

ALIVIA

MOSTKBAL CITY NEW CAIRO

CHEAT SHEETS

ALIVA

THE SCALE

**638**  
**feddans**  

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ALIVA

# Location Map

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# Location Map

## How to get to ALIVA

Spanning over the largest land plot in the heart of Mostakbal City, New Cairo, ALIVA is situated a short ride away from Mountain View's iCITY.

- 10 mins from Suez Road
- 17 mins from MV HYDE PARK
- 19 mins from MOUNTAIN VIEW 1
- 20 mins from The American University in Cairo



# MASTERPLAN DETAILS

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# PHASE 1 MASTERPLAN



# PHASE 1 – MASTERPLAN

River park Area:  
110 feddan

River park

fields park

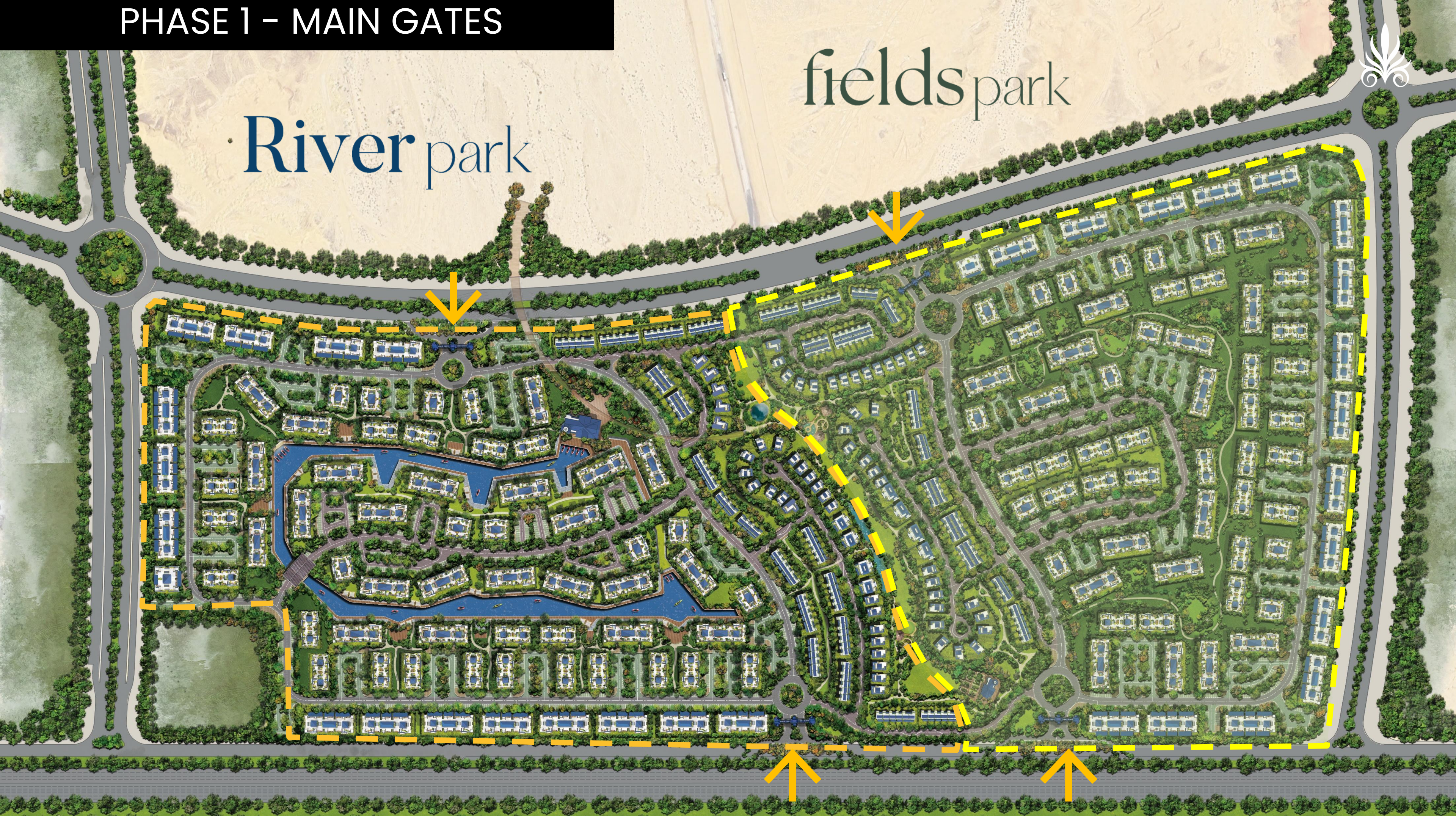
Fields park Area:  
98 feddan



# PHASE 1 - MAIN GATES

River park

fields park





# PHASE 1 – SURFACE PARKING

fields park

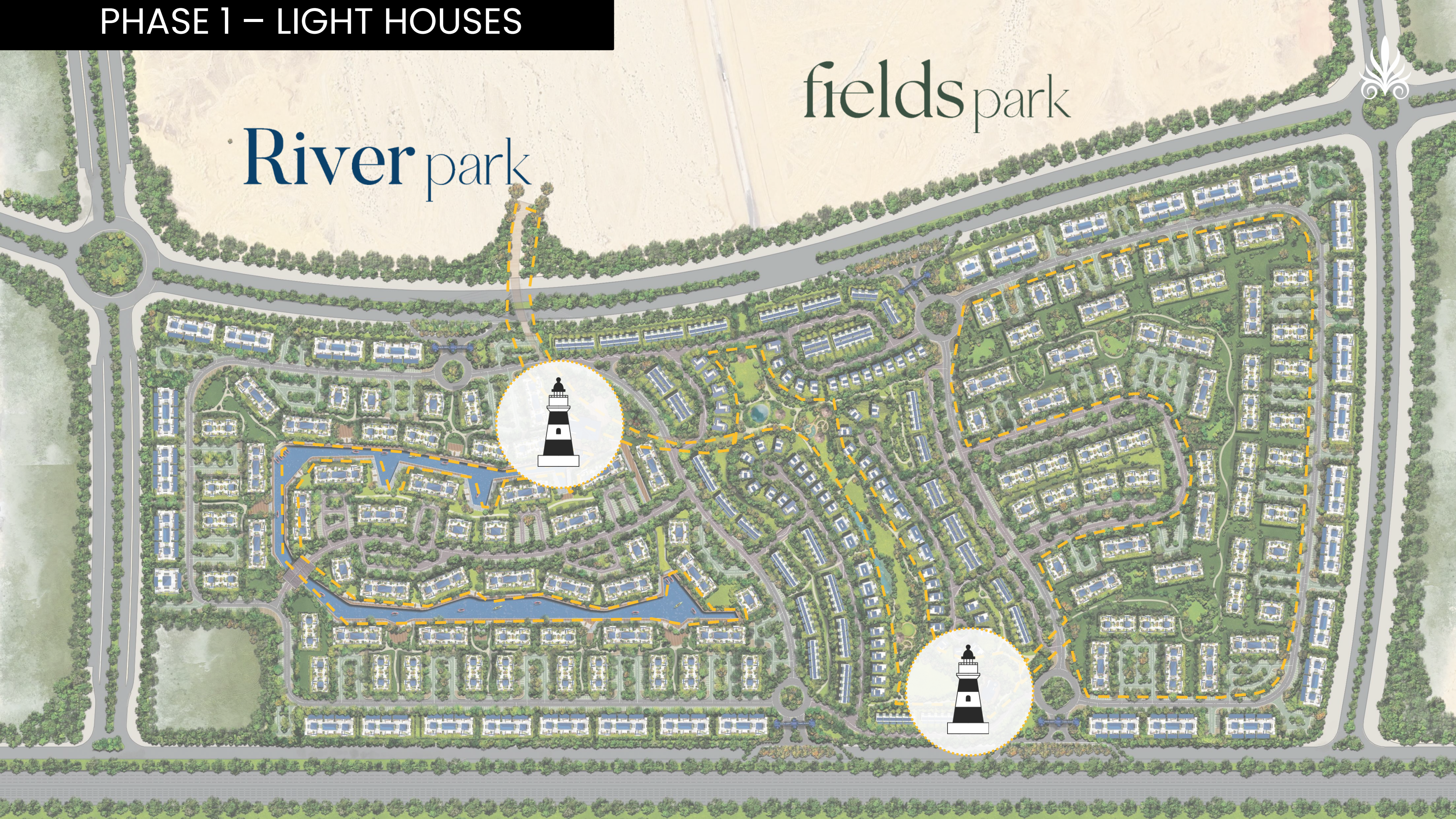
River park



# PHASE 1 – LIGHT HOUSES

fields park

River park



# PRODUCTS DETAILS

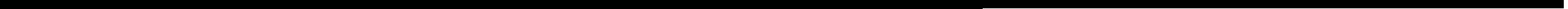
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# IVILLA GRAND (G+3)



IVILLA GRAND ROOF  
(210 m<sup>2</sup>)

IVILLA GRAND GARDEN  
(250 m<sup>2</sup>)



# IVILLA (G+4)



IVILLA ROOF  
(200 - 220 m<sup>2</sup>)

APARTMENT  
(120 - 130 - 190 m<sup>2</sup>)

IVILLA GARDEN  
(180 - 190 - 205 m<sup>2</sup>)





# MILLENNIAL

## 2 & 3 BRs

### MILLENNIAL 2 BRS

GROSS AREA 130 (Ground & 1<sup>st</sup> Floor)

### MILLENNIAL 3 BRS

GROSS AREA 140 (Ground & 1<sup>st</sup>, 3<sup>rd</sup>, 4<sup>th</sup> & Roof floor)

GROSS AREA 145 (2<sup>nd</sup> floor)

GROSS AREA 150 (Ground & 1<sup>st</sup> floor)

GROSS AREA 155 (2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> & Roof floor)

GROSS AREA 160 (3<sup>rd</sup>, 4<sup>th</sup> & Roof floor)

GROSS AREA 165 (2<sup>nd</sup> floor)



# MILLENNIAL 2

**3 BRS**

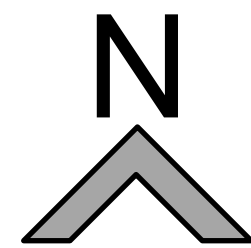
GROSS AREA 115 (Ground floor)

GROSS AREA 125 (Typical & Roof floor)





River park









# RIVER PARK PRODUCT MIX



## BUILDINGS

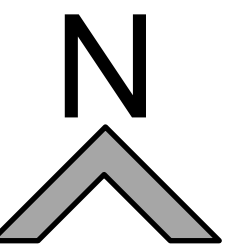
- MILLENNIAL (G+5) 
- IVILLA GRAND (G+3) 
- IVILLA (G+4) 
- MILLENNIAL 2 (G+5) 

## VILLAS





- TOWNHOUSE 4 
- TOWNHOUSE 6 
- LAKE HOUSE 
- TH GARDEN 4 
- VILLA 285 
- VILLA 255 
- MANSION 









# RIVER PARK PLOT NUMBERING

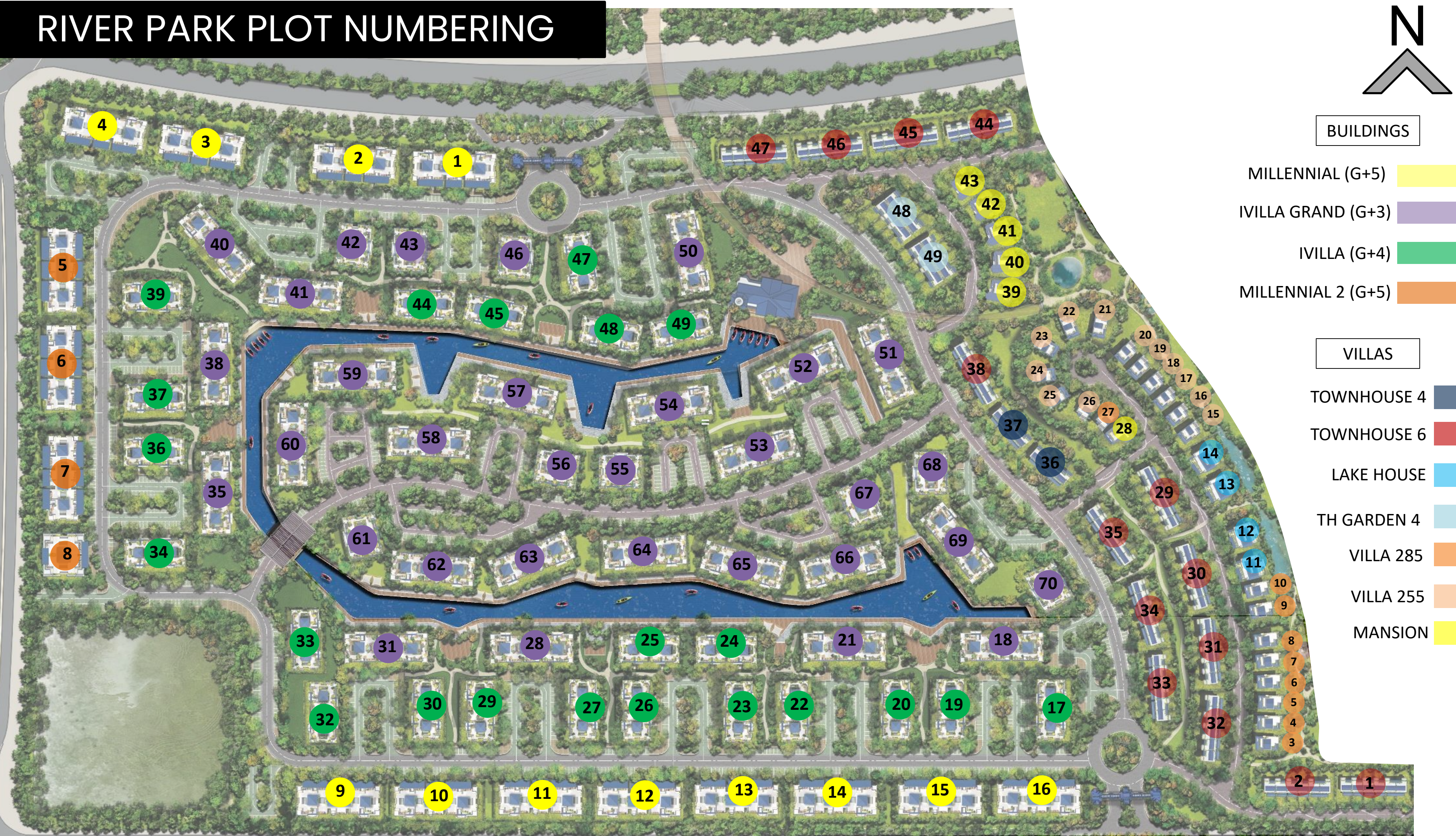


## BUILDINGS

- MILLENNIAL (G+5) 
- IVILLA GRAND (G+3) 
- IVILLA (G+4) 
- MILLENNIAL 2 (G+5) 

## VILLAS

- TOWNHOUSE 4 
- TOWNHOUSE 6 
- LAKE HOUSE 
- TH GARDEN 4 
- VILLA 285 
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- MANSION 



# **UNIT NUMBERING**

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# GROUND FLOOR UNIT NUMBERING



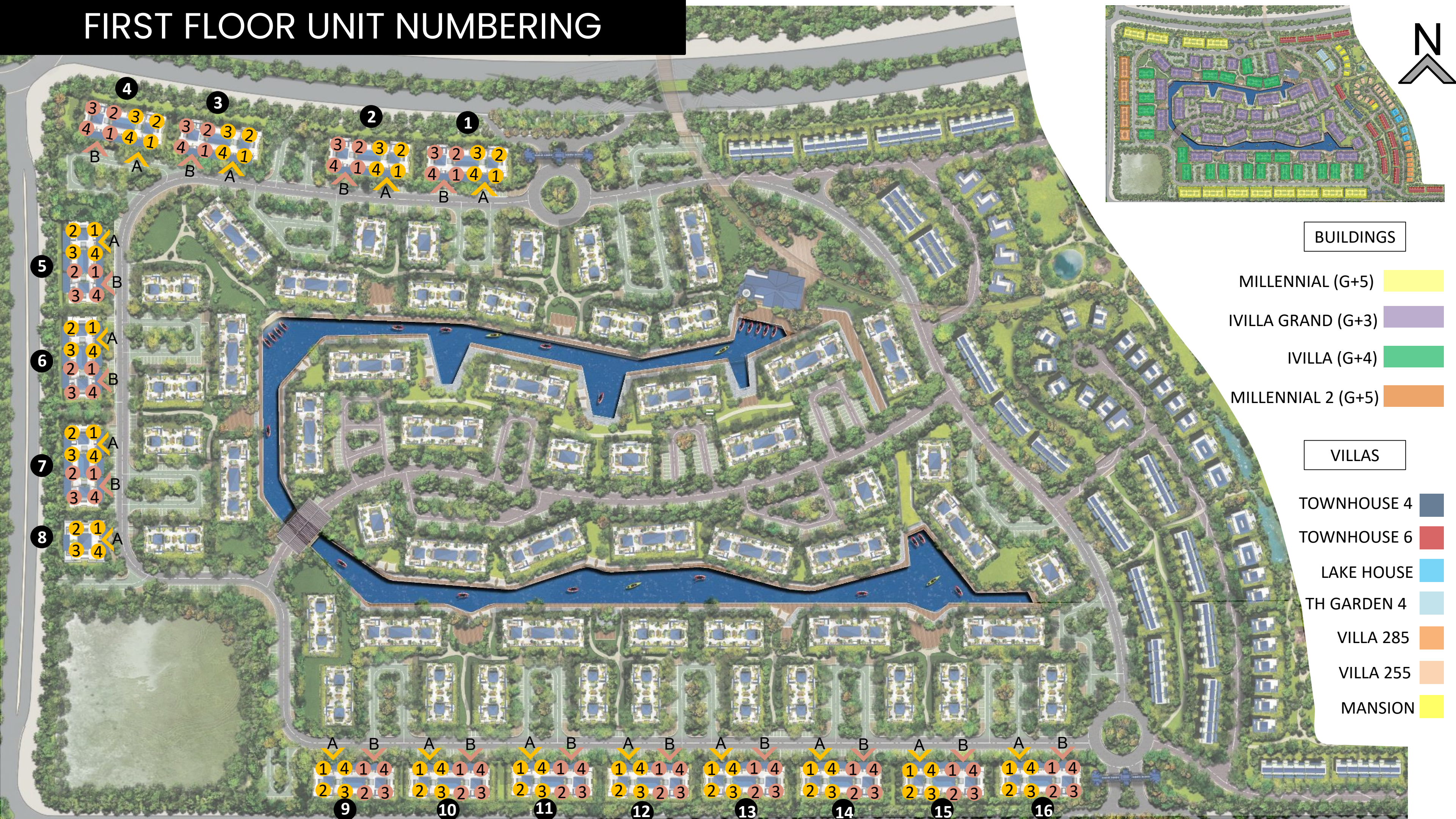
## BUILDINGS

- MILLENNIAL (G+5)
- IVILLA GRAND (G+3)
- IVILLA (G+4)
- MILLENNIAL 2 (G+5)

## VILLAS

- TOWNHOUSE 4
- TOWNHOUSE 6
- LAKE HOUSE
- TH GARDEN 4
- VILLA 285
- VILLA 255
- MANSION

# FIRST FLOOR UNIT NUMBERING



## BUILDINGS

- MILLENNIAL (G+5)
- IVILLA GRAND (G+3)
- IVILLA (G+4)
- MILLENNIAL 2 (G+5)

## VILLAS

- TOWNHOUSE 4
- TOWNHOUSE 6
- LAKE HOUSE
- TH GARDEN 4
- VILLA 285
- VILLA 255
- MANSION

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 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2 3  
 9 10 11 12 13 14 15 16

# SECOND FLOOR UNIT NUMBERING



## BUILDINGS

- MILLENNIAL (G+5)
- IVILLA GRAND (G+3)
- IVILLA (G+4)
- MILLENNIAL 2 (G+5)

## VILLAS

- TOWNHOUSE 4
- TOWNHOUSE 6
- LAKE HOUSE
- TH GARDEN 4
- VILLA 285
- VILLA 255
- MANSION

# THIRD FLOOR UNIT NUMBERING



## BUILDINGS

- MILLENNIAL (G+5)
- IVILLA GRAND (G+3)
- IVILLA (G+4)
- MILLENNIAL 2 (G+5)

## VILLAS

- TOWNHOUSE 4
- TOWNHOUSE 6
- LAKE HOUSE
- TH GARDEN 4
- VILLA 285
- VILLA 255
- MANSION

# FOURTH-FIFTH FLOOR UNIT NUMBERING



## BUILDINGS

- MILLENNIAL (G+5)
- IVILLA GRAND (G+3)
- IVILLA (G+4)
- MILLENNIAL 2 (G+5)

## VILLAS

- TOWNHOUSE 4
- TOWNHOUSE 6
- LAKE HOUSE
- TH GARDEN 4
- VILLA 285
- VILLA 255
- MANSION

4  
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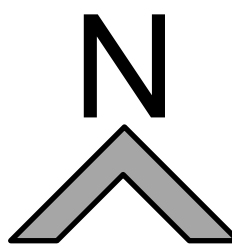
9 10 11 12 13 14 15 16



# **PLOT VIEWS**

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# RIVER PARK PLOT VIEWS



## VIEWS

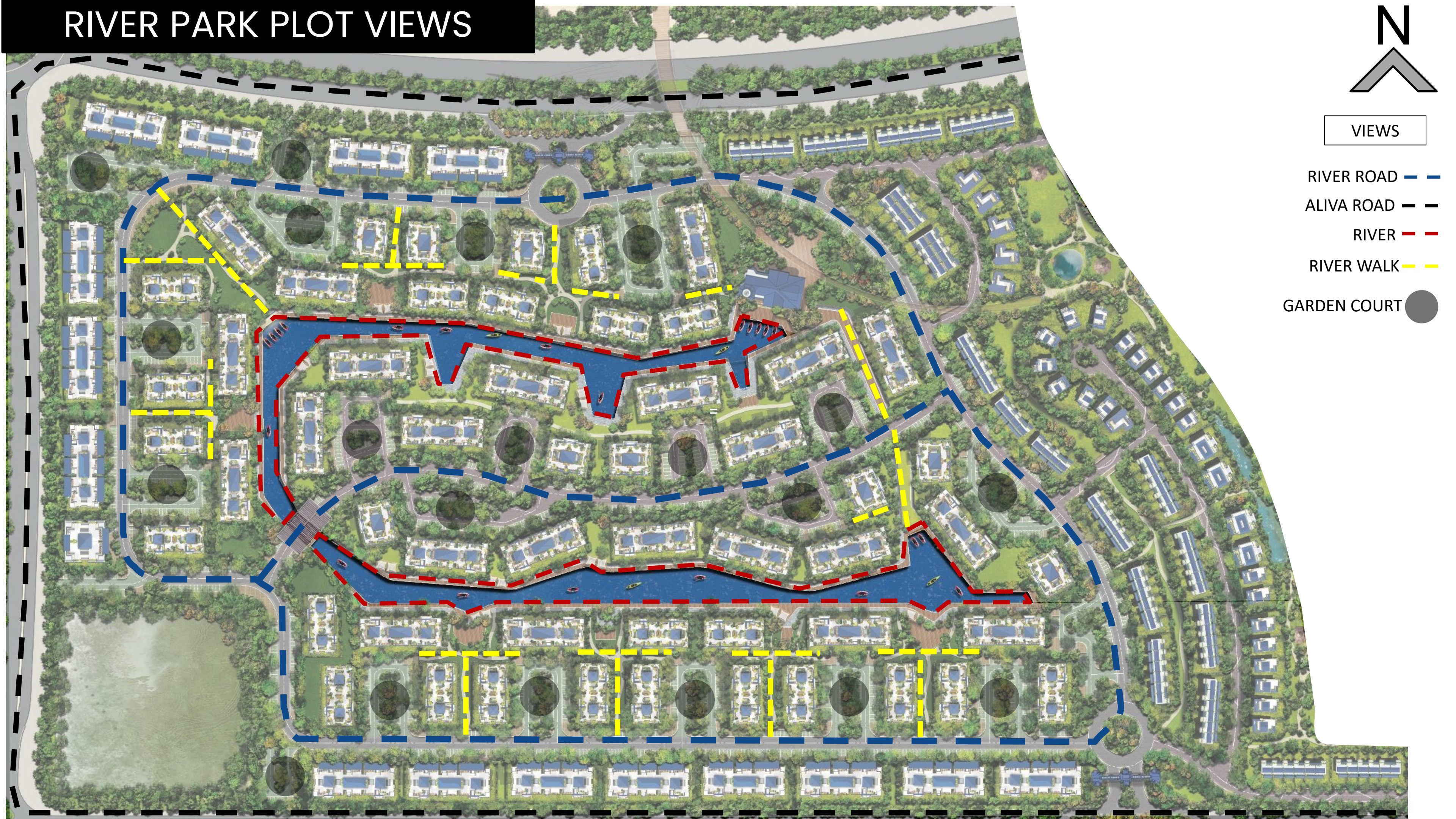
RIVER ROAD ———

ALIVA ROAD ———

RIVER ———

RIVER WALK ———

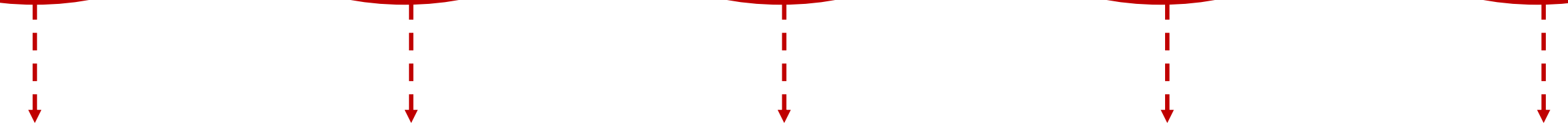
GARDEN COURT ●



# **INVENTORY CODING**

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**DISTRICT NAME**      **BUILDING NAME**      **BUILDING NUMBER**      **ENTRANCE FLOOR LEVEL**      **UNIT NUMBER**



<b>R</b>	—	<b>M</b>	—	<b>01</b>	—	<b>A0</b>	—	<b>1</b>
<b>R</b>	—	<b>iVGR</b>	—	<b>01</b>	—	<b>A0</b>	—	<b>1</b>
<b>R</b>	—	<b>iV</b>	—	<b>01</b>	—	<b>A0</b>	—	<b>1</b>
<b>R</b>	—	<b>M2</b>	—	<b>01</b>	—	<b>A0</b>	—	<b>1</b>

**BUILDINGS**

- MILLENNIAL (G+5)
- IVILLA GRAND (G+3)
- IVILLA (G+4)
- MILLENNIAL 2 (G+5)

<b>R</b>	—	<b>TH-4</b>	—	<b>01</b>	—	<b>00</b>	—	<b>1</b>
<b>R</b>	—	<b>TH-6</b>	—	<b>01</b>	—	<b>00</b>	—	<b>1</b>
<b>R</b>	—	<b>LH</b>	—	<b>01</b>	—	<b>00</b>	—	<b>1</b>
<b>R</b>	—	<b>TG-4</b>	—	<b>01</b>	—	<b>A0</b>	—	<b>1</b>
<b>R</b>	—	<b>V285</b>	—	<b>01</b>	—	<b>00</b>	—	<b>1</b>
<b>R</b>	—	<b>V255</b>	—	<b>01</b>	—	<b>00</b>	—	<b>1</b>
<b>R</b>	—	<b>MNS</b>	—	<b>01</b>	—	<b>00</b>	—	<b>1</b>

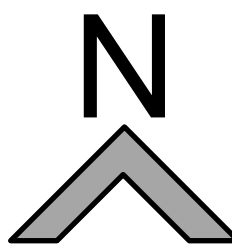
**VILLAS**

- TOWNHOUSE 4
- TOWNHOUSE 6
- LAKE HOUSE
- TOWN HOUSE GARDEN 4
- VILLA 285
- VILLA 255
- MANSION






**-FLOOR NUMBER**  
**0 = USED FOR GROUND FLOOR**

fields park









# FIELDS PARK PRODUCT MIX



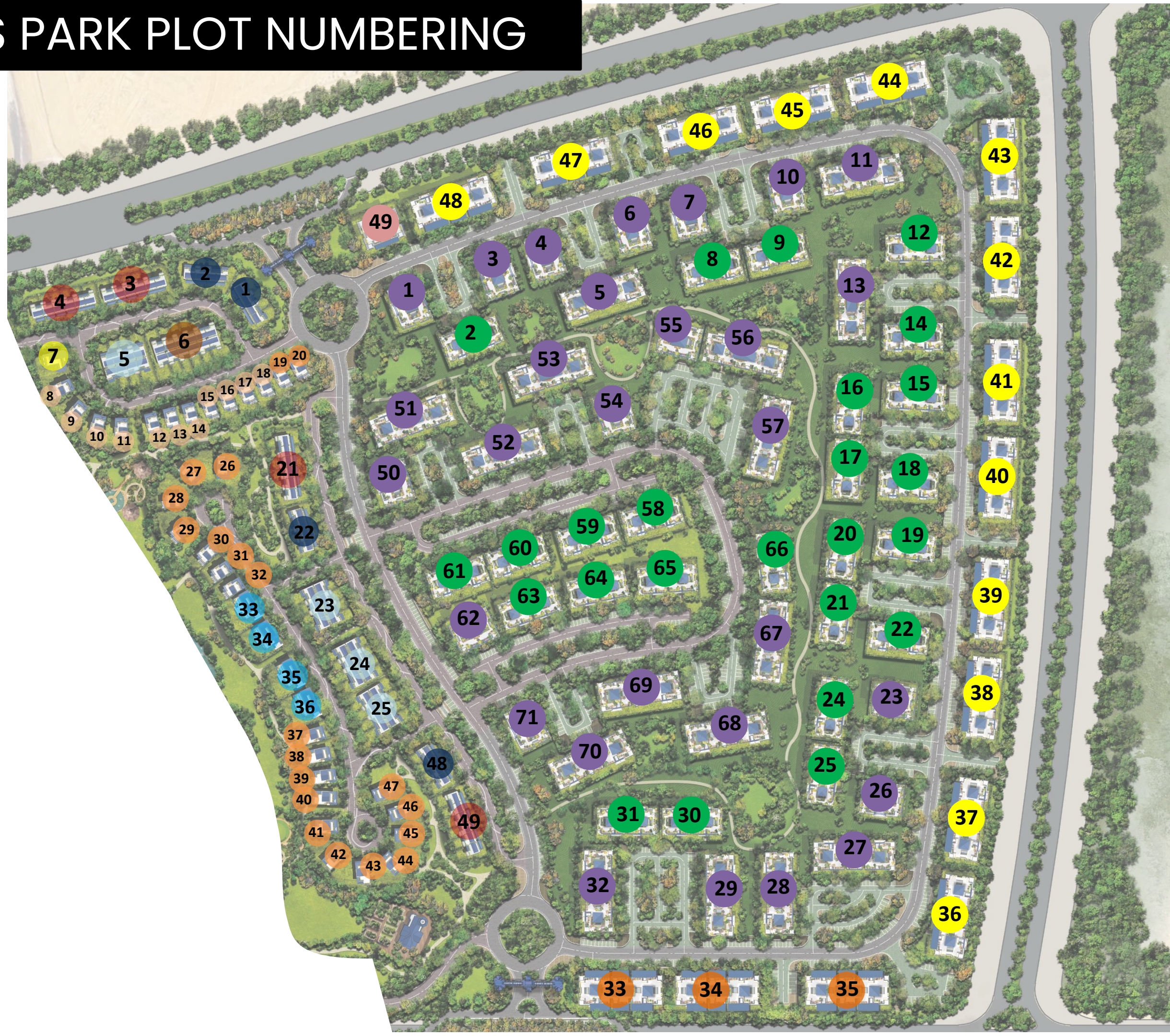
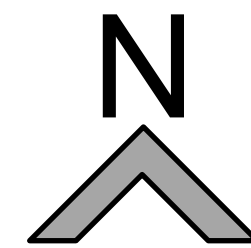
## BUILDINGS

- MILLENNIAL (G+5) 
- IVILLA GRAND (G+3) 
- IVILLA (G+4) 
- MILLENNIAL 2 (G+5) 
- MILLENNIAL' (G+5) 

## VILLAS

- TOWNHOUSE 4 
- TOWNHOUSE 6 
- GREEN HOUSE 
- TOWN HOUSE GARDEN 4 
- TOWN HOUSE GARDEN 6 
- VILLA 285 
- VILLA 255 
- MANSION 

# FIELDS PARK PLOT NUMBERING



## BUILDINGS

- MILLENNIAL (G+5)
- IVILLA GRAND (G+3)
- IVILLA (G+4)
- MILLENNIAL 2 (G+5)
- MILLENNIAL' (G+5)

## VILLAS

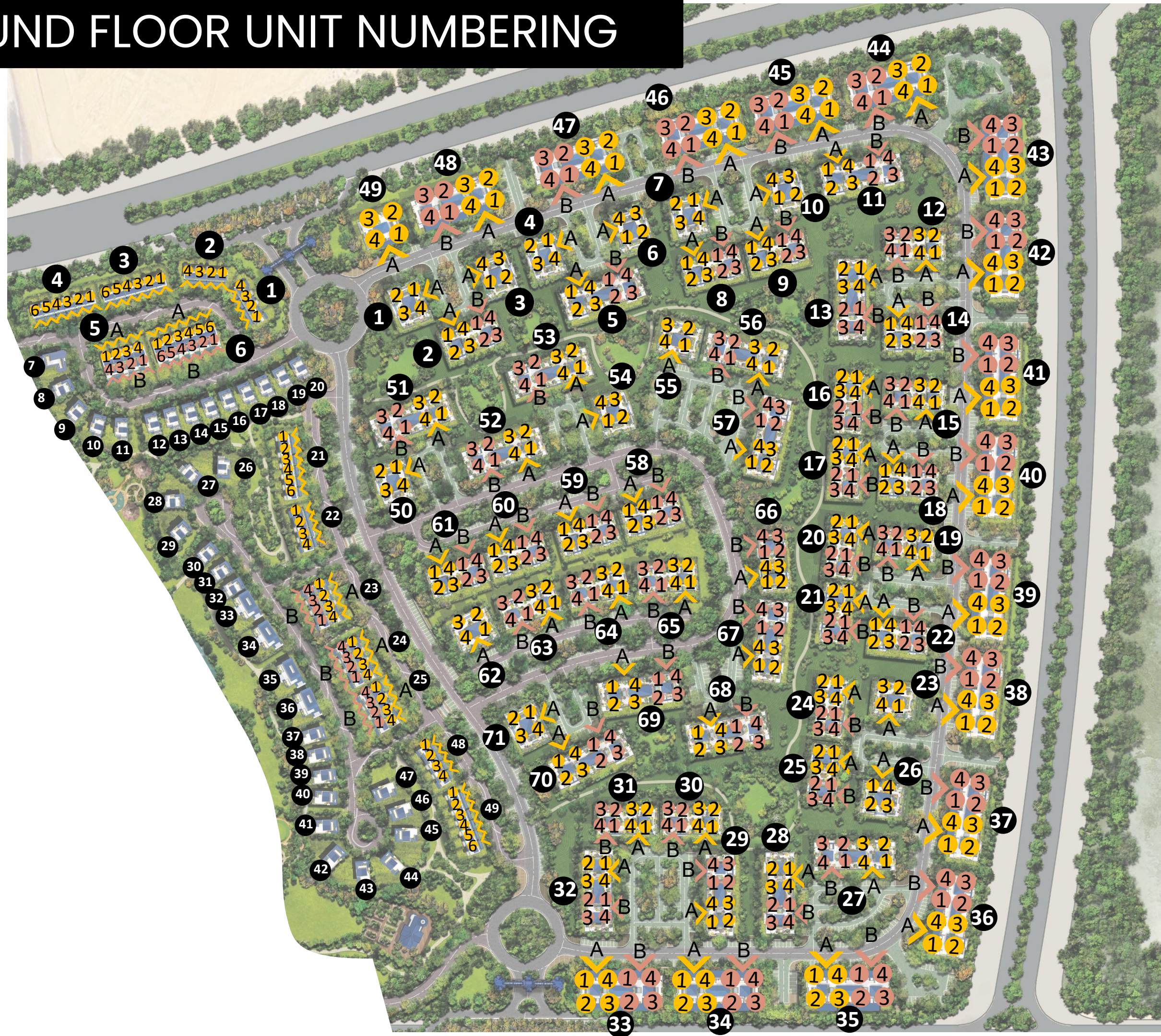
- TOWNHOUSE 4
- TOWNHOUSE 6
- GREEN HOUSE
- TOWN HOUSE GARDEN 4
- TOWN HOUSE GARDEN 6
- VILLA 285
- VILLA 255
- MANSION

# **UNIT NUMBERING**

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# GROUND FLOOR UNIT NUMBERING



## BUILDINGS

- MILLENNIAL (G+5)
- IVILLA GRAND (G+3)
- IVILLA (G+4)
- MILLENNIAL 2 (G+5)
- MILLENNIAL' (G+5)

## VILLAS

- TOWNHOUSE 4
- TOWNHOUSE 6
- GREEN HOUSE
- TOWN HOUSE GARDEN 4
- TOWN HOUSE GARDEN 6
- VILLA 285
- VILLA 255
- MANSION

# FIRST FLOOR UNIT NUMBERING



## BUILDINGS

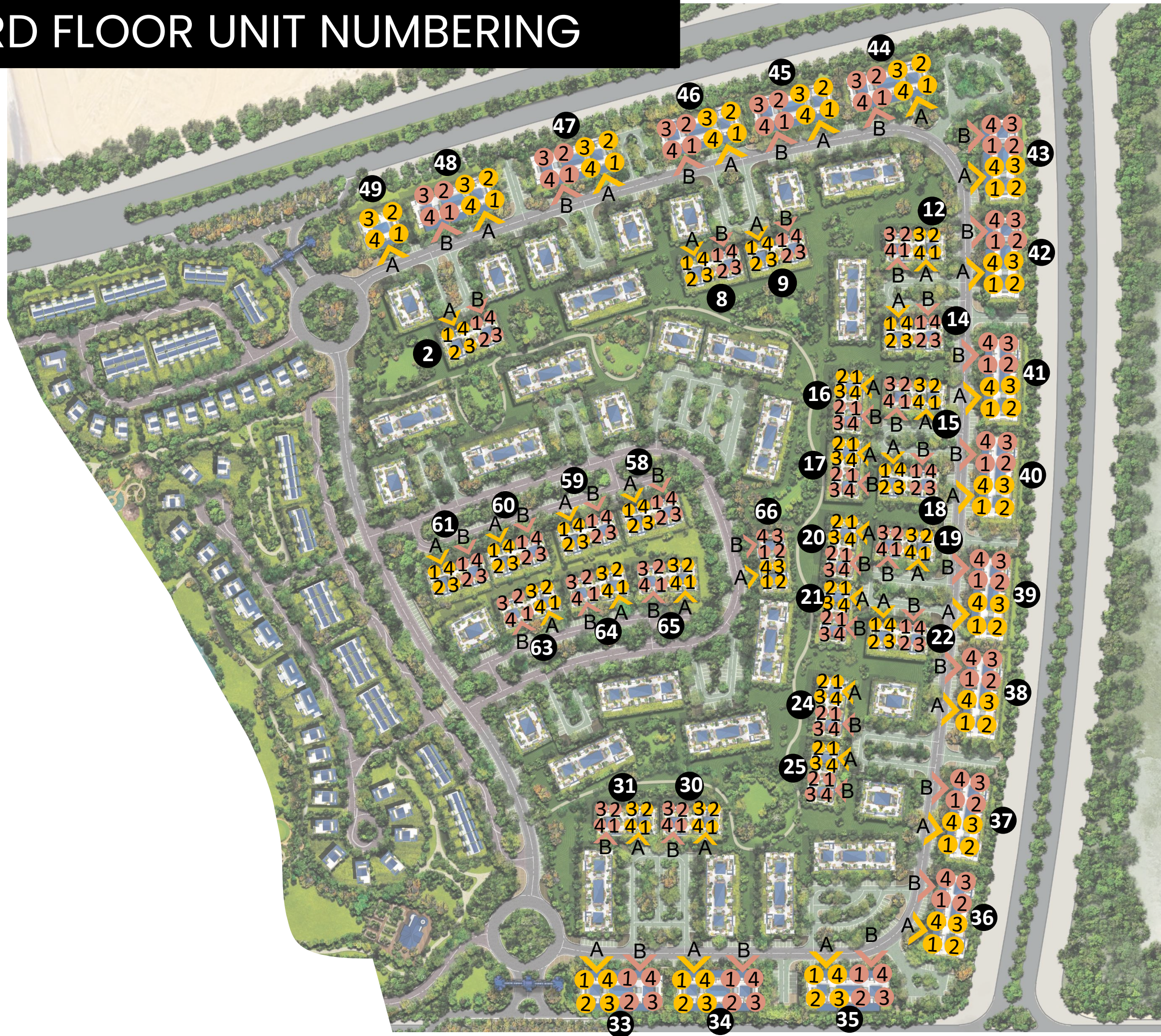
- MILLENNIAL (G+5)
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- IVILLA (G+4)
- MILLENNIAL 2 (G+5)
- MILLENNIAL' (G+5)

## VILLAS

- TOWNHOUSE 4
- TOWNHOUSE 6
- GREEN HOUSE
- TOWN HOUSE GARDEN 4
- TOWN HOUSE GARDEN 6
- VILLA 285
- VILLA 255
- MANSION



# THIRD FLOOR UNIT NUMBERING



## BUILDINGS

- MILLENNIAL (G+5)
- IVILLA GRAND (G+3)
- IVILLA (G+4)
- MILLENNIAL 2 (G+5)
- MILLENNIAL' (G+5)

## VILLAS

- TOWNHOUSE 4
- TOWNHOUSE 6
- GREEN HOUSE
- TOWN HOUSE GARDEN 4
- TOWN HOUSE GARDEN 6
- VILLA 285
- VILLA 255
- MANSION

# FOURTH-FIFTH FLOOR UNIT NUMBERING



## BUILDINGS

- MILLENNIAL (G+5)
- IVILLA GRAND (G+3)
- IVILLA (G+4)
- MILLENNIAL 2 (G+5)
- MILLENNIAL' (G+5)

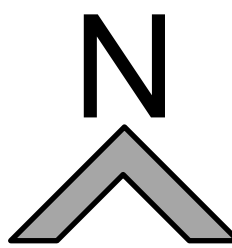
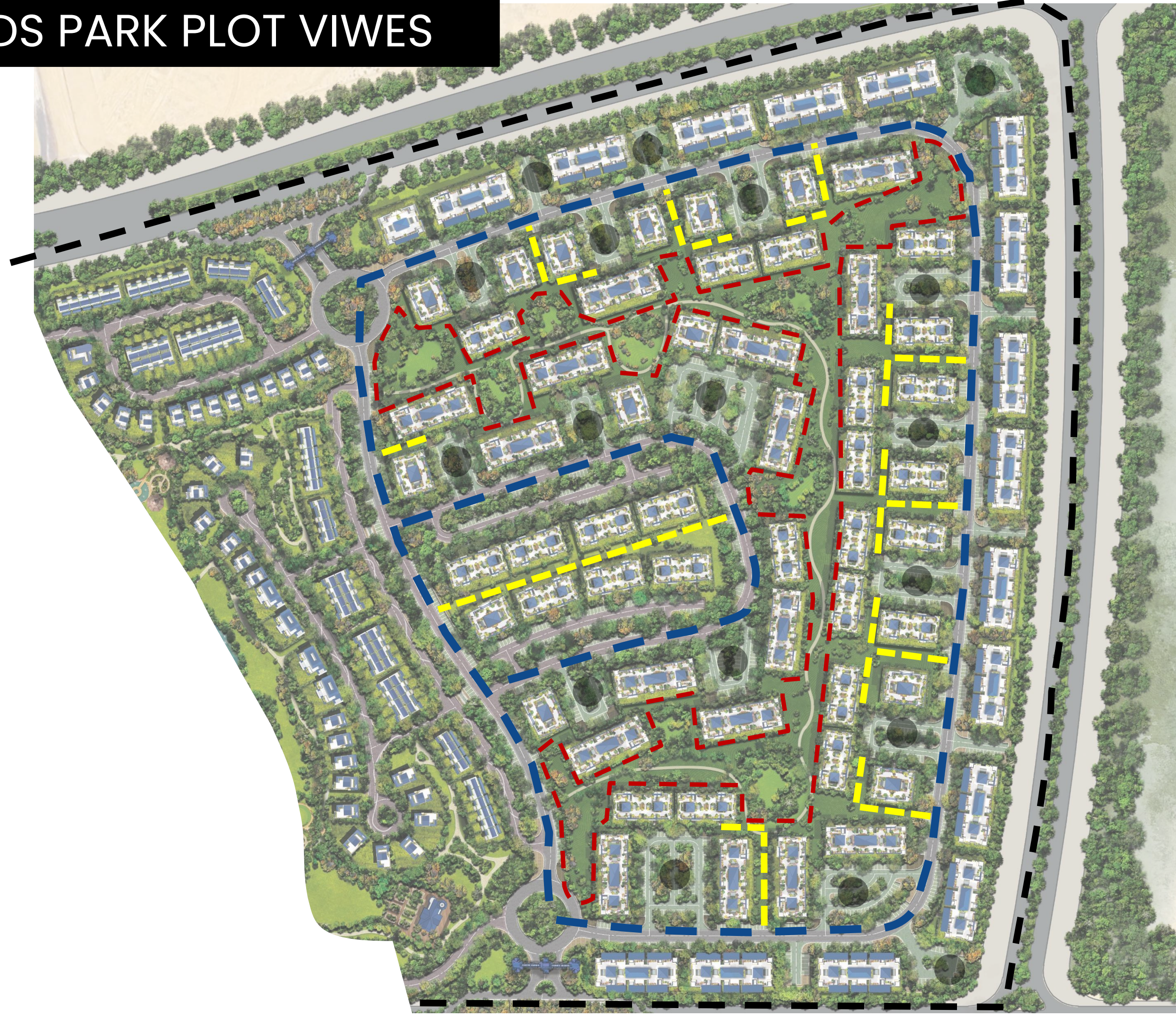
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- TOWNHOUSE 6
- GREEN HOUSE
- TOWN HOUSE GARDEN 4
- TOWN HOUSE GARDEN 6
- VILLA 285
- VILLA 255
- MANSION

# **PLOT VIEWS**

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# FIELDS PARK PLOT VIVES



## VIEWS

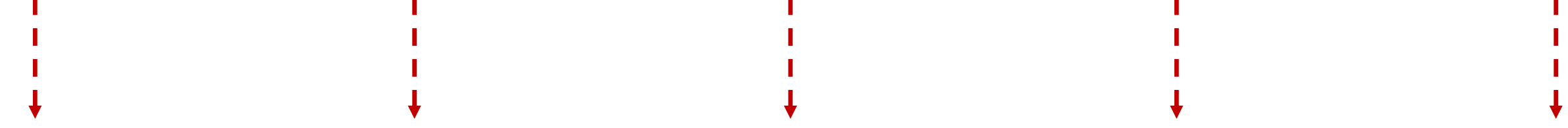
- FIELD ROAD ———
- ALIVA ROAD ———
- FIELD VALLEY ———
- FIELD WALK ———
- GARDEN COURT ●

# **INVENTORY CODING**

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**DISTRICT NAME**      **BUILDING NAME**      **BUILDING NUMBER**      **ENTRANCE FLOOR LEVEL**      **UNIT NUMBER**



<b>F</b>	<b>M</b>	<b>01</b>	<b>A0</b>	<b>1</b>
<b>F</b>	<b>iVGR</b>	<b>01</b>	<b>A0</b>	<b>1</b>
<b>F</b>	<b>iV</b>	<b>01</b>	<b>A0</b>	<b>1</b>
<b>F</b>	<b>M2</b>	<b>01</b>	<b>A0</b>	<b>1</b>
<b>F</b>	<b>M</b>	<b>01</b>	<b>A0</b>	<b>1</b>

<b>F</b>	<b>TH-4</b>	<b>01</b>	<b>00</b>	<b>1</b>
<b>F</b>	<b>TH-6</b>	<b>01</b>	<b>00</b>	<b>1</b>
<b>F</b>	<b>GH</b>	<b>01</b>	<b>00</b>	<b>1</b>
<b>F</b>	<b>TG-4</b>	<b>01</b>	<b>A0</b>	<b>1</b>
<b>F</b>	<b>TG-6</b>	<b>01</b>	<b>A0</b>	<b>1</b>
<b>F</b>	<b>V285</b>	<b>01</b>	<b>00</b>	<b>1</b>
<b>F</b>	<b>V255</b>	<b>01</b>	<b>00</b>	<b>1</b>
<b>F</b>	<b>MNS</b>	<b>01</b>	<b>00</b>	<b>1</b>

**BUILDINGS**

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- IVILLA (G+4)
- MILLENNIAL 2 (G+5)
- MILLENNIAL' (G+5)

**VILLAS**

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**-FLOOR NUMBER**  
**0 = USED FOR GROUND FLOOR**

# CLUB SUBSCRIPTION

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- Club subscription fees 400k EGP
- Payment Plan: 15% down-payment over 4 years instalments
- Clients request the club subscription same day of the unit contract signature to benefit from the club price of the launch.
- Below a disclaimer that will be added in the reservation receipt of the unit:

“التقديم على عضوية النادي بالسعر الخاص باطلاق المشروع ، يجب التقدم بطلب العضوية عند توقيع عقد الوحدة”.

*THANK YOU*