



BIANCHI ÍLIOS





BIANCHI

SIDI ABDEL RAHMAN

A BLAST FROM THE PAST: BIANCHI SIDI ABDELRAHMAN, SUMMER REBORN:

A-one-of-a-kind community built around exclusivity, reliability, relevance, familiarity, and family-orientation. All brought together to the most wanted blast from the past.

This community complex of 320 units features:

- Apartments
- Chalets (middle floor and first floor with a roof)
- Stand-alone villas

With all the diversified prototypes built, a single human-centric lifestyle arose, offering warmth and security within a harmonized community. Bianchi Sidi Abdel-Rahman, a 5 year-old product built upon 15 years of experience, remains an on-going aspiration.



THE MAVERICK MASTERS

A brand that consistently offers unified experiences to anyone who steps foot within their project and a name that withholds all variables needed to evoke model experiences; Developer X.

Developer X projects are divergent in their unique features, defined by three main traits:

- Open spaces in all living aspects
- Inclusion of indoor and outdoor living
- Overemphasis on vegetation and landscaping

From Ourika, Muse, to their arriving summer destination, Developer X projects are where the future plays.





BIANCHI ÍLIOS



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PRODUCT OF FUSING CRAFTSMANSHIP:

Ílios, is where the Greek-Mediterranean wholeness shines through:

- **A guaranteed view from all units**
- **Double Beach Experience:**
 - **Main beach front**
 - **Man-made beach front located at the heart of the project**
- **Lagoons**
- **Distinctive Vegetation**



VACATION IN PROXIMITY:

- **30-min drive** from Wadi El Natrun - Al Alamein Road
- **25-min drive** from New Alamein City
- **40-min drive** to El Dabaa road
- **155 Km** from Alexandria
- **276 Km** from Sheikh Zayed, Waslut Dahshour Road

Amwaj

Seashell


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Sidi Abd
El-Rahman

BLUE SETTLEMENTS:

A master plan which features:

- **A Beachfront view by all units**
- **A water spine**
- **Swimmable lagoons**
- **A wave technology to be enjoyed by surfers & experience seekers**



THE SPINE

The water spine elongates its charm across the land, leaving no settlement untouched. Swimmable lagoons act as the water bodies creating an infinite peninsula of composure and tranquility.

- **4.3 km lagoon beach front**
- **360 meters main beach front**
- **Total lagoons 46,000 sqm (11% of total plot area)**
- **Swimmable lagoons**



MODERNLY INFUSED AUTHENTICITY

Bianchi Ilios is directly drawn out from current Greek architectural design, focusing on:

- **Modernity**
- **Authenticity**
- **An uplifted vibe**

The project is characterized by a massive land size of over 400,000 meters in which:

- **15% occupied by building spaces**
- **85% occupied by land spaces**
- **Landscaping**
- **Waterscaping**
- **Commercial amenities**



A photograph of a white, curved architectural structure, possibly a roof or a wall, set against a dark blue sky. The structure is composed of several curved segments that meet at a central point, creating a dynamic, flowing shape. The lighting is soft, highlighting the texture of the white surface. The overall composition is minimalist and modern.

MASTERPLAN

MASTERPLAN





CHAPTER ONE

CHAPTER ONE



V2



DISCLAIMER

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V2

Total BUA: 320 m²

Average Land Area : 700 m²

Number of Rooms: 6

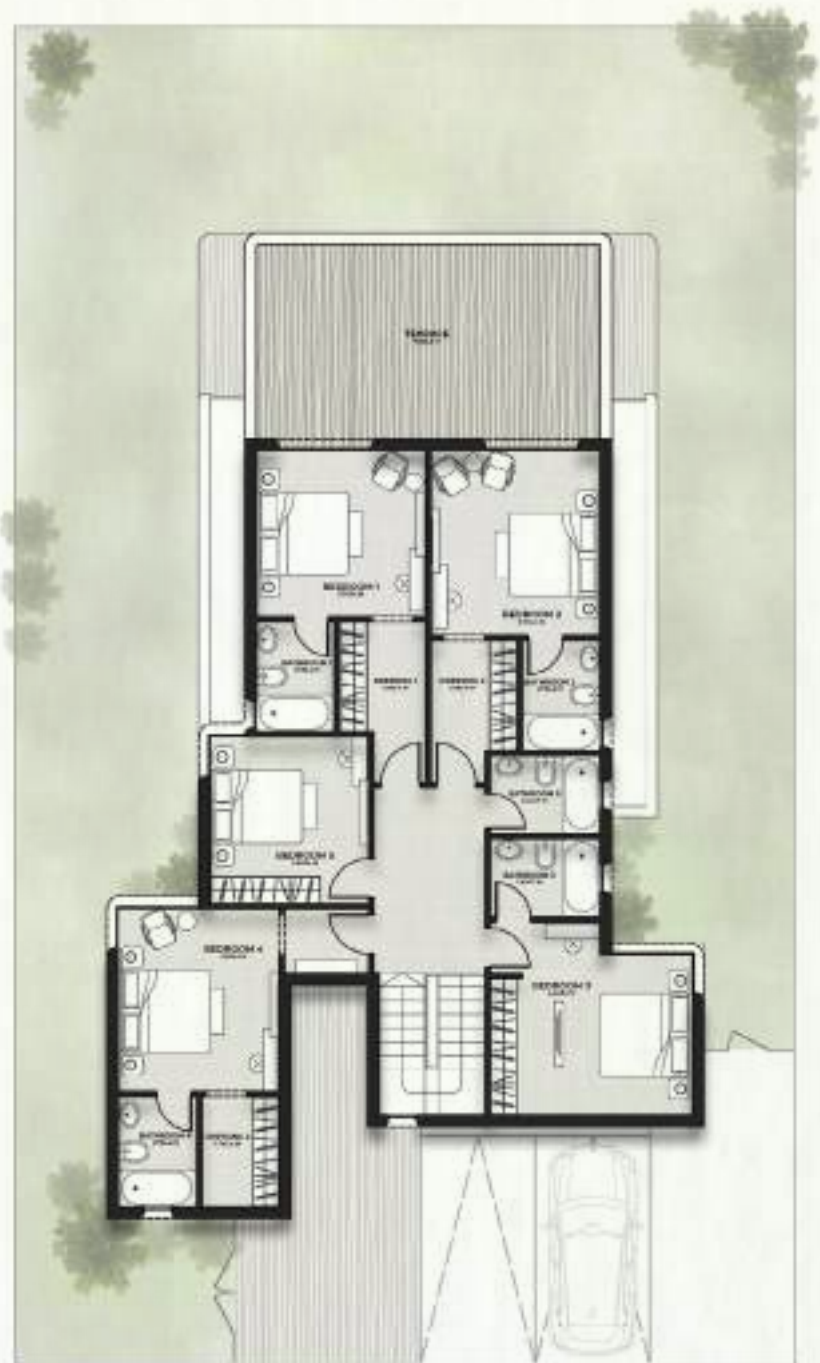
GROUND FLOOR

Area m ²	127.5
Terrace m ²	34



FIRST

Area m ²	122
Terrace m ²	30



V3



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V3

Total BUA: 255 m²

Average Land Area : 500 m²

Number of Rooms: 5

GROUND FLOOR

Area m ²	127.5
Terrace m ²	34



FIRST

Area m ²	122
Terrace m ²	30



TWIN HOUSE



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TWIN HOUSE

Total BUA: 210 m²

Average Land Area : 350 m²

Number of Rooms: 3

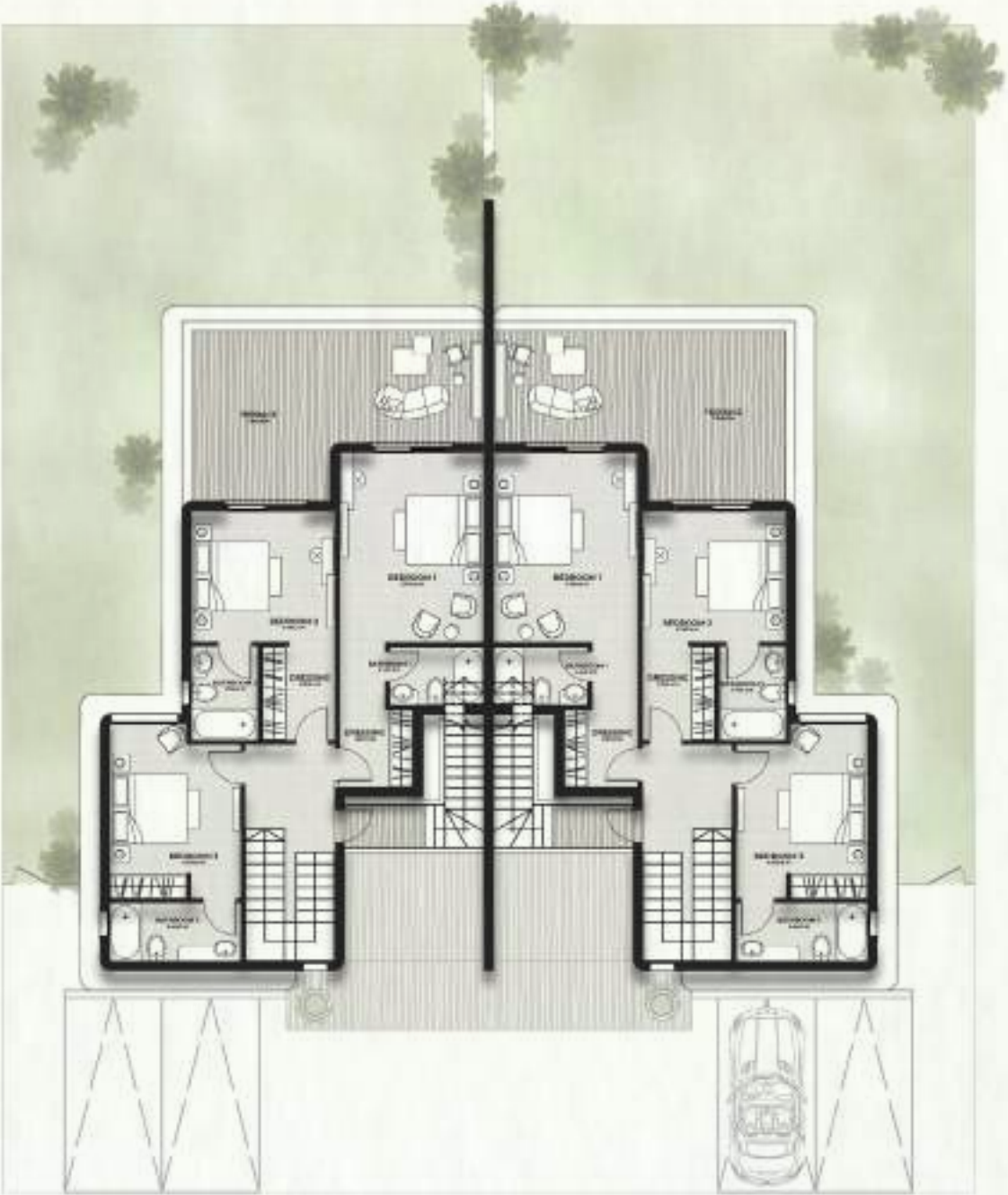
GROUND FLOOR

Area m ²	119
Terrace m ²	29



FIRST

Area m ²	96.5
Terrace m ²	27



TOWN HOUSE



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TOWN HOUSE

Total BUA: 180 m²

Average Land Area : 250 m²

Number of Rooms: 3



GROUND FLOOR

Ground Side

Area m ²	96.5
Terrace m ²	30

Ground Middle

Area m ²	96
Terrace m ²	29

FIRST

First Side

Area m ²	90.5
Terrace m ²	20.5

First Middle

Area m ²	79
Terrace m ²	17.5



4 BEDROOM CHALET



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4 BEDROOMS CHALET

Total BUA: 160 m²

Average Land Area : 300 m²

Number of Rooms: 4

GROUND FLOOR

Area m ²	156
Terrace m ²	32.5



FIRST

Area m ²	156
Terrace m ²	32.5



SECOND

Area m ²	156
Terrace m ²	32.5



3 BEDROOM CHALET



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3 BEDROOMS CHALET

Total BUA: 130 m²

Average Land Area : 280 m²

Number of Rooms: 3

GROUND FLOOR

Area m ²	127
Terrace m ²	37



SECOND

Area m ²	127
Terrace m ²	37



2 BEDROOM CHALET



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2 BEDROOMS CHALET

Total BUA: 95 m²

Average Land Area : 240 m²

Number of Rooms: 2

GROUND FLOOR

Area m ²	95
Terrace m ²	29.5



FIRST

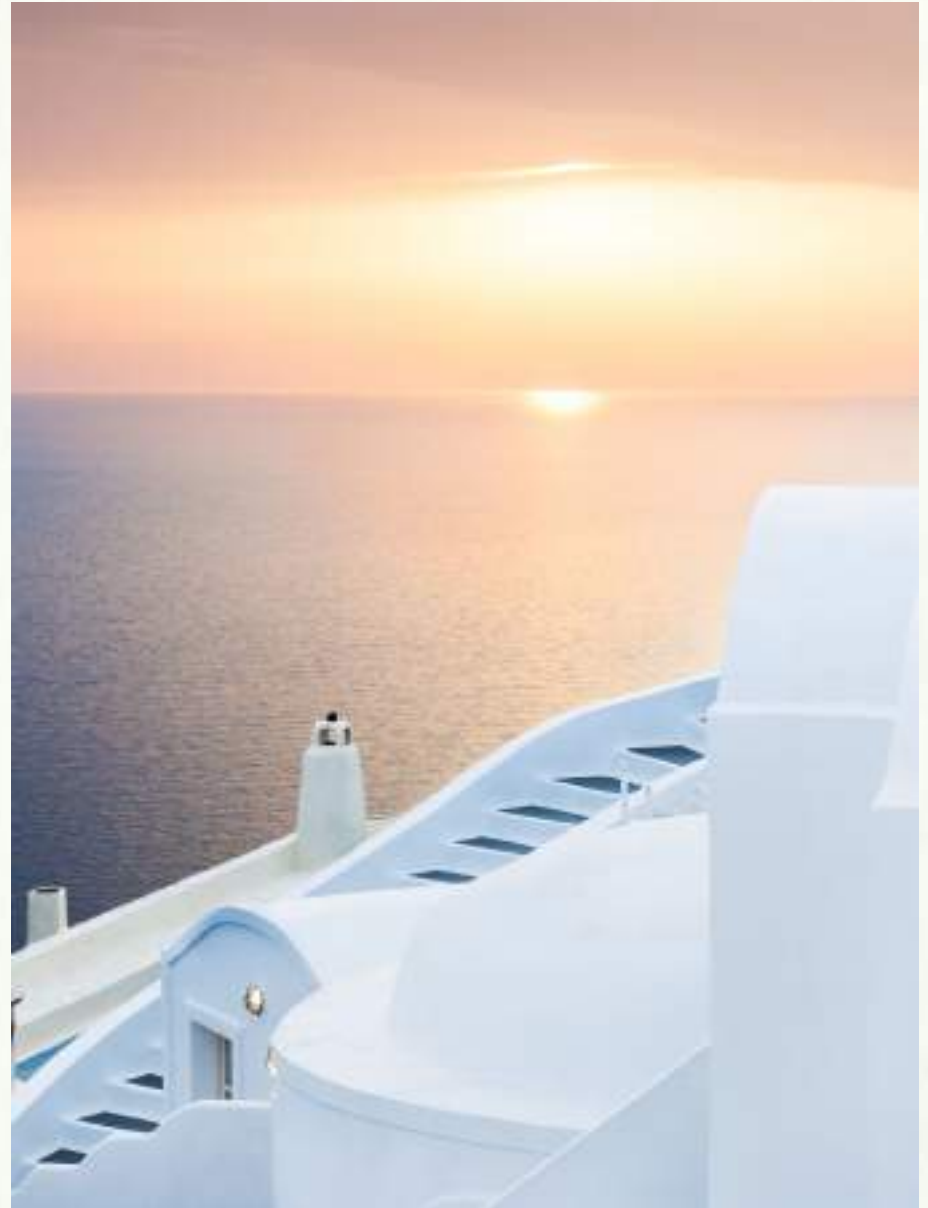
Area m ²	95
Terrace m ²	29.5



AN EARTHLY CONTEXT

Light at Bianchi Ilios beams off raw tones of earth colors characterized by:

- **A soothing ambience**
- **Warmth and belongings**
- **Chill vibes**





LUXURY IN PLAIN SIGHT:

At Bianchi Ilios, senses grow accustomed to unparalleled experiences with:

- **A five-star hotel**
- **Several eateries and food outlets**
- **An exceptional clubhouse attentive of all health and wellness needs**

X P E R I E N C E W I T H U S

North Coast Sales Center

Bianchi Ilios Sales Center, By the entrance of Bianchi Sidi Abdelrahman

New Cairo Sales Centre:

The Muse Sales Centre, N Teseen, First New Cairo, Cairo Governorate

6th Of October Sales Centre

Waslut Dahshur road, Sheikh zayed, 6th of october city

Developer X - Headquarters

28km Cairo- Alexandria Desert Road, Shoura building



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DEVELOPER X PROPERTIES



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