



IL BOSCO CITY

MOSTAKBAL CITY - NEW CAIRO



Community Brochure

IL BOSCO CITY - MOSTAKBAL CITY



IL BOSCO CITY

MOSTAKBAL CITY - NEW CAIRO

A DEVELOPMENT IN
MOSTAKBAL CITY **y**™



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A Breakdown of the City

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Misr Italia Properties

INSPIRED BY YOU

At Misr Italia Properties, we aim to change the concept of the ever-growing real estate market by listening to our customers who inspire us to stay ahead with innovative real estate solutions & designs. Our real estate developments are inspired by you. Your plans are the inspiration for our concepts. Your lifestyle is the inspiration for our designs. Your habits are the inspiration for our solutions.

With you as our main inspiration, our variety of projects will deliver the lifestyle you are searching for, whether it is the calm opulent living style or the second home - coastal destination that will capture the essence of summer. We never stop searching or exploring for innovative solutions that would provide an unmatched service that redefines comfort and pleasure. We come to nothing when conveying the luxurious lifestyle we aim to provide for our community.

Concepts, designs,
and solutions.
Inspired by you.

IL BOSCO CITY

History throwback and milestones

008

Misr Italia Properties has been at the vanguard of developing Egypt's leading real estate market for over ten years. We have been known for providing the paramount projects for residential, commercial, administrative and leisure properties across Egypt. We aim to stay on the market lead with more forward thinking and trend setting projects. 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 field.

Misr Italia Properties has engraved its name as the top provider for luxurious living communities in Egypt, planning to deliver over thousands of homes in a relative amount of time, with more development of thousands of units in our variety of projects. Misr Italia Properties is committed to forming and managing renowned developments and new residential projects in Egypt that keep on providing that unique and enriching lifestyle for its community.

Residential Projects:



Administrative / Commercial Projects:



Coastal Projects:



Collaborations:



Discovering IL BOSCO CITY

CITY OF NATURE

Step into a greener world at IL BOSCO City, a new concept of a fully integrated city space emerged in greenery-like landscape that is intertwined with the houses to create a unique notion and an ecological green life system. In the move for expanding our developments, IL BOSCO City launched in collaboration with Mostakbal City.

The city will fulfill the expectations for the target market, and will master the first green city to be located in east of Cairo.

The city will be built on the notion of integrating a private indulgent modern life and the pleasure of enjoying more sustainable green areas meeting the requirements of present and future environment.

To follow the forest
inspired concept with
nature like details.

IL BOSCO CITY

A fully integrated city immersed in nature.

012

Notably the concept behind the project is focusing on the key aspect of the city. Rooted in the urban landscaping that allows for the city concept to be emerged in the natural greenery, bringing to life "The City of Nature". The nurturing surroundings highlight the beauty of living in harmony. Localizing the notion of "IL BOSCO", meaning the forest; the creative approach executed towards the urban landscape and architecture derived from a sequence of functionality followed by the aesthetics of the desired lifestyle that is

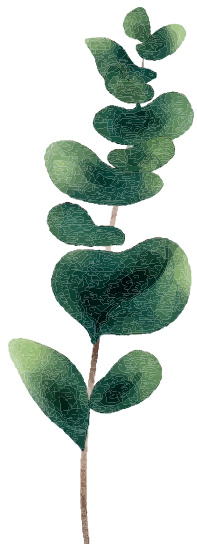
embodied by the citizens of the artistic-botanic city. The aim of the project is to provide a fully serviced city to the owners, allowing access to all the amenities found around the great municipality that is Cairo today. Advocating the experience of the designed scenery as a long lasting pedagogical and emotional experience to encourage cultural and environmental resilient communities, is one of our main missions.



IL BOSCO City Location Map

Exclusive location in Mostakbal City - New Cairo

014



IL BOSCO City is located just minutes away from the New Capital, moments away from Al Fattah Al Aleem Mosque and directly positioned on Cairo's main roads. Located in the extension of Golden Square, a few minutes away from the American University in Cairo, IL BOSCO City is perfectly located at the heart of the Mostakbal City.

Developed to roll out on an impressive area of 11,000 acres, Mostakbal City is new Cairo's largest integrated 'Mega Green City' setting sustainable development at its forefront to meet the needs of the present and future environment. Master-planned to dedicate half of its total land area to green open spaces, and built to accommodate more than one million inhabitants, Mostakbal City sets a futuristic foundation for sustainable contemporary living, allowing homeowners to connect with nature and each other while experiencing true well being on all life fronts.

CAIRO-ISMAILYA ROAD

EL SHOROUK



IL BOSCO CITY
MOSTAKBAL CITY - NEW CAIRO



NEW CAIRO



CAIRO-SUEZ ROAD

AL ROBIKEY ROAD
REGIONAL RING ROAD

EL MOSTAKBAL SOUTHERN ROAD

GOLDEN SQUARE

AUC

AL FATTAH AL ALEEM
MOSQUE

NEW CAPITAL



RING ROAD
TOWARDS MAADI

MIDDLE RING ROAD

Master Plan Concept

A concept that contributes to the regeneration of the environment and urban biodiversity.

016

City life encapsulates the eternal disharmony between technology and simplicity. At IL BOSCO City, the aim is to reflect the balance in the lifestyle through the urban fabric and architectural design. The community lifestyle allows for free force of organic living spreading upon the urban topography giving variable aspects to be integrated within the community in form of energy.

With its polished modern picturesque greenery, the lifestyle provided at the city is a taste of what lies ahead in the future of being a resident at IL BOSCO City. There is a lot of planning involved in capturing the natural essence. Rooted in the urban landscape, IL BOSCO City is curated to encapsulate the

long lasting emotional experience the citizens witness in the fully integrated city.

Fascinatingly designed districts with special attention to every detail that will astonish the user and translate the daily needs of a modern life into a one stop destination. The apartment buildings are surrounded with tranquil bodies of water, offering wealth, leisure and sporting pursuits.

The walkways attract residents to have a long walk by the stunning lakes and with the green parks embodied in each district. A cycling track and a community center are also complemented by play areas and green sweeping spaces that are impeccable for picnics or barbecues.



- 01. Villas
- 02. Apartments
- 03. Branded Apartments
- 04. Iconic Buildings
- 05. Commerical District
- 06. Mixed Use Buildings
- 07. School

- 08. Community Center
- 09. Sports Club
- 10. Medical Center
- 11. Culture Hub
- 12. Green River
- 13. Sky Bridge
- 14. Entry Gates

Amenities and Facilities

018

01 Villas, Apartments and Penthouse

02 Mixed Use Buildings, Retail and Office Spaces

03 Green River, Sky Bridge and Pedestrian Path

04 Community Center, Culture Hub and Sports Center

05 Branded and Serviced Apartment buildings

06 Quality Oriented School and Calibre Medical Center

07 Iconic Buildings Innovatively Designed

08 Triple Play Technology with Fiber Optic Network

01



02



03



04



05



06



07



08



Residential Areas

Villas, Apartments and Penthouse

The city is defined by a shared appreciation of functionality, proportion and refined detailing has remained constant throughout our developments. Home to a wide range of living spaces, IL BOSCO City offers stand-alone villas, twin and town houses as well as buildings with the choices of apartments or penthouses.

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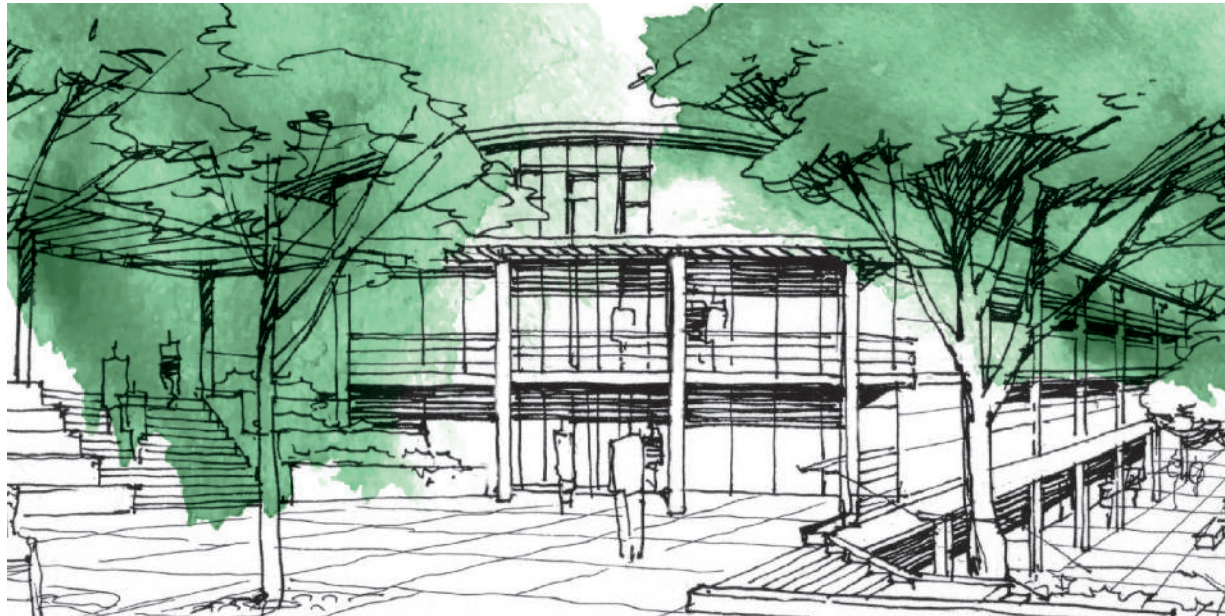


A reflection of IL BOSCO City's label, the residential district is a richly layered family infused lifestyle with a timeless modern narrative to a home's lasting legacy. With a symbolic vision of the thoroughly designed functional living state emerged in the natural greenery of IL BOSCO City.

Commercial District

Mixed use buildings, Retail and Office spaces

The surroundings and beauty of the connected structures of the commercial district has the ability to move people's hearts deeply and always striving to try to establish spaces where people can gather and interact with one another. An elegant recreational hub, that aims to offer world class shopping, dining, and entertainment facilities at the core of the city.



This master designed project induces the modernistic elegant feel of an entertainment and retail service hub serving the luxurious community with a variety of facilities. Focusing on the sophisticated approach applied through the materials and detailing that creates a truly modern and contemporary recreational experience.

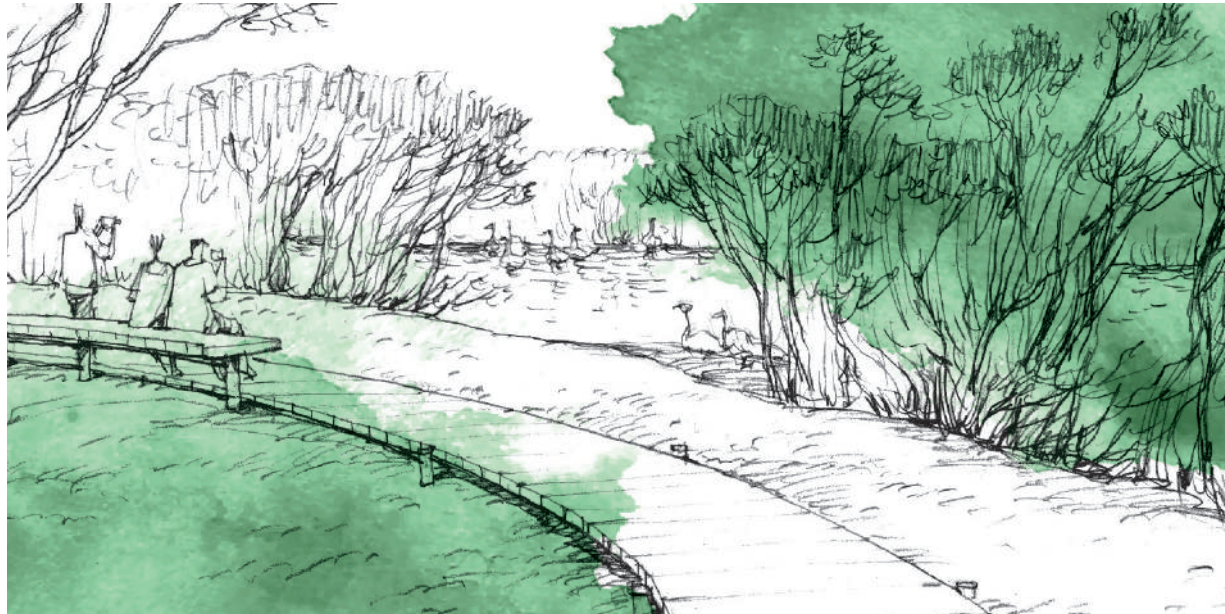
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Botanical Core

Green river, Sky Bridge and Pedestrian Path

IL BOSCO City's masterplan is defined by the design of its landscape. Offering an incredible opportunity to create an exemplary urban environment that facilitates the fruition of nature and cosmopolitan lifestyle alike.

022

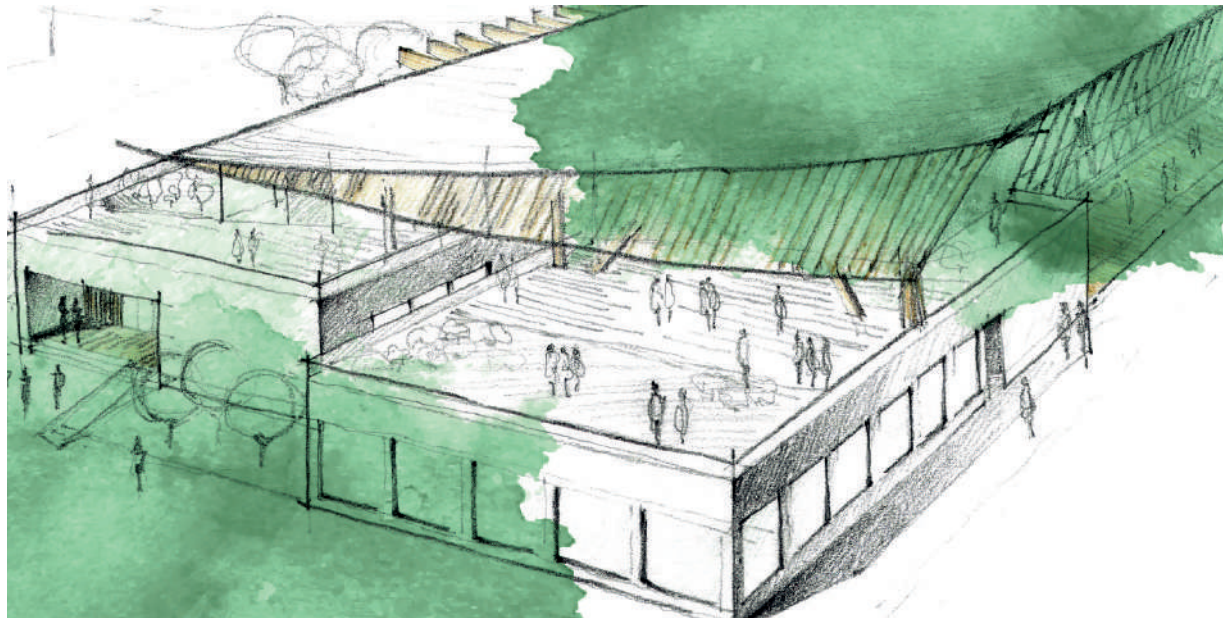


By masterfully intricately finding the balance and harmony, circumnavigating the city with a green river throughout the entirety of the municipality. Amidst a pedestrian Sky Bridge that connects two plots of land connecting the city through a central spine running through the whole urban landscape.

Recreational Activities

Community Center, Culture Hub and Sports Center

A fully integrated infrastructure and state-of-the-art facility complimenting the city, with multiple community centers dispersed through out, perfectly located by residential districts. Immersed in lush greenery, IL BOSCO City was created as a city-like concept that will provoke the experience into a thriving one allowing residents to enjoy the nature infused lifestyle with multiple amenities.



The opulent recreational spaces merge the abundant architectural haven with the alluring scenery that have a view to the green river with a walking distance from all residential areas, with the main aim of providing a welcomed retreat from your hectic life outside your home yet in your city.

Ministrated Residences

Branded and Serviced Apartment buildings

As branded and serviced residences proliferate, the city is designed to embody and embrace the growing international demand of catered apartments. With the branded concept well established by hotel operators, offering the living spaces to expand and diversify in the demand of services offered. The traditional branded concept is a hotelled development with integrated or linked residences.

024

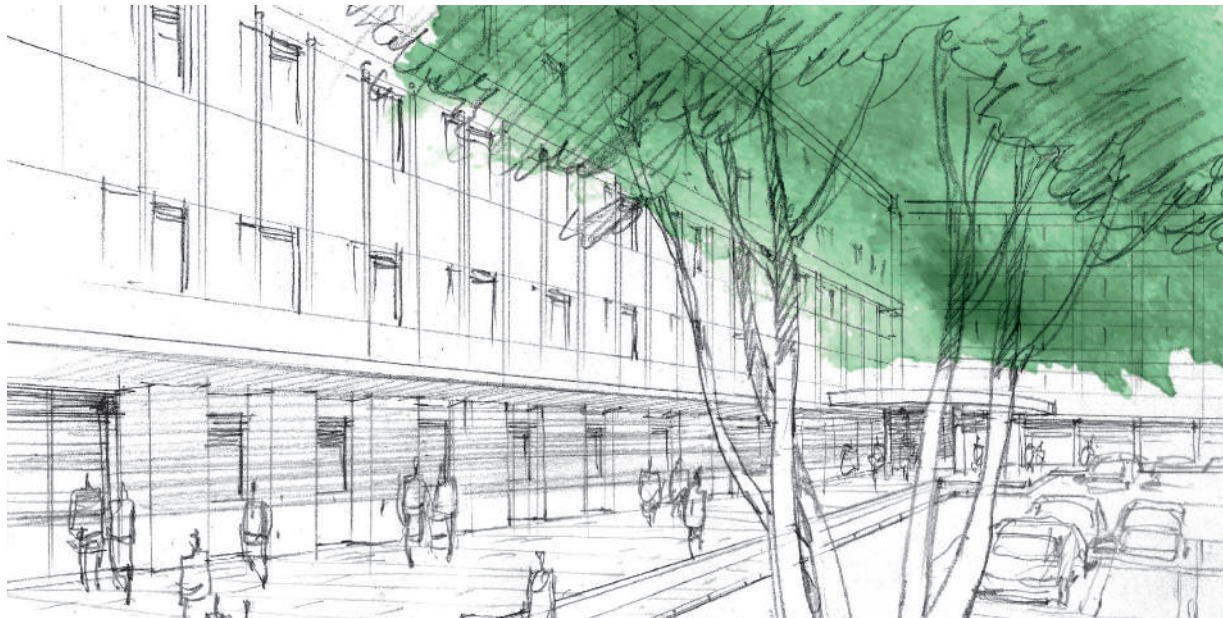


They naturally benefit from the hotel brand (quality), management (smooth running) and services (luxury). In essence, this gives the owner the comfort and permanence of a home but with the full benefits and luxury of a five-star hotel.

Conventional City

Quality Oriented School and Calibre Medical Center

Aiming to create the most ideal and functional utilitarian living environment, IL BOSCO City is a fully integrated metropolitan community. With future set in mind, our foremost target is to create a safe, healthy and educational living environment. The city provides an all-in-one solution to support the presence for families, couples and individuals in need of their own “private” top-notch serviced facilities.



By offering professionals at the catered facilities, the concept of a nature infused city is also a healthy well-educated urban city. Every aspect of creating a nurtured and peaceful minded livelihood is taken into consideration by providing the relevant services and facilities in optimal proximity.

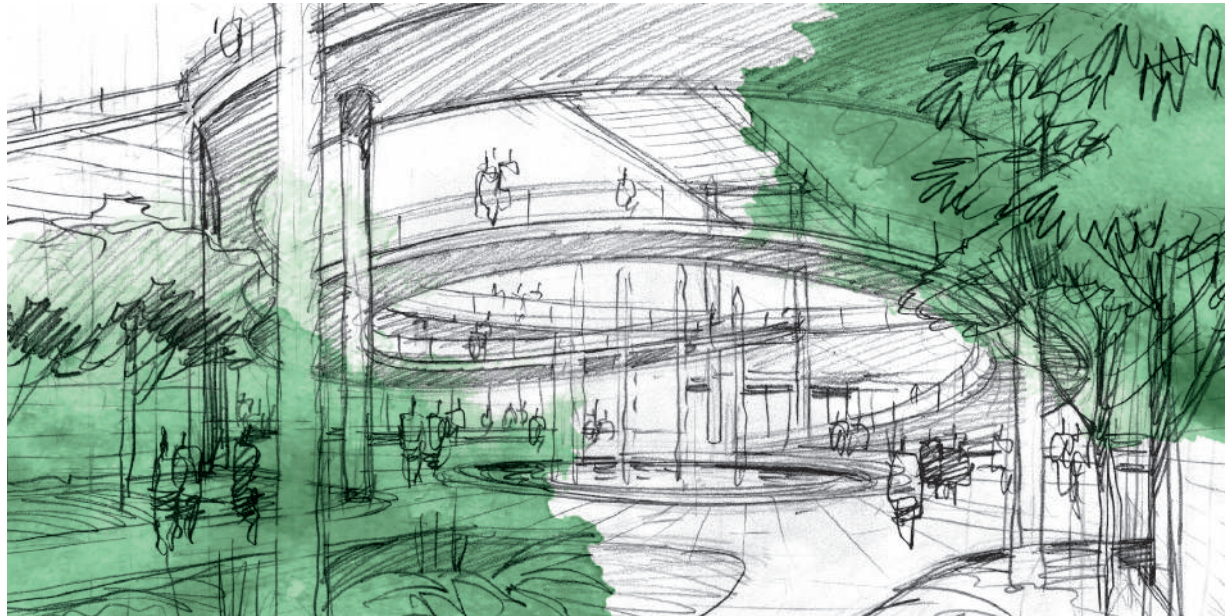
025

Modernistic Utopia

Iconic Buildings Innovatively designed

IL BOSCO City iconic buildings are exquisitely crafted, yet secluded within different zones that reflect a new urban ecology; this active and engaging community is designed for any owner profile. All citizens have access to a selection of unmatched facilities. Immersed in the city fabric, the iconic buildings serve different purposes, complemented by luxurious features and services.

026

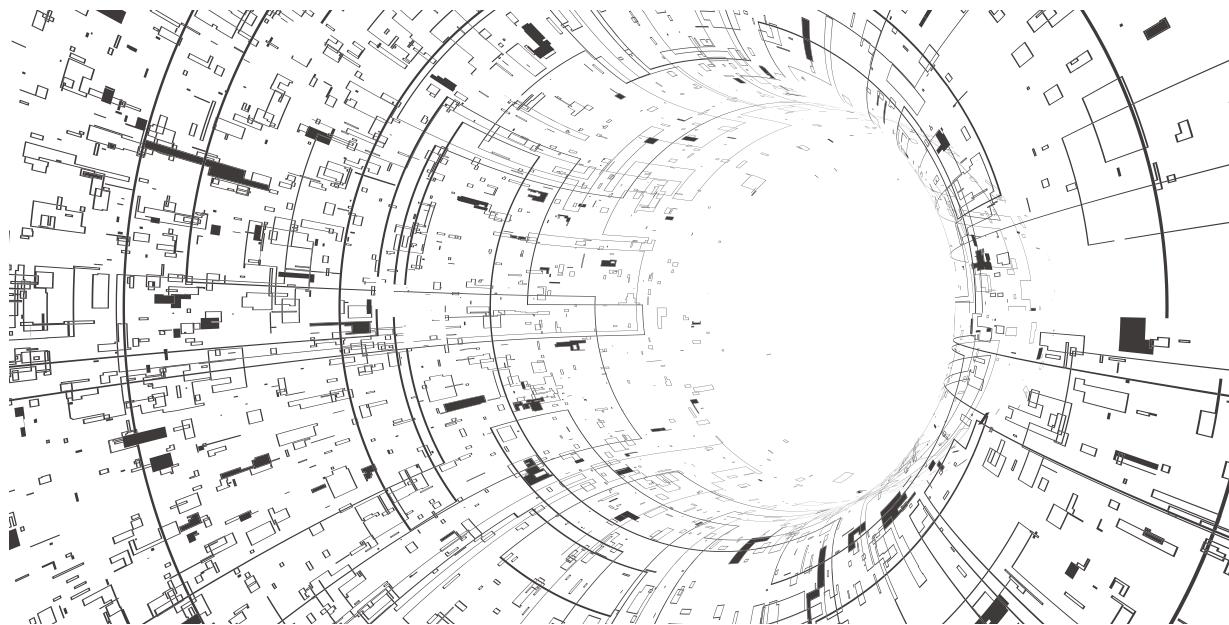


Endeavouring in all the building types, creating a wide range of possibilities for future owners to select from, all providing spaces of isolation and intimacy within the larger context of the city.

State of The Art

Triple Play Technology with Fiber Optic Network

A groundbreaking experience, with a cross sectional environment serving the community with the most innovative concepts, including a plug-and-play technological advanced system in the infrastructure. A triple-play network is one in which voice, video and data are all provided in a single access subscription.



The widely used application implemented at IL BOSCO City includes telephone landline, community antenna television and high-speed Internet service. The transmission medium is fiber optics, making it a state of the art city.

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Unit Types

CITY OF NATURE

The city is defined by a shared appreciation of functionality, proportion and refined detailing has remained constant throughout our developments. Home to a wide range of living spaces, IL BOSCO City offers stand-alone villas, twin and town houses as well as buildings with the choices of apartments or penthouses.

A reflection of IL BOSCO City's label, this is a richly layered family home with a timeless, modern and tailored environment, with the interior spaces adding their own modern narrative to this home's lasting legacy. With a symbolic vision of the thoroughly designed functional living state emerged in the natural greenery of IL BOSCO City.

Luxurious designed
greeneries at the
artistic-botanic city.

AN EPITOME OF MODERN ELEGANCE

UNIT TYPES

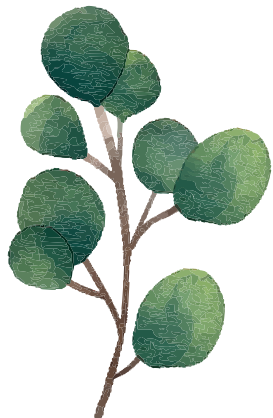
Stand Alone Villa Type A

Villa Front Façade

**Emerged in the natural
greenery and embodying the
citizens of the botanical city.**

Designed and built with a modern overlay to encompass a functional family home – but one that pushes boundaries in terms of finishes and forms, celebrated space for art and created a timeless, edgy and inspiring design. The villa is designed to weave everything together in a classic signature of Misr Italia Properties finesse styling yet with a contemporary approach. With a symbolic vision of a well designed functional living state emerged in the natural greenery of IL BOSCO City, arrives a home with plenty of inspiration.

IL BOSCO City luxurious villas nestle among the vibrant greenery and boast new standards that are both fresh and contemporary. Drawing inspiration from its spectacular location, the interiors are styled with open, airy designs with large glass façade windows that flood with natural light. The spaces are impeccably designed, providing regal sophistication and elemental simplicity. From the kitchen, to dining area, living room, and bathrooms, the design and function is very pleasant and harmonious.





VILLA - TYPE A

*Exterior finishing according to the contract appendix

Stand Alone Villa Type B

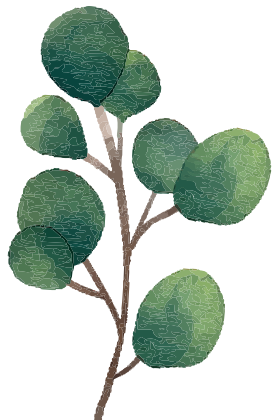
Villa Front Façade

The foundations of green living rooted in the urban landscape and architecture.

032

Restoring the true nature of humans and embodying the citizens with the possibility of gaining from the green lifestyle by reinvigorating the homes with light, space and contemporary details; continually by delivering a family home with confidence and rejuvenating charm. Upon entering the threshold of the home, one can describe it to be a purposeful moment of disconnect from the everyday life, paying homage to re-establishing both the living spaces with the outdoors, creating a clean white slate to start refreshing day all year round.

The designs have pulled off the delicate balancing act between modern and contemporary by prioritizing fluidity. Increasing the light and the greenery view was a priority throughout the design process. Modernity and light are further imbued in the home through the deft neutral palette of the exterior and material choices. Misr Italia Properties worked closely with its partners to create an atmosphere of sophisticated family living.





VILLA - TYPE B

*Exterior finishing according to the contract appendix.

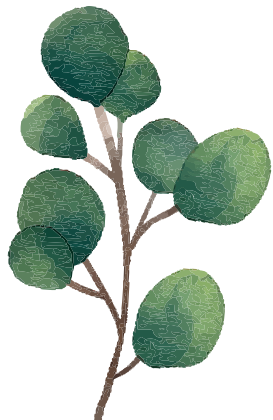
Stand Alone Villa Type C

Villa Front Façade

Outstanding designs seamlessly
blending the authentic feel of
nature and the opulent lifestyle.

Set to fit the owner's need, the villa is aesthetically designed to create one's own unique living space. The exterior design draws on many modern European references, a beautiful juxtaposition between minimal forms and rich material finishings giving shape to the architecture. A reflection of IL BOSCO City's label, this is a richly layered family home with a timeless, modern and tailored environment, with the interior spaces adding their own modern narrative to this home's lasting legacy.

This villa is a modern and impeccably tailored space. The family home is to become an extension of the innate style and creative ethos. Exploring a raw, tonal palette and neutral materials such as concrete, glass, wood and stone take center stage. The collection of materials selected create a harmonious environment around the green habitat, highlighting the refined aesthetic - it's all part of the decorative interplay between texture and tone.





VILLA - TYPE C

*Exterior finishing according to the contract appendix.

Twin House

Twin House Front Façade

Breathtaking scenery with a green living lifestyle.

036



The home's central masterpiece is its structural staircase, designed to establish a spine that ribbons through all three-stories. The result is two built envelopes that encompass volume, light and rich materiality to make a lasting impression. The architecture of both interiors and exteriors brilliantly combines natural splendor with contemporary living in a haven of style and tranquility. The breathtaking architecture and remarkable minimalist design emanate a sense of balance and harmony with the surrounding nature.

Redefining the congruous nature infused living with architectural inspirations that fall in line with crafted interiors and exteriors that endeavor for an effortless, minimally programmed spaces, that tend to signal a desire to connect with nature forming one community. From the essence to the physical materials and the atmospheric flora surrounding the citizens of nature that inhabit the opulent quality life presented at IL BOSCO City.



TWIN HOUSE

*Exterior finishing according to the contract appendix.

Town House

Town House Front Façade

A new urban ecology in a peaceful haven with styled exteriors blending with the green surroundings.

Endeavoring in all the town house types, creating a wide range of possibilities for future tenants to select from, all which provide spaces of isolation and intimacy within the larger context of the city. Having created moments that allow one to pause and reflect as they transition into a greenly enriched lifestyle. A serious consideration was made into making the living space comfortable yet ample in space; as it is outlined and tapered to what is prioritized within the user's routine. The overall home layouts are based on being

reductionist; with the likelihood of the idea of having spaces for everything, with infinite space.

Expressing the materials honestly, in their natural state allows for the fusion of architecture in the natural state of the city creating harmony. The appreciation for the material detail is also reflected in the public spaces, both indoors and outdoors, keeping consistency of material throughout the different districts.





TOWN HOUSE

*Exterior finishing according to the contract appendix.

Apartments & Penthouses

Breathtaking scenery with a green living lifestyle.

040

A harmonious living state is provided in the urbanistic community that features exceptional architectural and spatial designs, in regards to all building types. The spatial design of the apartments reflects a relaxing environment that addresses the user's lifestyle. The subtle contrast in the exterior's colors allows for natural lighting to ease into the overall soothing atmosphere. Designed to provide privacy while reminiscing indoors without obstructions bringing the outdoors inside with all it has to offer from the whimsical breeze to the sunrays to the purifying greenery. The clean lines and open apartment spaces provides balance between

comfort and peace of mind with this modern-chic environment promoting well-being. The openness creates a balance between serenity and tranquility providing a state of physical ease.

The creation of the building structure's layout allows for freedom of movement around a centered base point, which assigns the individual spaces to ideal positions, and gives differing character to an owner's needs.





APARTMENTS & PENTHOUSES

*Exterior finishing according to the contract appendix.



  MISRITALIAPROPERTIES
WWW.MISRITALIAPROPERTIES.COM

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

Villa 8, La Nuova Vista Compound,
New Cairo, Cairo.

Misr Italia Properties reserves the right to make minor alterations without prior notice. All renderings and other visual materials, design, and facades are for demonstrative purposes only and are subject to change. Diagrams are not to scale and are for illustrative purposes only. Finishing is according to the specs in contract appendix.

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