

IVOIRE EAST

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MODERN LUXURY LIVING
NEW CAIRO

1. AN EXTRAORDINARY EXPERIENCE.

2. THE HEART OF NEW CAIRO.

3. A HARMONIOUS LIVING EXPERIENCE.

4. A JOURNEY INTO A GREENER DIMENSION.

5. UNIT TYPES FLOORPLANS.

6. THE DEVELOPER.

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D1

**AN EXTRAORDINARY
EXPERIENCE.**

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An Extraordinary Experience.

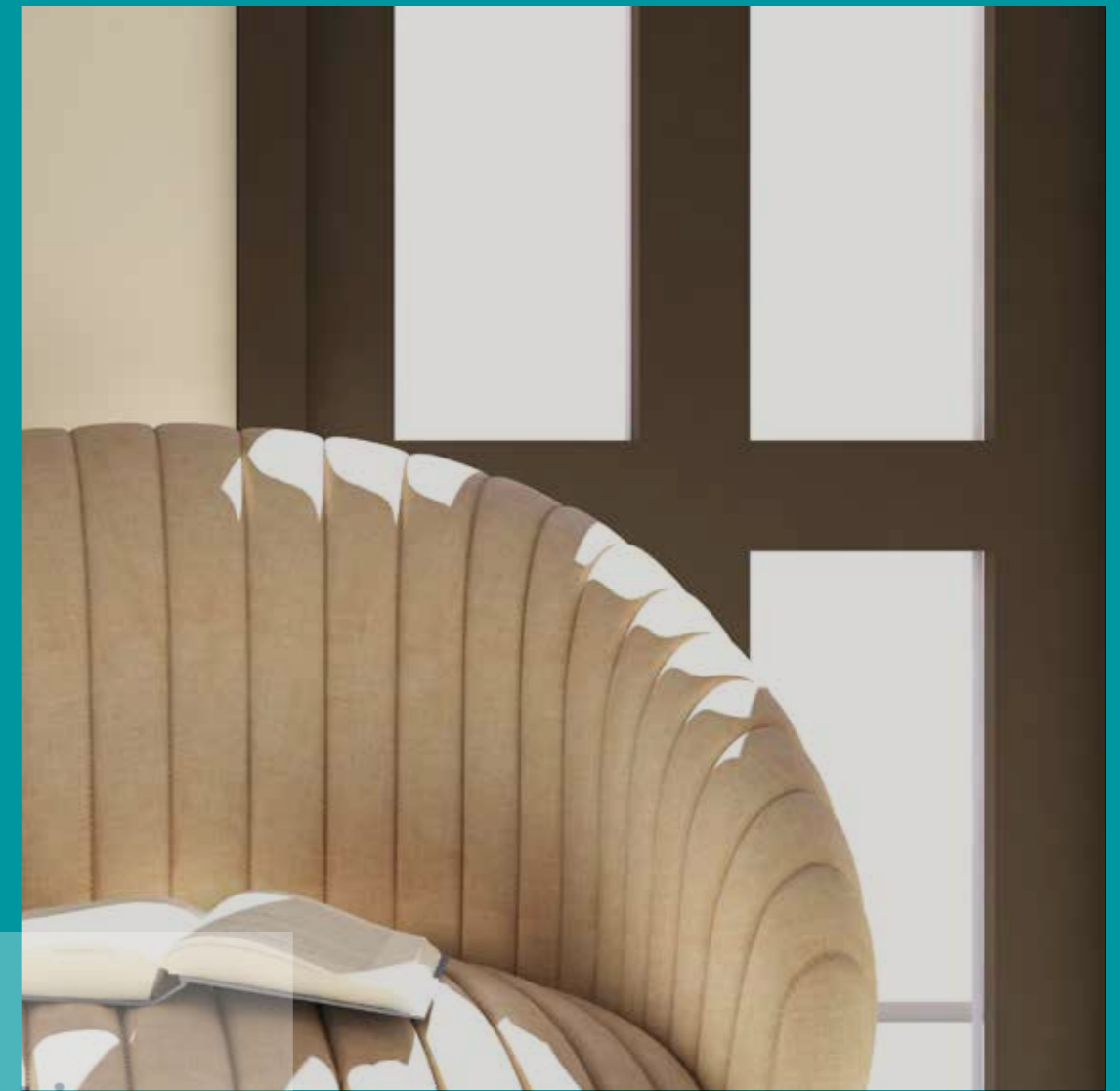
RE-INVENTING RESIDENTIAL LIVING.

Step into a signature world where every intricate detail is artfully looped around contemporary aspirations to re-imagine residential living from a breakthrough perspective, not offered elsewhere.

Ivoire promises a dream-like reality, boldly transforming the heart of New Cairo with evergreen possibilities, as well as inspirational views coming alive at your doorstep. Here, life follows a tranquil pace in-tune with flowing water features and fresh air while signature amenities reign supreme to elevate new standards of impeccable luxury.

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A Masterpiece
by Design Changing
the Rules of Life in
the East of Cairo.



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02

**THE HEART OF
NEW CAIRO.**

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NEW CAIRO'S

Evergreen Possibilities.

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Nestled in the heart of New Cairo, Ivoire emerges as a distinguished residential compound, seamlessly blending modern living with serene greenery. Its lush landscapes create a tranquil oasis within the bustling city, offering residents a rejuvenating escape from the urban hustle.

Ivoire's charm lies not only in its verdant surroundings but also in its diverse array of meticulously designed villas and duplexes. From spacious villas adorned with elegant architecture to contemporary duplexes boasting stylish interiors, each residence within Ivoire is crafted to evoke a sense of luxury and comfort. Beyond its enchanting living spaces, the compound offers a wealth of amenities, including sprawling green spaces, recreational facilities, and communal gathering areas, fostering a sense of community and well-being among its residents.

With its prime location in the heart of New Cairo, Ivoire offers the perfect blend of urban sophistication and natural tranquility, making it an idyllic sanctuary for those seeking an elevated lifestyle amidst lush landscapes.

**MODERN LUXURY
FOUND A
PERMANENT
HOME.**



PERMANENT

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03

**A HARMONIOUS
LIVING EXPERIENCE.**

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A Harmonious Living Experience.

A SIGNATURE DESIGN STATEMENT TO CALL YOURS.

Life at Ivoire breaks free from the conventional in every form, thanks to a sustainable vision that not only fosters an active lifestyle -designed for humans not cars-, but also envelops residents in boundless green spaces to inspire a healthier, more peaceful ambiance.

The destination boasts manicured gardens with exotic vegetation, flowing water features, as well as lush pocket parks, encouraging the community to connect with nature and one another where serenity truly abounds.

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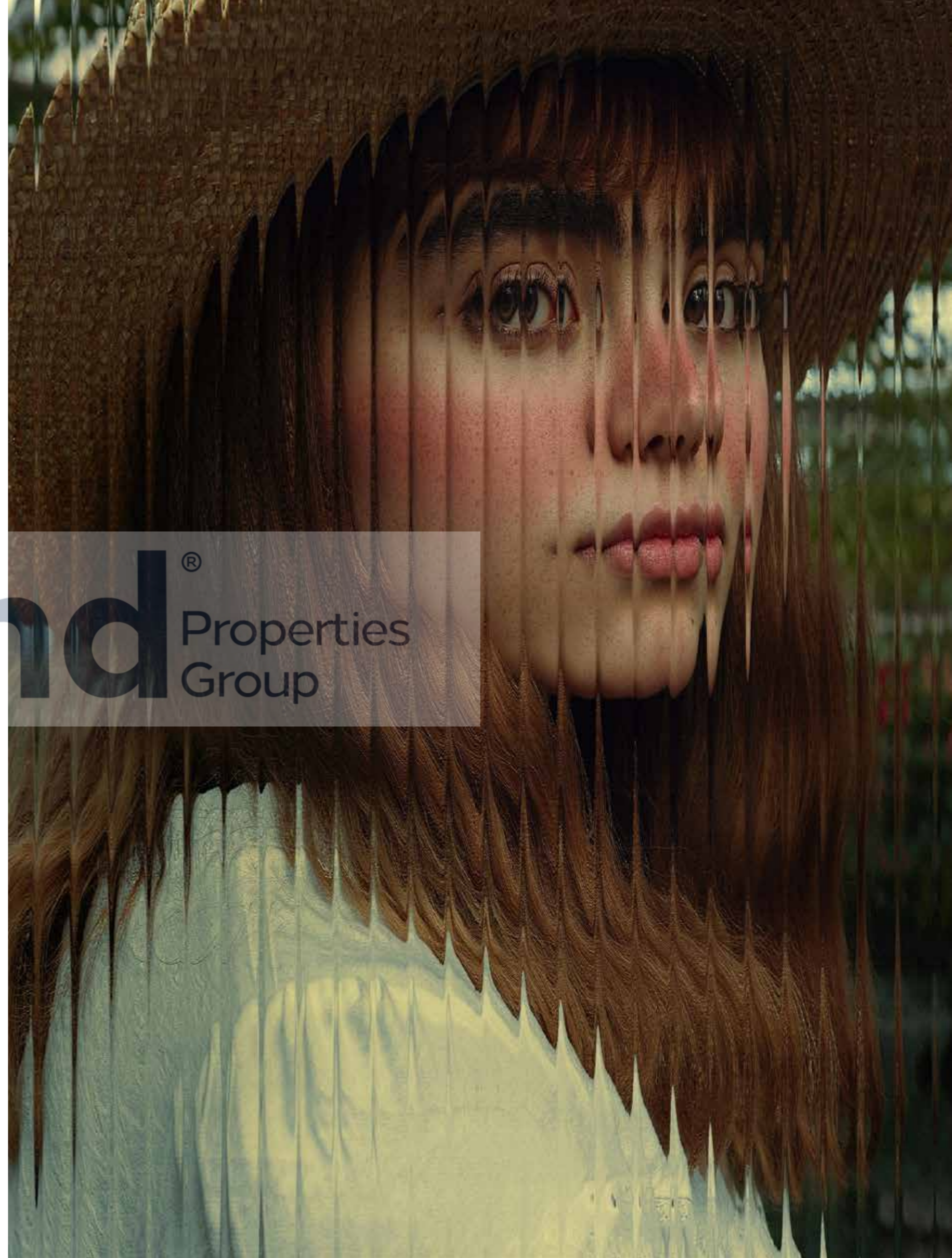
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04

**A JOURNEY INTO A
GREENER DIMENSION.**

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A Journey into a Greener Dimension.

HOME IN HARMONY WITH NATURE.

Ivoire presents a greener perspective on life, thanks to a progressive design style that invites breathtaking outdoors inside. All units are carefully curated to maximize your personal space, evoking a breathing sense of privacy and freedom while welcoming captivating scenery,

as well as natural daylight inside. Every aspect of the project weaves natural beauty into your daily lifestyle, cultivating a healthier environment where you can bloom amidst lush landscapes whether you venture outdoors or simply choose to relax at home

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SUSTAINABILITY.

Life at Ivoire breaks free from the conventional in every form, thanks to a sustainable vision that not only fosters an active lifestyle - designed for humans not cars-, but also envelops residents in boundless green spaces to inspire a healthier, more peaceful ambiance.

The destination boasts manicured gardens with exotic vegetation, flowing water features, as well as lush pocket parks, encouraging the community to connect with nature and one another where serenity truly abounds.

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An Exclusive Invitation to Connect & Disconnect.

Ivoire's signature clubhouse is a daily invitation to reset or connect in design-led settings where nature and world-class amenities abound. Peacefully nestled within the confines of the residential compound, this architectural gem, adorned with modern aesthetics, offers a plethora of amenities and a welcoming atmosphere. As one steps inside, they are greeted by the warm embrace of an elegant lobby, where residents gather to exchange pleasantries

and embark on new friendships. The spacious lounge area beckons with plush seating arrangements creating an inviting ambiance for conversations and casual gatherings. The clubhouse boasts state-of-the-art recreational facilities, including a well-equipped fitness center for the health-conscious, a sparkling swimming pool for leisurely dips, and unique dining experiences for those wishing to indulge in exceptional bites.

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CLUBHOUSE





HOME
IS *Unit Types.* **WHERE**
EVERYTHING
BELONGS.

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YOUR SPACE.

Ivoire presents a well-curated collection of signature unit types to suit every taste and lifestyle. Ideal for young couples with a reverence for the finer things in life or families wishing to settle in the beating heart of New Cairo, the destination offers spacious duplex apartments, in addition to expansive OS and Large villas.

All spaces invite you to explore the seamless blend of unmatched style and intricate luxury, promising to teleport you into a modern living experience that rises with your ambitions high above ordinary limits.

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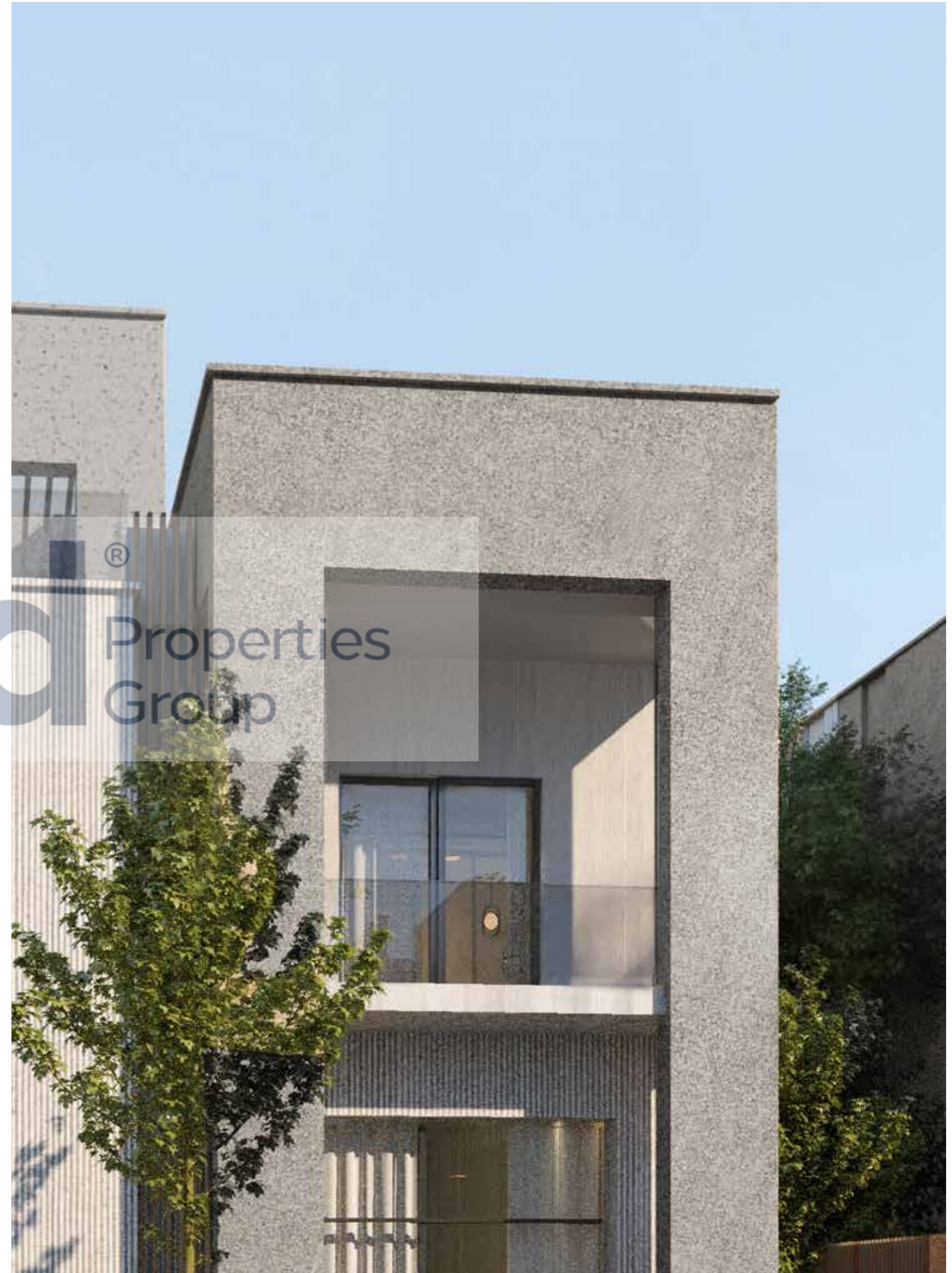


05

**UNIT TYPES
FLOORPLANS.**

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L VILLAS inlano



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GROUND FLOOR

Total Area
345m²

Floor Area
133m²

Entrance porch
2.00 × 3.50 m²

Lobby 1
1.55 × 5.00 m²

Lobby 2
1.75 × 1.20 m²

Kitchen
3.00 × 3.80 m²

Guest Toilet
1.90 × 1.20 m²

Guest Bedroom
3.60 × 3.80 m²

Dining Room
3.15 × 6.00 m²

Reception
7.50 × 5.00 m²

Storage Room
3.00 × 1.20 m²

Maid's Room
1.70 × 1.90 m²

Maid's Toilet
1.10 × 1.90 m²

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L VILLAS



FIRST FLOOR

Total Area
345m²

—
Floor Area
136m²

Lobby 1
1.20 × 5.00 m²

Kitchenette
1.20 × 2.70 m²

Master Bedroom 1
3.60 × 3.40 m²

**Master Bedroom 1
Lobby**
1.15 × 1.60 m²

Master Bathroom 1
1.50 × 2.35 m²

Master Bedroom 2
5.10 × 3.80 m²

Terrace 1
1.15 × 4.00 m²

Dressing Room
2.55 × 3.80 m²

Master Bathroom 2
2.45 × 1.85 m²

Lobby 2
3.65 × 1.20 m²

Bathroom
1.70 × 2.45 m²

Bedroom 3
4.25 × 3.80 m²

Bedroom 4
3.75 × 3.60 m²

Terrace 2
1.20 × 3.70 m²

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L VILLAS



ROOF FLOOR

Total Area
345m²

Floor Area
76m²

Roof Area
60m²

Living Room
4.35 × 3.40 m²

Bathroom
2.10 × 1.60 m²

Master Bedroom
4.65 × 5.80 m²

Master Bathroom
2.30 × 1.60 m²

Dressing
1.60 × 2.20 m²

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L VILLAS

OS VILLAS

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GROUND FLOOR

Total Area
278 m²

—
Floor Area
100 m²

Entrance Lobby
1.75 × 1.70 m²

Lobby
3.35 × 2.30 m²

Reception & Dining
6.30 × 6.95 m²

Powder Room
1.50 × 1.40 m²

Guest Toilet
1.90 × 1.40 m²

Kitchen
3.15 × 3.90 m²

Maid's Room
2.10 × 1.90 m²

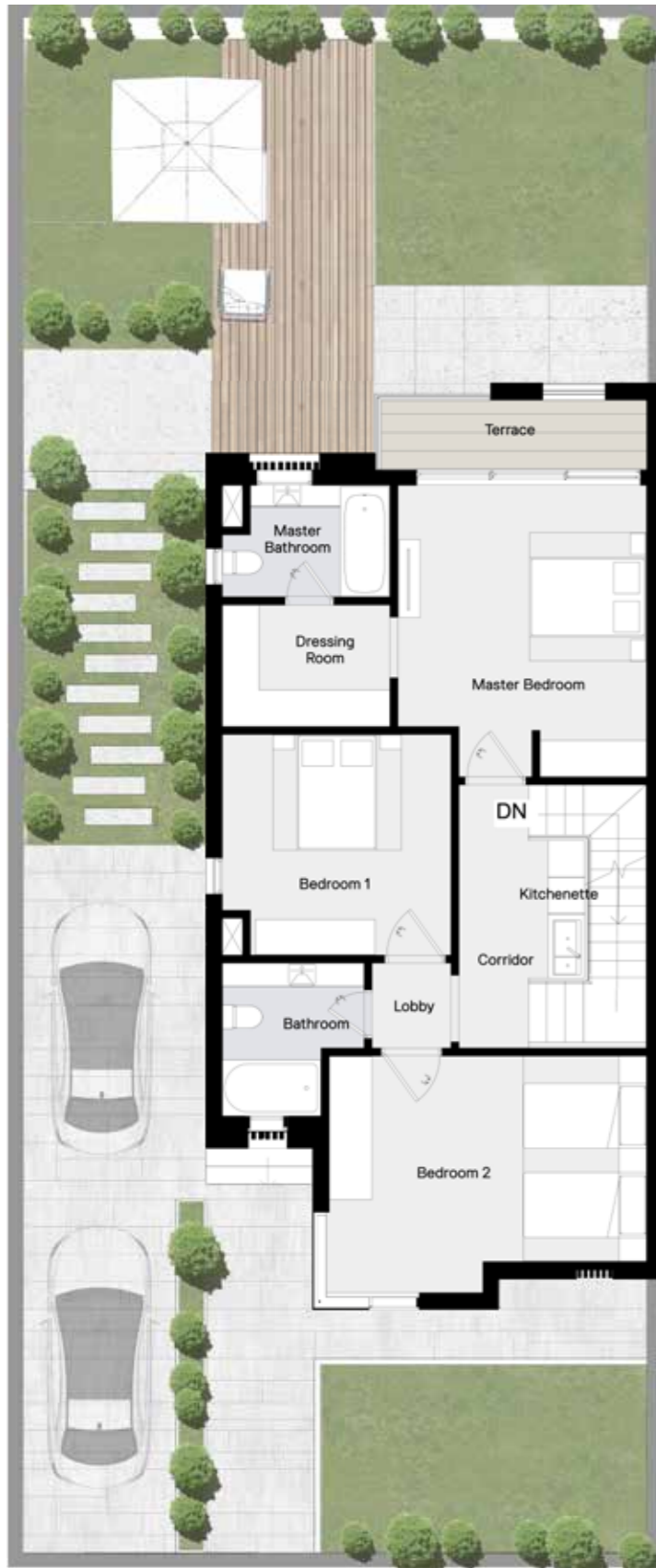
Maid's Toilet
1.20 × 1.90 m²

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OS

VILLAS



FIRST FLOOR

Total Area
278m²

—
Floor Area
104m²

Corridor
1.15 × 4.30 m²

Kitchenette
0.95 × 2.35 m²

Master Bedroom
4.10 × 4.80 m²

Terrace
1.20 × 4.40 m²

Dressing
2.00 × 2.75 m²

Master Bathroom
1.85 × 2.75 m²

Lobby
1.40 × 1.30 m²

Bedroom 1
3.65 × 3.75 m²

Bathroom
2.50 × 2.30 m²

Bedroom 2
5.20 × 3.95 m²

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OS

VILLAS



ROOF FLOOR

Total Area
278m²

—

Floor Area
74m²

—

Roof Area
30m²

Corridor
2.95 x 0.90 m²

Living Room
4.35 x 4.40 m²

Bathroom
1.45 x 2.45 m²

Master Bedroom
4.80 x 4.30 m²

Dressing Room
2.50 x 2.50 m²

Master Bathroom
2.10 x 2.75 m²

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OS

VILLAS

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CITY DUPLEX

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The image is an architectural rendering of a modern, multi-story residential building. The building features a mix of materials, including light-colored concrete or stone panels and vertical metal slats. Large windows are prominent, some with dark frames. The building has a stepped, terraced appearance with balconies and a green roof. In the foreground, there is a well-maintained courtyard with a lawn, paved walkways, and various outdoor furniture including tables, chairs, a sofa, and a large wicker chair. The scene is set during the day with soft lighting, and trees are visible in the background.

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LOFT DUPLEX



CITY DUPLEX | GARDEN DUPLEXES

GROUND FLOOR

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CITY DUPLEX | GARDEN DUPLEXES

FIRST FLOOR

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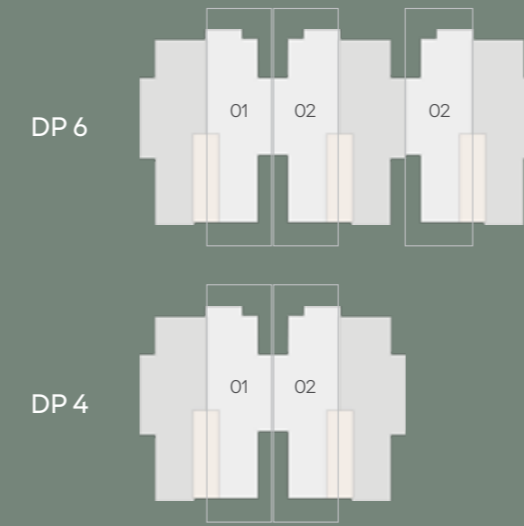
Ground Floor



First Floor

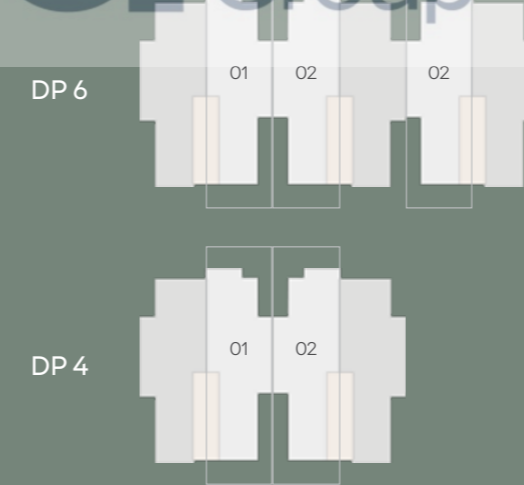
GARDEN DUPLEX (A)

AREA 240m²



Ground Floor (A)

Reception 4.85 × 4.85 m ²	Guest Toilet 1.85 × 2.05 m ²
Living & Dining 5.25 × 6.35 m ²	Maid's Room 2.30 × 1.85 m ²
Corridor 5.25 × 1.10 m ²	Maid's Toilet 1.65 × 1.85 m ²
Lobby 1.65 × 1.05 m ²	Kitchen 3.50 × 3.50 m ²



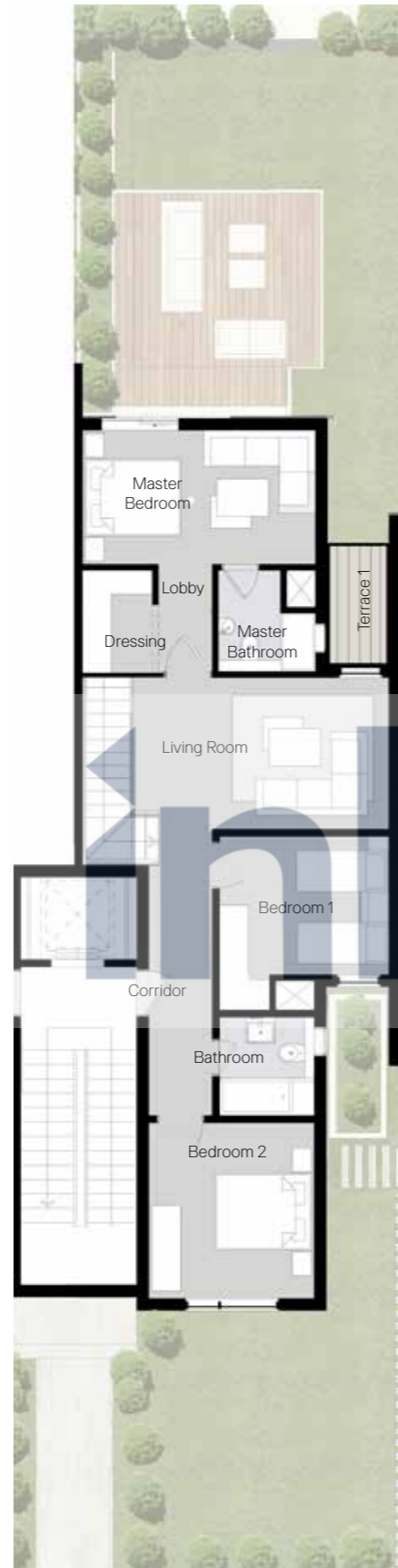
First Floor (A)

Master Bedroom 3.30 × 2.90 m ²	Corridor 6.40 × 1.40 m ²
Master Bedroom Lobby 1.30 × 1.80 m ²	Bedroom 1 3.60 × 3.55 m ²
Dressing Room 1.60 × 1.70 m ²	Bathroom 2.05 × 2.40 m ²
Master Bathroom 3.80 × 1.75 m ²	Bedroom 2 3.50 × 4.00 m ²
Living Room 6.35 × 3.50 m ²	

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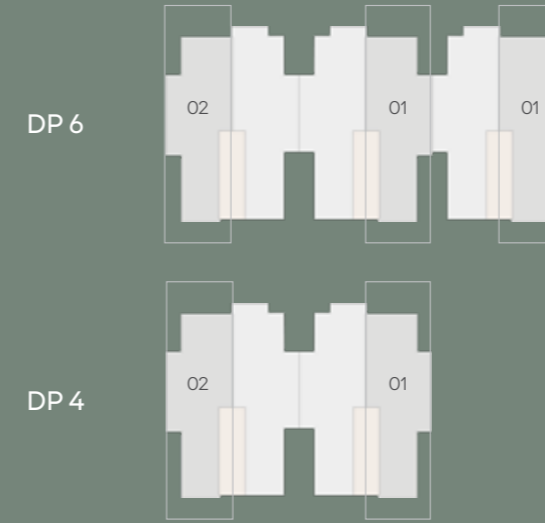
Ground Floor



First Floor

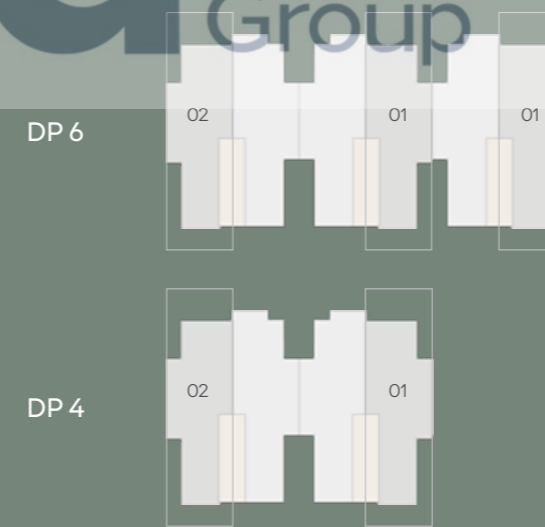
GARDEN DUPLEX (B)

AREA 235m²



Ground Floor (B)

Reception 3.80 × 4.85 m ²	Guest Toilet 1.80 × 2.20 m ²
Living & Dining 5.25 × 6.35 m ²	Maid's Room 2.30 × 1.95 m ²
Corridor 5.30 × 1.10 m ²	Maid's Toilet 1.80 × 1.90 m ²
Lobby 1.90 × 1.00 m ²	Kitchen 3.50 × 3.75 m ²



First Floor (B)

Master Bedroom 2.80 × 4.75 m ²	Terrace 2.50 × 1.30 m ²
Master Bedroom Lobby 1.10 × 2.25 m ²	Corridor 6.00 × 1.40 m ²
Dressing Room 1.40 × 2.15 m ²	Bedroom 1 3.60 × 3.50 m ²
Master Bathroom 2.00 × 2.10 m ²	Bathroom 2.05 × 1.90 m ²
Living Room 6.35 × 3.15 m ²	Bedroom 2 3.65 × 3.45 m ²

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CITY DUPLEX | LOFT DUPLEXES
SECOND FLOOR

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CITY DUPLEX | LOFT DUPLEXES
THIRD FLOOR

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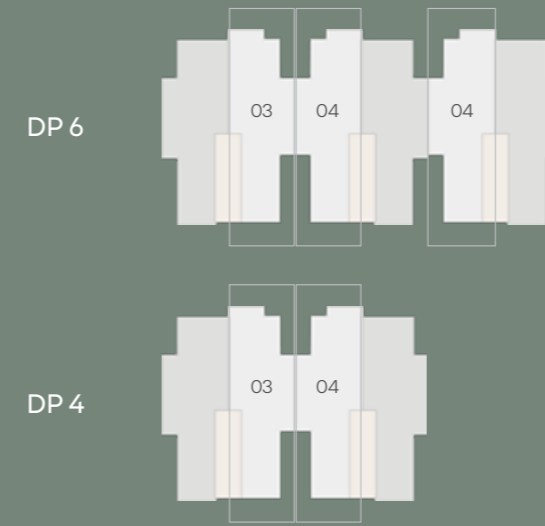
Second Floor



Third Floor

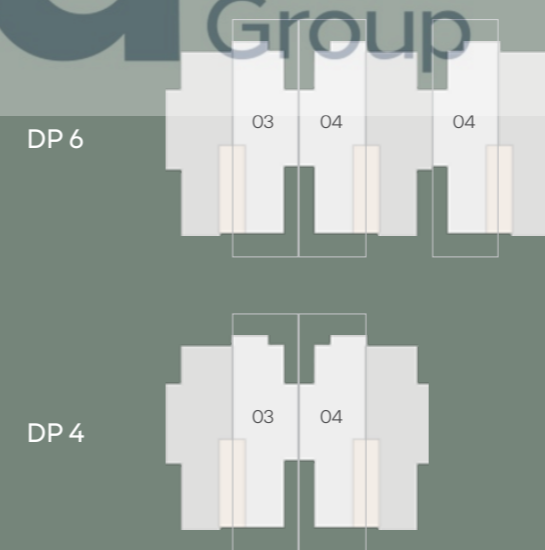
LOFT DUPLEX (A)

AREA 233m²



Second Floor (A)

Reception 4.85 × 4.90 m ²	Lobby 1.00 × 1.75 m ²
Terrace 1 2.20 × 2.00 m ²	Guest Toilet 1.80 × 2.00 m ²
Living & Dining 5.30 × 6.35 m ²	Maid's Room 2.35 × 1.85 m ²
Terrace 2 1.20 × 1.20 m ²	Maid's Toilet 1.80 × 1.75 m ²
Corridor 1.10 × 5.15 m ²	Kitchen 2.85 × 3.60 m ²



Third Floor (A)

Master Bedroom 3.50 × 3.35 m ²	Lobby 2.70 × 3.15 m ²
Master Bathroom 1.85 × 3.45 m ²	Bedroom 1 3.55 × 3.90 m ²
Dressing Room 2.75 × 2.00 m ²	Bathroom 2.05 × 2.95 m ²
Terrace 1.20 × 1.20 m ²	Bedroom 2 3.60 × 3.95 m ²
Corridor 5.10 × 1.40 m ²	



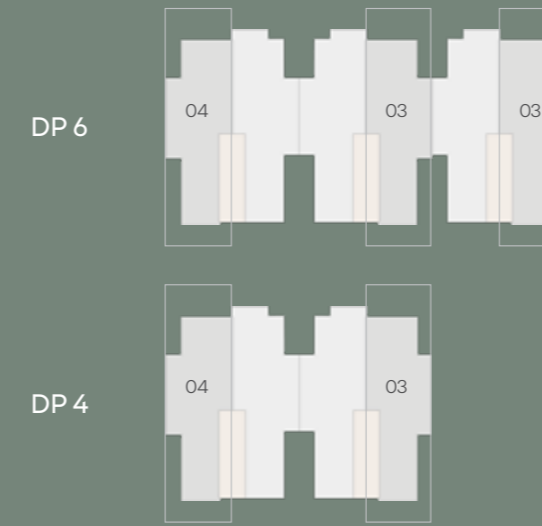
Second Floor



Third Floor

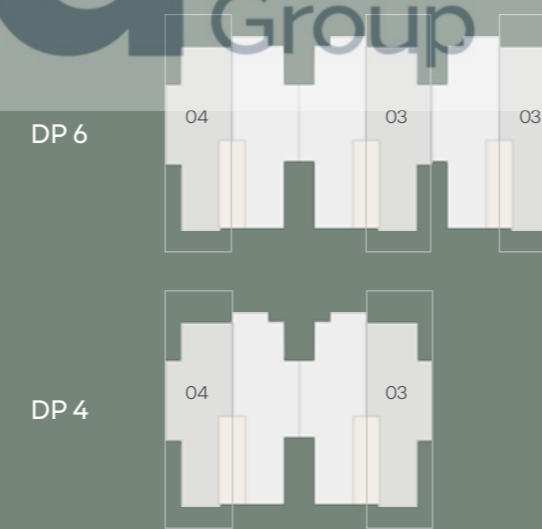
LOFT DUPLEX (B)

AREA 232m²



Second Floor (B)

Reception 3.85 × 4.80 m ²	Lobby 1.00 × 1.90 m ²
Terrace 1 2.15 × 5.00 m ²	Guest Toilet 1.80 × 2.15 m ²
Living & Dining 5.30 × 6.35 m ²	Maid's Room 2.30 × 1.95 m ²
Terrace 2 1.20 × 1.30 m ²	Maid's Toilet 1.80 × 1.95 m ²
Corridor 1.10 × 5.25 m ²	Kitchen 3.50 × 3.75 m ²



Third Floor (B)

Master Bedroom 4.20 × 3.50 m ²	Corridor 4.55 × 1.40 m ²
Terrace 1 1.20 × 1.30 m ²	Bedroom 1 3.50 × 4.10 m ²
Dressing Room 2.60 × 2.00 m ²	Bathroom 2.00 × 2.10 m ²
Master Bathroom 2.05 × 3.05 m ²	Bedroom 2 3.60 × 3.50 m ²
Lobby 2.70 × 3.15 m ²	Terrace 2 4.00 × 0.80 m ²



CITY DUPLEX | PENTHOUSES
FOURTH FLOOR

Disclaimer: Drawings scales are as shown in their relevant pages. If no scale is shown or written, the drawing is not to scale and is intended for illustrative concept purposes. Any areas/dimensions shown in this package are subject to vary within further design stages against final Architecture, Landscape design/brief, engineering requirements & municipal regulations. The final areas/dimensions shall be confirmed after conducting coordination procedures with the involved departments & consultants (e.g. Architecture - Roads - Infrastructure.etc.) to conclude the best possible outcomes as per regulations, standards and construction cost. All included calculations - found in this package - in terms of areas, locations & configurations could vary as per any change in the municipal, architecture & operators' requirements.



CITY DUPLEX | PENTHOUSES
ROOF FLOOR

Disclaimer: Drawings scales are as shown in their relevant pages. If no scale is shown or written, the drawing is not to scale and is intended for illustrative concept purposes. Any areas/dimensions shown in this package are subject to vary within further design stages against final Architecture, Landscape design/brief, engineering requirements & municipal regulations. The final areas/dimensions shall be confirmed after conducting coordination procedures with the involved departments & consultants (e.g. Architecture - Roads - Infrastructure.etc.) to conclude the best possible outcomes as per regulations, standards and construction cost. All included calculations - found in this package - in terms of areas, locations & configurations could vary as per any change in the municipal, architecture & operators' requirements.



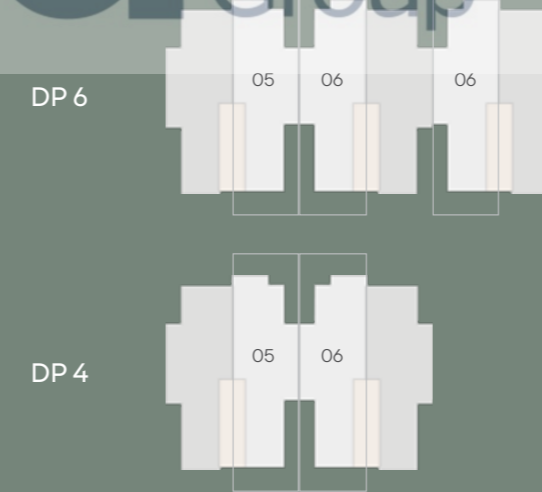
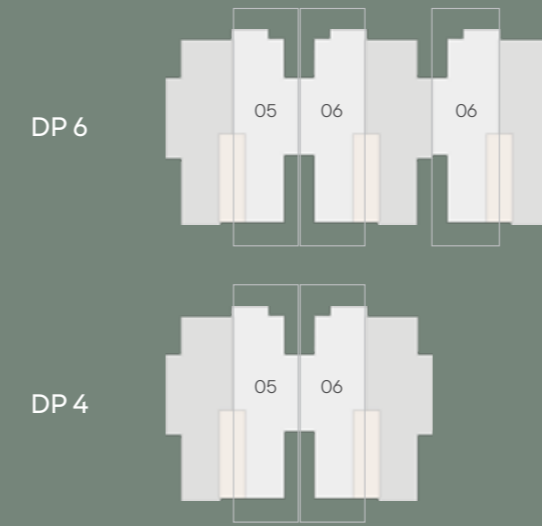
Fourth Floor



Roof Floor

PENTHOUSE DUPLEX (A)

AREA 225 m²



Fourth Floor (A)

Master Bedroom 4.15 × 3.50 m ²	Corridor 7.50 × 1.10 m ²
Dressing Room 2.50 × 1.35 m ²	Bedroom 1 3.80 × 4.90 m ²
Master Bathroom 2.50 × 1.25 m ²	Bathroom 2.35 × 2.35 m ²
Terrace 1 3.40 × 1.30 m ²	Bedroom 2 3.60 × 3.55 m ²
Living Room 6.35 × 3.35 m ²	Terrace 2 1.25 × 1.50 m ²

Roof Floor (A)

Reception & Dining 6.25 × 6.35 m ²	Maid's Room 1.85 × 2.35 m ²
Corridor 5.40 × 1.10 m ²	Maid's Toilet 1.75 × 2.05 m ²
Lobby 1.75 × 1.00 m ²	Kitchen 3.55 × 2.90 m ²
Guest Toilet 2.15 × 2.00 m ²	

Open Roof Area: 19 m²

Manand Properties Group



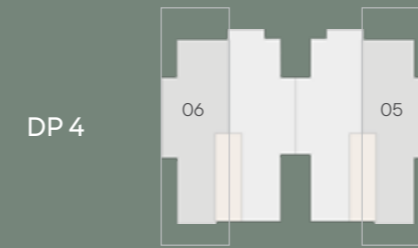
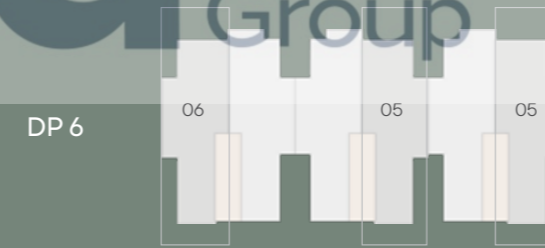
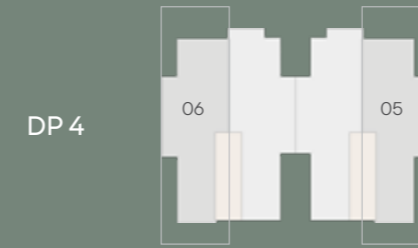
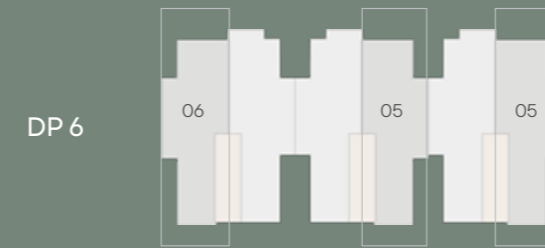
Fourth Floor



Roof Floor

PENTHOUSE DUPLEX (B)

AREA 225 m²



Fourth Floor (B)

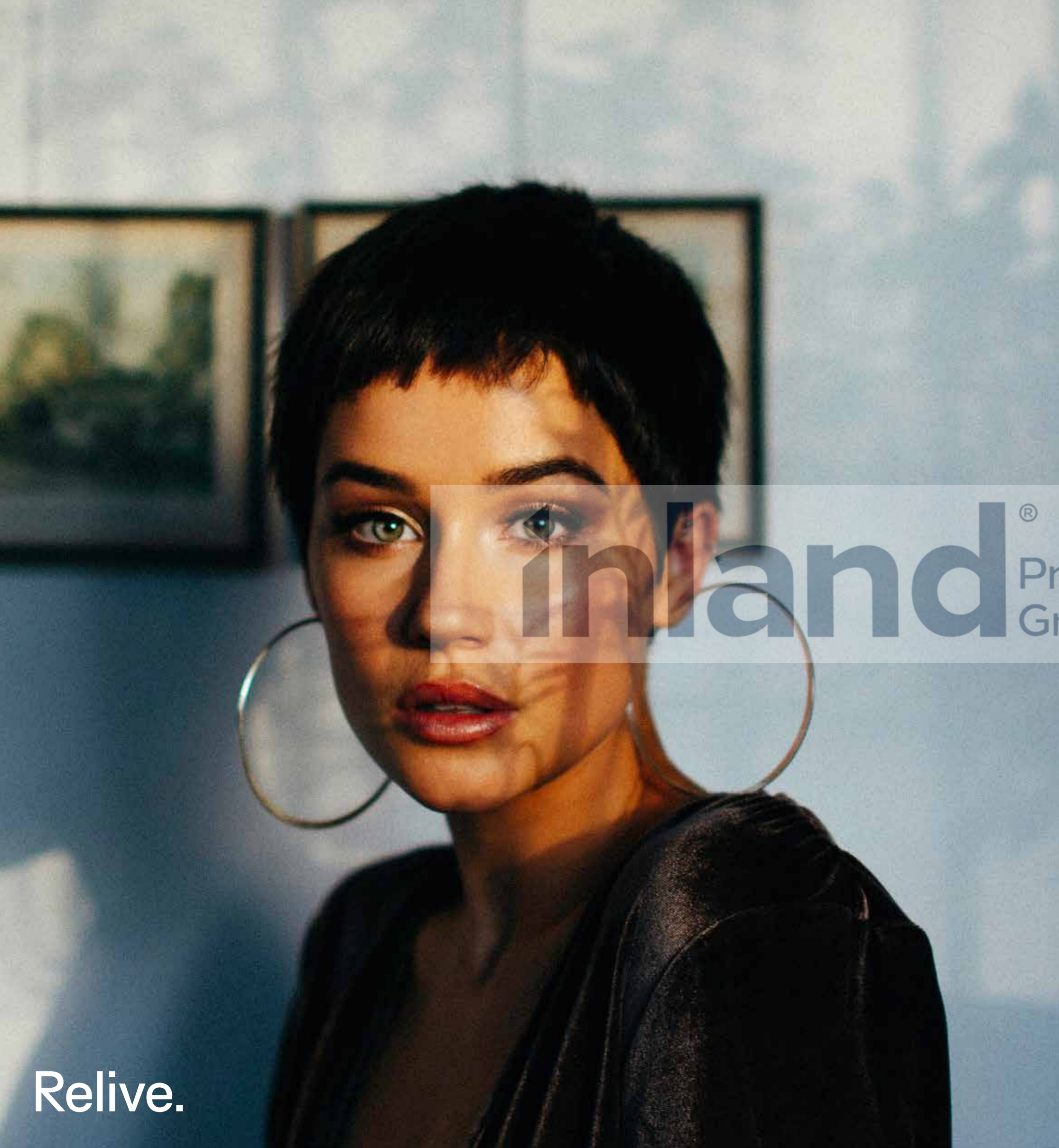
Master Bedroom 3.00 × 3.10 m ²	Corridor 6.50 × 1.10 m ²
Master Bedroom Lobby 2.35 × 1.85 m ²	Bedroom 1 3.85 × 4.10 m ²
Dressing Room 1.55 × 1.70 m ²	Bathroom 2.15 × 2.25 m ²
Master Bathroom 3.15 × 1.55 m ²	Terrace 2 1.20 × 1.30 m ²
Living Room 6.35 × 3.35 m ²	Bedroom 2 3.60 × 3.50 m ²
Terrace 1 1.65 × 1.30 m ²	Terrace 3 4.45 × 2.10 m ²

Roof Floor (B)

Reception & Dining 6.25 × 6.35 m ²	Maid's Room 1.85 × 2.20 m ²
Corridor 5.40 × 1.10 m ²	Maid's Toilet 1.55 × 2.00 m ²
Lobby 1.55 × 1.00 m ²	Kitchen 3.40 × 3.00 m ²
Guest Toilet 2.15 × 2.15 m ²	

Open Roof Area: 21 m²

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THE DEVELOPER

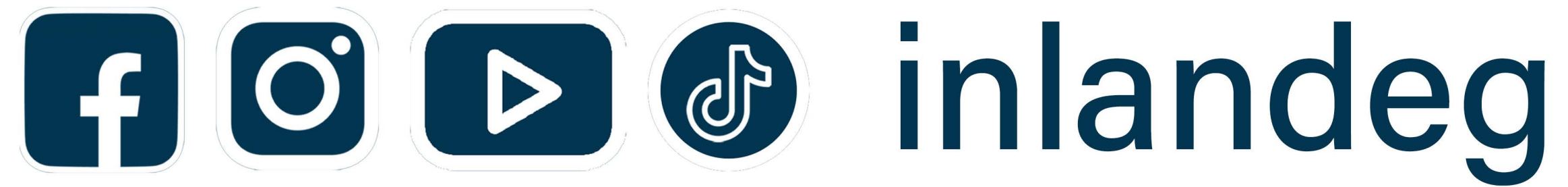
Since its inception in the market, PRE has gained a trusted reputation for its multidisciplinary expertise in the financial, and industrial sector, in addition to real estate development and construction.

The company aims at re-imagining integrated living from an innovative perspective to deliver exceptional communities that not only enrich the lives of its residents, but also inspire personal growth and natural harmony at every touch point. PRE's track record of successes include an impressive portfolio of residential developments in prime locations across Egypt -from city to sea - including Stone Residences, New Cairo, Hadaba, 6th of October, Jebel Sokhna, The Brooks in the 5th Settlement and finally Ivoire.

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