


SA'ADA
Boutique



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LIFE AT SAADA BOUTIQUE

Imagine Living in a *Boutique Community,* where you are awakened to spectacular views stretching as far as the eye can see, an exquisite haven meticulously designed to foster a serene family life. The entire compound is thoughtfully arranged in clusters, ensuring that every residence enjoys a privileged position overlooking lush landscapes and inviting swimmable lagoons or pools. Beyond the visual splendor, a dedicated cycling and running track weaves through the community, seamlessly connecting each cluster and encouraging an active lifestyle. SAADA BOUTIQUE is more than just a luxury compound; it's a carefully curated environment where young couples and families can lay down roots and build their future together in a place of unparalleled peace and beauty.



Boutique Living, Pratique Thinking

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LOCATION MAP



A Guide to ROAD MAP

20 Min
From Saada New Cairo

18 Min
From AUC

25 Min
From South 90th ST

55 Min
From Ain El-Sokhna

30 Min
From Cairo International Airport

LOCATION MAP



6th SETTLEMENT

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THE MASTERPLAN

MASTERPLAN CONCEPT

12%

FOOTPRINT

***Merging refined architecture* with thoughtful urban planning,**

the development caters to discerning middle-aged homeowners seeking privacy, elegance, and a strong sense of community, The master plan presents a harmonious mix of standalone one-sided villas, townhouses, and family houses, all set within lush green landscapes and a walkable,e pedestrian-friendly layout. The architectural approach emphasizes sophistication, comfort, and seclusion—while thoughtfully integrating spaces that foster connection among residents.



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About LANDSCAPE

88%

LANDSCAPE

AND ROADS FROM THE AREA RESERVED FOR THE RESIDENTIAL

SA'ADA Boutique stands out with its low 12% building footprint, allowing for expansive green spaces and uninterrupted views. Designed for an active, modern lifestyle, it features looping cycling and running tracks, swimmable lagoons, and cluster-based amenities like pools and landscaped recreational zones — all seamlessly integrated to offer a visually harmonious and livable community.

ACTUAL
BEAUTY SHOT



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Looping Cycling Tracks



5000 SQM Clubhouse PLOT AREA



First High-end Outlet Village



Exquisite landescape

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CYCLING AND *RUNNING TRACKS*

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5000 SQM CLUBHOUSE

Spanning 5,000 SQM and only 2,000 SQM BUA, the iconic clubhouse is a lifestyle centerpiece designed to cater to every facet of modern living. It features fine dining venues, elegant social lounges, and a fully equipped business center, perfect for both leisure and professional gatherings. The expansive layout seamlessly integrates indoor and outdoor spaces, offering everything from serene relaxation zones and community lounges to vibrant activity hubs and event venues. Complementing this is a state-of-the-art fitness facility, complete with a modern gym, yoga studios, and luxurious wellness spa and a swimmable lagoon—delivering a holistic health and well-being experience for all residents.

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Outlet VILLAGE

For the first time in Egypt, a high-end outlet village designed with international standards in mind to deliver a premium retail and lifestyle experience in the heart of the community. The destination blends convenience with exclusivity, in an integrated, vibrant commercial hub.

Village Featuring

- Upscale F&B venues and artisanal cafes.
- High-End Boutique retail outlets.
- Gourmet supermarkets.
- Modern co-working spaces and executive business lounges.
- Wellness-focused amenities including spas, beauty salons, and fitness studios.



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Exclusive Residential Boutique

In New Cairo's 6th Settlement

NICHE VILLA

380 SQM

BACKYARD





STREET VIEW

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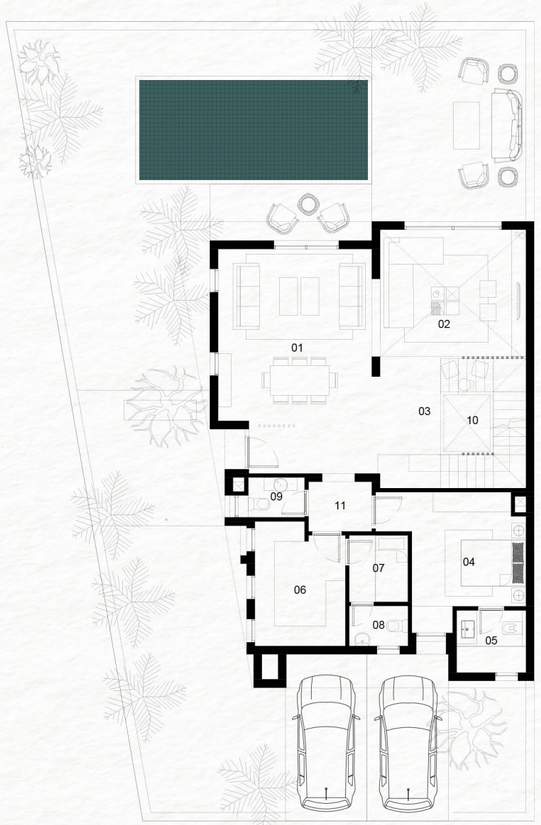
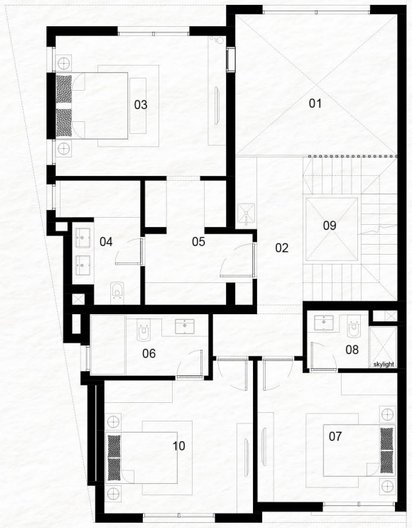


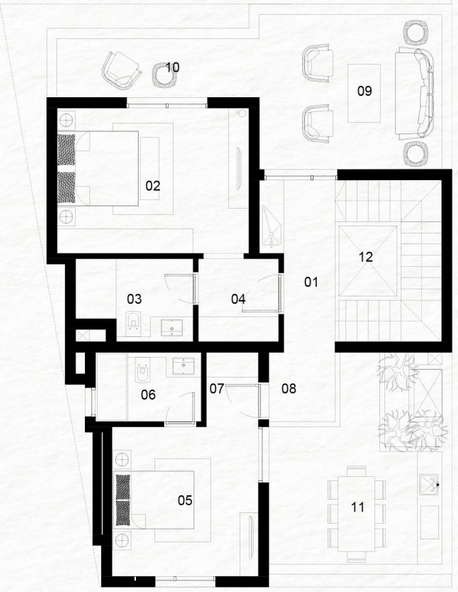
GROUND FLOOR

01	LIVING / DINING	6.75 X 4.70
02	DOUBLE HEIGHT LIVING	3.65 X 4.50
03	STAIRCASE	3.90 X 4.50
04	GUEST ROOM	4.25 X 3.50
05	BATHROOM	1.85 X 2.15
06	KITCHEN	3.30 X 2.75
07	NANNY'S ROOM	2.00 X 1.80
08	NANNY'S BATH	1.20 X 1.80
09	POWDER ROOM	1.20 X 1.75
10	LIFT PROVISION	1.70 X 1.40
11	LOBBY	1.50 X 1.95



FIRST FLOOR

01	DOUBLE HEIGHT	3.80 X 4.50
02	STAIRCASE/LOBBY	3.90 X 3.90
03	MASTER BEDROOM	3.80 X 4.70
04	MASTER BATHROOM	3.35 X 1.90
05	WALK-IN-CLOSET	3.35 X 3.00
05	BEDROOM 1	3.60 X 4.10
06	BATHROOM 1	1.65 X 3.30
07	BEDROOM 2	3.50 X 3.85
08	BATHROOM 2	1.55 X 2.50
09	LIFT PROVISION	1.70 X 1.40



SECOND FLOOR

01	STAIRCASE/LOBBY	3.90 X 3.90
02	BEDROOM 3	3.20 X 4.70
03	BATHROOM 3	2.00 X 2.90
04	WALK-IN-COLSET	2.00 X 2.00
05	BEDROOM 4	3.60 X 4.10
06	BATHROOM 4	1.65 X 2.60
07	WALK-IN-COLSET	1.80 X 1.30
08	GLASS BOX LOBBY	1.65 X 1.65
09	OUTDOOR ROOF TERRACE	3.70 X 4.50
10	OUTDOOR ROOF TERRACE	1.40 X 4.95
11	OUTDOOR ROOF DINNING	2.70 X 3.75
12	LIFT PROVISION	1.70 X 1.40

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CLUB VILLA

315 SQM

BACKYARD





STREET VIEW

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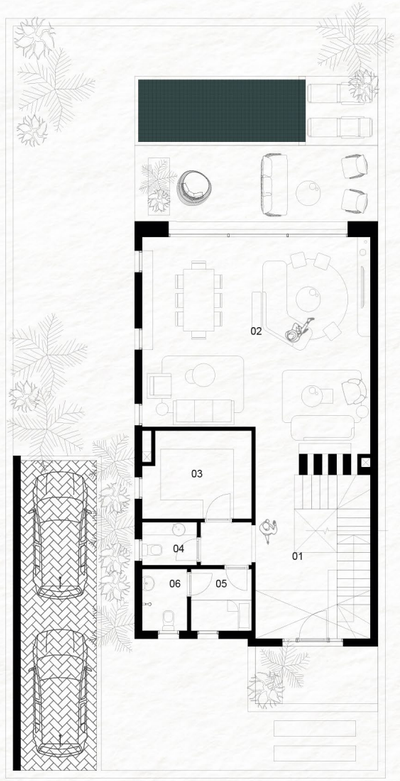
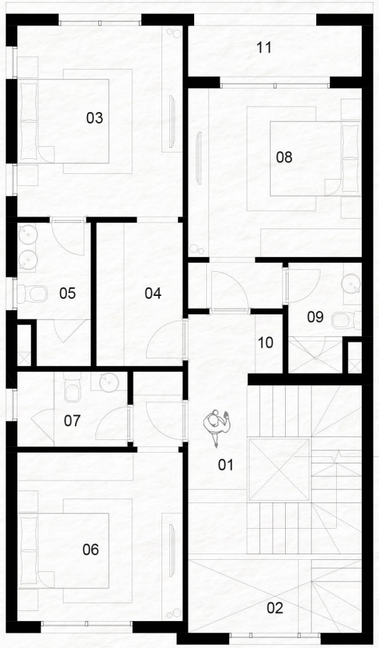


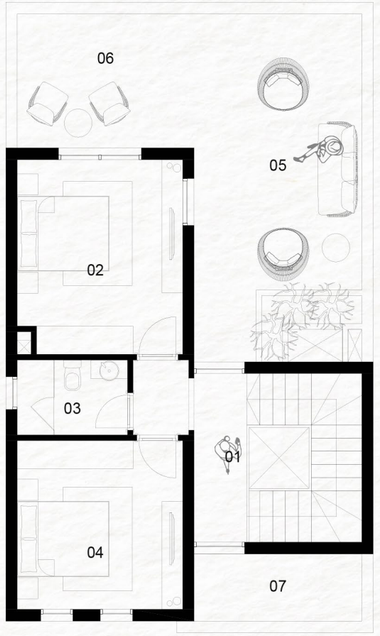
GROUND FLOOR

01	STAIRCASE HALL	5.30 X 3.80
02	LIVING / DINING	6.10 X 7.50
03	KITCHEN	2.85 X 3.60
04	POWDER ROOM	1.40 X 1.80
05	NANNY'S ROOM	2.00 X 2.00
06	NANNY'S TOILET	2.00 X 1.50



FIRST FLOOR

01	STAIRCASE HALL	3.60 X 3.80
02	DOUBLE HEIGHT ENTRANCE	1.55 X 3.80
03	MASTER BEDROOM	4.10 X 3.60
04	DRESSING	3.05 X 1.90
05	MASTER BATHROOM	3.05 X 1.60
06	BEDROOM 2	3.60 X 3.60
07	BATHROOM 2	1.60 X 2.40
08	BEDROOM 1	3.60 X 3.80
09	BATHROOM 1	2.35 X 1.60
10	LAUNDRY	1.25 X 0.75
11	TERRACE	1.10 X 3.80



SECOND FLOOR

01	STAIRCASE HALL	3.60 X 3.65
02	BEDROOM 4	4.15 X 3.60
03	BATHROOM	1.60 X 2.40
04	BEDROOM 3	3.60 X 3.60
05	TERRACE	7.40 X 3.65
06	TERRACE	2.85 X 3.85
07	SERVICE	1.45 X 3.65

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TOWN VILLA (6 PLEX)

185 SQM

BACKYARD





STREET VIEW

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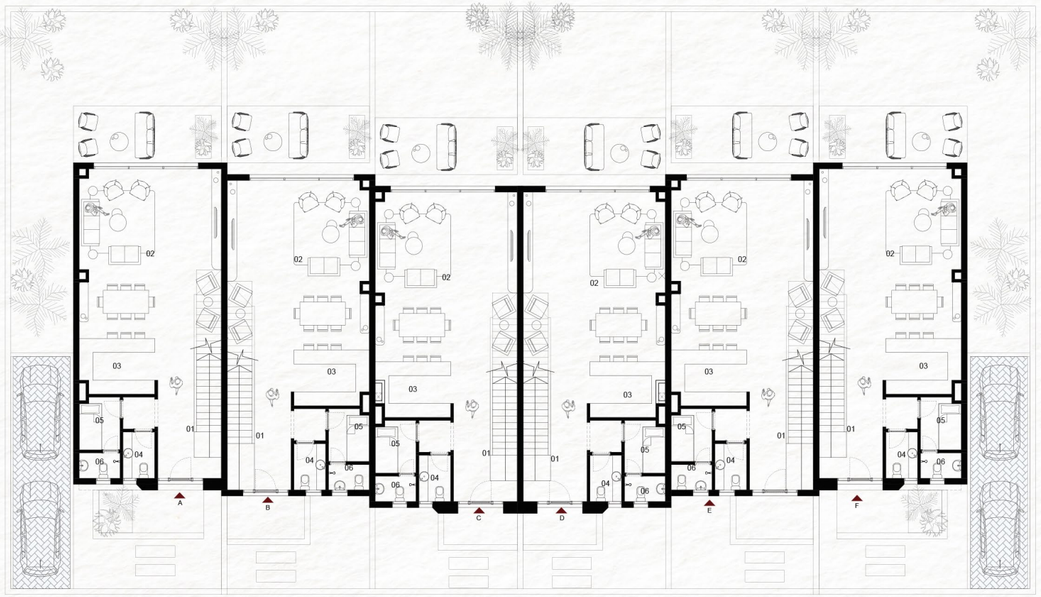

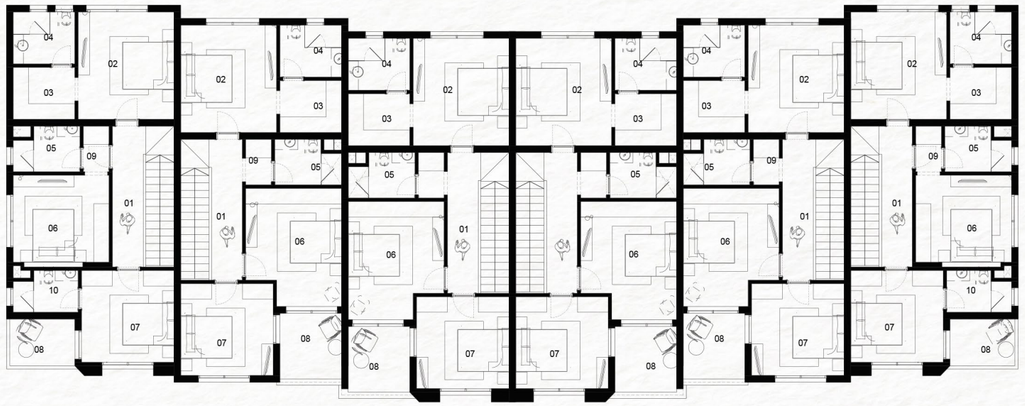

CORNER

MIDDLE

UNITS A/F
SELLABLE BUA =185.00 sqm

01	STAIRCASE HALL	4.15 X 2.80
02	LIVING/DINING	7.35 X 6.25
03	KITCHEN	2.40 X 3.30
04	POWDER ROOM	2.00 X 1.40
05	NANNY'S ROOM	2.20 X 1.80
06	NANNY'S TOILET	1.10 X 1.80

UNITS B/E/C/D
SELLABLE BUA =185.00 sqm

01	STAIRCASE HALL	4.15 X 2.80
02	LIVING/DINING	7.35 X 6.25
03	KITCHEN	2.40 X 3.30
04	POWDER ROOM	2.00 X 1.40
05	NANNY'S ROOM	2.20 X 1.80
06	NANNY'S TOILET	1.10 X 1.80

CORNER

MIDDLE

01	STAIRCASE HALL	5.35 X 2.40
02	MASTER BEDROOM	4.10 X 3.75
03	DRESSING	2.00 X 2.40
04	MASTER BATHROOM	2.00 X 2.40
05	BATHROOM 02	1.75 X 2.60
06	BEDROOM 1	3.50 X 3.75
07	BEDROOM 2	3.50 X 3.60
08	TERRACE	2.50 X 2.40
09	LAUNDRY	1.75 X 1.00

01	STAIRCASE HALL	5.35 X 2.40
02	MASTER BEDROOM	4.10 X 3.75
03	DRESSING	2.00 X 2.40
04	MASTER BATHROOM	2.00 X 2.40
05	BATHROOM 02	1.75 X 2.60
06	BEDROOM 1	3.50 X 3.75
07	BEDROOM 2	3.50 X 3.60
08	TERRACE	1.80 X 2.40
10	BATHROOM 02	1.60 X 2.55

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FAMILY HOUSE



STREET VIEW

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FAMILY HOUSE



BACKYARD

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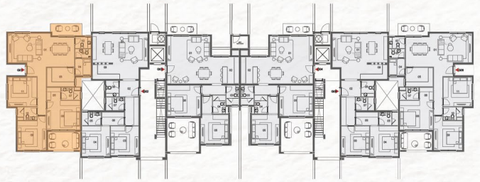
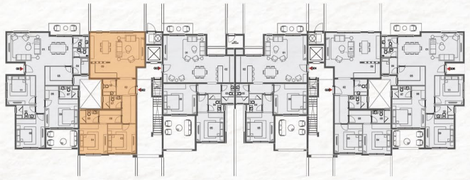




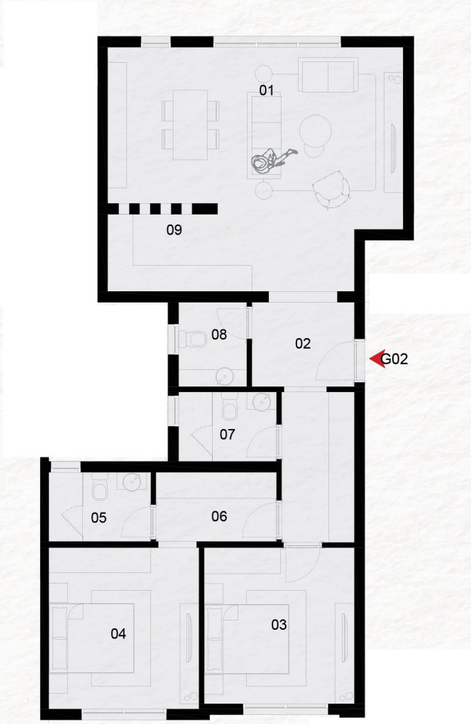
UNIT G01 - 3BED
Total Selling Area = 170 SQM
Terrace Area = 15 SQM

01	RECEPTION	4.15 X 8.40
02	GUEST TOILET	1.35 X 2.00
03	NANNY'S BATHROOM	1.10 X 2.00
04	NANNY'S BEDROOM	2.05 X 2.00
05	KITCHEN	2.35 X 3.45
06	DRESSING	1.50 X 1.70
07	MASTER BATHROOM	1.50 X 2.40
08	MASTER BEDROOM	3.60 X 4.20
09	BEDROOM	3.60 X 3.60
10	BATHROOM	1.60 X 2.40
11	BEDROOM	3.60 X 3.60



UNIT G02 - 2BED
Total Selling Area = 130 SQM

01	RECEPTION	3.60 X 6.95
02	ENTRANCE LOBBY	1.95 X 2.40
03	BEDROOM	3.60 X 3.55
04	MASTER BEDROOM	3.70 X 3.55
05	MASTER BATHROOM	1.60 X 2.40
06	DRESSING	1.60 X 2.85
07	BATHROOM	1.60 X 2.30
08	GUEST TOILET	1.95 X 1.60
09	KITCHEN	1.80 X 3.40



GROUND FLOOR

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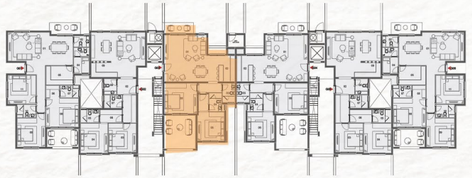
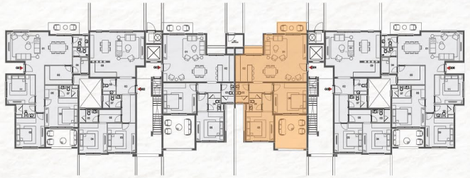


UNIT G03 - 2BED
Total Selling Area = 125 SQM
Terraces Area =24 SQM

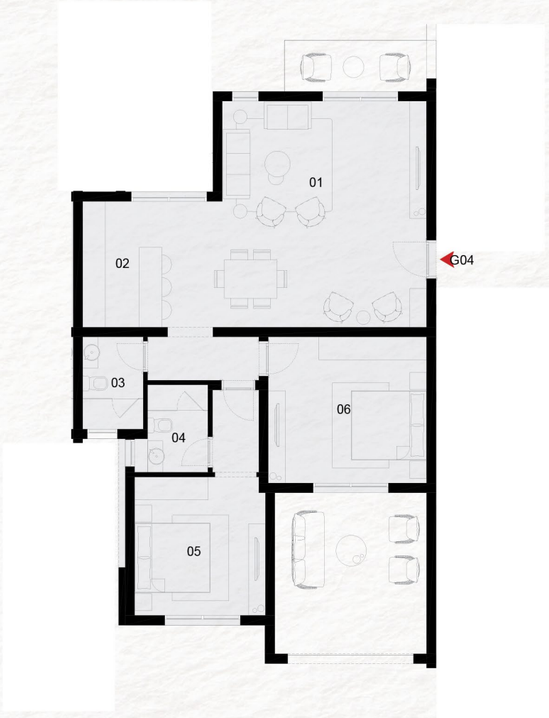
01	RECEPTION	5.85 X 5.45
02	KITCHEN	3.25 X 2.10
03	BATHROOM	2.40 X 1.60
04	MASTER BATHROOM	2.25 X 1.60
05	MASTER BEDROOM	3.60 X 3.45
06	BEDROOM	3.80 X 4.20





UNIT G04 - 2BED
Total Selling Area = 125 SQM
Terraces Area = 24 SQM

01	RECEPTION	5.85 X 5.45
02	KITCHEN	3.25 X 2.10
03	BATHROOM	2.40 X 1.60
04	MASTER BATHROOM	2.25 X 1.60
05	MASTER BEDROOM	3.60 X 3.45
06	BEDROOM	3.80 X 4.20



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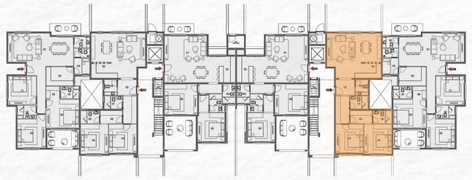
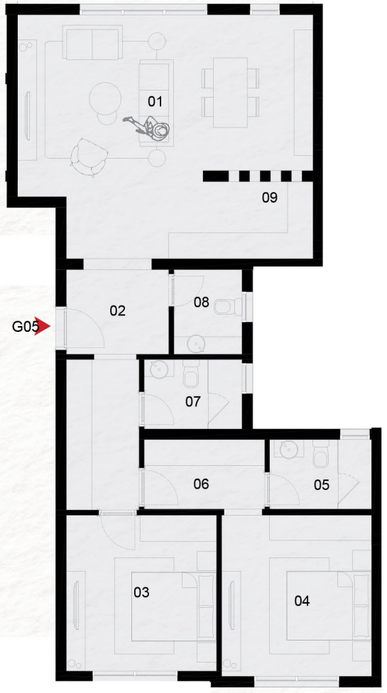
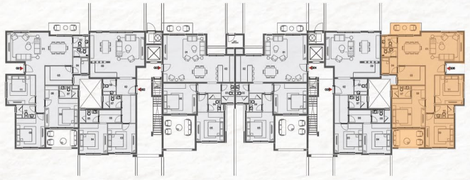


UNIT G05 - 2BED
Total Selling Area =130 SQM

01	RECEPTION	3.60 X 6.95
02	ENTRANCE LOBBY	1.95 X 2.40
03	BEDROOM	3.60 X 3.55
04	MASTER BEDROOM	3.70 X 3.55
05	MASTER BATHROOM	1.60 X 2.40
06	DRESSING	1.60 X 2.85
07	BATHROOM	1.60 X 2.30
08	GUEST TOILET	1.95 X 1.60
09	KITCHEN	1.80 X 3.40





UNIT G06 - 3BED
Total Selling Area = 170 SQM
Terraces Area = 15 SQM

01	RECEPTION	4.15 X 8.40
02	GUEST TOILET	1.35 X 2.00
03	NANNY'S BATHROOM	1.10 X 2.00
04	NANNY'S BEDROOM	2.05 X 2.00
05	KITCHEN	2.35 X 3.45
06	DRESSING	1.50 X 1.70
07	MASTER BATHROOM	1.50 X 2.40
08	MASTER BEDROOM	3.60 X 4.20
09	BEDROOM	3.60 X 3.60
10	BATHROOM	1.60 X 2.40
11	BEDROOM	3.60 X 3.60



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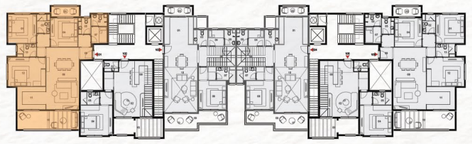
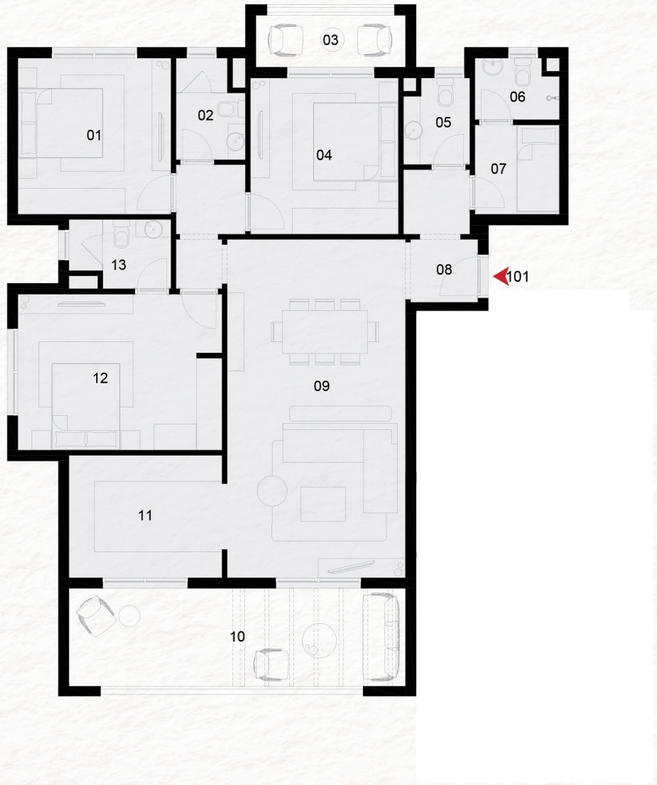
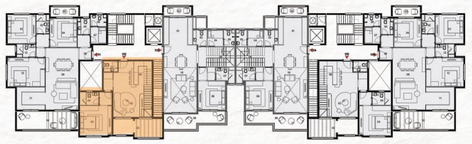


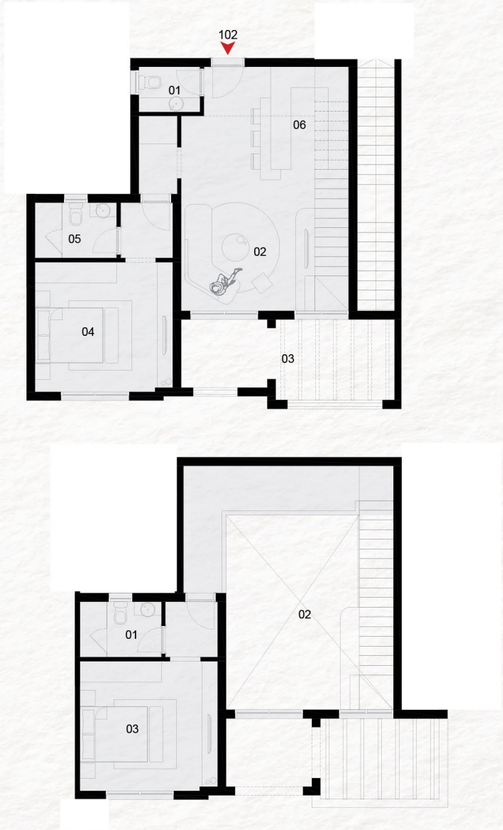


UNIT 101 - 3BED

Total Selling Area = 180 SQM

01	BEDROOM	3.60 X 3.60
02	BATHROOM	2.35 X 1.65
03	TERRACE	1.20 X 3.50
04	BEDROOM	3.60 X 3.50
05	GUEST TOILET	2.00 X 1.55
06	NANNY'S BATHROOM	1.40 X 2.00
07	NANNY'S BEDROOM	2.05 X 2.00
08	ENTRANCE LOBBY	1.45 X 1.60
09	RECEPTION	7.80 X 4.20
10	TERRACE	2.25 X 7.90
11	KITCHEN	2.80 X 3.60
12	MASTER BEDROOM	3.60 X 4.80
13	MASTER BATHROOM	1.60 X 2.40





UNIT 102 - 2 BED LOFT

Total Selling Area = 150 SQM

01	GUEST TOILET	1.30 X 1.80
02	RECEPTION	3.80 X 4.95
03	TERRACE	2.35 X 6.30
04	BEDROOM	3.75 X 4.05
05	BATHROOM	1.60 X 2.40
06	KITCHEN	3.25 X 2.60

01	BATHROOM	1.60 X 2.40
02	DOUBLE HEIGHT	5.60 X 4.95
03	BEDROOM	3.75 X 4.05

FIRST FLOOR

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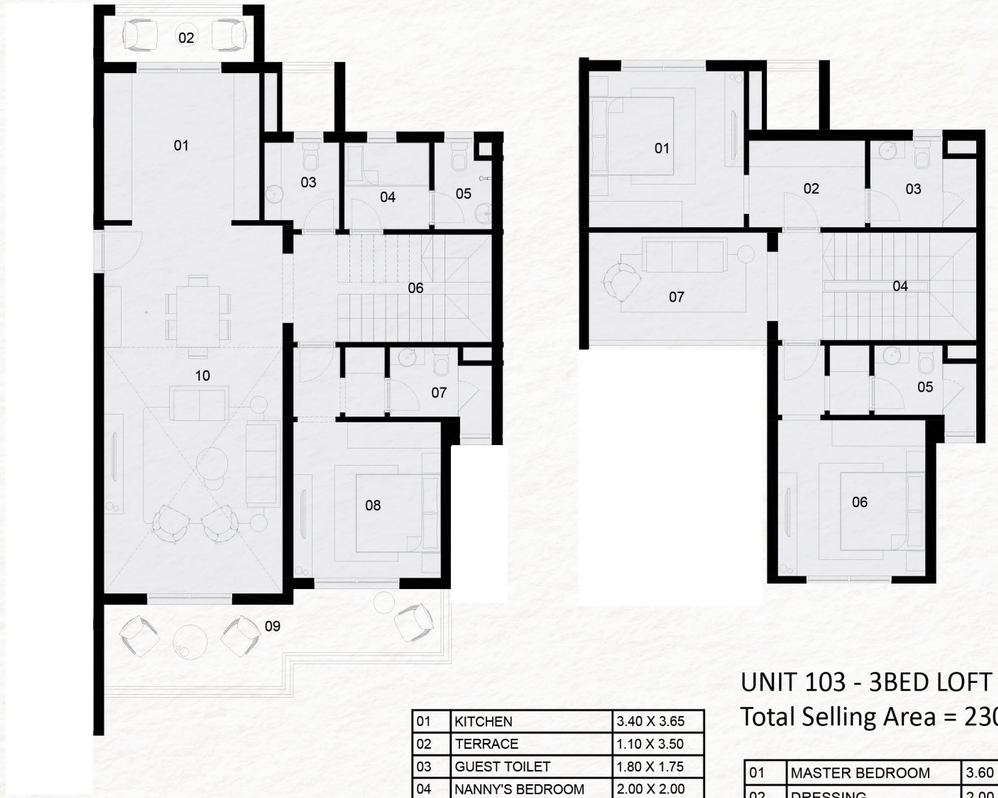
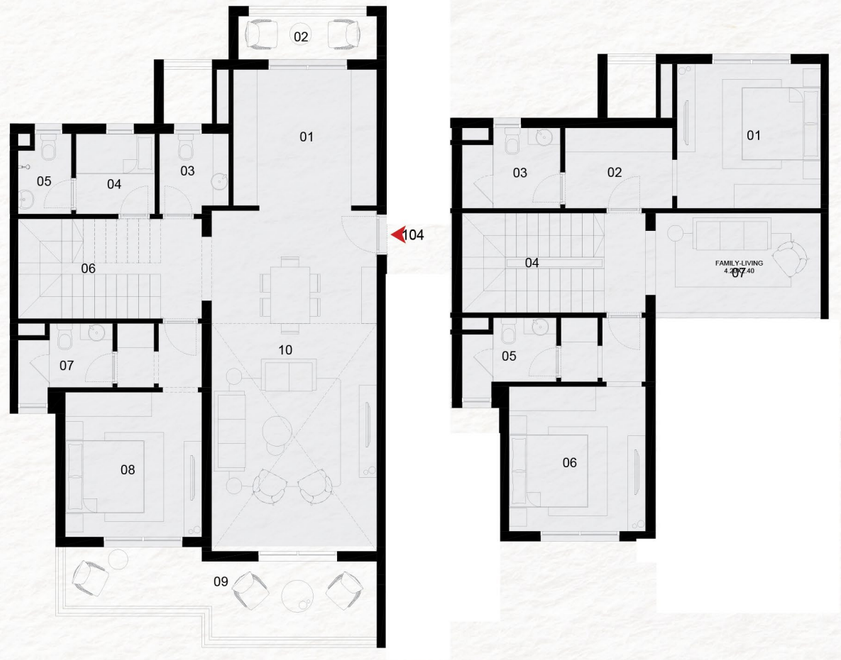


01	KITCHEN	3.40 X 3.65
02	TERRACE	1.10 X 3.50
03	GUEST TOILET	1.80 X 1.75
04	NANNY'S BEDROOM	2.00 X 2.00
05	NANNY'S BATHROOM	2.00 X 1.35
06	STAIRCASE	2.50 X 3.60
07	BATHROOM	1.60 X 2.40
08	BEDROOM	3.60 X 3.45
09	TERRACE	2.25 X 7.90
10	RECEPTION	8.15 X 4.20

UNIT 103 - 3BED LOFT
Total Selling Area = 230 SQM

01	MASTER BEDROOM	3.60 X 3.65
02	DRESSING	2.00 X 2.75
03	MASTER BATHROOM	2.00 X 2.50
04	STAIRCASE	2.50 X 3.60
05	BATHROOM	1.60 X 2.40
06	BEDROOM	3.60 X 3.45
07	FAMILY LIVING	2.50 X 4.20





01	KITCHEN	3.40 X 3.65
02	TERRACE	1.10 X 3.50
03	GUEST TOILET	1.80 X 1.75
04	NANNY'S BEDROOM	2.00 X 2.00
05	NANNY'S BATHROOM	2.00 X 1.35
06	STAIRCASE	2.50 X 3.60
07	BATHROOM	1.60 X 2.40
08	BEDROOM	3.60 X 3.45
09	TERRACE	2.25 X 7.90
10	RECEPTION	8.15 X 4.20

UNIT 104 - 3BED LOFT
Total Selling Area = 230 SQM

01	MASTER BEDROOM	3.60 X 3.65
02	DRESSING	2.00 X 2.75
03	MASTER BATHROOM	2.00 X 2.50
04	STAIRCASE	2.50 X 3.60
05	BATHROOM	1.60 X 2.40
06	BEDROOM	3.60 X 3.45
07	FAMILY LIVING	2.50 X 4.20

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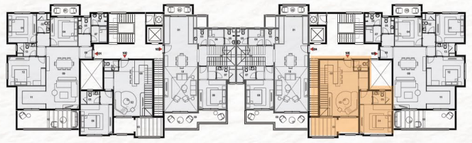
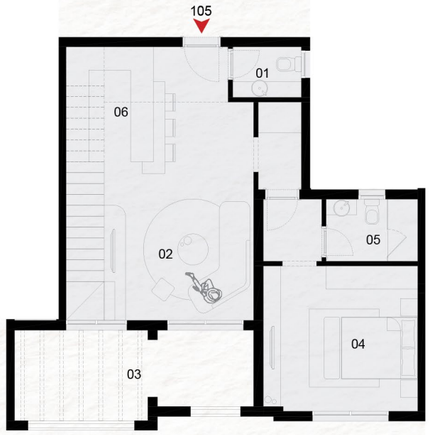
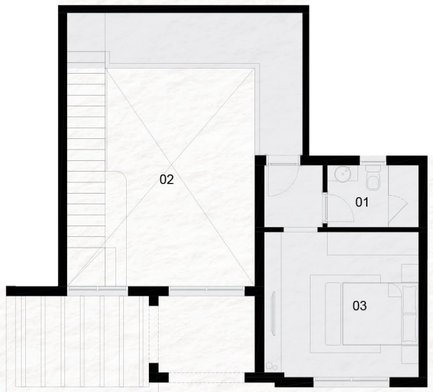


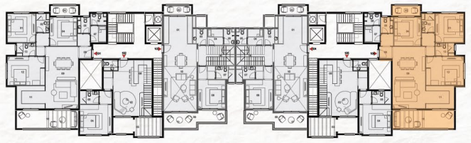
UNIT 105 - 2BED LOFT
Total Selling Area = 150 SQM

01	GUEST TOILET	1.30 X 1.80
02	RECEPTION	3.80 X 4.95
03	TERRACE	2.35 X 6.30
04	BEDROOM	3.75 X 4.05
05	BATHROOM	1.60 X 2.40
06	KITCHEN	3.25 X 2.60



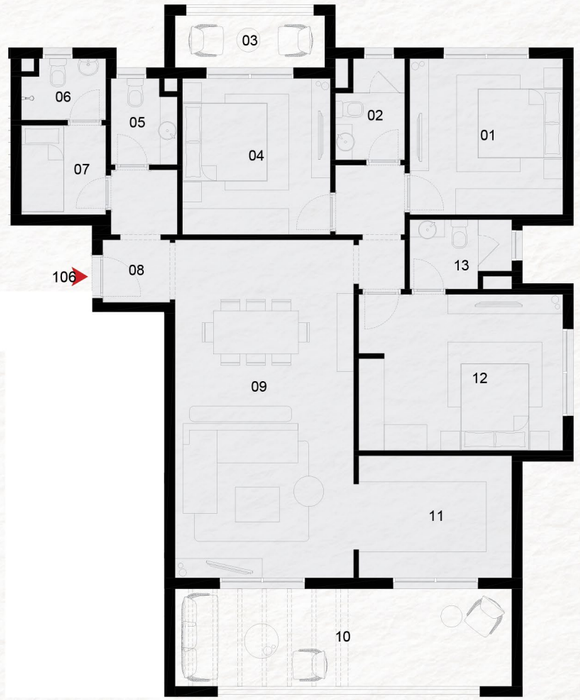
01	BATHROOM	1.60 X 2.40
02	DOUBLE HEIGHT	5.60 X 4.95
03	BEDROOM	3.75 X 4.05





UNIT 106 - 3BED
Total Selling Area = 180 SQM

01	BEDROOM	3.60 X 3.60
02	BATHROOM	2.35 X 1.65
03	TERRACE	1.20 X 3.50
04	BEDROOM	3.60 X 3.50
05	GUEST TOILET	2.00 X 1.55
06	NANNY'S BATHROOM	1.40 X 2.00
07	NANNY'S BEDROOM	2.05 X 2.00
08	ENTRANCE LOBBY	1.45 X 1.60
09	RECEPTION	7.80 X 4.20
10	TERRACE	2.25 X 7.90
11	KITCHEN	2.80 X 3.60
12	MASTER BEDROOM	3.60 X 4.80
13	MASTER BATHROOM	1.60 X 2.40



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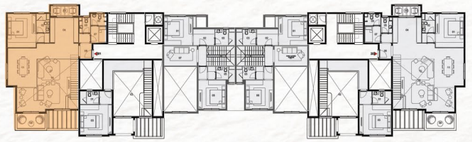
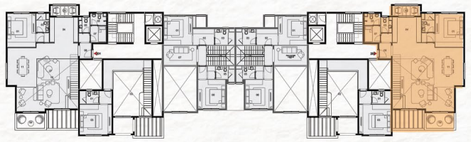
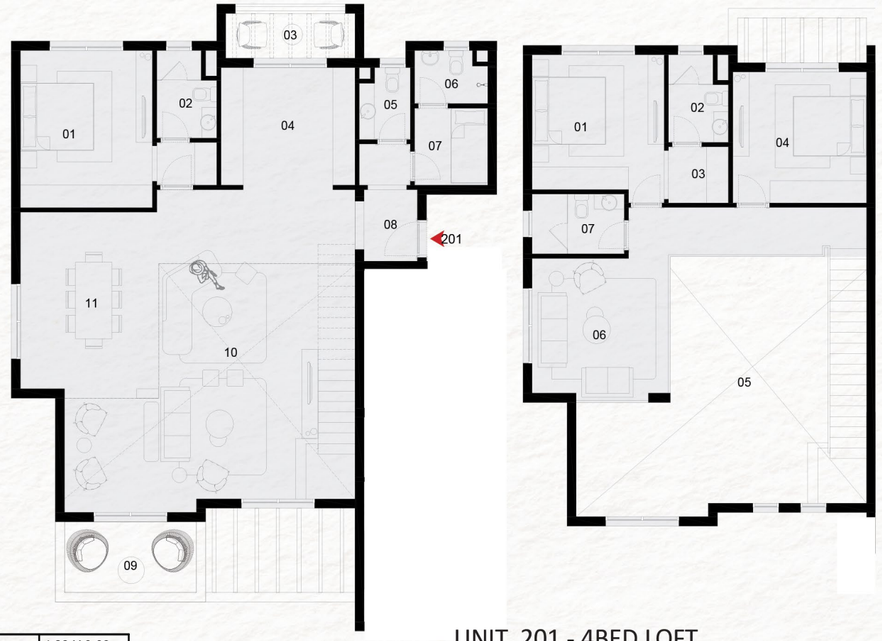


SECOND FLOOR

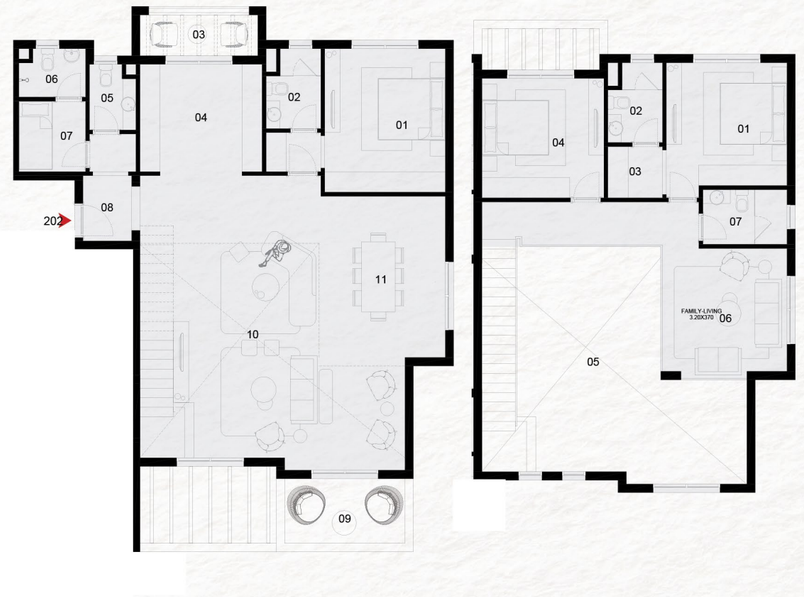




01	BEDROOM	4.20 X 3.60
02	BATHROOM	2.35 X 1.65
03	TERRACE	1.20 X 3.50
04	KITCHEN	3.15 X 3.65
05	GUEST TOILET	1.90 X 1.40
06	NANNY'S BATHROOM	1.40 X 2.00
07	NANNY'S BEDROOM	2.05 X 2.00
08	ENTRANCE LOBBY	1.90 X 1.45
09	TERRACE	1.90 X 3.60
10	DOUBLE HEIGHT RECEPTION	7.00 X 7.90
11	DINING	4.70 X 3.70

UNIT 201 - 4BED LOFT
Total Selling Area = 260 SQM

01	MASTER BEDROOM	3.60 X 3.60
02	MASTER BATHROOM	2.35 X 1.65
03	DRESSING	1.50 X 1.65
04	BEDROOM	3.50 X 3.65
05	DOUBLE HEIGHT	6.95 X 7.90
06	FAMILY LIVING	3.60 X 3.70
07	BATHROOM	1.60 X 2.50



01	BEDROOM	4.20 X 3.60
02	BATHROOM	2.35 X 1.65
03	TERRACE	1.20 X 3.50
04	KITCHEN	3.15 X 3.65
05	GUEST TOILET	1.90 X 1.40
06	NANNY'S BATHROOM	1.40 X 2.00
07	NANNY'S BEDROOM	2.05 X 2.00
08	ENTRANCE LOBBY	1.90 X 1.45
09	TERRACE	1.90 X 3.60
10	DOUBLE HEIGHT RECEPTION	7.00 X 7.90
11	DINING	4.70 X 3.70

UNIT 202 - 4 BED LOFT
Total Selling Area = 260 SQM

01	MASTER BEDROOM	3.60 X 3.60
02	MASTER BATHROOM	2.35 X 1.65
03	DRESSING	1.50 X 1.65
04	BEDROOM	3.50 X 3.65
05	DOUBLE HEIGHT	6.95 X 7.90
06	FAMILY LIVING	3.60 X 3.70
07	BATHROOM	1.60 X 2.50

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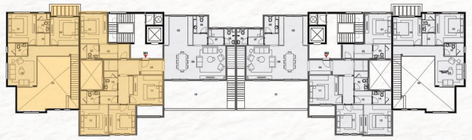
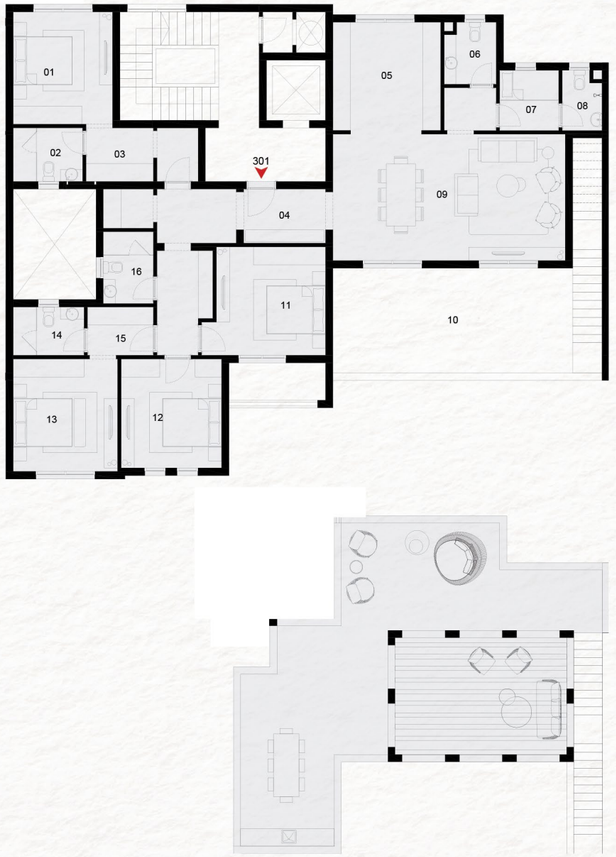
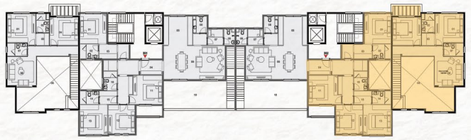


THIRD FLOOR

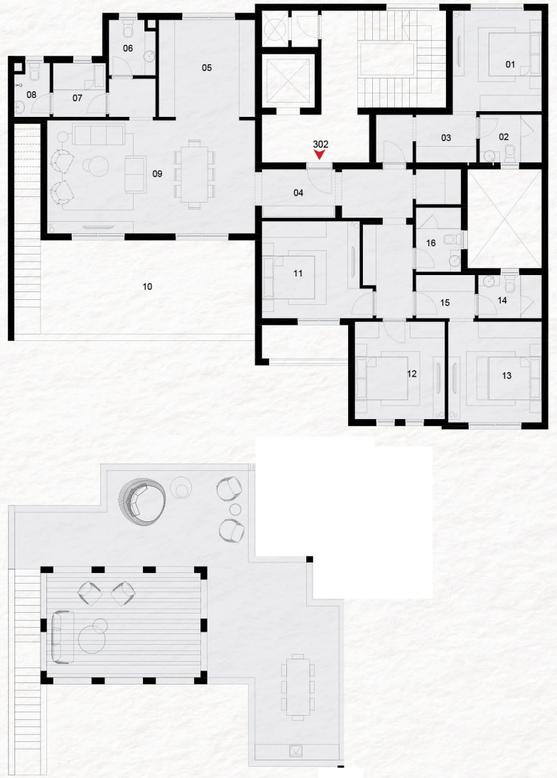


01	MASTER BEDROOM	3.75 X 3.35
02	MASTER BATHROOM	1.80 X 2.35
03	DRESSING	1.80 X 2.30
04	ENTREANCE LOBBY	1.80 X 2.80
05	KITCHEN	3.60 X 3.65
06	GUEST TOILET	2.05 X 1.75
07	NANNY'S BEDROOM	2.00 X 2.00
08	NANNY'S BATHROOM	2.00 X 1.35
09	RECEPTION	4.20 X 7.85
10	TERRACE	3.45 X 8.10
11	BEDROOM	3.60 X 3.70
12	BEDROOM	3.60 X 3.40
13	BEDROOM	3.75 X 3.55
14	BATHROOM	1.60 X 2.40
15	DRESSING	1.60 X 2.25
16	BATHROOM	2.35 X 1.70

UNIT 301 - 4BED PENTHOUSE
Total Selling Area = 255 SQM
Terraces Area = 100 SQM



UNIT 302 - 4BED PENTHOUSE
Total Selling Area = 255 SQM
Terraces Area = 100 SQM



01	MASTER BEDROOM	3.75 X 3.35
02	MASTER BATHROOM	1.80 X 2.35
03	DRESSING	1.80 X 2.30
04	ENTREANCE LOBBY	1.80 X 2.80
05	KITCHEN	3.60 X 3.65
06	GUEST TOILET	2.05 X 1.75
07	NANNY'S BEDROOM	2.00 X 2.00
08	NANNY'S BATHROOM	2.00 X 1.35
09	RECEPTION	4.20 X 7.85
10	TERRACE	3.45 X 8.10
11	BEDROOM	3.60 X 3.70
12	BEDROOM	3.60 X 3.40
13	BEDROOM	3.75 X 3.55
14	BATHROOM	1.60 X 2.40
15	DRESSING	1.60 X 2.25
16	BATHROOM	2.35 X 1.70

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