

# VINCI

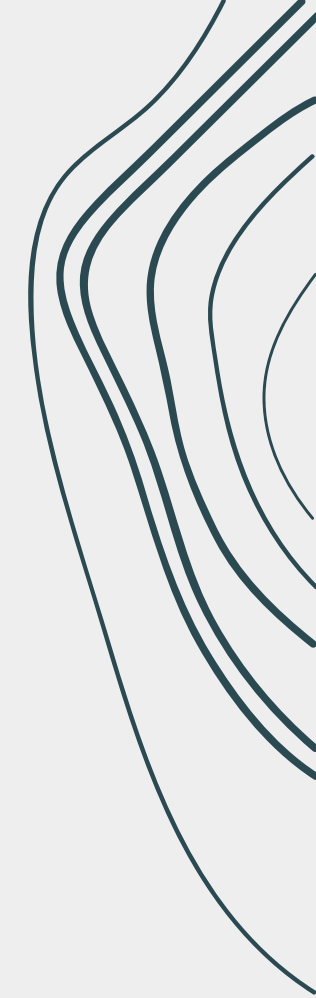
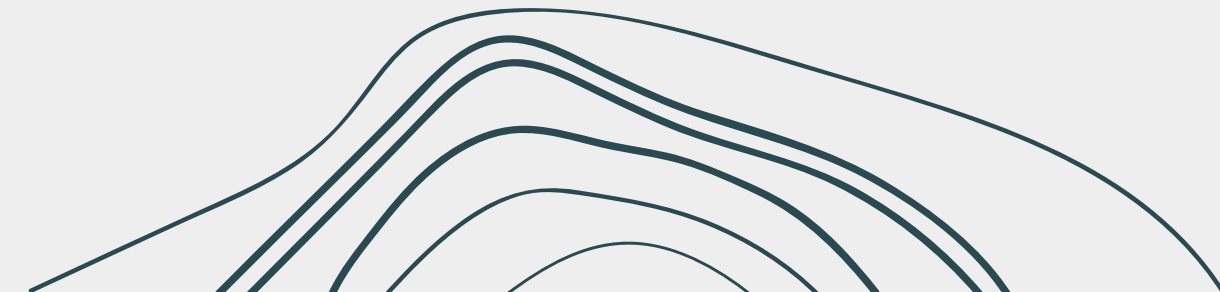
NEW CAPITAL | DIPLOMATIC AREA



LUXURY, BOUTIQUE, LIVING.

# VINCI

NEW CAPITAL | DIPLOMATIC AREA



# MISR ITALIA PROPERTIES

Misr Italia Properties has been at the vanguard of Egypt's rapid real estate developments, since its inception. We acknowledge the need for masterful planning, and we provide sustainable development destinations in Egypt with distinguished concepts for the ever-growing market of the real estate.

Built on a philosophy of creativity and innovation, we offer our clients trend-setting projects with unique concepts and designs that are unmatched in the market, all inspired by them. We established ourselves as one of the largest, most innovative, diverse and reliable real estate developer and management business in Egypt.

Recognized for our dynamic projects, we have penetrated the market with a diversity of residential, coastal, commercial and hospitality projects. From our first residential compound, La Nuova Vista, located in New Cairo to our commercial project, Cairo Business Park, which is set to become New Cairo's newest business hub defining the optimum for corporate spaces. Adding to our residential portfolio, we have developed coastal projects, Kai Sokhna and Kai Sahel, which are located in the Red Sea and North Coast.

Misr Italia Properties launched its 2 newly additional projects in the New Capital, first IL BOSCO, a residential compound which was launched in 2017 and achieved a remarkable success in the market due to its distinctiveness and exclusivity, and second, Vinci, a very uniquely-designed residential compound redefining what is meant by luxury living, built to be the pioneers in the market. We are launching soon our newest project, IL Bosco city to be located in Mostakbal city.

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LUXURY BOUTIQUE LIVING

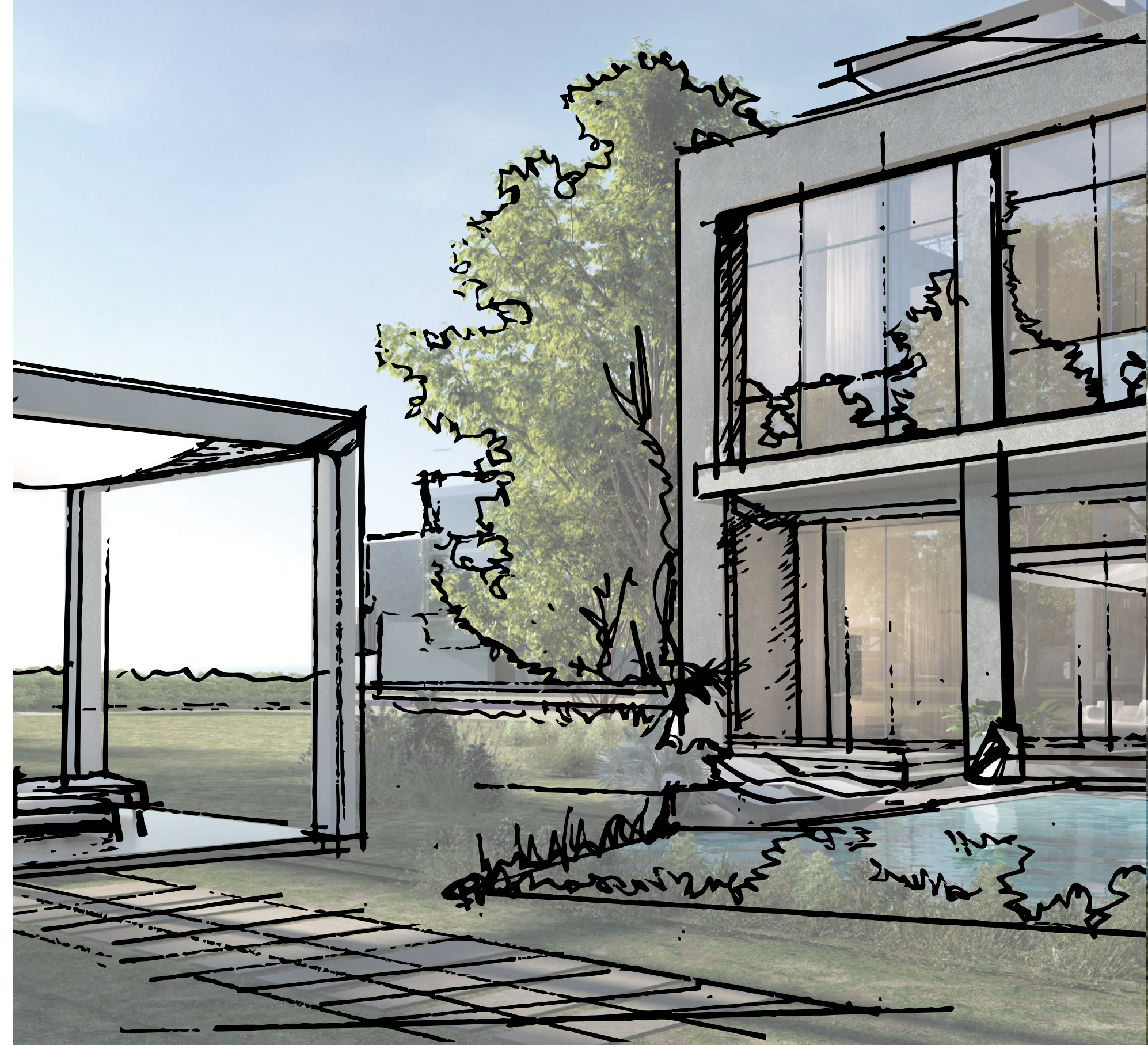
## ALL BEHIND VINCI'S DESIGN & CONCEPT

Vinci, the new urban destination, Misr Italia Properties newest residential compound designed to encapsulate the ease and beauty of modern living. Divided into districts that represent arts period that originate from the 19<sup>th</sup> century all the way up to the 21<sup>st</sup> century.

Vinci integrates the art elements of every art style into its urban and landscape design using dynamic approaches to set the standards for contemporary living, created to exude the warm earthy accent of a home whilst overlooking scenic landscapes.

Vinci has a very distinctive design concept, one that is unmatched! It is inspired by art and its various phases. The art is the reflection of the actual designs of the project. From the classics, to the contemporary to the modern, the project is divided into phases with each phase being designed into a specific artstyle.

Behind the creation of this project comes the master-planners and the interior designer, CallisonRTKL & DMA, designing an exceptional master plan along with Hany Saad Innovations creating a unique look and style to the exteriors and interiors of the project.





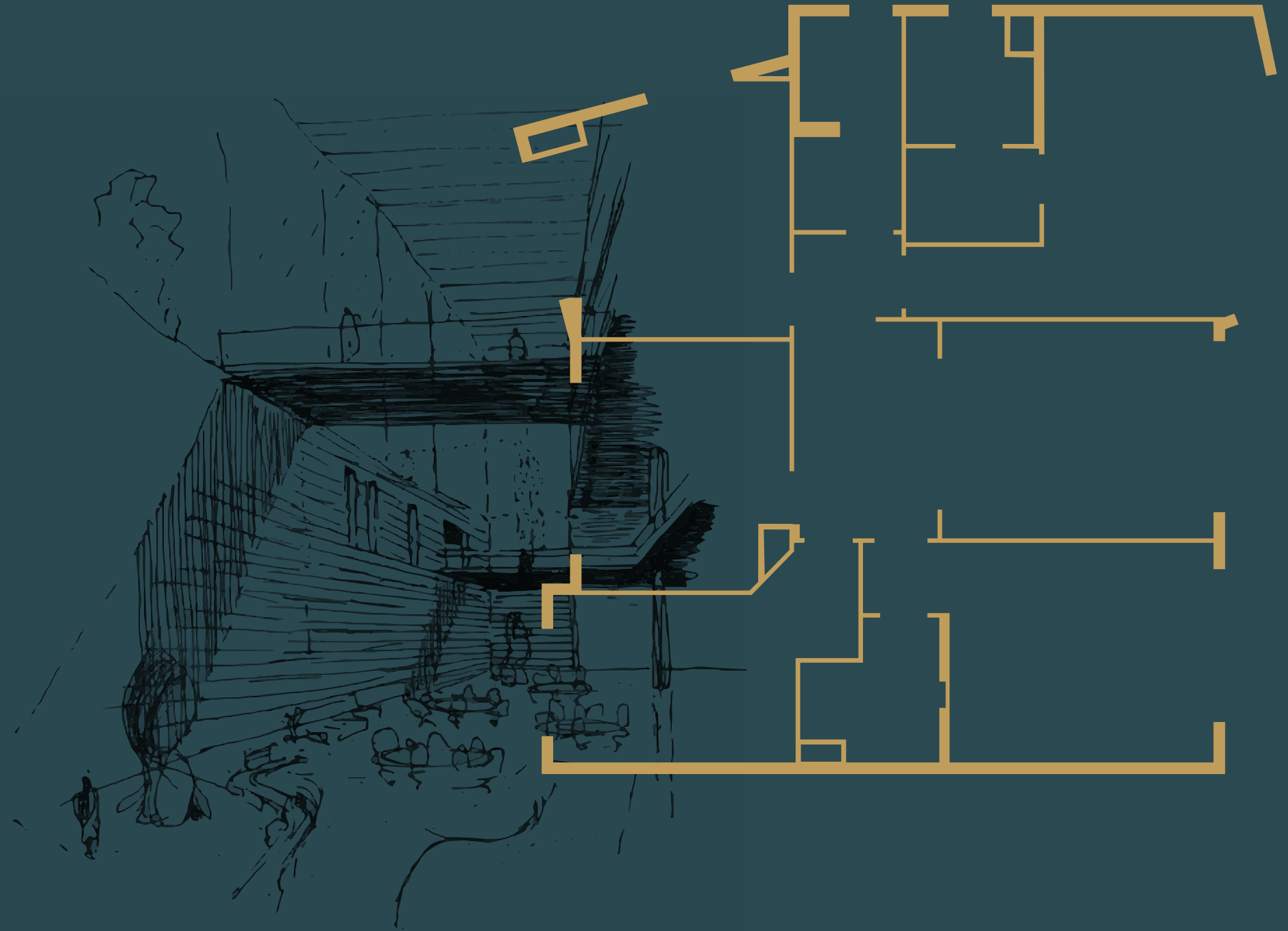




# VINCI'S LIVING EXPERIENCE

Enriching experiences are the essence of Vinci's everyday living experience. Inspiring spaces where art elements are intergrated in each district area where Vinci tenants lifestyle is enthused by various art movements.

Combining the best of services and outstanding living spaces, from iconic villas, to exemplary apartments, Vinci is considered of the New Capital's most remarkable residential destination.







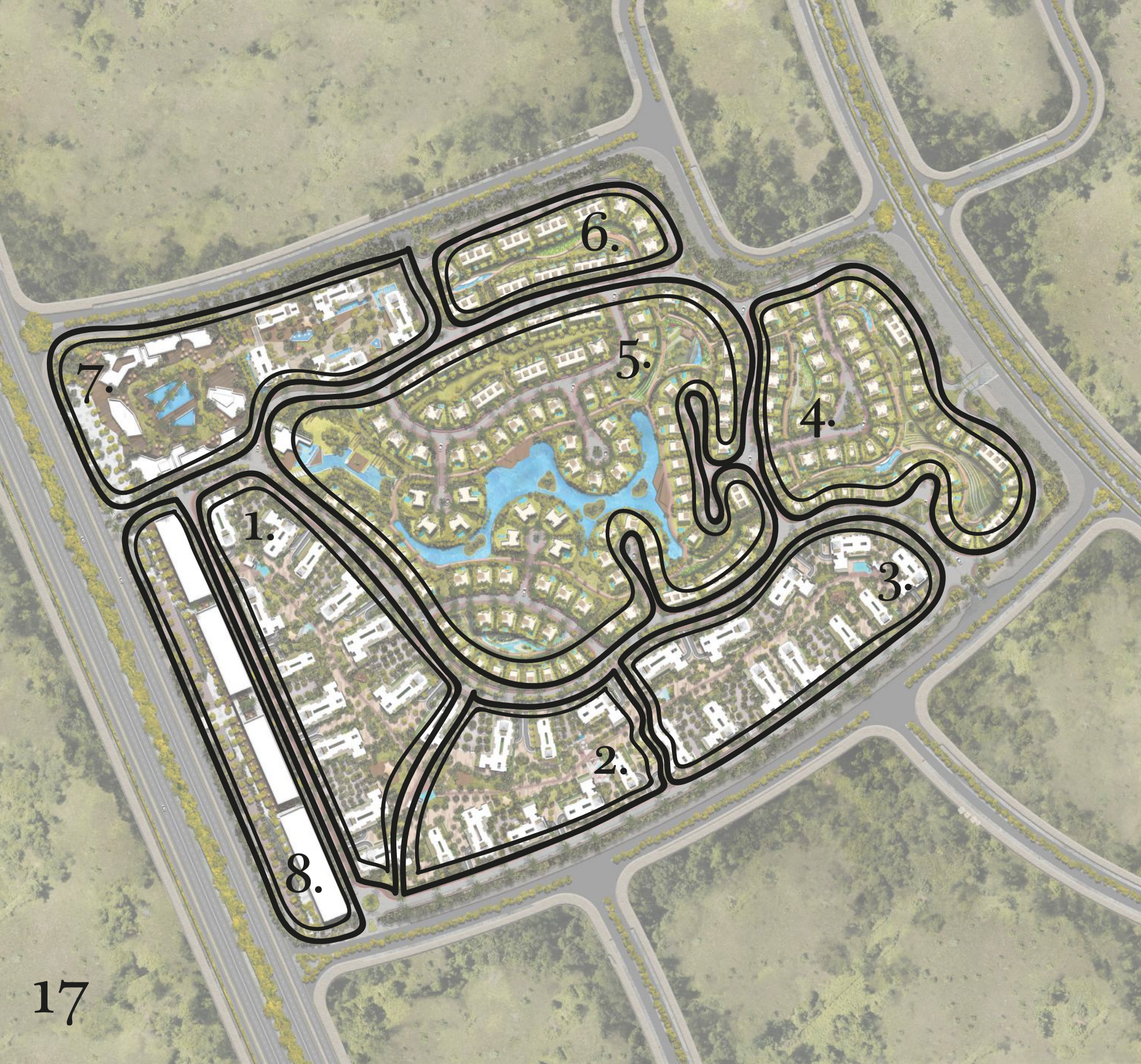


LUXURY BOUTIQUE LIVING

# VINCI'S MASTER ART-PIECE

- 1. VINCI'S MAIN GATES
- 2. VINCI'S LUXURY VILLAS
- 3. SERVICE APARTEMENTS
- 4. HIGH END APARTEMENTS
- 5. COMMERCIAL AREA
- 6. VINCI'S CLUBHOUSE
- 7. COMMUNITY CENTER
- 8. TREELINE PROMENADE
- 9. INNER PASSAGEWAY





LUXURY BOUTIQUE LIVING

# VINCI'S MAIN DISTRICTS

## DISTRICT #1

Where Cubism infuse sophisticated artistry into everyday life of its residence.

## DISTRICT #2

Inspired by Art Deco elegant and timeless touches.

## DISTRICT #3

Outstanding Art Nouveau decorative arts mainly in urban and landscape design.

## DISTRICT #4

Innovative Expressionism techniques all implemented in design direction.

## DISTRICT #5

Surrealism applications to resolve all the contradictory conditions of a dream.

## DISTRICT #6

Fascination with popular culture reflecting the affluence of Pop-Art.

## DISTRICT #7

Luxury branded apartments redefines Vinci's new luxury living experience.

## DISTRICT #8

Vinci Street - where retail, offices and clinics are offering the best service quality.



# DISTRICT #1 CUBISM

Vinci utilizes abstract principles of fine art and fashion design to infuse sophisticated artistry into everyday life of its residents.

Cubism is an art trend that was created by artists Pablo Picasso and George in around 1907-1908.

It was merely described as fragmented and abstracted art leaving viewers with a different point of view from each angle.

Implementing the cubism concept of district #1 creates the openness that blends the background into foreground, bringing a whole new experience of space, movement, and time in the modern world.

- Quote "Let the picture imitate nothing; let it nakedly present its raison d'etre."

Jean Metzinger





LUXURY BOUTIQUE LIVING

## ENJOY THE ARTISTIC EXPERIENCE

Vinci utilizes abstract principles of fine art and fashion design to infuse sophisticated artistry into everyday life of its residents.

Originally cubism started as a trend in art, it quickly surpassed into the realm of architecture and urbanity designs. Inspired by those who are discerning arbiters of taste and are always a few steps ahead of the mainstream, the main purpose was to reject the styles seen by predecessors and create something innovative and novel as with Modernism.

Vinci is a place that goes beyond the ordinary and into the extraordinary, Vinci transcends luxury through the celebration of modern design linking between the art style and architecture movement extruding shapes, geometry and exploration of the three-dimensional forms.

From artistic experiences and personalized services to impeccable details and exquisite programs, Vinci exudes luxury and creativity to providing residents with an elevated life. We will pave the way for non-representational art by putting new emphasis on the unity between the house structures and landscape



LUXURY BOUTIQUE LIVING

# A REALITY YOU CAN EXPERIENCE IN FIRST HAND

Vinci aims to create the one destination that will deliver the unique and exciting experience with lifetime opportunity to residents and visitors, that meet the wider needs of now and into the future.



DISTRICT #1

## CUBISM: A REALITY YOU CAN EXPERIENCE

Design can be expressed in numerous forms to intrigue and captivate those who experience it.

In this district, objects are analyzed, broken up and reassembled in an abstracted form, instead of portraying objects from a single viewpoint, the artist portrays the subject from a multiple viewpoints to represent the subject in a greater context.

The innovative features, exclusive amenities with customized modern accents for our tenants never fail to act on an opportunity that will enrich their lifestyle.

The panel lines are both visually stunning and perceived as uncomplicated and simple.

To employ such structure with the proper engineering principles with such finesse are both challenging and rewarding.

This exquisite design is the definition of form where it is clearly where the rendered elements finish and begin, implementing the various textural elements in the cubism concept vital for breaking up the monotony.

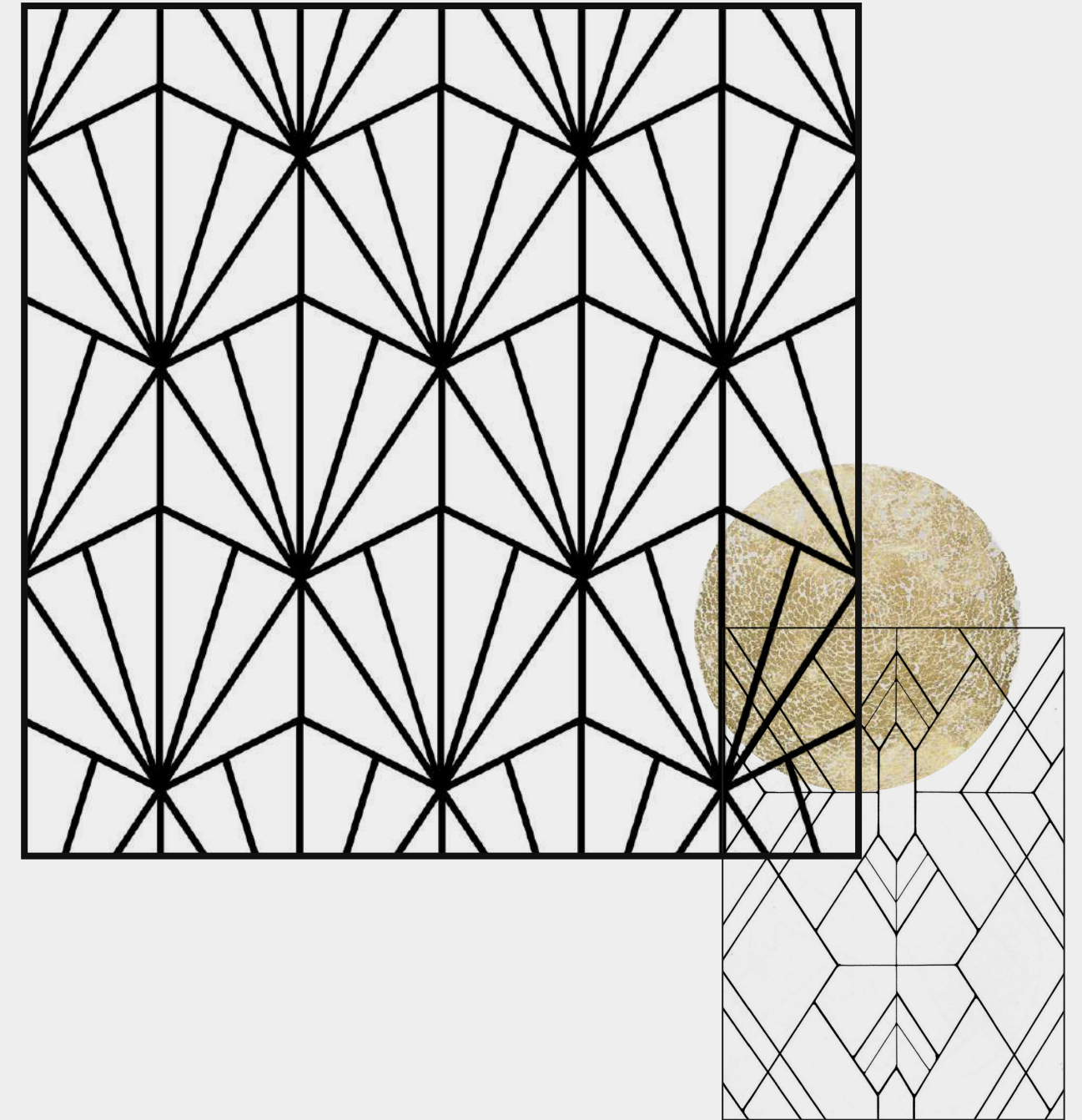


## DISTRICT #2 ART DECO

Vinci represents Art Deco in district 2, featuring touches of French, Egyptian and Mediterranean culture, Art Deco is timeless and elegant.

Art Deco was concomitant with both luxury and modernity; its movement revolved around strong geometric shapes along with details that catch the eye and steal the show.

It includes bold colors and strong contrast, deep reds, purple, and browns that provide a pop of color that this era was known for mixed with shiny metallic finishes and borders that accents and heightens the drama.







LUXURY BOUTIQUE LIVING

## ART LIVING: A VIEW POINT ON LIFE

Feel the appreciation of fine art and experience a finesse lifestyle with sophistication.

Vinci redefines the new luxury living with architectural inspirations that fall in line with crafted interiors that endeavor for an effortless, minimally programmed space. The beauty of the boutique concept falls in line with a Zen lifestyle, where enchantingly simple moments can unfold freely. From the essence to the physical materials, Vinci is designed with facilities that inhabit opulent quality of life, and spaces that tend to signal a desire to connect with nature. We have created a unique character to the project.

With Art Deco geometry, stylized weavers; it made use of lavish decoration and color, revealing the symbol of modernity. Giving presence and persona with the materials used. Exposed concrete beautifully transcends the interiors and exteriors of living spaces with an unmatched inclination towards design. Blending the aura and environment of living spaces with a touch of exposed concrete exemplifies the architectural beauty to the core.



LUXURY BOUTIQUE LIVING

# MATERIAL EXPRESSION TO THIS NEW SPACE

Feel the appreciation of fine art and experience a finesse lifestyle with sophistication.



DISTRICT #2

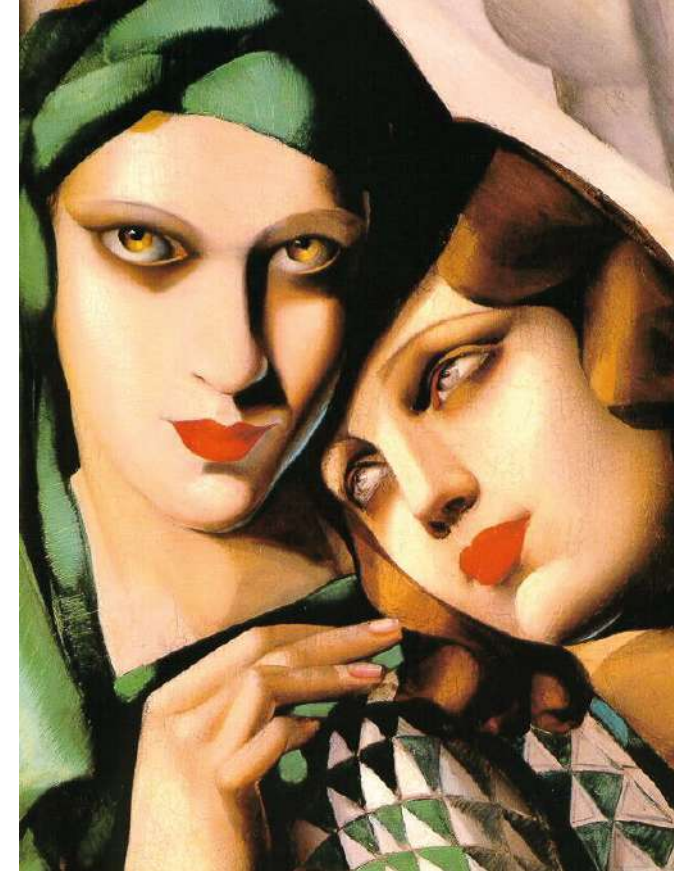
## CREATING THE ART OF ELEGANT LIVING

Driven by the concept, the living state borrows the best elements of boutique notion – small, intimate and custom.

Embodying sleek designs with linear appearance thoughtfully planned for Vinci to become the ultimate iconic destination for residents and visitors. Art Deco flawlessly features a series of setbacks that create a stepped outline that can be found at entrances, around windows that appeal to all.

The boutique lifestyle is expressed in the behavior of comfort living, where a behavioral pattern sits in; activities, attitudes, interests, opinions, values, and home allocation compartmentalize it. Art Deco style is purely described as the most elegant and curvilinear version for the boutique living state Vinci stands for, which features exceptional spatial architectural and urban designs, starting from the house design itself where tenants can convert a standard house to a fashionable home indulging in a relaxed environment that addresses user's lifestyle and needs.

Integration of different textures in one structure significantly demonstrates and enables the onlookers in envisioning and in getting a greater feel of an urban expression of the space in which it is applied.





## DISTRICT #3 ART NOUVEAU

Vinci utilizes abstract principles of fine art and fashion design to infuse sophisticated artistry into everyday life of its residents.

Infused through all the artistry lifestyles Vinci delivers, District 3 dwells the Art Nouveau structures embedding their graceful curvy lines. Resembling organic structures, this district's landscape plans rose from the ground in swelling and undulating forms.

As a style, Art Nouveau is outstandingly famous for decorative arts mainly in architecture, paintings, graphic art and other art related studies.







LUXURY BOUTIQUE LIVING

## SEIZING SEVERAL SUCCESSIVE APPEARANCES

Vinci utilizes abstract principles of fine art and fashion design to infuse sophisticated artistry into everyday life of its residents.

The desire to express modern architecture and dissolve the multidisciplinary art styles attempting to combine the non-traditional shapes and forms that transmutes resident's ordinary lifestyle into an exceptional one.

Filled with romantic flair, the style accentuated craftsmanship over the industrialization conveys Vinci's artistry boutique concept. In that manner, our tenants feel the freedom of connecting to the nature, greens and submitting to the exceptional experience.

Eager to out rival the refined nobility, going the extra mile to bring the best possible materials and craftsmanship, giving emphasis to the exclusivity of our work to indulge our tenants and visitors to a different kind of escapade.

Styles like Art Nouveau are proved to be having the more long-lasting influence on the viewers, in which every element in the design partakes the same visual vocabulary, from the district's interiors to the landscape.



LUXURY BOUTIQUE LIVING

# FUSED IN A SINGLE IMAGE

Driven by the concept, the living state borrows the best elements of boutique notion – Intimate and custom, in a community centered, residential compound.

DISTRICT #3

## RECONSTITUTING IT IN PRESENT TIME

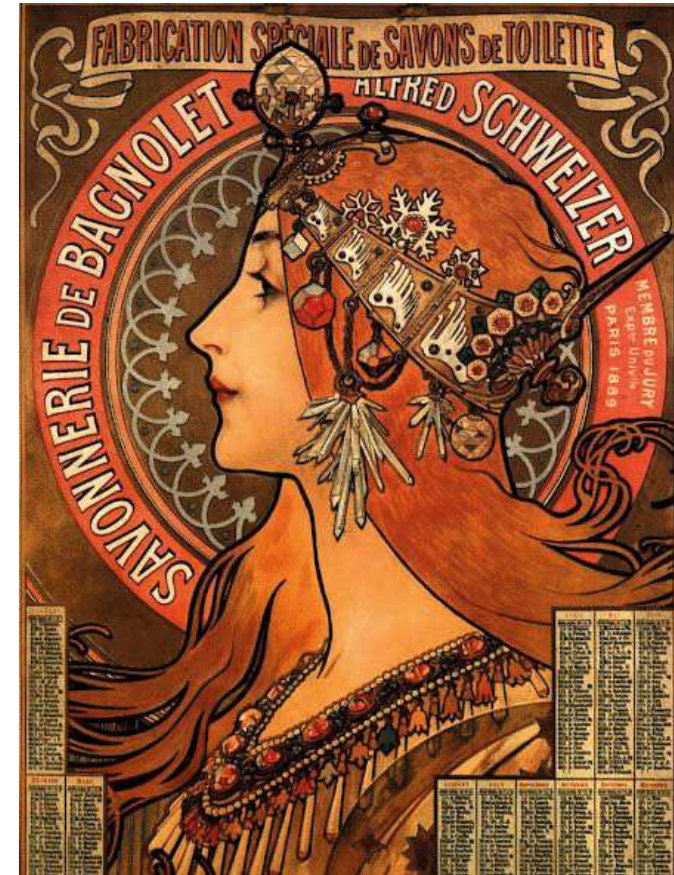
Each district features an unsurpassed amenity floor, complete with a community center, pavilion, children’s play area, public art and an exclusive public space. Vinci is built upon the dedication to create a complete, immersive experience and ensure every aspect of the community is run professionally with the utmost respect for your contentment and safety.

The scene and setting are perfectly designed to bring the Art Nouveau structures with the beautiful new technologies for a highly ornamental, elaborate style that sweeps across the district.

Vinci is bow to bring the Art Nouveau aesthetic, where most forms come together for bold, elaborate and optimize the use of glass and wrought iron reflecting nature of architecture.

The interiors - exteriors are designed to enhance collaboration, upbringing the sense of community and belonging, adding perfect quiet moments that allow you to focus through your everyday activities.

Galvanizing the spirit of the place helps you refrain from negativity and concentrate on future accomplishments.



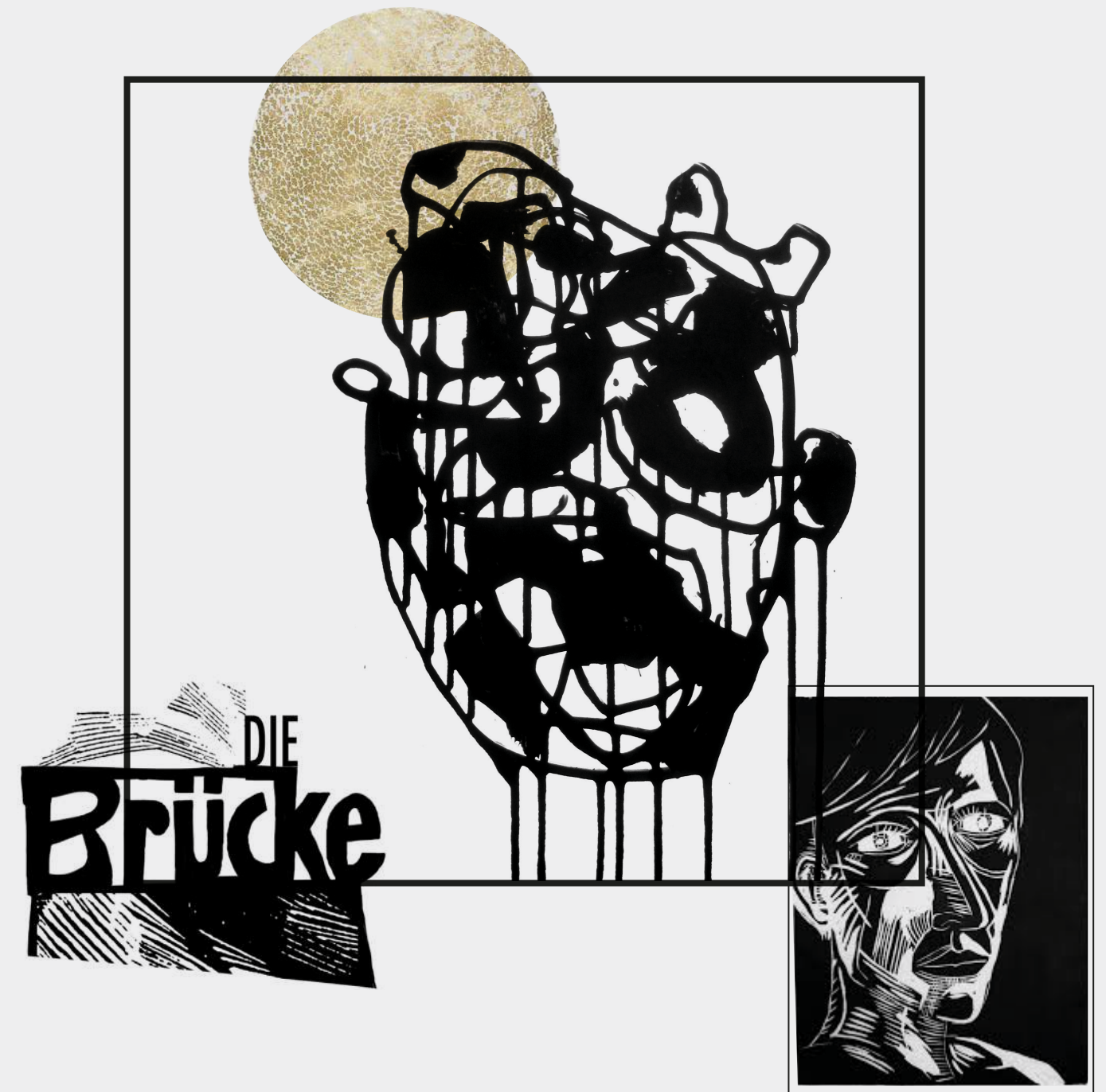


## DISTRICT #4 EXPRESSIONISM

Vinci utilizes abstract principles of fine art and fashion design to infuse sophisticated artistry into everyday life of its residents.

Expressionism, based on the word is defined by what is it not. Simply dodging the traditional lines, shapes and leaning towards expressing one's styles.

The style was developed as an avant-garde style before the First World War. Avoiding the symmetry, using the distorted unusual forms and combining innovative techniques by utilizing materials like brick, glass and steel which are all implemented in district #4 urban design.







LUXURY BOUTIQUE LIVING

## BLENDING ARTS FOR EXPRESSIVE SPACES

Vinci utilizes abstract principles of fine art and fashion design to infuse sophisticated artistry into everyday life of its residents.

What was expressed as a modernist movement at the beginning of the 20<sup>th</sup> century was originally mastered in poetry and painting which would reflect the artistic part of it in district 4, representing urbanity, sophistication and refinement.

The expressionism landscape structure was purely designed to evoke inner feelings and arouse that energy that is envisioned for our residents to experience the innermost peace.

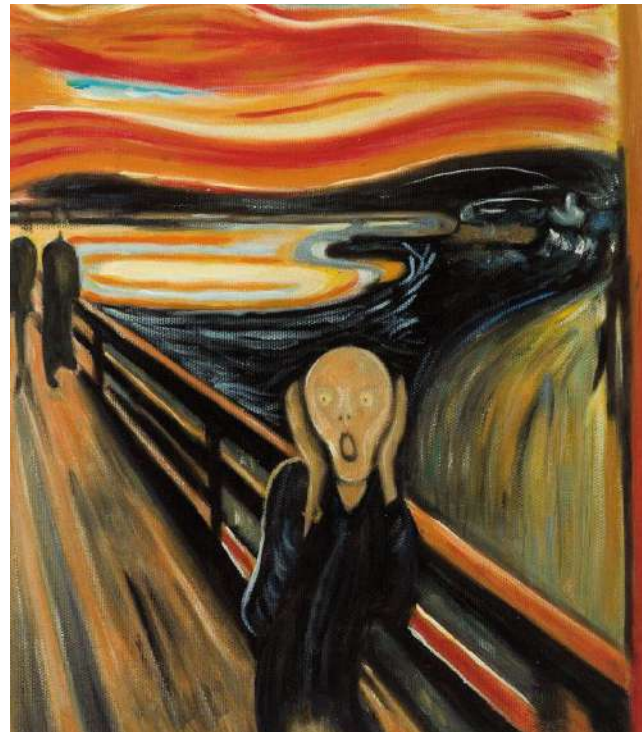
With this style, techniques could differ by using innovative materials that could match the overall structure like steel, glass and bricks. Brilliantly merging between them and creating the exquisite modern architecture, emanating a sense of balance and harmony letting tenants to succumb to the pleasure of contemporary living.



LUXURY BOUTIQUE LIVING

# ART IS A VITAL EXPRESSION

Vinci utilizes abstract principles of fine art and fashion design to infuse sophisticated artistry into everyday life of its residents.



## DISTRICT #4

### FRAGMENTS THAT GIVE PERSONALITY

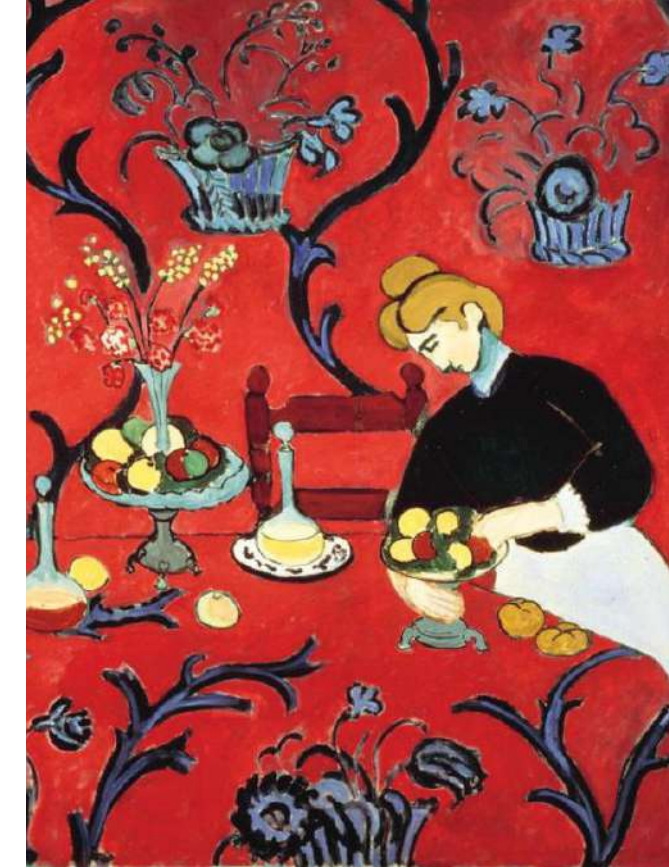
Embracing expressionism intends to reflect a more welcoming environment for Vinci's citizens.

It encompassed natural themes influenced by the symbolic or stylistic expression over realism.

Abstraction is also expressed profoundly with the most use of innovative approaches that is applied on the landscape design in district #4, creating a scenery novel from the building surroundings.

This style emphasized the ideal perspective and was always associated with the up bring of positivism and naturalism. Vinci redefines the new luxury living with architectural inspirations that fall in line with crafted interiors that endeavor for an effortless, minimally programmed space.

The poetic express in the materials utilized in any expressionist outdoor architectural structure was magnificent and how the unity of the material selection in a building made it look monolithic, though the subtle contrast in the colors of the material selection allowing for the natural lighting to ease into the overall soothing atmosphere.





# DISTRICT #5 SURREALISM

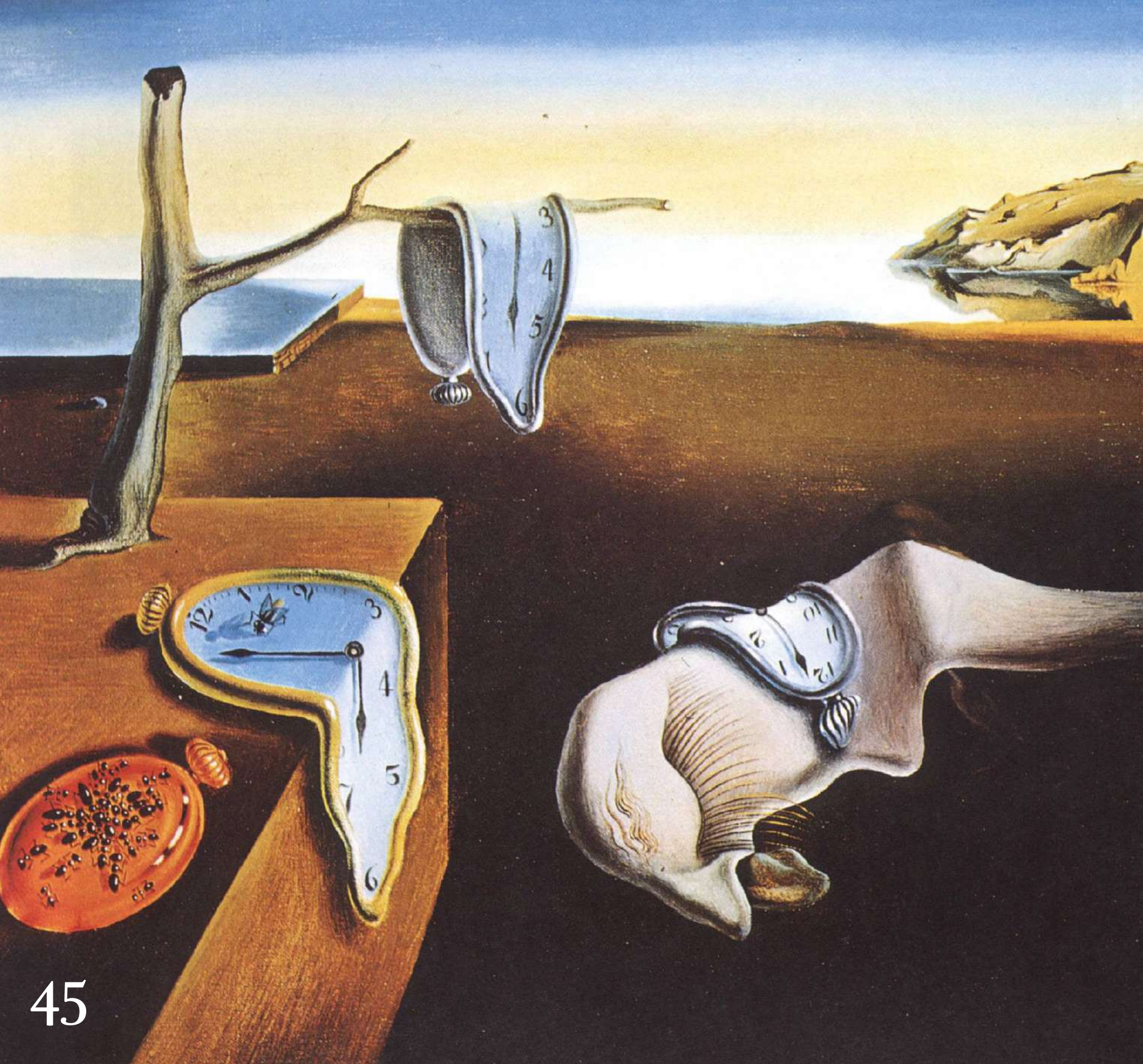
Vinci utilizes abstract principles of fine art and fashion design to infuse sophisticated artistry into everyday life of its residents.

Surrealism is a cultural artistic movement that goes way back since the early 1920s, with developed painting techniques that allowed the unconscious mind to express itself.

Surrealism proficiency is to resolve all the contradictory conditions of a dream and turn it into an absolute reality, a splendid-reality.







LUXURY BOUTIQUE LIVING

## PHENOMENAL ARTISTIC EXPERIENCE

Vinci utilizes abstract principles of fine art and fashion design to infuse sophisticated artistry into everyday life of its residents.

A dynamic integration between the context and the surroundings in a contemporary form, combining different elements together in terms of architectural and spatial form, provide a unifying basis for a composition of harmony.

In the exterior architecture is the best medium to portray surrealism; this is due to the physical aspects of outdoor architecture that feel like a home, the symbolism that occurs in the home, such as, stairs. This spatial freedom gives the user freedom to blend into the design and be part of its experience.

In addition to that, this experience creates an aesthetic dimension that erases the boundaries between the real and the unreal.



LUXURY BOUTIQUE LIVING

# PORTRAY YOUR FANTASY

Vinci utilizes abstract principles of fine art and fashion design to infuse sophisticated artistry into everyday life of its residents.



DISTRICT #5

## FORMING THE ART OF LAVISH LIVING

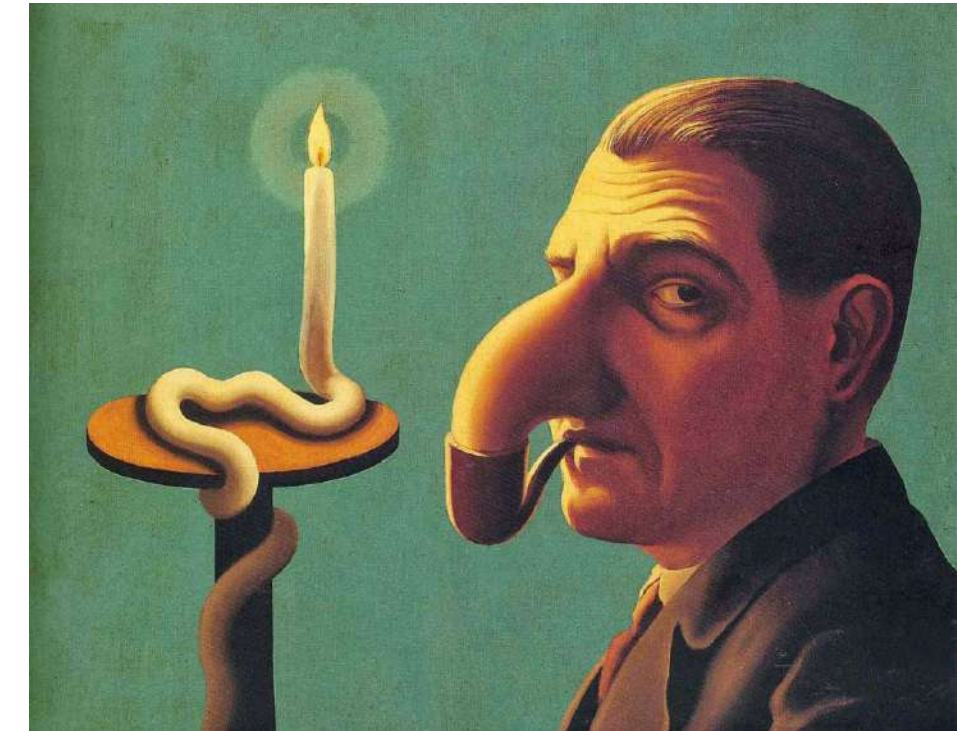
Fundamentally surrealism is correlated with contemporary urban architecture in terms of objectivity and subjectivity, providing a rich source to experience reality in the form of a dream. Reshaping reality and living the fantasy is a great way to restart forming your daily routines, generating more creative work that exposes the inner minds in an eccentric and symbolic way. By employing this art direction in district#5, it challenges the law of physics and embraces the nuances of art.

"Although the dream is a very strange phenomenon and an inexplicable mystery, far more inexplicable is the mystery and aspect our minds confer on certain objects and aspects of life"

- G. De Chirico

The inspiration came behind all the surrealistic artworks combined with aesthetic issues involving line and color aiming to create reality out of a dream.

Prodigious Landscape designs were created to fit the artistry lifestyle.





# DISTRICT #6 POP-ART

Pop Art is a direct message established through the art world by appropriating images from the street, the supermarket, the mass media, and presents it as art in itself.

This movement was marked by a fascination with popular culture reflecting the affluence in post-war society.

It was most prominent in visual art, later celebrating everyday objects such as soup cans, washing powder, comic strips and soda pop bottles, the movement turned the commonplace into icons.







LUXURY BOUTIQUE LIVING

## BREAK FREE FROM DAILY NORM

The concept that there is no hierarchy of culture and that art may be influenced from many inspirations is one of the most influential characteristics of Pop art.

Pop art is a representational visual communication, moving at a break-away speed. Pop art is a re-enlistment in the world. It is the American Dream, optimistic, generous and naïve. Pop art is reintroduction of identifiable imagery [drawn from mass media and popular culture] was a major shift for the direction of modernism.

The subject matter became far from traditional "high art" themes of morality, mythology, and classic history; rather, Pop artists celebrated commonplace objects and people of everyday life, in this way, seeking to elevate popular culture to the level of fine art.

Perhaps owing to the incorporation of commercial images, Pop art has become one of the most recognizable styles of modern art, hence the reason to integrating this art movement to Vinci's district concept. By creating paintings or sculptures of mass culture objects and media stars, the Pop art movement aimed to blur the boundaries between "high" art and "low" culture.



LUXURY BOUTIQUE LIVING

## SEAMLESSLY MERGE THE REALMS OF HIGH ART

Vinci utilizes abstract principles of fine art and fashion design to infuse sophisticated artistry into everyday life of its residents.



VENI CUBISM

### CREATING THE ART OF STYLISH LIVING

This is established by the modern landscaping layout design that is refreshingly geometric. Clean lines and open spaces combine with sculpted detailing to create contemporary outdoor spaces. Wild overgrown areas are also welcome, as they rebel against more traditional manicured lawns capturing the essence of the pop art movement. The key is putting it all together in a way that is original and eye-catching.

Involving the artistic composition and artisanship, horticultural finesse and expertise, and emphasis on detailed site involvement throughout Vinci's residential compound divided accordingly with its conceptual art movement styling.

Landscape design focuses on both the integrated master landscape planning of a property and the specific garden design of landscape elements and plants within it. The practical, aesthetic, horticultural, and environmental sustainability are also components of landscape design, which is often divided into hardscape design and softscape design.

Pop artists believed everything is inter-connected, and therefore sought to make those connections literal in their artwork. At this district, we sought out to make the art movement to be at the soul encapsulating the natural world in harmony with the built environment.





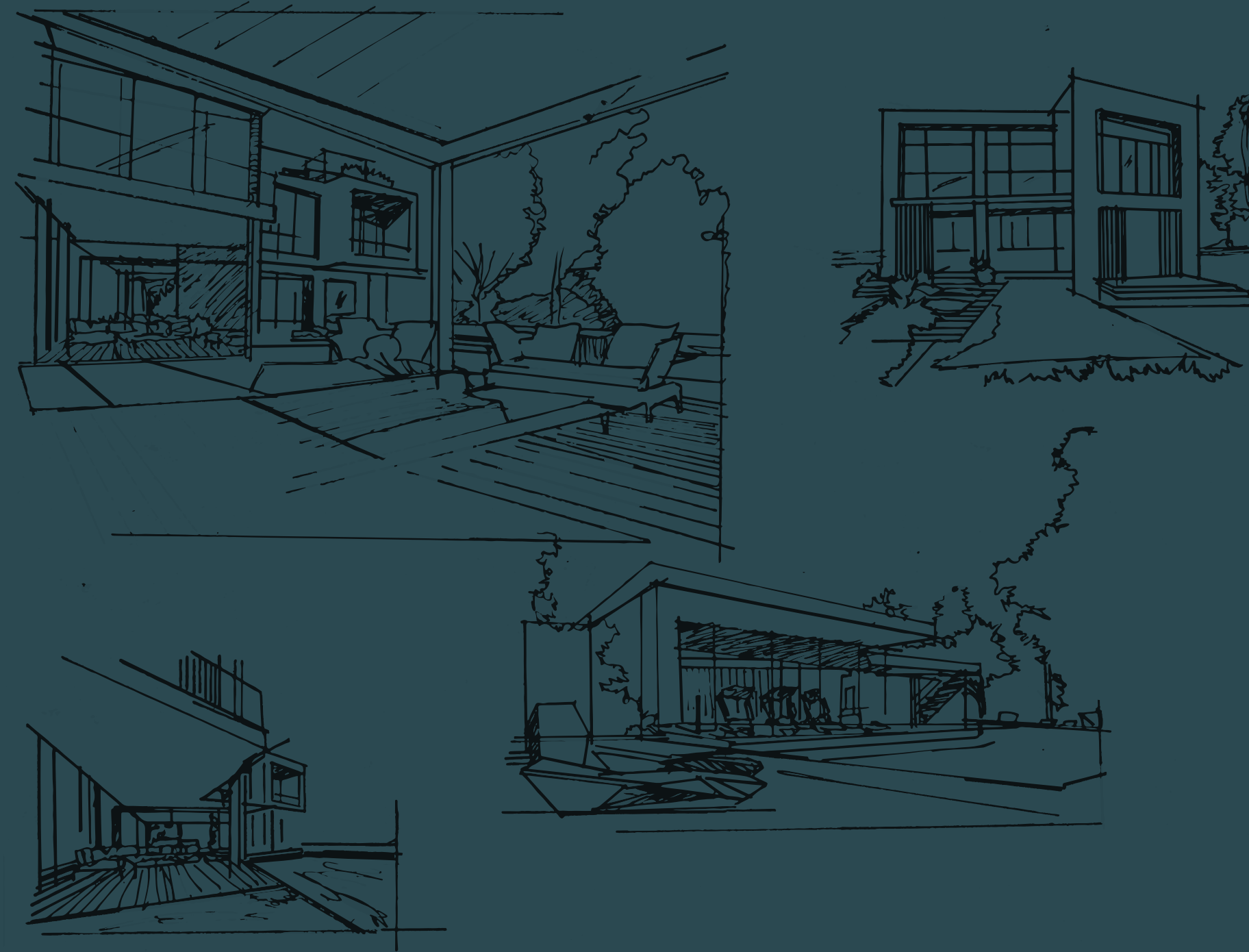
LUXURY BOUTIQUE LIVING

# EXPLORE OUR LIVING EXPERIENCE

Vinci redefines the new luxury living with architectural inspirations that fall in line with crafted interiors that endeavor for an effortless, minimally programmed space.

It's a boutique living in an upscale community, serving first class residents with polished earthiness.

From high-end villas, to remarkable apartment buildings based on a community centered residential compound with sophisticatedly designed infrastructures. Our Tenants will be able to unwind in an array of amenities in the comfort of a finesse lifestyle.





LUXURY BOUTIQUE LIVING

# ICONIC VILLA CUSTOMIZABLE EXTERIORS

Vinci is designed with facilities that inhabit opulent quality of life, from the essence to the physical materials, and spaces that tend to signal a desire to connect with nature forming one community.

Expressing the new luxury living with architectural brilliances that fall in line with constructed interiors that endeavor for a graceful, minimally programmed space. The iconic villa with its glass curtain wall along the latitude of the staircase ensures line of sight among each level and breadth of space, both indoors and outdoors creating a harmonious feel between built structure and mother earth's beauty.

The exquisite modern architecture, the remarkable minimalist design, material surfaces and textures emanate a sense of balance and harmony welcoming residents to succumb to the pleasures of contemporary luxury. The designed structures encapsulate the luxuriousness through the material choice. It brilliantly combines the natural splendor with modern luxury in a haven of style and tranquility.



\*\* Disclaimer: Exterior and Interior finishing according to the contract appendix.



LUXURY BOUTIQUE LIVING

# ICONIC VILLA DESIGN & DETAILS

Vinci utilizes abstract principles of fine art and fashion design to infuse sophisticated artistry into everyday life of its residents.



## EMPHASIS ON PARTICULARS

### CREATING THE ART OF STYLISH LIVING

Designed to give you privacy while enjoying a sublime view; iconic villas features exceptional designs that encapsulate the sunrays to the purifying greenery.

With large floor to ceiling windows, that gives the interior spaces the best luminosity, the facade plays with the delicate balance between building and lightness. The minimalist clear-cut lines of the facade are a statement of your contemporary elegant lifestyle. The reception is spacious, comfortable, and naturally lit by its long windows.



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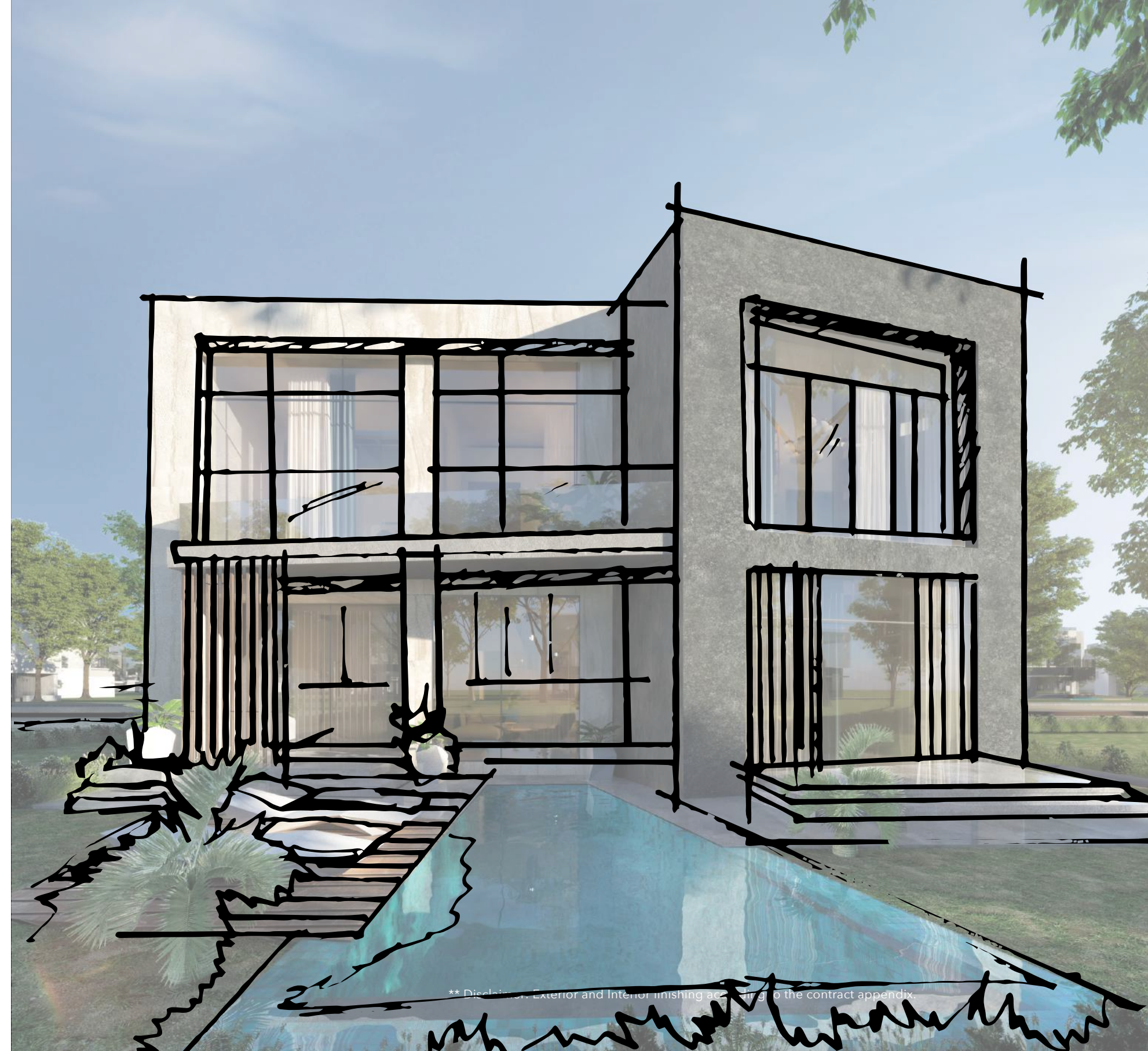
LUXURY BOUTIQUE LIVING

# BIG VILLA DISTINCTIVE EXTERIORS

With exceptional designs, let your imagination flow from the comfort of this sanctuary with its contemporary art and finishes that delight all the senses, accompanied with a laid-back standard of living that is natural to the environment and is coupled with modern luxury to ensure natural lighting and a relaxing ambience for your comfort.

Upon entering, the naturally flowing space and openness, tailored to your lifestyle, will greet you with light. The spatial design integrates all your needs effortlessly and with style. With the options available for your own satisfaction, you may choose from dark and light finishing offering tranquil solutions for our residents.

With prodigious reception floor plans to ceiling frames, protruding the interior spaces with the best layout and design, the villa exterior shows the subtle balance between building and lightness.



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LUXURY BOUTIQUE LIVING

# MEDIUM VILLA EXTERIORS & LANDSCAPE

Vinci expresses the originality of designs, all inspired through the art decades and merging it into luxurious living.



## ACCENTUATING DESIGNS

### LIVING THE DREAM: TURNING IT TO REALITY

The entrance is visually tranquil; with a harmony of light tones, golden solid structures and accents are achieved through fabric textures.

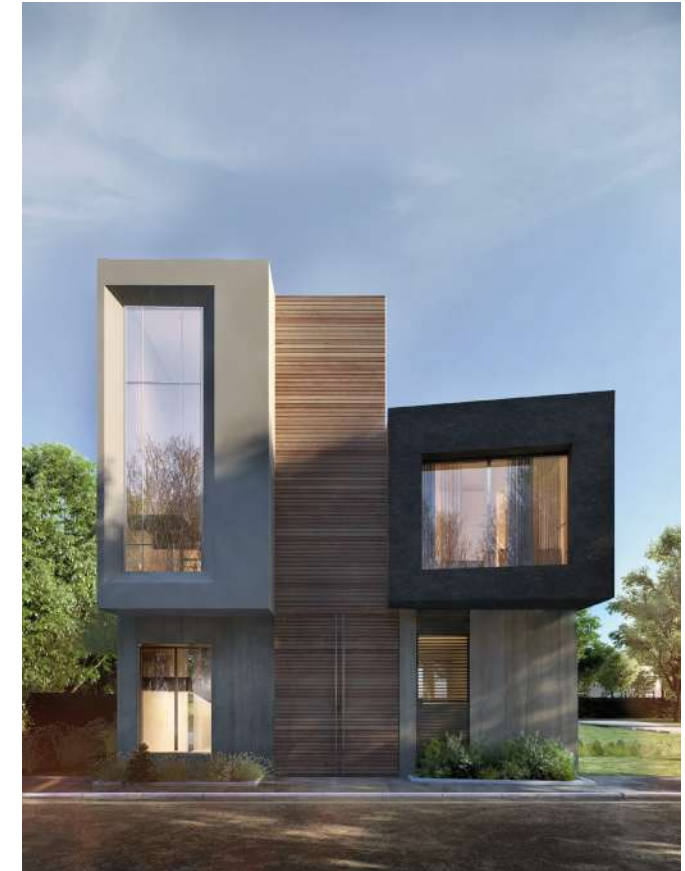
Mixing the right color tones with wood reflect comfort combined perfectly with the earthy feel. Materials are vital emotionally in relation to light.

The vivacity of the glass, the glitter of gold mosaics, the depths of dark polished wood, and the shadows on white walls redefine the new luxury living.

The boutique concept is based on the essence of luxury and extravagant lifestyle; the designed structures indulge the richness through the material selection.

It brilliantly combines the natural splendor with modern luxury in a haven of style and tranquility.

The materials of architecture communicate through resonance and composition, producing thought and sense-provoking qualities in the experience of a place. Exteriors reflect the cubistic structure that creates the openness that blends the background into foreground, bringing a whole new experience of space, movement, and time in the modern world.



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VINCI'S LUXURY COMPOUND

## SMALL VILLAS EXTERIORS

Vinci utilizes abstract principles of fine art and fashion design to infuse sophisticated artistry into everyday life of its residence.

Experience life in the coziest luxurious living making the most of its exclusive location as the architecture of our small villa's exteriors that speaks for itself; brilliantly combining the natural splendor of modern luxury in a haven of style and tranquility.

The breathtaking modern architecture and remarkable minimalist design emanate a sense of balance and harmony.

Creating one community in an exclusive residence, with the beauty of the boutique concept falls in line with a Zen lifestyle and boutique villas which enrich a comfortable living and help enchantingly simple moments to unfold freely. The designs are incubated with facilities that inhabit opulent quality of life.



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LUXURY BOUTIQUE LIVING

# HIGH-END RESIDENTIAL APARTMENTS

The exclusively designed buildings consists of 8 floors, with every apartment having several design options from interior furnishing to exteriors to floor spaces, all to cater to different clients' needs.

Each cluster of buildings will have amenities and services to fulfill the client's needs, such as a reception lounge, concierge services, outdoor pool, mini fitness center to support healthy living, also a relaxation lounge, private garage and complimentary high speed WIFI.

Bedrooms are the primary place of relaxation, where we all retire to take a good sleep and refresh away from the world and worries. The bedroom interior design is extremely important in order to provide that instant feel of comfort. Crafting a comfort zone within the heart of your personal space, the smoothness in pastel colors is elegantly combined perfectly with simplicity.

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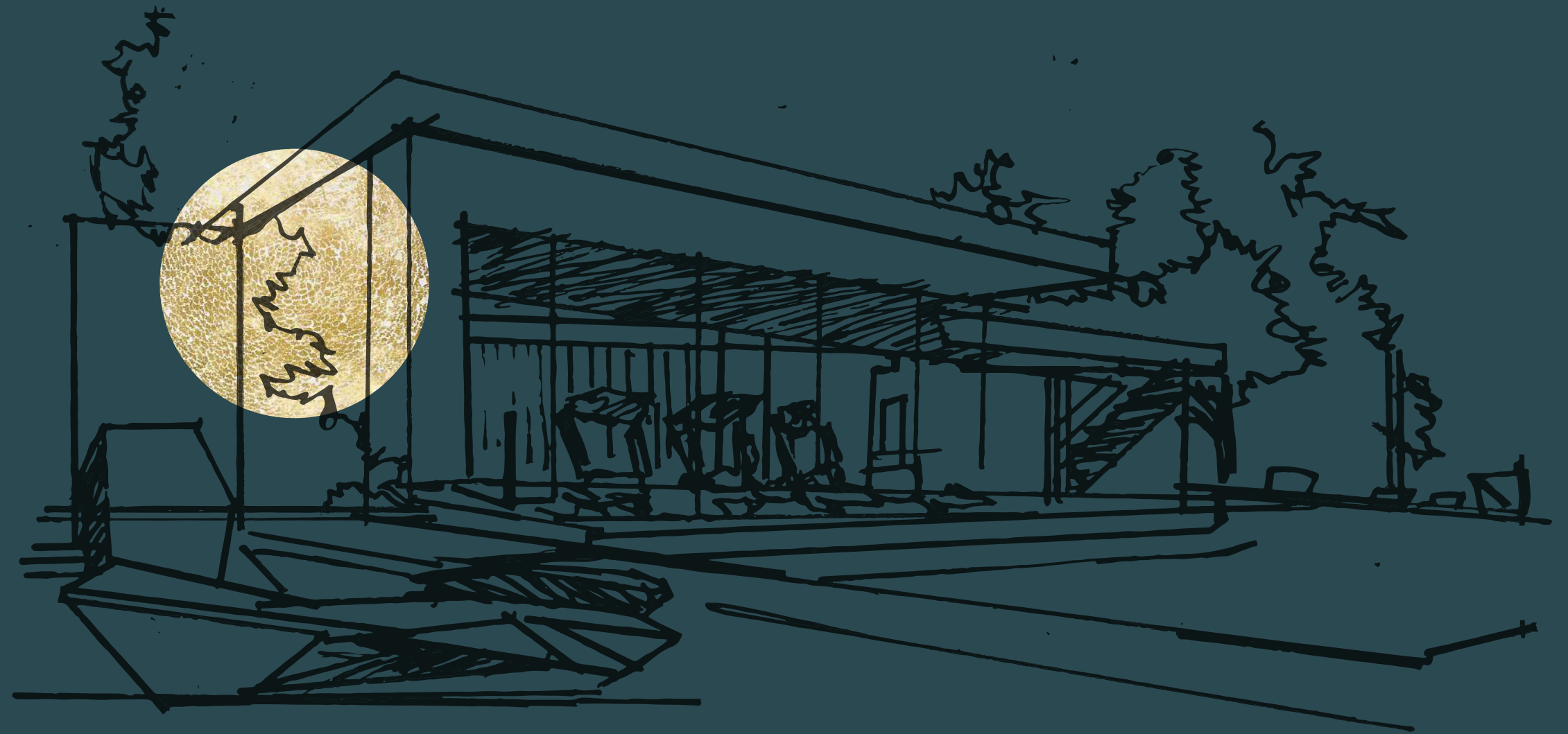


LUXURY BOUTIQUE LIVING

# VINCI'S COMMUNITY CENTER

The center is created with aesthetically appealing and striking cutting-edge designs using eco-friendly materials.

It was designed from a perspective to ensure the inclusion of amenities vital to Vinci's patrons; its setup accommodates different age groups.







VINCI'S LUXURY COMPOUND

# COMMUNITY CENTER

Exclusive for villa residents and branded apartments, the community center is the 'go to place' for the utmost luxurious serviced experience.

Vinci's community center is a place where residents can have access to variety of amenities that help develop relationships whereby members experience themselves as valued participants.

The exterior design is remarkably stunning, with its asymmetrical design that is easy on the eye. The center is created with aesthetically appealing and striking cutting-edge designs using eco-friendly materials.



\*\* Disclaimer: Exterior and Interior finishing according to the contract appendix.



VINCI'S LUXURY COMPOUND

# COMMUNITY CENTER

The community center hosts facilities to welcome residents for a very pleasant and relaxing experience.

The facility houses all different kinds of activity spaces that will be accessible to all Vinci's tenants. The multi-purpose center also boosts an outdoor area for local residents to enjoy, with a modern playground area for kids to relish as well.

Flooded with natural sunlight in the interior of the community center, Inside will ensure you reach relaxation among the plush comfort and elegant lines.



\*\* Disclaimer: Exterior and Interior finishing according to the contract appendix.



LUXURY BOUTIQUE LIVING

# COMMUNITY CENTER INTERIORS

Vinci grants its residents the awe-inspiring, unique concept for the community center breathing new life into the new capital diplomatic area, captivating locals and tenants with its strikingly horizontal interior space melding radiantly with its setting.

The structure's aggregate of jagged, bold, sharp and geometric volumes transform the center into a shimmering beacon of beauty.

It was designed from a perspective to ensure the inclusion of amenities vital to Vinci's patrons; its setup accommodates different age groups.

The Community center services assure the gathering of groups in the support of activities, social gatherings, etc, as it includes a mini fitness center, and relaxation lounges.



\*\* Disclaimer: Exterior and Interior finishing according to the contract appendix.



LUXURY BOUTIQUE LIVING

# COMMUNITY CENTER INTERIORS

The facility houses all different kinds of activity spaces that will be accessible to all Vinci's tenants.

With its exceptional interiors, view of clean yet modern open concept community center space with big windows, natural light and a layout to encourage collaboration between its residents that reveal creativity and innovation of its design.

The multi-purpose center also boosts an outdoor area for local residents to enjoy, with a modern playground area for kids to relish as well.







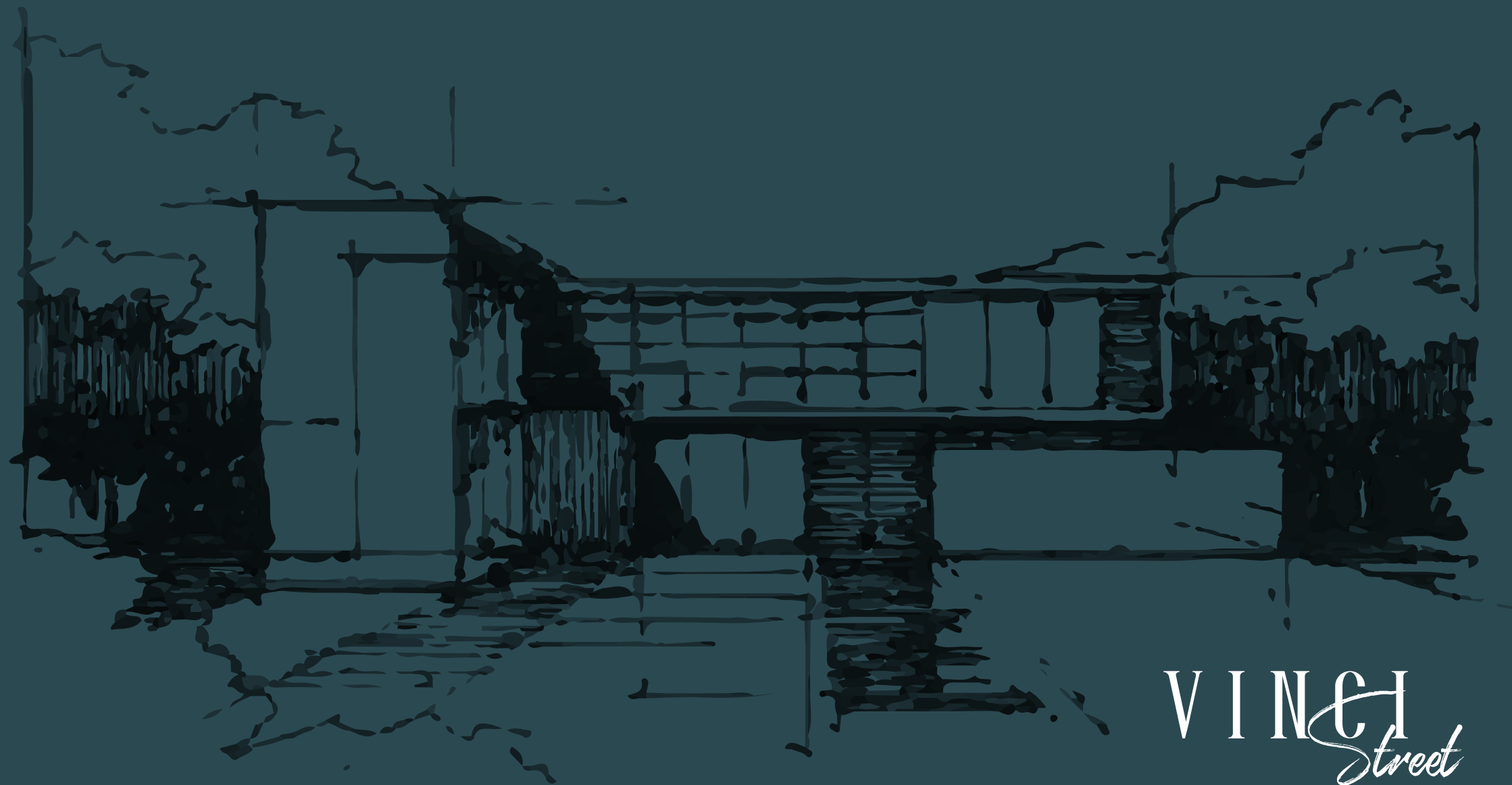




# VINCI STREET & COMMERCIAL AREA

A futuristic perspective.

The beauty of leveling presented in this architectural masterpiece design of our new commercial project “Vinci Street” – utilizing all the floors as to maximize the functionality of the floors from ground level to the upper floor.



VINCI  
*Street*





LUXURY BOUTIQUE LIVING

## VINCI STREET & COMMERCIAL AREA

Located in the core of the New Capital exclusive for Vinci; the luxury, boutique, living compound, the commercial strip is connected by a promenade that links the four buildings with the three internal plazas through stunning bridges.

Capturing the essence of the luxurious lifestyle, the design is complemented with easy access facilities and services that optimize your experience.

\*\* Disclaimer: Exterior and Interior finishing according to the contract appendix.



VINCI'S LUXURY COMPOUND

# VINCI STREET

The beauty of leveling presented in this architectural masterpiece design of our new commercial project

The surroundings and beauty of the connected structures of the strip help engage more senses from the visitors and maximizes the interaction being from the calmness and greenery implemented and applied by the design.

The strip comprises the best selected clinics, branded stores and provides office spaces overlooking Vinci's lush greenery.

All of which are reinforced with high quality finishes and vastly equipped with sharp technological varnished that support the luxury services to the renters.



\*\* Disclaimer: Exterior and Interior finishing according to the contract appendix.



# VINCI'S PARTNERS & COLLABORATORS

Introducing our trust-worthy partners that complement us being of the largest, most innovative, diverse and reliable real-estate developers.

Vinci partners, collaborate and work simultaneously together with several quality-oriented collaborations that participate in our success and expand our value in the market.

We join forces with some commercial organizations, in order to enhance the value of living by providing opportunities for our tenants to enjoy the optimum luxurious lifestyle.





VINCI'S LUXURY COMPOUND

## VINCI'S PARTNERS & COLLABORATORS

Vinci has strategically structured itself to collaborate with the most recognized partners as follows:

### ARCHITECTURE & INTERIOR DESIGN CONSULTANT

At HSI, they are pioneers in space utilization and creative engineering. They are architects, builders and interior designers who simultaneously believe in tradition and in breaking it.

They are headquartered in Katameya and their profile extends beyond the typical architectural firm in offering diverse range of services relating to buildings, from planning through design, construction and management.

They provide a full complement of design services and construction management for a wide array of residential and commercial sectors.



### MASTER PLANNER CONSULTANT

CallisonTRKL combines the legacy of two great design practices that are characterized by the strength of their ideas, the spirit of their culture and the passion of their people to make the world a better place.

Headquartered in Dallas, Texas, USA, CallisonRTKL is one of the major global players in master planning and design consultancy.



### MASTER PLANNER & LANDSCAPE CONSULTANT

DMA carries more than 25 years of extensive experience in delivering architectural & engineering services covering urban planning, architectural and landscape design, construction supervision & interior design; for all the real estate developments & facility sectors.

In DMA, we believe that Architectural Design is not only about being iconic or unique; It is about bringing the project to life.







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Building (2), Abd El Aziz El Hawary St, Off El Thawra St, Heliopolis.

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