

A Community Designed
For Everyday Life

Villa Boutique
Community

VÉA

New Cairo
6th Settlement

IL CAZAR

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VÉA

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IL CAZAR

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VÉA

01 ABOUT THE DEVELOPER

IL CAZAR

01 ABOUT IL CAZAR

IL CAZAR is Driven by A Philosophy of Excellence, Integrity, and Forward-Thinking Development. With A Distinguished Portfolio of Landmark Projects Such as Go Heliopolis, Creek Town, The Crest, Stoda, Safia, Glen, Westdays, and The C, **IL CAZAR** Consistently Delivers Spaces That Elevate Lifestyles and Foster Long-Term Growth.

VÉA Stands As The Newest Expression of This Vision — A Continuation of Our Commitment To Creating Exceptional Destinations With Lasting Impact.

VÉA

02 LIFE AT VÉA

IL CAZAR

02 ABOUT VÉA

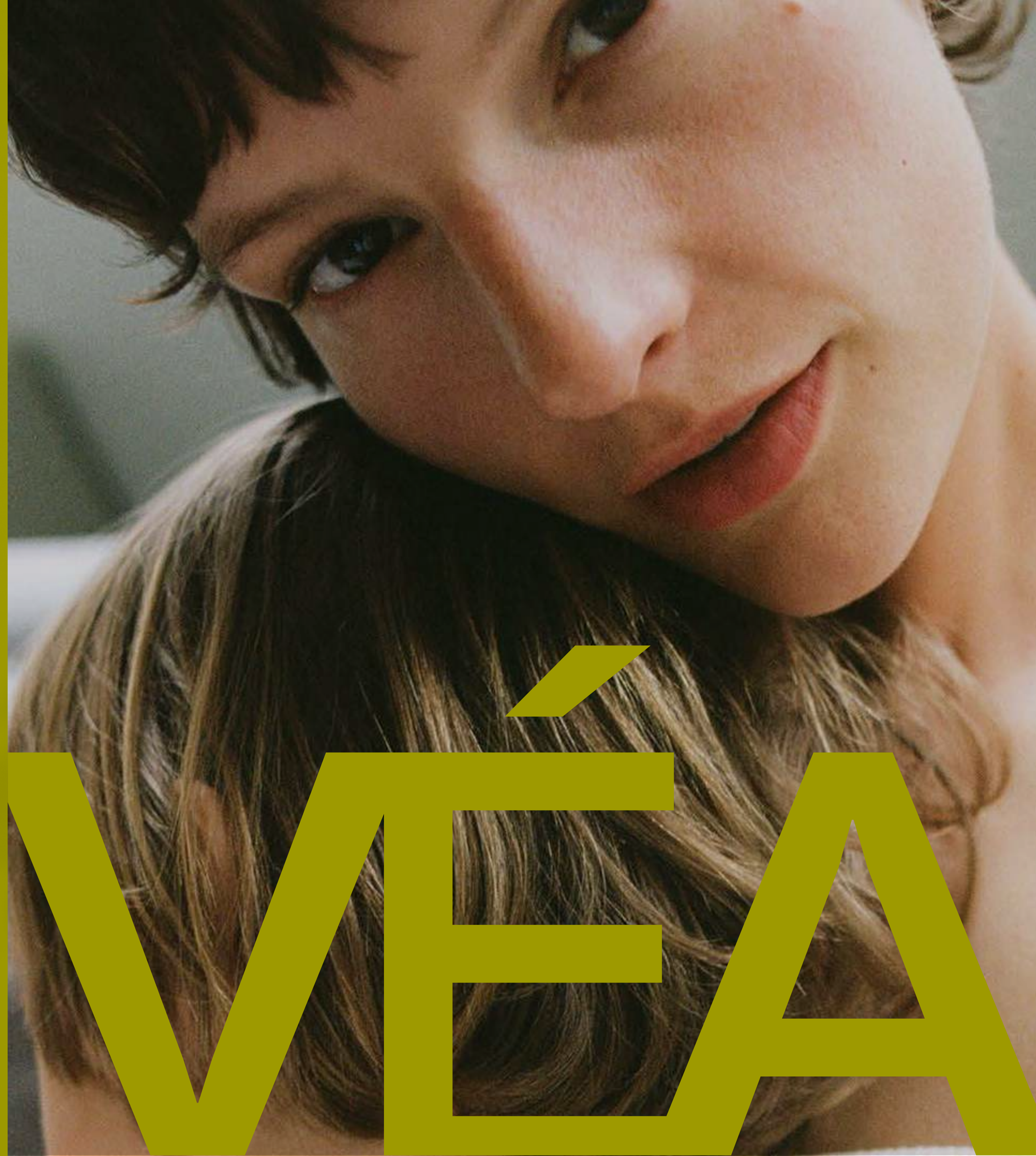
Introducing **VÉA**, The Newest **All-Villas Boutique Community** In The Prestigious 6th Settlement, A Landmark Destination Created For Those Who Value **Exclusivity, Comfort, and Elevated Living.**

VÉA

Spanning 100 Acres, VÉA Presents A Thoughtfully Curated Collection of 417 Villa Keys Within A Serene, Master-Planned Setting, Offering Both Residential Single-Family Homes and Business Houses.

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03 THE VÉA EXPERIENCE

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Residents Experience a Seamless Balance Between Private Living and Shared Spaces, From The Clubhouse and Lush Parklands to The Outdoor Fit Hub.

W E A

Amenities & Experiences



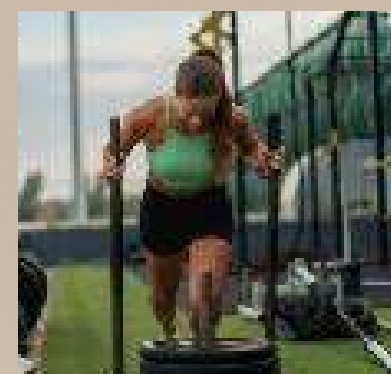
01 CLUBHOUSE

Community Anchor For Gathering And Social Life Premium, Calm Atmosphere Aligned With Boutique Positioning Flexible Use For Day-To-Day Leisure.



02 COMMUNITY PARKS

Open Views That Soften Architecture and Widen The Streetscape Feel Nature-Led Identity Supporting Wellness And Belonging.



03 OUTDOOR FITHUB

Outdoor Wellness Zone Built For Routine. Accessible For Residential Pockets Open-Air Movement Integrated Into Greenery.



04 WATER FEATURES

Distributed Water Elements Across The Community Cooling Effect Atmosphere Across Outdoor Spaces Adds Flow + Rhythm To The Masterplan Experience.

VÉA

A Place Where Architecture, Landscape, and Lifestyle Integrate Naturally.

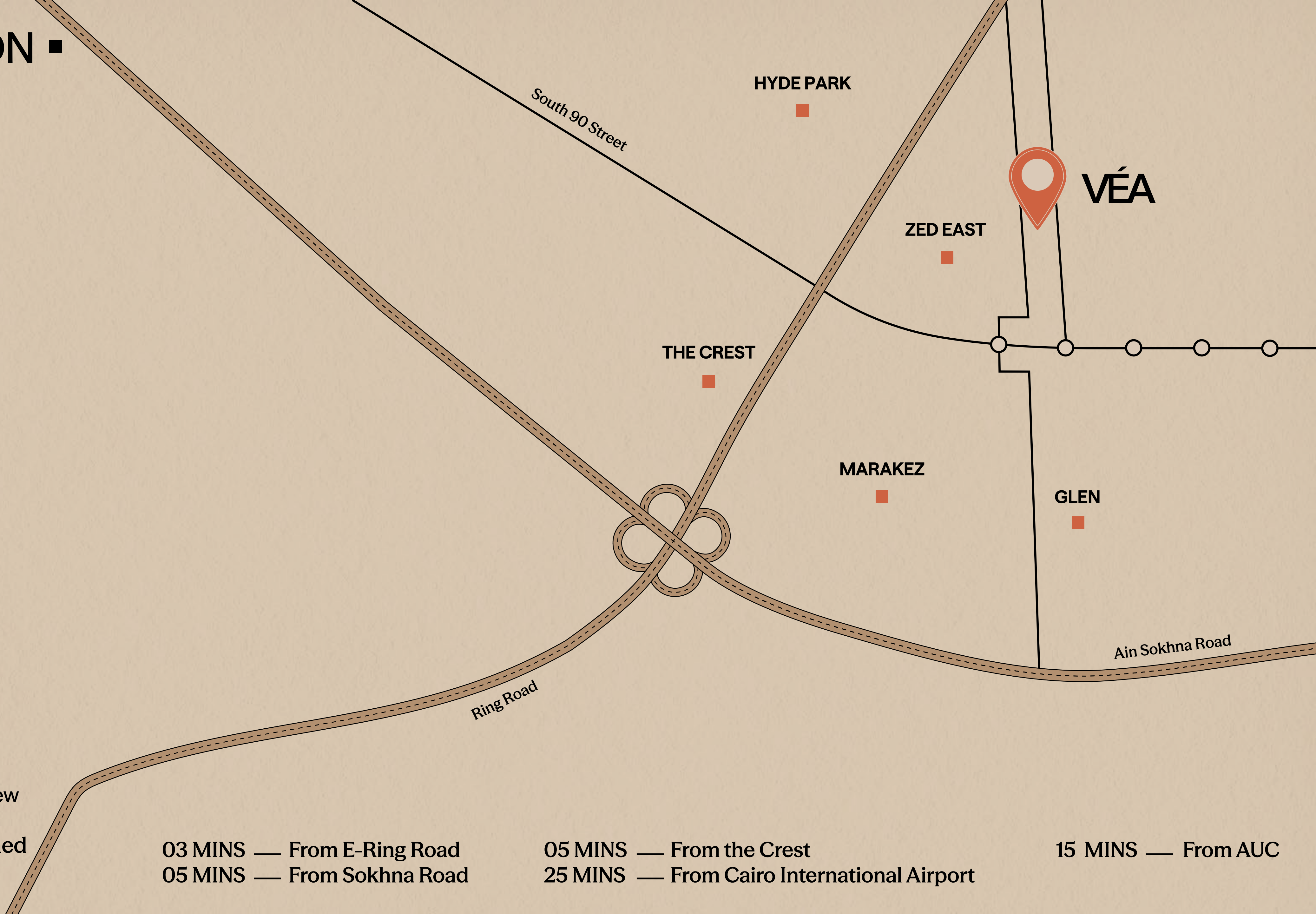
Individual Paths,
Shared Ground

Built on The Belief
That Architecture

IL CAZAR

04 LOCATION MAP

▪ VÉA LOCATION ▪



A PRIME LOCATION

Strategically located at Sixth Settlement in the heart of New Cairo, VÉA places you at the center of it all. With unmatched connectivity and serenity.

03 MINS — From E-Ring Road
05 MINS — From Sokhna Road

05 MINS — From the Crest
25 MINS — From Cairo International Airport

15 MINS — From AUC

VÉA

05 THE MASTERPLAN

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VÉA

■ Master-planned By Raef Fahmy ■

Master-planned By Raef Fahmy and Built on Only 14% Footprint, VÉA is Designed To Give Life More Space To Breathe.

Every Line, Pathway, and Open Area is Intentionally Crafted to Shape A Community Where Families Grow, Memories are Made, and Generations Feel at Home. The Master Plan is Not Just A Layout — It is The Soul of VÉA, Guiding How People Live, Connect, and Belong.



The Community Unfolds Through Clean, Contemporary Architecture and Minimalist Forms That Feel Modern Yet Timeless. This Refined Simplicity is Balanced With Warmth and Openness, Creating an Elegant Residential Setting That is Both Visually Striking and Deeply Welcoming — A Place Designed Not Just to be Seen, But to be Lived.

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Masterplan

↓
Sunset



↑
Sunrise

IL CAZAR

Distance Masterplan



▪ Zoned Masterplan ▪



GREENSIDE

EDEN

CLUBHOUSE

PRIME COURT

HAVEN

RIVA

IL CAZAR

06 CONSTRUCTION STATUS

VÉA



Live Image

IL CAZAR

VÉA



Live Image

IL CAZAR

VÉA



Live Image

IL CAZAR

07 FLOOR PLANS -
STANDALONE VILLAS

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7.1 **FLOOR PLANS**

STANDALONE VILLA TYPE - A

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STANDALONE VILLA TYPE - A

Total Area: 275 M²

AVG. Plot Area: 415 M²

■ GROUND FLOOR ■

■ FIRST FLOOR ■

■ ROOF FLOOR ■

GROUND FLOOR - 105 M²

01 Lobby	2.25 X 2.70 M ²
02 Reception	11.15 X 7.35 M ²
03 Kitchen	3.70 X 3.14 M ²
04 G. Toilet	1.80 X 1.20 M ²
05 Maid Room	1.80 X 2.00 M ²
06 Maid Bathroom	1.80 X 0.90 M ²

FIRST FLOOR - 126 M²

01 M. Bedroom	3.60 X 3.60 M ²
02 M. Dressing	2.40 X 2.20 M ²
03 M. Bathroom	3.60 X 1.80 M ²
04 Bedroom / Living	3.70 X 3.60 M ²
05 Bedroom 1	3.70 X 3.60 M ²
06 Bedroom 2	3.60 X 3.60 M ²
07 Bathroom	2.20 X 1.60 M ²

ROOF FLOOR - 43 M²

01 Living	3.40 X 3.60 M ²
02 Kitchenette	2.40 X 2.50 M ²
03 Bathroom	1.45 X 1.70 M ²
04 Open Roof	6.00 X 7.35 M ²
05 Open Roof	3.30 X 5.10 M ²



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7.2 **FLOOR PLANS**

STANDALONE VILLA TYPE - B

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STANDALONE VILLA TYPE - B

Total Area: 250 M²

AVG. Plot Area: 353 M²

GROUND FLOOR - 99 M²

01 Entrance	2.80 X 2.40 M ²
02 Reception	4.25 X 7.40 M ²
03 Kitchen	2.60 X 3.60 M ²
04 G. Toilet	2.60 X 1.20 M ²
05 Maid Room	1.70 X 2.10 M ²
06 Maid Bathroom	1.70 X 1.30 M ²
07 Lobby	5.00 X 3.70 M ²

FIRST FLOOR - 120 M²

01 Lobby	4.75 X 3.70 M ²
02 M. Bedroom	4.25 X 5.75 M ²
03 M. Dressing	1.65 X 2.10 M ²
04 M. Bathroom	2.50 X 3.60 M ²
05 Bedroom 1	3.60 X 4.30 M ²
06 Bedroom 2	3.60 X 3.60 M ²
07 Bathroom	1.65 X 2.50 M ²
08 Terrace	1.00 X 4.50 M ²

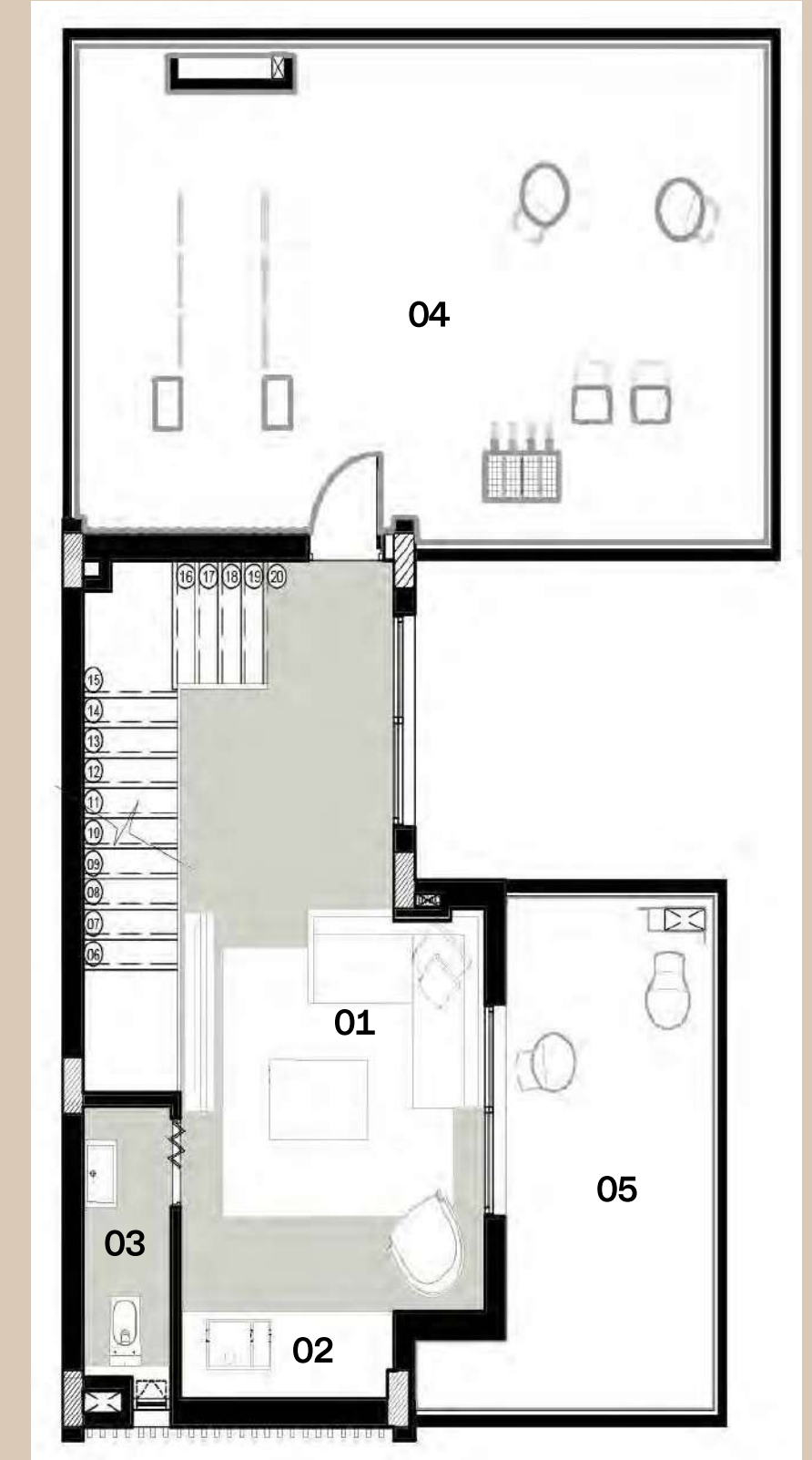
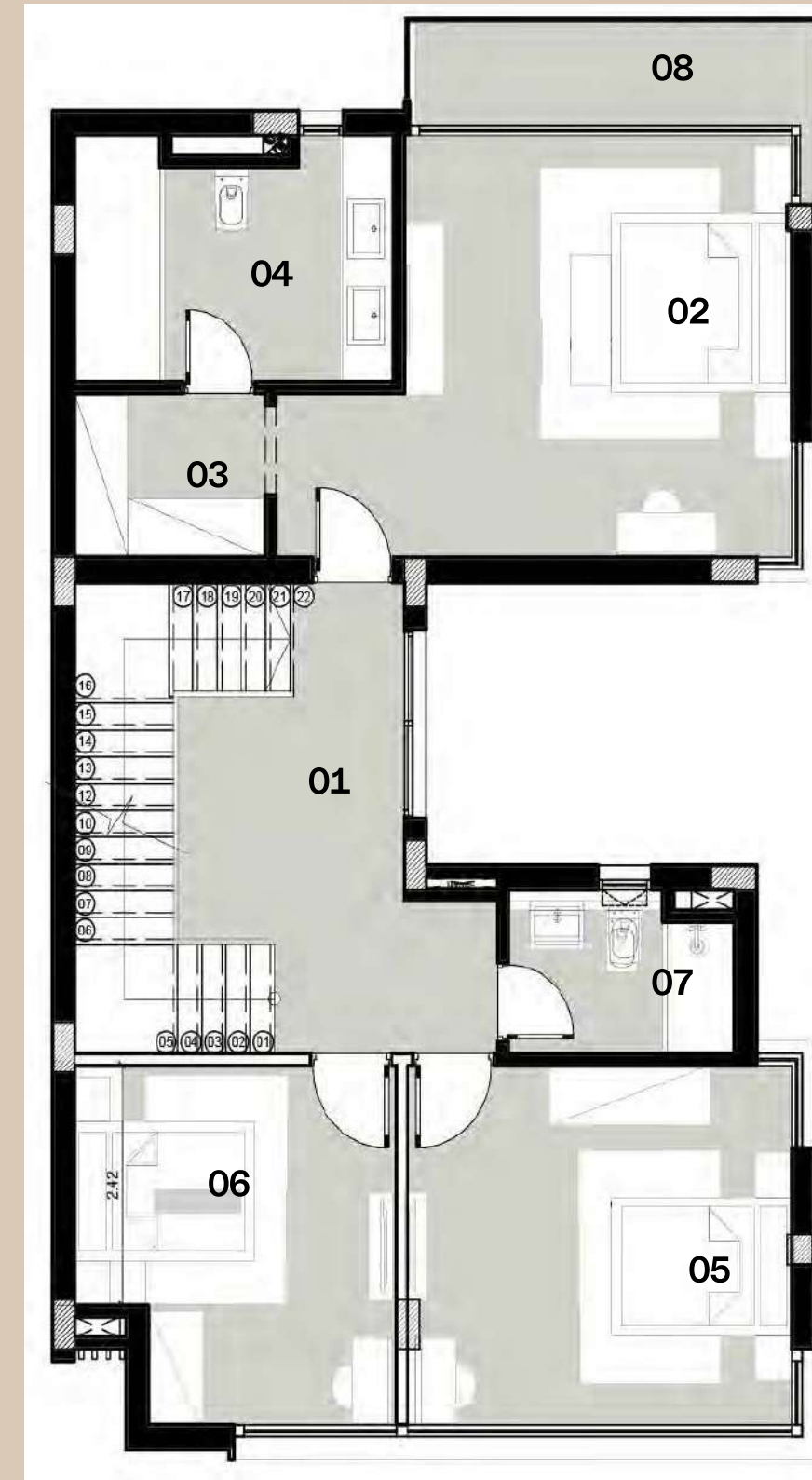
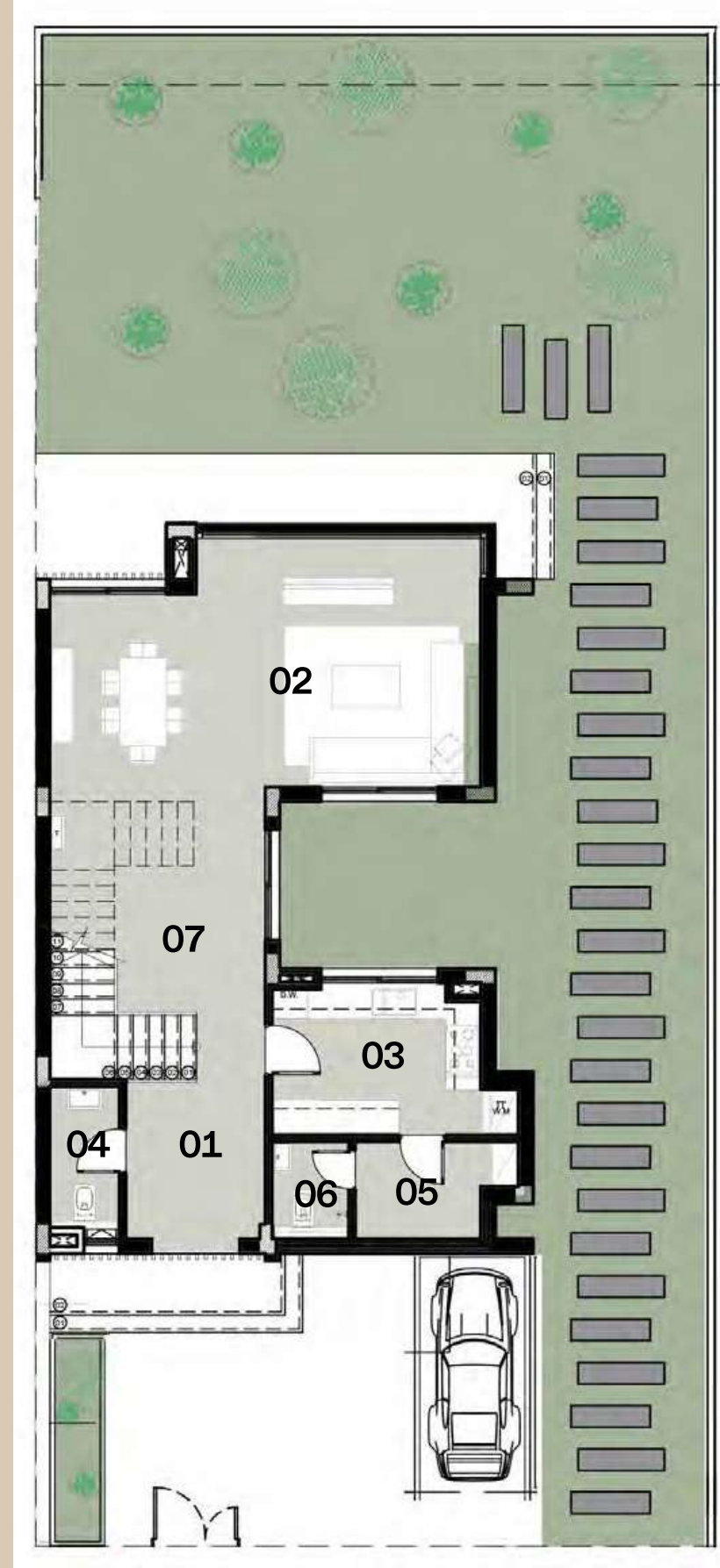
ROOF FLOOR - 31 M²

01 Living	3.60 X 3.60 M ²
02 Kitchenette	0.80 X 2.50 M ²
03 Bathroom	2.40 X 1.00 M ²
04 Open Roof	4.40 X 3.40 M ²
05 Open Roof	4.25 X 8.00 M ²

■ GROUND FLOOR ■

■ FIRST FLOOR ■

■ ROOF FLOOR ■



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7.3 **FLOOR PLANS**

STANDALONE VILLA TYPE - C

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STANDALONE VILLA TYPE - C

Total Area: 220 M²

AVG. Plot Area: 342 M²

GROUND FLOOR - 82 M²

01 Lobby	3.00 X 1.90 M ²
02 Reception	5.50 X 6.40 M ²
03 Kitchen	2.70 X 3.14 M ²
04 G. Toilet	2.20 X 1.10 M ²
05 Maid Room	1.70 X 1.80 M ²
06 Maid Bathroom	1.70 X 1.00 M ²

FIRST FLOOR - 96 M²

01 Lobby	5.50 X 1.20 M ²
02 M. Bedroom	3.60 X 4.60 M ²
03 M. Bathroom	1.90 X 1.70 M ²
04 M. Dressing	1.80 X 2.70 M ²
05 Bedroom 1	3.70 X 3.60 M ²
06 Bedroom 2	3.60 X 3.60 M ²
07 Bathroom	1.40 X 3.60 M ²

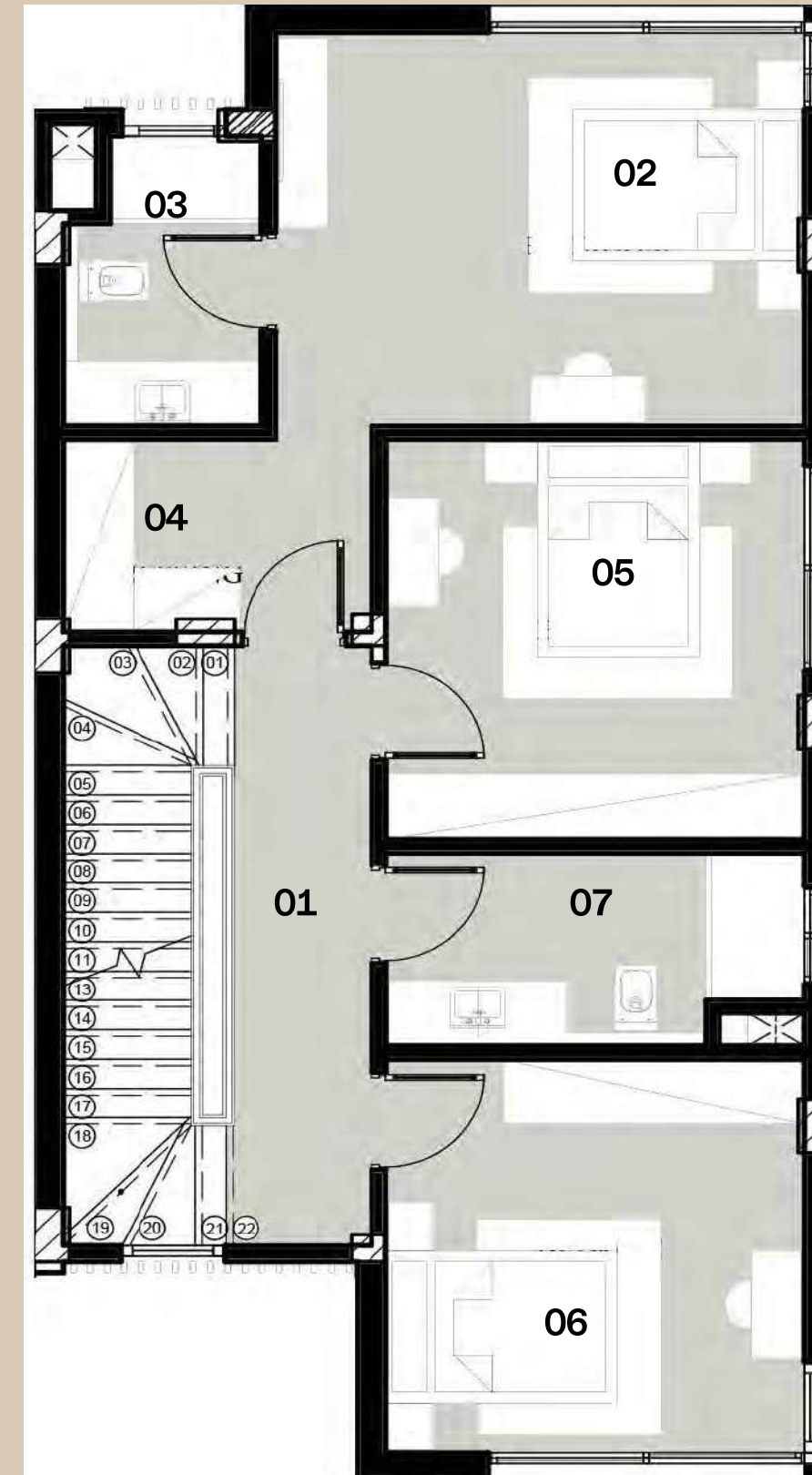
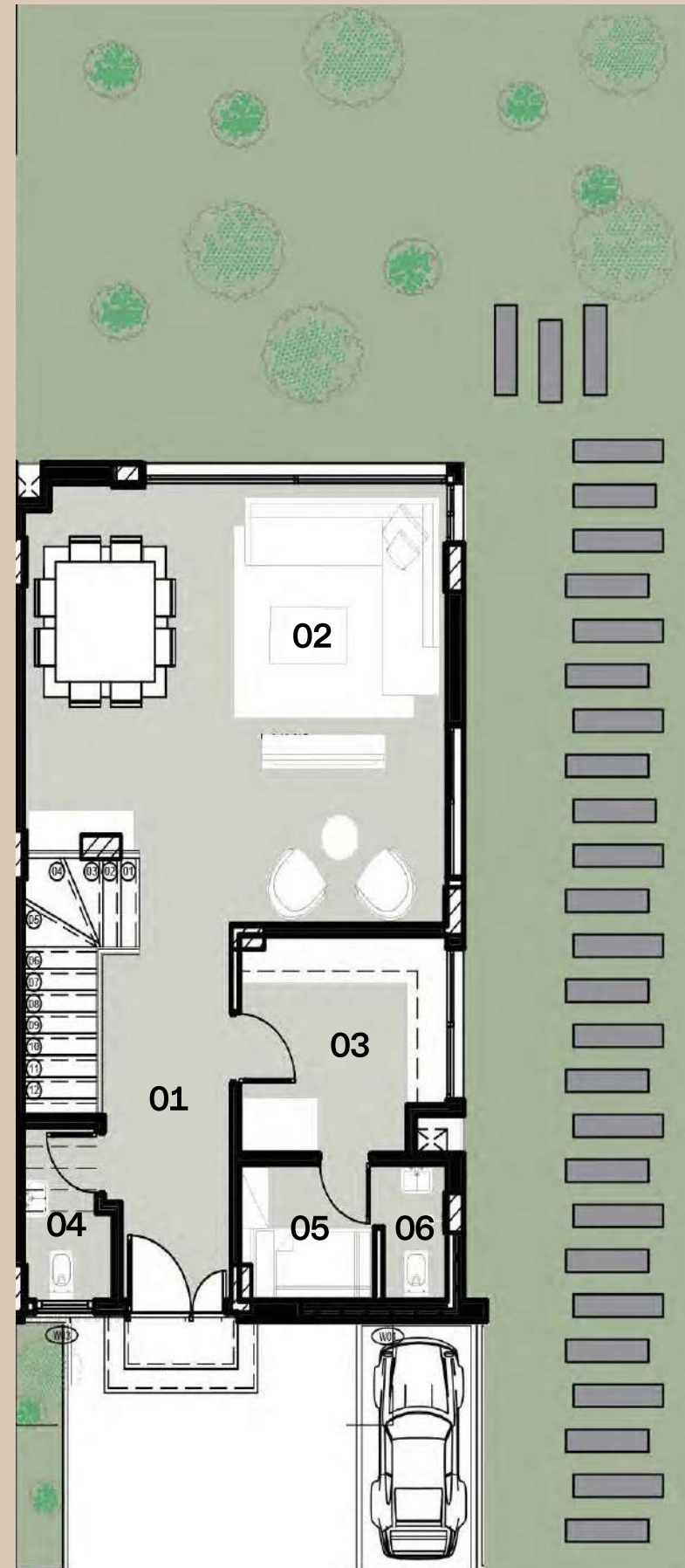
ROOF FLOOR - 42 M²

01 Bedroom	3.55 X 3.60 M ²
02 Bathroom	1.70 X 1.70 M ²
03 Open Roof	3.60 X 2.90 M ²
04 Open Roof	3.60 X 6.40 M ²

■ GROUND FLOOR ■

■ FIRST FLOOR ■

■ ROOF FLOOR ■



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**7.4 FLOOR PLANS -
TOWNHOUSE**

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7.4 **FLOOR PLANS**
TOWNHOUSE - CORNER UNIT

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TOWNHOUSE (CORNER UNIT)

Corner Unit: 190 M²

AVG. Plot Area: 234 M²

GROUND FLOOR - 78 M²

01 Entrance	2.60 X 1.70 M ²
02 Reception	9.80 X 5.80 M ²
03 Kitchen	2.60 X 3.10 M ²
04 G. Toilet	1.10 X 1.60 M ²

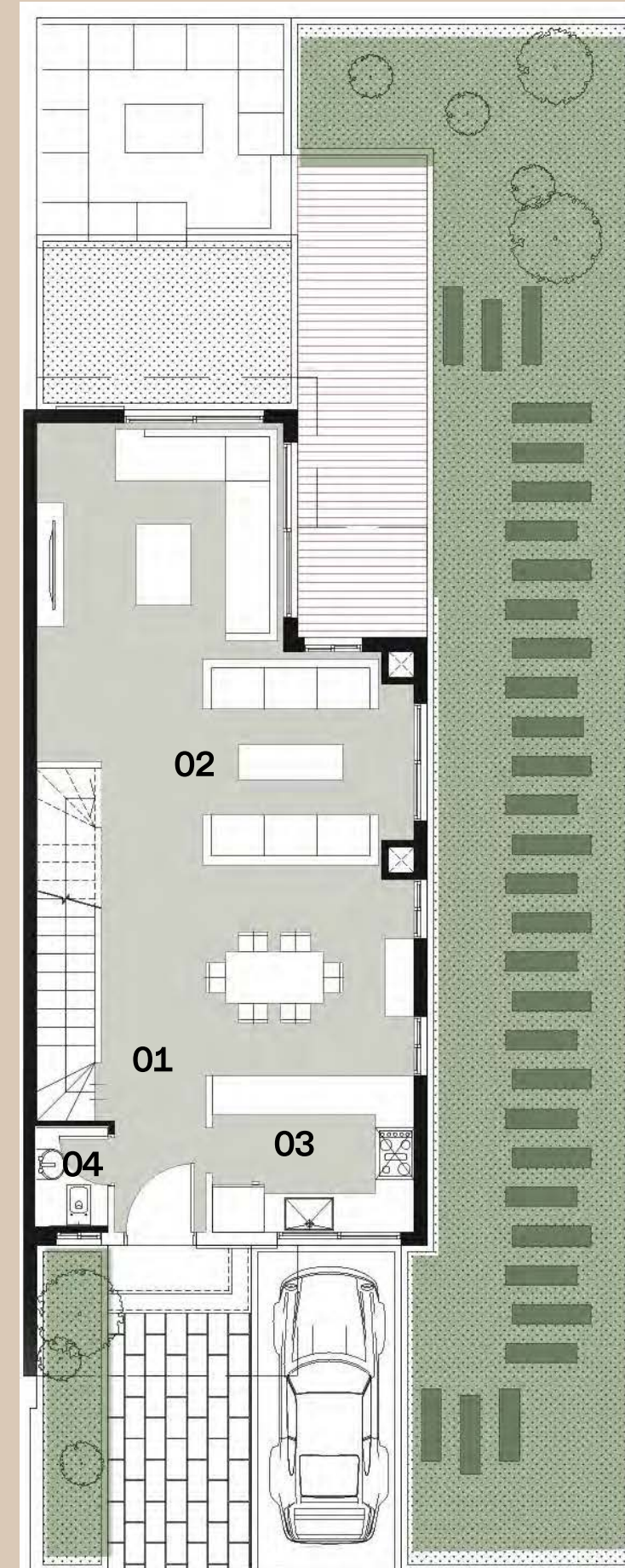
FIRST FLOOR - 91 M²

01 M. Bedroom	3.60 X 3.80 M ²
02 M. Dressing	1.70 X 2.10 M ²
03 M. Bathroom	1.70 X 2.60 M ²
04 M. Terrace	1.60 X 1.90 M ²
05 Bedroom 1	3.70 X 3.80 M ²
06 Bedroom 2	3.80 X 3.60 M ²
07 Bathroom	1.60 X 2.60 M ²
08 Terrace	1.60 X 1.90 M ²

ROOF FLOOR - 21 M²

01 Maid Room	5.40 X 2.10 M ²
02 Open Roof	5.60 X 2.70 M ²
03 Open Roof	3.50 X 3.80 M ²
04 Open Roof	5.30 X 3.80 M ²

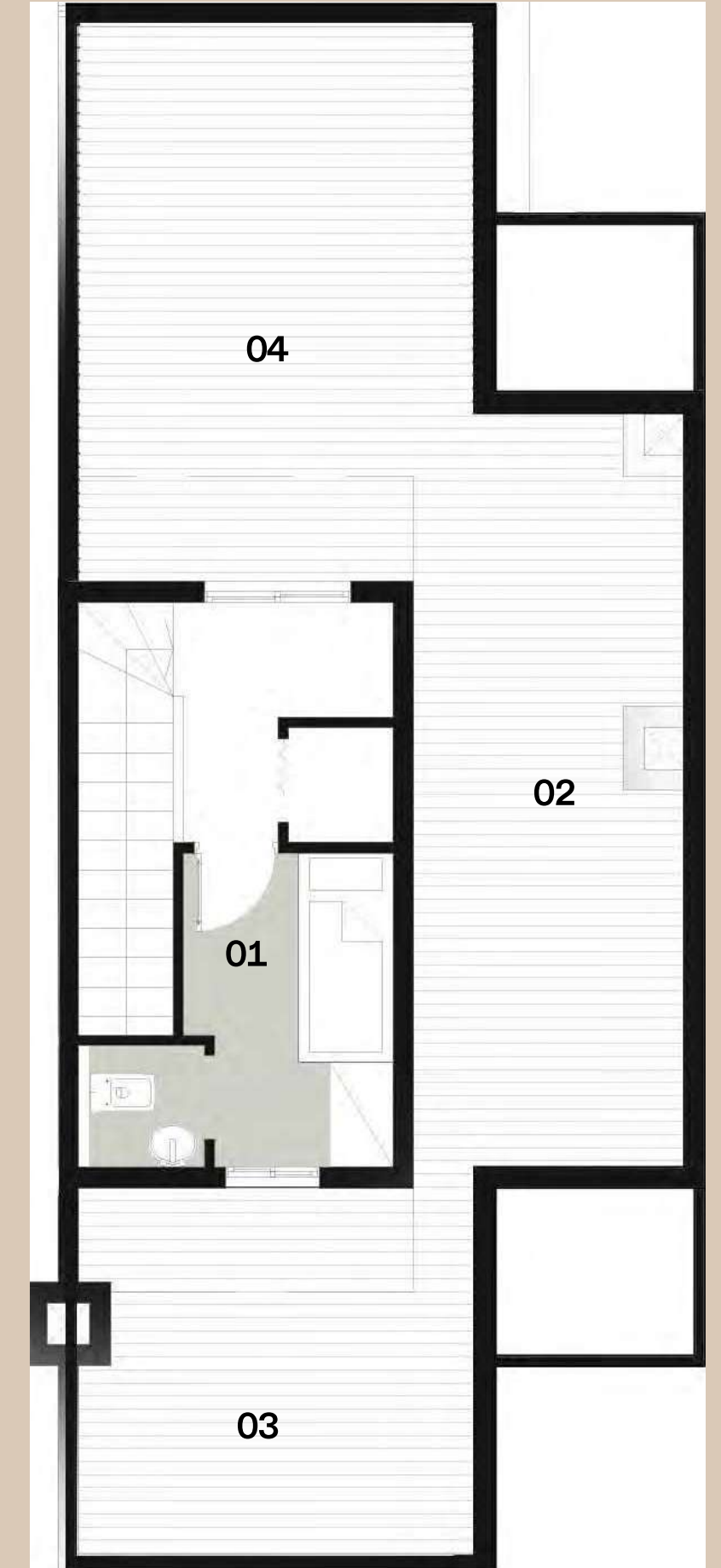
■ GROUND FLOOR ■



■ FIRST FLOOR ■



■ ROOF FLOOR ■



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7.4 **FLOOR PLANS**
TOWNHOUSE - MIDDLE UNIT

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TOWNHOUSE (MIDDLE UNIT)

Middle Unit: 180 M²

AVG. Plot Area: 153 M²

GROUND FLOOR - 74 M²

01 Entrance	2.60 X 1.70 M ²
02 Reception	9.70 X 4.80 M ²
03 Kitchen	2.60 X 3.10 M ²
04 G. Toilet	1.10 X 1.60 M ²

FIRST FLOOR - 84 M²

01 M. Bedroom	3.60 X 3.80 M ²
02 M. Dressing	1.70 X 0.95 M ²
03 M. Bathroom	1.70 X 1.80 M ²
04 Bedroom 1	3.60 X 3.80 M ²
05 Bedroom 2	4.30 X 3.80 M ²
06 Bathroom	3.40 X 1.90 M ²

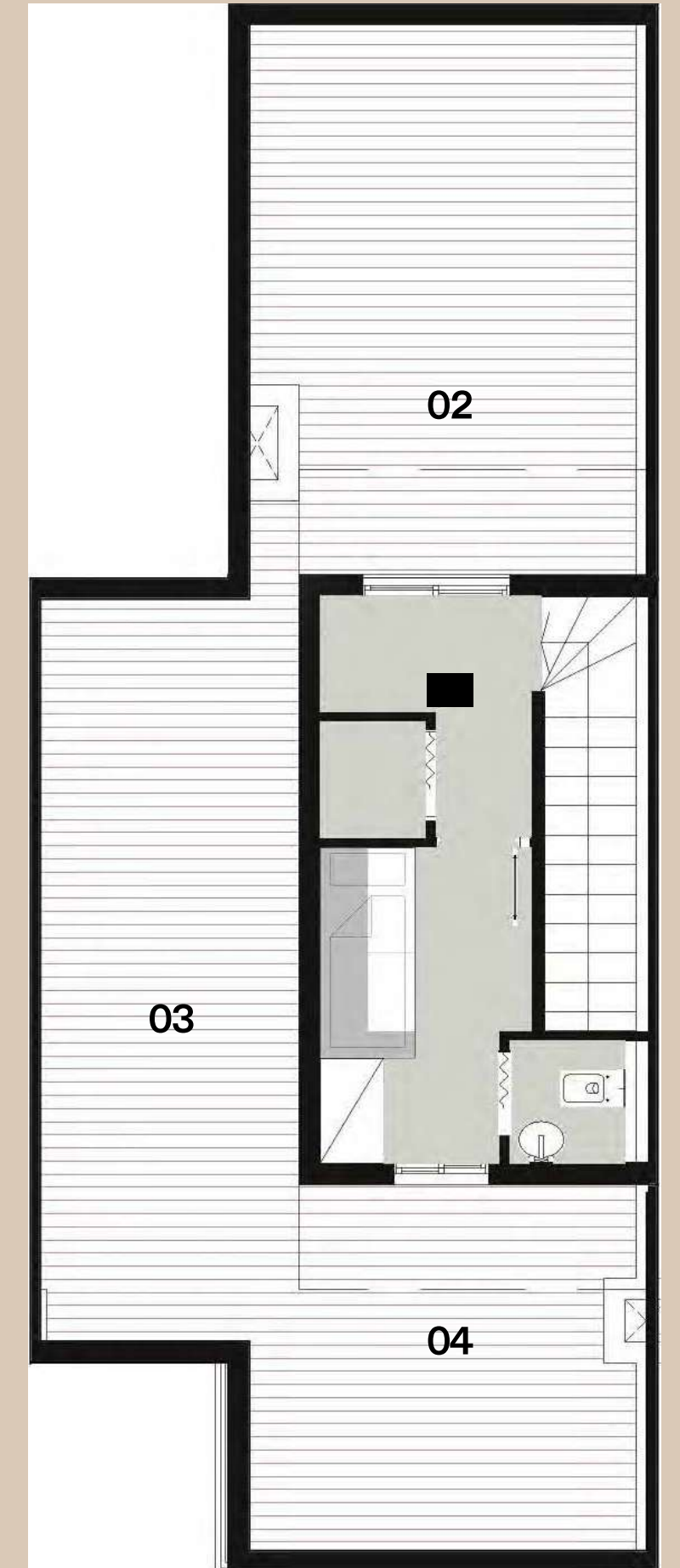
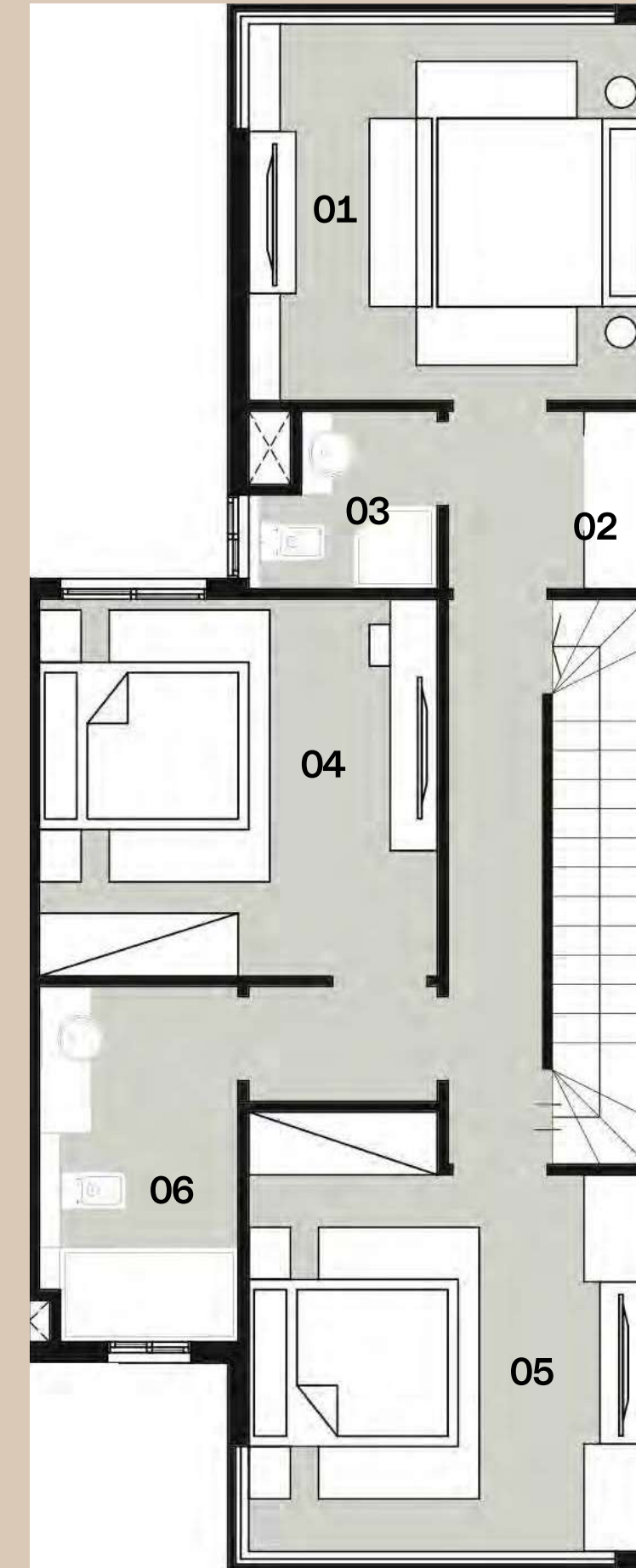
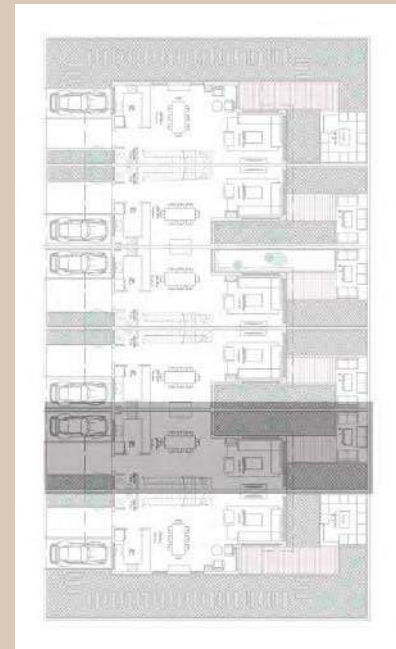
ROOF FLOOR - 21 M²

01 Maid Room	5.40 X 2.10 M ²
02 Open Roof	5.30 X 3.80 M ²
03 Open Roof	5.60 X 2.70 M ²
04 Open Roof	3.50 X 3.80 M ²

■ GROUND FLOOR ■

■ FIRST FLOOR ■

■ ROOF FLOOR ■



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