



IL BOSCO CITY

NEW CAIRO

DIVERSE PROJECTS .. 7.1 MILLION SQM LAND BANK

RESIDENTIAL



COASTAL



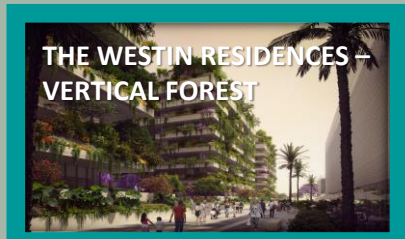
RETAIL



OFFICES



HOTELS



ACHIEVED MAJOR PROGRESS IN 2023 WITH --- **CONSTRUCTION & DELIVERIES**



ACHIEVED MAJOR PROGRESS IN 2023 WITH --- **OPERATIONS**



ACHIEVED MAJOR PROGRESS IN 2023 WITH

TRUST & CREDIBILITY

Jan 2024



IL BOSCO CITY
NEW CAIRO



AWARDED CONSTRUCTION

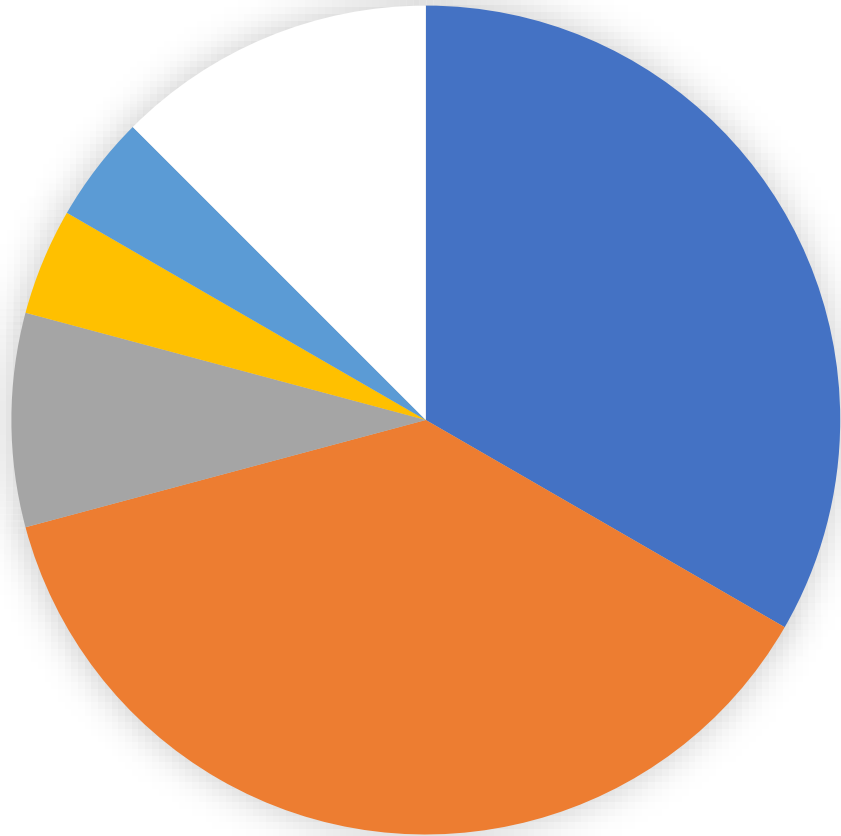


1.5BN EGP in 2024

2024 CONSTRUCTION



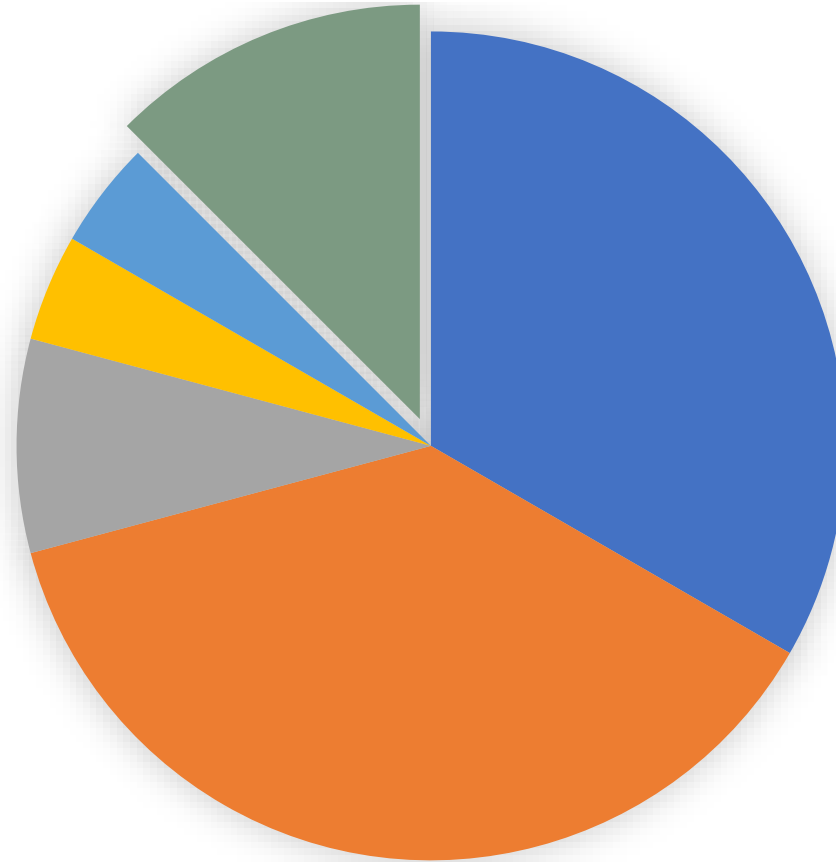
A Race With Time



- **8 Hours** sleeping
- **8 Hours** work
- **2 Hours** commuting
- **1 Hour** personal care
- **1 Hour** Eating
- Remaining : **4 hours** per day
 - For house duties
 - Grocery shopping
 - Family time
 - Personal time
 - Food preparation

4 HOURS LEFT

- House Duties
- Grocery Shopping
- Personal Time
- Family Time
- Food Preparation





EDUCATION

OFFICES



HEALTH

CULTURE
& ENTERTAINMENT



1C
MINUTE
city

WALK. CYCLE.



SHOPPING
&
RETAIL

SPORTS



IL BOSCO CITY
NEW CAIRO

M MISR ITALIA
PROPERTIES

IL BOSCO City Landscape

Designed by Stefano Boeri and
Inspired by Italian landscape. Each
zone in IL BOSCO CITY has a different
story to tell, diverse nature
typography & a mood setter.

The *Green River*, the green
connective pedestrian forest that
connects you to all the
neighborhoods and amenities in IL
BOSCO City without crossing streets
with amenities embedded all along
from walking & biking lanes, reading
corners, green playgrounds to
botanical gardens.

BOERI
STEFANO
BOERI
ARCHITETTI









Premium Location

268 Acres

The Big Small City

60%

Villas



15 min walking or cycling



Innovative products : Residential Suites, Sky villas, Garden villas & Spring villas



IL BOSCO CITY NEW CAIRO



Community Center for each apt zone



Signature Clubhouse for each villas zone



Retail & Shopping



Culture Hub



Sports Club



WALK. CYCLE.



Offices



Smart Solutions



Green River – Italian landscape by Stefano Boeri



Clinics



School

NEW LAUNCHES



IL BOSCO CITY
NEW CAIRO

M MISR ITALIA
PROPERTIES

L'AZZURO



LA RADURA
Greens

La Nolina
Water Views

L'AZZURO

STANDALONE VILLAS
TWIN HOUSES
TOWNHOUSES



IL BOSCO CITY
NEW CAIRO



MISR ITALIA
PROPERTIES

BIG VILLA



IL BOSCO CITY
NEW CAIRO

M MISR ITALIA
PROPERTIES

BIG VILLA
5 BEDROOMS
LIVING ROOM
6 BATHROOMS
PENTHOUSE
NANNY ROOM
DRIVER ROOM
INTERNAL
AREA:
353M²
ROOF AREA:
106M²
TOTAL AREA:
459M²



IL BOSCO CITY
NEW CAIRO

MISR ITALIA
PROPERTIES

BIG VILLA
5 BEDROOMS
LIVING ROOM
6 BATHROOMS
PENTHOUSE
NANNY ROOM
DRIVER ROOM
INTERNAL
AREA:
353M²
ROOF AREA:
106M²
TOTAL AREA:
459M²



MEDIUM VILLA



IL BOSCO CITY
NEW CAIRO

M MISR ITALIA
PROPERTIES

MEDIUM VILLA

3 BEDROOMS
LIVING ROOM
4 BATHROOMS
PENTHOUSE
NANNY ROOM
DRIVER ROOM

INTERNAL
AREA:

279.3M²

ROOF AREA:

82.6M²

TOTAL AREA:

361.9M²



IL BOSCO CITY
NEW CAIRO

MISR ITALIA
PROPERTIES

MEDIUM VILLA

3 BEDROOMS
LIVING ROOM
4 BATHROOMS
PENTHOUSE
NANNY ROOM
DRIVER ROOM

INTERNAL
AREA:

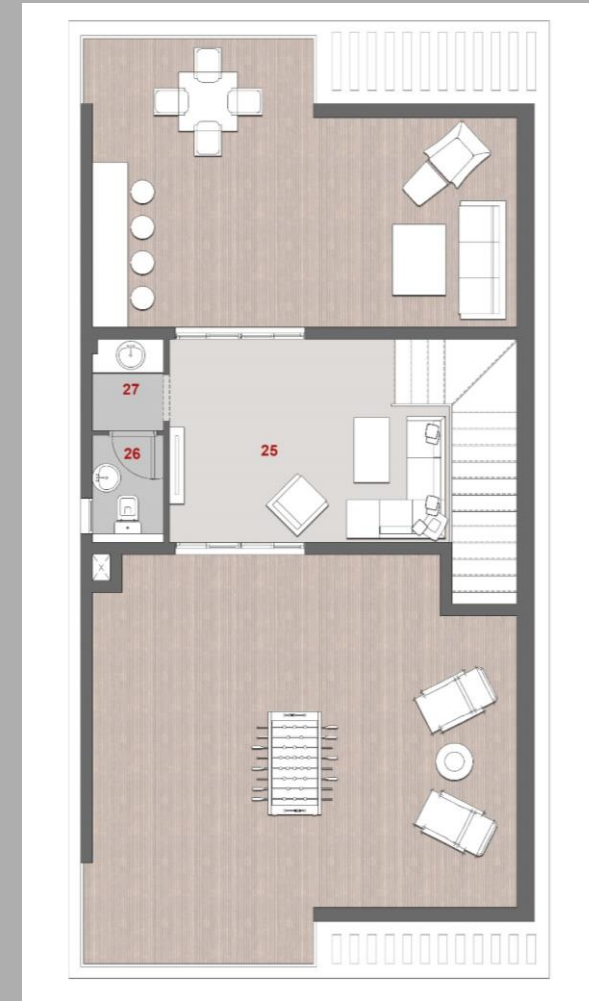
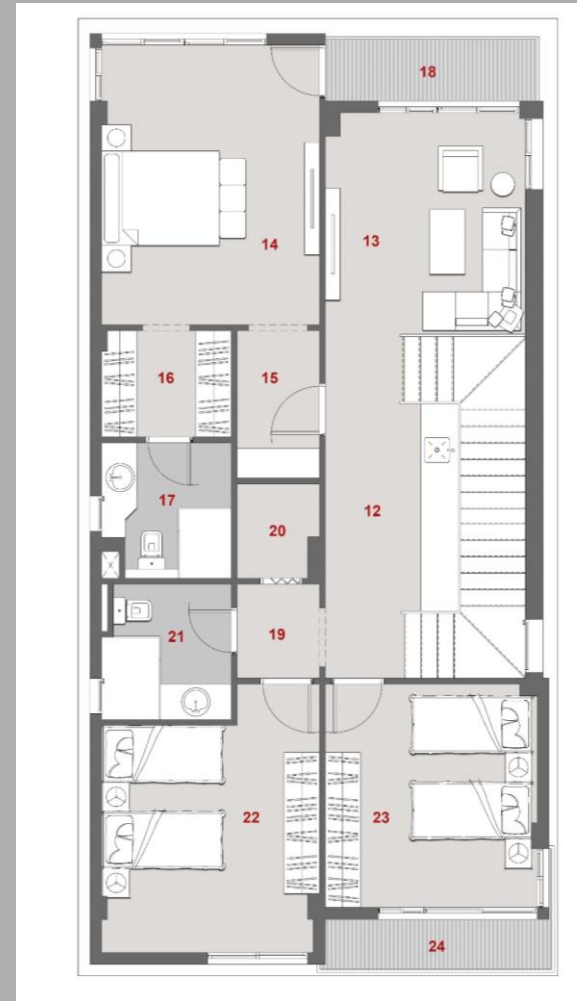
279.3M²

ROOF AREA:

82.6M²

TOTAL AREA:

361.9M²



IL BOSCO CITY
NEW CAIRO

MISR ITALIA
PROPERTIES

SMALL VILLA



IL BOSCO CITY
NEW CAIRO

M MISR ITALIA
PROPERTIES

SMALL VILLA

3 BEDROOMS
4 BATHROOMS
PENTHOUSE
NANNY ROOM

INTERNAL
AREA:

246M²

ROOF AREA:

75M²

TOTAL AREA:

321M²



IL BOSCO CITY
NEW CAIRO

MISR ITALIA
PROPERTIES

SMALL VILLA

3 BEDROOMS
4 BATHROOMS
PENTHOUSE
NANNY ROOM

INTERNAL

AREA:
246M²

ROOF AREA:
75M²

TOTAL AREA:
321M²



IL BOSCO CITY
NEW CAIRO

MISR ITALIA
PROPERTIES

SPRING VILLA



IL BOSCO CITY
NEW CAIRO

M MISR ITALIA
PROPERTIES

SPRING VILLA

3 BEDROOMS
4 BATHROOMS
PENTHOUSE
NANNY ROOM

INTERNAL
AREA:

223.2M²

ROOF AREA:

59M²

TOTAL AREA:

282.2M²



IL BOSCO CITY
NEW CAIRO

MISR ITALIA
PROPERTIES

SPRING VILLA

3 BEDROOMS
4 BATHROOMS
PENTHOUSE
NANNY ROOM

INTERNAL
AREA:

223.2M²

ROOF AREA:

59M²

TOTAL AREA:

282.2M²



IL BOSCO CITY
NEW CAIRO

MISR ITALIA
PROPERTIES

TWIN HOUSE



IL BOSCO CITY
NEW CAIRO

M MISR ITALIA
PROPERTIES

TWIN HOUSE

3 BEDROOMS
4 BATHROOMS
PENTHOUSE
NANNY ROOM

INTERNAL
AREA:

170.9 M²

ROOF AREA:

59.2 M²

TOTAL AREA:

230.1 M²



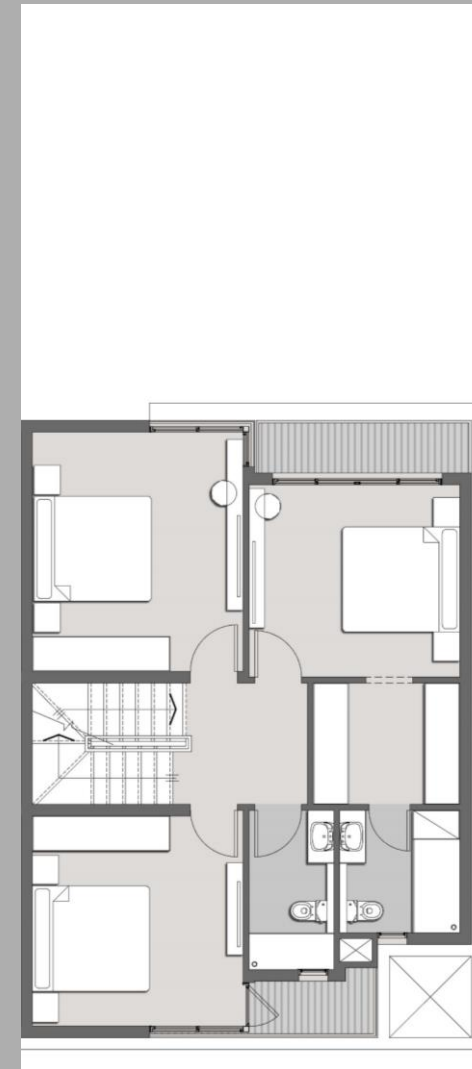
IL BOSCO CITY
NEW CAIRO

MISR ITALIA
PROPERTIES

TWIN HOUSE

3 BEDROOMS
4 BATHROOMS
PENTHOUSE
NANNY ROOM

INTERNAL
AREA:
170.9 M²
ROOF AREA:
59.2 M²
TOTAL AREA:
230.1 M²



TOWNHOUSE



IL BOSCO CITY
NEW CAIRO

M MISR ITALIA
PROPERTIES

TOWNHOUSE
CORNER

DOUBLE HEIGHT
3 BEDROOMS
4 BATHROOMS
PENTHOUSE
NANNY ROOM

INTERNAL AREA :
165.8 M²
ROOF AREA :
58.5 M²
TOTAL AREA :
224.3 M²

TOWNHOUSE
MIDDLE

3 BEDROOMS
4 BATHROOMS
PENTHOUSE

INTERNAL AREA :
159.5 M²
ROOF AREA :
52.5 M²
TOTAL AREA :
212 M²

4 - PLEX



6 - PLEX



IL BOSCO CITY
NEW CAIRO

MISR ITALIA
PROPERTIES

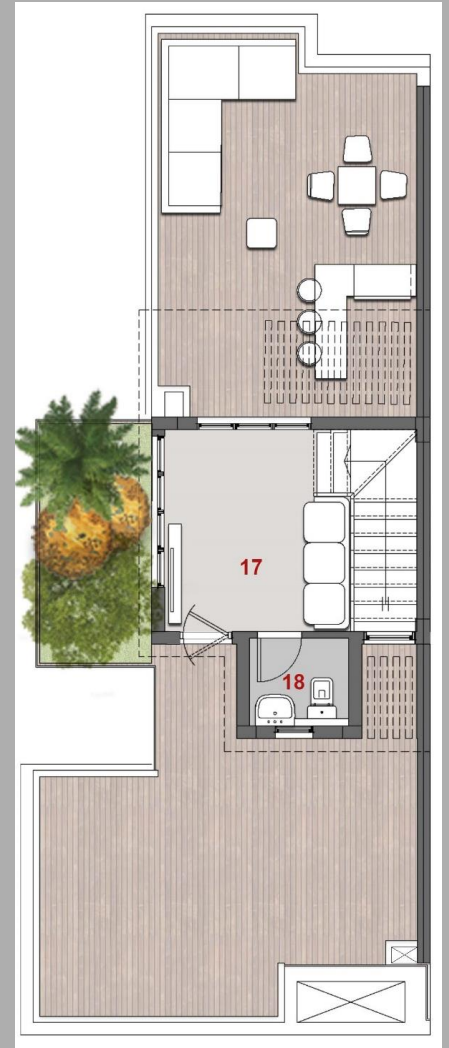
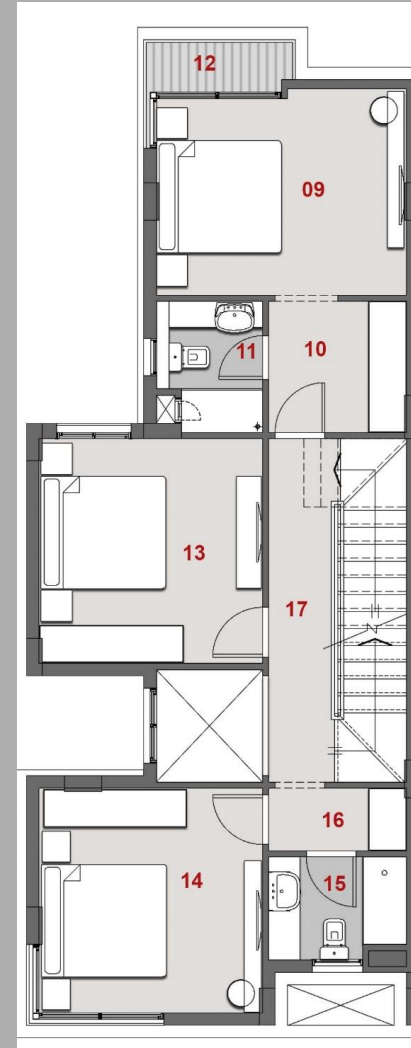
8 - PLEX



IL BOSCO CITY
NEW CAIRO

MISR ITALIA
PROPERTIES

TOWNHOUSE
CORNER
DOUBLE HEIGHT
3 BEDROOMS
4 BATHROOMS
PENTHOUSE
NANNY ROOM
INTERNAL AREA:
165.8M²
ROOF AREA:
58.5M²
TOTAL AREA:
224.3M²



TOWNHOUSE MIDDLE

3 BEDROOMS
4 BATHROOMS

PENTHOUSE
INTERNAL

AREA:

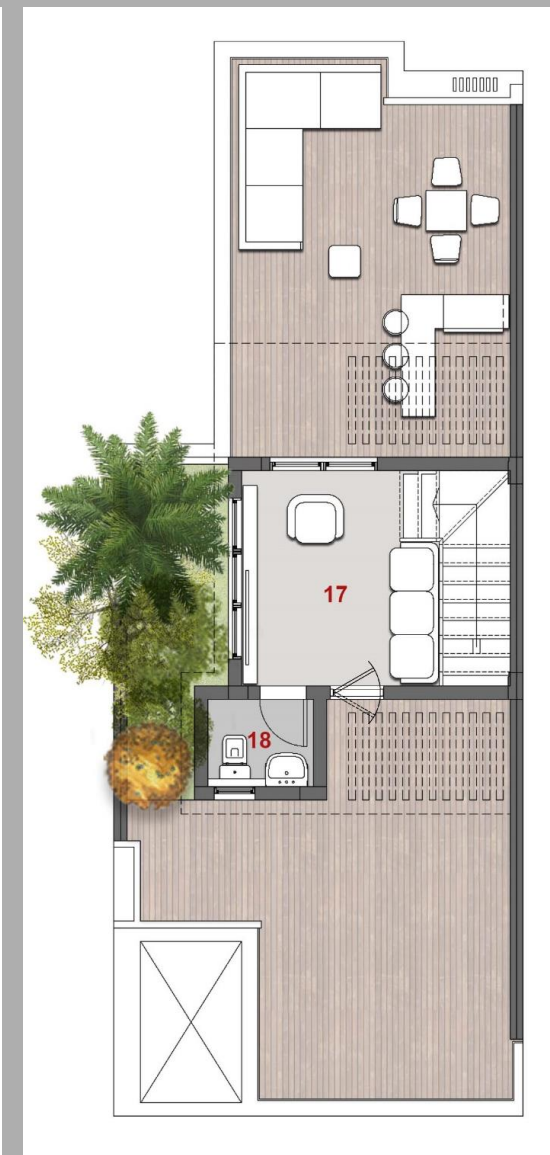
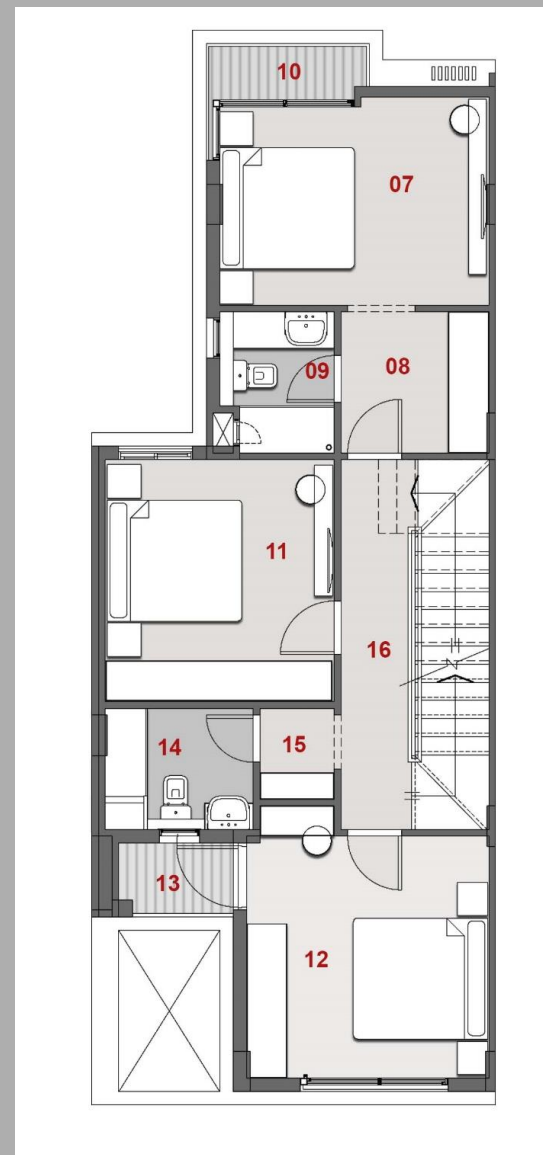
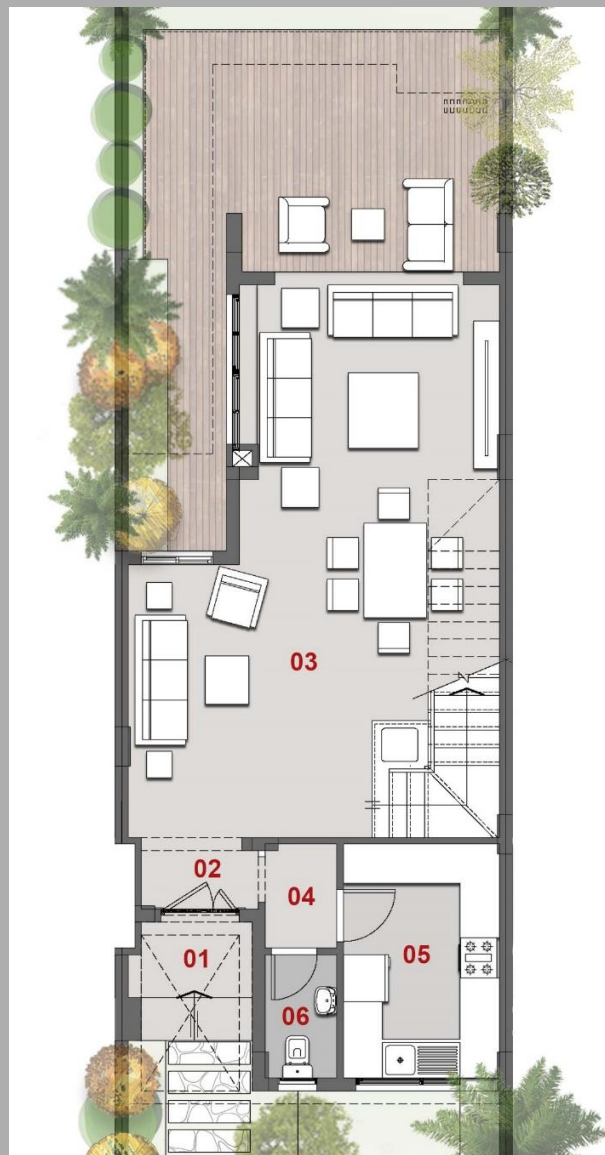
159.5M²

ROOF AREA:

52.5M²

TOTAL AREA:

212M²



LA RADURA *Greens*

DOUBLE VIEW HOUSE
GARDEN VILLA
SKY VILLA



IL BOSCO CITY
NEW CAIRO



M MISR ITALIA
PROPERTIES

DOUBLE VIEW HOUSE



IL BOSCO CITY
NEW CAIRO

 MISR ITALIA
PROPERTIES

DOUBLE VIEW HOUSE

3 BEDROOMS
2 TERRACES
NANNY ROOM
TOTAL AREA:
238M²



IL BOSCO CITY
NEW CAIRO

MISR ITALIA
PROPERTIES

GARDEN VILLAS



IL BOSCO CITY
NEW CAIRO

M MISR ITALIA
PROPERTIES

GARDEN VILLA

3 BEDROOMS
GARDEN
NANNY ROOM
TOTAL AREA:
230-235M²



IL BOSCO CITY
NEW CAIRO

MISR ITALIA
PROPERTIES

SKY VILLAS



IL BOSCO CITY
NEW CAIRO

M MISR ITALIA
PROPERTIES

SKY VILLA

3 BEDROOMS
TERRACE
NANNY ROOM
TOTAL AREA:
212-215M²



IL BOSCO CITY
NEW CAIRO

MISR ITALIA
PROPERTIES

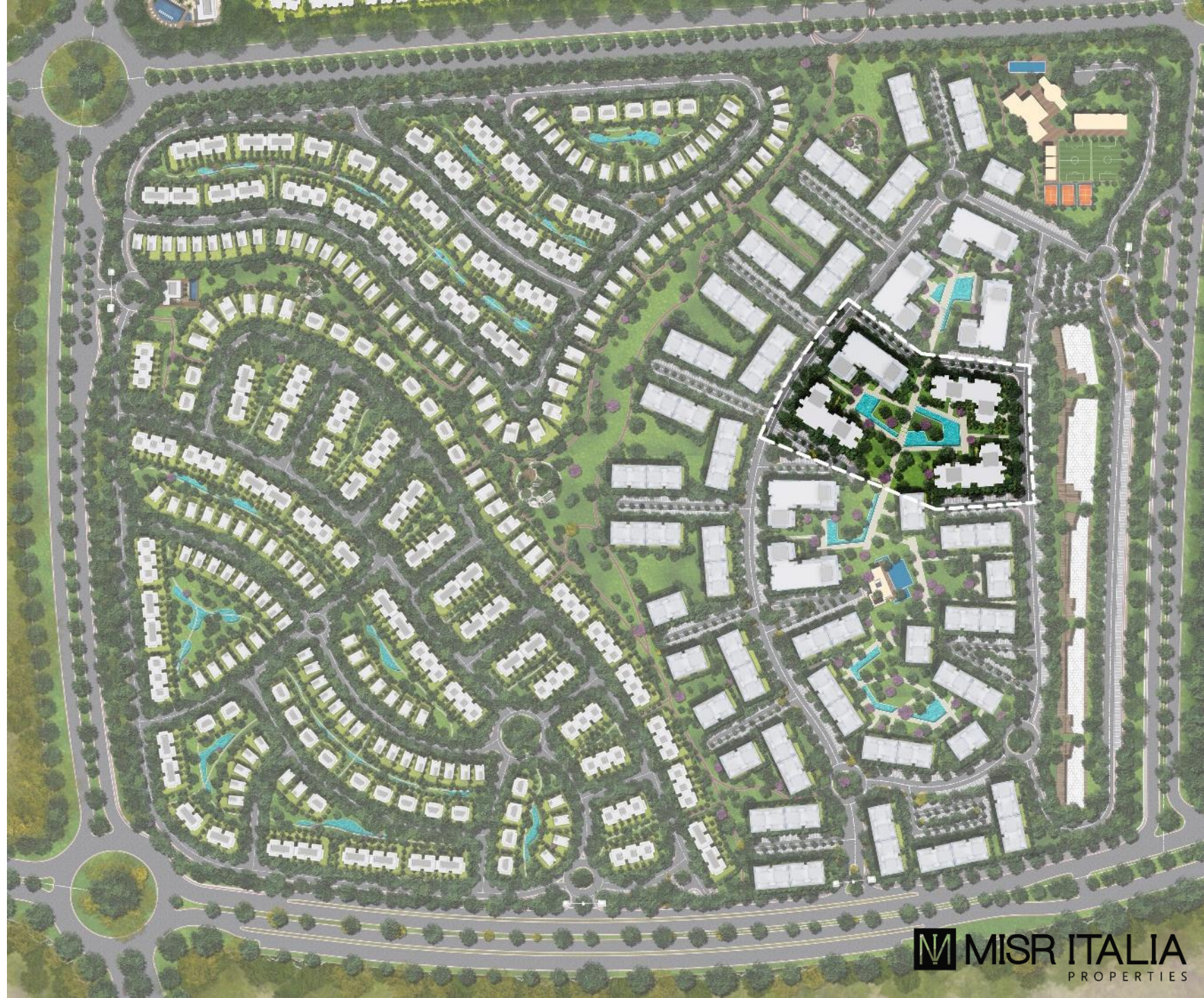
La Nolina

Water Views

1 BEDROOM
2 BEDROOM
3 BEDROOM



IL BOSCO CITY
NEW CAIRO



MISR ITALIA
PROPERTIES





1 BEDROOM

TOTAL AREA:
93M²



2 BEDROOM

TOTAL AREA:
96-114M²



IL BOSCO CITY
NEW CAIRO

MISR ITALIA
PROPERTIES

3 BEDROOM

TOTAL AREA:
134-147M²



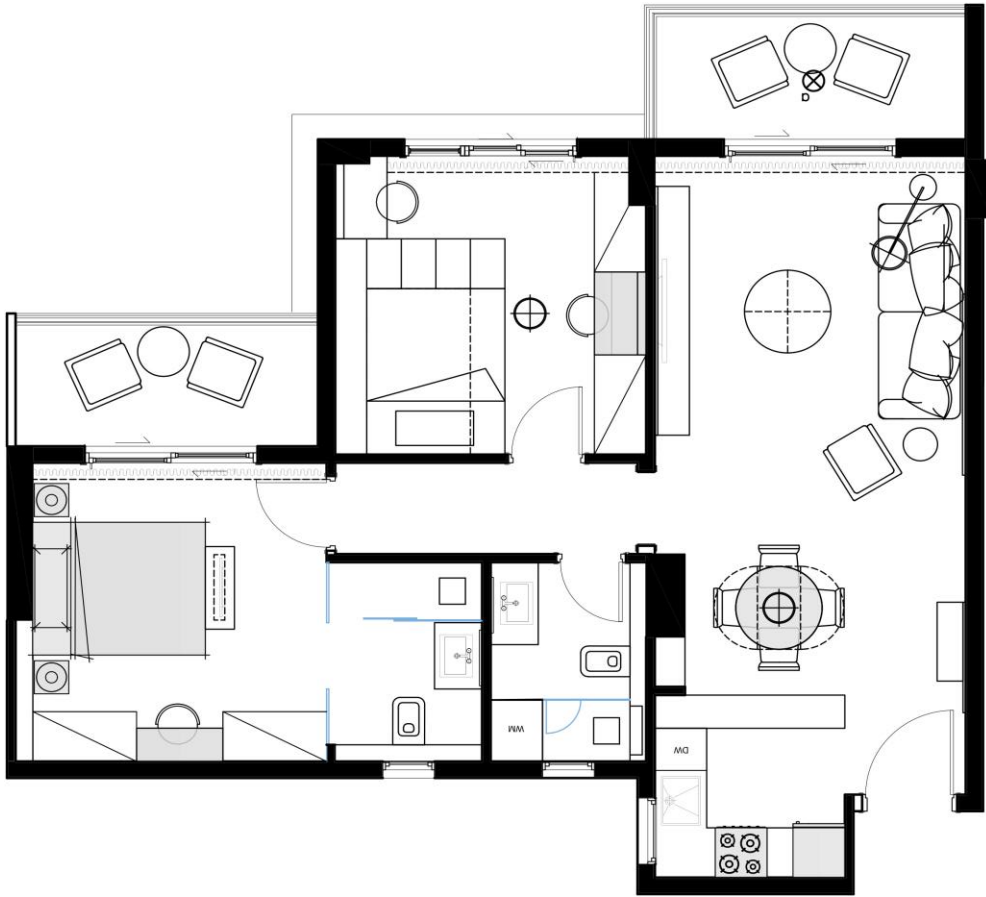
INTERNAL PACKAGES



IL BOSCO CITY
NEW CAIRO

M MISR ITALIA
PROPERTIES

2 BD Apartment



SMART SPACE PLANING



EFFICIENT



SMART FURNITURE

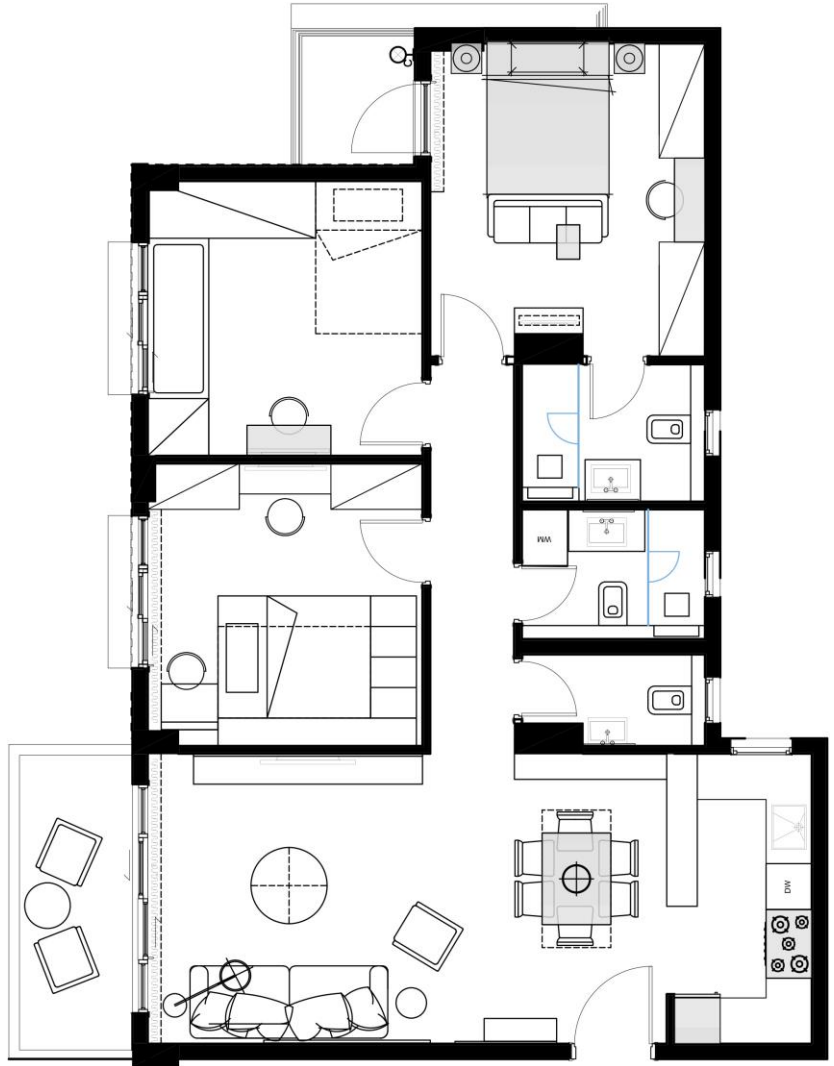


LUXURIOUS



BRIGHT

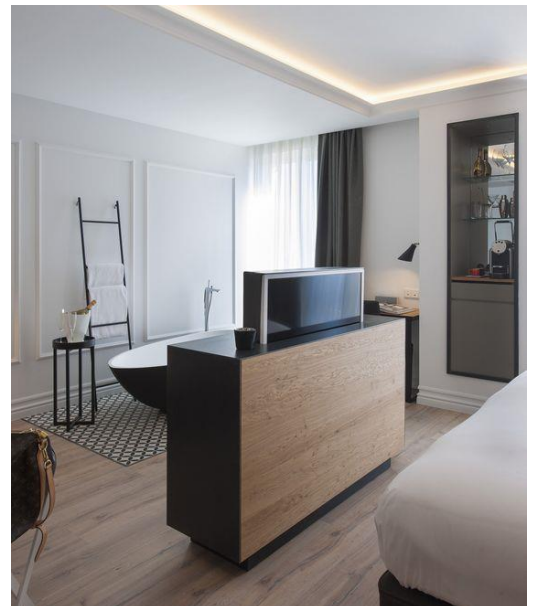
3 BD Apartment



NATURE INTERGRATION



TIMELESS



MODERN



EFFICIENT USE OF SPACE



MISR ITALIA

PROPERTIES