

Park Sight

by **IL CAZAR**

A New Line of Living

A photograph of a family (a man, a woman, and two children) walking away from the camera on a grassy path in a park. In the background, there is a playground with a wooden structure and slides. The scene is surrounded by lush green trees, and the lighting suggests it's late afternoon or early morning. The image is framed by large, dark green, wavy, organic shapes that create a sense of movement and nature.

A New Line of Living

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One — The Developer

Park Sight

IL CAZAR

With a Landbank Spanning 10 Projects Across New Cairo, Heliopolis, West Cairo, Ras El Hekma and The New Capital.

IL Cazar Continues to Shape Integrated Destinations Across Egypt.



Go Heliopolis

HELIOPOLIS



Creek Town

NEW CAIRO



The Crest

NEW CAIRO



Safia

RAS EL HEKMA



Stoda

HELIOPOLIS

IL Cazar is a visionary real estate developer committed to creating integrated communities that combine modern design, functionality, and quality living. With a focus on innovation and thoughtful planning, the developer delivers projects that prioritize connection, accessibility, and long-term value.

Each development is carefully designed to create seamless experiences that bring together people, nature, and everyday life within one cohesive environment.



Glen

NEW CAIRO



Westdays

WEST CAIRO



C North

RAS EL HEKMA



VÉA

NEW CAIRO

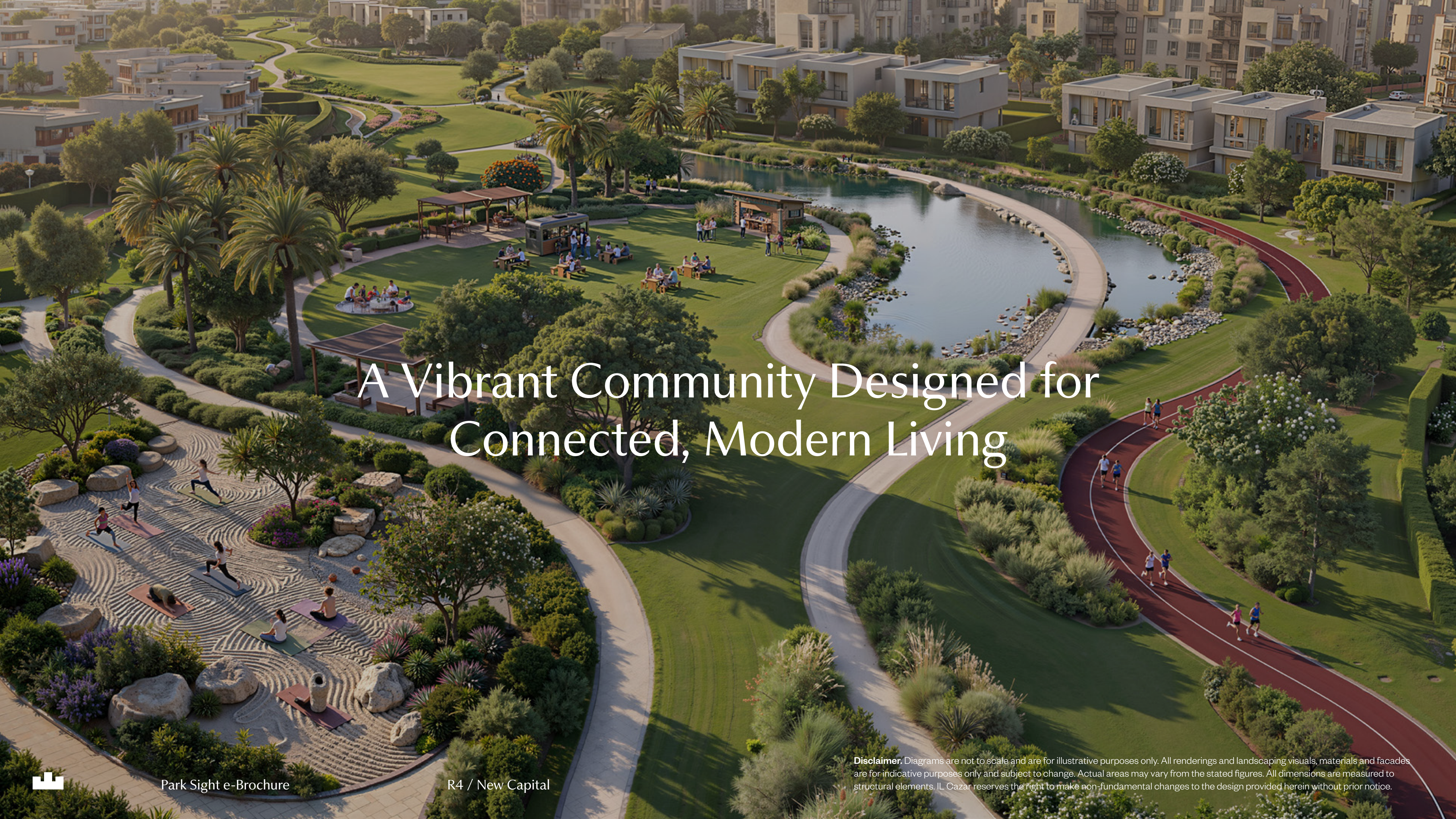


Park Sight

NEW CAPITAL

Two — The Project

Park Sight



A Vibrant Community Designed for Connected, Modern Living



PROJECT OVERVIEW

I / THE EXPERIENCE

FOCUSED ON CONNECTION,
CENTERED ON SIMPLICITY





A Large-Scale Mixed-Use Development.

—
A 140-acre large-scale mixed-use development designed to offer a fully integrated living experience.

Spanning an expansive masterplan, it seamlessly combines residential neighborhoods, lifestyle destinations, amenities, and lush landscape areas within one connected environment—creating a vibrant community where everything is thoughtfully woven together.

The Park / 40 Acres of Connected Green Experiences.

Designed as the vibrant heart of the community, the 22-acre central park brings together a diverse collection of experiences within one connected landscape. From wellness spaces and family recreation areas to botanical gardens, water features, event venues, and vibrant F&B destinations, every element is thoughtfully integrated to create a dynamic environment where nature, leisure, and social life come together seamlessly.



Disclaimer. Diagrams are not to scale and are for illustrative purposes only. All renderings and landscaping visuals, materials and facades are for indicative purposes only and subject to change. Actual areas may vary from the stated figures. All dimensions are measured to structural elements. IL Cazar reserves the right to make non-fundamental changes to the design provided herein without prior notice.





PROJECT OVERVIEW

II / THE ARCHITECTURE

CONTEMPORARY
ARCHITECTURE DESIGNED
FOR CONNECTED LIVING





Masterplanned by Mimar.

The vision of Park Sight is shaped by Mimar Architecture + Engineering, one of the region's leading multidisciplinary design and engineering consultancies.

Founded in 1997, Mimar has spent more than 25 years delivering transformative masterplans, residential communities, mixed-use destinations, hospitality developments, educational institutions, and commercial landmarks across the Middle East and North Africa.

With over 1,000 projects delivered across more than 14 countries, Mimar has established a reputation for creating places that balance innovation, functionality, and human-centered design.





Living in Harmony.

At Park Sight, green open spaces are more than a landscape feature—they are the foundation of a connected lifestyle.

Thoughtfully woven throughout the masterplan, lush parks, pedestrian-friendly pathways, and nature-inspired architecture create an environment where residents move effortlessly, connect naturally, and enjoy everyday life surrounded by beauty and balance.





A scenic view of a park. In the foreground, a stream flows over rocks. A concrete bridge with a black metal railing spans the stream on the left. A paved path runs along the right bank of the stream. Five people are walking away from the camera on the path: a man in a red shirt and blue shorts, a woman in a black top and shorts, two women in blue and white tops and shorts, and a child in a grey shirt and shorts pushing a stroller. The background is filled with lush green trees and grass. The text "Nature as Structure, Movement as Experience" is overlaid in white in the center of the image.

Nature as Structure, Movement as Experience





PROJECT OVERVIEW

III / THE LOCATION

PERFECTLY POSITIONED IN
THE NEW CAPITAL



PARK SIGHT
LOCATION MAP



Roads & Main Axes Proximity

Mohamed Bin Zayed Axis	7 mins
Middle Ring Road	9 mins
Suez Road	20 mins
Ring Road	25 mins

Landmarks & Destinations Proximity

Al Fattah Al Aleem Mosque	5 mins
German International University (GIU)	6 mins
VÉA	10 mins
Glen	10 mins
The Crest	10 mins
Golden Square	12 mins
Ahly Sporting Club	12 mins
The American University in Cairo (AUC)	20 mins
Creek Town	26 mins

Three — Masterplan

Park Sight





Olive

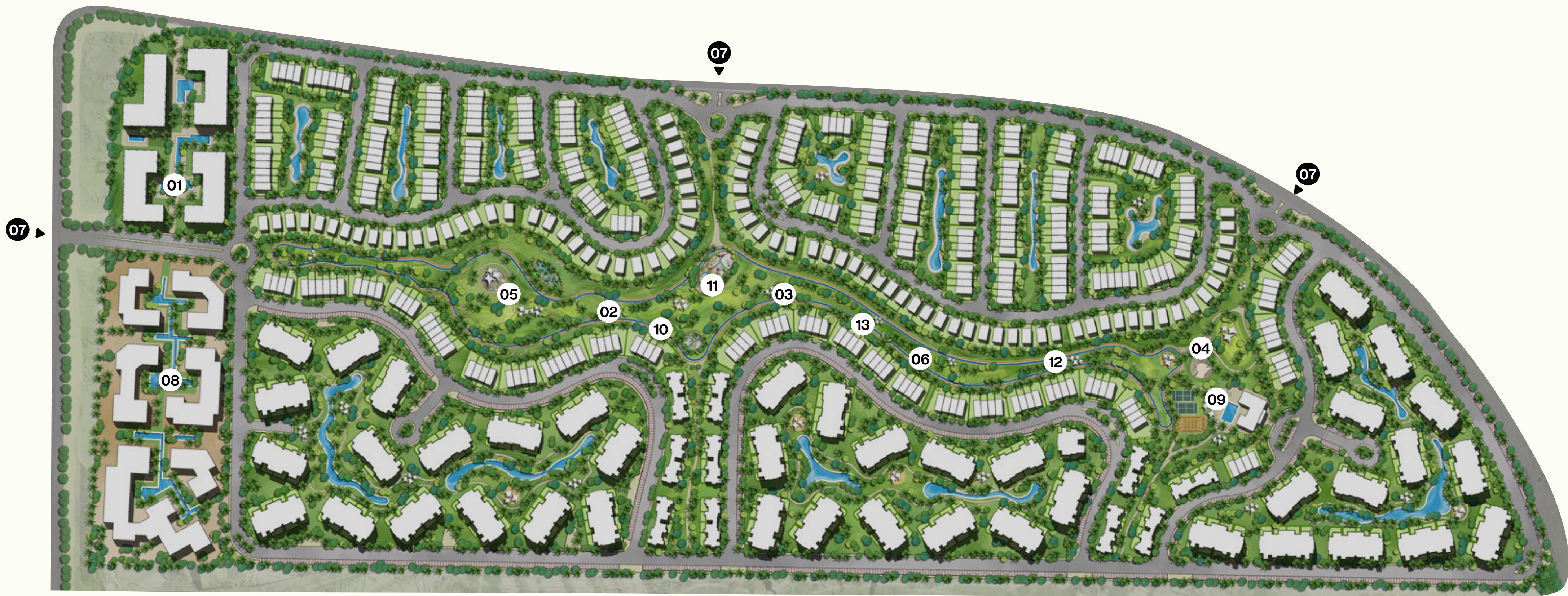


Lily



Iris





- | | | | |
|------------------------------|-------------------------|-------------------------|--------------------|
| 01. Serviced Apartments | 05. Yoga Platform | 09. Clubhouse | 13. Outdoor Cinema |
| 02. Main Park | 06. Kids Area | 10. BBQ Zone | |
| 03. Jogging & Cycling Tracks | 07. Gate | 11. Outdoor Living Area | |
| 04. Amphitheater | 08. Commercial District | 12. Outdoor Gym | |

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Four

—

Life at Park Sight

Park Sight

Experiences That Enrich Life



Curated for Everyday Living. A World of Experiences.



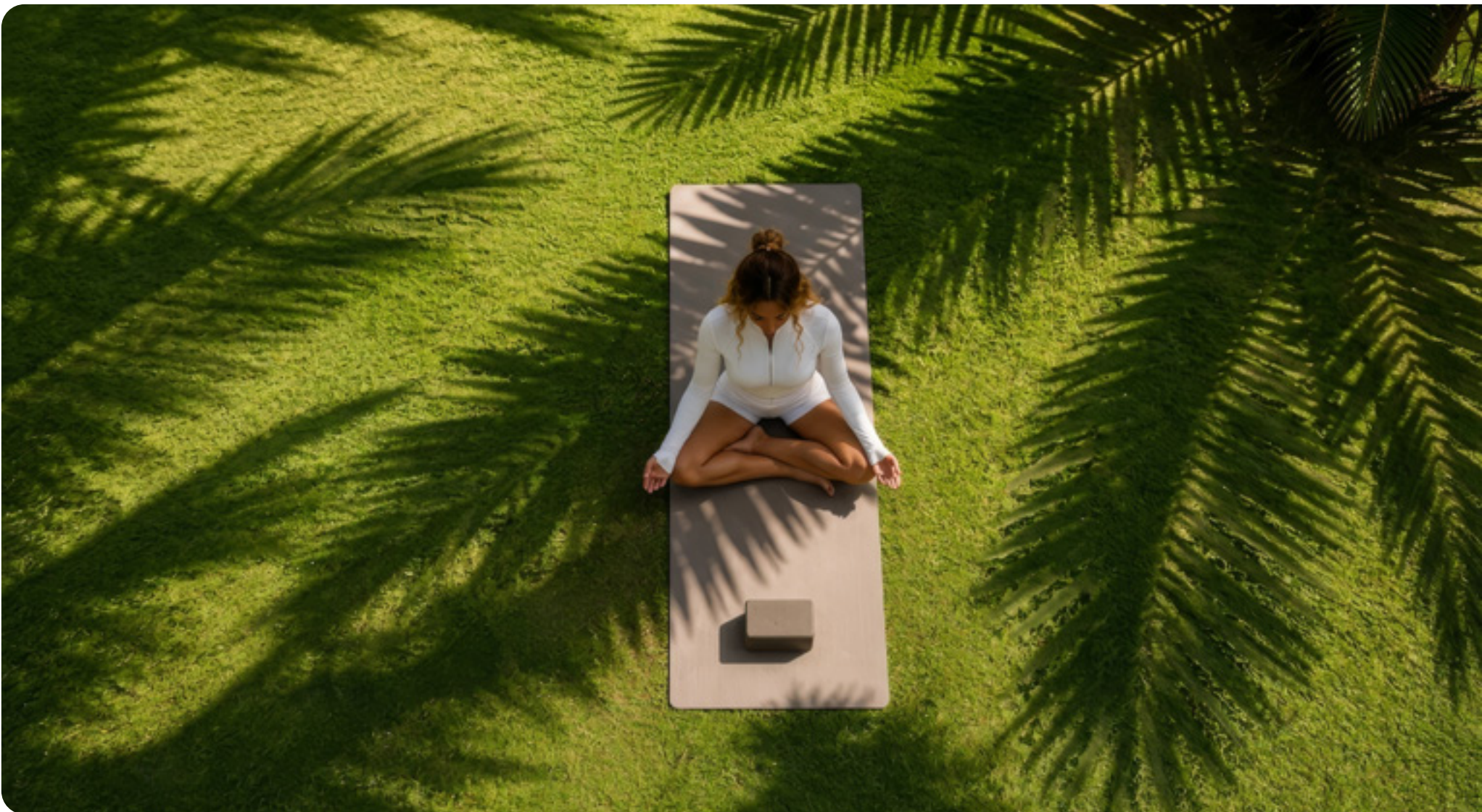
Event Space

Flexible venues designed for community gatherings, celebrations, and social events.



F&B Clusters

Vibrant dining and café destinations that encourage social interaction and leisure.



Wellness Spaces

Dedicated areas promoting health, relaxation, and active lifestyles.



Life, Beautifully Curated



Curated for Everyday Living. A World of Experiences.



Family Recreation Spaces

Engaging outdoor destinations created for families and all age groups.



Botanical Spaces

Lush gardens and planted environments that celebrate nature and biodiversity.



Water Spaces

Tranquil water features that enhance the landscape and overall ambiance.



Five — Floorplans

Park Sight

Townhouse G+1



Townhouse G+1



Townhouse G+1



Townhouse G+1



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3-Bedroom / Ground Floor

77 Sqm

Entrance Lobby	6.50 × 2.90
Guest Toilet	1.60 × 2.10
Kitchen	3.60 × 3.00
Laundry	1.90 × 1.90
Maid Room	2.85 × 1.90
Maid Bathroom	2.70 × 1.50
Dining	3.50 × 3.80
Reception	5.60 × 3.00

Townhouse

175 Sqm.





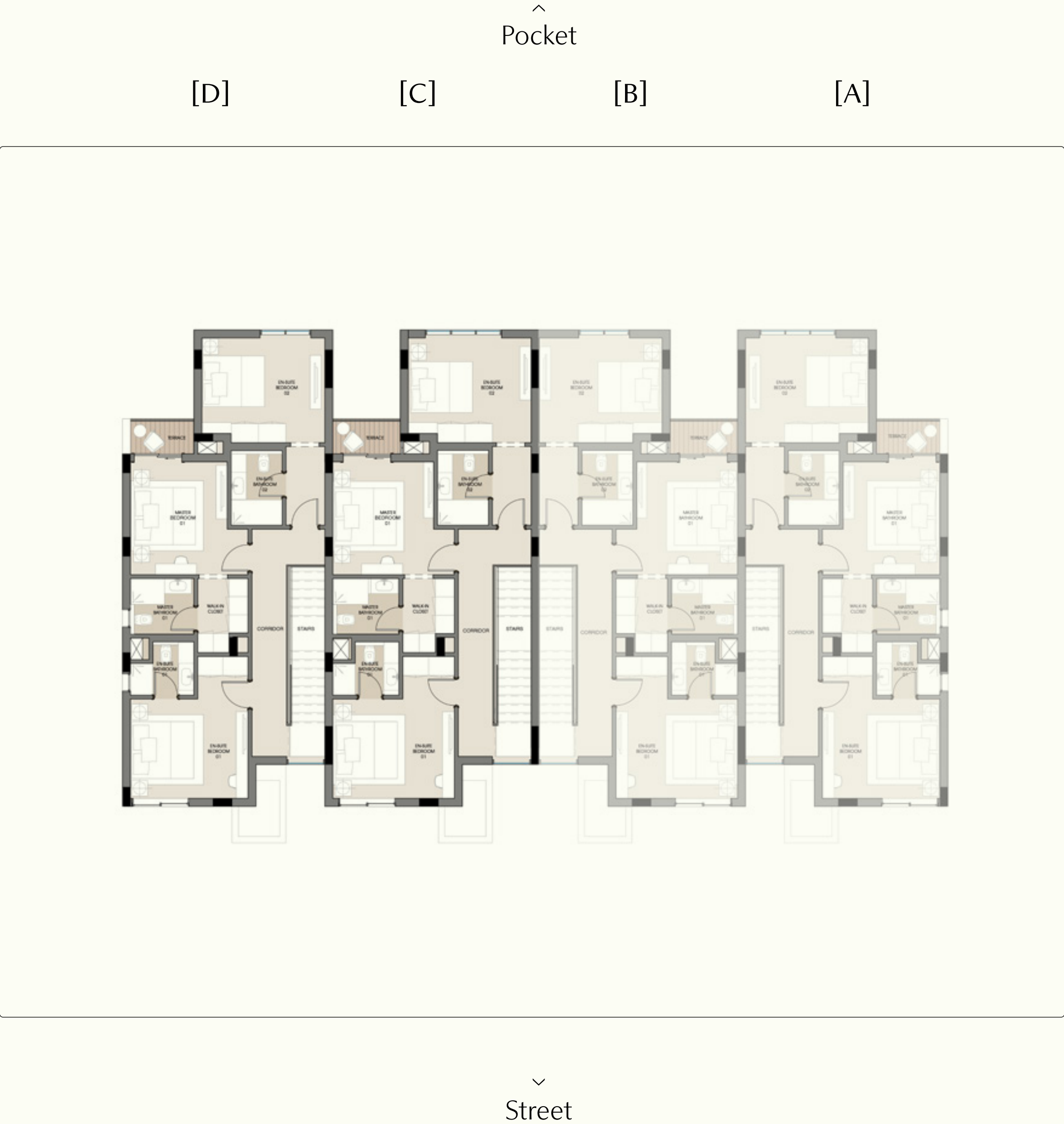
3-Bedroom / First Floor

98 Sqm

Stairs	7.40 × 1.30
Corridor	7.40 × 1.10
En-suite Bedroom 01	4.00 × 4.80
En-suite Bathroom 01	1.90 × 2.30
Master Bedroom 01	3.80 × 3.40
Walk-in Closet	2.50 × 1.70
Master Bathroom 01	1.90 × 2.30
Terrace	2.30 × 1.20
En-suite Bedroom 02	6.30 × 4.30
En-suite Bathroom 02	2.60 × 1.70

Townhouse

175 Sqm.



Park Duo G+4



Park Duo G+4

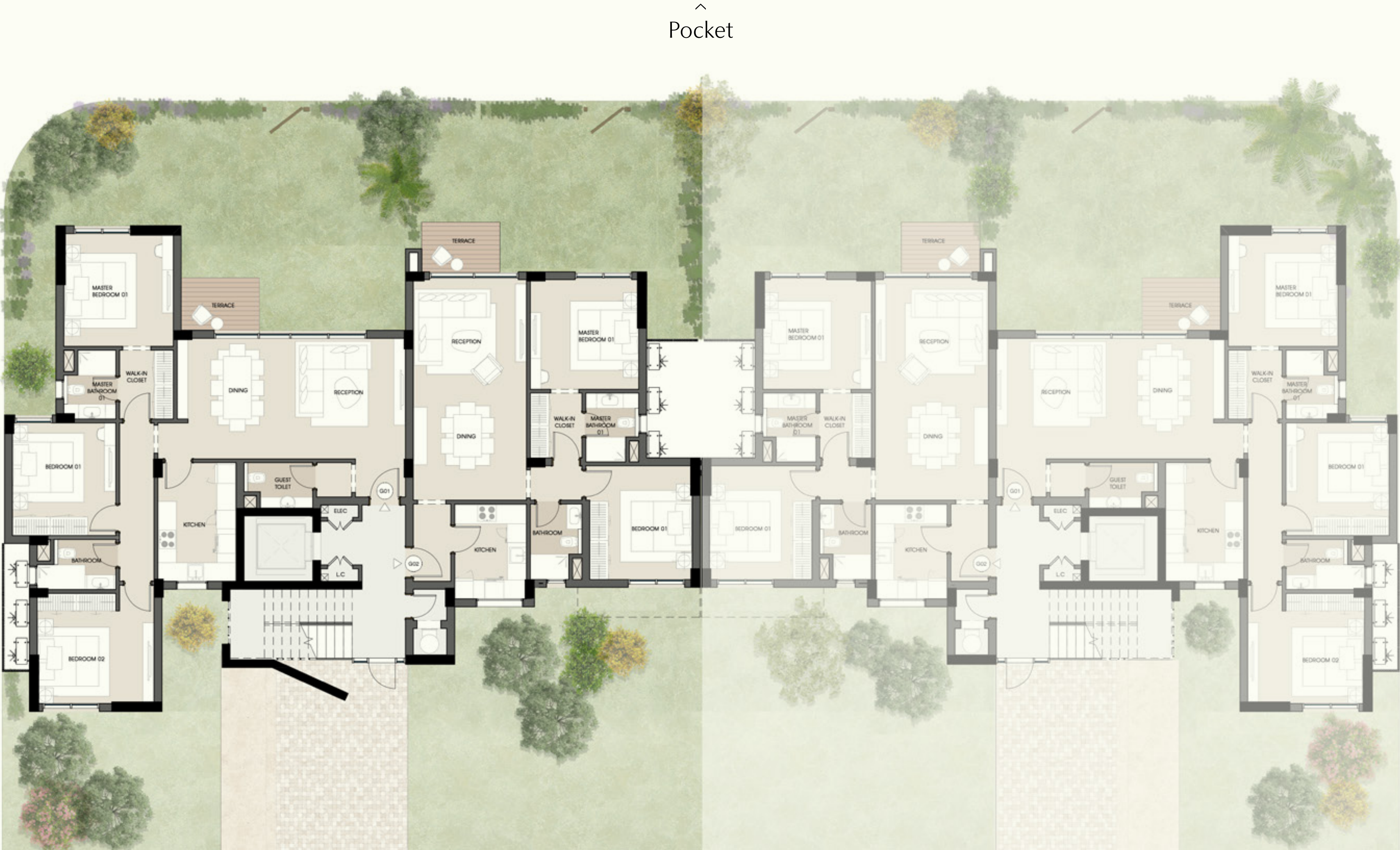


Park Duo G+4



Park Duo G+4





Ground Floor



G01

3-Bedroom / Ground Floor

Entrance Lobby	1.80 × 1.30
Reception	7.50 × 4.10
Kitchen	4.00 × 2.60
Guest Bathroom	3.80 × 1.60
Master Bedroom	4.00 × 3.90
Walk in Closet	2.30 × 1.70
Master Bathroom	2.30 × 1.90
Bedroom 01	3.80 × 3.60
Bedroom 02	4.20 × 3.60
Bathroom	2.80 × 1.60
Lobby	5.10 × 1.10

Park Duo

141 Sqm.





G02

2-Bedroom / Ground Floor

Entrance Lobby	2.70 × 1.30
Reception	7.40 × 3.80
Kitchen	3.40 × 2.40
Master Bedroom	3.80 × 3.70
Walk in Closet	2.20 × 1.70
Master Bathroom	2.30 × 1.80
Bedroom 01	4.00 × 3.60
Bathroom	2.70 × 1.80
Lobby	1.80 × 1.20

Park Duo

103 Sqm.





^
Pocket



Typical Floor

^
Street



T01

3-Bedroom / Typical Floor

Entrance Lobby	1.80 × 1.30
Reception	7.50 × 4.10
Kitchen	4.00 × 2.60
Guest Bathroom	3.80 × 1.60
Master Bedroom	4.00 × 3.90
Walk in Closet	2.30 × 1.70
Master Bathroom	2.30 × 1.90
Bedroom 01	3.80 × 3.60
Bedroom 02	4.20 × 3.60
Bathroom	2.80 × 1.60
Lobby	5.10 × 1.10



Park Duo

141 Sqm.

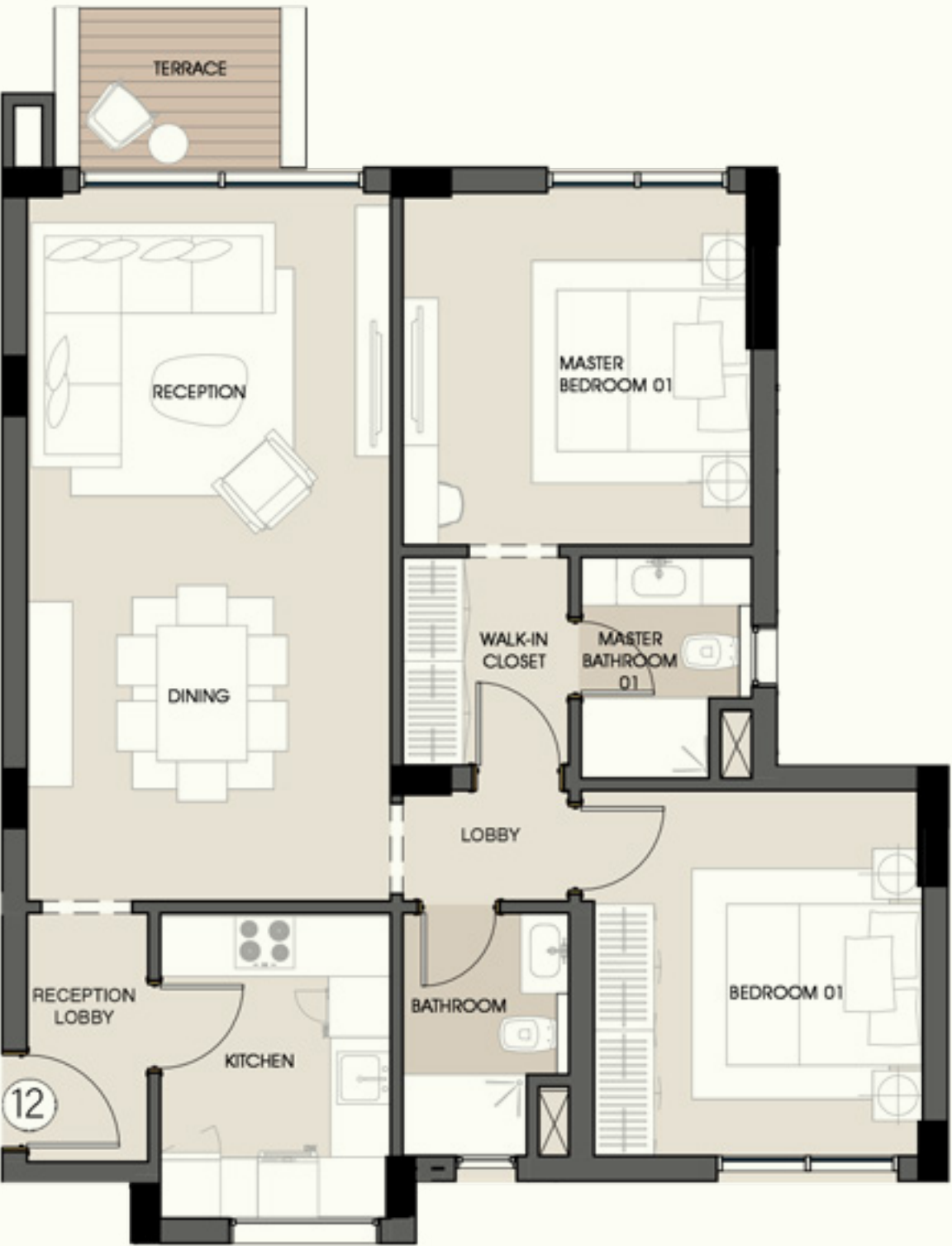




T02

2-Bedroom / Typical Floor

Entrance Lobby	2.70 × 1.30
Reception	7.40 × 3.80
Kitchen	3.40 × 2.40
Master Bedroom	3.80 × 3.70
Dressing	2.20 × 1.70
Master Bathroom	2.30 × 1.80
Bedroom 01	4.00 × 3.60
Bathroom	2.70 × 1.80
Lobby	1.80 × 1.20



Park Duo

103 Sqm.



Apartments



Apartments - Type A | G+3.5



Apartments - Type A | G+3.5



Apartments - Type A | G+3.5





Apartment A Ground Floor



G01

2-Bedroom / Ground Floor

Reception & Dining	5.85 × 4.23
Kitchen	2.67 × 2.35
Master Bedroom 01	5.55 × 4.03
Master Bathroom 02	2.79 × 1.88
Bedroom 01	3.56 × 3.91
Bathroom	1.54 × 2.34
Terrace	1.23 × 4.40
Corridor	5.61 × 1.77

Apartment A

102 Sqm.





G02

3-Bedroom / Ground Floor

Reception & Dining	3.93 × 6.63
Kitchen	2.72 × 2.78
Master Bedroom 01	4.97 × 5.54
Master Bathroom 02	2.88 × 1.77
Bedroom 01	3.54 × 3.80
Bedroom 02	3.60 × 3.79
Bathroom	1.84 × 2.84
Terrace	1.78 × 3.60
Lobby	5.01 × 1.60
Corridor	3.60 × 1.21

Apartment A

142 Sqm.





G03

2-Bedroom / Ground Floor

Reception & Dining	5.05 × 5.72
Kitchen	2.51 × 2.32
Master Bedroom 01	4.63 × 4.57
Master Bathroom 02	3.75 × 1.79
Bedroom 01	3.65 × 3.35
Bathroom	2.39 × 2.53
Terrace	5.62 × 1.23
Corridor	5.58 × 1.22
Lobby	2.25 × 1.46

Apartment A

106 Sqm.





G04

2-Bedroom / Ground Floor

Reception & Dining	7.16 × 4.03
Kitchen	3.58 × 2.23
Master Bedroom 01	4.63 × 4.57
Master Bathroom 02	1.76 × 3.75
Bedroom 01	3.65 × 3.35
Bathroom	2.26 × 2.74
Corridor	5.58 × 1.22
Lobby	2.54 × 1.50



Apartment A

114 Sqm.



Apartment A Typical Floor



T01

3-Bedroom / Typical Floor

Dining	3.94 × 2.86
Reception	3.94 × 3.77
Kitchen	2.72 × 2.78
Master Bedroom 01	5.68 × 4.10
Master Bathroom 02	2.88 × 1.83
Bedroom 01	3.67 × 3.93
Bedroom 02	3.91 × 3.60
Bathroom	1.84 × 2.84
Terrace 01	1.64 × 3.60
Guest Toilet	2.20 × 1.86
Corridor	3.60 × 1.22
Lobby	1.58 × 4.93



Apartment A

142 Sqm.





T02

3-Bedroom / Typical Floor

Dining	3.94 × 2.86
Reception	3.94 × 3.74
Kitchen	2.72 × 2.78
Master Bedroom 01	5.68 × 4.10
Master Bathroom 02	2.88 × 1.77
Bedroom 01	3.67 × 3.93
Bedroom 02	3.91 × 3.79
Bathroom	1.84 × 2.84
Terrace 01	1.64 × 3.85
G. Toilet	2.20 × 1.86
Corridor	3.60 × 1.22
Lobby	1.58 × 5.00



Apartment A

142 Sqm.





T03

2-Bedroom / Typical Floor

Dining	2.75 × 5.13
Reception	2.93 × 3.57
Kitchen	3.58 × 2.23
Master Bedroom 01	4.63 × 4.57
Master Bathroom 02	3.75 × 1.81
Bedroom 01	3.65 × 3.35
Bathroom	2.26 × 2.74
Terrace	5.61 × 1.11
Corridor	1.22 × 5.58
Lobby	1.50 × 2.27



Apartment A

110—115 Sqm.





T04

2-Bedroom / Typical Floor

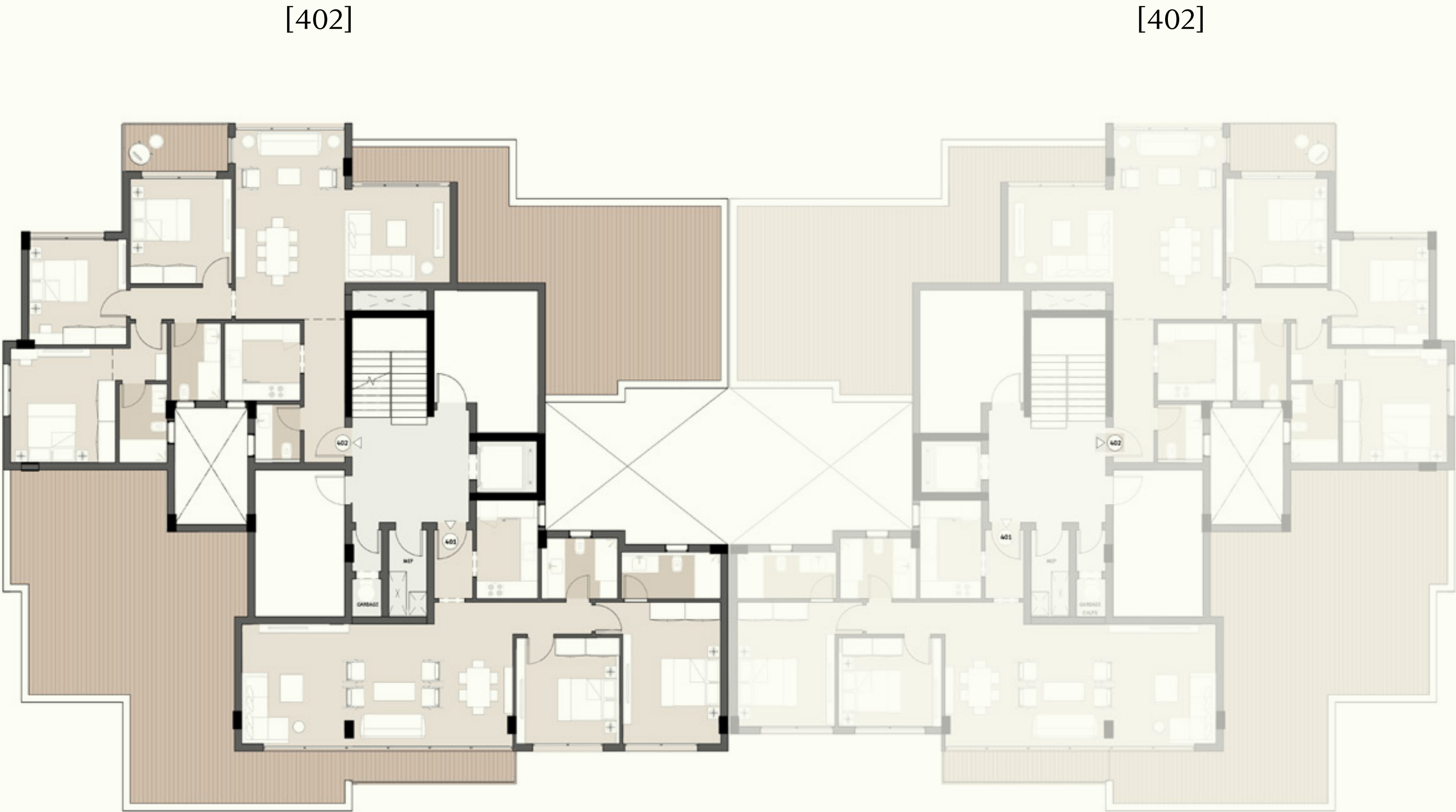
Dining	5.09 × 2.88
Reception	3.61 × 2.81
Kitchen	3.58 × 2.23
Master Bedroom 01	4.49 × 4.57
Master Bathroom 02	1.76 × 3.75
Bedroom 01	3.65 × 3.35
Bathroom	2.26 × 2.74
Terrace	5.62 × 1.99
Corridor	1.22 × 5.58
Lobby	1.50 × 2.54



Apartment A

118—124 Sqm.





Apartment A
Penthouse

Entrance



401

2-Bedroom / Penthouse

Roof. 81 sqm

Reception & Dining	5.01 × 9.11
Kitchen	3.55 × 2.22
Master Bedroom 01	4.63 × 4.57
Master Bathroom 02	3.75 × 1.91
Bedroom 01	3.65 × 3.35
Bathroom	2.39 × 2.73
Terrace	1.27 × 5.62
Lobby	2.54 × 1.50
Corridor	2.70 × 1.22



Apartment A

131—133 Sqm.





402

3-Bedroom / Penthouse

Roof. 61 sqm

Reception & Dining	7.66 × 6.74
Kitchen	2.78 × 2.72
Master Bedroom 01	5.68 × 4.22
Master Bathroom 02	3.00 × 1.77
Bedroom 01	3.67 × 3.93
Bedroom 02	3.91 × 3.60
Bathroom	2.97 × 1.84
Terrace	1.64 × 3.60
G. Toilet	1.74 × 2.31
Lobby	5.15 × 1.71
Corridor	3.60 × 1.22



Apartment A

157—158 Sqm.



Apartments - Type B | G+6.5



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Apartments - Type B | G+6.5





Apartment B
Ground Floor



G01

2-Bedroom / Ground Floor

Kitchen	2.70 × 3.00
Dining	2.10 × 4.40
Reception	4.40 × 3.50
Bathroom	2.50 × 1.70
Bedroom 01	3.90 × 3.70
Master Bedroom	5.70 × 4.00
Master Bathroom	2.70 × 1.90

Apartment B

106—107 Sqm.





G02

3-Bedroom / Ground Floor

Guest Toilet	2.10 × 2.00
Kitchen	2.90 × 4.40
Dining & Reception	6.80 × 4.00
Terrace	3.60 × 1.60
Bathroom	1.90 × 2.50
Bedroom 01	3.70 × 3.90
Bedroom 02	3.90 × 3.80
Master Bedroom	5.70 × 4.10
Master Bathroom	1.90 × 2.70

Apartment B

139—140 Sqm.





G03

2-Bedroom / Ground Floor

Kitchen	4.10 × 2.40
Dining & Reception	6.40 × 4.20
Terrace	1.20 × 4.00
Bathroom	2.40 × 2.90
Bedroom 01	3.70 × 4.10
Master Bedroom	5.20 × 3.60
Master Bathroom	2.80 × 1.90

Apartment B

120—127 Sqm.





G04

2-Bedroom / Ground Floor

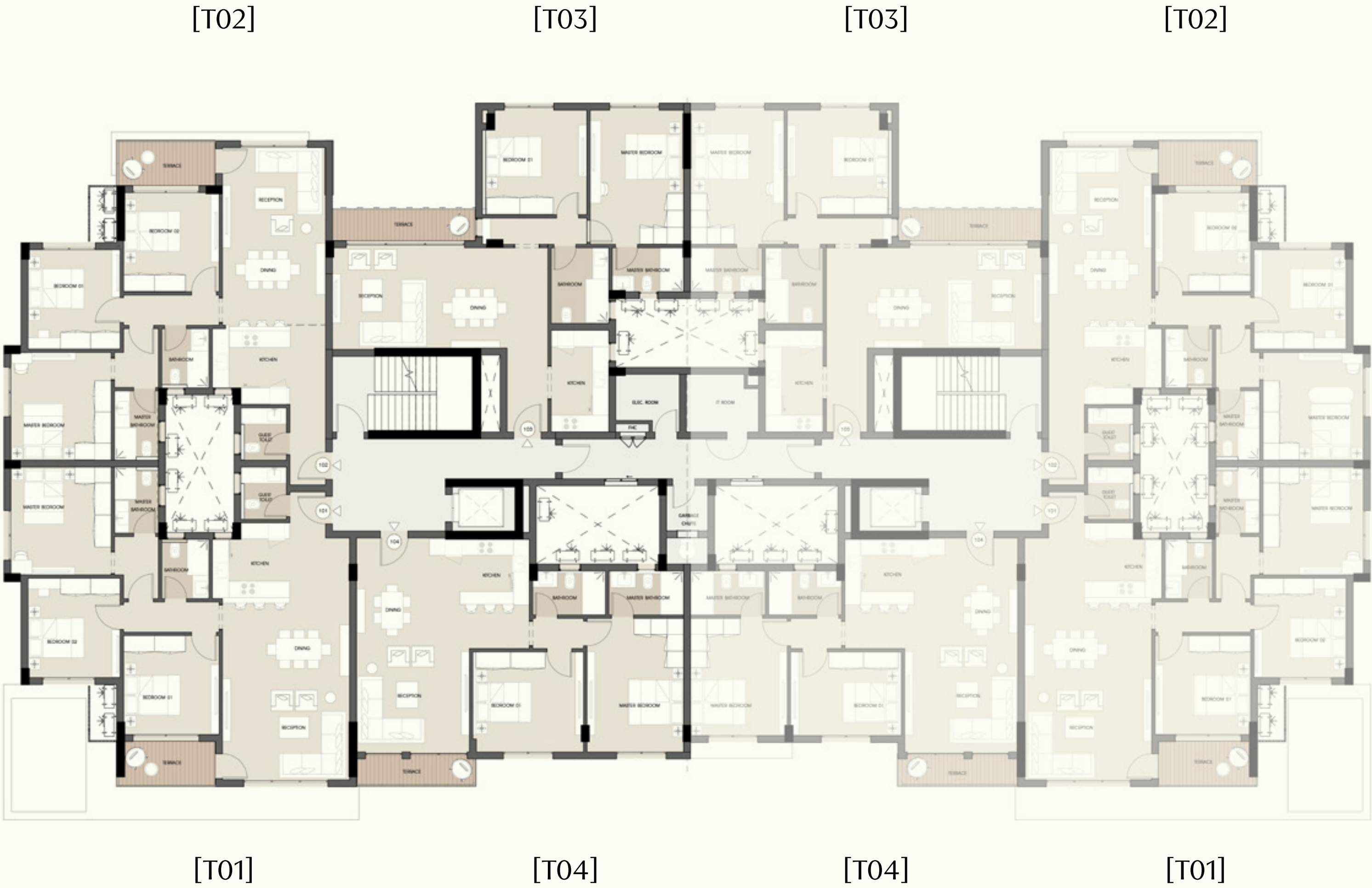
Kitchen & Dining	6.80 × 3.80
Reception	4.40 × 4.30
Terrace	4.50 × 1.00
Bathroom	2.80 × 1.90
Bedroom 01	3.90 × 4.10
Master Bedroom	5.20 × 3.70
Master Bathroom	2.90 × 1.90



Apartment B

119 Sqm.





Apartment B Typical Floor

▼
Entrance



T01

3-Bedroom / Typical Floor

Guest Toilet	2.00 × 1.80
Kitchen	3.00 × 2.90
Dining	4.80 × 5.30
Reception	4.80 × 3.80
Terrace	3.30 × 1.60
Bathroom	2.30 × 1.86
Bedroom 01	3.80 × 3.60
Bedroom 02	3.80 × 3.50
Master Bedroom	4.10 × 5.50
Master Bathroom	2.60 × 1.80



Apartment B

146 Sqm.





T02

3-Bedroom / Typical Floor

Guest Toilet	2.10 × 1.90
Kitchen	2.90 × 2.90
Dining	3.10 × 3.90
Reception	3.50 × 3.90
Terrace	3.60 × 1.60
Bathroom	1.90 × 2.30
Bedroom 01	3.70 × 3.80
Bedroom 02	3.90 × 3.60
Master Bedroom	5.40 × 4.10
Master Bathroom	2.70 × 1.70



Apartment B

142 Sqm.

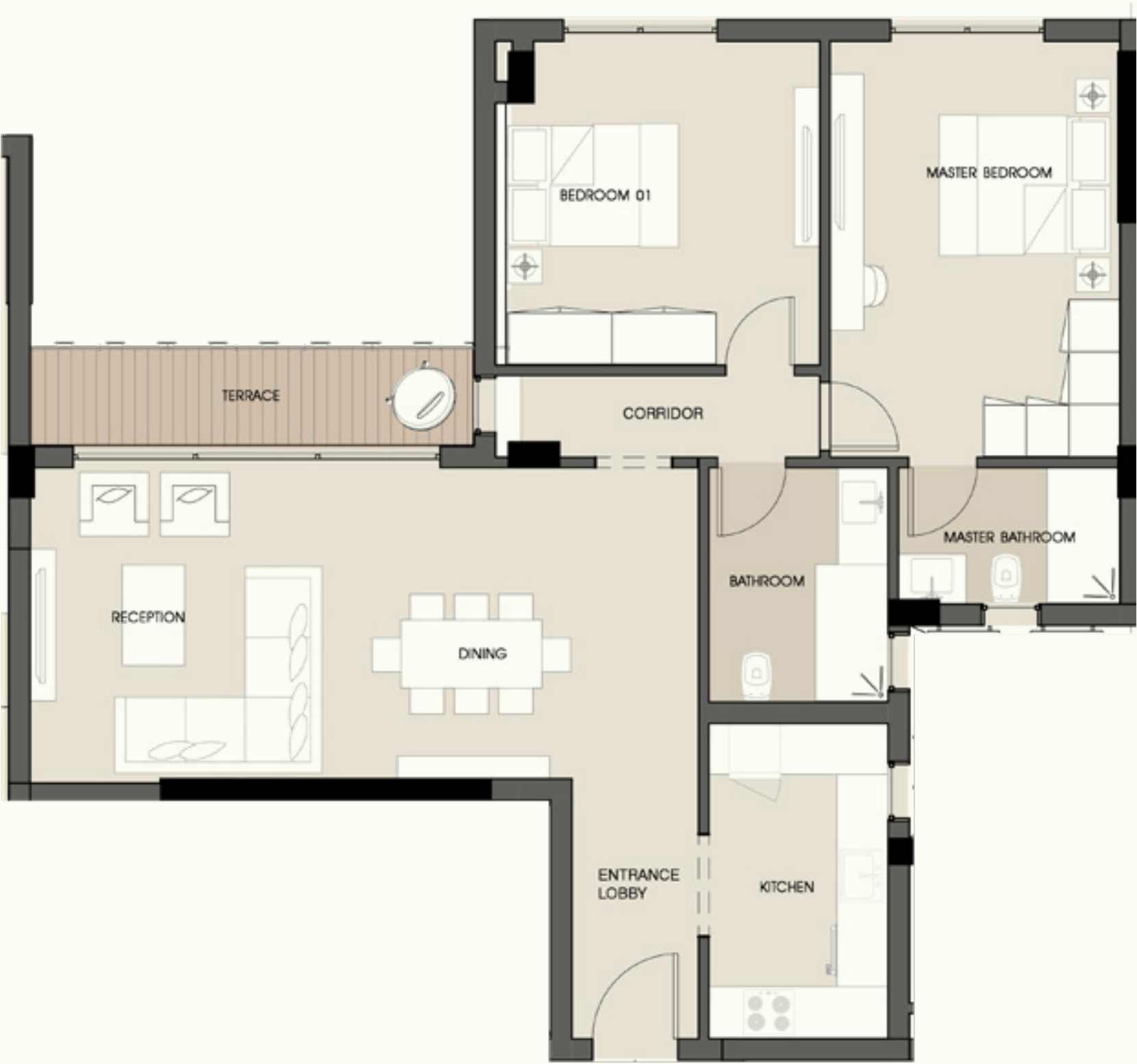




T03

2-Bedroom / Typical Floor

Kitchen	2.20 × 3.80
Dining	4.10 × 3.80
Reception	3.90 × 3.80
Terrace	1.35 × 5.20
Bathroom	2.90 × 2.20
Bedroom 01	4.10 × 4.00
Master Bedroom	5.10 × 3.60
Master Bathroom	2.80 × 1.80



Apartment B

122—128 Sqm.





T04

2-Bedroom / Typical Floor

Kitchen & Dining	6.50 × 5.20
Reception	4.20 × 4.40
Terrace	4.30 × 1.10
Bathroom	2.80 × 1.80
Bedroom 01	4.20 × 3.70
Master Bedroom	4.90 × 3.70
Master Bathroom	2.80 × 1.80



Apartment B

112—118 Sqm.





[701]

[701]

Apartment B Penthouse

Entrance



701

3-Bedroom / Penthouse

Roof. 103—117 sqm

Living Area	6.00 × 4.00
Guest Toilet	3.12 × 1.77
Kitchen	3.90 × 2.80
Dining	2.50 × 4.70
Reception	4.40 × 4.70
Bathroom	2.90 × 1.90
Bedroom 01	4.60 × 3.40
Terrace	1.70 × 3.70
Bedroom 02	3.80 × 3.80
Master Bedroom	3.90 × 4.30
Master Dressing	2.70 × 2.00
Master Bathroom	2.70 × 1.90

Apartment B

185 Sqm.



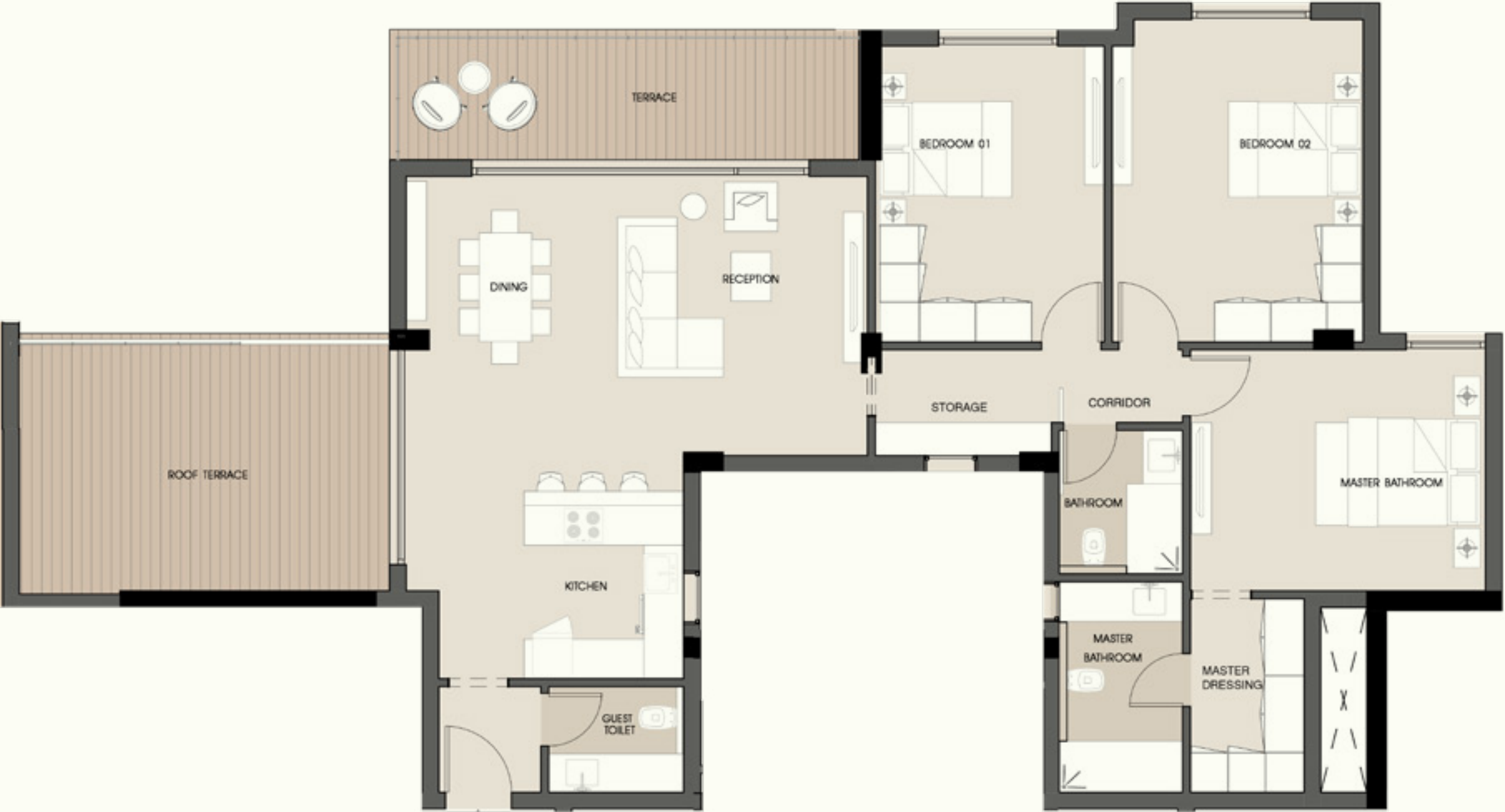


702

3-Bedroom / Penthouse

Roof. 50 sqm

Guest Toilet	2.30 × 1.90
Kitchen	2.90 × 4.70
Reception & Dining	7.30 × 4.70
Terrace	7.30 × 2.20
Bathroom	2.30 × 1.90
Storage	1.80 × 2.80
Bedroom 01	4.80 × 3.60
Bedroom 02	5.20 × 4.10
Master Bedroom	4.20 × 4.80
Master Dressing	3.20 × 2.00
Master Bathroom	3.50 × 2.10



Apartment B

186 Sqm.





HQ

Creek Town in front of Rehab Gate 20, Family Park, 1st settlement, New Cairo

West Cairo

Capital Business Park, B4,
Sheikh Zayed.

East Cairo

Stoda Sales Center
Go Heliopolis Sales Center.

North Coast

Safia KM 188.