



IL BOSCO CITY

MOSTAKBAL CITY - NEW CAIRO



Twin & Town Houses

IL BOSCO CITY - MOSTAKBAL CITY



IL BOSCO CITY

MOSTAKBAL CITY - NEW CAIRO

A DEVELOPMENT OF
MOSTAKBAL CITY™



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Discovering IL BOSCO CITY

001

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
inspired concept with
nature like details.

II BOSCO CITY

002

Discovering IL BOSCO City

The Nature City

A fully integrated city
immersed in nature.

003

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 tenants, 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

005



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.

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 villas 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.

009

● **BRANDED APARTMENTS**

● **SERVICED APARTMENTS**

● **APARTMENTS**

● **COMMUNITY CENTER**

● **CULTURE HUB**

● **SPORT'S CLUB**

● **TRIPLE PLAY TECHNOLOGY**



Unit Types

011

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

012

Twin House

013



A nature infused
residence with
polished earthiness;
comfort found in all
corners.

II BOSCO CITY

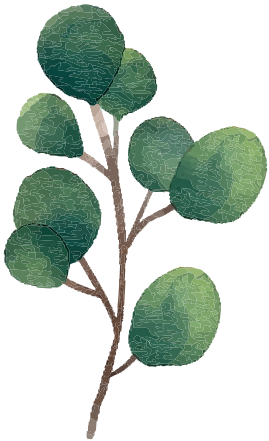
014

Twin House

Twin House Front Façade

Breathtaking scenery with a green living lifestyle.

015



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.

017



A harmonious living state is provided in the urbanistic community that features exceptional architectural, landscape and spatial designs, in regards to all residences; including the Twin houses.

TWIN HOUSE



018

The spatial design of the twin house 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.

The symmetrical dwelling, in the community centered residential compound, allows for the tenants 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.

TWIN HOUSE

*Exterior finishing according to the contract appendix.

Twin House

Total Built Up Area: 257 m²

211 m² + Roof Terrace 46 m²

019

Ground Floor

Gross Area: 86 m²

01. Terrace	4.50 x 1.50	05. Maid Toilet	2.00 x 1.20
02. Reception	7.30 x 7.10	06. Maid Room	2.00 x 2.00
03. Kitchen	3.60 x 3.50	07. Main Entrance	
04. Guest Toilet	2.00 x 1.20	08. Valley Access	

GROUND FLOOR PLAN



TWIN HOUSE

Twin House

Total Built Up Area: 257 m²

211 m² + Roof Terrace 46 m²

021

First Floor

Gross Area: 92 m²

01. Bedroom 1	3.60 x 3.60	05. M. Bathroom	2.20 x 1.70
02. Bedroom 2	3.60 x 3.60	06. Dressing	2.40 x 1.70
03. Terrace	2.00 x 1.55	07. M. Bedroom	3.70 x 3.60
04. Bathroom	2.20 x 1.80	08. Terrace	3.50 x 1.20

FIRST FLOOR PLAN



022

Twin House

Total Built Up Area: 257 m²

211 m² + Roof Terrace 46 m²

023

Roof

Gross Area: 33 m²

01. Living Room	3.40 x 3.70
02. Toilet	2.10 x 1.20
03. Roof Terrace	7.40 x 3.70
04. Roof Terrace	3.50 x 3.60

ROOF FLOOR PLAN



024

Town House

025



Encouraging social interactions and engagements creating a friendly neighborhood community.

026

II BOSCO CITY

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.

029



Mixing light color tones with wood reflects comfort combined perfectly with the earthy feel. This contemporary European look is a warm mid-tone that creates continuity throughout the city.

TOWN HOUSE



030

Driven by the concept, the living state borrows the best elements of nature oriented living - small, intimate and in harmony with nature, providing a warmer side that adds visual balance between individual housing units that complement each other.

The material colors make a huge impact in an unexpected place revealing sophistication and adding character to the spaces sheds a spotlight on the interior spaces which play between walls and voids making the interior zoning together and accentuating the day-to-day use of the space's flow allowing for an enriched and lively living space.

TOWN HOUSE

*Exterior finishing according to the contract appendix.

Town House

Total Built Up Area: 239 m²

185 m² + Roof Terrace 54 m²

031

Ground Floor

Gross Area: 76 m²

01. Terrace	4.30 x 1.50
02. Reception	9.40 x 5.90
03. Kitchen	3.60 x 2.40
04. Guest Toilet	1.90 x 1.10
05. Main Entrance	
06. Valley Access	

GROUND FLOOR PLAN



TOWN HOUSE

Town House

Total Built Up Area: 239 m²

185 m² + Roof Terrace 54 m²

033

First Floor

Gross Area: 85 m²

01. Master Bedroom	3.60 x 4.00	06. Laundry	1.60 x 1.40
02. Dressing	2.20 x 1.80	07. Terrace	2.40 x 0.80
03. M. Bathroom	1.80 x 1.80	08. Bedroom	3.60 x 3.60
04. Bathroom	2.40 x 1.90	09. Terrace	1.80 x 1.20
05. Bedroom	3.60 x 3.60		

FIRST FLOOR PLAN



034

TOWN HOUSE

Town House

Total Built Up Area: 239 m²

185 m² + Roof Terrace 54 m²

035

Roof Floor

Gross Area: 24 m²

01. Living Room	2.70 x 2.30
02. Toilet	1.30 x 1.80
03. Roof Terrace	5.90 x 5.10
04. Roof Terrace	5.20 x 4.00

ROOF FLOOR PLAN



036

TOWN HOUSE

The CITY
of NATURE



 **MISR ITALIA**
PROPERTIES

TM
DEVELOPMENT IN
TM