GOLDEN HEIGHTS

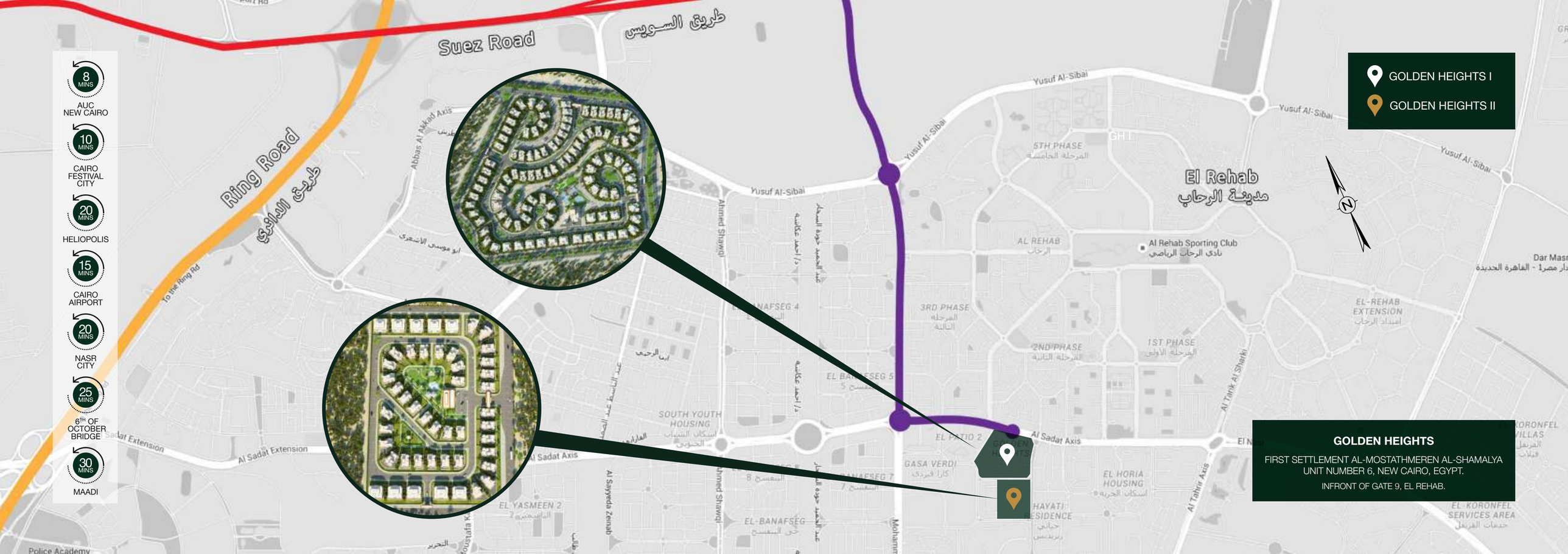
NEW CAIRO

REVIVE YOUR LIFE

IN A PRESTIGIOUS RESIDENCE

GOLDEN HEIGHTS
NEW CAIRO

THERE ARE THOSE WHO APPRECIATE THE FINER THINGS IN LIFE AND THERE ARE THOSE WHO LIVE AMONG THEM. DWELL WHERE THE PLEASURES OF LIFE ARE YOUR EVERYDAY REALITY. EXPERIENCE THE PERFECT HOME WITHIN OUR ELEGANTLY CREATED TIMELESS COMPOUND WITHIN THE HEART OF THE BOOMING METROPOLIS OF NEW CAIRO. WELCOME TO YOUR NEW REALITY, GOLDEN HEIGHTS.


8 MINS
AUC NEW CAIRO
10 MINS
CAIRO FESTIVAL CITY
20 MINS
HELIOPOLIS
15 MINS
CAIRO AIRPORT
20 MINS
NASR CITY
25 MINS
6TH OF OCTOBER BRIDGE
30 MINS
MAADI
GOLDEN HEIGHTS I
GOLDEN HEIGHTS II
GOLDEN HEIGHTS
FIRST SETTLEMENT AL-MOSTATHMEREN AL-SHAMALYA UNIT NUMBER 6, NEW CAIRO, EGYPT.
INFRONT OF GATE 9, EL REHAB.
Suez Road
طريق السويس
Ring Road
طريق الدائري
Yusuf Al-Sibai
El Rehab
مدينة الرحاب
Al Sadat Axis
Al Sadat Extension
Abbas Al Akkad Axis
Ahmed Shawqi
Al Tahrir Axis
Al Tarik Al Sharki
5TH PHASE
3RD PHASE
2ND PHASE
1ST PHASE
AL REHAB
Al Rehab Sporting Club
نادي الرحاب الرياضي
EL-REHAB EXTENSION
SOUTH YOUTH HOUSING
EL HORIA HOUSING
EL-BANAFSEG
EL YASMEEN 2
EL KORONFEL SERVICES AREA
Police Academy

Site Plan Phase I



Site Plan Phase II





GREEN, NEW COLOUR OF LUXURY.

GET AWAY FROM THE EVERYDAY RUSH WHILE STILL REMAINING CLOSE TO THE CITY. GOLDEN HEIGHTS ALLOWS YOU TO ESCAPE FROM THE HUSTLE AND BUSTLE OF THE BIG CITY WITH ITS GREENERY, WELL THOUGHT OUT LANDSCAPES AND BEAUTIFUL WATER BODIES. THE HIGH ELEVATION OF NEW CAIRO ALLOWS THE COMMUNITY TO HAVE CLEANER AIR AND COOLER TEMPERATURES.



TIMELESS ELEGANCE

A NEW STANDARD

We took on the task of sculpting a villa design that blends modern architecture with timeless simplicity. The intricate design of the villas will highlight your own style and not dictate it. All villas will provide you with the privacy of a home without compromising the surrounding breathtaking view.





LUXURIATE IN WELLNESS

You deserve to relax and rejuvenate right where you live. Wake up to uninterrupted views of vast green areas at Golden Heights. At your leisure, you can step out into the quietude of the relaxing outdoor environment. Go for a picnic or enjoy a jog in our designated walkways surrounded by a heavenly atmosphere.



A STRESS FREE LIFE
A HEALTHY LIFE




EVERY MORNING
IS A GREAT MORNING


VIEW LIFE
IN A DIFFERENT WAY


See the luxury
in every detail



MORE THAN JUST A VILLA

CELEBRATE LIFE EVERYDAY AT GOLDEN HEIGHTS AND CREATE THE BEST MEMORIES SURROUNDED BY YOUR FAMILY AND FRIENDS. ENJOY A SAFE NEIGHBORHOOD EVERYDAY THAT'S TEEMING WITH VERVE AND VIBRANCY.



HOME IS WHERE JOY RESIDES





STAND OUT



Make a statement without saying a word

VILLA TYPES

Experience a new standard of luxury living in New Cairo. Golden Heights has set a benchmark amongst high-end gated communities. Avoid paying more for what you get and experience quality at just the right prices.

Villa Model **G**

Front View



Back View



Villa Model **H**

Front View



Back View



Villa Model **K**

Front View



Back View



Villa Model **S**

Front View



Back View



Villa Model **G2**

GROUND FLOOR



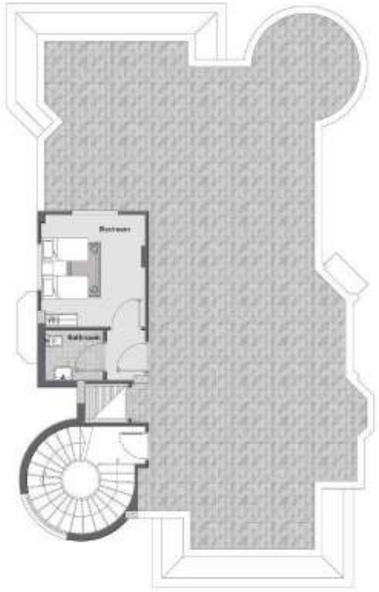
Dining Room	23.02 m²
Formal Living Room (1)	32.71 m²
Formal Living Room (2)	83.60 m²
Kitchen	19.38 m²
Toilet	6.78 m²

FIRST FLOOR



Bathroom	9.10 m²
Bedroom (1)	23.26 m²
Bedroom (2)	24.27 m²
Family Living Room	53.61 m²
Master Bathroom	8.60 m²
Master Bedroom	32.37 m²
Master Dresser	3.03 m²

ROOF FLOOR



Roof Built-Up Area	49.50 m²

Actual unit areas may vary from the stated area. Drawings are not to scale. All room dimensions are measured to structural elements and include wall finishes and construction tolerance.

Villa Model **H**

GROUND FLOOR



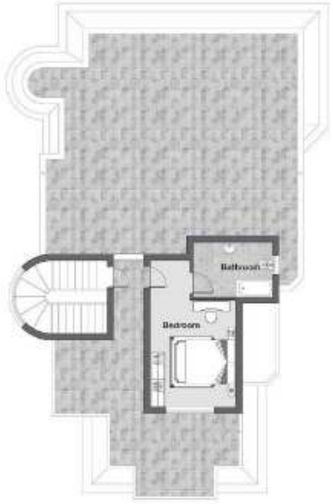
Office	24.00 m²
Dining Room	38.75 m²
Formal Living (2)	60.00 m²
Living	38.75 m²
Kitchen	24.36 m²
Toilet (1&2)	7.75 m²

FIRST FLOOR



Bathroom	12.94 m²
Bedroom (1)	24.80 m²
Bedroom (2)	20.49 m²
Bedroom (3)	25.88 m²
Family Living Room	49.60 m²
Master Bathroom	8.09 m²
Master Bedroom	37.74 m²

ROOF FLOOR



Roof Built-Up Area	59.40 m²

Actual unit areas may vary from the stated area. Drawings are not to scale. All room dimensions are measured to structural elements and include wall finishes and construction tolerance.

VILLA MODEL E

GROUND FLOOR



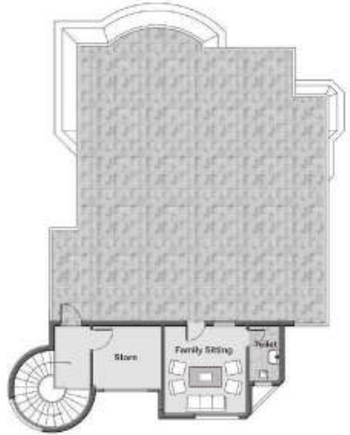
Dining Room	57.69 m²
Entrance	11.89 m²
Formal Living Room	48.43 m²
Kitchen	26.34 m²
Maid's Room	16.57 m²
Toilet (1)	4.16 m²
Toilet (2)	3.87 m²

FIRST FLOOR



Bathroom	19.40 m²
Bedroom (1)	36.00 m²
Bedroom (2)	37.70 m²
Family Living	51.80 m²
Master Bathroom	8.30 m²
Master Bedroom	45.90 m²

ROOF FLOOR



Roof Built-Up Area	63.80 m²

Actual unit areas may vary from the stated area. Drawings are not to scale. All room dimensions are measured to structural elements and include wall finishes and construction tolerance.

VILLA MODEL F

GROUND FLOOR



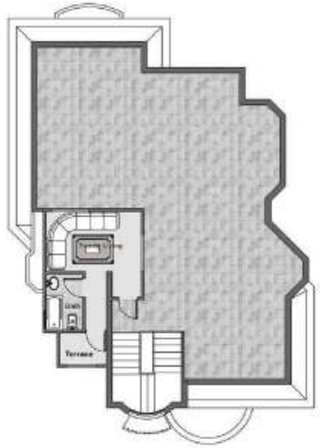
Dining Room	26.29 m²
Formal Living (1)	50.38 m²
Formal Living (2)	46.00 m²
Kitchen	26.29 m²
Toilet	4.38 m²

FIRST FLOOR



Bathroom	13.09 m²
Bedroom (1)	19.92 m²
Bedroom (2)	19.92 m²
Family Living	48.38 m²
Master Bathroom	9.68 m²
Master Bedroom	40.98 m²
Master Dresser	5.12 m²

ROOF FLOOR



Roof Built-Up Area	46.20 m²

Actual unit areas may vary from the stated area. Drawings are not to scale. All room dimensions are measured to structural elements and include wall finishes and construction tolerance.

VILLA MODEL K

BASEMENT FLOOR



Formal Living	40.00 m²
Formal Living (2)	37.00 m²

GROUND FLOOR



Dining Room	39.20 m²
Formal Living Room	69.59 m²
Kitchen	15.42 m²
Toilet	5.29 m²

Actual unit areas may vary from the stated area. Drawings are not to scale. All room dimensions are measured to structural elements and include wall finishes and construction tolerance.

FIRST FLOOR



Bathroom	9.73 m²
Bedroom (1)	24.87 m²
Bedroom (2)	21.09 m²
Family Living	45.42 m²
Master Bathroom	6.49 m²
Master Bedroom	27.04 m²

ROOF FLOOR



Roof Built-Up Area	45.10 m²

Actual unit areas may vary from the stated area. Drawings are not to scale. All room dimensions are measured to structural elements and include wall finishes and construction tolerance.

VILLA MODEL G3

BASEMENT FLOOR



Bathroom	6.70 m²
Bedroom	21.04 m²
Dining Room	27.74 m²
Formal Living (1)	48.78 m²
Formal Living (2)	35.39 m²
Kitchen	14.35 m²

GROUND FLOOR



Dining Room	29.72 m²
Entrance	9.22 m²
Formal Living (1)	52.26 m²
Formal Living (2)	37.92 m²
Kitchen	15.37 m²
Toilet	2.56 m²

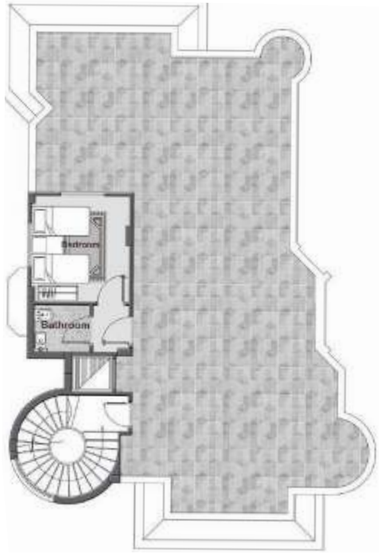
Actual unit areas may vary from the stated area. Drawings are not to scale. All room dimensions are measured to structural elements and include wall finishes and construction tolerance.

FIRST FLOOR



Bathroom	9.35 m²
Bedroom (1)	24.53 m²
Bedroom (2)	25.70 m²
Family Living	43.23 m²
Master Bathroom	8.18 m²
Master Bedroom	38.55 m²
Master Dresser	4.67 m²

ROOF FLOOR



Roof Built-Up Area	49.50 m²

Actual unit areas may vary from the stated area. Drawings are not to scale. All room dimensions are measured to structural elements and include wall finishes and construction tolerance.

VILLA MODEL G

GROUND FLOOR



Dining Room	29.38 m²
Entrance	9.12 m²
Formal Living (1)	51.67 m²
Formal Living (2)	37.49 m²
Kitchen	15.20 m²
Toilet	2.53 m²

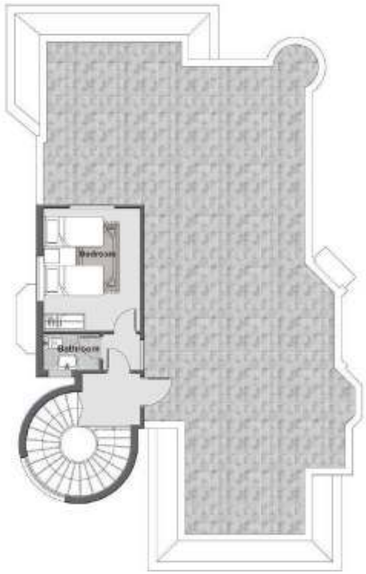
FIRST FLOOR



Bathroom	9.24 m²
Bedroom (1)	24.25 m²
Bedroom (2)	25.40 m²
Family Living	42.72 m²
Master Bathroom	8.08 m²
Master Bedroom	38.10 m²
Master Dresser	4.62 m²

Actual unit areas may vary from the stated area. Drawings are not to scale. All room dimensions are measured to structural elements and include wall finishes and construction tolerance.

ROOF FLOOR

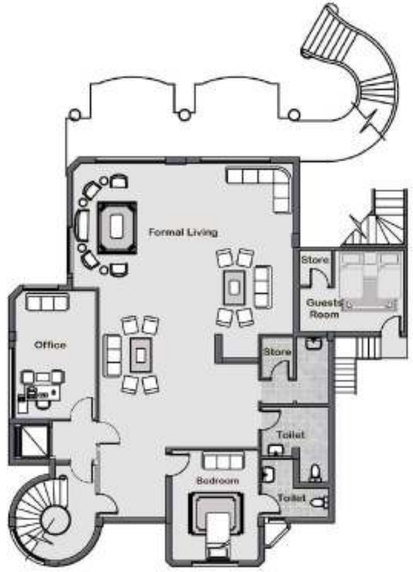


Roof Built-Up Area	49.50 m²

Actual unit areas may vary from the stated area. Drawings are not to scale. All room dimensions are measured to structural elements and include wall finishes and construction tolerance.

VILLA MODEL **ROYAL A**

BASEMENT FLOOR



Formal Living	147.43 m²
Guest Room	25.94 m²
Bedroom	30.95 m²
Office	38.91 m²
Toilet (1)	6.83 m²
Toilet (2)	6.14 m²

GROUND FLOOR



Dining Room	21.70 m²
Formal Living Room	169.23m²
Kitchen	31.46 m²
Office	16.81 m²
Toilet	7.05 m²

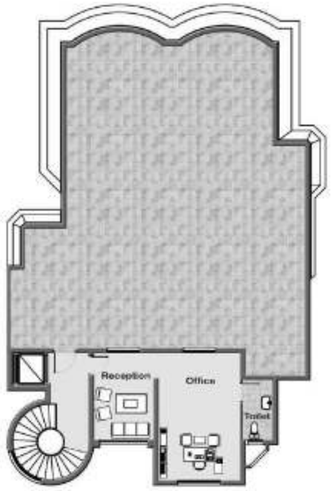
Actual unit areas may vary from the stated area. Drawings are not to scale. All room dimensions are measured to structural elements and include wall finishes and construction tolerance.

FIRST FLOOR



Master Bedroom	50.86 m²
Master Bathroom	10.17 m²
Bathroom (1)	8.05 m²
Bedroom (1)	42.00 m²
Bedroom (2)	25.91 m²
Gym	35.62 m²
Gym Bathroom	8.08 m²

ROOF FLOOR



Roof Built-Up Area	74.80 m²

Actual unit areas may vary from the stated area. Drawings are not to scale. All room dimensions are measured to structural elements and include wall finishes and construction tolerance.

VILLA MODEL **ROYAL E**

BASEMENT FLOOR



Family Dining	27.22 m²
Family Room	105.29 m²
Kitchen	26.71 m²
Maid's Room	10.27 m²
Toilet (1)	7.19 m²
Toilet (2)	5.65 m²

GROUND FLOOR



Dining Room	31.97 m²
Family living Room	123.64 m²
Kitchen	31.36 m²
Maid's Room	12.06 m²
Toilet (1)	8.44 m²
Toilet (2)	6.63 m²

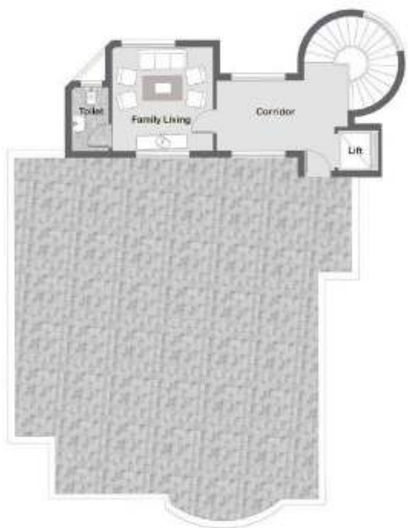
Actual unit areas may vary from the stated area. Drawings are not to scale. All room dimensions are measured to structural elements and include wall finishes and construction tolerance.

FIRST FLOOR



Bathroom	16.91 m²
Bedroom (1)	33.82 m²
Bedroom (2)	39.65 m²
Family Room	65.30 m²
Master Bathroom	9.91 m²
Master Bedroom	41.98 m²

ROOF FLOOR



Roof Built-Up Area	63.80 m²

Actual unit areas may vary from the stated area. Drawings are not to scale. All room dimensions are measured to structural elements and include wall finishes and construction tolerance.









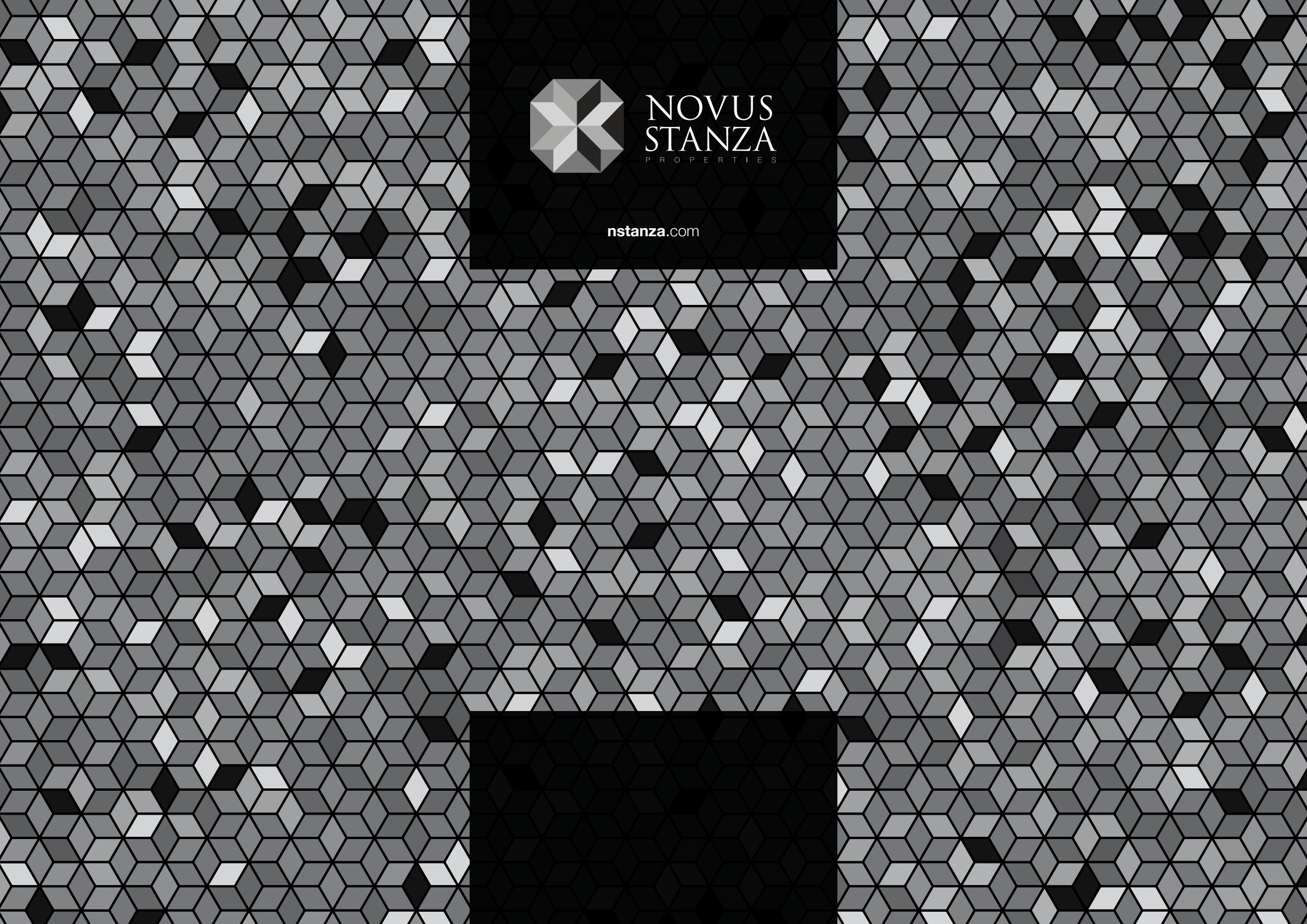


Before a pencil is ever put to paper—and long after the last hammer is packed away—we intend to create a product that is lovingly crafted, humbly sold, then proudly owned. We will continue to maintain Novus Stanza's rank amongst the best in quality, value, and customer satisfaction.

Novus Stanza will continue to be meticulous about every single aspect of community planning, wherever the location is. Over the last 30 years, our process remains unchanged: we acquire the land, design the homes, build the infrastructure, plan the streets, and create the facilities. However, as the times change we continue to adapt with the diverse and ever-changing lifestyles of our customers. Our aim is to create a home that does not dictate style, but complements your own.

Novus Stanza Developments is at the forefront of the unwavering real estate market in Egypt. With more than three decades of proud history, we have delivered over 3,000 unique quality units, from luxury residential villas to beach houses and a variety of different apartment buildings all around Cairo. Novus Stanza has also established a prominent status in Egypt's tourism industry. Proudly offering a various number of outstanding all-inclusive hotels and beachside getaway resorts throughout some of the best seashores in Egypt. Through the numerous projects completed and the thousands of satisfied customers, Novus Stanza Developments maintains a solid presence in Egypt's booming real estate development sector.

NOTES


NOVUS
STANZA
PROPERTIES
nstanza.com