
iVeli



a Whole
New Level of
Experience.

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Living, Together



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An Arabco Development



ARABCO

Developments

Since our launch in 1993 in the UAE, Arabco stood out among the giants of global real estate in Dubai, building the infrastructure of the emirate. Arabco Egypt does more than develop real estate — we build communities, create lives, and strengthen connections. Our spaces are designed to bring together the best of tradition and modernity, the old and the new, the experienced and the young. Our developments are where legacies become contemporary, where experience shines through innovation.

We are Arabco.


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More Than A Workspace - A Life Together

Transcendance

The average person spends a third of their life at work. At Livelli, work will transcend office work.

The dynamic, organic design will be home to both commercial and office spaces spanning across 2500 sqm of land and 10600 sqm of built-up area.



Location

Located in the heart of New Cairo, directly on North 90th street facing Waterway 2 with spanning views, Livelli is a point of convergence. It's situation in the 3rd sector provides access to the most premium commercial, retail and residential spaces New Cairo has to offer.



Everything You Need

Livelli's design ensures you never have to think twice about your everyday routine. Convenience is the name of the game; with two private entrances from North 90th street and 70th street, facility and property management, parking spanning two underground floors, and a commercial plaza whichever commercial or administrative space you choose will make your life smoother.

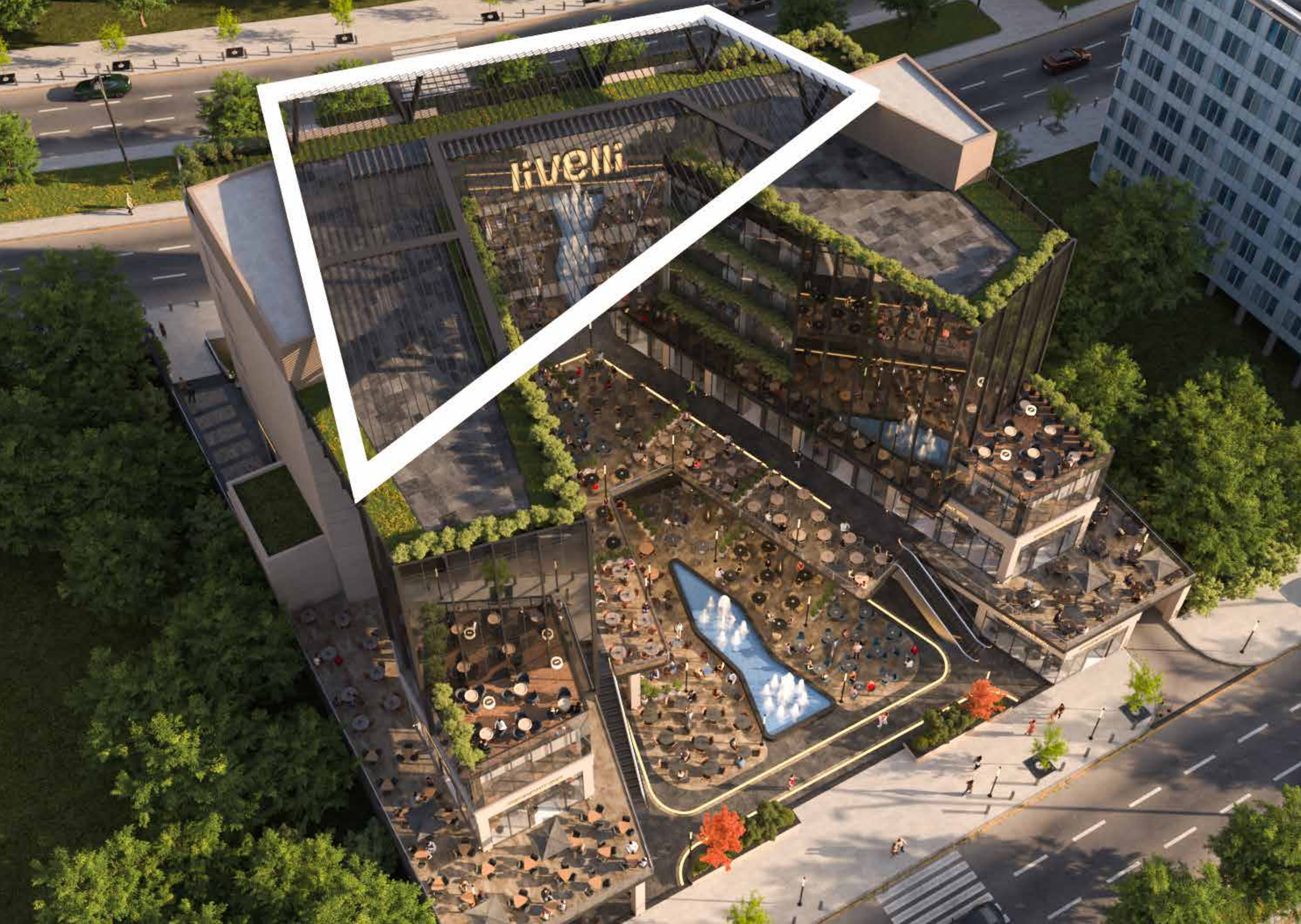




Connected

We are creating two interconnected but separate buildings in the shape of a V, with a panoramic double-facade over looking both the front and back, two ground floors with two courtyards, connected by the same nuclear hub featuring upper and ground level open spaces.




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Accessible

Livelli stands out among its peers in that the design is the first of its kind, linking the rear commercial and front commercial areas ensuring easy access to any commercial unit from either street. Administrative units also ensure accessibility by offering separate main entrances as well as secondary entrances connected to the commercial areas.




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Dynamic

The project is designed to be dynamic, inviting and allow free and easy movement. The open, central courtyard acts as the beating heart of Livelli, creating more than a design core, but a core for the community.




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Organic

Livelli is designed to work with nature, not fight it. Wind directions and movements are folded into our blueprints, allowing for proper air circulation and an enjoyable outdoor experience, regardless of the season. 90% of our commercial spaces offer outdoor areas that were designed as urban getaways, a break from the outside hustle and bustle, ensconced within green barriers and shaded to maintain temperatures. Transparent facades allow each space to breathe, expand and bask in natural lighting.




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Partners in Design

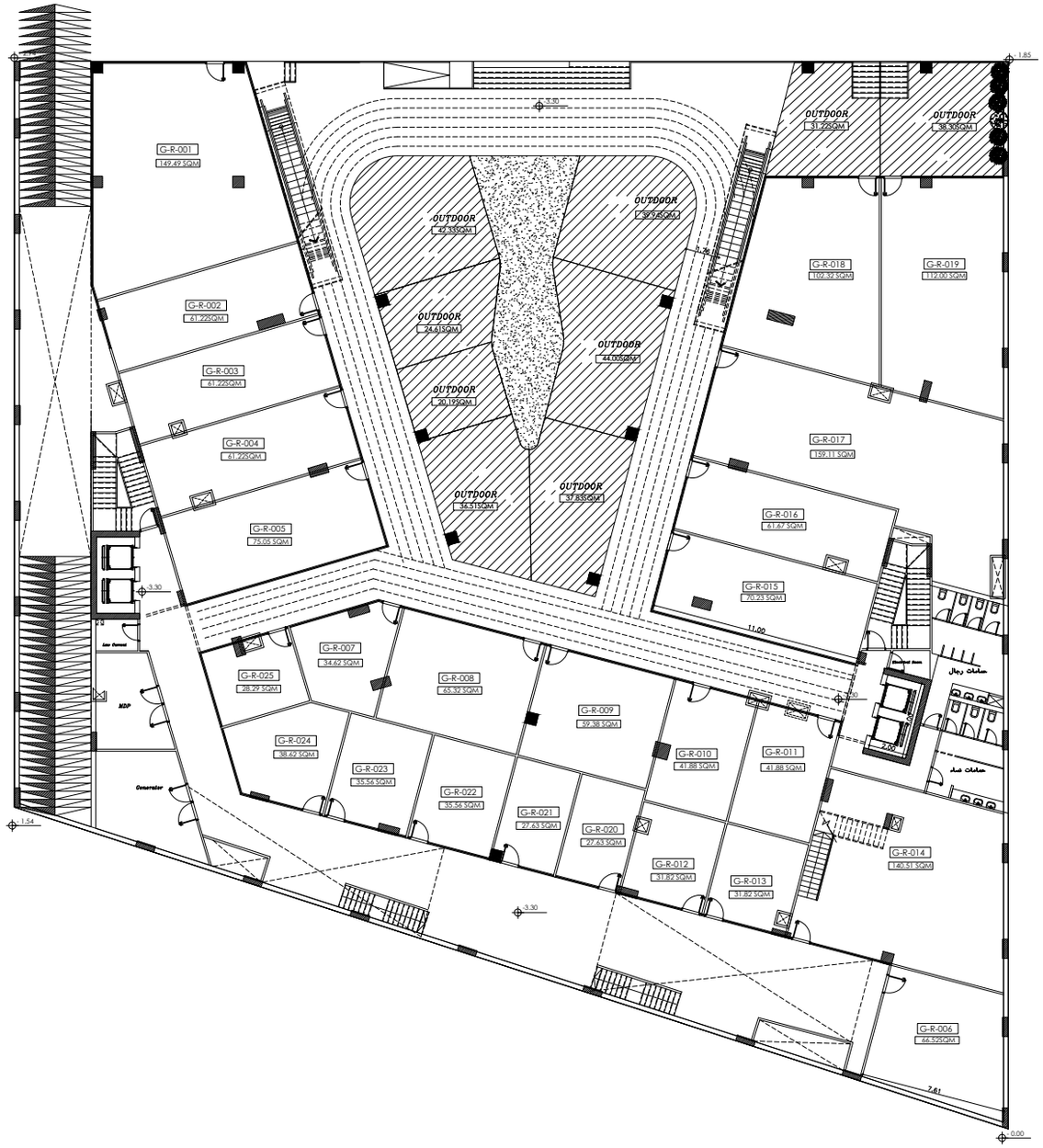
Livelli is the brainchild of Arabco and Smarch Architecture. Our principal architect and CEO of Smarch, Wael El Saman, has a legacy of innovation and commitment to designing exceptional projects that enhance and enrich lives. Smarch Architecture brings together talent and an understanding of what people need to live their lives to the fullest. Livelli is the very incarnation of that school of thought.



Floorplans

G1 COMM

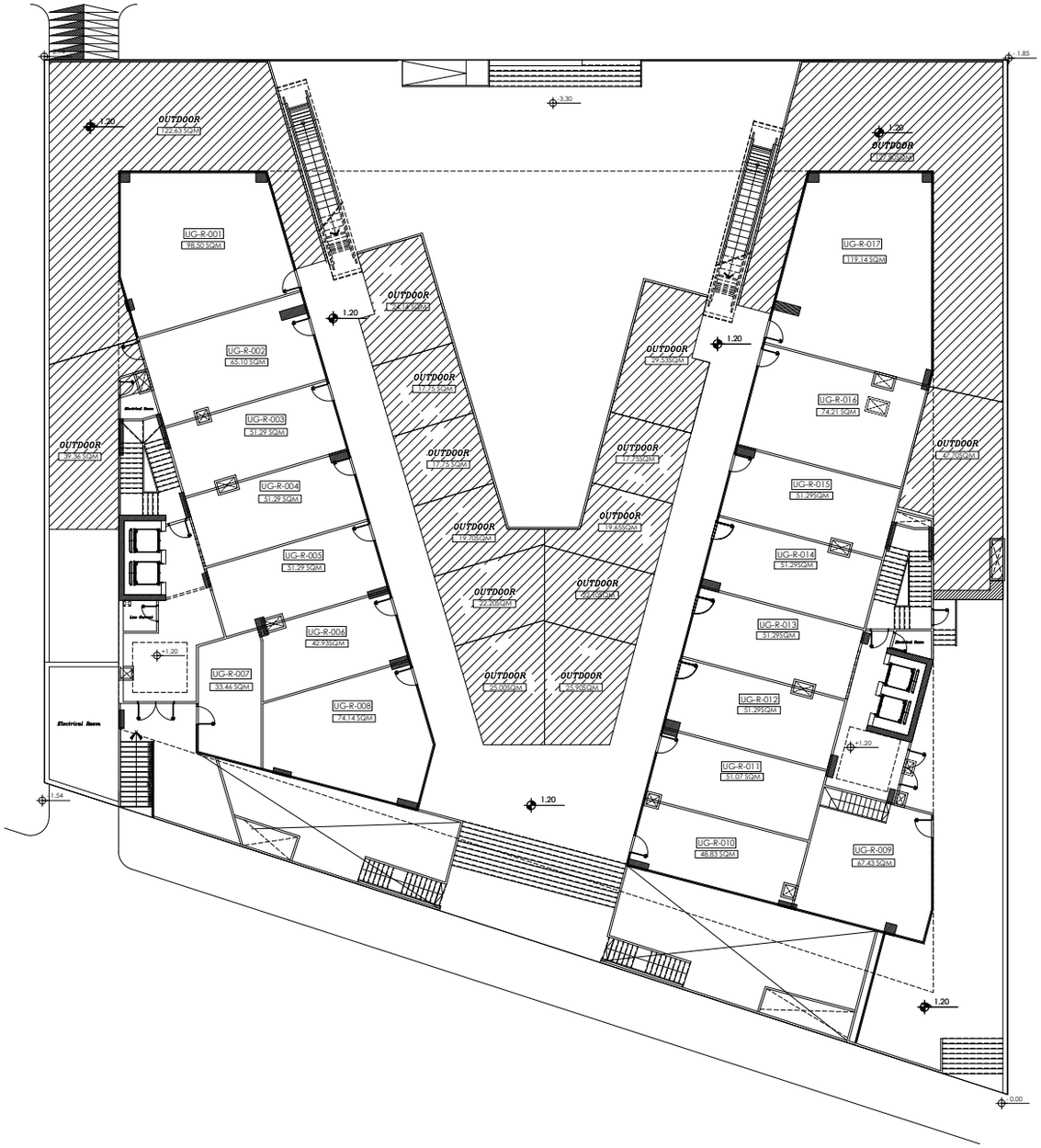
Unit Code	Area	Out Door
G-R-001	149.49 sqm	
G-R-002	61.22 sqm	42.33 sqm
G-R-003	61.22 sqm	24.61 sqm
G-R-004	61.22sqm	20.19 sqm
G-R-005	75.05 sqm	
G-R-006	66.52 sqm	
G-R-007	34.62 sqm	
G-R-008	65.32 sqm	36.51 sqm
G-R-009	59.38 sqm	37.83 sqm
G-R-010	41.88 sqm	
G-R-011	41.88 sqm	
G-R-012	31.82 sqm	
G-R-013	31.82 sqm	
G-R-014	140.51 sqm	
G-R-015	70.23 sqm	
G-R-016	61.67 sqm	
G-R-017	159.11 sqm	44 sqm
G-R-018	102.32 sqm	71.16 sqm
G-R-019	112.00 sqm	38.3 sqm
G-R-020	27.63 sqm	
G-R-021	27.63 sqm	
G-R-022	35.56 sqm	
G-R-023	35.56 sqm	
G-R-024	38.62 sqm	
G-R-025	28.29 sqm	



Disclaimer: 1. All dimensions are subject to modifications up to 5% construction tolerance 2. The developer reserves the right to make changes as deemed necessary during constructions 3. Actual unit areas are subject to change as necessary with no conflict with the accepted tolerance percentage mentioned in item no.1, also windows & terraces dimensions, facade color scheme & material are subject to changes as needed. 4. Ground floor garden areas may vary in terms of dimensions and outline according to the final building placement within the final master plan design 5. All renderings and visuals are for demonstrative purposes and are subject to changes as necessary

G2 COMM

Unit Code	Area	Out Door
UG-R-001	98.50 sqm	122.63 sqm
UG-R-002	65.10 sqm	63.5 sqm
UG-R-003	51.29 sqm	17.75 sqm
UG-R-004	51.29 sqm	17.75 sqm
UG-R-005	51.29 sqm	19.7 sqm
UG-R-006	42.93 sqm	22.2 sqm
UG-R-007	33.46 sqm	
UG-R-008	74.14 sqm	25 sqm
UG-R-009	67.43 sqm	
UG-R-010	48.83 sqm	
UG-R-011	51.07 sqm	
UG-R-012	51.29 sqm	25.9 sqm
UG-R-013	51.29 sqm	22.1 sqm
UG-R-014	51.29 sqm	19.65 sqm
UG-R-015	51.29 sqm	17.75 sqm
UG-R-016	74.21 sqm	77.23 sqm
UG-R-017	119.14 sqm	127.8 sqm



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F1 ADMIN

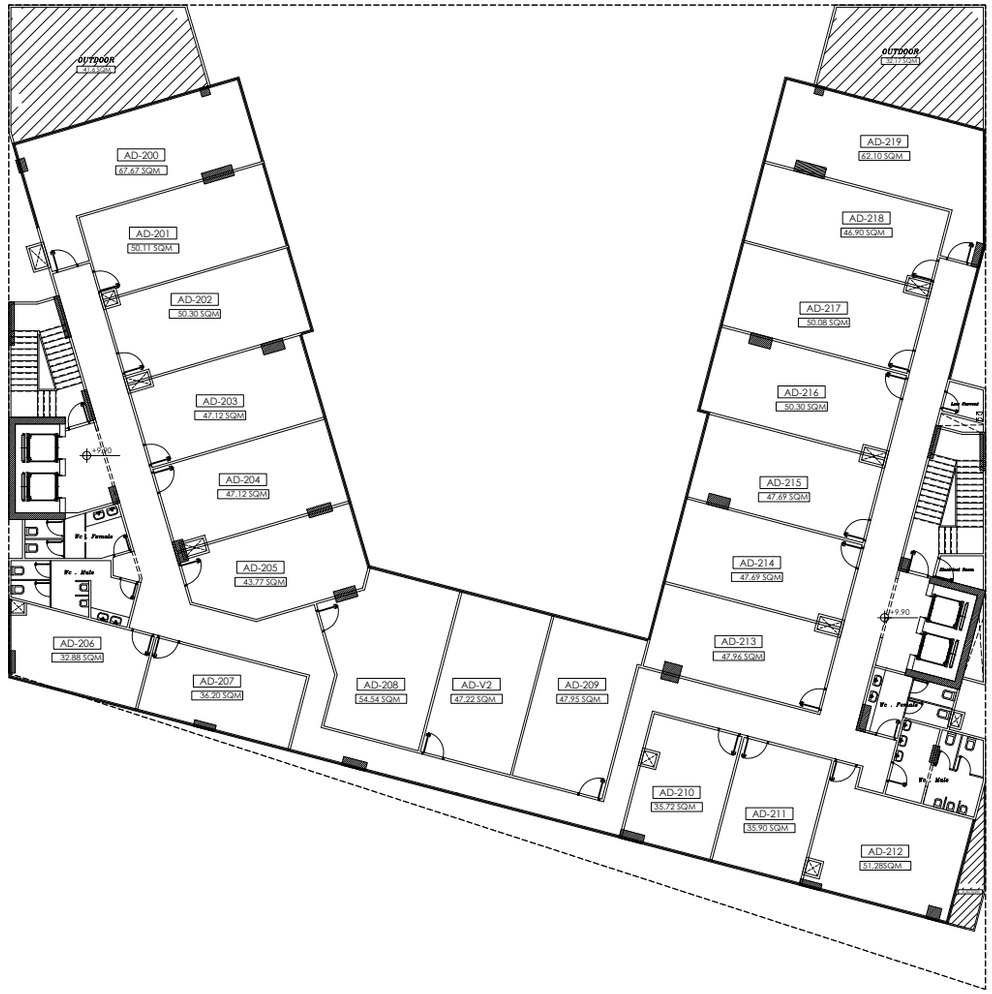
Unit Code	Area
AD-101	129.89
AD-102	49.82
AD-103	50.27
AD-104	50.27
AD-105	50.27
AD-106	50.27
AD-107	32.88
AD-108	92.36
AD-109	58.08
AD-110	53.14
AD-111	50.27
AD-112	50.27
AD-113	50.27
AD-114	50.27
AD-115	50.27
AD-116	50.27
AD-117	50.11
AD-118	107.12



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F2 ADMIN

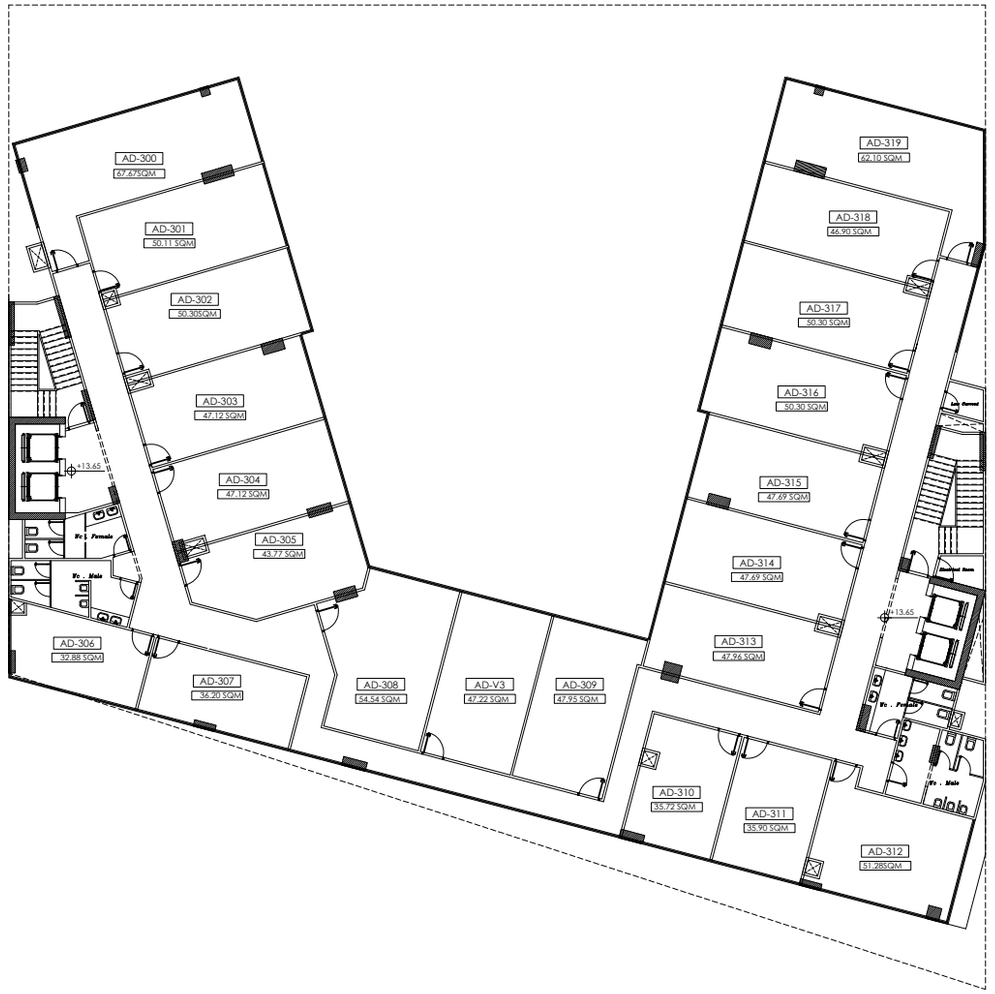
Unit Code	Area	Out Door
AD-200	67.67 sqm	41.6 sqm
AD-201	50.11 sqm	
AD-202	50.30 sqm	
AD-203	47.12 sqm	
AD-204	47.12 sqm	
AD-205	43.77 sqm	
AD-206	32.88 sqm	
AD-207	36.20 sqm	
AD-208	54.54 sqm	
V2	47.22 sqm	
AD-209	47.95 sqm	
AD-210	35.72 sqm	
AD-211	35.90 sqm	
AD-212	51.28 sqm	
AD-213	47.96 sqm	
AD-214	47.69 sqm	
AD-215	47.69 sqm	
AD-216	50.30 sqm	
AD-217	50.08 sqm	
AD-218	46.90 sqm	
AD-219	62.10 sqm	32.17 sqm



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F3 ADMIN

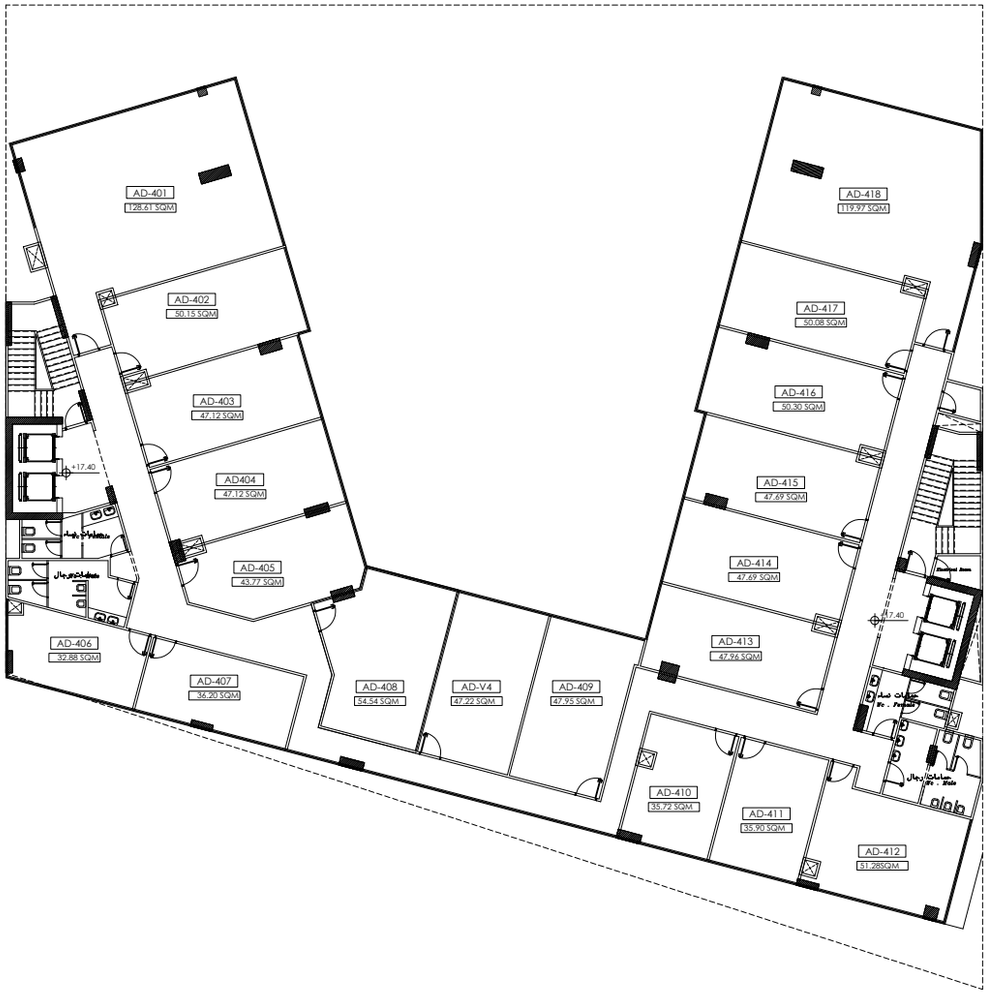
Unit Code	Area
AD-300	67.67 sqm
AD-301	50.11 sqm
AD-302	50.30 sqm
AD-303	47.12 sqm
AD-304	47.12 sqm
AD-305	43.77 sqm
AD-306	32.88 sqm
AD-307	36.20 sqm
AD-308	54.54 sqm
V3	47.22 sqm
AD-309	47.95 sqm
AD-310	35.72 sqm
AD-311	35.90 sqm
AD-312	51.28 sqm
AD-313	47.96 sqm
AD-314	47.69 sqm
AD-315	47.69 sqm
AD-316	50.30 sqm
AD-317	50.30 sqm
AD-318	46.90 sqm
AD-319	62.10 sqm



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F4 ADMIN

Unit Code	Area
AD-401	128.61 sqm
AD-402	50.15 sqm
AD-403	47.12 sqm
AD-404	47.12 sqm
AD-405	43.77 sqm
AD-406	32.88 sqm
AD-407	36.20 sqm
AD-408	54.54 sqm
V4	47.22 sqm
AD-409	47.95 sqm
AD-410	35.72 sqm
AD-411	35.90 sqm
AD-412	51.28 sqm
AD-413	47.96 sqm
AD-414	47.69 sqm
AD-415	47.69 sqm
AD-416	50.30 sqm
AD-417	50.08 sqm
AD-418	119.97 sqm



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In Dubai since 1993

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