into reality; NUCA. Established in 1979 in affiliation with the Ministry of Housing, New Urban Communities Authority (NUCA) is an urban planner that seeks to shift the concentration of population density from being solely in Egypt's capital and the Nile valley, through the redistribution of population across newly developed attraction areas of suburbs and communities.

Our partner owns Egypt's largest land bank and is well known for its efforts in planning modern cities with the latest systems and strategies. Their contributions are surely visible in mega industrial projects, in addition to developing solid infrastructures and valuable investment affiliations.







THE  
FUTURE  
IS  
PRESENT

# NEW ALAMEIN

The future is present. With the rise of New Alamein, you will be introduced to the world of tomorrow today. Be at the heart of a central 4<sup>th</sup> generation city destined to be the next big thing for investments, business and economics, both nationally and internationally. Immerse yourself in a pioneering city that boasts historical, touristic, residential, industrial and entertainment comforts and conveniences. You will find hotels and movie theaters abound along with a landmark Opera House and monumental Roman Theater for live performances. Along with museums and neighboring historical sights, it will serve as a cultural complement to the 5 internationally accredited universities housed. Enjoy easy accessibility by plane, train, boat or car to New Alamein where you may also find yourself riding a high-speed train connecting you to Sokhna, passing through the New Capital City. The future is here, and it looks bright, in New Alamein.



# THE LATIN DISTRICT

One of the main districts in this new city neighboring the Heritage City with boundless views of lakes and a distinct architecture, it is easy to forget you aren't strolling Madrid's Gran via with the sights, sounds and sensations that invite you in. Il LATINI offers residents a premium lifestyle surrounded by landscaped greenery with countless paths for you to stroll along. Il LATINI offers a great way of life, all of its own.





# IL LATINI ARCHITECTURE

Latin Architecture is known for its European style interlaced with classic characteristics. In line with the growing European trend of leaning towards a modernist approach, Il Latini offers a natural environment lush with life, sweeping spaces and a hidden complexity of design within a simple, charming facade that gives everything about the place, a more brilliant perspective.

**IL LATINI IS BUILT ON  
THE PRIDE OF THE PAST  
AND FOR THE HOPES  
OF ALL TO COME.**





# CONSTRUCTION PROGRESS

The development of Il LATINI across the board is progressing fast and moving swiftly to deliver an outstanding project promptly , giving you a tangible first look at your home.







# FINISHING STANDARDS

You will take immense satisfaction in seeing the meticulous and intricate depth of passion exhibited in the making of your new home, with super-lux finishing upheld to the highest international standards. Lavish entrances welcome you into a palatial reception that leads you to your door. Live over the moon and beyond the stars in a truly spectacular setting of upscale refinement.



# VARIETY OF SPACES

Find the apartment of your dreams ranging from customizable 62sqm to 250 sqm, going from 1 bedroom up to 4 bedrooms. These high-quality finished homes are ideal for both individuals and families looking for a fresh new start in a thriving environment, with an amazing all-year climate.





# MASTERPLANS







**ALL ZONES**





# ZONE II





# ZONE III







# ZONE V





# Architecture Designs







## THEME 1







## THEME II







THEME III







## THEME IV





# FLOOR PLANS





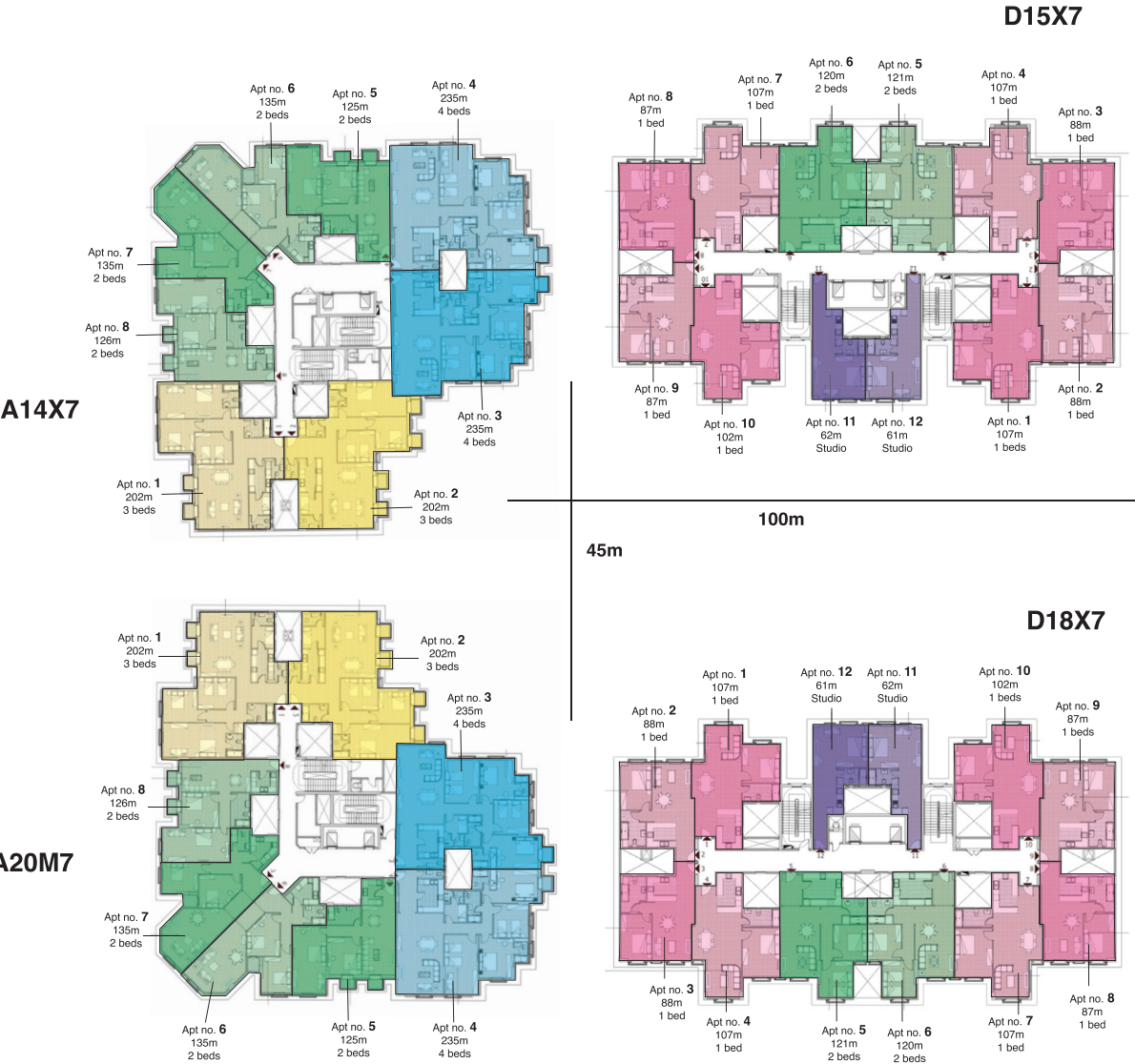
ZONE II - CLUSTER III

- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- 4 Bedrooms



ZONE II - CLUSTER VII

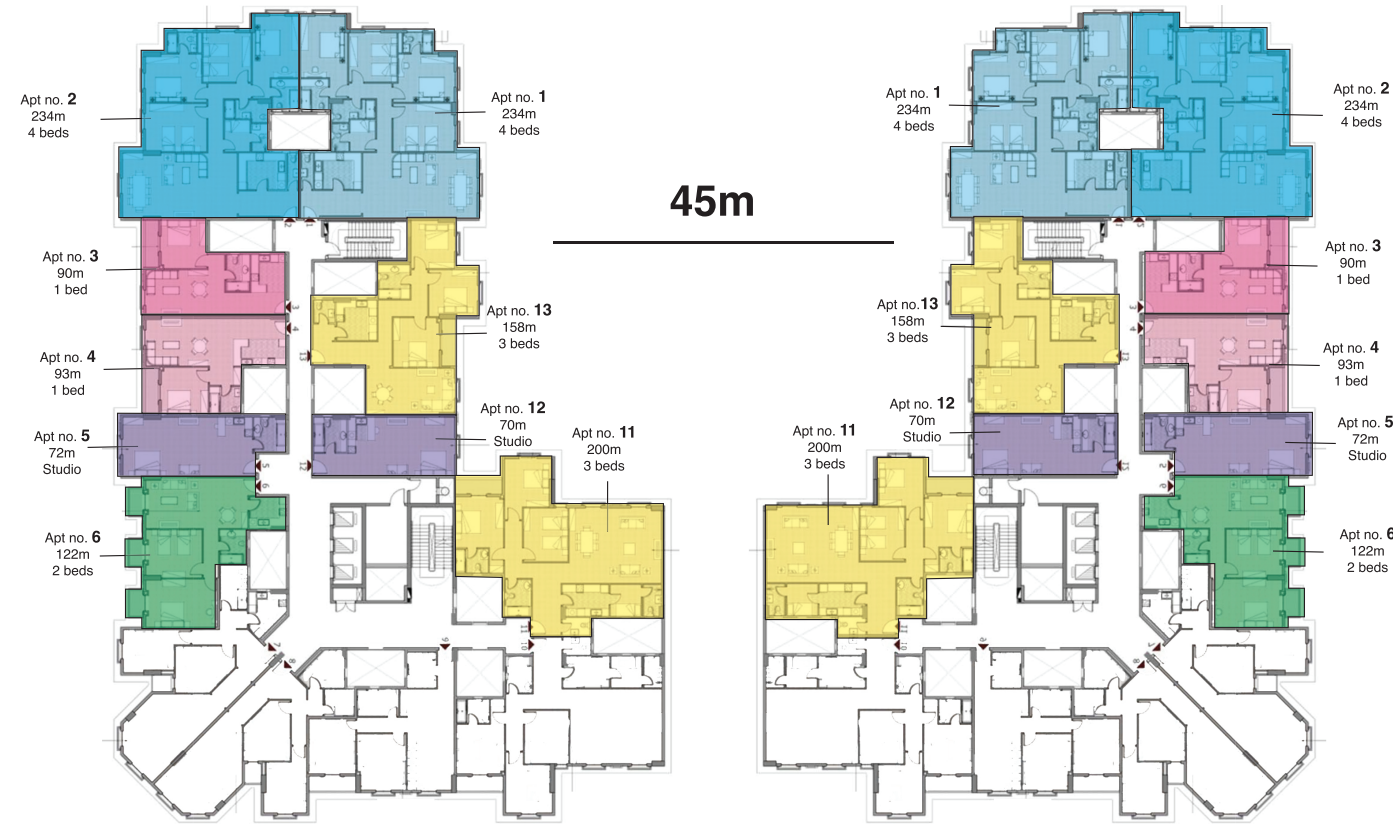
- Studio
- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- 4 Bedrooms





### ZONE III - CLUSTER I

- Studio
- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- 4 Bedrooms



F04X7

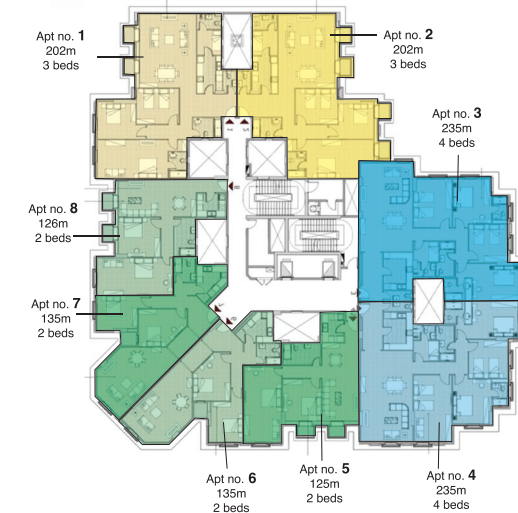
F07M7

### ZONE III - CLUSTER II

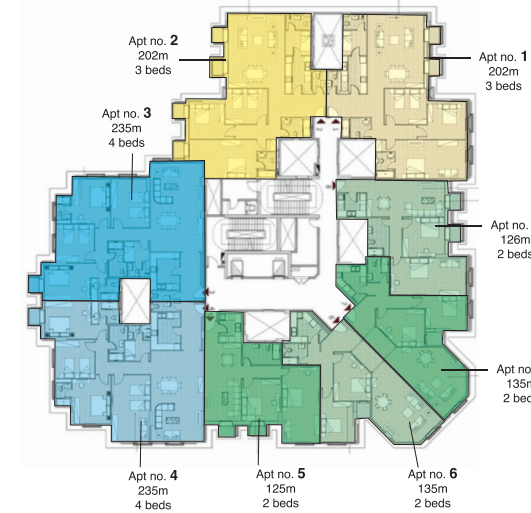
- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- 4 Bedrooms



E06X7



A04M7



A02X7



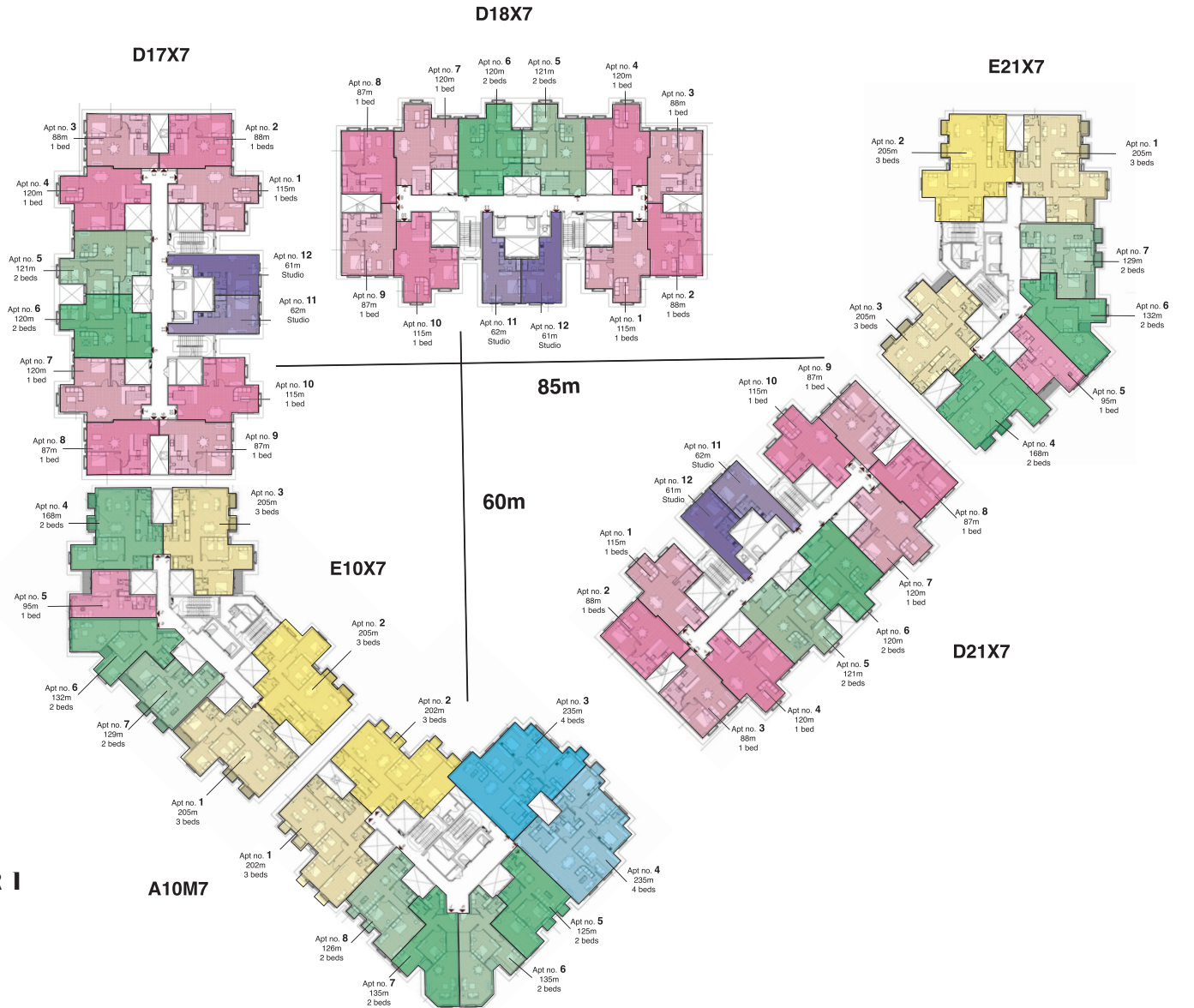
ZONE III - CLUSTER VII

- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- 4 Bedrooms



ZONE V - CLUSTER I

- Studio
- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- 4 Bedrooms

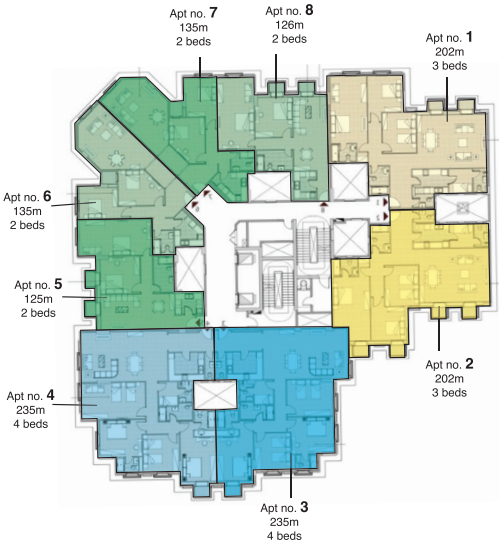




ZONE V - CLUSTER VIII

- 2 Bedrooms
- 3 Bedrooms
- 4 Bedrooms

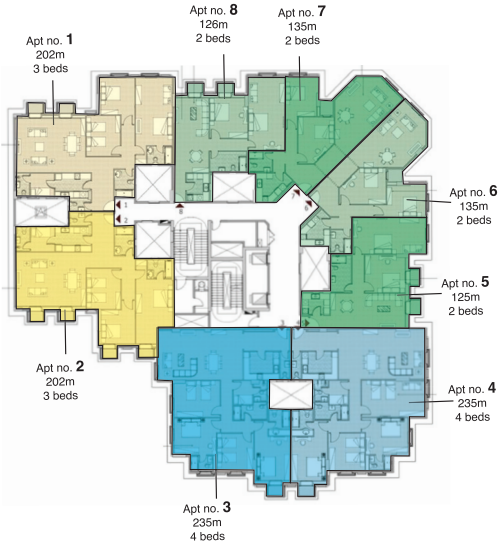
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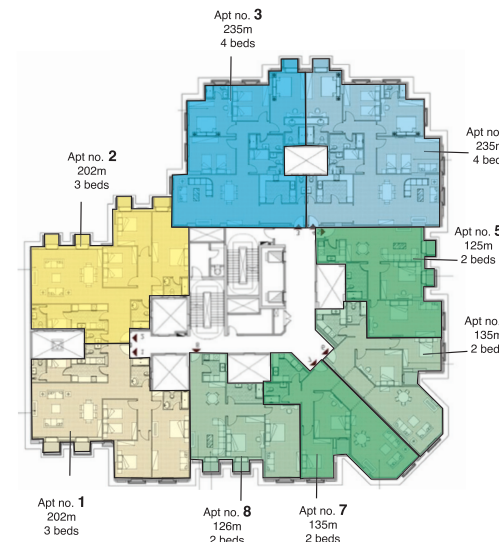
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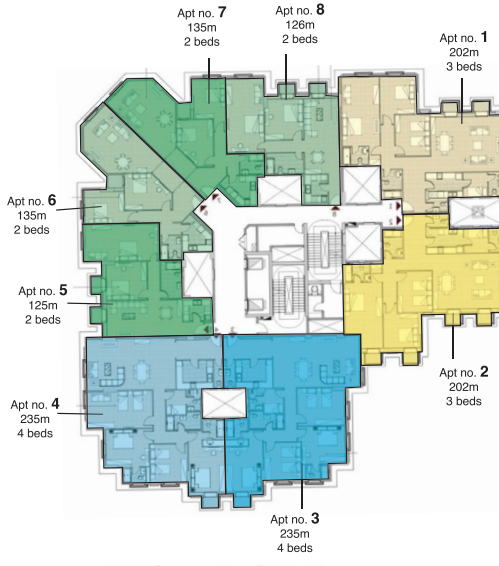
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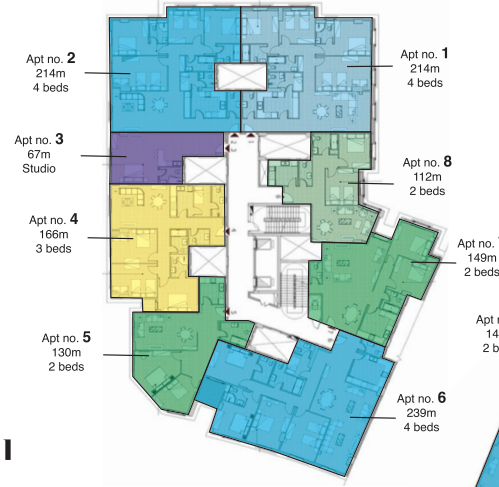
A06M4



A13M7



C06X7



ZONE V - CLUSTER XI

- Studio
- 2 Bedrooms
- 3 Bedrooms
- 4 Bedrooms

B01X7



A12X7



C06M7





