Riviera
HEIGHTS
NEW CAIRO

Riviera Heights New Cairo

BEFORE A PENCIL IS EVER PUT TO PAPER—AND LONG AFTER THE LAST HAMMER IS PACKED AWAY—WE INTEND TO CREATE A PRODUCT THAT IS LOVINGLY CRAFTED, HUMBLY SOLD, THEN PROUDLY OWNED. LOCATED IN THE CENTRE OF THE UNWAVERINGLY GROWING METROPOLIS OF NEW CAIRO, RIVIERA HEIGHTS GIVES LUXURIOUS LIVING A NEW DEFINITION. WE INVITE YOU TO BECOME PART OF ONE OF THE FINEST GATED COMMUNITIES IN NEW CAIRO.

WE WELCOME YOU TO RIVIERA HEIGHTS.

RIVIERA HEIGHTS
AL-MOSTATHMEREN AL-GANOBYA
UNIT NUMBER 53
NEAR THE AUC NEW CAMPUS, NEW CAIRO



- 5 MINS — AUC NEW CAIRO
- 10 MINS — CAIRO FESTIVAL CITY
- 20 MINS — HELIOPOLIS
- 15 MINS — CAIRO AIRPORT
- 20 MINS — NASR CITY
- 25 MINS — 6TH OF OCTOBER BRIDGE
- 30 MINS — MAADI

90th Street
شارع التسعين
AUC University
الجامعة الامريكية
Al Obour
طريق العبور
Gamal Abdel Naser
جمال عبد الناصر

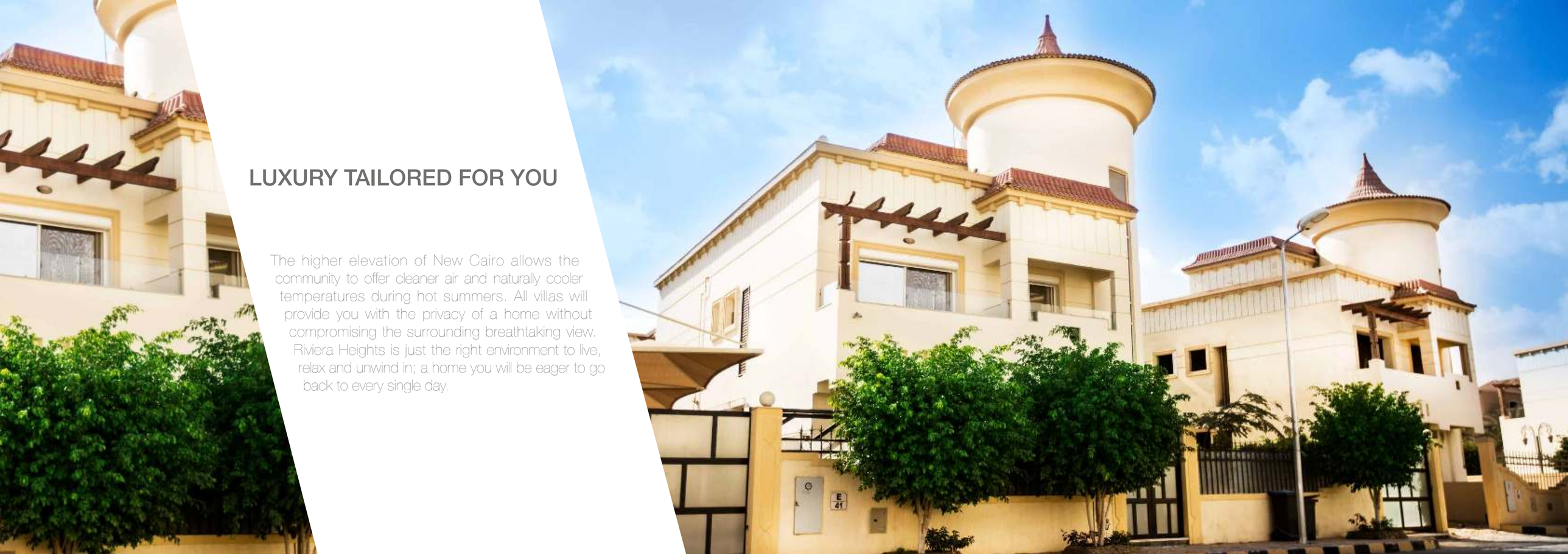


A PREMUIM LOCATION

Less than 5 minutes away from the AUC campus, Riviera Heights is strategically located in a premium residential spot in New Cairo. Living in Riviera Heights, you will find that all what you need is within reach,all while enjoying the serenity of life away from the capital's bustle and rush.

LUXURY TAILORED FOR YOU

The higher elevation of New Cairo allows the community to offer cleaner air and naturally cooler temperatures during hot summers. All villas will provide you with the privacy of a home without compromising the surrounding breathtaking view. Riviera Heights is just the right environment to live, relax and unwind in; a home you will be eager to go back to every single day.





LIVING HEALTHY WILL
BE THE EASY CHOICE

MORE THAN JUST
A NEIGHBOURHOOD



SOPHISTICATION IN SIMPLICITY

If your soul craves tranquility, Riviera Heights is the best remedy. Let day-to-day troubles diminish the moment you enter through our gates. Get enchanted by nature's beauty expressed in open landscapes and calming water bodies. All our villas are surrounded by open green areas that combine simplicity, comfort and sophistication while creating a statement of exquisiteness throughout the complex.





YOUR EXCLUSIVE
COMMUNITY





BEAUTY IN DESIGN

The sustainable and expertly designed complex offers a community that promises to maintain its harmonious balance through-out time. The community is a low density design, where almost 80% of the land is green areas and open landscapes. All villa spaces are designed in a way to help utilize every last square meter of interior space. The facade provides rich intricate architecture giving every villa a unique character.

LUXURY TAILORED
FOR YOU





PRESERVING THE SIMPLE PLEASURES OF LIFE

Breath in clean air, let daylight illuminate your home and gaze at the stars through the night's clear skies. The community is located away from the everyday rush of the capital, yet as close as you need it to be. Villas are carefully crafted to present a sense of majesty that is cohesive with its surrounding.





A WORLD OF BEAUTY
RIGHT AT YOUR DOORSTEP





CELEBRATE LIFE EVERY DAY



Make a statement without saying a word

VILLA TYPES

Experience a new standard of luxury living in New Cairo. Riviera Heights has set a benchmark amongst high-end gated communities. Avoid paying more for what you get and experience quality at just the right prices.





Villa Model **A**

BASEMENT FLOOR



Bedroom	26.18 m²
Driver Room	13.30 m²
Gym	29.52 m²
Kitchen	11.57 m²
Living room	61.52 m²
Nanny Room	11.98 m²
Office	40.79 m²
Corridor	4.09 m²
Bathroom 1	12.79 m²
Bathroom 2	4.26 m²

GROUND FLOOR



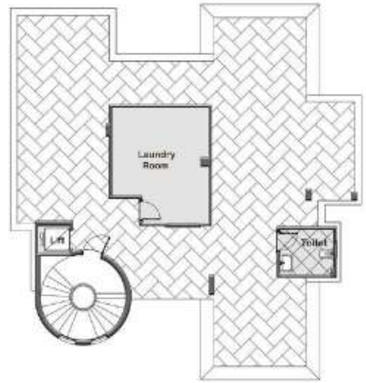
Dining	28.05 m²
Entrance	15.06 m²
Reception	126.04 m²
Kitchen	59.85 m²
Toilet	9.59 m²

FIRST FLOOR



Bathroom	12.43 m²
Bedroom (1)	32.88 m²
Bedroom (2)	25.11 m²
Family Living	72.08 m²
Master's Bathroom	12.42 m²
Master's Bedroom	33.89 m²
Master's Dresser	8.17 m²
Open Kitchen	7.77 m²

ROOF FLOOR



Built-up Area	56.1 m²

Actual unit areas may vary from the stated area. Drawings are not to scale. All room dimensions are measured to structural elements and include wall finishes and construction tolerance.

Villa Model **B**

Front View



Back View

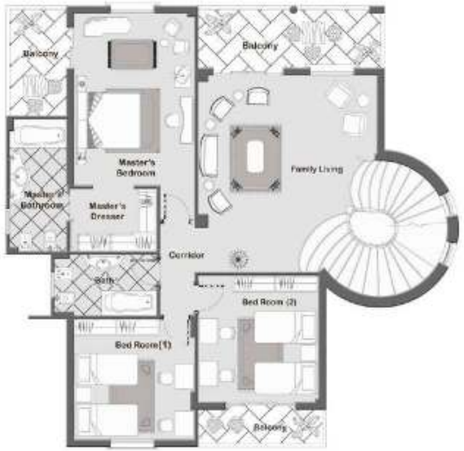


GROUND FLOOR



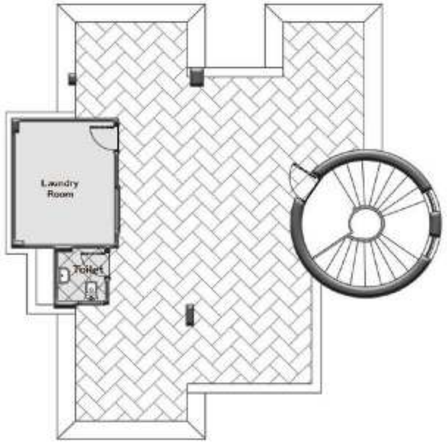
Entrance	35.36 m²
Formal Living And Dining	78.88 m²
Kitchen	28.56 m²
Toilet	6.80 m²

FIRST FLOOR



Bathroom	8.51 m²
Bedroom (1)	21.37 m²
Bedroom (2)	22.13 m²
Family Living	48.76 m²
Master's Bathroom	12.00 m²
Master's Bedroom	29.69 m²
Master's Dresser	7.15 m²

ROOF FLOOR



Built-up Area	38.5 m²

Actual unit areas may vary from the stated area. Drawings are not to scale. All room dimensions are measured to structural elements and include wall finishes and construction tolerance.





Villa Model **C**

GROUND FLOOR



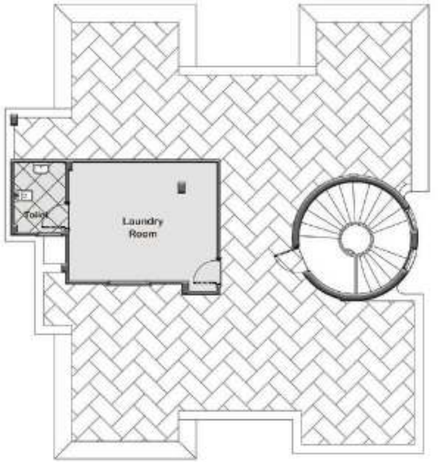
Dining	22.10 m²
Entrance Lobby	30.64 m²
Formal Living	75.25 m²
Kitchen	19.40 m²
Maid's Room	10.90 m²
Office	20.46 m²
Toilet	5.44 m²

FIRST FLOOR



Bathroom	9.42 m²
Bedroom (1)	20.72 m²
Bedroom (2)	20.95 m²
Bedroom (3)	20.75 m²
Family Living	70.62 m²
Master's Bathroom	10.12 m²
Master's Bedroom	27.07 m²
Master's Dresser	7.06 m²
Kitchen	7.00 m²

ROOF FLOOR



Built-up Area	50.6 m²

Actual unit areas may vary from the stated area. Drawings are not to scale. All room dimensions are measured to structural elements and include wall finishes and construction tolerance.





Villa Model **D**

GROUND FLOOR



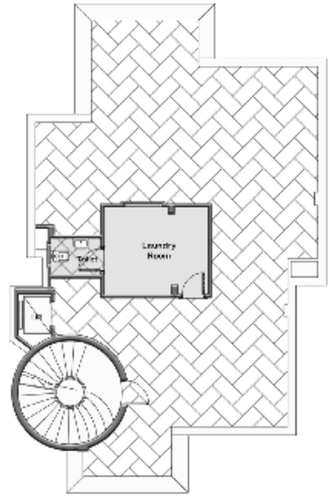
Dining	35.96 m²
Formal Living	82.53 m²
Kitchen	26.93 m²
Office	21.75 m²
Toilet	6.73 m²

FIRST FLOOR



Bedroom (1)	27.92 m²
Bedroom (2)	22.91 m²
Bathroom (1)	11.59 m²
Bathroom (2)	8.20 m²
Family Living	47.24 m²
Master's Bathroom	9.47 m²
Master's Bedroom	31.85 m²
Master's Dresser	7.70 m²

ROOF FLOOR



Built-up Area	40.7 m²

Actual unit areas may vary from the stated area. Drawings are not to scale. All room dimensions are measured to structural elements and include wall finishes and construction tolerance.

Villa Model **F**

Front View



Back View



GROUND FLOOR



Dining	25.03 m²
Entrance	4.41 m²
Reception	85.72 m²
Kitchen	19.36 m²
Office	19.59 m²
Toilet	4.29 m²

FIRST FLOOR



Bathroom	10.29 m²
Bedroom (1)	26.26 m²
Bedroom (2)	26.26 m²
Family Living	24.95 m²
Master's Bathroom	11.06 m²
Master's Bedroom	30.21 m²
Master's Dresser	8.43 m²
Kitchen	6.86 m²

ROOF FLOOR



Built-up Area	44 m²

Actual unit areas may vary from the stated area. Drawings are not to scale. All room dimensions are measured to structural elements and include wall finishes and construction tolerance.

Front View



Back View



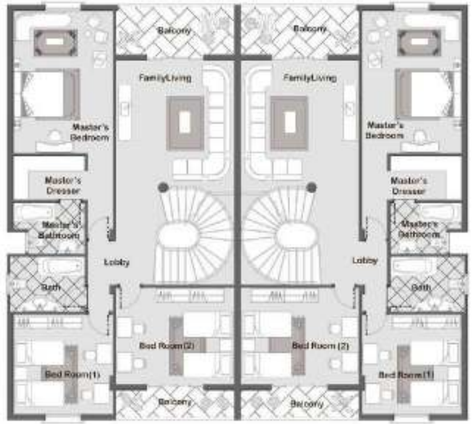
Villa Model **T**

GROUND FLOOR



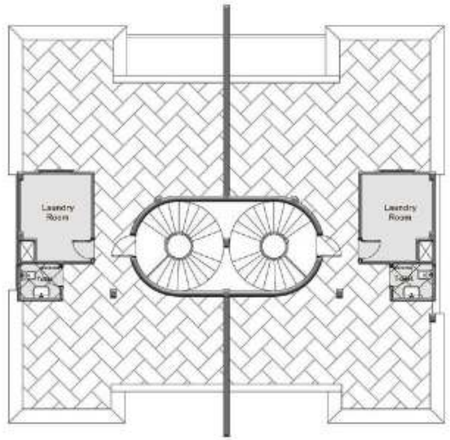
Dining & Formal Living	75.27 m²
Reception	31.69 m²
Kitchen	31.37 m²
Toilet	5.97 m²
Entrance	15.00 m²

FIRST FLOOR



Bathroom	10.23 m²
Bedroom (1)	25.70 m²
Bedroom (2)	28.90 m²
Family Living	33.47 m²
Master's Bathroom	10.23 m²
Master's Bedroom	36.46 m²
Master's Dresser	8.45 m²

ROOF FLOOR



Built-up Area	38.5 m²

Actual unit areas may vary from the stated area. Drawings are not to scale. All room dimensions are measured to structural elements and include wall finishes and construction tolerance.









NOVUS
STANZA
PROPERTIES

Riviera HEIGHTS · Riviera BEACH · GOLDEN HEIGHTS · GOLDEN BEACH RESORTS · Malarma · THE MANSION · GOLDEN TOWERS · SOLE D'ORO

Before a pencil is ever put to paper—and long after the last hammer is packed away—we intend to create a product that is lovingly crafted, humbly sold, then proudly owned. We will continue to maintain Novus Stanza's rank amongst the best in quality, value, and customer satisfaction.

Novus Stanza will continue to be meticulous about every single aspect of community planning, wherever the location is. Over the last 30 years, our process remains unchanged: we acquire the land, design the homes, build the infrastructure, plan the streets, and create the facilities. However, as the times change we continue to adapt with the diverse and ever-changing lifestyles of our customers. Our aim is to create a home that does not dictate style, but complements your own.

Novus Stanza Developments is at the forefront of the unwavering real estate market in Egypt. With more than three decades of proud history, we have delivered over 3,000 unique quality units, from luxury residential villas to beach houses and a variety of different apartment buildings all around Cairo. Novus Stanza has also established a prominent status in Egypt's tourism industry. Proudly offering a various number of outstanding all-inclusive hotels and beachside getaway resorts throughout some of the best seashores in Egypt. Through the numerous projects completed and the thousands of satisfied customers, Novus Stanza Developments maintains a solid presence in Egypt's booming real estate development sector.

NOTES

NOVUS
STANZA
PROPERTIES

nstanza.com