

TRIANGLE

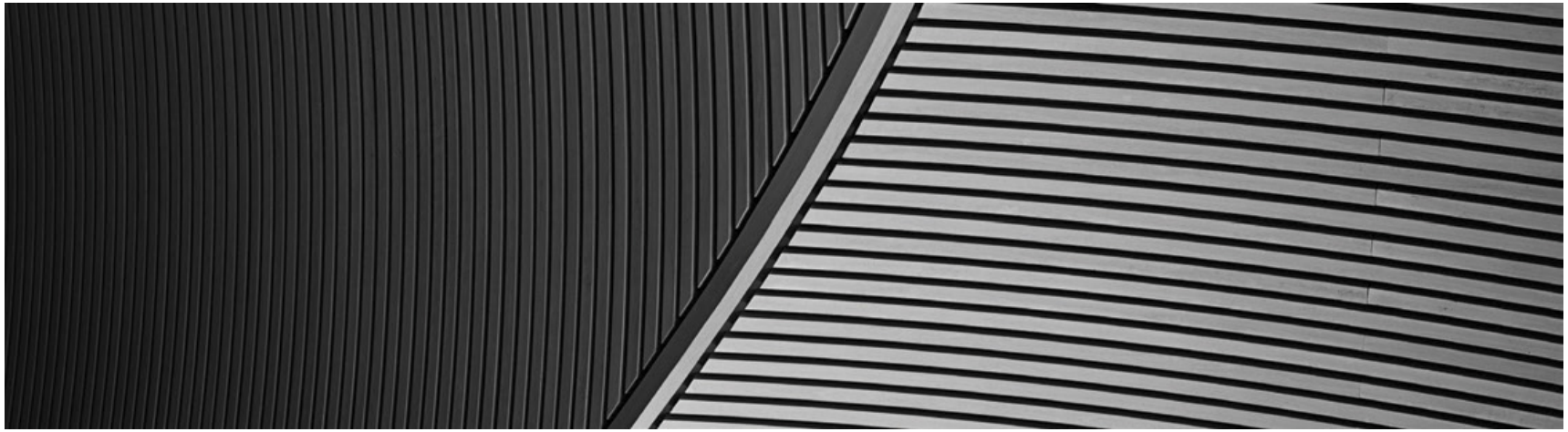
BRIEF

WATERWAY.

ABOUT US

Welcome to Waterway, where excellence meets innovation. At Waterway, we believe in the power of the right formula. With a meticulous blend of expertise, creativity, and vision, we bring to life the finest real estate developments across the globe.

Our success lies in our commitment to perfection. From the selection of the finest locations to the meticulous curation of designs and experiences, we ensure that every project embodies sophistication, luxury, and timeless elegance. With the right people at our core, we pride ourselves on delivering unparalleled quality and craftsmanship in every endeavor.



THE RIGHT *formula*

Triangle is more than just a residential community;

It's a lifestyle destination...

Project Features:

- **Villas :** Elegantly crafted residences with custom interiors and a seamless blend of indoor and outdoor living.
- **Exclusive Park Mansions:** 15 masterfully crafted residences with premium amenities, designed for ultimate privacy and luxury.
- **Serviced Apartments:** Convenient living options for residents and guests.
- **My Otel:** A signature hospitality experience by Waterway.
- **Commercial & Office Spaces:** Vibrant hubs for business and retail.
- **Clubhouse:** Designed to offer social, recreational, and wellness facilities.



Project Information

-TOTAL PROJECT AREA: 237 Feddan

-FOOTPRINT: 13 %

-CENTRAL PARK: 48 Feddan

(One of The 5 Largest Central Parks Within Urban Communities at The Level of Cairo) M.P.C

-MAIN CLUB HOUSE

-HOTEL: 3.6 Feddan

-HOTEL APARTMENTS: 8 Feddan

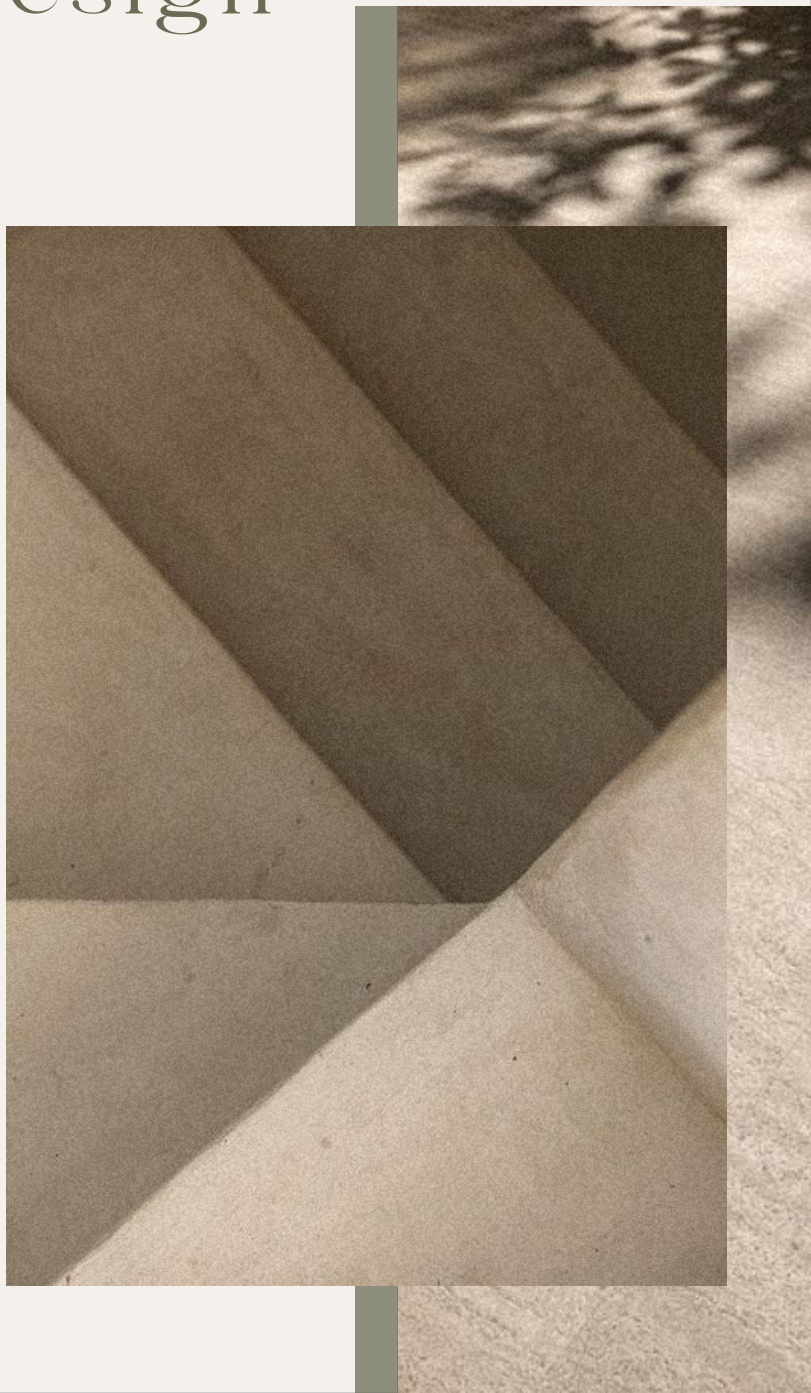
-COMMERCIAL, ADMINSTRATIVE & CLINICS: 7.8 Feddan

-DELIVERY 4 YEARS

-PAYMENT PLAN UP TO 8 YEARS



A Masterpiece of Design and Nature



- 743 Exquisite Villas: Offering 10 distinctive prototypes of standalone villas, Twin Villas & Town Villas

- 15 Special Edition Villas: Special Design with Unique features, unparalleled views (Park Mansions)

- Green Island Concept: 80% of the project is dedicated to landscapes and water features, bringing nature to your doorstep.

- Signature Green park: A stunning greenery corridor stretches across the entire project, enhancing connectivity and tranquility.

Concept Masterplan

Hotel

15,225 m2

3.6 acre

Serviced Apartments

34,079 m2

8 acre



Services

Mixed-us Commercial, Admin and Clinics

32,831 m2

7.8 acre

Location: https://maps.app.goo.gl/CKgNajZ6gzehy2P4A?g_st=com.google.maps.preview.copy



PROJECT TYPES

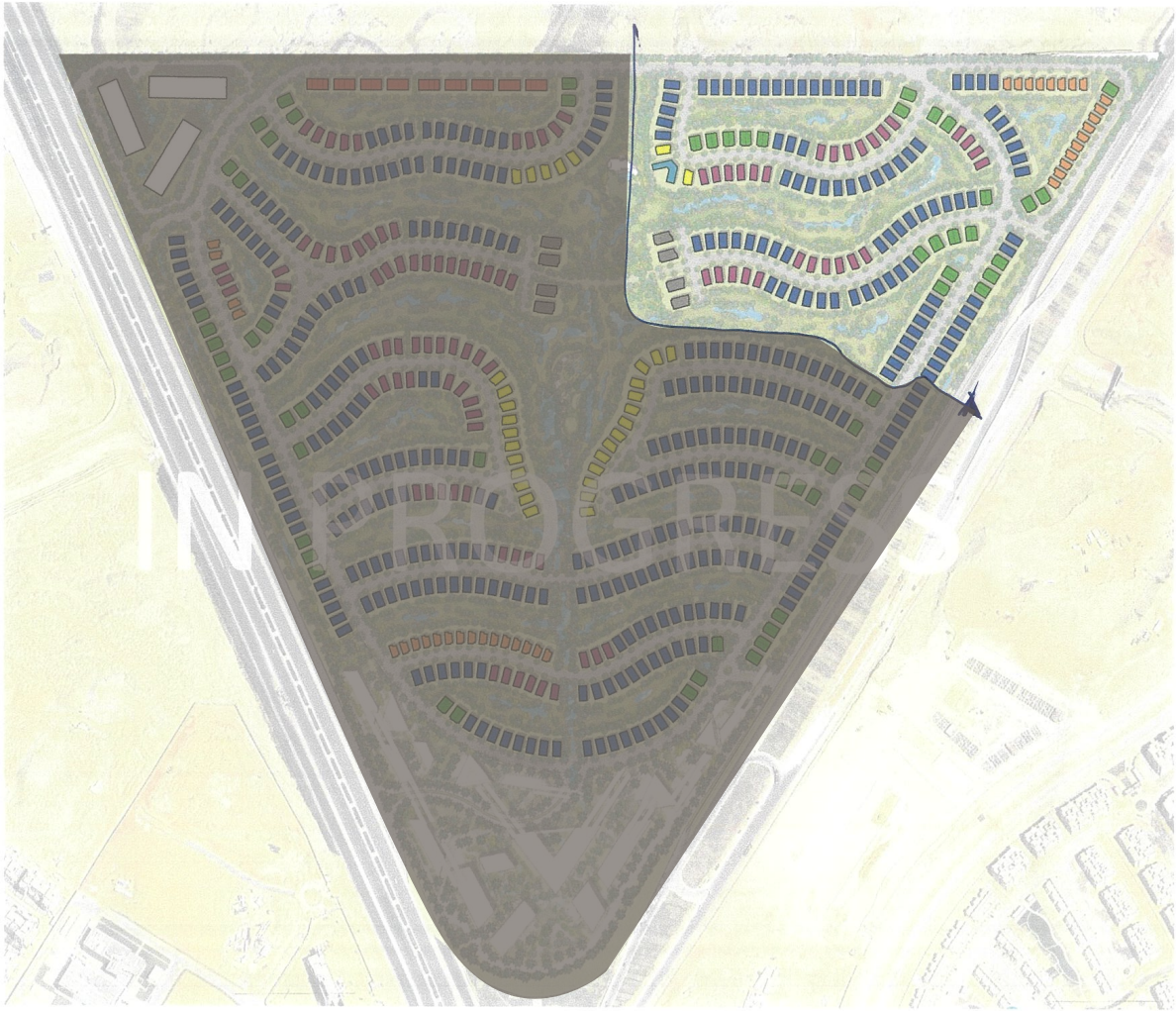
TYPE	TOTAL UNITS
PARK MANSION	15
VILLA	566
TWIN VILLA	126
TOWNHOUSE	36
TOTAL	713

TYPE	BUA		LAND AREA	
	FROM	TO	FROM	TO
VILLA	366 M^2	516 M^2	384 M^2	840 M^2
TWIN VILLA	306 M^2	322 M^2	327 M^2	460 M^2
TOWNHOUSE	207 M^2	285 M^2	206 M^2	304 M^2

TYPE	GROUND, FIRST & PENTHOUSE	GROUND & FIRST
VILLA	●	●
TWIN VILLA	●	●
TOWNHOUSE	●	●

Concept Product Mix

- Special Design
- V2 Villa
- V3 Villa
- V4 Villa
- V5 Villa
- TO Villa
- TW Villa



Location: https://maps.app.goo.gl/CKgNajZ6gzehy2P4A?g_st=com.google.maps.preview.copy






T 001
T 002


003












V2-02
V2-03





WATERWAY.