

*Timeless*  
PRECISION.

*“The artist sees what others  
only catch a glimpse of.”*

LEONARDO DA VINCI

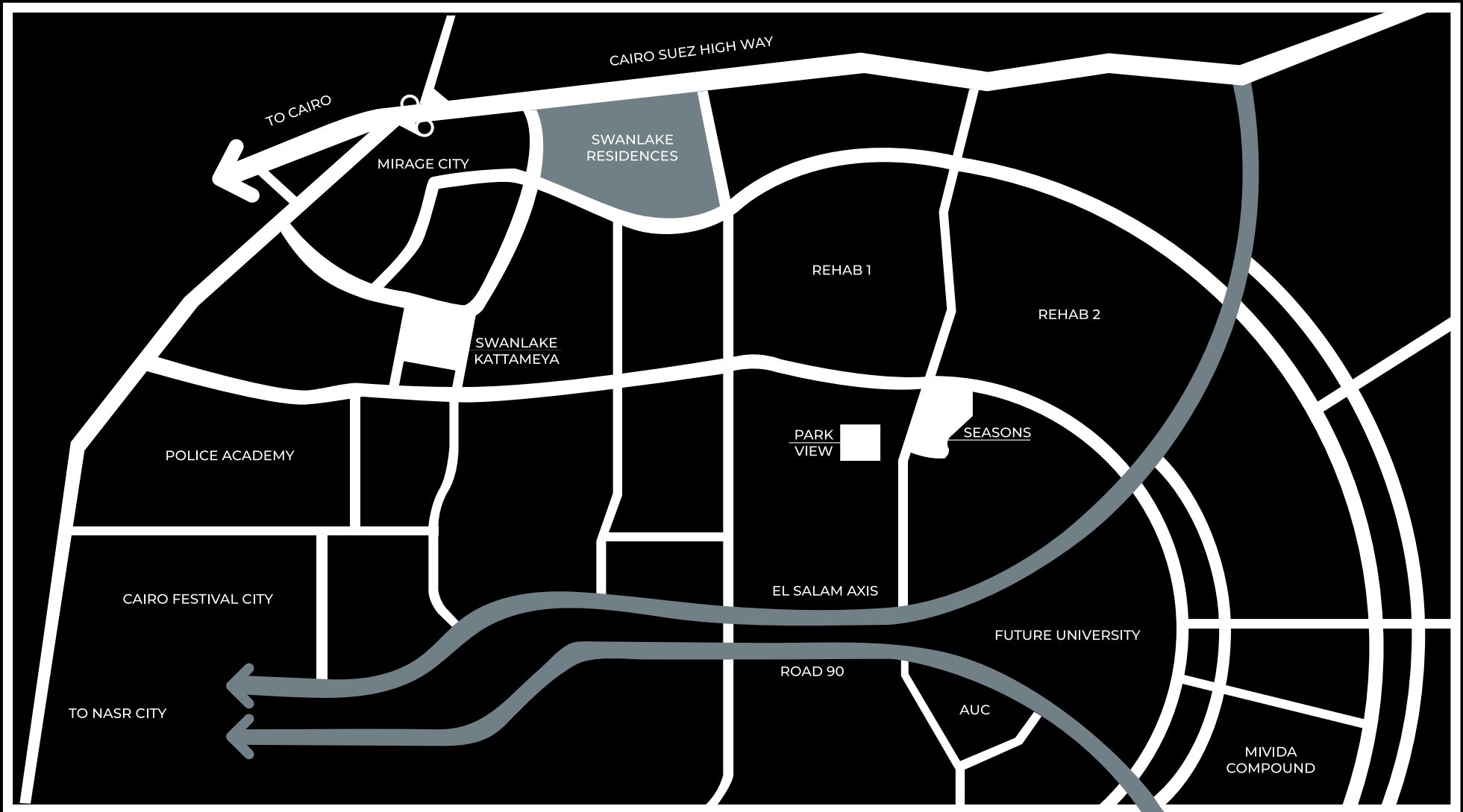


# SWAN LAKE

RESIDENCES

NEW CAIRO

For almost two decades, Hassan Allam Properties (HAP) has been shaping residential areas, where hand-picked lifestyles and communities emerge. Today, this legacy continues in its newest ultra-premium destination: Swan Lake Residences – New Cairo. There, twelve exclusively gated neighborhoods come together in one high-end center point sprawling over 460 acres, to ultimately revive Cairo's favorite east side. The graceful living opportunities at Swan Lake Residences are strategically designed to complement distinct culture, architectural symmetry and timeless precision, where everyone can ultimately experience the finest essence of life.



## Convenient Proximity.

Situated in Cairo's prestigious east side, Swan Lake Residences – New Cairo evokes ultra-premium lifestyles in close proximity to the capital's prime destinations. Far from the city's noise and crowds, Swan Lake Residences features niche settings that spread over lush landscapes and select luxuries.

### PROXIMITY

- Heliopolis – 10 km
- American University in Cairo (AUC) – 9 km
- Cairo Festival City (CFC) – 9 km
- Cairo International Airport – 6 km
- Swan Lake Kattameya (SLK) – 2 km
- Al Rehab – 1 km
- Mirage City – 1 km

# Eclectic Lifestyle.

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*Business park and retail luxuries that extend over a 1.3 km long avenue.*

Swan Lake Residences – New Cairo has planned for its very own Champs-Élysées. A 1.3 km long promenade boasts handpicked eateries and signature restaurants as well as niche retail luxuries, demanding quality experiences. The finest brands and global level entertainments cater to those who value the crème de la crème of leisure. While, on the upper floors of the lively promenade, strategically located premium office spaces offer the perfect setting for business growth and creative surroundings, which come with aesthetically pleasing views of the verdant New Cairo horizon.

*\*All renderings and landscaping visuals, materials, facades are for indicative purposes only and are subject to changes.*



# *Grand* SYMMETRY.

“The desire for symmetry, for balance, for rhythm in form as well as in sound, is one of the most inveterate of human instincts.”

EDITH WHARTON

# The Masterplan.

Hassan Allam Properties has partnered with one of the most established master planners, CallisonRTKL, to highlight its high-end center point with twelve exclusive gated communities centered along a 30-meter wide boulevard. The expansive 460-acre enclave features a wide range of socially oriented attractions and fitness inspired setups. While, in collaboration with Cracknell, brilliant landscapes designed with lush open spaces and pedestrian friendly walkways, seamlessly blend with the 1.3 KM long Retail and Business Park. Within grand symmetry and timeless precision, Swan Lake Residences ultimately masters the art of experiencing every day luxury for futures ahead.

## SWAN LAKE

RESIDENCES

NEW CAIRO



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- 1. Villas Residence
- 2. Villas Residence
- 3. The Scarlet

- 4. Apartments Residence
- 5. Apartments Residence
- 6. **The Iris**

- 7. Retail and Office Park
- 8. Villas Residence
- 9. Villas Residence

- 10. Villas Residence
- 11. Apartments Residence
- 12. Apartments Residence

- 13. Apartments Residence
- 14. Sports Club

# Lifetime Exclusivity.

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The Iris houses families into a sophisticated residential area, where every one of its ten buildings offers abundant levels of comfort and serenity. Its total land area, spanning 93,487 sqm, owes expansive levels of privacy and exclusive backdrops to its community. 32,043 sqm of verdant landscapes beautifully surround almost every building, offering 360-degree views of greenery to 765 units. At the heart of its ever-growing foliage, the neighborhood's central park spread out across 18,849 sqm.

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## Nature-Inspired Life.

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Distinguished with its expansive open spaces and lush landscapes, The Iris promises unbounded nature-inspired experiences for its residents. With the expansive pocket parks and private gardens spanning the entire neighborhood, The Iris offers limitless breathing spaces and luxuriant settings. Surrounding the apartments' ground levels and elevated skylines, families, friends and neighbors can come together, to enjoy sunny mornings or relaxing evenings across the unlimited horizons, or by the private pool side.

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# Our Partners.

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## **CALLISONRTKL**<sup>®</sup> A DESIGN CONSULTANCY OF ARCADIS

CallisonRTKL is a global architecture, planning and design firm that has created some of the world's most successful environments for developers, retailers, investors, institutions and public entities. It combines the legacy of two celebrated design practices into a distinct voice. Its voice is characterized by the strength of their ideas, the spirit of their culture and the passion of their people, to ultimately create a better world. In this world, people focus on their talents, relationships, clients and teams, where they can transform their experiences, personalize their lifestyles and thrive in the right direction. CallisonRTKL's global creative team has delivered exceptional projects across the Middle East and Africa, namely the Dubai Creek Harbor in Dubai, The Pearl in Qatar, Sandton City in South Africa and Lowry Mixed Use in the UK. By cross-pollinating ideas and talents across their offices, the firm delivers quality excellence at all levels and strives to be an active participant in the world.

## **cracknell**

Cracknell is one of the leading international landscape architectural, planning and urban design practices in the world. Since 1987, they have completed numerous projects that span the Middle East, Europe, Africa and Asia. They are renowned for delivering world-class, unique and practical design solutions; underpinned by a company ethos that is focused on quality, project delivery and commitment to clients. Some of their established projects include the Burj Khalifa in Dubai and the Aphrodite Golf Resort in Cyprus.

# Our Partners.

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kh studio

Khstudio is an acclaimed name in Egypt's architecture and interior design sector. Since 2007, architect Ahmed Khalifa and interior designer Shereen Helmy, have managed a creative young team of architects and designers, who have delivered top innovative and strategic works. The studio thrives with an impressive portfolio, creating intimate settings and solutions for private houses, summer homes, office spaces as well as renowned restaurants world-class gyms and spas. While working closely with clients to thoroughly understand their personal needs, Khstudio ultimately tailors an experience that is both comfortable and aesthetically exceptional.



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FROM OUR FAMILY TO YOURS.