



IL BOSCO CITY

MOSTAKBAL CITY - NEW CAIRO



Apartment Building
Type C/CM & D/DM

IL BOSCO CITY - MOSTAKBAL CITY



IL BOSCO CITY

MOSTAKBAL CITY - NEW CAIRO

A DEVELOPMENT OF

MOSTAKBAL CITYTM**y**



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Discovering IL BOSCO CITY

006

DISCOVER

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
like concept with
nature like details.

II BOSCO CITY

Discovering IL BOSCO City

The Nature City

A fully integrated city
immersed in nature.

008

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

010



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.

DISCOVERING IL BOSCO CITY

CAIRO-ISMAILYA ROAD

EL SHOROUK

IL BOSCO CITY
MOSTAKBAL CITY - NEW CAIRO

CAIRO-SUEZ ROAD

NEW CAIRO

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.

012

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

A fully integrated city immersed in nature.

The process of the urban zoning, the division of the land within the municipality zones was distributed according to the needs of residents within a city. The amenities of the city are visually represented in its simplest form, through a spatial infographic according to their corresponding location on the masterplan respective to their urban clustering. The components visually encode the relativity of the closeness between districts and their spatial urban outspread.

014





Unit Types

016

DISCOVER

The city is defined by a shared appreciation of functionality, proportion and refined detailing that 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. A symbolic vision of the thoroughly designed functional living state has emerged in the natural greenery of IL BOSCO City.

Luxurious designed
greeneries at the
artistic-botanic city.

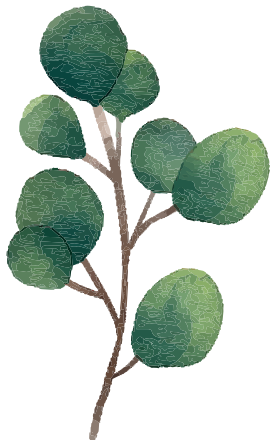
AN EPITOME OF MODERN ELEGANCE

Apartments & Penthouses

Apartments

Breathtaking scenery with a green living lifestyle.

018



Endeavoring in all the apartment 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. 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 apartment 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.



APARTMENTS & PENTHOUSES

Building C/CM Apartments

020



A new urban ecology
in a peaceful natural
haven.

II BOSCO CITY

The apartments in the community centered residential city, allows for the owners to unwind in an array of amenities in the comfort of a nature oriented lifestyle; feeling the light and bask in it from the convenience of their homes. The creation of the structure's layout allows for freedom of movement around a centered base point.

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 space provide a 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.

Building C/CM

Ground Floor: 01

One Bedroom



TOTAL GROSS AREA: 77 M²

| | | |
|----|--------------|-------------|
| 01 | Reception | 3.60 x 4.80 |
| 02 | Kitchen | 2.30 x 2.40 |
| 03 | Guest Toilet | 2.50 x 1.20 |
| 04 | Bedroom | 3.60 x 3.60 |
| 05 | Bathroom | 2.30 x 1.60 |
| 06 | Terrace | 3.50 x 1.20 |
| 07 | Terrace | 3.40 x 1.60 |



023

Building C/CM

Ground Floor: 02

Two Bedrooms



TOTAL GROSS AREA: 122 M²

024

| | | |
|----|-----------------|-------------|
| 01 | Reception | 3.60 x 6.80 |
| 02 | Kitchen | 3.60 x 1.85 |
| 03 | Bathroom | 1.80 x 2.40 |
| 04 | Bedroom | 3.70 x 3.60 |
| 05 | Master Bedroom | 3.60 x 3.60 |
| 06 | Dressing | 3.60 x 1.30 |
| 07 | Master Bathroom | 1.80 x 2.40 |
| 08 | Terrace | 4.10 x 1.60 |
| 09 | Terrace | 3.50 x 1.30 |



Building C/CM

Ground Floor: 03 & 04

Two Bedrooms

TOTAL GROSS AREA: 146 M²

| | | |
|----|-----------------|-------------|
| 01 | Reception | 6.80 x 3.80 |
| 02 | Kitchen | 3.80 x 1.85 |
| 03 | Guest Toilet | 2.40 x 1.80 |
| 04 | Bedroom | 3.70 x 3.60 |
| 05 | Bedroom | 3.60 x 3.60 |
| 06 | Master Bedroom | 4.10 x 3.60 |
| 07 | Dressing | 2.70 x 1.90 |
| 08 | Master Bathroom | 2.40 x 1.80 |
| 09 | Bathroom | 2.40 x 1.80 |
| 10 | Terrace | 4.00 x 1.60 |
| 11 | Terrace | 1.80 x 1.20 |



Building C/CM

Typical Floor: 11 - 21 - 31 - 41 - 51 - 61, 12 -
22 - 32 - 42 - 52 - 62

Two Bedrooms

TOTAL GROSS AREA: 118 - 126 M²

026

| | | |
|----|-----------------|-------------|
| 01 | Reception | 3.60 x 6.80 |
| 02 | Kitchen | 3.60 x 1.85 |
| 03 | Bathroom | 1.80 x 2.40 |
| 04 | Bedroom | 3.70 x 3.60 |
| 05 | Master Bedroom | 3.60 x 3.60 |
| 06 | Dressing | 3.60 x 1.30 |
| 07 | Master Bathroom | 1.80 x 2.40 |
| 08 | Terrace | 3.90 x 1.60 |
| 09 | Terrace | 3.50 x 1.30 |



Building C/CM

Typical Floor: 13 - 23 - 33 - 43 - 53, 14 -
24 - 34 - 44 - 54 - 64

Three Bedrooms

TOTAL GROSS AREA: 147 - 154 M²

| | | |
|----|-----------------|-------------|
| 01 | Reception | 6.80 x 3.80 |
| 02 | Kitchen | 3.80 x 1.85 |
| 03 | Guest Toilet | 2.40 x 1.80 |
| 04 | Bedroom | 3.70 x 3.60 |
| 05 | Bedroom | 3.60 x 3.60 |
| 06 | Master Bedroom | 4.10 x 3.60 |
| 07 | Dressing | 2.70 x 1.90 |
| 08 | Master Bathroom | 2.40 x 1.80 |
| 09 | Bathroom | 2.40 x 1.80 |
| 10 | Terrace | 4.00 x 1.60 |
| 11 | Terrace | 1.80 x 1.20 |



027

Building C/CM

Penthouse Floor: 63

Four Bedrooms



TOTAL GROSS AREA: 288 M²

GROSS AREA: 237 M² + ROOF TERRACE AREA: 51 M²

028

| | | |
|----|-----------------|-------------|
| 01 | Reception | 5.55 x 4.80 |
| 02 | Kitchen | 2.90 x 2.40 |
| 03 | Bathroom | 2.40 x 1.90 |
| 04 | Master Bedroom | 3.60 x 3.60 |
| 05 | Dressing | 2.20 x 1.10 |
| 06 | Master Bathroom | 2.20 x 1.50 |
| 07 | Bedroom | 3.70 x 3.60 |
| 08 | Storage | 2.40 x 0.90 |
| 09 | Maid Bedroom | 2.50 x 1.98 |
| 10 | Maid Toilet | 1.35 x 1.20 |
| 11 | Terrace | 7.90 x 1.60 |



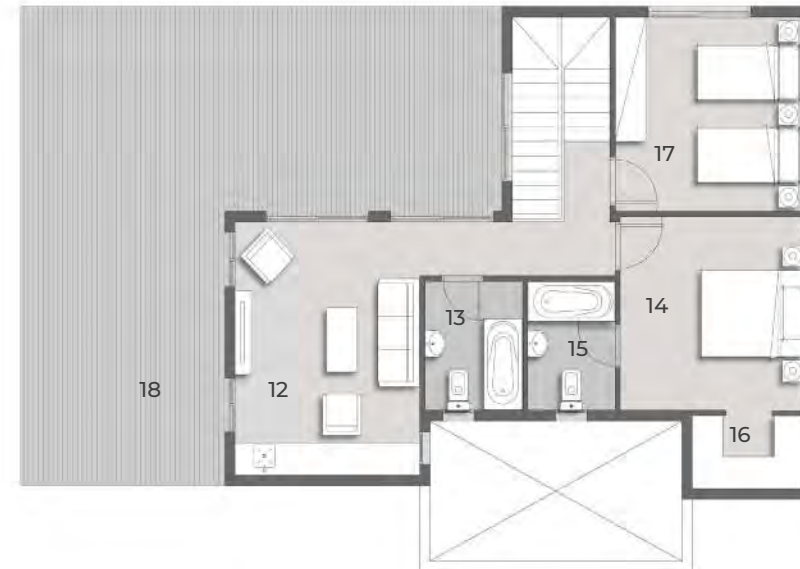
Building C/CM

Penthouse Roof: 63

Four Bedrooms



| | | |
|----|-----------------|-------------|
| 12 | Living | 5.30 x 3.50 |
| 13 | Bathroom | 2.40 x 1.90 |
| 14 | Master Bedroom | 3.60 x 3.60 |
| 15 | Master Bathroom | 3.70 x 3.60 |
| 16 | Dressing | 2.20 x 1.35 |
| 17 | Bedroom | 3.70 x 3.60 |
| 18 | Roof Terrace | 9.35 x 7.70 |



Building D/DM Apartments

030



Styled exteriors
blending with the
green surroundings.

II BOSCO CITY

031

The apartments in the community centered residential city, allows for the owners to unwind in an array of amenities in the comfort of a nature oriented lifestyle; feeling the light and bask in it from the convenience of their homes. The creation of the structure's layout allows for freedom of movement around a centered base point.

032

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 space provide a 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.

Building D/DM

Ground Floor: 01

Two Bedrooms



TOTAL GROSS AREA: 106 M²

| | | |
|----|-----------|-------------|
| 01 | Reception | 6.00 x 3.60 |
| 02 | Kitchen | 2.20 x 2.10 |
| 03 | Bathroom | 1.80 x 1.10 |
| 04 | Bedroom | 4.20 x 3.60 |
| 05 | Bedroom | 3.60 x 3.60 |
| 06 | Bathroom | 2.40 x 1.70 |
| 07 | Terrace | 3.60 x 1.60 |



Building D/DM

Ground Floor: 02
Three Bedrooms

TOTAL GROSS AREA: 147 M²

034

| | | |
|----|-----------------|-------------|
| 01 | Reception | 8.50 x 3.60 |
| 02 | Kitchen | 4.15 x 3.10 |
| 03 | Bathroom | 2.20 x 1.70 |
| 04 | Bedroom | 3.60 x 3.60 |
| 05 | Bedroom | 4.20 x 3.60 |
| 06 | Master Bedroom | 3.60 x 3.60 |
| 07 | Master Bathroom | 2.40 x 1.70 |
| 08 | Terrace | 3.60 x 1.60 |



Building D/DM

Ground Floor: 03

Two Bedrooms



TOTAL GROSS AREA: 108 M²

| | | |
|----|--------------|-------------|
| 01 | Reception | 7.55 x 3.60 |
| 02 | Kitchen | 2.80 x 2.40 |
| 03 | Guest Toilet | 2.40 x 1.10 |
| 04 | Bathroom | 2.40 x 1.70 |
| 05 | Bedroom | 3.70 x 3.60 |
| 06 | Bedroom | 3.90 x 3.70 |
| 07 | Terrace | 2.65 x 1.60 |



Building D/DM

Ground Floor: 04
Three Bedrooms



TOTAL GROSS AREA: 184 M²

036

| | | |
|----|-----------------|-------------|
| 01 | Entrance Lobby | 1.60 x 3.00 |
| 02 | Reception | 6.60 x 4.80 |
| 03 | Kitchen | 3.80 x 3.20 |
| 04 | Guest Toilet | 2.40 x 1.10 |
| 05 | Bedroom | 3.60 x 3.60 |
| 06 | Bedroom | 3.60 x 3.60 |
| 07 | Master Bedroom | 4.20 x 3.70 |
| 08 | Dressing | 2.10 x 1.80 |
| 09 | Master Bathroom | 2.10 x 1.80 |
| 10 | Bathroom | 2.40 x 1.70 |
| 11 | Maid Room | 2.40 x 1.70 |
| 12 | Maid Bathroom | 1.30 x 1.10 |
| 13 | Terrace | 6.60 x 1.60 |
| 14 | Terrace | 1.30 x 1.20 |



Building D/DM

Typical Floor: 11 - 21 - 31 - 41 - 51 - 61, 12 -
22 - 32 - 42 - 52

Three Bedrooms

TOTAL GROSS AREA: 151 - 154 M²

| | | |
|----|-----------------|-------------|
| 01 | Reception | 8.50 x 3.60 |
| 02 | Kitchen | 4.15 x 3.10 |
| 03 | Bathroom | 2.20 x 1.70 |
| 04 | Bedroom | 3.60 x 3.60 |
| 05 | Bedroom | 4.20 x 3.60 |
| 06 | Master Bedroom | 3.60 x 3.60 |
| 07 | Master Bathroom | 2.40 x 1.70 |
| 08 | Terrace | 3.60 x 1.60 |



037

Building D/DM

Penthouse Floor: 62

Four Bedrooms



TOTAL GROSS AREA: 302 M²

GROSS AREA: 250 M² + ROOF TERRACE AREA: 52 M²

038

| | | |
|----|-----------------|-------------|
| 01 | Reception | 6.80 x 3.80 |
| 02 | Kitchen | 3.80 x 1.85 |
| 03 | Bathroom | 2.40 x 1.80 |
| 04 | Bedroom | 3.70 x 3.60 |
| 05 | Master Bedroom | 3.60 x 3.60 |
| 06 | Dressing | 4.10 x 3.60 |
| 07 | Master Bathroom | 2.70 x 1.90 |
| 08 | Terrace | 2.40 x 1.80 |
| 09 | Terrace | 2.40 x 1.80 |
| 10 | Terrace | 4.00 x 1.60 |
| 11 | Storage | 1.80 x 1.20 |



Building D/DM

Penthouse Floor: 62

Four Bedrooms



| | | |
|----|--------------|-------------|
| 12 | Living | 4.10 x 3.60 |
| 13 | Bedroom | 3.60 x 3.60 |
| 14 | Bedroom | 3.70 x 3.40 |
| 15 | Kitchenette | 1.60 x 1.25 |
| 16 | Maid Room | 2.35 x 1.60 |
| 17 | Maid Toilet | 2.35 x 1.60 |
| 18 | Bathroom | 2.20 x 1.70 |
| 19 | Roof Terrace | 9.50 x 8.90 |



Building D/DM

Typical Floor: 13 - 23 - 33 - 43 - 53 - 63

Two Bedrooms



TOTAL GROSS AREA: 112 M²

040

| | | |
|----|--------------|-------------|
| 01 | Reception | 7.55 x 3.60 |
| 02 | Kitchen | 2.80 x 2.40 |
| 03 | Guest Toilet | 2.40 x 1.10 |
| 04 | Bathroom | 2.40 x 1.70 |
| 05 | Bedroom | 3.70 x 3.60 |
| 06 | Bedroom | 3.90 x 3.70 |
| 07 | Terrace | 2.65 x 1.60 |



Building D/DM

Typical Floor: 14 - 24 - 34 - 44 - 54
 Three Bedrooms



TOTAL GROSS AREA: 181 - 185 M²

| | | |
|----|-----------------|-------------|
| 01 | Entrance Lobby | 1.60 x 3.00 |
| 02 | Reception | 6.60 x 4.80 |
| 03 | Kitchen | 3.80 x 3.20 |
| 04 | Guest Toilet | 2.40 x 1.10 |
| 05 | Bedroom | 3.60 x 3.60 |
| 06 | Bedroom | 3.60 x 3.60 |
| 07 | Master Bedroom | 4.20 x 3.70 |
| 08 | Dressing | 2.10 x 1.80 |
| 09 | Master Bathroom | 2.10 x 1.80 |
| 10 | Bathroom | 2.40 x 1.70 |
| 11 | Maid Room | 2.40 x 1.70 |
| 12 | Maid Bathroom | 1.30 x 1.10 |
| 13 | Terrace | 6.60 x 1.60 |
| 14 | Terrace | 1.30 x 1.20 |



Building D/DM

Penthouse Floor: 64

Four Bedrooms



TOTAL GROSS AREA: 301 M²

GROSS AREA: 255 M² + ROOF TERRACE AREA: 46 M²

042

| | | |
|----|-----------------|-------------|
| 01 | Reception | 9.00 x 4.80 |
| 02 | Kitchen | 2.90 x 2.40 |
| 03 | Guest Toilet | 2.40 x 1.10 |
| 04 | Bedroom | 3.60 x 3.60 |
| 05 | Master Bedroom | 3.70 x 3.60 |
| 06 | Dressing | 2.70 x 1.70 |
| 07 | Master Bathroom | 2.70 x 1.90 |
| 08 | Bathroom | 2.40 x 1.70 |
| 09 | Maid Room | 2.20 x 1.80 |
| 10 | Maid Bathroom | 1.80 x 0.90 |
| 11 | Terrace | 5.15 x 1.60 |
| 12 | Terrace | 1.30 x 3.70 |



Building D/DM

Penthouse Floor: 64

Four Bedrooms



| | | |
|----|--------------|--------------|
| 13 | Living | 4.30 x 3.15 |
| 14 | Bedroom | 3.60 x 3.60 |
| 15 | Bedroom | 3.60 x 3.60 |
| 16 | Bathroom | 2.40 x 2.10 |
| 17 | Roof Terrace | 10.15 x 8.40 |



 **MISR ITALIA**
PROPERTIES

 **DEVELOPMENT IN**
MOSTAKBAL CITY