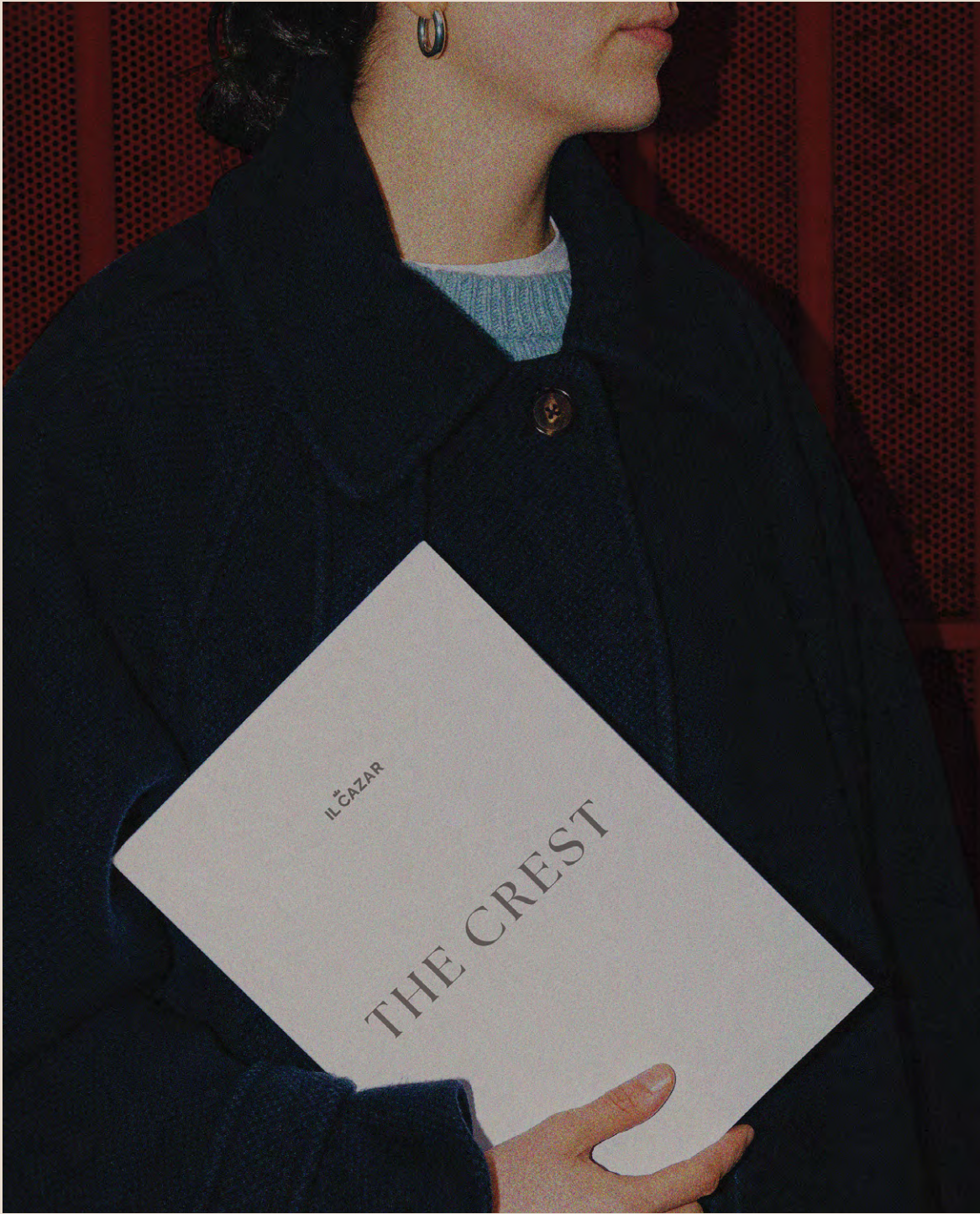


# THE CREST

## NEW CAIRO

IL CAZAR





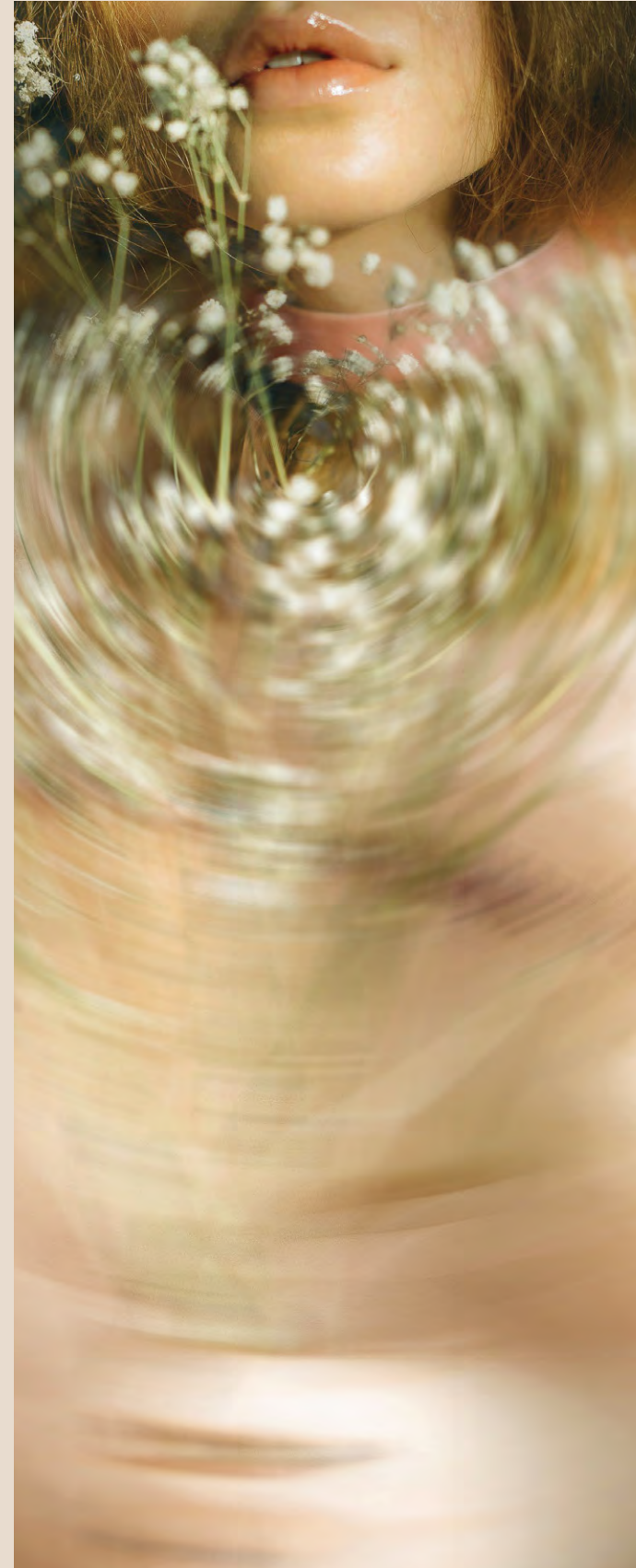
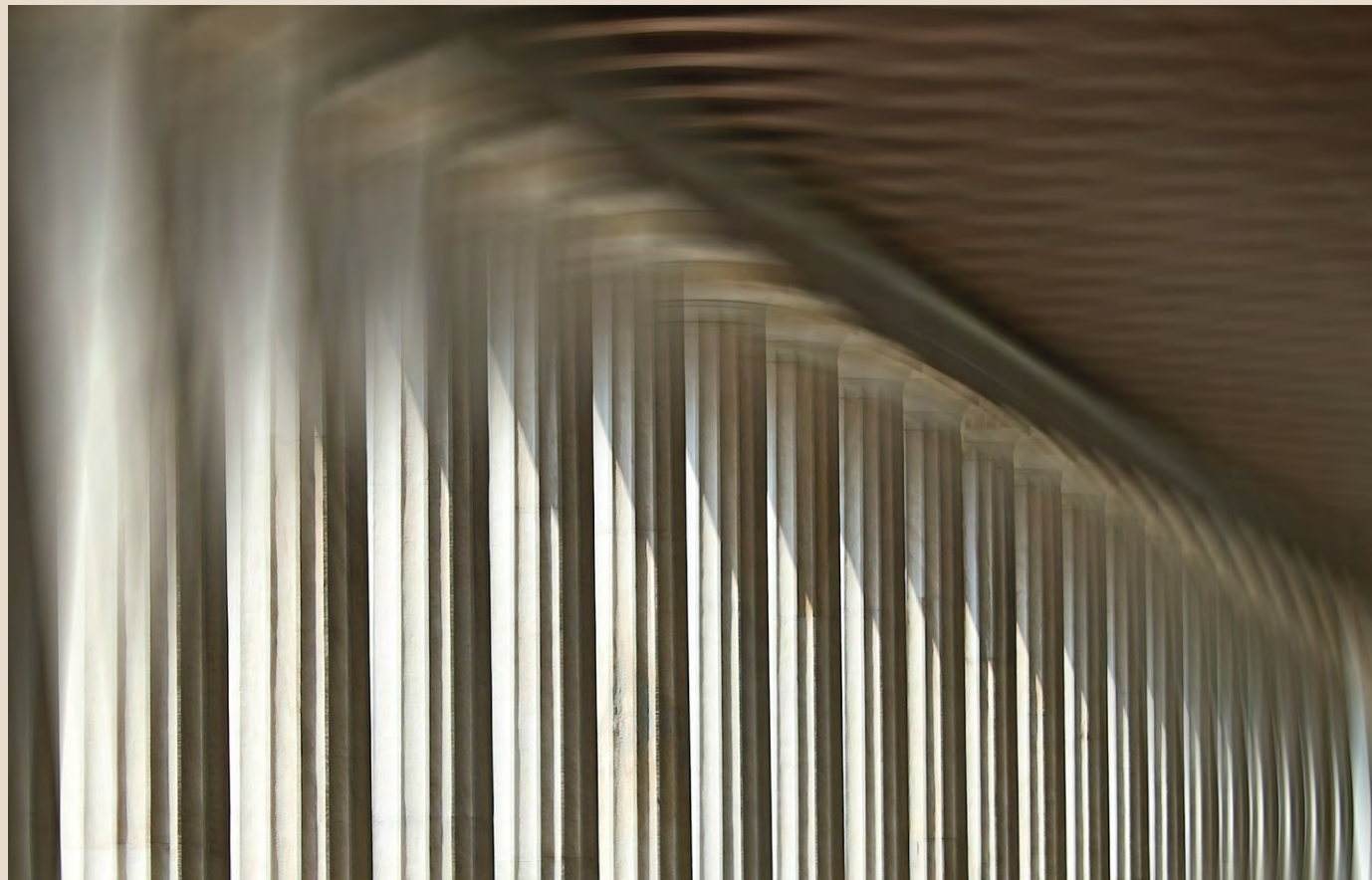
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# OUR STORY

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il Cazar represents a significant step towards launching new projects following Creek Town and Go Heliopolis, ensuring branded projects with international standards down to every detail.

Our aim is to lead and shape the realestate industry reflected by our selective luxurious projects. il Cazar's aim is to positively impact the community by contributing to the real estate industry in Egypt and always working on enhancing the standards in the market by providing grade A quality development projects.



## ABOUT PROJECT

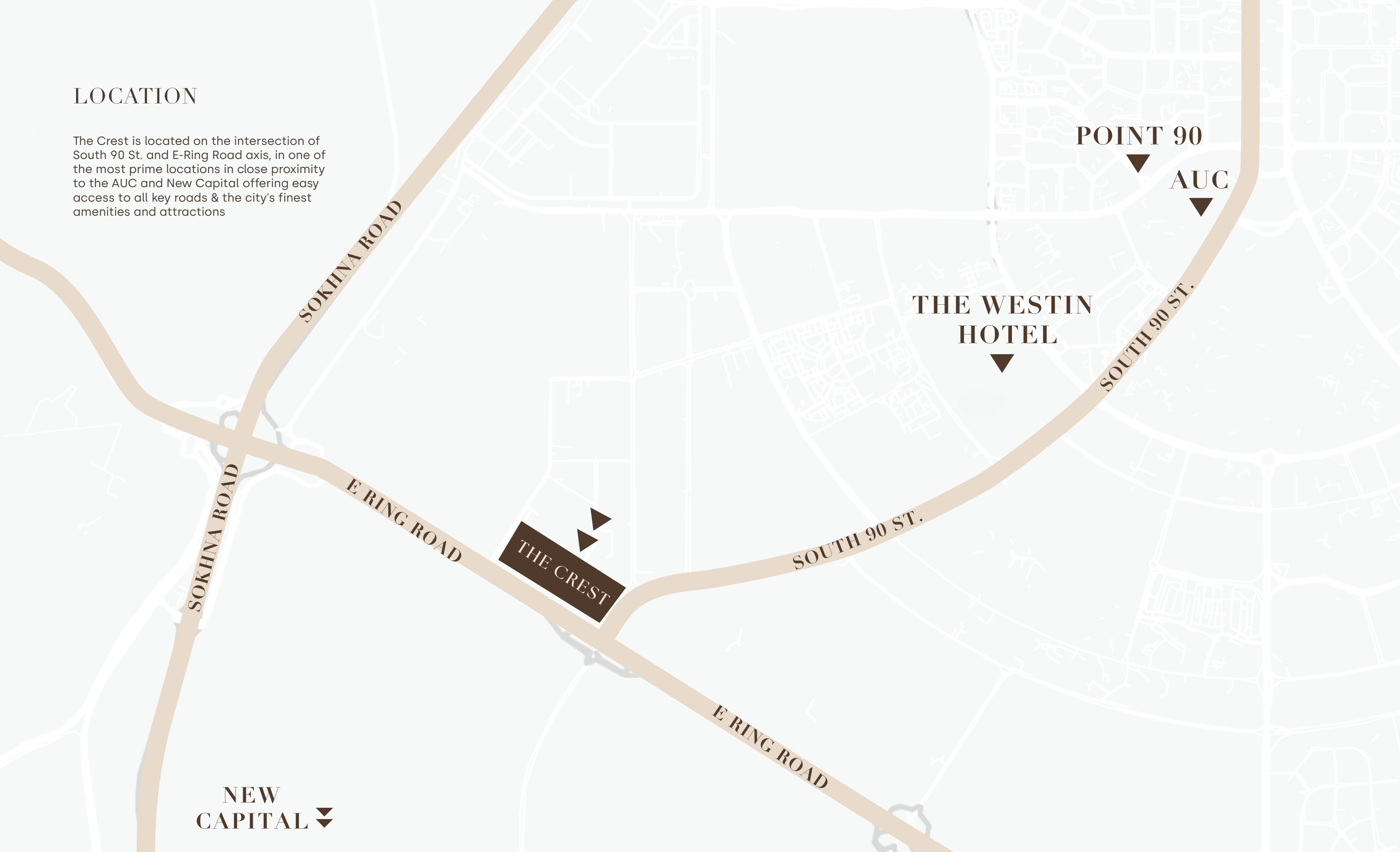
The Crest is a new residential compound in New Cairo redefining contemporary living and offering unparalleled amenities.

The Crest is not just a place to live, but a community where neighbors become friends and every day brings new opportunities for connection and growth. With state-of-the-art facilities including a fitness center, swimming pools, lakes, beautifully landscaped gardens and commercial hub, residents can enjoy a lifestyle of luxury and convenience. The Crest is more than just a home

A LIFE WORTH  
LIVING

# LOCATION

The Crest is located on the intersection of South 90 St. and E-Ring Road axis, in one of the most prime locations in close proximity to the AUC and New Capital offering easy access to all key roads & the city's finest amenities and attractions



# MASTERPLAN



# PHASES



- |                 |            |                             |             |                     |
|-----------------|------------|-----------------------------|-------------|---------------------|
| CRESTVILLE      | CRESTSIDE  | CRESTONIA                   | CRESTVALLEY | SERVICED APARTMENTS |
| SIGNATURE VILLE | CRESTFIELD | CLUBHOUSE & COMMERCIAL AREA | CRESTHAVEN  |                     |

# NUMBERED MASTER PLAN



SPANNING AN  
IMPRESSIVE

BY  
IL CAZAR

\* \* 158 \* \*  
ACRES

The forthcoming residential compound by il Cazar is meticulously designed with our residents in mind. Divided into two distinct segments, offering a harmonious blend of villas and apartments.

This expansive project caters to diverse lifestyle preferences. Within its confines lies: The Signature Ville (one story villas zone), CrestVille (standalone villa zone), Crestonia (Quads and stand alone zone), Crestside (townhouses zone), Crestfield (apartments and duplexes zone)





BY  
IL CAZAR



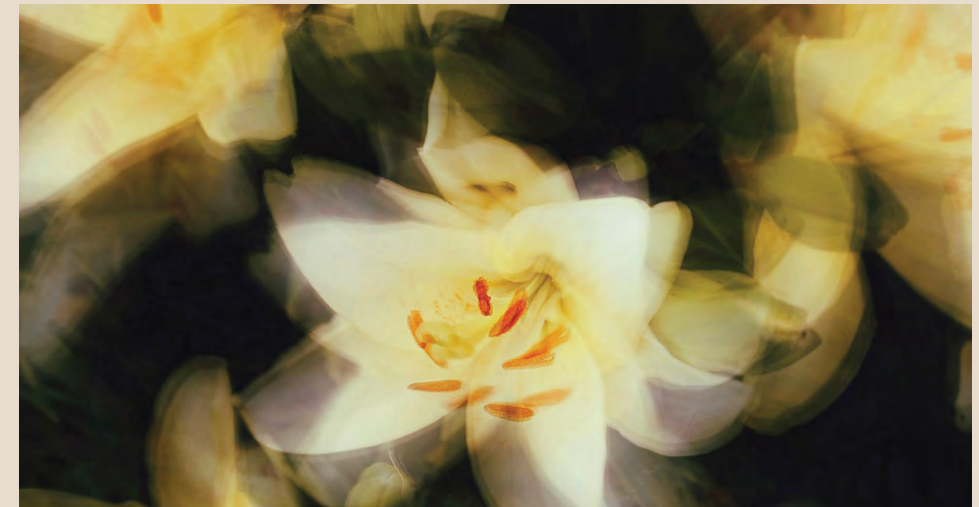
\* \* \*

CONCEPT



BY  
IL CAZAR

# DISCOVER THE VISIONARY CONCEPT BEHIND OUR RESIDENTIAL COMPOUND



Where the essence of two mini cities converges within a vibrant urban landscape. Envisioned as a harmonious blend of community living and natural splendor, our development seamlessly intertwines captivating water features, lush greenery, and scenic landscapes. Catering to the diverse needs of families, singles, and young married couples alike, our innovative design fosters a dynamic environment that celebrates both connectivity and tranquility.

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# FACILITIES

---

THE CREST IS A NEW RESIDENTIAL COMPOUND IN NEW CAIRO REDEFINING CONTEMPORARY LIVING AND OFFERING UNPARALLELED FACILITIES.

A LIFE WORTH  
LIVING



## SPORTS FACILITIES

Residents can stay active and enjoy friendly competitions on the Paddle Tennis and Football courts, providing opportunities for fitness and recreation right within the community.

\* \* \* \*



## HYPERMARKETS

The presence of hypermarkets within The Crest ensures convenience for residents, offering easy access to a wide range of shopping essentials and groceries without having to venture far from home.

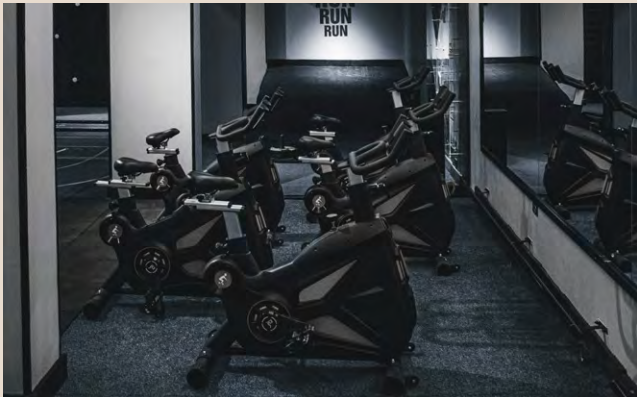


## CLUBHOUSE

The Clubhouse at The Crest serves as a hub for social gatherings and relaxation, offering luxurious amenities and a welcoming atmosphere for residents to relax and unwind.

# GYM

The fully equipped gym and wellness center provide residents with opportunities to prioritize their health and well-being, with state-of-the-art facilities and expert guidance available to support their fitness journeys.



\* \* \* \*



# NURSERY

The nursery at The Crest offers a nurturing environment for young children, providing educational programs and daycare services to support families within the community.

# DINING

Residents can indulge in culinary delights at the on-site dining restaurant, offering a diverse menu of delectable dishes in a stylish and inviting setting.



\*  
\*  
\*  
\*

The Crest sets a new standard in the Sixth Settlement as more than just a residential compound, designed & crafted with unparalleled luxury and sophistication.

## THE ESTEEMED RAEF FAHMI ARCHITECTS.

\* \* \*

Established in 1991, Raef Fahmi Architects is a community sensitive architectural firm that takes the initiative from the urban planning perspective to create a homogenous society.

## ARCHITECTURAL STYLE



BY  
IL CAZAR

# FLOOR PLANS

BY  
IL CAZAR



\* \* \*

# SIGNATURE VILLA



440M<sup>2</sup>





# SIGNATURE VILLA

# SIGNATURE VILLA 440 M²

\* \* \* \*

## 210 M² WALKOUT BASEMENT

Living Area	4.60 x 9.60
Guest Room	4.90 x 3.80
Dressing	2.00 x 3.10
Toilet	2.00 x 2.60
Kitchen	3.85 x 4.60
Laundry & storage	1.75 x 2.60
Maid Room	1.75 x 3.30
Toilet	1.75 x 1.80
Driver Room	1.80 x 2.30
Toilet	1.40 x 1.80



## 230 M² GROUND FLOOR

Reception	4.60 x 4.80
Dining	4.60 x 4.80
Soft Kitchen	2.70 x 4.00
Master Bedroom	6.25 x 3.80
Toilet	2.00 x 2.90
Dressing	2.90 x 2.80
Bedroom 1	3.80 x 3.90
Toilet	2.00 x 1.90
Bedroom 2	3.80 x 3.90
Toilet	2.00 x 2.65



# STANDALONE VILLA



TYPE A 330M<sup>2</sup>



# STANDALONE VILLA 330 M²

## TYPE A

### 131 M² GROUND FLOOR

Reception	7.40 x 7.90
Kitchen	3.00 x 3.50
Laundry	1.00 x 1.90
Maid Room	1.90 x 1.90
Toilet	0.90 x 1.90
Powder Room	1.00 x 2.40
Guest Toilet	1.40 x 2.40



### 153 M² FIRST FLOOR

Living Room	3.60 x 4.00
Bedroom 01	3.60 x 3.60
Dressing	1.80 x 1.30
Bathroom 01	1.80 x 2.20
Bedroom 02	3.60 x 4.00
Terrace	1.60 x 2.60
Bathroom	1.80 x 2.60
Bedroom 03	3.60 x 3.90
Master Bedroom	3.60 x 3.70
Dressing	1.70 x 1.90
Master Bathroom	1.70 x 3.20
Terrace	1.60 x 2.52



\* \* \* \*

46 M²  
PENTHOUSE  
FLOOR

Living Room	4.15 x 5.40
Toilet	1.40 x 3.00
Terrace	4.60 x 5.70
Terrace	2.50 x 9.50
Terrace	4.50 x 5.70



BY  
IL CAZAR

# STANDALONE VILLA



TYPE B 275M<sup>2</sup>



# STANDALONE VILLA 275M²

## TYPE B

### 110 M² GROUND FLOOR

Reception	5.50 x 7.35
Kitchen	3.60 x 3.70
Toilet	1.40 x 1.80
Maid Room	1.80 x 2.10
Maid Toilet	1.40 x 1.80



### 125 M² FIRST FLOOR

Bath	1.80 x 2.30
Bedroom 1	3.60 x 3.70
Bedroom 2	3.60 x 3.60
Living Room	3.70 x 3.60
Master Bedroom	3.60 x 3.60
Master Toilet	1.70 x 2.00
Dressing	2.20 x 2.20
Terrace	1.70 x 1.60
Terrace	1.60 x 1.85



\* \* \* \*

40 M²  
PENTHOUSE  
FLOOR

Living Room	3.60 x 3.65
Bath	2.20 x 2.40
Terrace 1	7.00 x 7.35
Terrace 2	6.70 x 1.20
Terrace 3	3.60 x 1.30
Terrace 4	1.30 x 1.80



BY  
IL CAZAR

# STANDALONE VILLA



TYPE C 250M<sup>2</sup>



# STANDALONE VILLA 250M²

## TYPE C

### 97 M² GROUND FLOOR

Entrance	2.40 x 2.60
Reception	4.25 x 7.35
Stairs	3.70 x 5.00
Kitchen	2.60 x 3.60
Maid Room	1.70 x 2.10
Toilet	1.30 x 1.70
Guest Toilet	2.60 x 1.20



### 116 M² FIRST FLOOR

Living Room	3.70 x 4.75
Bedroom 01	3.60 x 3.60
Bedroom 02	3.60 x 4.30
Bathroom	1.65 x 2.60
Master Bedroom	4.25 x 4.35
Dressing	1.65 x 2.10
Master Bathroom	2.50 x 3.60
Terrace	1.00 x 4.55



\* \* \* \*

37 M²  
PENTHOUSE  
FLOOR

Family Living	3.60 x 7.50
Toilet	2.60 x 1.00
Terrace	2.61 x 4.40
Terrace	4.25 x 8.00



BY  
IL CAZAR

# STANDALONE VILLA



TYPE D 220M<sup>2</sup>



# STANDALONE VILLA 220M²

## TYPE D

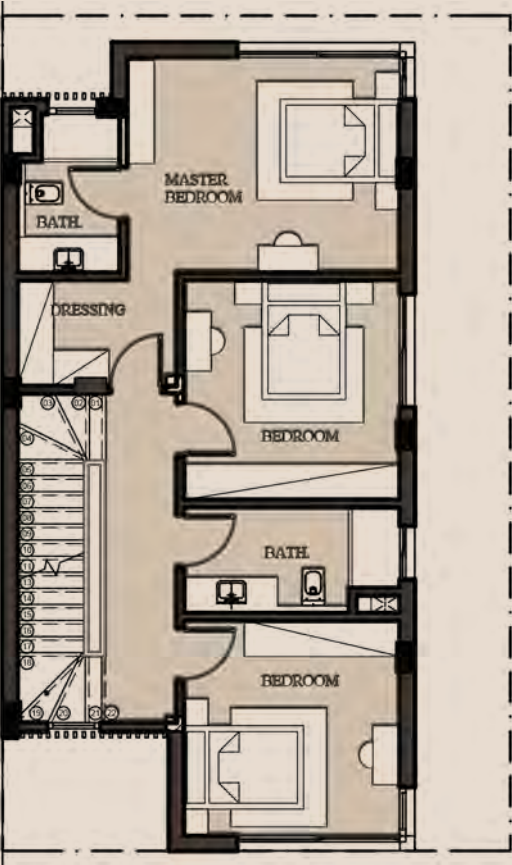
### GROUND FLOOR

Reception	5.51m x 6.40m
Kitchen	3.14m x 2.73m
Guest Toilet	1.35m x 2.18m
Maid Room	1.71m x 1.92m
Maid Bath	1.71m x 1.19m
Lobby	4.39m x 1.91m



### FIRST FLOOR

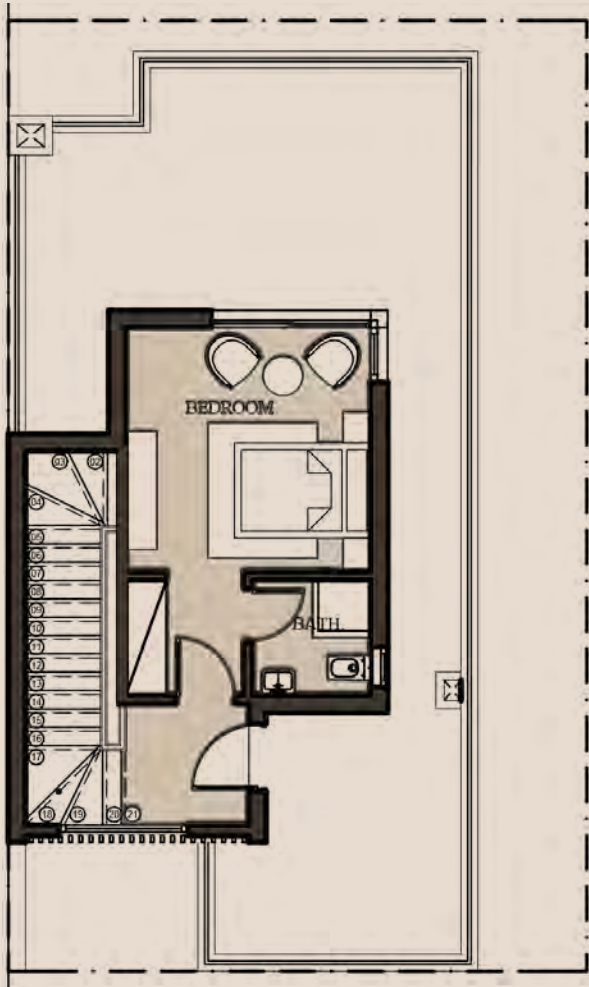
Master Bedroom	4.57m x 3.61m
Master Bath	1.86m x 1.71m
Dressing	1.78m x 1.62m
Bedroom 01	3.68m x 3.61m
Bathroom	3.61m x 1.36m
Bedroom 02	3.62m x 3.61m



\* \* \* \*

ROOF FLOOR

Bedroom 03      3.60m x 3.60m  
Bathroom      1.74m x 1.70m



BY  
IL CAZAR

QUAD



210M<sup>2</sup>



QUAD  
210M<sup>2</sup>



81 M<sup>2</sup>  
GROUND FLOOR

Entrance	2.00 x 2.40
Reception	5.50 x 7.20
Kitchen	2.40 x 3.60
Guest Toilet	1.10 x 2.40



QUAD  
210M<sup>2</sup>

\* \* \* \*

3

2

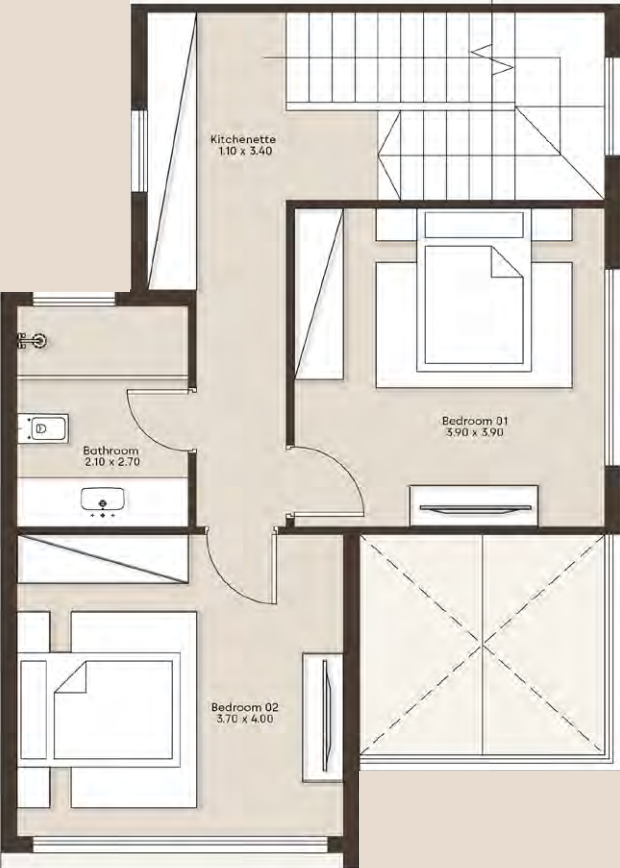


4

1

85 M<sup>2</sup>  
FIRST FLOOR

Kitchenette	1.10 x 3.40
Bedroom 01	3.90 x 3.90
Bedroom 02	3.70 x 4.00
Bathroom	2.10 x 2.70



QUAD  
210M<sup>2</sup>



\* \* \* \*

44 M<sup>2</sup>  
PENTHOUSE FLOOR

Master Bedroom	3.80 x 5.00
Bathroom	2.10 x 2.60
Dressing	1.70 x 2.30
Terrace	2.80 x 4.20
Fire Place	2.80 x 2.90



# TOWN HOUSE



# TOWN HOUSE

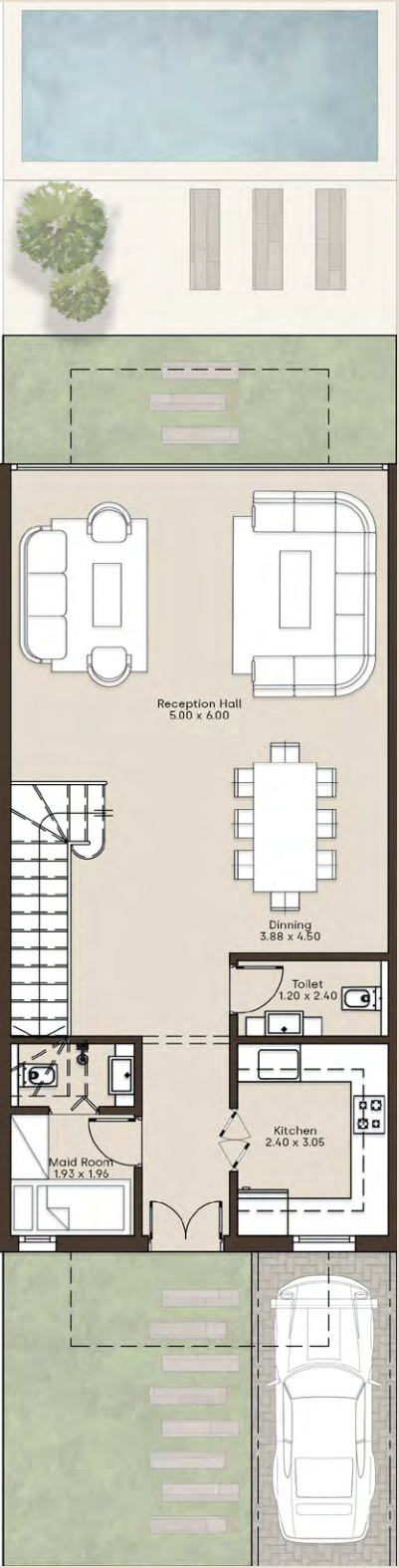
230M<sup>2</sup>

\* \* \* \*



85 M<sup>2</sup>  
GROUND FLOOR

Reception	5.00 x 6.00
Dining	3.90 x 4.50
Toilet	1.20 x 2.40
Lobby	1.40 x 3.10
Kitchen	2.40 x 3.10
Maid Room	1.90 x 2.00
Maid Toilet	1.00 x 2.00



# TOWN HOUSE

230M<sup>2</sup>

\* \* \* \*



4

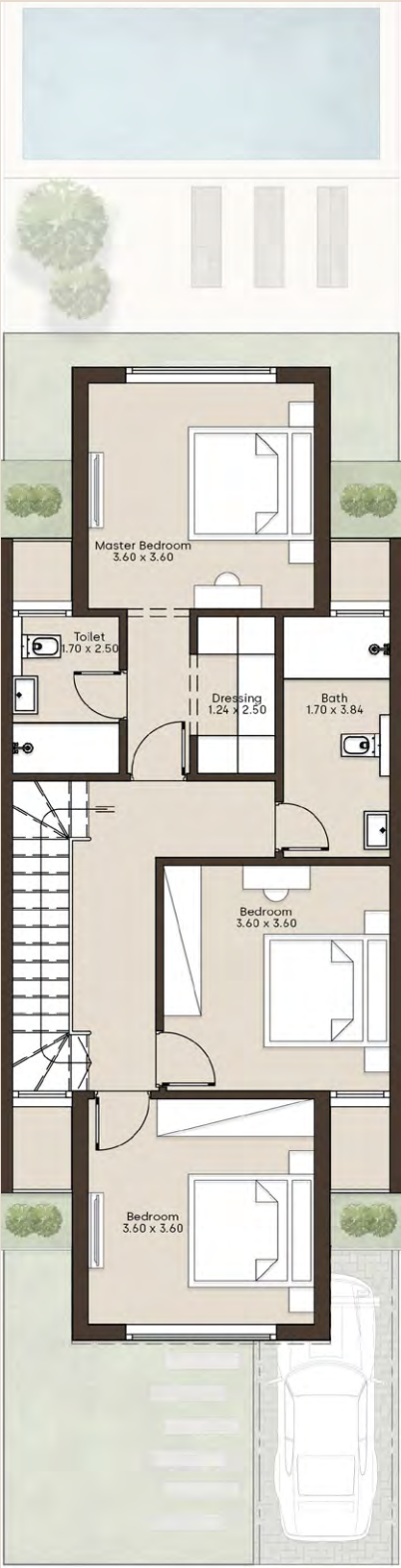
3

2

1

## 110 M<sup>2</sup> FIRST FLOOR

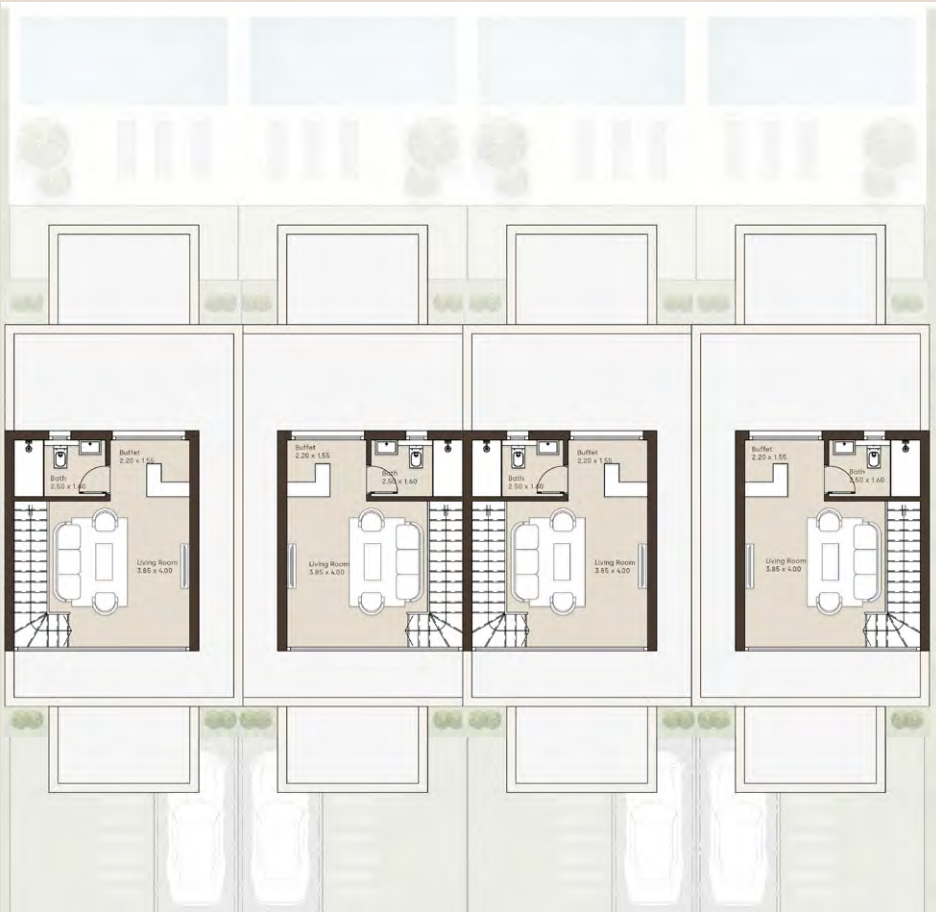
Bedroom 1	3.60 x 3.60
Bedroom 2	3.60 x3.60
Bath	1.70 x 3.85
Master Bedroom	3.60 x 3.60
Dressing	1.25 x 2.50
Toilet	1.70 x 2.50



# TOWN HOUSE

230M<sup>2</sup>

\* \* \* \*



4

3

2

1

35 M<sup>2</sup>  
PENTHOUSE FLOOR

Living Room      3.85 x 4.00  
Buffet              2.60x3.60  
Bath                2.50 x 1.60



# TOWN HOUSE

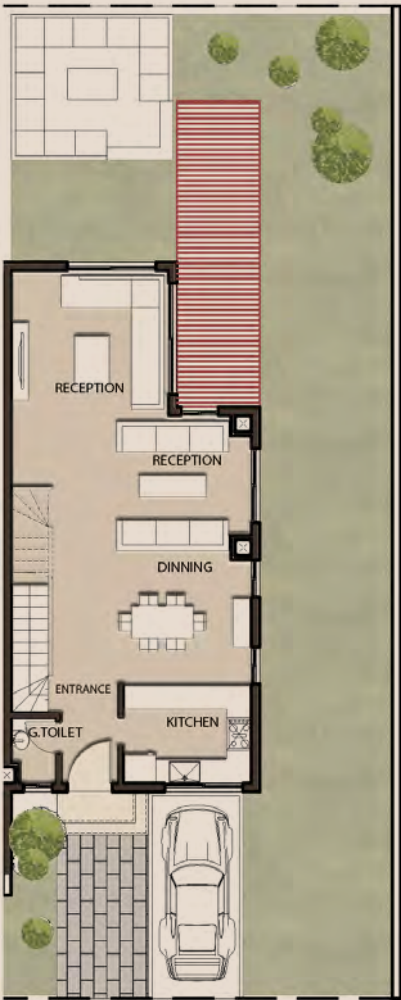
190M<sup>2</sup>

\* \* \* \*



## GROUND FLOOR

- Reception 01: 5.20m x 3.80m
- Reception 02: 6.50m x 4.80m
- Kitchen: 3.10m x 2.43m
- Guest Toilet: 1.10m x 1.60m
- Lobby: 1.40m x 1.60m



# TOWN HOUSE

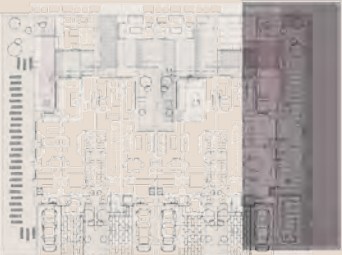
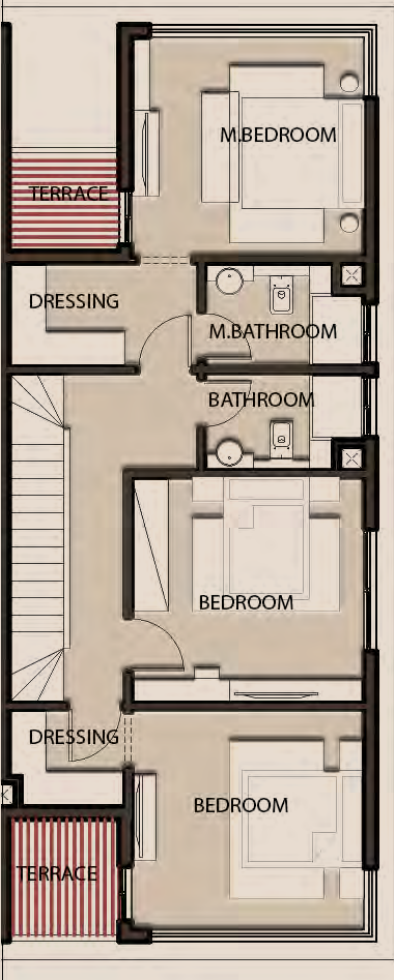
190M<sup>2</sup>

\* \* \* \*



## FIRST FLOOR

Master Bedroom:	3.60m x 3.80m
Master Bath:	1.70m x 2.60m
Dressing:	1.70m x 2.10m
Bedroom 01:	3.70m x 3.80m
Bathroom:	1.60m x 2.60m
Bedroom02:	3.90m x 3.60m



# TOWN HOUSE

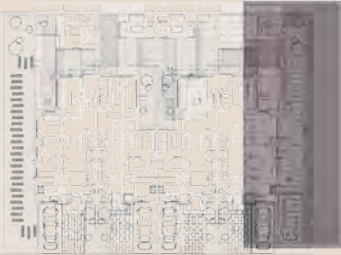
190M<sup>2</sup>

\* \* \* \*



## ROOF FLOOR

- Maid Room: 3.40m x 2.00m
- Maid Bathroom: 1.20m x 1.20m
- Laundry: 1.00m x 1.10m



# TOWN HOUSE

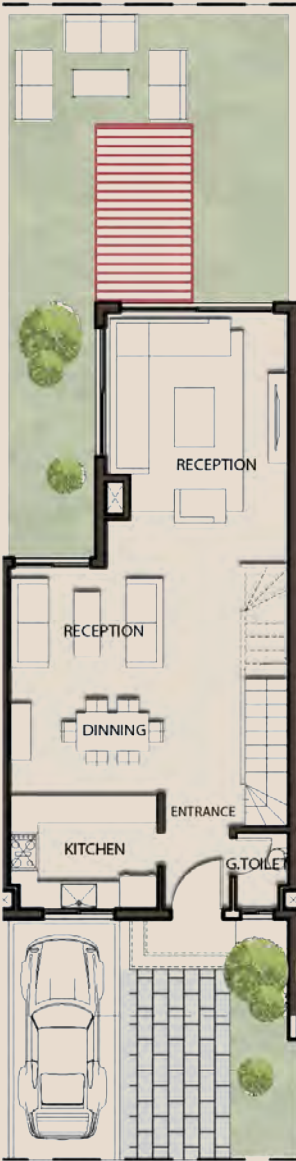
180M<sup>2</sup>

\* \* \* \*

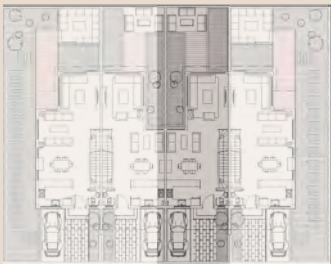


## GROUND FLOOR

- Reception 01: 5.20m x 3.80m
- Reception 02: 4.70m x 4.80m
- Kitchen: 3.10m x 2.43m
- Guest Toilet: 1.10m x 1.60m
- Lobby: 1.60m x 1.40m



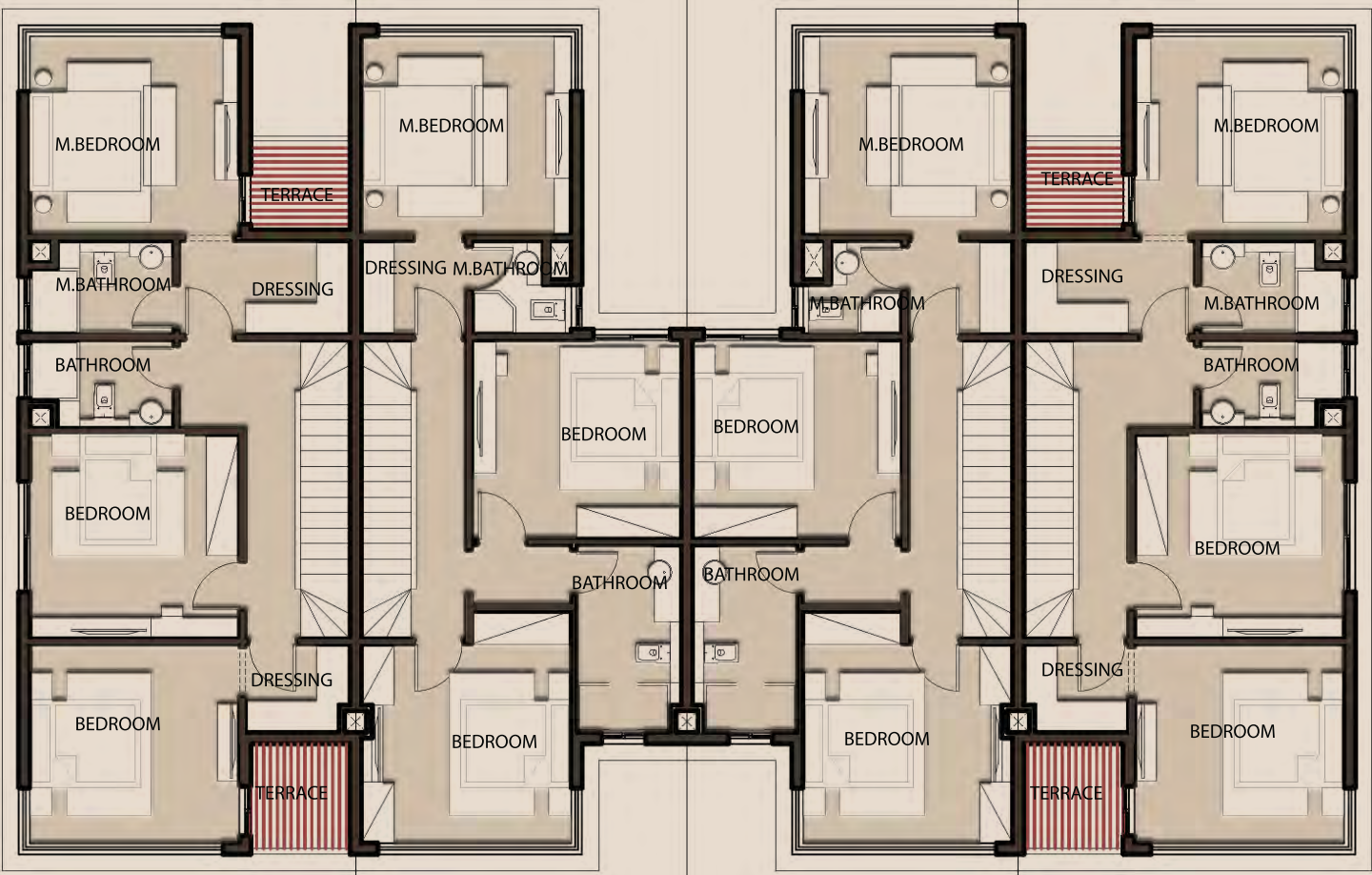
GROUND FLOOR



# TOWN HOUSE

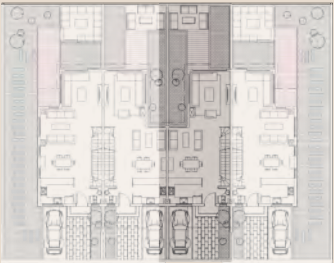
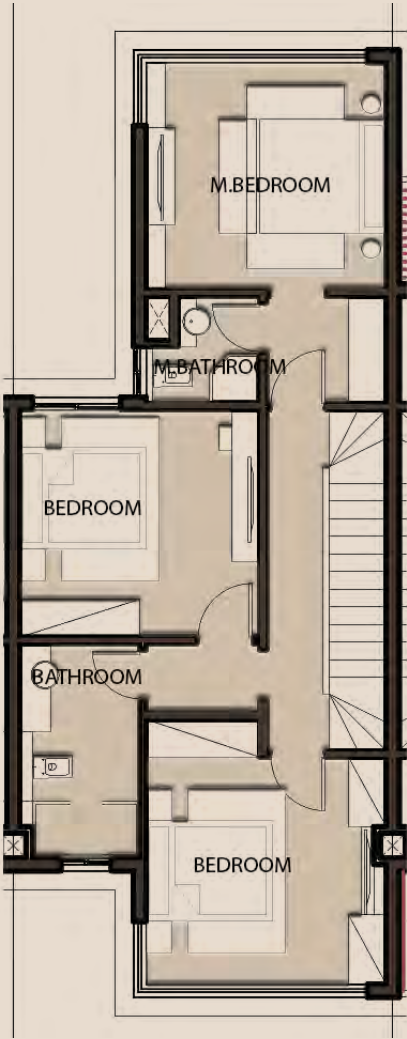
180M<sup>2</sup>

\* \* \* \*



## FIRST FLOOR

- Master Bedroom: 3.60m x 3.80m
- Master Bath: 1.70m x 1.80m
- Dressing: 1.60m x 0.95m
- Bedroom 01: 3.60m x 3.80m
- Bathroom: 3.40m x 1.90m
- Bedroom 02: 3.80m x 3.60m



# TOWN HOUSE

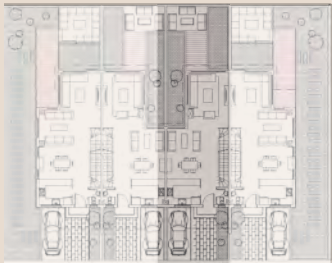
180M<sup>2</sup>

\* \* \* \*



## ROOF FLOOR

Maid Room:	3.40m x 2.00m
Maid Bathroom:	1.20m x 1.20m
Laundry:	1.00m x 1.10m





NEOVILLA

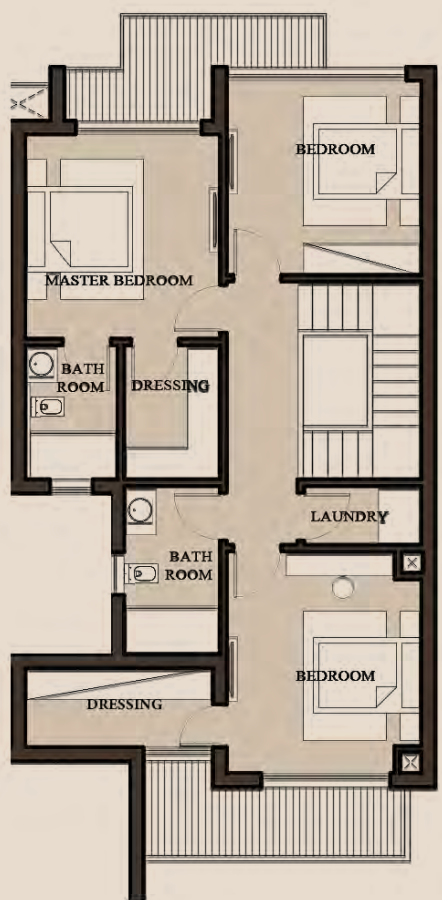
GROUND & FIRST FLOOR

NEOVILLA G 01 - 215 M²



GROUND FLOOR

Reception & Dining:	7.35m x 7.40m
Guest Toilet:	2.38m x 1.10m
Kitchen:	3.62m x 4.12m

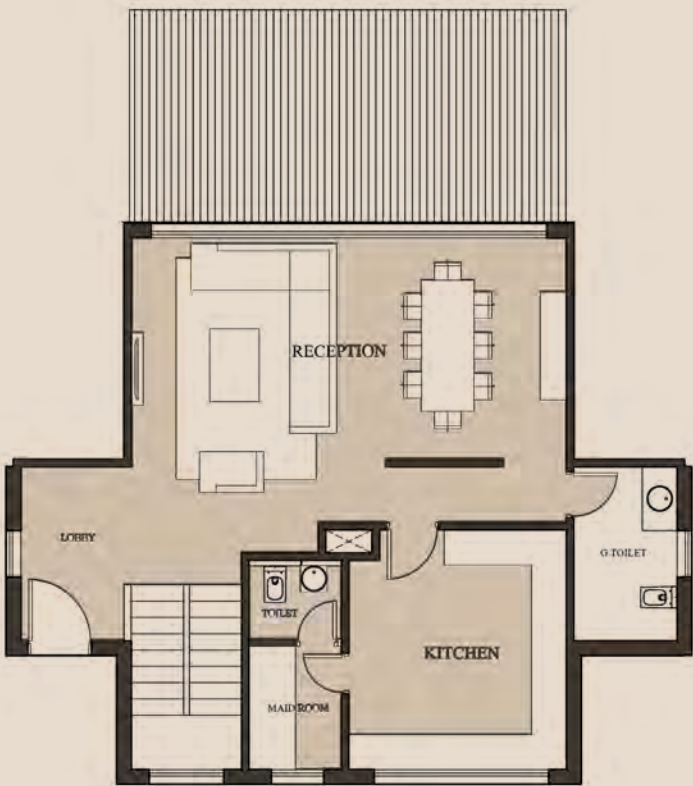


FIRST FLOOR

Laundry:	1.10m x 2.18m
Bathroom:	1.80m x 3.15m
Bedroom 1:	4.12m x 3.62m
Dressing:	3.49m X 1.48m
Bedroom 2:	3.62m x 3.62m
Master Bedroom:	3.62m x 3.80m
Dressing:	1.80m x 2.50m
M. Bathroom:	1.75m x 2.50 m

SECOND FLOOR &  
PENTHOUSE

NEOVILLA 101 - INDOOR AREA 210 M<sup>2</sup>  
ROOF AREA 30 M<sup>2</sup>

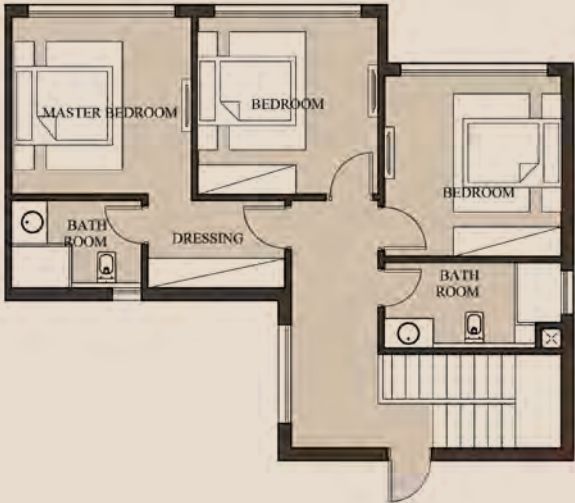


Reception: 7.48m x 4.90m  
Kitchen: 3.75m x 4.12m  
G-Toilet: 3.00m x 1.78m  
Maid Room: 2.12m x 1.60m  
Maid Toilet: 1.36m x 1.60m  
Lobby: 3.00m x 1.90m

Master Bedroom: 3.68m x 3.68m  
Master Bath: 3.00m x 1.72m  
Dressing: 3.22m x 1.62m  
Bedroom 01: 3.60m x 3.75m  
Bedroom 02: 1.60m x 2.12m  
Bedroom 03: 3.68m x 3.68m  
Bathroom: 3.00m x 1.72m  
Corridor: 3.22m x 1.88m

SECOND FLOOR &  
PENTHOUSE

NEOVILLA 101 - INDOOR AREA 210 M<sup>2</sup>  
ROOF AREA 30 M<sup>2</sup>



Reception: 7.35m x 5.52m  
Kitchen: 3.62m x 3.68m  
G-Toilet: 1.98m x 1.75m  
Powder room: 1.74m x 1.54m  
Maid Room: 2.00m x 2.09m  
Maid Toilet: 2.00m x 1.50m  
Lobby: 3.25m x 1.78m

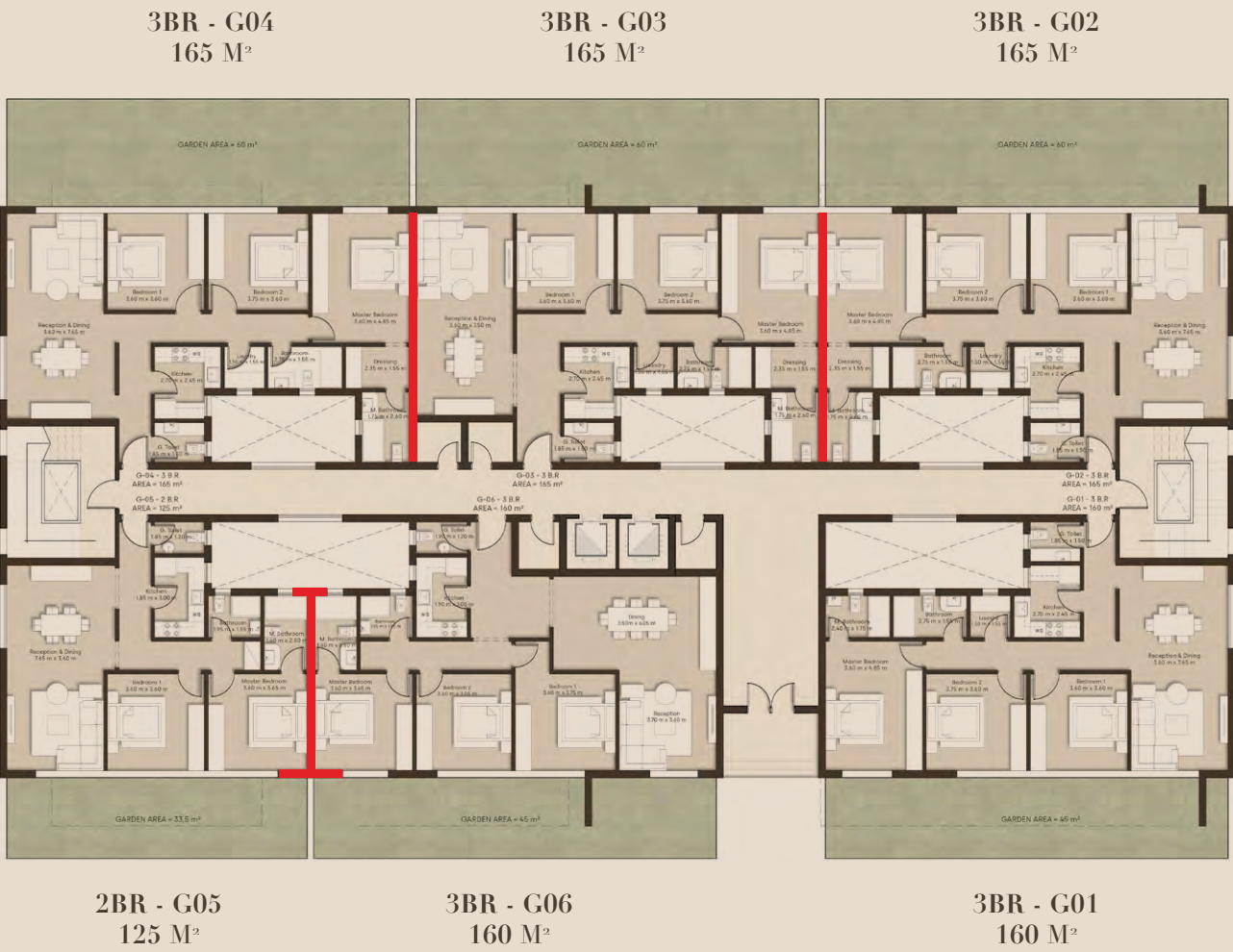
Master Bedroom: 3.62m x 3.68m  
Master Bath: 2.66m x 1.78m  
Dressing: 2.80m x 1.78m  
Bedroom 01: 3.62m x 3.68m  
Bedroom 02: 3.62m x 3.68m  
Bathroom: 3.68m x 1.75m  
Corridor: 5.03m x 1.78m



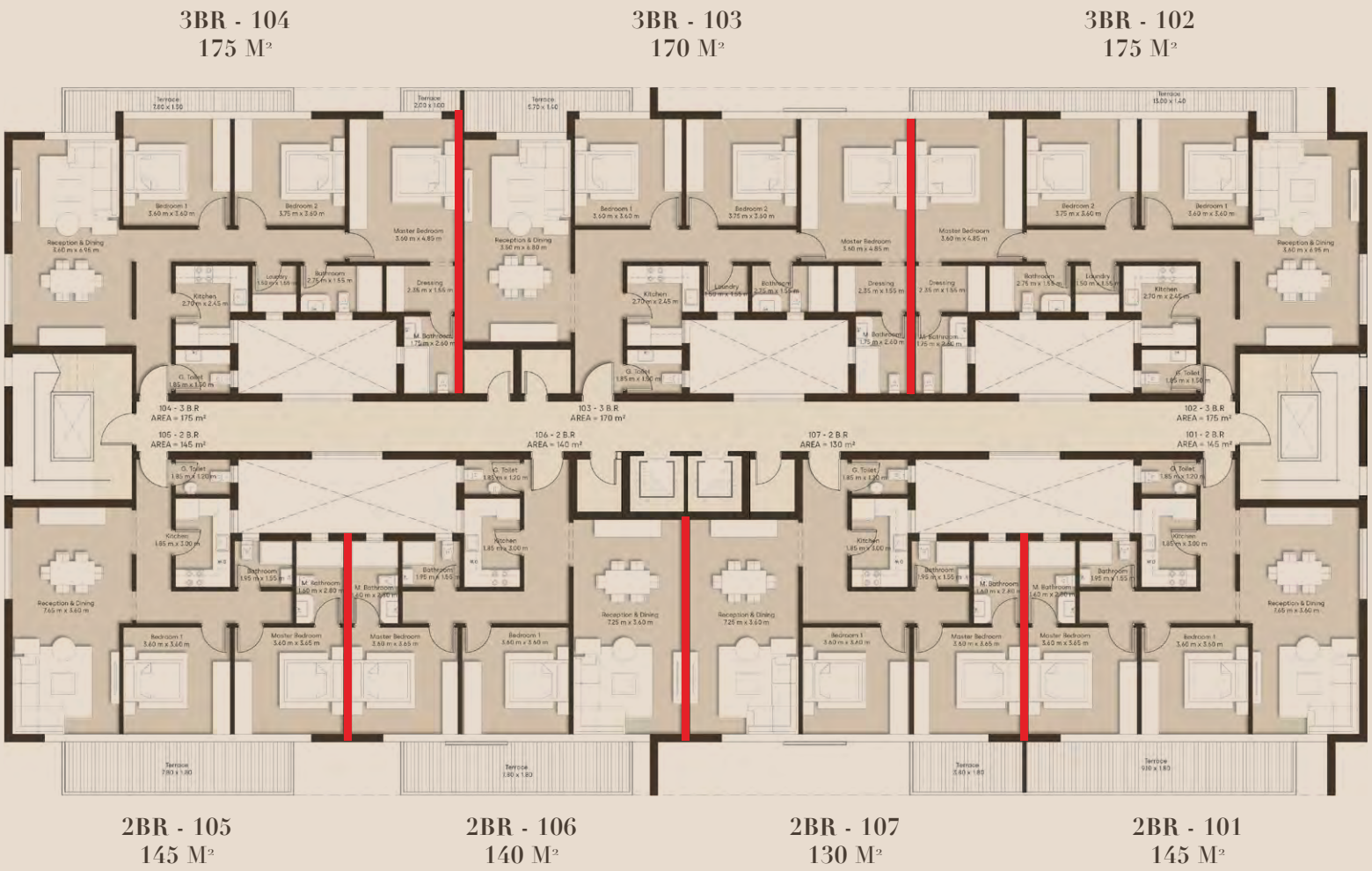
APARTMENTS BUILDING  
TYPE A

BUILDING TYPE A

GROUND FLOOR



FIRST FLOOR



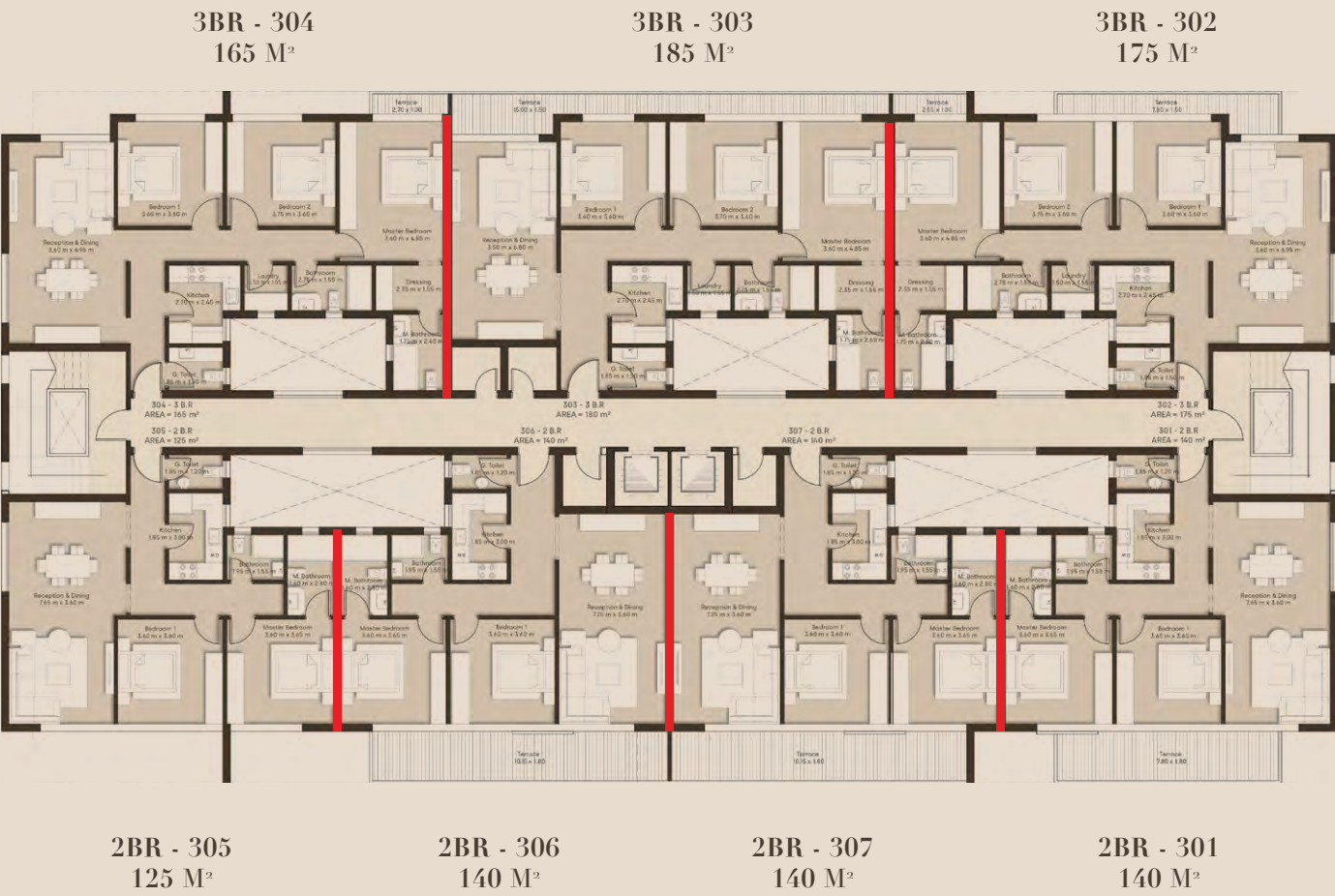
# BUILDING TYPE A

\* \* \* \*

## SECOND FLOOR



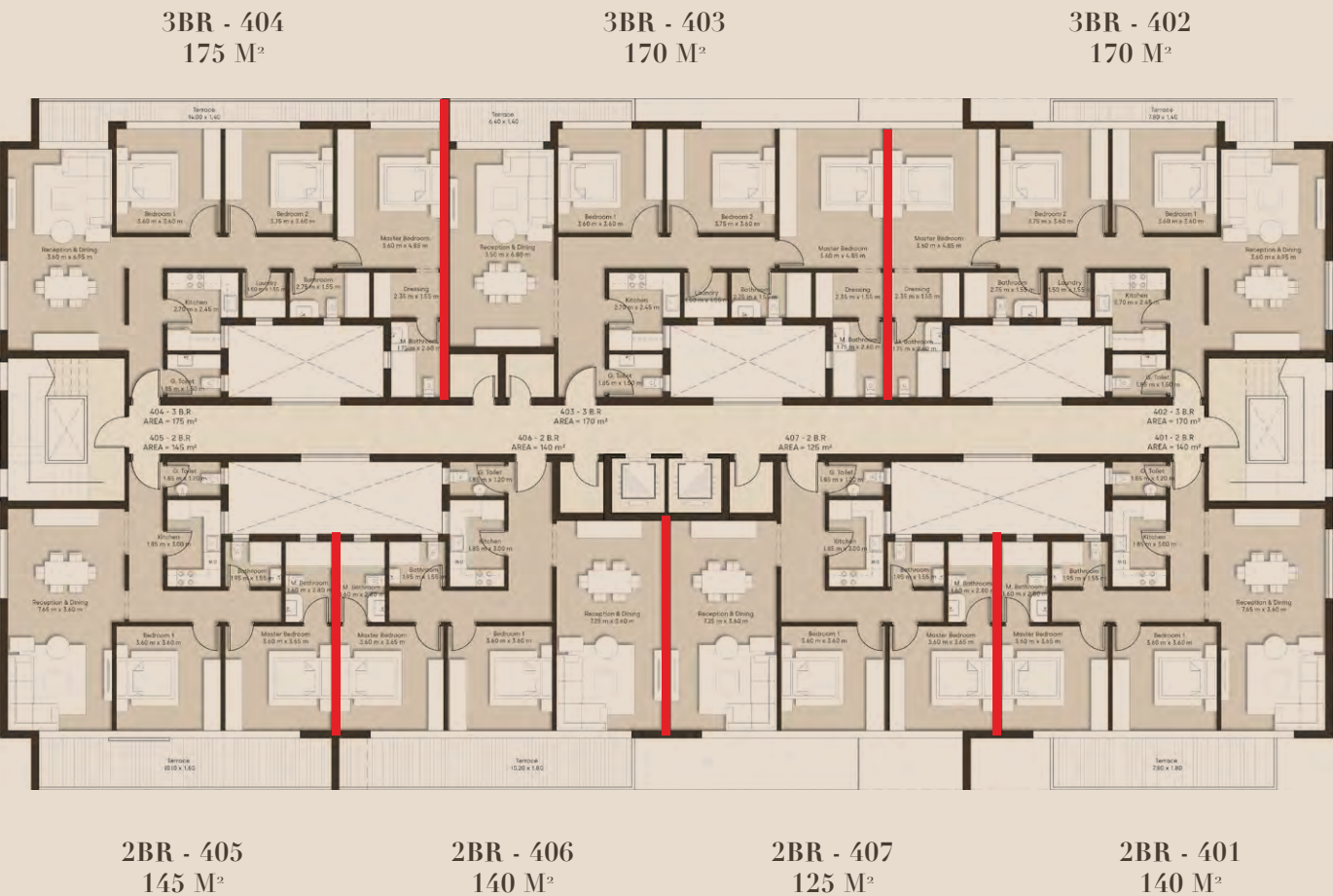
## THIRD FLOOR



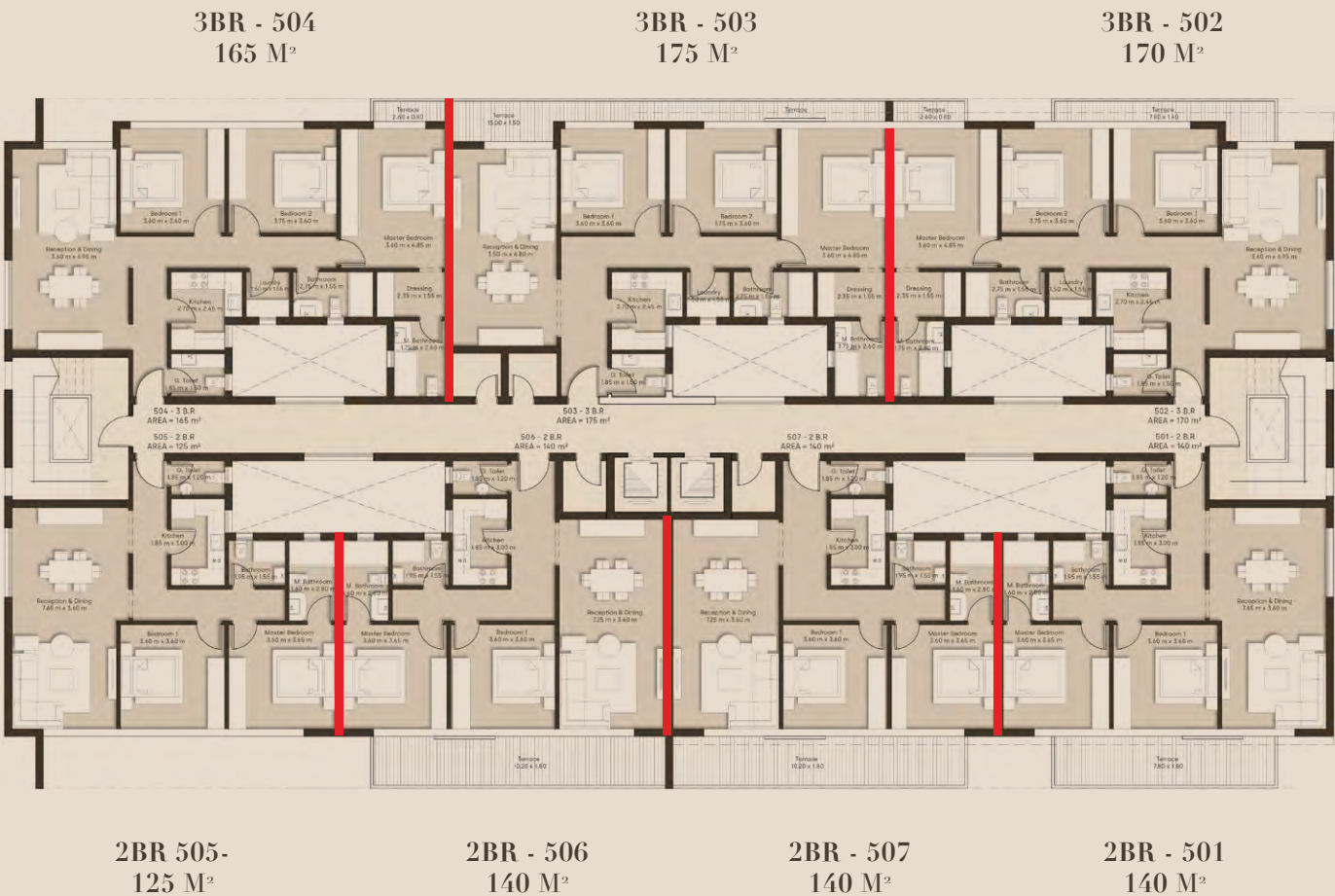
# BUILDING TYPE A

\* \* \* \*

## FOURTH FLOOR



## FIFTH FLOOR



BUILDING TYPE A

\* \* \* \*

PENTHOUSE FLOOR

APARTMENT 02 -198 M²



APARTMENT 01 -196 M²

# BUILDING TYPE A

## GROUND FLOOR



2BR 125 M²- G05

Reception & Dining	7.65m x 3.60m
G. Toilet	1.85m x 1.20m
Kitchen	1.85m x 3.00m
Bath	1.95m x 1.55m
Bedroom 1	3.60m x 3.65m
Master Bedroom	3.60m x 3.68m
Master Bathroom	1.60m x 2.80m



3BR 160 M²- G01

Reception & Dining	3.60m x 7.65m
G. Toilet	1.85m x 1.50m
Kitchen	2.70m x 2.45m
Laundry	1.50m x 1.55m
Bathroom	2.75m x 1.55m
Bedroom 1	3.60m x 3.60m
Bedroom 2	3.75m x 3.60m
Master Bedroom	3.60m x 4.85m
Master Bathroom	2.40m x 1.55m

## TYPICAL FLOOR



2BR 145 M²- UNIT 206

Reception & Dining	7.25 m x 3.60 m
G. Toilet	1.85 m x 1.20 m
Kitchen	1.85 m x 3.00 m
Bathroom	1.95 m x 1.55 m
Bedroom 1	3.60 m x 3.60 m
Master Bedroom	3.60 m x 3.65 m
M. Bathroom	1.60 m x 2.80 m



3BR 175 M²- UNIT 203

Reception & Dining	3.50m x 6.80m
G. Toilet	1.85m x 1.50m
Kitchen	2.70m x 2.45m
Laundry	1.50m x 1.55m
Bathroom	2.75m x 1.55m
Bedroom 1	3.60m x 3.60m
Bedroom 2	3.75m x 3.60m
Master bedroom	3.60m x 4.85m
Dressing	2.35m x 1.55m
M.Bathroom	1.75m x 2.60m

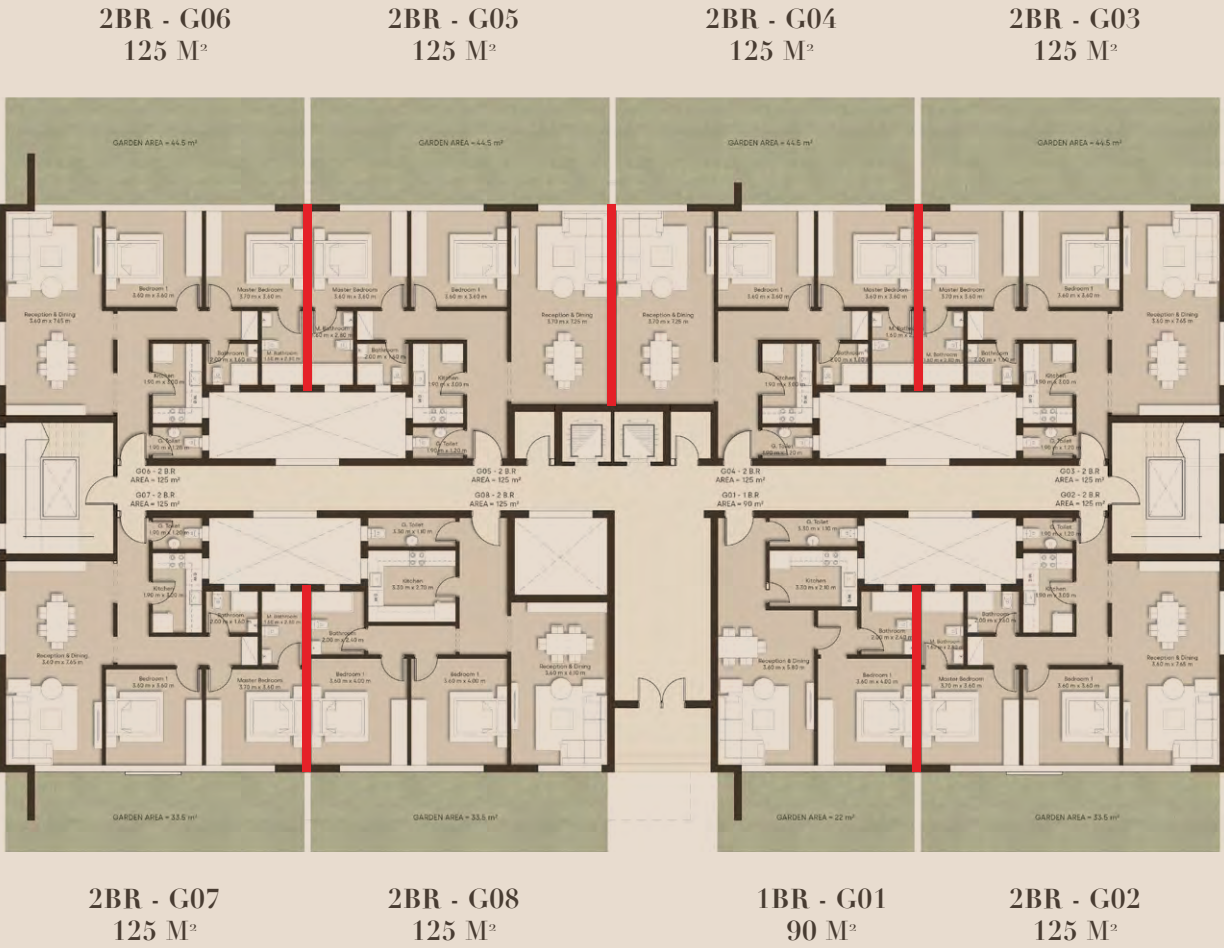
An architectural rendering of a modern, multi-story apartment building. The building features a mix of light gray and white concrete, large glass windows, and balconies with glass railings. Some balconies have potted plants and outdoor furniture. The building is set against a clear blue sky, with trees and a paved area visible in the foreground. A semi-transparent beige box in the bottom left corner contains the text 'APARTMENTS BUILDING TYPE B'.

# APARTMENTS BUILDING TYPE B

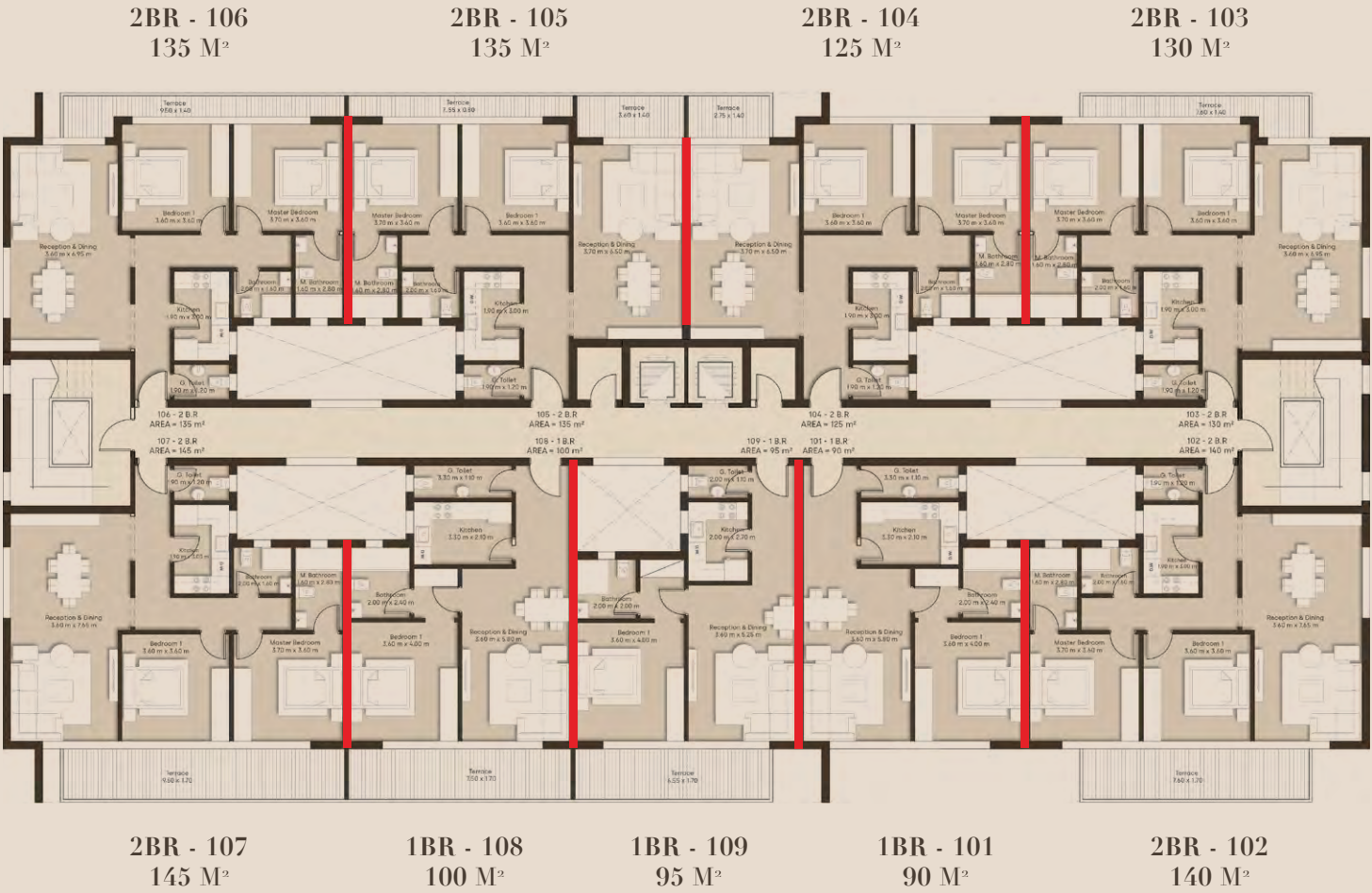
# BUILDING TYPE B

\* \* \* \*

## GROUND FLOOR



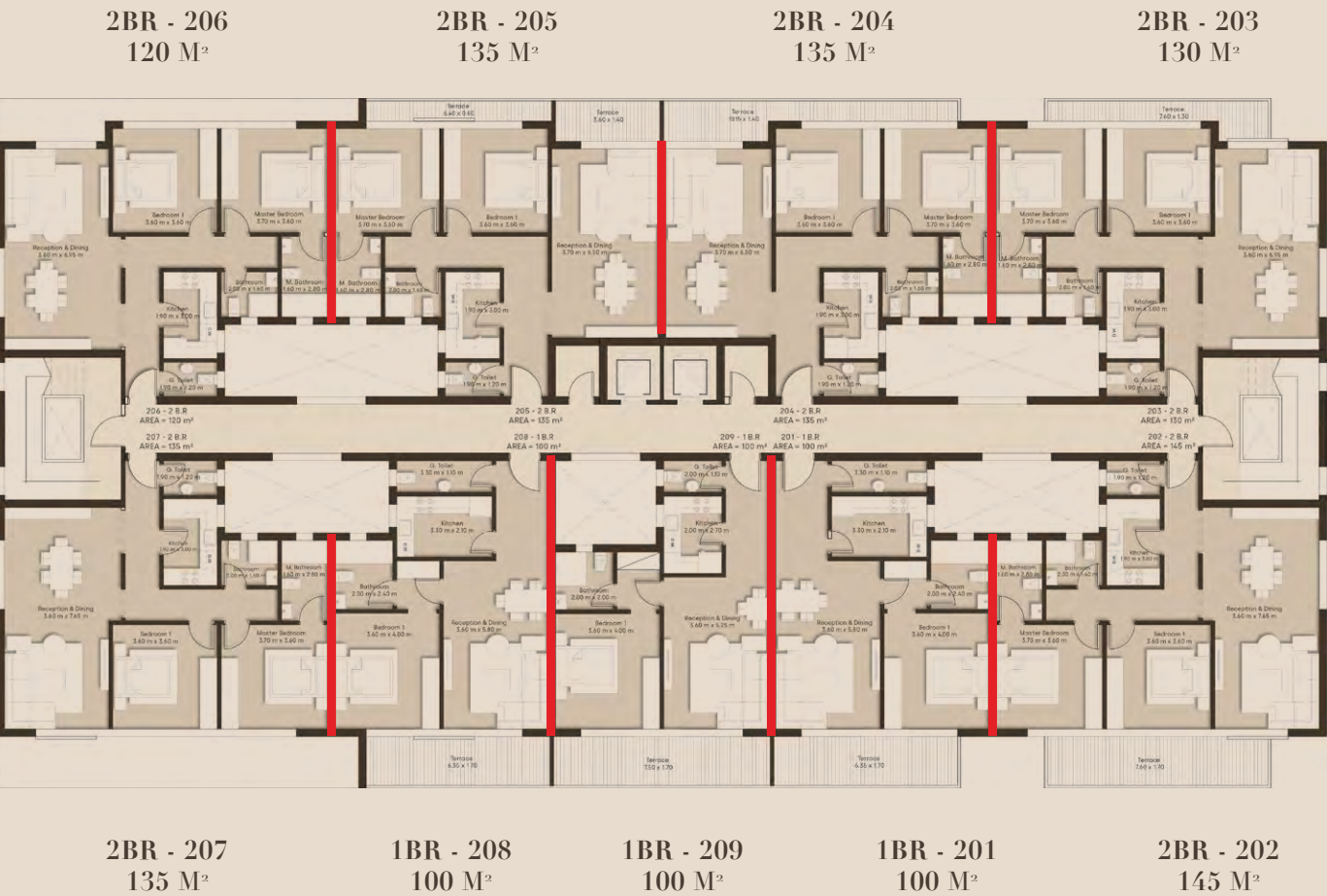
## FIRST FLOOR



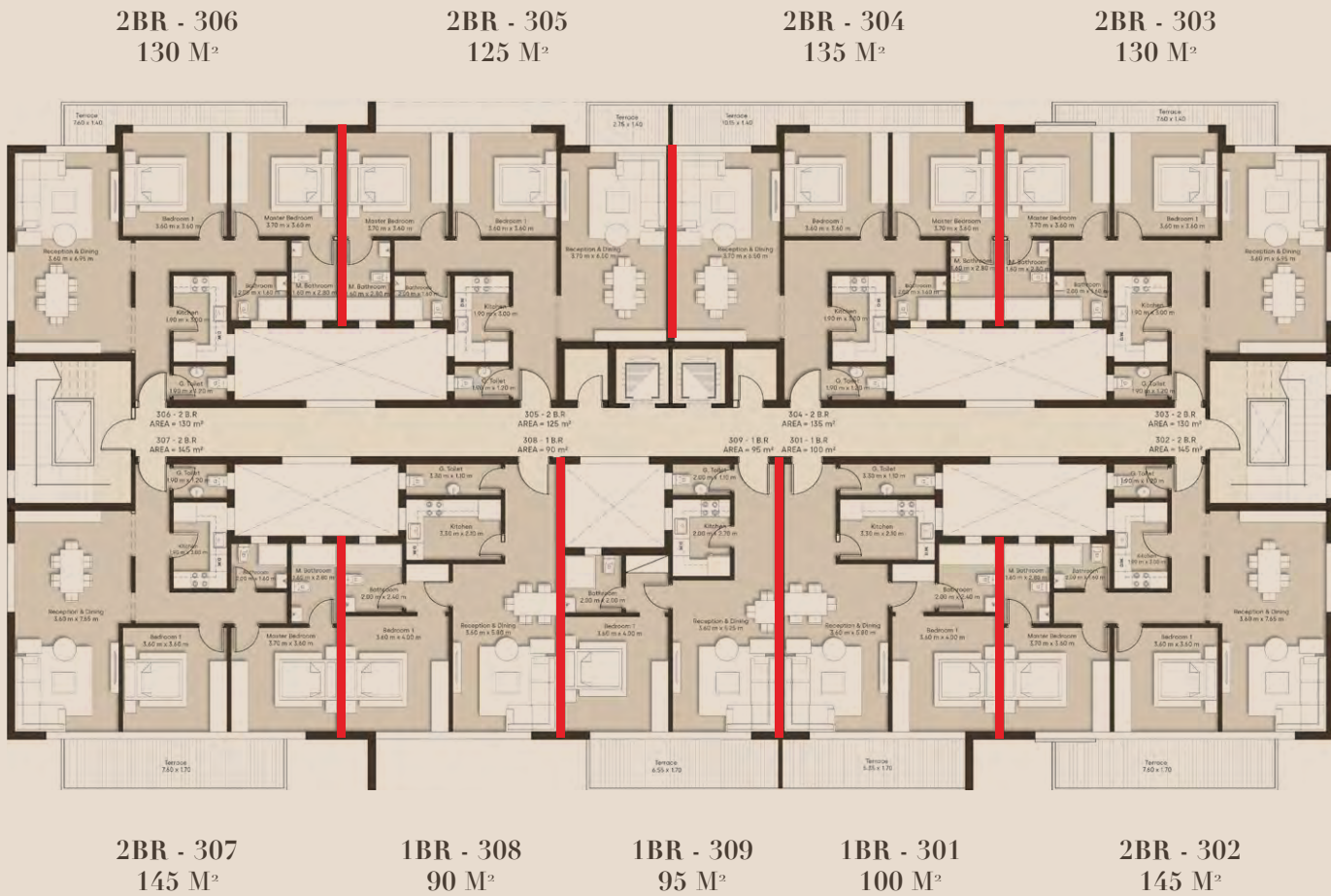
# BUILDING TYPE B

\* \* \* \*

## SECOND FLOOR



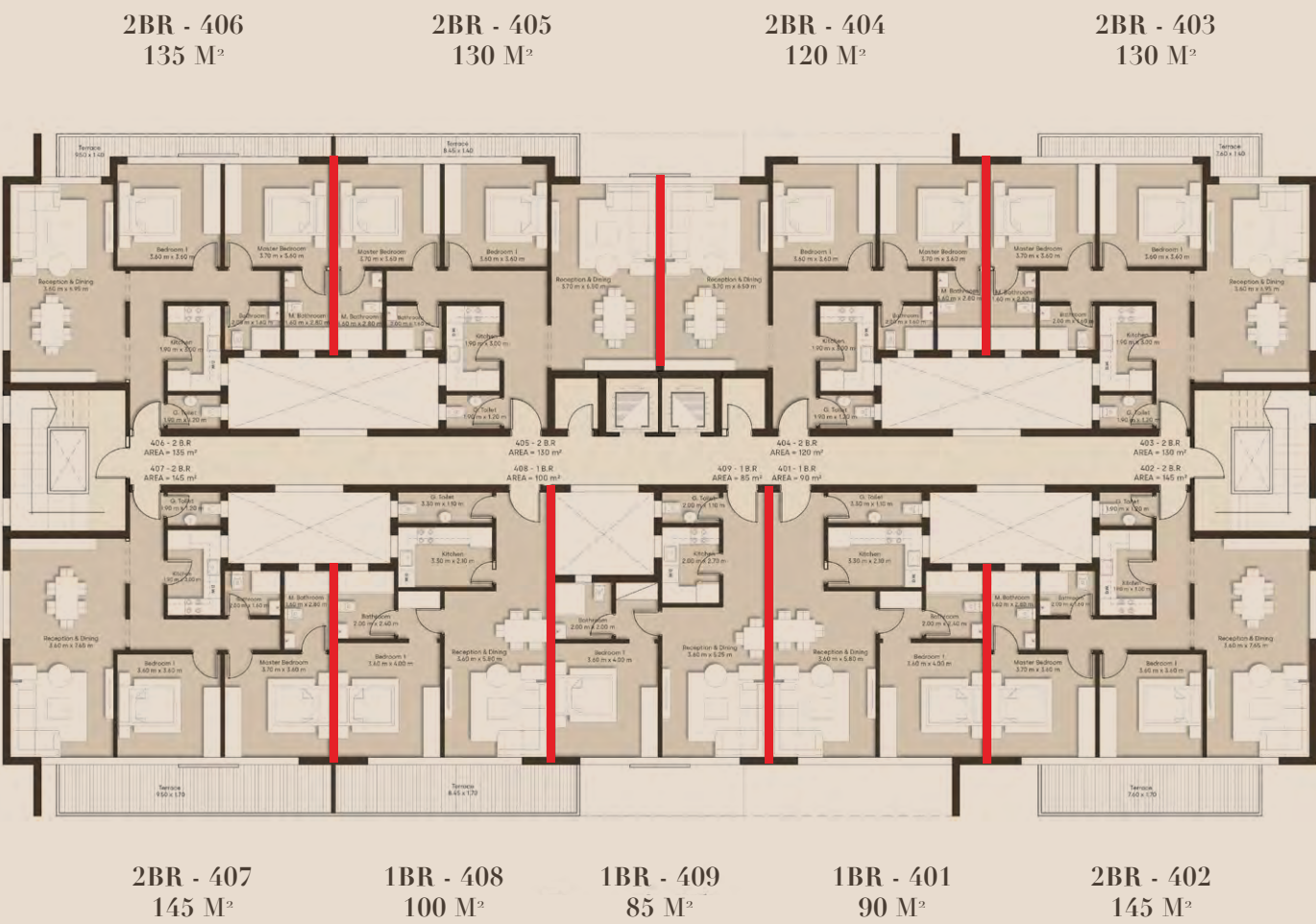
## THIRD FLOOR



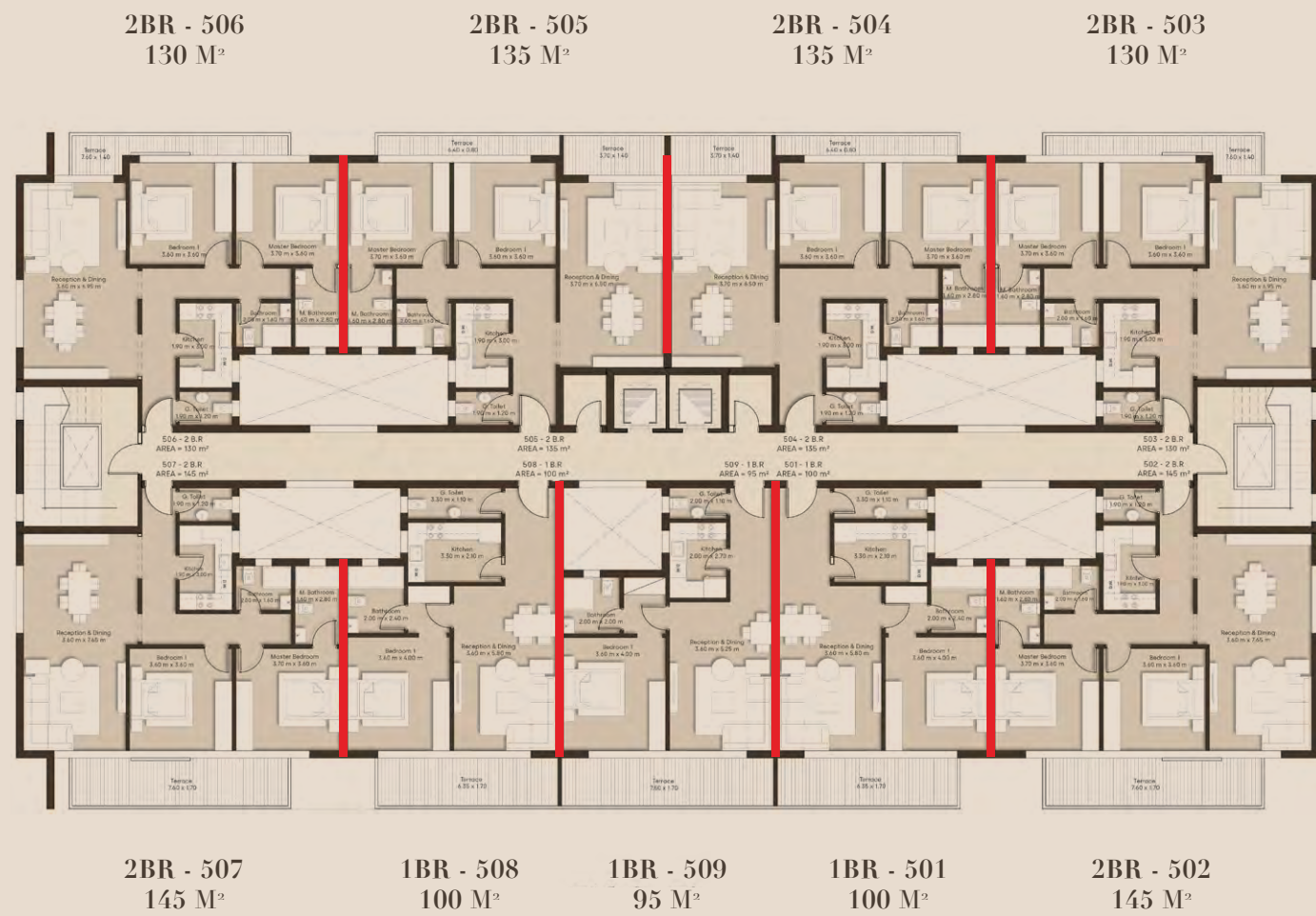
BUILDING TYPE B

\* \* \* \*

FOURTH FLOOR



FIFTH FLOOR



BUILDING TYPE B

\* \* \* \*

PENTHOUSE FLOOR

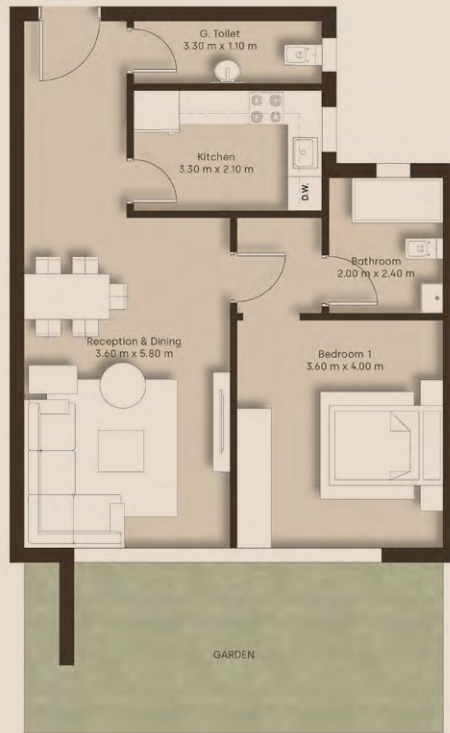
APARTMENT 02 -196 M²



APARTMENT 01 -199 M²

# BUILDING TYPE B

## GROUND FLOOR



1BR 90 M² - G01

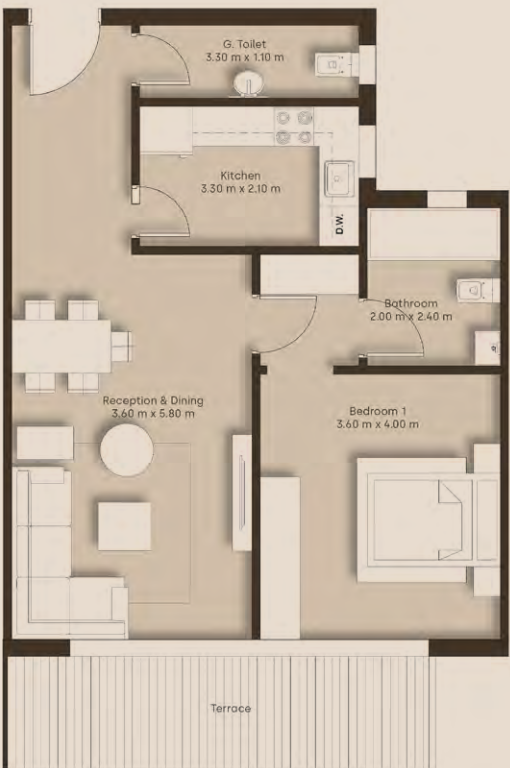
Reception & Dining	3.60m x 5.80m
G. Toilet	3.30m x 1.10m
Kitchen	3.30m x 2.10m
Bath	2.00m x 2.40m
Bedroom 1	3.60m x 4.00m



2BR 125 M² - G02, G03, G06 & G07

Reception & Dining	3.60m x 7.65m
G. Toilet	1.90m x 1.20m
Kitchen	1.90m x 3.00m
Bath	2.00m x 1.60m
Bedroom 1	3.60m x 3.60m
Master Bedroom	3.70m x 3.60m
M. Bathroom	1.60m x 2.80m

## TYPICAL FLOOR



1BR 100 M² - UNITS 201 & 208

Reception & Dining	3.60m x 5.80m
G. Toilet	3.30m x 1.10m
Kitchen	3.30m x 2.10m
Bath	2.00m x 2.40m
Bedroom 1	3.60m x 4.00m



2BR 145 M² - UNITS 202 & 207

Reception & Dining	3.60m x 7.65m
G. Toilet	1.90m x 1.20m
Kitchen	1.90m x 3.00m
Bath	2.00m x 1.60m
Bedroom 1	3.60m x 3.60m
Master Bedroom	3.70m x 3.60m
M. Bathroom	1.60m x 2.80m

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# APARTMENTS BUILDING TYPE C



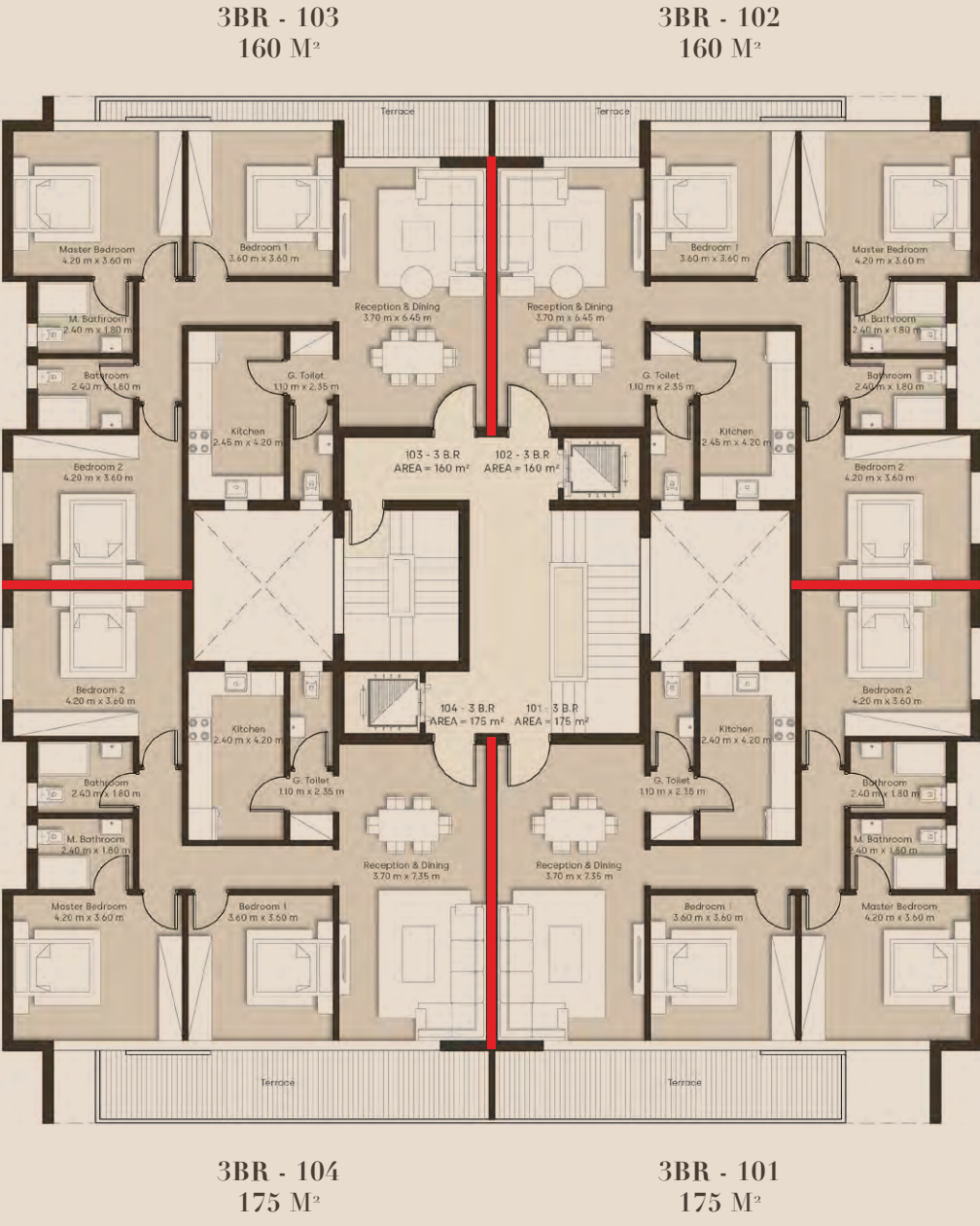
BUILDING TYPE C

\* \* \* \*

GROUND FLOOR



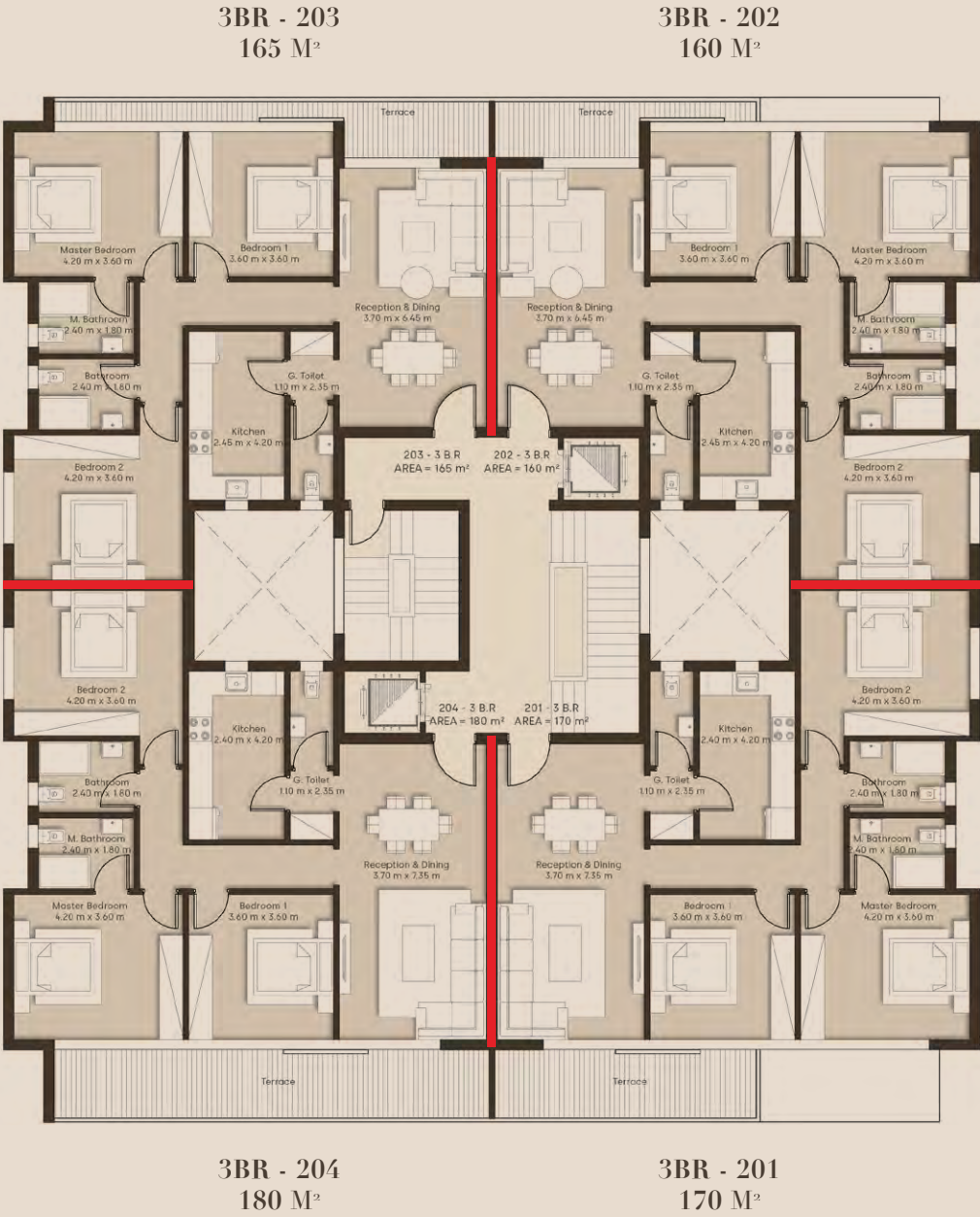
FIRST FLOOR



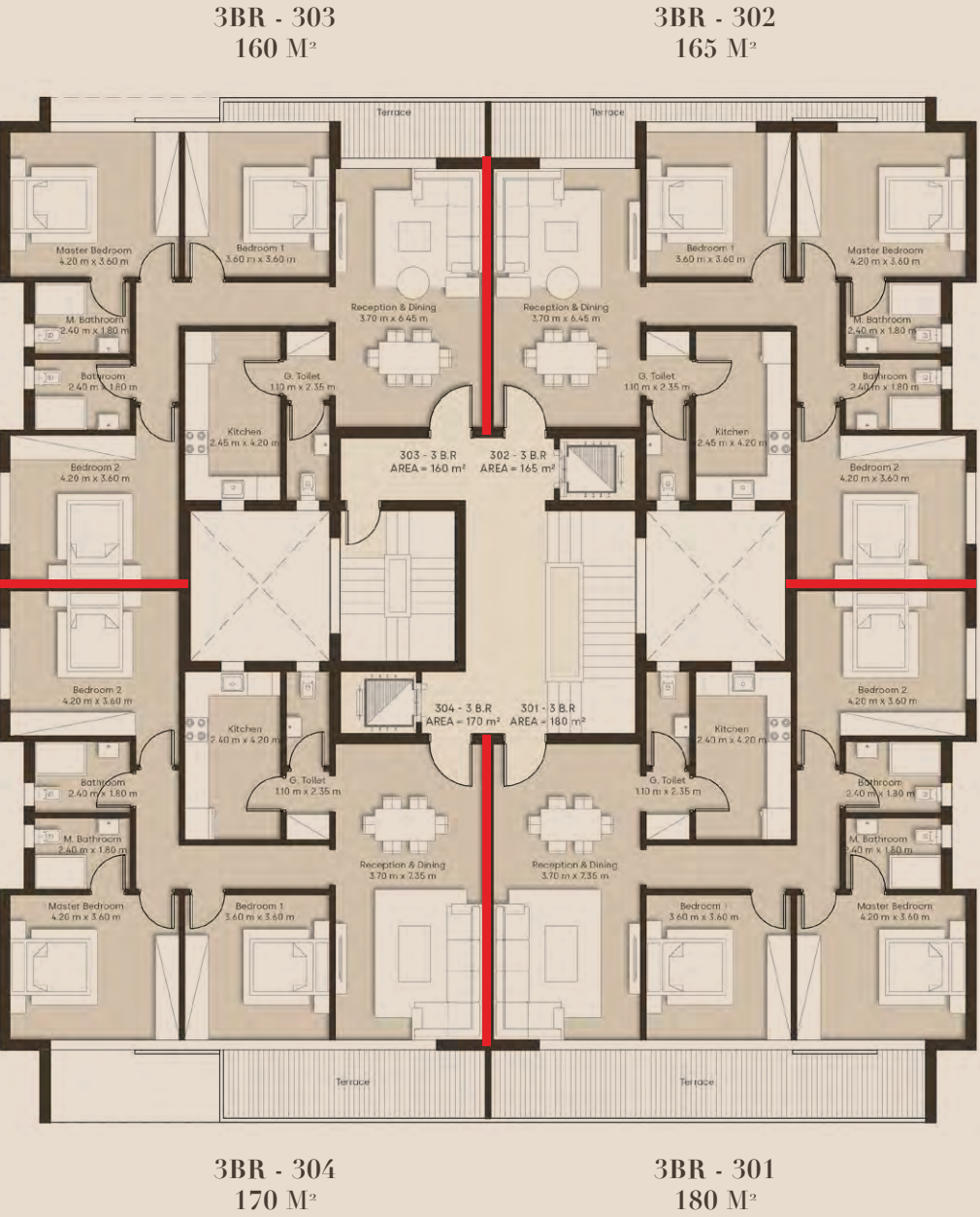
# BUILDING TYPE C



## SECOND FLOOR



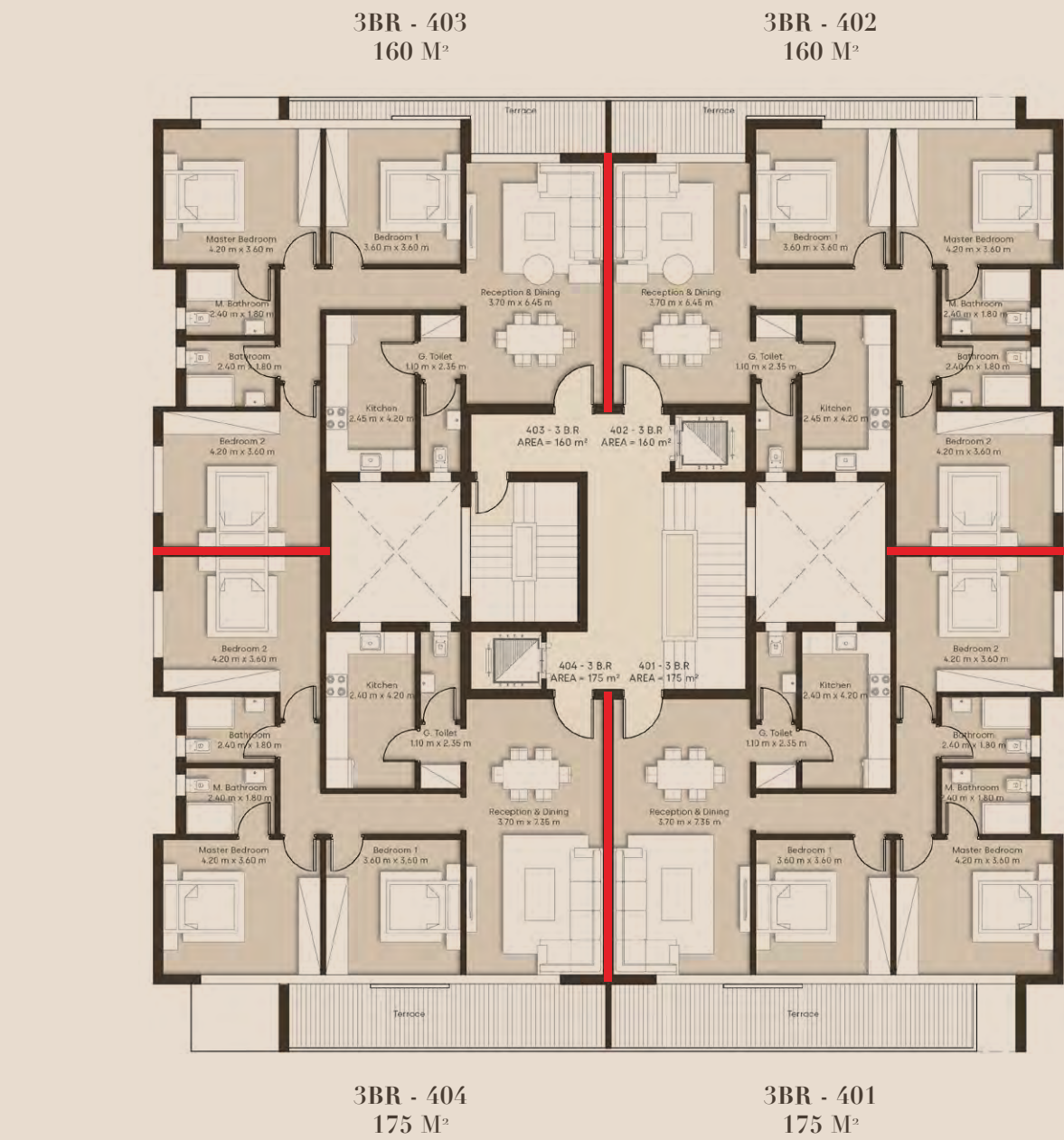
## THIRD FLOOR



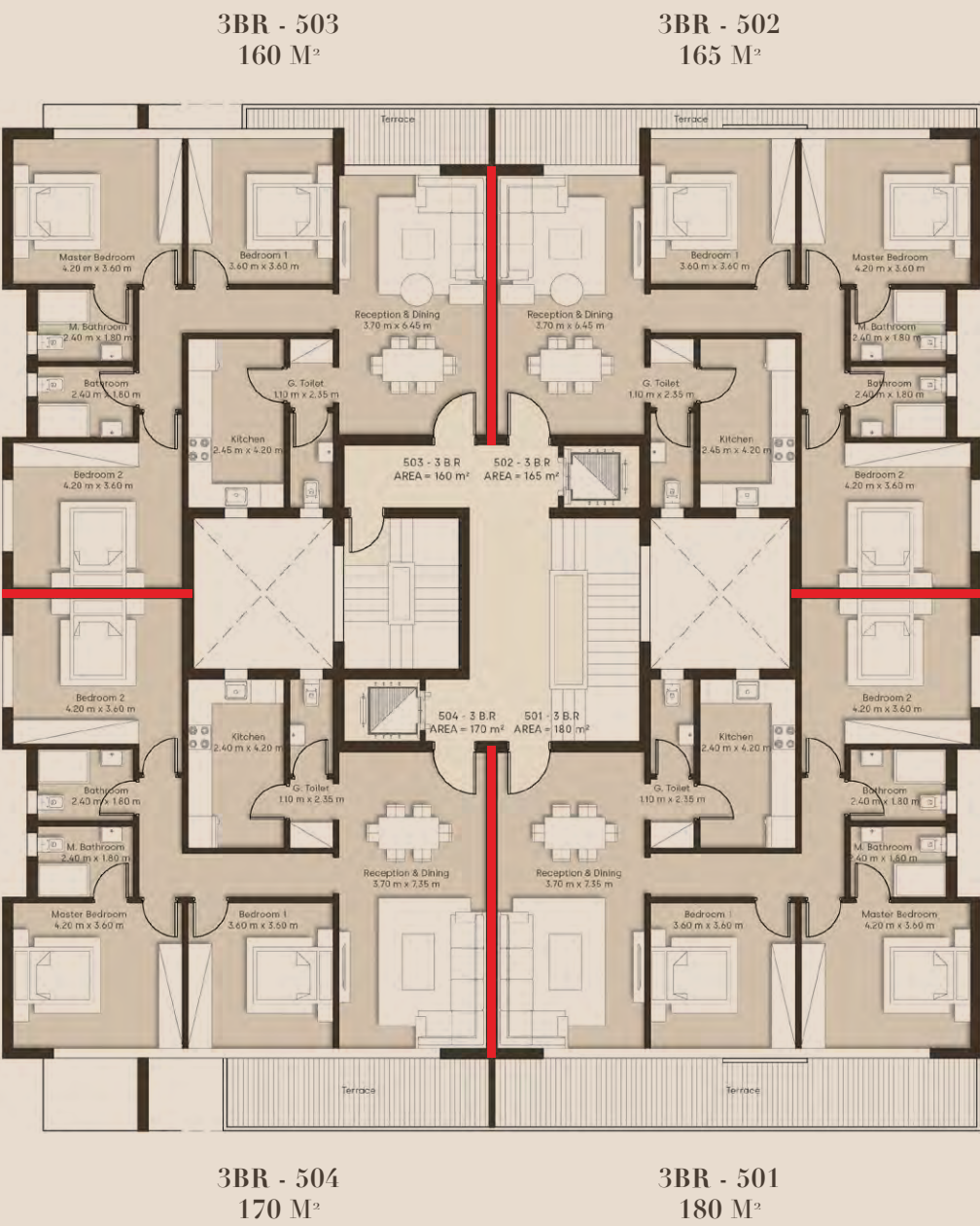
# BUILDING TYPE C



## FOURTH FLOOR



## FIFTH FLOOR



# BUILDING TYPE C

\* \* \* \*

## PENTHOUSE FLOOR



BY  
IL CAZAR

# BUILDING TYPE C

## GROUND FLOOR



2BR 120 M²- G01

Reception & Dining	3.60m x 6.00m
G. Toilet	1.10 m x 2.00m
Kitchen	2.40m x 3.15m
Bedroom 1	4.20m x3.60m
Bathroom 1	2.40m x1.80m
Bedroom 2	4.20m x3.60m
Bathroom 2	2.40m x1.80m

3BR 155 M²- G04

Reception & Dining	3.70m x 7.35m
G. Toilet	1.10m x 2.35m
Kitchen	2.40m x 4.20m
Bedroom 1	4.30m x 3.60m
Bathroom	2.40m x1.80m
Bedroom 2	3.60m x 3.60m
Master Bedroom	4.20m x3.60m
M.bathroom	2.40m x1.80m

\* \* \* \*

## TYPICAL FLOOR



3BR 160 M²- UNIT 202

Reception & Dining	3.70 m x 6.45 m
G. Toilet	1.10 m x 2.35 m
Kitchen	2.45 m x 4.20 m
Bedroom 1	3.60 m x3.60 m
Bedroom 2	4.20 m x3.60 m
Bathroom	2.40 m x1.80 m
Master Bedroom	4.20 m x3.60 m
M.bathroom	2.40 m x1.80 m

3BR 180 M²- UNIT 204

Reception & Dining	3.70m x 7.35m
G. Toilet	1.10m x 2.35m
Kitchen	2.40m x 4.20m
Bedroom 1	3.60m x3.60m
Bedroom 2	4.20m x3.60m
Bathroom	2.40m x1.80m
Master Bedroom	4.20m x3.60m
M.bathroom	2.40m x1.80m



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