GARNET®

RESIDENCE - NEW CAIRO



Your Pathway to Connected Living

About Jadeer Group

Jadeer Group is a joint venture with a mission to build exceptional projects in Egypt and the Arab world. Established in 2006, **Jadeer** is the mother Company of 4 companies: Grow Contracting Company, Pantera Finishing and Interior Design Company, "Jadeer Realestate", and Jadeer Development

Jadeer is dedicated to fulfilling the contemporary aspirations of modern communities, as well as diverse lifestyles, by combining integrated solutions under one extensive umbrella.

Jadeer develops state-of-the-art models that integrate important components such as living and leisure, as well as added value to enrich every aspect of life, with an eye on quality and a drive to exceed every expectation. All of Jadeer›s projects are innovative, progressive, and a cut above the edge, showcasing strategic locations and a visionary perspective, delivering cherished experiences to communities' fingertips.

code. | obex | GARNET®




SOLID FOUNDATIONS | SINCE 2006

2006

Jadeer began operations as a respected general & specialized contracting company. That same year, "Misr Holland" emerged as a prominent player in the real estate sector.

2010

Jadeer expanded its portfolio to include overseeing various activities such as building real estate complexes and construction for others know as jadeer realestate, a new chapter for the company.

2016

Achieved a significant milestone by launching a new business lines, Pantera Studio.and grow constrcution

2021

Marked a significant change for Jadeer Group as grew the business and introduced the group brand known as “Jadeer Group.”

2022

The year 2022 witnessed Jadeer Group achieving another milestone by establishing Jadeer Development and initiat-ing the unique Code project in New Capital.

2023

Building on the company success, we are launched a new project called Obex New Capital.

2024

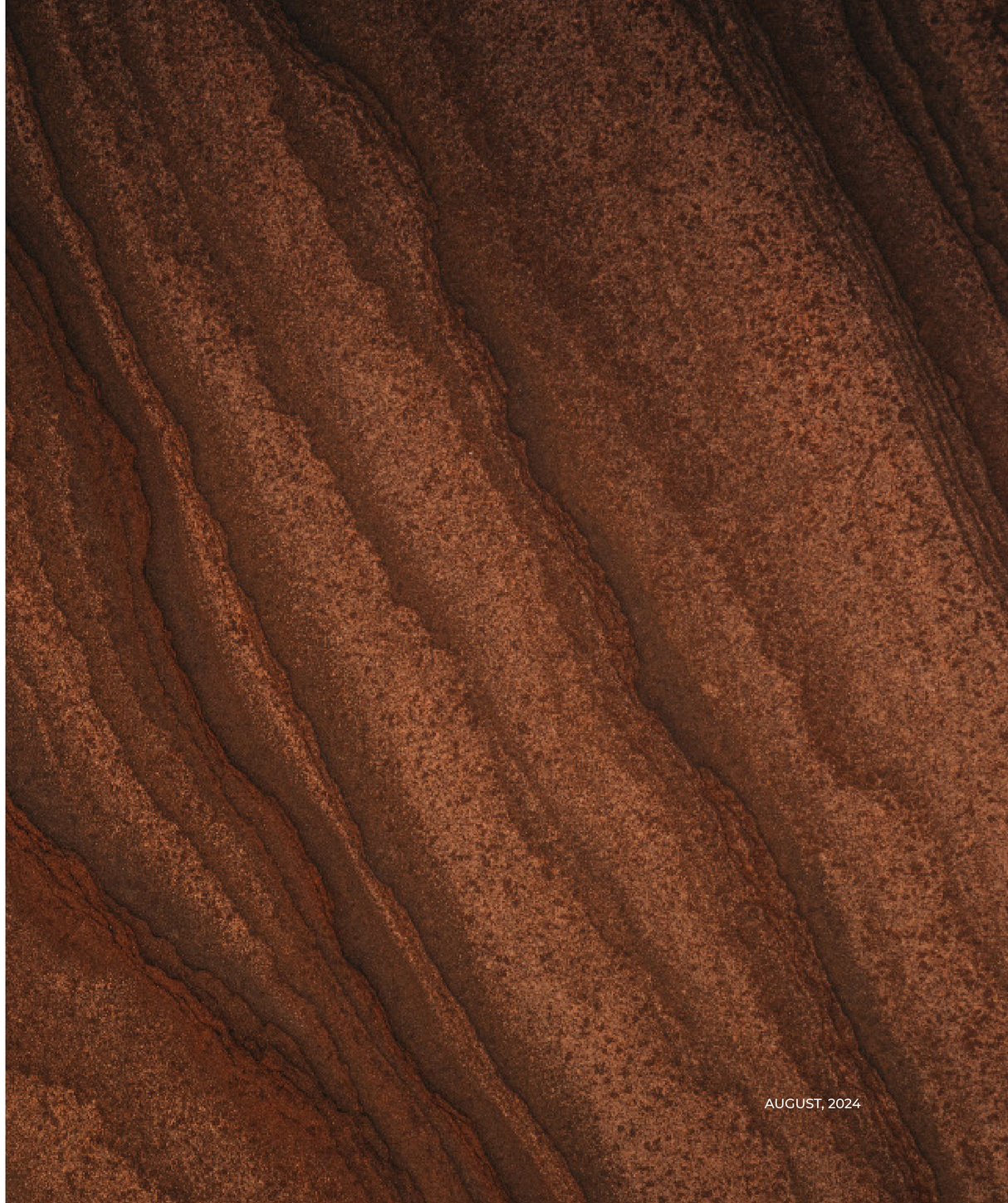
In 2024, unveiled a new premier project destination called Garnet Resdience New Cairo, further establish-ing for our position in the industry.

GARNET®

RESIDENCE - NEW CAIRO

Garnet Residence New Cairo a hidden gem that might just be the place you 've been dreaming of a place where every detail is tailored to give you a sense of belonging. That’s the essence of Garnet Residence.

Living at **Garnet Residence** isn’t just about having a beautiful home; it’s about experiencing life at its fullest. Every day here is an opportunity to create memories, build relationships, and enjoy the finer things in life. So, whether you’re looking for a tranquil retreat, a vibrant community, or a place where your kids can grow and learn, Garnet Residence has it all.



01

Convenient *Location*

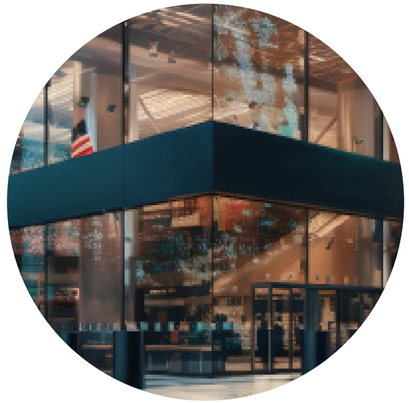
Garnet's location in New Cairo is more than just a spot on the map it's a strategic advantage that places you at the center of everything. **Garnet** offers unparalleled convenience while maintaining a serene, residential atmosphere.





Prime Location with Easy Access

Garnet Residence is situated in a prime location, providing easy access to major highways and public transportation, making commuting a breeze.



Surrounded by Amenities

Residents can enjoy the convenience of being surrounded by a variety of amenities such as shopping centers, restaurants, schools, and healthcare facilities.



Scenic Views & Green Spaces

The residence offers scenic views and is surrounded by green spaces, providing a tranquil and picturesque environment for residents to enjoy.

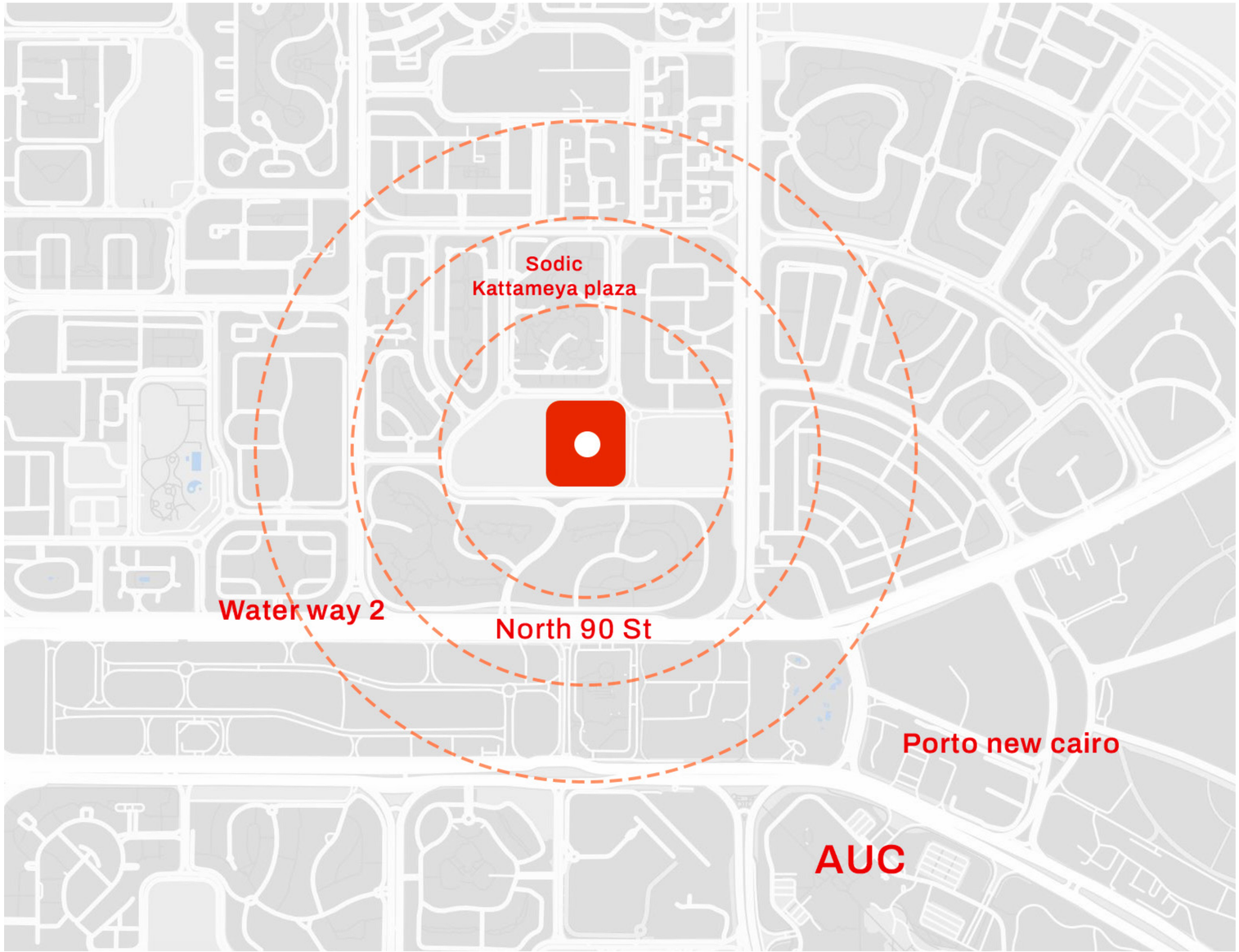
Location
Accessibility

Garnet has full accessibility to all main roads in New Cairo along with Ain Al Sokhna road and Suez road.



Location
Landmarks

5 mins – AUC
7 mins – Waterway
30 mins – Cairo International Airport



02

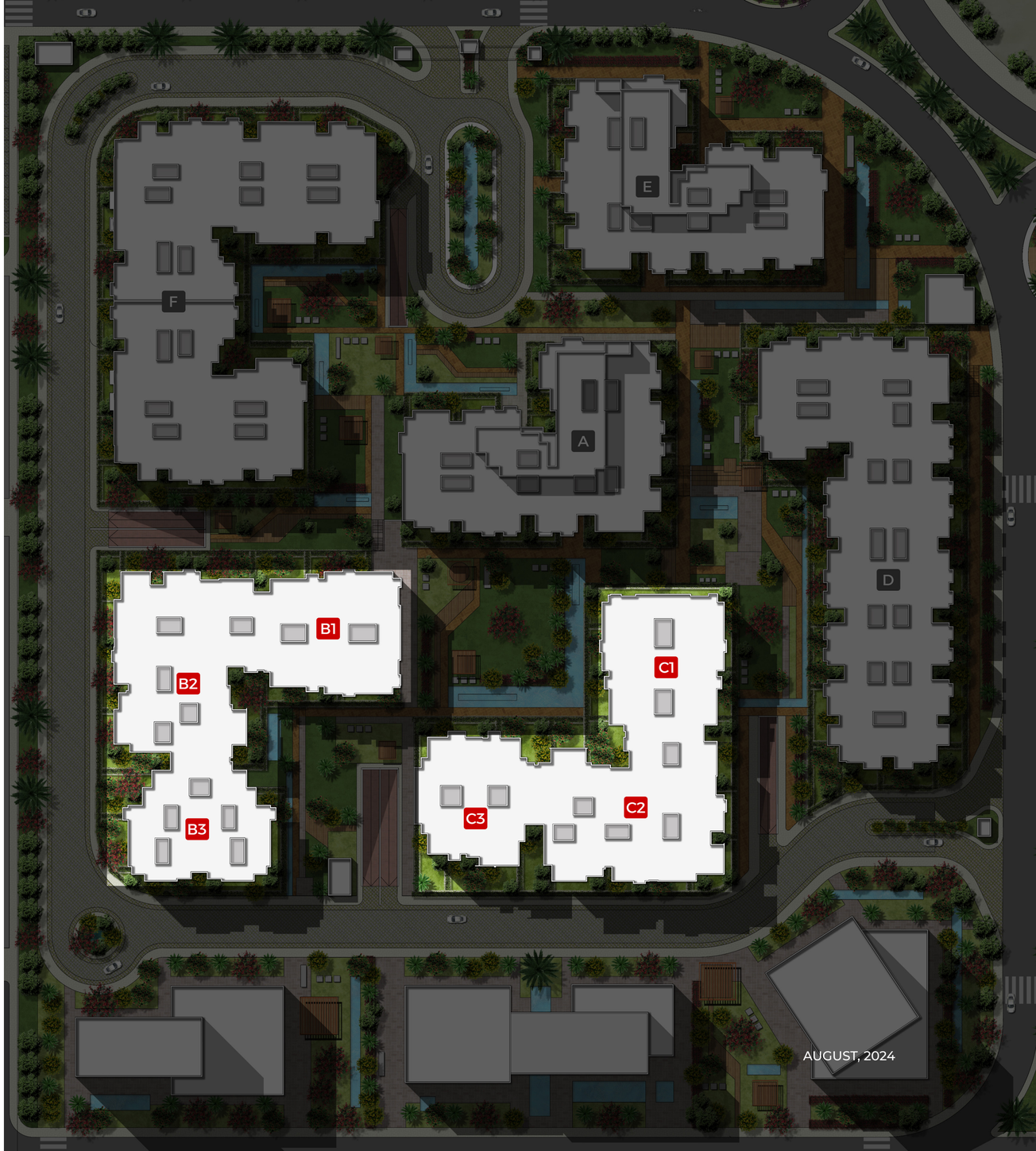
Master *Plan*





AUGUST, 2024

Selected *Phase*



AUGUST, 2024

Plot area

14 *Acre*

82% Landscape - Greenery
Facilities - Amenities
Water feature - Services

Number of Floors

G+6

Total Number of parking slots

1172

Built up Area

18%

60,908 m^2
Residetial Blocks

11,634 m^2
12% Services Area

23,759 m^2
20% Mixed-use Building

Total Basments m^2

42.980m^2

One in Compound - Two in 20% area

Internal Street Width

13 m

Ramp Width

4m

Ceiling Width

3m Residential

*Fully *Finished* - Delivery *After 4 years*

03

Project *Facts*

04

Amenities



Modern *Facilities*



State-Of-The-Art Gym & Fitness Center

Garnet Residence features a state-of-the-art gym and fitness center equipped with top-of-the-line exercise equipment and professional trainers.



Relaxing Swimming Pool & Spa

Residents can unwind and rejuvenate in the relaxing swimming pool and spa facilities, providing a perfect retreat from the hustle and bustle of daily life.



Community Lounge & Entertainment Area

The residence offers a vibrant community lounge and entertainment area, where residents can socialize, relax, and enjoy various recreational activities.

Safety & *Security*



7/24 Security & Surveillance

Garnet Residence prioritizes the safety of its residents with round-the-clock security and surveillance systems, ensuring a secure and peaceful living environment



Secure Parking Facilities

The residence provides secure parking facilities for residents and guests, offering convenience and peace of mind for vehicle owners.



Emergency Response & Fire Safety Measures

Residents benefit from robust emergency response protocols and advanced fire safety measures, enhancing overall safety within the residence

05

Architecture *Design*

The architecture here isn’t just sophisticated; it tells a story. Each building is designed with elegance and functionality in mind, creating a seamless experience from the moment you step inside. Picture yourself walking through beautifully crafted spaces that feel both luxurious and homely.











06

Floor *Plans*

Building 1 PARCEL B

Ground Floor

PARCEL B

B-01-00-01 : **209M²**

B-01-00-02 : **209M²**

B-01-00-03 : **184M²**

B-01-00-04 : **126M²**





First Floor

PARCEL B

B-01-01-01 : **209M²**

B-01-01-02 : **209M²**

B-01-01-03 : **184M²**

B-01-01-04 : **185M²**





Typical Floor

PARCEL B

B-01-02-01 : **209M²**

B-01-02-02 : **209M²**

B-01-02-03 : **184M²**

B-01-02-04 : **185M²**





Building 2 PARCEL B

Ground Floor

PARCEL B

B-02-00-01 : **132M²**

B-02-00-02 : **177M²**

B-02-00-03 : **164M²**

B-02-00-04 : **99M²**

B-02-00-05 : **79M²**

B-02-00-06 : **170M²**

B-02-00-07 : **134M²**

B-02-00-08 : **123M²**





First Floor

PARCEL B

B-02-01-01 : **136M²**

B-02-01-02 : **177M²**

B-02-01-03 : **164M²**

B-02-01-04 : **108M²**

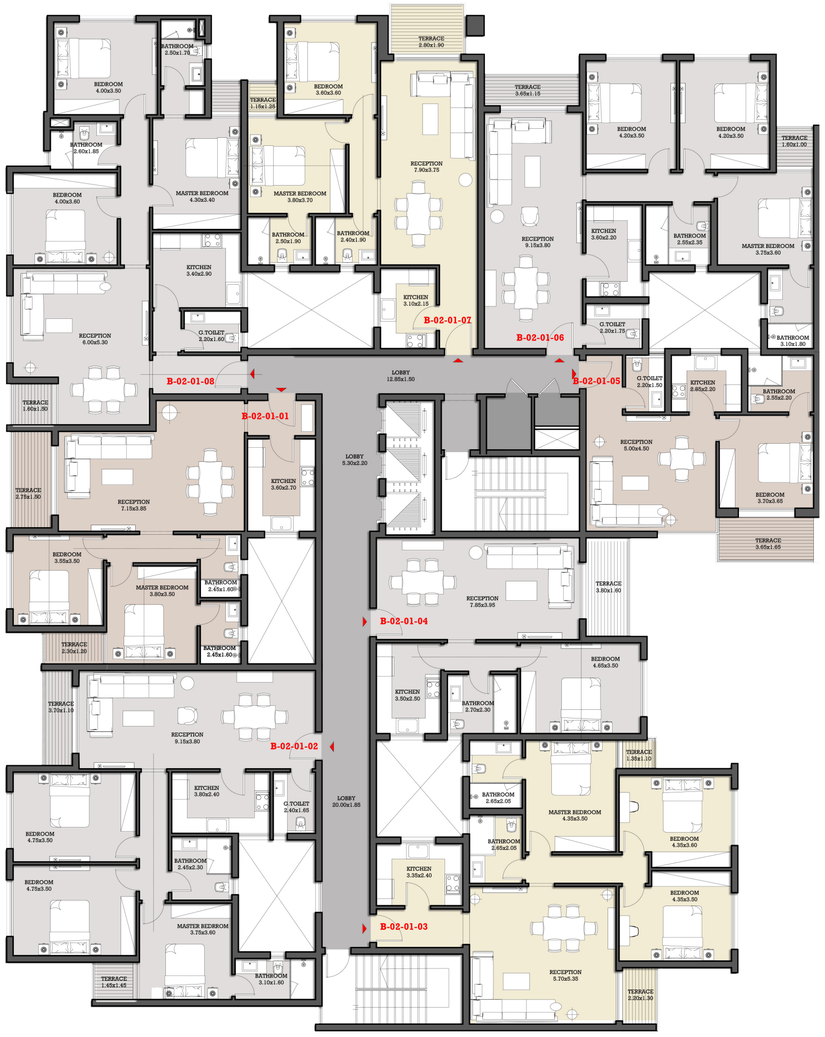
B-02-01-05 : **93M²**

B-02-01-06 : **170M²**

B-02-01-07 : **134M²**

B-02-01-08 : **171M²**





Typical Floor

PARCEL B

B-02-02-01 : **136M²**

B-02-02-02 : **177M²**

B-02-02-03 : **164M²**

B-02-02-04 : **108M²**

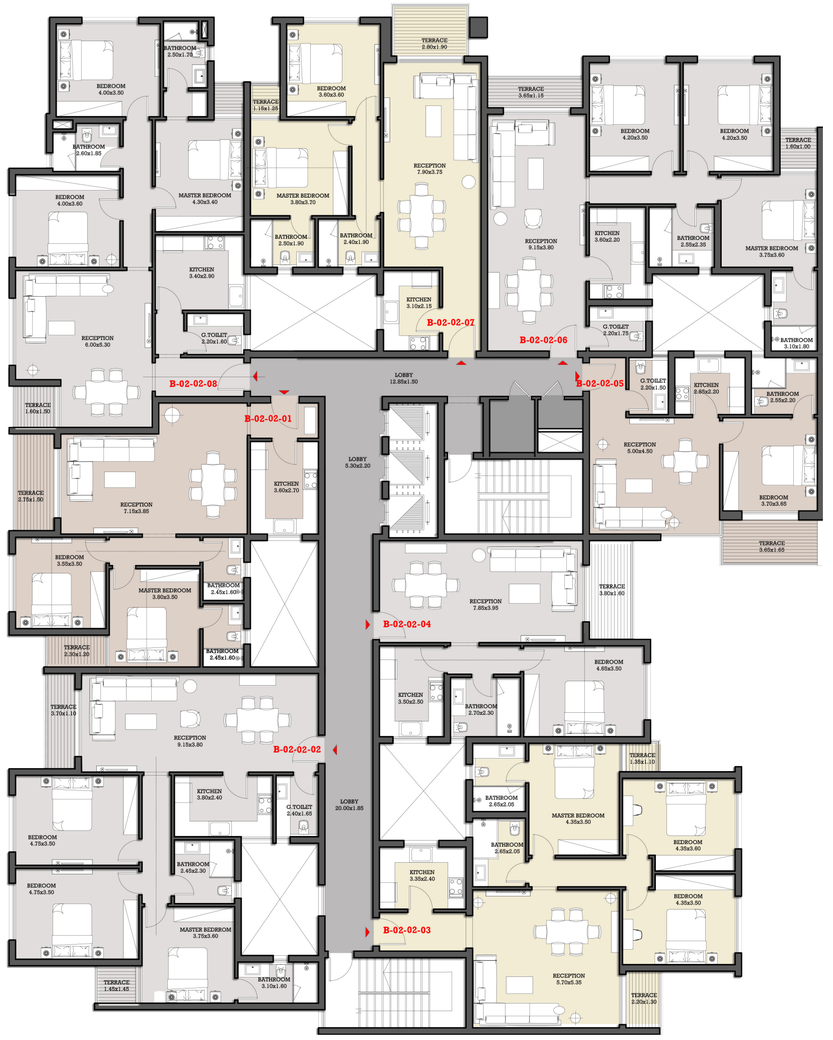
B-02-02-05 : **93M²**

B-02-02-06 : **170M²**

B-02-02-07 : **134M²**

B-02-02-08 : **171M²**





Building 3 PARCEL B

Ground Floor

PARCEL B

B-03-00-01 : **73M²**

B-03-00-02 : **68M²**

B-03-00-03 : **65M²**

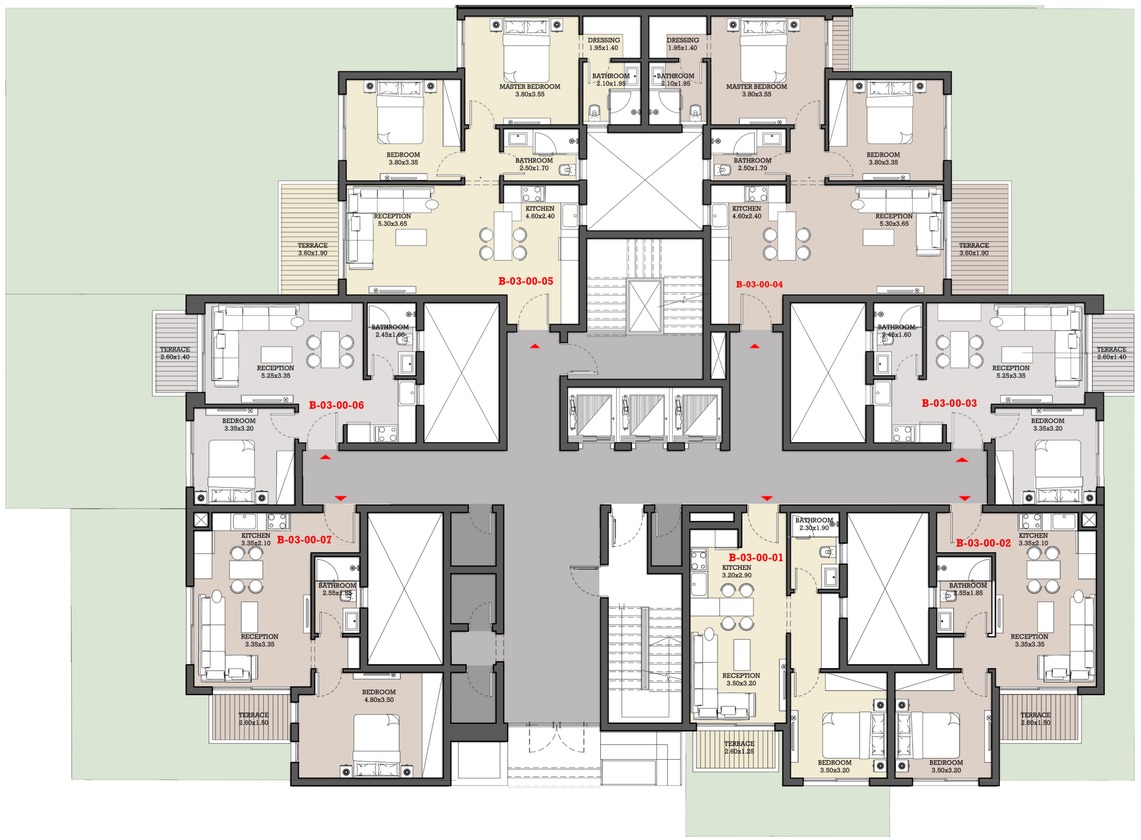
B-03-00-04 : **117M²**

B-03-00-05 : **117M²**

B-03-00-06 : **59M²**

B-03-00-07 : **78M²**





First Floor

PARCEL B

B-02-01-01 : **68M²**

B-02-01-02 : **68M²**

B-02-01-03 : **65M²**

B-02-01-04 : **118M²**

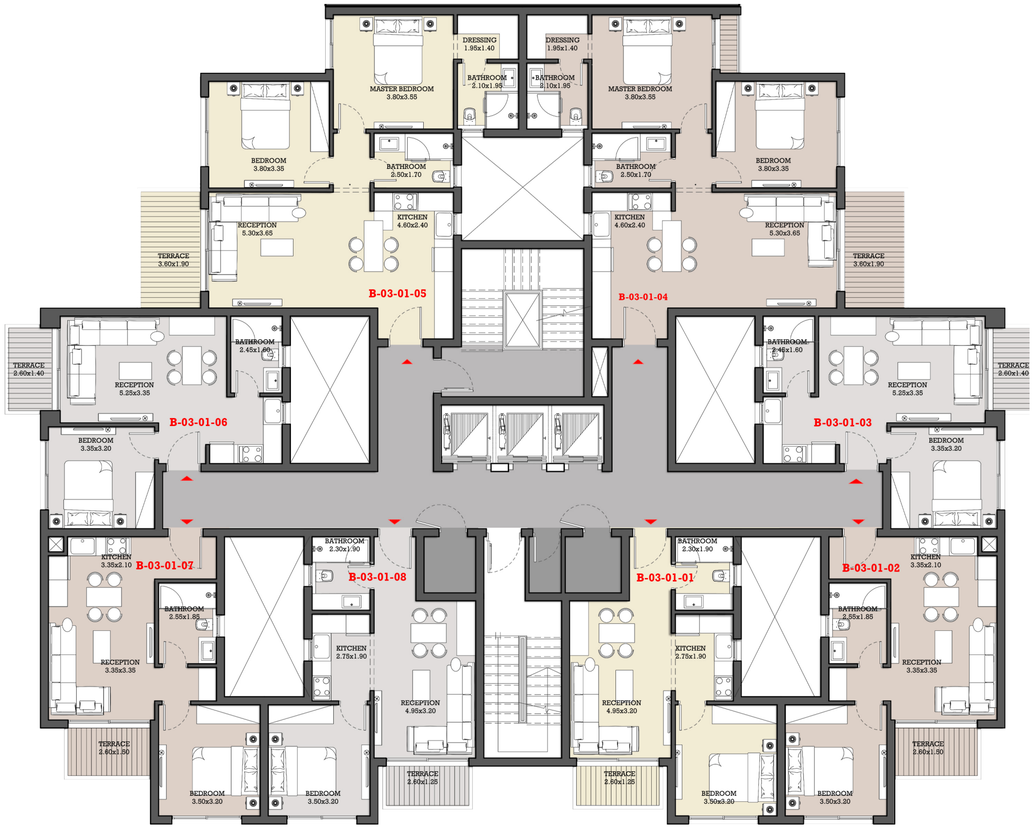
B-02-01-05 : **118M²**

B-02-01-06 : **59M²**

B-02-01-07 : **68M²**

B-02-01-08 : **68M²**





Typical Floor

PARCEL B

B-02-02-01 : **68M²**

B-02-02-02 : **68M²**

B-02-02-03 : **65M²**

B-02-02-04 : **118M²**

B-02-02-05 : **118M²**

B-02-02-06 : **59M²**

B-02-02-07 : **68M²**

B-02-02-08 : **68M²**





Building 1 PARCEL C

Ground Floor

PARCEL C

C-01-00-01 : **209M²**

C-01-00-02 : **209M²**

C-01-00-03 : **184M²**

C-01-00-04 : **126M²**





First Floor

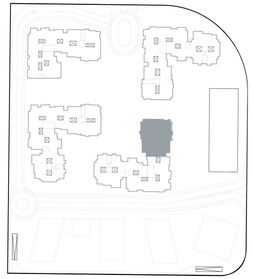
PARCEL C

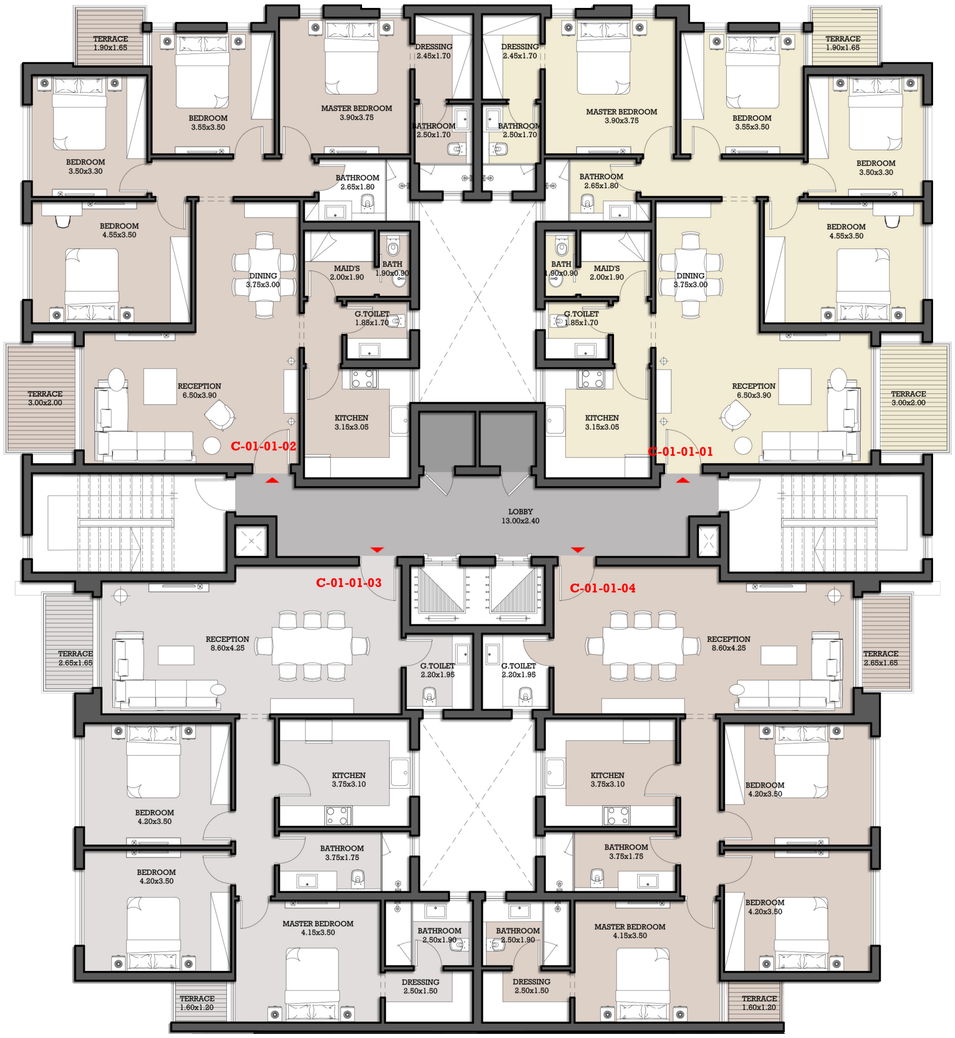
C-01-01-01 : **209M²**

C-01-01-02 : **209M²**

C-01-01-03 : **184M²**

C-01-01-04 : **185M²**





Typical Floor

PARCEL C

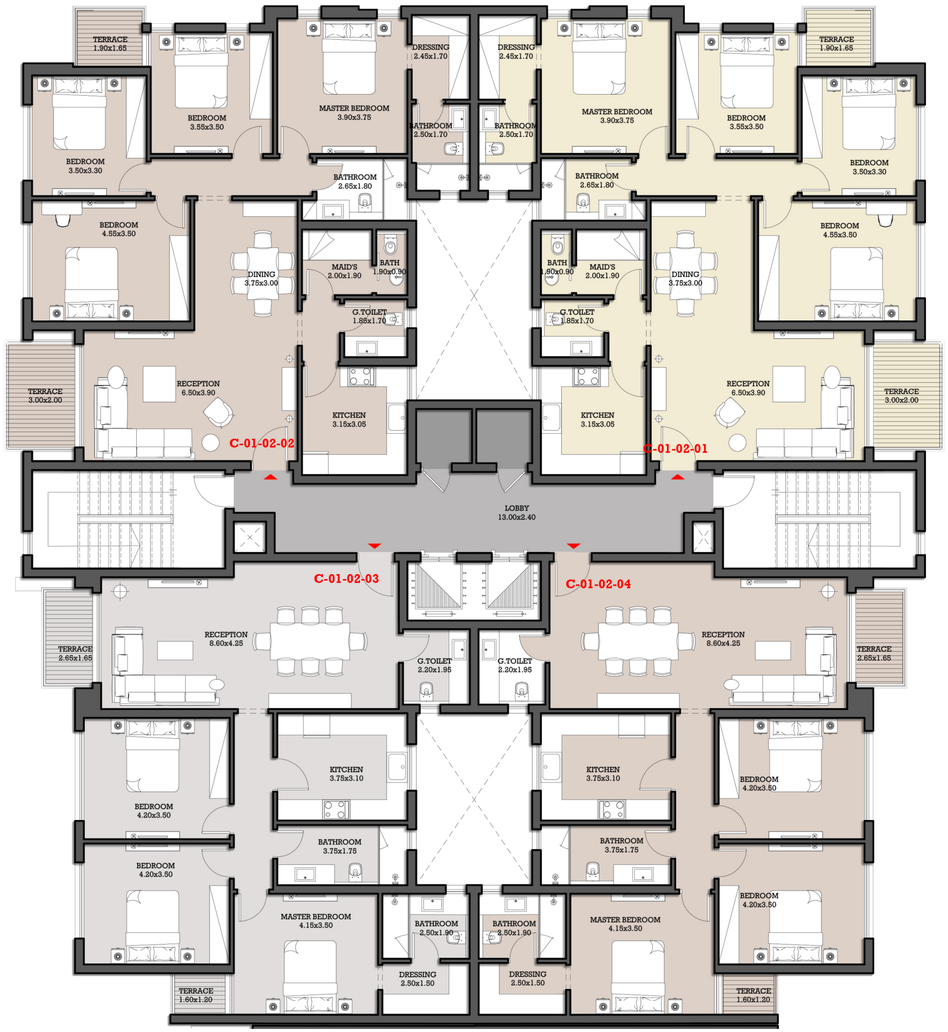
C-01-02-01 : **209M²**

C-01-02-02 : **209M²**

C-01-02-03 : **184M²**

C-01-02-04 : **185M²**





Building 2 PARCEL C

Ground Floor

PARCEL C

C-02-00-01 : **121M²**

C-02-00-02 : **134M²**

C-02-00-03 : **170M²**

C-02-00-04 : **79M²**

C-02-00-05 : **100M²**

C-02-00-06 : **164M²**

C-02-00-07 : **177M²**

C-02-00-08 : **132M²**





First Floor

PARCEL C

C-02-01-01 : **169M²**

C-02-01-02 : **134M²**

C-02-01-03 : **170M²**

C-02-01-04 : **93M²**

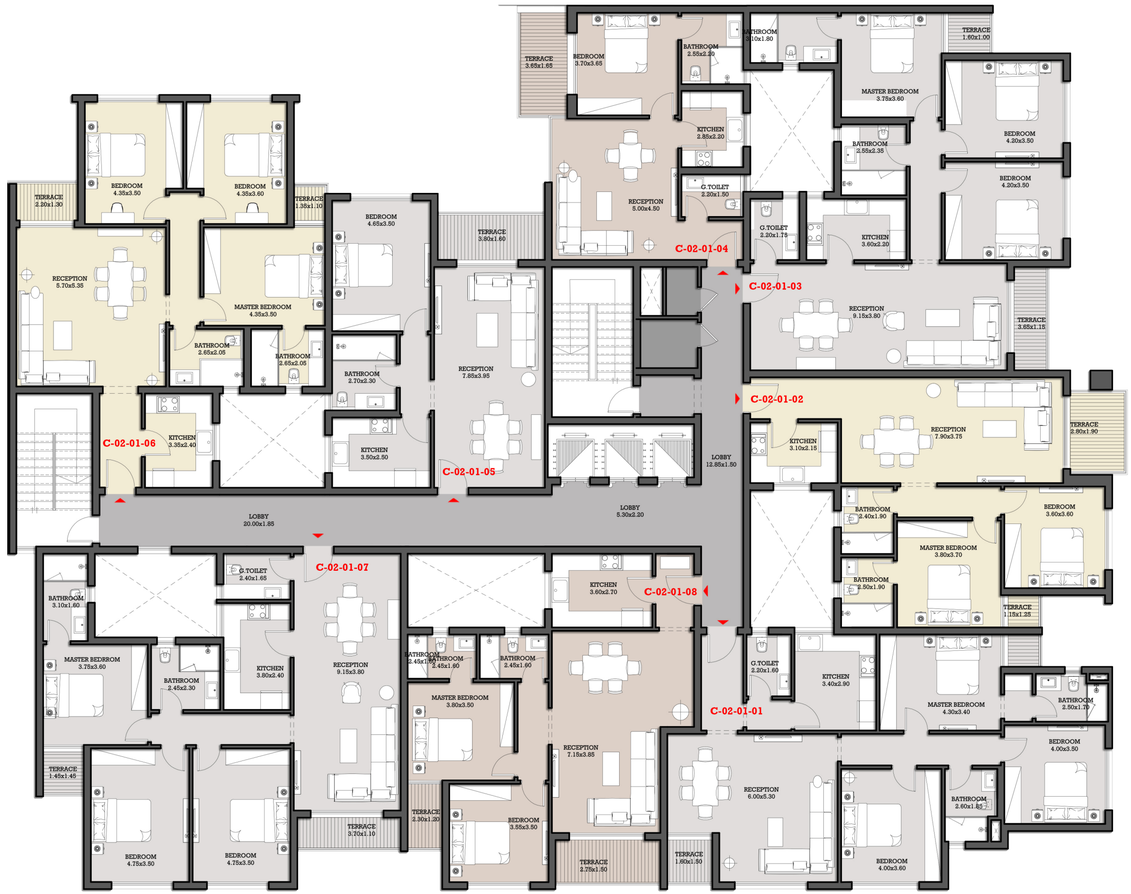
C-02-01-05 : **108M²**

C-02-01-06 : **164M²**

C-02-01-07 : **177M²**

C-02-01-08 : **136M²**





Typical Floor

PARCEL C

C-02-02-01 : **169M²**

C-02-02-02 : **134M²**

C-02-02-03 : **170M²**

C-02-02-04 : **93M²**

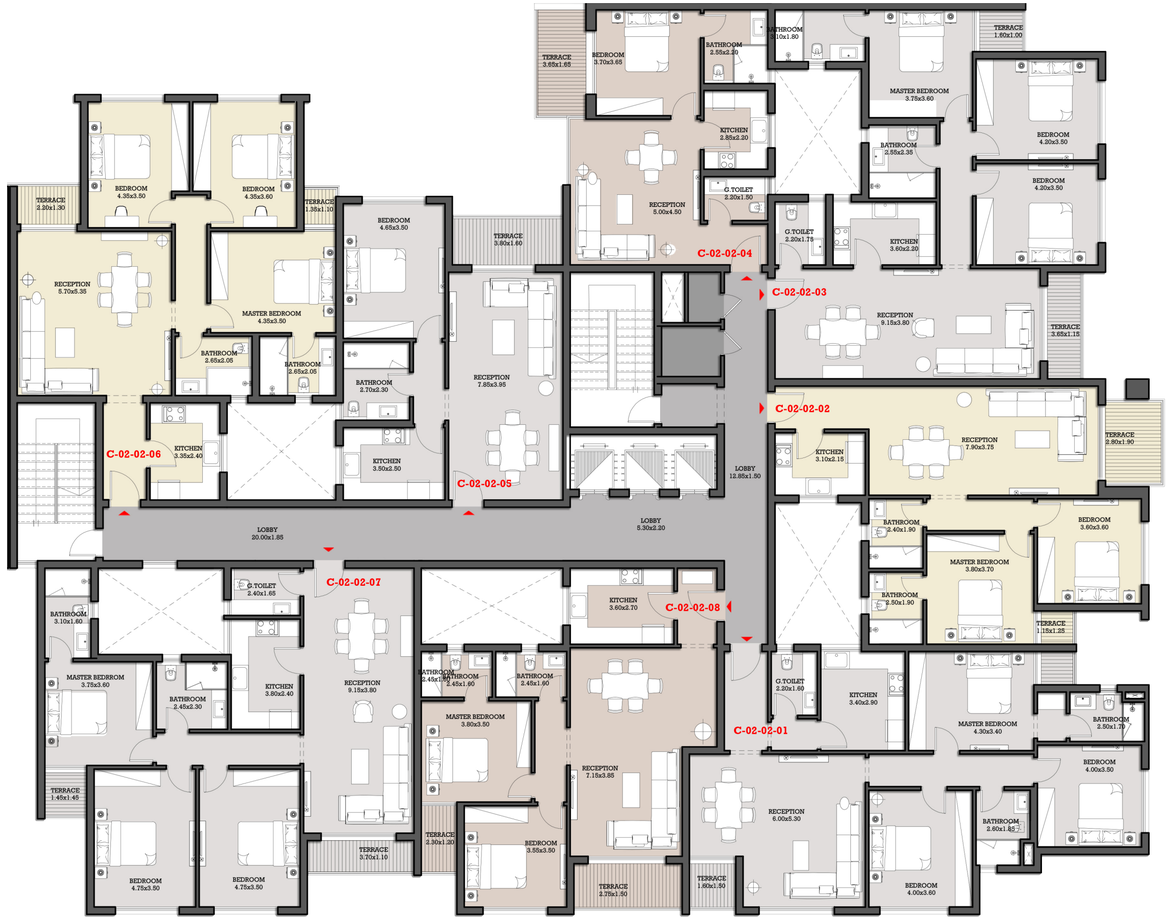
C-02-02-05 : **108M²**

C-02-02-06 : **164M²**

C-02-02-07 : **177M²**

C-02-02-08 : **136M²**





Building 3 PARCEL C

Ground Floor

PARCEL C

C-03-00-01 : **137M²**

C-03-00-02 : **321M²** DUPLEX

C-03-00-03 : **160M²**

C-03-00-04 : **154M²**





First Floor

PARCEL C

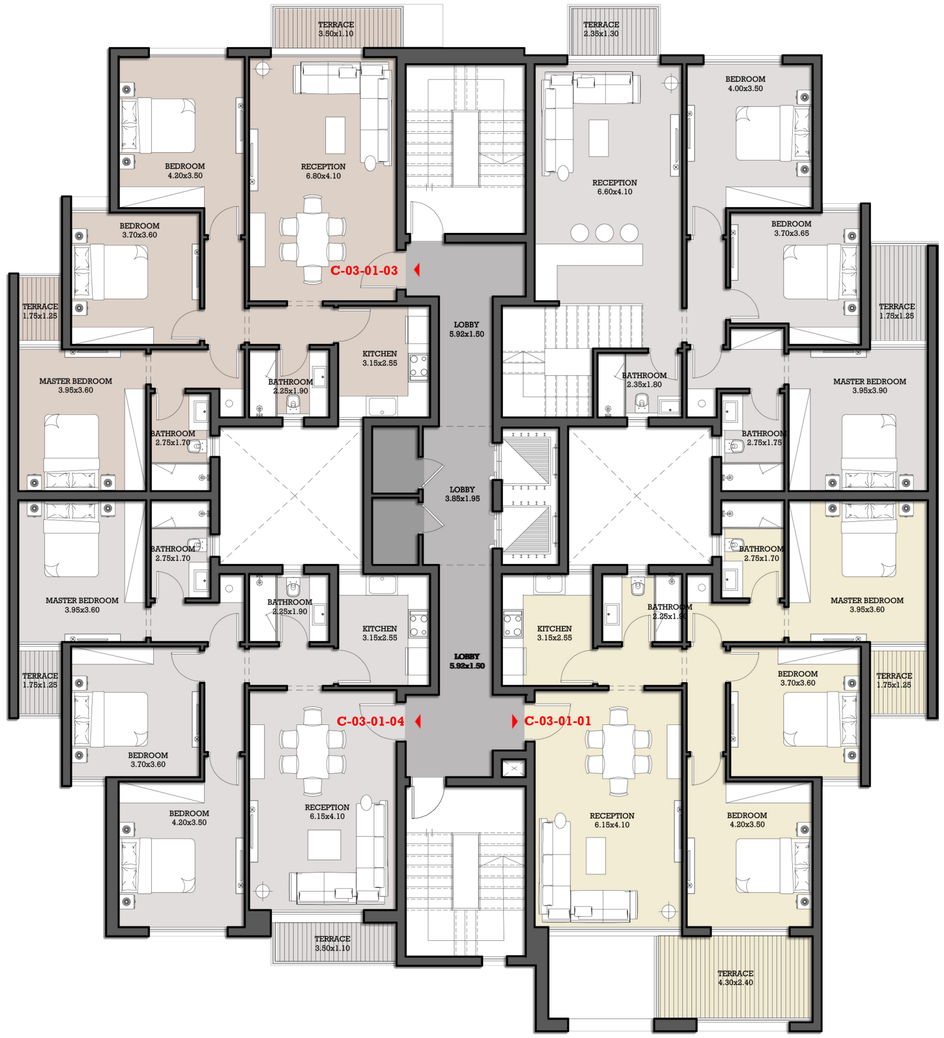
C-03-01-01 : **169M²**

C-03-01-02 : DUPLEX

C-03-01-03 : **160M²**

C-03-01-04 : **154M²**





Typical Floor

PARCEL C

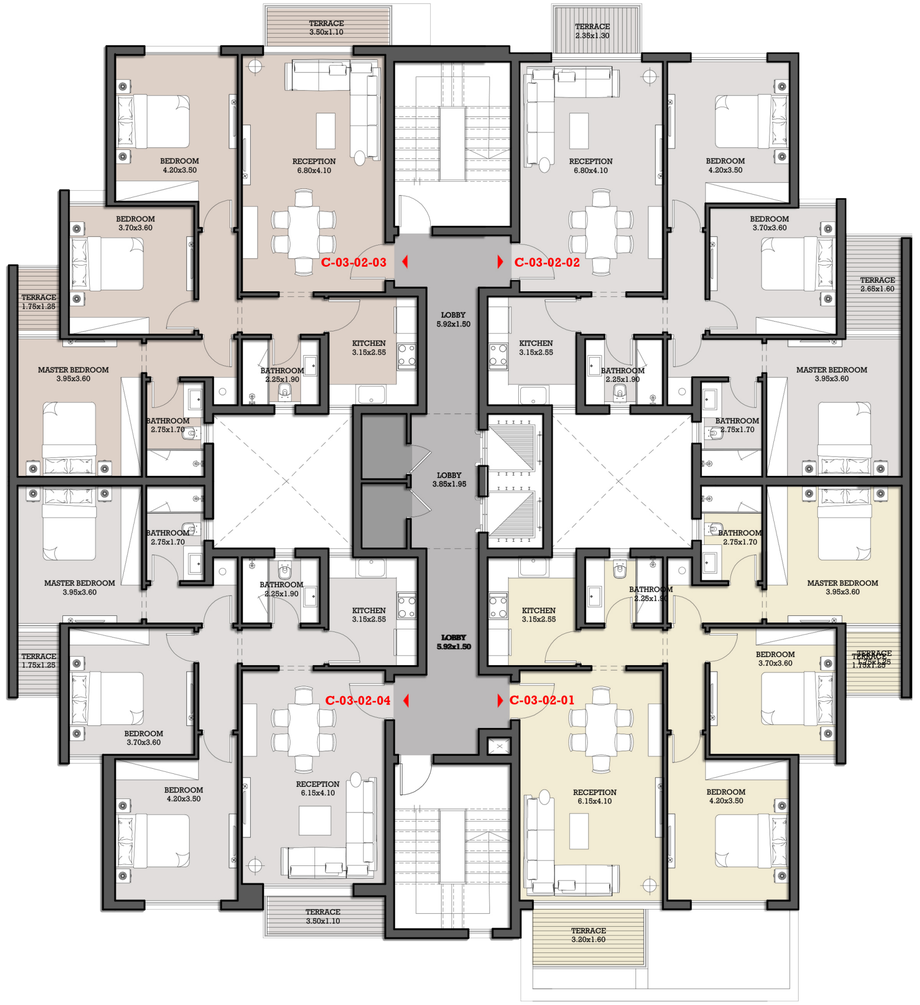
C-03-02-01 : **161M²**

C-03-02-02 : **160M²**

C-03-02-03 : **160M²**

C-03-02-04 : **154M²**







07

Finishing *Specs*


B2




B2







Our Success *Partners*

We exclusively and skillfully picked all of our property owners and affiliates to only partner with the best entities to ensure we meet the benchmark of our aspirations.

Our collaborative spirit and desire to grow will help us achieve the goals we set together hand in hand.



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