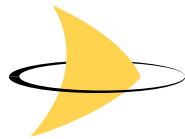




**HYDE PARK**  
NEW CAIRO





**DAMAC**  
PROPERTIES

Live The Luxury



## The largest private master developer in the Middle-East

- ~ 42 million square meters of marinas, golf courses, 5-star hotels, adventure parks, beach resorts, villas, townhouses, penthouses, malls, hi-rises, offices and boutique retail space.
- ~ The finest range of award-winning architecture in prime locations across Dubai, Abu Dhabi, Qatar, Lebanon, Jordan, Saudi Arabia and Egypt.
  - ~ A proven track record of successful lifestyle investments.
  - ~ Over 10,000 discerning customers of 103 nationalities.
    - ~ 32 sales offices across 11 countries.
      - ~ 3000 agents worldwide.
      - ~ ISO 9001:2000 certified company.
- ~ Part of Damac Holding, the multi-billion dollar conglomerate.
  - ~ Damac Properties - Developing and Managing Properties.





## Where else but in the land of kings can you live like one

- ~ Egypt - the country of choice to live and invest in.
- ~ One of the world's top holiday destinations abundantly rich in natural beauty, history and culture.
- ~ A strong, stable and booming economy, globally regarded as a land of golden business opportunity.
- ~ Investor-friendly environment free of red tape.
- ~ Uncomplicated tax system with no inheritance or capital gains tax for foreigners.
- ~ Steady year-on-year growth rate of 20% - 30% in prime property locations.





## The new vision of Egypt

- ~ The new premium residential district of Greater Cairo.
- ~ Over 350 meters above sea level, New Cairo is a milestone in environment friendly urban developments, virtually pollution-free and has pleasant weather all-year around.
- ~ Thoughtfully-planned metropolis with full-fledged infrastructure, excellent road/highway network ensuring full connectivity to other districts.
- ~ The preferred destination for elite residential communities, global business parks, designer shopping arcades, world-class entertainment and recreation centres. New Cairo also has reputed educational institutions such as the American University, Cairo and the German University, Cairo.





## Enter a world of exclusivity

- ~ Hyde Park is located on New Cairo's main Ring Road that connects all districts of Greater Cairo with one another, and also has direct access to the Cairo/Suez City highway as well as the Cairo/Ain Al-Sokna highway.
- ~ Spread across 6 million square meters, Hyde Park is the most exclusive villa development with over 3000 Detached and Attached Villas nestled amidst the biggest private landscaped park in Egypt.
- ~ Set atop beautiful vistas and surrounded by Egypt's natural beauty, your home will be amidst striking landscapes and beautiful water features.
- ~ The lush green settings of a park, make this a picturesque and idyllic landscape for your quiet and intense moments.
- ~ A gated community with several entrances, 24-hour security and controlled entry. Living here is designed to give you total peace of mind and privacy.
- ~ Intelligently designed to ensure you enjoy exclusive use of private pocket parks, make it a convenient environment for young children to play in.
- ~ Designed to suit multi-cultural tastes, the villa designs range from the Neo-Classical, Italian-Country to California-Spanish styles.

**LEGEND**

- ① ATTACHED VILLAS
- ② VILLAS
- ③ COMMERCIAL / OFFICE
- ④ RETAIL
- ⑤ SPORTS CENTER
- ⑥ EXCLUSIVE COUNTRY CLUB & SPA
- ⑦ ROADS AND WALKWAY
- ⑧ PRIVATE PARK/GREEN OPEN SPACES
- ⑨ SCHOOL
- ⑩ WATER BODIES
- ⑪ PUBLIC PARK







## Neo-Classical Villas

- ~ For those in search of living the refined experience, the limited Neo-Classical villas offer a luxuriously appointed architectural palette that satisfies your taste.
- ~ Completely adorned with pediments, columns, entablatures and arches, these villas will set you apart and will assure your quest for a sophisticated lifestyle.
- ~ With well crafted plans, the Neo-Classical villas are characterized by harmonious form and mathematical proportion that appeal to both emotion and reason.





## Italian-Country Villas

- ~ Reminiscent of the familiar images of the Italian countryside.
- ~ An architecture that illustrates the beauty of the hills, crowned with groups of tall cypresses and Villas that appear as though they have emerged from the earth itself.
- ~ The villas display beautiful colors and textures, distinctively clear yet subtle palette with an inimitable mixture of simplicity and comfort.
- ~ The warm colors of the antique clay tiles complement the earth tones of the stucco external walls.
- ~ The volumetric massing of the villas is accented by the terraces, loggias and balconies to extend your living space to the outdoors.
- ~ The perfect ambiance for those who long for la dolce vita.





## California-Spanish Villas

- ~ The California-Spanish style of architecture embodies the essence of a rich architectural heritage.
- ~ Smartly positioned windows, openings and a play of light colored massing set against dark clay tiles; offers a relaxed setting.
- ~ Minimal yet bold, with a hint of color embodied in accent tile work around windows and doorways, these villas create a statement of warmth and comfort.





## Attached Villas

- ~ The attached villas face internal parks or tree-lined neighbourhoods and create an undulating skyline of clay-tiled roofs and trellises.
- ~ The unique multi-level massing of the villas create a fantastic and varied array of elevations. Thoughtfully designed to resemble large villas, the attached villas are of two types – Twin and Quad.
  - ~ Smartly designed to ensure maximum usage of space and a comfortable lifestyle.
- ~ All attached villas will have a maid's room, laundry room, an extra family room on the first floor and a hobby room or an additional bedroom on the second floor loft.
- ~ The private access to internal pocket parks between each cluster would offer children and adults the perfect environment for a day out amidst nature's wonders.
- ~ If you are on the lookout for a little more excitement, you can host an outdoor party while the children keep themselves entertained on the swings.



## A world of green. So that you are in the pink of health.

~ A garden setting with lush greenery, the main park is exclusively for the residents of Hyde Park.

~ Garden pavilions, gazebos and comfortable benches are located throughout the park so that you can enjoy nature's tranquil and peaceful setting.

~ Beautiful water-bodies and bridges surrounded by shaded trees that offer the most romantic of views.

~ A pedestrian friendly neighbourhood with up to 7 kilometers of walking and jogging trails that wind throughout the park, so that you can walk in comfort and children can play in safety all year round.

~ A landscaped amphitheatre set amidst the trees.

~ A multi-purpose open grass field located near the Country Club, suitable for holding various events and activities.





## The world is their playground

- ~ Separate pocket parks for the exclusive use of residents living in the detached and attached villas.
- ~ The private parks are an extension of one's own garden space and are big enough to be enjoyed by the villas surrounding it.
- ~ Equipped with shaded trees, benches, swing sets and gazebos, it is the ideal place for a morning stroll with your little one or an after-school playtime for the kids.
- ~ The perfect setting for an outdoor birthday party as there is plenty of open space to let the children run and play, all in the proximity and comfort of your home surroundings.



## Who said urban areas can't be green!

- ~ Located in the centre of the retail zone, the urban park is accessible to the general public and will be an extension to the array of cafes and restaurants.
- ~ Adorned with bubbling fountains and shaded trees, it will be the perfect place to unwind after a busy day of shopping, or even a place to relax and watch from afar the buzz of activity surrounding you.
- ~ Being located in the heart of the city, the urban park is not only a landmark destination but serves as a major attraction to visitors as well.

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