



Building B303, 4th Floor, South 90th St.,
5th Settlement, New Cairo, Egypt.

16224

www.akam.com.eg

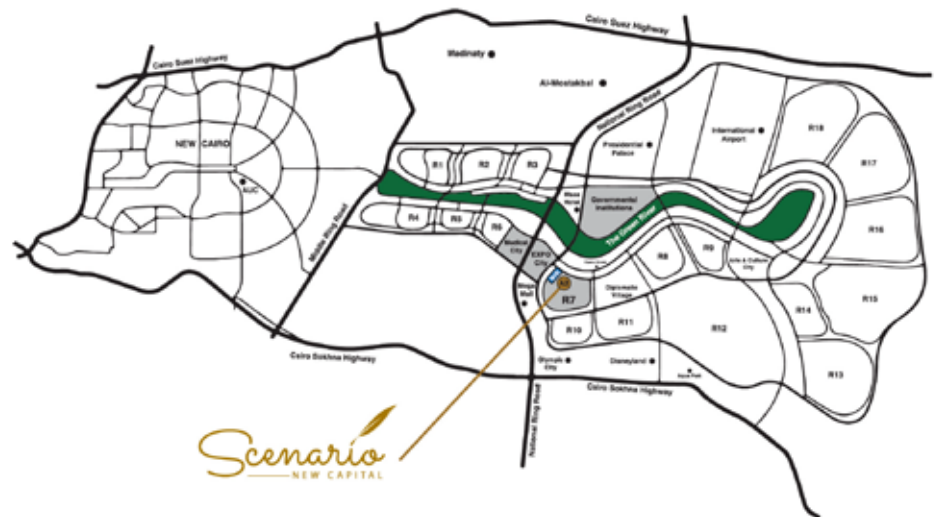
Scenario
— NEW CAPITAL —



the best case Scenario



Where will
you live?



In the heart of Egypt's New capital R7 area, Scenario offers you a prime location within close proximity to:

- The British University of Egypt
- The Green River
- Expo City
- The Medical City
- The Governmental Complex
- The Central Commercial Zone (Mega Mall)

Welcome to the new Capital



The real-estate market in Egypt has been booming for the last few years. The strong demand and positive market conditions are opening vast investment opportunities and attracting investors from all over the world.

The new capital offers a luxurious lifestyle as well as better working environment through its residential and administrative buildings, providing ease of access and comfort through a prime location.

It gives hope for a better future by creating new job opportunities and easing congestion in greater Cairo.

The new administrative and financial capital will house ministries, governmental institutions, private corporations and foreign embassies. It will include almost 21 residential districts, 2,000 educational institutions and more than 600 health care facilities.





Impressive



YOGA AREA

You decide on the things you need.



INDOOR SWIMMING POOL



CENTRAL KITCHEN

Scenario was built based on the concept of creating a relaxing and refreshing environment that provides you with all your needs while maintaining a sense of home and security. The range of facilities on board are exceptional as we have thought of everything you might need and more to offer you a full range of facilities that will leave you craving for nothing. From a clubhouse, to an indoor swimming pool, to libraries and cinemas, we have it all!



ROOFTOP GARDEN



GYM/POOL



PEDESTRIAN LANES

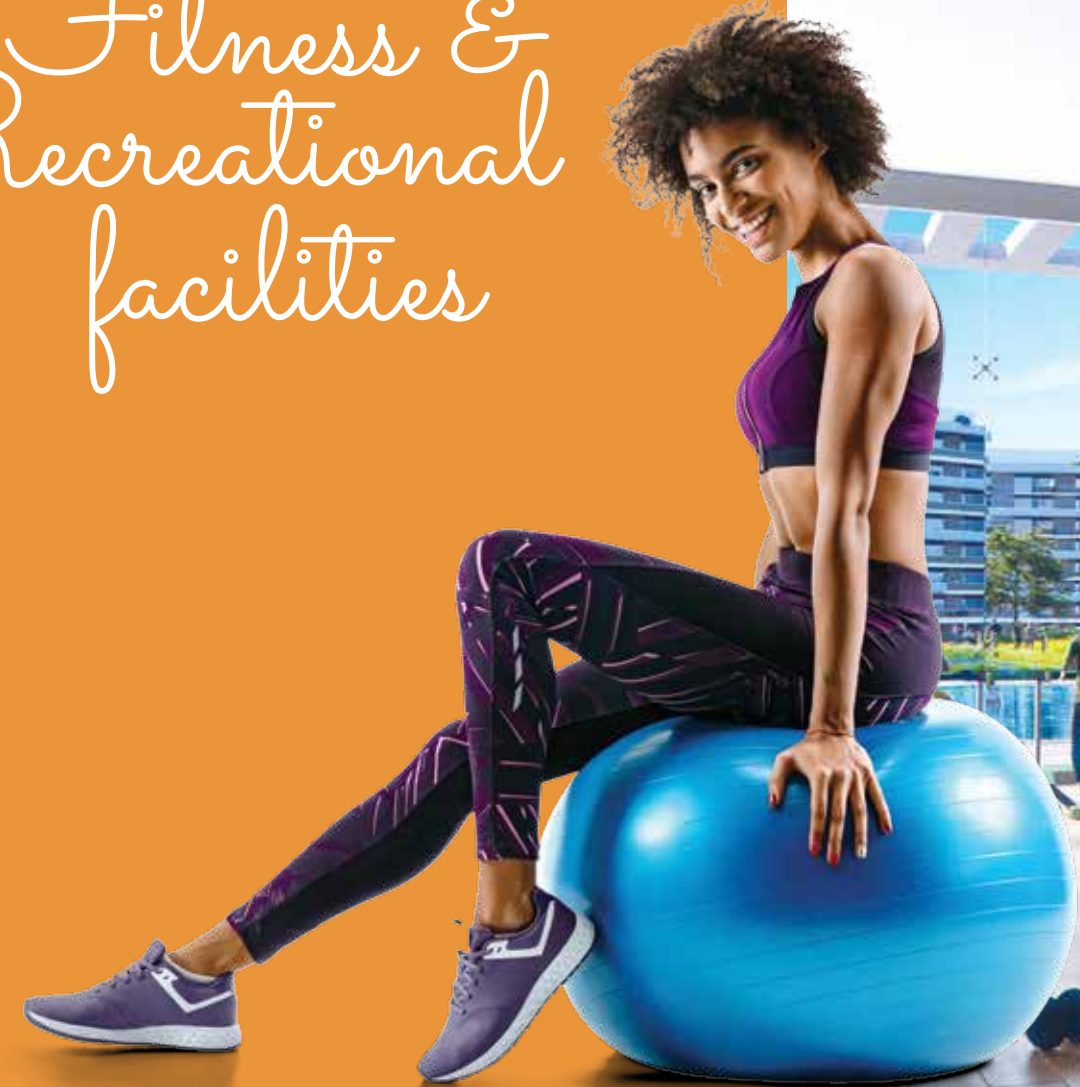
Rooftop Pool & Lounge



Take a dip with your family and enjoy the amazing view from our exceptional rooftop facilities.

Rain or shine, enjoy an all-year-round plunge in our indoor and outdoor featured pools.

Fitness & Recreational facilities



Hit those cardio sessions while enjoying a lavishing view or keeping an eye on your little ones.

Blend in with nature through a relaxing yoga session.

Scenario's fitness & recreational facilities offer you the best of both worlds.



A blast from the past or a trending movie in mind, Scenario's featured private cinema has got you covered.

Enjoy quality time with your loved ones within a walking distance from your home.



Private Cinema

Library & Study Areas



Need to catch up on some reading or preparing for a final exam. At Scenario you can do both easily in our dedicated library and study area.

Use the library and study area to eliminate all distractions or make new friends.



Outdoor Cinema



Some things are most definitely better outdoors..

A romantic movie under the stars or comedy time with the family, end up your day in a unique way in our outdoor cinema.



Majestic

A lush green tea plantation with rows of tea bushes stretching into the distance under a bright, hazy sky. The foreground shows detailed tea leaves and buds.

80%
Greenery



Clubhouse

AREA 131 M²

SPACE NAME	AREA
RECEPTION	3.70 X 5.40
TERRACE	1.45 X 3.70
GUEST BATHROOM	2.50 X 1.50
KITCHEN	2.80 X 3.40
MASTER BEDROOM	4.05 X 3.70
MASTER BATHROOM	1.90 X 2.75
TERRACE	1.50 X 1.80
BEDROOM	3.80 X 3.40
BATHROOM	1.70 X 2.45



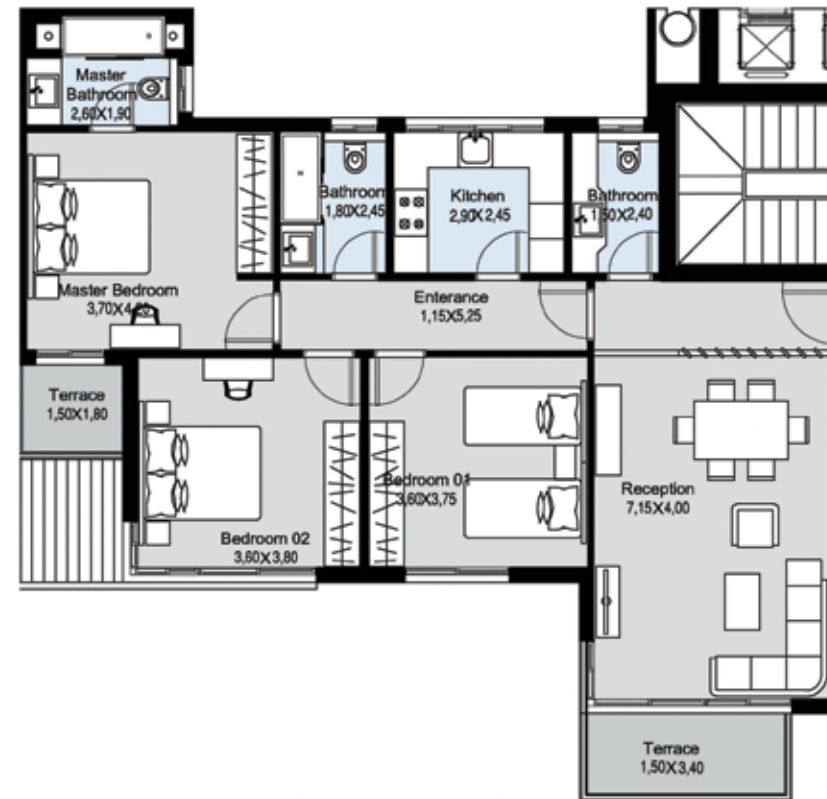
AREA 136 M²

SPACE NAME	AREA
ENTRANCE	1.15 X 1.50
RECEPTION	3.90 X 6.10
TERRACE	3.90 X 1.40
BEDROOM	3.60 X 3.80
BATHROOM	1.90 X 2.50
LOBBY	1.15 X 3.60
MASTER BEDROOM	3.60 X 4.40
MASTER BATHROOM	2.60 X 1.90
TERRACE	1.60 X 1.50
KITCHEN	3.60 X 2.30
GUEST BATHROOM	1.50 X 2.30



AREA 154 M²

SPACE NAME	AREA
RECEPTION	7.15 X 4
TERRACE	1.50 X 3.40
GUEST BATHROOM	1.50 X 2.40
KITCHEN	2.90 X 2.45
BATHROOM	1.80 X 2.40
MASTER BEDROOM	2.60 X 1.90
MASTER BATHROOM	3.70 X 4.20
TERRACE	1.50 X 1.80
BEDROOM 02	3.60 X 3.80
BEDROOM 01	3.60 X 3.75
CORRIDOR	1.15 X 5.25



AREA 178 M²

SPACE NAME	AREA
RECEPTION	3.90 X 6.40
TERRACE	1.40 X 4.00
BEDROOM 01	3.90 X 3.60
BEDROOM 02	3.80 X 3.60
LIVING ROOM	3.30 X 4.50
BATHROOM	2.50 X 1.90
TERRACE	1.50 X 1.60
MASTER BEDROOM	4.40 X 3.60
MASTER BATHROOM	1.90 X 2.60
KITCHEN	2.35 X 4.50
GUEST BATHROOM	2.25 X 1.65



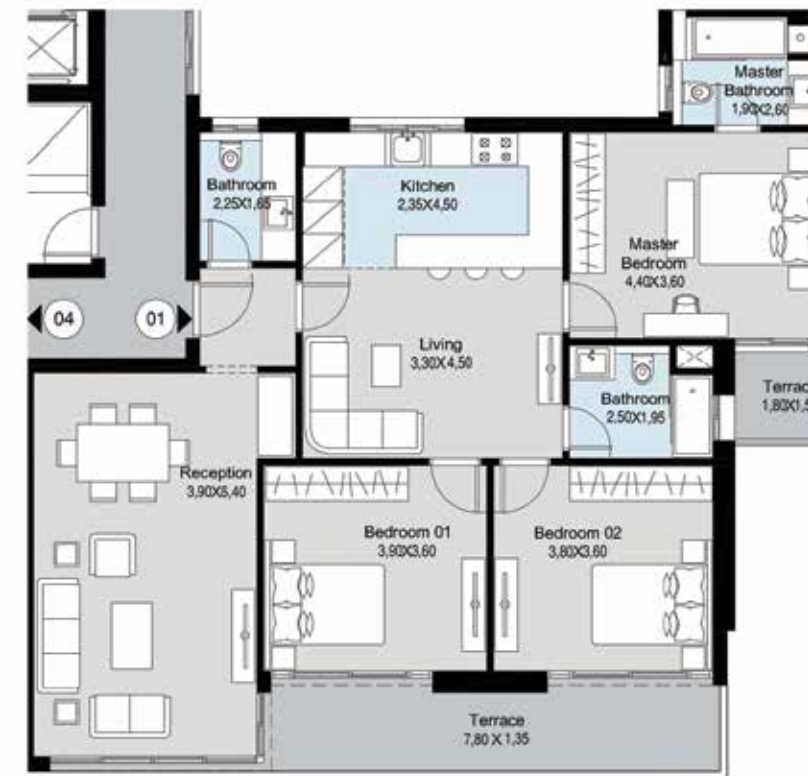
AREA 182 M²

SPACE NAME	AREA
RECEPTION	8.35 X 3.90
TERRACE	1.50 X 2.70
BEDROOM 01	3.60 X 3.90
BEDROOM 02	3.60 X 3.80
LIVING ROOM	4.50 X 3.30
BATHROOM	1.95 X 2.50
TERRACE	1.40 X 1.50
MASTER BEDROOM	3.60 X 4.40
MASTER BATHROOM	2.60 X 1.90
KITCHEN	4.50 X 2.35
GUEST BATHROOM	1.65 X 2.40



AREA 187 M²

SPACE NAME	AREA
RECEPTION	3.90 X 6.40
TERRACE	7.80 X 1.35
BEDROOM 01	3.90 X 3.60
BEDROOM 02	3.80 X 3.60
LIVING ROOM	4.50 X 3.30
BATHROOM	1.95 X 2.50
TERRACE	1.80 X 1.50
MASTER BEDROOM	3.60 X 4.40
MASTER BATHROOM	2.60 X 1.90
KITCHEN	4.50 X 2.35
GUEST BATHROOM	1.65 X 2.25



AREA 192 M²

SPACE NAME	AREA
RECEPTION	3.90 X 8.10
TERRACE	1.40 X 4.00
TERRACE	1.50 X 3.00
BEDROOM 01	3.90 X 3.60
BEDROOM 02	3.80 X 3.60
LIVING ROOM	4.50 X 3.30
BATHROOM	1.90 X 2.50
TERRACE	1.60 X 1.50
MASTER BEDROOM	3.60 X 4.40
MASTER BATHROOM	2.60 X 1.95
KITCHEN	4.50 X 2.35
GUEST BATHROOM	1.65 X 2.40



AREA 197 M²

SPACE NAME	AREA
ENTRANCE	1.55 X 2.40
RECEPTION	3.90 X 6.35
TERRACE	3.90 X 1.30
BEDROOM 01	3.90 X 3.60
BEDROOM 02	3.80 X 3.60
TERRACE	3.00 X 1.30
BATHROOM	1.95 X 2.50
LOBBY	1.10 X 2.55
STORAGE	1.15 X 1.10
MASTER BEDROOM	3.60 X 4.40
MASTER BATHROOM	2.60 X 1.90
DRESSING ROOM	1.50 X 4.40
KITCHEN	3.80 X 2.40
GUEST BATHROOM	1.65 X 2.40
LIVING ROOM	3.70 X 3.80

AREA 206 M²

SPACE NAME	AREA
ENTRANCE	1.45 X 5.30
RECEPTION	3.90 X 6.35
TERRACE	3.90 X 1.40
BEDROOM 01	3.90 X 3.60
BEDROOM 02	3.80 X 3.60
TERRACE	4.10 X 1.40
BATHROOM	1.90 X 2.50
LOBBY	1.15 X 2.50
STORAGE	1.15 X 1.10
MASTER BEDROOM	3.60 X 4.40
MASTER BATHROOM	2.60 X 1.90
DRESSING ROOM	1.50 X 4.40
KITCHEN	3.80 X 2.40
GUEST BATHROOM	1.65 X 2.40
LIVING ROOM	3.70 X 3.80



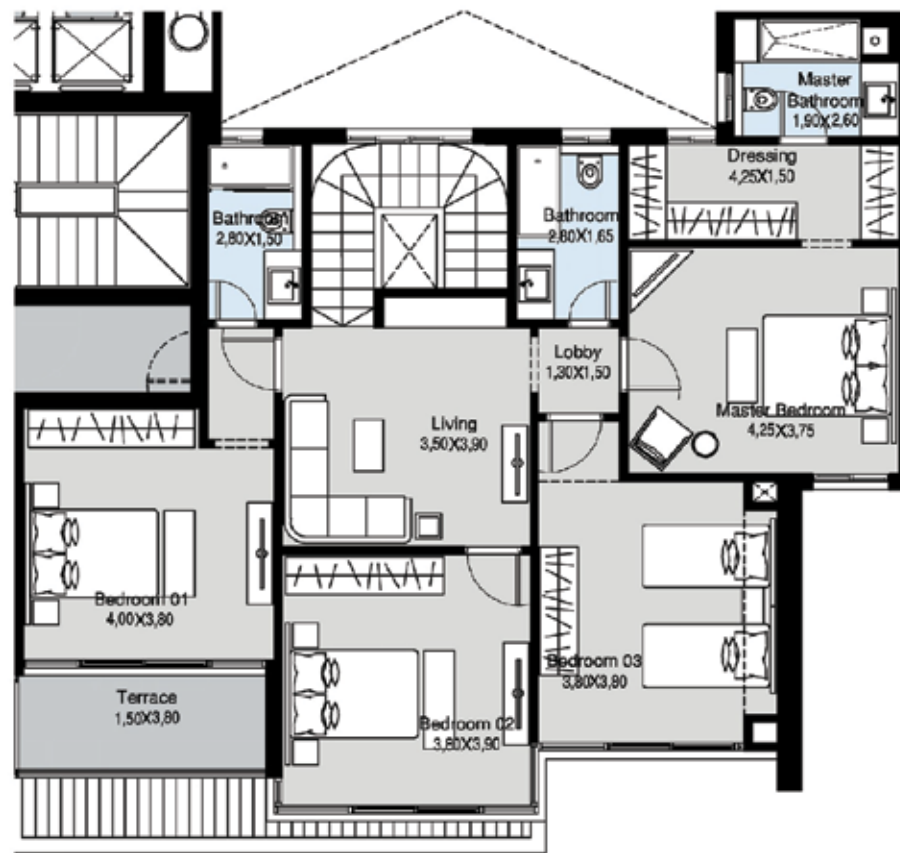
AREA 255 M²

SPACE NAME	AREA
ENTRANCE	1.55 X 5.50
RECEPTION	3.90 X 6.80
DINING	4.00 X 3.05
TERRACE	2.95 X 1.20
TERRACE	1.20 X 2.80
BEDROOM 01	3.60 X 3.75
BEDROOM 02	3.60 X 3.90
BEDROOM 03	3.60 X 3.90
TERRACE	1.50 X 2.95
BATHROOM	2.05 X 2.10
BATHROOM	1.80 X 2.10
MASTER BEDROOM	3.75 X 3.80
MASTER BATHROOM	2.55 X 1.80
DRESSING ROOM	1.80 X 2.55
KITCHEN	4.60 X 2.70
MAIDS ROOM	2.20 X 1.60
GUEST BATHROOM	1.60 X 1.75
LIVING ROOM	3.85 X 3.90



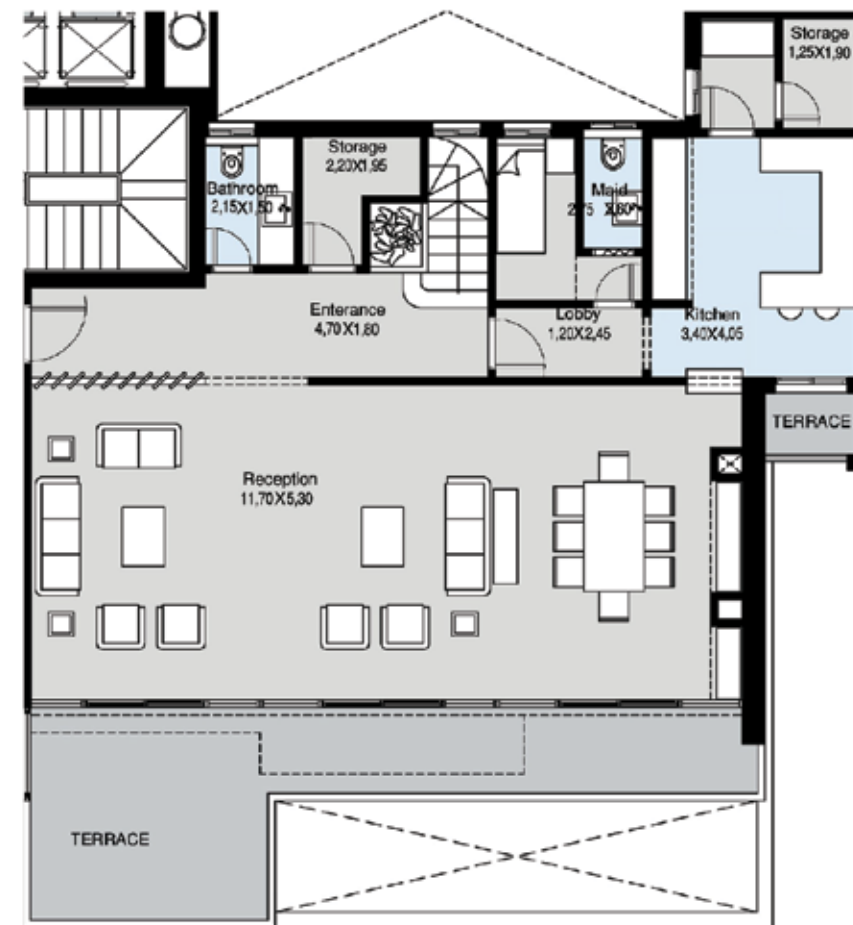
AREA 368 (A) M²

SPACE NAME	AREA
TERRACE	1.50 X 3.80
BEDROOM 01	3.80 X 4.00
BATHROOM	1.50 X 2.80
BATHROOM	1.65 X 2.80
LIVING ROOM	3.90 X 3.50
LOBBY	1.50 X 1.30
MASTER BEDROOM	3.75 X 4.25
DRESSING ROOM	1.50 X 4.25
MASTER BATHROOM	1.90 X 2.60
BEDROOM 02	3.90 X 3.80
BEDROOM 03	3.80 X 3.80



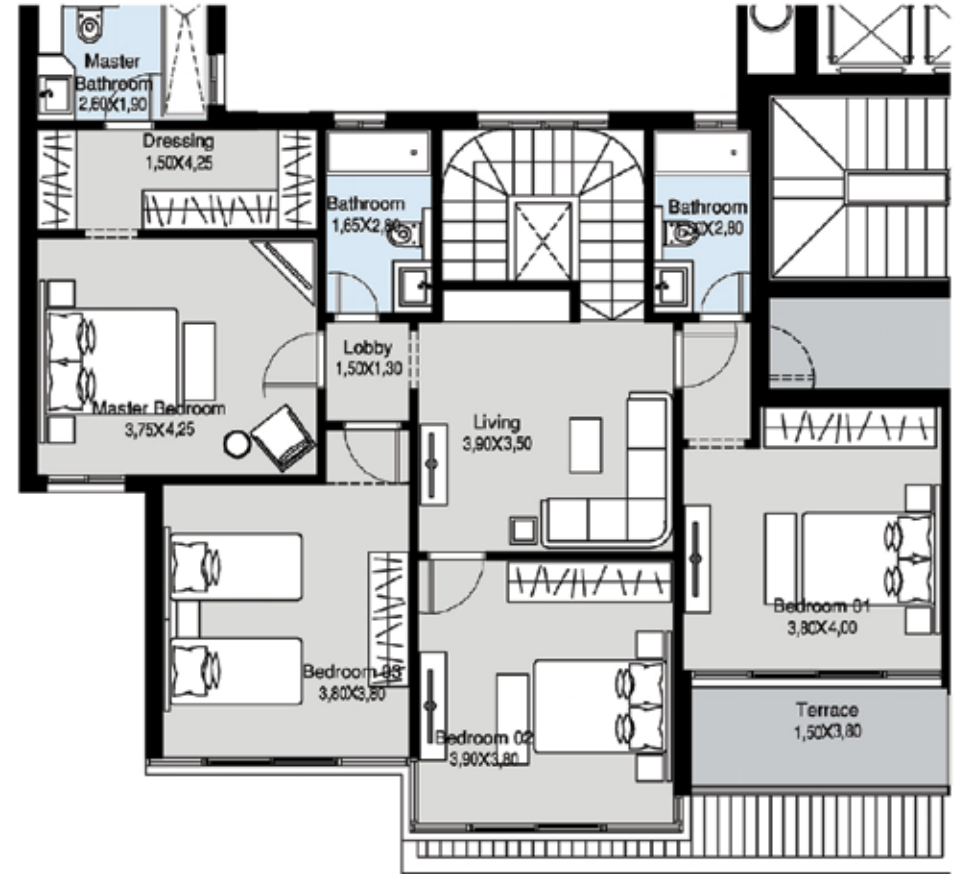
AREA 368 (B) M²

SPACE NAME	AREA
ENTRANCE	4.70 X 1.80
RECEPTION	11.70 X 5.30
TERRACE	1.55 X 1.05
GUEST BATHROOM	2.15 X 1.50
STORAGE	2.20 X 1.95
MAIDS ROOM	2.60 X 2.50
LOBBY	1.20 X 2.45
KITCHEN	3.40 X 4.05
STORAGE	1.25 X 1.90
TERRACE	11.80 X 1.85
TERRACE	3.40 X 3.80



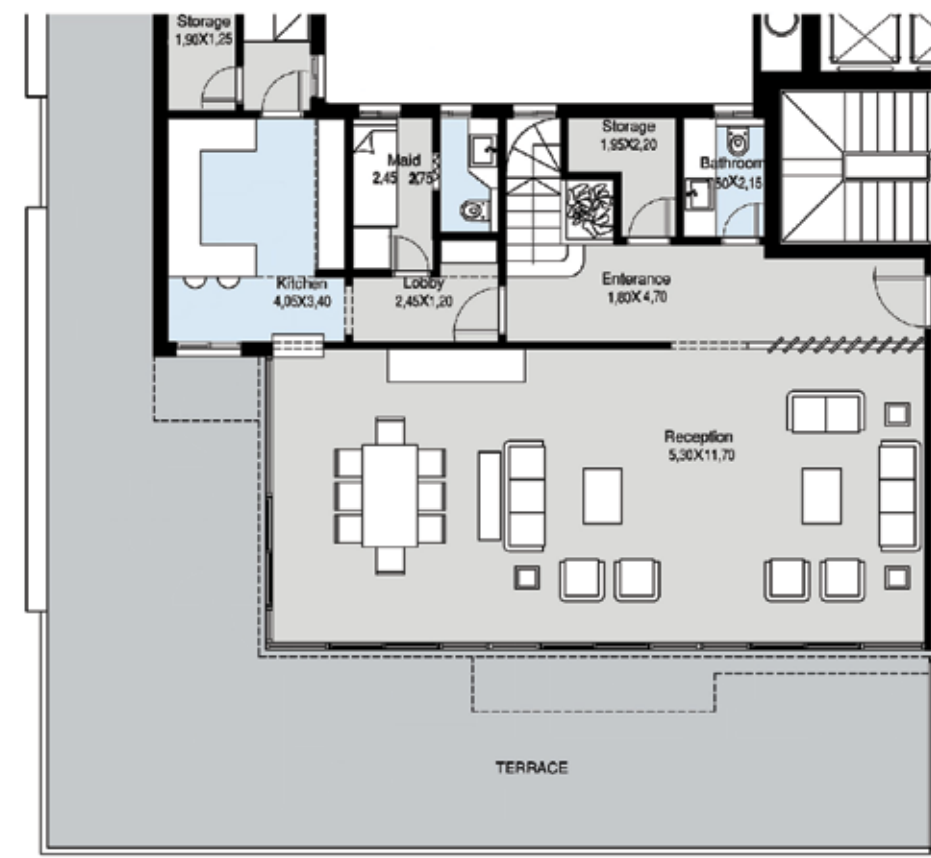
AREA 451 (A) M²

SPACE NAME	AREA
TERRACE	1.70 X 3.80
BEDROOM 01	3.80 X 4.00
LOBBY 1	1.80 X 1.05
BATHROOM	1.50 X 2.80
LIVING ROOM	3.90 X 3.50
BEDROOM 02	3.90 X 4.00
BEDROOM 03	3.80 X 4.15
LOBBY 3	1.20 X 0.95
LOBBY 2	1.50 X 1.30
BATHROOM	1.65 X 2.80
MASTER BEDROOM	3.75 X 4.25
DRESSING ROOM	1.50 X 4.25
MASTER BATHROOM	1.90 X 2.60



AREA 451 (B) M²

SPACE NAME	AREA
ENTRANCE	1.80 X 4.70
RECEPTION	5.30 X 11.70
GUEST BATHROOM	1.50 X 2.15
STORAGE 1	1.95 X 2.20
MAID ROOM	2.45 X 2.75
LOBBY	2.45 X 1.20
KITCHEN	4.05 X 3.40
STORAGE 2	1.90 X 1.25
STORAGE 3	1.90 X 1.25
TERRACE	15.90 X 3.45
	3.85 X 5.45
	1.95 X 6.30





Breathtaking