



# N O I

REFINED BY TIME,  
RESERVED FOR YOU.

/24  
NEW CAIRO

R E S I D E N C E

THE FIRST **EXOTIC**  
COMMUNITY IN EGYPT

BASED ON A

# VORONOI

PHILOSOPHY

**The Voronoi pattern**

found in the structure of leaves, rivers, and even human cells, symbolizes the organic symmetry that governs the universe.

This idea is at the core of NOI's design philosophy, where each space is unique, interconnected yet distinct. The balance between fluidity and structure is carefully woven into the architectural plans, turning every home into not just a place to live but a space to experience life in its purest form.

**JADAR**



**urbnlanes**

*Studio*  
**Délavé**

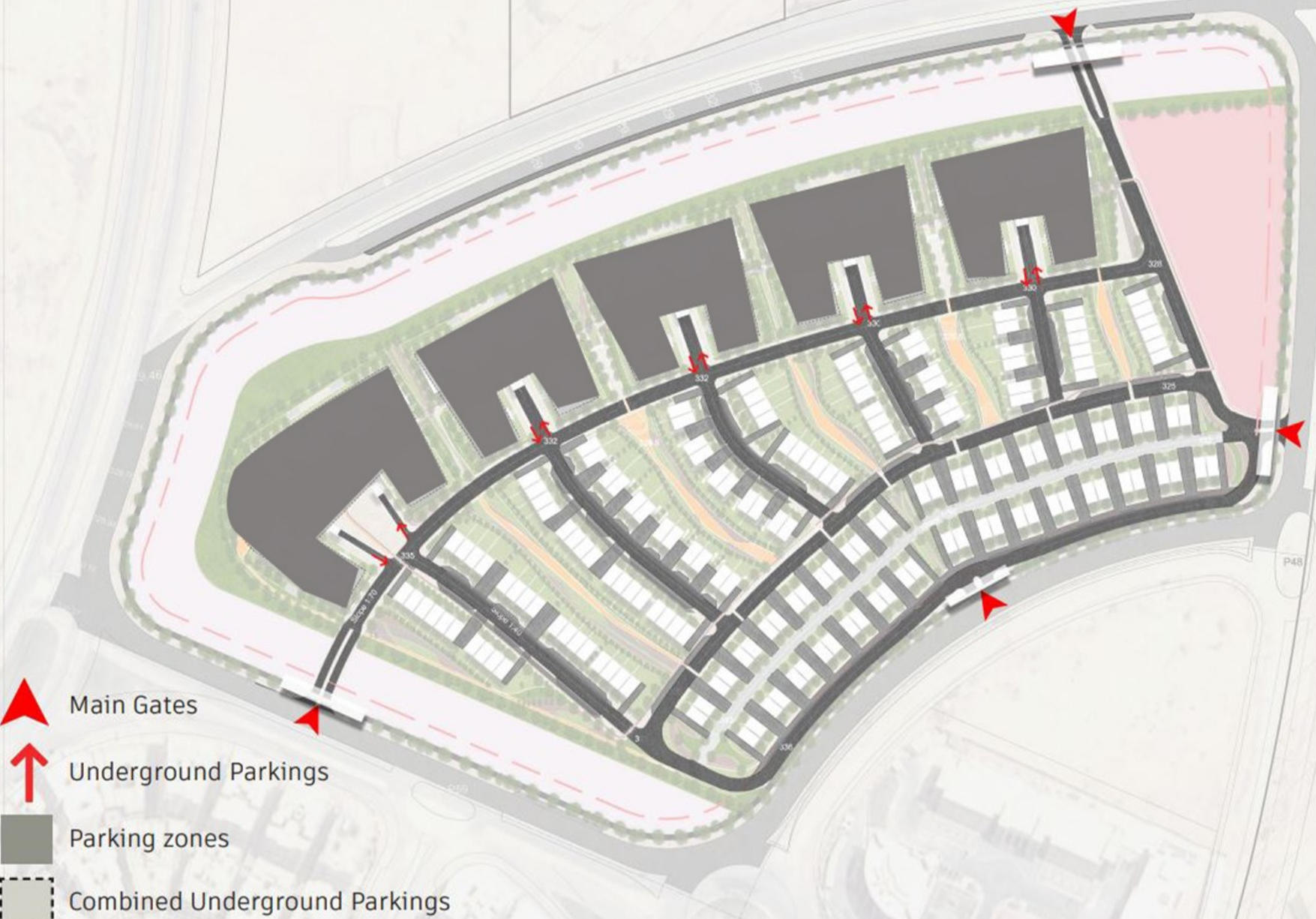


# ZONNING ANALYSIS



Masterplan Studies

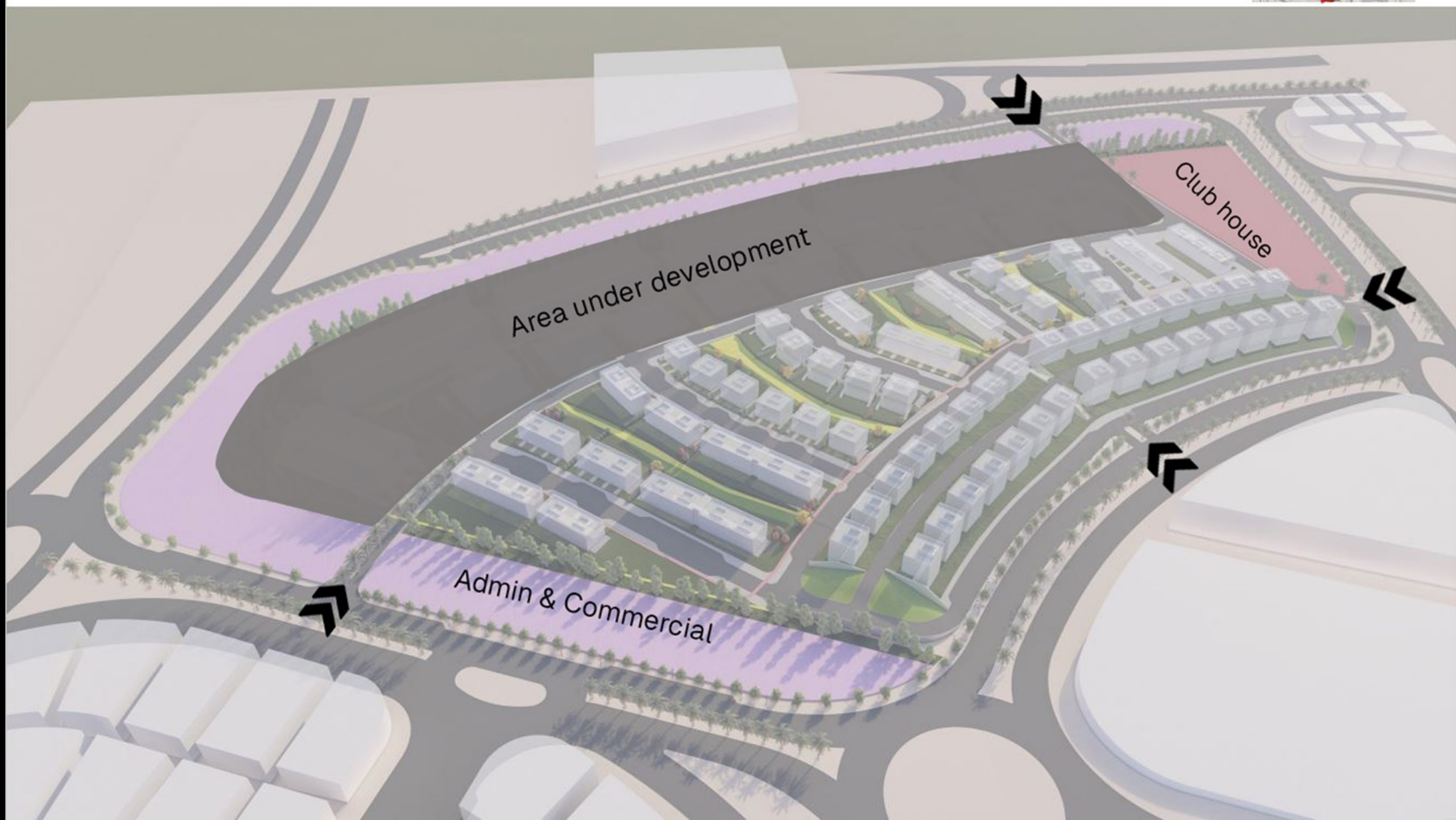
Vehicles Accessibility



PARKING AREAS

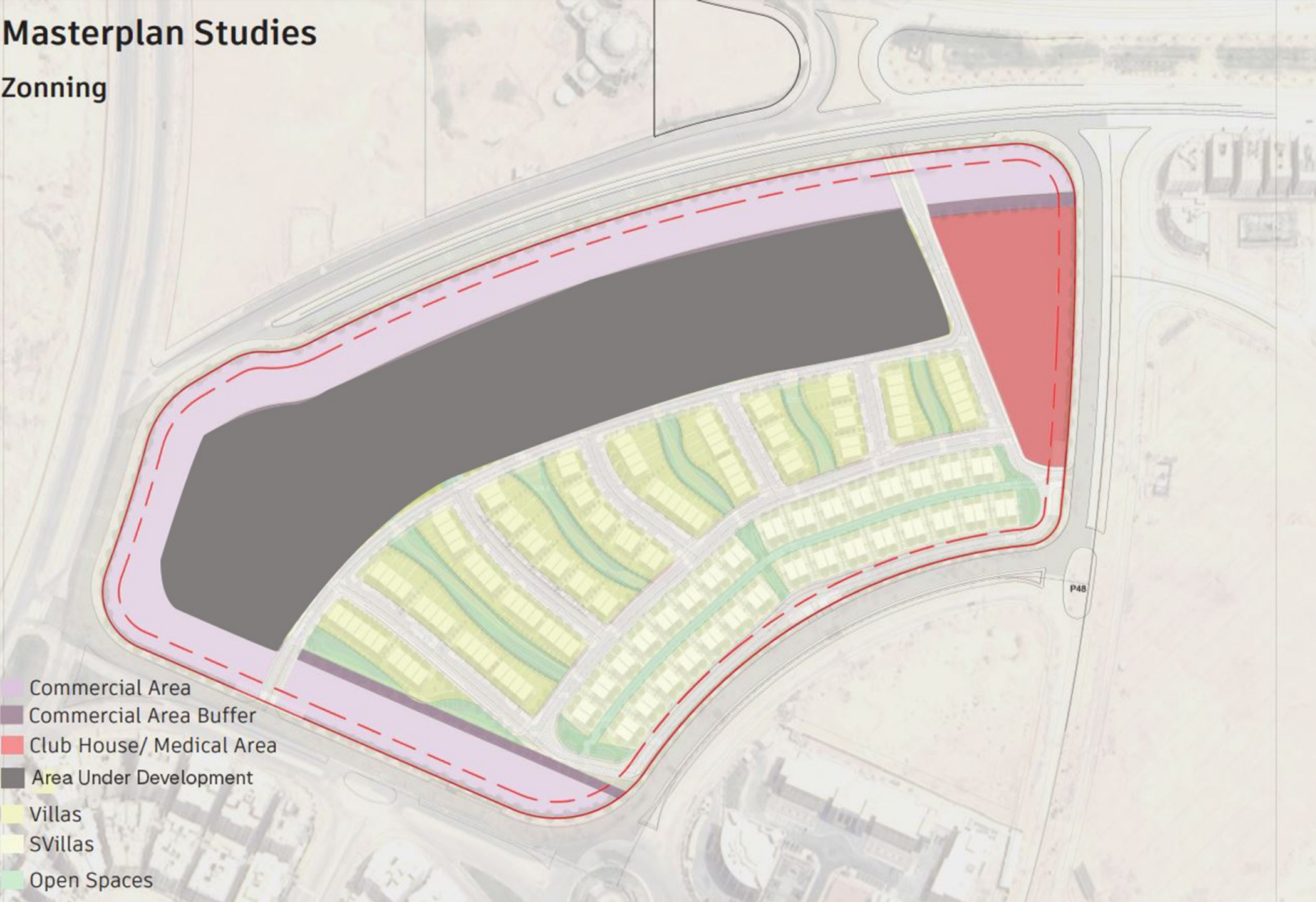
# ZONNING ANALYSIS

## Bird Eye Shots



# Masterplan Studies

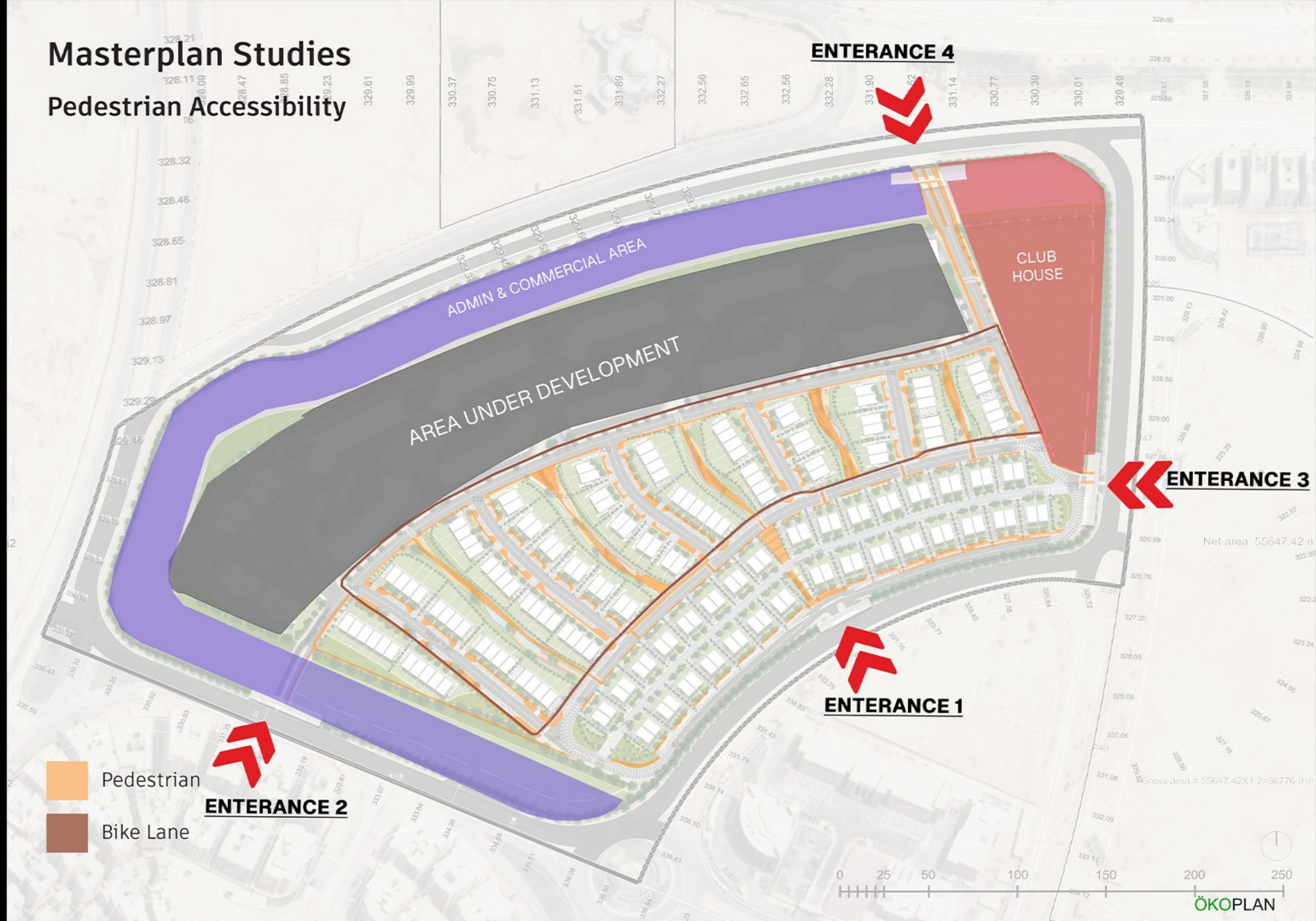
## Zonning



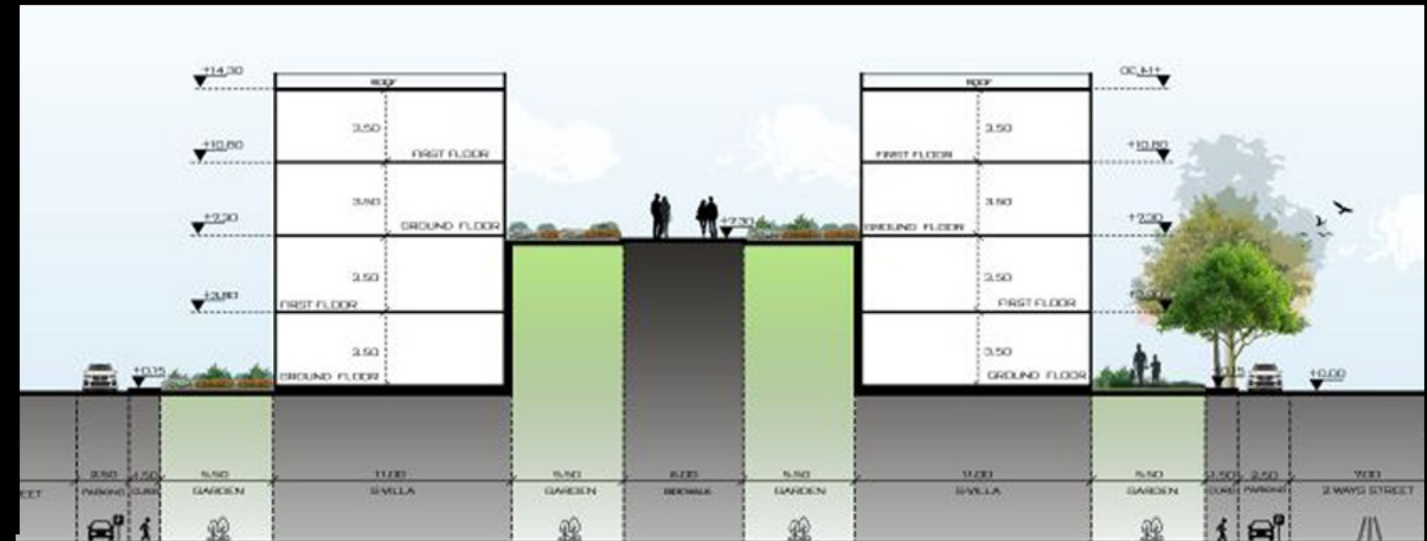
ZONNING ANALYSIS

# CYCLE & WALK LANES

## Masterplan Studies Pedestrian Accessibility



# NOI VILLAS



## TWIN VILLAS



# TWIN VILLAS



# NOI VILLAS



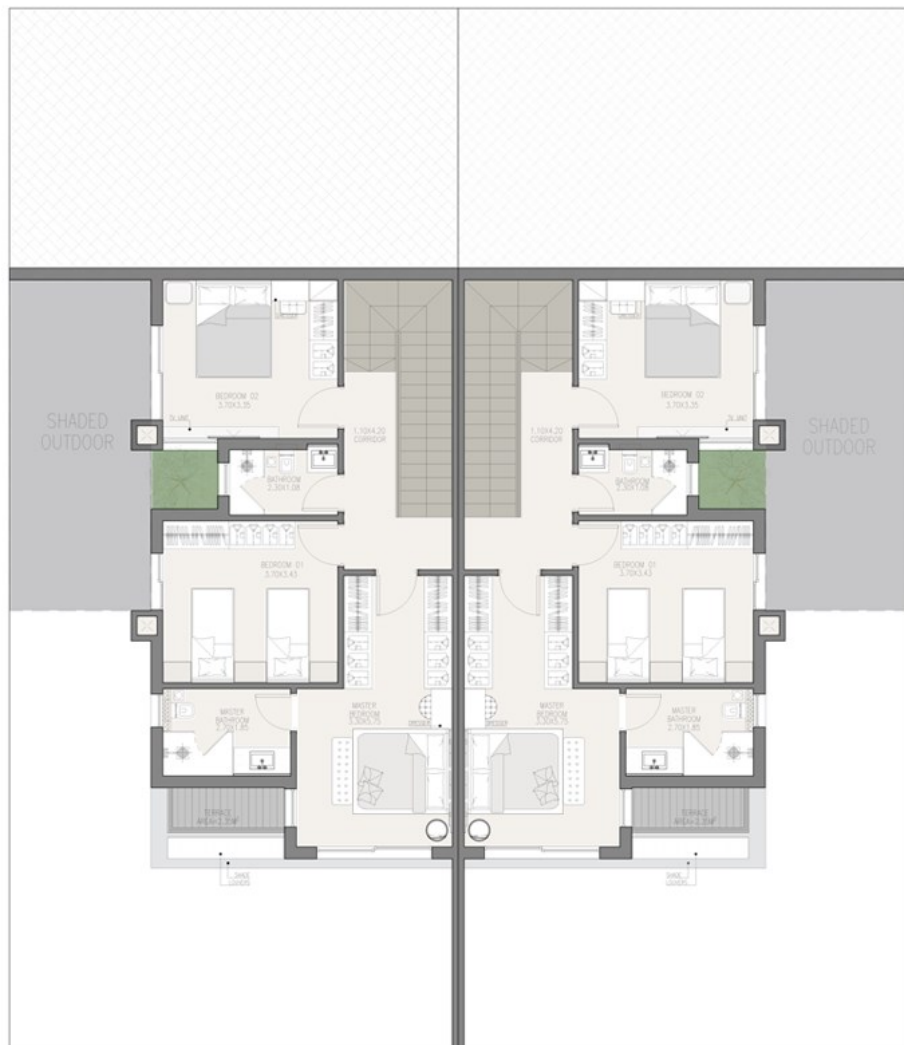
# NOI VILLAS



# NOI VILLA

## LOWER FIRST FLOOR PLANS

LOWER VILLA BUA= 150.85 M<sup>2</sup>



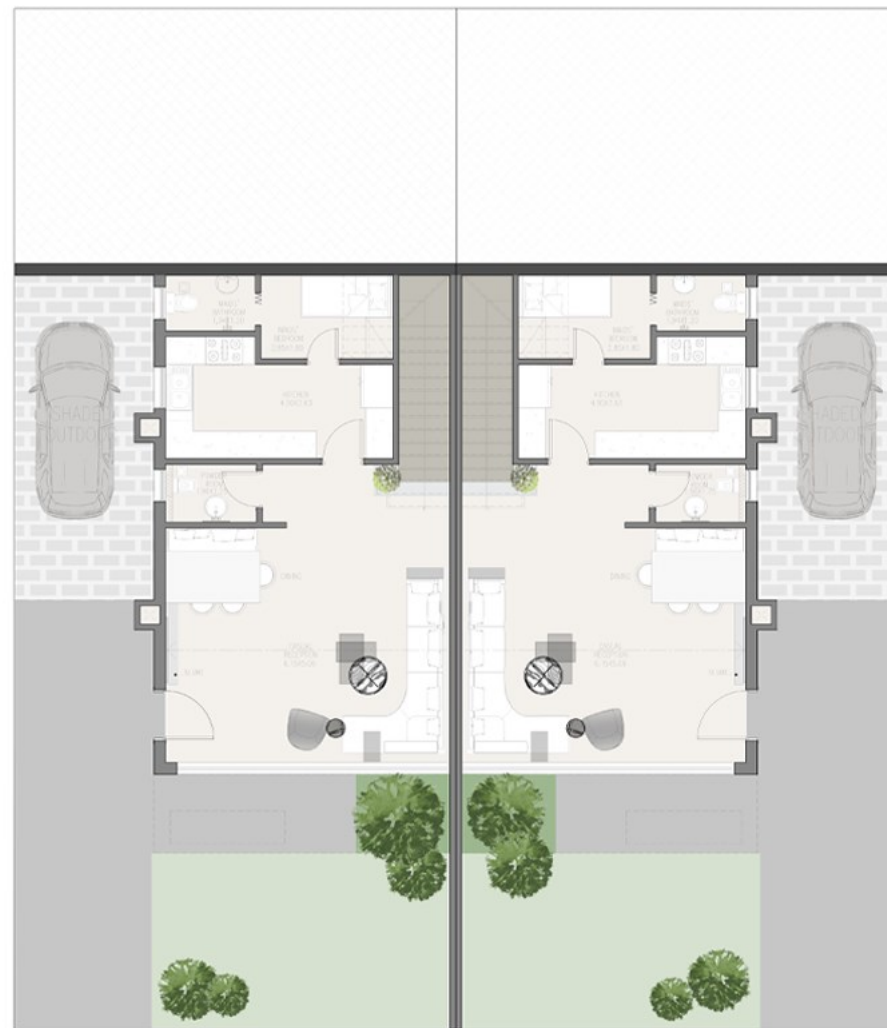
FIRST FLOOR PLAN AREA=79.35M<sup>2</sup>

FIRST FLOOR PLAN AREA=79.35M<sup>2</sup>

# NOI VILLA

## LOWER GROUND FLOOR PLANS

LOWER VILLA BUA= 150.85 M<sup>2</sup>



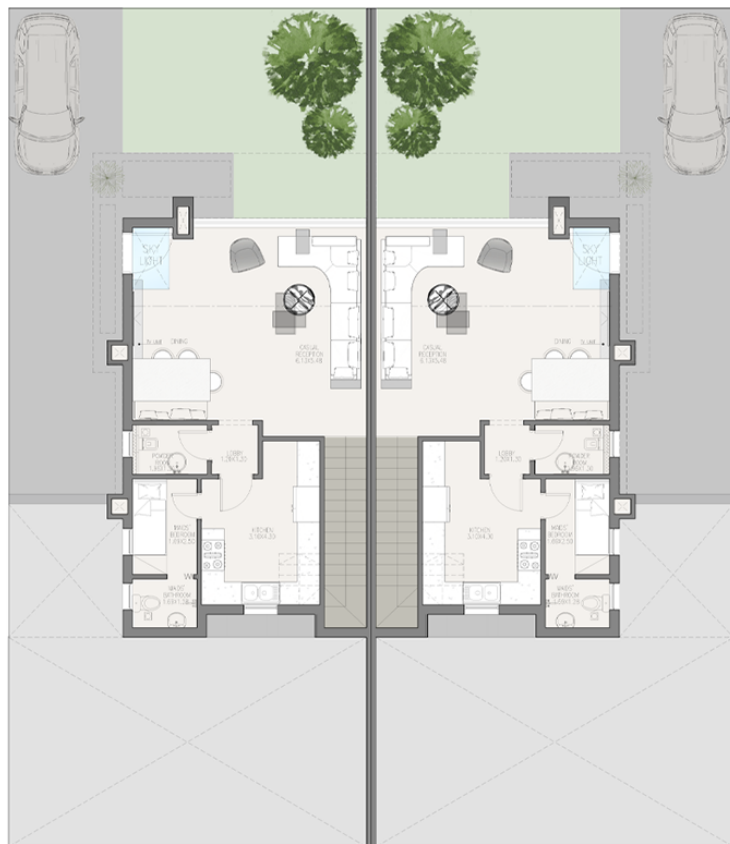
GROUND FLOOR AREA=71.50M<sup>2</sup>

GROUND FLOOR AREA=71.50M<sup>2</sup>

# NOI VILLA

## UPPER GROUND FLOOR PLANS

UPPER VILLA BUA= 190.00 M<sup>2</sup>



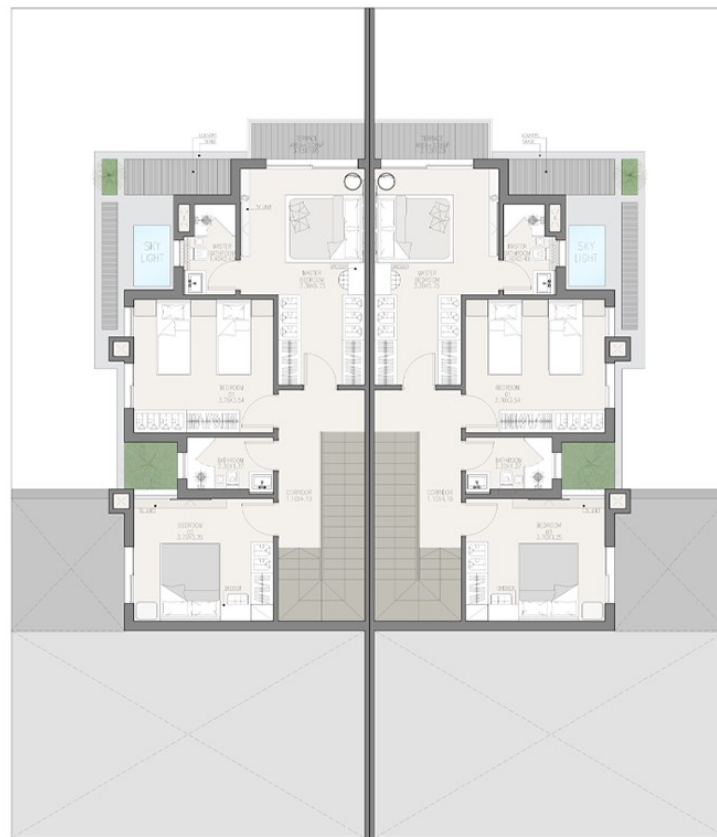
GROUND FLOOR AREA=71.50M<sup>2</sup>

GROUND FLOOR AREA=71.50M<sup>2</sup>

# NOI VILLA

## UPPER FIRST FLOOR PLANS

UPPER VILLA BUA= 190.00 M<sup>2</sup>



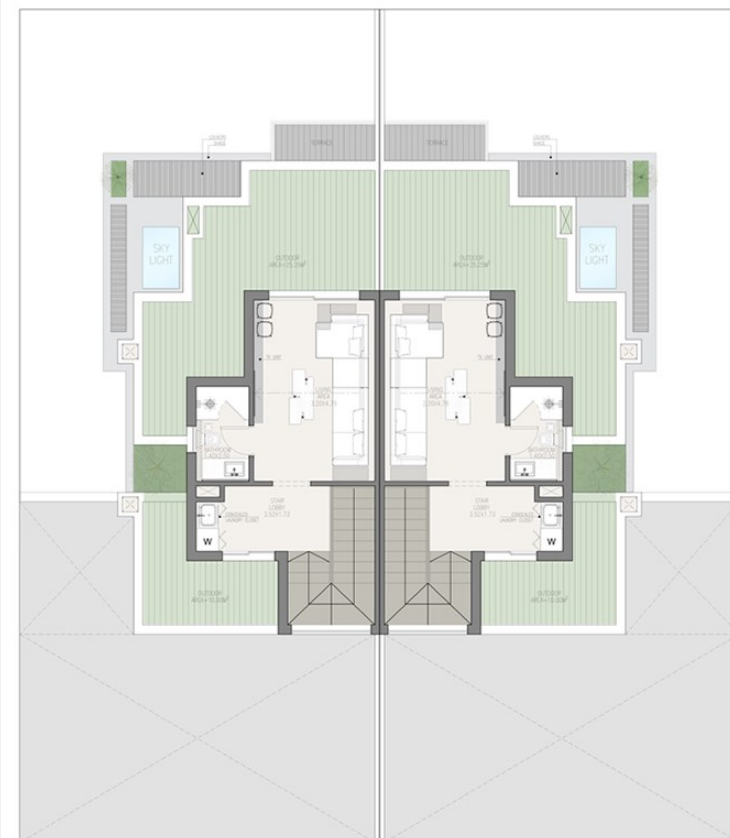
FIRST FLOOR PLAN AREA=77.00M<sup>2</sup>  
FIRST FLOOR AREA WITH TERRACE=80.30M<sup>2</sup>

FIRST FLOOR PLAN AREA=77.00M<sup>2</sup>  
FIRST FLOOR AREA WITH TERRACE=80.30M<sup>2</sup>

# NOI VILLA

## UPPER PENTHOUSE FLOOR PLANS

UPPER VILLA BUA= 190.00 M<sup>2</sup>



PENTHOUSE FLOOR AREA=38.00M<sup>2</sup>  
PENTHOUSE FLOOR PLAN  
AREA WITH OUTDOOR TERRACE= 73.50M<sup>2</sup>

PENTHOUSE FLOOR AREA=31.00M<sup>2</sup>  
PENTHOUSE FLOOR PLAN  
AREA WITH OUTDOOR TERRACE= 73.50M<sup>2</sup>

# TOWN VILLAS



# TOWN VILLAS



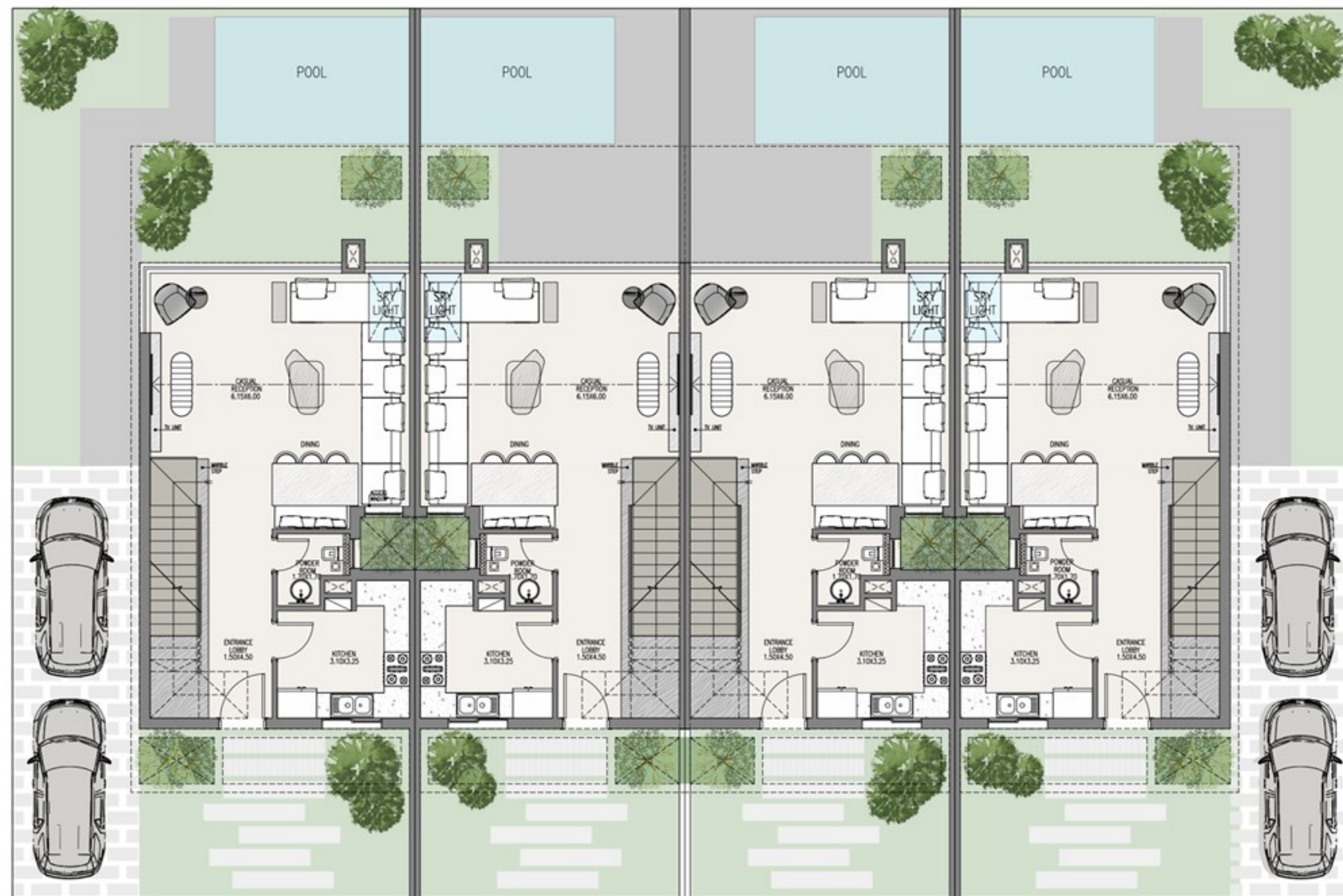
# TOWN VILLA PLAN- GROUND FLOOR PROPOSALS PLANS

TYPE: A BUA= 188.65 M<sup>2</sup>

TYPE: B' BUA= 147 M<sup>2</sup>

TYPE: B' BUA= 147 M<sup>2</sup>

TYPE: A BUA= 188.65 M<sup>2</sup>



GROUND FLOOR AREA=70.00M<sup>2</sup>

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GROUND FLOOR AREA=70.00M<sup>2</sup>

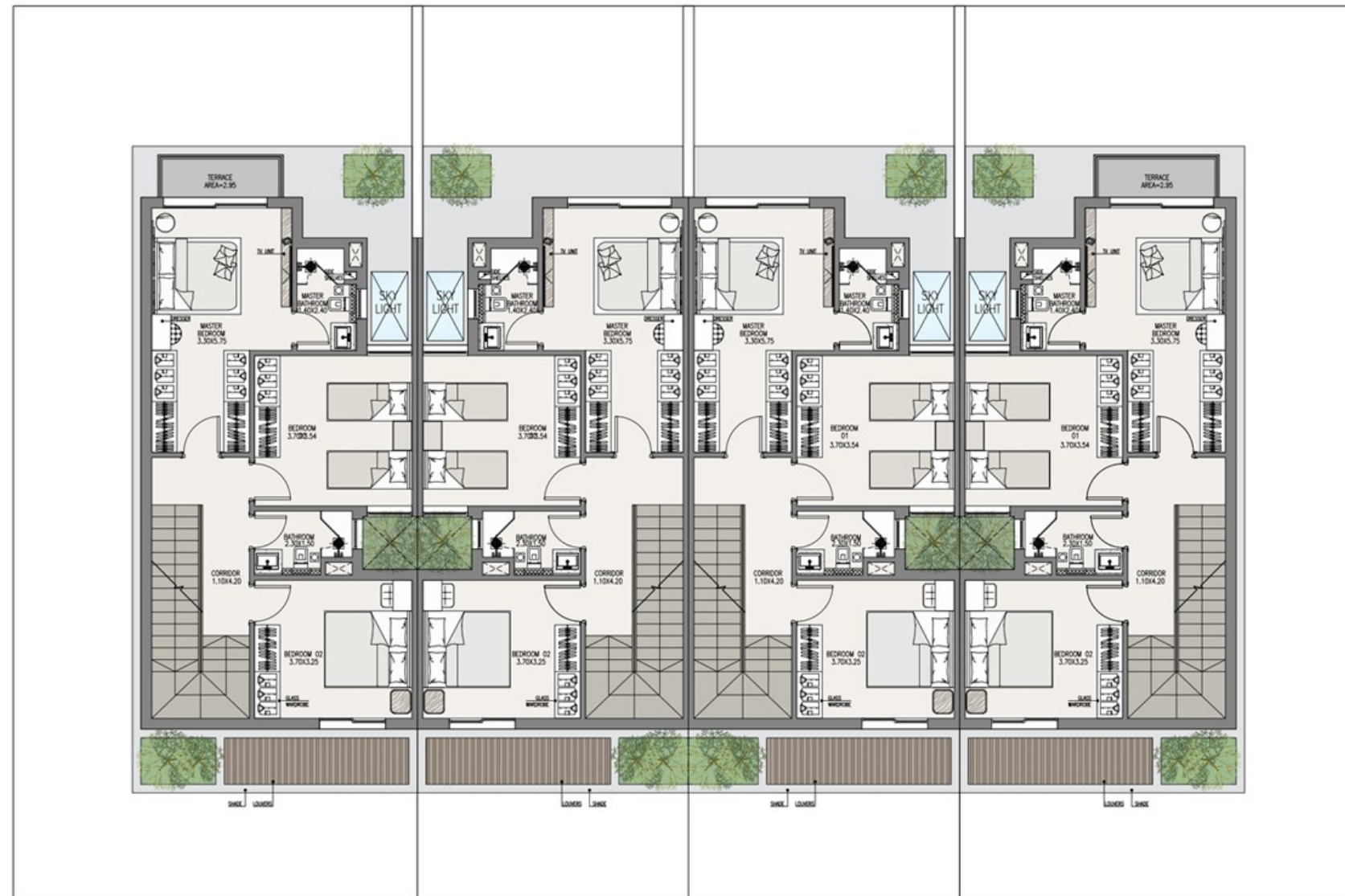
# TOWN VILLA PLAN- FIRST FLOOR PLANS

TYPE: A BUA= 188.65 M<sup>2</sup>

TYPE: B' BUA= 147 M<sup>2</sup>

TYPE: B' BUA= 147 M<sup>2</sup>

TYPE: A BUA= 188.65 M<sup>2</sup>



FIRST FLOOR AREA WITH  
TERRACE =78.65M<sup>2</sup>

FIRST FLOOR AREA=77.00M<sup>2</sup>

FIRST FLOOR AREA=77.00M<sup>2</sup>

FIRST FLOOR AREA WITH  
TERRACE =78.65M<sup>2</sup>

# TOWN VILLA PLAN- PENTHOUSE FLOOR PLANS

TYPE: A BUA= 188.65 M<sup>2</sup>

TYPE: B' BUA= 147 M<sup>2</sup>

TYPE: B' BUA= 147 M<sup>2</sup>

TYPE: A BUA= 188.65 M<sup>2</sup>



PENTHOUSE FLOOR PLAN AREA= 40.00M<sup>2</sup>  
AREA WITH OUTDOOR TERRACE= 74.00M<sup>2</sup>

PENTHOUSE FLOOR PLAN AREA= 40.00M<sup>2</sup>  
AREA WITH OUTDOOR TERRACE= 74.00M<sup>2</sup>

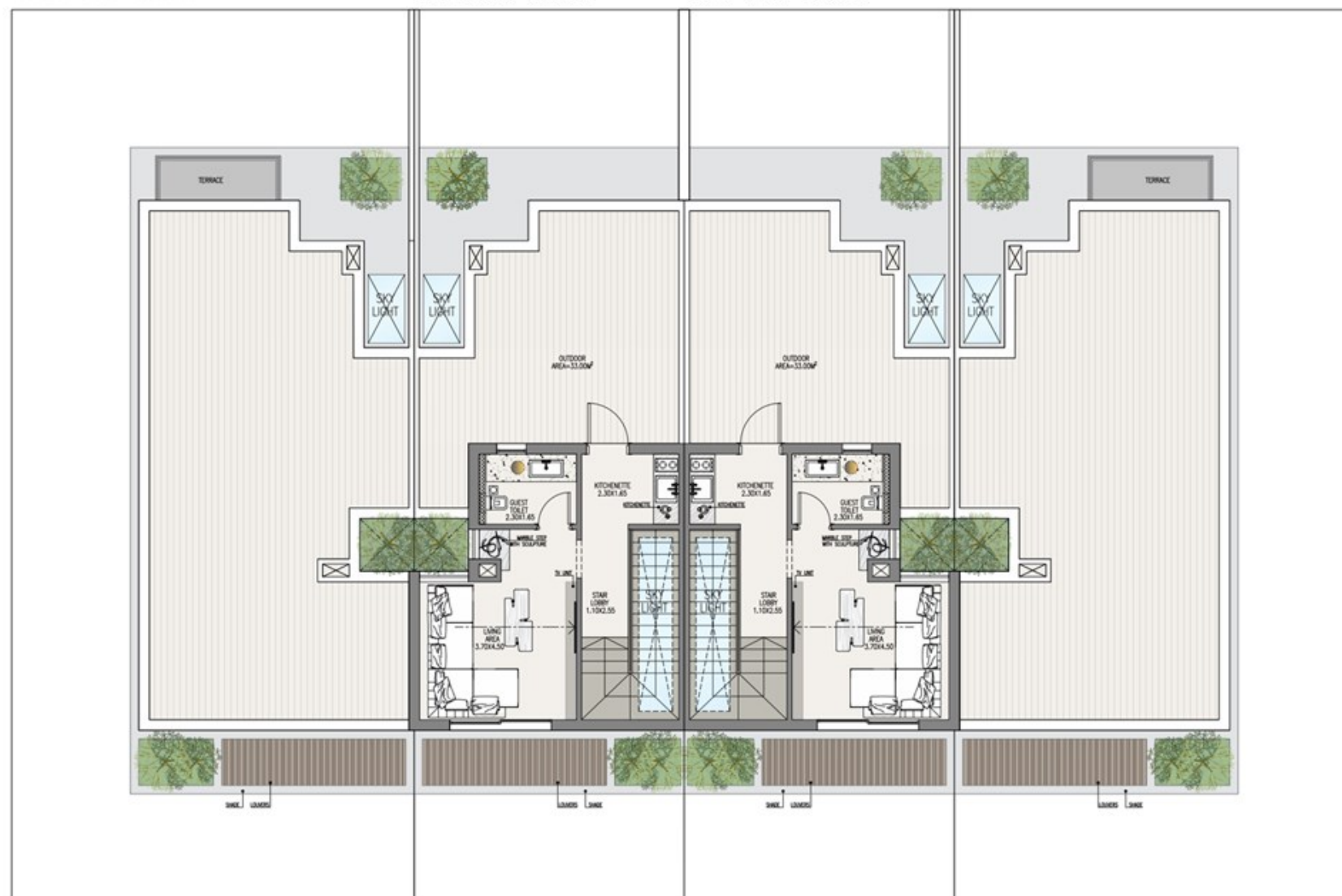
# TOWN VILLA PLAN- PENTHOUSE FLOOR PLANS

TYPE: A' BUA= 148.65 M<sup>2</sup>

TYPE: B BUA= 187.00 M<sup>2</sup>

TYPE: B BUA= 187.00 M<sup>2</sup>

TYPE: A' BUA= 148.65 M<sup>2</sup>



PENTHOUSE FLOOR PLAN  
AREA=40.00M<sup>2</sup>  
AREA WITH OUTDOOR TERRACE= 73.00M<sup>2</sup>

PENTHOUSE FLOOR PLAN  
AREA=40.00M<sup>2</sup>  
AREA WITH OUTDOOR TERRACE= 73.00M<sup>2</sup>

# TWIN VILLAS



# TWIN VILLAS

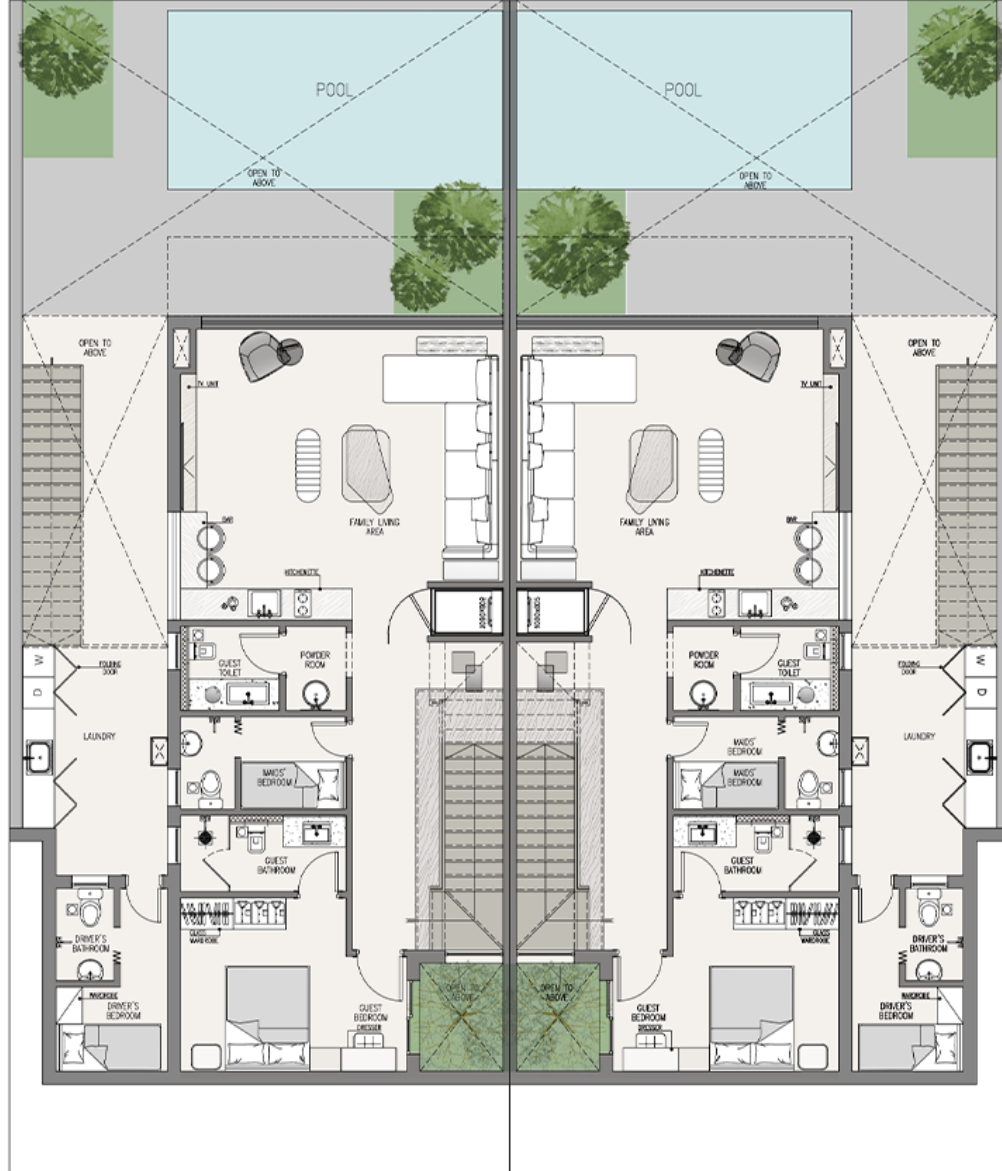


# TWIN VILLAS



## TWIN VILLA - BASEMENT FLOOR PLANS

TYPE: TW01 BUA= 310.70 M<sup>2</sup>

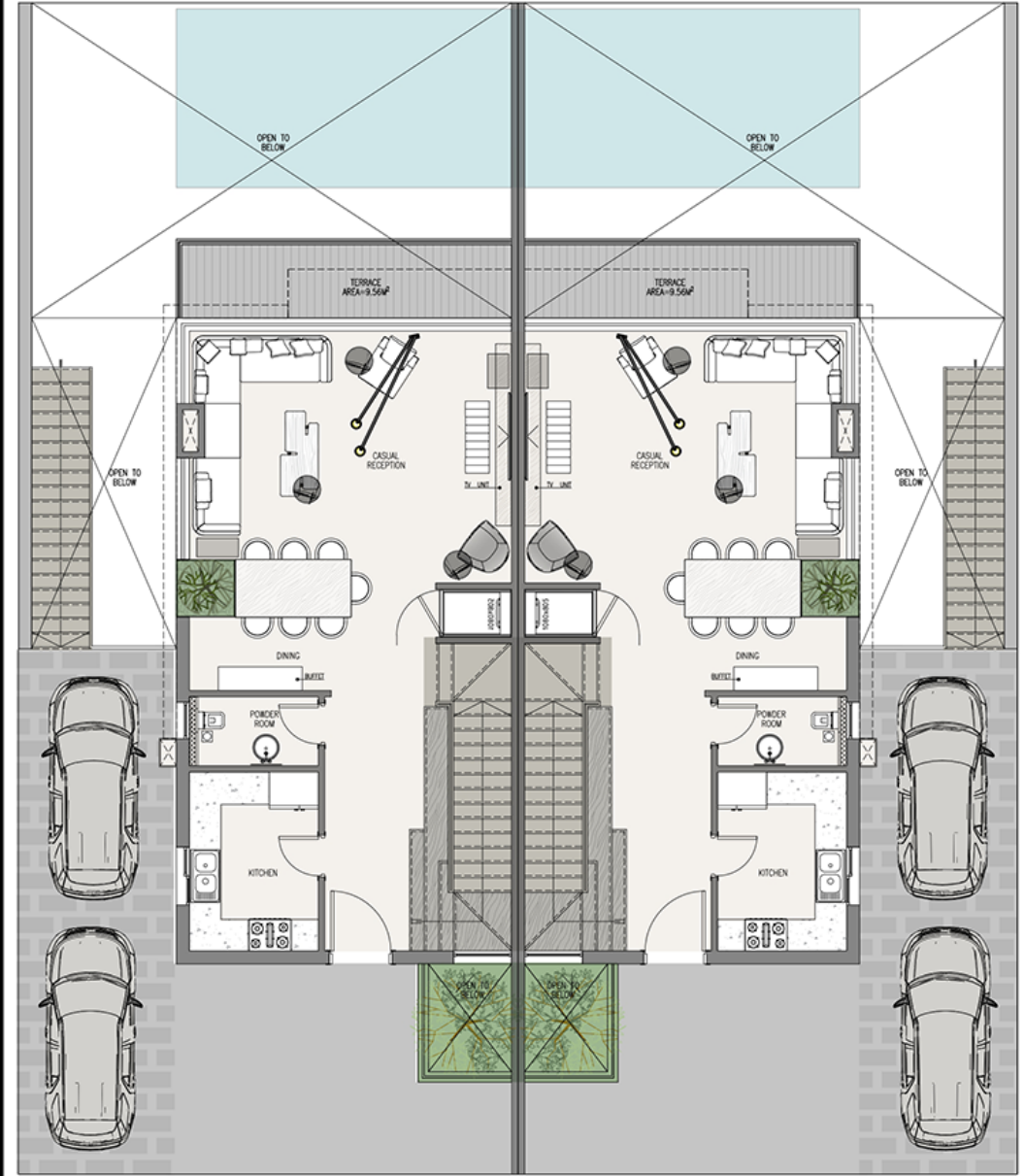


BASEMENT FLOOR PLAN  
AREA= 101.00M<sup>2</sup>

BASEMENT FLOOR PLAN  
AREA= 101.00M<sup>2</sup>

## TWIN VILLA - GROUND FLOOR PLANS

TYPE: TW01 BUA= 310.70 M<sup>2</sup>

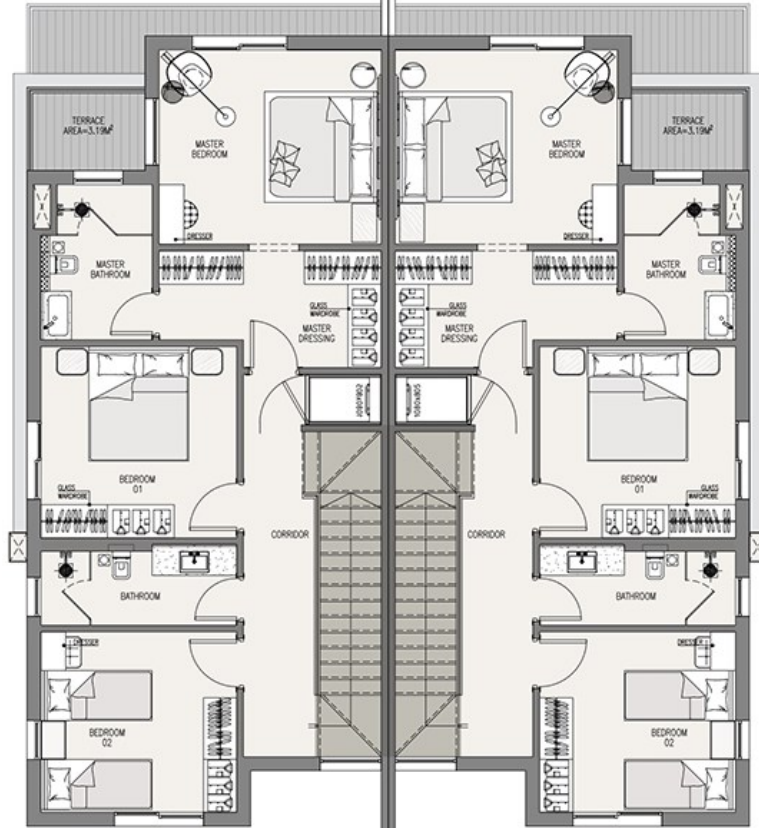


GROUND FLOOR PLAN  
WITH TERRACE AREA= 89.70M<sup>2</sup>

GROUND FLOOR PLAN  
WITH TERRACE AREA= 89.70M<sup>2</sup>

## TWIN VILLA - FIRST FLOOR PLANS

TYPE: TW01 BUA= 310.70 M<sup>2</sup>

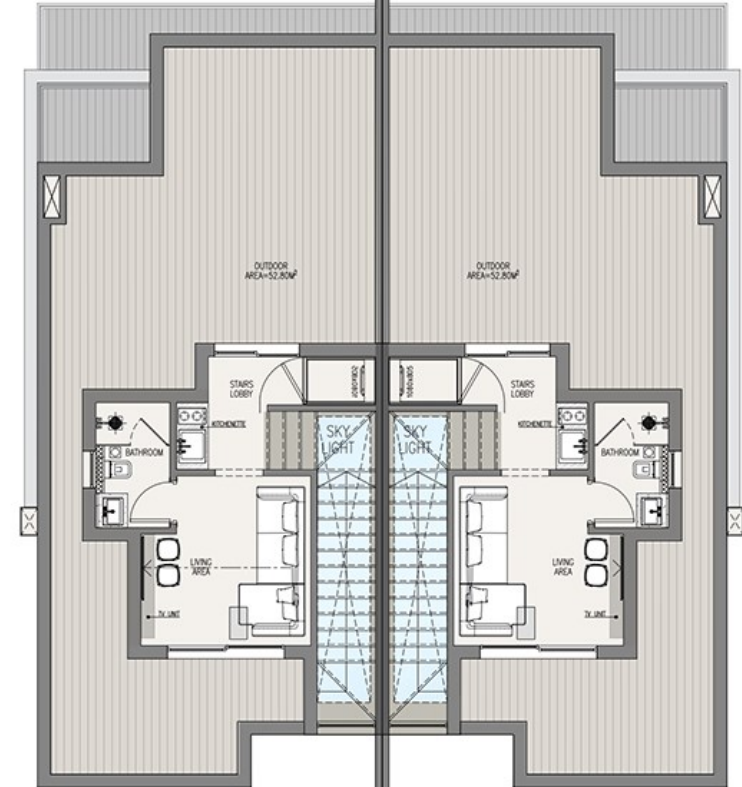


FIRST FLOOR PLAN  
WITH TERRACE AREA= 88.00M<sup>2</sup>

FIRST FLOOR PLAN  
WITH TERRACE AREA= 88.00M<sup>2</sup>

## TWIN VILLA - PENTHOUSE FLOOR PLANS

TYPE: TW01 BUA= 310.70 M<sup>2</sup>



PENTHOUSE FLOOR PLAN AREA= 32.00M<sup>2</sup>  
PENTHOUSE FLOOR PLAN  
AREA WITH OUTDOOR TERRACE= 84.80M<sup>2</sup>

PENTHOUSE FLOOR PLAN AREA= 32.00M<sup>2</sup>  
PENTHOUSE FLOOR PLAN  
AREA WITH OUTDOOR TERRACE= 84.80M<sup>2</sup>

# PARTNERS OF SUCCESS

JADAR



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Innovations

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Délavé

ÖKOPLAN  
ENGINEERING CONSULTATIONS

