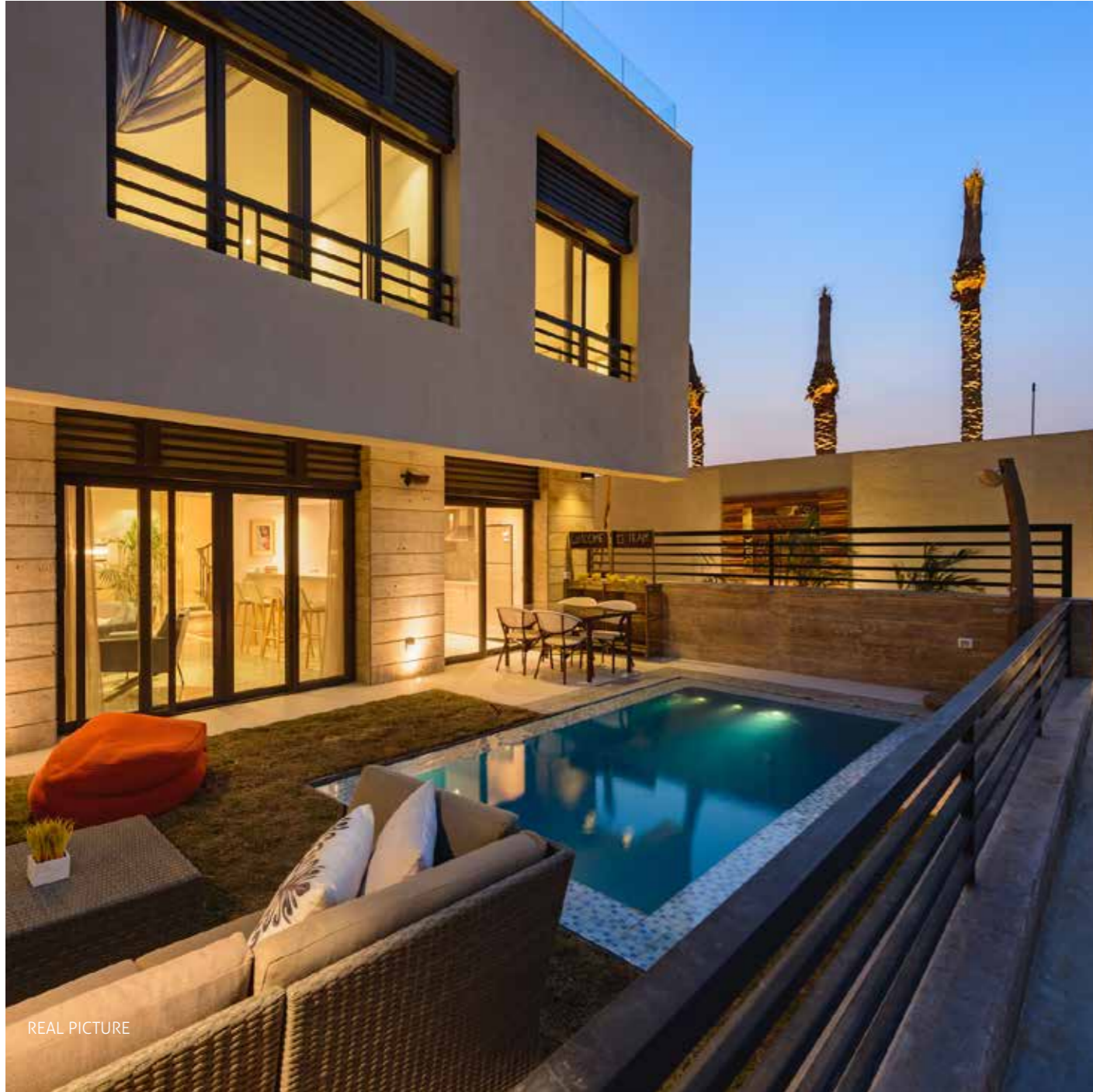


TRIO

GARDENS



Tiny sparks of happiness
hiding in everyday life



REAL PICTURE

WELCOME HOME

Trio Gardens offers a new living concept under the name of Trio Villas; a set of three duplexes overlapping each other with a private garden and plunge pool for each one. Designed by HECATE international architectural house based in Paris-Beirut, led by the world famous designer Eng. Paul Antonio's.

WHY YOU'LL LOVE TRIO GARDENS?



You will never complain about parking, crowd, safety or even greenery. Everything is well planned. TRIO Gardens has been master planned over 35.5 acres, where %75 is dedicated to greenery, while buildings are built over %25 of the total land area. It's a calming, sustainable and smart place to live in. It has:

- Emergency Power System
- Surveillance System (CCTV System)
- MATV System; Triple Play
- Garbage Chute
- M² Facilities Mgmt.
- Service elevators
- Solar Energy
- Energy Saving Systems

FREE HAPPINESS FOR ALL



All the buildings are connected with open gardens with lovely water features and fully functional parks with different zones for mixed-use. Kids zone that is creative as their young minds, Yoga & meditation zone, barbeque gathering zone, work stations, and outdoor kids & adults gyms.

The project also has bike trails with automated rental bike storage and 3 different jogging trails; small, medium and large loops.





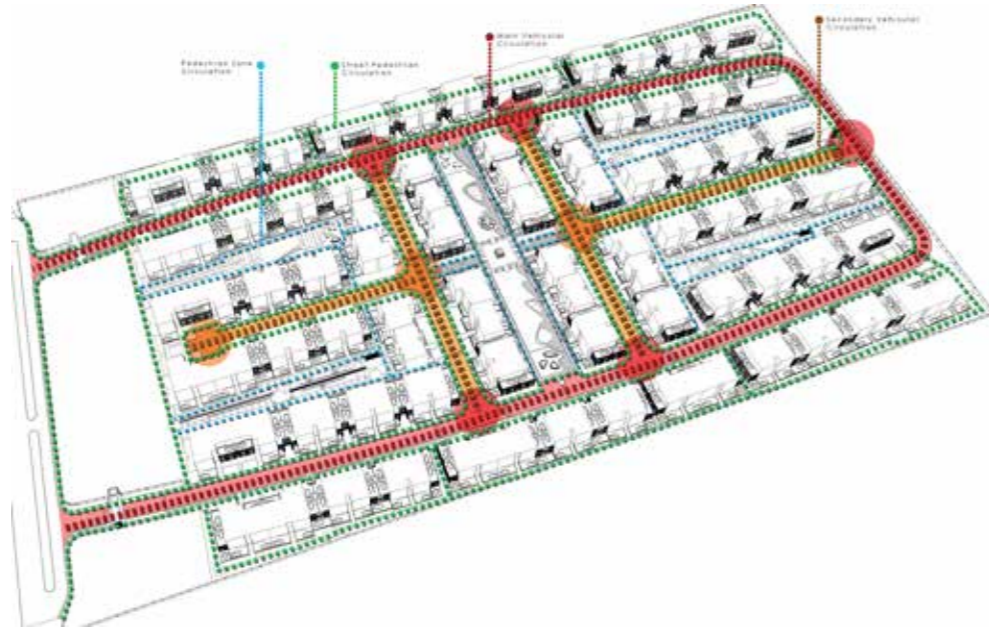
RENDER SHOT





PEDESTRIAN LANE

Roads interlock



SPORTS LANE

Light-responsive sustainable pathway, emitting for up to 10 hours



MASTER PLAN



- | | | | |
|------------------|------------------------|--------------------|---------------------|
| 1 SEATING AREA | 4 READING WORK STATION | 7 MEDITATION ZONE | 10 COMMERCIAL STRIP |
| 2 KIDS PLAY ZONE | 5 SEATING STEPS | 8 MEDITATION SEATS | 11 CLUB HOUSE |
| 3 FITNESS ZONE | 6 OPEN GARDEN | 9 YOGA GARDEN | |

FACILITIES

In addition to the parking facilities, Emergency power system and security, Trio Gardens has planned a new entertainment for its future homeowners. It has a commercial arcade that has various shopping stores & a nursery. In addition to the Tree house; a service designed clubhouse for its residents.



THE TREE HOUSE

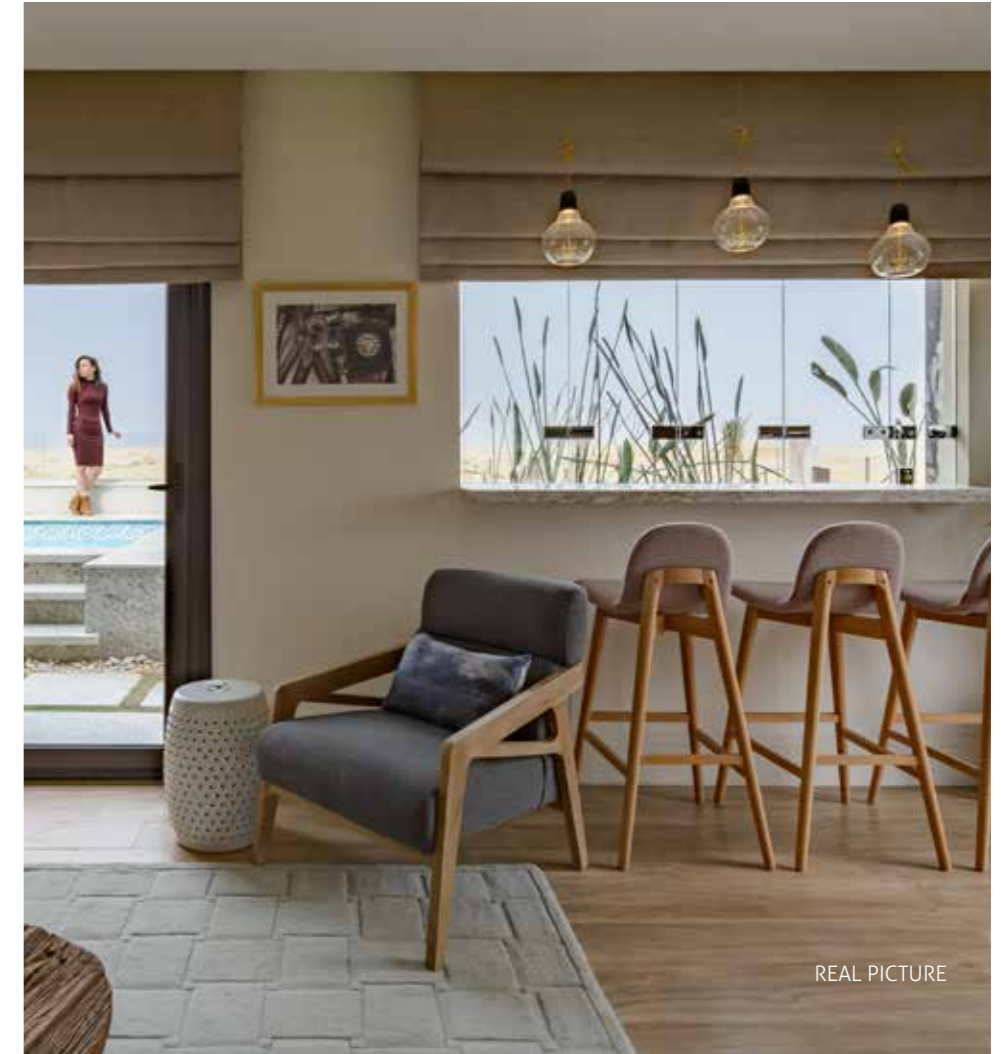
5000 m² space offering that enjoys daylong sunlight and provides a warm & inviting atmosphere to all the residents and their guests. It is perfectly suitable for morning coffees or gathering with friends. Built on 3 levels to accommodate a restaurant, swimming pools, stores, and different courts; basketball, football, squash & tennis.



READY & SMART HOME

All units are designed by the award-winning firm TDF Architects. Our finishing all inclusive for a turn-key home; our delivery includes automated lighting, curtains, windows, doors, air conditioning, audio & visual systems, and security. Ready for your mattress delivery.

All are delivered with the basic smart system and leave it up to your personal preference if you would like to add more options.



REAL PICTURE

FOR THOSE WHO EXPECT MORE MODERN / CONTEMPORARY

FINISHING STYLES

Available options are Modern & Contemporary, all units are delivered according to the standard specifications. You can upgrade the finish specs. to Extra or even upgrade to Semi-furnished or Turnkey option.

ALL INCLUSIVE FINISHING

CORE FINISHES

Floor:

- Porcelain (Royal)
- Ceramic (Royal - Gemma)
- HDF
- Skirting (custom-made according to style)

Stair Case:

- Marble Stairs
- Metal handrail with brass bar and wooden handrail

Wall:

- Paint (Jotun)
- Ceramic (Royal - Gemma)

Ceiling:

- Gypsum board with spot lights & indirect lighting
- Paint (Jotun)

Doors and double-glazed windows

Partitions

- Frameless glass shower enclosures

DECORATIVE FINISHES

Wall:

- Wood Cladding
- Brass Partition

Stair Case:

- Wooden wall cladding

FITTING & FIXTURES

Kitchen:

- Sinks
- Mixers
- Custom cabinets with under lighting
- Built-in appliances
- Marble counter top with custom backsplash

Bedroom built-in cabinets and closets

Bathrooms:

- Built-in toilet seat (Duravit)
- Sink (Duravit)
- Faucets and showers (Hans Grohe)
- Built-in toilet flush tank (Grohe)
- Marble counter top
- Bathroom cabinets
- Bathroom accessories

Concealed AC Units

HOME AUTOMATION

Schneider

- Control 24 lighting circuits as ON/OFF
- Control lighting system from special intelligent keypads
- Control AC units as power ON/OFF
- Switch between different scenarios (party, sleep, relax, family)
- Mobile control system (iOS, Android)
- Standalone gas detector
- Enabled: WiFi, Telephone switch, central cable controls

- Dimming system for all load types (LED, Halogen)
- Motion sensor for lighting control
- Shutter, curtain control
- Push button touch instead of keypad
- Scenarios/ screen
- IR control for AC system (via smart phone, tablet or touch screen)
- Monitoring Camera (UP CCTV)
- Intrusion (security) system
- Safety system for kitchens (heat & gas)
- Advanced sound system (separate zones) controlled and sourced by smart phone
- Indoor, outdoor speakers
- Audio Video intercom
- Home theatre system

FINISHING ADD-ONS



REAL PICTURE - CONTEMPORARY STYLE



REAL PICTURE - CONTEMPORARY STYLE



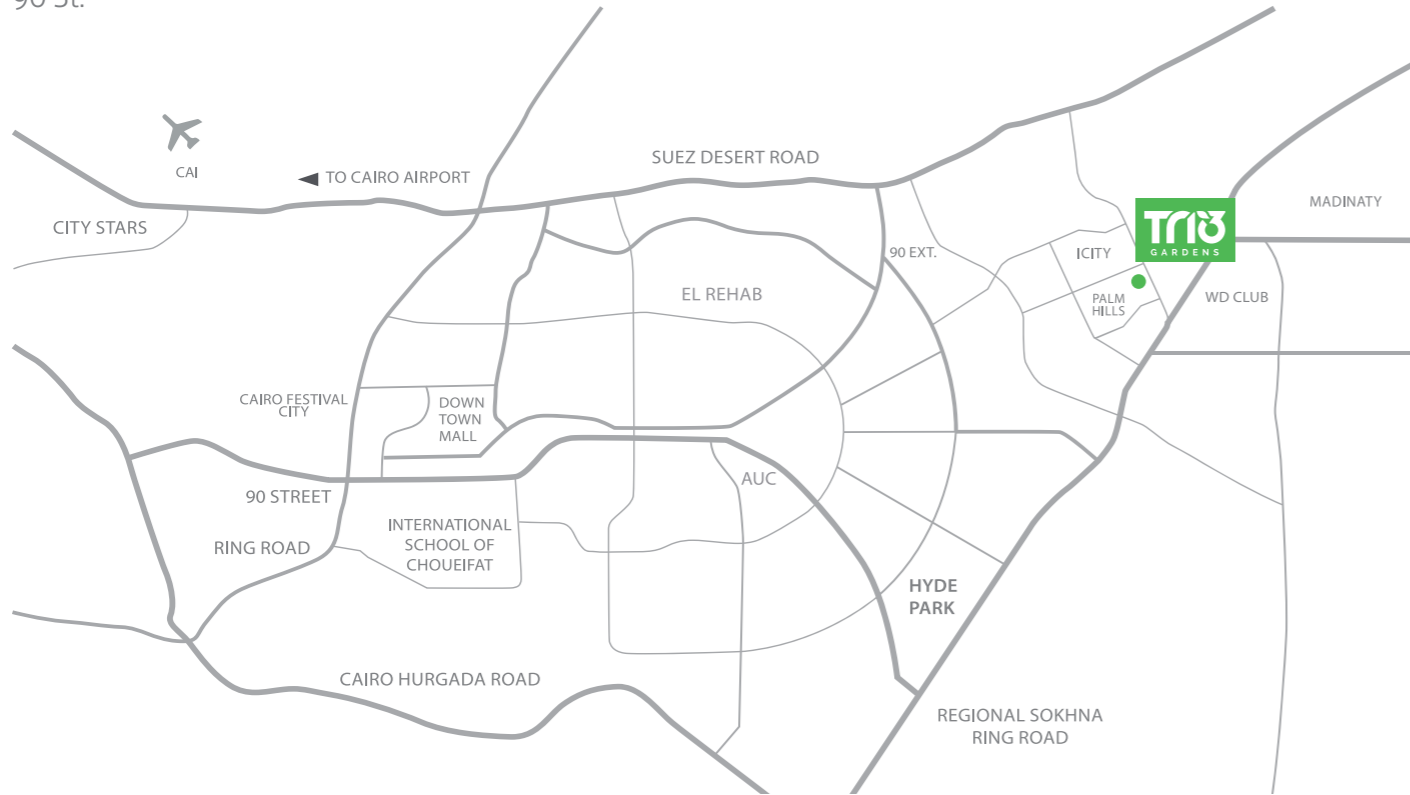
REAL PICTURE - CONTEMPORARY STYLE



RENDER SHOT - MODERN STYLE

HOW TO GET THERE

It is at New Cairo, right in the 5th settlement – at the highest point in Cairo, above sea level - Just few minutes away from the American University in Cairo. It's easy to get there; you can reach it from Suez road or through 90 St.



5 mins from Regional Ring Road
30 mins from Downtown Mall

22 mins from AUC
25 mins from Ring Road

10 mins from Sokhna Road
25 mins from Cairo Airport

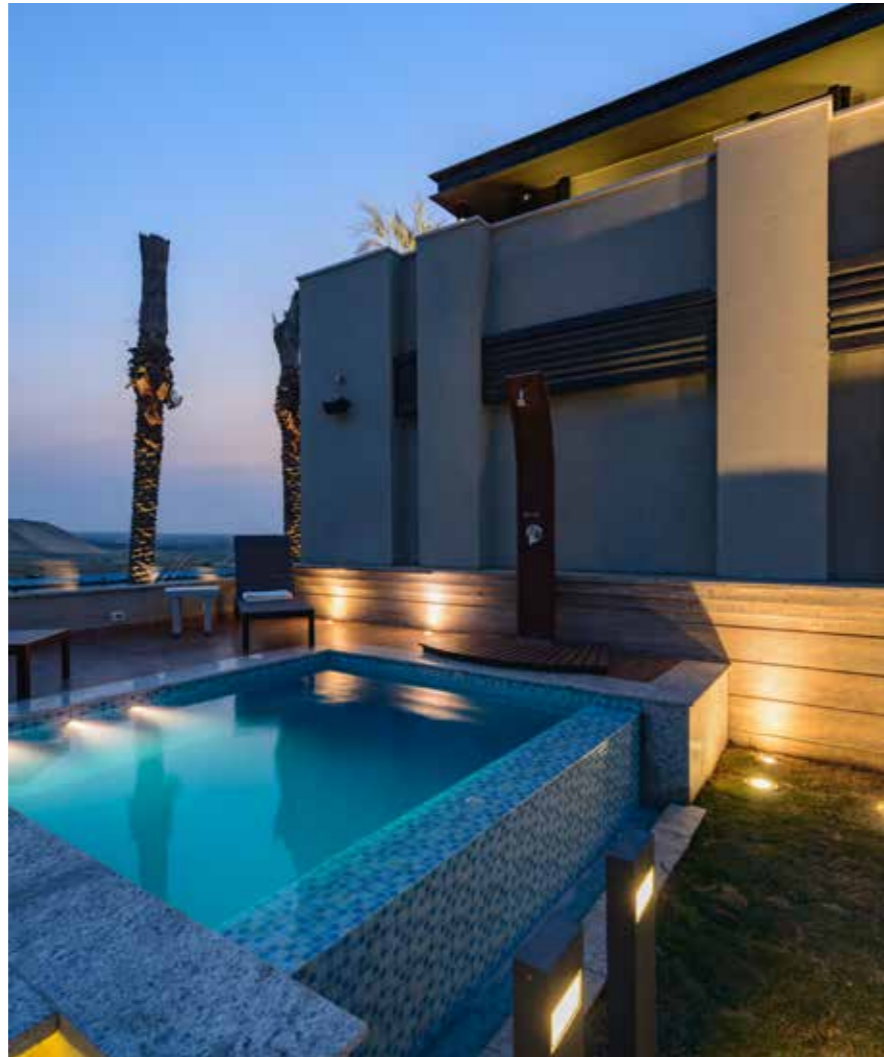


REAL PICTURE

LET'S GET TECHNICAL

TRIO Gardens has several home living options to choose from; trio villas, lofts and single apartments. It includes 773 contemporary villas, within different building prototypes; Quattro, TRIO (standards & large) and Duo.

Residential spaces range from 140 to 350 m². All units have private gardens ranging from 35 to 85 m² and optional private plunge pool upon request.



QUATTRO STANDARD

QUATTRO STANDARD

GROUND VILLA **VG01**

QUATTRO STANDARD

GROUND VILLA **VG03**



LOWER LEVEL
112 m²



UPPER LEVEL
118 m²

TOTAL GROSS AREA **230 m²**
TOTAL GARDEN AREA 54 m²



LOWER LEVEL
111 m²

TOTAL GROSS AREA **215 M²**
TOTAL GARDEN AREA 54 M²



UPPER LEVEL
104 m²

QUATRO STANDARD

GROUND VILLA VG02

QUATRO STANDARD

GROUND VILLA VG04



LOWER LEVEL
112 m²



UPPER LEVEL
113 m²

TOTAL GROSS AREA **225 M²**
TOTAL GARDEN AREA 54 M²



LOWER LEVEL
112 m²



UPPER LEVEL
113 m²

TOTAL GROSS AREA **225 M²**
TOTAL GARDEN AREA 54 M²

QUATRO STANDARD

MIDDLE VILLA **V21**

QUATRO STANDARD

MIDDLE VILLA **V23**



LOWER LEVEL
124.5 m²



UPPER LEVEL
130.5 m²

TOTAL GROSS AREA **255 M²**
TOTAL GARDEN AREA 47 M²



LOWER LEVEL
123.5 m²



UPPER LEVEL
116.5 m²

TOTAL GROSS AREA **240 M²**
TOTAL GARDEN AREA 47 M²

QUATRO STANDARD

MIDDLE VILLA **V22**

QUATRO STANDARD

MIDDLE VILLA **V24**



LOWER LEVEL
124.5 m²



UPPER LEVEL
125.5 m²

TOTAL GROSS AREA **250 M²**
TOTAL GARDEN AREA 49 M²



LOWER LEVEL
124.5 m²



UPPER LEVEL
125.5 m²

TOTAL GROSS AREA **250 M²**
TOTAL GARDEN AREA 49 M²

QUATRO STANDARD

ROOF VILLA **V41**

QUATRO STANDARD

ROOF VILLA **V43**



LOWER LEVEL
117 m²

UPPER LEVEL
41 m²

TOTAL GROSS AREA **158 M²**
TOTAL GARDEN AREA 47 M²



LOWER LEVEL
116 m²

UPPER LEVEL
41 m²

TOTAL GROSS AREA **157 M²**
TOTAL GARDEN AREA 47 M²

QUATRO STANDARD

ROOF VILLA **V42**

QUATRO STANDARD

ROOF VILLA **V44**



LOWER LEVEL
131 m²

UPPER LEVEL
41 m²

TOTAL GROSS AREA **172 M²**
TOTAL GARDEN AREA 47 M²



LOWER LEVEL
131 m²

UPPER LEVEL
41 m²

TOTAL GROSS AREA **172 M²**
TOTAL GARDEN AREA 47 M²

QUATRO LARGE

GRONDA VILLA VG01

QUATRO LARGE



LOWER LEVEL
111 m²



UPPER LEVEL
115 m²

TOTAL GROSS AREA **226 M²**
TOTAL GARDEN AREA **54 M²**

QUATRO LARGE



LOWER LEVEL
110 m²

GROUNDA VILLA VG03



UPPER LEVEL
103 m²

TOTAL GROSS AREA 213 M²
TOTAL GARDEN AREA 54 M²

QUATRO LARGE



LOWER LEVEL
111 m²

GROUNDA VILLA VG02



UPPER LEVEL
111 m²

TOTAL GROSS AREA 222 M²
TOTAL GARDEN AREA 54 M²

QUATRO LARGE

GROUNDVA VILLA **VG04**

QUATRO LARGE

MIDDLE VILLA **V21**



LOWER LEVEL
111 m²



UPPER LEVEL
111 m²

TOTAL GROSS AREA **222 M²**
TOTAL GARDEN AREA **54 M²**



LOWER LEVEL
124 m²



UPPER LEVEL
129 m²

TOTAL GROSS AREA **253 M²**
TOTAL GARDEN AREA **47 M²**

QUATRO LARGE

MIDDLE VILLA V23

QUATRO LARGE

MIDDLE VILLA V22



LOWER LEVEL
123 m²

UPPER LEVEL
115 m²

TOTAL GROSS AREA **238 M²**
TOTAL GARDEN AREA 47 M²



LOWER LEVEL
123 m²

UPPER LEVEL
124 m²

TOTAL GROSS AREA **247 M²**
TOTAL GARDEN AREA 49 M²

QUATRO LARGE



LOWER LEVEL
123 m²

MIDDLE VILLA **V24**



UPPER LEVEL
124 m²

TOTAL GROSS AREA **247 M²**
TOTAL GARDEN AREA 49 M²

QUATRO LARGE



LOWER LEVEL
116 m²

TOTAL GROSS AREA **156 M²**
TOTAL GARDEN AREA 45 M²

ROOF VILLA **V41**



UPPER LEVEL
40 m²

QUATRO LARGE

ROOF VILLA **V43**

QUATRO LARGE

ROOF VILLA **V42**



LOWER LEVEL
115 m²

UPPER LEVEL
40 m²

TOTAL GROSS AREA **155 M²**
TOTAL GARDEN AREA 54 M²



LOWER LEVEL
130 m²

UPPER LEVEL
40 m²

TOTAL GROSS AREA **170 M²**
TOTAL GARDEN AREA 45 M²

QUATRO LARGE

ROOF VILLA V44



LOWER LEVEL
130 m²



UPPER LEVEL
40 m²

TOTAL GROSS AREA **170 M²**
TOTAL GARDEN AREA 45 M²

TRIO
LARGE

TRIO LARGE

GROUND VILLA **VG01**

TRIO LARGE

GROUND VILLA **VG03**



LOWER LEVEL
135 m²

UPPER LEVEL
125 m²

LOWER LEVEL
156 m²

UPPER LEVEL
179 m²

TOTAL GROSS AREA **260 M²**
TOTAL GARDEN AREA 48 M²

TOTAL GROSS AREA **335 M²**
TOTAL GARDEN AREA 60 M²

TRIO LARGE

GROUND VILLA **VG02**

TRIO LARGE

APARTMENT MIDDLE LEVEL **A21**

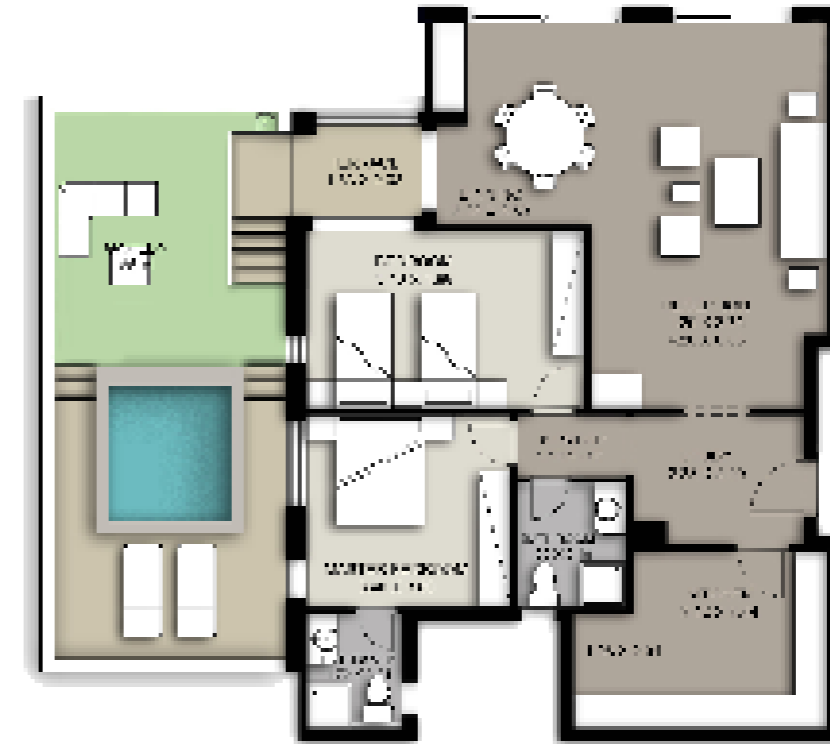


LOWER LEVEL
135 m²



UPPER LEVEL
125 m²

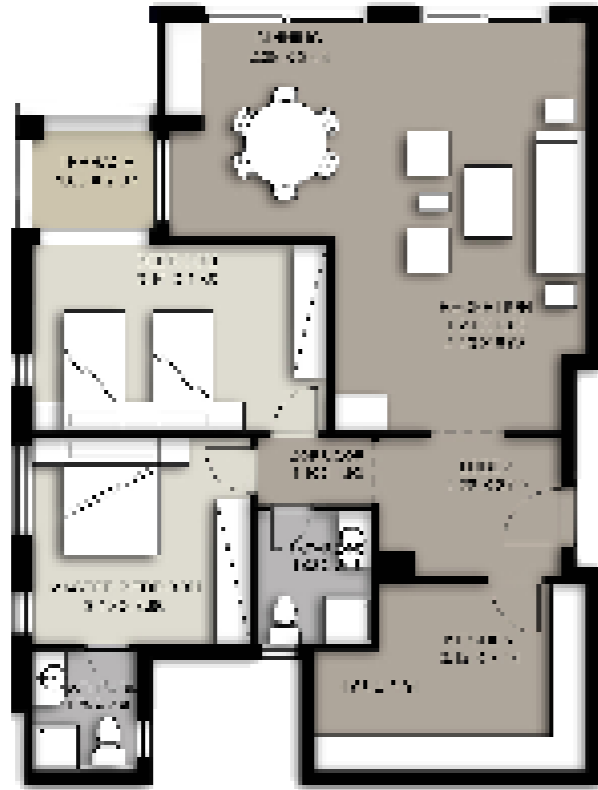
TOTAL GROSS AREA **260 M²**
TOTAL GARDEN AREA 47 M²



TOTAL GROSS AREA **145 M²**
TOTAL GARDEN AREA 70 M²

TRIO LARGE

APARTMENT MIDDLE LEVEL **A31**



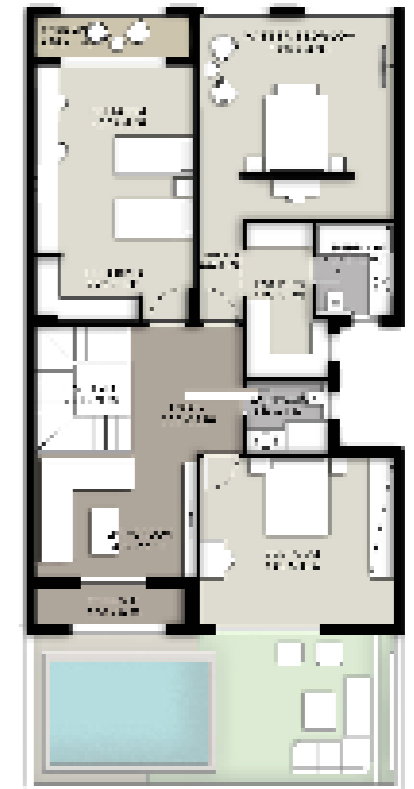
TOTAL GROSS AREA **145 M²**

TRIO LARGE

MIDDLE VILLA **V23**



LOWER LEVEL
175 m²



UPPER LEVEL
180 m²

TOTAL GROSS AREA **355 M²**
TOTAL GARDEN AREA 47 M²

TRIO LARGE

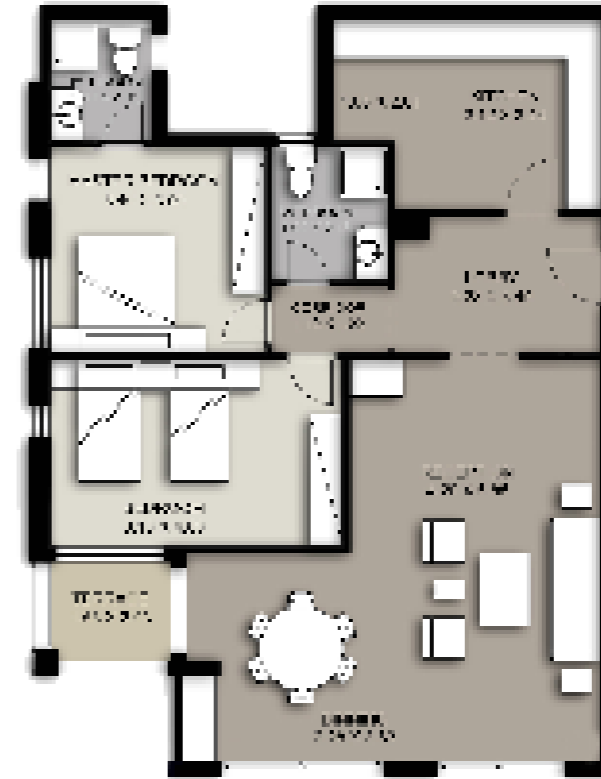
APARTMENT MIDDLE LEVEL **A22**



TOTAL GROSS AREA 146 M²
TOTAL GARDEN AREA 49 M²

TRIO LARGE

APARTMENT MIDDLE LEVEL **A32**



TOTAL GROSS AREA 146 M²

TRIO LARGE

ROOF VILLA **V41**

TRIO LARGE

ROOF VILLA **V43**



LOWER LEVEL
137 m²



UPPER LEVEL
43 m²

TOTAL GROSS AREA **180 M²**
TOTAL GARDEN AREA 60 M²



LOWER LEVEL
173 m²



UPPER LEVEL
67 m²

TOTAL GROSS AREA **240 M²**
TOTAL GARDEN AREA 68 M²

TRIO LARGE

ROOF VILLA V42



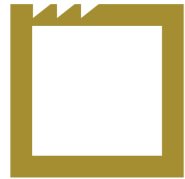
LOWER LEVEL
157 m²



UPPER LEVEL
43 m²

TOTAL GROSS AREA **200 M²**
TOTAL GARDEN AREA 60 M²

THE DEVELOPER



M² DEVELOPMENTS

M² Developments was established with a new concept of altering the real estate market in Egypt, aiming to create a unique living experience, omit the excess beyond function and provide products that speak quality.

Its portfolio offers up-to-the-minute designs for first and second homes, in addition to commercial and retail units in premium locations across Egypt.

M² Developments is part of the regional INTRO Group, which was established in 1980. INTRO is comprised of a diverse group of companies which operate in different sectors including oil & gas, industrial automation, financial investment, atmospheric gases, and food & agriculture development.

Great to see you.

19979

www.m-2developments.com
www.introgroup.org

