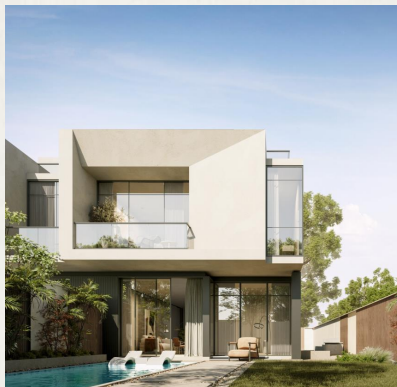


**MIST**



# MIST

Captures the essence of movement. It evokes presence, transformation, and rhythm. Located in East Cairo's Golden Square, MIST is a 45-feddan mixed-use development designed to mirror the pulse of contemporary urban life: fast, fluid, and constantly evolving. With water elements at its heart and seamless transitions between living, working, and commercial spaces, Mist brings clarity to complexity—blending structure with motion and design with momentum.



A PROJECT BY  
**M squared.**



# MIST

The name was chosen for its relevance to motion, transformation, and fluidity.

It flows, adapts, and transitions—just like the project's masterplan.

It reflects the continuous, fast-paced rhythm of modern urban life.



## The Future Residence

Appeals to a modern, A-class community where values aesthetics, access, and performance.

It's aspirational without being flashy. Sophisticated, but grounded in real life. Luxury, in function.

Happiness isn't found in trying to balance life on a scale. It's found in seamless connection—between roles, routines, places, and purpose.



## Positioning MIST

As a new-generation, mixed-use community that seamlessly integrates residential comfort, commercial vibrancy, professional ambition, and long-term sustainable well-being.

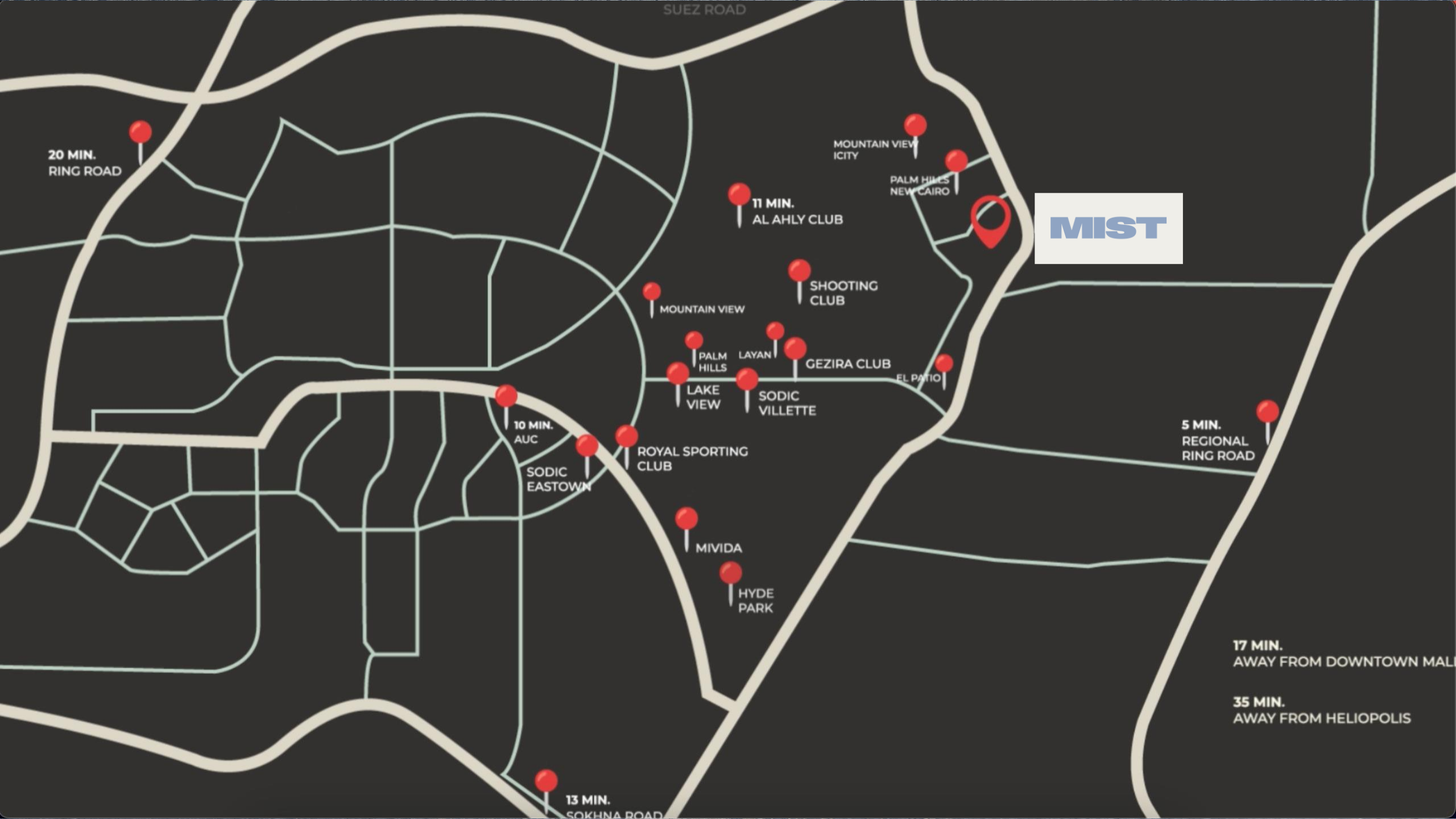


## Our strategy

We are not selling units—we are offering a living pathway that meets you wherever you are in life and moves with you.

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**M squared.**







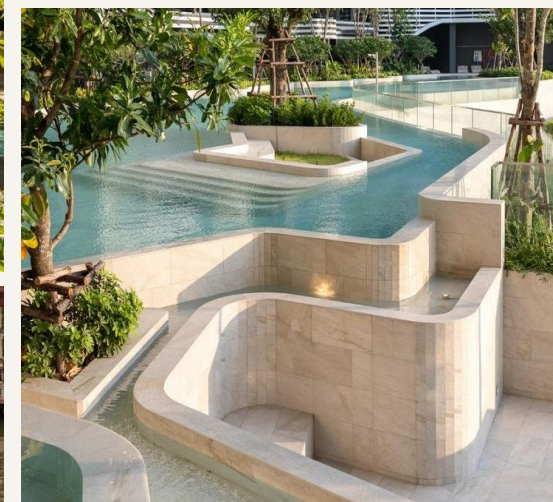
MIST



# MIST Beyond the sketchpad

- MIST development offers a luxury lifestyle catering to its residents and encompassing the community. It is an opulent mixed-use development that will impact New Cairo's lifestyle as we know it.
- The development enriches the modern residence with commercial services, recreational facilities, a clubhouse, artificial natural-looking lakes, and state-of-the-art residential prototypes that grant a gradient skyline overlooking the lakes.
- MIST ensures the integration of green spaces, parks, and recreational areas within the residential complexes to promote a sense of community and provide a conducive environment for outdoor activities.
- The residential units prioritize natural light, privacy, and views. Incorporate balconies, terraces, or rooftop gardens to maximize outdoor living spaces and create a connection between indoor and outdoor environments.
- The commercial buildings have a variety of retail spaces, restaurants, and other amenities that attract businesses and contribute to the vitality of the community.
- MIST features an exclusive mixed-use complex that offers a lively blend of residential and commercial spaces, set around a scenic lake and promenade. With shopping, dining, and hospitality services on-site, it delivers a vibrant, all-in-one lifestyle experience.

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**M squared.**





## 1. Residential Buildings

A thoughtfully curated collection of apartments and townhouses are designed to suit every lifestyle. The development features **2** types of townhouses and **17** residential buildings with a total built-up area of **104,000 m<sup>2</sup>**. Each building includes underground basements with an average of **54** parking slots. With a total of **779** units, the project offers a diverse mix of **1, 2, and 3-bedroom** layouts. The residences enjoy views of expansive open areas, with landscape and lakes, which occupy **80%** of the residential land area.

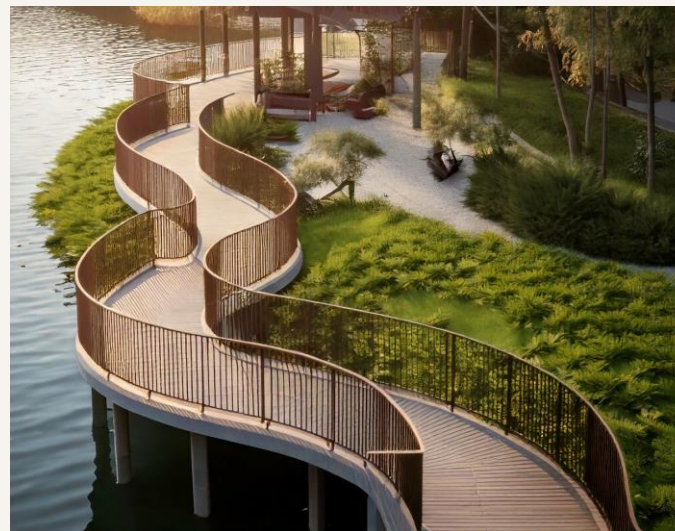


## 2. Lake Mixed-use Strip

Located in the heart of MIST, this exclusive mixed-use complex combines serviced apartments and commercial spaces. The complex is situated against a beautifully crafted landscape, featuring a natural-style lake and a scenic promenade.

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## 3. Commercial Buildings

MIST features a commercial/ administrative center acting as a dynamic destination that blends sophistication with modern functionality, perfectly complementing the upscale residential community. Spanning **22.5** feddans with a **100,000 m<sup>2</sup>** built-up area, it sets the stage for premium retail outlets, stylish offices, and world-class business experiences — all in one vibrant hub.



## 4. Clubhouse Building

MIST features an exclusive clubhouse designed to elevate everyday living. With world-class amenities and serene social spaces, it offers residents the perfect blend of relaxation, wellness, and community. The clubhouse spans **2** feddans of land, with a total built-up area of **2,000 m<sup>2</sup>**.





# MIST Amenities

## General Amenities

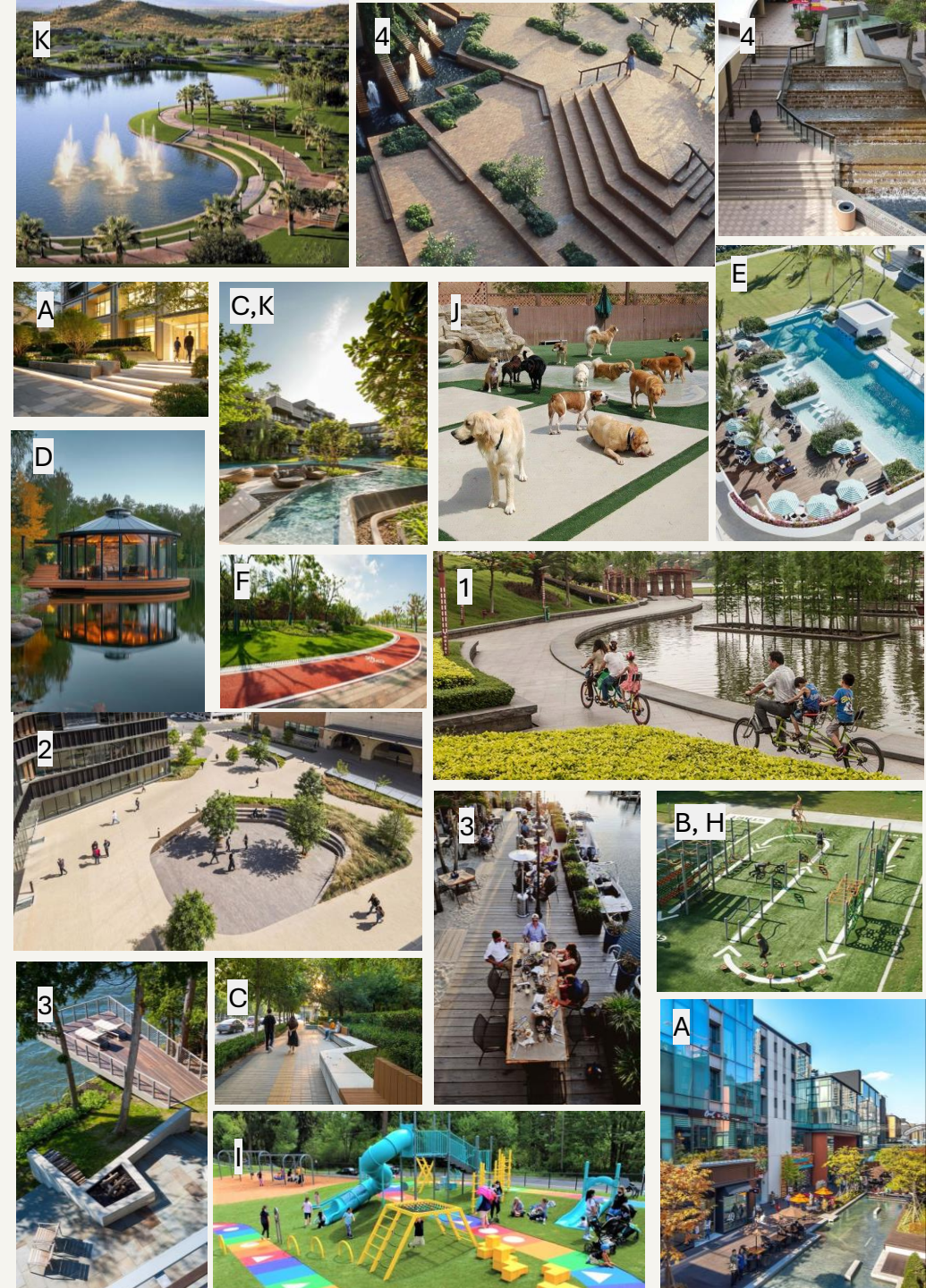
- 1 Promenade & Deck
- 2 Main Piazza
- 3 Water Deck
- 4 Waterfront Platforms

## Circulation

- Jogging & Parks
- Pedestrian Circulation
- Bicycle Circulation
- Street Pedestrian Circulation

## Residential Amenities

- A Serviced Apartments
- B Outdoor Gym
- C Sitting, Relaxation & Meditation Areas
- D Lake Café
- E Gym & Club House
- F Sports Area
- G Nursery & Kids Area
- H Outdoor Fitness Area
- I Kids Node
- J Pets Park
- K Lakes







# MIST

Townhouses

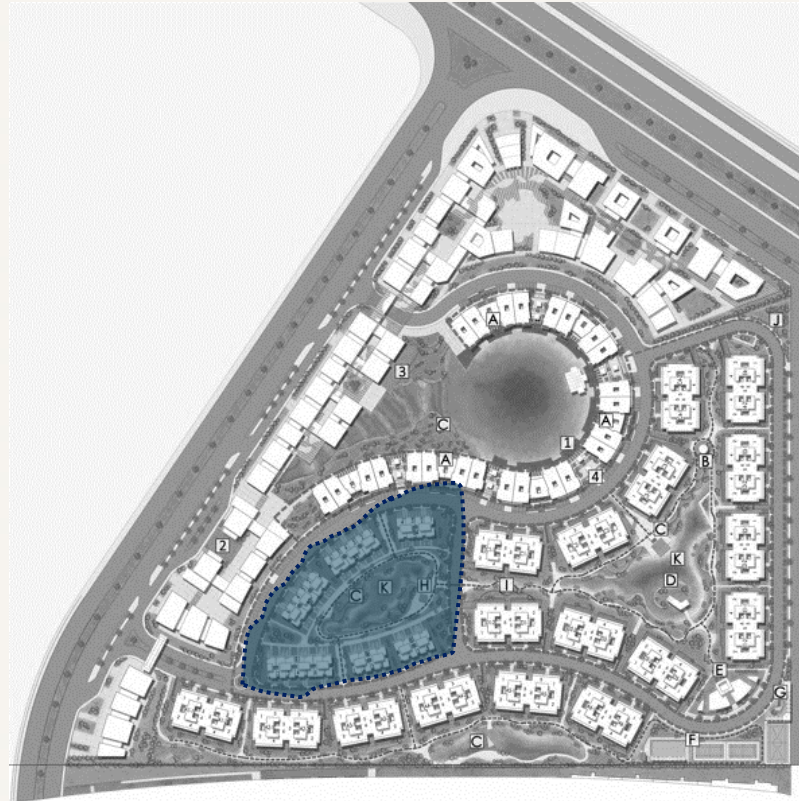


# MIST Townhouse

All units are allocated in the heart of the project, offering a central position that ensures maximum inclusivity and easy access to communal spaces and shared amenities.

Avg. Land area for corner unit **270-300 m<sup>2</sup>** & for the middle unit **180 m<sup>2</sup>**

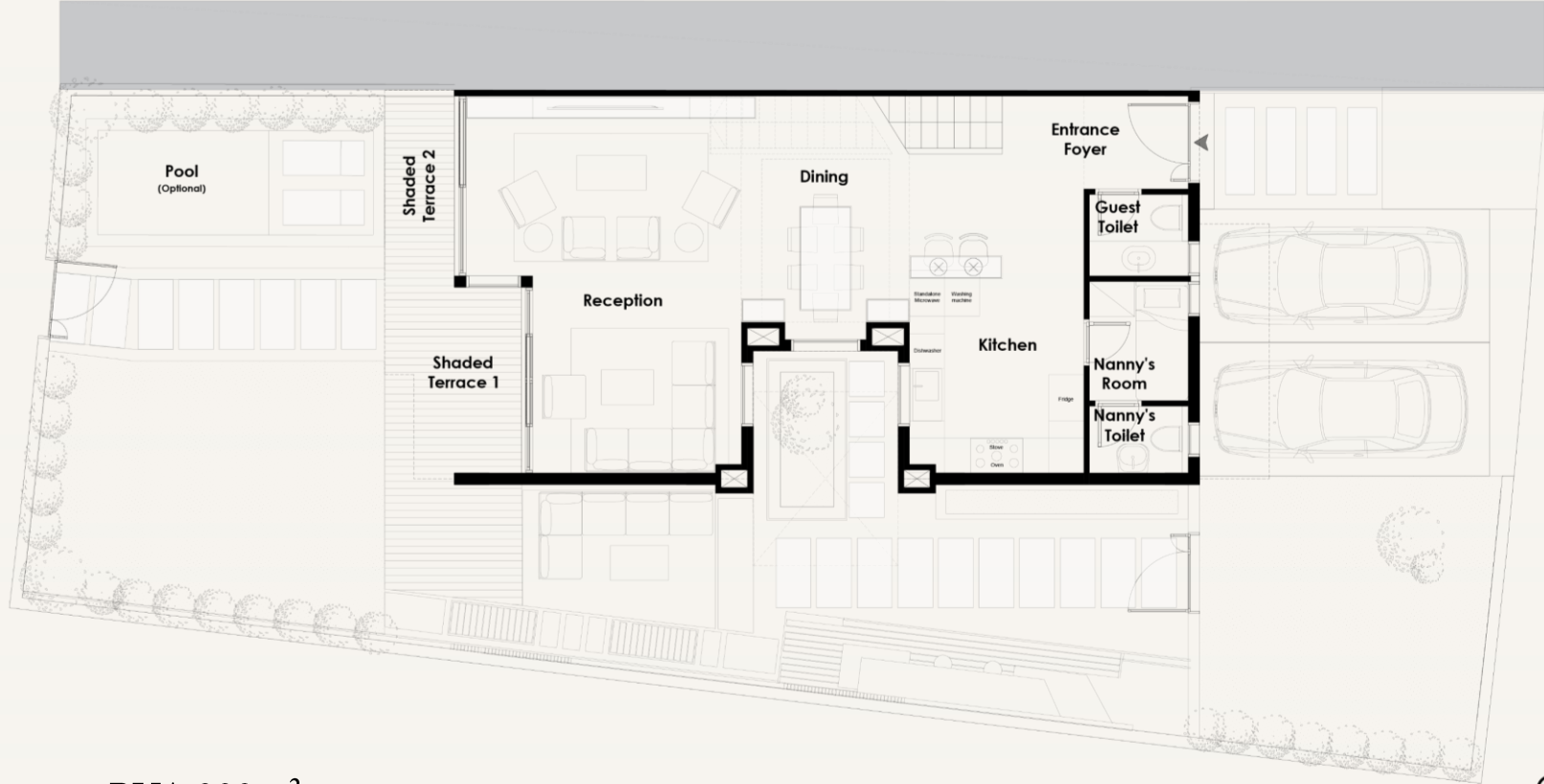
Sellable area **200 m<sup>2</sup>**  
Roof Terrace **75 m<sup>2</sup>**





MIST

Townhouse – Corner A



BUA 200m<sup>2</sup>  
Roof Terrace 75m<sup>2</sup>  
Average Land Area 270 -300m<sup>2</sup>

GROUND FLOOR PLAN

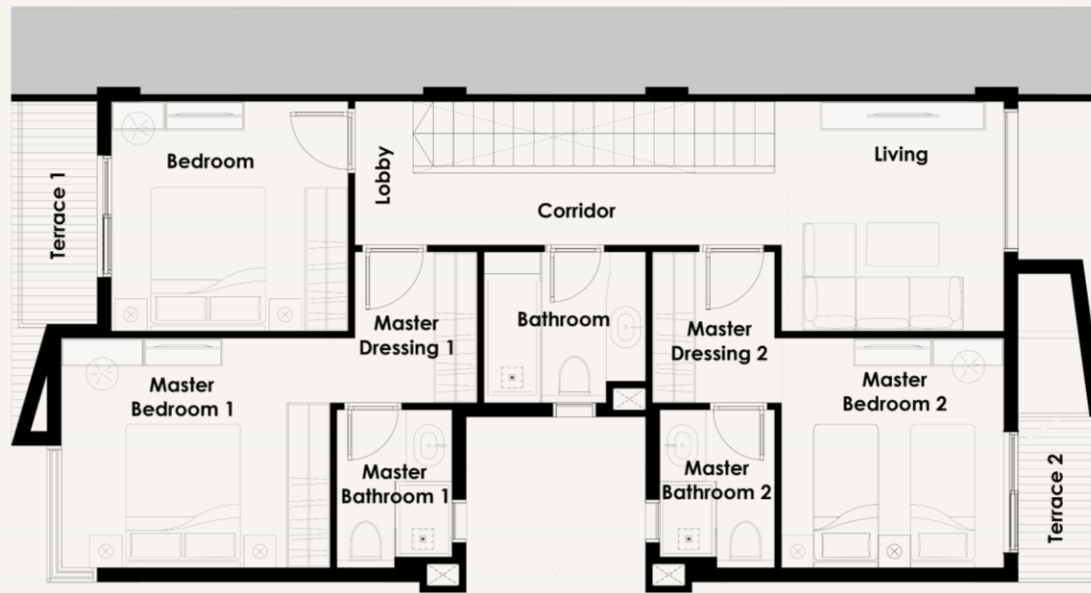
|                |                        |                  |           |
|----------------|------------------------|------------------|-----------|
| Entrance Foyer | 3.20x1.60              | Nanny's Room     | 2.05x1.70 |
| Kitchen        | 3.00x3.75              | Nanny's Toilet   | 1.15x1.70 |
| Dining         | 2.90x3.20              | Shaded Terrace 1 | 2.35x3.20 |
| Reception      | 4.75x3.10<br>3.60x3.40 | Shaded Terrace 2 | 1.20x3.40 |
| Guest Toilet   | 1.40x1.70              | Pool (Optional)  |           |

A PROJECT BY

M squared.

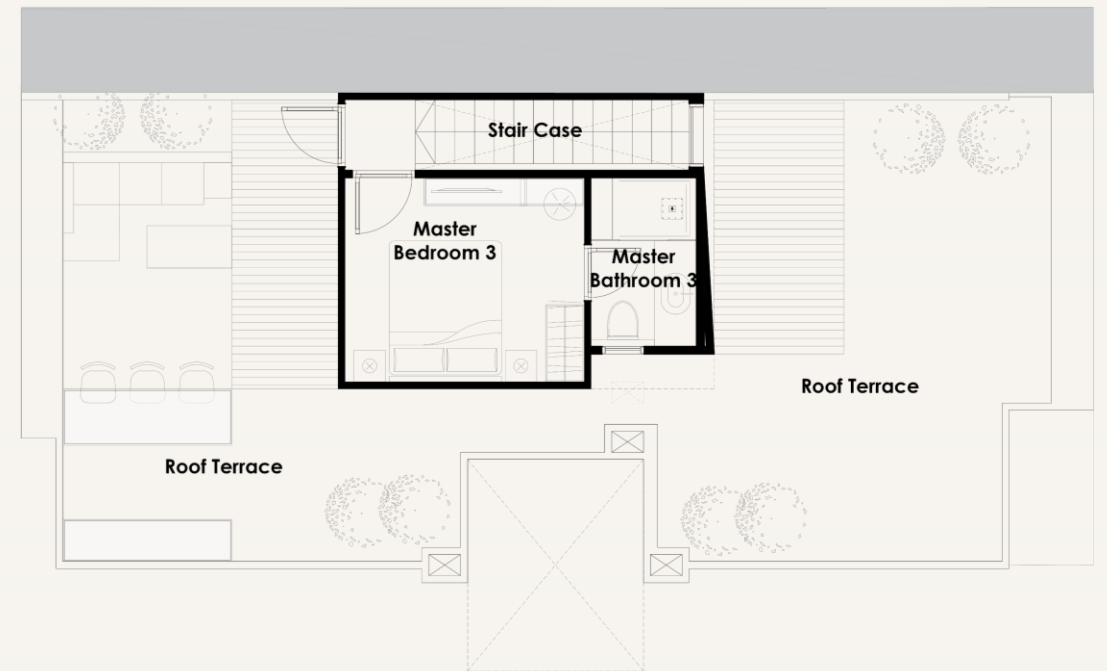


# MIST Townhouse – Corner A



FIRST FLOOR PLAN

|                   |           |           |           |
|-------------------|-----------|-----------|-----------|
| Master Bedroom 1  | 3.75x3.20 | Bedroom   | 3.30x3.20 |
| Master Bathroom 1 | 1.60x2.20 | Corridor  | 1.00x5.00 |
| Master Dressing 1 | 1.70x2.10 | Living    | 3.10x3.20 |
| Master Bedroom 2  | 3.10x3.20 | Lobby     | 0.80x2.00 |
| Master Bathroom 2 | 1.60x2.20 | Terrace 1 | 1.10x3.10 |
| Master Dressing 2 | 1.70x2.10 | Terrace 2 | 1.10x2.25 |
| Bathroom          | 2.25x2.10 |           |           |

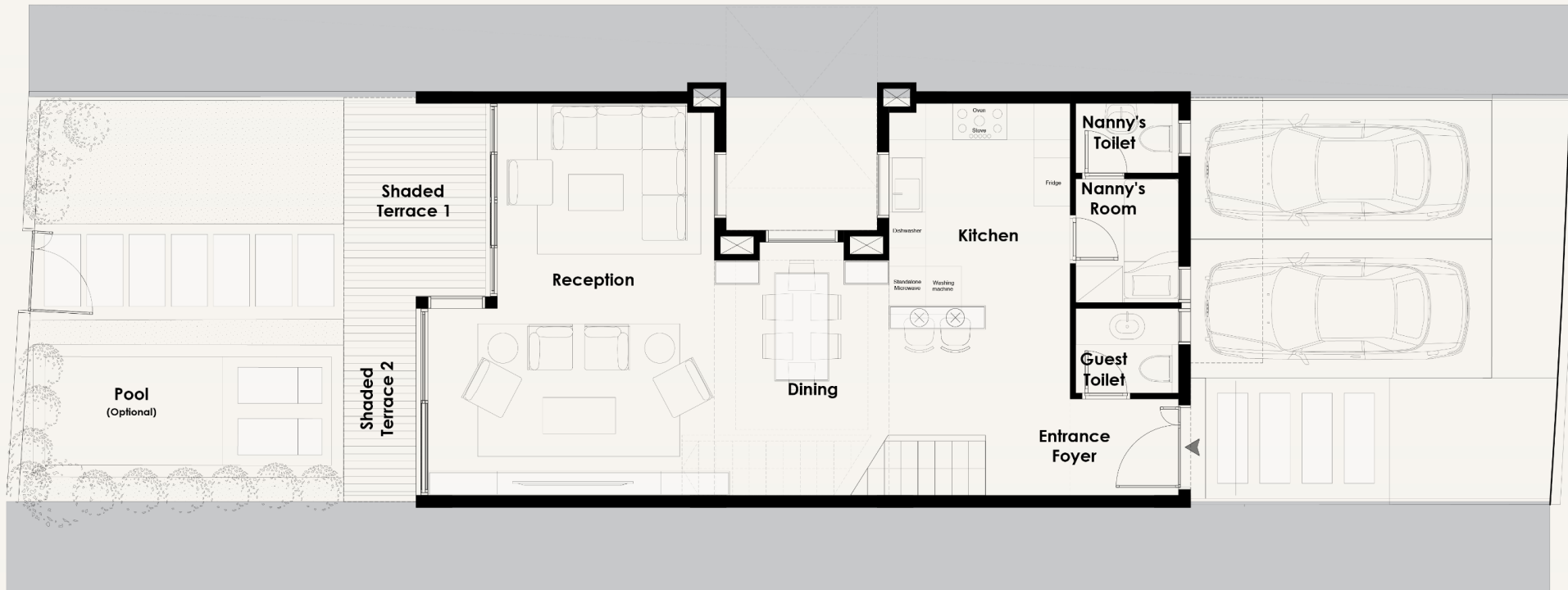


PENTHOUSE FLOOR PLAN

|                   |                   |
|-------------------|-------------------|
| Master Bedroom 3  | 3.40x2.90         |
| Master Bathroom 3 | 1.50x2.40         |
| Stair Case        | 1.00x4.90         |
| Roof Terrace      | 75 M <sup>2</sup> |



# MIST Townhouse – Middle A



## GROUND FLOOR PLAN

|                |                        |                  |           |
|----------------|------------------------|------------------|-----------|
| Entrance Foyer | 3.20x1.60              | Nanny's Room     | 2.05x1.70 |
| Kitchen        | 3.00x3.75              | Nanny's Toilet   | 1.15x1.70 |
| Dining         | 2.90x3.20              | Shaded Terrace 1 | 2.35x3.20 |
| Reception      | 4.75x3.10<br>3.60x3.40 | Shaded Terrace 2 | 1.20x3.40 |
| Guest Toilet   | 1.40x1.70              | Pool (Optional)  |           |

BUA 200m<sup>2</sup>

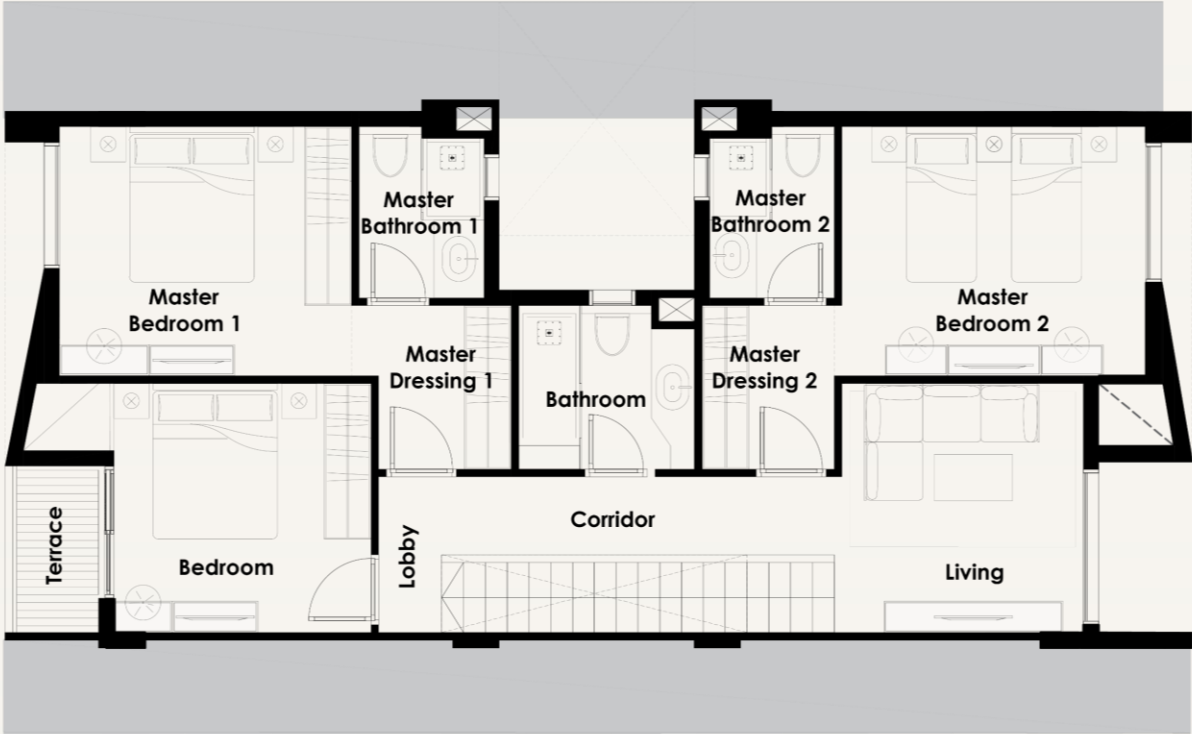
Roof Terrace 75m<sup>2</sup>

Average Land Area 180m<sup>2</sup>



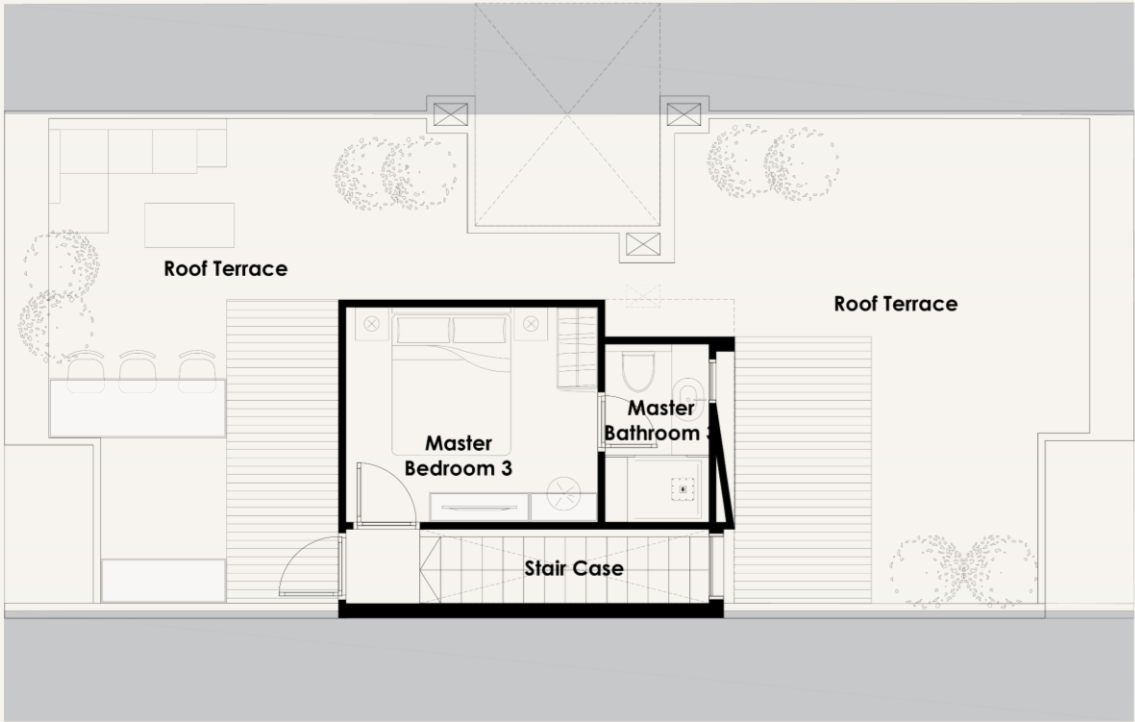
MIST

Townhouse – Middle A



FIRST FLOOR PLAN

|                   |           |           |           |
|-------------------|-----------|-----------|-----------|
| Master Bedroom 1  | 3.75x3.20 | Bedroom   | 3.30x3.20 |
| Master Bathroom 1 | 1.60x2.20 | Corridor  | 1.00x5.00 |
| Master Dressing 1 | 1.70x2.10 | Living    | 3.10x3.20 |
| Master Bedroom 2  | 3.10x3.20 | Lobby     | 0.80x2.00 |
| Master Bathroom 2 | 1.60x2.20 | Terrace 1 | 1.10x3.10 |
| Master Dressing 2 | 1.70x2.10 | Terrace 2 | 1.10x2.25 |
| Bathroom          | 2.25x2.10 |           |           |



PENTHOUSE FLOOR PLAN

|                   |           |
|-------------------|-----------|
| Master Bedroom 3  | 3.40x2.90 |
| Master Bathroom 3 | 1.50x2.40 |
| Stair Case        | 1.00x4.90 |
| Roof Terrace      | 75 M²     |

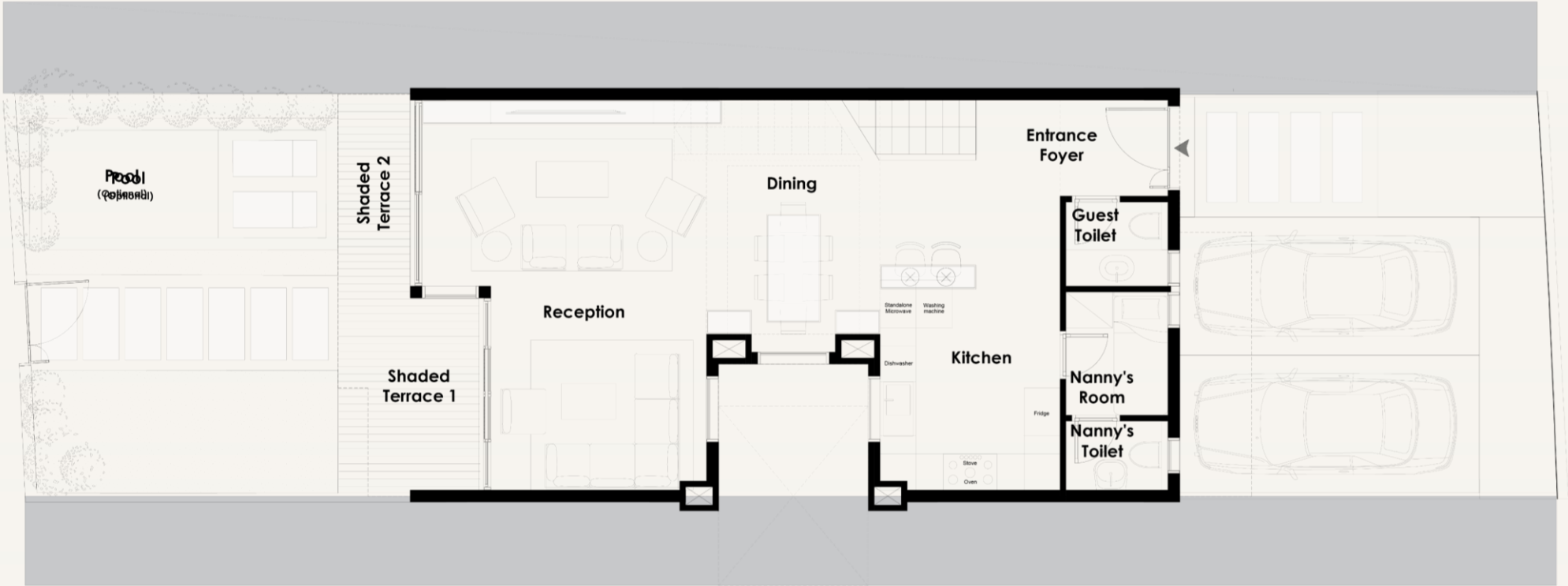
A PROJECT BY

M squared.



MIST

Townhouse – Middle B



BUA 200m<sup>2</sup>  
Roof Terrace 75m<sup>2</sup>  
Average Land Area 180m<sup>2</sup>

GROUND FLOOR PLAN

|                |                        |                  |           |
|----------------|------------------------|------------------|-----------|
| Entrance Foyer | 3.20x1.60              | Nanny's Room     | 2.05x1.70 |
| Kitchen        | 3.00x3.75              | Nanny's Toilet   | 1.15x1.70 |
| Dining         | 2.90x3.20              | Shaded Terrace 1 | 2.35x3.20 |
| Reception      | 4.75x3.10<br>3.60x3.40 | Shaded Terrace 2 | 1.20x3.40 |
| Guest Toilet   | 1.40x1.70              | Pool (Optional)  |           |

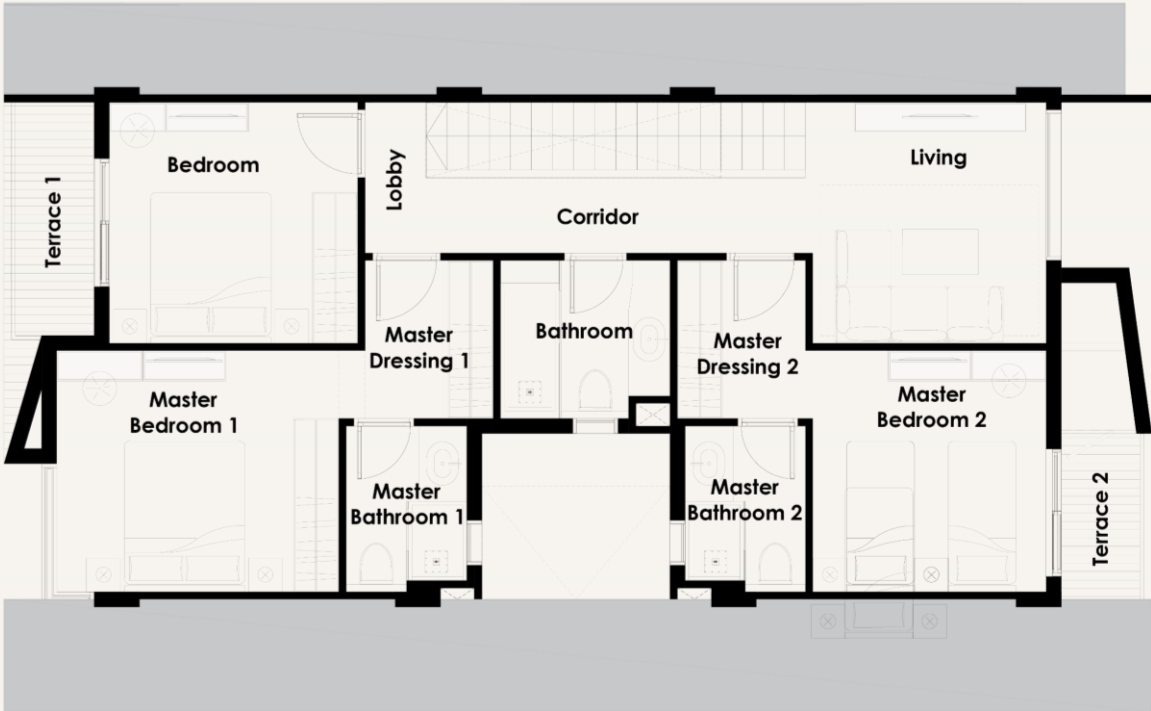
A PROJECT BY

M squared.



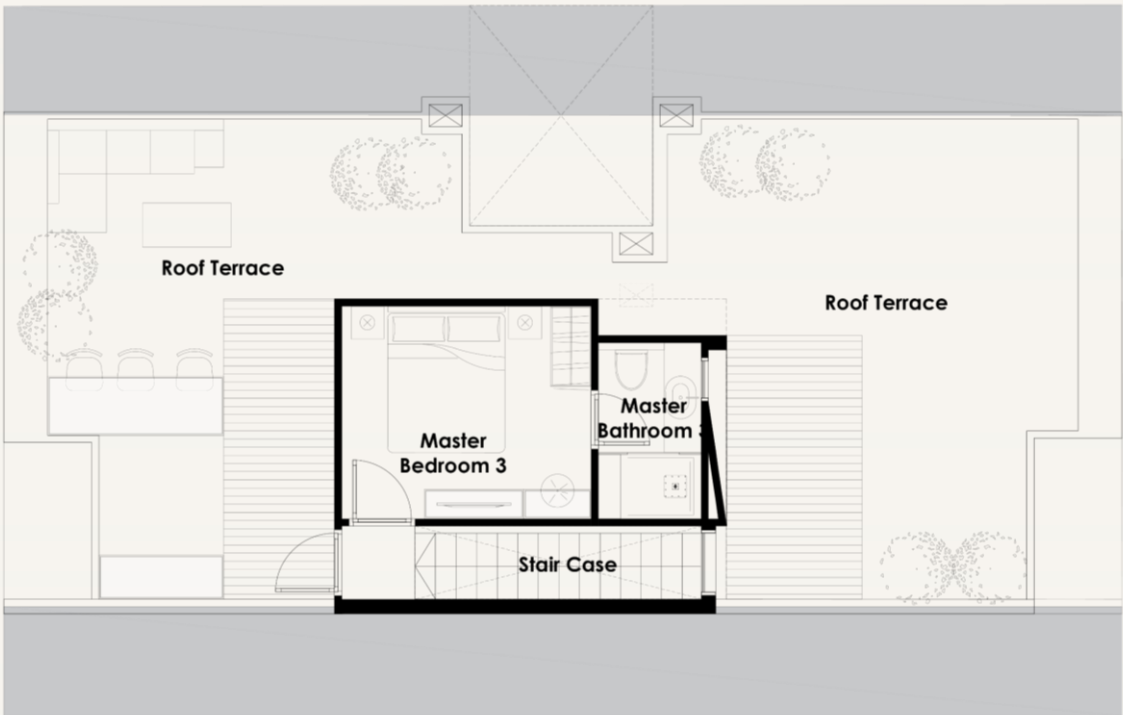
MIST

Townhouse – Middle B



FIRST FLOOR PLAN

|                   |           |           |           |
|-------------------|-----------|-----------|-----------|
| Master Bedroom 1  | 3.75x3.20 | Bedroom   | 3.30x3.20 |
| Master Bathroom 1 | 1.60x2.20 | Corridor  | 1.00x5.00 |
| Master Dressing 1 | 1.70x2.10 | Living    | 3.10x3.20 |
| Master Bedroom 2  | 3.10x3.20 | Lobby     | 0.80x2.00 |
| Master Bathroom 2 | 1.60x2.20 | Terrace 1 | 1.10x3.10 |
| Master Dressing 2 | 1.70x2.10 | Terrace 2 | 1.10x2.25 |
| Bathroom          | 2.25x2.10 |           |           |



PENTHOUSE FLOOR PLAN

|                   |           |
|-------------------|-----------|
| Master Bedroom 3  | 3.40x2.90 |
| Master Bathroom 3 | 1.50x2.40 |
| Stair Case        | 1.00x4.90 |
| Roof Terrace      | 75 M²     |

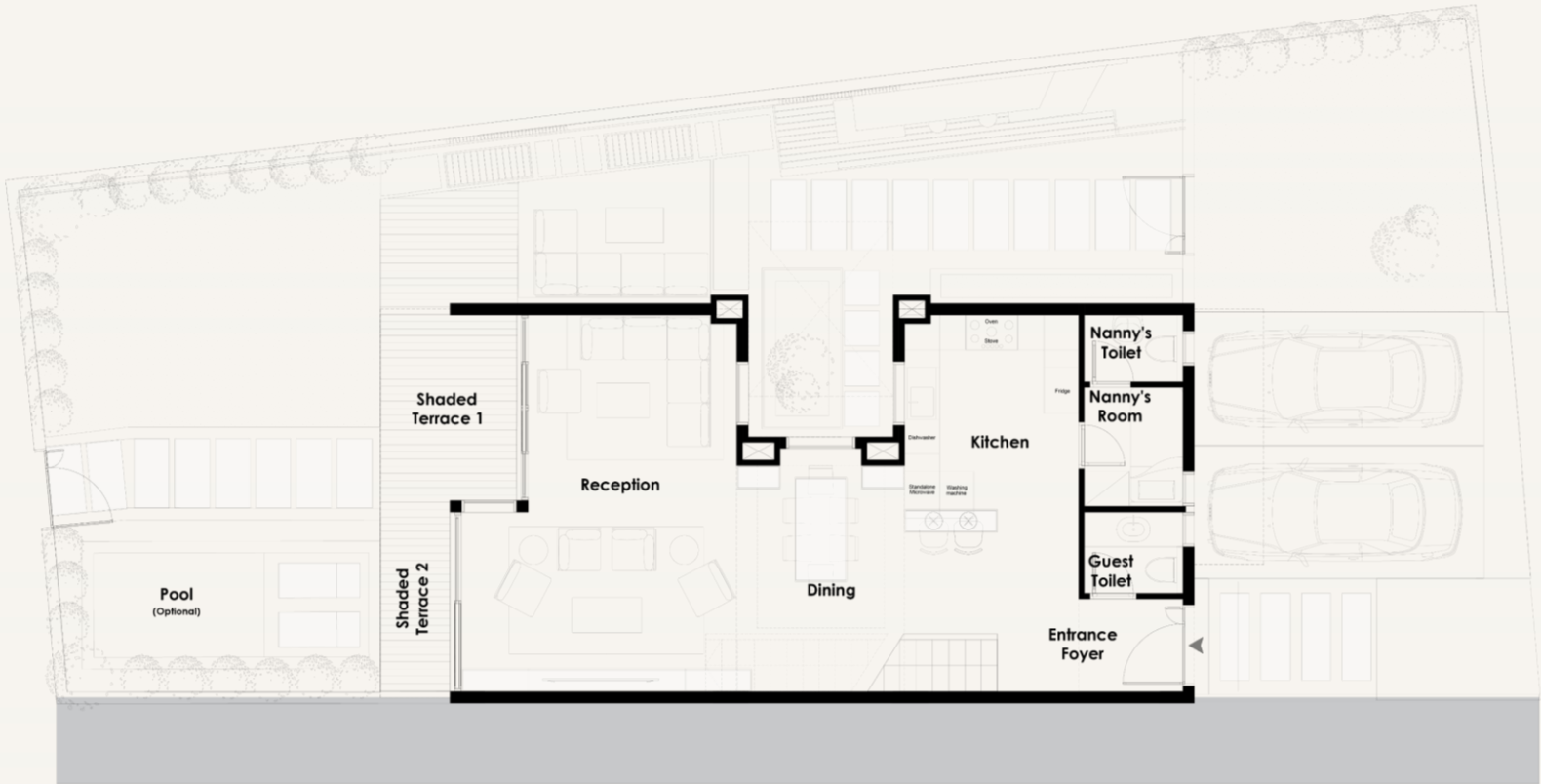
A PROJECT BY

M squared.



MIST

Townhouse – Corner B



BUA 200m<sup>2</sup>  
Roof Terrace 75m<sup>2</sup>  
Average Land Area 270 - 300m<sup>2</sup>

GROUND FLOOR PLAN

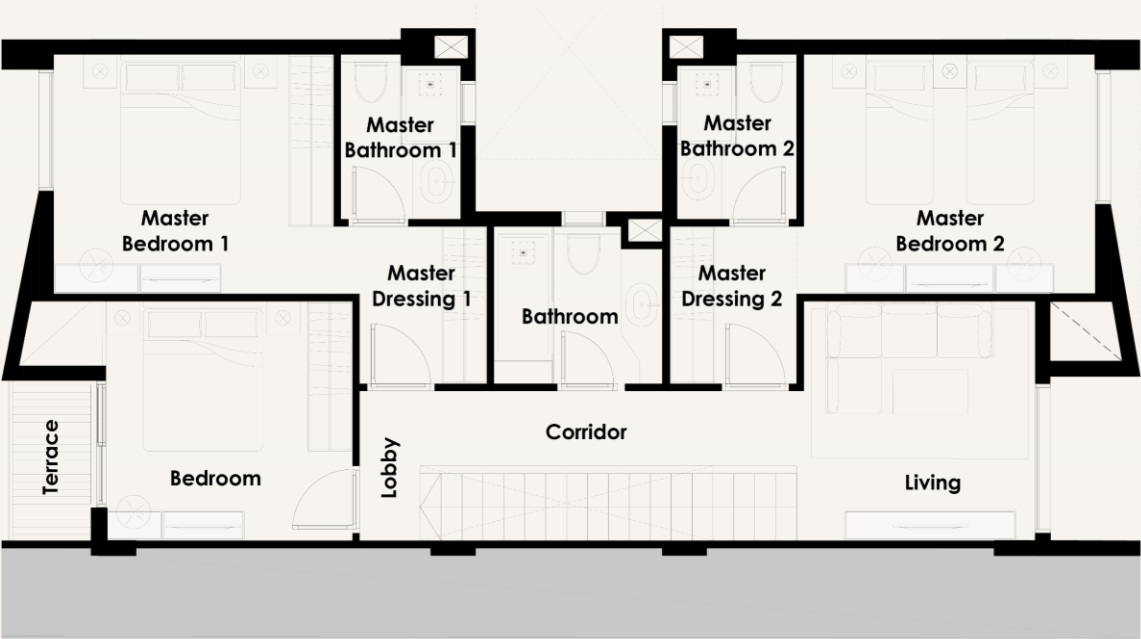
|                |                        |                  |           |
|----------------|------------------------|------------------|-----------|
| Entrance Foyer | 3.20x1.60              | Nanny's Room     | 2.05x1.70 |
| Kitchen        | 3.00x3.75              | Nanny's Toilet   | 1.15x1.70 |
| Dining         | 2.90x3.20              | Shaded Terrace 1 | 2.35x3.20 |
| Reception      | 4.75x3.10<br>3.60x3.40 | Shaded Terrace 2 | 1.20x3.40 |
| Guest Toilet   | 1.40x1.70              | Pool (Optional)  |           |

A PROJECT BY

M squared.

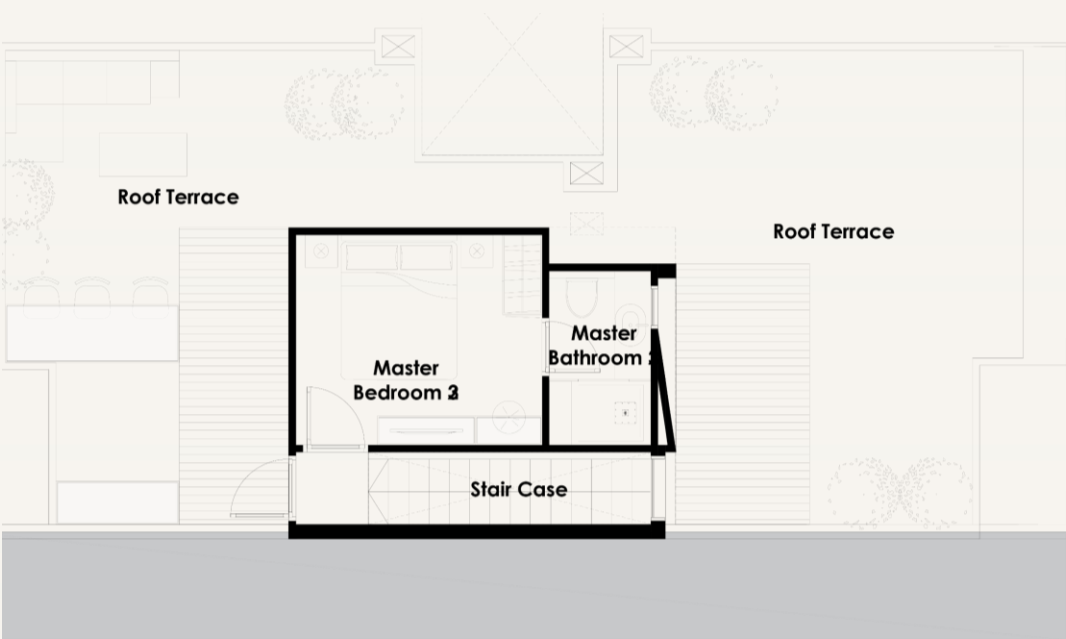


MIST Townhouse – Corner B



FIRST FLOOR PLAN

|                   |           |          |           |
|-------------------|-----------|----------|-----------|
| Master Bedroom 1  | 3.75x3.20 | Bedroom  | 3.30x3.20 |
| Master Bathroom 1 | 1.60x2.20 | Corridor | 1.00x5.00 |
| Master Dressing 1 | 1.70x2.10 | Living   | 3.10x3.20 |
| Master Bedroom 2  | 3.90x3.20 | Lobby    | 0.80x2.00 |
| Master Bathroom 2 | 1.60x2.20 | Terrace  | 1.10x2.10 |
| Master Dressing 2 | 1.70x2.10 |          |           |
| Bathroom          | 2.25x2.10 |          |           |



PENTHOUSE FLOOR PLAN

|                   |           |
|-------------------|-----------|
| Master Bedroom 3  | 3.40x2.90 |
| Master Bathroom 3 | 1.50x2.40 |
| Stair Case        | 1.00x4.90 |
| Roof Terrace      | 75 M²     |

A PROJECT BY

M squared.

# MIST





# MIST Complex

The development features **17** buildings with cityscape and inner lake views, offering **1, 2, and 3-bedroom** apartments in various sizes. Each unit comes with spacious terraces and openings to enhance indoor-outdoor living.

The block consists of a Basement, Ground Floor, and **3** Upper Floors (**B+G+3**), with **6** units per floor.

The total Apt. Keys= **748**

Unit types and areas are distributed:

|                        |                                |
|------------------------|--------------------------------|
| 3 Bedrooms unit        | <b>157 - 146 m<sup>2</sup></b> |
| 2 Bedrooms unit        | <b>134 - 115 m<sup>2</sup></b> |
| 1 Bedroom unit         | <b>63 m<sup>2</sup></b>        |
| 1 Bedroom Ensuite unit | <b>88 - 80 m<sup>2</sup></b>   |



Underground parking slot  
Driver rooms

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MIST

One Bedroom Apartment



GROUND FLOOR

|                    |           |
|--------------------|-----------|
| Entrance Lobby     | 1.00x2.00 |
| Reception & Dining | 3.35x5.65 |
| Laundry & Lobby    | 1.80x1.00 |
| Kitchen            | 3.15x2.75 |
| Bathroom           | 1.90x1.75 |
| Master Bedroom     | 3.00x4.45 |
| Lobby              | 1.70x1.55 |
| Master Bathroom    | 1.63x2.40 |
| Shaded Terrace     | 8.40x1.20 |

BUA 80m<sup>2</sup>

Garden 40m<sup>2</sup>



MIST

One Bedroom Apartment



GROUND FLOOR

|                    |                        |
|--------------------|------------------------|
| Entrance Lobby     | 3.75x1.10              |
| Reception & Dining | 3.70x5.25              |
| Kitchen            | 2.50x1.65              |
| Bathroom           | 2.40x1.63              |
| Bedroom            | 2.65x3.80<br>0.70x2.40 |
| Shaded Terrace     | 2.30x1.45              |

BUA 63m<sup>2</sup>

Garden 24m<sup>2</sup>

MIST

One Bedroom Apartments



GROUND FLOOR

|                    |           |
|--------------------|-----------|
| Entrance Lobby     | 1.00x2.00 |
| Reception & Dining | 3.35x5.65 |
| Laundry & Lobby    | 1.80x1.00 |
| Kitchen            | 3.15x2.75 |
| Bathroom           | 1.90x1.75 |
| Master Bedroom     | 3.00x4.45 |
| Lobby              | 1.70x1.55 |
| Master Bathroom    | 1.63x2.40 |
| Shaded Terrace     | 8.40x1.20 |

BUA 80m<sup>2</sup>  
Garden 40m<sup>2</sup>



# MIST One Bedroom Apartment



## TYPICAL FLOOR

|                    |                        |
|--------------------|------------------------|
| Entrance Lobby     | 3.75x1.10              |
| Reception & Dining | 3.70x5.25              |
| Kitchen            | 2.50x1.65              |
| Bathroom           | 2.40x1.63              |
| Bedroom            | 2.65x3.80              |
| Terrace            | 0.70x2.40<br>2.30x1.45 |

BUA 63m<sup>2</sup>

MIST

Two Bedroom Apartments



GROUND FLOOR

|                    |            |
|--------------------|------------|
| Entrance Lobby     | 3.55x1.45  |
| Reception & Dining | 3.55x5.75  |
| Corridor & Laundry | 0.95x2.75  |
| Guest Toilet       | 1.30x1.70  |
| Kitchen            | 2.63x2.65  |
| Corridor           | 5.15x1.10  |
| Bathroom           | 1.50x2.65  |
| Bedroom            | 3.35x4.45  |
| Dressing & Lobby   | 1.55x1.70  |
| Master Bedroom     | 3.20x4.45  |
| Master Bathroom    | 1.50x2.40  |
| Shaded Terrace     | 12.10x1.20 |

BUA 134m<sup>2</sup>

Garden 70m<sup>2</sup>



MIST

Two Bedroom Apartments



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**M squared.**

GROUND FLOOR

|                    |                        |
|--------------------|------------------------|
| Entrance Lobby     | 3.85x1.30              |
| Reception & Dining | 3.50x6.00              |
| Kitchen            | 2.63x2.75<br>0.90x1.40 |
| Guest Toilet       | 1.63x1.20              |
| Bathroom           | 1.40x2.15<br>1.25x0.80 |
| Lobby              | 1.50x1.63              |
| Master Bedroom     | 3.80x3.35              |
| Master Dressing    | 1.50x2.10              |
| Master Bathroom    | 1.40x2.10              |
| Bedroom            | 3.10x3.80<br>2.30x0.70 |
| Shaded Terrace 1   | 2.30x1.45              |
| Shaded Terrace 2   | 2.30x1.45              |

BUA 115m<sup>2</sup>  
Garden 48m<sup>2</sup>

MIST

Two Bedroom Apartments



TYPICAL FLOOR

|                    |           |
|--------------------|-----------|
| Entrance Lobby     | 1.45x3.75 |
| Reception & Dining | 3.75x5.50 |
| Corridor & Laundry | 0.95x2.75 |
| Guest Toilet       | 1.30x1.70 |
| Kitchen            | 2.63x2.65 |
| Corridor           | 1.10x5.15 |
| Bathroom           | 1.50x2.65 |
| Bedroom            | 3.35x4.20 |
| Master Bedroom     | 3.20x4.20 |
| Dressing & Lobby   | 1.70x1.55 |
| Master Bathroom    | 1.50x2.40 |
| Terrace 1          | 6.40x1.45 |
| Terrace 2          | 5.63x1.45 |



MIST

Two Bedroom Apartments



TYPICAL FLOOR

|                    |                        |
|--------------------|------------------------|
| Entrance Lobby     | 3.85x1.30              |
| Reception & Dining | 3.50x6.00              |
| Kitchen            | 2.63x2.75<br>0.90x1.40 |
| Guest Toilet       | 1.63x1.20              |
| Bathroom           | 1.40x2.15<br>1.25x0.80 |
| Lobby              | 1.50x1.63              |
| Master Bedroom     | 3.80x3.35              |
| Master Dressing    | 1.50x2.10              |
| Master Bathroom    | 1.40x2.10              |
| Bedroom            | 3.10x3.80<br>2.30x0.70 |
| Terrace 1          | 2.30x1.45              |
| Terrace 2          | 2.30x1.45              |

MIST

Three Bedroom Apartments



GROUND FLOOR

|                    |           |
|--------------------|-----------|
| Entrance Lobby     | 2.80x1.70 |
| Reception & Dining | 4.20x7.20 |
| Guest Toilet       | 1.20x1.80 |
| Kitchen            | 2.70x2.70 |
| Corridor           | 1.05x4.95 |
| Bathroom           | 1.90x2.05 |
| Bedroom 1          | 3.20x3.20 |
| Bedroom 2          | 3.30x4.30 |
| Dressing & Lobby   | 1.45x1.50 |
| Master Bedroom     | 4.15x3.20 |
| Master Bathroom    | 2.50x1.50 |
| Shaded Terrace     | 8.00x1.20 |
| Shaded Terrace     | 1.80x1.20 |

BUA 157m<sup>2</sup>  
Garden 55m<sup>2</sup>



MIST

Three Bedroom Apartments



TYPICAL FLOOR

|                    |           |
|--------------------|-----------|
| Entrance Lobby     | 1.70x2.80 |
| Reception & Dining | 4.20x7.00 |
| Guest Toilet       | 1.20x1.80 |
| Kitchen            | 2.70x2.70 |
| Corridor           | 1.05x4.95 |
| Bathroom           | 1.90x2.05 |
| Bedroom 1          | 3.20x3.20 |
|                    | 0.95x1.05 |
| Bedroom 2          | 3.30x4.05 |
|                    | 1.05x1.00 |
| Dressing & Lobby   | 1.45x1.50 |
| Master Bedroom     | 4.10x3.20 |
| Master Bathroom    | 2.50x1.50 |
| Terrace 1          | 4.20x1.45 |
| Terrace 2          | 3.40x1.45 |
| Terrace 3          | 1.80x1.20 |

BUA 157m<sup>2</sup>

MIST

Three Bedroom Apartments



TYPICAL FLOOR

|                    |           |
|--------------------|-----------|
| Entrance Lobby     | 1.45x3.55 |
| Reception & Dining | 3.55x5.50 |
| Corridor & Laundry | 0.95x2.75 |
| Guest Toilet       | 1.30x1.70 |
| Kitchen            | 2.63x2.65 |
| Corridor           | 1.10x5.15 |
| Bathroom           | 1.50x2.65 |
| Master Bedroom     | 3.20x4.20 |
| Dressing & Lobby   | 1.70x1.55 |
| Master Bathroom    | 1.50x2.40 |
| Bedroom 1          | 3.35x4.20 |
| Bedroom 2          | 3.80x2.65 |
| Terrace 1          | 6.40x1.45 |
| Terrace 2          | 5.65x1.45 |



# MIST

## Interior Renders



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**MIST**