

VINCI

NEW CAPITAL | DIPLOMATIC AREA

LUXURY. BOUTIQUE. LIVING

A₃ BUILDING
APARTMENTS

VINCI

NEW CAPITAL | DIPLOMATIC AREA

Table of Contents

Community Center

Exterior Facade	07
Interiors Design	11

Building Exteriors

Facade	17
Plans	19

Entrances & Lobby

Entrances Design	45
Lobby Design	49

Apartment Interiors

Light Finishing	53
Dark Finishing	63

Finishing Specs.

Interior Finishing Specs.	75
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MESSAGE FROM HANY SAAD

Recognized for a visionary ability to blend disciplines, forms and dimensions crossing boundaries in art, design, and architecture, "I am honored to have been chosen to be the mastermind behind the boutique luxury compound".

"My work is known for being recognized as inventive and extravagant in the design scene and we have been provided with the creative freedom at HSI for developing an entirely unique design concept that marks a new chapter in boutique living".

We will embrace the elegance, sophistication and lush conceptualization that Vinci stands for. The HSI team is thrilled to present this showcase of iconic designs that will present the innovative concept of boutique living state in an upscale community.



COMMUNITY CENTER

Vinci is a place where residents can have access to community services.

The exterior design is remarkably stunning, with its asymmetrical design that is easy on the eye. The community center hosts facilities to welcome residents for a very pleasant and relaxing experience.







COMMUNITY CENTER

The center is created with aesthetically appealing and striking cutting-edge designs using eco-friendly materials. It was designed from a perspective to ensure the inclusion of amenities vital to Vinci's patrons; its setup accommodates different age groups.

The facility houses all different kinds of activity spaces that will be accessible to all Vinci's tenants. The multi-purpose center also boosts an outdoor area for local residents to enjoy, with a modern playground area for kids to relish as well.

Community center services:

- Reception lounge with welcome amenities.
- Outdoor pool.
- Mini fitness center.
- Full concierge program.
- Relaxation lounge.
- Daily & monthly newspaper and monthly lifestyle magazine.

Disclaimer: Interior finishing according to the contract appendix



A3 Building & Plans

Vinci presents the awe-inspiring residential apartments breathing new life into the new capital diplomatic area, captivating locals and tenants with its strikingly horizontal living space melding radiantly with its setting.

The structure's aggregate of jagged, geometric volumes transform the apartments into a shimmering beacon of beauty.

A₃ BUILDING

The most luxurious apartments designed in accordance with the boutique notion in mind. The openness of the space allows for freedom in movement along with the freshness in the airflow ensuring enough sunshine and ventilation in each area of the apartments buildings.

With large terraces and windows, that give the interior spaces the best luminosity, the facade plays with the delicate balance between buildings and light.

The minimalist clear-cut lines of the facade are a statement of your contemporary elegant lifestyle.



Apartment Floor Plans

A3 Ground Floor



Total Gross Area 134 M² - 2 Bedrooms

- 01. Reception 4.60 x 5.00
- 02. Master Bedroom 4.00 x 3.60
- 03. Dressing 2.10 x 1.70
- 04. Bathroom 1.70 x 2.20
- 05. Master Bathroom 1.80 x 2.10
- 06. Bedroom (1) 3.60 x 3.80
- 07. Toilet 1.10 x 2.20
- 08. Kitchen 2.80 x 2.20
- 09. Terrace 2.50 x 2.25
- 10. Rooms Lobby 1.10 x 1.10



A3 Ground Floor



Total Gross Area 134 M² - 2 Bedrooms

- 01. Reception 3.80 x 5.50
- 02. Entrance Lobby 1.20 x 3.30
- 03. Master Bedroom 4.80 x 4.60
- 04. Toilet N/A
- 05. Bathroom 1.80 x 2.20
- 06. Master Bathroom 2.00 x 3.60
- 07. Corridor 3.20 x 1.10
- 08. Kitchen 2.70 x 2.20
- 09. Terrace 2.00 x 3.04
- 10. Bedroom (1) 4.10 x 3.80



A3 Ground Floor



Total Gross Area 142 M² - 2 Bedrooms

- 01. Reception 3.60 x 6.00
- 02. Master Bedroom 3.60 x 3.60
- 03. Dressing 1.00 x 2.40
- 04. Bathroom 2.40 x 1.70
- 05. Master Bathroom 1.70 x 2.40
- 06. Bedroom (1) 4.80 x 3.60
- 07. Toilet 1.10 x 2.40
- 08. Kitchen 3.30 x 2.50
- 09. Terrace 3.00 x 2.50
- 10. Corridor 5.80 x 1.10



A3 Ground Floor

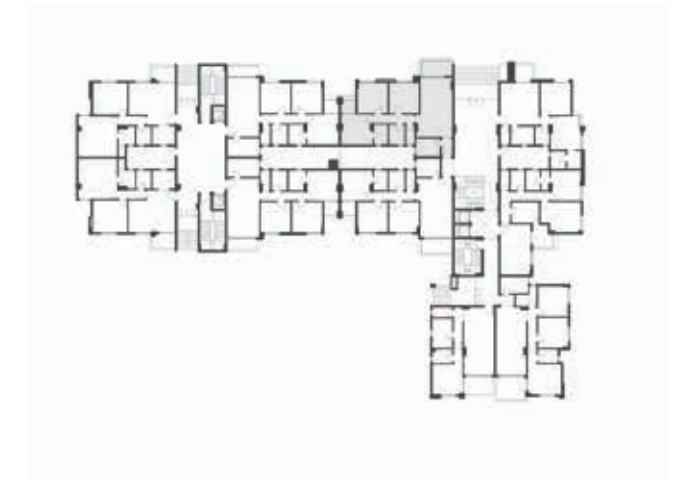


Total Gross Area 156 M² - 3 Bedrooms

- 01. Reception 7.00 x 3.80
- 02. Master Bedroom 3.73 x 3.60
- 03. Toilet 1.20 x 2.40
- 04. Bathroom 1.90 x 2.40
- 05. Master Bathroom 2.10 x 2.40
- 06. Master Terrace 1.73 x 2.10
- 07. Corridor 5.30 x 1.10
- 08. Kitchen 3.80 x 2.20
- 09. Terrace 1.50 x 3.75
- 10. Bedroom (1) 3.60 x 3.60
- 11. Bedroom (2) 3.60 x 3.60



A3 Ground Floor



Total Gross Area 156 M² - 3 Bedrooms

- 01. Reception 7.00 x 3.80
- 02. Master Bedroom 3.60 x 3.73
- 03. Toilet 2.40 x 1.10
- 04. Bathroom 2.40 x 1.90
- 05. Master Bathroom 2.40 x 1.70
- 06. Master Terrace 2.10 x 1.73
- 07. Corridor 1.10 x 4.80
- 08. Kitchen 2.20 x 2.80
- 09. Terrace 2.00 x 4.00
- 10. Bedroom (1) 3.60 x 3.60
- 11. Bedroom (2) 3.60 x 3.60
- 12. Entrance Lobby 2.10 x 1.30



A3 Ground Floor

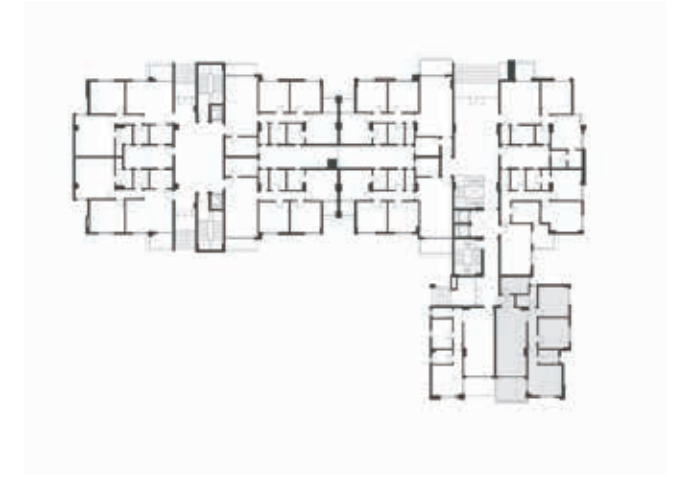


Total Gross Area 156 M² - 3 Bedrooms

- 01. Reception 7.00 x 3.80
- 02. Master Bedroom 3.73 x 3.60
- 03. Toilet 2.40 x 1.10
- 04. Bathroom 2.40 x 1.90
- 05. Master Bathroom 2.40 x 1.70
- 06. Master Terrace 2.10 x 1.73
- 07. Corridor 1.10 x 4.80
- 08. Kitchen 2.80 x 2.20
- 09. Terrace 2.00 x 4.00
- 10. Bedroom (1) 3.60 x 3.60
- 11. Bedroom (2) 3.60 x 3.60



A3 Ground Floor

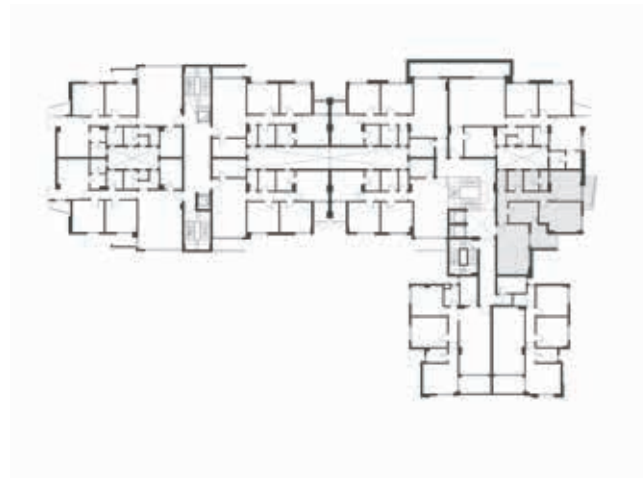


Total Gross Area 156 M² - 3 Bedrooms

- 01. Reception 3.60 x 8.00
- 02. Master Bedroom 3.60 x 4.00
- 03. Entrance Lobby 1.70 x 1.30
- 04. Bathroom 2.40 x 2.50
- 05. Master Bathroom 1.70 x 2.40
- 06. Bedroom (1) 3.60 x 3.60
- 07. Bedroom (2) 3.60 x 3.60
- 08. Kitchen 3.30 x 2.00
- 09. Terrace 3.50 x 3.00
- 10. Corridor 4.20 x 1.10



A3 Typical Floor

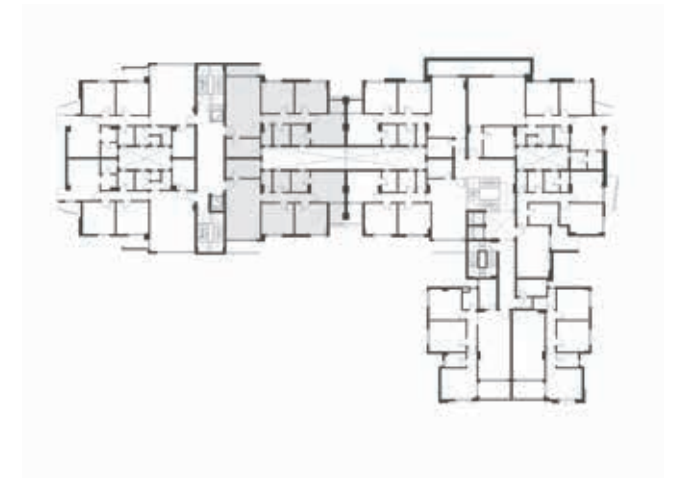


Total Gross Area 144 M² - 2 Bedrooms

- 01. Reception 6.00 x 3.60
- 02. Master Bedroom 3.60 x 3.60
- 03. Master Bathroom 2.40 x 1.70
- 04. Master Dressing 2.40 x 0.90
- 05. Terrace 4.00 x 1.40
- 06. Bathroom 2.40 x 1.70
- 07. Bedroom (1) 4.80 x 3.60
- 08. Corridor (1) 5.80 x 1.10
- 09. Corridor (2) 2.50 x 1.20
- 10. Guest Toilet 2.40 x 1.10
- 11. Kitchen 3.30 x 2.50
- 12. Terrace 3.00 x 2.80



A3 Typical Floor

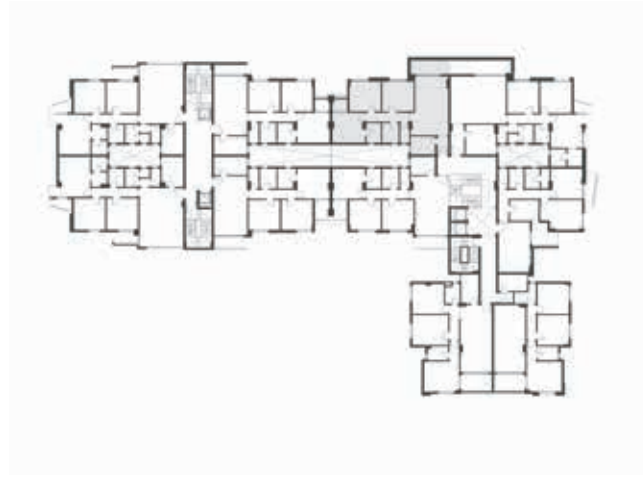


Total Gross Area 164 M² - 3 Bedrooms

- 01. Reception 7.00 x 3.80
- 02. Master Bedroom 3.70 x 3.60
- 03. Master Bathroom 2.40 x 2.10
- 04. Terrace 2.00 x 1.70
- 05. Bathroom 2.40 x 1.90
- 06. Bedroom (1) 3.60 x 3.60
- 07. Bedroom (2) 3.60 x 3.60
- 08. Guest Toilet 2.40 x 1.20
- 09. Corridor 5.50 x 1.10
- 10. Kitchen 3.80 x 2.20
- 11. Terrace 3.80 x 2.20



A3 Typical Floor

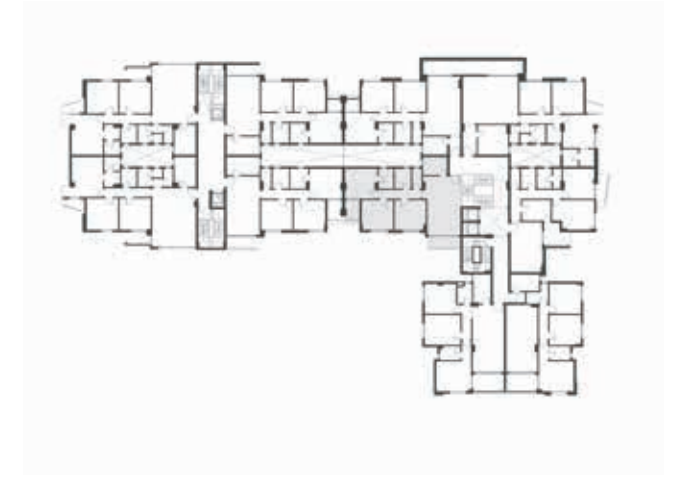


Total Gross Area 164 M² - 3 Bedrooms

- 01. Reception 7.00 x 4.30
- 02. Master Bedroom 3.70 x 3.60
- 03. Master Bathroom 2.40 x 2.10
- 04. Terrace 2.00 x 1.70
- 05. Bathroom 2.40 x 1.90
- 06. Bedroom (1) 3.60 x 3.60
- 07. Bedroom (2) 3.60 x 3.60
- 08. Guest Toilet 2.40 x 1.10
- 09. Kitchen 2.80 x 2.20
- 10. Terrace 4.20 x 1.60
- 11. Entrance Lobby 2.30 x 1.30



A3 Typical Floor

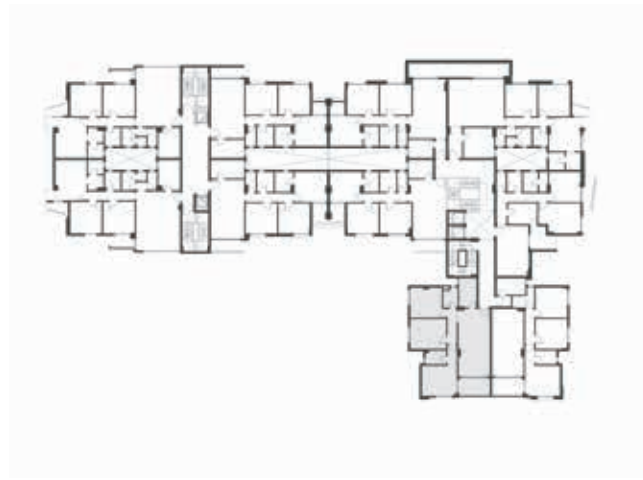


Total Gross Area 164 M² - 3 Bedrooms

- 01. Reception 7.00 x 4.30
- 02. Master Bedroom 3.70 x 3.60
- 03. Master Bathroom 2.40 x 2.10
- 04. Terrace 2.80 x 1.70
- 05. Bathroom 2.40 x 1.90
- 06. Bedroom (1) 3.60 x 3.60
- 07. Bedroom (2) 3.60 x 3.60
- 08. Guest Toilet 2.40 x 1.10
- 09. Kitchen 2.80 x 2.20
- 10. Terrace 3.60 x 2.30



A3 Typical Floor

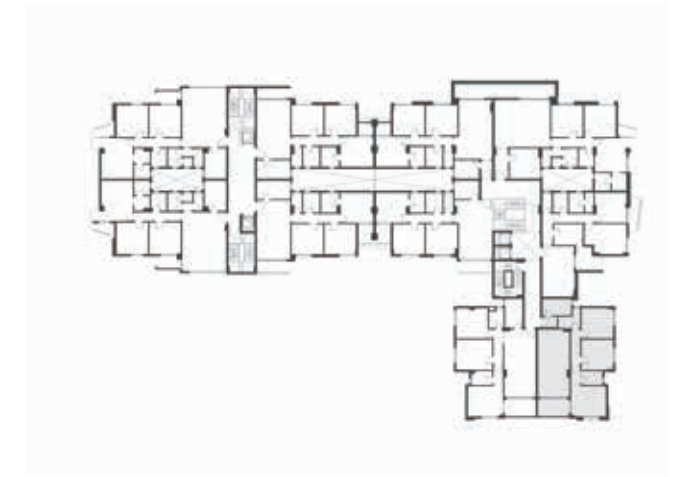


Total Gross Area 164 M² - 3 Bedrooms

- 01. Reception 8.00 x 3.60
- 02. Master Bedroom 4.00 x 3.60
- 03. Master Bathroom 2.40 x 1.70
- 04. Lobby 2.40 x 1.10
- 05. Bathroom 2.00 x 1.70
- 06. Bedroom (1) 4.10 x 3.60
- 07. Bedroom (2) 4.10 x 3.60
- 08. Corridor 4.20 x 1.10
- 09. Kitchen 3.50 x 2.00
- 10. Terrace 3.50 x 1.75



A3 Typical Floor

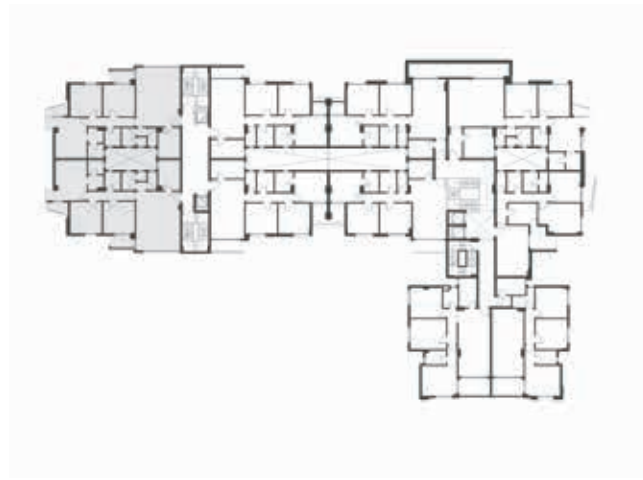


Total Gross Area 164 M² - 3 Bedrooms

- 01. Reception 8.00 x 3.60
- 02. Master Bedroom 4.00 x 3.60
- 03. Master Bathroom 2.40 x 1.70
- 04. Lobby 2.40 x 1.10
- 05. Bathroom 2.50 x 2.40
- 06. Bedroom (1) 3.60 x 3.60
- 07. Bedroom (2) 3.60 x 3.60
- 08. Corridor 4.20 x 1.10
- 09. Kitchen 3.30 x 2.00
- 10. Terrace 3.65 x 2.80
- 11. Entrance Lobby 1.70 x 1.30



A3 Typical Floor

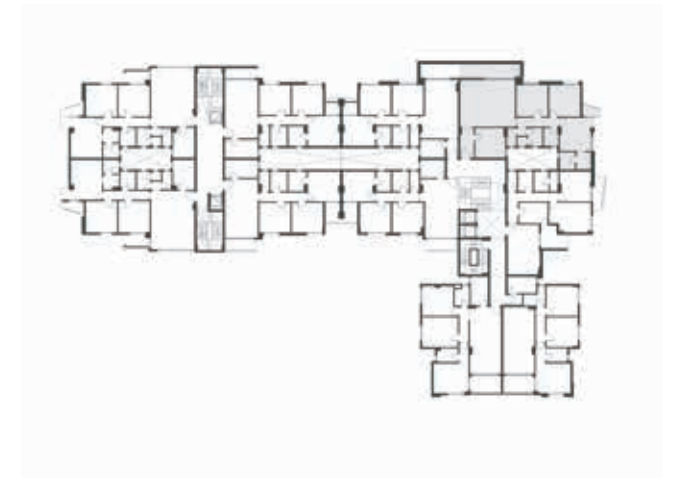


Total Gross Area 187 M² - 3 Bedrooms

- 01. Reception 7.00 x 5.00
- 02. Master Bedroom 4.80 x 3.60
- 03. Master Bathroom 1.80 x 1.70
- 04. Master Dressing 1.80 x 1.80
- 05. Terrace 3.00 x 2.60
- 06. Bathroom 2.20 x 1.80
- 07. Bedroom (1) 3.80 x 3.60
- 08. Bedroom (2) 3.80 x 3.60
- 09. Nanny's Bedroom 2.20 x 1.60
- 10. Nanny's Bathroom 1.10 x 1.10
- 11. Guest Toilet 2.20 x 1.10
- 12. Corridor 5.40 x 1.10
- 13. Kitchen 3.60 x 2.50
- 14. Terrace 1.50 x 2.70



A3 Typical Floor

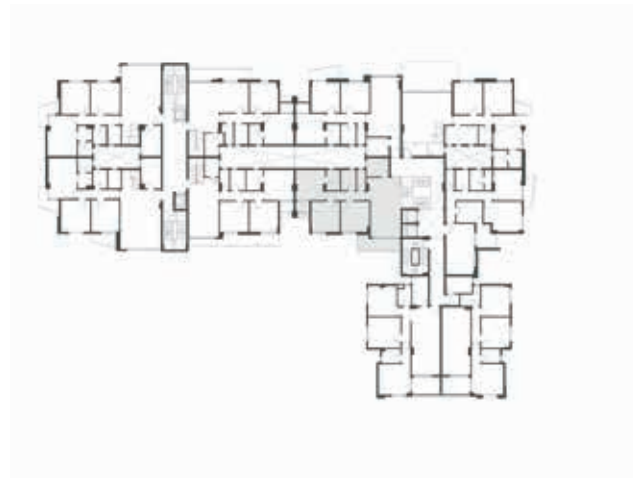


Total Gross Area 205 M² - 3 Bedrooms

- 01. Reception 6.30 x 5.60
- 02. Master Bedroom 4.70 x 4.00
- 03. Master Bathroom 2.10 x 1.80
- 04. Master Dressing 2.10 x 1.70
- 05. Bathroom 2.20 x 1.70
- 06. Bedroom (1) 3.80 x 3.60
- 07. Bedroom (2) 3.80 x 3.60
- 08. Nanny's Bedroom 2.20 x 1.70
- 09. Nanny's Bathroom 1.10 x 1.10
- 10. Guest Toilet 2.20 x 1.10
- 11. Kitchen 3.60 x 3.50
- 12. Terrace (1) 7.00 x 2.30
- 13. Terrace (2) 2.10 x 1.70
- 14. Entrance Lobby 3.70 x 1.60



A3 Typical Floor

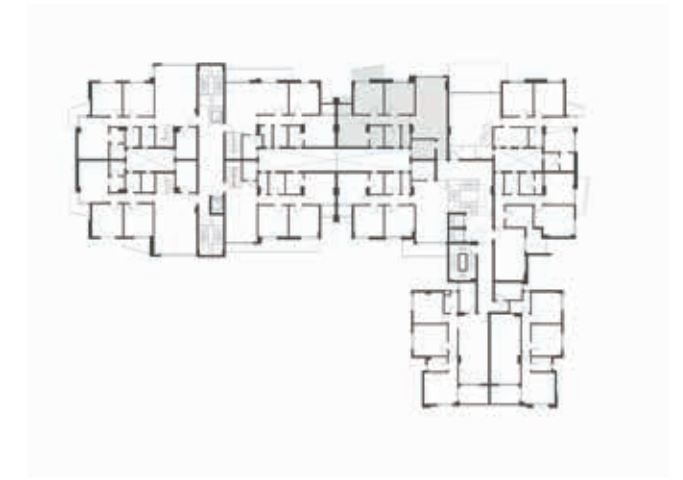


Total Gross Area 164 M²

- 01. Reception 7.00 x 4.30/3.80
- 02. Master Bedroom 3.75 x 3.60
- 03. Terrace 1.75 x 1.40
- 04. Master Bathroom 2.40 x 1.70
- 05. Bathroom 2.40 x 1.90
- 06. Bedroom (1) 3.60 x 3.60
- 07. Bedroom (2) 3.60 x 3.60
- 08. Guest Toilet 2.40 x 1.10
- 09. Kitchen 2.80 x 2.20
- 10. Terrace 3.60 x 1.60



A3 Typical Floor



Total Gross Area 164 M²

- 01. Reception 7.00 x 4.30/3.80
- 02. Master Bedroom 3.75 x 3.60
- 03. Terrace 2.00 x 1.75
- 04. Master Bathroom 2.40 x 2.10
- 05. Bathroom 2.40 x 1.90
- 06. Bedroom (1) 3.60 x 3.60
- 07. Bedroom (2) 3.60 x 3.60
- 08. Guest Toilet 2.40 x 1.10
- 09. Kitchen 2.80 x 2.20
- 10. Terrace 1.50/1.10 x 3.60



A3 Penthouse Floor



Total Gross Area 313 M²

Gross Area: 180 m²

- 01. Reception 9.30/7.00 x 5.00/2.40
- 02. Master Bedroom 4.80 x 3.60/3.40
- 03. Terrace 2.15/1.35 x 2.10
- 04. Master Bathroom 1.80 x 1.70
- 05. Master Dressing 1.80 x 1.80
- 06. Bathroom 2.20 x 1.80
- 07. Bedroom (1) 3.80 x 3.60
- 08. Bedroom (2) 3.80 x 3.60
- 09. Guest Toilet 2.20 x 1.50
- 10. Kitchen 2.50 x 3.60
- 11. Terrace 3.30 x 2.00/1.10



A3 Penthouse Roof

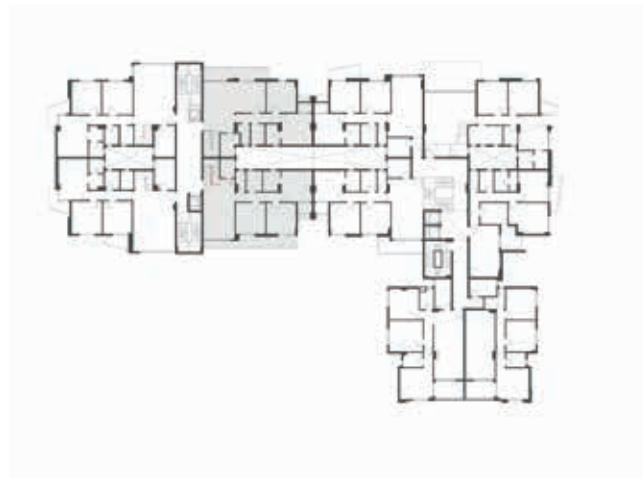


Roof Terrace Area: 85 m²

- 01. Living Area 5.00/3.60 x 4.50
- 02. Kitchenette 2.50 x 1.50
- 03. Bathroom 2.50 x 1.80
- 04. Nanny's Room 2.10 x 1.70
- 05. Nanny's Bathroom 1.70 x 1.20
- 06. Roof Terrace 85.00 m²



A3 Penthouse Floor



Total Gross Area 279 M²
Gross Area: 166 m²

- 01. Reception 5.90 x 3.90
- 02. Master Bedroom 3.65 x 3.60
- 03. Terrace 2.00 x 1.75
- 04. Master Bathroom 2.40 x 1.80
- 05. Bathroom 2.40 x 1.70
- 06. Bedroom (1) 3.60 x 3.60
- 07. Guest Toilet 2.40 x 1.50/1.10
- 08. Kitchen 2.40 x 1.70/2.70
- 09. Terrace 8.00 x 1.50

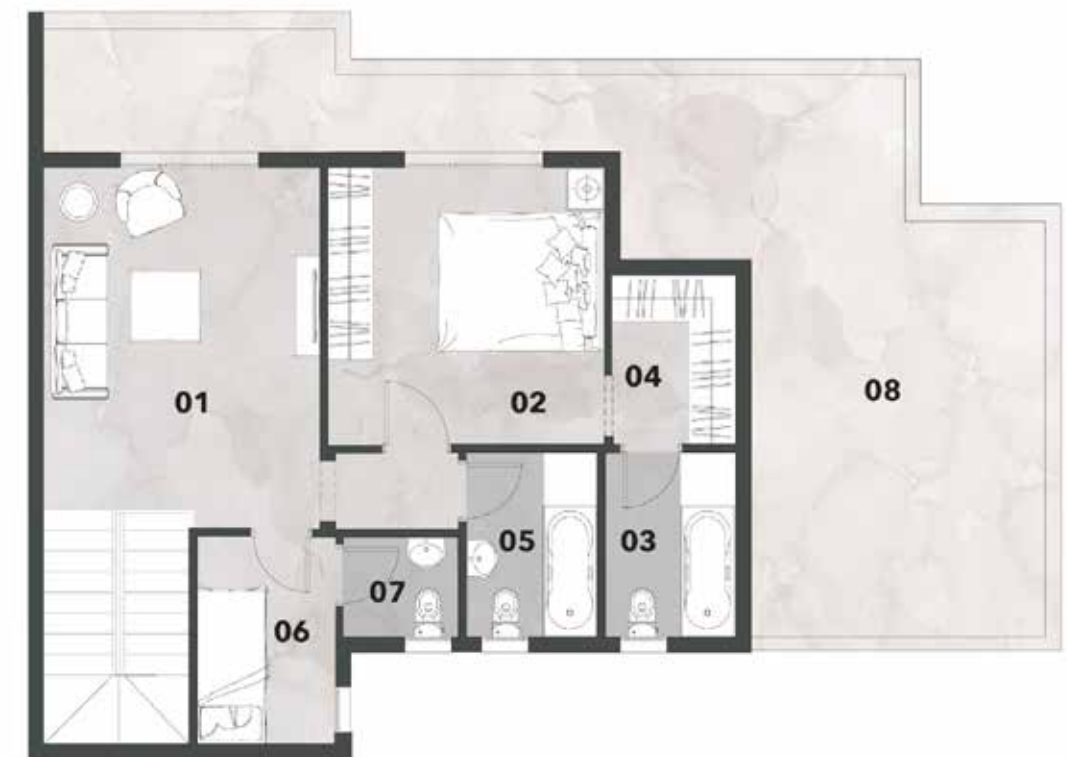


A3 Penthouse Roof



Roof Terrace Area: 41 m²

- 01. Living Area 4.70 x 3.60
- 02. Master Bedroom 3.60 x 3.60
- 03. Master Bathroom 2.40 x 1.70
- 04. Master Dressing 1.60 x 2.20
- 05. Bathroom 2.40 x 1.70
- 06. Nanny's Room 2.70 x 1.80
- 07. Nanny's Bathroom 1.50 x 1.30
- 08. Roof Terrace 41.00 m²
- 09. Kitchenette 2.40 x 1.70



A3 Penthouse Floor



Total Gross Area 307 M²
Gross Area: 253 m²

- 01. Reception 5.90/3.80 x 6.20/5.20
- 02. Master Bedroom 4.75/3.80 x 4.00
- 03. Terrace 2.10 x 0.75/1.50
- 04. Master Bathroom 2.10 x 1.80
- 05. Master Dressing 2.10 x 1.70
- 06. Bedroom (1) 3.60 x 3.80
- 07. Bedroom (2) 3.80 x 3.60
- 08. Guest Toilet 3.60 x 1.50
- 09. Kitchen 4.10 x 2.20
- 10. Terrace 7.00/6.20 x 4.20



A3 Penthouse Roof



Roof Terrace Area: 54 m²

- 01. Living Area 4.10 x 3.60
- 02. Bathroom 2.10 x 2.10
- 03. Nanny's Room 2.20 x 2.00
- 04. Nanny's Bathroom 1.50 x 1.10
- 05. Roof Terrace 54.00 m²
- 06. Laundry 1.50 x 1.30



A3 Building Entrances

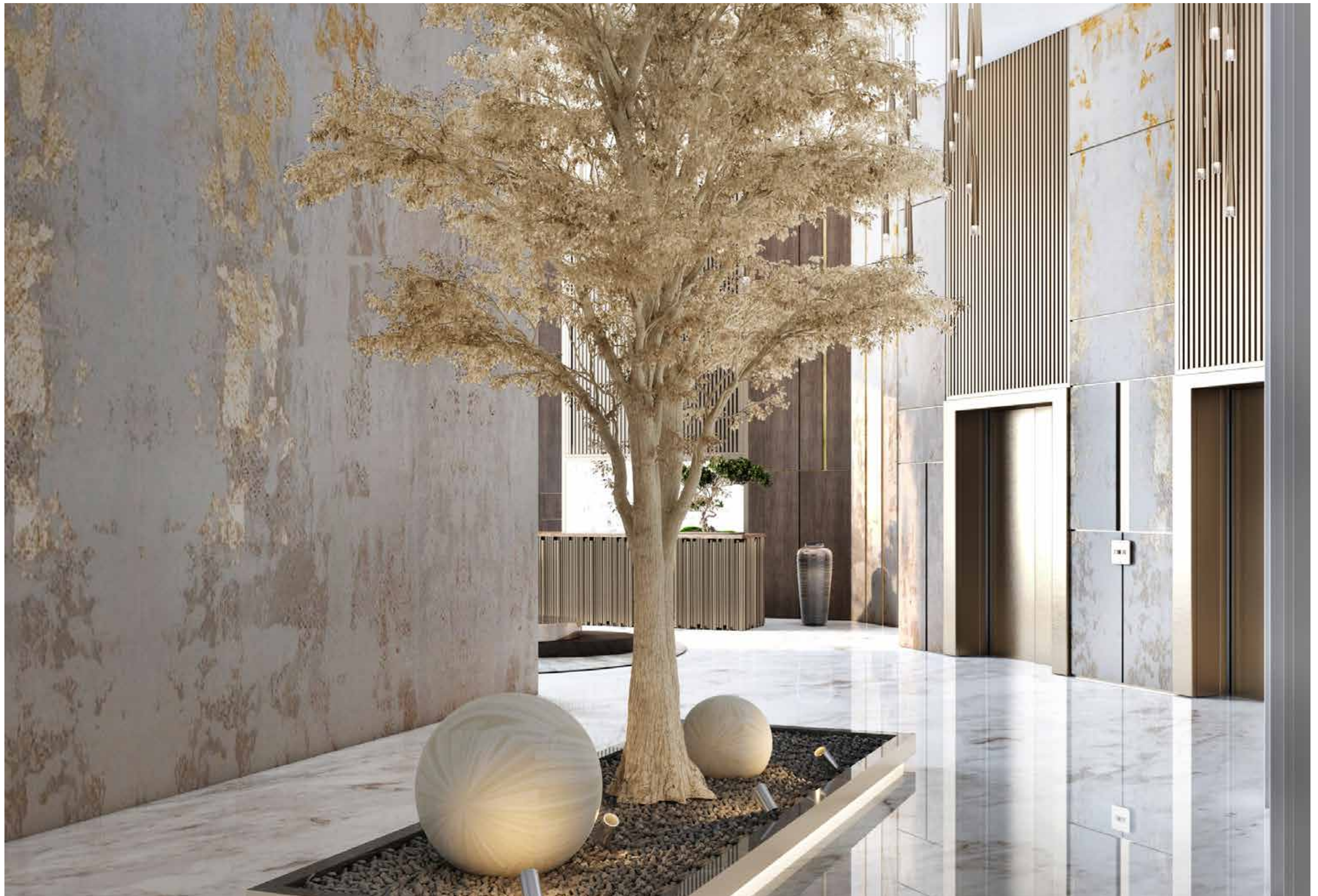
These ultra-modern apartments are luxuriously spacious to provide the tranquil feeling of serenity. This one of a kind unique apartment features include a private garage available for the Vinci's residents. Experience life in the most cozy apartment living making the most of its exclusive location. Make Vinci your next home.

ENTRANCE

Vinci considers the entrance hall your opportunity to sweep guests off their feet.

The entrance is visually tranquil; with a harmony of light tones, golden solid structures and accents are achieved through fabric textures.

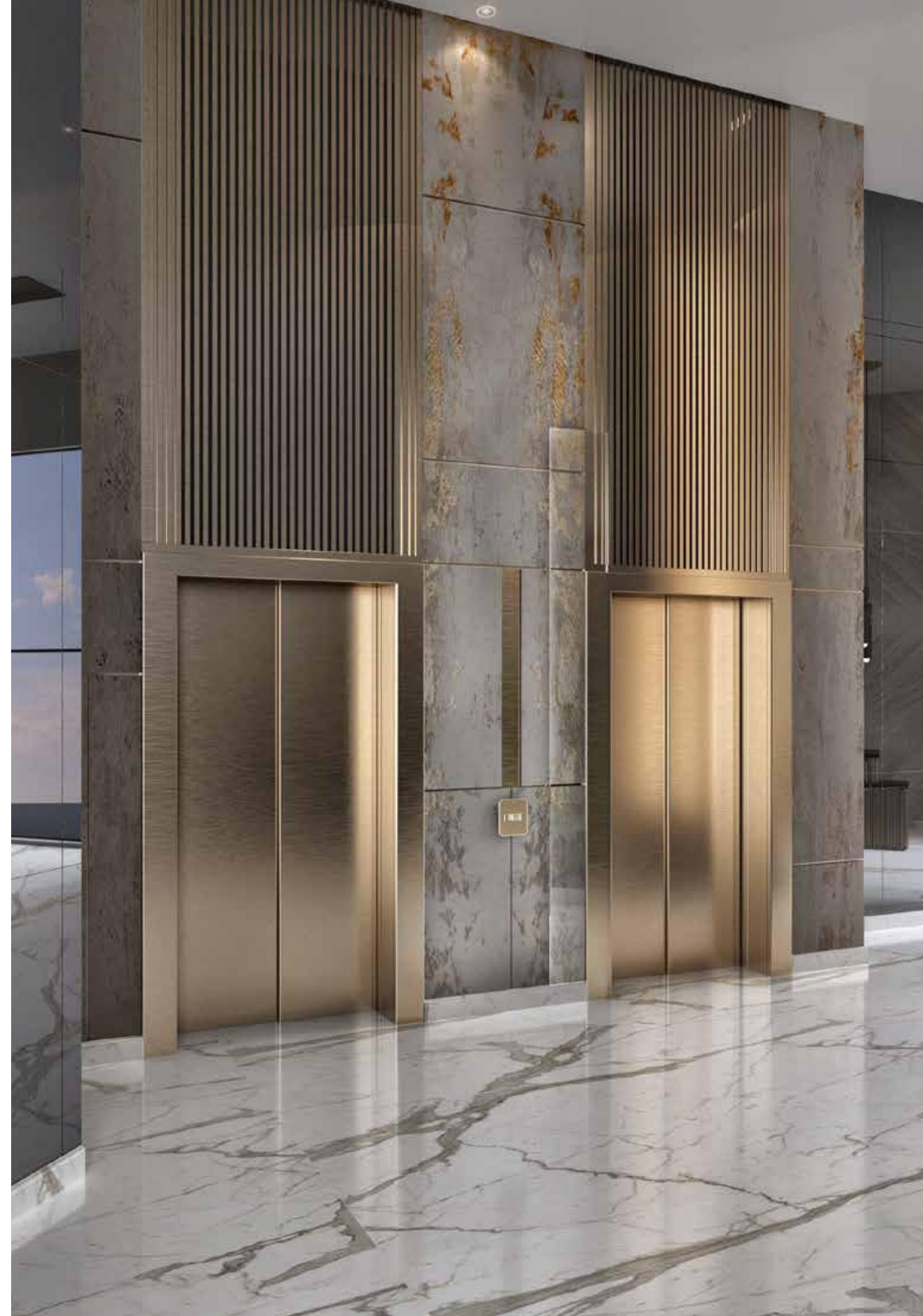




LOBBY

Upon entering, the naturally flowing space and openness tailored to your lifestyle, will greet you with natural light.

The lobby integrates all your needs effortlessly with style. Mixed warm mid-tone color tones, textures and wood reflect comfort combined perfectly with luxury.



Light Finishing

Mixing light color tones with wood reflect comfort combined perfectly with the earthy feel. Materials are important emotionally in relation to light. The sparkle of glass, the glitter of gold mosaics, the depths of dark polished wood, and the shadows on white walls redefine the new luxury living.



RECEPTION

Light Finishing

Vinci redefines the new luxury living with architectural inspirations that fall in line with crafted interiors that endeavor for an effortless, minimally programmed space.

This antique look is a warm mid-tone shade combined with gold minimalist clear-cut lines that create continuity throughout your reception, giving it a warmer side, adding visual interest and helping pieces complement each other.

With large floor to ceiling windows, that give your interior spaces the best luminosity, the layout plays with the delicate balance between buildings and light.

The naturally flowing space and openness, tailored to your lifestyle, will greet you with light. The spatial design integrates all your needs effortlessly with style.



RECEPTION

Light Finishing

Driven by the concept, the living state borrows the best elements of boutique notion-small, intimate and custom. The reception makes you feel comfort in this dreamy home. The simple design is in unison with the home ambience.

The furniture arrangement is framed by a separator that visually connects to the other living spaces while maintaining the character of the reception.

The sleek layout and modern furniture choice provides a balance between serenity and comfort within the home environment.





MASTER BEDROOM

Light Finishing

Bedrooms are the primary place of relaxation, where we all retire to take a good sleep and refresh away from the world and worries. The bedroom interior design is extremely important in order to provide that instant feel of comfort.

Flooded with natural sunlight, this bedroom will ensure you reach relaxation among the plush comfort and elegant lines.

Creating a comfort zone within the heart of your personal space, the soothness in pastel colors is elegantly combined perfectly with simplicity.

Dark Finishing

Dark colors make a big impact in an unexpected place revealing sophistication and adding character to your space. It also spotlights anything light or colorful as a dark shade on the walls that pull the look together. Accents of indigo and antique gold enliven the neutral space.



RECEPTION

Dark Finishing

The reception is spacious and naturally lit by its long windows which makes it stylish yet functional and calming.

From the beautiful symmetry presented through every aspect of this room, to the many sumptuous textures, this reception reflects the perfect style with distinctive contemporary touches.

The reception design is minimal, neat and always clean. The simple color palette makes for a wonderfully calming living area with a pop of bold colors in order to keep it exciting and adventurous.

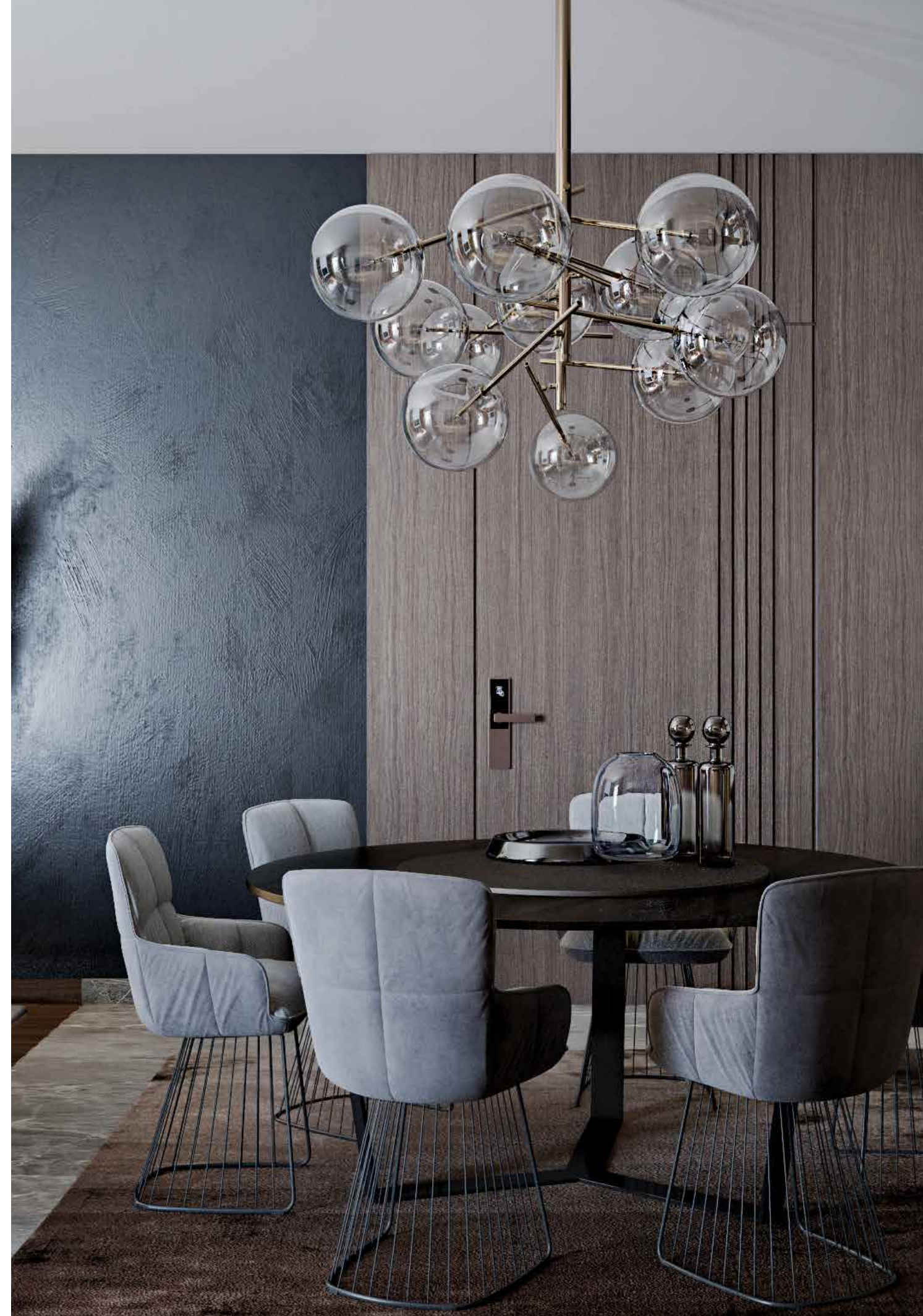


RECEPTION

Dark Finishing

Lavishly finished reception with its own distinct design, selection of dark materials and finishes provide an extravagant feeling to home owners.

The reception contains premium selected flooring, neutral interior colors allowing moral design contrast.







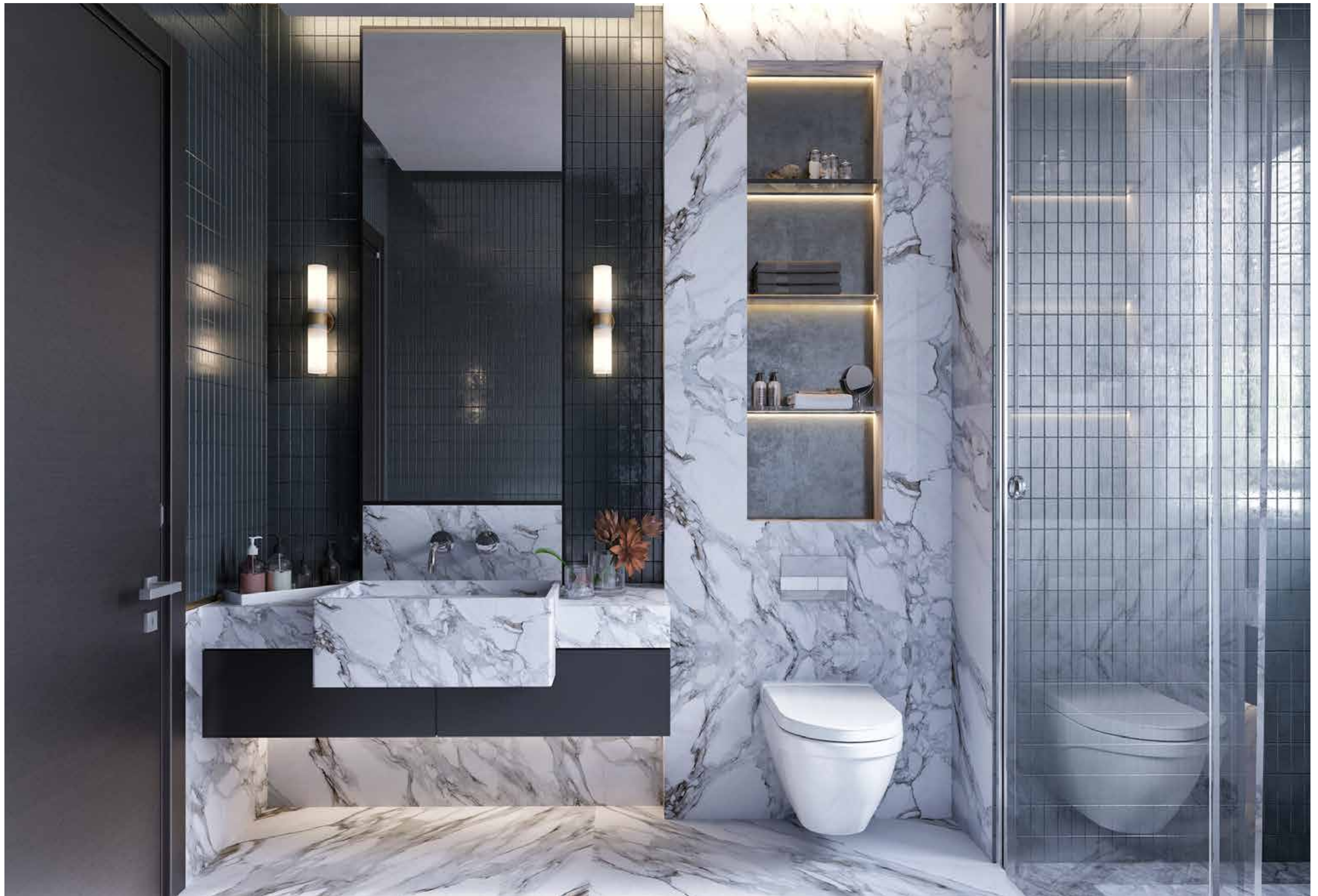
MASTER BEDROOM

Dark Finishing

Let your imagination flow from the comfort of this sanctuary with its contemporary art and finishes that delight all the senses.

This modern bedroom uses marble as its main backdrop to create contrast with the furniture pieces, along with these simple and functional decorative elements. The color scheme is neutral, with browns, greys, blush tones and white to create a warm and homely atmosphere, establishing the balance needed in this unique design.





Interior Finishing Specs.

Dark colors make a big impact in an unexpected place revealing sophistication and adding character to your space. It also spotlights anything light or colorful as a dark shade on the walls that pulls the look together. Accents of indigo and antique gold enliven the neutral space.

APARTMENTS

Finishing Specs.

The exclusivity in Vinci's boutique concept includes Hany Saad Innovations' full extended Interior design package that includes the details of material choices, color combinations and schematic electric work layout, which are complimentary.

It includes details that inhabit an opulent quality of life integrating exclusive features within the residential spaces.

The interiors of Vinci redefines the new luxury living with architectural inspirations that fall in line with crafted interiors that endeavor for an effortless, minimally programmed space.

Full Interior Design Package

<i>3D Design</i>	<i>Premium</i>	<i>Customized (Dark/Light)</i>
<i>Finishing Specs.</i>	<i>N/A</i>	<i>**√</i>
	<i>Not Finished Or Finished</i>	<i>N/A</i>
	<i>With Extra Fees</i>	

** Full Interior Design Package to be finalized within 18 months after signing the contract.

 MISR ITALIA
PROPERTIES