akam®
Developments

Scenario
NEW CAPITAL


the best case Scenario



Ever experienced a dreamlike life style, like you truly have everything ...
Welcome to Scenario, AKAM Development's newest creation. With exceptional services and extraordinary amenities, you can choose your very own scenario and have the power to shape your home.
Live your own magical scenario and experience a life of unlimited opportunities.
Forget the challenges of the real world and step into your own selected SCENARIO.

The Scenario spirit





Let us introduce ourselves

AKAM addresses the needs and priorities of its clients and partners. Our objective is to become one of the leading real-estate developers in the region building happiness-based communities.
Led by board members with an impressive track record in real-estate development and in collaboration with; Al-Muhaid Group, one of the largest Engineering Consulting firms in the Middle East and a leading financial entity; Faisal Islamic Bank, AKAM promises to offer exceptional quality and a unique experience to its clients through every project it develops.
The New Capital represents a new era in urban development, AKAM takes the initiative to capitalize on this opportunity by designing projects to build optimized communities offering the highest return on investment to its clients.
Through offering a unique state-of-the-art residential communities, turning your house into a home; AKAM builds communities inspired by your vision of the ideal world based on the belief that luxury and quality are no longer an option but a necessity.



Where will you live?



In the heart of Egypt's New capital R7 area, Scenario offers you a prime location within close proximity to:

- The British University of Egypt
- The Green River
- Expo City
- The Medical City
- The Governmental Complex
- The Central Commercial Zone (Mega Mall)

Welcome to the new Capital



The real-estate market in Egypt has been booming for the last few years. The strong demand and positive market conditions are opening vast investment opportunities and attracting investors from all over the world.
The new capital offers a luxurious lifestyle as well as better working environment through its residential and administrative buildings, providing ease of access and comfort through a prime location.

It gives hope for a better future by creating new job opportunities and easing congestion in greater Cairo.
The new administrative and financial capital will house ministries, governmental institutions, private corporations and foreign embassies. It will include almost 21 residential districts, 2,000 educational institutions and more than 600 health care facilities.




Impressive



You decide on the things you need.





Scenario was built based on the concept of creating a relaxing and refreshing environment that provides you with all your needs while maintaining a sense of home and security.
The range of facilities on board are exceptional as we have thought of everything you might need and more to offer you a full range of facilities that will leave you craving for nothing.
From a clubhouse, to an indoor swimming pool, to libraries and cinemas, we have it all!







Commercial Area





Forget about traffic and the time wasted.

Scenario's commercial area offers you a variety of stores and services catering to your every need.

Central Kitchen



Too much time in the kitchen..
Enjoy some hassle-free time with your loved ones instead.

Scenario's central kitchen is at your service, catering a variety of home-made meals delivered to your doorstep.











Pedestrian Lanes

Scenario offers you safe, traffic free roads.

A morning run or an afternoon stroll with the family, no need to stress.

The street are yours once more.





Scenario's kids area has everything a child could dream of. With a range of activities designed for their physical and mental development, playing has never been more fun.

The Problem will be getting them to leave!



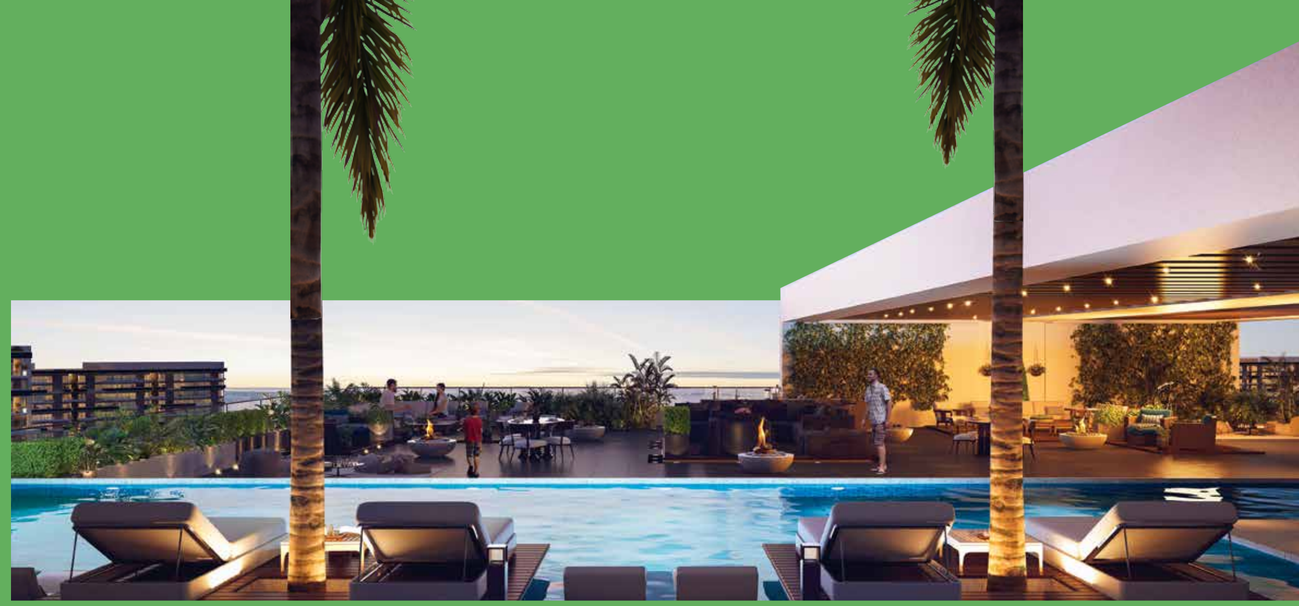
Kids Area



Rooftop Pool & Lounge







Take a dip with your family and enjoy the amazing view from our exceptional rooftop facilities.

Rain or shine, enjoy an all-year-round plunge in our indoor and outdoor featured pools.

Fitness & Recreational facilities



Hit those cardio sessions while enjoying a lavishing view or keeping an eye on your little ones.

Blend in with nature through a relaxing yoga session.

Scenario's fitness & recreational facilities offer you the best of both worlds.

Amphitheatre



Summer concert season is one of the best times of the year to be a music lover. Nothing beats spending the day outside watching your favourite bands perform while spending time with great friends, delicious food and unbelievable scenery.





The open air Amphitheatre is the best way to experience your favourite music, plays, recitals or shows surrounded by the great outdoors.



A blast from the past or a trending movie in mind, Scenario's featured private cinema has got you coverd.

Enjoy quality time with your loved ones within a walking distance from your home.



Private Cinema

Kitchen with Landscape View

Never a dull moment in the kitchen again.

Scenario's units provide kitchens with a view guaranteeing a relaxed environment where cooking becomes a passion again.



Library & Study Areas



Need to catch up on some reading or preparing for a final exam. At Scenario you can do both easily in our dedicated library and study area.

Use the library and study area to eliminate all distractions or make new friends.





Hassle free Events

A special occasion coming up..

Our dedicated events management team is there to give you heads up and arrange with you celebrating happy moments with your loved ones.





Outdoor Cinema

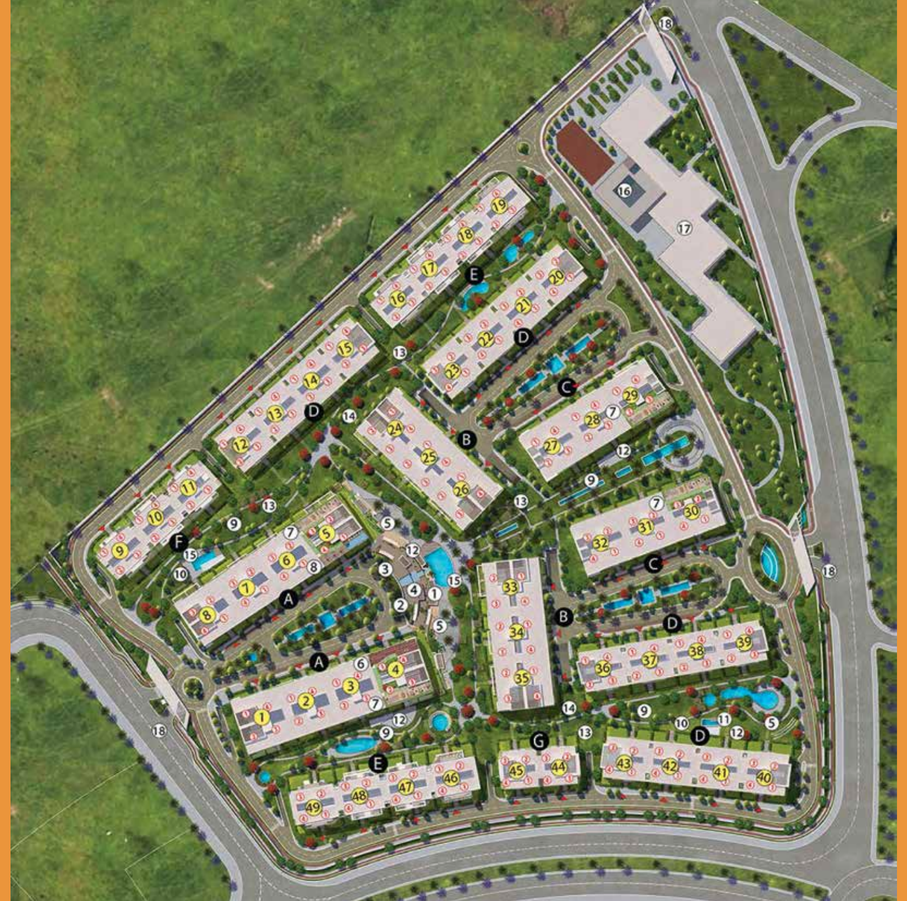


Some things are most definitely better outdoors..

A romantic movie under the stars or comedy time with the family, end up your day in a unique way in our outdoor cinema.


Majestic

1 Clubhouse
2 Central Kitchen
3 Central Service Area
4 Indoor Swimming pool
5 Amphitheatre
6 Rooftop Gym
7 Rooftop Garden
8 Rooftop Pool
9 Relaxation Area
10 Gym
11 Kids Swimming Pool
12 Reading Area
13 Barbecue Area
14 Yoga Area
15 Swimming Pool
16 Mosque
17 Commercial
18 Entrance Gate



Scenario
NEW CAPITAL

Scenario was built based on the concept of creating a relaxing environment that provides you with all your needs while maintaining a sense of home and security.

Offering minimal built-up space guaranteeing exceptional views.

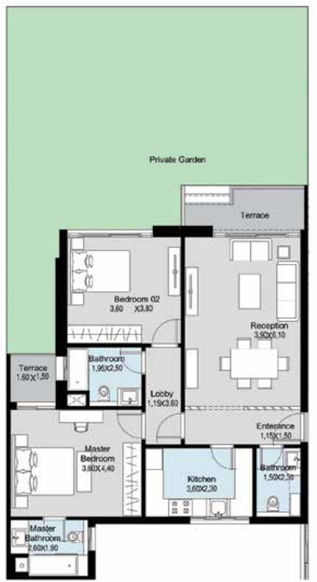

80%
Greenery


Clubhouse

AREA 131 M²

SPACE NAME	AREA
RECEPTION	3.70 X 5.40
TERRACE	1.45 X 3.70
GUEST BATHROOM	2.50 X 1.50
KITCHEN	2.80 X 3.40
MASTER BEDROOM	4.05 X 3.70
MASTER BATHROOM	1.90 X 2.75
TERRACE	1.50 X 1.80
BEDROOM	3.80 X 3.40
BATHROOM	1.70 X 2.45



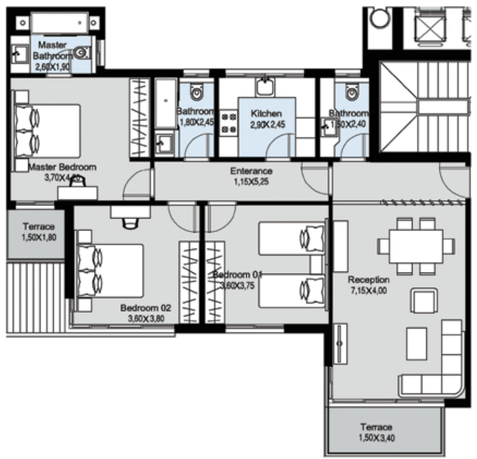


AREA 136 M²

SPACE NAME	AREA
ENTRANCE	1.15 X 1.50
RECEPTION	3.90 X 6.10
TERRACE	3.90 X 1.40
BEDROOM	3.60 X 3.80
BATHROOM	1.90 X 2.50
LOBBY	1.15 X 3.60
MASTER BEDROOM	3.60 X 4.40
MASTER BATHROOM	2.60 X 1.90
TERRACE	1.60 X 1.50
KITCHEN	3.60 X 2.30
GUEST BATHROOM	1.50 X 2.30

AREA 154 M²

SPACE NAME	AREA
RECEPTION	7.15 X 4
TERRACE	1.50 X 3.40
GUEST BATHROOM	1.50 X 2.40
KITCHEN	2.90 X 2.45
BATHROOM	1.80 X 2.40
MASTER BEDROOM	2.60 X 1.90
MASTER BATHROOM	3.70 X 4.20
TERRACE	1.50 X 1.80
BEDROOM 02	3.60 X 3.80
BEDROOM 01	3.60 X 3.75
CORRIDOR	1.15 X 5.25





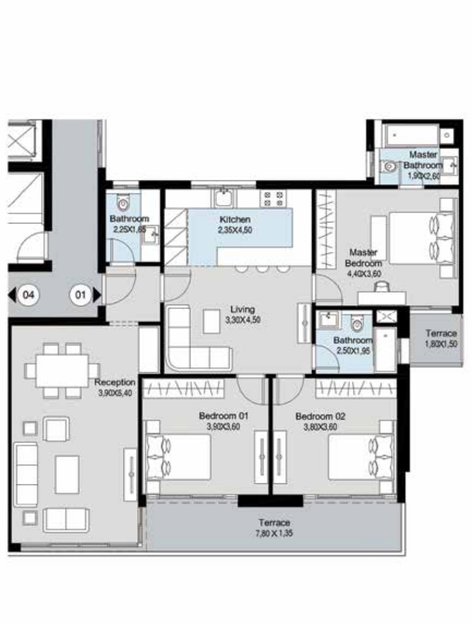
AREA 178 M²

SPACE NAME	AREA
RECEPTION	3.90 X 6.40
TERRACE	1.40 X 4.00
BEDROOM 01	3.90 X 3.60
BEDROOM 02	3.80 X 3.60
LIVING ROOM	3.30 X 4.50
BATHROOM	2.50 X 1.90
TERRACE	1.50 X 1.60
MASTER BEDROOM	4.40 X 3.60
MASTER BATHROOM	1.90 X 2.60
KITCHEN	2.35 X 4.50
GUEST BATHROOM	2.25 X 1.65

AREA 182 M²

SPACE NAME	AREA
RECEPTION	8.35 X 3.90
TERRACE	1.50 X 2.70
BEDROOM 01	3.60 X 3.90
BEDROOM 02	3.60 X 3.80
LIVING ROOM	4.50 X 3.30
BATHROOM	1.95 X 2.50
TERRACE	1.40 X 1.50
MASTER BEDROOM	3.60 X 4.40
MASTER BATHROOM	2.60 X 1.90
KITCHEN	4.50 X 2.35
GUEST BATHROOM	1.65 X 2.40





AREA 187 M²

SPACE NAME	AREA
RECEPTION	3.90 X 6.40
TERRACE	7.80 X 1.35
BEDROOM 01	3.90 X 3.60
BEDROOM 02	3.80 X 3.60
LIVING ROOM	4.50 X 3.30
BATHROOM	1.95 X 2.50
TERRACE	1.80 X 1.50
MASTER BEDROOM	3.60 X 4.40
MASTER BATHROOM	2.60 X 1.90
KITCHEN	4.50 X 2.35
GUEST BATHROOM	1.65 X 2.25

AREA 192 M²

SPACE NAME	AREA
RECEPTION	3.90 X 8.10
TERRACE	1.40 X 4.00
TERRACE	1.50 X 3.00
BEDROOM 01	3.90 X 3.60
BEDROOM 02	3.80 X 3.60
LIVING ROOM	4.50 X 3.30
BATHROOM	1.90 X 2.50
TERRACE	1.60 X 1.50
MASTER BEDROOM	3.60 X 4.40
MASTER BATHROOM	2.60 X 1.95
KITCHEN	4.50 X 2.35
GUEST BATHROOM	1.65 X 2.40





AREA 197 M²

SPACE NAME	AREA
ENTRANCE	1.55 X 2.40
RECEPTION	3.90 X 6.35
TERRACE	3.90 X 1.30
BEDROOM 01	3.90 X 3.60
BEDROOM 02	3.80 X 3.60
TERRACE	3.00 X 1.30
BATHROOM	1.95 X 2.50
LOBBY	1.10 X 2.55
STORAGE	1.15 X 1.10
MASTER BEDROOM	3.60 X 4.40
MASTER BATHROOM	2.60 X 1.90
DRESSING ROOM	1.50 X 4.40
KITCHEN	3.80 X 2.40
GUEST BATHROOM	1.65 X 2.40
LIVING ROOM	3.70 X 3.80

AREA 206 M²

SPACE NAME	AREA
ENTRANCE	1.45 X 5.30
RECEPTION	3.90 X 6.35
TERRACE	3.90 X 1.40
BEDROOM 01	3.90 X 3.60
BEDROOM 02	3.80 X 3.60
TERRACE	4.10 X 1.40
BATHROOM	1.90 X 2.50
LOBBY	1.15 X 2.50
STORAGE	1.15 X 1.10
MASTER BEDROOM	3.60 X 4.40
MASTER BATHROOM	2.60 X 1.90
DRESSING ROOM	1.50 X 4.40
KITCHEN	3.80 X 2.40
GUEST BATHROOM	1.65 X 2.40
LIVING ROOM	3.70 X 3.80



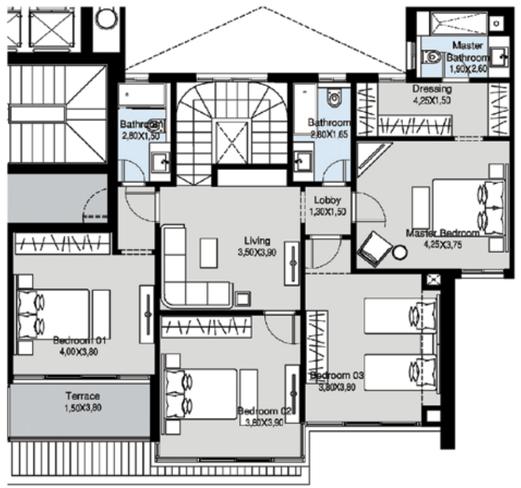


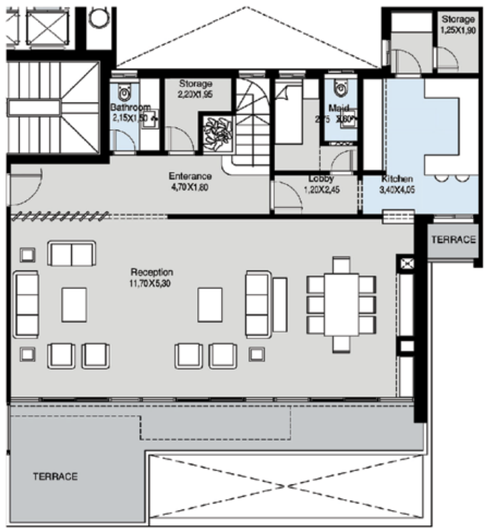
AREA 255 M²

SPACE NAME	AREA
ENTRANCE	1.55 X 5.50
RECEPTION	3.90 X 6.80
DINING	4.00 X 3.05
TERRACE	2.95 X 1.20
TERRACE	1.20 X 2.80
BEDROOM 01	3.60 X 3.75
BEDROOM 02	3.60 X 3.90
BEDROOM 03	3.60 X 3.90
TERRACE	1.50 X 2.95
BATHROOM	2.05 X 2.10
BATHROOM	1.80 X 2.10
MASTER BEDROOM	3.75 X 3.80
MASTER BATHROOM	2.55 X 1.80
DRESSING ROOM	1.80 X 2.55
KITCHEN	4.60 X 2.70
MAIDS ROOM	2.20 X 1.60
GUEST BATHROOM	1.60 X 1.75
LIVING ROOM	3.85 X 3.90

AREA 368 (A) M²

SPACE NAME	AREA
TERRACE	1.50 X 3.80
BEDROOM 01	3.80 X 4.00
BATHROOM	1.50 X 2.80
BATHROOM	1.65 X 2.80
LIVING ROOM	3.90 X 3.50
LOBBY	1.50 X 1.30
MASTER BEDROOM	3.75 X 4.25
DRESSING ROOM	1.50 X 4.25
MASTER BATHROOM	1.90 X 2.60
BEDROOM 02	3.90 X 3.80
BEDROOM 03	3.80 X 3.80



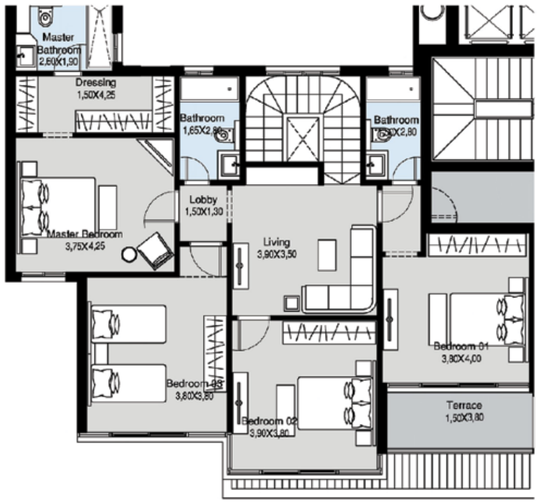


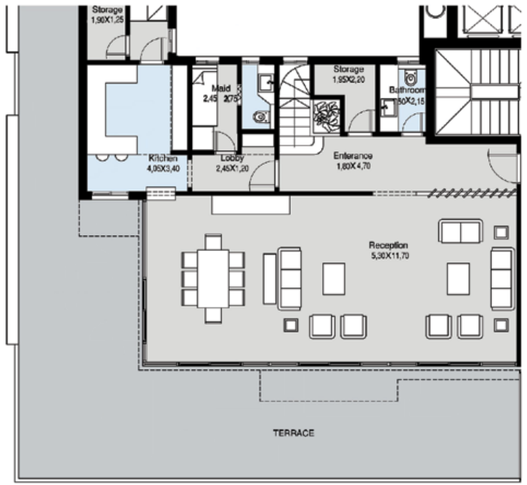
AREA 368 (B) M²

SPACE NAME	AREA
ENTRANCE	4.70 X 1.80
RECEPTION	11.70 X 5.30
TERRACE	1.55 X 1.05
GUEST BATHROOM	2.15 X 1.50
STORAGE	2.20 X 1.95
MAIDS ROOM	2.60 X 2.50
LOBBY	1.20 X 2.45
KITCHEN	3.40 X 4.05
STORAGE	1.25 X 1.90
TERRACE	11.80 X 1.85
	3.40 X 3.80

AREA 451 (A) M²

SPACE NAME	AREA
TERRACE	1.70 X 3.80
BEDROOM 01	3.80 X 4.00
LOBBY 1	1.80 X 1.05
BATHROOM	1.50 X 2.80
LIVING ROOM	3.90 X 3.50
BEDROOM 02	3.90 X 4.00
BEDROOM 03	3.80 X 4.15
LOBBY 3	1.20 X 0.95
LOBBY 2	1.50 X 1.30
BATHROOM	1.65 X 2.80
MASTER BEDROOM	3.75 X 4.25
DRESSING ROOM	1.50 X 4.25
MASTER BATHROOM	1.90 X 2.60





AREA 451 (B) M²

SPACE NAME	AREA
ENTRANCE	1.80 X 4.70
RECEPTION	5.30 X 11.70
GUEST BATHROOM	1.50 X 2.15
STORAGE 1	1.95 X 2.20
MAID ROOM	2.45 X 2.75
LOBBY	2.45 X 1.20
KITCHEN	4.05 X 3.40
STORAGE 2	1.90 X 1.25
STORAGE 3	1.90 X 1.25
TERRACE	15.90 X 3.45
	3.85 X 5.45
	1.95 X 6.30


Breathtaking