nile BOULEVARD

Project BY

nile DEVELOPMENTS


FRANCE IS CLOSER
Than You
Imagine



INTRODUCING
A NEW ERA

Of Sustainable Integration
Revolutionizing The Face Of New Cairo

Nile Developments presents its latest architectural gem; a French-inspired masterpiece, promising a signature lifestyle where life, work and joy fully align at your doorstep in one inspiring ambience, straight in the heart of New Cairo.

A BREAKTHROUGH VISION

Reminiscent Of France's Timeless Elegance

Nile Boulevard is a revolutionary landmark, boldly designed to break free from common urban problems including traffic congestion, high pollution levels and lack of services which negatively impact one's well-being, productivity levels, as well as overall quality of life. With an eye on sustainability and a commitment to stir a wave of positive change, Nile Developments launched its latest ever-green masterpiece as an ultimate solution. By conducting extensive research to unlock clients' future demands, the residential destination was conceived to set a new benchmark in integrated distinction, fulfilling the rising demand on a community-centric model that smartly combines work, services, entertainment and nature under one impressive roof. Nile Developments board of Directors went the extra mile to intertwine residential exclusivity with environmental consciousness, dictating a healthier lifestyle, perfected by France's unique architectural style. Moreover, the pioneering development was expertly planned to fully deliver a smart walkability philosophy that makes world-class amenities accessible on foot within 3 to 5 minutes.





A SELF-SUFFICIENT MASTERPIECE

Where Everything Connects Through Nature

From afar, Nile Boulevard's masterplan looks like a French interconnected city. Up-close, the signature destination is a fully integrated world on 29 acres, manicured around a breathing Central Park – away from traffic congestion, pollution and wasted time. Residents get to enjoy remarkable top-class services, within 3 to 5 minutes on foot, right next to their homes.

Embodying the intricate details of French sophistication while offering a signature collection of functional semi-finished or fully-finished units, Nile Boulevard is a blueprint of comprehensive living, bringing homeowners closer to worlds of privacy, year-round enjoyment and peace of mind.

French Elegance Is aWay of Life

IT'S ABOUT ENJOYING THE SIMPLE PLEASURES

And Taking the Time to See Beauty in Everything Around.

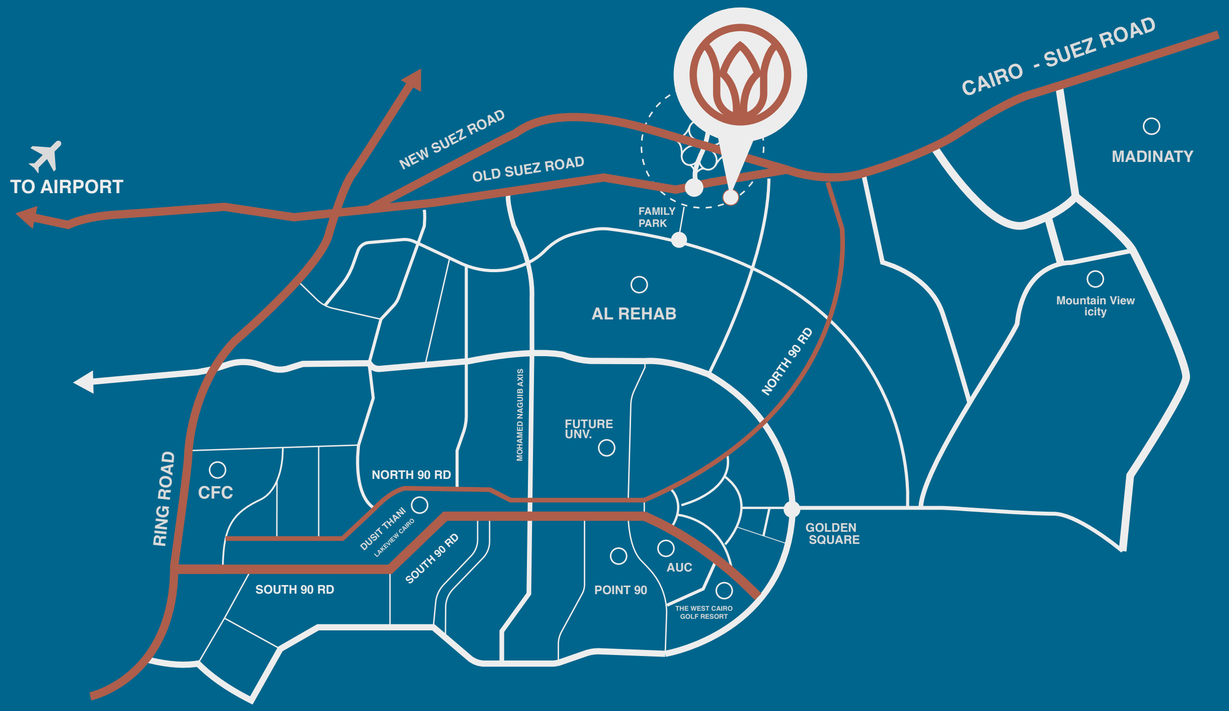


Proximity & Location

WORLDS OF PRIVACY

well-connected with everywhere.

Nile Boulevard crowns a prime location in the beating heart of New Cairo, promising worlds of uninterrupted privacy, as well as unrivaled interconnectivity, like no other destination. Directly poised on Suez Road, the masterpiece allows you to enjoy hassle-free accessibility to any point in Greater Cairo -without having to commute far.



1 min **FAMILY PARK**

2 min **MOHAMED NAGUIB AXIS**

2 min **AL REHAB**

11 min **MADINATY**

10 min **AUC**

10 min **CAIRO AIRPORT**

16 min **THE NEW ADMINISTRATIVE CAPITAL**

Breaking New Grounds

AN ACTIVE LIFESTYLE

Where Everything Comes Alive on Foot.





Walkability

A 3 TO 5 MINS PHILOSOPHY

for ultimate wellbeing

Nile Boulevard is smartly planned to reduce reliance on cars while amplifying the benefits of daily activity as an integral part of its community's lifestyle. Therefore, the destination's core foundation mimics a journey of non-stop discovery, thanks to a pioneering philosophy that brings accessibility alive of world-class amenities, breathtaking nature, non-stop enjoyment and work productivity only 3 to 5 minutes away, on foot. Ideal for brisk walks, recreational jogs or biking in safe trails, everything you possibly imagine exists in Nile Boulevard, under one roof, at your doorstep.

Breaking New Grounds

A CENTRAL PARK

Generating Mindful Recreation.



AN EVER-GREEN CENTRAL PARK

Bringing Residents Closer to Nature & One Another.

Nile Boulevard's Central Park takes sustainability and ultimate recreation to a whole new level. Boasting towering trees and manicured landscapes with ideal seating arrangements -under the sun and in the shade-, the park is the destination's ever-green heart, always beating with exciting possibilities for the whole family. Designed as a gathering point for the community, the park is an open invitation for people to exercise, meditate, relax or simply connect in awe-inspiring settings where the grass is always greener. With a variety of signature amenities including sporting-pods, biking and walking paths, playgrounds and barbecue areas, the Central Park promises a transformative effect on the community's well-being while fostering a sense of belonging to a naturally-inspired world.



EVERYTHING YOU IMAGINE & MORE TO CALL HOME



The perfect environment for kids' entertainment

Barbecue areas for outdoor enjoyment

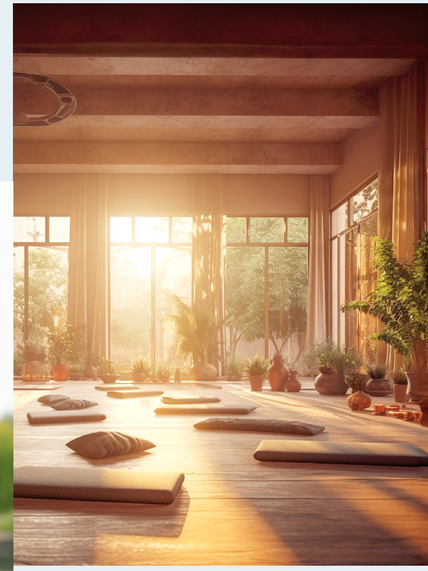




Sporting courts for an active lifestyle

Biking trails for non-stop discovery





Relaxation zones for mindful moments

EVERYTHING YOU IMAGINE & MORE TO CALL HOME



Pools & Water Features

Jogging Track





Outdoor gym & Fitness station

Dog Park





Nursery

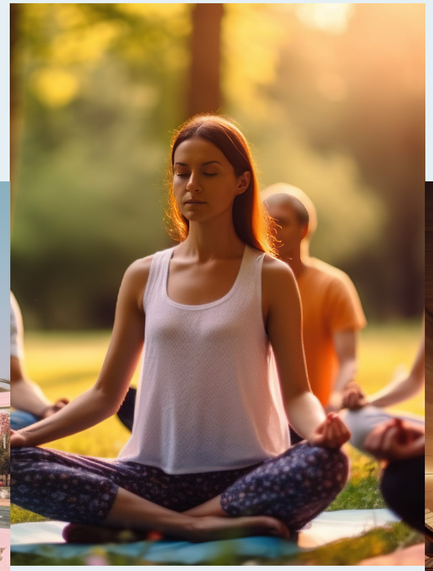
EVERYTHING YOU IMAGINE & MORE TO CALL HOME



Retail Stores

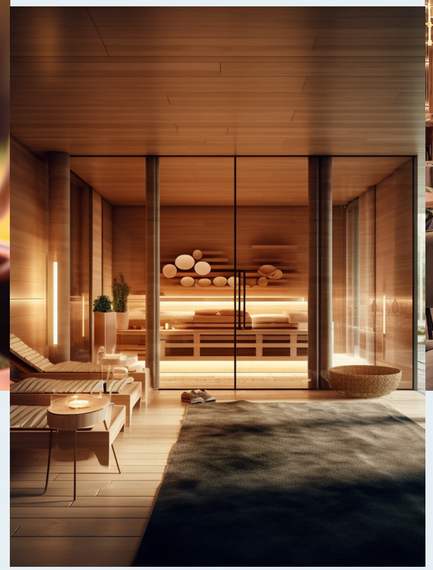
Events Area





Yoga & relaxation area

Spa & Wellness Center





Restaurants

Breaking New Grounds

AN AUTHENTIC

Architectural Style Nostalgic Of French Elegance.



A FRENCH MASTERPIECE BY DESIGN.



Nile Boulevard's architectural style captures a unique French aesthetic where intricate details and ultimate sophistication combine to truly speak volumes. Characterized by perfectly aligned facades and a harmonious use of symmetry, Nile Boulevard stands as a true testament to contemporary elegance where minimalist grandeur meets modern-day functionality at its best. Nostalgic of a memorable walk in Paris, Nile Boulevard's buildings with their inescapable charm evoke timeless sentiments of opulence, guaranteeing to wow residents and visitors alike, truly looking for an original place to belong.

A Signature Living Experience

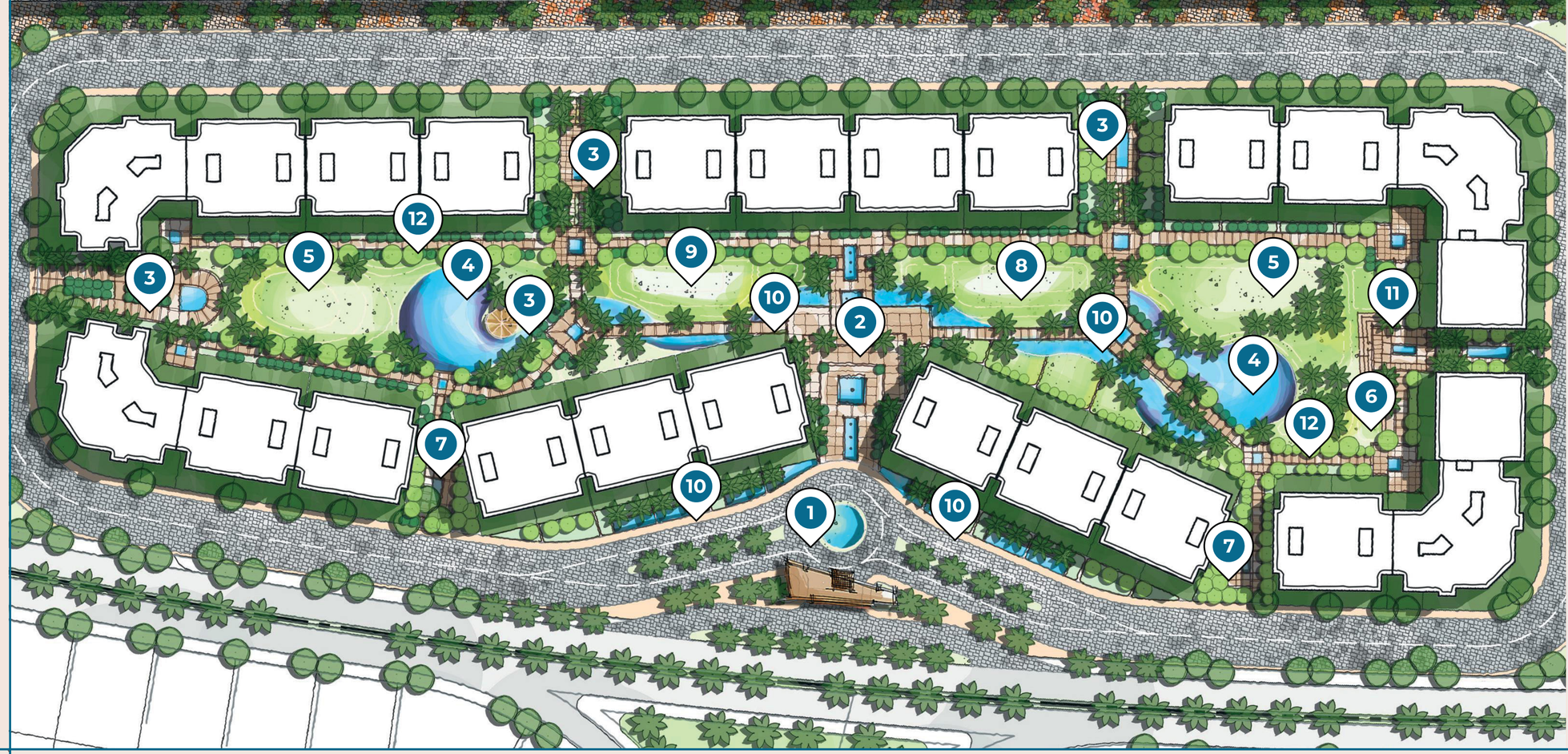
AS DIVERSE AS YOUR IMAGINATION.



MASTERPLAN



AMENITIES



1 Fountains	2 Main Plaza	3 Gathering Area/Events Plaza	4 Pools & Lakes
5 Multi Uses Lawn Area	6 Kids Play Ground	7 Reading Area	8 Outdoor Gym
9 Yoga & Meditation	10 Water Features	11 Sitting Steps	12 Jogging Track

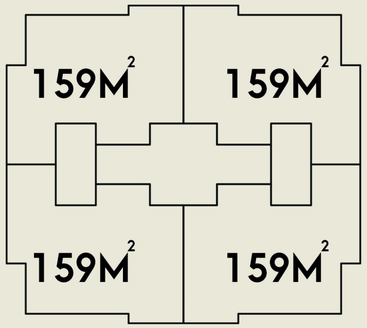


At Nile Boulevard, there is no dream too big or small to come to perfect life. The destination's residential component is smartly characterized by a signature collection of unit types to suit every need and budget. From opulent Sky Villas that boast panoramic views on the Central Park, Spacious Garden Villas that invite natural scenery inside to contemporary apartments that combine modern-day comfort with absolute functionality.

IMPECCABLE UNIT SPACES

for every need & lifestyle.

TYPE - A - TYPICAL FLOOR

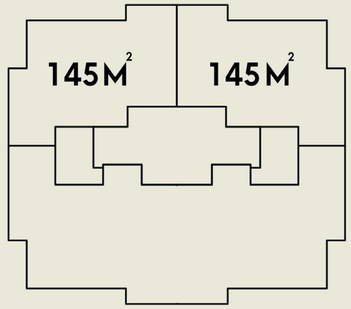


159 m²

3 Bedroom Apartment

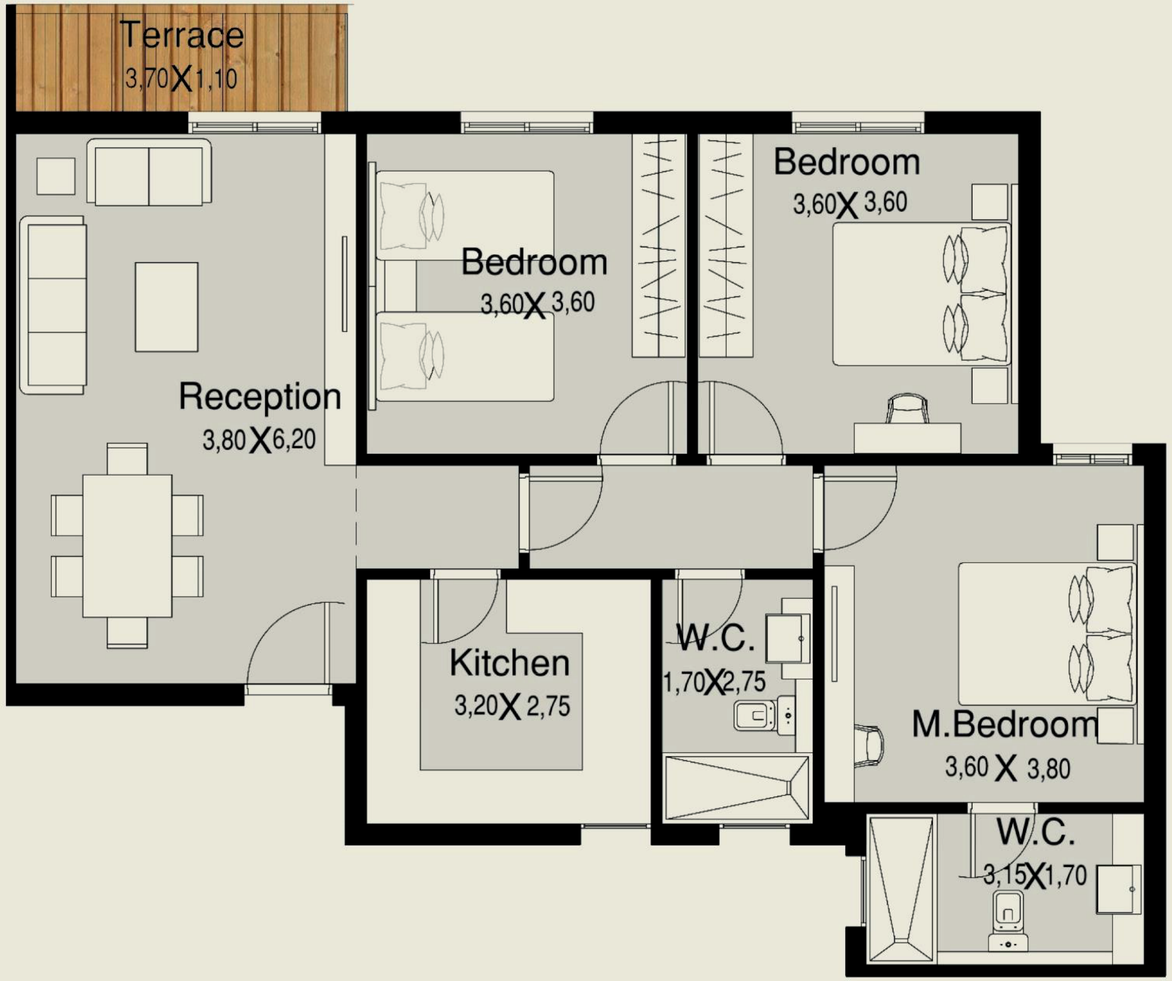


TYPE - B - TYPICAL FLOOR



145 m²

3 Bedroom Apartment



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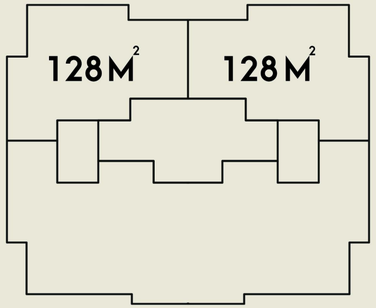
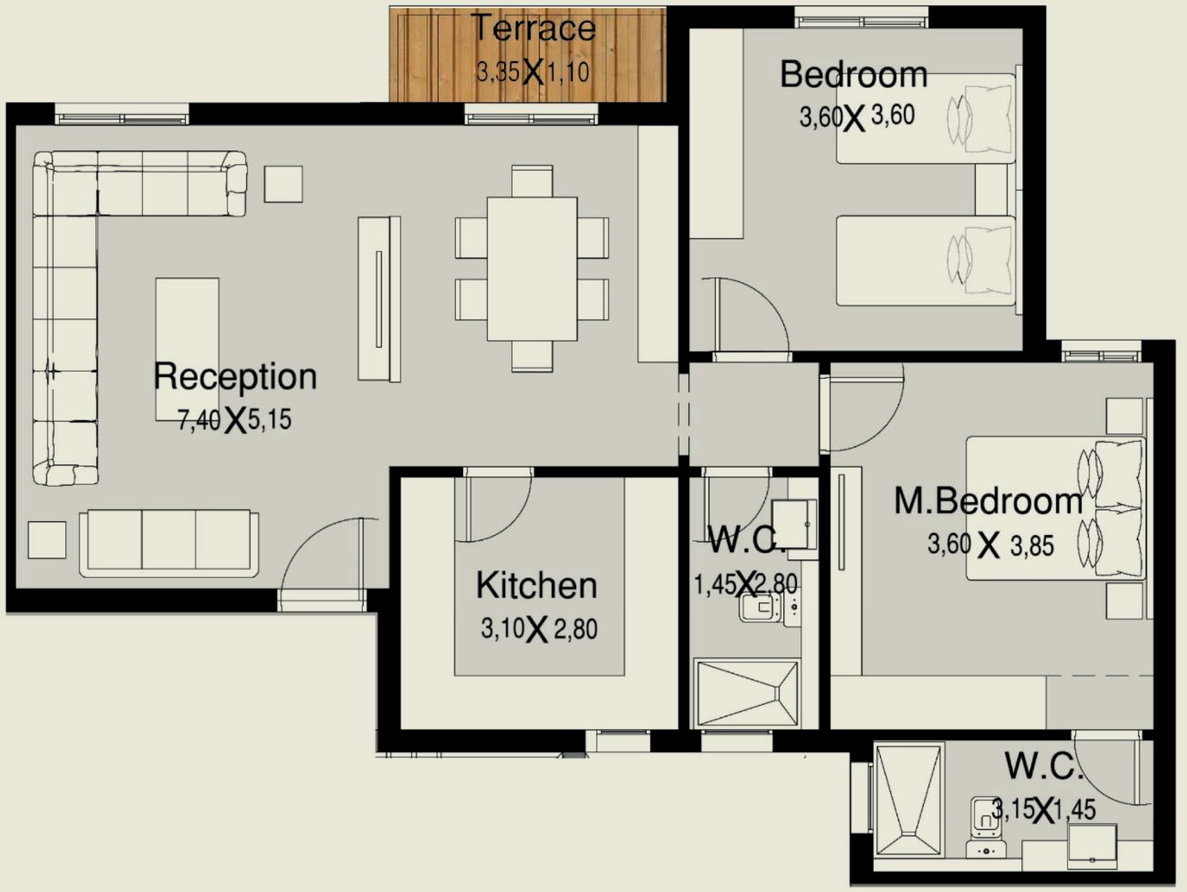
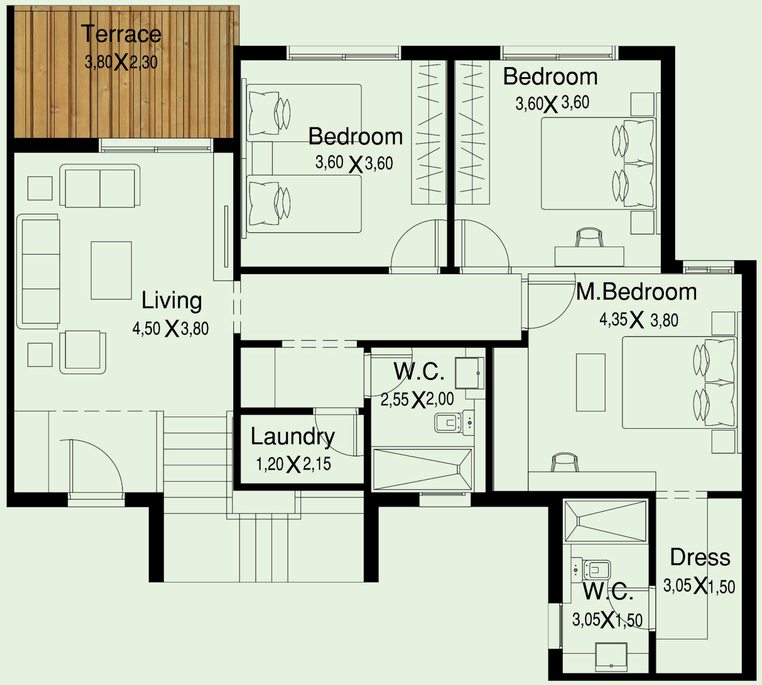




128 m²

2 Bedroom Apartment





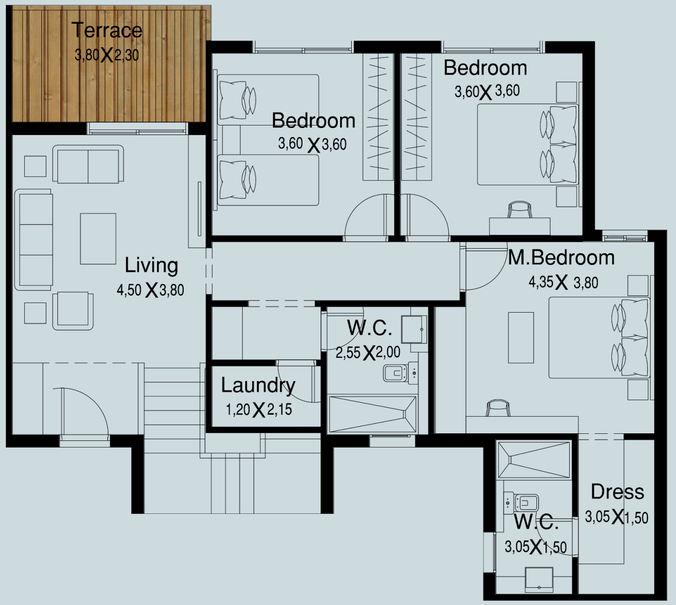
318 m²

GARDEN VILLA

4TH FLOOR



5TH FLOOR



318 m²

SKY VILLA

Semi-finished &
Fully Finished units

QUALITY FINISHING

To Your Preference

Nile Boulevard ensures to create a seamless delivery experience, catered to each client's preference. Therefore, units are available fully-finished for those searching for a swift delivery and an instant moving in experience while ensuring fast rental options if looking for lucrative investment opportunities. On the other hand, our semi-finished units are perfected to the finest details, allowing clients to get creative, their way, at their own pace.



Live

WHERE FRANCE HAS FOUND A PERMANENT HOME

With Flexible Payment Terms

The elemental edge of Nile Boulevard lies in a smart alchemy that combines superior amenities, modern-day functionality and unrivaled serenity at a competitive price. Consequently, Nile Developments offers the perfect investment opportunity with a large number of flexible payment plans to cater to its clients.






nile
BOULEVARD
FRANCE IS CLOSER THAN YOU IMAGINE