



New Cairo

Bluetreee.



About the developer

SKY AD. is owned by a regional market leader that has gained a strong foothold in Abu Dhabi and Al-Ein by setting the benchmark in integrated excellence; offering a multitude of residential and commercial components spanning schools, business parks, and best-in class utilities.

Boasting a vertically-integrated business model where the sky is the limit, SKY AD. Developments is a regional real estate developer, offering landmark mixed used developments that meld residential units with top-class leisure facilities to foster integration at every touchpoint.

SKY AD.'s vision is to satisfy the ever-evolving needs of the Egyptian real estate market by crafting sustainable and integrated communities of utmost quality and value, as well as successful partnerships with customers, steeped in an expanded investment portfolio.



Not everything rare is precious
but everything precious is
exclusively rare.

Set your imagination free & escape to a picture-perfect reality lined with towering trees, as well as boundless landscapes painting open fields of rare possibilities.

Life here, is an exclusive invitation to dream where the sky is absolutely the limit, as you forge a timeless connection with the natural world while immersing in precious family moments that just don't happen twice.

Bluetree is New Cairo's bespoke address; a unique celebration of life & loved ones embracing one another like trees in a forest but above all, a collection of precious memories that only happen once in a lifetime





Walkable.
Rare.
Sociable.
Pure.
Authentic.
Minimal.
Lively.
Serene Magical.
Inspiring.
Inviting.
Relaxing.
Exciting.
Crisp.
Warm.
Intimate.
Harmonious.
Colorful.
Magnetic.
Exclusive.

Some feelings are just not
felt twice.





Imaginatively planned on 50 acres by SKY AD. in collaboration with world-renowned JZMK, Bluetree is a harmonious boutique experience where residential distinction and commercial excellence intimately intertwine with extensive nature. Envisaged as a holistic destination, the prime address captures a minimalist interpretation of modern-cozy living in the Golden heart of New Cairo, thanks to sleek G+4 family apartments with ultra modern facades that act as a natural extension to flowing water features, as well as limitless open spaces abounding by 81% across its masterplan.

Crisp, contemporary and more than meets the eye, living at Bluetree re-defines the ultimate in sustainability with a Mondrian art- inspired central park, boasting flowing water features, in addition to lush transitional spaces where residents can effortlessly walk or connect with peaceful settings, as well as their homes while taking in generous scenery. Bluetree promises well-being in abundance, thanks to safe cycling lanes, a vast jogging track and numerous fitness and wellness spots, steeped in a well-oxygenated ambience, second to none.

Introducing Bluetree.



Living at Bluetree, is waking up to a breath of fresh air, perfected by sounds of chirping birds, echoing across shimmering water features.

Harmoniously designed with contemporary lifestyles in mind, the destination brings residents of all ages closer to a tranquil rhythm of life while dedicating an area of its land to commercial facilities for their ultimate enjoyment.

**It only
happens
once.**



Collect memories
not things.

Proximity & location

A slice of green paradise in the golden heart of New Cairo

Planned with ultimate connectivity in mind, Bluetree crowns a prime location in the 5th Settlement, in New Cairo's Golden Square.

The iconic destination places residents' life at the intersection of limitless tranquility and nonstop interaction, thanks to its ideal orientation, directly facing Al Ahly Club while lying minutes away from all residential compounds, 90th street and the American University in Cairo. Bluetree is easily accessible from any point in Greater Cairo via Mohamed Bin Zayed Road or Abbas Al Akkad Axis, in addition to lying at very close proximity to the central monorail station, connecting to the New Administrative Capital.

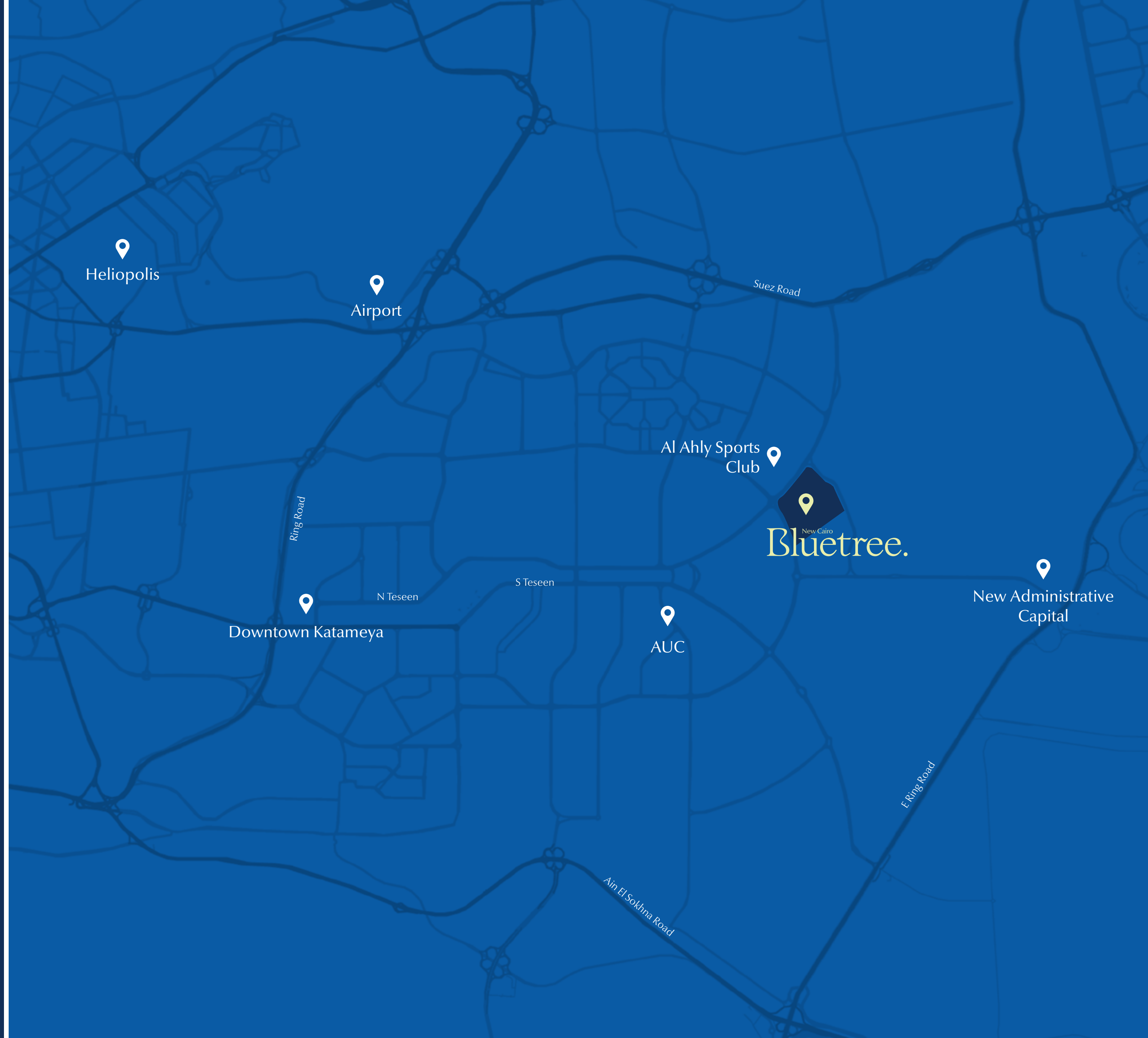
15 mins from AUC

25 mins from Downtown Katameya

15 mins from the airport

15 mins from the New Administrative Capital

25 mins from Heliopolis





When art & nature come together precious moments unfold on every level.

Partnering with the best

Bluetree project is designed in collaboration with JZMK partners.

JZMK have designed projects on various scopes of works and sizes, all over the world. despite them being located in California, they expanded their expertise into different countries, accustoming to each respectable areas cultures, norms, and identities.

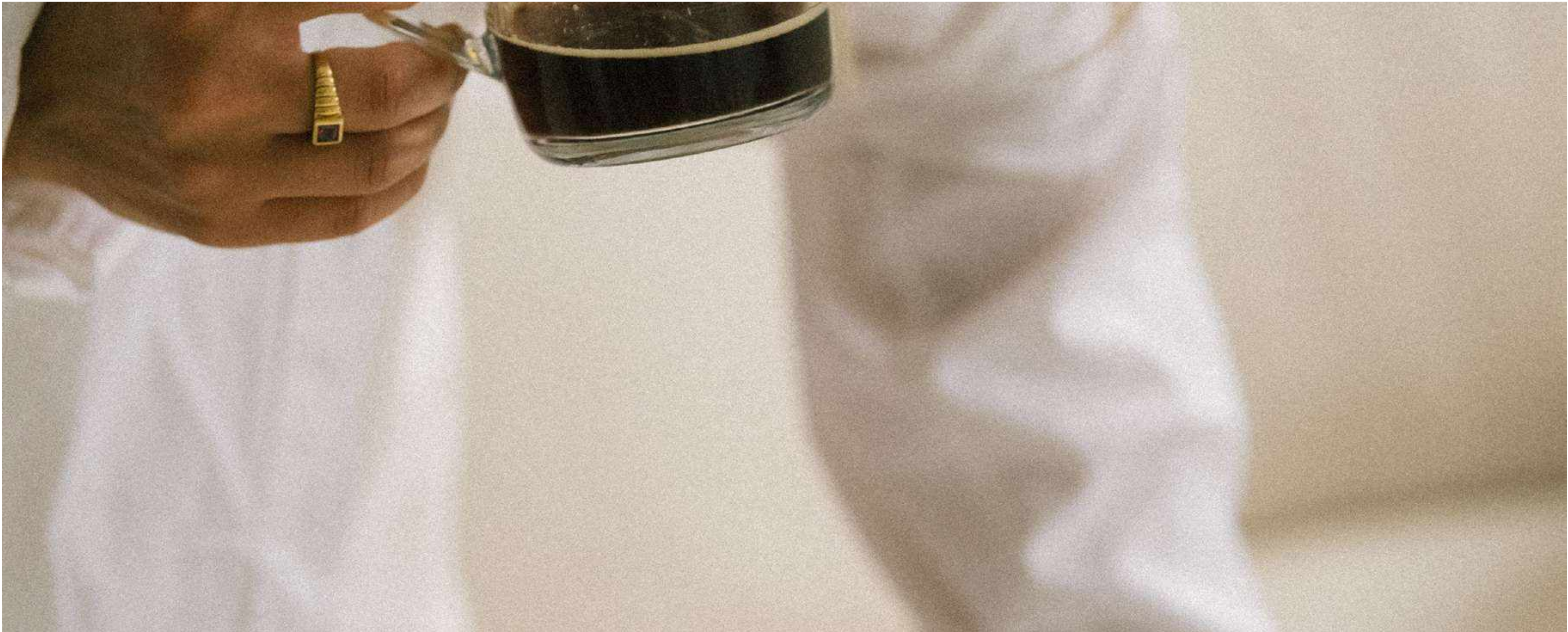


A breathing reality To call home

Bluetree is expertly masterplanned on 50 acres to reflect a walkable, sociable and well-oxygenated boutique experience, thanks to horizontal and vertical compositions of geometric abstractions that reflect the essential elements of any mega compound. The destination dedicates 81% of its land to green & open spaces while boasting sleek, elevated family buildings to guarantee a balanced living experience where every apartment invites boundless views inside, in addition to prolonged hours of sunshine.

All building clusters are evenly spread out for ultimate privacy while enjoying a naturalistic theme, rooted in open landscapes to accentuate each other like trees in a forest. The elemental edge of the project lies in a huge, one-of-a-kind Mondrian art-inspired park set in the masterplan's heart to provide a daily refuge for residents while fostering a sense of well-being and social interaction. Designed with varied age groups and lifestyles in mind, Bluetree boasts a commercial zone on its land to offer an unrivaled host of select activities to enrich daily life.





Elevating new standards
of exclusivity

An avant-garde expression of timeless serenity

From afar Bluetree's ultra modern facades look like an iconic landmark, up close, an original flow of schematic Avant-garde architecture boasts minimalist lines that gracefully emerge from within well sculpted green open spaces to evoke a harmonious design approach where nature comes one with homes. Inspired by the abstract modernity of Mondrian art, all buildings are elevated to guarantee unobstructed views on scenic landscapes while unifying residents in an all-harmonious aesthetic, thanks to a naturalistic theme, perfect by vast landscapes areas.





Some moods just don't come twice.

A central park larger than life

At Bluetree, daily recreation is just a few steps away, thanks to a huge central park crowning the heart of the destination's masterplan. Designed as a breathing retreat for adults and kids alike, the park is an open invitation for seniors to decelerate in a relaxing hammock garden overlooking scenic views of lagoons or friends wishing to gather up in a spirited plaza amidst dense trees.

Yoga enthusiasts are welcomed to practice their daily routines in wellness spots, curated around manicured landscapes while the more energetic can head out to the outdoor sports zone to work-out where natural beauty reigns supreme.



A pet-friendly community for your four-pawed friend

Worrying about your pet's enjoyment is a thing of the past. At Bluetree, pet owners can connect with a like-minded community of friends where dogs get to enjoy memorable play dates under the sun with their four-pawed friends. Vast, green and fully-equipped with pet-friendly activities, the dog park is a recreational ticket for you pet to energize in green open spaces, minutes away from home



A cutting-edge gym for a healthier lifestyle

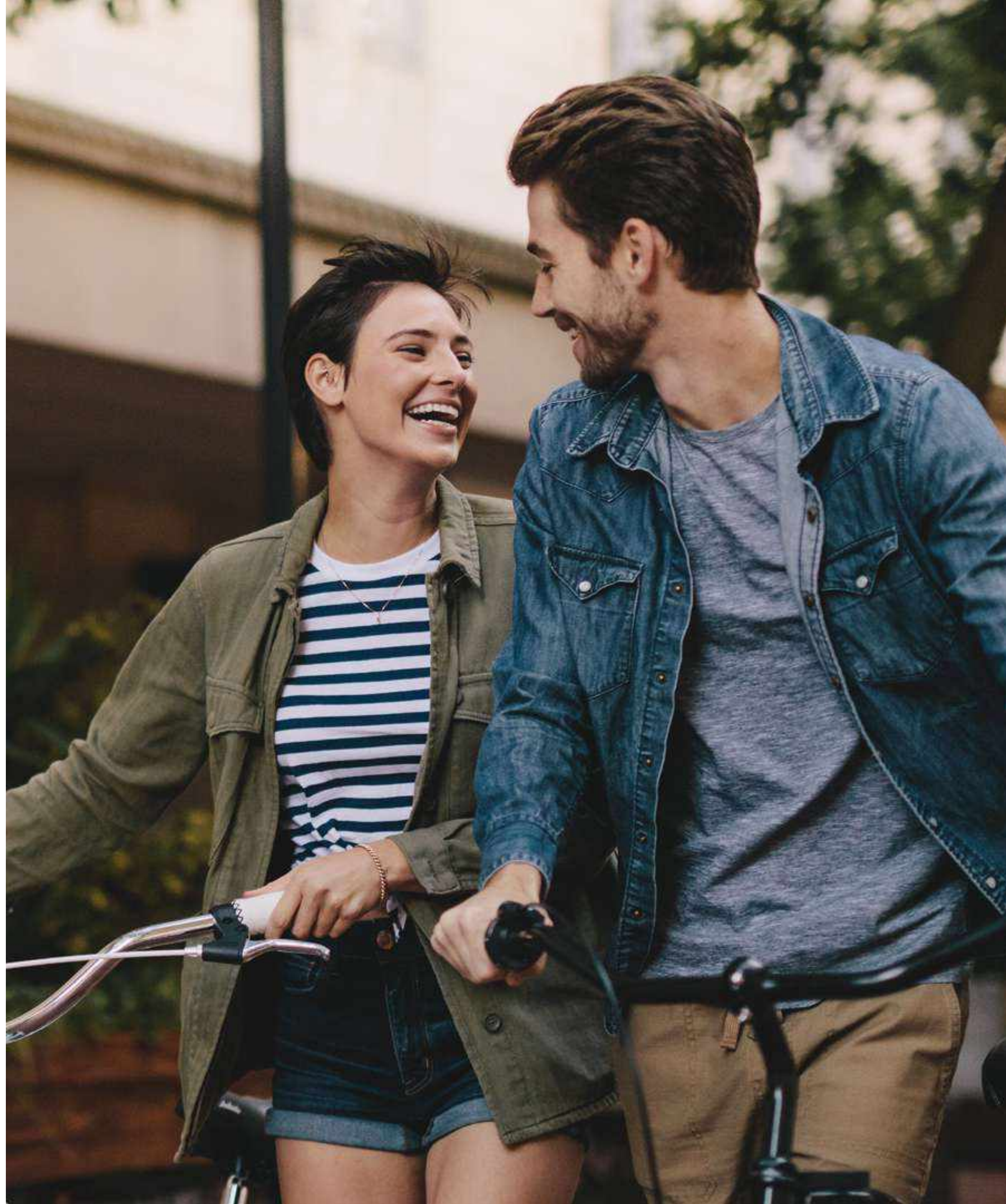
Every aspect of Bluetree is carefully designed around residents well-being. The iconic development fosters daily activity, thanks to a fully-equipped gym, powered by the latest equipment for amateurs and professional athletes alike.



A signature clubhouse for social interaction

Sip on a refreshing cocktail or indulge in an exquisite dish as you admire the sun setting in the horizon on breathtaking landscapes. Bluetree's signature Clubhouse is a design-led oasis of calm, inviting residents to connect or unwind while enjoying impeccable service, as well as wide array of world-class facilities not offered elsewhere.





Seamless mobility for hassle-free enjoyment

Whether you wish to cycle around the compound and park your bike without having to worry or simply wish to journey through lush landscapes in a golf car, Bluetree offers all that and much more. The naturally-inspired development takes into account varied lifestyles, offering safe bike lanes, jogging tracks and designated parking areas for both your vehicle and two-wheel ride.

About the architecture

The architecture will be timeless in terms of design and materials, offering constant innovation and modernistic aesthetic.

The buildings are integrated with the landscape on all levels through their extrusions and intrusions, this emphasizes the idea of belonging and closure



Floorplans — Type A







TYPE A – GROUND FLOOR

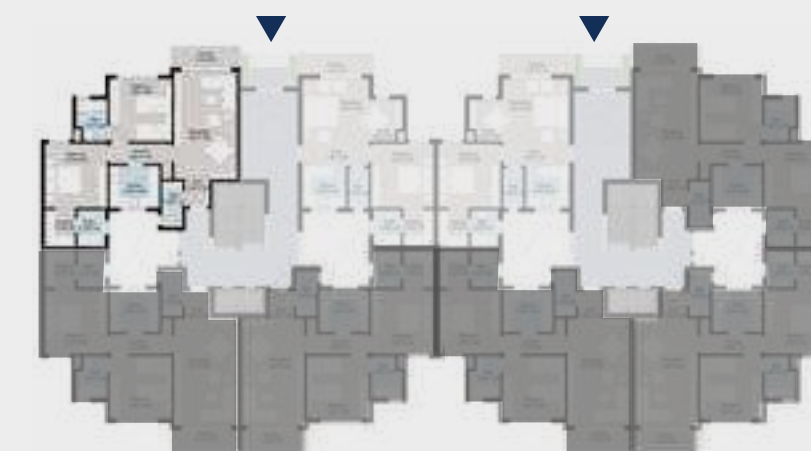
Apartment A – 01

2 BRs Garden

Total Area: 120 m²



Inner street view



Disclaimer
 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

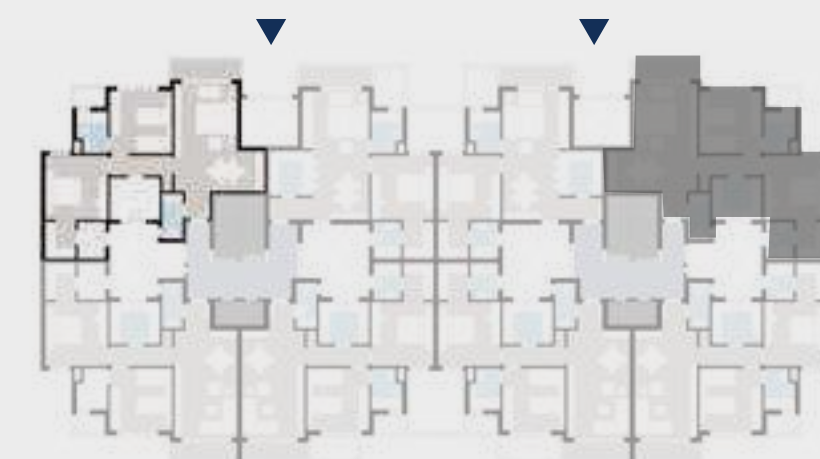
TYPE A – FIRST FLOOR

Apartment A – 11

2 BRs Typical
Total Area: 125 m²



Inner street view



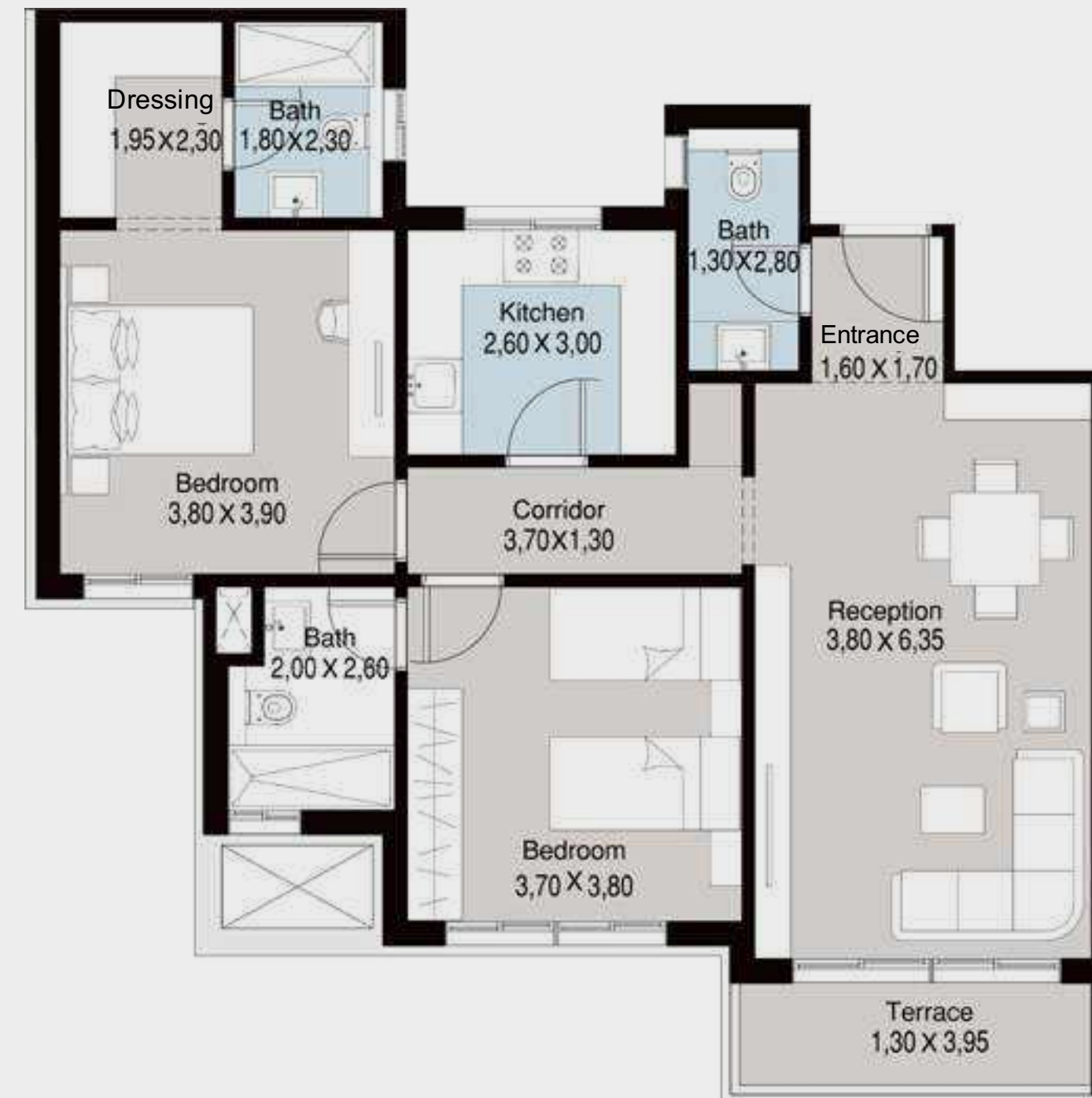
Disclaimer
 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

TYPE A – FIRST FLOOR

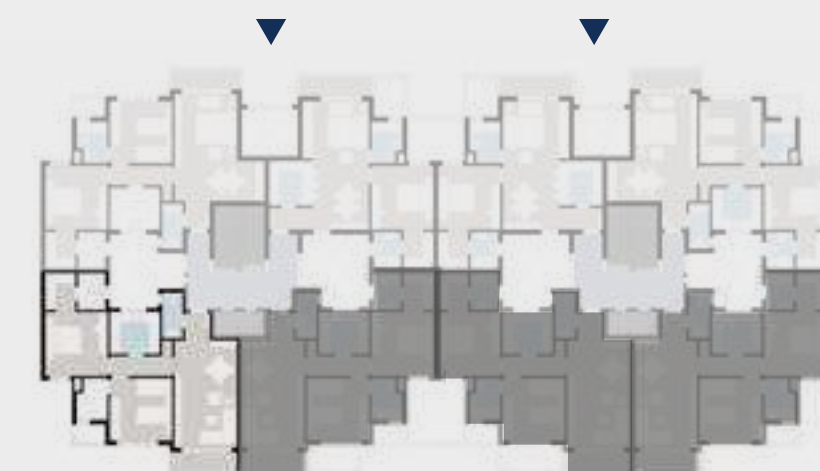
Apartment A – 12

2 BRs Typical

Total Area: 120 m²



Main street view

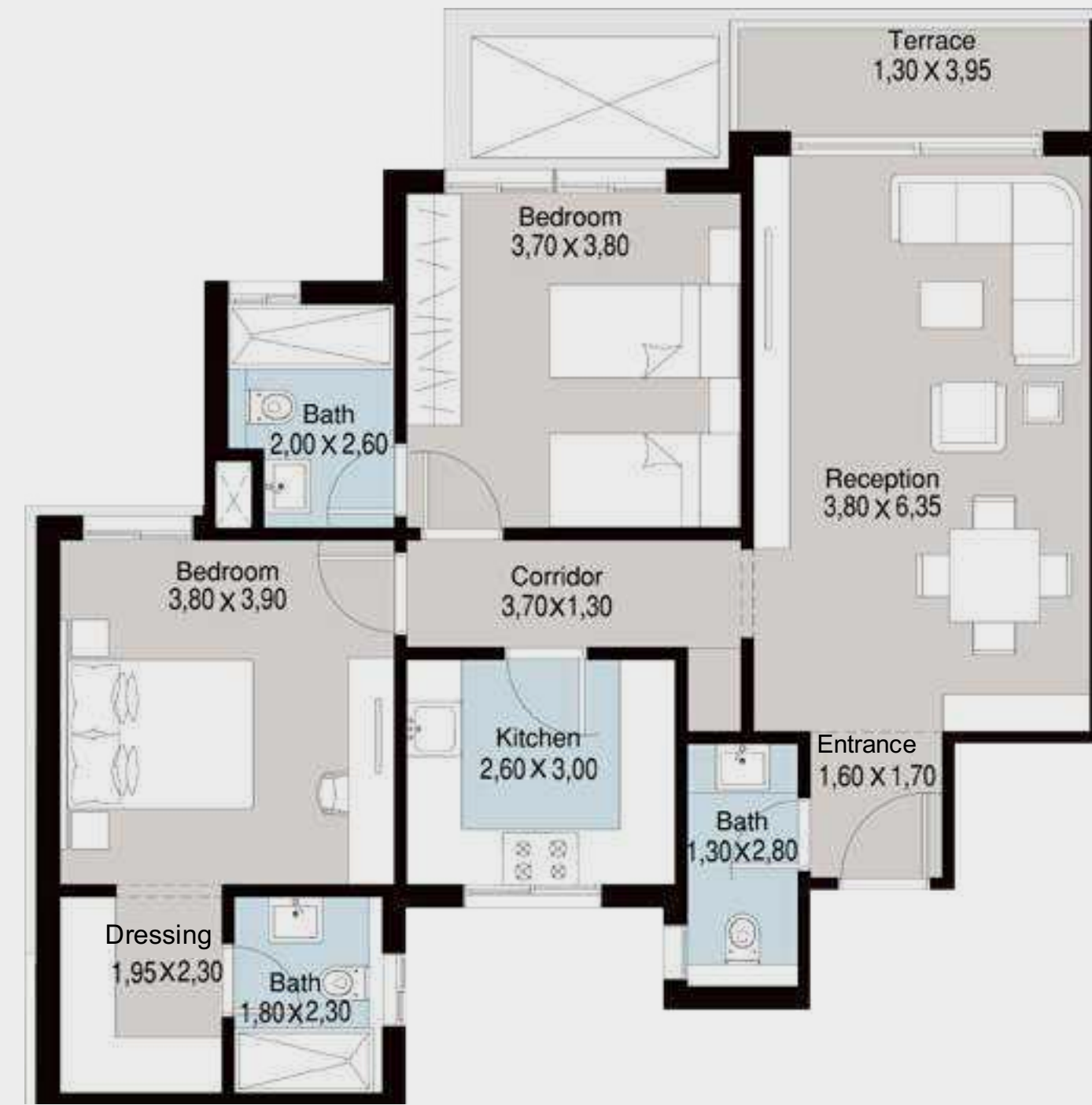


Disclaimer
 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

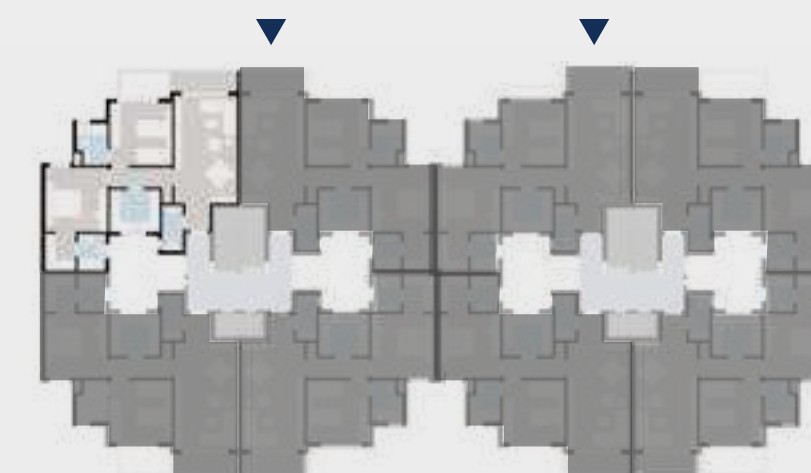
TYPE A – TYPICAL FLOOR

Apartment A – 21

2 BRs Typical
Total Area: 120 m²



Inner street view



Disclaimer
 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

Floorplans — Type B







TYPE B – GROUND FLOOR

Apartment A – 01

3 BRs Garden

Total Area: 150 m²



Inner street view



Disclaimer
 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

TYPE B – GROUND FLOOR

Apartment A – 02

3 BRs Garden

Total Area: 145 m²



Open view



Disclaimer
 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

TYPE B – GROUND FLOOR

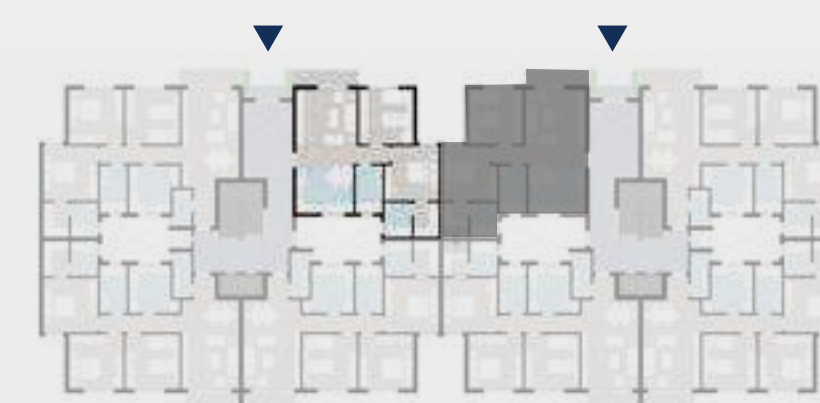
Apartment A – 04

2 BRs Garden

Total Area: 115 m²



Inner street view



Disclaimer

1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

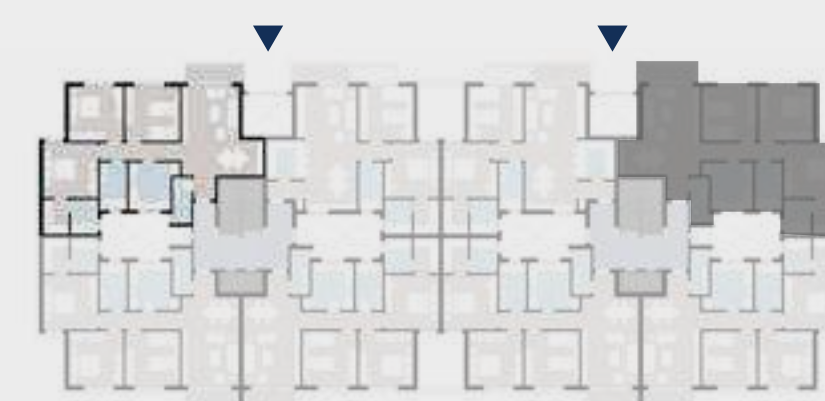
TYPE B – FIRST FLOOR

Apartment A – 11

3 BRs Typical
Total Area: 155 m²



Inner street view



Disclaimer
 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

TYPE B – FIRST FLOOR

Apartment A – 12

3 BRs Typical

Total Area: 145 m²



Open view



Disclaimer

1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

TYPE B – FIRST FLOOR

Apartment A – 14

2 BRs Typical
Total Area: 125 m²



Inner street view



Disclaimer
1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

TYPE B – TYPICAL FLOOR

Apartment A – 21

3 BRs Typical
Total Area: 150 m²



Inner street view

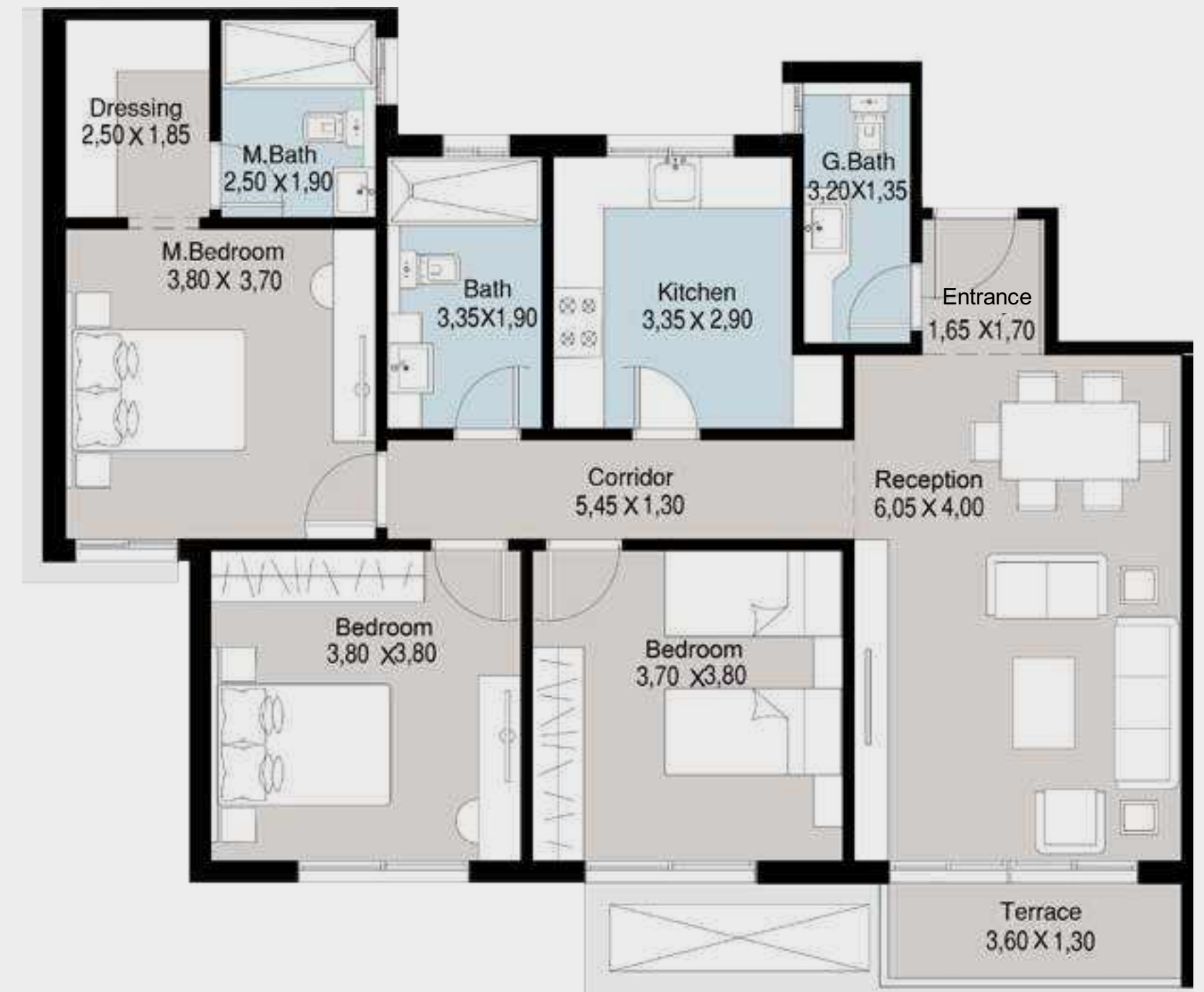


Disclaimer
 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

TYPE B – TYPICAL FLOOR

Apartment A – 22

3 BRs Typical
 Total Area: 145 m²



Disclaimer
 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

Floorplans – Type C





TYPE C – GROUND FLOOR

Apartment A – 01

3 BRs+ Luxury Garden

Total Area: 185 m²



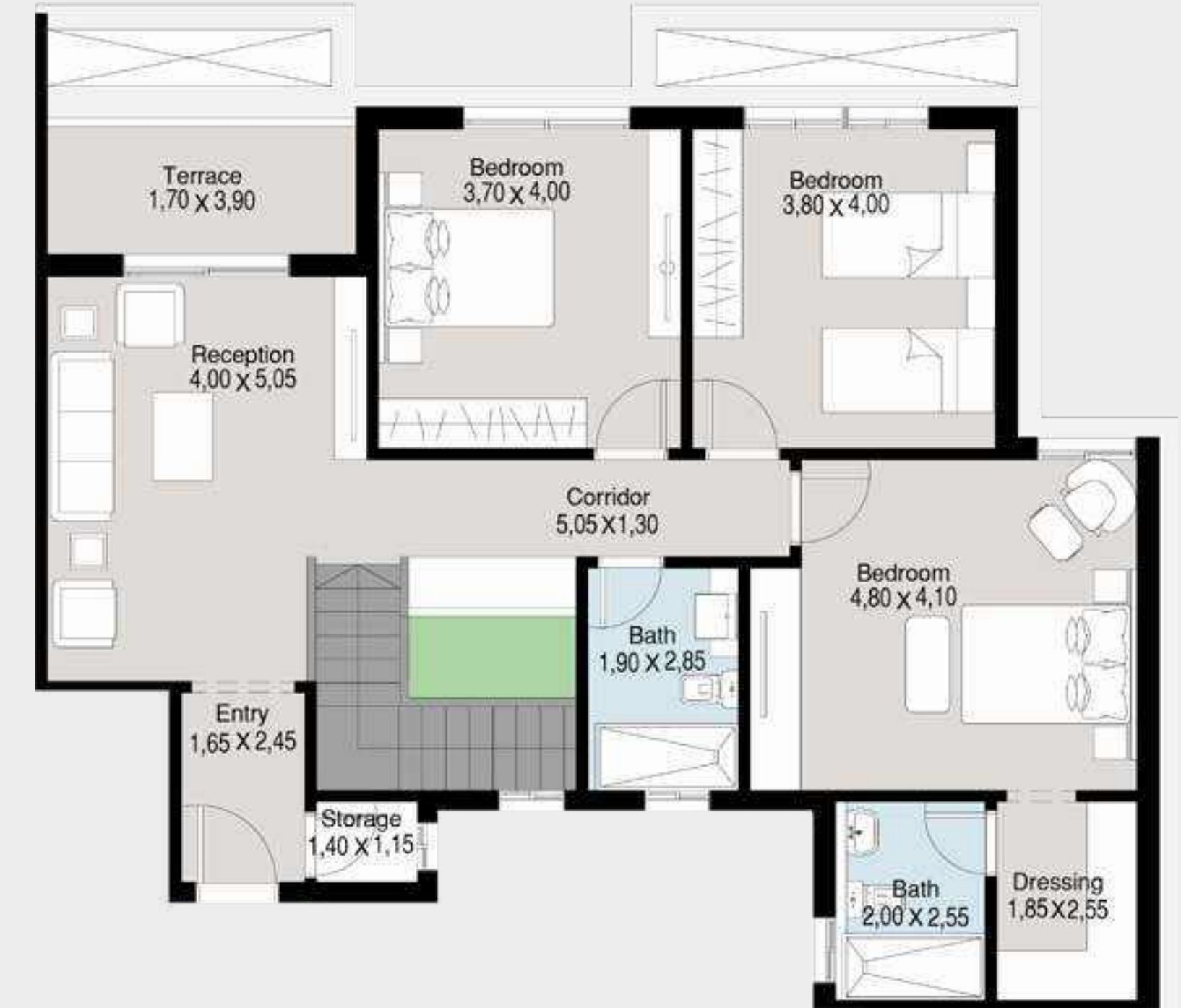
Inner street view



Disclaimer
 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

DUPLEX A – 02

Duplex 3BRs Garden
Total Area: 270 m²



Park view



Park view



Disclaimer
 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

TYPE C – GROUND FLOOR

Apartment A – 03

3 BRs Garden

Total Area: 150 m²



Park view



Disclaimer
 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

TYPE C – GROUND FLOOR

Apartment A – 04

2 BRs Garden

Total Area: 135 m²



Inner street view



Disclaimer
 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

TYPE C – FIRST FLOOR

Apartment A – 11

3 BRs+ Luxury

Total Area: 205 m²



Inner street view



Disclaimer
 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

TYPE C – FIRST FLOOR

Apartment A – 13

3 BRs Typical
Total Area: 150 m²



Park view



Disclaimer
 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

TYPE C – FIRST FLOOR

Apartment A – 14

2 BRs Typical
Total Area: 135 m²



Inner street view



Disclaimer
1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

TYPE C – TYPICAL FLOOR

Apartment A – 21

3 BRs+ Luxury

Total Area: 185 m²



Inner street view



Disclaimer
 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

TYPE C – TYPICAL FLOOR

Apartment A – 22

3 BRs Typical
Total Area: 150 m²



Park view



Disclaimer
1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

TYPE C – TYPICAL FLOOR

Apartment A – 23

3 BRs Typical

Total Area: 150 m²



Inner street view



Disclaimer
 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

TYPE C – TYPICAL FLOOR

Apartment A – 24

3 BRs+ Luxury

Total Area: 185 m²



Inner street view



Disclaimer
 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

Floorplans — Type D





TYPE D – GROUND FLOOR

Apartment 01

2 BRs Garden

Total Area: 130 m²



Inner street view



Disclaimer
 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

TYPE D – GROUND FLOOR

Apartment 02

4 BRs Signature Garden

Total Area: 240 m²



Park view



Disclaimer

1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

TYPE D – GROUND FLOOR

Apartment 04

3 BRs Executive Garden

Total Area: 170 m²



Inner street view



Disclaimer
 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

TYPE D – FIRST FLOOR

Apartment 11

2 BRs Typical
Total Area: 135 m²



Inner street view



Disclaimer
1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

TYPE D – FIRST FLOOR

Apartment 12

4 BRs Signature

Total Area: 240 m²



Park view



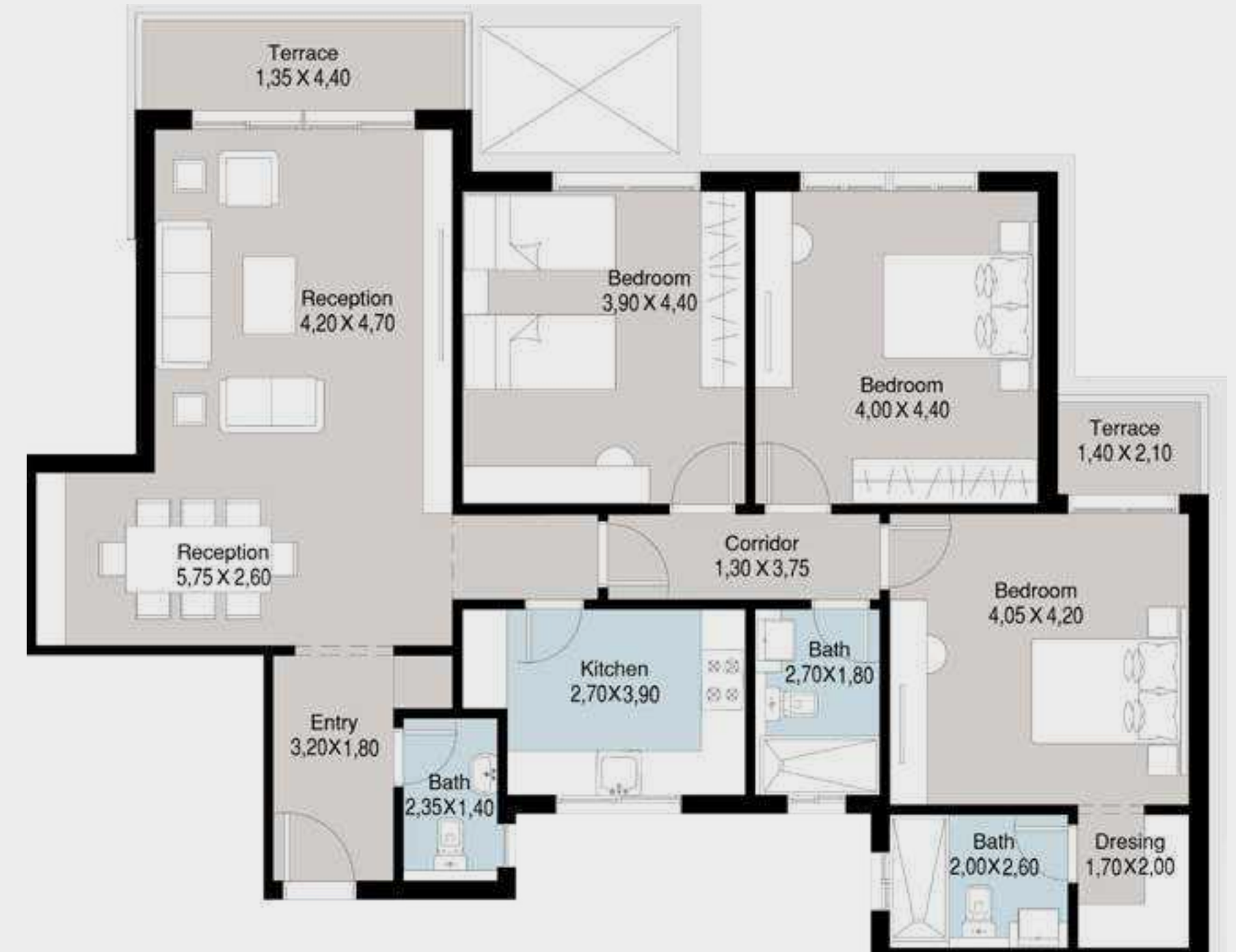
Disclaimer

1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

TYPE D – FIRST FLOOR

Apartment 14

3 BRs Executive

Total Area: 175 m²

Inner street view



Disclaimer

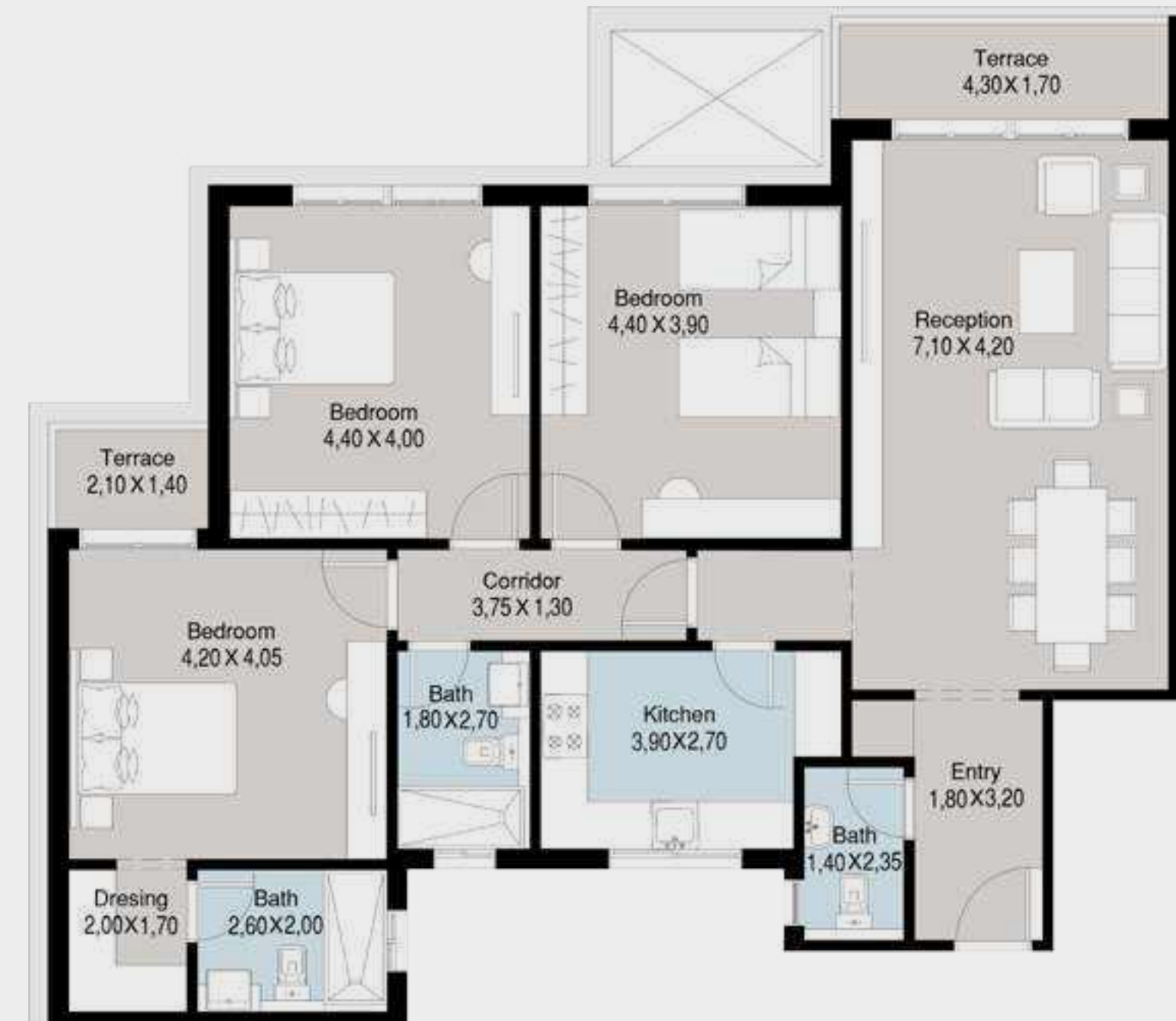
1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

TYPE D – TYPICAL FLOOR

Apartment 21

3 BRs Executive

Total Area: 170 m²



Inner street view



Disclaimer
 1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan

TYPE D – TYPICAL FLOOR

Apartment 22

4 BRs Signature

Total Area: 240 m²



Park view



Disclaimer

1.All dimensions will be measured from axis to axis 2.Actual area may vary from the stated area 3.Drawing areas not to scale 4.The developer reserves the right to make revisions 5.All materials, dimensions and drawings are approximate information is subject to change without notice 6.Actual unit areas, front windows, porches, terrace, loggia and exterior trim detail may vary by elevation styles. 7 .Parking and Ramps are under development and may vary master plan



**SKY AD.
DEVELOPMENTS**