

VIA

MONTENAPOLÉONE

ريپورتاج العقارية
Reportage.
Properties

DEVELOPMENT IN
MOSTAKBAL
CITY™



VIA



an
orchestrated
fusion —

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a quality
experience.



Relevant Experience

Introduction

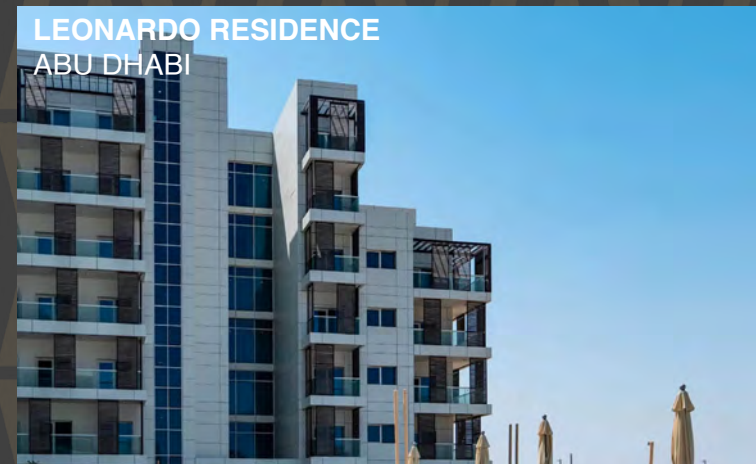
Reportage. Properties

Reportage Properties is one of the largest private real estate developers in the United Arab Emirates, with more than 20 years of experience, with projects in Abu Dhabi, Dubai, and now Egypt.

The company is focused on its goal of providing innovative, modern, and affordable housing solutions that deliver outstanding value. Homes with unmatched comfort and features that give new meaning to the experiences.

Reportage Group provides consistency by being built on a foundation of partnerships that improve results while keeping all necessary activities “in-house”; From land appraisal, to land acquisition to planning, to architectural design and construction with highly qualified management teams overseeing a diverse portfolio of projects.

Working to skillfully develop real estate projects that make investment possible for any budget. Reportage Real Estate Development is always keen on enhancing and increasing the property value for stakeholders.





Brief on Mostakbal City

Mostakbal City is considered one of the first smart cities to be established in Egypt. The city is characterized by professional planning and the highest quality standards of implementation, in addition to providing all amenities and luxury accommodation.

Mostakbal City is now on the edge of finishing its first phase, and the city gates will open soon to welcome all of its residents. Interested in experiencing the smart city? we will introduce you to the most important details related to Mostakbal City, and its management plans to contribute to the provision of housing units to attract about 1.25 million people.

Mostakbal City has a privileged location between New Cairo and new city projects such as El-Shorouk City, Madinaty, and the new administrative capital, which makes it close to everything. The city is built on an area of 11 thousand acres, where roads and green spaces occupy about 50% of the total area, and it is being built in 5 phases to be a smart city in the heart of New Cairo.

Mazar El Mostakbal City

“Mazar” ‘Mostakbal City consists of 7 areas, each of them reflecting the manifestations of ancient Egyptian civilization and culture, such as El Qanater El Khayreya waterfalls, and natural areas designed in the style of the Botanical gardens.

In addition to other gardens’ design, including world-class shrubs from Madagascar and Thailand, similar to the Aquarium Grotto Garden, the Azbakeya garden.

Orman Botanical Garden, which was built during the reign of Khedive Ismail.

And finally, the Andalusian Garden, which combines civilizations, cultures and beautiful landscapes.

Boulevard Mostakbal City is a meeting point for all, because it is characterized by a beautiful appearance that expresses art and culture, and what it provides of entertainment, shopping, and quiet natural places.

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MONTENAPOLEONE

VIA MonteNapoleone Mall

The name of the project reflects the Italian style identity of MonteNapoleone Street in Milan, Italy, which is famous for its fashion, jewelry, ready-to-wear stores, and international brands. It is considered the core of Milan's fashion district, which will imply a new investment perception in the heart of New Cairo.

Reportage Egypt Real Estate Development launches its first full-service commercial mall directly overlooking Mazar park in Mostakbal City. An integrated vital area to serve all residents of Monte Napoleon Compound and Mostakbal City as a whole.

Architectural Components

The mall consists of 7 main buildings that include administrative, commercial, and medical offices as well. Each building is integrated with a lot of services, consisting of:

- Basement floor:

Designed and equipped to be a parking area for mall visitors and administrative offices. There are also warehouses and administrative and commercial service areas.

-Ground floor (commercial):

The ground floor is divided into commercial units with various areas starting from 65 SQM.

- First and second floors (administrative - medical):

The first and second floors are divided into administrative and medical units with various areas, starting from 40 SQM for administrative units, and 25 SQM for medical units.



VIA
['vaio]

Italian word means;
(strada) road
(di città) street
(cammino) way
(percorso) route



VIA MonteNapoleone Unique Features

- A prime location with a high population density
- Diversity in purchasing power
- A panorama view of the administrative and medical units
- With a distinctive view overlooking Mazar Park
- Private entrances
- Private garage
- Civil defense and fire protection systems



UNLIMITED
RETAIL
OPTIONS.





WORLD
CLASS
OFFICE
SPACES.



FLEXIBLE
CLINIC
SPACES.



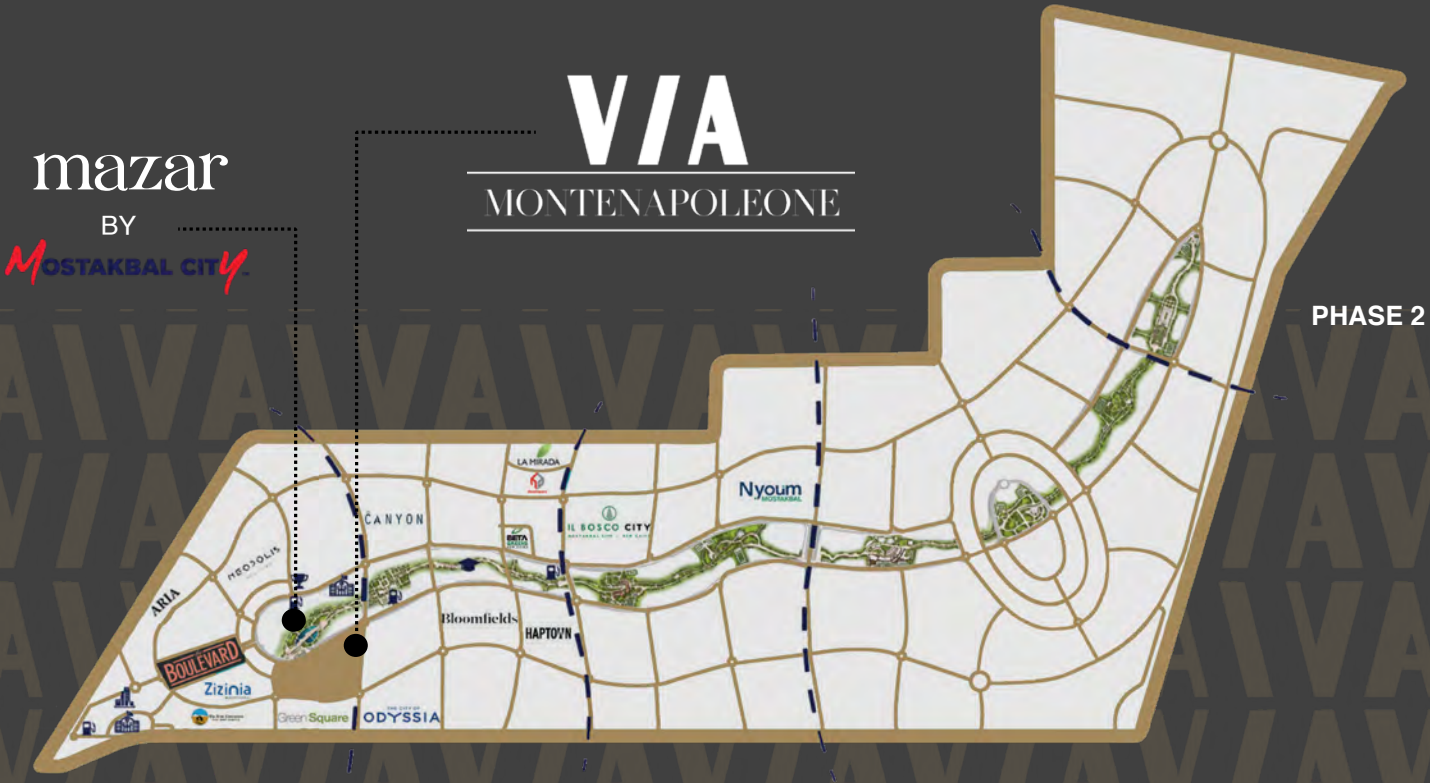


Geographical Location and Advantages

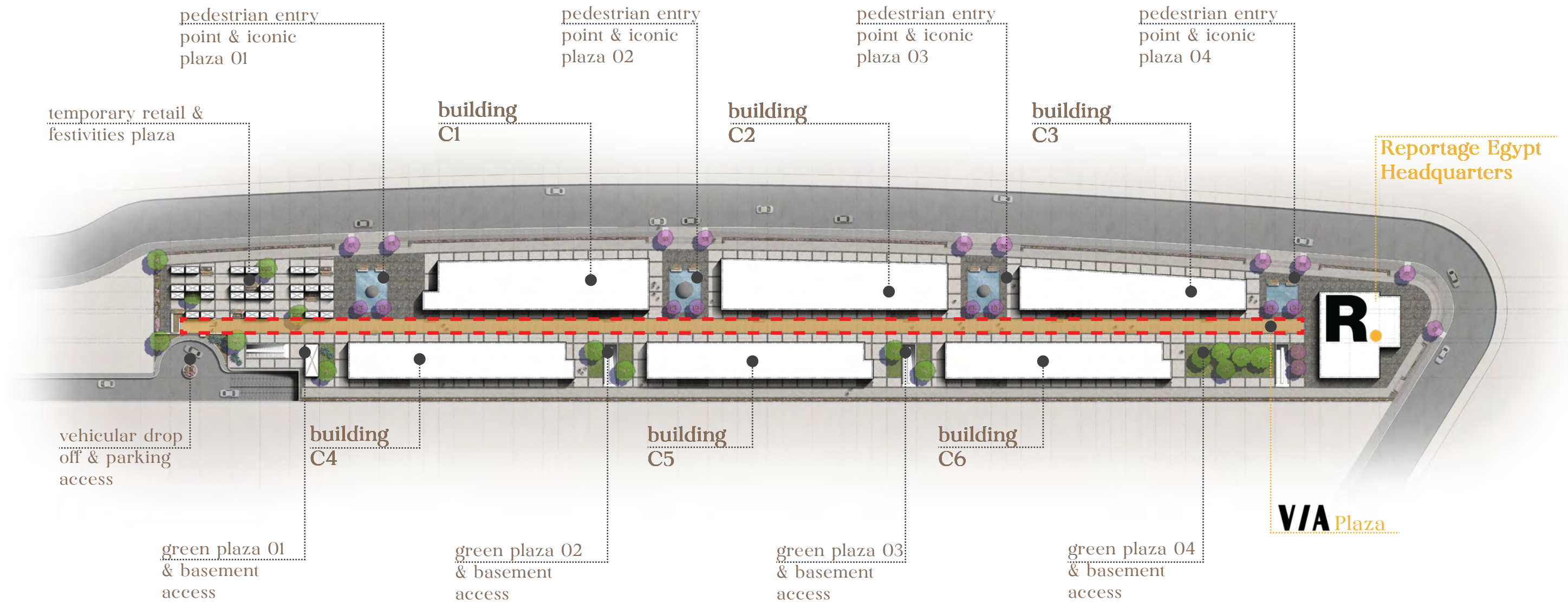
- Montenapoleone is located in one of the most unique locations, Mostakbal City which is in the heart of New Cairo between the New Administrative Capital and Madinaty on an area of 111 thousand acres.
- The residential area includes 374 units in multiple buildings offering simplexes, duplexes of sizes, and private gardens for selected units.
- The Mall location is considered substantial with numerous competitive advantages for mainly being in the Mostakbal City that is directly on the central axis of New Cairo and also has a unique view of Mazar Park.
- The city is known for its high population density which will help with the investment return of the project and its strategic location as well which is:
 - 20 minutes away from Al Rehab City
 - 15 minutes from El Shorouk City
 - 10 minutes from Madinaty
 - 15 minutes from Cairo International Airport
 - 16 minutes from the New Administrative Capital
 - 10 minutes from Al Masa Hotel
 - 10 minutes from Administrative Capital Downtown
 - 7 minutes from Sixty Icon Tower New Administrative Capital
 - 10 minutes from Ministries District in the New Administrative Capital

MonteNapoleone Master Plan

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MONTENAPOLEONE



variety of spaces



aesthetic
architecture



the perfect
mix —

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VIA
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Suggested Activities

- Shops (cafes, restaurants, and international brands).
- Specialized medical centers (laboratories, medical clinics).
- Mini mart.
- Luxuries accessories and jewelry.
- Gym.
- Shops with specialized activities (bank - spa - household tools - clothes).
- Carnaval area.



Finishing and Delivery Specifications

Luxurious finishes at the finest level with a mixture of boldness, classic Italian style, and modern designs

- Private entrance for each building
- 1 elevator for each building
- Facility management company
- Fire Safety systems
- Security, and CCTV 24/7

External Finishes, Main Entrances, And Corridors

- Double-glazed curtain walls.
- Clear tempered glass window display for commercial units.
- Facade cladding from GRC and high-quality marble.
- Main entrances and corridors of marble and granite.



Interior Finishes

Building Entrance

- Flooring: Natural marble tiles.
- Walls: Gray porcelain tiles / wood cladding.
- Units: Core & Shell.
- Providing Tie-in points for electricity, water, and fire
- Air conditioners are supplied by the client.

Marble



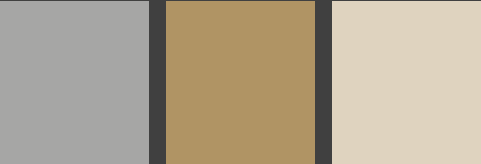
Porcelain



MDF cladding



Color palette



elegant
touches





R.